



7901 Warfield Rd.
2009 MAwp

14/63 Dorsey Warfield
Hawse



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/30/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #506240—Alterations to garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 25, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Ted and Connie Ross
Address: 7901 Warfield Road, Gaithersburg

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 3rd FLOOR ROCKVILLE MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CONNIE ROSS

Daytime Phone No.: 301-869-6446

Tax Account No.: _____

Name of Property Owner: TED & CONNIE ROSS Daytime Phone No.: 301-869-6446

Address: 7901 WARFIELD RD GAITHERSBURG, MD 20882
Street Number City Street Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7901 Street: WARFIELD RD

Town/City: GAITHERSBURG Nearest Cross Street: WOODFIELD

Lot: 87 Block: K Subdivision: GOSHEN ESTATES

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: ROOF OF GARAGE

1B Construction cost estimate: \$ 15,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3/4/09
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3-30-09

Application/Permit No.: 506240 Date Filed: 3/4/09 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

REPAIR EXISTING GARAGE. REMOVE
+ REPLACE ROOF. CHANGE DIRECTION
OF ROOF TO INCREASE STORAGE SPACE
AND SIMPLIFY DESIGN.

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

ABOVE. NO IMPACT TO SETTING, ETC.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

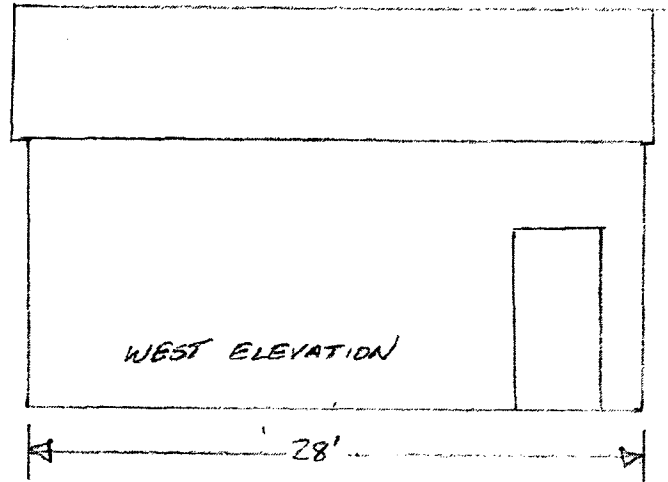
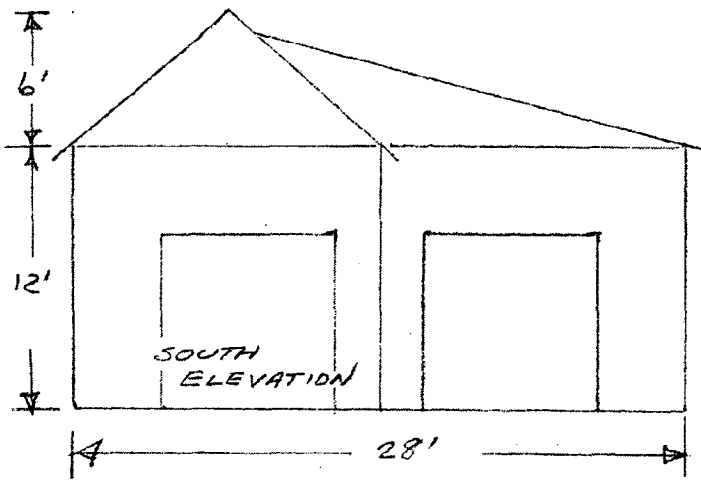
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Application for Residential Building Permit Roofline Alteration on Existing Outbuilding

