

5415 Mobican Road, Bethesda

Master Plan Site # 35/29, Baltedy Castle

PRELIMINARY CONSULTATION

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5415 Mohican Road, Bethesda	Meeting Date:	7/13/11
Applicant:	Ross McNair and Alison Taylor	Report Date:	7/6/11
Resource:	<i>Master Plan Site #35/29, Baltzley Castle</i>	Public Notice:	6/29/11
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Josh Silver

PROPOSAL: Side addition, new garage construction and other alterations

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/29, Baltzley Castle*
STYLE: Eclectic
DATE: 1890

ARCHITECTURAL HISTORY

The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland.

This large stone house is one of three residences built by the twin brothers Edwin and Edward Baltzley for their proposed Glen Echo community. In keeping with their vision of a Rhineland on the Potomac, the brothers conceived of the castle theme for their residences. The Baltzleys hired Philadelphia architect Theophilus Parsons Chandler to design the house, which likely served as a model for the proposed community. Chandler also designed Glen Echo Chautauqua's Amphitheater (no longer standing). The Baltzley Castle has a crenelated portecochere, round three-story tower, stone bracketed cornices, red slate roof with terra cotta cresting, and tall, corbelled chimneys. The house is constructed of granite from local quarries that the Baltzleys operated. A prolific inventor, Edwin Baltzley made his fortune on a patented mechanical eggbeater. The brothers, beginning in 1888, purchased over 900 acres and platted the Glen Echo Heights subdivision (with a whimsical street plan resembling the human cranium). A disastrous 1890 fire at the Baltzley's Glen Echo Cafe and rumors of malaria put an end to the Baltzley's real estate business. Edward and Laura Baltzley owned the Baltzley Castle until 1892, and Edwin resided here from 1897, owning the house until his death in 1919.

PROPOSAL

One story side addition:

Repair the one story lean-to addition on the southeast elevation of the structure. The proposed work

includes re-pointing and securing all loose stonework, removal and replacement of the red slate/fiberglass shingle roof with red slate to match the main section of the building, and removal of the non-original tongue and groove siding and installation of full view wood insulated glass windows and doors.

Construction of two story side addition:

Construct a two story, 14' x 17' addition on the southeast elevation of the structure, in front of the existing one-story addition and facing MacArthur Boulevard. Materials for the proposed addition include a stone foundation and chimney, wooden trim, windows and doors, and a red painted standing seam metal hipped roof separated by a small section of clearstory windows.

Front porch:

Enclose the front porch using curved, full view, fixed, non-reflective glass. The glass will extend from stone-to-stone and set behind the decorative wood brackets that brace the roof of the porch.

Repair/rebuild (replace in-kind, where necessary) the existing front porch roof and columns, decorative features and railing system, roof framing and copper roofing

Glass dormer replacement:

Replace the existing 3rd floor glass dormer on the left side elevation with a wood, full view, fixed glass window. Proposed modifications include measures to adjust the framing for proper water drainage to prevent future damage.

Construction of three car detached garage

Construct a three car detached garage set off the rear and right side property lines 5 feet. The rear and right side walls will be concrete retaining walls set into the existing slope of the property. The remaining materials include a stone foundation, wooden siding, wooden swinging style carriage doors and a red painted standing seam metal roof.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 94, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

One story side addition:

Staff supports the proposed repairs/alterations to the one story lean-to addition. The proposed work constitutes a combination of routine maintenance and sympathetic alterations to a feature that was enclosed at an unknown date. The replacement of the tongue and groove siding with full view wood insulated glass windows and doors does not alter any character defining features. The proposed glazing provides a concentration of visual transparency that pays respect to what was originally a simple covered space with no walls.

Construction of two story side addition:

Staff supports the construction of a side addition at the subject property. The HPC generally requires additions to be placed at the rear of a historic structure to minimize the visual impact of new construction on the primary façade. Staff supports a side addition in this case because this resource has two primary

elevations: the south, with its ornate façade viewed from MacArthur Boulevard, and the north, possessing the formal entrance for visitors to Baltzley Castle. The proposed addition is compatible in scale and character with the primary structure. The addition is placed behind the front turret to mitigate impacting the primary facades of the turret (a character-defining feature), and is offset 18" from the one story, lean-to addition, to help provide a visual clue about the two different construction phases of the building. Staff finds the proposed material treatments as being compatible with the primary structure and one story, lean-to addition.

Staff recommends eliminating the clearstory window feature from the roof of the addition to help preserve an unobstructed view of the 2nd floor right side façade. Currently, as proposed the clearstory windows obstruct the view of the original 2nd floor windows on the historic massing. Eliminating the clearstory windows would also lower the height of the addition so that it does not visually compete with the one story, lean-to section.

Front porch:

Staff supports the proposed installation of nonreflective glass in the openings of the front porch. The proposed installation of full view, fixed, nonoperable glass sections behind the decorative wood brackets will have negligible impact on the structure and is consistent with Secretary of the Interior Standard's for Rehabilitation #1, 9 & 10.

The proposed installation of non-reflective glass still allows the front porch to be used as a functional living space. The proposed installation method of the glass behind the decorative brackets does not destroy historic materials, features and spatial relationships that characterize the property. The proposed work if removed in the future would not disturb the essential form and integrity of the front porch.

Staff supports the proposed repairs, rebuilding and/or replacement in-kind to features and decorative elements on the front porch. The applicants have secured high resolution historic photos of the front porch to assist them with reconstructing damaged and missing elements.

Glass dormer replacement:

Staff supports the proposed glass dormer alterations. The existing glass dormer contains evidence of extensive water damage on the interior as a result of the dormer's deteriorated condition and poor construction methods. The proposed design is respectful of the existing design while using a construction method that will prevent future water infiltration and deterioration to the interior of the structure.

Construction of three car detached garage

Staff supports the proposed construction of a three car detached garage set off the rear and right side property lines. The proposed garage is sited into the existing topography to help lessen its perceived scale and size. The proposed garage design takes its material cues from the historic massing and is compatible with the proposed two story side addition and alterations to the one story lean-to addition.

Staff recommends that the HPC provide the applicant with guidance on the following items:

1. **One story side addition**
2. **Construction of two story side addition**
3. **Front porch alterations**
4. **Glass dormer replacement**
5. **Construction of three car detached garage**

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROSS MCNAIR
Daytime Phone No.: 301-219-0380

Tax Account No.: 00508301
Name of Property Owner: ROSS MCNAIR / ALIEN TAYLOR Daytime Phone No.: 301-219-0380
Address: 5415 MOHICAN RD Bethesda 20816
Street Number, City, State, Zip Code
Contractor: MCNAIR BUILDERS INC Phone No.: 301-229-9343
Contractor Registration No.: 124264
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5415 Just: MOHICAN
Town/City: Bethesda Nearest Cross Street: MCARTHUR BLVD
Lot: FAME-10 Block: 3 Subdivision: SECTION 1 9100 GLEN ROCK HEIGHTS
Liber: 2697 Folio: 135 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|--|--------------------------------------|--|--------------------------------------|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Other _____ | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other _____ | | | | |

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERNS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

J. Ross McNaair
Signature of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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BALTZLEY CASTLE PRELIMINARY CONSULTATION 5415 MOHICAN RD

WRITTEN DESCRIPTION OF WORK

5-30-11

One story porch:

The original stone columns and roof structure will remain. The stone columns will be re-pointed and all loose stones secured. The roof shingles are a mix of red slate and red fiberglass shingles. These will be removed, any damaged sheathing replaced and a new red slate shingle roof installed. The non original beaded tongue and groove siding will be removed and replaced with new full view wood insulated glass windows and door.

Kitchen addition:

We propose a 14 ft x 17 ft kitchen addition to be constructed on the MacArthur Blvd side of the existing one story porch. The kitchen is placed behind the square turret and 18 inches offset from the 1 story porch. The foundation is stone, with a stone "chimney" for the kitchen exhaust hood vent. All exterior trim elements are 5/4" painted wood, windows are wood insulated glass, roof is a red painted standing seam metal. The roof structure is a double hip separated by a small section of clear story windows. The basement door is a French wood door w/ transom to match the 2 existing wood French doors w/ transom on the front elevation 1st and 2nd floors facing MacArthur Blvd.

Non reflective glass front porch:

The existing front porch is open to the elements. This has caused significant damage to the floor system and the stone structure. MacArthur Blvd and Clara Barton Parkway are now main commuter highways with its resulting traffic noise pollution. We propose to install curved, insulated, full view, fixed, non- reflective glass. There will be no operating windows, screens or mullions. Each glass section will be one piece extending from stone to stone. The glass will be set behind the decorative wood brackets that currently brace the roof structure.

Front porch:

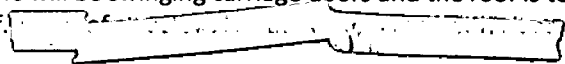
The existing front porch roof and 1 of 4 stone columns collapsed. Large sections of the stone walls have crumbled. The original porch floor and beams are rotten and supported by a series of cinder block columns. We will rebuild the stone walls & columns, replace the porch floor, roof framing, copper roofing, decorative corbels & braces and the upper porch railing. We received from the University of Pennsylvania , Chandler Collection their high resolution T.I.F.F. digital photographs. We can zoom in and recreate the original wooden braces, corbels and the entire upper porch railing system. The existing components are not original and were replaced when the home was remodeled in 1958.

