

23/33-94A 3730 Damascus Road
Bleakwood (Dr. Dwyer House)

RICHARD NEWLON ASSOCIATES ARCHITECTS, A.I.A.

3704 MACOMB STREET, N.W. AT WISCONSIN AVENUE, WASHINGTON, D.C. 20016 202 966-1111

December 21, 1994

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3730 Damascus Road

To the Commission:

In addition to our submitted material we would like to respond to the Staff report and recommendations that have been made.

As regards the Retroactive Approval for the demolition work done by our client, we concur with the Staff that this work should have indeed been covered by a permit application. The result, we also agree, has not substantially altered the resource.

The construction of a new rear addition is, as Staff states, "...compatible with the historic resource" as regards size, massing and scale. The siding, roofing, window and trim material being proposed to match that in place on the existing house is at issue.

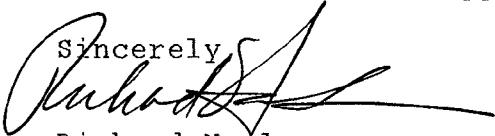
The roofing material poses no problem as the applicant will use standing seam metal roofing. The recommendation by Staff to use wooden German siding, wooden windows and wood door surrounds and corner boards is problematical.

We understand the reasoning behind the Staff's recommendations and acknowledge their credibility. The applicant feels quite strongly that there should be a unified presentation of the house. Separating the front existing from the rear by the use of different materials removes all possibility of this "unified presentation". In addition, the applicant's intent is to make this his permanent family home for the foreseeable future, so it would remain in this visual limbo for a long time.

As to the size, scale and proportion of the proposed garage structure, several factors were considered in the design. The first and most obvious is the eighty five foot distance from the existing house to the face of the garage. This distance was also a factor in the proposed size of the structure. Sitting that far from another building it seems necessary to make the new building stand on its own. The design "style" and masonry veneer are appropriate for a building of this type.

We would like to thank the Commission and Staff for their time and consideration of our application.

Sincerely,



Richard Newlon
Architect

RICHARD NEWLON ASSOCIATES ARCHITECTS, A.I.A.

3704 MACOMB STREET, N.W. AT WISCONSIN AVENUE, WASHINGTON, D.C. 20016 202 966-1111

December 27, 1994

David Berg
Historic Preservation
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3730 Damascus Road; Case Number 23/33-94A

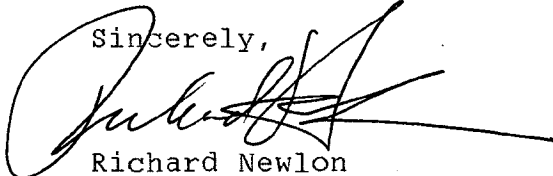
Dear Mr. Berg:

This is to notify the Historic Preservation Commission and yourself of our request to delay consideration of our application for a Historic Area Work Permit for the above referenced project until the January 11, 1995 meeting.

We are also herewith waiving the forty five day response requirement as stipulated from the original application date.

We look forward to meeting with you during the next week and will call to verify a time. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Newlon', written over a large, stylized circular flourish.

Richard Newlon
Architect

RICHARD NEWLON ASSOCIATES ARCHITECTS, A.I.A.
3704 MACOMB STREET, N.W. AT WISCONSIN AVENUE, WASHINGTON, D.C. 20016 202 966-1111

January 4, 1995

David Berg
Historic Preservation
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3730 Damascus Road

Dear Mr. Berg:

Thank you for meeting with my client, Stephen Fisher, and myself on December 30, 1994 to discuss this renovation project. It seems we have made considerable progress toward realizing the work. Due to the amount of revisions to our proposal, we have agreed to postpone the hearing until the January 25, 1995 meeting. There are several items we discussed and they are as follows:

1. The windows: The windows that have been replaced in the house are Kolby and Kolby wood windows. The original frames and trim have been retained and only new sash has been installed. In any proposed new work, these windows would be matched.

2. The front porch: Mr. Fisher is currently restoring the porch. There has been serious deterioration in the structural as well as the decorative elements. His intent is to restore it to its original condition and design including the fretwork and railing details. This repair is in progress.

3. The addition: Mr. Fisher will use the German siding on the extension. He will, over time, restore the existing German siding beneath the aluminum siding that exists. The original German siding on the east face of the house was "saw cut" from the grade to the roof line during a chimney repair. He would like to relocate this interior chimney to the outside, then side to it in the restoration. A sketch has been provided to illustrate this work.

4. The Roof: The existing tin shingle roof is in very poor repair. Mr. Fisher proposes to use a new standing seam metal roof for the entire structure as repair and replacement are needed.

5. The Garage: Designs for a reduced scale garage will be submitted for your review. Mr. Fisher feels very strongly about the use of masonry for this structure. The building will be used primarily as a workshop to provide space for him to perform the renovation of the house.

We look forward to meeting with you again. Thank you.

Sincerely,



Richard Newlon, Architect

RICHARD NEWLON ASSOCIATES ARCHITECTS, A.I.A.
3704 MAGOMB STREET, N.W. AT WISCONSIN AVENUE, WASHINGTON, D.C. 20016 202 966-1111

December 27, 1994

David Berg
Historic Preservation
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 3730 Damascus Road; Case Number 23/33-94A

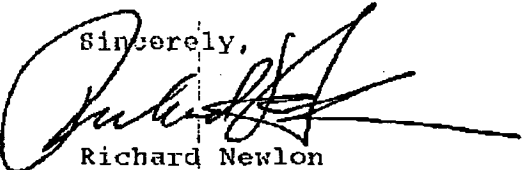
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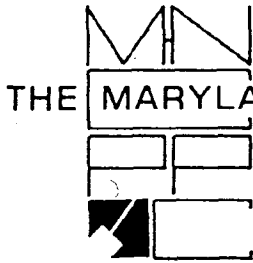
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Sincerely,



Richard Newlon
Architect



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

DATE: 2/2/95

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

 Approved Denied

 X Approved with Conditions: _____

- 1) The Applicant shall use wood cornerboards and window and door surrounds on the proposed addition to match those original to the existing resource (under the Aluminum siding)
- 2) The west Elevation chimney shall be rebuilt in its original interior location.
- 3) The garage shall be no larger than 37' x 30' or approximately 1,100 square feet at ground level.

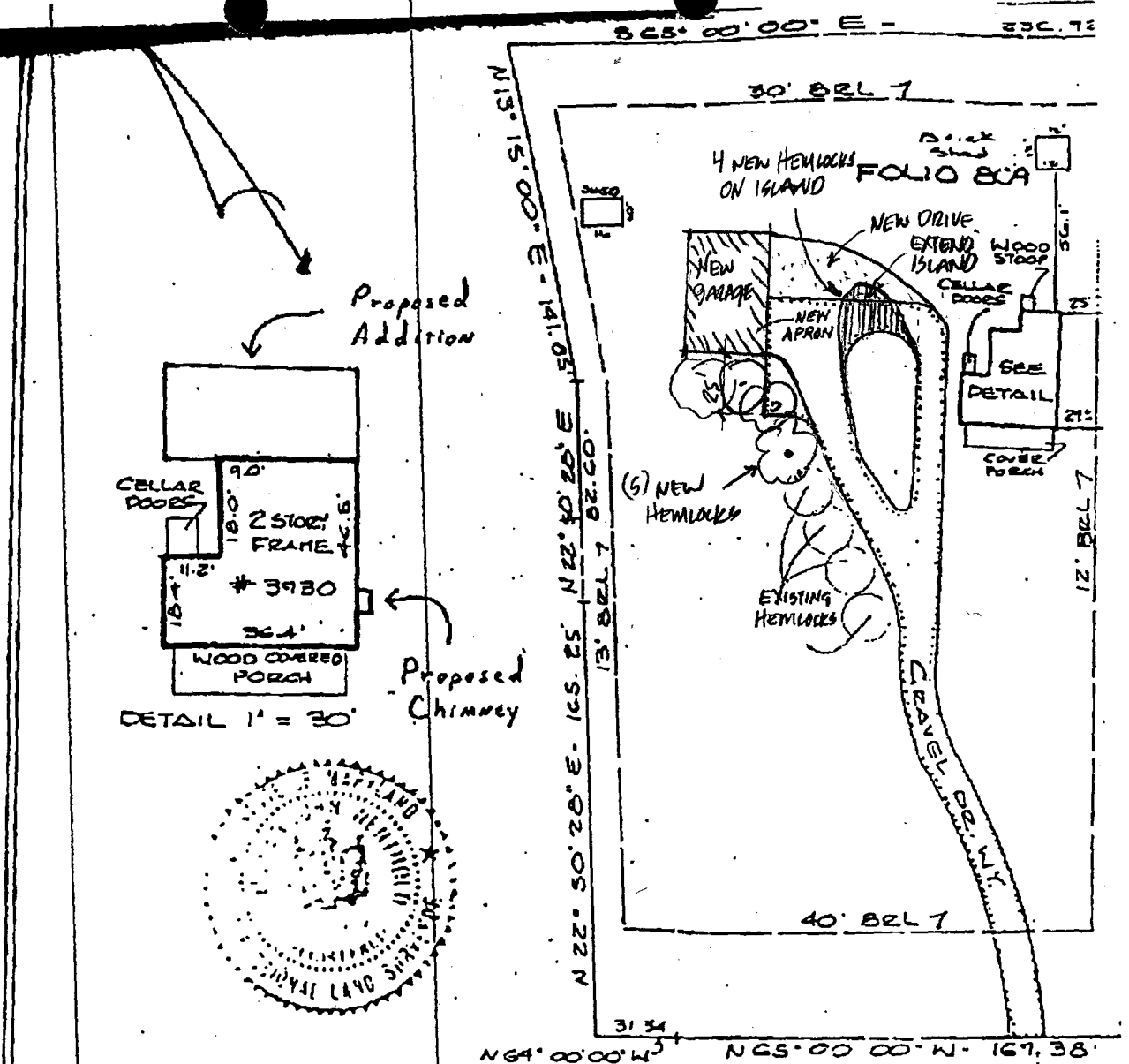
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: H. Stephen Fisher

Address: 3730 Damascus Road, Brookeville MD 20833

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

825° 00' 00" E - 330.73



LIBER 8777 FOLIO 809 DAMASCUS ROAD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that the encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the loc of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This pr within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per ave

2-8-94
Date

Stephen J. Wrothold
Stephen J. Wrothold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 60'
Plan Book: _____
Plot No: _____
Work Order: 93-4384
REV 3/8/94

Property Address: 3930 DAMASCUS ROAD
Election District: 1
Jurisdiction: MONTGOMERY COUNTY, MD

Meridian
2011 Rese
Rockville
(301)

Proposed New Construction

(9)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3730 Damascus Road Meeting Date: 1/25/95
Resource: BLEAKWOOD (Dr. Dwyer House) Review: HAWP/DEMOLITIONS
& ADDITIONS
Case Number: 23/33-94A Tax Credit: Partial
RETROACTIVE Continued
Public Notice: 1/11/95 Report Date: 1/18/95
Applicant: H. Stephen Fisher Staff: David Berg
PROPOSAL: Retroactive demolition of RECOMMEND: **APPROVE with**
addition & outbuilding; **conditions**
Construct rear ell addition;
Construct garage;
Retroactive replacement of
2/2 window sashes;
Roof replacement;
removal of aluminum siding;
re-build side chimney;

BACKGROUND

RESOURCE: BLEAKWOOD (Master Plan Site # 23/33)

DATE: 1877

STYLE: Gothic Revival

DESCRIPTION:

Two story frame Gothic Revival structure with original front door transom and sidelights. Segmented arch center gable window and original front porch.

CHRONOLOGY:

The previous owners of Bleakwood received an approved HAWP in 1987 for the removal of a rear screened in porch in order to replace it with a one story rear bathroom addition and screened in porch. The applicants apparently sold the property prior to completion of the project.

The current applicant, Stephen H. Fisher purchased the house in 1989. In October of 1994, the applicant's architect, Richard Newlon, approached staff with a proposal for a rear addition to the house. Upon visiting the site and reviewing files on the resource, staff found several violations including the demolition of a rear two story addition, the demolition of an outbuilding at the southwest corner of the house, and the

replacement of all 2/2 and 2/4 windows.

Staff consequently notified Mr. Newlon in November of 1994 that Mr. Fisher would need to apply for retroactive approval for these changes.

The applicant came before the Commission for retroactive approval of these changes, as well as for approval for the construction of a new ell addition and three car garage at the December 21st HPC meeting. The Commission was disturbed as to the amount of work done without a HAWP and asked the applicant to either agree to revise his proposal, or risk an unfavorable vote. The applicant's representative, Richard Newlon, chose to revise and resubmit the proposal.

STAFF DISCUSSION

ISSUES AT THE DECEMBER 21 HPC MEETING:

1) Window replacement:

Upon visual inspection of the replacement windows, staff incorrectly judged them to be aluminum clad replacements. The Commission was inclined to disagree with staff's recommendation to approve the retroactive replacements. **The applicant has subsequently informed staff that the windows are true divided light Kolby brand wood windows with a heavy enamel finish on the exterior, and not aluminum clad windows.**

2) Demolition of outbuilding:

The applicant's architect stated that the applicant removed the outbuilding because of its extremely dilapidated condition. The applicant has now provided photographs of the removed outbuilding. The building appears to have been from the same period as the original house, but with later alterations. Although staff cannot make a definitive judgement of the buildings integrity from a photograph alone, it seems likely that staff would not have recommended approval of the demolition. **However, staff continues to feel that this demolition has not substantially altered the historic resource.**

3) Construction of a new rear addition:

A) Use of aluminum siding:

The applicant proposed to construct a two story side gabled ell addition to the existing structure that would take the place of the demolished addition. He had intended on using aluminum siding to match existing siding on the house. The Commission agreed with staff that the use of aluminum would be inconsistent with the historicity of the resource even though the resource's wood German siding is covered with aluminum siding. The Commission concurred with the staff recommendation

that the proposed addition should be sided with wooden German siding.

