

Preliminary Consultation

10600 River Road #29/7 MacDonald Hs

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

*Master Plan Site # 29/7
the John MacDonnell House
10660 River Road
HPC 1/25/95
Pulvin. Conall.*



1975, 230, 845 72+00 (MHHH) 469

#5.

10/10/75 River Road

Forest View



#4

side of addition
not pictured in
sketch to be
removed

Windows of new
addition to
be similar to
facade of old structure

OH, 3130964 72400 111111-0201 469



598 WEST-HERRN BOCK STRASSE 15001 459

#1 addition to
be removed as
sketches



A 2
addition to be
summed at
disposal

66-1301-055 71+00 MHHH+1000-429



#3
side of addition
not pictured in
Sketch to be
removed

Addition to be
reconstructed
with similar
shuffled windows
& date

2010-10-10 10:10:10

Lisa-
Pleasantville-

① Dr. & Mrs. Hanowell
6105 Calwood Way
Rockville, Md. 20852

② Property Owners:-
Helen Lin

③ J. O. Pan ^{369.1940}
12362 Sweetbriar Ct. ^{Fwy 359.1932}
North Potomac, 20878

Helen Lin:-
443-8891 ⁸

SUSAN HANOWELL

ERNIE HANOWELL

H 493-5099

W 530-3047

Dept ARES.

B 913-8947

W 897-5451

B 913-8917

Potomac Manor II ~~Part~~ LLC.

c/o Ms. Helen Lin

11701 Lehman Drive

Potomac, Md. 20854

Fax #: (301) 309-8376

Attn: Michael ~~Tang~~ / Helen Lin

Bailey Adams, Architect

718-2626

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10600 River Road Meeting Date: 01/25/95
Resource: Master Plan Site #29/7, the Preliminary Consultation
John MacDonald House
Case Number: N/A Tax Credit: None
Public Notice: 01/11/94 Report Date: 01/18/95
Applicant: Susan & Ernie Hanowell Staff: Patricia Parker
PROPOSAL: Demolish addition;reconstruct RECOMMEND:Further study
1-1/2-story addition

The applicant, a prospective purchaser, submits this proposal for preliminary discussion with the HPC to receive comment in advance of their decision to move forward with purchase. The proposal involves change to Master Plan Site #29/7, the John MacDonald House in Potomac, Md.

The proposal includes the demolition of a later frame addition with concrete block foundation and the construction of a one and one-half-story frame gable addition with chimney in its place. The new addition would be slightly larger in footprint and mass than the existing addition. The new addition would be squared approximately 30' wide x 25' deep. Wood siding with tin roofing are proposed materials. Window openings would 6/6 with a five light transom above. At the second story level the applicant proposes a gable dormer.

In this proposal, there are no changes proposed for the horse barn (particularly noteworthy), guest house, pool and outlying shelters. There are also no changes included involving the landscape.

STAFF DISCUSSION

At issue before this Commission is 1) the demolition of later additions and 2) the general consistency of the size and mass of the proposed addition with the historic house. The existing additions are to the rear and are set on concrete block foundations. The small shed roof addition has a large chimney on the exterior and a standing seam metal roof.

The MacDonald House is a late nineteenth century two-and-one-half story ell-shaped farmhouse. The environmental setting, at approximately 2 acres, includes several outbuildings with a long approach and several trees. (See attached plan) However,

the surrounding property has been subdivided into two acre lots. During the early part of the twentieth century the residential character of Potomac had been firmly established. In more recent years, the rural nature of the countryside surrounding the village has given way to extensive suburban developments. Captain MacDonald was influential in changing the name of the small village from Offutt's Crossroads to Potomac. This property has changed ownership several times. The property is presently owned by Potomac Manor II LLC, a partnership.

Staff feels that an addition to the rear of the MacDonald House is possible. However, staff is concerned that substantial demolition is proposed and more information is needed as to how much historic fabric would be involved.

The Secretary of the Interior's Standards for Rehabilitation require that:

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.

Staff suggests that the applicant provide additional information as to whether the existing rear additions are 20th century or 19th century. The concrete block foundation may indicate 20th century construction but more information is needed. If the rear additions are 20th century, demolition and replacement may be appropriate. If they are 19th century, minimal demolition should occur. However, the project could involve the raising of the roof of the first addition below the eave of the main house, with possible demolition of the shed addition and fireplace.