Rebuild greenhouse window and roof:

The 3rd floor existing greenhouse window and glass roof need to be replaced. The new window will be wood, full view, fixed glass, as the existing, with insulated glass in lieu of single strength glass. The glass roof structure leaks. The roof framing needs to be adjusted to accommodate copper crickets for water and snow. The bottom 18 inches will be wood framed roof with copper crickets instead of the existing solid glass.

Detached garage:

We propose a 3 car detached garage set off the rear and right side property lines 5 feet. The rear and right side walls will be concrete retaining walls as the garage is set into the slope. The stone foundation will rise 4 feet from the ground level with wood siding above. The wood garage doors will be swinging carriage doors and the roof is to match the kitchen addition as a red painted standing seam roof.



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

OWNER'S MAILING ADDRESS

5/28/2011

J. Ross McNair, Alison Taylor
7600 Cabin Rd
Cabin John MD 20818

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Miguel Otero
5301 Mohican Rd
Bethesda MD 20816

Chris White
5409 Mohican Rd
Bethesda MD 20816

Alexander Wohl
5303 Mohican Rd
Bethesda MD 20816

Miklos Gaal
5407 Mohican Rd
Bethesda MD 20816

Matthew Byrne
5405 Mohican Rd
Bethesda MD 20816

Stephen Seeber
5309 Mohican Rd
Bethesda MD 20816

William Barlow
5311 Mohican Rd
Bethesda MD 20816

Patrick Gates
5421 Mohican Rd
Bethesda MD 20816

Ned Miltenberg
5410 Mohican Rd
Bethesda MD 20816

John Lentz
5424 Mohican Rd
Bethesda MD 20816

Joy Brown
5408 Mohican Rd
Bethesda MD 20816

Whittington Lewis
5404 Mohican Rd
Bethesda MD 20816

Nathaniel Kendall
5420 Mohican Rd
Bethesda MD 20816

William Coolidge
5423 Mohican Rd
Bethesda MD 20816

James Ross
5425 Mohican Rd
Bethesda MD 20816

Philip Warker
5428 Mohican Rd
Bethesda MD 20816



REVISIONS

D A T E

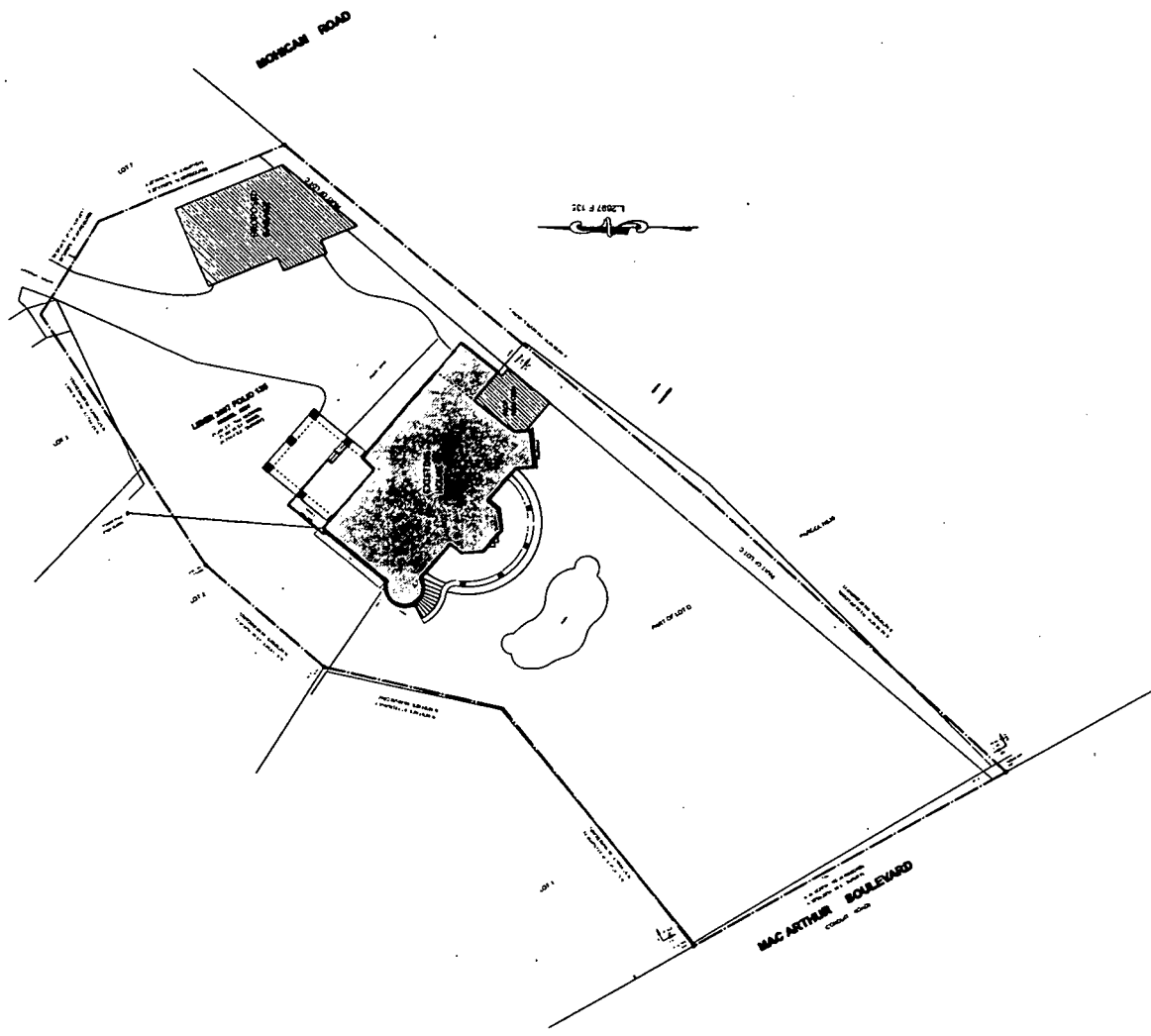
4-04-11

P R O J E C T

10-833488RT



15
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1 SITE PLAN
 Scale: 1/8" = 1'-0"

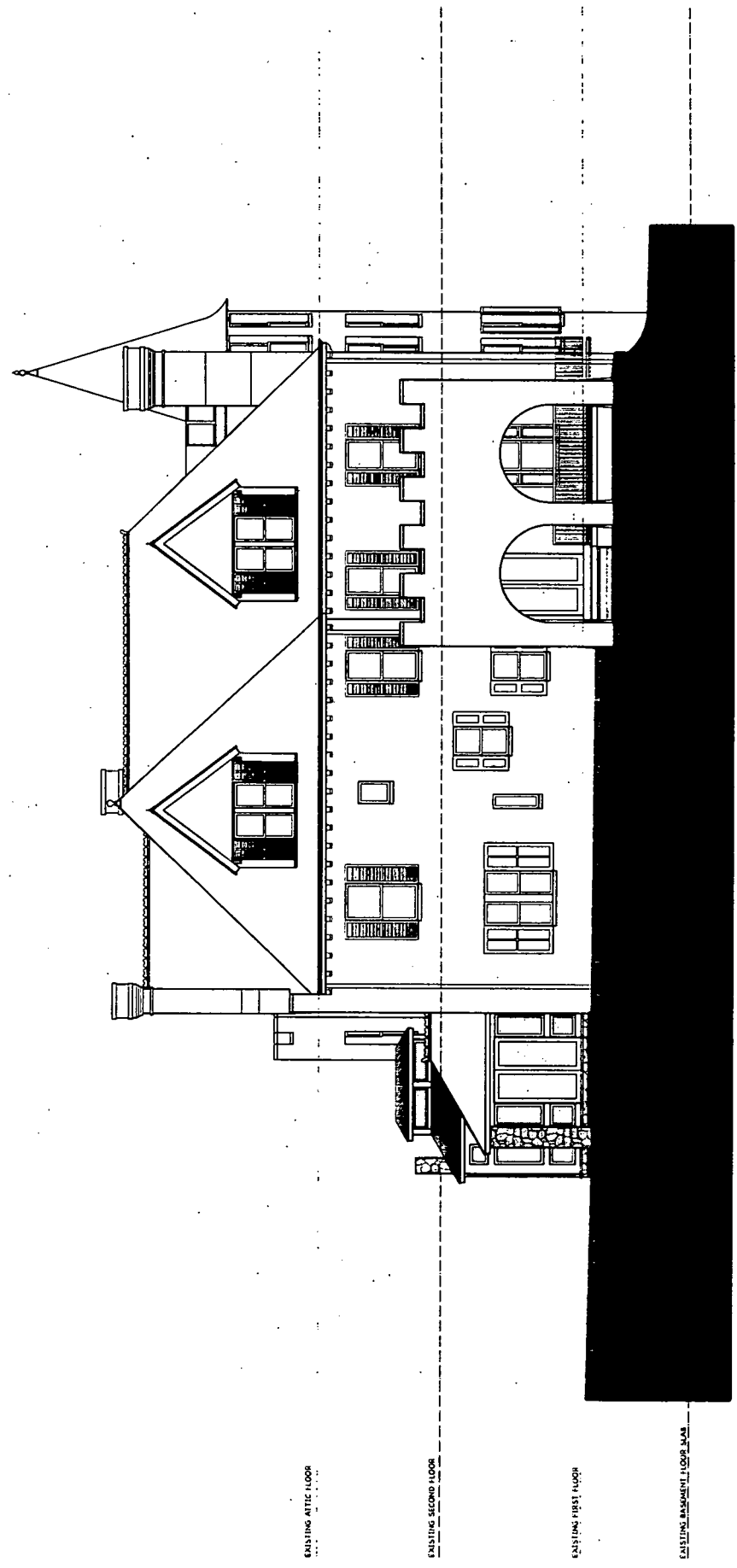
Architect's Seal and Stamp Area

DATE: 4-04-11
PROJECT: 1D-6834ARR1

REVISIONS

5415 MOHICAN ROAD
MOHICAN ELEVATION
PRELIMINARY DESIGN

ARCHAEON, INC.
Architects & Planners
7503 MacArthur Blvd, Cabin John, MD 20818
(301) 229-2001 (301) 229-2055 FX WWW.ARCHAEON.COM



