

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

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
(Contract/Purchaser)

TELEPHONE NO. 301-972-3158
(Include Area Code)

ADDRESS 23411 Ridge Rd Germantown MD 20876

STATE _____ TELEPHONE NO. 301-253-6595^{ZIP}

CONTRACTOR Tomlinson Builders

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 \$ 75,000.-

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 (X) Septic
03 () Other _____

2B. TYPE OF WATER SUPPLY

01 (X) WSSC 02 () Well
03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

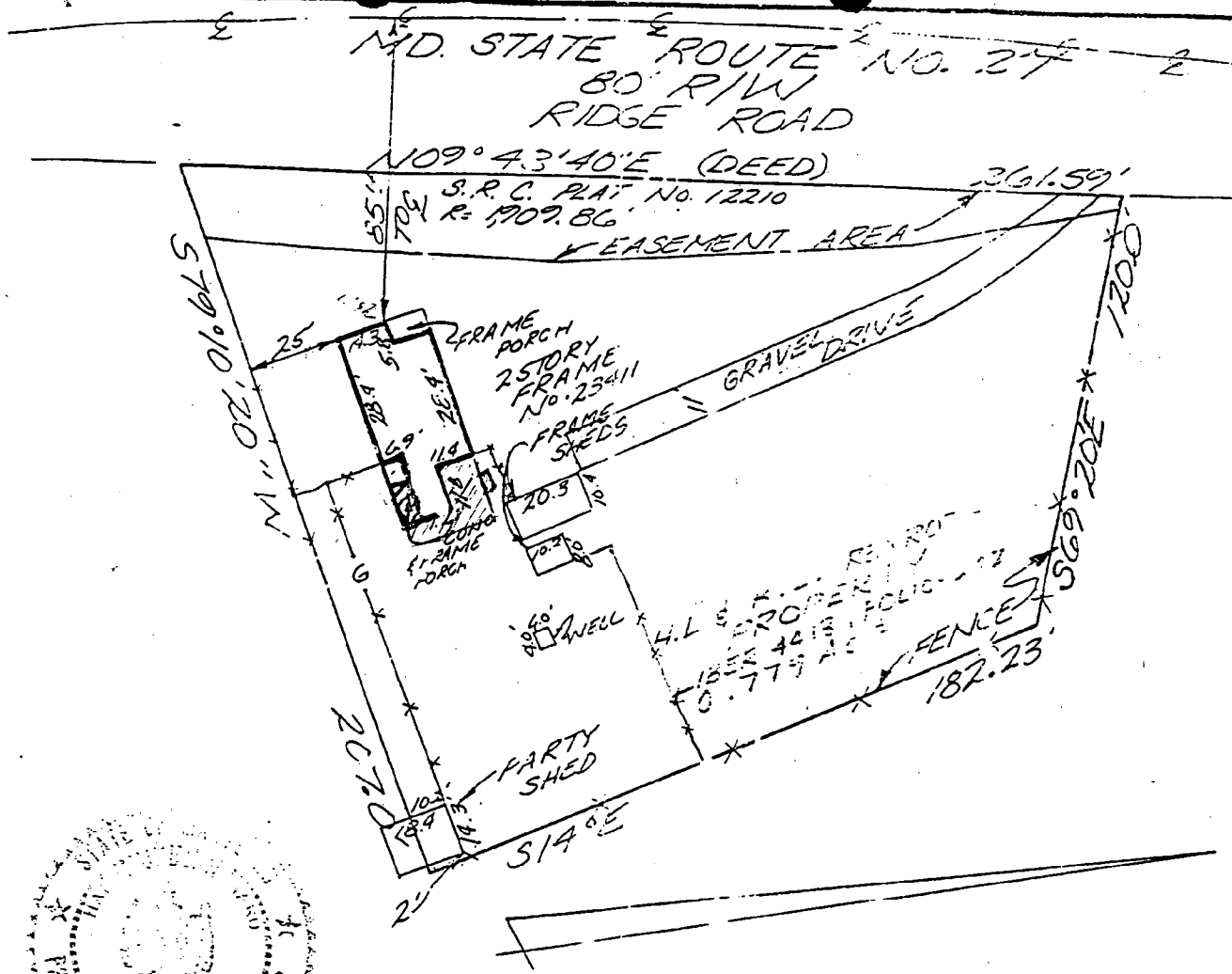
4A. HEIGHT _____ feet _____ inches

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.

