

19/13-7 19120 Mateney Road
Wallich/Heimer House

PRELIM
CONSULTATION



Montgomery County Government

October 15, 1991

Judith Heimann, Chairperson
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

Dear Mrs. Heimann,

On October 9, 1991, the Montgomery County Historic Preservation Commission held a Preliminary Consultation with Mr. Bert O'Dell regarding his proposal for construction of a new single family house on Mateney Road in Germantown. This house is proposed to be constructed on a tract of land currently shown on the tax map as Parcel 484.

An individual historic site, identified on the Master Plan for Historic Preservation as the Wallich/Heimer House (Site #19/13-7), is located on the south end of Parcel 484. The new house is proposed to be constructed on the north end of this tract.

As part of the Preliminary Consultation with Mr. O'Dell, a number of issues regarding the design of the proposed house were discussed. Conceptually, the Historic Preservation Commission feels that Mr. O'Dell's proposal to construct a new single family house on Parcel 484 is generally compatible with the environmental setting of the Wallich/Heimer House. The Commission did, however, offer a number of suggestions regarding architectural detailing and the building's massing which will hopefully be incorporated into the ultimate Historic Area Work Permit application.

In addition, the Historic Preservation Commission felt that the front yard setback proposed by Mr. O'Dell for the new house was an important factor in maintaining its compatibility with the Wallich/Heimer House. It is crucial to the historic character of this area that new construction maintains, in a basic way, existing streetscape relationships and reinforces existing setbacks.

For these reasons, the Historic Preservation Commission supports Mr. O'Dell's request to the Board of Appeals for a 19.5 foot variance from the front yard setback. The Commission feels that this variance is essential to the construction of a new house which will be sensitive to and compatible with the existing historic resource.

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3629

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570

If you have any questions regarding this matter, please feel free to contact me or our staff coordinator, Gwen Marcus. Thank you for your attention in this matter.

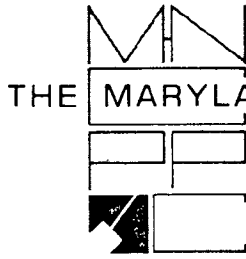
Sincerely,

Barbara H. Wagner

Barbara H. Wagner
Chairperson, HPC

BHW/glm

cc: Bert O'Dell
Dave Crowe



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 11, 1991

Bert O'Dell
19115 Germantown Road
Germantown, MD 20874

Dear Mr. O'Dell:

Thank you for your time and patience before and during your Preliminary Consultation with the Historic Preservation Commission at its lengthy meeting last night. Your willingness to come in for this consultation is appreciated and I hope you feel that the Commission's early comments on your project are useful.

As was discussed at the meeting, staff will prepare a letter from the Commission to the Board of Appeals in support of your request for a variance from the R-200 front yard setback requirement. This letter should go out in the next few days and you will be copied on it.

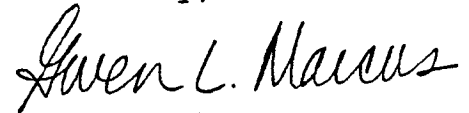
In terms of your proposed construction of a new house adjacent to the historic Wallich/Heimer House, there were a number of Commission comments made at the meeting:

1. It would be preferable to have the garage detached from the main body of the house. Front-facing garage doors oriented toward Mateny Road are not unacceptable.
2. Asphalt shingle roofing would be more appropriate than cedar shake roofing on the proposed house.
3. The design of the proposed house should be greatly simplified in terms of both massing and detailing. In particular, the new turret should not compete with and overwhelm the turret on the Wallich/Heimer House.

It is staff's understanding that the Commission feels that the changes noted above would help the new house to be more compatible with the characteristic historic house types in Germantown - specifically, rural vernacular farmhouses.

I would be glad to discuss any of these points with you and to work with you as you develop your final Historic Area Work Permit application. Please feel free to call me at 495-4570.

Sincerely,

A handwritten signature in cursive script that reads "Gwen L. Marcus".

Gwen L. Marcus
Historic Preservation
Coordinator

GLM:ck/odell.ck
cc: Dave Crowe

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons

DATE: October 2, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Master Plan PROPERTY ADDRESS: 19120 Mateney
Site #19/13-7, the Wallich/Heimer Hse. Road, Germantown

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This is a preliminary consultation for the development of Lot 1 on the O'Dell Property, a Germantown subdivision composed of 4 lots and 1 outlot. Approved by the Planning Board on September 19, 1991 as Preliminary Plan #1-91021, the property contains 2 existing houses - 19209 Germantown Road and 19120 Mateney Road (Master Plan Site #19/13-7, Wallich/Heimer House). Another site, 19219 Germantown Road (Master Plan Site #19/13-6, Upton Bowman House), is located two lots to the north of the proposed subdivision.

Parcel 484, on which the Wallich/Heimer house is located, has been divided into two lots - Lot 2, the existing historic house, and Lot 1, the site of the new single-family detached residence to be reviewed in this preliminary consultation. Access to new Lot 3, a panhandle lot on Parcel 459, is to be provided through Lot 1 by an ingress/egress easement. This easement curves around a large maple tree which forms an essential part of the environmental setting for the Wallich/Heimer house.