MOHICAN ROAD ELEVATION
5415 1/2" = 1'-0"

EXISTING ATTIC FLOOR

EXISTING SECOND FLOOR

EXISTING FIRST FLOOR

EXISTING BASEMENT FLOOR, 3448

11

E-2A

Architectural Elevation
Scale: 1/8" = 1'-0"
Date: 4-04-11
Project: 10-83349R1

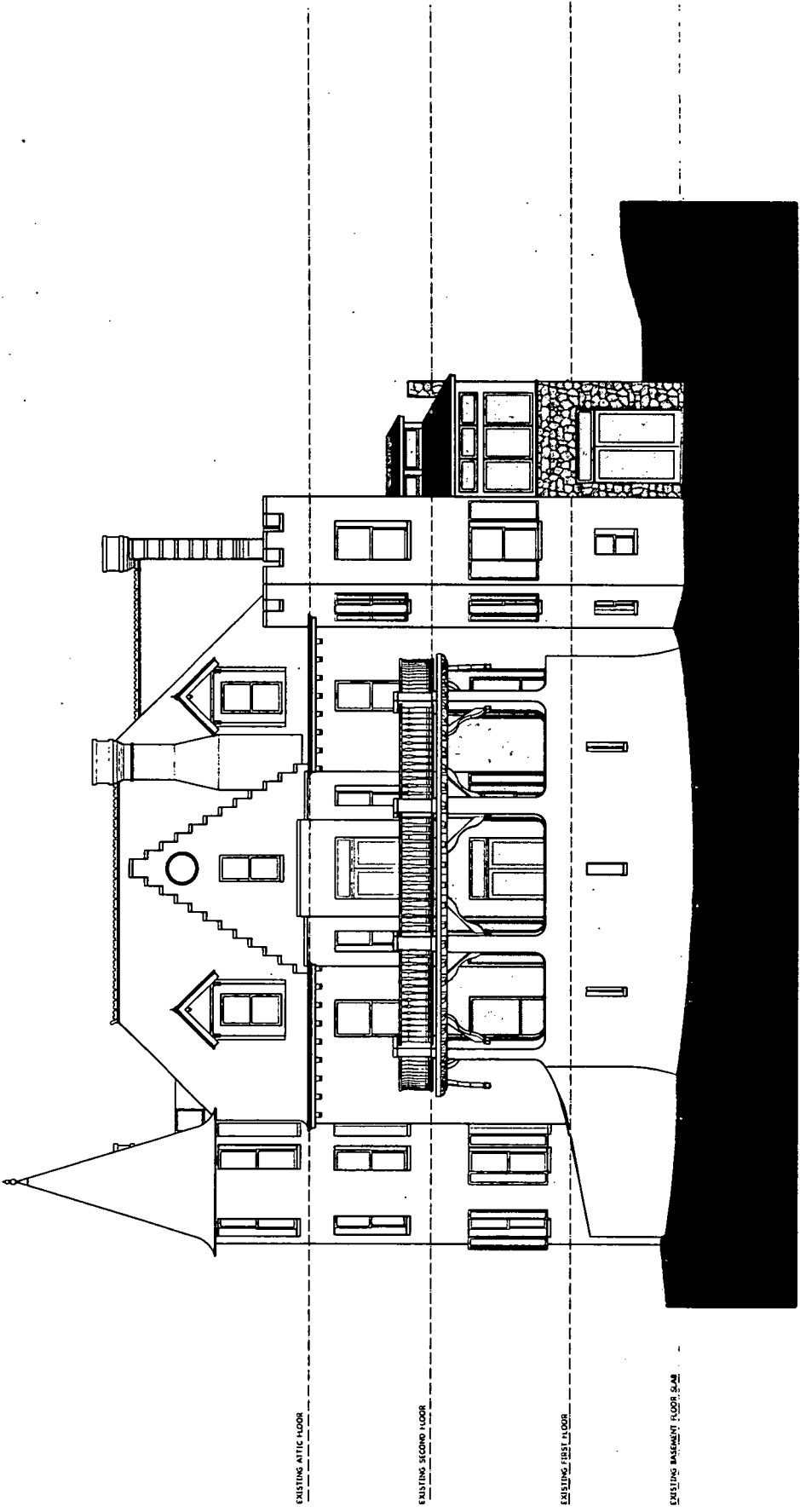
PROJECT
10-83349R1

DATE
4-04-11

REVISED

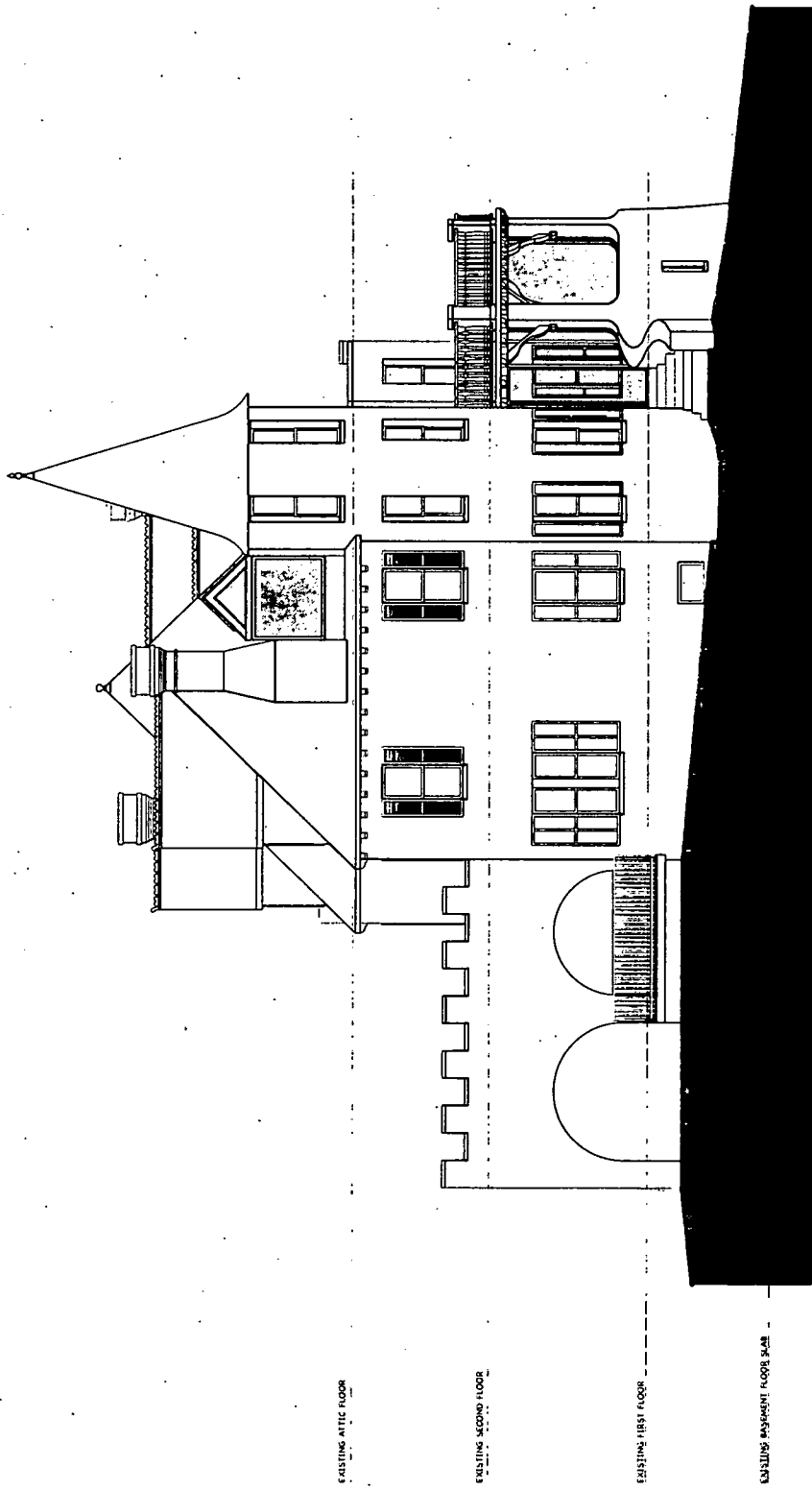
5415 MOHICAN ROAD
MACARTHUR BLVD. ELEVATION
PRELIMINARY DESIGN - SCH#2

ARCHAeon, INC.
Architects & Planners
7503 MacArthur Blvd., Cabin John, MD 20818
(301) 229-2001 (301) 229-7365 FX www.ArchAeon.com