Survey for title purposes only - not to be used for determining property lines. Property Markers Not guaranteed by this survey.



1/2 1/2
9/12/22

LOCATION OF HOUSE
PROPERTY OF
H.L. & K.L. REXROTH
LIBER- 4413, FOLIO- 207
12TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED IN LIBER 4413 AT FOLIO 207, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

Eldon E. Snider
REGISTERED LAND SURVEYOR

REFERENCES

PLAT BK.	
PLAT NO.	
LIBER	4413
FOLIO	207

ELDON E. SNIDER & ASSOCIATES



LAND SURVEYORS
LAND PLANNING CONSULTANTS
2 PROFESSIONAL DRIVE, SUITE 216
GAITHERSBURG, MD.
943 3122

(A)

DATE OF SURVEYS	SCALE: 1" = 50'
WALL CHECK	DRAWN BY: R. BLEWIN
HSE. LOC. 12-9-77	

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 1890-1900s. 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. ~~Some~~ 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. 3 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

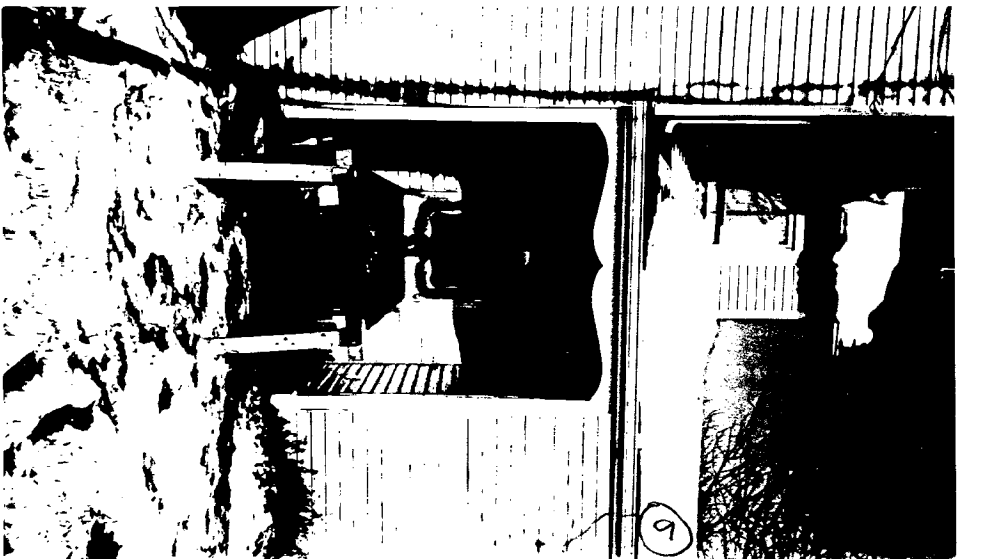
front



south side



south side
door →

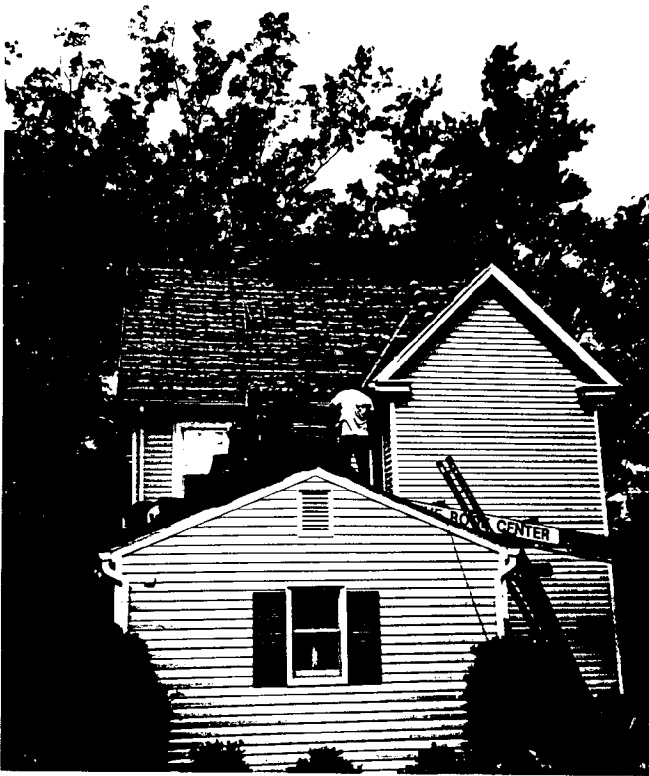




southeast corner
(from front yard)