B) Roofing material of the addition:

The existing house's roof is a patterned tin shingle roof. The demolished additions had standing seam metal roofs. The Commission agreed with staff that in order to maintain compatibility of with the historic resource, the applicant should use a historically compatible roofing material such as tin pattern roofing or metal standing seam roofing on the proposed addition.

4) Construction of new garage:

The applicant also requested approval of the construction of a 1 1/2 story three car garage. The proposed garage was to be constructed of brick and would be 50' wide and 30' long (1500 square feet). The Commission agreed with staff that the garage was too large to be compatible with the scale of the historic resource and advised the applicant to redesign the garage to be a two car garage at about 2/3 its currently proposed size.

The Commission also advised the applicant to redesign the garage to be compatible in materials with the historic resource and construct the garage out of wood, using either cedar shake, board and batten, or clapboard, and to simplify the design of the garage making it more compatible with the Gothic Revival resource.

5) Condition of existing front porch:

Although not part of the applicant's proposal, the Commission raised concerns as to the dilapidated condition of the front porch of the resource. The Commission advised the applicant that they would be interested in seeing the porch preserved. **The applicant has recently informed staff that he is currently restoring the front porch.**

CHANGES TO THE ORIGINAL PROPOSAL:

The applicant has revised his proposal in an attempt to meet the Commissions requests:

1) Window replacement:

As previously stated, the replacement windows are true divided light wood Kolby brand windows with a heavy enamel finish, not aluminum clad replacements. **Staff feels that although these windows were replaced without approval, that the Commission should approve these replacements as compatible with the historic resource.**

2) Construction of a new rear addition:

A) Use of Aluminum Siding:

The applicant has revised his proposal to reflect the Commission's concern regarding the use of aluminum siding, and has agreed to use wood German siding on the addition. He will use the Kolby 2/2 true divided light windows identical to the replacements on the existing structure.

B) Roofing material of the addition:

The applicant has also agreed to use metal standing seam roofing on the proposed addition.

Staff commends that applicant on the decision to use historically compatible materials and recommends that the Commission find the proposal for the addition compatible with the resource.

3) Replacement of existing roof:

The applicant adds to the proposal a request to replace the existing tin pattern shingle roof of the historic resource with metal standing seam. The roof is leaking and is in need of replacement. Staff feels that the use of standing seam roofing is fully compatible with the historic resource.

4) Restoration of original siding:

The applicant has also requested approval to remove the existing aluminum siding of the historic resource to expose and restore the original wood German lap siding. Staff again commends the applicant and recommends that the Commission approve this request.

5) Rebuilding of chimney:

Along with the proposal to restore the original siding, the applicant requests that he be permitted to rebuild the current West Elevation chimney which is currently unusable. The chimney would be placed in the same position as the original except that it would be an exterior chimney, protruding from the building. One original attic window would be removed in the process. The applicant states that the existing chimney was repaired when the aluminum siding was installed and that the German siding in that location has been completely cut away, making it difficult to restore the siding in this area.

Staff understands that the applicant has made major advances towards accommodating the Commission's concerns, however, this additional change is problematic. Preservation staff has discussed this issue and feels that the interior chimneys are a defining characteristic of the historic resource. Investigation of other historic Gothic Revival houses of this period in the region have shown no examples of structures with

an interior chimney on one gable and an exterior chimney on the other gable.

Staff feels that restoring the chimney in its present interior location is consistent with historic preservation principles, but that moving this chimney to the exterior of the building is not. Moving the chimney would also eliminate one of the paired gable windows that characterize the resource. Despite any damage that may have occurred to the original siding, such

- o damage is repairable. Staff therefore recommends that the Commission approve the rebuilding of the chimney with the condition that it be rebuilt in its original interior location.

6) **Construction of new garage:**

The applicant has submitted three new elevation schemes for the new garage. Schemes "B" and "C" are, in staff's opinion, much too large to be considered appropriate. They are larger than the originally proposed design in width and height, and in fact appear to be medium sized dwellings instead of garages. Staff will therefore only discuss scheme "A".

A) This scheme diminishes the size of the garage to a two-car design. The front elevation has been reduced from 50' wide to 37' wide. Although no plan drawings have been given for these schemes, staff assumes that the width of the side elevation has remained at the original 30'. The height of the garage remains the same, being approximately 22' high.

Although there has been some simplification in the design by squaring off the garage door openings and eliminating the wall lamps, the design remains essentially unchanged. Also, although both staff and the Commission felt that the structure should not be finished with brick, the applicant continues to feel that wood siding is not an option.

- o Staff continues to feel that the use of brick for the garage is inappropriate and would detract from the character of the historic resource, however, staff does not feel strongly enough on this issue to recommend denial. The applicant has made significant progress in meeting the Commission's concerns on the proposal. The Commission will need to decide if the current garage proposal is compatible with the historic resource.

STAFF RECOMMENDATION

After discussing the historical compatibility of the proposed garage in terms of size, design, and materials, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an

historic site, or historic resource within an historic district;

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Subject to the following conditions:

- 1) The applicant shall use wood cornerboards and window and door surrounds on the proposed addition to match those original to the existing resource (under the aluminum siding).
- 2) The West Elevation chimney shall be rebuilt in its original interior location.
- 3) The proposed garage shall be frame, and use either cedar shake, board and batten, or clapboard. All windows shall be either 2/2 or 2/1 wood with true divided lights, or 1/1 wood windows.
- 4) The garage shall be no larger than 37'x30' or approximately 1,100 square feet at ground level.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON RICHARD NEWLOW
 DAYTIME TELEPHONE NO. (202) 966-1111

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER STEPHEN H. FISHER DAYTIME TELEPHONE NO. ()

ADDRESS 3730 DAMASCUS ROAD, BROOKEVILLE, MD 20833
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3730 STREET DAMASCUS ROAD

TOWN/CITY BROOKEVILLE NEAREST CROSS STREET _____

LOT _____ BLOCK _____ SUBDIVISION _____

LIBER 8777 FOLIO 809 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other SCREEN PORCH

1B. CONSTRUCTION COST ESTIMATE \$ \$100

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # SCREEN PORCH HAS BEEN DEMOLISHED ALREADY. Also: Rear Addition, outbuildings

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Richard Newlow Signature of owner or authorized agent November 21, 1994 Date

APPROVED _____ For Chairperson, Historic Preservation Commission (7)

DISAPPROVED _____ Signature _____ Date _____

RICHARD NEWLON ASSOCIATES ARCHITECTS, A.I.A.
3704 MACOMB STREET, N.W. AT WISCONSIN AVENUE, WASHINGTON, D.C. 20016 202 966-1111

January 4, 1995

David Berg
Historic Preservation
8787 Georgia Avenue
Silver Spring, Maryland 20910

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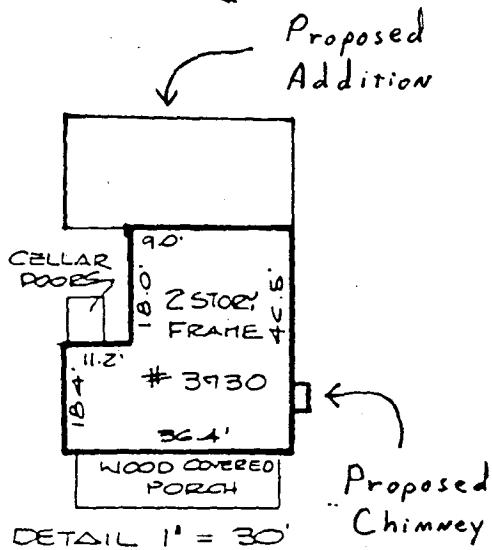
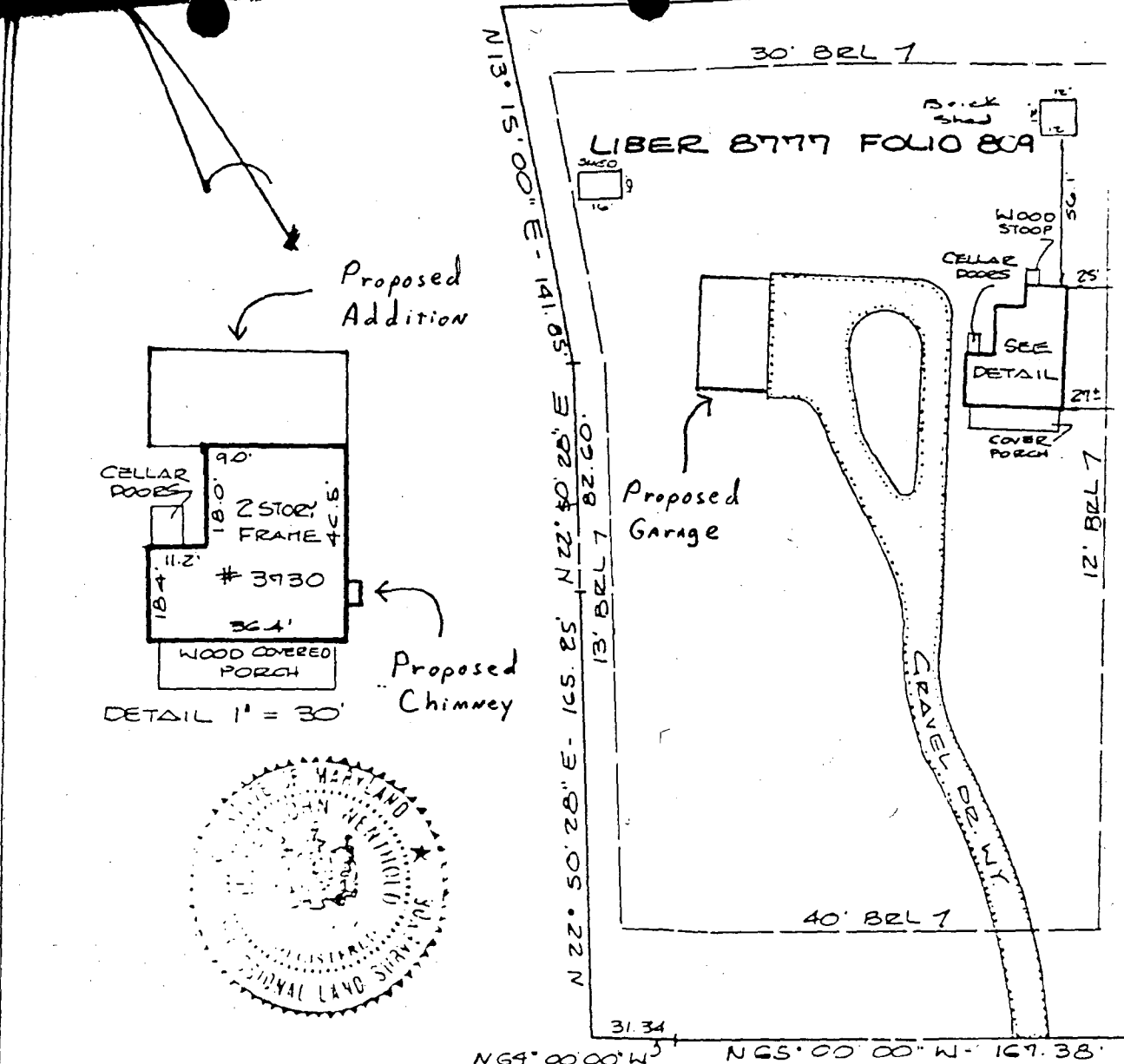
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Sincerely,


Richard Newlon, Architect

7a



LIBER 8777 FOLIO 809 DAMASCUS ROAD

Surveyor's Certification

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2-8-94
Date

Stephen J. Wenthold
Stephen J. Wenthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 60'
Plat Book: _____
Plat No.: _____
Work Order: 93-4384
REV 3/18/94

Property Address: 3930 DAMASCUS ROAD
Election District # 1
Jurisdiction: MONTGOMERY COUNTY, MD



Meridian.
2401 Resco
Rockville
(301)

Proposed New Construction

(9)

