

PRELIMINARY 23315 WHITES FERRY
RD

PRELIMINARY - THE MANSION - Loc. Atlas

Jef - don't ~~str~~ lap the 2 sections
OK w/ 2-levels
slide add. over row onto slave
Don't have addition carry

Julie - width of addition comp. to main hse

Noray - prob w/ corner windows &
corner's relationship

Tom - pull addition back away from
the historic bldg
perhaps turn add 90°
don't compete w/ 2 story section

Jef - center addition off w/ full section

Caroline - restoration of the pent mitigates for
the large addition

David - intact archaeological sites?
ground altering work an issue

Would you contemplate 1 1/2 story add?
if so, where?

Can any add.

Trade off - Req. was ~~restriction~~ to ~~per this~~
older sections

What would the add. look like?

Substantial Alt - Yes - unanimous

Caroline - from the pent the add. should read
as an out-building. This view
- look @ restoration of out buildings
& have house read as accretion
of 3 wings
- look at the openings, relationship
- french doors in entry too character
altering

Tom -

Tim - 3 phase hdg 1500-1547

- cannot imagine any addition not being substantial
- also archaeological issue likely
- 1 1/2 add is conceivable
- rough loc. proposed ok, either airtight -
- such an add would require restoration of front facade.
- design details premature

not ok w/ 2-story loc

Tom - good point ↑

- addition likely
- loc. not determinable until
- what is drawn is too replicative

Jef - anything substantial distinct as possible

ben add on - has been already trade off ok w/ 2-story loc

David - any disc. is premature w/out knowing the history of house & loc.

very sig
~~see~~ does not see any add. possible

Waven - conspots! on restoring
bring it back - would be better

Caroline - instead do 1-story addition
like the 1-story - better
- keep them diminutive

Jutice - concerned about what has happened
to the main pent entrance
- don't put an entrance where
there was not one

PRELIMINARY
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23315 Whites Ferry Rd,	Meeting Date:	12/20/2006
Resource:	<i>Locational Atlas</i> Site #16/010 The Mansion	Report Date:	12/13/2006
Applicant:	Richard Hill & Ronnie Hay (Tom Taltavull, AIA)	Public Notice:	12/6/2006
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: *Locational Atlas* Site #16/010
STYLE: Federal
DATE: c.1800, 1847

The Mansion, also known as "Gatton's Good Luck," was constructed in several sections (Circles 24-25). The original house was built c.1800 and is a 2 bay, 2 story brick, Federal style house with an internal; chimney on the east end. The windows are 6/6 and the roof is standing seam metal. At the far east end of the original house is a 1 story brick structure with central chimney believed to have been the kitchen and slave quarters. Attached to the original house and beside the slave quarters is a 3rd section built by 1847. The connection between the 3rd section and the slave quarter was constructed no earlier than the mid-1950s. There is also a glassed in porch on the rear of the house, a nearby barn, and a small graveyard.

HISTORIC CONTEXT

Joshua Chilton purchased the property from Richard Bowie subsequently building the house, slave quarter, and 1st addition. It was later associated with the Oxleys of Montgomery County, through its purchase in 1956 by Mrs. Brown, daughter of Charles W. Oxley.

PROPOSAL:

The applicants are proposing to remove the existing 1-story rear addition and construct a rear 2-story addition connected to the historic house by a 1-story hyphen. The design also incorporates an inset entry that visually separates the slave quarter from the rest of the house.

APPLICABLE GUIDELINES:

Chapter 24A-10 of the Montgomery County Code provides an interim protection for properties on the *Locational Atlas and Index of Historic Sites*. This protection is only for substantial alteration and demolition projects. HPC staff makes a determination of what projects constitute substantial alterations. If there is a permit requested to demolish or substantially alter the exterior features of any individual resource listed in the *Locational Atlas*, then that resource is evaluated for historic designation on an expedited schedule.

In making a determination of substantial alteration, staff uses the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

STAFF DISCUSSION

New additions on historic structures should be avoided, if possible, and considered only after it is determined that needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

After meeting with the applicant on site and reviewing the submitted drawings, Staff determined that the proposal as submitted constitutes a substantial alteration. The applicant now has a decision to make: significantly redesign to achieve a non-substantial alteration determination or continue with this proposal, which will be put on hold as the property is evaluated for *Master Plan* designation. Should the property be designated (very likely) the HPC can then review the proposal as a formal HAWP. The applicants are not necessarily opposed to designation and have been informed of the tax benefits for rehab of the historic house. However, as an aid to the decision, they are looking for direct input from the Commission on the proposal's merits and possibility for approval.

There are several areas of discussion with this proposal.

Removal of existing rear addition

The 1-story rear addition is outside of the period of significance for this property and will not negatively affect the integrity of the resource should it be removed.

Construction of 2-story rear addition

The general idea of an addition on this property merits consideration. Although the house has many segments, each is small and the new addition will be offset by the removal of the old addition. Secondly, the property is large enough that loss of green space is not an issue and there do not appear to be any trees that would be directly impacted by the addition, though tree protection would be necessary to prevent damage during construction. For the most part, the proposed addition is in keeping with the *Standards*. The footprint is not so large that it is overwhelming, it is connected to the historic house with a hyphen, and it is placed at the rear of the house. The main deviation, the issue that pushed the proposal into "substantial alteration" is the second story. Taken out of context the addition is modest and the height

relatively low. The 2nd story is really a half story. On the other hand, the location of the new addition and removal of the old exposes the 4th corner of the building. Aside from the obvious suggestion of eliminating the 2nd level, staff suggests that the addition could have a lighter touch through a narrower hyphen.

Front entry

This design also proposed to remove the front wall of the "connector addition" and replace it with glass. This will help visually express the three stages of the historic house. Staff suggests that the entry, while recessed, does not go far enough and that the roofline should be lowered as well.

STAFF RECOMMENDATION:

Staff recommends the HPC provide guidance on the following issues: Removal of existing rear addition, Construction of 2-story rear addition, and Front entry alterations. We then recommend that the applicant be advised to revise the design using the HPC's comments and file for a HAWP. Filing the HAWP will trigger the designation process. While the designation process is underway (typically takes at least a year), the applicant can begin rehabilitation work on the historic buildings.

It is important to remember that this is a Locational Atlas site and comments from the Commission will not only affect design decisions, but also the timing of designation review. The applicant seeks candid responses and advice.



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

DPS - #8

PRELIM

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HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Thomas J. Taltavull, Architect

Daytime Phone No.: 301-840-1847

Tax Account No.: 00035214

Name of Property Owner: Richard Hill and Ronnie Hay Daytime Phone No.: 301-349-2308

Address: 23315 Whites Ferry Road Dickerson Maryland 20842
Street Number City State Zip Code

Contractor: Not yet selected Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Thomas J. Taltavull, architect Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23315 Street: Whites Ferry Road

Town/City: Dickerson Nearest Cross Street: Elmer School Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: Gattons Good Luck

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$200,000.00

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.

Thomas J. Taltavull
Signature of owner or authorized agent

November 29, 2006
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ 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:

The house consists of three sections, in a row, structurally independent of each other and totaling 92 feet in length. The two end sections, one of two stories and the other of a single story at the east end. The east end single story has been said to be the detached kitchen wing and slave quarters. The west end two-story Federal-style structure was the living and bedroom wing. A one-story frame structure was added to the two-story wing by 1847. Finally a subsequent frame addition connecting this wing to the original kitchen wing c. 1950. The kitchen/ slave quarter wing was not originally connected to the main house. A large glass steel factory window room was added to this center section c. 1950 also. The original brick structures date to c. 1800. There is also a barn on the property.

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

The project consists of removing 1950 glass enclosed room and constructing a 1-1/2 story kitchen bedroom wing in the rear of the house. This new wing will be connected to the existing central frame section with a 1 story hyphen. Also the Owners would remove the 1950's infill connection wing between the old kitchen and the 1847 frame section and create a new entrance at this area. The intent is to distinguish the original kitchen/ slave quarter wing as it was originally and create a centralized glazed entrance where an original open breezeway was in order to better define the original appearance of the house. The owners are in need of the additional bedrooms as the house currently has only two.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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 dripline 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).

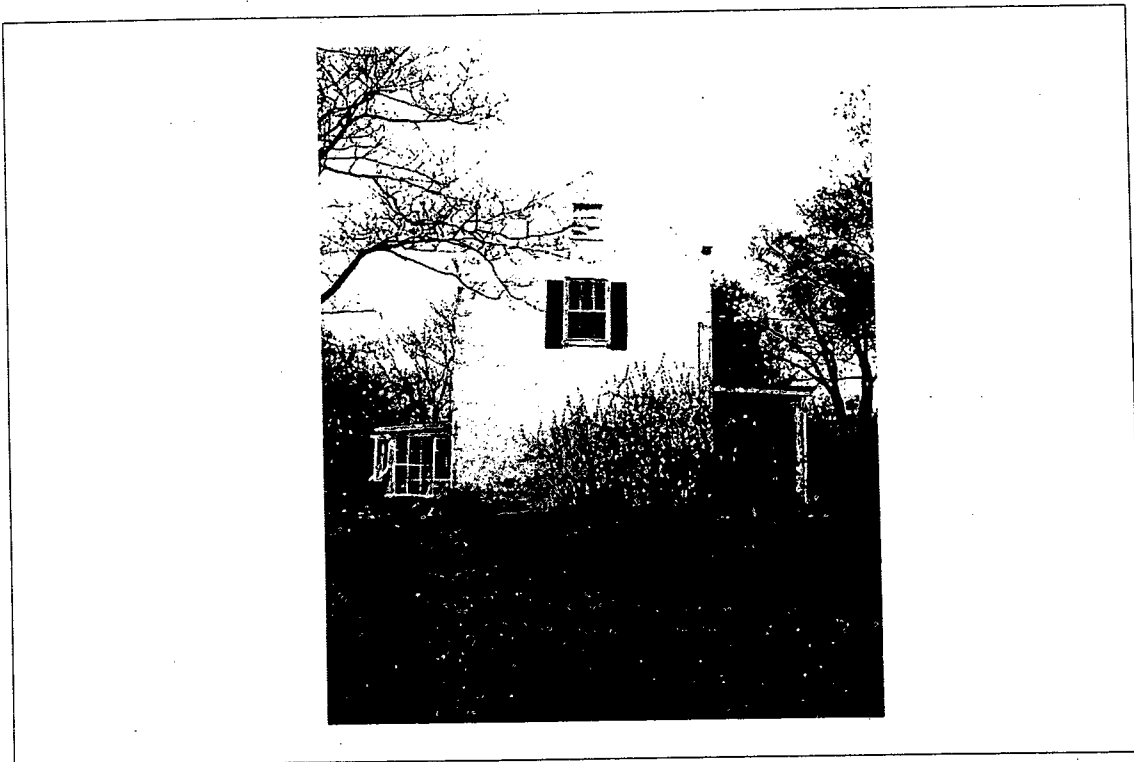
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Main house wing, North side View, The Mansion (Gattons Good Luck) 2006

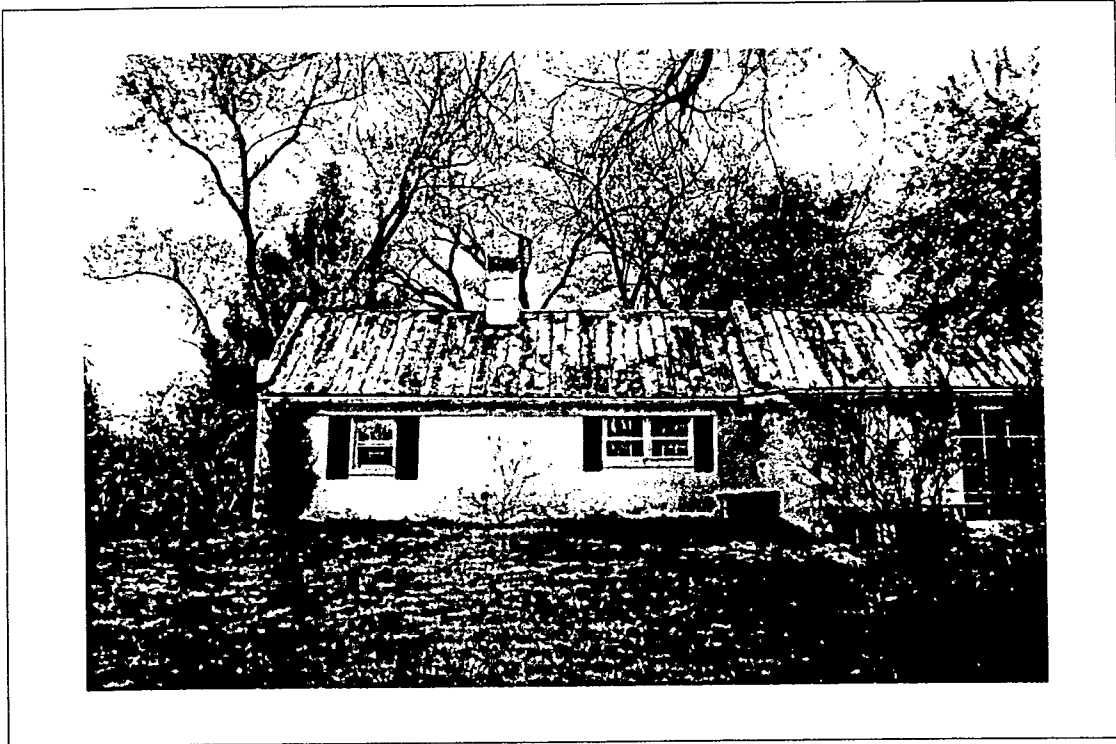
Detail: _____



Detail: C. 1800 Main house wing, West side View, The Mansion (Gattons Good Luck) 2006

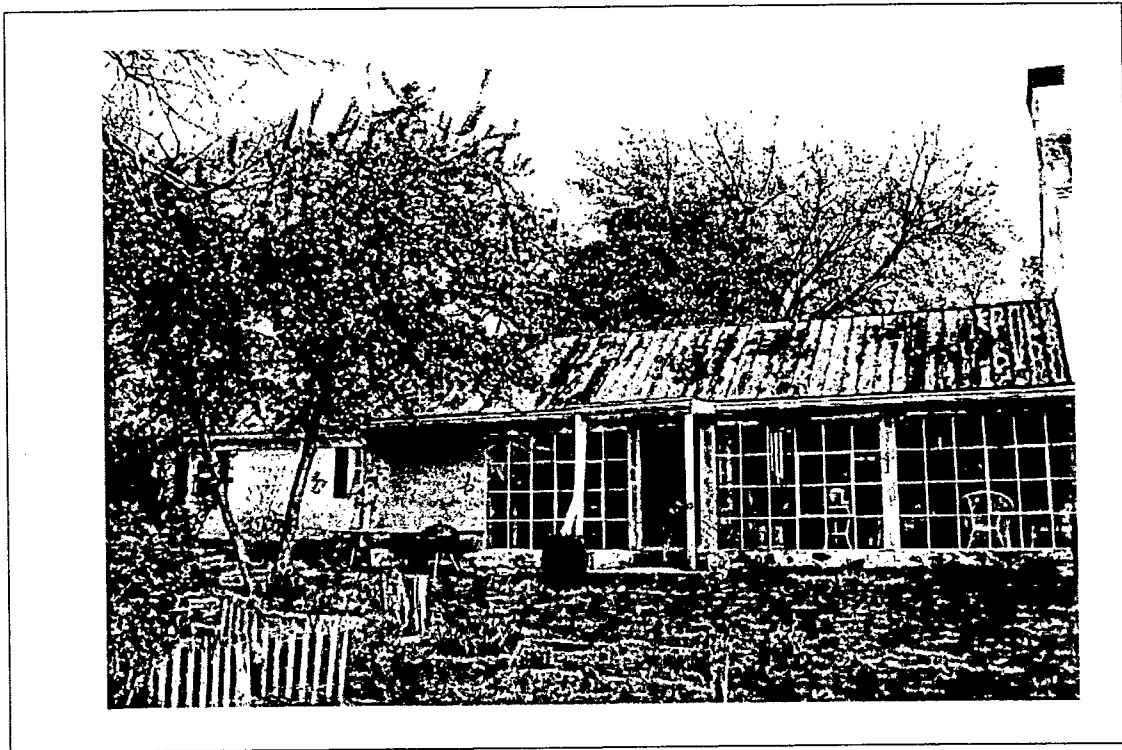
Applicant: _____
Richard Hill and Ronnie Hay

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, North side View, The Mansion (Gattons Good Luck) 2006

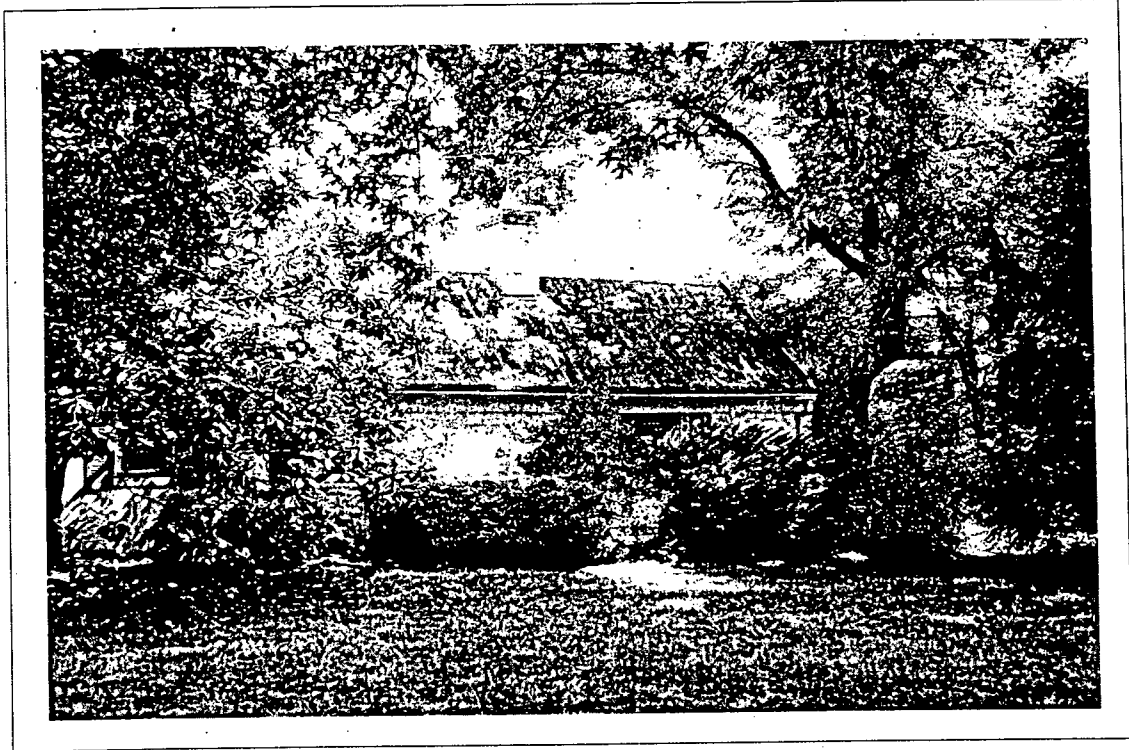
Detail: _____



C. 1950 Sun room addition, North side view, The Mansion (Gattons Good Luck) 2006

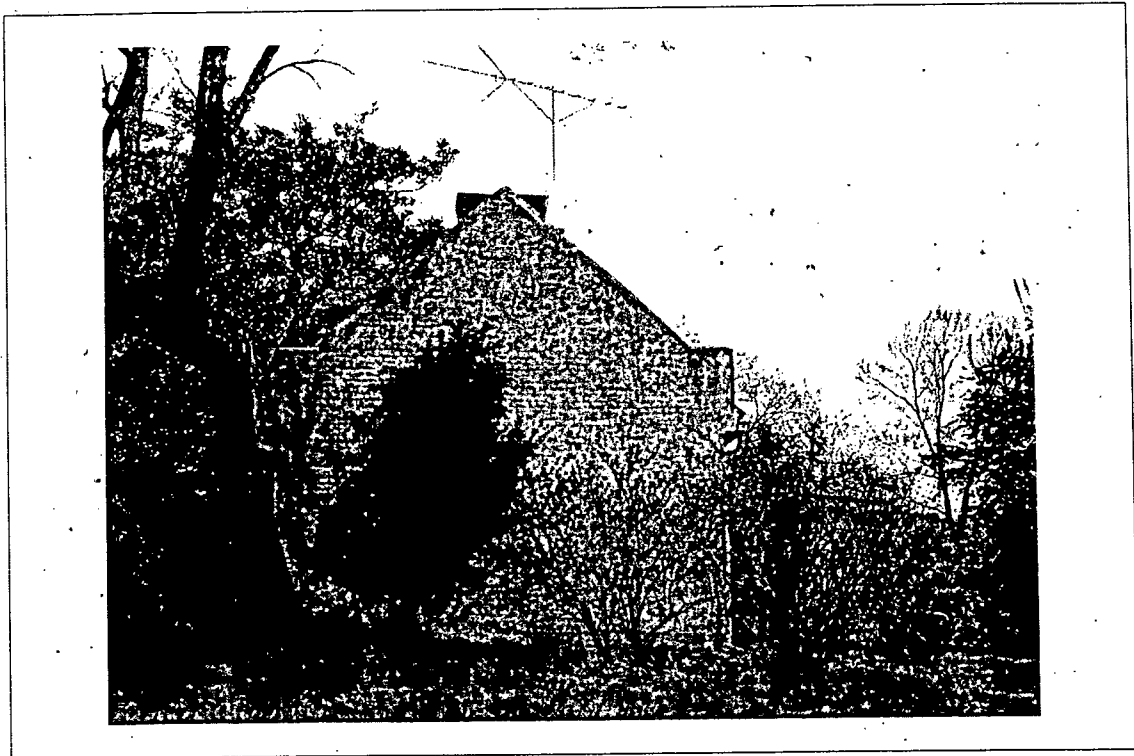
Applicant: Richard Hill and Ronnie Hay

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, South side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

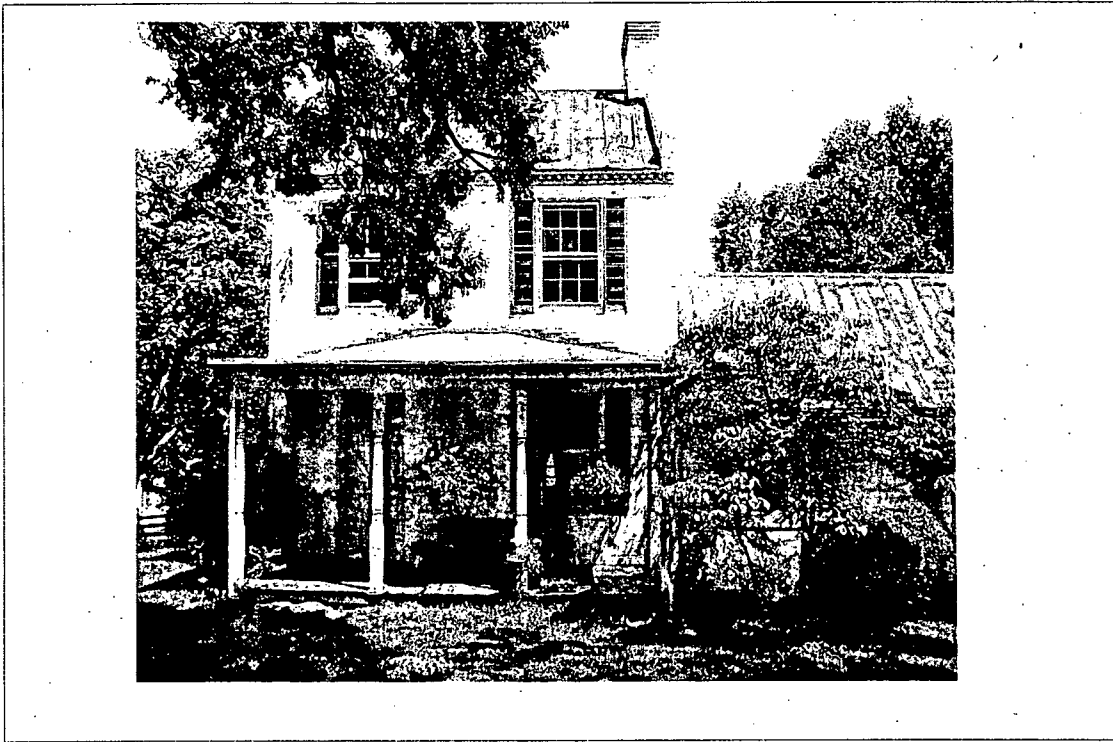


C. 1800 Kitchen / Slave quarter wing, East side View, The Mansion (Gattons Good Luck) 2006

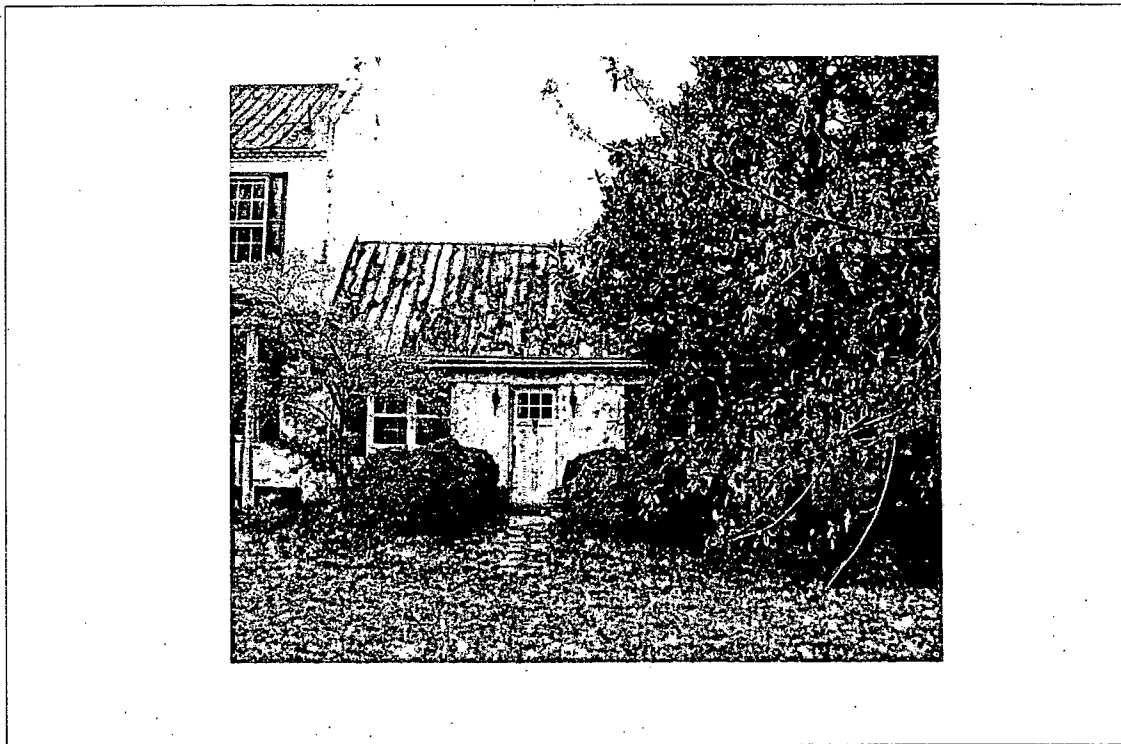
Detail: _____

Applicant: Richard Hill and Ronnie Hay

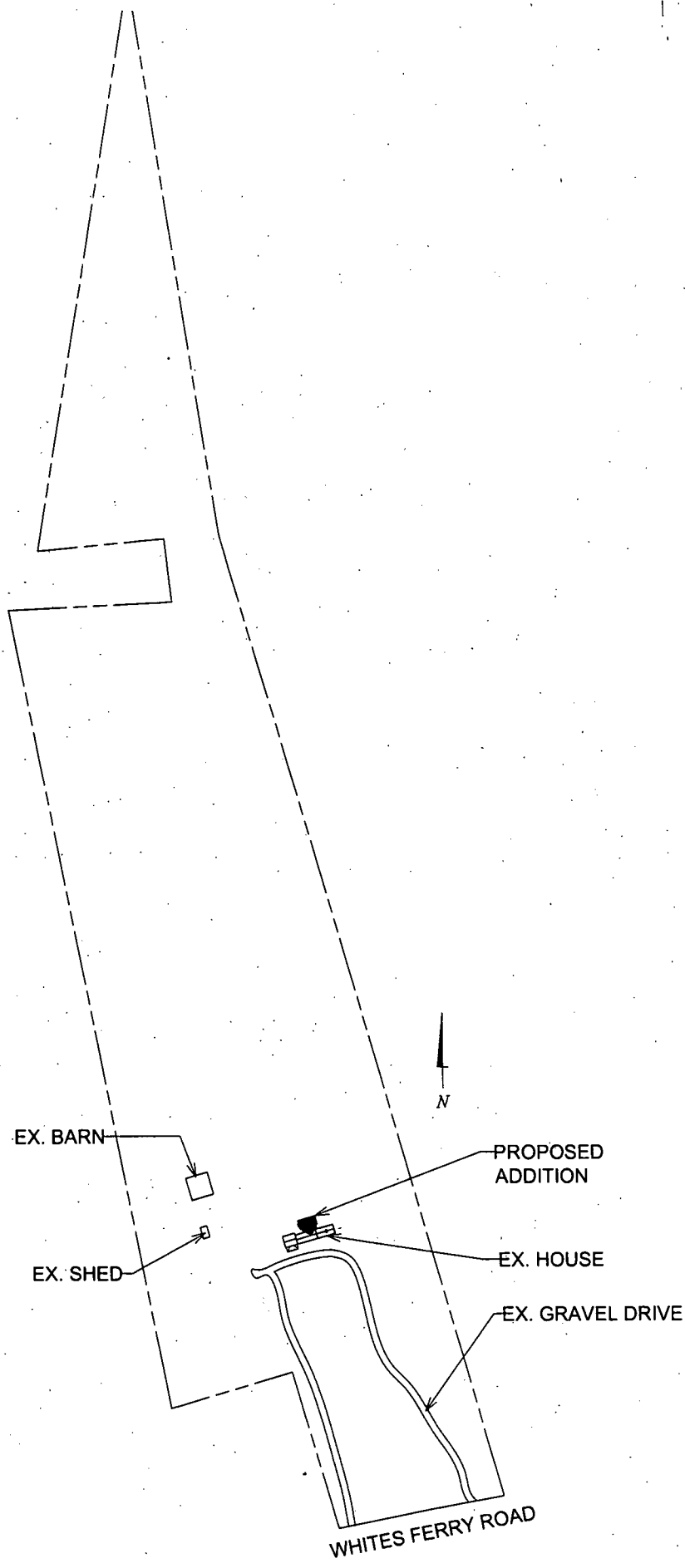
Existing Property Condition Photographs (duplicate as needed)

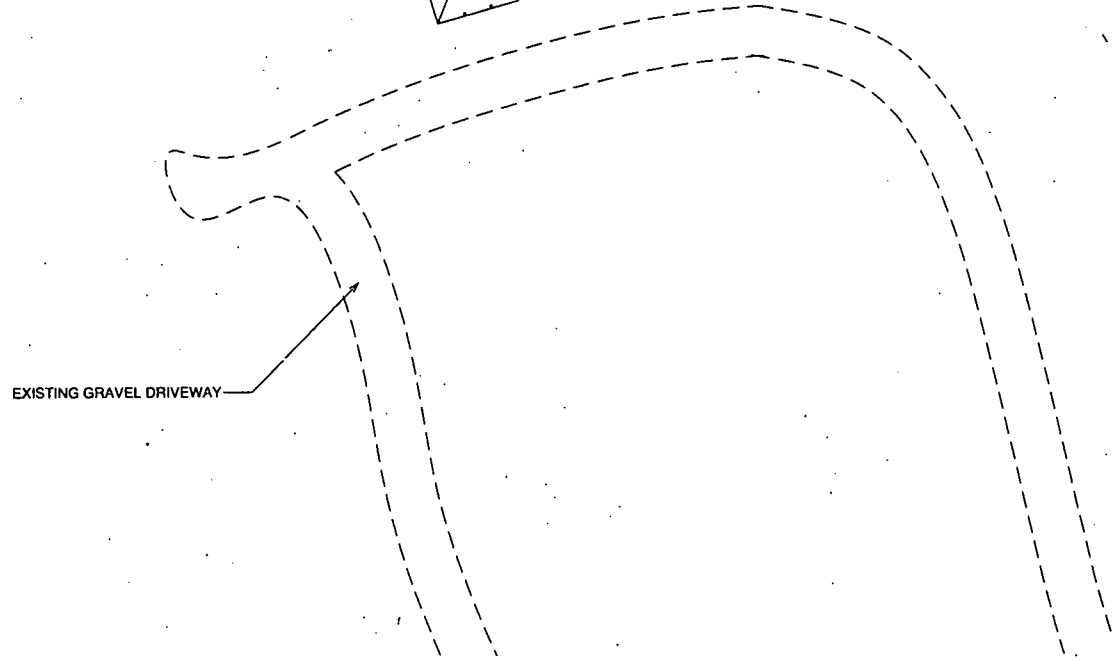
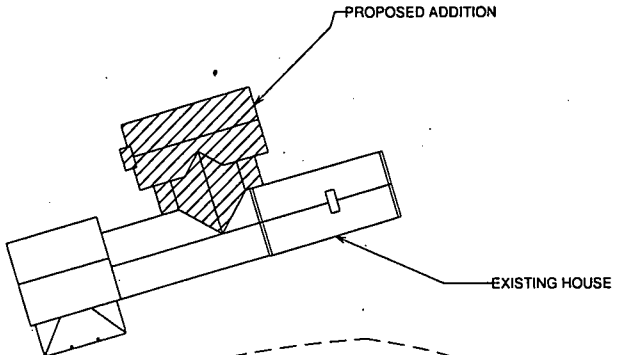
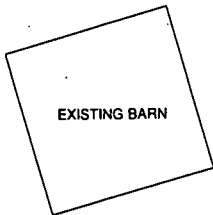


