

14/27-92A REVISED 23411 Ridge Road
Cedar Grove Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23411 Ridge Road Meeting Date: 2/24/93
Resource: Cedar Grove Historic District Review: HAWP/Alteration
Case Number: 14/27-92A REVISED Tax Credit: No
Public Notice: 2/10/93 Report Date: 2/17/93
Applicant: Janet & Steven Wells Staff: Nancy Witherell
PROPOSAL: Build rear addition RECOMMEND: Approve

On December 16, 1992, the applicants appeared before the Commission for review of a rear addition to their historic house in the Cedar Grove Historic District. At that meeting, Commissioners approved the rear addition (as well as the demolition of two ancillary buildings) after making design modifications to the rear portion of the addition and recommending that the proposed north door be simplified. Specifically, a hip roof was proposed for the inside (southeast) corner at the rear and a shed roof was proposed for the outside (northeast) corner at the rear. The house is highly visible from the north elevation, for which a pedimented stoop was proposed over the new door.

After studying the results of the meeting, the applicants have decided to return to the HPC with a revision of the design. Since the rear addition was the subject of lengthy discussion at the meeting, the staff recommended that the applicants submit the revised proposal to the HPC.

The revision proposes continuing the hip around the north elevation of the new addition. This has the benefit, in the staff's judgment, of continuing the roof form in a more natural way, and of integrating the new door on the north elevation with the wrap-around rear porch. No articulation of the door surround is necessary. The result would be a door that would appear to be secondary to the front door.

In order to create hipped roof surfaces on three sides with roof ridgelines that fall at 45 degrees, the dimension of the rear addition has been shortened; however, the footprint has been increased on the north side of the house, even though the proposed expanded area is an open porch.

Attached immediately behind this report are the revised plans; behind those are the plans reviewed by the HPC in December. A

comparison of the old and new east and north elevations and the old and new first floor plans shows the changes at the rear (east) and the side (north) most clearly; see pages E-G and 12-14.

STAFF RECOMMENDATION

The staff finds this proposal to be an improvement on the December submission, not only in the massing and design of the rear addition's roof, but in the detailing of the north door, the reworked chimney capping, and the more compact fenestration pattern on the north elevation.

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

To: Nancy Witherall, HPC

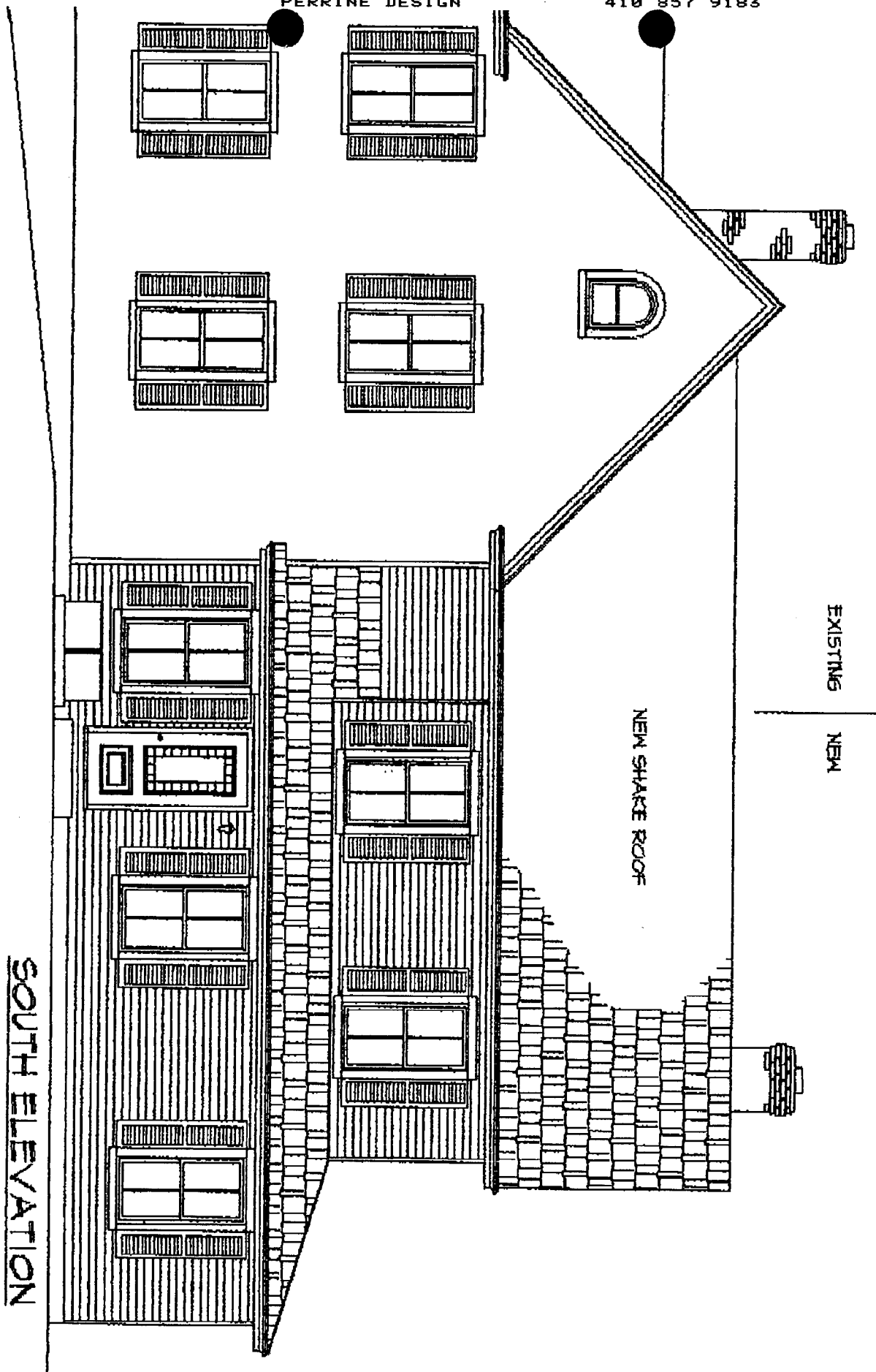
Subj: Revised Elevation Drawings for Wells Addition
Cedar Grove Historic District

