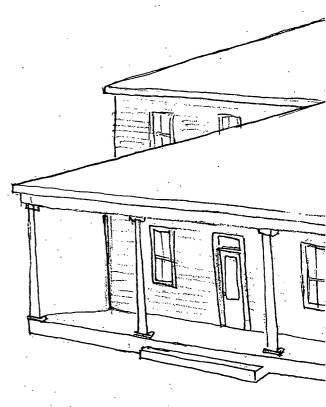
Ranta Espinoza (A) 240.489.3068 (C) 240.462.4899

List-Espinoza Resident itches LICALD) inning Room office Jaithering Room un room la bedrooms 4 bathroom Sweat Room Gym (basement) Launduftoon

Spinozak MIRTHAN Caroline - this is a unique house of a - how far over would you have to be blue heading back to avoid the septic a well - successful only of lunked was 1-story - Take it no higher than it is now - or reads as a separate building not - Tennessee Dog Trut

- read a - read as a free-standing cottage - Support cleans up anay - "besk" of a new house - lower vout w 2 stary side addition unce supportable Caroline - took of church come off the peak See the A Jeff o Caroline - agree work to convert garage, but back Lee - Concern over suplic suplems bec. it seems John Mr. Huff destilling a viable concept Caroline - planz saves too little of the hist. house low connector

Unacceptable

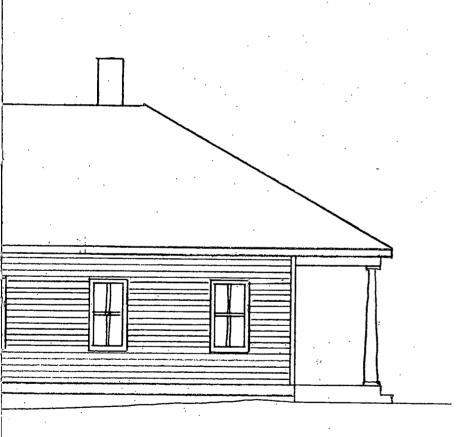


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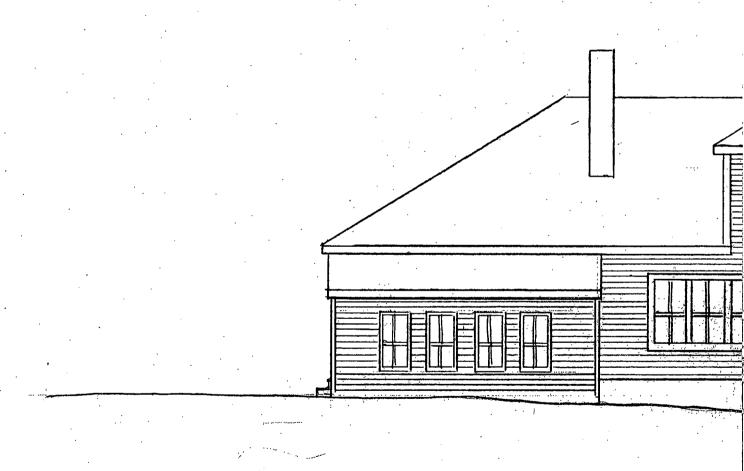


LEFT SIDE VIEW
ESPINOZA RESIDENCE
RENOYATION & REMODELING, INC.
SCALE 1/8"=1'0"



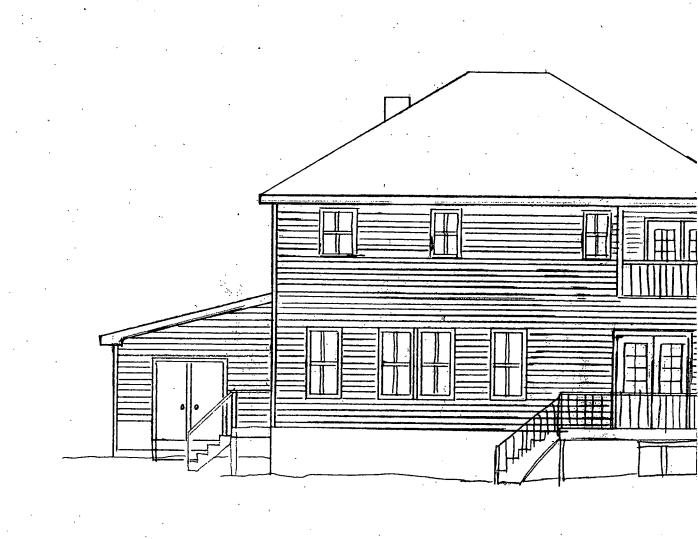


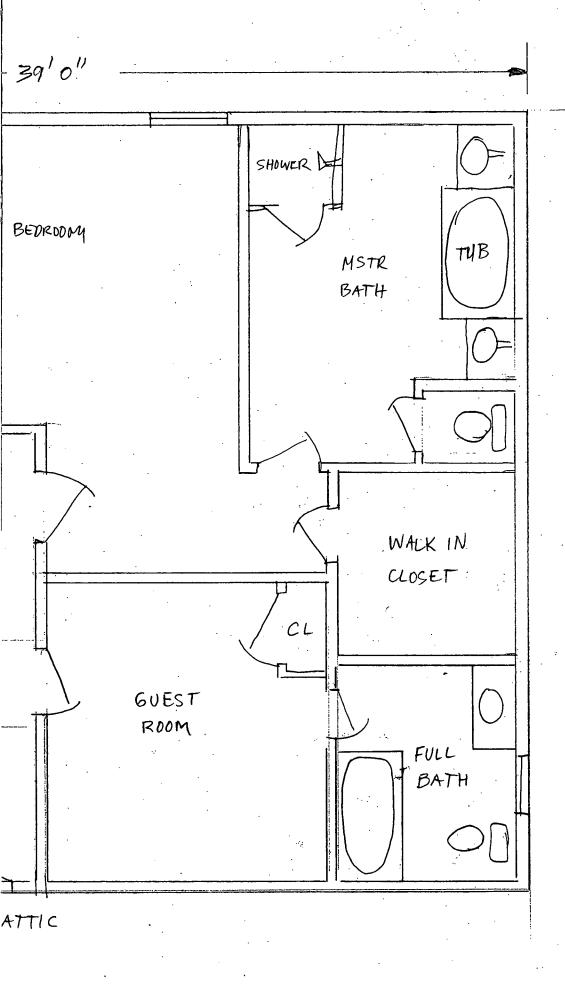
RIGHT SIDE VIEW
ESPINOZA RESIDENCE
RENOVATION & REMODELING, INC.
SCALE 1/8" = 1'0"



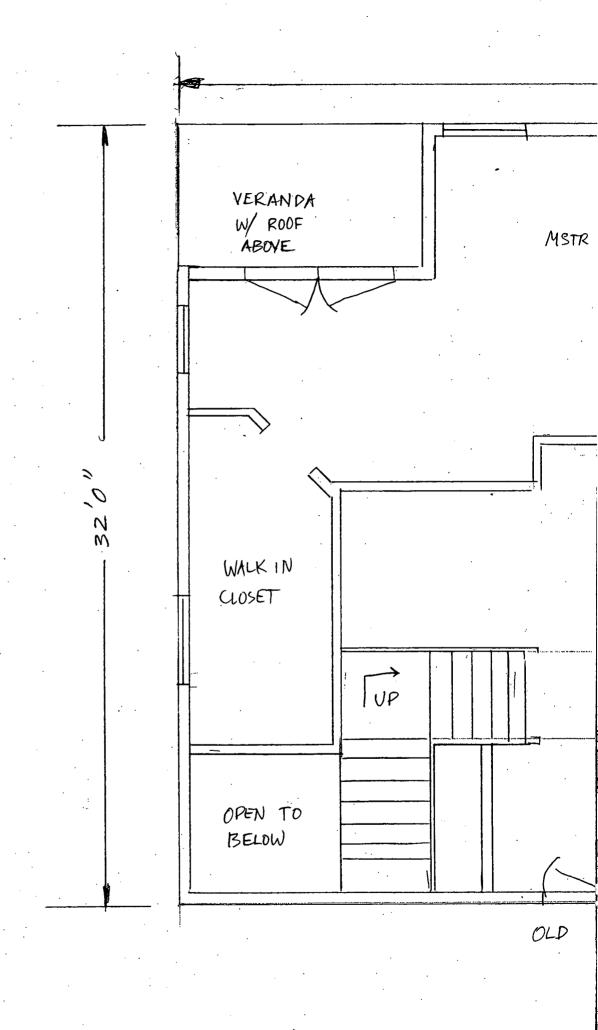


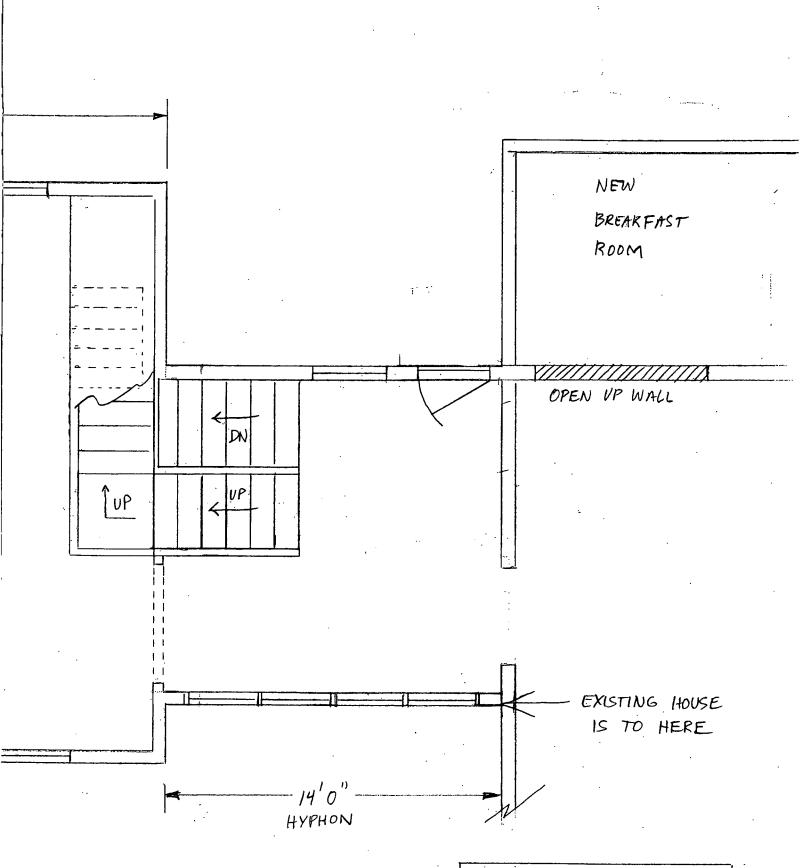
REAR VIEW
ESPINUZA RESIDENCE
RENOVATIONS & REMODELING, INC.
SCALE 1/8"=1'0"





MASTER SUITE \$
GUEST ROOM
ABOVE MAIN FUR
OF HOUSE
ESPINOSA RESIDENCE
SCALE 14"=1'0"



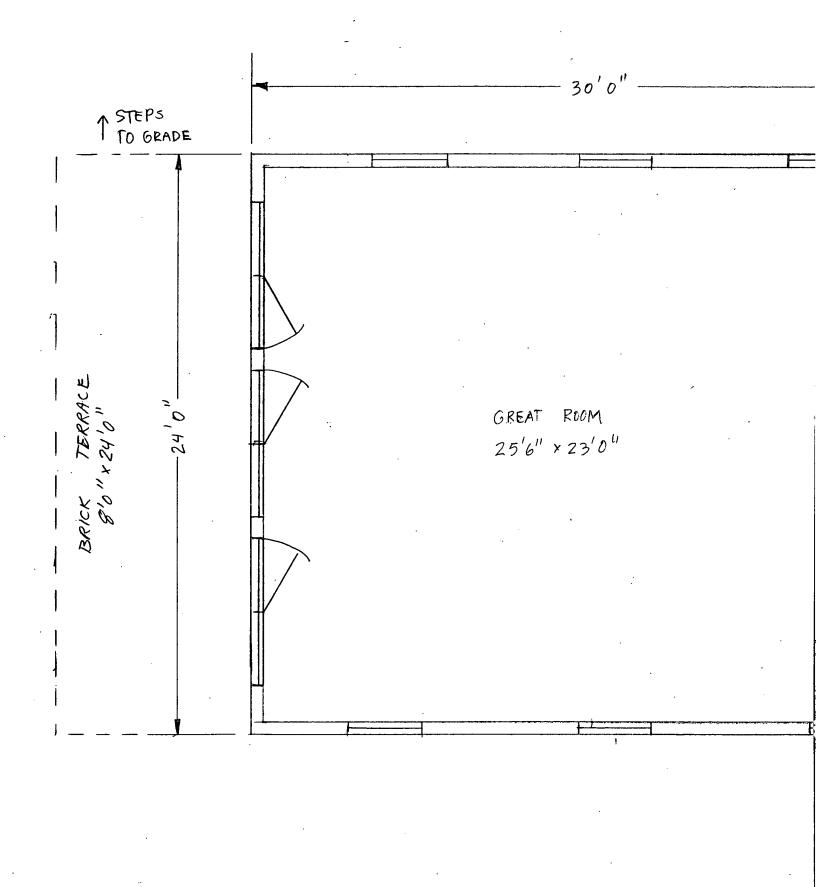


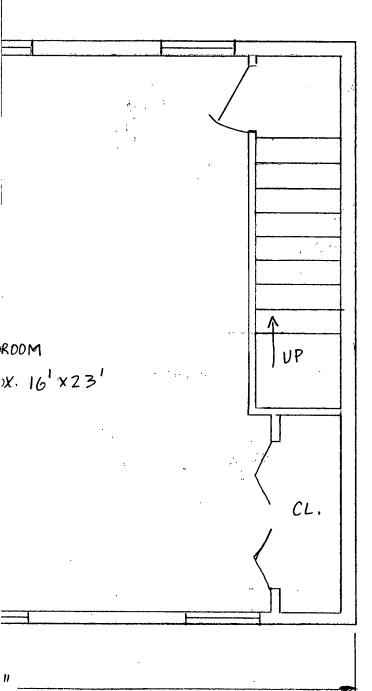
GREAT ROOM ADDITION

MAIN LEVEL

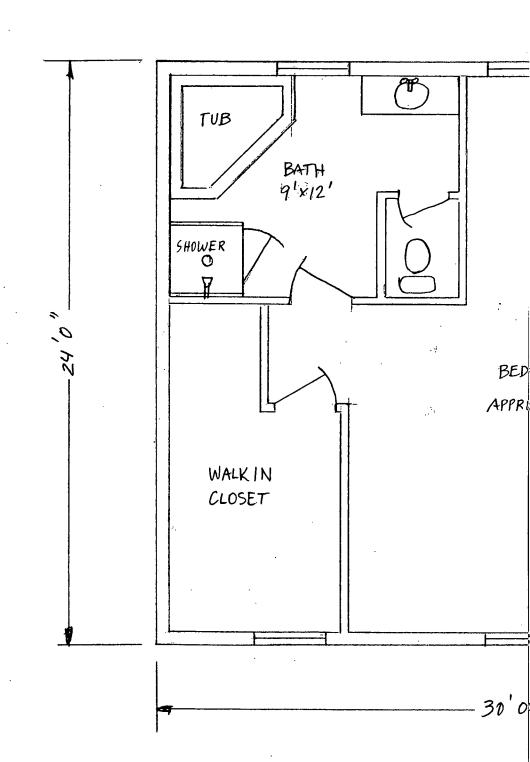
ESPINOSA RESIDENCE

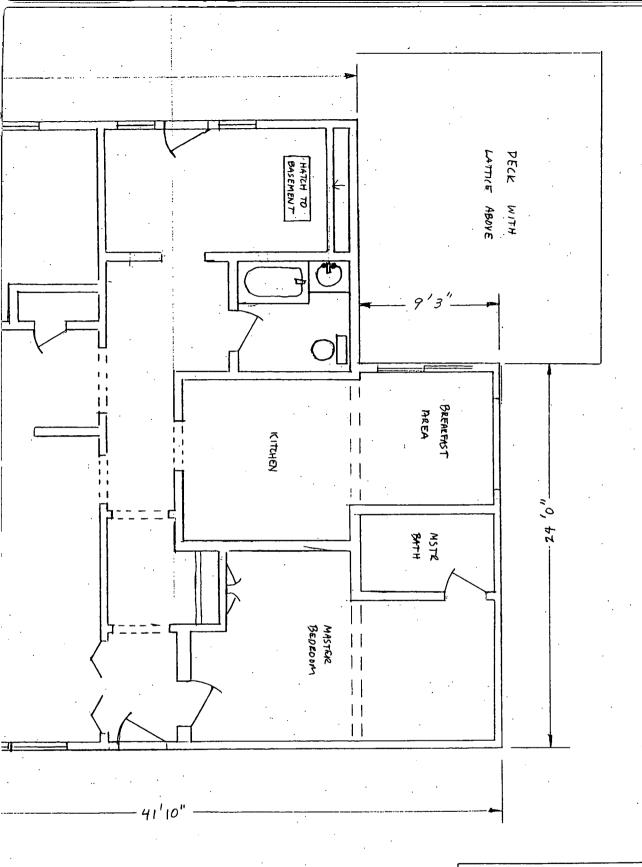
SCALE 44" = 10"





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





ESPINOZA PROJECT

EXISTING MAIN FLOOR

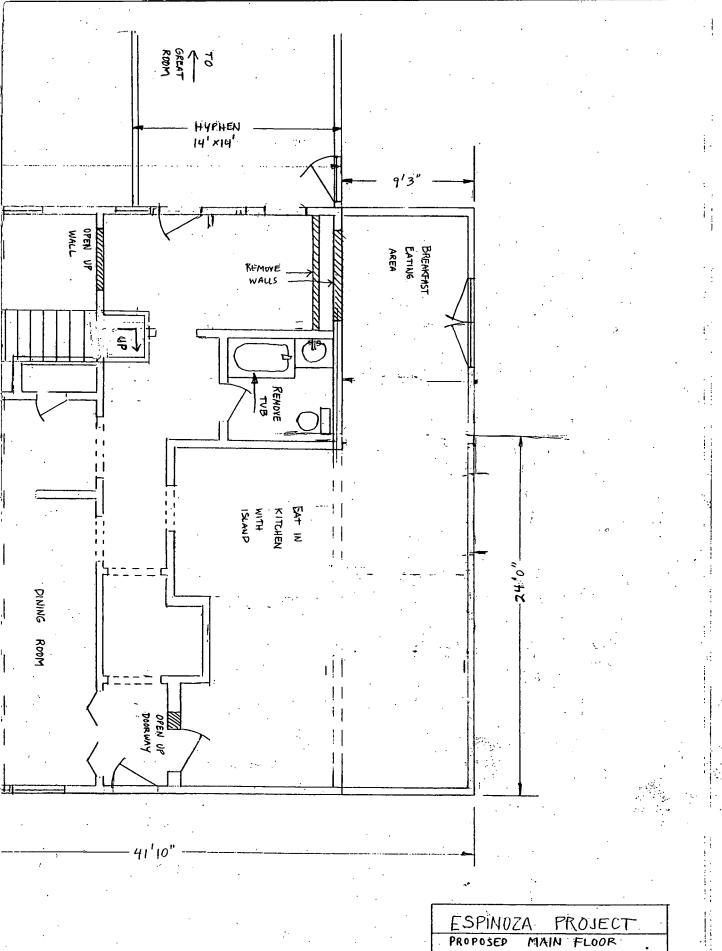
CONTRACTOR:

RENOVATION & REMODELING, INC.

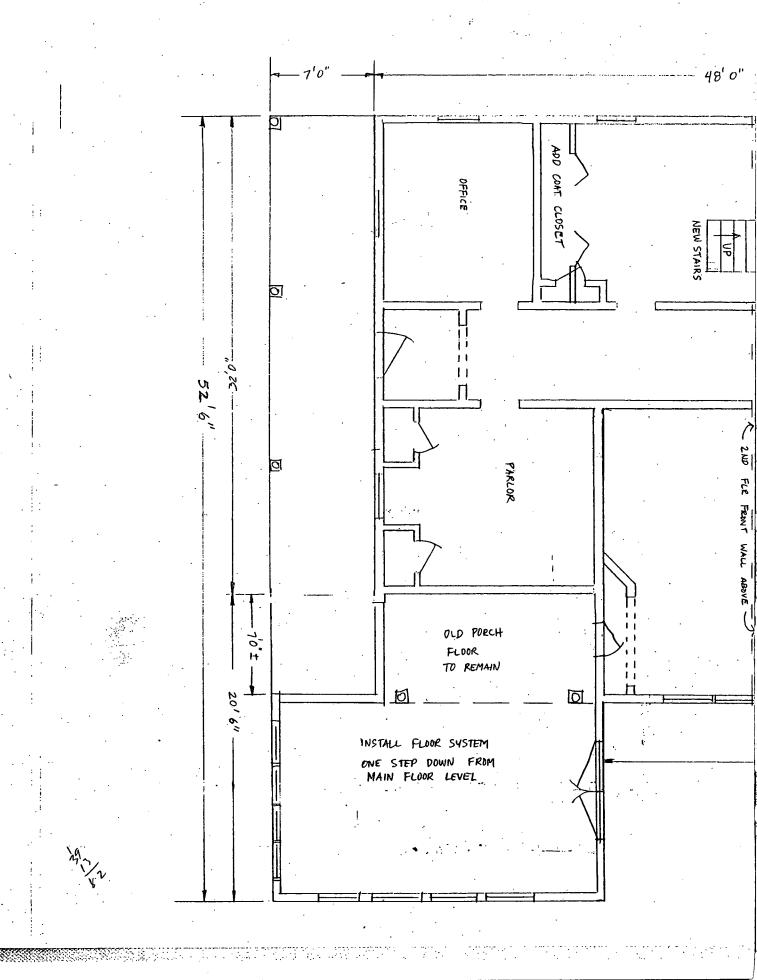
WOODBINE, MD. 21797

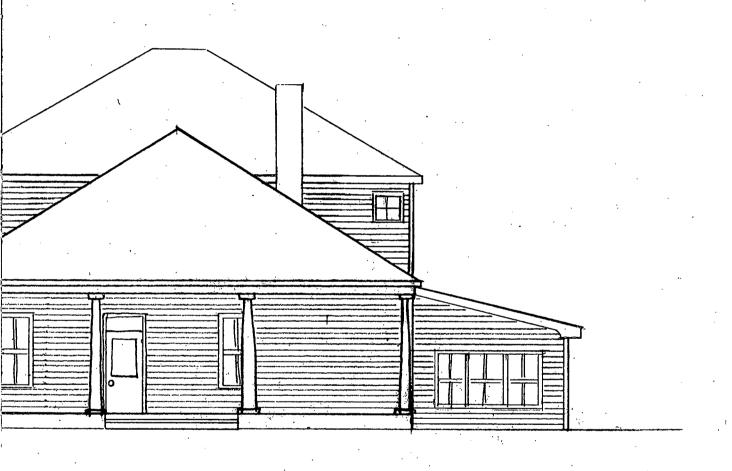
410-549-7703

SCALE 1/4"=10"

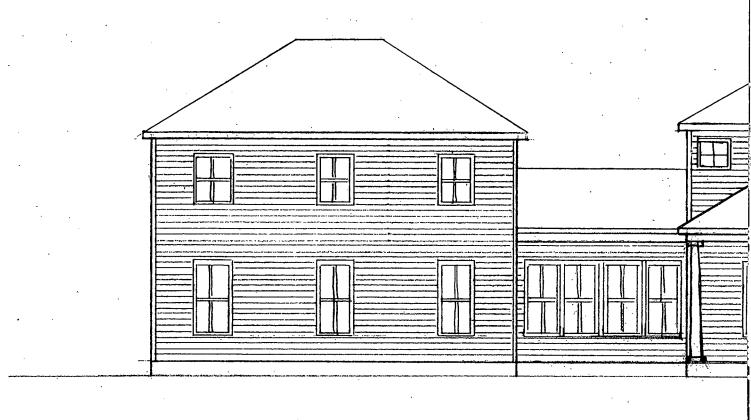


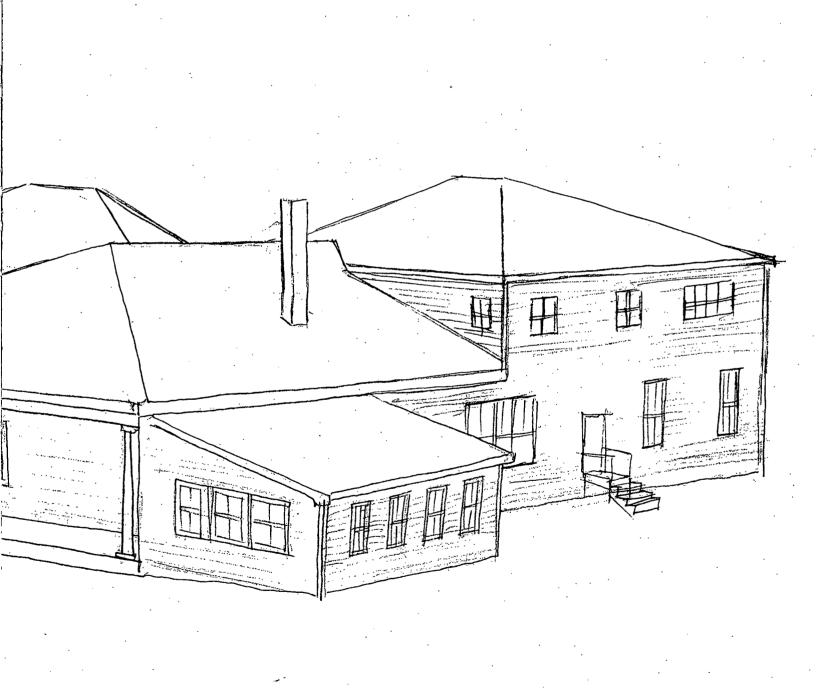
PROPOSED MAIN FLOOR
CONTRACTOR;
RENOVATION & REMODELING, INC.
WOODBINE, MD. 21797
410-549-7703
SCALE 1/4"=1"0"





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





TO:



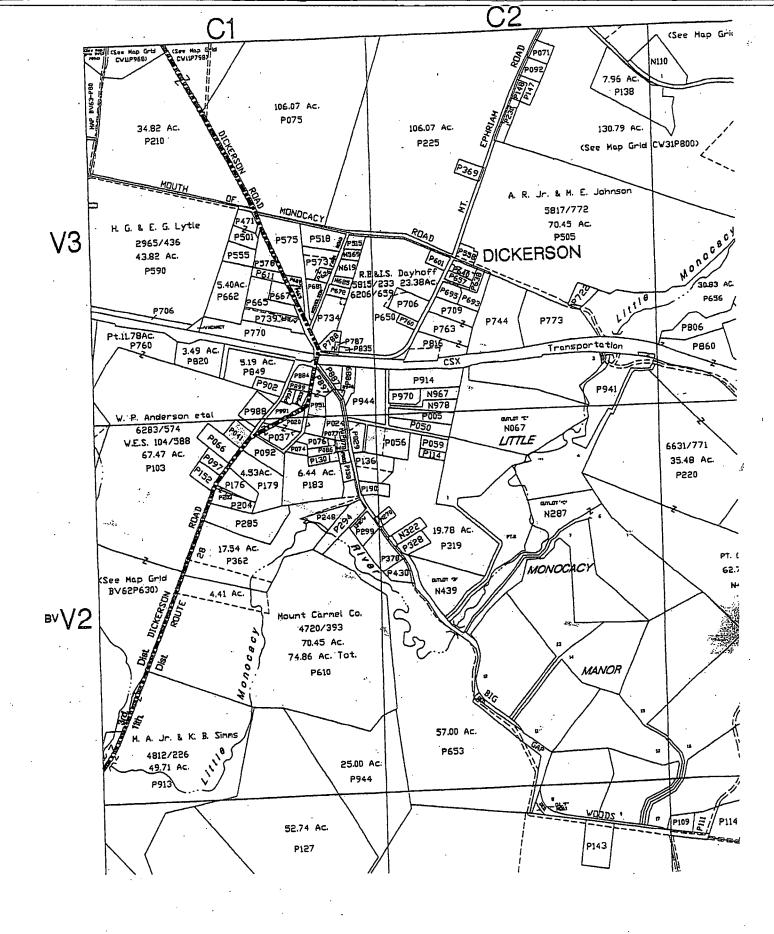
FAX COVER SHEET

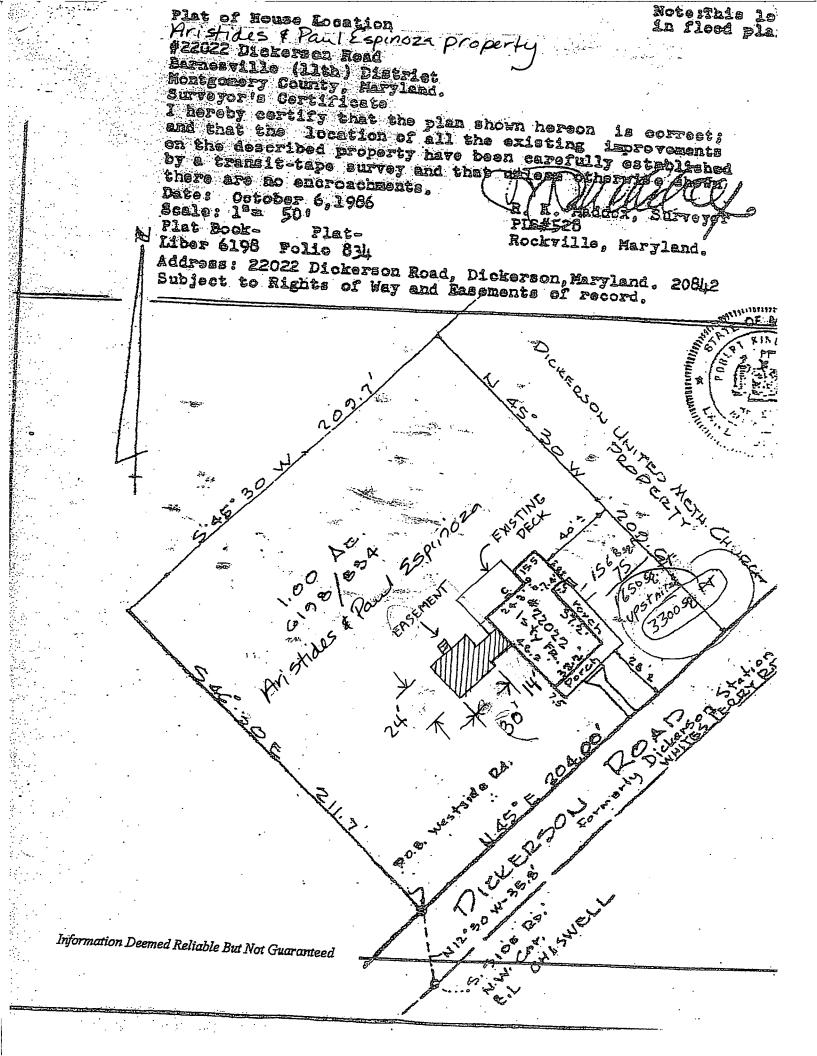
Renovation and Remodeling, Inc.
1108 Hoods Mill Road, Woodbine, Maryland 21797
410-549-7703 410-549-0924-Fax
MHIC 120810

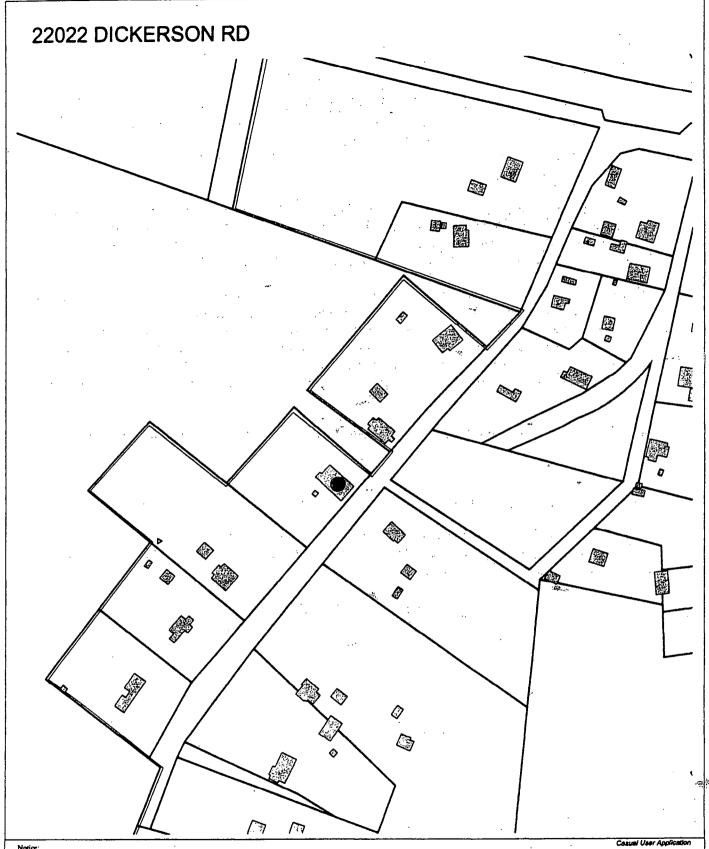
Date:

5-14-07

Attention: JOSH	From: PAUL HUF			
Fax: 301-563-3412	Reference: ESPINOZA			
□Urgent □Reply ASAP paPlease Comme Total Pages, including cover:	nt Please Review For your information			
Comments: HERE YOU GO.				
	THANKS,			
	PAVL			







Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Mottgomery County Department of Park and Planning of Commission, and may not be copied or reproducted without permission from M-NCPPC. Property lines are compiled by significant the interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale serial photography created from serial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale serial 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 maps features are approximately within five free for 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 update. Use of this rang, other than for general planimp purposes is not recommended.