The Wallich/Heimer house was built and owned by John Wallich, a local carpenter, in 1913. In the Germantown Historic Resources section of the 1989 Germantown Master Plan Technical Appendix, it is described as "a fine example of a vernacular house with Queen Anne influences. Particularly notable are the turreted projecting bay at the front corner, the shingle sheathing on the second story, and the classical columns supporting a pedimented front porch."

The new construction is located approximately 150 feet north of the historic house, occupying the northern portion of proposed Lot 1 facing Mateney Road. It is in a R-200 Zone and is subject to the requirements of that zone. It appears to conform to required coverage and lot area and width. While it meets side and rear yard requirements, it has a 28 feet deep front yard instead of the required 40 feet. A zoning variance would be needed if the structure is to be built where proposed.

The 2-story, clapboard-sided, Victorian-style house has an attached 2-car garage and wrap-around porch on three sides. It has

a complex roofing plan with two dormers, one on the front and one on the back, and an octagonal turret on the northeast corner. The porch frieze, spindles and posts are elaborately turned. The two-door entry is emphasized by the pedimented one-story porch with clusters of three posts on each side of the wide steps. The entry is further noted with a second floor octagonal window. The double doors of the attached, 1-story, two-car garage face the Wallich/Heimer house.

STAFF RECOMMENDATION:

The height, scale, materials, basic style and footprint of the new house are compatible with the Wallich/Heimer house. Staff recommends that the proposed front setback which aligns with the historic house is satisfactory; however, the applicant must obtain the necessary zoning variance before the HAWP is officially submitted to the HPC for review.

Staff is concerned that the detailing of the new house is overly elaborate since many of the residences in the Germantown Historic District are built in the simple late 19th century traditional Maryland vernacular style. The applicant should consider simplifying some of the decorative elements on the new house, such as the turned posts, spindles, porch frieze, etc.

The octagonal turret on the new house mirrors the less ornate one on the Wallich/Heimer house and should be handled in a way which does not compete with the original structure.

Finally, the garage doors currently are oriented so that they are visible from the historic house. This is not compatible with the historic setting and efforts to reorient access to the garage should be considered.

SENT TO LAP: N/A
SENT TO APPLICANT: 10/02/91

COMMENTS RECEIVED: N/A

ATTACHMENTS

1. HAWP Application and Attachments
2. Master Plan Information



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

~~217-3025~~
217-1000 - 495-4655
495-1334

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 771318

NAME OF PROPERTY OWNER Bert O'Dell TELEPHONE NO. (301) 428-9060
(Contract/Purchaser) (Include Area Code)

ADDRESS 19115 Germantown Road Germantown, MD 20874
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Macris, Hendricks & Glascock, P.A. TELEPHONE NO. (301) 670-0840
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 19120 Street Mateny Road

Town/City Germantown Election District 2nd.

Nearest Cross Street Great Seneca Highway

Lot _____ Block _____ Subdivision _____

Liber 8261 Folio 751 Parcel 484

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: <input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revoicable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed		
				<input type="checkbox"/> Solar		
				<input type="checkbox"/> Woodburning Stove		
				Fence/Wall (complete Section 4) Other <u>NEW SEP.</u>		

1B. CONSTRUCTION COSTS ESTIMATE \$ 150,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes Site #19/13-7

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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.

X Bert O'Dell X 9/3/91
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

Wallach-Heimer House Site #19/13-7, Built in 1913 example of Queen Ann influence.
2-story w/notable turreted projecting bay at the front-corner, classical columns
supporting a pedimented front porch.

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

Proposed construction of new single family structure w/garage that will be
architecturally compatible with the existing resources.

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:

Rustic Victorian with wraparound porch, clap board siding and brick venner, cedar roofing.

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

New construction will be approximately 150' North of resource, occupying the North portion of Proposed Lot-1.

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

The new structure will be compatible in terms of scale, materials, detail and landscaping of that of the existing resource.

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).

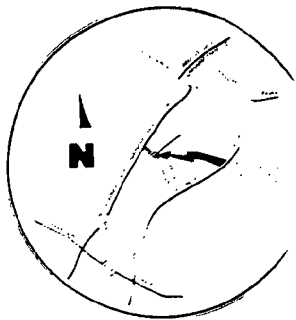
5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, 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.