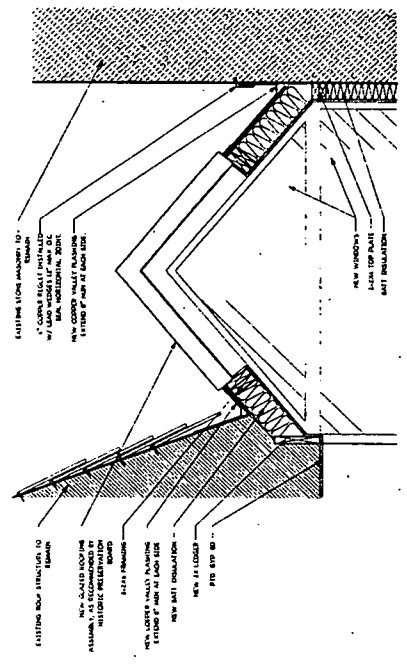


MACARTHUR BLVD. ELEVATION
Scale: 1/8" = 1'-0"
E-2A

The Architect warrants that the drawings were prepared in accordance with the professional standards of practice for the architectural profession in the State of Maryland. The Architect does not warrant that the drawings are free of errors or omissions, or that they will conform to the actual conditions of the site or to the actual construction of the project.

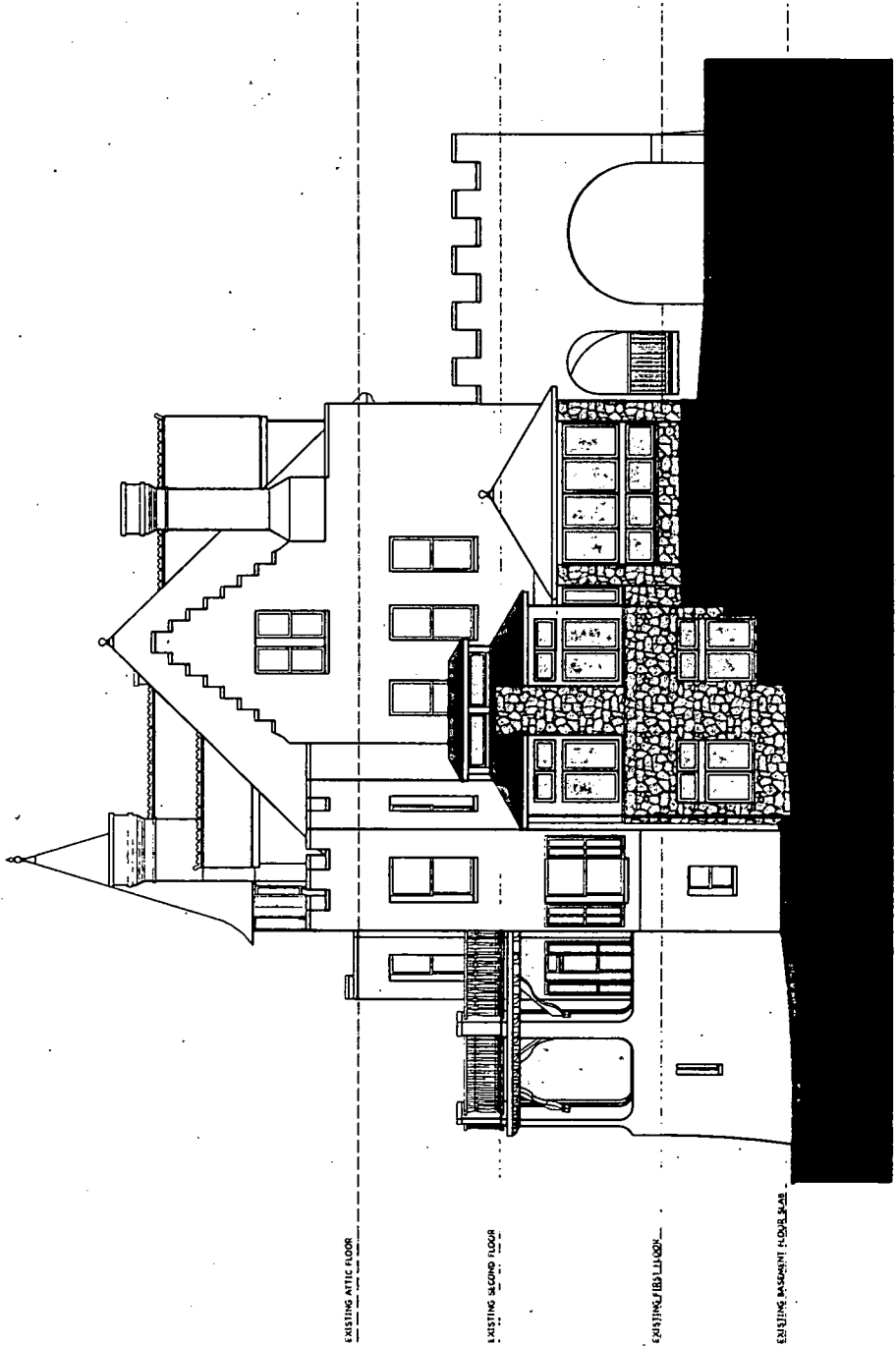


1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 GLASS CORNER DETAIL
SCALE: 1/8" = 1'-0"

These drawings are prepared for the project described above and are not to be used for any other project without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the construction of the project. The architect is not responsible for the construction of the project.



2. SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Architectural Elevation
Scale: 1/4" = 1'-0"

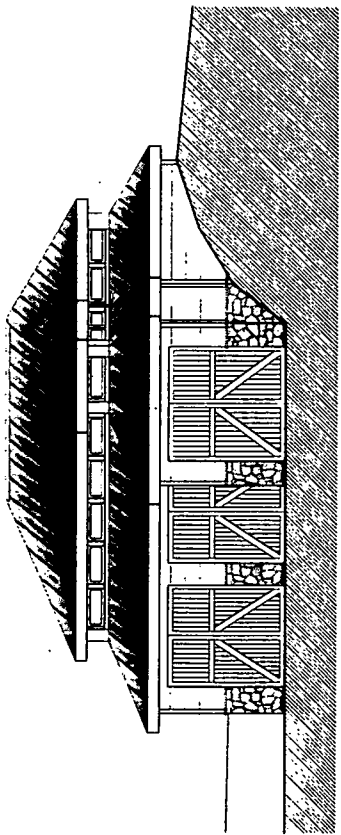
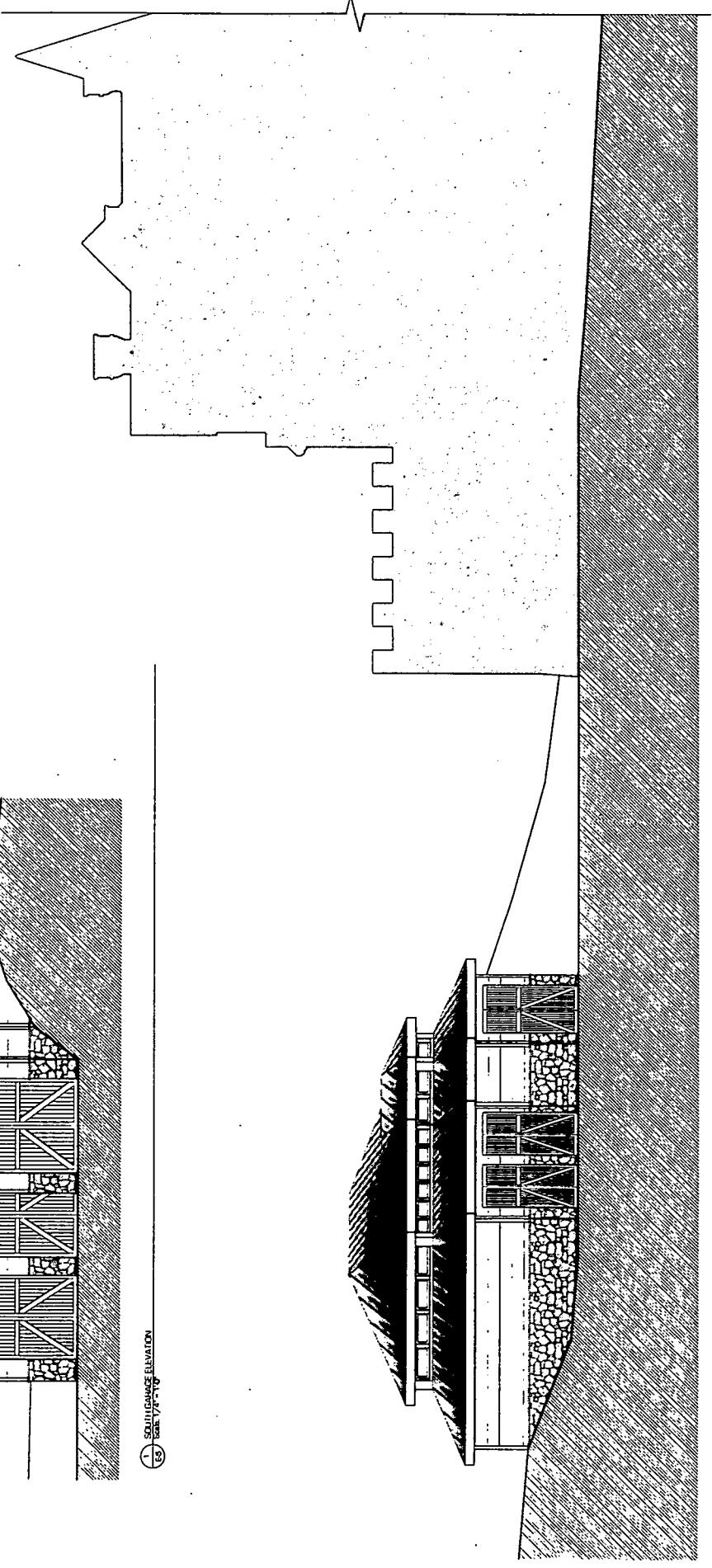
PROJECT
10-033048RT