MIONTODMENY COUNTY DEPARTMENT OF PARK AND PLANDING THE MAINTAIN-HATIGINAL CAPTAL TARE AND PLANDING COMMISSION 8787 GROUGH AVEIZE: 5 Siver Spring, Maryland 20910-1760

2nd Preliminary Consultation MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

22022 Dickerson Rd, Dickerson

Meeting Date:

3/28/2007

Resource:

Contributing Resource

Report Date:

3/21/2007

Dickerson Locational Atlas District

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.



Edit 6/21/99

DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE. 2nd FLOOR. ROCKVILLE. MD 20850

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

			•	Contact F	erson: Kenita	of taul Espino
		A		Daytime	Phone No.: 040	-489-3008
Tax Account No.:	36	Q4			301.5	37-6/33
	ner: Ar	sticles 1	anl En	2020 Daytime	Phone No.: 240.	462-4899
Address: 🗟බෙත	Sa Di	ckuson	Rd. I	Kker	on, Md.	20842
Contractor: Pau	Street Number 1 Hut	_ ^-	City _		31881	549-7703
Contractor Registratio	on No.:		·			
Agent for Owner:	· · · · ·			Daytime	Phone No.:	·
LOCATION OF BUI	I DING/PREMI	SF.				
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PART ONE: TYPE		TIUN AND USE	AUENY AI	I ADDLICADI	t.	
1A. CHECK ALL APP		(7) Alle m		L APPLICABLE Slab		Porch Deck N Shed
Construct	•	☐ Alter/Renovate	□ A/C		Woodburning Stove	
☐ Move	☐ Install	☐ Wreck/Raze		Wali (complete	•	
Revision	☐ Repair	Revocable			_	:: 30
					500,0700g	
1C. If this is a revision	on of a previously	y approved active permit	see Permit #			
PART TWO: COM	PLETE FOR NE	W CONSTRUCTION A	ND EXTEND/ADDI	TIONS		
2A. Type of sewage	e disposal:	01 U WSSC	02 D Septic	03 🗆	Other:	
2B. Type of water s	supply:	01 🗆 WSSC	02 Well	03 🗆	Other:	
PART THREE: COI	MPLETE ONLY	FOR FENCE/RETAINI	IG WALL			
3A. Height	feet	inches				
3B. Indicate wheth	er the fence or r	etaining wall is to be cor	structed on one of the	following loca	ations:	
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					correct, and that the cons the issuance of this permit	struction will comply with plans t.
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yau	164	Oyroza			mar	ch 4,2007
	Signature of own	ner or authorized gent				Dete
					ric Preservation Commissio	
		Signature:			Dat	
Application/Permit N	w.		I)ate	Filed:	Date Issue	u.

SEE REVERSE SIDE FOR INSTRUCTIONS

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

M	HITTEN 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 pouse with point porch & deck setting one acre for. Set in small community next to church. Shed is adjacent to the dece several large maple from planted wort glarage various disgussed trees, white piness & 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 Reported from to the house which means starting upstairs at the Reak of the wisters rook and continue in the rest of reported from to back of side of thomse, with rew laddition to side Continuing the upstairs over

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

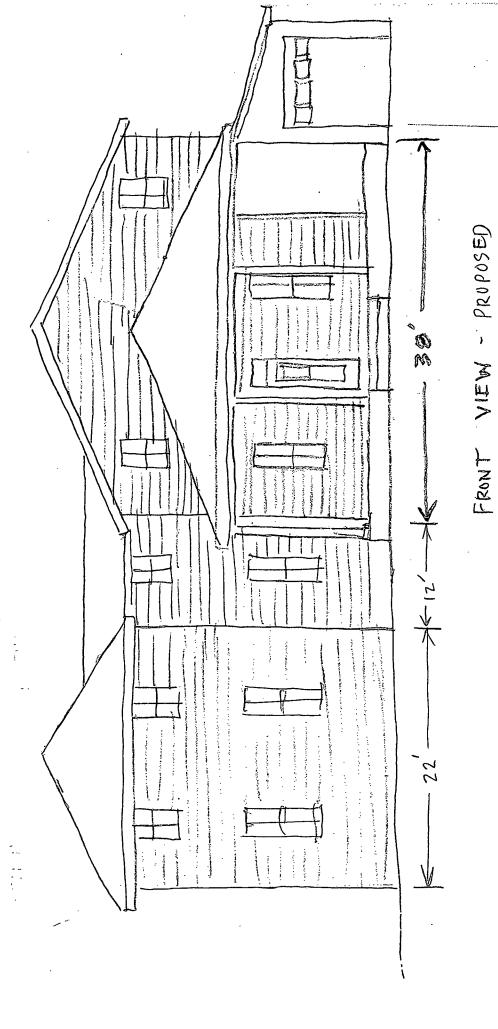
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 Ithis 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 thap unions there are no encreachments. Date: October 6,1986 Scale: 1 = 50* 528 Plat Book-Rockville, Maryland. Plat-M Liber 6198 Folio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. DAVIO 2. * Charle Dave & Galer Tub upstr. O Signific 20 h 00 Late Stand Course no the same Information Deemed Reliable But Not Guaranteed

Plat of House Location Note: This lot a David R. Griffiths & Cathrine B. Griffiths Property in flood plain Barnesville (lish) District Montgomery County, Haryland. Surveyor's Certificate I hereby certify that the plan shown hereon and that the location of all the existing i en the described property have been carefully established is correct; by a transit-tape survey and thap offers there are no entroachments. Date: Ostober 6,1986 Scale: la 50: Plat Book-Plat-Liber 6198 Rockville, Maryland. Polio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. L'ESTE MEDICE ON WASH were of A STATE OF THE STA Information Deemed Reliable But Not Guaranteed

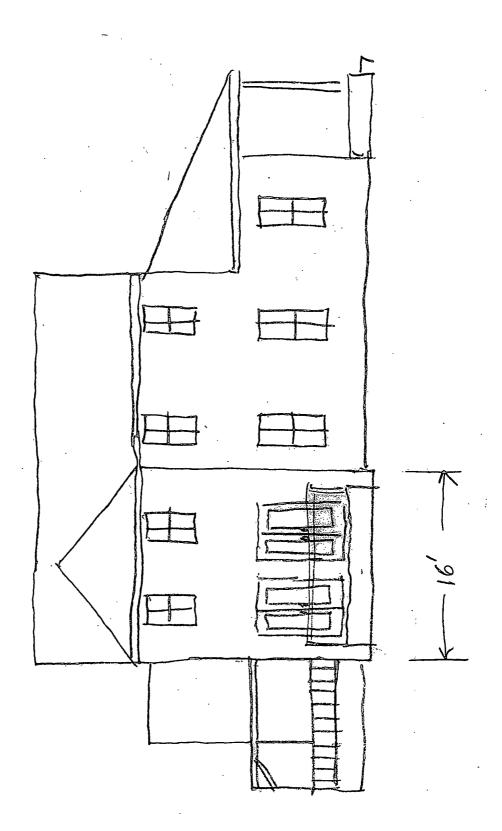


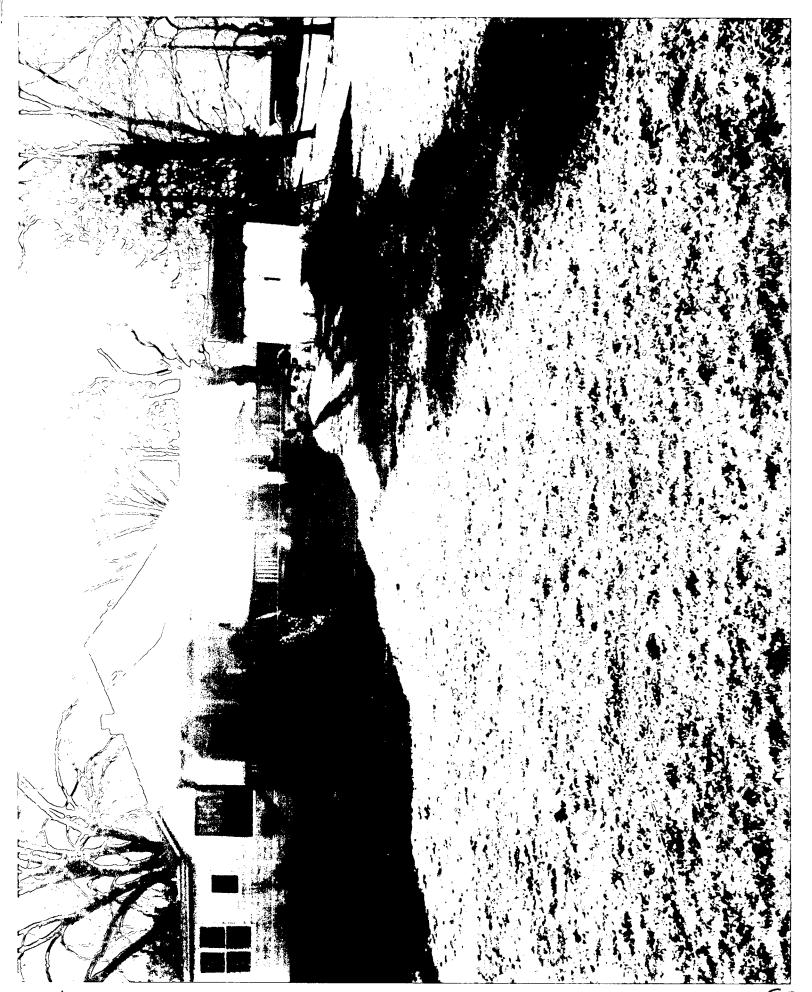


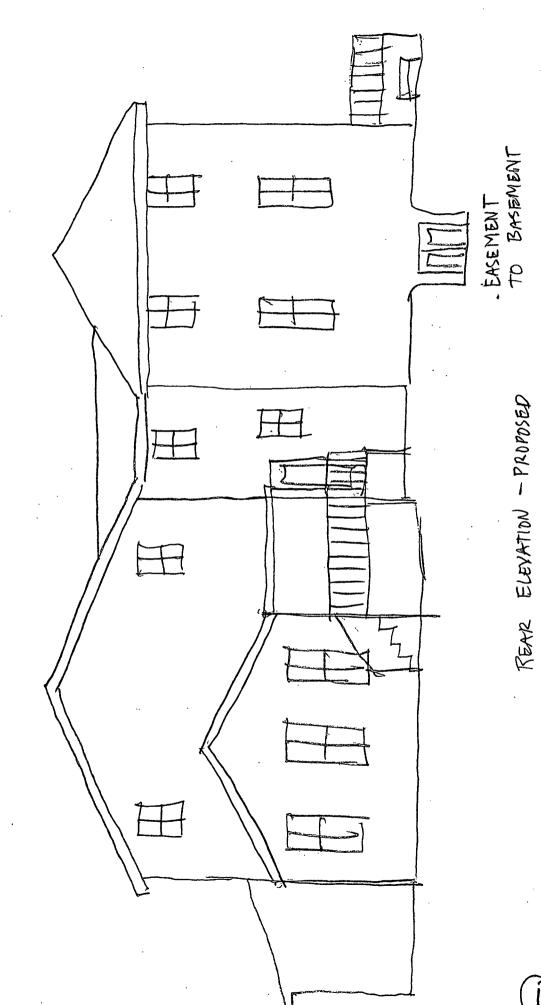
WILL ROOFS SAME ORIGINAL PITCH

(9)

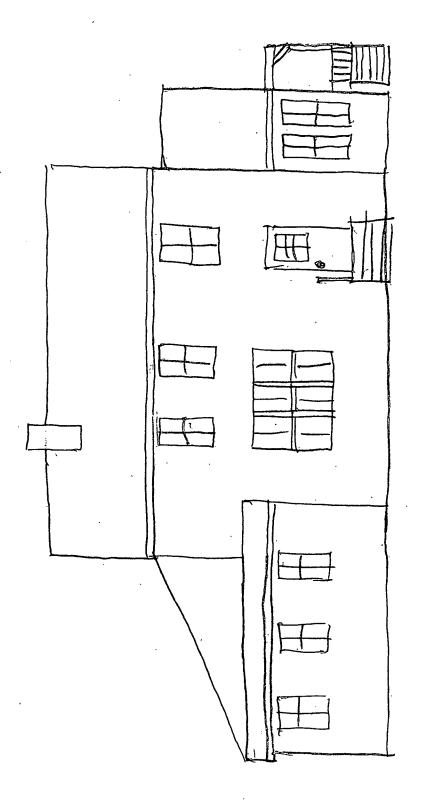




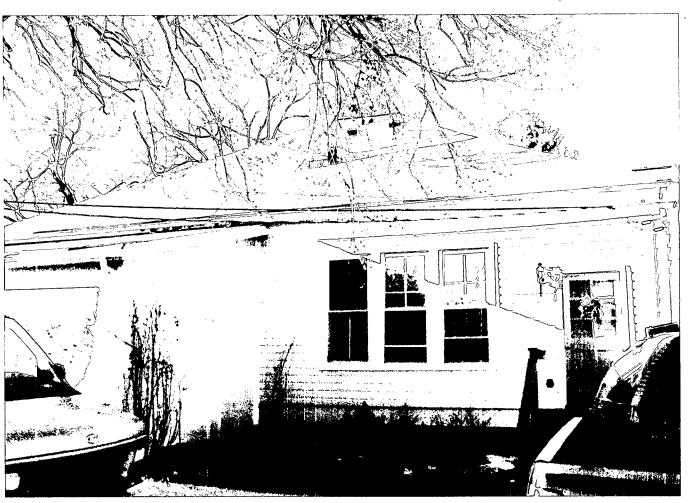








RIGHT SIDE - PROPOSED



















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 Propert	y Owners names & mailing addresses
Mr. Seen Lynch	-
Mr. Seen Lynch 22011 Dickerson Rd.	
Dickerson, Md. 20842-9580	
Mr. Patrick Lan 22025 Dickerson Rd.	
Dickerson, Md.	
20842-9515	· ·
	_
22014 Dickerson Rd.	
Dickerson M) 20842	
,	
·	
	<u> </u>

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 20ver 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

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

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

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

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

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

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

This is a small house and we understand that putting additions on smaller 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 t
7	second floor, the bungalow form is completely lost that you essentially have a different form

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

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

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

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

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

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

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
1.1	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
1.4	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

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.

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

So the well is right next to the patio. Right behind the patio.

25

26



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 7 8	there are areas and things that are almost called non-conforming. It his house has been so modified that it completely concur with staff's early comments that we should be very lenient in 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

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1	finiahad
	finished.
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2	You now, from my perspective in terms of trying to review what's in front of us,
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: Il would concur with Commissioner's Fuller comments; and
24	when I look at it it try to figure out what are the historic elements that are worthwhile preserving
25	and to me in this particular project; it's allittle 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 loo
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. It 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: <u>But then you loose the scale that really defines this house</u>
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 lit'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: 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
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 that garage, that would be a bonus! Does anyone else have a --3 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 to integrate that better visually, would be to remove that front wall on the garage, create an 22 extended porch there so it is open again! It's that side that's going to have much more of a 23 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.

They did two renovations. They used to have a porch which they turned into the extended
living room and hallway. And they added to the kitchen, because back in the back where the
smokestack is, that was added on later.
MS. O'MALLEY: All right, well it looks like they've got a little more work to do.
MR. ESPINOZA: But you don't have any problem with the addition on the side?
MS. O'MALLEY: I think that that could be a possible way to work it. You could
do some kind of hyphen then go, you know, you'd be going around your well and then you
could come back
MR. ESPINOZA: No, but I mean as it exists now. I mean, just the left hand
portion, the addition coming off the left hand side.
MS. O'MALLEY: Of the current design? Well it's hard to tell the size and the
relation to the original house.
MR. ESPINOZA: Excuse me, I'm sorry?
MS. O'MALLEY: It's hard to tell the size and relation to the original house.
MR. ESPINOZA: Well it's one story, and it's a walkout basement.
MR. FULLER: Quite frankly, if you're going to go that direction, I'd prefer to leave
the old house as a one story addition and make a two story new addition and the end of a
hyphen
MR. ESPINOZA: So in other words make
MS. ESPINOZA: The second addition over where the new
MR. FULLER: Do the mirror image.
MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
to make it hinge. It's not going to be a steeple chase design like the church. You know how it
comes up like this? He's going to try to keep it, the roof where the pitch is low and then just

kind of flattens out, if that makes sense.



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

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

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

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

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

$\frac{\%}{2}$ 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.

Ka

Keena Lukacinsky

3/13/07

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

22022 Dickerson Rd, Dickerson

Dickerson Locational Atlas District

Meeting Date:

2/28/2007

Resource:

Contributing Resource

Report Date:

2/21/2007

Applicant:

Aristides & Paul Espinoza

Public Notice:

2/14/2007

Review:

Preliminary Consultation

Tax Credit:

None

Case Number:

Staff:

Tania Tully

PROPOSAL:

2nd Level Addition

RECOMMENDATION: Revise and Return for another Preliminary

ARCHITECTURAL DESCRIPTION

N/A

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.

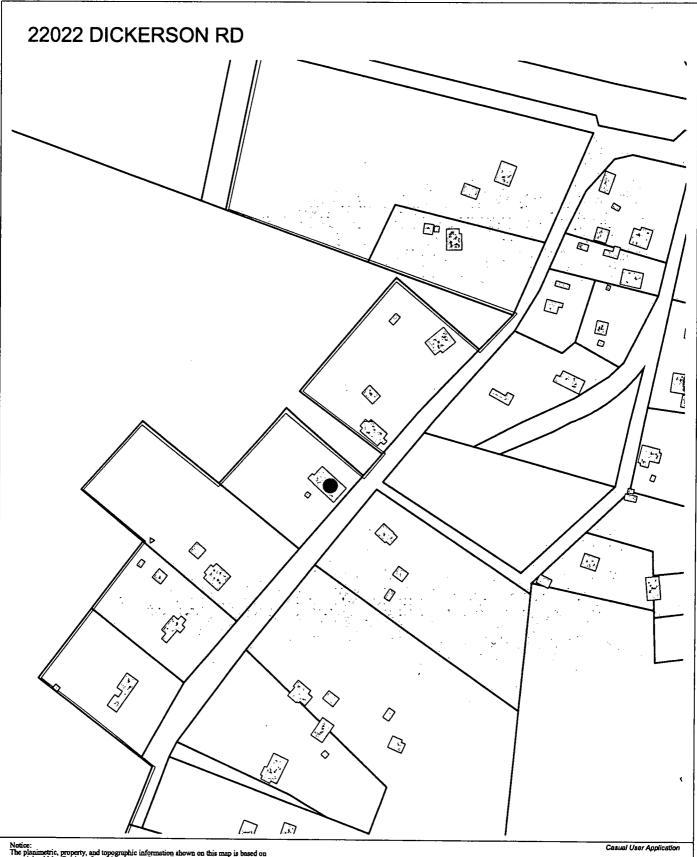
Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a 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.



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 reproducted without permassion from M-NCPPC. Property lines are complied 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 maps features are approximately within five feet of their bue location. This map may not be the same as a map of the same are a plotted at an earlier time as the data is continuousely updated. Use of this map, other than for general planning purposes is not recommended.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING THE MARYLAND-NATIONAL CAPITAL PAUK AND PLANNING COMMUNION 8787 Georgia Averson - Süver Spring, Maryland 20910-3760







HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

The account Ho.: 3QQ4 Name of Proporty Owner: Art Strick SA Raw Eschoze, Daytime Prone No.: 402-402-4899 Address: 2QQQQ Dicker San Ra. Dicker San May 208 +2 Street Aumber: Phone No.: Contractor Registration No.: Agent for Owner: Daytime Phone No.: Contractor Registration No.: Agent for Owner: Daytime Phone No.: Cocation of Building/Premise House Number: 2QQQQ Seet: Dicker San Rd Town/City: Dicker San Nearest Cross Sheet: MT Ephrain Rd Indice: Folio: Parcet: PART ONE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: 1A Construct Extend Alter/Renovate AC Slab Room Addition Porch Dock Sheet 1B. Construct Revision Repair Revocable Fence. Woodburning Stove Single Family 1B. Construction cost estimate: \$ ICUACH ALLOCATH 4-500,000.02 1C. It this is a nevision 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 Spipic 03 Other: 2BATT THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL Inches				Contact Person:	11100 9	
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approved by all agencies listed and I hereby evknowledge and accept this to be a condition for the issuance of this permit.	12 500			To The	229	2007
	7 City Signature of own	ner or authorized agent			1 2 / 5	elé
Faul Eding a special Jan 29,0007						
	Annerved:		Fo: Chaice	nerson, Historic Preservation C	้อกเกมรรไตก	
Faul Expenses of authorized agent Jan 29,2007						
Appreved:For Chairperson, Historic Preservation Commission	Disapprovec:	2iduwas:				
Appreved:	Application/Permit No.:		Date Fi	iled: D	ate Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

43

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

WRITTEN DESCRIPTION OF PROJECT	
a. Description of existing structure(s) and environmental setting, including their historical features and significance: Ht this point we have a cottage house with front porch E deck Setting on one acre let. Set in Small communications	7,
next to church. Shed is adjacent to the deck	.,
Large Maple tree dailed next to the garage various dogwood frees t 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 honce putting upstairs for bectroomsete	٠.
new basement & living room additions sust basically adding more space to our coffage home	
existing house not Change in historic look	
0	

2. SITE PLAN

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

- s. 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. Schemetic 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 (lacades), 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 lacade 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. THEE SURVEY

If you are proposing construction adjacent to or within the chelice 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

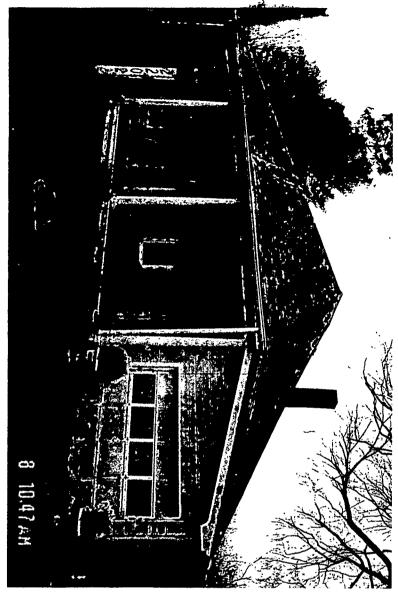
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the carcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

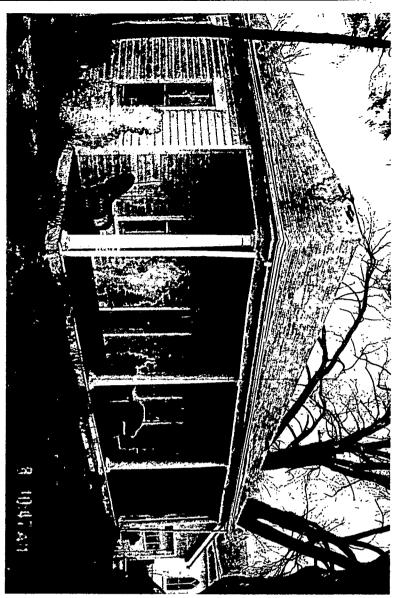
PLEASE PRINT (IN BLUE OR BLACK INX) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



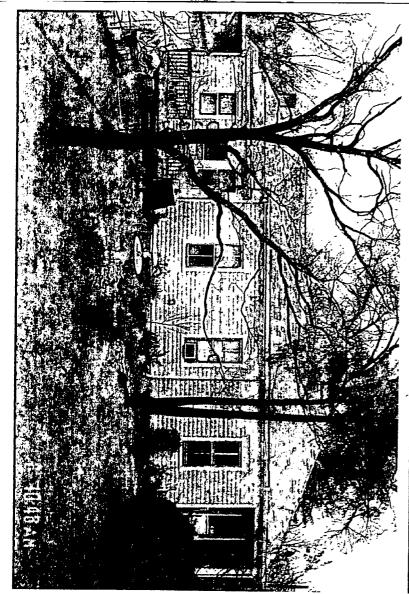
Note:This lot no Plat of House Location in flood plain a David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap usters there are no encroachments. Date: October 6,1986 Scale: 1 50. Plat Book-Liber 6198 Polio 834 Rockville, Maryland. Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. DAVID 2. * CATHERINE & GRIFFITUD O Singles The season to sure of the 712, 20 Mr. 38.90 Ød, Information Deemed Reliable But Not Guaranteed

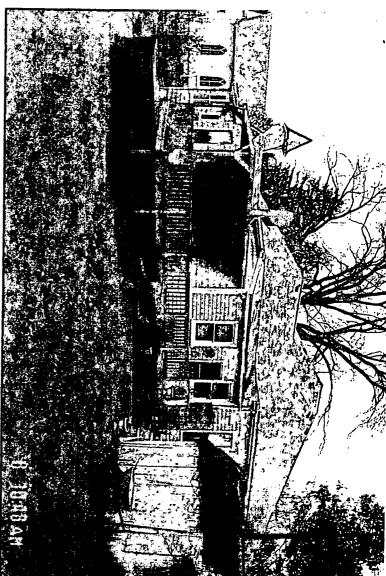






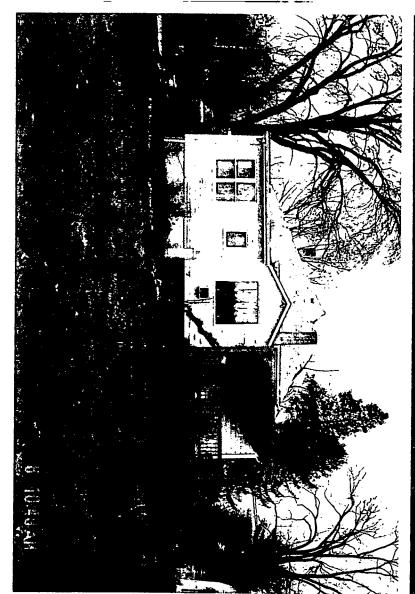
















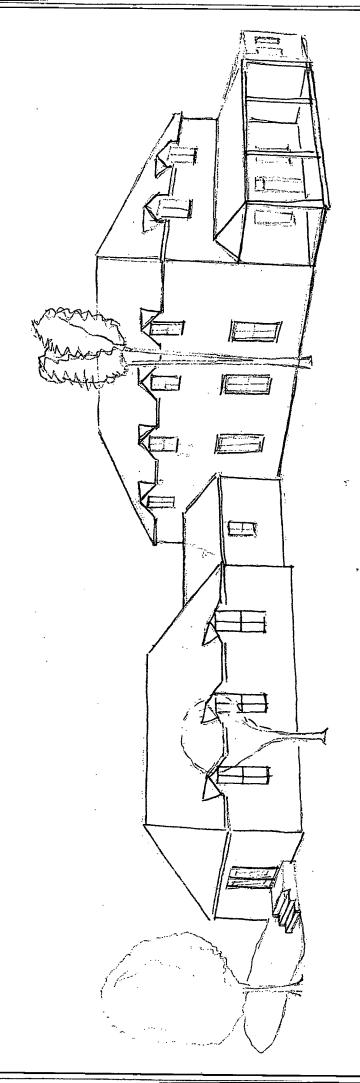


ESPINOZA RENOVATIONS & REMODELING 410-549-7703



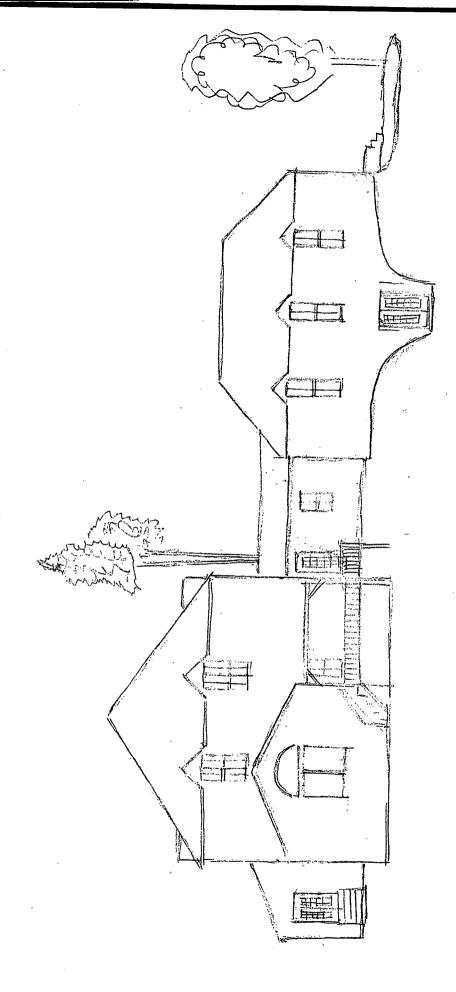
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RENOVATIONS & REMODELING 410-549-7703

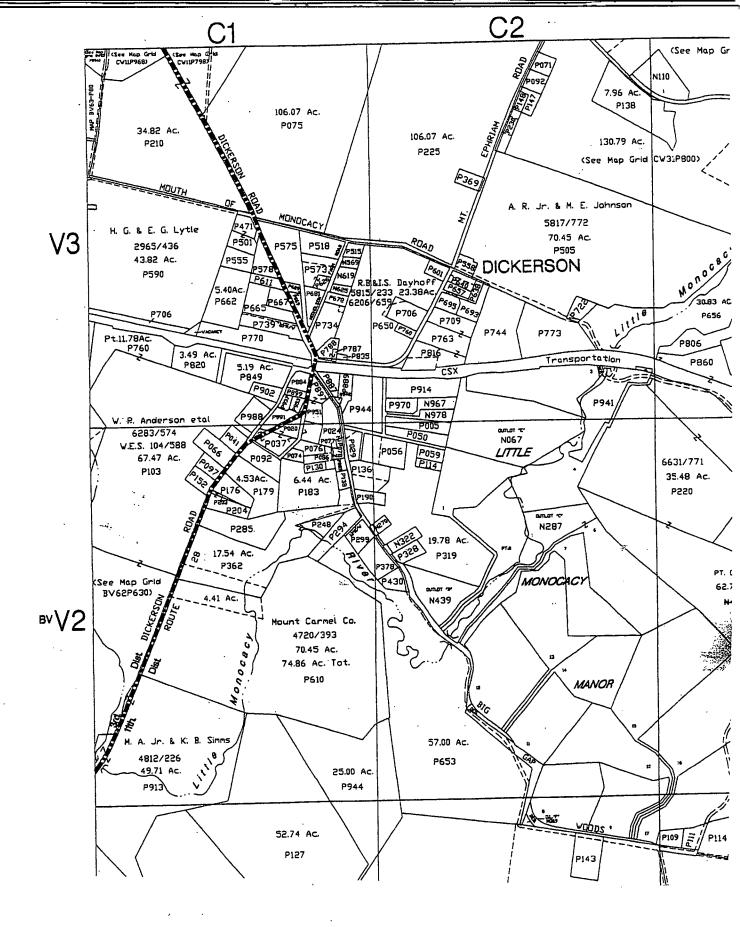




RENOVATIONS & REMODELING. 410-549-7703







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

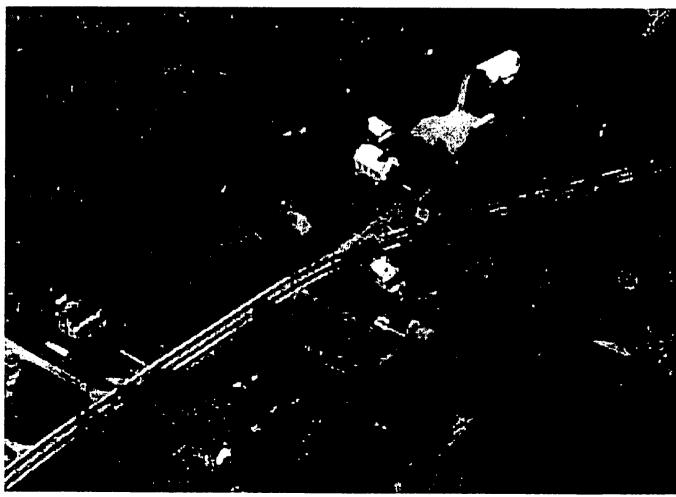
WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels top and 2 glass panels at bottom for renovation, smaller windows will be used for upstairs new addition.

