

5415 Melnican Road, Bethesda  
[ 2nd Preliminary Consultation ]  
Mister Pkn Site # 35/29, Bethesda Castle

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*2<sup>nd</sup> Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b> 5415 Mohican Road, Bethesda	<b>Meeting Date:</b> 10/12/11
<b>Applicant:</b> Ross McNair and Alison Taylor	<b>Report Date:</b> 10/5/11
<b>Resource:</b> <i>Master Plan</i> Site #35/29, Baltzley Castle	<b>Public Notice:</b> 9/28/11
<b>Review:</b> 2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b> Partial
<b>Case Number:</b> N/A	<b>Staff:</b> Josh Silver

**PROPOSAL:** Construction of addition and garage and other alterations

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**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 porte-cochere, 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.

**BACKGROUND**

On July 13, 2011 the HPC held a Preliminary Consultation hearing for the proposed construction of a one and two story side addition, three car detached garage, glass dormer replacement and other alterations at

the subject property. (See attached HPC transcript on page 56 ).

The HPC provided the following comments in response to the applicant's proposal:

PROPOSED CHANGE	HPC COMMENTS	HPC RECOMMENDATIONS
<p><b>ADDITION</b></p>	<ul style="list-style-type: none"> <li>• Support for removal of the existing one story non-original lean-to addition to accommodate an alternative design for a side addition on the right side elevation</li> <li>• Support for the construction of a <u>contemporary</u> style side addition</li> <li>• Consideration needs to be given to the scale of the additions parts</li> <li>• Addition is too high and large</li> <li>• Explore alternative roof forms and materials.</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on the dichotomy between the larger window sizes on the existing house versus smaller window sizes proposed for the side addition</li> <li>• Look more closely at the bigger scale of the historic massing and take cues from its scale when developing the new proposal</li> <li>• Pull addition back from the tower to allow it to read as fully independent from the tower section. No physical attachment between the front tower of historic massing and new addition.</li> <li>• Reduce size of the addition</li> <li>• Use flat roof system. Possible material types include rubber membrane or green roof.</li> <li>• Provide floor plans for 2<sup>nd</sup> Preliminary Consultation review with HPC</li> </ul>
<p><b>FRONT PORCH</b></p>	<ul style="list-style-type: none"> <li>• Consensus the proposed fixed glass pieces were a feasible option. Questions about the installation method of the glass and access door between the porch and grade need to be addressed before returning for a 2<sup>nd</sup> Preliminary Consultation</li> </ul>	<ul style="list-style-type: none"> <li>• Provide more detail about the proposed installation method of the glass and door.</li> </ul>
<p><b>GLASS DORMER</b></p>	<ul style="list-style-type: none"> <li>• Support as proposed.</li> </ul>	<ul style="list-style-type: none"> <li>• No recommended changes.</li> </ul>
<p><b>GARAGE</b></p>	<ul style="list-style-type: none"> <li>• Location must comply with established setback requirements for the property</li> <li>• Size and scale too large</li> <li>• Angled roof problematic</li> <li>• No standing seam metal roof.</li> </ul>	<ul style="list-style-type: none"> <li>• Determine appropriate setback</li> <li>• Reduce size</li> <li>• Majority supported two car garage design. Some support for two car garage with open carport</li> <li>• Design should be consistent with the revised design for the side addition</li> <li>• Use an alternative roof form and materials.</li> </ul>

## PROPOSAL

The applicants are proposing to:

### **Kitchen addition:**

Remove the existing one story lean-to addition and construct a 13 ft x 27 ft kitchen addition on the east side of the existing resource, and to the rear of the square turret. The design is structural steel "C" channels and columns forward of the doors and windows. The roof structure is flat with 20 ounce flat seam copper roofing. The lower level is a walk out facing MacArthur Boulevard. All corners and trim will be clad to match the window cladding. The roof will align with the main section of the Porte Cochere at the rear which sits approximately 1- 1/2 ft below the 2nd floor window sills. An existing deteriorated stone retaining wall on the right side of the existing house that serves as a partial foundation for the one story lean-to addition will be removed to create buildable area for the proposed kitchen addition.

### **Non reflective glass front porch:**

Install curved, 9/16 tempered, full view, fixed, non- reflective glass. There will be no operating windows, screens or mullions. One all glass door will provide access to the stairs. The glass pieces will be set behind the decorative wood brackets that currently brace the roof structure.

### **Glass dormer replacement:**

Replace the existing 3<sup>rd</sup> 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.

### **Detached garage:**

Construct a 2 car detached garage and 1 car carport 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 structure will match the proposed kitchen addition in height and with the steel beams and columns forward of the garage doors and wall sheathing. The wood garage doors will be outward swinging carriage doors and the roof is to match the kitchen addition as a flat roof structure with copper flat seam roofing. The wood doors, trim and panels will be painted the color of the kitchen addition.

### **Geo Thermal Wells:**

The vertical drilled geo thermal wells will be in the rear yard, beside the driveway and set off the property line five feet. There are no site features disturbed as a result of the installation.

### **Generator:**

A natural gas generator, measuring 48 x 26 x 29 will be sited in the rear right side yard. The proposed generator will be set off the house 12 feet and property line 17 feet. No site features are disturbed as a result of the installation.

## 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. 9-4, § 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**

Staff commends the applicants' ongoing rehabilitation efforts at the site. Staff did a site visit to the property on September 30, 2011 and observed a considerable amount of completed rehabilitation work at the property. The most noticeable improvements were the in-kind roof replacement, porch repairs and repointing work.

#### **One story side addition:**

Staff supports the proposed removal of the existing non-original, one-story side elevation lean-to addition. The proposed demolition would not remove any character-defining features and have minimal impact to the historic massing. The removal of this addition is consistent with the HPC recommendation at the 1<sup>st</sup> Preliminary Consultation.

#### **Construction of two story side addition:**

Staff supports the construction of a two story side addition at the subject property as submitted. 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 redesign responds directly to the HPC's feedback provided at the 1<sup>st</sup> Preliminary Consultation. The addition is placed behind and completely independent from the front tower and the issue of scale and expression has been addressed by using a more vertical window order and contemporary building design. The roof system was flattened to avoid competing with the 2<sup>nd</sup> floor and tower windows and a basic floor plan is provided to assist the HPC in their review of the revised plans.

The removal of the non-original lean-to addition and construction of the proposed two story addition will require the removal of an existing L-shaped stone retaining wall. The retaining wall currently serves as a partial foundation for the lean-to addition the HPC said could be removed at the 1<sup>st</sup> Preliminary Consultation and also helps retain the existing grade change of the property. Staff performed a field inspection to document the condition of wall and judge its significance to the historic environmental setting of the site. Staff documented a partially collapsed wall in certain locations and significant deterioration such a loose and/or removed stones. Staff also determined the wall is likely contemporaneous with the existing lean-to addition which is not original to the house. Staff supports the complete removal of the wall as a result of these observations, finding that the wall is not a character-defining feature to the site and its removal would not substantially alter an original feature of the site.

#### **Front porch:**

Staff supports the proposed installation of non-reflective glass in the openings of the front porch. The proposed installation of full view, fixed, non-operable 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 applicant has provided additional details about the installation method of the glass and door to assist the HPC with their review of the proposal.

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 or 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 replacement. The HPC had no concern with replacing the dormer at the 1<sup>st</sup> Preliminary Consultation because of the features deteriorated condition. 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 two car/one car carport detached garage:**

Staff supports the proposed construction of a two car garage with a single detached car port. The redesign responds to the HPC's feedback and is now compatible with the proposed two story addition and uses a flat roof form. The mass of the garage is broken up by the addition of a detached one car carport which helps mitigate its size. Furthermore, the proposed garage location, set within the existing ground slope coupled with the flat roof design should help mitigate some of the size and height concerns on the adjacent property. The applicants have confirmed the redesign complies with the properties established setbacks.

**Geo Thermal Wells and Generator Installation**

Staff supports the proposed installation of geo thermal wells and one generator at the property. The proposed installations will have negligible impact on the environmental setting.

**STAFF RECOMMENDATION**

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

1. **Construction of two story side addition**
2. **Front porch alterations**
3. **Construction of two-car detached garage and single carport.**

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 3RD FLOOR ROCKVILLE, MONTGOMERY  
24777-1277

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Ross Menhair  
Daytime Phone No.: 301-219-0380

Tax Account No.: 00508301  
Name of Property Owner: Ross Menhair + Alison Taylor Daytime Phone No.: 301-219-0380  
Address: 5415 Mohican Rd Bethesda MD 20816  
Street Number City Street Zip Code  
Contractor: OWNER Phone No.: \_\_\_\_\_  
Contractor Registration No.: 124264  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 5415 Mohican Street: Rd  
Town/City: Bethesda Nearest Cross Street: MacArthur Blvd  
Lot: atched Block: 3 Subdivision: Section 1 Glen Echo 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"/> A/C                             | <input type="checkbox"/> Slab      | <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/Reze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <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 EXTEND/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.

Ross Menhair Signature of owner or authorized agent  
9-15-11 Date

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

7



**Silver, Joshua**

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**From:** Silver, Joshua  
**Sent:** Wednesday, September 21, 2011 10:00 AM  
**To:** 'RossMcNair@aol.com'  
**Subject:** RE: Baltzley Castle Preliminary Consultation

Thanks, Ross.

**From:** RossMcNair@aol.com [mailto:RossMcNair@aol.com]  
**Sent:** Wednesday, September 21, 2011 8:37 AM  
**To:** Silver, Joshua  
**Subject:** Baltzley Castle Preliminary Consultation

**PRELIMINARY CONSULTATION  
Baltzley Castle 5415 Mohican Rd**

**WRITTEN DESCRIPTION OF WORK**

**Kitchen addition:**

We propose to remove the existing one story porch and construct a 13 ft x 27 ft kitchen addition on the east side of the Baltzley Castle, to the rear of the square turret. The design is structural steel "C" channels and columns forward of the doors and windows. The roof structure is flat with 20 ounce flat seam copper roofing. The lower level is a walk out facing MacArthur Blvd. All corners and trim will be clad to match the window cladding. The roof will align with the main section of the Porte Cochere approximately 1- 1/2 ft below the 2nd floor window sills.

**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, 9/16 tempered, full view, fixed, non- reflective glass. There will be no operating windows, screens or mullions and one all glass door providing access to the stairs. The glass will be set behind the decorative wood brackets that currently brace the roof structure.

**Detached garage:**

We propose a 2 car detached garage and 1 car carport 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 structure will match the proposed kitchen addition in height and with the steel beams and columns forward of the garage doors and wall sheathing. The wood garage doors will be out swing carriage doors and the roof is to match the kitchen addition as a flat roof structure with copper flat seam roofing. The wood doors, trim and panels will be painted the color of the kitchen addition.

**Geo Thermal Wells:**

The vertical drilled geo thermal wells will be in the rear yard, beside the driveway and set off the property line five ft. There are no site features disturbed as a result of the installation.

**Generator:**

The natural gas generator is a Kohler 20RES, measuring 48 x 26 x 29. It is set off the house 12 feet and property line 17 ft. No site features are disturbed as a result of the installation.

**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

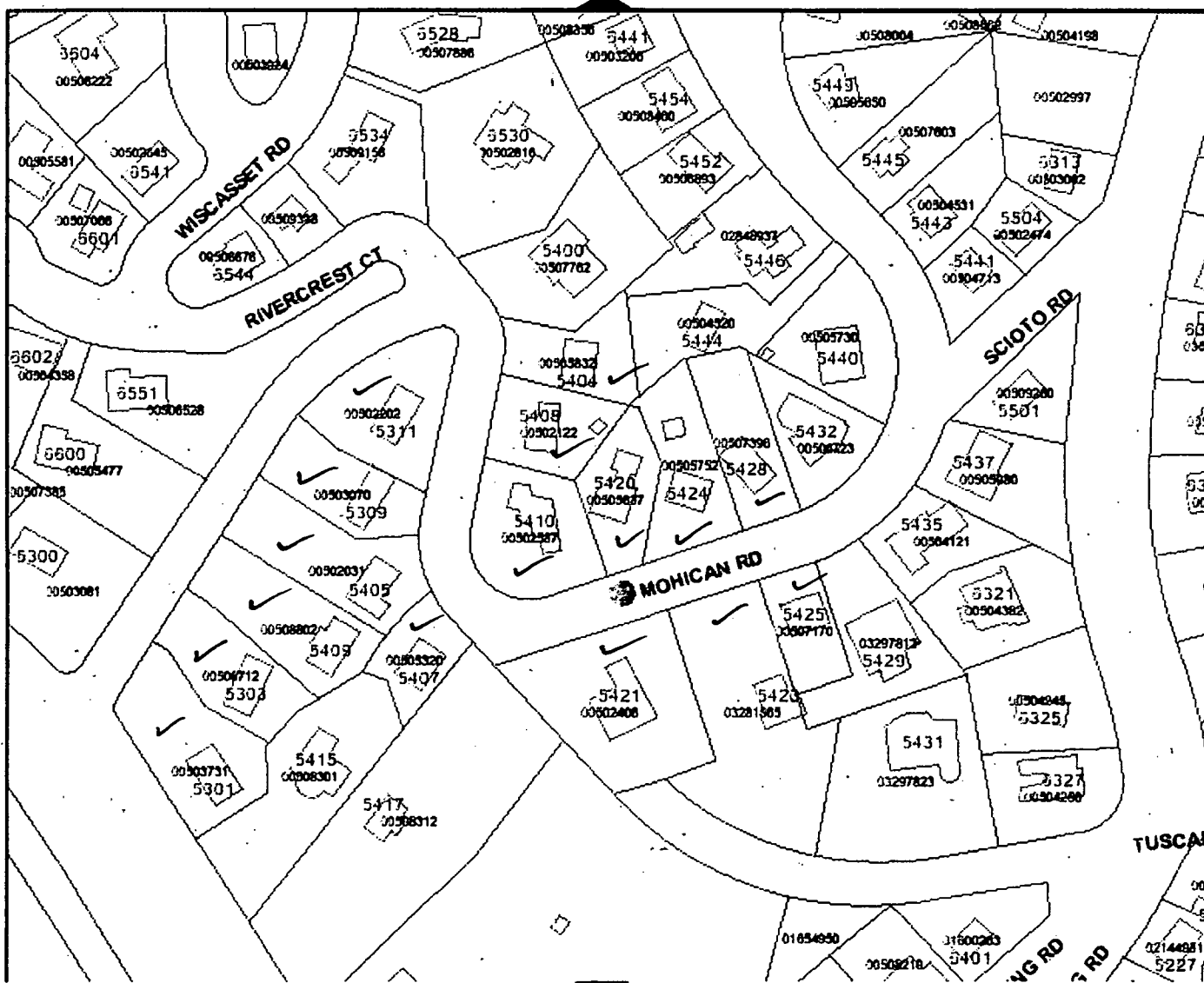
William Coolidge  
5423 Mohican Rd  
Bethesda MD 20816

James Ross  
5425 Mohican Rd  
Bethesda MD 20816

Philip Warker  
5428 Mohican Rd  
Bethesda MD 20816

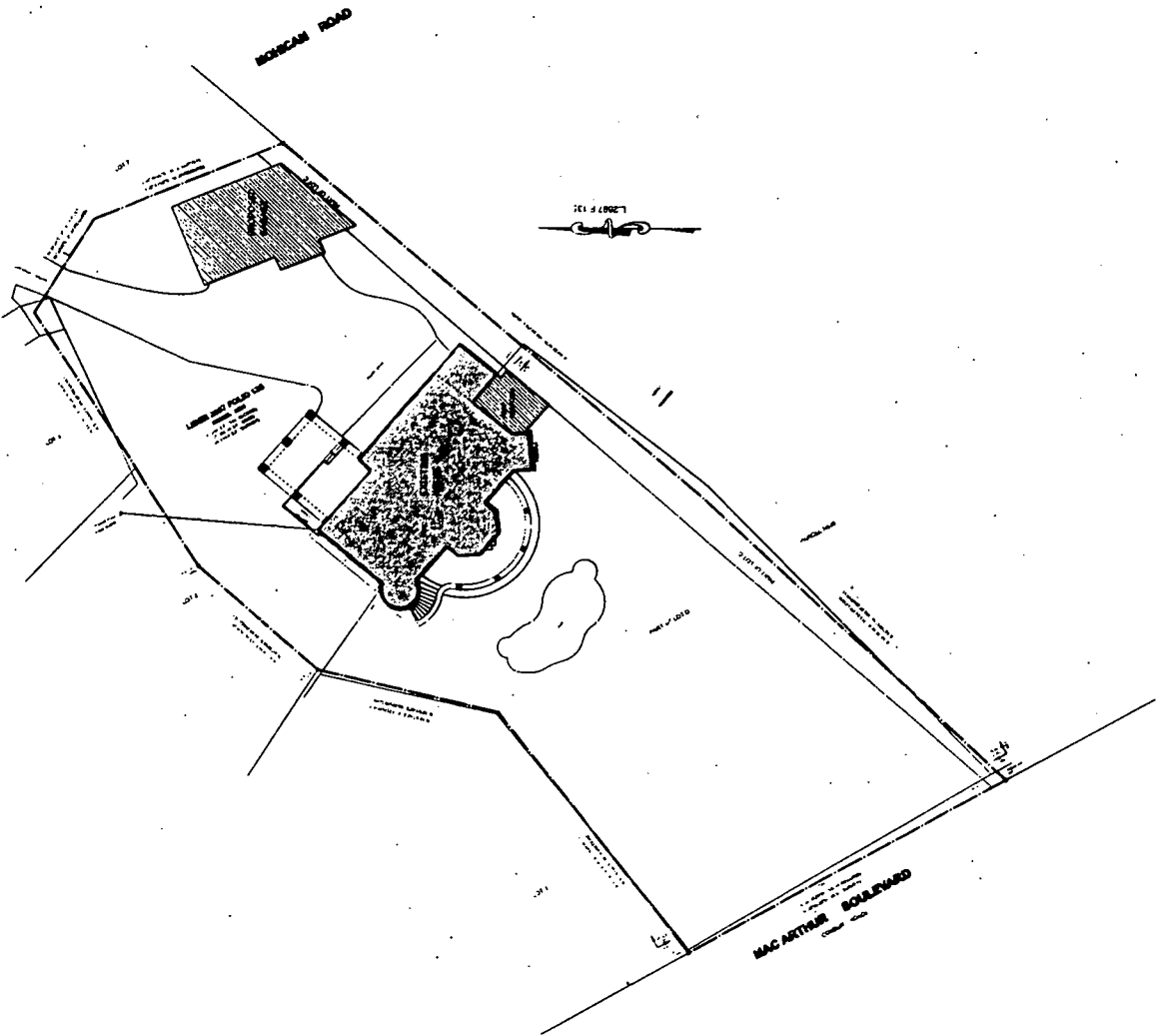
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Locate	Search	Select	Zoom	Zoom	Zoom	Previous	Clear	Map	Overview	Print
Address	Keywords	Features	In	Out	All	Map	Map	Legend	Map	Map
Add	Add	Add	Add	Add	Crossing	Data Error	Email	Identify	Measure	Pane
Bookmark	Circle	Lines	Points	Polygon	Streets	Reporting	Map	Features		Buildings



11

NOT TO SCALE  
DATE: 4/11/11  
BY: [Signature]

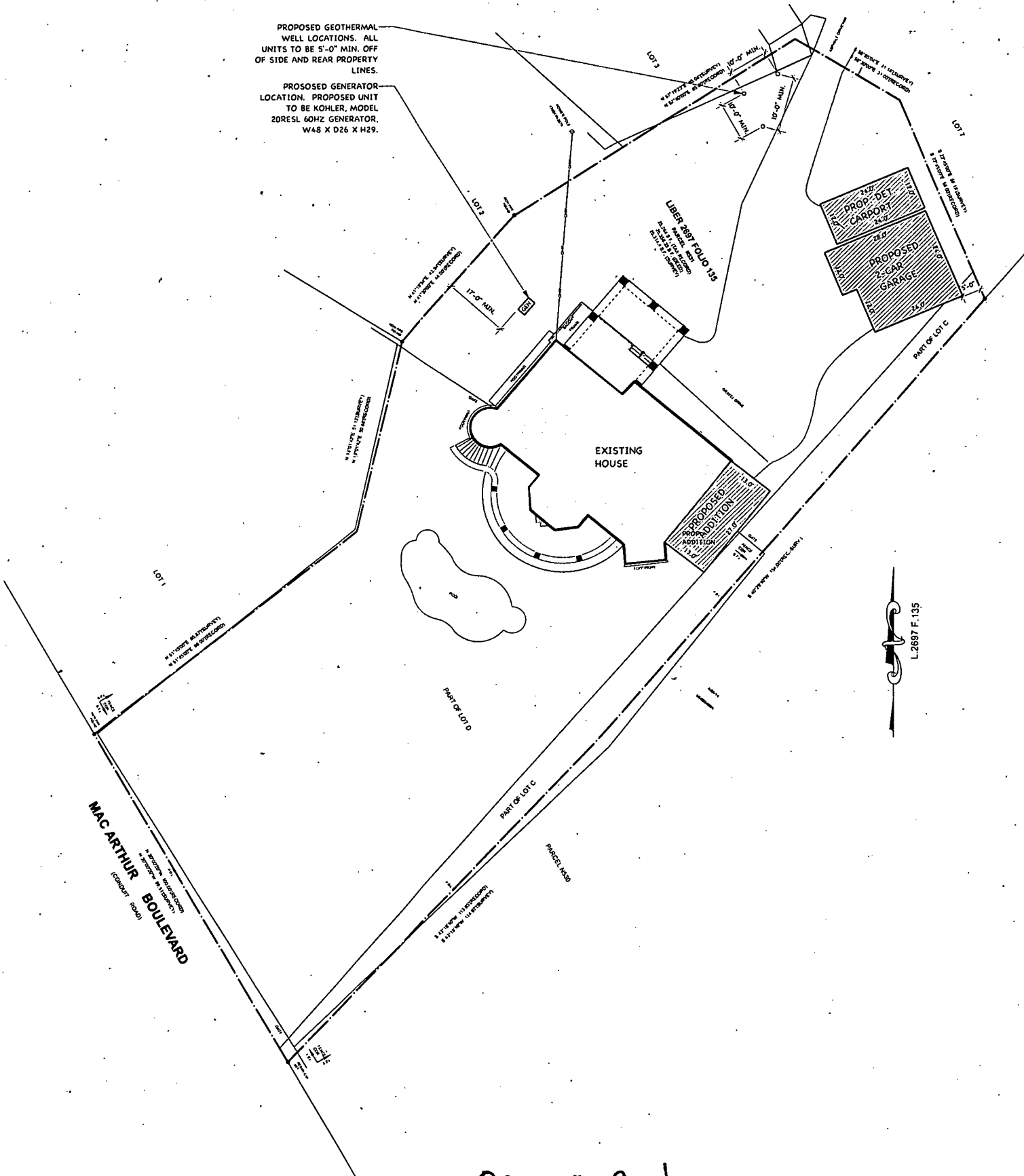


1st PRELIMINARY CONSULTATION

DATE: 4/11/11  
BY: [Signature]

PROPOSED GEOTHERMAL WELL LOCATIONS. ALL UNITS TO BE 5'-0" MIN. OFF OF SIDE AND REAR PROPERTY LINES.

