

15/008-06A 28230 Kemplown RD
. 15/008 15/8-08A HAWK

9-18-08
Dad mentioned maybe

Thursday

stamps

plans

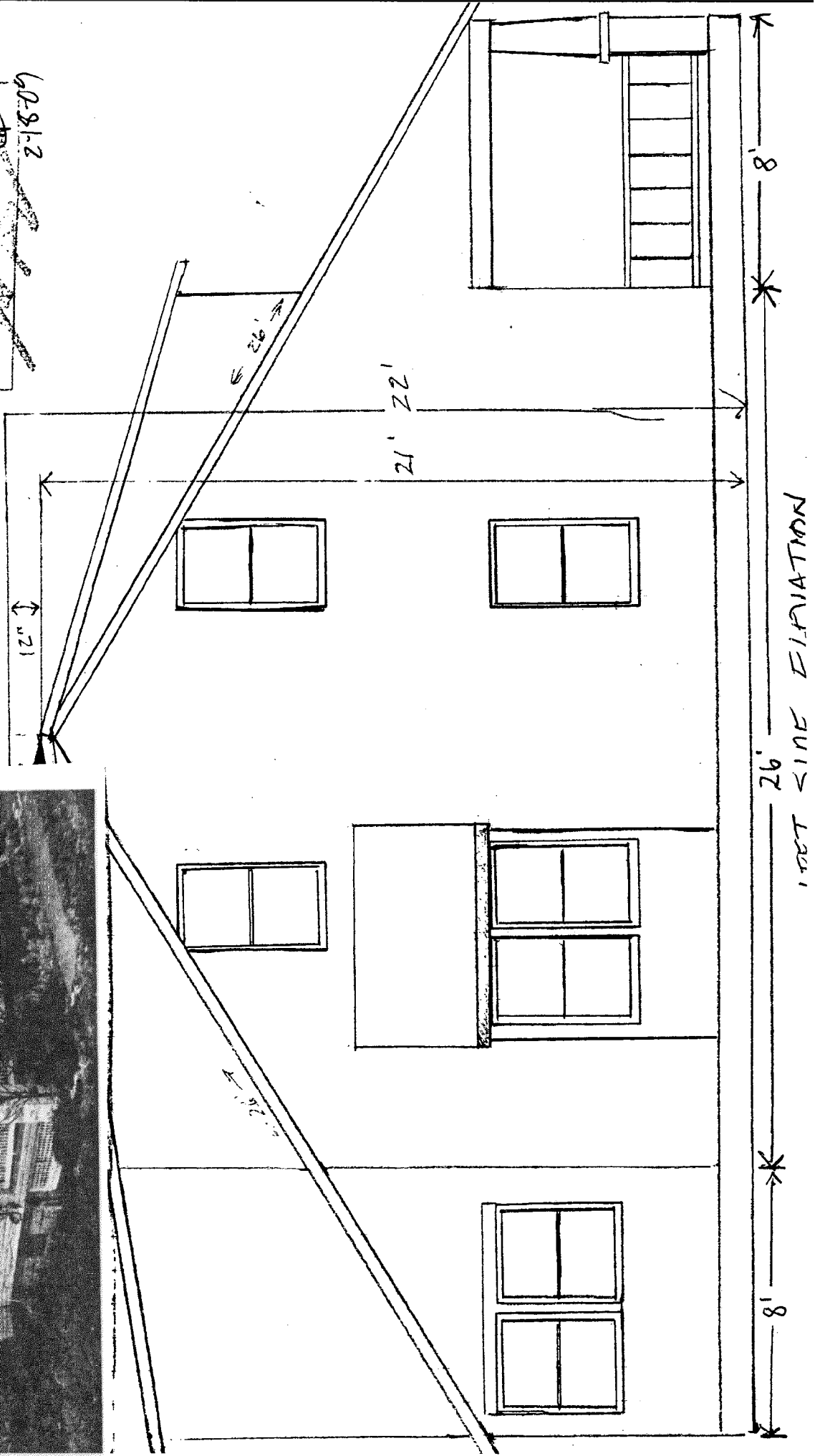
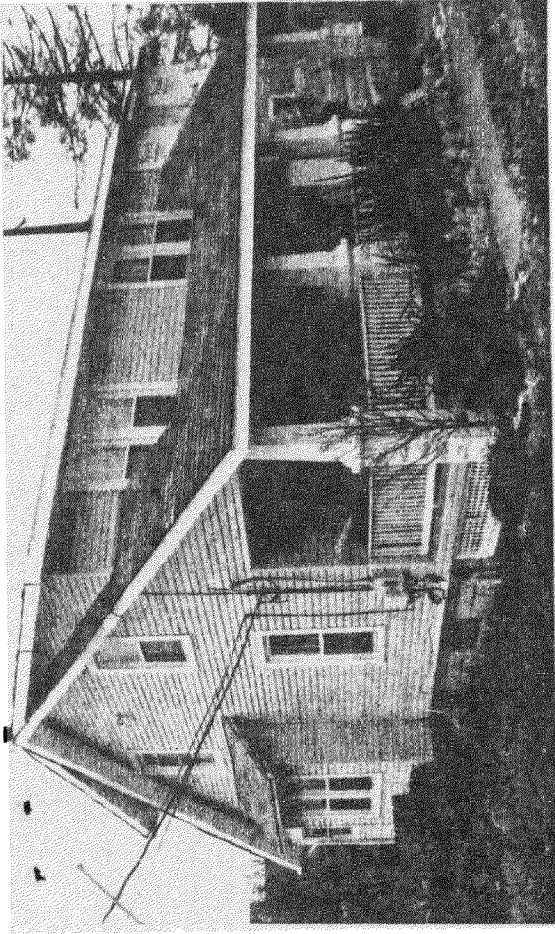
remaining vinyl siding
in future - I told
him to call.

1/4" = 1'

DOUGLAS TRESSLER

APPROVED
Montgomery County
Historic Preservation Commission

2-18-09



NET LINE ELEVATION

DOUGLAS TRESSLER

ROOF LINE OF 2 STORY
ADDITION

PROPOSED REAR
ADDITION

12" OVERHANG

12" I BEAM

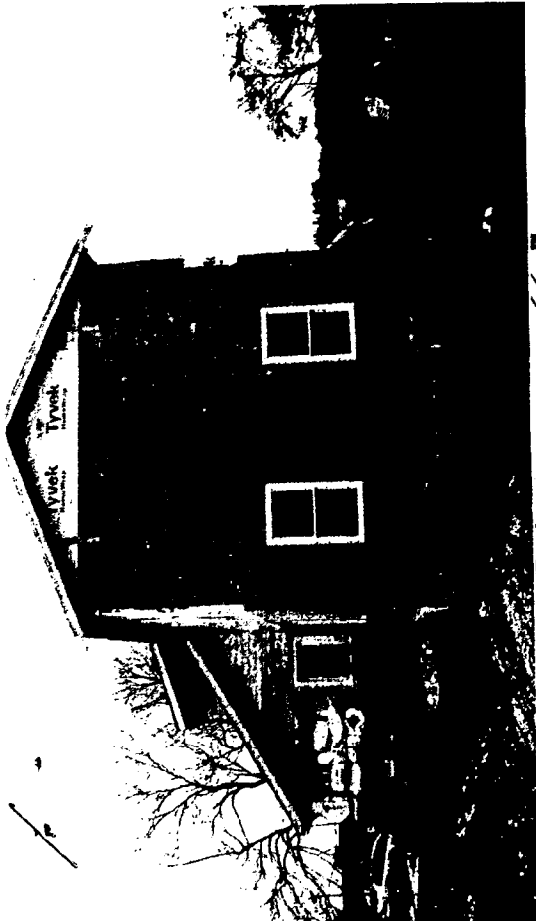
12" I BEAM

JOIST I BEAM

12" FLOOR

FULL BASEMENT

RIGHT SIDE ELEVATION



22'

22"

22"

8'

8'

8'

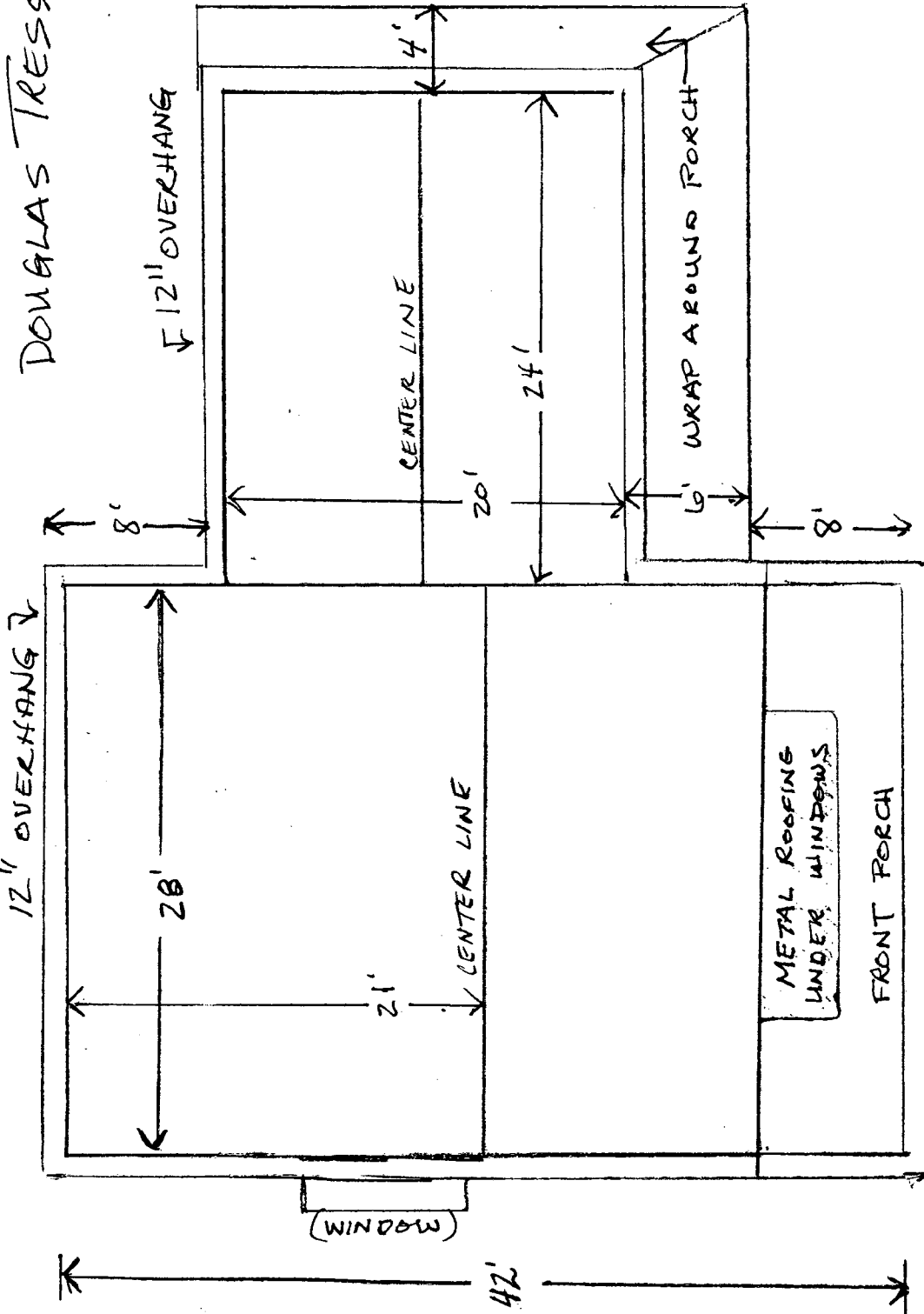
6'

6'

APPROVED
Municipal Building
Historic Preservation Division
2-18-09

1/8" = 1'

DOUGLAS TRESSLER



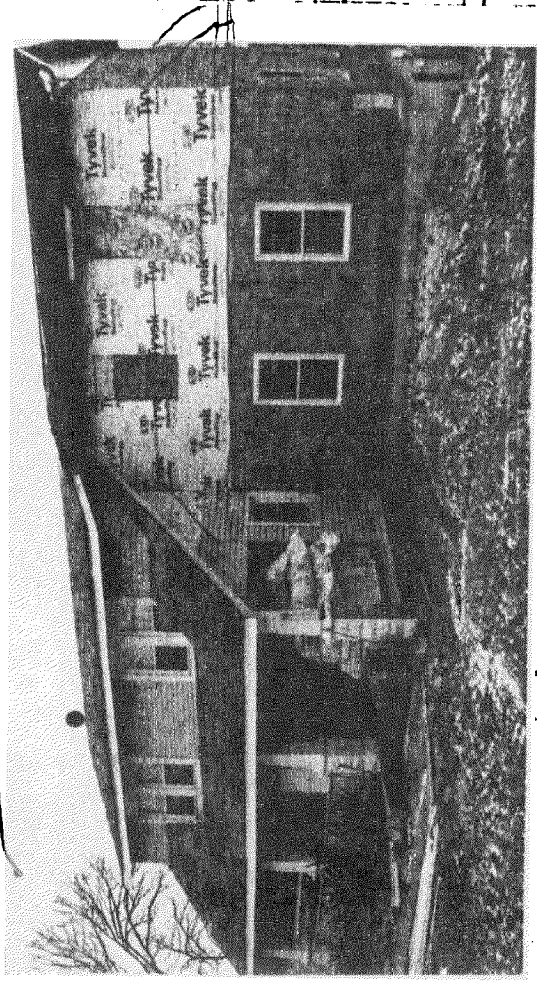
(REAR) 12" OVERHANG
12" OVERHANG
(FRONT)

ROOF ELEVATION

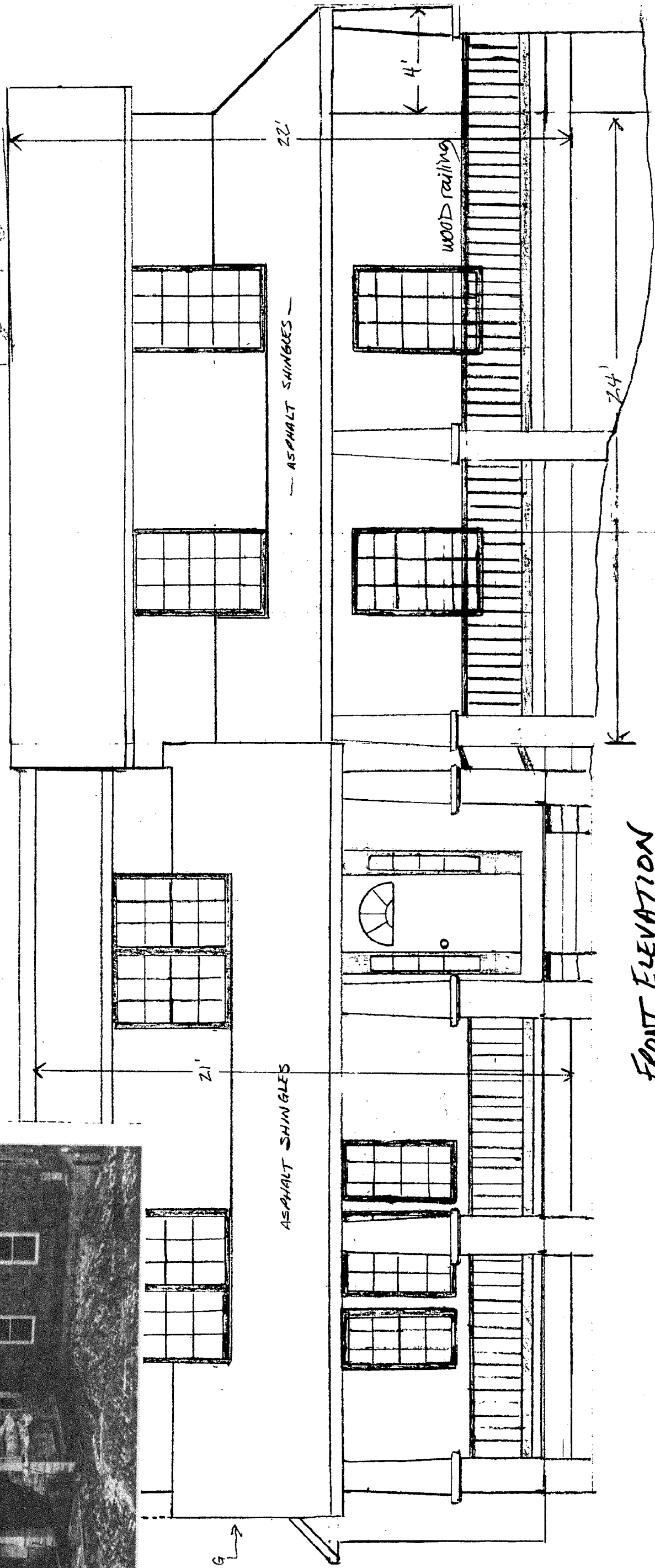
APPROVED
 Historic Preservation
 2-16-09

DOUGLAS TRESSLER

1/4" = 1'



APPROVED
HISTORIC PRESERVATION COMMISSION
2-18-09



FRONT ELEVATION

12" OVERHANG

ASPHALT SHINGLES

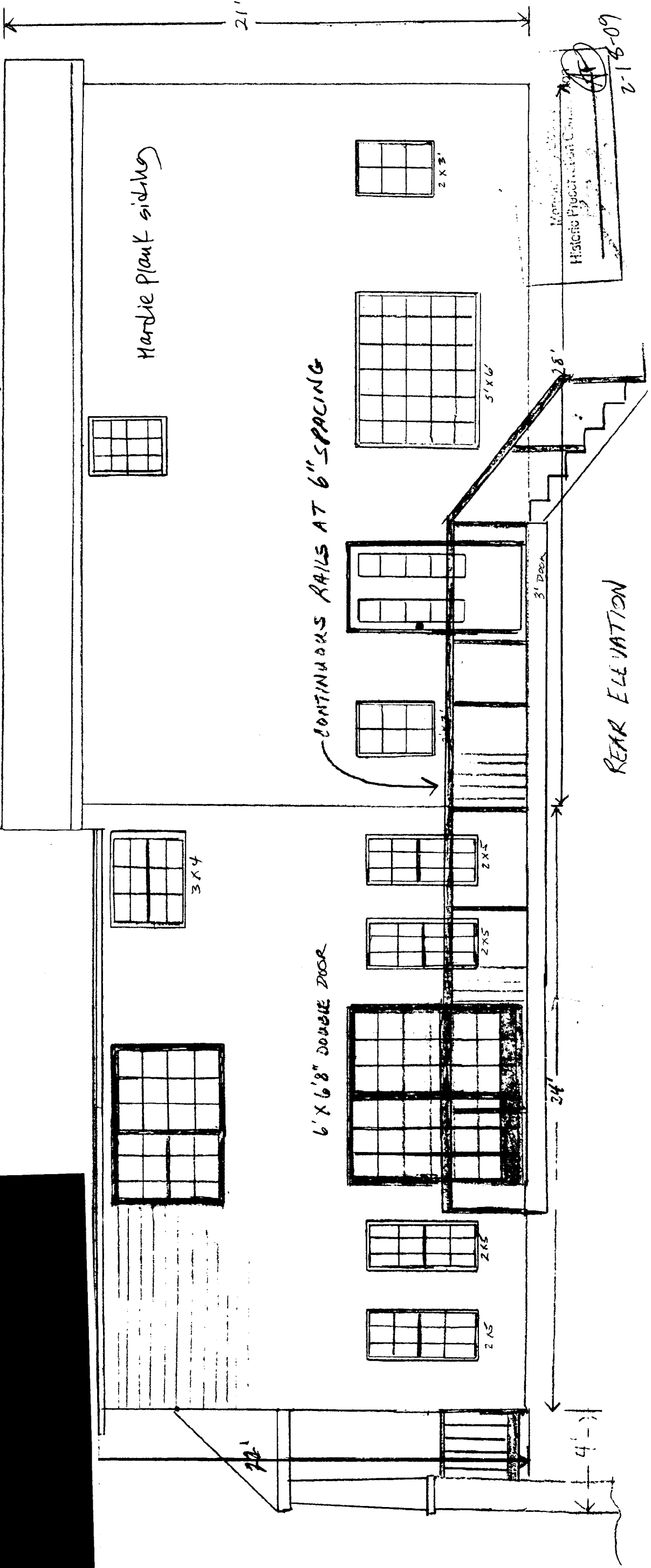
WOOD RAILING

1/4" = 1'

DOUGLAS TRESSLER



PROPOSED REAR ADDITION





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 2/17/09

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 #501284 (revision to HAWP # 437100)—2nd story on side addition and new rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the February 11, 2009 HPC meeting. The condition of approval is:

1. Final details of the plans including materials will be reviewed and approved at the staff level.

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: Douglas A. Tressler
Address: 28230 Kemptown Road, Damascus

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.





DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DOUGLAS TRESSLER

Daytime Phone No.: 240-388-7147

Tax Account No.: 00937350

Name of Property Owner: DOUGLAS A TRESSLER Daytime Phone No.: 240-388-7147

Address: 28230 KEMPTOWN RD DAMASCUS MD 20872
Street Number City State Zip Code

Contractor: (OWNER) Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28230 Street: KEMPTOWN RD

Town/City: DAMASCUS Nearest Cross Street: RIODE RD.

Lot: _____ Block: _____ Subdivision: DIST. 12, TAX CLASS R042

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:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimator: \$ 25,000.00

1C. If this is a revision of a previously approved active permit, see Permit # 495981 / 437100

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.

Douglas A Tressler
Signature of owner or authorized agent

11-25-2008
Date

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/17/09

Application/Permit No.: 501284 Date Filed: 12/2/08 Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT** *CONT DOUGLAS TRESSLER 495981*

a. Description of existing structure(s) and environmental setting, including their historical features and significance:
SINGLE FAMILY DWELLING, 20 X 24 7 STORY
ADDITION TO NORTH SIDE. REPAIR AND
SMALL ADDITION TO REAR OF SECOND
FLOOR OF ORIGINAL STRUCTURE.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
NO IMPACT.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. 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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	28230 Kemptown Road, Damascus	Meeting Date:	2/11/09
Applicant:	Douglas A. Tressler	Report Date:	2/04/09
Resource:	Contributing Resource 15/8 Clagetsville Locational Atlas Historic District	Public Notice:	1/28/09
Review:	HAWP	Tax Credit:	None
Case Number:	15/8-08A RETROACTIVE CONTINUED	Staff:	Anne Fothergill
PROPOSAL:	Alterations and additions to house		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application with the following condition:

1. Final details of the plans including materials will be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Clagetsville Locational Atlas Historic District
 STYLE: Bungalow
 DATE: c. 1920

BACKGROUND

In October 2002, Historic Preservation staff gave the applicant permission to demolish a one-story garage and construct a 3-bay, 1 ½ story garage, finding that this demolition and new construction did not constitute a substantial alteration, as per Chapter 24A-10.

In December 2006 the applicant proposed a one-story addition at the right (north) side of the house, which was determined to be a substantial alteration under Chapter 24A-10. The applicant submitted a HAWP application, which the HPC approved with conditions, including one that required that the addition not be forward of the front plane of the house and another that it could not have vinyl siding. In fall 2008 the applicant submitted plans for the addition showing it smaller and set back from the front plane and with Hardie Plank siding.

In September 2008 the applicant requested that the HPC reconsider and allow the addition to have vinyl siding to match the rest of the house. This request came to the HPC as a staff item and the HPC denied the vinyl siding request.

In November 2008, the applicant met with staff to discuss additional changes to the house. The applicant explained that he had started to construct a 2nd story to the approved one-story addition. The applicant sought retroactive HPC approval for that work, as well as approval for alterations to the historic bungalow. The applicant stated he had stopped all work until he had the HPC approval. Staff advised the

applicant that these major changes would require a new Historic Area Work Permit and advised the applicant to submit a new HAWP application and a complete set of new plans.

In December 2008 staff visited the house and took the photos shown in Circles 47-50.

In December 2008 the HPC reviewed the applicant's application and determined it was not a complete submission. The case was continued until the applicant could provide information requested by the commission:

- Accurate, scaled, and detailed site plan
- Accurate, scaled, and detailed roof plan
- Accurate, scaled, and detailed elevations
- Accurate, scaled, and detailed floor plans
- Accurate, scaled, and detailed section

At this meeting the HPC gave the applicant some general feedback including:

- If the vinyl siding is to be removed, the wood siding on the bungalow should be retained or the applicant should provide documentation on the irreparable condition of the wood
- The applicant should retain the only remaining original windows in the bungalow
- The HPC could support a rear addition starting behind the existing roof ridge and altering the existing rear dormer, but could not support changes to the front of the bungalow or the bungalow's roof line
- The applicant should consider redesigning the 2nd story of the side addition so that the roofline is lower than the bungalow and the addition is more compatible with the bungalow.

The transcript is in Circles 24-45.

In January 2009 the Department of Permitting Services issued a Stop Work Order for the side addition until the applicant receives an approved Historic Area Work Permit.

PROPOSAL

The applicant is proposing to:

- Add a second floor to the approved one-story right side addition—the addition will have fiber cement siding to match the first floor of the addition; the height to the roof ridge will be 22'; the addition will have a wraparound porch (porch materials not specified)
- Construct a rear addition on the first (3' deep) and second floor (10' deep) of bungalow; siding and other materials not specified

See proposed plans and photos of existing conditions in Circles 10-23. The applicant has not submitted a section. The applicant will provide a revised first floor plan showing the existing and proposed porches.

APPLICABLE GUIDELINES

The Clagetsville Historic District was placed on the Montgomery County *Locational Atlas and Index of Historic Sites* in 1976. The historic district is among a number of resources currently being evaluated to determine whether they meet the criteria for designation in the Master Plan for Historic Preservation or merit removal from the *Locational Atlas*. The district will remain on the *Locational Atlas* until such time as the County Council makes a final determination on the district's historic status.

Under Chapter 24A-10 (a) an owner of a property within a *Locational Atlas* district who wants to demolish or make a substantial alteration to the house may choose to 1) submit a HAWP application under the procedures established in Chapter 24A-7 and have the HPC review the application as if the resource contributed to a Master Plan historic district; or 2) request that the resource be evaluated for Master Plan designation on an expedited basis, under the provisions of Chapter 24A-10(b). In this case, the applicant has submitted a HAWP. The HPC should evaluate this HAWP proposal as if this house has been designated a Contributing Resource to the Clagettville Historic District.

When reviewing alterations and new construction within the Clagettville Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

When staff reviews a retroactive application (or partially retroactive, in this case), staff does not review the alterations that have already been made without an approved HAWP but considers the proposed plans. The applicant has made changes to the proposal since the last submission in response to the Commission's feedback and is now proposing two major changes to this house:

- The addition of a porch and 2nd floor on the HPC-approved one-story right (north) side addition
- A rear addition to the bungalow that includes alterations to the rear shed dormer

Guided by "Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland" (the "Design Guidelines") Section 18, staff finds that adding a 2nd floor to the approved addition may be appropriate. The Design Guidelines suggest that the design of new additions be compatible with the primary structure in terms of scale (§18.3), materials (§18.4), and character (§18.5). Further, the Design Guidelines suggest that the roof form and slope of the new addition be in character with and subordinate to that of the primary building (§18.7).

In this proposal, the addition has a substantially smaller footprint and is set back from the front plane of the house which helps it to appear subordinate to the bungalow. It is clearly differentiated in materials, design, and massing. The applicant has added a wraparound porch to the new addition, which softens the overall effect of the addition and assists in its compatibility with the bungalow. Although the side addition is technically 12" taller than the bungalow, it does not appear higher primarily because the new ridge is located about 2' behind the bungalow roof's ridge. While staff and the HPC generally do not support side additions to historic bungalows or additions that are taller than the historic massing, site constraints and other circumstances related to this specific project application warrant the HPC's consideration of a side addition. While staff recognizes that elements of this portion of the proposal may individually raise concerns over their consistency with review criteria, staff finds that the changes the applicant has made to the original plans collectively make a compromise that staff can support.

Regarding the applicant's proposal for alterations to the bungalow, general historic preservation practices allow changes at the rear of the house (Design Guidelines, §18.1) and staff supports a rear addition to this house. It is important that the pitch and form of the bungalow's roof and massing be retained, as per Design Guidelines, §18.7, and the applicant has worked on the design for the rear expansion so it does not alter the bungalow's primary roof line and pitch as had been shown in the previous plans. The applicant is now proposing in-kind roof repairs and a sympathetic rear expansion with changes to the rear shed dormer. Also, the bungalow has major structural problems at the rear of the house (where the sun room is) and the construction of this new addition will help resolve those issues.

The applicant is no longer proposing the removal of the bungalow's vinyl and wood siding or the only remaining original windows. In the future, if the applicant proposes to remove the vinyl siding and retain the wood siding underneath, the work would be tax credit eligible.

The applicant will provide a revised 1st floor plan showing the porches for the Commission's review. The applicant has not specified some materials on these plans and staff recommends a condition of approval that the applicant provide that information for staff review and approval. The materials that the applicant will need to define include, but are not limited to: porch columns and railings, windows, trim, roofing, and siding.