In any case, the fireplace should be re-built with the same features to match other external fireplaces on the main block. A tin roof with gabled dormer would be appropriate for the proposed addition. Staff does not find an increase in mass or footprint problematic in the squaring off of the block, but strongly suggests that as much as possible of the historic fabric should be maintained.

Staff applauds the applicant for their decision to reverse earlier incompatible change to window openings. However, proposed openings should be 6/6 without transom and shuttered. The size of the openings may vary, but the configuration should be consistent.

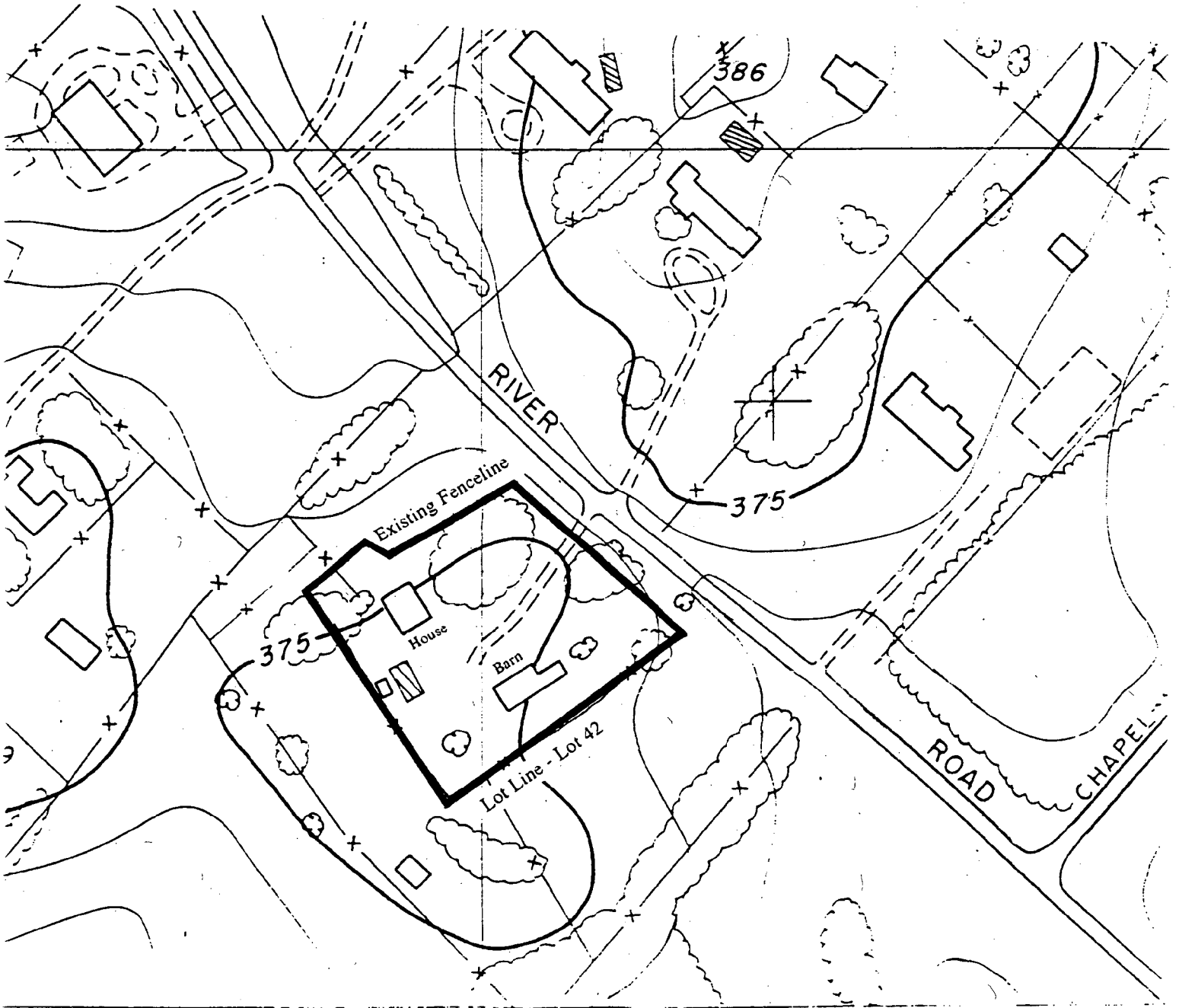
STAFF RECOMMENDATION

Staff is pleased that the applicants propose to renovate the historic site as a residence. Also, the applicants have confined proposed change to the rear of the farmhouse. Staff feels that

change to the historic house is possible if confined to the rear.