PROPOSED GENERATOR LOCATION. PROPOSED UNIT TO BE KOHLER, MODEL 20RESL 60HZ GENERATOR, W48 X D26 X H29.



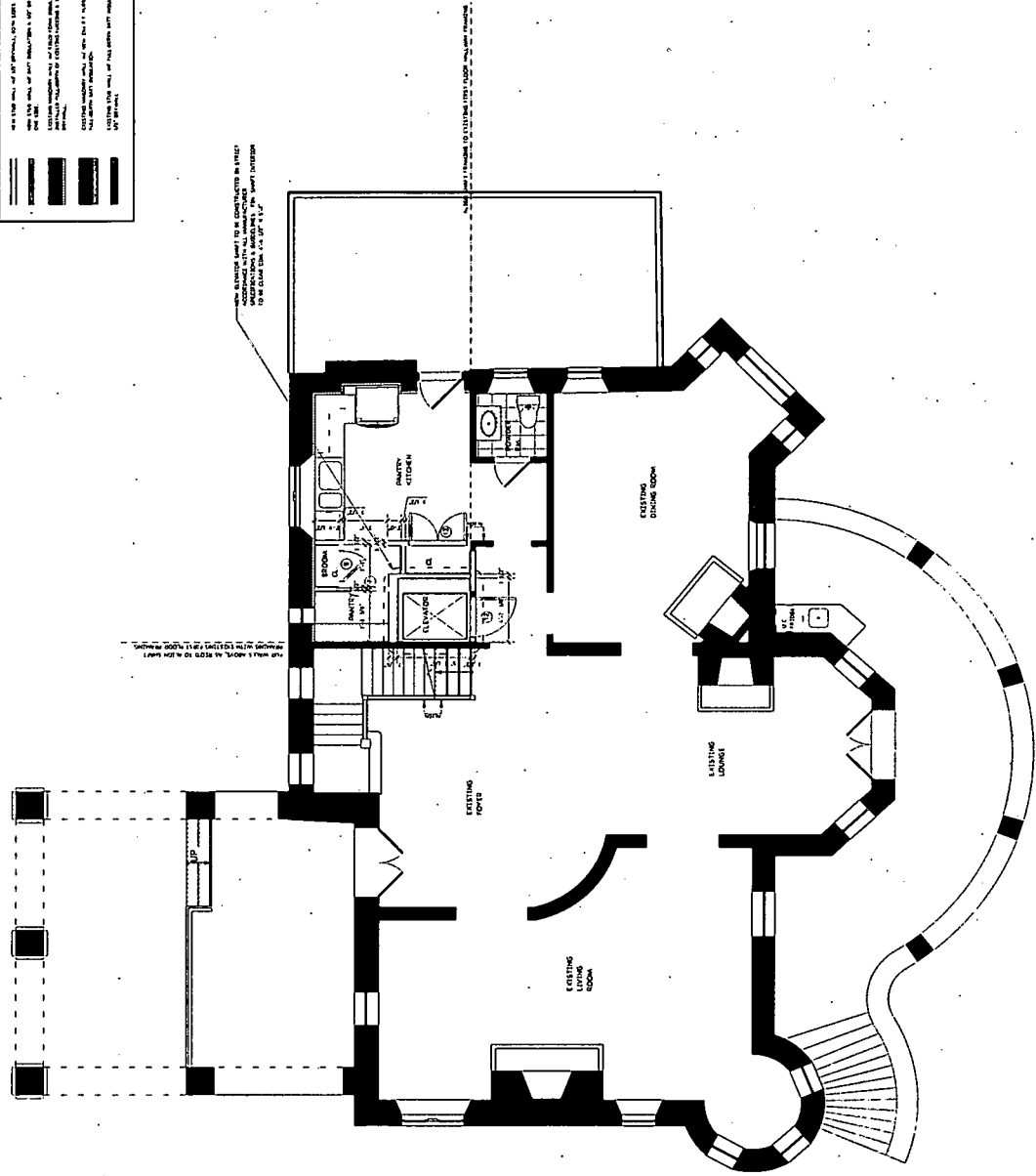
**MACARTHUR BOULEVARD**  
(CONDUIT ROAD)

**REVISED PLAN**

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**WALL LEGEND**

	6" CMU WALL
	4" CMU WALL
	2" CMU WALL
	1/2" GYP BOARD
	1/2" GYP BOARD
	1/2" GYP BOARD
	1/2" GYP BOARD

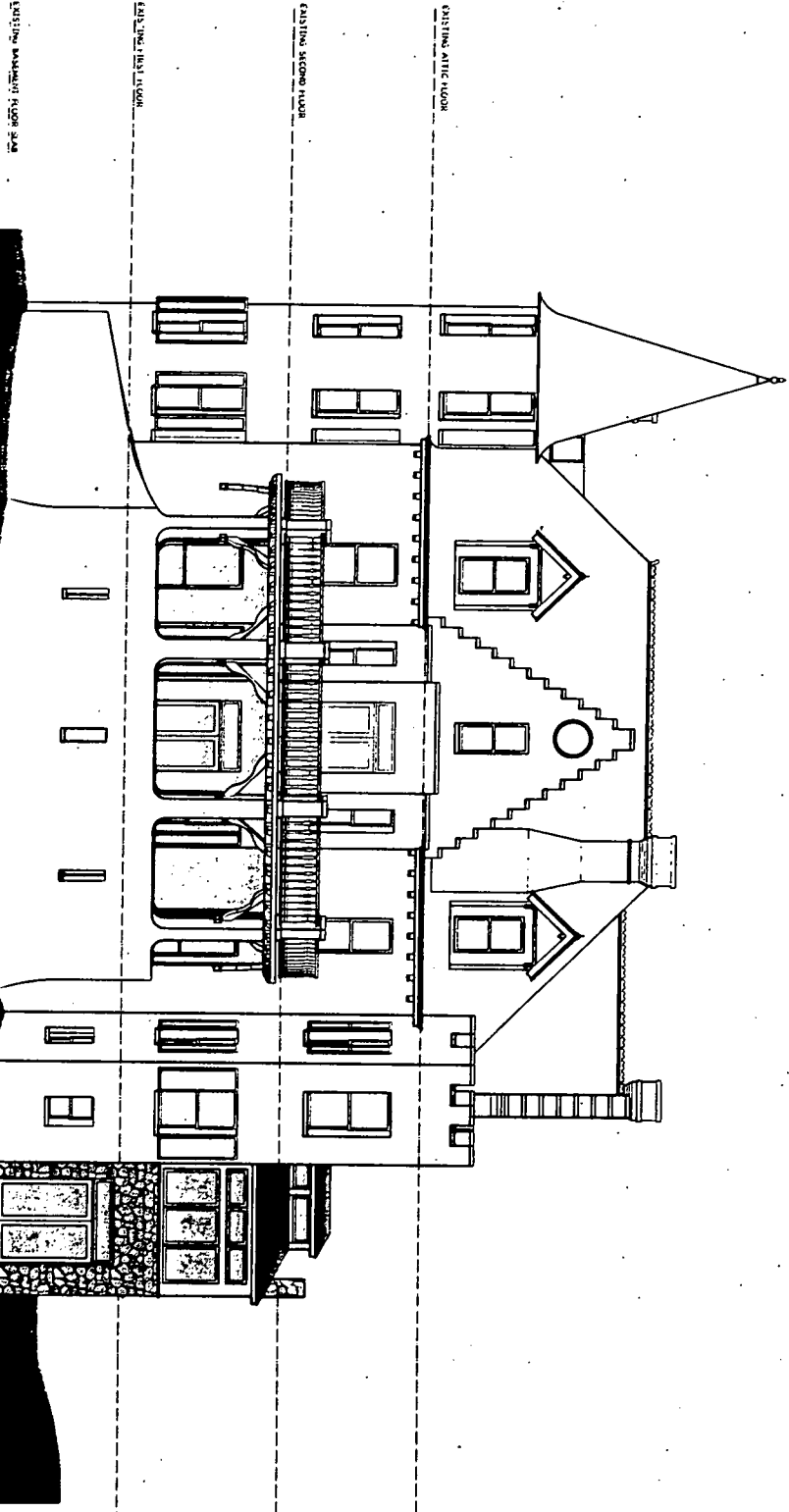


1 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**REVISED PLAN**

13

MACARTHUR BLVD ELEVATION  
Scale 1/8" = 1'-0"



1st PRELIMINARY CONSULTATION

Architectural drawing details and notes.



PROJECT  
10-03-08-01

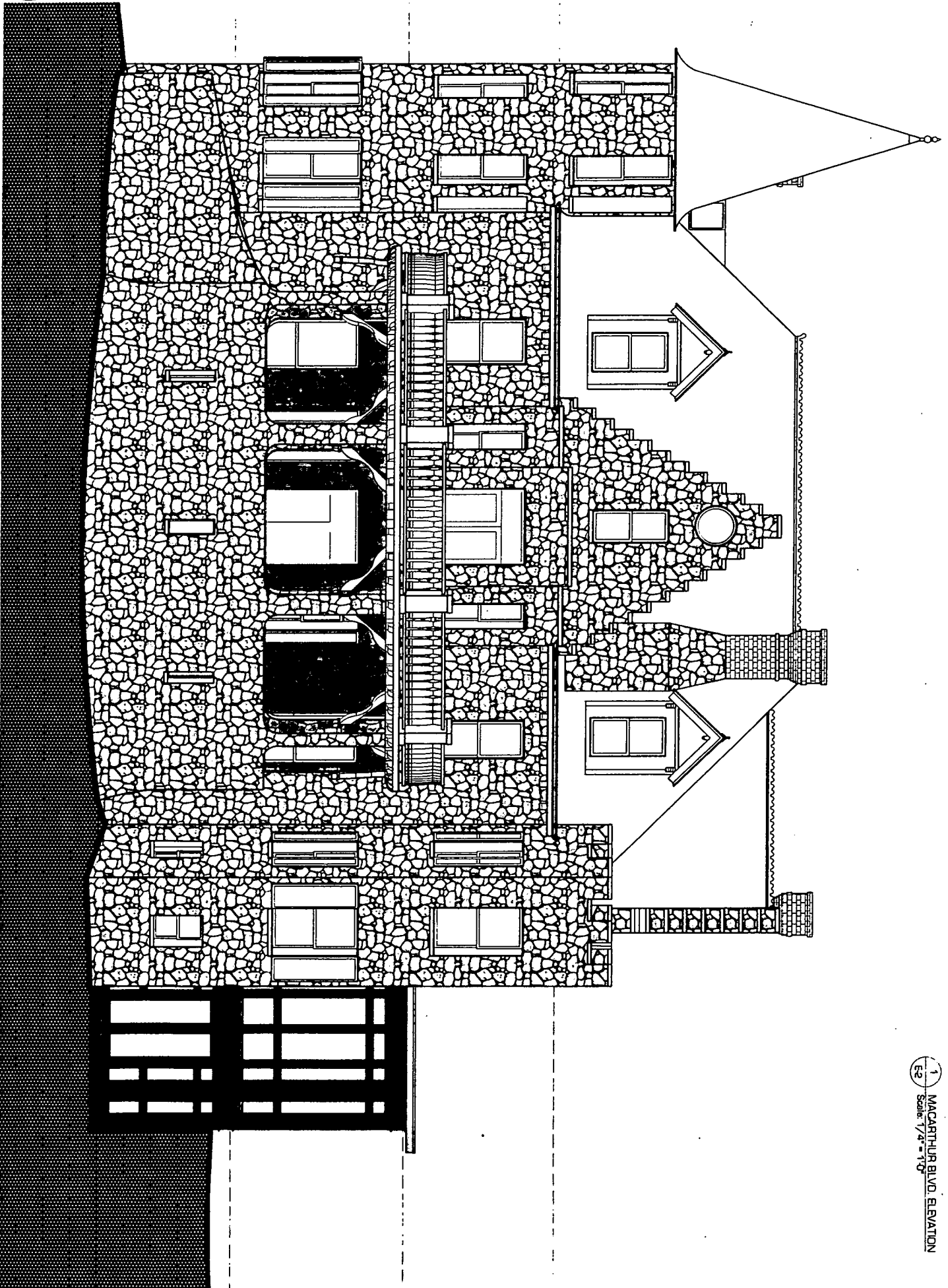
DATE  
4-04-11

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

ARCHAEOON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cabin John, MD 20816  
(301) 229-2001 (301) 229-7365 FAX WWW.ARCHAEOON.COM



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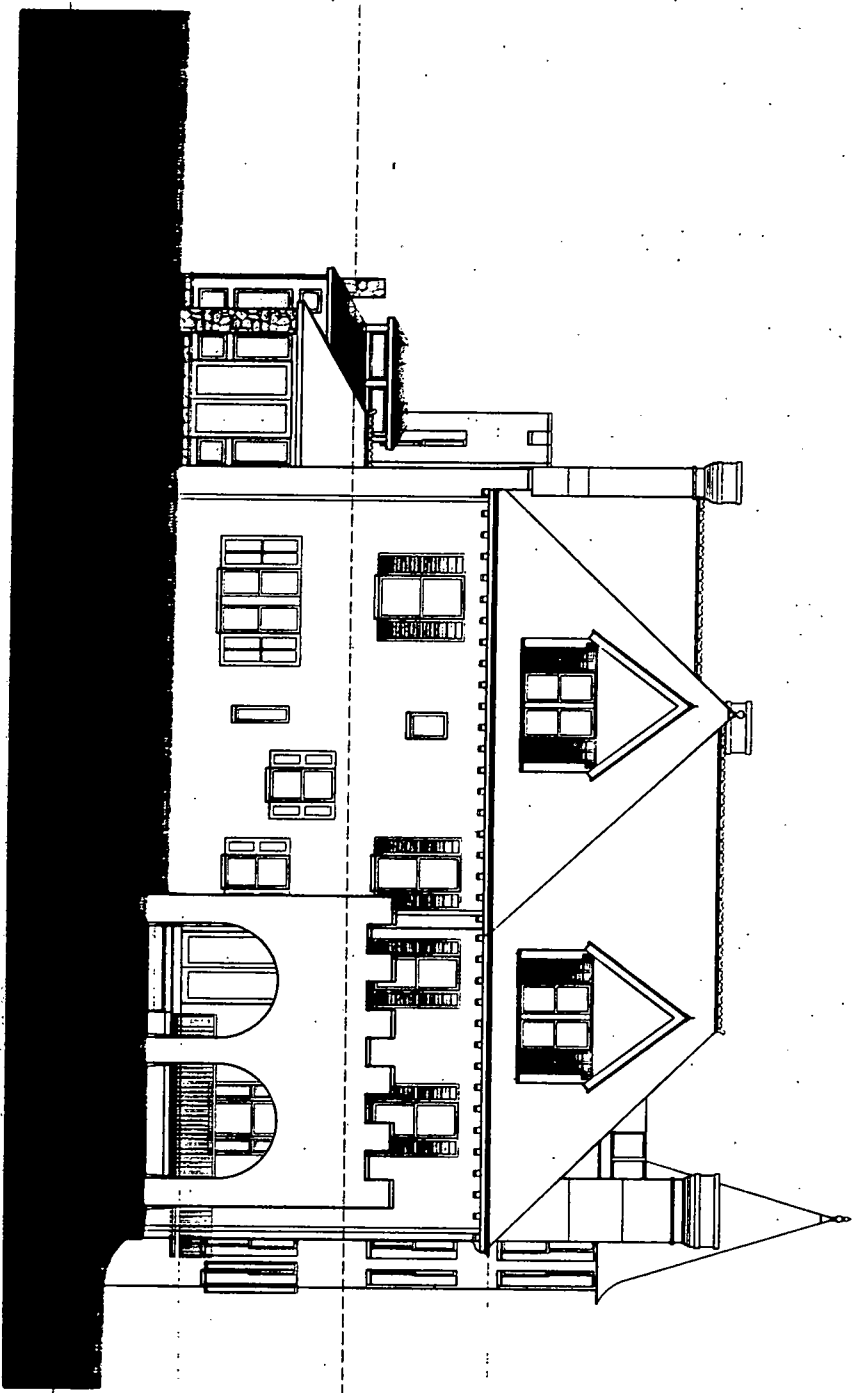


REVISED PLAN

1  
ES  
MACARTHUR BLVD. ELEVATION  
Scale: 1/2" = 1'-0"

17

ARCHAEON, INC.  
10-8334887-1



1st PRELIMINARY CONSULTATION

Architectural Elevation  
Drawing  
Scale: 1/8" = 1'-0"  
Date: 10/15/11

E-1

PROJECT  
404-11  
10-8334887-1

VISIONS

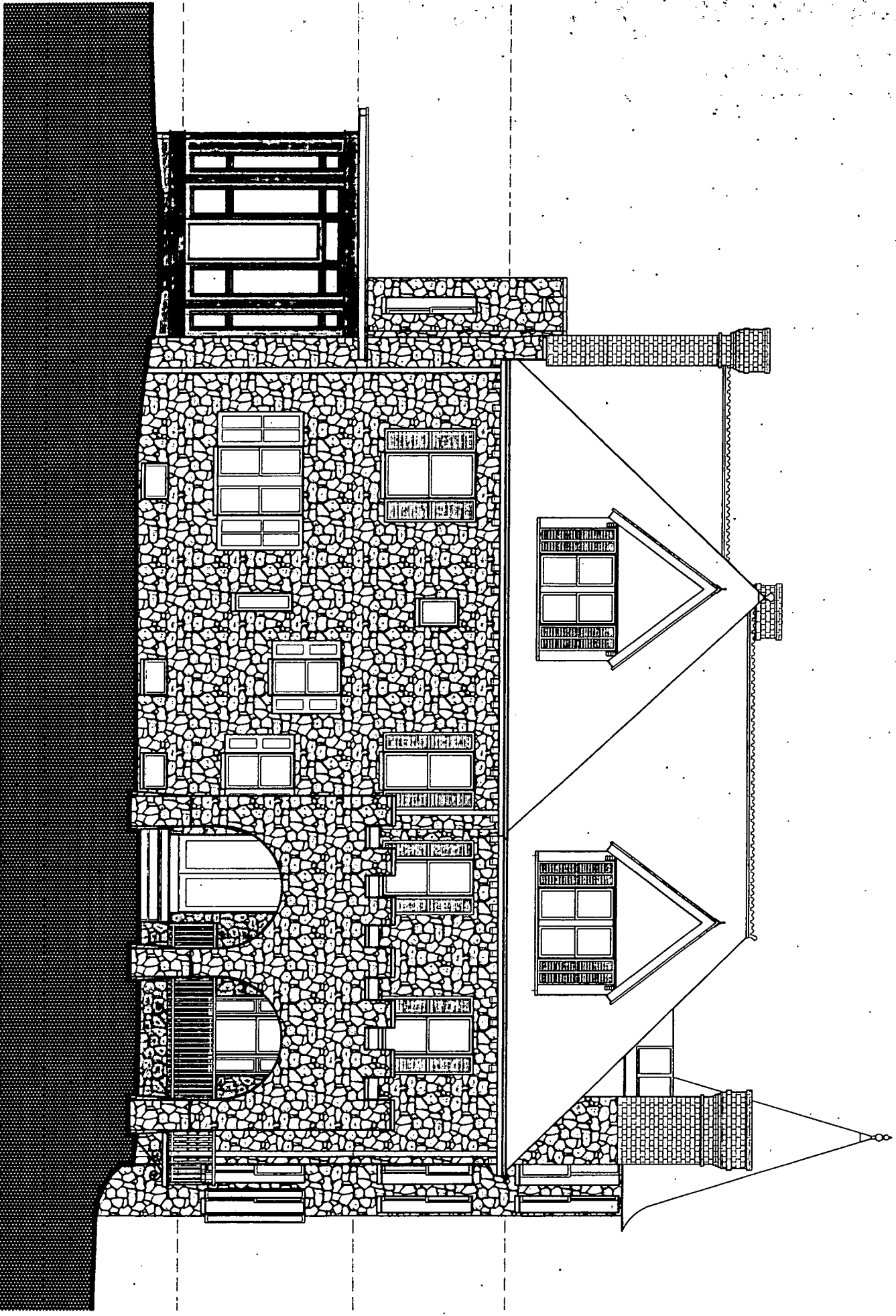
5415 MOHICAN ROAD  
MOHICAN ELEVATION  
PRELIMINARY DESIGN

ARCHAEON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cabin John, MD 20814

21

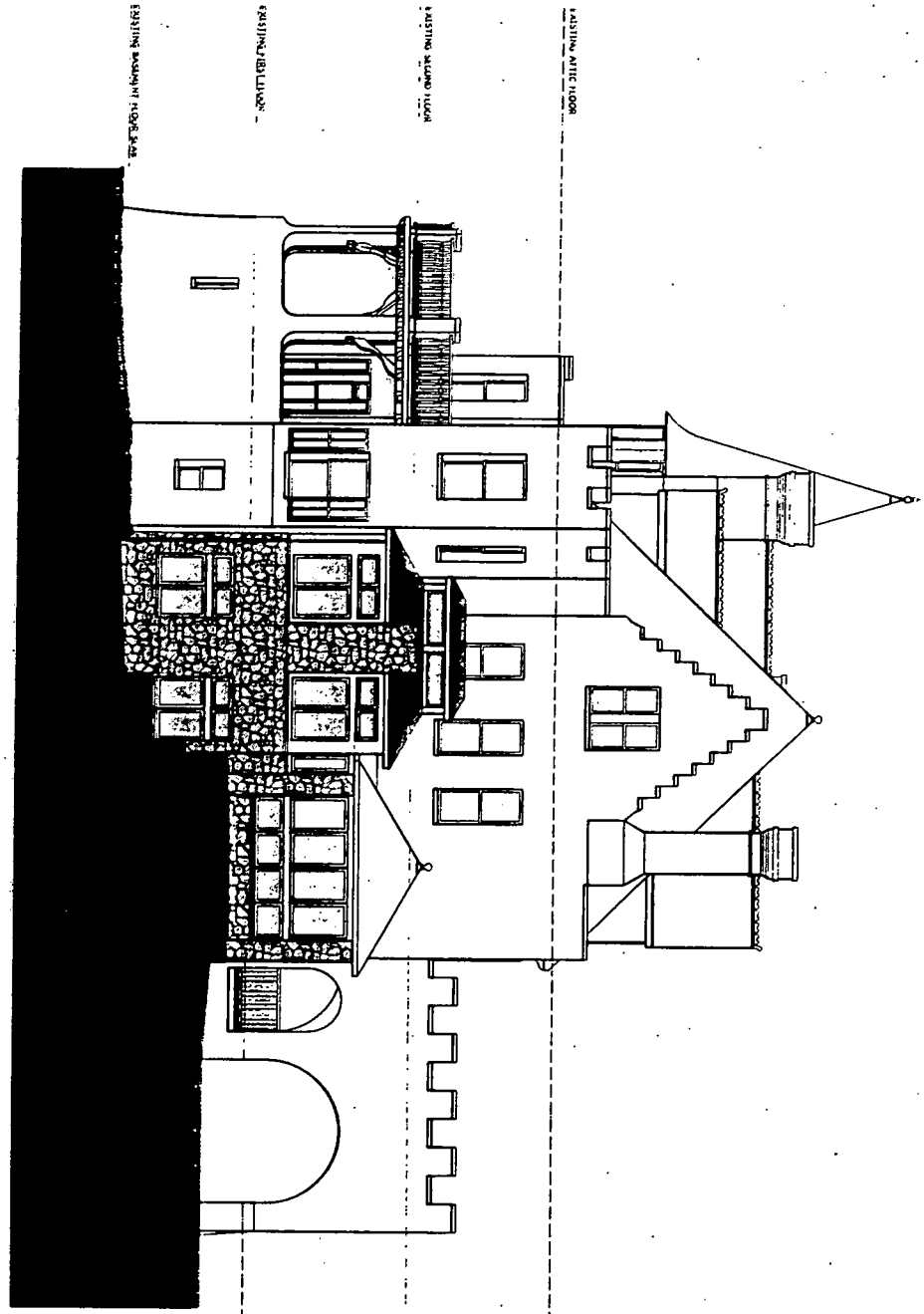
1  
MICHIGAN ROAD ELEVATION  
Scale: 1/4" = 1'-0"

REVISED PLAN



61

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



1st PRELIMINARY CONSULTATION

Architectural drawing details and notes.