1. The enclosed elevation drawings incorporate the changes discussed with you on the phone. We have added a wrap-around porch on the north side and removed the double windows on the first and second floors. We think that this fits in better with the existing house. We also replaced one set of double windows on the east side with matching "French" doors. The chimney has been enclosed in the wall on the north side also.

2. The roof material on the first floor roof will be either cedar or raised seam metal, as discussed at the last hearing. Let us know what you think of these changes.

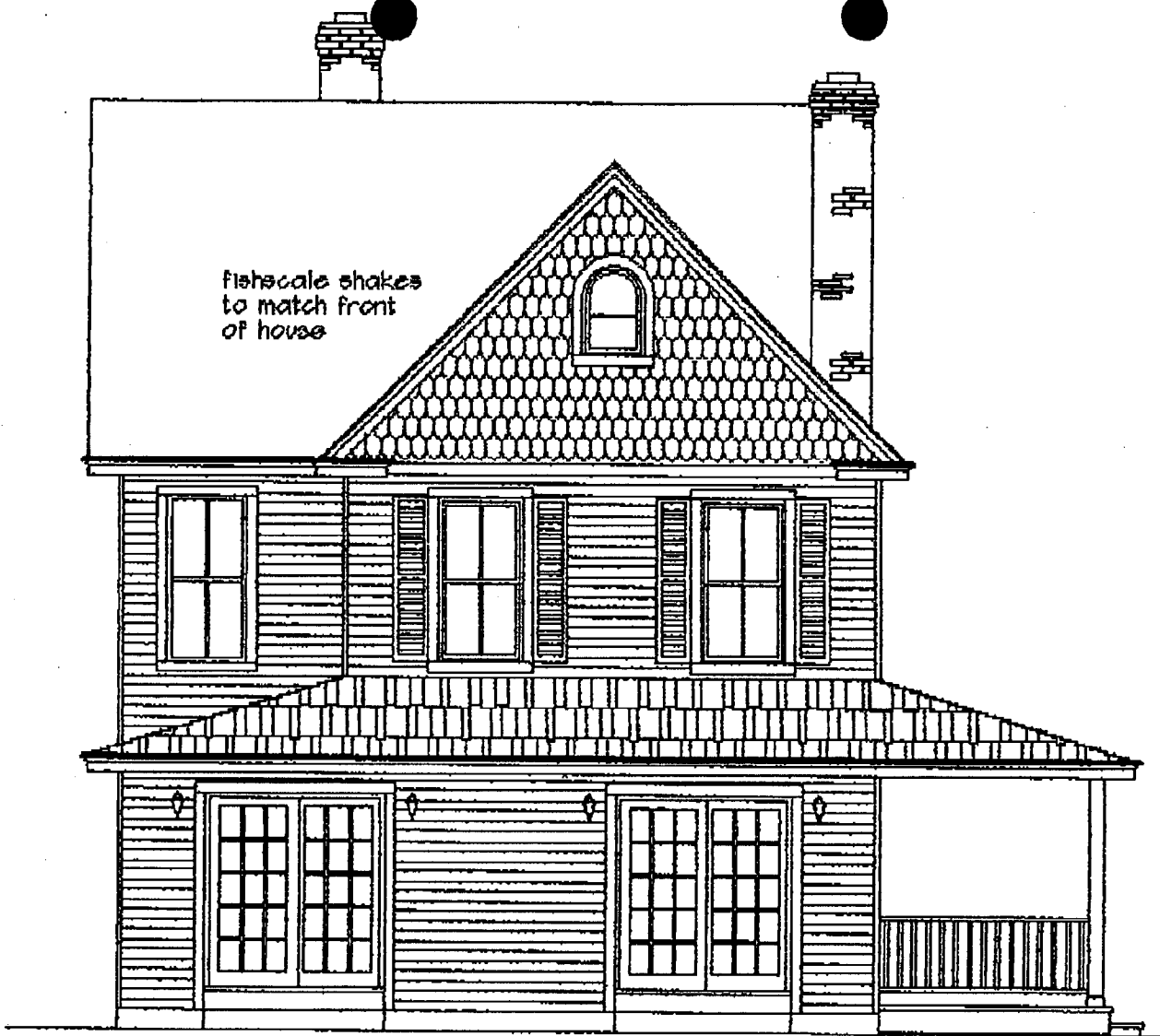
Janet Wells
972-3158

(SAO - 3540 work)