Project Manager: PAUL HUF 410-549-7703

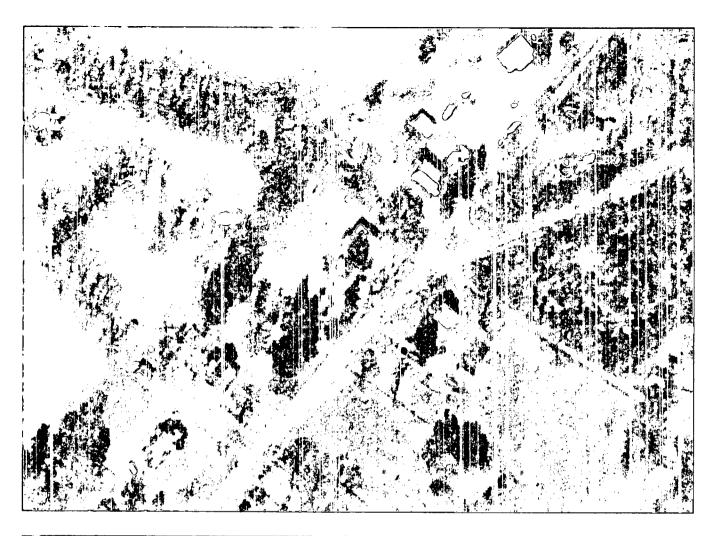
RENOVATION & REMODELING, INC

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Adjacent and confronting Property Owners mailing addresses Mr. SeanLynch 22011 Dickerson Rd Dickerson, Md 20842-9580 Mr. Patrick Lau ZZOZSDICKORSONRO. Dickerson Md. 20842-9515 22014 Dickerson Rd Dickerson Md. 20842







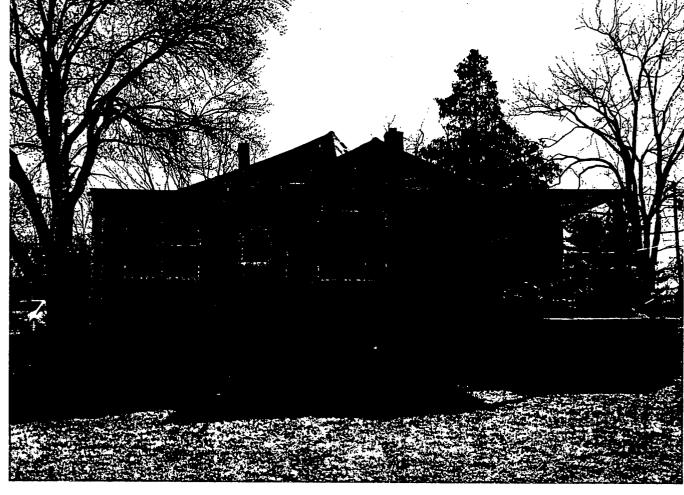




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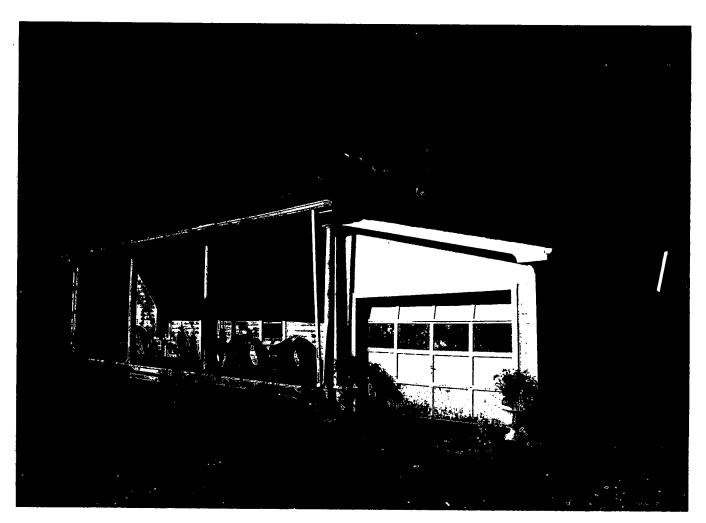
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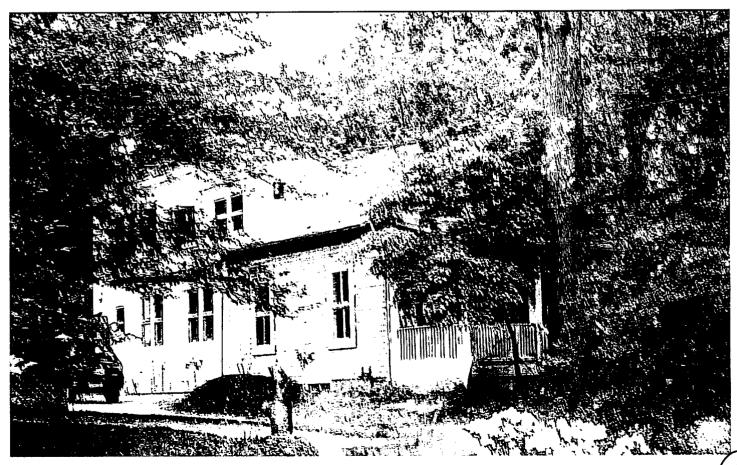












61)



2nd Preliminary Consultation MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

22022 Dickerson Rd, Dickerson

Dickerson Locational Atlas District

Meeting Date:

3/28/2007

Resource:

Contributing Resource

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.



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

DPS - #8



Edit 6/21/99

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Person: Renita 4 Haul Espe
	1		Daytime Phone No.: <u>940 - 489 - 3008</u>
Tax Account No.:	D24		301.537-6/33
Name of Property Owner:	ristides.	Paul Es	CADD Daytime Phone No.: 240.462-4899
Address: 2222 I	Dickerson		Dickerson, Md. 20842
Contractor: Rul H	"f (Renovat		Steet Zip Code 2 Steet 2 Zip Code 2 Steet 2 Zip Code 2 Steet 2 Zip Code
Contractor Registration No.:	•		
Agent for Owner:			Daytime Phone No.:
LOCATION OF BUILDING/PRE	KAICE		
	20	C+	- Dictoreno Pd
Town/City: Dicken			
Lot: Block:			
Liber: Folio:			
rollo.	rait	.u	
PART ONE: TYPE OF PERMIT	ACTION AND USE		
1A. CHECK ALL APPLICABLE:		CHECK /	ALL APPLICABLE:
Construct	d Alter/Renovate	☐ A/C	☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install	☐ Wreck/Raze	☐ Solar	☐ Fireplace ☑ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair	☐ Revocable	Denc	e/Wall (complete Section 4) Other:
1B. Construction cost estimate:	: round	about	4-500,0000,00
1C. If this is a revision of a previo	usly approved active permit	t, see Permit #	
PART TWO: COMPLETE FOR	NEW CONSTRUCTION /	AND EXTEND/ADD	TIONS
2A. Type of sewage disposal:		92 (Septic	03 🗆 Other:
2B. Type of water supply:		02 Well	03
		•	or Couler.
PART THREE: COMPLETE ON	LY FOR FENCE/RETAINII	NG WALL	
3A. Heightfeet	inches		
3B. Indicate whether the fence of	or retaining wall is to be cor	structed on one of th	e following locations:
On party line/property lin	e 🗀 Entirely on	land of owner	On public right of way/easement
hereby certify that I have the au	thority to make the foregoin	ng application, that th	e application is correct, and that the construction will comply with plans
approved by all agencies listed a	nd I hereby acknowledge a	nd accept this to be	a condition for the issuance of this permit.
Adul E	100000		man 4 2 00 7
Signature of	owner or authorized gent		March 4, 2007
			
Approved:		For Cha	irperson, Historic Preservation Commission
Disapproved:	Signature:		Date:
Application/Permit No.:		Date	Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WR	TTEN	DESCRIPTION	OF	PROJECT
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•	social from the existing surface transfer and environmental setting, including their historical features and significance:
	At this point we have a cottage house with
	bront porch & deck setting one acre lot. Setinsmall
	communely next to Church, Shed is adjacent to the last
•	several large maple from planted uposet savage
	various dogwood trees, white Dines & large by show
	on property
_	Constant description of the state of the sta
٥.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
-	the nouse which means, starting upstairs
	The Tease of The existing roof and continue in the
-	rest of reporation to back of side of house, with
	new addition to side continuing the upstains over
	rew Oaddition to side continuing the upstains over

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.

- 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

- 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.

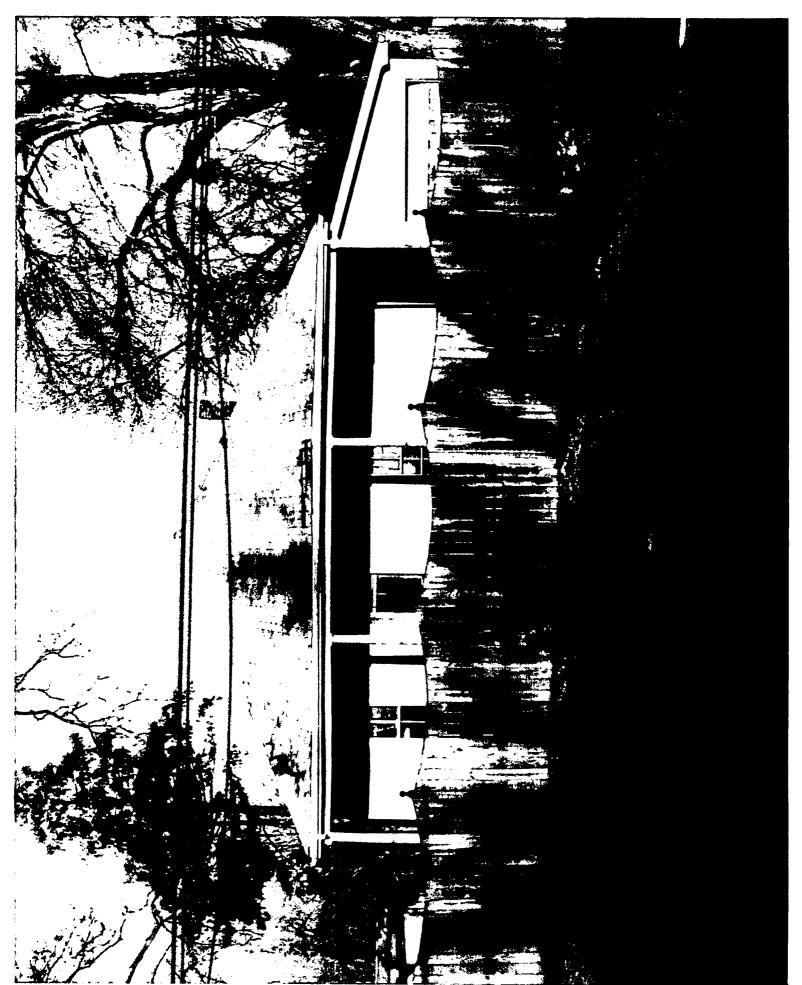
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

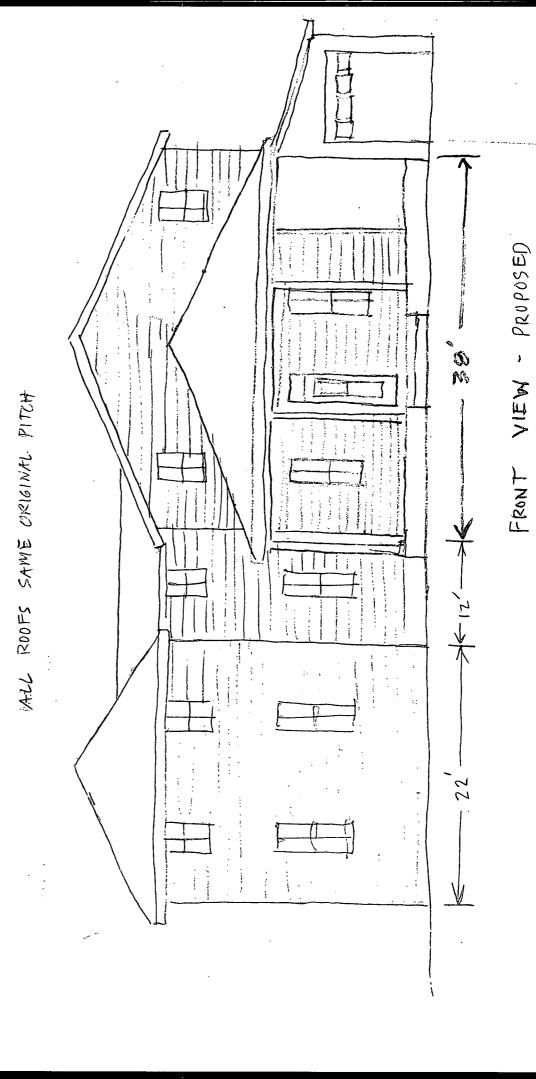
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

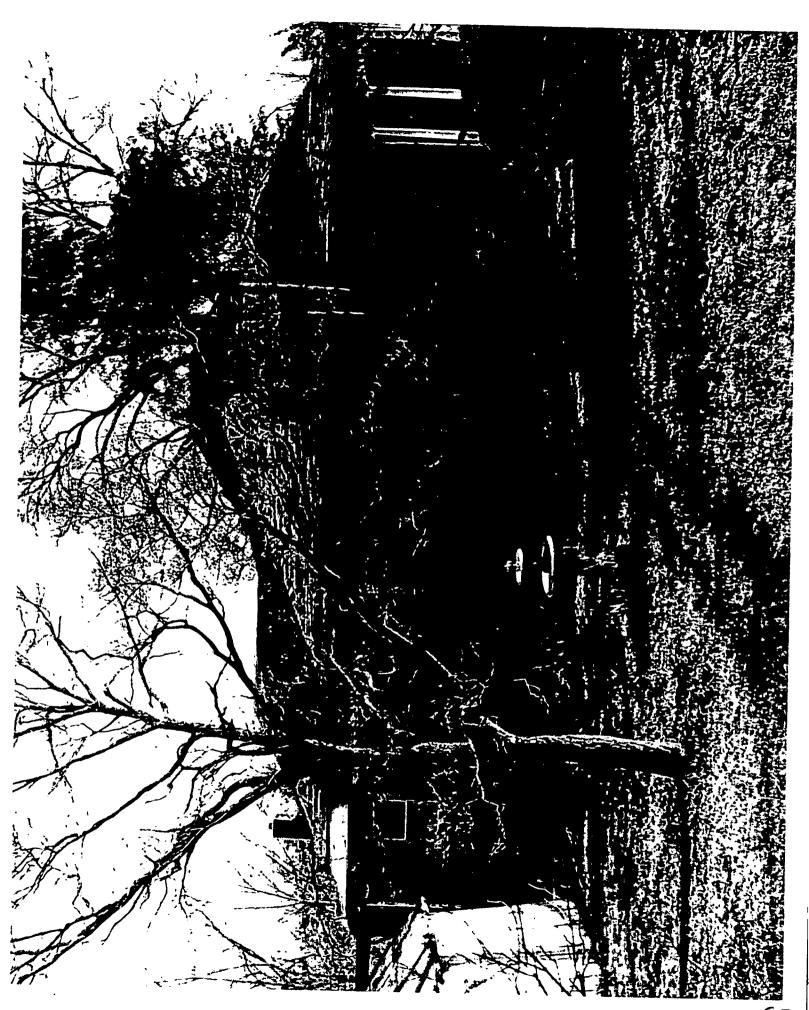
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

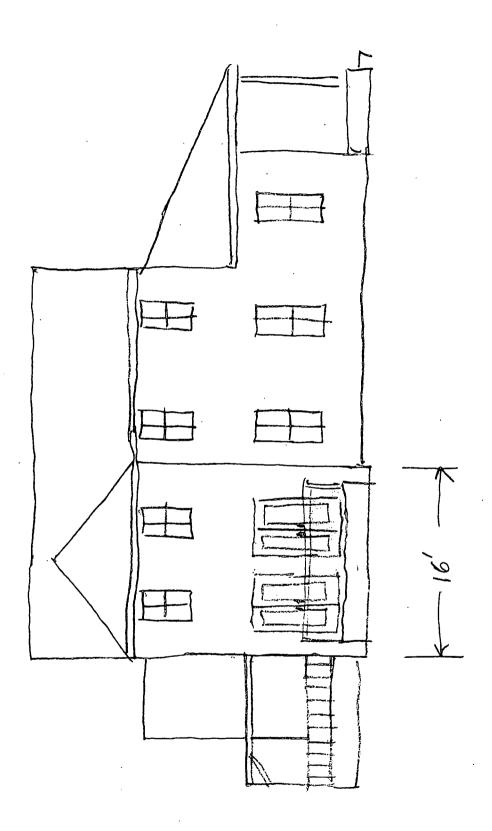
Note: This lot n Plat of House Location in flood plain David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon and that the location of all the existing on the described property have been carefully established by a transit-tape survey and thap outless there are no encroachments. October 6,1986 Scale: 1"= 501 Plat Book-Plat-Rockville, Maryland. Liber 6198 Folio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Diexeeson Jarrass Herry Ch. DAVID 2. ACKREDINE O. GALFEITUD ׺ O Digital 11.78.0 , 00° Information Deemed Reliable But Not Guaranteed

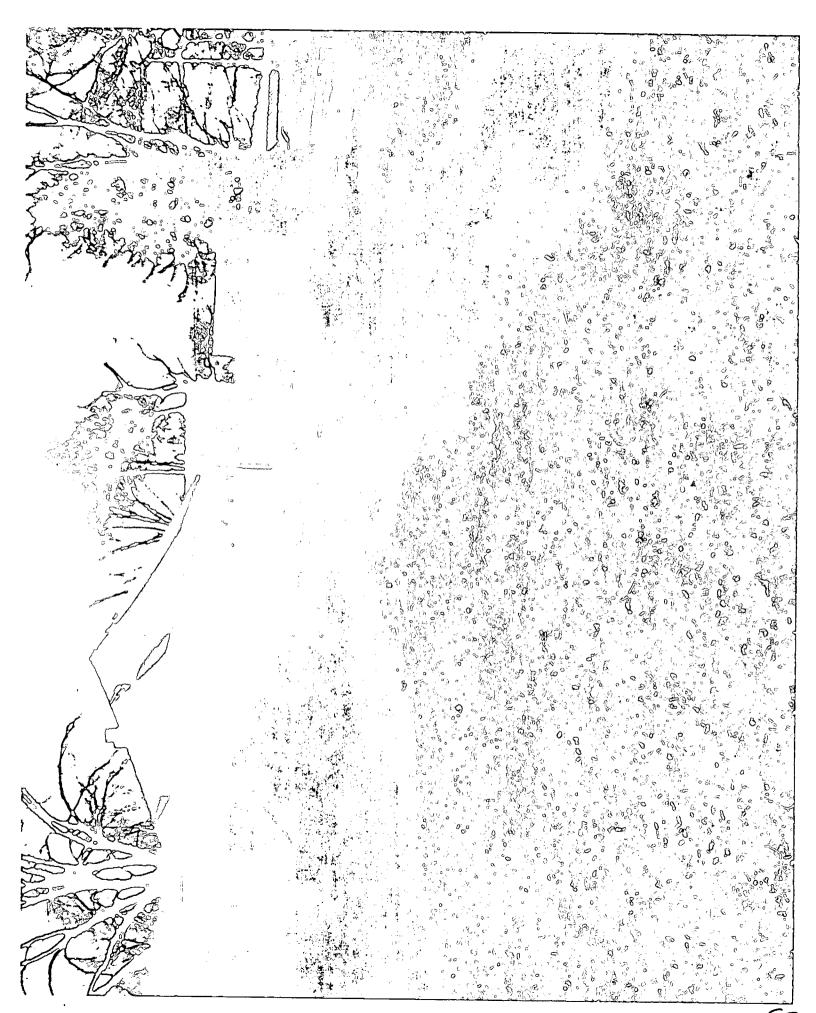
Plat of House Location Note:This lot David R. Griffiths & Cathrine B. Griffiths Property in flood plats Bernesville (lish) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon and that the location of all the existing is correct; on the described property have been carefully established by a transit-tape survey and thap antempt there are no encroachments. Date: October 6,1986 Scale: les Plat Book-Plat-Liber 6198 Rockville, Maryland. Polio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. A STATE Information Deemed Reliable But Not Guaranteed

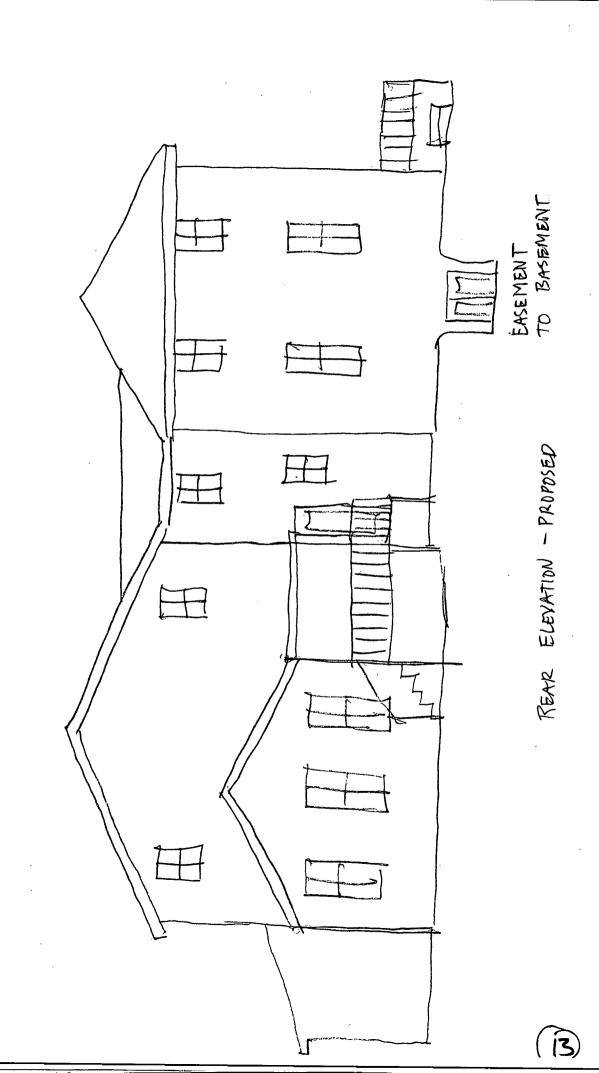






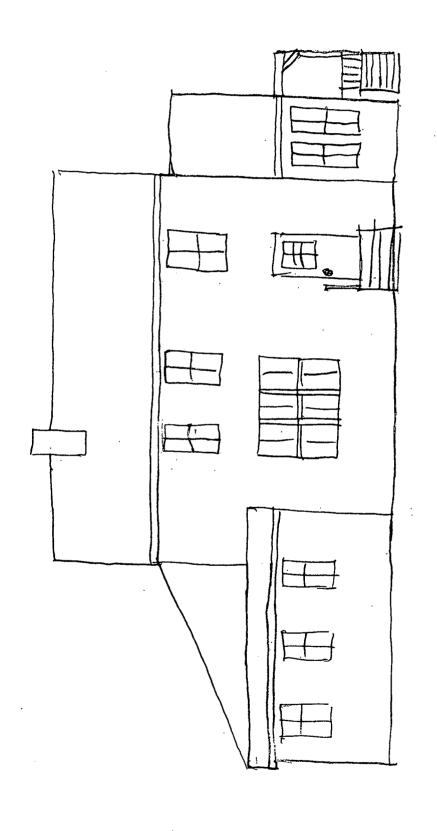








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HAWP APPLICATION: NAMES & MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's name & mailing address Owner's Agent's name & mailing address

Adjacent and confronting Property Owners names & mailing addresses

22014 Dickerson Rd. Dickerson Md	·
Dickerson Md	
20842	

Applicant:			

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 2 over 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.

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

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

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

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

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



L	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
1	character defining features, and thus makes it a bit more challenging to add to this particular
5	property.

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

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

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

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

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

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

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.

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 licompletely 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

finished.

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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 houseI 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.

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

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

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

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

MR. FULLER: Some magic.

MR. BURSTYN: I would concur with Commissioner's Fuller comments; and when I look at it litry to figure out what are the historic elements that are worthwhile preserving. and to me in this particular project; it's a little hard to find. You mentioned if it's really part of a 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	factures that concern you. I think there is some apportunity to get some overs space and leave

(30)

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 at
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
1.3	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, lijust 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 altwo 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: Lagree 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

opportunity to have a, I guess what I would say is maybe a one and a half story, which is really

two story but you know the dormers cut through the roof. I think somewhere to the side or the

25

26

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: Inthink 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.
_	MR_ESPINO7A: Veah, well this one is designed with like 10 foot ceiling. But I

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

7.

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

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

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

$\frak{\%}$ 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

Dickerson Locational Atlas District

Meeting Date:

2/28/2007

Resource:

Contributing Resource

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

X

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.

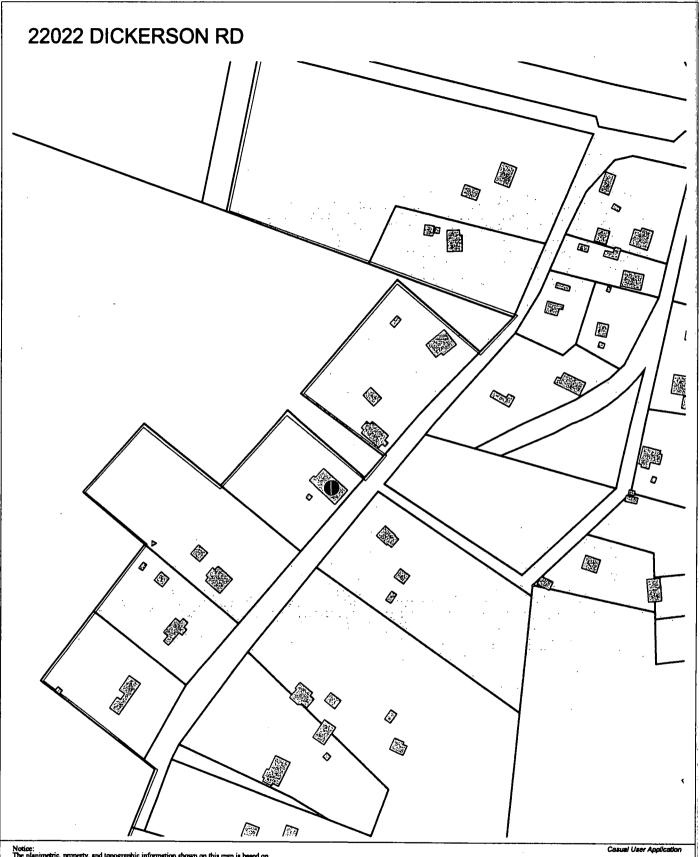
Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a 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.



Notice:

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MONITOOMERY COUNTY DEPARTMENT OF FARK AND PLANDING
THE MARYLAND-HATIONAL CAPITAL FARK AND PLANDING COMMISSION
\$787 Georgia Averse - Sülver Spring, Maryland 20910-3760



DPS - #

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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SEE REVERSE SIDE FOR INSTRUCTIONS



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

WRITTEN DESCRIPTION OF PROJECT	
Description of existing structure(s) and environmental setting, including their historical features and significance: Ht this fount we have a cottage house with front for che to deck setting on one acre lot. Set in Small commun	<i>ע</i>
next to church. Shed is adjacent to the deck	
Lacro Made tree. danted next to the Garage	•
various doqued frees t 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:	
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adding more space to our cottage nome. Took of the	
existing house not Chance in historic look	
CETSTEN TION SE TICT CHANGE TO THE SECTION	

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, lences, ponds, streams, tresh 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. Schemetic 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 (facedes), 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 procine 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,

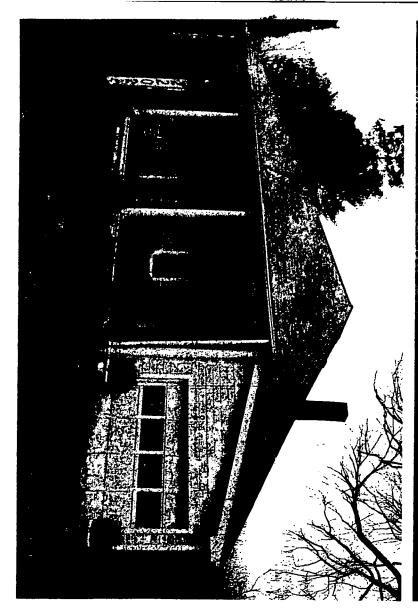
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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 barcel 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 octain 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.

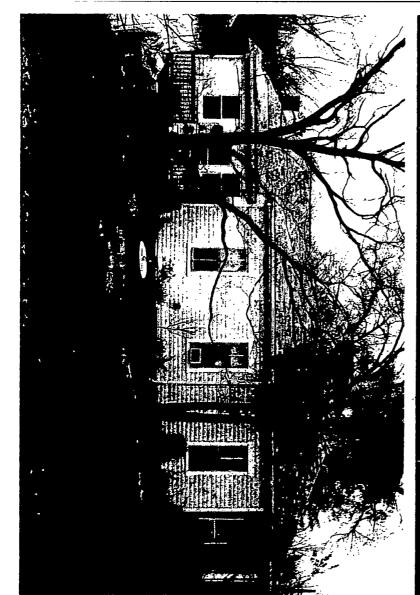


Note: This lot no Plat of House Location in flood plain a David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap ustes there are no encroachments. Date: October 6,1986 Scale: 1 50. Plat Book-Plat-Rockville, Maryland. Liber 6198 Folio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. DAVID 2. ACKTHERINE O. GRIFFITUD upskr" O Signation of the state of the NEW EROD ? 7. 20 M. 26.00 Children Li ø, Information Deemed Reliable But Not Guaranteed

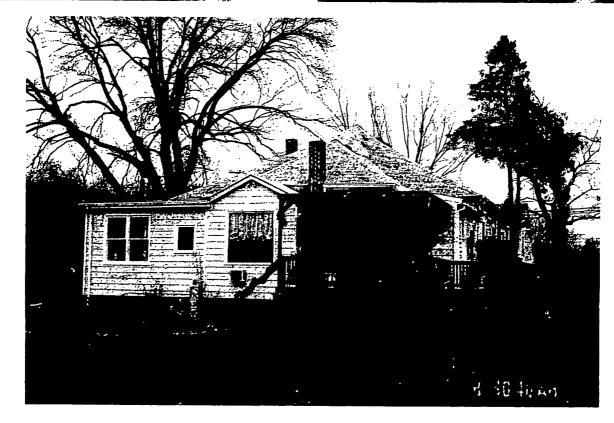












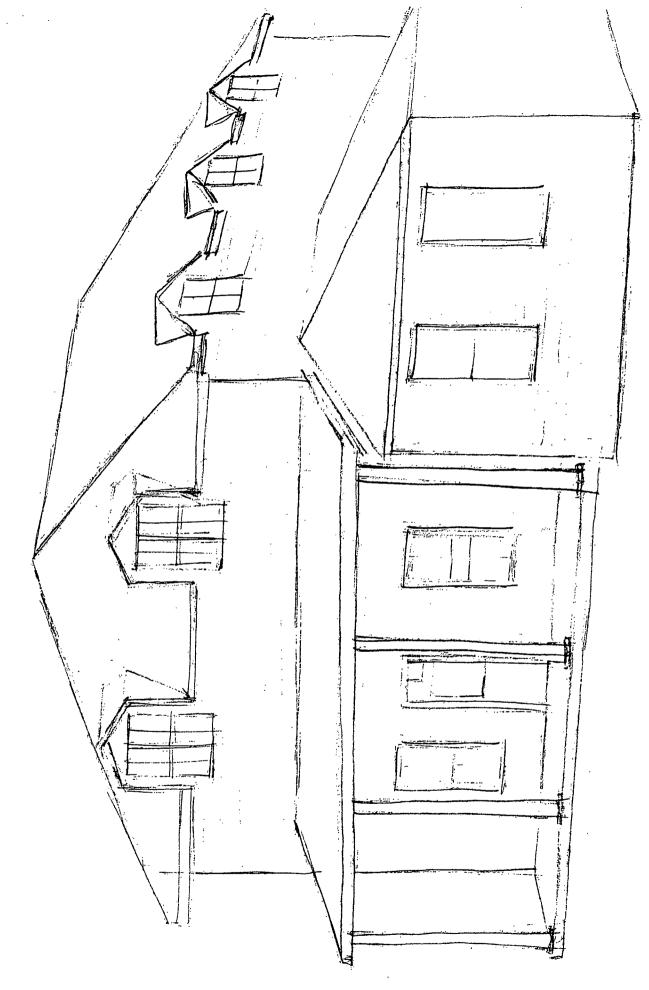






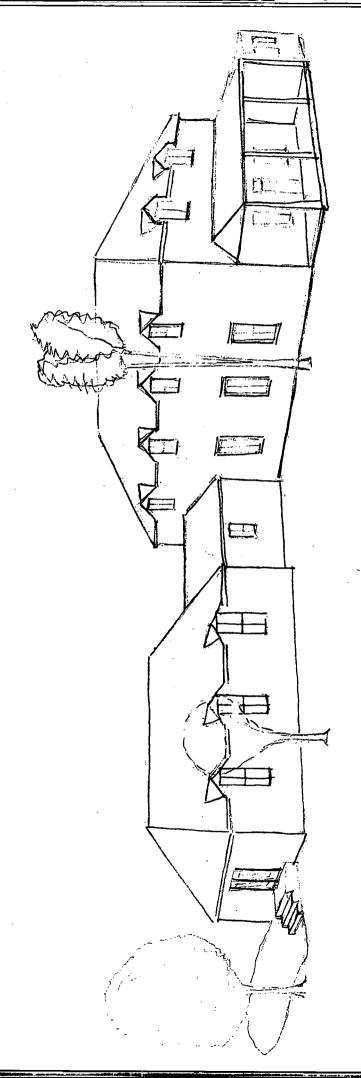






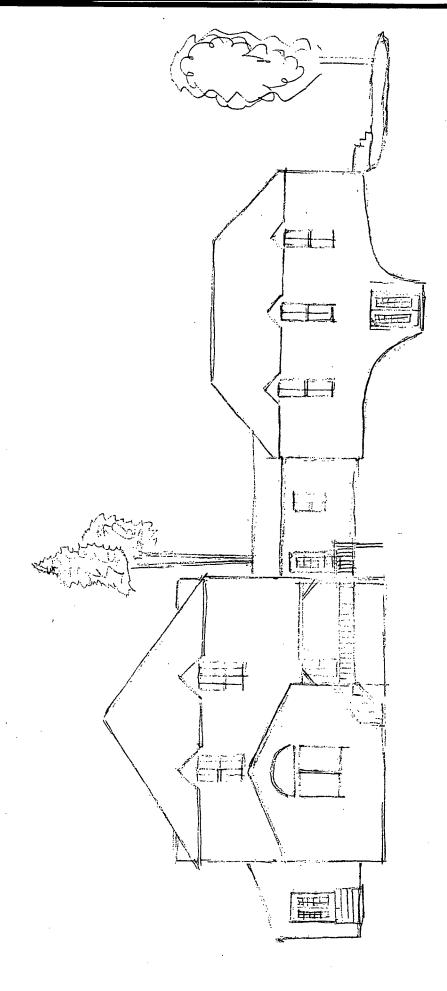


RENOVATIONS & REMODELING 410-549-7703



ESPINOZA

RENOVATIONS & REMODELING LIO.549-7703







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 2 over 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.