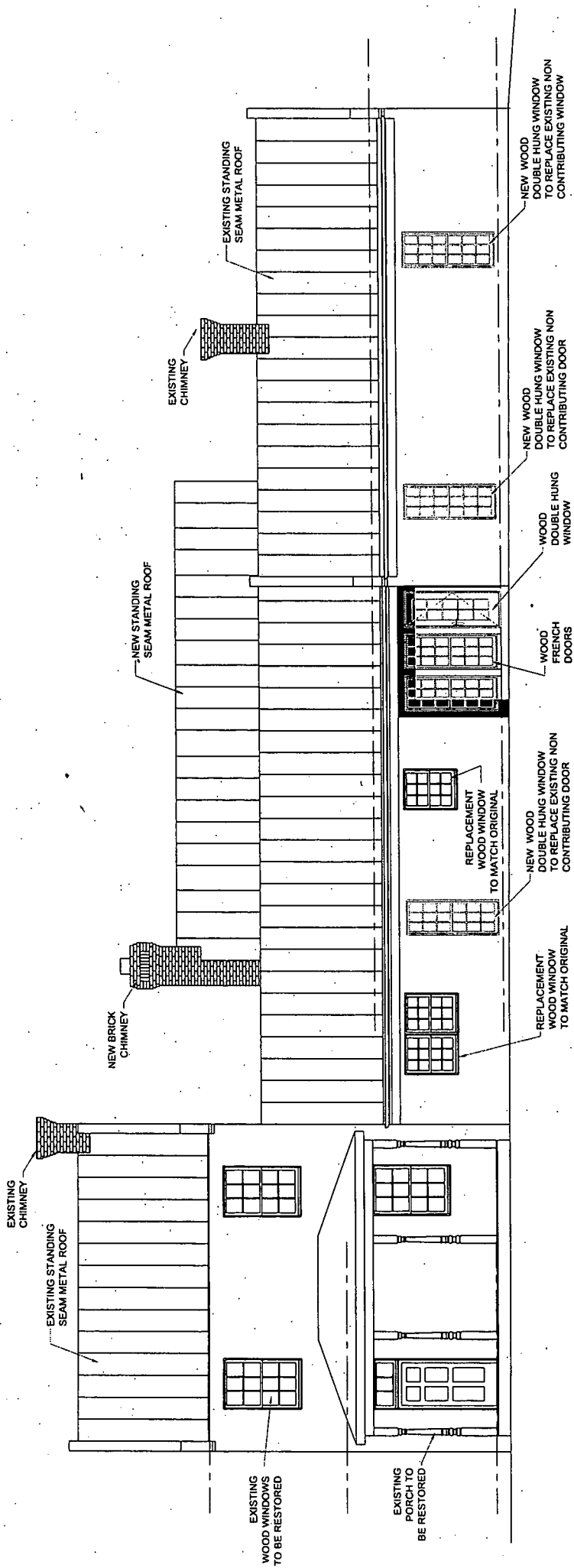
Detail: C. 1800 Main house, South side View, The Mansion (Gattons Good Luck) 2006



Detail: C. 1847 Frame Addition, South side View, The Mansion (Gattons Good Luck) 2006







EXISTING CHIMNEY

EXISTING STANDING SEAM METAL ROOF

EXISTING CHIMNEY

EXISTING WINDOWS TO BE RESTORED

NEW BRICK CHIMNEY

NEW STANDING SEAM METAL ROOF

EXISTING CHIMNEY

EXISTING STANDING SEAM METAL ROOF

EXISTING PORCH TO BE RESTORED

REPLACEMENT WOOD WINDOW TO MATCH ORIGINAL

NEW WOOD DOUBLE HUNG WINDOW TO REPLACE EXISTING NON CONTRIBUTING DOOR

WOOD FRENCH DOORS

WOOD DOUBLE HUNG WINDOW

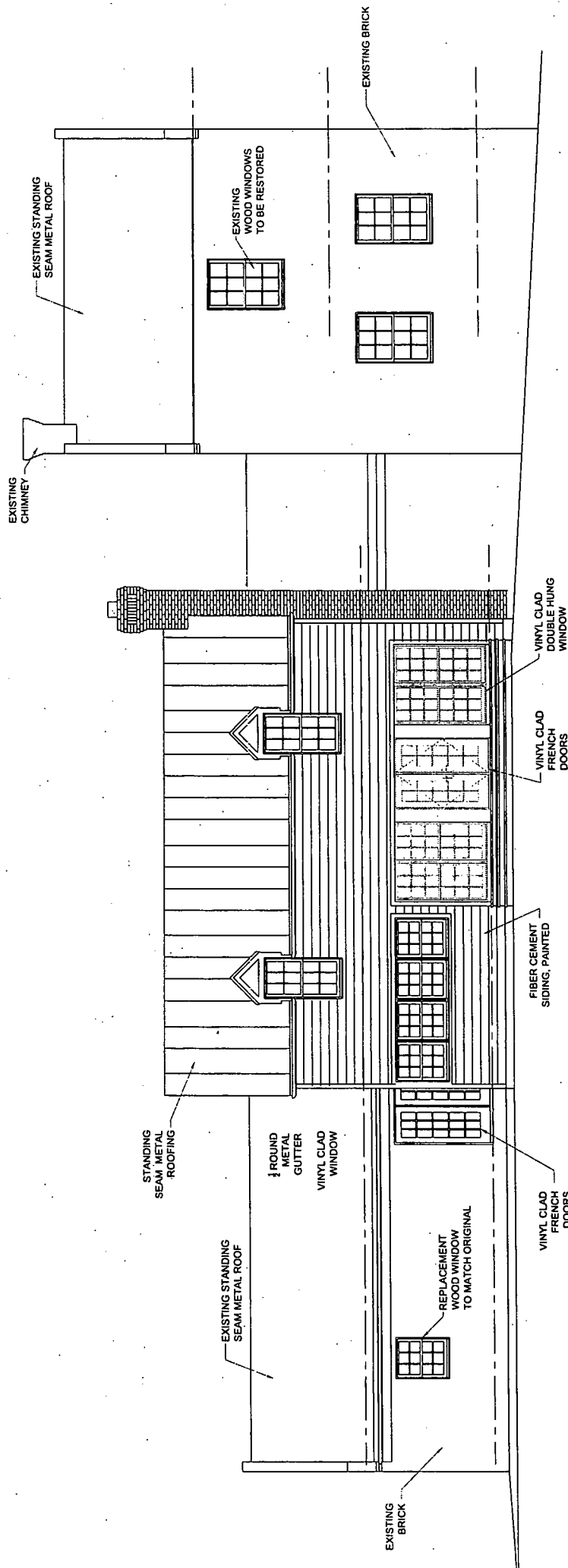
NEW WOOD DOUBLE HUNG WINDOW TO REPLACE EXISTING NON CONTRIBUTING DOOR

NEW WOOD DOUBLE HUNG WINDOW TO REPLACE EXISTING NON CONTRIBUTING WINDOW

South (Front) elev

12

12



NORTH (REAR) ELEV

EXISTING CHIMNEY

EXISTING HOUSE BEYOND

PROPOSED STANDING SEAM METAL ROOFING

EXISTING CHIMNEY

1/2 ROUND METAL GUTTER

VINYL CLAD WINDOW

2nd FLOOR

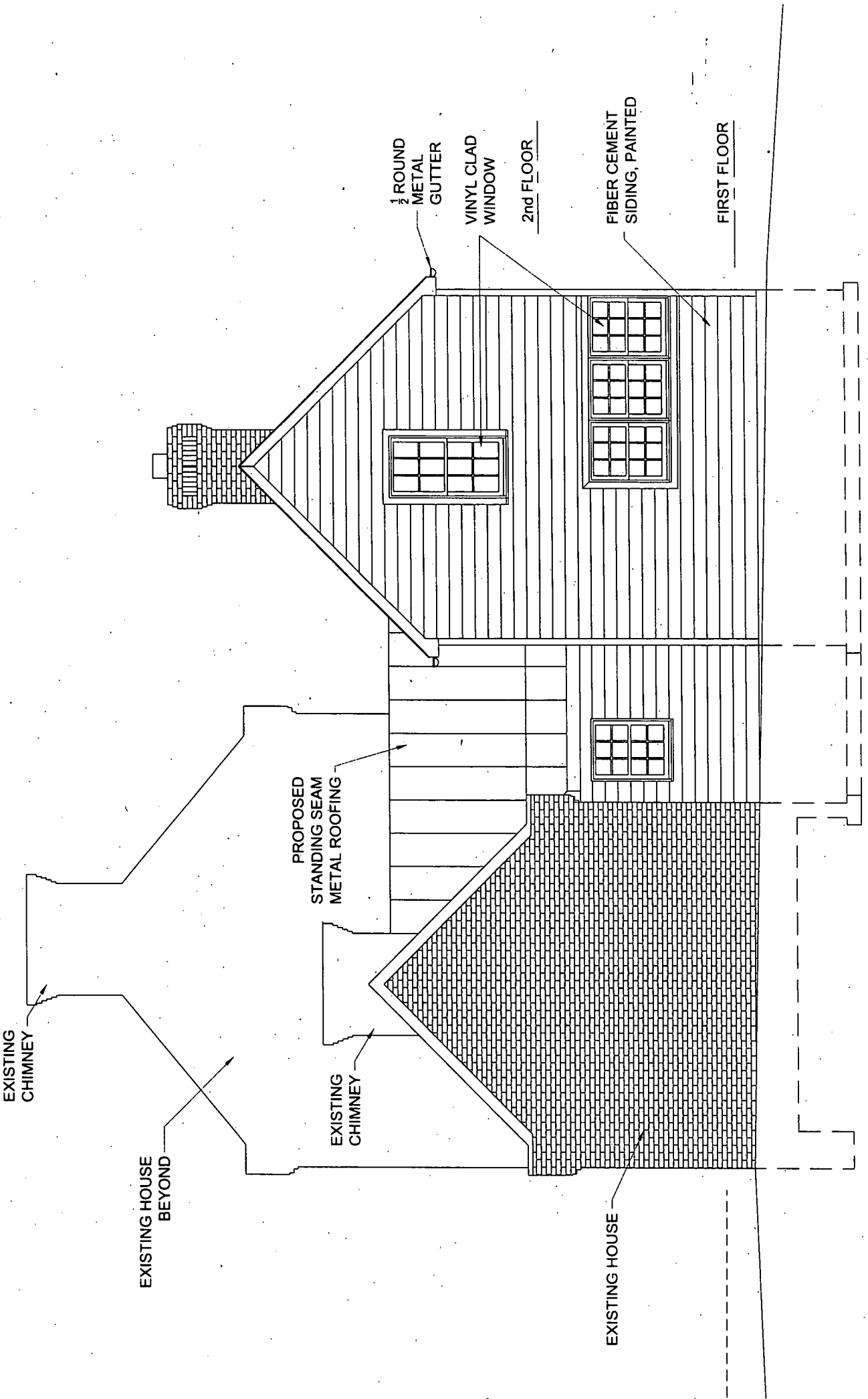
FIBER CEMENT SIDING, PAINTED

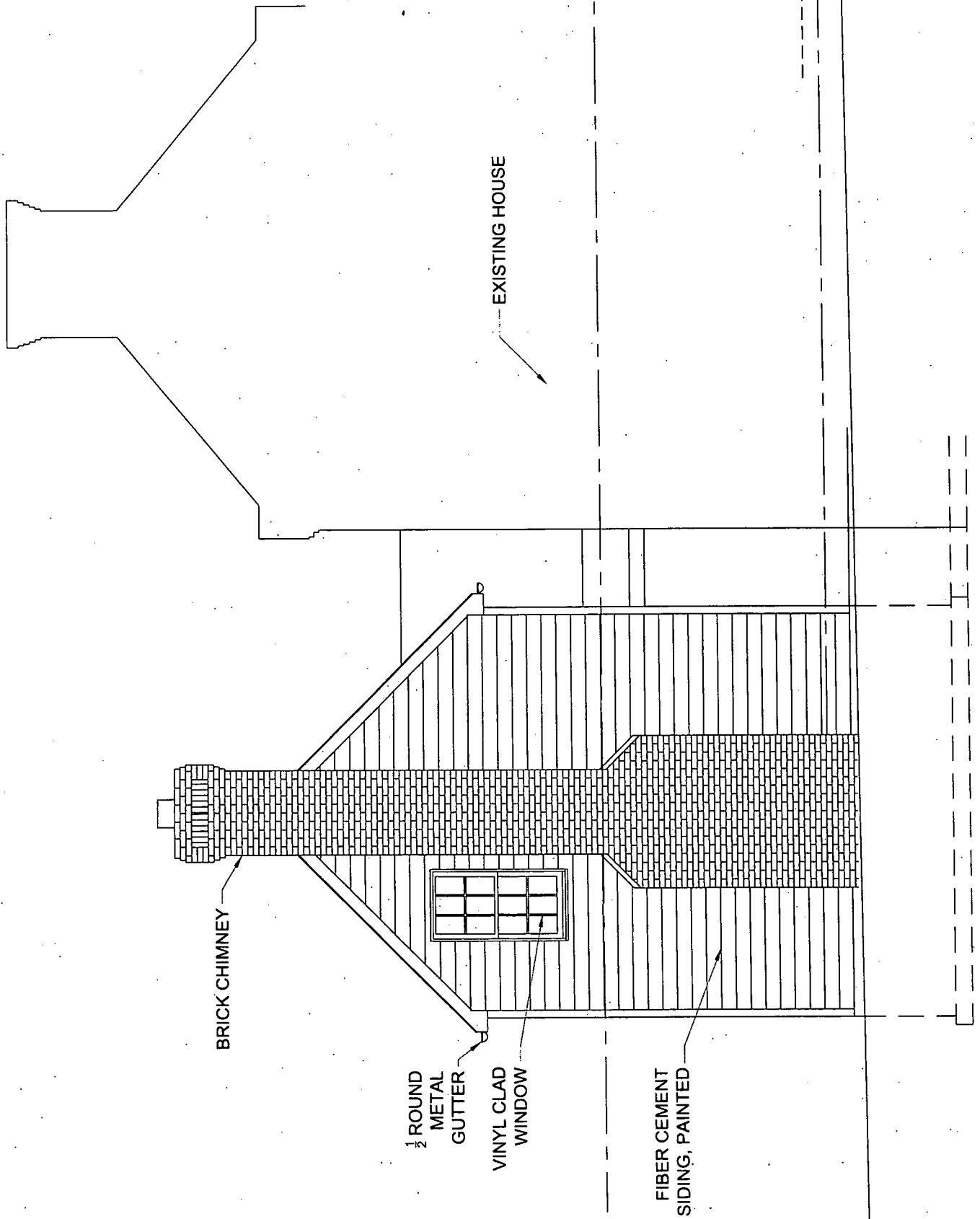
FIRST FLOOR

EXISTING HOUSE

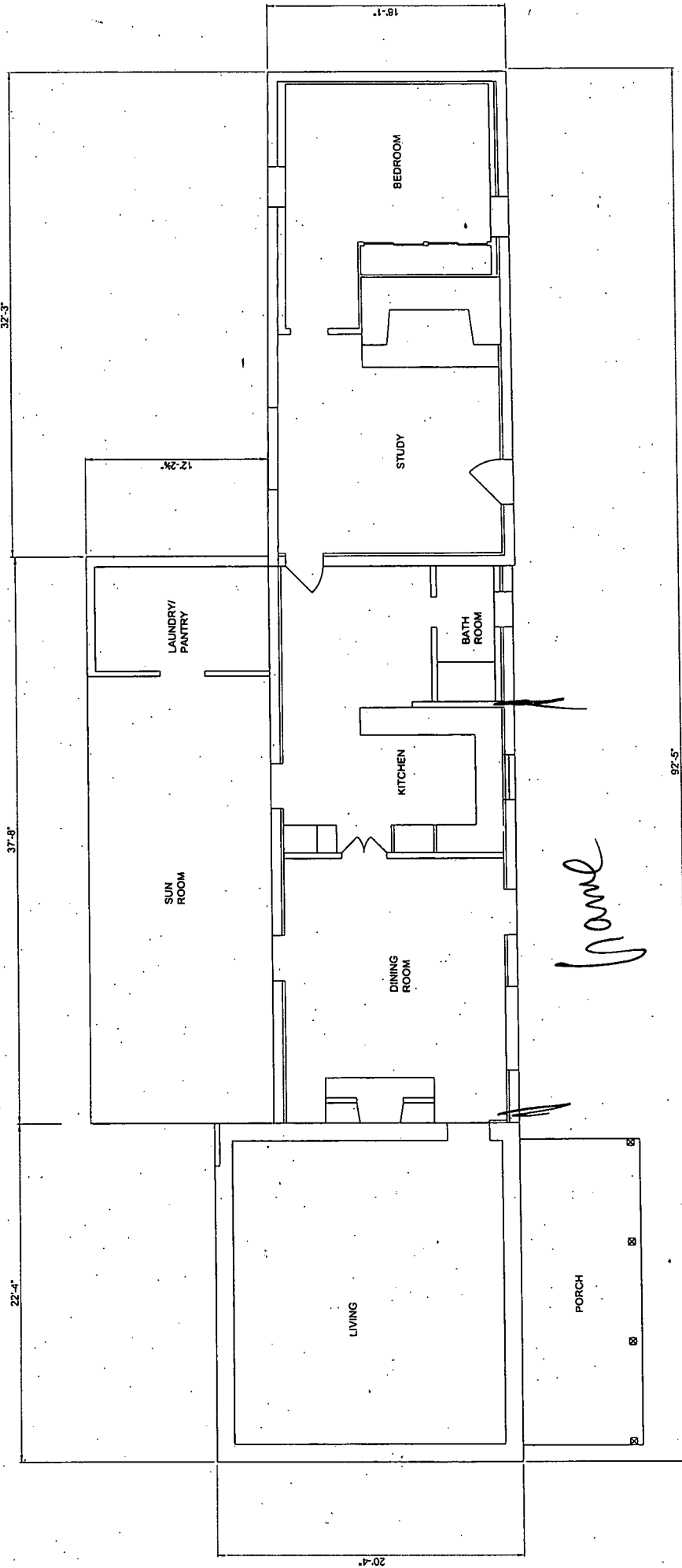
EAST ELEV.

(14)

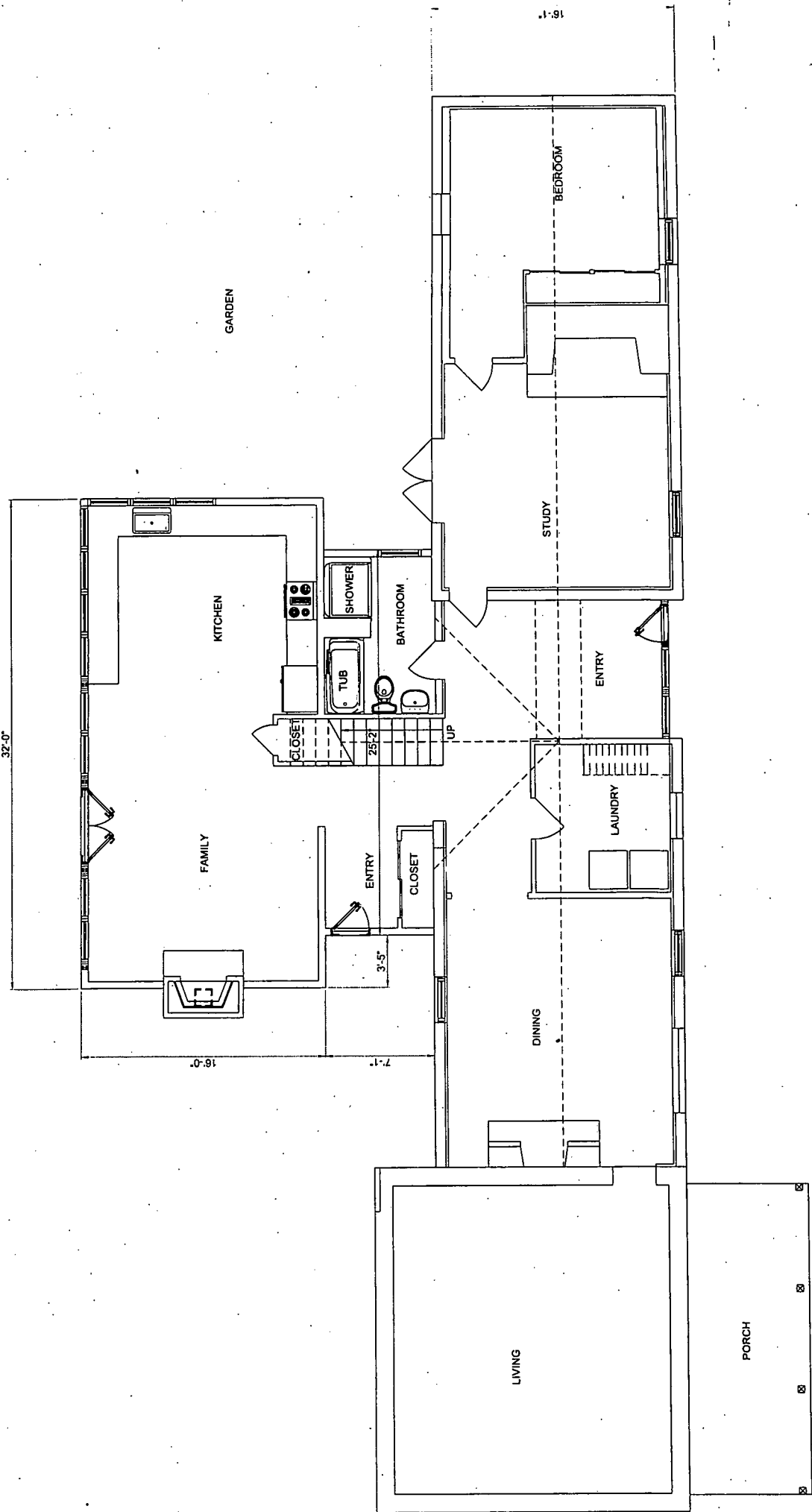




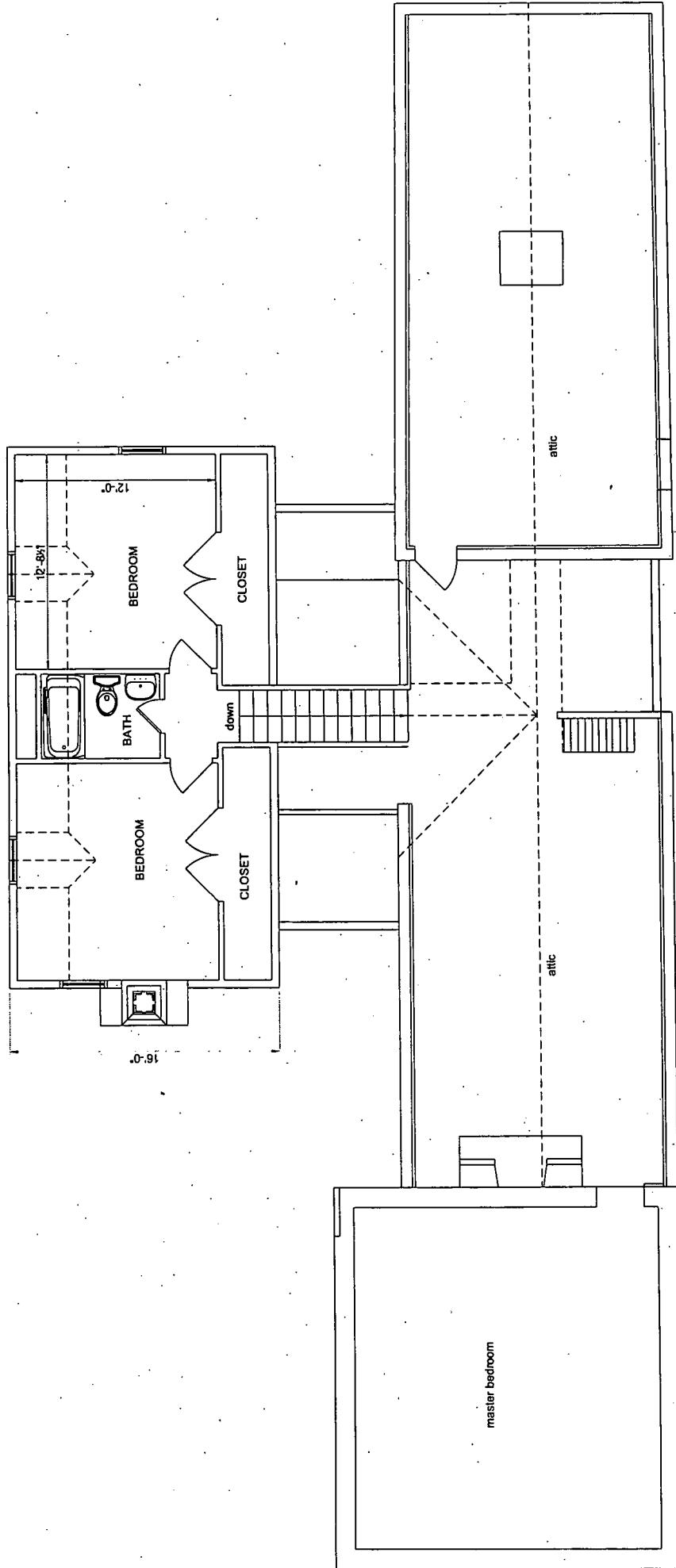
West Elev



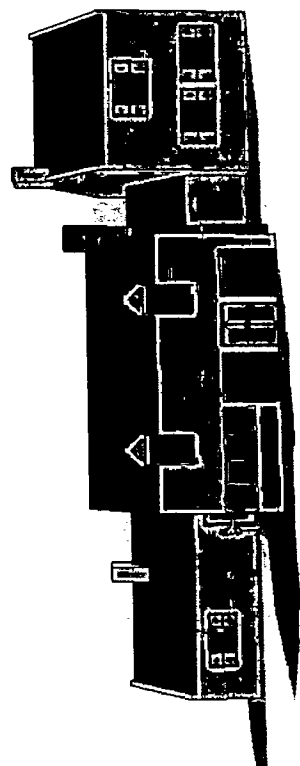
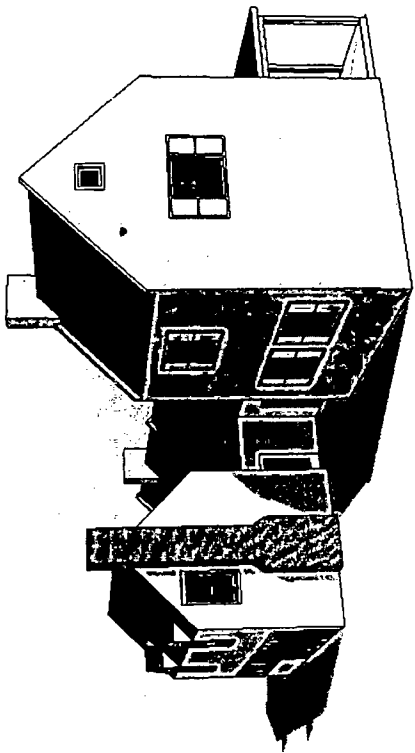
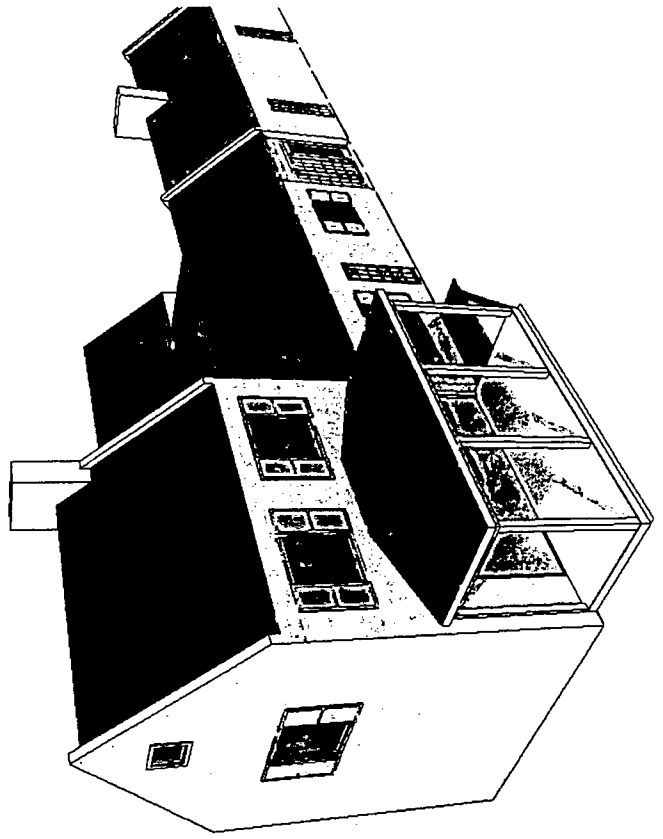
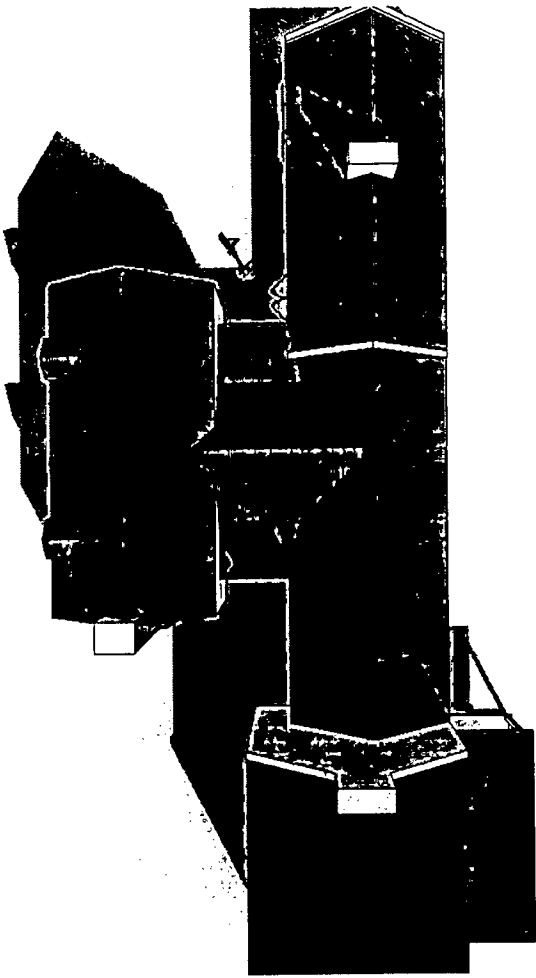
Existing 1st Floor

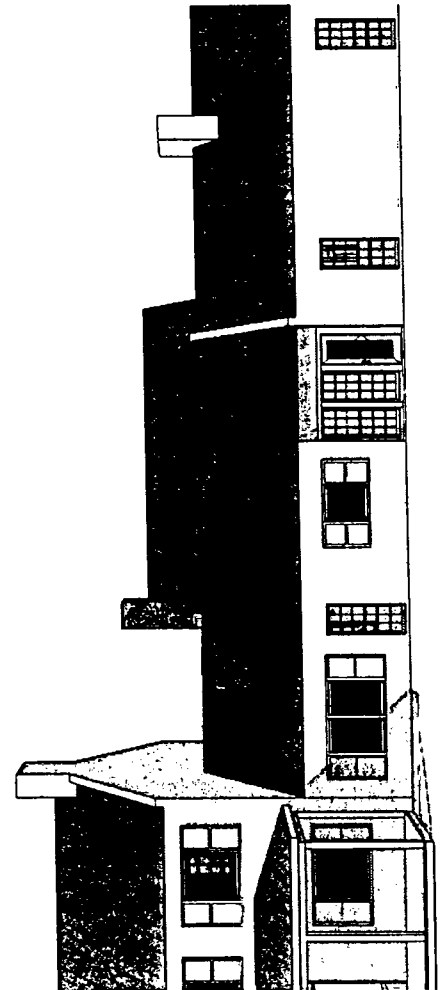
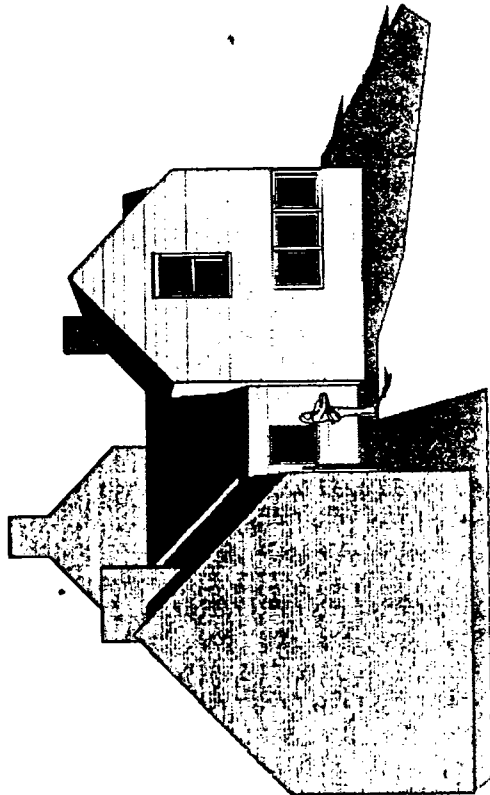
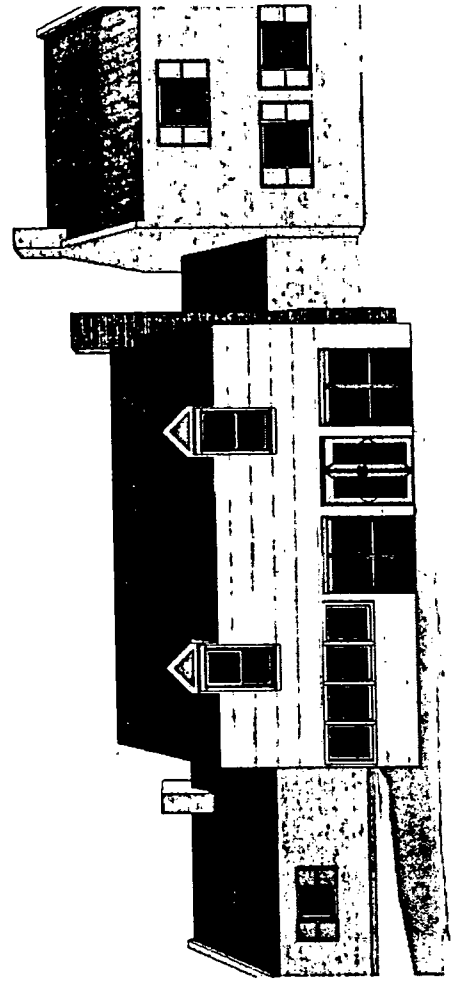
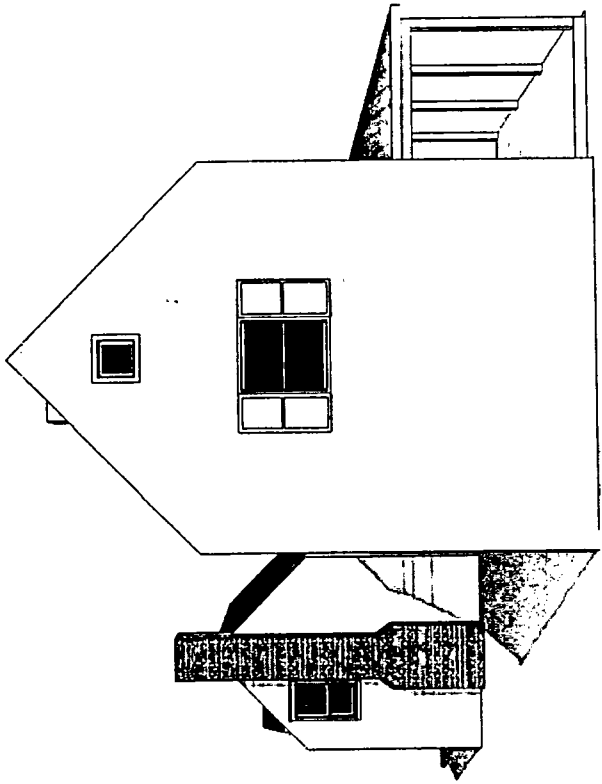


