

22022 Dickerson Rd. Dickerson (3rd Preliminary
Consultation)
Dickerson Zoned Atlas District

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	6/13/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	6/6/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	5/30/2007
Review:	HAWP	Tax Credit:	None
Case Number:	12/21-07A	Staff:	Josh Silver
PROPOSAL:	Rear and side addition		

STAFF RECOMMENDATION

Staff is recommending that the HPC continue this HAWP application.

BACKGROUND

The applicants have had two preliminary consultations with the HPC to address the design of the proposed side and rear additions. In addition to the preliminary consultations staff has meet with the applicants and their agent two additional times and has had repeated discussions in an attempt to refine the proposed design so that it's more sympathetic to the existing bungalow style of the house. A review of staff's initial assessment and both preliminary consultations is summarized below.

Initial Staff Assessment

Prior to the 1st Preliminary Consultation staff expressed serious concern about the proposed addition and its effect on the historic house. The initial proposal was not at all in keeping with the *Standards*. The 2nd floor was proposed to extend straight up from the 1st floor with no relief on the left side of the house. This proposal resulted in creating entirely different house type, instead of an expanded bungalow as desired. The result of staffs concern with the proposed design the applicants choose to meet with the Commission to gain input on how to proceed.

1st Preliminary Consultation

At the February 28, 2007 public hearing, the Commission reviewed and discussed a Preliminary application for a 2nd level addition at this property. The transcript of the public hearing and the Staff Report from the 1st Preliminary Consultation is attached. (See Appendix A)

The topics of discussion and suggestions at the 1st Preliminary Consultation included the following:

- Most Commissioners were opposed to raising the roof of the historic house
- Commissioners had no major concerns about the side addition
- Alternatives to a 2nd level addition were discussed
- Locational Atlas status and level of alterations on this house warrant a relatively lenient review

- There was a consensus that the front of the historic house should remain 1-level and that any additions should be pushed to the rear of the house, perhaps replacing the existing mish-mash of additions.

As requested by the Commission, the applicants submitted the project for a 2nd Preliminary Consultation. Design of this project encountered several challenges including the location of the well and septic field, the existing alterations, and the pyramidal roof.

At the first meeting, the Commission concurred with Staff that the major character defining features of this resource are the simple pyramidal front, the columns, and the deep front porch. The goal of the addition is to maintain the roofline and retain that character at the front of the house. The revised design pulls the addition towards the rear of the house and adds a second level to the side addition. In concept and basic form, the new design is more compatible with the historic house, but reducing the addition to a half-story would help even more with the scale.

Following the 1st Preliminary Consultation staff recommended the applicants take the HPCs comments, redesign their proposal, and return for a 2nd Preliminary Consultation.

2nd Preliminary Consultation

Following some of the comments and suggestions the Commission made during the 1st Preliminary Consultation the applicants submitted a redesign of the proposed rear and side additions for a 2nd Preliminary Consultation. While the redesign addressed some of the Commission's concerns from the 1st Preliminary Consultation a number of design issues still needed to be resolved. The transcript of the public hearing and the Staff Report from the 2nd Preliminary Consultation is attached. **(See Appendix B)**

The topics of discussion and suggestions at the 2nd Preliminary Consultation included the following:

- Making the 2-story hyphen connecting the main house to the proposed side addition 1-story to differentiate the new versus old construction.
- Conversion of the existing garage to a living space was supportable, however it was recommended the garage be pulled back to reintroduce the front façade of the house.
- Most Commissioners were supportive of cleaning up the array of roofs at the rear of the house.
- Lowering the roofline of the 2-story rear addition to preserve the pyramidal roof of the existing house.
- The Commission recommended exploring the regulations and systems requirements for septic system because of the proposed increase to the footprint of the house.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Dickerson Locational Atlas District**
STYLE: Bungalow
DATE: c.1910

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions – one has a hipped roof and the other is a shallow shed – and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces; these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level onto the back of the existing house and a two-story side addition

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application, which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic

resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
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 would first like to commend the applicants and their agent for their continued patience and willingness to work with staff and the HPC throughout the preliminary consultation process. Staff is generally supportive of the proposed 2 –story side addition, and 1 –story hyphen connecting the side addition and original house. However, staff remains concerned with the 2-story rear addition redesign because of its adverse effect on the original bungalow style of the house.

While the applicants and their agent have worked repeatedly with historic preservation staff to address several design issues related to the original proposal, and have incorporated some of the HPC's recommendations into their new proposal including, lowering and extending the hyphen connecting the original house to the proposed 2-story side addition, moving the proposed 2-story rear addition behind the 2nd peak of the pyramidal roof, and lowering of the roof pitch in an attempt to retain more of the original massing, the current proposal remains unsatisfactory.

One of the major challenges with the current submittal is the inaccuracy in the measured drawings. Staff is concerned that the Commission has not been provided an accurate visual depiction of the proposal. As presented in this application, the applicant desires to install 33"W x 75"H, 2/2 double-hung windows on the first floor of the two-story side addition and 33"W x 60"H, 2/2 double-hung windows on the second level. When scaling these windows on the drawings, both windows come up shorter on the drawing than as proposed. As such, if the Commission approves the plans as submitted, one of two things will occur in the field, the builder will have to modify the design on-site to accommodate the inaccurate drawings, by increasing the overall height of the building or the windows will be installed as is, and the façade will be visually different than what the HPC approved in the submitted plans. Therefore, it is essential that these issues be solved in the design phase.

Furthermore, at the 2nd Preliminary Consultation the HPC asked if building an addition at the rear of the house was a viable option so that more of the original house form could remain. The applicants commented building at the rear of the house was not an option because the existing well and septic system would restrict how far new construction could extend from the original house.

Since this meeting staff understands the applicants have explored moving the septic system, however staff

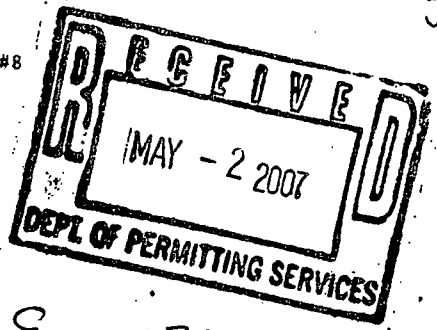
has not been made aware of whether this is a viable option. If the septic system could be relocated staff is willing to work with the applicants and their agent to come up with a design that is less obstructive to the rear of the existing house.

As a result of these outstanding issues staff is recommending the HPC *continue* this case. Staff would like to be clear in that they expect to meet with the applicants and their agent immediately in order to resolve these design issues, so this project can finally proceed to an approvable application.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Paul & Renita Espinoza
 Daytime Phone No.: 240-489-3008
 Tax Account No.: 3624
 Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 240-462-4899 (Renita cell)
301-537-4133 (Paul cell)
 Address: 22022 Dickerson Rd. Dickerson Md. 20842
Street Number City State Zip Code
 Contractor: Paul Huff Phone No.: 410-549-7703
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22022 Street: Dickerson Rd.
 Town/City: Dickerson Nearest Cross Street: MT. Ephraim Rd.
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Make	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 400,000-90 - 250,000

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.

Paul A. Espinoza Signature of Owner or authorized agent
4/29/07 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 452276 Date Filed: 5/2/07 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

At this point we have a cottage Bundan house with front porch & deck set on an one acre lot. Setting in small community next to church. Shed is adjacent to the deck. Large Maple tree next to garage. Various dogwood trees, white pines locate on property. well & Septic

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Renovations - putting upstairs for bedroom etc. & having this put in the rear of house, new renovation on the side starting in rear back for basement living room - bedroom, garage renovation for dining room

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Aristides & Paul Espinoza 22022 Dickerson Rd. Dickerson, MD 20842	
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd. Dickerson, Md. 20842	
Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md 20842	
22014 Dickerson Rd. Dickerson, Md 20842	

Plat of Home Location
 Aristides & Paul Espinoza Property
 22022 Dickerson Road
 Gaithersville (11th) District
 Montgomery County, Maryland.
 Surveyor's Certificate

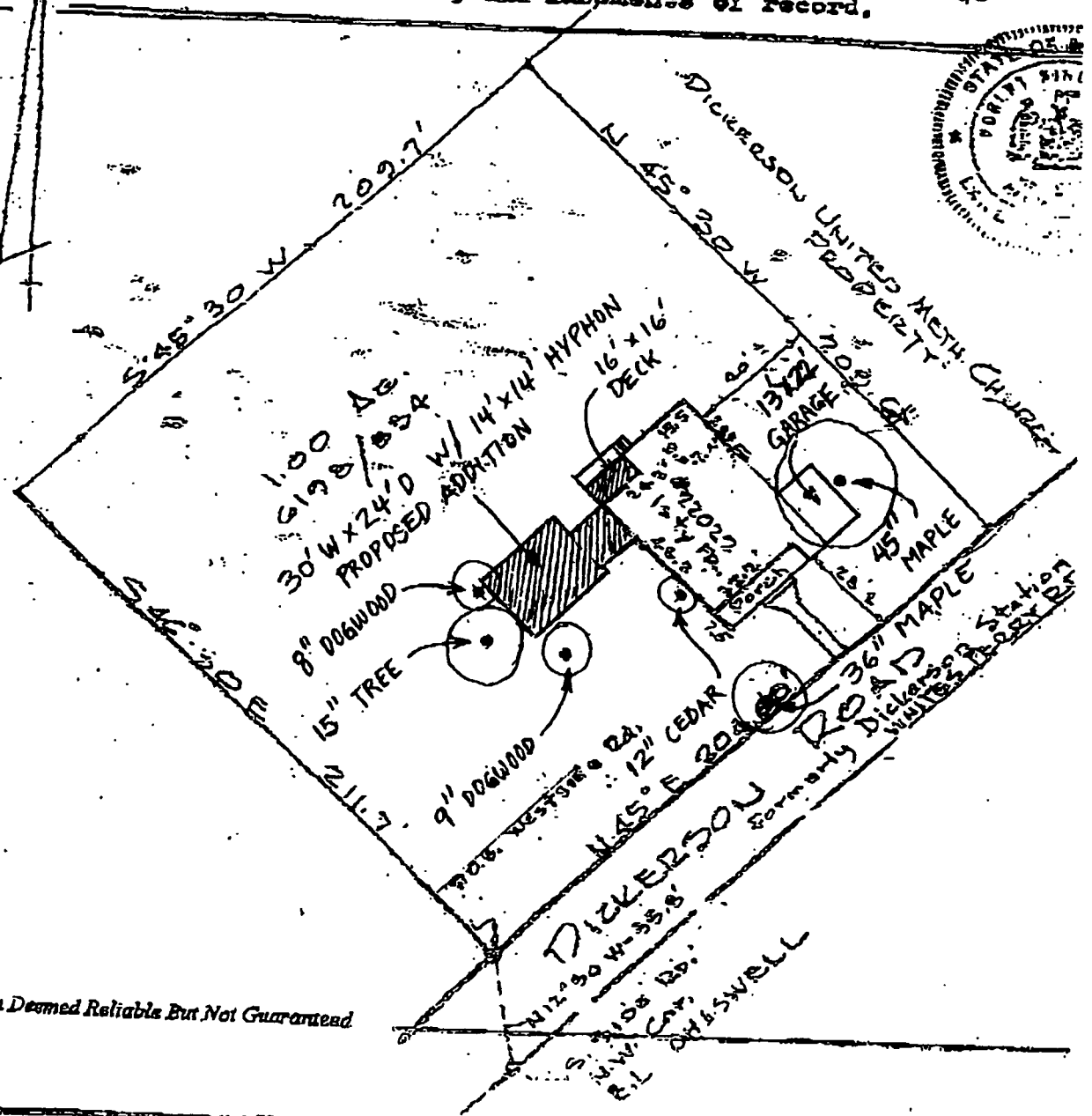
Note: This is
 in field pla-

I hereby certify that the plan shown hereon is correct;
 and that the location of all the existing improvements
 on the described property have been carefully established
 by a transit-tape survey and that unless otherwise shown
 there are no encroachments.

Date: October 6, 1986
 Scale: 1" = 50'

[Signature]
 R. E. HANCOCK, Surveyor
 PLAT 526
 Rockville, Maryland.

Plat Book - Plat -
 Liber 6158 Folio 84
 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
 Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed

Material Specifications

ROOF- will be using fiberglass shingles , the existing roof has 3tapshingles

SIDING ON HOUSE- will be using German Dutch Lab Vinyl, the existing siding on house
German Dutch Lab Wood

WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC



Ace Tree Movers, Inc.

◆ 21201 Zion Road ◆ Brookeville, Maryland 20833 ◆
301-519-0008 ◆ 800-258-4-ACE ◆ Fax 301-216-0099
www.acetreemovers.com ◆ sales@acetreemovers.com



April 12, 2007

Paul Espinoza
22022 Dickerson Road
Dickerson, MD 20842

Re: Tree Transplanting

Dear Paul,

Thank you for your interest in Ace Tree Movers, Inc. We specialize in transplanting and providing large trees. We use all the latest horticultural technology available in maintaining consistent results.

As per your request, we visited your site and identified one possibly two *Cornus florida* (Flowering Dogwood) 12"-14" caliper that you expressed interest in transplanting. Unfortunately, these trees are infected with a disease known as "disccula anthraxnos", which attacks Flowering Dogwood, causing a slow decline leading to death. At the present time in the horticulture industry there is no cure for this disease. Transplanting a tree already infected with disscula anthraxnos, would only speed up the natural process of the disease, causing death of the tree within 6 months.

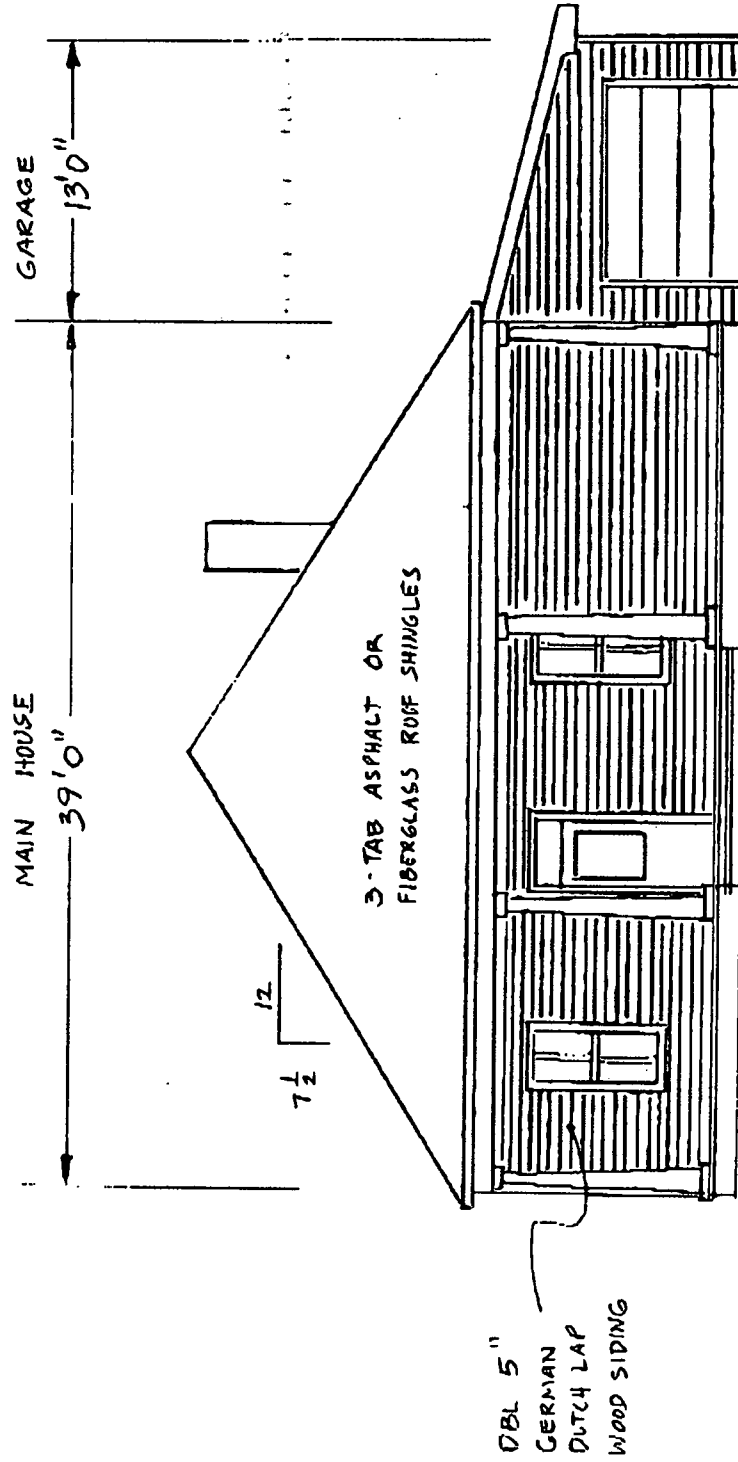
If you like Dogwoods, there are some new varieties new to the industry in the last 10 years that are resistant to the disease. This doesn't mean they can not one day get it, just that they have the ability to resist. If you wish to pursue an alternative resolution, please don't hesitate to call.

Thanks again for your interest in Ace Tree Movers, Inc.

Sincerely,



Mike Cunningham
President



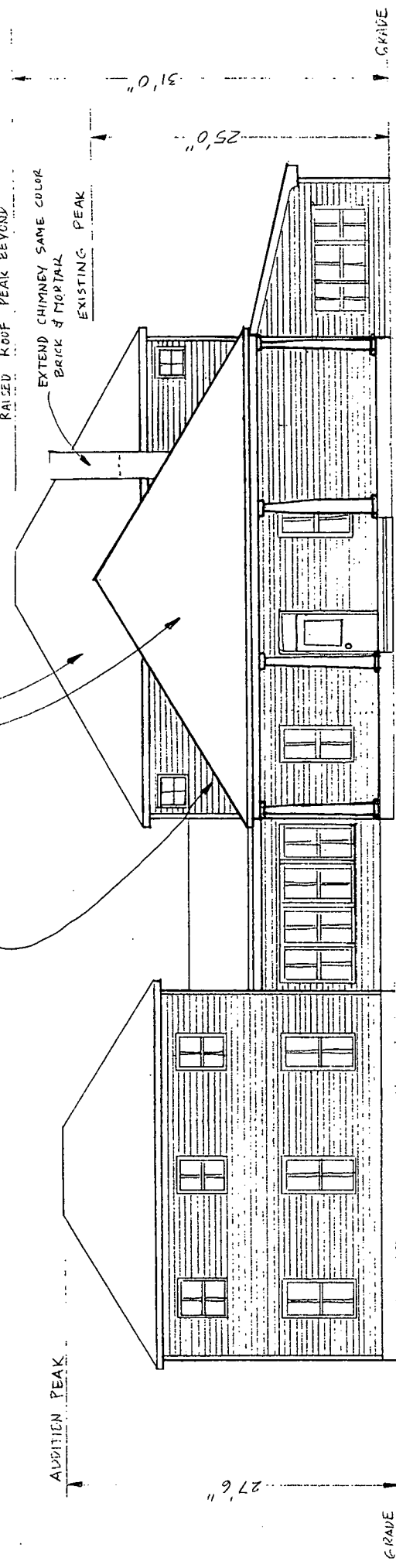
FRONT VIEW - EXISTING
 ESPINOZA RESIDENCE
 RENOVATION & RENOVATING, INC.
 SCALE 1/8" = 1'0"

ROOF -
 EXISTING IS 3-TAB ASPHALT
 NEW ROOFS TO GET 3-TAB
 FIBERGLASS-SAME COLOR AS
 CLOSE AS LOCALLY AVAILABLE

SIDING ON RAISED ROOF PORTION -
 5" EXPOSURE WOOD GERMAN DUTCH
 LAP WITH 1x4 VERTICAL TRIM
 BOARDS AT OUTSIDE CORNERS

RAISED ROOF PEAK BEYOND
 EXTEND CHIMNEY SAME COLOR
 BRICK & MORTAR
 EXISTING PEAK

ADDITION PEAK



GRADE

GRADE

NEW ADDITION
 30'0"

NEW HYPHEN
 14'0"

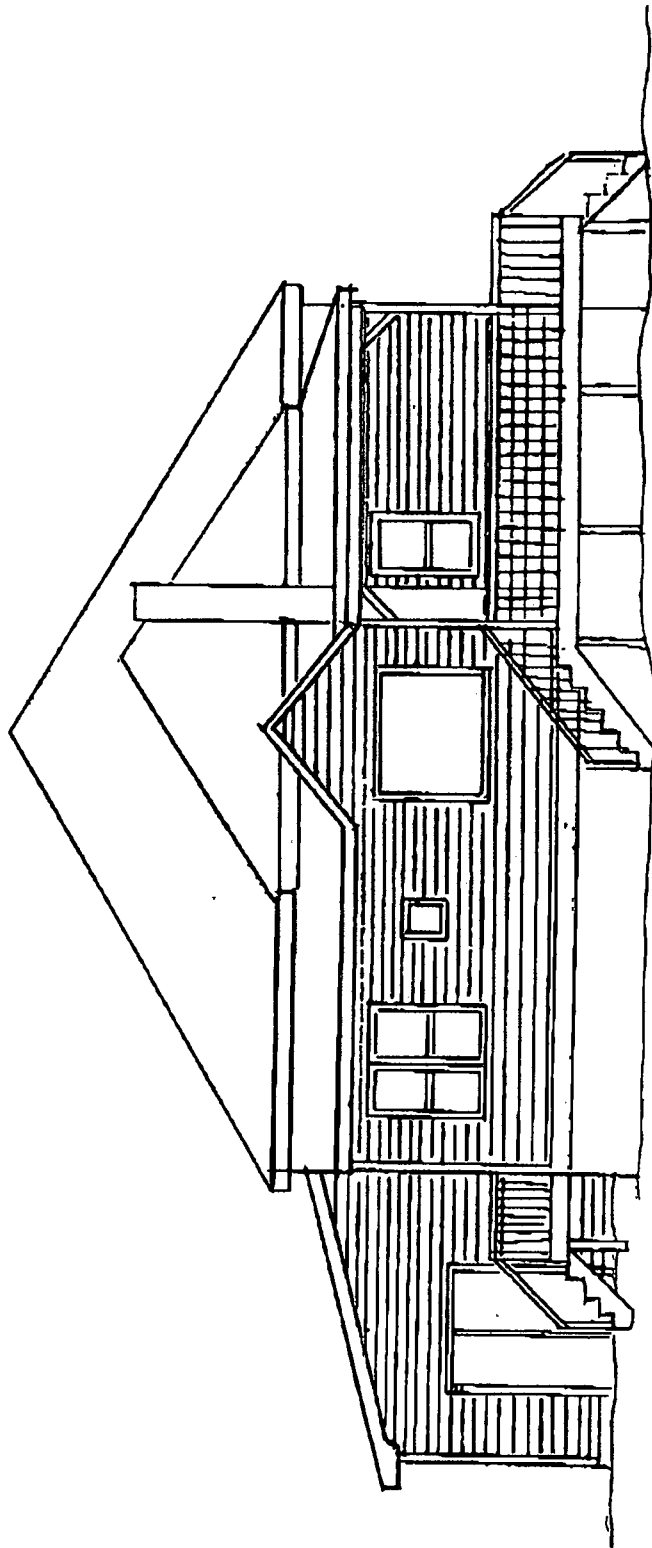
52'0"

EXISTING HOUSE - ONE STORY w/ SIDE GARAGE

SIDING - 5" WIDE PAINTED SMOOTH HARDI-PLANK LAP
 WINDOWS - MAIN LEVEL - 33"W X 75"H 2 OVER 2
 GRIDS INSIDE & OUT - WOOD SINGLE HUNG
 UPPER LEVEL - 33"W X 60"H 2 OVER 2
 GRIDS INSIDE & OUT - WOOD SINGLE HUNG
 ALL WITH 1x4 EXTERIOR TRIM

SIDING - 5" WOOD GERMAN DUTCH LAP w/ 4" WIDE BEAKS AT BUILDING CORNERS
 WINDOWS - 33"W X 75"H 2 OVER 2 WOOD SINGLE HUNG WINDOWS
 1x4 EXTERIOR TRIM

FRONT VIEW
 ESPINOZA RESIDENCE
 RENOVATION & REMODELING, INC
 SCALE 1/8" = 1'0"



REAR VIEW - EXISTING
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

EAVE DETAIL -
 MATCH EXISTING 12" OVERHANG
 WITH ALUMINUM GUTTER
 FASTENED TO 1 X 8 FACIA,
 NEW WOOD SOFFIT TO GET
 2" WIDE CONTINUOUS VENT
 STRIPS - TYPICAL

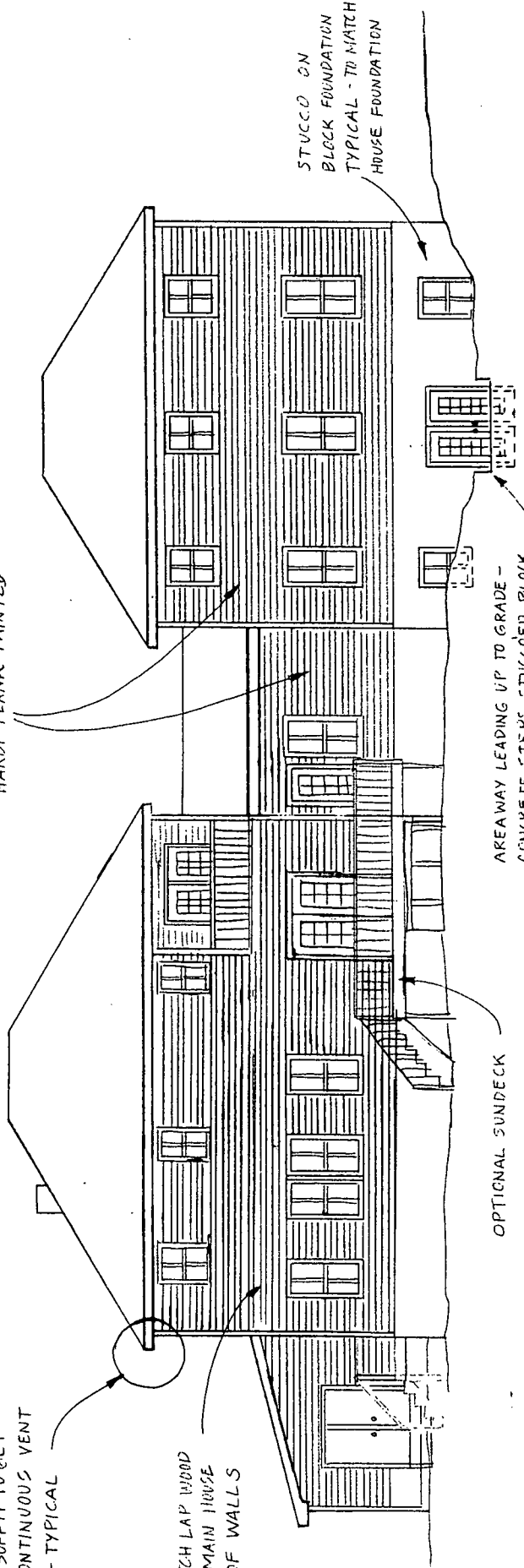
5" WIDE DUTCH LAP WOOD
 SIDING ON MAIN HOUSE
 RAISED ROOF WALLS

HYPHON & ADDITION SIDING
 IS 5" EXPOSURE SMOOTH
 HARDI-PLANK PAINTED

STUCCO ON
 BLOCK FOUNDATION
 TYPICAL - TO MATCH
 HOUSE FOUNDATION

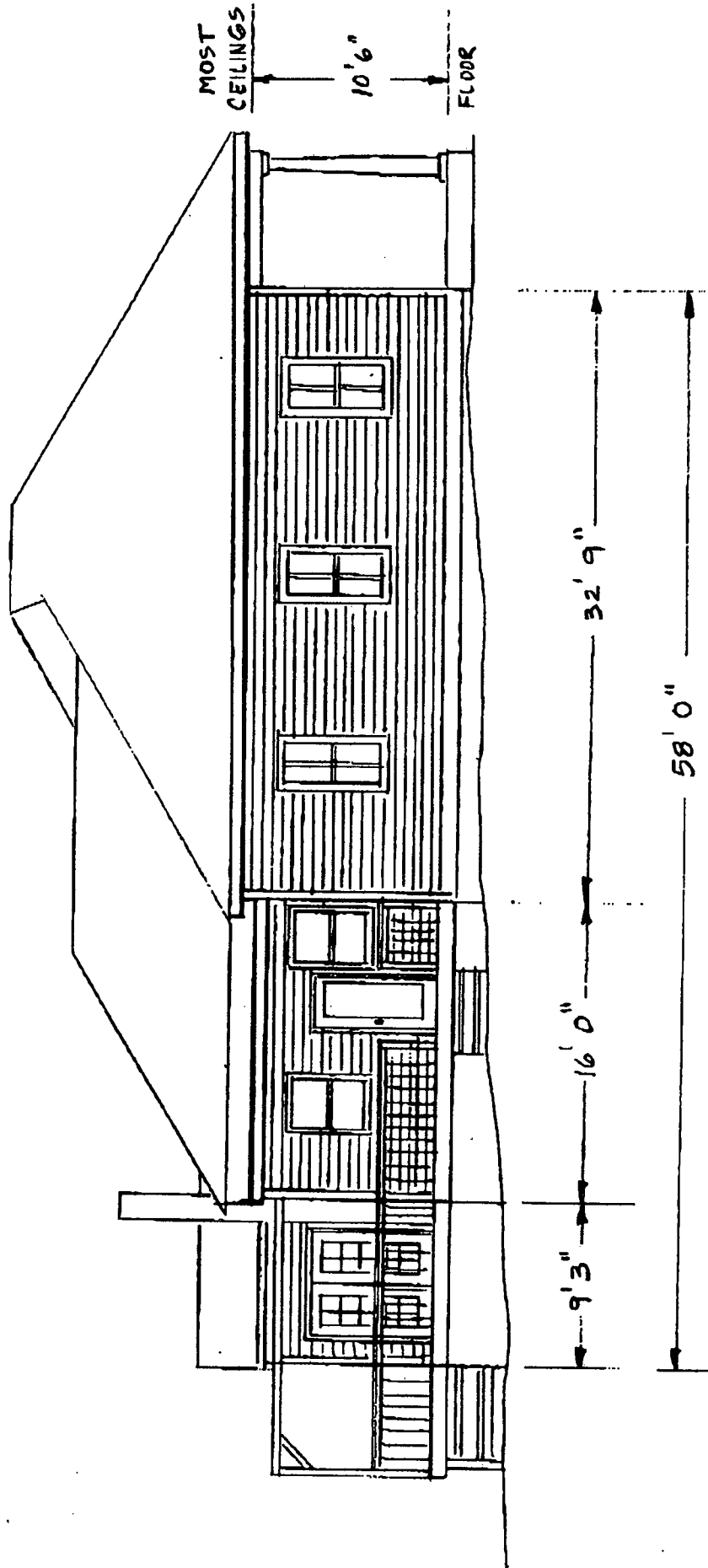
OPTIONAL SUNDECK

AREA WAY LEADING UP TO GRADE -
 CONCRETE STEPS, STUCCOED BLOCK
 RETAINING WALLS, SLAB DRAIN
 TO DAYLIGHT.

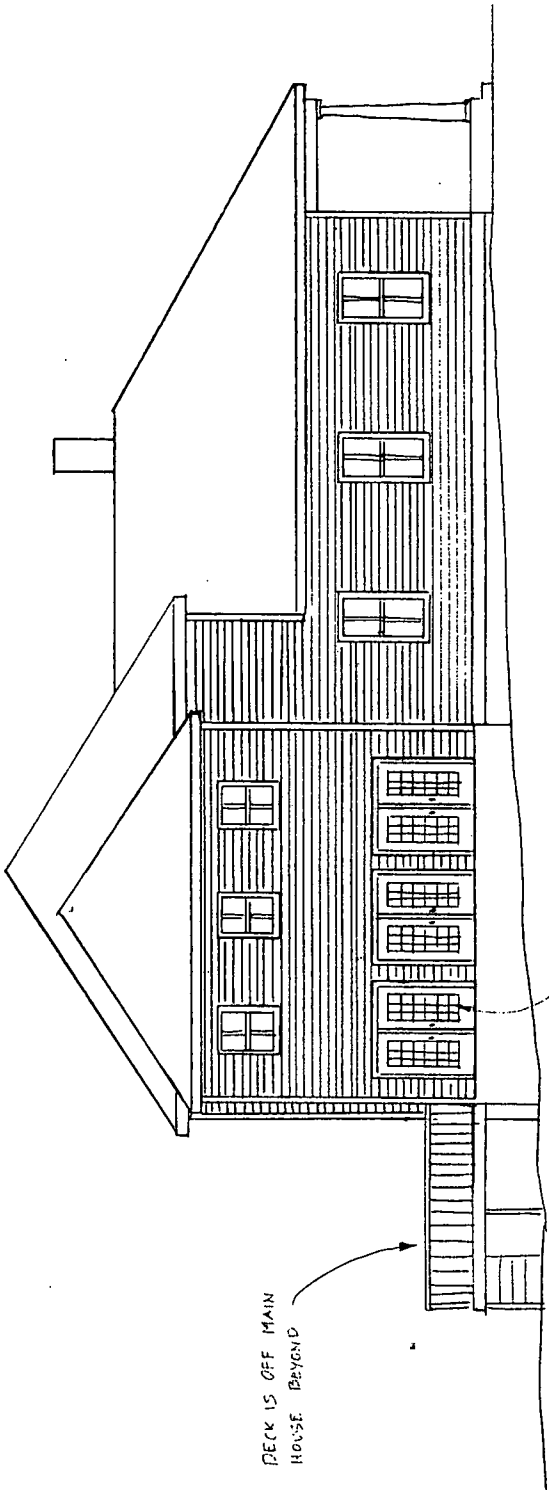


REAR VIEW
 ESPINOZA RESIDENCE
 RENOVATIONS & REMODELING, INC.
 SCALE 1/8" = 1'0"

LEFT SIDE - EXISTING
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

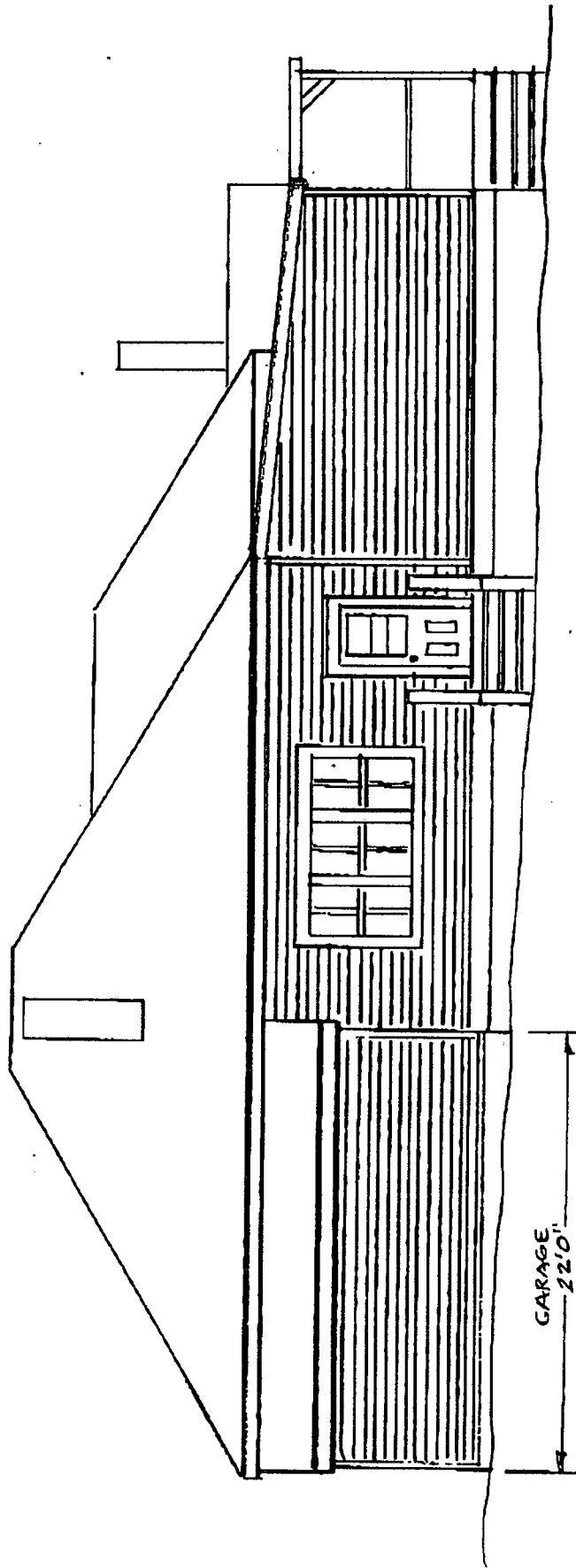


LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

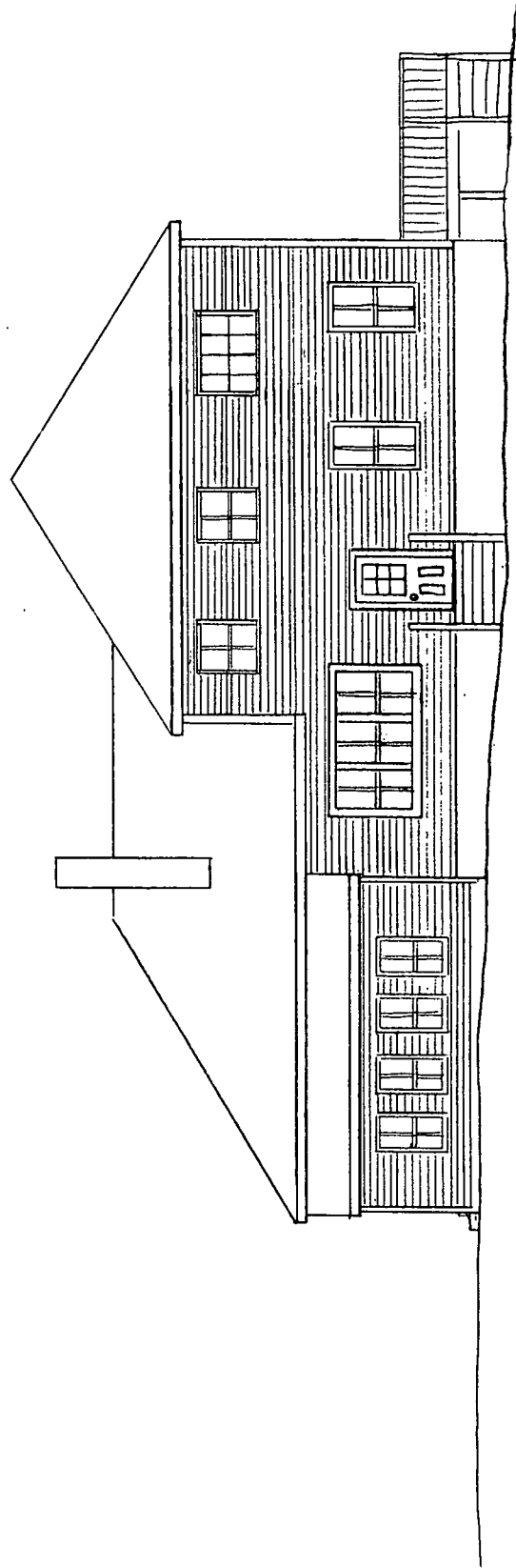


DECK IS OFF MAIN
HOUSE BEYOND

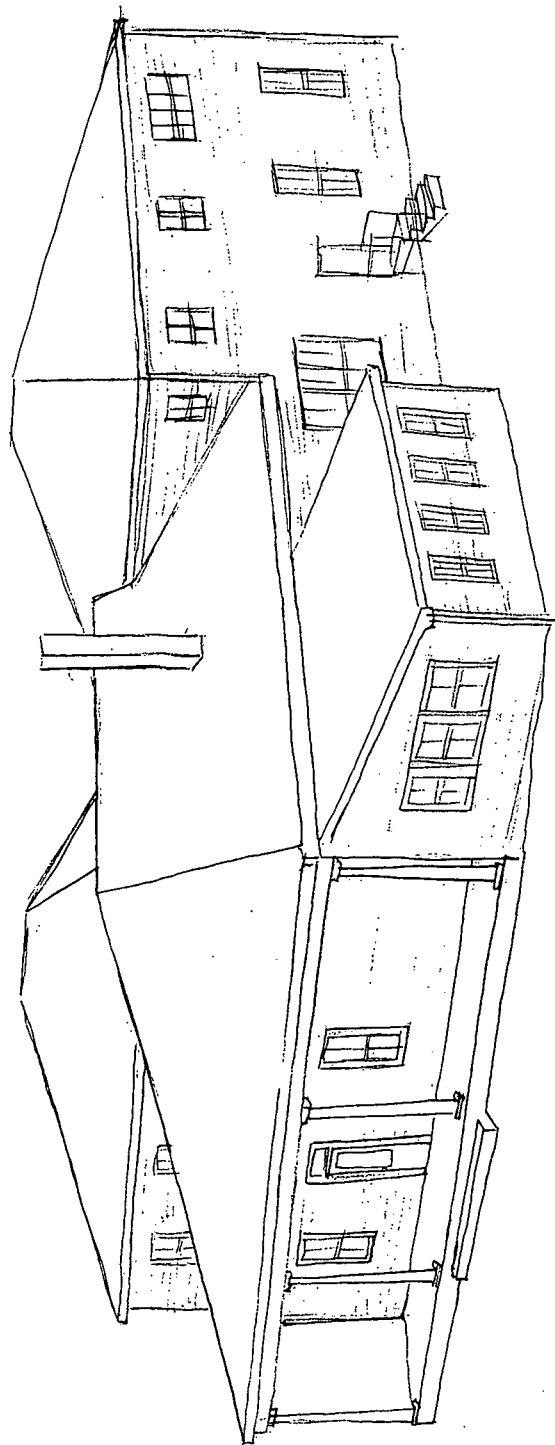
WOOD DOORS W/ WOOD GRIDS INSIDE & OUTSIDE.
& INSULATING GLASS. - TYPICAL.