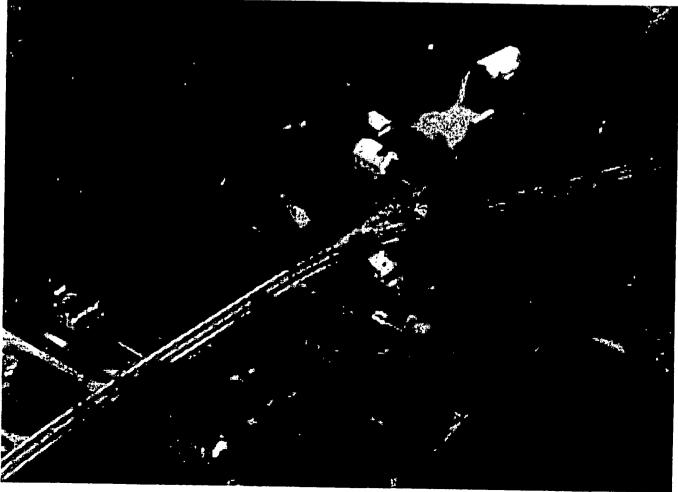
Project Manager: PAUL HUF 410-549-7703

RENOVATION & REMODELING, INC

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

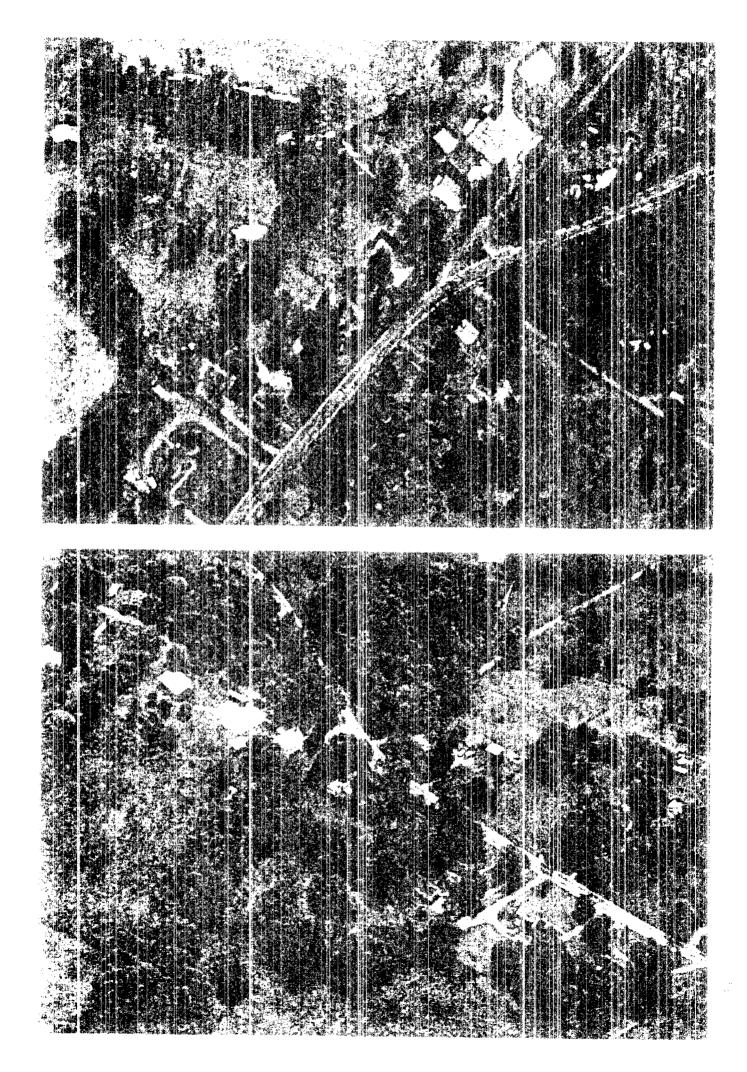
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting	Property Owners mailing addresses
Adjacent and confronting	1 roperty Owners maning addresses
Mr. Sean Lynch	
22011 Dickerson Rd Dickerson, Md	
228 42-4380	
Mr. Patrick Lau	,
22025 Dickerson Rd.	
Dickerson Md. 20842-9515	
22014 Dickerson Rd	
Dickerson Mc!	
20842	





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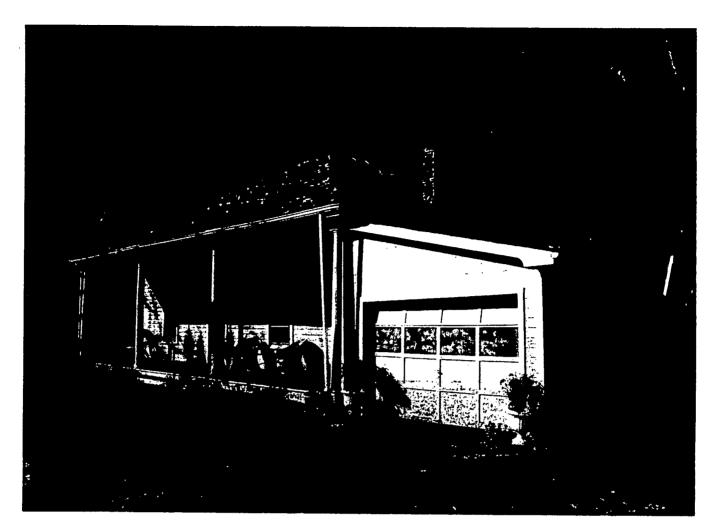
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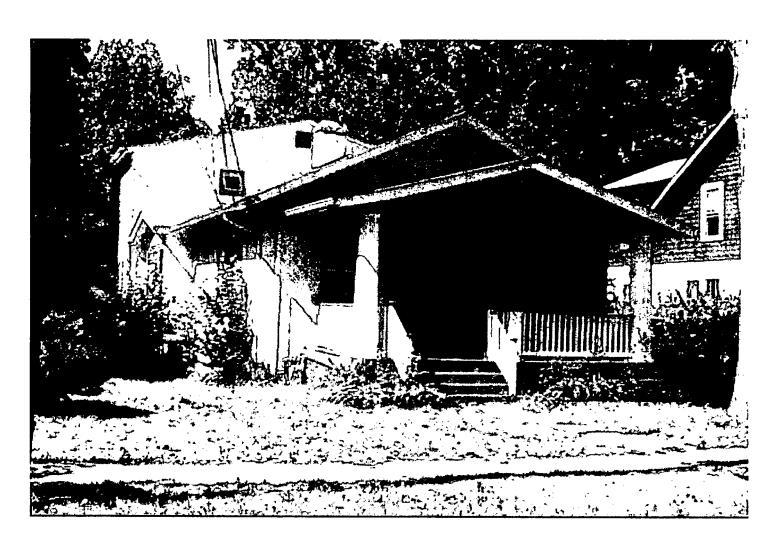






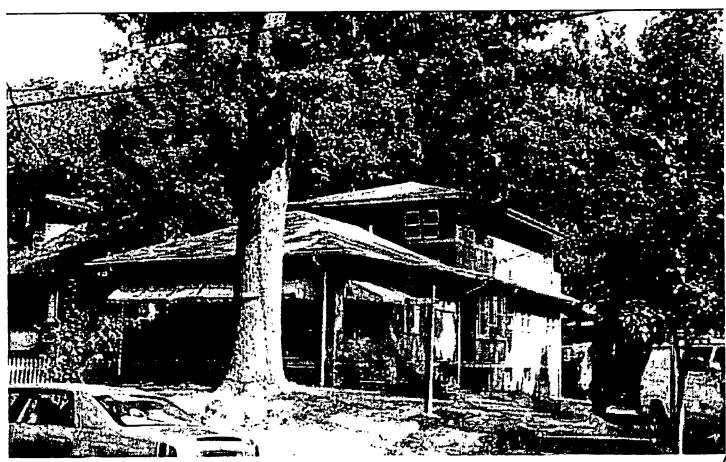
















(61)



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 Rewitz Espinoza
Total number of pages sent, including cover page:
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 metting changed in order to gather all the information we need to accurately present are renovation project to the Historical committee. Thank you for your coop Eration.

Sincerely, Paul Espinoza

May. 17 2007 11:05AM P2

EUX NO: : 3012132043

FROM : Ritchie Park ES



REMODELING, INC.

PAUL HUF Project Manager

1108 Hoods Mill Road 410-549-7703 Office Woodbine, MD 21797 410-549-9674 Fax 443-867-5320 Cell 549-6724

Aristides and Paul Espinozar

Owners of

12022 Dickerson Rd.



PAUL HUF Project Manager

1108 Hoods Mill Road Woodbine, MD 21797 MHIC 120810

410-549-7703 Office 410-549-7703 Fax 443-867-7800 Cell



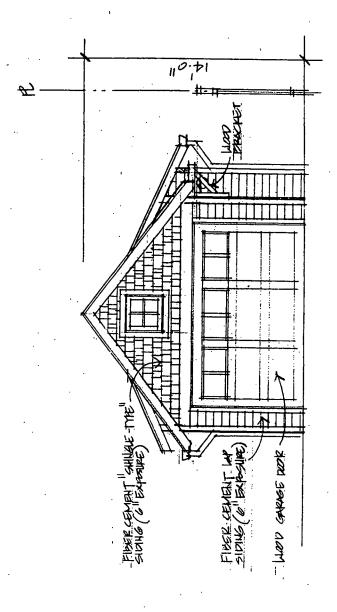
FAX TRANSMITTAL SHEET

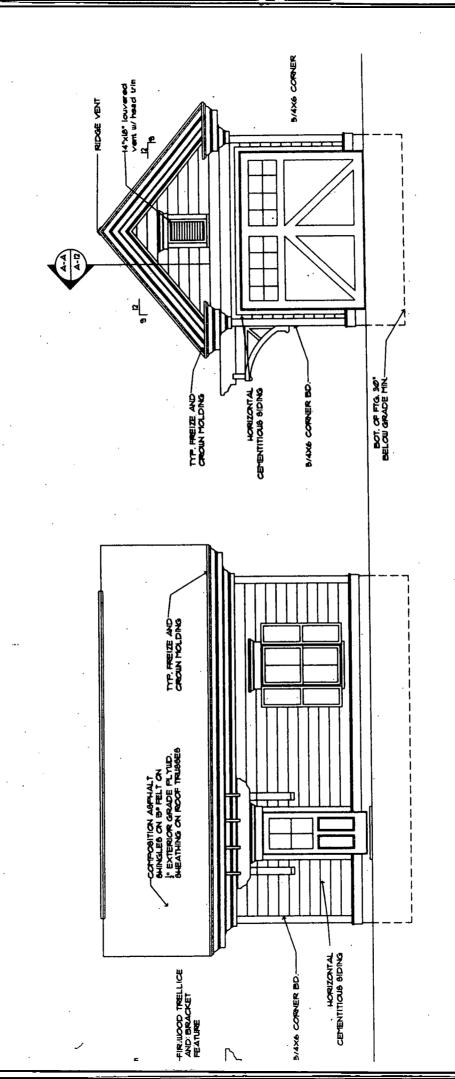
Historic Preservation Office Department of Park & Planning

Telephone Number: (301) 563-3400

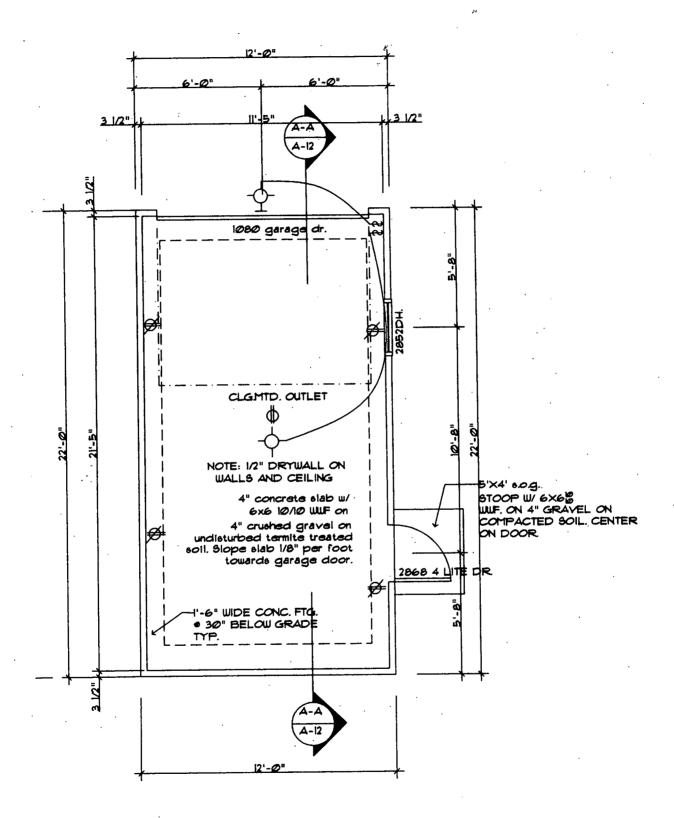
Fax Number: (301)-563-3412

TO: Paul Hut	FAX NUMBER: 410.549.0924
FROM: Josh Silver	
DATE: 5/6/07	
	uding this transmittal sheet: (7)
NOTE:	
Attacked are som	e Hamples of plans the HPC approved.
It was have and	other questions phase do not historie
to call m.	
:	





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72012 Dickerson Road

NEED:

Accurate site plan raflecting existing/proposed construction i.e., the garage is not shown, septic system, trus * muntion possible true 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

 Diood siding/ ?

 Windows type style
- Hardy Plank siding on addition
- Wood on Rear 2nd story
- 2/2 wood Frame true divided or simulated divide

Silver, Joshua

From: LAWRENCE HEILMAN [Icheilman@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

Dickerson Locational Atlas District

Meeting Date:

3/28/2007

Resource:

Contributing Resource

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.



Edit 6/21/99

PETURN TO DEPARTMENT OF PERMITTING SERVICE 5

255 POCKVILLE PIPE 2nd FLOOR ROCKVILLE IND 26850

240 777-9270

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: Renita & Paul Esp
Tax Account No.: 3624	Daytime Phone No.: 040 - 489 - 3008
	301.537.6/33
	11 Epinopaytime Phone No.: 240, 462-4899
Address: 22022 DICKLY 500 R	City Dickerson, Md. 20842
Contractor: Paul Huf (Renovation	n & Romadeling 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 N	
.ot: Block: Subdivision: _	
iber: Folio: Parcet.	
PART ONE. TVOL OF BURDEN ACCION AND DOC	
PART ONE: TYPE OF PERMIT ACTION AND USE	
A. CHECK ALL APPLICABLE:	CHECK ALL APPLICABLE:
Construct	□ 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:
B. Construction cost estimate: \$ rounda	bout 4-500,000,00
C. If this is a revision of a previously approved active permit, see	Permit #
ART TWO: COMPLETE FOR NEW CONSTRUCTION AND	EXTEND/ADDITIONS
	4.1
- The state of the	03 D Other:
ART THREE: COMPLETE ONLY FOR FENCE/RETAINING V	YALL
A. Heightinches	
B. Indicate whether the fence or retaining wall is to be construc	ted on one of the following locations:
☐ On party line/property line ☐ Entirely on land	
hereby certify that I have the authority to make the foregoing en-	olication, that the application is correct, and that the construction will comply with plans
oproved by all agencies listed and I hereby acknowledge and ac	cept this to be a condition for the issuance of this permit.
(1). 18 co	•
FULL SAPUNA Signature at diviner or austraction gent	March 4, 2007
	For Chairperson, Historic Preservation Commission
sapproved: Signature:	Date:
oplication/Permit No.:	Date Filed: Date Issued:

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

•	WOITTEN	DESCRIPTION	OF BRO IFOT
1.	AADII I EM	DESCRIPTION	UP PHUJECI

ā.	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 one acre lot. Setingmal
	community next to Church, Shed is adjacent to the doc
	Several large maple from planted most dinage
	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:
	Kenovation to the house which means starting upstairs
	at the reak of the existens rook and continue in the
	rest of removation to back of side of house, with
-	rew Caddition to side continuing the upstains 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 from of photographs.

6. TREE SURVEY

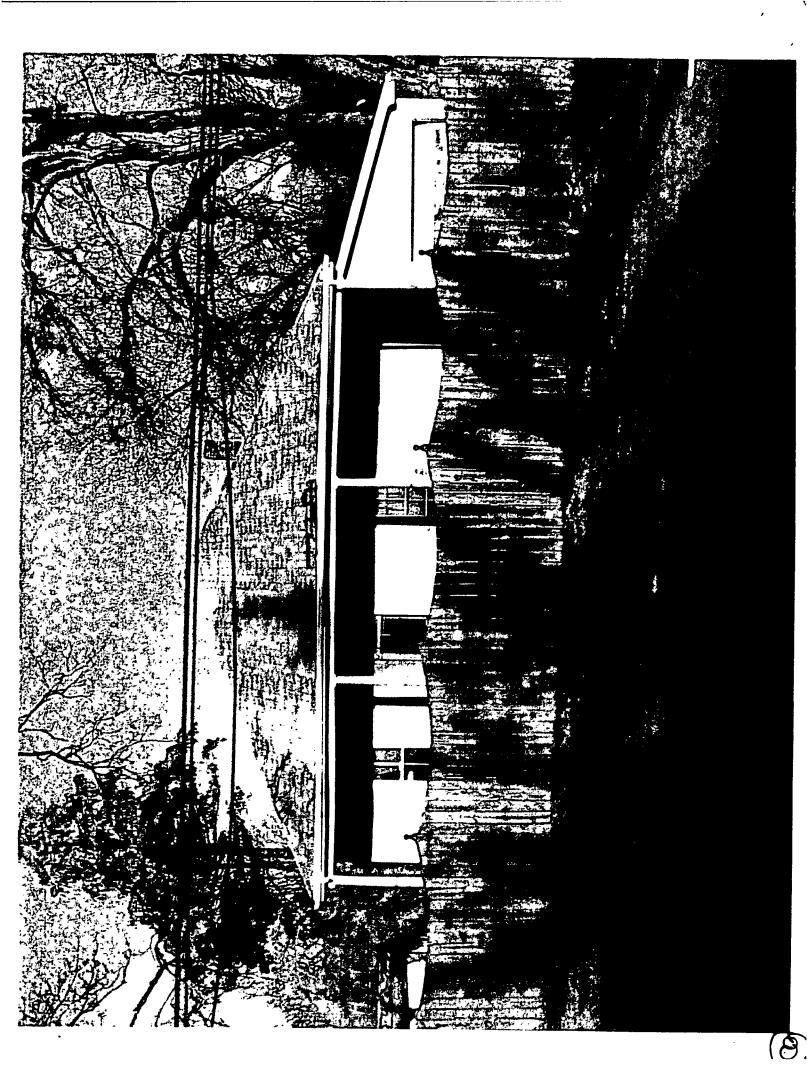
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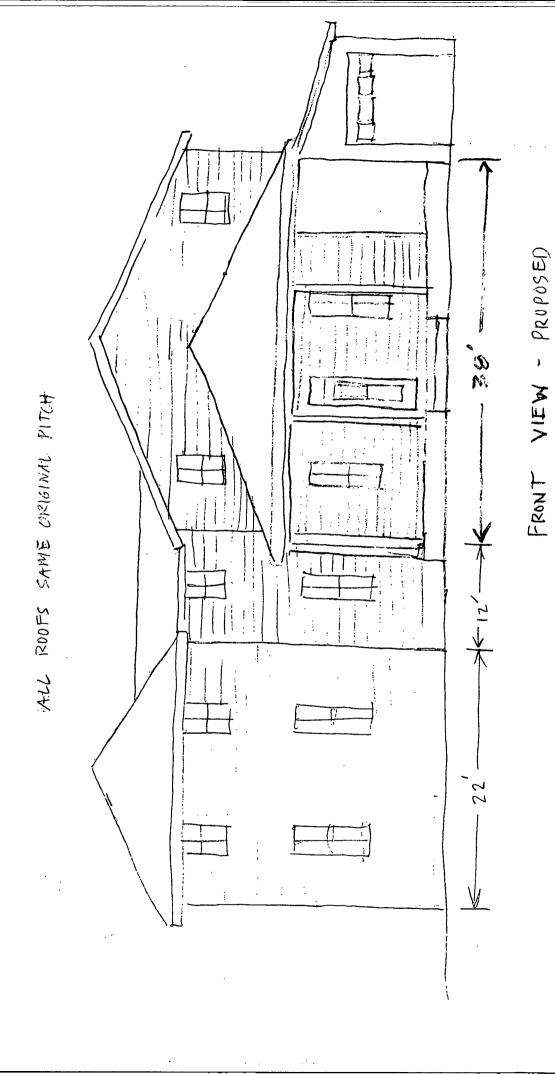
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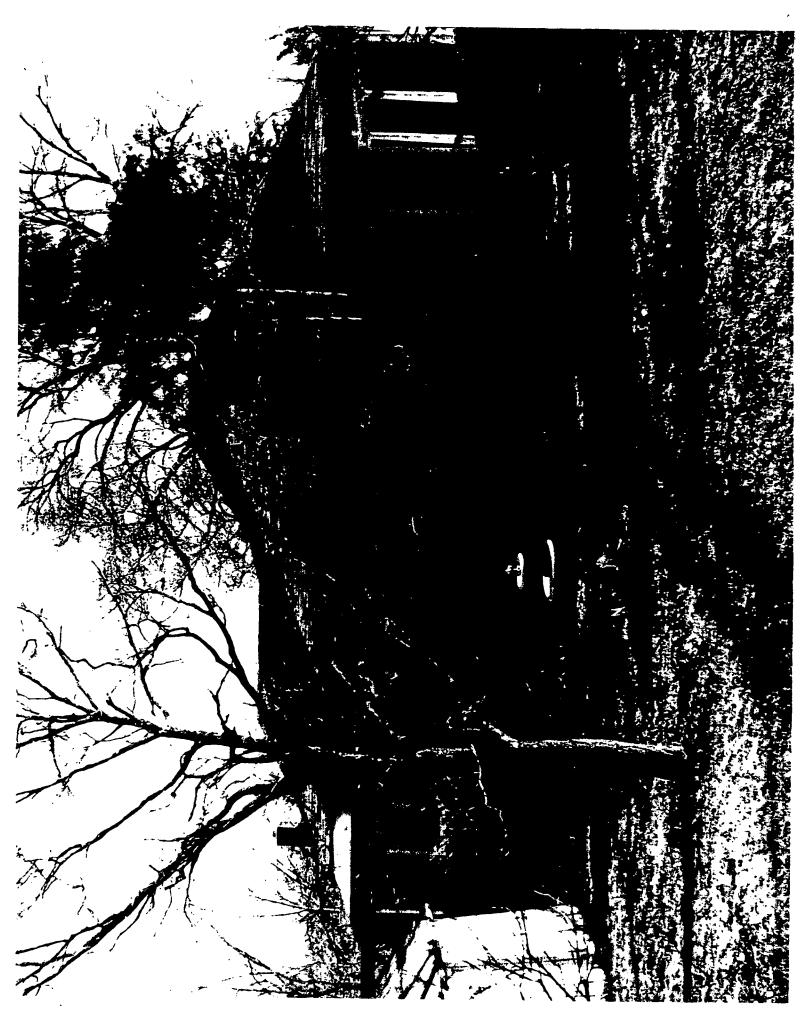
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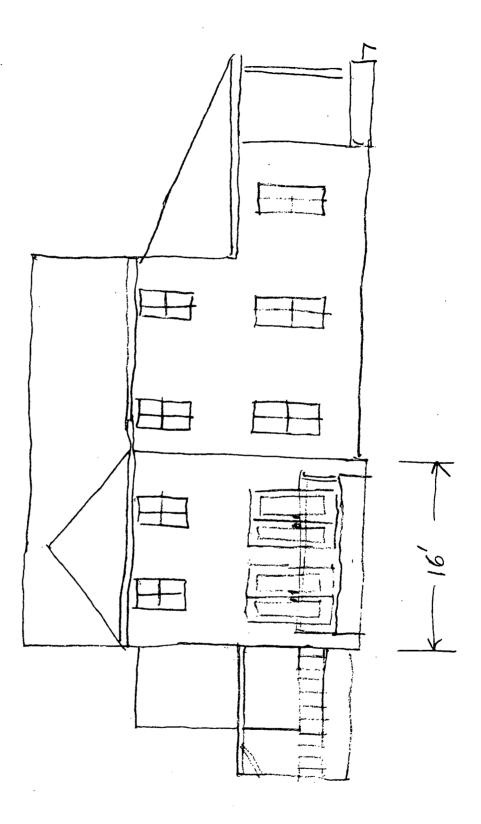
Note:This lot a Plat of House Location in flood plain David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap under there are no encroachments. October 6,1986 Scale: 1 = 50+ Plat Book-Plat-Rockville, Maryland. Liber 6198 Folio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Diexteson Williams Herry Chi DAVIO 2. * CATHERINE OS. GRIFFITUDO O Distriction 4.35.0 Information Deemed Reliable But Not Guaranteed





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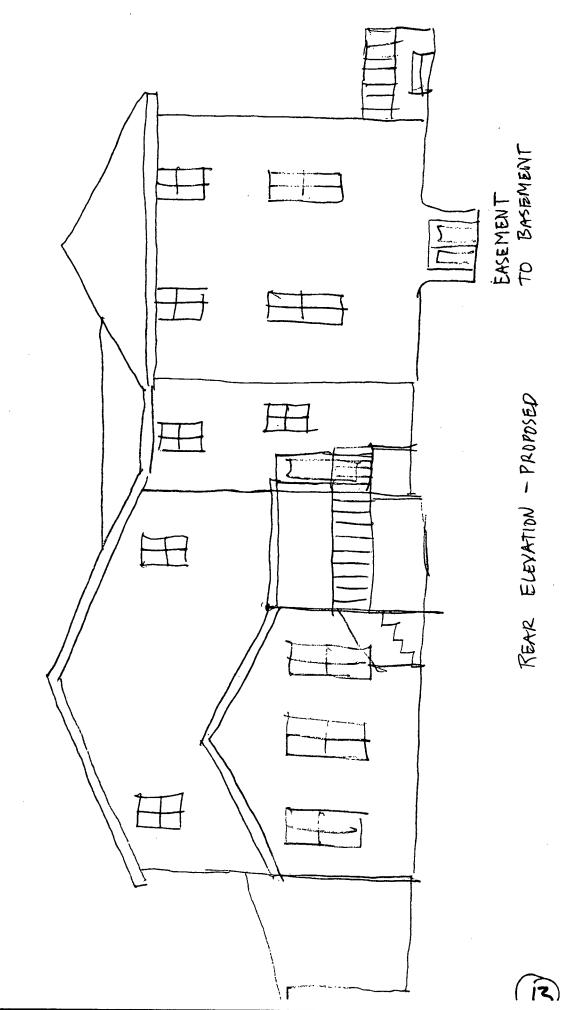




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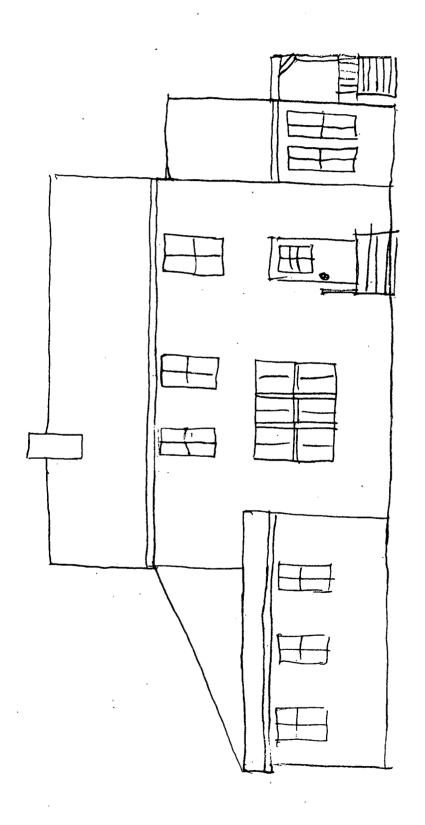
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RIGHT SIDE - PROPOSED

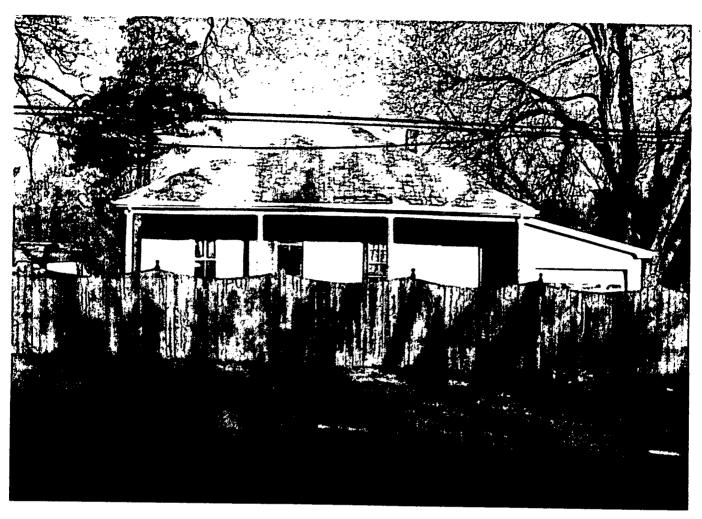
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HAWP APPLICATION: NAMES & MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's name & mailing address Owner's Agent's name & mailing address Adjacent and confronting Property Owners names & mailing addresses

Applicant:

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

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

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

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

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

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

(24)

1 \$	structure.	Although the	Secretary	standards	don't	prohibit	second	story	additions,	it does	say
------	------------	--------------	-----------	-----------	-------	----------	--------	-------	------------	---------	-----

- that you should not remove distinctive materials or alter features that help characterize the
- 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
- **property**.

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

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

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

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

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

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

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

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.

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

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

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

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

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

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

1 finished.

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

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

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

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

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

MR. FULLER: Some magic.

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

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 5	MR. ROTENSTEIN: I disagree. It's still reads like a vernacular house. I mean, it 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

house having a two story element, I just don't think raising the roof on the main house is the

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MS. ALDERSON: Another thing you could do though that would help to get that, to integrate that better visually, would be to remove that front wall on the garage, create an extended porch there so it's open again. It's that side that's going to have much more of a relationship to the house if it becomes part of an extended open porch with a bent roof, and instead pull that wall back to either align with that at the front of the house or pull it a little bit 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
.0	expensive. What if, what upstairs, I mean, because the attic's pretty big, I mean, at least put a
.1	master bedroom up there, then maybe put a bedroom, a couple bedrooms towards the back.
.2	MS. ALDERSON: You might be able to do that. If you could do that without
L3	extending the roof, you might be able to add mirror dormers.
4	MS. O'MALLEY: Dormers towards the back?
L 5	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
L7	the roof. If you were to go to the rear and let there be an addition that came up out of the back
L 8	half of the house and you sort of stepped up into it, maybe there's a solution that direction
9	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.

They did two renovations. They used to have a porch which they turned into the extended
living room and hallway. And they added to the kitchen, because back in the back where the
smokestack is, that was added on later.
MS. O'MALLEY: All right, well it looks like they've got a little more work to do.
MR. ESPINOZA: But you don't have any problem with the addition on the side?
MSO'MALLEY: I think that that could be a possible way to work it. You could
do some kind of hyphen then go, you know, you'd be going around your well and then you
could come back.
MR. ESPINOZA: No, but I mean as it exists now. I mean, just the left hand
portion, the addition coming off the left hand side.
MS. O'MALLEY: Of the current design? Well it's hard to tell the size and the
relation to the original house.
MR. ESPINOZA: Excuse me, I'm sorry?
MS. O'MALLEY: It's hard to tell the size and relation to the original house.
MR. ESPINOZA: Well it's one story, and it's a walkout basement.
MR. FULLER: Quite frankly, if you're going to go that direction; I'd prefer to leave
the old house as a one story addition and make a two story new addition and the end of a
hyphen:
MR. ESPINOZA: So in other words make
MS. ESPINOZA: The second addition over where the new
MR. FULLER: Do the mirror image.
MR. ESPINOZA: Well yeah, that's what she was just saying. Could we do that?
But we'll keep the pitch. Well he's going to keep the pitch of the roof low anyways. He's going
to make it hinge. It's not going to be a steeple chase design like the church. You know how it
comes up like this? He's going to try to keep it, the roof where the pitch is low and then just
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.

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

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

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

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

$\underline{\%}$ 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

Dickerson Locational Atlas District

Meeting Date:

2/28/2007

Resource:

Contributing Resource

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.

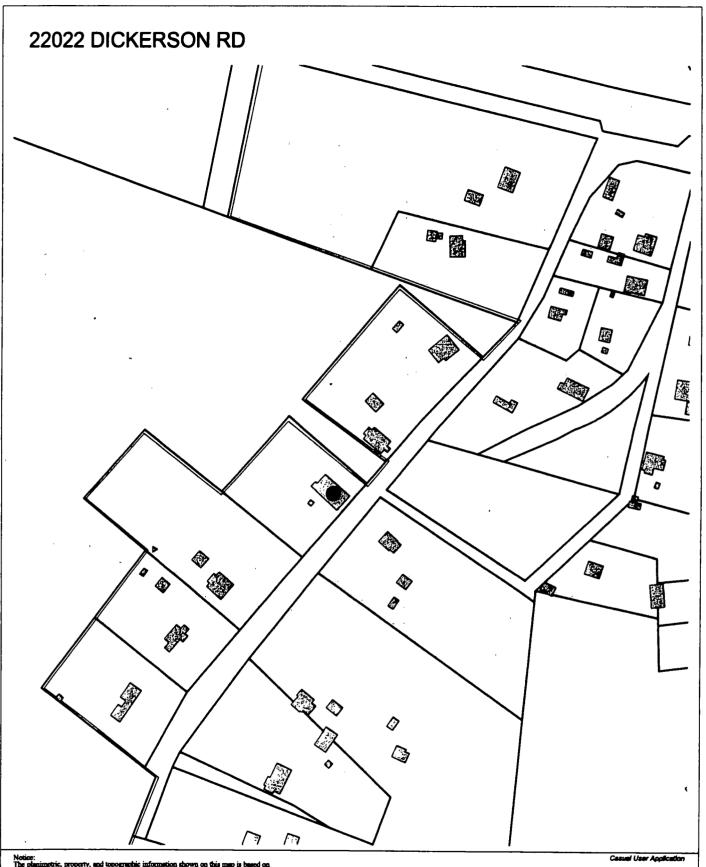
Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a 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.