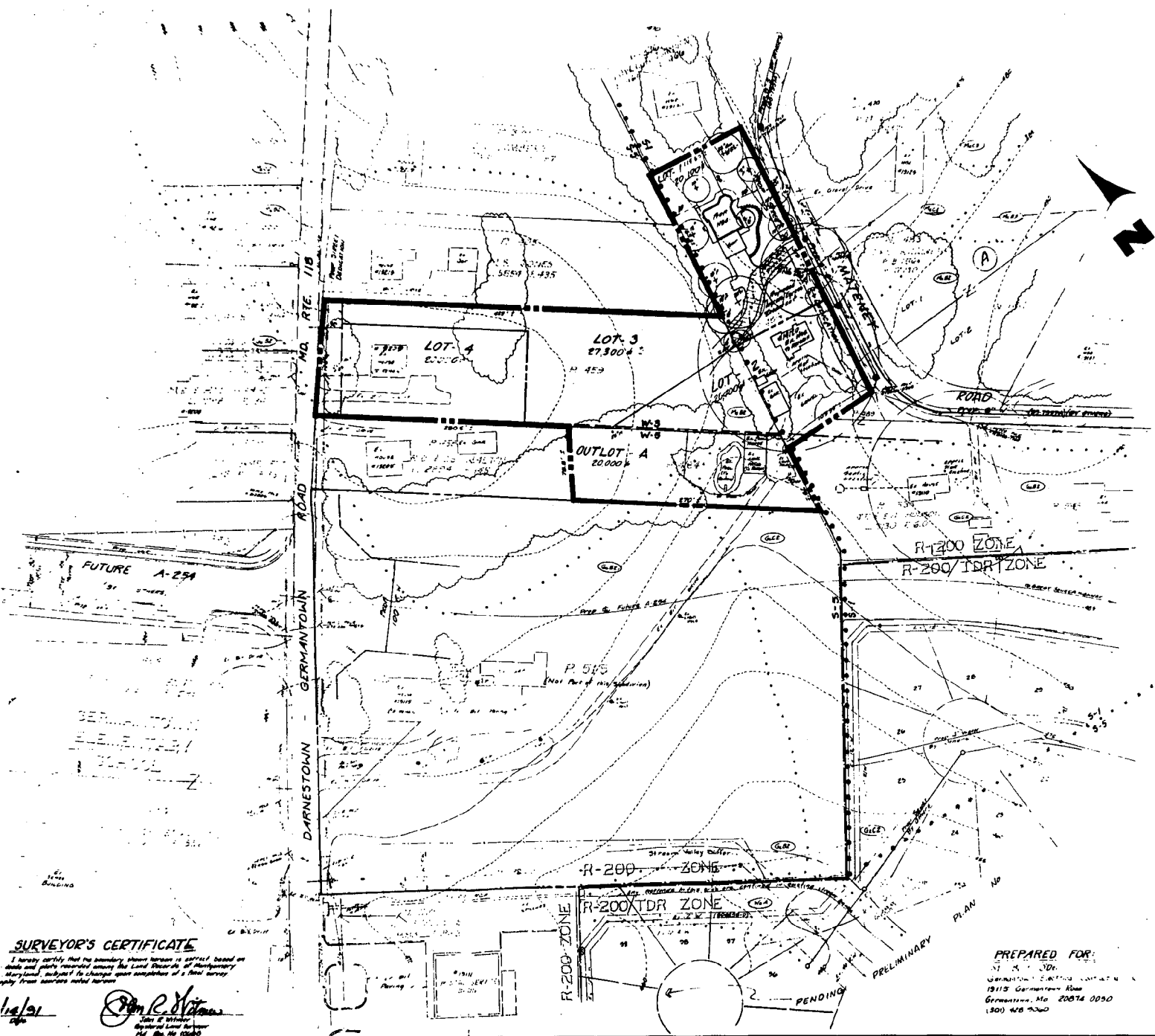
10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) 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 James C. Lambert
 Address 19219 Germantown Road P. 379
 City/Zip Germantown, MD 20874
2. Name Max S. Jones
 Address 19215 Germantown Rd. P. 405
 City/Zip Germantown, MD 20874



GENERAL NOTES

1. This plan is based on the survey of the land shown on the attached map and the records of the State of Maryland.
2. The boundaries shown are based on the survey of the land shown on the attached map and the records of the State of Maryland.
3. The area shown is 27.300 acres.
4. The area shown is 27.300 acres.
5. The area shown is 27.300 acres.
6. The area shown is 27.300 acres.
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10. The area shown is 27.300 acres.