Property Owners

- George Abdow

9800 Hill Ridge Drive
Kensington, MD 20895

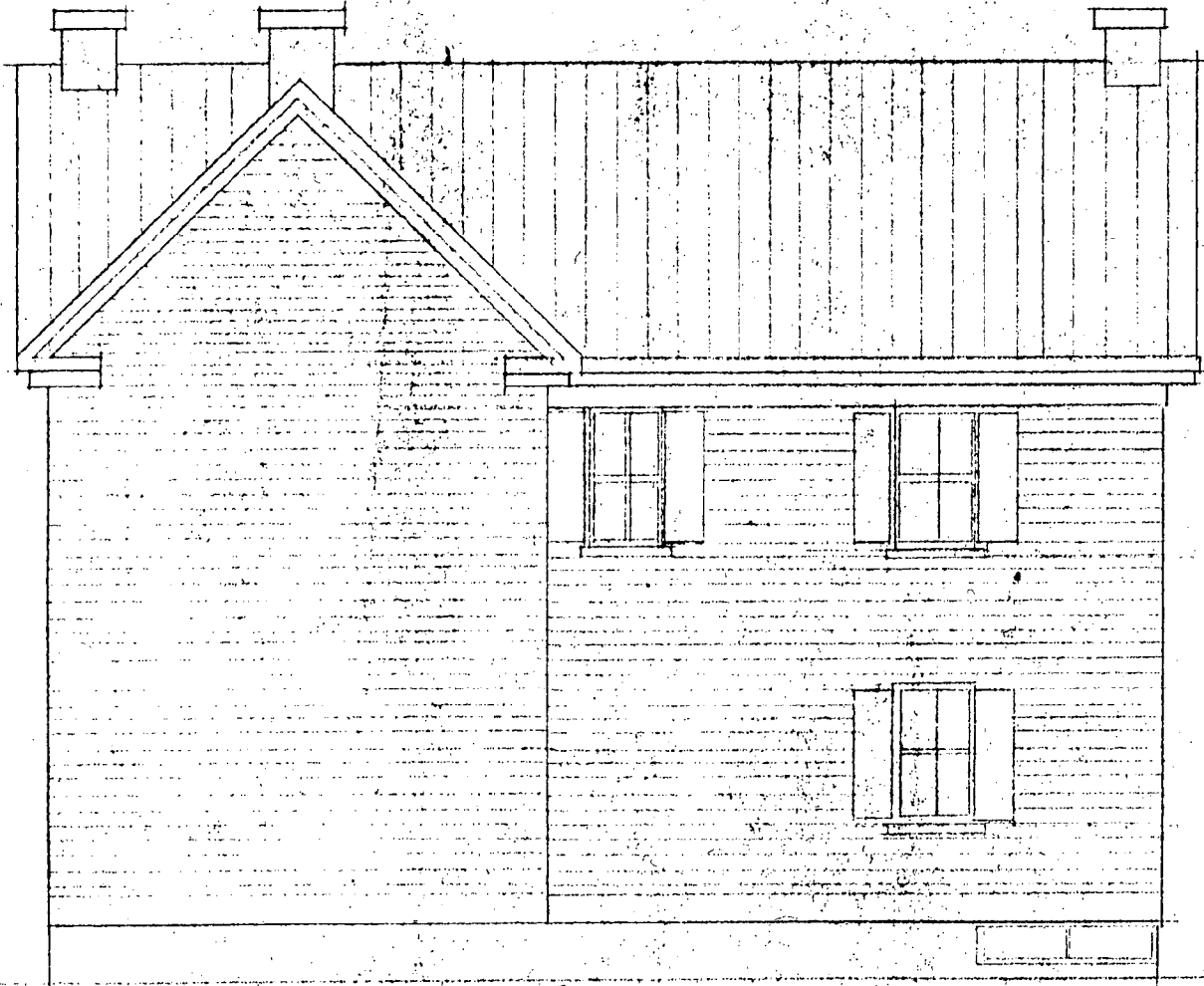
- James P. McGrath

1701 Mass. Ave. NW
Washington, DC



Existing North Elevation
Front

1c



Existing South Elevation

RRAR

11

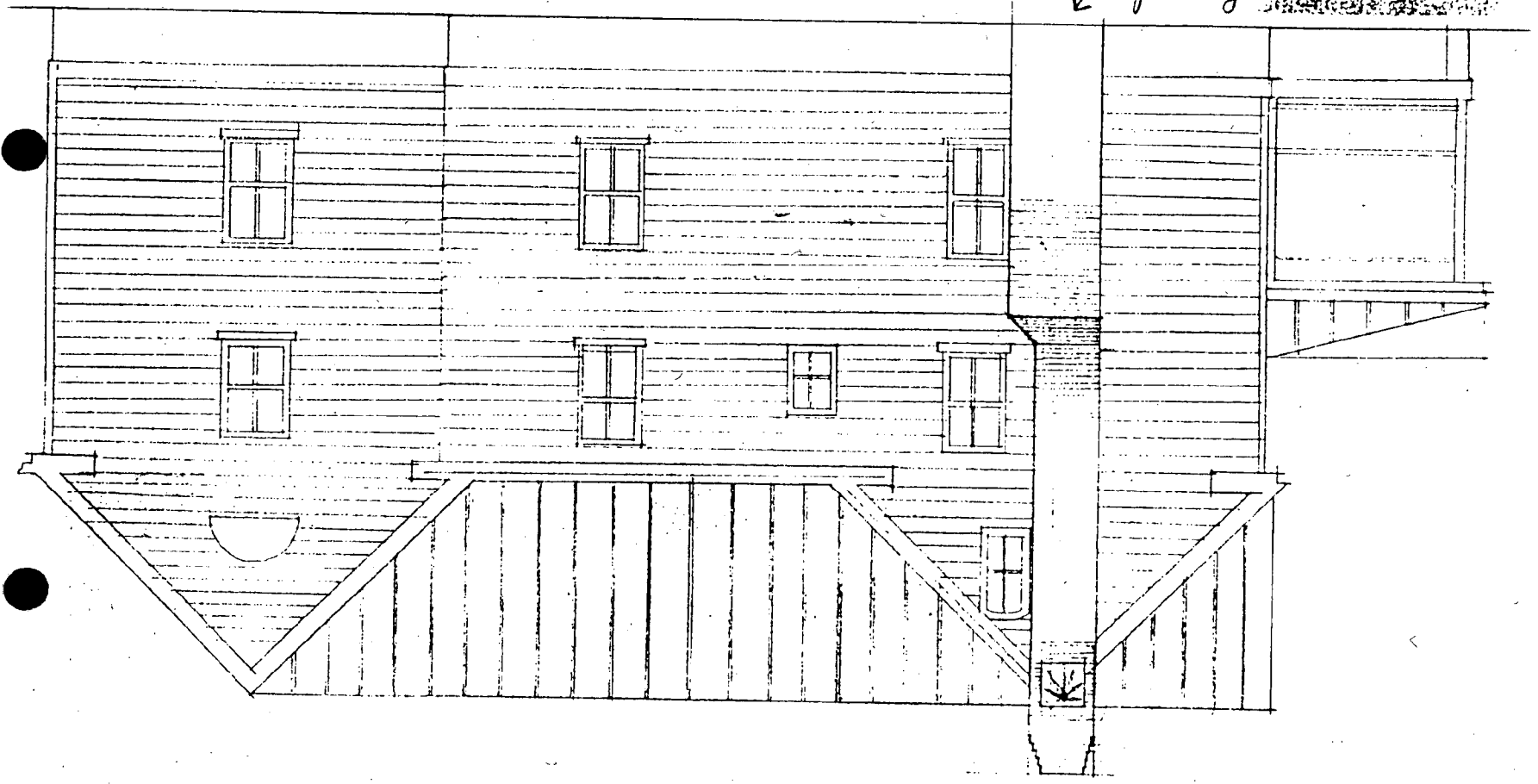


Proposed South Elevation
R

12

Proposed West Elevation

Proposed
exterior
Chimney



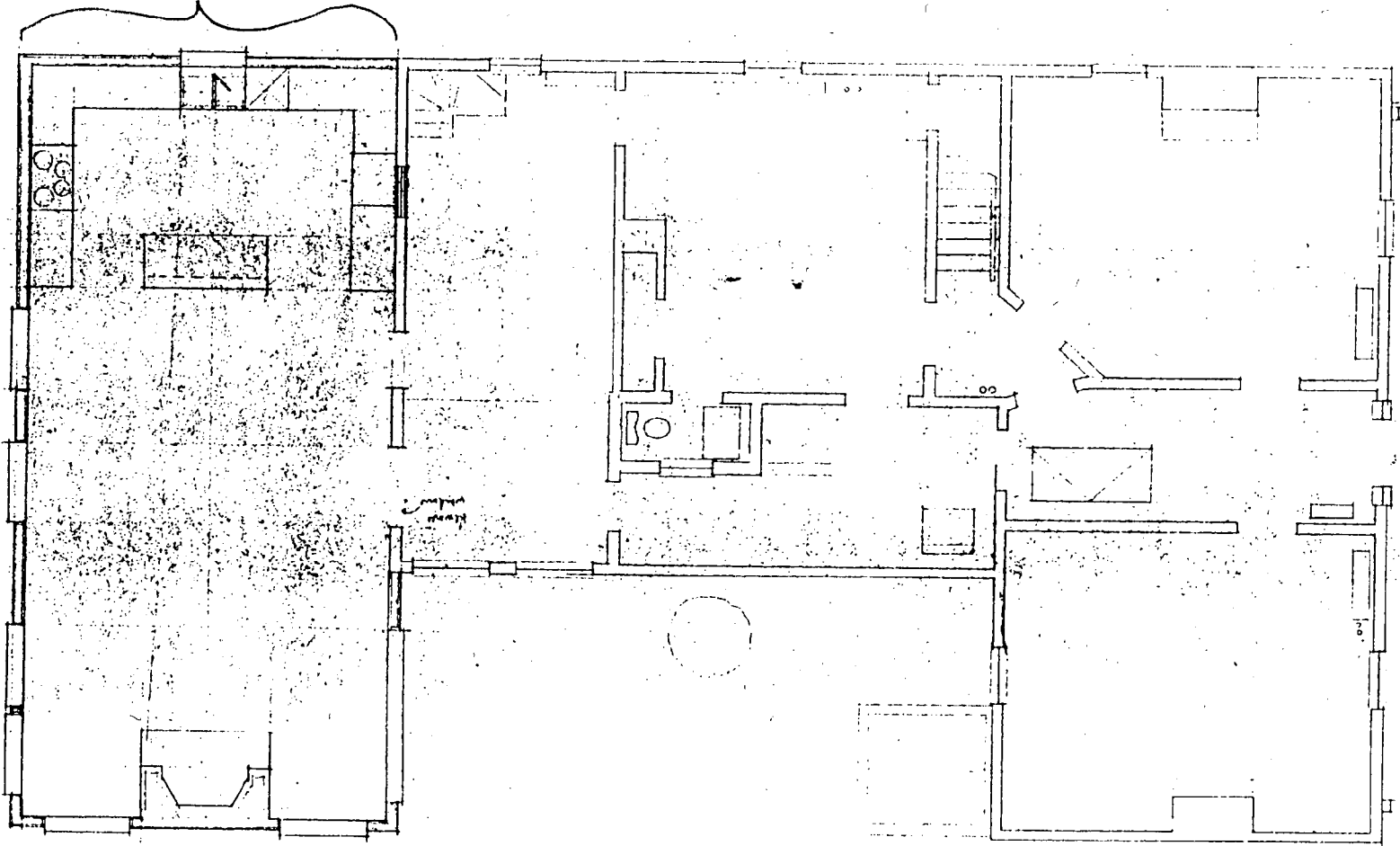


New Addition

Proposed East Elevation
Left Side

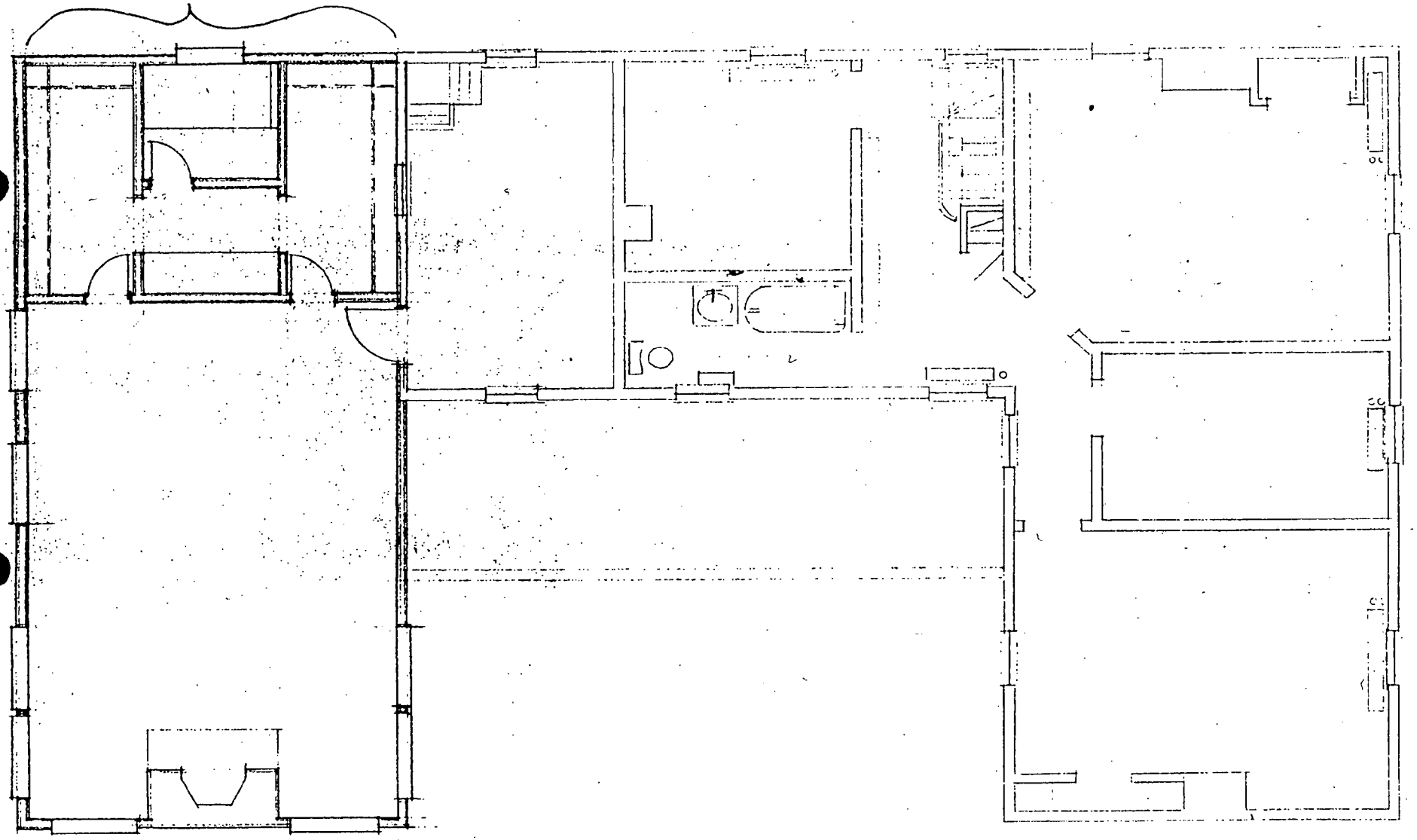
(14)