Finally, should the applicant re-submit a revised proposal, the proposal should be adequately dimensioned with material description on both floor plans and elevations so that staff can adequately review.

Figure 2



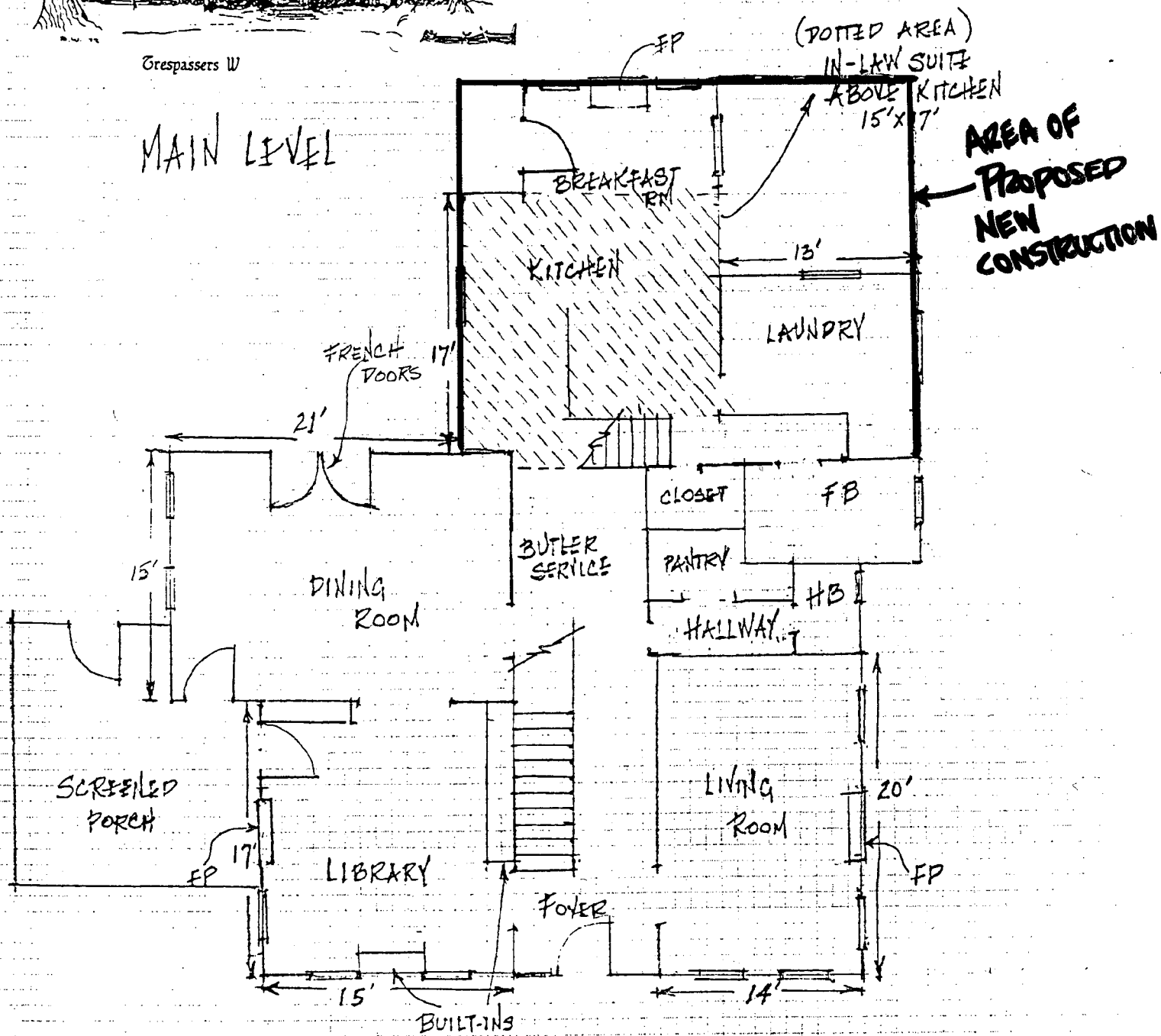
#29/7 McDonald House, 10600 River Road
Proposed Environmental Setting (approx. 2 acres)