D.A.T.E.
4-04-11

REVISIONS

5415 MOHICAN ROAD
ELEVATIONS
PRELIMINARY DESIGN

ARCHAeon, INC.
Architects & Planners
7503 MacArthur Blvd., Cahn, John, MD 20818
(301) 229-2011 (301) 229-7355 FX www.ARCHAeon.COM



WEST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

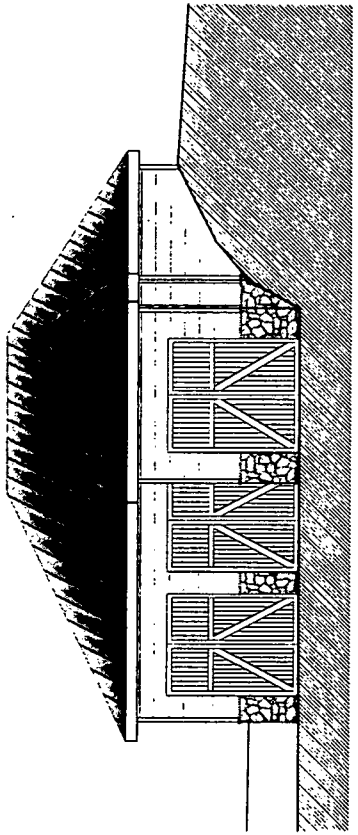
Architectural Conventions: The Project is shown in black and white. All dimensions are in feet and inches. All elevations are shown in perspective. All elevations are shown in perspective. All elevations are shown in perspective.

DATE: 4-04-11
PROJECT: 10-033-0001

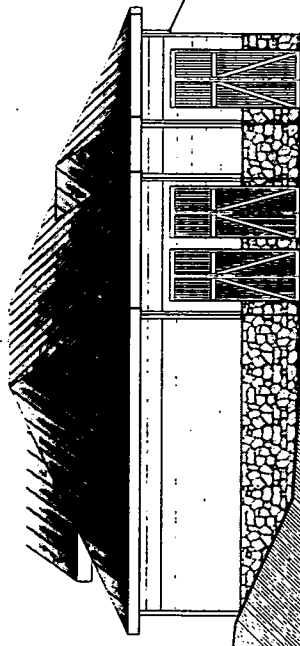
REVISIONS

5415 MOHICAN ROAD
ELEVATIONS
PRELIMINARY DESIGN

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7503 MacArthur Blvd, Cabin John, MD 20818
(301) 229-2101 (301) 229-2103 FAX WWW.ARCHABON.COM