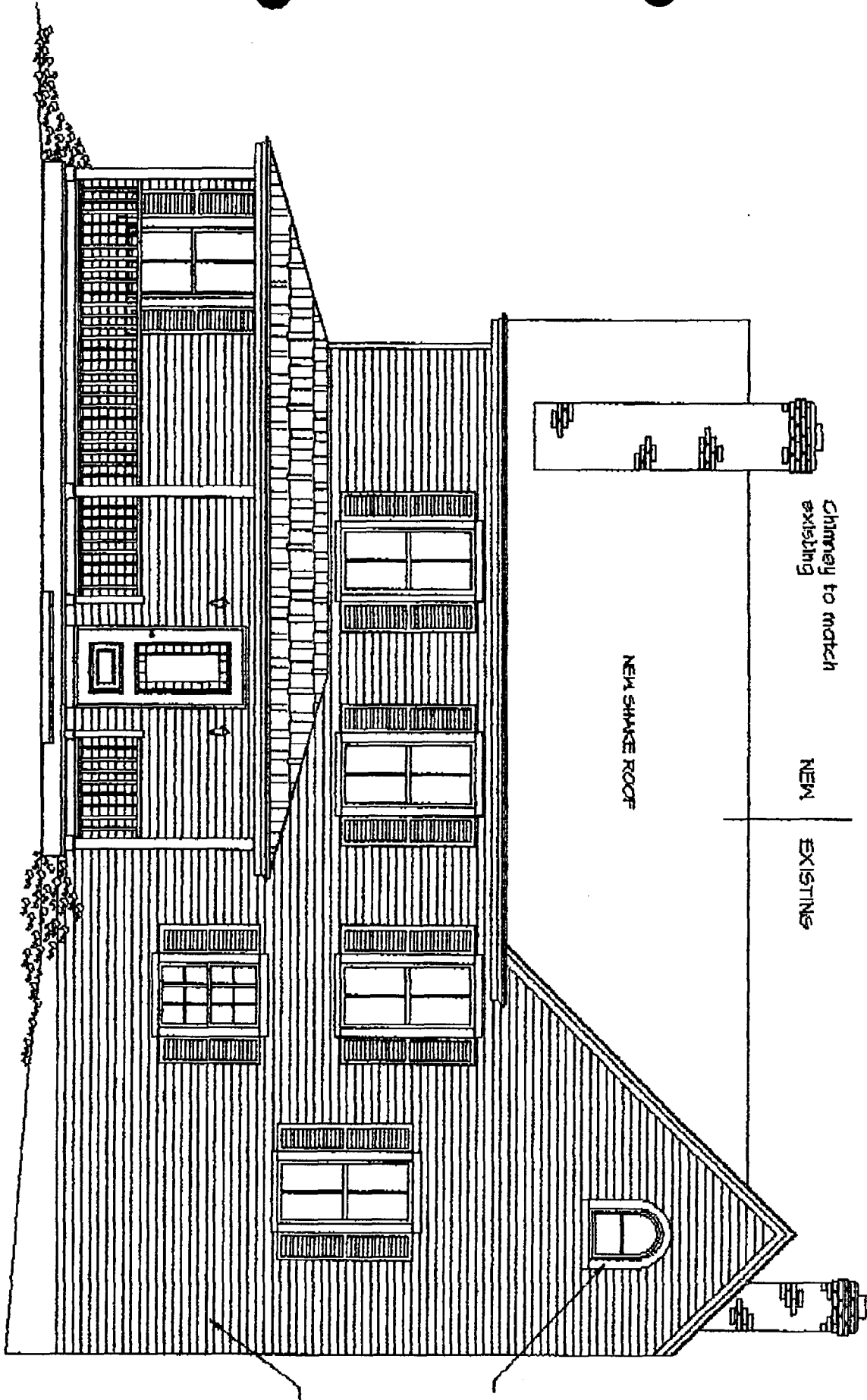
SOUTH ELEVATION

(P)



EAST ELEVATION

NORTH ELEVATION



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23411 Ridge Road Meeting Date: 12/16/92
Resource: Cedar Grove Historic District Review: HAWP
Case Number: 14/27-92A Tax Credit: No
Public Notice: 12/3/92 Report Date: 12/9/92
Applicant: Janet and Steven Wells Staff: Nancy Witherell
PROPOSAL: build rear addition RECOMMEND: Approve

The proposal concerns a rear addition to a Queen Anne-style house built near the end of the nineteenth century. The house is very significant to the Cedar Grove Historic District in part because of the significance of all the resources to this small historic district, and in part because of the prominence of the house on top of a high ridge above the road.

The applicants propose extending the two-story wing of the house at the rear, and widening and extending the one-story section beyond it. The new construction would absorb an existing one-story rear addition. A second primary door would be created on the north side of the house (in the new section) to be convenient from the driveway which approaches the house from that side. The intention in the new entrance is to supplement rather than replace the front door.

The new sections would use like materials--aluminum siding with wood trim, wood true-divided-light 2/2 sash windows (some reused from other locations on the house), a wood shingle roof, and a chimney similar in scale to the existing chimney. The arched window used in the front gable would be replicated for the other three gables.

The applicant agrees with the staff that the design of the new side door and small portico is out-of-character for a house of this style. The proposal would be simplified by the elimination of the fluting from the porch posts, of the sidelights, of the sunburst in the pediment, and of the oval glass in the door. Instead, it would have plain porch posts similar to those on the front porch, fishscale shingles in the pediment, and a Queen Anne sash window in the door.

In proportion, materials, and design, the staff finds the proposal appropriate to the house and its setting, even though it is a

significant enlargement of the house. The addition is designed with the massing of the historic house and its materials and features foremost. In the staff's judgment, the addition of new construction at the rear would not have an adverse effect on the character of the house or the historic district.

The staff recommends that the Commission approve the proposal as consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Janet + Steven Wells TELEPHONE NO. 301-972-3158
(Contract/Purchaser) (Include Area Code)

ADDRESS 23411 Ridge Rd Germantown MD 20876
CITY STATE ZIP

CONTRACTOR Tomlinson Builders TELEPHONE NO. 301-253-6595
CONTRACTOR REGISTRATION NUMBER 5993

PLANS PREPARED BY Perrine Design TELEPHONE NO. 410-876-6517
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 23411 Street Ridge Rd.