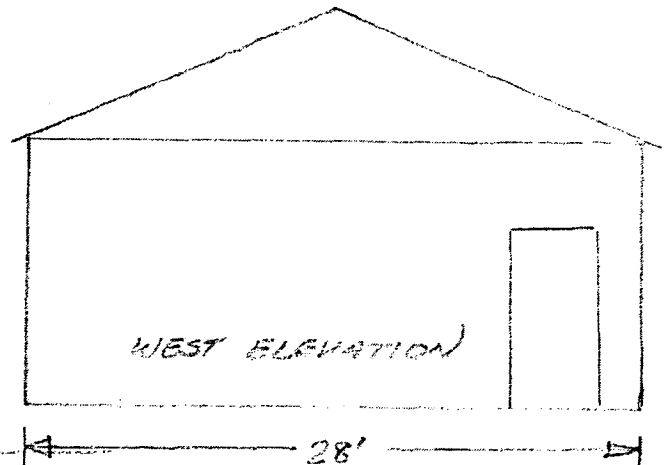
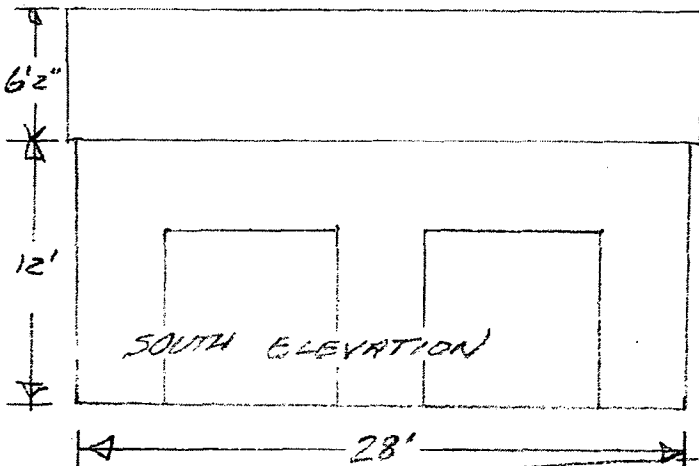
Ted Ross
7901 Warfield Road
Gaithersburg, MD 20882

Scale is 1 sq = 2 feet

Existing Outbuilding Roofline



After Roofline Alteration



APPROVED
Montgomery County
Historic Preservation Commission

3-30-09

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7901 Warfield Road, Gaithersburg	Meeting Date:	3/25/09
Resource:	Master Plan Site #14/63 Dorsey-Warfield House	Report Date:	3/18/09
Applicant:	Ted and Connie Ross	Public Notice:	3/11/09
Review:	HAWP	Tax Credit:	None
Case Number:	14/63-09A RETROACTIVE	Staff:	Anne Fothergill
Proposal:	Alteration to garage roof		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #14/63, Dorsey-Warfield House
STYLE: Federal
DATE: Early nineteenth century

PROPOSAL

The applicants are proposing to replace the roof of the non-historic garage with a new standing seam metal roof that has one gable form over both garage bays for more interior space instead of a gable roof with a shed roof extension.

The applicants were not aware that they needed HPC approval for changes to non-historic buildings on their property, and this is a retroactive application as the work has been completed.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RECORDS DEPARTMENT OF PERMITS AND LICENSING
255 HIGHLAND EMBLETT LANE, ROCKVILLE, MD 20850
(301) 771-2100

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

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Daytime Phone No.: 301-869-6446

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House Number: 7901 Street: WARFIELD RD

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Liber: _____ Folio: _____ Parcel: _____

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CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
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1B. Construction cost estimate: \$ 15,000

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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