Trespassers W

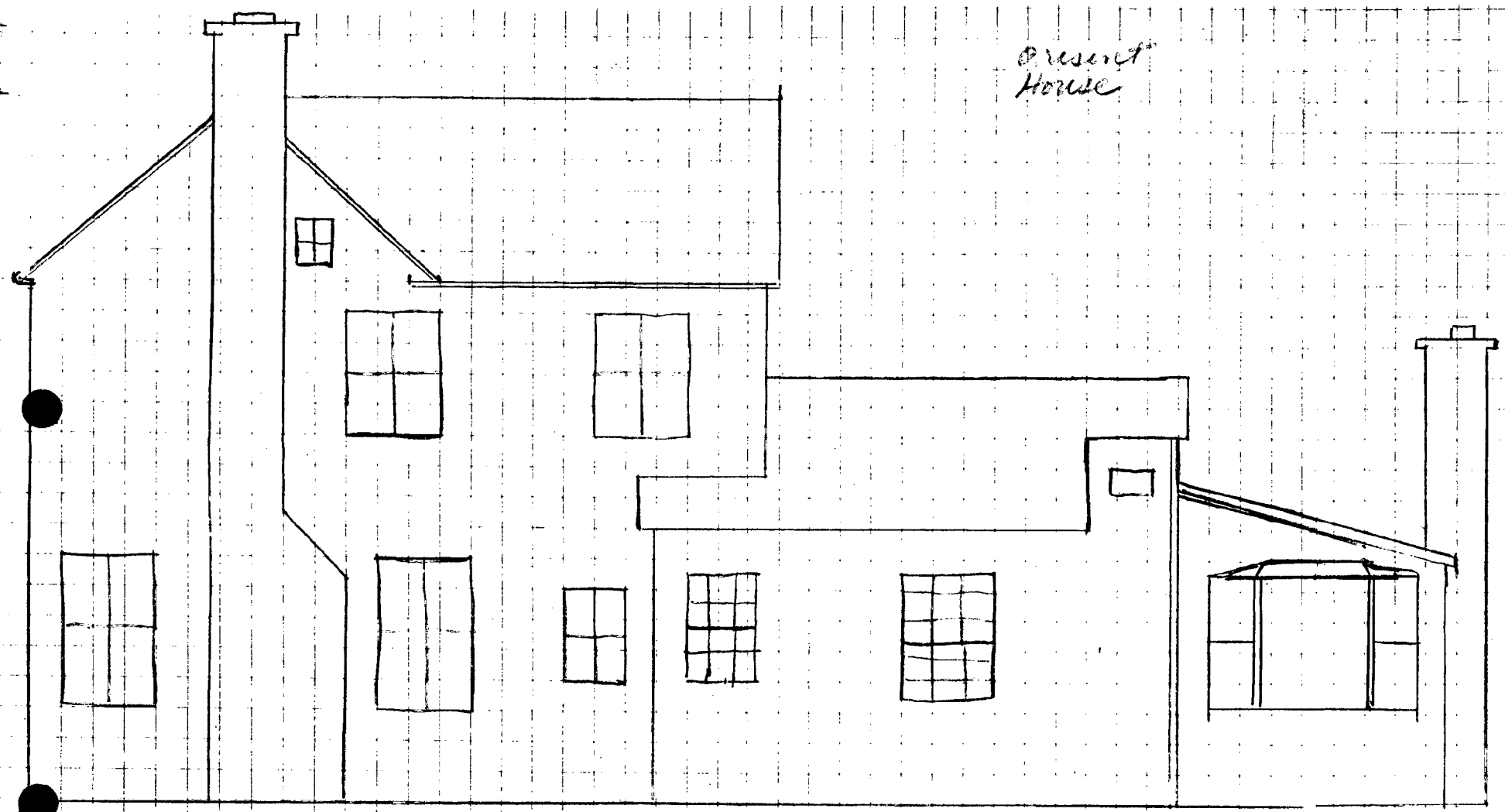
MAIN LEVEL



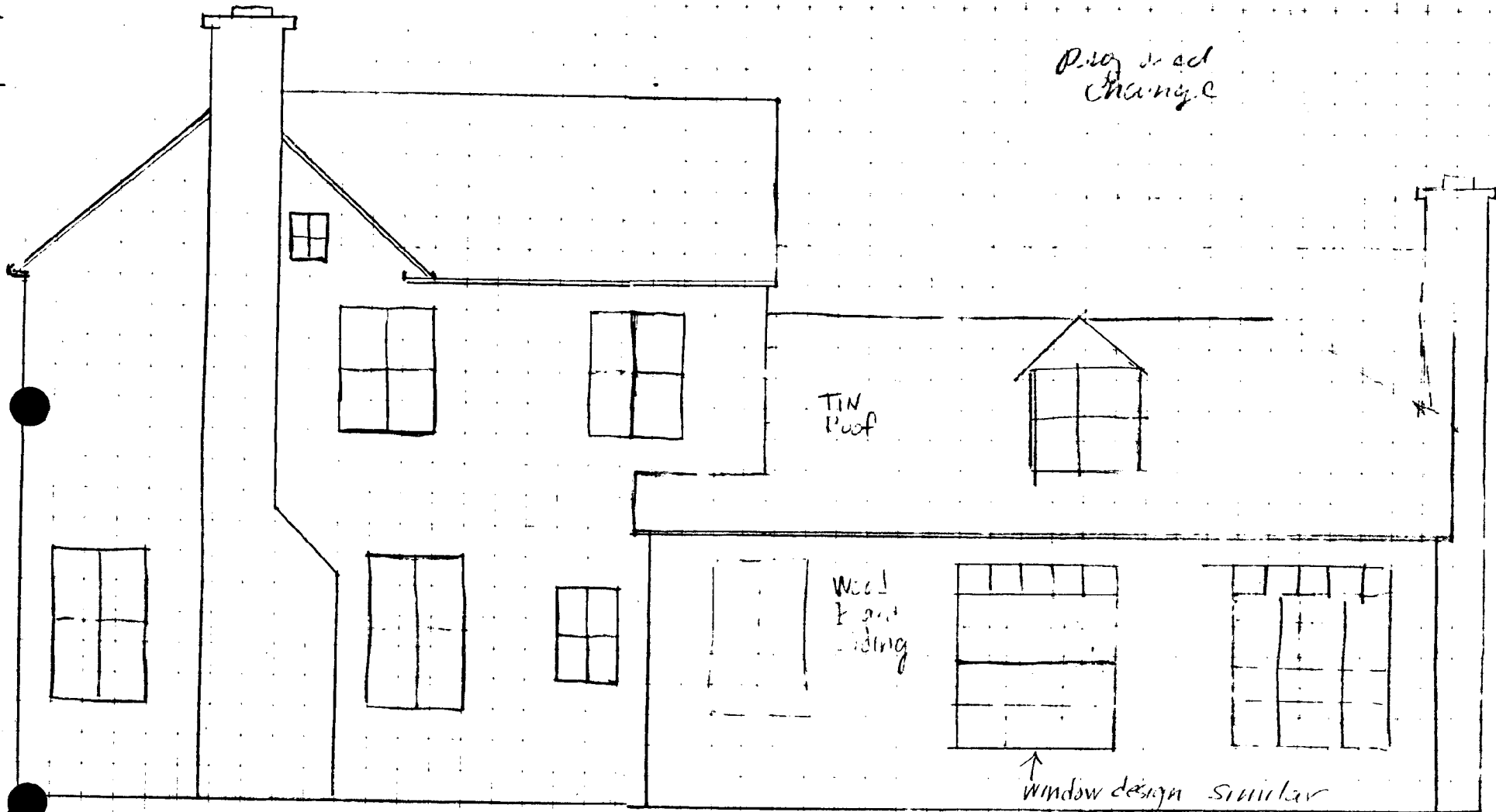