front



front



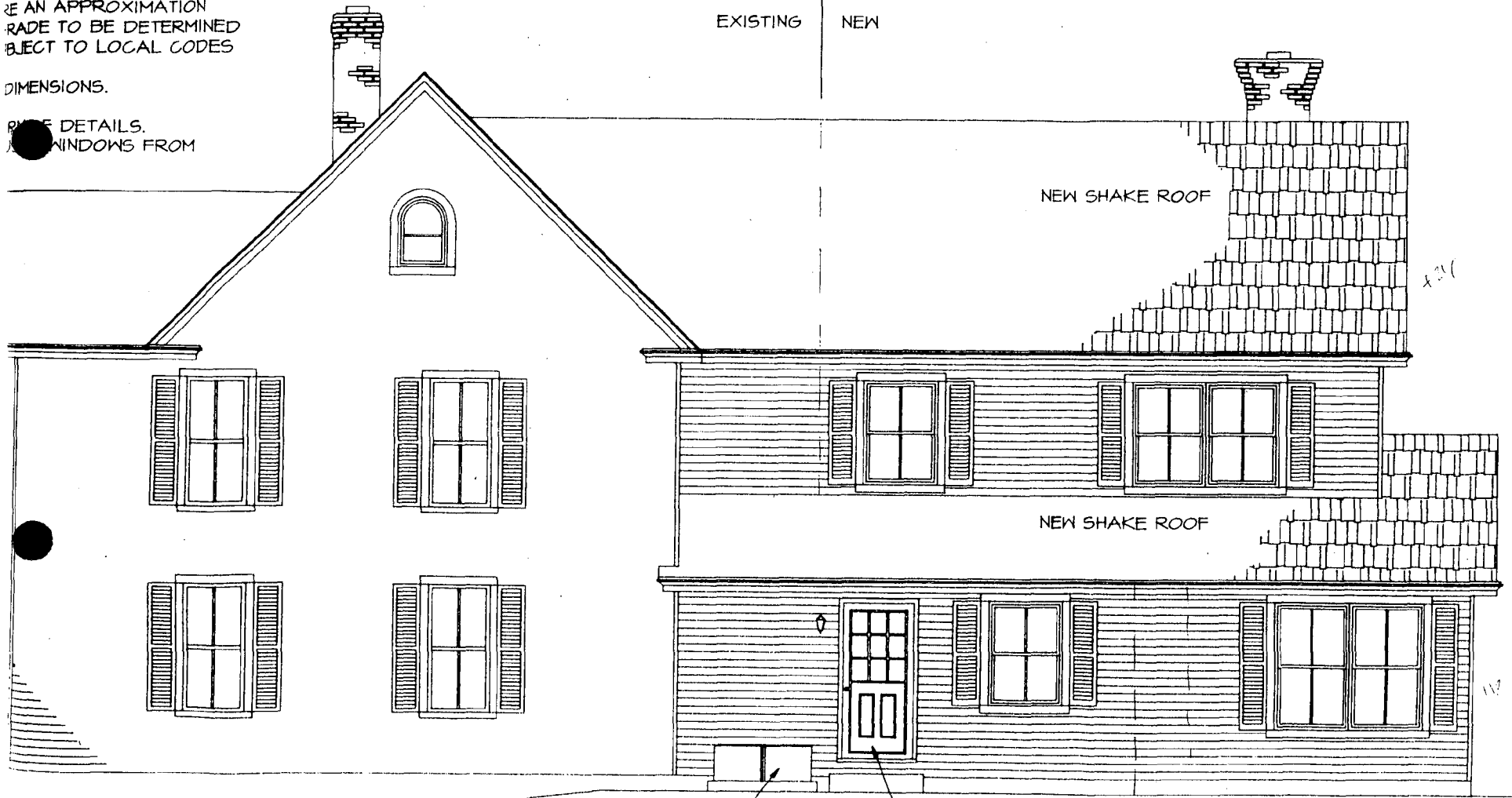
north elevation

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

DIMENSIONS.