3/4/09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 506290 Date Filed: 3/4/09 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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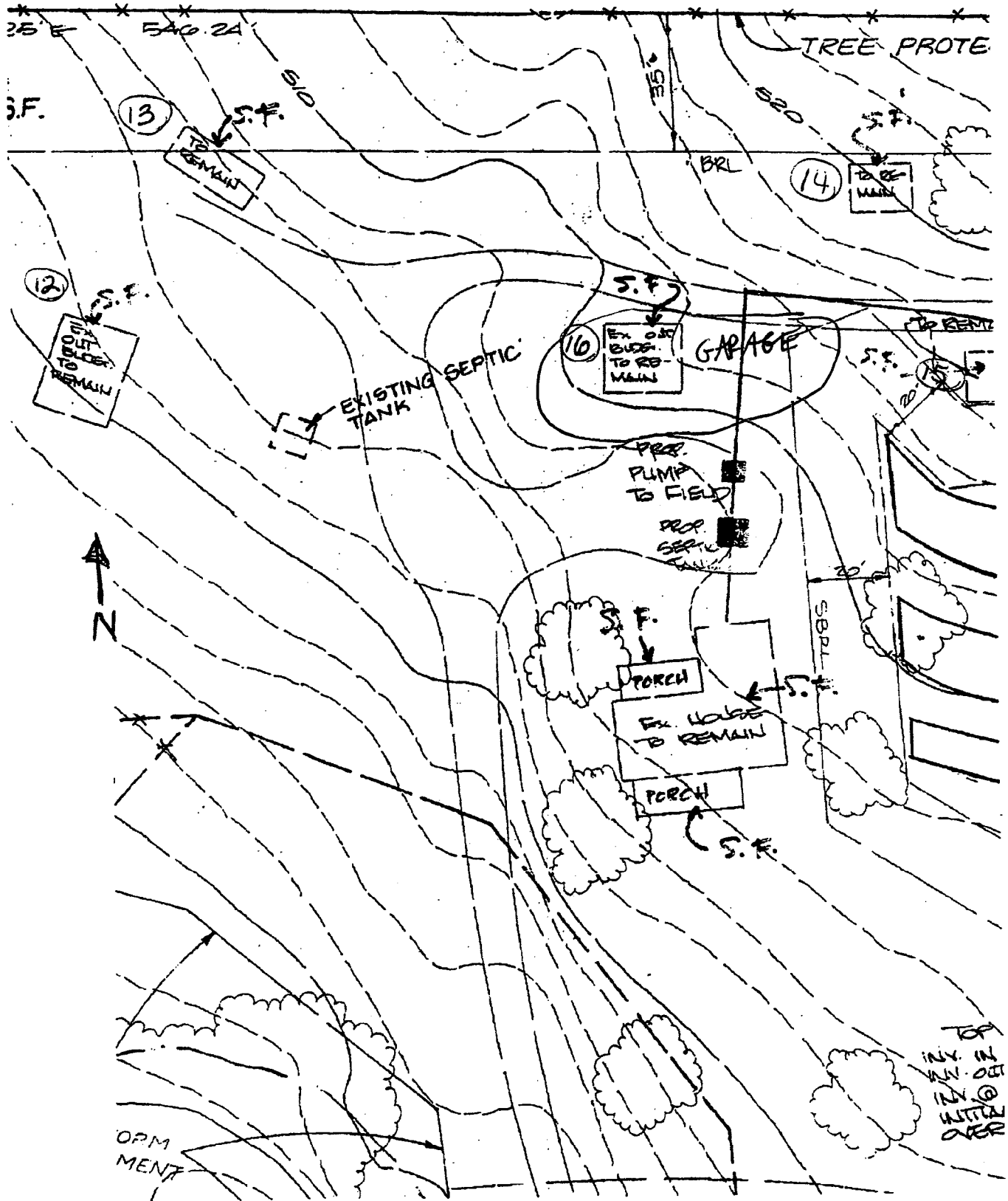
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>7901 WARFIELD RD GAITHERSBURG, MD 20882</p>	
Adjacent and confronting Property Owners mailing addresses	
<p>BRAD WEST 7900 WARFIELD RD GAITHERSBURG, MD 20882</p>	<p>JOHN HART 7904 WARFIELD RD GAITHERSBURG, MD 20882</p>
<p>GINA BECKER 7915 WARFIELD RD GAITHERSBURG, MD 20882</p>	