In addition to the HPC's comments, the applicant should review the guidance noted in the Staff Discussion and found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

5.0 ROOFS

Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of the building. The roof is a defining feature for most historic structures. When repeated along the street or within a group of buildings, the repetition of similar roof forms contributes to a sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types. A variety of roof materials exist. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are susceptible to deterioration, and their replacement may become necessary.

Preserve the original form and scale of a roof.

5.1 Preserve the original roof form of a historic structure.

- Most roof forms are pitched, such as gable, hipped, mansard and gambrel roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

When planning an addition to a historic building, one should minimize negative effects that may occur to the historic building. While some destruction of historic materials may be necessitated, such a loss should be minimized. Locating an addition such that an existing rear door may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be

distinguishable from the historic portion, such that the evolution of the building can be understood. This may be accomplished in a subtle way, with a jog in the wall planes or by using a trim board to define the connection.

Keeping the size of an addition small in relation to the main structure also will help minimize its visual impact. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate.
- Locating an addition to the side of a structure is generally inappropriate. However, special site constraints, such as sloping topography or location of a champion or specimen tree, may require a side addition.
- An addition to the rear of a structure must also conform to Montgomery County and municipality setback requirements.

18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

18.3 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic house in mass, scale and form. It should be designed to remain subordinate to the main structure.
- One option to help visually separate an addition from the primary building is to link the primary structure with a smaller breezeway.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- An addition should be simple in design to prevent it from competing with the primary structure.

18.4 Use building materials that are compatible with those of the primary structure.

18.5 An addition should be compatible in character with the primary structure.

- An addition should be made distinguishable from the historic building, even in subtle ways, such that the character of the original can be interpreted. An addition should draw design elements from the historic structure, expressing them in a simplified or contemporary manner rather than striving to perfectly recreate historic building features.
- A change in setbacks of the addition from the historic building, or applying a new trim board at the connection point can help define the addition.
- An addition that seeks to imply an earlier period than that of the primary building also is inappropriate. For example, an addition that is more ornate than the original building would be out of character.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

- It is important to repeat the roof lines and slopes found on the primary structure. Typically, gable, hip and shed roofs are appropriate for residential-type building additions. Flat roofs may be appropriate in certain cases, such as for some commercial buildings.
- Eave lines on the additions should be no higher, and preferably lower, than those of the historic building or structure.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with one condition* the HAWP application as being consistent with Chapter 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,

and with the general condition that the applicant shall present the 3 permit sets of drawings – if applicable – 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.



OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DOUGLAS TRESSLER
Daytime Phone No.: 240-388-7147

Tax Account No.: 00937350
Name of Property Owner: DOUGLAS A TRESSLER Daytime Phone No.: 240-388-7147
Address: 28230 KEMPTOWN RD DAMASCUS MD 20872
Street Number City State Zip Code
Contractor: (OWNER) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28230 Street: KEMPTOWN RD
Town/City: DAMASCUS Nearest Cross Street: RIDGE RD.
Lot: _____ Block: _____ Subdivision: DIST. 12, TAX CLASS R042
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimator: \$ 25,000.00
1C. If this is a revision of a previously approved active permit, see Permit # 495981 / 437100

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.

Douglas A Tressler
Signature of owner or authorized agent

11-25-2008
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 501284 Date Filed: 12/3/08 Date Issued: _____

(8)

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

1. WRITTEN DESCRIPTION OF PROJECT

CONT. DOUGLAS TRESSLER 495981

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

SINGLE FAMILY DWELLING, 20 X 24 72 STORY
ADDITION TO NORTH SIDE, REPAIR AND
SMALL ADDITION TO REAR OF SECOND
FLOOR OF ORIGINAL STRUCTURE.

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

NO IMPACT.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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

- a. 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.
- b. 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 MAKING LABELS.

9

28230
Kemptown
Road

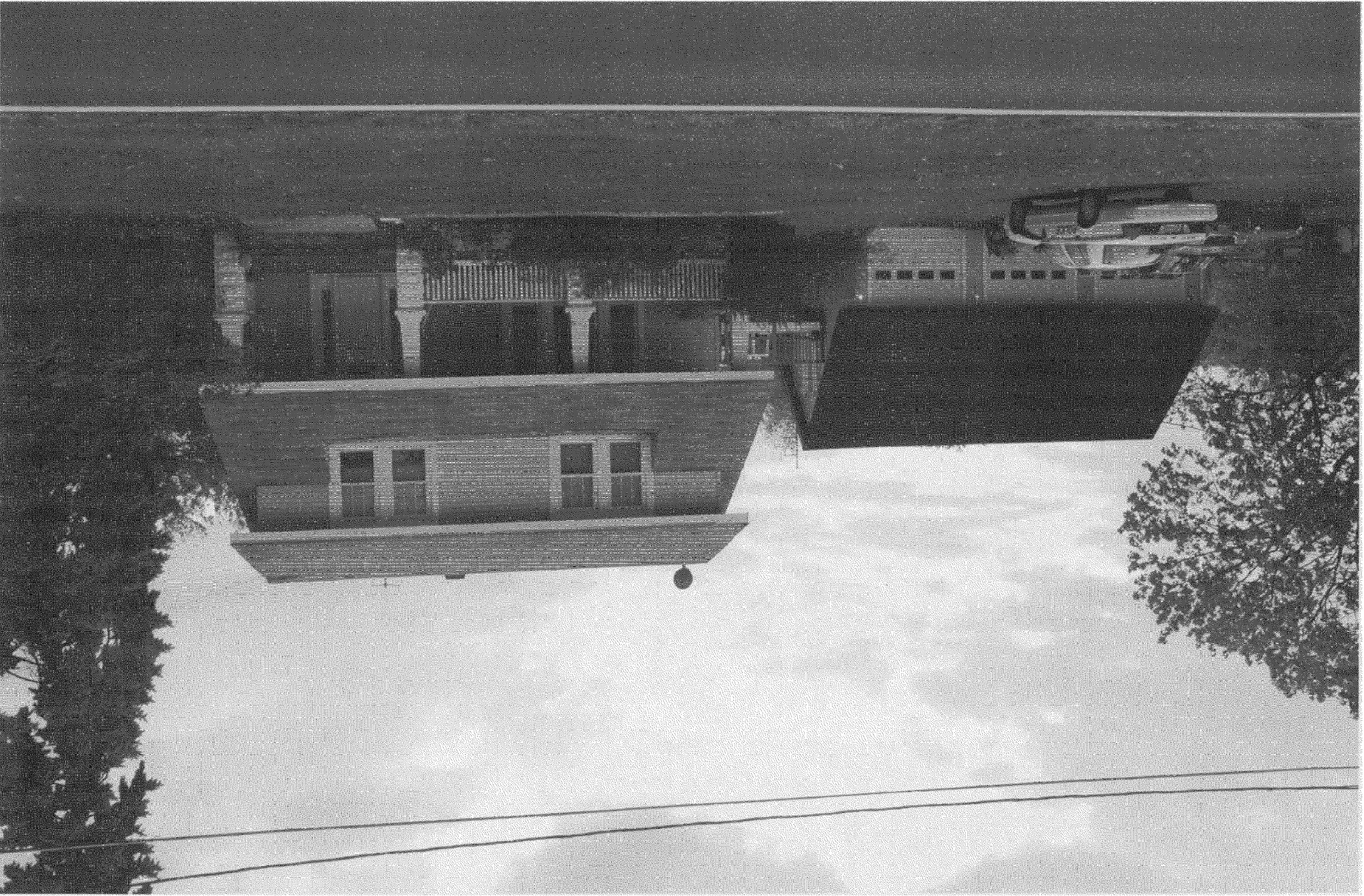


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11
32

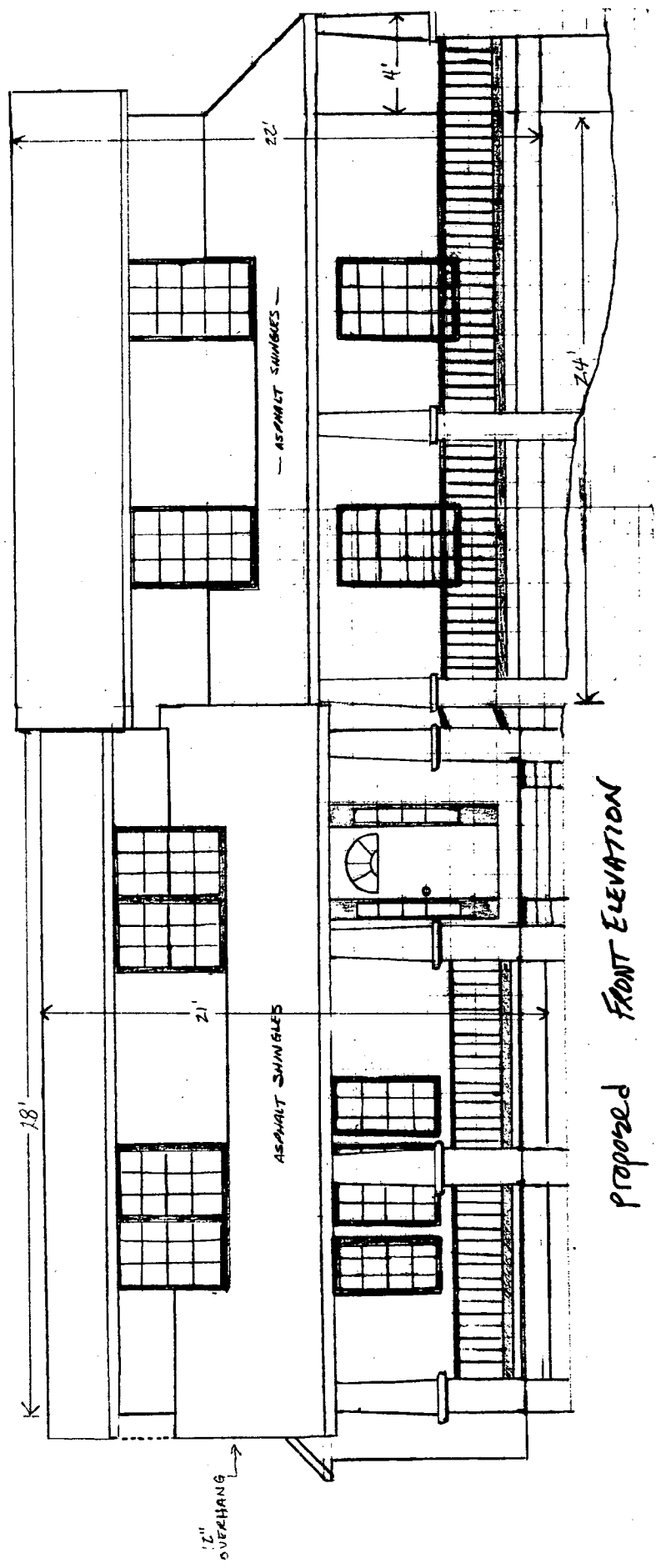
(12) (P)

Front without side addition



DOUGLAS TREESUEX

1/4" = 1'

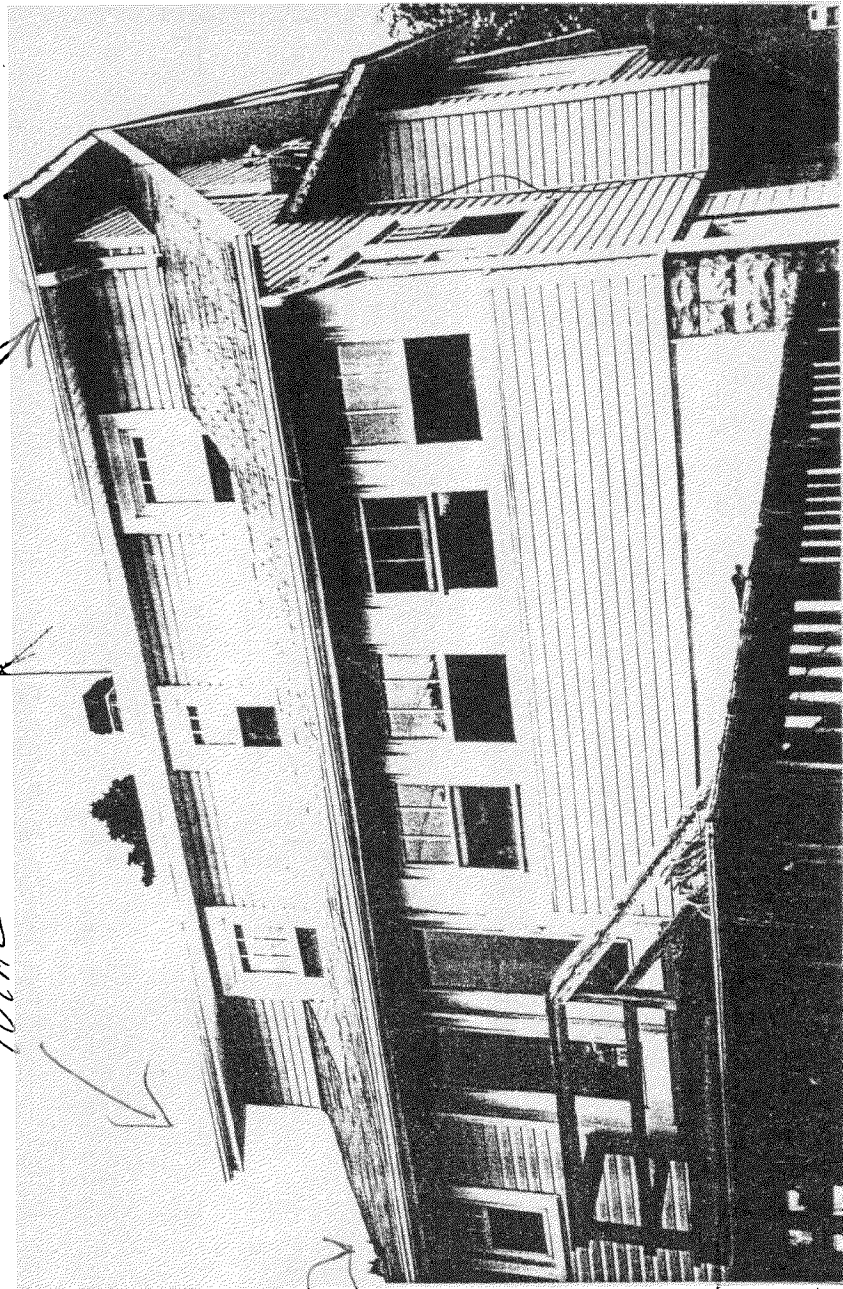


Proposed FRONT ELEVATION

(5)

rear

TOTAL NEW ROOF IS NEEDED



SECTION TO
BE REBUILT

(14)

(5.5)

OLD RAIN DAMAGE HAS CAUSED
RAFTERS TO ROT AND DECAY.
RAFTERS HAVE TO BE REPLACED

DAMAGES

right



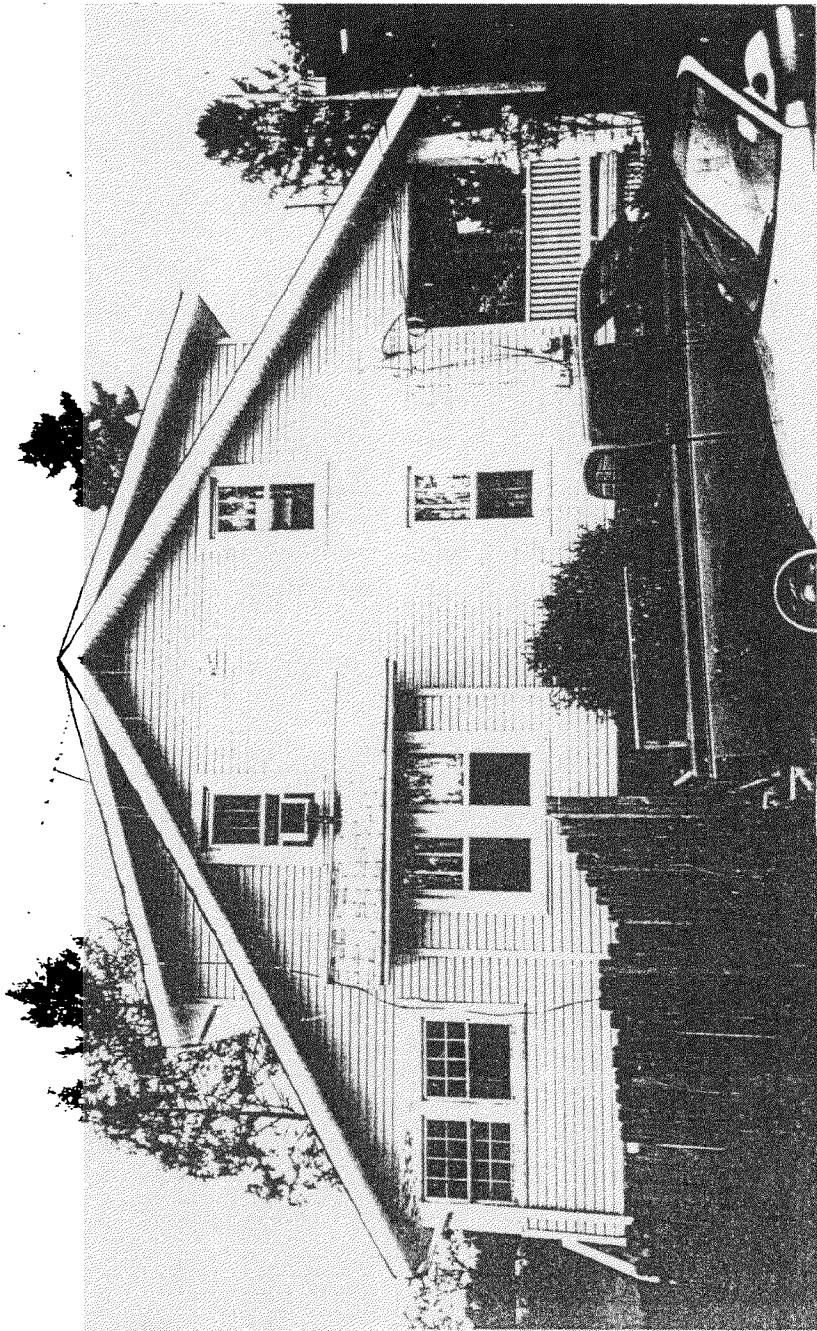
TERMINAL DAMAGE FROM YEARS
AGO HAS CAUSED THIS COLUMN
TO LEAN OUT, CAUSING THE
ENTIRE ROOM TO SHIFT AND
LOWER APPROX 1 1/2 INCHES.

(16)

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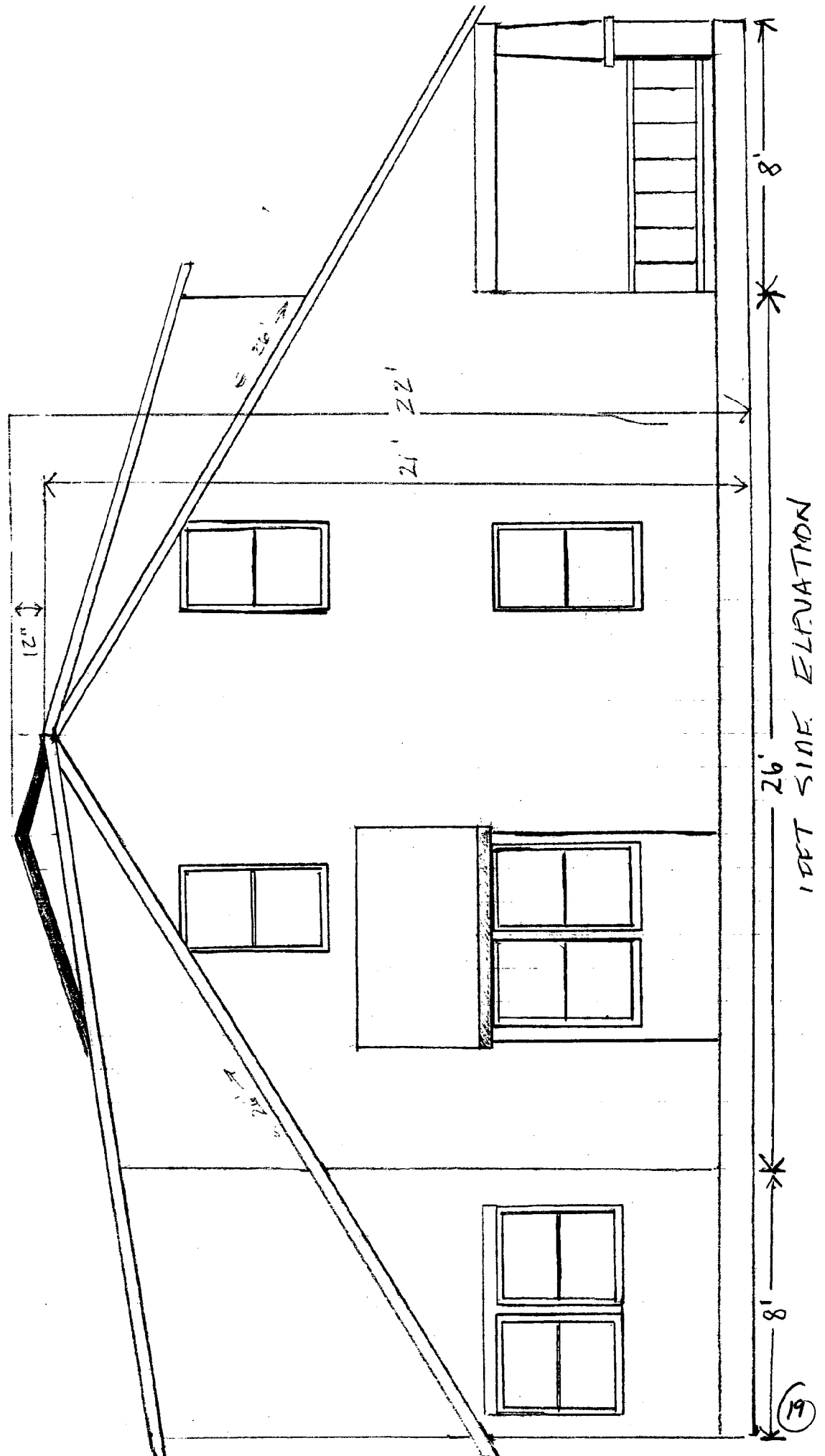
left side

CURRENT
STRUCTURE

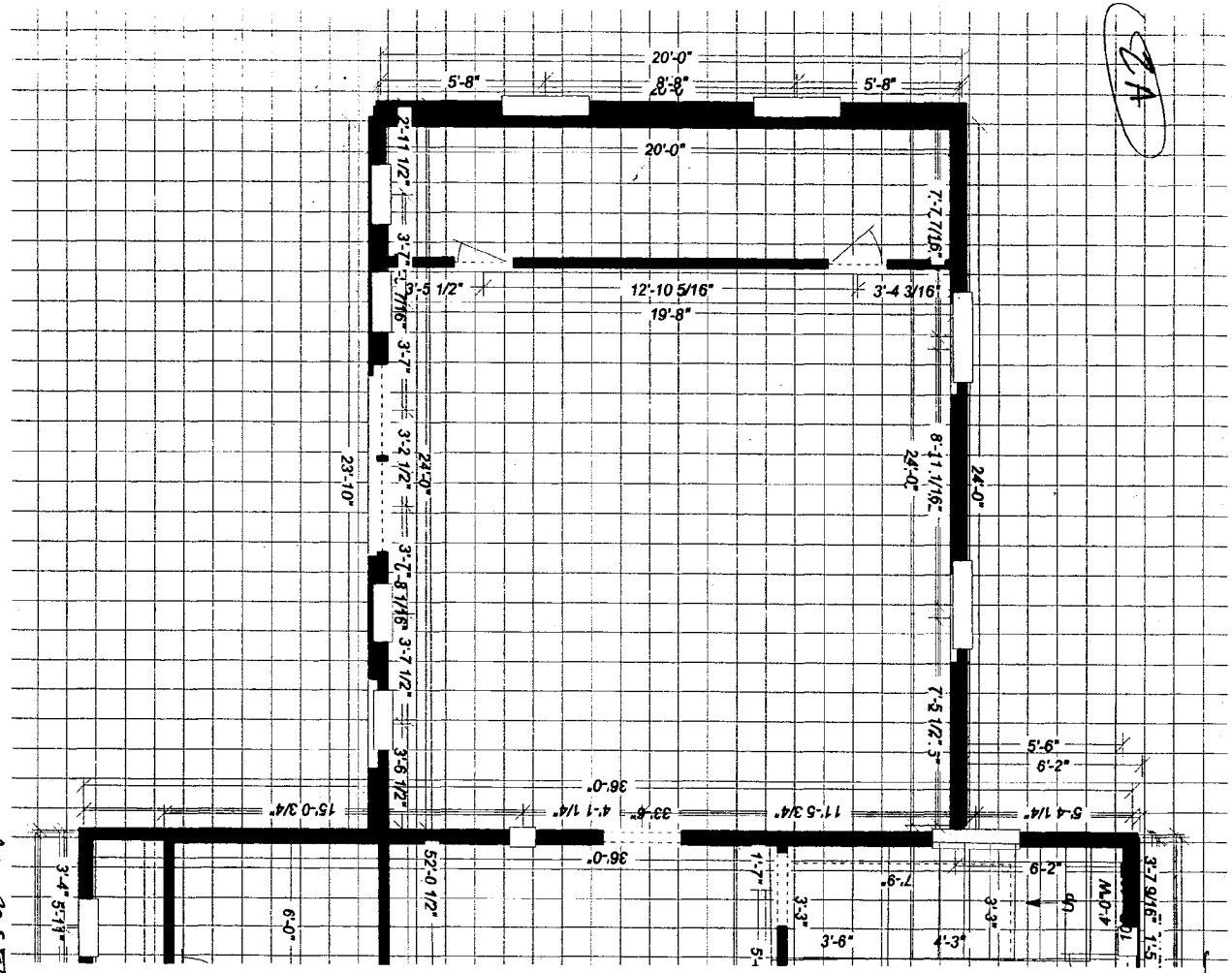


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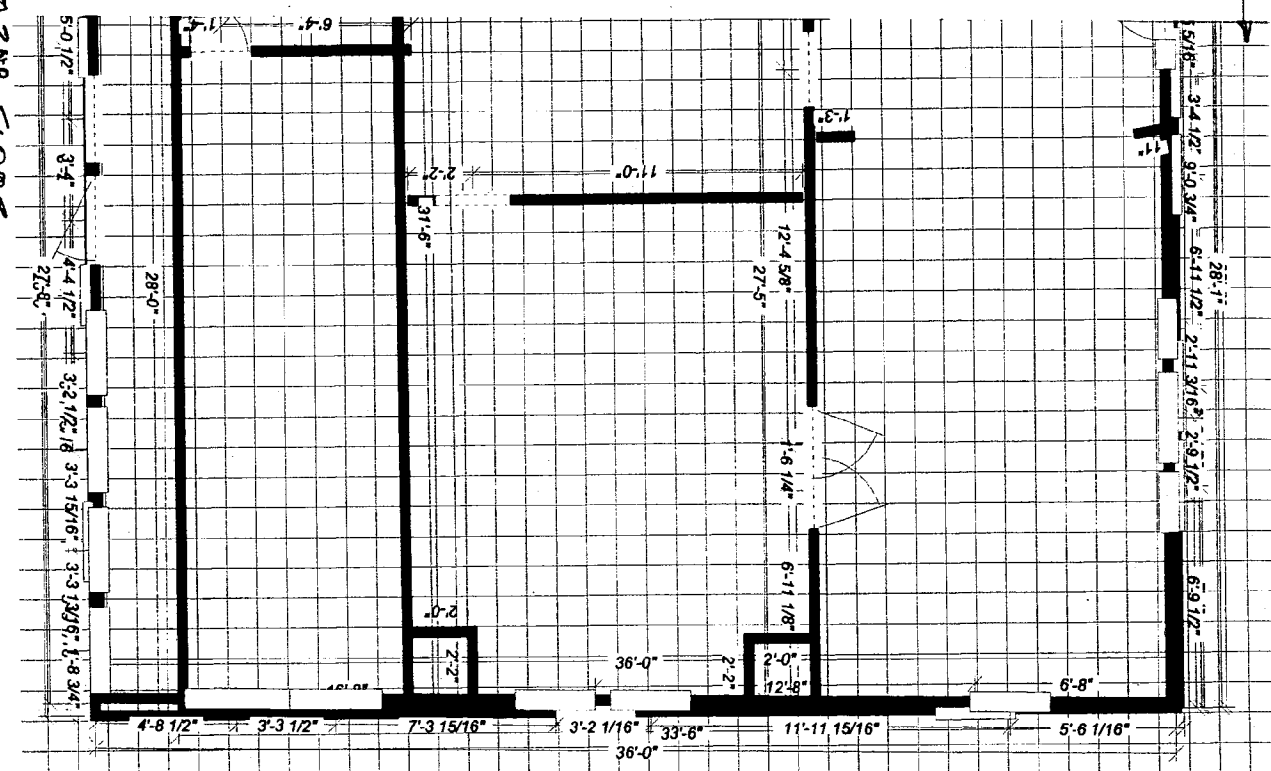
$\frac{1}{4}'' = 1'$
DOUGLAS TRESSLER