Town/City Germantown Election District _____

Nearest Cross Street Davis Mill Rd.

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 45,000.-

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/a

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? yes Cedar Grove District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 () WSSC 02 Septic
 03 () Other _____

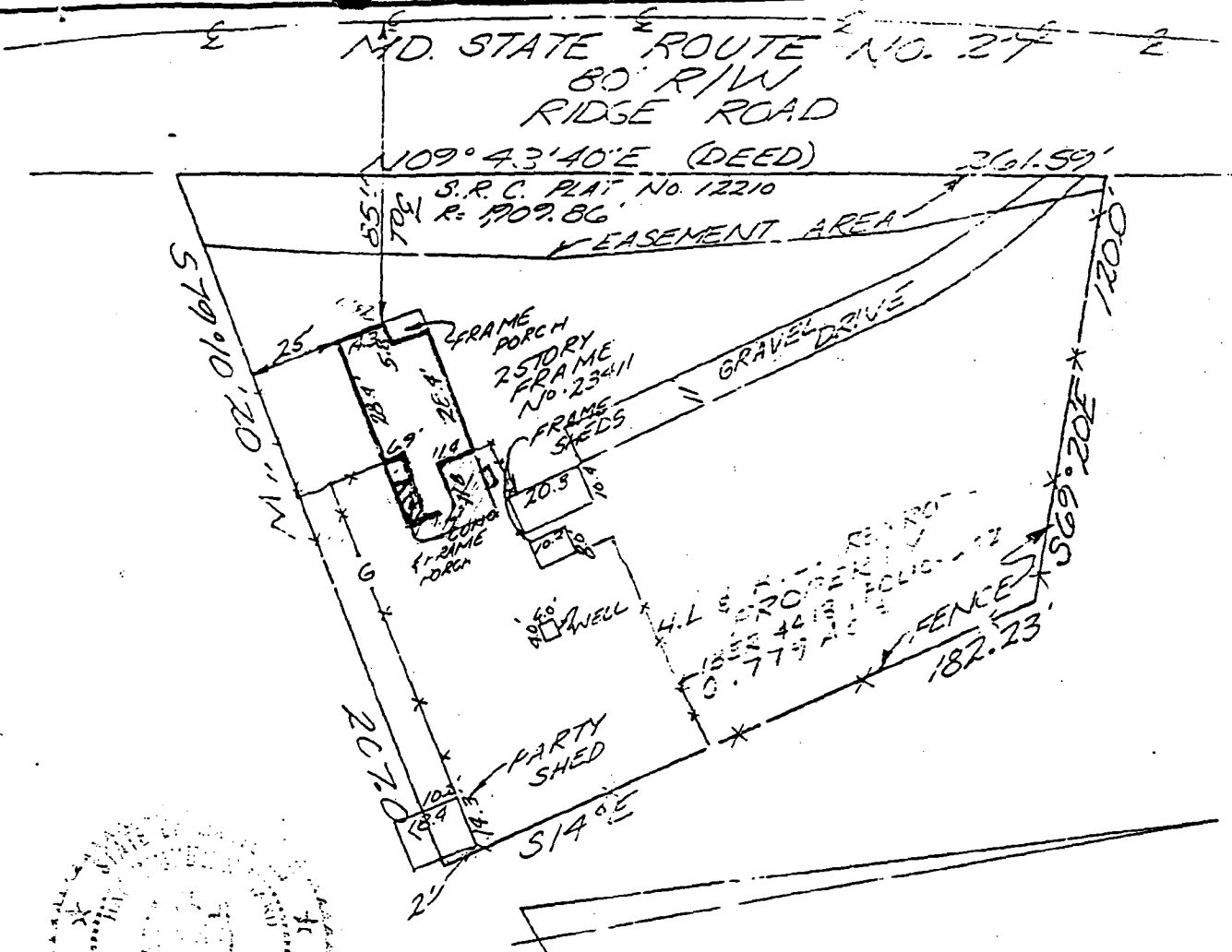
2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Well
 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches n/a

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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.



LOCATION OF HOUSE
 PROPERTY OF
H.L. & K.L. REXROTH
 LIBER - 4413, FOLIO - 277
 12TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES	ELDON E. SNIDER & ASSOCIATES	
THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED IN LIBER 4413 AT FOLIO 202, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. <i>Hans G. Blanchard</i>	PLAT BK.	LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 943 3100	
	PLAT NO.		
	LIBER 4413	HSE. LOC. 17-2-11	

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Our home is an old farm house typical of the 1890-1900's.
It is in a crossroads community with a store, gas
station, church & 2 other homes. It sits high on a
hill directly on Rt 27. Previous renovations done
were done before designation but done respectfully and
well. It is the nicest property in the district.

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

We plan to simply extend the rear of the house 14'
keeping all lines & materials the same. New
windows & doors will match existing. ~~Old~~
Rotten attic windows will be replaced.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

14ft addition to house-width to remain 25ft. 2 story
section to remain 3 story - 1 story remaining story.
Blue german clap siding - cedar shake roof & front
of house to remain same. Circa 1890-1900

- b. the relationship of this design to the existing resource(s):

Simply look longer in the rear.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name B+D Peterson
 Address 23401 Ridge Rd.
 City/Zip Germanatown, MD 20876
2. Name D+G Fredrick
 Address 23406 Ridge Rd.
 City/Zip Germanatown MD 20876

3.