SHEET 6 OF 12

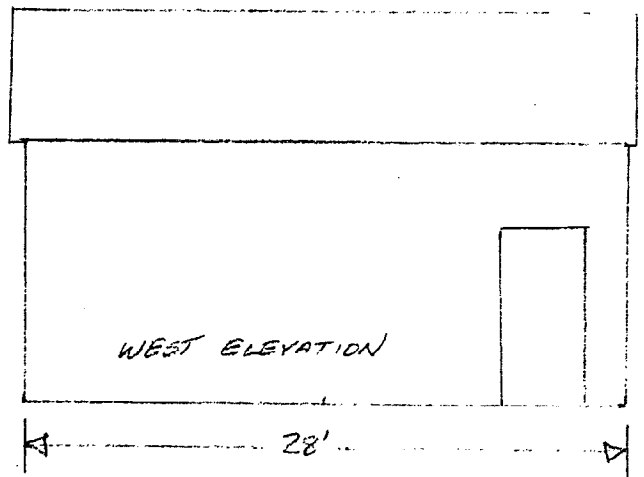
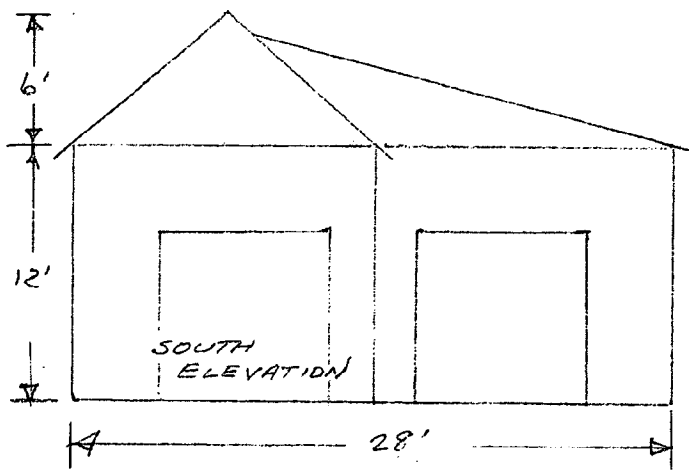


Application for Residential Building Permit Roofline Alteration on Existing Outbuilding

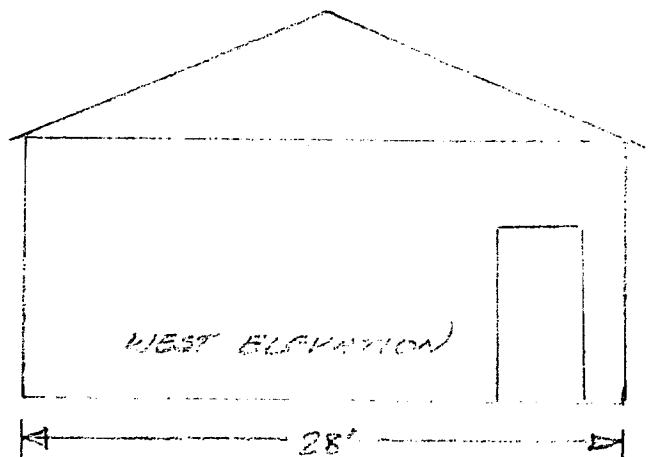
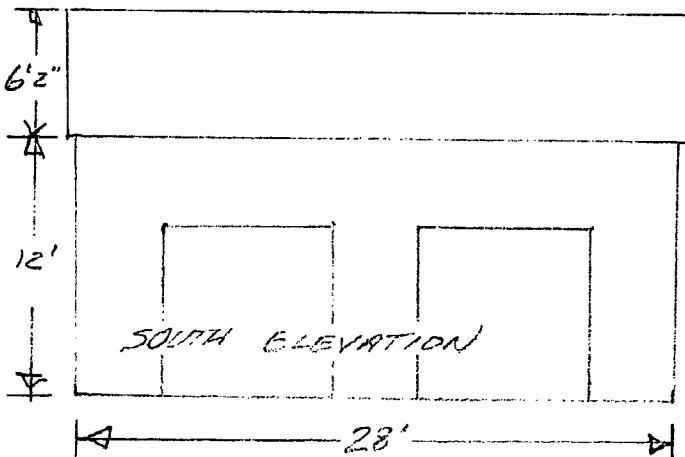
Ted Ross
7901 Warfield Road
Gaithersburg, MD 20882