APPROX.
(NOT TO SCALE)
⑤

Present
House

9



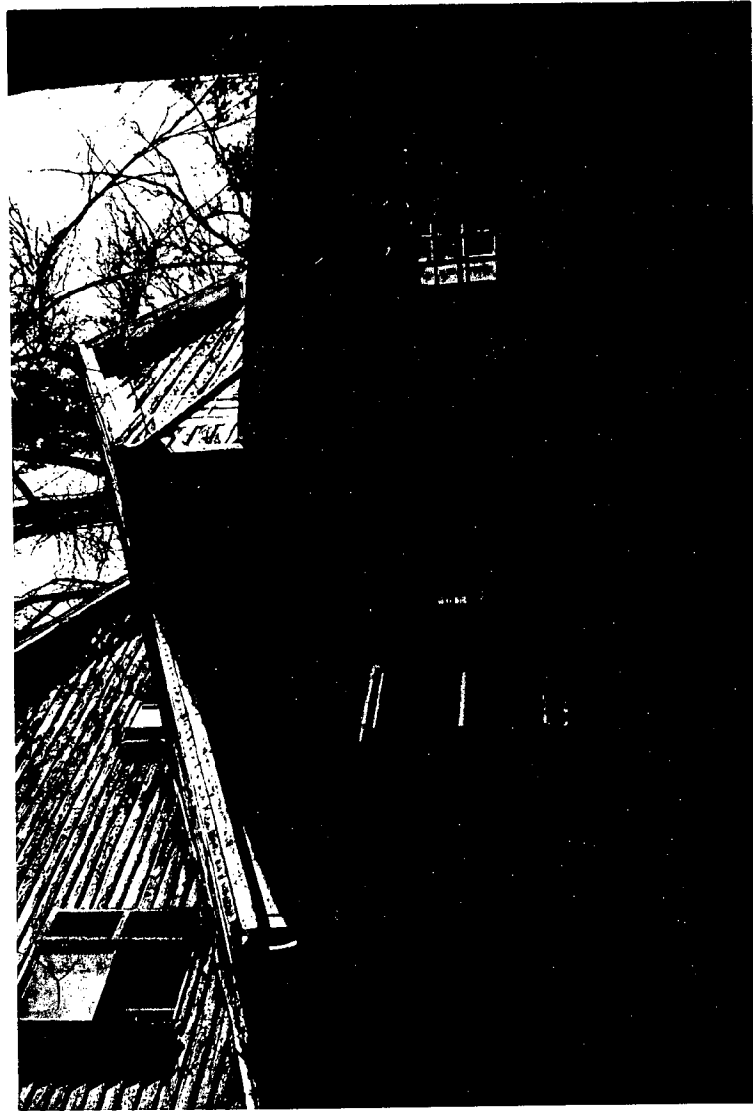
Proposed
Change