Name

W Main

Address

23426 Ridge Rd

City/Zip

germantown MD 20876

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

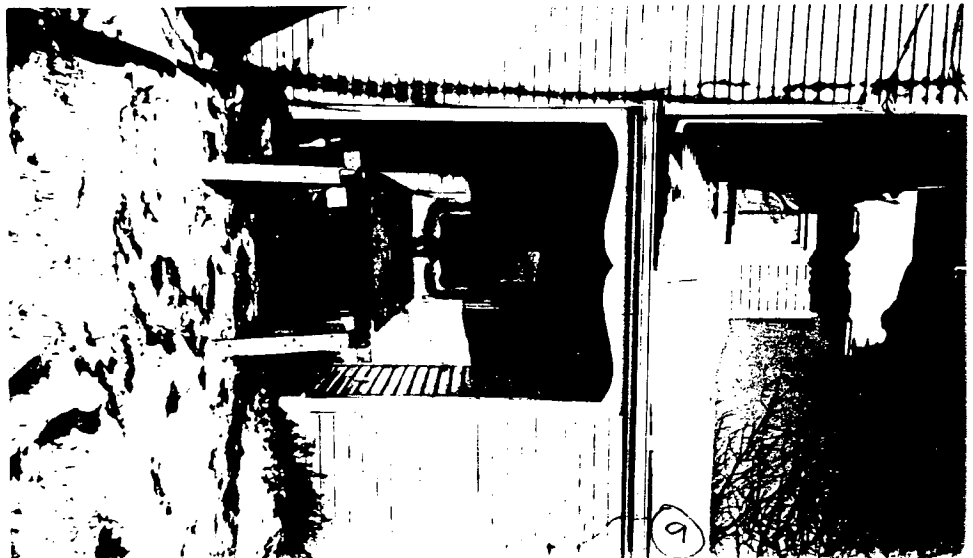
1757E



front



south side



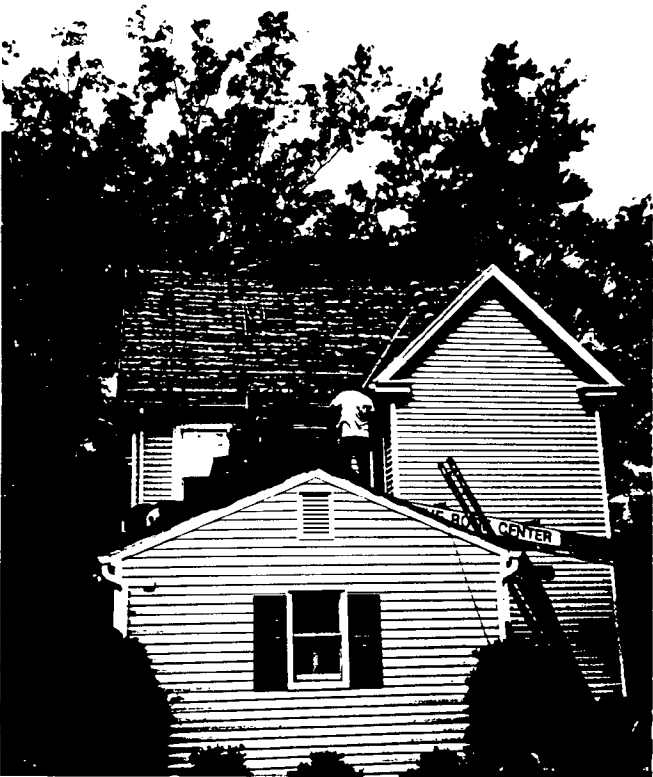
south side
door →



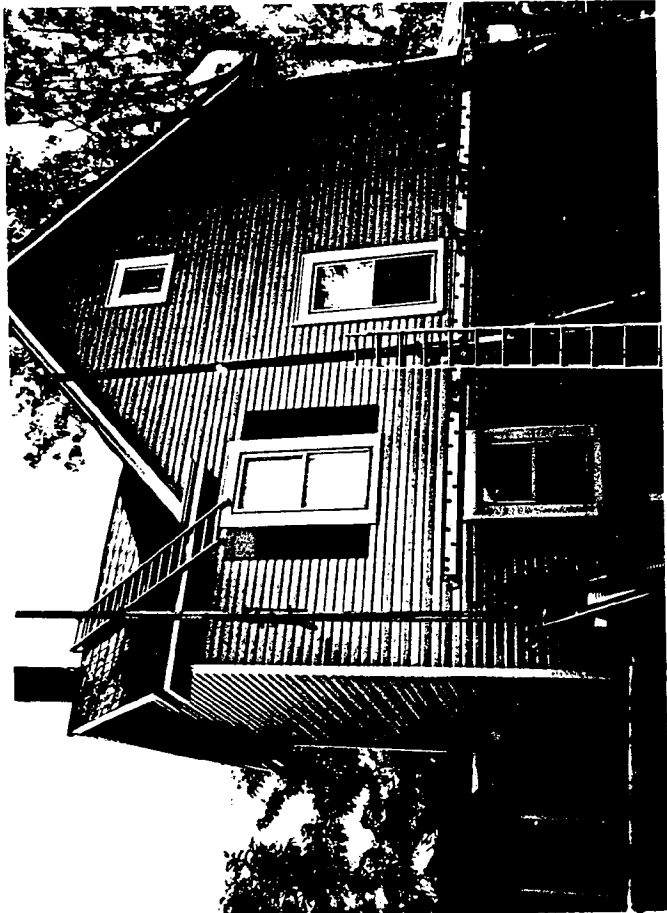
southeast corner
(from back yard)