Scale is 1 sq = 2 feet

Existing Outbuilding Roofline



After Roofline Alteration



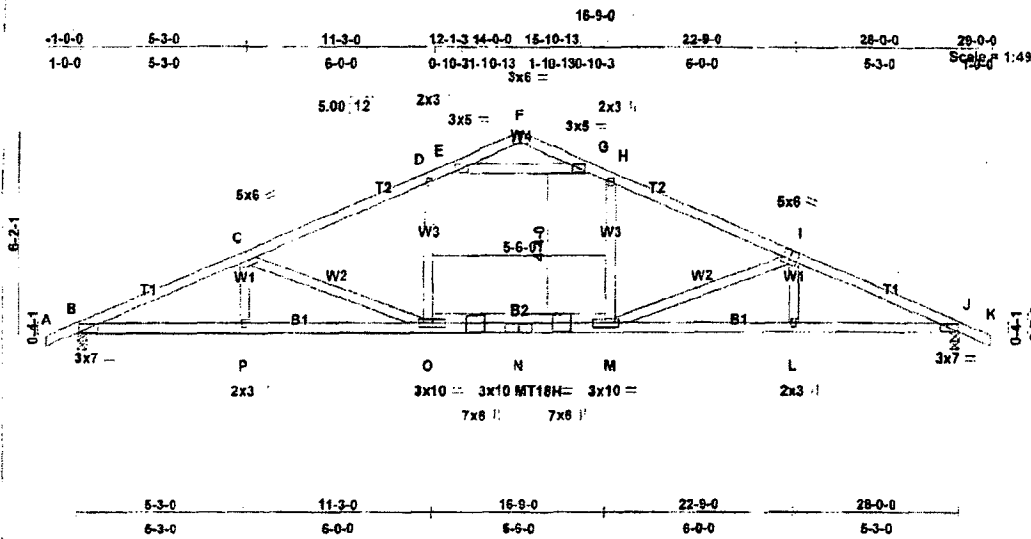


Plate Offsets (X, Y): [C:0-3-0-3-0] [F:0-3-0] [M:0-1-12-0-1-8] [O:0-1-12-0-1-8]

LOADING (psi)	SPACING	2-0-0	CSI	DEFL	In	(oc)	Udall	Ud	PLATES	GRIP
TCDL	Plates Increase	1.15	TC	0.86	-0.45	L-M	>740	240	MT20	244/190
TODL	Lumber Increase	1.15	BC	0.88	-0.51	L-M	>545	180	MT18H	244/190
BCDL	Rep Stress Incr	YES	WB	0.80	0.12	J	r/s	n/s		
BCDL	Code	IRC2003/TP12002	(Matrix)							Weight 142 lb

LUMBER
 TOP CHORD 2 X 4 SYP No.2
 BOT CHORD 2 X 4 SYP No.1 'Except'
 B2: 2 X 4 SYP No.3
 WEBS 2 X 4 SYP No.3

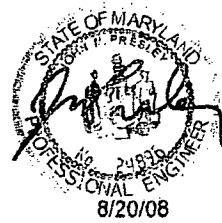
BRACING
 TOP CHORD Structural wood sheathing directly applied or 2-8-6 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS (b=size) B=1532/0-3-8, J=1532/0-3-8
 Max Horiz=65(LC 5)
 Max Upr/B=130(LC 5), J=130(LC 6)