2A



PROPOSED 2ND FLOOR



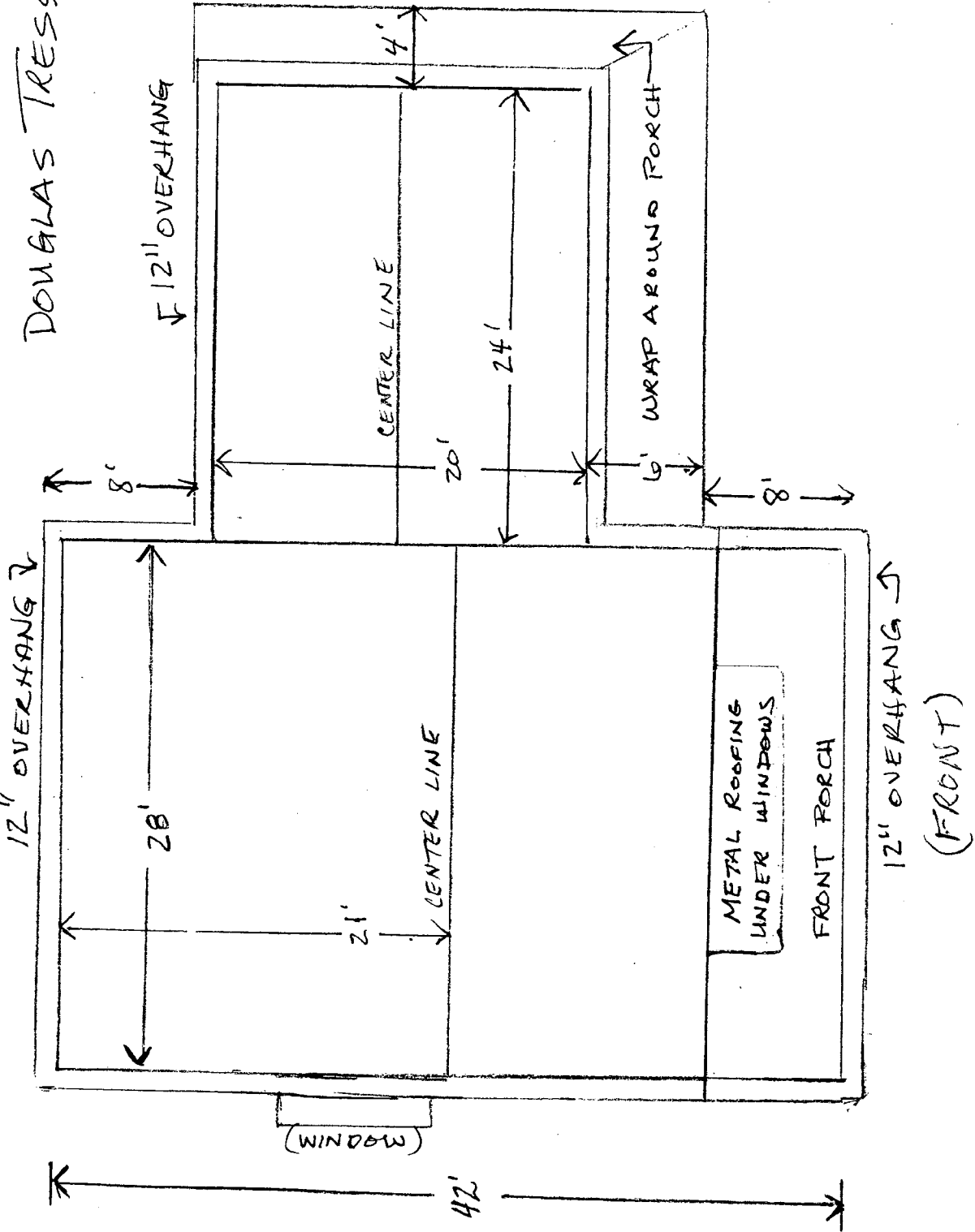
Proposed 2nd floor

22

2B

1/8" = 1'

DOUGLAS TRESSLER



ROOF ELEVATION

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

----- X

3

:

HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-8000

4

106 Park Avenue :

5

----- X

6

:

HISTORIC AREA WORK PERMIT - : HPC Case No. 15/08-08A

7

28230 Kempton Road :

8

----- X

9

:

PRELIMINARY CONSULTATION - :

10

10902 Seven Locks Road :

11

----- X

12

:

13

----- X

14

:

15

----- X

16

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17

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18

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19

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A meeting in the above-entitled matter was held on December 17, 2008,
commencing at 7:32 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring,
Maryland 20910, before:

COMMITTEE CHAIRMAN

Jef Fuller

COMMITTEE MEMBERS

Caroline Alderson

Leslie Miles

David Rotenstein

Nuray Anahtar

Lee Burstyn

ALSO PRESENT:

Scott Whipple
Anne Fothergill
Rachel Kennedy
Joshua Silver

APPEARANCES

STATEMENT OF:

PAGE

Dana Haden	7
Doug Tressler	18
Michael Bruckwick	49
Kevin Johnson	50
Bernard Scott	52

MR. FULLER: The next case this evening is Case E at 28230 Kempton Road in Damascus. Is there a staff report?

MS. FOTHERGILL: There is. I want to give you a little background before we get into the proposal. This is a property in the some say Clagetsville, some say Clagetsville Historic District, which is on the Locational Atlas, and it's in Damascus, and you have not seen many applications here, so I want to explain again what it means to have a historic district on a Locational Atlas and what the options are for a property owner who wants to make changes.

This district is currently being evaluated to determine whether or not it meets the criteria for designation in the Master Plan, and it will remain on the locational atlas until the County Council makes a final determination. So the current status is the Locational Atlas. Under Chapter 24(a)(10), an owner of a property within a Locational Atlas District who wants to demolish or make a substantial alteration may choose to submit a HAWP, and it is reviewed as if it contributes to a Master Plan Historic District, or the other option is to request that the resource be evaluated on an expedited basis.

The applicant has submitted a HAWP and so the staff reviewed this and the commission should review this as if it's been designated a contributing resource to the Clagetsville Historic District. Some other background information is that the commission actually reviewed a proposal for this house in 2002. This is a circa 1920 Bungalow in the middle of the district, although as you can see from this photo, it's adjacent to a, I think it's a hundred acre farm, is right next to it. But the district does go to the north and south of this house.

In 2002, the commission, oh no, sorry. In 2002 the applicant was given permission to construct a three bay garage, which you'll see, but in 2006, the HPC reviewed plans for a one-story addition to be constructed at the right or north side of the house, and the commission approved that application with a few conditions. One was that the addition needed to be pushed back so that it wasn't

flush with the front plane of the house, and the other was that the addition couldn't have vinyl siding.

The existing house, the bungalow, is covered in vinyl siding. The applicant then this fall submitted plans to go for the building permit for the addition that showed it set back from the front porch and with Hardi-plank siding. So the applicant met those conditions of approval. After that, the applicant submitted a request to the commission as a staff item asking for reconsideration for the addition to have vinyl siding, and the commission again denied the vinyl siding request.

So the applicant went for their building permits, starting construction of the one-story addition, and then began to construct a second story on that right side addition, and that is where we are now is that the applicant is coming to the commission for retroactive approval that work has begun, and he would like to construct the second story addition as shown in both the photos and the plans that were submitted. And then the applicant is also proposing some new changes to the bungalow, and those include a rear addition on both the first and second floor of the bungalow, and to accommodate those additions, the roof of the bungalow would change. It appears that the roof ridge of the bungalow would be raised about 20 inches, and the rear shed dormer would be removed, and so the pitch on the form of the bungalow roof would be altered to accommodate this rear expansion.

The applicant also proposes to remove the vinyl siding from the bungalow, remove the wood underneath and install fiber cement siding or Hardi-plank siding to match the new addition, which is Hardi-plank. And then there are some window changes. Two windows on the left side would become one new window as shown in the plans. And I'm going to show you some photos and then explain the staff discussion.

This is as you're driving up Kemptown Road and you can see the house because of that large farm, the house is visible as you approach, that's the left side of the house as you get closer. And then I put this one in because really what we should be doing tonight is talking about the house as if the second story of the addition hasn't yet been built, and just talking about it as a proposal. So this is

actually before even the first floor construction had begun. But this is the house before the one-story construction began.

And then these are current conditions, and I'll just go through these. This is the two-story side addition, and this is, I believe, the current condition. There's been no work since we had the discussion about the need for retroactive approval. And one thing that staff talked about with the applicant is, well, a number of things have been discussed, but one is the idea that an important feature to be retained about this Bungalow is its roof form and pitch. And so we showed an example of a similar house in Takoma Park that has a rear addition that's clearly defined, it didn't alter the roof of the historic massing, but it did accommodate a two-story rear addition, and so we suggested that perhaps the applicant could consider a design of something like that, leaving the roof intact.

I think in general the commission is supportive of rear expansions so long as the original form and massing are retained. So in terms of the staff discussion that this is complicated on two levels. One is the retroactive part, but I would really advise that at this point for retroactive application the commission look at it as a proposed application and not as already built because that is what we're guided to do when they're retroactive case.

So there are two main issues. One are the changes to the bungalow. I don't think that preservation guidelines support removing the wood siding under the vinyl. However, the removal of the vinyl siding would be supported, would be tax credit eligible, and staff would recommend that. Staff would support a rear addition, you know, that's more sensitive and compatible, and is happy to continue to work on design ideas for that. And then in terms of the side addition, I don't think that a two-story side addition to this resource that, you know, with it set back from the front and a lower roof line is actually something that would be problematic. It's just a design issue, I think, that hopefully between your discussion with the applicant and some design work, they can get what they need for their program a two-story side addition, but that's the roof line is lower, it's subordinate to the main historic house,

and allows that form to remain prominent.

Because of all these issues, staff has recommended that this application be continued while some more design work is discussed. The applicant did submit tonight a sketch of a different design for a rear addition, and that was provided to the commission upstairs. And the applicant is here, and I know eager to talk to you about all the different issues with the house.

MR. BURSTYN: Could you go back one picture, please?

MS. FOTHERGILL: Sure. This one?

MR. BURSTYN: Yes.

MS. ALDERSON: Can we see the other, the front, afterwards.

MS. FOTHERGILL: Which?

MS. ALDERSON: The front version of this.

MS. FOTHERGILL: Lee, are you ready to move on? Commissioner Burstyn?

MR. FULLER: That's, I think, a telling photo we want to have for discussion.

MS. FOTHERGILL: Okay, I can leave it here and then if you want me to move it around, I'll move it around.

MS. ALDERSON: That's great.

MS. MILES: Can I ask a question? Do you know if the existing windows that were behind what is the new second story addition, if they have been retained?

MS. FOTHERGILL: To be honest, the house has all replacement windows except for, I think, two, and the applicant can discuss that. But the house has had a number of alterations, including the vinyl siding and replacement windows.

MR. FULLER: Any other questions for staff? If the applicant would like to come forward, please. Good evening and welcome. State your name for the record.

MR. TRESSLER: Douglas Tressler.

MR. FULLER: Do you want to make a presentation on your behalf, or do you want to just have the commission ask you questions?

MR. TRESSLER: No, I probably, I'm not sure that it would be titled a presentation, but I would like to say a few things.

MR. FULLER: Please.

MR. TRESSLER: I just wanted to share a little background of what I am doing and why. When I bought this house in 1994, it had sat empty for a number of years. It was being sold by the Estate of Ida Mae Moxley, and that's when we bought it. When we bought it, it had no air conditioning. It had no dryer or dishwasher, both those. It had no closets, and no insulation in the walls whatsoever, none. There was three inches of old insulation in the ceiling and that's all it had.

And at the time the police department was paying \$24,000 a year so we didn't have a lot of options in Montgomery County, but we wanted to stay in Montgomery unlike a lot of the police officers are moving out of Montgomery County just to make it affordable. So after we moved in, over the years there had been significant damage caused by an old termite problem that was there obviously before we moved in on the back part of the first floor in the back room. The corner joist had been eaten away, and they started rotting and sinking down which caused the back pillars to push out, and actually caused the room to start to pull away from the main structure.

So over the years I went back with 2 x 6's and joist hangers and things and tried to correct it and stabilize it until I could afford really to tear it off and to redo it. And at the time, well we had two girls in college so there wasn't a whole lot of room there to work, the last one just graduated last year. But the windows that were mentioned, they were a mix of vertical and the old eight square grills. All of the windows were the old single pane. Many of them were cracked. They were all painted shut from the inside and out. They were cold and noisy in the winter, and baking hot in the summer. So I replaced all of them except the two windows around 1998, I think that's when it was. And the two

windows that were existing are on page 12. And that's the only existing windows from the original structure.

Now, the main problem with this house I found after moving in is it was not built to the original specifications. The original plans called for the house to have eight foot, six inch ceilings in the first floor, and in the second floor. When in fact the ceiling height in the first floor is seven feet, eight inches, and in the second floor it's seven feet, six inches. Now by lowering that, what that has caused is the dormers to be flat, and they leak all the time. I just can't get them to stop leaking. We've painted over and over. I had a company come in and paint it with rubber based paint, and what that has done over the years it has caused damage to the inside. I took a picture just of one, a couple of things if you would like to see them of what the problem. I first noticed because the stair height wouldn't even pass inspection today. They could not build this house today, and I have to stoop every time I go up and down the steps. What you can see, and that's the result of the stairway, of the ceiling height actually being that much lower than it's supposed to be.

And with those flat dormers, the main problem is the storms always come from the back of the house over the northwest corner. And that flat section constantly leaks. Like I said, it's been repaired and repaired, and there's significant water damage because of that. Now my solution to all of this is to remove that old section at the back of the house, remove the old columns, replace them with a concrete wall, the way it should have been done to start. Rebuild that section from the base up to the roof, and that will eliminate the leaking problem from the dormer, and by going straight up, it will give me some room to build a few closets and replace that old damaged roof. By replacing the rear wall, and the tresses, I can then insulate. I can run proper wiring, and I can run air conditioning.

Which it's pretty basic here in Montgomery County, I think it's probably one of the few houses around that doesn't have central air. When my original plan was approved in December 2006 for the one-story addition on the side, one of the requirements was that it could not extend beyond the

front of the structure. I think in the review that you had in front of you it said that one of the requirements was that it be pushed back to the front plane. That's not correct because I moved it back and I downsized it on my own volition. That wasn't a requirement. The only requirement was that it not project beyond the front plane of the house. And I moved that back and downsized it, so it'd be easily distinguishable from the original residence. Changes from the rear of the house are not really visible from the main roadway.

Twenty-seven is the only, or Route 80 is the only road that it's visible from. The rest of the house is surrounded by farms. And the front of the house will remain 100 percent the way it was so I can protect any historical significance that might be there. I recently wrote to Sears and requested the original house plans and photos to assure that I can maintain the historic beautification.

Now, as for the siding, I know that has been an issue. The original wood siding is full of nail holes. It was part of the rotted, it had been painted over paint, over paint, over paint. And I had a contractor look at it, and I was given a price of \$10,000 for one side to remove that old paint. Because it was lead based paint, they said it was hazardous and that's what it cost. And to insulate the walls, every 16 inches a hole has to be drilled into that existing wall for insulation to be blown in. My only option there is to remove all of the siding, have the holes drilled and have insulation blown in, or take all the siding off, put the insulation in and then put new fiber cement siding on it. The old siding was just so damaged that it cannot be saved. And I've agreed to replace all of the vinyl siding. For some reason the commission apparently doesn't like vinyl siding. So I've agreed to replace all of the vinyl siding with fiber cement, and it's virtually indistinguishable from wood siding if it's put on properly.

Now, I'm not going to go any further, but in closing, I'd like to say that I'm not trying to build a mansion or I'm not trying to make any unnecessary changes. The finished house would be about 2100 square feet, which is not large by any measure. I just wanted to make the house a little more liveable, a little warmer in the winter, a little cooler in the summer, where I don't have to use space

heaters and extension cords in the winter, and space heaters, or extension cords and window air conditioners in the summer. And I'm trying to do this all while working with the commission to maintain the historical significance of the residence.

Now, I understand that the area was placed on the atlas in 1976 for review. That's 32 years ago, and I've been working with HPC since October 2002 and at that time, and we just discussed that a little bit earlier, I was curious at that time they said that the review was under way, and this is December 2008. That's six years. The Supreme Court works faster than that. And, I'm just, because I kept waiting and waiting, because I kept hearing well, next summer we're going to review it. Next summer we're going to review it. And I think by denying my permit, it clearly violates the spirit of Section 24(a), especially sections (3), (4), (5) and (6). And, the property has not been designated. And I personally don't think it ever will be, because that part of Damascus is not unlike any other small town in Montgomery County. There's a combination of old houses and new houses, large and small and everything in between. The houses across from me are all brick homes that were built in the '60's. The house directly behind me is still under construction. And they haven't even moved in yet. But, I've been a police officer for 20 years and I have always tried to live by one rule, and that's just do the right thing. And so I'd like to ask each of you in this situation, just do the right thing and put yourself in my situation, and do the right thing. Now, if you have any questions, I'm certainly open to them.

MR. FULLER: Thank you. I guess one question for staff, in the current Master Plan Amendment that's before the County Council, is this district, what's the status? Is this district addressed or not?

MR. WHIPPLE: No, it's not. This is currently being evaluated and we hope to have that wrapped up at staff level, the staff level evaluation wrapped up by spring time.

MR. FULLER: I just couldn't remember. I didn't think it was.

MR. WHIPPLE: No, it is not.

MR. FULLER: Because there are a number of things in the Damascus area that the HPC did put forth and it's in front of the County Council, and it's been sitting there for quite some time. Okay, are there questions for the applicant, and I'd like us to try to break this into two parts. The first discussion I'd like us to have is whether or not there's enough information in front of us to review this as a HAWP, as sort of a baseline, and then from there, to get into specifics as to the application in front of us. So, comments as to the materials that we have in front of us.

MS. MILES: I would say that we don't have enough information in front of us to review it as a HAWP, and I would propose that we should continue the matter until we can get some more information. I would also like to see the district in a broader, the proposed district in a broader context because I'm not familiar with it.

MS. FOTHERGILL: I realize this may not be what you're looking for, Commissioner Miles, but I do have some photos of the adjacent and confronting properties if you want to look at them. You want me to pass them around?

MS. MILES: Could you?

MS. FOTHERGILL: Okay.

MR. FULLER: I guess since I brought it up that way, you know, in our looking at a plan, we should have scaled drawings, floor plans, elevations, sections to be able to see the relationships between the pieces, and the application that we heard before in Case C, was lacking, everything was to scale but it was lacking the detail, and that's what we said, okay, that can be solved at a staff level.

My concern is here with what we're looking at, and they don't have to be architecturally drawn drawings, but they've got to be to scale. We've got to understand how the roofs align, how the different pieces come together and, as a HAWP coming in front of us, we have two types of things that happen. We either have HAWPS, which is what this has been brought in front of us, where we have two choices, three choices. We can approve it, we can deny it, or we can continue it and come back in the

future. Things that come in front of us as preliminaries are brought up much more in the line of okay, let's get input so that we can work out details and go forward.

I am personally afraid that if we were to vote on this as it sits tonight, and I'd like to get more of the commissioners to speak to it, but I don't think it would be approvable with the information in front of us. Staff has recommended a continuance. This has not met our 45 day time limit so we could actually take that action on our behalf although we usually ask applicants for their concurrence, but I'd like the other commissioners to talk about whether they feel the application is complete or not.

And if we then agree that we're treating it more as a, I'll say that it's going to be continued, then we would essentially go through and provide more dialogue back and forth, because we're really not here as part of a HAWP to be, I'll say, helping you design the project or solving the problems. So, is there any other input as it relates to the completeness so the applicant can get a tenor of more than just two of us, our opinions?

MR. BURSTYN: Well, I have another twist, course. Under the applicable guidelines, somewhat, I'm just concerned about that if the resources of the district currently being evaluated to determine whether they meet the criteria, and I believe the map of the district, this house is on the edge, right?

MS. FOTHERGILL: It's sort of in the center if you look at that map. I circled it on there. I don't now who has it right now, and can point it out. The district is sort of bisected, but this is technically --

MR. BURSTYN: Where's the boundaries?

MS. FOTHERGILL: All of the yellow.

MR. BURSTYN: It's kind of a gerrymandered district, here and there, and it sits next to a property, I guess it's this farm, that's not in the district.

MS. FOTHERGILL: That's right. The lighter shade of yellow is a locational atlas individual

site. So also on the atlas, but instead of being part of the historic district, it's a farm and it's going to be looked at as an individual historic site. But all of the darker shade of yellow.

MR. BURSTYN: And what is the land that runs behind this property?

MS. FOTHERGILL: That's actually where you saw in one of the slides, and Mr. Tressler referred to, there's new construction. It's outside of the district. You saw it in the front photo. You can sort of see it back there. Do you see, Commissioner Burstyn, on the screen now on your monitor?

MR. FULLER: I'm not exactly sure where the question is going because is in a locational atlas, so its status is predetermined. There's only two things that can happen, either the applicant brings it before us voluntarily, or it's brought in front of us and a decision is made as whether to put it on the register or not.

MR. WHIPPLE: And just to clarify that point, it's brought before you and then the planning board, and ultimately the County Council, and that is an option available to the applicant. The expedited review is 195 day process, so the evaluation would have to be done within 195 days.

MS. ALDERSON: It's a lot more time to wait to finish your project.

MR. TRESSLER: The only thing, if I may interject, the work on the original Bungalow I have no problem in waiting, working with staff, whatever we have to do to correct that problem. But what I would request to let me finish what has already been built.

MR. FULLER: I believe you're going to hear there's some concerns with what's been built and how it sits there.

MS. ALDERSON: I would need to entertain a discussion about removal of original material. We normally need documentation on the condition of that material so, that would be exploratory some removal of some siding to show that condition, because normally wood is a very repairable material. So usually, if it's still there, owners are able to retain it, so we would need that documentation. And also, additional documentation on the condition of that side window and what the

particular concerns are with retaining it as is, because normally that would not be removed without a compelling reason, because we do have one very intact original side on that side of the other house.

The other piece of information I would like to explore, and I hope you're going to pursue a continuance to bring more material in, is for the discussion about the second story of the addition because we didn't have an opportunity to talk about that last time, and specifically, I'm interested in what could be done to better relate the two principal roofs. It may mean some modification. I would like to explore whether these two roofs, rather than by simply raising the adjoining roof so that it's taller, whether they might relate a little better. It's a little awkward of a connection and maybe that's something you could explore.

MR. TRESSLER: It was. And the reason it's awkward like that is because the original house is 20 inches lower than it's supposed to be. And if I had built the addition with seven foot, six inch ceilings, it would have matched perfectly. But I had planned on changing the original structure. And, if I can just take just one more minute. When I built the first floor, which was already approved, and my cousins and my brothers are builders, so they were helping me, and then it was on a Wednesday, and we thought, this is a perfect opportunity to go up to a second floor.

So I went down to DPS the next morning after I got off work at 6:30, I stayed over until they opened, I went in, and I talked to them about the project, and he said, absolutely, it's not going to be a problem, but we need a drawing showing the continuous plywood around the structure. So I said, okay. So I did that. He said, go ahead and pay for it, which I paid for it that day, and then I went in Tuesday morning to get the permit. And that weekend my brothers and my cousins came and that's when we framed it up thinking that Tuesday morning I would get the permit and everything would be fine. Then I went in Tuesday morning to get the permit and he said, oh, you have to have the historic preservation sign off on this.

So I went home, and I went over to the historic preservation, I talked to Anne, and she

said, well, you have to take it back to DPS because they're the ones who has to send it to us. So I went back to DPS. Went to DPS, they said, no, we don't do that, you have to take it to HPC first. And so after a lengthy conversation, the person I was talking with, he threw the plans down and said, I'll get a supervisor. And so the supervisor came and he's the one who took it. That's why we're still waiting for a permit. And that's why I originally started, if I had known I was going to get into all this, I would not have ended started that second floor.

MR. FULLER: Just as a baseline for future reference, you mentioned that in '98 you took out the windows, that theoretically should have been a HAWP as well. Anything to do with the exterior of this house, and we're not going to consider that as part of the retroactive aspect of this HAWP at this stage, but anything to do with the exterior of this house should get HPC approval.

MR. TRESSLER: And I had no idea, so.

MR. FULLER: In any event, what I'd like to go back to is polling the commission. Is there anybody on the commission who feels that we have enough information to approve the HAWP as presented to us today?

MS. ANAHTAR: I don't believe so, but even if we do, is it going to change anything? That's what my question is.

MR. FULLER: I can't imagine, but I mean, I think the baseline is that from my perspective this would not be an approvable HAWP with the information we have in front of us, and so I'm going to move that, or I'd like to entertain a motion for a continuance of this application so we can then turn this into a more discussion and go through the issues of the specifics of what's in front of us.

MS. MILES: I move that we continue the pending application until staff advises that it is in a condition where it can be presented for a HAWP.

MR. FULLER: Any further discussion? Is there a second?

MS. ALDERSON: I'll second it.

MR. FULLER: Any further discussion? All in favor?

VOTE.

MR. FULLER: The motion passed unanimously so it will be continued.

MS. FOTHERGILL: Just to be clear in terms of Commissioner Miles' motion though, at a certain point it will have to come back whether it's ready or not if the clock's ticking and the applicant doesn't agree to --

MR. WHIPPLE: Just a point of clarification. The HPC, I will in a second refer to the ordinance, but the HPC it's their prerogative to establish what is necessary, what constitutes a completed application. And so the clock doesn't tick until the HPC has a completed application.

MR. FULLER: Fine. That is correct. So with that said, I'd like us to treat this more as a preliminary so that we can provide feedback to both the applicant, as well as staff, as to what we believe would be an approvable application both as it relates to the house and the addition secondarily from the documentation. We can hit the documentation at the very end in terms of what it is we'd like to see.

MR. WHIPPLE: Mr. Chairman, just so the record is clear. Is it the HPC's determination that this is an incomplete application?

MR. FULLER: Yes. I believe that was the basis of the motion. With that said, let's focus first on the addition to the house and let's talk about what would or would not be approvable as it relates to the house addition. Let's talk about the scale of the addition. Let's talk about the roof lines. There are some definite practical difficulties that the applicant has brought up to us that's going to make some very difficult, some of the solutions will become very difficult, but our charge here is to try to solve how the exterior relates and how to maintain the historic fabric. So, are there comments that we want to bring up to the applicant as it relates to scale and massing?

MR. BURSTYN: I appreciate the applicant's statement that he knew it would be important to set the addition back from the original house which he has done. In hearing his testimony,

it seems like where it really went awry other than not waiting for a permit is putting on that second addition up there. Because I can envision something that is an addition that is somewhat suggestive of the design of the original house with a second addition that is more modest, but is not a straight up two-story. So you got one story and then maybe it goes back just like the original house does, kind of a somewhat, I mean, I'll defer to the architects, but similar in design to the original house instead of a two-story straight up Colonial style.

MS. ALDERSON: I agree and the unfortunate thing is that if we, if they had known that what you were going to pursue was a program for a two-story house, we may have suggested other configurations and that might have served you better in combining the effort of the two phases of construction. I would have preferred to have seen the side addition, we approved a side addition because it is diminutive compared to the principal house, and because the walls are two-story next to what we read as a one-story wall, it doesn't appear diminutive. It's almost dominant.

I certainly sympathize with the financial constraints. We want to keep our policemen in Montgomery County. What I would like to see you explore as you can with staff is we're not starting from scratch, there is something already built there. What possible modifications could be made to possibly working with the roof or anything to better relate those two masses. And then secondly, I'd like to see, as mentioned before, documentation on the original material. If you want to go that far, I mean, you could withdraw that proposal at this time if that makes life easier, but if you want to go that step, you should bring some documentation in to show that, and then again, also on if you want to remove a window, the documentation on that and what the particular challenge is there that you need to deal with.

And then another is on the plan for the dormer, I think you'd introduced part of your head room issue. I think it would help also if you brought to us were you to construct the rear without changing the roof line as you see it from the street, how would that play out. How might that be done.

MR. ROTENSTEIN: I agree pretty much with what Commissioner Alderson has said. I would have a lot of difficulty approving a two-story addition as it's configured in the photograph we're looking at. I agree fully that it does appear dominant over the very modest bungalow, and as it's constructed now, the bungalow doesn't read like a bungalow. I would defer to the architects to give you better suggestions on how to deal with the roof articulations, and some of the other specifics, but it's regrettable that you went this far without pursuing a historic area work permit for that second story.

MR. FULLER: Can you also address any comments about the detailing of the addition, I'm sorry, the renovation bungalow.

MR. ROTENSTEIN: I have nothing to add to that. I agree that we need the scaled drawings and detail that we can actually comprehend.

MR. FULLER: I guess I'm thinking about removing the vinyl siding, what would be --

MR. ROTENSTEIN: Oh sorry. Again, Commissioner Alderson made some good points about the viability, long term viability of wood and we would need some documentation that the wood is so far deteriorated that it can no longer serve as a cladding.

MR. TRESSLER: What type of documentation do you need?

MR. ROTENSTEIN: Photographs.