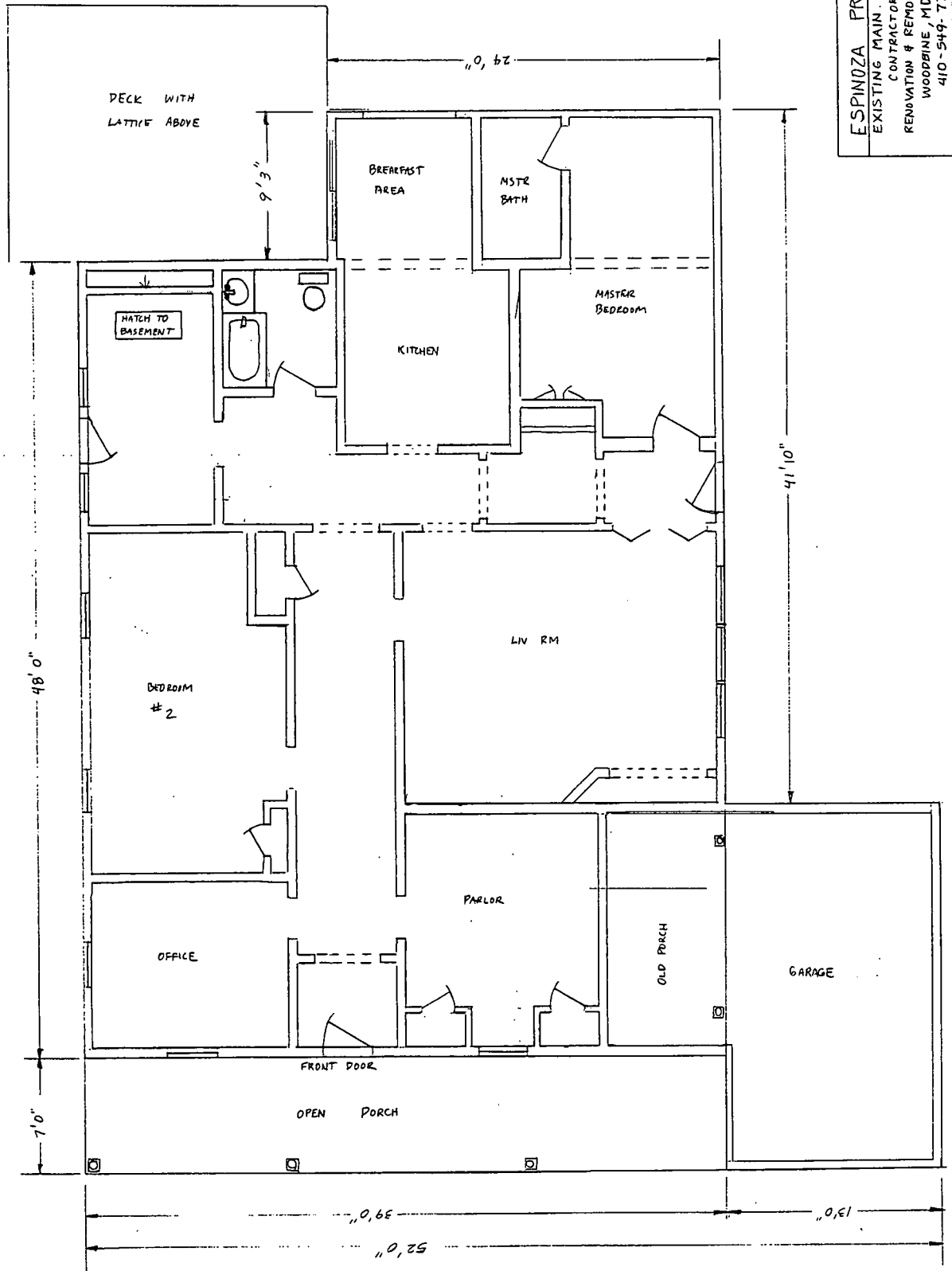
RIGHT SIDE - EXISTING
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE: 1/8" = 1'0"



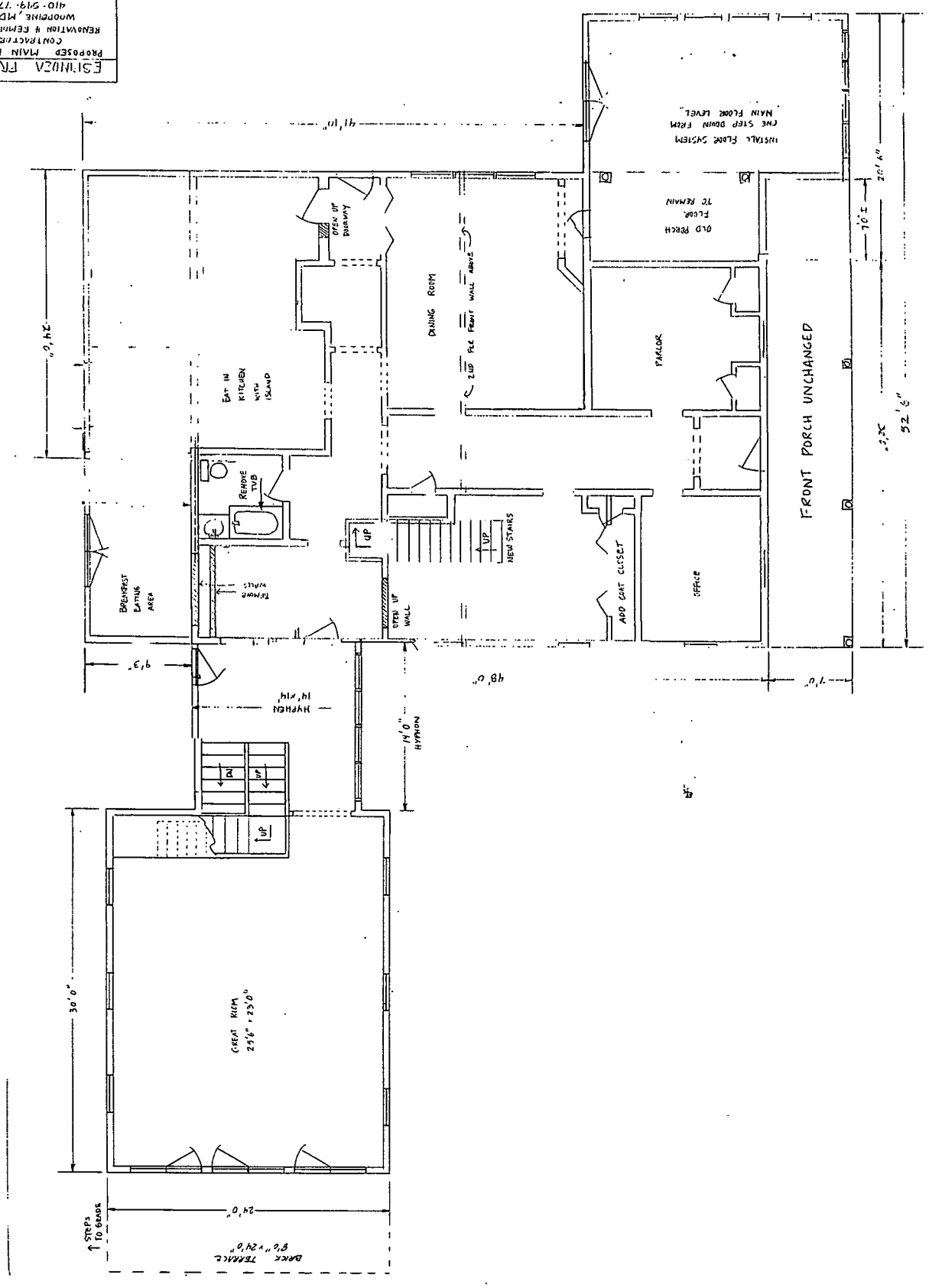
RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



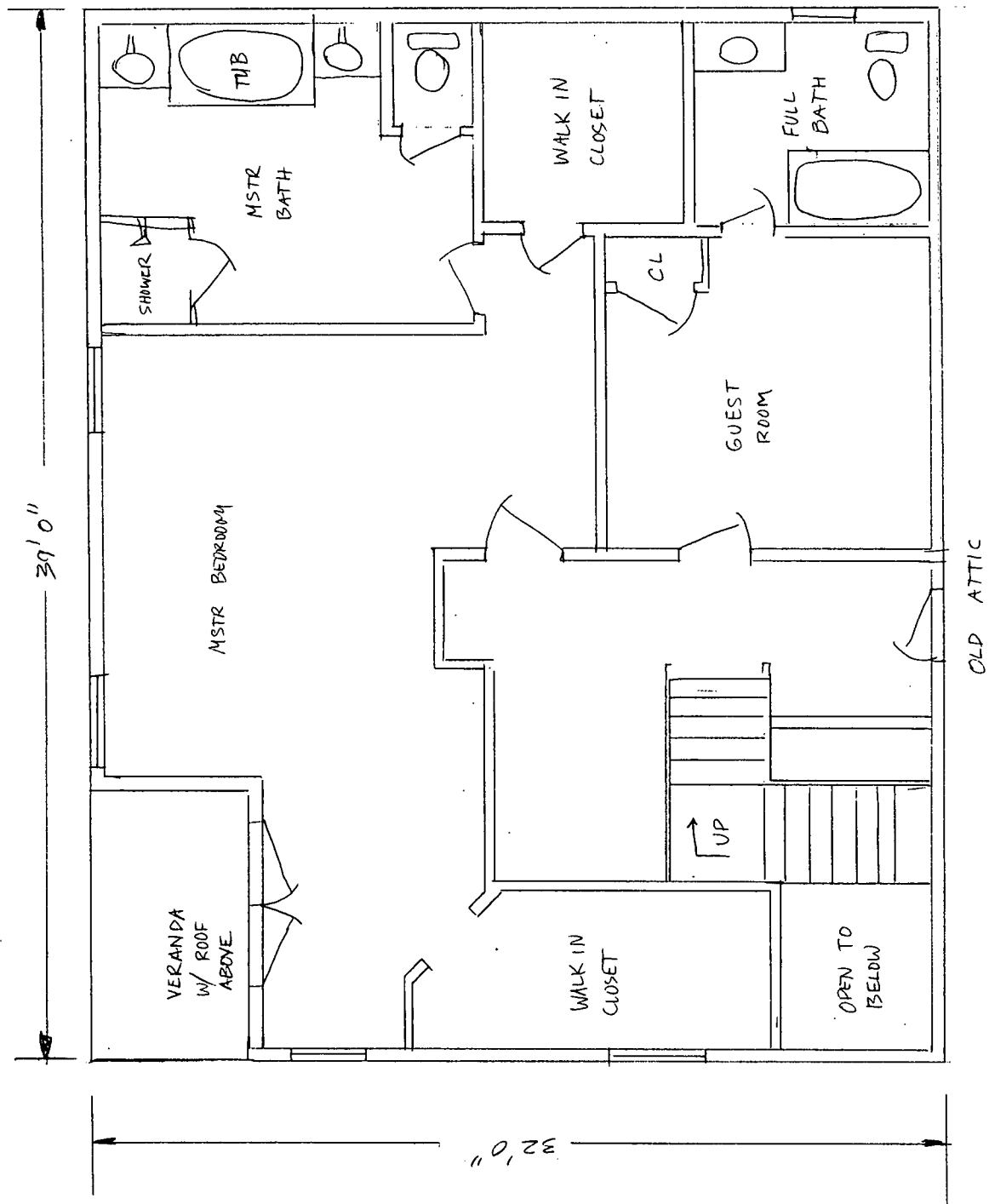
ESPINOZA PROJECT
 EXISTING MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'0"



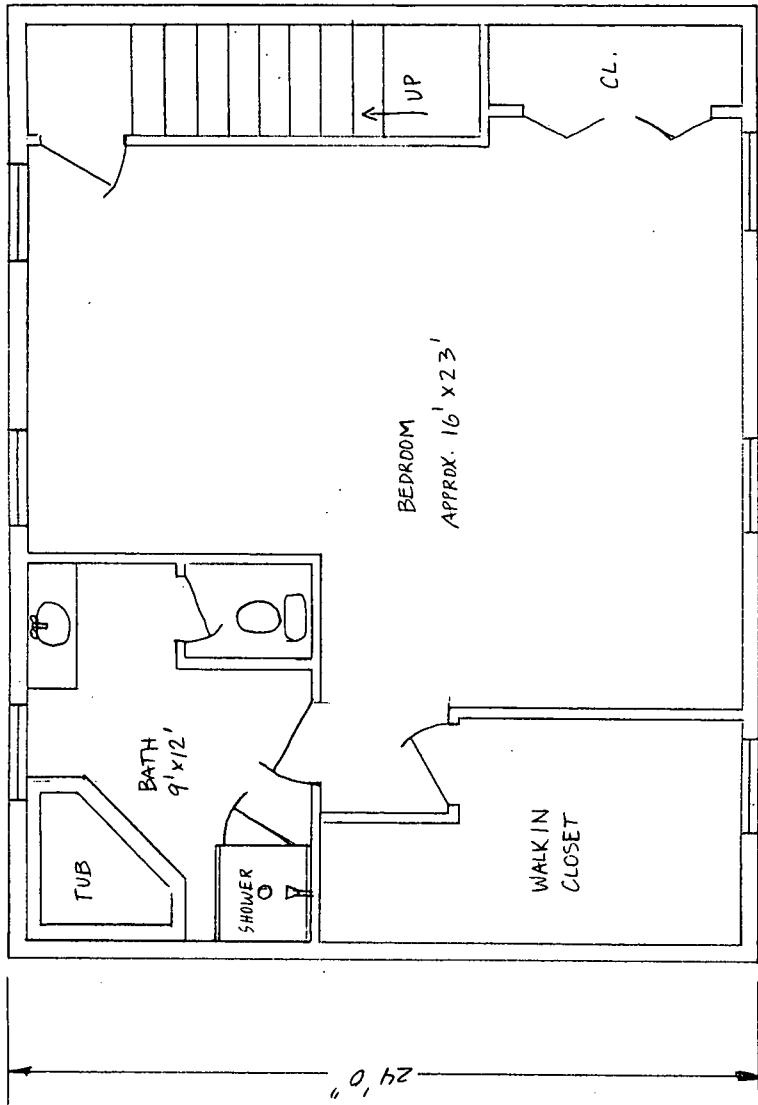
ESHAHVA PROJECT
 PROPOSED MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REPAIRS, INC.
 WOODRIDGE, MD. 21797
 410-519-1703
 SCALE 1/8" = 1'-0"



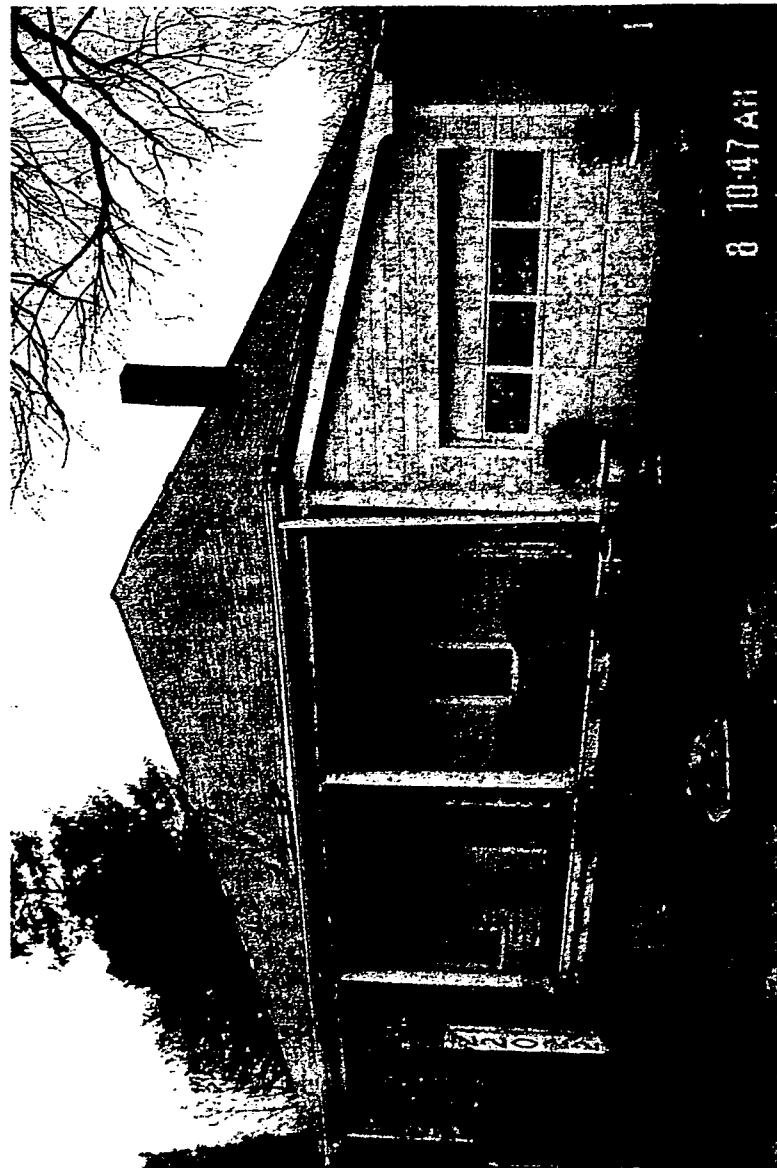
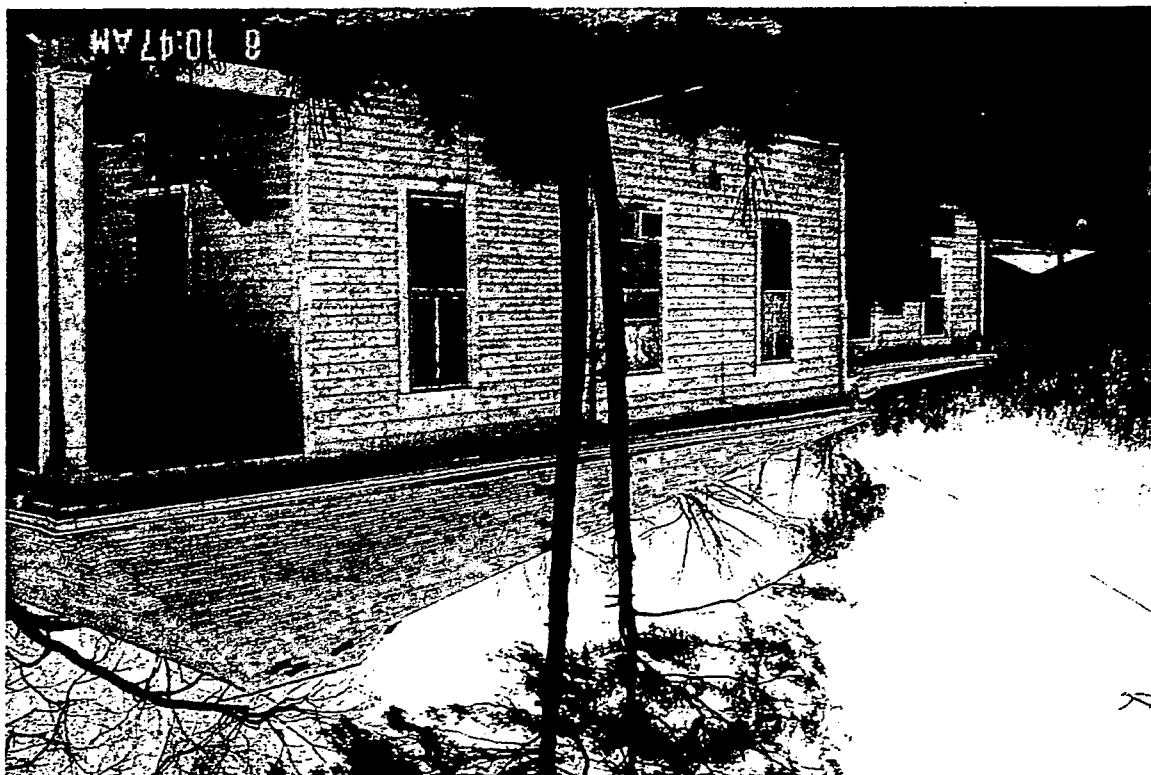
MASTER SUITE &
GUEST ROOM
ABOVE MAIN FLR
OF HOUSE
ESPINOSA RESIDENCE
SCALE 1/4" = 1'0"



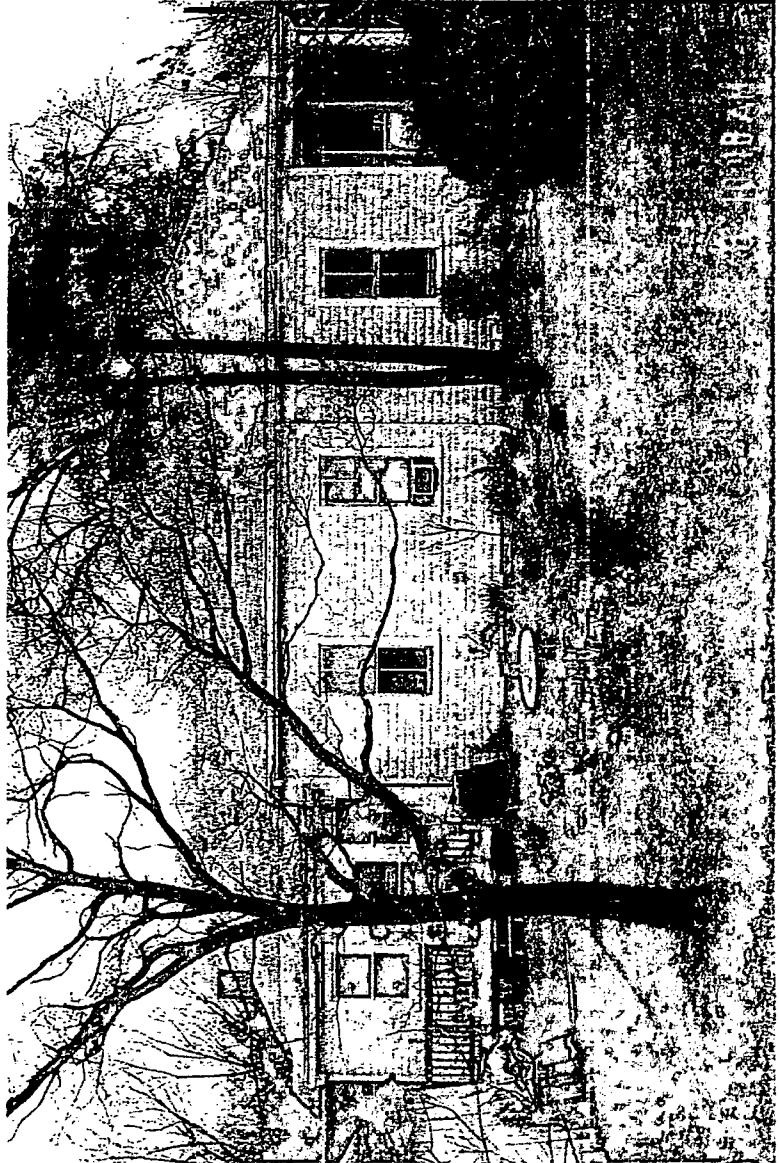
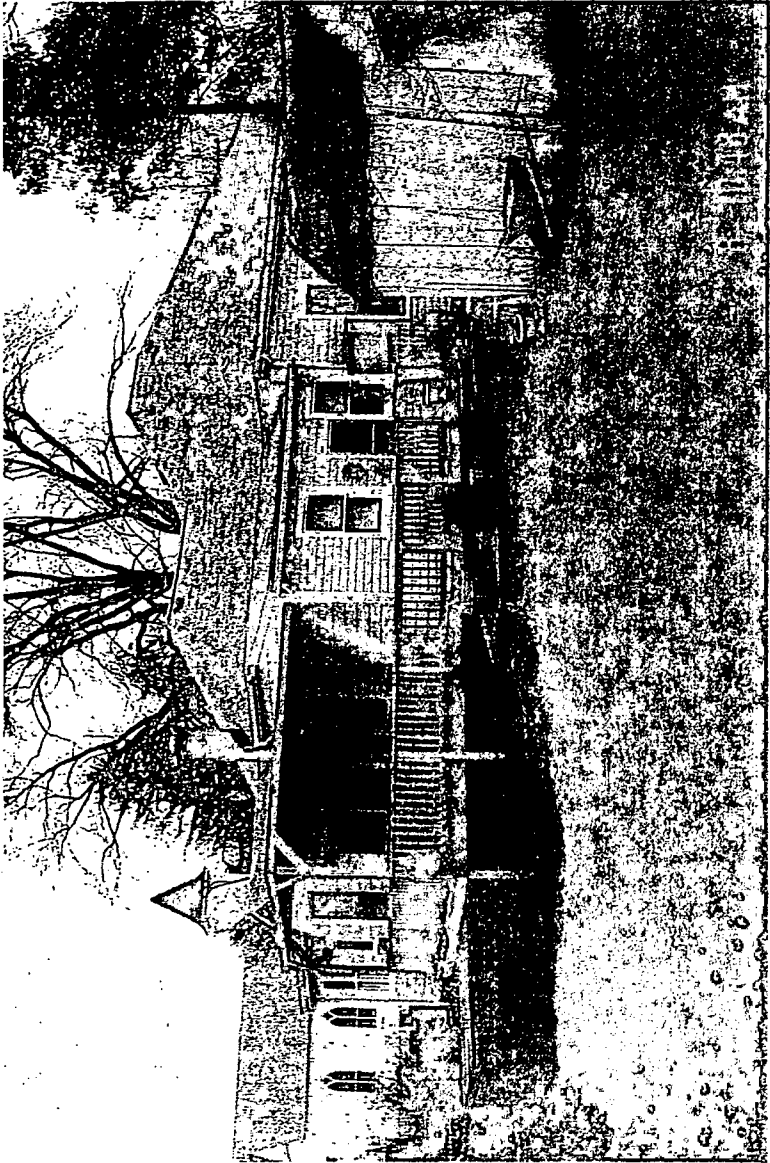
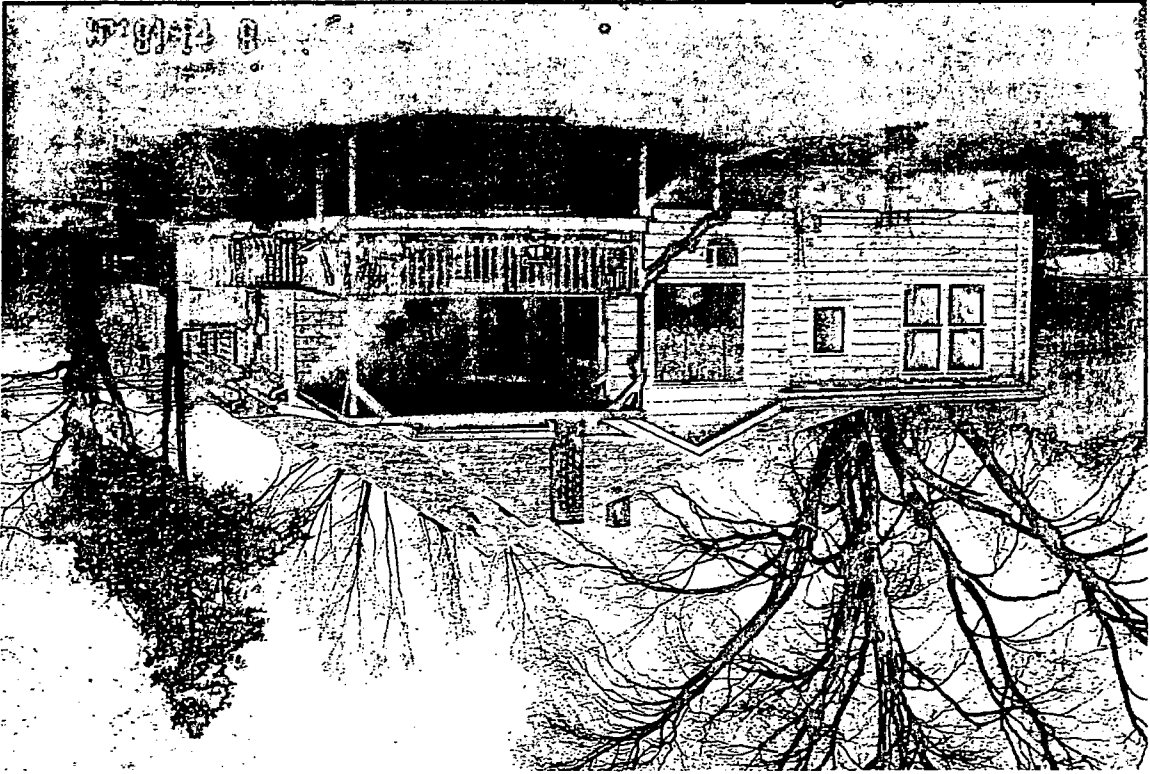
GREAT ROOM ADDITION
SECOND FLOOR BEDROOM
ESPINDOSA RESIDENCE
SCALE 1/4" = 110"



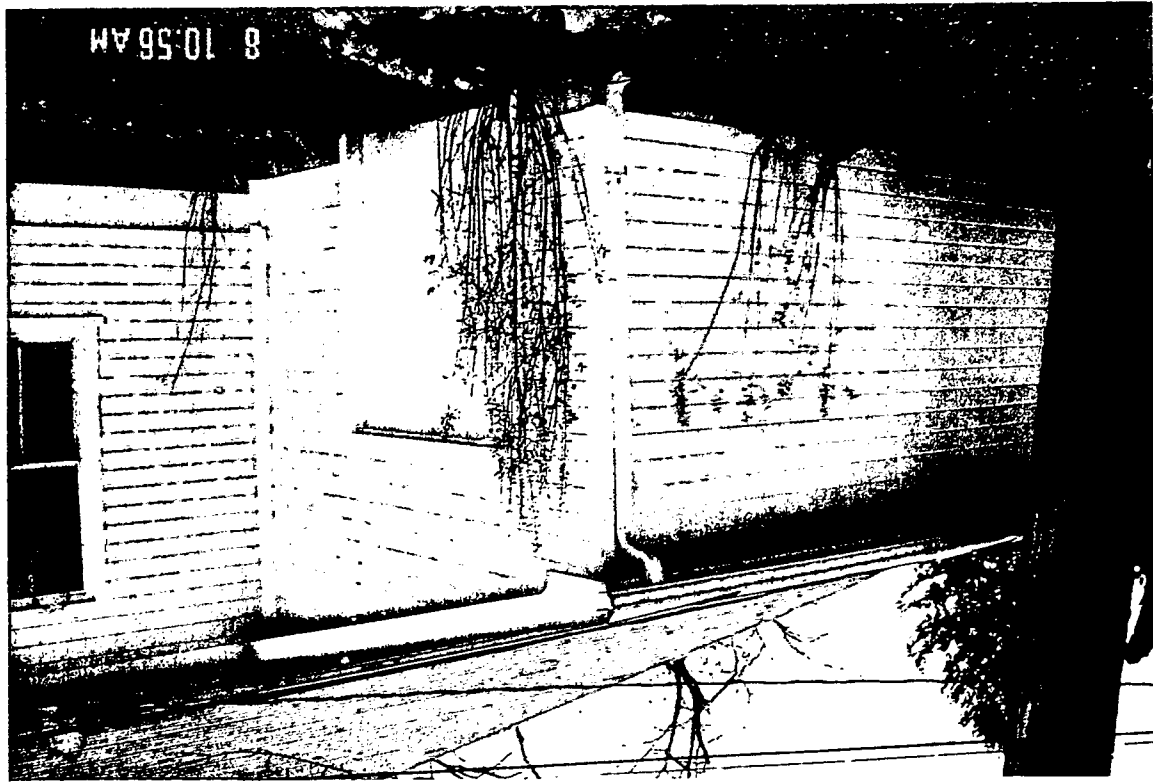
ESPINOZA



ESPINOZA



ESPINOZA



Appendix A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	2/28/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	2/21/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	2/14/2007
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	2nd Level Addition		

RECOMMENDATION: Revise and Return for another Preliminary

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Dickerson Locational Atlas District**
STYLE: Bungalow
DATE: c.1910

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions – one has a hipped roof and the other is a shallow shed – and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces; these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to

the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level and a one-story side addition.

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
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

HAWP Staff determined that this proposed addition constitutes a substantial alteration and advised the applicants to submit a preliminary application before proceeding with a HAWP application. Staff understands that this is a small house and is generally supportive of an addition to this house to meet the applicants' needs. Other buildings around this house are larger and likely constructed by more prominent members of the community.

Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a hip roof that extends from the top of the front porch and is a major character defining feature.

The current proposal is not at all in keeping with the *Standards*. Because the 2nd floor extends straight up from the 1st floor with no relief on the left sides, the bungalow form is completely lost; the new full second story creates an entirely different house type instead of an expanded bungalow as desired. Although the porch roof remains intact, it no longer feels as though it is tucked under and protected by the large hipped roof. Staff suggested pulling the addition back behind the peak of the hip and more on top of the rear additions. This would allow more of the bungalow form to remain. Reducing the addition to a half-story would help with the scale.

Before proceeding with a new design, the applicants chose to meet with the Commission and gain input on how to proceed.

STAFF RECOMMENDATION:

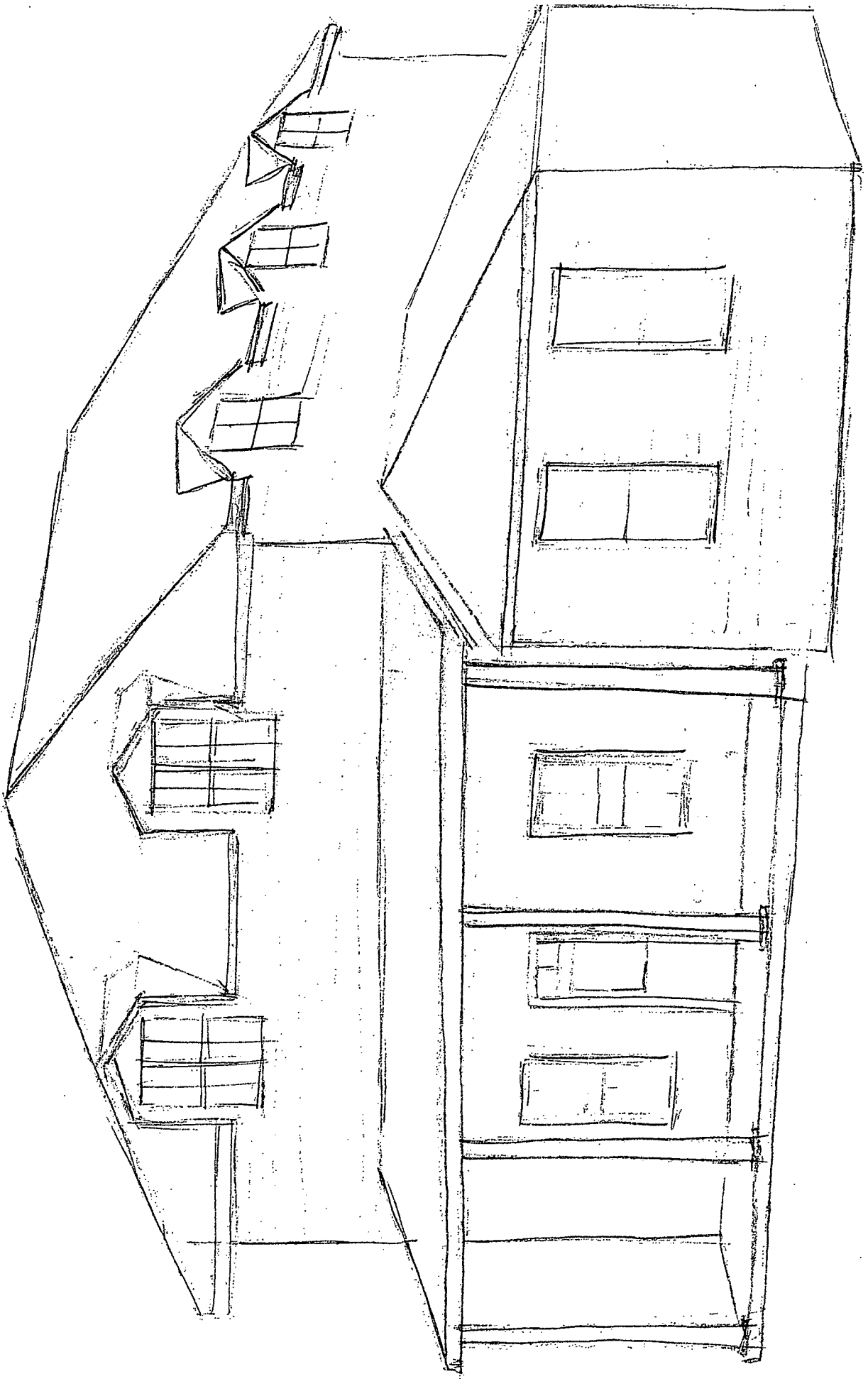
Because the district is not designated, Staff is willing to be flexible in interpretation of the *Standards*, however a complete re-design is needed. Staff recommends the applicant take the HPC's comments, redesign, and return for a 2nd Preliminary Consultation.