Proposed 1st Floor Plan
New Addition



Proposed Second Floor Plan

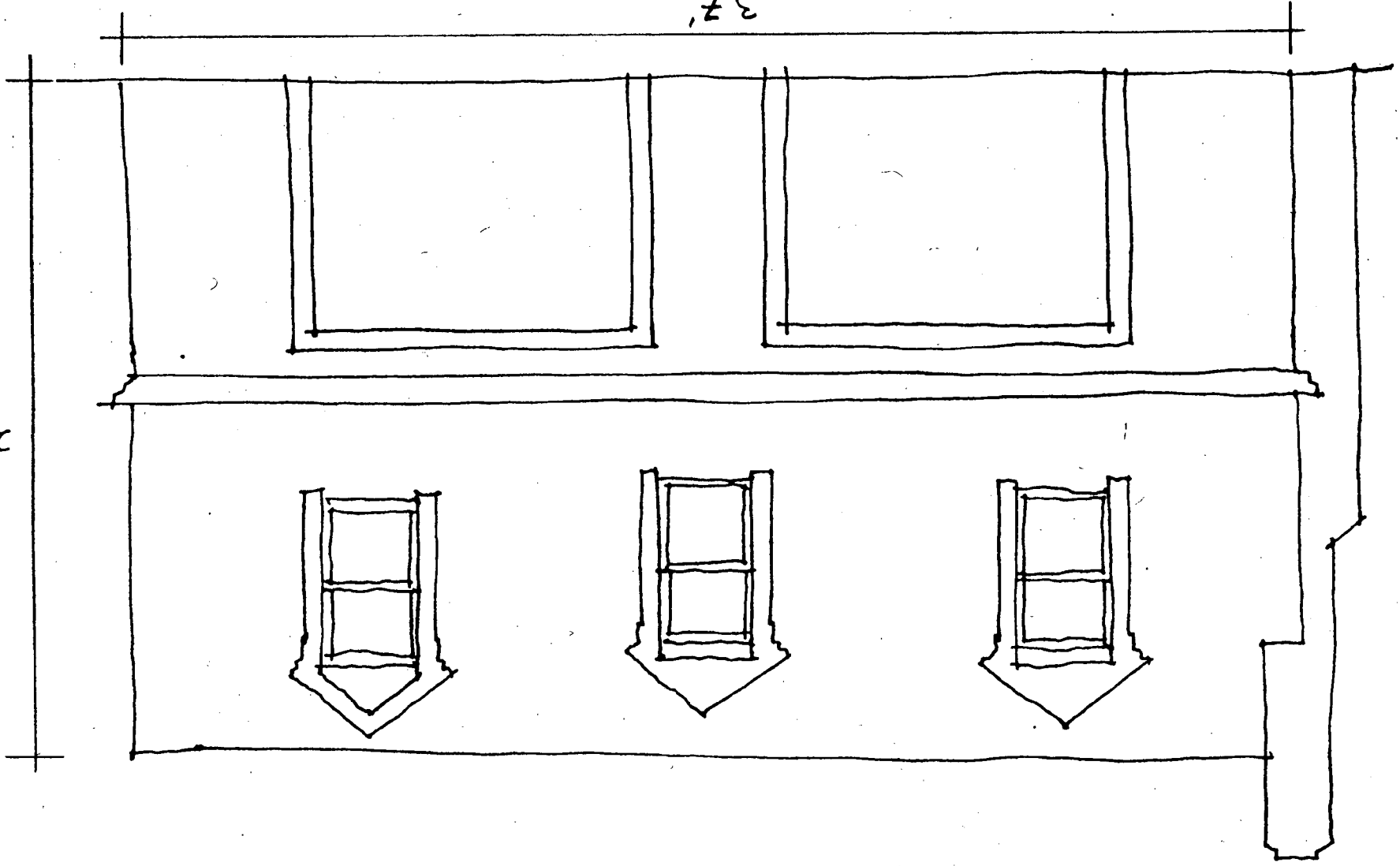
New Addition



Garage Plan 'A'

37'

22'

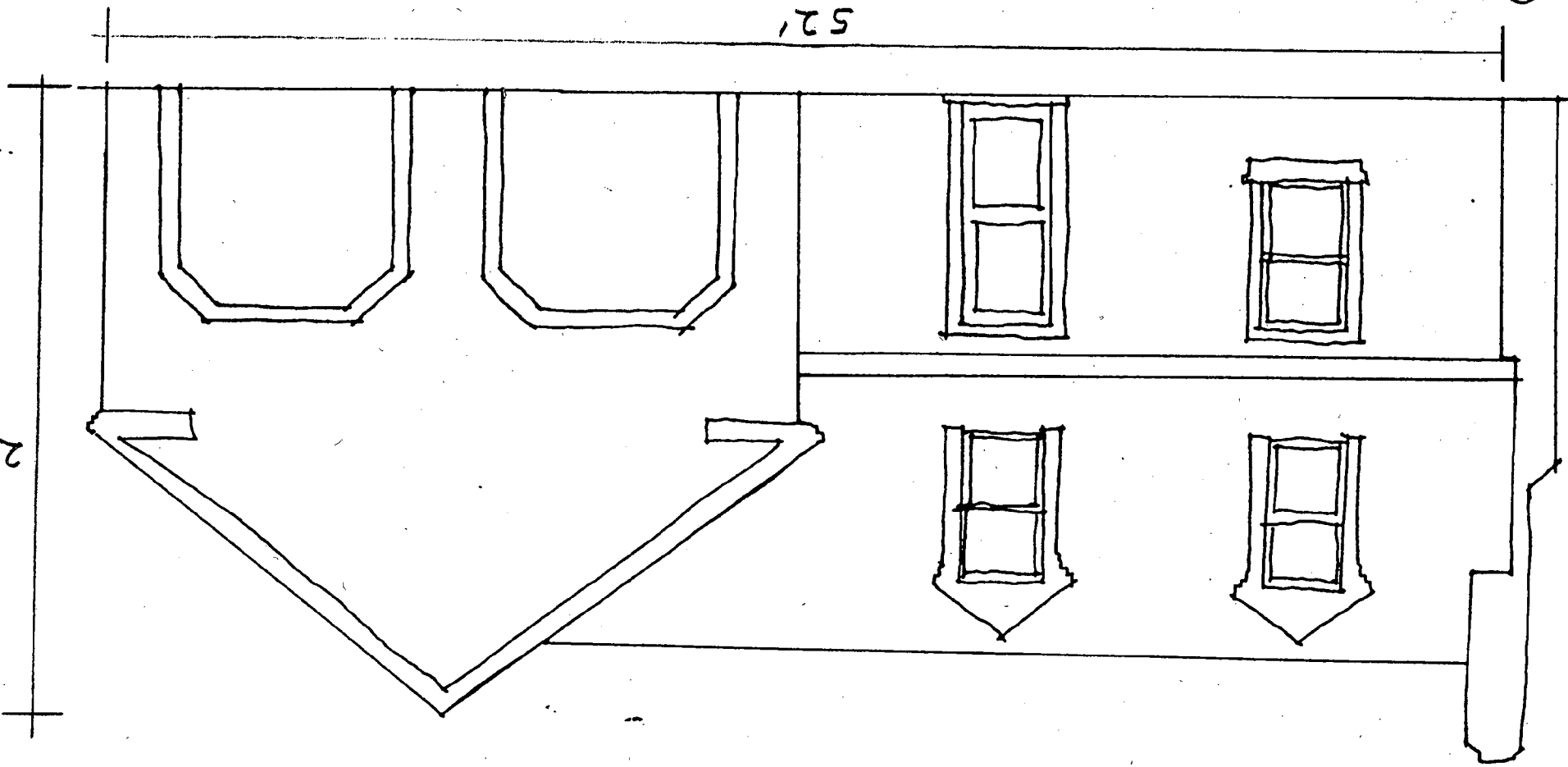


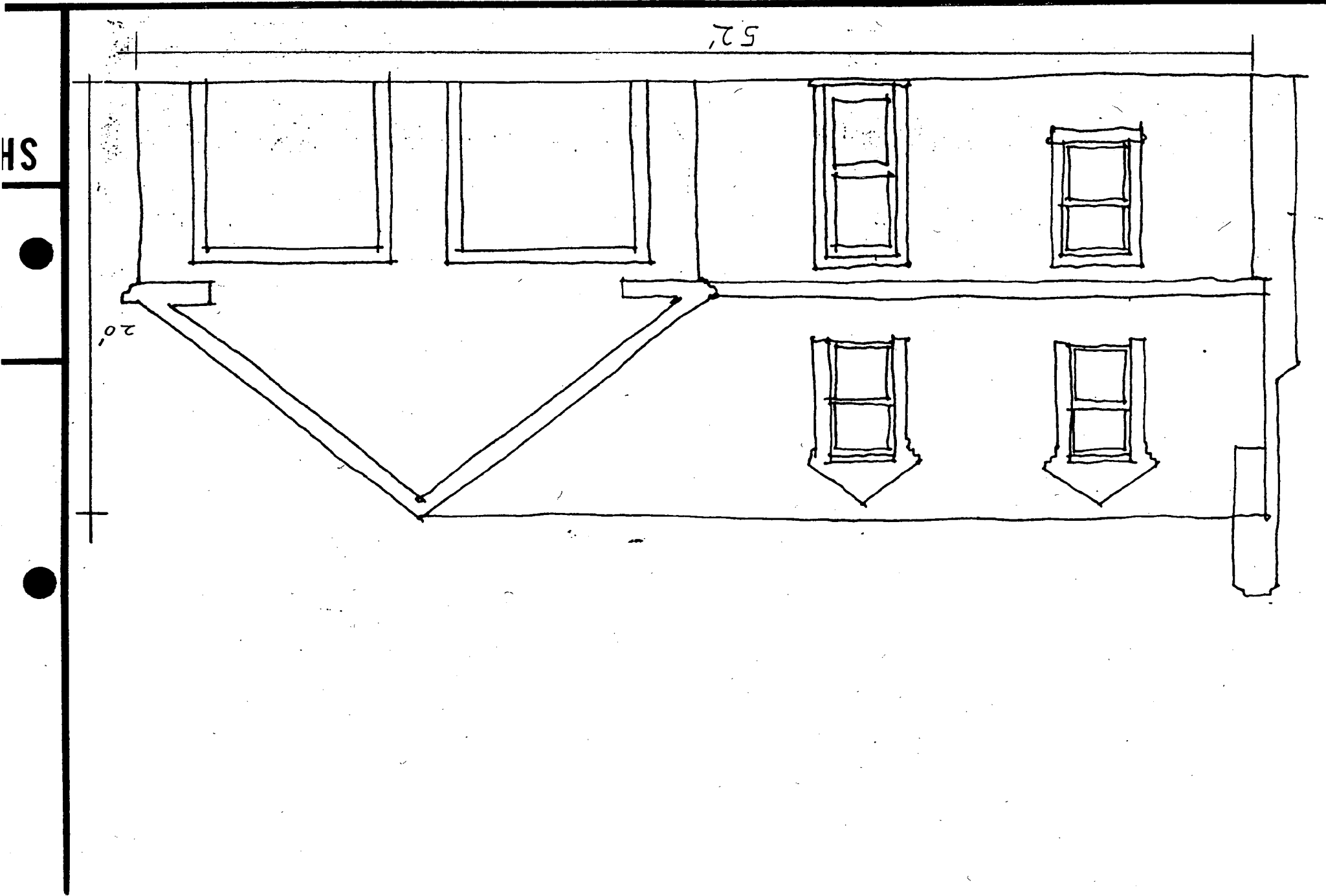
81

Garage Plan 'B'

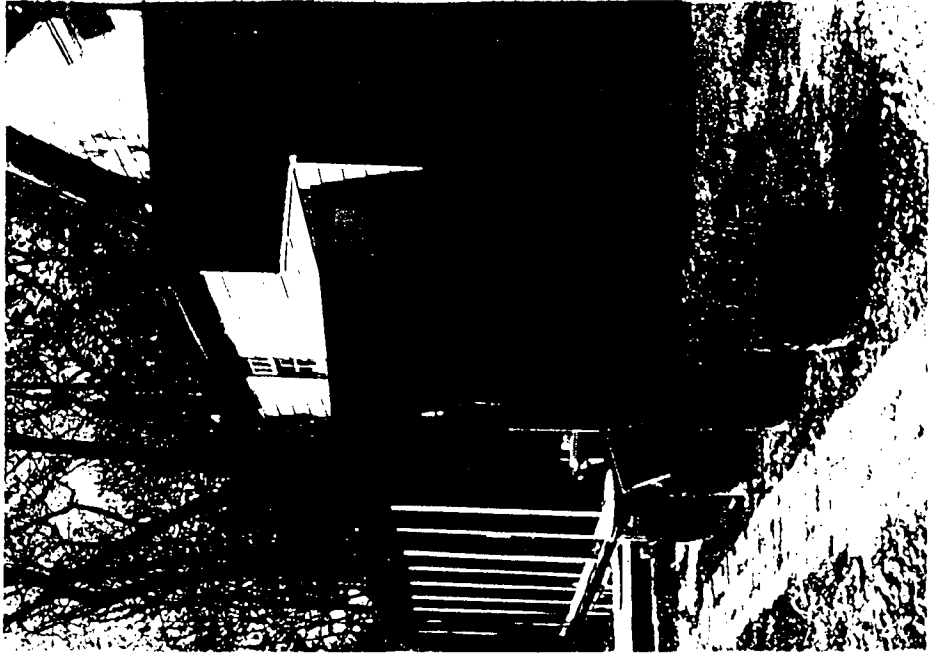
52'

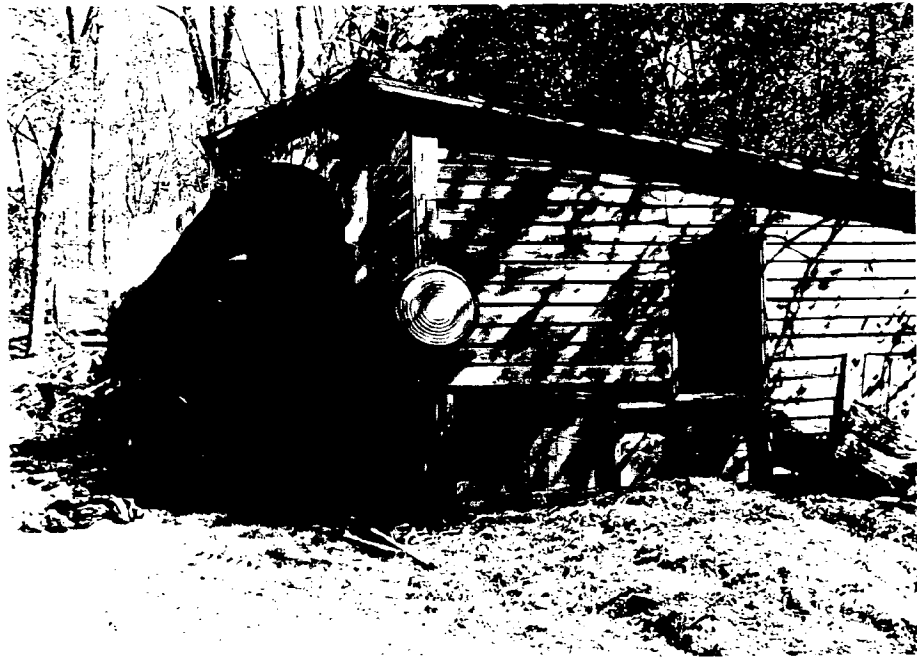
23'











Demolished Outbuilding

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3730 Damascus Road Meeting Date: 12/21/94
Resource: BLEAKWOOD (Dr. Dwyer House) Review: HAWP/ DEMOLITIONS
& ADDITIONS
Case Number: 23/33-94A RETROACTIVE Tax Credit: No
Public Notice: 12/7/94 Report Date: 12/14/94
Applicant: H. Stephen Fisher Staff: David Berg
PROPOSAL: Retroactive demolition of RECOMMEND: APPROVE with
addition & outbuilding; conditions
Construct rear ell addition;
Construct 3 car garage;
Retroactive replacement of
2/2 window sashes.