MS. MILES: I concur, not to usurp the role of an architect, but I think that a lower roof line with a shed dormer that is similar to the one on the existing Bungalow set back, at least it wouldn't read like a Colonial that has a little Bungalow sort of beside it. As Commissioner Alderson said, we just hardly ever approve side additions, and only do so when they are truly subordinate in appearance to the original house, and the scale of this would only be appropriate at the rear where it would not be visible. So and because I know there are all these issues with the roof, it's very difficult for me to say how I could approve it at this location in that size, and in that scale, and relating to the roof in that way. So I look forward to seeing what kind of solutions you can come up with during this continuance period and try to

create something that will satisfy you but will not overwhelm the existing Bungalow.

MR. ANAHTAR: I don't have much to add to what has been said.

MR. FULLER: I guess my comments are very much consistent, but I guess from some specifics in particular looking at the photograph in front of us, the roof of the new addition, from my perspective, definitely has to be below the roof of the main roof of the existing house, not sort of aligned with the roof of the dormer. If a dormer then stepped up into some part of that, that's fine.

You're definitely fighting a very tough battle, and I guess I should start off by complimenting the size. The massing, the square footage you're adding here is very modest. It's not a question that there's too much square footage. And it's not too much volume. It's really the way this volume is relating to the existing house. So I have no problem with the volume that's being added. I have a problem with the way it's being articulated.

And so on the front elevation, which is the most important one from our perspective, the main roof has to be subservient to the existing roof, and then maybe there's a dormer that works up to it. As we turn the corner and go to the back, you go like two shots after this, I think, you know, the fact that that dormer on the back or the main roof is slightly above the, or it's way above the main roof and sort of more aligned with the dormer, my guess is there's a solution there that wouldn't bother me as badly. Maybe whether there's some kind of a tie in to the roof, but it's the front elevation that I'm really concerned about. The fact that from the front of this house it really overpowers the back.

MR. TRESSLER: This section is the part that needs to come out because there's a column right here that's falling over. And eventually this whole section is going to crumble whether we take it off or not. Now my proposal was move this up to an eight foot ceiling, and the roof line would come up above this. And the only thing that would do is bring it up to where it's originally supposed to be, an eight foot ceiling.

MR. FULLER: Again, you know, to the extent that this becomes somewhat of a rear

addition, I personally, because it really wasn't on the record before as that to what was there, the other commissioners haven't spoken to it, but you know, we have allowed additions to wrap on two sides of a house and to the extent that it's sort of part of the addition, I don't have a major problem that that couldn't be part of a solution. Again, my main concern is what happens on the front of this house. If from the back here it is somewhat overpowering, but this is not the main side that we're looking at, and you are fighting, something has to give a little bit, and the back side I'd be more willing to give some than as I said on the front.

MS. ALDERSON: I agree completely. I think the biggest priority should be the front of the house. I'd be willing to entertain raising even that, although it is unusual for us to approve it, because of your ceiling height constriction, I would entertain raising the dormer a little modestly in exchange for lowering the roof in the front of the addition so that the two work together better.

MR. TRESSLER: This I can easily raise to whatever we need.

MR. FULLER: I believe Caroline was talking about the dormer on the rear. I don't think anybody's going to support raising the dormer on the Bungalow.

MR. TRESSLER: I'm not really raising the dormer, just the roof line.

MS. ALDERSON: I think what we were anticipating is extending the roof further in the back may bring additional height without actually increasing the slope on that.

MR. FULLER: The other aspect as it relates to the Bungalow itself, no, please do not on the front of this house consider doing anything that would change the roof elevations or what's there. Unfortunately, as you said, you've got some issues that are non-conforming, they're not wonderful, but that would be something we could not entertain from my perspective. On the rear of the house some adjustments to the, even the dormer on the main Bungalow, from my perspective, would be within the realm of something that could be viewed certainly as we turn the corner, as this comes across there, that to me is something that could be worked with staff on.

As it relates to the materials, I think you're hearing pretty clearly that everybody would like to see the vinyl siding come off, although we can't ask you to do that because that's an existing condition. But, to then take the wood siding off and replace it with non-historic materials is going to be an uphill fight. The lead issue that you're bringing up, quite frankly, if there's lead in that quantity on that house, then they've got a disposal problem when they get rid of the lead on the siding as well.

Sometimes, and we're not experts at lead, but sometimes it's actually better to encapsulate the lead and just go ahead and close it in. But you should have, if your brothers are contractors, they should be able to set you in the right direction there. But the first preference is going to be to maintain the wood on the Bungalow where it's exposed. The last piece that you want to go through is, from my perspective, we need to have a site plan that's drawn to scale. We need to have floor plans and roof plans that are drawn to scale, and the roof plan needs to really show where the tops of the roofs are, how they really work out, and somebody has to solve those by cutting a section through them.

I think on this case in particular, a building cross section that goes through the addition, but then either picks up the existing house behind it, but somehow so we can see accurately, just like what we're seeing in this picture, how the roof doesn't really align, because in the drawings that are in front of us, it's almost impossible to recognize what we're seeing here, and we need to have some documentation that we can see to get there. The staff can help push you in the right direction on that work.

And as I said, ultimately, we'd like to know the details of the pieces, but just as we were on Case C, we can be a little bit more lenient as it gets to that, but the big picture has to be drawn accurately for us to be able to see improvement.

MR. TRESSLER: When can I come back?

MR. FULLER: It's really going to be a question of how quickly you can get it together.

Staff, I mean we are on vacation until middle of January now is our next hearing, so it's really going to be up to when you can get the materials together and work it out with staff, that staff feels comfortable that it should be a complete application. As I said, you've got some tough issues you have to deal with. Very sympathetic about the size of the addition. You're not trying to do, as you said, a mcmansion, but this doesn't preserve the bungalow. Do you feel you have, and staff, do you feel you have enough direction?

MS. ALDERSON: And can we give him the deadline when you would need to package it for the next meeting versus the following.

MS. FOTHERGILL: Well, I mean, I'm sure, you know, we'll be talking but, technically, I think the deadline is Christmas Eve. Is that right? That's the technical deadline is a little more flexible because you're submitting to staff and not to Department of Permitting Services in this case because it's a revision. So we could talk about that kind of stuff. That's for the January 14th meeting.

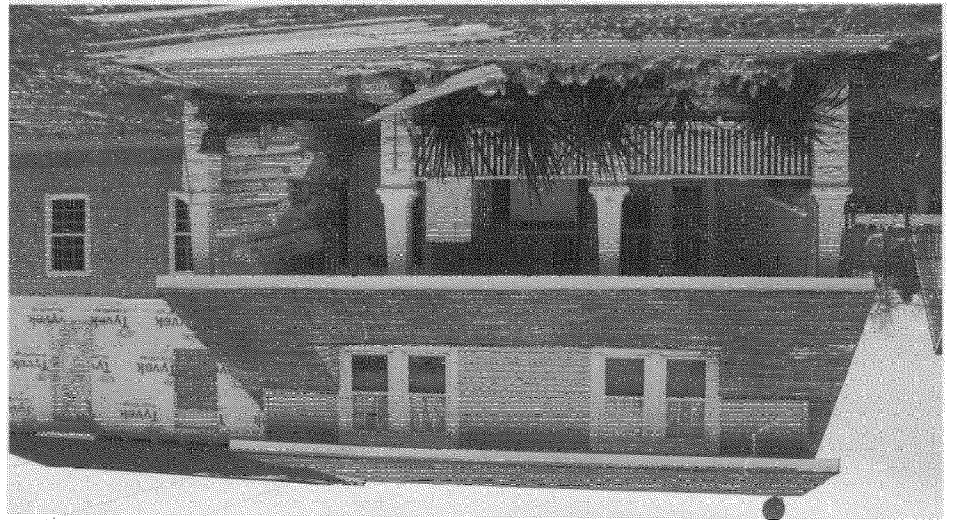
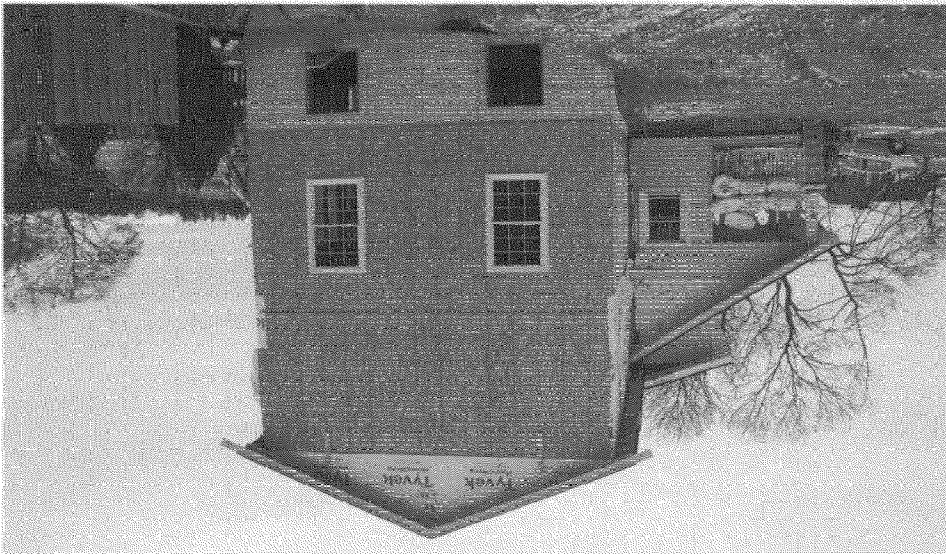
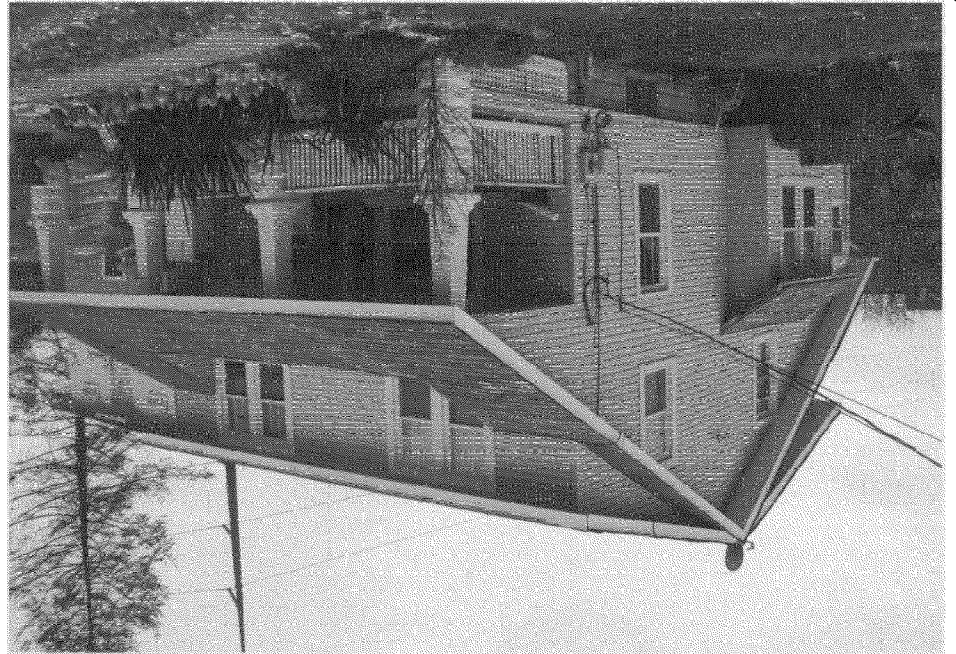
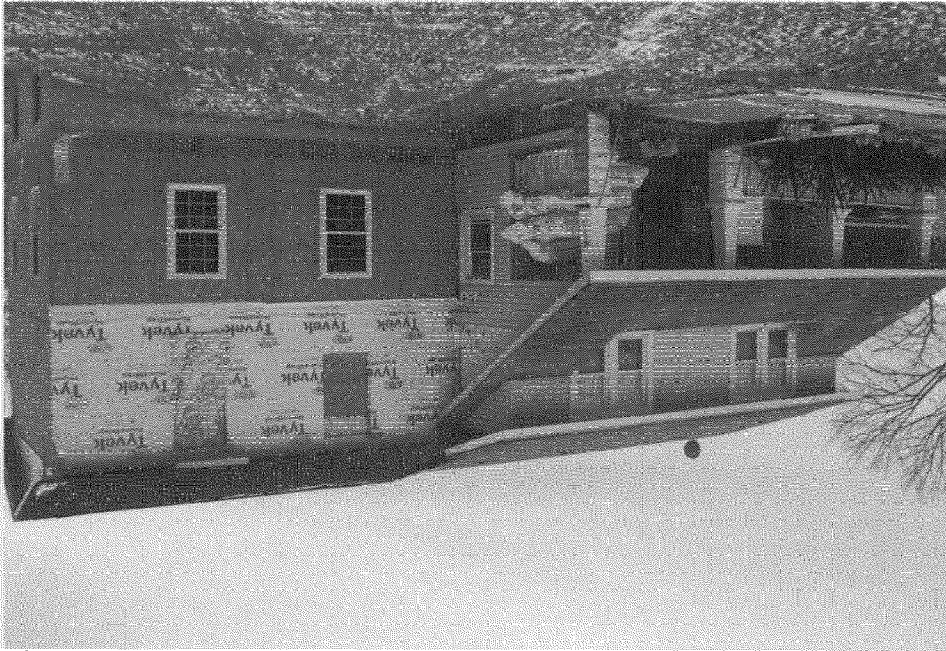
MR. FULLER: Thank you, and appreciate your efforts.

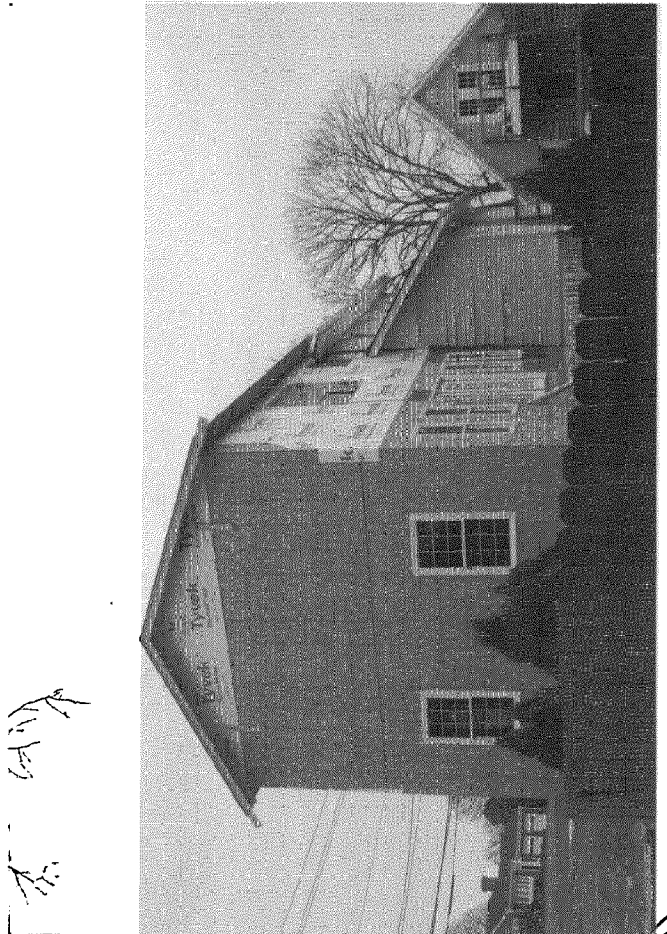
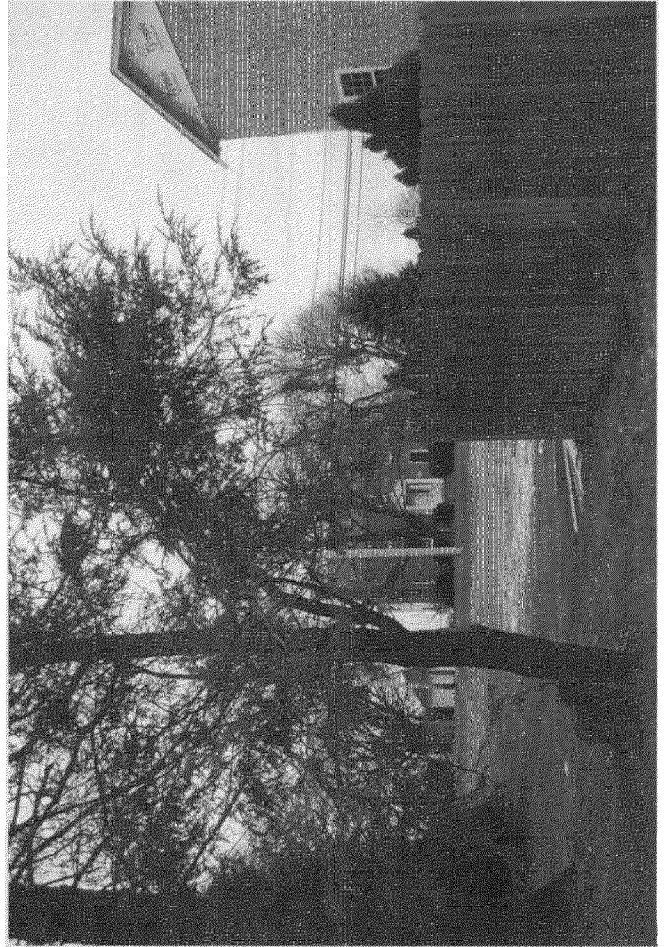


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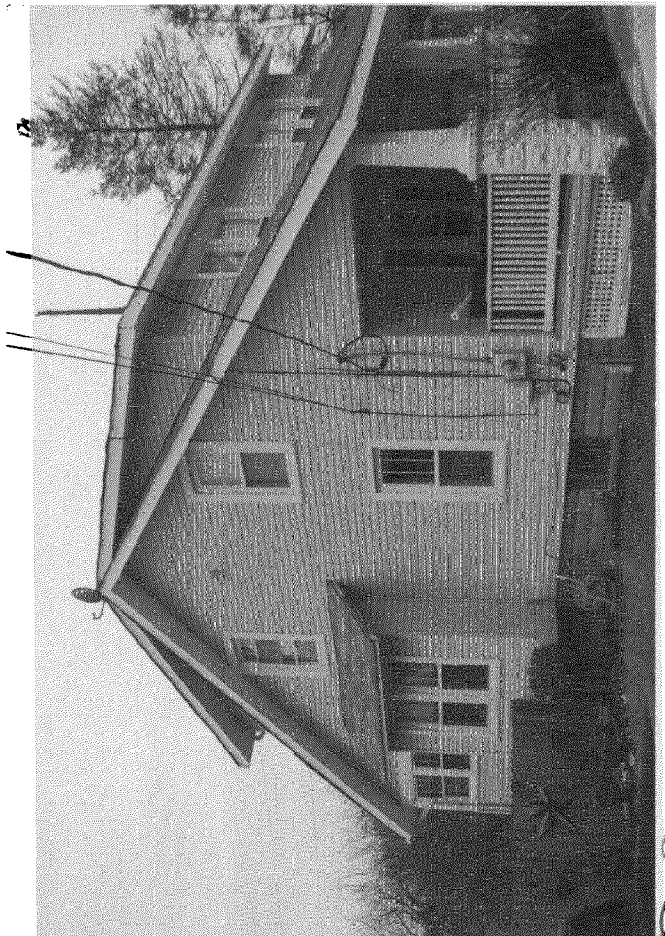
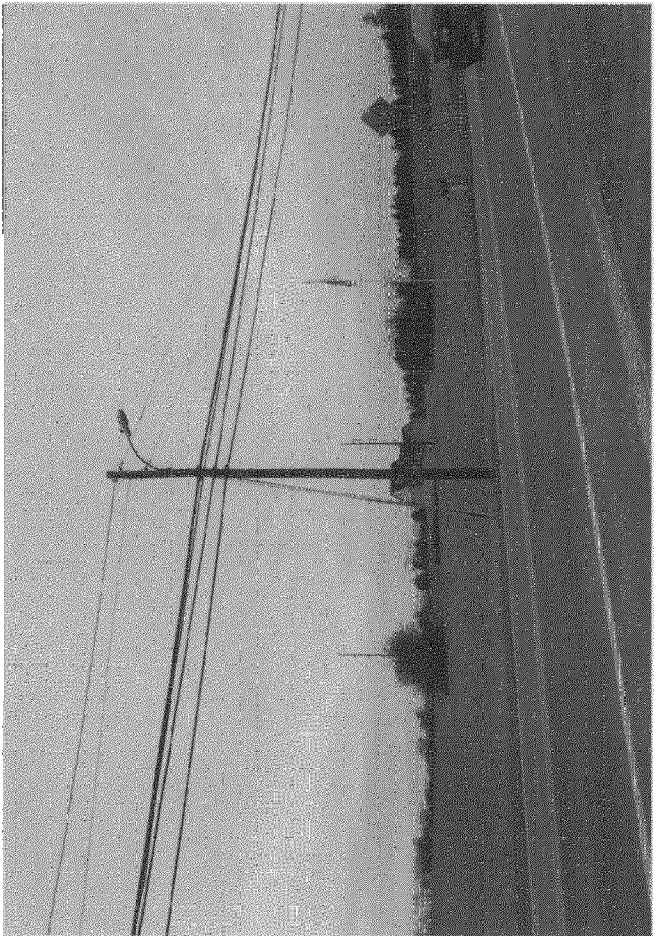
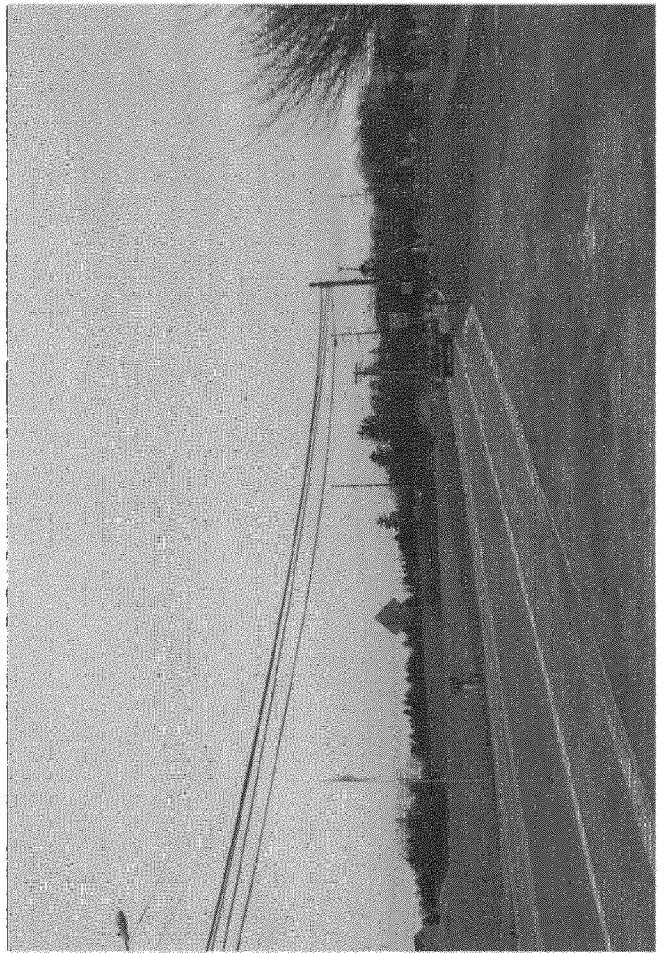
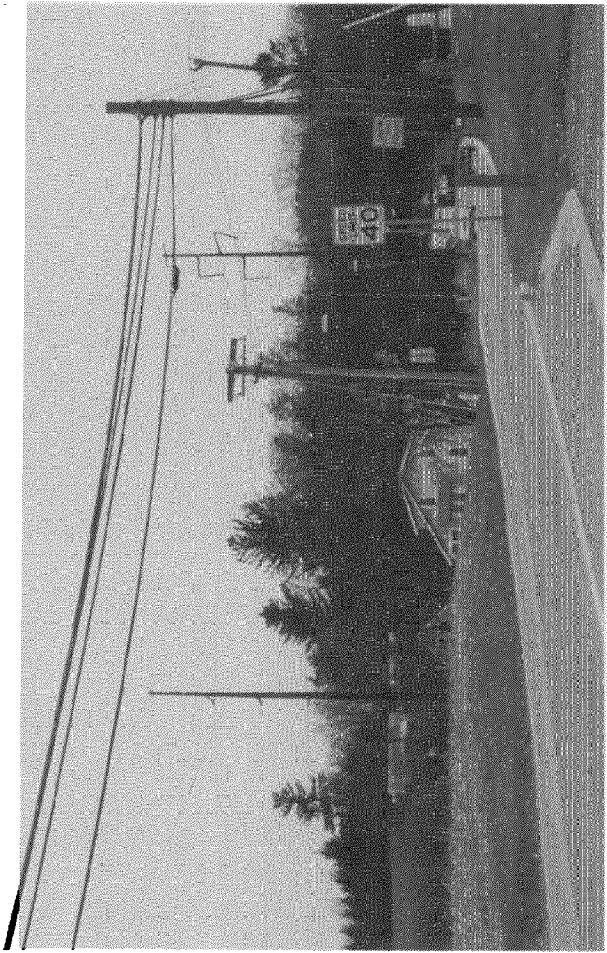
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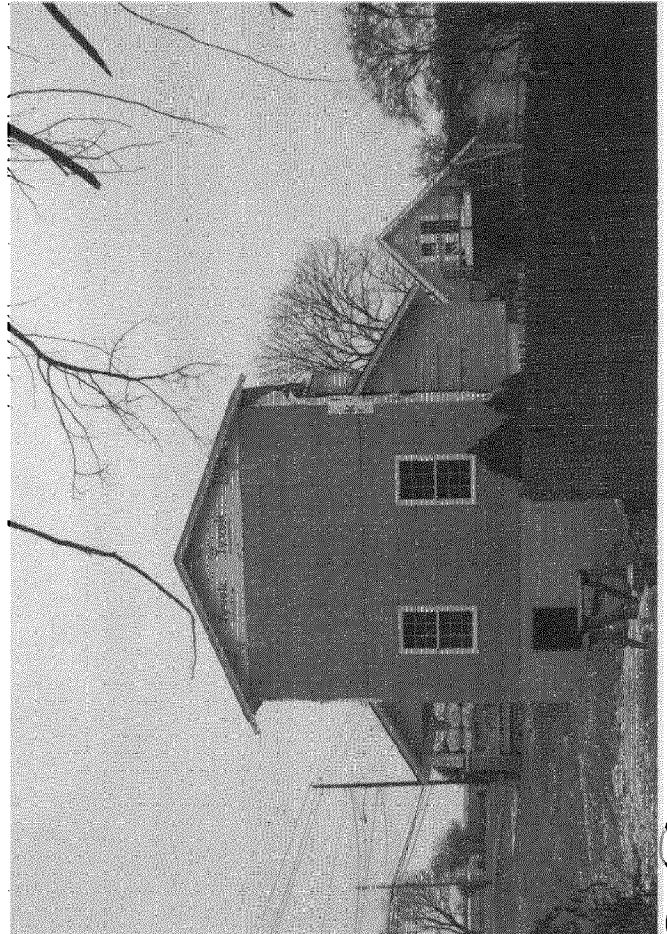
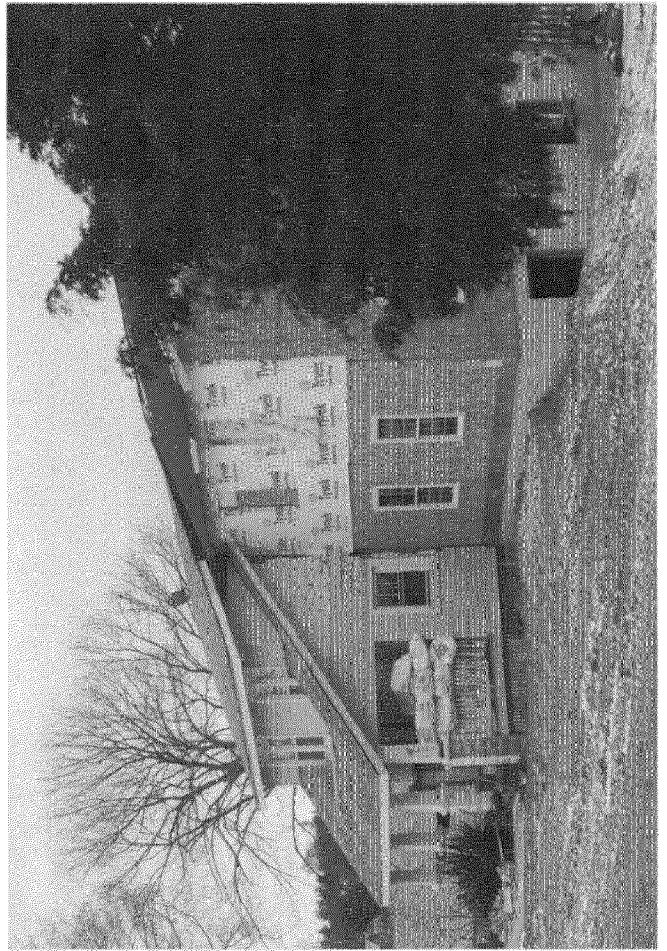