1 SOUTH GARAGE ELEVATION
Scale: 1/4" = 1'-0"



2 WEST GARAGE ELEVATION
Scale: 1/4" = 1'-0"





5415 Mohican Road, Bethesda Southeast view

1



5415 Mohican Road, Bethesda Northwest view

2



5415 Mohican Road, Bethesda North view

3



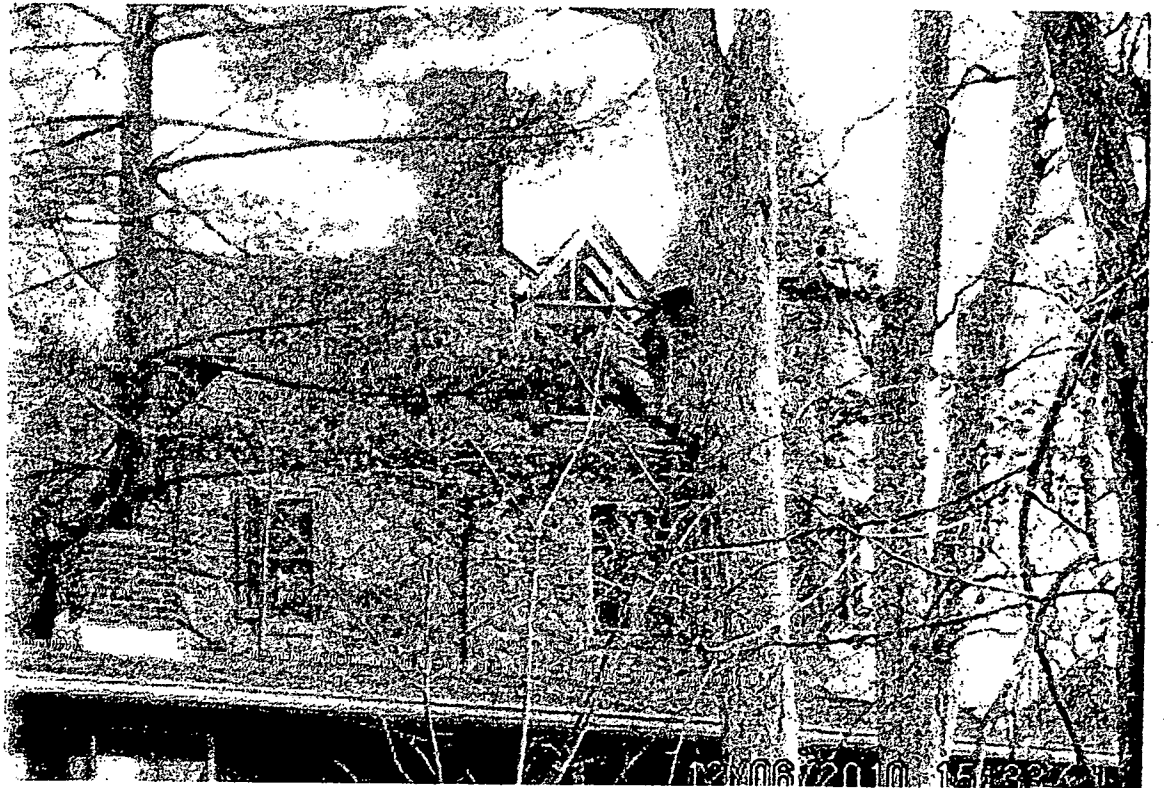
5415 Mohican Road, Bethesda East view

4

20



17 5415 Mohican Road, Bethesda



5415 Mohican Road, Bethesda

West view

STONE WALLS AT HATCH



05/29/2011 14:56

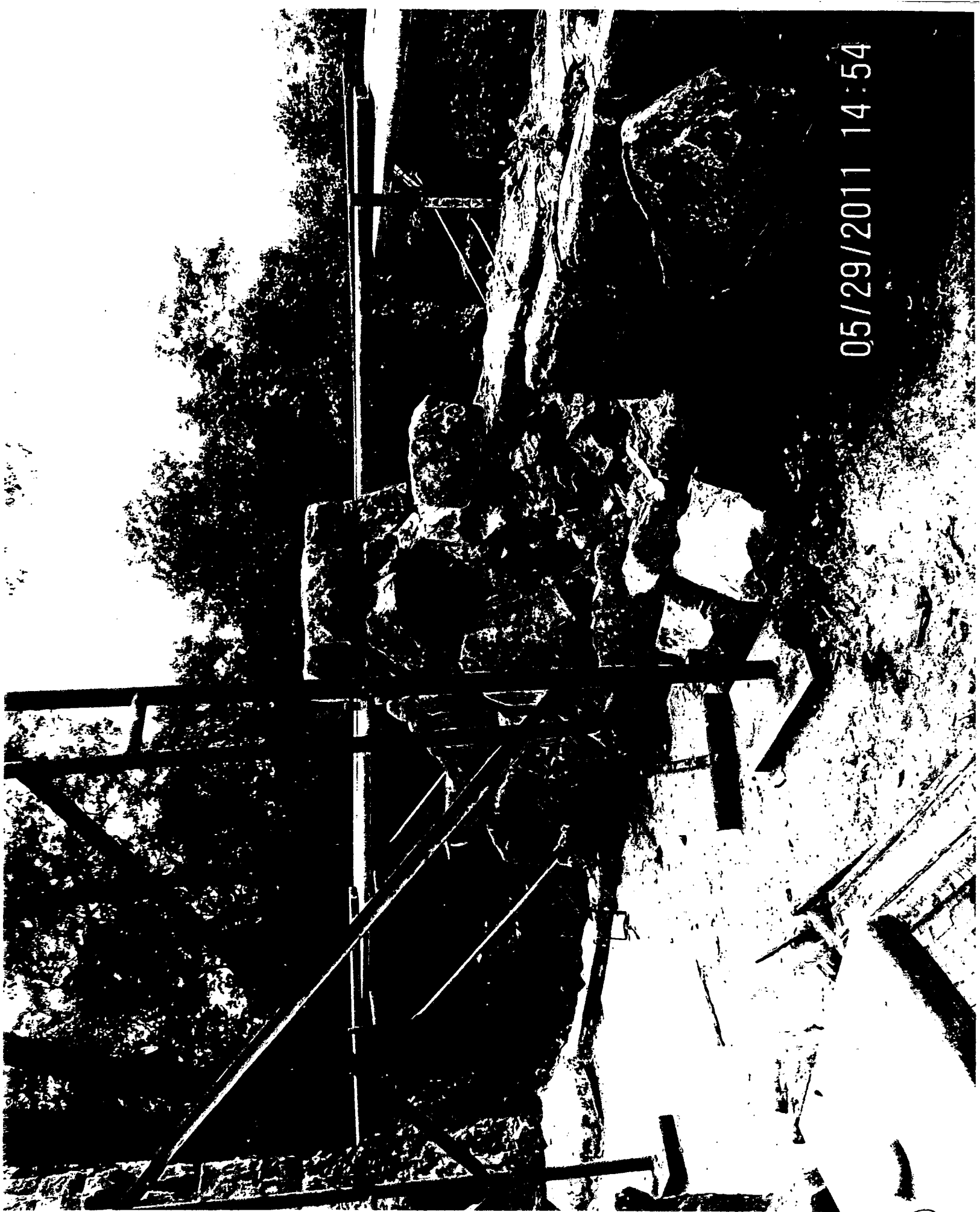


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26





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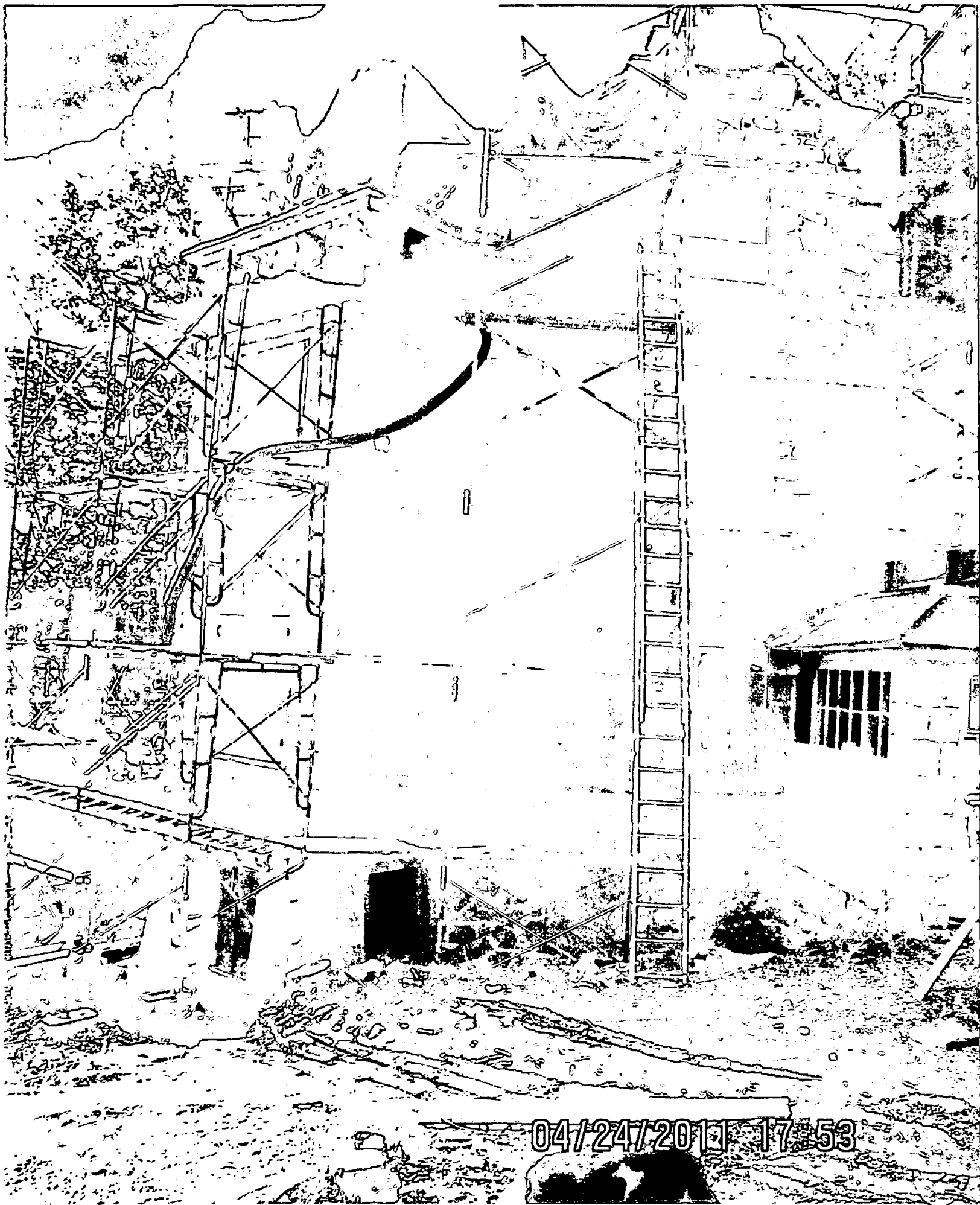