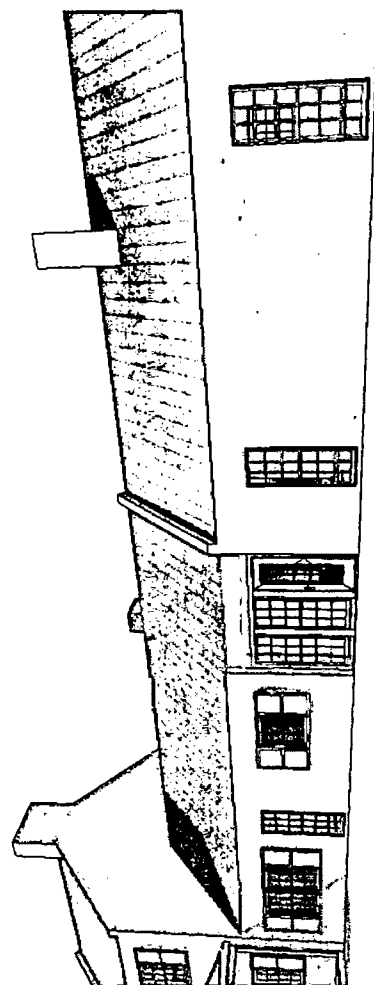
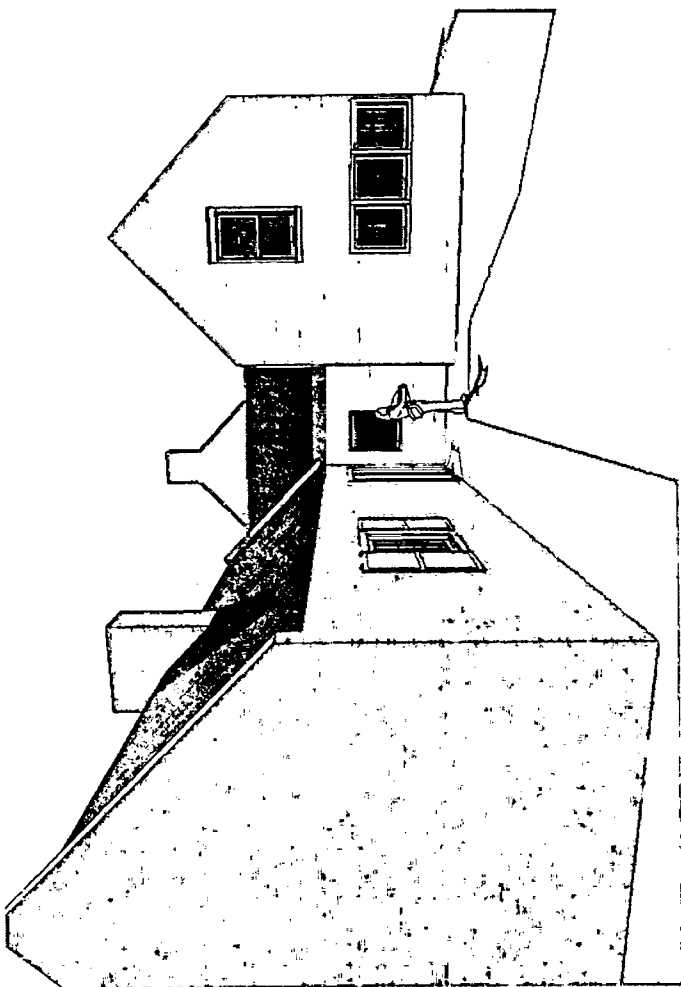
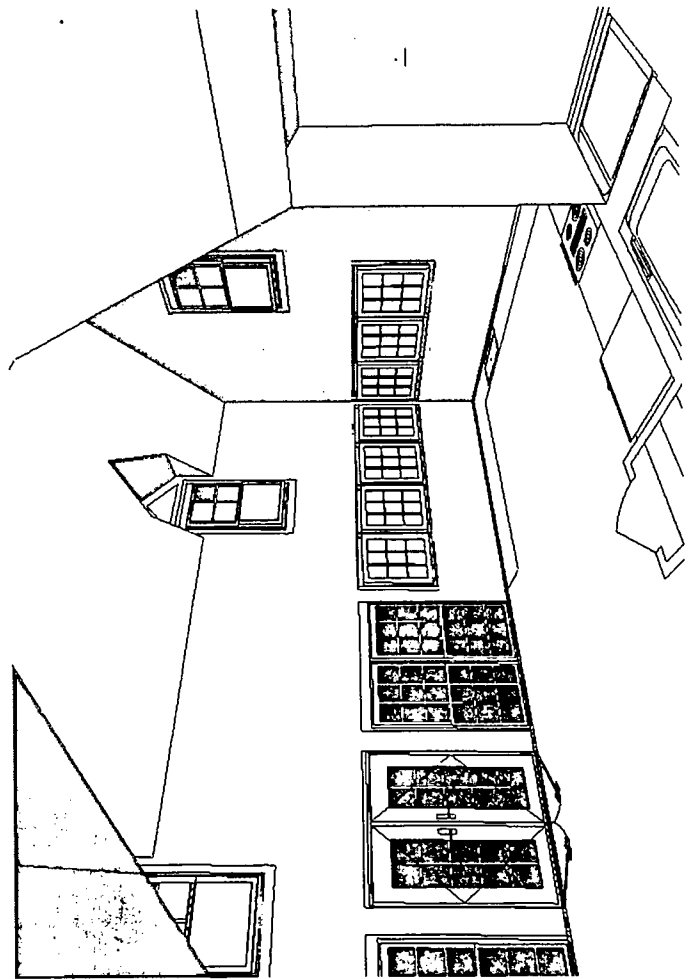
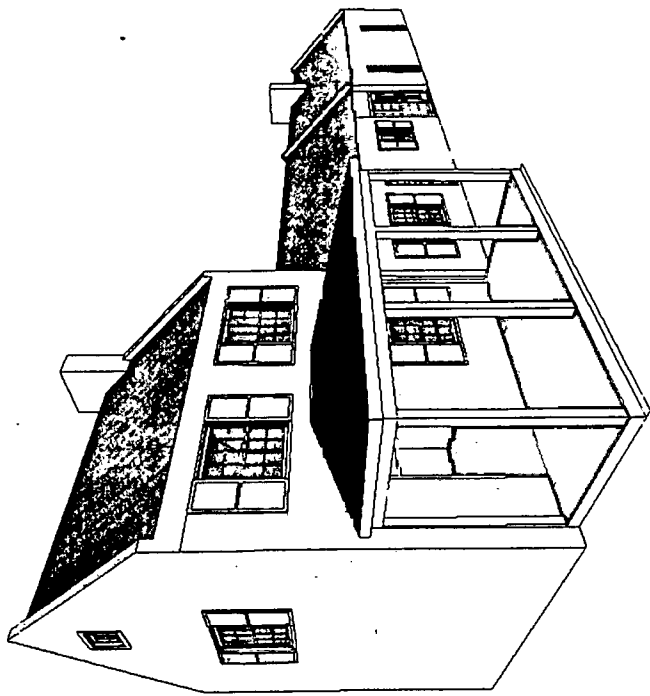
Proposed 1st Floor

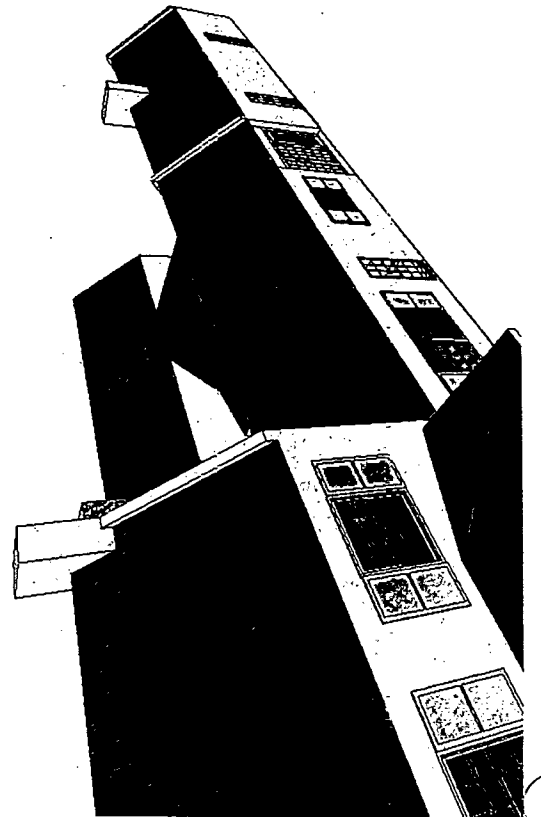
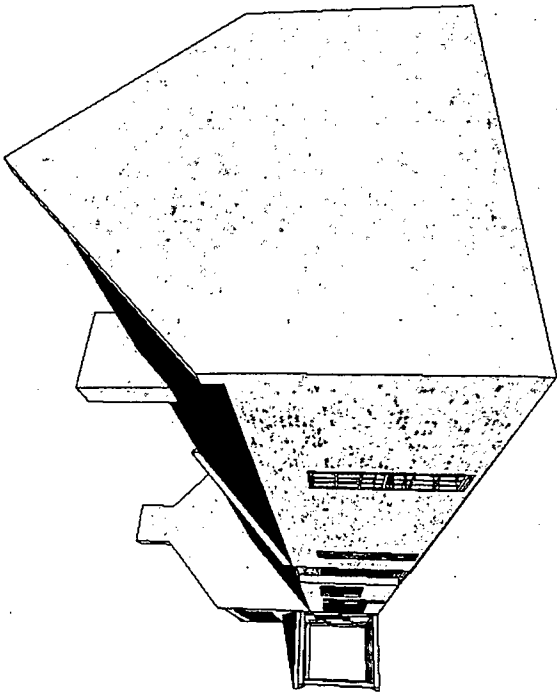
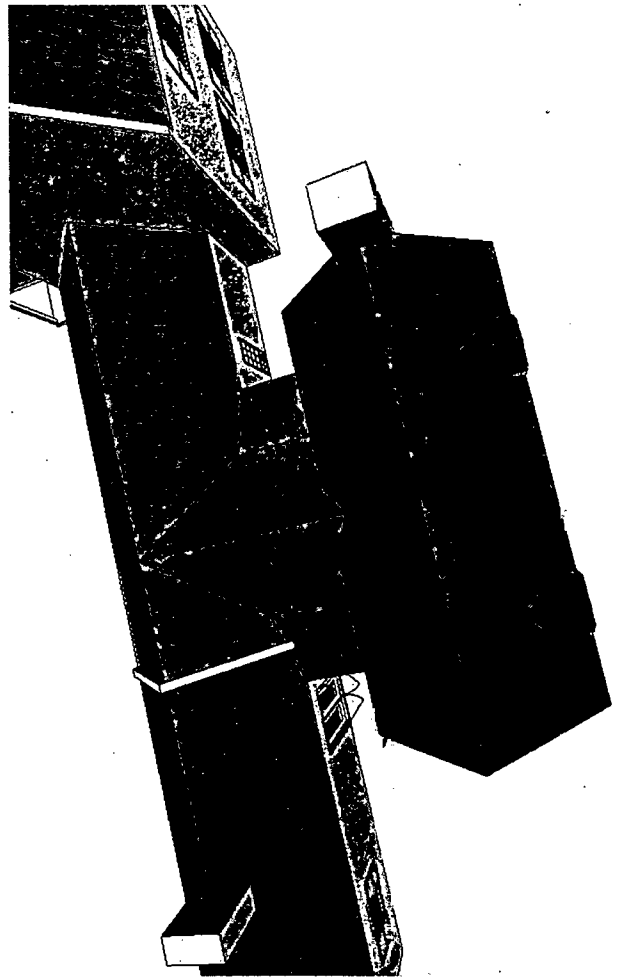
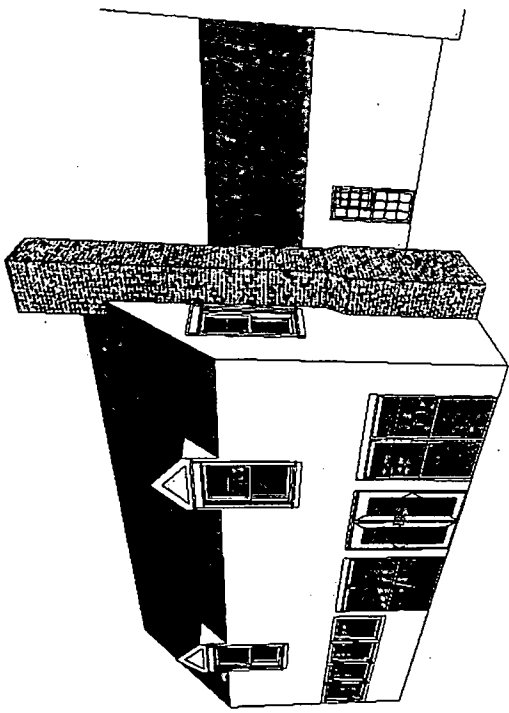


2nd Floor Prop.

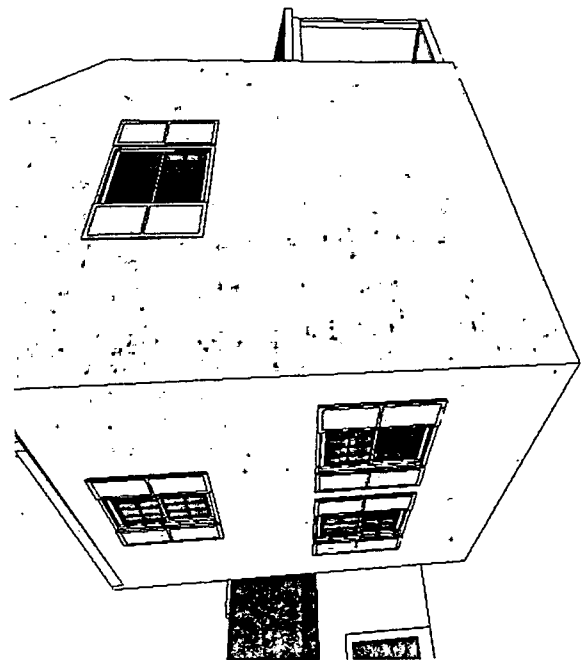
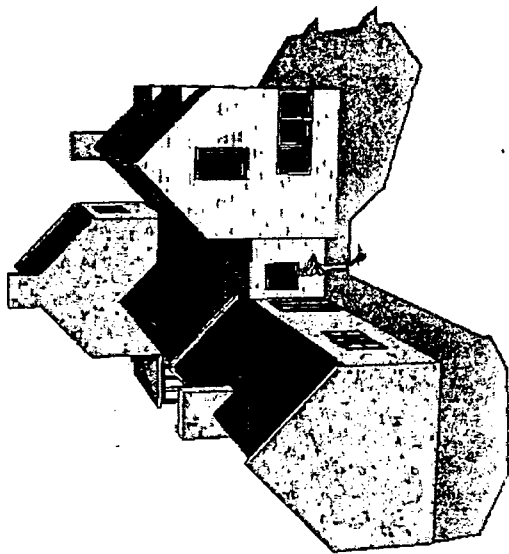


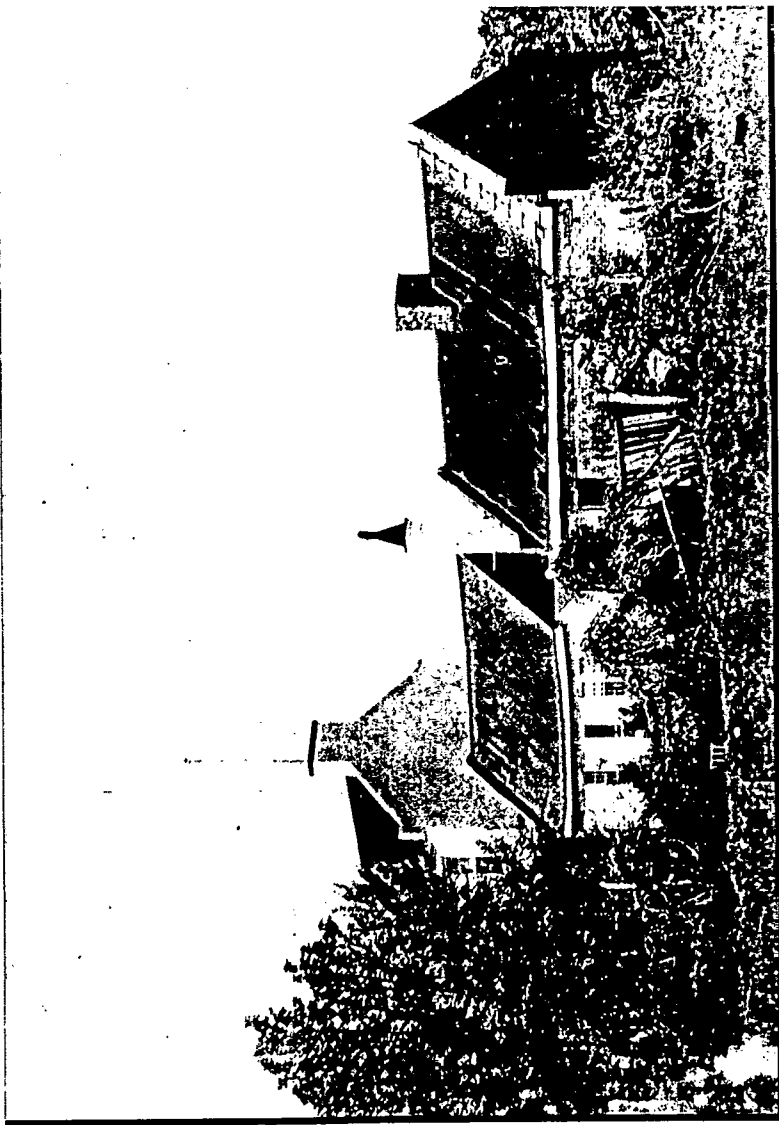






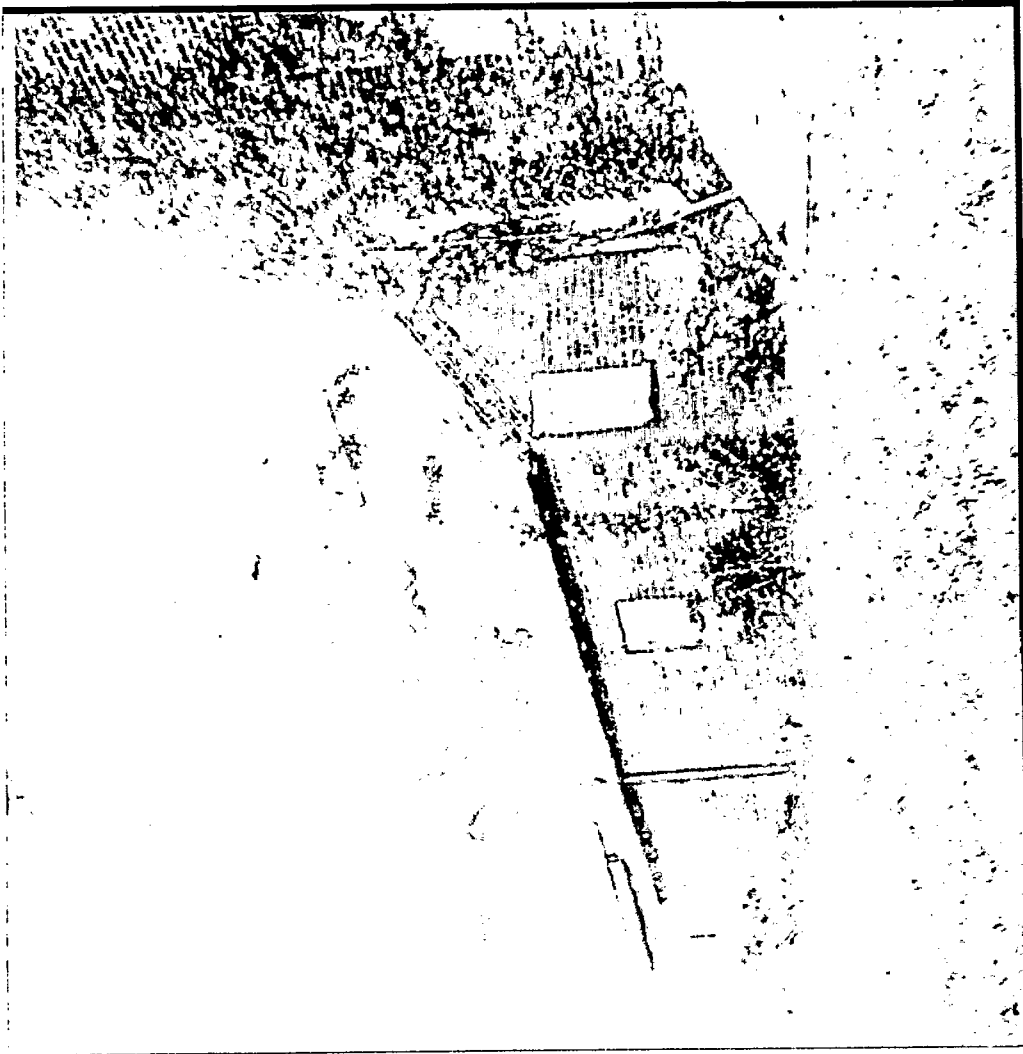
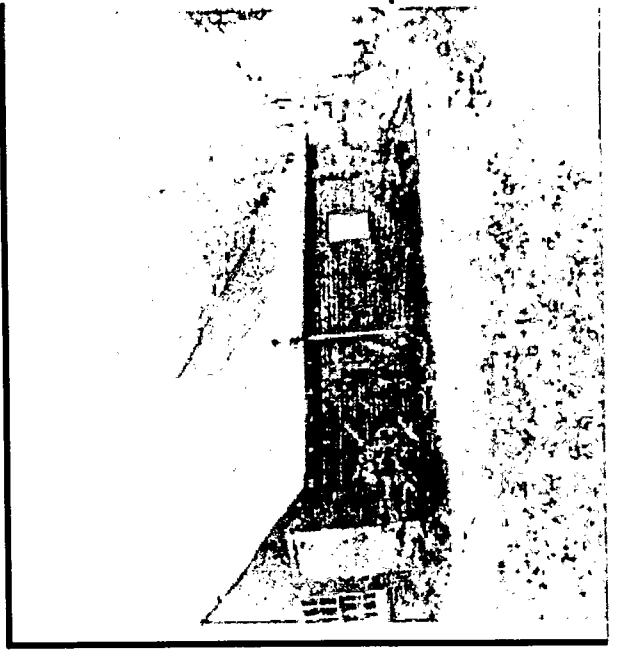
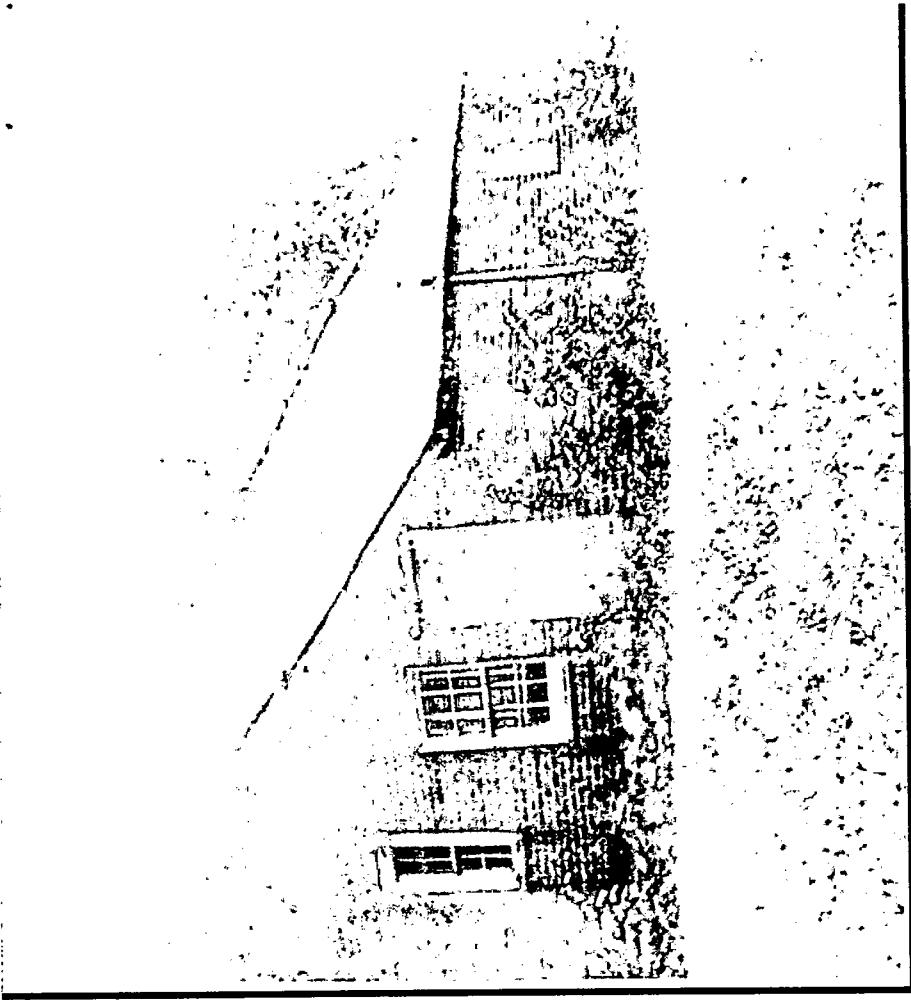
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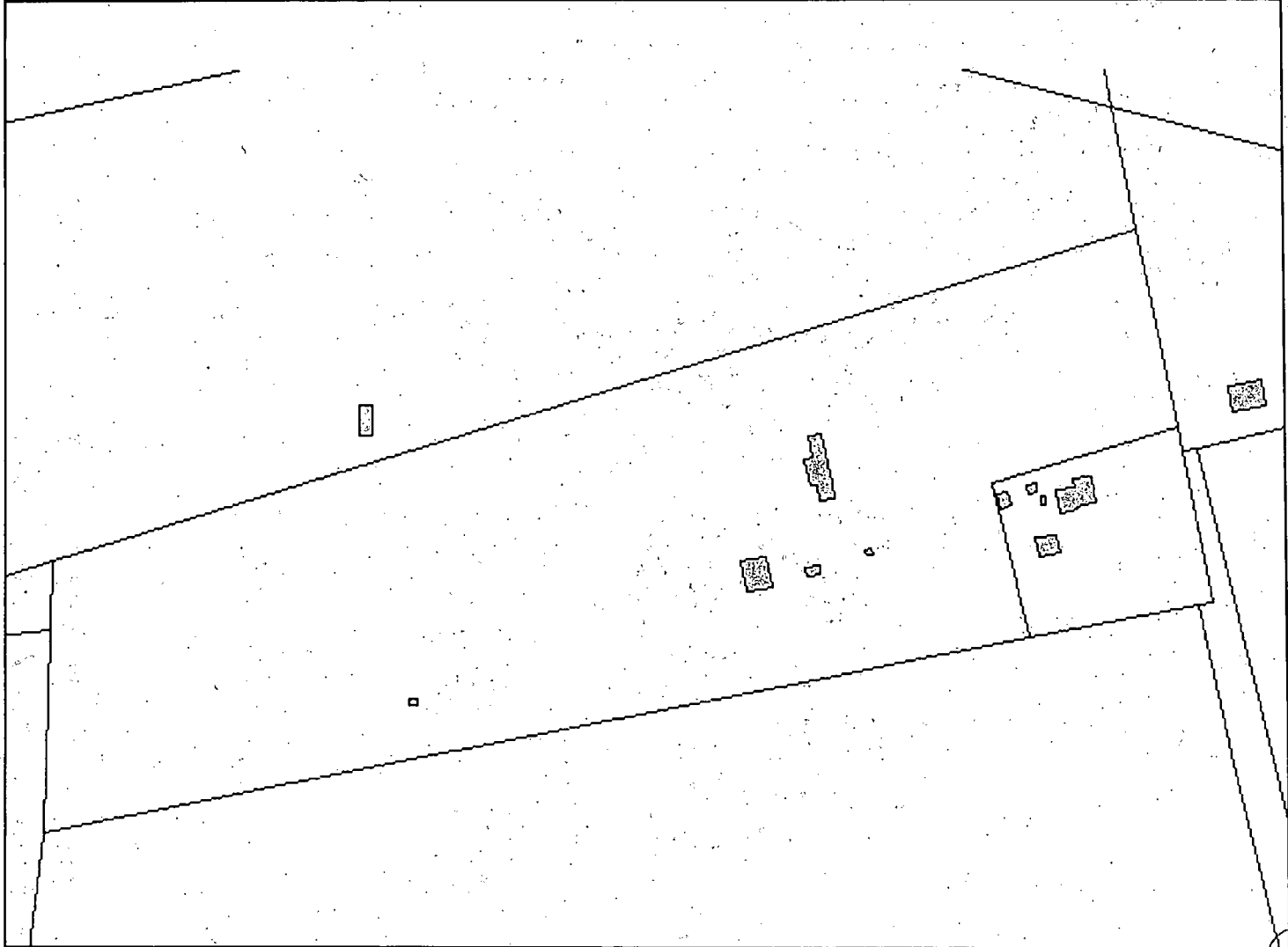
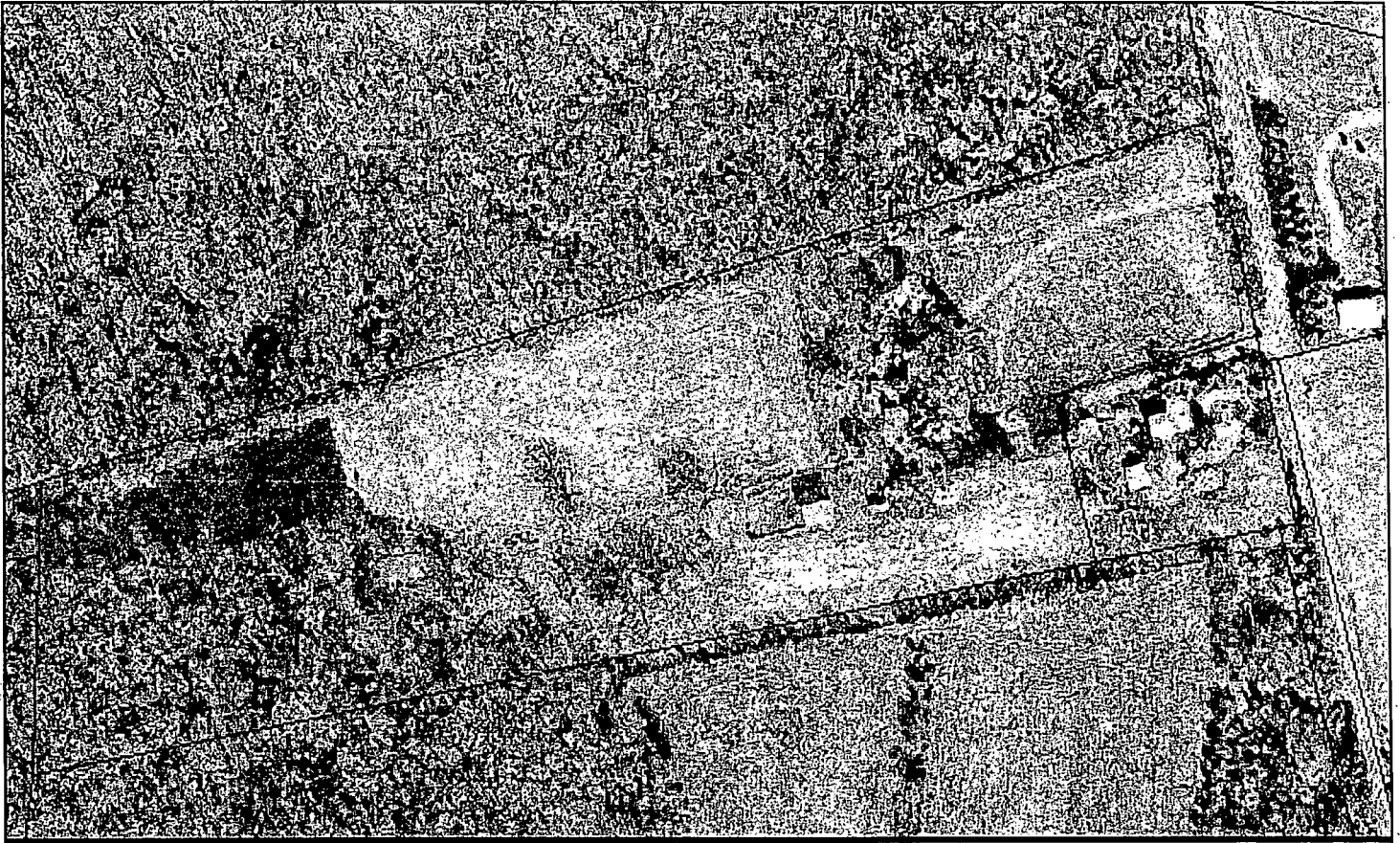
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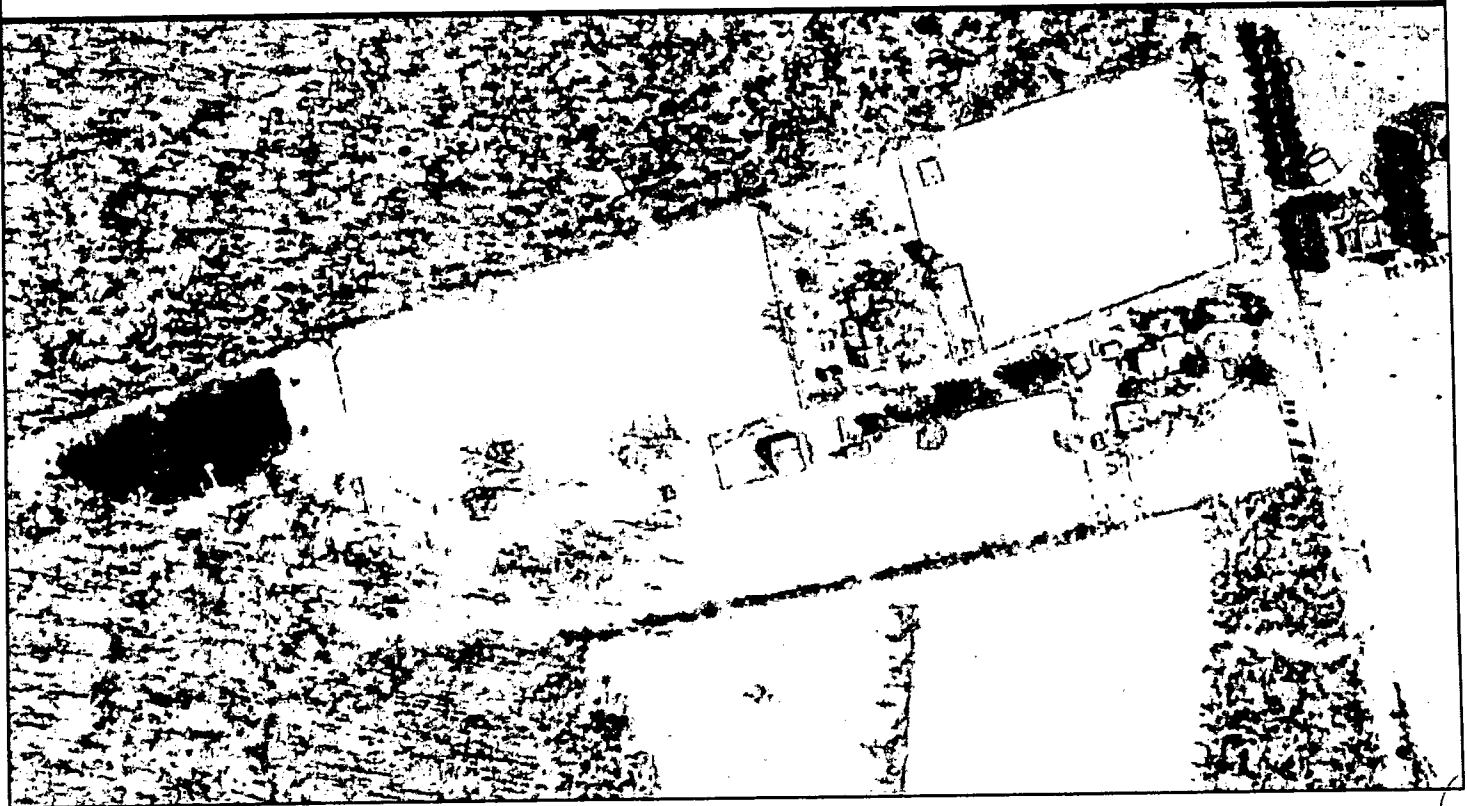
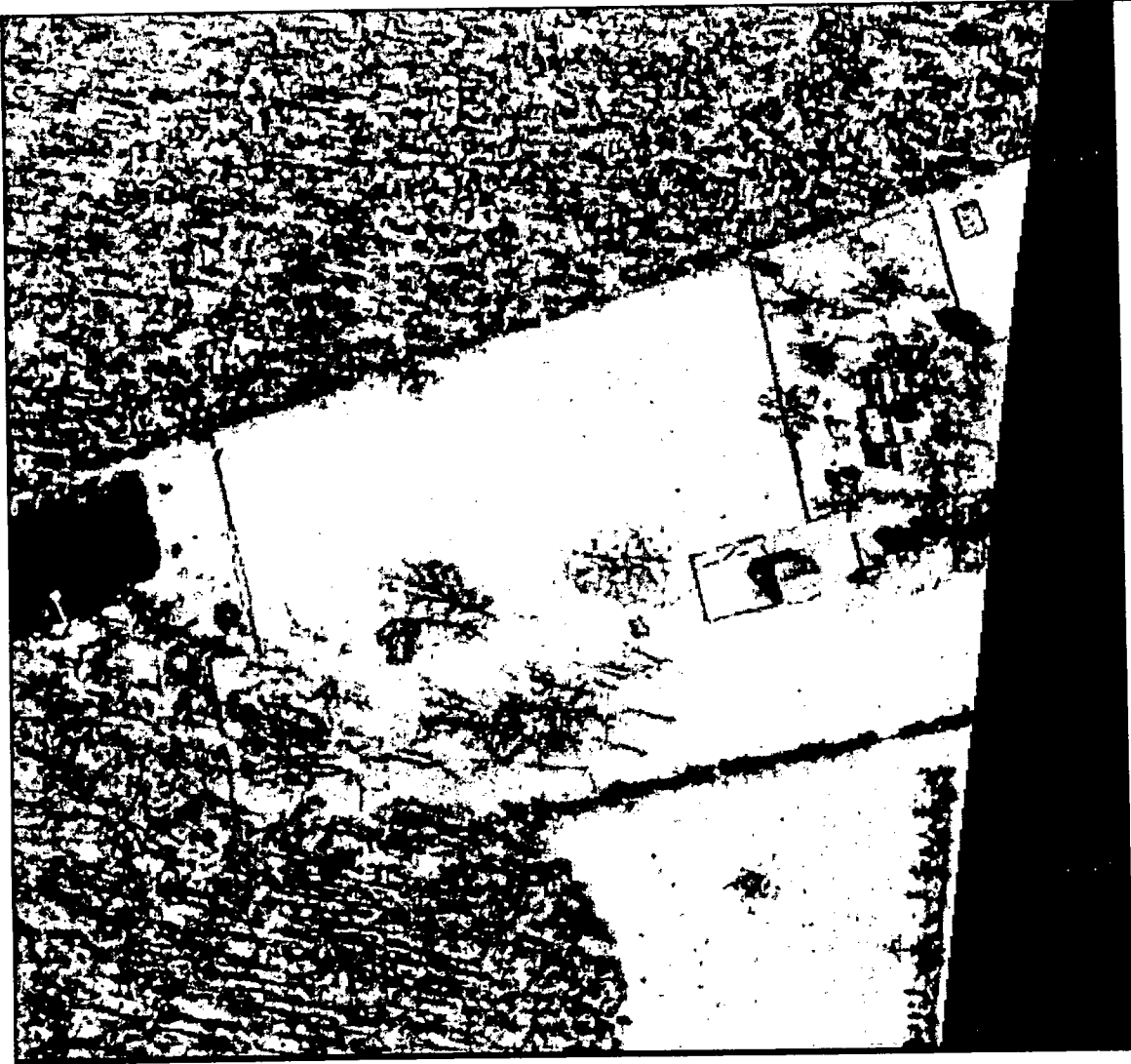
Pre 1950s