Notice:
The plasminetric, 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 reproducted without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from nerial photography and should not be interpreted as actual field spreys. Plannietric finatures were compiled from 1:14400 scale serial photography and spreys. Plannietric finatures were compiled from 1:14400 scale serial photography and geterop photogramment; methods. This map is created from a variety of data sources, and may not reflect the most current conditions in may one location and may not be completely accurate or up to data. All maps features are approximately within five fact 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. Convinta (31994)



MONTOOMERY COUNTY DEFARTMENT OF FARK AND FLANGING
THE MAINTANE-HATTONIA CAPITAL FAIR AND FLANGING COMMUNICATION
THE ORIGIN Avenue - Silver Spring, Maryland 20910-1760



RETURN TO: DEPARTMENT OF PERMITTING SERVICES 25 RDCKVILLE PIKE 2nd FLOOR, RDCKVILLE MD 20850

DPS - #

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Renita & Faul & Since,
Davime Phone No.: 240-489-3008 Property Owner: Aristides & Faul Espanoza, Daytime Prione 110: 340-462-4899.

22022 Dicker son Rd. Dicker son Md 208 42

Street Number Contractor Registration No.: LOCATION OF BUILDING/PREMISE House Number: 22022 Street DICKERSON Sometity-Dickerson Nearest Cross Steet: MT. Ephrain PART ONE: TYPE OF PERMIT ACTION AND USE CHECK ALL APPLICABLE: 1A. CHECK ALL APPLICABLE: □ AC □ Stab □ Ream Addition 1 Perch □ Deck ☑ Shed Solar U Freplace Woodburning Stove install . ☐ Move Fence/Wall (complete Section 4) Recor 18. Construction cost estimate: 1 round about 4-500,000, as 1C. If this is a revision of a previously approved active permit, see Permit # PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS OI THE WSSC Type of sawage disposal: or @ WSSC Type of water supply: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL Indicate whether the tence or retaining wall is to be constructed on one of the following locations: (i) On public right of way/easement Thereby 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 insted and I neceby authorizing and accept this to be a condition for the issuance of this permit. Jan 29,2007 For Chairperson Historic Preservation Commission

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

١.	WRITTEN DESCRIPTION OF PROJECT
	a. Description of existing structure(s) and environmental setting, including their historical features and significance: H + 4h B Point We have a cottage you've with front porch.
	t deck Setting on one gore lot. Set in Small communite
	rext to church. Shed is adjacent to the deck!
	Various dogwood frees t while 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:
	Rovation on house putting upstairs for bedroomsets.
	new basement & living room additions just basically
	adding more space to our cottage name look of the
	existing house, not Chance we historic look
	and start of the s

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 vzahtways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

1. 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 lixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facedes), 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.

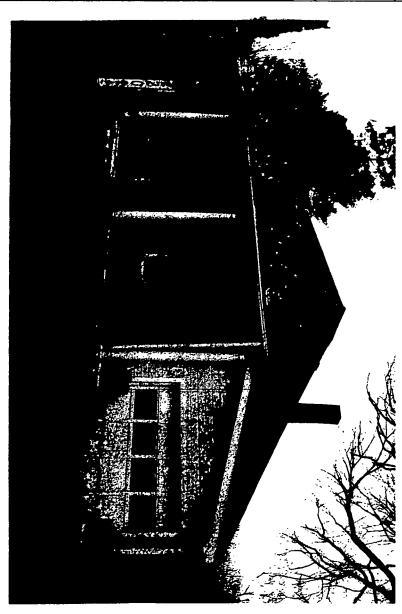
6. TREE SURVEY

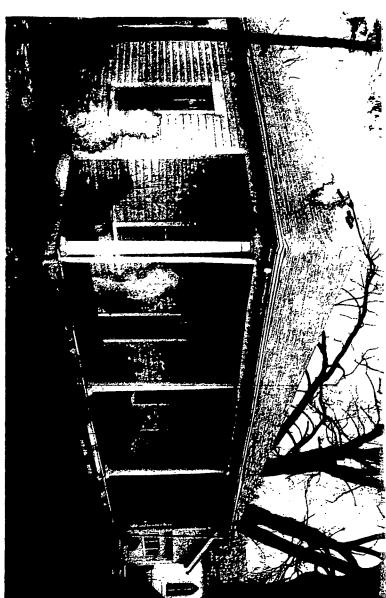
If you are proposing construction adjacent to or within the or case of any tree 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, tocation, and species of each bee of at least that dimension,

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 barcel 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).

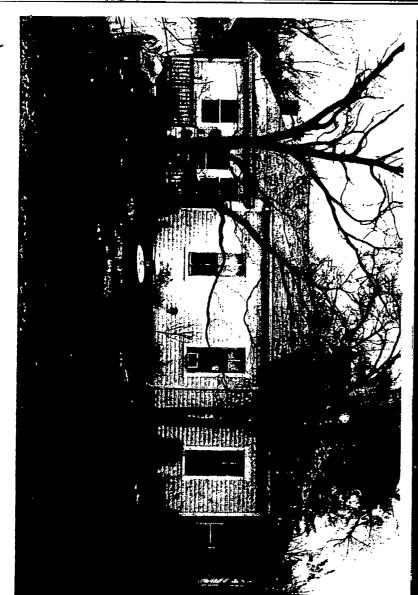
Note:This lot : Plat of House Location David R. Griffiths & Cathrine B. Griffiths Property in flood plain Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap ustees there are no encroachments. October 6,1986 Scale: 1 = 50: Plat Book-Plat-Liber 6198 Folio 834 Rockville, Maryland. Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Dickers of Jakitely Hearth Ch. DAVIO 2. A CATHERINE O. GRIFFITUD up5(r) O Division of the Contract of were prop ? 712,00 Ar. 30.40 øø, Information Deemed Reliable But Not Guaranteed







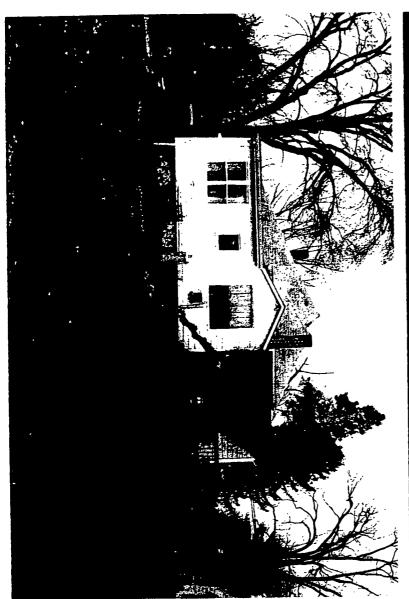












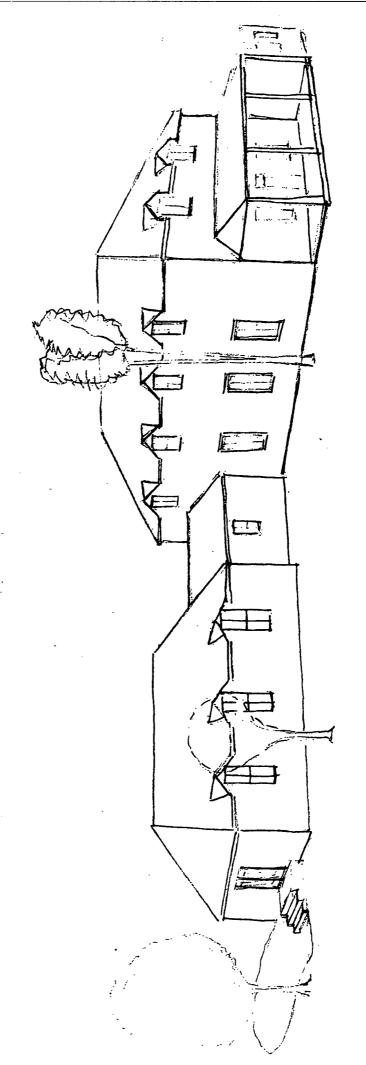




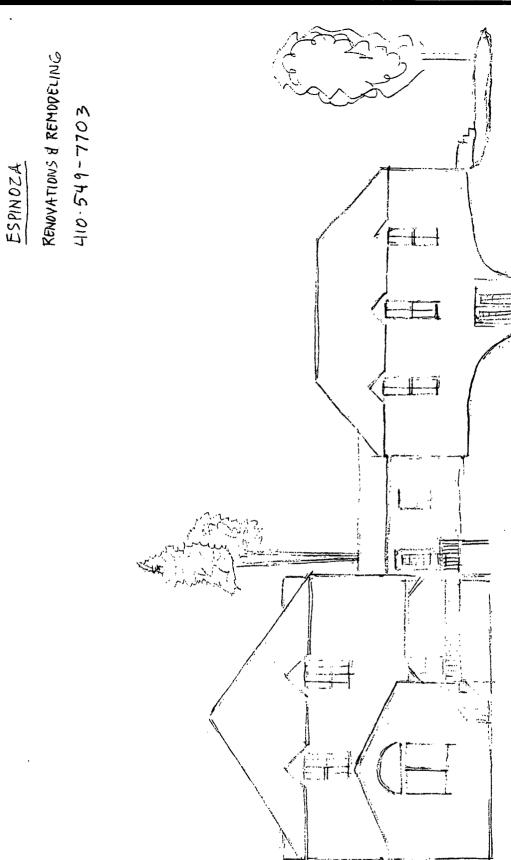
(VE)



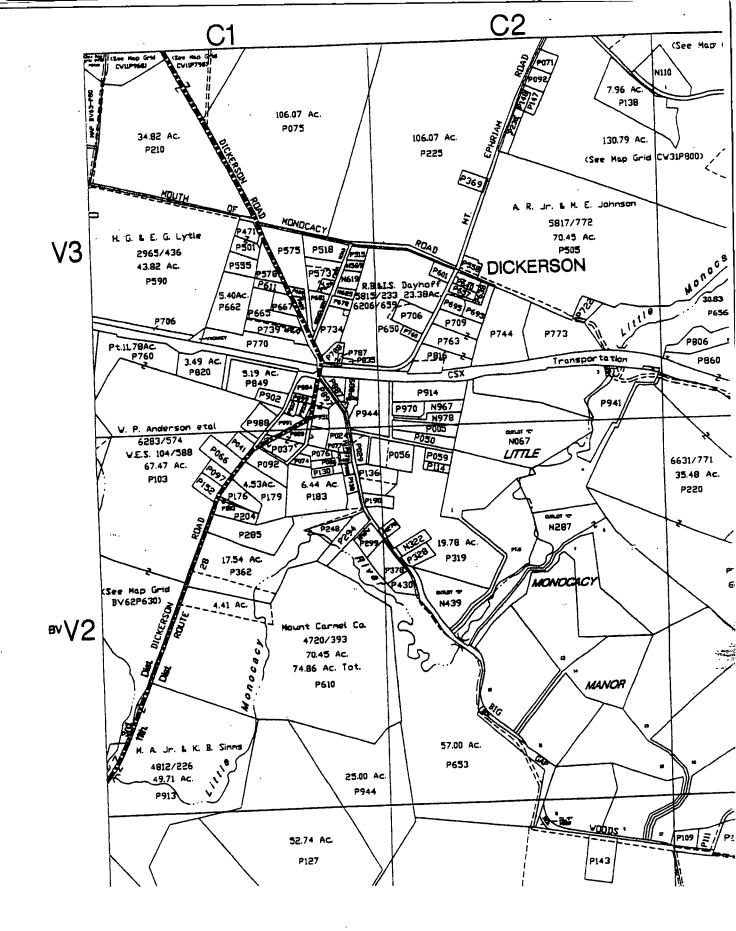
RENOVATIONS & REMODELING 410-549-7703 ESPINOZA













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

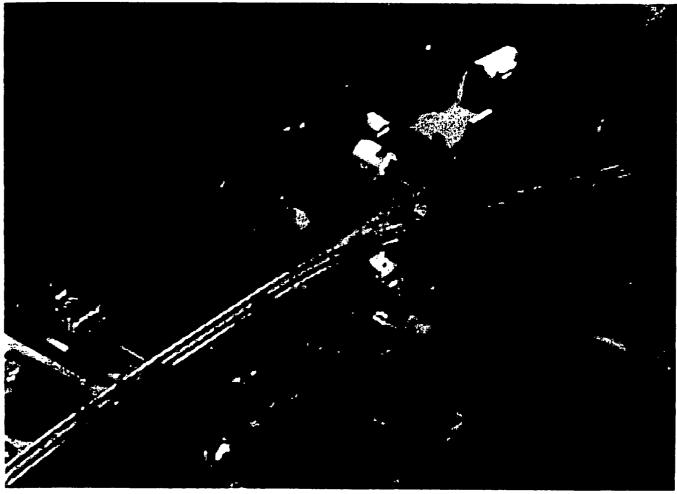
WINDOWS- will be using the same type of windows their 2 over 2's which means 2 glass panels top and 2 glass panels at bottom for renovation, smaller windows will be used for upstairs new addition.

Project Manager: PAUL HUF 410-549-7703

RENOVATION & REMODELING, INC

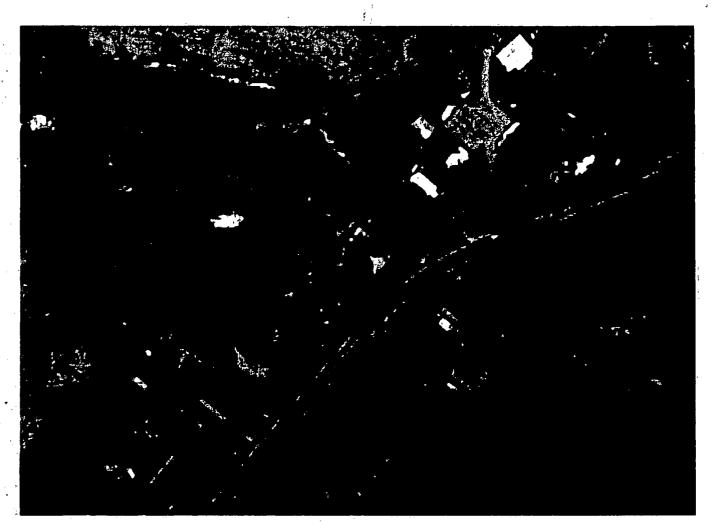
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Adjacent and confronting Property Owners mailing addresses Mr. Sean Lynch 22011 Dickerson Rd Dickerson, Md 20842-9580 Mr. Patrick Lau 22025 Dickorgon Rd. Dickerson Md. 20842-9515 Dickerson Mc 20847

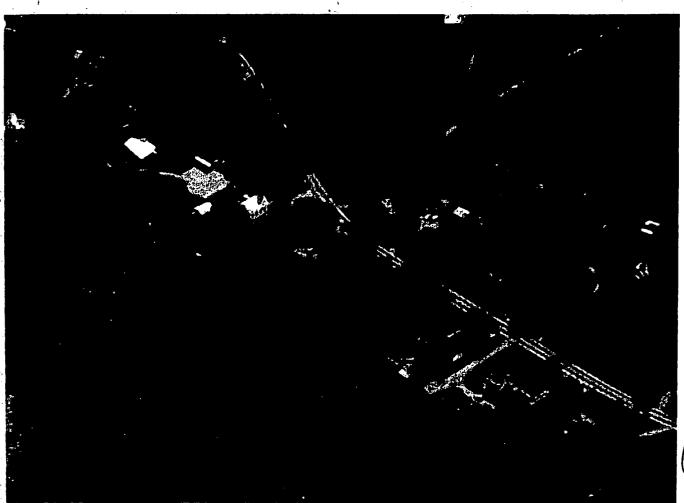




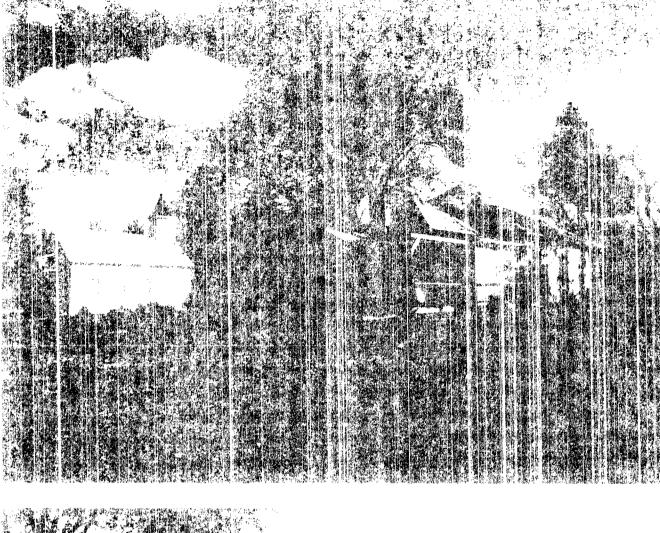
(55) +*

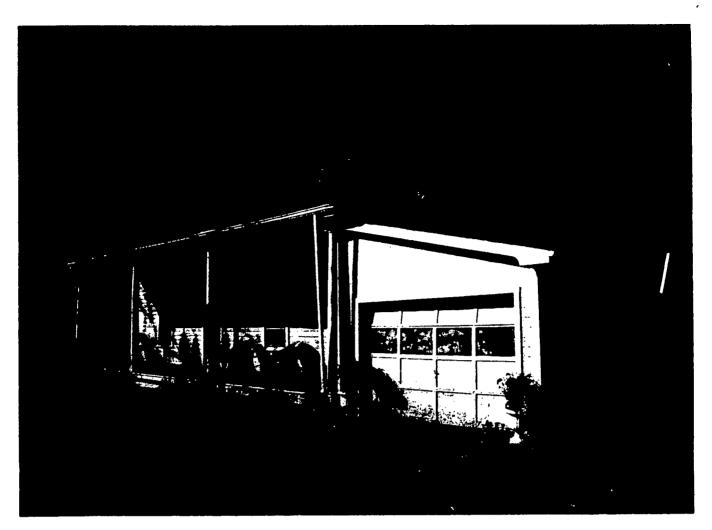






(56) (4%)



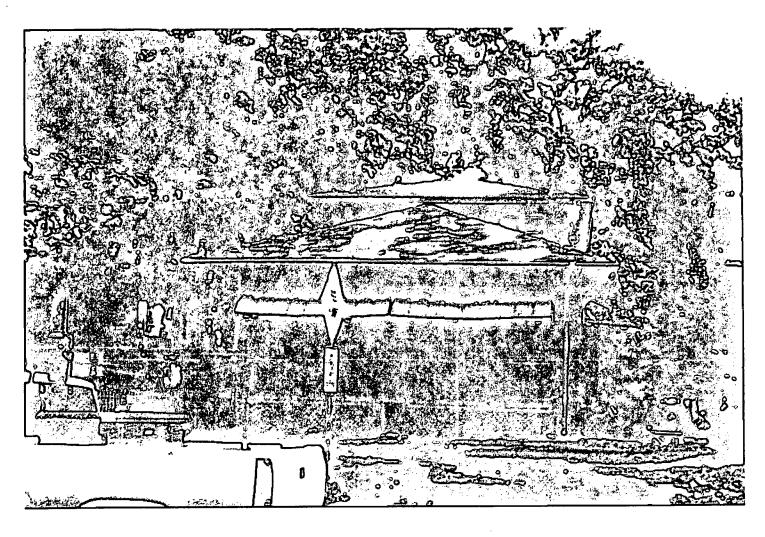


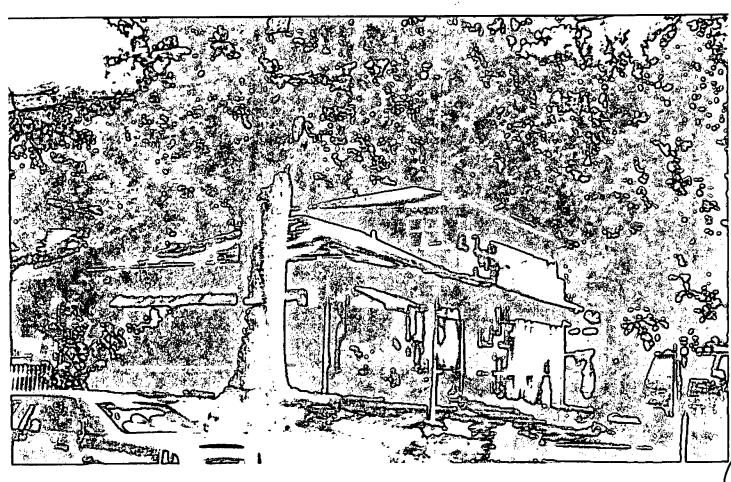


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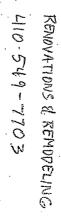
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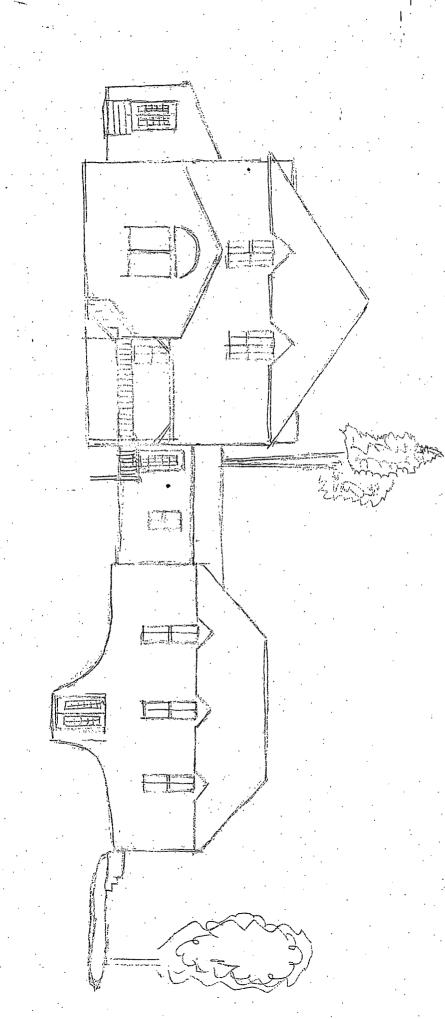