BACKGROUND

RESOURCE: BLEAKWOOD (Master Plan Site # 23/33)

DATE: 1877

STYLE: Gothic Revival

DESCRIPTION:

Two story frame Gothic Revival structure with original front door transom and sidelights. Segmented arch center gable window and original front porch.

CHRONOLOGY:

The previous owners of Bleakwood received an approved HAWP in 1987 for the removal of a rear screened in porch in order to replace it with a one story rear bathroom addition and screened in porch. The applicants apparently sold the property prior to completion of the project.

The current applicant, Stephen H. Fisher purchased the house in 1989. In October of 1994, the applicant's architect, Richard Newlon, approached Staff with a proposal for a rear addition to the house. Upon visiting the site and reviewing files on the resource, Staff found the following violations:

1) In addition to the approved removal of the rear porch, a rear two story addition was demolished without an approved HAWP.

①

2) An outbuilding at the southeast corner of the house had been demolished without an approved HAWP.

3) All 2/2 and 2/4 (front porch) original windows were replaced with double glazed aluminum replacement sashes.

Staff consequently notified Mr. Newlon in November of 1994 that Mr. Fisher would need to apply for retroactive approval for these changes.

PROPOSAL:

The applicant comes before the Commission with three separate items:

1) Retroactive approval: for the demolition of the rear addition and outbuilding; and for the window replacements.

2) Construction of a rear addition to the existing ell (in place of demolished addition).

3) Construction of a three car garage.

STAFF DISCUSSION

ISSUES:

1) Retroactive approval:

The question of how to deal with retroactive applications is a difficult problem. The Commission and Staff need to discuss possible ways to minimize their occurrence. Failure to obtain a Historic Area Work Permit prior to undertaking work on a Master Plan designated resource is subject to punishment for a class A violation as outlined in Chapter 1 of the Montgomery County Code.

Despite the existence of violations, Staff feels that the changes have not substantially altered the character of the historic resource. Staff would emphasize that such incremental changes could eventually destroy the character of the resource and therefore must not be taken lightly. The retroactive changes are as follows:

A) Demolition of rear addition:

Although the demolished addition was probably old enough to have acquired historical significance of its own (ca. 1900-1930), it was not as old as the original 1877 dwelling and its removal has not, in Staff's opinion, substantially altered the resource.

B) Window Replacements:

In keeping with the Secretary of Interior's Standards for Rehabilitation, the Commission does not generally approve of

replacing historic windows unless they are substantially deteriorated. The Commission usually suggests that storm windows be used in lieu of replacing windows. Although the Commission would probably not have approved the current sash replacements, they are in Staff's opinion, of reasonably high quality and similar in appearance to the original windows. Staff therefore recommends that the applicant be permitted to retain the replacement windows.

C) Demolition of outbuilding:

The applicant's architect has stated that the applicant removed the outbuilding because of its extremely dilapidated condition. Although this may have been the case, Staff was not given the opportunity to make that judgement. Nevertheless, Staff feels that this demolition has not substantially altered the historic resource.

- o Although it is regrettable that the applicant proceeded with alterations without HPC approval, Staff feels that it would serve no purpose to deny the retroactive request. However, due to the changes that have already occurred on the resource, Staff feels that it is important to insure that any proposals for further changes to this resource do not compromise its historic and architectural integrity.

2) Construction of a new rear addition:

The applicant proposes to construct a two story side gabled ell addition to the existing structure that would take the place of the demolished addition. The effect would be to give the house a "U" shaped floor plan. The addition would be the same size as the front section of the house and would be similar in design to the original structure. Materials to be used include aluminum siding to match existing siding, and 2/2 windows to match existing windows.

Staff feels that the size, massing, and scale of the proposed addition are compatible with the historic resource. Building the addition would not destroy any historic materials and is thus consistent with Standards 9 and 10. Staff feels, however, that the materials proposed are problematic and focuses on the following:

A) Use of aluminum siding:

While it is true that the resource is covered with aluminum siding, this siding has been applied directly over the original German Lap Siding. It is Staff's opinion that new additions to historic buildings which have aluminum or vinyl covered historic siding should be sided with a historic siding material. Staff reasons that in the event that a later HAWP is filed to remove the aluminum or vinyl cladding and restore the historic siding, the addition will then have a compatible

R. Newton
- Agree
to Jan 11 1994
Need
letter.

G. Cleaver: Porch + windows more important than addition + Garage

T. Trumble: process problem

M. Langan: Agree w/ Report except Retro/For windows. - wood 10L back in house.
P. Bean

siding material to the restored resource.

Staff recommends that the proposed addition be sided with wooden German siding. Staff emphasizes that this resource is an individually listed Master Plan site and is designated such for its architectural significance.

B) Roofing material of the addition:

The existing house's roof is a patterned tin shingle roof. The demolished additions had standing seam metal roofs. In order to maintain compatibility of with the historic resource, Staff recommends that the applicant use a historically compatible roofing material such as tin pattern roofing or metal standing seam roofing on the proposed addition.

C) Windows and other materials:

Staff recommends the use of 2/2 wood true divided light windows for the addition. Staff also suggests the use of wood window and door surrounds and corner boards all of 4" minimum width.

3) Construction of new garage:

A) Size:

The applicant has also requested approval of the construction of a 1 1/2 story three car garage. The proposed garage would be constructed of brick and would be 50' wide and 30' long (1500 square feet). Staff feels that the garage is too large to be compatible with the scale of the historic resource and recommends that the applicant redesign the garage to be a two car garage at about 2/3 its currently proposed size.

B) Compatibility with historic resource:

Although a garage would not have existed in the resource's historic setting, it is still important for any buildings associated with the historic site to be compatible in design and materials with the historic resource. Staff feels that the design of the garage is not compatible with the historic resource, having elements of the classical or colonial revival style. Staff feels that the garage may visually compete with the historic resource and therefore recommends that the applicant simplify the design of the garage.

Staff suggests that the applicant construct the garage out of wood, using either cedar shake, board and batten, or clapboard, and that the garage door openings and dormers be styled and detailed to be more compatible with the Gothic Revival resource.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Subject to the following conditions:

- 1) The applicant shall side the new addition with wooden German siding to match the siding that exists under the aluminum siding of the historic resource. All cornerboards and window and door surrounds shall be 4" wide minimum wood.
- 2) The roof of the addition shall be standing seam metal or stamped pattern tin.
- 3) All windows of the addition shall be wood 2/2 true divided lights.
- 4) The applicant shall re-submit to the Commission a revised proposal for the garage that reflects the Staff's recommendations.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON RICHARD NEWLOW
DAYTIME TELEPHONE NO. (202) 966-1111

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER STEPHEN H. FISHER DAYTIME TELEPHONE NO. ()

ADDRESS 3930 DAMASCUS ROAD, BROOKEVILLE, MD 20833
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3930 STREET DAMASCUS ROAD

TOWN/CITY BROOKEVILLE NEAREST CROSS STREET _____

LOT _____ BLOCK _____ SUBDIVISION _____

LIBER 8777 FOLIO 809 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other SCREEN PORCH

1B. CONSTRUCTION COST ESTIMATE \$ \$100

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # SCREEN PORCH HAS BEEN DEMOLISHED ALREADY. Also: Rear Addition, Outbuildings

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature]
Signature of owner or authorized agent

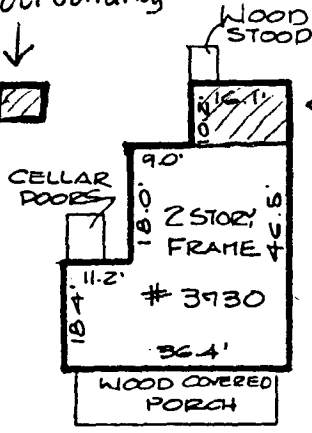
November 21, 1994
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

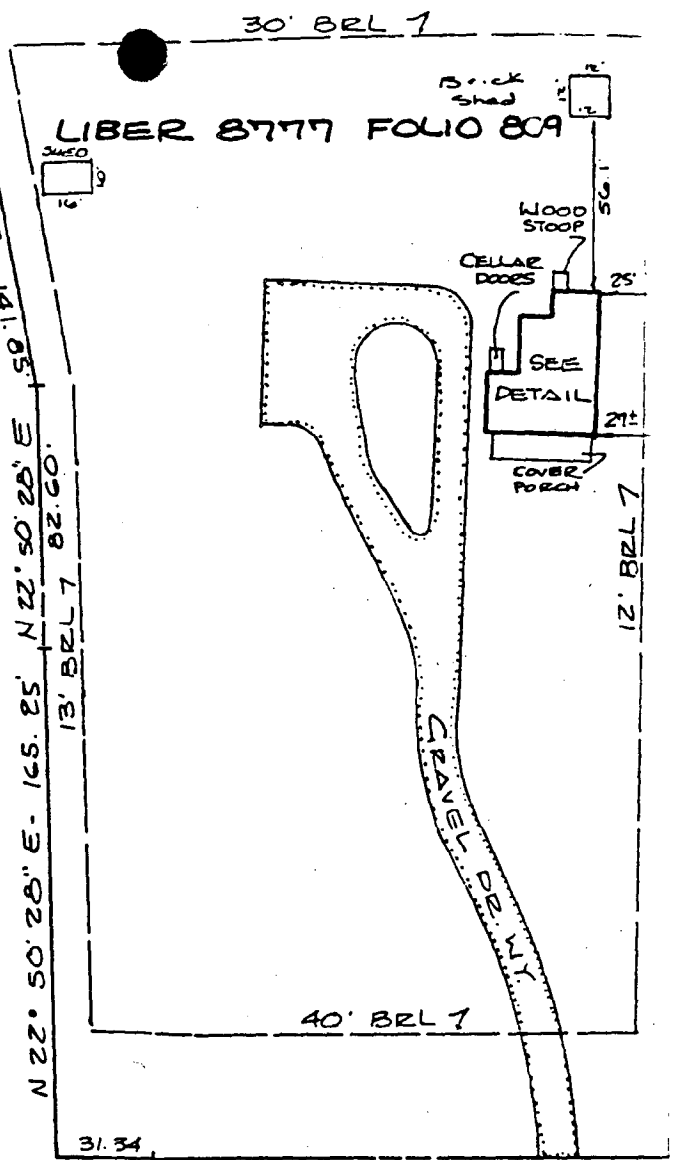
DISAPPROVED _____ Signature _____ Date _____

[Initials] 6

Removed Outbuilding



DETAIL 1" = 30'



N 13° 15' 00" E - 141.85' N 22° 50' 28" E - 165.25' N 22° 50' 28" E - 169.38' N 64° 00' 00" W N 65° 00' 00" W - 167.38'

LIBER 8777 FOLIO 809

DAMASCUS ROAD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that if encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This plot is within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per avg

2-8-94

Date

Stephen J. Wernthold

Stephen J. Wernthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 60'