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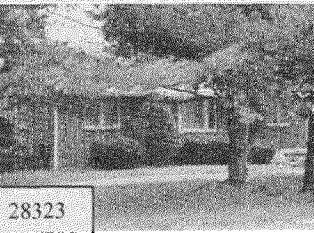
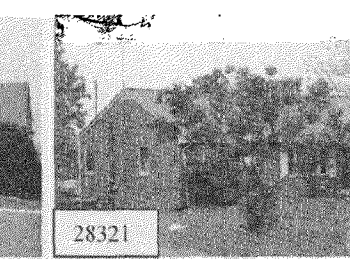
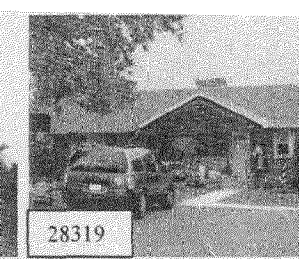
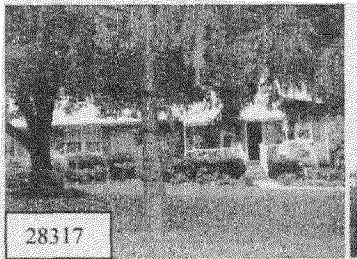
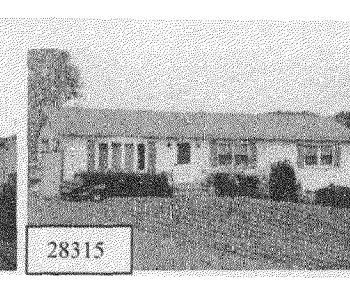
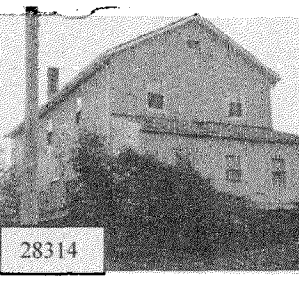
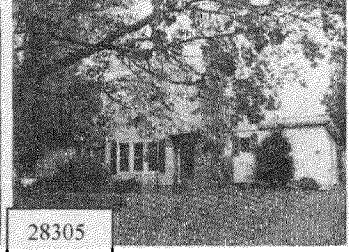
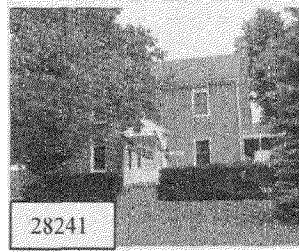
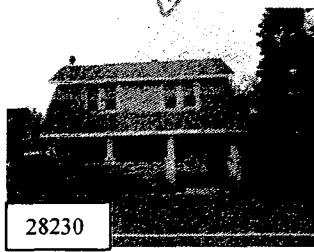
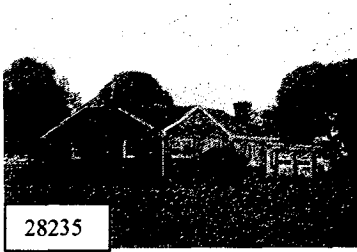
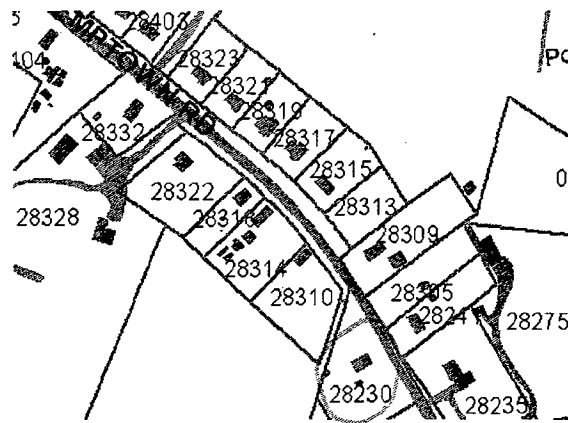


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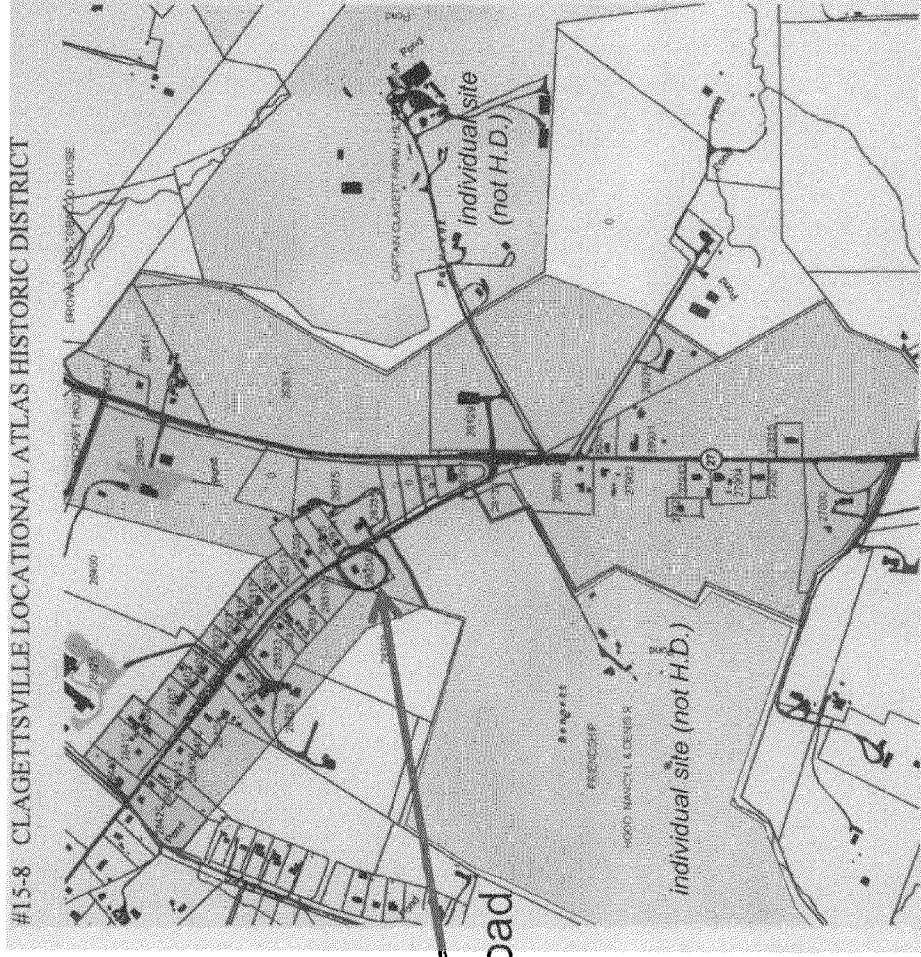


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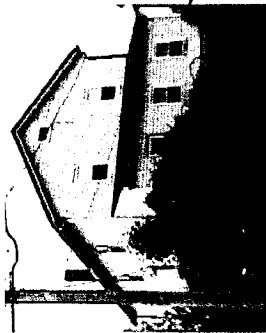
Claggettsville Historic District



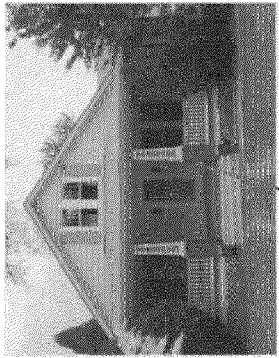
28230 Kemptown Road

Kemptown Road

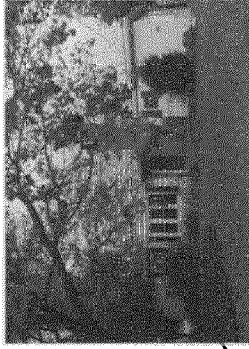
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 Period 2: 1916-1948
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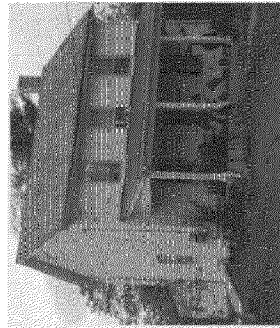
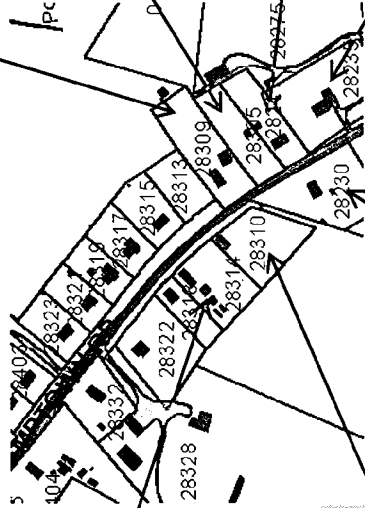
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28305: 1935 (Pd. 2)



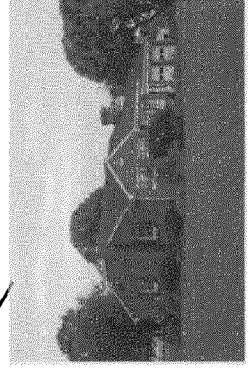
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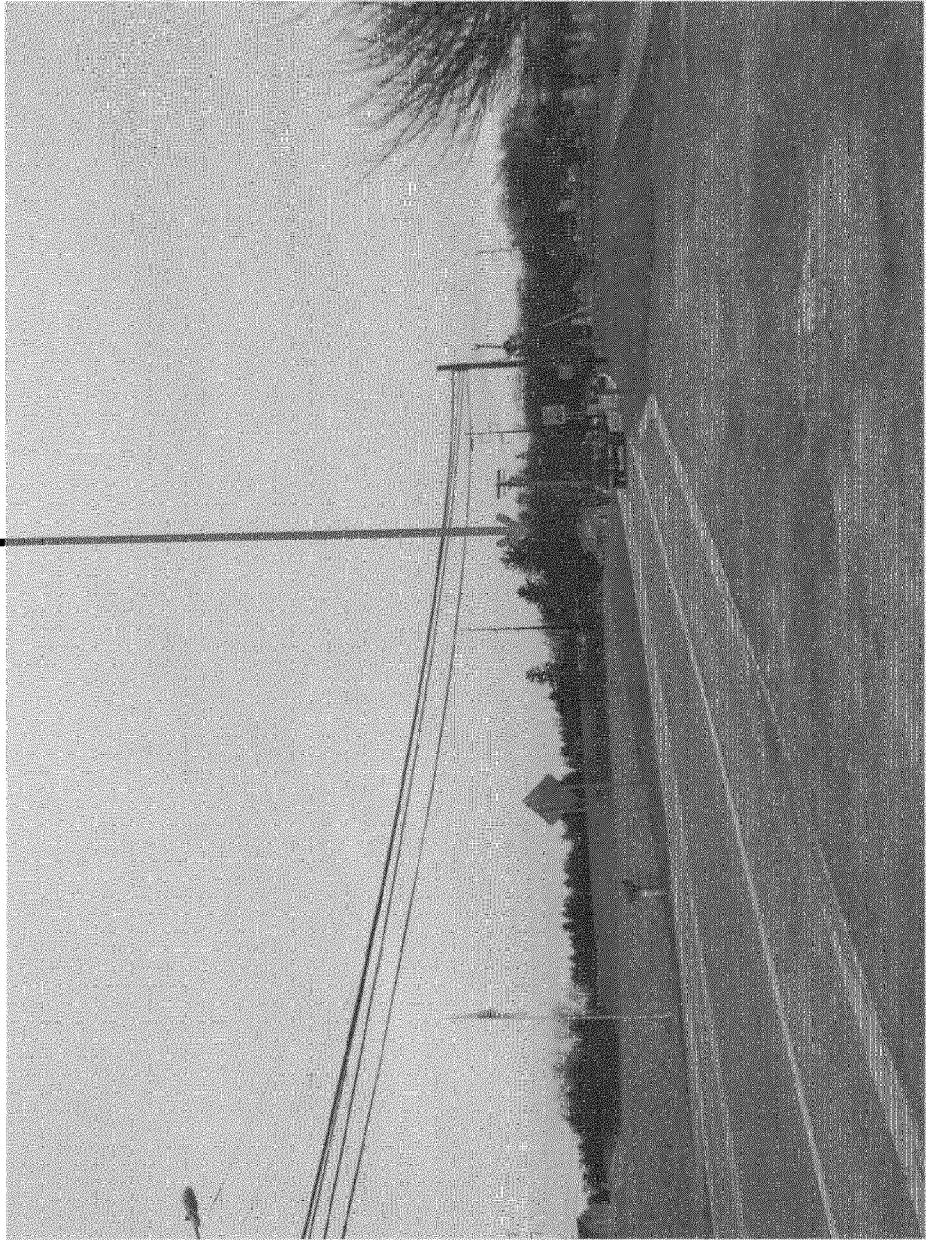
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 c.1930 (Pd. 2)

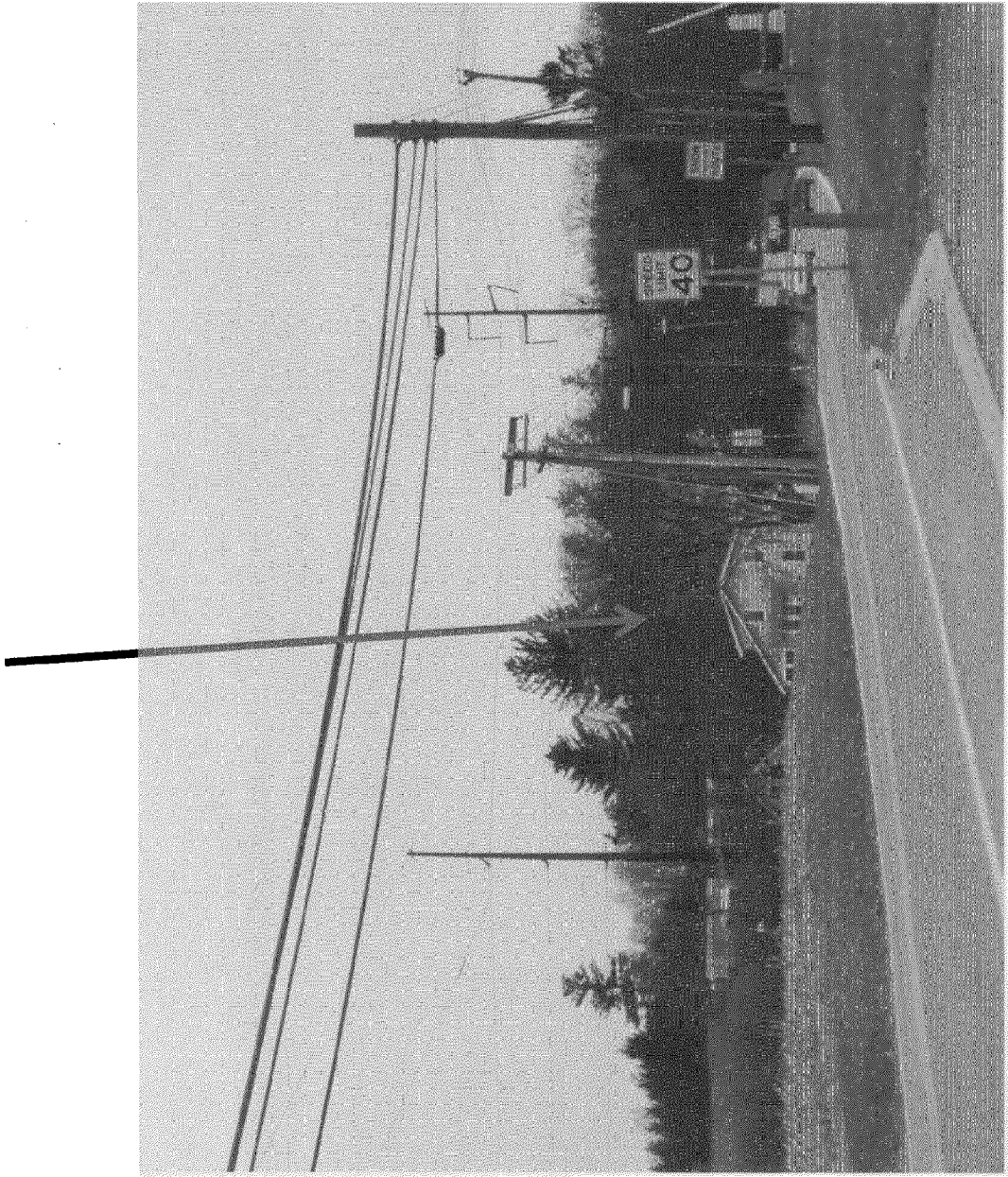


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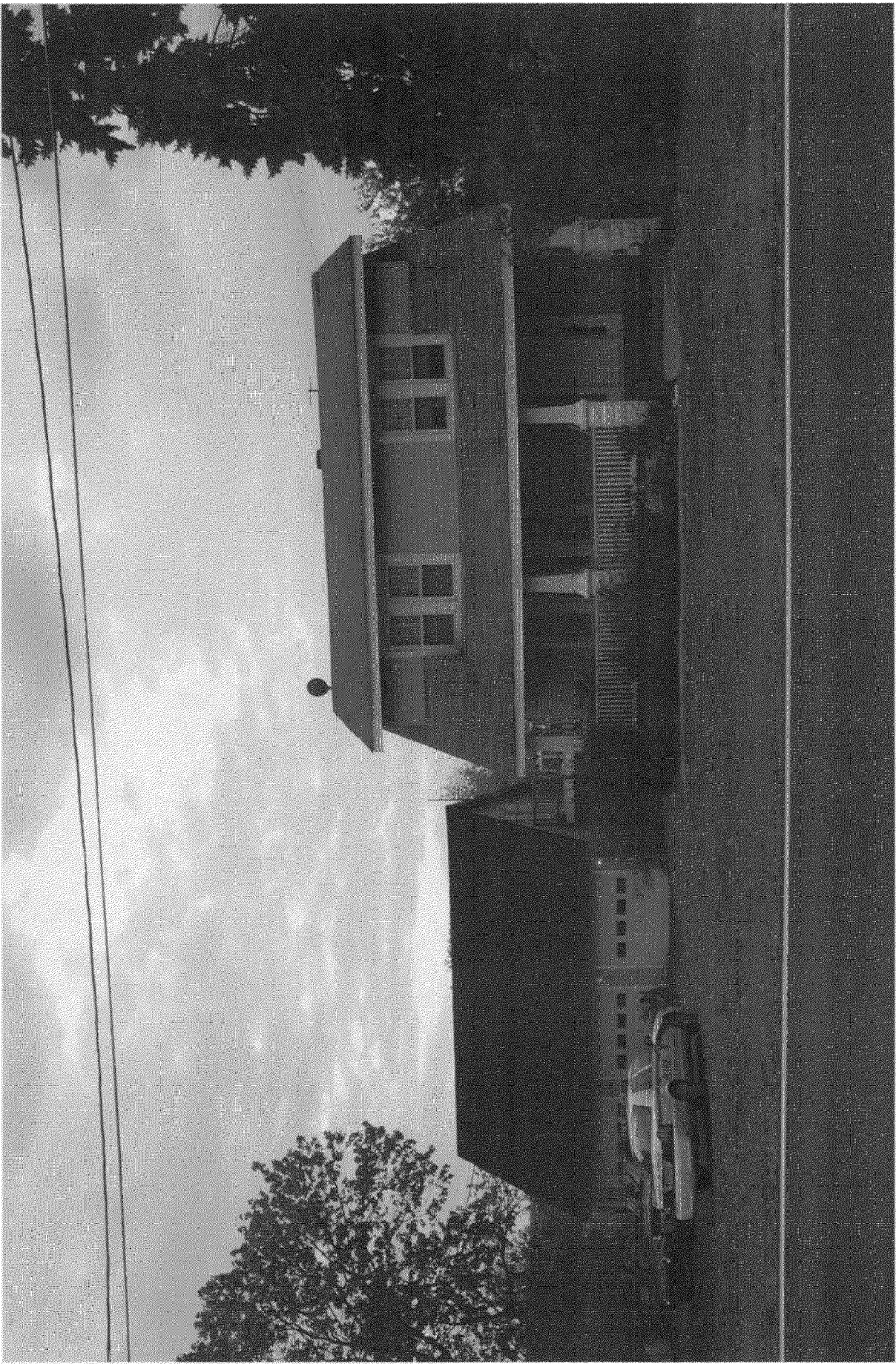
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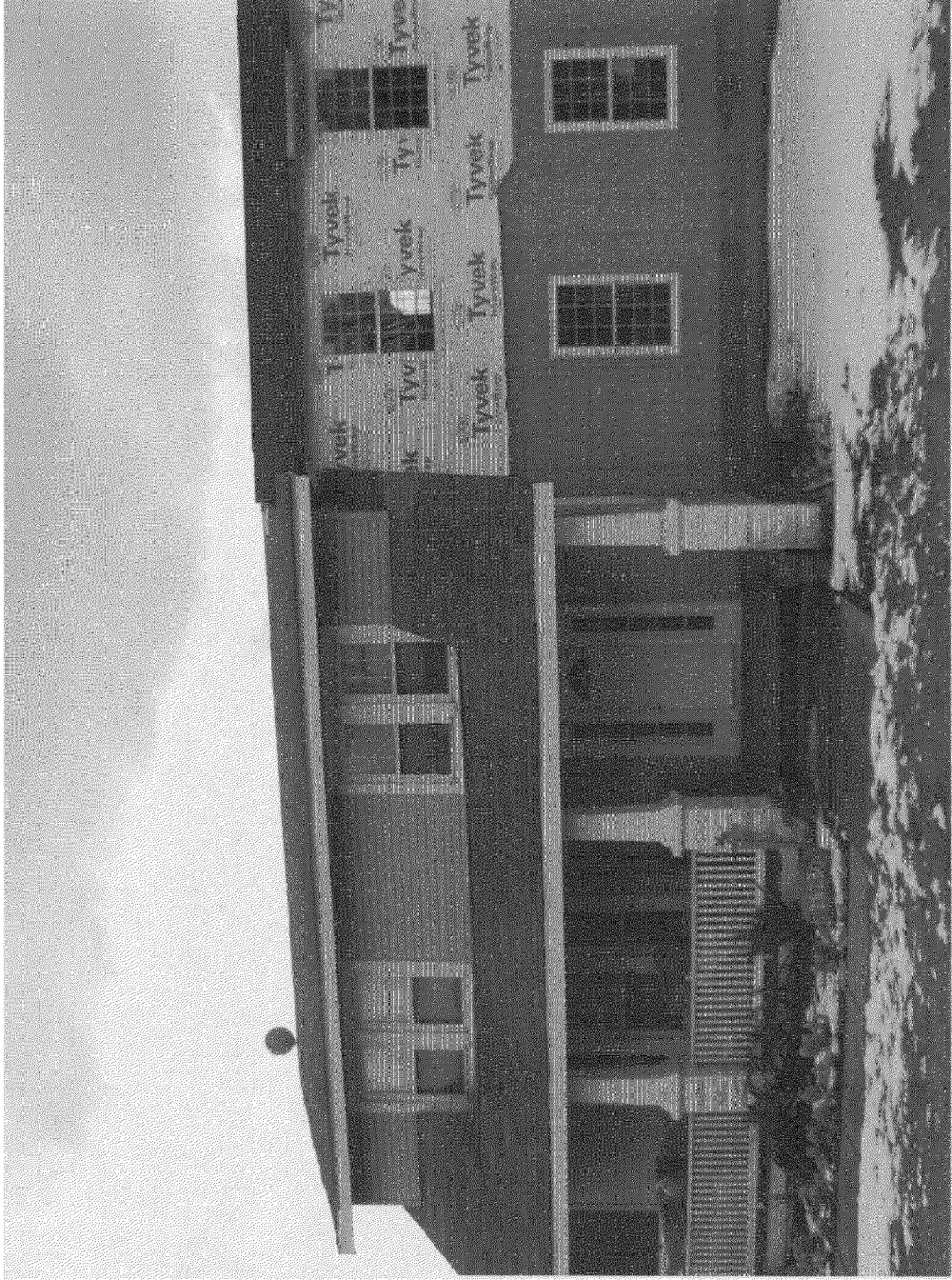




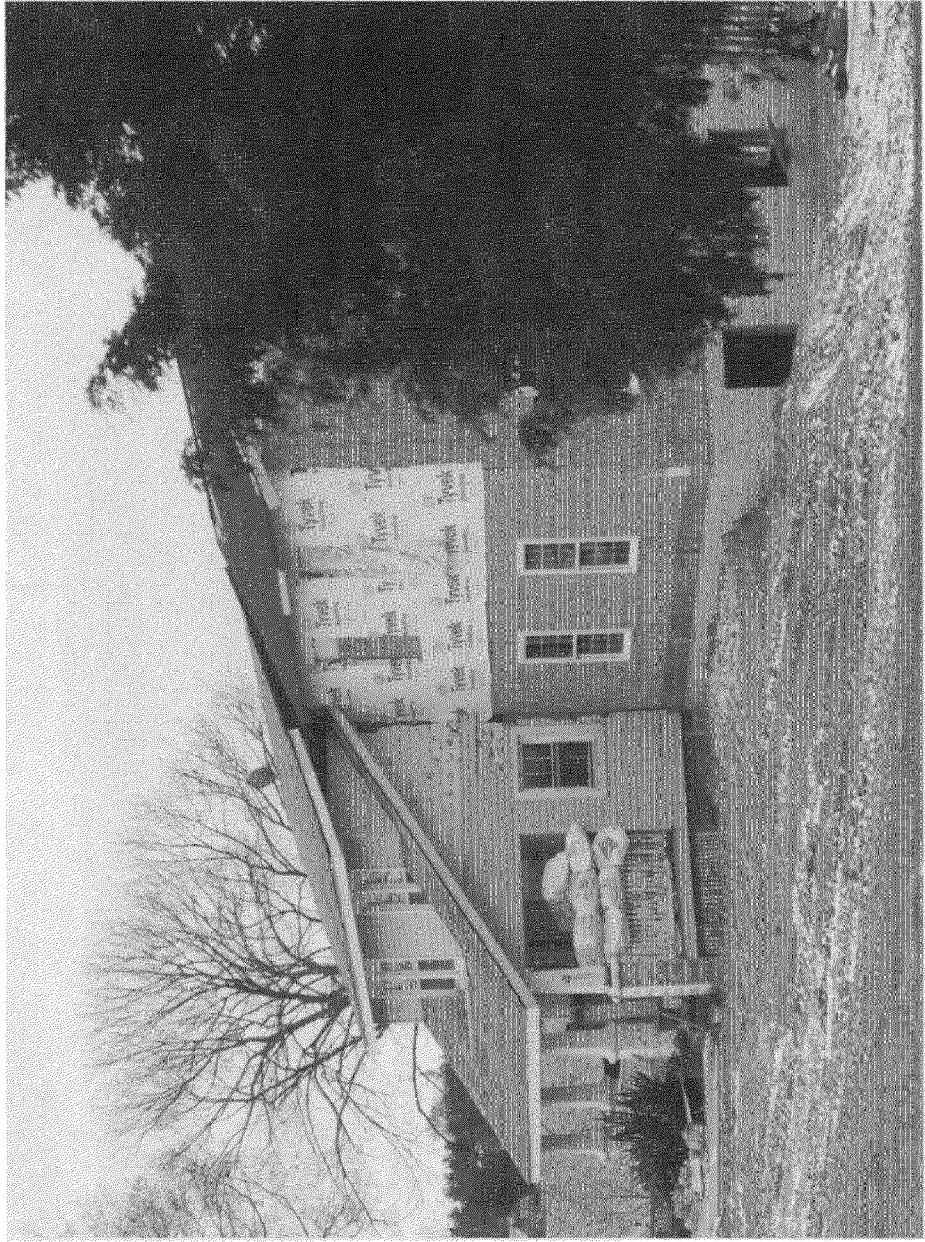
28230 Kemptown Road - before right side addition construction began