*Drawings
1st Preliminary Consultation*

ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

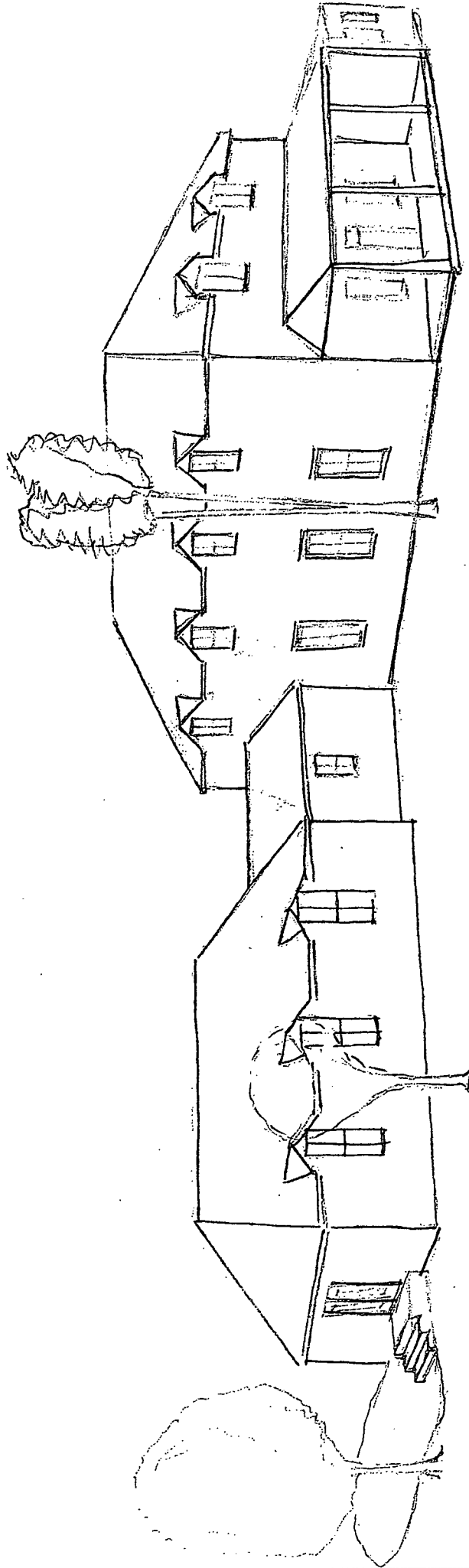


Drawings from 1st
Preliminary Consultation

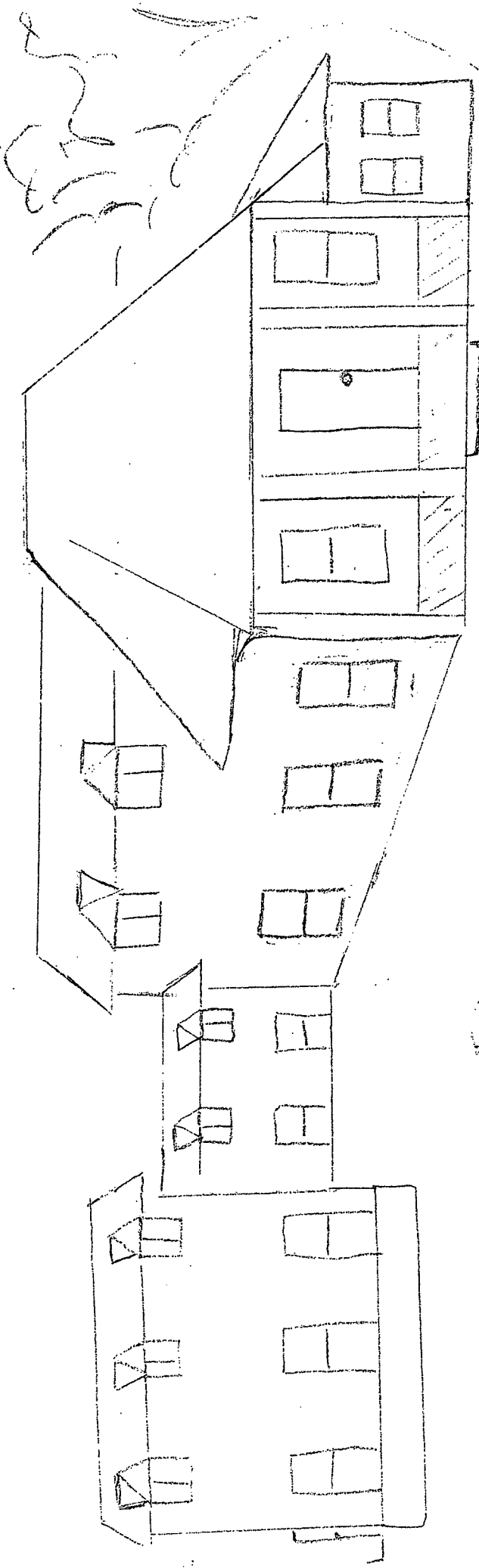
ESPINOZA

RENOVATION & REMODELING

410-549-7703



Drawings from 1st Preliminary Consultation



Tall Fence

Contractor/Project Manager
Paul Huff

410-549-7703

tree

(trees)

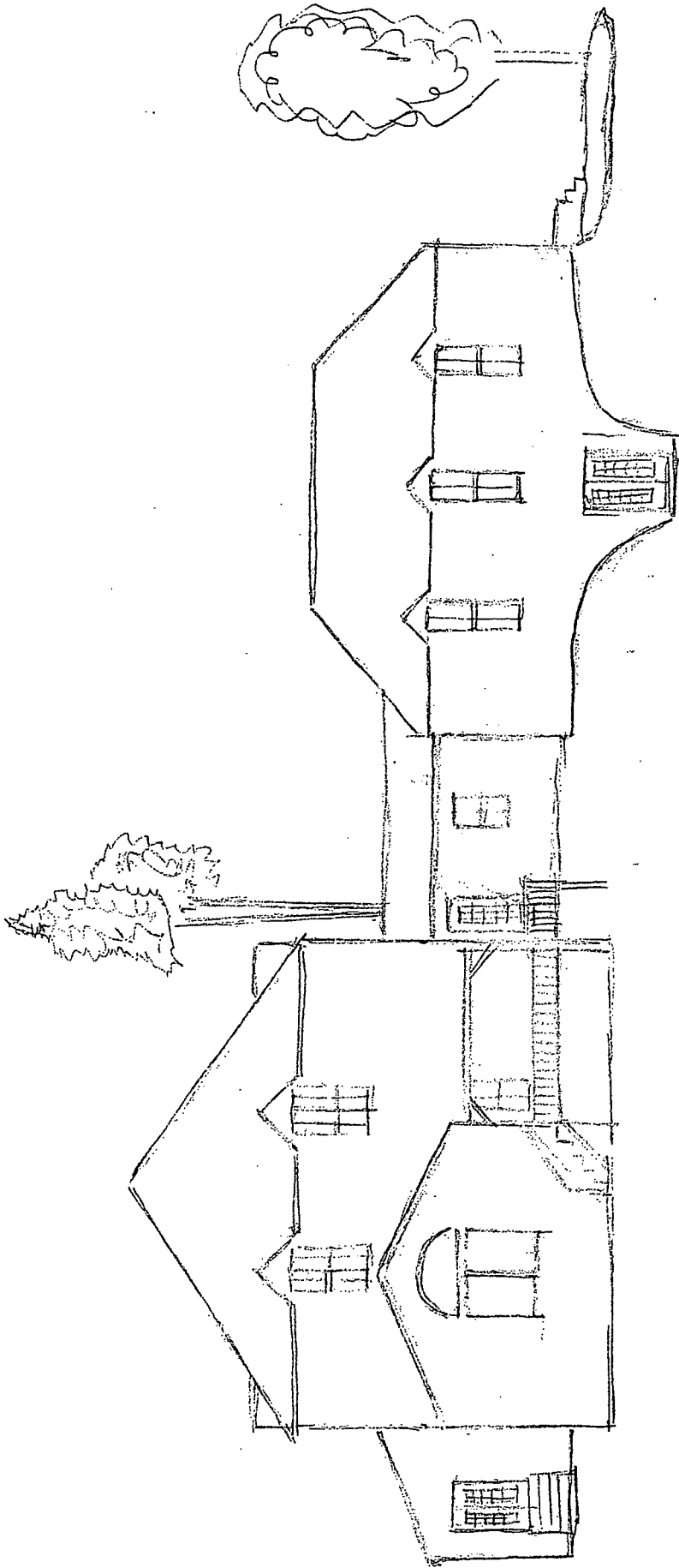
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Drawing 5
from 1st
Preliminary Consultation

ESPINOZA

RENOVATIONS & REMODELING

210-549-7703



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-07A
- 26130 Frederick Road :
----- X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 18/11-07A
- 19510 White Ground Road :
----- X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 31/06/07A
- 3951 Baltimore Street :
----- X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 23/65-07B
- 310 Market Street :
----- X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 35/13-07C
- 37 W. Lenox Street :
----- X
- PRELIMINARY CONSULTATION - :
11 East Melrose Street :
----- X
- PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
----- X
- PRELIMINARY CONSULTATION - :
26 Pine Avenue :
----- X

A meeting in the above-entitled matter was held on
February 28, 2007, commencing at 7:41 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

[Handwritten signatures and notes]

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn
Timothy Duffy
David Rotenstein
Caroline Alderson
Tom Jester
Jeff Fuller
Warren Fleming
Nuray Anahtar

ALSO PRESENT:

Judy Christianson
Anne Fothergill
Tania Tully
Michele Oaks

APPEARANCES

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Jodi Longo	42
Lynn Gallagher	45
Miche Booz	54
Steve Kerr	61
Mark Geriopedo	65
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kel

1 MS. O'MALLEY: Well, I think that's a good thing
2 to shoot for. All right, thank you. The next case is 22022
3 Dickerson.

4 MS. TULLY: 22022 Dickerson Road in Dickerson is a
5 contributing resource in the Dickerson Locational Atlas
6 District. The Locational Atlas Districts they are treated
7 somewhat differently than master plan designated properties.
8 Under 24(a) of the Historic Preservation Ordinance,
9 property owners who wish to demolish or substantially alter
10 a resource within a Locational Atlas District they have the
11 option of having the request reviewed under the historic
12 area work permit provision or they can file for an
13 application that would trigger expedited by a evaluation of
14 the resource, meaning the entire district, for historic
15 designation.

16 The applicants have come forward with a
17 preliminary consultation to help them determine what would
18 be their preferred option. The structure is a one story hip
19 roof bungalow that sits at the front of a one acre lot
20 behind a tall fence. There's a full width front story porch
21 that sits under the main roof, and there are two existing
22 rear additions. One with a hip roof, that other that has a
23 shallow roof. There's a rear deck as well, and there's an
24 attached single car garage with a shed roof that come right
25 off the front right side of the house.

26 The house is adjacent to the Methodist Episcopal

1 Church south, as well as it's neighbors are a couple of
2 larger what would be likely outstanding resources with the
3 district to be designated. The applicants are proposing to
4 add a second level and a one story side addition to the
5 property.

6 After reviewing the proposal and meeting with the
7 applicant on the site and discussing the project, we
8 determined that they proposal does constitute a substantial
9 alteration, and did recommend that they come for a
10 preliminary consultation to get some guidance from the
11 commission.

12 This is a small house and we understand that
13 putting additions on smaller houses can be approved, and
14 however, this particular addition is not compatible with the
15 structure. Although the Secretary standards don't prohibit
16 second story additions, it does say that you should not
17 remove distinctive materials or alter features that help
18 characterize the property. And in this bungalow the hipped
19 roof that includes the porch is one of its major character
20 defining features, and thus makes it a bit more challenging
21 to add to this particular property.

22 The proposal does not meet with the standards.
23 Essentially with the proposal the second floor, -- the
24 bungalow form is completely lost that you essentially have a
25 different form of the house. Reducing the addition to a
26 half story would half story as would be pulling the addition

1 back behind the peak of the hip roof.

2 Because the district is not designated, staff is
3 willing to be flexible in interpretation of the standards.
4 However, a complete redesign is needed. Staff recommends
5 that the applicant take the commission's comments, make a
6 redesign and return for a second preliminary consultation.
7 And I'm be happy to answer any questions. And the
8 applicants are here, and the slides I would have shown you
9 are the lovely black and white copies at the end of your
10 staff report.

11 MR. FULLER: What was the reason for establishing
12 this or identifying this as a contributing resource as
13 opposed to a noncontributing or what was sort of the logic
14 as to how the house was classified?

15 MS. TULLY: It was in some, the survey work that
16 was done to place this district on the Locational Atlas, it
17 was indicated as being within the historic period in the
18 documentation we had on file at the office.

19 MS. O'MALLEY: Is it actually called a pyramidal
20 form?

21 MS. TULLY; Well you know, I couldn't tell if it
22 came to a peak. It looked like there was a very small
23 actual ridge. It was hard to get a good angle. It could be
24 pyramidal, but it looked to me like there was enough of a
25 little ridge. I thought it was a hip.

26 MS. O'MALLEY: Any other questions for staff?

1 Could the applicant come up, please? Welcome.

2 MR. ESPINOZA: My name is Paul Espinoza.

3 MS. ESPINOZA: Renita Espinoza.

4 MS. O'MALLEY: All right, do you understand the
5 comments that staff had about your first design?

6 MR. ESPINOZA: Yes. Basically, from my
7 understanding I have a problem with the roof, keeping the
8 hip configuration, and the architect, Paul Hoff, which is
9 the project manager, said he could keep that design. In
10 other words, he could bring the pitch down to make it
11 conform more to what it is, to what exists now.

12 MS. O'MALLEY: I think staff's really talking
13 about a complete redesign of the addition, not just
14 modifying it slightly.

15 MR. ESPINOZA: Well, yeah, and we're asking for
16 the second story and then of course the addition on the left
17 hand side of the house to make the house bigger. The house
18 just doesn't accommodate us. It's small.

19 MS. O'MALLEY: It is a small house. All right,
20 commissioners, do you want to --

21 MS. ALDERSON: I would like to suggest that
22 another approach, because I've seen one taken with a
23 Tennessee farmhouse that was extremely similar to this one.
24 It's a hip roof, simple structure. It was exactly the same
25 size and took a substantial addition for an expanded family.
26 I could see if we can get documentation on it to share with

1 staff and to share with you.

2 This one rather than adding a second story, and
3 here the family was not in a historic district, but wanted
4 to keep what was the family homestead, the character, and so
5 they chose not to add a second story after giving a lot of
6 thought, and instead added a series of hyphened wings. And
7 they were very sympathetic. They're in scale.

8 The simple little structure still appears to be
9 the main structure. And I think you might find this other
10 approach of building hyphened additions. I mean given that
11 there's already a side addition, I think I could consider an
12 alternative side addition and a rear addition. I probably
13 be very happy to share this one where their sort of
14 carefully attached to the building rather than going upward,
15 going outward, and you might want to consider modifying that
16 side addition where the garage is and doing something with
17 that because there's an opportunity to maybe make it all
18 come together a little better.

19 MR. ESPINOZA: Well, the only problem with that is
20 that we have a Maple that's probably like 150 years old.
21 It's on one of the pictures. It's huge. And I don't want
22 to get rid of that because for one, the erosion factor. You
23 know, you take that away, and I'm pretty sure I'll have
24 water coming into the cellar. And number two, is if we
25 build back, we're going to have to move the whole septic
26 system, which is again expensive. And that's what the

1 architect explained to us.

2 If we move, if we add an addition in the back, go
3 outward, they're going to have to move that whole septic
4 system, and that can get pricy.

5 MS. ESPINOZA: And also there is a well that's in
6 the back. There's a septic tank and a well.

7 MS. O'MALLEY: What's upstream from there?

8 MS. ESPINOZA: So to even start it at the hill
9 which is very far back from the front of the house, it would
10 like really, really awkward, and it's very unattractive.
11 And not only that, to start from that hill to continue back
12 behind the house, it's going to be totally impossible.
13 There's a septic tank and there's a well, and this is why we
14 thinking of --

15 MS. ALDERSON: Do the plans show the placement of
16 the well in the pictures that are outlined?

17 MR. ESPINOZA: The well is actually right here
18 next to the deck.

19 MS. O'MALLEY: I think it's on your Circle 7. I
20 think it shows the well with a W. So the well is right next
21 to the patio. Right behind the patio.

22 MS. ESPINOZA: And the septic tank is exactly in
23 the back of the house.

24 MS. O'MALLEY: In the center, center of the back
25 of the house.

26 MS. ESPINOZA: So even if we were to start from

1 the peak, there's a septic tank, that's impossible.

2 MR. FULLER: I guess just a couple of things.

3 From my perspective, I guess, the reason I asked the first
4 question earlier was in many jurisdictions when we've
5 created districts, there are areas and things that are
6 almost called non-conforming. This house has been so
7 modified that I completely concur with staff's early
8 comments that we should be very lenient in terms of what
9 we'd be approving because I mean there's just such a
10 mishmash of rules and shapes and it seems as if so much of
11 this house is, you know, the part that's interesting is
12 somewhat lost.

13 As it relates to the technical things, I think you
14 ought to very quickly check, I tend to believe that once you
15 start going down the path of an addition you're going to
16 find that your well is too close to the house and Montgomery
17 County is going to make you probably change that, as well as
18 your septic tank, because a septic tank has to be sized on
19 the number of bedrooms, and if you start adding bedrooms,
20 they're probably going to make you change that anyhow.

21 So trying to stand on your head to avoid them may
22 not really be, in the end it may not happen. You know,
23 we're not the experts on that, but you ought to check that
24 out before you determine how you want to build your house or
25 not build it. But that may be a foregone expense.

26 MR. ESPINOZA: Well they did say about the septic

1 because of the bedroom you were talking about they would to
2 modify, but I mean, say if you add in the back, he's saying
3 you'd have to rip it out and just basically --

4 MR. FULLER: All I'm saying is if it has any real
5 age on it, it's highly likely it's not real complying
6 anyhow. So it'll be inspected and somebody will make that
7 determination. But anyway, that's not our problem. I'm
8 just saying that you may have more flexibility before you're
9 finished.

10 You now, from my perspective in terms of trying to
11 review what's in front of us, I don't disagree that the two
12 story addition really takes away whatever is left of the
13 character of the house. I would much prefer to see
14 something done as Commissioner Alderson was saying to some
15 of the additions and try to make them pull together into
16 something even if they're on the side in front of the house
17 where we don't usually like to see it, but since the way the
18 garage sort of breaks off the front of the house, I'm just
19 not thrilled with the way it claims, so you might be able to
20 do something to solve some of the problems.

21 One of the cases we had earlier tonight there was
22 something that was originally referred to as an unfortunate
23 addition. I think there's a couple of those on your house
24 here that would be nice to see if there'd be a cleaner
25 solution. So from my perspective, we should be more
26 generous than normal.

1 But it's very hard to try to review your proposal
2 with just these set of quick hand sketches. Usually, we
3 require of applicants a site plan, floor plans and
4 elevations so we can really understand what's going on.

5 MR. ESPINOZA: Yeah, these are conceptual. I
6 mean, because we're at the beginning of the process.

7 MS. TULLY: Right. I for this preliminary
8 consultation before they went any farther I advised the
9 applicants that for this particular one that that was
10 sufficient before they got into more specific drawings and
11 costs. So they'll take your advice this evening and work
12 some more full --

13 MR. FULLER: Some magic.

14 MR. BURSTYN: I would concur with Commissioner's
15 Fuller comments, and when I look at it I try to figure out
16 what are the historic elements that are worthwhile
17 preserving, and to me in this particular project, it's a
18 little hard to find. You mentioned if it's really part of a
19 district, did you say it was part of the historic district?

20 MR. ESPINOZA: Not yet.

21 MS. O'MALLEY: It's not designated yet.

22 MS. TULLY: It's part of a Locational Atlas
23 District. If the district were to be designated based on
24 the information we have currently, it would be contributing,
25 that may not be the case.

26 MR. BURSTYN: Well, the point that I want to get

1 to really is that if the applicant is considering a second
2 story, would that be the only one in town? In other words,
3 whatever he's going to do, are there things that are, that
4 whatever he comes up with that he's recommended, would it be
5 compatible with the area or not?

6 MR. ESPINOZA: Well, to be frank with you, the
7 carriage house that we have now is actually, it's like a
8 lost child. It doesn't look like any of the houses, because
9 all of the other houses are Avecek, as a matter of fact,
10 here are the pictures. Here's the church, all the neighbors
11 next to us, in front of us.

12 MS. TULLY: Looking at the district as a whole, or
13 at least the, goes directly around this property, a two
14 story house would not be out of character.

15 MS. ALDERSON: However, I'd like to redirect that
16 as long as it is on the Atlas because it has merit, then the
17 appropriate resource for us to be looking at is this house,
18 not how to make this house more like the other houses.
19 That's never the basis that we use to look at what's
20 appropriate. So I think going back to defining what is
21 character defining about this house, even though it's
22 altered, to me is a very obvious character defining feature
23 is the simple pyramidal front and trying to keep that roof
24 line, that mass on the part that's the simple sweet little
25 farmhouse, and the columns, the deep, the front porch.

26 And I would recommend that preserve that original

1 front roof line and not puncturing it with dormers. Keep
2 the simplicity of that front and that we could certainly
3 allow flexibility in how you might add to the side, to the
4 rear, sort of work your way around the features that concern
5 you. I think there is some opportunity to get some extra
6 space and leave that front piece intact.

7 MR. BURSTYN: But I have to point out that it's
8 been so compromised with the two car garage right in the
9 front though.

10 MR. ROTENSTEIN: I disagree. It's still reads
11 like a vernacular house. I mean, it has very character
12 defining features that are intact to the roof.

13 MR. BURSTYN: Well that's what I was asking, what
14 are the historic elements that should be worth preserving,
15 and which parts --

16 MR. ROTENSTEIN: Well, we should be looking at the
17 house, and I agree that we shouldn't be looking at it as
18 keeping up with the neighbors because I suspect historically
19 there's a reason why this house is different in scale, if in
20 fact the other ones are in better condition. There are what
21 you would define as outstanding resources there. So I think
22 historically there are reasons why this is a smaller house.
23 And we can't just arbitrarily suggest that it needs to catch
24 up with the surrounding buildings.

25 MR. ESPINOZA: I mean that's not the reason we're
26 doing it. I mean we're doing it because we're living there,

1 not because we're trying to keep up with the Jones.

2 MR. ROTENSTEIN: I understand that, but what I'm
3 saying is that the commission should be rationalizing --

4 MR. ESPINOZA: I understand that too.

5 MS. ESPINOZA: We're just showing pictures just to
6 show that --

7 MR. ESPINOZA: We came up with a conceptual, so if
8 he kept the hands roof, because he said, the architect, Paul
9 Hoff was suggesting raising the porch roof up with the
10 second story then you could keep that, that hinged roof.

11 MR. ROTENSTEIN: But then you loose the scale that
12 really defines this house.

13 M R. ESPINOZA: And the columns and everything
14 would stay. Well of course they would go up with the second
15 story.

16 MR. BURSTYN: Well one possibility, of course, is
17 to take off the garage entirely move it possibly in the back
18 somewhere and then just do the addition on the back
19 including a new septic system which may be required any way,
20 and then you're not doing two floors, and you're keeping the
21 front look of the house, where I hear sentiment in that
22 direction. Because the back of the house is already a mess.

23 MS. O'MALLEY: Yeah, I think what you would want
24 to do is talk to the, whatever department oversees the well
25 and the sewer part and tell them that you're thinking of
26 doing an addition on your house and how many bedrooms or

1 whatever and say what are your requirements, you know, what
2 would we need to do. So that you have that information
3 right from the beginning. And then, the important features
4 of your house really are the front porch and the pyramid
5 shape of the front, you know, the triangular shape, and then
6 keeping some of that on the side so it's really obvious.

7 I would be less opposed to having something coming
8 out from the side, a little toward the back, but coming out
9 from the side. Usually we like to keep additions to the
10 rear. But if you run into problems with the sewer and all,
11 I think having hyphens, you've actually done a hyphen and a
12 side addition, and maybe there's a way that you can put
13 something on the back of that so that it's not as visible
14 from the street coming on around.

15 I think you ought to get good information about
16 the water and sewer before you go to the next step. But
17 those are the features that I think are the most important
18 features.

19 MR. ESPINOZA: So you're saying put --

20 MS. O'MALLEY: Keep your front porch like it is,
21 it's wonderful. It's high. You've got, you know there's a
22 lot of space above the windows.

23 MS. ESPINOZA: So you're basically saying not to
24 put a second story, keep it the way it is?

25 MS. O'MALLEY: Yes.

26 MR. FULLER: From my personal perspective, I don't

1 have a problem with the house having a two story element, I
2 just don't think raising the roof on the main house is the
3 right solution. Typically when we have a house we don't
4 want to see the addition be any bigger, part of what I would
5 say the kind of leaning to we should be showing is that if
6 the addition wants to be a two story addition to work for
7 you, maybe it wipes out some of the existing single story
8 additions, I'd be more inclined to look for something like
9 that than to see you raising the entire roof over the old
10 house up by a floor.

11 MR. DUFFY: I agree with that. To kind of, to try
12 to put in a nutshell what sounds like a consensus, I think
13 several of house, myself included, would be more willing to
14 be more lenient with this property than with some other
15 ones. I think the most significant historical aspects of it
16 are the front porch that remains, and that front roof. So
17 you know, so I think those are the most important things
18 from the historic preservation commission's perspective,
19 that we'd want to try to maintain the appearance of.

20 And then, but also as Commissioner Fuller said, I
21 think before you go much further in trying to figure out
22 what makes sense for you to do, you ought to talk to the
23 county about what that'll kick in in terms of working with
24 your septic and your well because you might have to redo all
25 that stuff anyway, which might open up more opportunities
26 going to the back. So I think if, talk to the county, keep

1 in mind the front porch and that front roof slope, and that
2 I think there's a general feel that beyond that, you know,
3 usually we don't want to go to the side, but I think, you
4 know, some of us would be flexible going to the side.

5 We'd prefer to go to the back. Once you talk with
6 the county about septic and water, you know, that might,
7 that avenue might open up anyway.

8 MR. ESPINOZA: So it'll still essentially stay at
9 one level though? When we go back it'll still --

10 MR. DUFFY: Well, that's a good question. I tend
11 to agree with Commissioner Fuller and maybe we could speak a
12 little more clearly about that. I think that there is some
13 opportunity to have a, I guess what I would say is maybe a
14 one and a half story, which is really two story, but you
15 know the dormers cut through the roof. I think somewhere to
16 the side or the back, preferably to the back if that works
17 out you could get higher in my opinion.

18 As long as you maintain what the existing front
19 looks like. If you could get rid of that garage, that would
20 be a bonus. Does anyone else have a --

21 MS. ALDERSON: I'd like to just add a comment on
22 the garage. I think it would be a great opportunity as long
23 as your adding to, you know, you've got really a very sweet
24 original character to the house, and to get a little of that
25 original charm back, one of the challenges with the garage
26 is that it brings that front wall all the way forward to the

1 front end of the porch, and if you can rework that shape,
2 maybe into your addition, maybe rethink where else the
3 garage might go, and it's a good place to having living
4 space if it's pulled well back. Back beyond the porch and
5 beyond the front plane of the house, that could be much more
6 successful.

7 MR. FLEMING: Do you all use the garage now at
8 all?

9 MR. ESPINOZA: No, it's a piece of junk.

10 MS. ESPINOZA: We don't. It's way too small.
11 It's too small for our vehicles. And that's one of the
12 reasons why we were thinking about renovating that
13 particular area, not moving it, but kind of just to keep
14 everything the same and use pretty much the same materials,
15 and just give it the same look basically from the design
16 that was presented.

17 MR. ESPINOZA: And if you move the garage, you're
18 going to kill the tree because you're going to kill most of
19 the main root system because you're going to have to get up
20 underneath the concrete.

21 MS. ALDERSON: Another thing you could do though
22 that would help to get that, to integrate that better
23 visually, would be to remove that front wall on the garage,
24 create an extended porch there so it's open again. It's
25 that side that's going to have much more of a relationship
26 to the house if it becomes part of an extended open porch

1 with a bent roof, and instead pull that wall back to either
2 align with that at the front of the house or pull it a
3 little bit back further, and that's going to make the whole
4 thing come together much better.

5 MR. FULLER: We can't ask you to demolish
6 something that exists. We don't really have the authority
7 to do that, but I think people would be more sympathetic if
8 you took the first eight feet off the front of it and put
9 eight feet on the back of it. You're right, the center
10 portion of the garage is right next to the tree. We
11 certainly don't want to see that go away, but it's just as
12 it comes forward, it really does mar with the overall
13 appearance of what the old house is. But again, you know,
14 there's going to have to be a whole lot of solutions to come
15 through to try to figure out where to go with this. It's a
16 tough little project that you've got.

17 MR. ESPINOZA: Yeah, and then dollars and cents
18 coming into it, I mean because when you start moving stuff
19 around it's going cost -- foundations are much more
20 expensive. What if, what upstairs, I mean, because the
21 attic's pretty big, I mean, at least put a master bedroom up
22 there, then maybe put a bedroom, a couple bedrooms towards
23 the back.

24 MS. ALDERSON: You might be able to do that. If
25 you could do that without extending the roof, you might be
26 able to add mirror dormers.

1 MS. O'MALLEY: Dormers towards the back?

2 MR. FULLER: I mean, if you go to, you know, what
3 was identified earlier as what's the priority aspect of this
4 house? It's sort of from the center peak score or that part
5 of the roof. If you were to go to the rear and let there be
6 an addition that came up out of the back half of the house
7 and you sort of stepped up into it, maybe there's a solution
8 that direction. You know, there's some examples of similar
9 additions in Takoma Park that were done where the front
10 elevation of some of the bungalows were maintained and then
11 they just stepped up to the rear.

12 MR. ESPINOZA: So yeah it'll mesh in with, so
13 it'll keep that doom look coming from the back.

14 MS. O'MALLEY: You'd almost have a hyphen where
15 that little addition is already on the back.

16 MR. ESPINOZA: Well according to the records they
17 added on this house twice. They did two renovations. They
18 used to have a porch which they turned into the extended
19 living room and hallway. And they added to the kitchen,
20 because back in the back where the smokestack is, that was
21 added on later.

22 MS. O'MALLEY: All right, well it looks like
23 they've got a little more work to do.

24 MR. ESPINOZA: But you don't have any problem with
25 the addition on the side?

26 MS. O'MALLEY: I think that that could be a

1 possible way to work it. You could do some kind of hyphen
2 then go, you know, you'd be going around your well and then
3 you could come back.

4 MR. ESPINOZA: No, but I mean as it exists now. I
5 mean, just the left hand portion, the addition coming off
6 the left hand side.

7 MS. O'MALLEY: Of the current design? Well it's
8 hard to tell the size and the relation to the original
9 house.

10 MR. ESPINOZA: Excuse me, I'm sorry?

11 MS. O'MALLEY: It's hard to tell the size and
12 relation to the original house.

13 MR. ESPINOZA: Well it's one story, and it's a
14 walkout basement.

15 MR. FULLER: Quite frankly, if you're going to go
16 that direction, I'd prefer to leave the old house as a one
17 story addition and make a two story new addition and the end
18 of a hyphen.

19 MR. ESPINOZA: So in other words make --

20 MS. ESPINOZA: The second addition over where the
21 new --

22 MR. FULLER: Do the mirror image.

23 MR. ESPINOZA: Well yeah, that's what she was just
24 saying. Could we do that? But we'll keep the pitch. Well
25 he's going to keep the pitch of the roof low anyways. He's
26 going to make it hinge. It's not going to be a steeple

1 chase design like the church. You know how it comes up like
2 this? He's going to try to keep it, the roof where the
3 pitch is low and then just kind of flattens out, if that
4 makes sense.

5 MS. O'MALLEY: Well, I'm looking at what you have
6 here now, and I can see that if you, the back side of it
7 could have big dormers on it so that it was actually two
8 stories of living space. You know like Cape Code style
9 houses that really look like they're one and a half, and
10 they have big dormers on the back.

11 MR. ESPINOZA: Yeah, well this one is designed
12 with like 10 foot ceiling. But I mean if we put a second,
13 obviously you come down to eight foot, and then put the
14 second. Would you have a problem with that?

15 MS. TULLY: I think at this point it's tough for
16 the commission to give opinions on something they're not
17 seeing. What I would suggest, and I think staff has a
18 pretty good idea of what the commission is, you know,
19 willing to look at more carefully. I think we could set up
20 a time to meet next week and I could find some examples, I
21 could sketch out some ideas of what I think that they're
22 talking about, and we can talk and look at the paper at the
23 same time. I think that would be a little bit easier.

24 MR. ESPINOZA: I mean I'm just trying to get a
25 sense of where we're going because I mean, if it comes down
26 to it, we'll sell it and go somewhere else. I mean, I don't

1 need this house.

2 MS. ESPINOZA: If we can't have an upstairs, I'm
3 going to sell it. There's no way.

4 MR. ESPINOZA: I mean, I want to work with it
5 because, I grew up there, I lived in the community since I,
6 I went to elementary school in Monocasee.

7 MS. O'MALLEY: Well, I think if you get with the
8 staff and work on, you know, get together this week and
9 really talk about what your options could be, that you'll be
10 able to see, you know, you'll have a better idea of what
11 might work.

12 MR. ESPINOZA: Okay. Sure.

13 MS. O'MALLEY: Thank you. We have one more
14 preliminary, 26 Pine Avenue, Takoma Park.

15 MS. TULLY: 26 Pine Avenue in Takoma Park is a
16 contributing resource in the Takoma Park Historic District.
17 It is another bungalow. This is a gable front bungalow that
18 is currently sheathed in aluminum siding. It sits in the
19 center of the typical narrow Takoma Park, although it does
20 have a funny angle at the end.

21 The main roof and the gable, and the porch, the
22 porch is asymmetrical. They both have gable roofs and low
23 pitch and deep eaves. The house has been altered to some
24 degree, certainly the porch has had changes, and certainly
25 the covering with the aluminum. The applicants, similar to
26 the prior applicants, are proposing the construction of a

Appendix B

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	22022 Dickerson Rd, Dickerson	Meeting Date:	3/28/2007
Resource:	Contributing Resource Dickerson Locational Atlas District	Report Date:	3/21/2007
Applicant:	Aristides & Paul Espinoza	Public Notice:	3/14/2007
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	Rear addition		
RECOMMENDATION:	Revise and proceed to HAWP		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Dickerson Locational Atlas District**
STYLE: Bungalow
DATE: c.1910

This 1-story hipped roof bungalow sits at the front southeast corner of a 1-acre lot behind a tall fence. The full width front porch sits under the main roof. There are two existing additions – one has a hipped roof and the other is a shallow shed – and a rear deck. There is also an attached single car garage and a small shed. The main part of the house is sheathed in drop siding and the additions with wood shingles. The house is adjacent to the Methodist Episcopal Church South.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

The Village of Dickerson is one of a number of late 19th century towns in Montgomery County that owe their development to the construction of the Metropolitan Branch of the B&O Railroad. Many of the original rail-oriented characteristics have been retained. When the Railroad came through, it split a 217-acre parcel owned by Christy A. Dickerson. Her son William, who had moved to the property by 1860, established a general store and post office to serve the multiple construction gangs. The Dickerson Quarries opened in 1898, employing Dickerson residents, transient workers, and adding a new commercial element to the town.

The village is a mixture of late 19th and early 20th century architectural styles. While most of the structures are frame, there is a variety of styles, rooflines, and exterior surfaces; these include a log cabin, brick hipped roofed house, small frame dwellings, railroad station, grand frame houses, and a church. The presence of porches, shutters, chimneys, mature shade trees on wide lawns, and frame outbuildings add to the quiet charm of this country town. Dickerson still exhibits qualities of a rural railroad community at the turn of the century.

PROPOSAL:

The applicants are proposing to add a second level onto the back of the existing house and a two-story side addition (Circles 8-15).

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application, which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
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

At the February 28, 2007 public hearing, the Commission reviewed and discussed a Preliminary application for a 2nd level addition at this property. The transcript of the public hearing is attached

beginning on Circle 23. The Staff Report from the 1st Preliminary Consultation begins on Circle 39.

The topics of discussion and suggestions at the 1st Preliminary Consultation included the following:

- Most Commissioners were opposed to raising the roof of the historic house
- Commissioners had no major concerns about the side addition
- Alternatives to a 2nd level addition were discussed
- Locational Atlas status and level of alterations on this house warrant a relatively lenient review
- There was a consensus that the front of the historic house should remain 1-level and that any additions should be pushed to the rear of the house, perhaps replacing the existing mish-mash of additions.

As requested by the Commission, the applicants have submitted the project for a 2nd Preliminary Consultation. Design of this project encountered several challenges including the location of the well and septic field, the existing alterations, and the pyramidal roof. The revised drawings presented here respond to the Commission's comments.

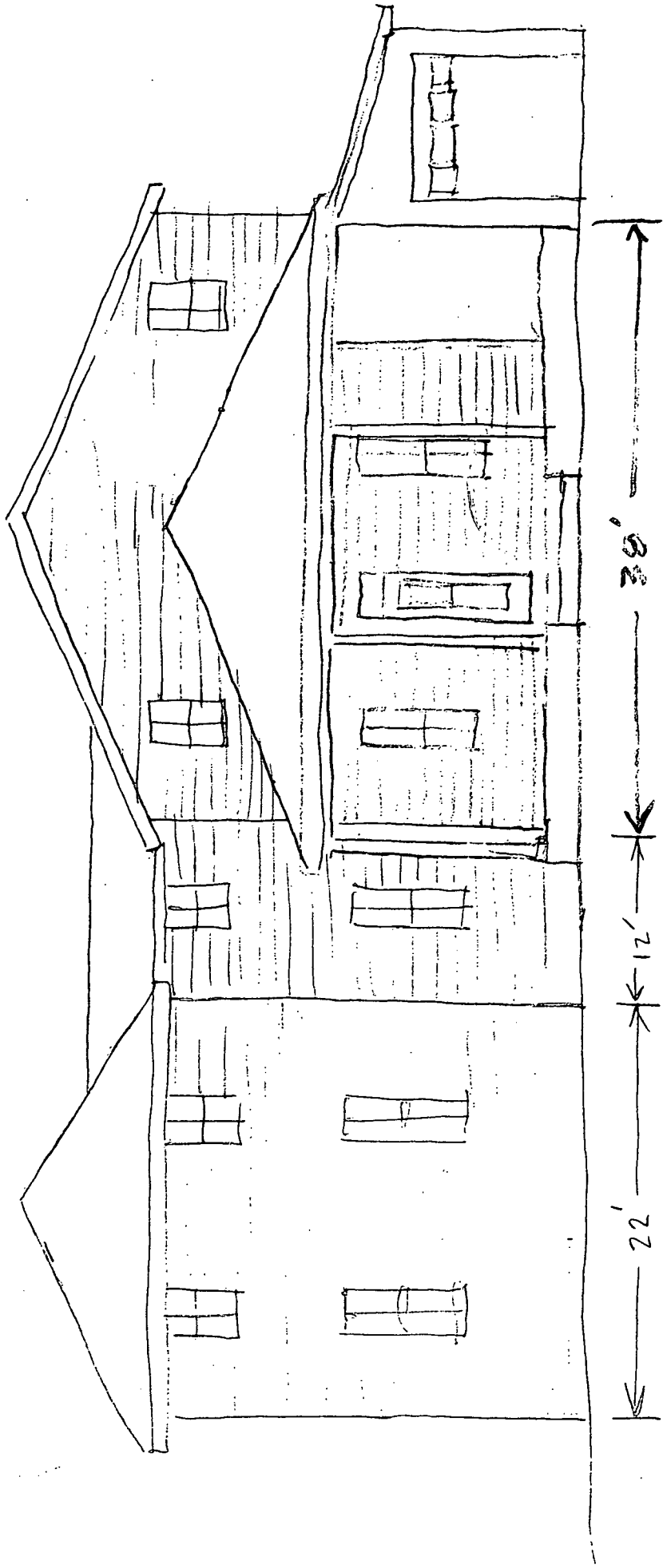
At the first meeting, the Commission concurred with Staff that the major character defining features of this resource are the simple pyramidal front, the columns, and the deep front porch. The goal of the addition is to maintain the roofline and retain that character at the front of the house. The revised design pulls the addition towards the rear of the house and adds a second level to the side addition. In concept and basic form, the new design is more compatible with the historic house, but reducing the addition to a half-story would help even more with the scale. Examples of approved 2nd level additions are provided on Circles 59-62.