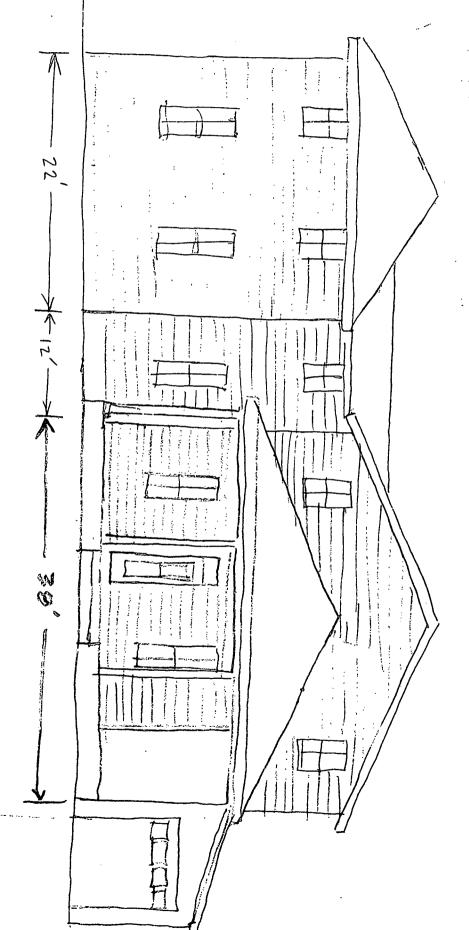




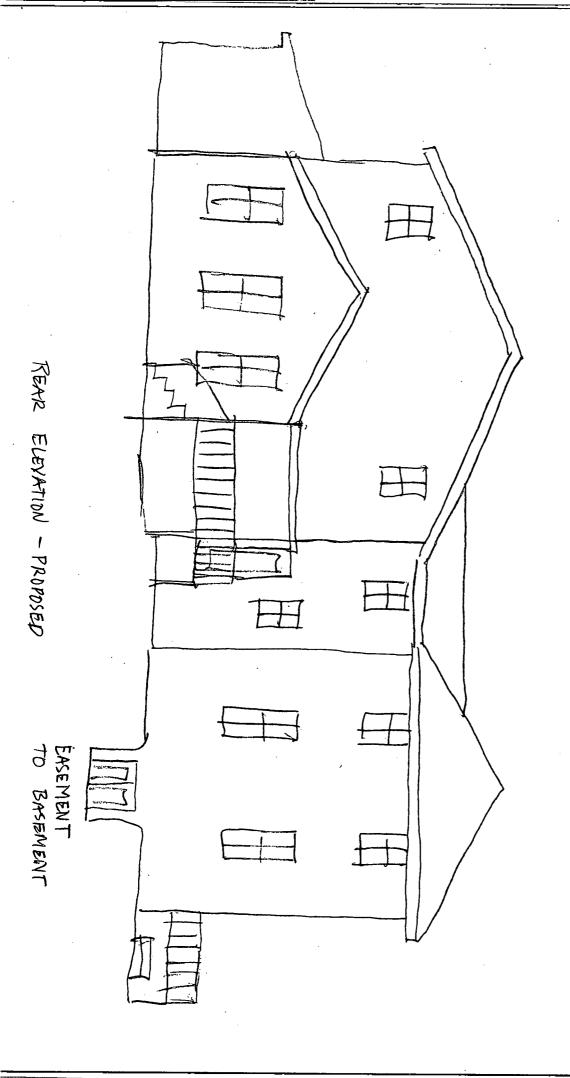
ESPINOZA

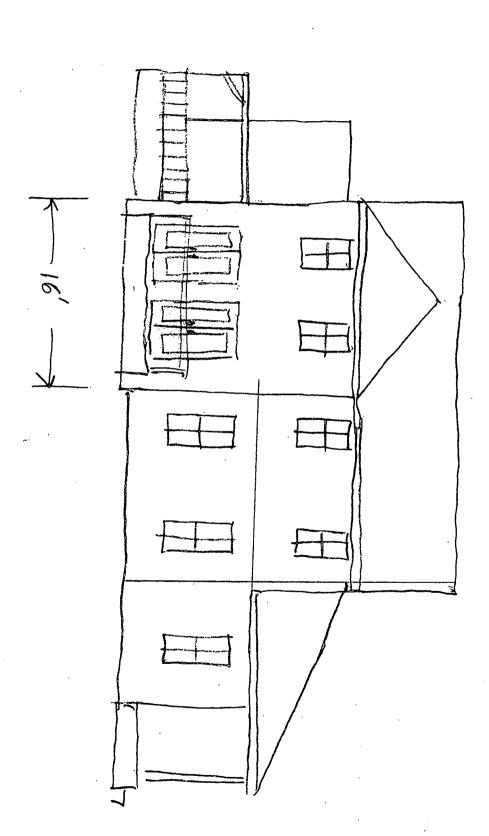
RENOVATIONS & REMODELING 410-549-7703

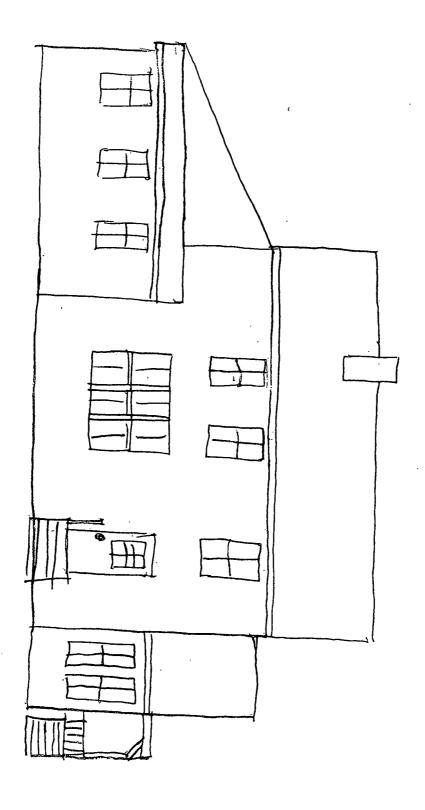
ALL ROOFS SAME CRIGINAL PITCH

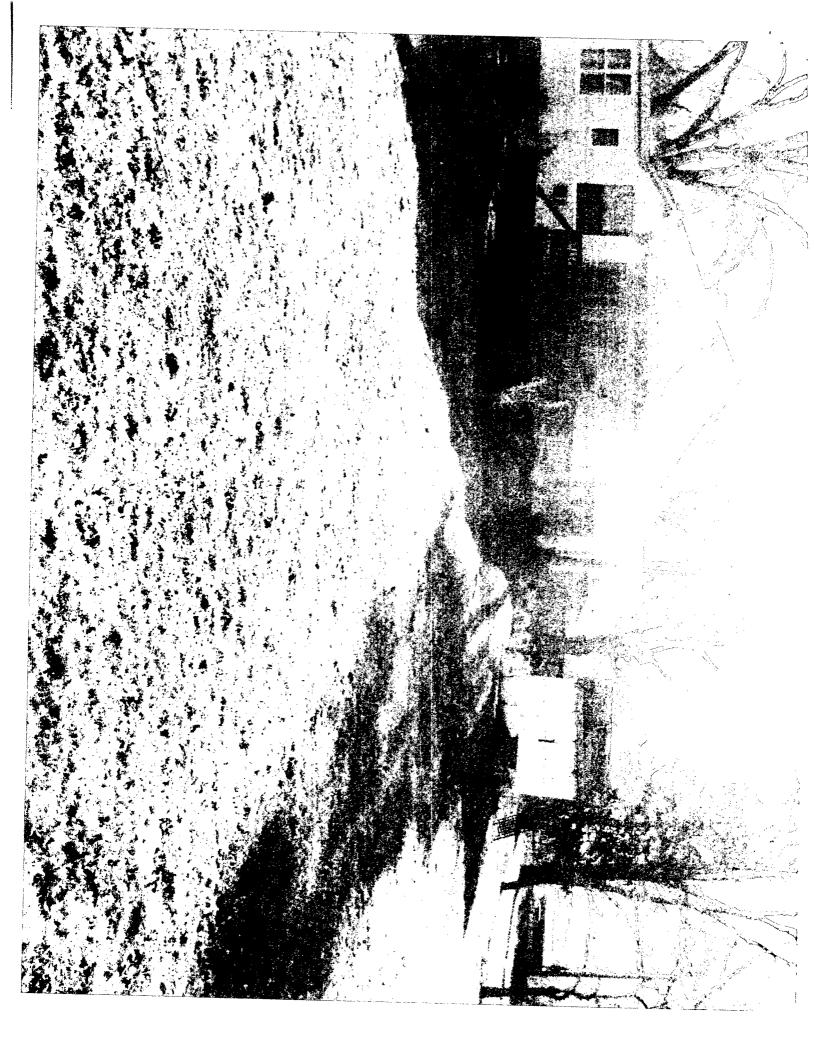


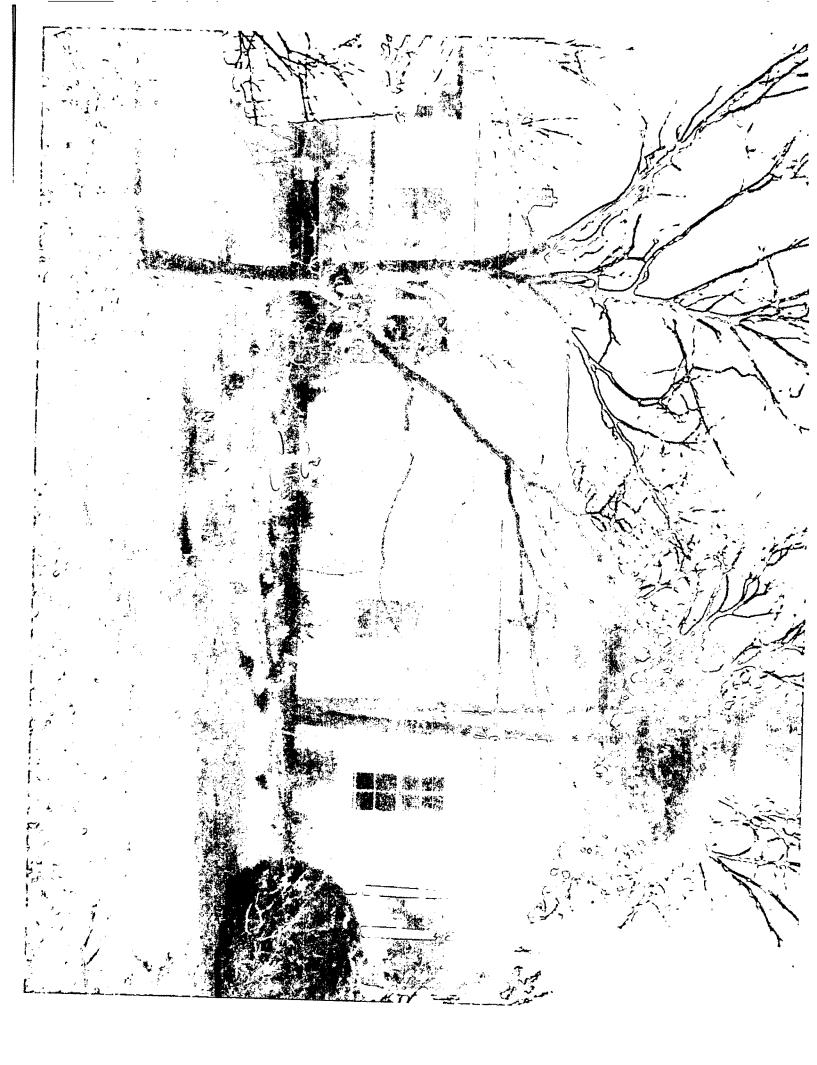
FRONT VIEW - PRUPOSED







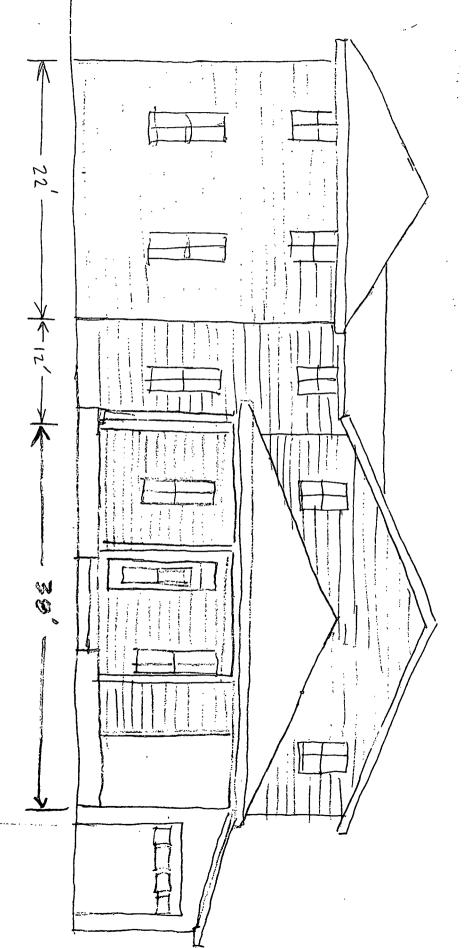






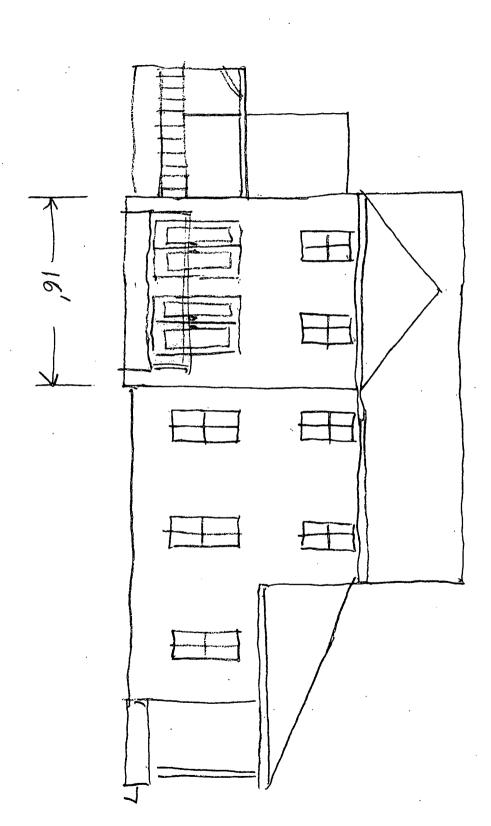


IALL ROOFS SAME CRIGINAL PITCH



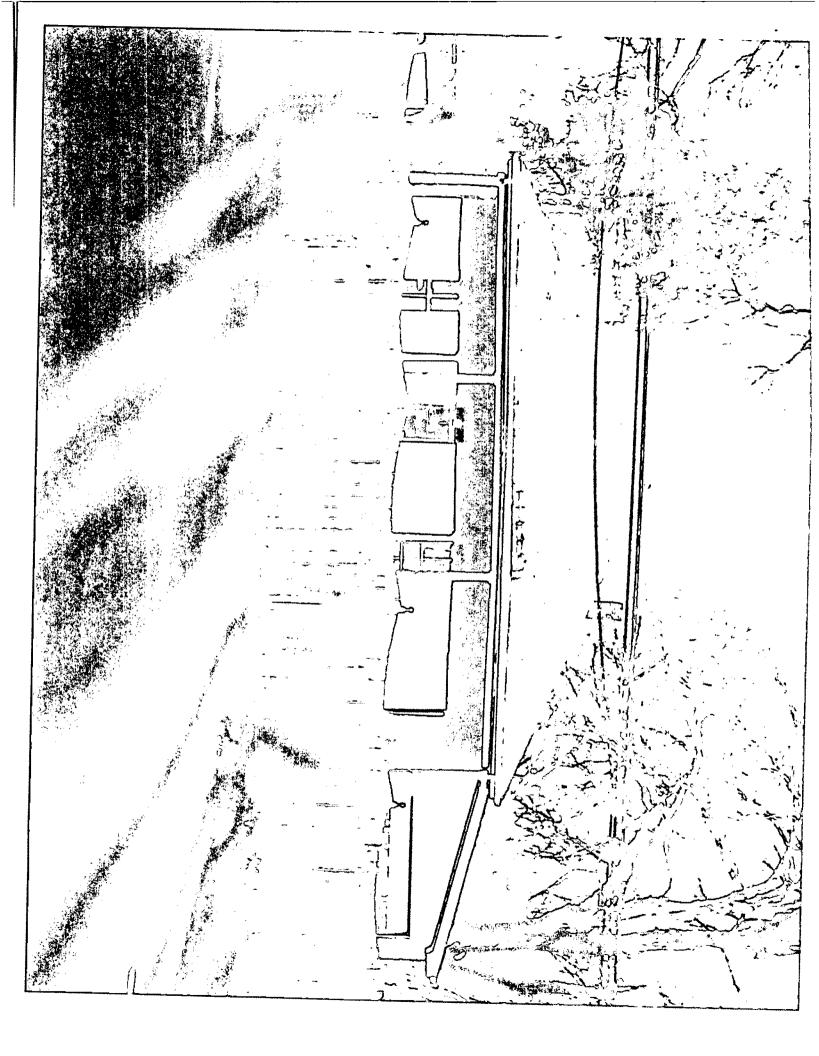
FRONT VIEW - PRUPOSED

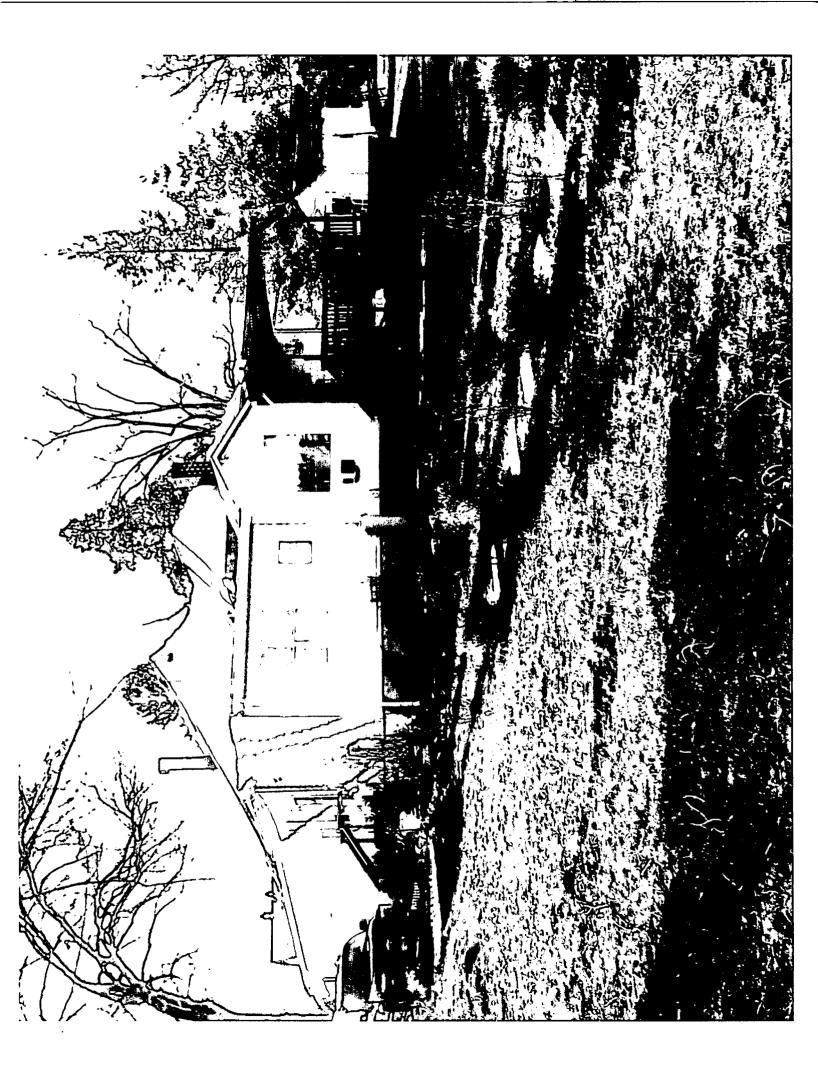
REAR ELEVATION - PROPOSED



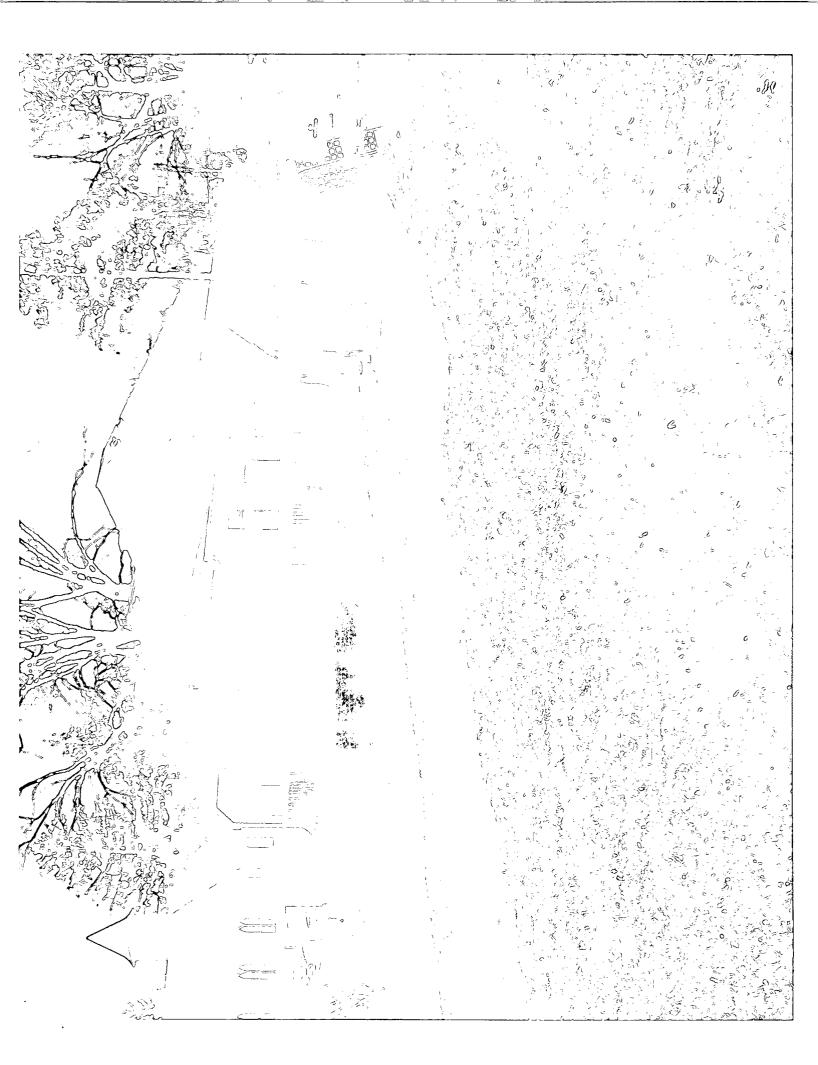
RIGHT SIDE - PROPOSED



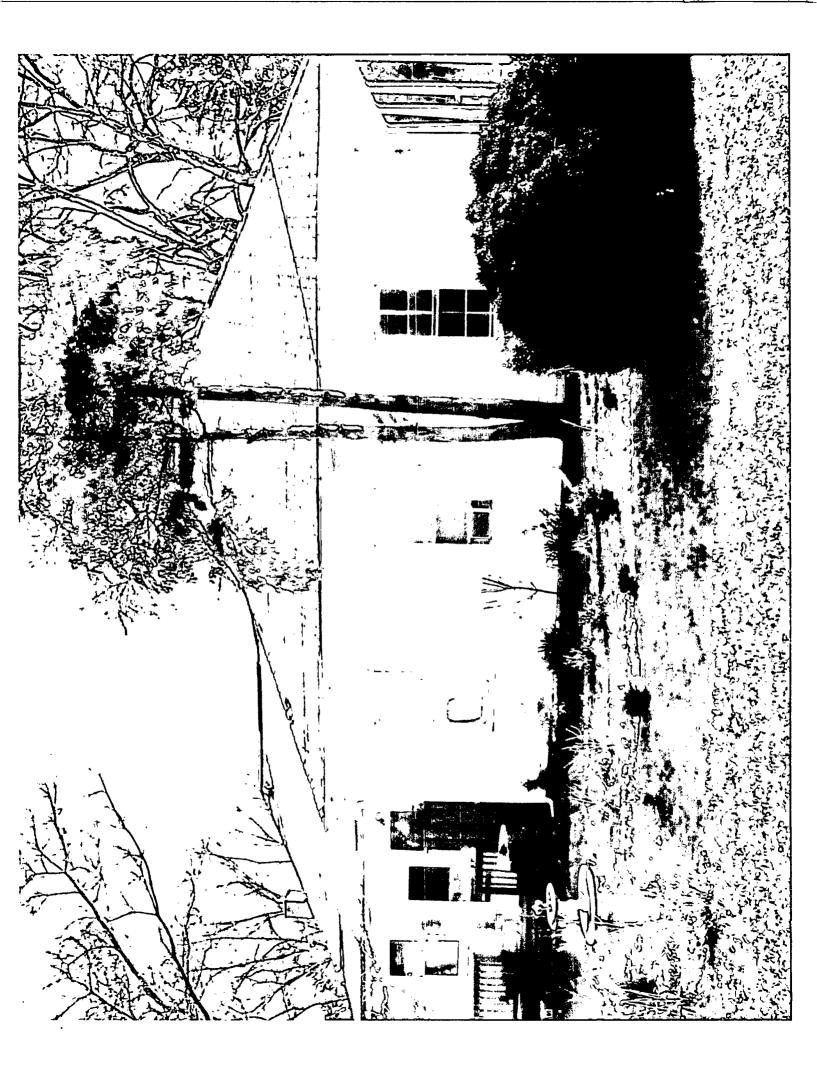


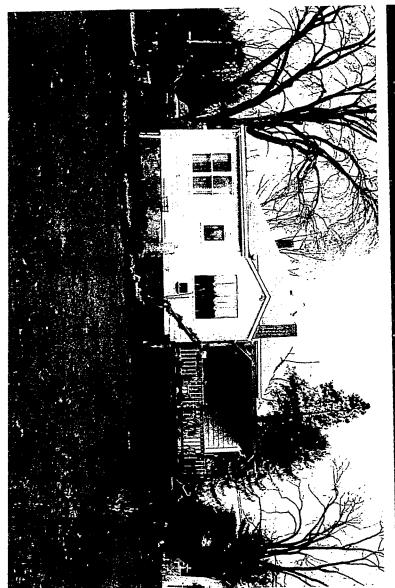


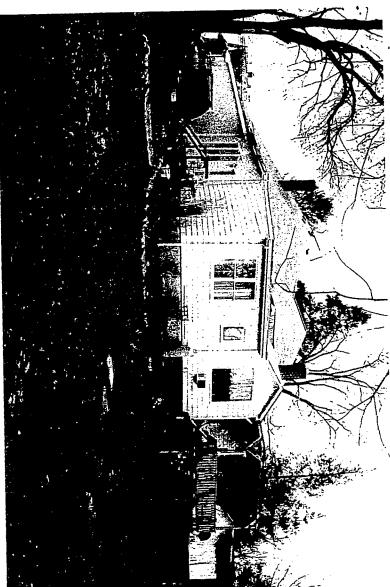


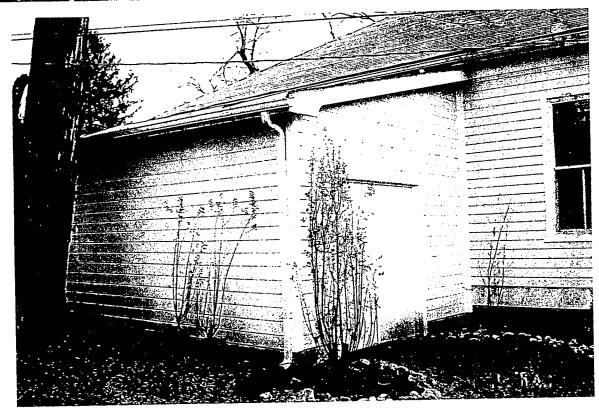


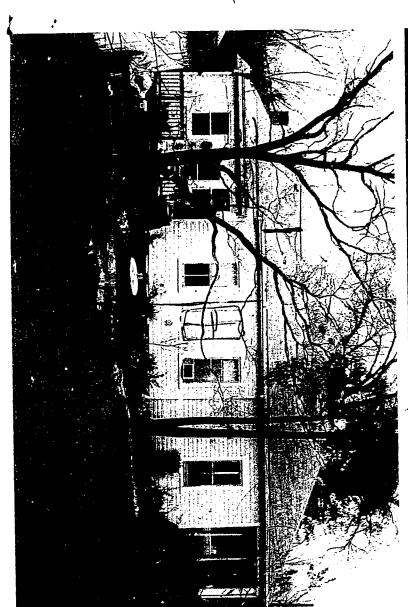








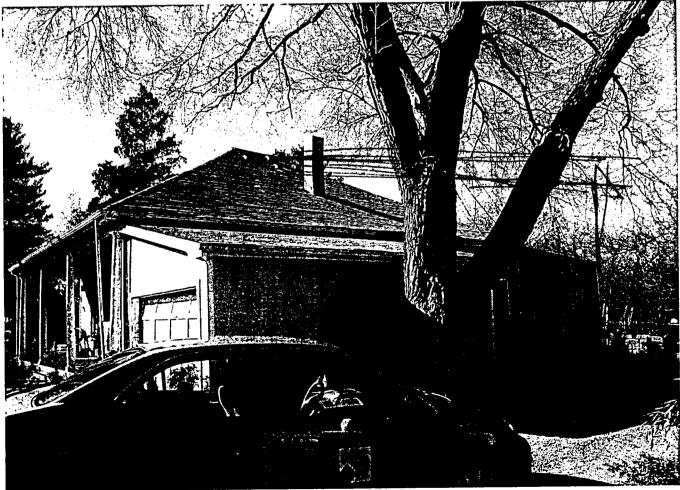


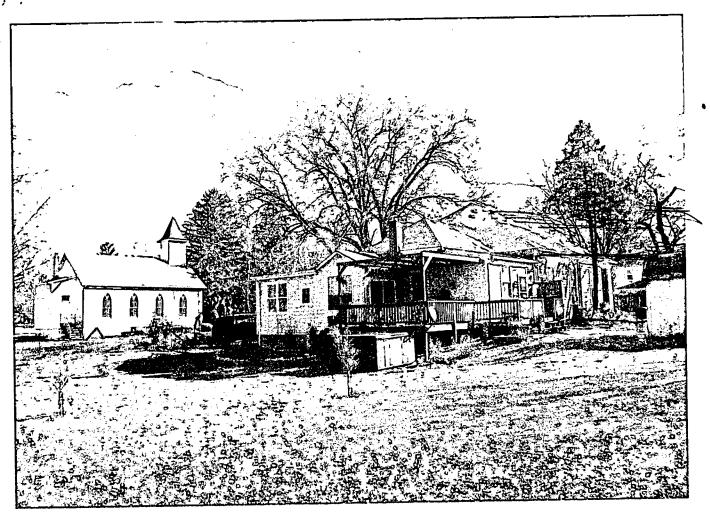


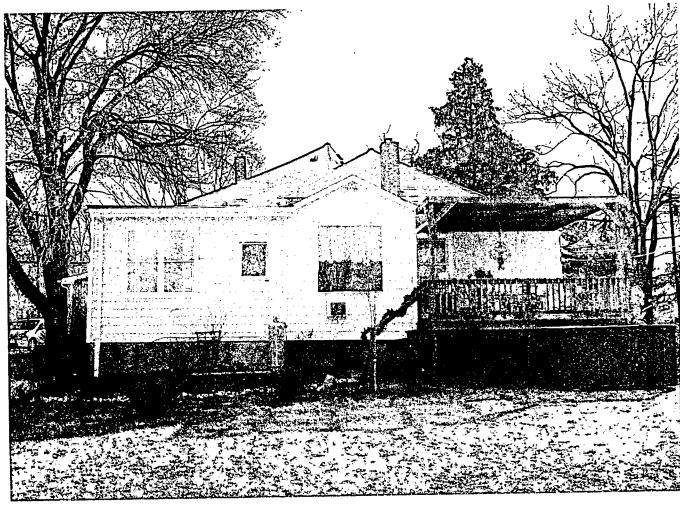




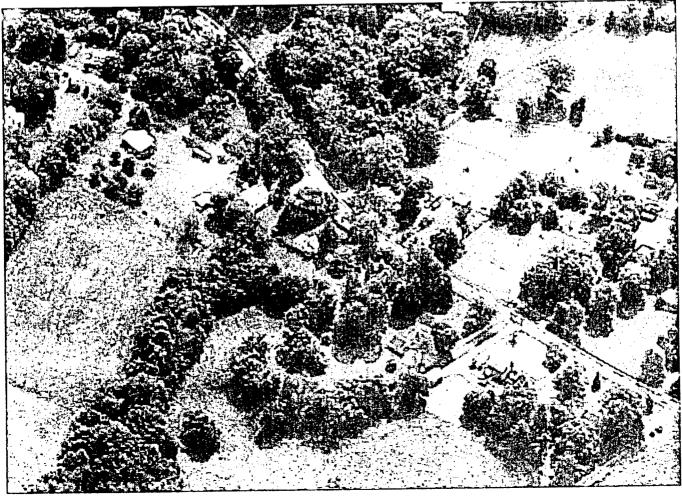


















Edit 6/21/99

PETURNIO DEFARIMENT OF PERMITTING SERVICES

255 POCAVILLE PIPE 2001 LOOP ROSAVILLE NO 20050
240 7774, JR.

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:	Kenita &	taul Esp
	-	ο · Λ		Daytime Phone N	10: 240 - 4	189-3008
Tax Account No.:	30	24			501.537	1-6133
Name of Property Own	ner: <u>A</u> r	isticles	Faul Eso		10.: <u>240.46</u>	2-4899
Address: QQQ	\mathcal{D}	icku 500	Rd I	KKEREON	Md. 2	0842
Contractor: Ru	Ll Hut	(Renova			ioi: <u>410-54</u>	
Contractor Registratio	n No.:			-		
Agent for Owner:				Daytime Phone N	- o.:	
LOCATION OF BUIL	DING/PREM	SE .				
House Number:			Street	Dicto	rson Rd.	
Town/City:	• 1		Nearest Cross Street:		phraim	Del:
			on:			
		Pan				
PART ONE: TYPE O	F PERMIT A	TION AND USE				
1A. CHECK ALL APPLI		TIMI AND VOL	CHECK VII	. APPLICABLE:		
Construct		☐ Alter/Renovate				-//-
☐ Move	☐ Install	☐ Wreck/Raze		☐ Slab ☐ Roo ☐ Fireplace ☐ Wol	m Addition (S) Porch	
☐ Revision	☐ Repair	☐ Revocable		•	-	Single Family
•	, ,			Wall (complete Section 4		'
		approved active permi	about	7 000	000,52	
						
			AND EXTEND/ADDIT	ONS		
2A. Type of sewage o	disposal:	01 D WSSC	Septic	03 🗆 Other: _		
28. Type of water sup	opły:	01 🗆 WSSC	02 Well	03 🗆 Other: _		
PART THREE: COM	PLETE ONLY I	OR FENCE/REVAINI	NG WALL			
IA. Height		inches				
B. Indicate whether	the fence or re	taining wall is to be cor	structed on one of the fo	nllowing locations		
☐ On party line/p		[] Entirely on		On public right	of way/easement	
hereby certify that I ha	eve the authori	ly to make the foregoin	a soalication that the	nalication is some	nd that the construction w	
pproved by all agencie	es listed and l	hereby acknowledge ar	nd accept this to be a co	ondition for the issuant	ce of this permit.	nii compiy with plans
Abuit	511	74.42.5		,	100	
June 3	ignature of dwns	or authorized agent			Tranch	4,2007
pproved:			For Chairpe	erson, Historic Preservi	ation Commission	
isapproved:		Signature:			Date:	
pplication/Permit No.:			Date File	ed:	Date Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT
At this point we have a cottage how with formall from the formal formall from the first one acting from the first formall community next to Church, Shed is adjacent to the decle several large maple trees planted most glinage various disgussed trees, white piness a large bushes on property
b. General description of project and its effect on the historic resource(s), the environmental sorting, and, where applicable, the historic district Reported for to the house which means. Starting upstairs at the reak of the exister's roof and continue in the rest of reported to back of side of whose, with rew valdation to side continuing the upstairs one.

2. SITE PLAN

١.

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.

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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
- 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 from 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.

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etail:	•			

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

Applicant:	
-	

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

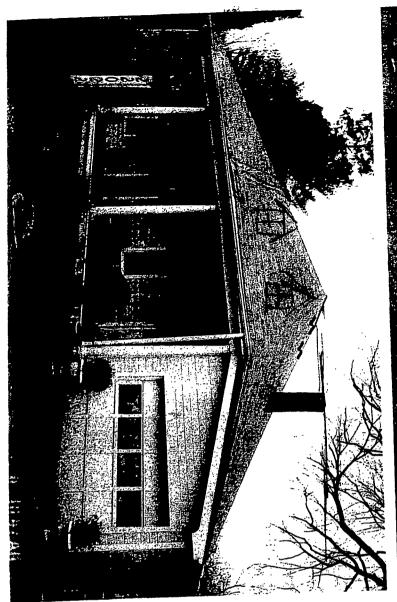
WINDOWS- will be using the same type of windows their 2 over 2's which means 2 glass panels top and 2 glass panels at bottom for renovation, smaller windows will be used for upstairs new addition.

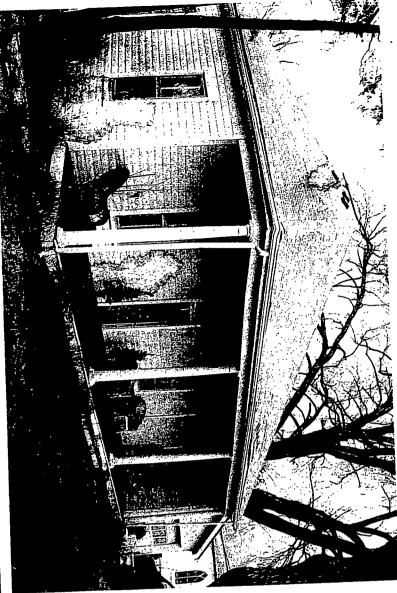
Project Manager: PAUL HUF 410-549-7703

RENOVATION & REMODELING, INC

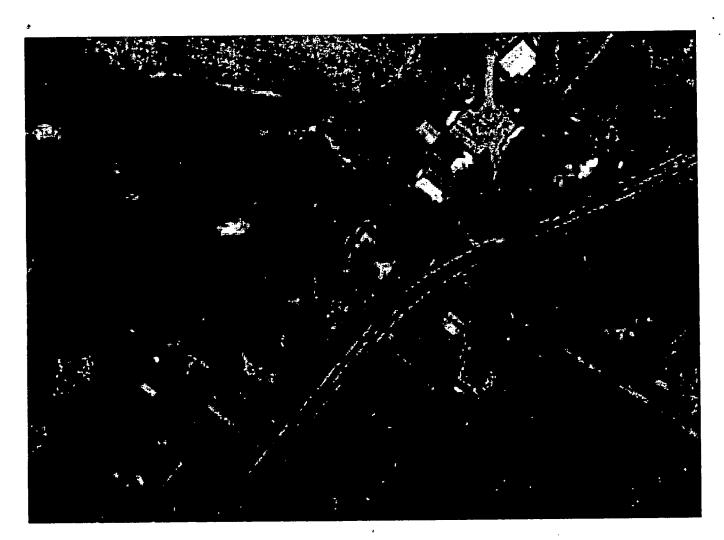
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Adjacent and confronting Property Owners mailing addresses Mr. Sean Lynch 22011 Dickerson Rd. Dickerson, Md Mr. Patrick Lau 22025 Dickerson Rd. Dickerson M.d. 708-12-9515 22014 Dickerson Rd Dickerson Mo! 20842

Note:This lot no Plat of House Location in flood plain a 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 thap under there are no encreachments. Date: October 6,1986 Scale: 1 = 501 Plat Book-Plat-N Liber 6198 Folio 834 Rockville, Maryland. Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Diextreson Janes Herry Chi MANO 2. A CHARLERINE O. GRIFFITUD J. D. J. Harri NEW EROOF · no was no Controller Information Deemed Reliable But Not Guaranteed



