

22022 Dickson 2nd Prelim

Renta Espinoza
(H) 240.489.3068
(C) 240.462.4899

List - Espinoza Resident

Kitchen

Dinning Room

Office

Gathering Room

Sun room

6 Bedrooms

4 bathroom

Great Room

Gym (basement)


Laundry Room

List - Capmas Resident

- Living Room
- Office
- Garage
- Bedroom
- Bedroom
- Bedroom
- Garage
- Garage

- Caroline - this is a unique house w/ a southern farm Not.
- how far over would you have to go before heading back to avoid the septic & well
 - successful only if linked w/ a 1-story link
 - Take it no higher than it is now
 - reads as a separate building not the front of a larger building
 - Tennessee Dog Trot
 - read as a free-standing cottage

- Jeff - support cleanup away of additions & roof line
- "beak" off of a new house
 - lower roof w/ 2 story side addition more supportable

Caroline - ~~took @ church~~ come off the peak
see the 

Julie - concern w/ 2 story house

Jeff & Caroline - agree w/ ok to convert garage, but ^{would be nice} ~~pull~~ ^{back}

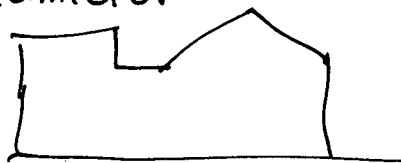
Lee - concern over septic systems bec. it seems to be driving the design

Jeff - Mr. Huff describing a viable concept

Caroline - plans saves too little of the hist. house

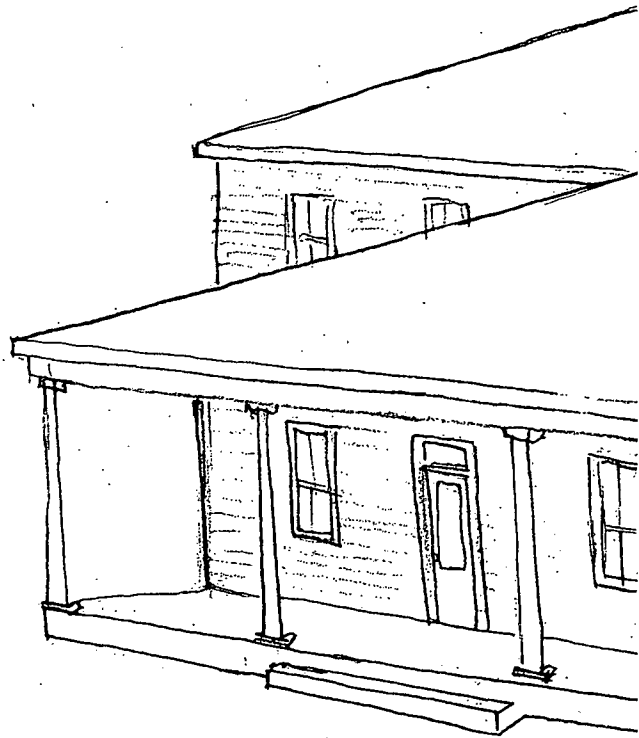
- low connector

Julie - perhaps



Caroline -
recc. premiums

Unacceptable
Format



→ Park 12'5" off attic floor

S.K. Visit 4/2
w/ Tonia

→ Larger Kitchen (eat-in)

- Dining Room
- LR (Formal) (1st flr. in new addition)
- Gathering Rm. / Family Rm.
- M. Bdrm.
- 2nd Bdrm (daughter)
- 2 Guest Rms. - (4 Bdrms.) (1 bdrm. addition)
- Bth. 3 upstairs (3 1/2 bath rooms)

→ Septic modify - yes

→ Side yard (left) (3 trees) needs to call arborist

→ Start 2nd story addition behind 2nd park.
 outside of chimney
 = = =
 (hipped roof)

① List of interior features for HPC

Arborist

Drawing & dimensions (balcony?)

4 | 11 scale

→ Rear of house

Garage par

⑤ Hyper 12-15' (few - longer per HPC)

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Handwritten notes in the middle section of the page, featuring a large arrow pointing to the right and several lines of text.

Handwritten notes in the lower section of the page, including a list of items and a circled diagram.

Handwritten notes at the bottom of the page, including a large arrow pointing to the right and several lines of text.

4/9/07 22022 Dickerson Road (Meeting) 10³⁰

Preliminary Consultation ①

Staff discussion:

Reducing the addition to a half-story to help preserve scale.

Preliminary Consultation ②

Staff discussion:

- Most Commiss. were opposed to raising the roof
- Consensus the front of the house should remain 1-level.

Major character defining feature of house pyramidal front, columns, and the deep front porch.

Goal of the addition:

Maintain the roofline + retain character of the front of the house.

→

Pitch 7:12 existing main block (roof pitch)

For staff discussion

Peak of the roofline

→ Retain the existing charac.

→ Push 2nd Story addition back

→ Lower pitch / and hip roof on addition

→ 30' expansion of roof depth (rafters)

→ Lower left side addition roof to match/same as addition

→ Retaining the original roofline (as much as possible)

→ Don't overwhelm the existing house

Handwritten notes at the top of the page, possibly including a title or introductory text.

Second section of handwritten notes, appearing as a list or series of points.

Third section of handwritten notes, continuing the list or series of points.

Fourth section of handwritten notes, possibly a sub-section or a specific example.

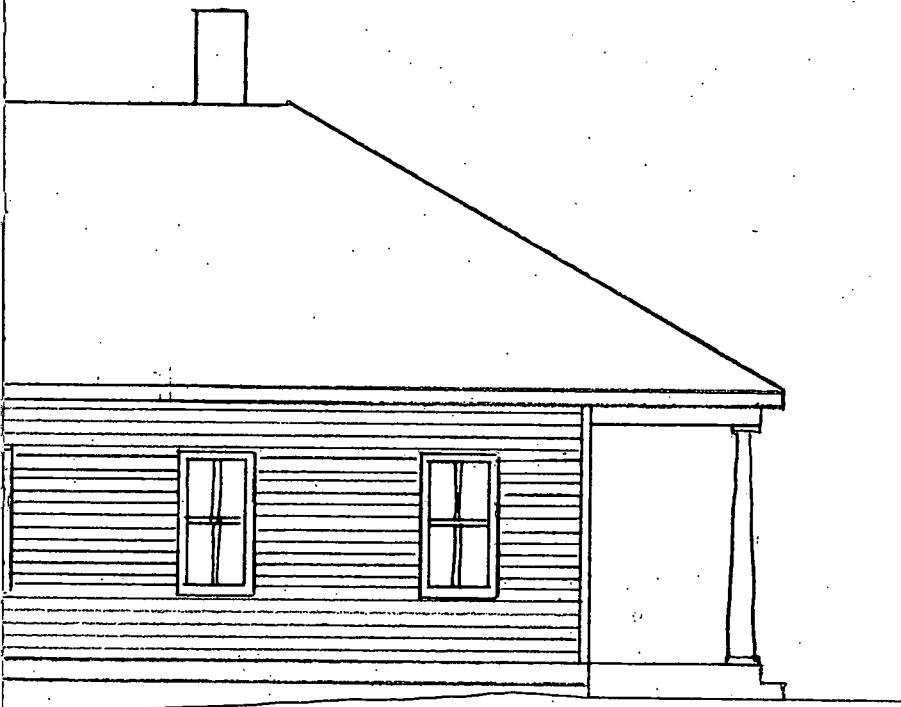
Fifth section of handwritten notes, continuing the main body of text.

Sixth section of handwritten notes, possibly a transition or a new point.

Seventh section of handwritten notes, appearing as a list or series of points.

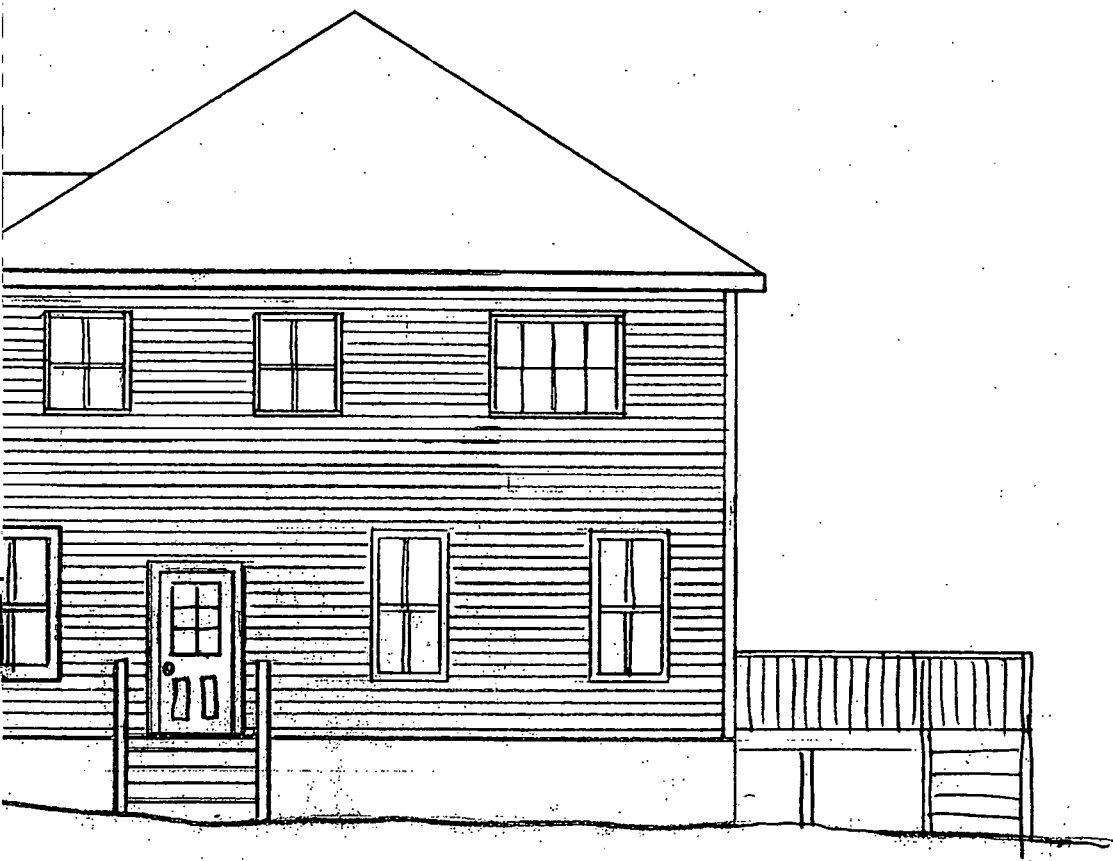
Eighth section of handwritten notes, possibly a sub-section or a specific example.

Ninth section of handwritten notes, possibly a conclusion or a final point.

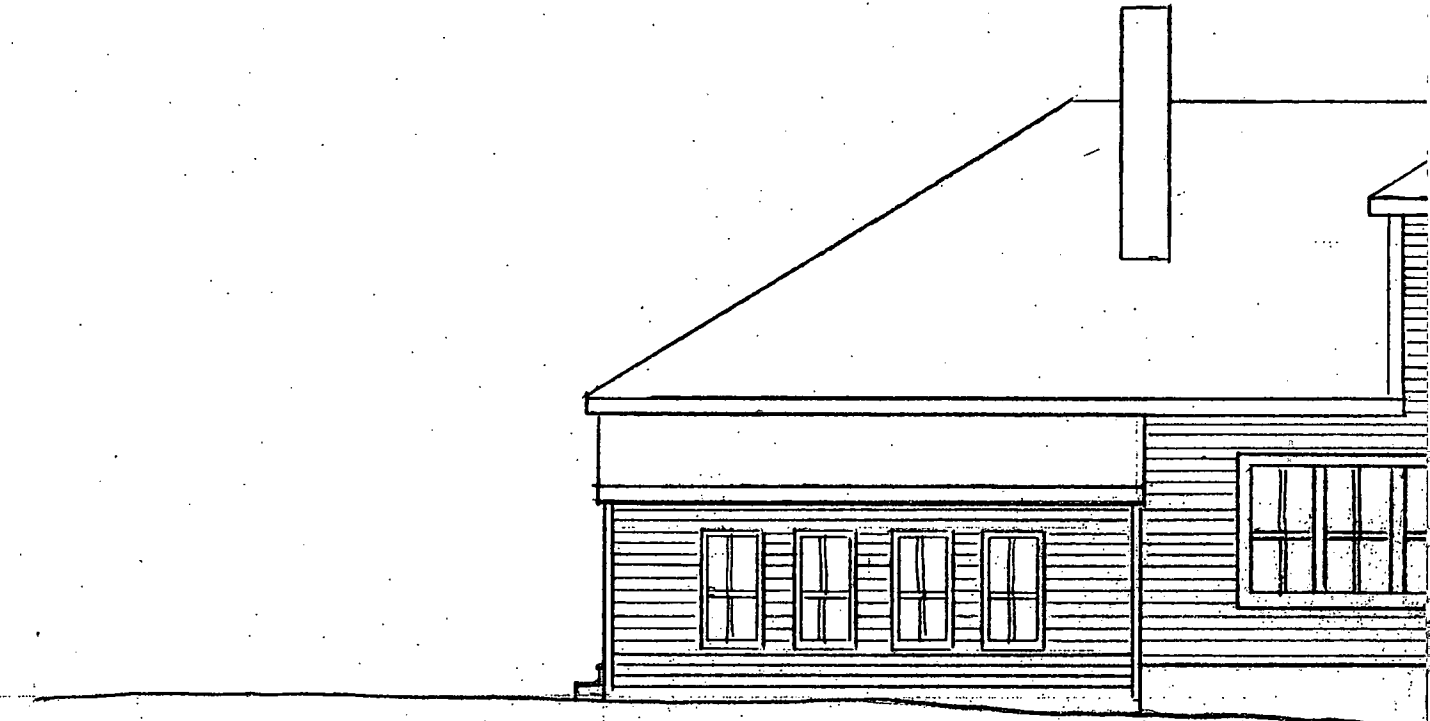


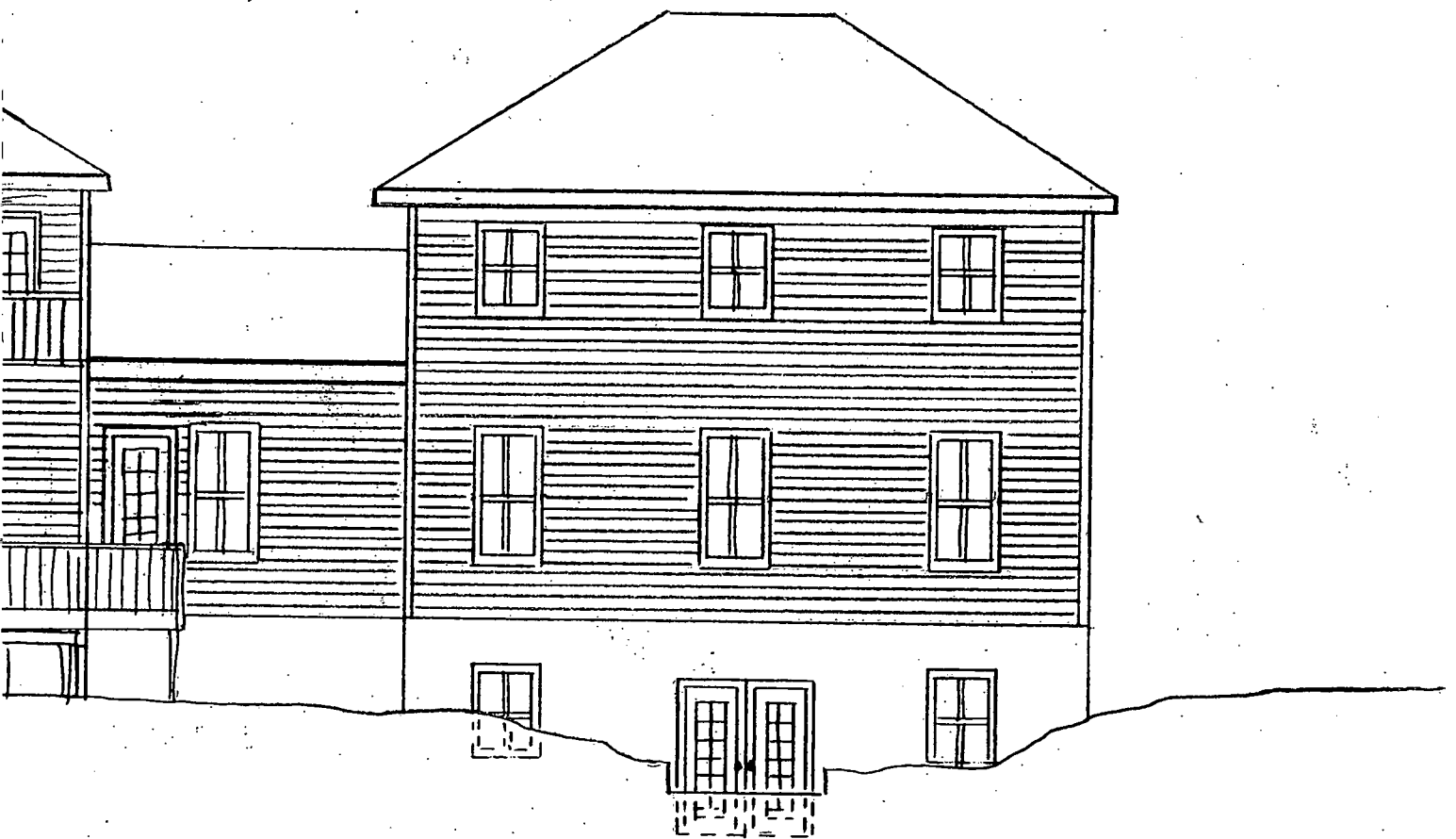
LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



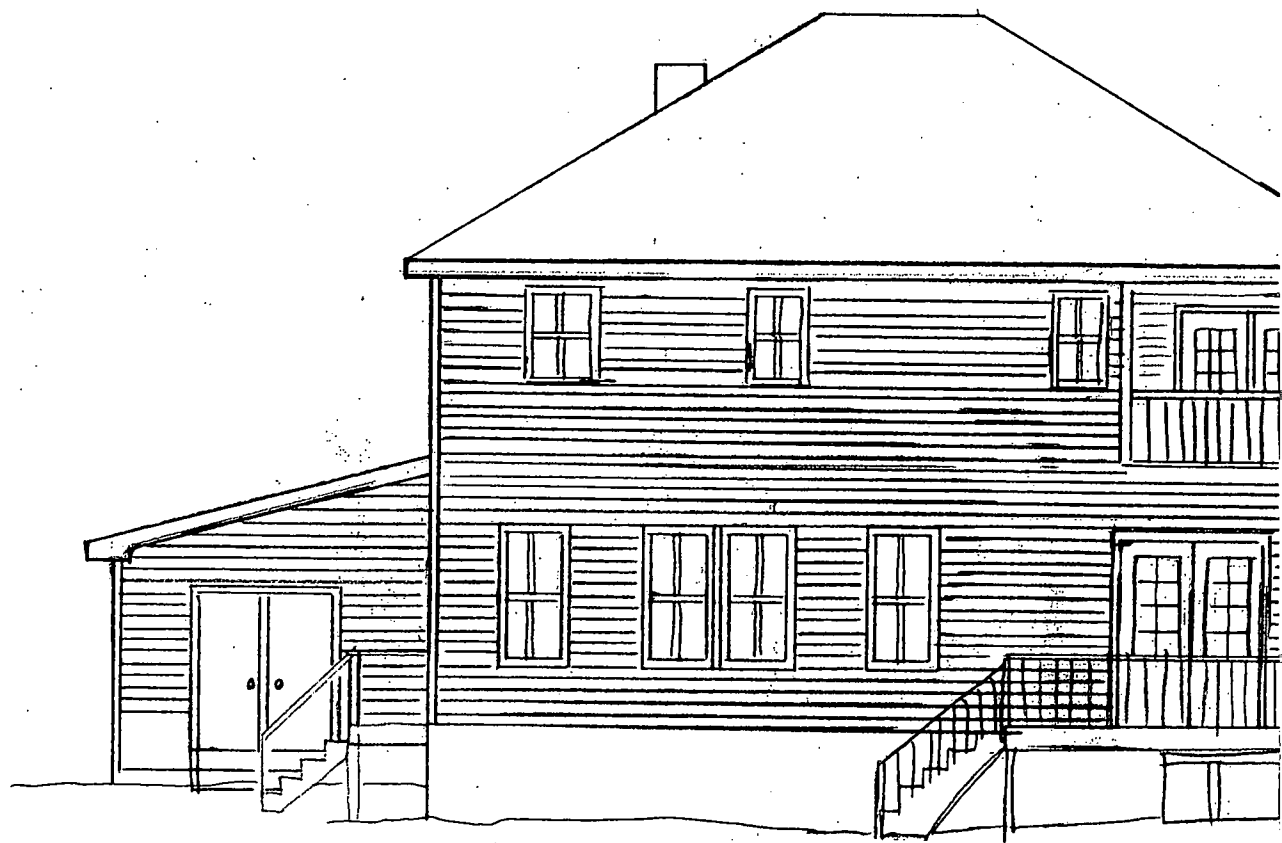


RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"

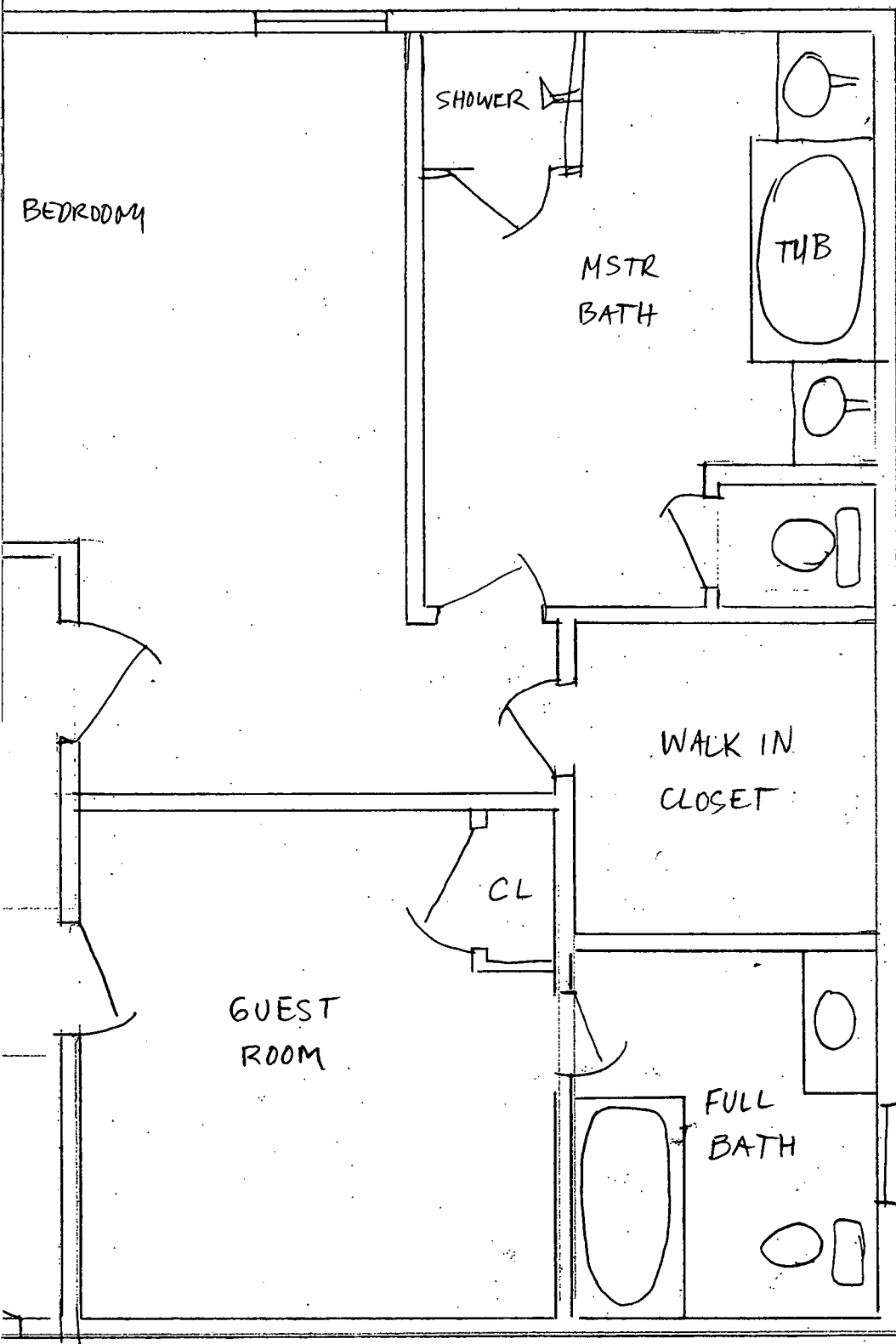




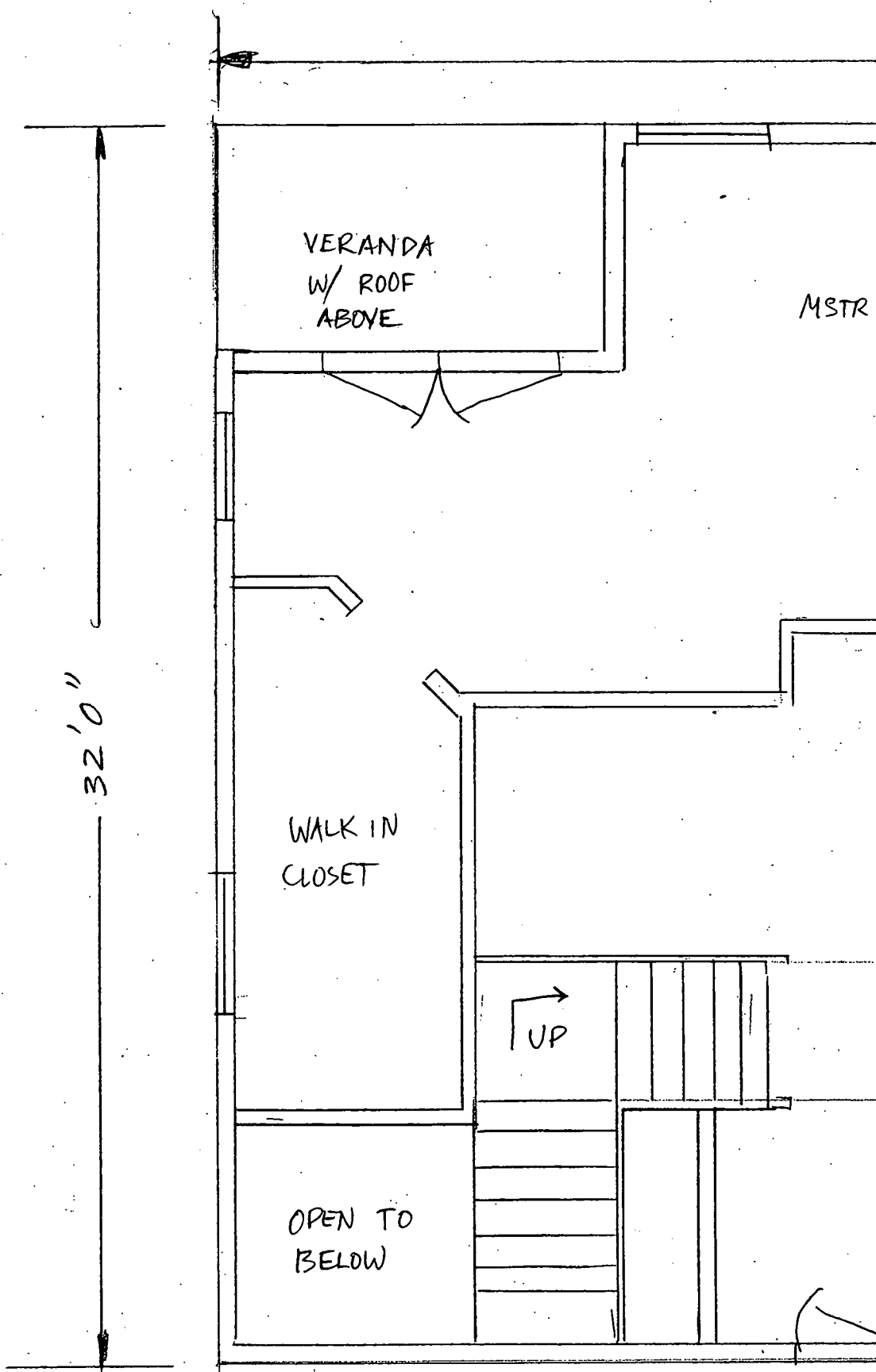
REAR VIEW
ESPINOZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8" = 1'0"



39' 0"



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



VERANDA
W/ ROOF
ABOVE

MSTR

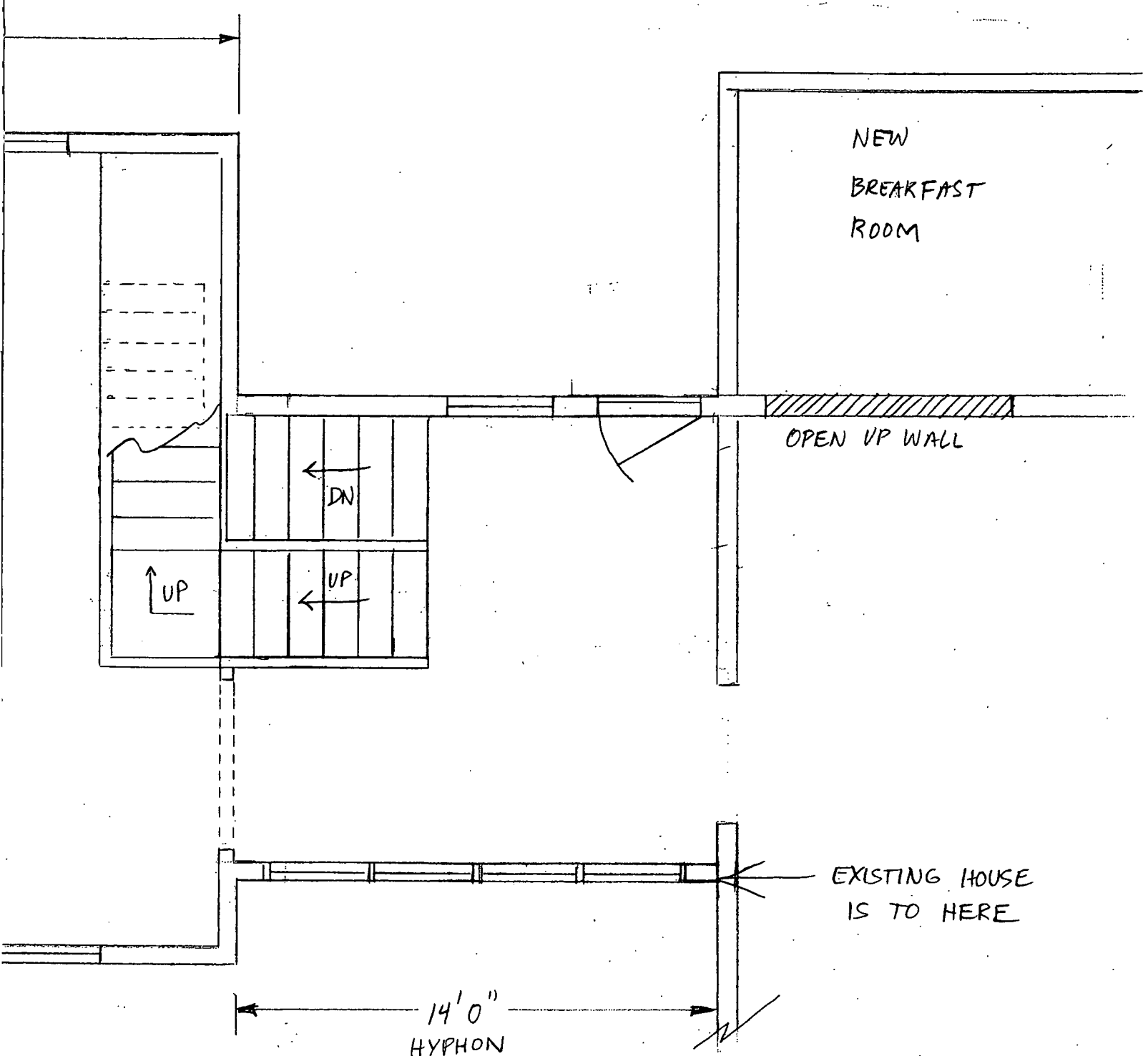
32'0"

WALK IN
CLOSET

UP

OPEN TO
BELOW

OLD



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

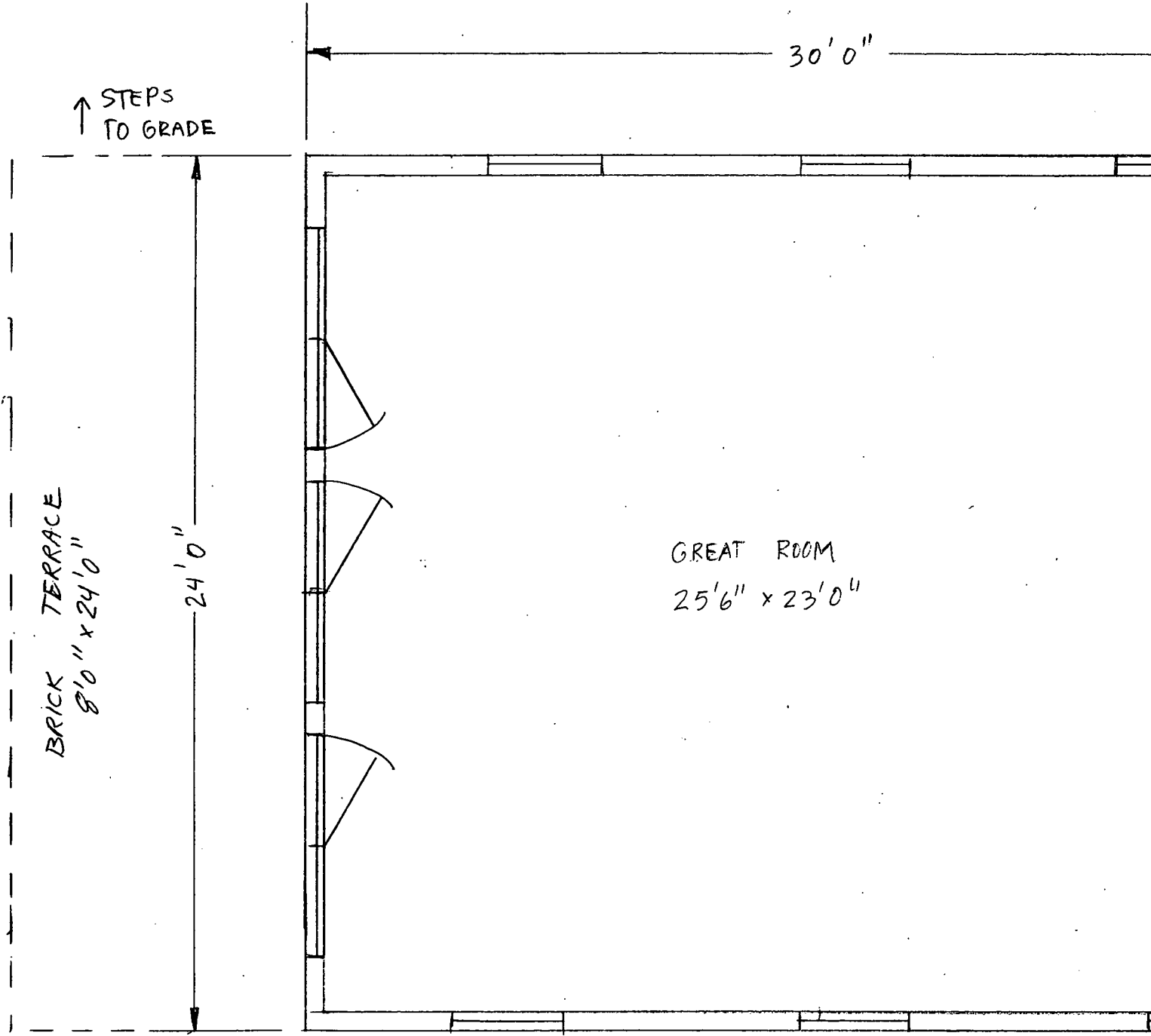
30' 0"

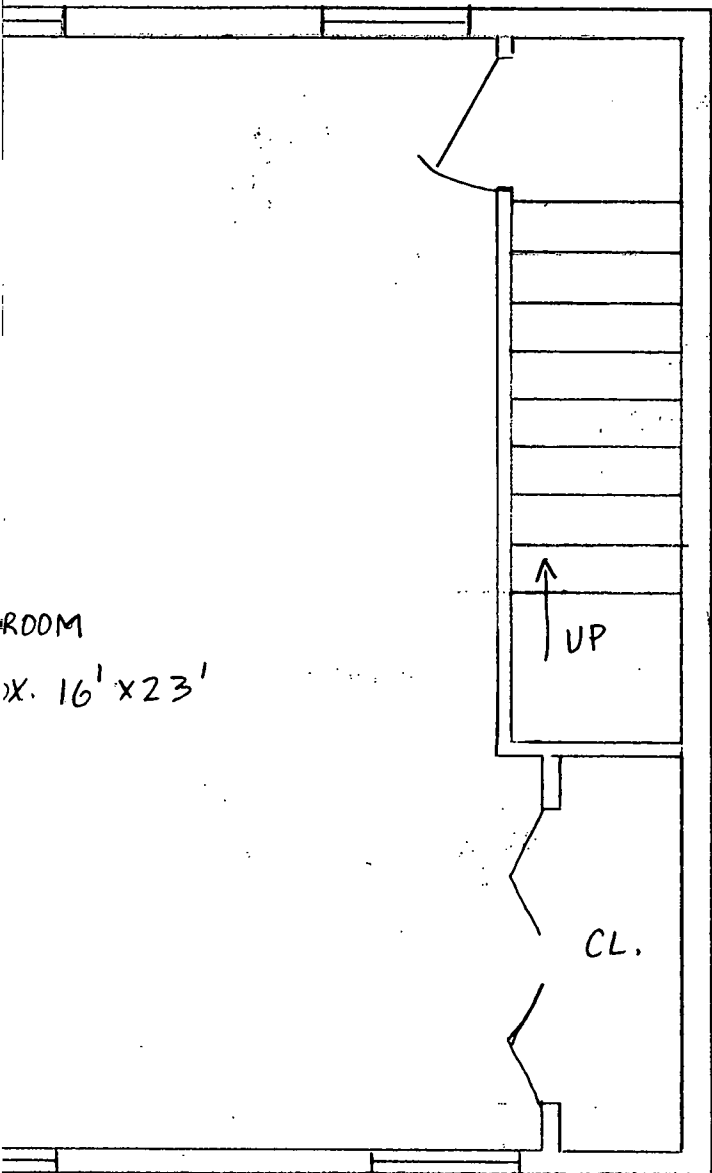
↑ STEPS
TO GRADE

24' 0"

BRICK TERRACE
8' 0" x 24' 0"

GREAT ROOM
25' 6" x 23' 0"



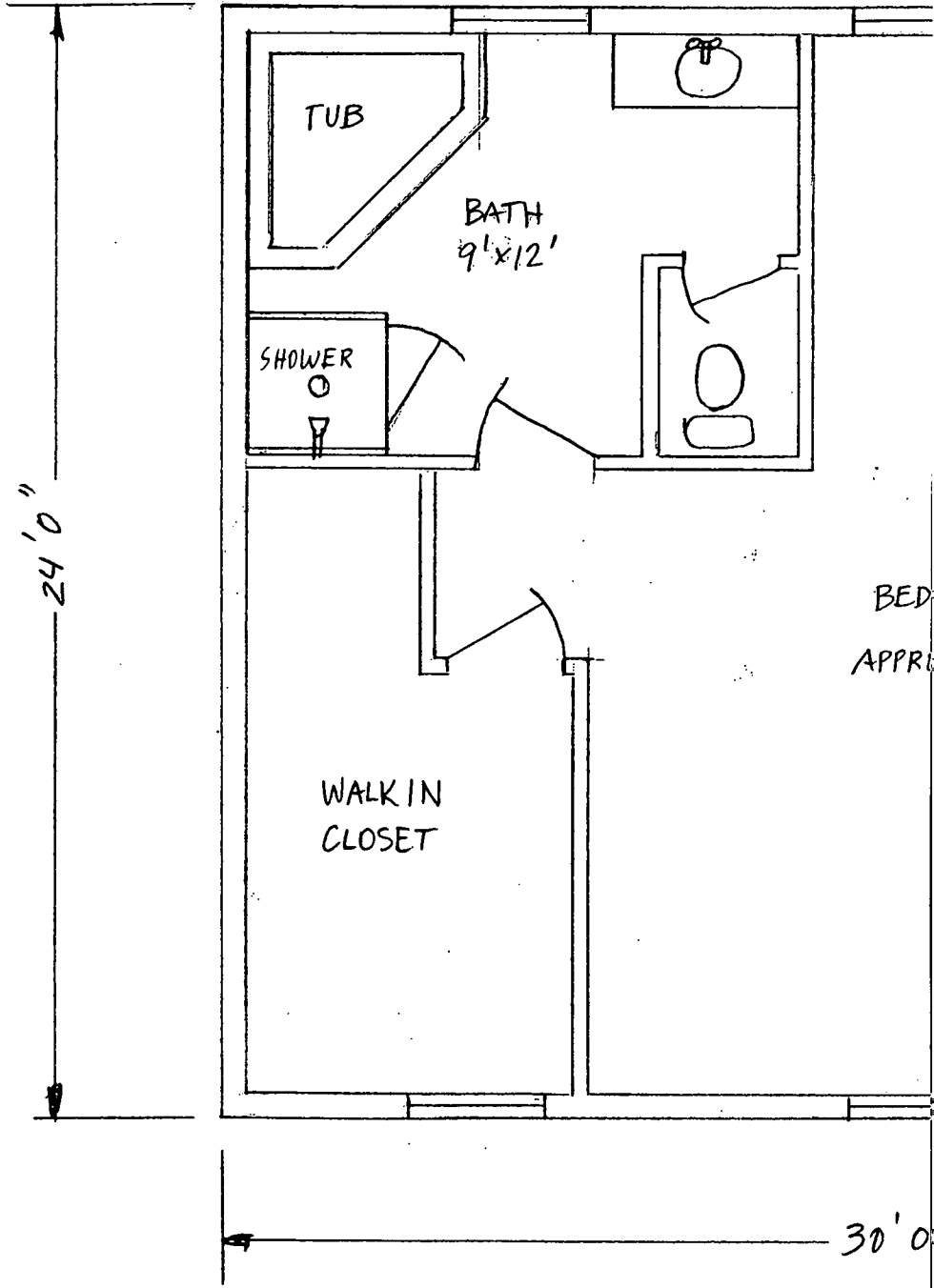


ROOM
16' x 23'

↑
UP

CL.

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



24'0"

TUB

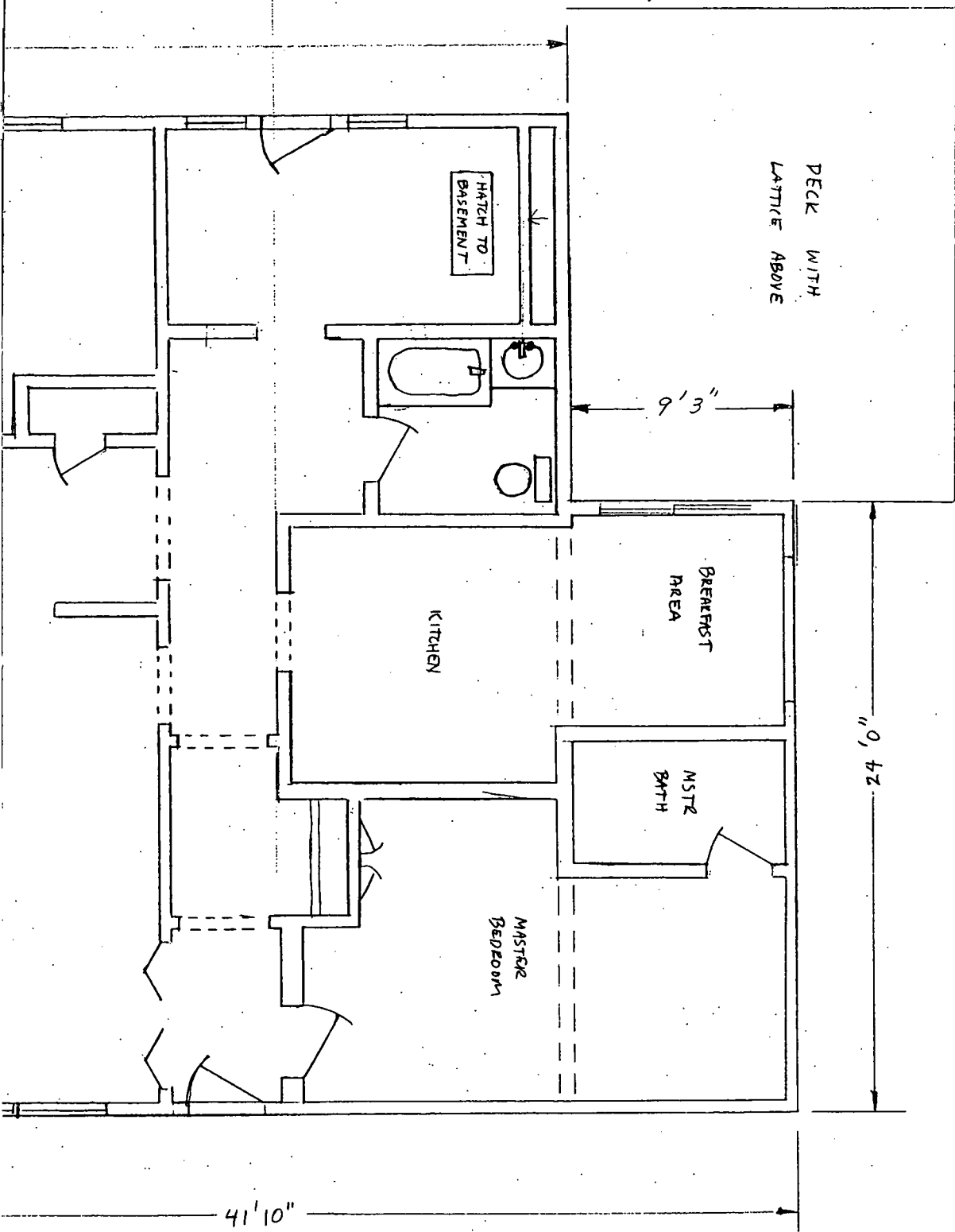
BATH
9'x12'

SHOWER

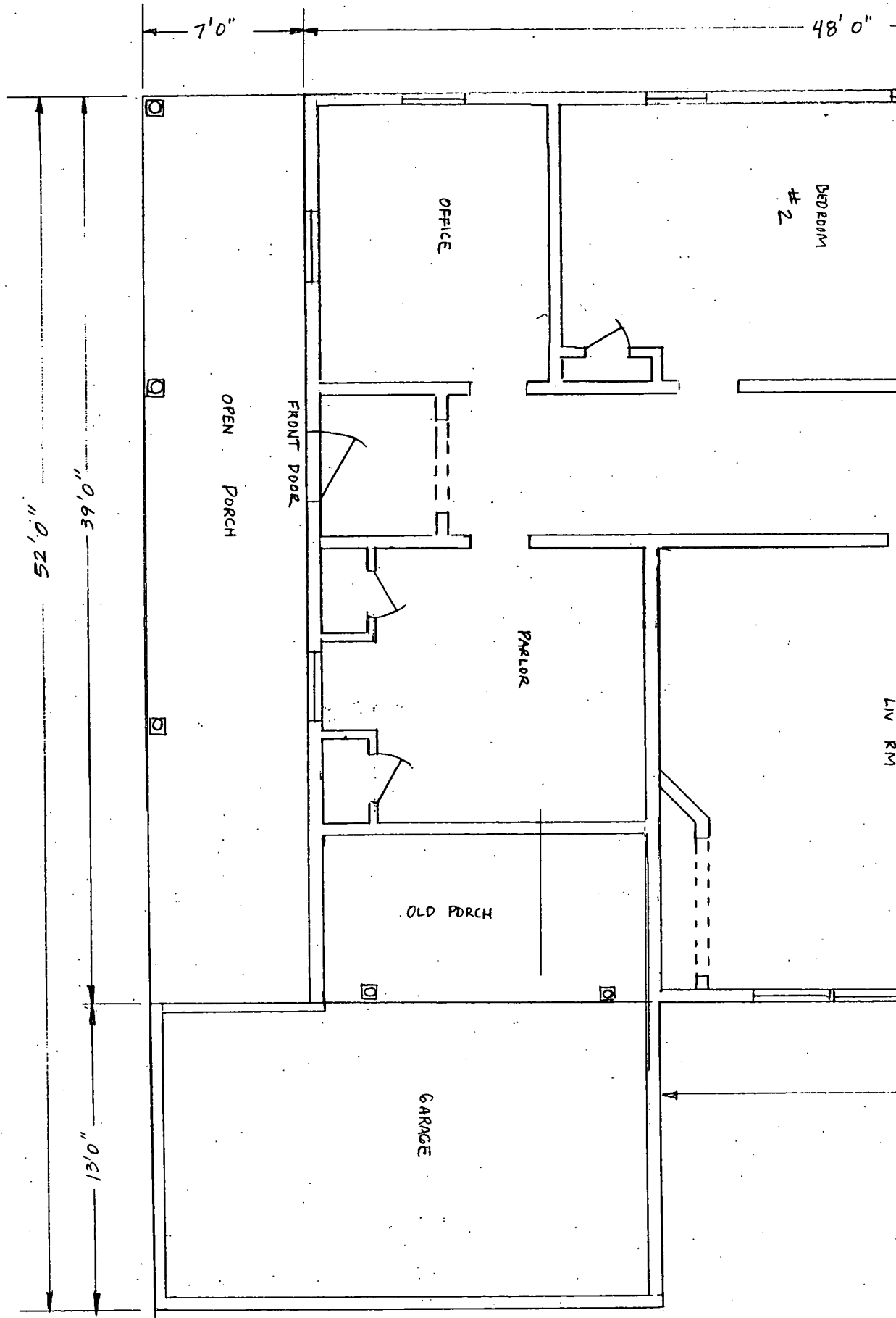
WALK IN
CLOSET

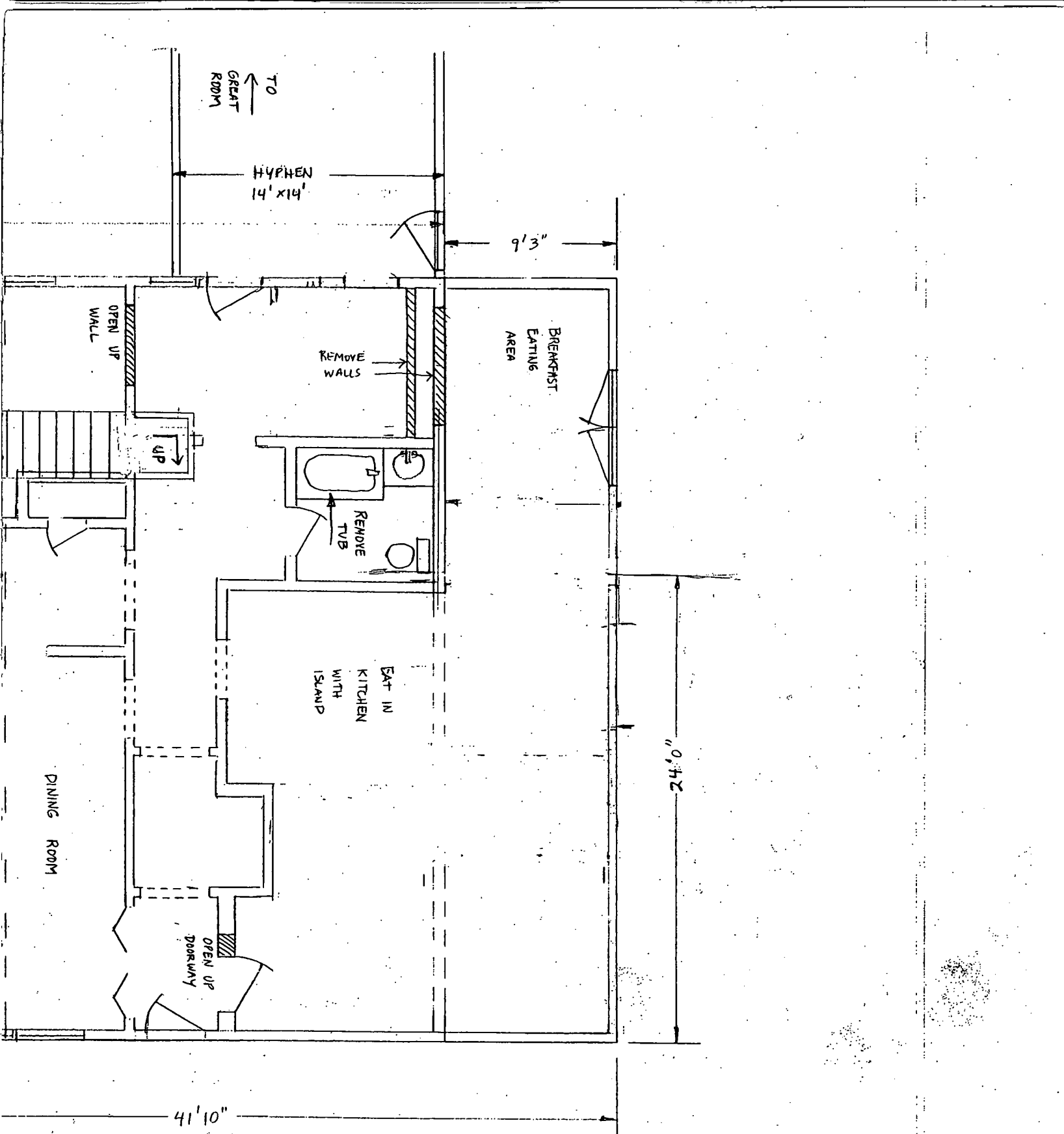
BED
APPR

30'0"

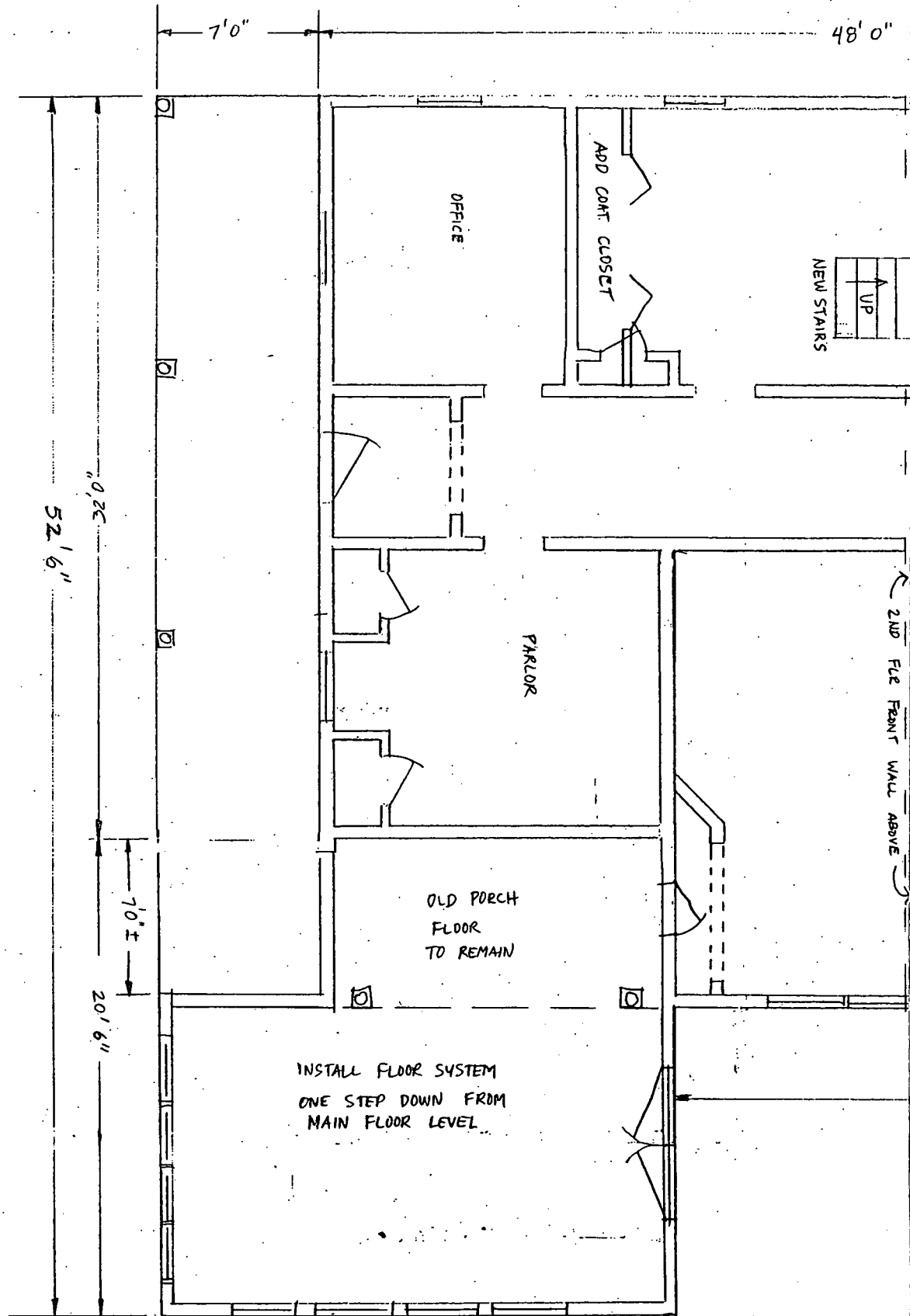


ESPINOZA PROJECT
 EXISTING MAIN FLOOR
 CONTRACTOR:
 RENOVATION & REMODELING, INC.
 WOODBINE, MD. 21797
 410-549-7703
 SCALE 1/4" = 1'0"

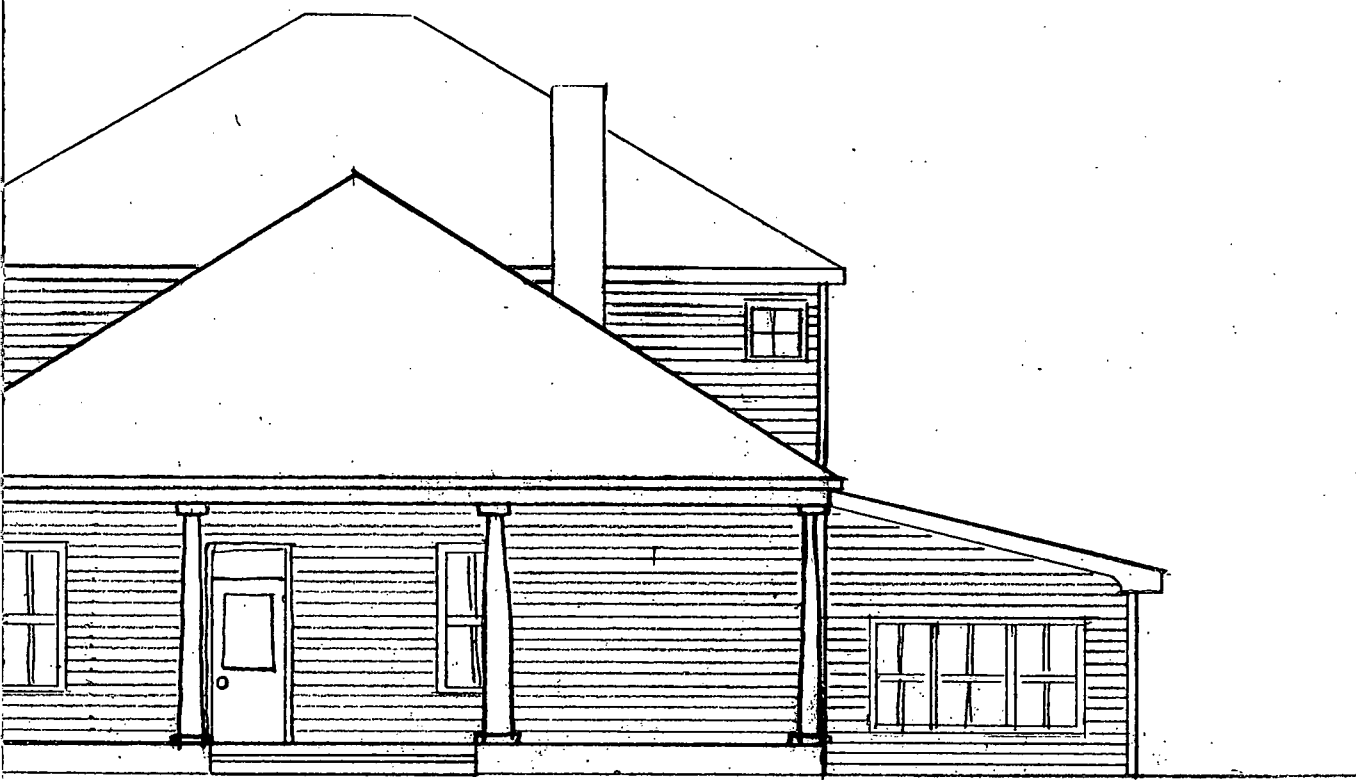




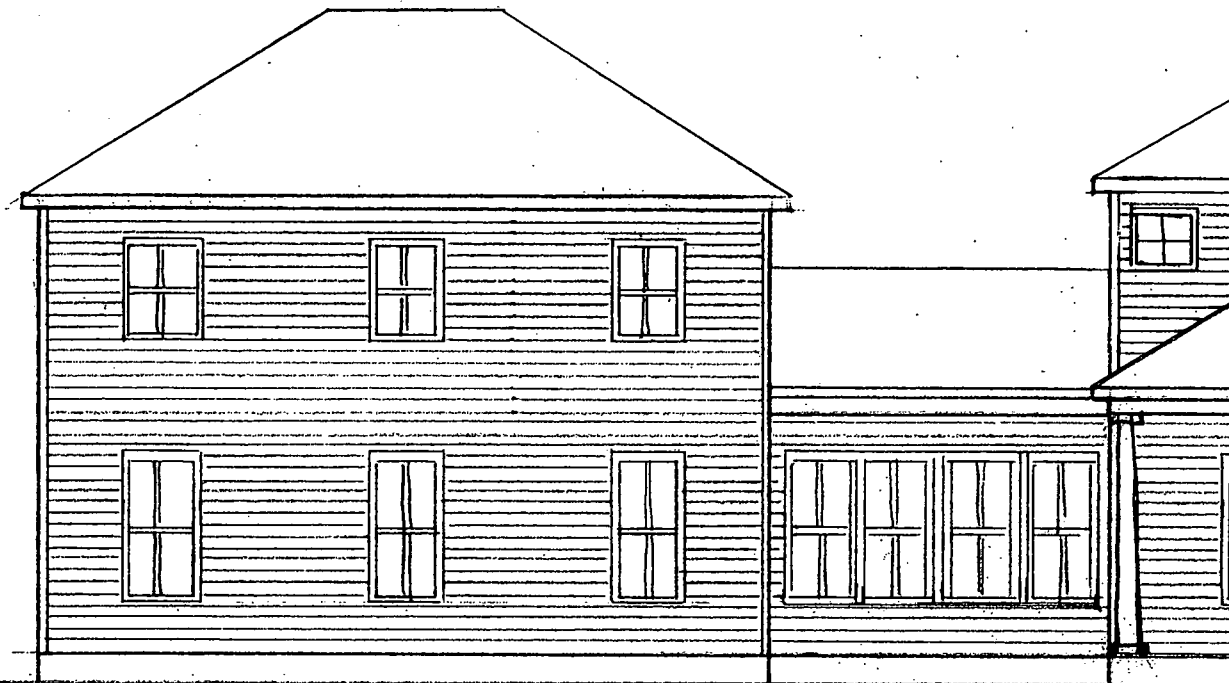
<p>ESPINOZA PROJECT</p> <p>PROPOSED MAIN FLOOR</p> <p>CONTRACTOR:</p> <p>RENOVATION & REMODELING, INC.</p> <p>WOODBINE, MD. 21797</p> <p>410-549-7703</p> <p>SCALE 1/4" = 1'0"</p>

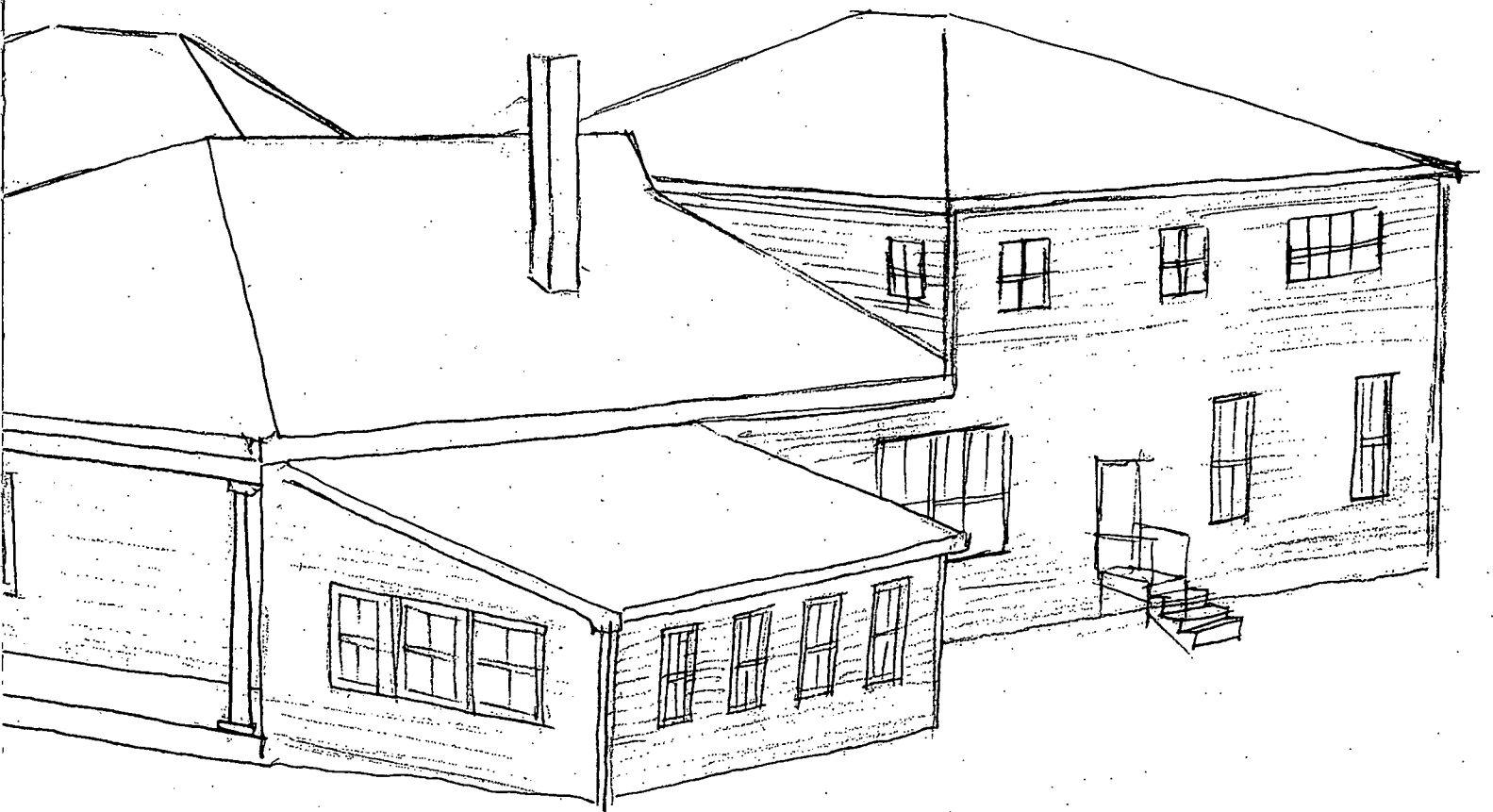


2/2/82



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







FAX COVER SHEET

Renovation and Remodeling, Inc.

1108 Hoods Mill Road, Woodbine, Maryland 21797
410-549-7703 410-549-0924-Fax
MHIC 120810

TO:	Date: 5-14-07
Attention: JOSH	From: PAUL HUF
Fax: 301-563-3412	Reference: ESPINOZA

Urgent Reply ASAP Please Comment Please Review For your information

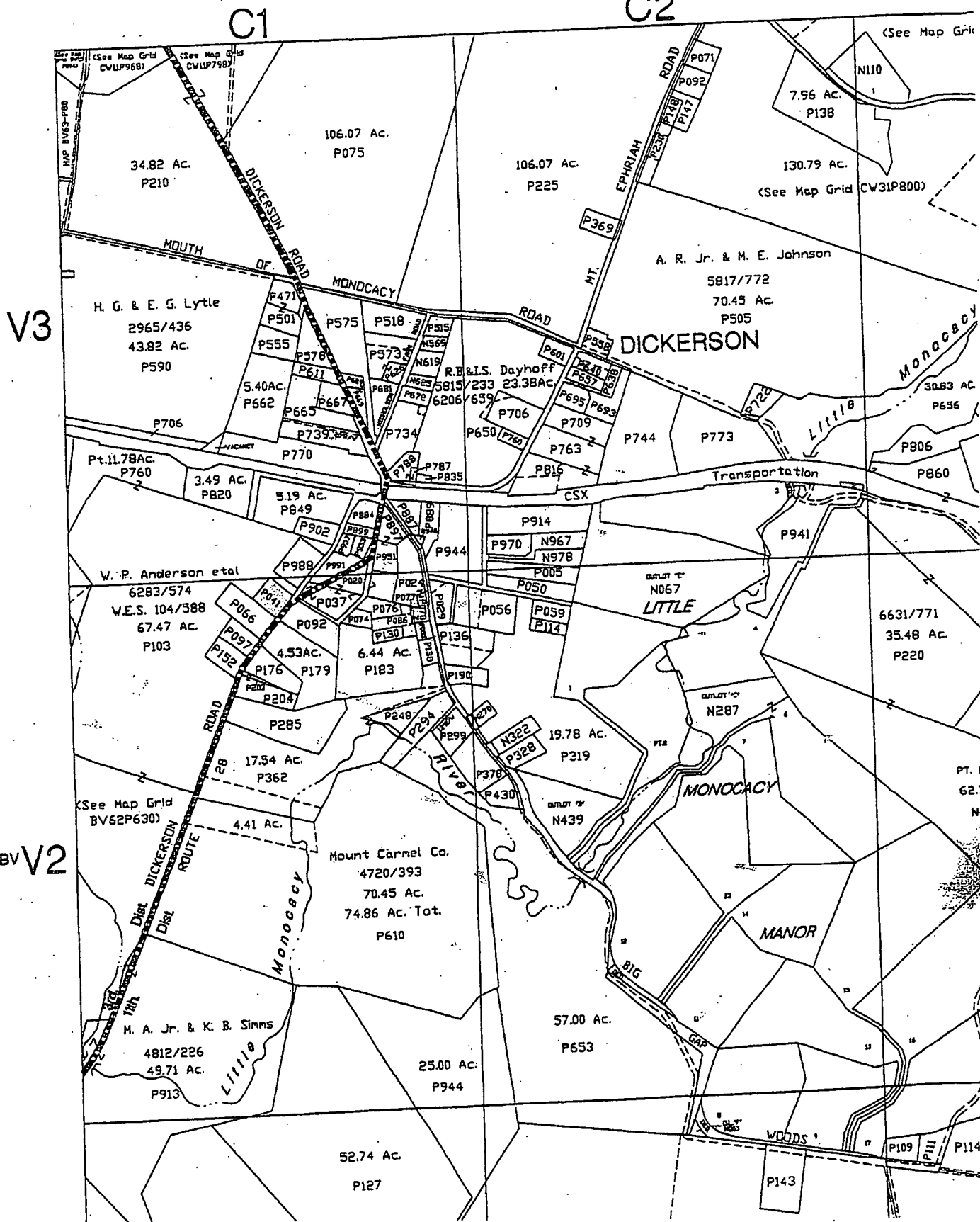
Total Pages, including cover: 2

Comments:

HERE YOU GO.

THANKS,

PAUL



Information Deemed Reliable But Not Guaranteed

Note: This is
an filed plan.

Plat of House Location
Aristides & Paul Espinoza Property

#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

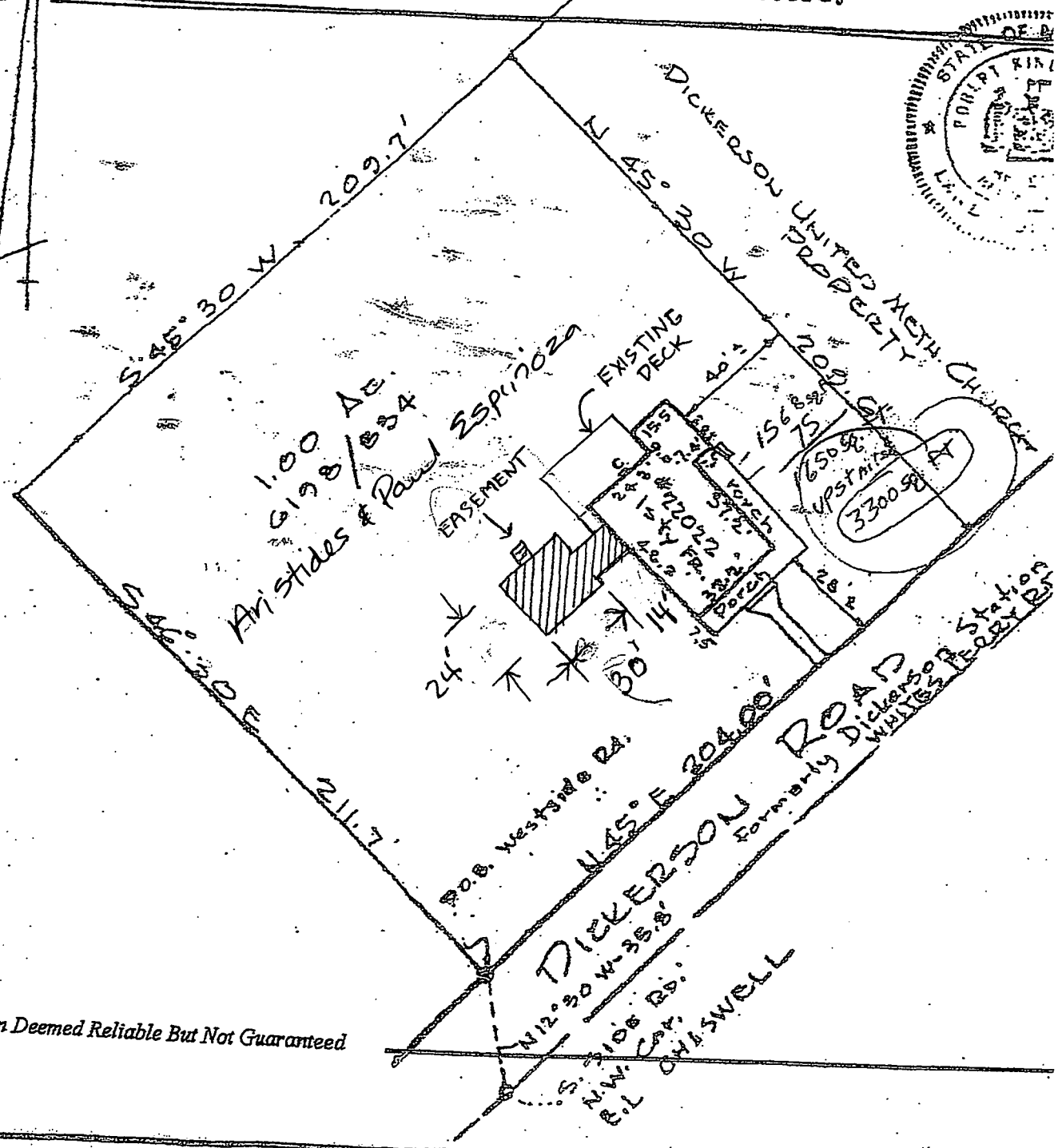
I hereby certify that the plan shown hereon is correct;
and that the location of all the existing improvements
on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments.

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

[Signature]
R. H. Hadden, Surveyor
P.L.S. #528
Rockville, Maryland.