25

First Frame Addition









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

DPS - #8

PRELIM

T

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Thomas J. Taltavull, Architect
Daytime Phone No.: 301-840-1847

Tax Account No.: 00035214
Name of Property Owner: Richard Hill and Ronnie Hay Daytime Phone No.: 301-349-2308
Address: 23315 Whites Ferry Road Dickerson Maryland 20842
Street Number City State Zip Code
Contractor: Not yet selected Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomas J. Taltavull, architect Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23315 Street: Whites Ferry Road
Town/City: Dickerson Nearest Cross Street: Elmer School Road
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: Gattons Good Luck

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ \$200,000.00
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.

T.J. Taltavull November 29, 2006
Signature of owner or authorized agent Date

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

The house consists of three sections, in a row, structurally independent of each other and totaling 92 feet in length. The two end sections, one of two stories and the other of a single story at the east end. The east end single story has been said to be the detached kitchen wing and slave quarters. The west end two story Federal style structure was the living and bedroom wing. A one story frame structure was added to the two story wing by 1847. Finally a subsequent frame addition connecting this wing to the original kitchen wing c. 1950. The kitchen/ slave quarter wing was not originally connected to the main house. A large glass steel factory window room was added to this center section c. 1950 also. The original brick structures date to c. 1800. There is also a barn on the property.

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

The project consists of removing 1950 glass enclosed room and constructing a 1-1/2 story kitchen bedroom wing in the rear of the house. This new wing will be connected to the existing central frame section with a 1 story hyphen. Also the Owners would remove the 1950's infill connection wing between the old kitchen and the 1847 frame section and create a new entrance at this area. The intent is to distinguish the original kitchen/ slave quarter wing as it was originally and create a centralized glazed entrance where an original open breezeway was in order to better define the original appearance of the house. The owners are in need of the additional bedrooms as the house currently has only two.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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 dripline 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).

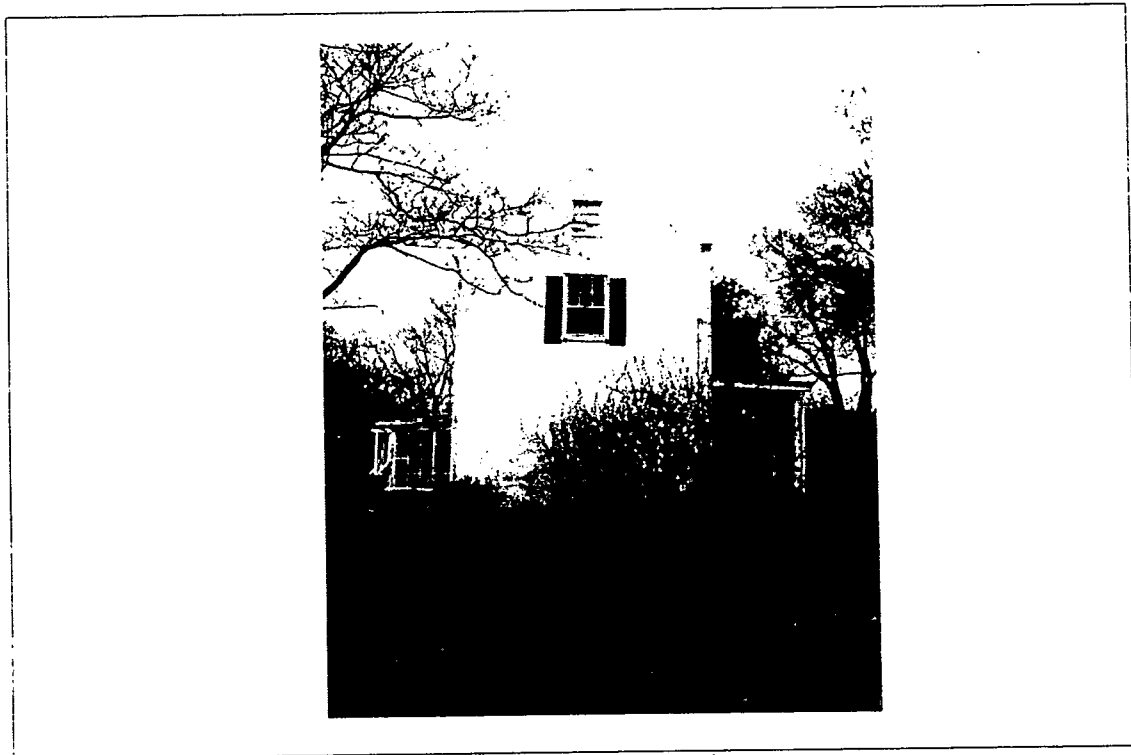
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Main house wing, North side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

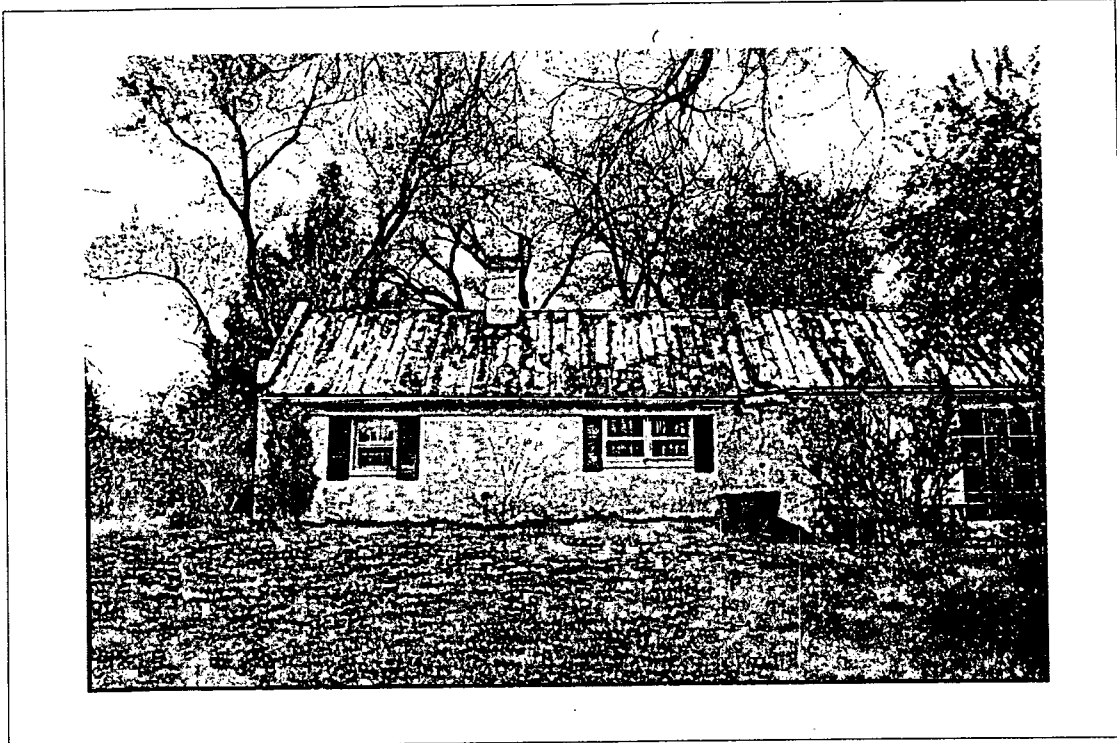


Detail: C. 1800 Main house wing, West side View, The Mansion (Gattons Good Luck) 2006

Applicant: Richard Hill and Ronnie Hay

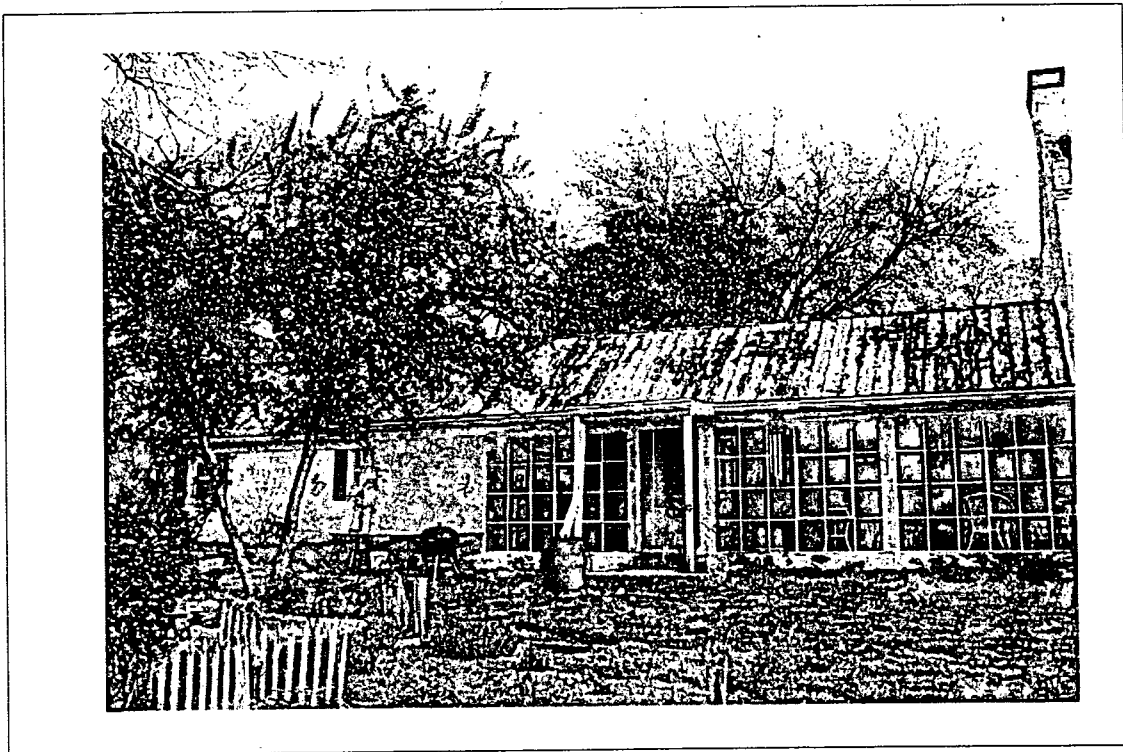
Page:

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, North side View, The Mansion (Gattons Good Luck) 2006

Detail: _____



Detail: C. 1950 Sun room addition, North side view, The Mansion (Gattons Good Luck) 2006

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, South side View, The Mansion (Gattons Good Luck) 2006

Detail: _____



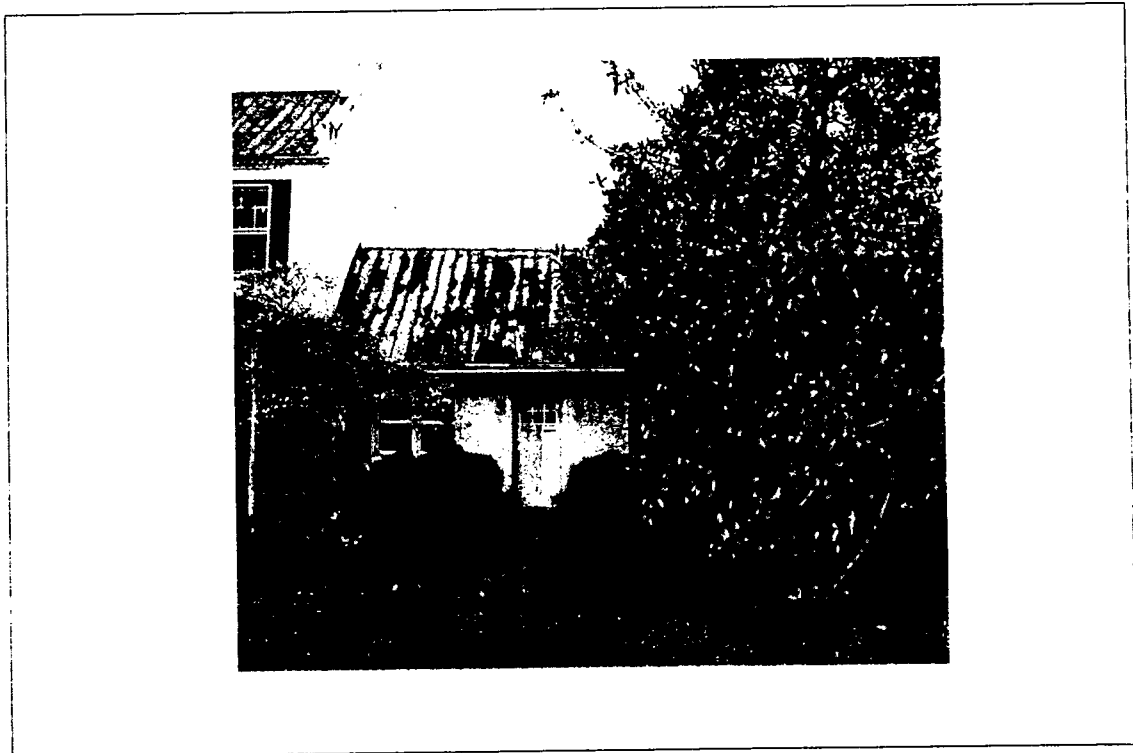
C. 1800 Kitchen / Slave quarter wing, East side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

Existing Property Condition Photographs (duplicate as needed)



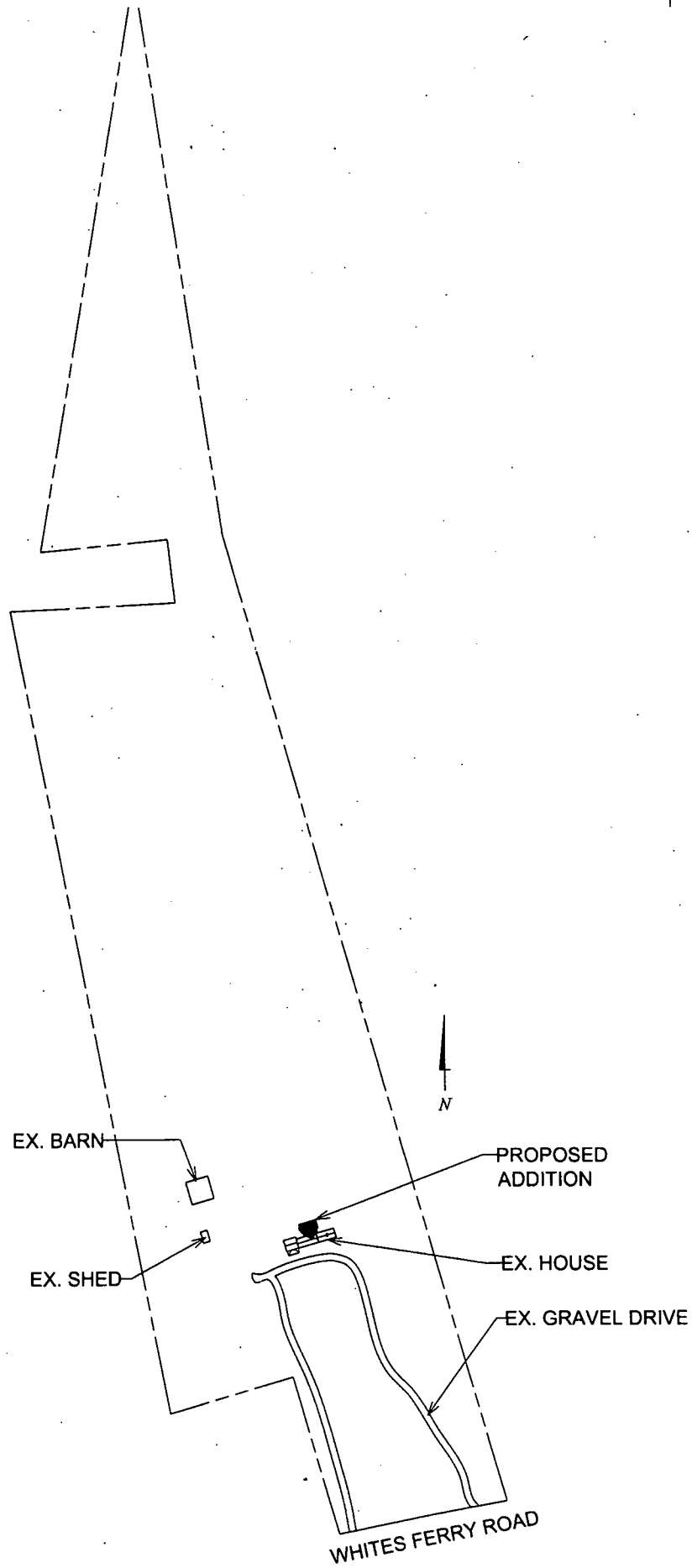
Detail: C. 1800 Main house, South side View, The Mansion (Gattons Good Luck) 2006

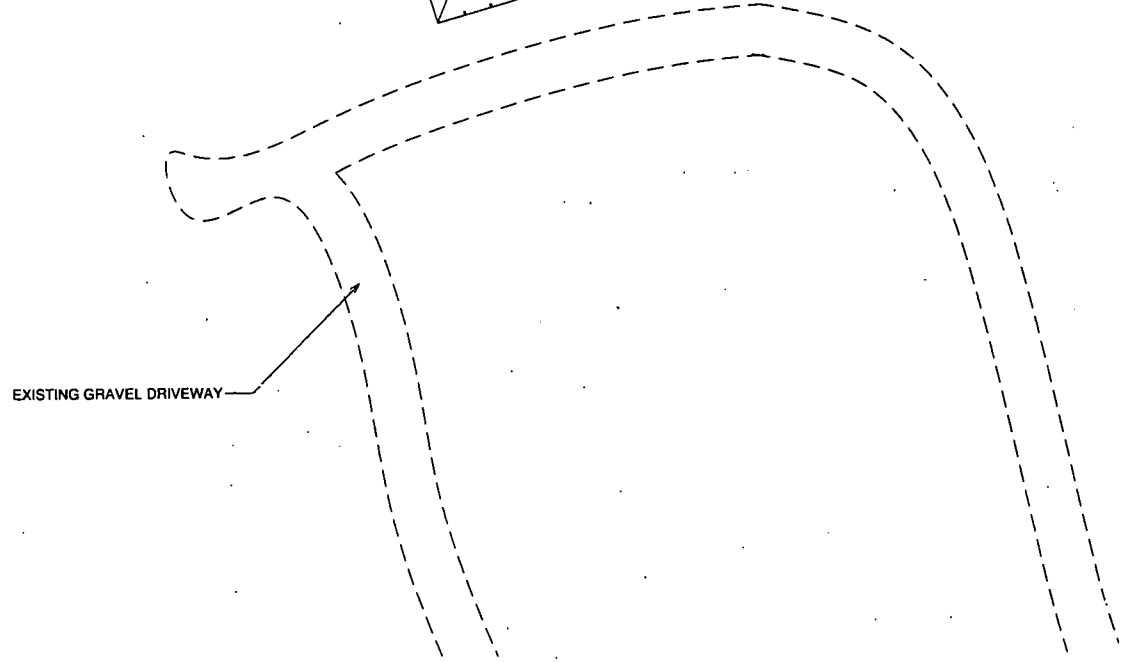
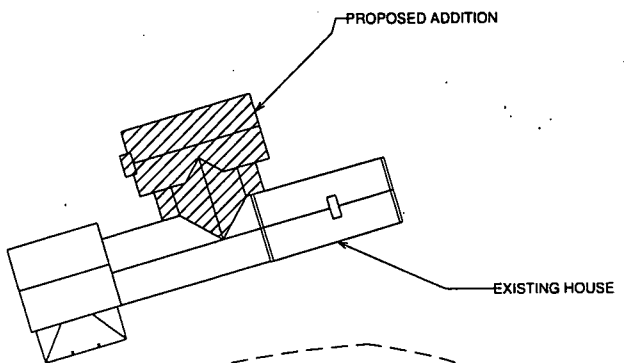
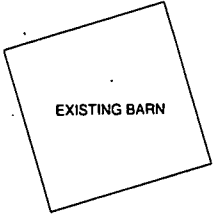


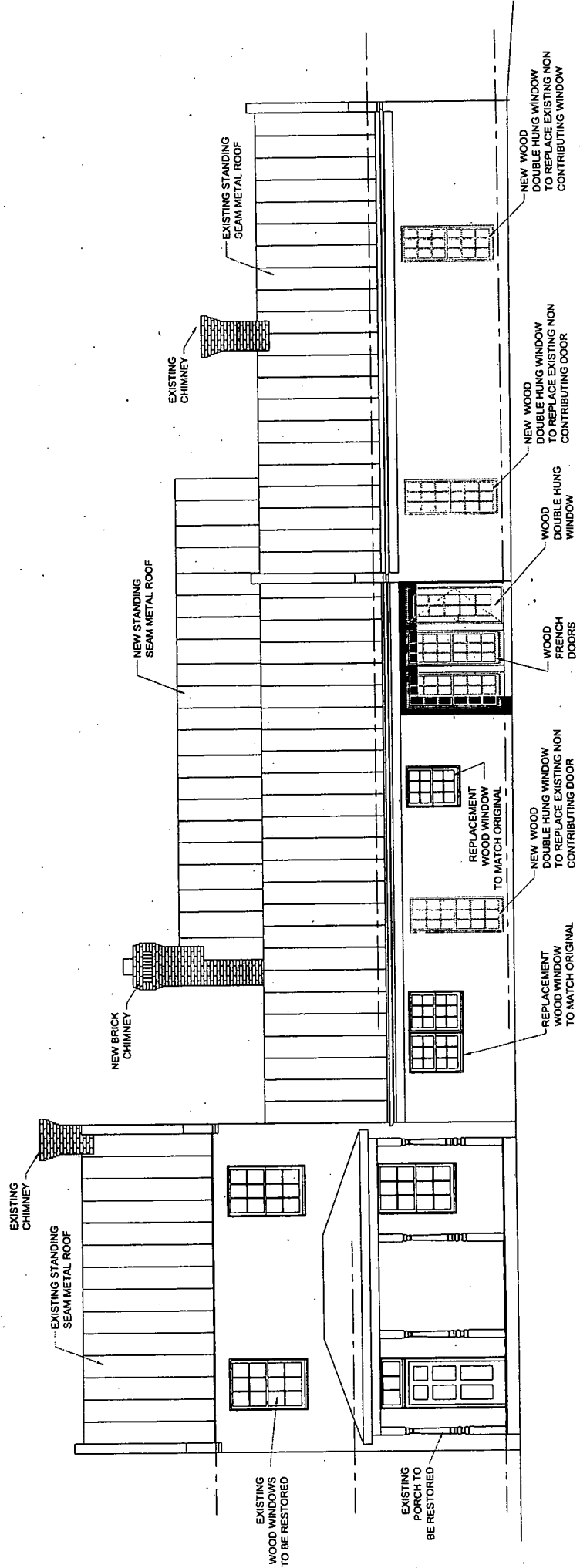
Detail: C. 1847 Frame Addition, South side View, The Mansion (Gattons Good Luck) 2006

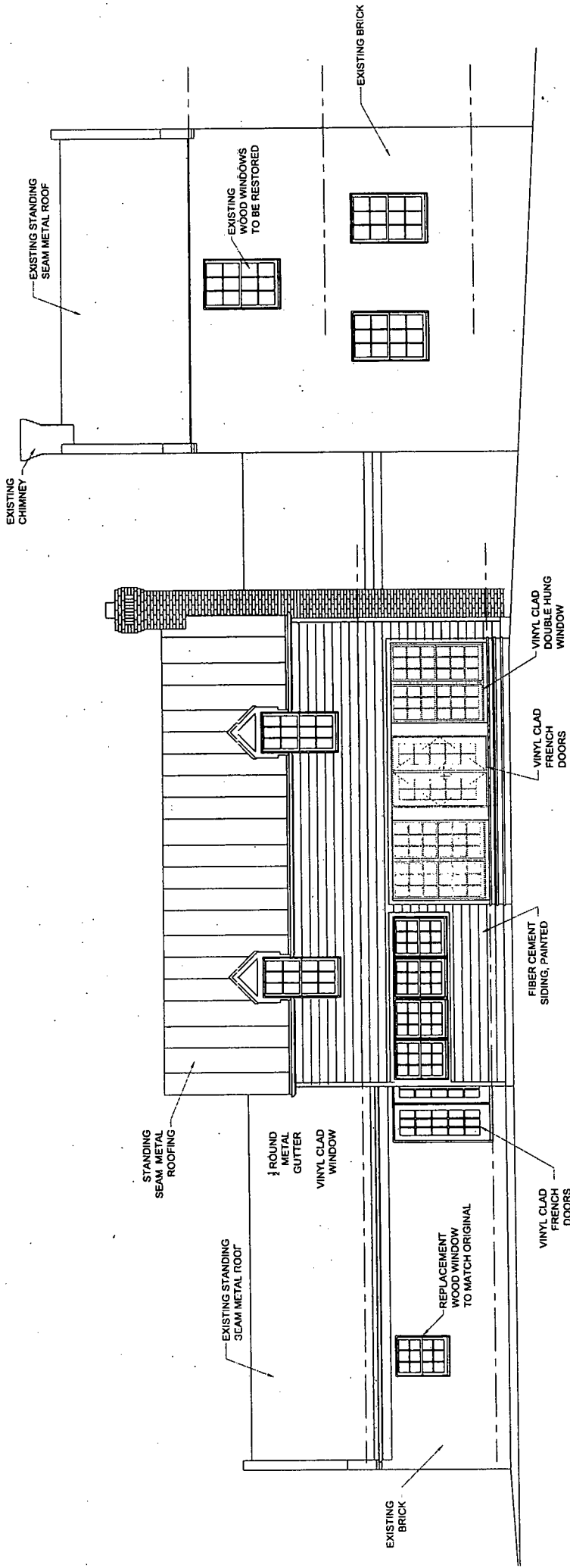
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Richard Hill and Ronnie Hay 23315 Whites Ferry Road Dickerson, Maryland 20842	Owner's Agent's mailing address Thomas J. Taltavull, Architect 20650 Plum Creek Court Gaithersburg, Maryland 20882
Adjacent and confronting Property Owners mailing addresses	
David and Paulette Badman 23321 Whites Ferry Road Dickerson, Maryland 20842	United States of America C Street 18 th & 19 th Street, NW Washington, DC 20006
Calvin S. Koonce 9101 Kendale Road Potomac, Maryland 20854	Malcom Brown PO Box 303 Barnesville, Road 20838