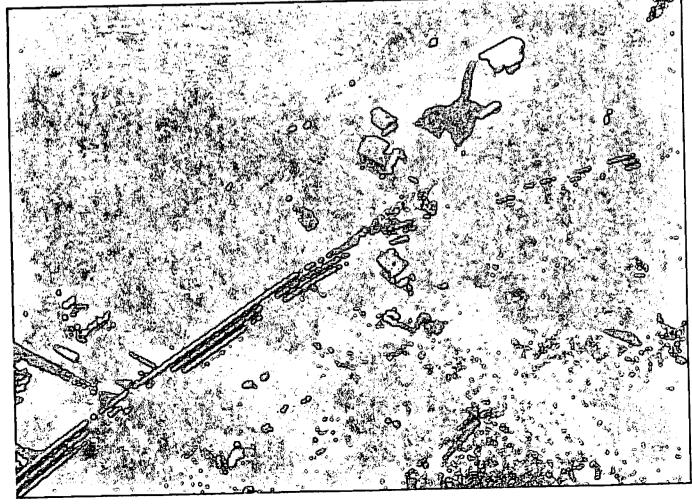






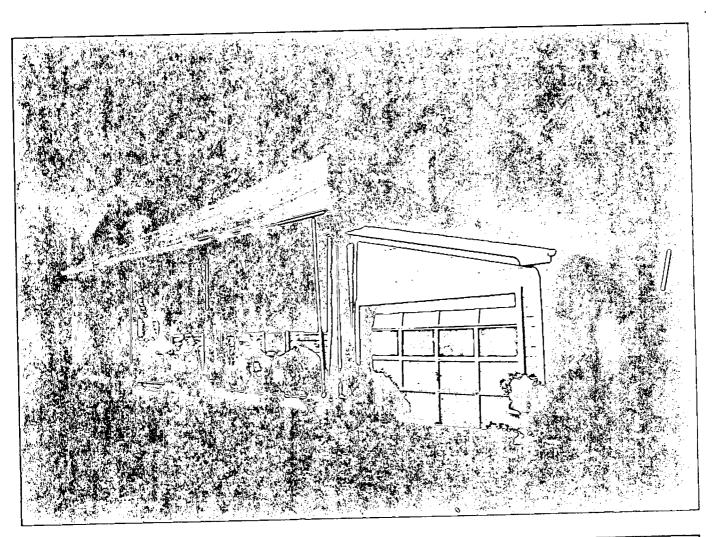


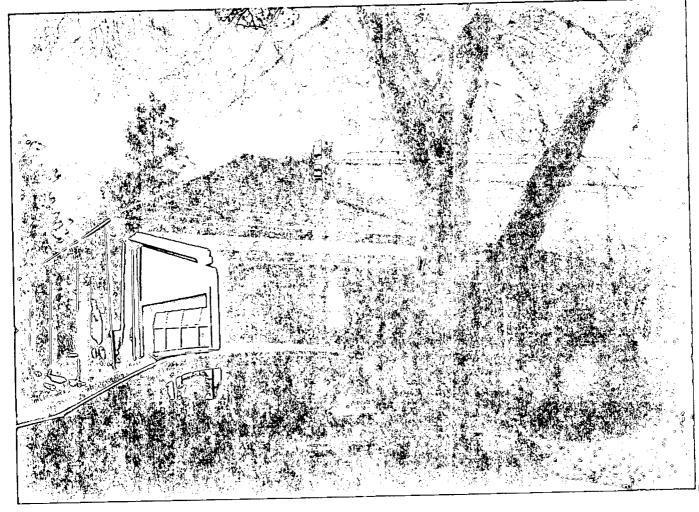


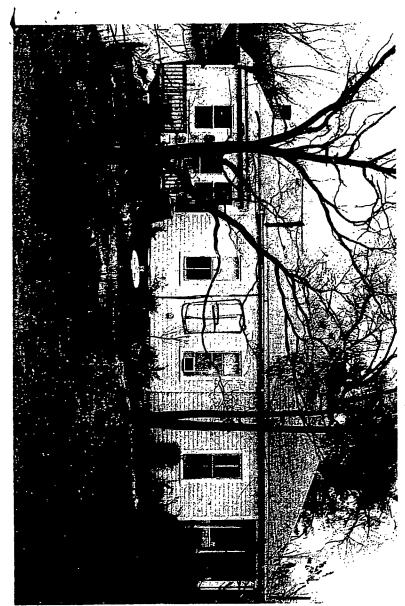


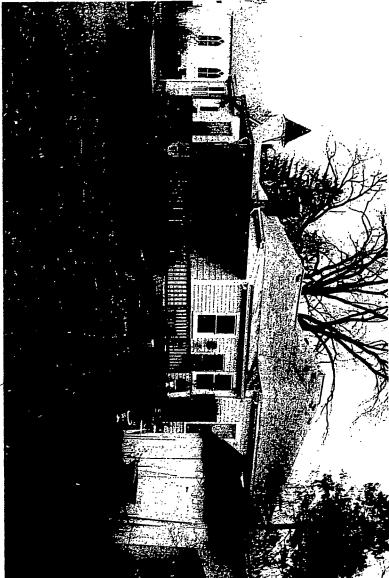






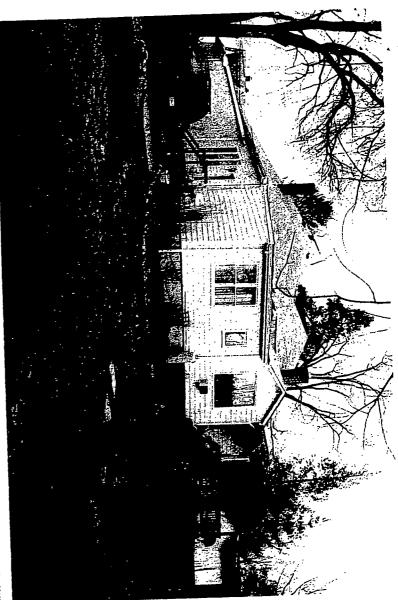




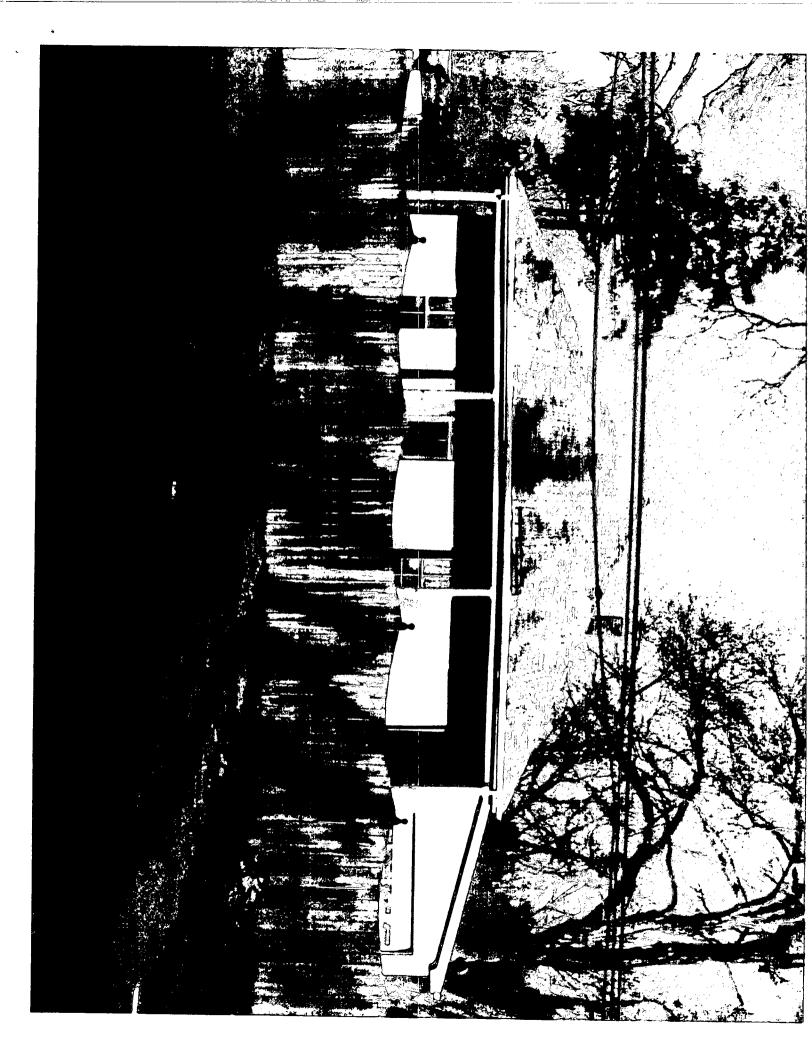






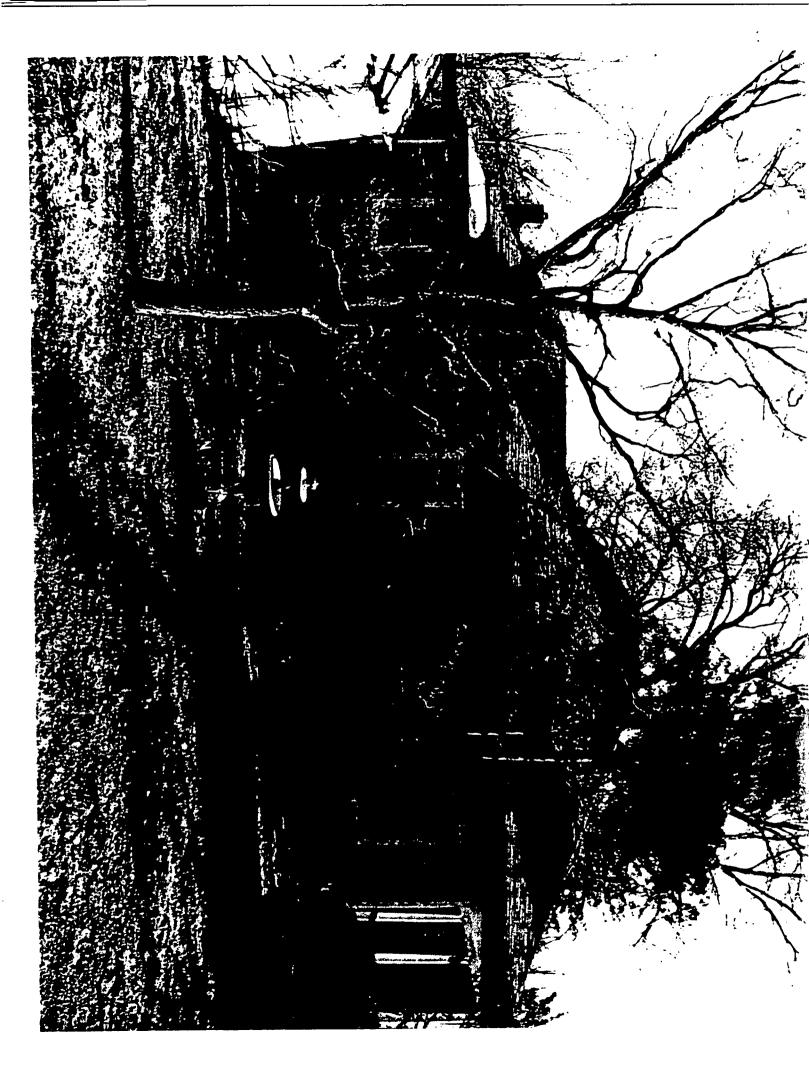


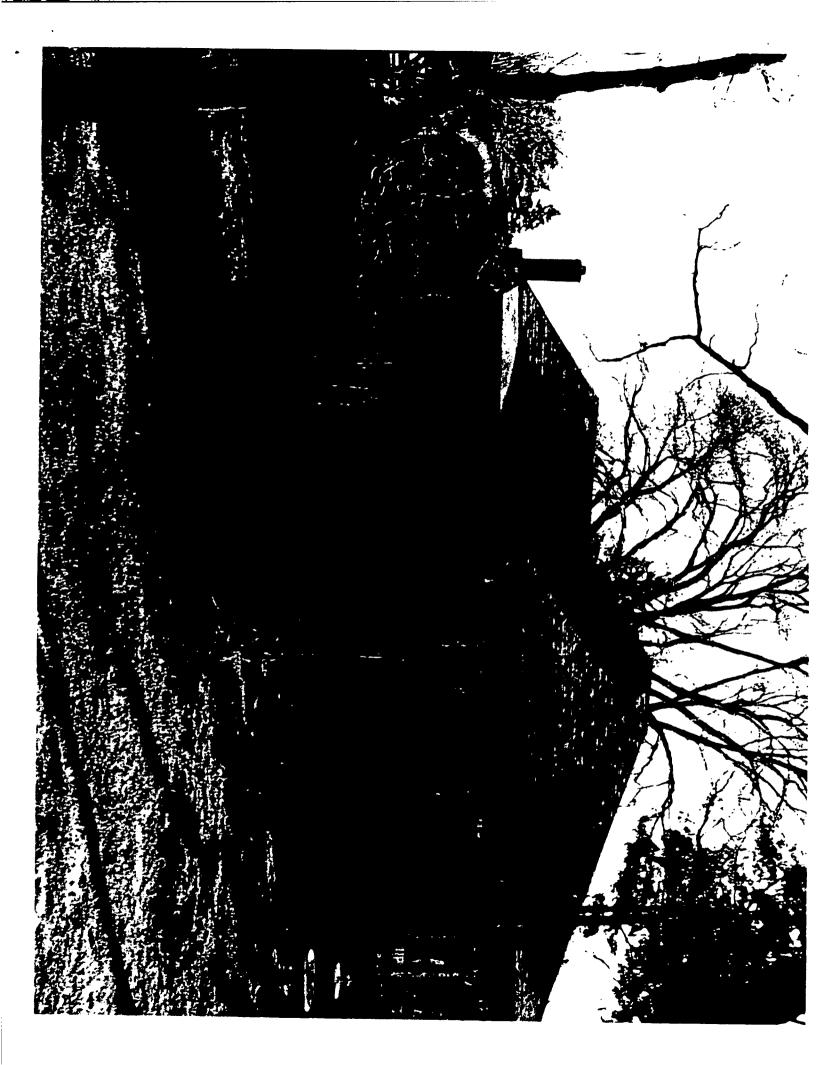


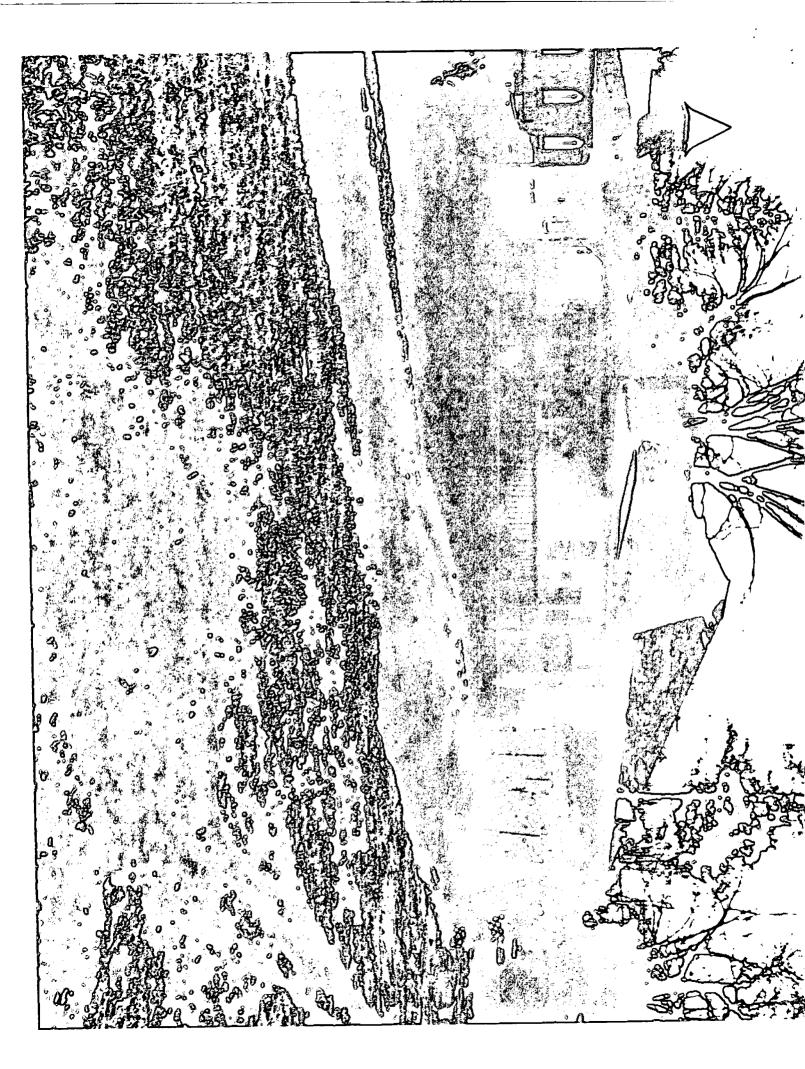




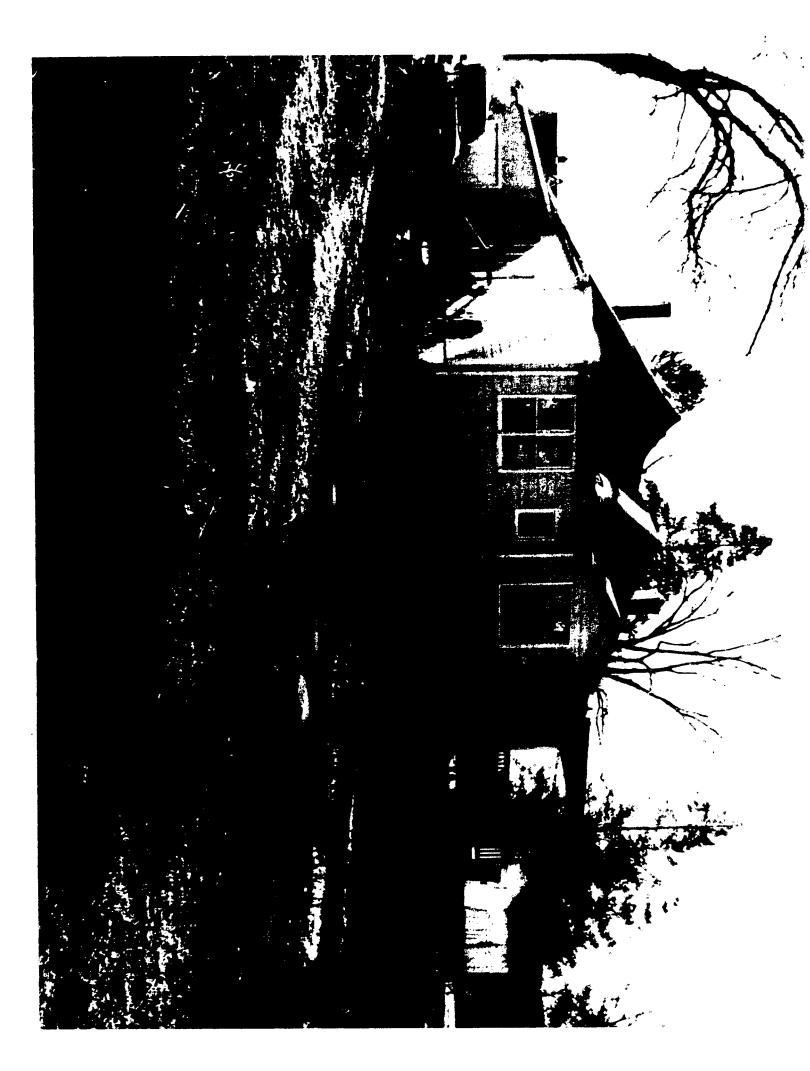




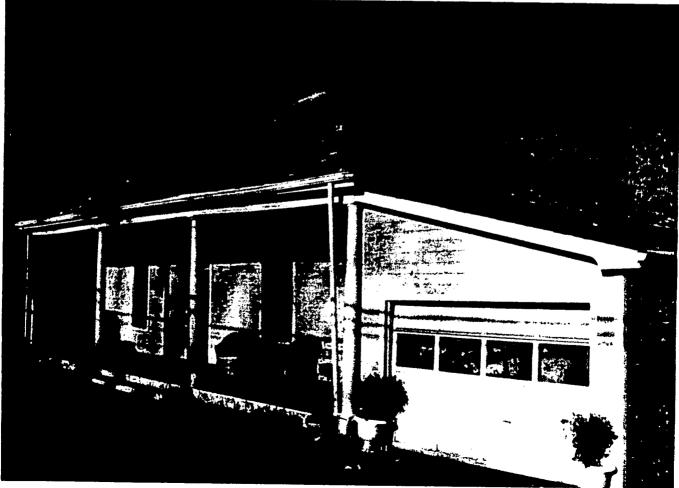






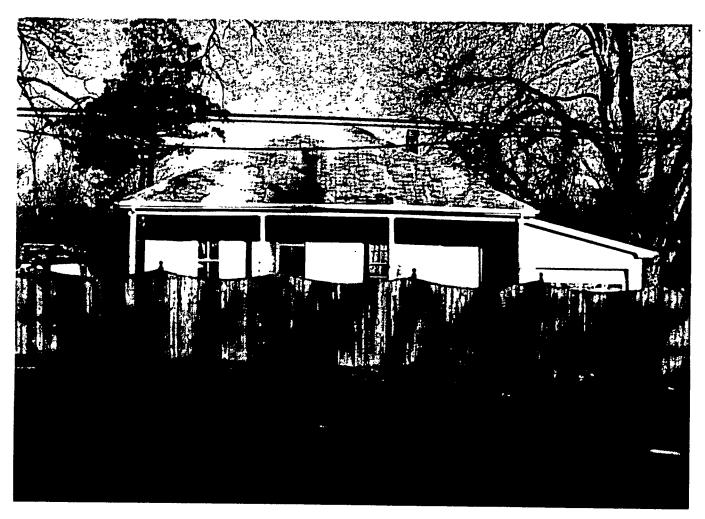




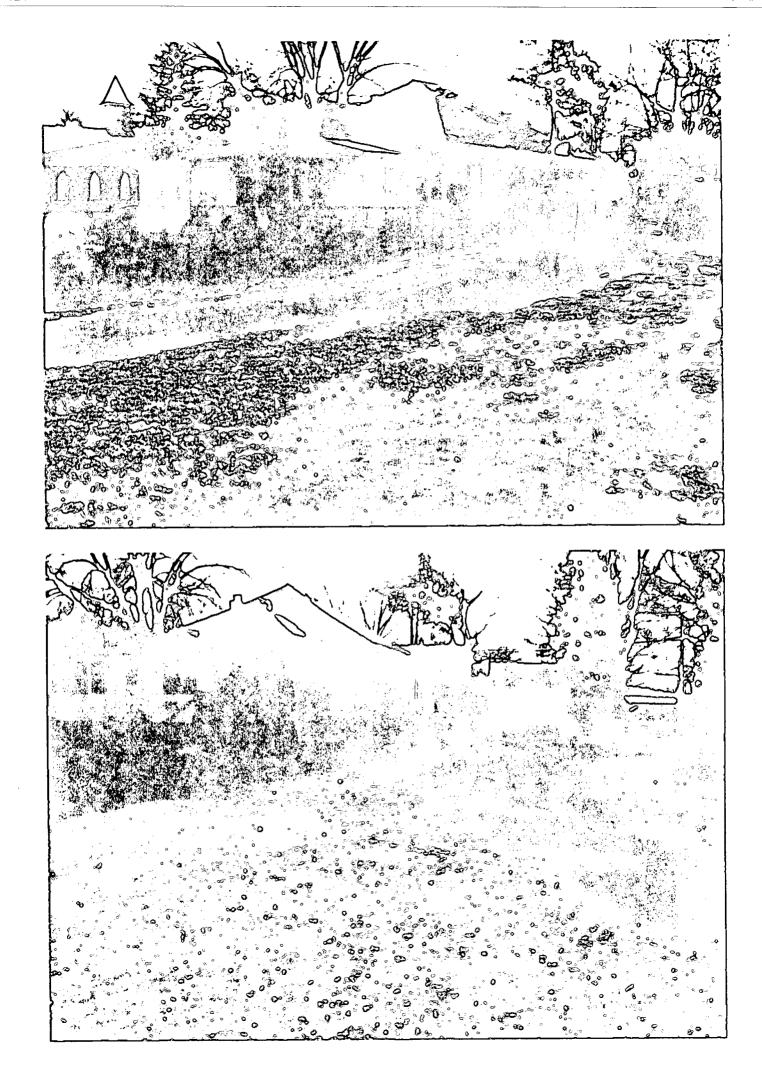




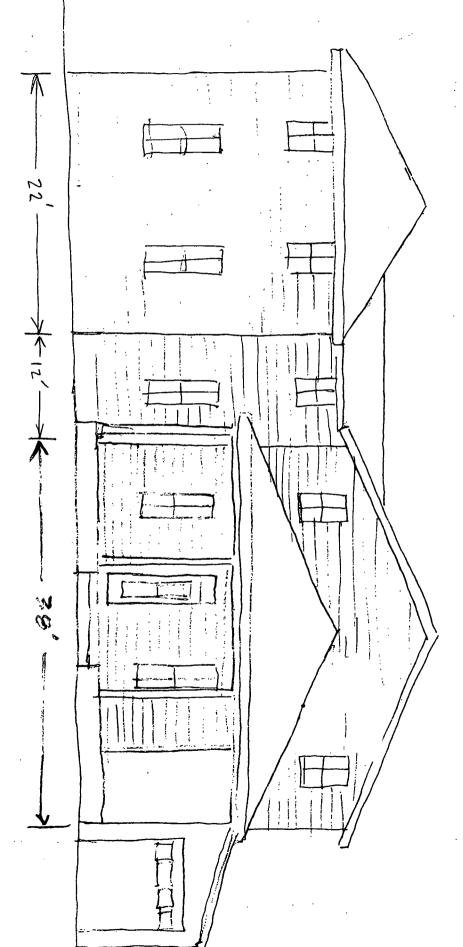








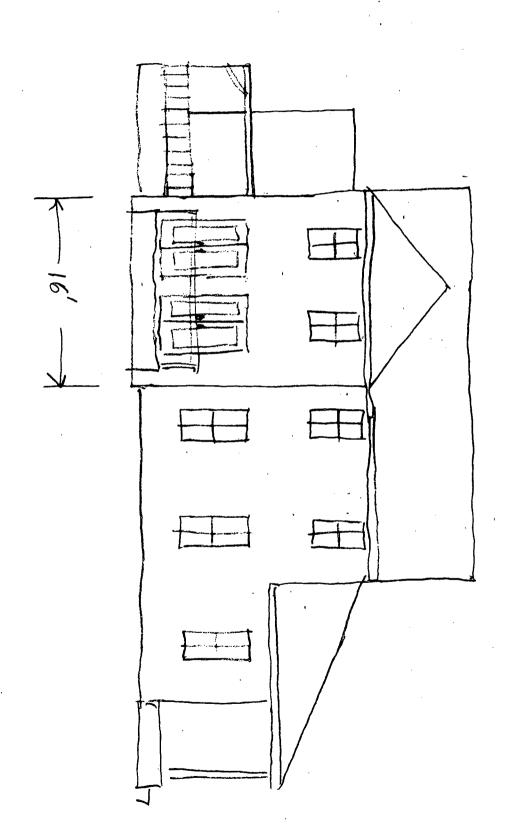


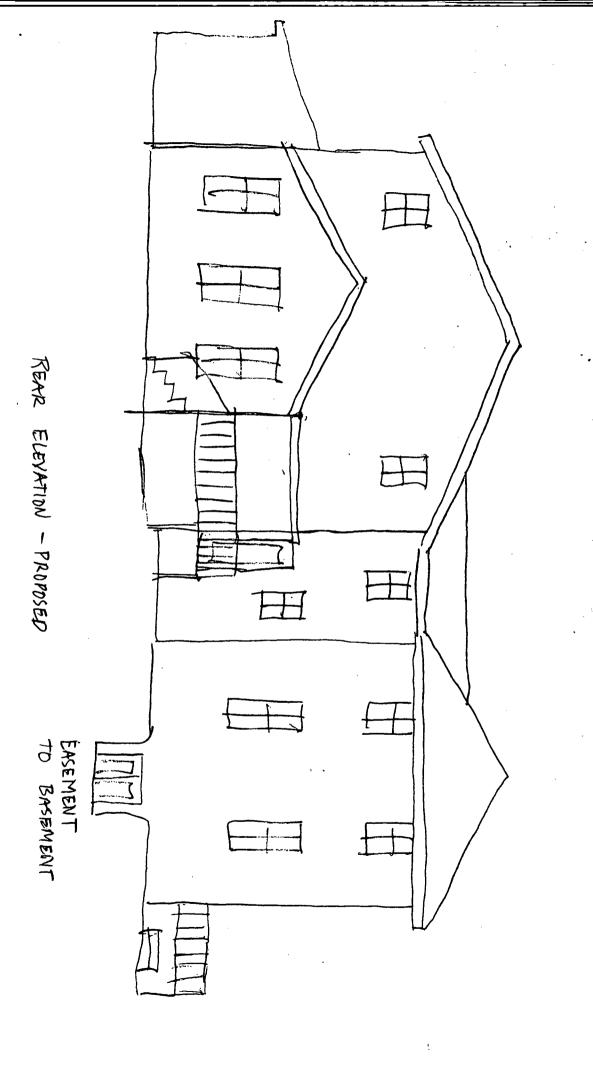


ALL ROOFS SAME CIPIGINAL PITCH

FRONT VIEW - PRUPOSED

RIGHT SIDE - PROPOSED





a surre ous out Information Deemed Reliable But Not Guaranteed Sept Contraction of the september of the A COUNTY OF THE PARTY OF THE PA STOOL STOOL (MAR) CHACK GULL BANKS OF THE CONTRACT OF ×o THO MISTERS CONTINUED TO COMPANY. *130 sk3 अब उप Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easyments of record. Rockville, Maryland, 1E8 offor Seld Tedil Plate -Mood talq PIE#528 October 6,1986 Perfe: Jes 8 03 00 estremics or or ere erents. dent bas tevrus egat-tienert a vo on the described property have been carefully established and that the location of all the existing I hereby certify that the plan shown hereon is correct; Surveyor's Certificate Contesses County, Harylend, Bernesafffe (ffep) Draftfet Devid R. Griffiths & Cathrins B. Griffiths Property #SSOSS Dickersen Read alaiq booil al notissod senon lo talf dot alatiesou

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.

ALL HAWPS MUST BE FILED 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).

Wood Lane Wood Lane Depositment of Permitting Services Middle Lane Depositment of Permitting Services Park Road Metro Counthouse Square Counthouse Square Road Metro Chusch Street To F270 Manual Street West Montgomery Avenue To F270 Manual Street To F27

<u>NOTE:</u> 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 <u>must</u> 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 Atta	chments (See desc	riptions on page 4)		
		1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
	New Construction	√	√	√	√	√	√	√
	Additions/ Alterations	√	√	1	√	√	√	J
	Demoiition	✓	✓			√		✓
	Deck/Porch	√	✓	1	V	✓		1
	Fence/Wall	√	✓	√	1	√		✓
ork	Driveway/ Parking Area	√	√		✓ ,	√	√	✓
Proposed Work	Major Landscaping/ Grading	√	√		√	√	√	√
	Tree Removal,	✓	V		√	√ .	✓	✓
	Siding/ Roof Changes	√	√	. *	√	· ✓		. 1
	Window/ Door Changes	√	√	√.	√	J		√
	Masonry Repair/ Repoint	* /	✓		. 1	√		1
	Signs	J	√	√	√	√		1

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

<u>NOTE:</u> 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 <u>must match the original exactly</u> 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

Report Date:

3/21/2007

Dickerson Locational Atlas District

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.



TO DEPARTMENT OF PERMITTING SERVICE 3

255 ROGAVILLE PIKE 2nd FLOOR ROGAVILLE IND 26850

240 777-6370

DPS - #8



APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Person:	Kenita &	taul ESP
_	a 1		Daytime Phone N	0. 240 -4	89-3008
Tax Account No.:	24			301.537	-6133
Name of Property Owner:	stidese	Paul Esc	Qaytime Phone N	.: 240.46	2-4899
Address: Dada Di	ckuson	Rd. I	Dickerson	Md. 2	0842
Contractor: Paul Hut	? (Renovas	4.		oi: <u>410-54</u>	
Contractor Registration No.:					
Agent for Owner:			Daytime Phone N	o.;	
LOCATION OF BUILDING/PREMI	<u>se</u>				
House Number: 2002	C	Stree	* Dicke	cson Rd.	
Town/city: Dickers	on			prain	Qd .
	Subdivisi			-	
Liber: Folio:	Par	rcet:			-
PART ONE: TYPE OF PERMIT AC	TINN AND HEE				
1A. CHECK ALL APPLICABLE:	HOM WAD ORE	CHECK V	II ADDITCADIE.		
Construct Extend	Alter/Renovate		LL APPLICABLE:	m Addition	ala i ma
Move () Install	☐ Wreck/Raze	□ A/C	☐ Slab ☐ Roo ☐ Fireplace ☐ Wo	•	
	☐ Revocable		•		Single Family
☐ Revision ☐ Repair 1B. Construction cost estimate: \$		•	Wall (complete Section of		
1C. If this is a revision of a previously			-7 OOO,	000,	
TO. IT WIND IS A TEXASION OF A PREVIOUSLY	approved active permi	и, see reimii #			
PART TWO: COMPLETE FOR NE	W CONSTRUCTION	AND EXTEND/ADD	TIONS		
2A. Type of sewage disposal:	01 🗆 WSSC	Septic Septic	03 🗆 Other: _		
28. Type of water supply:	01 🗆 WSSC	02 √Well	03 🗆 Other:	· · · · · · · · · · · · · · · · · · ·	
PART THREE: COMPLETE ONLY	FOR FENCE/RETAIN	NG WALL			
3A. Height feet	inches	114 1111111			
38. Indicate whether the fence or re		instructed on one of the	following locations:		
On party line/property line		n land of owner	On public right	of way/easement	
hereby certify that I have the author	ity to make the foregoi	ing application, that the	application is correct, a	nd that the construction v	vill comply with plans
approved by all agencies listed and I	hereby acknowledge a	ınd accept this to be a	condition for the issuan	ce of this permit.	
Jan Esp	er or authorized gent			March	4,2007
					
			rperson, Historic Preserv	ation Commission	
Disapproved:	Signature:			Date:	
Application/Permit No.:		Date	Filed:	Date Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

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

WRITTEN DESCRIPTION OF PROJECT
a. Description of existing structure(s) and environmental setting, including their historical features and significance:
front porch & deck setting one acre lot. Setingmal
community next to Church, Shed is adjacent to the deck
Several large made from Danted wort Surage
various arguered trees, white Dines & large bushes
on property

o. Geogral description of project and its effect on the histo	ric resource(s), the environmental setting, and, where applicable, the historic district:
Reportation to the	house which means starting upstairs
at the Peak of the	house which means starting upstairs
rest of remation	to back & side of house, with
rew addition to	Side Continuing The upstains 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.

- 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

- 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.