NOTE DETAILS.
WINDOWS FROM

EXISTING NEW



PermEntry door
to basement

new rear door

EXISTING NEW

SOUTH ELEVATION

SHEET

1 of ?

SCALE

1/4" = 1'-0"

DRAWN BY:

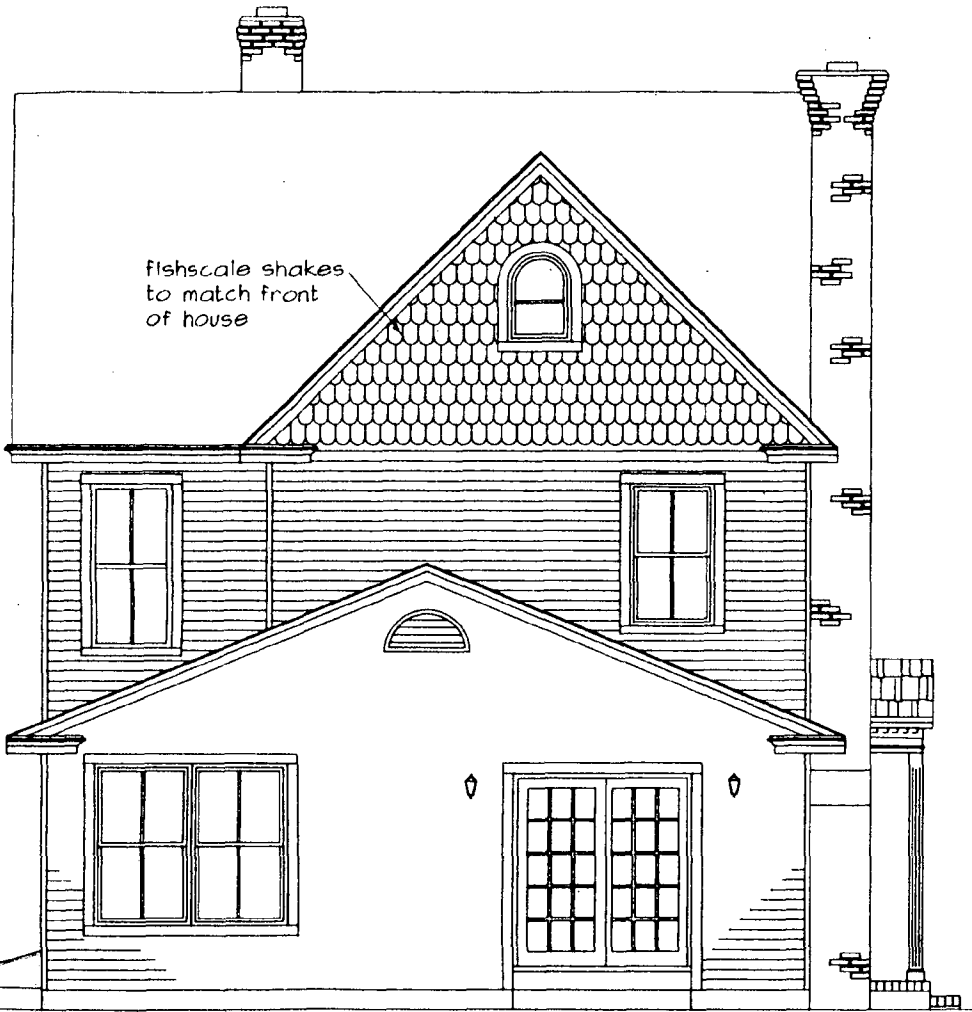