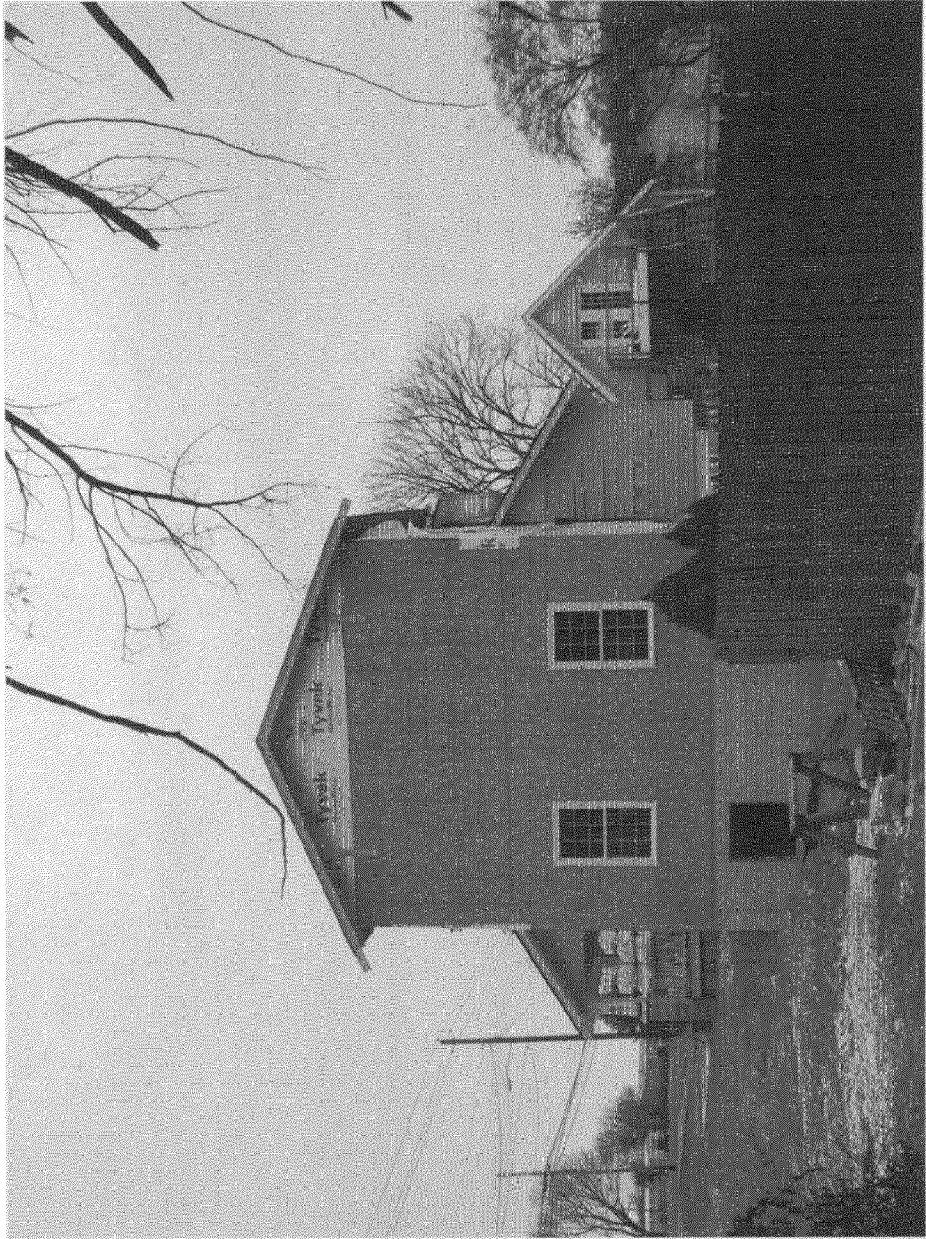


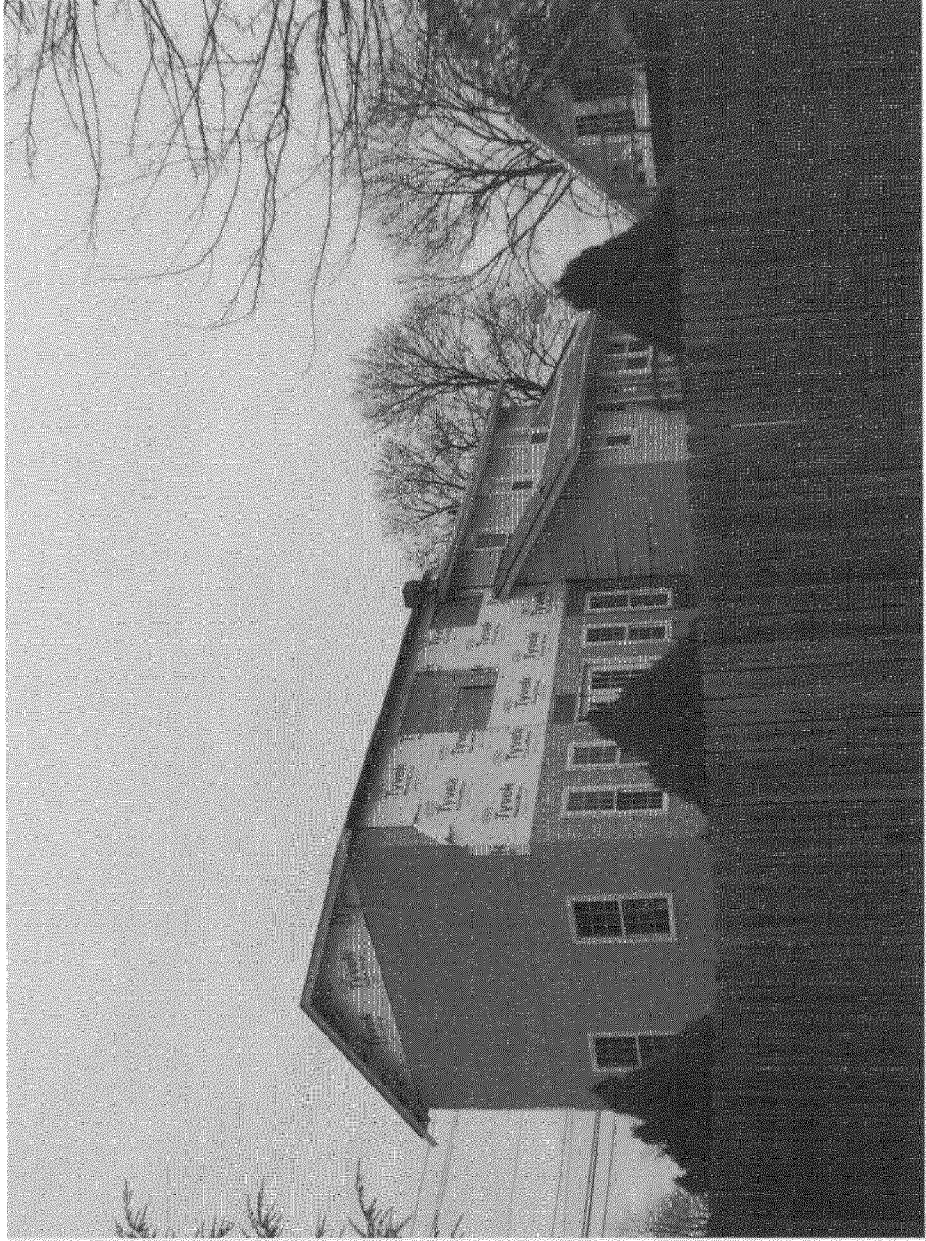
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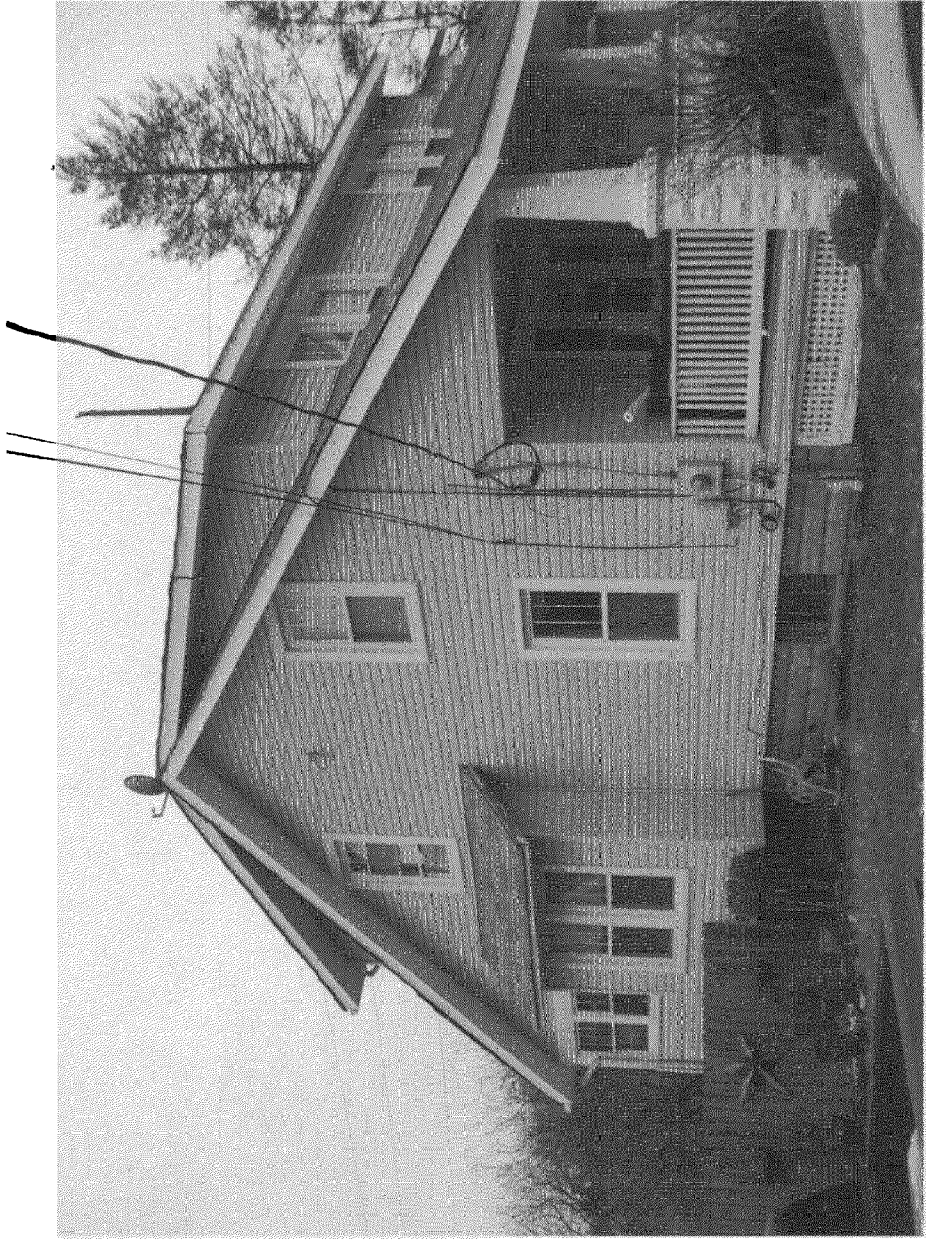












Fothergill, Anne

From: Kelly, Clare
Sent: Monday, February 09, 2009 12:28 PM
To: Fothergill, Anne
Subject: claggettsville update

Anne,

Doug Tressler is the second owner of the house.

It was built for William and Ilda Moxley who acquired the acre of land from Moxley's family in 1927. So the 1930 construction date does appear to be in the right ballpark.

The historic Moxley farm is Atlas Resource 10/1, directly adjacent (south) to Claggettsville.

Tressler bought the house on an acre in 1993 from Ilda Moxley's estate. Wm Moxley had died in 1986.

Also, I found out that 28241 Kemptown Rd was the church parsonage and was indeed built 1948.

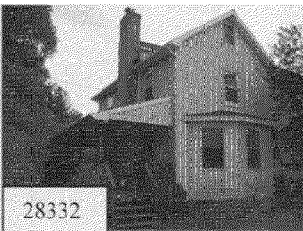
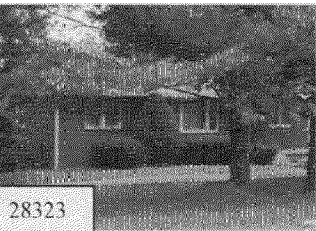
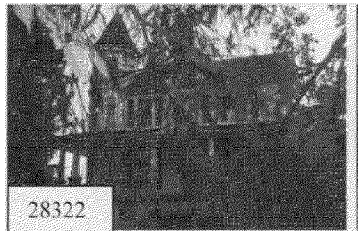
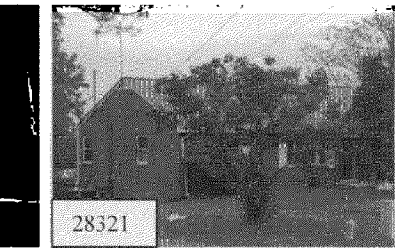
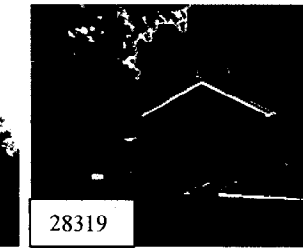
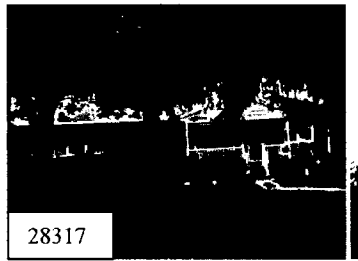
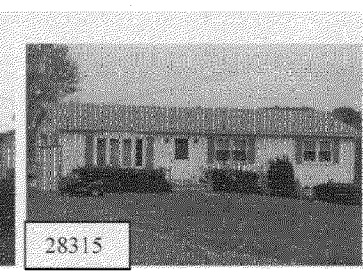
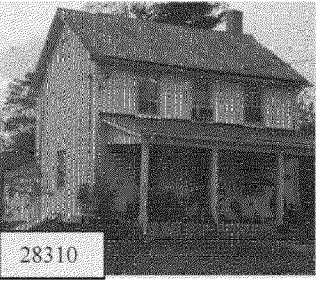
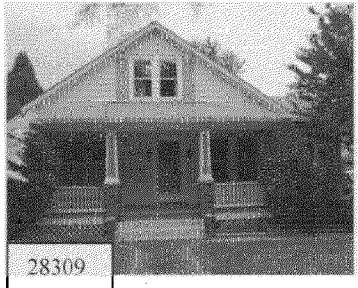
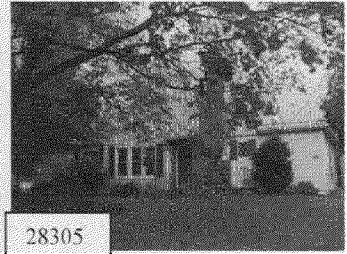
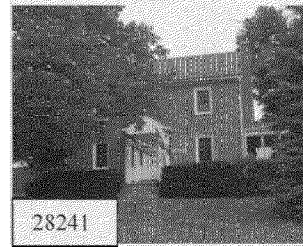
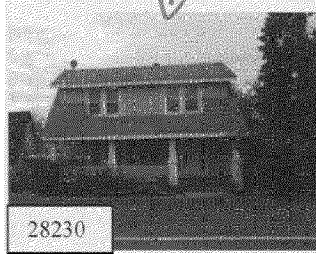
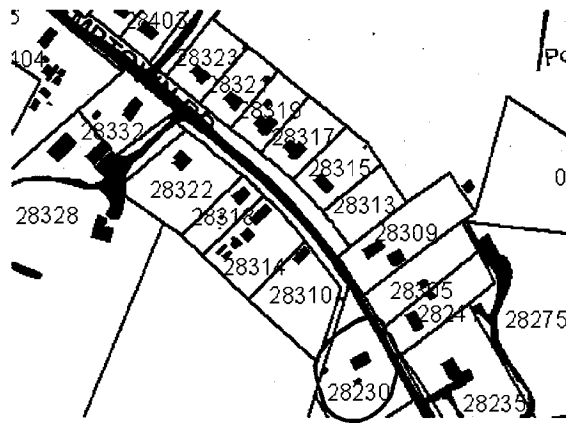
Clare

BY PERIOD

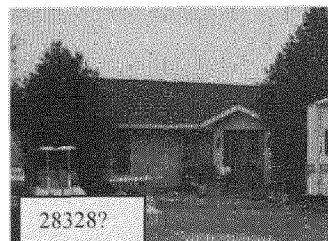
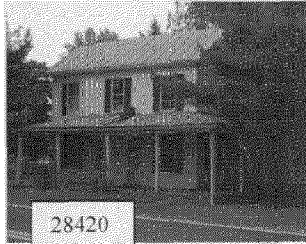
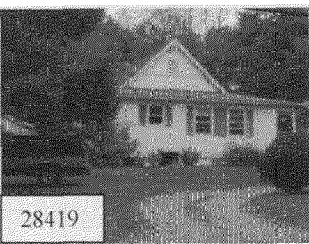
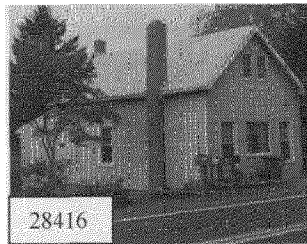
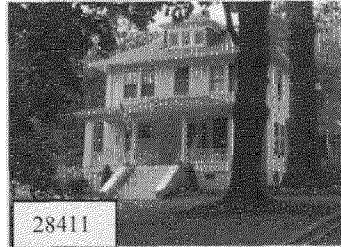
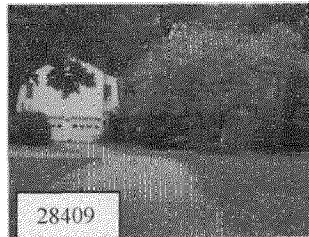
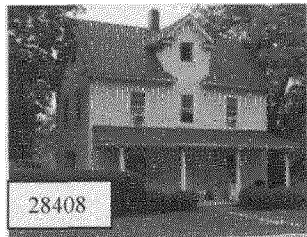
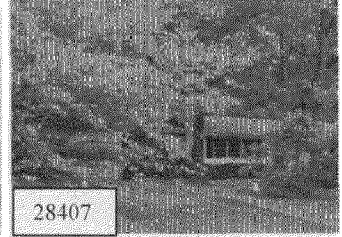
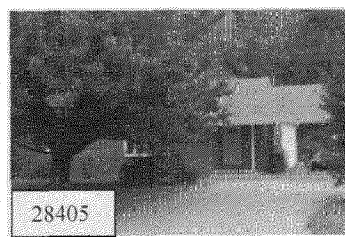
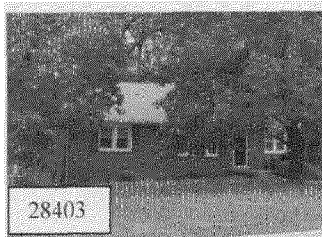
CLAGGETTSVILLE HISTORIC DISTRICT

Address	Street	Style/Type	Date	Notes	Period
28001	Ridge Road	4 Bay Side Gable	1879	John Claggett Hse	1
28015	Ridge Road	5 Bay Side Gable	1879	Claggett Store	1
28420	Kempton Road	3 Bay Side Gable	1890		1
28404	Kempton Road	Vernac Gothic	1899		1
28310	Kempton Road	3 Bay Side Gable	1900	Easter?	1
28322	Kempton Road	Queen Anne	1900	Moxley	1
28408	Kempton Road	Vernac Victorian	1905		1
28411	Kempton Road	Four Square	1905		1
28314	Kempton Road	Vernacular	1915	Store	1
28318	Kempton Road	Vernac Gothic	1915		1
28332	Kempton Road	Vernac Gothic	by 1879?	Dbl Entry; Easter Farmstead?	1
28020	Ridge Road	Vernac Gothic	c1880-90		1
28201	Ridge Road	Church	1905	1941 siding, 1960 tower	1 2 3
28309	Kempton Road	Craftsmn Cottage	1929		2
28230	Kempton Road	Bungalow	1930		2
28305	Kempton Road	Tudor Revival	1935		2
28419	Kempton Road	Vernacular	1941		2
28412	Kempton Road	Cape Cod	1945		2
28241	Kempton Road	Colonial Revival	1948		2
28416	Kempton Road	Vernacular	c1930	Store; RPDB 1955	2
28405	Kempton Road	Ranch	1957		3
28403	Kempton Road	Ranch	1959		3
28323	Kempton Road	Ranch	1960		3
28235	Kempton Road	Minimal Traditnal	1961		3
28321	Kempton Road	Ranch	1961		3
28319	Kempton Road	Ranch	1963		3
28407	Kempton Road	Ranch	1963		3
28317	Kempton Road	Ranch	1965		3
28315	Kempton Road	Ranch	1974		NC
28328	Kempton Road	Ranch	1978		NC
28409	Kempton Road		1978		NC
28025	Ridge Road	Contemporary	1985		NC
28030	Ridge Road	Commercial	c1970-80s	Gas Station	NC

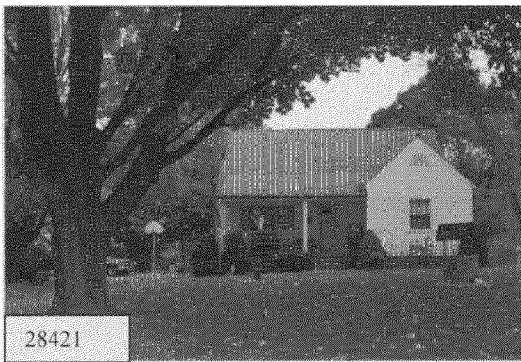
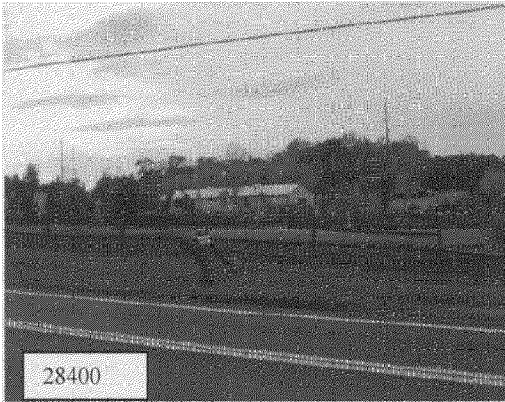
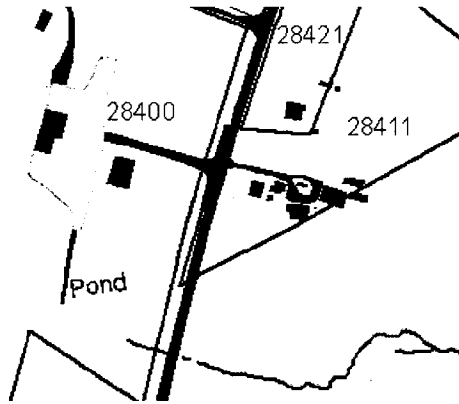
28235-28332 Kempton Road



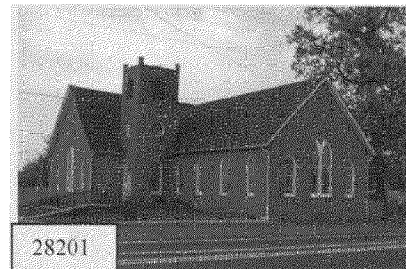
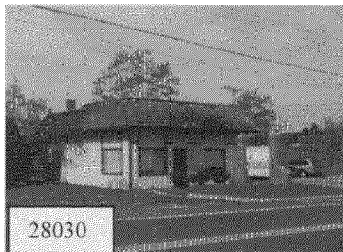
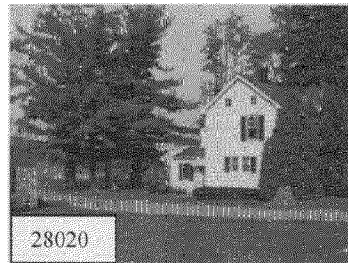
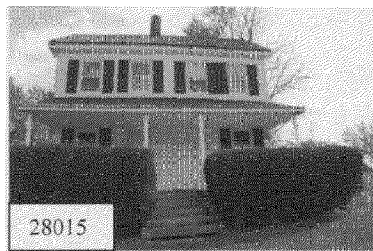
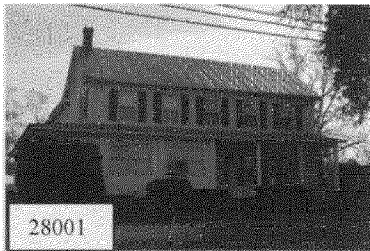
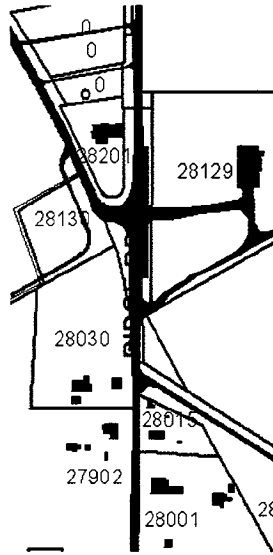
28403-28420 Kemptown Road



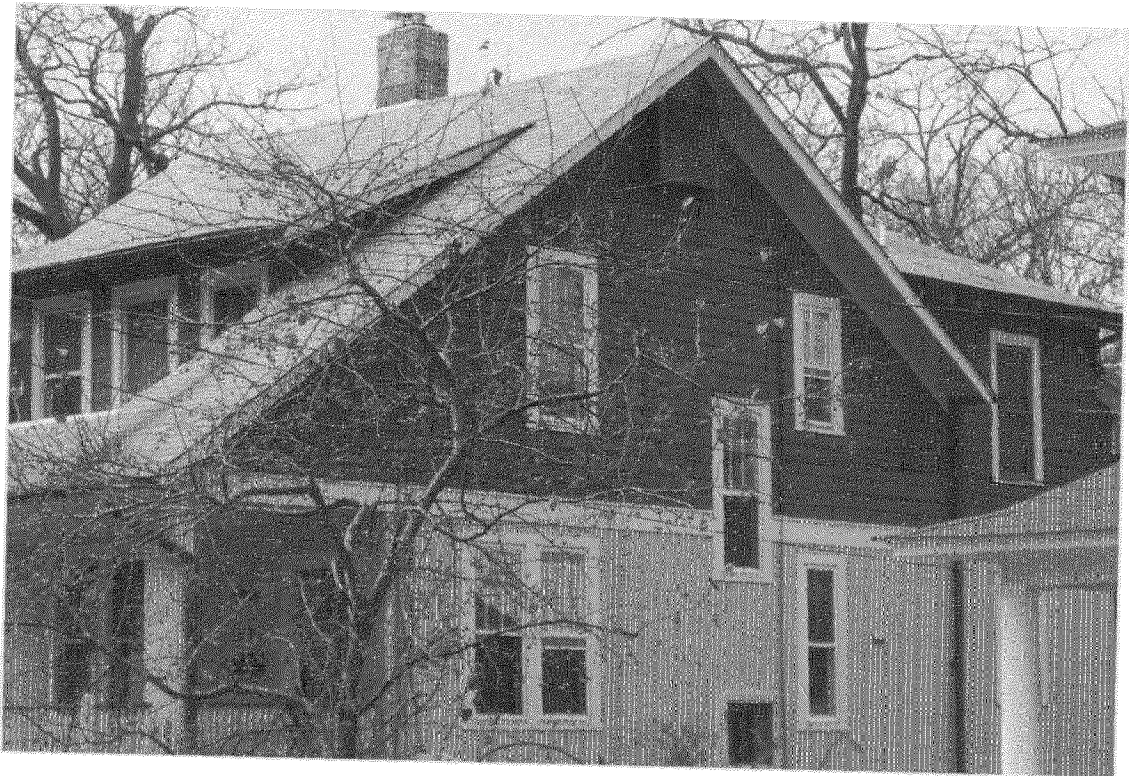
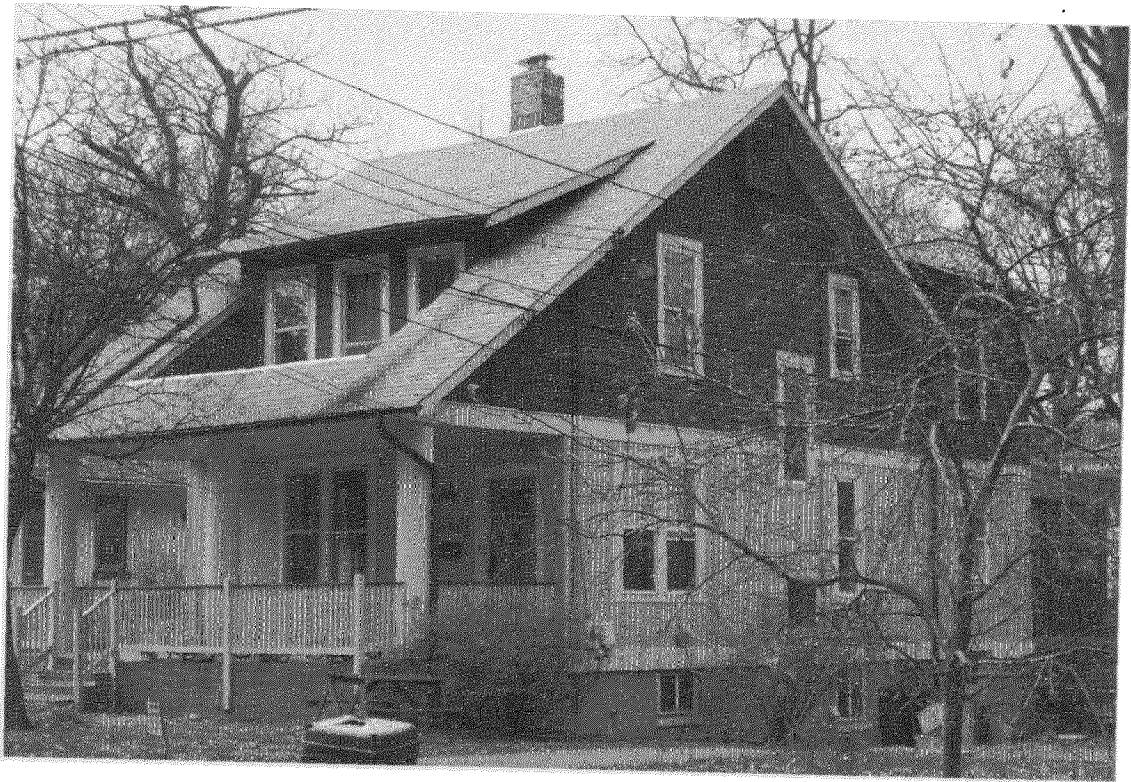
28400-28421 Ridge Road



28001-28201 Ridge Road



example of bungalow with rear addition



1870-1915

1916-49

49-65

cut map + color code.