STAFF RECOMMENDATION:

Because the district is not designated, Staff is willing to be flexible in interpretation of the *Standards*. A complete re-design is not needed, but design refinements and careful attention to details will need to be reflected in the next set of drawings. Staff recommends the applicant use the Commission's comments to modify the design and proceed to a Historic Area Work Permit application.

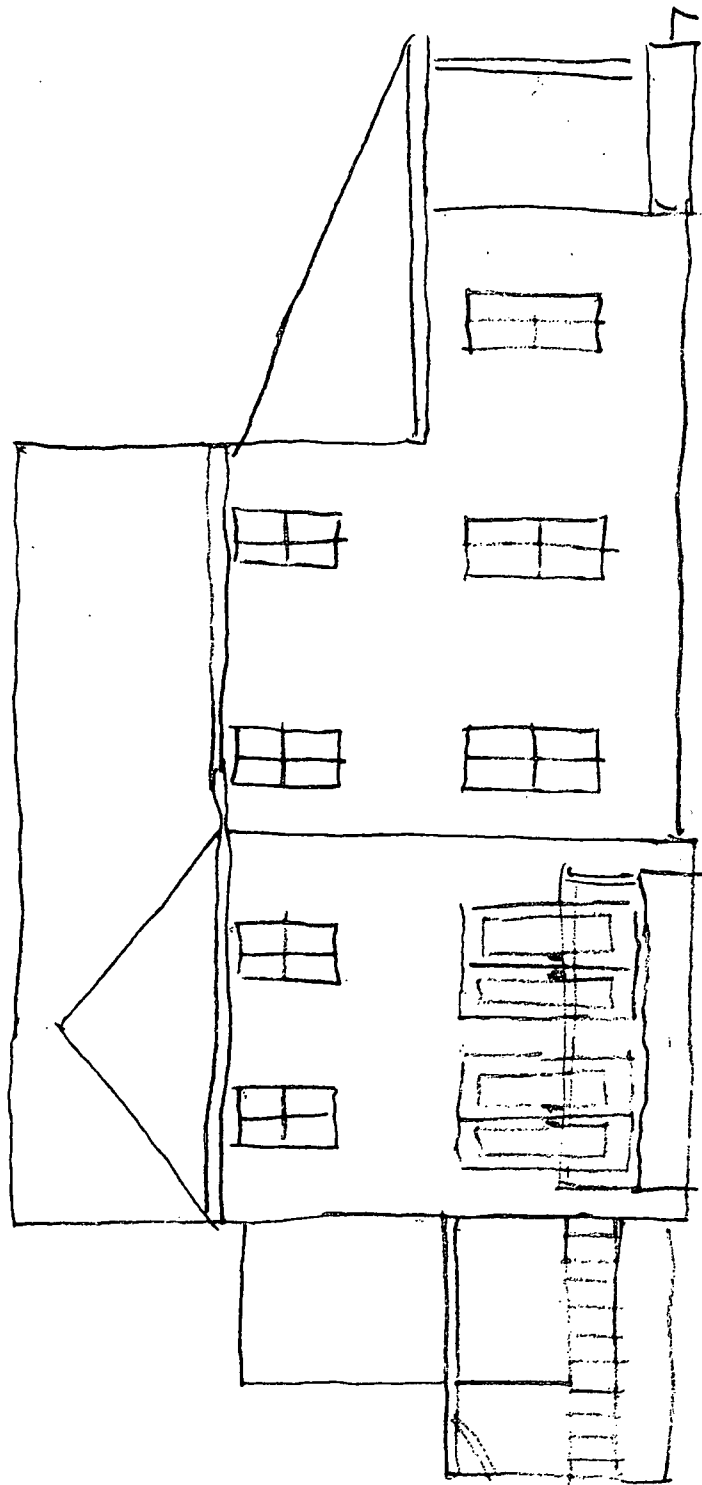
*Drawings from the 2nd
Preliminary Consultation*

ALL ROOFS SAME ORIGINAL PITCH



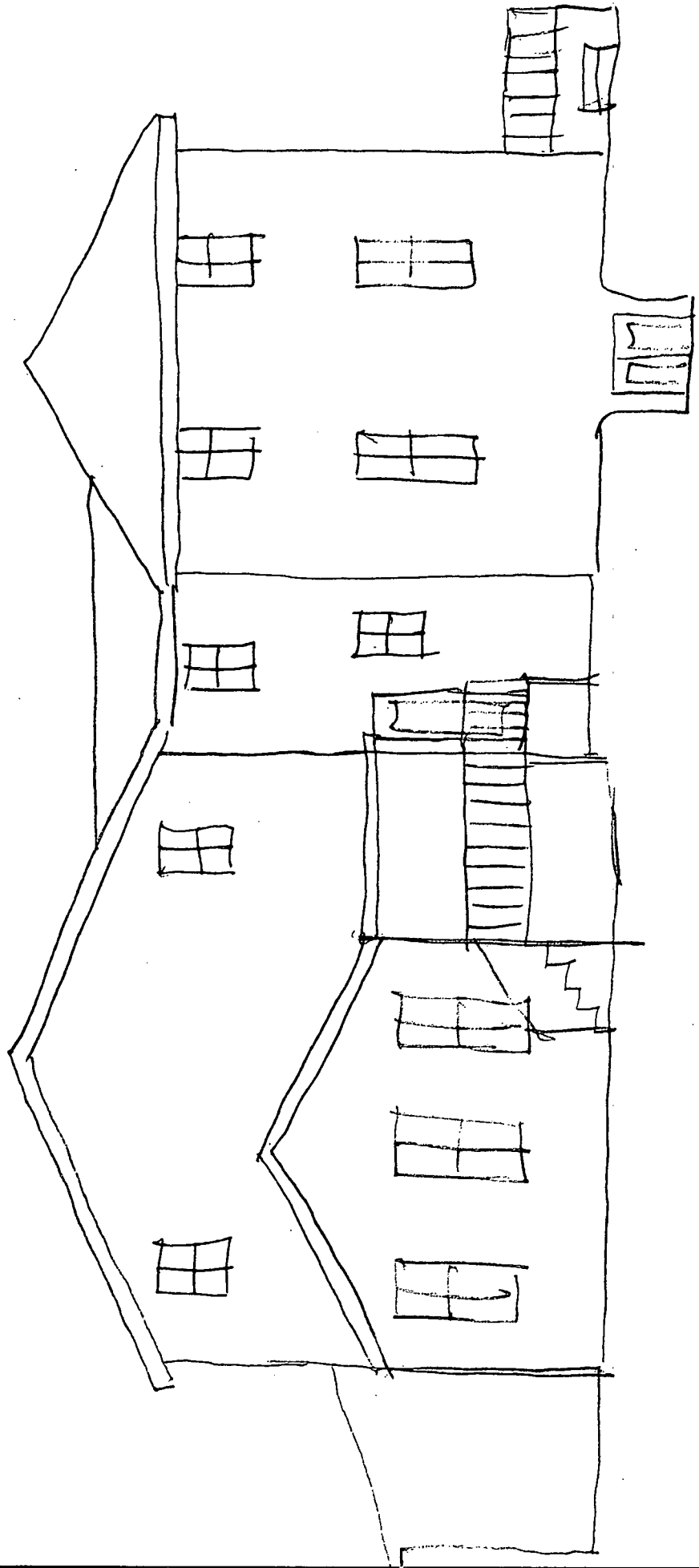
FRONT VIEW - PROPOSED

*Drawing from the 2nd
Preliminary Consultation*



← 16' →

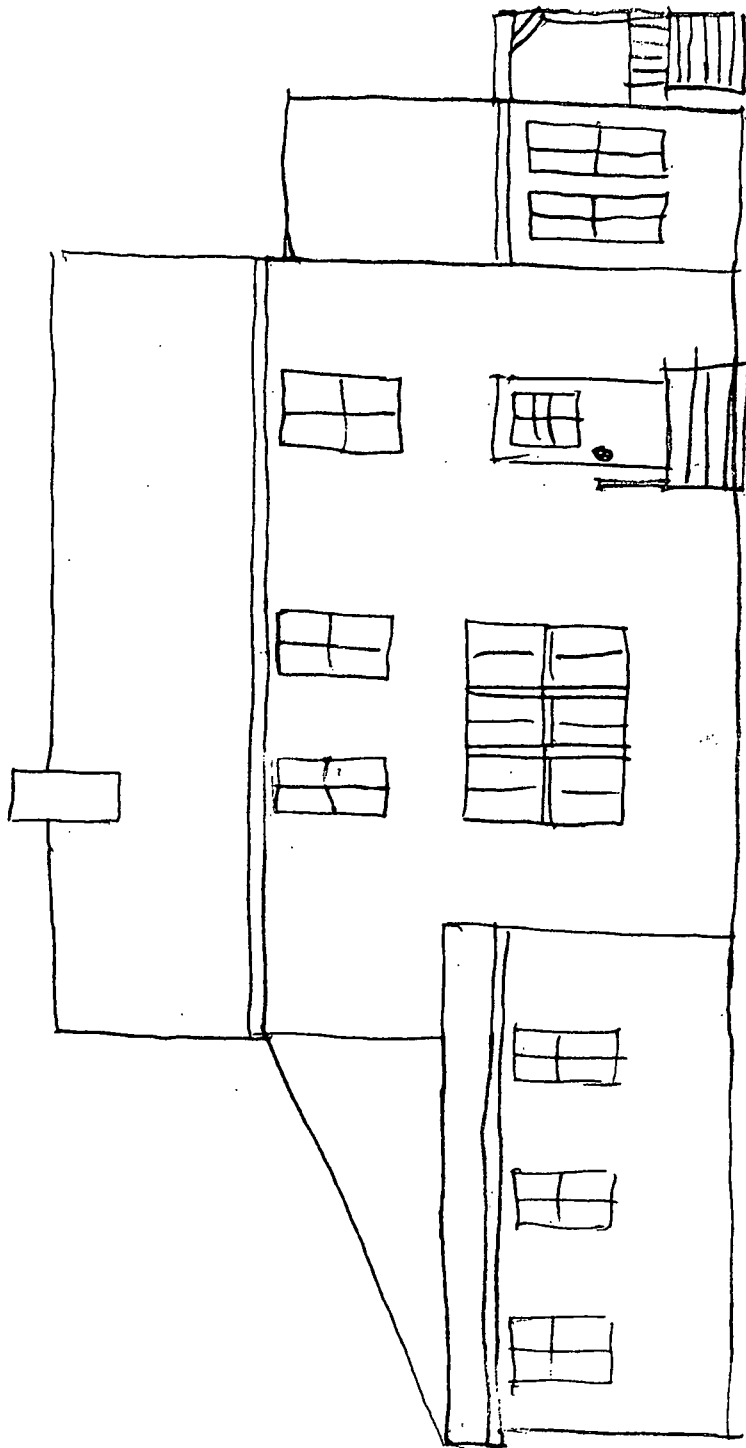
*Drawing from the 2nd
Preliminary Consultation*



EASEMENT
TO BASEMENT

REAR ELEVATION - PROPOSED

*Drawing from the 2nd
Preliminary Consultation*



RIGHT SIDE - PROPOSED

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 23/120-07A
- 17214 Doctor Bird Road :
- - - - - X
- PRELIMINARY CONSULTATION - :
- 531 Albany Avenue :
- - - - - X
- PRELIMINARY CONSULTATION - :
- 22022 Dickerson Road :
- - - - - X
- PRELIMINARY CONSULTATION - :
- 8710 Second Avenue :
- - - - - X

A meeting in the above-entitled matter was held on
March 28, 2007, commencing at 7:44 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

- David Rotenstein
- Caroline Alderson
- Jeff Fuller
- Lee Burstyn
- Warren Fleming

Handwritten signatures and initials at the bottom of the page, including names like "David Rotenstein" and "Caroline Alderson" written in cursive.

ALSO PRESENT:

Judy Christianson
Anne Fothergill
Tania Tully
Michele Oaks

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Judy Konig	3
Bruce Wagner	13
Mindy Wagner	15
Eileen Fitzgerald	26
Paul Hough	31
Paul Espinoza	40
Renita Espinoza	41
Mary Andrews	50
Kendall Dorman	53
Peter Murtha	63

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1 consistent with the house. Obviously, we wouldn't own this
2 house if we didn't value it. We're trying to make sure that
3 whatever we do does not detract from it.

4 MR. FULLER: I think that you and your architect
5 and staff have done an excellent job. I mean, I like the
6 fact that the addition is sympathetic to and smaller than,
7 and definitely in scale of and not overpowering the old
8 house. I concur with everything people have said about it's
9 a very unique resource, and you know, it's a shame to do
10 anything, but to the extent that there's an addition being
11 done, it's very sympathetic and from my perspective very
12 supportable to move into a HAWP.

13 MS. ALDERSON: I completely agree. I'd like to
14 comment on the context. This is a block of, well, the
15 whole, that particular subdivision of varied heights, one to
16 story, in between, massing, shakes, windows, details, lots
17 of greenery. No one is going to notice this, and it's very
18 sympathetic and we commend all the effort you put in to
19 making it easy.

20 MS. FITZGERALD: Thank you.

21 MS. O'MALLEY: Any questions for the applicant? I
22 think your next step is to come back with your HAWP. As
23 long as it's pretty similar to this, it should be an easy
24 time.

25 MS. FITZGERALD: Thank you very much.

26 MS. O'MALLEY: Thank you for all your work. The

1 next one is B, 22022 Dickerson Road in Dickerson.

2 MS. TULLY: 2202 Dickerson road is a contributing
3 resource in the Dickerson Locational Atlas District. It's a
4 one story pyramidal bungalow, pyramidal roof bungalow that
5 sits at the front southeast corner of a one acre lot behind
6 a tall fence. There are existing additions and a rear deck,
7 as well as an attached single car garage and a small shed.

8 This is the second time you've seen this project.
9 This is the second preliminary consultation. And this is a
10 Locational Atlas District so I will just remind the
11 commission and the audience, you know, what that entails.
12 Under 24(a)(1) of the Historic Preservation Ordinance,
13 property owners who wish to demolish or substantially alter
14 a resource within a Locational Atlas Historic District have
15 two options.

16 They can have their request reviewed under the
17 historic area work permit provision of the ordinance, or
18 they may file for a permit which would trigger an expedited
19 evaluation of the entire district. So that is what we are
20 working under this evening is reviewing this preliminarily
21 as though it were a historic area work permit application.

22 And I will remind you of the site. Here is
23 Dickerson Road. There's the house. This is the Methodist
24 Episcopal Church south. This pyramidal form and peak^(DSR1)
25 porch are the main character defining features of this
26 property, and what the commission at the last preliminary

1 consultation was most intent on keeping, retaining.

2 As a Locational Atlas District you have some
3 leniency is certainly, you know, allowed, and there are
4 alterations to the property including the garage. So at
5 that discussion where initially the applicant proposed, you
6 know, taking the entire house up a second story, the
7 discussion came about that what would be more appropriate is
8 something that keeps this form. There is larger trees on
9 the property. Here's some of the existing additions.

10 Again, you can see here that's the peak of the
11 pyramid. It does have the appearance of a hip because of
12 one of the additions comes right off of that peak already.
13 So there's a hip addition off of the pyramidal roof, which
14 you can kind of see here. And this is, go around the back
15 there is the deck. This is the area where they have some
16 well and septic concerns. Here's the rear. This is the
17 existing shed.

18 And here you can see where the addition was put on
19 that sort of took that pyramidal and added on to it. Rear
20 yard.

21 MS. O'MALLEY: Are there questions for staff?

22 MS. TULLY: Well, I'm not --

23 MS. O'MALLEY: You've got more?

24 MS. TULLY: Well I'm just going to, well, I mean,
25 I don't have to. I was just going to say, what the
26 applicants have presented to you tonight is a revised plan

1 that does still include a second story. It pushes it back
2 to the peak of the historic roof, and then does increase the
3 size in addition in height, although it did make it a bit
4 shorter and they looked very carefully at the comments
5 provided by the commission, as well as staff provided the
6 applicants with some examples of second story additions on
7 one story bungalows that have been approved in the Takoma
8 Park Historic District to give them some different examples
9 of how this has been done on other properties.

10 The applicants are here tonight, and I do believe
11 they brought their builder as well, and they're happy to
12 answer your questions and hear what you have to say.

13 MS. O'MALLEY: Now are there any questions for
14 staff? Would the applicants come up, please. And the
15 builder can come as well.

16 MR. ESPINOZA: Hello, I'm Paul Espinoza.

17 MS. O'MALLEY: Good evening.

18 MS. ESPINOZA: Renita Espinoza.

19 MR. HOUGH: My name is Paul Hough, I'm an
20 estimator and designer for a renovation and remodeling
21 company.

22 MS. O'MALLEY: Are there questions for the
23 applicants?

24 MS. ALDERSON: Yes. We talked about the unique,
25 that we needed(DSR2) character that we're almost describing
26 here is kind of very small town southern, not very

1 Montgomery Countyish. Have you explored the alternative of
2 an addition that would connect to the main house using a one
3 story link, even a two story addition that would go to the
4 side and back rather than absorbing the small house? My
5 concern is that as I see, although it is pulled back, the
6 character that would qualify it to be in the, on the Atlas
7 is lost in that kind of an addition.

8 Have you been able to explore to the side and the
9 back? We talked about one story hyphens on the areas where
10 you do not have the problems of the septic tank in the way
11 and the other on the right.

12 MR. HOUGH: In one of the slides, in this slide
13 here you can see this concrete that is right here, that's
14 the well head. So this a one floor house, and most of the
15 front of the house is living room, office, and so they only
16 have two bedrooms right now. This is the master suite over
17 here, it's in a poorly designed addition. We have a
18 breakfast bunk out that was poorly designed. It doesn't fit
19 well with the house.

20 I'm trying to amalgamate the whole house to make
21 it flow better. And so, but I'm restricted by going out the
22 back with any kind of addition.

23 MS. ALDERSON: Can you go, and what I was
24 suggesting and I regret I didn't see in the plans that I
25 received. If you would go further to the right with
26 something like a dog trot, a Tennessee dog trot, how far

1 would you need to go to get clear of the septic so that you
2 could go back?

3 MR. HOUGH: The septic is in the back. I don't
4 have the lay out of the exact location of the septic. I
5 know where the waste line comes out of the house. It comes
6 out under the deck, and under the hot tub, and towards this
7 tree on a slight diagonal.

8 MS. ALDERSON: So at some point you would
9 intercept it?

10 MR. HOUGH: Yes. So the whole idea is if you
11 expand is to go out the side.

12 MS. ALDERSON: And that was what we --

13 MR. HOUGH: Because it's set back.

14 MS. ALDERSON: Yes, that was what we suggested was
15 extend the side further so that you could take it to the
16 side and as far back as you can go without running into the
17 septic.

18 MR. HOUGH: Without going towards the front?

19 MS. ALDERSON: Yes.

20 MR. HOUGH: My concept was to come off this high
21 corner here, from here to here to about 10 feet. From here,
22 no, excuse me, from the higher corner go about 10 feet to 12
23 feet wide and come perpendicular off of the house with a
24 structure to go beyond the well, and then it would open up
25 to a great room on the main level.

26 MS. ALDERSON: I think, I mean, personally, I'm

1 going to stop and let the others ask their questions. But I
2 could see adding to the rear as you intend, to the side as
3 you intend, but would envision that it would be successful
4 only if it was linked by a one story connector that rose no
5 higher than the ridge, so that it left the original little
6 country pyramid house just separate. Even if it's not a
7 tremendous difference, I think any distance that makes that
8 piece separate would make all the difference in the world.
9 And it's still looking like the historic house.

10 MR. HOUGH: So you prefer to leave all of these
11 different roof lines intact?

12 MS. ALDERSON: Or take it no higher than it is now
13 in the back, and do your connections with, do your additions
14 with lower connectors so that the pyramid house still reads
15 as a separate house, rather than a piece of a big house, or
16 a front on a big house. That's my concern is we look at the
17 church, I think the context is very valuable to us here,
18 because if we look at the church, it is clearly a one room
19 church house, and if we were to build an addition that rose
20 up two stories and preserved only the one bay or the one
21 window in the tower in the front, no one would think of it
22 as a country church.

23 So what I'm suggesting is a way to get just, you
24 know, the space you need but simply by pulling apart from
25 the house and then connecting it with one story connectors,
26 like a dog trot. Just the old, you know, that was the

1 traditional kind of middle Tennessee solution.

2 MR. HOUGH: And part of the expansion is we want
3 to recover this poorly designed, it's a very poorly designed
4 room over here where it's got a leaky flat roof. I don't
5 know how they got permission to build this. I guess it was
6 before the commission, but it's just, the roof sags and all.
7 I'm trying to replace this badly, poorly designed
8 obstruction on the back of the house with going up. But
9 I'll leave that issue alone.

10 The other issue they want to accomplish is to add
11 two bedrooms. One for them so they can move out of this
12 little room someplace else, and then also for their
13 daughter. So they want to add two bedrooms, and that would
14 be over here. So that was the reason for raising the roof,
15 a master suite above. Conglomerate this small space and
16 this small space into a larger country kitchen facing a
17 beautiful backyard. And then to get rid of all these pish
18 poshy little roofs that leak all the time and poorly
19 designed, and have, you know, space above.

20 MS. ALDERSON: We certainly support cleaning up
21 the range of alterations. I need to pass this along to the
22 other commissioners, but what I might put out there for your
23 consideration and the others is, is there a way to achieve
24 that expansion volume with connectors that would let the
25 building read as a free standing little cottage, even though
26 it is connected to a larger addition either on the side or

1 the back, either way? Both ways.

2 MR. HOUGH: Let me put something out on the floor
3 and see if that is more to the direction you'd like me to
4 go, design wise. Is to come out here with the addition to
5 accomplish the great room and the two bedrooms. And then
6 perhaps recover this space for the kitchen, for a larger
7 kitchen, and then perhaps do something with a new roof
8 system over the whole area in keeping with the house design,
9 not going above it, but just expanding this house line to
10 the back of the house.

11 MR. FULLER: Yeah, I mean, from my perspective I
12 definitely support the idea of cleaning up the array of
13 roofs and additions and whatever has happened both on the
14 back and off to the right side. Quite frankly, anything
15 that could be done to pull the garage back off the front
16 porch line would be greatly supported. And anything, from
17 my perspective, the negative in the plan that's in front of
18 us is the fact that it's shown as almost a two full story
19 addition coming up off the center ridge of the existing
20 house. And to me it overwhelms it. It turns the old house
21 into a beak off of a new house, and it loses the overall
22 character.

23 What you just described, something, a lower roof
24 that, you know, consolidates the existing roofs and then if
25 you want to have two stories come off to the left side as
26 you're looking from the front, I think would be much more

1 supportable. I also think that there's been discussion both
2 tonight, as well as at the last hearing, about the well and
3 septic.

4 And I think that before we spend a whole lot of
5 time worrying about it, I think you really need to confirm,
6 but with the additional plumbing you're going to be putting
7 in the house, I question whether your septic is going to be
8 adequate, and it also looks awful tight on your separations
9 between your well septic and house. That maybe those really
10 aren't, I understand the idea of working around them, but if
11 you're going to have to move them from Health Department
12 standards anyhow, then we shouldn't be bringing them up as
13 potential issues.

14 But I greatly support your general direction you
15 started to describe as something that was able to not, you
16 know, to allow the original house to read as itself. To
17 simplify the roofs. Definitely support that. The house is
18 very small. I understand the need to have something work
19 with it. And if there's to be a great room off the side,
20 yeah, I would support that.

21 MR. HOUGH: It's a real gem. You could never tell
22 how it is. Inside it's gorgeous. Most of the ceilings are
23 9 foot 6, or 10 foot 6. And it's a beautiful hard pine
24 floor. It's gorgeous inside. You'd never know it from
25 looking on the outside.

26 MS. ALDERSON: I'm just going to make one comment

1 and then step back. To me an important threshold is that as
2 we look at the church, we look at the house together, and
3 they both being rural structures, for it to still appear
4 that way, we will need to see that peak. So it's going to
5 need to come a little bit off the peak in the back. I mean
6 the more the better. I would prefer to see a pyramid and
7 then any number of partitions connected by lower connectors.
8 But the more you can pull that off the peak the better.

9 MR. HOUGH: So it's my understanding, I'll repeat
10 what you just said is, if I can get rid of all these little
11 guys and bring something on the back, nothing, no living
12 space above, just build a roof over this stuff, and if I
13 conglomerate these two spaces over here into a, because this
14 is a small, it's just too small. It's a breakfast eating
15 area. You can't hardly get around the table. Then there's
16 a wall between this space and --

17 MR. FULLER: Nobody's going to argue with that.

18 MR. HOUGH: Sorry?

19 MR. FULLER: Nobody's going to argue with that as
20 an objective.

21 MR. HOUGH: Okay.

22 MS. O'MALLEY: The concern was just having a two
23 story addition to the house where the original house only
24 looked like a front porch.

25 MR. HOUGH: Because they want to do something with
26 that front garage. I guess we can talk about that later.

1 MS. O'MALLEY: Well go ahead.

2 MR. HOUGH: They want to take the garage door off
3 and turn it into a living space which would require a floor
4 inside, because right now it's just a gravel floor inside.

5 MS. ALDERSON: I think when we looked at it we
6 thought there's an opportunity maybe to restore the
7 character of the house a little bit. I would love to see
8 that reconfigured so it's not a slope right off, -- the
9 problem is that it comes too far forward, and so it encloses
10 the porch in a way that doesn't, isn't consistent with how
11 it was designed to work.

12 What we would love to see is to see that pulled
13 back, and you know, and continue on back if it's needed.

14 MS. O'MALLEY: So it ends just before the front
15 line of the house. So the front line stood out.

16 MR. HOUGH: There is an existing side porch inside
17 the garage that wraps around that house. So if you were to
18 go inside the garage, if you went inside the garage there's
19 a backdoor here, if you went inside the garage there's a
20 porch right here, that is high off the ground. Even still
21 has columns.

22 MR. FULLER: Turning it into living space doesn't
23 bother us, but anything you could do to pull it off the
24 front face of the house would be greatly supported.

25 MS. ALDERSON: In order to help to mitigate the
26 other alterations, compensate.

1 MR. BURSTYN: I was curious again on the, there a
2 septic field back there? How far back does it go, do you
3 know? And is there a property on the left side, as well as
4 the church on the right? Do you know the location of those
5 septic fields?

6 MS. TULLY: The property on the left is quite far
7 away.

8 MR. HOUGH: Do you have a copy of the plat plan?
9 I do not have a copy of the septic field. I know that it's
10 in the back, kind of the back middle. I don't have the
11 exact footprint of it, because we haven't really entered
12 into any kind of construction contract agreement yet,
13 pending decision by the commission.

14 MR. BURSTYN: Because I think the point can't be
15 stressed enough that if you are, any plan that you are
16 adding other plumbing, you're going to run into problems
17 that the current septic system meets those needs. Maybe
18 you're going to have to modify or build new anyway. I don't
19 know if that's something that the owners are considering or
20 not as part of the plan. And the reason I ask is that it
21 seems to be driving the design somewhat.

22 MR. ESPINOZA: You know, I mean, if it gets to
23 that point, I mean if it has to be modified, we're going to
24 get it modified. I mean at this point, we just want to get
25 the construction phase of it going. I mean, we're going to
26 have to deal with that anyway. I mean that was explained to

1 us. But I mean at this point, that's a minor issue to us
2 obviously.

3 MS. O'MALLEY: I think the issue would be that if
4 you could find out what changes you would need to make, then
5 it may mean that you could have a different design for your
6 addition.

7 MR. FULLER: Again, I think Mr. Hough was
8 describing a viable concept. If the plat plan is accurate
9 and shows that the well is currently five or 10 feet off the
10 back corner of the house, I don't think that by the time you
11 get your permitting that's going to stay there. So I don't
12 think that's going to be a limiting factor. But the way you
13 described the addition I think could work from a general
14 concept. I mean, our whole objective is not to see this
15 house swallowed by the addition.

16 MR. ESPINOZA: So there wouldn't be any living
17 space above, is what you're saying?

18 MR. HOUGH: Right, there would be none up here at
19 all.

20 MS. ALDERSON: It's dear_(DSR3) to you to do your
21 research on your systems requirements first, because you may
22 have more flexibility than you think.

23 MS. ESPINOZA: So even after going back to the
24 very first peak, that still would be a problem? Because
25 we're still keeping the original face that you were talking
26 about before..

1 MS. ALDERSON: I'm not aware of any precedent in
2 which saving all one bay of a structure was ever considered
3 an alternative that would keep it qualified. That it would
4 lose it's qualification to be on the list, on the National
5 Register as the case may be. Just one bay is just not
6 considered a historic building. It's considered just a
7 front piece.

8 So, or they would call it a facadomy downtown. We
9 saved on the facade and a little bit. So in my view, that
10 saves too little of the building for it to look like a rural
11 house. Just as if the church had a two story church behind
12 just the front windows, it wouldn't look like a country
13 church. So, that's what I'm driving at in my comment to
14 pull it back off the ridge. Not to intersect the ridge.
15 And there is some flexibility there.

16 MR. ESPINOZA: That picture doesn't do it justice.
17 I mean, the pitch on the church is much higher than the
18 house. I mean the roof line on that church is, trust me,
19 it's 5, 6, 7 feet high.

20 MS. ALDERSON: The significant thing is not how
21 high the ridge is, but rather the concept of connecting to a
22 lower, using a lower structure as your connector. And I can
23 send those plans to you, if that may be helpful. To show
24 the concept. It's a traditional concept that's been used in
25 rural architecture for many years. Of a lower connector.
26 The walkway or an enclosed connector, and that allows you to

1 build something bigger next to it without interfering with
2 the old house.

3 MR. FULLER: So if the bigger one was then behind
4 or to the side it would work either way. But the idea is to
5 come down before you go back up.

6 MR. HOUGH: Could you live with that?

7 MS. ESPINOZA: I'm not very happy about that, no,
8 because it kind of really messes up what we wanted, you
9 know, also we don't have a problem with pushing it back, but
10 it also pretty much feels like we have to redesign
11 everything according to, you know, not what we want, but you
12 know, pretty much what you all feel that --

13 MS. ALDERSON: There is lots of guidance
14 available. And so there's always that opportunity to look
15 at that guidance and meet with the staff in advance. As far
16 in advance as you like.

17 MR. ESPINOZA: But meanwhile, we're spinning our
18 wheels and nothing is getting done, the dust gets kicked up.
19 And then another year is going to go by and then it's going
20 to drag on, and it's not worth it.

21 MS. ALDERSON: We have a standard that we are
22 following. It's our standard by law. It's the Secretary of
23 Interior Standards for Rehabilitation, which include
24 additions. So that's the basis of these principles. And
25 that's what by law we are required to follow. And the other
26 owners are very concerned when we apply a different standard

1 to one property than to another. They feel it's unfair.

2 MR. ESPINOZA: All the other homes are much bigger
3 too. They have two stories, so they don't have to worry
4 about that.

5 MS. ESPINOZA: They wouldn't care anyway. Not our
6 neighbors.

7 MR. ESPINOZA: I mean, I could see if the rest of
8 them were cottage homes like this, and you know, they're not
9 even close. I mean, they're much --

10 MS. ALDERSON: It may seem unfair, but when you
11 have a house that's more unique, it's more precious. And
12 there are other sites that have very intact country
13 settings, and they are all subject to more rigorous review.
14 There are extraordinary Victorians that are very unique and
15 they are subject to more rigorous review. So in some ways I
16 guess that's a good and a bad. But I think we're really
17 intending to be flexible to let you get as much square
18 footage as you need and look at a variety of ways to do
19 that.

20 MS. O'MALLEY: And I know that as you're talking
21 about wanting to have your master bedroom over that kitchen
22 area, if you were to come down from the peak so you still
23 saw the front, you could still see that front, then you
24 could bring out a line and perhaps you would have room
25 behind that as long as it wasn't a huge, a tall piece that
26 was right up front like it is in this drawing. If you could

1 keep it down low.

2 MR. FLEMING: Let me ask you something. Is your
3 issue is not being able to build behind the septic tank or
4 the need to have a two story home in this model?

5 MR. HOUGH: The original concept to raise the roof
6 was to eliminate the need for expansive foundation work,
7 which is expensive. It's cheaper to go up than it is to go
8 out. And when she explained to me that her septic system
9 was in the backyard, I considered it a no brainer to go up.

10 MR. FLEMING: Well, if the septic was moved then
11 what do you have?

12 MR. HOUGH: We can do that.

13 MS. ALDERSON: Particularly since you may have to.
14 I would urge at this point we move forward and that that's
15 a very important factor to know, because if you're going to
16 have to move it anyway, you have so much more flexibility to
17 get what you want. There may be a simpler solution.

18 MR. HOUGH: Could you go back to show the
19 backyard? And they have a very beautiful quaint backyard
20 where they have a garden and they have a gazebo, and if we
21 expanded out the backyard for perhaps a sizeable kitchen,
22 I really didn't want to disturb the beautiful backyard there
23 because it's so quaint with a big addition going out the
24 back. I'd rather go out the side or up.

25 MS. O'MALLEY: I don't think there was any problem
26 with you going out the side. I think everybody was in favor

1 of that idea.

2 MS. ALDERSON: Which is something we don't often
3 approve. But we felt that this case should be more
4 flexible.

5 MR. HOUGH: Well, we'll look into the septic
6 location and the issue with the size as it exists to see if
7 it can take another bedroom or two. And then, you know,
8 consider your recommendations.

9 MS. ALDERSON: We would suggest coming back for
10 another preliminary in the interest of minimizing any need
11 to turn back.

12 MR. BURSTYN: Well, they could also work with
13 staff within the guidelines that we're suggesting, and if
14 staff has enough confidence that what they're proposing
15 meets the criteria that we set out, if they want to go ahead
16 to come back with an application, I think that should be
17 their choice. The only thing we usually advice, of course,
18 is not to go and spend a lot of money on a lot of final
19 drawings recognizing that it could be changed, and then you
20 would have to spend more money on more drawings.

21 MR. ESPINOZA: Well that's the other thing, he
22 has, you know, work is coming up. If he doesn't get started
23 soon, Mr. Hough doesn't start soon, then he's going to have
24 to wait until next year his self.

25 MS. ALDERSON: Then what you may want to do is
26 draw some simple sketches of the concept, do the least

1 amount of effort to look at the concept so you don't invest
2 too much in just comparing roughly different approaches.

3 MR. FLEMING: And I would also recommend that you
4 go and look at the guidelines on where you are, where your
5 living. I mean, again, we are just following the rules. So
6 if you, you may read the rules and make a decision well, I'm
7 in this environment that I may not want to be in, but I'm
8 going to live in this environment then I've got to adapt to
9 what the environment is going to allow me to do.

10 MR. ESPINOZA: True. So you don't really have a
11 problem with going to the side, it's just mainly the, okay.

12 MR. HOUGH: So I have to stick with a one story
13 grid or connector, because this is a two story connector
14 here.

15 MR. ESPINOZA: Yeah, okay.

16 (Discussion off the record.)

17 MS. TULLY: Well, that certainly, it sounds like
18 you certainly need to discuss. Staff just did want to point
19 out that if, you know, your next step would be to file for a
20 historic area work permit, then you would need more complete
21 drawings than what, you know, we've had before, which is
22 what I said was fine for the preliminary. Certainly working
23 with staff either through email or fax, or you know, we
24 certainly have to meet with the owners and the designer to
25 go through a bunch of sketches like this until we come up
26 with something that hopefully works for everybody.

1 And then you can move on to the next set of stages
2 where you'll need in addition to just the sketches, but you
3 know, plans and elevations and site plan. Not to the final
4 construction phase, but to the, you know, schematic phase.
5 So that is, anyway, staff can help through, let you know
6 sort of what would be the next steps there after you've
7 decided what to do next.

8 MS. O'MALLEY: All right, thank you.

9 MR. HOUGH: Thank you.

10 MS. O'MALLEY: Our next one to look at is 8710
11 Second Avenue.

12 MS. FOTHERGILL: 8710 Second Avenue is located in
13 the Locational Atlas Historic District of Woodside in Silver
14 Spring. And I'll show you visuals in a minute. It is a
15 bungalow built circa 1923, and for background, in your staff
16 report I explained the process of what it means to be in the
17 Locational Atlas District, and the options that a property
18 owner has if they are proposing a substantial alteration.

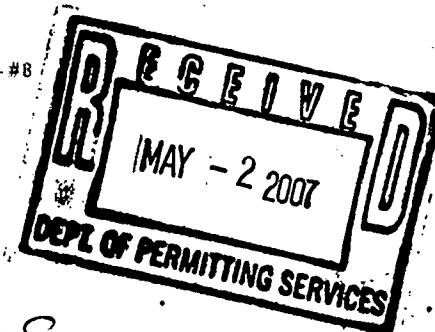
19 And the applicants are now aware of this process,
20 although they were not aware before, and they went to the
21 Department of Permitting Services to apply for building
22 permits and that's when they were pushed back to our office
23 because DPS determined that what they were proposing was
24 substantial alterations. So they have opted to come tonight
25 for a preliminary consultation to see if this is something
26 that would be approvable should they decide to go the



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Paul & Renita Espinoza

Daytime Phone No.: 240-489-3008

Tax Account No.: 3624

Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 240-402-4899 (Renita cell)

Address: 22022 Dickerson Rd. Dickerson Md. 20842

Contractor: Paul Huff Phone No.: 410-549-7703

Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 22022 Street: Dickerson Rd.
Town/City: Dickerson Nearest Cross Street: MT. Ephraim Rd.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

Original associated w/ 6/13/07
HPK Meeting

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Ataze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 400,000.00 - 450,000.00

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.

Paul A. Espinoza
Signature of owner or authorized agent

4/29/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 452276 Date Filed: 5/2/07 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

At this point we have a Cottage Bungalow house with front porch & deck setting on one acre lot. Setting in small community next to church. Shed is adjacent to the deck. Large Maple tree next to garage. Various dogwood trees, white pines locate on property. Well & Septic.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Renovations - putting upstairs for bedroom etc on having this put in the rear of house, 1 new renovation on the side starting in rear back for basement living room - bedroom, garage renovation for dining room.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dropline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address <i>Aristides & Paul Espinoza 22022 Dickerson Rd. Dickerson, MD 20842</i>	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
<i>Mr. Sean Lynch 22011 Dickerson Rd. Dickerson MD 20842</i>	
<i>Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, MD 20842</i>	
<i>22014 Dickerson Rd. Dickerson, MD 20842</i>	



THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

THE TAX CREDIT IS ALLOWABLE FOR:

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)

Material Specifications

ROOF- will be using fiberglass shingles , the existing roof has 3tapshingles

SIDING ON HOUSE- will be using German Dutch Lab Vinyl, the existing siding on house
German Dutch Lab Wood

WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC

Note: This is
in flood plain.