EXISTING CHIMNEY

EXISTING HOUSE BEYOND

EXISTING CHIMNEY

PROPOSED STANDING SEAM METAL ROOFING

1/2 ROUND METAL GUTTER

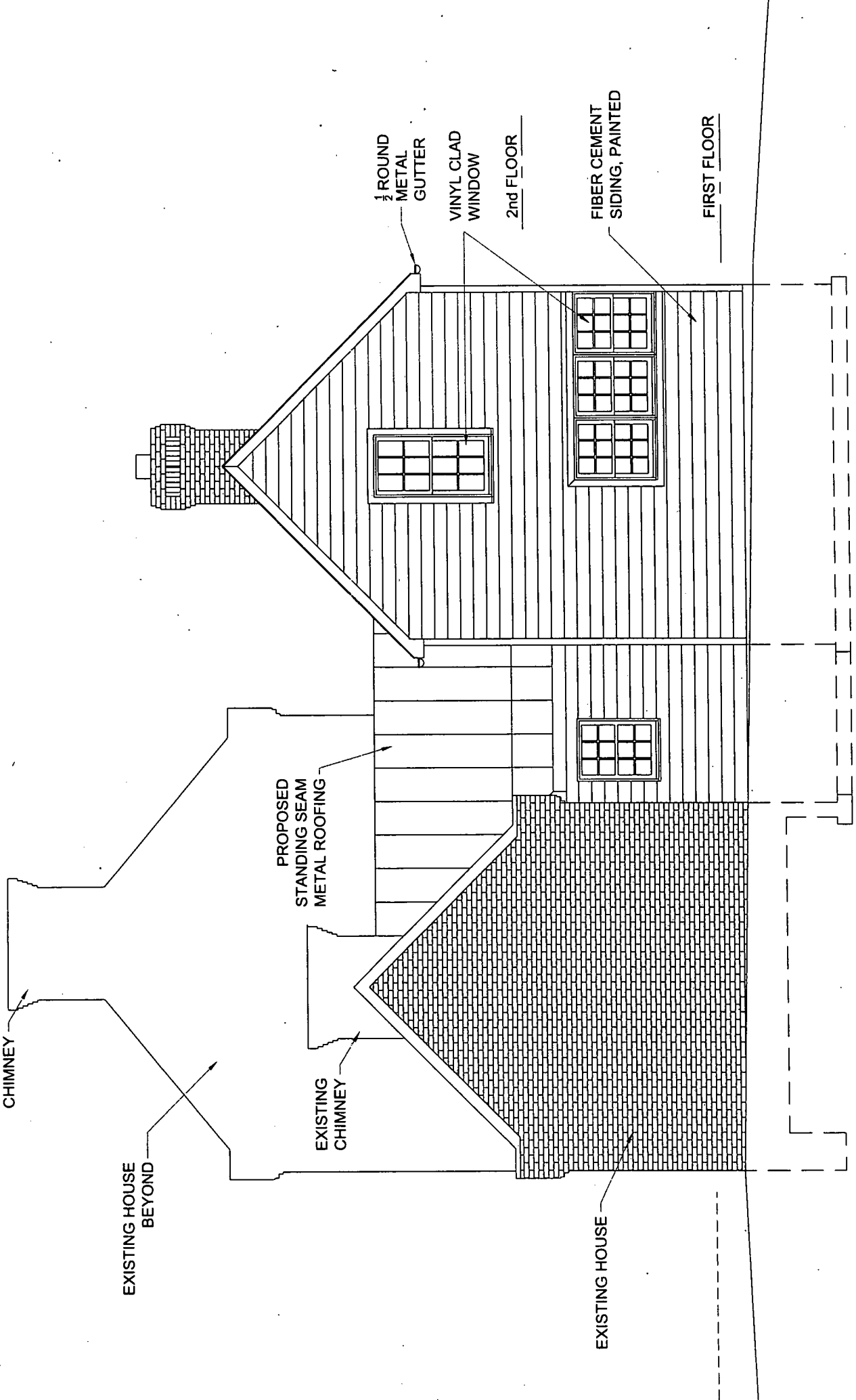
VINYL CLAD WINDOW

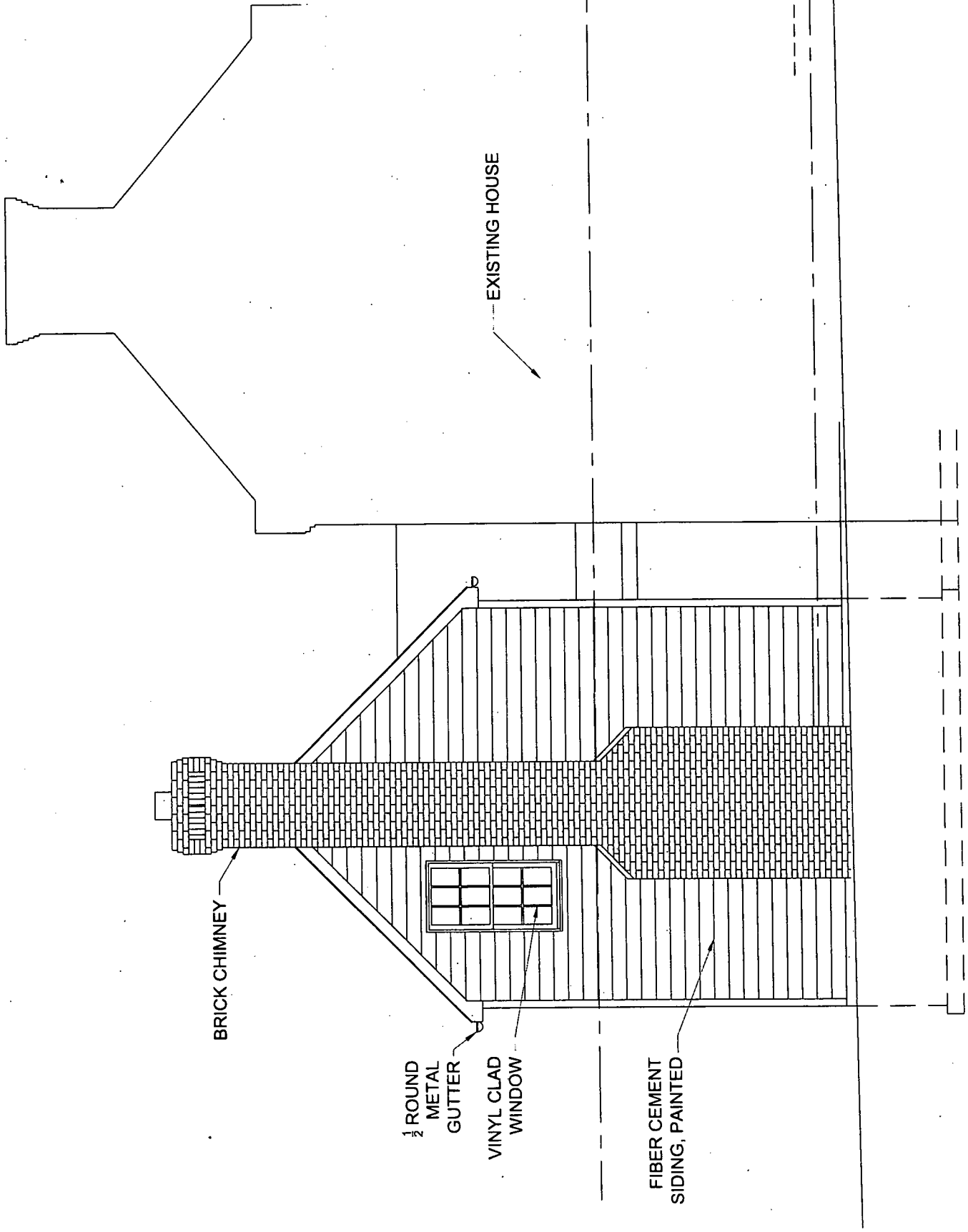
2nd FLOOR

FIBER CEMENT SIDING, PAINTED

FIRST FLOOR

EXISTING HOUSE





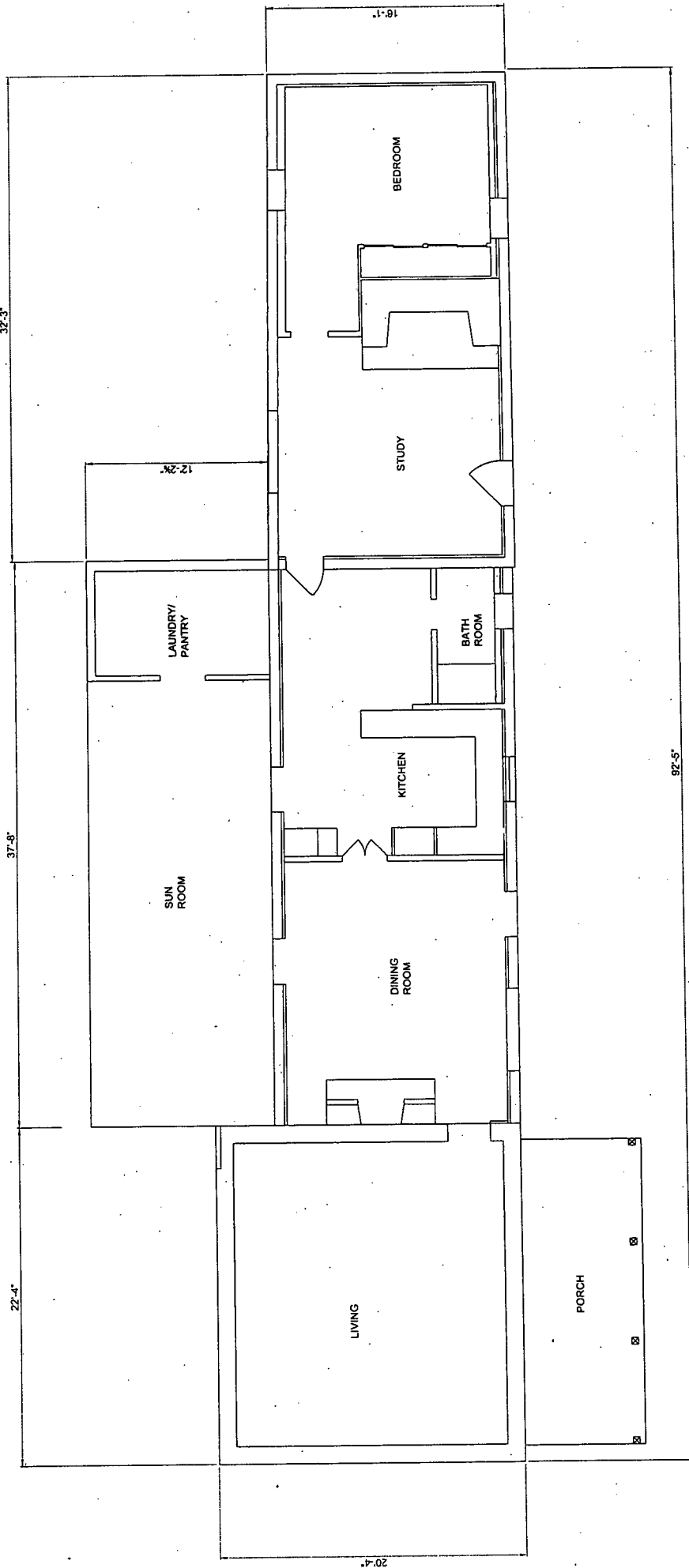
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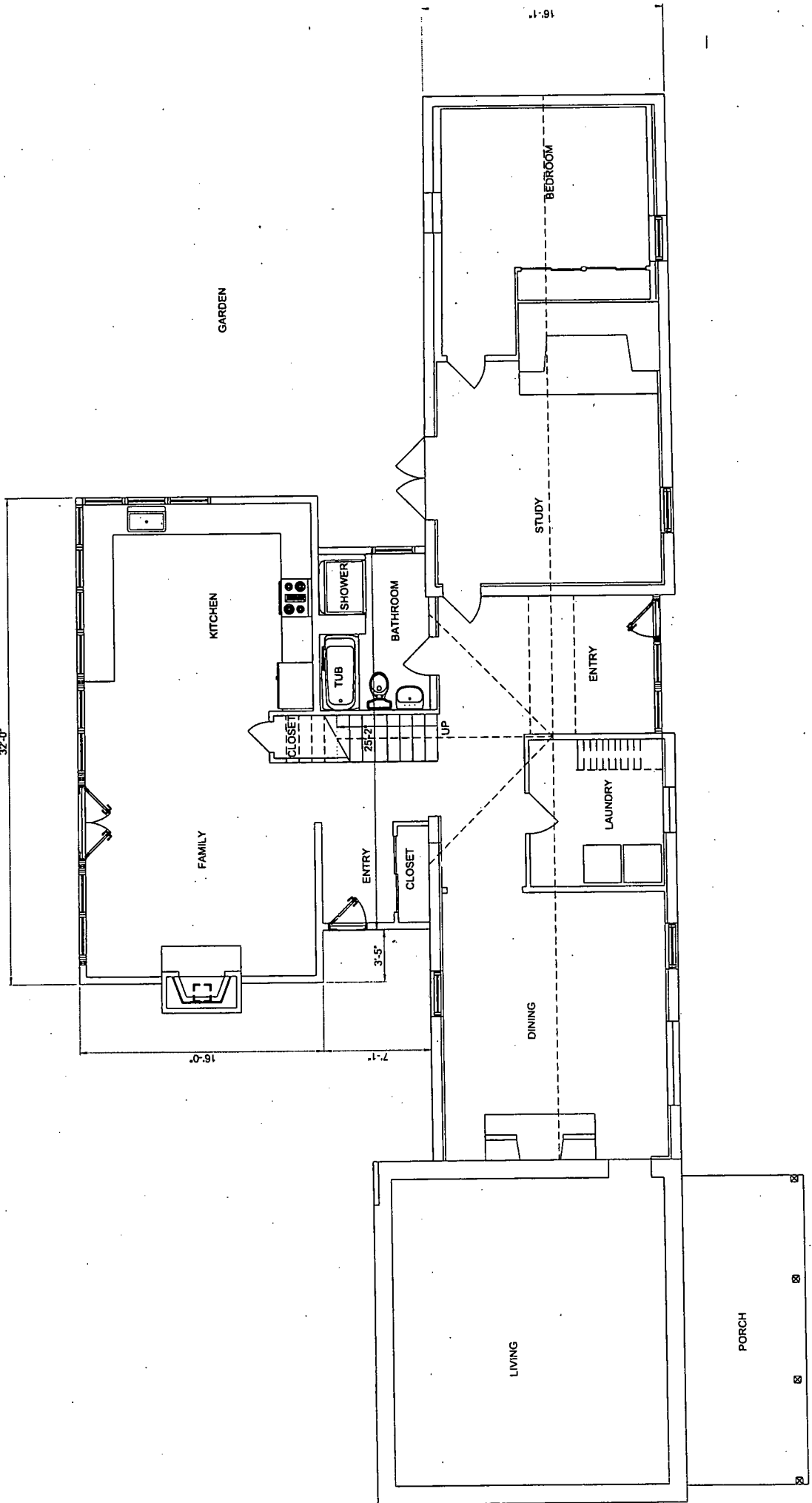
BRICK CHIMNEY

1/2 ROUND METAL GUTTER

VINYL CLAD WINDOW

FIBER CEMENT SIDING, PAINTED





GARDEN

KITCHEN

FAMILY

LIVING

DINING

STUDY

BEDROOM

CLOSET

ENTRY

CLOSET

3'-5"

7'-1"

25'-2"

UP

BATHROOM

TUB

SHOWER

LAUNDRY

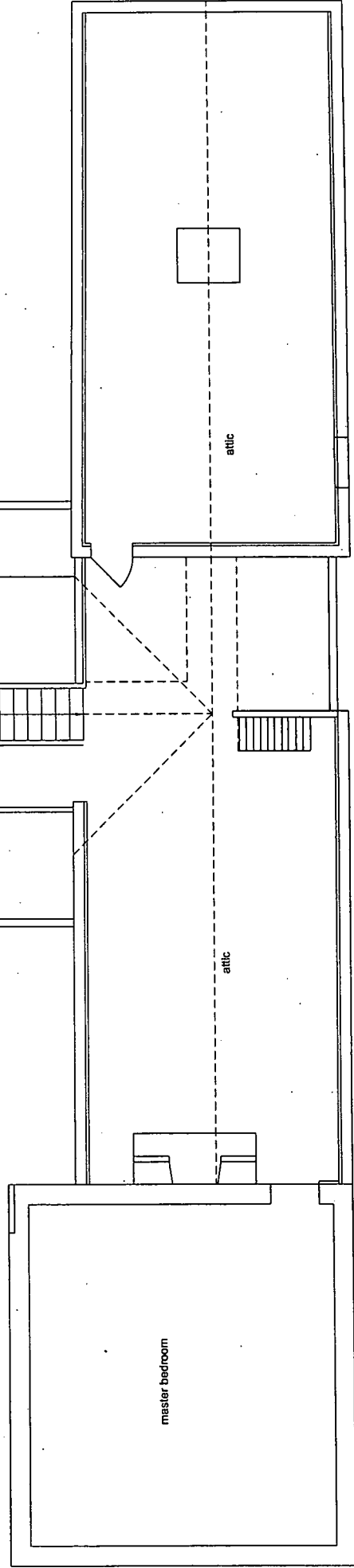
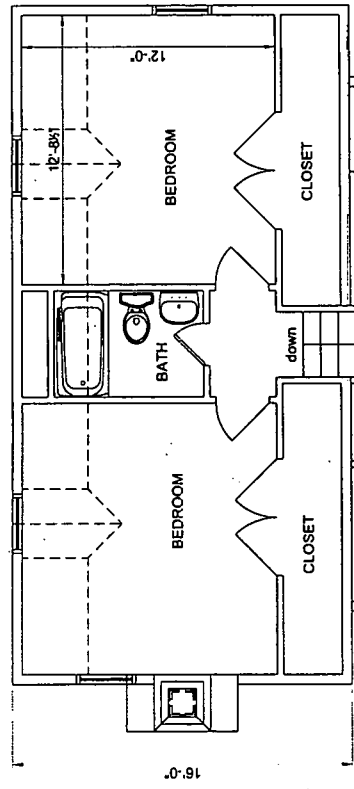
ENTRY

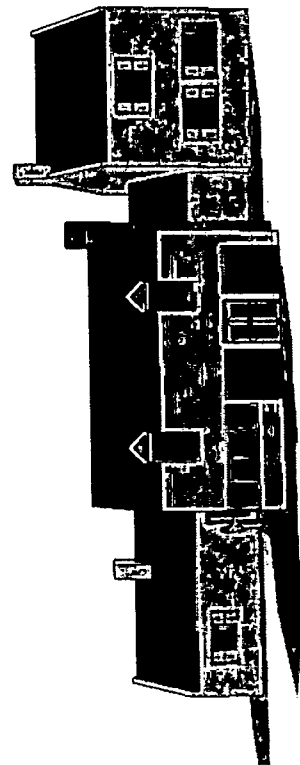
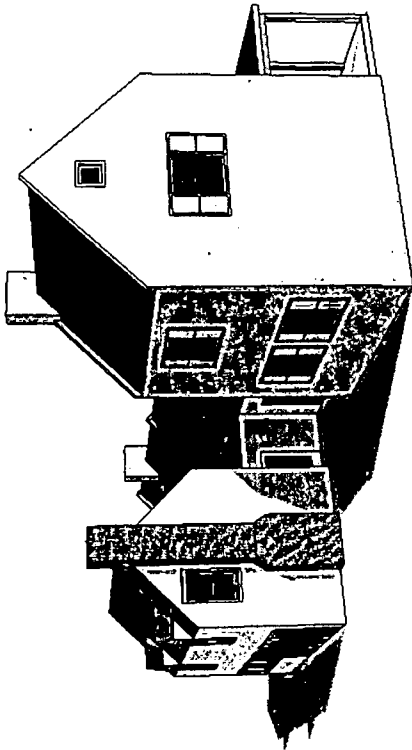
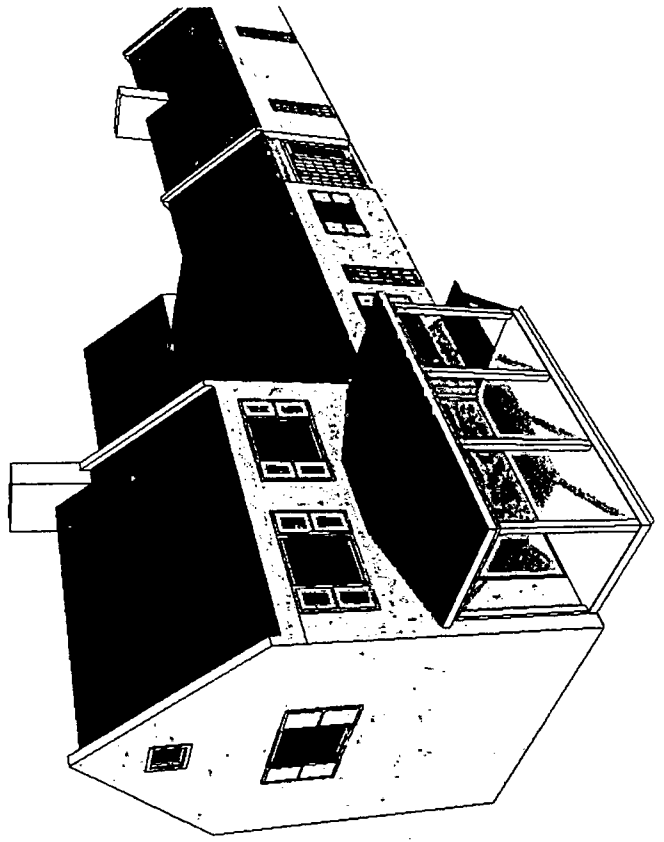
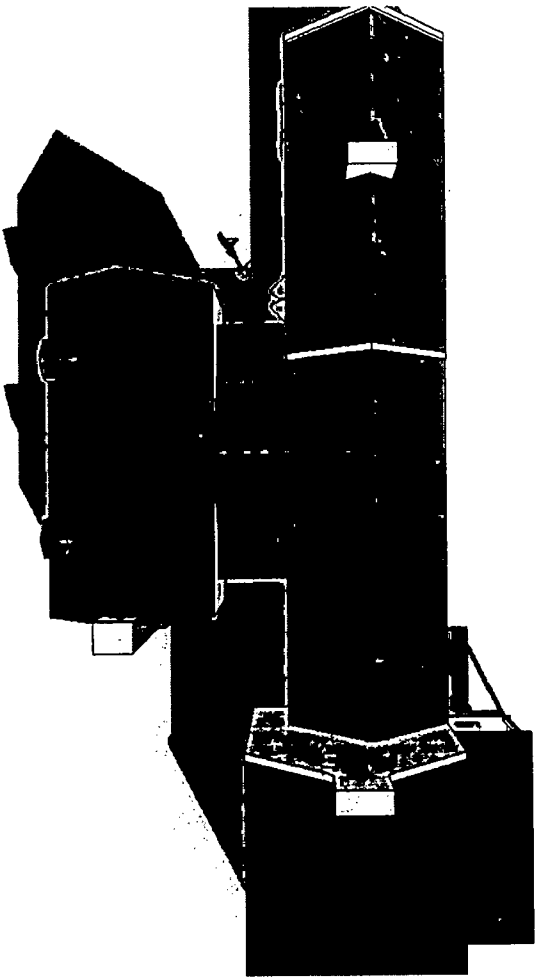
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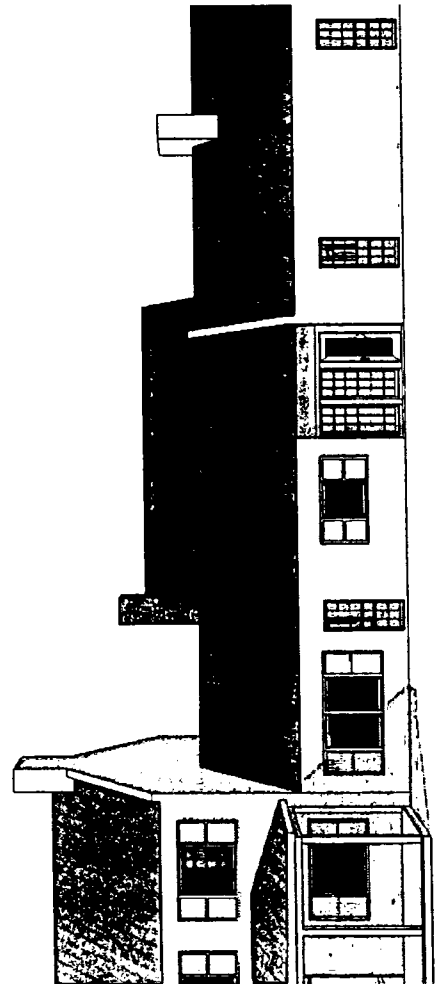
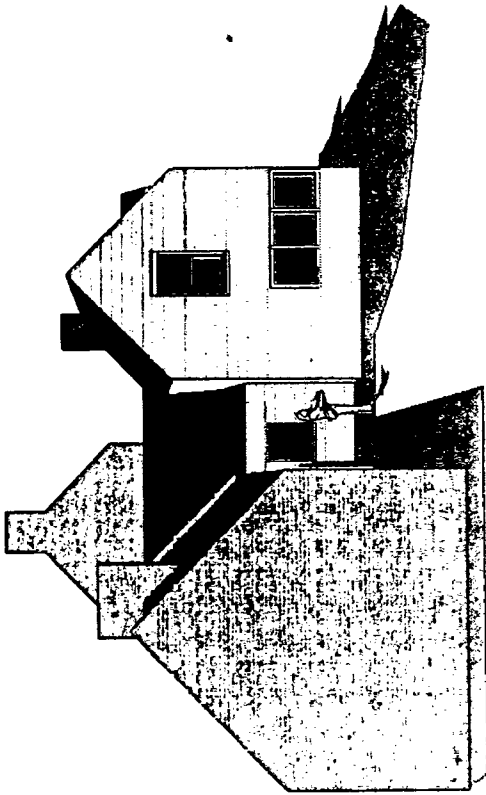
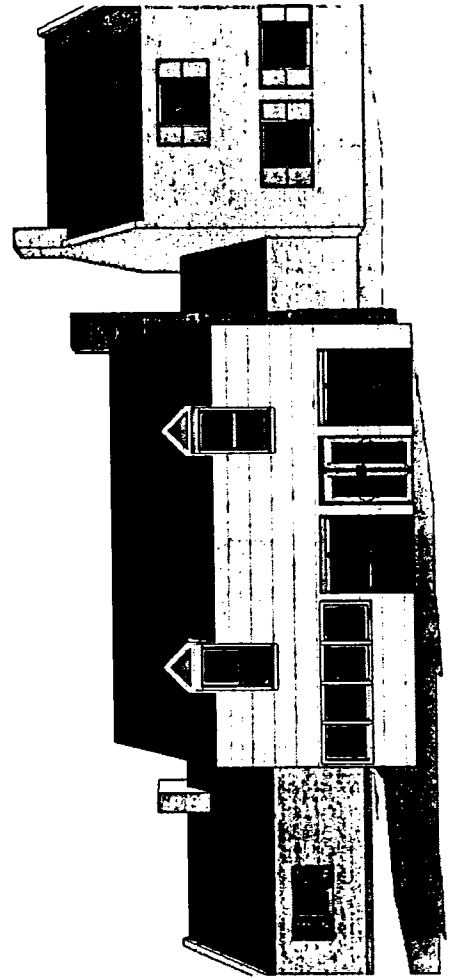
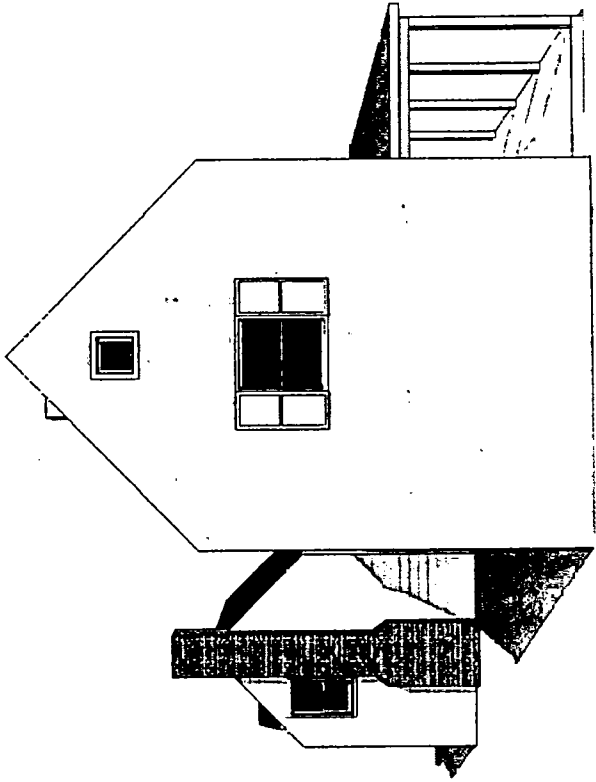
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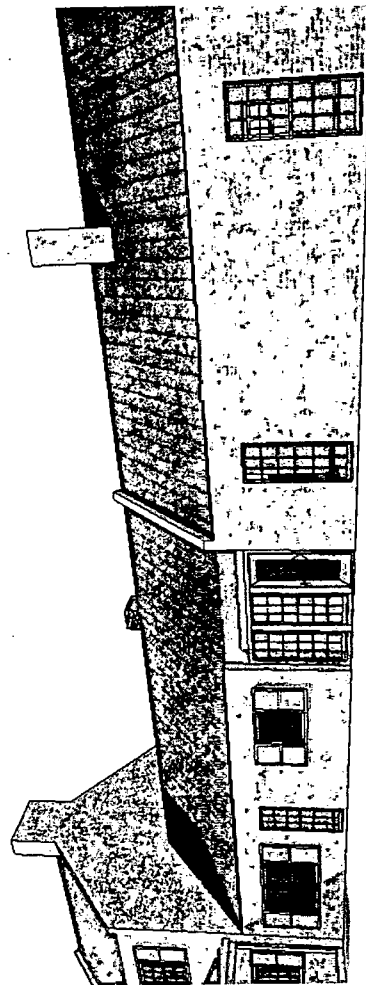
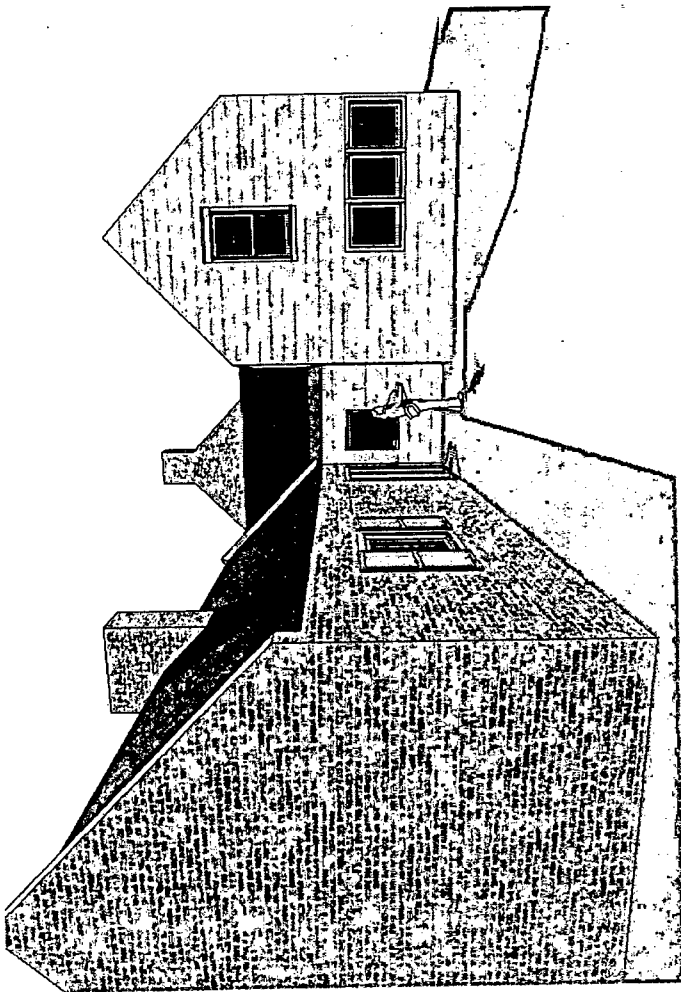
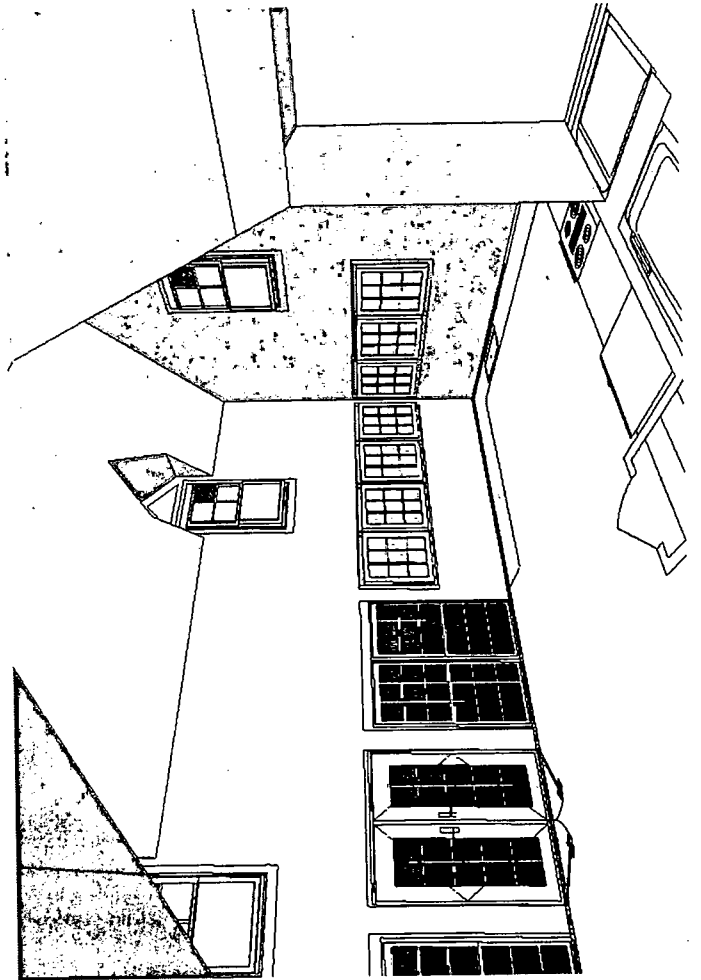
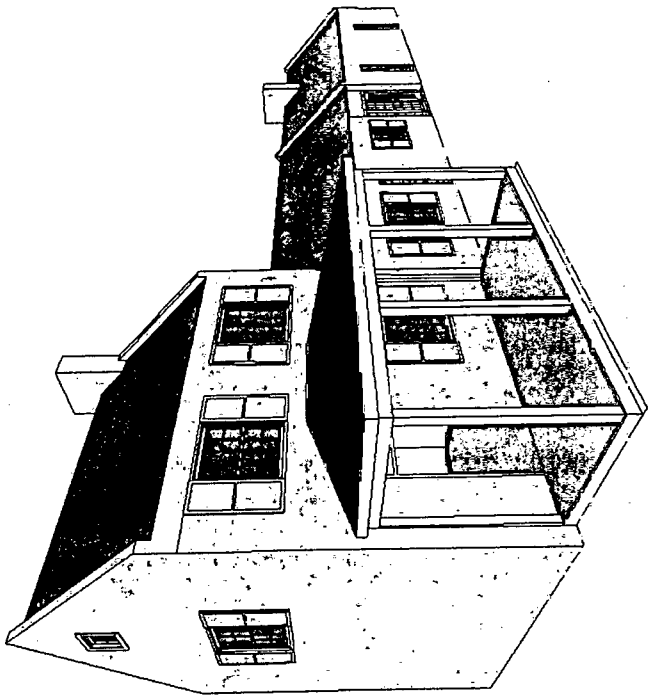
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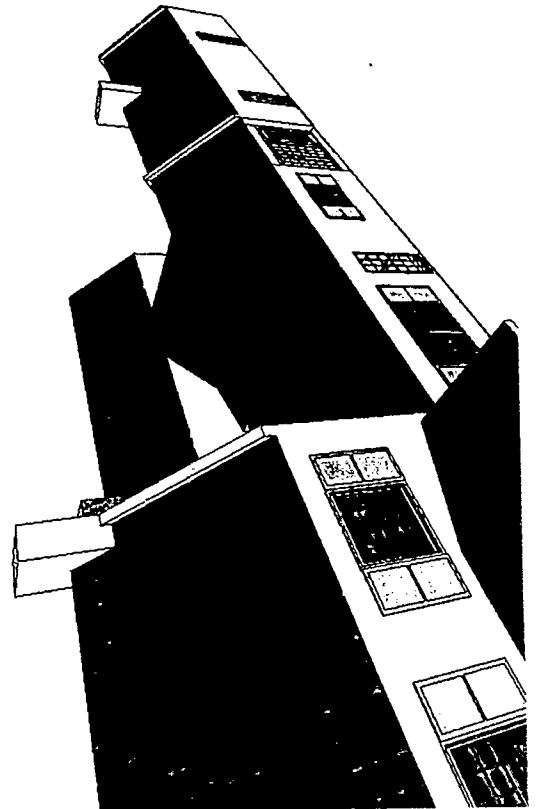
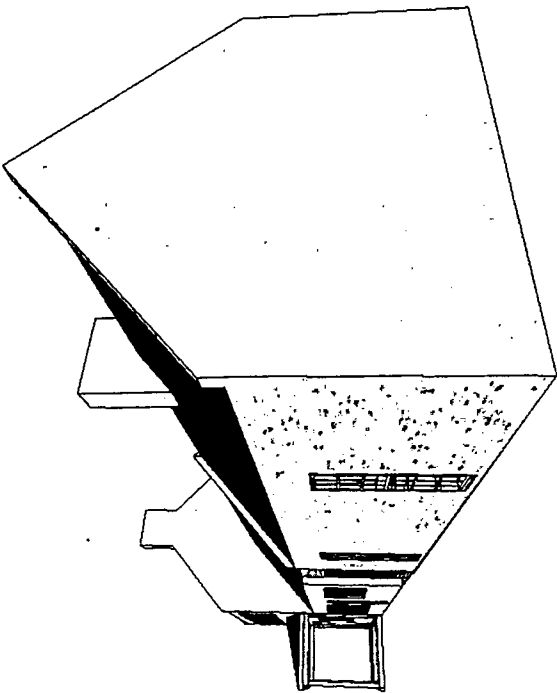
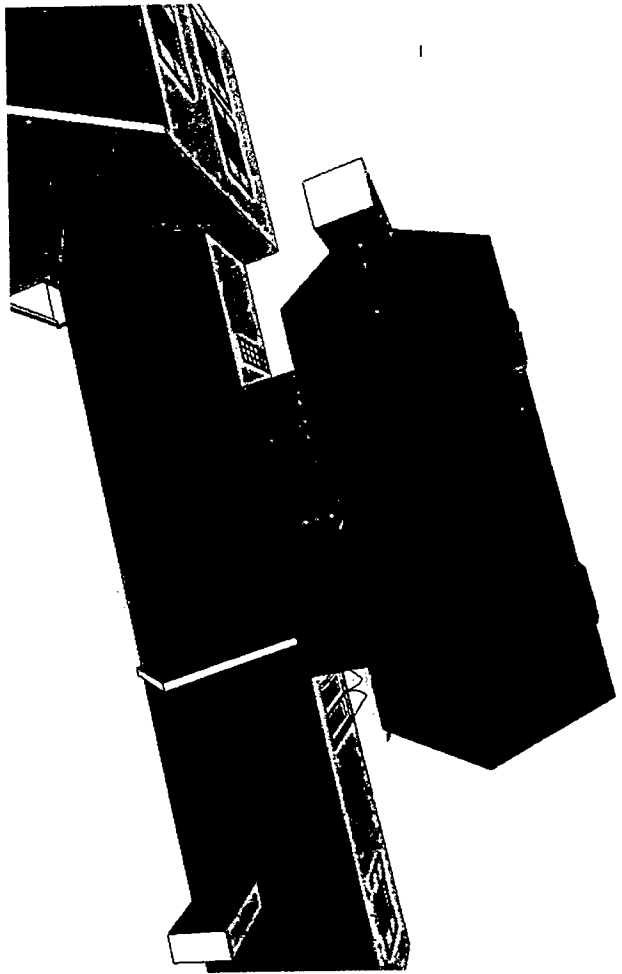
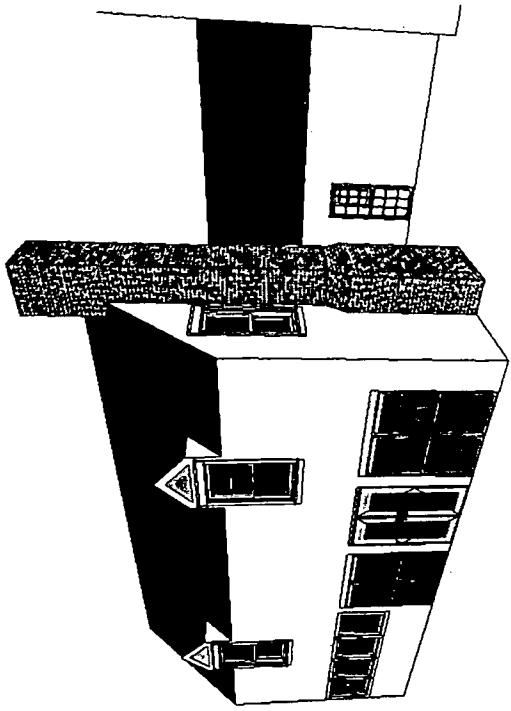
16'-1"