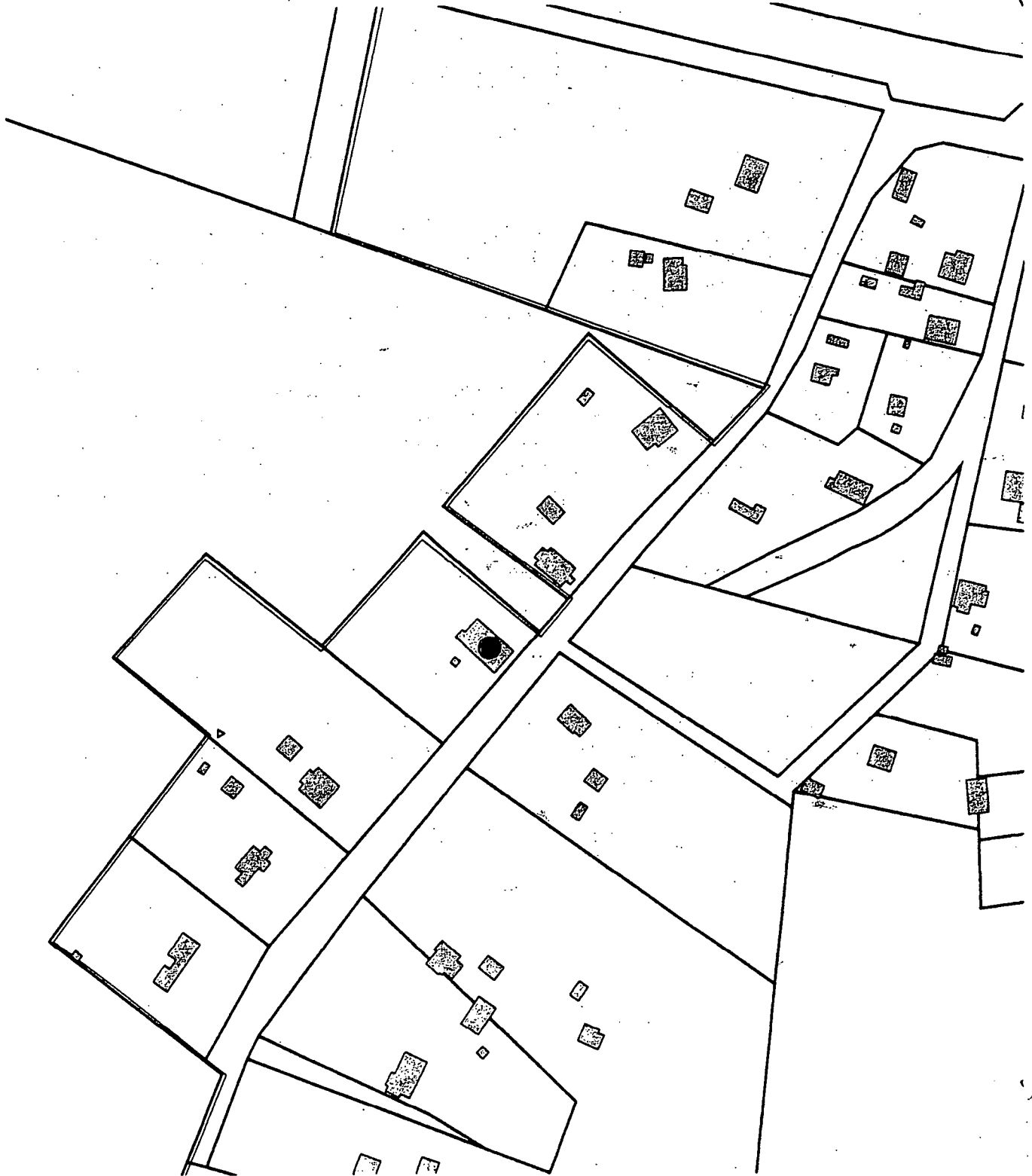
Plat Book - Plat-
Liber 6198 Folio 834

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed

22022 DICKERSON RD



Casual User Application

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

42

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.



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: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson, Md. 20842
Street Number City State Zip Code
Contractor: Paul Huff (Renovations & Remodeling) 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: 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: \$ round about 4-500,000.00
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 Espinoza Signature of owner or authorized agent March 4, 2007 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:

At this point we have a cottage house with front porch & deck sitting on acre lot. Set in small community next to church. Shed is adjacent to the deck. Several large maple trees planted next to garage. Various dogwood trees, white pines & large bushes on property.

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

Renovation to the house which means starting upstairs at the peak of the existing roof and continuing the rest of renovation to back & side of house, with new addition to side continuing the upstairs over it.

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.

Note: This lot no
in flood plain a

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths 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.

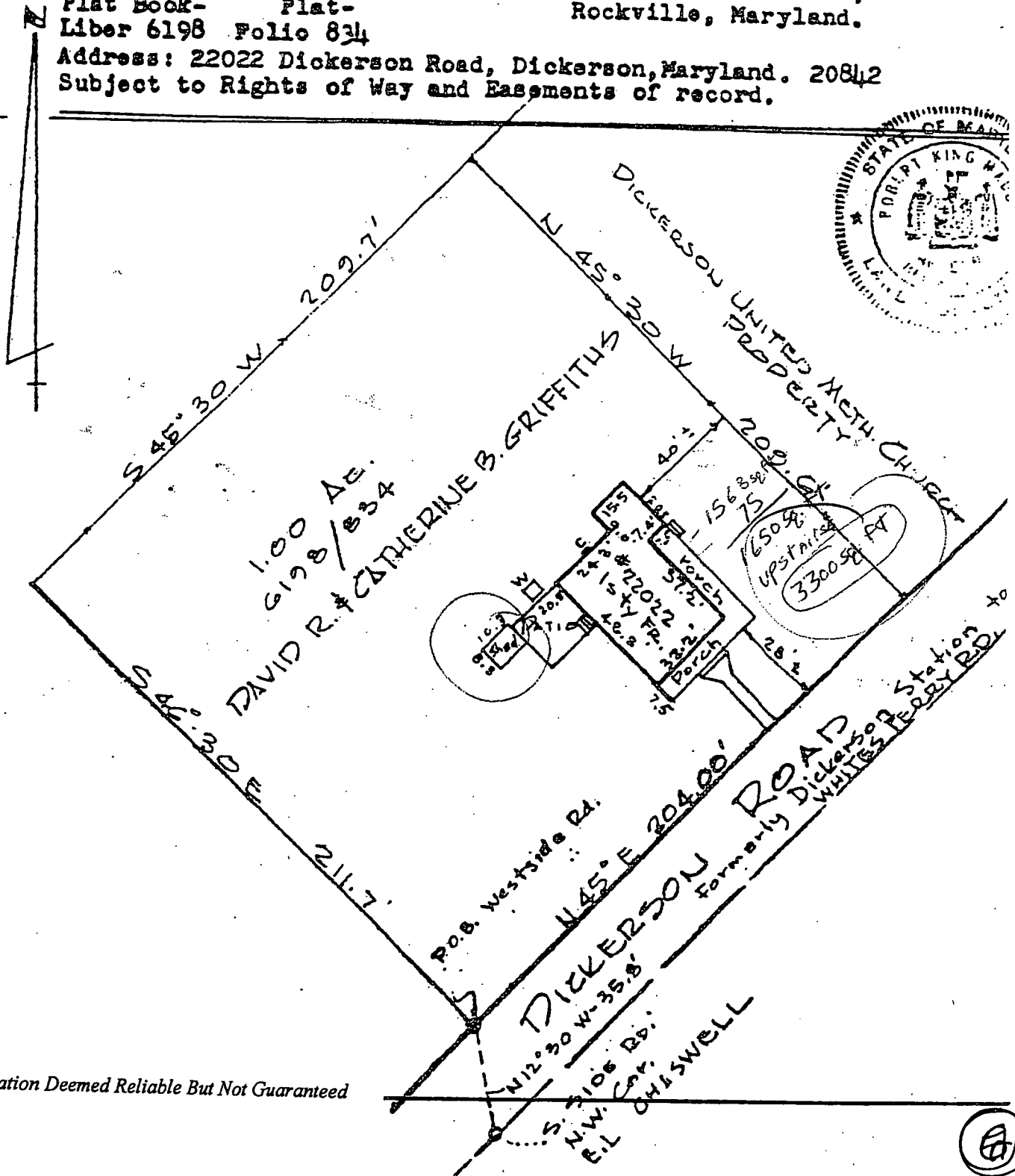
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

[Signature]
R. K. Haddock, Surveyor
PLS#528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed



Plat of House Location
 David R. Griffiths & Catherine B. Griffiths Property
 #22022 Dickerson Road
 Barnesville (11th) District
 Montgomery County, Maryland.

Note: This lot is in Flood Plain

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.

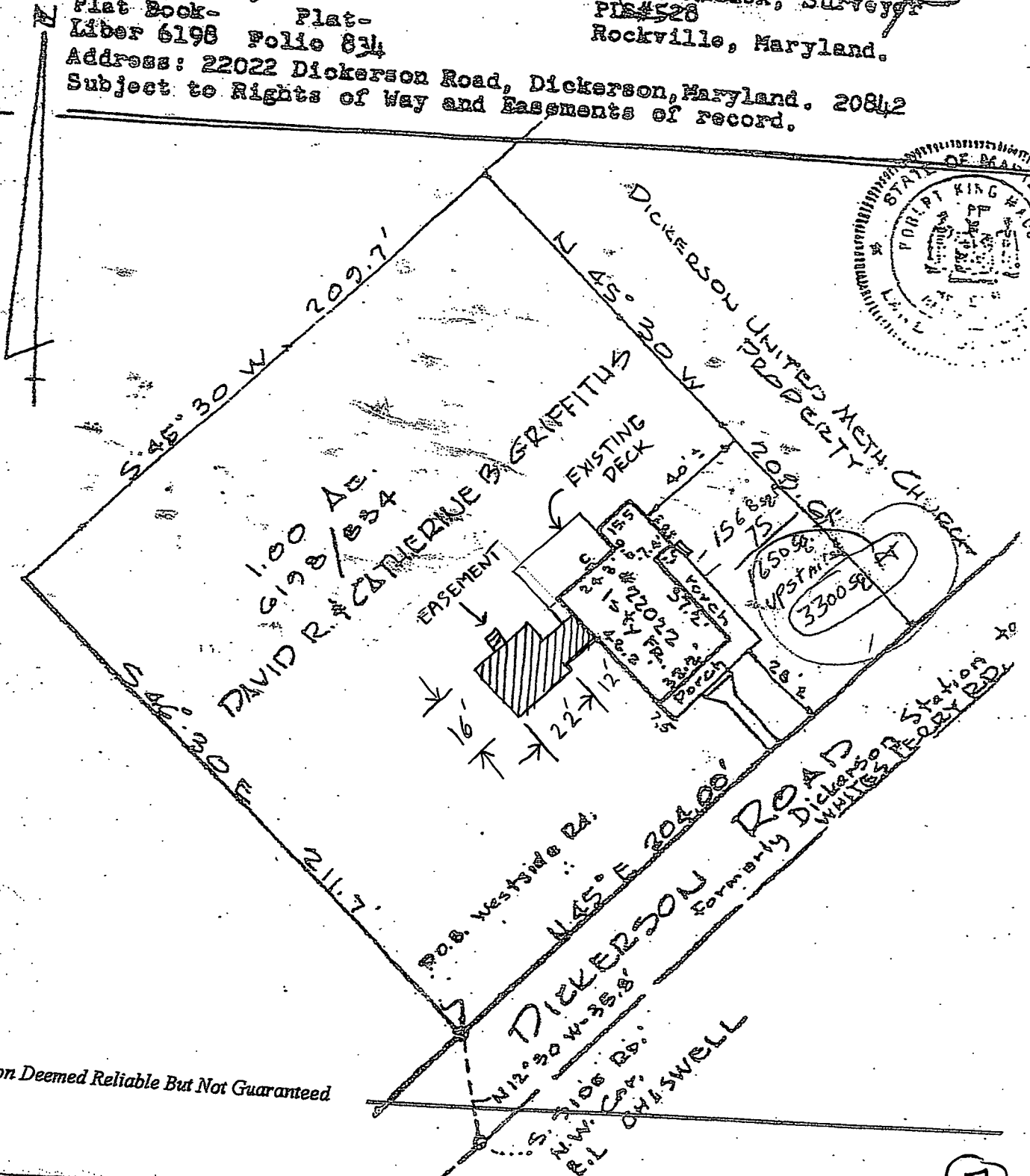
Date: October 6, 1986

Scale: 1" = 50'

Plat Book - Plat -
 Liber 6198 Folio 834

[Signature]
 R. H. Maddox, Surveyor
 PLS#528
 Rockville, Maryland.

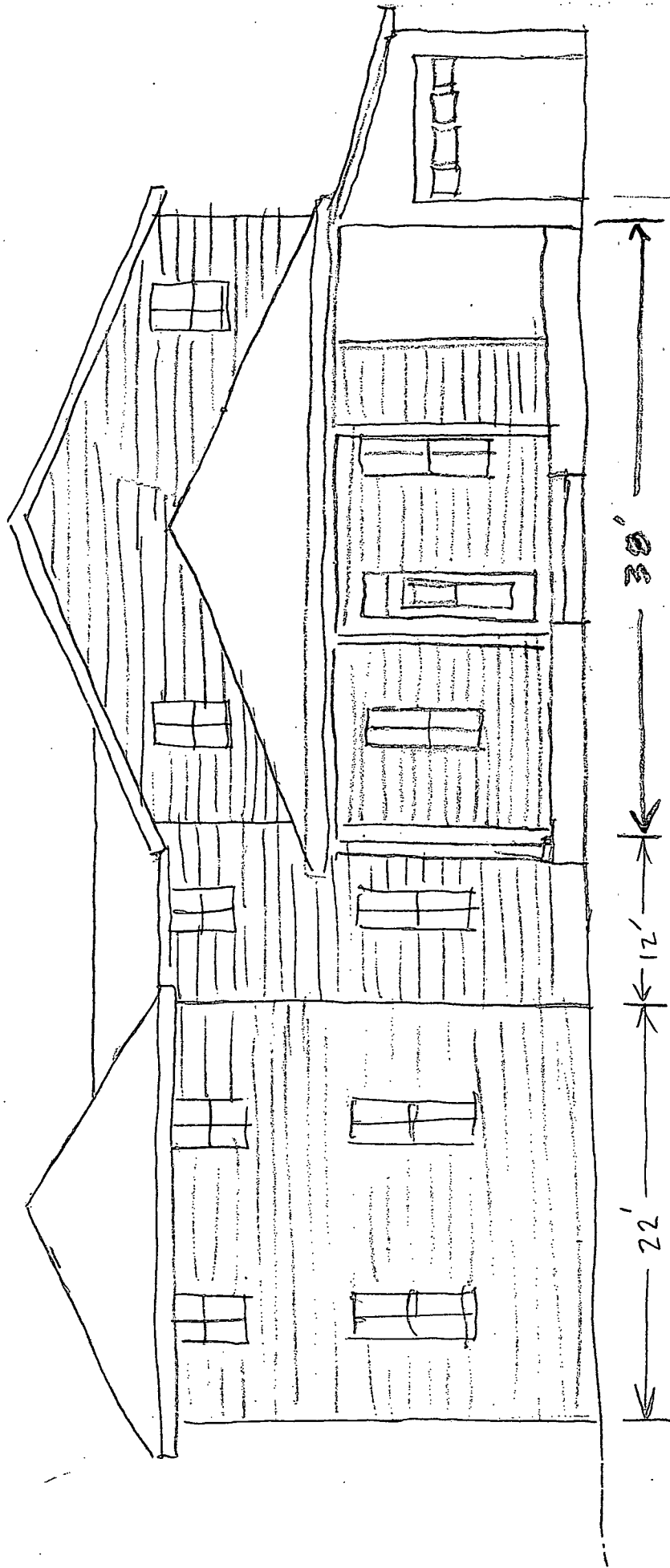
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
 Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed

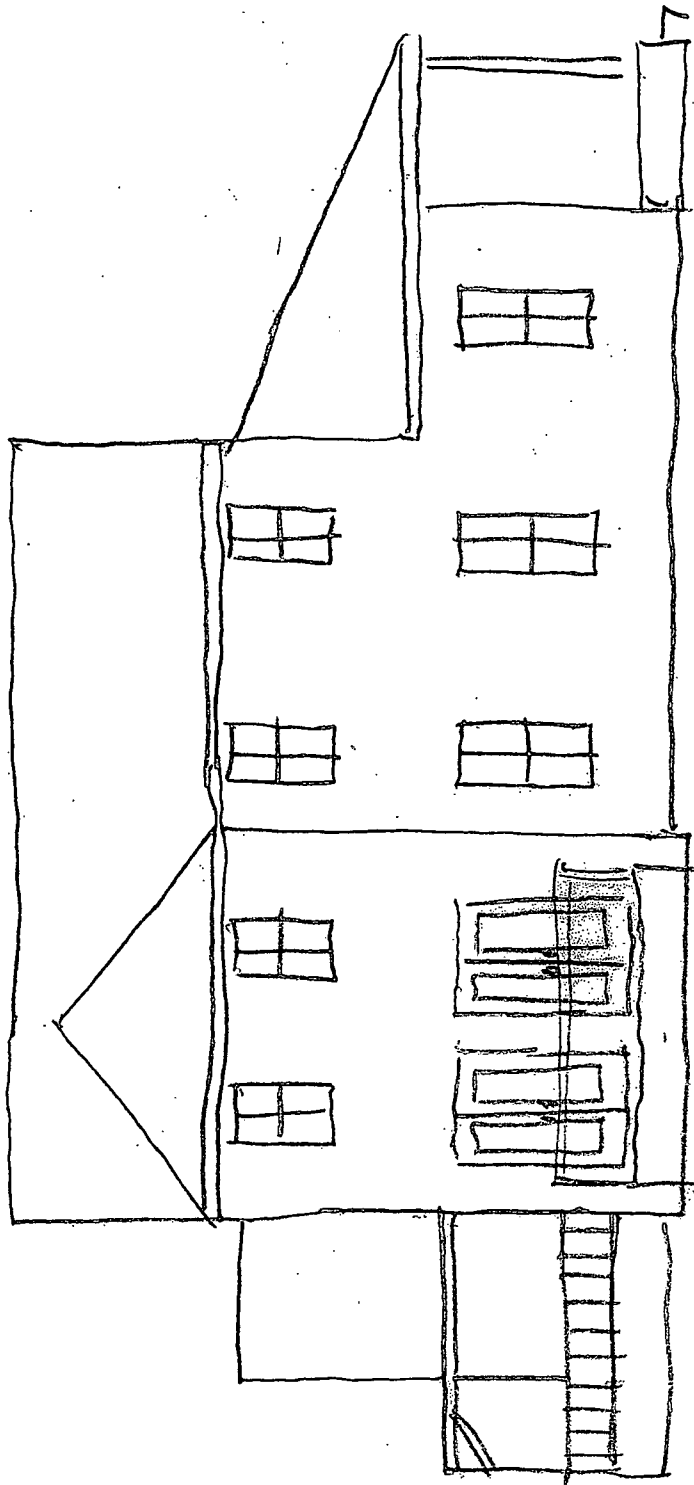


ALL ROOFS SAME ORIGINAL PITCH



FRONT VIEW - PROPOSED

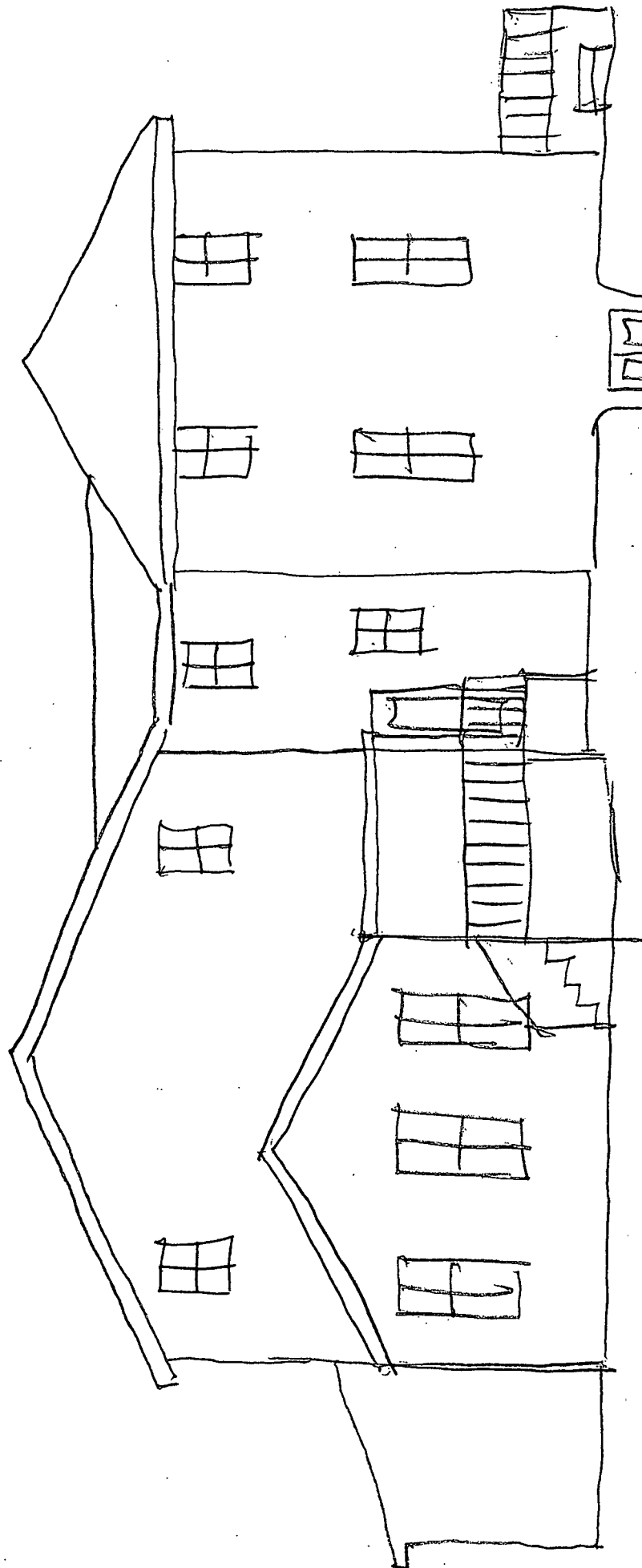




16'

LEFT SIDE - PROPOSED

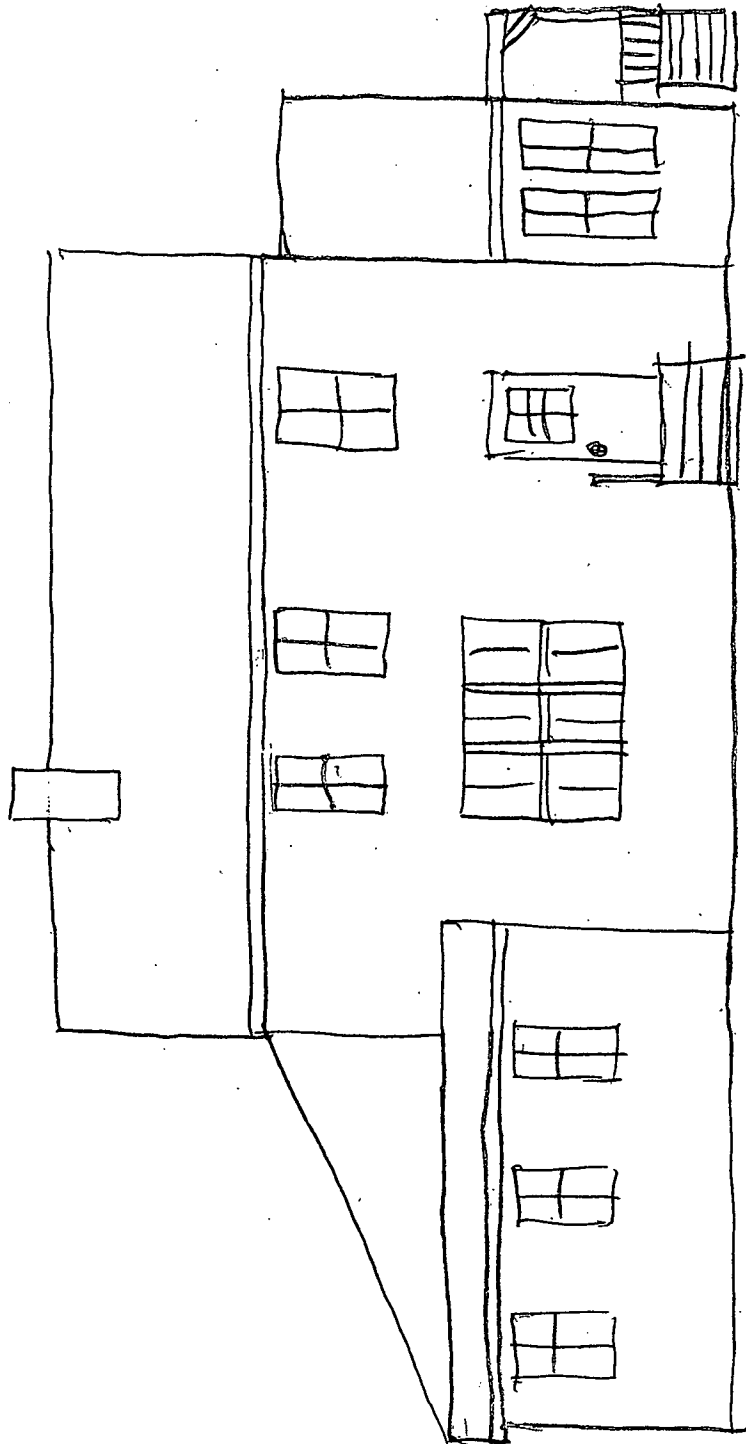




EASEMENT
TO BASEMENT

REAR ELEVATION - PROPOSED

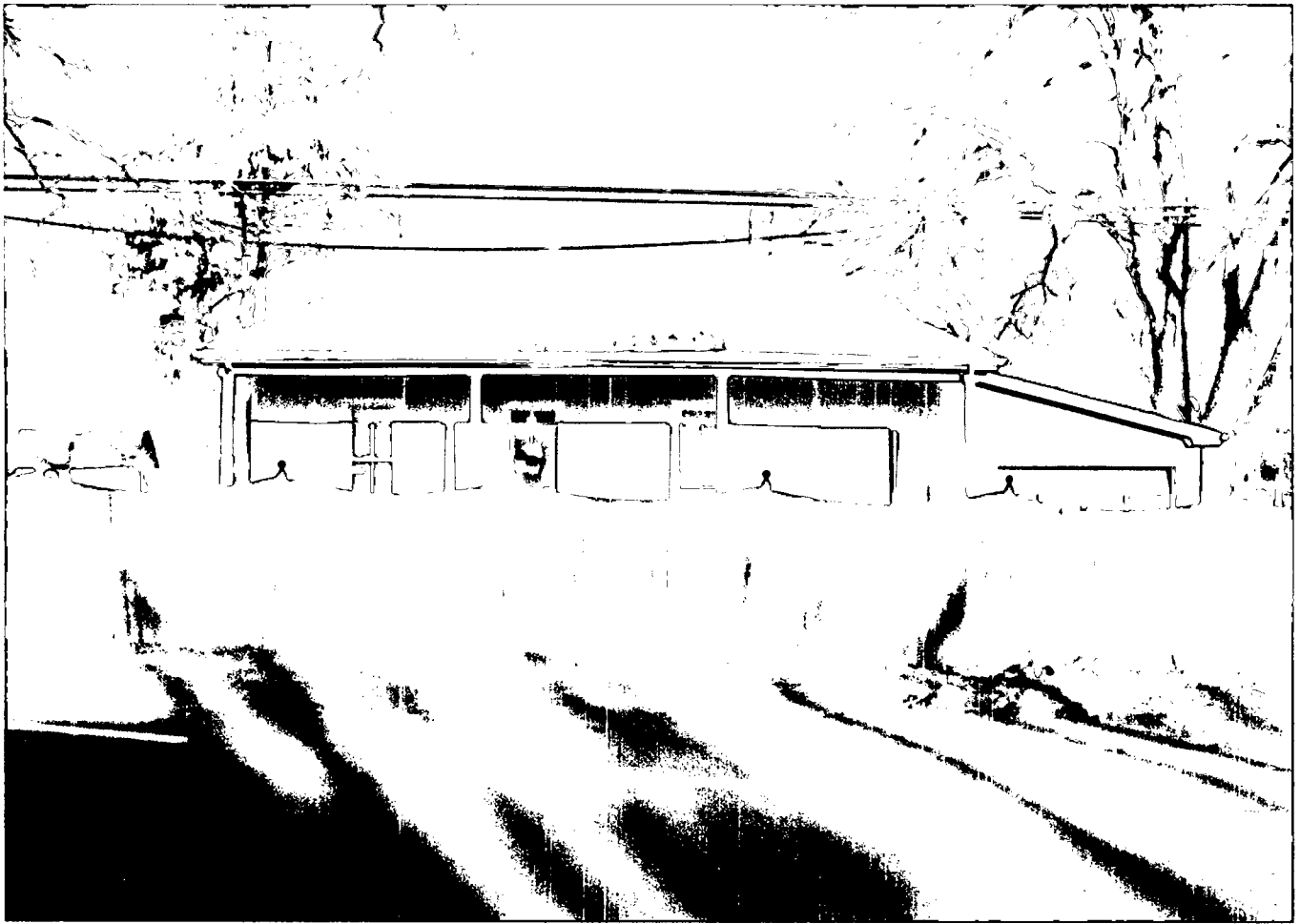




RIGHT SIDE - PROPOSED











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

Owner's name & mailing address	Owner's Agent's name & mailing address
Adjacent and confronting Property Owners names & mailing addresses	
Mr. Seamus Lynch 22011 Dickerson Rd. Dickerson, Md. 20842-9580	
Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md. 20842-9515	
22014 Dickerson Rd. Dickerson Md. 20842	

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
- - - - - 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:

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

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

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

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

17 The house is adjacent to the Methodist Episcopal Church south, as well as it's
18 neighbors are a couple of larger what would be likely outstanding resources with the district to
19 be designated. The applicants are proposing to add a second level and a one story side
20 addition to the property.

21 After reviewing the proposal and meeting with the applicant on the site and
22 discussing the project, we determined that they proposal does constitute a substantial
23 alteration, and did recommend that they come for a preliminary consultation to get some
24 guidance from the commission.

25 This is a small house and we understand that putting additions on smaller
26 houses can be approved, and however, this particular addition is not compatible with the

1 structure. Although the Secretary standards don't prohibit second story additions, it does say
2 that you should not remove distinctive materials or alter features that help characterize the
3 property. And in this bungalow the hipped roof that includes the porch is one of its major
4 character defining features, and thus makes it a bit more challenging to add to this particular
5 property.

6 The proposal does not meet with the standards. Essentially with the proposal the
7 second floor, -- the bungalow form is completely lost that you essentially have a different form
8 of the house. Reducing the addition to a half story would half story as would be pulling the
9 addition back behind the peak of the hip roof.

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

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

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

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

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

26 MS. O'MALLEY: Any other questions for staff? Could the applicant come up,

1 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 comments that staff had about
5 your first design?

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

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

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

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

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

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

25 The simple little structure still appears to be the main structure. And I think you
26 might find this other approach of building hyphened additions. I mean given that there's

1 already a side addition, I think I could consider an alternative side addition and a rear addition.
2 I probably be very happy to share this one where their sort of carefully attached to the building
3 rather than going upward, going outward, and you might want to consider modifying that side
4 addition where the garage is and doing something with that because there's an opportunity to
5 maybe make it all come together a little better.

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

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

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

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

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

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

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

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

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

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

2 MS. ESPINOZA: So even if we were to start from the peak, there's a septic tank,
3 that's impossible.

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

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

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

21 MR. ESPINOZA: Well they did say about the septic because of the bedroom you
22 were talking about they would to modify, but I mean, say if you add in the back, he's saying
23 you'd have to rip it out and just basically --

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

1 finished.

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

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

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

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

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

22 MR. FULLER: Some magic.

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

1 MR. ESPINOZA: Not yet.

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

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

6 MR. BURSTYN: Well, the point that I want to get to really is that if the applicant
7 is considering a second story, would that be the only one in town? In other words, whatever
8 he's going to do, are there things that are, that whatever he comes up with that he's
9 recommended, would it be compatible with the area or not?

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

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

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

23 And I would recommend that preserve that original front roof line and not
24 puncturing it with dormers. Keep the simplicity of that front and that we could certainly allow
25 flexibility in how you might add to the side, to the rear, sort of work your way around the
26 features that concern you. I think there is some opportunity to get some extra space and leave

1 that front piece intact.

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

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

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

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

14 MR. ESPINOZA: I mean that's not the reason we're doing it. I mean we're doing
15 it because we're living there, not because we're trying to keep up with the Jones.

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

18 MR. ESPINOZA: I understand that too.

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

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

23 MR. ROTENSTEIN: ~~But then you lose the scale that really defines this house.~~

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

26 MR. BURSTYN: Well one possibility, of course, is to take off the garage entirely

1 move it possibly in the back somewhere and then just do the addition on the back including a
 2 new septic system which may be required any way, and then you're not doing two floors, and
 3 you're keeping the front look of the house, where I hear sentiment in that direction. Because
 4 the back of the house is already a mess.

5 MS. O'MALLEY: Yeah, I think what you would want to do is talk to the, whatever
 6 department oversees the well and the sewer part and tell them that you're thinking of doing an
 7 addition on your house and how many bedrooms or whatever and say what are your
 8 requirements, you know, what would we need to do. So that you have that information right
 9 from the beginning. And then, the important features of your house really are the front porch
 10 and the pyramid shape of the front, you know, the triangular shape, and then keeping some of
 11 that on the side so it's really obvious.

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

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

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

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

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

24 MS. O'MALLEY: Yes.

25 MR. FULLER: From my personal perspective, I don't have a problem with the
 26 house having a two story element, I just don't think raising the roof on the main house is the

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

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

12 And then, but also as Commissioner Fuller said, I think before you go much
13 further in trying to figure out what makes sense for you to do, you ought to talk to the county
14 about what that'll kick in in terms of working with your septic and your well because you might
15 have to redo all that stuff anyway, which might open up more opportunities going to the back.
16 So I think if, talk to the county, keep in mind the front porch and that front roof slope, and that I
17 think there's a general feel that beyond that, you know, usually we don't want to go to the side,
18 but I think, you know, some of us would be flexible going to the side.

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

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

23 MR. DUFFY: Well, that's a good question. I tend to agree with Commissioner
24 Fuller and maybe we could speak a little more clearly about that. I think that there is some
25 opportunity to have a I guess what I would say is maybe a one and a half story, which is really
26 two story, but you know the dormers cut through the roof. I think somewhere to the side or the

1 back, preferably to the back if that works out you could get higher in my opinion.

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

4 MS. ALDERSON: I'd like to just add a comment on the garage. I think it would
5 be a great opportunity as long as your adding to, you know, you've got really a very sweet
6 original character to the house, and to get a little of that original charm back, one of the
7 challenges with the garage is that it brings that front wall all the way forward to the front end of
8 the porch, and if you can rework that shape, maybe into your addition, maybe rethink where
9 else the garage might go, and it's a good place to having living space if it's pulled well back.
10 Back beyond the porch and beyond the front plane of the house, that could be much more
11 successful.

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

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

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

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

21 MS. ALDERSON: Another thing you could do though that would help to get that
22 to integrate that better visually, would be to remove that front wall on the garage, create an
23 extended porch there so it's open again. It's that side that's going to have much more of a
24 relationship to the house if it becomes part of an extended open porch with a bent roof, and
25 instead pull that wall back to either align with that at the front of the house or pull it a little bit
26 back further, and that's going to make the whole thing come together much better.

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

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

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

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

15 MR. FULLER: I mean, if you go to, you know, what was identified earlier as
16 what's the priority aspect of this house? It's sort of from the center peak score or that part of
17 the roof. If you were to go to the rear and let there be an addition that came up out of the back
18 half of the house and you sort of stepped up into it, maybe there's a solution that direction.

19 You know, there's some examples of similar additions in Takoma Park that were done where
20 the front elevation of some of the bungalows were maintained and then they just stepped up to
21 the rear.

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

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

26 MR. ESPINOZA: Well according to the records they added on this house twice.

1 They did two renovations. They used to have a porch which they turned into the extended
2 living room and hallway. And they added to the kitchen, because back in the back where the
3 smokestack is, that was added on later.

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

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

6 MS. O'MALLEY: I think that that could be a possible way to work it. You could
7 do some kind of hyphen then go, you know, you'd be going around your well and then you
8 could come back.

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

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

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

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

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

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

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

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

21 MR. FULLER: Do the mirror image.

22 MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
23 But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
24 to make it hinge. It's not going to be a steeple chase design like the church. You know how it
25 comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
26 kind of flattens out, if that makes sense.

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

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

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

14 MR. ESPINOZA: I mean I'm just trying to get a sense of where we're going
15 because I mean, if it comes down to it, we'll sell it and go somewhere else. I mean, I don't
16 need this house.

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

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

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

MR. ESPINOZA: Okay. Sure.

% Digitally signed by Keena Lukacinsky
ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.



Keena Lukacinsky

3/13/07

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

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③⑨

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.

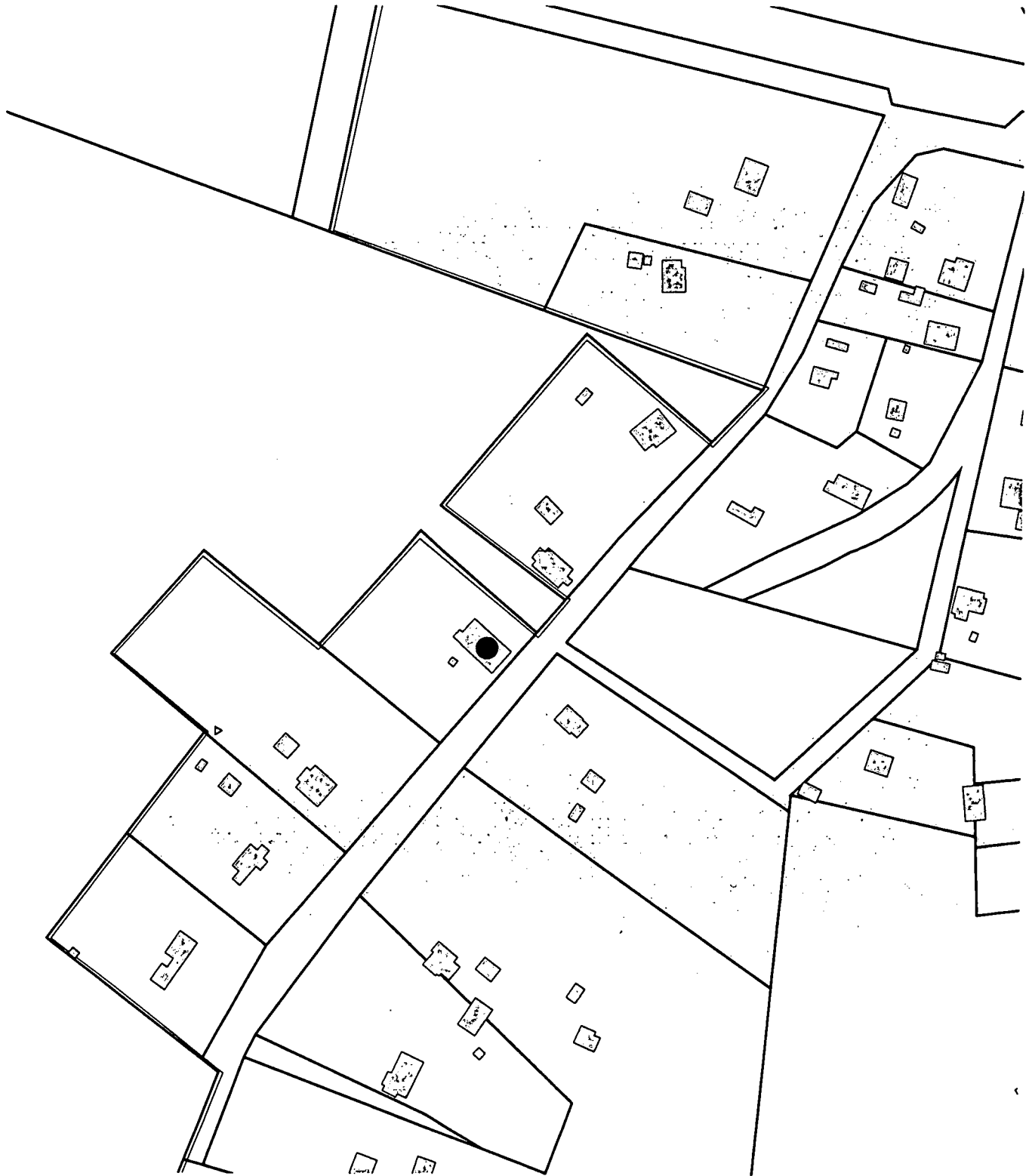
The current proposal is not at all in keeping with the *Standards*. Because the 2nd floor extends straight up from the 1st floor with no relief on the left sides, the bungalow form is completely lost; the new full second story creates an entirely different house type instead of an expanded bungalow as 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.

22022 DICKERSON RD



Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
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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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RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson Md 20872
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
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: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Teze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: round about 4-500,000.00
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 Espinoza Signature of owner or authorized agent Jan 29, 2007 Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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5

**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 house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house putting upstairs for bedroom set... new basement & living room additions, just basically adding more space to our cottage home. ~~But~~ But keep the same look of the existing house, not change any historic look.

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 decline 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, (301/779-1355).

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.

44

Note: This lot no in flood plain a

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths 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.

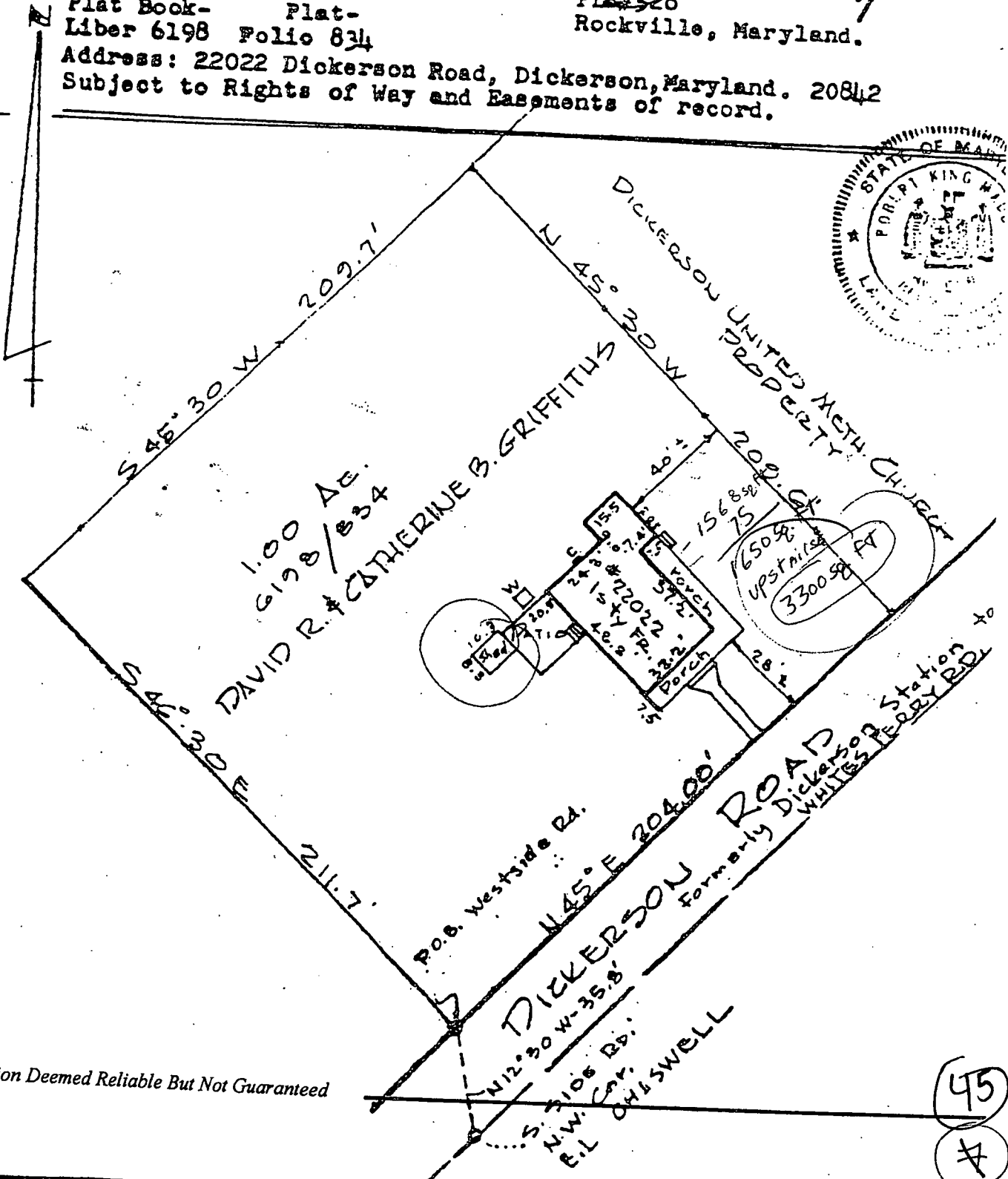
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

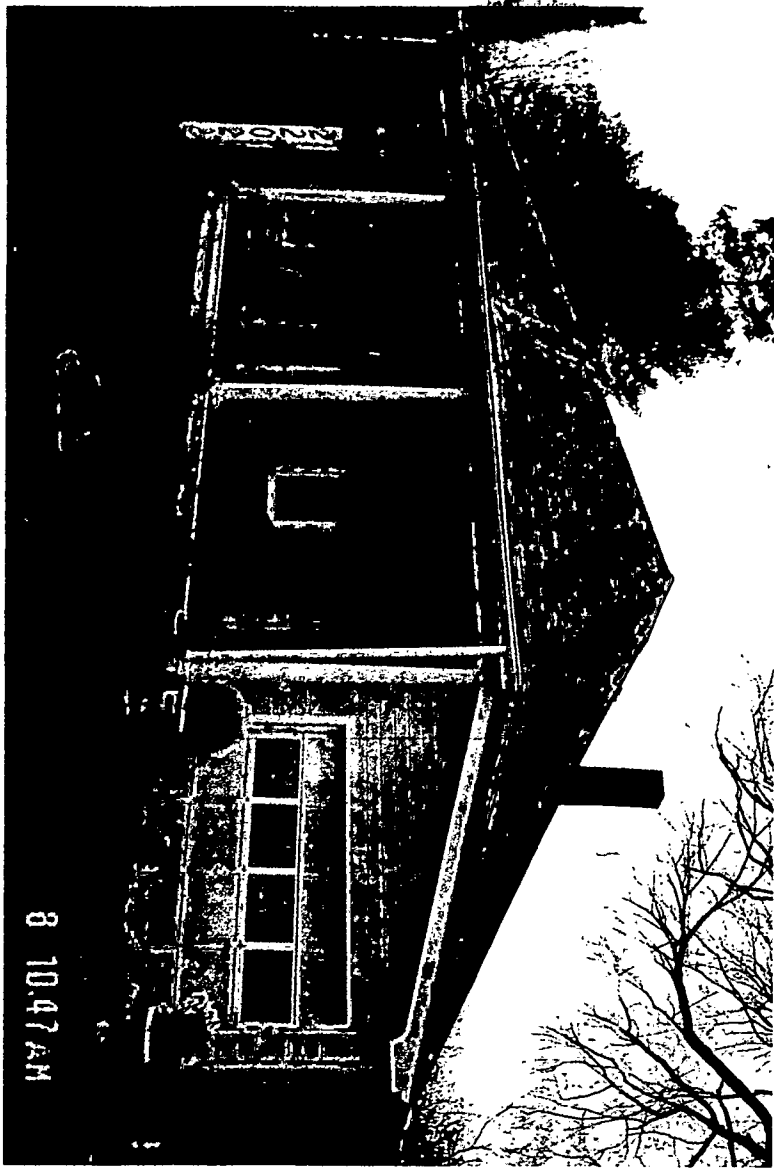
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

R. K. Maddox
R. K. Maddox, Surveyor
PL#528
Rockville, Maryland.



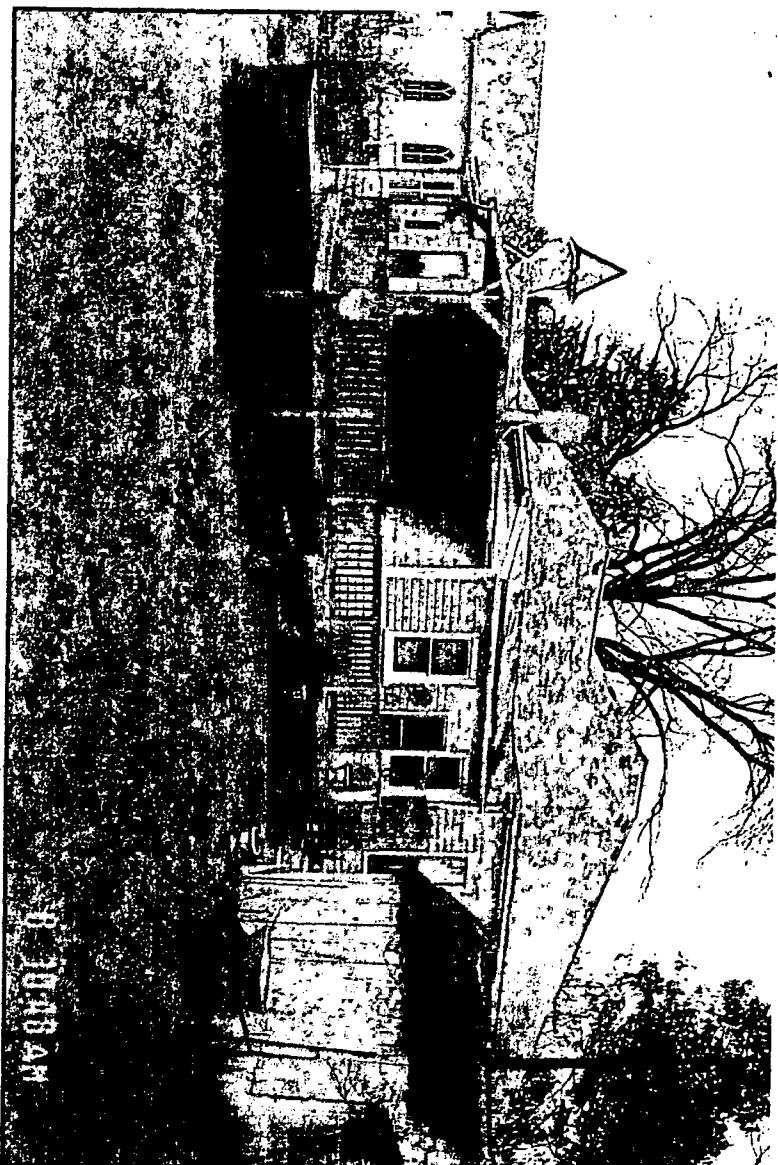
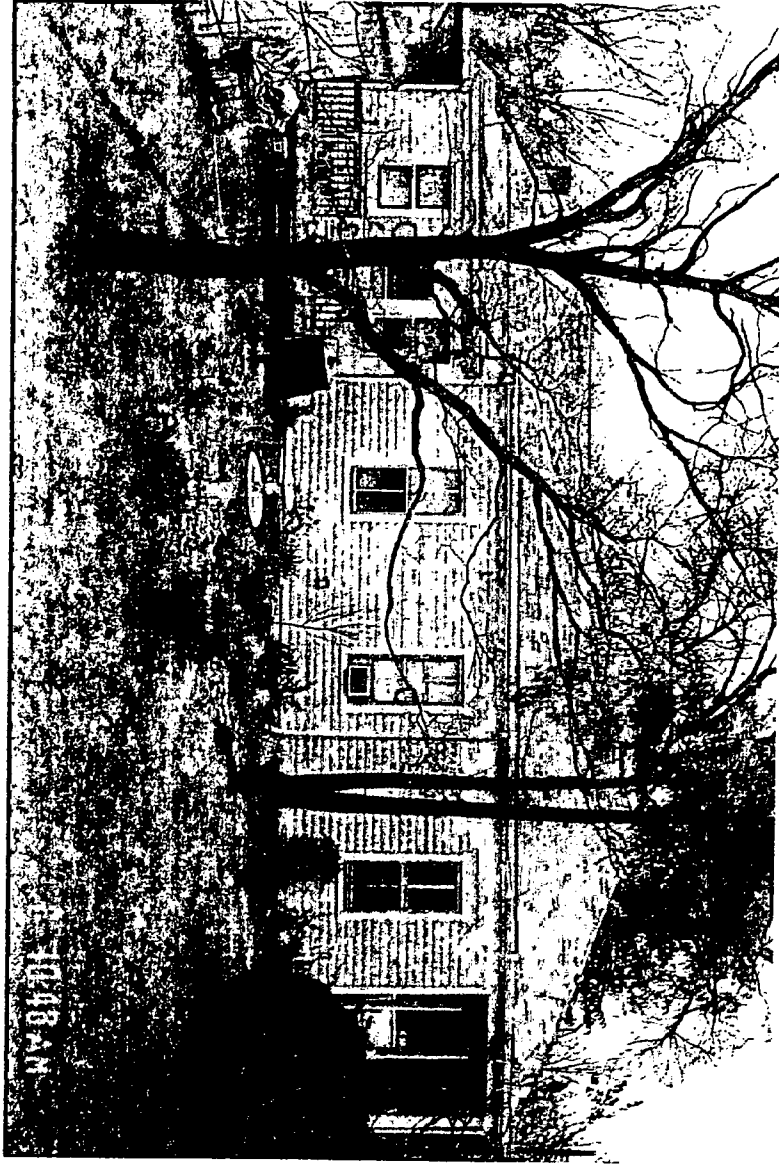
Information Deemed Reliable But Not Guaranteed

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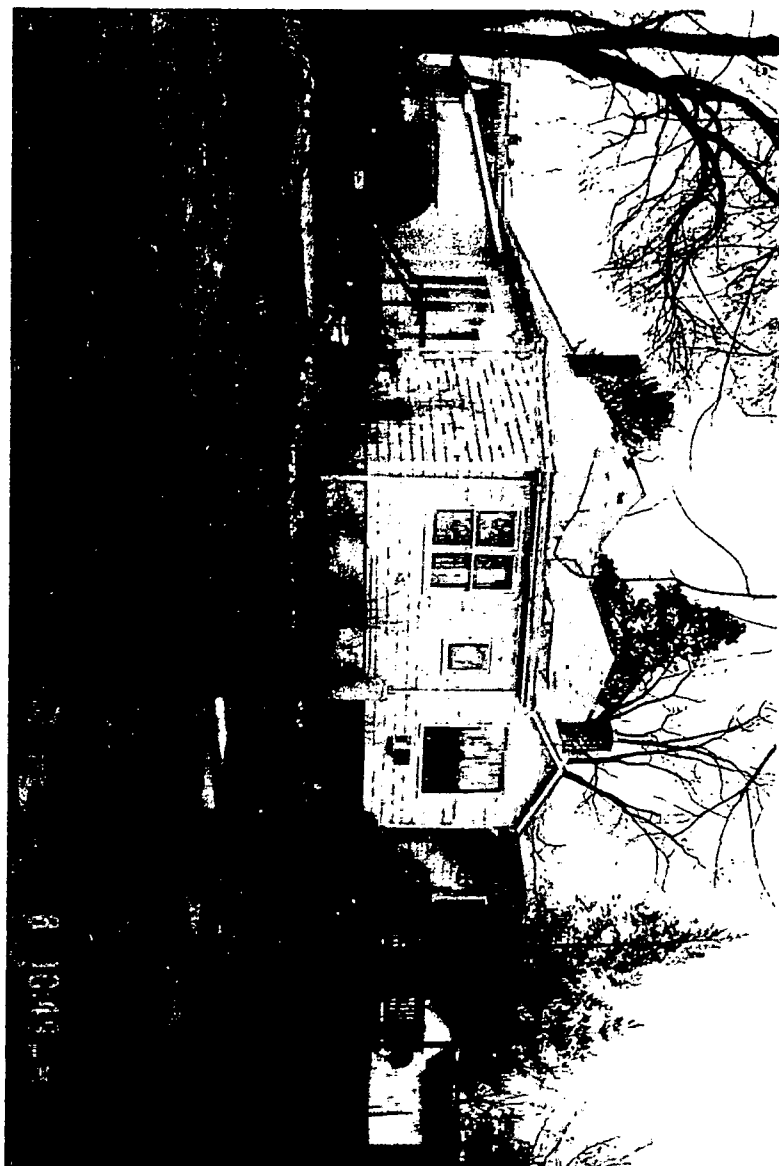
ESPINOZA

(46) (5)



ESPINOZA

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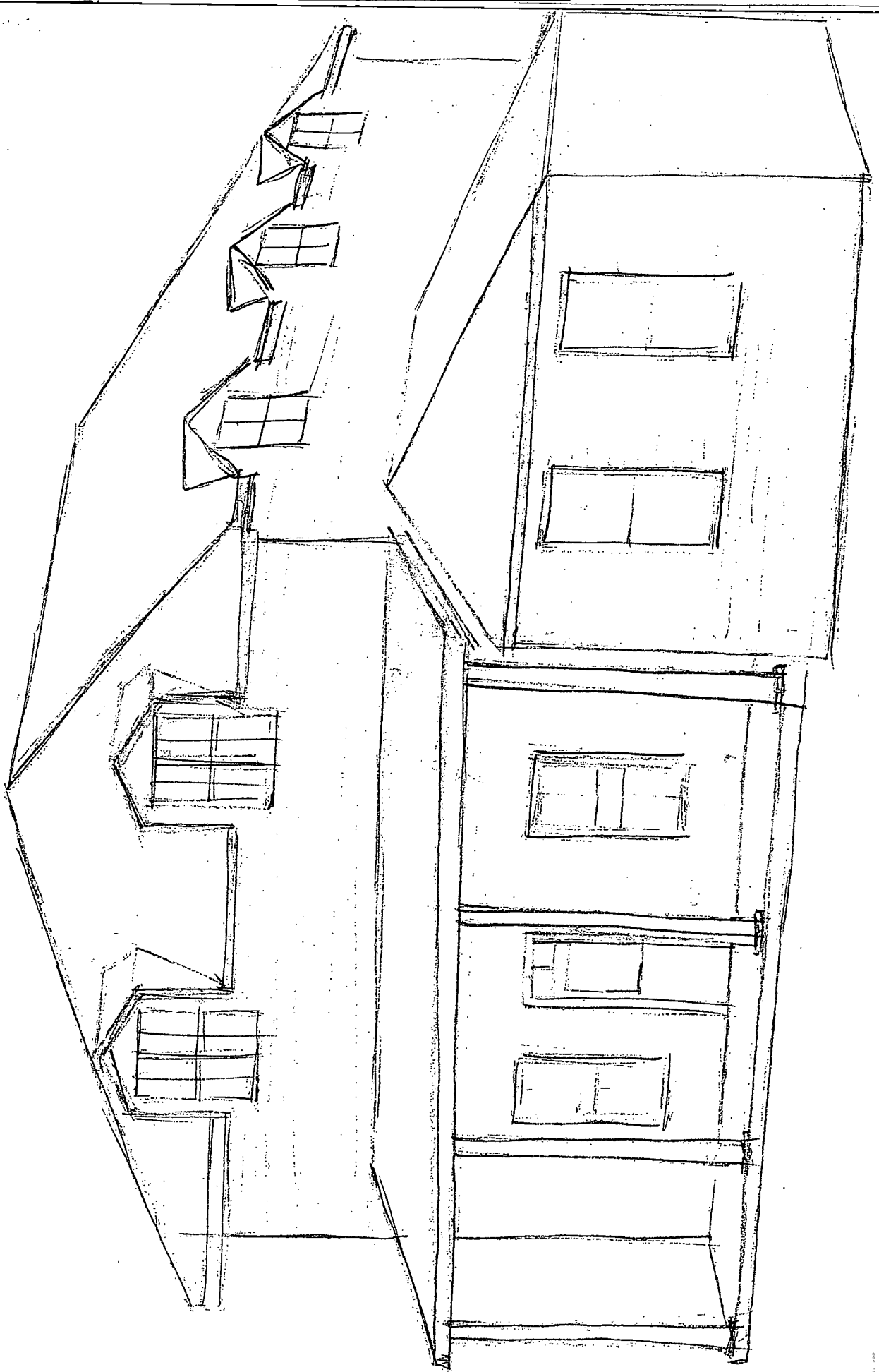


ESPINOZA

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ESPINOZA

RENOVATIONS & REMODELING
410-549-7703

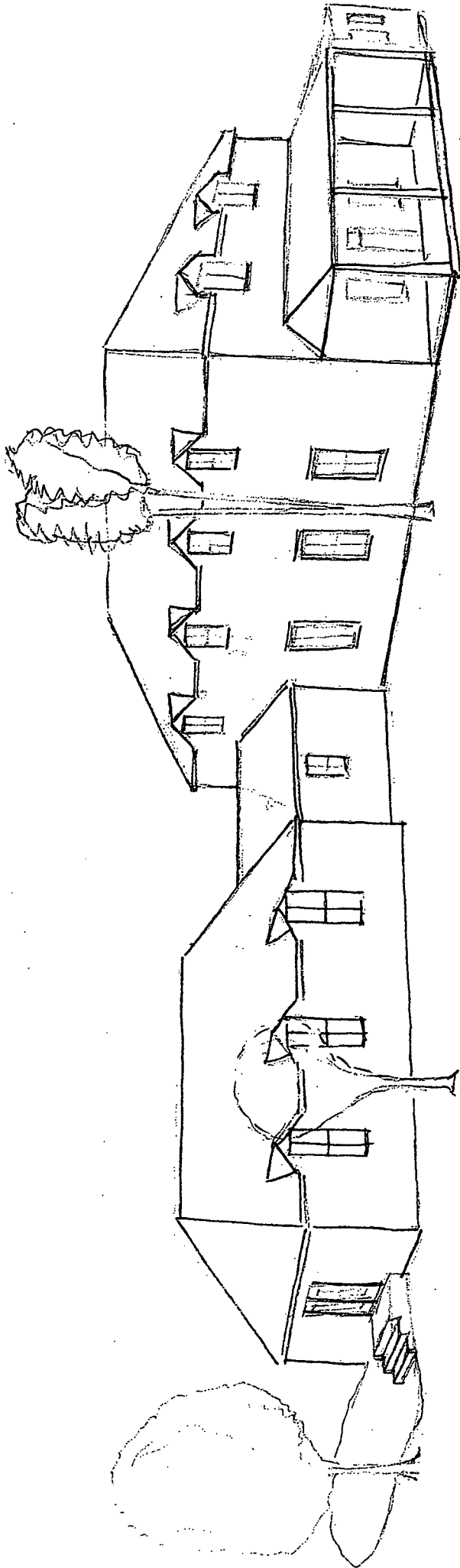


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ESPINOZA

RENOVATION & REMODELING

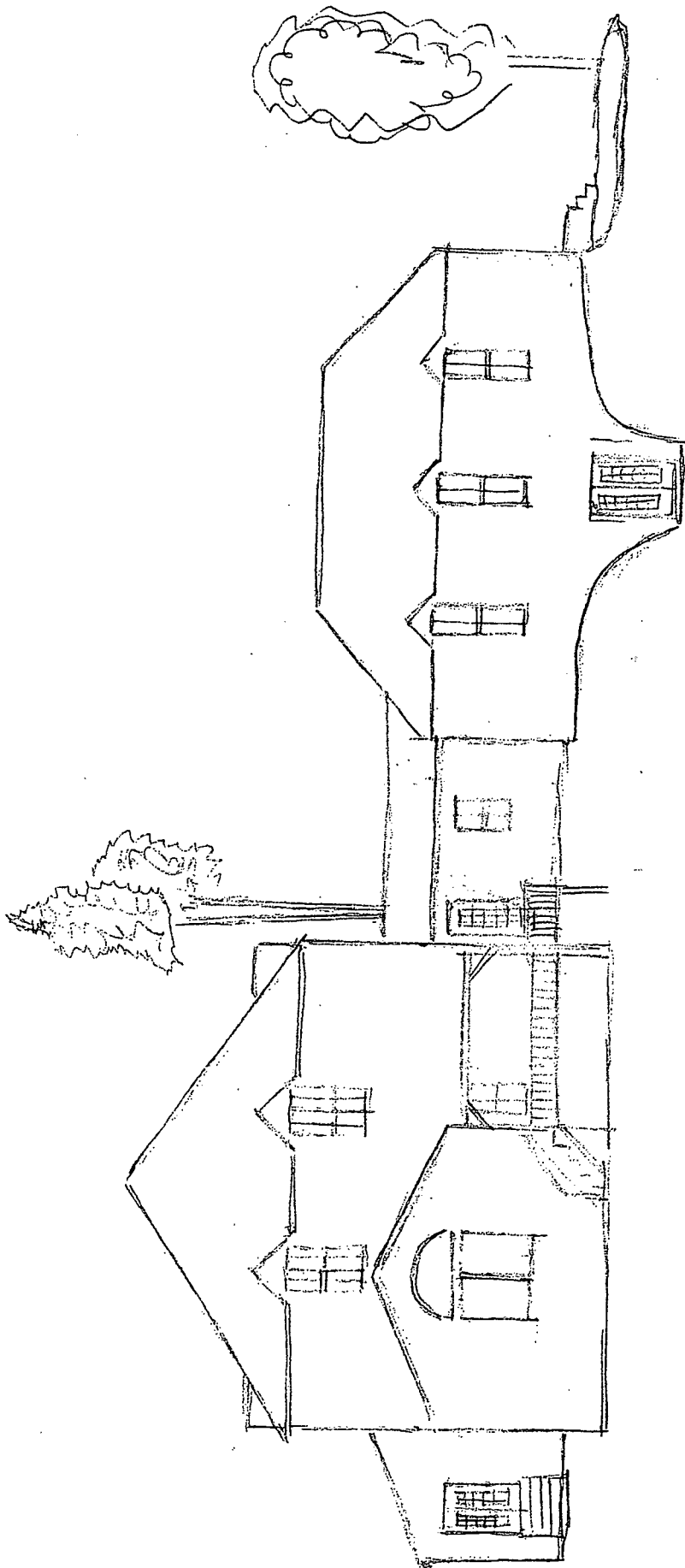
410-549-7703

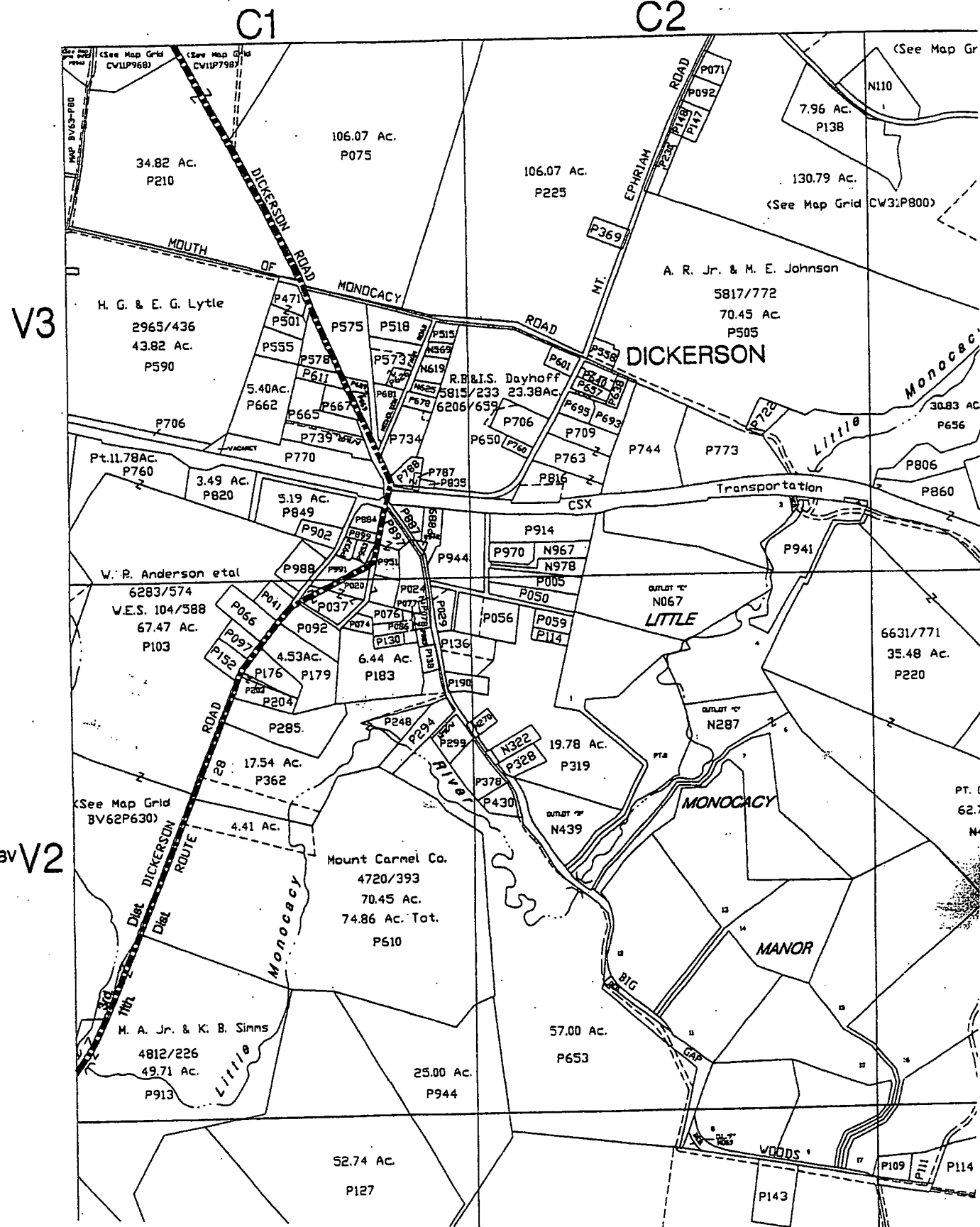


ESPINOZA

RENOVATIONS & REMODELING

410-549-7703





Information Deemed Reliable But Not Guaranteed

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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.