Back



Back



North elevation

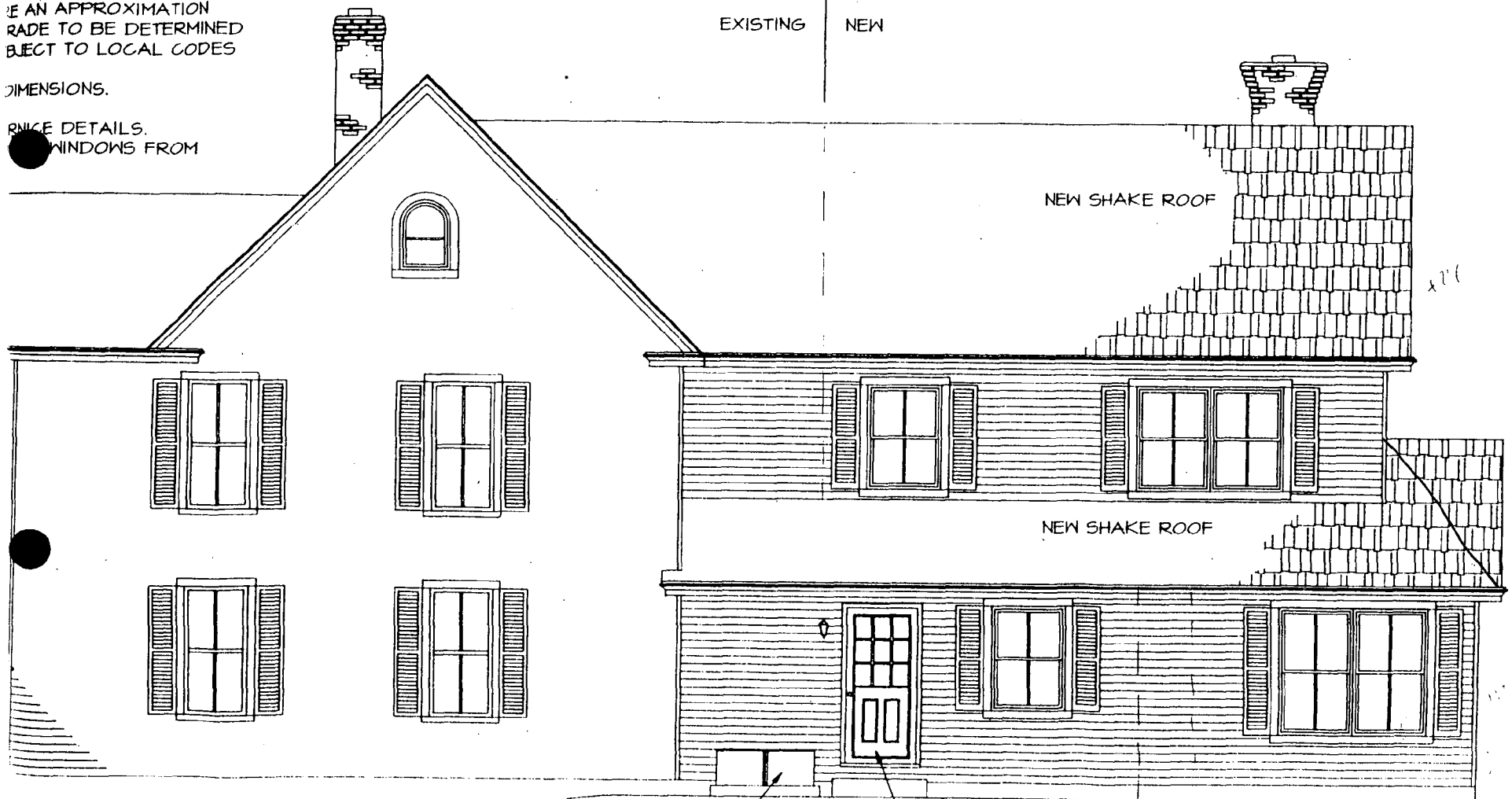
SPLASHBLOCKS.
BE AN APPROXIMATION
GRADE TO BE DETERMINED
SUBJECT TO LOCAL CODES

DIMENSIONS.