FRONT OF DWELLING
AS SEEN FROM
KEMPTON RD.

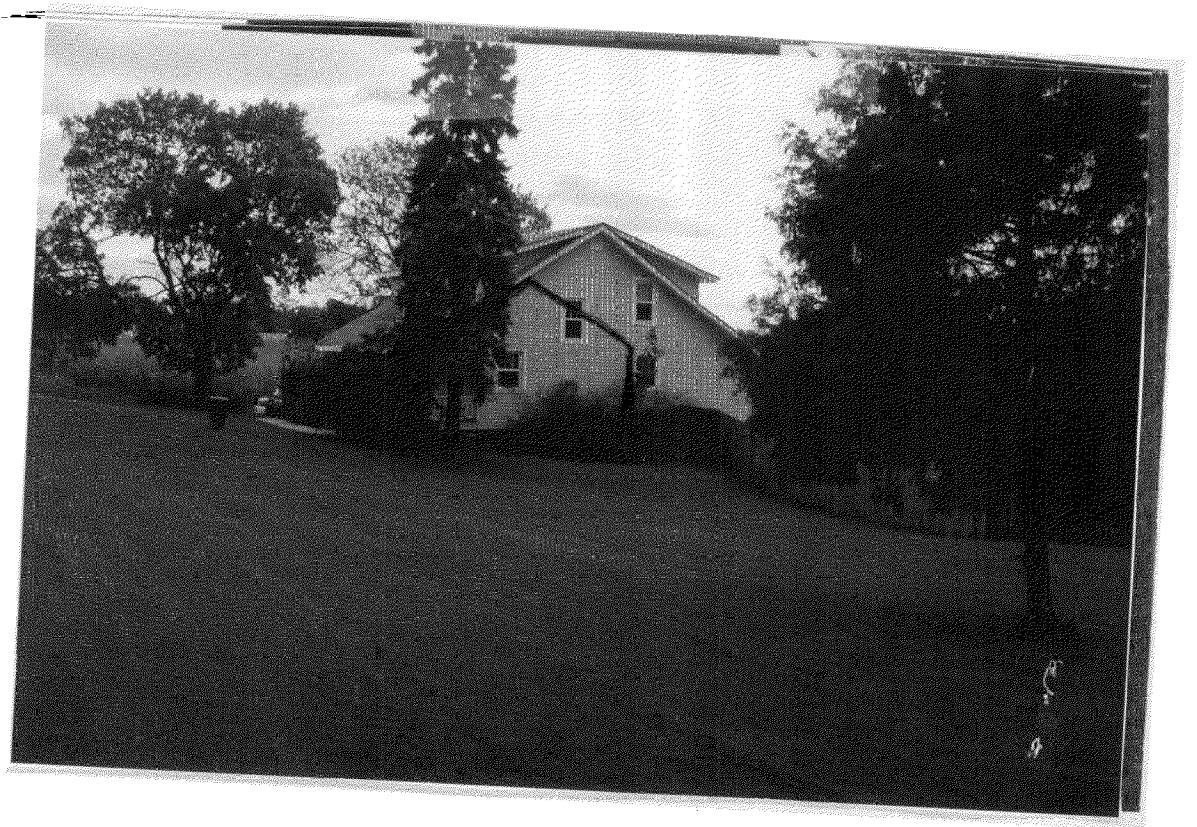
ADDITION WILL BE
ADDED HERE. WILL
ATTACH TO PORCH
ROOF LINE



DOUGLAS
TRESSLER

SIDE OF DWELLING TO BE CHANGED,
APPROXIMATE SITE OF ADDITION
IS OUTLINED.

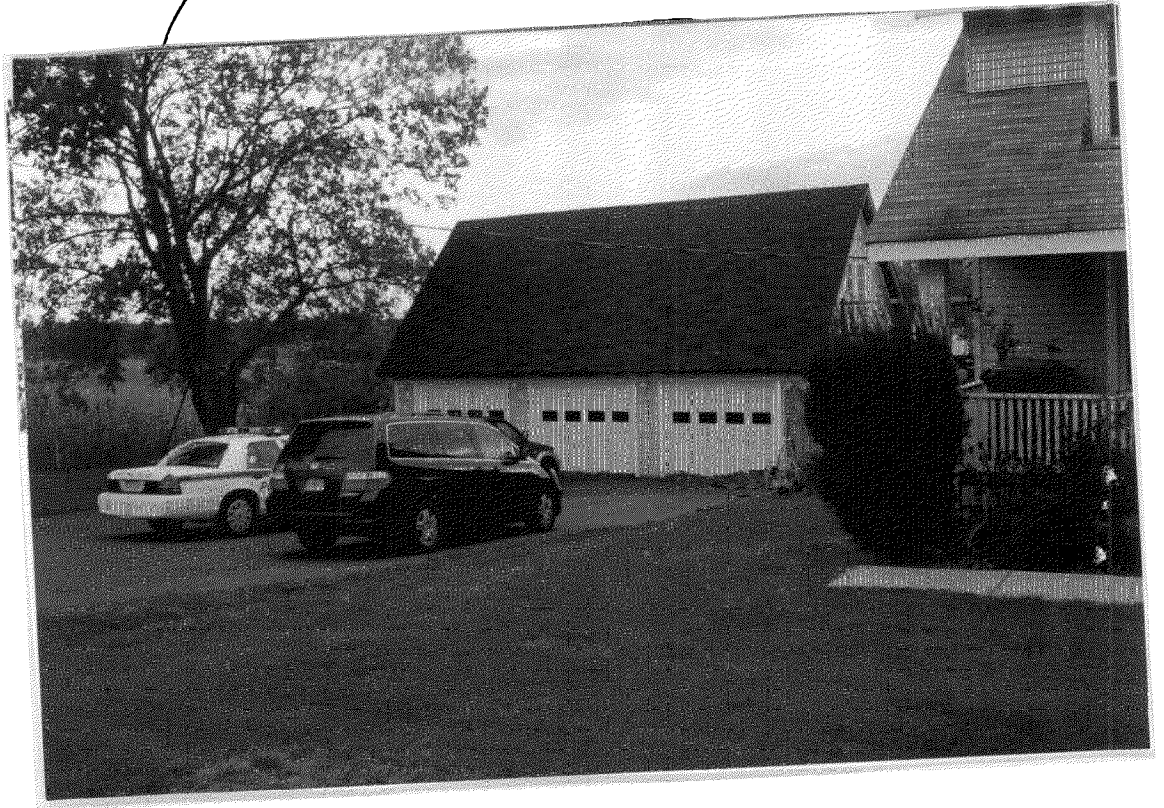
(LOOKING AT WEST SIDE OF STRUCTURE
FROM EAST BOUND KEMP TOWN RD



DOUGLAS TRESSLER

100 ACRE
FARM BEHIND
DWECCING

DWECCING
↓



LOOKING FROM
KEMPTOWN RD

DOUGGAS
TRESSER

LOOKING AT STRUCTURE FROM
WEST BOUND KEMPTOWN RD

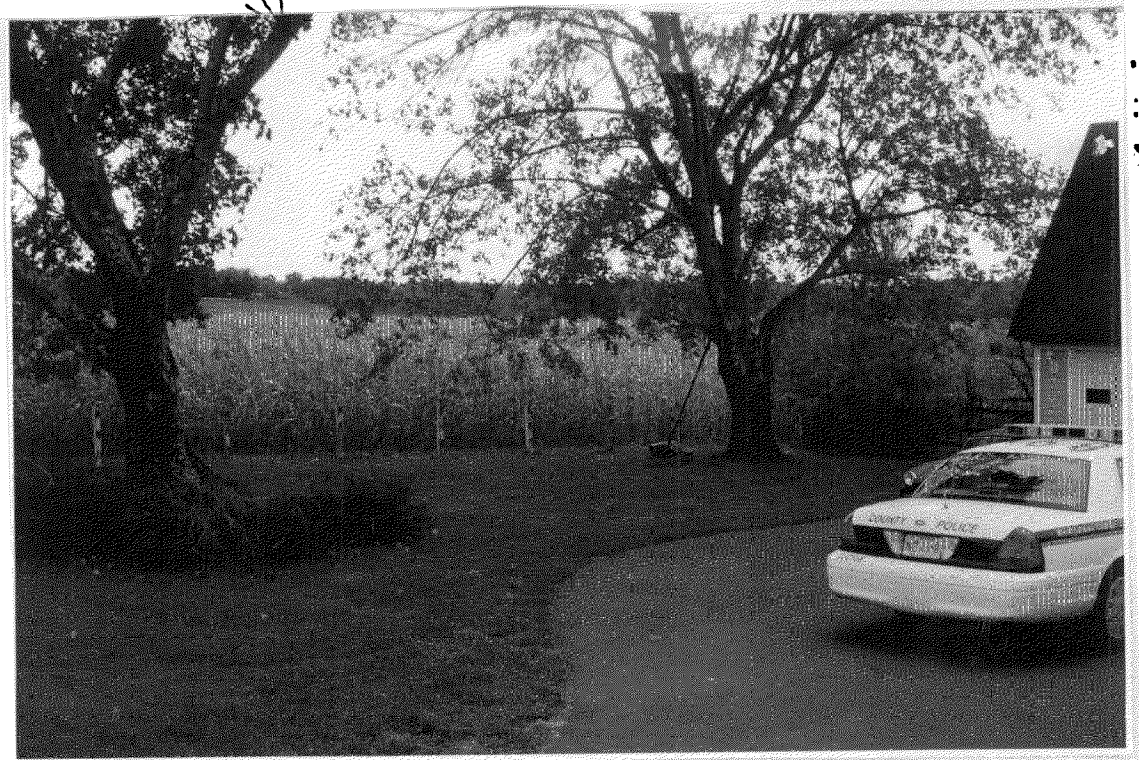
CURRENT STRUCTURE
33 X 28



DOUGLAS TRESSLER

EAST SIDE OF PROPERTY

SURROUNDED BY
100 ACRE
FARM



GARAGE →
DWELLING

DOUGLAS
TRESSLER

LOOKING FROM
KEMPTOWN RD

WEST SIDE OF PROPERTY



DWELLING

DOUGLAS TRESSIER

KEMPTOWN RD

LOOKING FROM WEST TO EAST SIDE
OF PROPERTY

CHURCH + CEMETARY

FARM
LAND

ED. RHODES
PROPERTY



ENGLISH
PROPERTY

FARM
LAND

DUGLAS
TRESSLER

ADDITION WILL GO ON THIS SIDE
OF THE DWELLING.

THIS PINE TREE
IS DYING AND HAS
TO BE REMOVED.



PINE TREE TO BE
REMOVED, NO OTHER
VEGETATION WILL BE
AFFECTED.

DOUGLAS TRESSLER



8

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 10/8/2008

Permit No: 437100
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

DOUGLAS A & T L TRESSLER
28230 KEMPTOWN RD
DAMASCUS MD 20872

HAS PERMISSION TO: ADD

PERMIT CONDITIONS: Addition; One story family room over crawl space, 680-sqft.

PREMISE ADDRESS 28230 KEMPTOWN RD
DAMASCUS MD 20872-1325

LOT N/A
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK N/A
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

PARCEL 12
PLATE
DAMASCUS OUTSIDE

ZONE RDT
GRID

HISTORIC MASTER: N
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

MARYLAND



DPS/Application Details

Reviews
Building Residential

Permit/License: 495981

Reviews	Description ↑	Status	Reviewer	Review	Help
				Agencies	
				Start Date	Complete Date
	Architectural	Approved	Alan Kehr		09/18/2008 09/18/2008
	Architectural	Approved	Alan Kehr		10/07/2008 10/07/2008
	Architectural	Pending			
	Architectural Screening	Denied	Alli Oseni		11/07/2008 11/07/2008
	Architectural Screening	Denied	Layiwola Afinnih		11/12/2008 11/12/2008
	Architectural Screening	Waived			
	Dps Site Review	Approved	Gregory Mcclain		09/18/2008 09/18/2008
	Dps Site Review	Waived			
	Dps Zoning Review	Approved	Gregory Mcclain		09/18/2008 09/18/2008
	Dps Zoning Review	Approved	Gregory Mcclain		10/01/2008 10/01/2008
	Dps Zoning Review	Approved	Gregory Mcclain		11/07/2008 11/07/2008
	Drainage Review	Waived			
	Historic Preservation Plan Rvw	Approved	Leonard Woods		09/18/2008 09/18/2008
	Mhic License Review	Waived			
	Septic Review	Approved	Eugene Von Gunten		09/18/2008 09/18/2008
	Structural	Approved	Alan Kehr		09/18/2008 09/18/2008
	Structural	Approved	Alan Kehr		10/07/2008 10/07/2008
	Structural	Pending			
	Wash Suburb Sanitation Commsn	Not Applicable	Leonard Woods		09/18/2008 09/18/2008
	Well Review	Waived			

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Best viewed with IE 5.0 or Netscape 6.0 and higher

Fothergill, Anne

From: Fothergill, Anne
Sent: Friday, November 21, 2008 11:04 AM
To: 'Tressler1311@aol.com'
Subject: 28230 Kemptown Road

Thanks for coming in yesterday and for sending the follow-up email and the fax of the new right side elevation.

After reviewing your plans, we have determined that the three proposed changes to the house:

- 1) Adding a 2nd story to the approved 1-story side addition
- 2) Raising/altering the roof on the existing house
- 3) Removing the vinyl siding on the existing house and replacing it with fiber cement siding

constitute a substantial alteration to a property within a Locational Atlas Historic District and therefore need approval from the Historic Preservation Commission (HPC). Since these are new proposals and include changes to the historic house, you will need to submit a new Historic Area Work Permit (HAWP) application to DPS and then we can put your application on an upcoming HPC agenda. The next deadline is Wednesday November 26 to DPS for the December 17th HPC meeting.

For your new HAWP application, you will need to submit existing and proposed site plans, floorplans, and elevations for all four sides of the whole house. The existing plans should show the approved side addition so the Commission can see what was approved in 2006 and can be built. The front elevation you showed me yesterday does not show the proposed changes to the bungalow roof, so please be sure and amend that plan before you submit it. If you need me to mail you any of the plans you gave me yesterday so you can include them in your DPS submission, please let me know and I can put them in the mail today so you will have them by Monday. As I have mentioned before, the Commission will probably want the wood siding underneath the vinyl siding to be restored so you may want to include the reasons why this is not possible in your application.

Also, a resource that may be helpful to you are the design guidelines found on our web site, specifically Chapters 3 and 4:

<http://www.mc-mncppc.org/historic/designguidelines.shtm>

As you know, I am happy to assist you in this HAWP application process. After inheriting this case from Tania, I have tried to give you guidance and feedback when possible so that you can continue to move forward with your house plans.

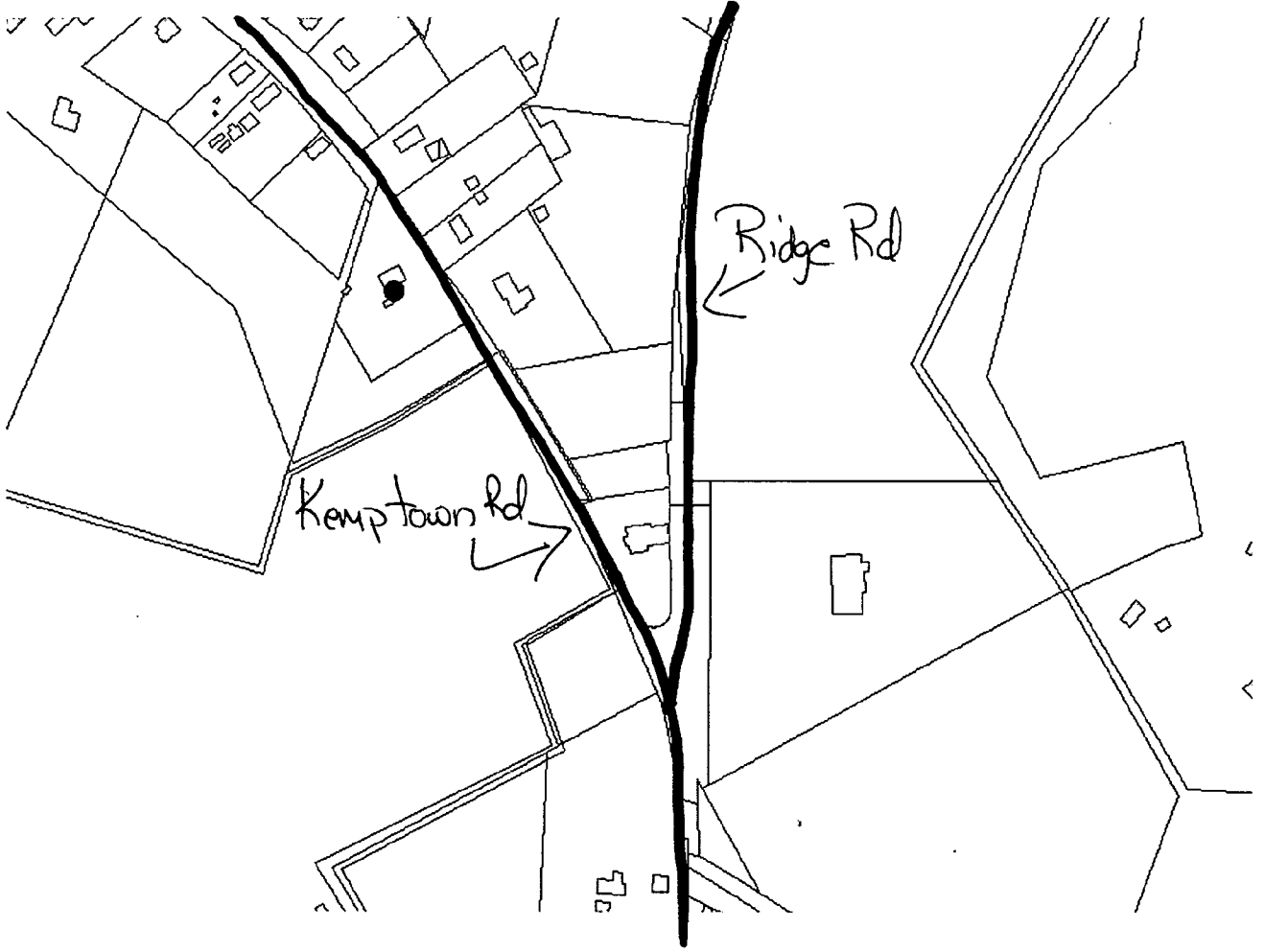
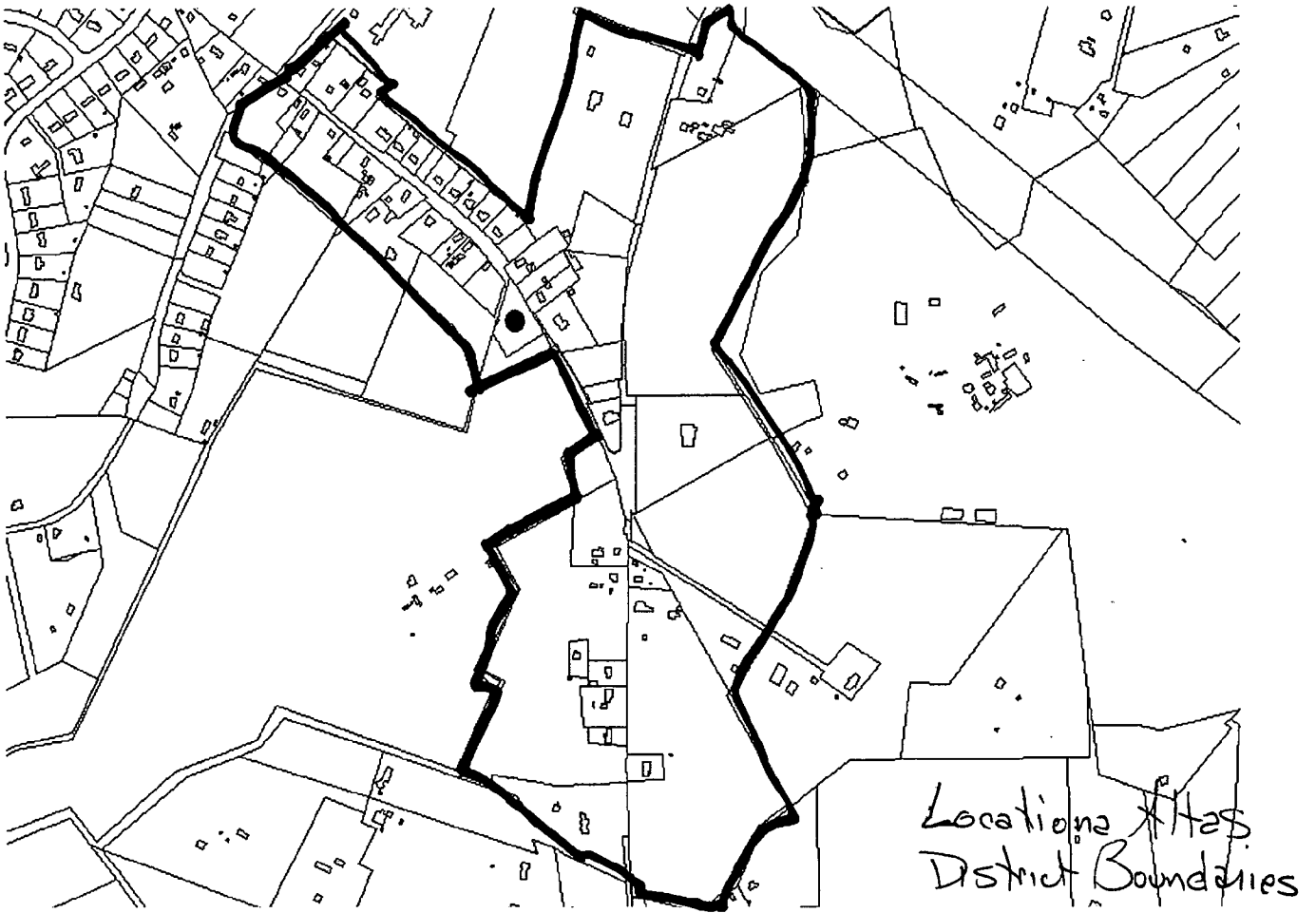
thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
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.mc-mncppc.org/historic/>

NO

Staff Item
September 10, 2008
Anne Fothergill
28230 Kemptown Road, Clagettsville

In December 2006 the HPC approved a HAWP for a side addition to this bungalow, which is located in a Locational Atlas Historic District. The house currently has vinyl siding and the HPC made a condition of approval that the new addition be clad in either wood or fiber cement siding, not vinyl. The applicant is asking for a reconsideration of the addition's siding for visual compatibility since the rest of the house has vinyl siding. See attached photos and conditions of approval.



Fothergill, Anne

From: Tressler1311@aol.com
Sent: Thursday, November 20, 2008 6:39 PM
To: Fothergill, Anne
Subject: Re: 28230 Kemptown Road

I didn't know it would need a review, I assumed if I needed a review DPS would have told me in advance. Instead they said everything was OK, they took the fee, cashed the check and told me to get the additional drawing. If they hadn't said it was OK, obviously I wouldn't have started. If you think there is going to be a problem I can make an appointment at the office of the County Attorney and ask for their advice. I have been very patient and am trying to do the right thing. All I am trying to do is improve my home, not for profit, but to make it more livable. As I told you, there are no closets and no insulation. I am finally able to improve those situations along with the long term damages. I am told the old wood siding, that is full of rusted nails, paint over paint, and much of it is rotten, has been painted with lead based paint which is unhealthy at best. Again, if you think this is going to be a big issue I would prefer to explain the situation to a District Court Judge and civil court jury. I just don't see how I am doing anything wrong here. I am replacing the vinyl with fiber cement as per your request, I would like to live in a home with ample closets, insulation and a roof that doesn't need constant patching. Every home in the area has either been recently covered with vinyl, brick, or is a newer home. There is no historic significance what so ever here. I am on 1 acre surrounded by farms. All of my neighbors have been contacted and not only agree that my house needs work, but they have offered to help. I have been told many times by your office that they are not even sure if this area should be designated historical at all, but the review, which has been going on for at least 2 years will probably go another year. I have the correspondence in reference to this in my file. The sad thing is that all I want to do is improve the house, not build a mansion or add unnecessary room, just improve the house I will probably spend the remainder of my days in, and I am going through this unpleasant ordeal. Just doesn't make common sense. Thanks for your help I really do appreciate it.

Doug

One site has it all. Your email accounts, your social networks, and the things you love. **Try the new AOL.com today!**

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, September 11, 2008 9:35 AM
To: 'tressler1311@aol.com'
Subject: 28230 Kemptown Road

Mr. Tressler:

Last night the HPC did not approve your request for reconsideration to allow vinyl siding on the side addition. There was concern about the visibility of this section since it is on the side and not at the rear. Also, the HPC's goal is that someday the vinyl siding will be removed from the bungalow and original material underneath will be restored. If that happens, they do not want there to be an addition with vinyl siding on the house. I am happy to work with you to find a product (Hardie siding or shingles perhaps?) that is not vinyl siding that will work for you.

When you are ready to have your plans stamped, please let me know. I would recommend pushing the one story addition even further back from the front plane of the house, if possible. But I recognize that where you are showing it now does meet the HPC's condition of approval.

Also, I checked the files and the new house that you mentioned is being built behind you (28308 Kemptown Road) was determined to be outside the historic district boundaries so the HPC did not review it.

Please email or call with any questions.