H. PERRINE

DATE

10-26-92

CADFILE

WEL-E



fishscale shakes
to match front
of house

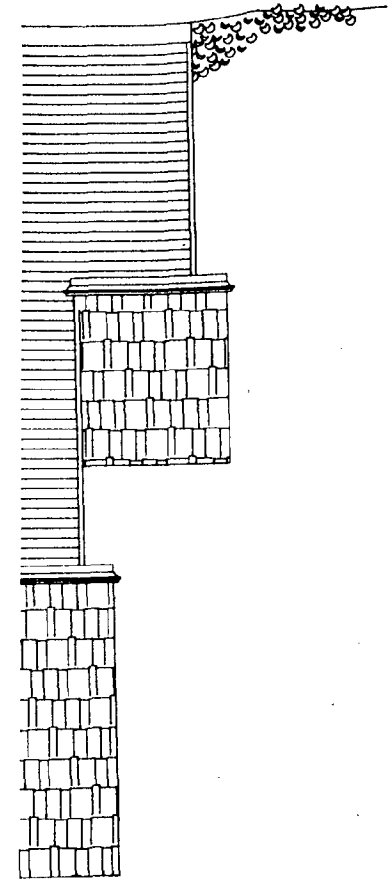
EAST ELEVATION

REVISIONS

REMARKS

REV BY

DATE