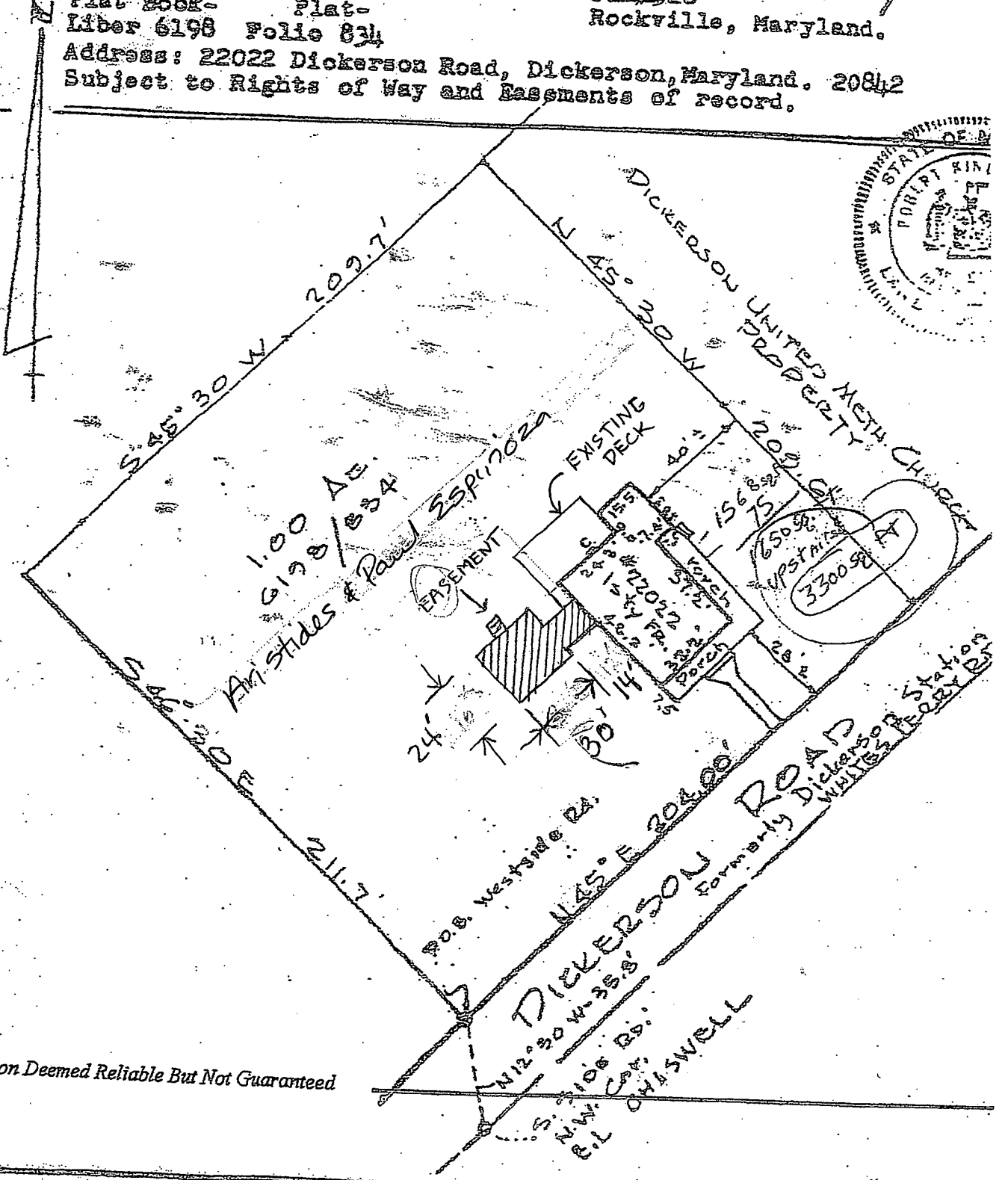
Plat of House Location
Ar. Stides & Paul Espinoza Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

I hereby certify that the plan shown hereon is correct;
and that the location of all the existing improvements
on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments.

Date: October 6, 1986
Scale: 1" = 50'

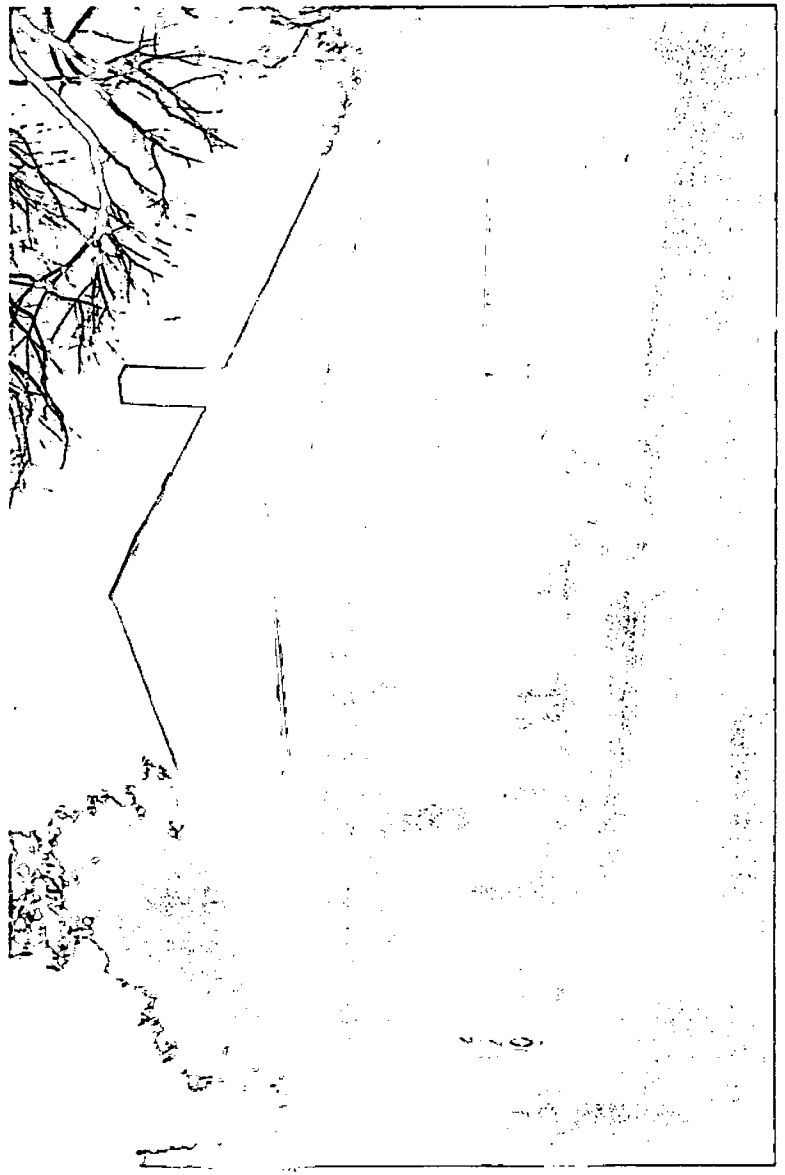
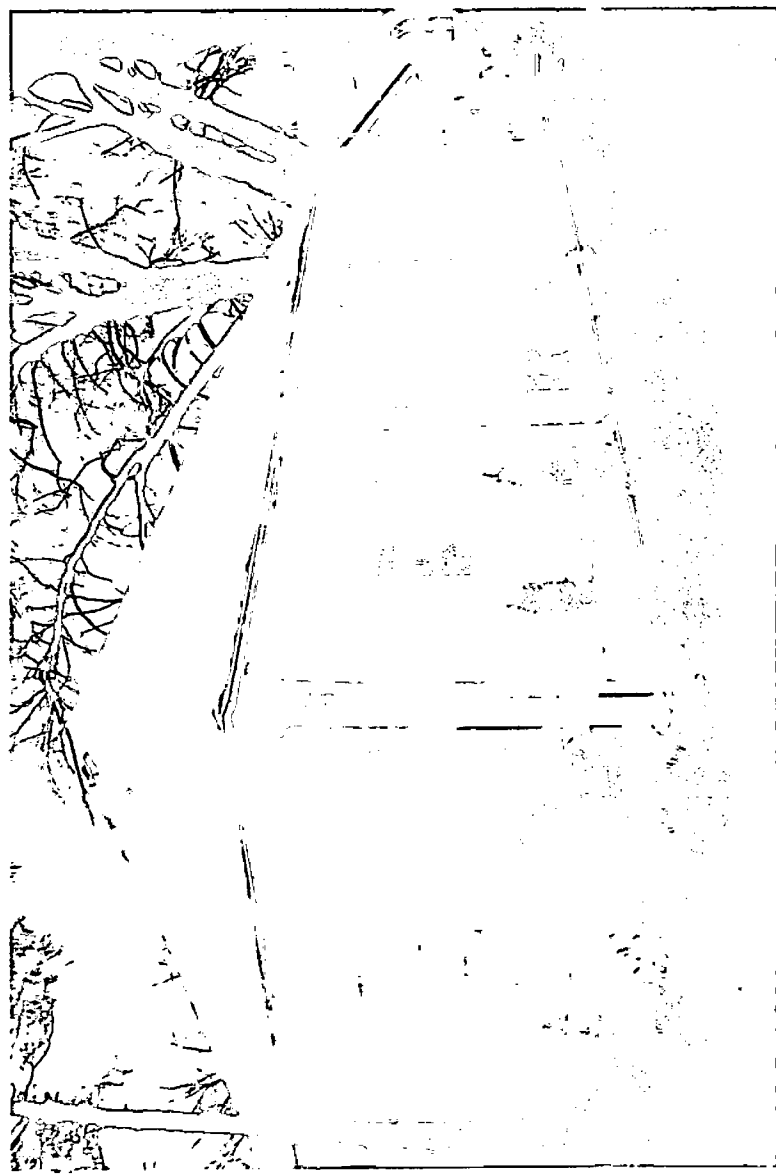
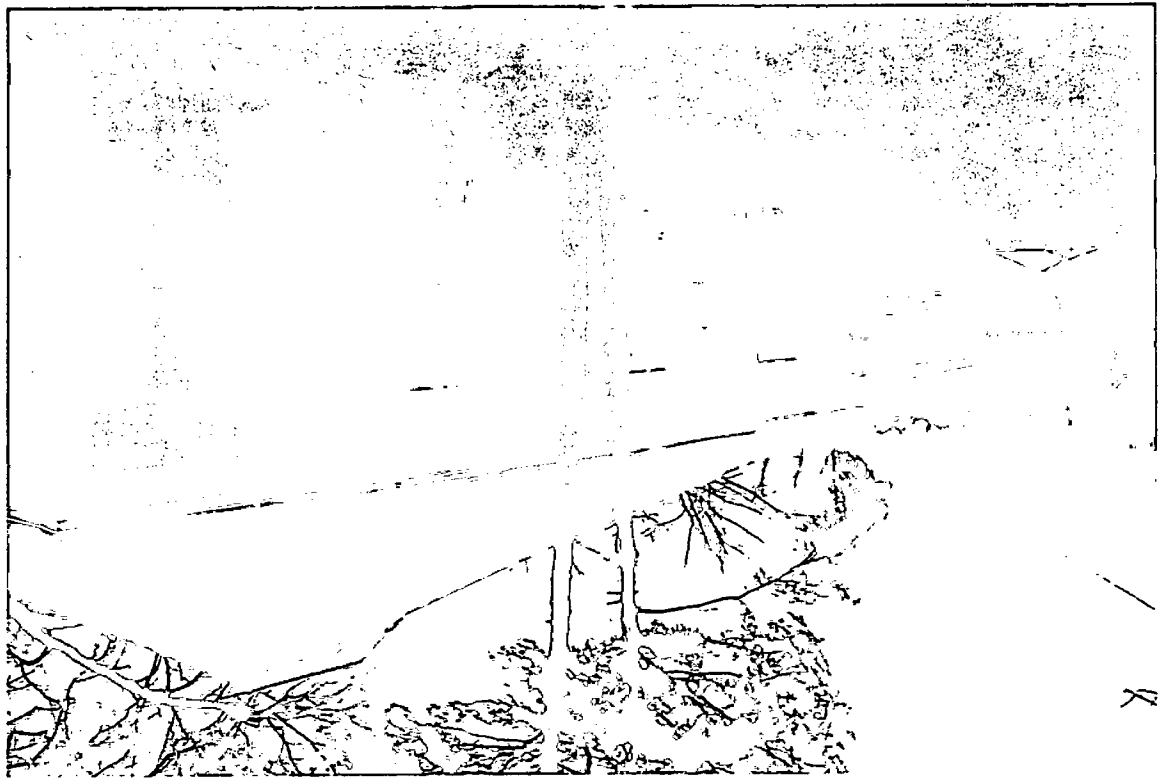
[Signature]
H. A. Haddock, Surveyor
P#24528
Rockville, Maryland.

Plat Book - Plat -
Liber 6198 Folio 84
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

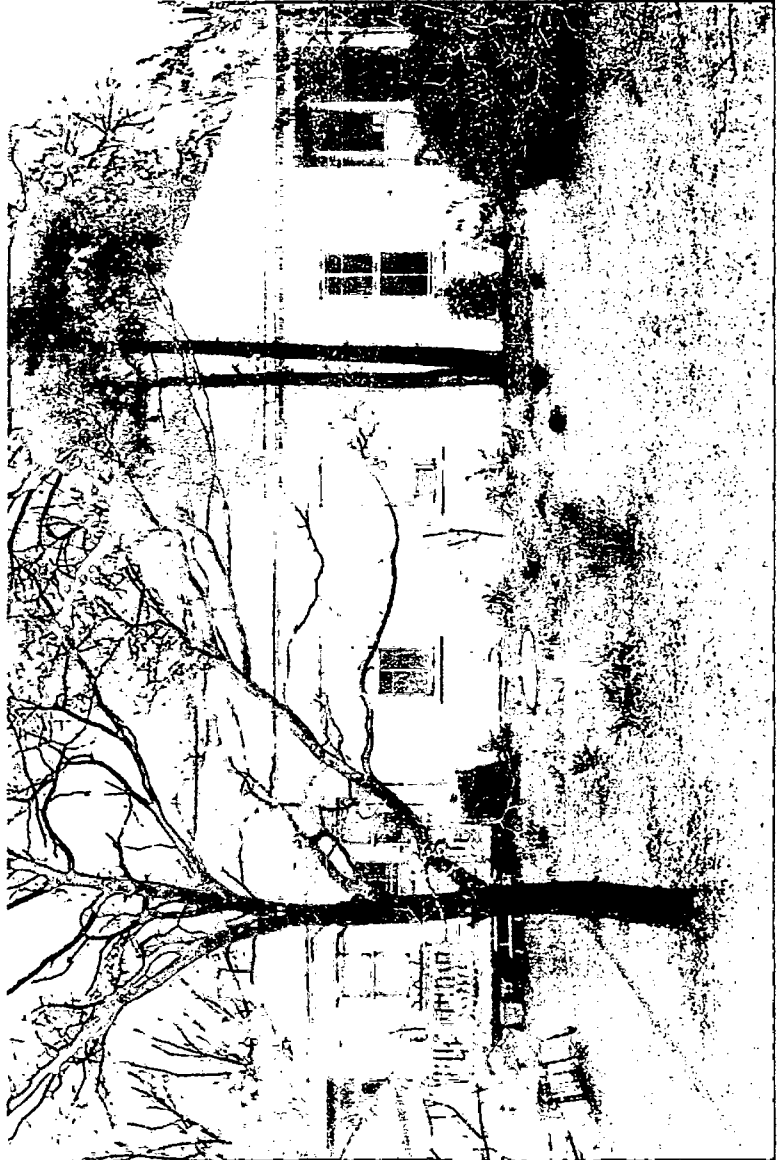
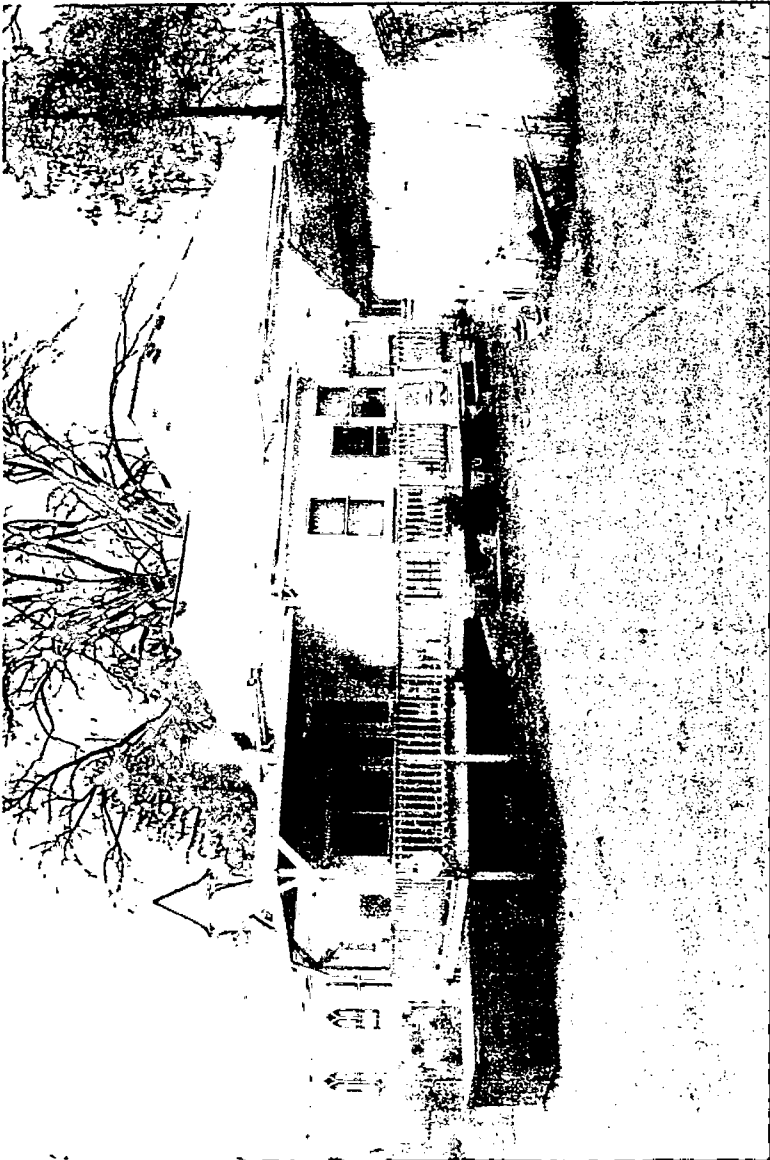
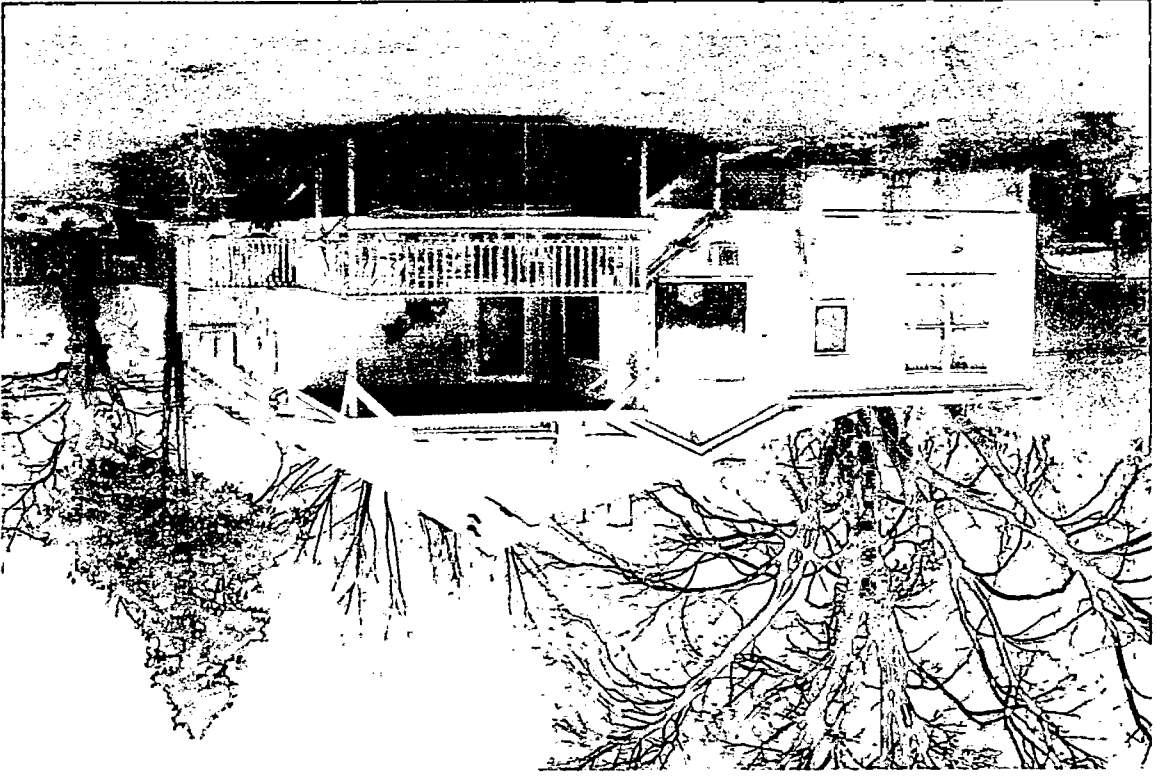


Information Deemed Reliable But Not Guaranteed

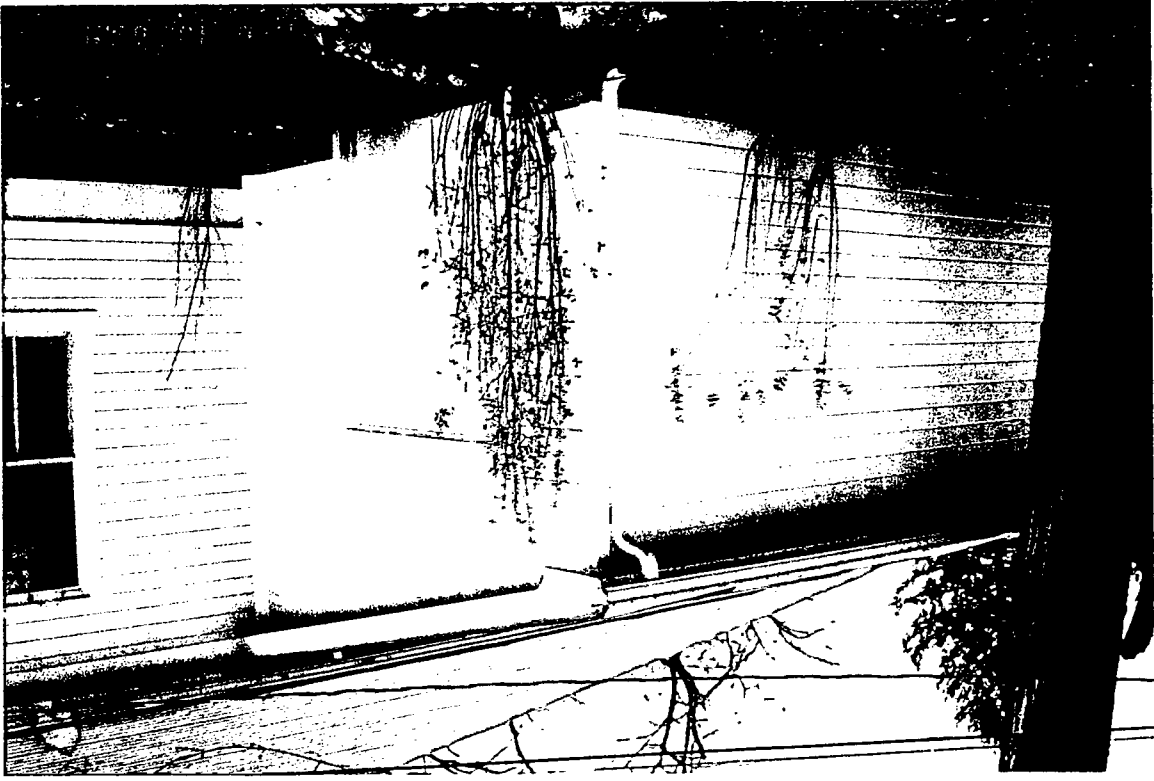
ESPINOZA



ESPINOZA



ESPINOZA



10554



Ace Tree Movers, Inc.

◆21201 Zion Road ◆ Brookeville, Maryland 20833◆
301-519-0008 ◆ 800-258-4-ACE ◆ Fax 301-216-0099
www.acetreemovers.com ◆ sales@acetreemovers.com



April 12, 2007

Paul Espinoza
22022 Dickerson Road
Dickerson, MD 20842

Re: Tree Transplanting

Dear Paul,

Thank you for your interest in Ace Tree Movers, Inc. We specialize in transplanting and providing large trees. We use all the latest horticultural technology available in maintaining consistent results.

As per your request, we visited your site and identified one possibly two *Cornus florida* (Flowering Dogwood) 12"-14" caliper that you expressed interest in transplanting. Unfortunately, these trees are infected with a disease known as "disccula anthraxnos", which attacks Flowering Dogwood, causing a slow decline leading to death. At the present time in the horticulture industry there is no cure for this disease. Transplanting a tree already infected with disscula anthraxnos, would only speed up the natural process of the disease, causing death of the tree within 6 months.

If you like Dogwoods, there are some new varieties new to the industry in the last 10 years that are resistant to the disease. This doesn't mean they can not one day get it, just that they have the ability to resist. If you wish to pursue an alternative resolution, please don't hesitate to call.

Thanks again for your interest in Ace Tree Movers, Inc.

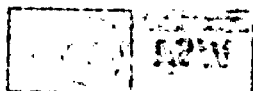
Sincerely,

Mike Cunningham
President



Ace Tree Movers, Inc.

201-210-0102 • 800-258-4ACE • Fax 201-210-0099
21201 Zion Road • Brockville, Maryland 20833
www.ace-treemovers.com • 813-941-6161



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Dickerson, MD 20842

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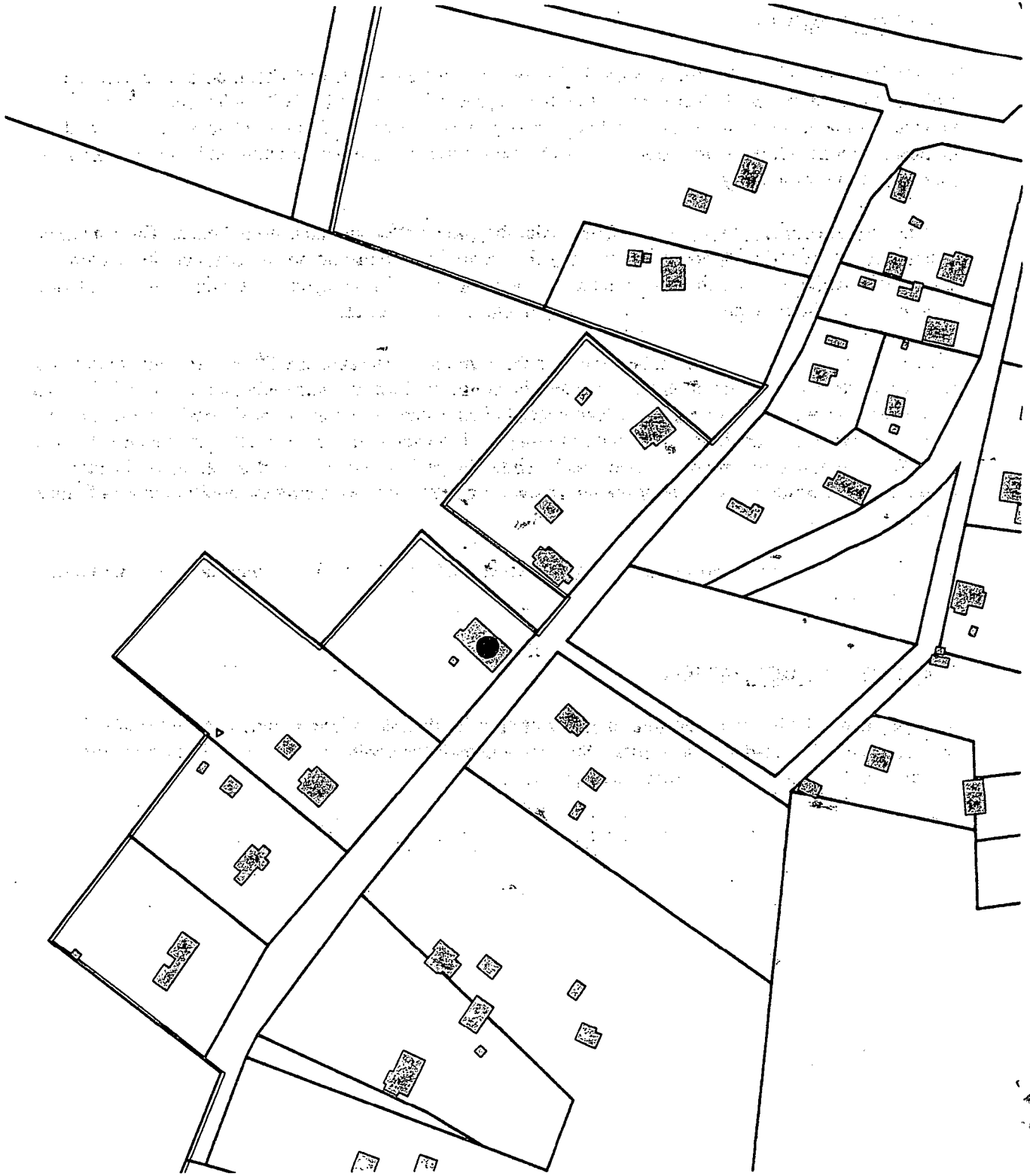
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Thanks again for your interest in Ace Tree Movers, Inc.

Sincerely,

Mike Cunningham
President

22022 DICKERSON RD



Notice:

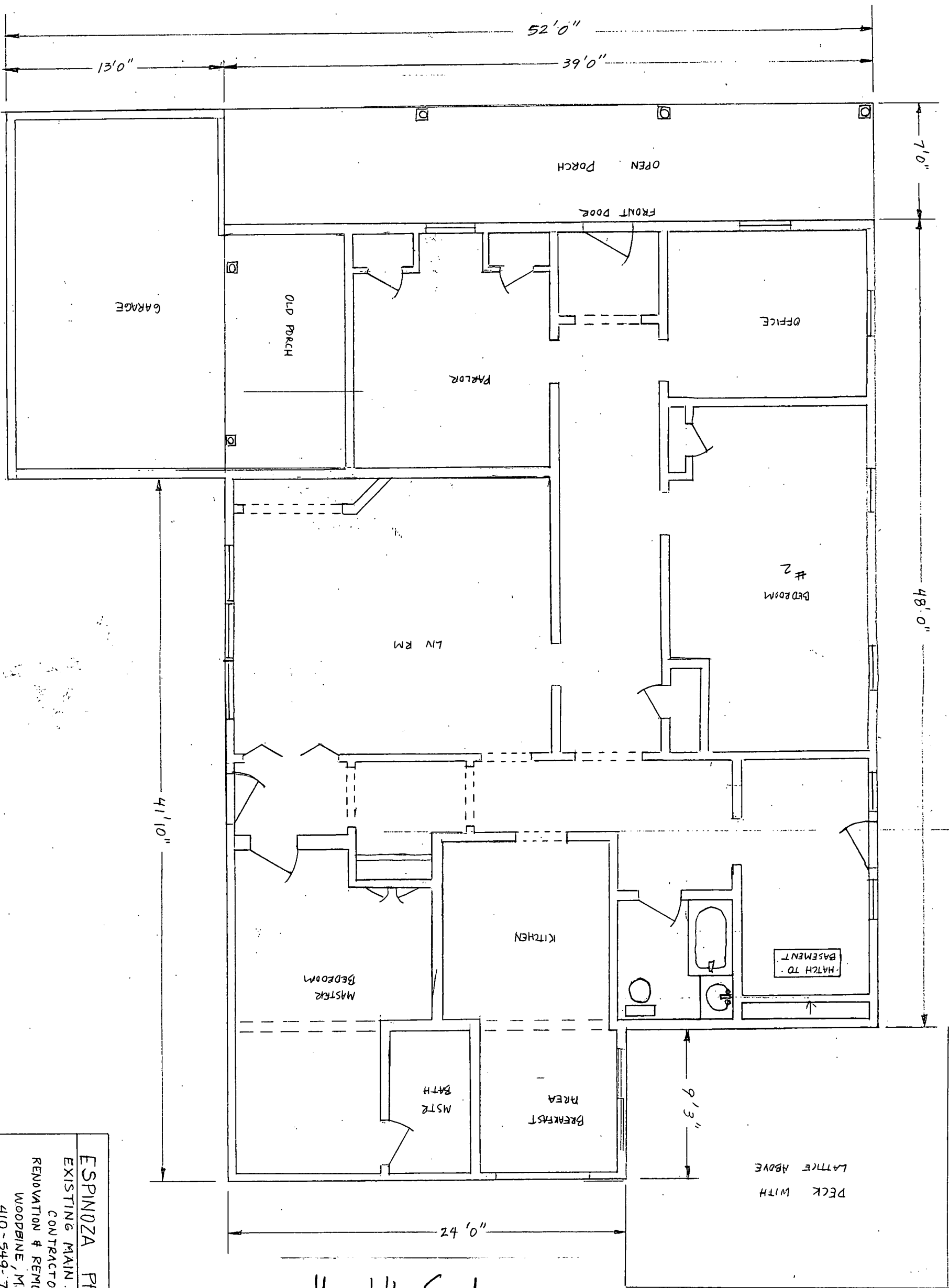
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Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

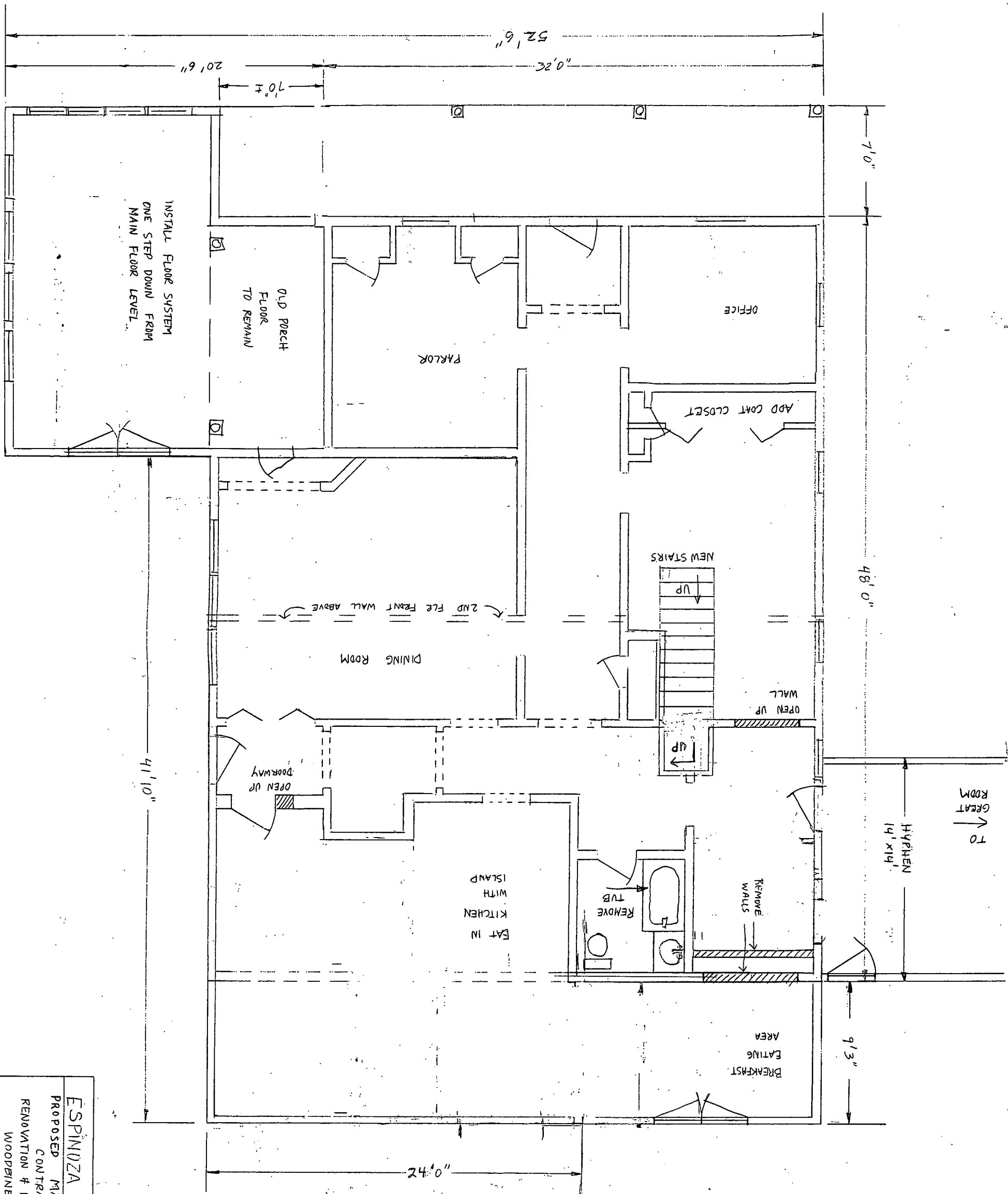
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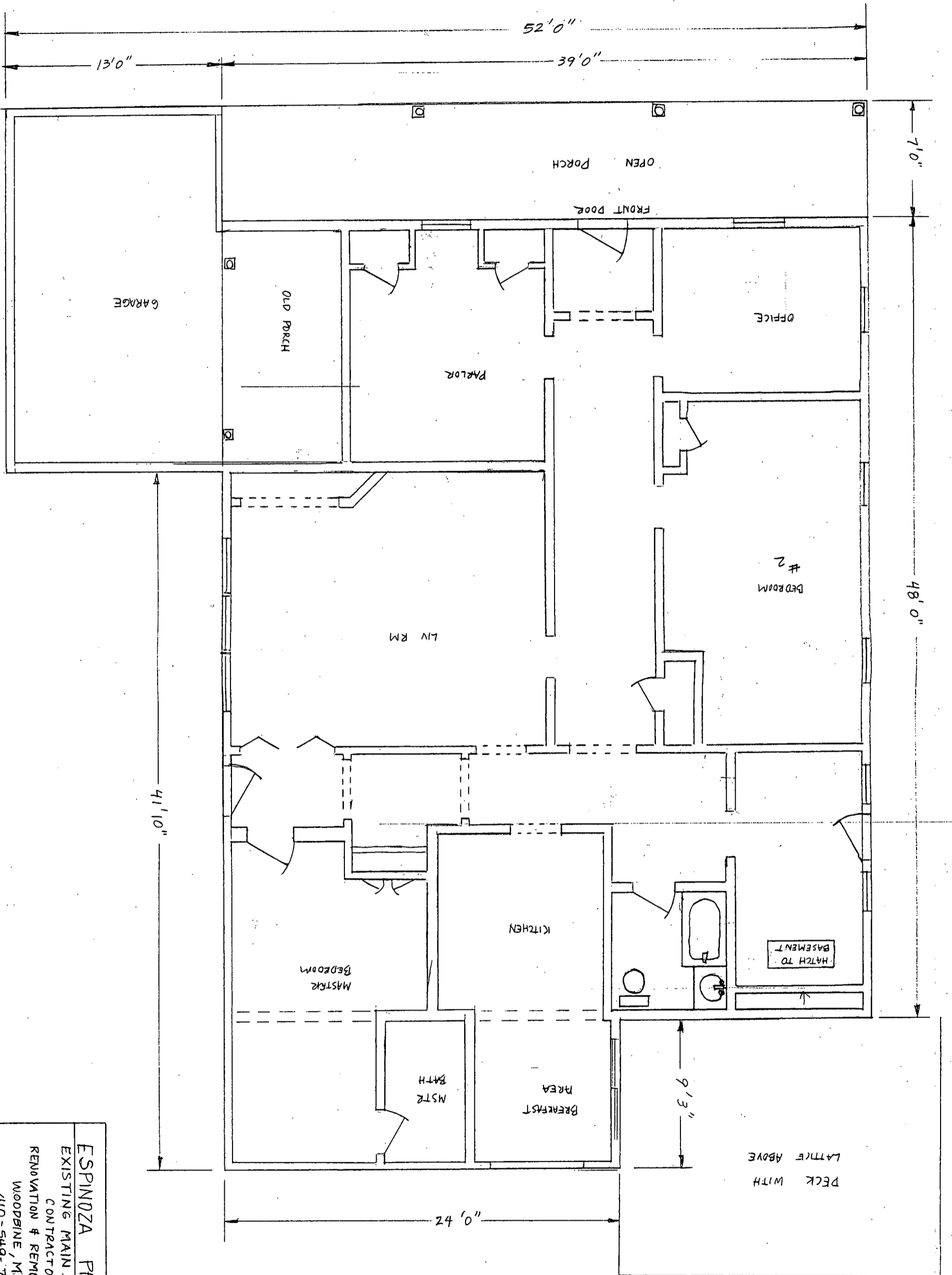
Unacceptable format
 Submitted 1st time ✓