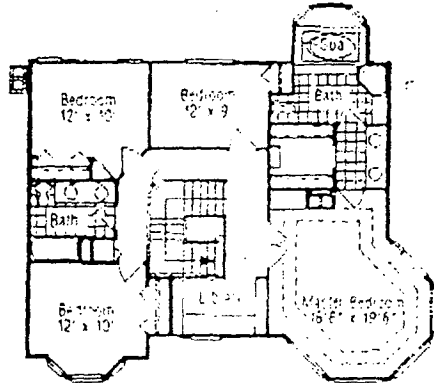
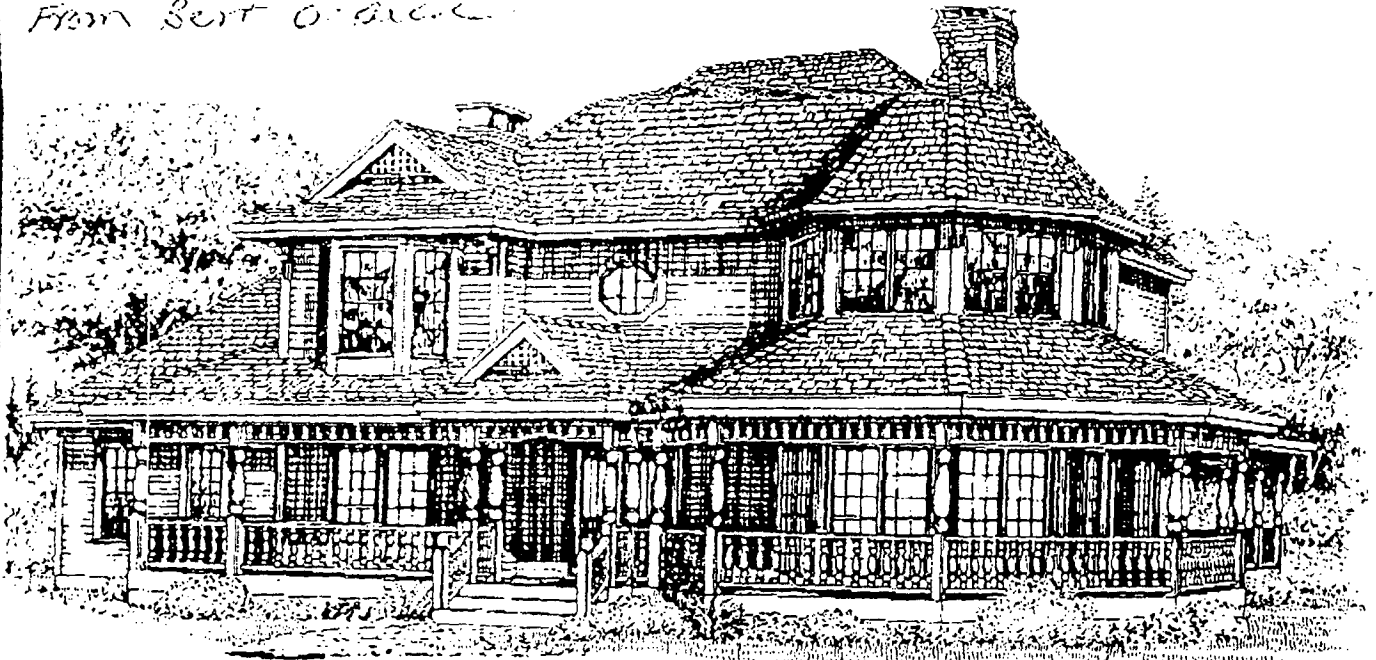
SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary shown herein is correct based on the data and plots recorded among the Land Records of Maryland, Maryland, subject to the change upon completion of a final survey.
 1/14/21
 [Signature]

PREPARED FOR:
 M. S. S. S. S.
 1915 Germantown Road
 Germantown, Md 20874 0050
 (301) 426-9000

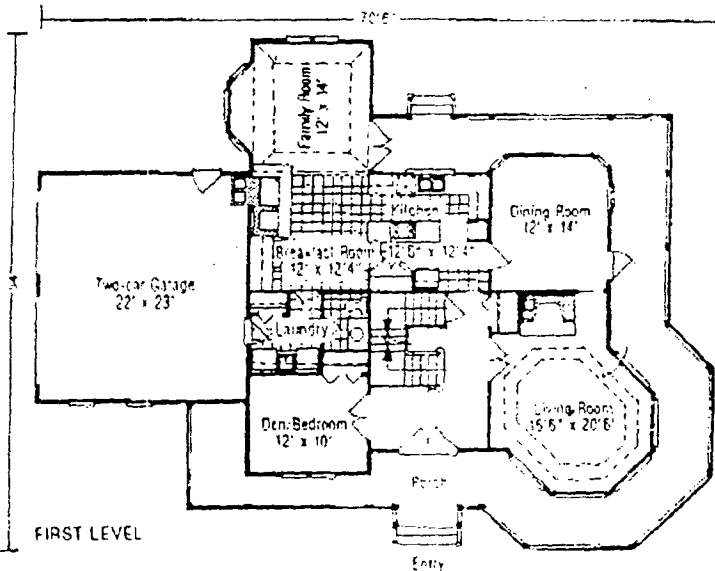
PRELIMINARY SURVEY PLAN
O'DELL PROPERTY

Macris, Hendricks and Witmer P.A. Engineers • Planners • Surveyors	Designed by Date 1/14/21
1301 670 0640	Job No. 2021-001 M-355

From Bert O. ...