FINISH DETAILS.
WINDOWS FROM

EXISTING

NEW



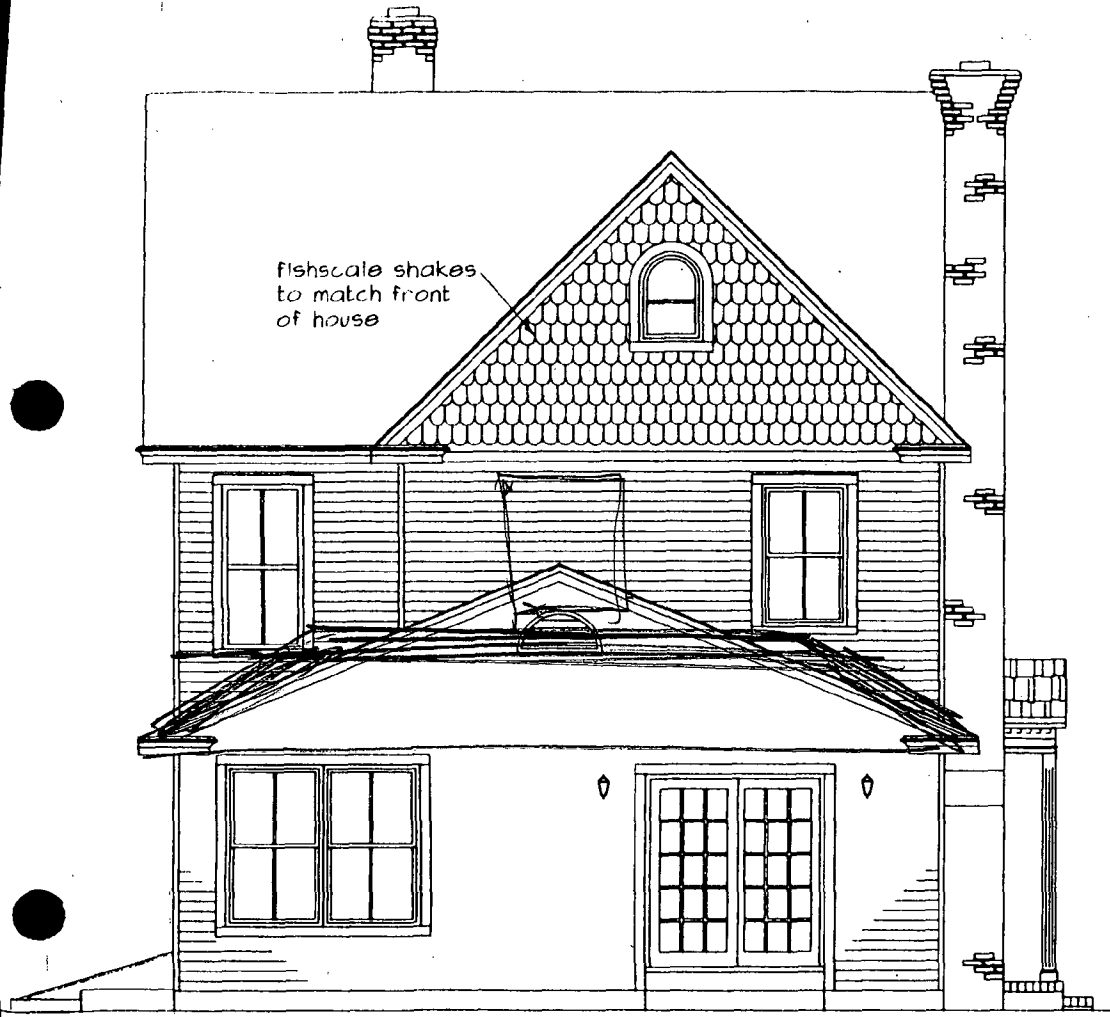
NEW SHAKE ROOF

NEW SHAKE ROOF

PermEntry door
to basement

new rear door

EXISTING NEW
SOUTH ELEVATION



EAST ELEVATION

SHEET
1 of ?

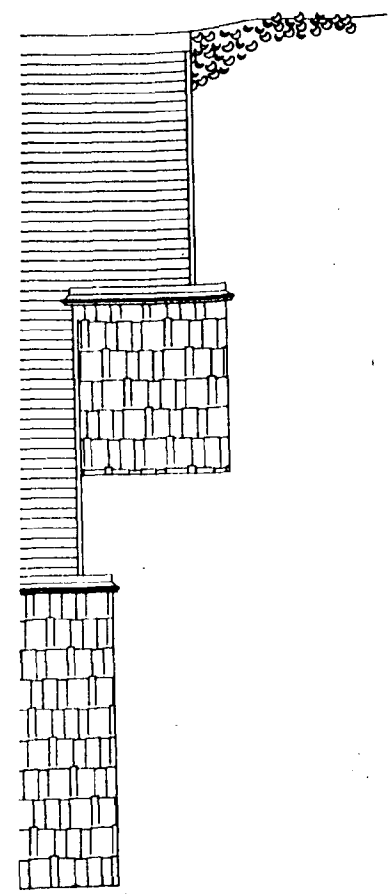
SCALE
1/4" = 1'-0"