ESPINOZA PROJECT
 EXISTING MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'0"

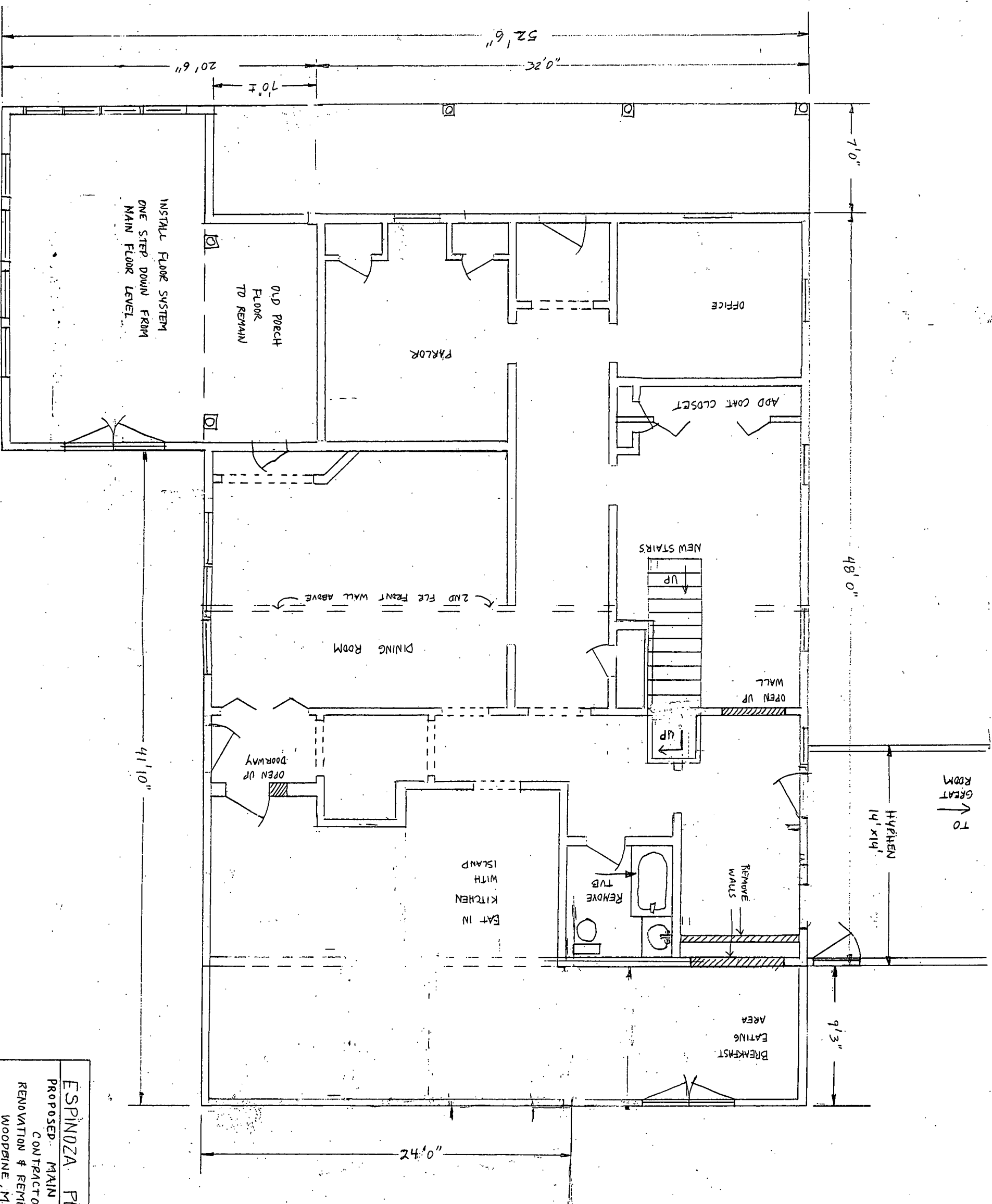
1/23/14



ESPINOZA PROJECT
 PROPOSED MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'-0"



ESPINOZA PROJECT
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 410-549-7703
 SCALE 1/4" = 1'0"



1/21/77

ESPINOZA PROJECT

PROPOSED MAIN FLOOR

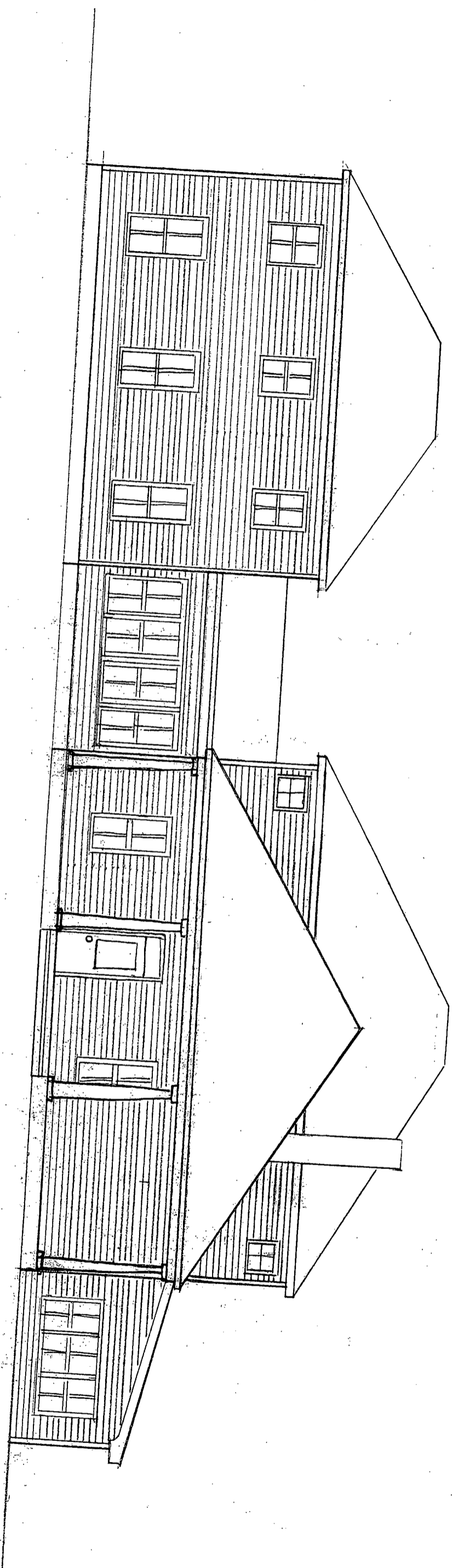
CONTRACTOR:

RENOVATION & REMODELING, INC.

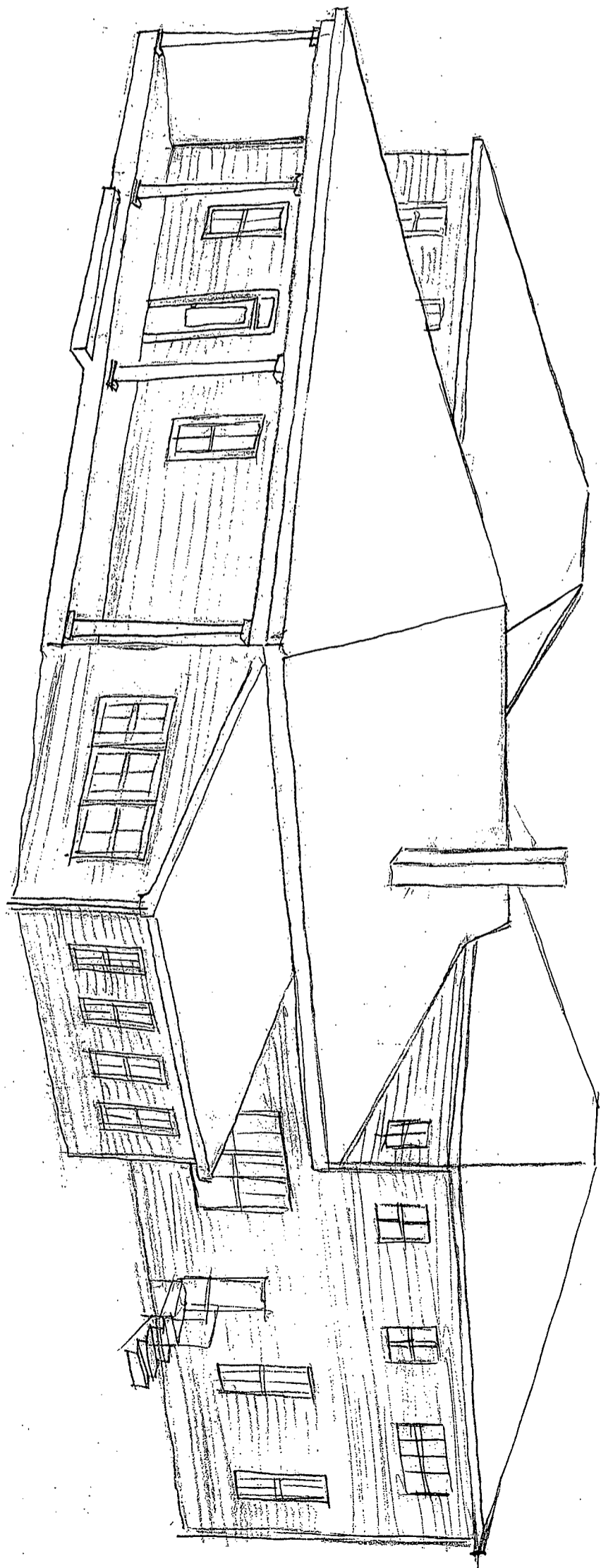
WOODBINE, MD. 21797

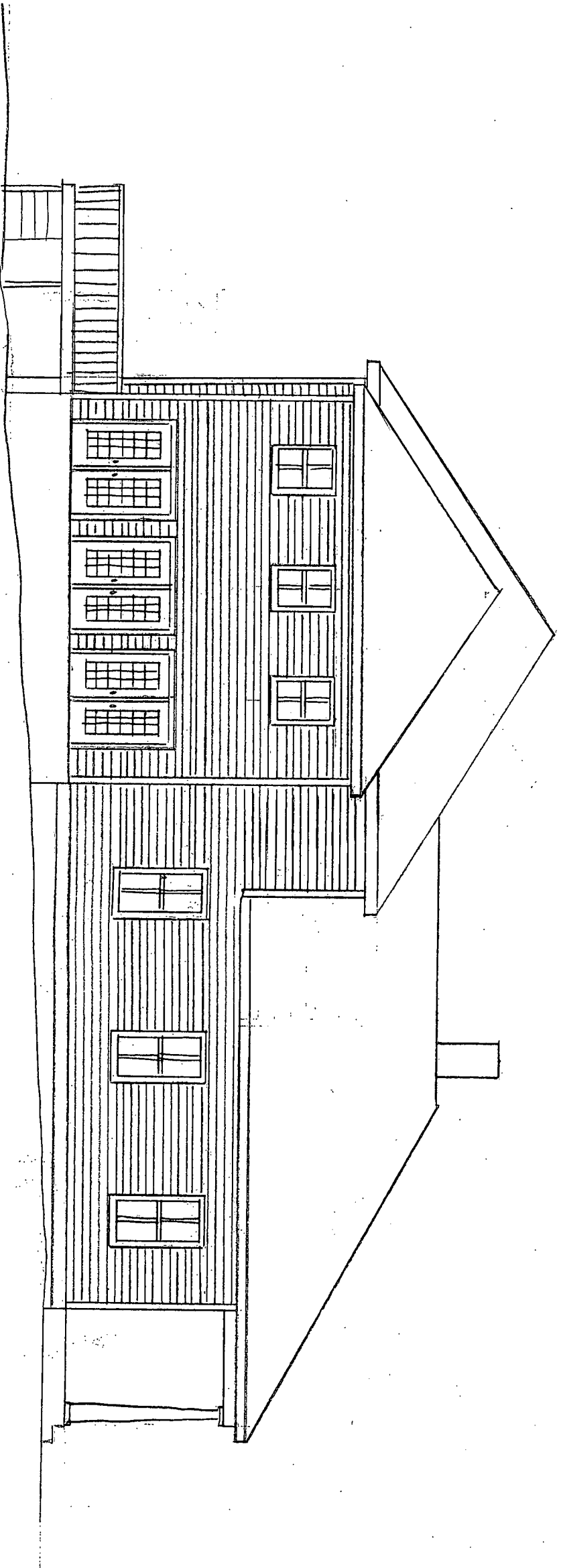
410-549-7703

SCALE 1/4" = 1'0"

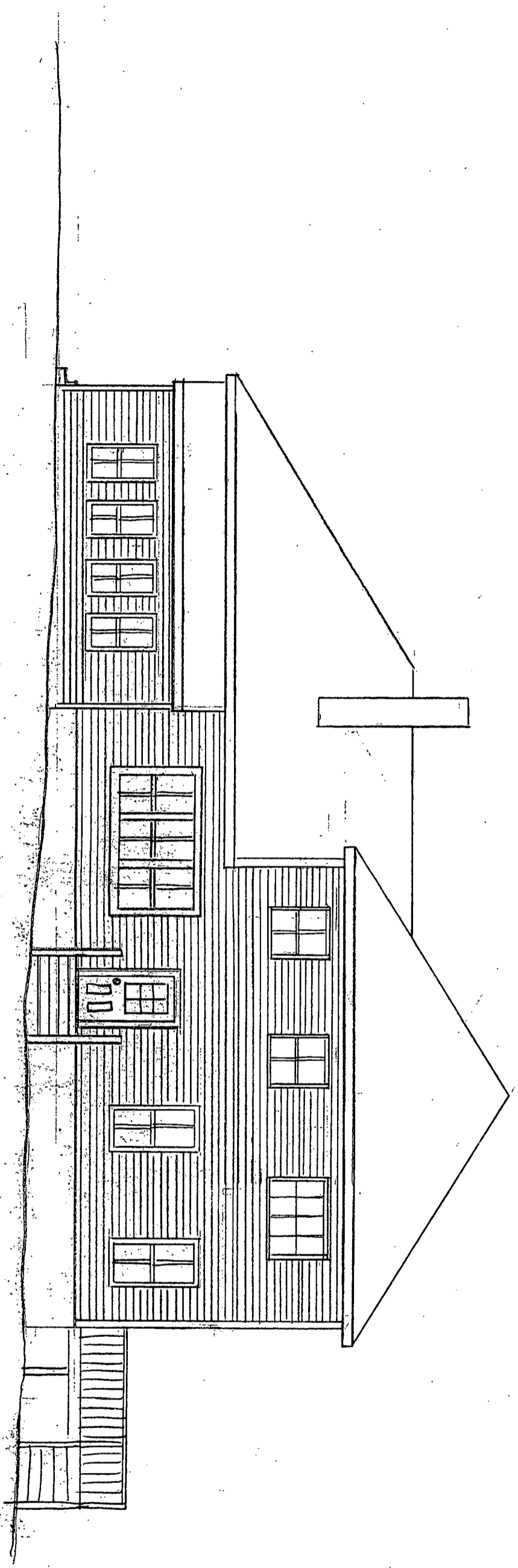


FRONT VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC
SCALE 1/8" = 1'-0"

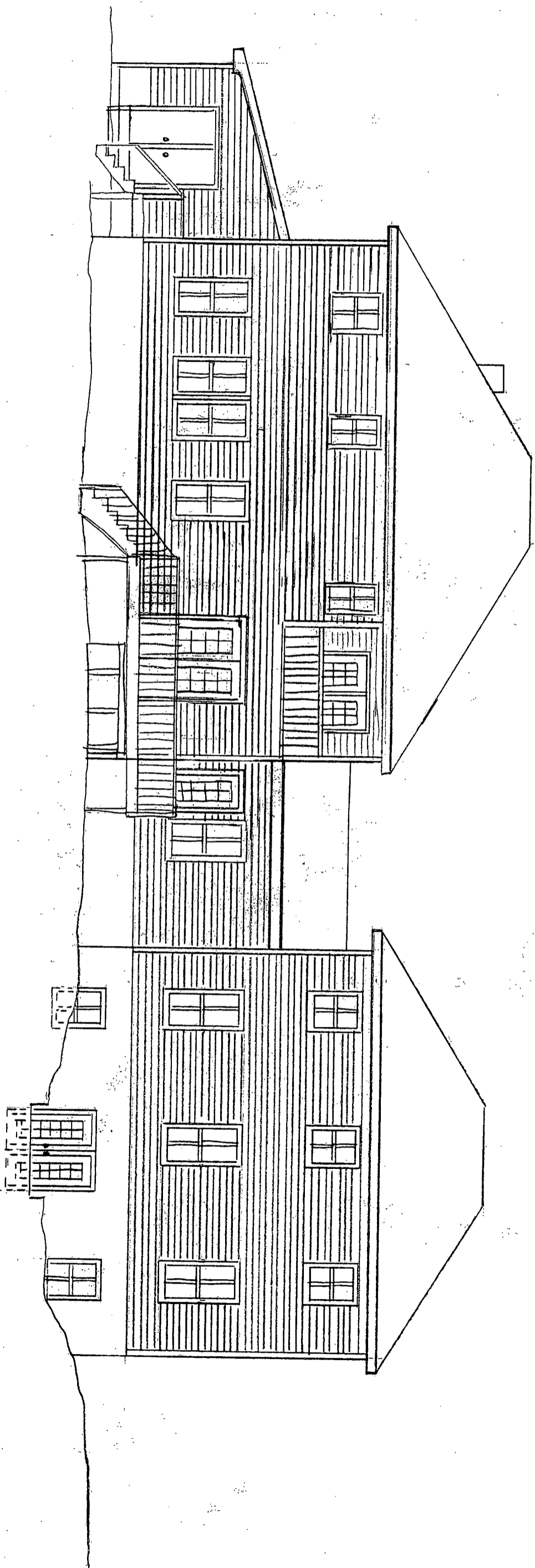




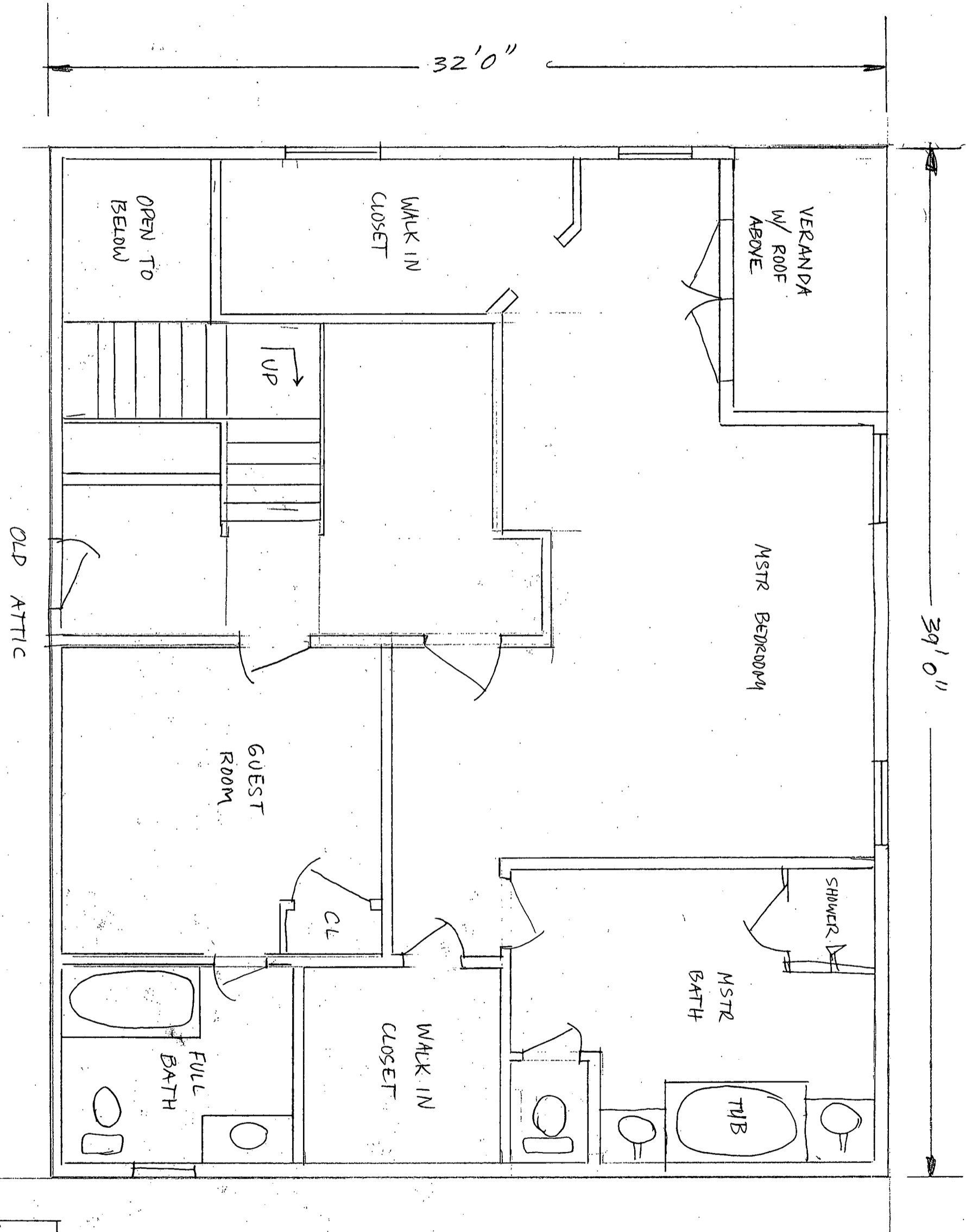
LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



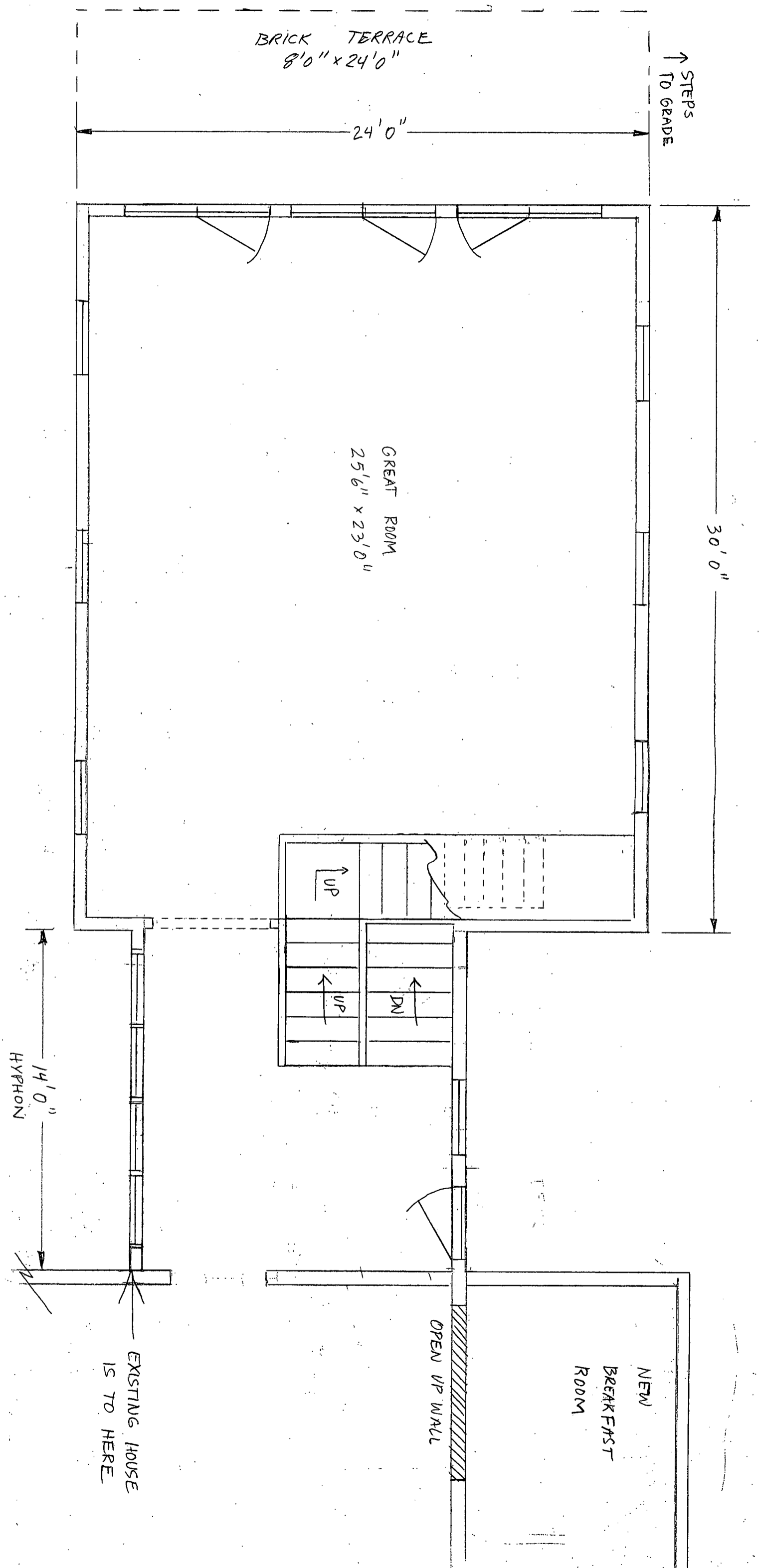
RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'-0"



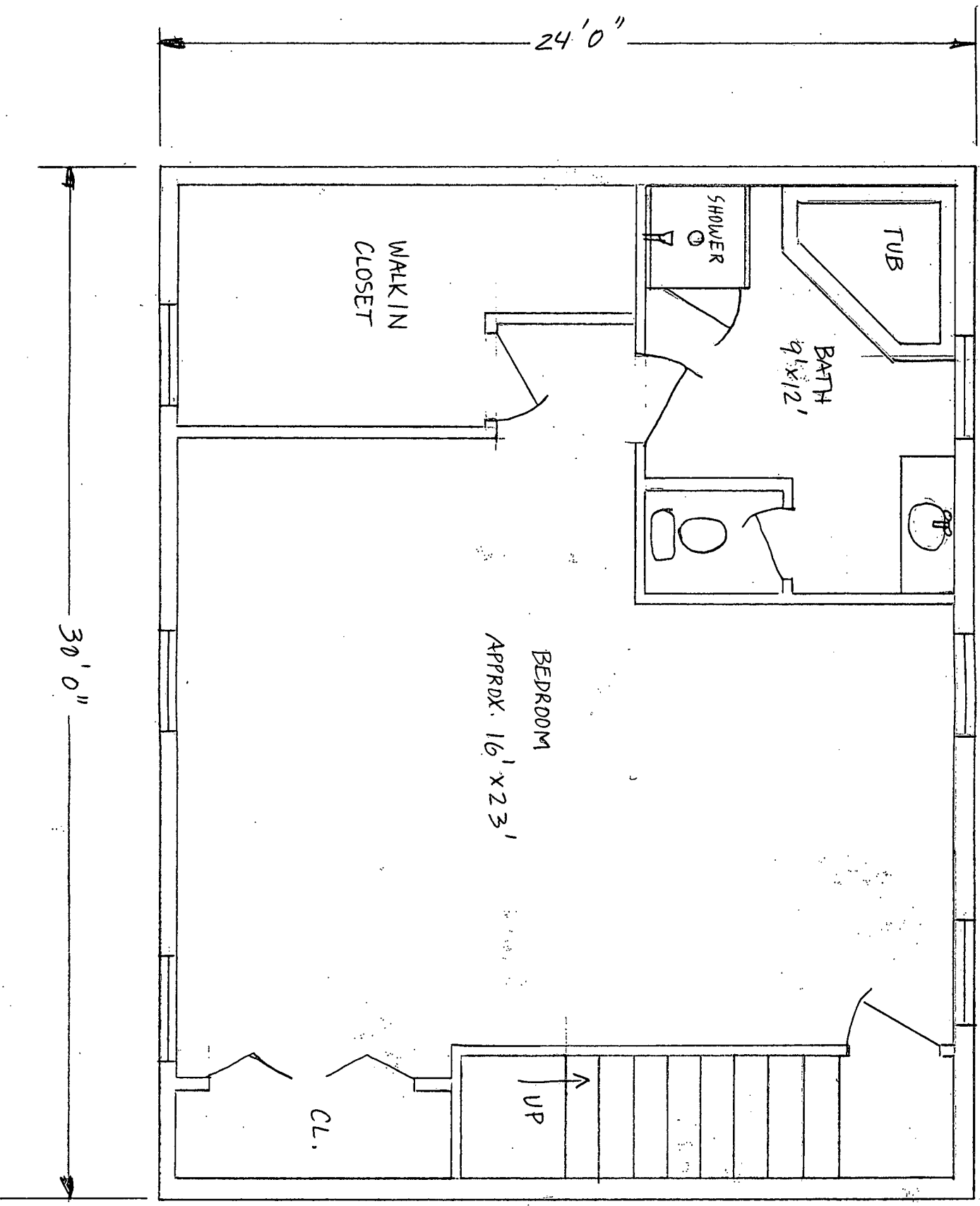
REAR VIEW
ESPINOZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8" = 1'-0"



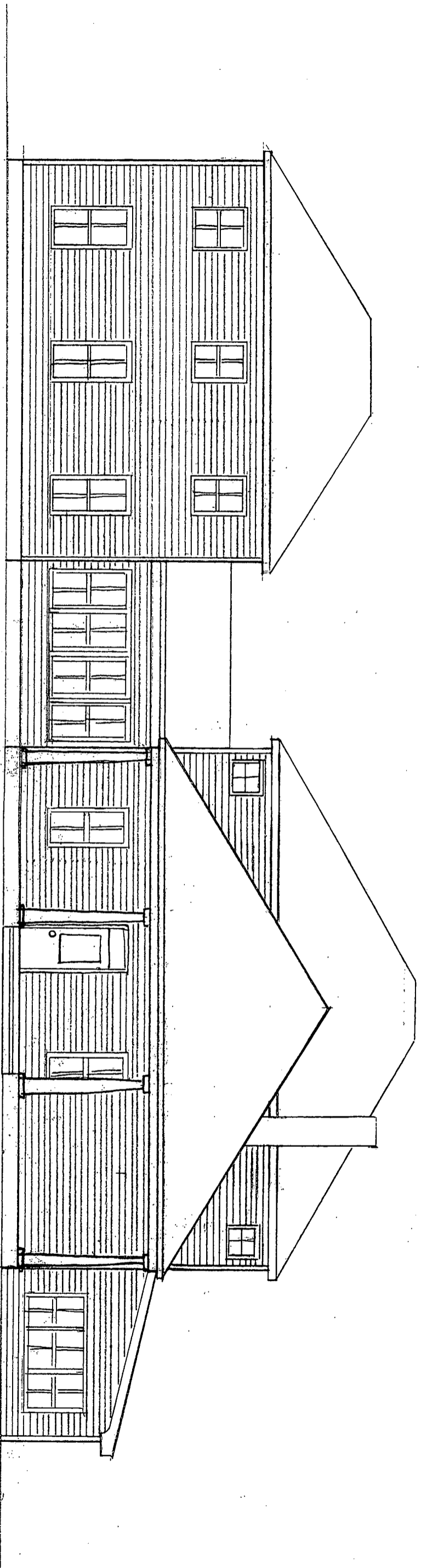
MASTER SUITE &
 GUEST ROOM
 ABOVE MAIN FLR
 OF HOUSE
 ESPINOSA RESIDENCE
 SCALE 1/4" = 1'00"



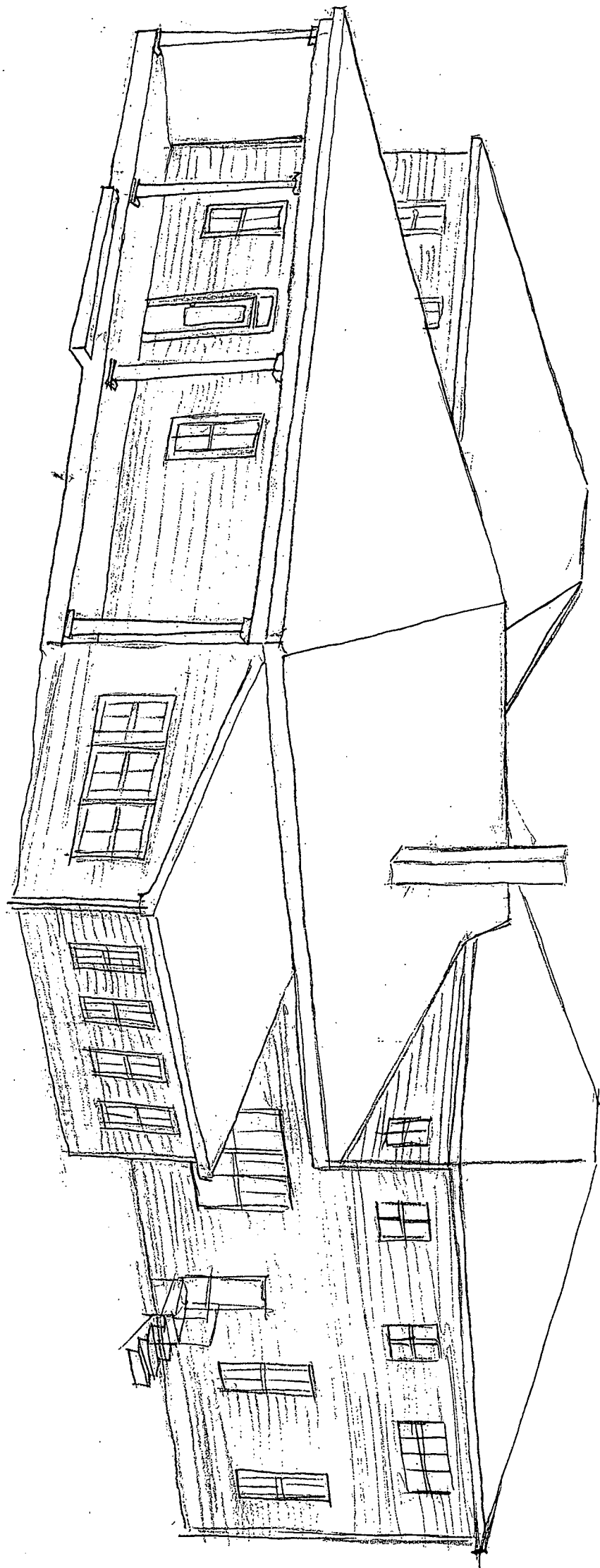
GREAT ROOM - ADDITION
MAIN LEVEL
ESPINDSA RESIDENCE
SCALE 1/4" = 1'0"

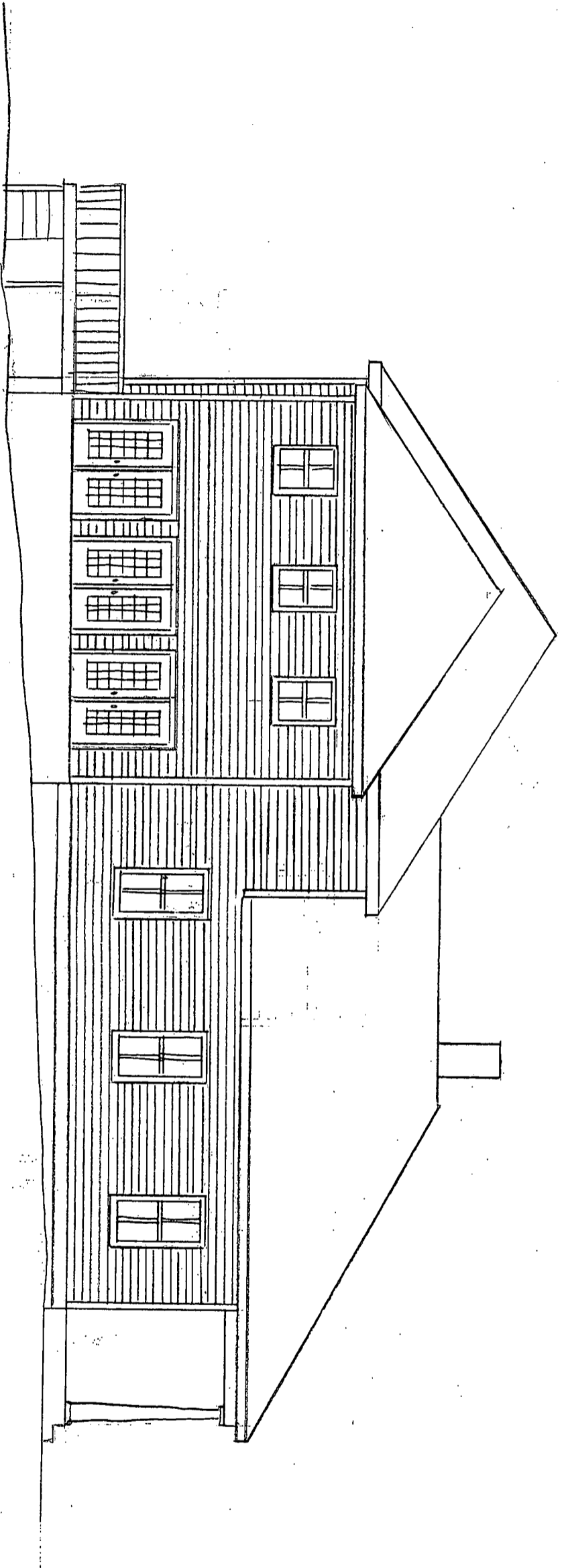


GREAT ROOM ADDITION
 SECOND FLOOR BEDROOM
 ESPINDSA RESIDENCE
 SCALE 1/4" = 1'0"

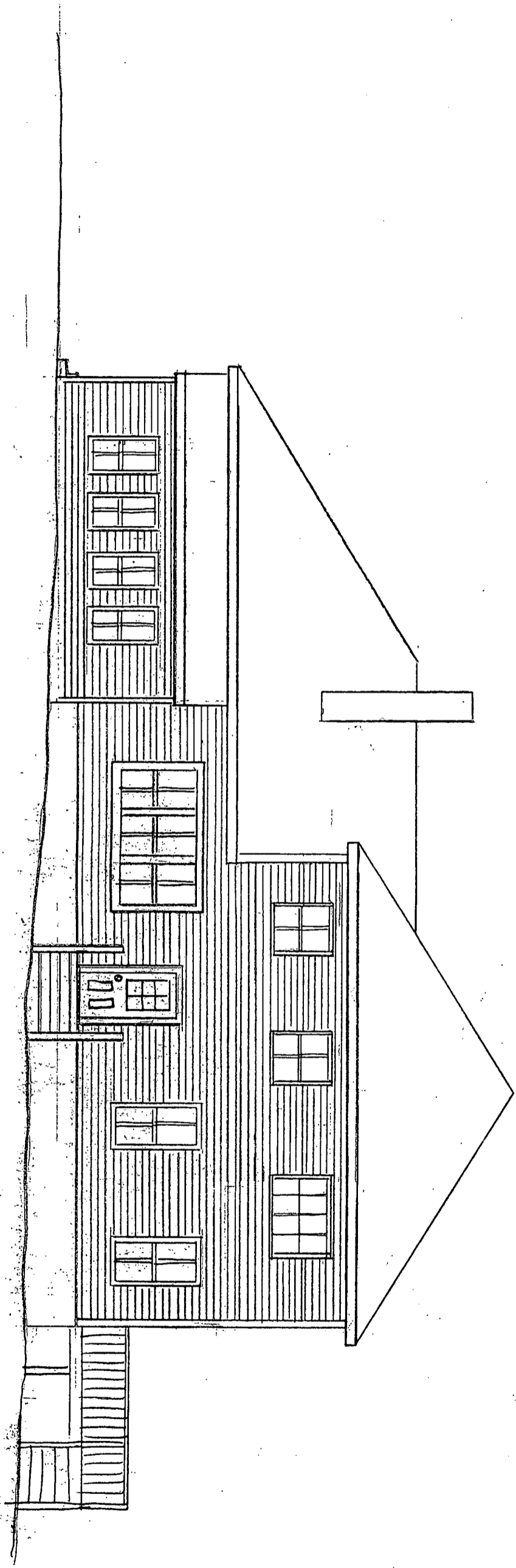


FRONT VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC
SCALE 1/8" = 1'0"