05/29/2011 14:45

Old Roof Structure
New Roof

12/20/2011 12:58

KITCHEN ADDITION

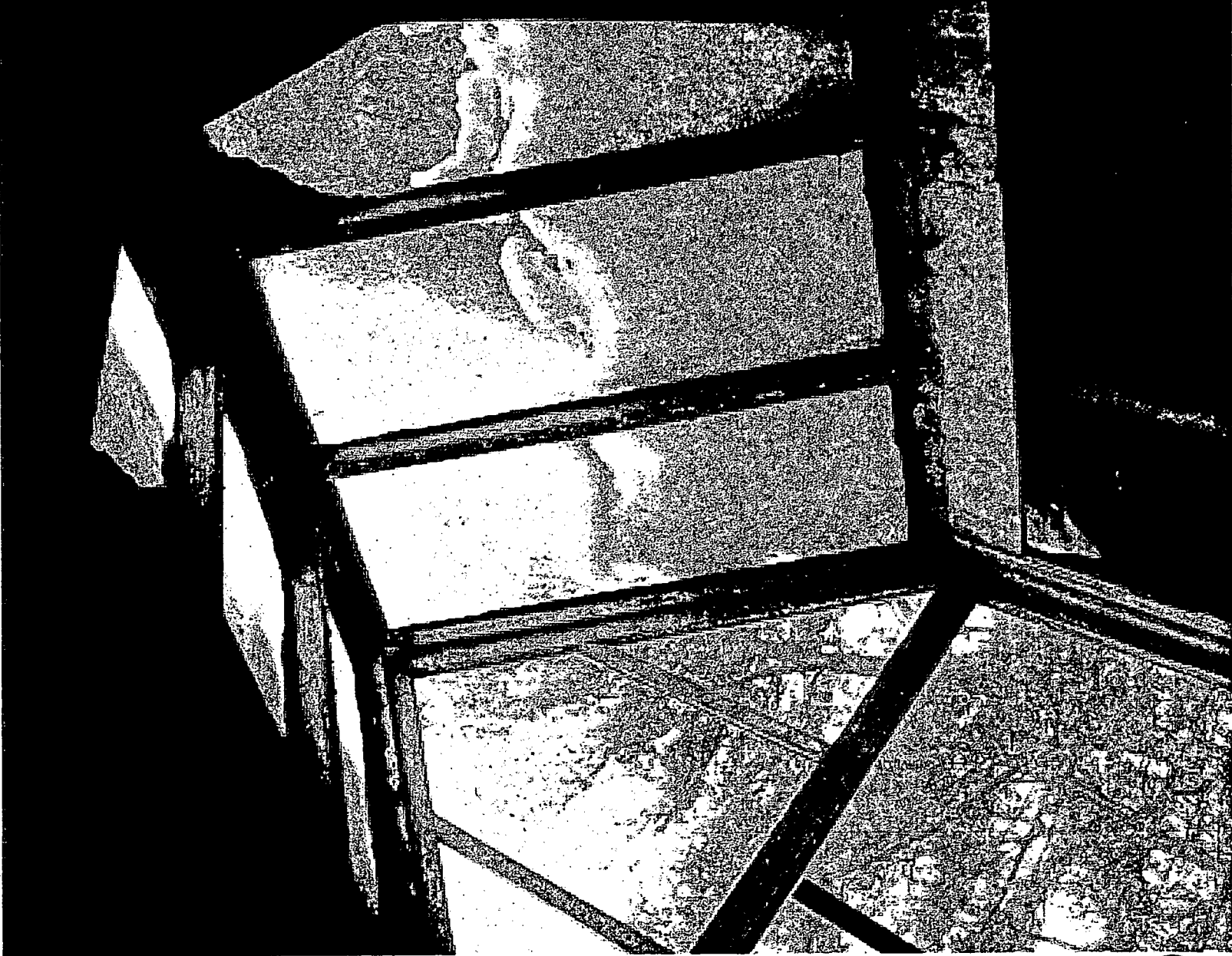


04/24/2013 17:53

GREEN HOUSE



01/31/2011 12:09



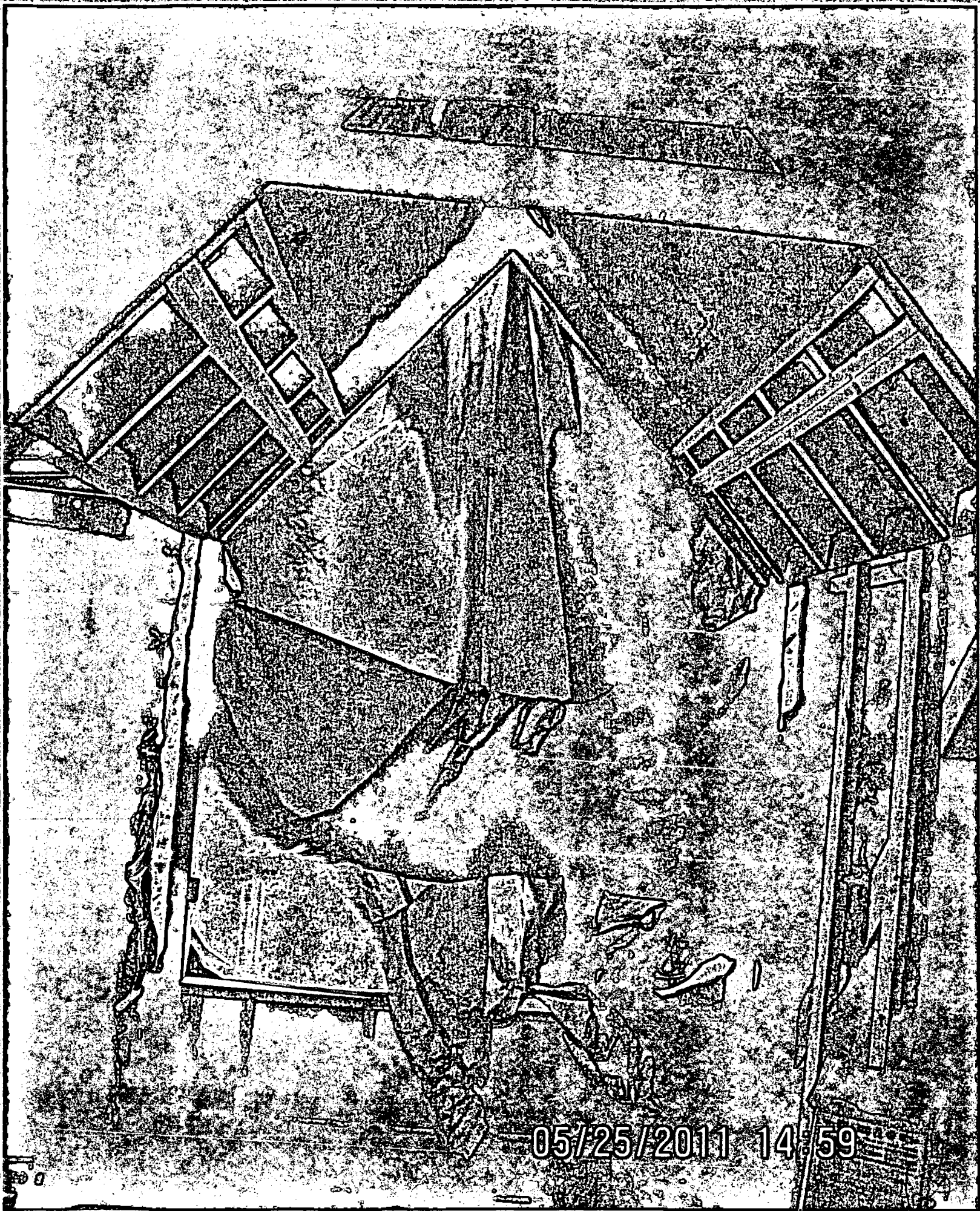
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2011-12-10



02/04/2011 12:57

02/04/2011 12:56



05/25/2011 14:59

4 1/2



6 1/2

7/11/2011

Miklos Gaal & Courtney Roberts
5407 Mohican Road
Bethesda MD 20816

Mr Scott Whipple, Historic Preservation Supervisor
Ms Anne Fotherfill, Planning Coordinator
Mr Joshua Silver, Senior Planner
Historic Preservation Section, M-NCPPC
8787 Georgia Avenue
Silver Spring MD 20910

Historic Preservation Commission

In reference to Ross McNair and Allison Taylor's request for a preliminary consultation for a side addition, new garage and other alterations at 5415 Mohican Road, Bethesda MD 20816. Resource: Master Plan Site #35/29, Baltzley Castle.

We are opposed to both the new side side addition and the garage. We have no opinion on the other changes requested.

Our property, 5407 Mohican Road, is northwest of and directly adjacent to the Baltzley Castle. We enjoy a view of Macarthur Blvd, the Potomac River and across to the Virginia side of the river via the "sight line" that exists between the two castles at 5415 and 5417 Mohican Road. This view has existed from when the castles were built as our property is at a higher elevation than the castles.

Our opposition to the new side addition is threefold:

- 1) This new structures will "close off" some our long-standing view of the Potomac River. We have personally enjoyed this view since we've owned our property, and this view has existed since our house was built in 1960. We recognize that the view is only available during the late fall, winter, and early spring when the

leaves are off the trees. However, this is the time of year when the view of the Potomac is most welcome and we are often on our deck and in our yard enjoying our view of the majestic Potomac.

- 2) The proposed addition appears to be very close to the property line between the castles and no mention is made of the required setbacks in the request for consultation.
- 3) Destroying our view of the Potomac will negatively affect our properties' value. When we purchased the property we were willing to pay more for the view. Real Estate agents confirm that subsequent purchasers will also be willing to pay more for a view of the Potomac.

Our opposition to the garage is sixfold:

- 1) The proposed set back of five feet is insufficient per MC regulations. Our understanding of Montgomery County development standards is that accessory buildings in excess of 24 feet in length (which this garage appears to be) require an additional set back based on the length (2 feet of setback for each additional 2 feet of length). Further our understanding is that structures which are taller than 15 feet (which this appears to be) require addition set back also (2 feet for each additional foot in height). We believe that the minimum set.back should be at least 10 feet and possibly more depending on the actual size of the garage.
- 2) The garage will ENTIRELY "close off" the long-standing, existing view of the Potomac River. We have enjoyed this view since we've owned our property, and this view has existed since our house was built in 1960. We recognize that the view is only during the late fall, winter, and early spring. However, this is the time when the view of the Potomac is most welcome and we are often on our deck and yard looking over the majestic Potomac. Please see attached photos for your reference.
- 3) The additional setbacks required by code will have the effect of moving the garage further into the sightline and eliminating an even larger portion of our view. We could wind up in a situation where the garage becomes the only thing we can view from our back deck.
- 4) We would then have TWO different garages, capable of garaging five cars adjacent to our back deck and closing off a corner of our property and making our deck space appear to be part of a parking lot. Our lot is small and our back yard almost non-existent; therefore we live extensively on our back deck. We eat outside frequently and we enjoy the spaciousness we currently have.
- 5) The current garage for 5417 (an adjacent historic structure which is also owned by Ross McNair or his construction company) is actually on our property line and the garage's eaves slightly overhang our property. While discussing changes to this adjacent property are out of scope of the current request, the hemmed in feeling we would get from having two structures in close proximity to our deck and where we eat most weekends and some evenings would be intolerable and must be considered in the broader context.
- 6) Destroying our view of the Potomac will negatively affect our properties' value. When we purchased the property we were willing to pay more for the view. Real Estate agents confirm that subsequent purchasers will also be willing to pay more for a view of the Potomac.

Photos to illustrate our position:

Photo 1. The Red Box highlights where we "see" our view of the Potomac River.