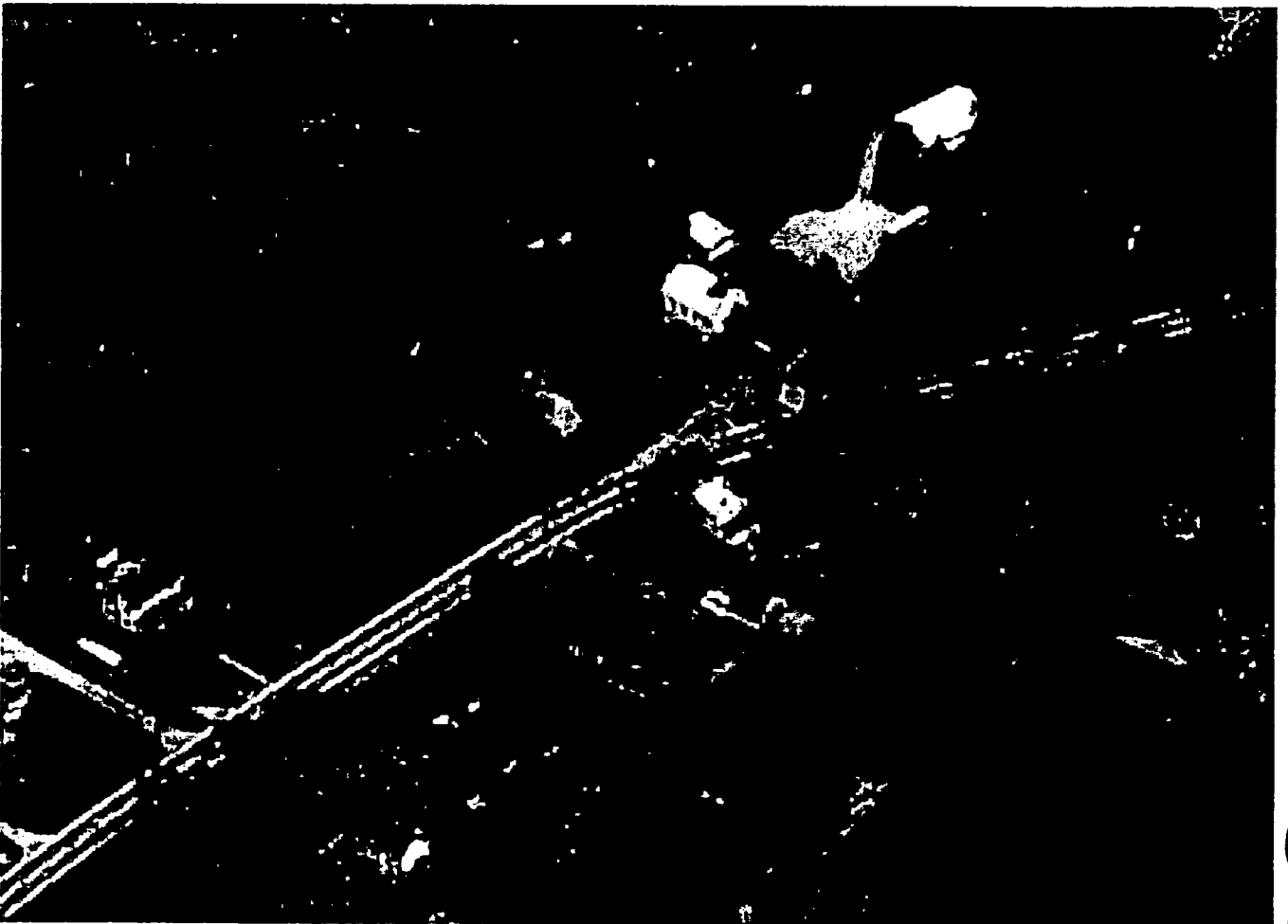
Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC

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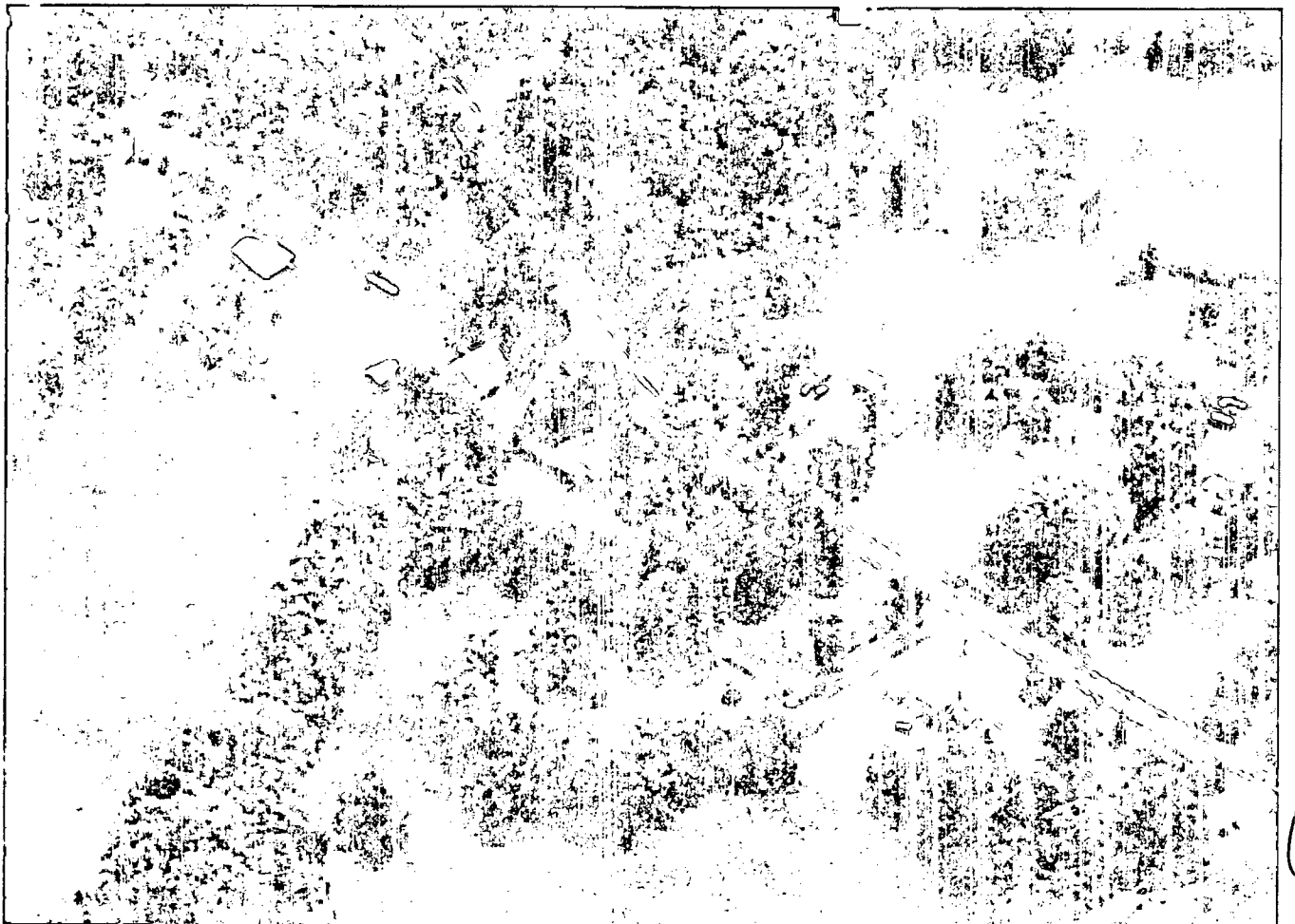
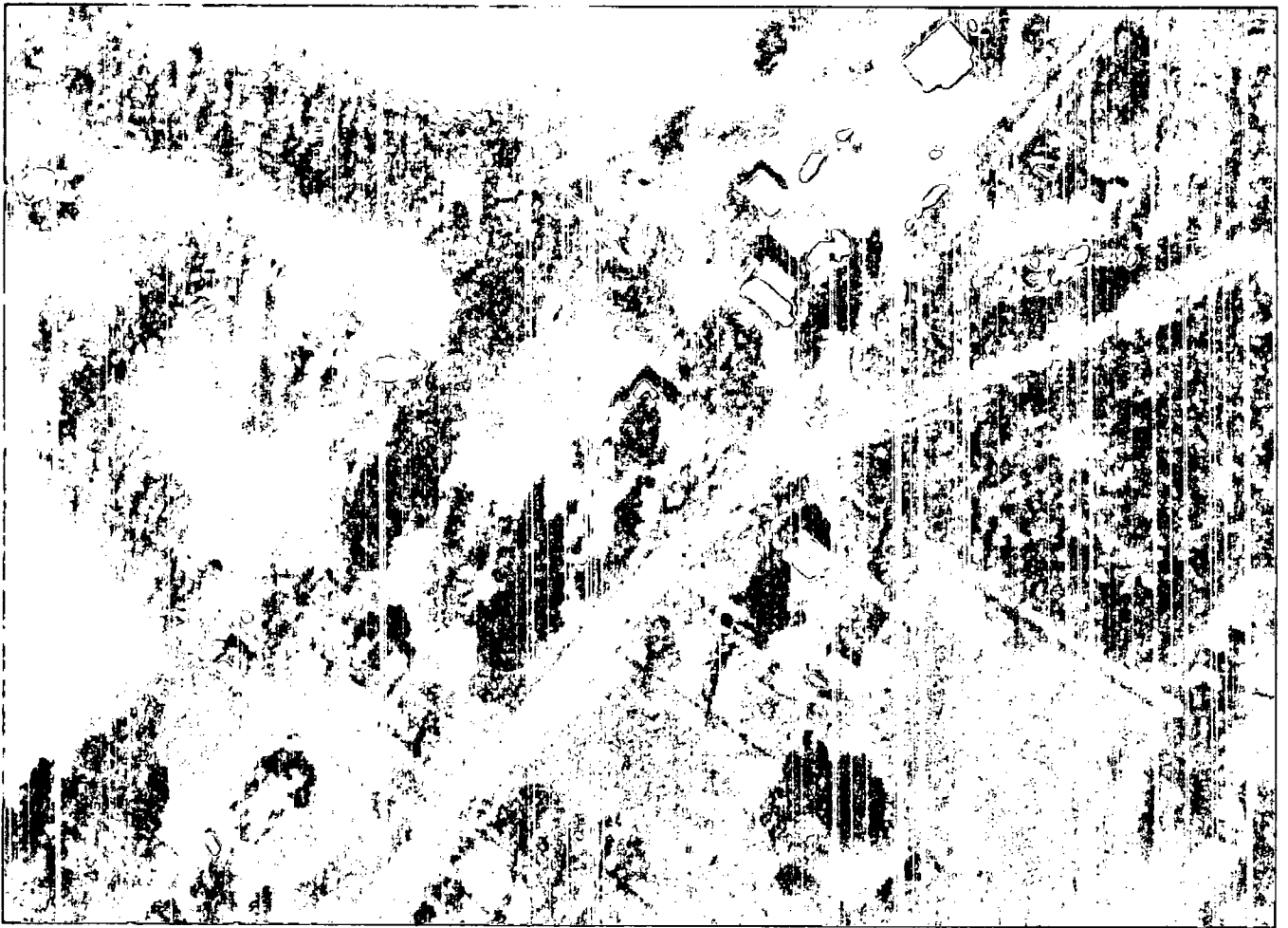
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd. Dickerson, Md 20842-9580	
Mr. Patrick Law 22025 Dickerson Rd. Dickerson, Md. 20842-9515	
22014 Dickerson Rd. Dickerson Md. 20842	



55

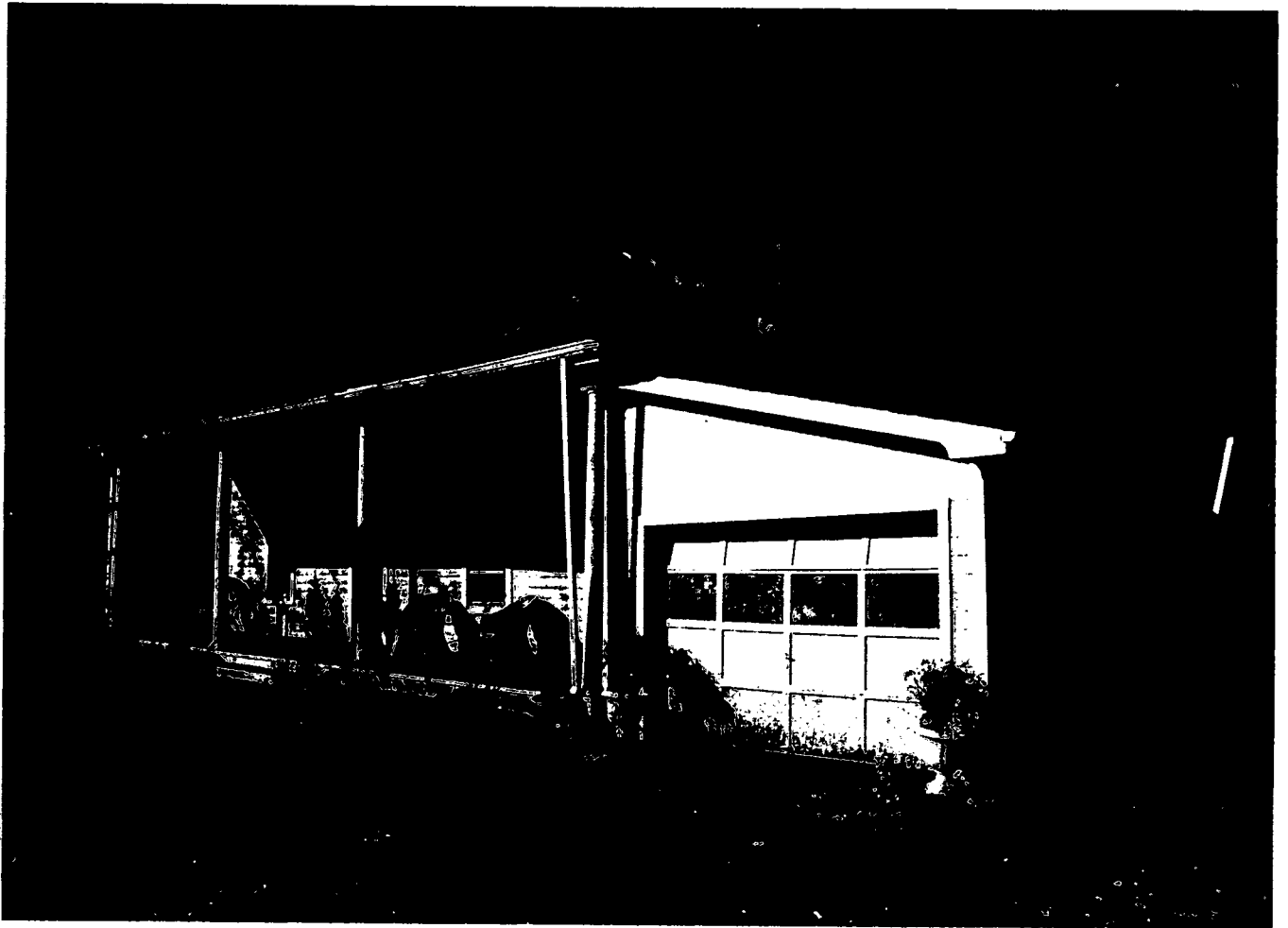
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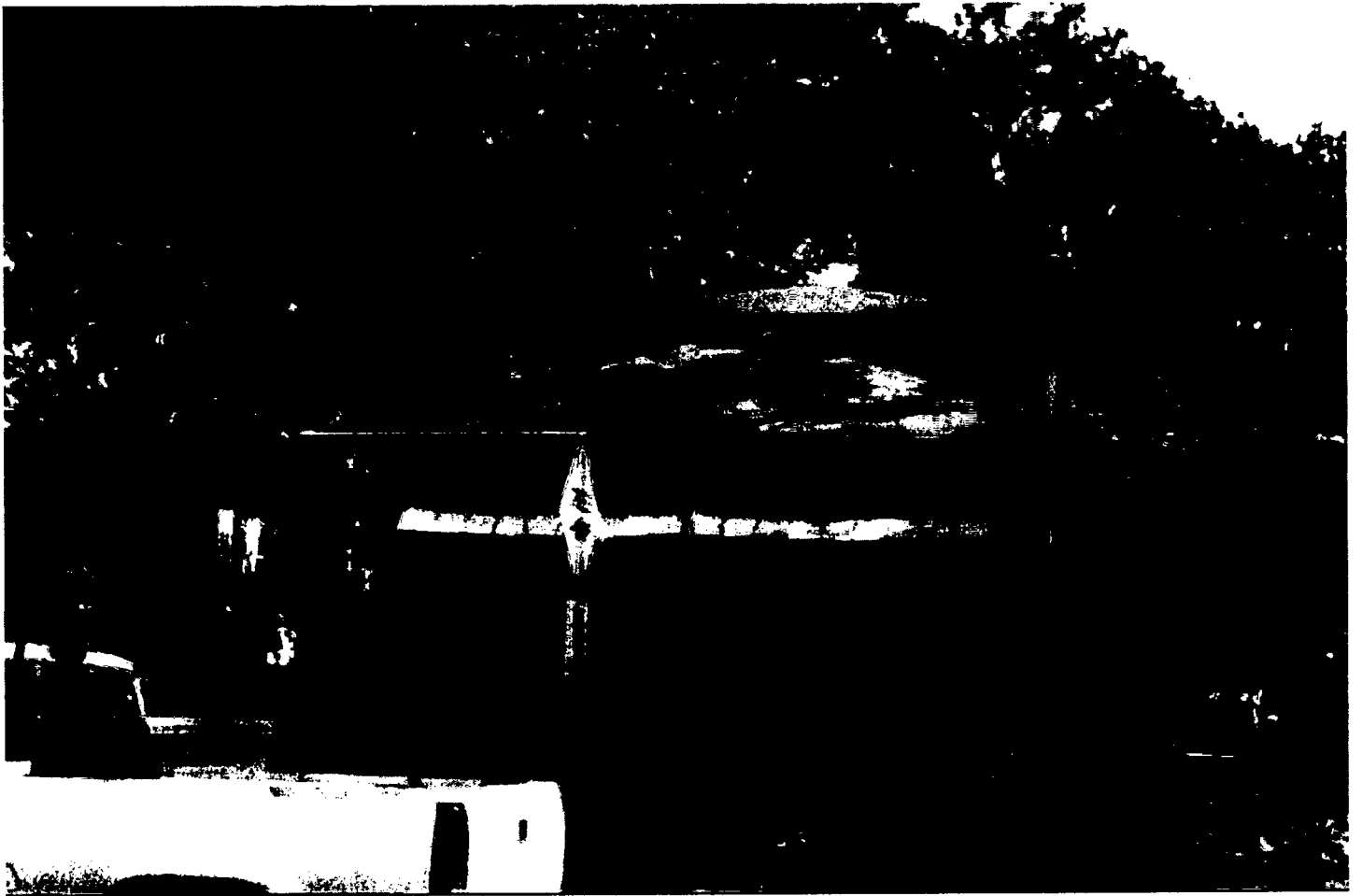


(57)
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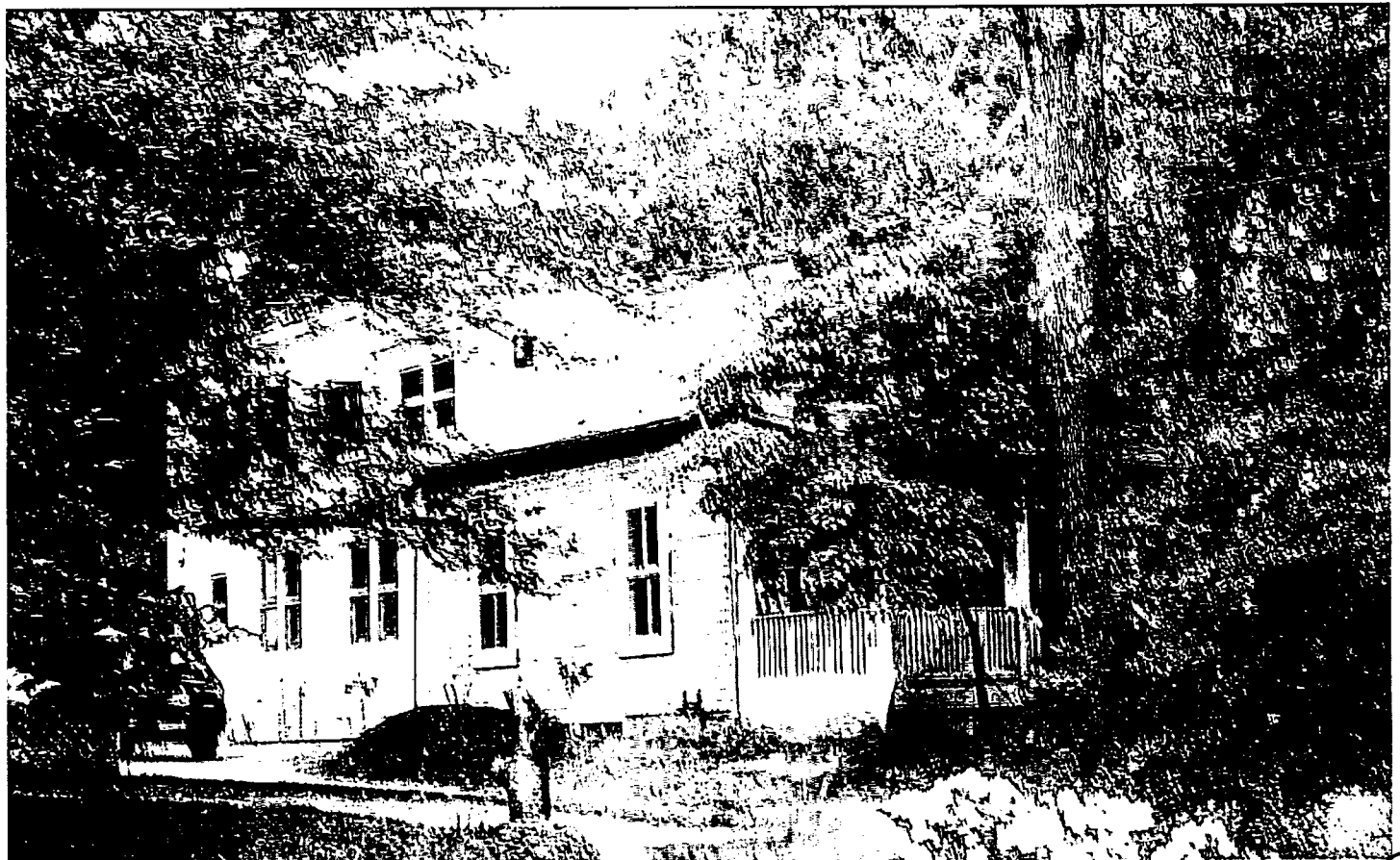


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(60)





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.



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: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson, Md. 20842
Street Number City State Zip Code
Contractor: Paul Huff (Renovations & Remodeling) 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: 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: \$ roundabout 4-500,000.00
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 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 Espinoza
Signature of Owner or authorized Agent

March 4, 2007
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:

At this point we have a cottage house with front porch & deck sitting on acre lot. Set in small community next to church. Shed is adjacent to the deck. Several large maple trees planted next to garage. Various dogwood trees, white pines & large bushes on property.

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

Renovation to the house which means starting upstairs at the peak of the existing roof and continuing the rest of renovation to back & side of house, with new addition to side continuing the upstairs over it.

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.

Note: This lot is in flood plain

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths 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.

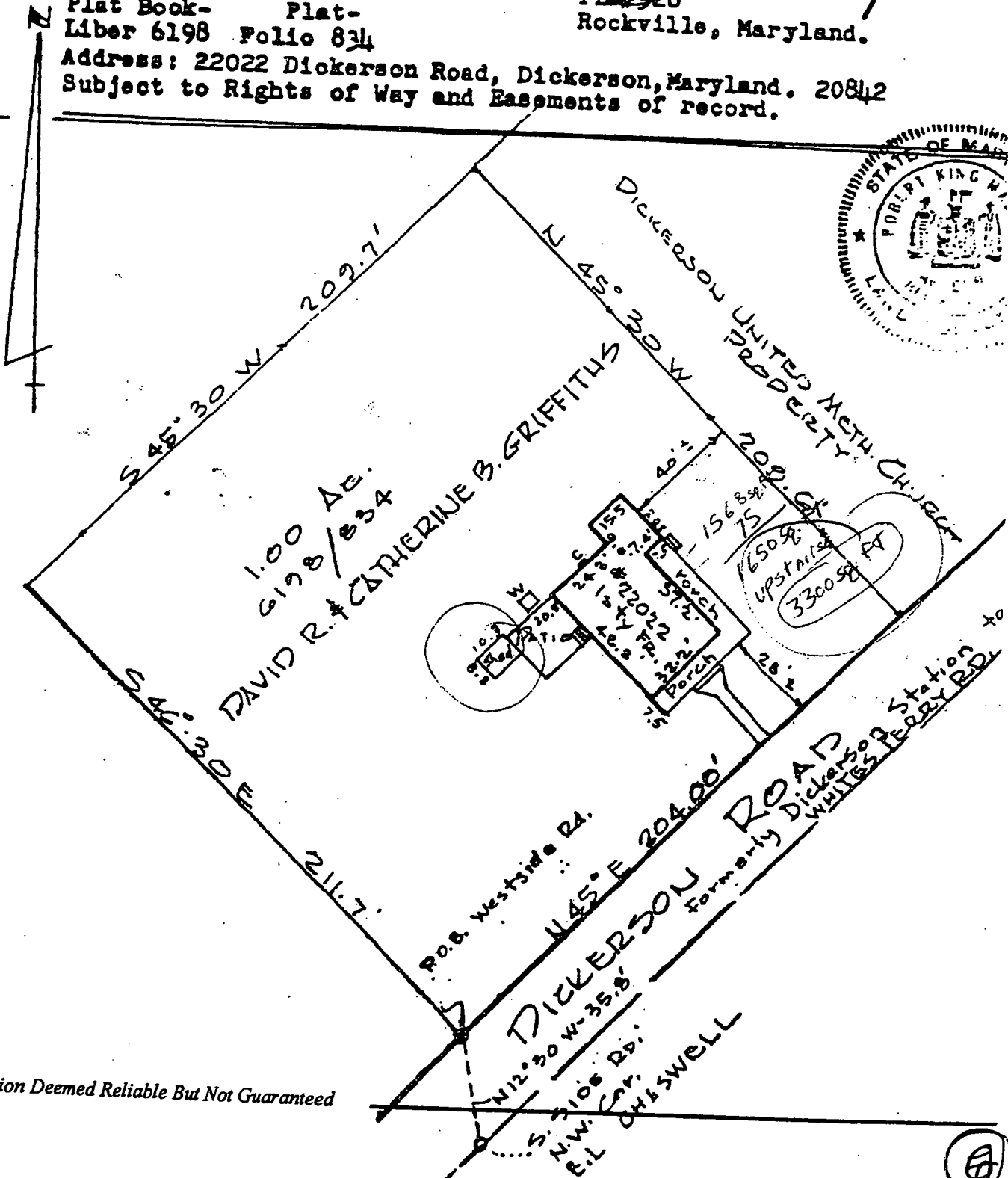
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

R. K. Maddox, Surveyor
PLS#528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed



Plat of House Location
 David R. Griffiths & Catharine B. Griffiths Property
 #22022 Dickerson Road
 Barnesville (11th) District
 Montgomery County, Maryland.

Note: This lot
 in flood plain

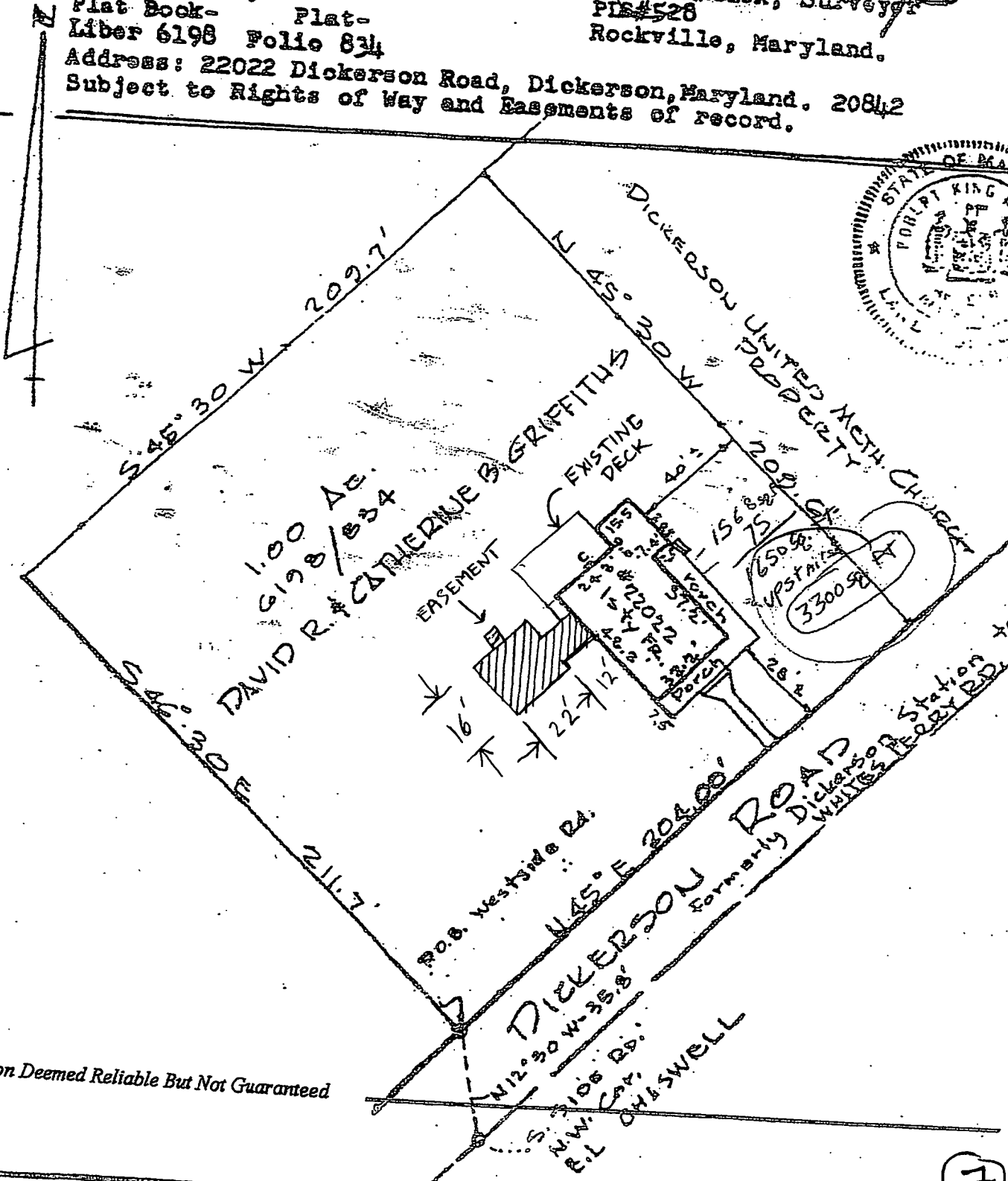
Surveyor's Certificate
 I hereby certify that the plan shown hereon is correct;
 and that the location of all the existing improvements
 on the described property have been carefully established
 by a transit-tape survey and that unless otherwise stated
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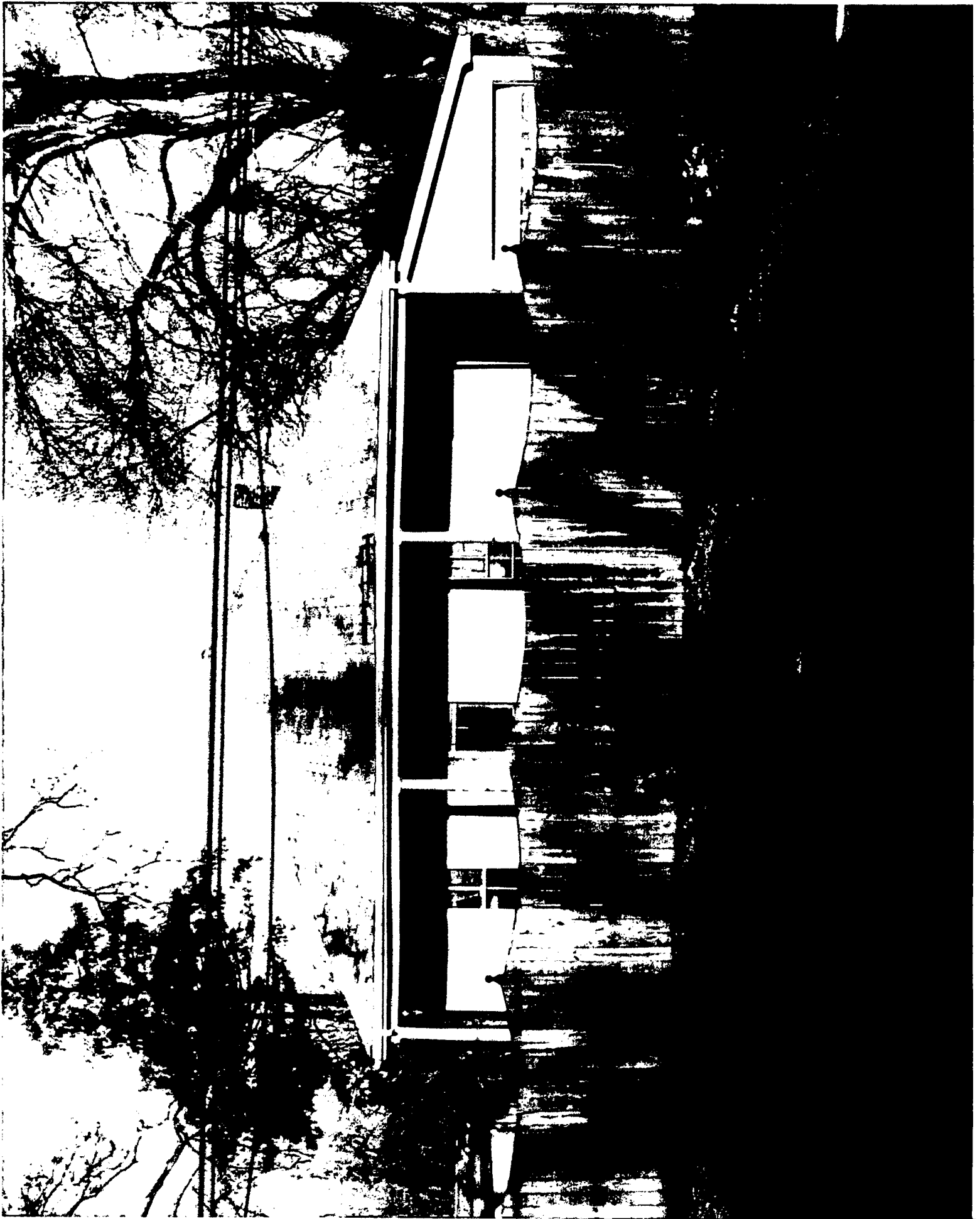
[Signature]
 R. H. Maddox, Surveyor
 PLS#528
 Rockville, Maryland.

Plat Book - Plat -
 Liber 6198 Folio 834

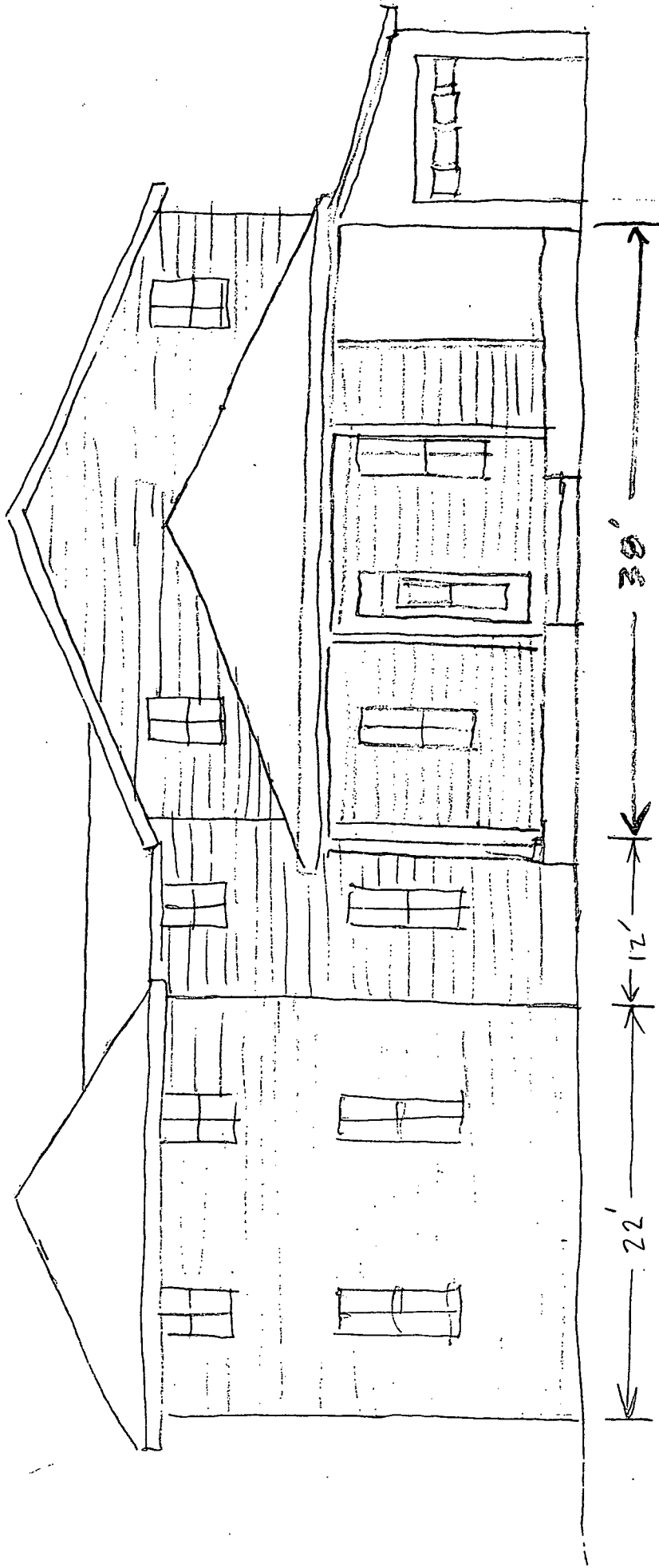
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
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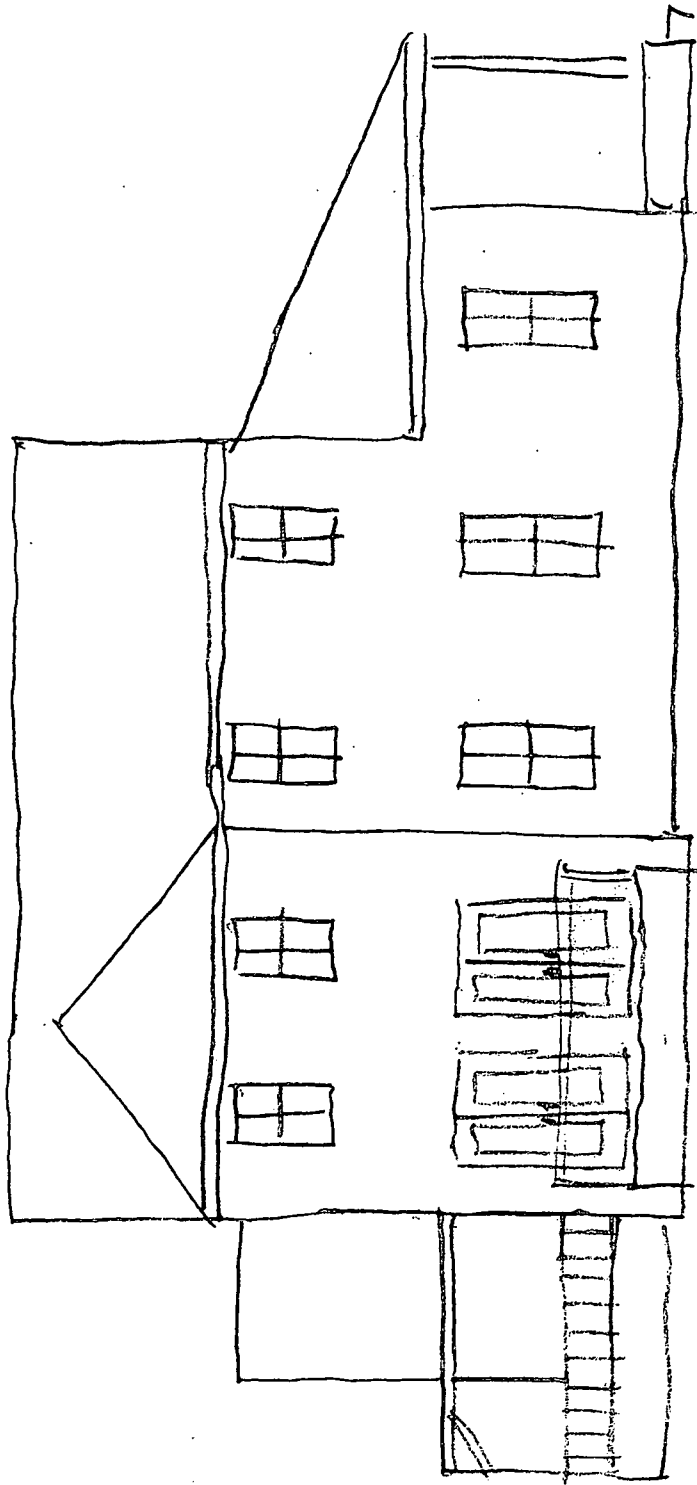


ALL ROOFS SAME ORIGINAL PITCH



FRONT VIEW - PROPOSED

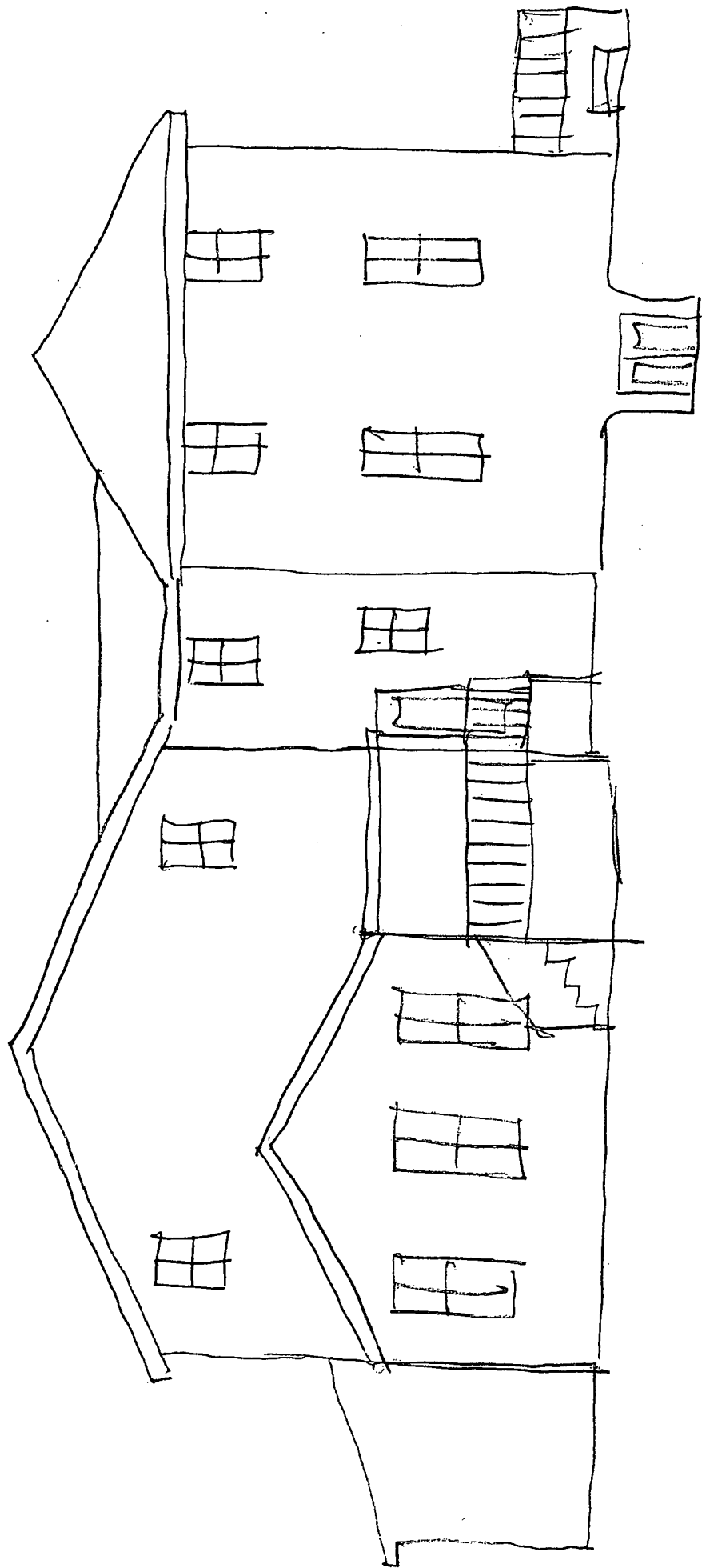




← 16' →

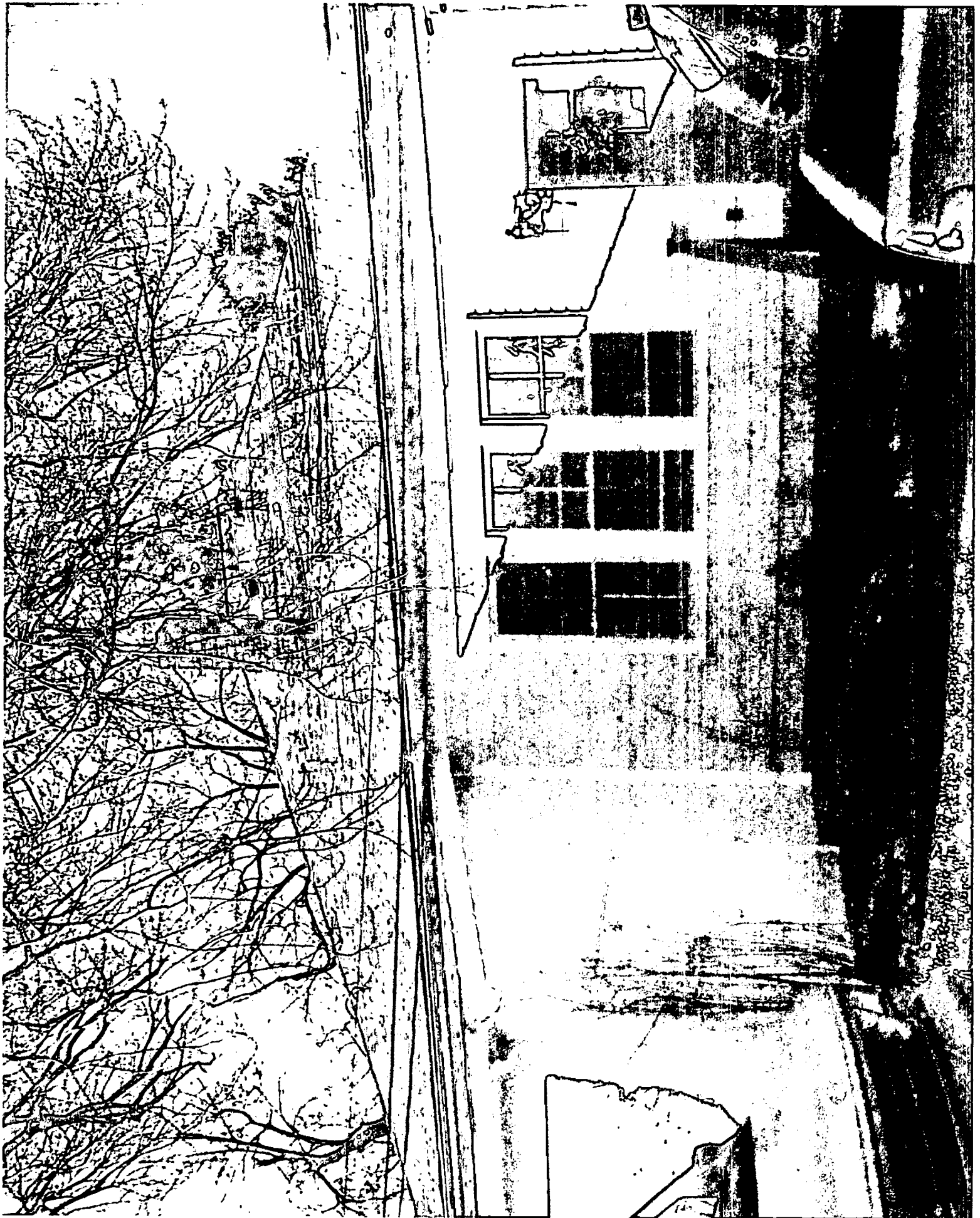
LEFT SIDE - BRIDGES

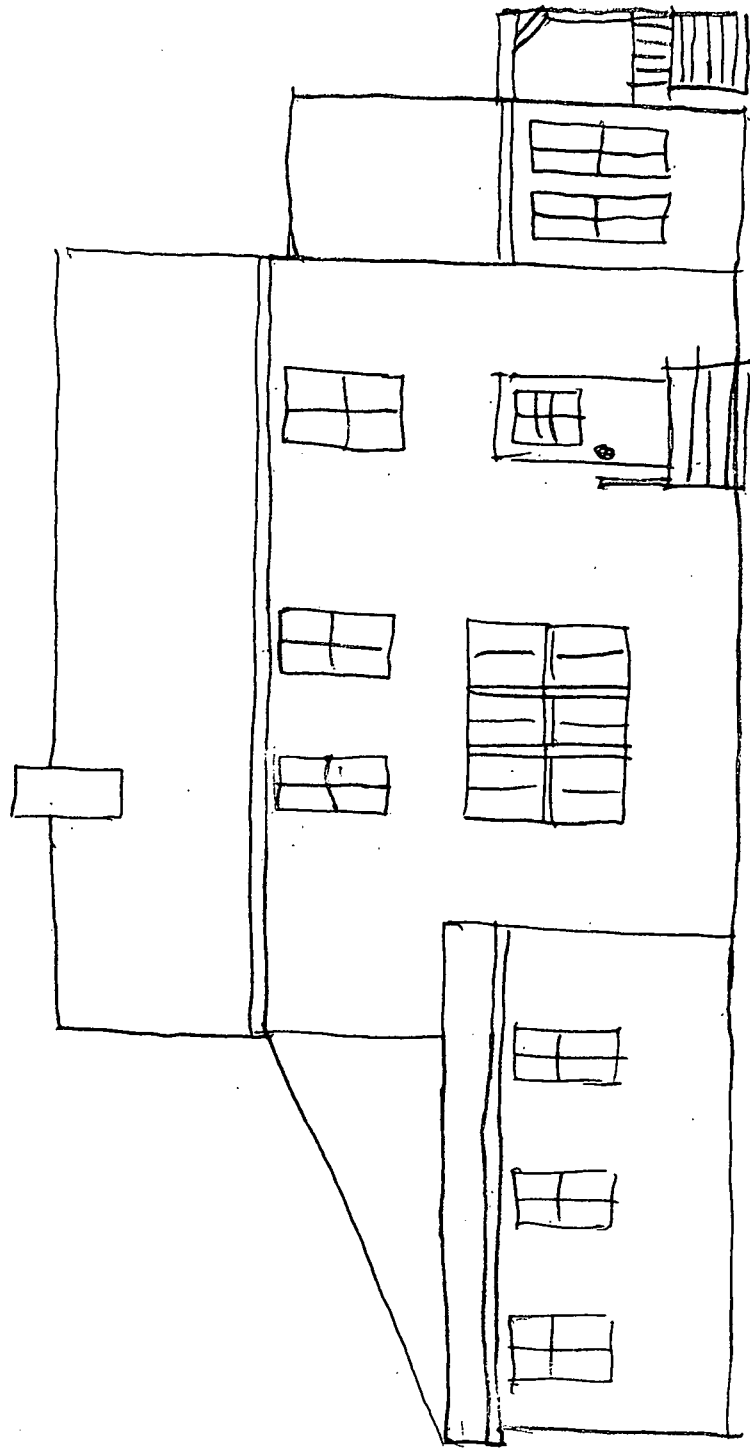




EASEMENT
TO BASEMENT

REAR ELEVATION - PROPOSED



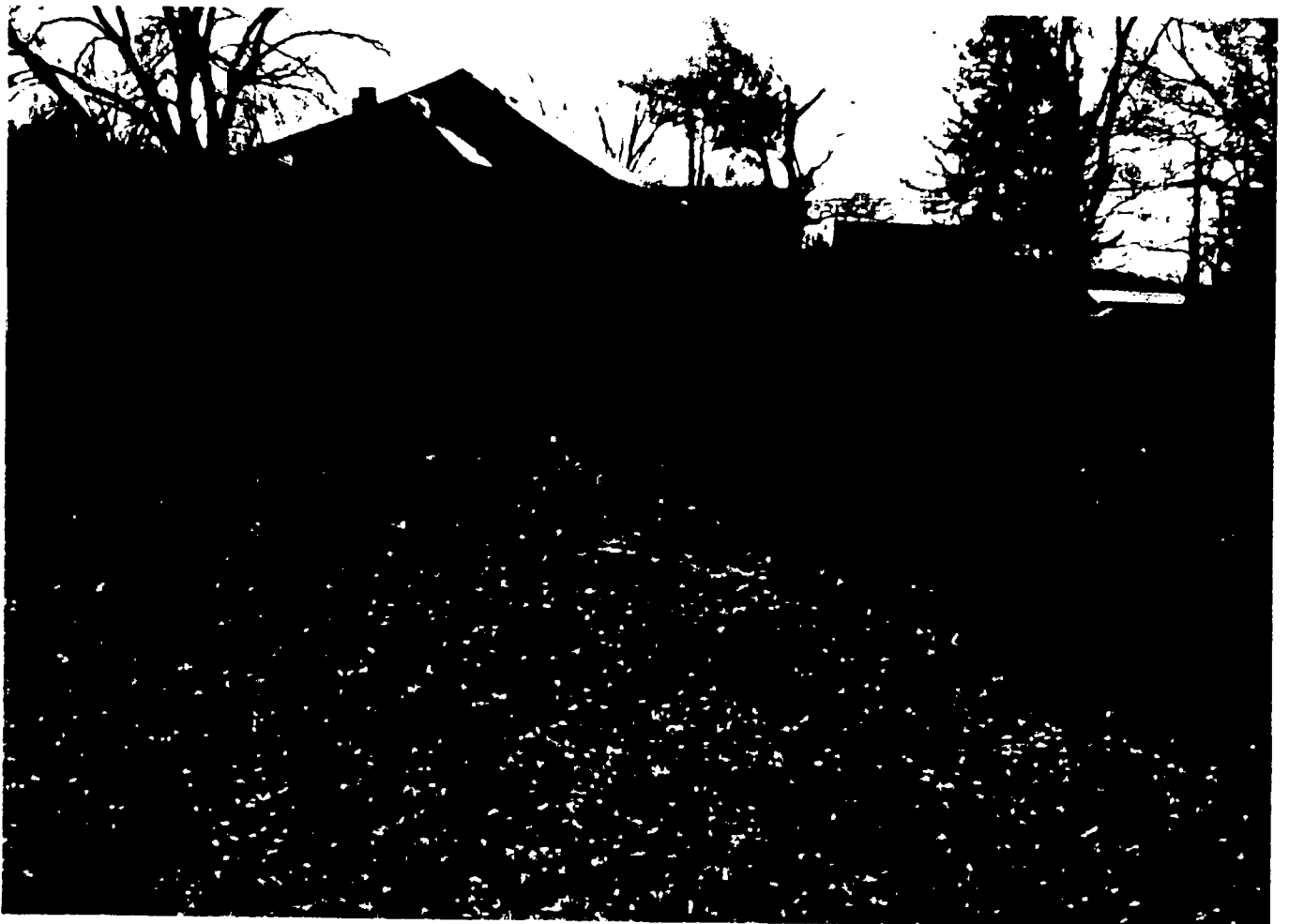


RIGHT SIDE - PROPOSED











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

Owner's name & mailing address

Owner's Agent's name & mailing address

Adjacent and confronting Property Owners names & mailing addresses

Mr. Seamus Lynch
22011 Dickerson Rd.
Dickerson, Md.
20842-9580

Mr. Patrick Lau
22025 Dickerson Rd.
Dickerson, Md.
20842-9515

22014 Dickerson Rd.
Dickerson Md.
20842

Applicant: _____

Page: _____

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
----- 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:

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

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

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

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

17 The house is adjacent to the Methodist Episcopal Church south, as well as it's
18 neighbors are a couple of larger what would be likely outstanding resources with the district to
19 be designated. The applicants are proposing to add a second level and a one story side
20 addition to the property.

21 After reviewing the proposal and meeting with the applicant on the site and
22 discussing the project, we determined that they proposal does constitute a substantial
23 alteration, and did recommend that they come for a preliminary consultation to get some
24 guidance from the commission.

25 This is a small house and we understand that putting additions on smaller
26 houses can be approved, and however, this particular addition is not compatible with the

1 structure. Although the Secretary standards don't prohibit second story additions, it does say
2 that you should not remove distinctive materials or alter features that help characterize the
3 property. And in this bungalow the hipped roof that includes the porch is one of its major
4 character defining features, and thus makes it a bit more challenging to add to this particular
5 property.

6 The proposal does not meet with the standards. Essentially with the proposal the
7 second floor, -- the bungalow form is completely lost that you essentially have a different form
8 of the house. Reducing the addition to a half story would half story as would be pulling the
9 addition back behind the peak of the hip roof.

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

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

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

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

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

26 MS. O'MALLEY: Any other questions for staff? Could the applicant come up,

1 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 comments that staff had about
5 your first design?

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

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

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

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

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

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

25 The simple little structure still appears to be the main structure. And I think you
26 might find this other approach of building hyphened additions. I mean given that there's

1 already a side addition, I think I could consider an alternative side addition and a rear addition.
2 I probably be very happy to share this one where their sort of carefully attached to the building
3 rather than going upward, going outward, and you might want to consider modifying that side
4 addition where the garage is and doing something with that because there's an opportunity to
5 maybe make it all come together a little better.

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

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

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

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

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

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

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

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

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

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

2 MS. ESPINOZA: So even if we were to start from the peak, there's a septic tank,
3 that's impossible.

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

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

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

21 MR. ESPINOZA: Well they did say about the septic because of the bedroom you
22 were talking about they would to modify, but I mean, say if you add in the back, he's saying
23 you'd have to rip it out and just basically --

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

1 finished.

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

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

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

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

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

22 MR. FULLER: Some magic.

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

1 MR. ESPINOZA: Not yet.

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

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

6 MR. BURSTYN: Well, the point that I want to get to really is that if the applicant
7 is considering a second story, would that be the only one in town? In other words, whatever
8 he's going to do, are there things that are, that whatever he comes up with that he's
9 recommended, would it be compatible with the area or not?

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

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

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

23 And I would recommend that preserve that original front roof line and not
24 puncturing it with dormers. Keep the simplicity of that front and that we could certainly allow
25 flexibility in how you might add to the side, to the rear, sort of work your way around the
26 features that concern you. I think there is some opportunity to get some extra space and leave

1 that front piece intact.

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

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

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

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

14 MR. ESPINOZA: I mean that's not the reason we're doing it. I mean we're doing
15 it because we're living there, not because we're trying to keep up with the Jones.

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

18 MR. ESPINOZA: I understand that too.

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

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

23 MR. ROTENSTEIN: But then you lose the scale that really defines this house.

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

26 MR. BURSTYN: Well one possibility, of course, is to take off the garage entirely

1 move it possibly in the back somewhere and then just do the addition on the back including a
2 new septic system which may be required any way, and then you're not doing two floors, and
3 you're keeping the front look of the house, where I hear sentiment in that direction. Because
4 the back of the house is already a mess.

5 MS. O'MALLEY: Yeah, I think what you would want to do is talk to the, whatever
6 department oversees the well and the sewer part and tell them that you're thinking of doing an
7 addition on your house and how many bedrooms or whatever and say what are your
8 requirements, you know, what would we need to do. So that you have that information right
9 from the beginning. And then, the important features of your house really are the front porch
10 and the pyramid shape of the front, you know, the triangular shape, and then keeping some of
11 that on the side so it's really obvious.

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

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

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

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

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

24 MS. O'MALLEY: Yes.

25 MR. FULLER: From my personal perspective, I don't have a problem with the
26 house having a two story element, I just don't think raising the roof on the main house is the

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

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

12 And then, but also as Commissioner Fuller said, I think before you go much
13 further in trying to figure out what makes sense for you to do, you ought to talk to the county
14 about what that'll kick in in terms of working with your septic and your well because you might
15 have to redo all that stuff anyway, which might open up more opportunities going to the back.
16 So I think if, talk to the county, keep in mind the front porch and that front roof slope, and that I
17 think there's a general feel that beyond that, you know, usually we don't want to go to the side,
18 but I think, you know, some of us would be flexible going to the side.

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

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

23 MR. DUFFY: Well, that's a good question. I tend to agree with Commissioner
24 Fuller and maybe we could speak a little more clearly about that. I think that there is some
25 opportunity to have a, I guess what I would say is maybe a one and a half story, which is really
26 two-story, but you know the dormers cut through the roof. I think somewhere to the side or the

1 back, preferably to the back if that works out you could get higher in my opinion.

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

4 MS. ALDERSON: I'd like to just add a comment on the garage. I think it would
5 be a great opportunity as long as your adding to, you know, you've got really a very sweet
6 original character to the house, and to get a little of that original charm back, one of the
7 challenges with the garage is that it brings that front wall all the way forward to the front end of
8 the porch, and if you can rework that shape, maybe into your addition, maybe rethink where
9 else the garage might go, and it's a good place to having living space if it's pulled well back.
10 Back beyond the porch and beyond the front plane of the house, that could be much more
11 successful.

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

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

14 MS. ESPINOZA: We don't. It's way too small. It's too small for our vehicles.

15 And that's one of the reasons why we were thinking about renovating that particular area, not
16 moving it, but kind of just to keep everything the same and use pretty much the same
17 materials, and just give it the same look basically from the design that was presented.

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

21 MS. ALDERSON: Another thing you could do though that would help to get that,
22 to integrate that better visually, would be to remove that front wall on the garage, create an
23 extended porch there so it's open again. It's that side that's going to have much more of a
24 relationship to the house if it becomes part of an extended open porch with a bent roof, and
25 instead pull that wall back to either align with that at the front of the house or pull it a little bit
26 back further, and that's going to make the whole thing come together much better.

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

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

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

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

15 MR. FULLER: I mean, if you go to, you know, what was identified earlier as
16 what's the priority aspect of this house? It's sort of from the center peak score or that part of
17 the roof. If you were to go to the rear and let there be an addition that came up out of the back
18 half of the house and you sort of stepped up into it, maybe there's a solution that direction.

19 You know, there's some examples of similar additions in Takoma Park that were done where
20 the front elevation of some of the bungalows were maintained and then they just stepped up to
21 the rear.

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

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

26 MR. ESPINOZA: Well according to the records they added on this house twice.

1 They did two renovations. They used to have a porch which they turned into the extended
2 living room and hallway. And they added to the kitchen, because back in the back where the
3 smokestack is, that was added on later.

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

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

6 MS. O'MALLEY: I think that that could be a possible way to work it. You could
7 do some kind of hyphen then go you know you'd be going around your well and then you
8 could come back.

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

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

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

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

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

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

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

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

21 MR. FULLER: Do the mirror image.

22 MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
23 But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
24 to make it hinge. It's not going to be a steeple chase design like the church. You know how it
25 comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
26 kind of flattens out, if that makes sense.

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

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

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

14 MR. ESPINOZA: I mean I'm just trying to get a sense of where we're going
15 because I mean, if it comes down to it, we'll sell it and go somewhere else. I mean, I don't
16 need this house.

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


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

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

MR. ESPINOZA: Okay. Sure.

% Digitally signed by Keena Lukacinsky
ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

A handwritten signature in black ink, appearing to be 'KL', with a long horizontal line extending to the right.

Keena Lukacinsky

3/13/07

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

①

39

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.

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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.

3

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22022 DICKERSON RD



Notice:
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Casual User Application



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

42



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

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson MD 20870
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
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:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ round about 4-500,000.00
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 Espinoza _____ Jan 29, 2007
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

43

**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 house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house, putting upstairs for bedroom set, new basement & living room additions, just basically adding more space to our cottage home. ~~But~~ But keep the same look of the existing house, not change any historic look.

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 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.

44
15

Note: This lot is in flooded plain

Plat of House Location
David R. Griffiths & Catharine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

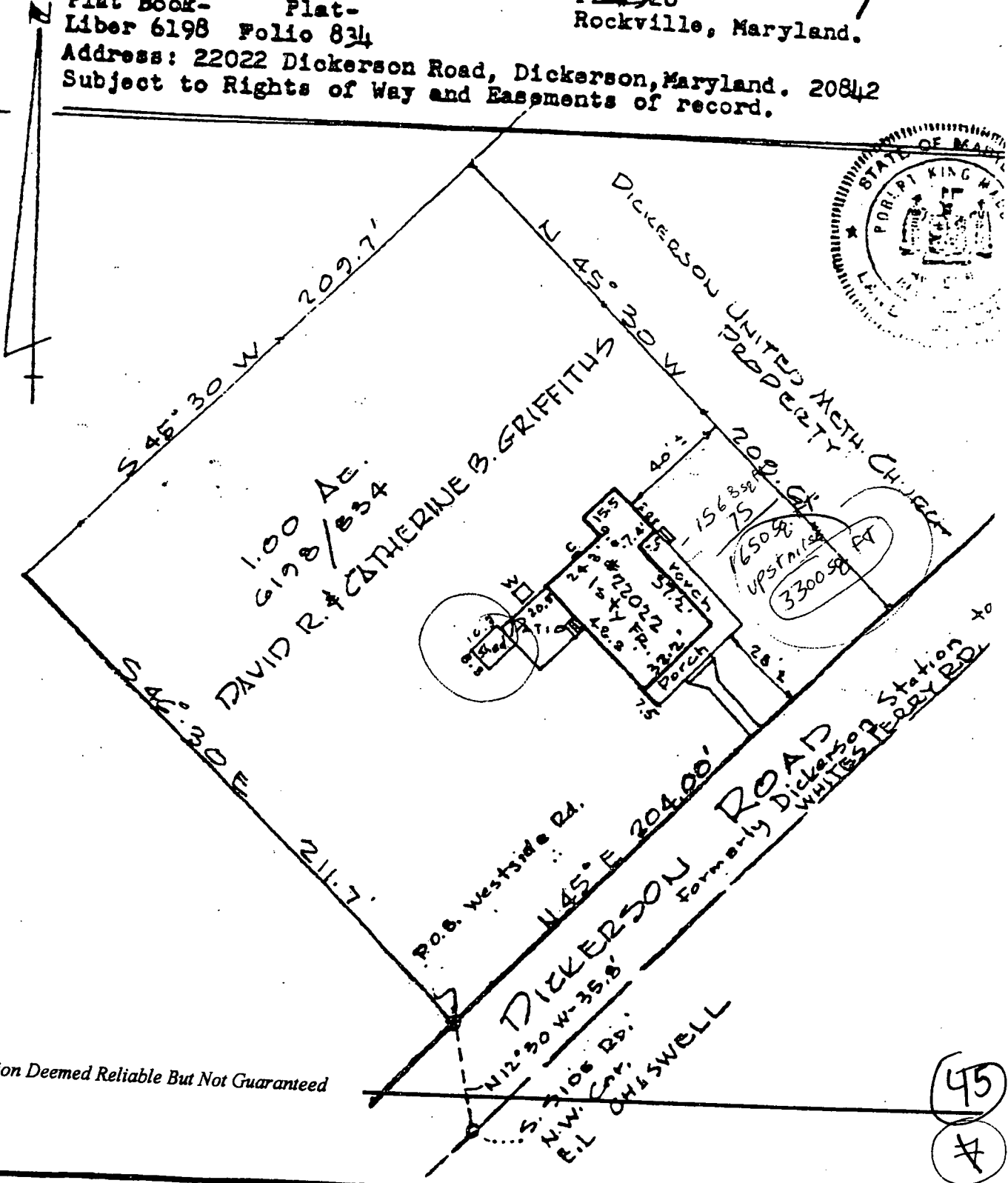
I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

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

Plat Book- Plat-
Liber 6198 Folio 834

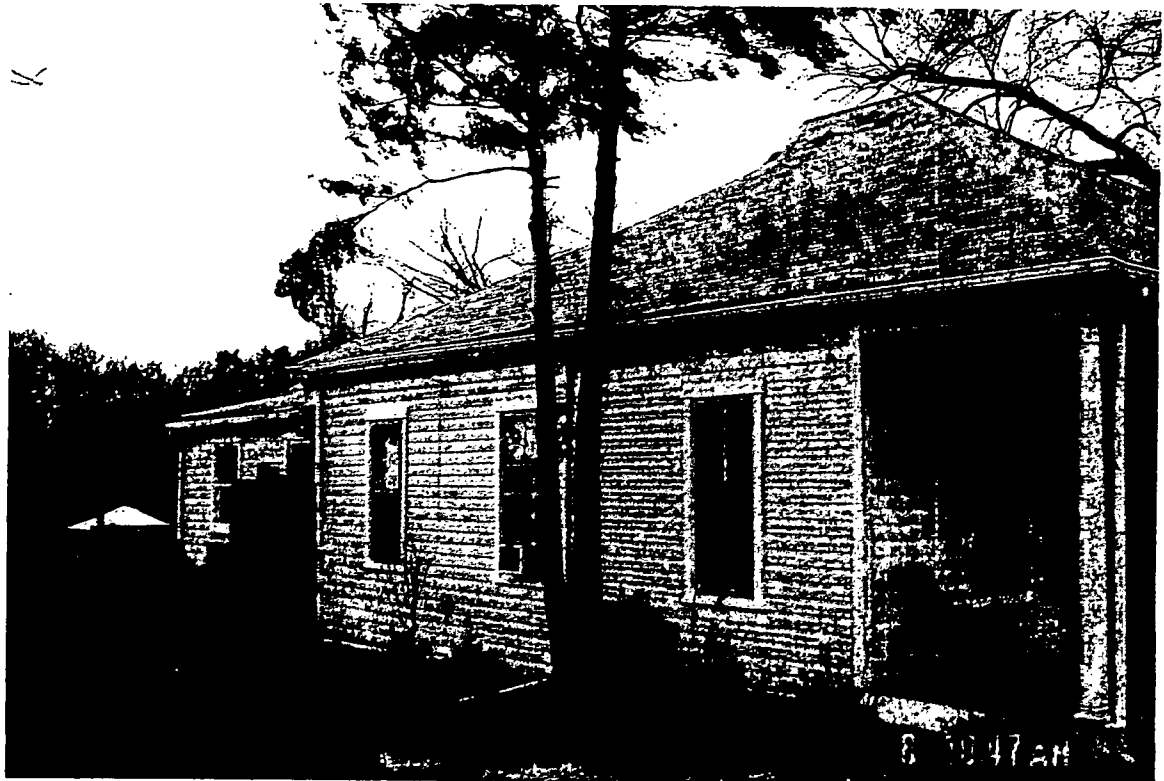
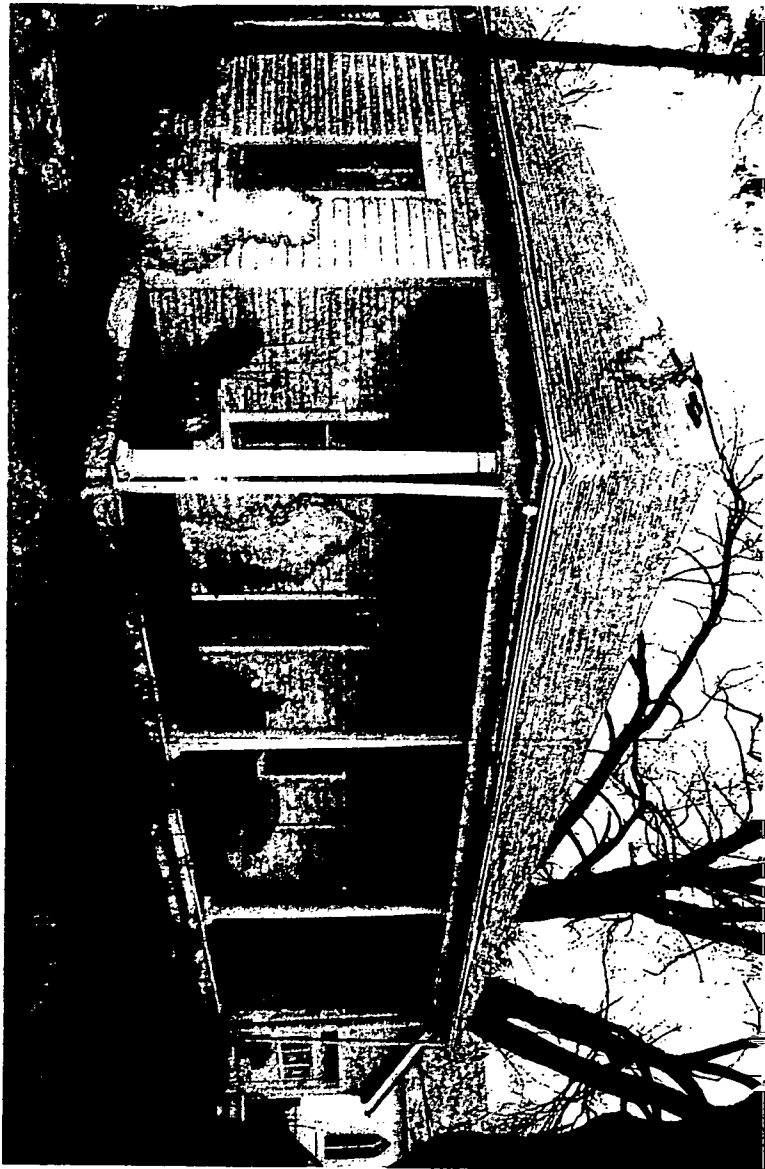
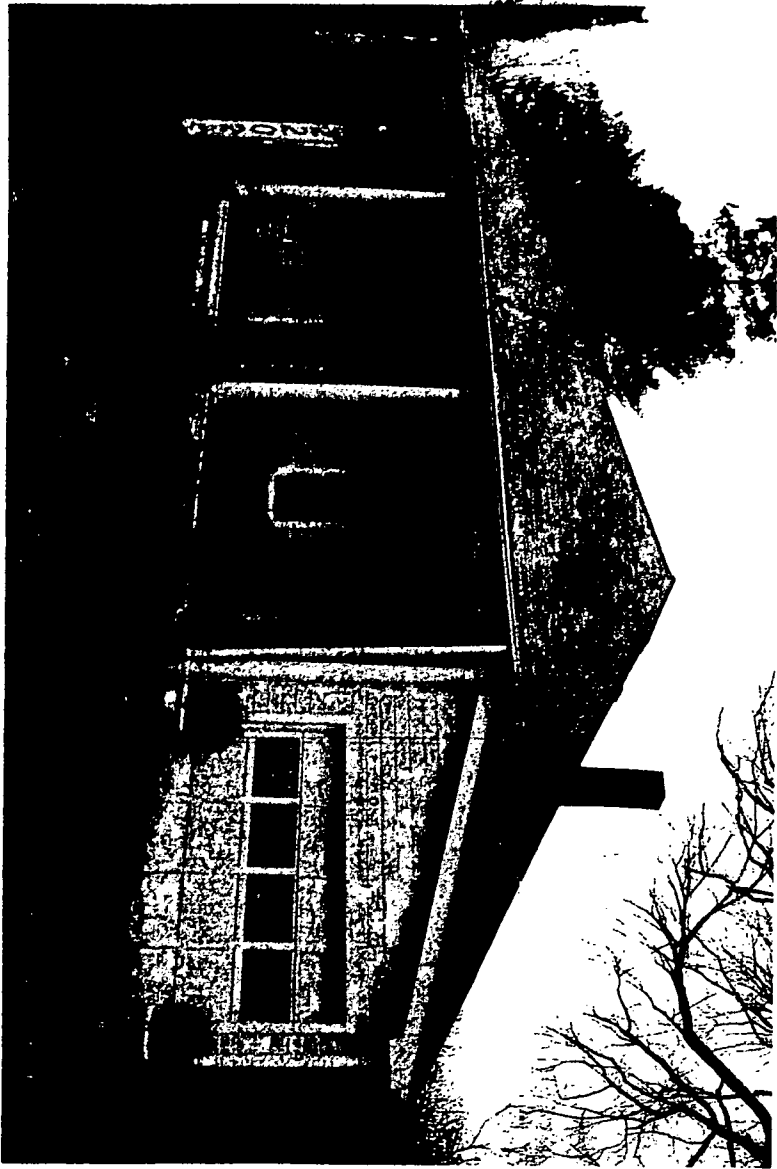
R. K. Maddox
R. K. Maddox, Surveyor
P.L.#528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



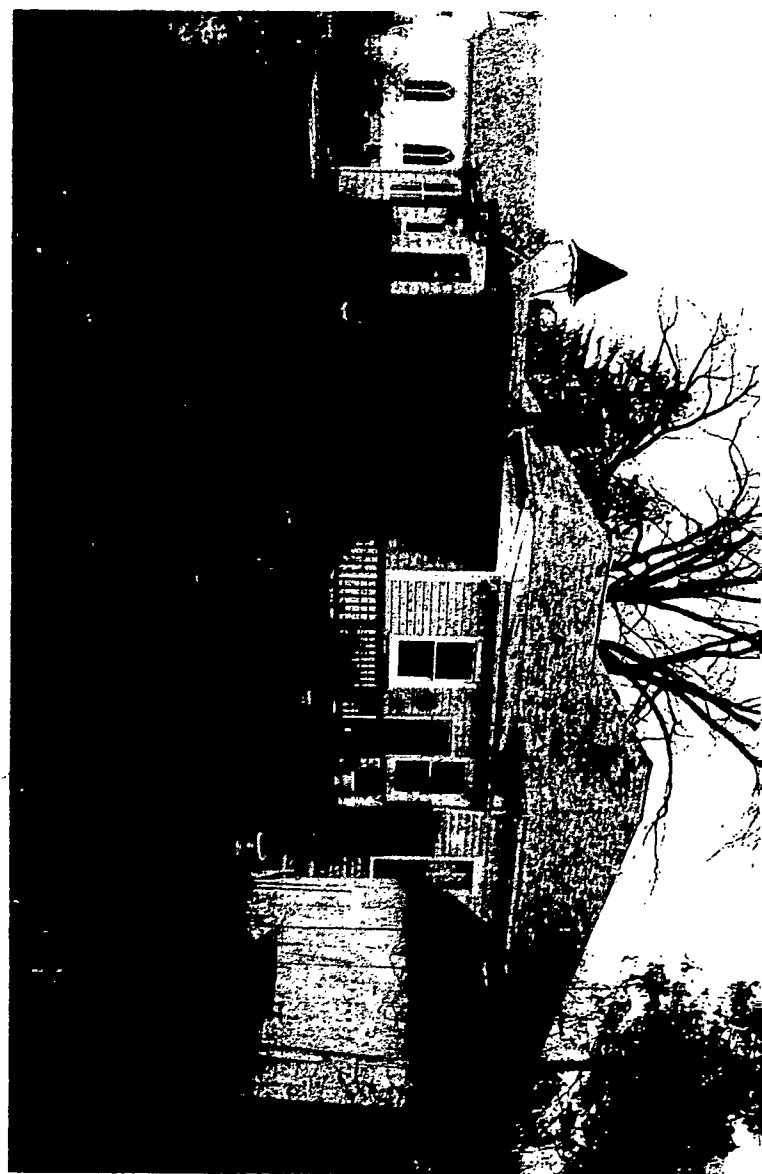
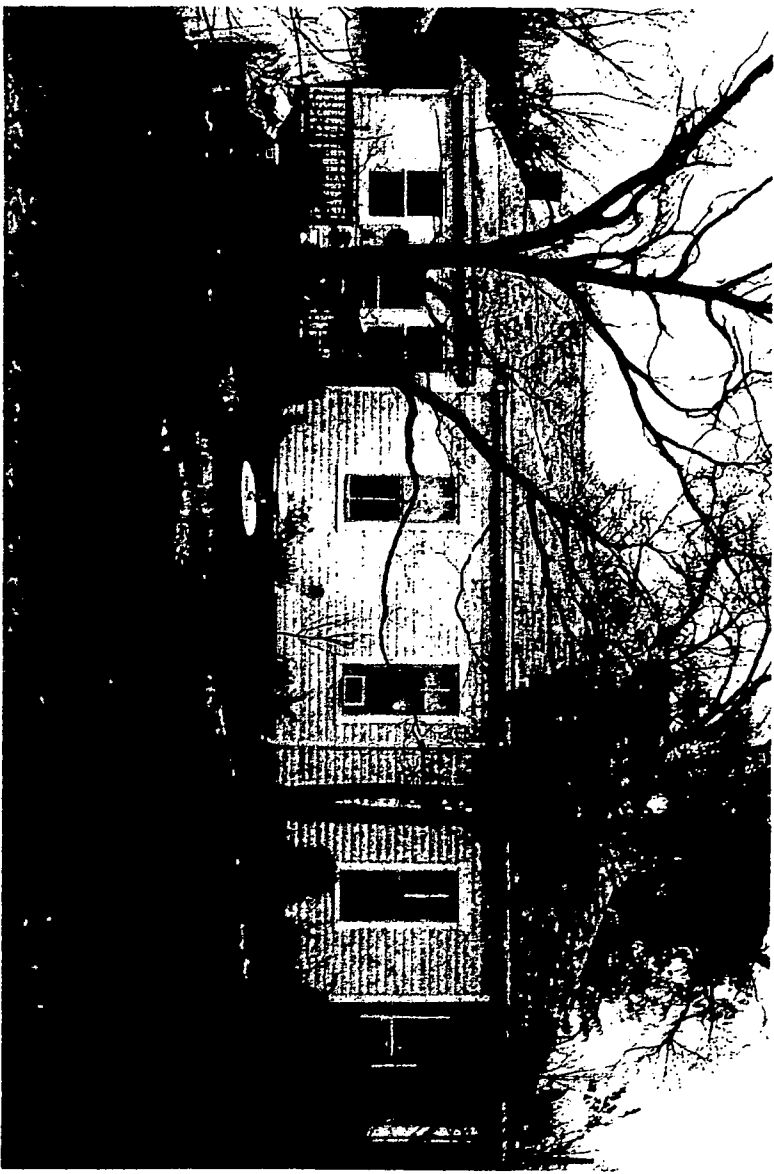
Information Deemed Reliable But Not Guaranteed