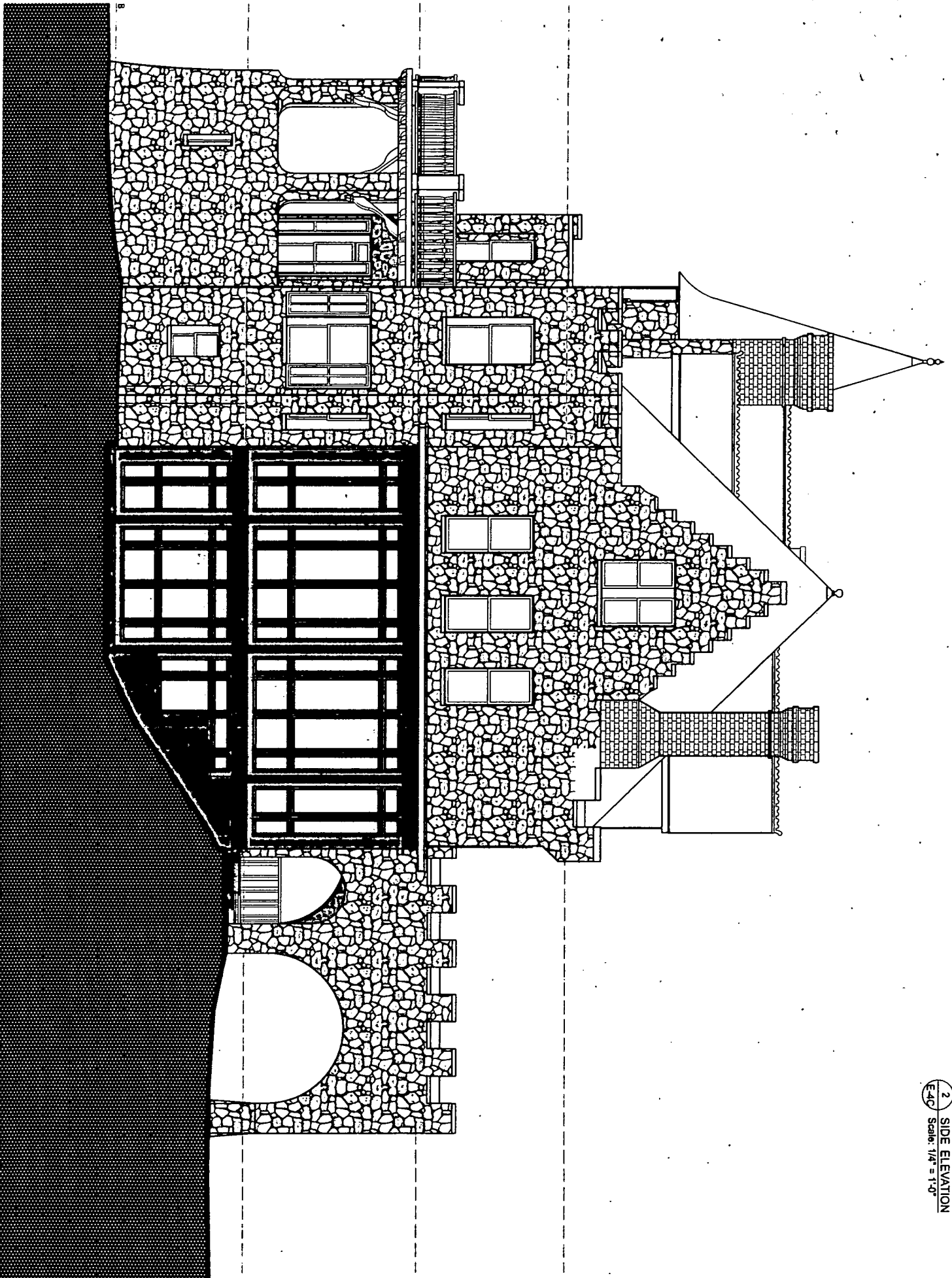


PROJECT  
10-03348871

DATE: 4-06-11

5415 MOHICAN ROAD  
L SIDE ELEVATION  
PRELIMINARY DESIGN - SCH#3

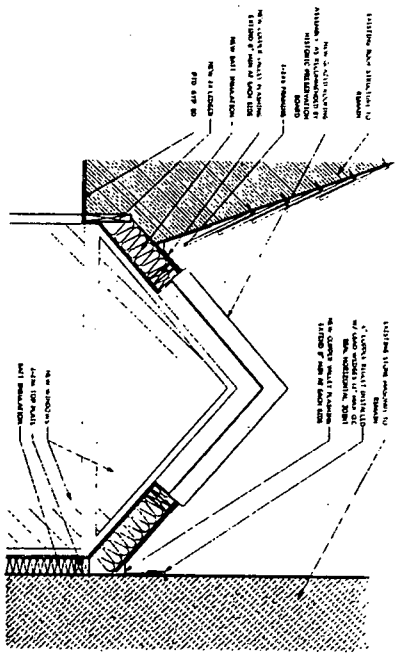
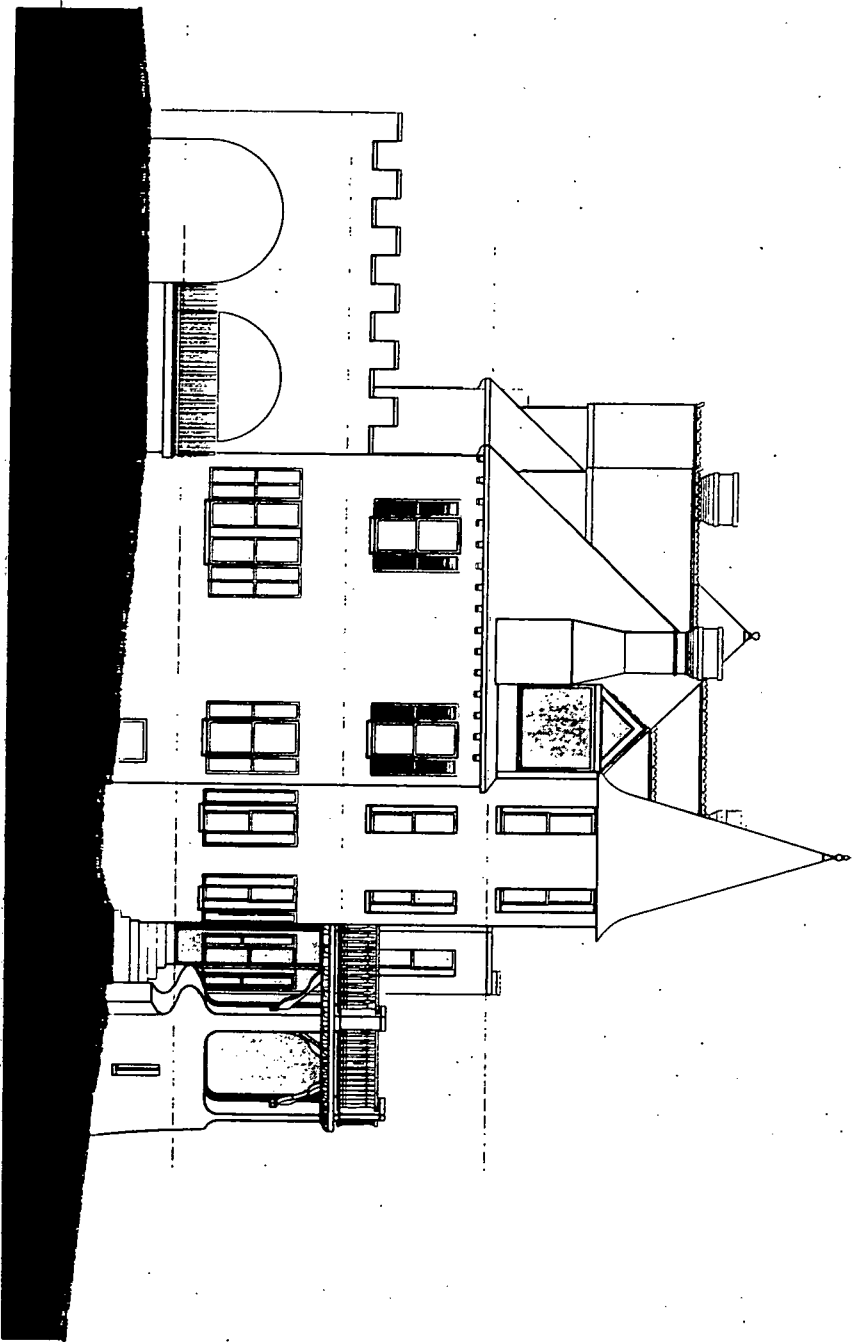
ARCHAEON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cabin John, MD 20818



REVISED PLAN

EXISTING ATTIC ROOM  
EXISTING SECOND FLOOR  
EXISTING FIRST FLOOR  
EXISTING BASEMENT LEVEL 2-4-8

21  
SECTION  
SECTION



22  
SECTION  
SECTION

1st PRELIMINARY CONSULTATION

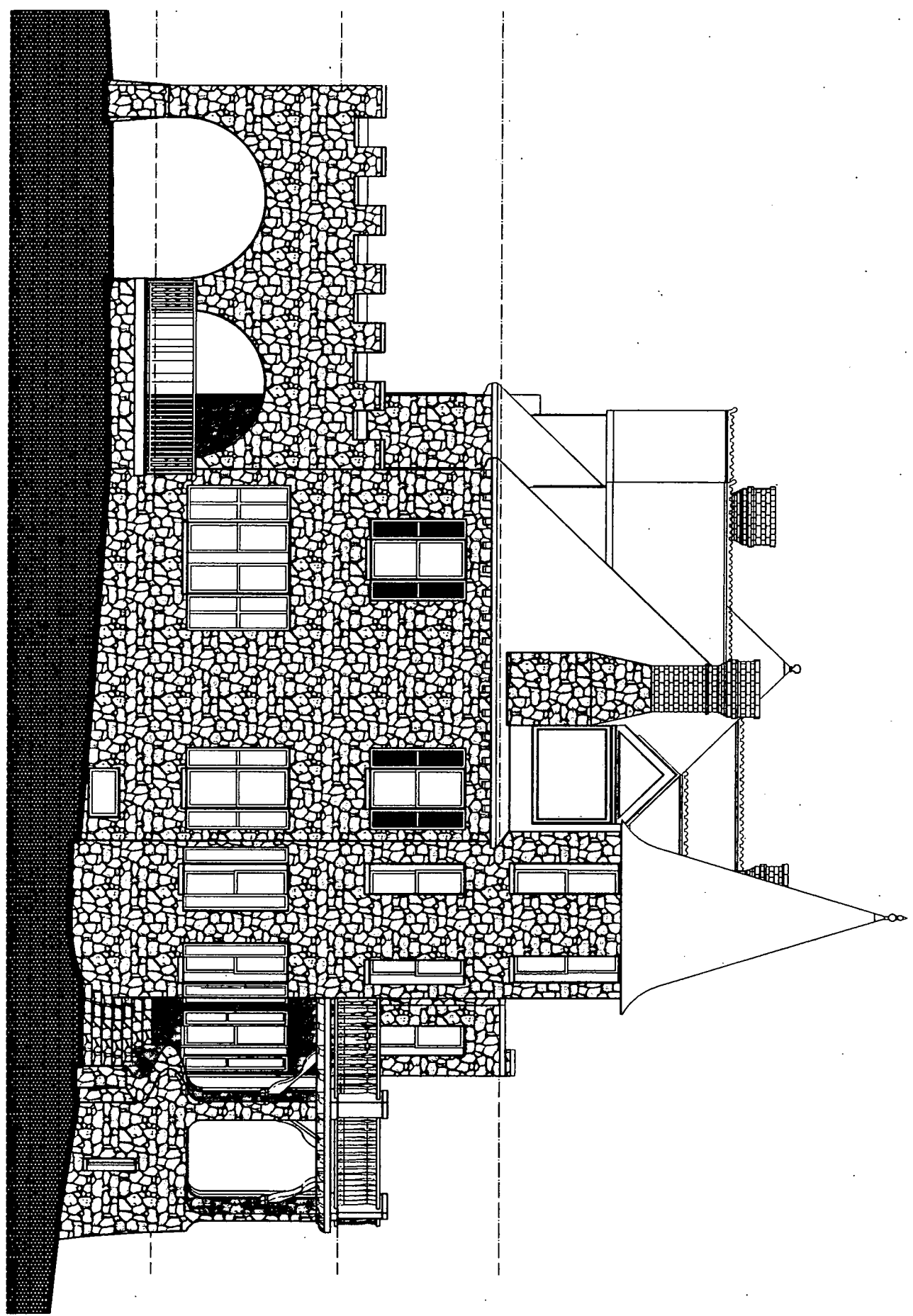


404-11  
10-83-3487-1

REVISIONS

5415 MOHICAN ROAD  
SIDE ELEVATION  
PRELIMINARY DESIGN

ARCHAEON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cabin John, MD 20818

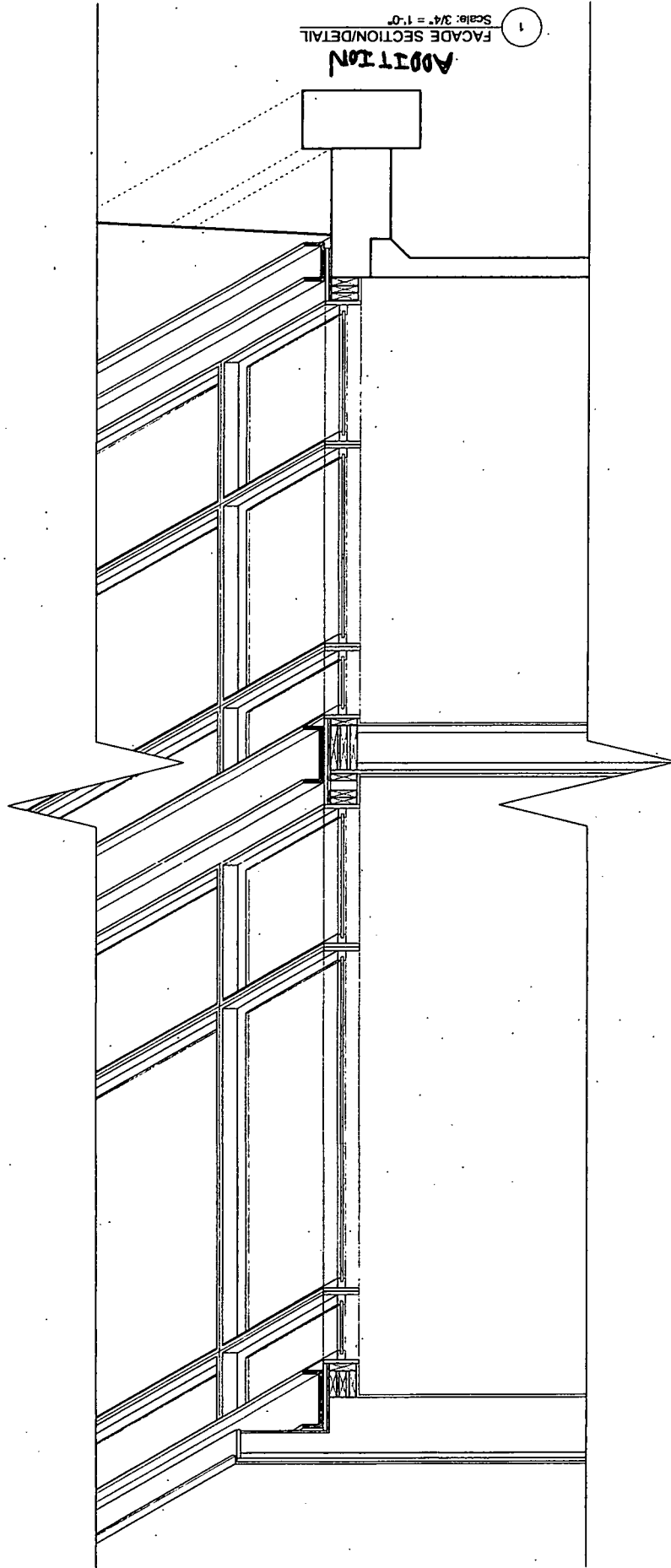


1  
SIDE ELEVATION  
Scale 1/4" = 1'-0"

REVISED PLAN

23

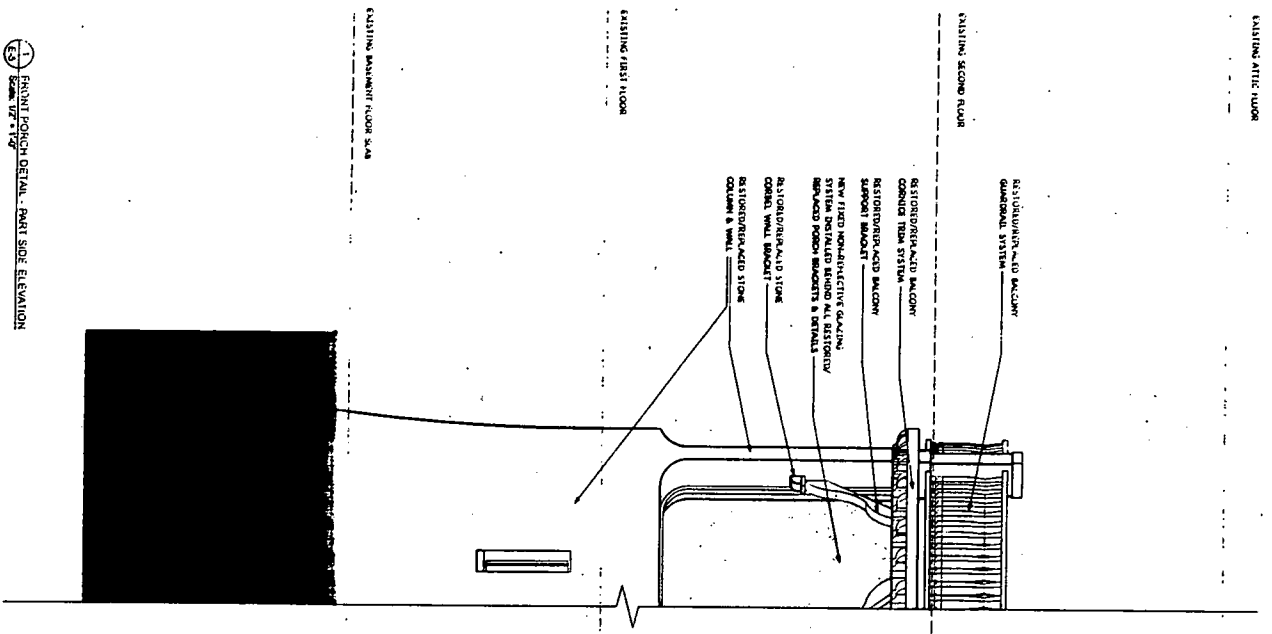
REVISED PLAN





1st PRELIMINARY CONSULTATION

24 FRONT PORCH DETAIL - PART SIDE ELEVATION

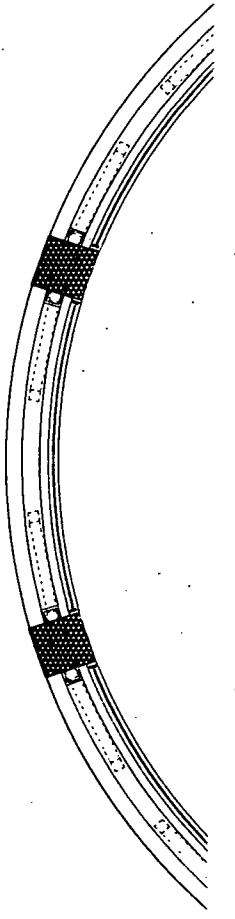


4-80-11  
10-00-00-00-01

5415 MOHICAN ROAD  
FRONT PORCH DETAIL - PARTIAL L' SIDE  
ELEVATION

ARCHAEON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cabin John, MD 20815