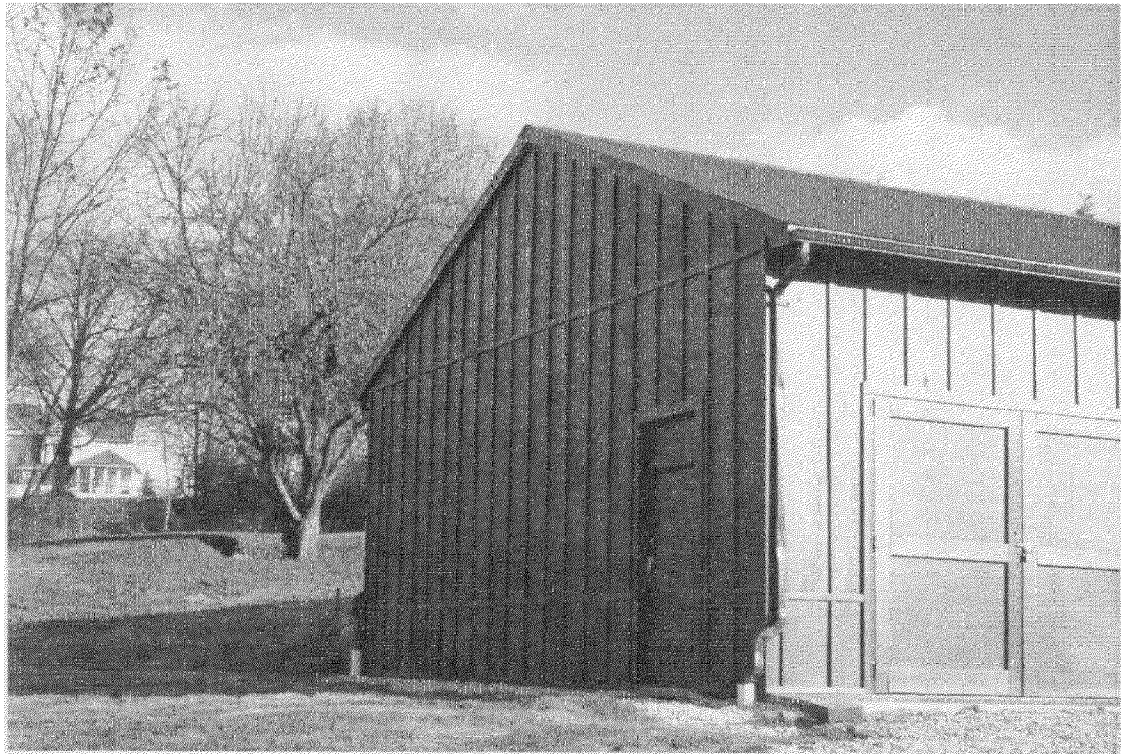
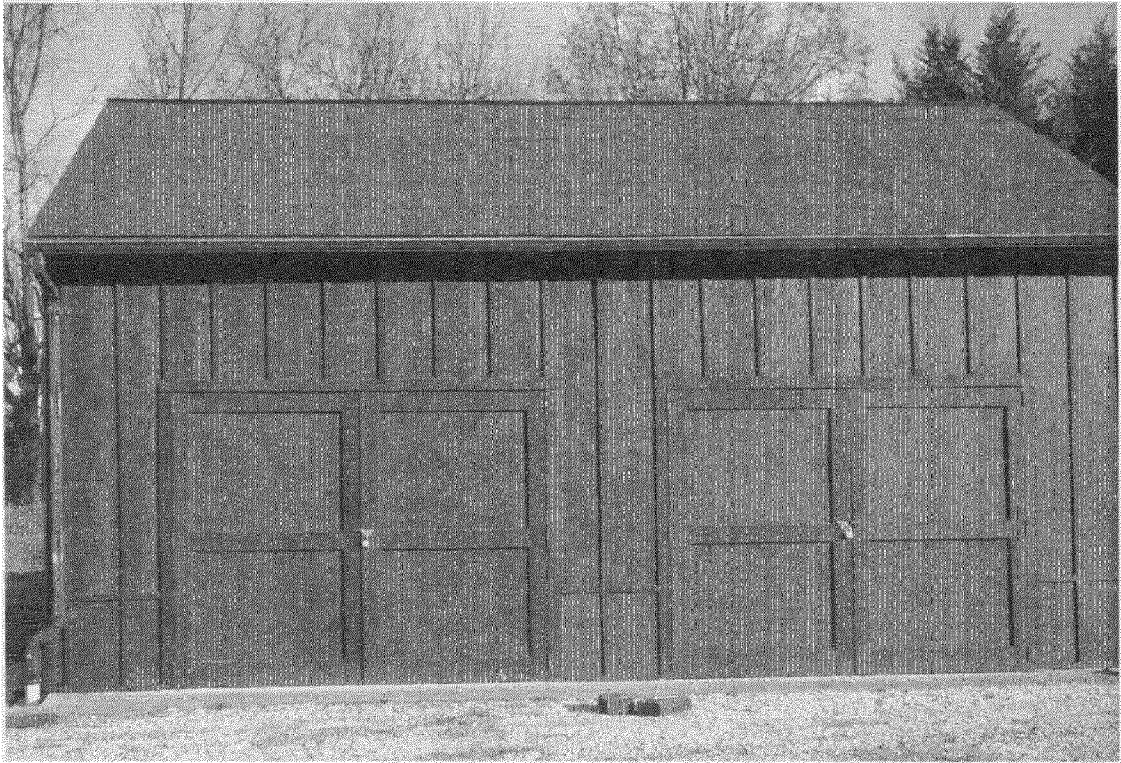
FORCES (b) - Maximum Compression/Maximum Tension
 TOP CHORD A-B=0/27, B-C=-3171/184, C-D=-2483/128, D-E=-2124/143, E-F=-11/302, F-G=-11/302, G-H=-2124/143, H-I=-2483/127, I-J=-3171/185, J-K=0/27
 BOT CHORD B-P=-177/2850, O-P=-178/2846, N-O=-312/197, M-N=-28/2197, L-M=-115/2847, J-L=-113/2850
 WEBS E-G=-2526/156, D-O=0/508, H-M=0/508, C-P=-1/224, I-L=-1/224, C-O=-883/182, I-M=-884/183