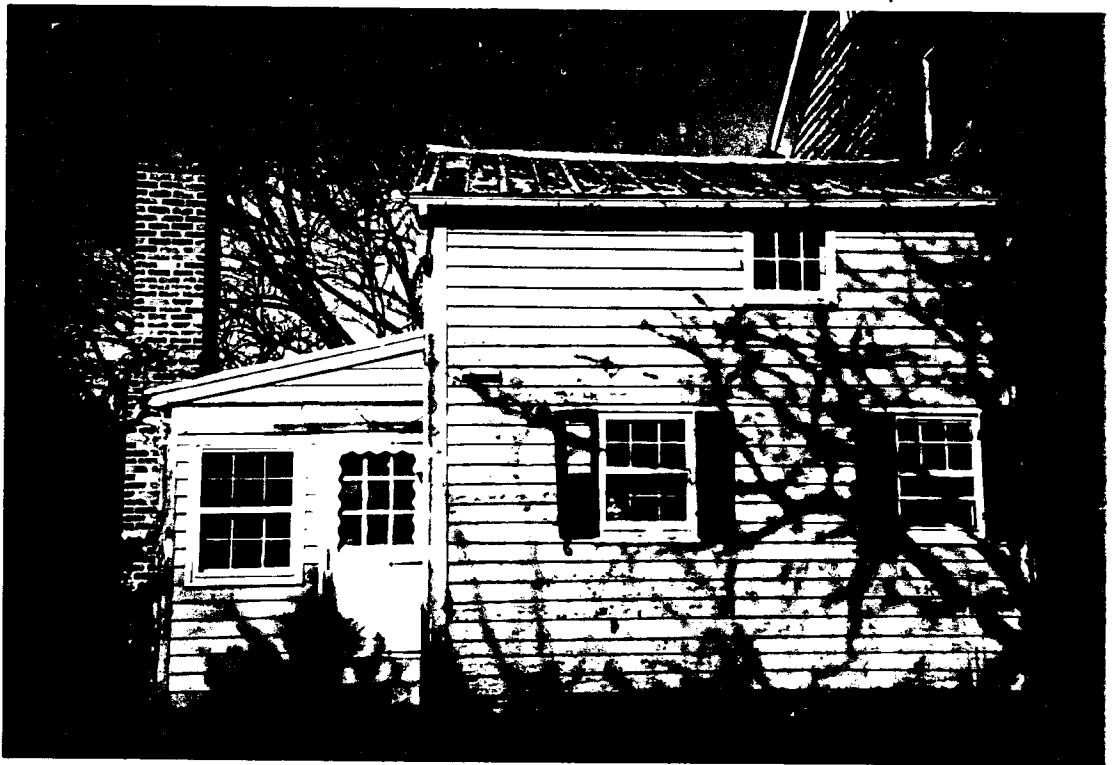


TIN
Roof

Wood
Siding

↑ window design similar
to french ones pictured
on photo #4.