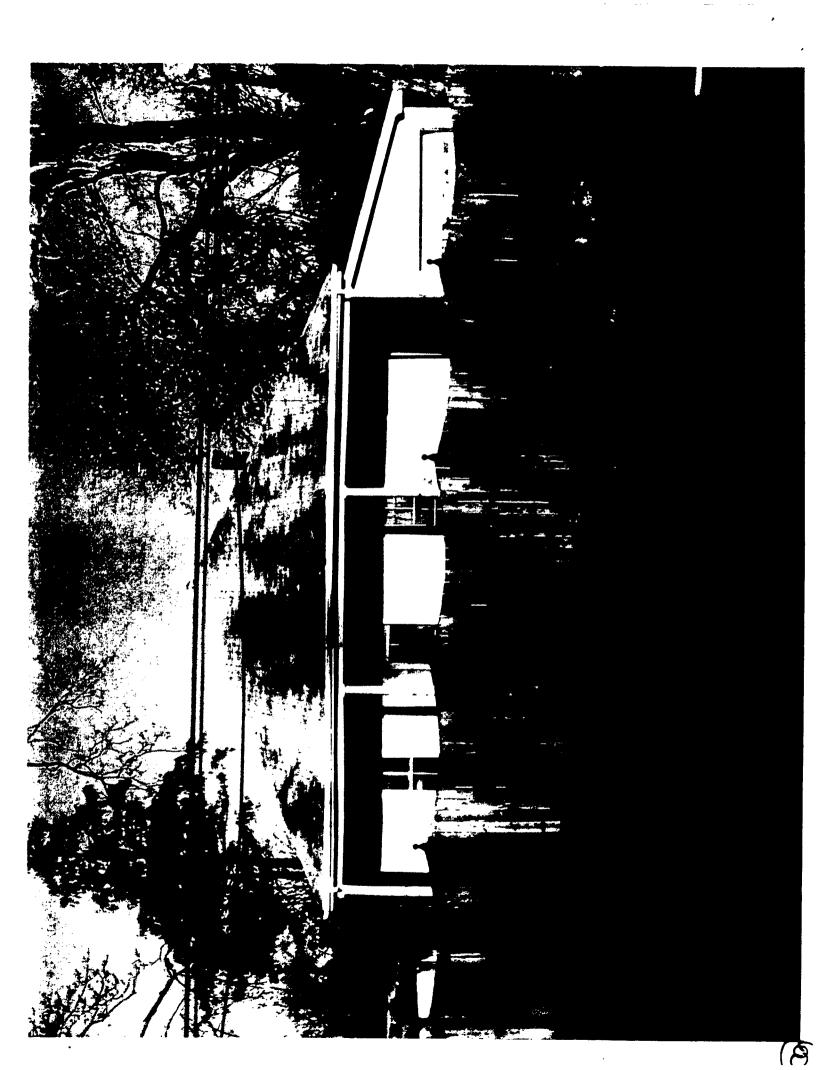
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

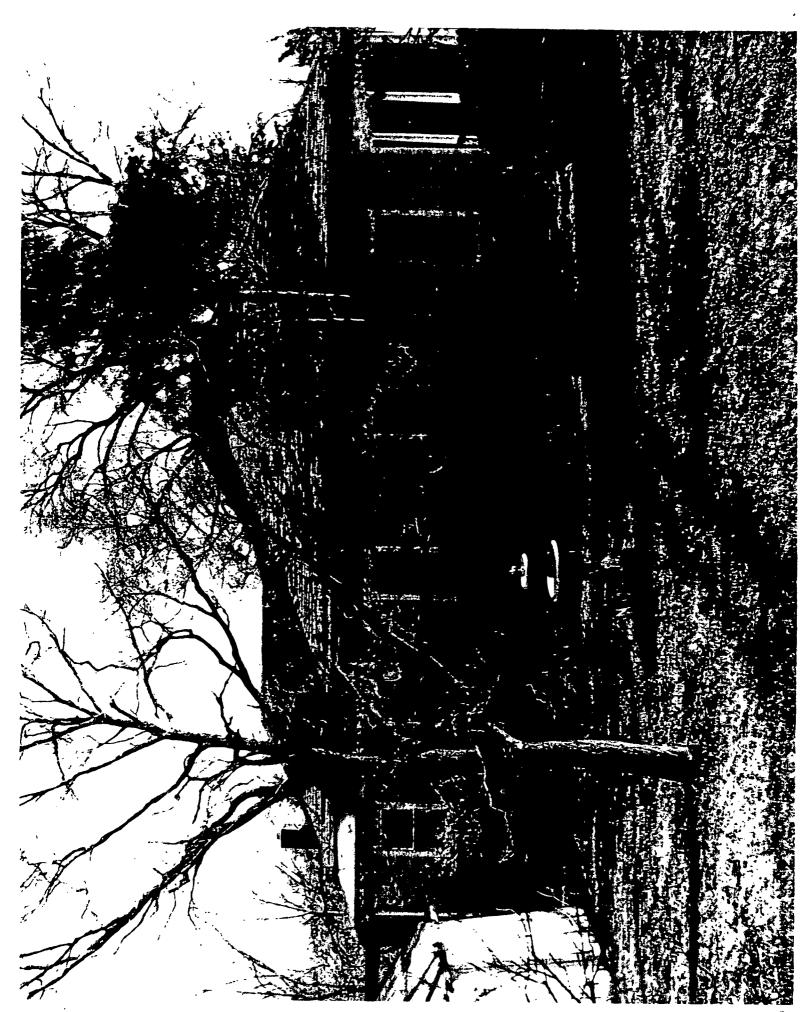
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

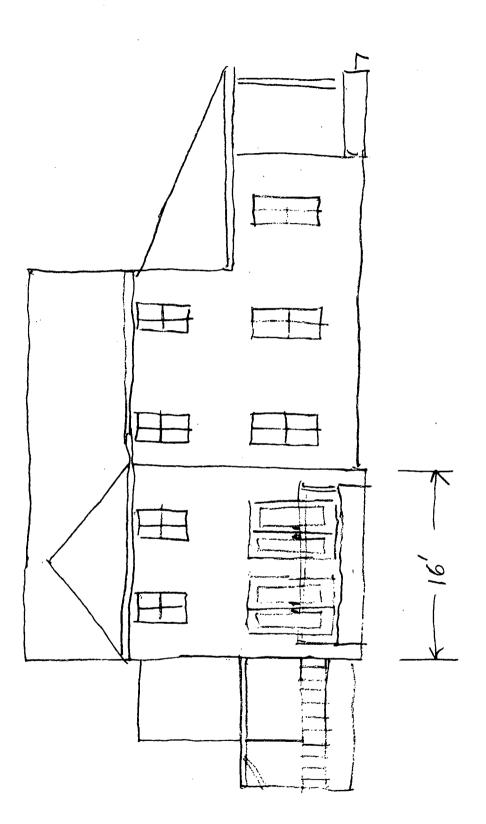
Note: This lot as Plat of House Location in flood plain & David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap unless there are no encroachments. Date: October 6,1986 Scale: 1 = 50 Plat Book-H Liber 6198 Folio 834 Plat-Rockville, Maryland. Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Dick & Box De De Helt Ch DAVID 2. A CHARLERINE O. GRIFFITUD upst ri ׺ O SHITTE Never 2 12.00 4.20.00 Information Deemed Reliable But Not Guaranteed

Note:This lot Plat of House Location Devid R. Griffiths & Cathrine B. Griffiths Property in flood plat: Barnesville (11th) District Montgomery County, Haryland. 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 thap unteres there are no encroachments. October 6,1986 1 = 50 • Scale: 18m Plat Book-Plat-Liber 6198 Rockville, Maryland. Folio 834 Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Essements of record. And Distriction · no unasido Information Deemed Reliable But Not Guaranteed



FRONT VIEW - PRUPOSED



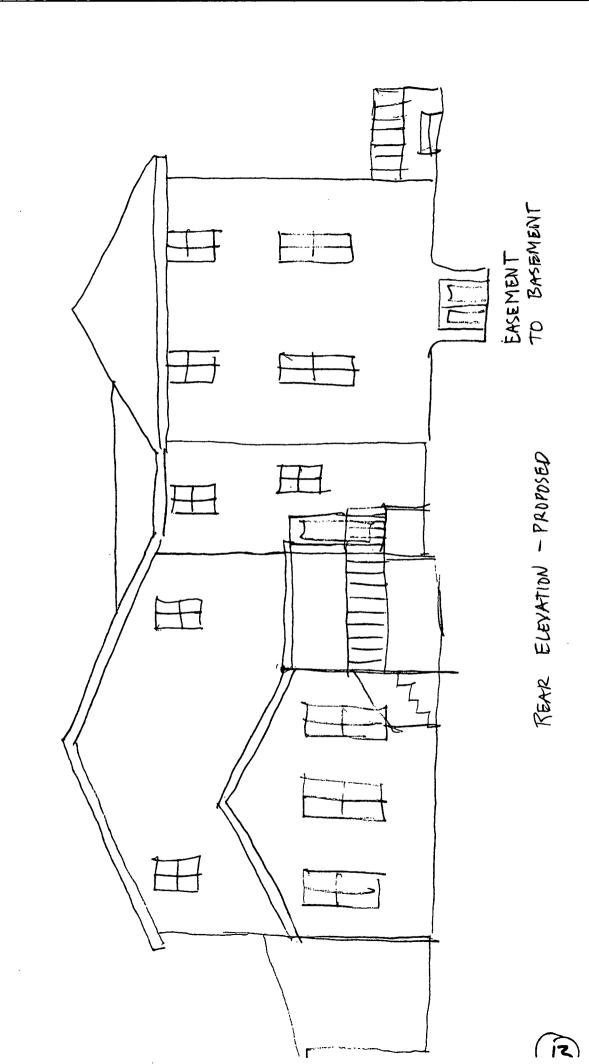


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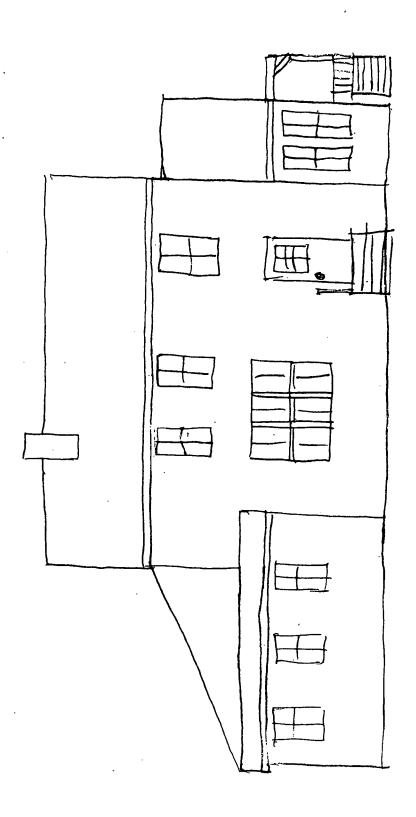
1



(12)







RIGHT SIDE - PROPOSED

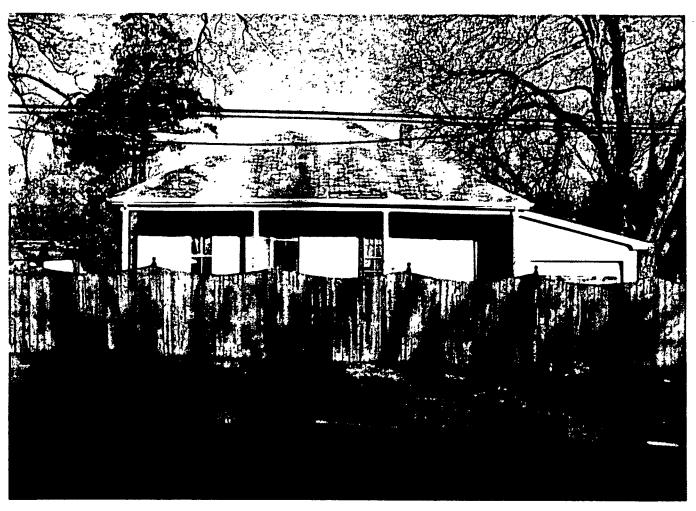
only higher ass



















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 Proper	ty Owners names & mailing addresses
Adjacent and confronting Proper	ty Owners names a maining addresses
mr. Sean Lynch	
Mr. Sean Lynch 22011 Dickerson Rd.	
Dickerson, Nd. 20842-9580	
0842 7380	
Mr. Patrick Lan	
22025 Dickerson Rd.	
Dickerson, Nd.	
20842-9515	
22014 Decker D2	
22014 Dickerson Rd. Dickerson Md	
20847	.
400.12	

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 2 over 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

PRELIMINARY CONSULTATION - : 22022 Dickerson Road :

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

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

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

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

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

This is a small house and we understand that putting additions on smaller 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 t
7	second floor the bungalow form is completely lost that you essentially have a different form

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

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

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

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

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

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

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

might find this other approach of building hyphened additions. I mean given that there's

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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.

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

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

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

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

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

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

finished.

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

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

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

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

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

MR. FULLER: Some magic.

MR. BURSTYN: I would concur with Commissioner's Fuller comments, and when I look at it I try to figure out what are the historic elements that are worthwhile preserving, and to me in this particular project, it's a little hard to find. You mentioned if it's really part of a 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?
L O	MR. ESPINOZA: Well, to be frank with you, the carriage house that we have
l 1	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.
L 4	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 loo
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

flexibility in how you might add to the side, to the rear, sort of work your way around the

features that concern you. I think there is some opportunity to get some extra space and leave

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to look

simple

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, whateve

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

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

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

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

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

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

MS. O'MALLEY: Yes.

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

L	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
2	addition wants to be a two story addition to work for you, maybe it wipes out some of the
)	existing single story additions, I'd be more inclined to look for something like that than to see
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5 .	you raising the entire roof over the old house up by a floor.

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

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

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

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

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

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

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

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

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

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

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

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

MS. ALDERSON: Another thing you could do though that would help to get that, to integrate that better visually, would be to remove that front wall on the garage, create an extended porch there so it's open again. It's that side that's going to have much more of a relationship to the house if it becomes part of an extended open porch with a bent roof, and instead pull that wall back to either align with that at the front of the house or pull it a little bit 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 Report Date: 2/21/2007

Dickerson Locational Atlas District

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 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.

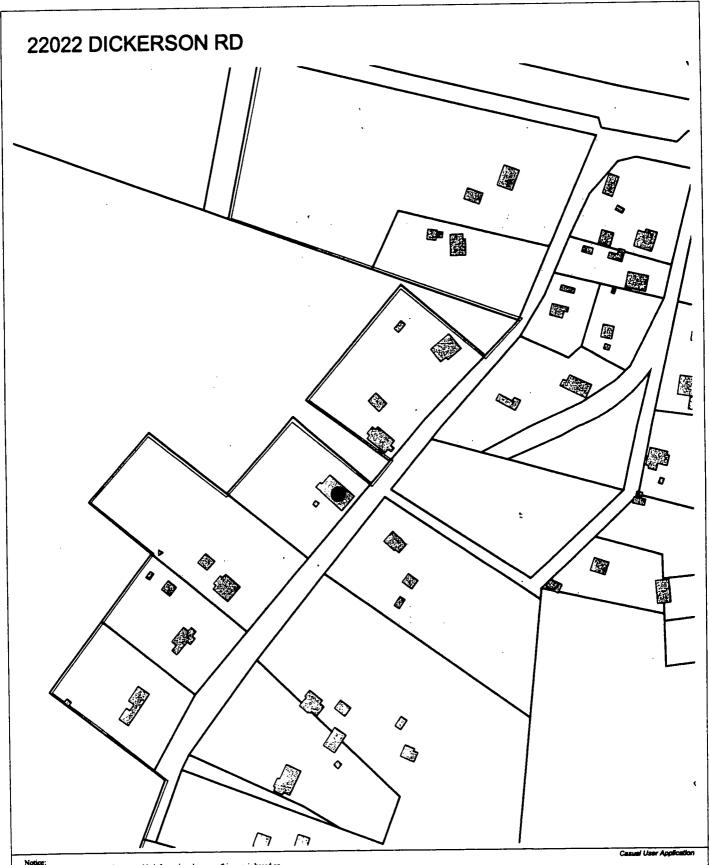
Staff has serious concerns about the proposed addition and its effect on the historic house. The Standards do not prohibit second story additions, but they should not remove distinctive materials or alter features, spaces, and spatial relationships that characterize the property. This bungalow has a 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.

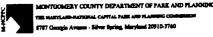
Before proceeding with a new design, the applicants chose to meet with the Commission and gain input on how to proceed.

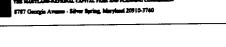
STAFF RECOMMENDATION:

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.

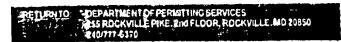












DPS - #6

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Revision de Paul Espanoza,
Davime Phone No.: 240-489-3008 21-537-6133 Sticker San Rd Dicker Son Mc 208 +2 CKER SON Rd Dicker Son Mc 208 +2 100 Chip State Sta Contractor Registration No.: Agent for Owner: LOCATION OF BUILDING/PREMISE Black: Subdivision: PART ONE: TYPE OF PERMIT ACTION AND USE CHECK ALL APPLICABLE: Ream Addition M Porch Deck D Shed □ AC □ Stab ☐ Salar ☐ Fireplace ☐ Woodburning Stove - Repair 18. Construction cost estimate: 1 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 Type of sewage disposal 01 @ WSSC Type of water supply: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL indicate whether the tence or retaining wall is to be constructed on one of the following locations: (i) On public right of way/easement On party line/property line Thereby 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) nereby auknowledge and accept this to be a condition for the issuance of this permit. For Chairperson Historic Preservation Commission



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

1.	e. 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 t deck setting on one acre lot. Set in small community next to church. Shed is adjacent to the deck. Large Maple tree dailed ment for the garage Various dogues frees t white pines facated on property.
	But the part of th

2. SITEPLAN

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 vzaRcvzays, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

J. 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.
- b. Elevations (lacedes), 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 lacade 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 or cone 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,

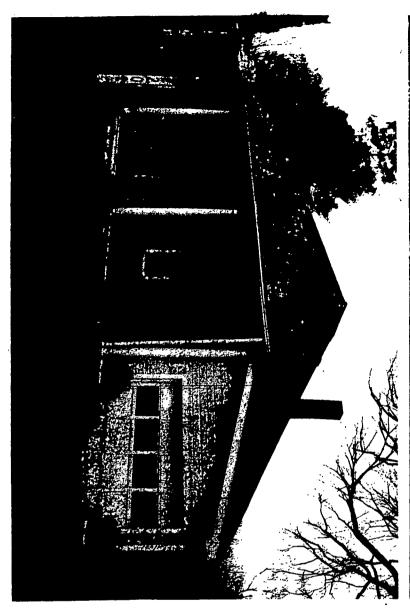
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenents), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which agion 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 octain this information from the Department of Assessments and Taxation, 51 Monroe Street, Hockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INX) 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.

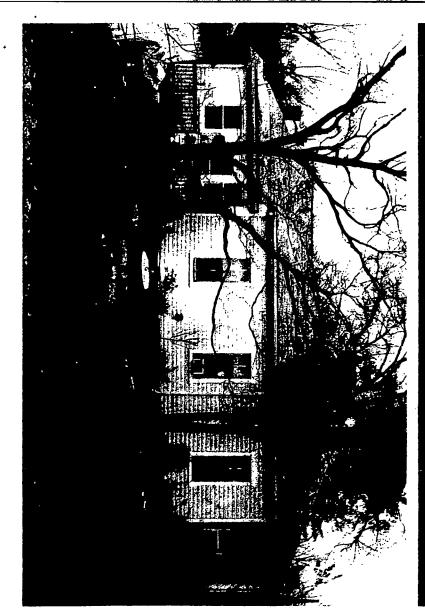


Note:This lot n Plat of House Location in flood plain David R. Griffiths & Cathrine B. Griffiths Property #22022 Dickerson Road Barnesville (11th) District Montgomery County, Maryland. Surveyor's Certificate I hereby certify that the plan shown hereon is correct; and that the location of all the existing improvements on the described property have been carefully established by a transit-tape survey and thap unders there are no encroachments. October 6,1986 Scale: 1 = 501 Plat Book-Plat-H Liber 6198 Folio 834 Rockville, Maryland. Address: 22022 Dickerson Road, Dickerson, Maryland. 20842 Subject to Rights of Way and Easements of record. Dieser Son Janas Herry CH. DAVID 2. * Charle Dave & Galfertan upskr. J. Districts Vinterio **4**0. Information Deemed Reliable But Not Guaranteed





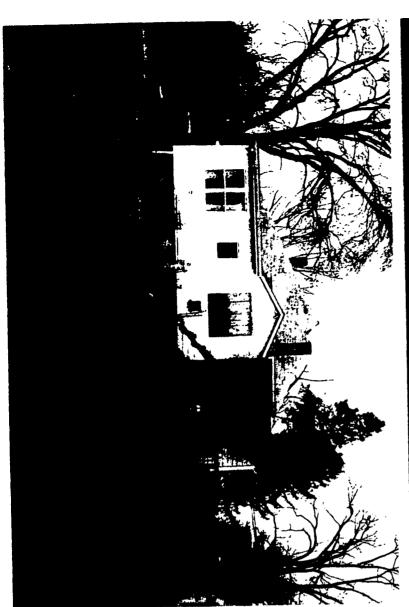








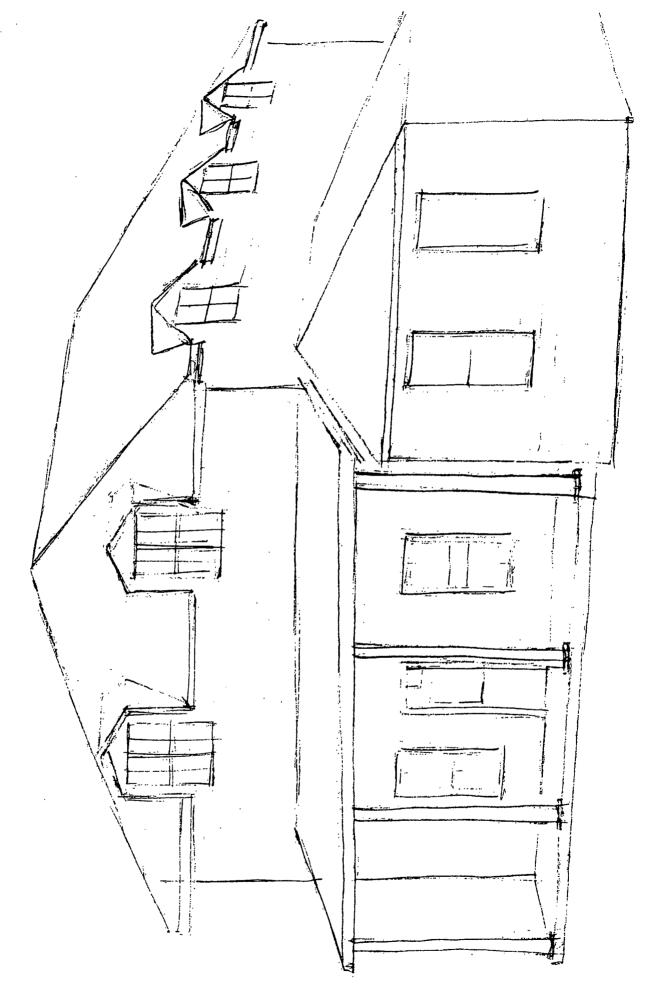
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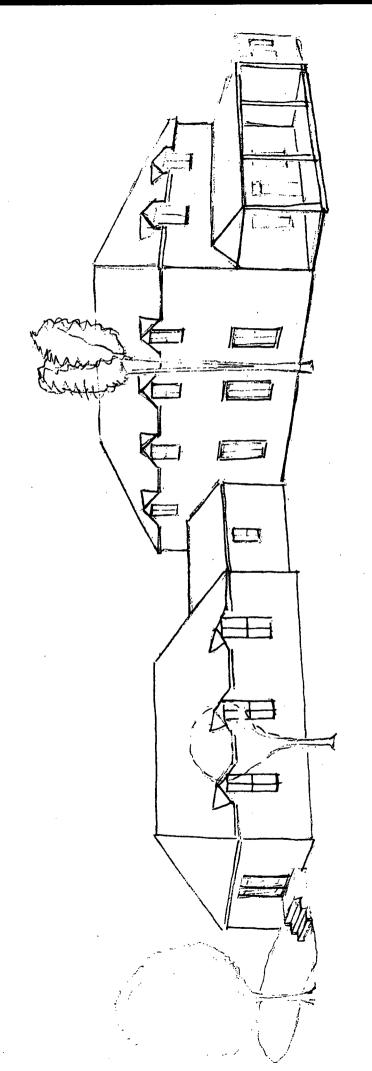


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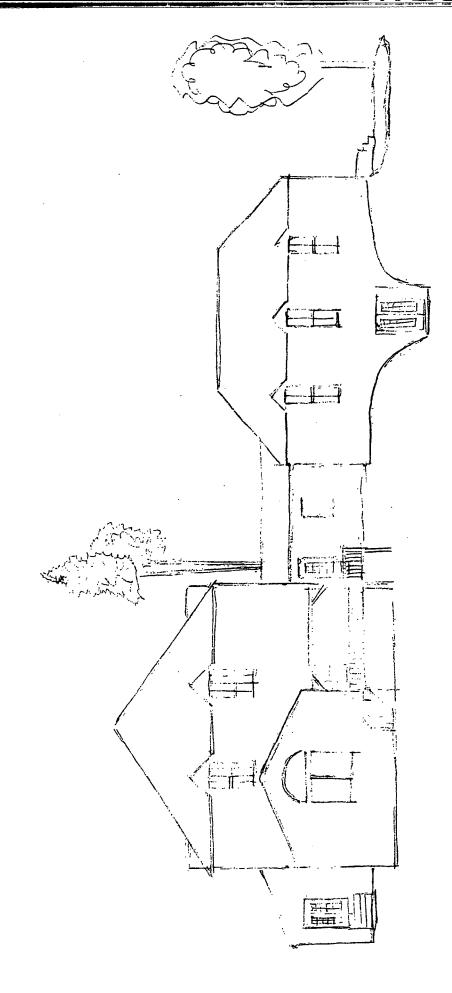


RENOVATIONS & REMODELING 410-549-7703

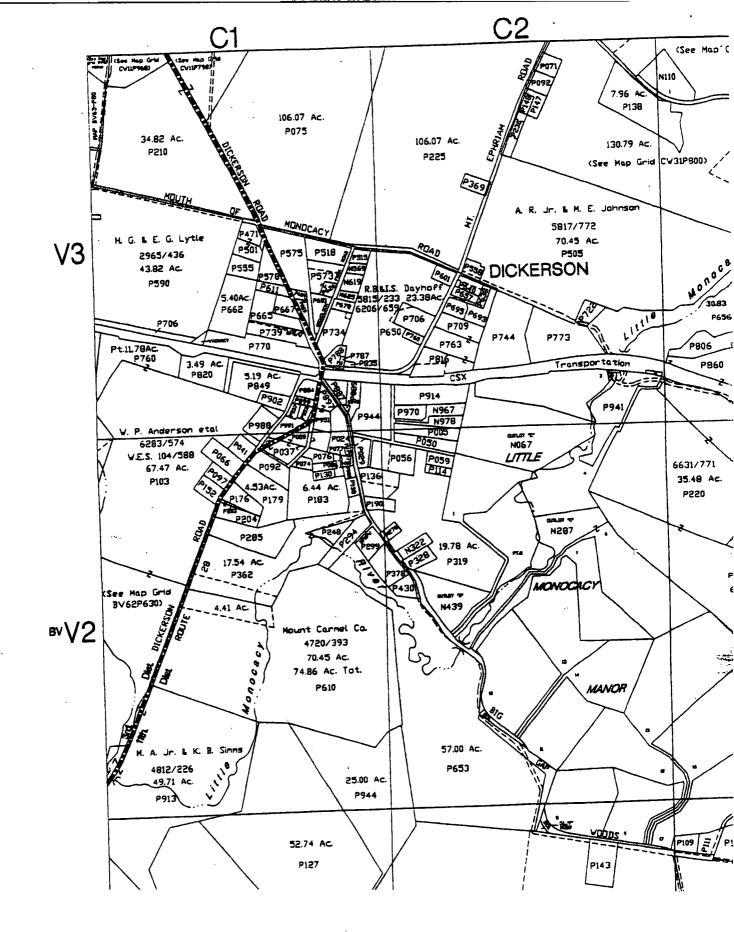




RENOVATIONS & REMODELING 410-549-7703







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

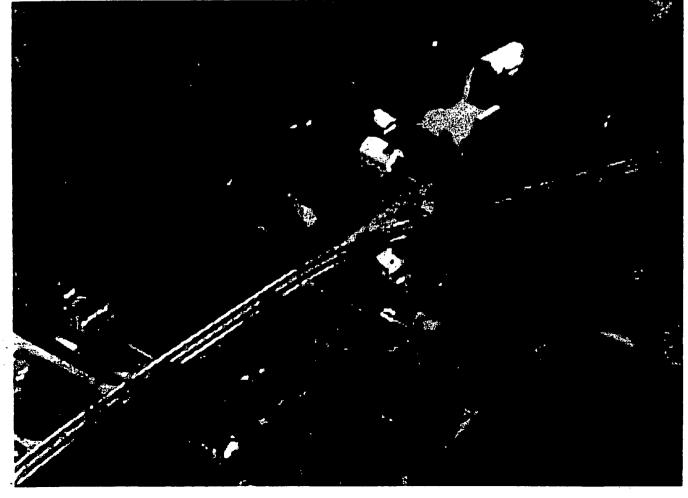
WINDOWS- will be using the same type of windows their 2over 2's which means 2 glass panels top and 2 glass panels at bottom for renovation, smaller windows will be used for upstairs new addition.

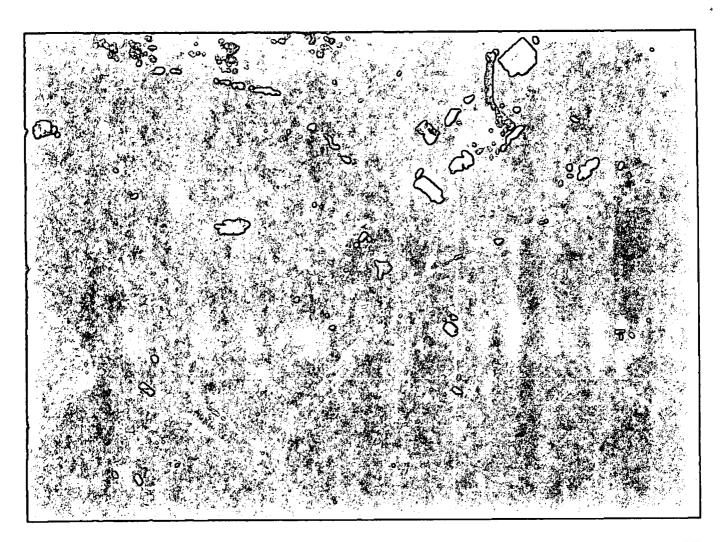
Project Manager: PAUL HUF 410-549-7703

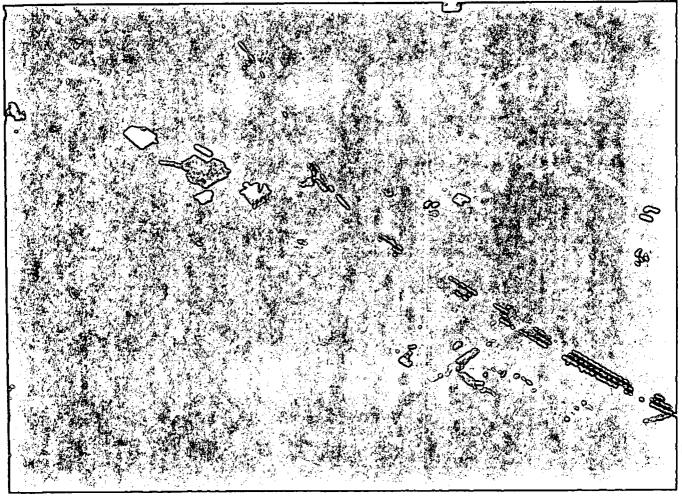
RENOVATION & REMODELING, INC

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's Agent's mailing address Owner's mailing address Adjacent and confronting Property Owners mailing addresses Mr. Sean Lynch 22011 Dickerson Rd Dickerson, Md 7/842-9580 Mr. Patrick Lau 22025 Dickerson Rd. Dickerson M.A. 20842-9515 22014 Dickerson Rd Dickerson Mc 20842







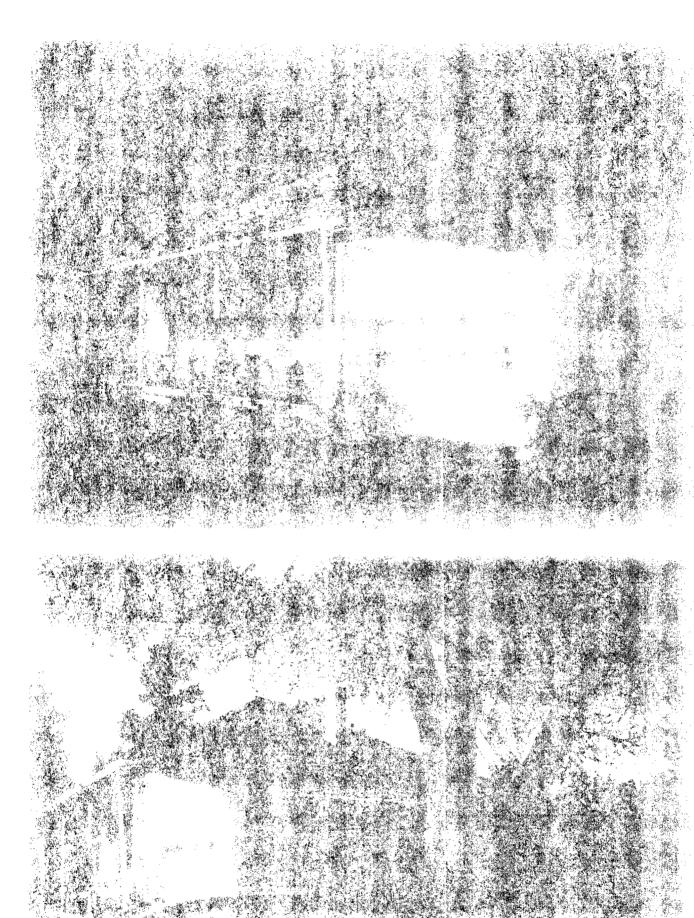


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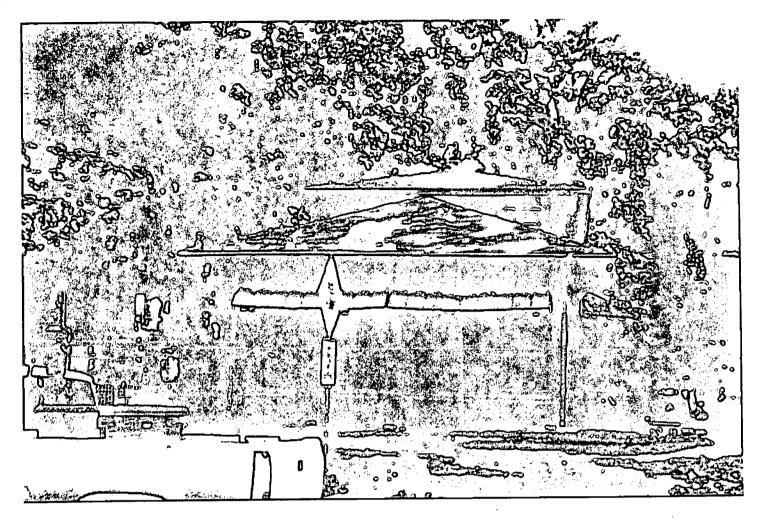


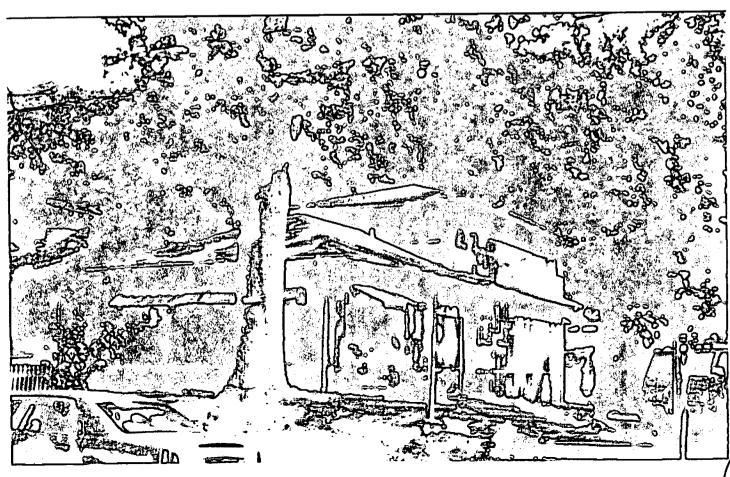












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