Plat Book: _____

Plat No.: _____

Work Order: 93-4384

REV 3-18-94

Property

Address: 3930 DAMASCUS ROAD

Election District # 1

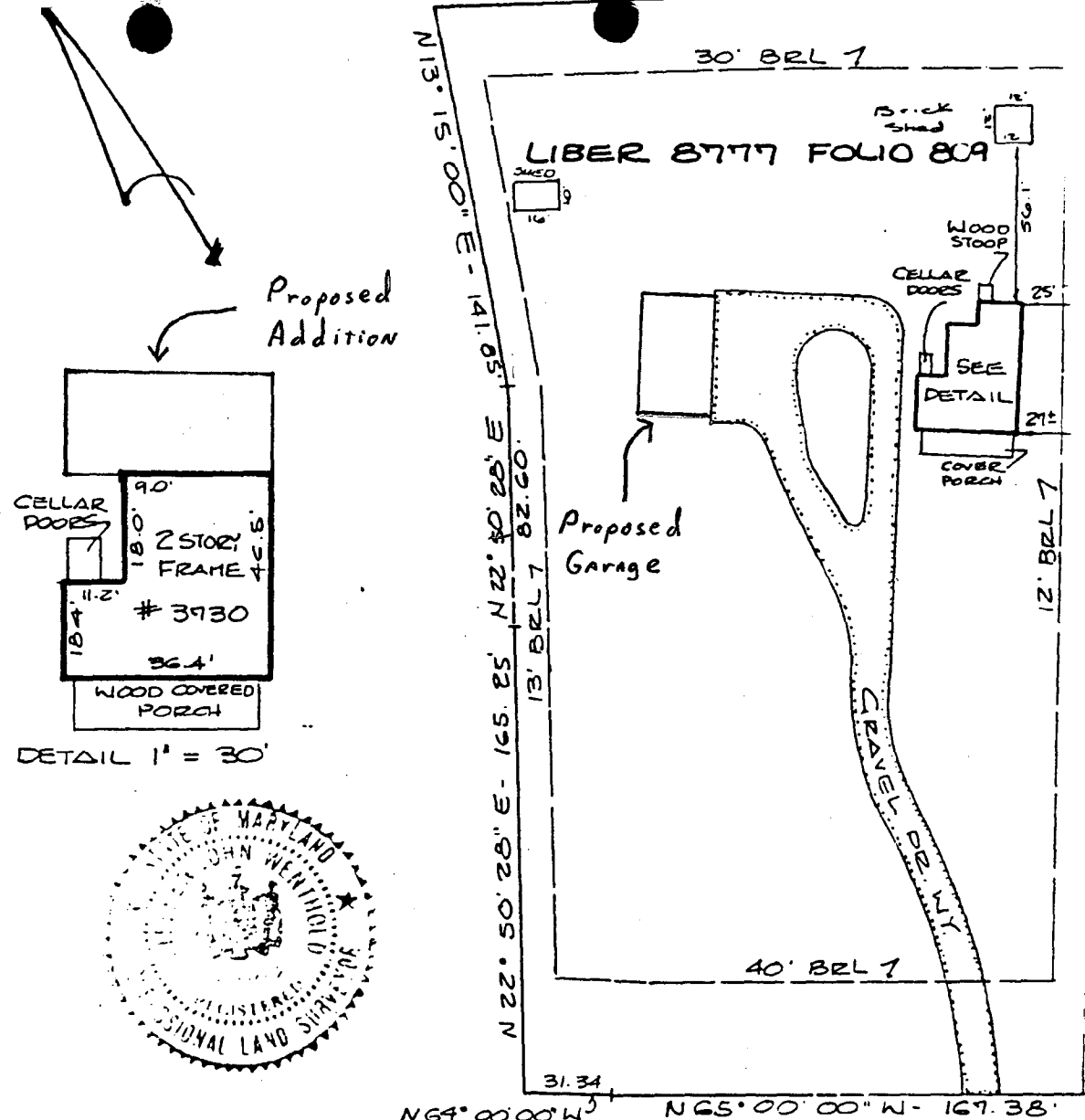
Jurisdiction: MONTGOMERY COUNTY, MD

Meridian -
2401 Restc

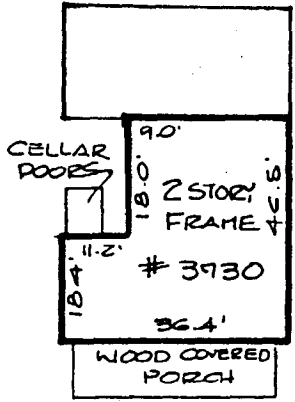
Rockville
(301)

Demolished Addition and Outbuilding

8



Proposed Addition



DETAIL 1" = 30'



LIBER 8777 FOLIO 809 DAMASCUS ROAD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that the encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This plat is within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per avai

2-8-94
Date

Stephen J. Wenthold
Stephen J. Wenthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 60'
Plat Book: _____
Plat No.: _____
Work Order: 93-4384
REV 3-18-94

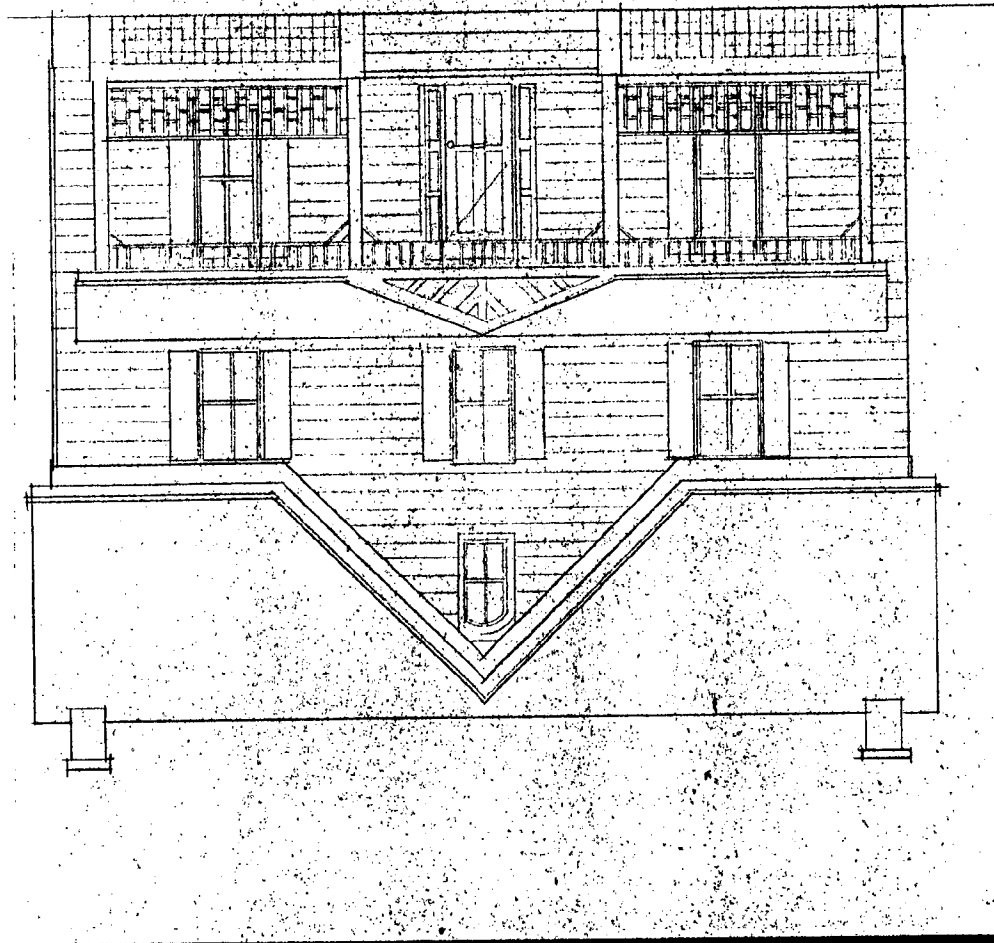
Property
Address: 3930 DAMASCUS ROAD
Election District # 1
Jurisdiction: MONTGOMERY COUNTY, MD

Meridian.
2401 Resea
Rockville
(301)

Proposed New Construction

9

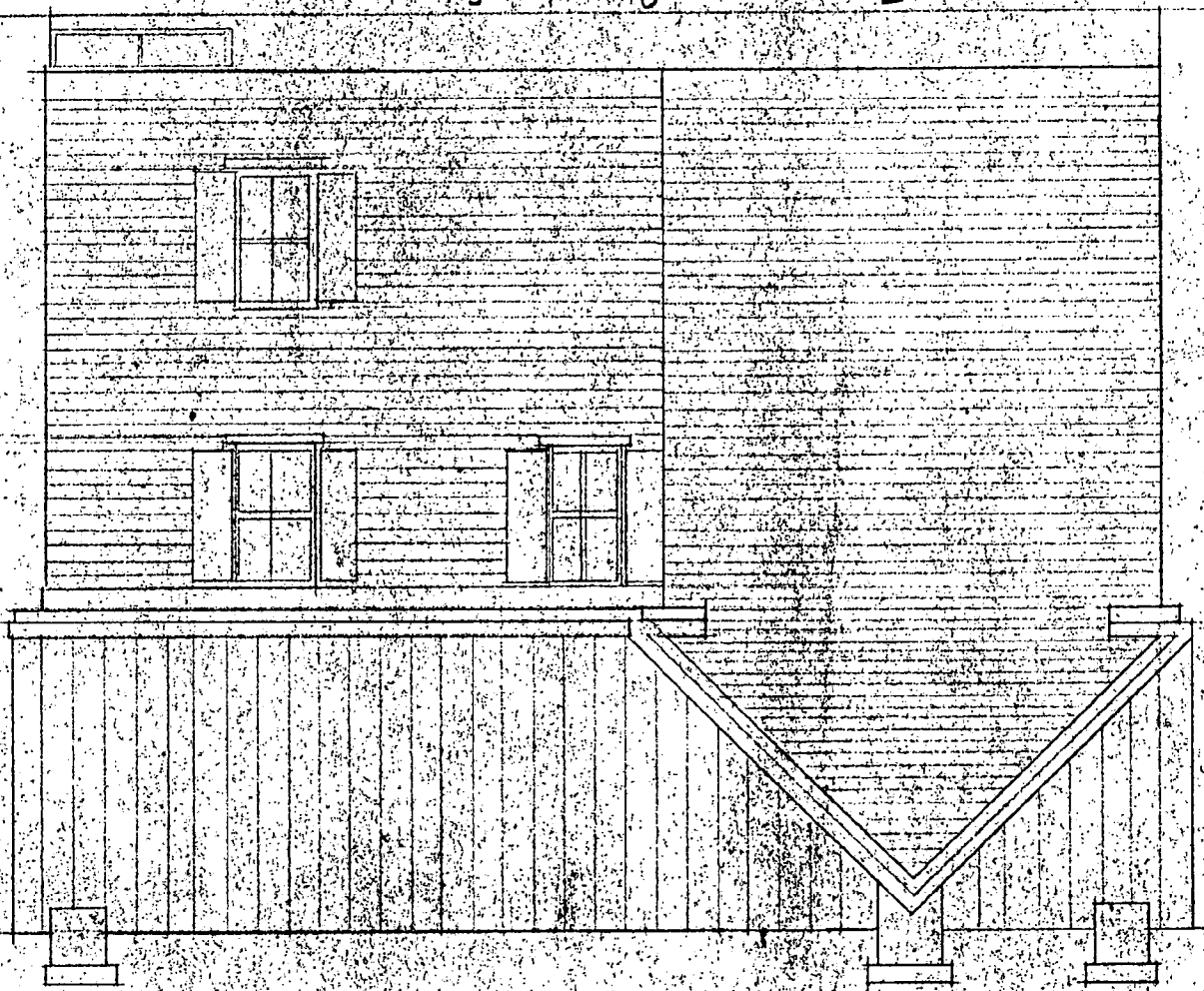
EXISTING
North Elevation
Front



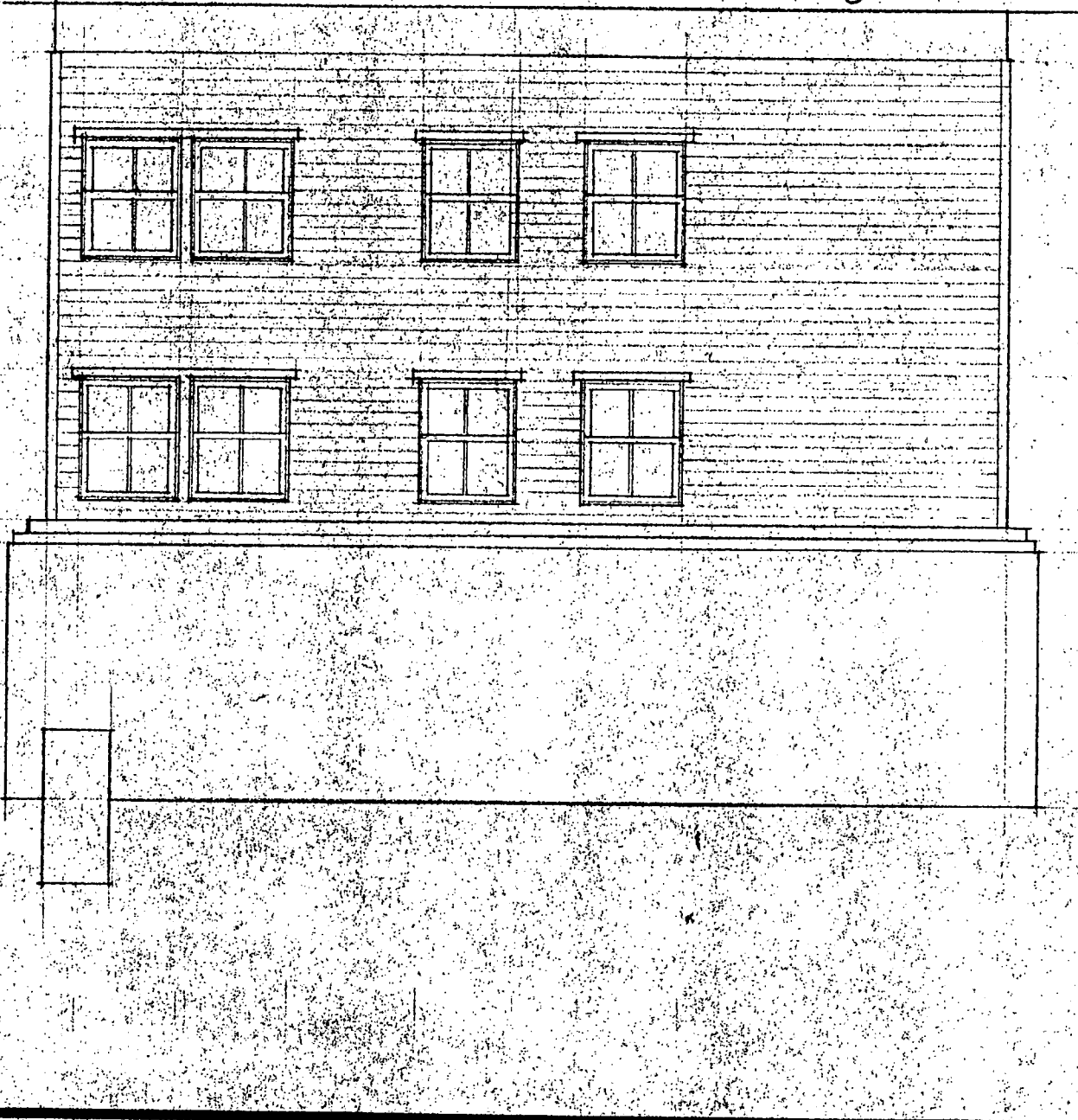
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EXISTING
South Elevation
Rear