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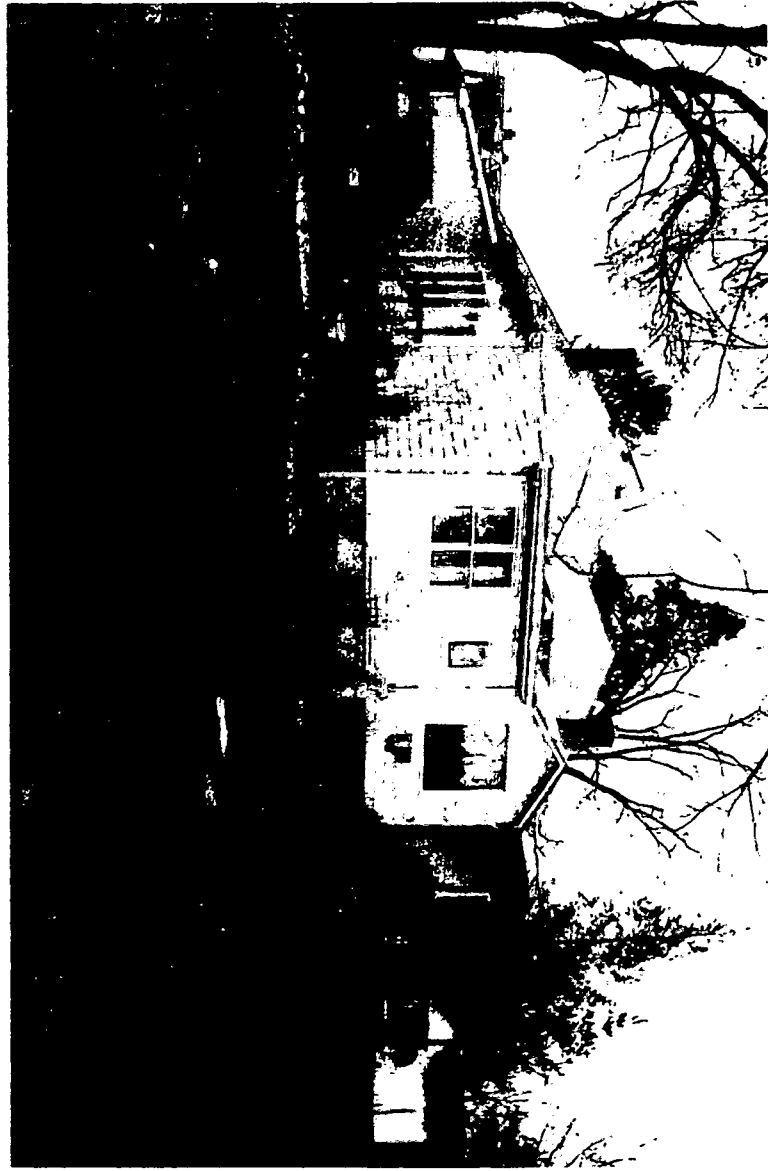
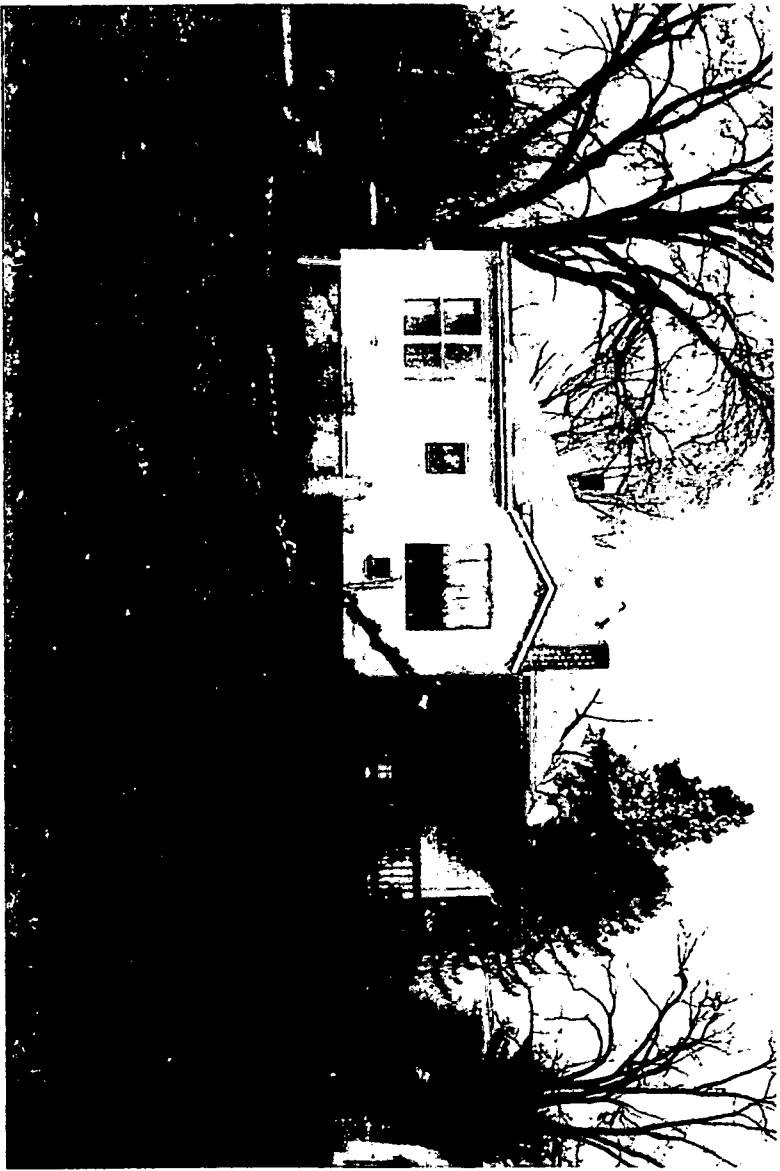
ESPINOZA

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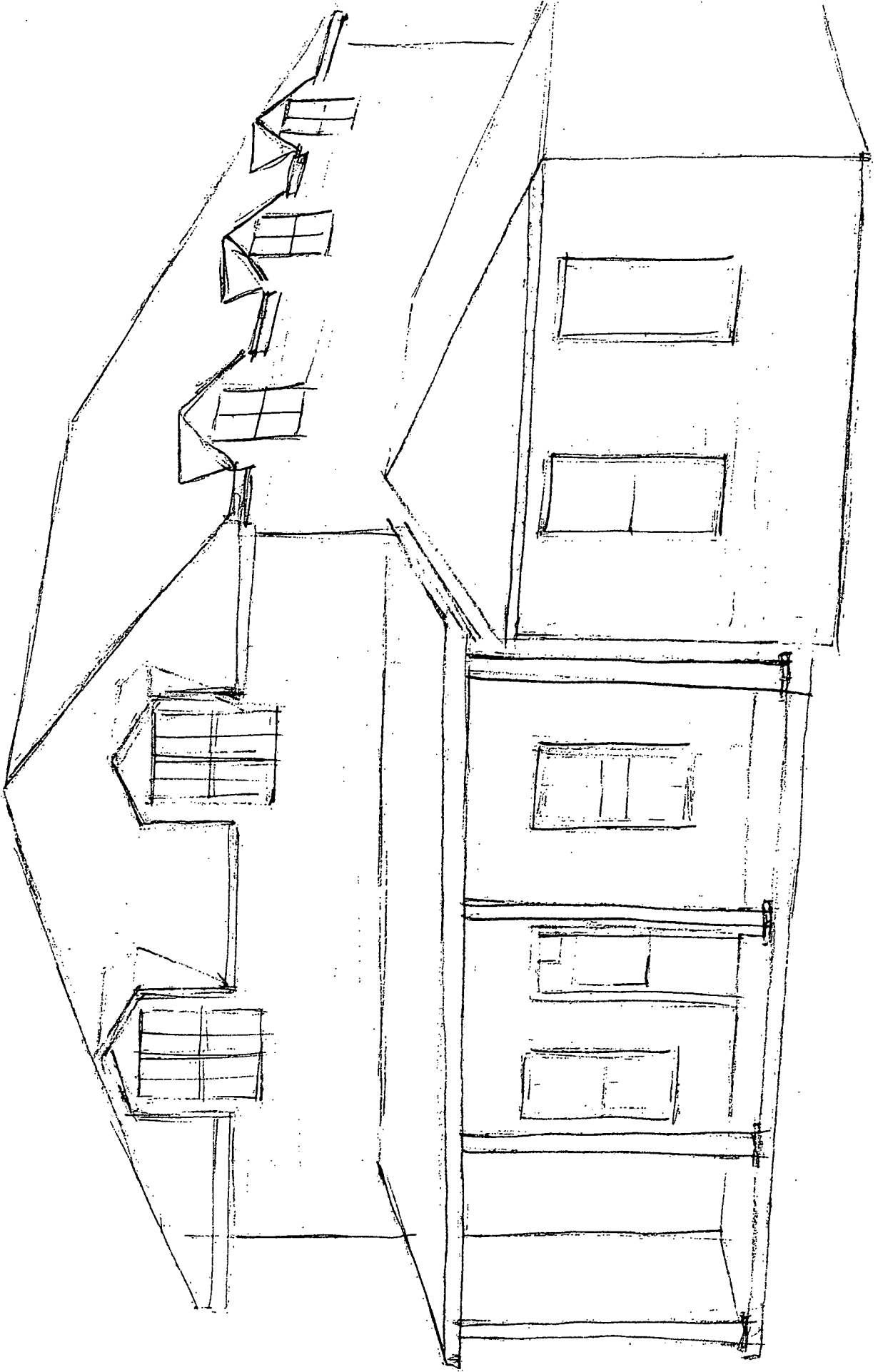
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ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

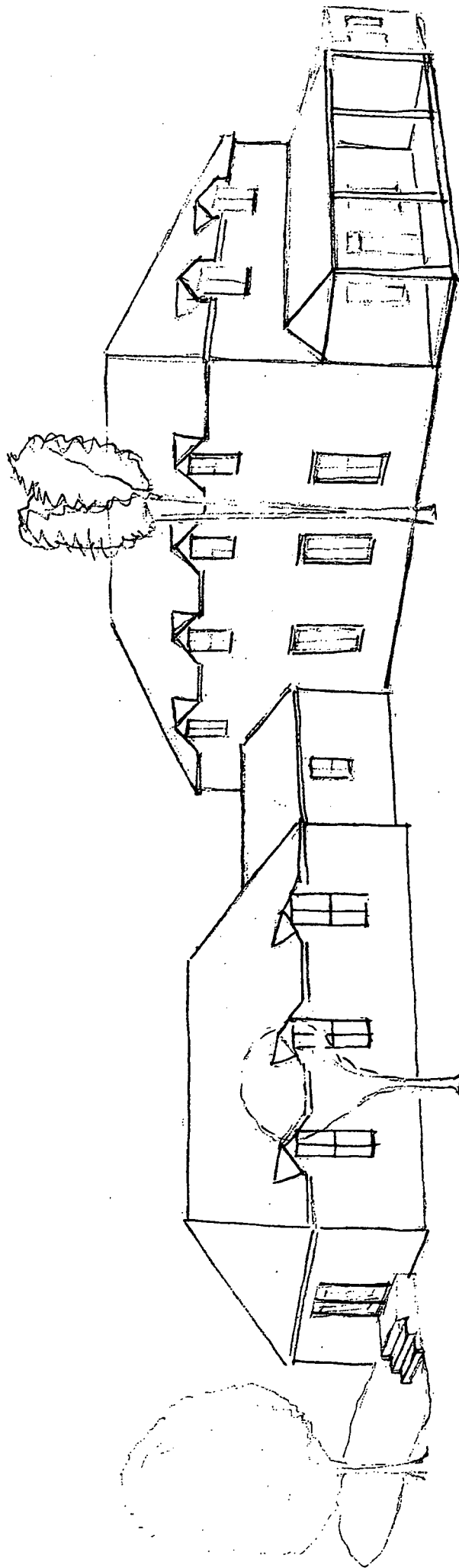


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ESPINOZA

RENOVATION & REMODELING

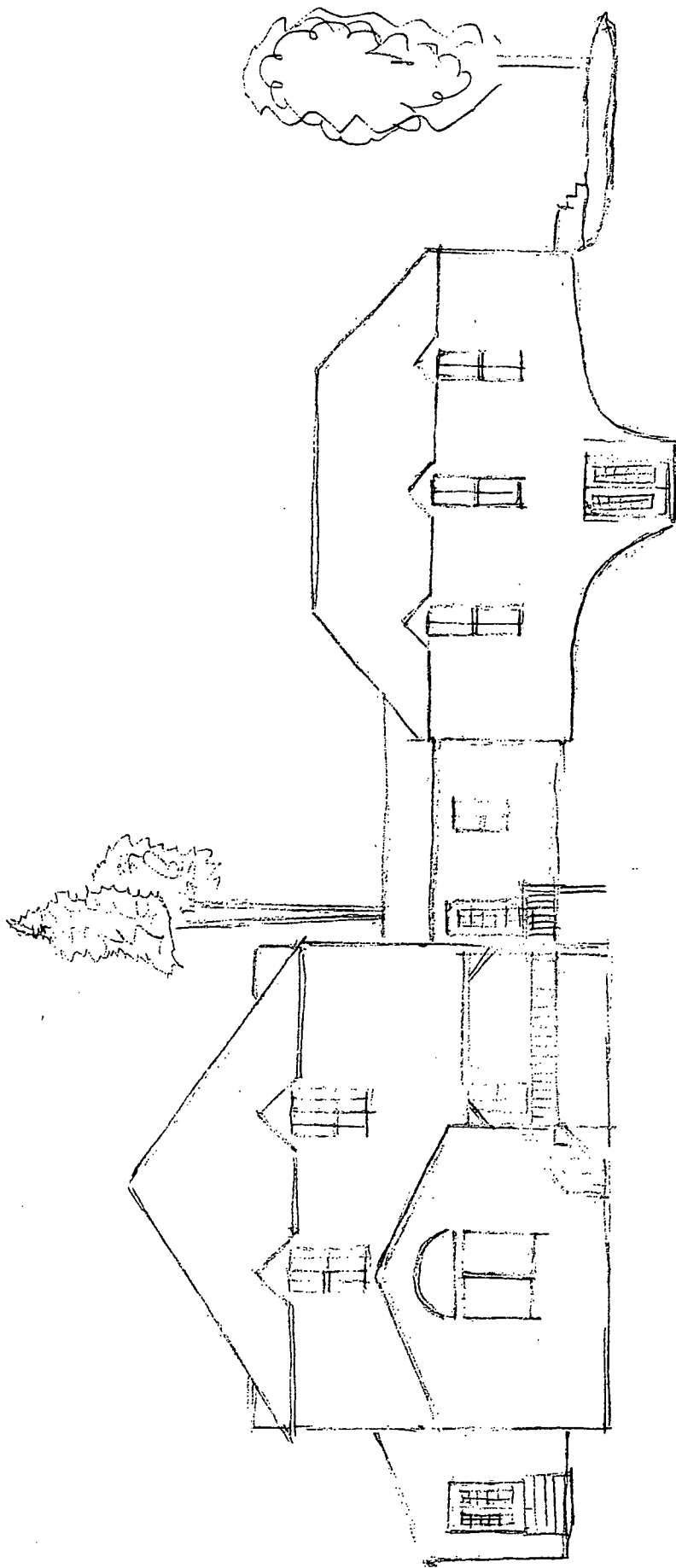
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ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

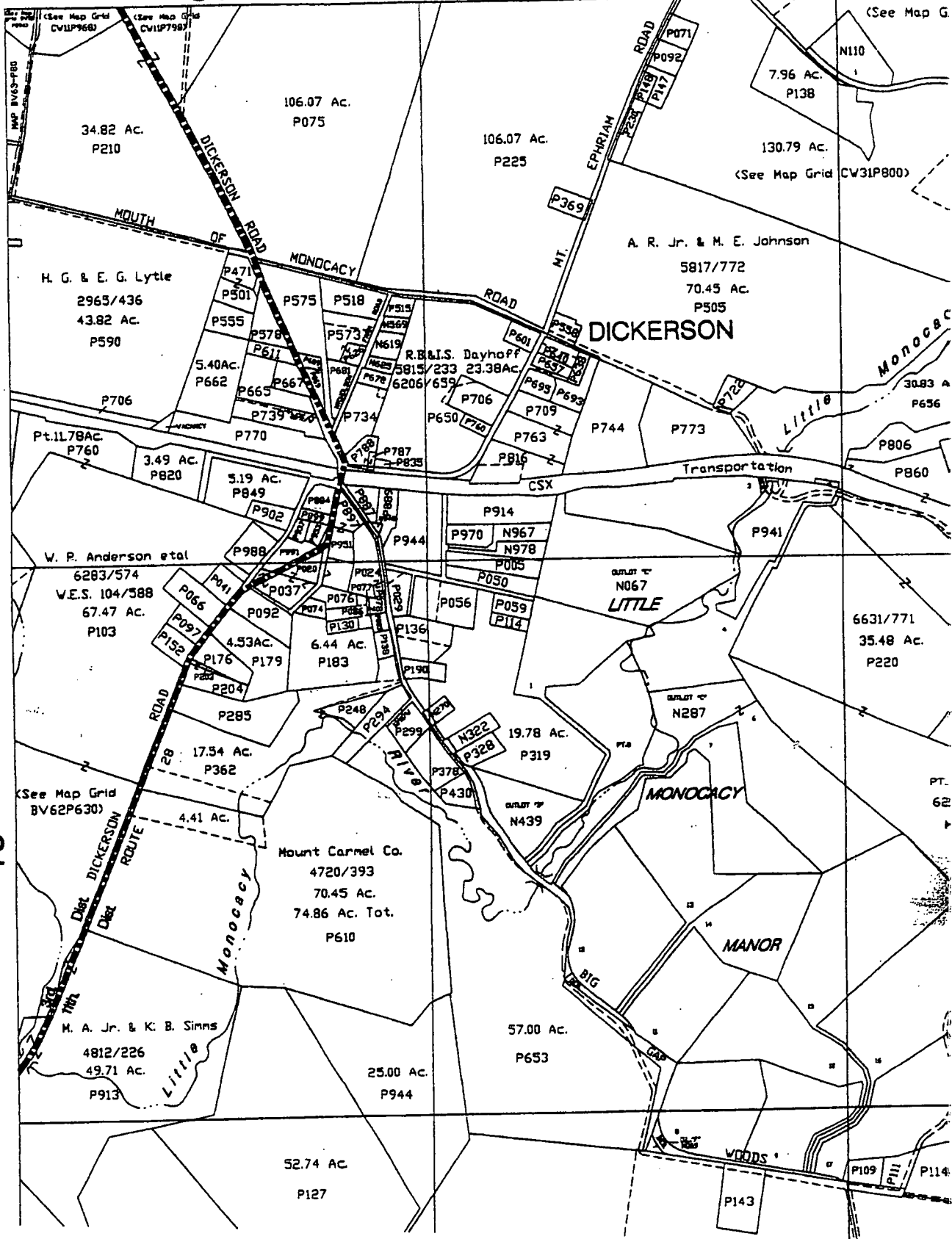


C1

C2

V3

BV2



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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

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

Owner's mailing address

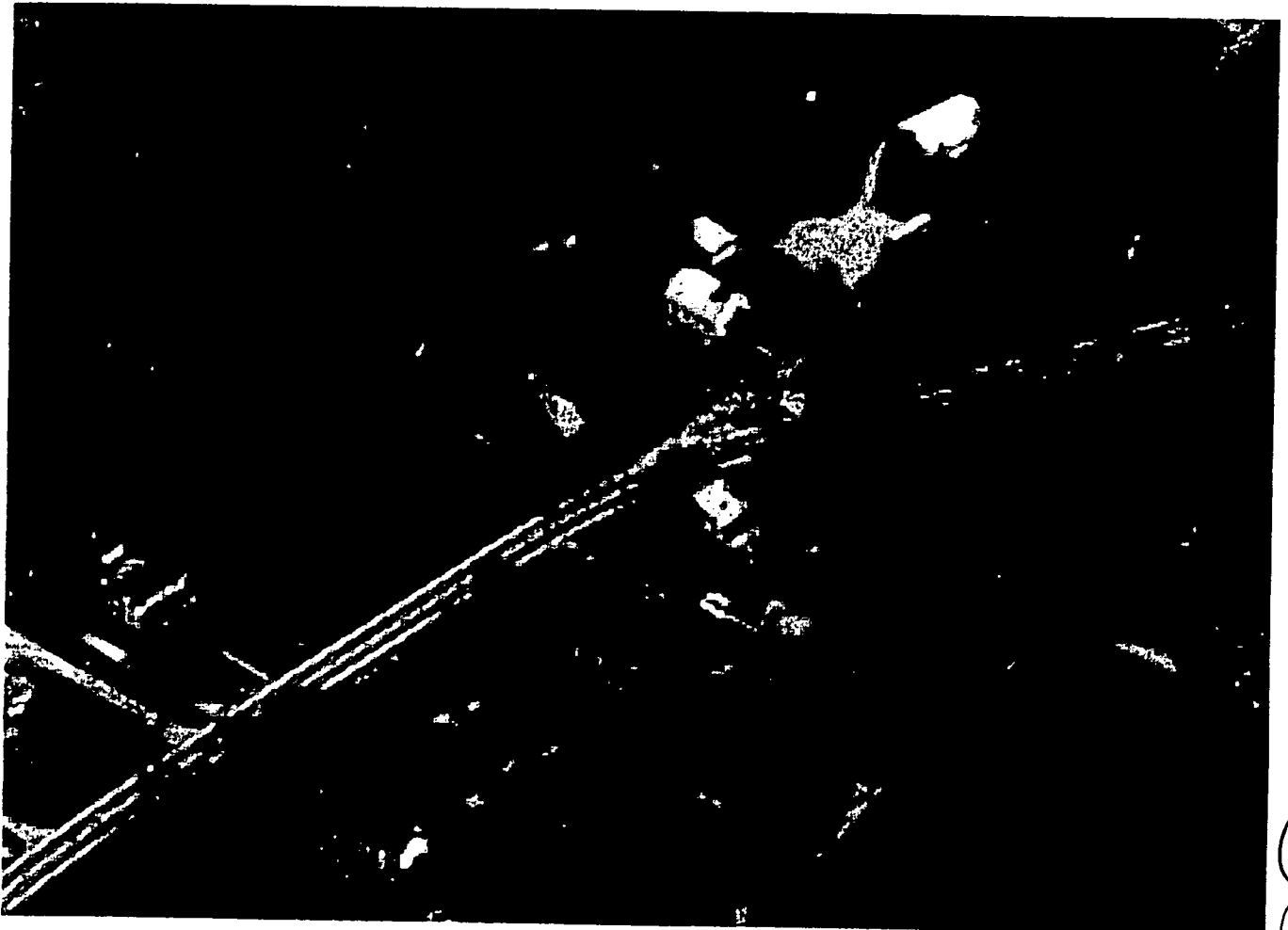
Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Mr. Sean Lynch
22011 Dickerson Rd.
Dickerson, Md
20842-9580

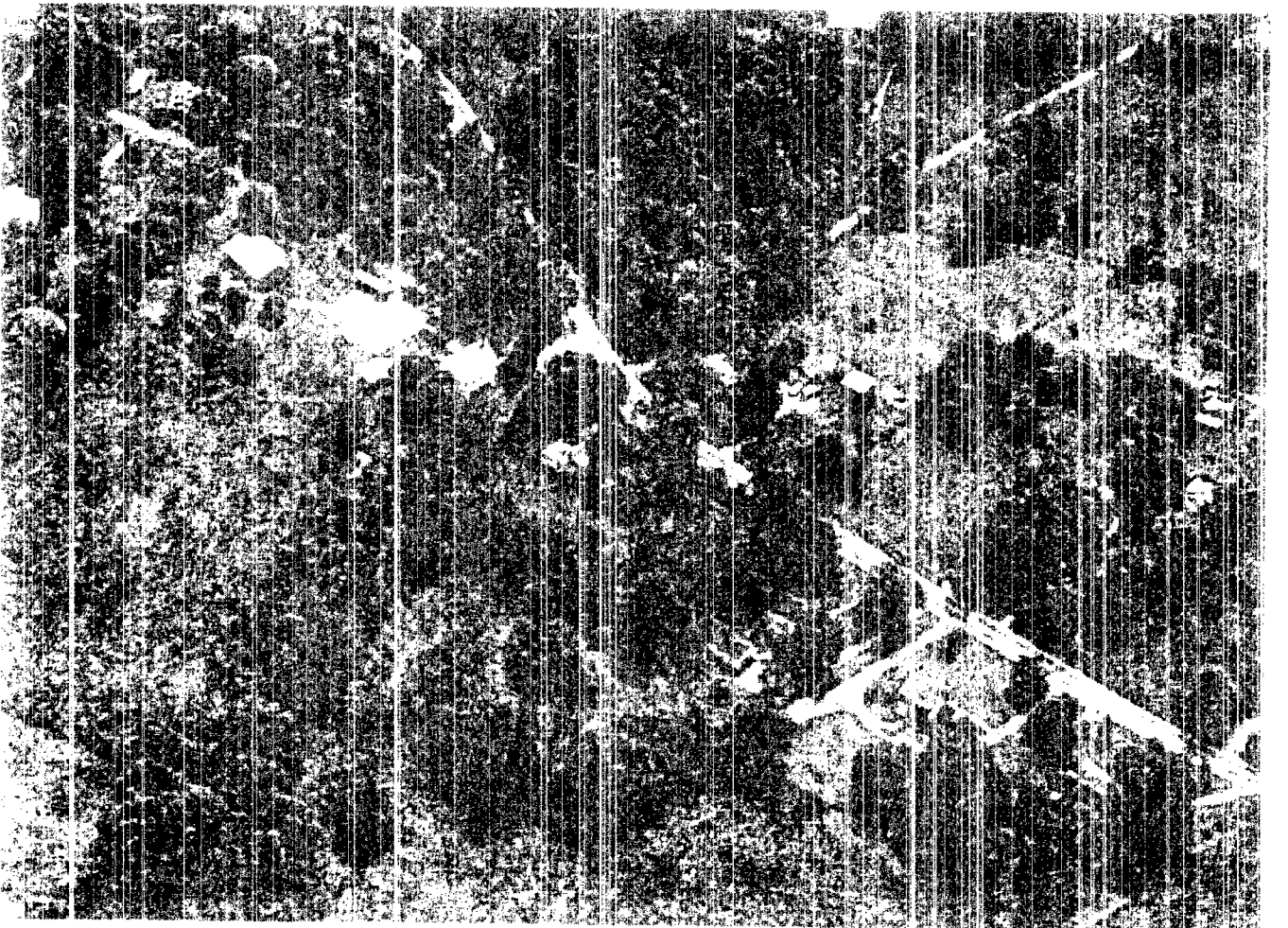
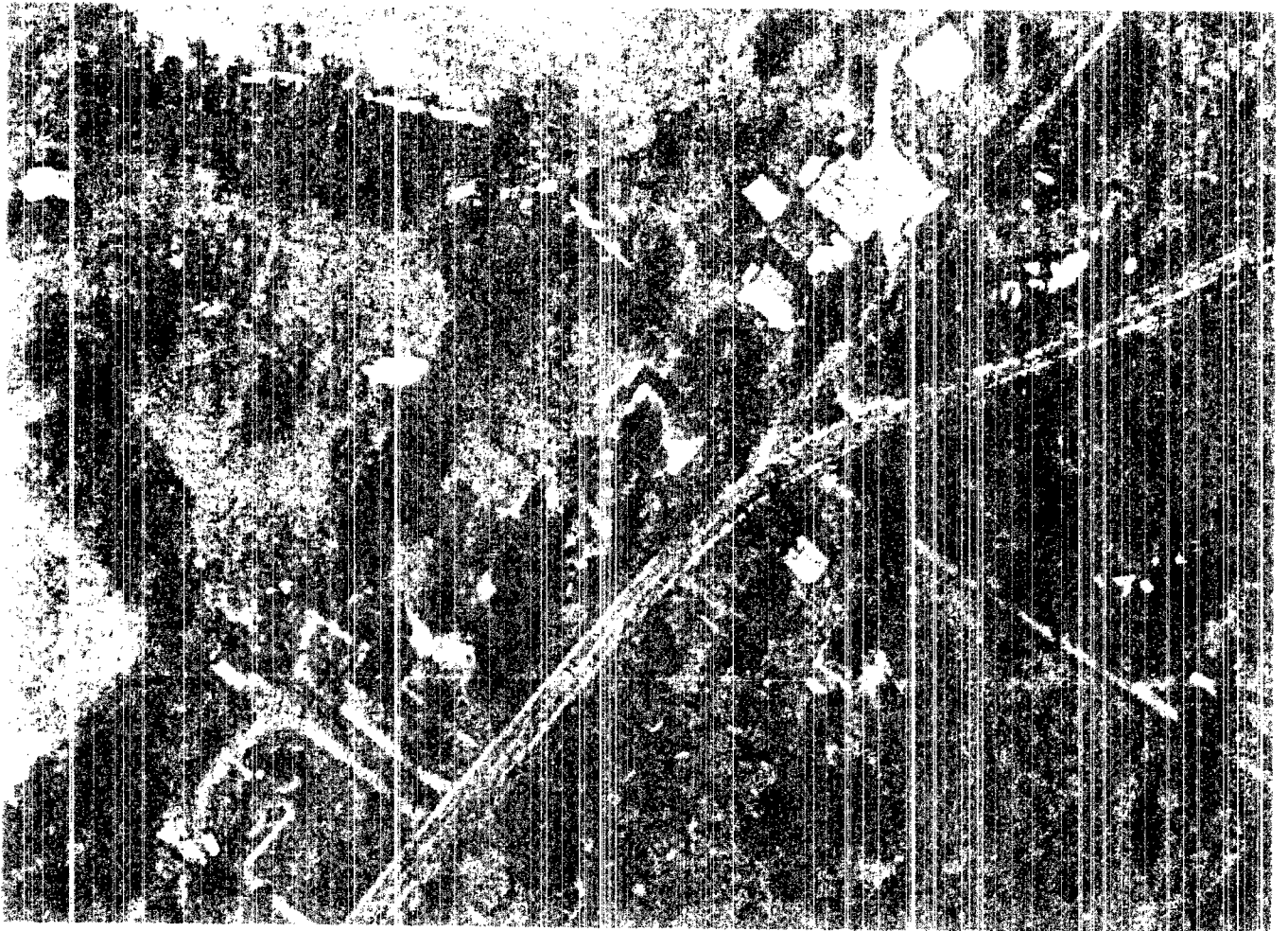
Mr. Patrick Lau
22025 Dickerson Rd.
Dickerson, Md.
20842-9515

22014 Dickerson Rd
Dickerson Md.
20842



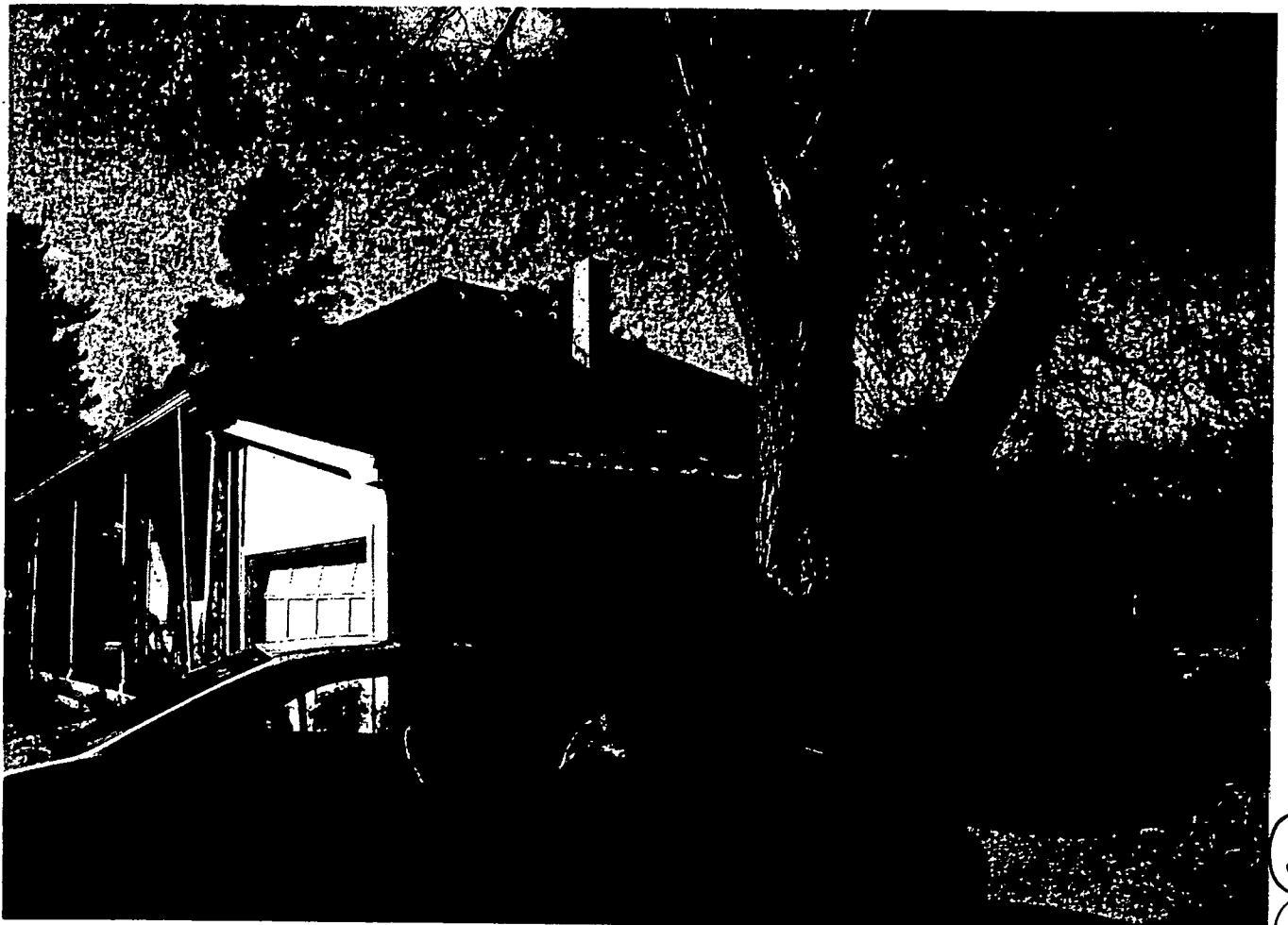
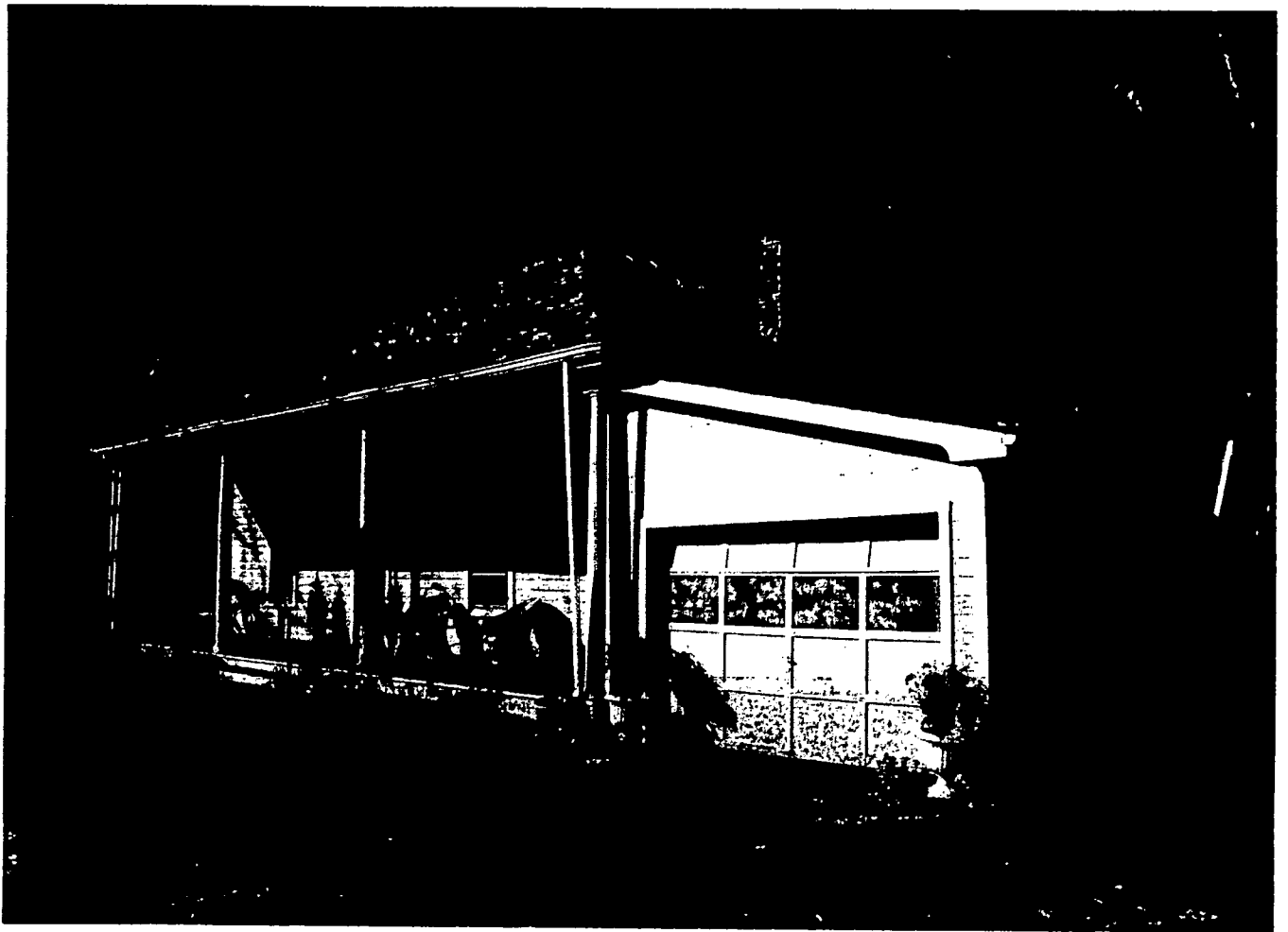
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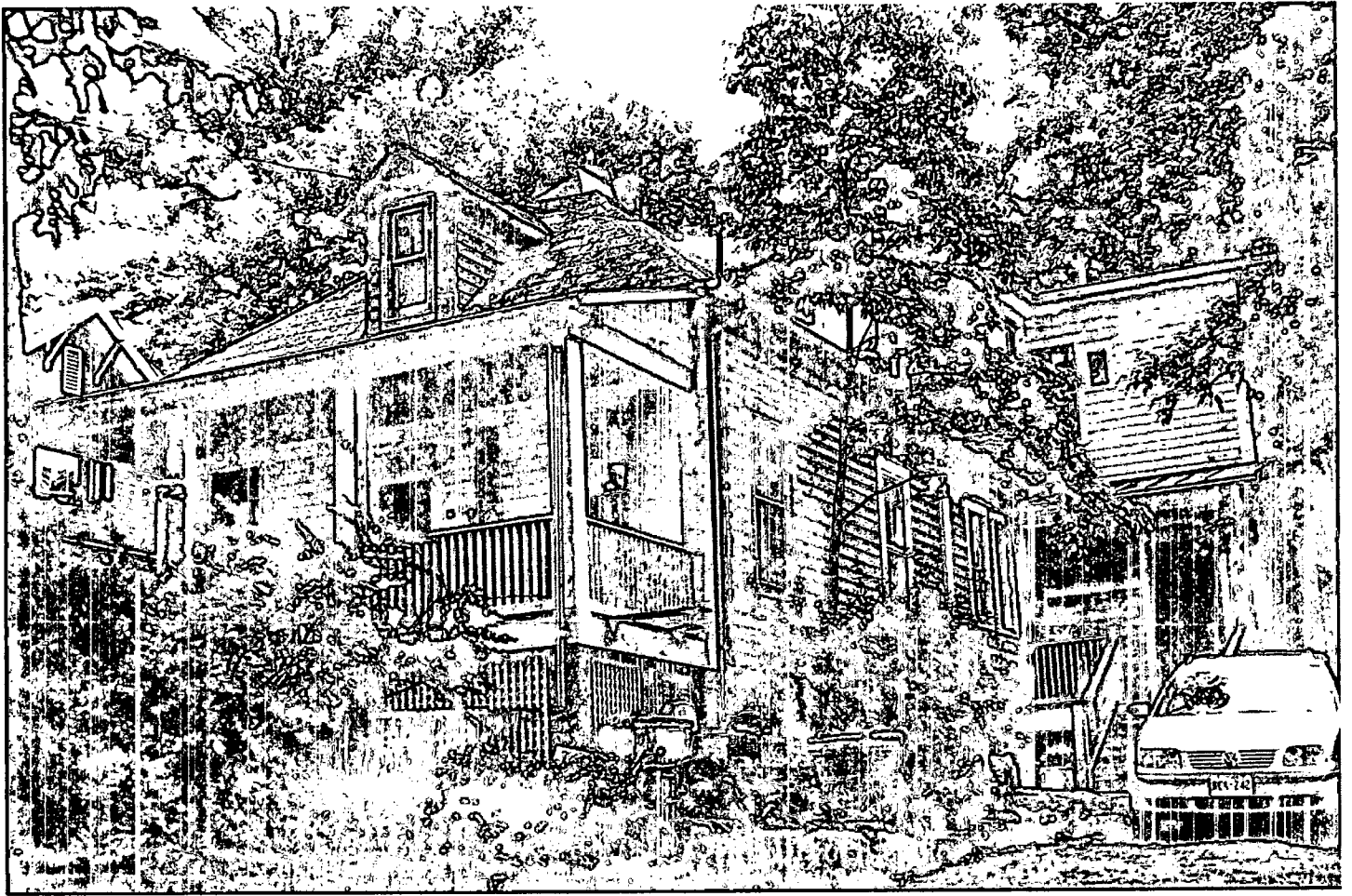


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(60)





ESPINOZA LANDSCAPE CO.

**22022 Dickerson Rd
Dickerson, MD 20842
301-537-6133
Fax: 301-517-5047**

FAX TRANSMITTAL COVER

**Espinoza Landscape Co. is transmitting the following document
From a facsimile machine**

To Josh Silver

From Renita Espinoza

Total number of pages sent, including cover page: 2

If you do not receive all pages, call sender at 301-537-6133

Date sent: 05-17-2007 Time sent: 11:00 AM.

Remarks: Request to change hearing date

05/17/07

To whom it may concern,

I Paul Espinoza of 22022 Dickerson Rd Dickerson, MD 20842 am requesting to
Have the May 23, 2007 HWAP meeting moved to June 13, 2007. I need the me-
Eting changed in order to gather all the information we need to accurately pres
Ent are renovation project to the Historical committee. Thank you for your coop
Eration.

Sincerely,
Paul Espinoza



11

RENOVATION &
REMODELING, INC.

PAUL HUF
Project Manager

1108 Hoods Mill Road
Woodbine, MD 21797
MHIC 120810

410-549-7703 Office
410-549-9674 Fax
443-867-5320 Cell

549-0924

> Contractor for
Aristides and Paul Espinoza
owners of
2202 Dickerson Rd.

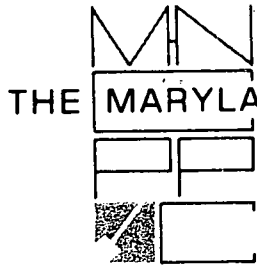


**RENOVATION &
REMODELING, INC.**

PAUL HUF
Project Manager

1108 Hoods Mill Road
Woodbine, MD 21797
MHIC 120810

410-549-7703 Office
~~410-549-7703~~ Fax
~~443-867-5000~~ Cell



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Paul Huf FAX NUMBER: 410.549.0924

FROM: Josh Silver

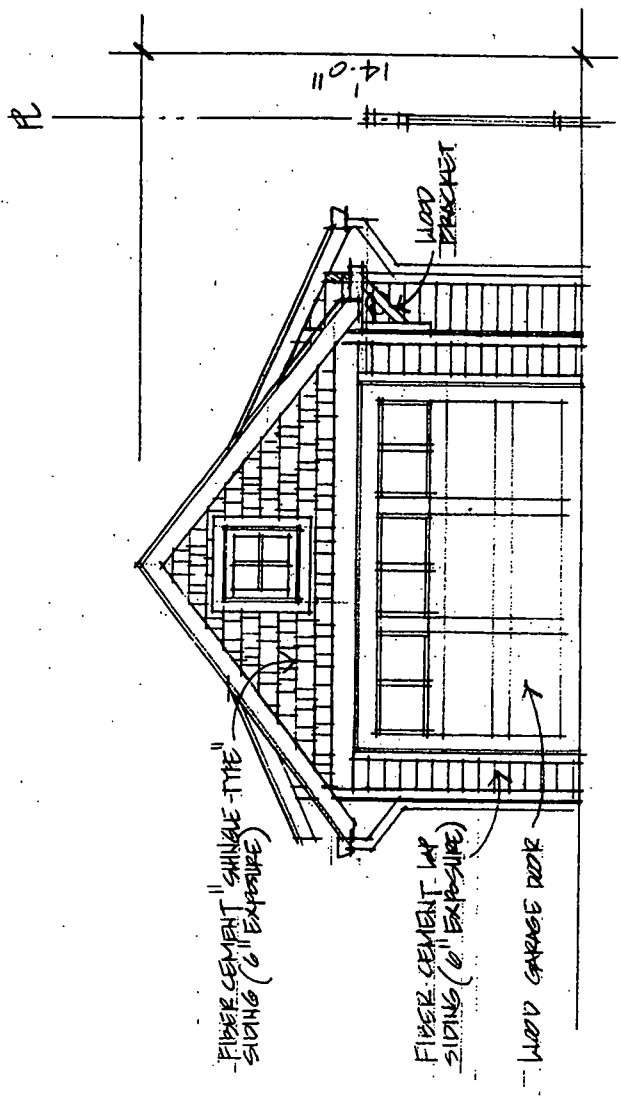
DATE: 5/6/07

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: (4)

NOTE:

Paul
Attached are some examples of plans the HPC approved.

Josh
If you have any other questions please do not hesitate to call me.

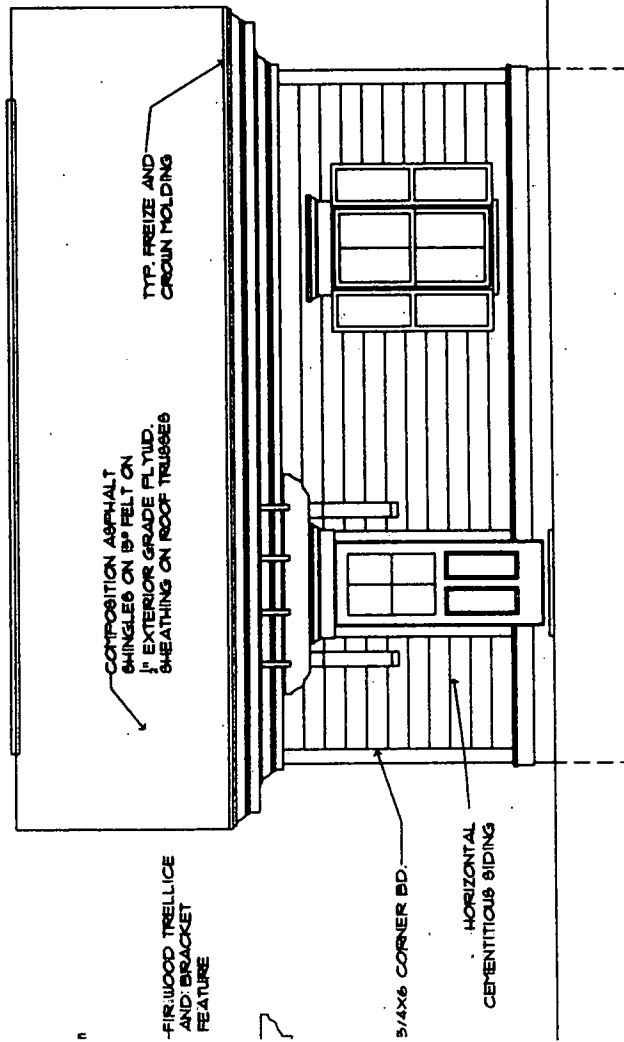
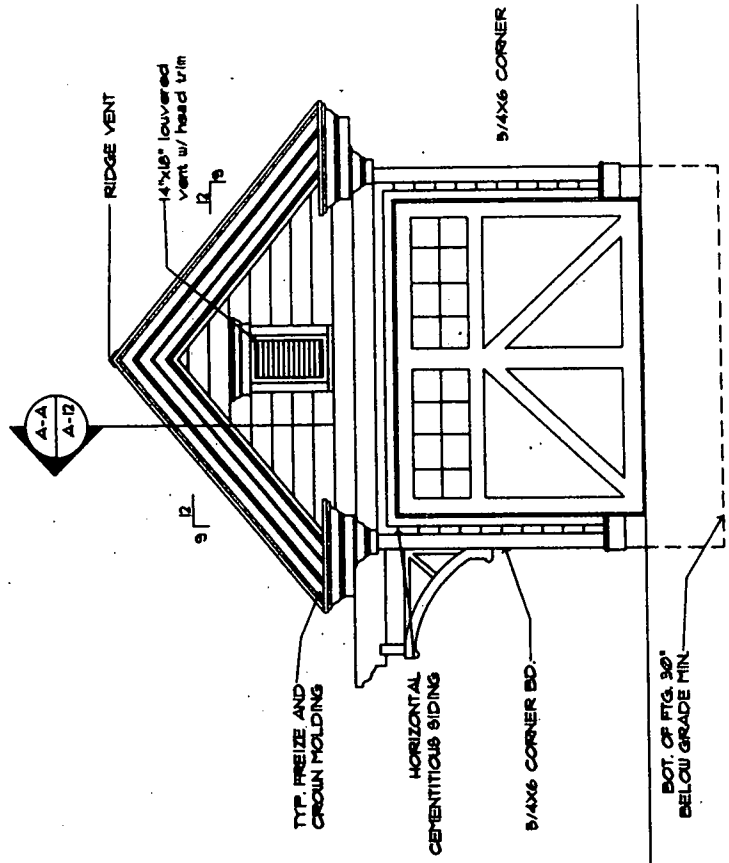


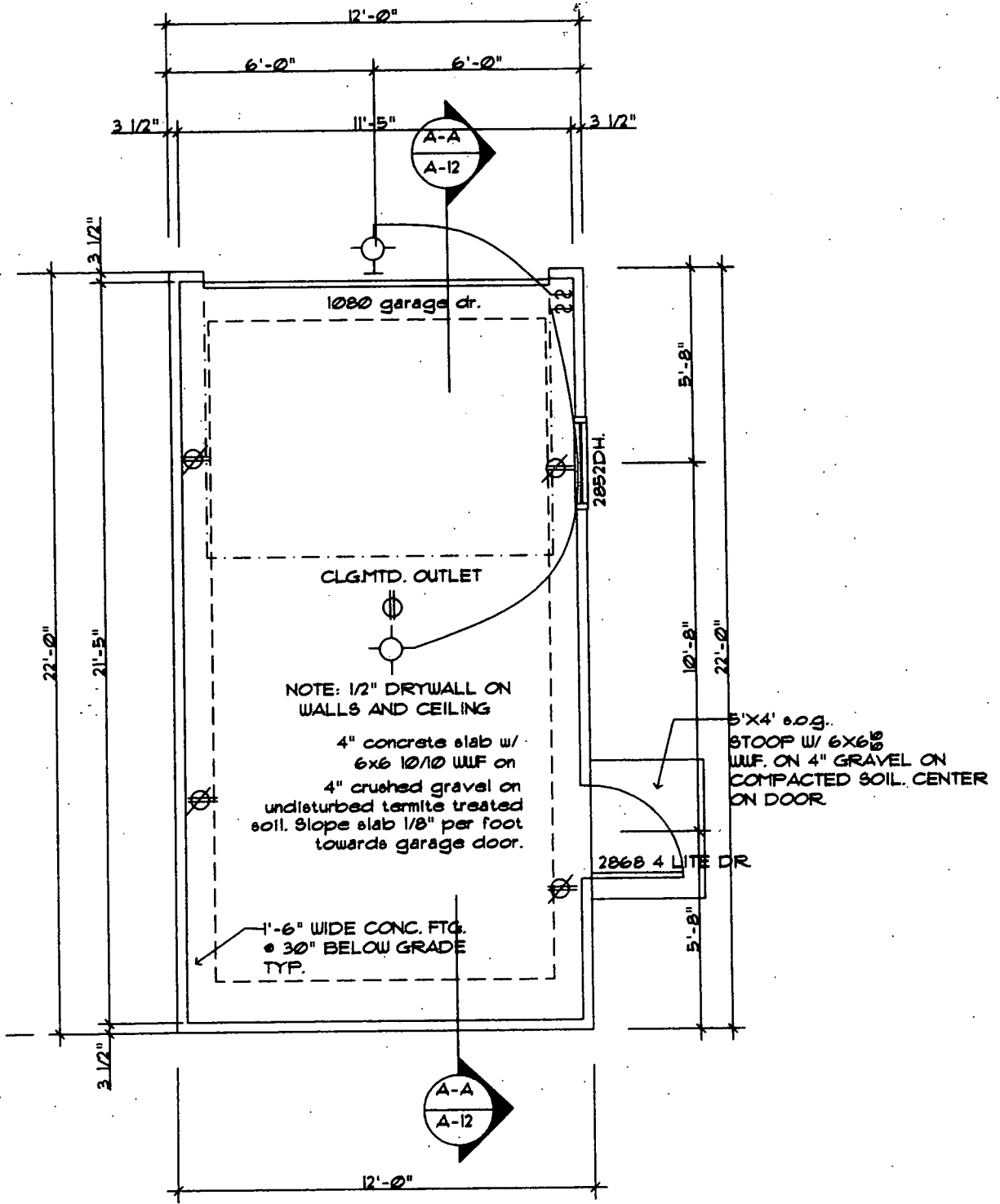
FRONT ELEVATION

1/4" = 1'-0"

7.7.05

4





22022 Dickerson Road

NEED:

Accurate site plan reflecting existing/proposed construction
i.e., the garage is not shown, septic system, trees
* mention possible tree replacement

- Plans:
- Marked dimension
 - Existing vs. proposed elevations marked clearly on the plans
Whole 1st flr./2nd flr. plan on one page
 - Materials to be used
 - wood siding
 - windows type/style

-
- Hardy Plank siding on addition ^{side}
 - Wood on Rear 2nd story
 - 2/2 wood frame
true divided or simulated divide

Silver, Joshua

From: LAWRENCE HEILMAN [lcheilman@verizon.net]
Sent: Friday, April 27, 2007 11:15 AM
To: Silver, Joshua
Subject: Emailing: DSC00658

Hi Joshua--

This is the first time I've emailed photos, so I hope I've done it the right way. Here are a few showing the fence both from the street and from the garden. The hemlock hedges by the fence are quite old now, and you can see that there's a space between the foliage and the fence. A lower fence would really put us right on the sidewalk, as our private, entertaining part of the garden is on the side of our house.

I would appreciate it if you could email me back to let me know how these photos got through. We have talked to the fence people, so the next step is to fill out the application and print some photos. We would like to put in a cedar flat board fence with a wood board across the top. We've seen several in our neighborhood, and they look great. Thanks for your attention.

Sincerely, Anne Heilman

The message is ready to be sent with the following file or link attachments:
DSC00658

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

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	Site Visit Next Week with Josh	
RECOMMENDATION:	Revise and proceed to HAWP		

240 489 3008

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.

240 462 4899

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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 777-6200

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson Md. 20842
Street Number City State Zip Code
Contractor: Paul Huff (Renovating & Remodeling) 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:
 Construct Extend Alter/Renovate AC 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: \$ roundabout 4-500,000.00

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 Espinoza Signature of owner or authorized agent
March 4, 2007 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:

At this point we have a cottage house with front porch & deck setting on acre lot. Set in small community next to church. Shed is adjacent to the deck. Several large maple trees planted next to garage. Various dogwood trees, white pines & large bushes on property.

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

Renovation to the house which means starting upstairs at the peak of the existing roof and continuing the rest of renovation to back & side of house, with new addition to side continuing the upstairs over it.

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 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.

Note: This lot is in flood plain

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths 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.

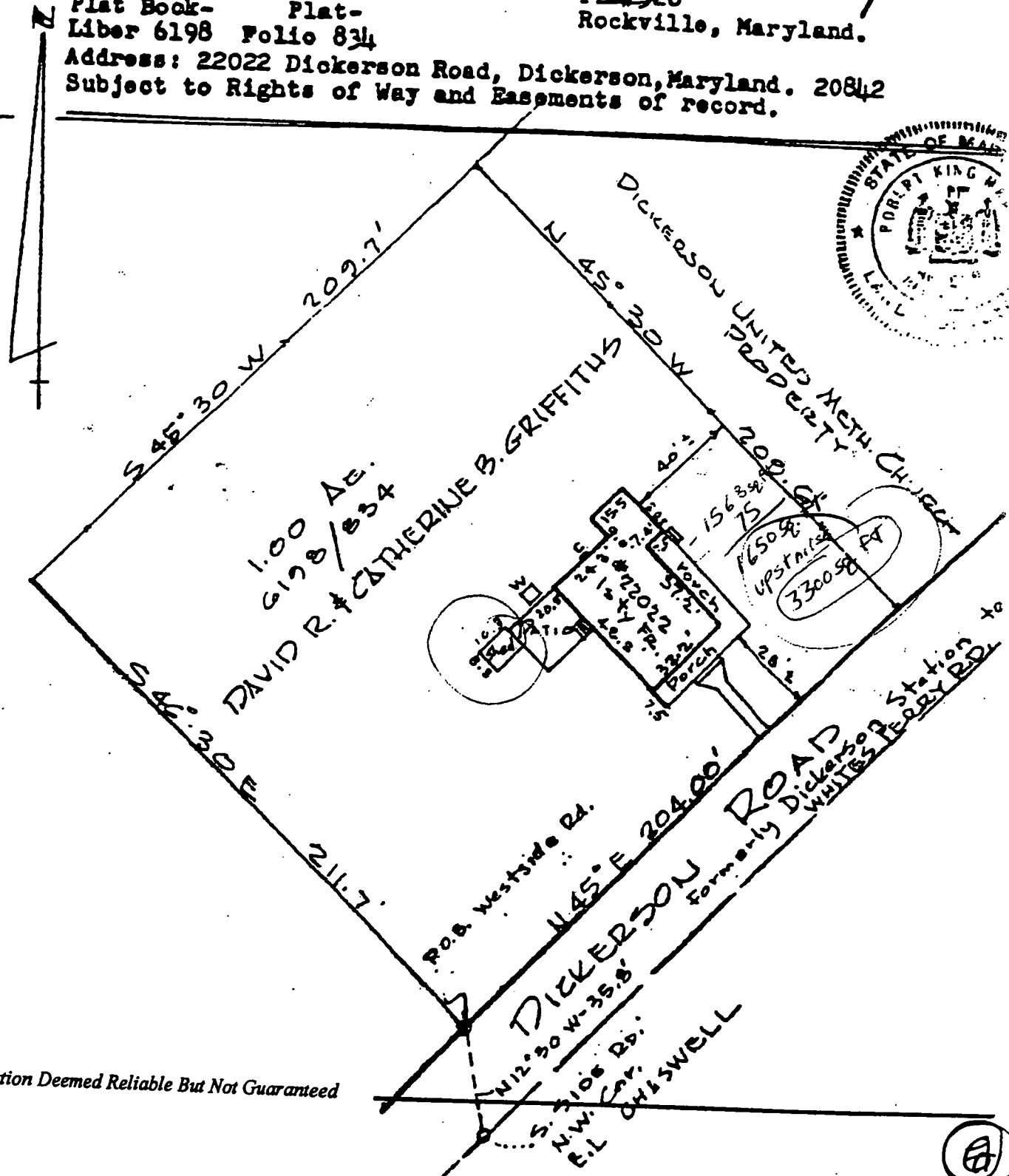
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

R. K. Maddox
R. K. Maddox, Surveyor
PID#528
Rockville, Maryland.

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed



Note: This lot in flood plain

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.

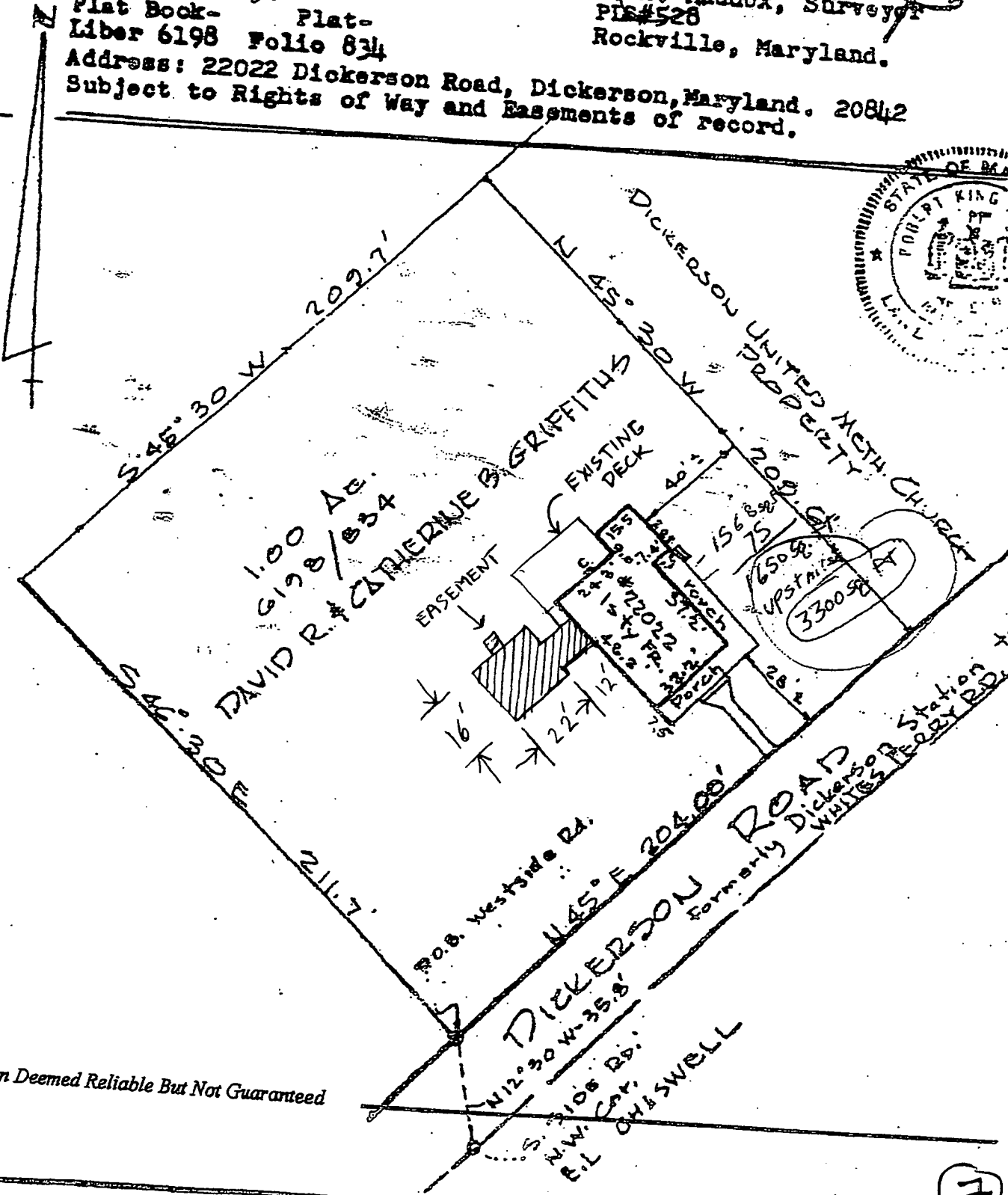
Surveyor's Certificate
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Date: October 6, 1986
Scale: 1" = 50'

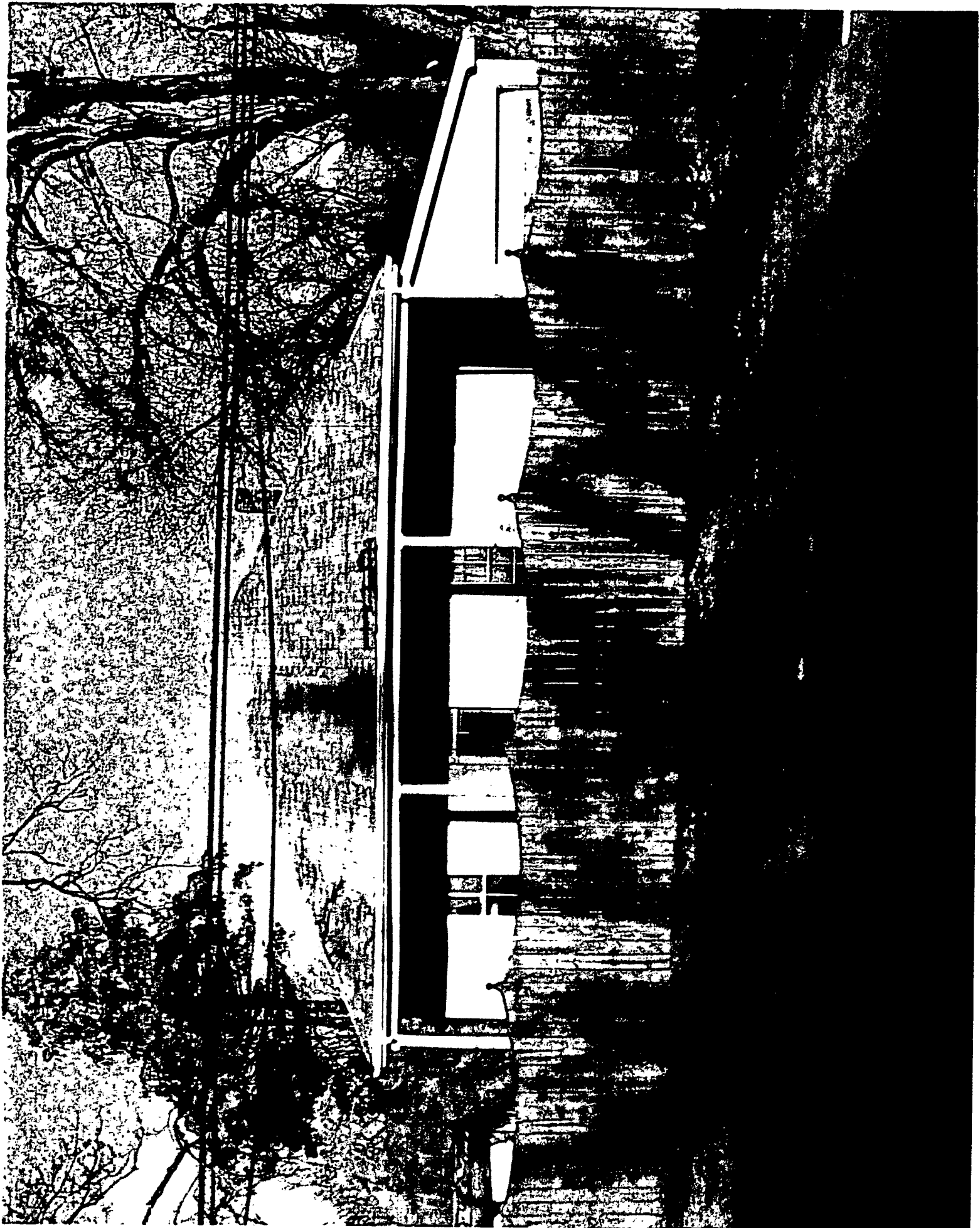
Plat Book- Plat-
Liber 6198 Folio 834

Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of Record.

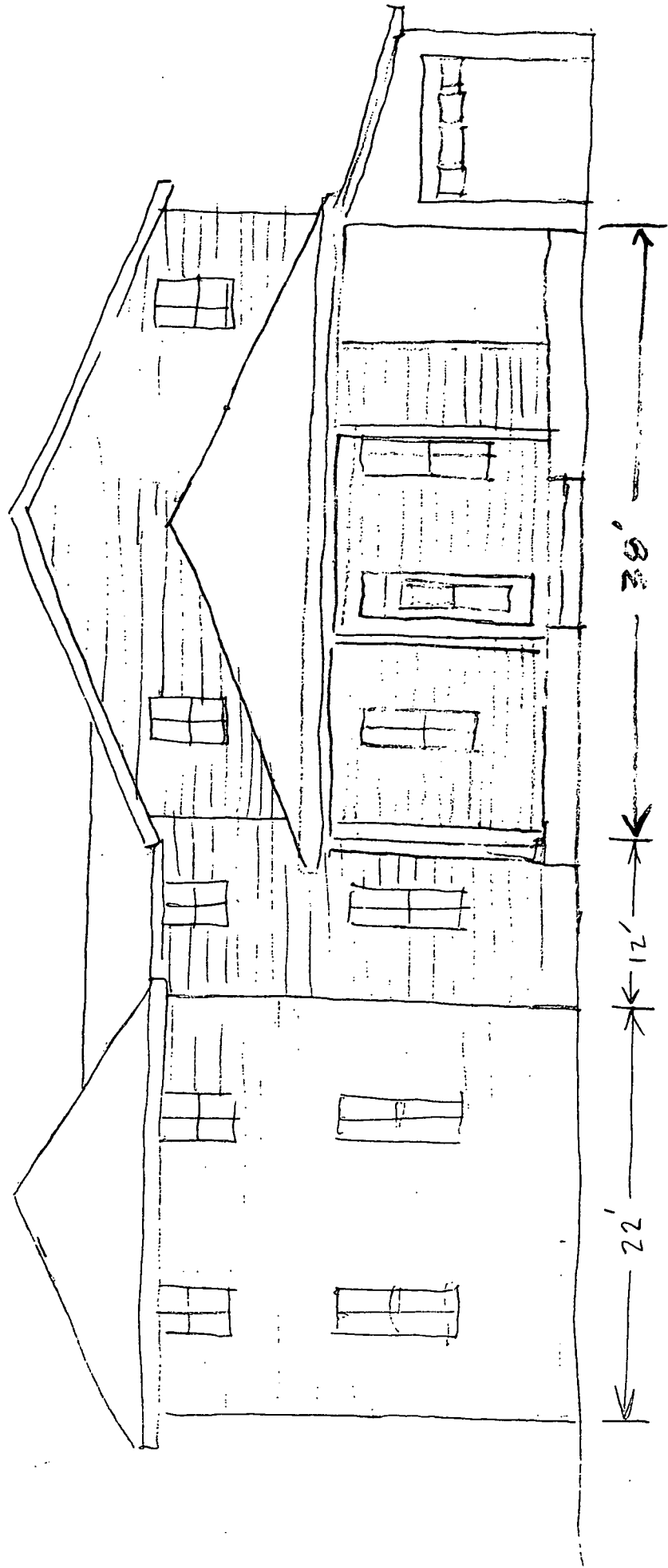
[Signature]
R. K. Maddox, Surveyor
PIS#528
Rockville, Maryland.