SECOND LEVEL



FIRST LEVEL

RUSTIC VICTORIAN PLAN IS AN ELEGANT FAMILY HOME

PLAN 4751

(REFER TO PRICE LEVEL X)

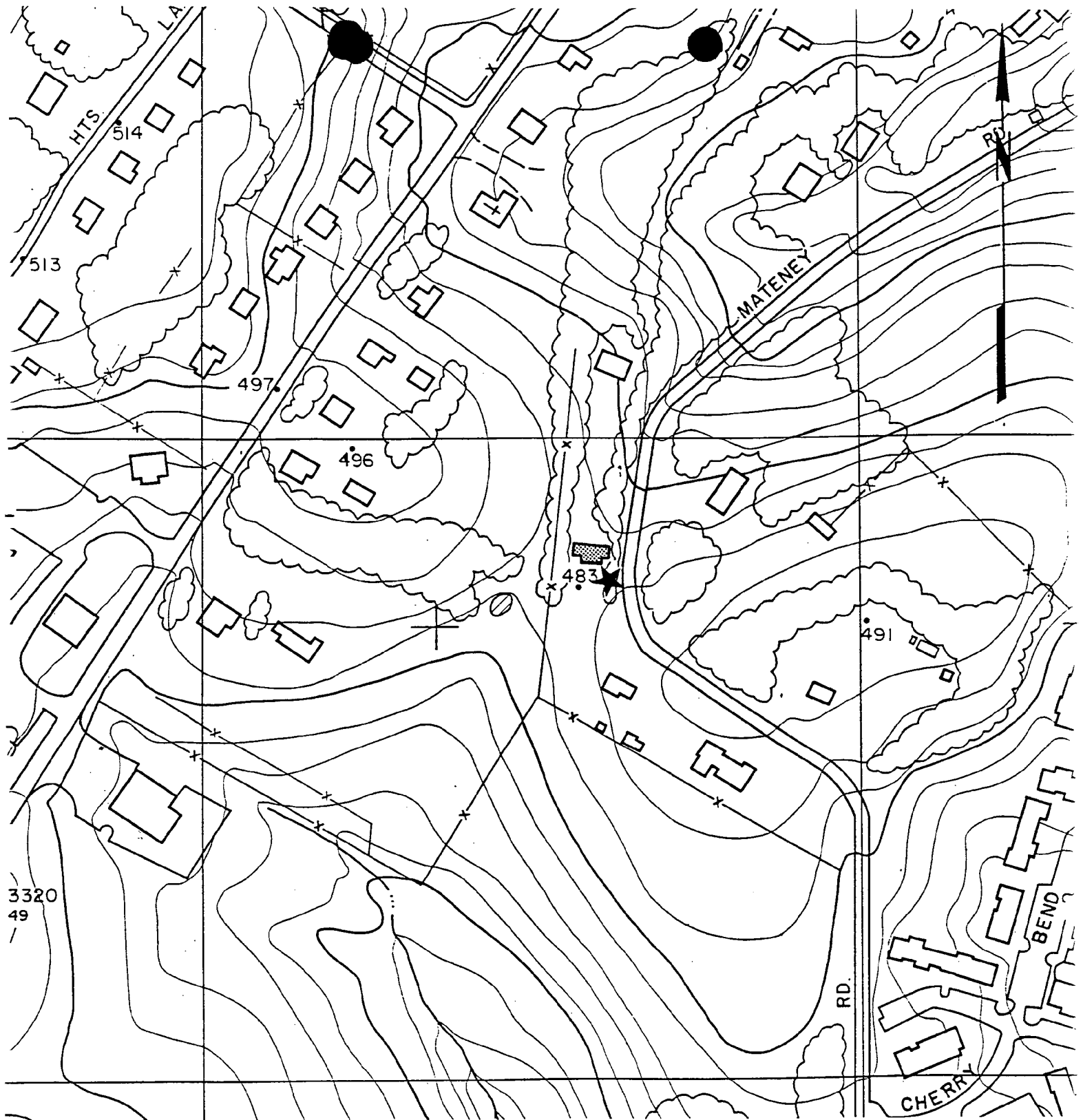
- Clapboard siding and a shady wraparound porch give this Victorian a relaxed country charm.
- Upstairs sleeping quarters include a well-lit octagonal master bedroom with tray ceiling and built-in media center.
- Three additional bedrooms, one with a bay window, are also on the second level, as well as a cozy library with built-in seat and bookshelves.
- Plan includes a basement and alternate crawl space foundation.

TOTAL LIVING AREA: 2742 sq. ft

FIRST LEVEL: 1454 sq. ft

SECOND LEVEL: 1288 sq. ft

BEDROOMS: 4/5 BATHS: 2 1/2

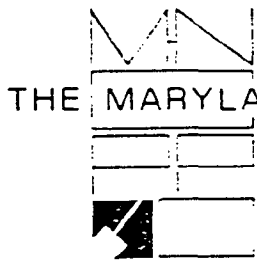


WALLICH/HEIMER HOUSE
SITE 19/13-7

Scale: 1"=200'

19120 Mateney Road
Germantown, MD 20874





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

MEMORANDUM

TO: Interested Property Owners

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

DATE: SEPTEMBER 23, 1991

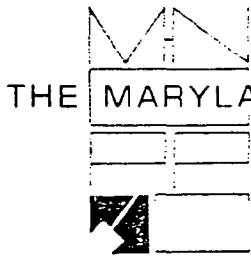
SUBJECT: Historic Preservation Commission Review of HAWP
Application / PRELIMINARY CONSULTATION

The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application on a property in your neighborhood. The application affects the property at LOT 1, 19120 MATENY ROAD and briefly involves CONSTRUCTION OF NEW

QUEEN ANN-STYLE SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE.
The complete HAWP application is available for inspection at the Maryland-National Capital Park and Planning Commission offices at 8787 Georgia Avenue, Silver Spring, Maryland, 20910.