2 PART FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"



FRAMELESS NON-REFLECTIVE GLASS  
DOOR

NEW FIXED NON-REFLECTIVE GLAZING  
SYSTEM INSTALLED BEHIND ALL RESTORED/  
REPLACED PORCH BRACKETS & DETAILS

1X1 PTD P.V.C. STOP

5/4X4 PTD P.V.C. GLAZING FRAME

1 1/2" X 8" PTD STEEL TUBE SUPPORT

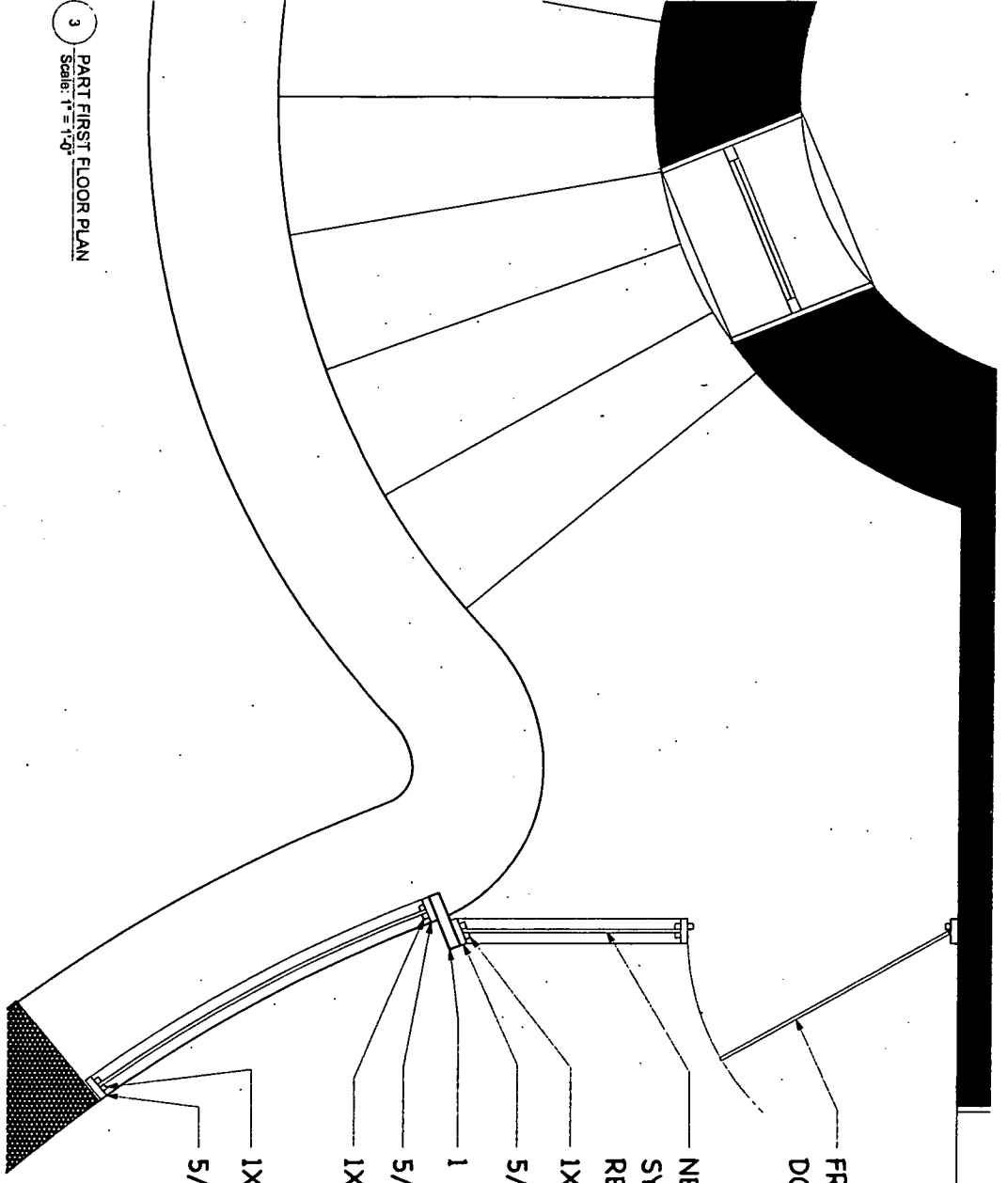
5/4X4 PTD P.V.C. GLAZING FRAME

1X1 PTD P.V.C. STOP

1X1 PTD P.V.C. STOP

5/4X4 PTD P.V.C. GLAZING FRAME

3 PART FIRST FLOOR PLAN  
Scale: 1" = 1'-0"



REVISED PLAN

26

2 PART FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"

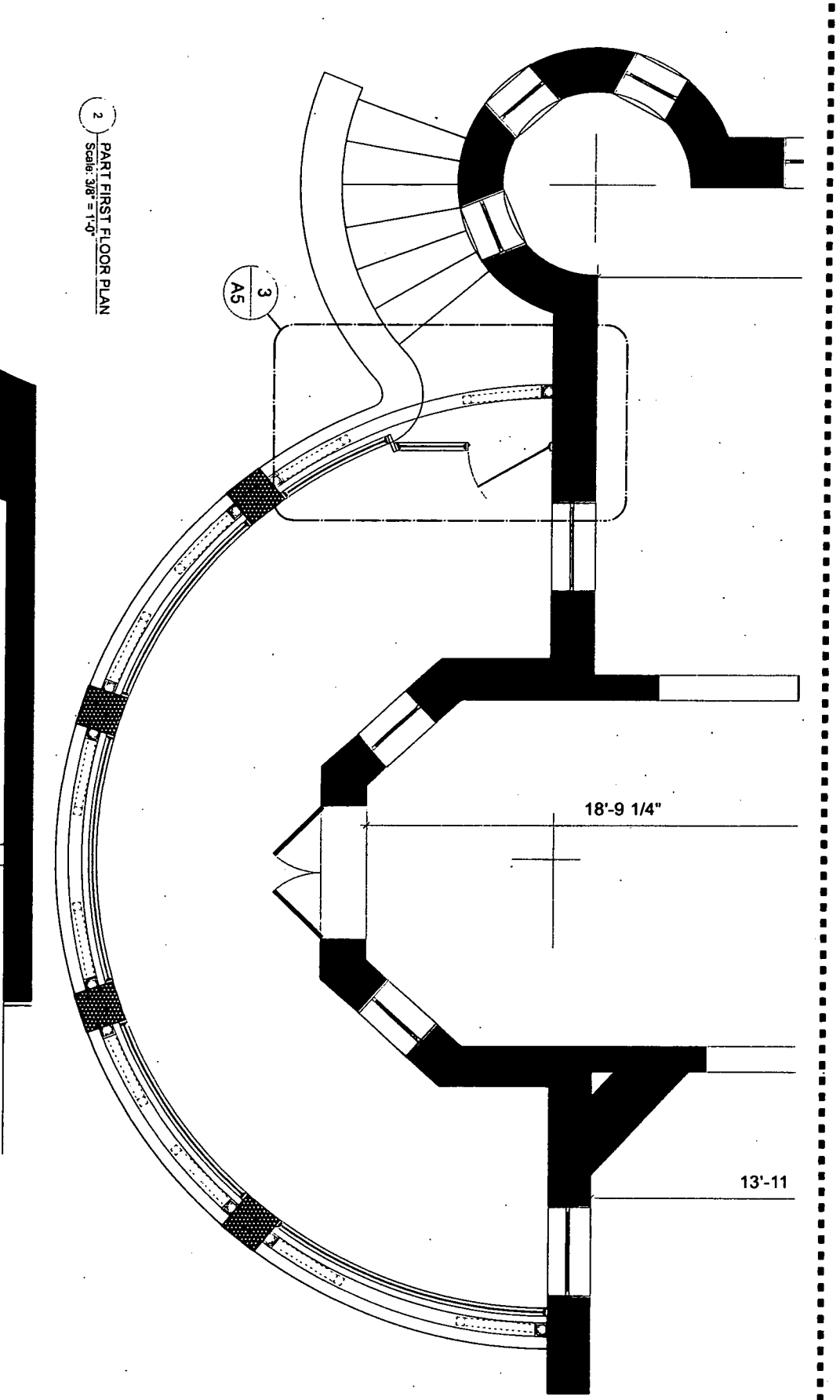
3  
AS

18'-9 1/4"

13'-11"

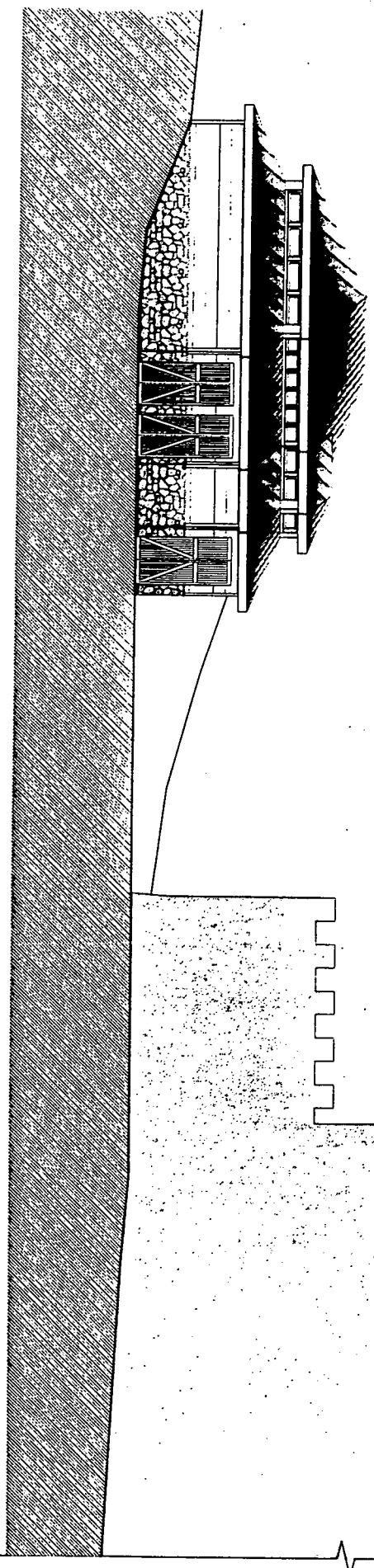
REVISED PLAN

FRAMELESS NON-REFLECTIVE GLASS  
mmpp

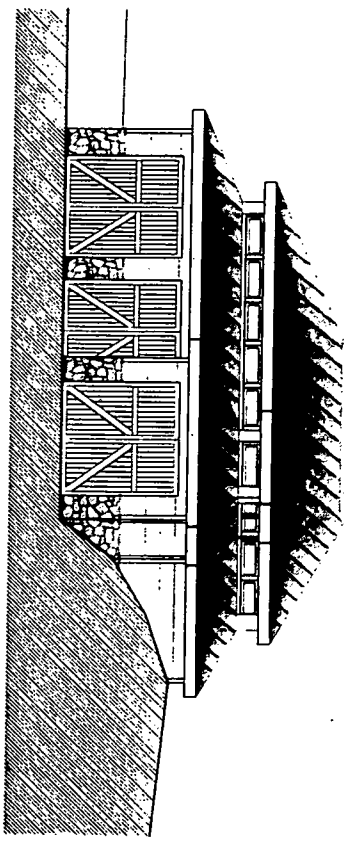


27

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



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



1st PRELIMINARY CONSTRUCTION



E-5

406-11

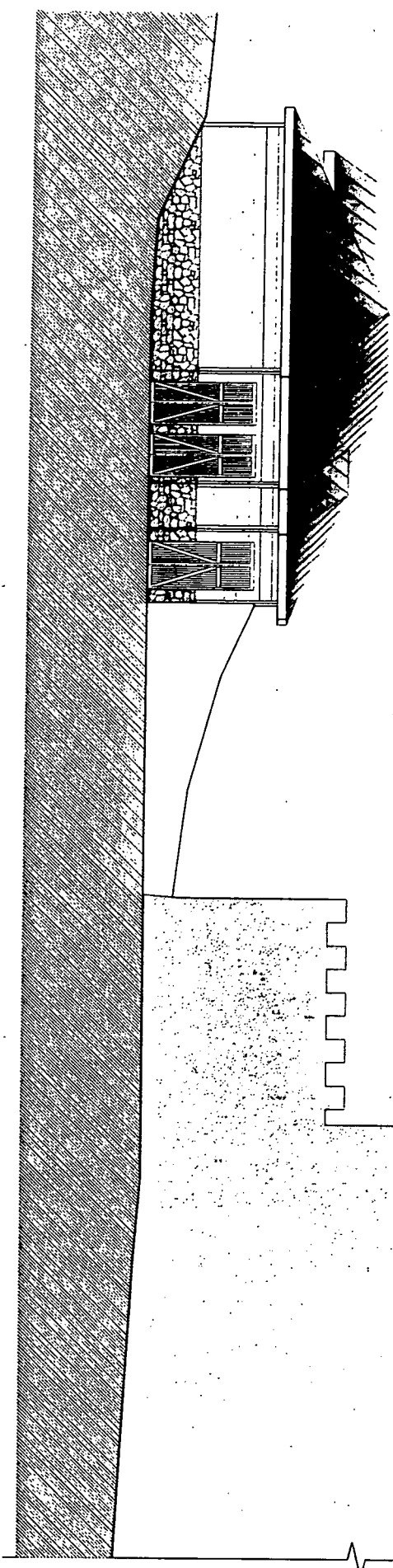
REVISIONS

5415 MOHICAN ROAD  
ELEVATIONS  
PRELIMINARY DESIGN

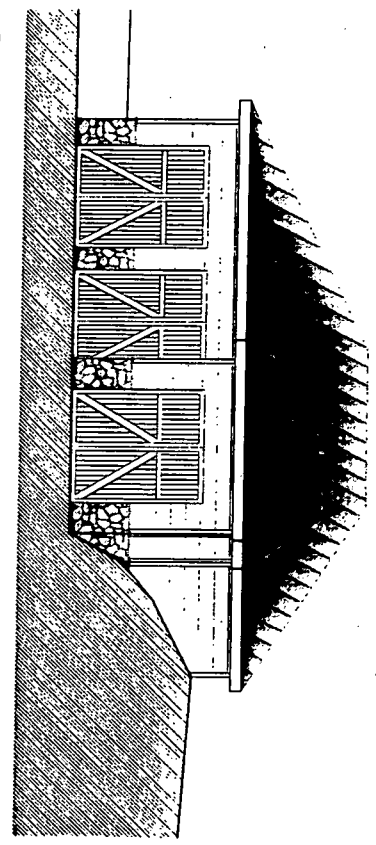
ARCHAEON, INC.  
Architects & Planners  
7503 MacArthur Blvd., Cahn John, MD 20814

28

1-1 EAST ELEVATION



1-2 SOUTH ELEVATION



1st PRELIMINARY CONSULTATION

ARCHITECTURAL  
DRAWING  
NO. 104334891  
DATE: 10/11/11  
SCALE: 1/8" = 1'-0"

E-6

104334891

40411

104334891

104334891

104334891

104334891

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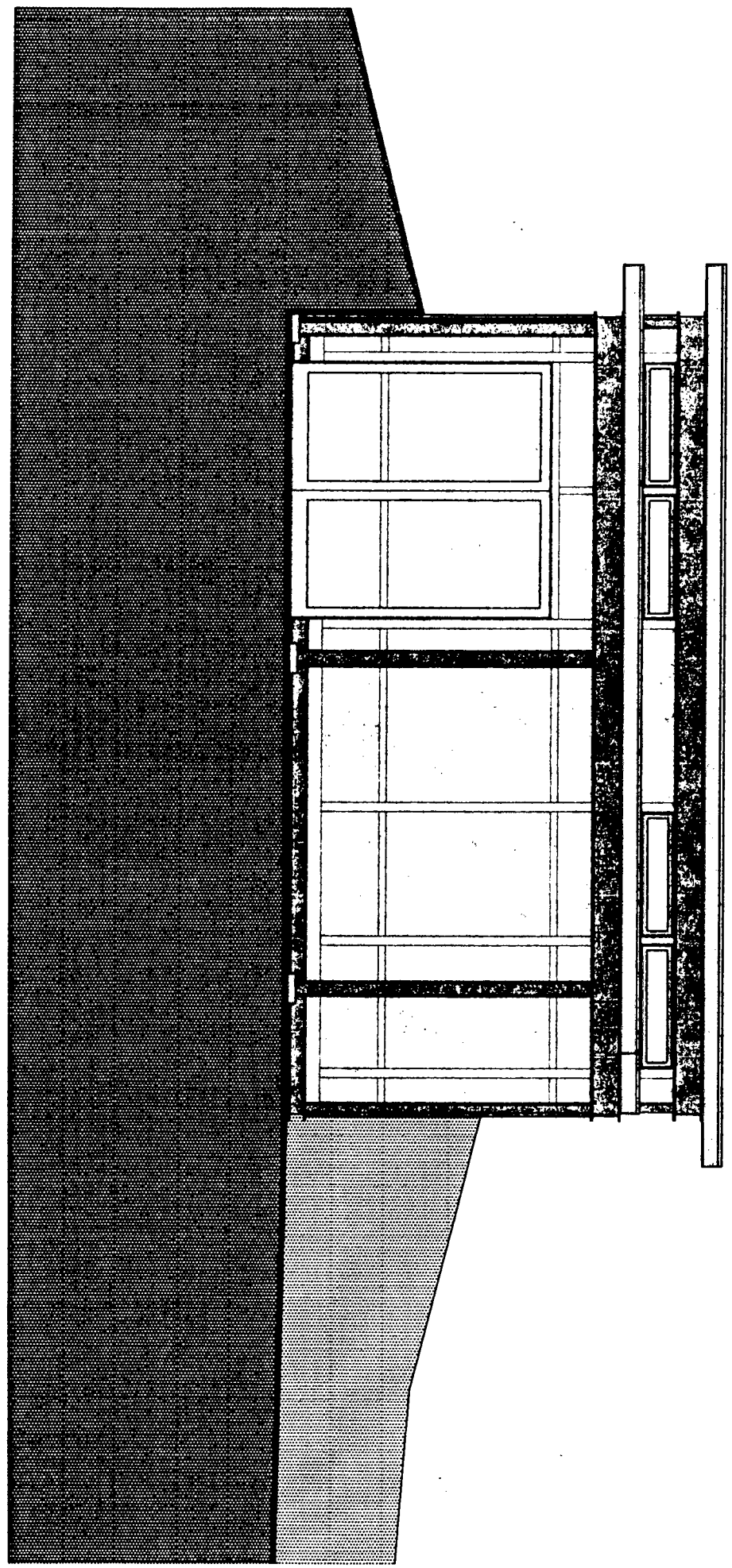
104334891

5415 MOHICAN ROAD  
ELEVATIONS  
PRELIMINARY DESIGN

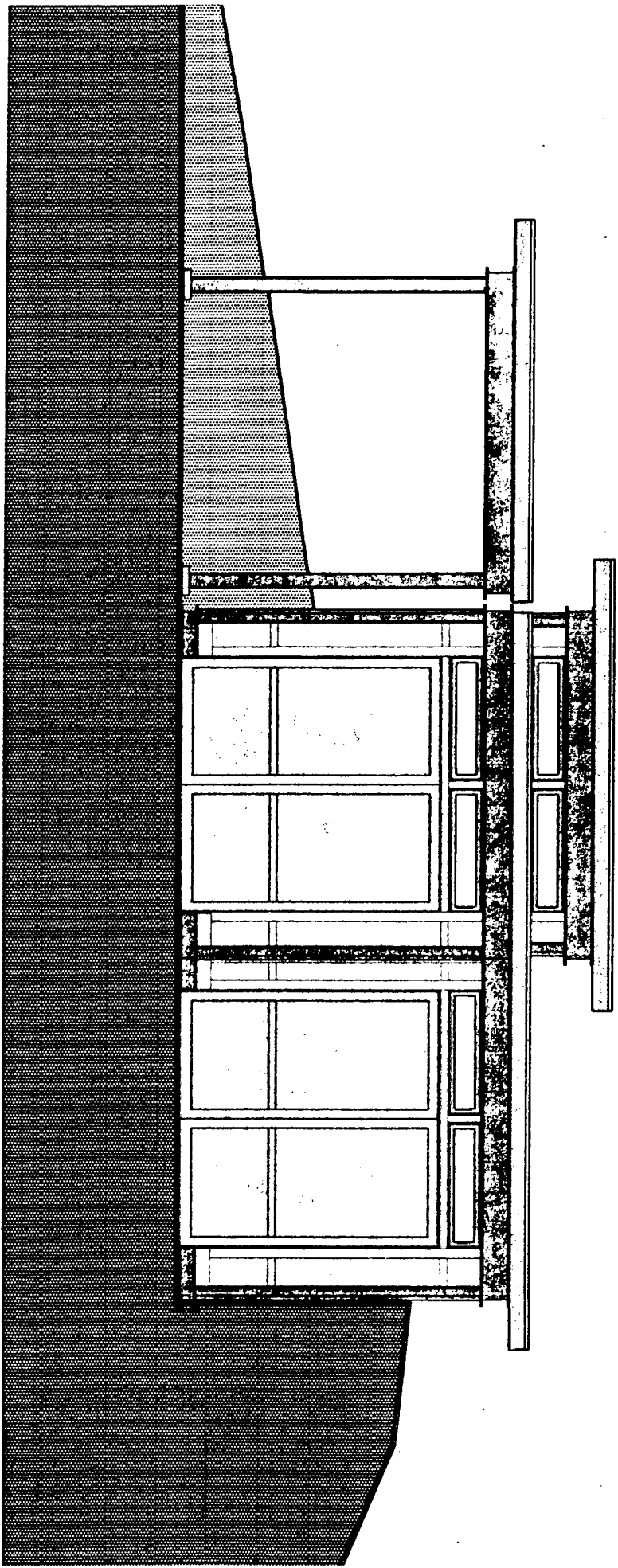
ARCHAEOON, INC.  
Architects & Planners  
7501 MacArthur Blvd., Cabin John, MD 20818