Information Deemed Reliable But Not Guaranteed

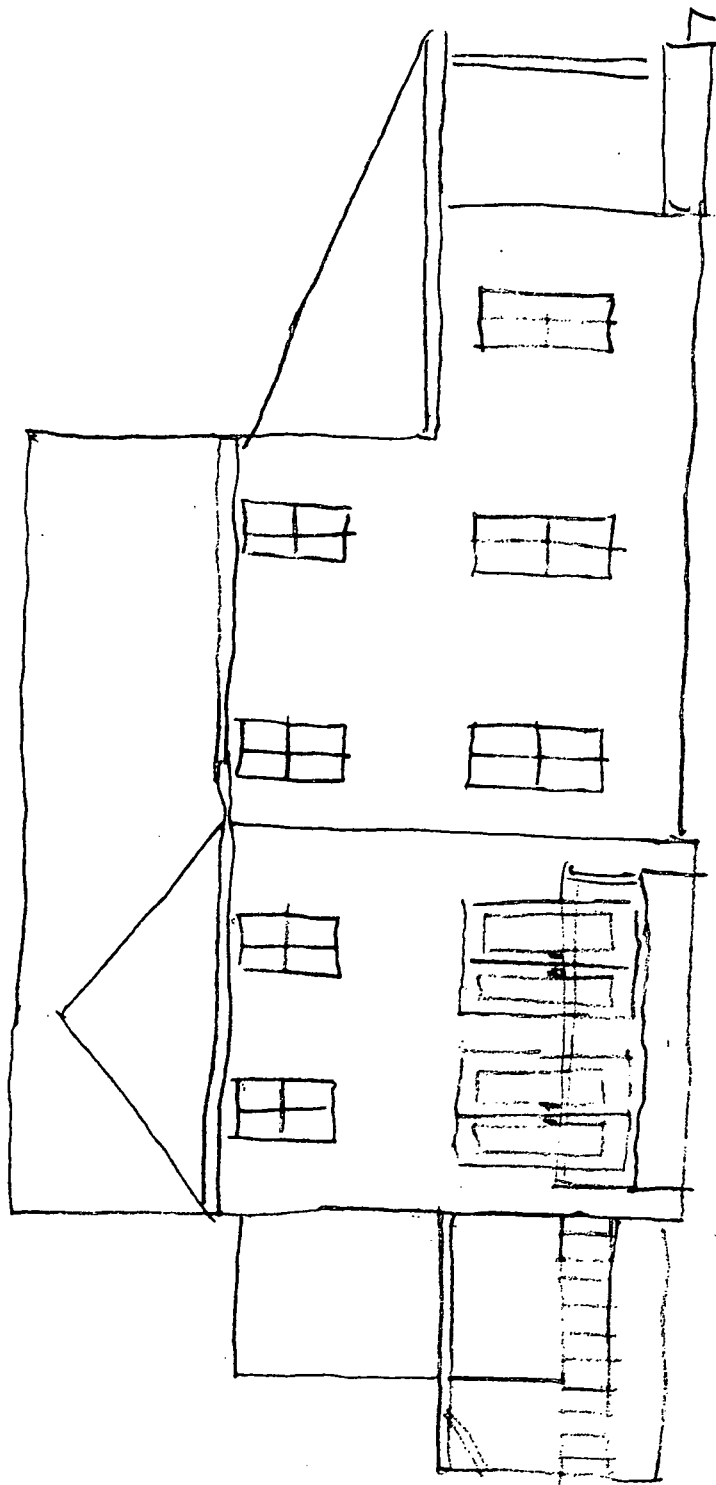


ALL ROOFS SAME ORIGINAL PITCH



FRONT VIEW - PROPOSED





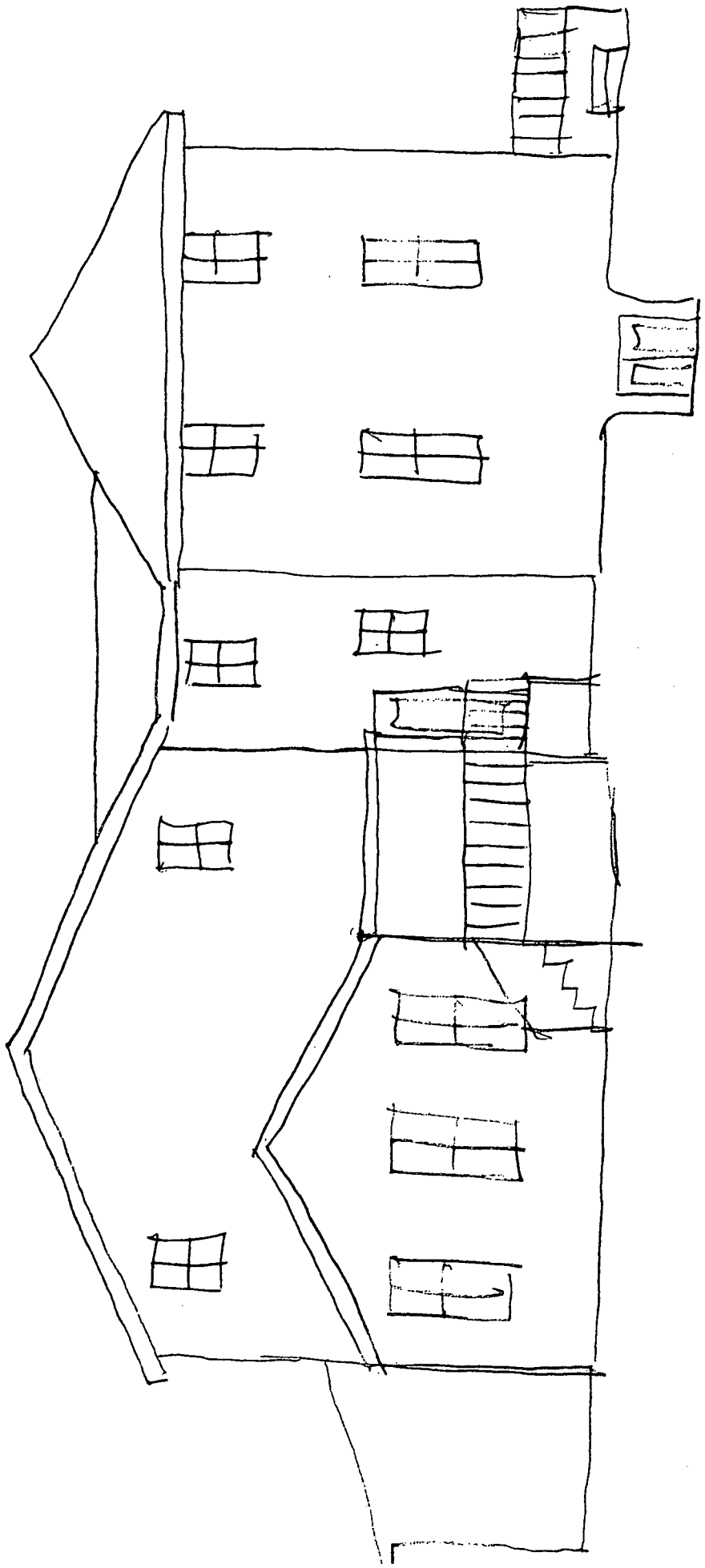
← 16' →

WEST SIDE BRIDGE

Architectural drawing
of the building



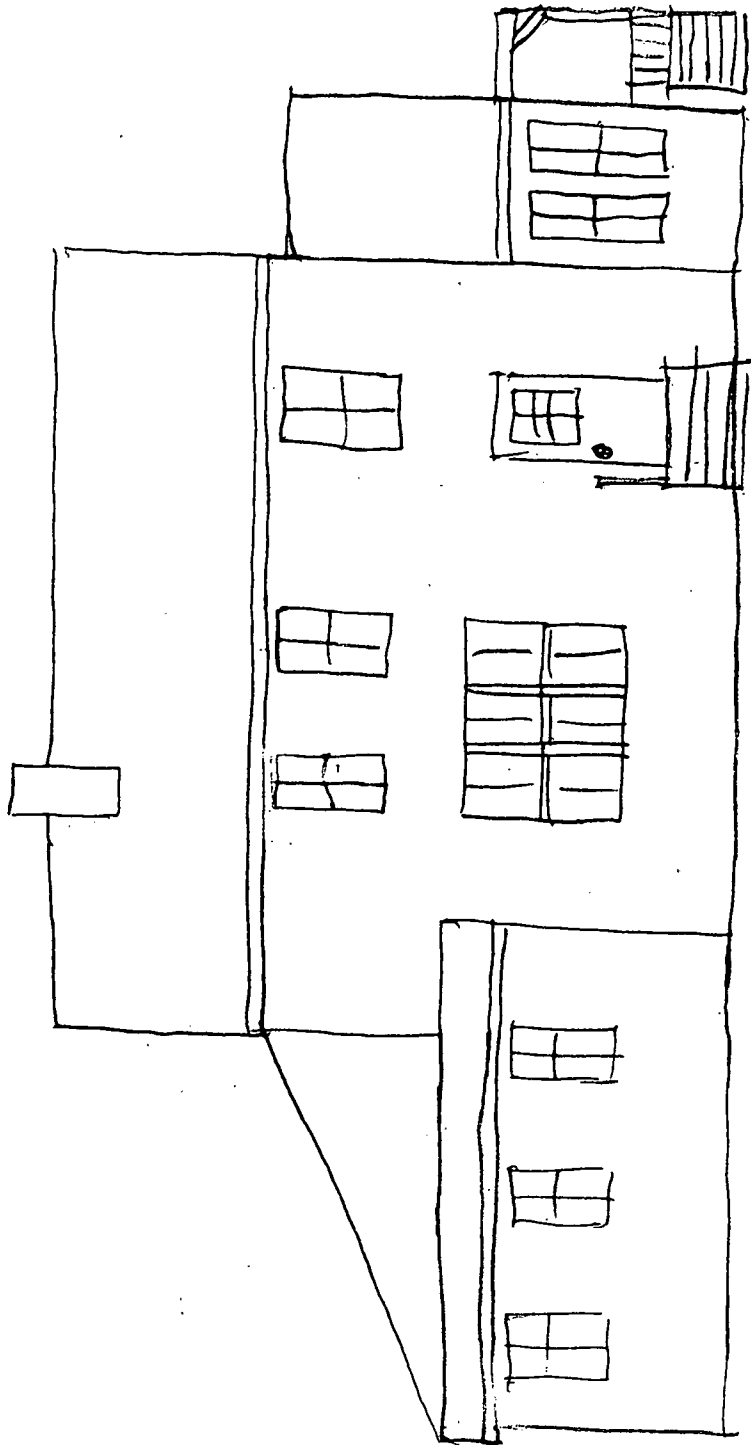




EASEMENT
TO BASEMENT

REAR ELEVATION - PROPOSED

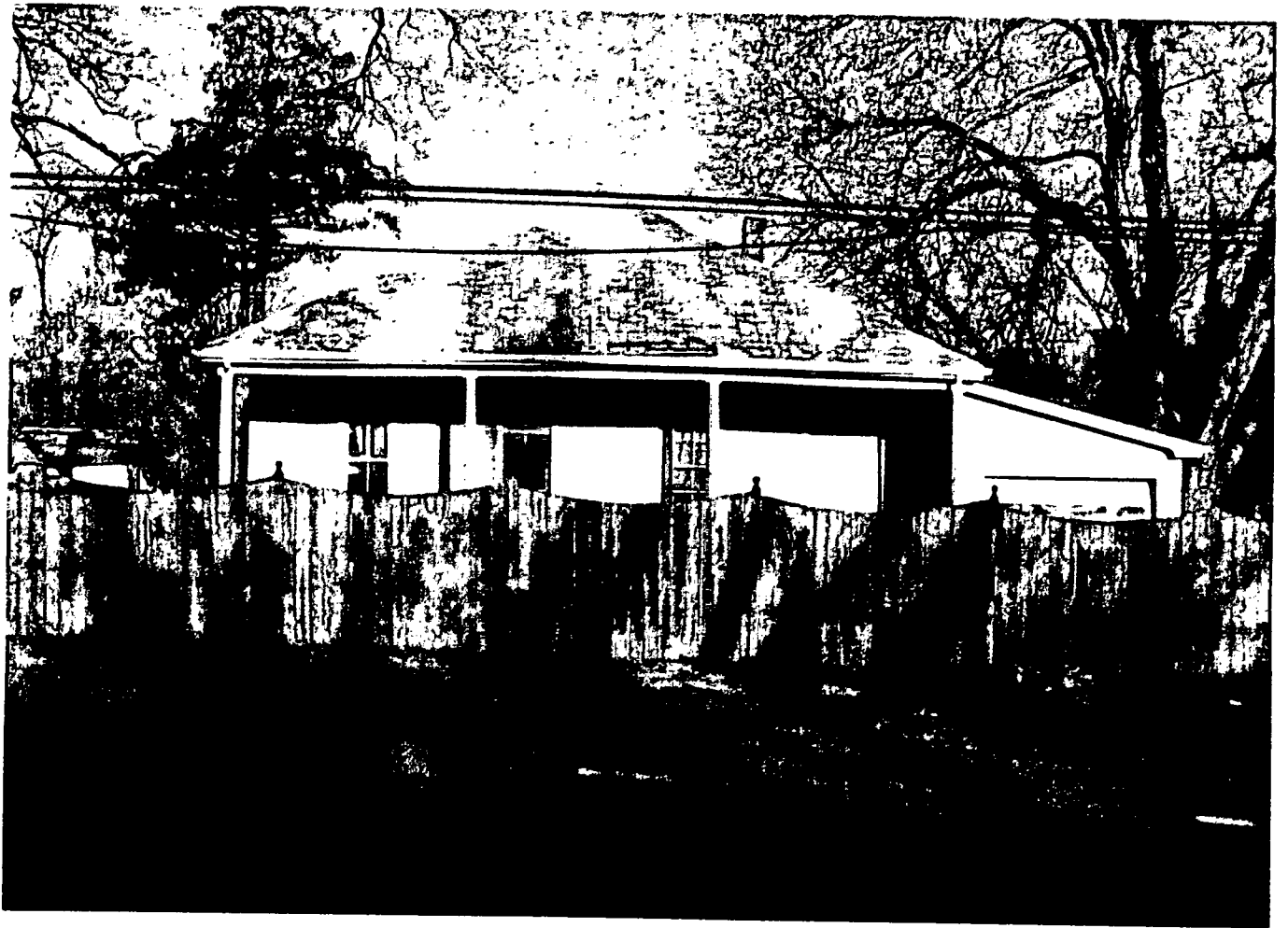




RIGHT SIDE - PROPOSED











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

Owner's name & mailing address	Owner's Agent's name & mailing address

Adjacent and confronting Property Owners names & mailing addresses

<p>Mr. Seamus Lynch 22011 Dickerson Rd. Dickerson, Md. 20842-9580</p>	
<p>Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md. 20842-9515</p>	
<p>22014 Dickerson Rd. Dickerson Md. 20842</p>	

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
- - - - - 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:

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

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

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

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

17 The house is adjacent to the Methodist Episcopal Church south, as well as it's
18 neighbors are a couple of larger what would be likely outstanding resources with the district to
19 be designated. The applicants are proposing to add a second level and a one story side
20 addition to the property.

21 After reviewing the proposal and meeting with the applicant on the site and
22 discussing the project, we determined that they proposal does constitute a substantial
23 alteration, and did recommend that they come for a preliminary consultation to get some
24 guidance from the commission.

25 This is a small house and we understand that putting additions on smaller
26 houses can be approved, and however, this particular addition is not compatible with the

1 structure. Although the Secretary standards don't prohibit second story additions, it does say
2 that you should not remove distinctive materials or alter features that help characterize the
3 property. And in this bungalow the hipped roof that includes the porch is one of its major
4 character defining features, and thus makes it a bit more challenging to add to this particular
5 property.

6 The proposal does not meet with the standards. Essentially with the proposal the
7 second floor, -- the bungalow form is completely lost that you essentially have a different form
8 of the house. Reducing the addition to a half story would half story as would be pulling the
9 addition back behind the peak of the hip roof.

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

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

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

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

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

26 MS. O'MALLEY: Any other questions for staff? Could the applicant come up,

1 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 comments that staff had about
5 your first design?

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

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

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

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

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

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

25 The simple little structure still appears to be the main structure. And I think you
26 might find this other approach of building hyphened additions. I mean given that there's

1 already a side addition, I think I could consider an alternative side addition and a rear addition.
2 I probably be very happy to share this one where their sort of carefully attached to the building
3 rather than going upward, going outward, and you might want to consider modifying that side
4 addition where the garage is and doing something with that because there's an opportunity to
5 maybe make it all come together a little better.

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

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

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

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

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

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

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

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

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

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

2 MS. ESPINOZA: So even if we were to start from the peak, there's a septic tank,
3 that's impossible.

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

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

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

21 MR. ESPINOZA: Well they did say about the septic because of the bedroom you
22 were talking about they would to modify, but I mean, say if you add in the back, he's saying
23 you'd have to rip it out and just basically --

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

1 finished.

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

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

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

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

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

22 MR. FULLER: Some magic.

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

1 MR. ESPINOZA: Not yet.

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

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

6 MR. BURSTYN: Well, the point that I want to get to really is that if the applicant
7 is considering a second story, would that be the only one in town? In other words, whatever
8 he's going to do, are there things that are, that whatever he comes up with that he's
9 recommended, would it be compatible with the area or not?

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

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

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

23 And I would recommend that preserve that original front roof line and not
24 puncturing it with dormers. Keep the simplicity of that front and that we could certainly allow
25 flexibility in how you might add to the side, to the rear, sort of work your way around the
26 features that concern you. I think there is some opportunity to get some extra space and leave

1 that front piece intact.

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

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

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

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

14 MR. ESPINOZA: I mean that's not the reason we're doing it. I mean we're doing
15 it because we're living there, not because we're trying to keep up with the Jones.

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

18 MR. ESPINOZA: I understand that too.

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

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

23 MR. ROTENSTEIN: But then you lose the scale that really defines this house.

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

26 MR. BURSTYN: Well one possibility, of course, is to take off the garage entirely

1 move it possibly in the back somewhere and then just do the addition on the back including a
2 new septic system which may be required any way, and then you're not doing two floors, and
3 you're keeping the front look of the house, where I hear sentiment in that direction. Because
4 the back of the house is already a mess.

5 MS. O'MALLEY: Yeah, I think what you would want to do is talk to the, whatever
6 department oversees the well and the sewer part and tell them that you're thinking of doing an
7 addition on your house and how many bedrooms or whatever and say what are your
8 requirements, you know, what would we need to do. So that you have that information right
9 from the beginning. And then, the important features of your house really are the front porch
10 and the pyramid shape of the front, you know, the triangular shape, and then keeping some of
11 that on the side so it's really obvious.

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

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

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

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

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

24 MS. O'MALLEY: Yes.

25 MR. FULLER: From my personal perspective, I don't have a problem with the
26 house having a two story element, I just don't think raising the roof on the main house is the

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

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

12 And then, but also as Commissioner Fuller said, I think before you go much
13 further in trying to figure out what makes sense for you to do, you ought to talk to the county
14 about what that'll kick in in terms of working with your septic and your well because you might
15 have to redo all that stuff anyway, which might open up more opportunities going to the back.
16 So I think if, talk to the county, keep in mind the front porch and that front roof slope, and that I
17 think there's a general feel that beyond that, you know, usually we don't want to go to the side,
18 but I think, you know, some of us would be flexible going to the side.

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

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

23 MR. DUFFY: Well, that's a good question. I tend to agree with Commissioner
24 Fuller and maybe we could speak a little more clearly about that. I think that there is some
25 opportunity to have a, I guess what I would say is maybe a one and a half story, which is really
26 two story, but you know the dormers cut through the roof. I think somewhere to the side or the

1 back, preferably to the back if that works out you could get higher in my opinion.

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

4 MS. ALDERSON: I'd like to just add a comment on the garage. I think it would
5 be a great opportunity as long as your adding to, you know, you've got really a very sweet
6 original character to the house, and to get a little of that original charm back, one of the
7 challenges with the garage is that it brings that front wall all the way forward to the front end of
8 the porch, and if you can rework that shape, maybe into your addition, maybe rethink where
9 else the garage might go, and it's a good place to having living space if it's pulled well back.
10 Back beyond the porch and beyond the front plane of the house, that could be much more
11 successful.

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

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

14 MS. ESPINOZA: We don't. It's way too small. It's too small for our vehicles.

15 And that's one of the reasons why we were thinking about renovating that particular area, not
16 moving it, but kind of just to keep everything the same and use pretty much the same
17 materials, and just give it the same look basically from the design that was presented.

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

21 MS. ALDERSON: Another thing you could do though that would help to get that,
22 to integrate that better visually, would be to remove that front wall on the garage, create an
23 extended porch there so it's open again. It's that side that's going to have much more of a
24 relationship to the house if it becomes part of an extended open porch with a bent roof, and
25 instead pull that wall back to either align with that at the front of the house or pull it a little bit
26 back further, and that's going to make the whole thing come together much better.

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

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

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

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

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

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

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

26 MR. ESPINOZA: Well according to the records they added on this house twice.

1 They did two renovations. They used to have a porch which they turned into the extended
2 living room and hallway. And they added to the kitchen, because back in the back where the
3 smokestack is, that was added on later.

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

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

6 MS. O'MALLEY: I think that that could be a possible way to work it. You could
7 do some kind of hyphen then go, you know, you'd be going around your well and then you
8 could come back.

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

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

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

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

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

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

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

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

21 MR. FULLER: Do the mirror image.

22 MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
23 But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
24 to make it hinge. It's not going to be a steeple chase design like the church. You know how it
25 comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
26 kind of flattens out, if that makes sense.

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

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

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

14 MR. ESPINOZA: I mean I'm just trying to get a sense of where we're going
15 because I mean, if it comes down to it, we'll sell it and go somewhere else. I mean, I don't
16 need this house.

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

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

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

MR. ESPINOZA: Okay. Sure.

% Digitally signed by Keena Lukacinsky
ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.



Keena Lukacinsky

3/13/07

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.

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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.

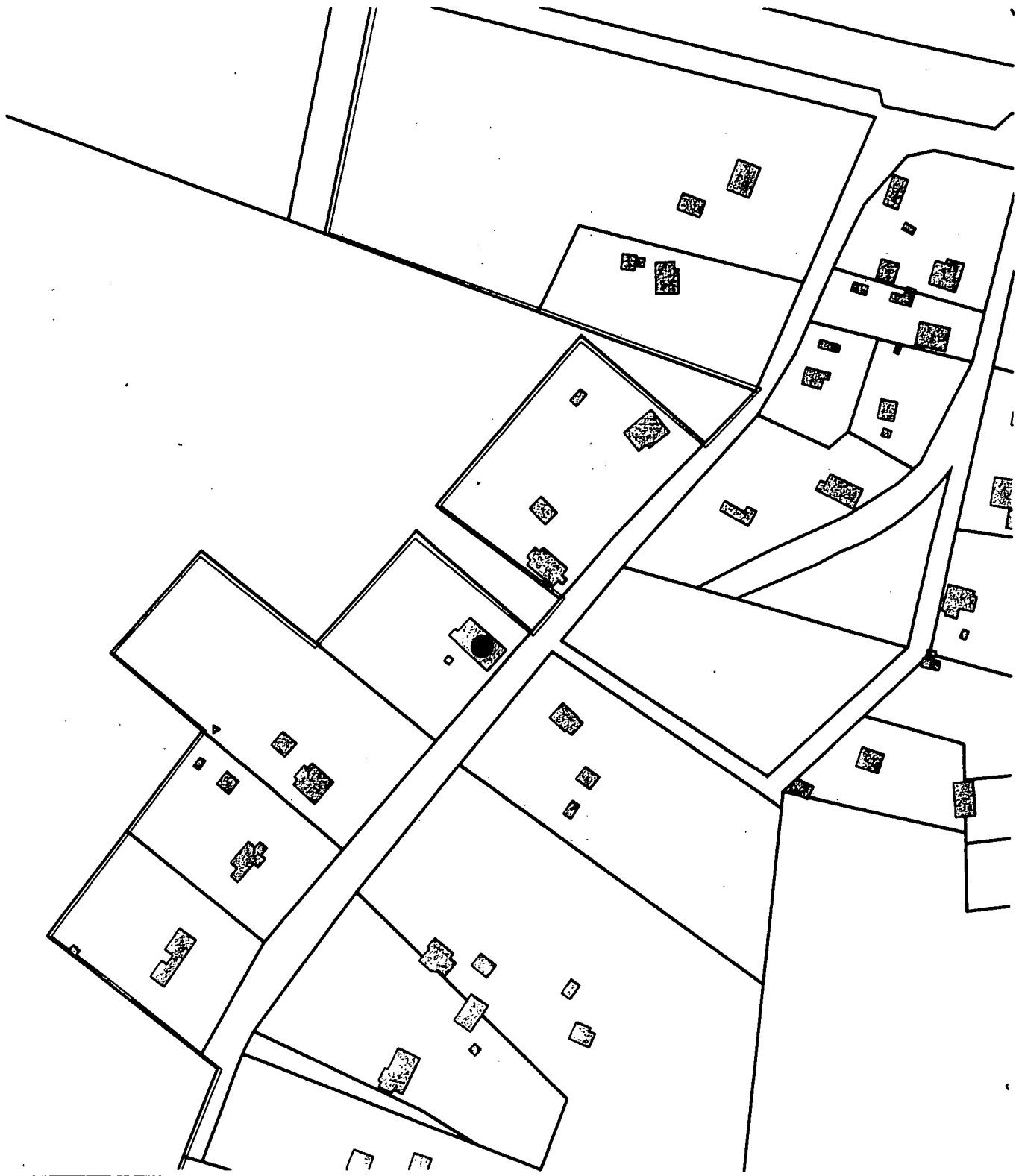
STAFF RECOMMENDATION:

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.

3

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22022 DICKERSON RD



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Casual User Application



M-NCPPC

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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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6170

DPS - #6

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
 Daytime Phone No.: 240-489-3008

Tax Account No.: 3024
 Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
 Address: 22022 Dickerson Rd. Dickerson MD 20872
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 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/Haze	<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: round about 4-500,000.00

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 Espinoza Jan 29, 2007
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

(43)

**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 house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house, putting upstairs for bedroom etc... new basement & living room additions, just basically adding more space to our cottage home. ~~But~~ But keep the same look of the existing house, not change any historic look.

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 canopy 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.

44
X

Note: This lot is in flood plain

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths 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.

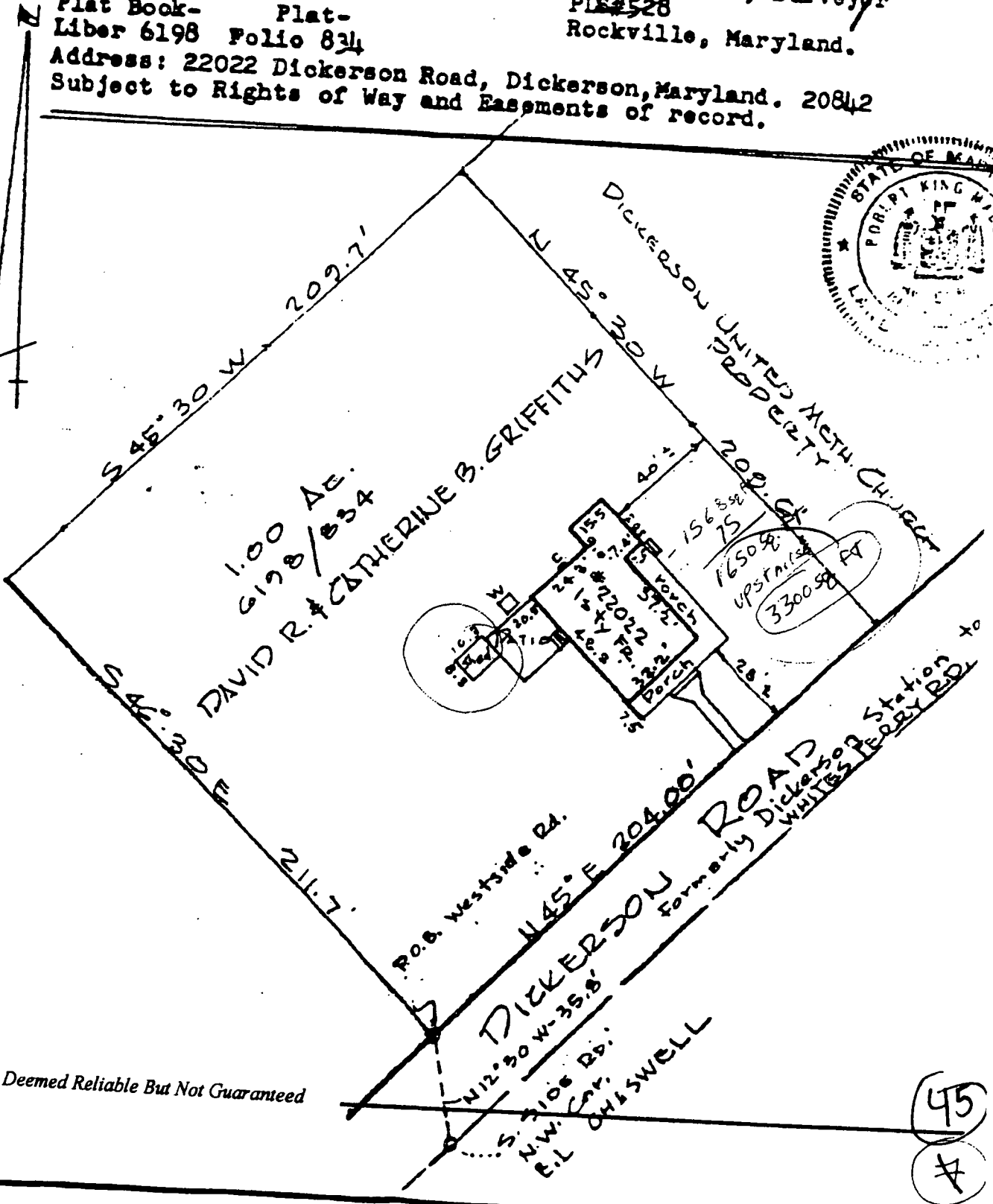
Date: October 6, 1986

Scale: 1" = 50'

Plat Book- Plat-
Liber 6198 Folio 834

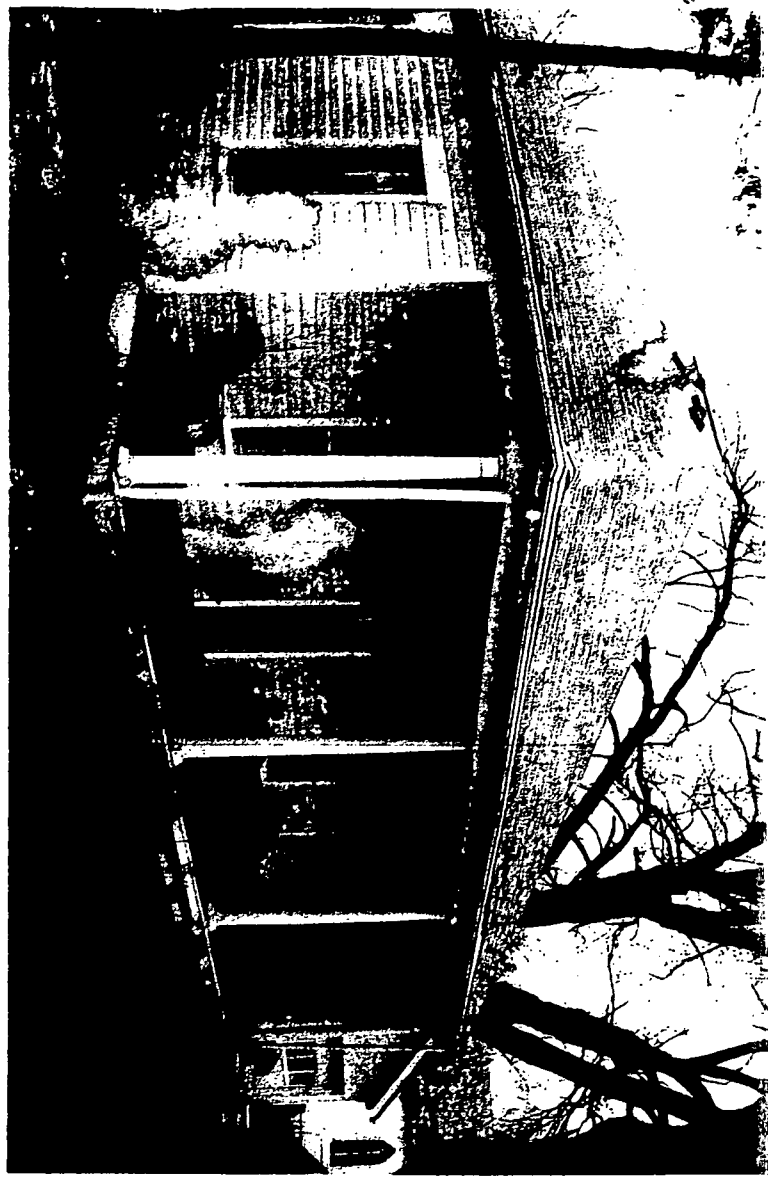
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

R. K. Maddox
R. K. Maddox, Surveyor
PDS#528
Rockville, Maryland.



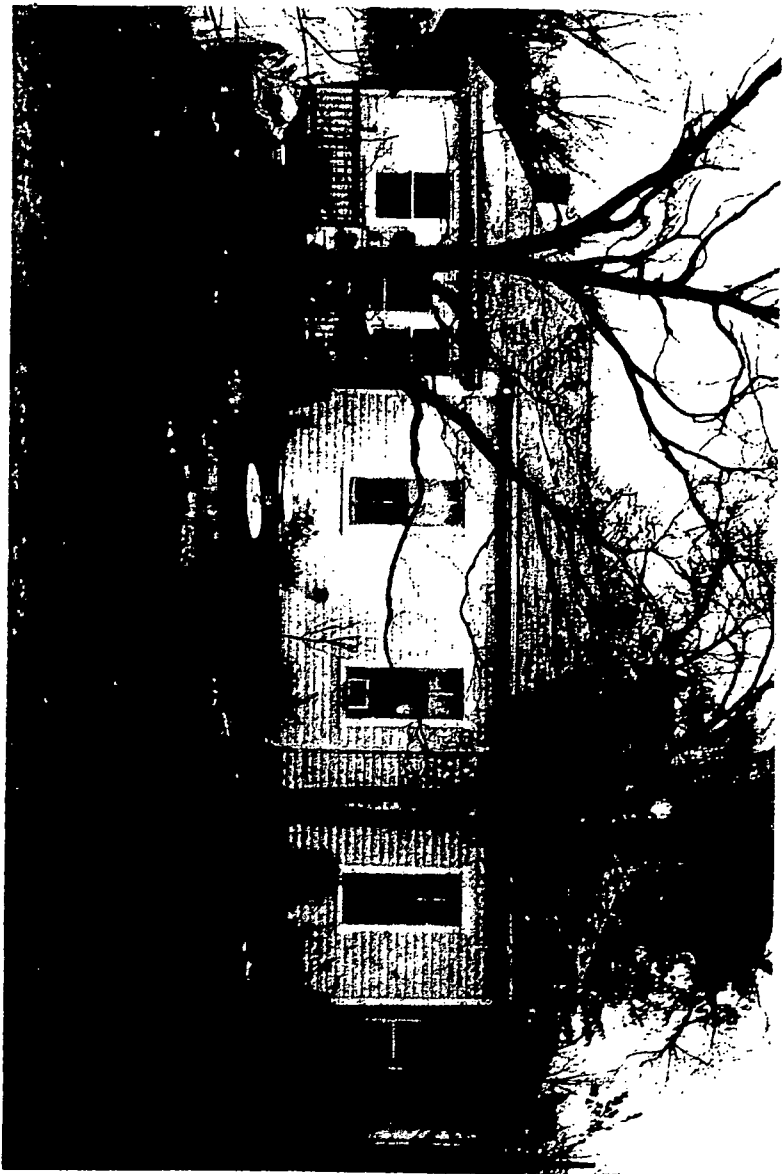
Information Deemed Reliable But Not Guaranteed

45
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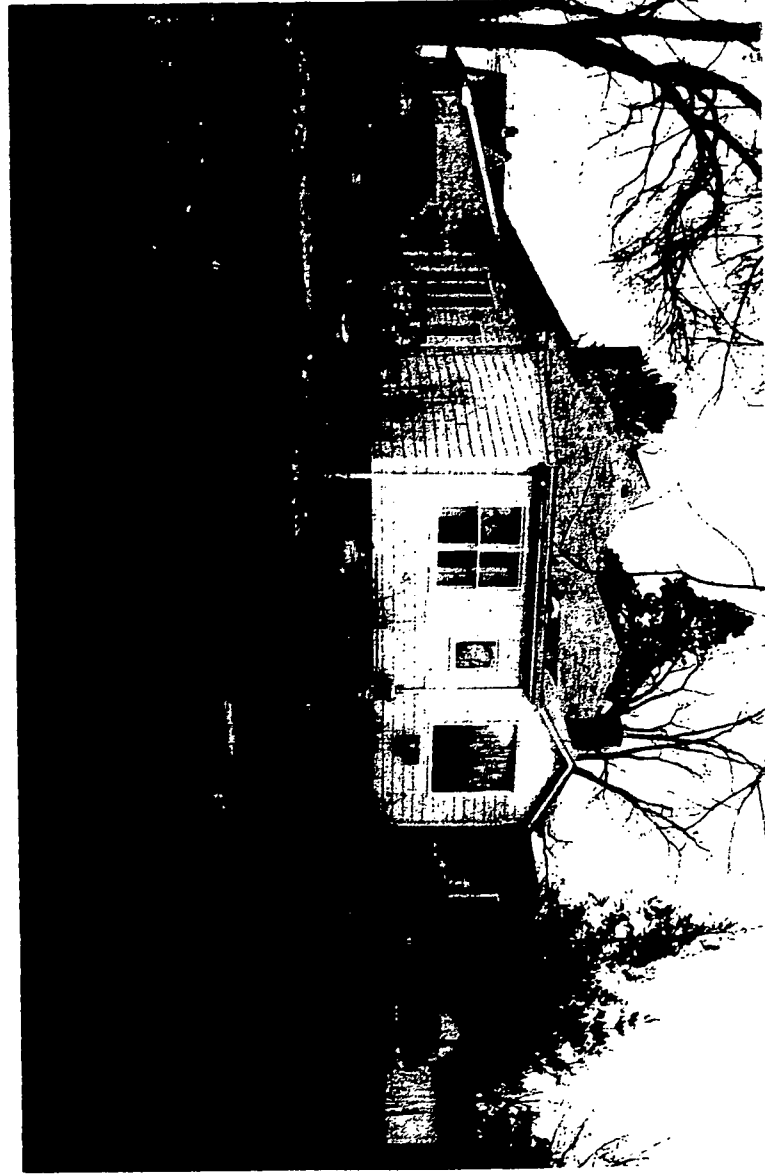
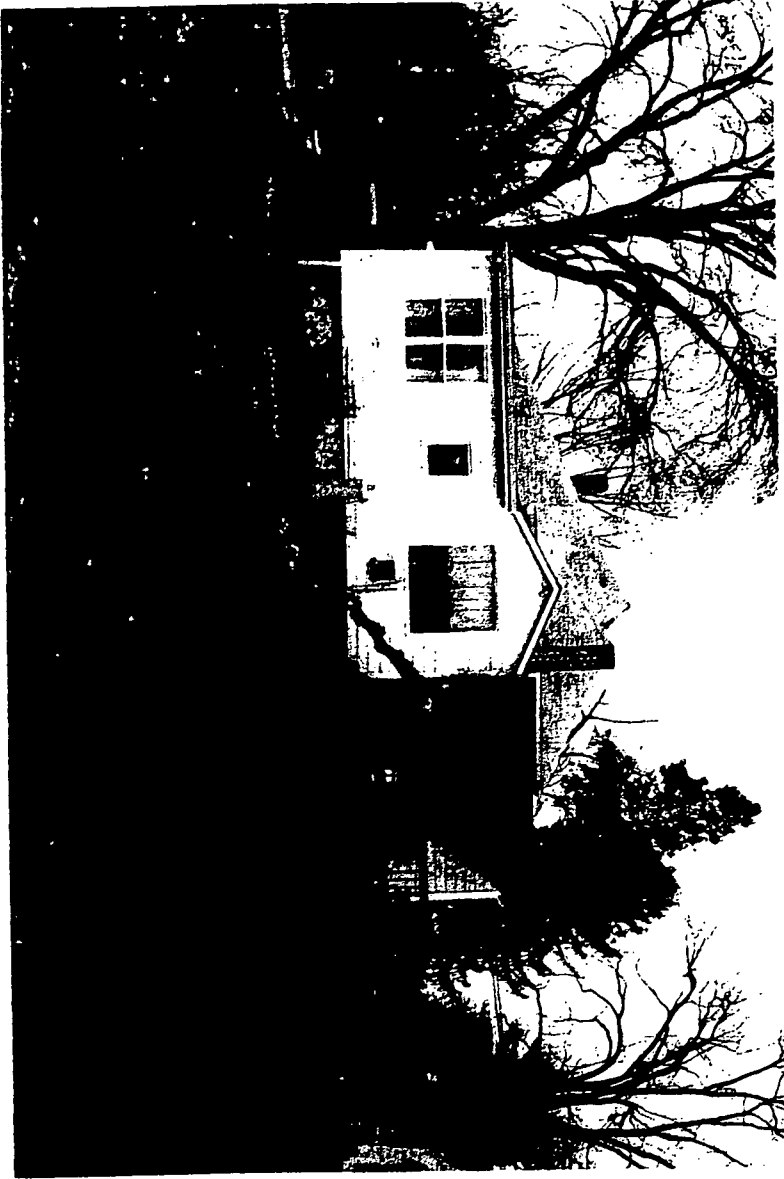
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ESTIMATA

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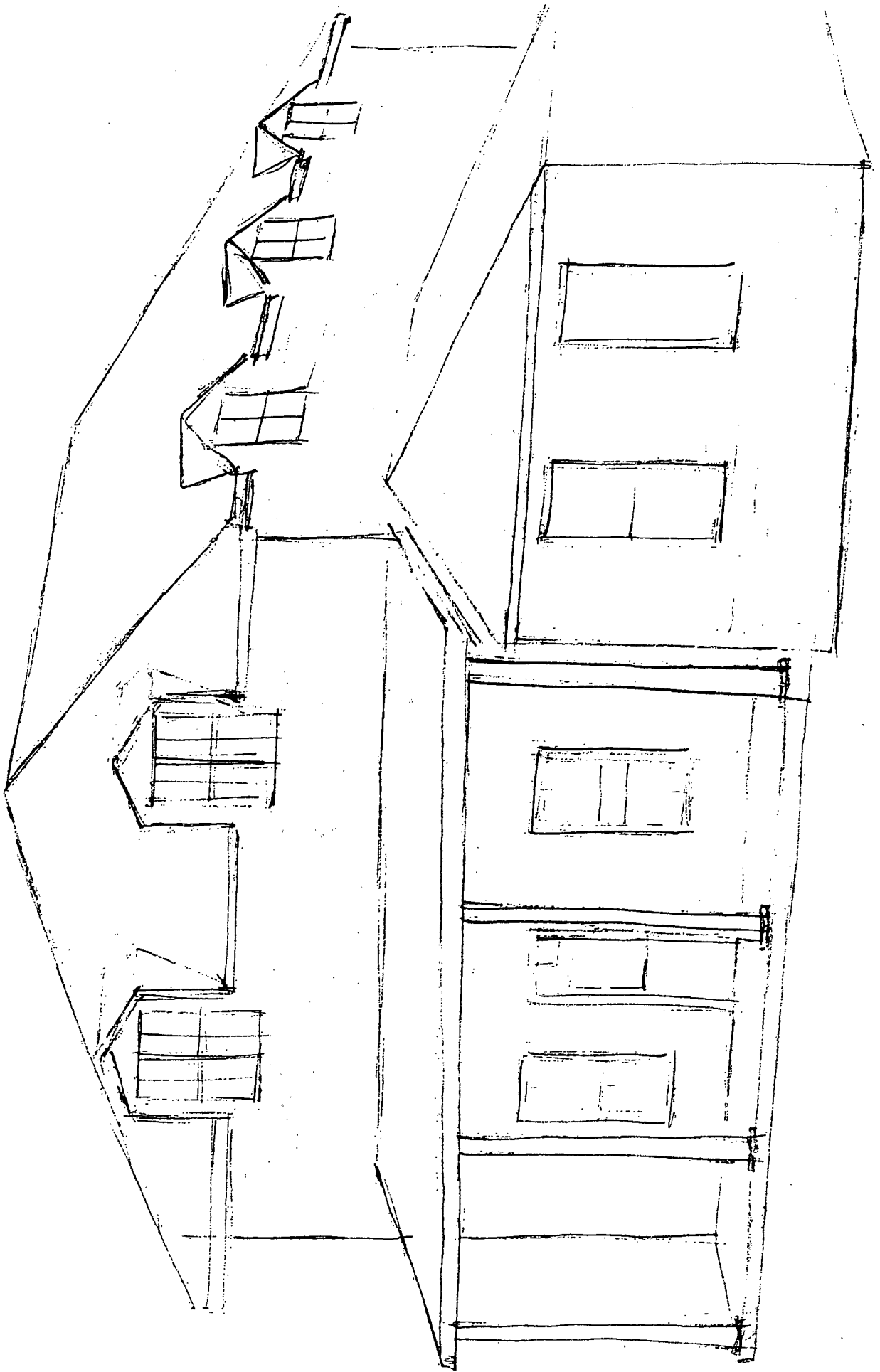


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ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

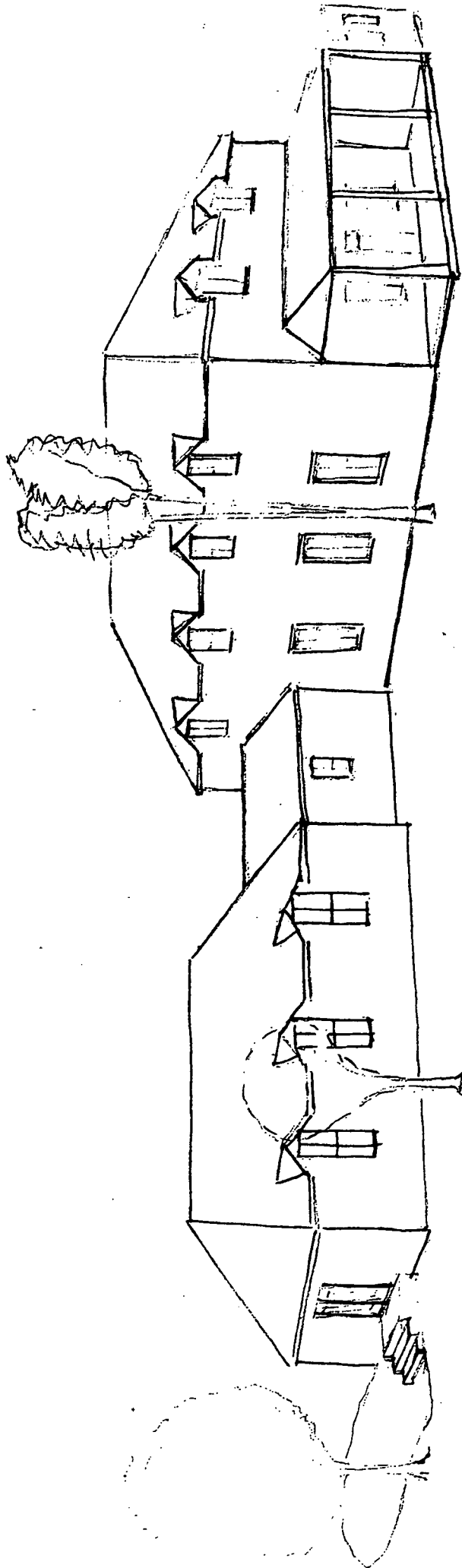


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ESPINOZA

RENOVATION & REMODELING

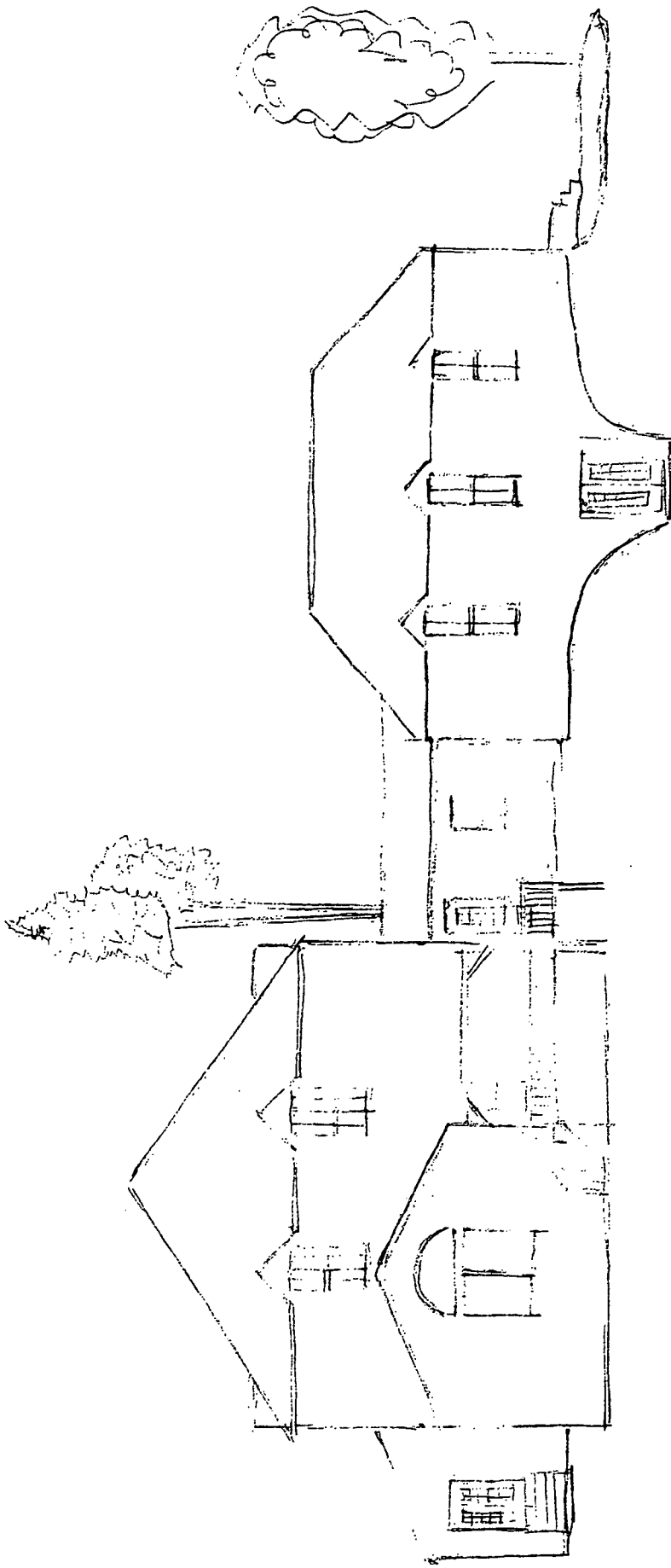
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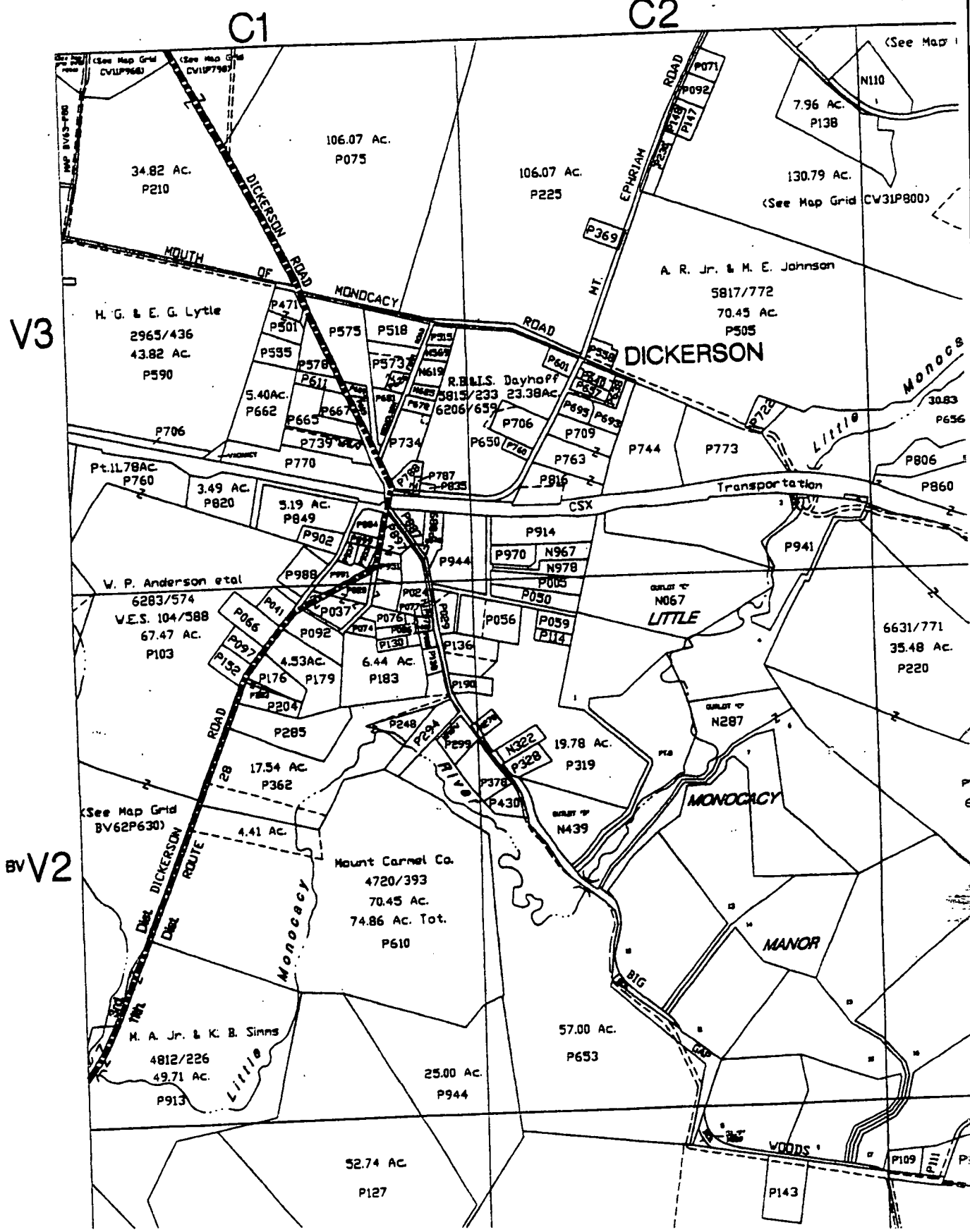


ESPINOZA

RENOVATIONS & REMODELING

410-549-7703





Information Deemed Reliable But Not Guaranteed

52
119

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

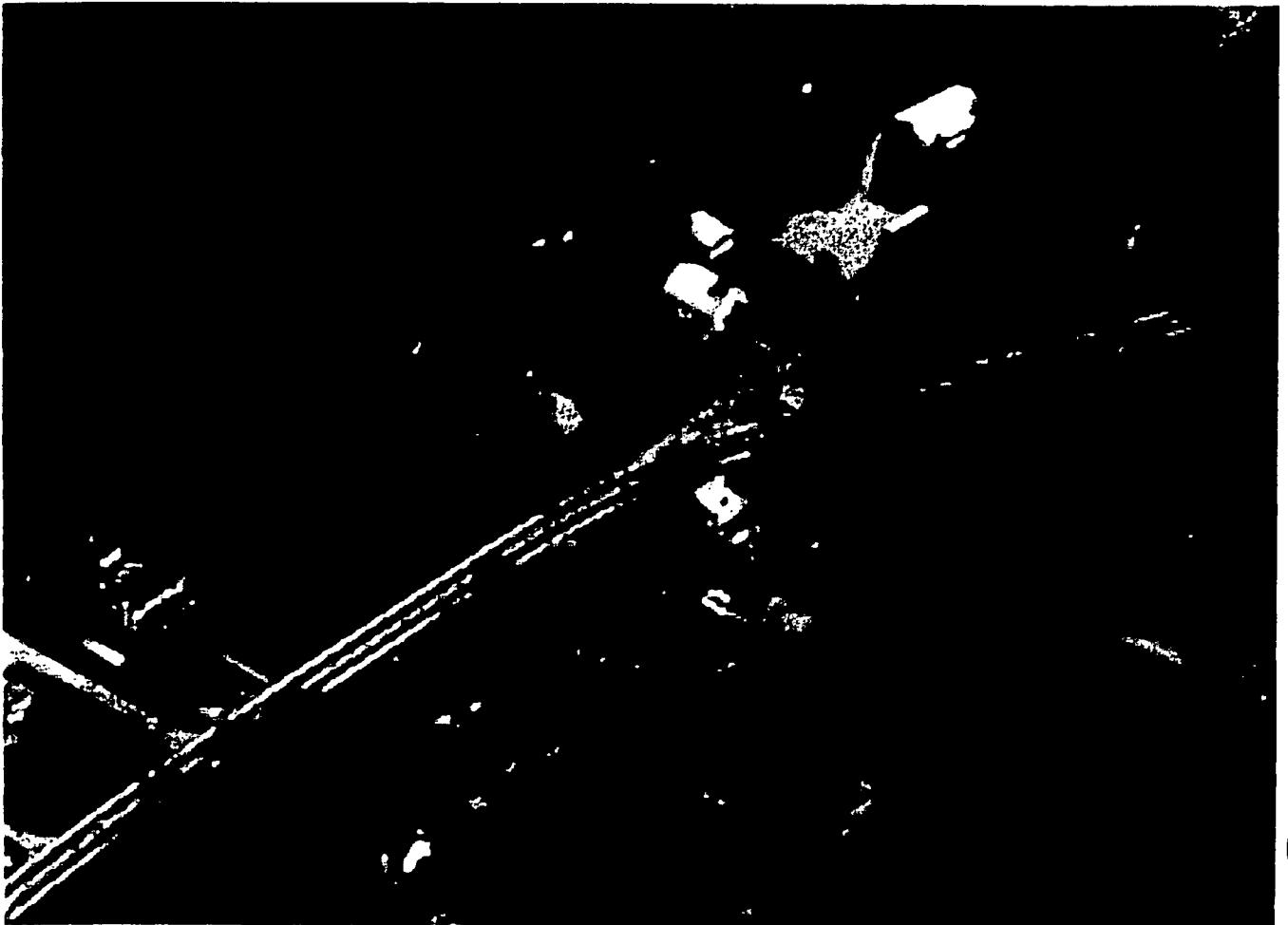
WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

Project Manager: PAUL HUF
410-549-7703

RENOVATION & REMODELING, INC

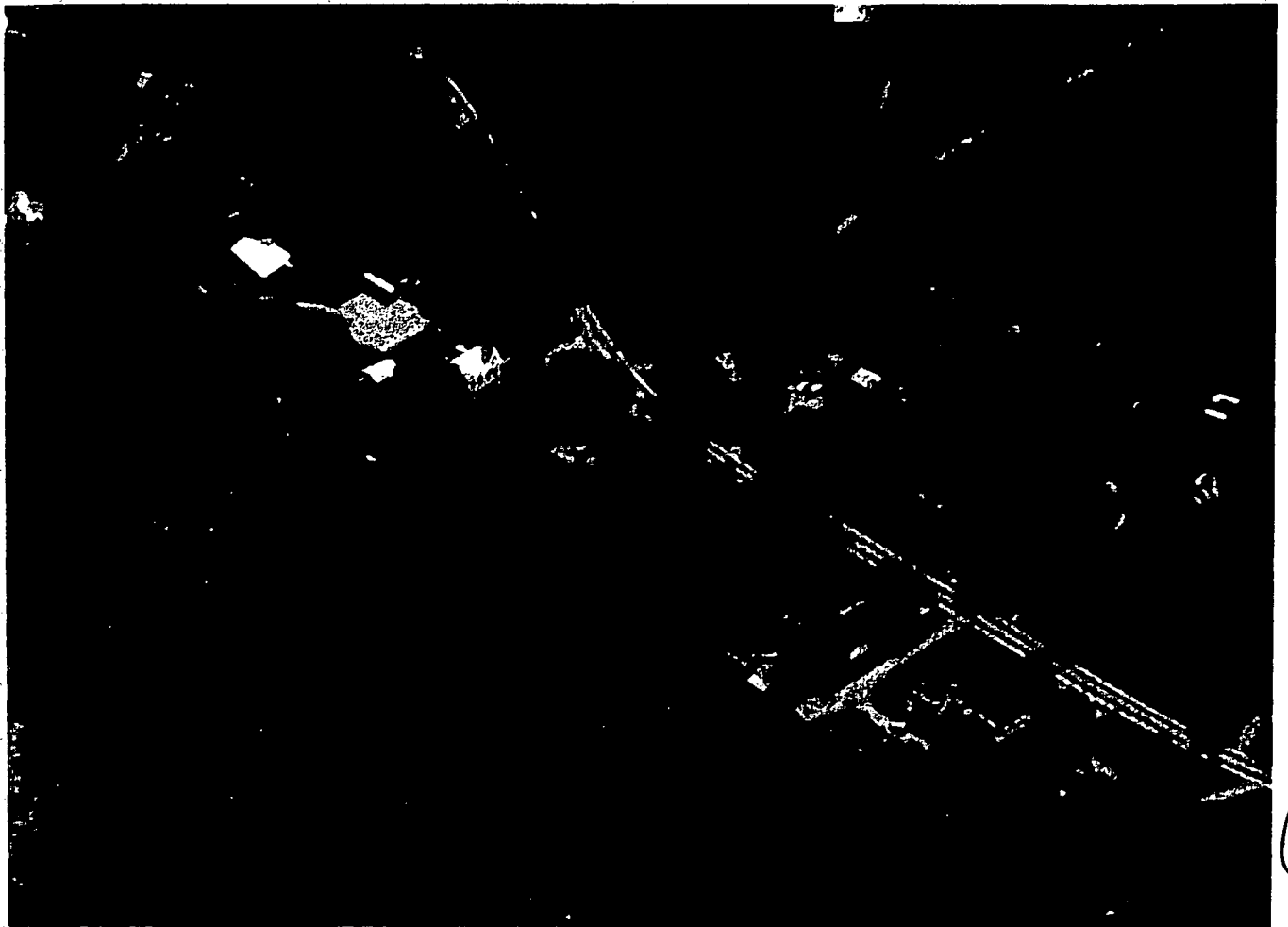
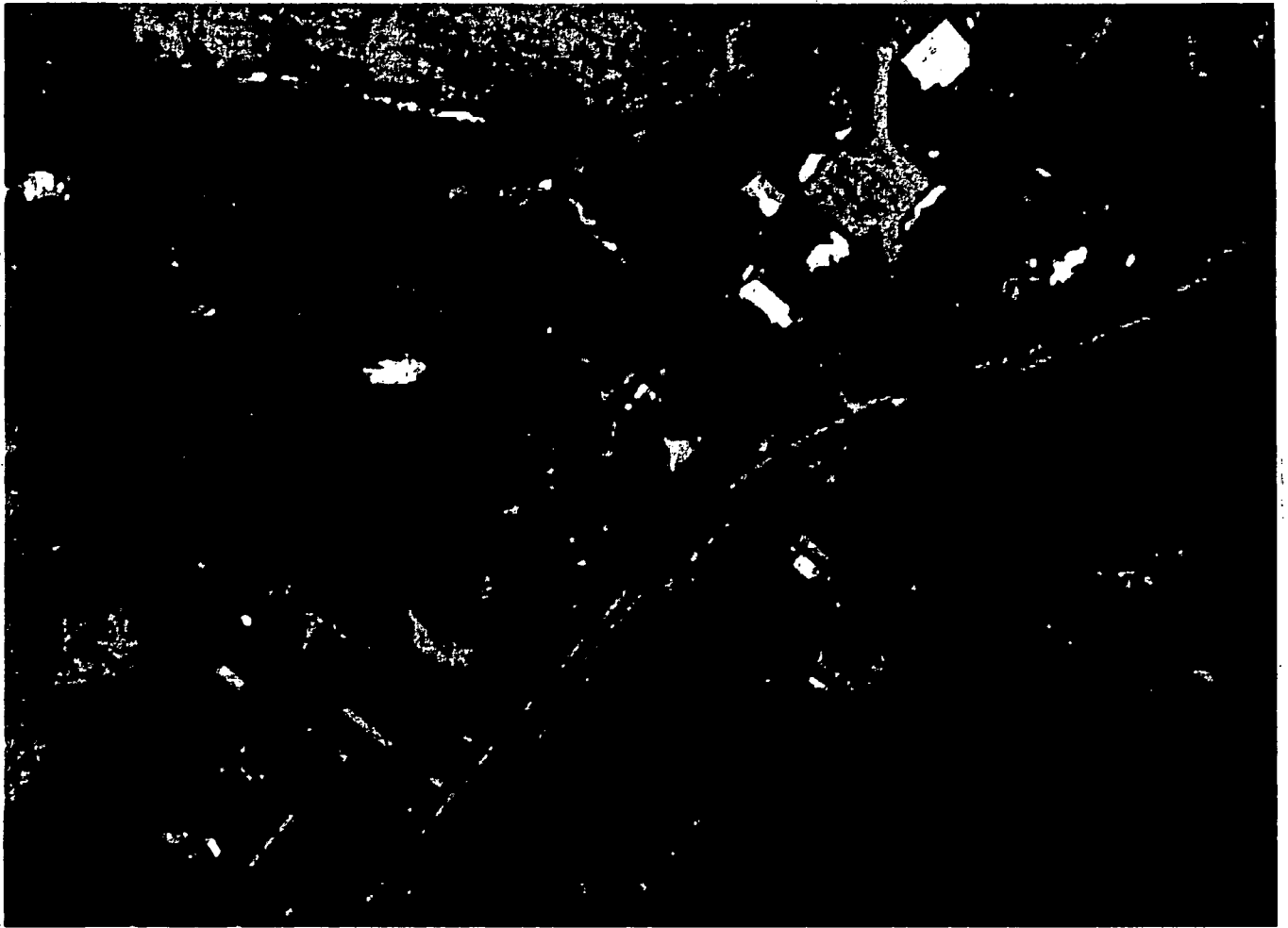
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd Dickerson, Md 20842-9580	
Mr. Patrick Law 22025 Dickerson Rd Dickerson, Md. 20842-9515	
22014 Dickerson Rd Dickerson Md 20842	

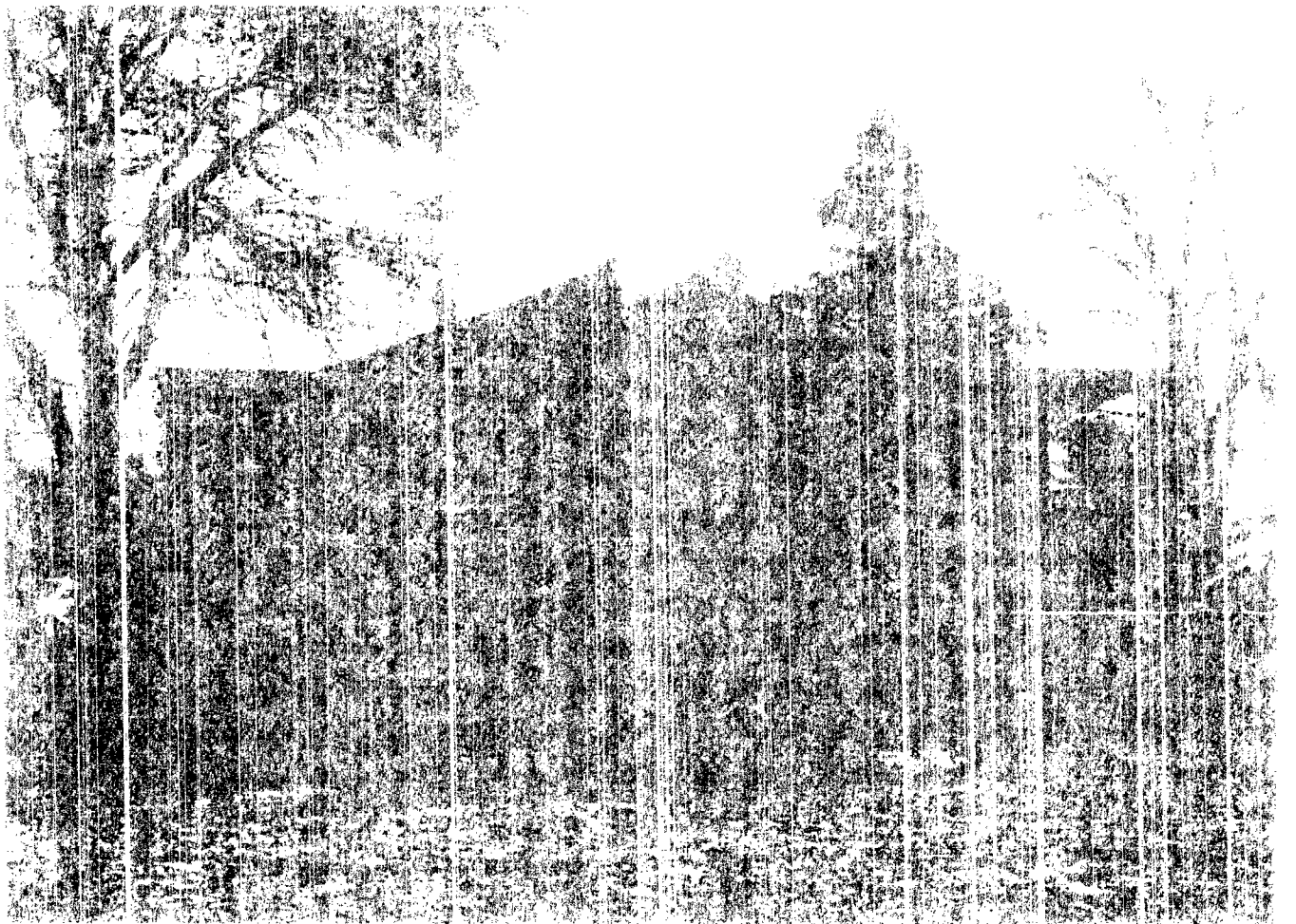


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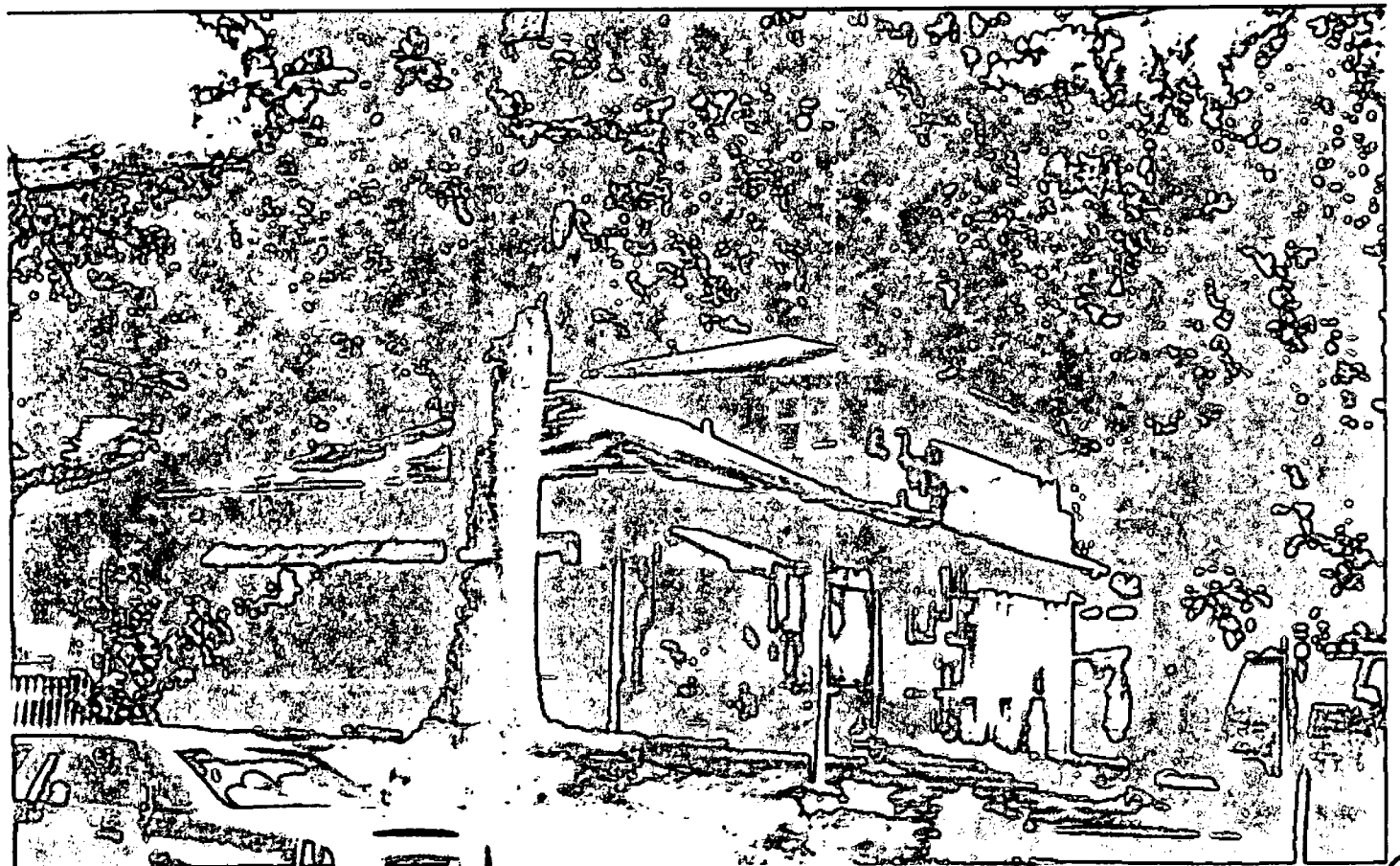
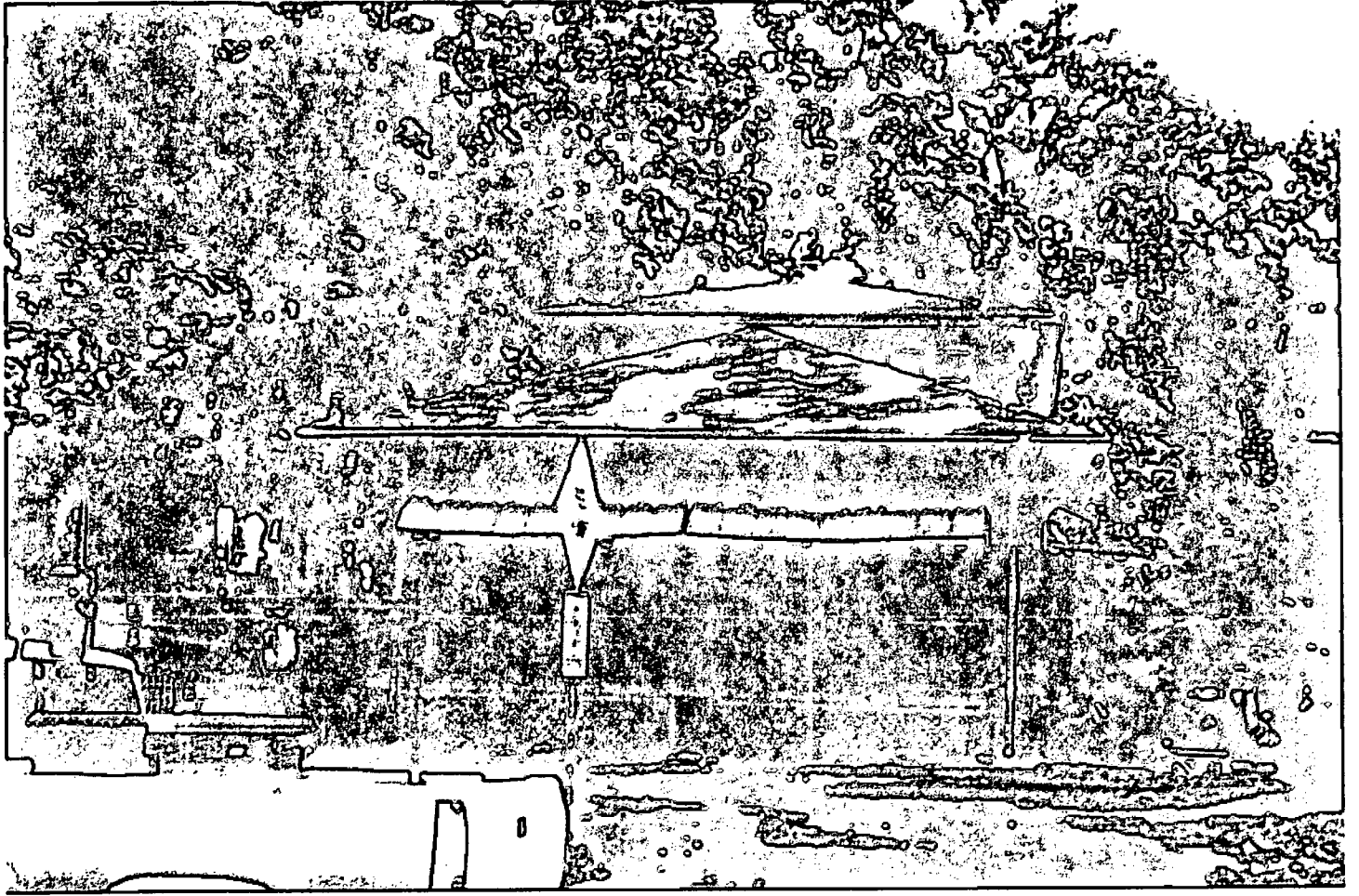
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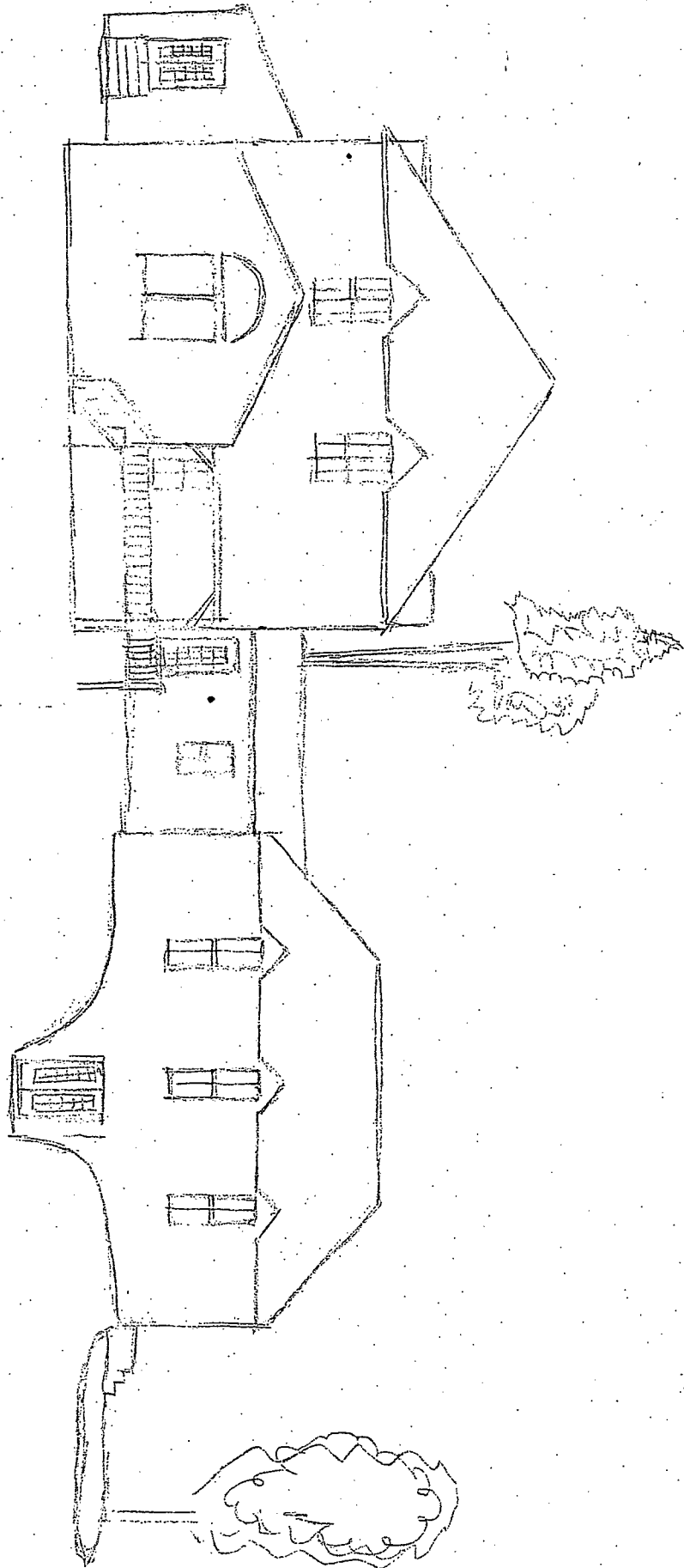
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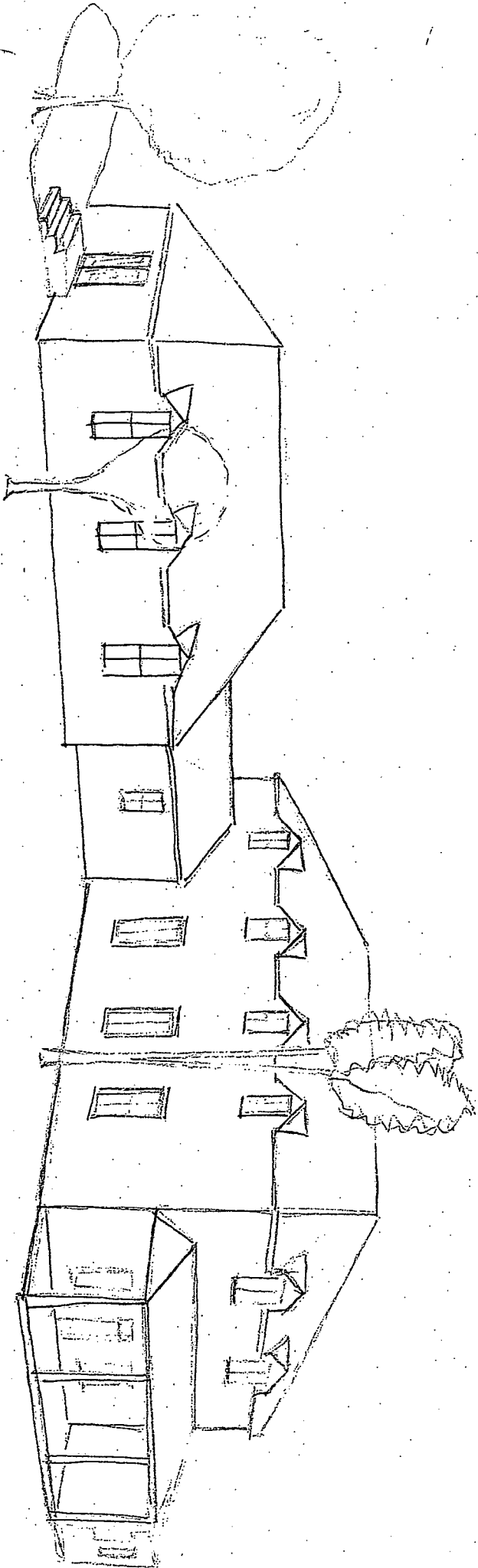