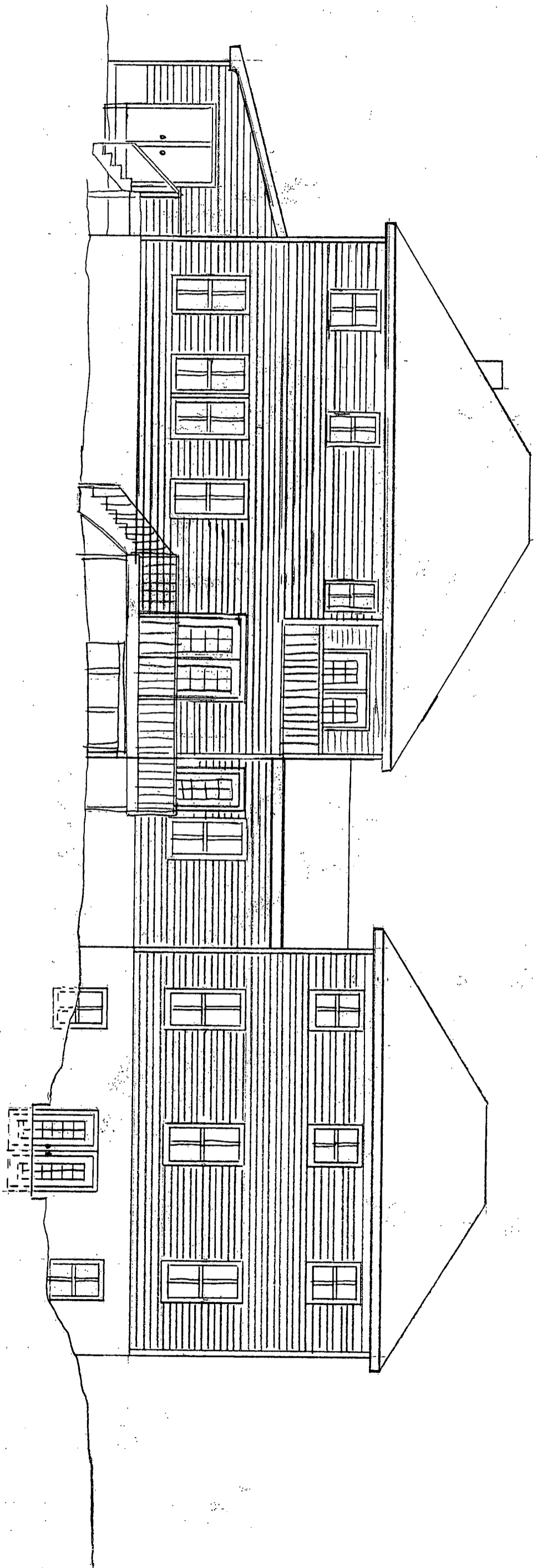




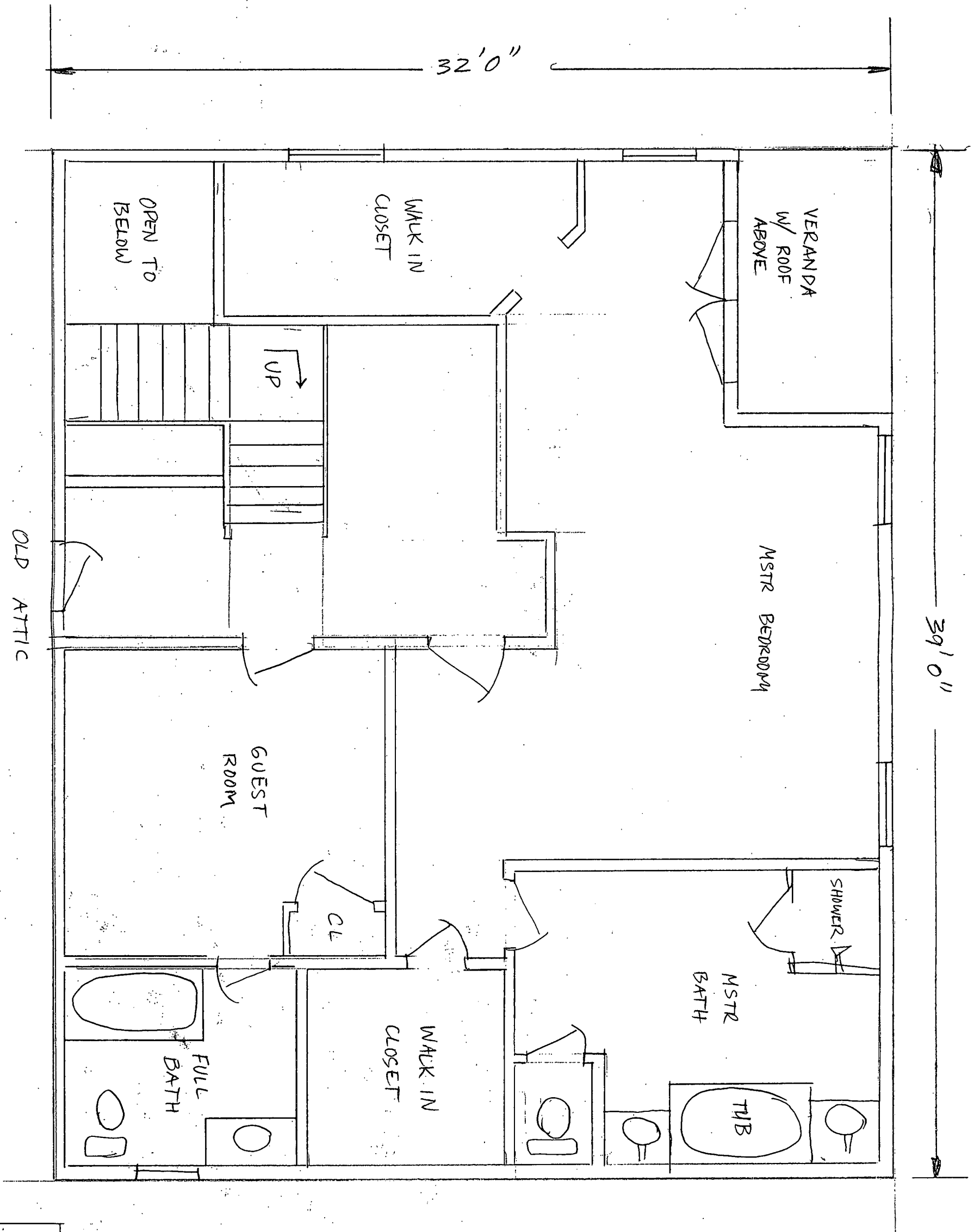
LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



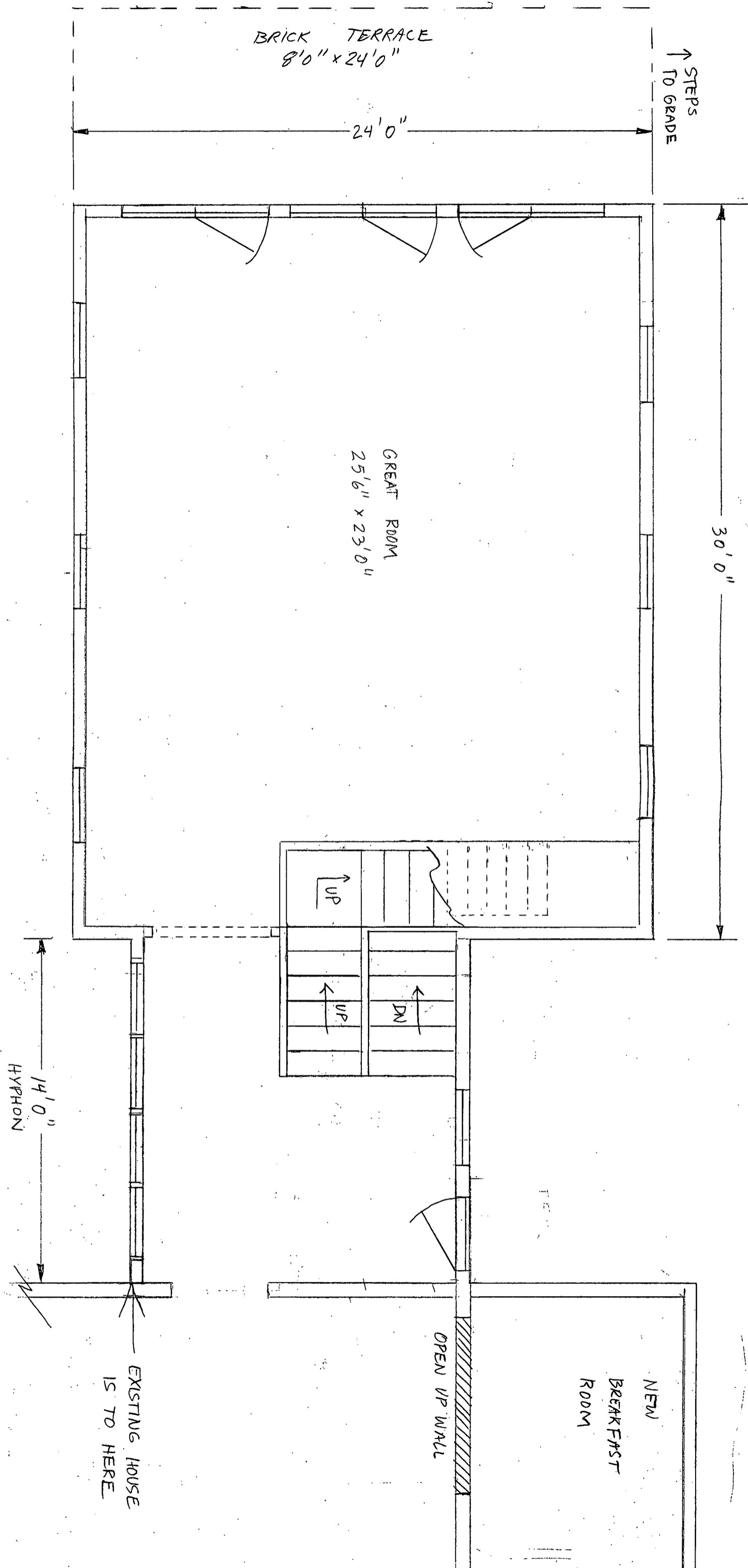
RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'-0"



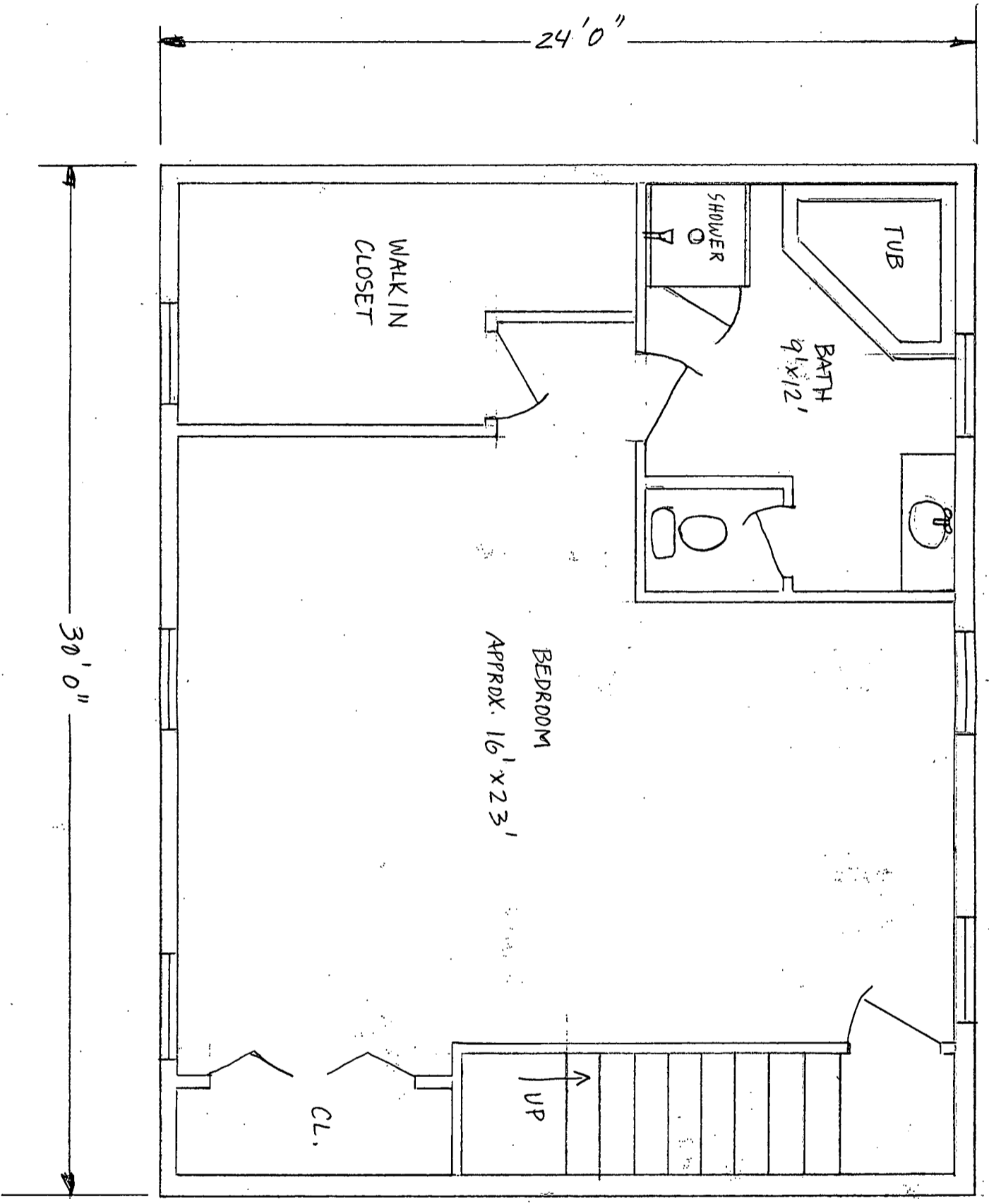
REAR VIEW
ESPINOZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8" = 1'0"



MASTER SUITE &
GUEST ROOM
ABOVE MAIN FLR
OF HOUSE
ESPINOSA RESIDENCE
SCALE 1/4" = 1'00"

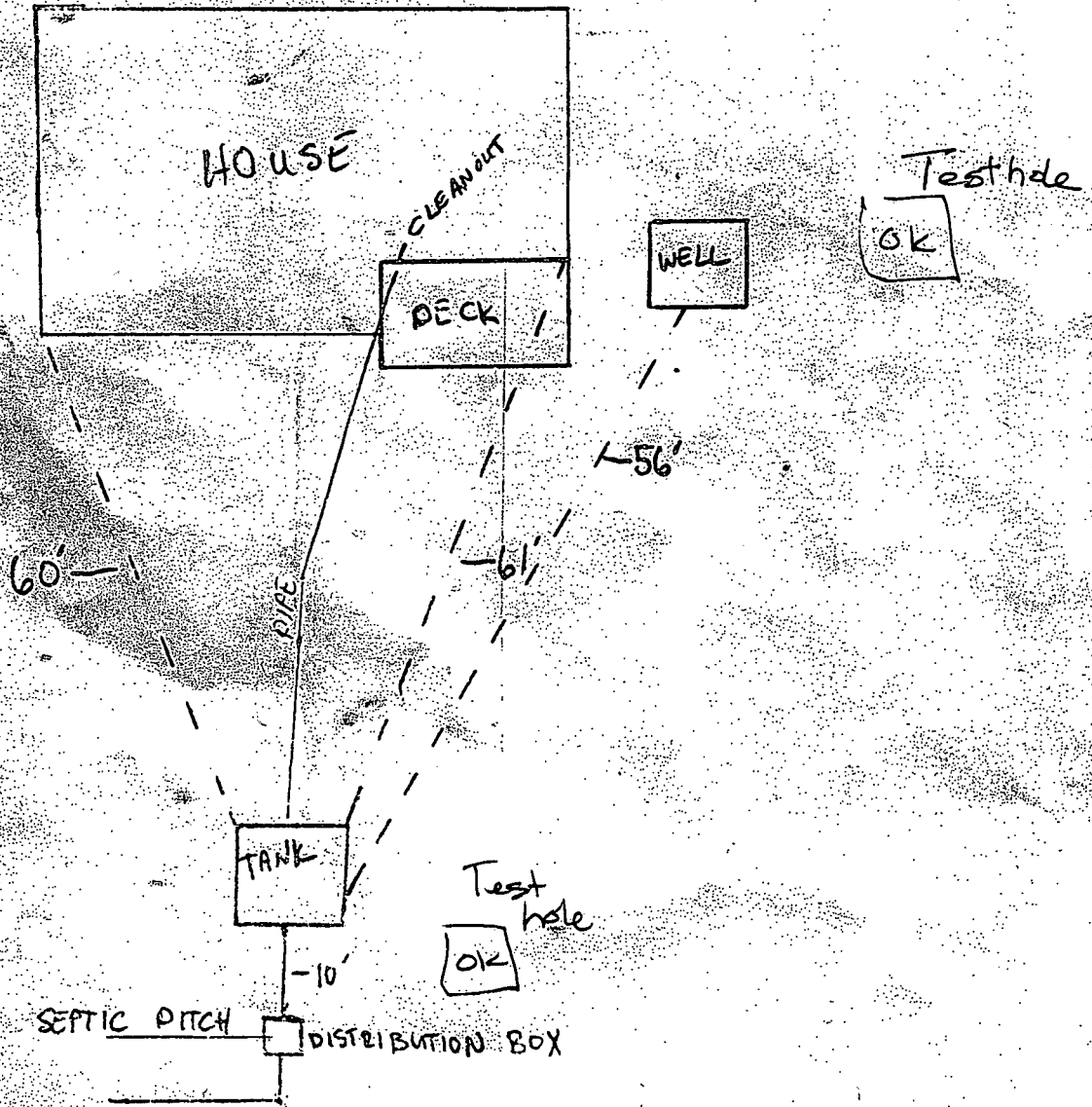


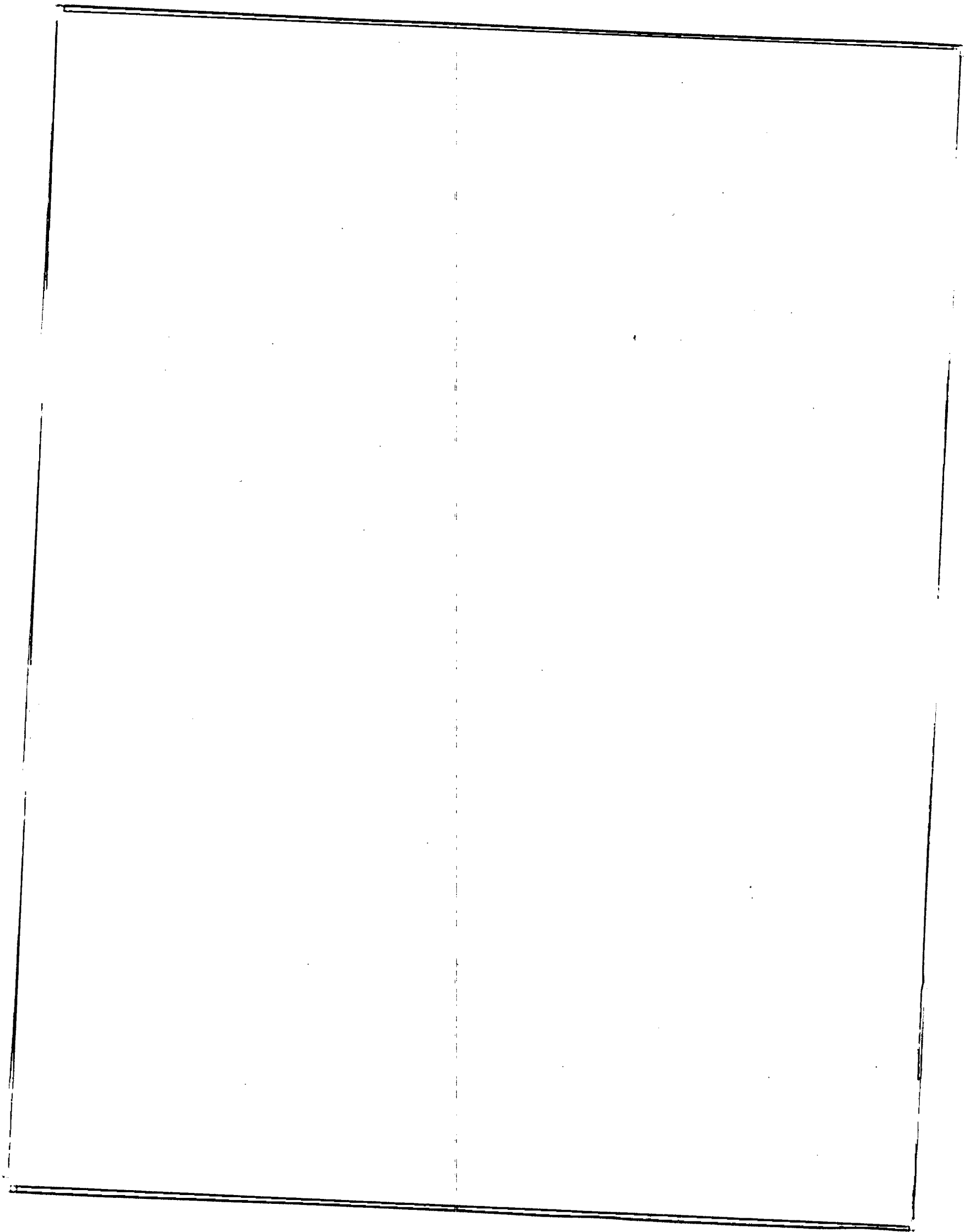
GREAT ROOM ADDITION
MAIN LEVEL
ESPINDOSA RESIDENCE
SCALE 1/4" = 1'0"



GREAT ROOM ADDITION
 SECOND FLOOR BEDROOM
 ESPINDOSA RESIDENCE
 SCALE 1/4" = 11'0"

ESPINOZA





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Transparency

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2 → 2

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1 1
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Other: _____

Technology & Instructions

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To JOSH

From Paul @ Renovations & Remodeling

Re: Espinoza Project

6828469550215861



9/04/05 021338

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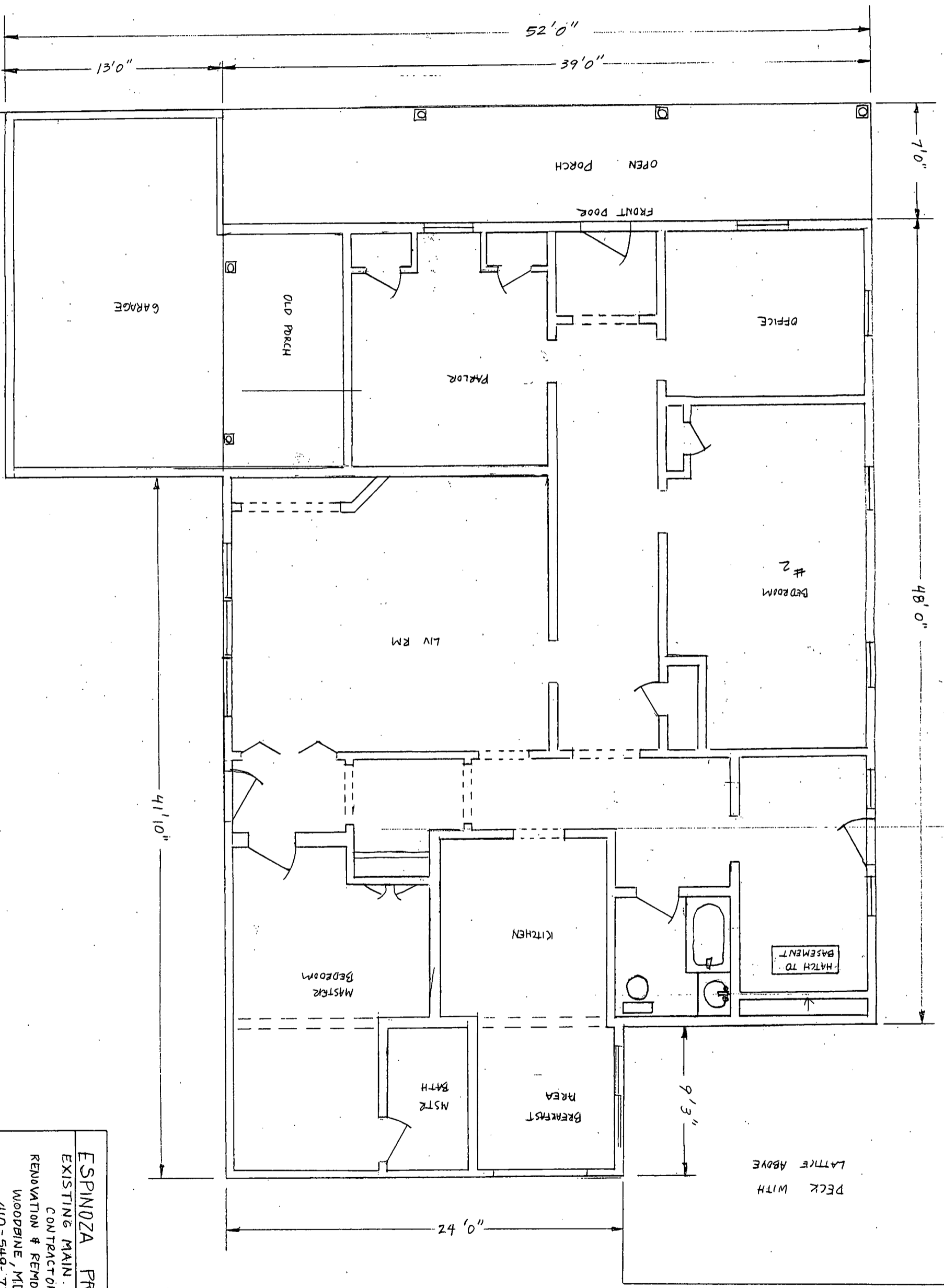
Proof Set

Production

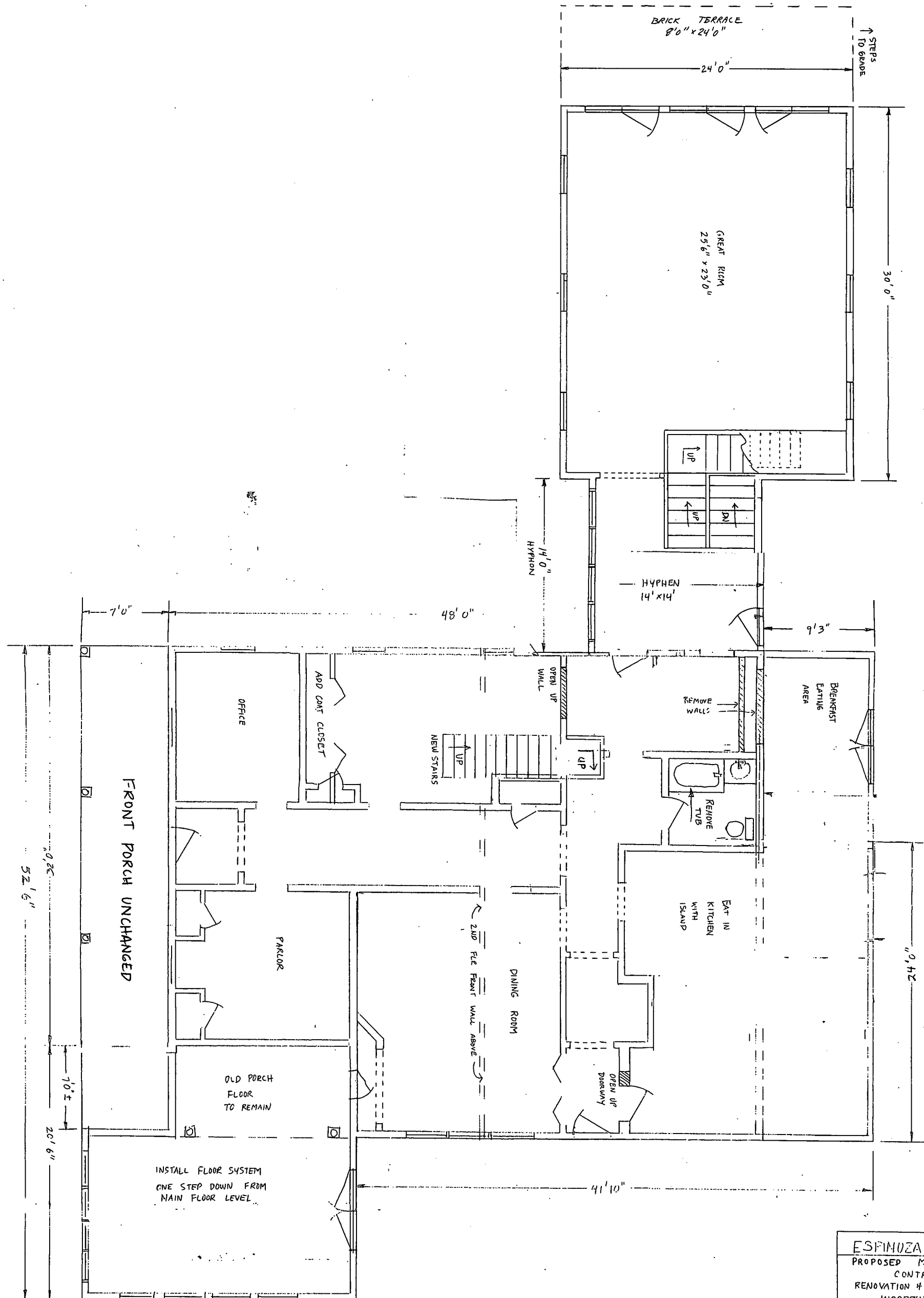
Finishing

Final Inspection

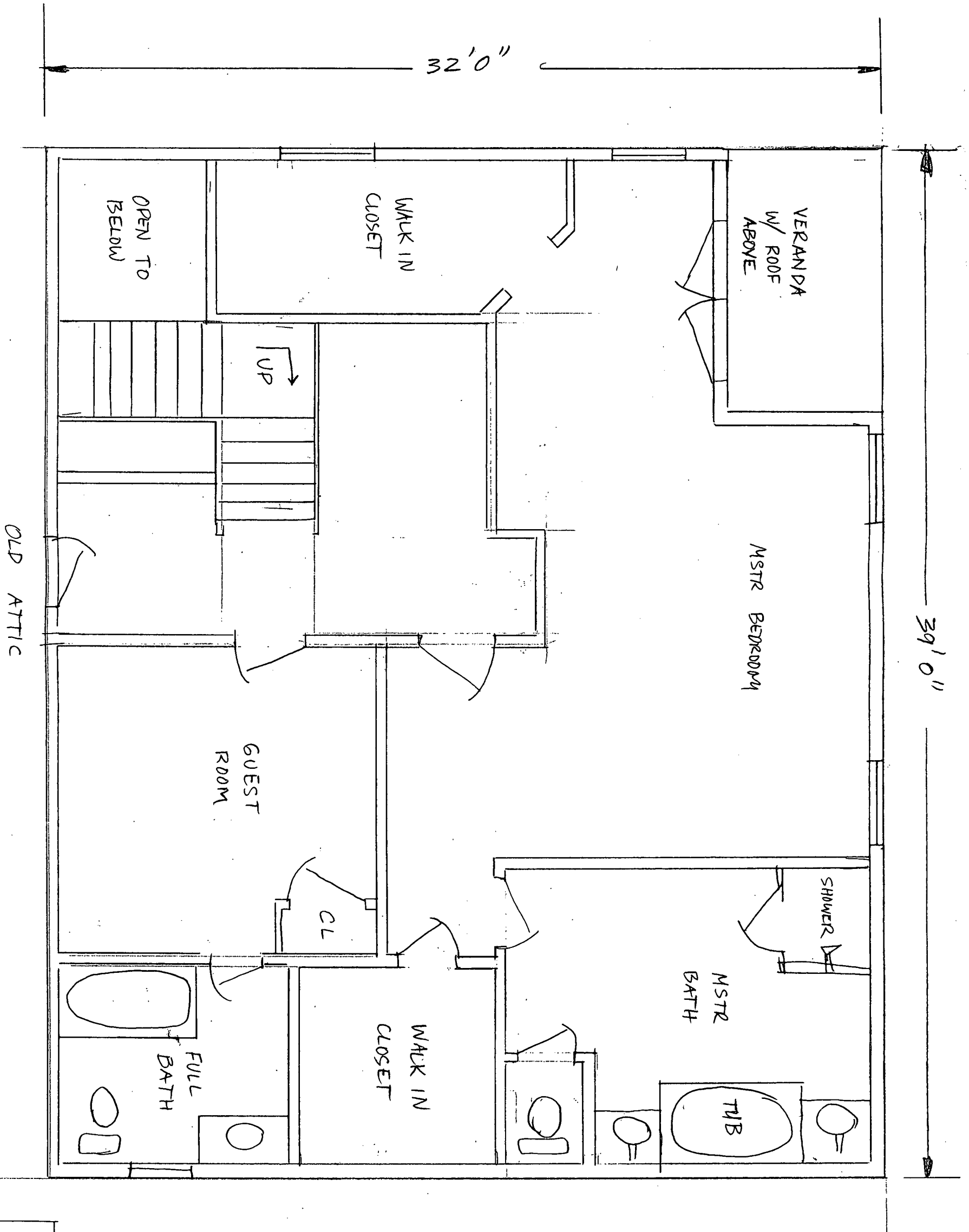
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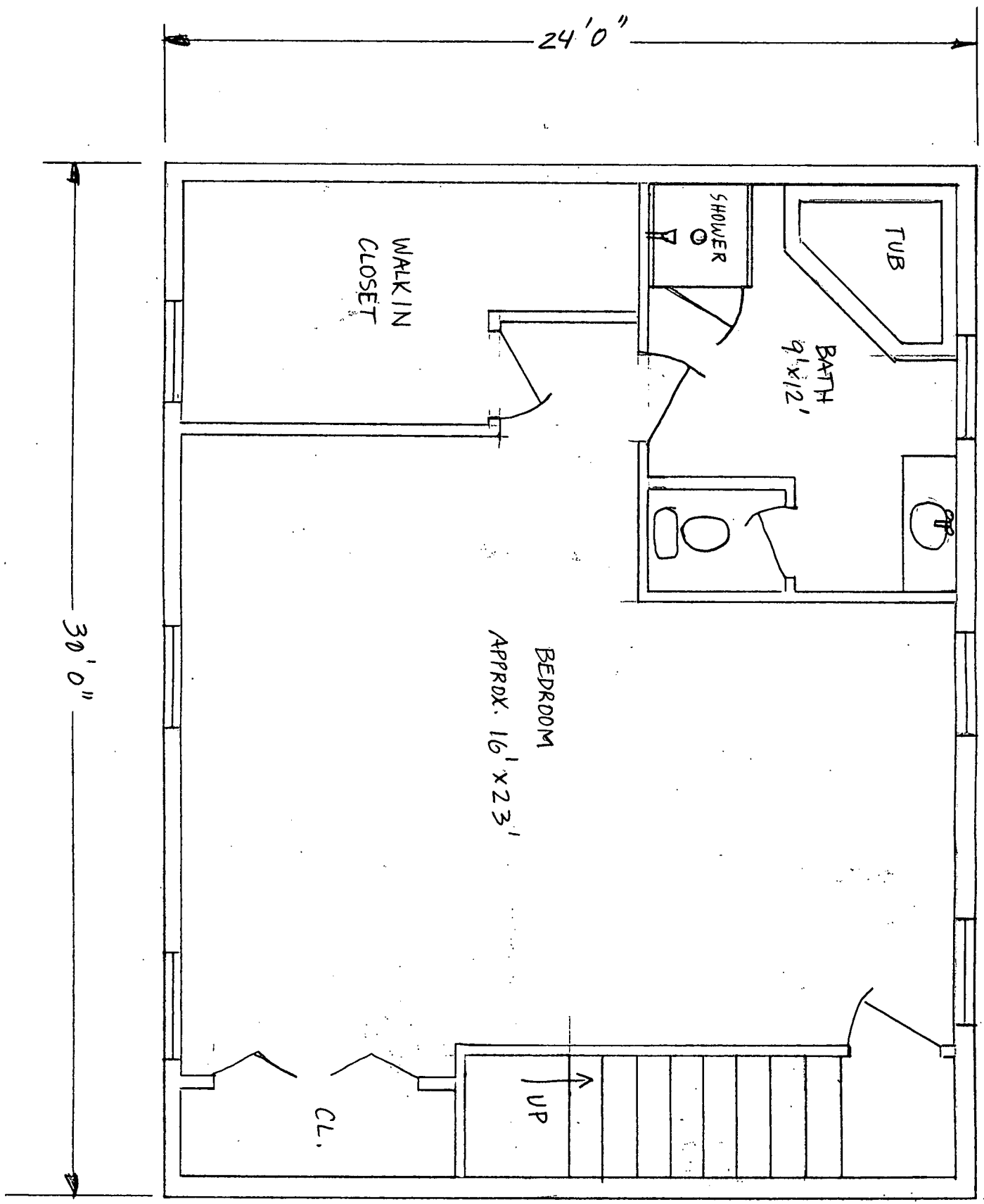
ESPINOZA PROJECT
 EXISTING MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'0"



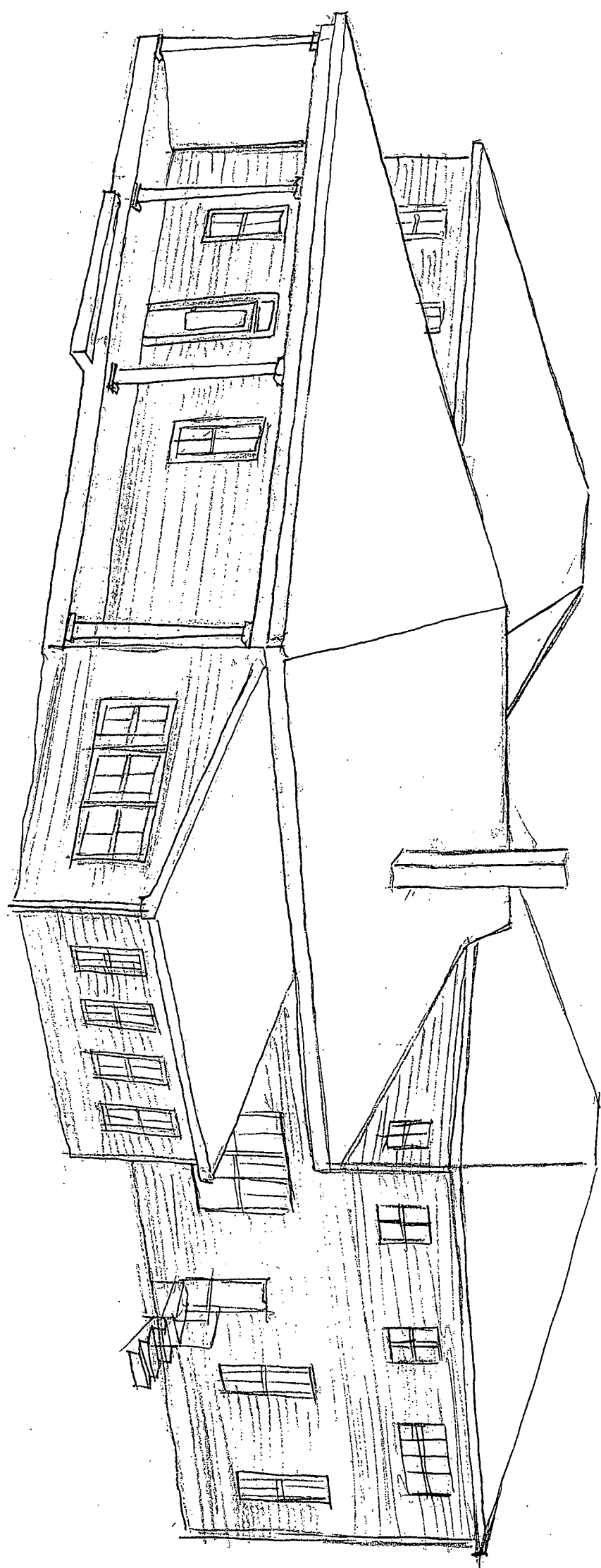
ESPINOZA PROJECT
 PROPOSED MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/8" = 1'0"