69

2 GARAGE - LEFT ELEVATION  
E-10 Scale: 1/4" = 1'-0"



REVISED PLAN



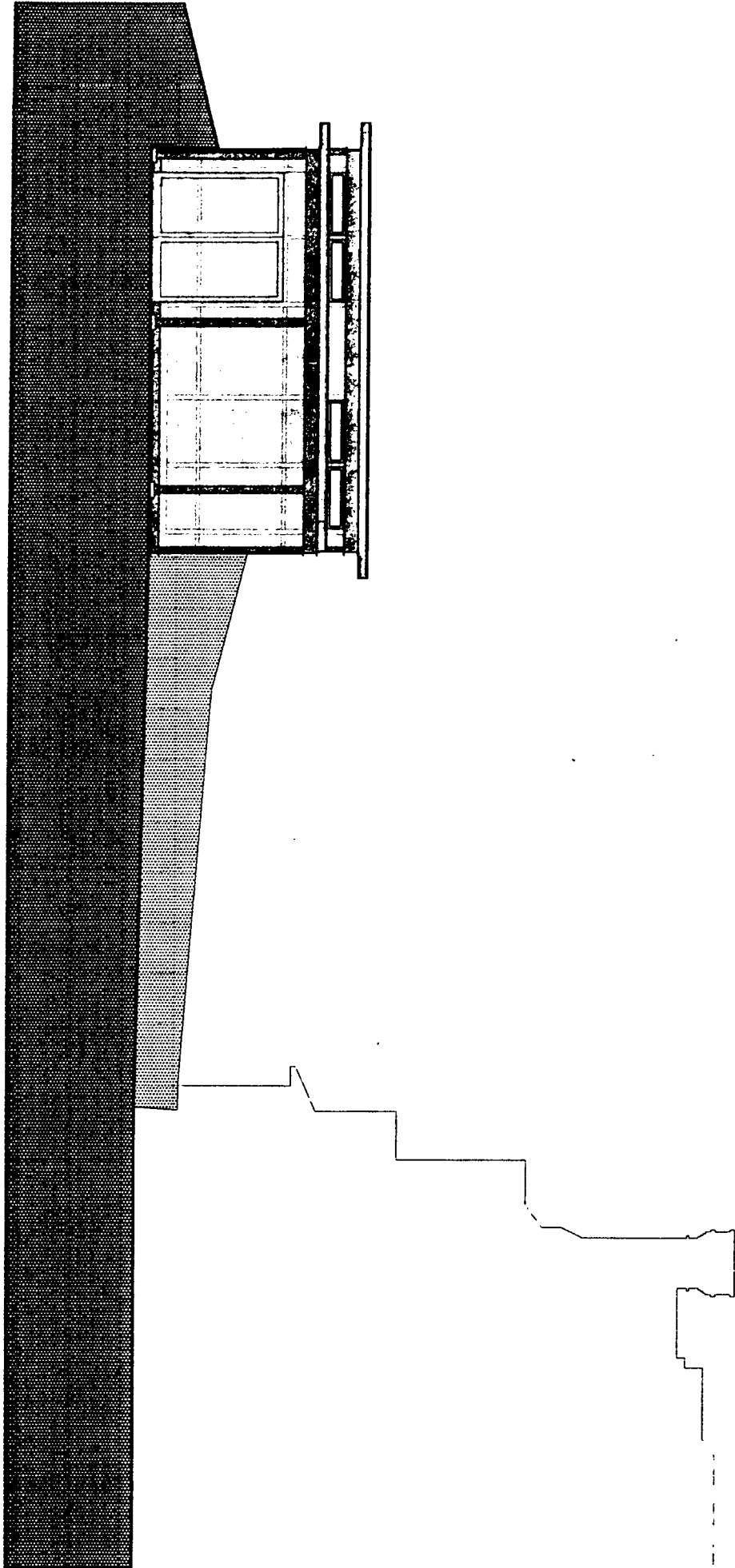
1 GARAGE - FRONT ELEVATION  
E-10 Scale: 1/4" = 1'-0"

82

REVISED PLAN

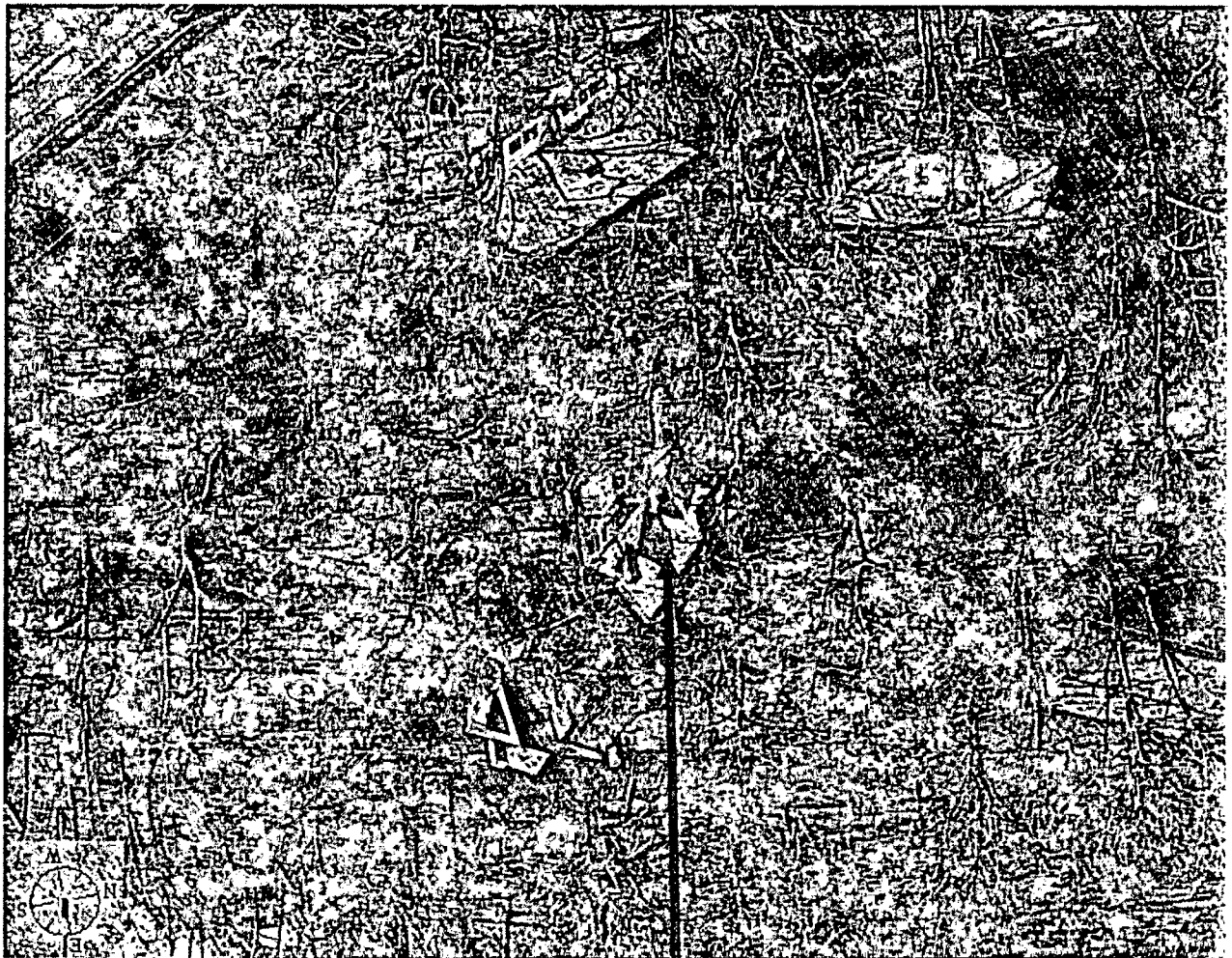
31

2 GARAGE - LEFT ELEVATION  
FIN SCALE 1/4" = 1'-0"



REVERSED PLAN





33

5415 Mohican Road, Bethesda, East view



3

5415 Mohican Road, Bethesda, North view





5415 Mohican Road, Bethesda  
South view



5415 Mohican Road, Bethesda

West view

34 6

STONE WALLS AT PORCH

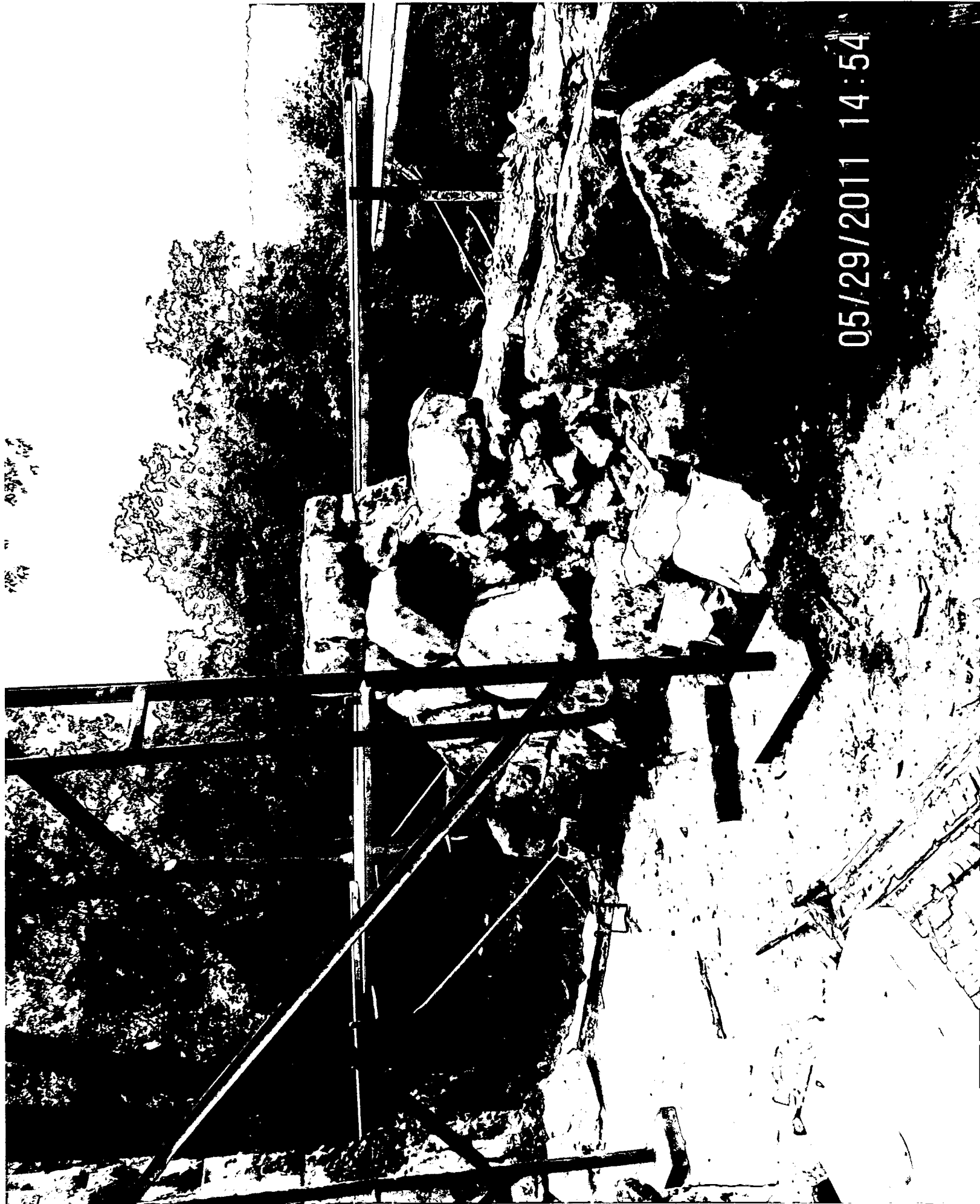


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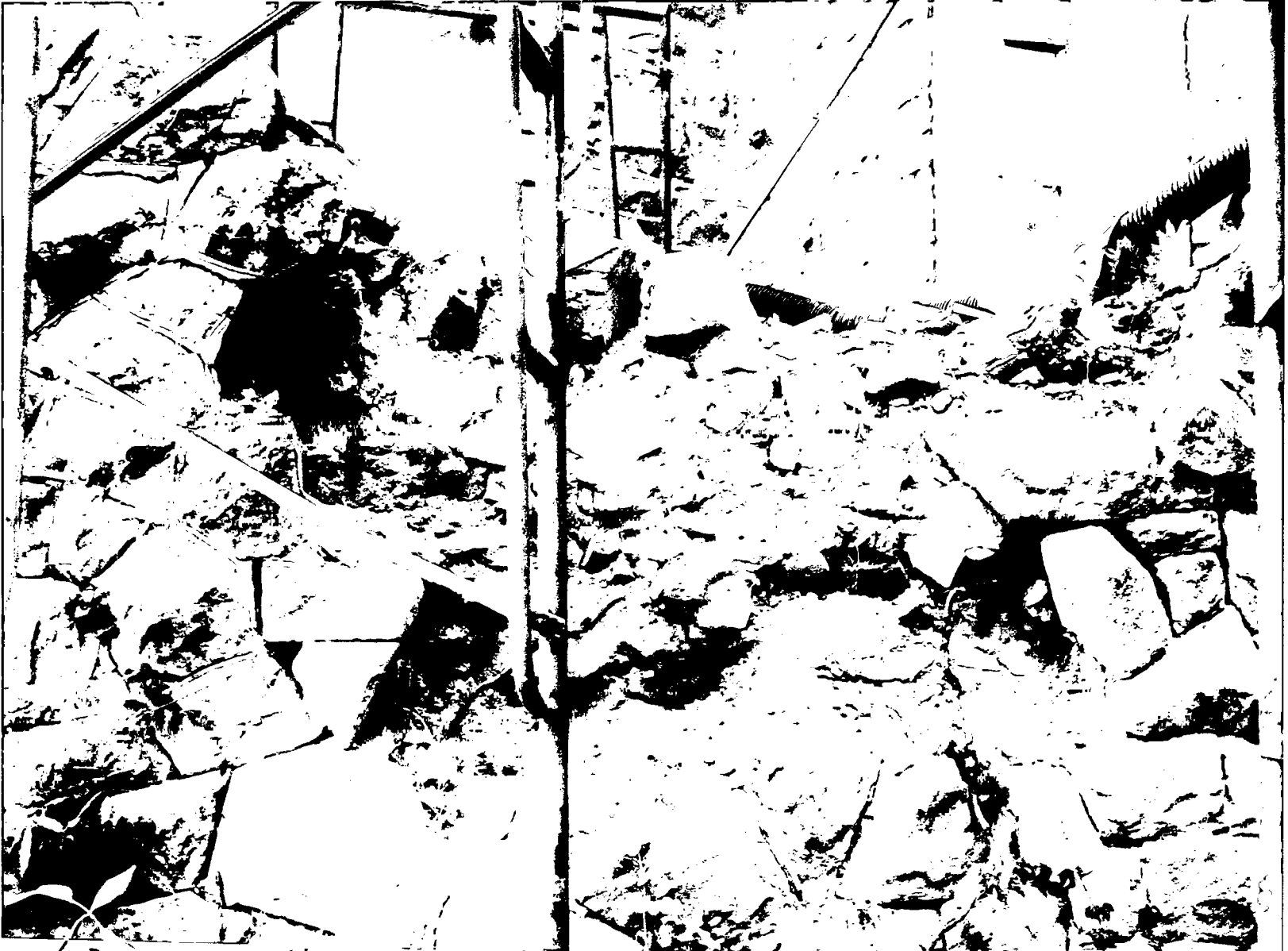
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89

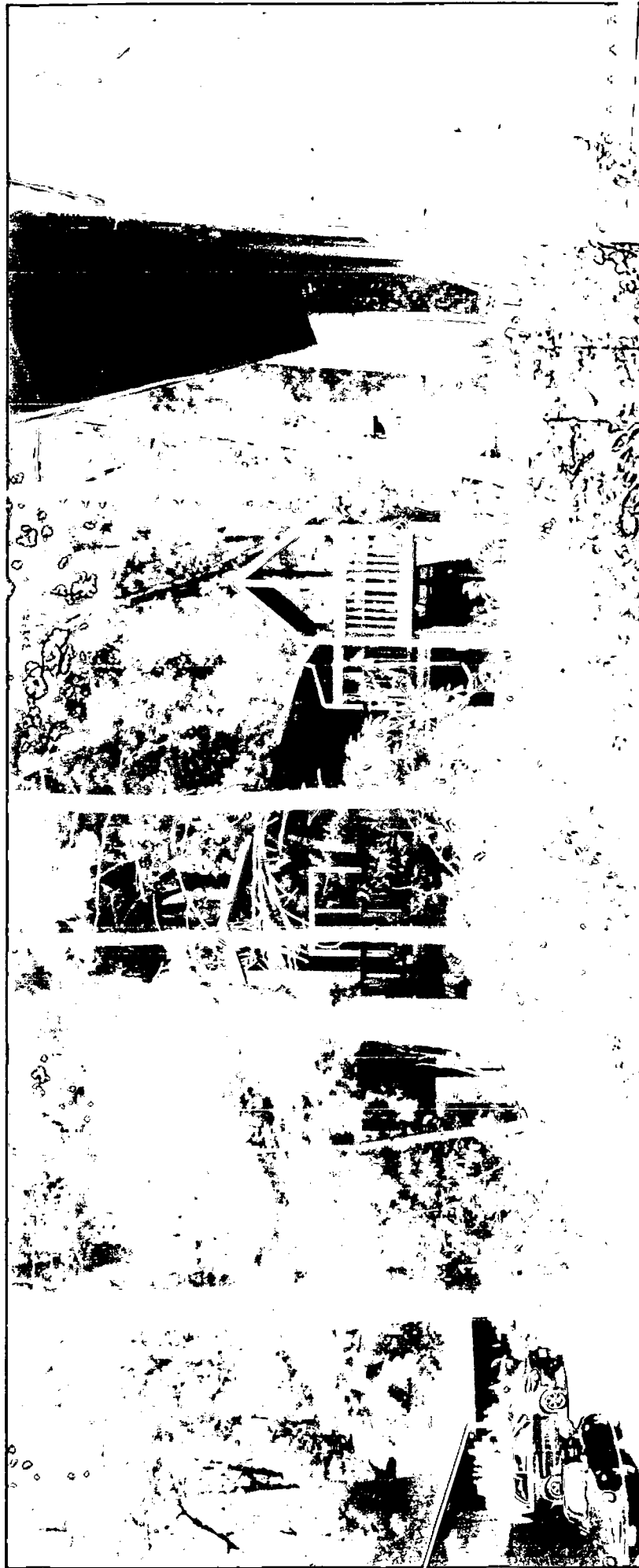






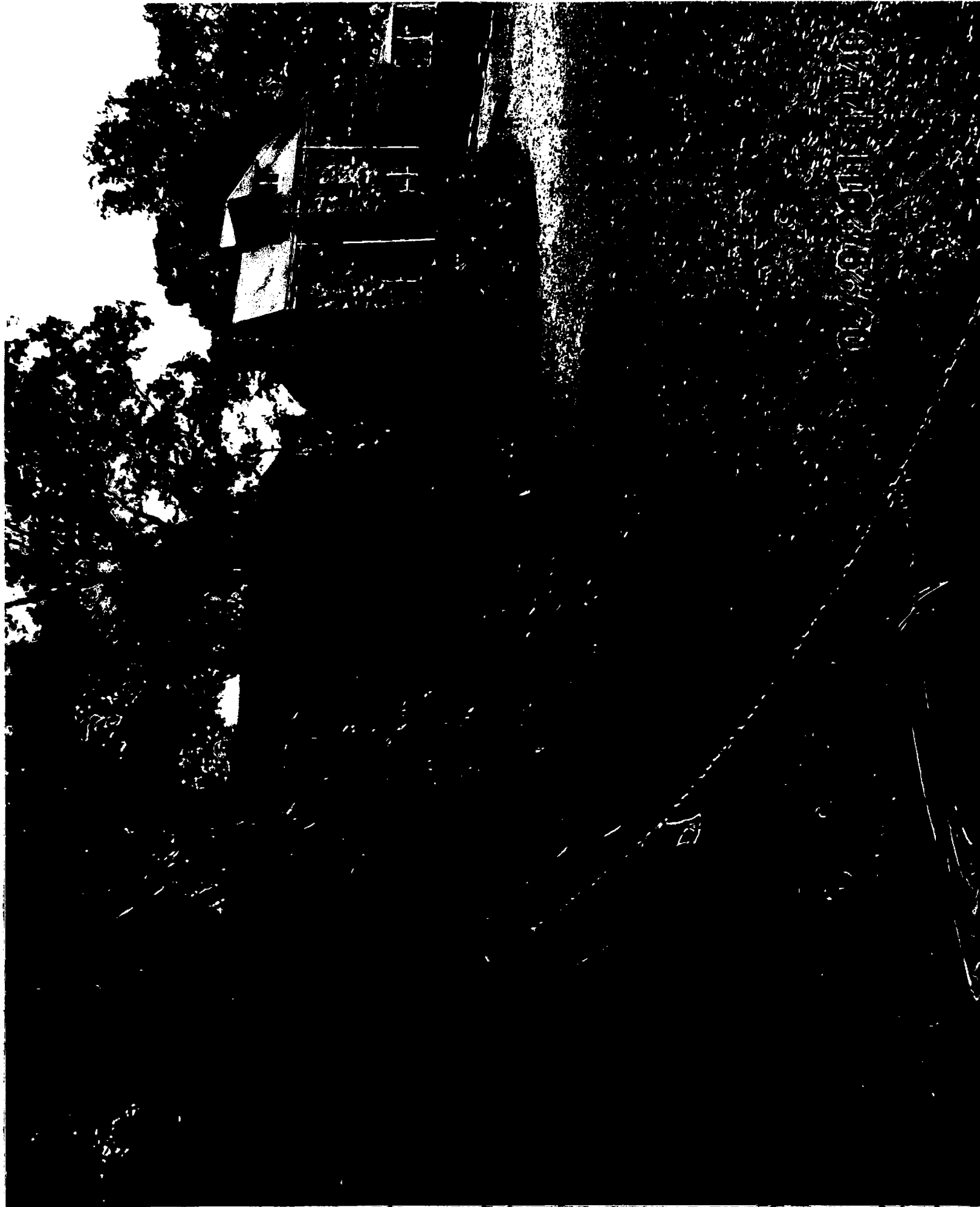
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05/29/2011 14:45