The Historic Preservation Commission will consider this HAWP application at their regular meeting on OCTOBER 9, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue in Silver Spring. The meeting will begin at 7:30 PM.

You are welcome to attend this meeting so that the Historic Preservation Commission can obtain your input on this issue. In addition, you can submit written comments to the Historic Preservation Commission at the address listed above. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.



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

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

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

DATE: SEPTEMBER 23, 1991

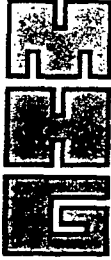
SUBJECT: Historic Preservation Commission Review of HAWP
Application / PRELIMINARY CONSULTATION

The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on OCTOBER 9, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 7:30 PM.

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate



Macris, Hendricks and Glascock, P.A.

Engineers • Planners • Surveyors

[Frederick (301) 253-4113]
[FAX (301) 948-0693]

9220 Wightman Road
Suite 120
Gaithersburg, MD 20879-1279
(301) 670-0840

October 8, 1991

Clerk of the County Board of Appeals
County Office Building
Rockville, MD 20850

Re: Application for Variance
Preliminary Plan #1-91021
Bert O'Dell Property
MHG Job No. 90-355

To Whom It May Concern:

Available for testimony, in conjunction with the attached application, will be Mr. Bert O'Dell, the owner/applicant, and Mr. Richard Harper, of Macris, Hendricks and Glascock, P.A., the engineering consultant. We will attempt to show that the hardship, the unreasonably shallow building envelope, is a result primarily of required street dedication, and that a 19.5 foot variance to the front yard setback, if granted, will pose no threat to the public safety and welfare, now or in the future.

In support of this claim we will prove that the rear line of Mr. O'Dell's lot was established as far back as 1883. Although the parent tracts on either side of that line have been further divided, that line has not changed since that day. When Mateney Road was established, what was left between the road and that line was a wide, but shallow parcel shown on the tax map as Parcel 484. At the south end of that Parcel is Historic Resource #19/13-7, the Wallich/Heimer House, #19120 Mateney (See attached Exhibit A). On February 27, 1991, the Historic Preservation Commission determined that the subdivision of Parcel 484 would have no adverse impact on the Wallich/Heimer House, itself, nor on the Germantown Historic District, close by, and that the parcel could readily support another building site.

M.N.C.P. & P.C. review and subsequent approval of Preliminary Plan #1-91021 on September 19, 1991, requires that Mr. O'Dell dedicate as public right-of-way for Mateney Road, 30 feet from the existing centerline, leaving a lot depth of approximate-

Clerk of the County Board of Appeals
County Office Building
October 8, 1991
Page 2

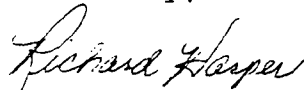
ly 95 feet. The Yard Requirements of the R-200 Zone in Montgomery County are 40 feet setback from the street for the front yard and 30 feet setback from the rear line. This leaves Mr. O'Dell with a remaining building envelope depth of less than 25 feet.

The historic resource, the Wallich/Heimer House faces Mateney Road and is approximately 42 feet deep. As it exists, after dedication, the house will be approximately 15 feet from the front street line. The Historic Preservation Commission has review of construction plans for a historic area work permit in the case of all of Parcel 484. In researching house plans for a desirable floor plan and footprint that is compatible architecturally and in size with the neighboring historic resource, Mr. O'Dell has chosen one that requires the 19.5 foot variance from the front yard setback. If a straight line is drawn from the front corner of the Wallich/Heimer House to the front corner of #19130 Mateney, the existing house to the north of and adjacent to the proposed building site, one can see that the proposed placement of this new house will establish a reasonable and esthetically pleasing transition between the two.

It has been indicated to us that Development Review staff at M.N.C.P. & P.C., along with the Park and Planning liaison to Historic Preservation Commission is in support of our application for this variance. In addition, there seems to be some indication that because of master planned roads in the area, this short segment of Mateney Road will more than likely not be widened, but left to remain in its present state-that of a quiet, quaint lane.

To not grant the variance leaves Mr. O'Dell with an unreasonably shallow building envelope that renders the lot almost unusable. Your attention to this matter is greatly appreciated. Thank you for your time and consideration.