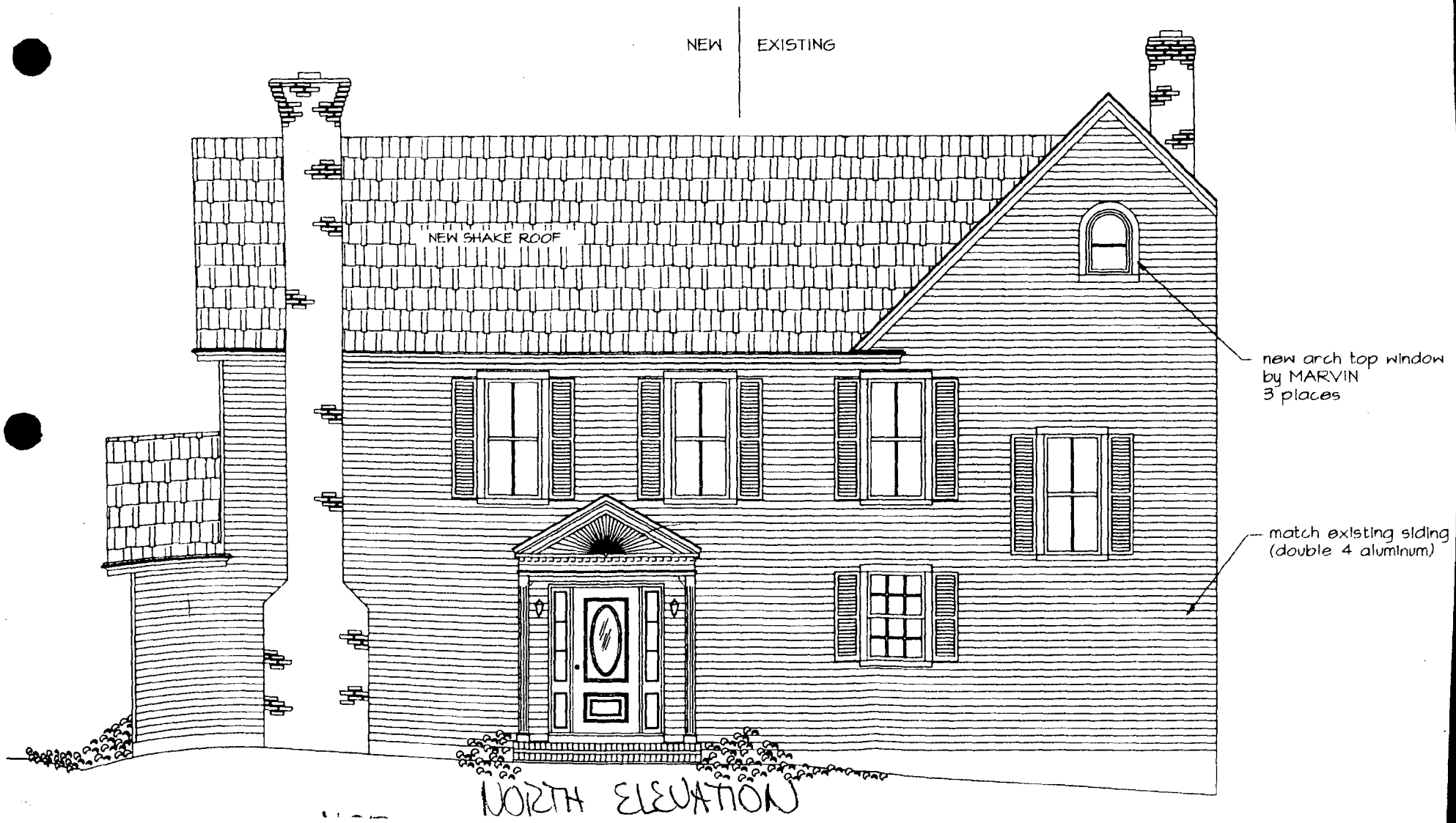
NEW | EXISTING

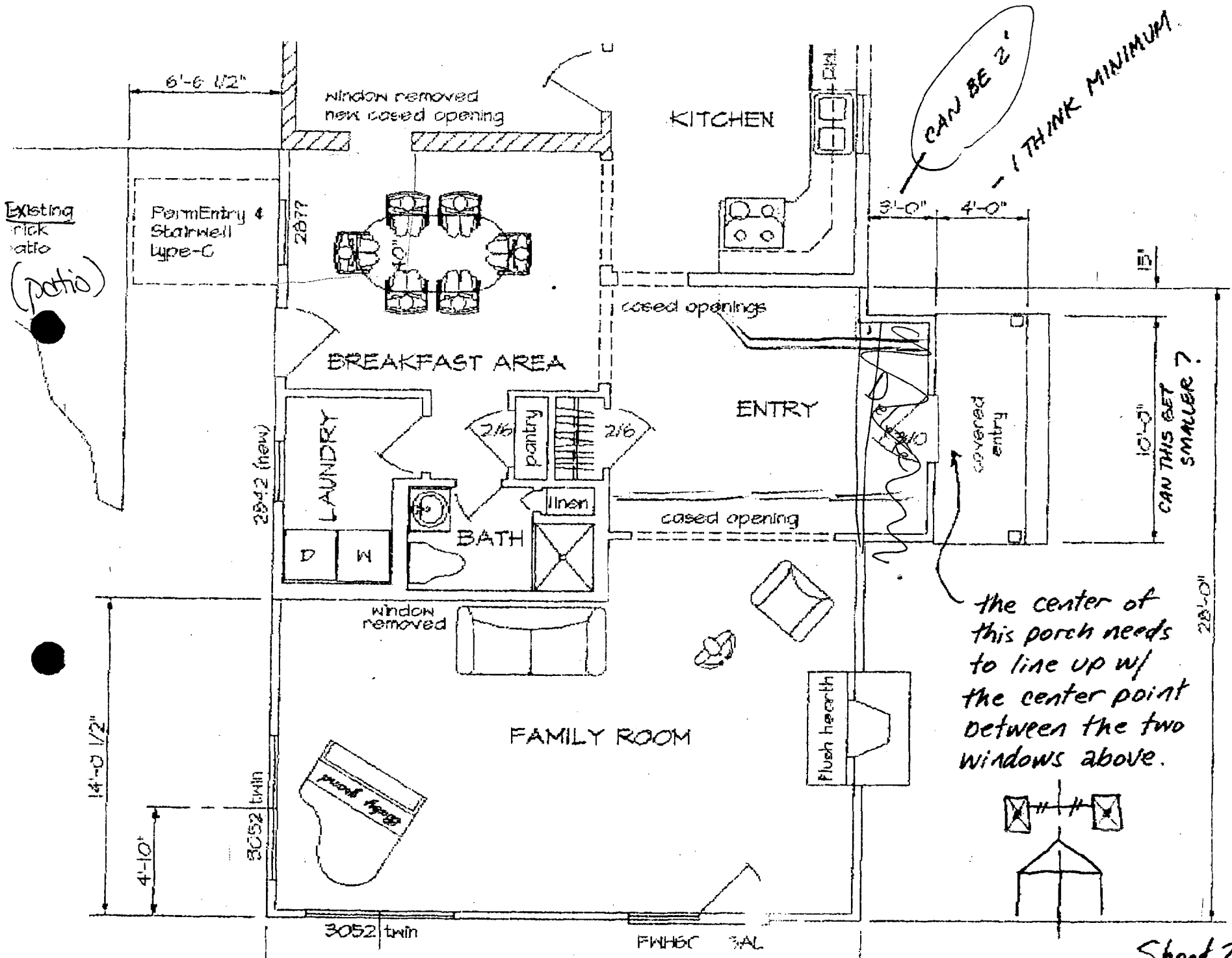
NEW SHAKE ROOF

new arch top window
by MARVIN
3 places

match existing siding
(double 4 aluminum)