Old Roof Structure  
From West

02/20/2011 12:58

KITCHEN ADDITION



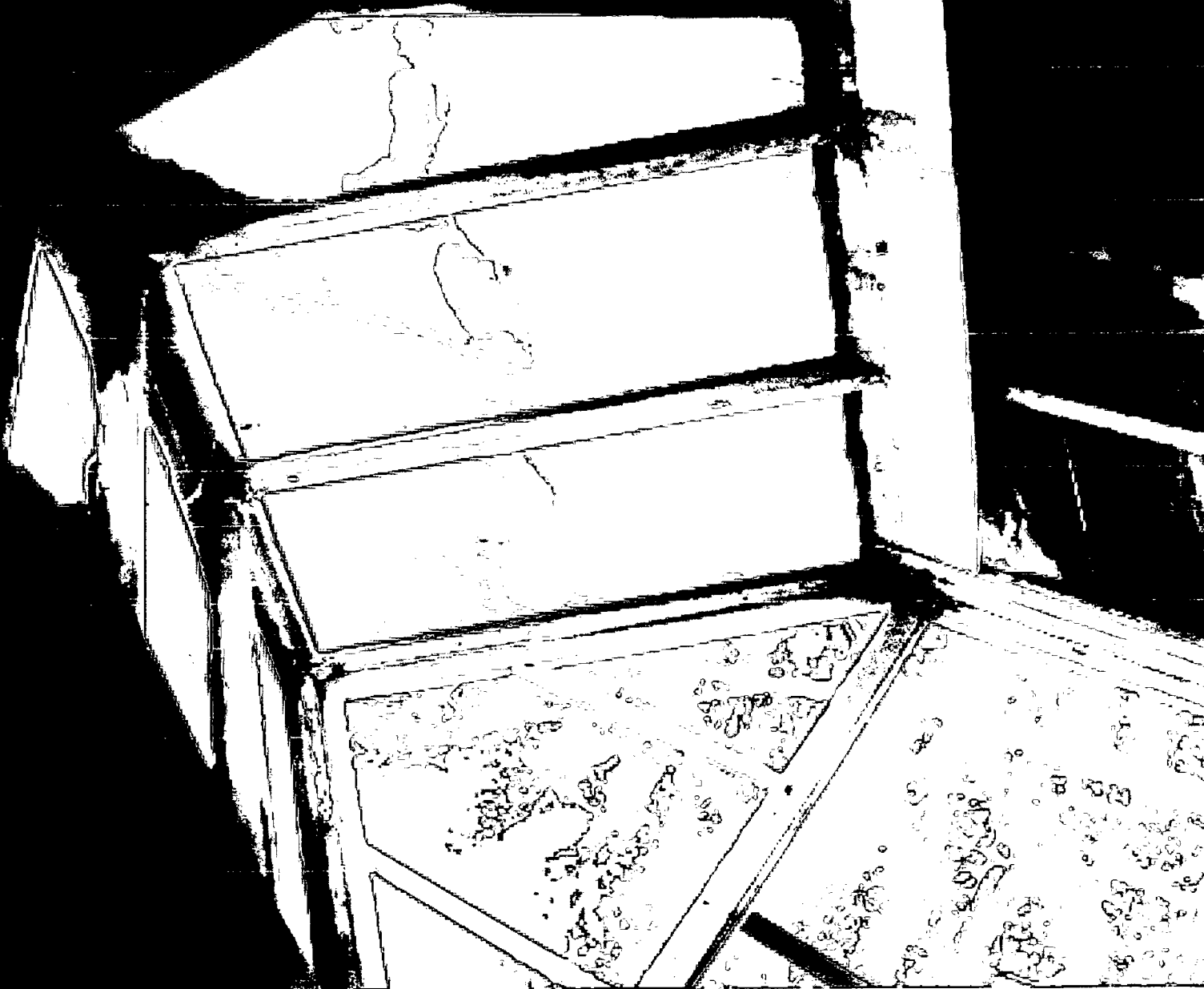
04/24/2011 17:53

GREEN HOUSE



01/31/2011 12:09

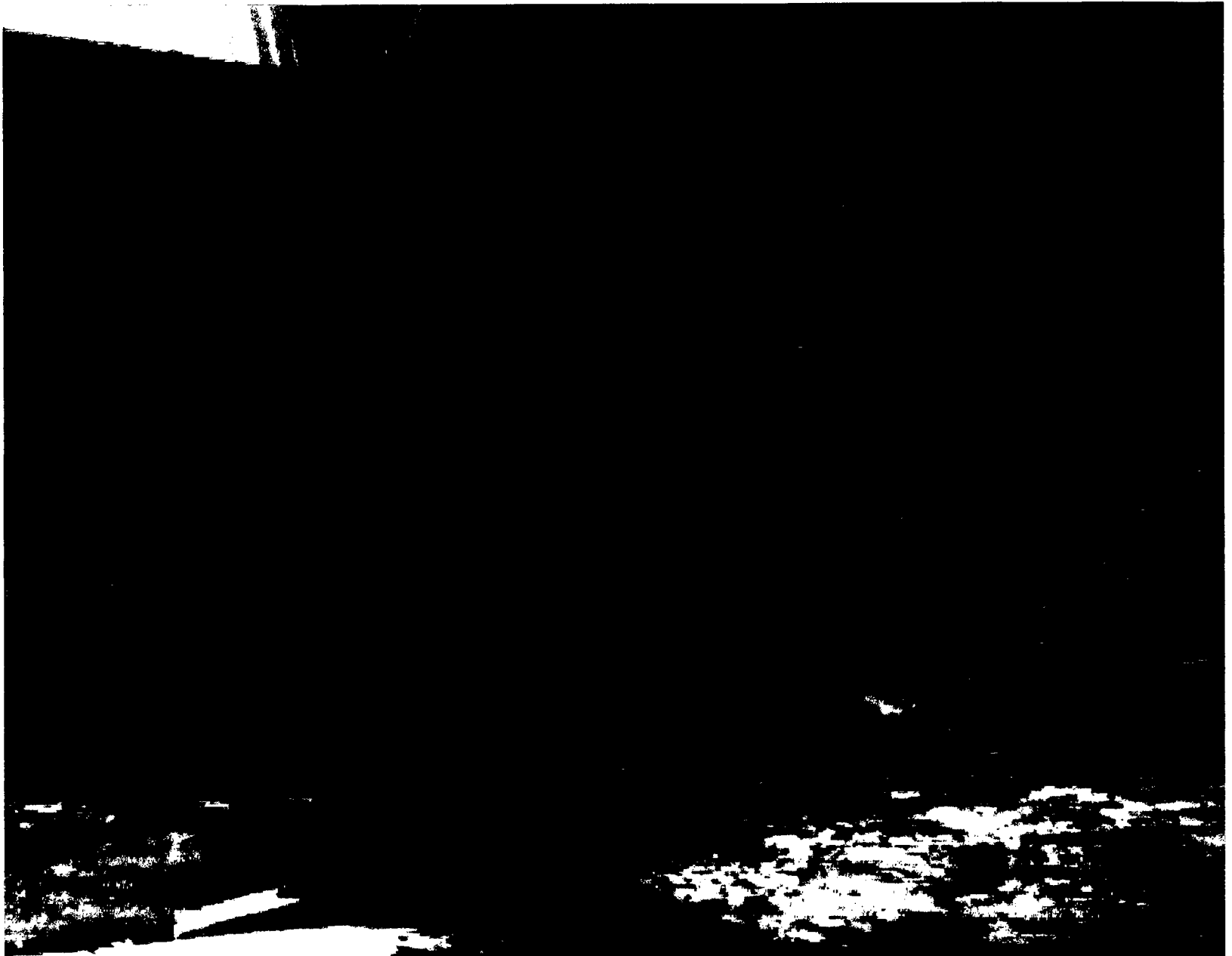
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02/04/2011 12:57

02/04/2011 12:56



05/25/2011 14:59

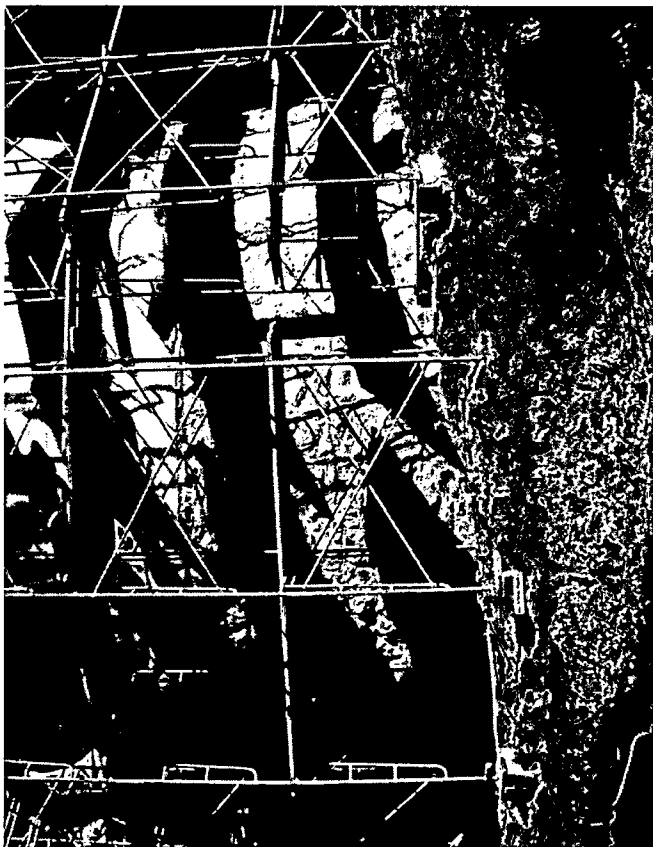


September 30, 2011

Site Visits







Proposed garage location





**HPC Meeting Transcript**

**July 13, 2011**

1 MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

2

----- X

3

PRELIMINARY CONSULTATION - :

4

5415 Mohican Road :

5

----- X

6

HISTORIC AREA WORK PERMIT - :

900 Olney-Sandy Spring Road :

7

----- X

8

PRELIMINARY CONSULTATION - :

9

10806 Keswick Street :

10

----- X

11

A meeting in the above-entitled matter was held on

12

July 13, 2011, commencing at 7:34 p.m., in the MRO.

13

Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

14

15

20910, before:

16

COMMISSION CHAIRMAN

17

Leslie Miles

18

COMMISSION MEMBERS

19

Sandra Heiler

20

Jorge Rodriguez

21

M'Lisa Whitney

22

William Kirwan

23

John Jessen

24

Paul Treseder

25

Joseph Coratola

ALSO PRESENT:

Scott Whipple, Staff Supervisor  
Anne Fothergill, Staff  
Josh Silver, Staff

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Ross McNair	13
Matt Bonifant	56
Robert Reinhardt Gerilee Bennett	70
June 8th minutes	80
Staff items	80

1 37/03-11GG at 7309 Piney Branch Road in Takoma Park with the  
2 added condition that the final rail design be approved and  
3 reviewed at the staff level.

4 MS. MILES: Is there a second?

5 MR. CORATOLA: I second.

6 MS. MILES: All in favor, please raise your right  
7 hand? The vote is unanimous. If this was one of your  
8 applications, these are approved. You are free to go. You  
9 can contact staff tomorrow by telephone to find out your  
10 next steps. Their contact information is in your staff  
11 report. And thank you for preparing applications that we  
12 could approve so expeditiously.

13 We're going to go slightly out of turn now. We  
14 should be hearing case J, but I understand the applicant is  
15 not here. So if the preliminary for 5415 Mohican Road, if  
16 the applicants are here we would like to move towards that.  
17 Please come and sit at the desk, or at the table.

18 If you would just depress the large oval button on  
19 the mike and let go of it.

20 MR. SILVER: Would you like a quick staff report?

21 MS. MILES: Yes, I would. I'm sorry.

22 MR. SILVER: That's quite all right.

23 MS. MILES: I arrived a little late tonight, and I  
24 have to get my head back on top of my shoulders. Please  
25 proceed staff.

1           MR. SILVER: Why don't we go ahead and do a quick  
2 staff report.

3           MS. MILES: Yes, indeed.

4           MR. SILVER: 5415 Mohican Road is an individually  
5 designated master plan site referred to as the Baltzley  
6 Castle. The proposal is to do a one-story side addition and  
7 construction of a two story -- excuse me. They want to  
8 construct a two-story side addition, alterations to the  
9 front porch which include enclosing the front porch using a  
10 full view fixed nonreflective glass, and there is also some  
11 repair and restoration work to the existing front porch roof  
12 and columns and/or replacement in kind in some places.

13           The third floor on the left side of the structure  
14 behind the turret is what's referred to as a glass dormer,  
15 and the applicant wishes to replace the existing glass  
16 dormer on the left side elevation with a wood full view  
17 fixed glass window.

18           The current condition of the dormer is severely  
19 deteriorated, and has caused major water damage infiltration  
20 into the plaster, original plaster on the interior of the  
21 house. And the intention of the design is to prevent this  
22 damage.

23           The proposal also includes construction of a  
24 three-car detached garage set off the rear and right side  
25 property lines and builds into the existing topography that

1 is in that section of the property.

2 Staff is, as the staff report indicates, is  
3 generally supportive of the applicants proposal for the one-  
4 story side addition. This part of it is an existing  
5 building or I should say feature on the side. It's referred  
6 to in the designation as a later addition section, but as a  
7 lean-to and the proposed work constitutes a combination of  
8 routine maintenance and sympathetic alterations. It was  
9 enclosed at an unknown date.

10 The replacement of the tongue and groove siding  
11 with full view wood insulated glass windows and doors does  
12 not alter any character defining features. As I said, this  
13 has been altered and enclosed, and the proposed glazing  
14 provides a concentration of visual transparency that pays  
15 respect to what was originally a simple covered space with  
16 no walls.

17 Staff also supports the two-story side addition.  
18 As the staff report says, the HPC generally requires  
19 additions to be placed at the rear of the historic house to  
20 minimize visual impact on new construction and the primary  
21 facade.

22 When the applicant came to the Commission for  
23 review of the roof project, which turned into a roof  
24 replacement project, the staff report, as this staff report  
25 indicates, is that this structure should be considered to

1 have two primary facades, the formal entrance or the formal  
2 front that faces MacArthur and a formal entrance that would  
3 greet people. So a side addition staff feels is appropriate  
4 for this property.

5 Staff does recommend eliminating the clear story  
6 window feature from the roof of the addition to help  
7 preserve more of an unobstructed view of the second floor  
8 right side facade. As it is proposed now, those windows  
9 obstruct the view of the original second floor windows on  
10 the historic massing, particularly if you are looking at  
11 this from the right side. That clear story is separated.

12 But staff was looking to try to gauge a way to bring  
13 the perceived scale of this down a little bit, and finds  
14 that that may help that. The applicant is definitely open  
15 to having this conversation with the Commission at this  
16 preliminary stage for different solutions.

17 Staff supports the front porch nonreflective glass  
18 installation. It feels it will have a negligible impact on  
19 the structure and is consistent with the Secretary of the  
20 Interior standards that glass would still allow the front  
21 porch to be used as a functional living space and the  
22 proposed installation method would be behind the decorative  
23 brackets which define that front porch area by not  
24 destroying the historic materials and features and  
25 relationships that characterize the property.

1           Staff also supports the proposed repairs and  
2 rebuilding or replacement in kind of features and decorative  
3 elements on the front porch. The applicants have secured  
4 high resolution historic photos on the front porch to assist  
5 them with reconstruction damage to missing elements.

6           Staff supports the glass dormer, alterations. The  
7 existing dormer contains evidence, as I said, of extensive  
8 water damage on the interior. I have some photos that I can  
9 go to in just a minute. And the proposed design is  
10 respectful of the existing design while using a construction  
11 method that will prevent future water infiltration and  
12 deterioration into the interior of the structure.

13           Lastly, staff supports the construction of the  
14 three-car detached garage set off the property line. The  
15 garage is cited into the existing topography to help lessen  
16 its perceived scale and size. The proposed scale, the  
17 proposed garage takes its material cues from the historic  
18 massing, and is compatible with the proposed two-story side  
19 addition and alterations to the one-story lean-to.

20           So there is these five talking points that I know  
21 the applicant is looking to get some feedback on, and that  
22 I'd like to ask the Commission to provide some, their  
23 position on.

24           Before I forget, you did, I did email a letter.  
25 The applicant received this letter as well, from the



1 neighbor at 5407 Mohican Road in response to the applicant's  
2 proposal. And I told the -- he is unable to attend tonight,  
3 and I let him know that I would enter that into the record  
4 so that you have received that.

5 I'll go through a couple of quick slides here and  
6 answer any questions. I think it's worth pointing out the  
7 house to the right, just to refresh your memory, is also  
8 individually designated master plan site, which the  
9 applicant also owns that house as well. It's referred to as  
10 the R.A. Charles House.

11 One thing, I think it's worth noting on this  
12 particular photo, is how the topography, as obviously this  
13 is on MacArthur, slopes down towards the Potomac so you can  
14 see where this two-story addition is proposed is going to  
15 sort of go into the landscape there a little bit. And as  
16 promised, the glass dormer conditions. That's all I have.

17 MS. MILES: Thank you, Josh. That was well worth  
18 hearing. And again, I'm sorry for, I did breeze right by.  
19 Does anyone have any questions for staff?

20 MS. HEILER: Josh, could you go back to the aerial  
21 photo and just point out where the garage would go?

22 MR. SILVER: Mr. McNair, you can kind of correct  
23 me here, but sort of over in this general area, I would say,  
24 roughly, is that an approximation?

25 MR. McNAIR: The house there, the left corner is

1 11 feet up. The property line angles to 37 feet up, the  
2 property line. So the garage would be -- this is where we  
3 are proposing.

4 MR. SILVER: Thanks.

5 MS. MILES: Any other questions for Josh?

6 MS. WHITNEY: Josh, the second home that the owner  
7 owns is the one behind it or two the right of it?

8 MR. SILVER: To the right.

9 MS. WHITNEY: So not the one next to the proposed  
10 garage?

11 MR. SILVER: Right there.

12 MS. WHITNEY: Okay. Thank you.

13 MS. MILES: I just want to clarify, I'm not sure  
14 what you're referring to, Commissioner, the white roofed  
15 structure is another house, but the darker structure is  
16 actually an existing garage on the parcel.

17 MS. WHITNEY: Thank you. I actually had not  
18 recognized that that was a structure.

19 MR. SILVER: Yes, it's a non-historic garage.

20 MR. McNAIR: In answer to your question --

21 MR. SILVER: If you are going to speak --  
22 actually, why don't we hold on for just a minute.

23 MS. MILES: Yes. Yes.

24 MR. SILVER: Just wait one minute.

25 MS. WHITNEY: And the non-historic garage will be

1 demolished?

2 MR. SILVER: It's actually on the adjacent  
3 property, and that would be an excellent question when it's  
4 time for questions for that. But it is not on this property  
5 where you are considering this preliminary consultation.

6 MS. WHITNEY: Thank you.

7 MR. KIRWAN: Josh, the one-story side addition  
8 that is being restored, do we know anything about what that  
9 structure was originally? It looks like it had stone  
10 columns. It might have been a porch or it looks like it had  
11 been infilled at some time?

12 MR. SILVER: Mr. McNair I'm sure will be able to  
13 answer that in more detail when the time comes. It was  
14 open, though, at one point.

15 MR. KIRWAN: Okay.

16 MR. SILVER: So, you know, some sort of  
17 utilitarian type purpose, but it was open. It was not  
18 enclosed.

19 MR. WHIPPLE: Probably most recently it was used  
20 as sort of a pantry or cold storage of some sort, but I  
21 believe the applicant provided a photograph where it almost  
22 looks as though there was an old automobile parked under it.  
23 So at one point it was open.

24 MS. MILES: Do you have another question?

25 MS. WHITNEY: And Josh, one more time, can you

1 humor me by going through the slides one last time, please?

2 MR. SILVER: That's it.

3 MS. MILES: If there are no other questions for  
4 staff, please turn on your microphone, identify yourself,  
5 and you can either speak for seven minutes or you can just  
6 respond to questions. However you would like to handle it.

7 MR. McNAIR: Ross McNair. I'll be living at 5415  
8 Mohican Road. In page 10 of the packet there's a site plan.  
9 Let me locate where the garage goes. If I have a limited  
10 time, I think I'd rather answer any questions or comments  
11 that people have.

12 MS. MILES: Why don't you begin by answering the  
13 questions that have already been asked about the original  
14 use of the lean-to and historical purpose, and, you know,  
15 timing of this construction or anything else you can tell us  
16 about that?

17 MR. McNAIR: The one-story structure was not  
18 original to the building. Everything that they did when  
19 they were building this as they were pocketing into the  
20 stone. For this structure, there are just metal ties that  
21 connect everything. So it's not original, just like the  
22 porte cochere is not original, but it was added a long time  
23 ago, so it's been there for a long time.

24 MS. MILES: Okay. Thank you. Does anyone else  
25 have any questions for the applicant? Paul.

1 MR. TRESEDER: I have a question about the  
2 proposed glass on the porch. That would just be a single  
3 sheet of glass with no mullions or anything?

4 MR. McNAIR: What it would be is curved glass  
5 following the shape of the existing porch. It would be  
6 insulated glass, no -- but solid glass. So it would be a  
7 framework in a curve, no mullions, no dividers, no operating  
8 windows, nothing to obstruct the view. And we can order a  
9 special kind of glass which is called a nonreflective glass.

10 MR. CORATOLA: The glass will be behind the  
11 structure or is it going to be in line with the stone  
12 columns? What's the placement of the glass?

13 MR. McNAIR: The stone is about 15 inches wide,  
14 and then in the center of that there are these brackets. So  
15 the glass work would occur behind the brackets, so that all  
16 of the decorative brackets that act as bracing would still  
17 be exposed.

18 MR. SILVER: Page 15 of your staff report might be  
19 helpful, Commissioner Coratola.

20 MS. MILES: I'm actually going to ask a question  
21 of staff. Josh, can you respond to one of the issues raised  
22 by the neighbor who said that the setback is insufficient.  
23 What is your understanding about this?

24 MR. SILVER: I don't have any information. That  
25 was news to me when I received this letter. I think it was

1 yesterday I received it, or actually the day before. But I  
2 mean, Mr. McNair will be required to comply with the  
3 setbacks that DPS has for this property.

4 MS. MILES: Do you have any information about  
5 this, Mr. McNair?

6 MR. McNAIR: Yes. The way that the DPS code reads  
7 is anything in excess of 24 feet for every two feet wider  
8 you have to have two feet more of a setback. So there are  
9 several options. One is to pull the back of the house off  
10 the property line, increasing the five-foot accessory  
11 building setback. Another option would be to have a two-car  
12 garage and a one-car carport. Another option could be to  
13 have two separate structures, one 24 feet and one 12 foot.

14 MS. MILES: So in other words, you are  
15 acknowledging that you cannot place the garage were you've  
16 got it sited on the site plan, based upon the design?

17 MR. McNAIR: It needs to pull off the rear  
18 property line, or I just -- if we just make a carport --

19 MS. MILES: I need to point out, that is not the  
20 design that we're looking at. That's your extra story one,  
21 right? You don't want that. That's the one that you took  
22 out of the packet?

23 MR. SILVER: So the packet actually has both, but  
24 the one that you are reviewing tonight, and staff reviewed,  
25 is the one without the clear story windows.

1 MS. MILES: What you're holding up is one with the  
2 clear story windows. You might want to use the one that  
3 doesn't have that.

4 MR. McNAIR: Okay. I thought Josh had said he had  
5 had this one in?

6 MR. SILVER: It is in there, but it was  
7 inadvertently included on page 16. Page 17 of the staff  
8 report is the one that is being discussed tonight, which is  
9 without the clear story window.