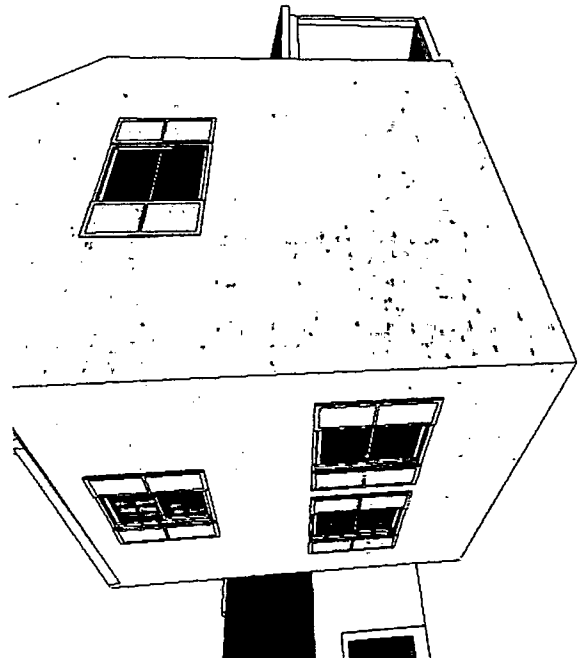
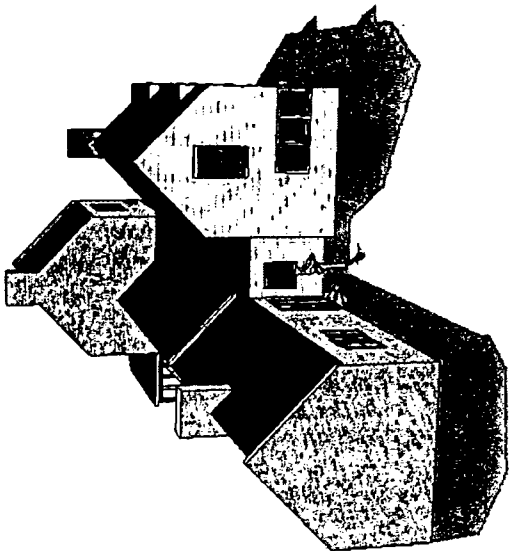


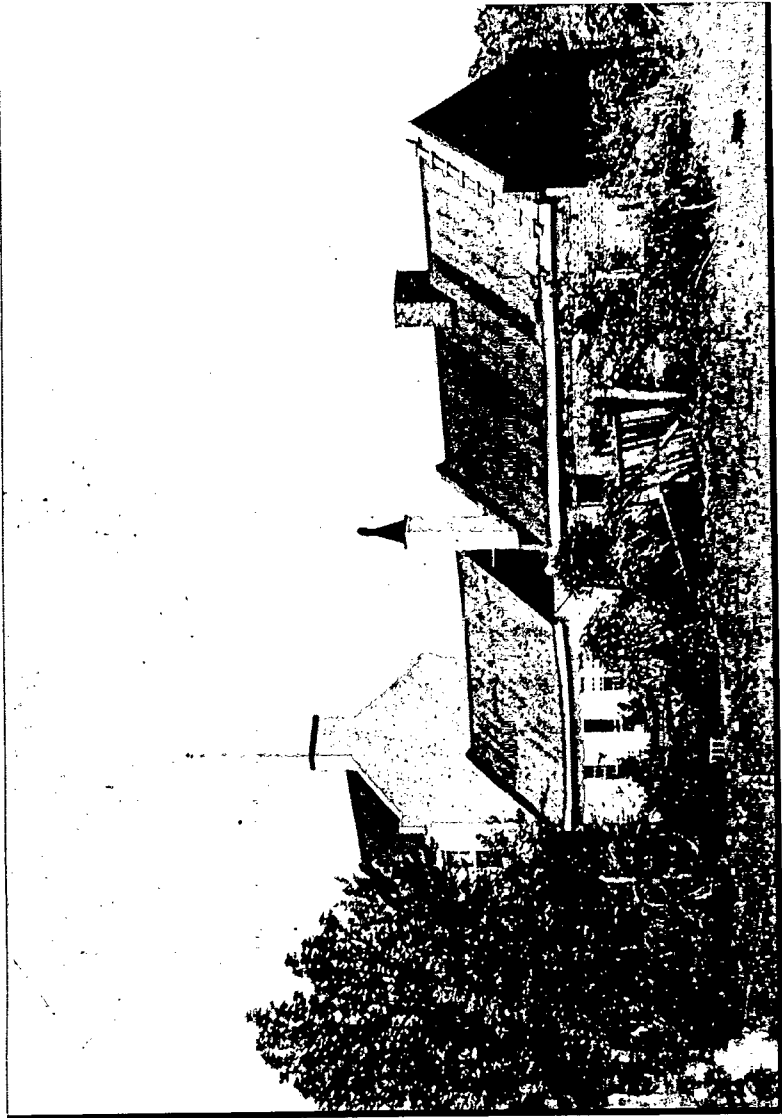




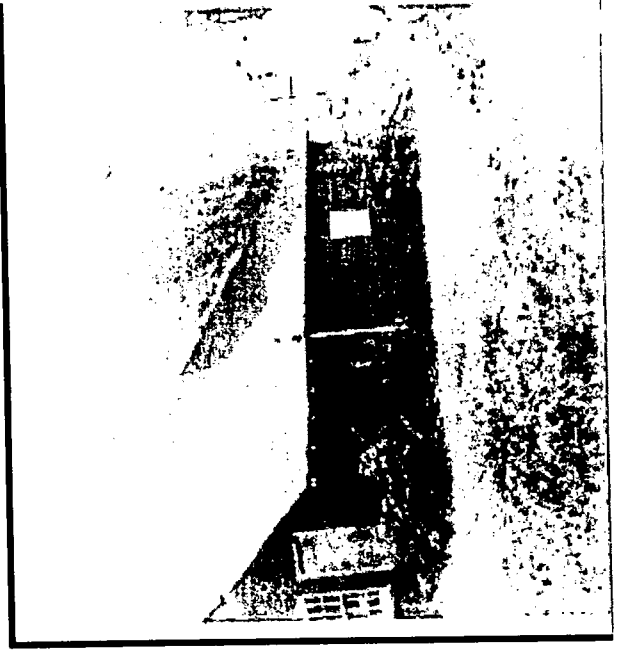








Pre 1950s



First Frame Addition

PRELIMINARY
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23315 Whites Ferry Rd,	Meeting Date:	12/20/2006
Resource:	<i>Locational Atlas</i> Site #16/010 The Mansion	Report Date:	12/13/2006
Applicant:	Richard Hill & Ronnie Hay (Tom Taltavull, AIA)	Public Notice:	12/6/2006
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: *Locational Atlas* Site #16/010
STYLE: Federal
DATE: c.1800, 1847

The Mansion, also known as "Gatton's Good Luck," was constructed in several sections (Circles 24-25). The original house was built c.1800 and is a 2 bay, 2 story brick, Federal style house with an internal chimney on the east end. The windows are 6/6 and the roof is standing seam metal. At the far east end of the original house is a 1 story brick structure with central chimney believed to have been the kitchen and slave quarters. Attached to the original house and beside the slave quarters is a 3rd section built by 1847. The connection between the 3rd section and the slave quarter was constructed no earlier than the mid-1950s. There is also a glassed in porch on the rear of the house, a nearby barn, and a small graveyard.

HISTORIC CONTEXT

Joshua Chilton purchased the property from Richard Bowie subsequently building the house, slave quarter, and 1st addition. It was later associated with the Oxleys of Montgomery County, through its purchase in 1956 by Mrs. Brown, daughter of Charles W. Oxley.

PROPOSAL:

The applicants are proposing to remove the existing 1-story rear addition and construct a rear 2-story addition connected to the historic house by a 1-story hyphen. The design also incorporates an inset entry that visually separates the slave quarter from the rest of the house.

APPLICABLE GUIDELINES:

Chapter 24A-10 of the Montgomery County Code provides an interim protection for properties on the *Locational Atlas and Index of Historic Sites*. This protection is only for substantial alteration and demolition projects. HPC staff makes a determination of what projects constitute substantial alterations. If there is a permit requested to demolish or substantially alter the exterior features of any individual resource listed in the *Locational Atlas*, then that resource is evaluated for historic designation on an expedited schedule.

In making a determination of substantial alteration, staff uses the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

STAFF DISCUSSION

New additions on historic structures should be avoided, if possible, and considered only after it is determined that needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged or destroyed.

After meeting with the applicant on site and reviewing the submitted drawings, Staff determined that the proposal as submitted constitutes a substantial alteration. The applicant now has a decision to make: significantly redesign to achieve a non-substantial alteration determination or continue with this proposal, which will be put on hold as the property is evaluated for *Master Plan* designation. Should the property be designated (very likely) the HPC can then review the proposal as a formal HAWP. The applicants are not necessarily opposed to designation and have been informed of the tax benefits for rehab of the historic house. However, as an aid to the decision, they are looking for direct input from the Commission on the proposal's merits and possibility for approval.

There are several areas of discussion with this proposal.

Removal of existing rear addition

The 1-story rear addition is outside of the period of significance for this property and will not negatively affect the integrity of the resource should it be removed.

Construction of 2-story rear addition

The general idea of an addition on this property merits consideration. Although the house has many segments, each is small and the new addition will be offset by the removal of the old addition. Secondly, the property is large enough that loss of green space is not an issue and there do not appear to be any trees that would be directly impacted by the addition, though tree protection would be necessary to prevent damage during construction. For the most part, the proposed addition is in keeping with the *Standards*. The footprint is not so large that it is overwhelming, it is connected to the historic house with a hyphen, and it is placed at the rear of the house. The main deviation, the issue that pushed the proposal into "substantial alteration" is the second story. Taken out of context the addition is modest and the height

relatively low. The 2nd story is really a half story. On the other hand, the location of the new addition and removal of the old exposes the 4th corner of the building. Aside from the obvious suggestion of eliminating the 2nd level, staff suggests that the addition could have a lighter touch through a narrower hyphen.

Front entry

This design also proposed to remove the front wall of the “connector addition” and replace it with glass. This will help visually express the three stages of the historic house. Staff suggests that the entry, while recessed, does not go far enough and that the rocflineline should be lowered as well.

STAFF RECOMMENDATION:

Staff recommends the HPC provide guidance on the following issues: Removal of existing rear addition, Construction of 2-story rear addition, and Front entry alterations. We then recommend that the applicant be advised to revise the design using the HPC’s comments and file for a HAWP. Filing the HAWP will trigger the designation process. While the designation process is underway (typically takes at least a year), the applicant can begin rehabilitation work on the historic buildings.

It is important to remember that this is a Locational Atlas site and comments from the Commission will not only affect design decisions, but also the timing of designation review. The applicant seeks candid responses and advice.



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

DPS - #8

PRELIM

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HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Thomas J. Taltavull, Architect
 Daytime Phone No.: 301-840-1847
 Tax Account No.: 00035214
 Name of Property Owner: Richard Hill and Ronnie Hay Daytime Phone No.: 301-349-2308
 Address: 23315 Whites Ferry Road Dickerson Maryland 20842
Street Number City State Zip Code
 Contractor: Not yet selected Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Thomas J. Taltavull, architect Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23315 Street: Whites Ferry Road
 Town/City: Dickerson Nearest Cross Street: Elmer School Road
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: Gattons Good Luck

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ \$200,000.00
 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.

T.J. Taltavull November 29, 2006
Signature of owner or authorized agent Date

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

The house consists of three sections, in a row, structurally independent of each other and totaling 92 feet in length. The two end sections, one of two stories and the other of a single story at the east end. The east end single story has been said to be the detached kitchen wing and slave quarters. The west end two-story Federal-style structure was the living and bedroom wing. A one-story frame structure was added to the two-story wing by 1847. Finally a subsequent frame addition connecting this wing to the original kitchen wing c. 1950. The kitchen/ slave quarter wing was not originally connected to the main house. A large glass steel factory window room was added to this center section c. 1950 also. The original brick structures date to c. 1800. There is also a barn on the property.

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

The project consists of removing 1950 glass enclosed room and constructing a 1-1/2 story kitchen bedroom wing in the rear of the house. This new wing will be connected to the existing central frame section with a 1 story hyphen. Also the Owners would remove the 1950's infill connection wing between the old kitchen and the 1847 frame section and create a new entrance at this area. The intent is to distinguish the original kitchen/ slave quarter wing as it was originally and create a centralized glazed entrance where an original open breezeway was in order to better define the original appearance of the house. The owners are in need of the additional bedrooms as the house currently has only two.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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 dripline 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).

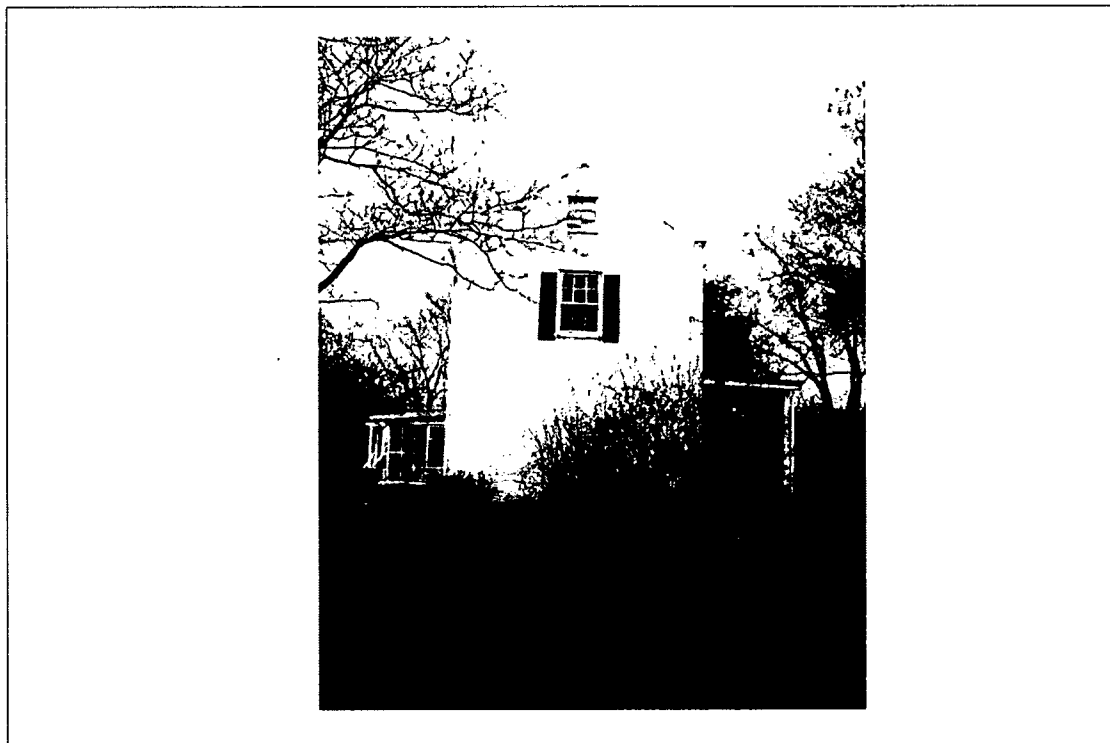
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Main house wing, North side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

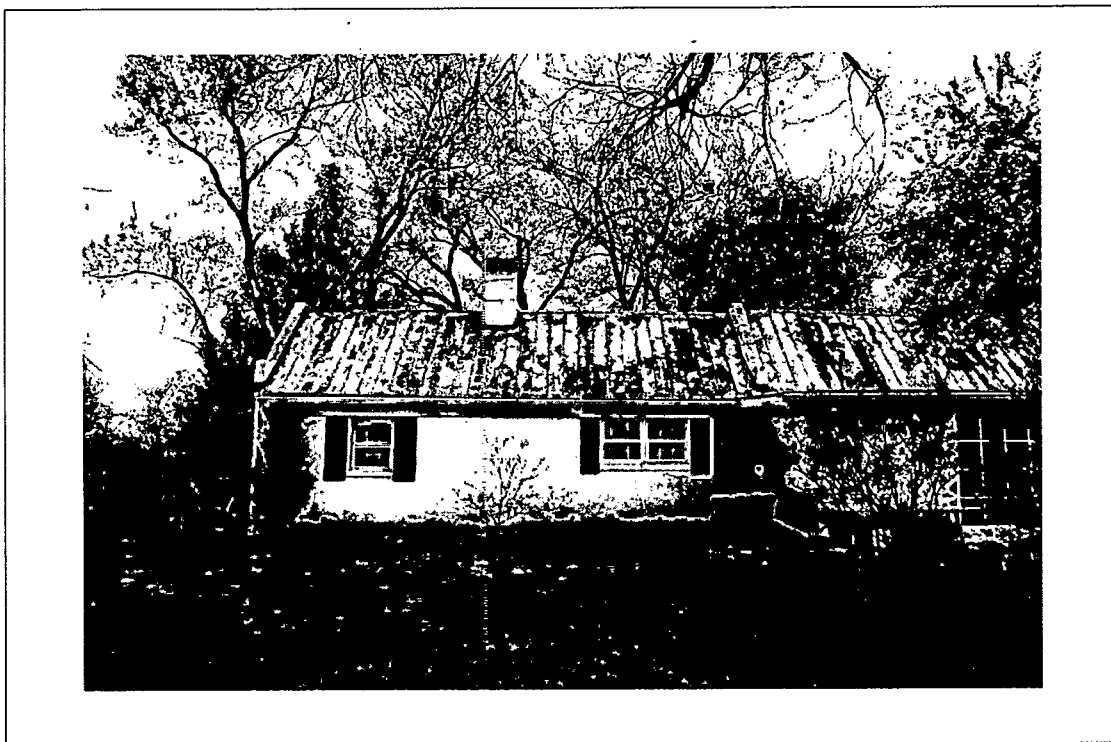


C. 1800 Main house wing, West side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

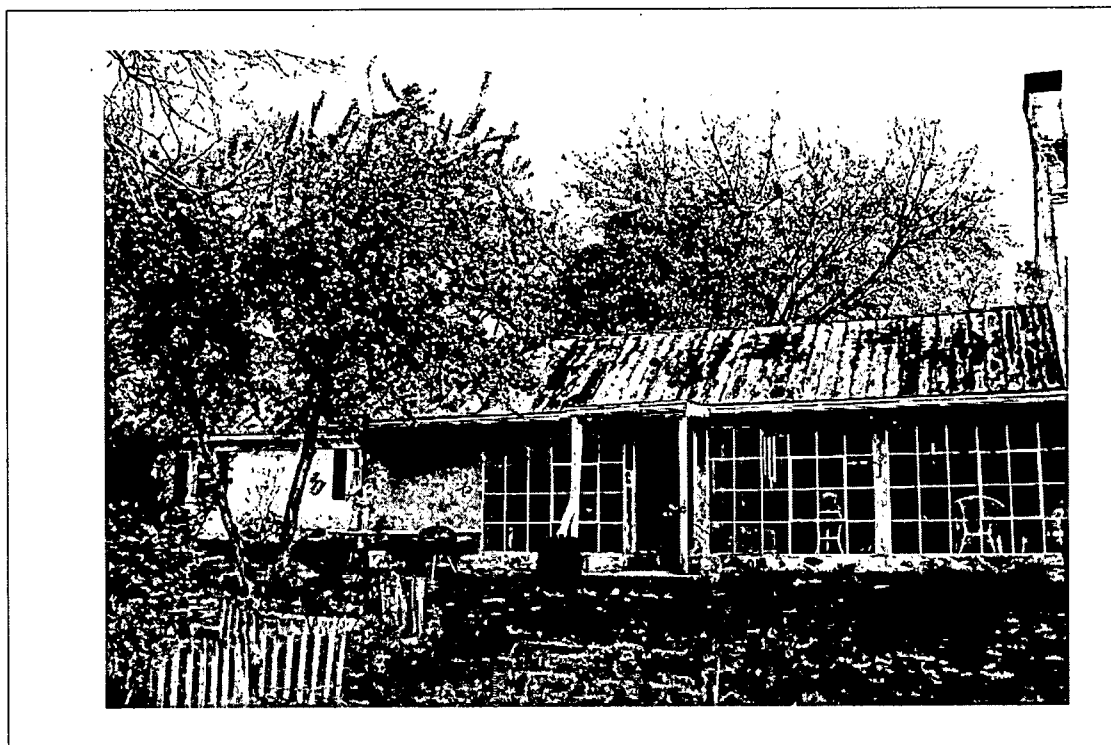
Applicant: Richard Hill and Ronnie Hay

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, North side View, The Mansion (Gattons Good Luck) 2006

Detail: _____



Detail: C. 1950 Sun room addition, North side view, The Mansion (Gattons Good Luck) 2006

Applicant: Richard Hill and Ronnie Hay

Existing Property Condition Photographs (duplicate as needed)