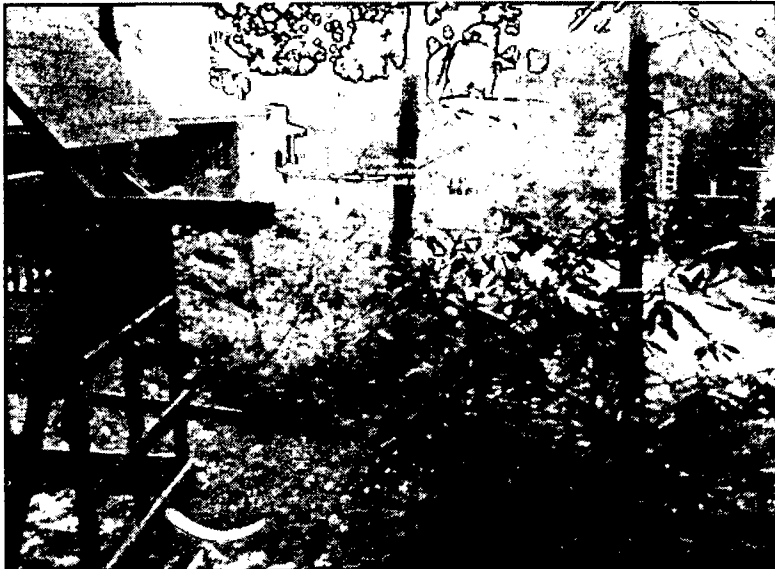
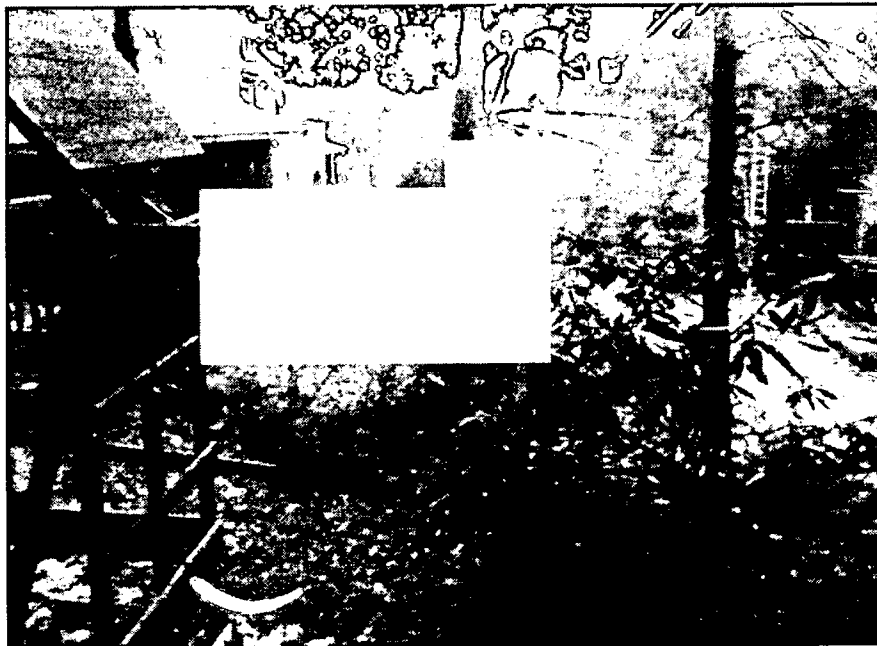


Photo 2. Where the Garage and Side Addition will obstruct our view:



We ask that the Historic Planning Commission also consider our 50+ year view of the Potomac River and its foliage when making recommendations. We ask that you instruct Mr McNair and Ms Taylor to:

- 1) Limit the impact the new addition will have on our view by reducing its height and reducing its incursion into the gap (sight lines) between the two castles.
- 2) Resite the proposed garage so it follows all applicable setback requirements and
- 3) Considerably reduce the height of the garage so it does not block our view of the Potomac River.

We would also like to see if there is a way to remove the non conforming garage on 5417 Mohican Road, or at least get it situated so it does not sit on our property line, and follows current set back requirements.

We invite you to come see the view and get a sense for the impact these changes will make from our back deck. Please call Miklos Gaal on 301-787-9225 to schedule the visit.

Miklos Gaal & Courtney Roberts
Homeowners
5407 Mohican Road



TREE SERVICES, INC.

13302 Turkey Branch Parkway
Rockville, Maryland 20853
(301) 963-2384 • Fax: (301) 854-6914

May 8, 2011

Re: Urban Forest Management @ 5419, 5417 & 5415 Mohican Road.

To Whom It May Concern:

This letter is intended to answer questions, clarify and hopefully eliminate any misunderstandings regarding the tree work performed at 5419, 5417 & 5415 Mohican Rd., Bethesda, MD.

On behalf of the ownership for these three properties (5419, 5417 & 5415 Mohican), Custom Touch engaged in a timber stand improvement to preserve specimen plants and remove dead, diseased, and hazardous plants from these properties without disrupting their historic integrity.

Upon the property owner's request and the historic society's approval, Custom Touch engaged in selective removal of undesirable plant material, all of which was dead, diseased, hazardous or invasive weeds. The quantity of exotic invasive weeds, such as Wisteria, Ailanthus, Multiflora Rose and Norway Maple, jeopardized the health of the other native species. One large, lightning struck Oak was removed from between the buildings and several small trees that were damaging structures on the properties were also removed. This work corrects years of neglect. Respectful of the property's historic past, the owner's goals include restoration of the grounds to a park like setting featuring native plants with mature trees.

Unfortunately, due to a misunderstanding of the scope of this project, progress has been interrupted by a "stop work order". Through this open communication we anticipate a better understanding will be achieved. We look forward to release of this "stop work order" which will allow resumption of this preservation work. It is in everybody's interest to lift this "stop order" thereby allowing for removal of the existing piles of decaying weeds and logs. For the health of the remaining specimen trees some pruning work needs to be performed.

Should you require additional information / clarification regarding the above, please feel free to contact me directly.

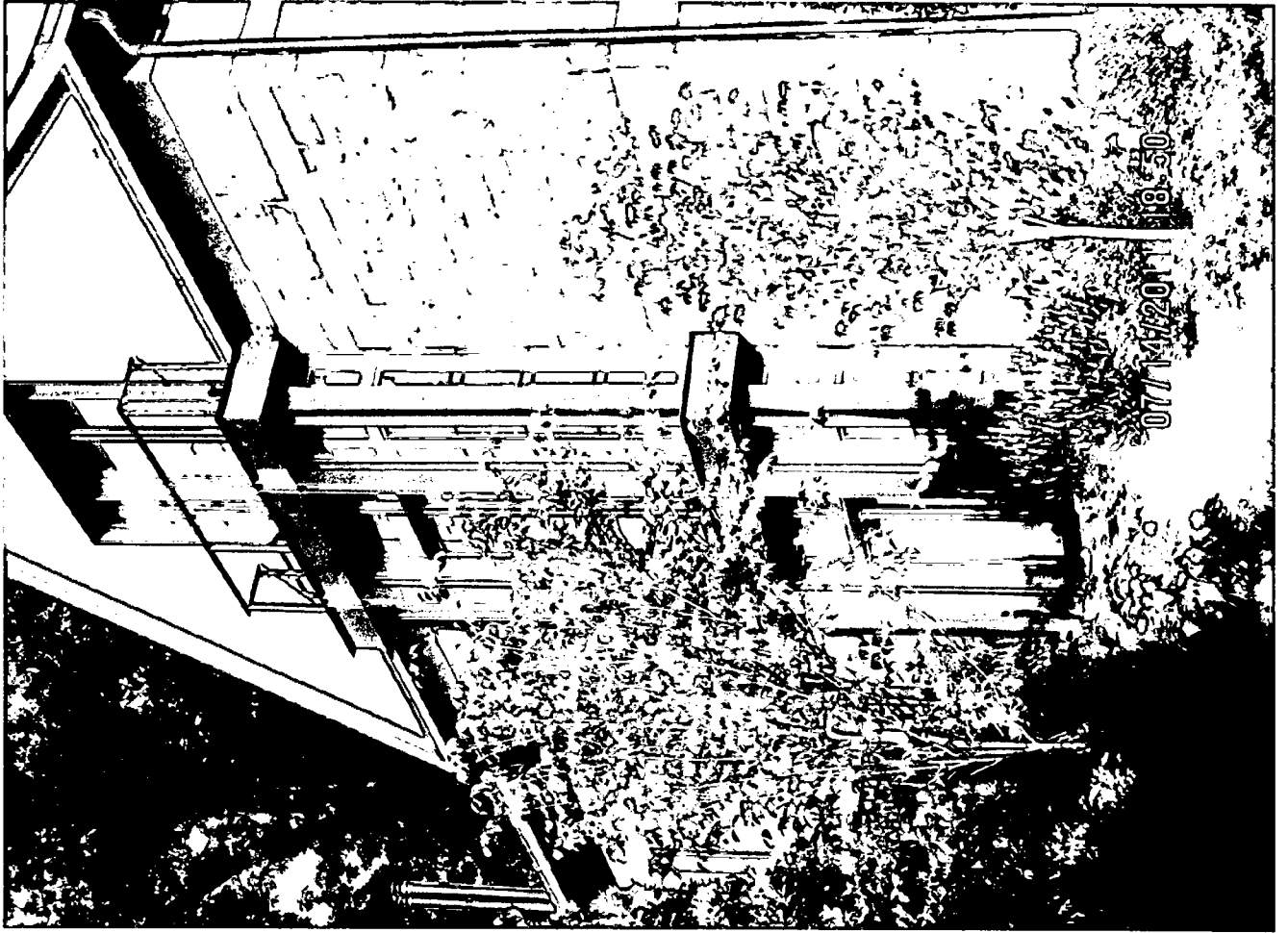
Respectfully submitted,

Andy McConaughy
Arborist, Certified by the International Society of Arborists (ISA)
Maryland Licensed Tree Expert
Maryland Licensed Pesticide Applicator (Turf, Ornamental & Right of Way)

CONCEPT IDEAS FOR ADDITION









07/14/2011 18:48