10 MR. McNAIR: Okay. Whichever plan, I could have  
11 -- as long as you don't have a front wall and a rear wall  
12 that goes all the way up to the structure, then it's a  
13 carport. So it's an open structure. So we can site the  
14 building where we've shown on the site plan.

15 MS. MILES: So you're saying that it would be your  
16 intention to redesign this structure so that it would be two  
17 garage spaces, one open space, and then it would remain at  
18 that location? Or would it be your intention to make it  
19 smaller? What is your intention?

20 MR. McNAIR: I thought that's what the purpose of  
21 tonight's meeting was, was to kind of go over what it is  
22 that you all would like to see?

23 MS. MILES: Well, I'm asking, what are you asking  
24 us to review? Are you asking us to, because now we don't  
25 have anything that reflects what you are actually asking

1 for. The site plan is either incorrect or the design is  
2 incorrect. So I'm asking you which thing you are asking us  
3 to consider? And then we'll give you feedback on that.

4 MR. McNAIR: So I think there are three options.  
5 One is to have a two-car enclosed garage, and then have open  
6 bays on the front and the back so that you can see through  
7 it. So then it would look just like this. Imagine just  
8 removing the garage door ~~door~~. So that's one option. The  
9 other option is to pull it off of the property line.

10 MS. MILES: I know what the options are. I'm  
11 asking you what thing you want us to consider?

12 MR. McNAIR: Maybe an open carport for the third  
13 bay?

14 MS. MILES: All right. And not the design that  
15 has the clear story window above, but the one-story with the  
16 standing seam roof, correct?

17 MR. McNAIR: Well, I would prefer the clear story,  
18 but if you all don't want that and you want a solid roof,  
19 then I'll build a solid roof.

20 MS. MILES: Okay. All right. Does anyone else  
21 have any questions for the applicant or for staff?

22 MR. RODRIGUEZ: Yes. I want to go back to the  
23 enclosing of the round porch, and I would call it a round  
24 porch. It's very hard to read the details but I suppose the  
25 glass is going to be inserted in the existing masonry so the



1 glass is not only curved but has round but lower corners?

2 MR. McNAIR: Correct.

3 MR. RODRIGUEZ: And once it's inserted in that  
4 structure, how supportive of that structure, is any  
5 modifications, changes to the masonry of the existing porch  
6 necessary?

7 MR. McNAIR: No.

8 MR. RODRIGUEZ: And then you are saying that it is  
9 just a pane of glass. I assume somewhere there is going to  
10 be a door, because there is a stair leading to that, and  
11 that door needs a frame, so that is not the same look as the  
12 simple pane of glass, is that correct?

13 MR. McNAIR: Yes. Tucked over on the right hand  
14 side, there's a flight of stairs that go down. So there  
15 would be a door there.

16 MR. RODRIGUEZ: Yes. To be honest, it's very hard  
17 to give you feedback with so little details. I'm trying to  
18 imagine what it is, but I cannot see it with the information  
19 I have.

20 MS. MILES: Any other questions for the applicant?

21 MR. JESSEN: I guess I have a question. Sorry if  
22 this is redundant. The glass you talked about, the curved  
23 glass, are those full sheets of glass?

24 MR. McNAIR: Correct.

25 MR. JESSEN: There are no bricks? You would see

1 no seam work at all?

2 MR. McNAIR: Right.

3 MR. JESSEN: That's a large sheet.

4 MR. McNAIR: And expensive.

5 MR. JESSEN: Thank you.

6 MS. WHITNEY: Mr. McNair, had you considered other  
7 locations for the garage? I mean, do you want a three-car  
8 garage, but you can't actually put a three-car garage in  
9 that spot. Had you considered other places on the property?

10 MR. McNAIR: Yes. Really, I probably have 30  
11 different sketches on garage locations. The reason this  
12 location works the best is because there is a 10-foot grade  
13 difference between the Charles house and the Baltzley  
14 Castle. So I can have concrete retaining walls on the side  
15 in the back, so this garage just tucks into the hill.

16 MS. MILES: Are there any other questions that  
17 relate to either the garage or to the glass?

18 MS. HEILER: I hope this isn't redundant. Can you  
19 describe to us again what the section which will have the  
20 door is going to look like? Is it glass with an embedded  
21 door frame. You know, what's above the door?

22 MR. McNAIR: I could have a door panel that goes  
23 all the way up, so it would be a glass panel, a door panel,  
24 and a glass panel. Or I could put a header over it and have  
25 it so it's a smaller door.

1 MS. HEILER: So there is some place in that one  
2 section there's a door jamb, is that right, for the glass  
3 door?

4 MR. McNAIR: There would be some weather striping  
5 on the glass, probably more analogous to a frameless shower  
6 door.

7 MS. HEILER: And what do the hinges attach to?

8 MR. McNAIR: The glass.

9 MR. HEILER: Okay.

10 MR. RODRIGUEZ: Yes, I still don't get the whole  
11 door issue because you have also two brackets on that bay,  
12 so I assume the door is going to be farther back, way  
13 farther back, so the door swings off, away from the  
14 brackets, I assume.

15 MR. McNAIR: There's going to be a bracket on,  
16 there's a bracket on the right and there's a bracket on the  
17 left, and there's a clear section in the center. So the  
18 door would be in the center.

19 MR. RODRIGUEZ: So to go back, then we have four  
20 bays which will have this pane of glass we've not seen or  
21 anything else, but we have one bay that will have some  
22 framing, some joints, some seams, because they are necessary  
23 for the door, and you have the hardware and you have all  
24 these other pieces that will come there.

25 MR. McNAIR: There's a number of different ways

1 that we could build this. We could build it with curved  
2 tempered glass, have hinges on and the door swings, just  
3 like a frameless shower door. I could use the same frame  
4 material and I could have it so that there is one pane of  
5 glass framed, a door, another pane of glass framed. I'm  
6 pretty open on the design for how to make the door work.

7 MR. RODRIGUEZ: The issue or the question has to  
8 do with you're proposing one direction for the rest of the  
9 porch, and when you come to the door, that changes  
10 completely. And I know from my point of view, I'm trying to  
11 understand what you're proposing on one side will be  
12 compatible with the other. And that's what the nature of  
13 the questions are trying to understand that.

14 MR. MCNAIR: Okay. It would be better to have a  
15 door coming out of that porch, but if the door itself is a  
16 big issue, I could just have the glass return back to the  
17 house. The window coming out of the living room onto that  
18 porch, which is also right there by the door, raises up, and  
19 that's a walk through window. So if the whole thing hinges  
20 on having a door or not having a door in this glassed area,  
21 I could just have it all glass and no door.

22 MS. MILES: Can I ask you to respond to a question  
23 that Commissioner Whitney raised before you were on the  
24 record? Do you intend to demolish the garage on the  
25 adjoining parcel? I would just point out to the people who

1 don't necessarily know that these two houses were built  
2 simultaneously by two brothers, and that they are  
3 separately, individually designated, and they are two  
4 separate parcels, but they are similar houses and they  
5 relate to each other. And I'm curious to know how the  
6 garage on the other parcel is going to eventually be  
7 treated.

8 MR. McNAIR: We're using the one and a half car  
9 garage which is shown right there, that brown structure, as  
10 a storeroom right now, a staging area. It's our intent to  
11 take that down. And I need to come back and talk -- we  
12 haven't done any work with Charles yet, but there is a lot  
13 of work that the Charles House needs. So we'll be having  
14 discussions on that one, also. But it's not a very  
15 attractive garage. So we would like to take it down.

16 MS. MILES: It's not attractive. You said it's a  
17 one and a half car garage. Is it only one and a half cars  
18 large? It looks quite substantial to me.

19 MR. McNAIR: It's only about 12 feet wide, and  
20 then it's deep, but there are columns. So you can only get  
21 one car in it.

22 MS. MILES: Thank you. Are there any questions  
23 that --

24 MR. RODRIGUEZ: Yes, I'm sorry. Regarding the  
25 porch, I wanted to ask if we can move to the other parts?

1 MS. MILES: Has everyone who has got questions  
2 about the garage or the glass had their questions raised and  
3 answered? All right. Let's talk about the addition then.

4 MR. RODRIGUEZ: So the one-story addition is  
5 basically a reconstruction of a structure that is there, if  
6 I understand correctly?

7 MR. McNAIR: Correct.

8 MR. RODRIGUEZ: Okay. And that structure more or  
9 less follow the same lines of the house, has the same  
10 detail, the correlation and the top of the tiles, the terra  
11 cotta decorative elements at the ridge as the rest of the  
12 house, correct?

13 MR. McNAIR: The structural part of that one-story  
14 stays. We're repointing the stone pillars. We're replacing  
15 the roof in a red slate roof. I'm putting copper elements  
16 on the hips as they come down; and on the ridge, we've got  
17 terra cotta caps. So all of that is going to look like it  
18 did when it was originally built.

19 MR. CORATOLA: But you're going to change the  
20 infill? Between the columns, you're putting new glass in?

21 MR. McNAIR: Correct.

22 MS. MILES: Are there any other questions about  
23 the reconstruction of the one-story addition? Are there  
24 any questions about the proposed two-story addition?

25 MS. HEILER: Yes. The staff had recommended doing

1 away with the clear story window, which I would tend to  
2 agree with. If you do, what will be -- will your roof be  
3 similar to the roof on the one-story addition, or how is  
4 that, what's your plan for that roof?

5 MR. McNAIR: I can make it similar. I thought you  
6 generally wanted to have something that was an addition read  
7 so that it was different. I was thinking about putting on  
8 either a copper or a red painted field applied metal roof.

9 MR. HEILER: That's the same as you were proposing  
10 for the garage?

11 MR. McNAIR: Correct.

12 MS. MILES: I have a question. What is the  
13 footprint of the house in square foot, the existing house?  
14 Approximately?

15 MR. McNAIR: It jogs in and out on one side, it's  
16 23 feet on the other side, it's 27, and the overall width is  
17 about 55.

18 MS. MILES: So you would say it's what?

19 MR. McNAIR: Probably 55 times 25.

20 MS. MILES: I'm really bad at math. Can you just  
21 tell me what you think that is?

22 MR. SILVER: Commissioner Treseder has got his  
23 smart phone to provide you with help.

24 MS. MILES: So about 1600 square feet?

25 MR. TRESEDER: 13, close to 14.

1 MS. MILES: 1400 square feet. Okay. You didn't  
2 submit a floor plan or a proposed floor plan. I would like  
3 to know whether it would be possible to achieve your program  
4 without constructing the addition. I know you intend to put  
5 a kitchen in the addition.

6 I've been through this house and I know there are  
7 a lot of rooms on the first floor, but frankly, it's hard  
8 for me to remember. So I think it would be helpful to see  
9 some kind of floor plan design to understand why this is  
10 necessary.

11 And I guess I would ask you also what kind of  
12 standing seam metal roof are you intending to put on the  
13 garage and on the addition if the clear story window is not  
14 favored by the majority of the Commissioners?

15 MR. McNAIR: It would be the same roof whether we  
16 had the clear story or not, but we would do a field built  
17 metal roof, standing seam.

18 MS. MILES: Okay. Do you have a floor plan that  
19 you can share with us?

20 MR. McNAIR: I don't think I, I don't think I  
21 brought a floor plan. The problem I'm trying to get a  
22 kitchen within the inside of the space is, there's a very  
23 grand entrance with a curved wall. You're not going to be  
24 able to put a kitchen there.

25 There's a living room to the right. There's a



1 large dining room, and then the space where the existing  
2 kitchen is, there is a powder room, there's a kitchen,  
3 there's a staircase to the basement. There's the door to go  
4 outside.

5 MS. MILES: Which is the lean-to?

6 MR. McNAIR: Yes. It's just, it's a small space.  
7 I need a larger kitchen.

8 MS. MILES: I'm just trying to get a sense of that  
9 need. Does anybody else have any questions that relate to  
10 the two-story proposed addition?

11 MR. RODRIGUEZ: Yes. I have a question. One of  
12 the key features of these houses are the two towers, the  
13 very tall one and the other that looks more like maybe  
14 cantilever and then flat with crenellation. So I would say  
15 the round tower and the other is like the square tower.

16 MR. McNAIR: Okay.

17 MR. RODRIGUEZ: Can you explain why you're  
18 proposing to close part of that tower with that two-story  
19 addition? What is the intent there? You need more space  
20 and there is no other solution? Because when I look at the  
21 back of the house, the proximity of the addition to that  
22 feature seems to be something that I would like to know more  
23 in detail.

24 MR. McNAIR: I don't know if I quite understood  
25 the question. The kitchen addition would go up to the --

1 what the plan was, is to come back like eight inches from  
2 that corner so that that element still shows.

3 MR. RODRIGUEZ: Yes, but the question is more  
4 about what is the intention with the addition? You are  
5 trying to capture as much space as you need. I can  
6 understand that. But what is, what is the purpose of the  
7 addition as it relates to the house, what you're trying to  
8 do?

9 MR. McNAIR: It's a kitchen, so we're trying to  
10 add a kitchen.

11 MS. MILES: Can I ask what you're planning to put  
12 into the existing one-story addition?

13 MR. McNAIR: It's a breakfast room. We found some  
14 six-by-eight beams up in the attic. We're going to cut  
15 those down. We're going to make a farmer's table. So we're  
16 going to build a breakfast room in the one-story, put the  
17 main kitchen in the addition, and then put like a back  
18 kitchen and bathroom and pantries in the back kitchen. So  
19 the back kitchen is more of a clean up kitchen, and the  
20 front kitchen is more of a prep kitchen.

21 MS. MILES: Thank you.

22 MS. WHITNEY: And the second story for this, this  
23 is a two-story addition. It's not a two-story kitchen.  
24 What is the, the second story is what?

25

1           MR. McNAIR: The grade is a very steep grade, so  
2 the floor line of the kitchen and the floor line of this  
3 existing structure match. The second part is really the  
4 basement. So it ties in with this door that's over on the  
5 side. So one of the reasons that we have the addition going  
6 out is so that the addition and the basement connect, so  
7 that like here --

8           MS. MILES: Mr. McNair, you are no longer on the  
9 record. If you could maybe ask for the pointer from the  
10 staff.

11           MR. SILVER: Perhaps if you look at circle 12, I  
12 think is the point that Mr. McNair is trying to address.

13           MS. MILES: We're looking at the elevation, the  
14 northeast elevation.

15           MR. McNAIR: So the finished floor of the kitchen,  
16 and the finished floor of the breakfast room is going to be  
17 the same. The two-story part is going underneath it.

18           MS. MILES: Could you speak into the microphone  
19 Mr. McNair. I don't think that our transcriber can hear  
20 you.

21           MR. McNAIR: Okay. So the two-story, it's  
22 basically a basement with a story above it.

23           MS. WHITNEY: When I envision two-story, it's  
24 ground level and then a level above. So I'm envisioning a  
25 two-story addition to be two floors?

1 MR. McNAIR: No.

2 MS. WHITNEY: Okay. All right.

3 MR. McNAIR: This is a basement with --

4 MS. WHITNEY: Okay.

5 MR. McNAIR: -- a floor above it.

6 MS. WHITNEY: Okay.

7 MR. McNAIR: And then one of the reasons that the  
8 addition goes out where it is, is back here underneath this  
9 window there's a door that goes into the basement. So we  
10 were wanting to have the additional basement part tie into  
11 that so that we can use that door to get into the basement  
12 without having to go back outside.

13 MR. TRESEDER: I have a question. Are you going  
14 to be, are you showing this stone, and obviously the stone  
15 is a very critical aspect of this house, and I believe it is  
16 granite, isn't it? Aren't these blocks granite?

17 MR. McNAIR: Yes.

18 MR. TRESEDER: Are you going to be able to like,  
19 are you salvaging some existing stone to match it on this  
20 addition, or do you feel that you'll be able to get a pretty  
21 close match? Because it's obviously a very important thing  
22 to have a match?

23 MR. McNAIR: All the stone was locally quarried.  
24 We can get matching stone. There's also a stone retaining  
25 wall that comes in, because of this steep grade, coming from

1 that column forward, there is stone. And then going from  
2 this column on the MacArthur Boulevard side, back to the  
3 house, there is also stone. So we're going to be able to  
4 capture the stone that's there, and we'll be able to match  
5 the stone pretty well.

6 MR. TRESEDER: So it would be a combination of old  
7 and new stone, but either way you feel comfortable you can  
8 get a good match?

9 MR. McNAIR: Correct.

10 MS. MILES: Are you proposing to take the stones  
11 out of the existing walls, the retaining walls in order to  
12 use them for the addition?

13 MR. McNAIR: There's a retaining -- well, the  
14 stones have to come out for the addition. Right now there  
15 is a small retaining wall that goes from that column  
16 forward. So we can use those stones.

17 MS. MILES: But I would suggest to you that you  
18 are going to have a lot of resistance to removing anything  
19 that doesn't have to be removed in order to achieve the  
20 footprint of anything we would be approving. Existing stone  
21 walls are part of this individually designated historic  
22 site.

23 Are there any other questions that relate to the  
24 proposed two-story addition?

25 MR. CORATOLA: Yes, I have one. On the side

1 elevation, there's a vertical stone element. Is that a  
2 fireplace, a chimney, or --

3 MR. McNAIR: It's meant to look like a chimney.  
4 The range in the hood goes right there. So I'll be using  
5 that as a chimney for the exhaust for the range hood.

6 MS. HEILER: I have another question. Is it the  
7 floor levels in the two-story new addition and the one-story  
8 addition, the floors are the same, is that right, or is  
9 there a step down from the two-story?

10 MR. McNAIR: No, no, the floor of the basement  
11 will be the same. The floor of the first floor will be the  
12 same.

13 MS. HEILER: But the ceilings then, the kitchen  
14 will have a higher ceiling than the one-story addition?

15 MR. McNAIR: Yes.

16 MS. HEILER: Okay.

17 MR. McNAIR: This structure right here has a  
18 seven-foot six-inch ceiling.

19 MS. HEILER: Okay. Thank you.

20 MS. MILES: If there are no other questions, we  
21 will begin to offer you comments. I gather there are no  
22 other questions. Mr. McNair, if you want to turn off your  
23 microphone, we are going to be giving you our feedback. I'm  
24 going to ask the Commissioners to respond to the issues that  
25 were raised by the staff packets. And the first question

1 is, the appropriateness of restoring and repairing the one-  
2 story addition, which is proposed to become a breakfast  
3 room.

4           The construction of a two-story side addition  
5 which is drawn with clear story windows, so please respond  
6 to both the scale, the massing, the materials, and that  
7 second story of window.

8           The enclosure of the front porch, meaning the  
9 MacArthur Boulevard side curved porch with nonreflective  
10 glass and the issues that were raised in terms of access  
11 through a door which we don't have a design for.

12           The replacement of the glass dormer with an  
13 alteration so that it will not be as it is now, and will be  
14 better sealed against weather. And the construction of the  
15 proposed three-car detached garage, which we've had  
16 discussion about being either too close to the property line  
17 or needs to be altered so as to have only two bays and one  
18 open space.

19           So if everyone could please respond to all of  
20 those issues, and I'm going to begin with Ms. Heiler, to my  
21 left.

22           MS. HEILER: Yes. I'm completely in favor of the  
23 restoration of the one-story side addition. I think that's  
24 a great idea. The two-story side addition I agree with the  
25 staff that the clear story window is a problem.

1           I think also that the fact that you would have to  
2 remove stones from the retaining wall to build it, it's  
3 probably a nonstarter. Matching the stone I'm not sure is  
4 such a great idea anyway since we'd like it to be  
5 distinguished from the original structure. So possibly a  
6 different material is better anyway. And I know you are  
7 planning the roof will not look like the original structure,  
8 that's good.

9           I think the stone running up between the windows  
10 as a sort of fake fireplace looks a little odd, and it  
11 doesn't look functional. If it were, it certainly is not a  
12 chimney that matches the rest of the house. So I think  
13 trying to match the stone, probably not being able to, is a  
14 problem, and maybe it's not a great idea to match the stone  
15 anyway. Otherwise, I don't have a problem with a two-story  
16 addition as long as it doesn't have a clear story roof that  
17 interferes with the view of the windows above.

18           I think the front porch alterations could be a  
19 great solution, but without actually seeing the design,  
20 especially of the door in that end, I can't really comment  
21 on it.

22           The glass dormer replacement sounds like a great  
23 idea, and the construction of the three-car detached garage,  
24 it seems like a reasonable location. Clearly, you can't  
25 have a three-car garage in that location. Possibly two cars



1 and the carport, something there, but without seeing the  
2 actual proposal, I couldn't comment. I think the location  
3 is fine. And the design without the clear story window  
4 seems appropriate.

5 MS. MILES: Thank you. Commissioner Whitney.

6 MS. WHITNEY: I'll try not to repeat too much of  
7 Commissioner Heiler's comments. The one-story addition, I  
8 agree that the existing structure needs to be replaced.

9 The construction of the two-story side addition, I  
10 am not supportive of the clear story windows. It's non-  
11 complementary to the structure and interferes with the  
12 fenestration of the original structure. I would like to see  
13 it, this two-story side addition reduced as much as  
14 possible. Granted, large houses need lots of kitchens, but  
15 it's just becoming too large of a footprint, and I would  
16 prefer to see it reduced in size.

17 The front porch, I admit that I am having a  
18 terribly difficult time envisioning what your vision is for  
19 this. The picture that you have painted in my mind, I  
20 cannot support that. It seems a very modern attachment to a  
21 highly historic structure, and would just quite simply seem  
22 out of place. But perhaps if you come back with something  
23 that we can visualize a little more than your vision, we  
24 would be happy to reconsider that. I would be happy to  
25 reconsider that.

1           The glass dormer replacement, such a pity that  
2 that fell apart, and yes, it does need to be replaced. And  
3 the concept you have for that is fine.

4           The two-story, the two-car detached garage, I  
5 can't consider it a three car, because the three car is  
6 impossible in that place. I would like to see the roof  
7 reduced as much as possible, the roof line reduced as much  
8 as possible to minimize the affect on the view, and would  
9 again encourage you to look in other places to place that  
10 two-car garage. Those are my comments.

11           MR. TRESEDER: I would agree with Commissioner  
12 Heiler and Commissioner Whitney on both items on the one-  
13 story addition.

14           Regarding the kitchen addition, I don't have a big  
15 problem with an addition, per se, in that location. I would  
16 encourage the applicant to do additional studies of the roof  
17 line because I feel that the roof line is sort of competing  
18 with the existing lean-to roof, and there are other  
19 precedents in the house that could be picked up, that would  
20 be less competitive.