DRAWN BY:
H. PERRINE

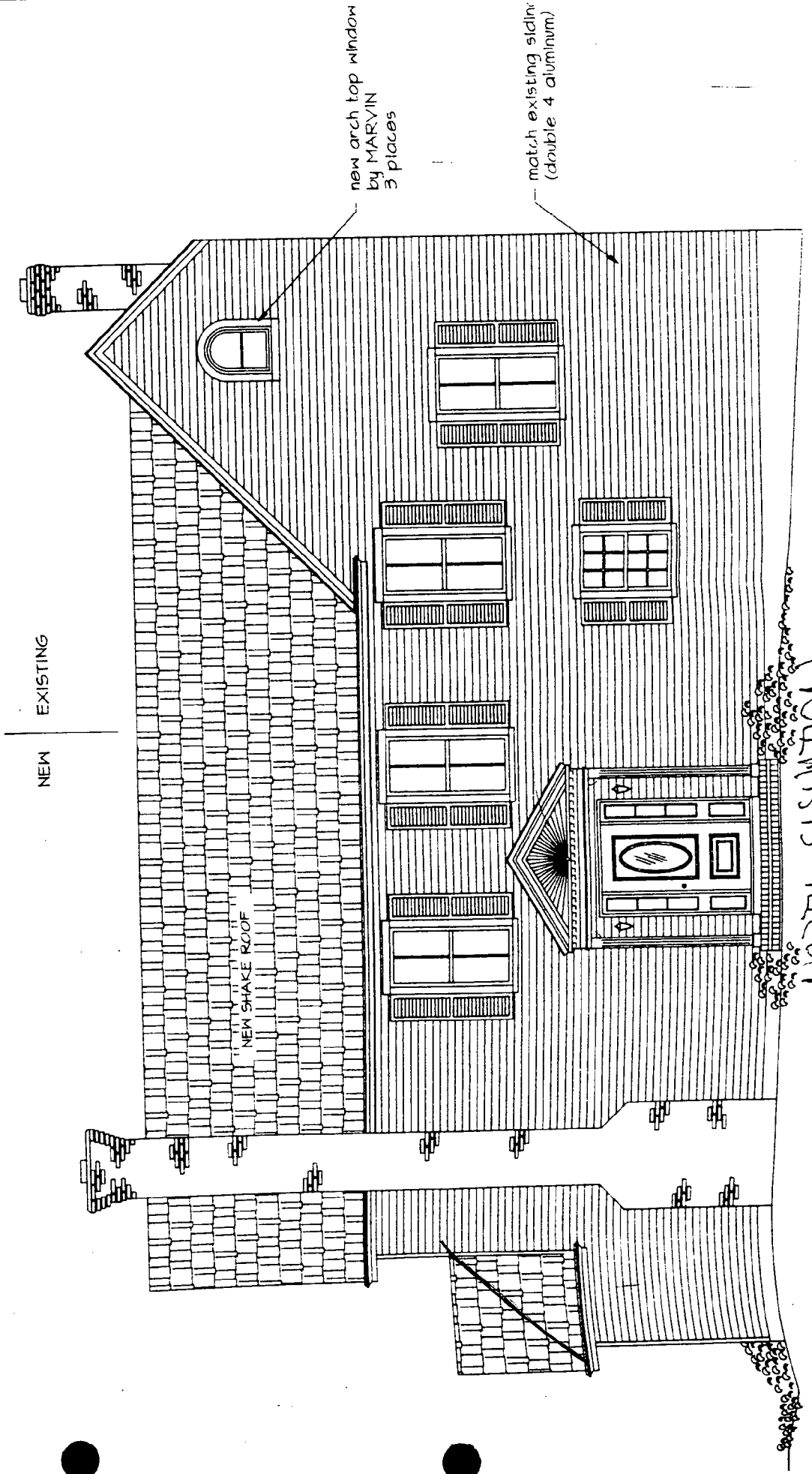
DATE
10-26-92

CADFILE
WEL-E

REVISED	REMARKS		
DATE	REV BY		



12



EXISTING

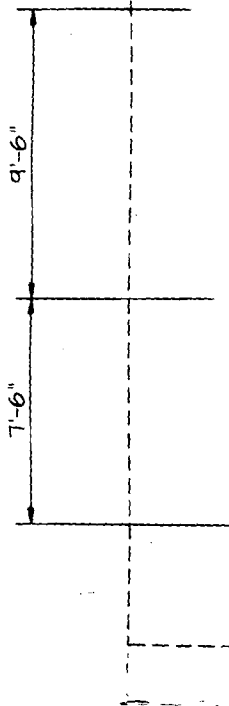
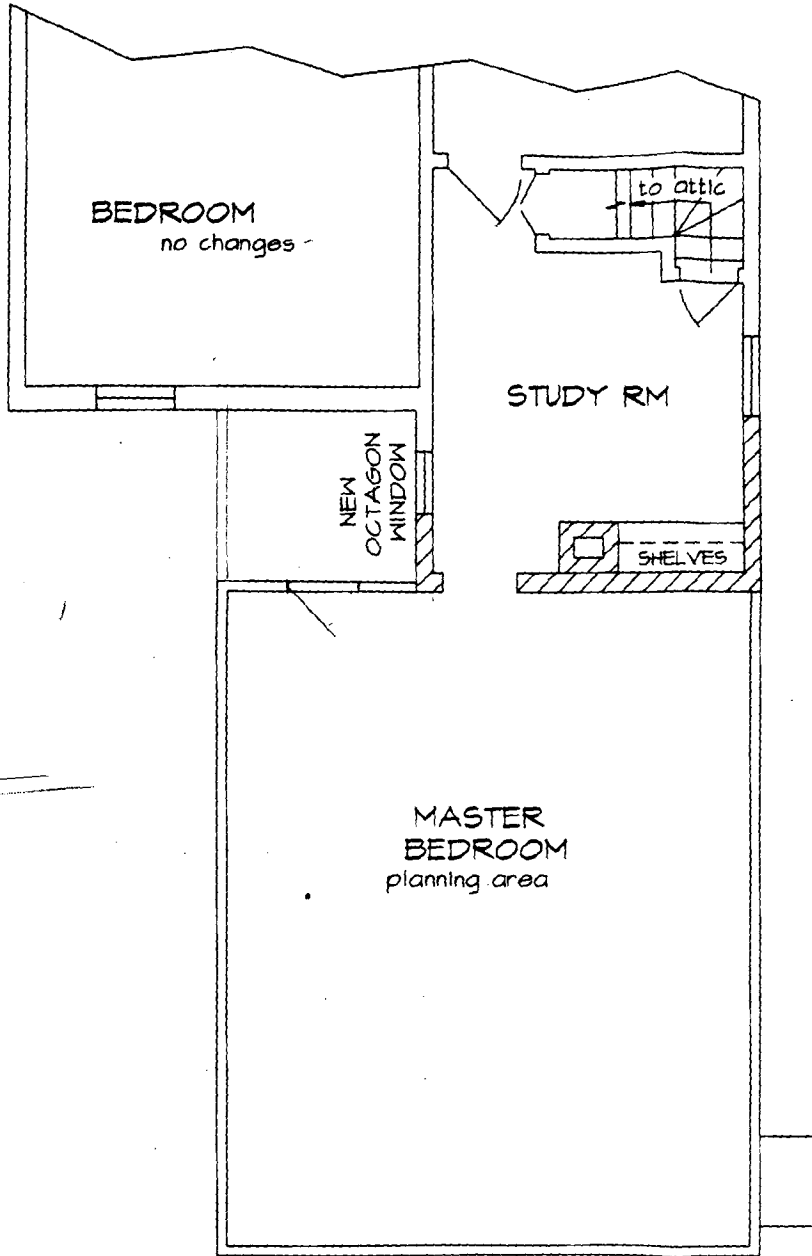
NEW

NEW SHAKE ROOF

new arch top window
by MARVIN
3 places

match existing siding
(double 4 aluminum)

NORTH ELEVATION



2ND FLOOR PLAN
other options by homeowner