- NOTES** (10)
- 1) Unbalanced roof live loads have been considered for this design
 - 2) Wind: ASCE 7-02: 90mph; TCDL=4.2psf; BCCL=6.0psf; n=25ft; Cat. II, Exp. B; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
 - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 4) All plates are MT20 plates unless otherwise indicated.
 - 5) This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-0-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
 - 6) Ceiling dead load (5.0 psf) on member(s), D-E, G-H, E-G
 - 7) Bottom chord live load (20.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room, M-O
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 130 lb uplift at joint B and 130 lb upRt at joint J.
 - 9) This truss is designed in accordance with the 2003 International Residential Code sections R502.11.1 and R602.10.2 and referenced standard ANSIT/PT 1.
 - 10) Truss shall be fabricated per ANSIT/PTI quality requirements. Plates shall be of size and type shown and centered at joints unless otherwise noted. Provide bracing where indicated and within 4" of interior joints. Bracing indicated is to reduce buckling of individual members only and does not replace erection and permanent bracing. Engineer's certification valid only when truss is fabricated by a LUPPI operated plant. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. The truss designer accepts no responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Any references to job names and locations are for administrative purposes only and are not part of the review or certification of the truss designer.

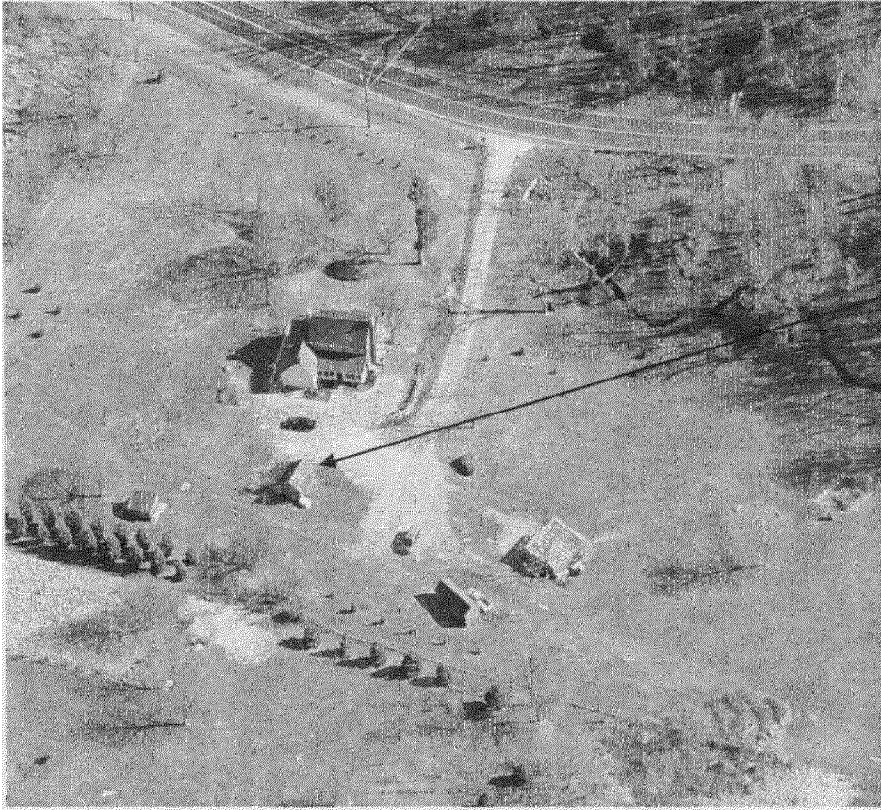
LOAD CASE(S) Standard







14/63 7901 Warfield



garage



Attention, ANNE Fothergill 301-563-3412 FAX



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

NOTICE OF VIOLATION

FOR MONTGOMERY COUNTY, MARYLAND the undersigned issuer, being duly authorized, states that:

On, 11-13-08 the recipient of this NOTICE, THEODORE ROSS
Date Recipient's Name

who represents the permittee/defendant, SAME
Permittee's Name

is notified that a violation of Montgomery County Code, Section: 9-24A
exists at: 7901 WATFIELD ROAD BETHESDA MD 20882
Location Case #

The violation is described as: NEW ROOF installed on existing carriage house without county permit and inspection

The following corrective action(s) must be performed immediately as directed. 1. OBTAIN PERMIT FOR ROOF ON CARriage house! 2. WILL need to apply for historical permit.

See attached Inspection Report(s) for additional violations and/or required corrective actions.

An inspection fee of \$ (NO FEE) is required in addition to any application fee(s).
Compliance Time: 90 days Re-inspection Date(s): 2/1/09 Permit Number: _____ Code/Edition: JTC

Failure to comply with this notice will result in the issuance of one or more \$500.00 civil citations.

A STOP WORK ORDER is also issued this date at the above referenced project. All construction activities on these premises must cease immediately. Only those activities required to correct violations may continue. Permission is required to resume construction.

ISSUED BY: Don Holloway [Signature] 11-13-08
Printed Name Signature Date

Phone No. 301-370-3670

RECEIVED BY: [Signature] THEO ROSS 11-13-08
Printed Name Signature Date

Phone No. _____ Sent by Registered Mail/Return Receipt On: _____

RECIPIENT'S SIGNATURE ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTICE OF VIOLATION

This Notice may be appealed to the Montgomery County Board of Appeals within 30 days of the issue date. The Board of Appeals is located in the Council Office Building, 100 Maryland Ave., Room 217, Rockville, MD 20850, telephone (240) 777-6600.

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 05, 2009 11:50 AM
To: 'Holloway, Donald'
Subject: 7901 Warfield Road, Gaithersburg

Mr. Holloway,

In November 2008 I believe you issued a Notice of Violation to this property owner for doing work without a Historic Area Work Permit. Can you please forward that NOV to me (fax # below).

thanks, Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section
Urban Design and Preservation Division
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.montgomeryplanning.org/historic>