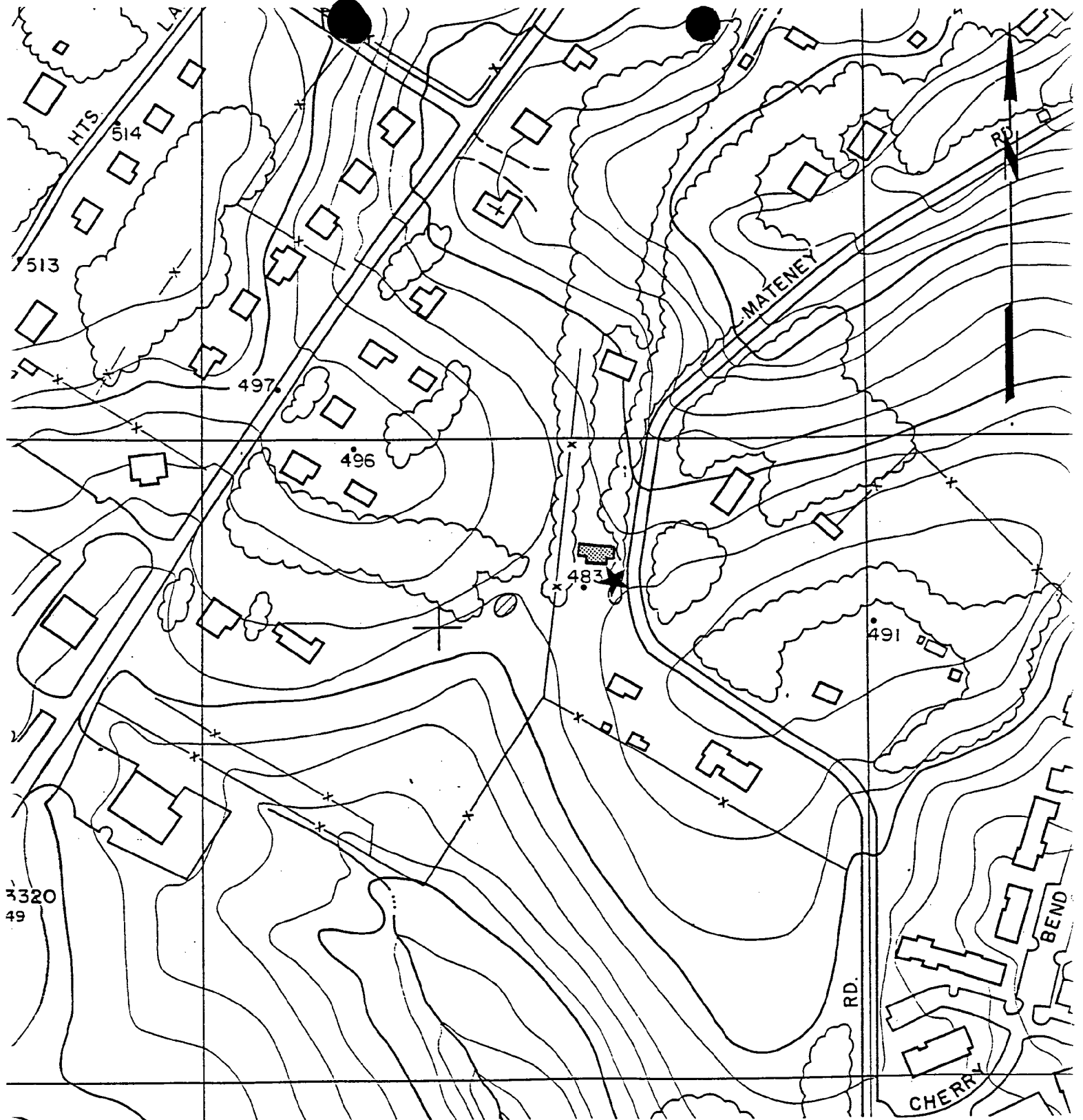
Sincerely,



Richard Harper

cc: Bert O'Dell
Malcolm Shaneman
Gwen Marcus

L005J1.RH



WALLICH/HEIMER HOUSE
SITE 19/13-7

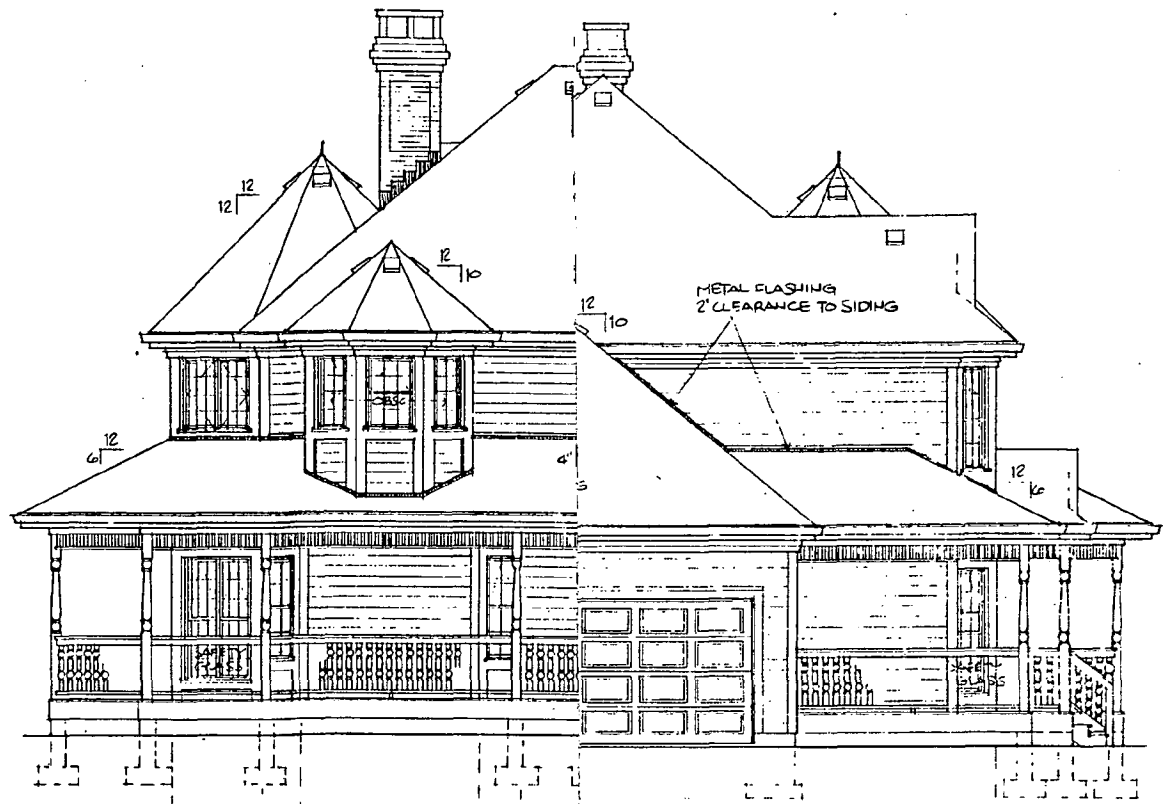
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19120 Mateney Road
Germantown, MD 20874

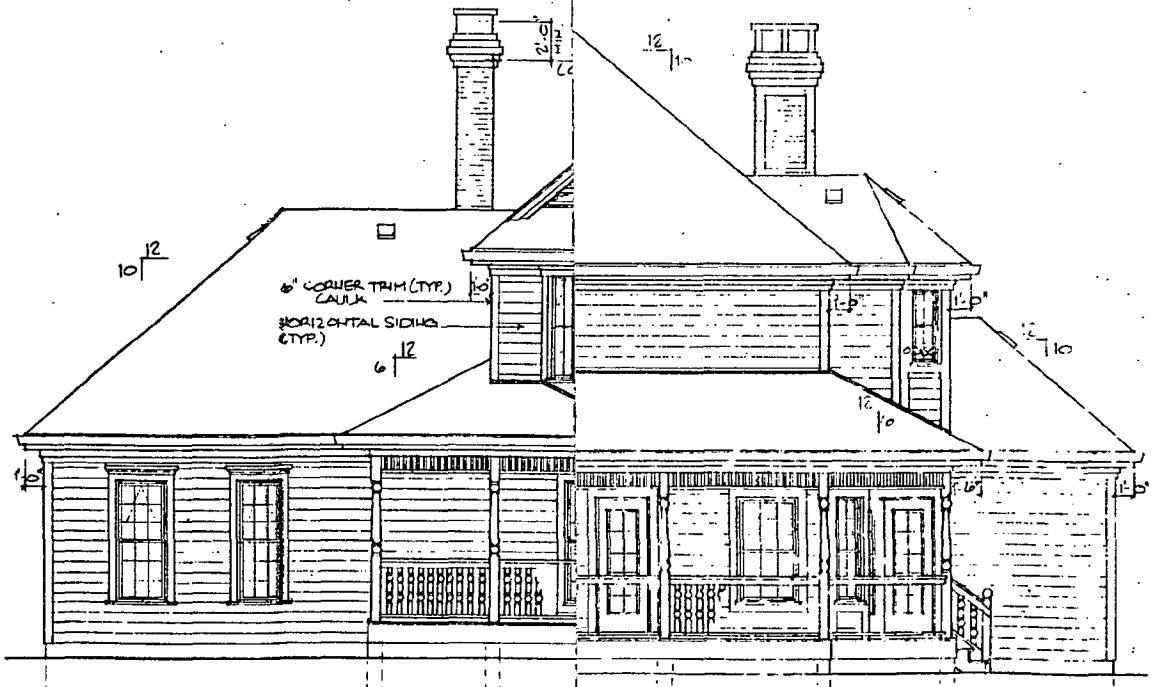


SELECT HOME DESIGNS

SELECT HOME DESIGNS



REAR ELEVATION



SELECT HOME DESIGNS
 89-2742-06
 UGA-4751
 89-2742-07
PLAN No. 89-2742
 Copyright 1989 SELECT HOME DESIGNS

DESIGNED FOR	DESIGNER	DATE
DRAWN	CHECKED	REVISED
SCALE 1/4" = 1'-0"		
SHEET 5 of 10		

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



MATENY NORTH

9





WALLICH/HEIMER HOUSE
RIGHT SIDE



8-30-91 EXIST.
19/13-7



WALLICH/HEIMER HOUSE
FRONT



8-30-91 EXIST.
19/13-7



PROPOSED LOT-1



0-30-91 PROPOSED
SITE



MATENNEY SOUTH