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RENOVATIONS & REMODELING

410-549-7703



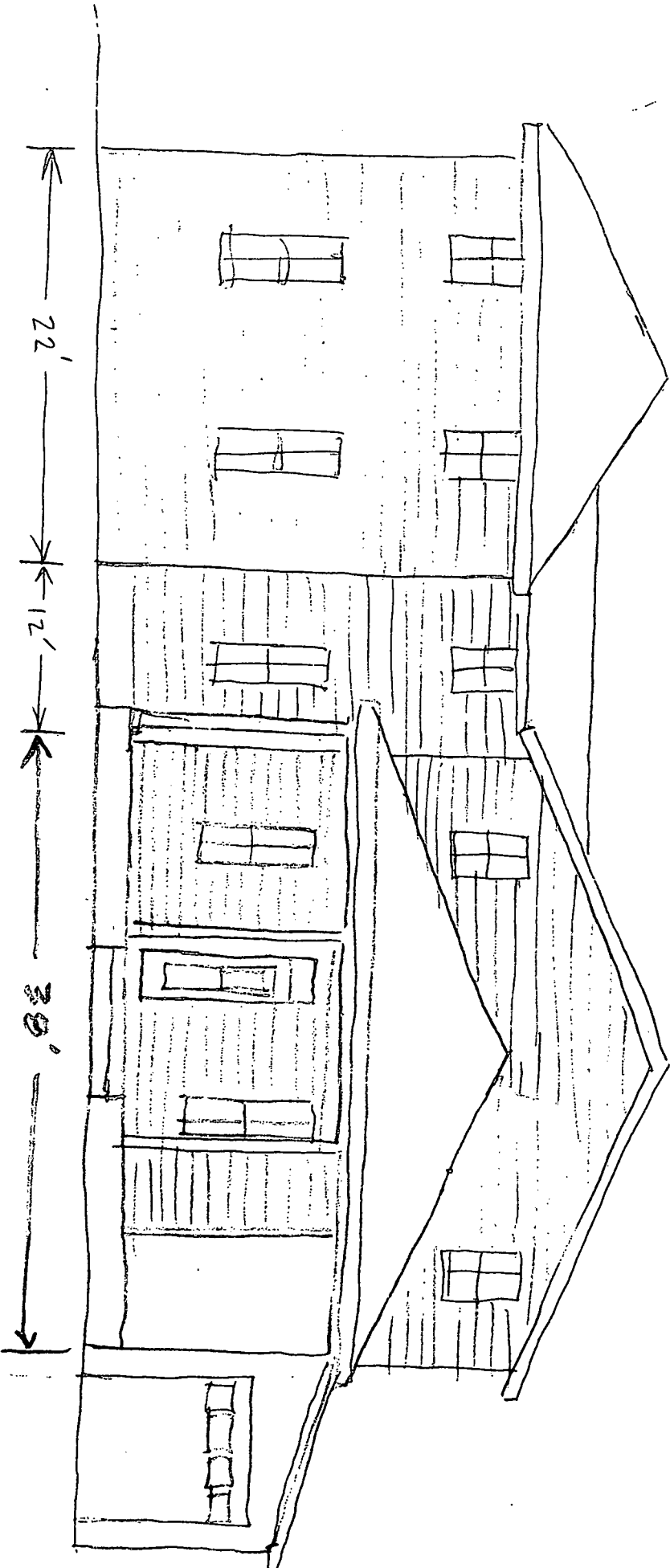


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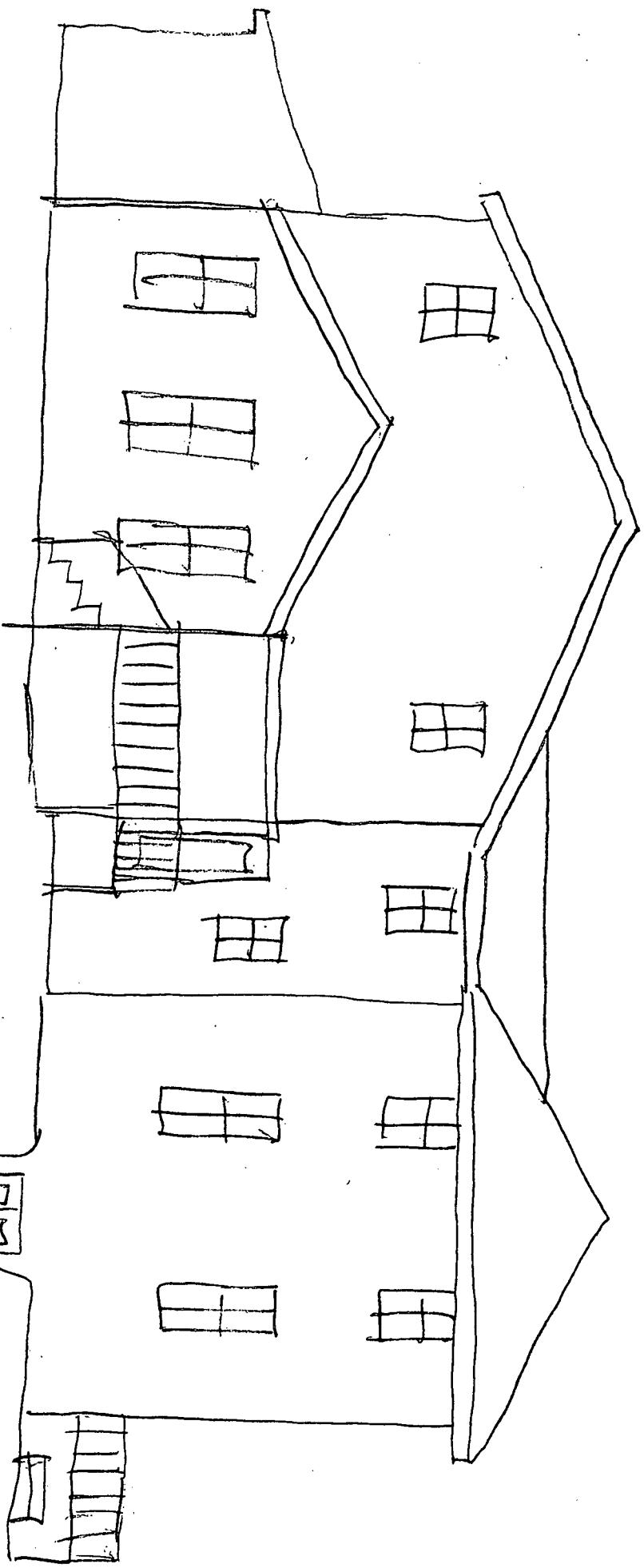
RENOVATIONS & REMODELING

410-549-7703

ALL ROOFS SAME ORIGINAL PITCH

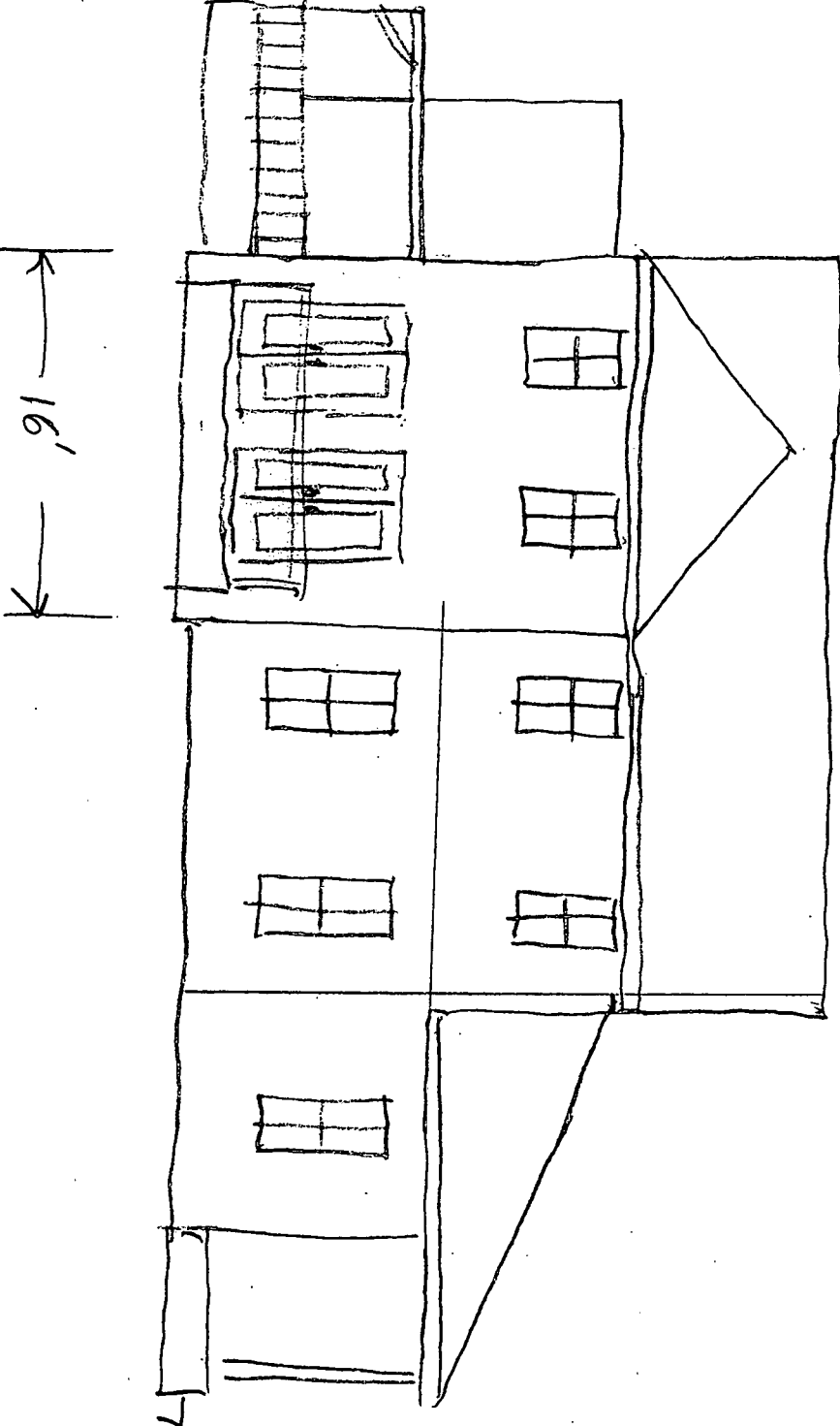


FRONT VIEW - PROPOSED



REAR ELEVATION - PROPOSED

EASEMENT
TO BASEMENT



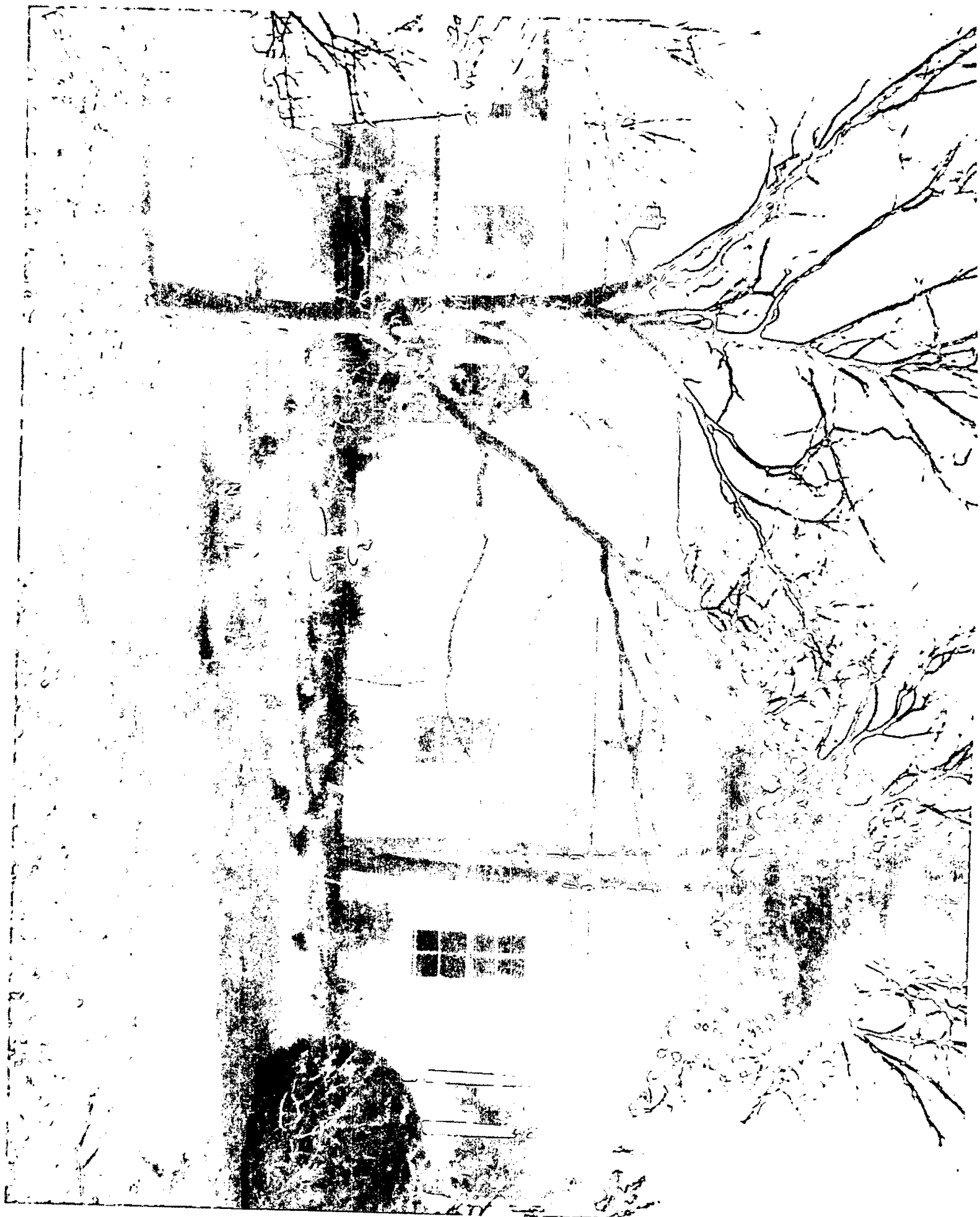
← 16' →

LEFT SIDE - PENDING

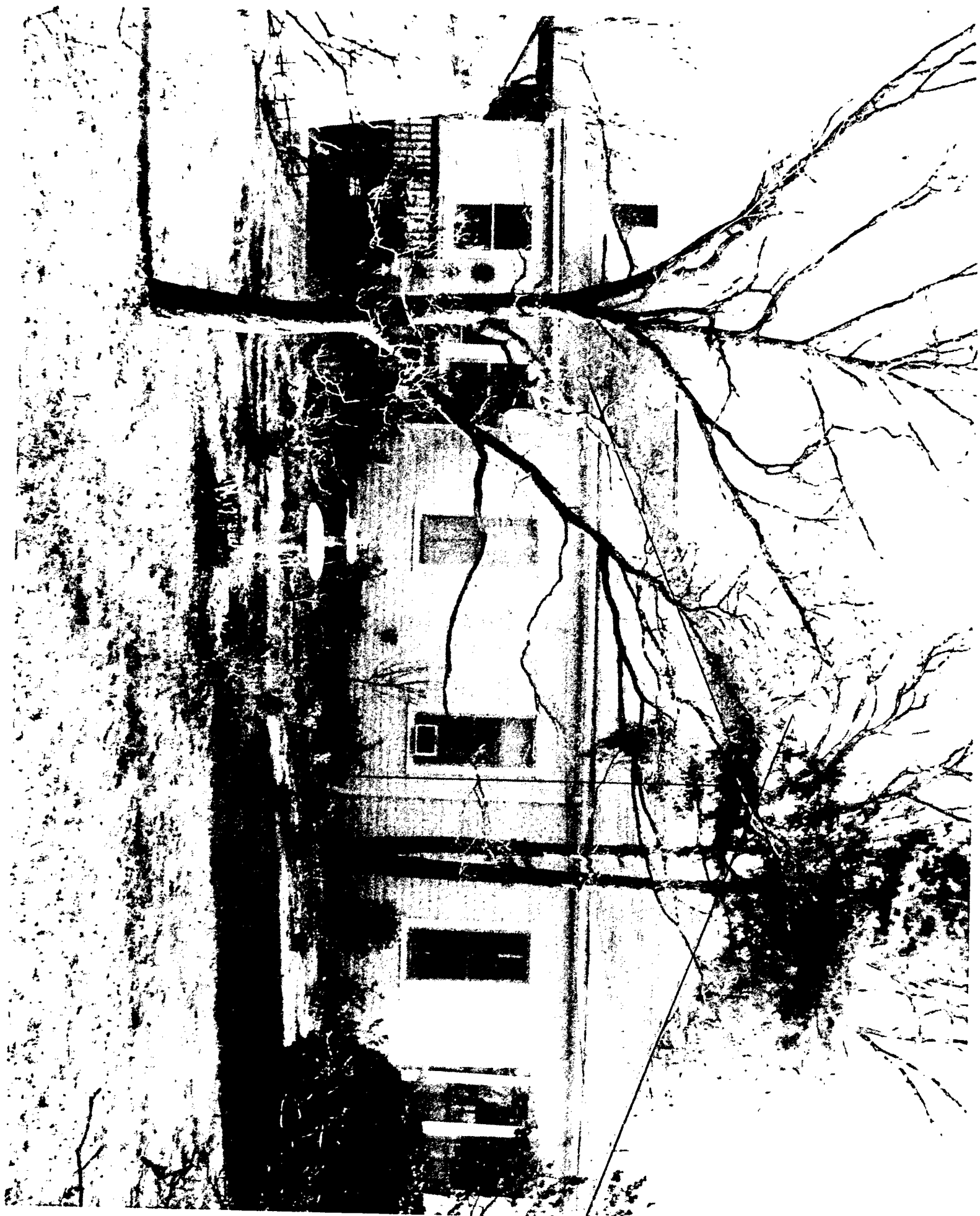


RIGHT SIDE - PROPOSED

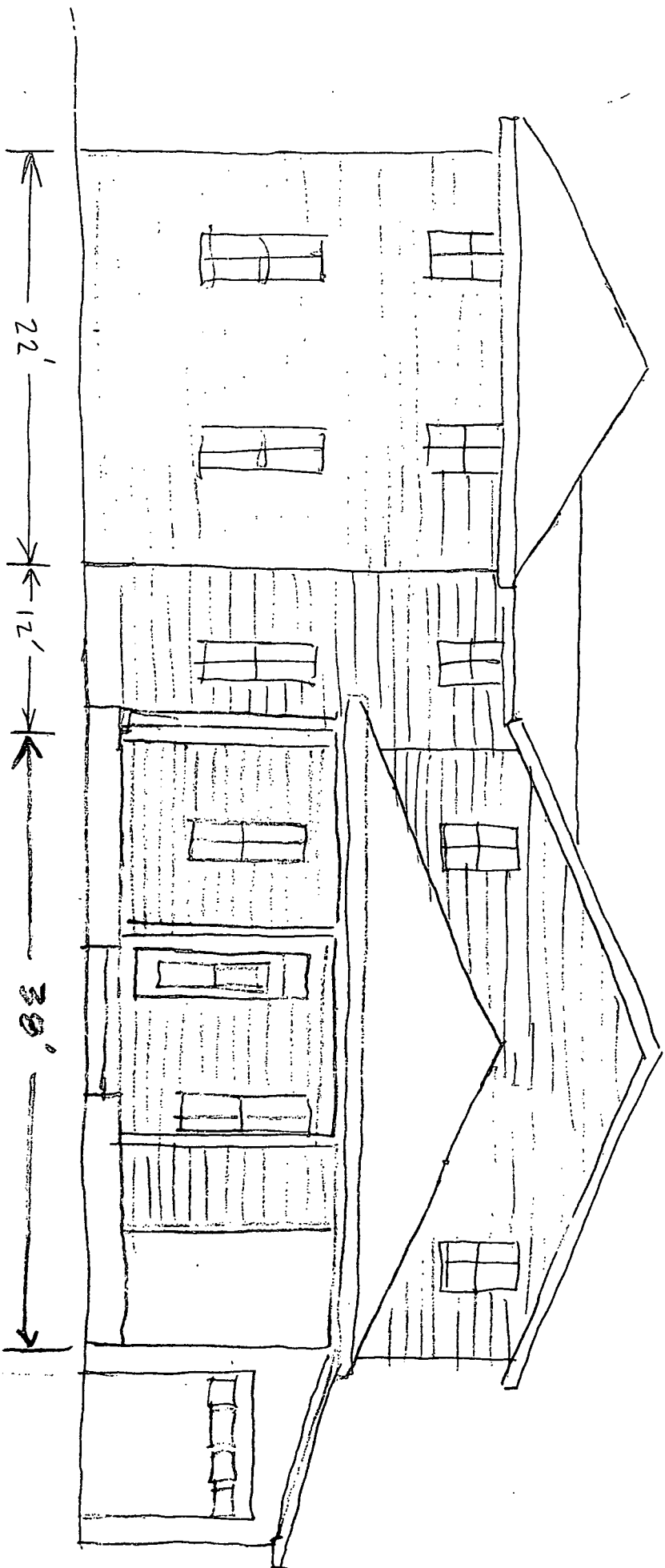




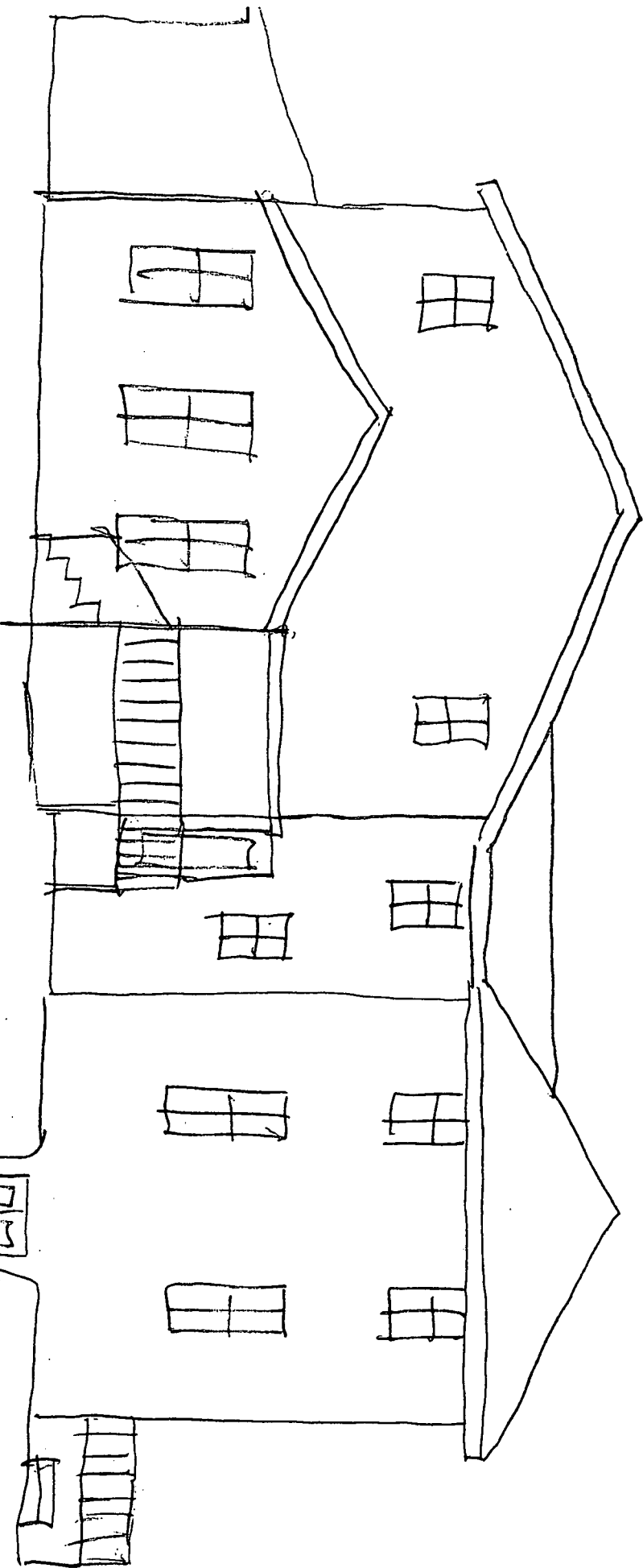




ALL ROOFS SAME ORIGINAL PITCH

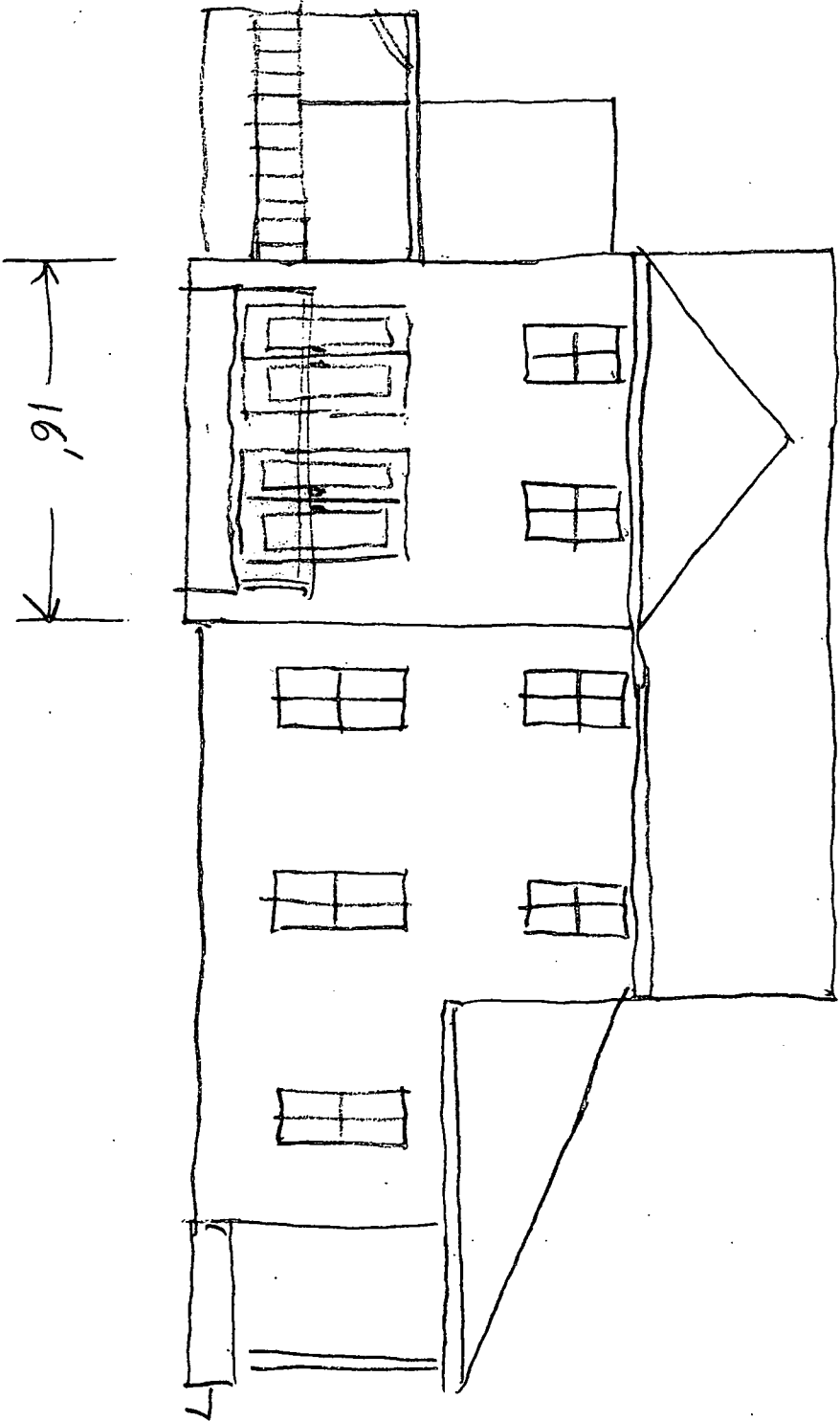


FRONT VIEW - PROPOSED



REAR ELEVATION - PROPOSED

EASEMENT
TO BASEMENT



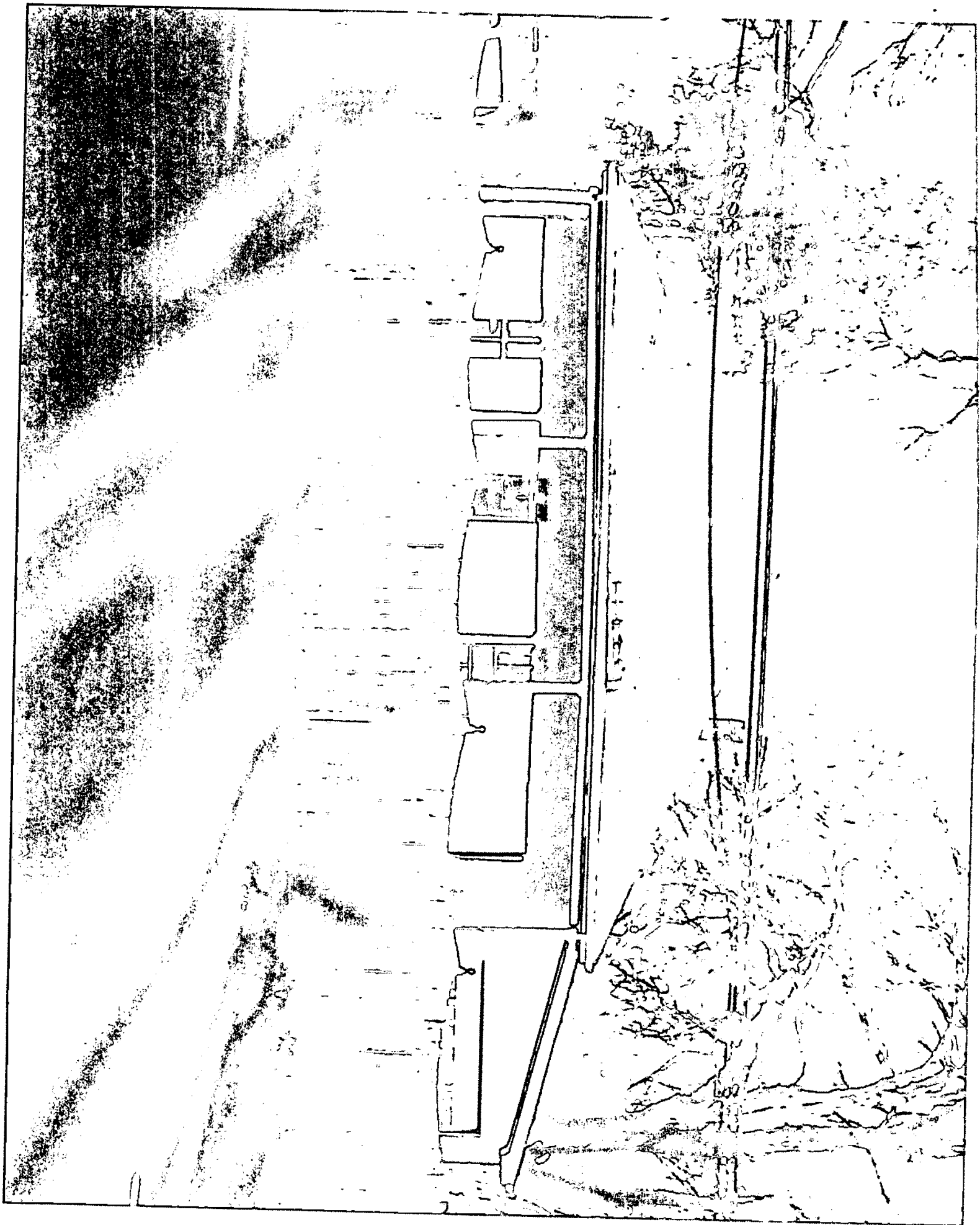
← 16' →

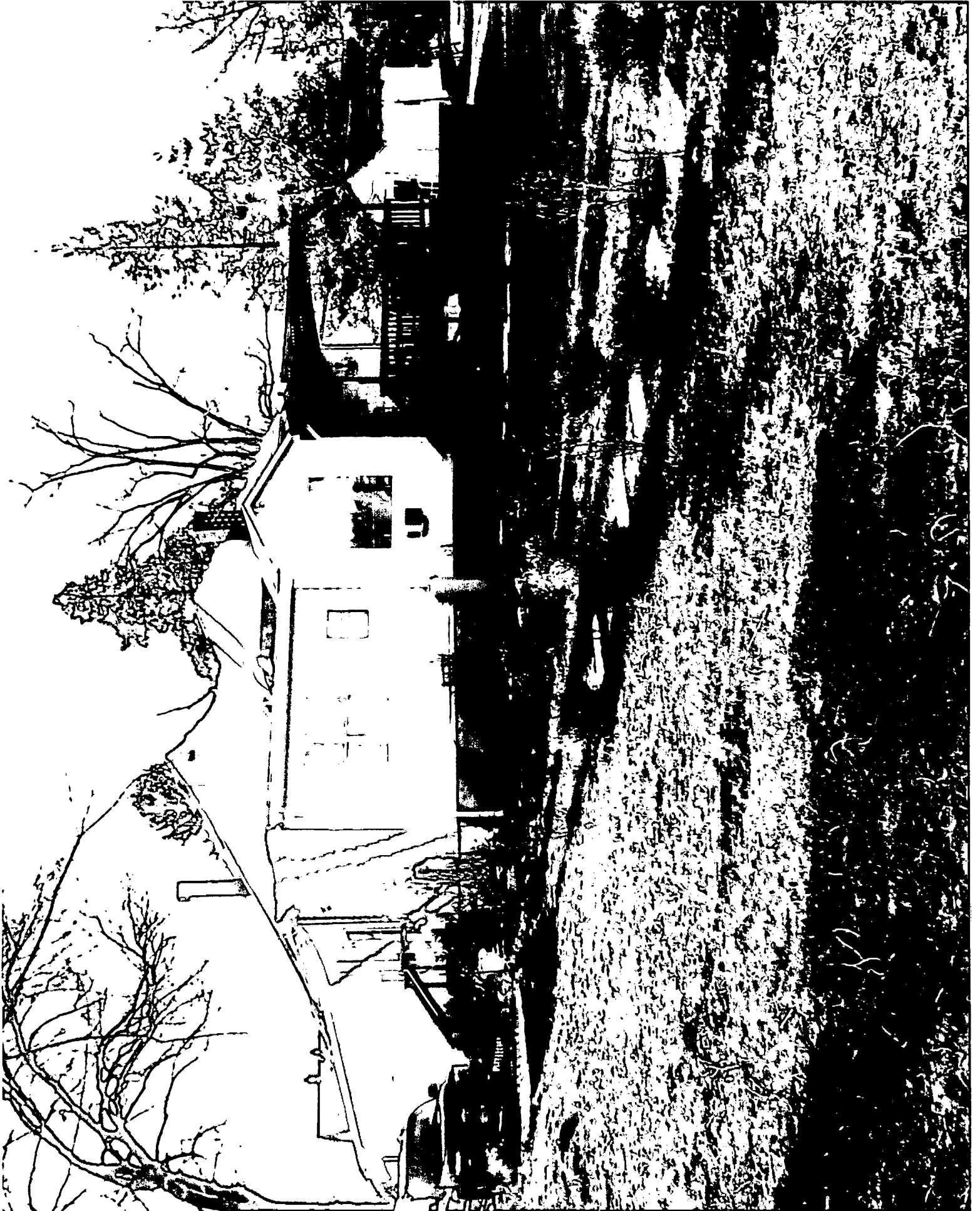
LEFT SIDE - PRINCIPAL



RIGHT SIDE - PROPOSED

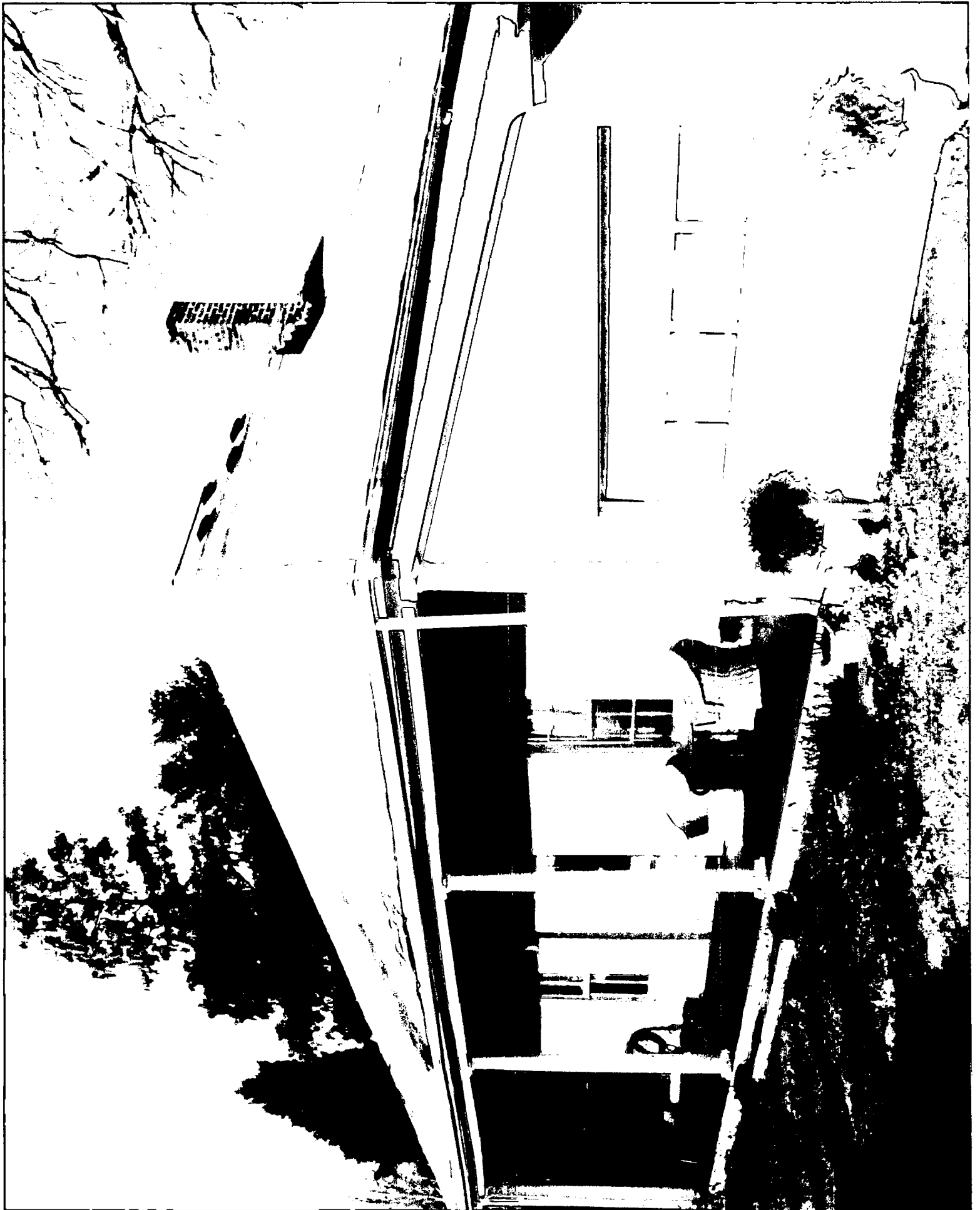




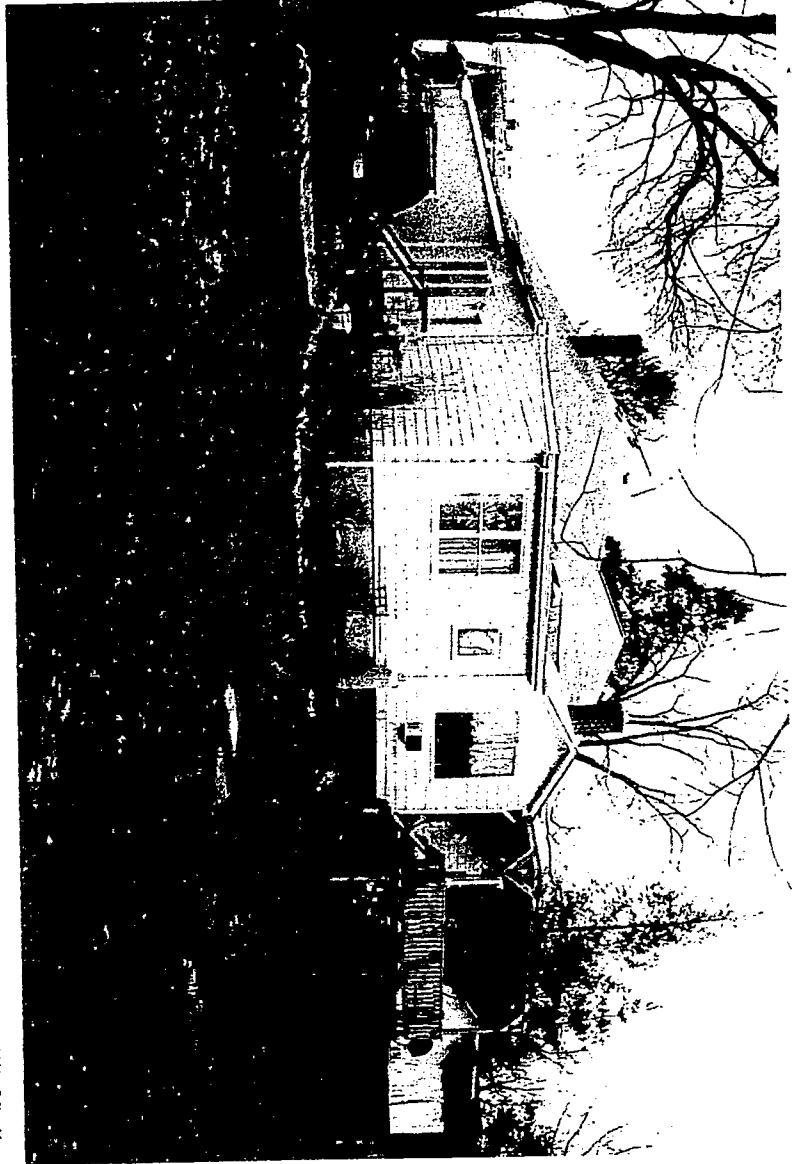
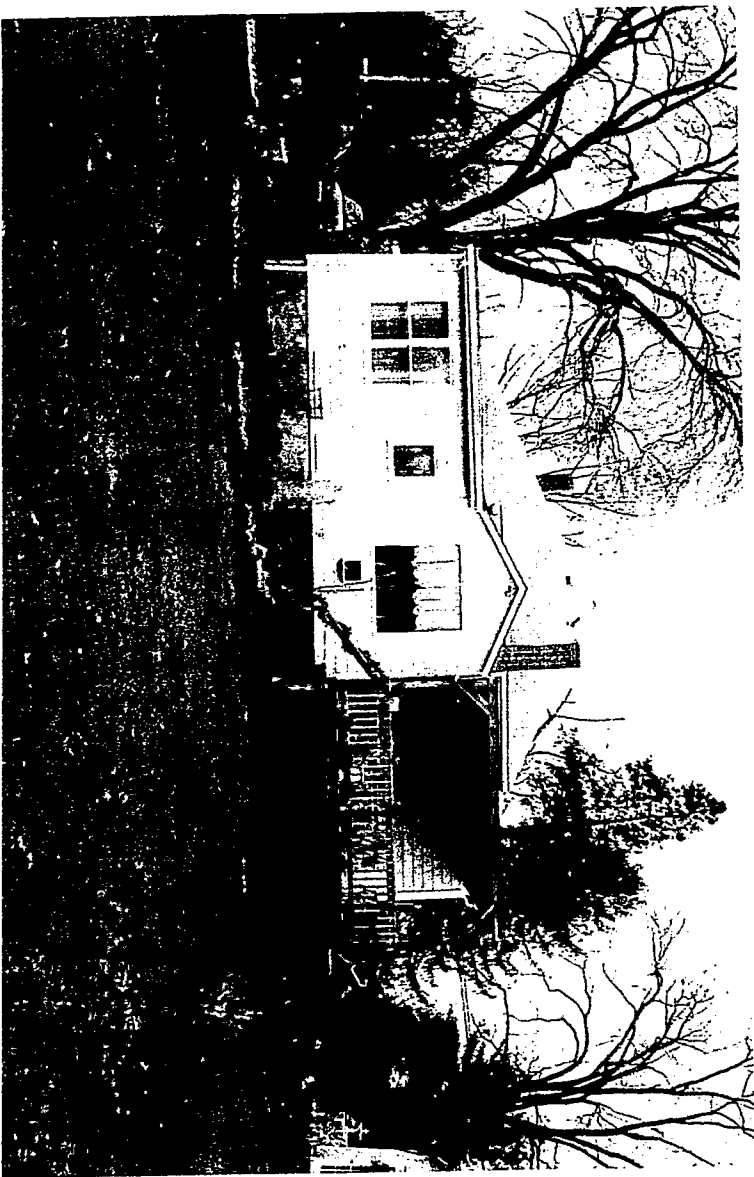






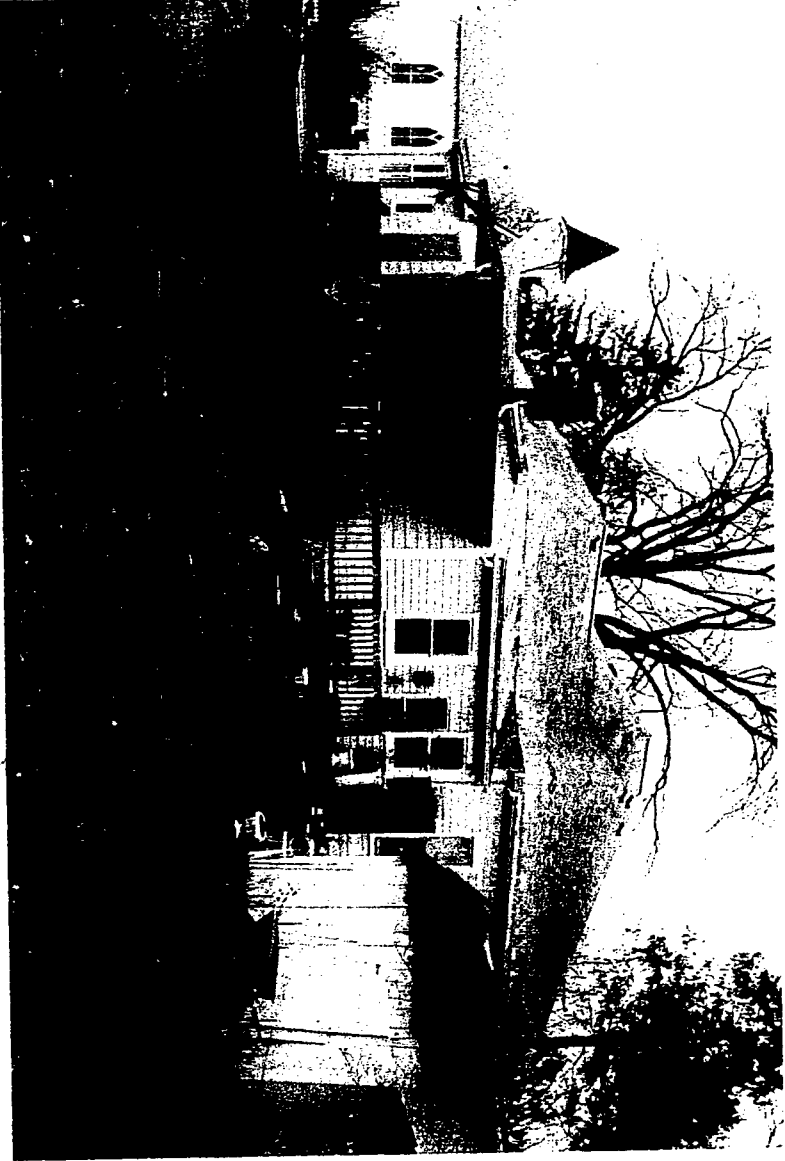






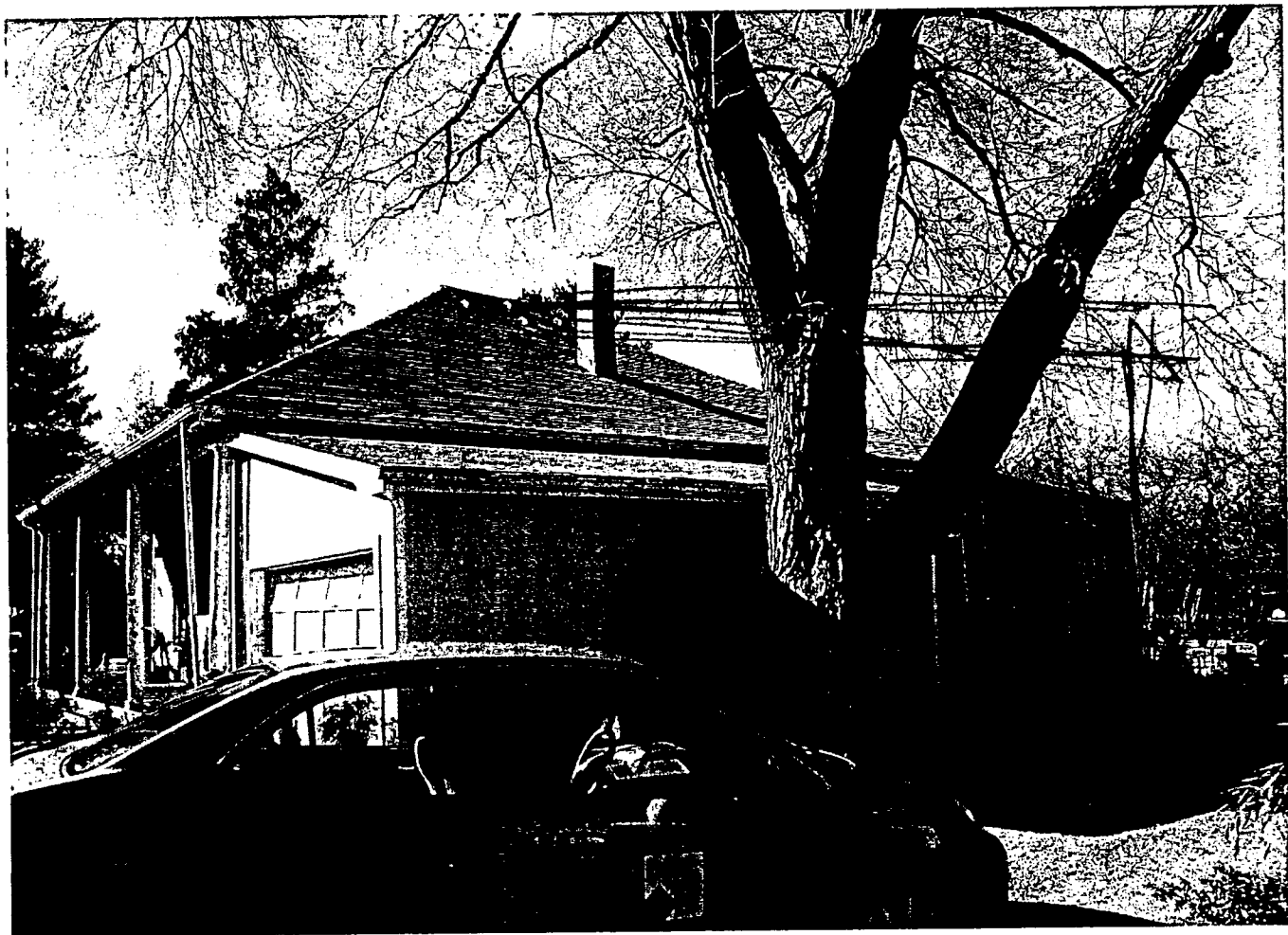
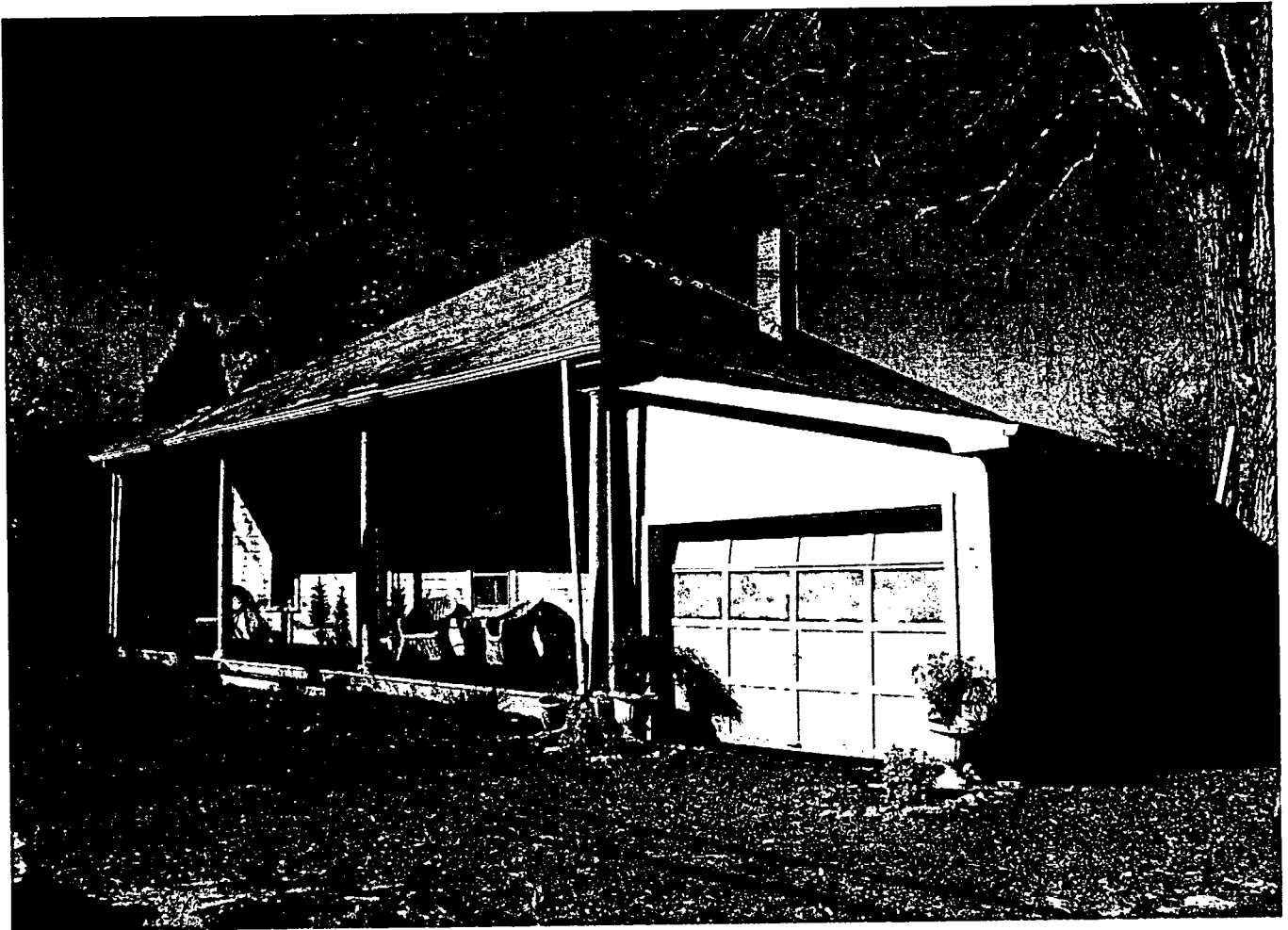
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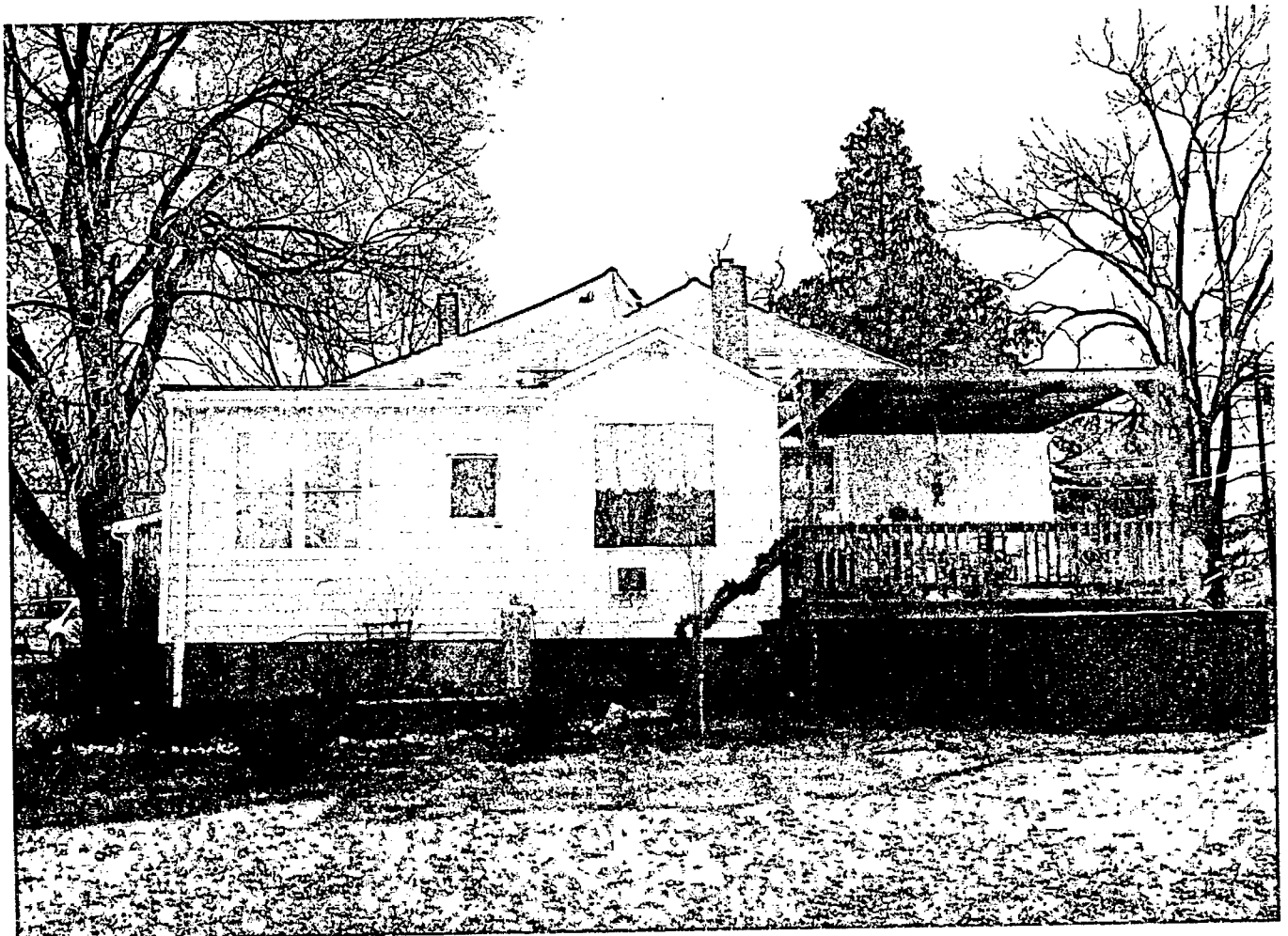
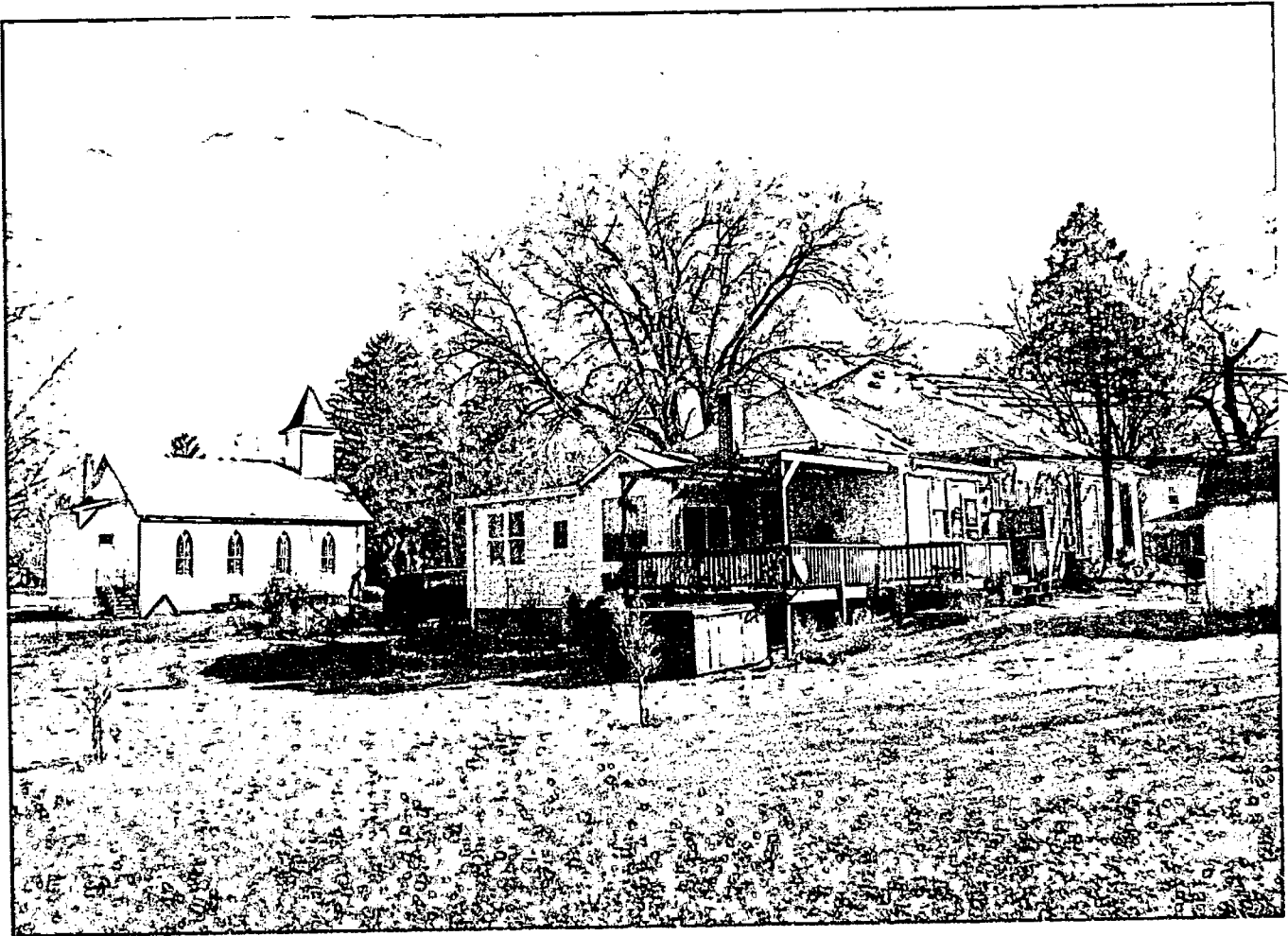
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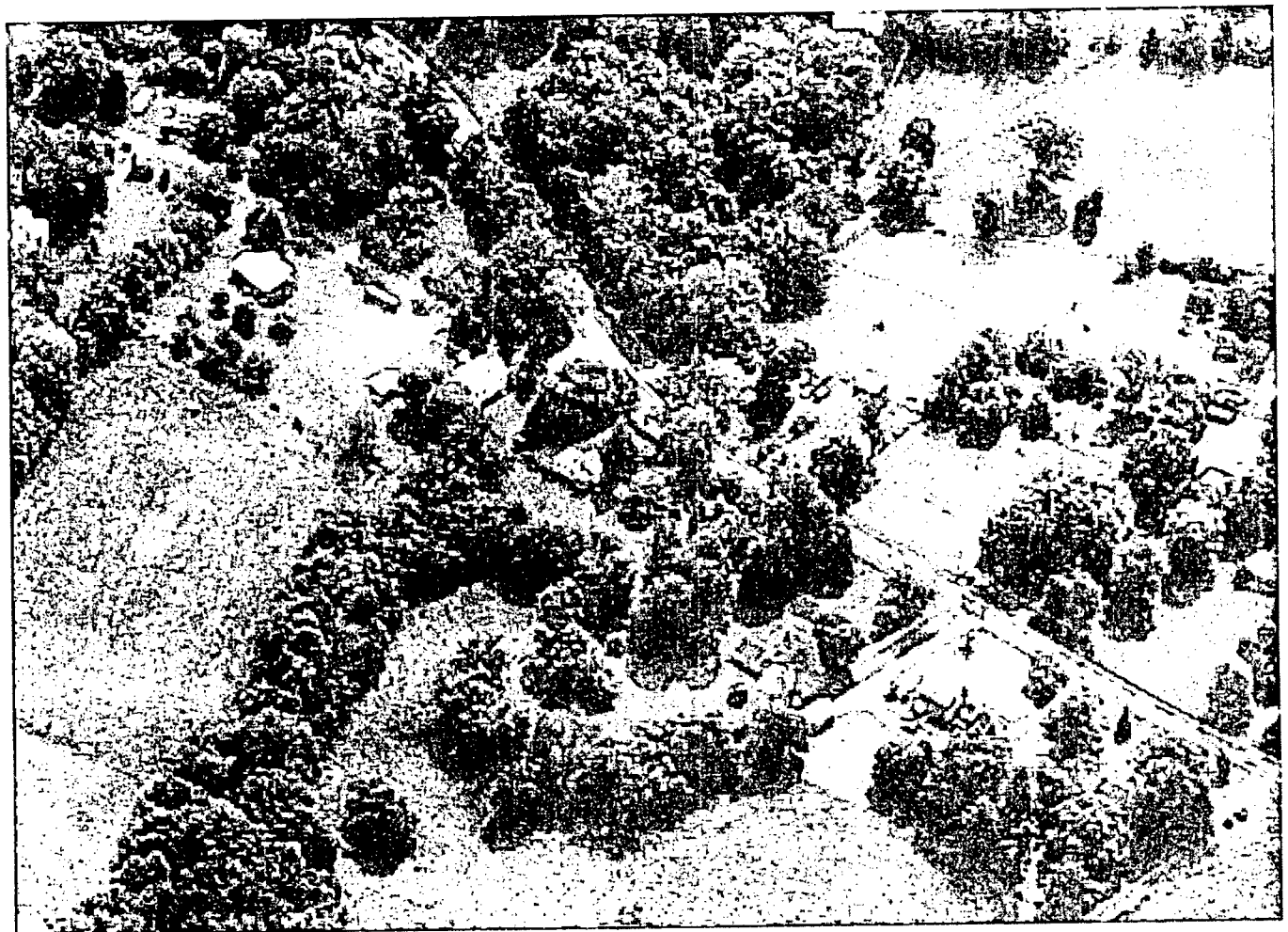
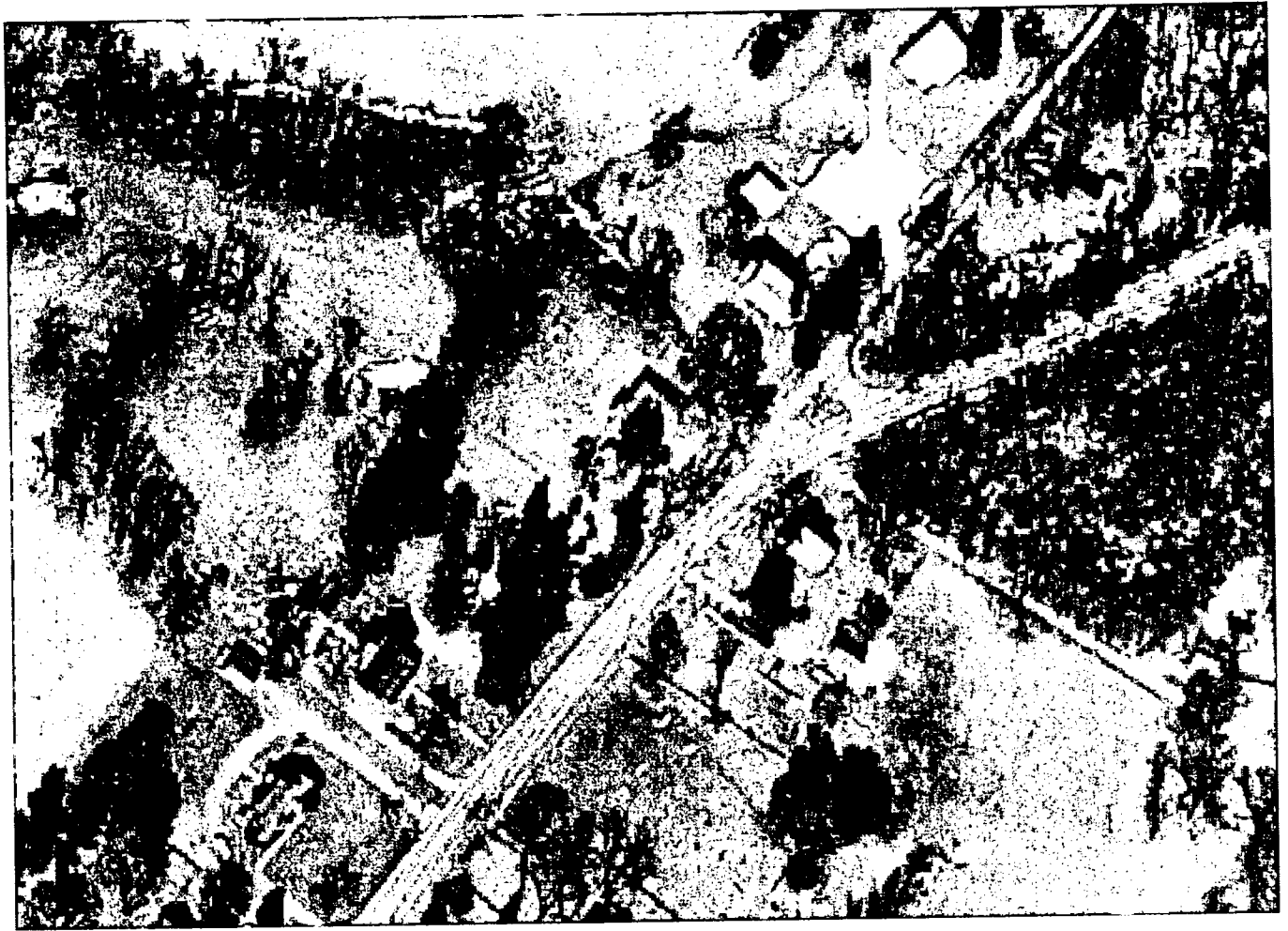


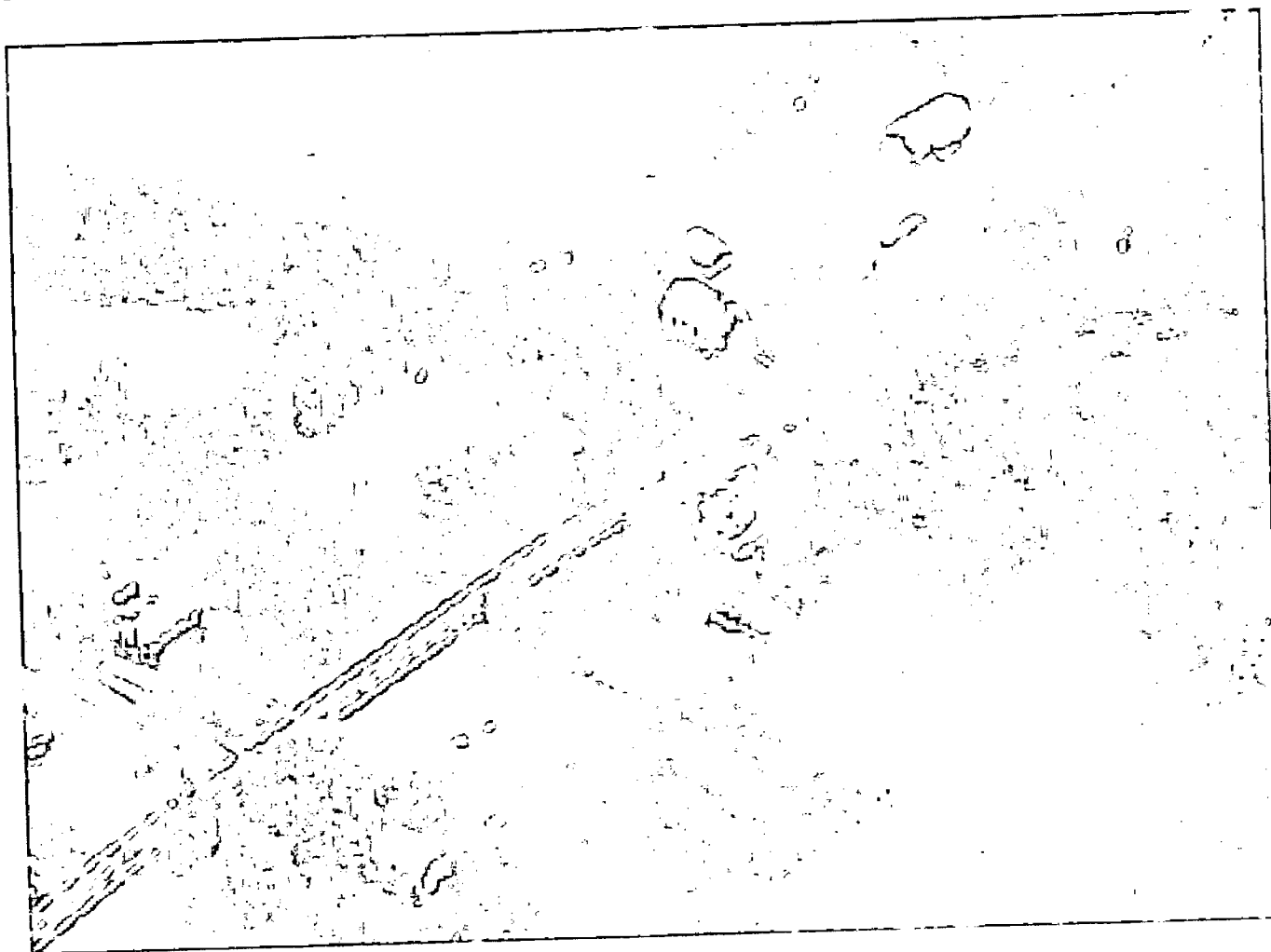
ESPINOZA

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RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240-774-1311

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson, Md. 20842
Street Number City State Zip Code
Contractor: Paul Huff (Renovations & Remodeling) 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:

- 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: \$ roundabout 4-500,000.00

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 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 Espinoza
Signature of owner or authorized agent

March 4, 2007
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:

At this point we have a cottage house with front porch & deck sitting on acre lot. Set in small community next to church. Shed is adjacent to the deck. Several large maple trees planted next to garage. Various dogwood trees, white pines & large bushes on property.

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

Renovation to the house which means starting upstairs at the peak of the existing roof and continuing the rest of renovation to back of side of house, with new addition to side continuing the upstairs over it.