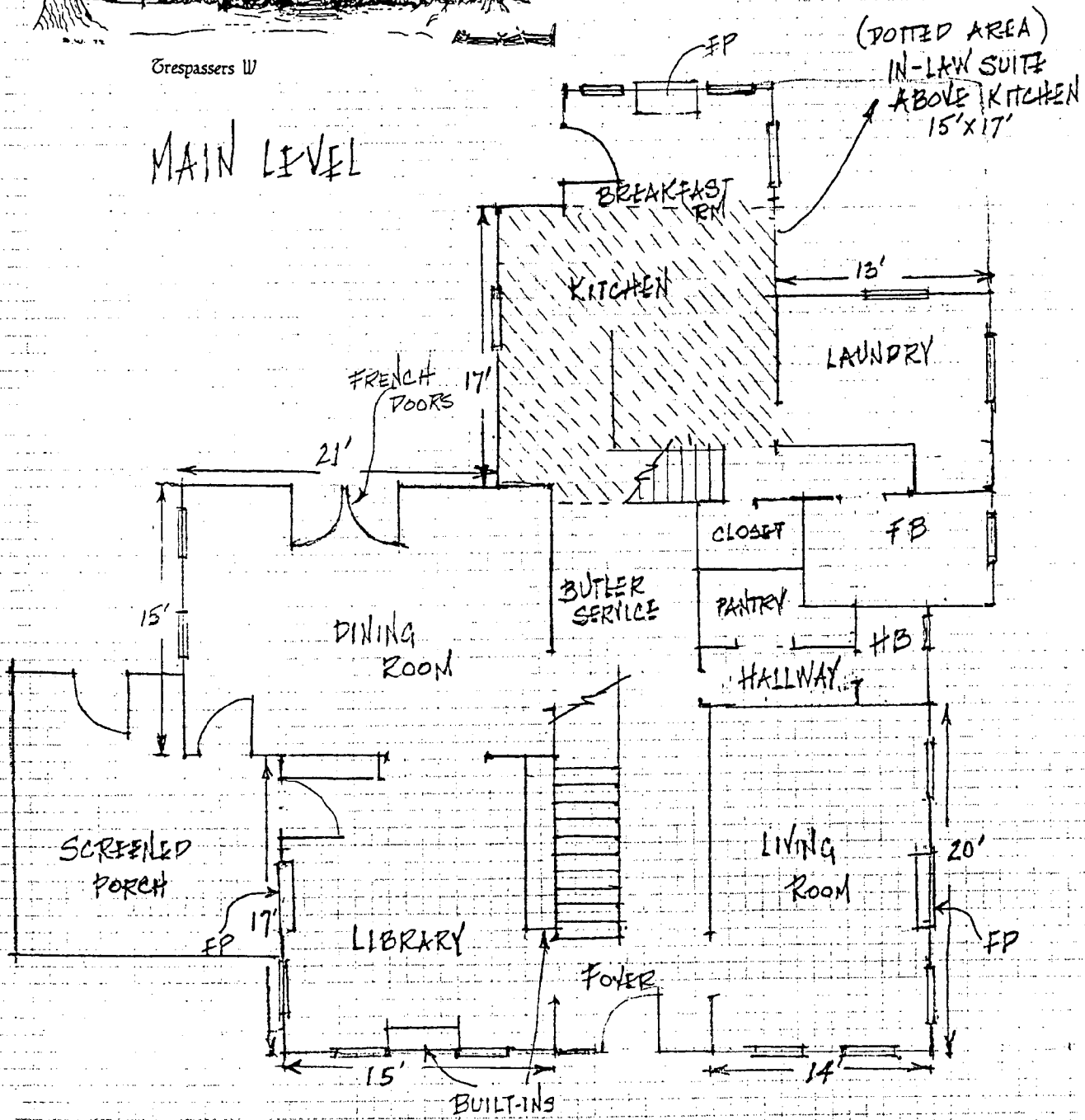






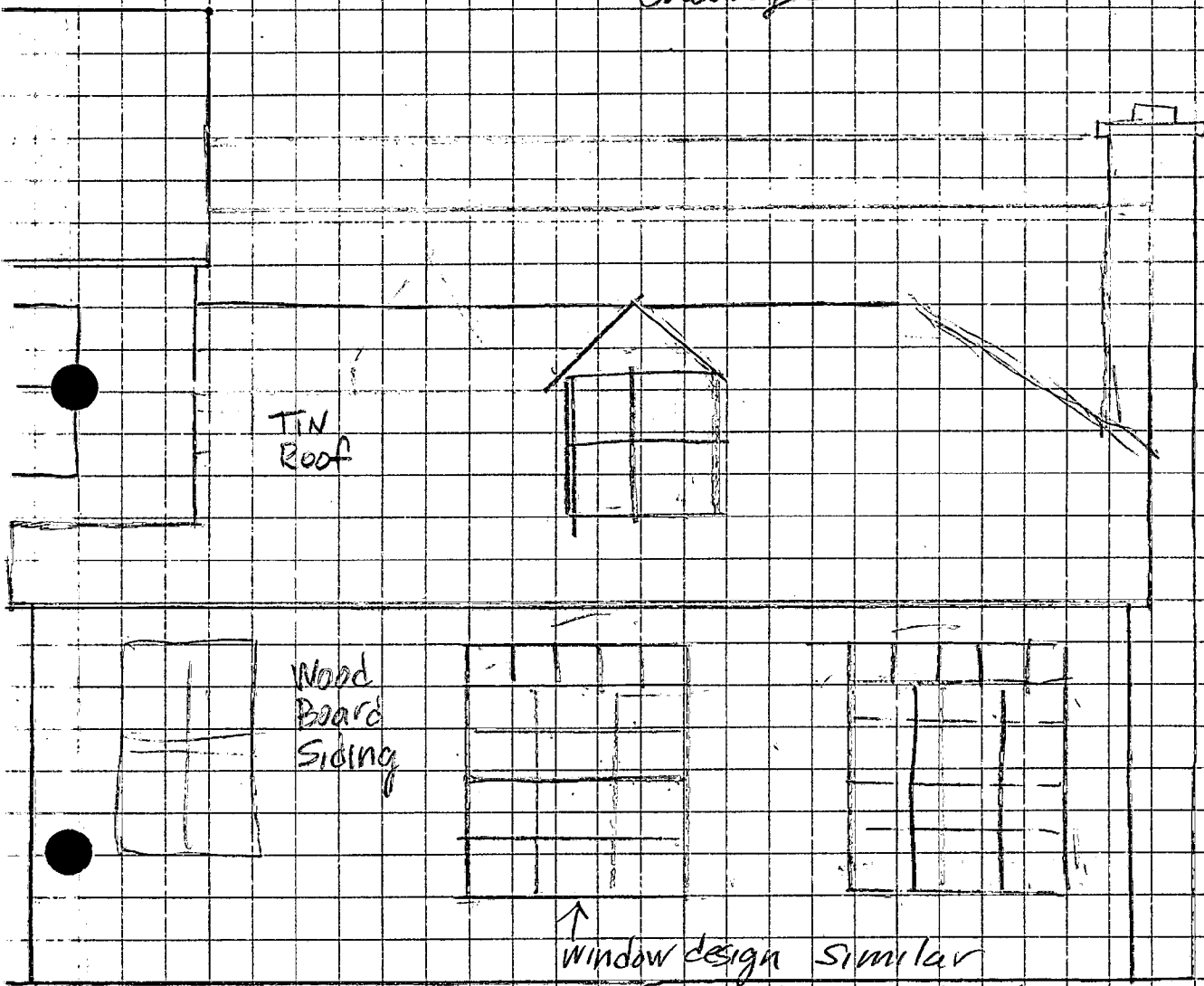
Crespassers W

MAIN LEVEL



APPROX.
(NOT TO SCALE)

Proposed
Change



TIN
Roof

Wood
Board
Siding

↑
window design similar
to French doors pictured
on photo #4

Present
House