C. 1800 Kitchen / Slave quarter wing, South side View, The Mansion (Gattons Good Luck) 2006

Detail: _____

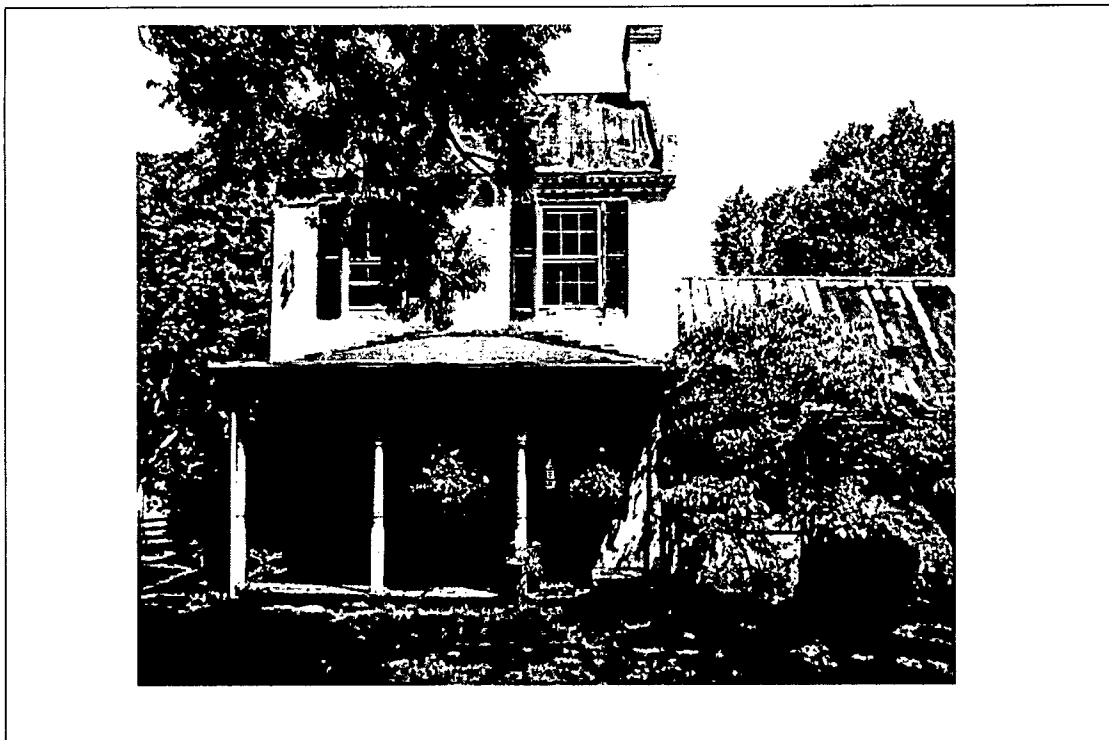


C. 1800 Kitchen / Slave quarter wing, East side View, The Mansion (Gattons Good Luck) 2006

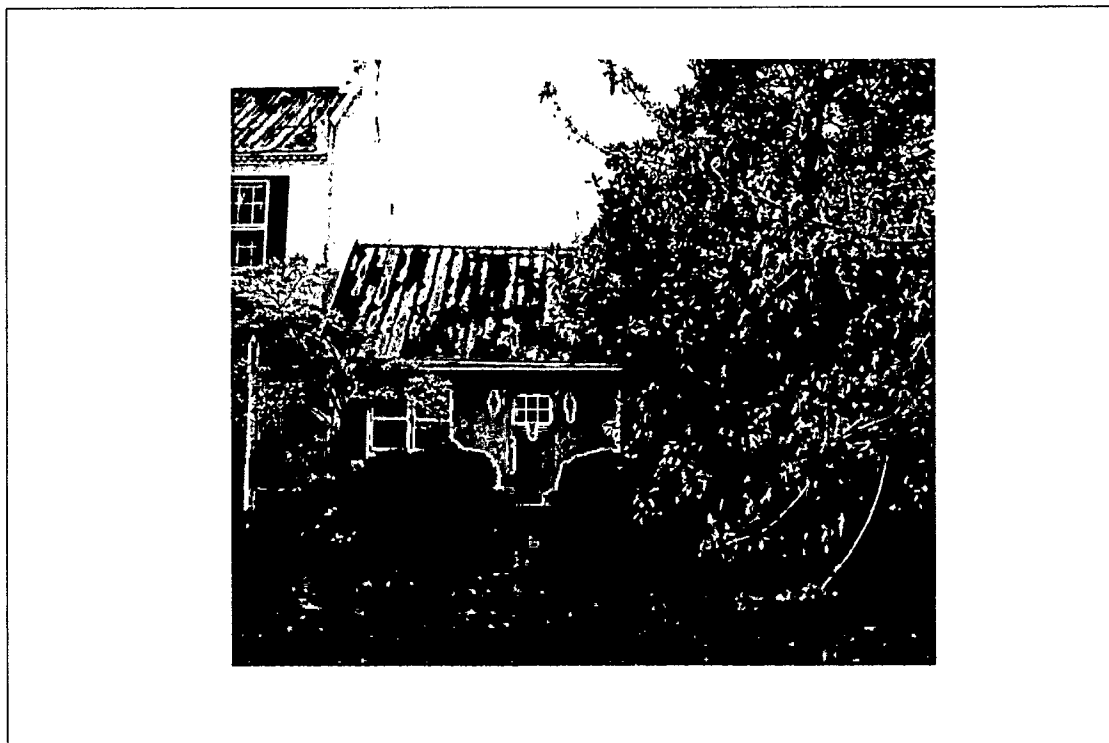
Detail: _____

Applicant: Richard Hill and Ronnie Hay

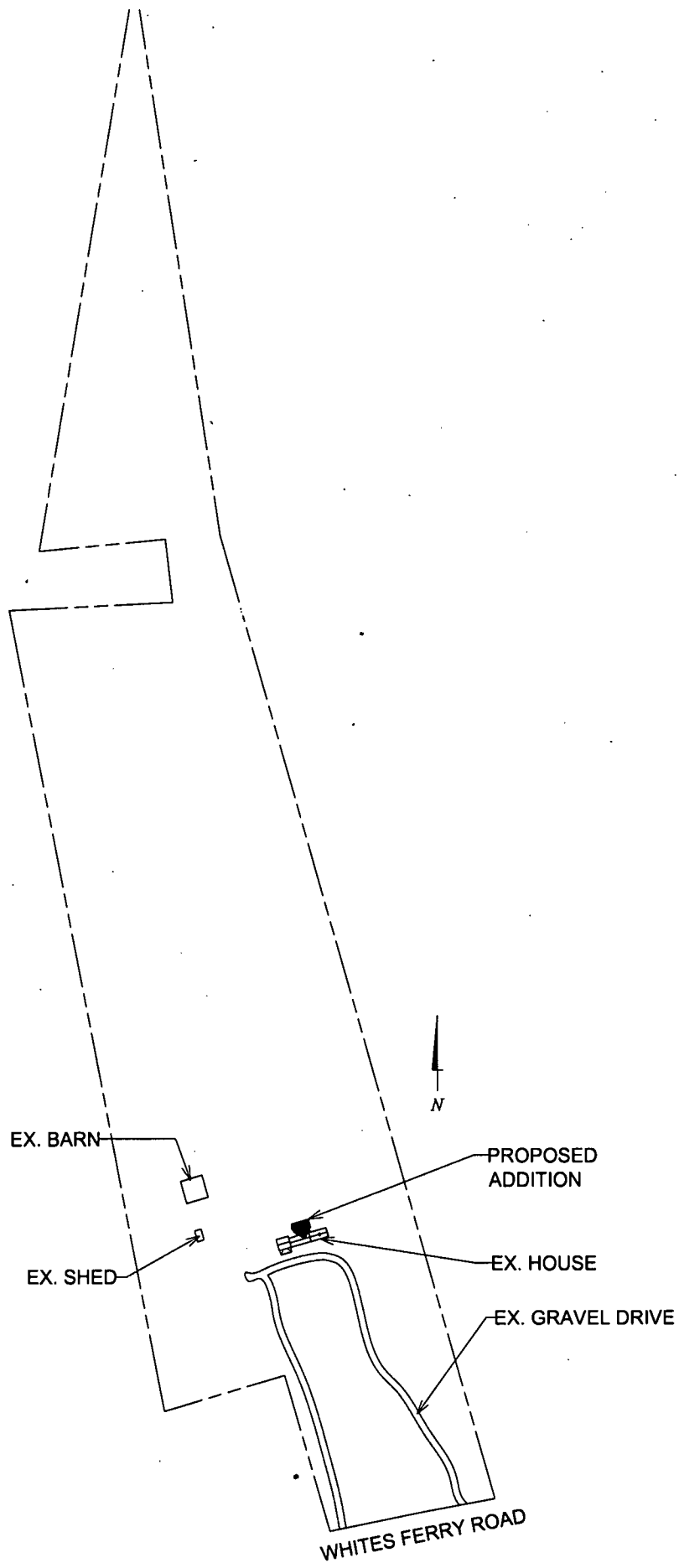
Existing Property Condition Photographs (duplicate as needed)

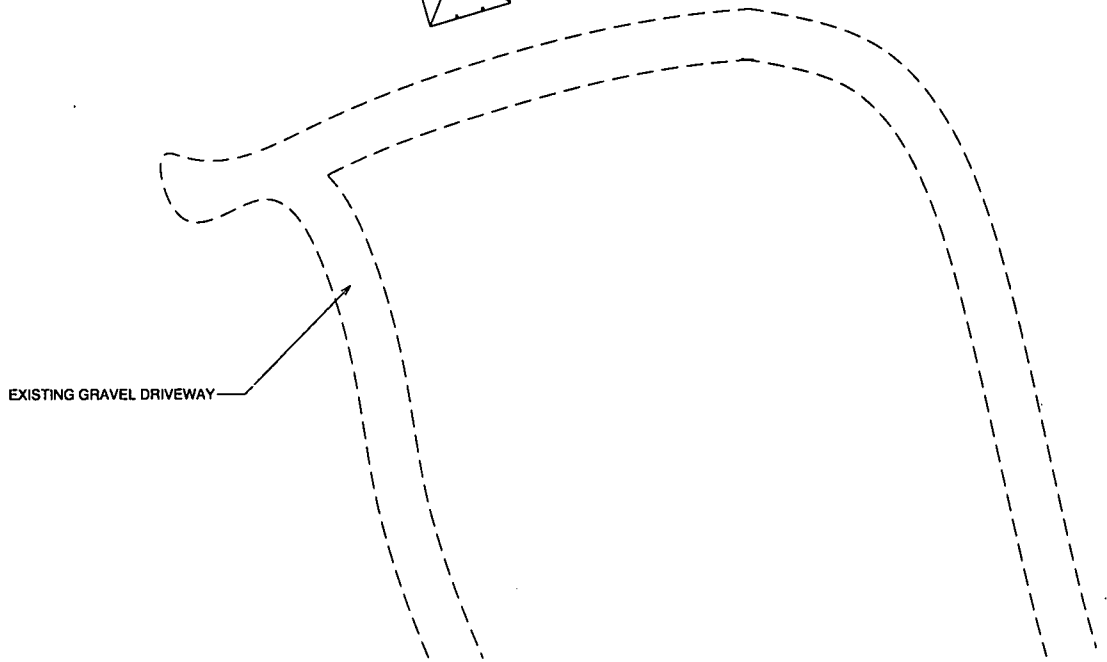
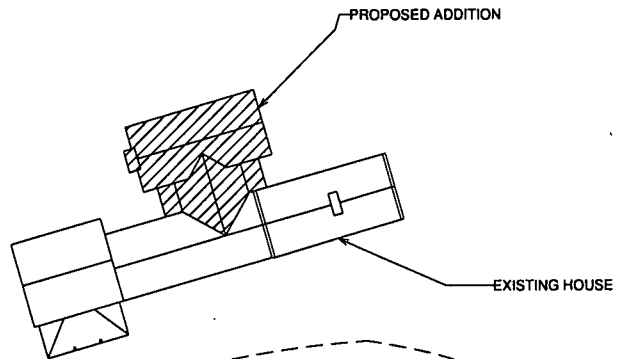
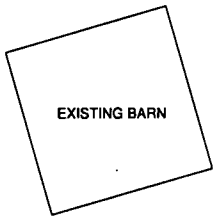


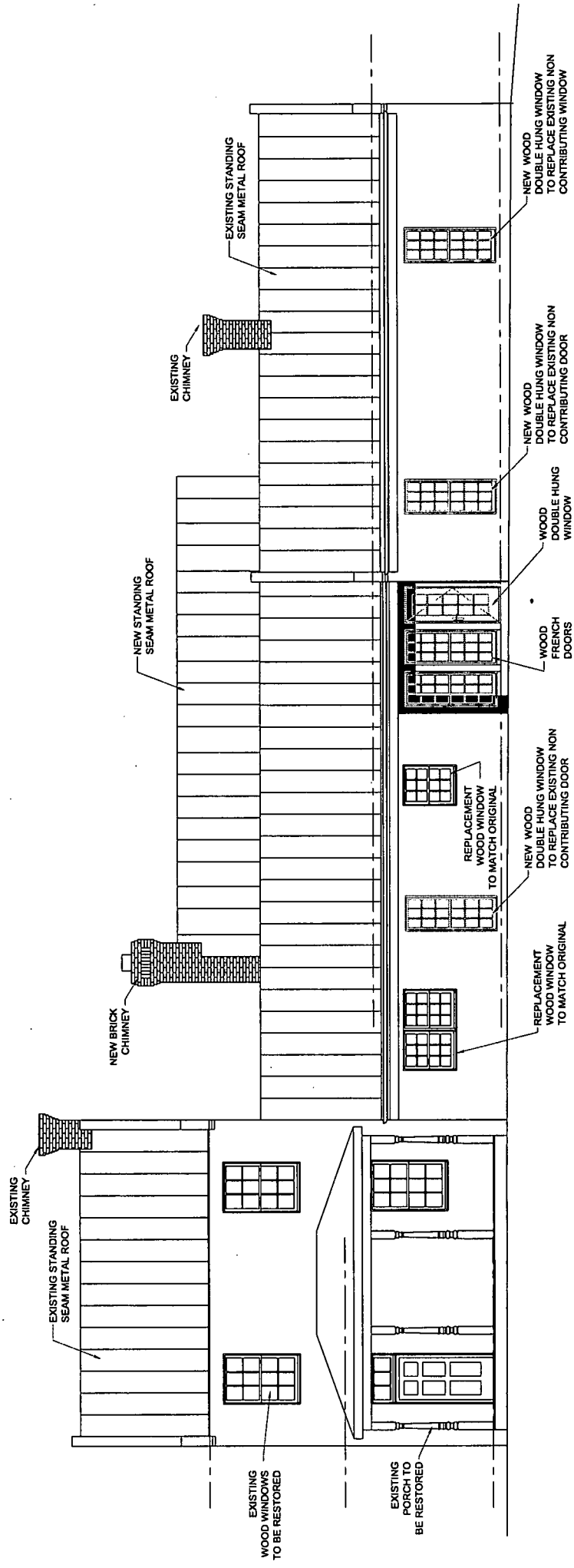
Detail: C. 1800 Main house, South side View, The Mansion (Gattons Good Luck) 2006



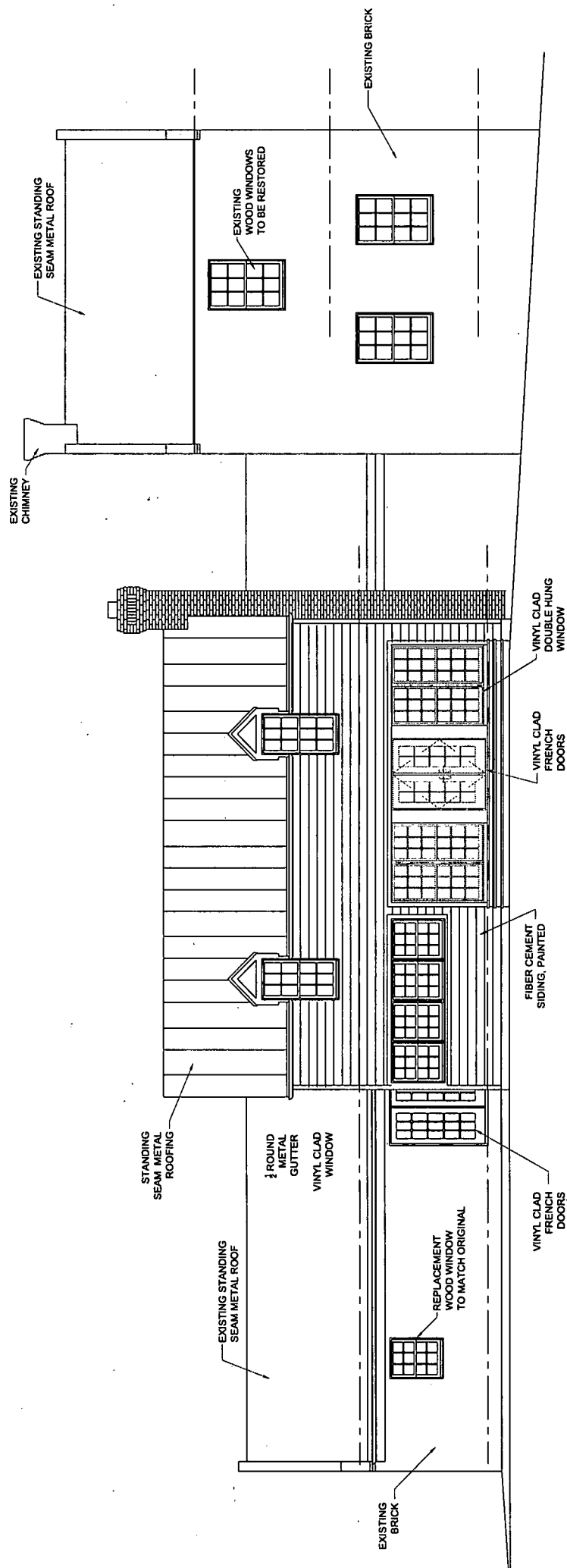
Detail: C. 1847 Frame Addition, South side View, The Mansion (Gattons Good Luck) 2006







South (Front) elev



NORTH (REAR) ELEV

EXISTING CHIMNEY

EXISTING HOUSE BEYOND

PROPOSED STANDING SEAM METAL ROOFING

EXISTING CHIMNEY

1/2 ROUND METAL GUTTER

VINYL CLAD WINDOW

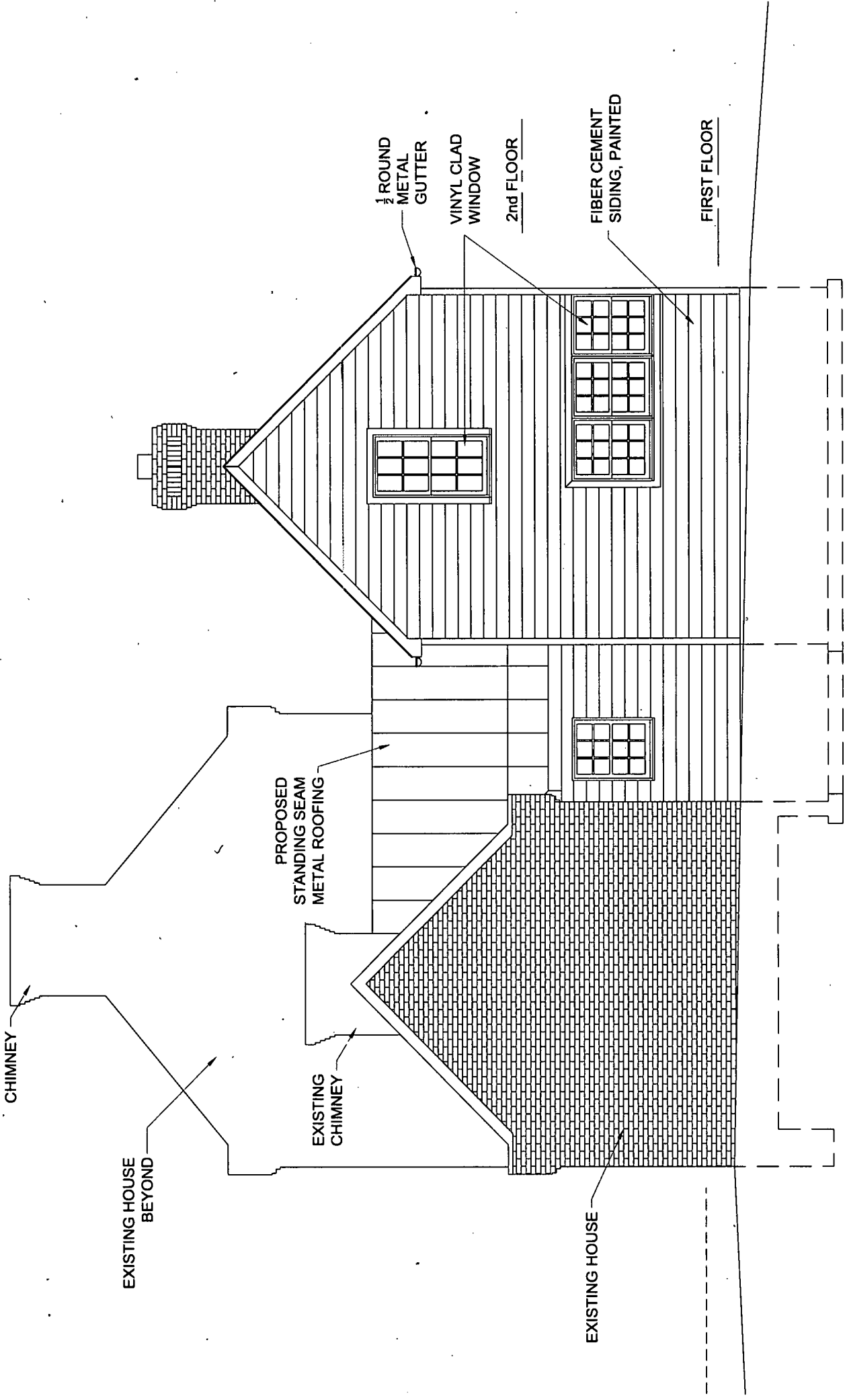
2nd FLOOR

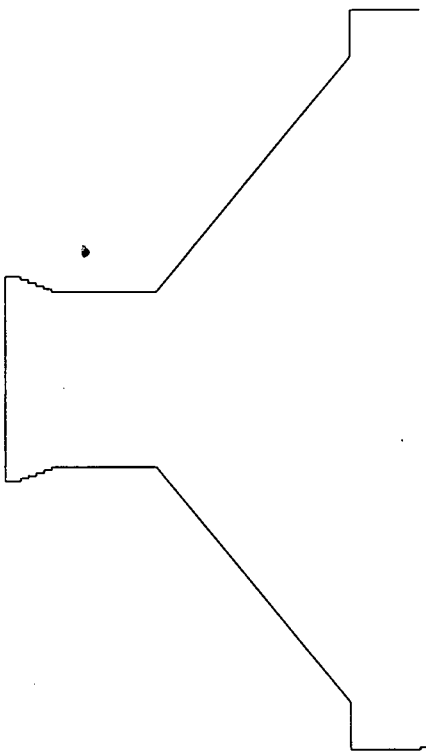
FIBER CEMENT SIDING, PAINTED

FIRST FLOOR

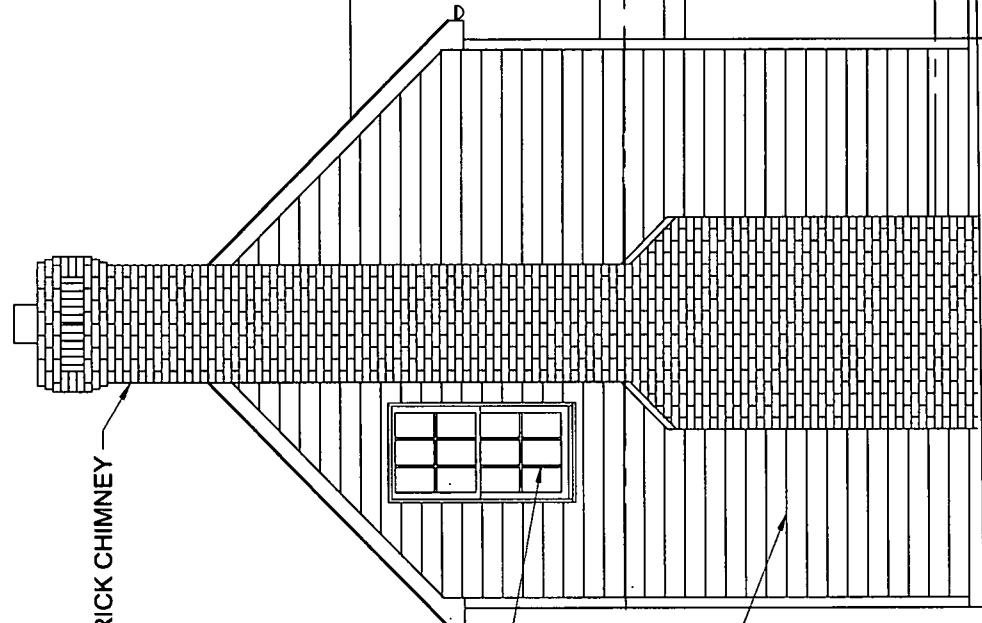
EXISTING HOUSE

EAST ELEV.





EXISTING HOUSE



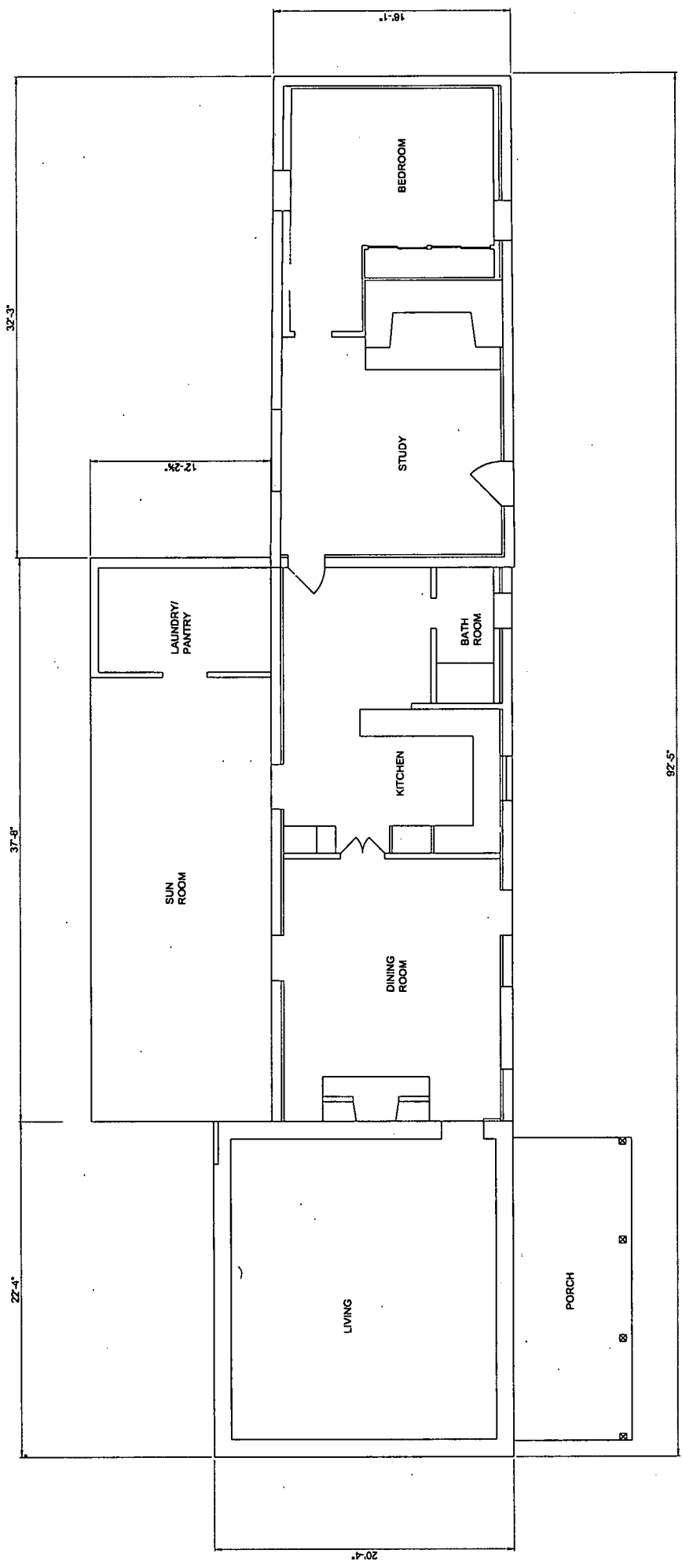
BRICK CHIMNEY

1/2 ROUND METAL GUTTER

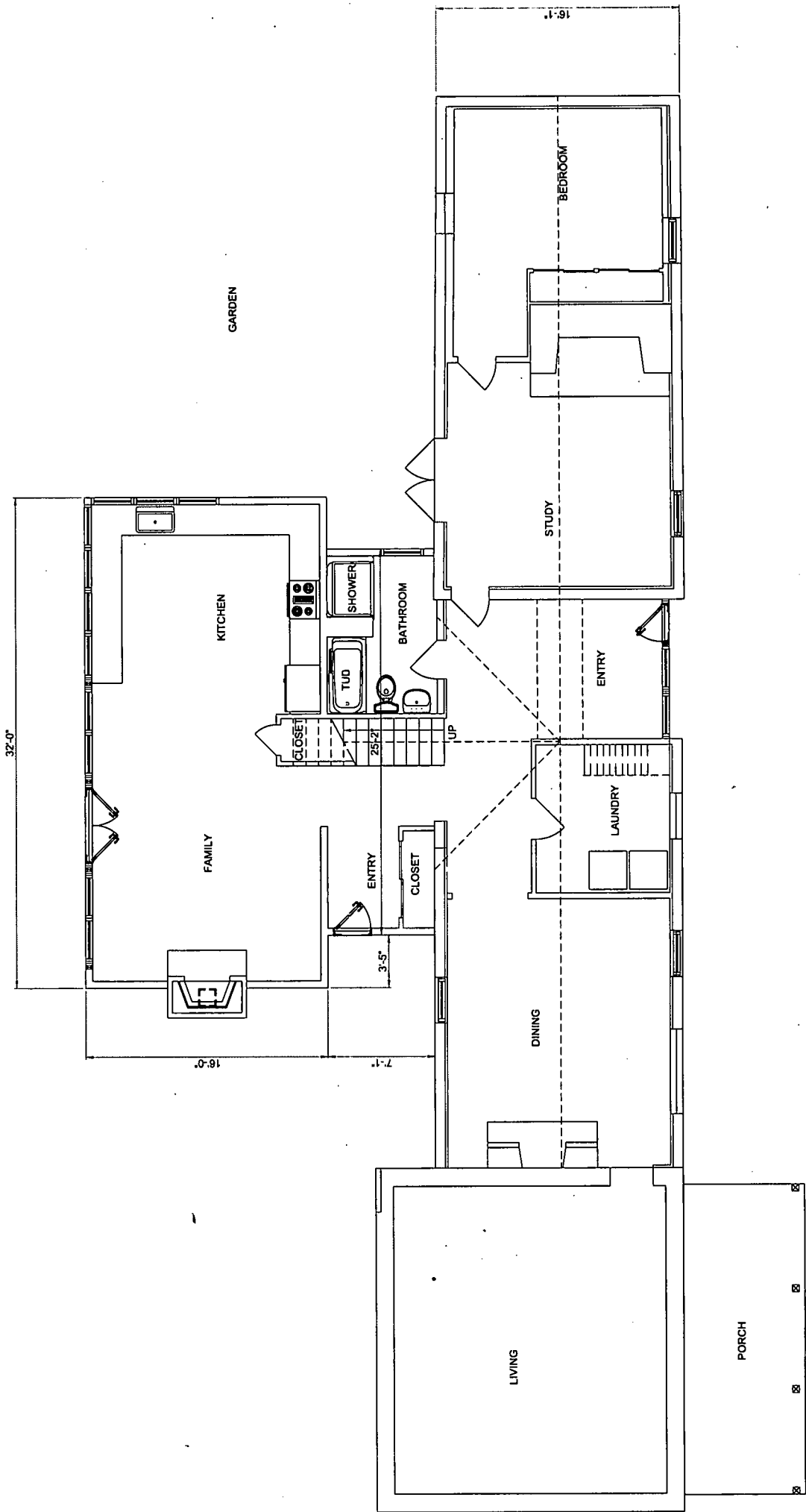
VINYL CLAD WINDOW

FIBER CEMENT SIDING, PAINTED

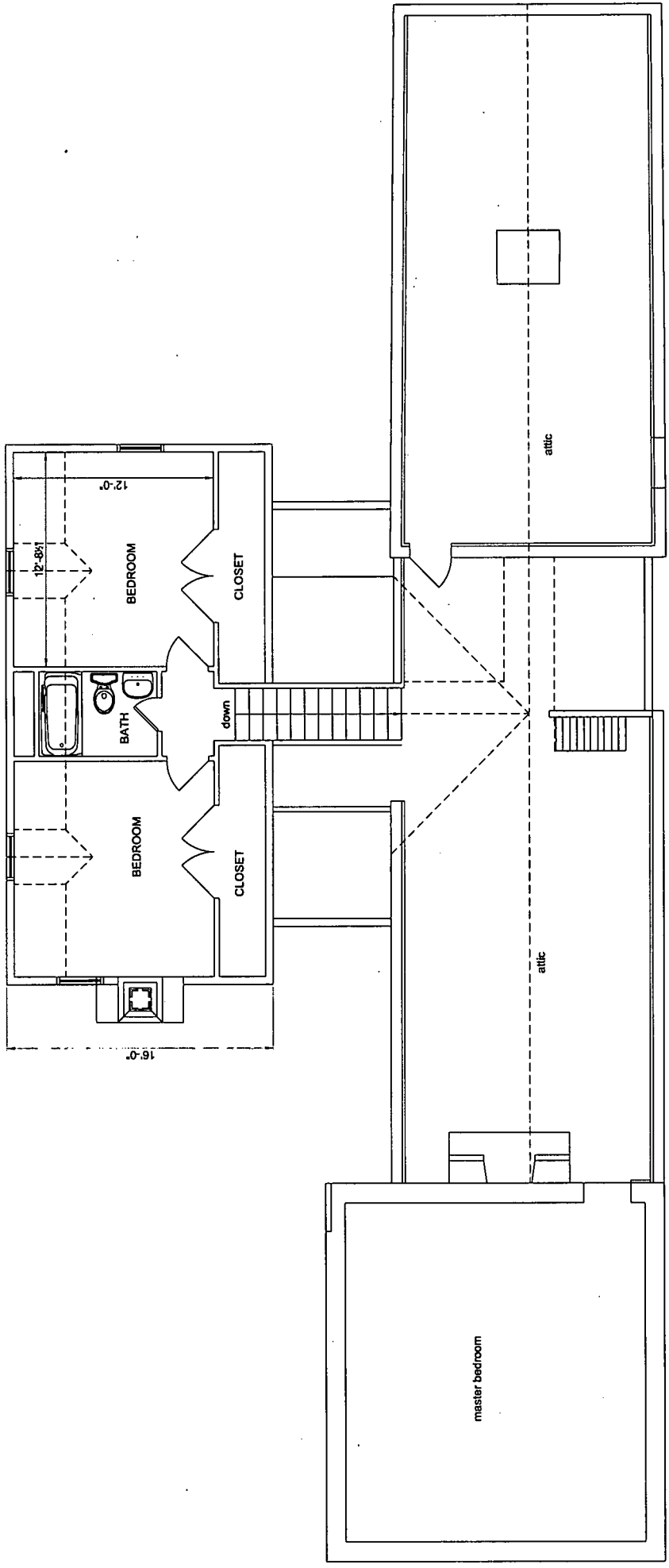
West Elev



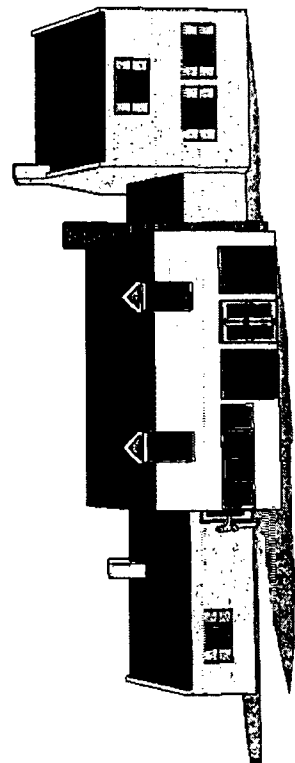
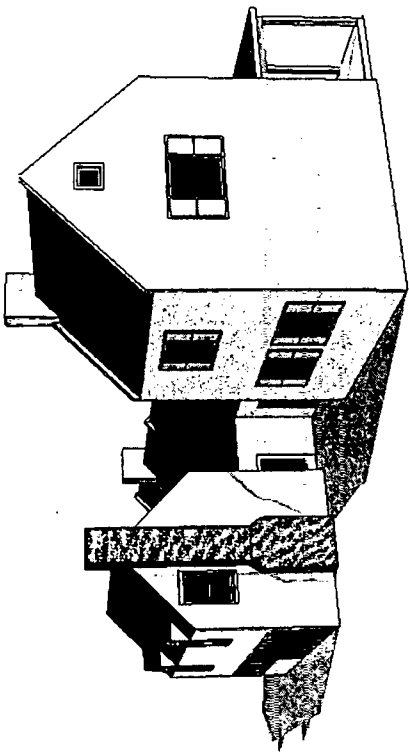
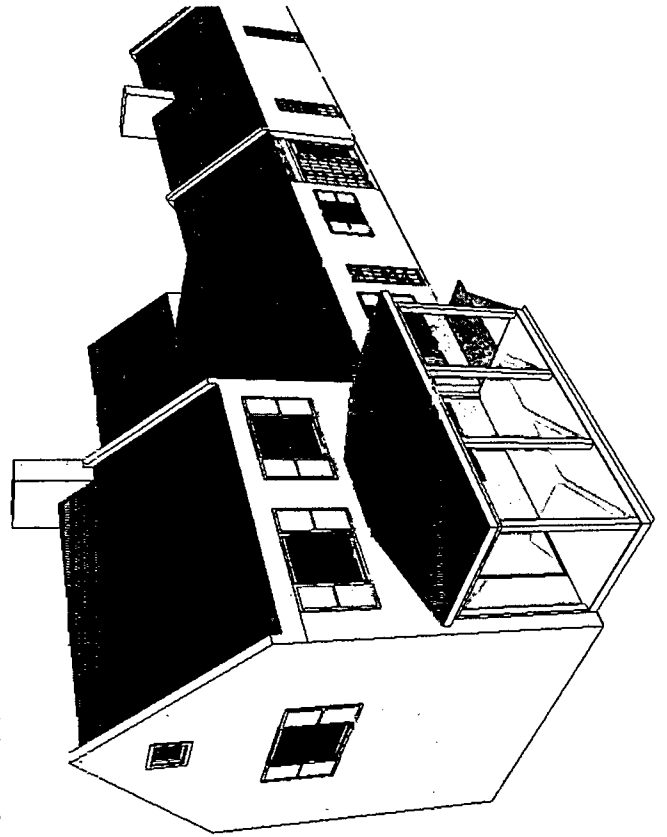
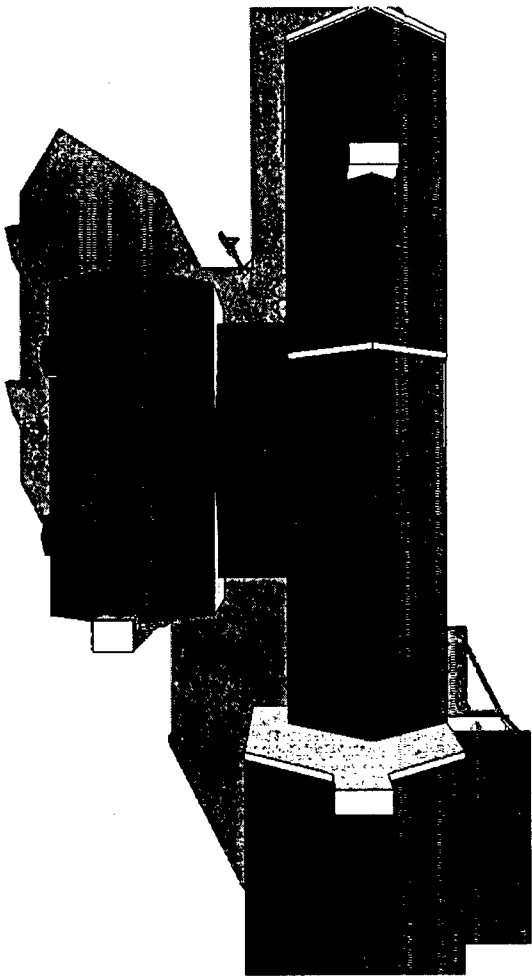
Existing 1st Floor