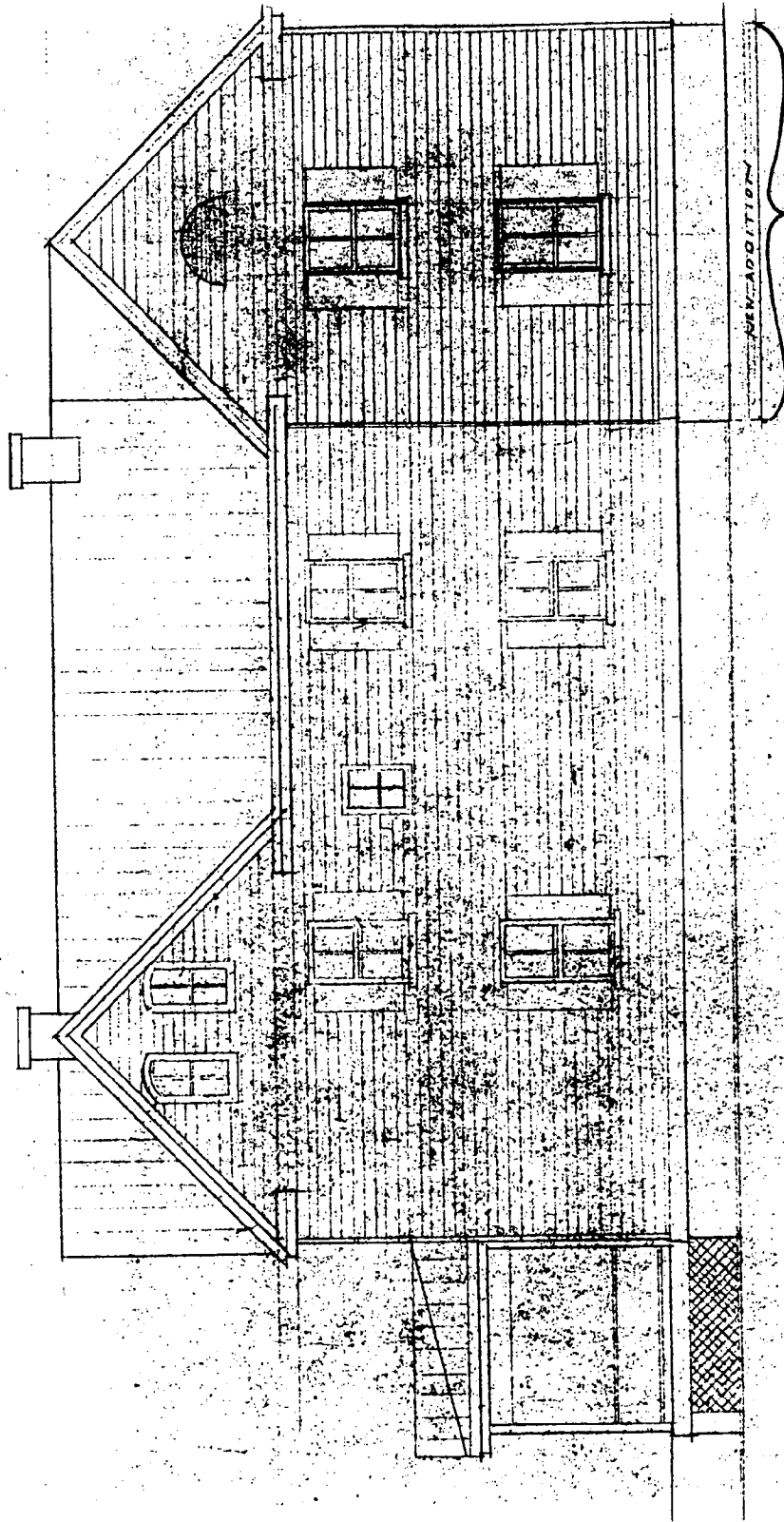
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Proposed Rear South Elevation

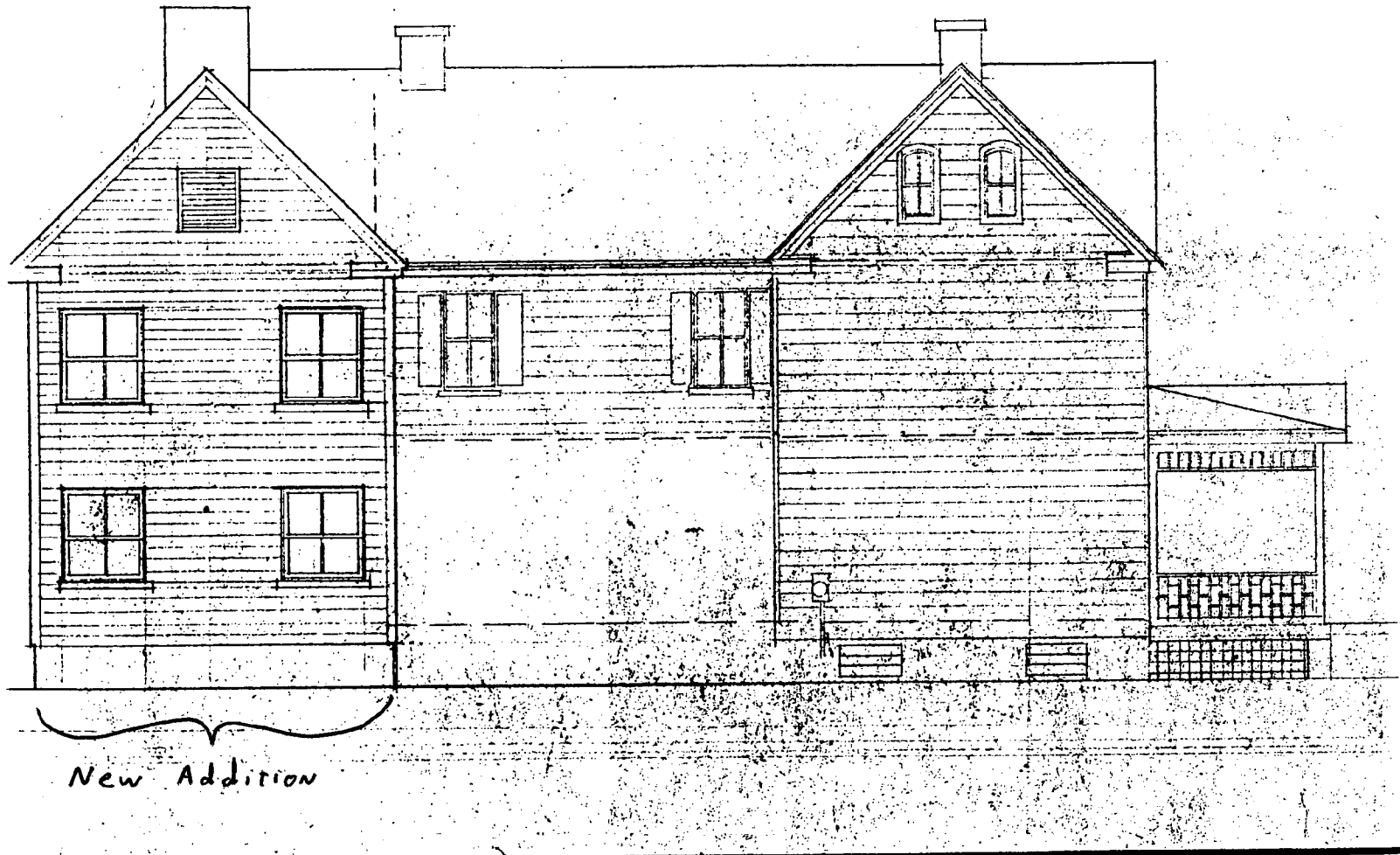


(12)