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**

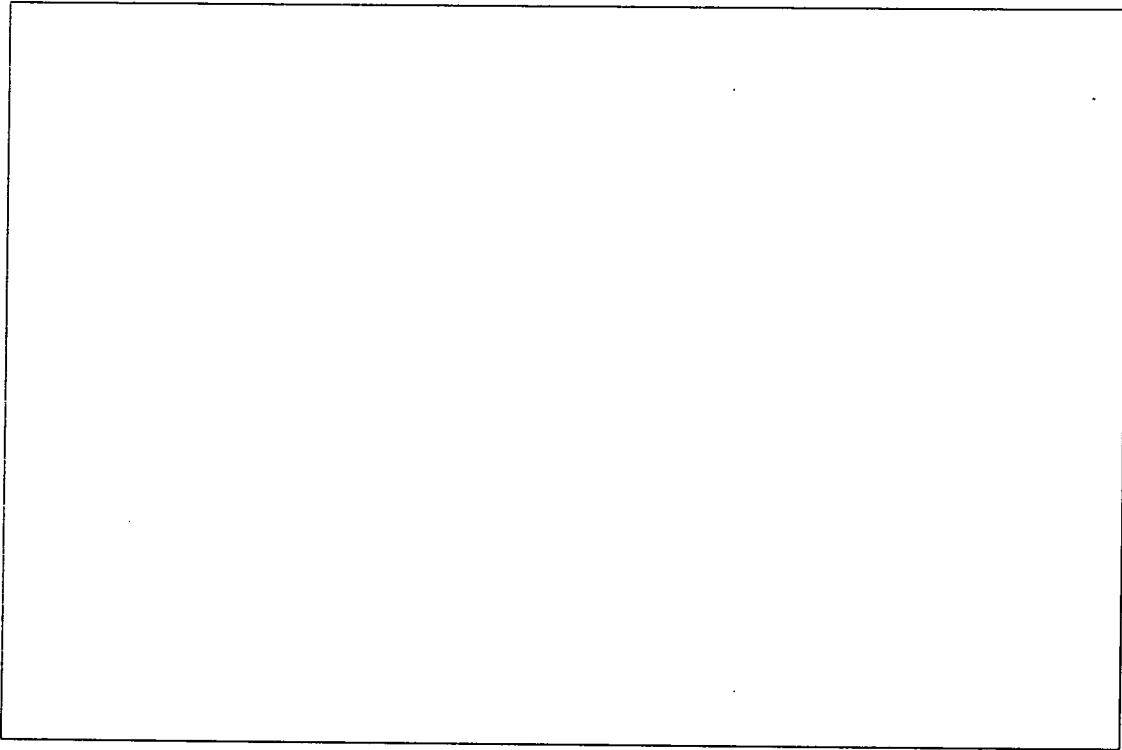
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

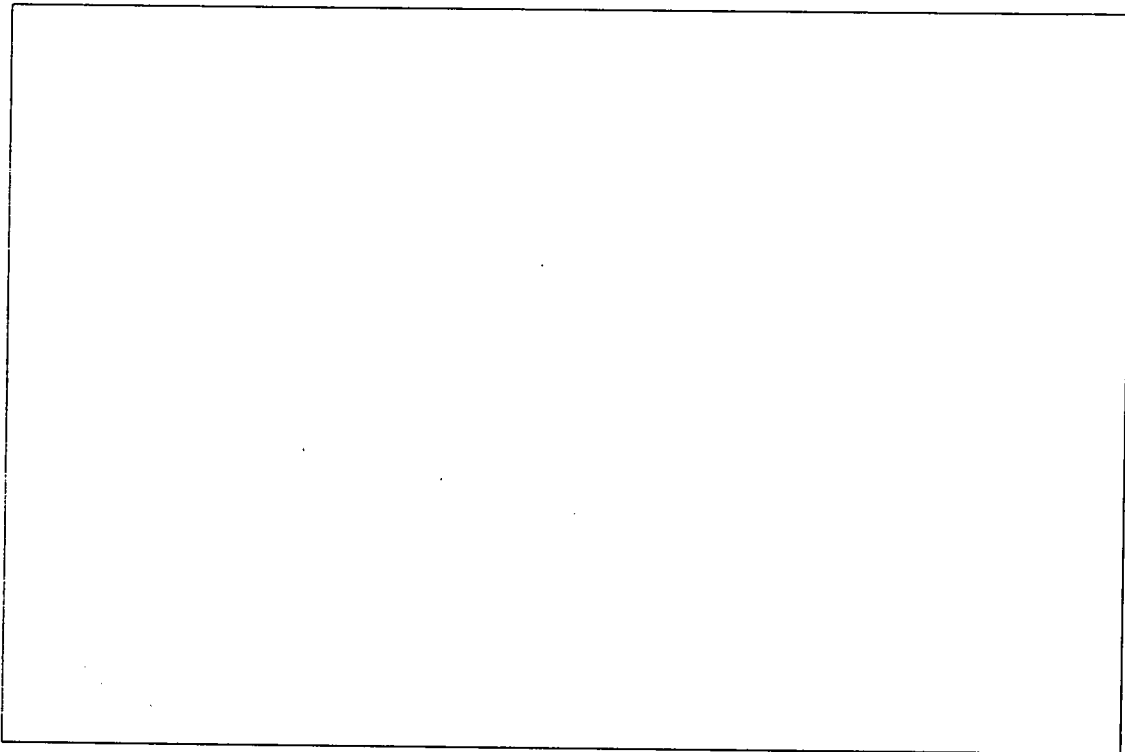
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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)



Detail: _____



Detail: _____

Applicant: _____

Page: ___

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

Owner's name & mailing address

Owner's Agent's name & mailing address

Adjacent and confronting Property Owners names & mailing addresses

Mr. Seamus Lynch
 22011 Dickerson Rd.
 Dickerson, Md.
 20842-9580

Mr. Patrick Lau
 22025 Dickerson Rd.
 Dickerson, Md.
 20842-9515

22014 Dickerson Rd.
 Dickerson Md.
 20842

Applicant: _____

Page: _____

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

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

Adjacent and confronting Property Owners mailing addresses

Mr. Sean Lynch

22011 Dickerson Rd.
Dickerson, Md
20842-9580

Mr. Patrick Lau

22025 Dickerson Rd.
Dickerson, Md.
20842-9515

22014 Dickerson Rd.
Dickerson Md.
20842

Note: This lot no in flood plain.

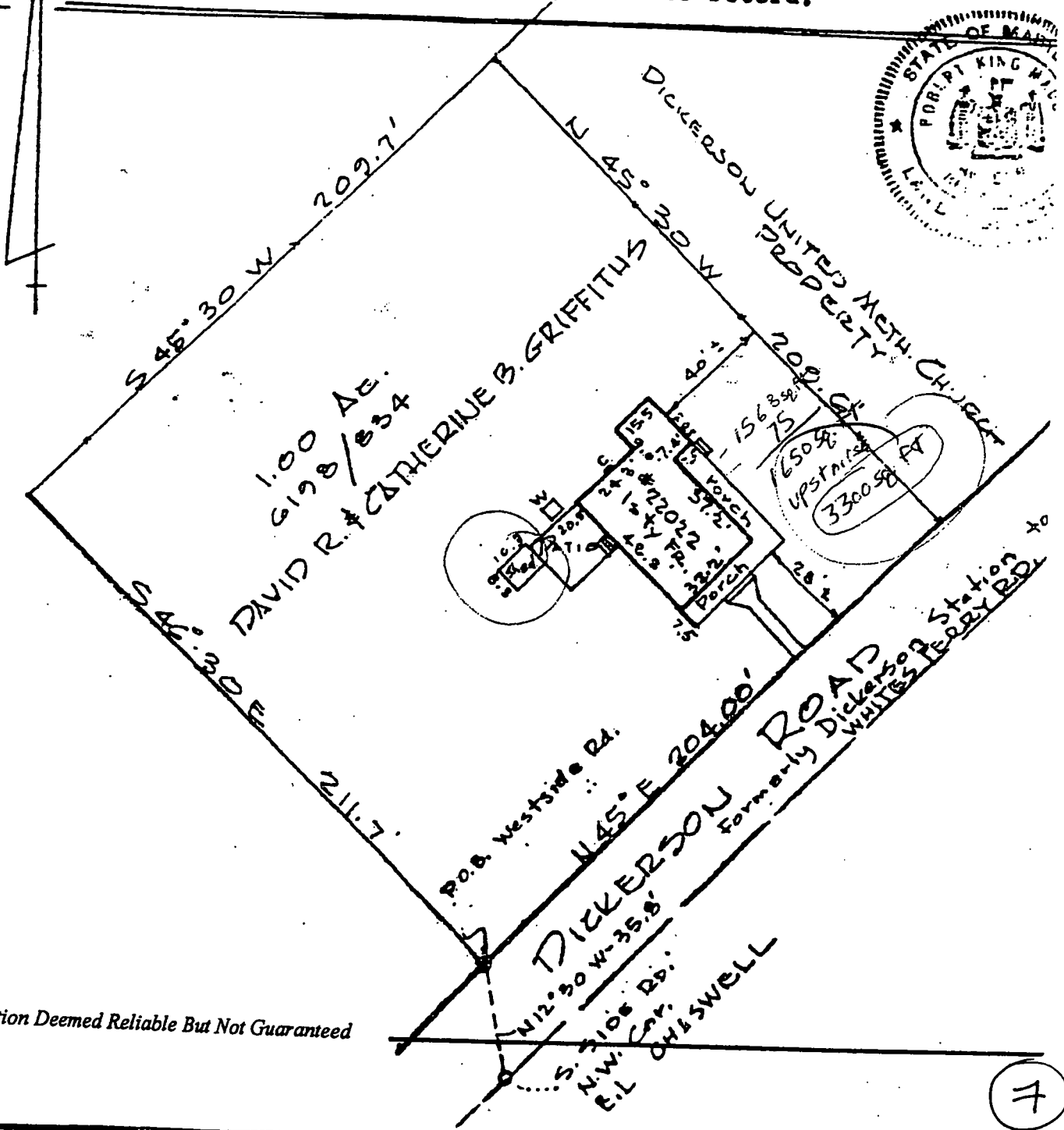
Plat of House Location
David R. Griffiths & Cathrine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

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.

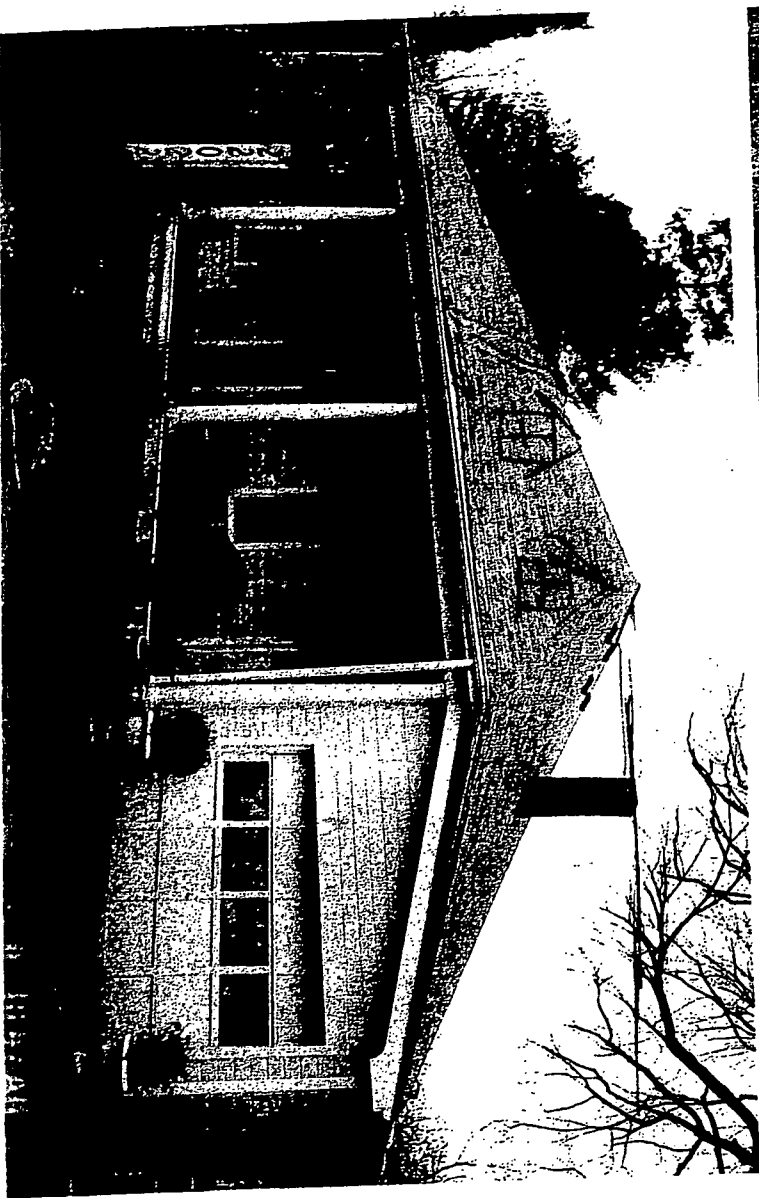
Date: October 6, 1986
Scale: 1" = 50'

R. K. Maddox
R. K. Maddox, Surveyor
P.D.#528
Rockville, Maryland.

Plat Book- Plat-
Liber 6198 Folio 834
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.

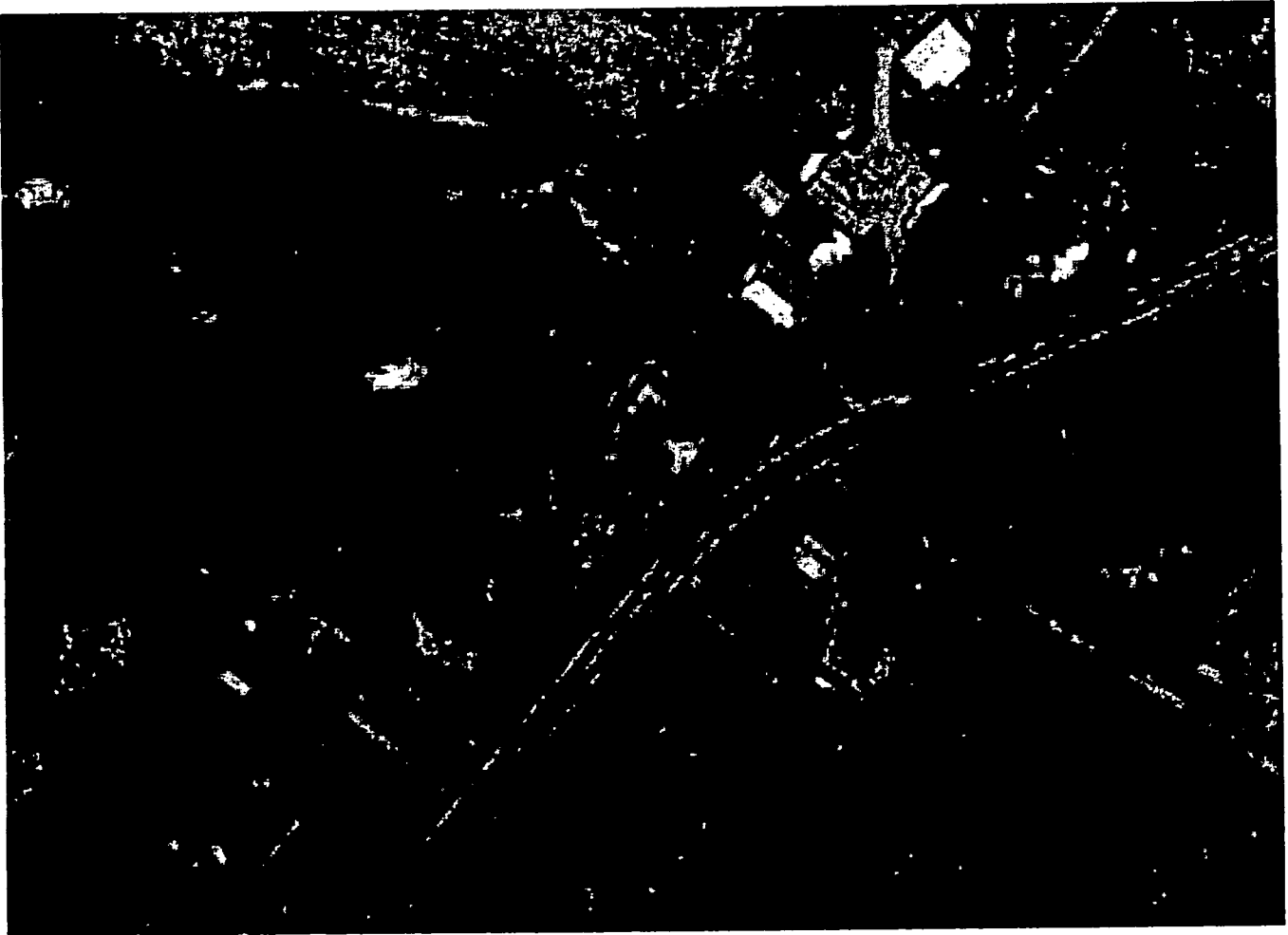


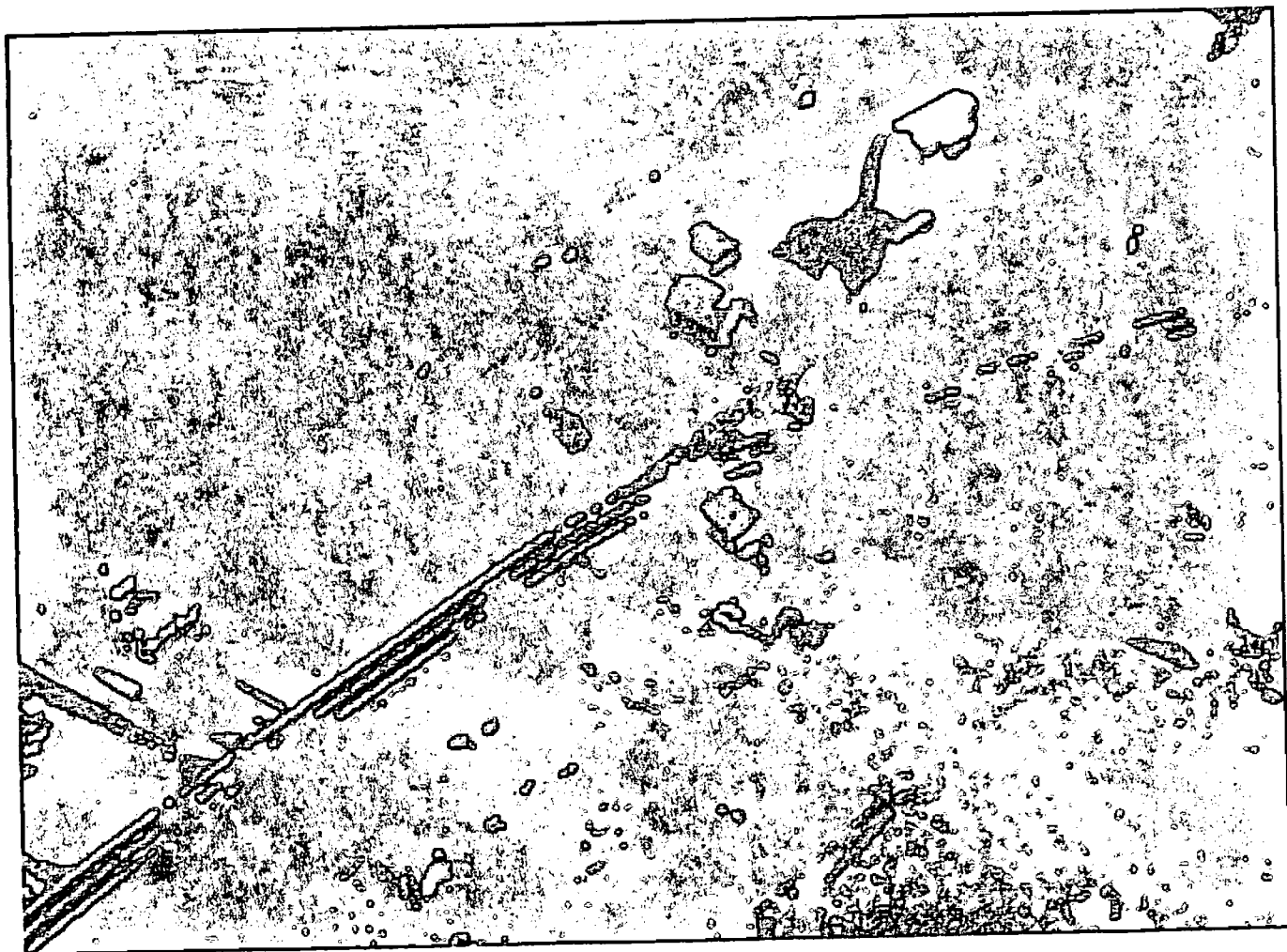
Information Deemed Reliable But Not Guaranteed



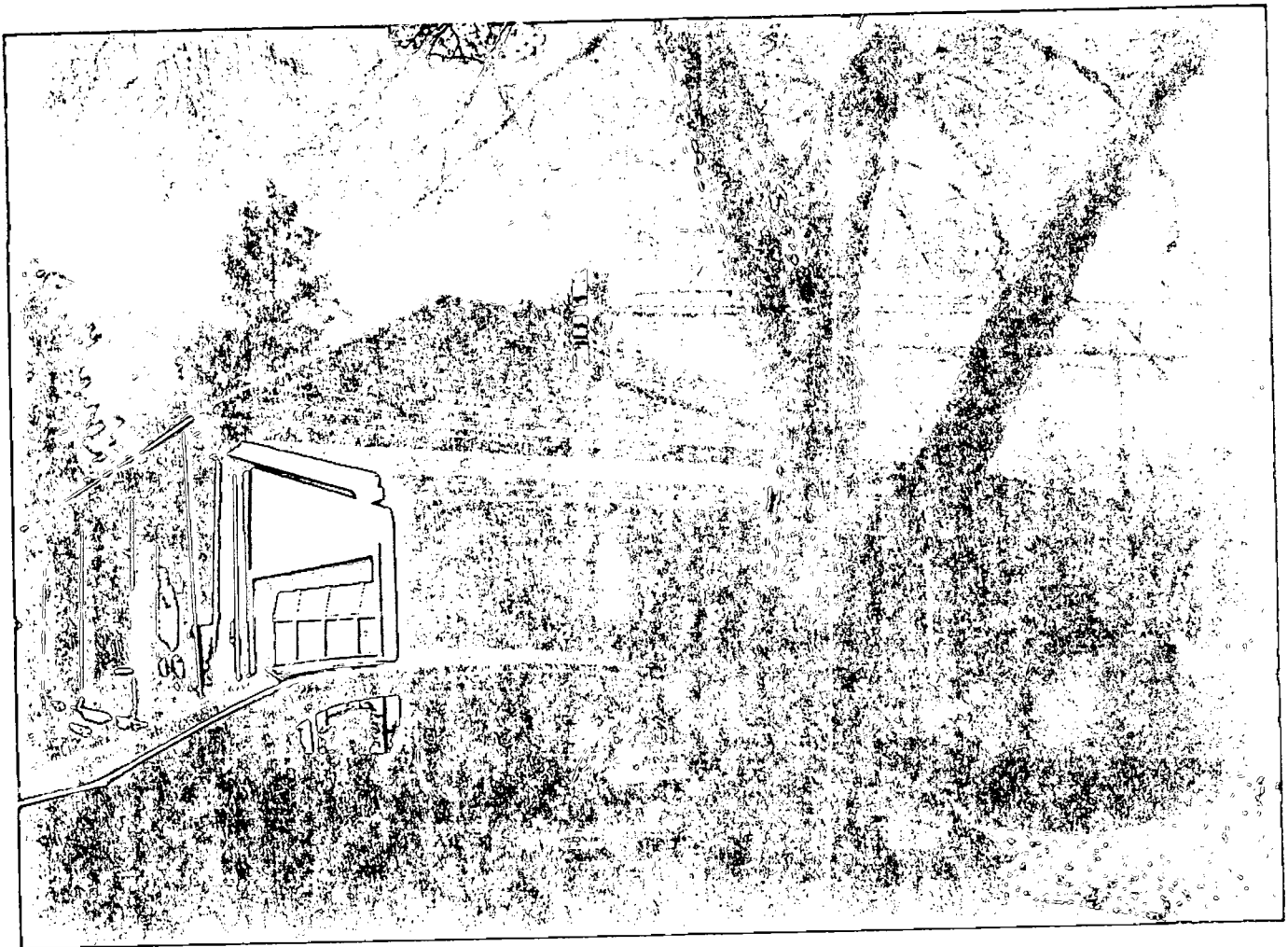
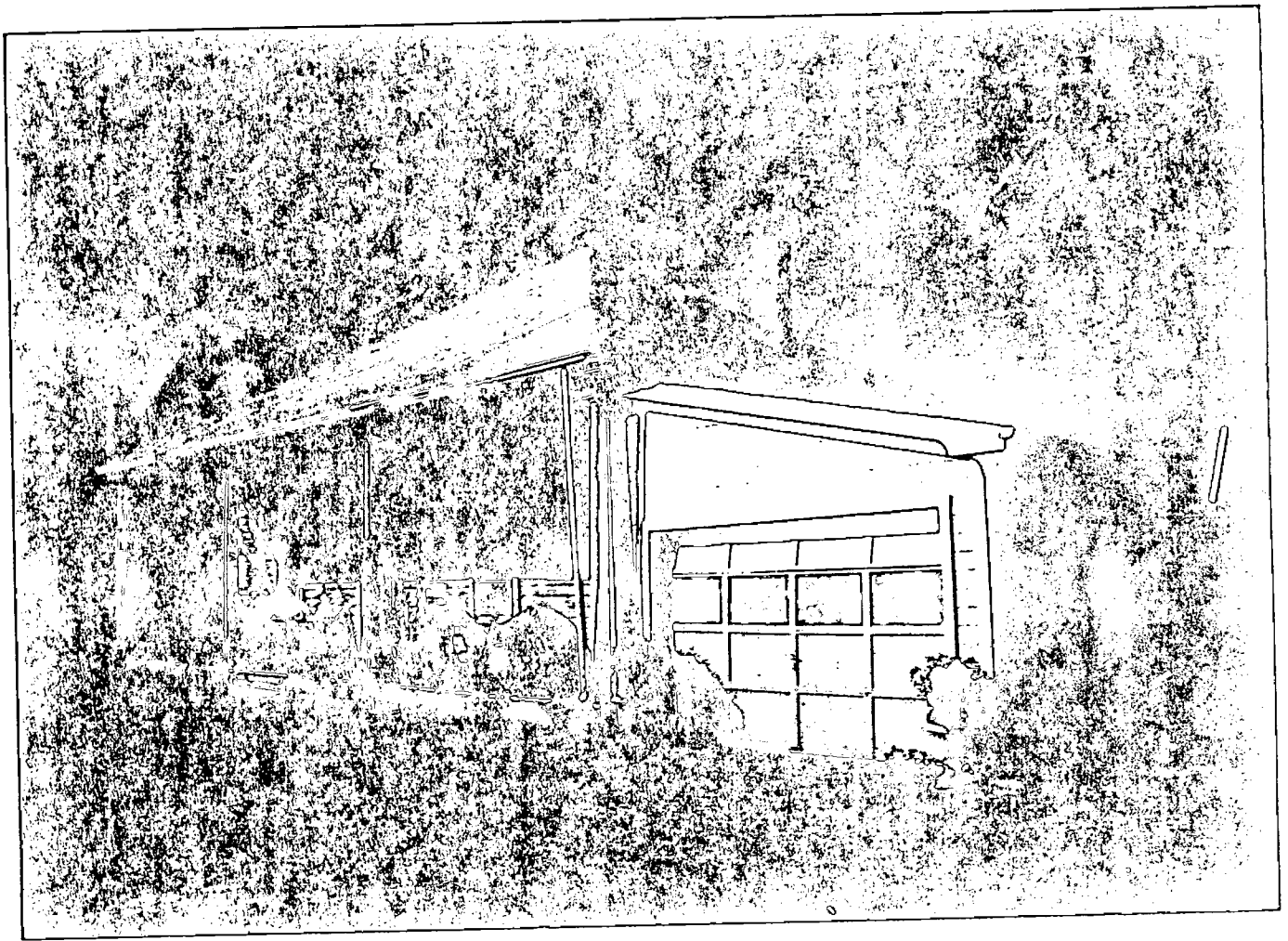
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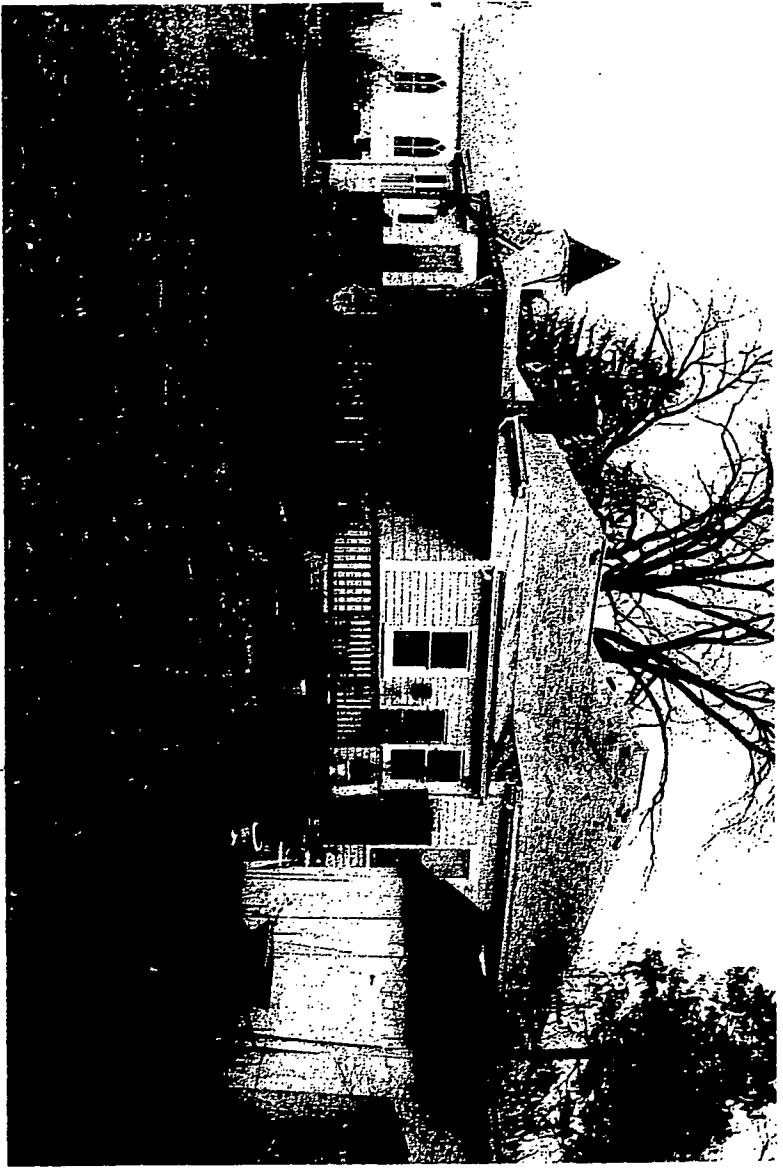
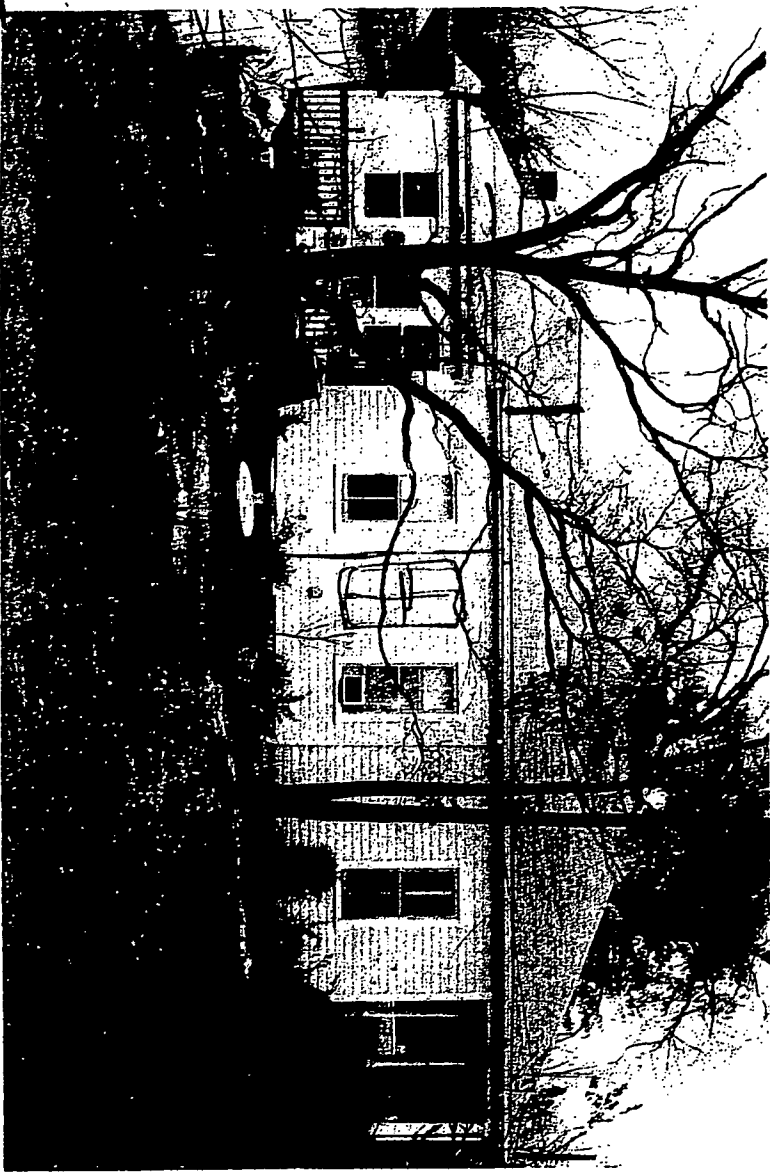
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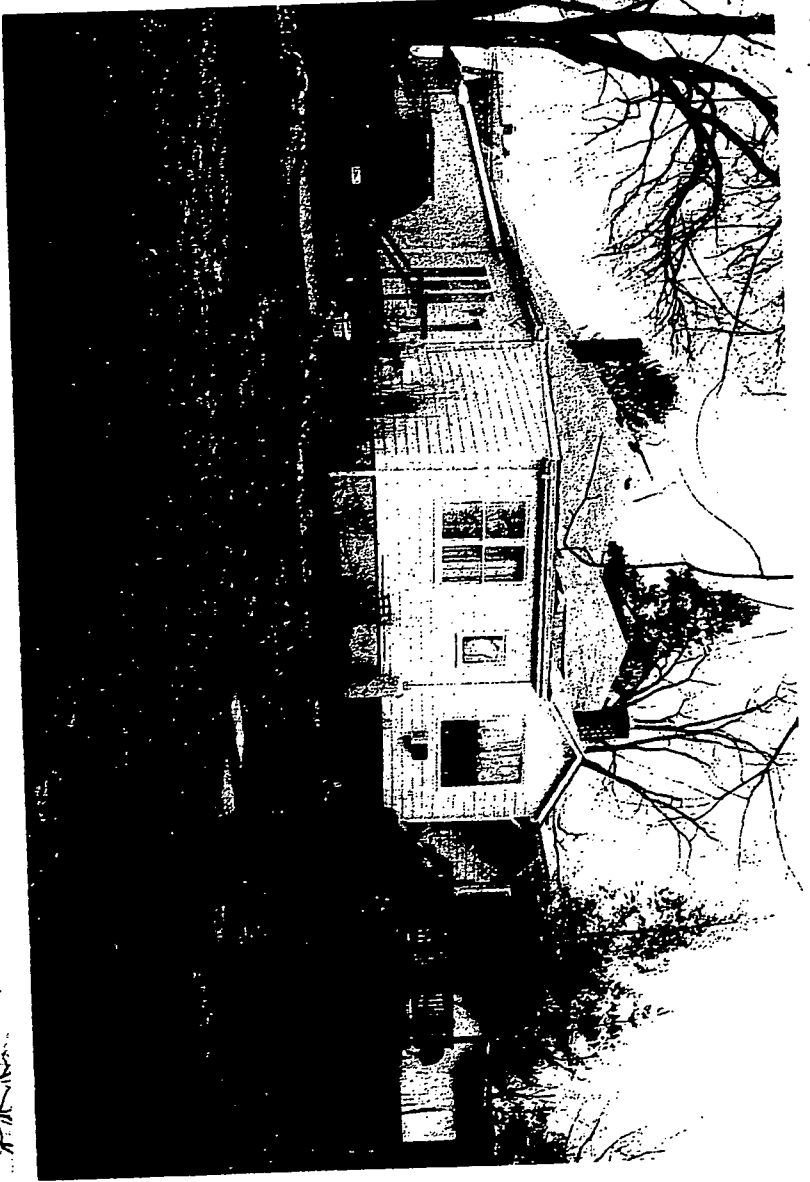
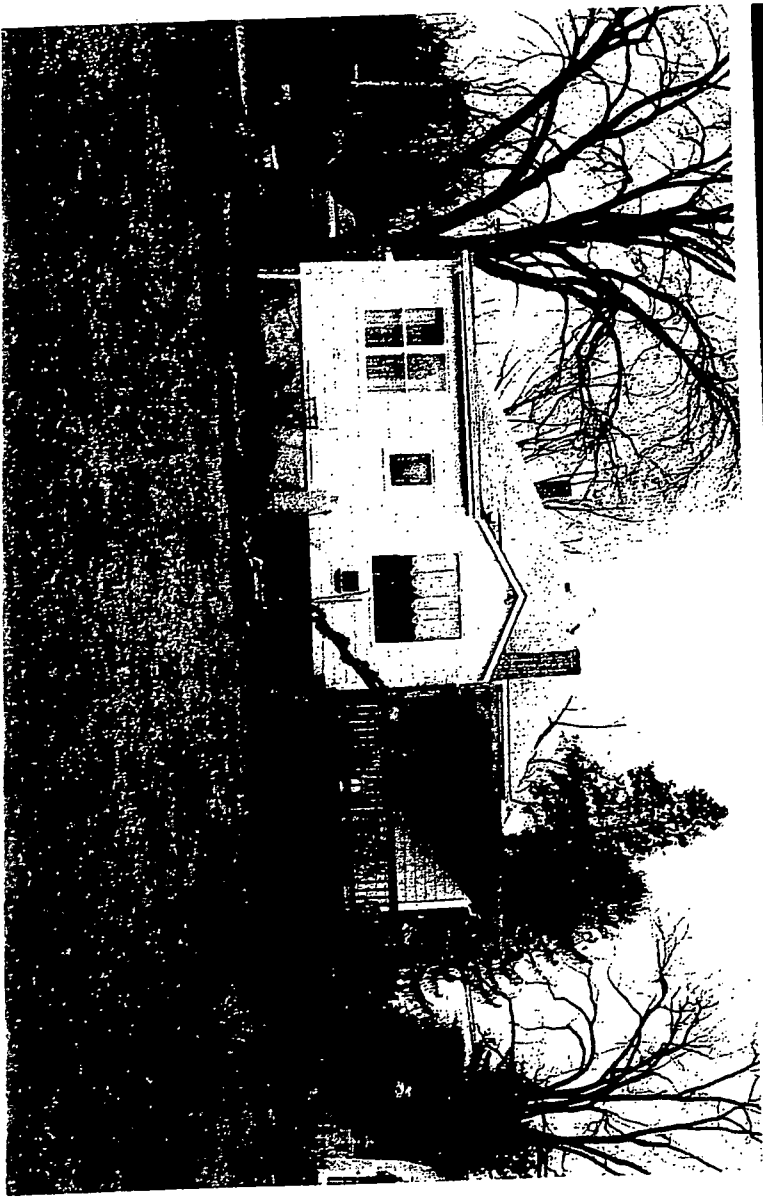






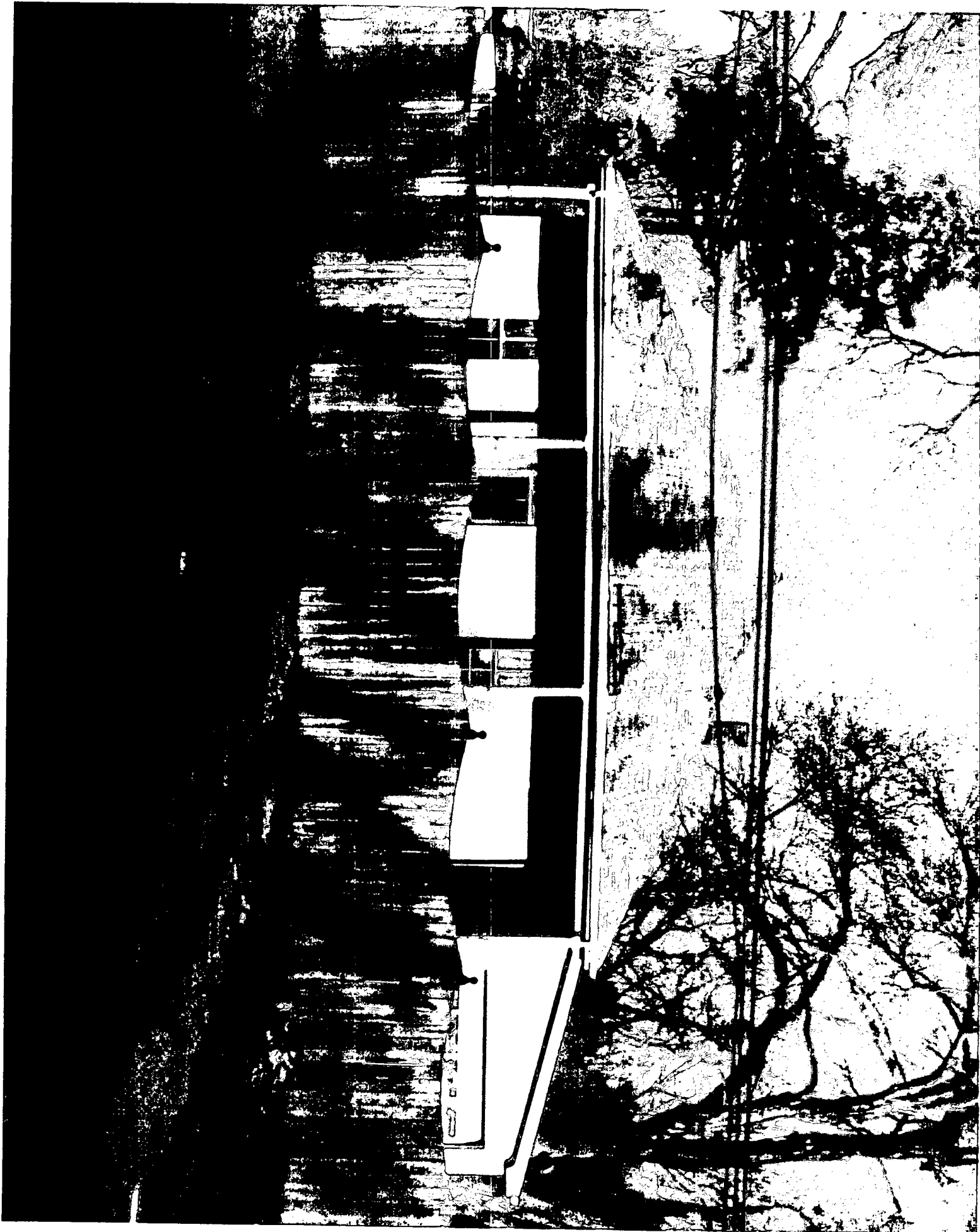
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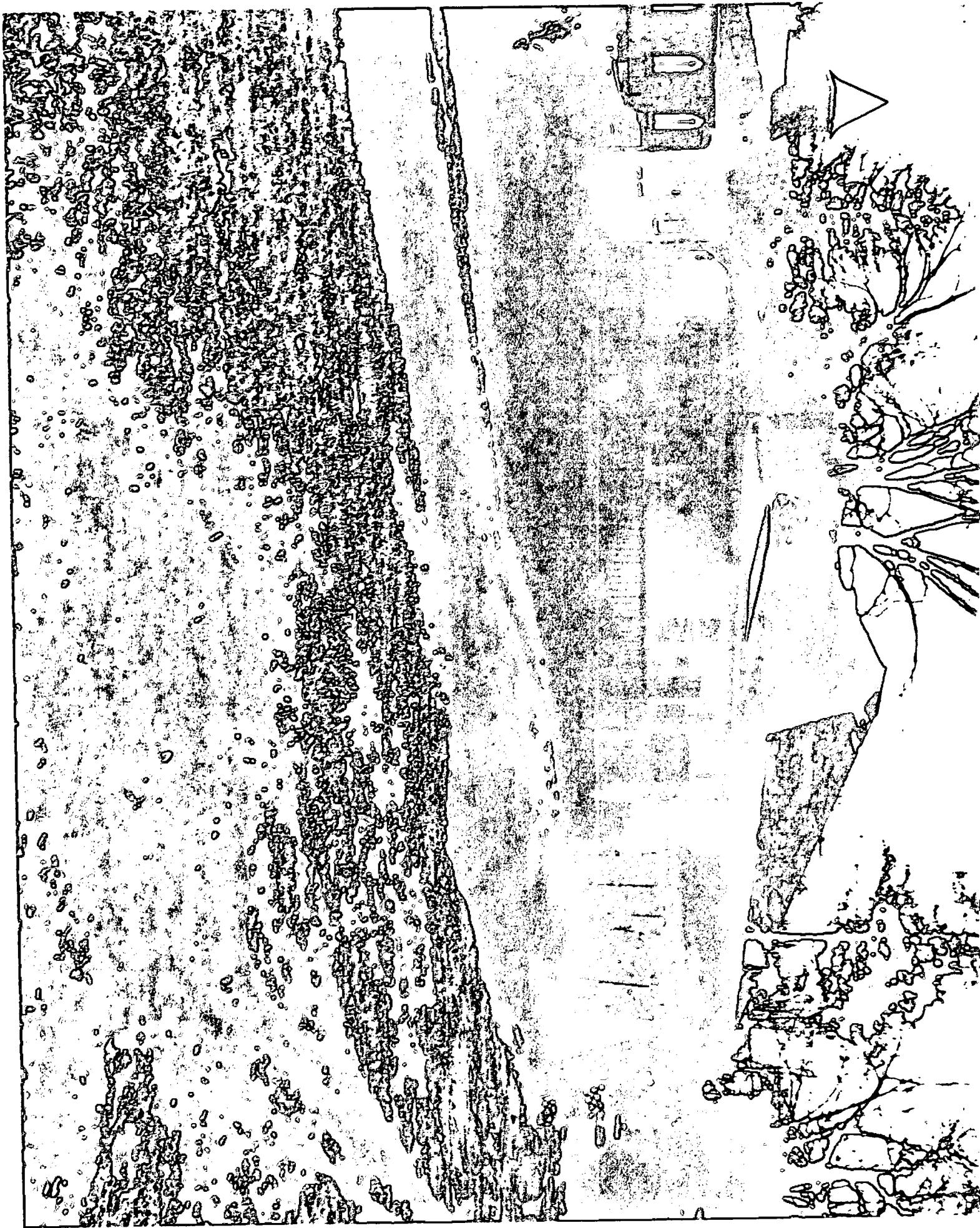




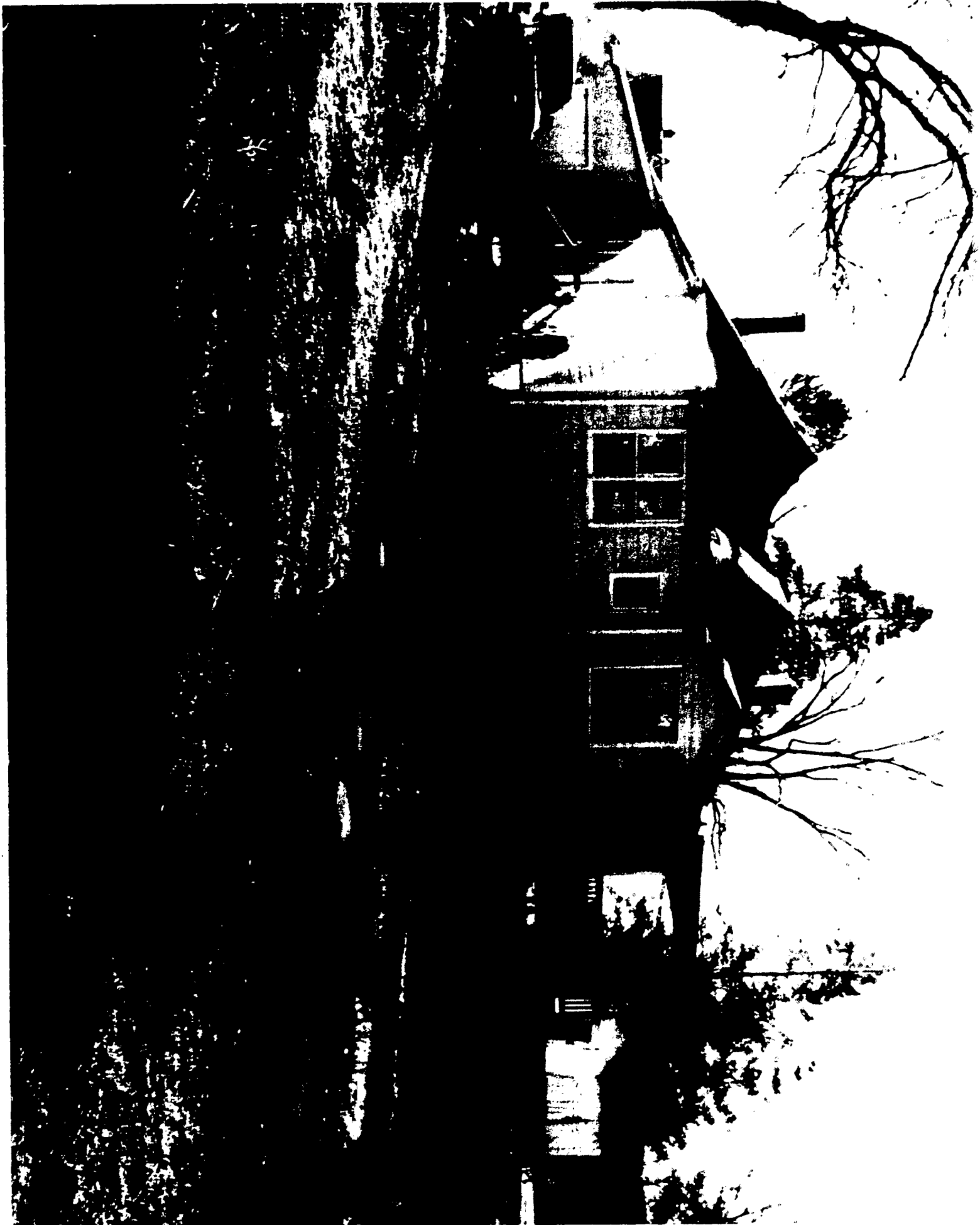






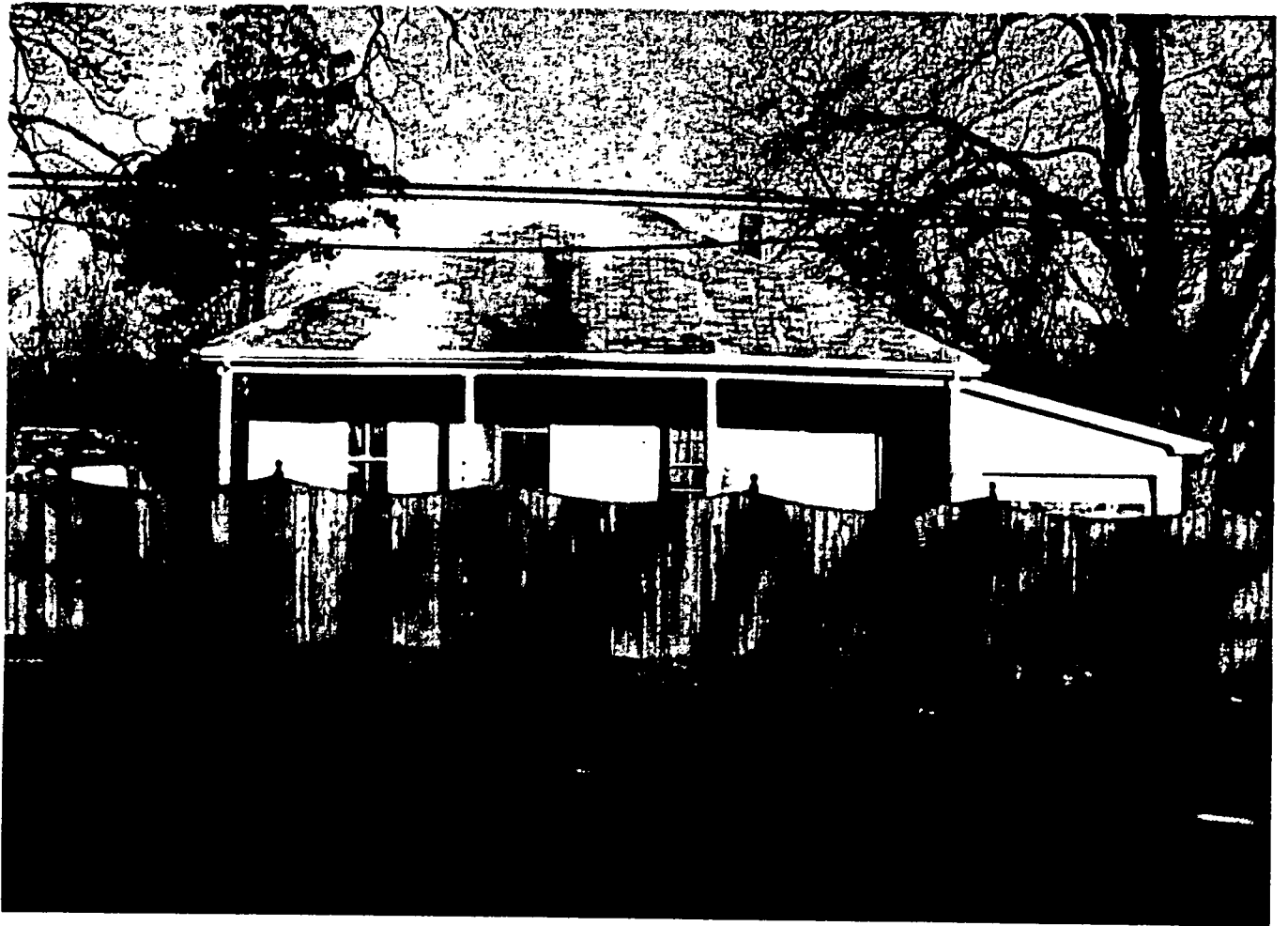


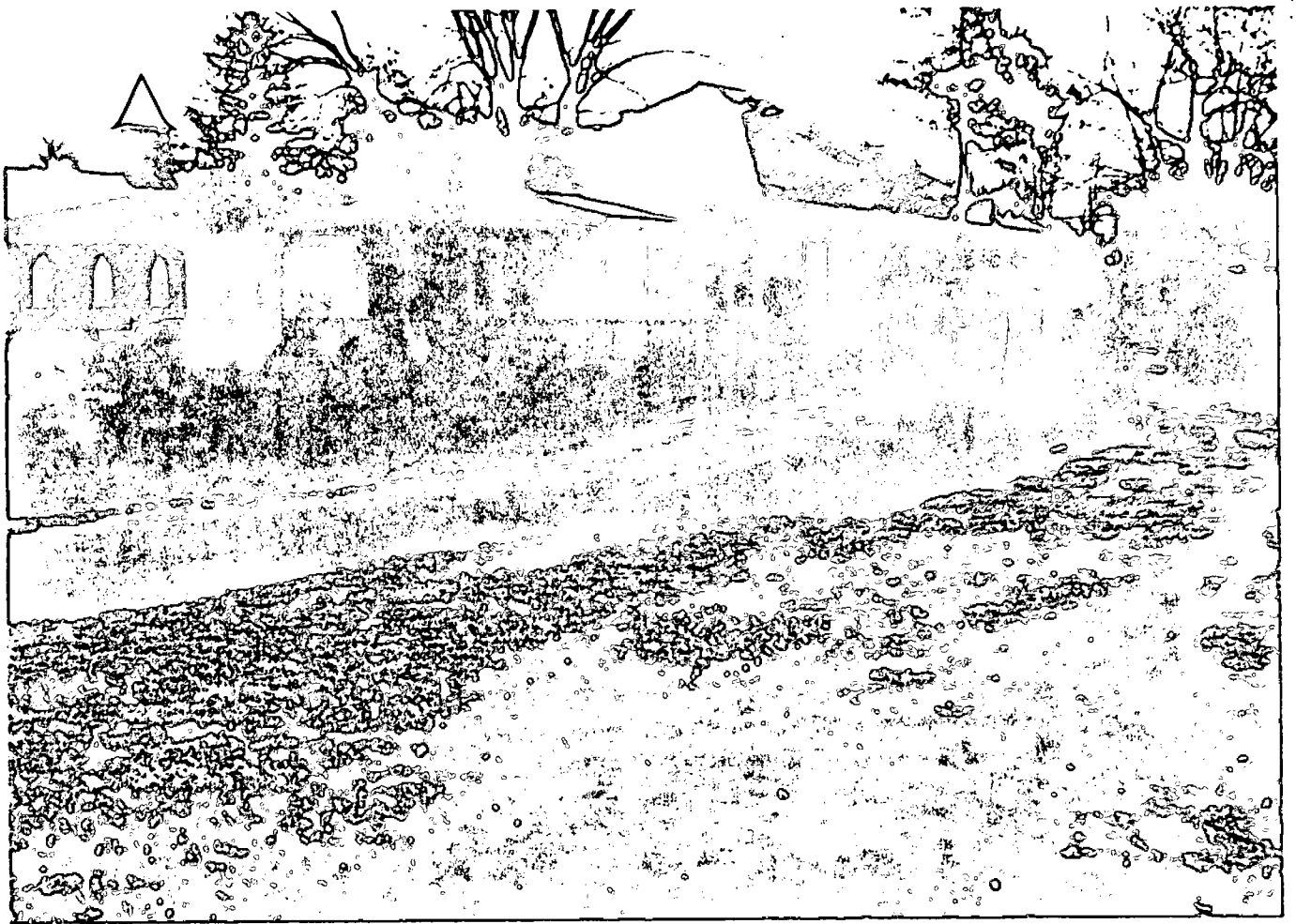






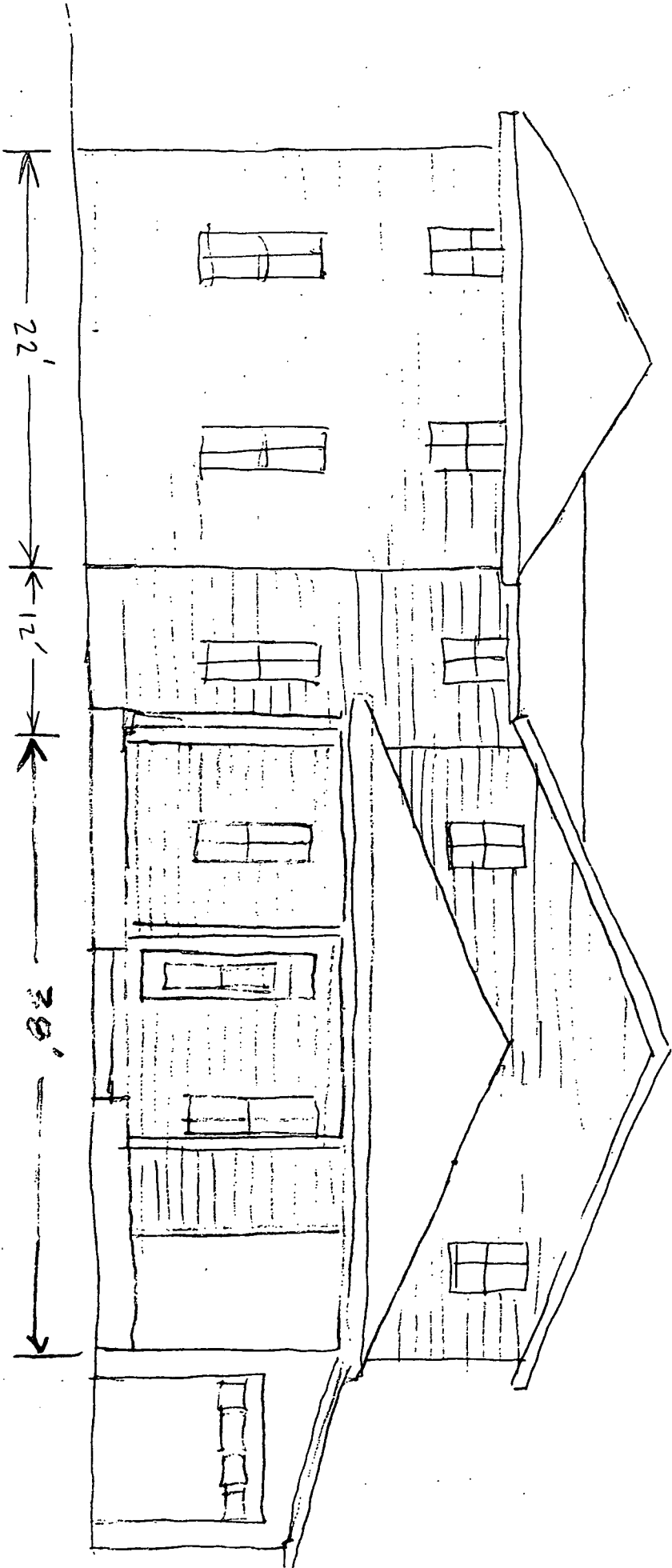








ALL ROOFS SAME ORIGINAL PITCH

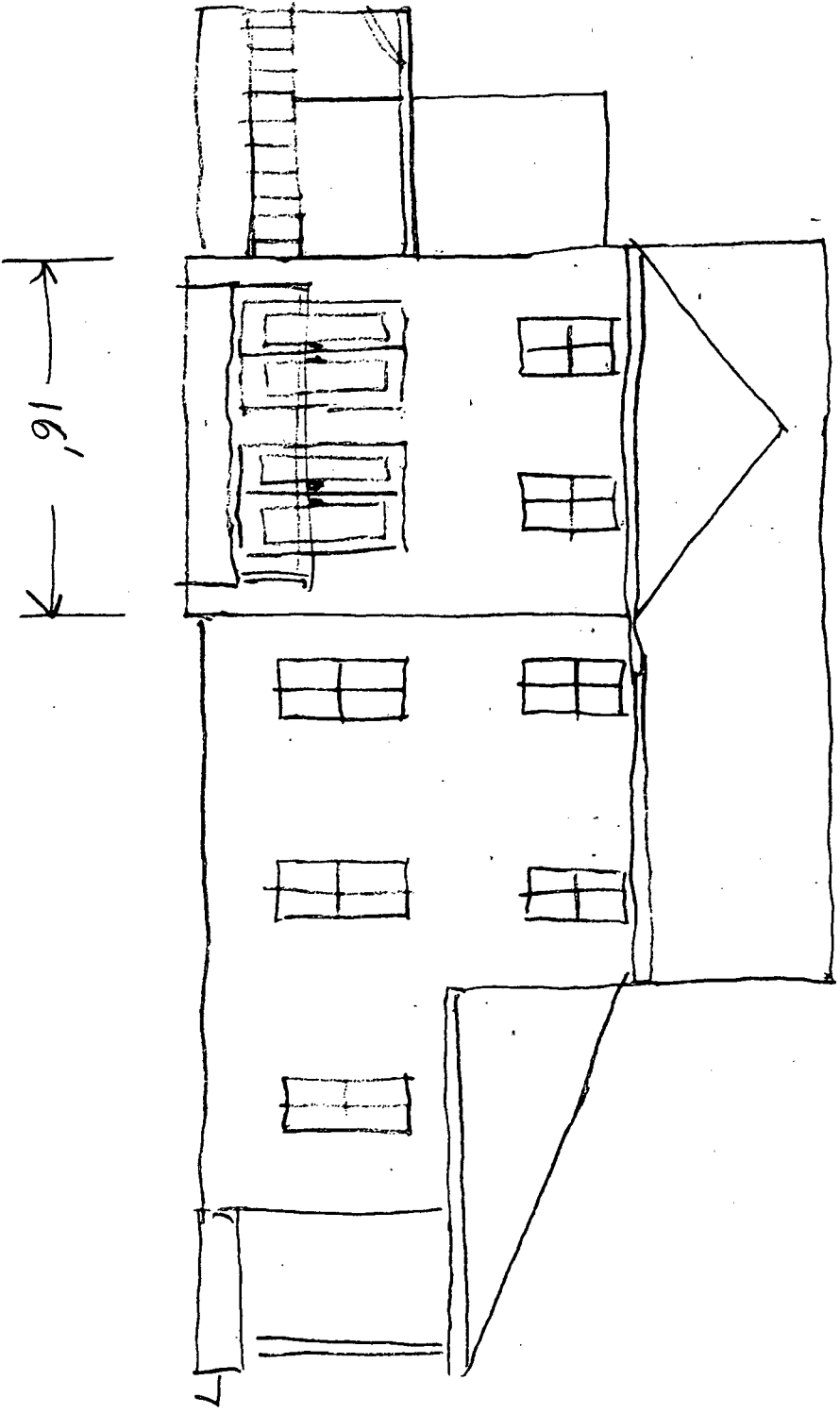


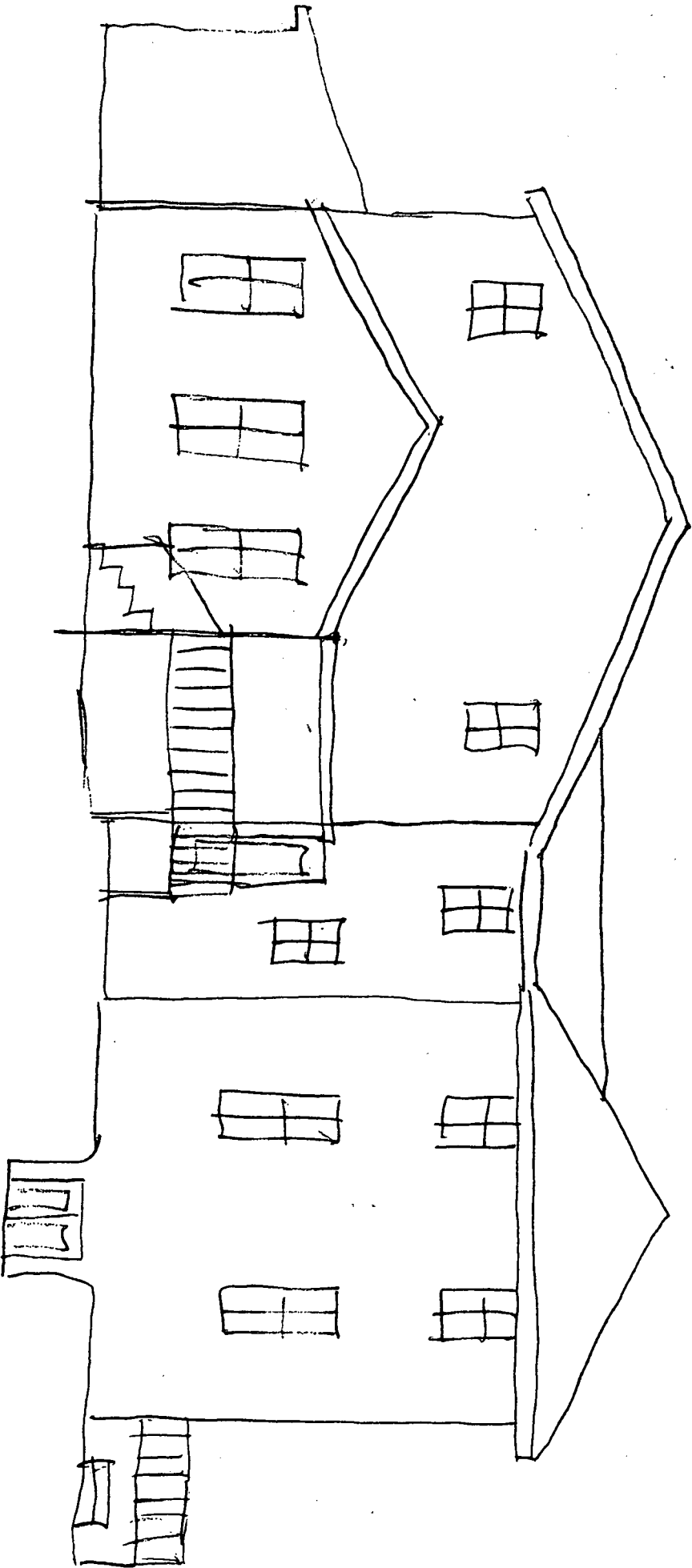
FRONT VIEW - PROPOSED

RIGHT SIDE - PROPOSED



LEFT SIDE - PROPOSED

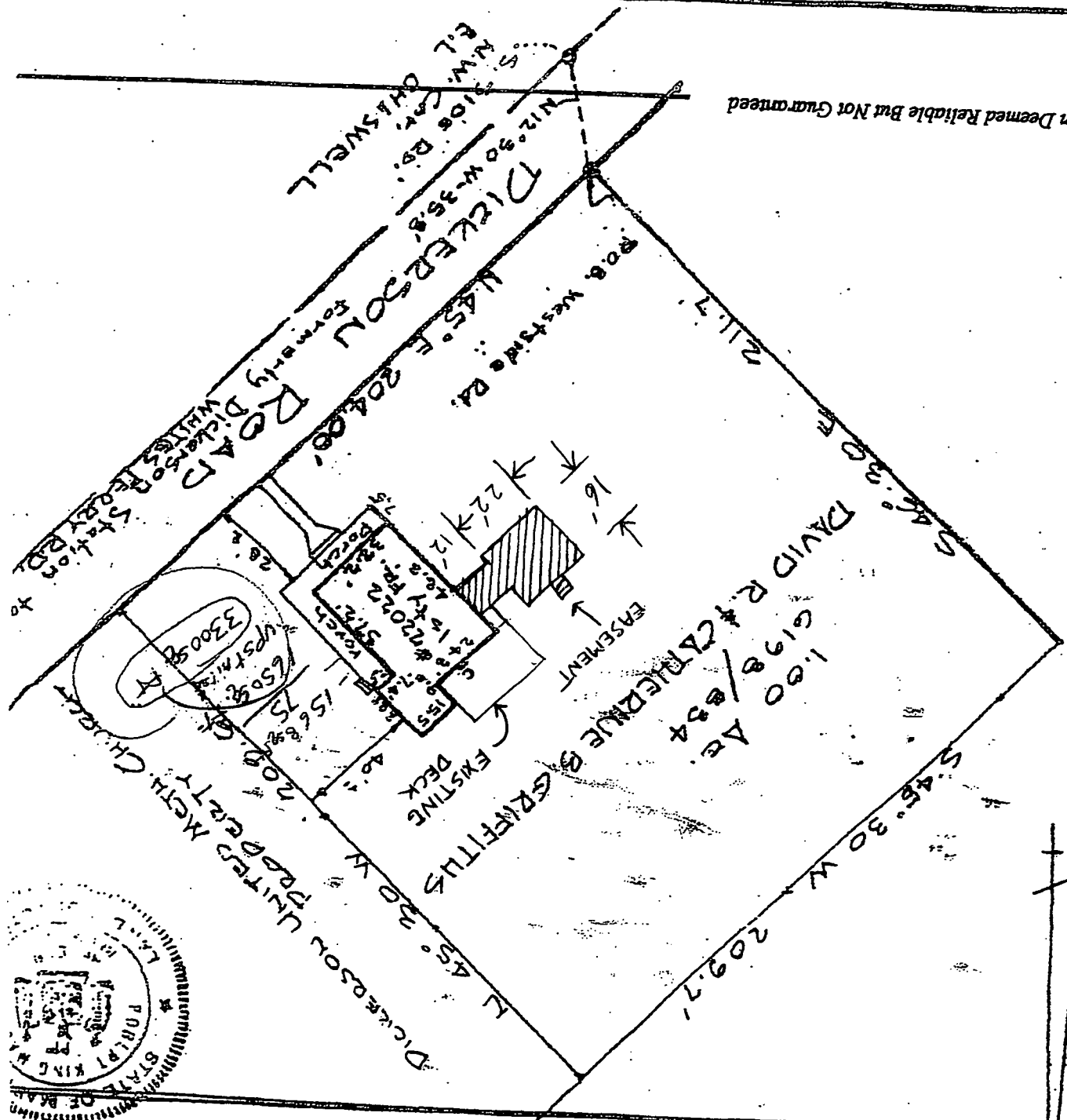




REAR ELEVATION - PROPOSED

EASEMENT
TO BASEMENT

Information Deemed Reliable But Not Guaranteed



Subject to Rights of Way and Easements of Record.
 Address: 2202 Dickerson Road, Dickerson, Maryland. 20812

Plat Book -
 Liber 6198 Folio 834
 Date: October 6, 1986
 Scale: 1" = 50'

Plat of House Location
 David R. Griffiths & Catherine B. Griffiths Property
 #2202 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 no other establishments
 there are no encroachments.
 Dates: October 6, 1986
 Scale: 1" = 50'
 Date: October 6, 1986
 Surveyor's Certificate
 Barnesville (11th) District
 Montgomery County, Maryland.
 #2202 Dickerson Road
 David R. Griffiths & Catherine B. Griffiths Property
 Notes: Let in flood plain

H. H. Haddock, Surveyor
 PLS#528
 Rockville, Maryland

FILING A HISTORIC AREA WORK PERMIT (HAWP) APPLICATION

All applications for proposed exterior work involving properties listed on the Montgomery County *Master Plan for Historic Preservation*, either as individual historic sites or as properties within a historic district, require the approval of the Montgomery County Historic Preservation Commission (HPC).

The HPC, staffed by Historic Preservation Planners, reviews proposals for new construction, demolition, and exterior alterations through the Historic Area Work Permit (HAWP) process. The HPC strongly recommends that you discuss proposals for major work with the staff before filing for a HAWP. For information or to make an appointment, call the HPC staff at 301.563.3400.

Meeting Dates and Deadlines

HPC public meetings are typically held in the evening on the second and fourth Wednesdays of each month. A current schedule of meetings is on the Montgomery County Planning Department website at: www.mc-mncppc.org/historic/commission/commission.shtm.

The firm deadline for filing a HAWP is the Wednesday **three weeks before** each meeting. Applications must be filed at DPS (see below).

The HAWP Application Process

1. Obtain a HAWP application from:
 - a. The Department of Permitting Services (DPS), 255 Rockville Pike, Rockville, 240.777.6370
 - b. www.mcparkandplanning.org/historic/instructions/info_permits.shtm
2. Complete the HAWP Application using:
 - a. The attached chart
 - b. The information on the back of the application.

Please note: Submittal requirements depend on the nature of the proposed project. Incomplete applications will be returned.
3. Submit the HAWP application to:
 - a. Department of Permitting Services (DPS)
255 Rockville Pike, Rockville, 240.777.6300 - 7:30 a.m. to 4:00 p.m. M-F
For faster processing, the HPC recommends hand-delivering applications.
(permittingservices.montgomerycountymd.gov)
 - b. **DO NOT FILE YOUR APPLICATION AT M-NCPPC!**

After Filing the Application: Next Steps

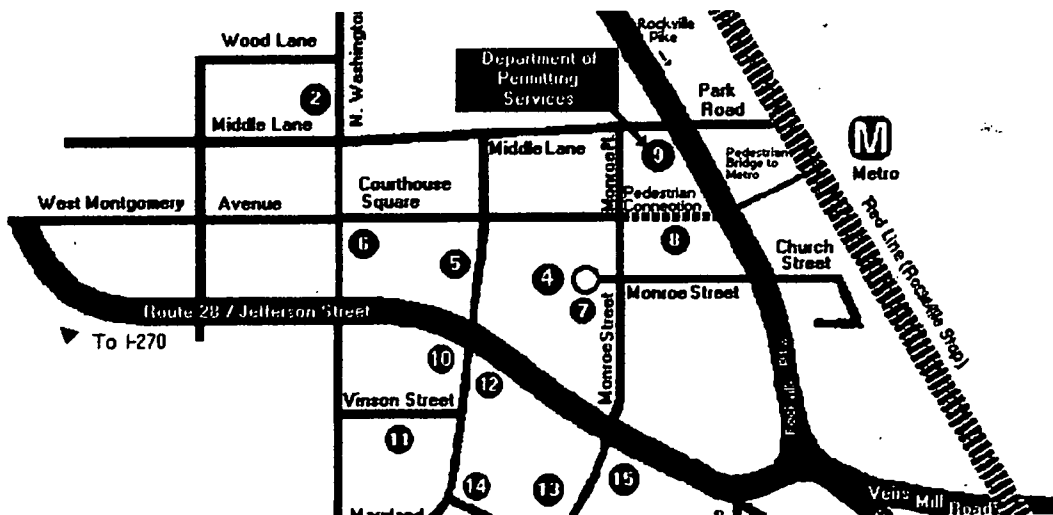
4. The HPC will mail the Agenda with the scheduled meeting date, time, and location. Applicants are expected to attend.
5. The agenda is also mailed to adjacent and confronting property owners and is published as a legal notice in the Maryland Edition of *The Washington Examiner*. Some historic districts have Local Advisory Panels (LAPs), groups of volunteer citizens appointed by the HPC that assist the HPC by reviewing and commenting on HAWP applications.
6. Staff will review your application and may call you or your representative for additional information, if necessary. Staff may also visit your property.
7. A copy of the Staff Report about your project will be mailed to you before the public meeting. The Staff Report is also sent to the HPC, LAPs and others requesting copies.

8. At the HPC meeting, you will be given time to discuss your project and answer questions about it. Other interested parties will also be offered an opportunity to testify. Staff will show slides of your property and make recommendations to the Commission. Comments, if any, from the LAP are also presented.
9. Following the testimony and discussion, the HPC votes on each HAWP Application. The HPC has three options: Approve your application and instruct DPS to issue the HAWP for the work as proposed, Approve the application subject to certain conditions, Deny the HAWP.
10. In the days following the meeting, HPC staff will contact you regarding the next steps in the HAWP process. In practice, the majority of HAWP applications are approved as submitted or with conditions.

After the HAWP Review Hearing: Next Steps

11. HPC staff will contact you regarding the next steps in the HAWP process.
12. If the HPC approved the HAWP application there are two possible actions:
 - a. Simple Projects: The official approval memo and approved HAWP are returned to DPS for issuance of the HAWP. Copies of these documents are also mailed to the property owner and must be presented to DPS officials in order to obtain a building permit.
 - b. Larger Projects (and those requiring construction drawings): A memo is mailed instructing you to contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped. The official approval memo is provided when the drawings are stamped. This and the stamped drawings must be taken when you file for your building permit at DPS.
13. If you are not satisfied with the decision of the HPC, you may submit a substantially revised application or you may appeal the decision to the County Board of Appeals (within 30 days).