21           And I also think, and this is something that  
22 Commissioner Rodriguez was, I think, implying, is that the  
23 additional also affects the clarity of the square tower.  
24 The square tower now rises up out of the ground floor plan.  
25 And by inserting this addition in the corner, it obscures

1 the clarity of that tower. And I suspect there is an  
2 architectural solution to it, so it's not, I don't think  
3 it's an unsolvable problem, but I think that's what I would  
4 recommend to be studied.

5 Let's see. A third bullet point, if I can find it  
6 here --

7 MS. MILES: The glass dormer.

8 MR. TRESEDER: The glass --

9 MR. RODRIGUEZ: That's stating an option.

10 MR. TRESEDER: Yes, I am sort of -- I'm basically  
11 okay with it, but I sort of agree with Commissioner Whitney,  
12 that I would be interested to see more information about it  
13 and understand its function more. It's a sound facing  
14 exposure. You're going to get incredible heat gain through  
15 there, but I guess there are technical ways around that.

16 And then the glass dormer, I agree with  
17 Commissioner Heiler that that could be carefully modified to  
18 function properly.

19 And then my opinion on the garage is, again, I  
20 think that in principal I don't have a big problem with it,  
21 although I think it will have to be reduced in size in order  
22 to conform to zoning, but again, I would urge you to study  
23 possible other roof designs, even again, the house has a  
24 precedent of balustrades, flat roof with balustrades, flat  
25 roofs with crenellations. It doesn't necessarily have to be

1. a hipped roof. And that could reduce it's mass even more  
2 without impairing its functionality.

3 MS. MILES: Garage? Okay.

4 MR. TRESEDER: That was the --

5 MS. MILES: I'm sorry. My apologies. Thank you.

6 MR. RODRIGUEZ: Okay. How I see it, you have a  
7 house, this rectangular body, more or less anchored by these  
8 two towers, a round tower, a square tower, rotated. Then  
9 you have these round portion in the center. And to this  
10 house some time ago somebody added the porch and then they  
11 added this little room on the side.

12 What I find that what you're trying to tell us is,  
13 I cannot find what is styling all these things together. I  
14 think the way it's presented, and the little information  
15 that we have, I see trying to repair things, but I don't see  
16 that there is a unifying theme here to try to understand  
17 what you want to do.

18 The house is a beautiful house. It's a house that  
19 has definitely a very powerful presence in the landscape, so  
20 any element that you would add to that, it has to be very  
21 carefully done.

22 And what I find is that to talk about the  
23 restoration of this little porch addition, I find that going  
24 through the restoration to maintain the features that are  
25 there because it was there, it's not a clear intention. So

1 my question is, and then adding more to it with a different  
2 shape, another type of windows, another type of organization  
3 and formal definition is, I just find it a little bit  
4 contradictory.

5           So what I would recommend is that I will look at  
6 the porch. I mean, the porch ceiling is so low, why not  
7 consider that this becomes a must unifying project that  
8 contains the porch and the addition, but the addition is a  
9 lot smaller and doesn't come and prevent the tower to rise  
10 from the ground.

11           This house reads from below. This house was  
12 designed to be seen from the river. So you have this very  
13 vertical scale of the house. And when you start adding  
14 things to the elements that are defining the verticality of  
15 the house, you start taking away from the value of the  
16 house.

17           And I think it does something that I just cannot  
18 support. I will not support the addition and the basement,  
19 ground floor addition as presented. The addition has to be  
20 a lot smaller, and it has to be a lot lower in scale.

21           The other part that I find completely  
22 contradictory is the window treatment. The window  
23 treatments are not keeping and not even looking at the house  
24 precludes what to do. You are bringing in windows with very  
25 close mullions, you know, separations between them. And

1 that's nowhere in the house.

2           So I think either you go one direction is, you do  
3 a completely modern addition, something that we can look and  
4 it's Unitarian (utilitarian?), defined, doesn't need to have  
5 the same roof, can be a flat roof, can be something that is  
6 done and defined for your needs, but a lot smaller.

7           Or you take the clues from house, so there is  
8 basically either you contrast completely or you take clues  
9 from the house. But the way it's presented in the drawings  
10 that we have in front, I just think we are seeing two things  
11 come together, and one is an apple, the other is an orange,  
12 and they are not talking to each other, basically.

13           That's for point one and two. The front porch  
14 alterations, I think for me the devil is in the details, so  
15 without details it's very hard for me to give you a clear  
16 comment. What I can tell you is what you're proposing is a  
17 very modern approach, and then the idea is, and I think in a  
18 lot of the houses that you will see in Italy that you have  
19 these houses, they are 500-600 years old and whatever  
20 intervention, new intervention is extremely modern and is  
21 done on purpose.

22           So either it is very modern and we get the details  
23 very clearly defined, and we address all the issues with  
24 doors, frames, and things, and that becomes the theme, or  
25 the porch becomes the theme. The issue of restoration it

1 probably becomes the theme of the garage. It's very hard  
2 for me to define really by elegance or not. I have my  
3 issues in terms of we don't know the details of how this is  
4 going to maintain the integrity of the structure, the  
5 framing, the masonry is going to be very hard for me to give  
6 you an opinion.

7           But I can see the value, and I can see, and I can  
8 imagine what it will be. But again, for me it's a very  
9 modern aesthetics. And as I said it again, I will encourage  
10 you to go forward for it, but doing it very well done, so  
11 with details that are clearly defined and that they contrast  
12 to the house so we can weigh it.

13           And then the glass dormer, the glass dormer I  
14 don't think is original to the house. That was something  
15 somebody did in a moment. I think it's a repair and I take  
16 it more for a repair. I think the location of that dormer  
17 really is very weak in terms of the massing of the house.  
18 It sits between two, a chimney and a tower. But it's a  
19 repair and I take it as a repair, so I ~~don't~~ have no  
20 comments regarding that.

21           Then with the garage, I think as from what I see  
22 in the drawings, I cannot support it. I think the garage  
23 needs to be scales down. One recommendation I will do is I  
24 will say, yes, that you consider that this is a somewhat  
25 underground garage, so basically I would put a green roof, a

1 flat roof, so I make it disappear completely, so it doesn't.  
2 compete with the house. It's much lower and it's much  
3 smaller. It is really sized for the three cars maximum,  
4 nothing else, probably a small storage room in the back.

5 But my reaction when I see the garage is, if I  
6 compare the garage to the footprint of the house, it's  
7 almost half of the house. So it's an issue in the site plan  
8 that jumps immediately. And then you have the issues that  
9 you have to address with the stone. But if the garage is  
10 much lower, it probably is a green roof, half of it covered  
11 by dirt would be probably a much successful intervention, in  
12 my opinion.

13 MR. KIRWAN: Commissioner Rodriguez and I are of  
14 the same mind on the first two points. For me, the one-  
15 story addition is fine by itself, if you are going to  
16 restore and renovate that piece. I don't have any issue  
17 with that.

18 Where it comes into -- where I have a difficulty  
19 with it is when you add this two-story addition next to it.

20 I won't repeat all the same reasons that Commissioner  
21 Rodriguez and I have for that. It's the way these two  
22 things join together, and are really incompatible with each  
23 other.

24 I would actually be supportive of taking this one-  
25 story addition down, and doing a new addition on the side of



1 the house. And because the one-story addition is not  
2 original to the house, take it down, do a new two-story  
3 addition on the house that is more appropriate to add onto  
4 this type of resource.

5           The other issue for me in the design you proposed  
6 is the scale of it. I think it's too small a scale,  
7 actually. All these bits and pieces and small scale  
8 windows, when you look at, as Commissioner Rodriguez  
9 described, when you look at what this house is about, it's  
10 this main block that has this beautifully intricate roof,  
11 and then it has these -- and these towers that are really  
12 wonderful.

13           And it has these two things that are attached to  
14 it, these two one-story to two-story pieces, if you include  
15 the basement. And they are very large scale. They have  
16 large openings and they have flat roofs. And I would  
17 encourage you to look at that kind of architecture for this  
18 addition, if you are to pursue an addition that takes down  
19 the one-story shed and adds something onto that side.

20           And I think one of the reasons why I also  
21 encourage sort of the rethinking of those side additions is  
22 that tower, that it's in -- your two-story addition is  
23 encroaching upon. I think that's a mistake. I think it  
24 really should be pulled back from that tower so that tower  
25 can remain fully expressed all the way down to the ground,

1 as opposed to the encroachment that you have shown on the  
2 drawings.

3 I also, you know, I don't have a problem with the  
4 stone as a material choice for this. I think another way of  
5 looking at this design is going to lead to a different  
6 approach to the overall design. And stone may be an  
7 appropriate material there. I don't support a standing seam  
8 metal roof on the addition of this house. I think that  
9 could be a real mistake.

10 Again, I support a flat roof, which would be more,  
11 in keeping with the other two roofs that are on the one-  
12 story pieces attached to the house.

13 On the front porch alterations, like the others, I  
14 think I agree to them in general concept. I think we really  
15 are going to need to see a lot more detail, particularly  
16 about that door, to really understand how that finished  
17 product is going to look.

18 The glass dormer replacement, I'm fine with that.  
19 The three-car garage I think is too large for the site. I  
20 think it should be a two-car garage. When you look at the  
21 site plan and you sort of sketch out what the size of a two-  
22 car garage will be, it will be about the same size as a  
23 porte cochere on the front of the house. And I think that's  
24 a more appropriate scale as a freestanding element.

25 I think there are some very interesting ideas

1 about pushing that garage into the hill and burying it, are  
2 interesting. I am concerned about a standing seam metal  
3 roof approach again, because prefinished roofs are  
4 difficult.

5 We don't control color. And there are some really  
6 bad prefinished roof colors out there, and you know, I'm  
7 sure you have very good taste in the way you are approaching  
8 a lot of this work, but we don't have any control over that.

9 So I'm a little concerned about that as a material choice  
10 for the roof.

11 And I also am concerned in the way it's detailed  
12 now, the way that the garage is pushed into the angled side  
13 yard. It creates sort of a canted side wall to the garage.  
14 And the way you've detailed the roof now, I think that's  
15 going to be very unresolved. I think we're going to end up  
16 with this very strange end of your roof where that canted  
17 angle is.

18 So with this very traditional hipped roof on top  
19 of this garage with canted angle to the garage, it's going  
20 to result in a strange condition on that roof. You're going  
21 to have a very funny, you know, awkward geometry there. So  
22 I think, again, a two-car garage, if it's not going to be  
23 buried under the hill and has its own roof to it, should be  
24 pulled away from that. It should not have an angled side to  
25 it. It should be a square-shaped two-car garage.

1           MR. CORATOLA: Well, I agree with everything that  
2 Commissioner Rodriguez and Commissioner Kirwan had to say  
3 about the additions. The side additions, the idea of  
4 tearing down the existing lean-to and incorporating that  
5 into a larger side addition, the contemporary elements, I  
6 think would work well in this application, studying  
7 different materials. I agree with the comments about trying  
8 to match the stone. It might be difficult, so you're  
9 definitely going need to look at the details on that.

10           The front porch, again, contemporary details,  
11 studying the details, how the glass fits in those openings,  
12 or maybe it doesn't sit in the openings. So it's slightly  
13 removed from there.

14           Definitely need to look at how you handle that  
15 door. I think the door you are talking about is sort of  
16 like a Herculite commercial storefront, where it's a  
17 frameless door, but there are framed components to it, so  
18 that it will have an effect. So I think you are going to  
19 really need to study how that door works.

20           As far as the repair of the dormer, I mean, it's a  
21 repair and, you know, I'm in favor of that.

22           As far as the garage, I agree the scale is too  
23 large as you currently have it. I agree that the angle is a  
24 little odd shaped for this, and you will have issues with  
25 that roof line, as Commissioner Kirwan said.

1           If there is a necessity for a three-car covered  
2 scenario that a two-car covered, you know, that picks up the  
3 roof lines of the house or is buried and then a carport or a  
4 lean-to to that, just to change the scale, you know, if you  
5 are changing roof lines, that will reduce a visual scale as  
6 well. And that's all I need to say.

7           MR. JESSEN: My view on this is, we have five  
8 elements that you are adding or working with on this  
9 project, and they are all very different. They seem to have  
10 different materials, different applications, different roof,  
11 different windows, and a bit of a different language for  
12 each piece.

13           And I think it would be helpful just to step back,  
14 perhaps, and take maybe a fresh look at a design that has a  
15 little bit more continuity between the elements. And I  
16 would concur with many of the comments that we heard  
17 earlier.

18           I'm not opposed to the glass on the porch. A  
19 modern insertion I think is, could be appropriate. I think  
20 the details are really important. But it doesn't really  
21 relate to the other things that you are doing, but it could.

22           I think you could look at all five of these  
23 elements as one holistic design. They are different  
24 locations on the site, but they could have a similar  
25 language that isn't necessarily the historic architecture

1 that you have. It could be a departure from that, or it  
2 could be in keeping with it. Your choice.

3 But it seems like those elements should be not  
4 five separate pieces then being added, and the effect being  
5 it just kind of waters down the house. But it could  
6 actually, they could communicate in a similar language and  
7 be a bit more of the holistic design. So I kind of view it  
8 from continuity, I think is important.

9 And then the kitchen addition, the two-story  
10 addition, I am concerned about it engaging the square tower.  
11 And I think you've heard that a few times. I think that's  
12 a real problem.

13 If it's possible to put the kitchen in the lean-  
14 to, if that gives you enough space, I think that would be  
15 ideal. If it's not, I would favor what we've heard here is  
16 an idea where that's removed and one addition is put on the  
17 side, where maybe you can have your breakfast room and your  
18 kitchen, but in one addition, instead of having two add-ons,  
19 on that side. I think that would be much better.

20 As for the garage, I think it is too big. I don't  
21 have an issue with that location. I just think it's too  
22 big. And the glass dormer, I don't really have a concern  
23 with that.

24 MR. WHIPPLE: Chairman Miles, perhaps before you  
25 sum up, do you want to give the four Commissioners who

1 preceded Commissioner Kirwan an opportunity to express their  
2 views on demolishing the one-story addition?

3 MS. MILES: Do you want -- that's an excellent  
4 question. Do you all have anything you would like to say in  
5 reaction, Commissioner Whitney, Commissioner Heiler?

6 MS. HEILER: Actually, I think that is a great  
7 idea, since it isn't original, and it gives you enough space  
8 there to put the addition that you want without having two  
9 little things stuck out on the side.

10 MS. MILES: Thank you. Commissioner Treseder?

11 MR. TRESEDER: I don't feel strongly either way.

12 MS. MILES: Thank you. Okay. Anne, I'm going to  
13 ask if you can please put up the slide from the aerial, or  
14 Josh, whoever has control.

15 MR. SILVER: Could you hand that to me, please.

16 MR. RODRIGUEZ: Can I add one little thing?

17 MS. MILES: Certainly.

18 MR. RODRIGUEZ: I would recommend that you go to  
19 the National Cathedral. The Cathedral added a very large  
20 garage. And you will see that from that garage there are a  
21 few small very modern glass and steel pavilions that come  
22 out. And that's all that you see of the garage.

23 But I think that would give you a good idea that  
24 there is a type of intervention that can be, that is very  
25 respectful of the context where it is, but doesn't need to

1 mimic it. And I would suggest start around and you will see  
2 these pieces. They are very well designed, and they look  
3 very well in the environment and the scale.

4 MS. MILES: Thank you, Commissioner Rodriguez. I  
5 asked that this slide be put up because this is no longer  
6 the context. This is the context. All of the trees between  
7 this house and the Richards House going down the Palisade to  
8 McArthur Boulevard, they are almost all gone. So you can  
9 now see all of this extremely, excruciatingly clearly from  
10 McArthur Boulevard. So I just wanted to make that point.

11 I'm going to absolutely second everything that  
12 Commissioner Rodriguez and Commissioner Kirwan said. I  
13 thought that was very well stated. I agree that the most  
14 appropriate thing to do would be to take down the later  
15 addition and to create something that is integrated.

16 My concern that nobody else raised is, if we  
17 permitted you to build an addition on the side of this  
18 house, you would have to cut into the existing stone wall.  
19 And I think that is a very painful thing to contemplate.  
20 And if you, instead, essentially demolish this later  
21 addition and do all of your work off of that. There will be  
22 no need to create a permanent hole in the exterior of the  
23 stone house.

24 I think the design you are showing us for the two-  
25 story addition is too large and it's too tall and the



1 materials are problematic, and particularly the windows. I  
2 think both fenestration design and tightness of the windows  
3 are just too modern and not sympathetic. I don't think the  
4 standing seam metal roof is appropriate.

5 I think that if you are going to build something  
6 that's two-story next to the one-story, it needs to  
7 completely step down, aside from the clear story window. I  
8 think it needs to be lower, buried, and definitely pulled  
9 back from that turret that is such a strong element.

10 I don't have enough information to have an opinion  
11 about the glass for the porch. Although I don't have an  
12 issue with the idea, I don't know enough. I don't see  
13 enough. I don't have an issue with the dormer.

14 The garage is too big and it's too tall, and it's  
15 got site problems. I have a concern with building a second  
16 garage, when there is an existing garage, although not on  
17 this parcel, within this historic context. And I think this  
18 is best resolved with a two-car garage that is largely  
19 buried. I think that's exactly how it should be treated. I  
20 wrote buried, but I think a green roof and buried is even a  
21 better solution. It should largely vanish, and your  
22 neighbors should not have to see it.

23 So that is my reaction. And I think you've had a  
24 lot of feedback and go forth and redesign and we'll see you  
25 again. Do you have any questions for us?

1 MR. MCNAIR: No.

2 MS. MILES: Okay, then. Yes.

3 MR. MCNAIR: I would love to take down the one-  
4 story addition that is on the side and build one space that  
5 would have the kitchen and the breakfast room.

6 MS. MILES: Okay. Good. I'm glad we've made a  
7 suggestion that you find useful, and that I think that will  
8 be a better solution. I think there is unanimity, that that  
9 would be -- I guess Paul would be good either way, but  
10 largely unanimity that that would be a better solution.

11 MR. MCNAIR: Okay.

12 MS. MILES: All right. Thank you. We're going to  
13 go back to our skipped agenda item then, which is item J of  
14 the historic area work permit applications. It's the  
15 railing installation for 900 Olney-Sandy Spring Road, Sandy  
16 Spring. And do we have a staff report?

17 MS. FOTHERGILL: Yes. This is an outstanding  
18 resource in the Sandy Spring history district. And some of  
19 you may be familiar with the building because they've  
20 recently had a different historic area work permit  
21 application before you.

22 It was the Montgomery Mutual Fire Insurance  
23 Company headquarters, and it's a circa 1904 building, and  
24 there have been two additions to the building on the south  
25 and east sides. But here is a photo of the building taken

**HPC Preliminary Consultation Notes for 5415 Mohican Road, Bethesda  
July 13, 2011**

**ADDITION**

Consensus the existing one story lean-to addition could be removed to accommodate an alternative design for a side addition on the right side elevation.

Support for the construction of a **contemporary** style side addition. Consideration needs to be given to the scale of the additions parts. Comments focused on the dichotomy between the larger size of windows on the existing house and smaller windows proposed for the side addition.

Addition is too large

Explore alternative roof forms

**Recommendations:**

Look more closely at the bigger scale of the historic massing and take cues from its scale when developing new proposal.

Pull addition back from the tower to allow it to read as fully independent from any new construction. No physical attachment between the front tower of historic massing and new addition.

Reduce size of the addition to make project approvable when submitted as a Historic Area Work Permit (HAWP)

Use flat roof system. Possible material types include rubber membrane or green roof.

Provide floor plans for 2<sup>nd</sup> Preliminary Consultation review with HPC

**FRONT PORCH ALTERATIONS**

Consensus the proposed fixed glass pieces were a feasible option. Questions about the installation method of the glass and access door between the porch and grade.

**Recommendation:**

Provide more detail about the proposed installation method of the glass and specifically the door.

**GLASS DORMER REPLACEMENT**

Support as proposed.

**Recommendation:**

No changes recommended.

## **GARAGE**

Location must comply with established setback requirements for the property. Size/scale too large. Angle problematic. No standing seam metal roof.

### **Recommendations:**

Determine appropriate setback. Reduce size. Two car garage appropriate for site. Some support for two car garage with open carport. Design should be consistent with the revised design for the side addition. Use an alternative roof form and material.

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:**

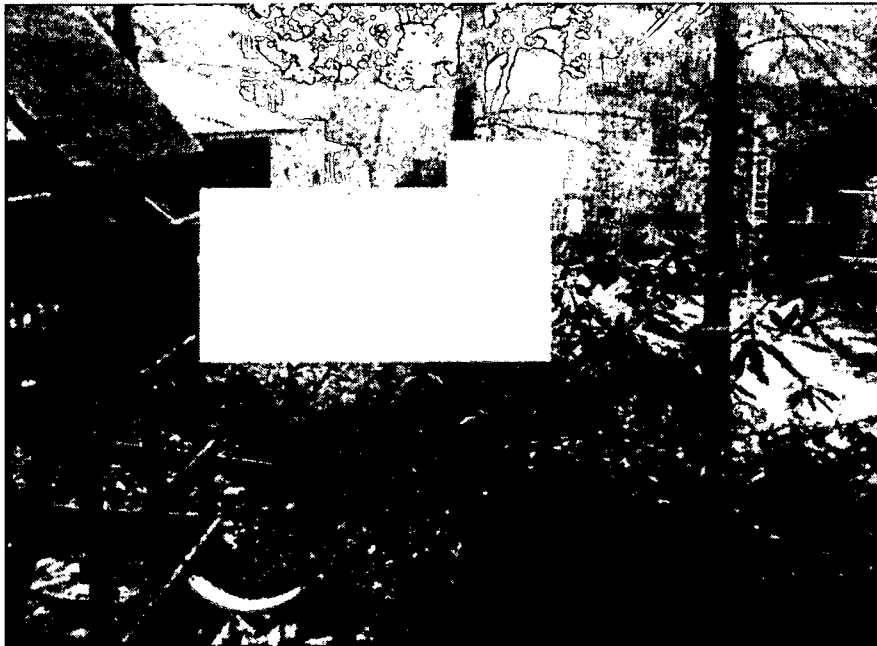
- 1) The proposed set back of five feet is insufficient per MC regulations. Our understanding of Montgomery County development standards is that accessory buildings in excess of 24 feet in length (which this garage appears to be) require an additional set back based on the length (2 feet of setback for 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



SONY

Title  
Titre

Date

BAITZLEY CASTLE

5415 MOTHICAM RD

Bethesda MD

Kitchen Addition  
Garage and Carport  
Glass in front porch

9-15-2011