New Addition

Proposed West Elevation
Right Side

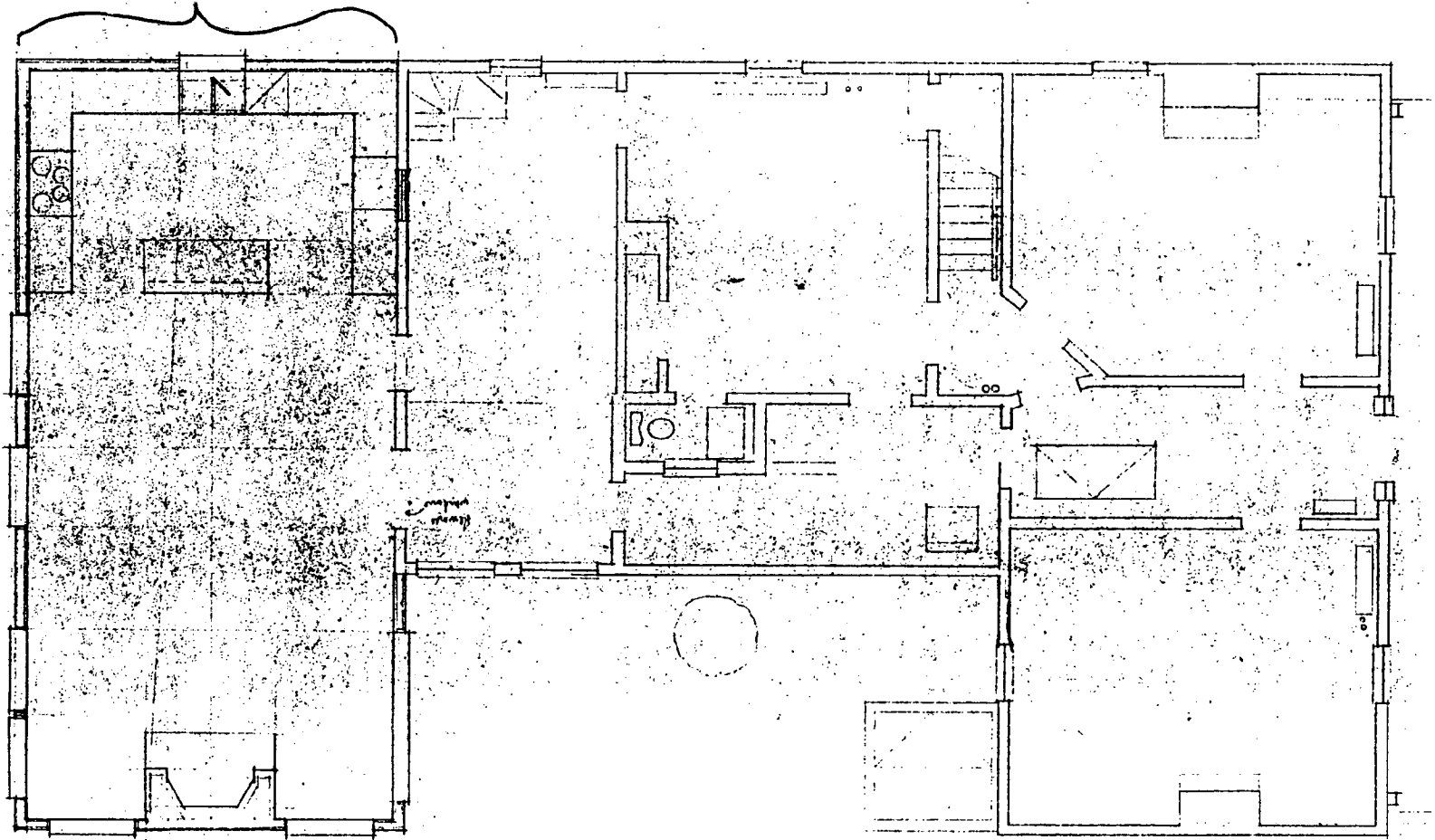


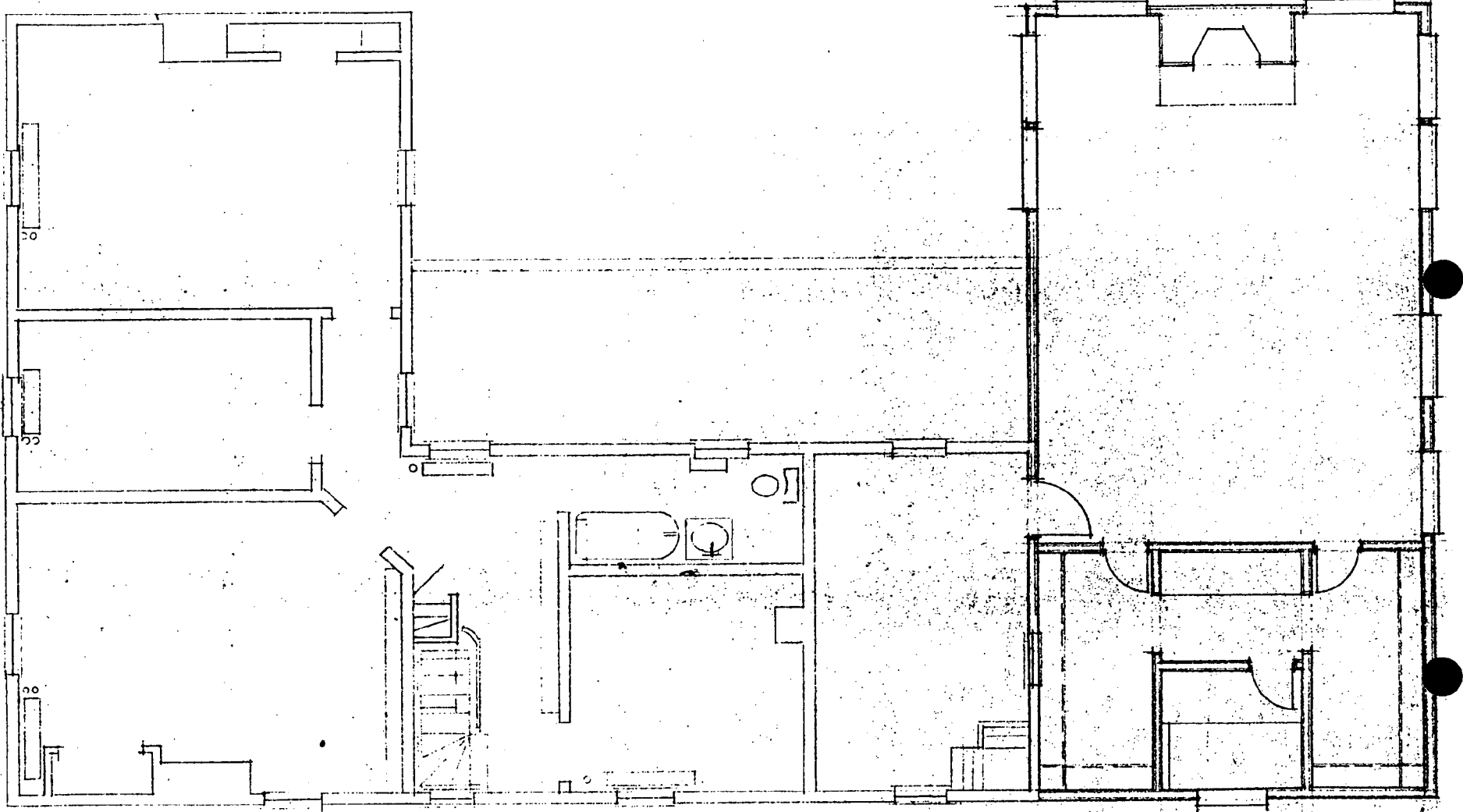
New Addition

Proposed East Elevation
Left Side

14

Proposed 1st Floor Plan
New Addition





New Addition

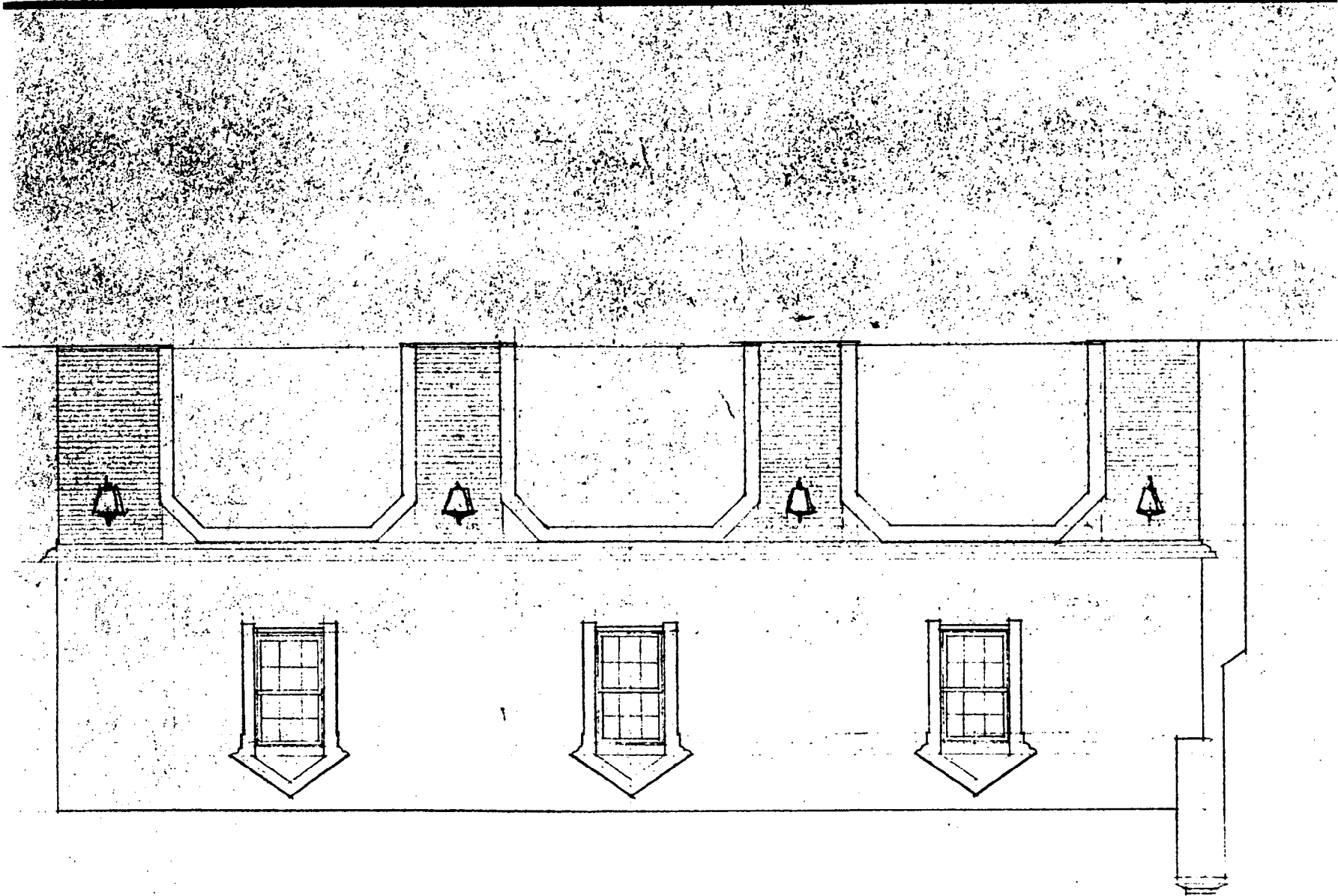
Proposed Second Floor Plan

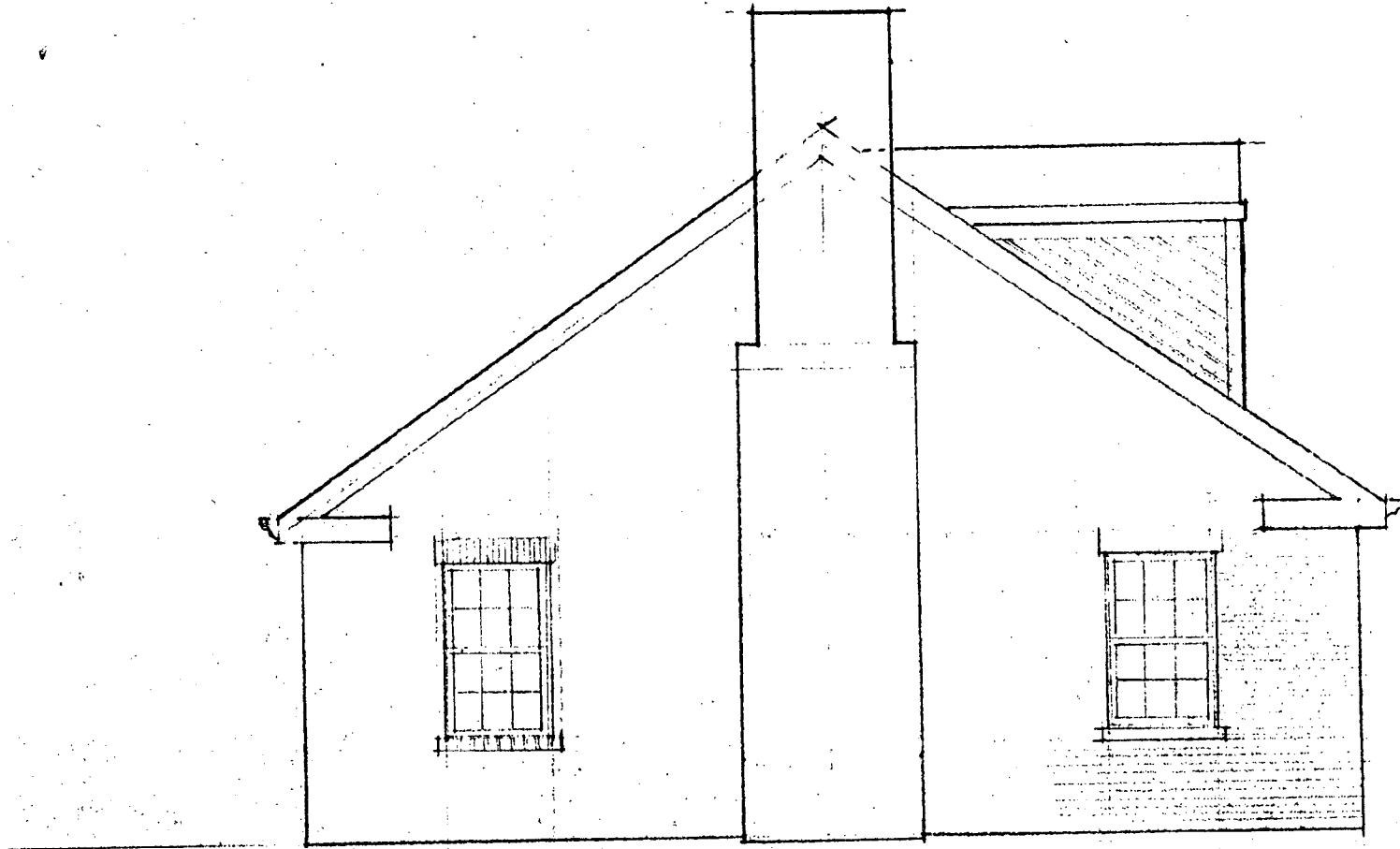
16

71

Proposed Garage
West Elevation

Brick

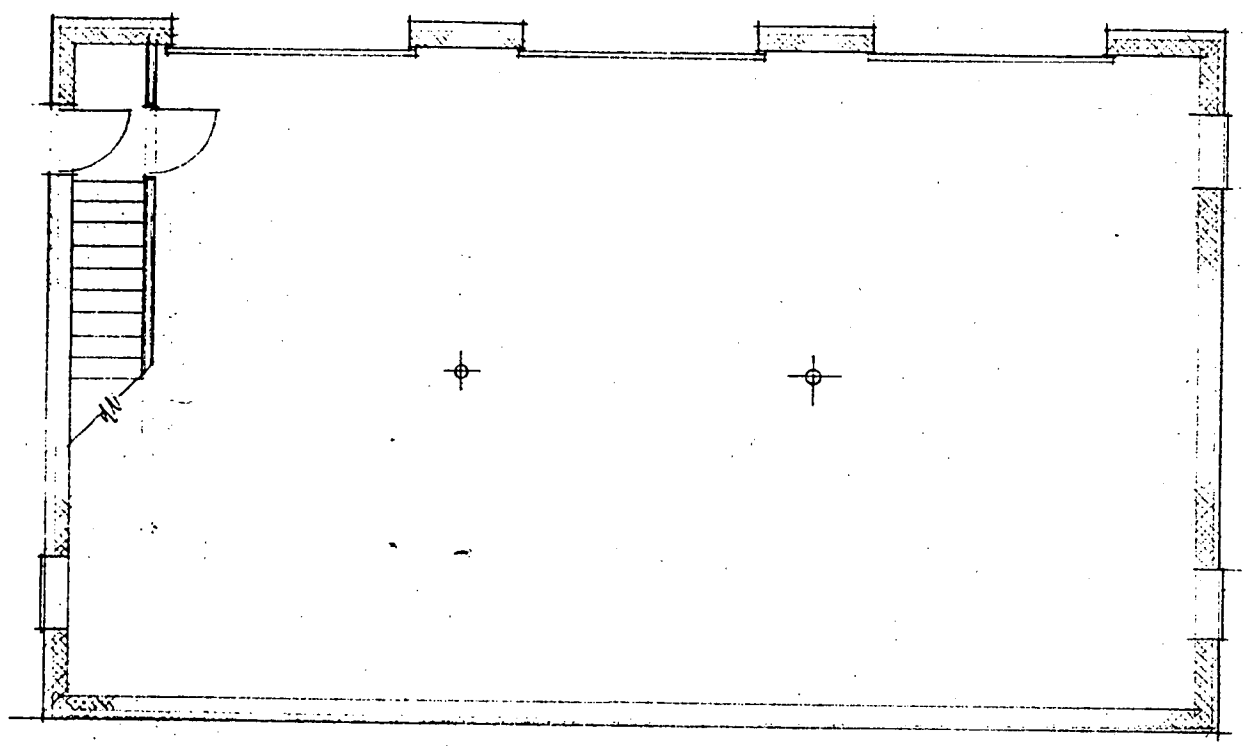




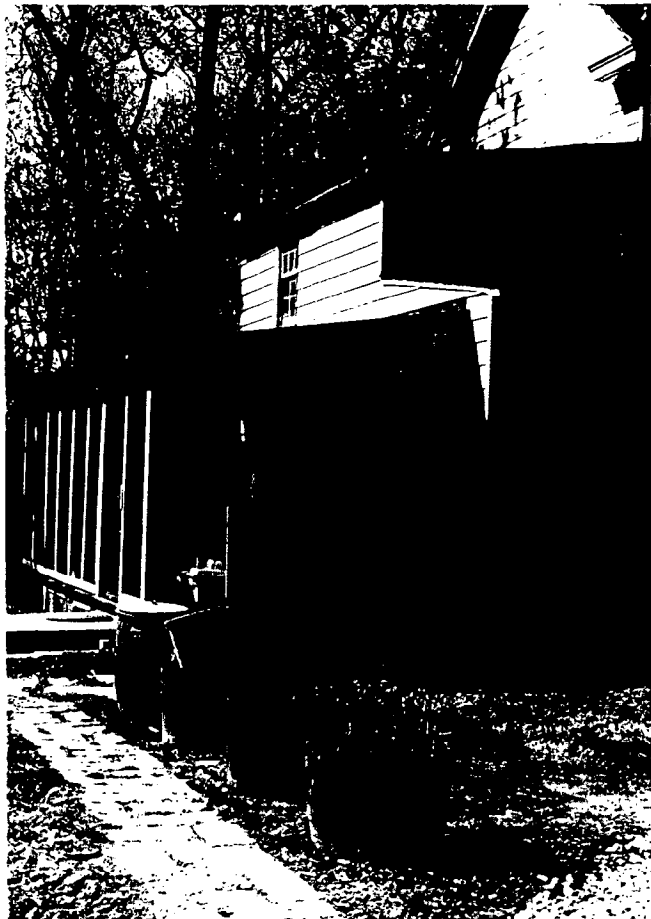
Proposed Garage
North Elevation

61

Proposed Garage Plan







21