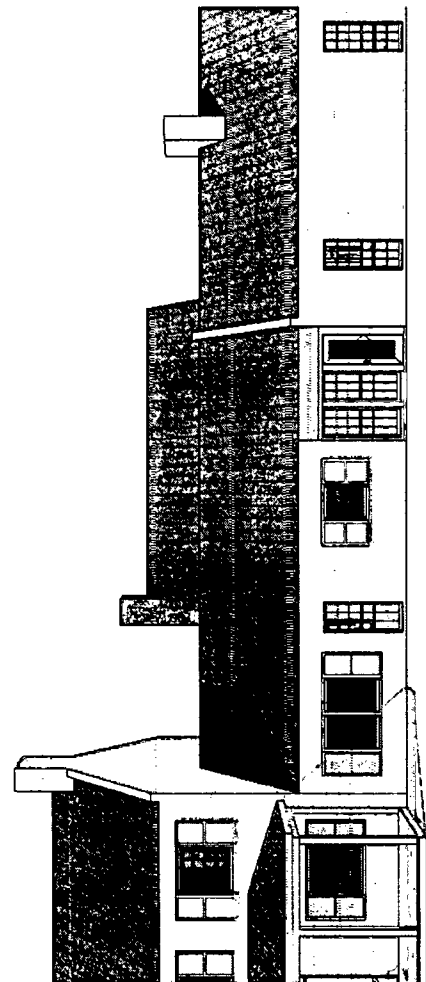
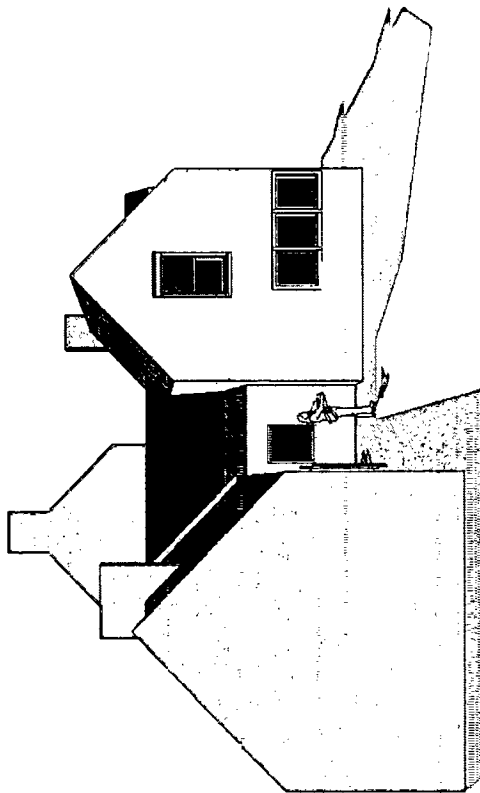
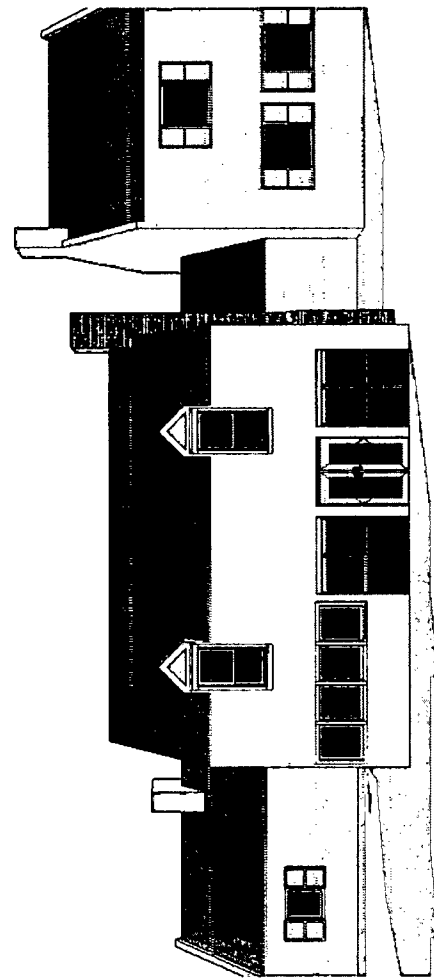
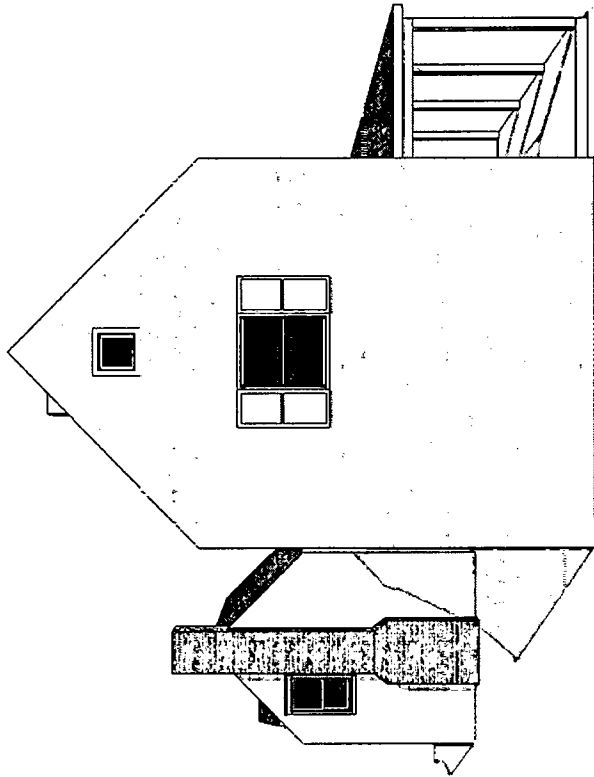


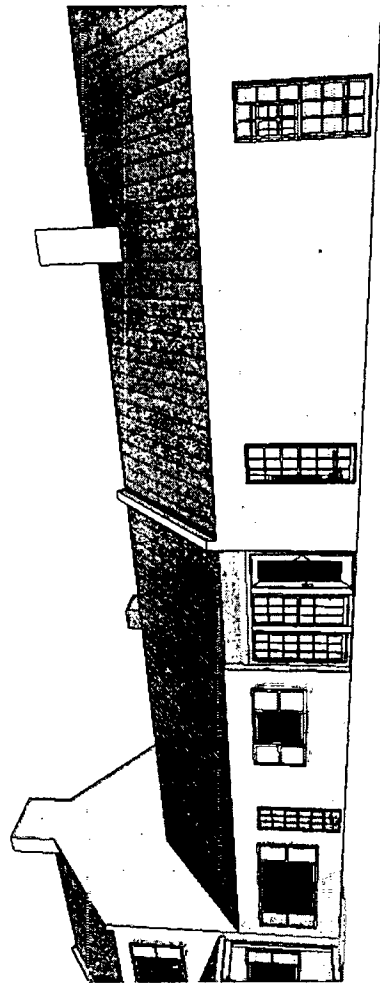
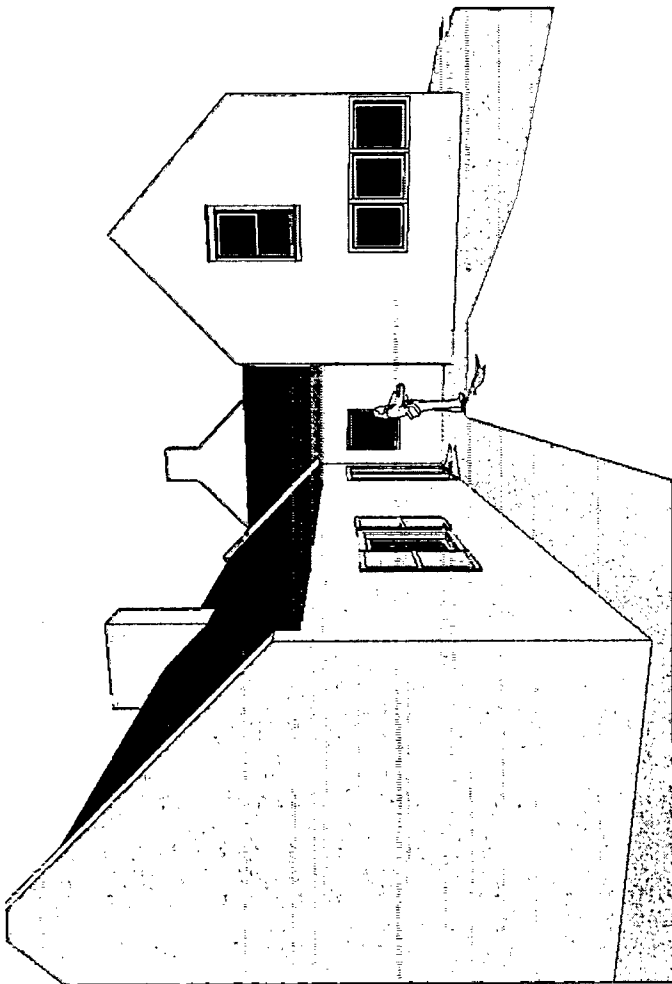
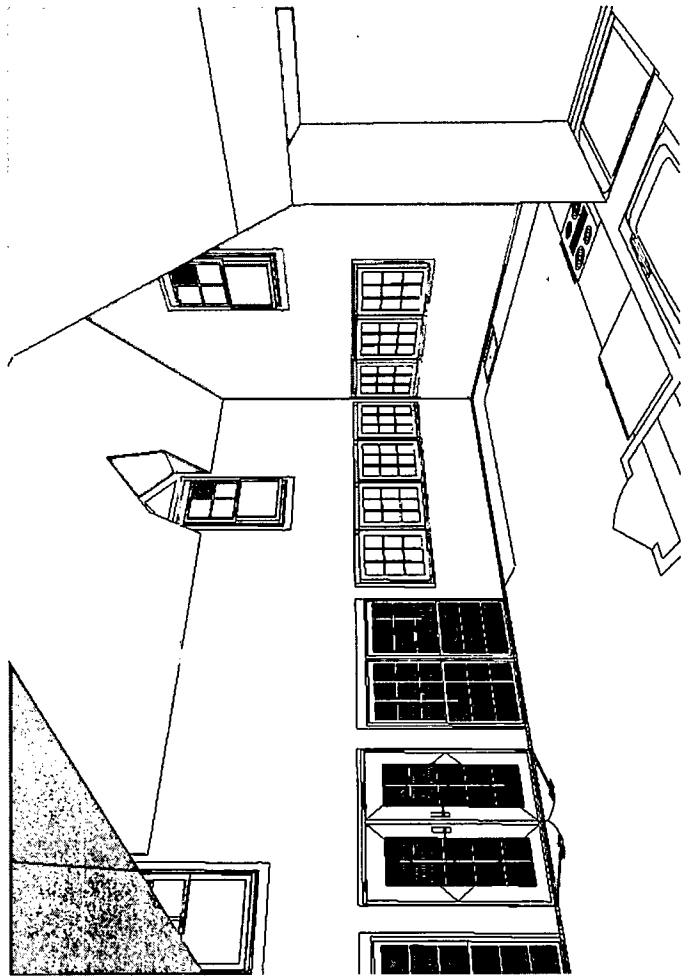
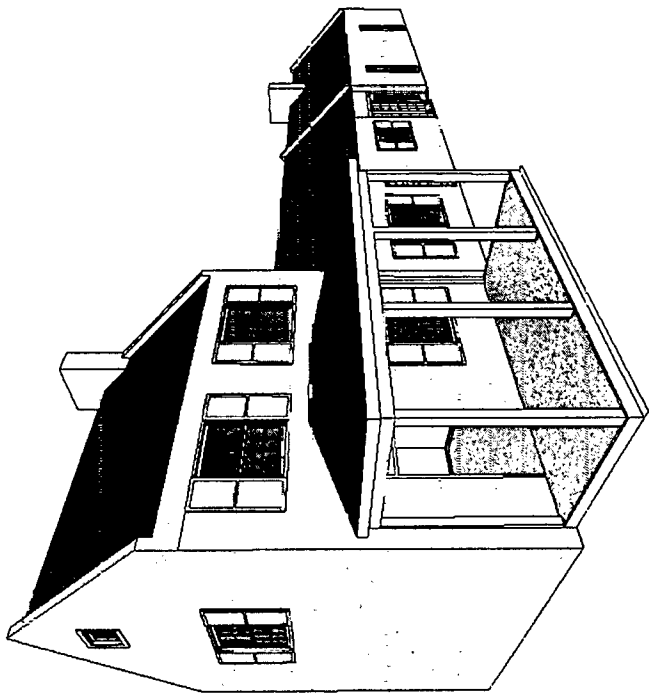
Proposed 1st Floor

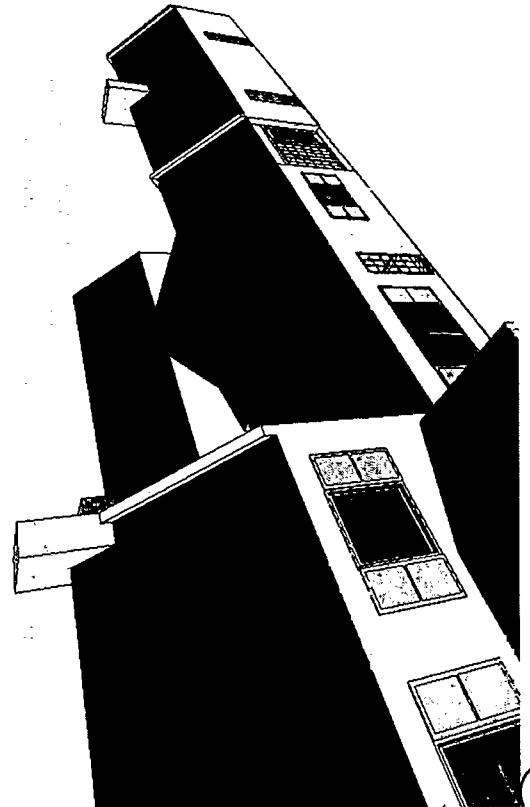
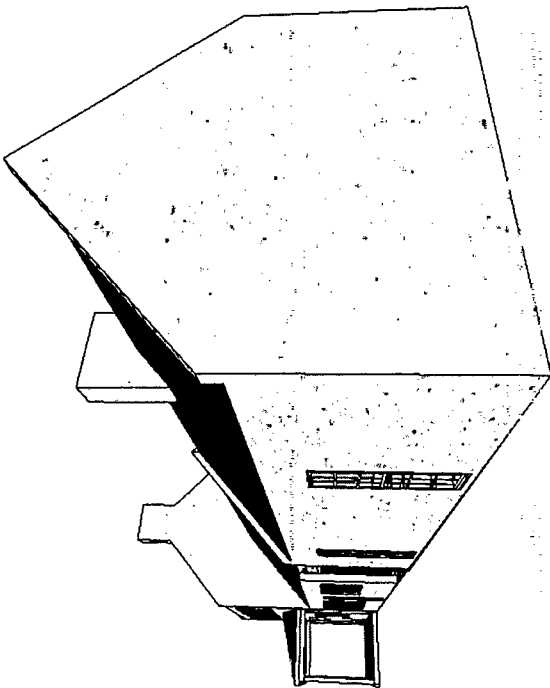
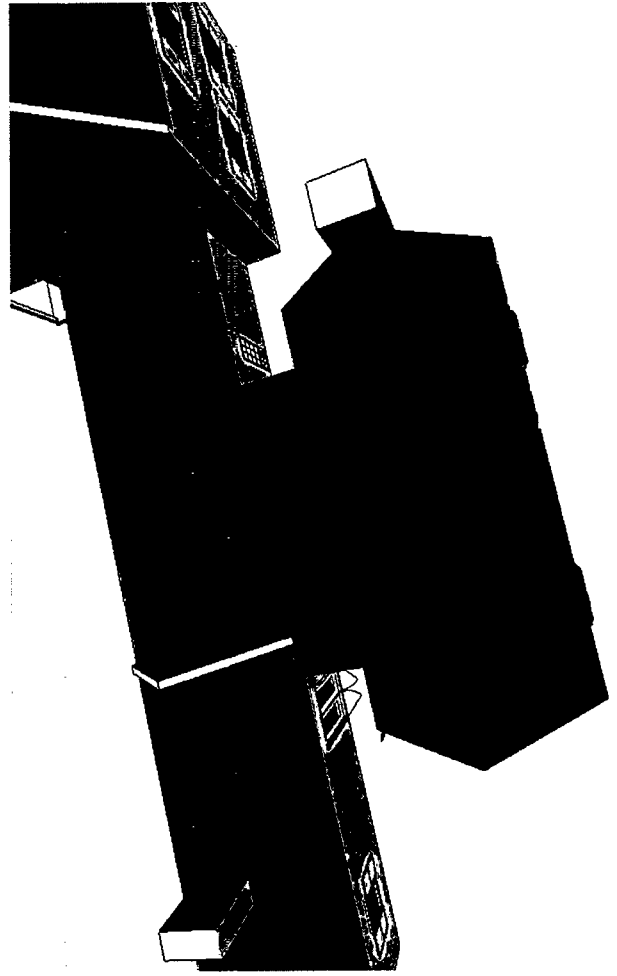
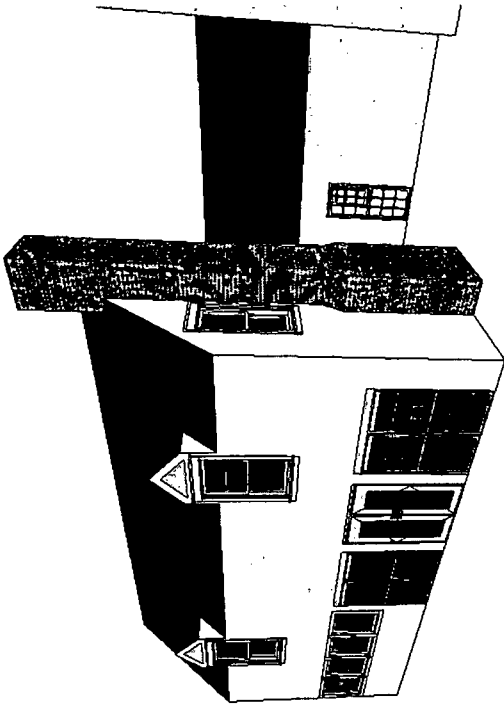


2nd Floor Prop.

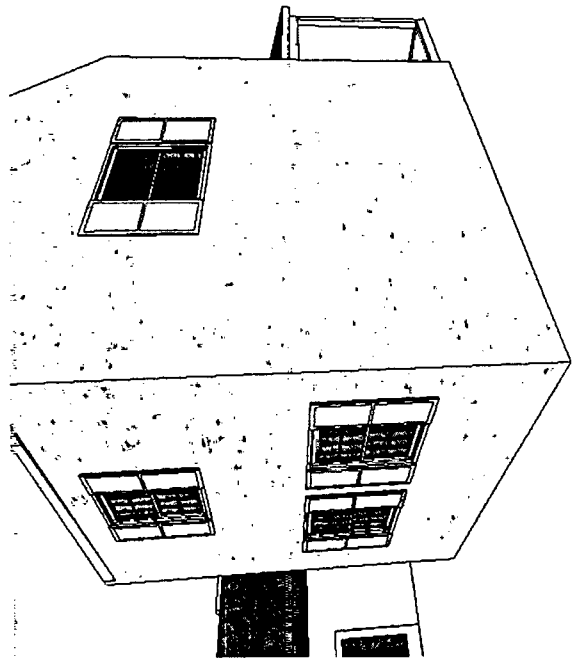
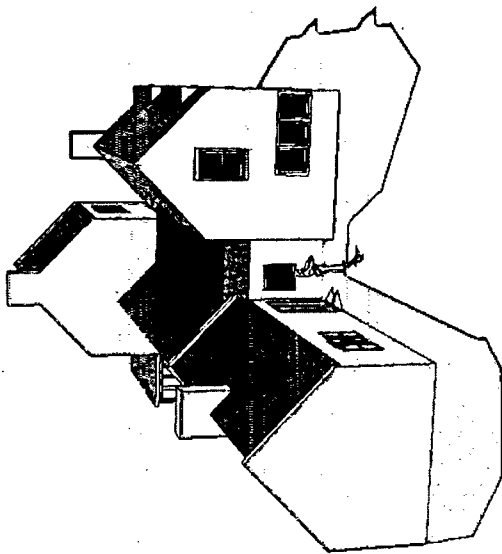


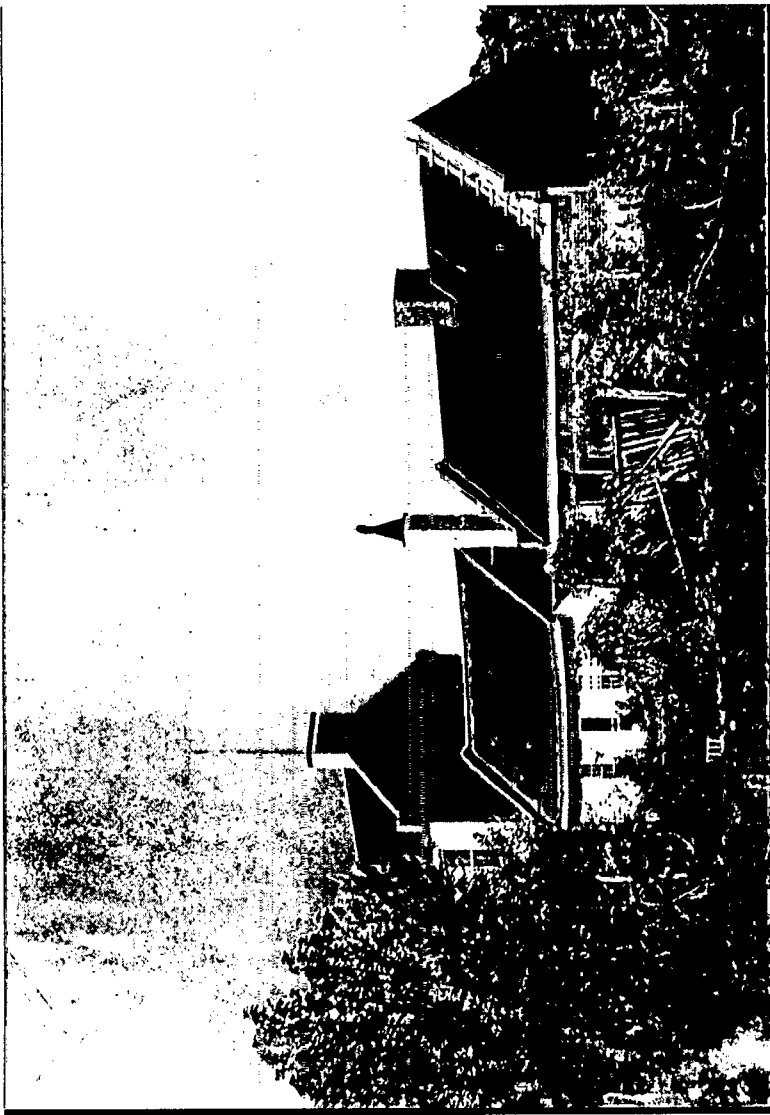






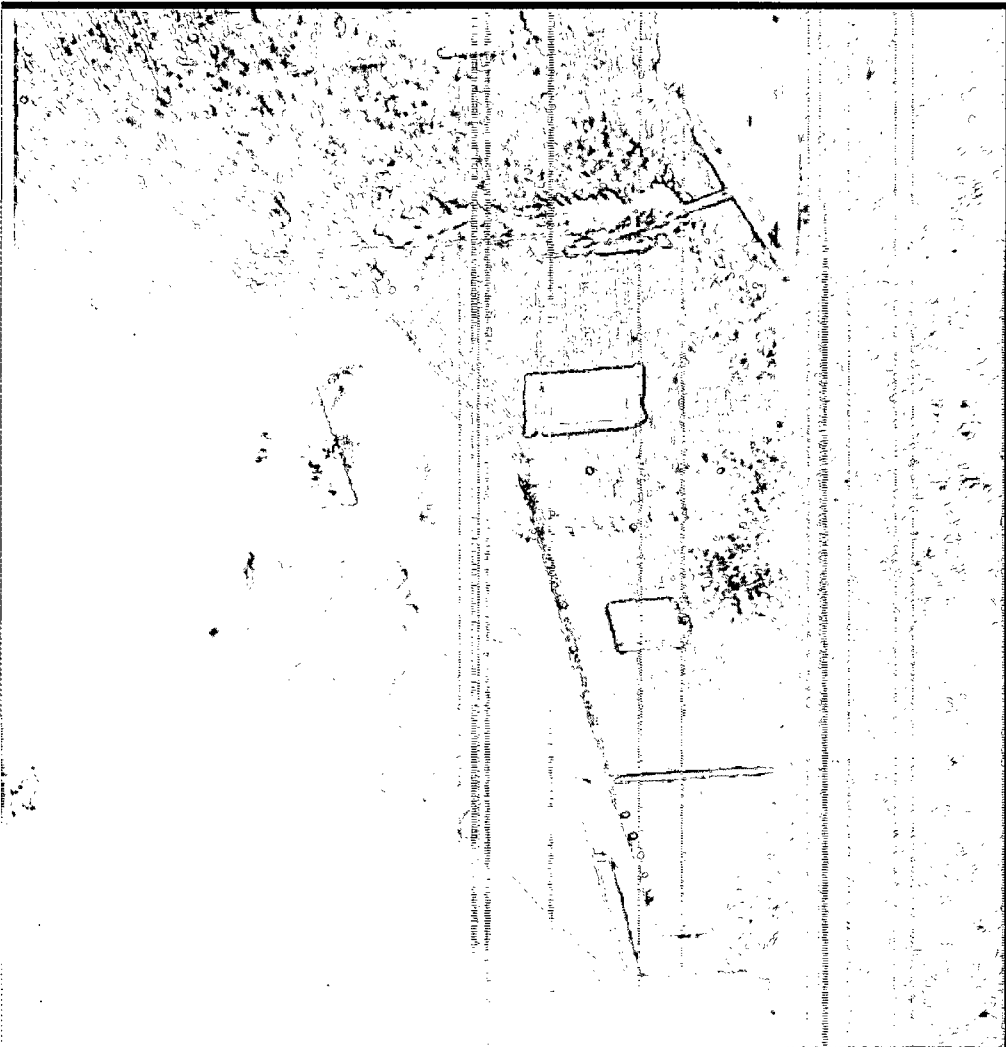
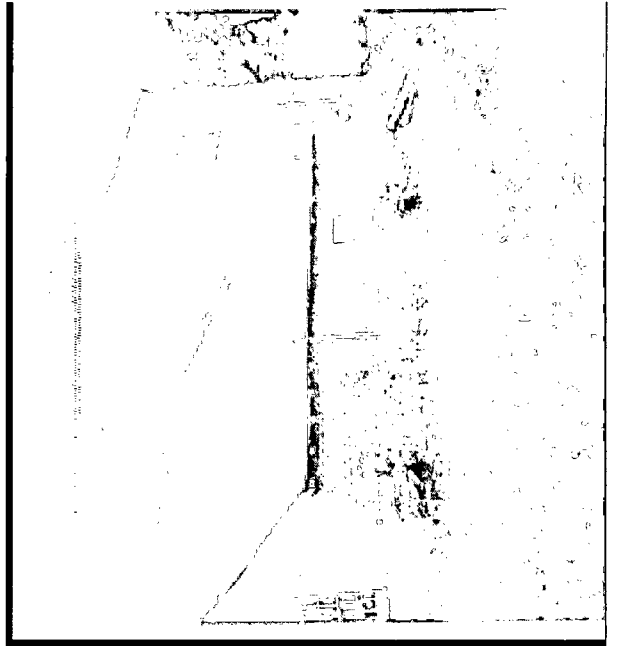
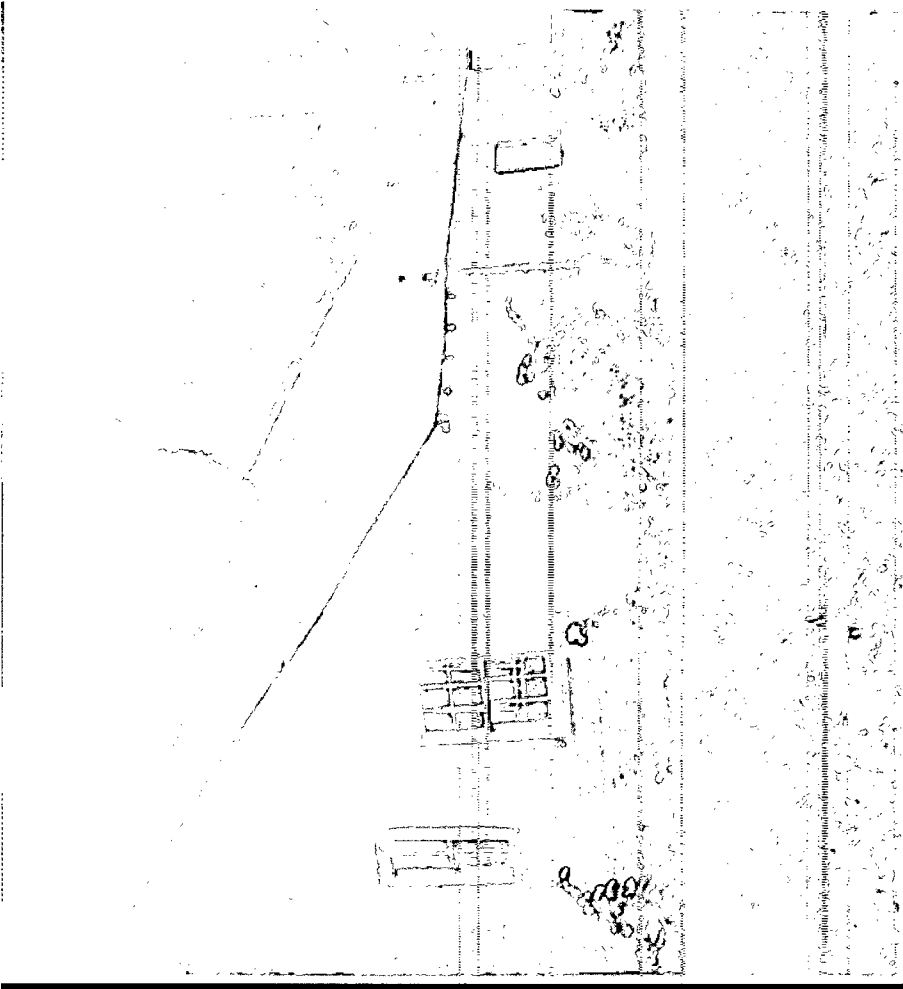
28





24

Pre 1950s



25

First Frame Addition