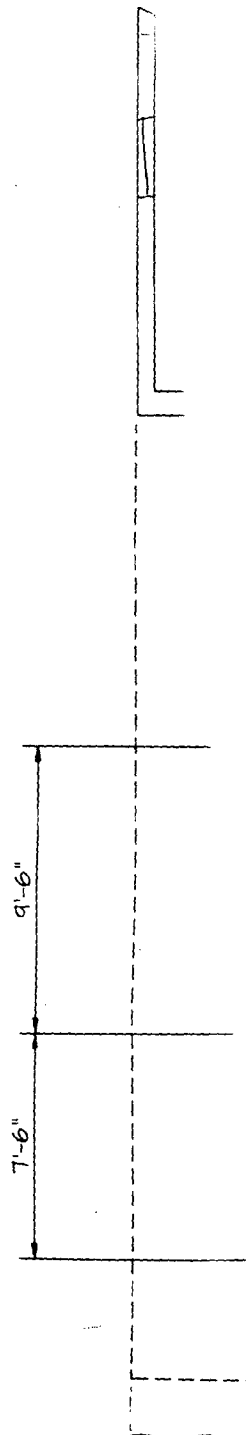
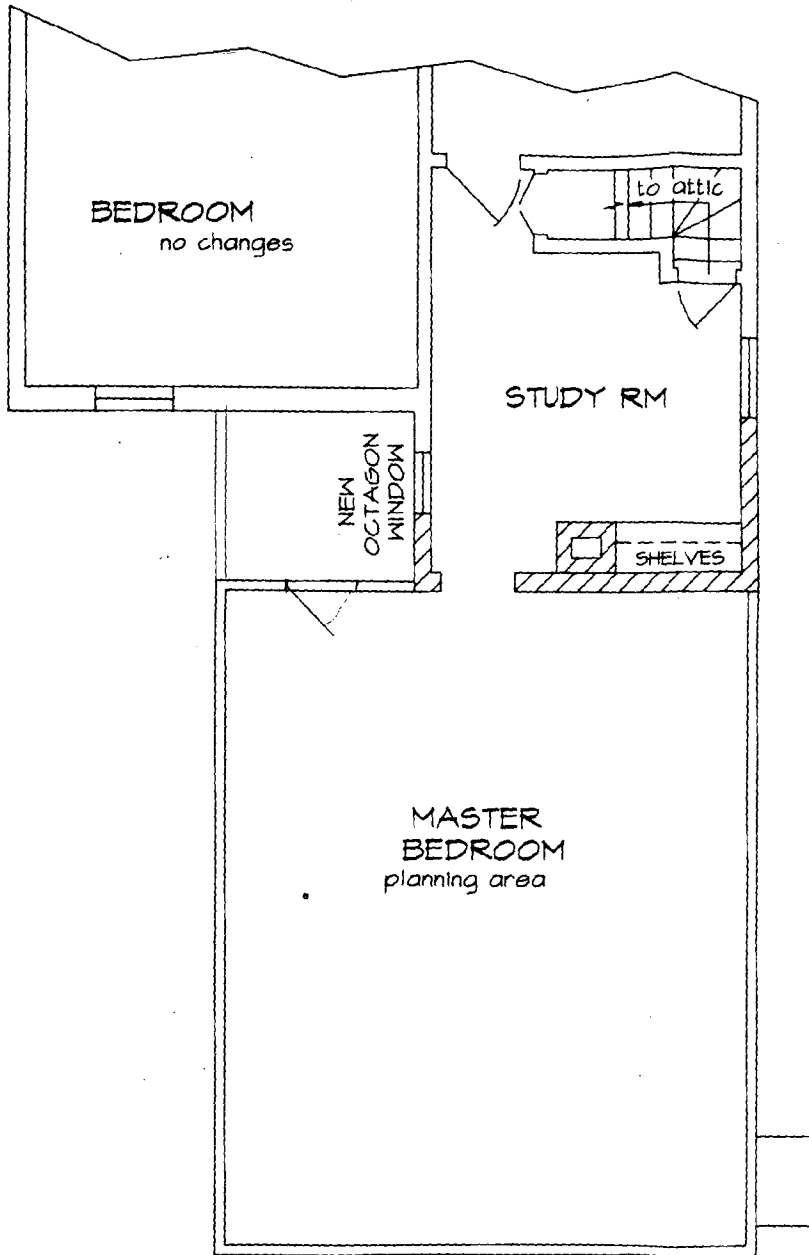
NORTH ELEVATION





1A

Sheet 2



2ND FLOOR PLAN
 other options by homeowner

15