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850**



NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions. Go to the HPC website for additional guidance: www.mcparkandplanning.org/historic/index.shtm

**HISTORIC AREA WORK PERMIT
CHART OF APPLICATION REQUIREMENTS**

		Required Attachments (See descriptions on page 4)						
		1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
Proposed Work	New Construction	✓	✓	✓	✓	✓	✓	✓
	Additions/ Alterations	✓	✓	✓	✓	✓	✓	✓
	Demolition	✓	✓			✓		✓
	Deck/Porch	✓	✓	✓	✓	✓		✓
	Fence/Wall	✓	✓	✓	✓	✓	✓	✓
	Driveway/ Parking Area	✓	✓		✓	✓	✓	✓
	Major Landscaping/ Grading	✓	✓		✓	✓	✓	✓
	Tree Removal	✓	✓		✓	✓	✓	✓
	Siding/ Roof Changes	✓	✓	✓	✓	✓		✓
	Window/ Door Changes	✓	✓	✓	✓	✓		✓
	Masonry Repair/ Repoint	✓	✓	✓	✓	✓		✓
	Signs	✓	✓	✓	✓	✓		✓

PLEASE SEE INSTRUCTIONS ON DPS' HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE
ROCKVILLE, MD 20850**

For faster processing, the HPC recommends hand-delivering applications.
permittingservices.montgomerycountymd.gov

DESCRIPTIONS OF REQUIRED ATTACHMENTS

1. Written Description

- a. Briefly describe your house and property including as much of the following as possible: the age, number of stories, style, lot size, any additions, and building material. Also, indicate the general topography of the lot (flat, sloping, hilly, etc.) and the general amount of tree coverage (open lawn, heavily trees, wooded, 1 or 2 trees, etc.)
- b. Briefly describe the nature of the project – rear addition, new fence, shed replacement, patio construction, etc. – and the potential impact to the historic property or district – one window will be removed, the shed will not be seen, the fence is wood and low in height, etc.)

2. Site Plan (A zoning plat or survey may be used)

Graphic information showing the existing footprint of the building with the area of proposed changes or additions denoted. Indicate location of proposed fences with a dotted or Xd line - do not use color. Include the scale, north arrow and date and site features including driveways, sidewalks, patios, etc.

3. Plans / Elevations

A set of scaled plans and elevations on paper no larger than 11" x 17" showing what currently exists and what you propose. Mark the scale and dimensions on each page, because the drawings will be reduced, photocopied, and circulated on 8 ½" x 11" paper. The drawing should be at the schematic construction phase with flexibility to accommodate any HPC conditions of approval.

4. Material Specifications

These may be either noted directly on the drawings or provided as a list in a separate document.

5. Photographs

Photos must show the building or site from the street (even if the project is in the rear) and the areas where the work is proposed. Please affix the photos to 8 ½" x 11" paper and label them. High quality digital photos printed on 8 ½" x 11" paper and labeled are acceptable.

6. Tree Survey

A site plan showing the existing footprint of the building and the location of all trees greater than 6" in caliper. If the proposed construction is within the dripline of a tree on an adjacent property, it should also be included in the survey. If you plan to remove a healthy tree greater than 6" in caliper, you must include a site plan showing proposed replacement plantings.

7. Property Owner Addresses

Names and mailing addresses of whoever owns property next to, behind, and across from yours. This information can be obtained from the Montgomery County Division of Treasury (240.777.8930) www.montgomerycountymd.gov/apps/tax/index.asp or the state Department of Assessments and Taxation www.dat.state.md.us

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 Renita	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 or 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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Tax Account No.: 3624
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 301-537-6133
Address: 22022 Dickerson Rd. Dickerson, Md. 20842
Street Number City State Zip Code
Contractor: Paul Huff (Renovations & Remodeling) 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:
 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: \$ round about 4-500,000.00
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 Espinoza Signature of owner or authorized agent
March 4, 2007 Date

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

(4)

**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 house with front porch & deck sitting on acre lot. Set in small community next to church. Shed is adjacent to the deck. Several large maple trees planted next to garage. Various dogwood trees, white pines & large bushes on property.

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

Renovation to the house which means starting upstairs at the peak of the existing roof and continuing the rest of renovation to back & side of house, with new addition to side continuing the upstairs over it.

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 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.

Note: This lot in filed plat

Plat of House Location
David R. Griffiths & Cathrine B. Griffiths Property
#22022 Dickerson Road
Barnesville (11th) District
Montgomery County, Maryland.
Surveyor's Certificate

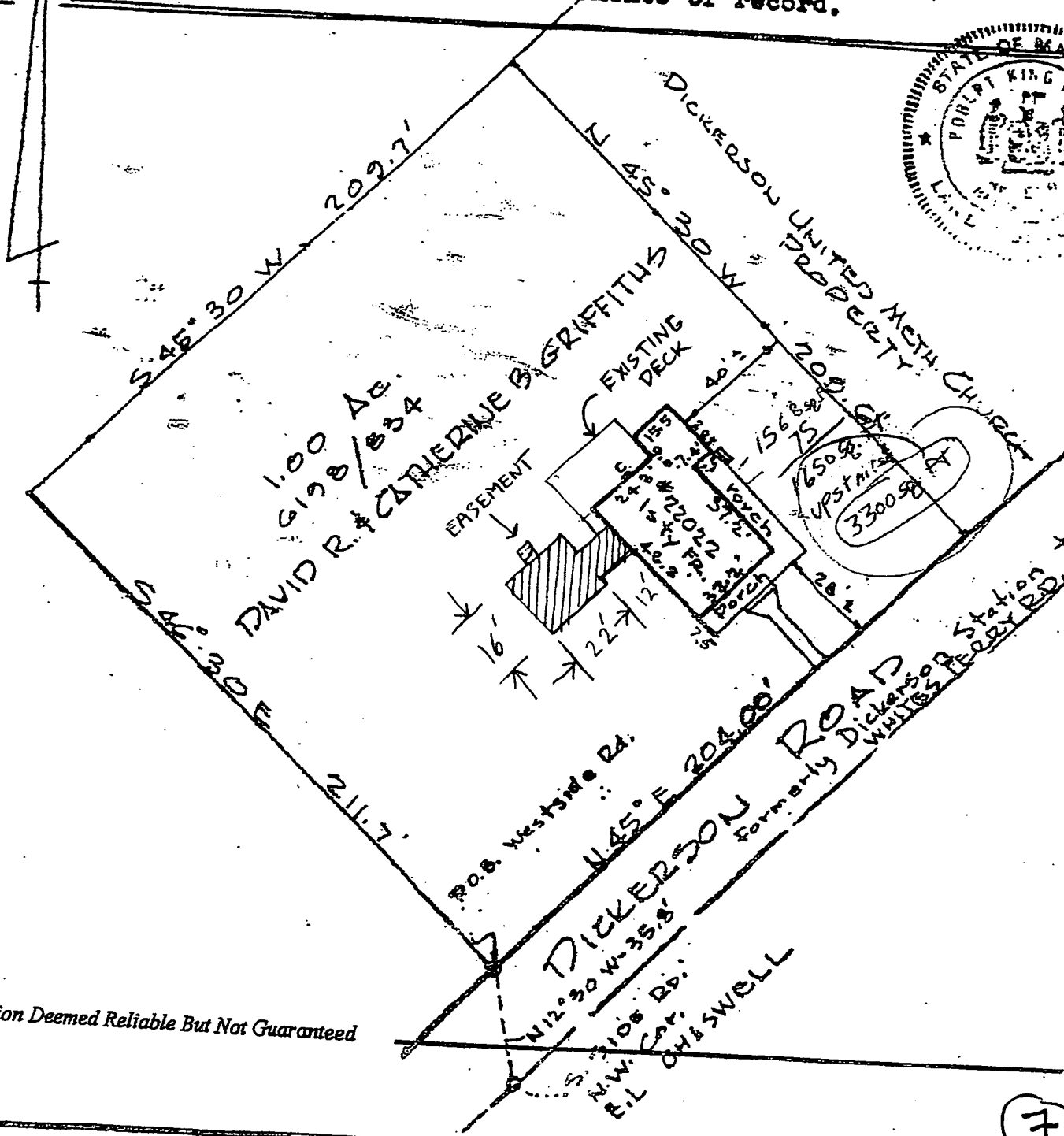
I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

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

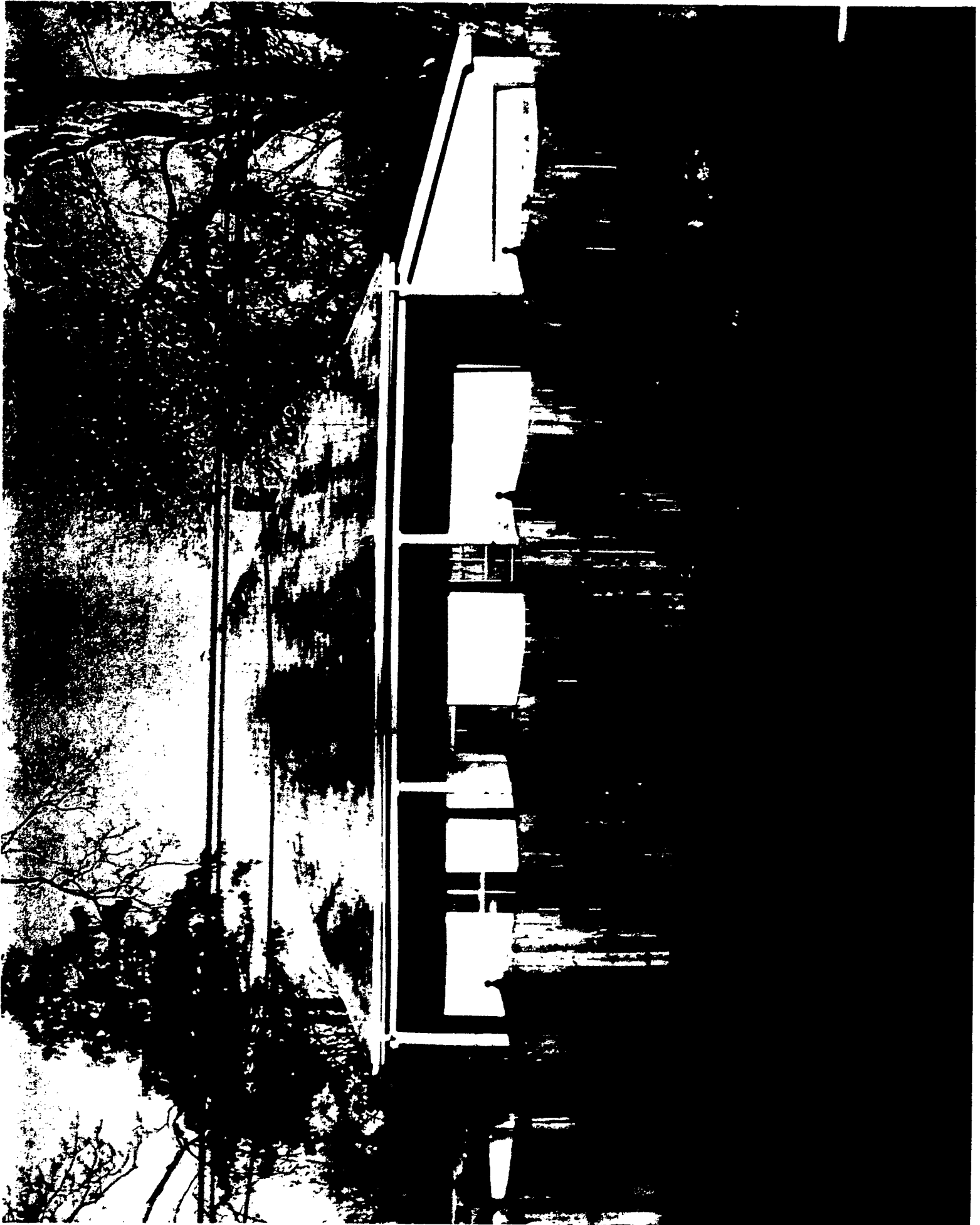
[Signature]
R. K. Maddox, Surveyor
P.E. #528
Rockville, Maryland.

Plat Book- Plat-
Liber 6198 Folio 834

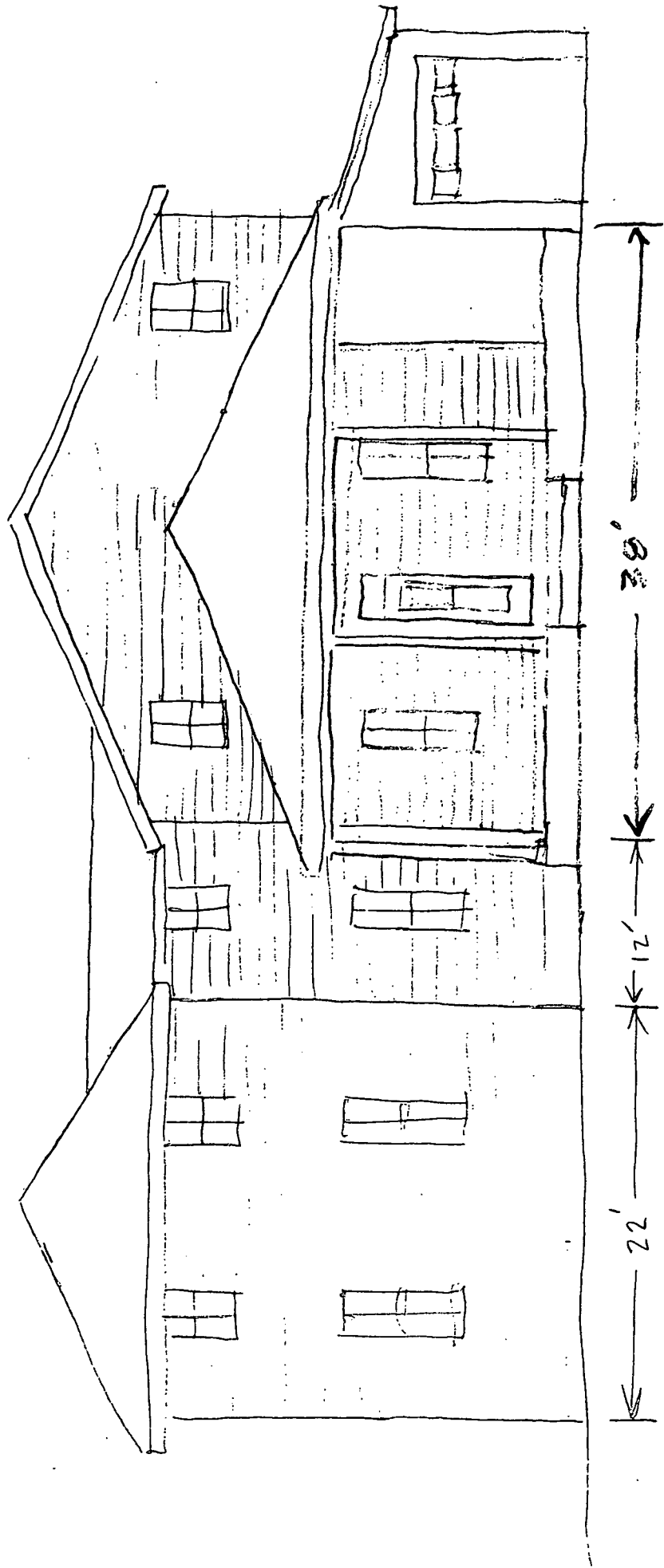
Address: 22022 Dickerson Road, Dickerson, Maryland. 20842
Subject to Rights of Way and Easements of record.



Information Deemed Reliable But Not Guaranteed

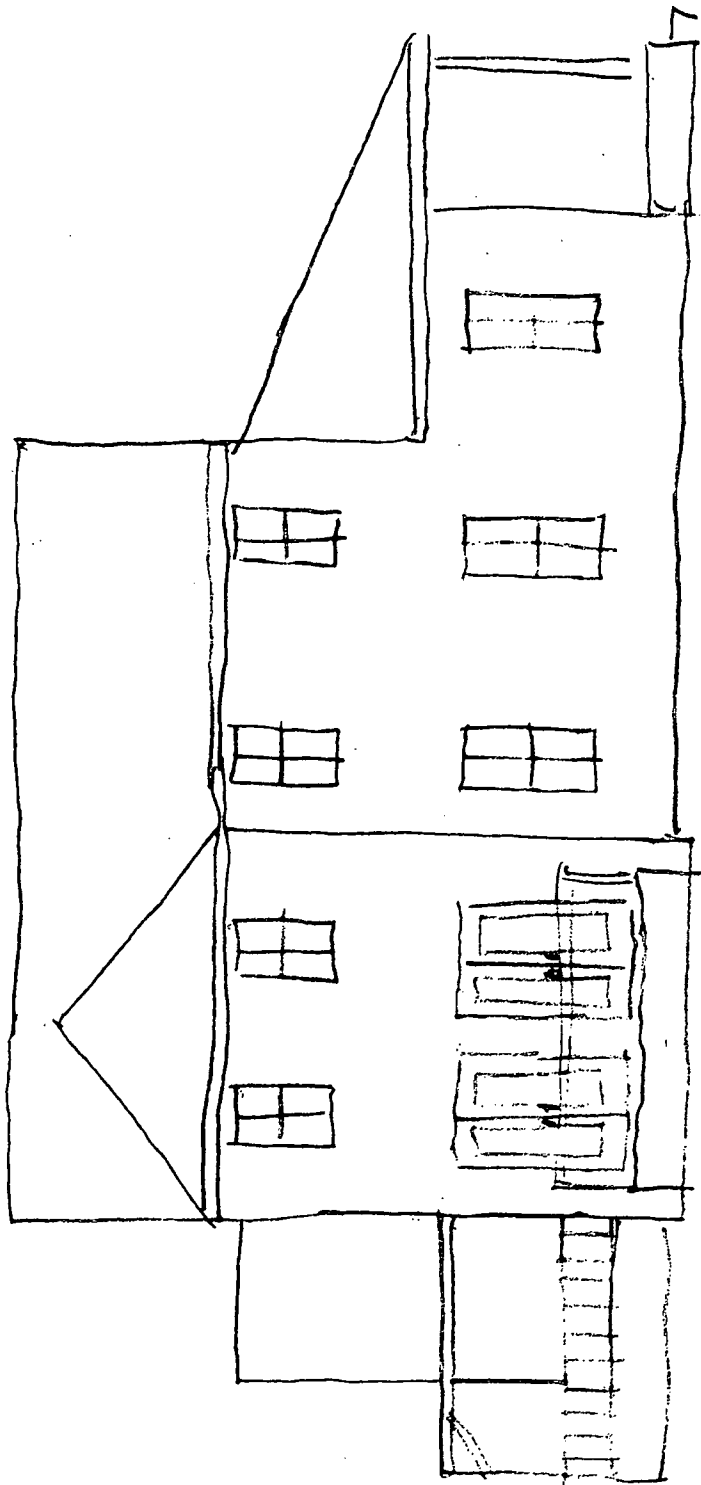


ALL ROOFS SAME ORIGINAL PITCH



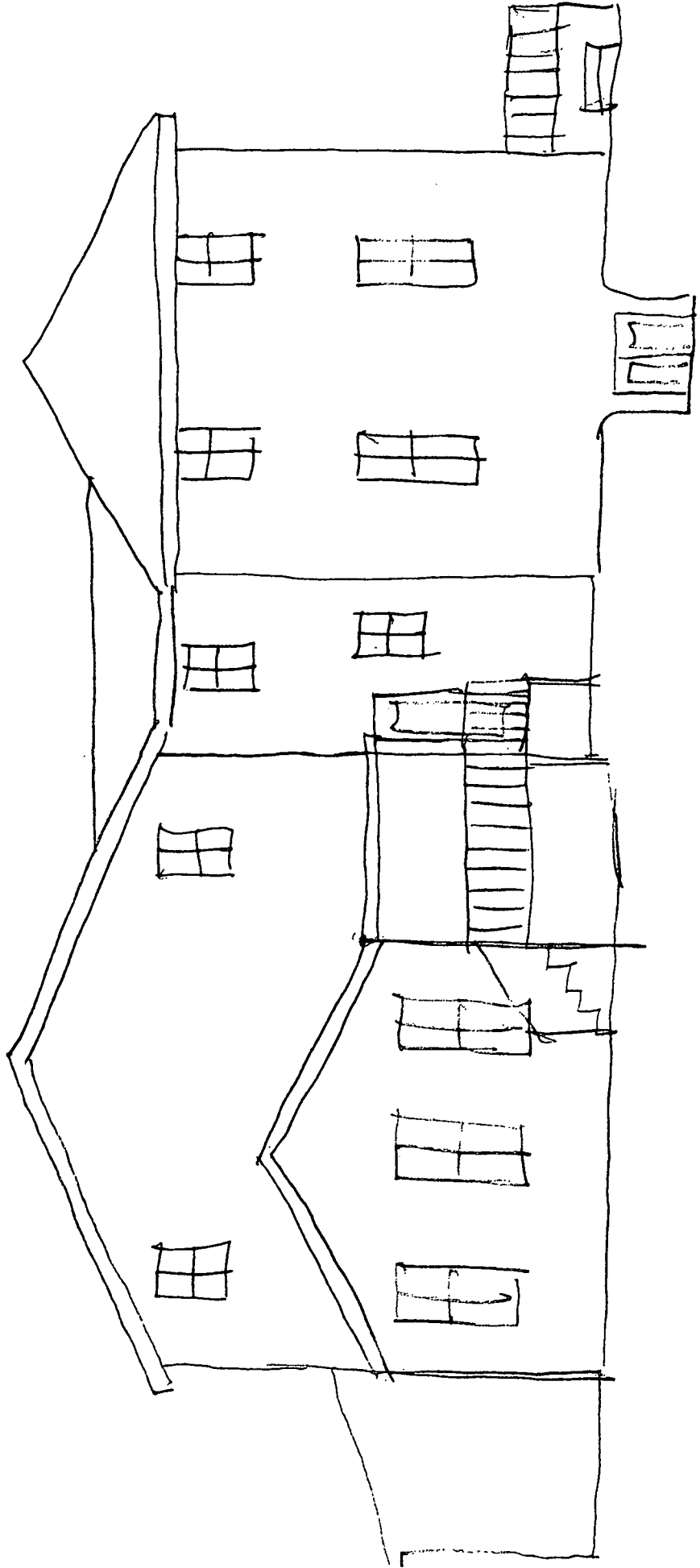
FRONT VIEW - PROPOSED





16'

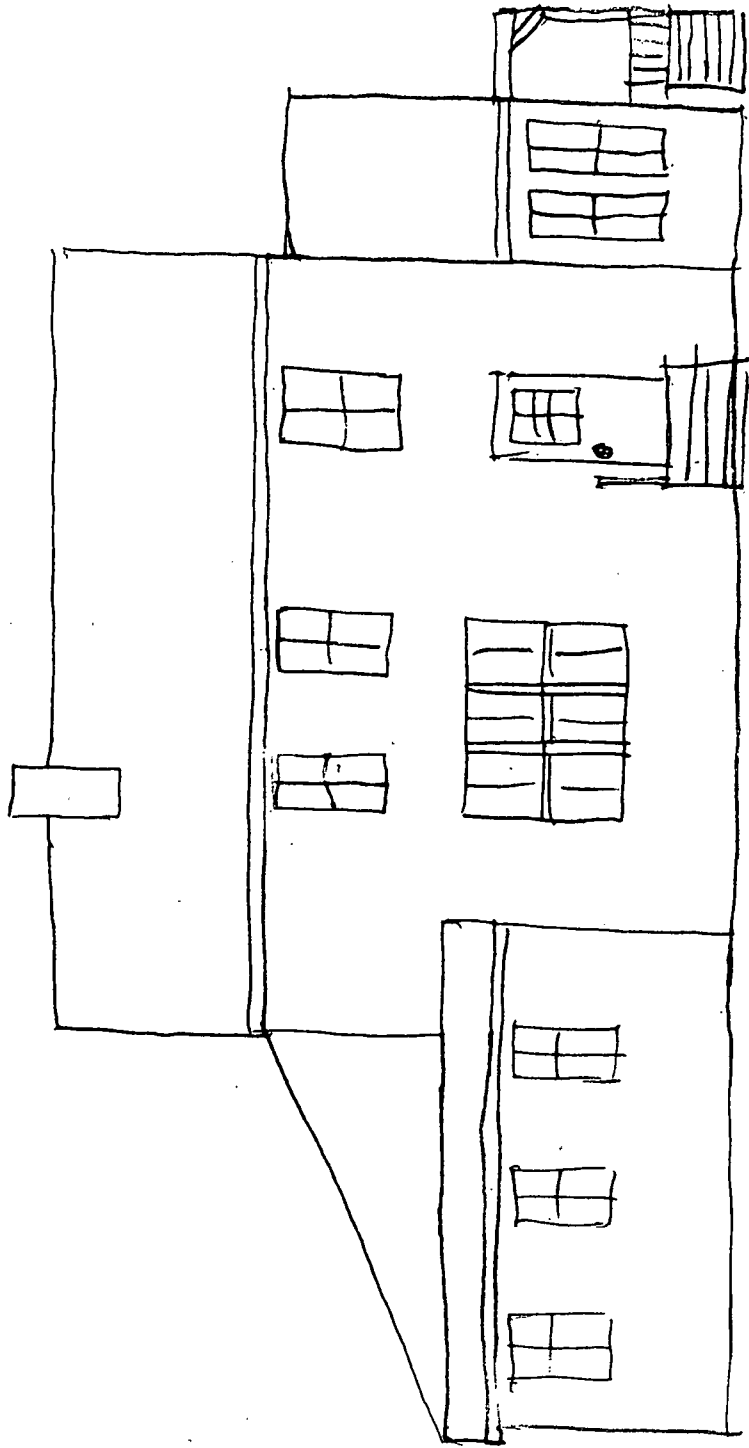




EASEMENT
TO BASEMENT

REAR ELEVATION - PROPOSED



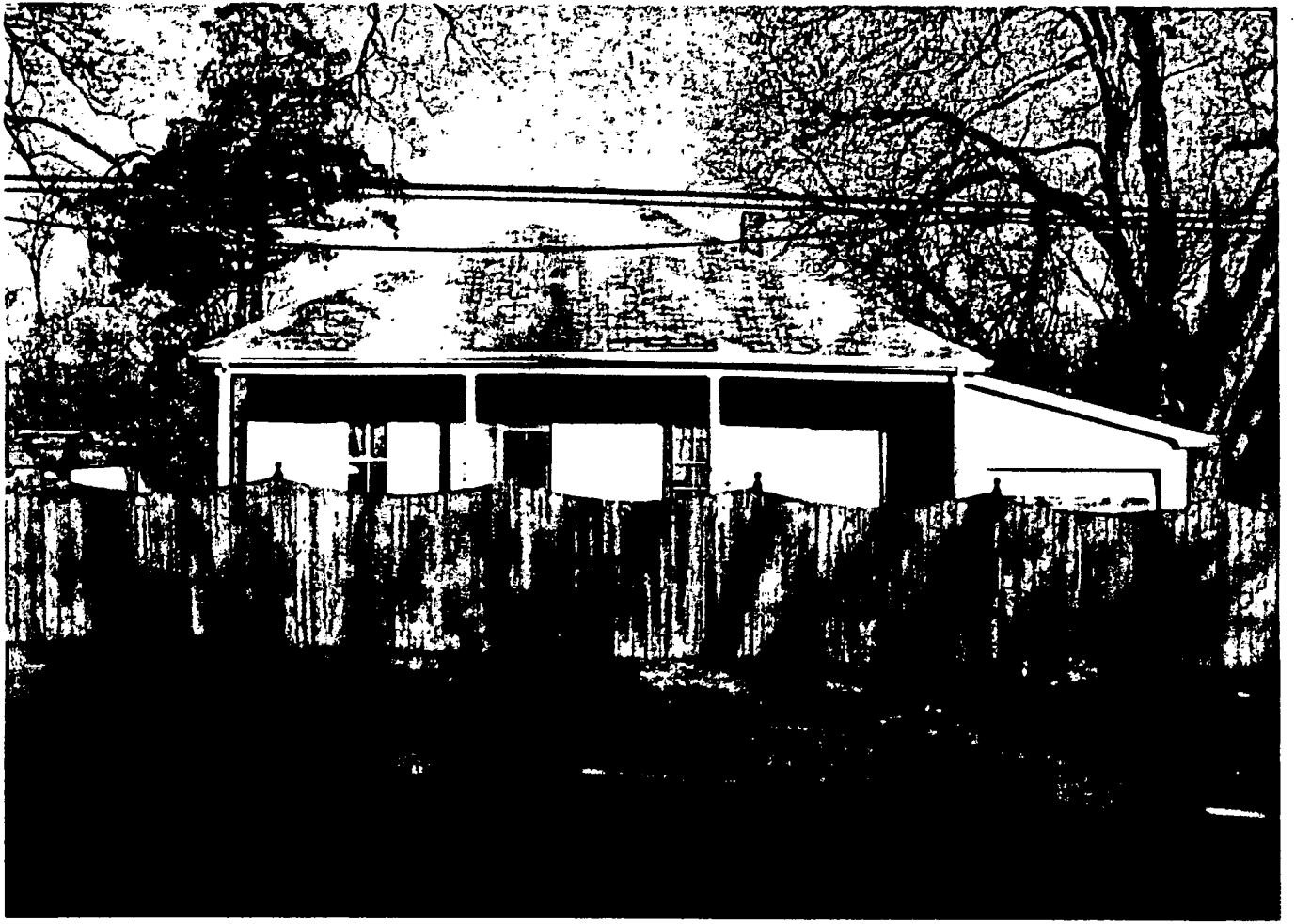


RIGHT SIDE - PROPOSED



(11)









100

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

Owner's name & mailing address	Owner's Agent's name & mailing address
.....
.....
.....

Adjacent and confronting Property Owners names & mailing addresses

<p>Mr. Seamus Lynch 22011 Dickerson Rd. Dickerson, Md. 20842-9580</p>	<p>.....</p> <p>.....</p> <p>.....</p>
<p>Mr. Patrick Lau 22025 Dickerson Rd. Dickerson, Md. 20842-9515</p>	<p>.....</p> <p>.....</p> <p>.....</p>
<p>22014 Dickerson Rd. Dickerson Md. 20842</p>	<p>.....</p> <p>.....</p> <p>.....</p>
<p>.....</p> <p>.....</p> <p>.....</p>	<p>.....</p> <p>.....</p> <p>.....</p>

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY CONSULTATION - :
22022 Dickerson Road :
----- 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:

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

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

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

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

17 The house is adjacent to the Methodist Episcopal Church south, as well as it's
18 neighbors are a couple of larger what would be likely outstanding resources with the district to
19 be designated. The applicants are proposing to add a second level and a one story side
20 addition to the property.

21 After reviewing the proposal and meeting with the applicant on the site and
22 discussing the project, we determined that they proposal does constitute a substantial
23 alteration, and did recommend that they come for a preliminary consultation to get some
24 guidance from the commission.

25 This is a small house and we understand that putting additions on smaller
26 houses can be approved, and however, this particular addition is not compatible with the

1 structure. Although the Secretary standards don't prohibit second story additions, it does say
2 that you should not remove distinctive materials or alter features that help characterize the
3 property. And in this bungalow the hipped roof that includes the porch is one of its major
4 character defining features, and thus makes it a bit more challenging to add to this particular
5 property.

6 The proposal does not meet with the standards. Essentially with the proposal the
7 second floor, -- the bungalow form is completely lost that you essentially have a different form
8 of the house. Reducing the addition to a half story would half story as would be pulling the
9 addition back behind the peak of the hip roof.

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

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

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

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

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

26 MS. O'MALLEY: Any other questions for staff? Could the applicant come up,

1 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 comments that staff had about
5 your first design?

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

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

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

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

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

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

25 The simple little structure still appears to be the main structure. And I think you
26 might find this other approach of building hyphened additions. I mean given that there's

1 already a side addition, I think I could consider an alternative side addition and a rear addition.
2 I probably be very happy to share this one where their sort of carefully attached to the building
3 rather than going upward, going outward, and you might want to consider modifying that side
4 addition where the garage is and doing something with that because there's an opportunity to
5 maybe make it all come together a little better.

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

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

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

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

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

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

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

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

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

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

2 MS. ESPINOZA: So even if we were to start from the peak, there's a septic tank,
3 that's impossible.

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

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

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

21 MR. ESPINOZA: Well they did say about the septic because of the bedroom you
22 were talking about they would to modify, but I mean, say if you add in the back, he's saying
23 you'd have to rip it out and just basically --

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

1 finished.

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

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

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

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

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

22 MR. FULLER: Some magic.

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

1 MR. ESPINOZA: Not yet.

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

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

6 MR. BURSTYN: Well, the point that I want to get to really is that if the applicant
7 is considering a second story, would that be the only one in town? In other words, whatever
8 he's going to do, are there things that are, that whatever he comes up with that he's
9 recommended, would it be compatible with the area or not?

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

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

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

23 And I would recommend that preserve that original front roof line and not
24 puncturing it with dormers. Keep the simplicity of that front and that we could certainly allow
25 flexibility in how you might add to the side, to the rear, sort of work your way around the
26 features that concern you. I think there is some opportunity to get some extra space and leave

1 that front piece intact.

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

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

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

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

14 MR. ESPINOZA: I mean that's not the reason we're doing it. I mean we're doing
15 it because we're living there, not because we're trying to keep up with the Jones.

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

18 MR. ESPINOZA: I understand that too.

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

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

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

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

26 MR. BURSTYN: Well one possibility, of course, is to take off the garage entirely

1 move it possibly in the back somewhere and then just do the addition on the back including a
2 new septic system which may be required any way, and then you're not doing two floors, and
3 you're keeping the front look of the house, where I hear sentiment in that direction. Because
4 the back of the house is already a mess.

5 MS. O'MALLEY: Yeah, I think what you would want to do is talk to the, whatever
6 department oversees the well and the sewer part and tell them that you're thinking of doing an
7 addition on your house and how many bedrooms or whatever and say what are your
8 requirements, you know, what would we need to do. So that you have that information right
9 from the beginning. And then, the important features of your house really are the front porch
10 and the pyramid shape of the front, you know, the triangular shape, and then keeping some of
11 that on the side so it's really obvious.

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

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

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

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

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

24 MS. O'MALLEY: Yes.

25 MR. FULLER: From my personal perspective, I don't have a problem with the
26 house having a two story element, I just don't think raising the roof on the main house is the

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

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

12 And then, but also as Commissioner Fuller said, I think before you go much
13 further in trying to figure out what makes sense for you to do, you ought to talk to the county
14 about what that'll kick in in terms of working with your septic and your well because you might
15 have to redo all that stuff anyway, which might open up more opportunities going to the back.
16 So I think if, talk to the county, keep in mind the front porch and that front roof slope, and that I
17 think there's a general feel that beyond that, you know, usually we don't want to go to the side,
18 but I think, you know, some of us would be flexible going to the side.

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

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

23 MR. DUFFY: Well, that's a good question. I tend to agree with Commissioner
24 Fuller and maybe we could speak a little more clearly about that. I think that there is some
25 opportunity to have a, I guess what I would say is maybe a one and a half story, which is really
26 two story, but you know the dormers cut through the roof. I think somewhere to the side or the

1 back, preferably to the back if that works out you could get higher in my opinion.

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

4 MS. ALDERSON: I'd like to just add a comment on the garage. I think it would
5 be a great opportunity as long as your adding to, you know, you've got really a very sweet
6 original character to the house, and to get a little of that original charm back, one of the
7 challenges with the garage is that it brings that front wall all the way forward to the front end of
8 the porch, and if you can rework that shape, maybe into your addition, maybe rethink where
9 else the garage might go, and it's a good place to having living space if it's pulled well back.
10 Back beyond the porch and beyond the front plane of the house, that could be much more
11 successful.

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

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

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

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

21 MS. ALDERSON: Another thing you could do though that would help to get that,
22 to integrate that better visually, would be to remove that front wall on the garage, create an
23 extended porch there so it's open again. It's that side that's going to have much more of a
24 relationship to the house if it becomes part of an extended open porch with a bent roof, and
25 instead pull that wall back to either align with that at the front of the house or pull it a little bit
26 back further, and that's going to make the whole thing come together much better.

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

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

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

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

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

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

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

26 MR. ESPINOZA: Well according to the records they added on this house twice.

1 They did two renovations. They used to have a porch which they turned into the extended
2 living room and hallway. And they added to the kitchen, because back in the back where the
3 smokestack is, that was added on later.

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

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

6 MS. O'MALLEY: I think that that could be a possible way to work it. You could
7 do some kind of hyphen then go, you know, you'd be going around your well and then you
8 could come back.

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

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

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

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

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

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

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

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

21 MR. FULLER: Do the mirror image.

22 MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
23 But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
24 to make it hinge. It's not going to be a steeple chase design like the church. You know how it
25 comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
26 kind of flattens out, if that makes sense.

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

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

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

14 MR. ESPINOZA: I mean I'm just trying to get a sense of where we're going
15 because I mean, if it comes down to it, we'll sell it and go somewhere else. I mean, I don't
16 need this house.

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

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

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

MR. ESPINOZA: Okay. Sure.

% Digitally signed by Keena Lukacinsky
ELECTRONIC CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the foregoing pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission.

A handwritten signature in black ink, appearing to be 'KL', with a long horizontal line extending to the right.

Keena Lukacinsky

3/13/07

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.

22022 DICKERSON RD



Casual User Application

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Scale: 1" = 200'

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-5760



(4)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-5370

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Paul Espinoza
Daytime Phone No.: 240-489-3008

Ass Account No.: 3024 Phone No.: 301-537-6133
Name of Property Owner: Aristides & Paul Espinoza Daytime Phone No.: 240-462-4899
Address: 22022 Dickerson Rd. Dickerson Md 20872
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
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: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Make Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: round about 4-500,000.00
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 Espinoza Signature of owner or authorized agent Jan 29, 2007 Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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**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 house with front porch & deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree planted next to the garage. Various dogwood trees & white pines located on property.

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

Renovation on house putting upstairs for bedroom etc. new basement & living room additions, just basically adding more space to our cottage home. ~~But~~ But keep the same look of the existing house, not change any historic look.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

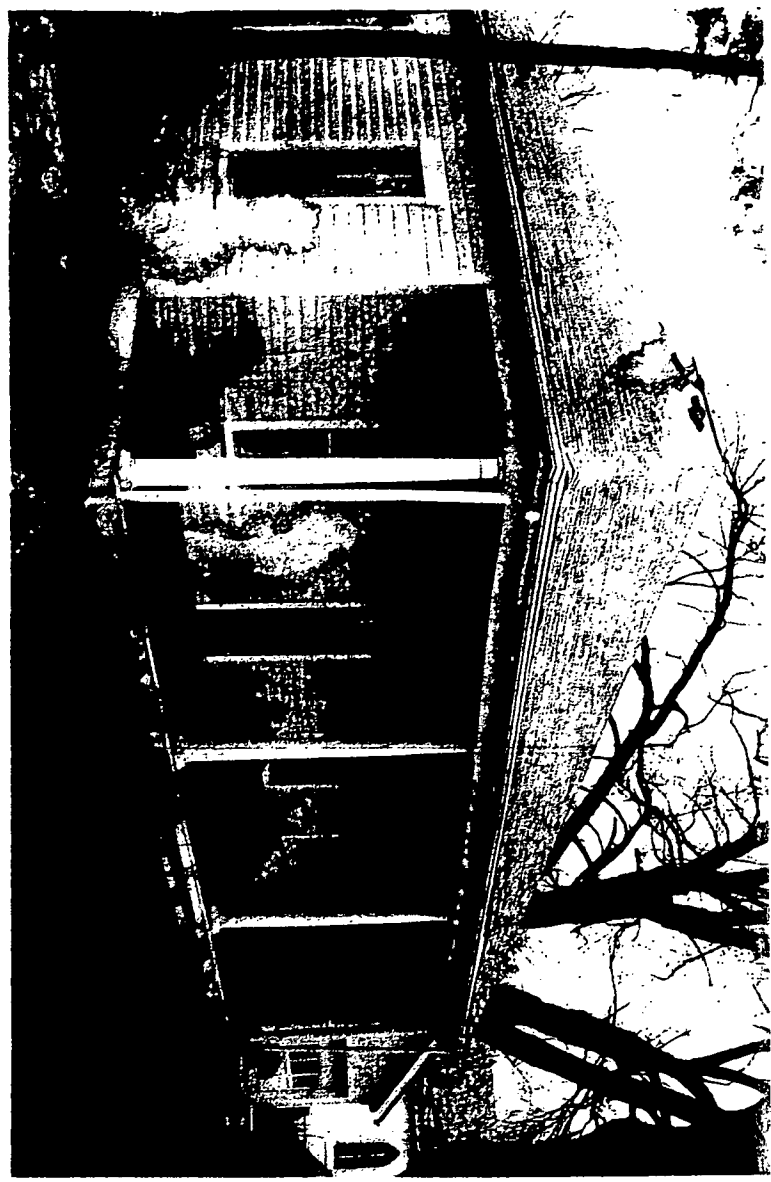
If you are proposing construction adjacent to or within the crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

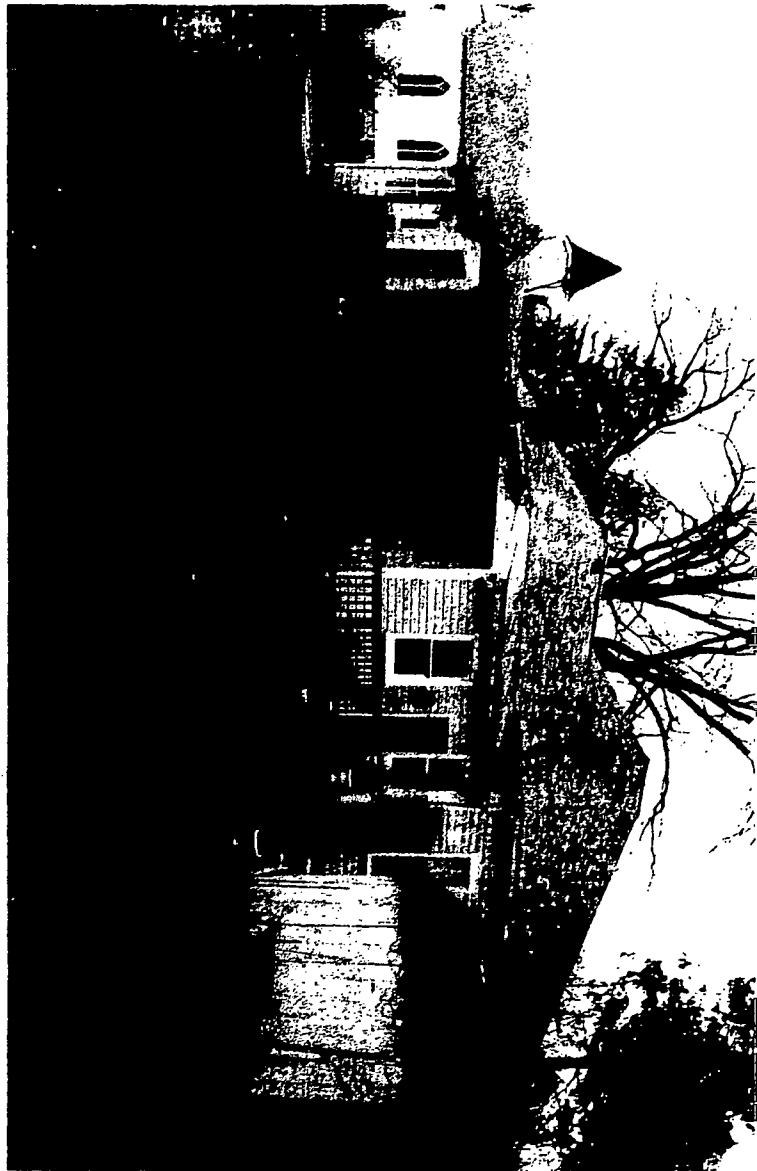
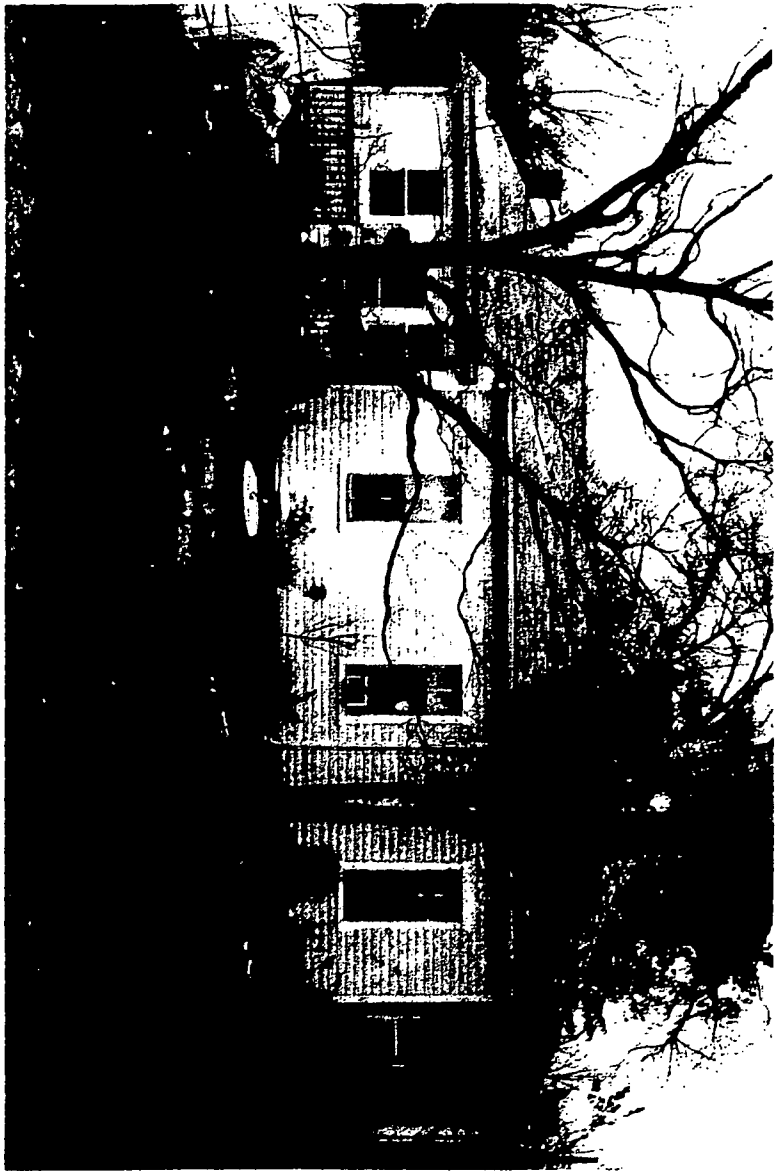
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

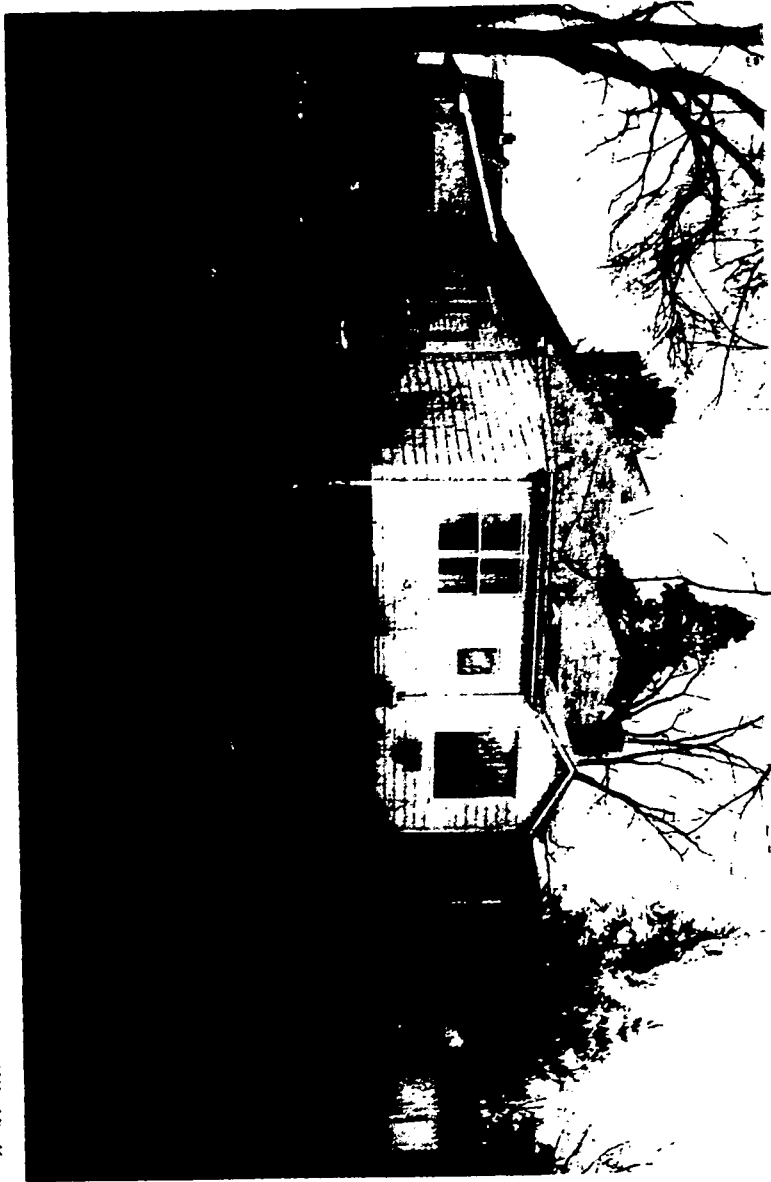
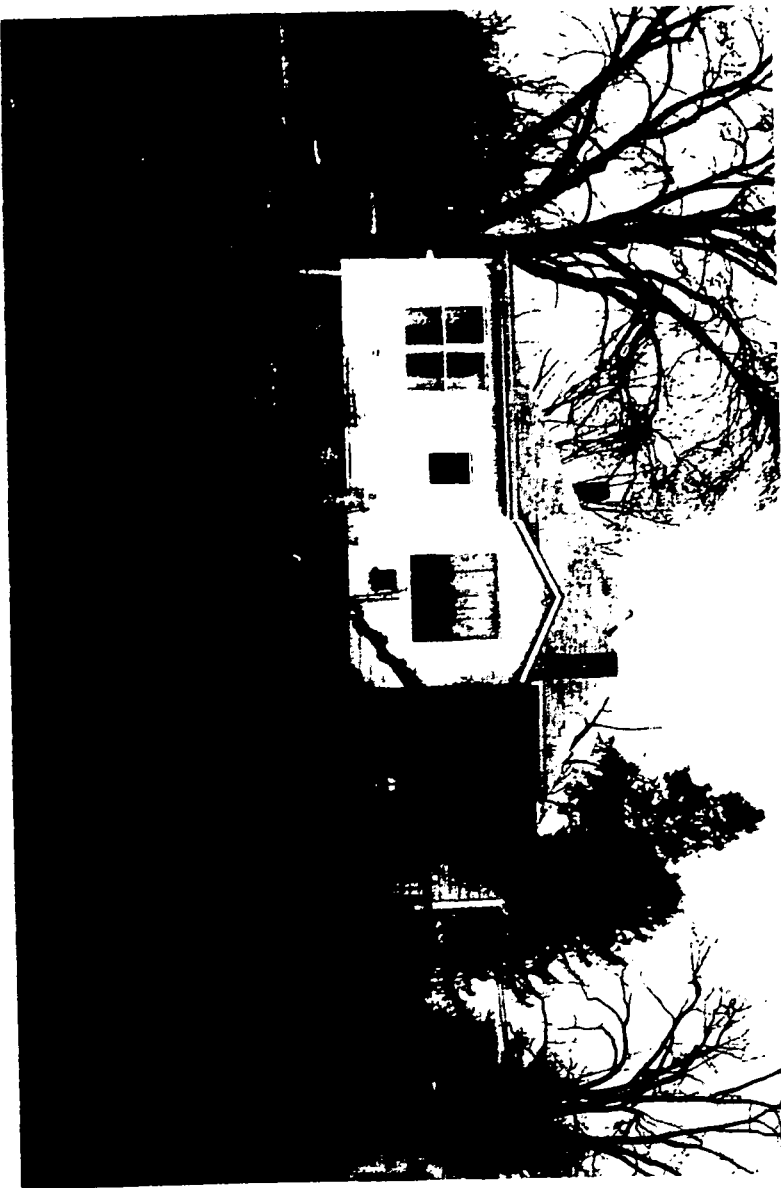
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(46) (E)



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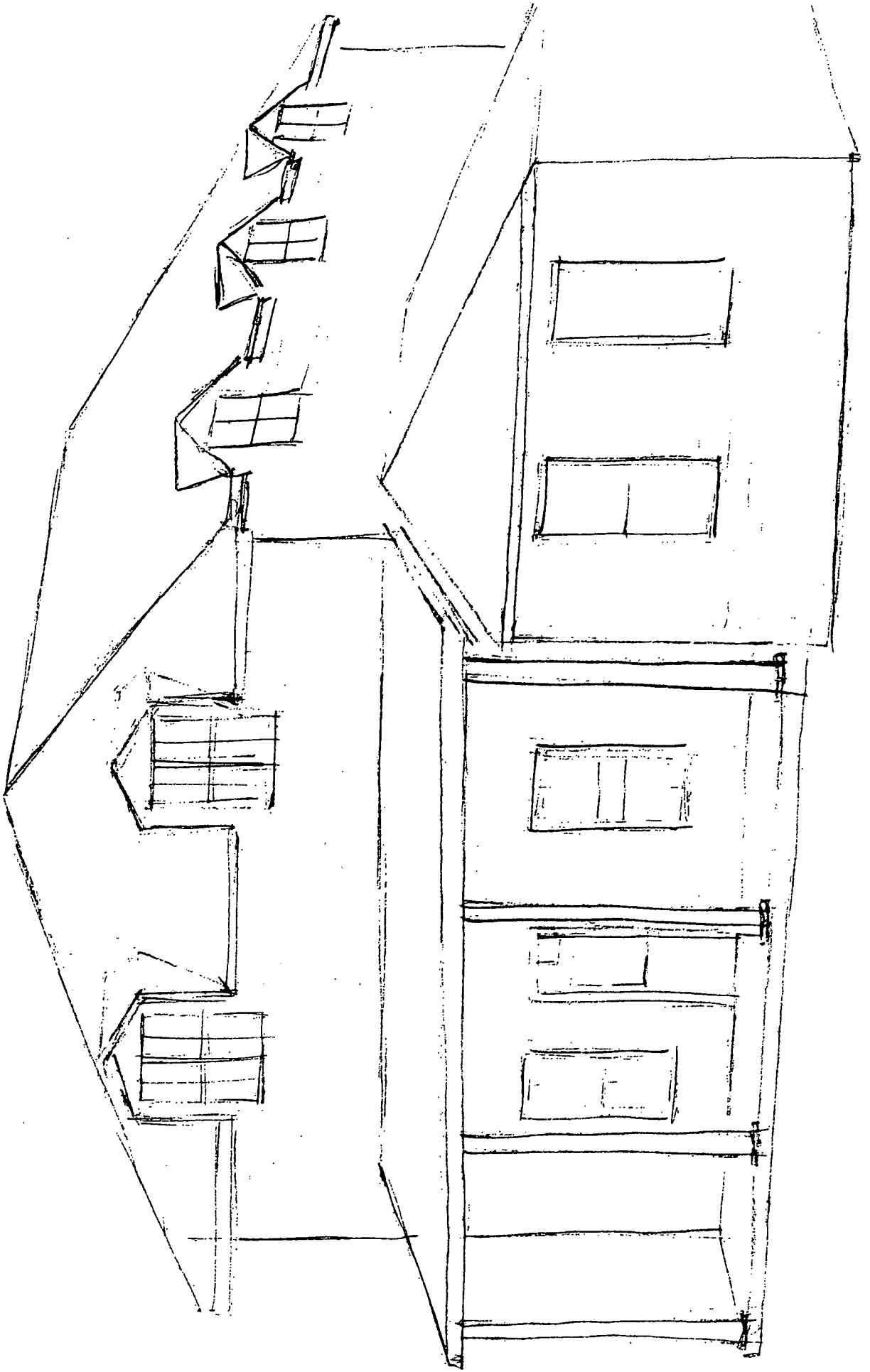


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ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

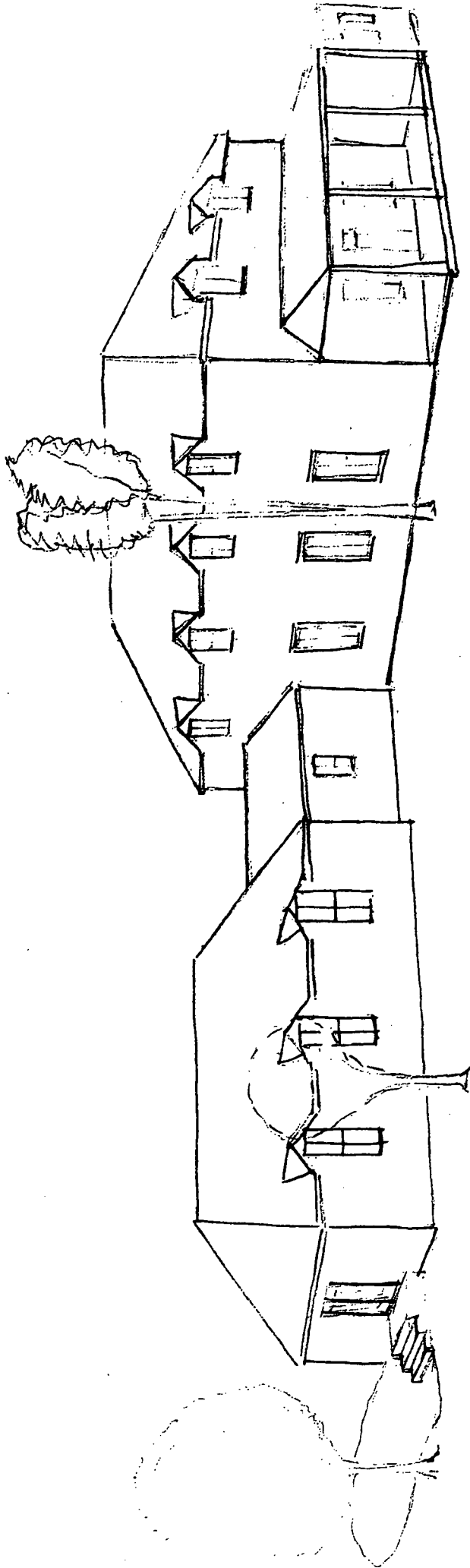


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ESPINOZA

RENOVATION & REMODELING

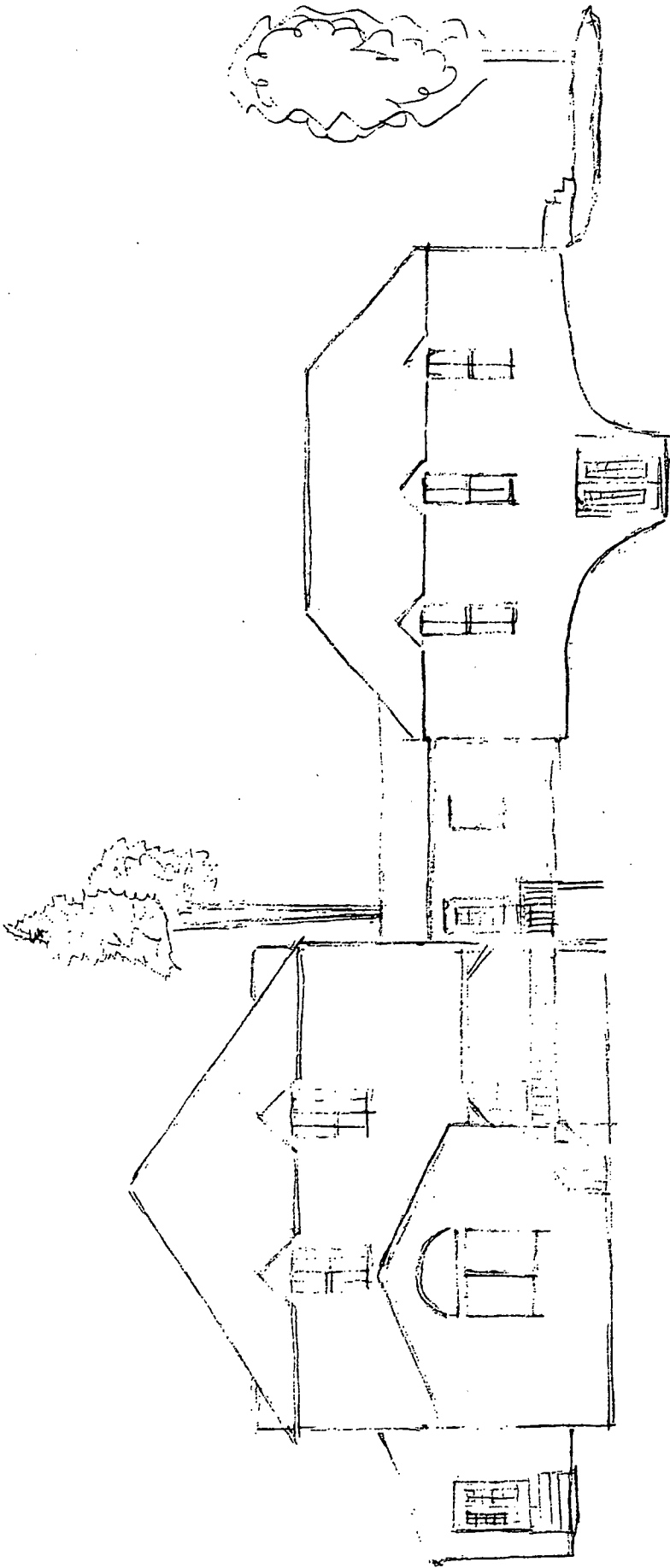
410-549-7703



ESPINOZA

RENOVATIONS & REMODELING

410-549-7703

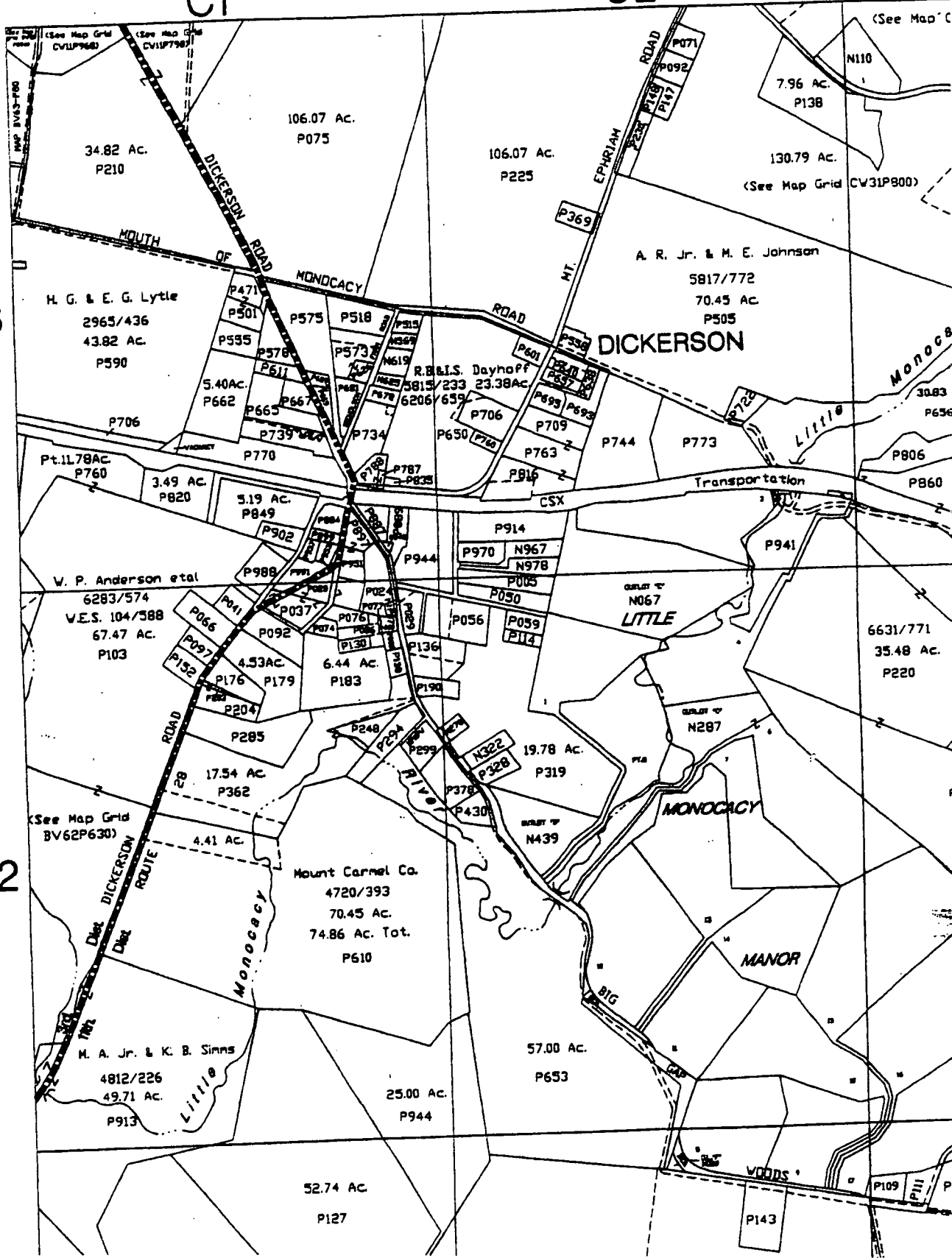


C1

C2

V3

BV V2



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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

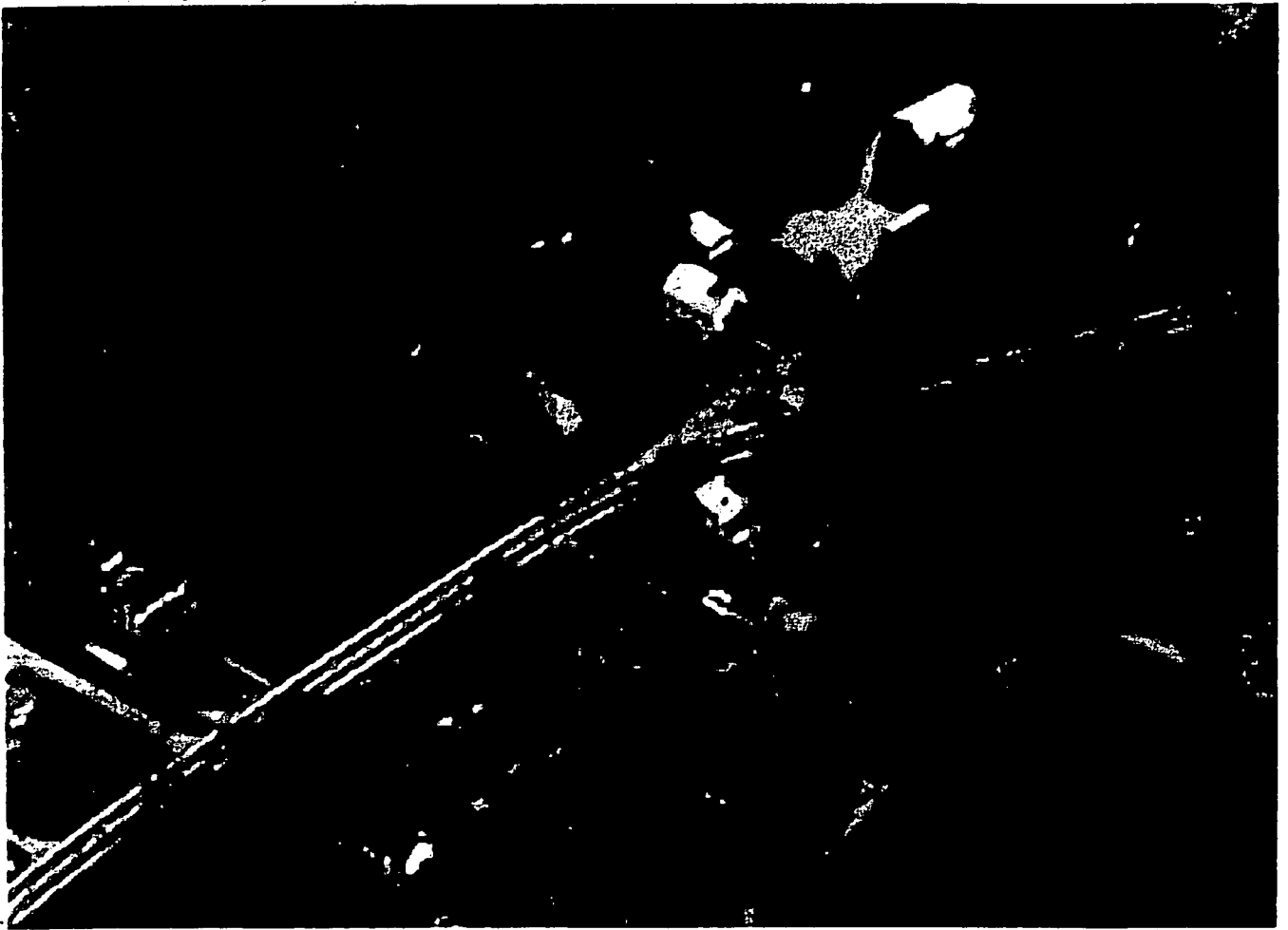
WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels
top and 2 glass panels at bottom for renovation , smaller windows will be used for
upstairs new addition.

Project Manager: PAUL HUF
410-549-7703

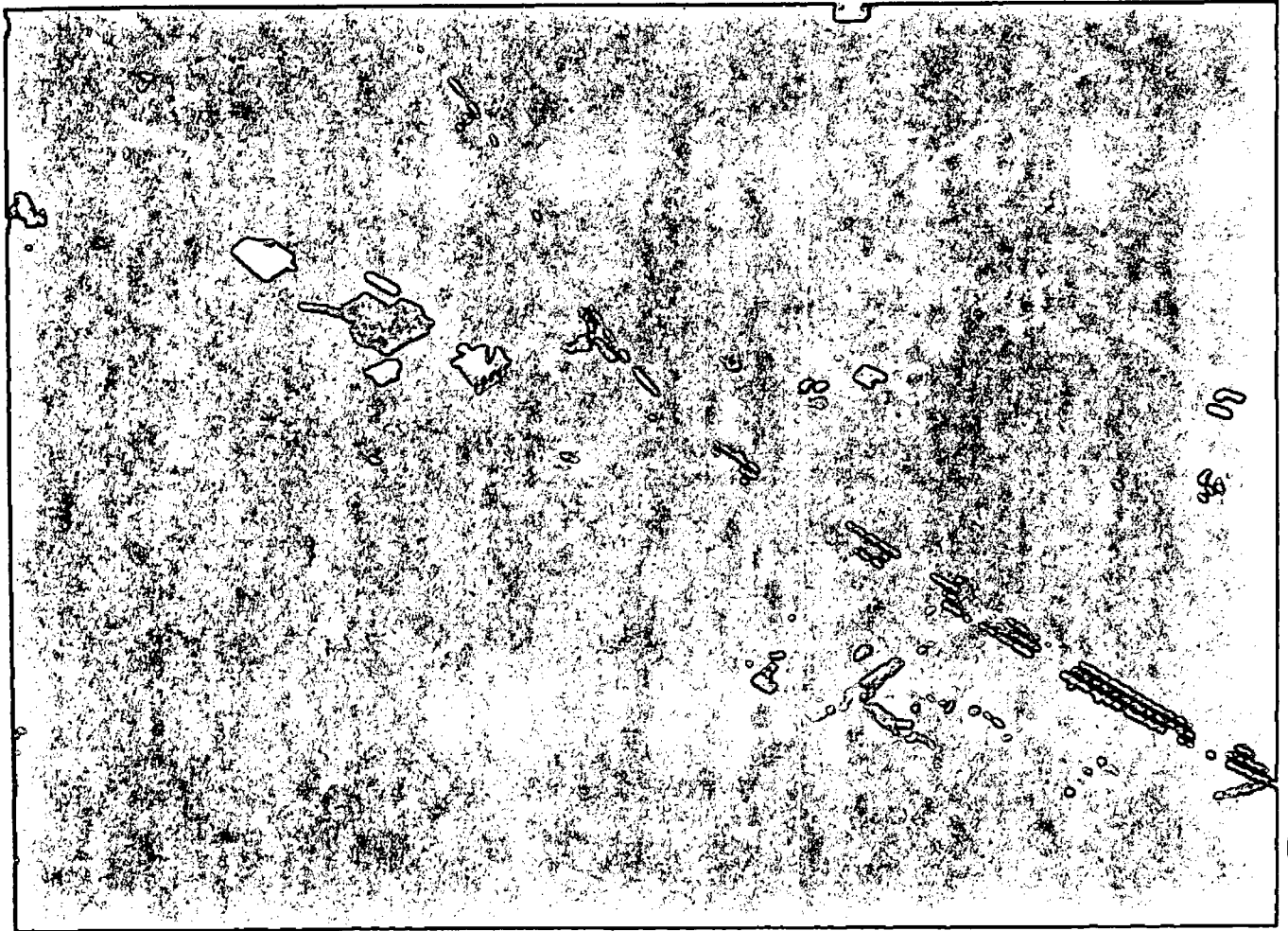
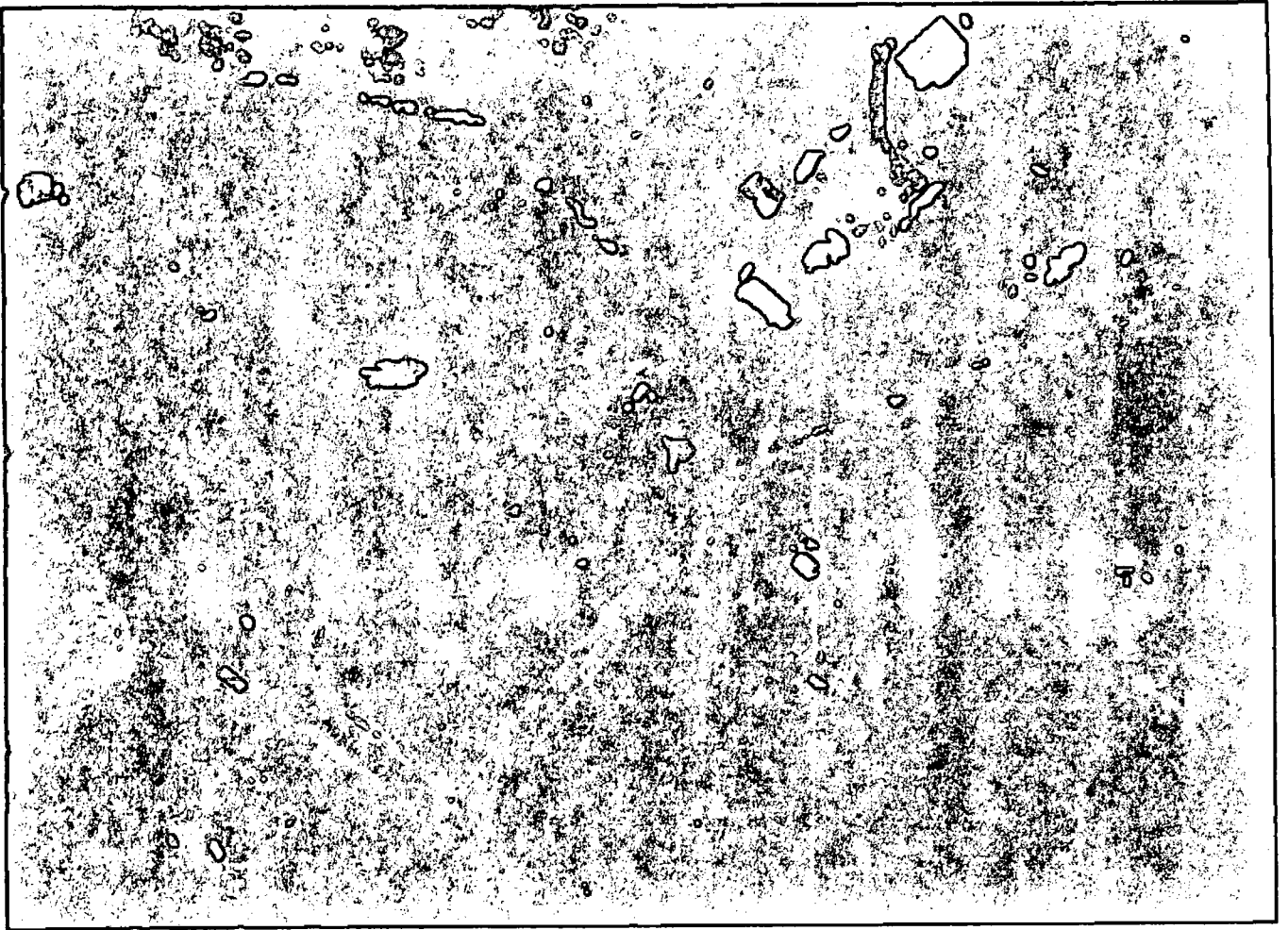
RENOVATION & REMODELING, INC

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
Adjacent and confronting Property Owners mailing addresses	
Mr. Sean Lynch 22011 Dickerson Rd Dickerson, Md 20842-9580	
Mr. Patrick Lau 22025 Dickerson Rd Dickerson, Md 20842-9515	
22014 Dickerson Rd Dickerson Md 20842	



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