MASTER SUITE &
 GUEST ROOM
 ABOVE MAIN FLR
 OF HOUSE
 ESPINOSA RESIDENCE
 SCALE 1/4" = 1'0"



GREAT ROOM ADDITION
 SECOND FLOOR BEDROOM
 ESPINOZA RESIDENCE
 SCALE 1/4" = 110"



ROOF -
 EXISTING IS 3-TAB ASPHALT
 NEW ROOFS TO GET 3-TAB
 FIBERGLASS-SAME COLOR AS
 CLOSE AS LOCALLY AVAILABLE

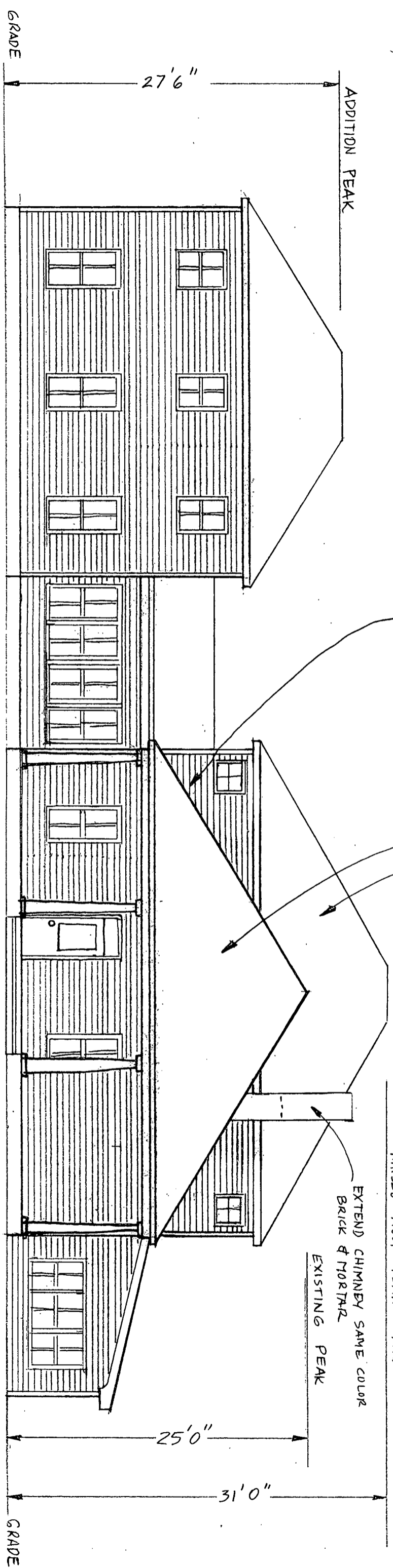
SIDING ON RAISED ROOF PORTION -
 5" EXPOSURE WOOD GERMAN DUTCH
 LAP WITH 1x4 VERTICAL TRIM
 BOARDS AT OUTSIDE CORNERS

RAISED ROOF PEAK BEYOND

ADDITION PEAK

EXTEND CHIMNEY SAME COLOR
 BRICK & MORTAR

EXISTING PEAK



NEW ADDITION
 30'0" SIDING - 5" WIDE PAINTED SMOOTH HARDI-PLANK LAP
 WINDOWS - 33" W X 75" H 2 OVER 2
 GRIDS INSIDE & OUT - WOOD SINGLE HUNG
 UPPER LEVEL - 33" W X 60" H 2 OVER 2
 GRIDS INSIDE & OUT - WOOD SINGLE HUNG
 ALL WITH 1x4 EXTERIOR TRIM

NEW HYPHON
 14'0"

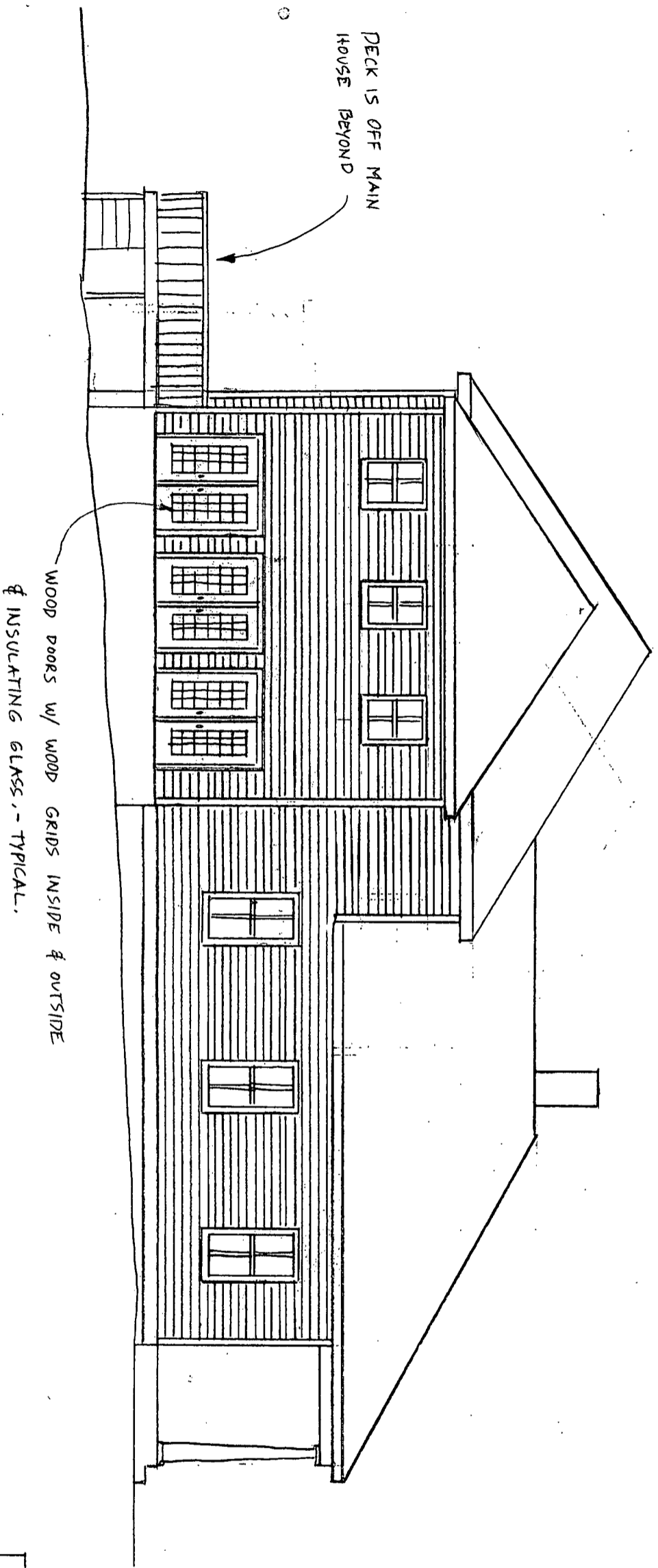
52'0"

EXISTING HOUSE - ONE STORY W/ SIDE GARAGE
 SIDING - 5" WOOD GERMAN DUTCH LAP W/ 4" WIDE BOARDS AT BUILDING CORNERS
 WINDOWS - 33" W X 75" H 2 OVER 2 WOOD SINGLE HUNG WINDOWS,
 1x4 EXTERIOR TRIM

25'0"

31'0"

FRONT VIEW
 ESPINOZA RESIDENCE
 RENOVATION & REMODELING, INC
 SCALE 1/8" = 1'0"



LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

EAVE DETAIL -
MATCH EXISTING 12" OVERHANG
WITH ALUMINUM GUTTER
FASTENED TO 1X8 FACIA,
NEW WOOD SOFFIT TO GET
2" WIDE CONTINUOUS VENT
STRIPS - TYPICAL

5" WIDE DUTCH LAP WOOD
SIDING ON MAIN HOUSE
RAISED ROOF WALLS

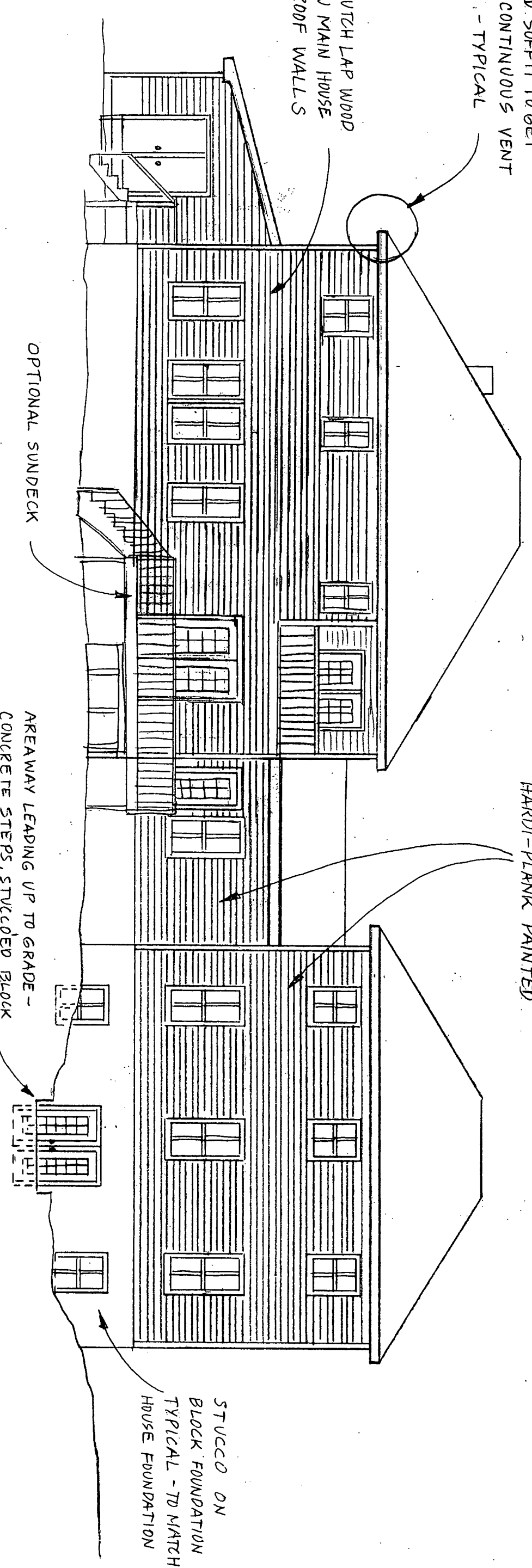
HYPHON & ADDITION SIDING
IS 5" EXPOSURE SMOOTH
HARDI-PLANK PAINTED

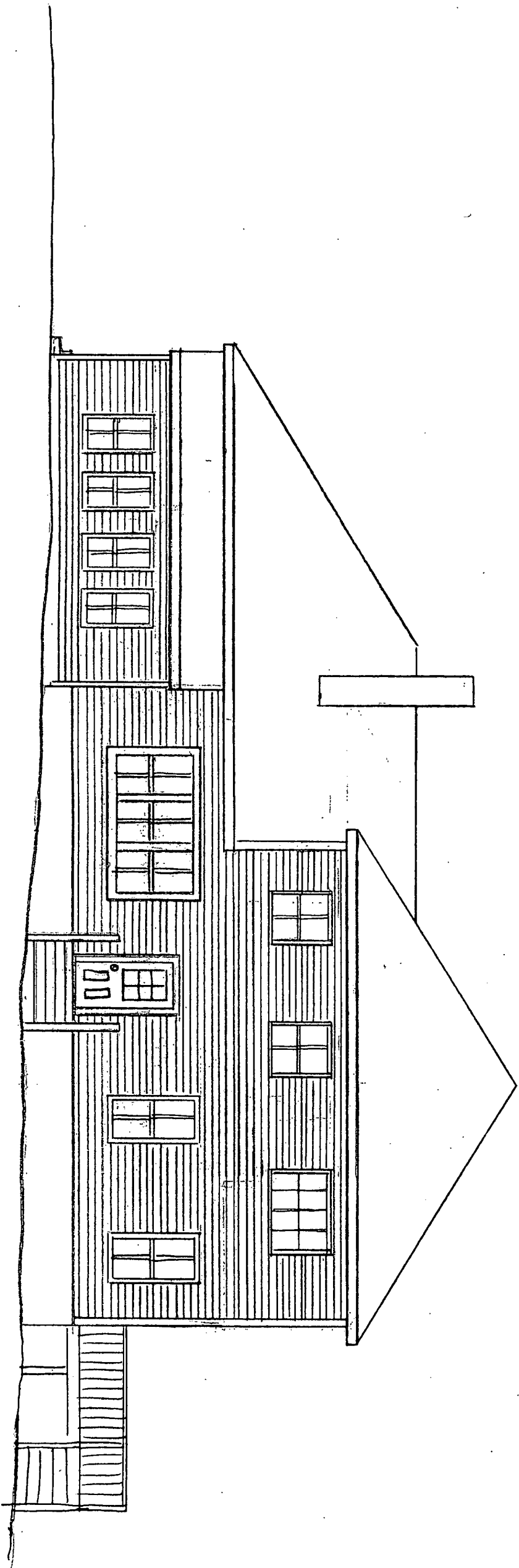
AREAWAY LEADING UP TO GRADE -
CONCRETE STEPS, STUCCOED BLOCK
RETAINING WALLS, SLAB DRAIN
TO DAYLIGHT.

STUCCO ON
BLOCK FOUNDATION
TYPICAL - TO MATCH
HOUSE FOUNDATION

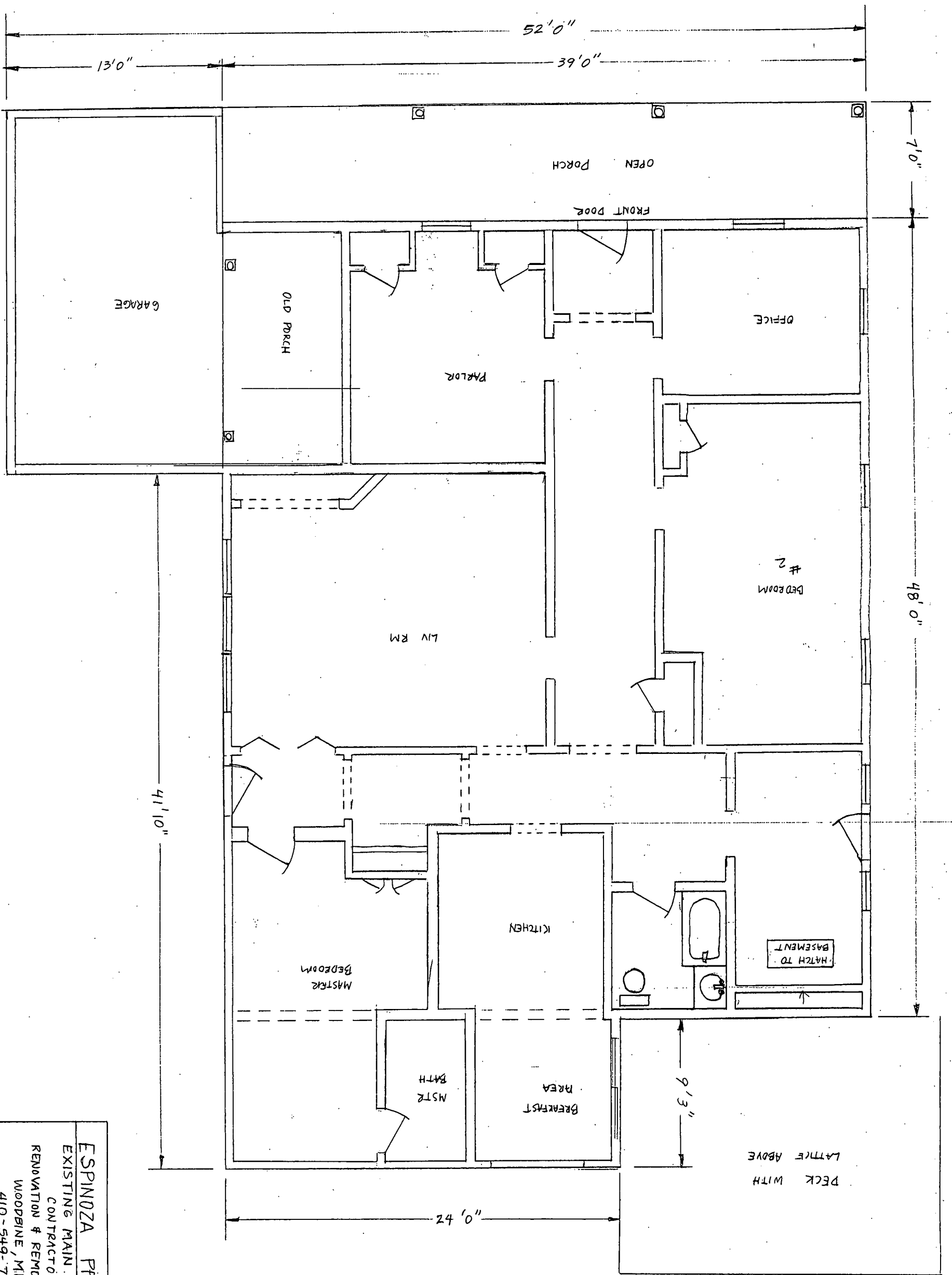
OPTIONAL SUNDECK

REAR VIEW
ESPINOZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8" = 1'0"

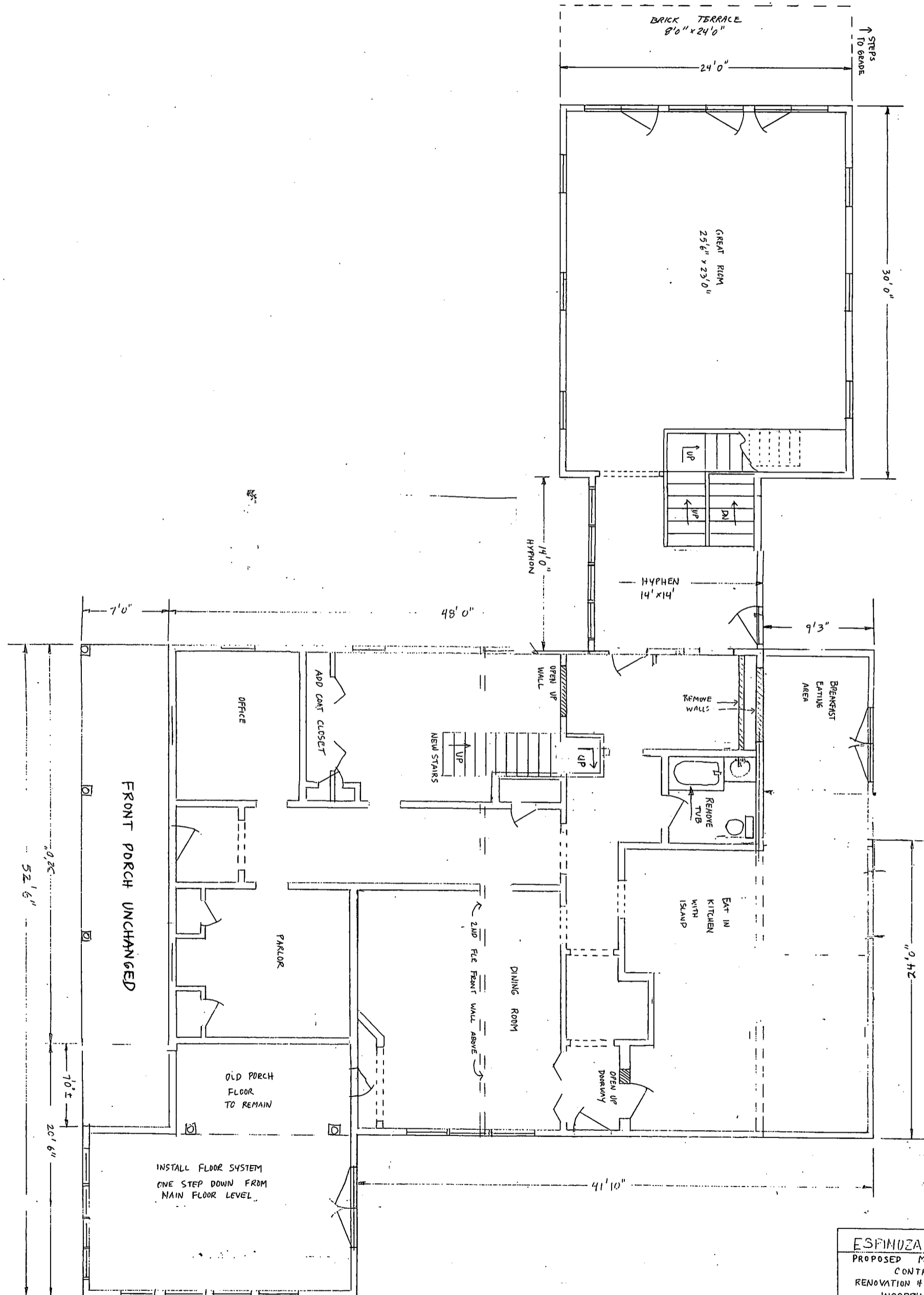




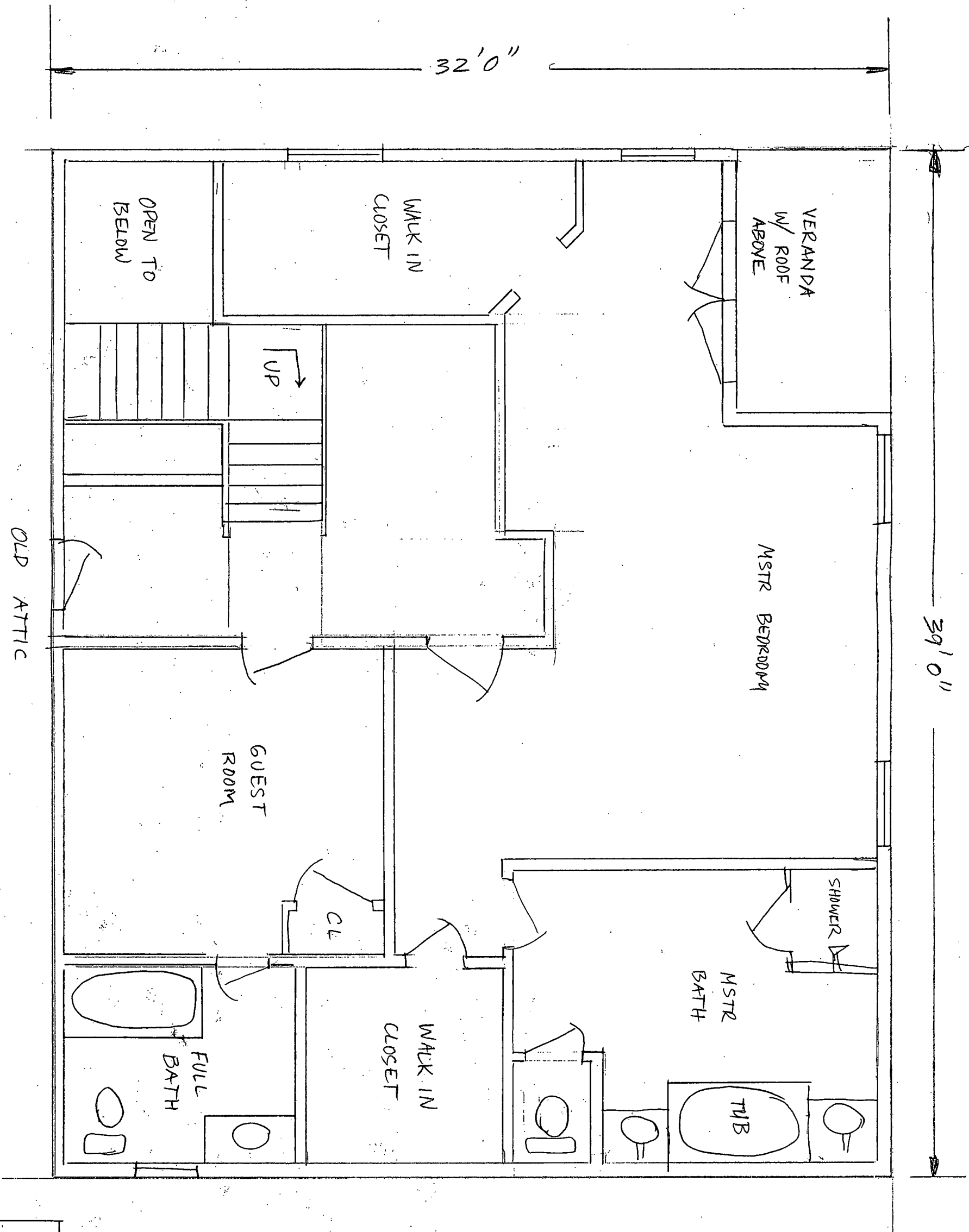
RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



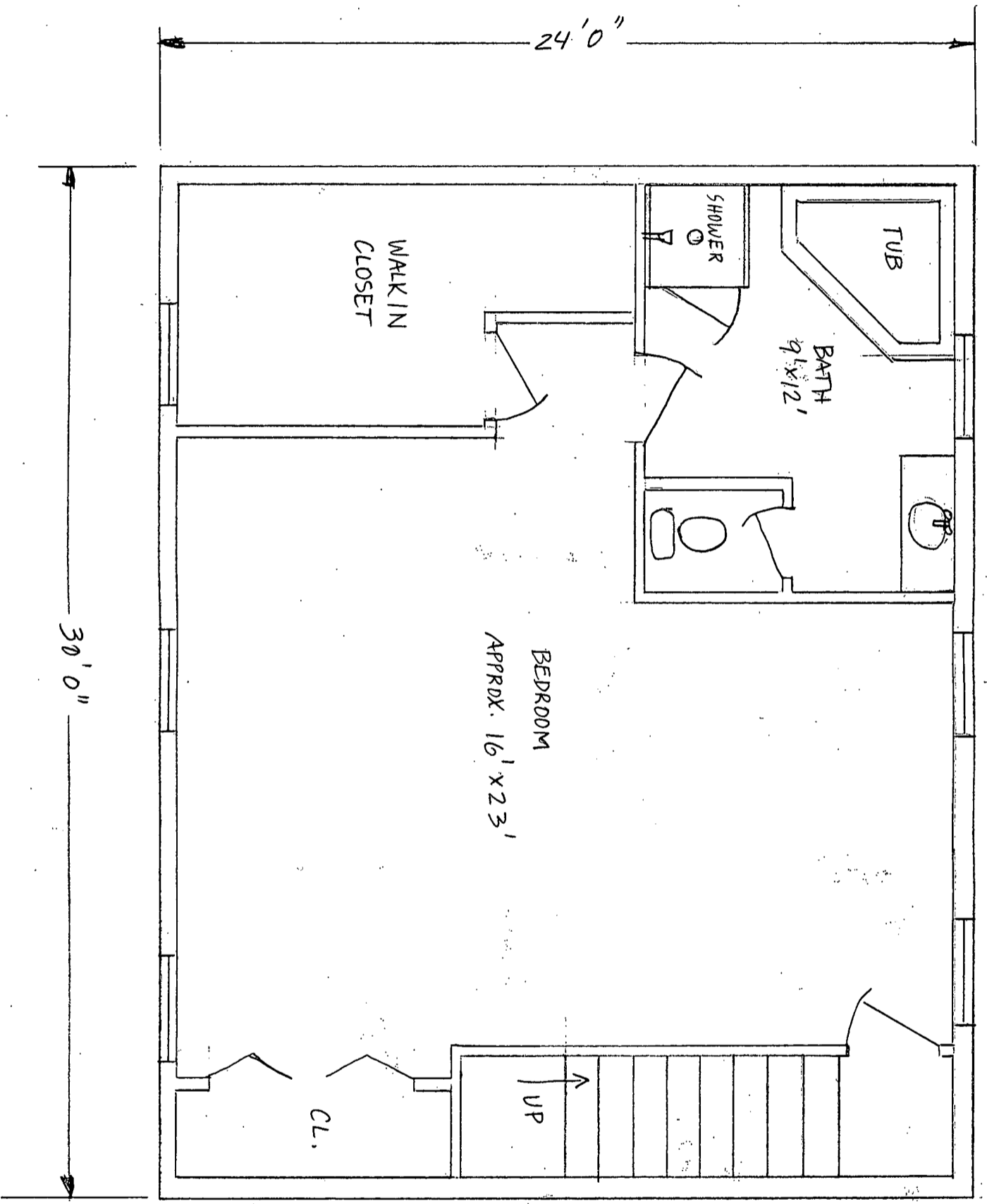
ESPINOZA PROJECT
 EXISTING MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'0"



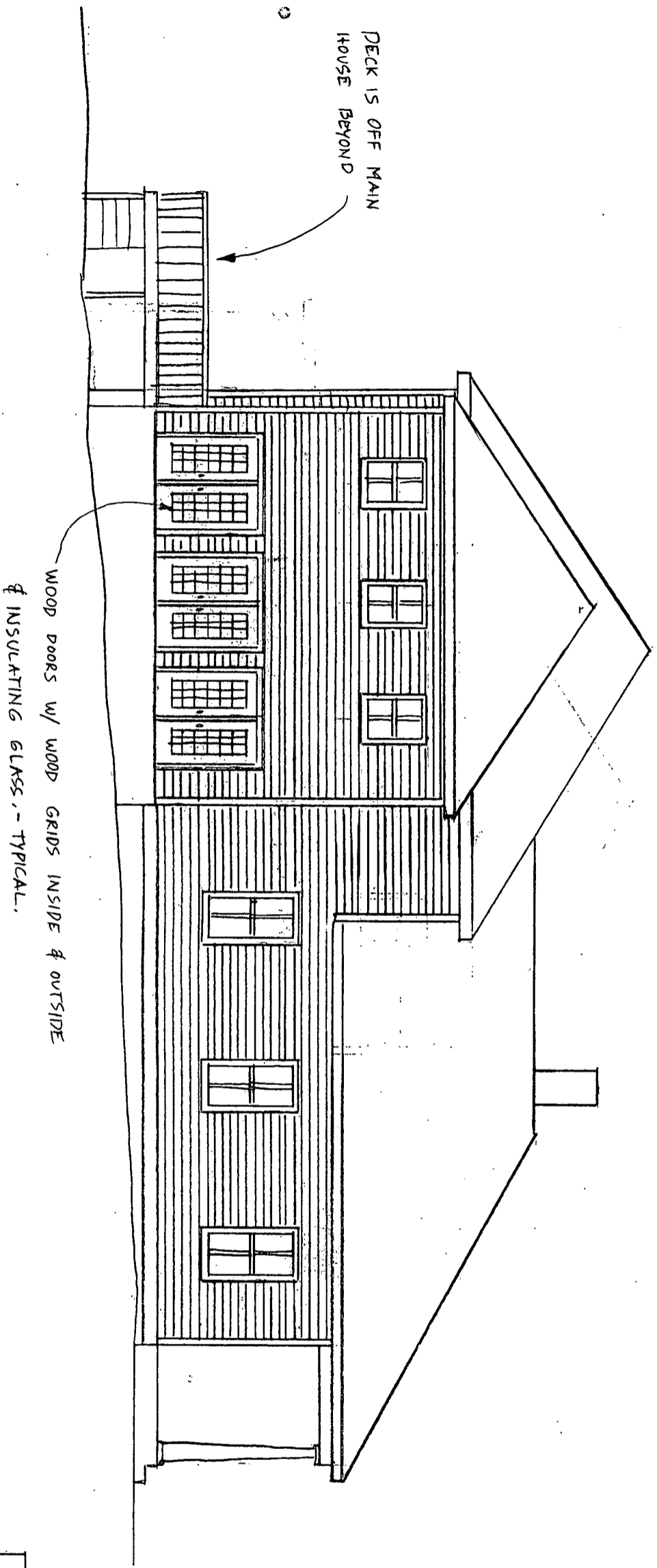
ESPINOZA PROJECT
 PROPOSED MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/8" = 1'0"



MASTER SUITE &
 GUEST ROOM
 ABOVE MAIN FLR
 OF HOUSE
 ESPINOSA RESIDENCE
 SCALE 1/4" = 1'00"



GREAT ROOM ADDITION
 SECOND FLOOR BEDROOM
 ESPINOZA RESIDENCE
 SCALE 1/4" = 1'0"



LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

EAVE DETAIL -
MATCH EXISTING 12" OVERHANG
WITH ALUMINUM GUTTER
FASTENED TO 1X8 FACIA,
NEW WOOD SOFFIT TO GET
2" WIDE CONTINUOUS VENT
STRIPS - TYPICAL

5" WIDE DUTCH LAP WOOD
SIDING ON MAIN HOUSE
RAISED ROOF WALLS

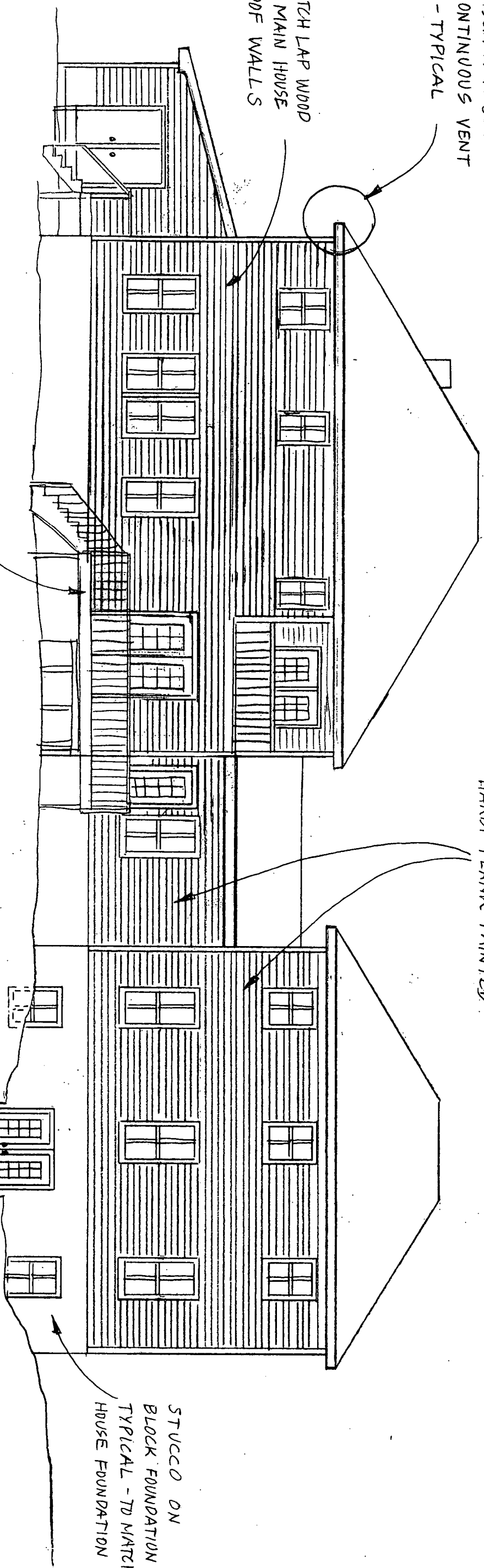
HYPHON & ADDITION SIDING
IS 5" EXPOSURE SMOOTH
HARDI-PLANK PAINTED

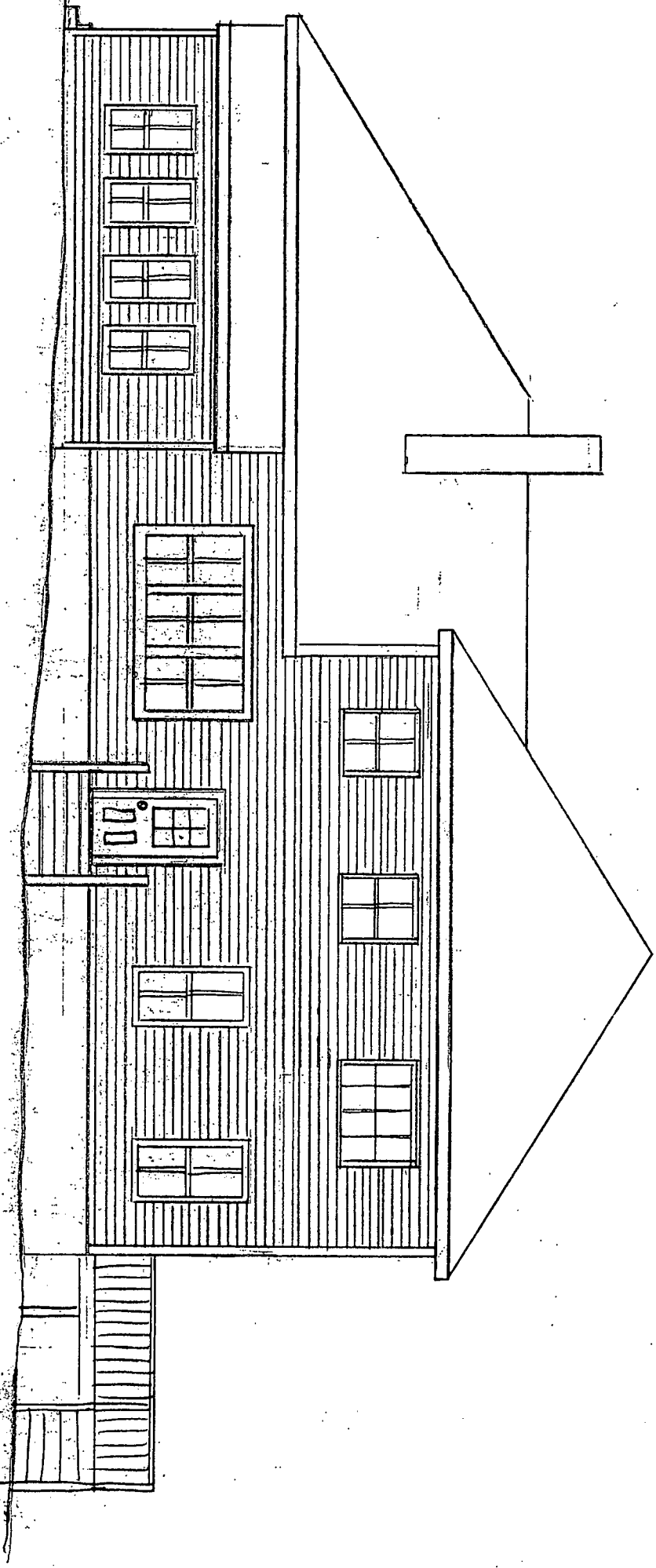
OPTIONAL SUNDECK

AREAWAY LEADING UP TO GRADE -
CONCRETE STEPS, STUCCOED BLOCK
RETAINING WALLS, SLAB DRAIN
TO DAYLIGHT.

STUCCO ON
BLOCK FOUNDATION
TYPICAL - TO MATCH
HOUSE FOUNDATION

REAR VIEW
ESPINOZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8" = 1'0"





RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"