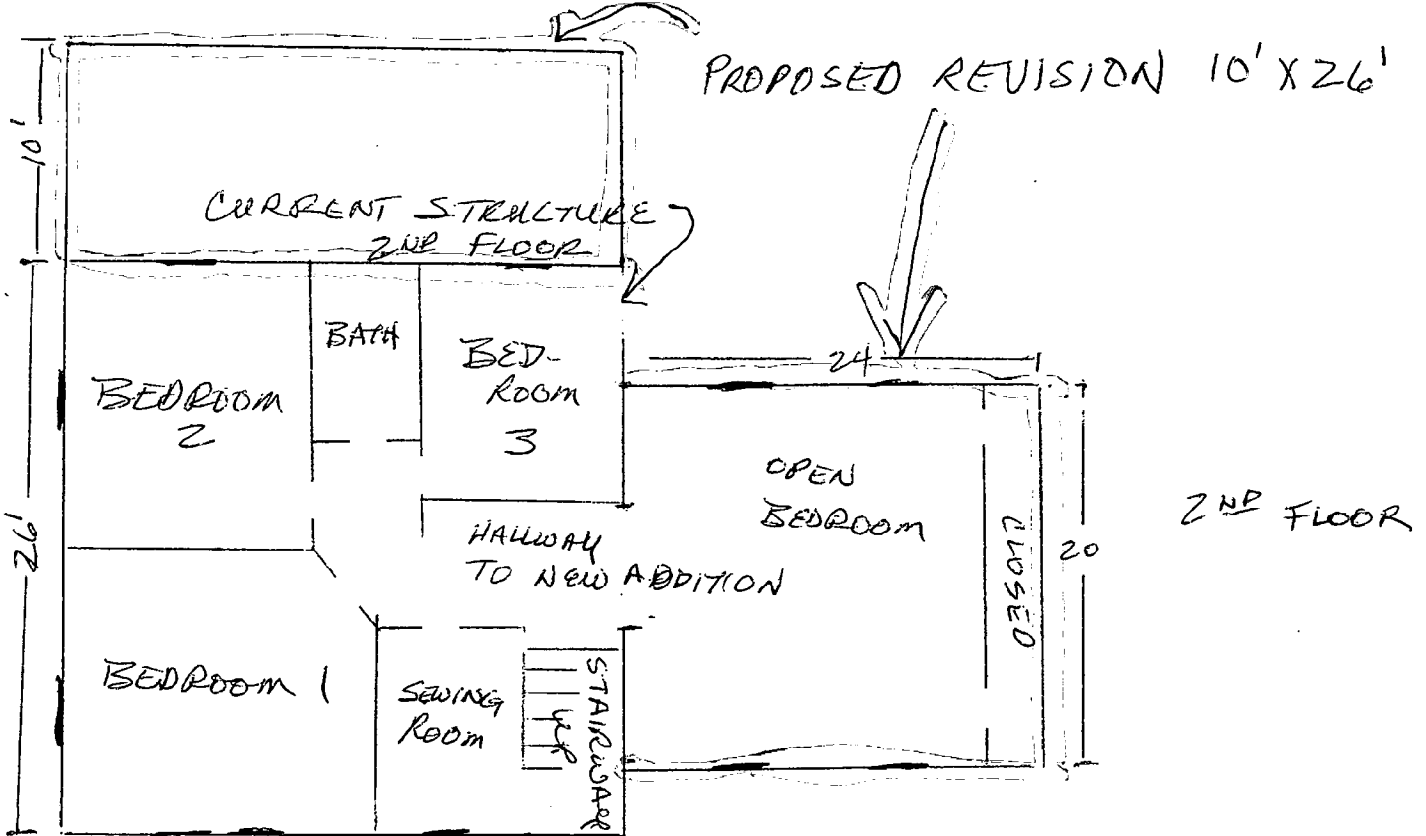
thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
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.mc-mncppc.org/historic/>

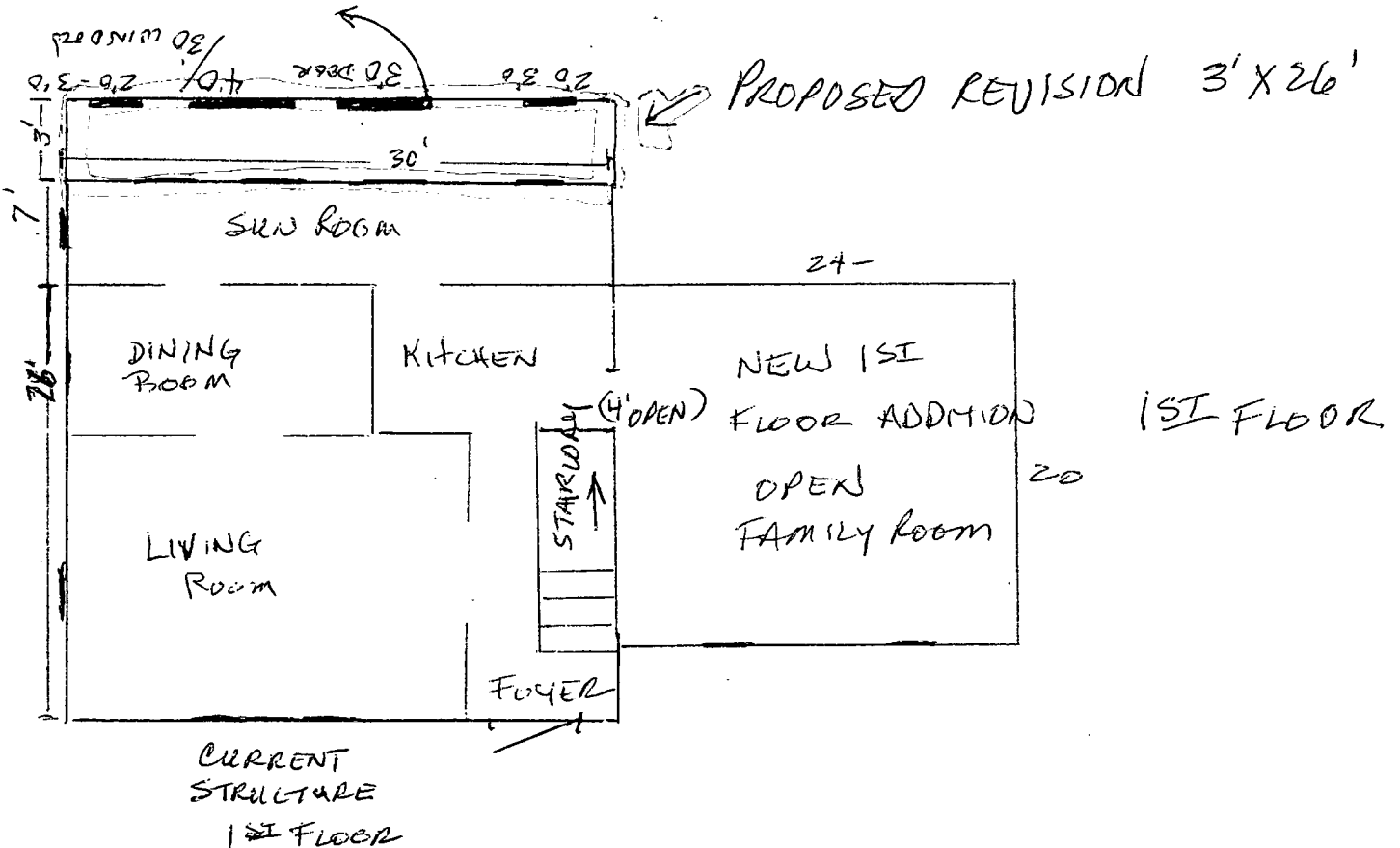
NOT TO SCALE
REFERENCE ONLY

DOUGLAS TRESSLER
445981

PROPOSED REVISION 10' X 26'



PROPOSED REVISION 3' X 26'



ANNE,

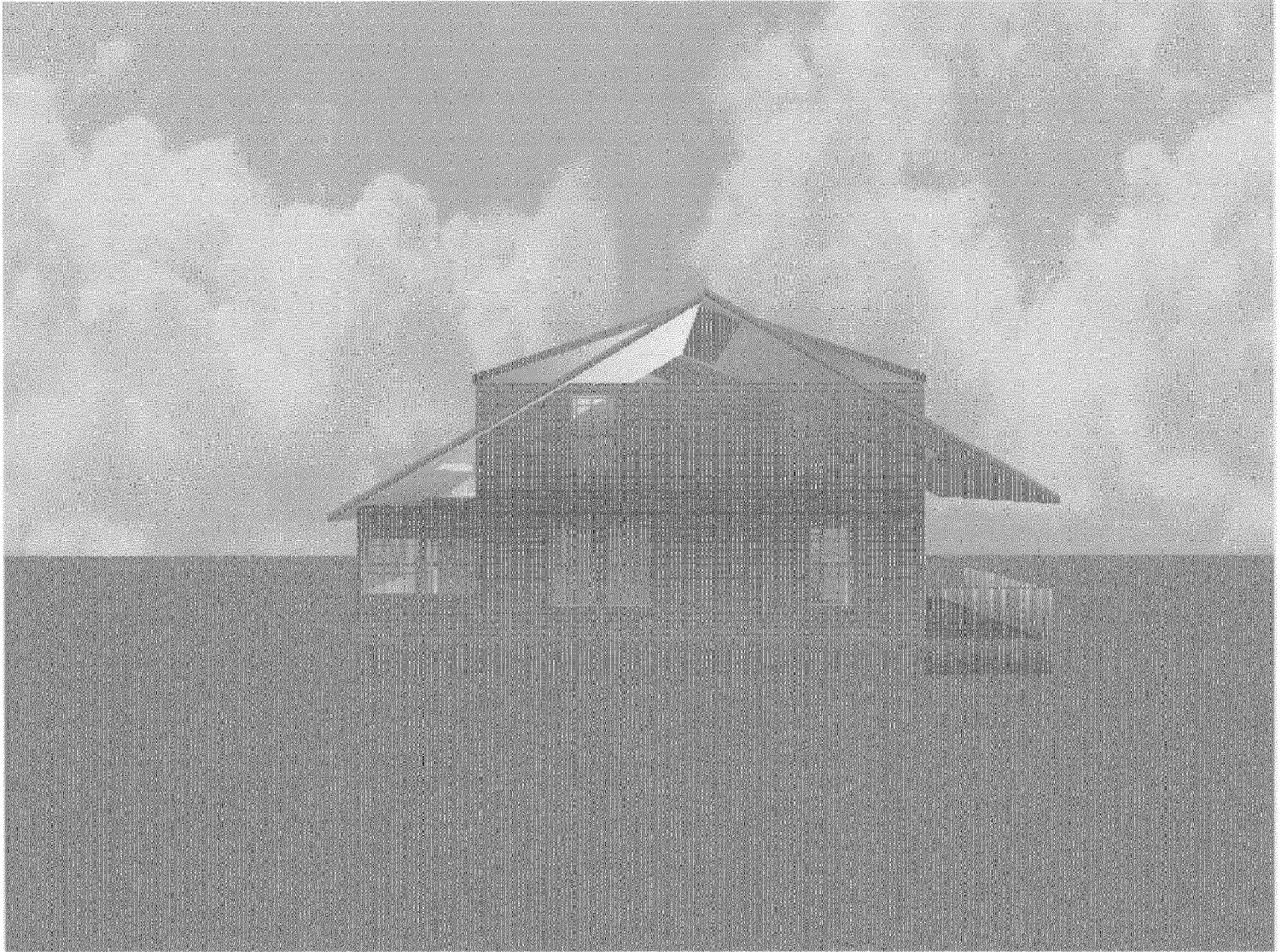
I WAS TOO LATE TO GET
COPIES MADE.

LOOK OVER THE ENCLOSED
DRAWINGS AND LET ME
KNOW IF YOU ARE COMFORTABLE
PRESENTING THEM TO THE
COMMISSION.

IF YOU HAVE ANY QUESTIONS
LET ME KNOW. ~~ALSO~~, IF
YOU NEED TO MEET AGAIN
BEFORE THE 17TH OR 28TH
JUST LET ME KNOW.

THANKS FOR ALL OF YOUR
HELP.

Doug



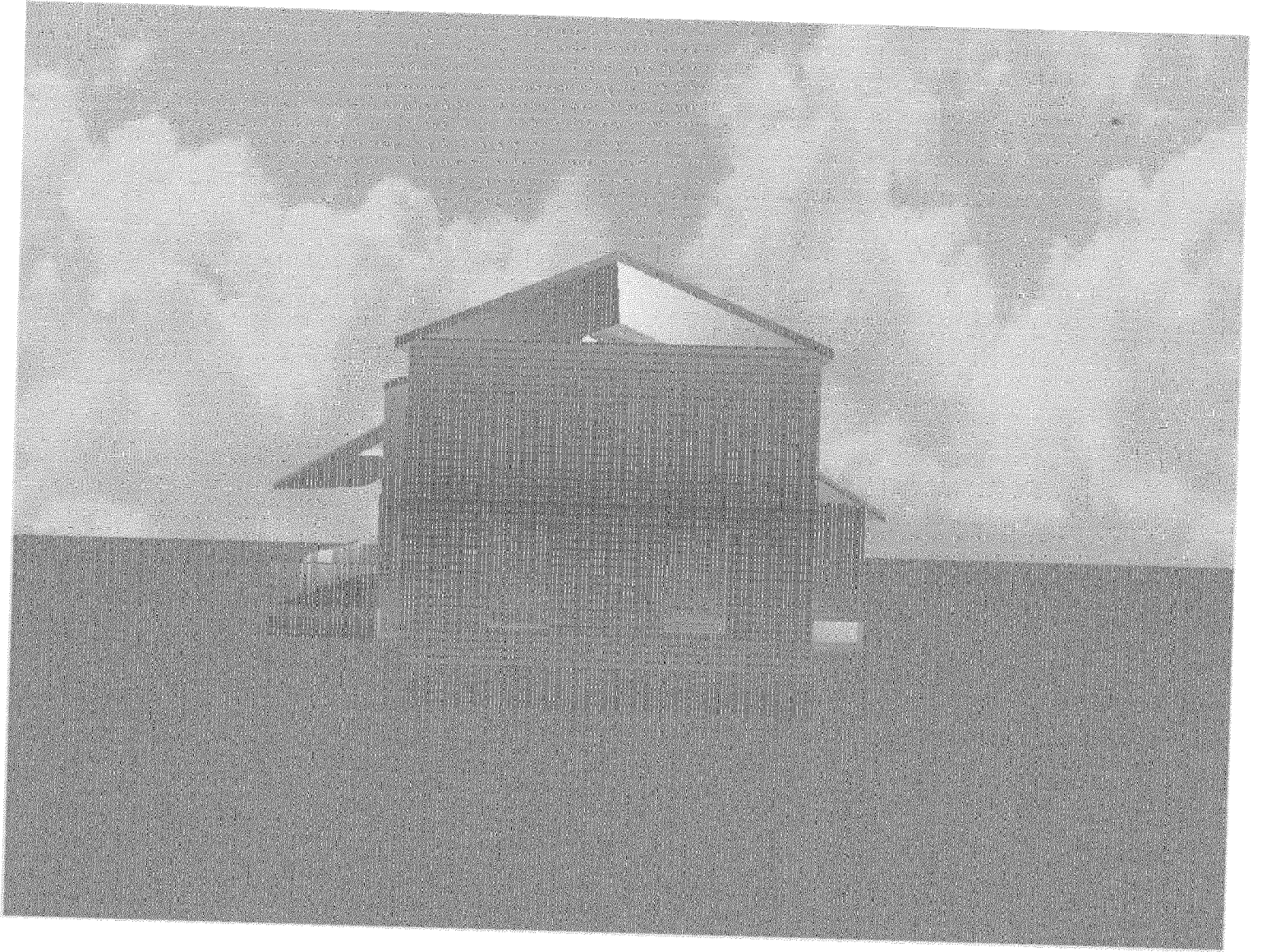
EXISTING LEFT SIDE



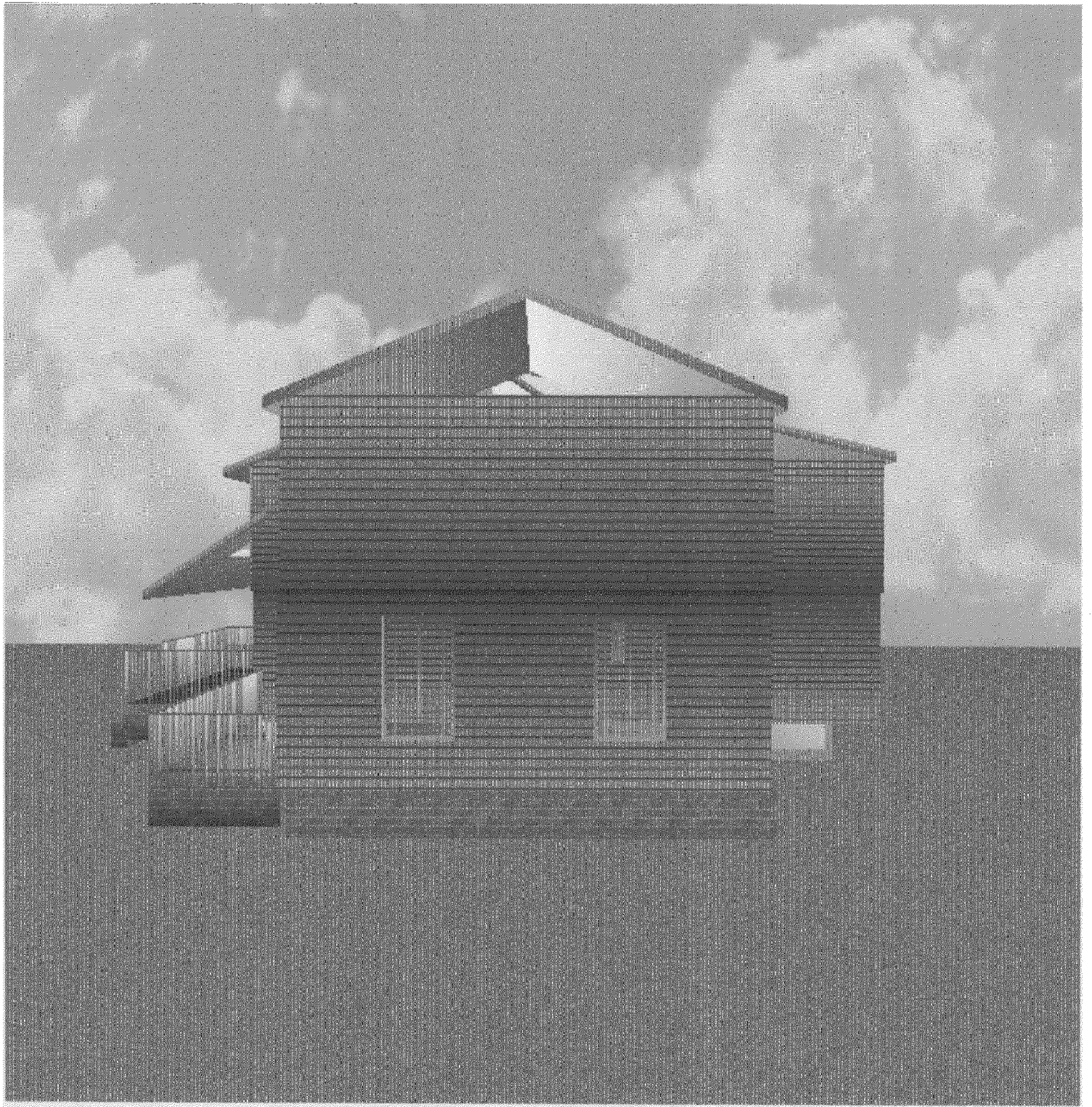
EXISTING LEFT



PROPOSED LEFT SIDE
(SHOWING OPEN GABLES)



EXISTING RIGHT SIDE

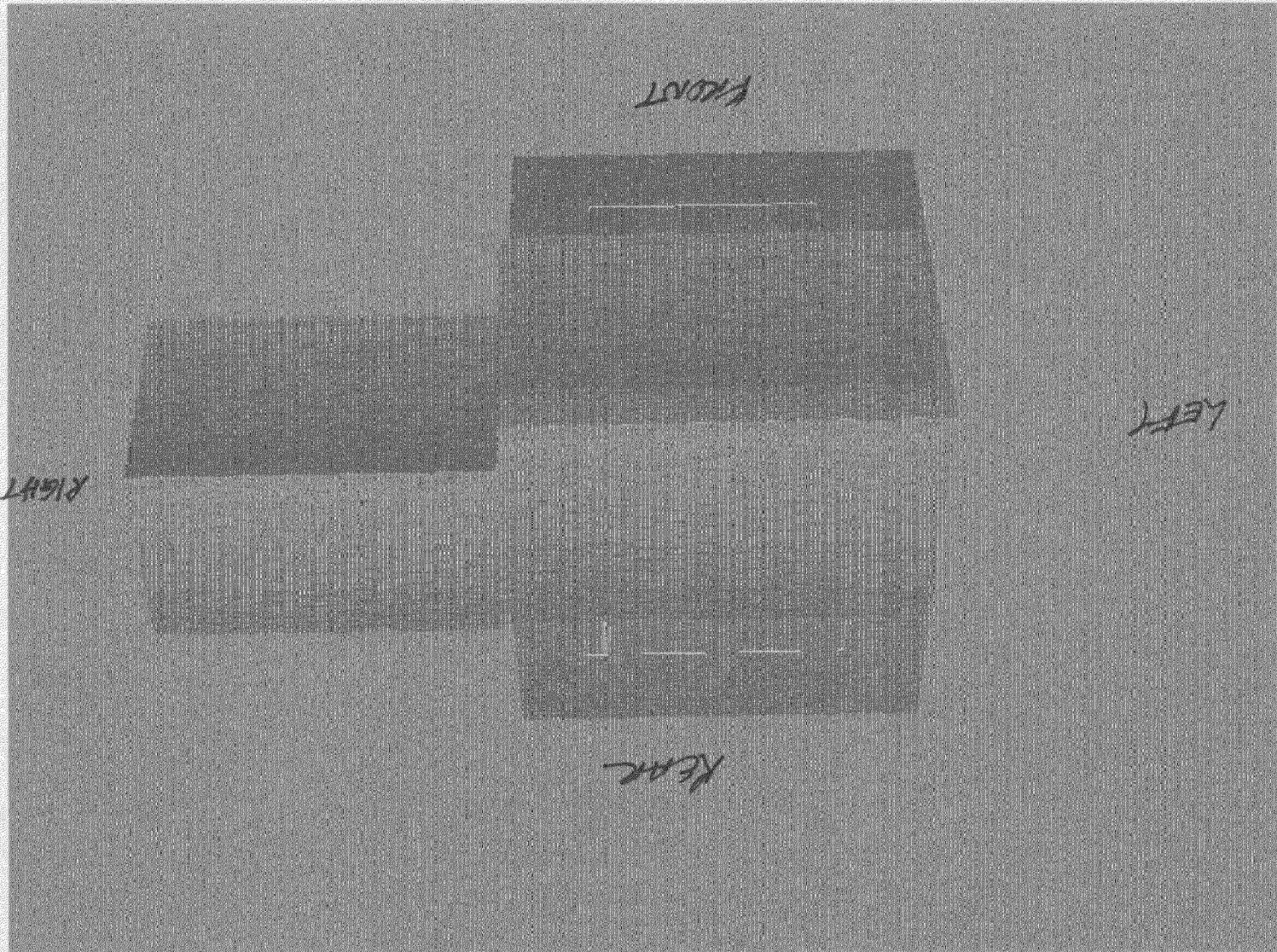


PROPOSED RIGHT SIDE

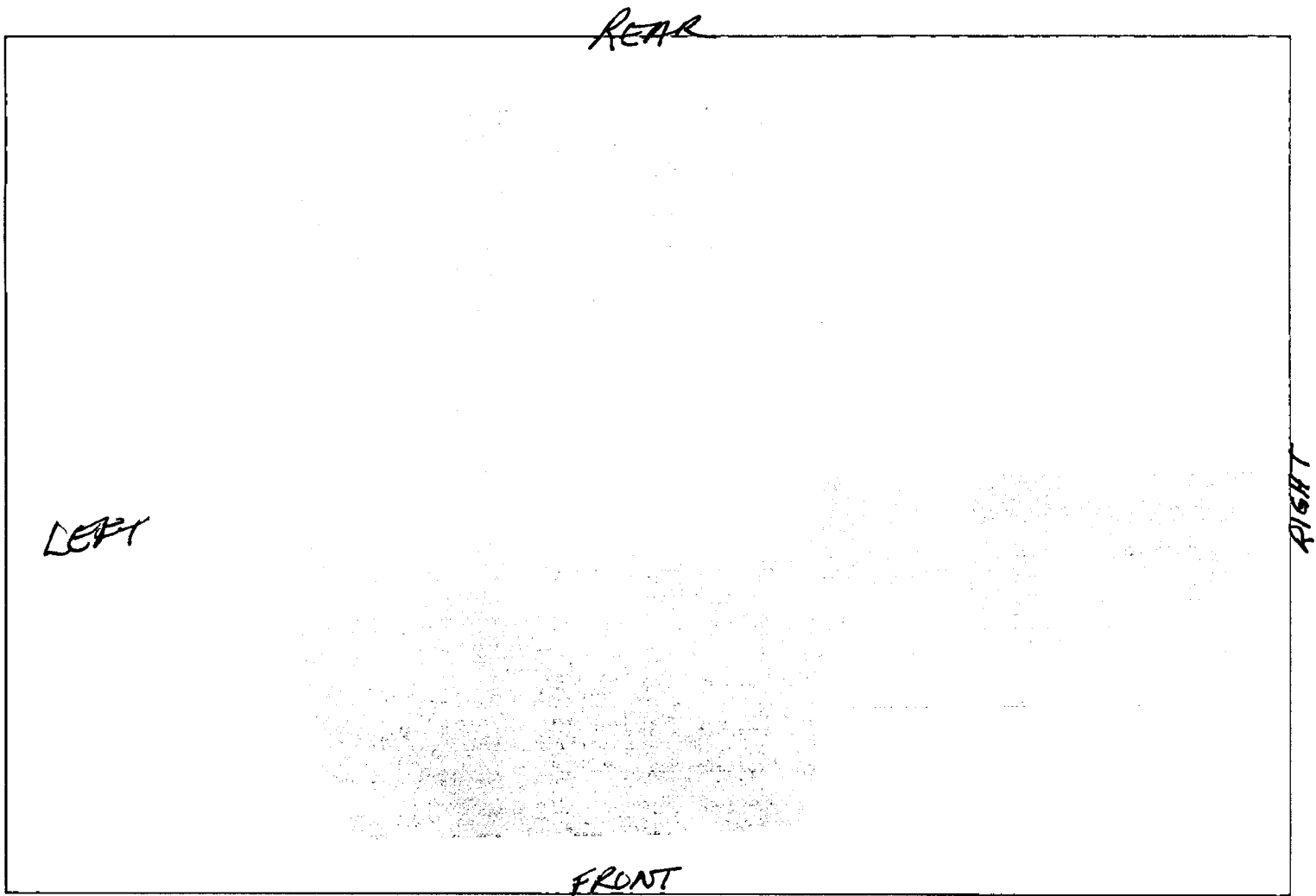


EXISTING REAR

EXISTING



EXISTING



PROPOSED ROOF

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	28230 Kempton Road, Damascus	Meeting Date:	12/17/08
Applicant:	Douglas A. Tressler	Report Date:	12/10/08
Resource:	Contributing Resource 15/8 Clagetsville Historic District—Locational Atlas	Public Notice:	12/03/08
Review:	HAWP	Tax Credit:	None
Case Number:	15/8-08A RETROACTIVE	Staff:	Anne Fothergill

PROPOSAL: Alterations and additions to addition and house

STAFF RECOMMENDATION

Staff recommends that the applicant and the HPC **continue** this case so the applicant can respond to the HPC's guidance and work on changes to the proposed design; the revised plans will come back to the HPC for final approval.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Clagetsville Historic District—Locational Atlas
 STYLE: Bungalow
 DATE: c. 1920

BACKGROUND

In October 2002, Historic Preservation staff gave the applicant permission to demolish a one-story garage and construct a 3-bay, 1 ½ story garage, finding that this demolition and new construction did not constitute a substantial alteration, as per Chapter 24A-10.

In December 2006 the applicant submitted a HAWP to construct a one-story addition at the right (north) side of the house. The HPC approved the application with conditions, including one that required the addition be pushed back from the front plane of the house and another that it could not have vinyl siding. In fall 2008 the applicant submitted plans for the addition showing it slightly set back and with Hardie Plank siding.

In September 2008 the applicant requested that the HPC reconsider and allow the addition to have vinyl siding to match the rest of the house. This request came to the HPC as a staff item and the HPC denied the vinyl siding request.

In November 2008, the applicant met with staff to discuss additional changes to the house. He explained that he had started to construct a 2nd story to the approved one-story addition. The applicant sought retroactive HPC approval for that work, as well as approval for alterations to the historic bungalow. He stated he had stopped all work until he had the HPC approval. Staff advised the applicant that these major

changes would require a new Historic Area Work Permit and advised the applicant to submit a new HAWP application and a complete set of new plans.

In December 2008 staff visited the house and took the photos shown in Circles 34-37.

PROPOSAL

The applicant is proposing to:

- Add a second floor to the approved one-story right side addition—the addition will have fiber cement siding to match first floor of addition
- Construct a rear addition on the first (3' deep) and second floor (10' deep) of bungalow
- Raise the roof ridge of the bungalow approximately 20" and remove the rear shed dormer to accommodate the 2nd floor expansion
- Change the pitch and form of the bungalow roof to accommodate 1st floor rear expansion
- Remove vinyl siding from bungalow and remove wood underneath; install fiber cement siding
- Replace two windows on left side with one new window

APPLICABLE GUIDELINES

The Clagetsville Historic District was placed on the Montgomery County *Locational Atlas and Index of Historic Sites* in 1976. The historic district is among a number of resources currently being evaluated to determine whether they meet the criteria for designation in the Master Plan for Historic Preservation or merit removal from the *Locational Atlas*. The district will remain on the *Locational Atlas* until such time as the County Council makes a final determination on the district's historic status.

Under Chapter 24A-10 (a) an owner of a property within a *Locational Atlas* district who wants to demolish or make a substantial alteration to the house may choose to 1) submit a HAWP application under the procedures established in Chapter 24A-7 and have the HPC review the application as if the resource contributed to a Master Plan historic district; or 2) request that the resource be evaluated for Master Plan designation on an expedited basis, under the provisions of Chapter 24A-10(b). In this case, the applicant has submitted a HAWP. The HPC should evaluate this HAWP proposal as if this house has been designated a Contributing Resource to the Clagetsville Historic District.

When reviewing alterations and new construction within the Clagetsville Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 one 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.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

When staff reviews a retroactive application (or partially retroactive, in this case), staff does not review the alterations that have already been made without an approved HAWP but considers just the proposed plans. In this case, while we have photos of the partially-constructed 2nd story addition, it is important to disregard those and review the application as a proposal.

The applicant has proposed two major changes to this house:

- The addition of a 2nd floor on the HPC-approved one-story right (north) side addition
- Altering and raising the roof of the bungalow and the shed dormers, in part to accommodate a rear addition

Guided by “Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland” (the “Design Guidelines”) Section 18, staff finds that adding a 2nd floor to the approved addition may be appropriate. However, the Design Guidelines suggest that the design of new additions be compatible with the primary structure in terms of scale (§18.3), materials (§18.4), and character (§18.5). Further, the Design Guidelines suggest that the roof form and slope of the new addition be in character with and *subordinate to that of the primary building* [emphasis added] (§18.7). Staff believes that it is important that the height of the ridgeline of the roof of the addition be less than that of the bungalow. In the plans submitted, the addition appears not to be taller than the historic house, but that is because the elevation illustrates the applicant’s proposal to increase the height of the bungalow roof. Staff thinks the 2nd floor could be achieved with dormers, which might be more compatible with form of the historic house and allow the addition to remain lower than the bungalow’s roof ridge. Staff is open to working with the applicant on a new design, and can provide examples of successful additions that remain lower than the historic massing.

Regarding the applicant’s proposal for alterations to the bungalow, general historic preservation practices allow changes at the rear of this house (Design Guidelines, §18.1) and staff supports an addition at the rear of this house. Staff recommends that the applicant work on the design for the rear expansion so it reads as its own roof form, but does not alter the bungalow’s roof line and pitch as shown in the plans under consideration. It is very important that the pitch and form of the bungalow be retained, as per Design Guidelines, §18.7. The applicant wants to alter the bungalow’s roof because of truss damage and interior space needs, but staff recommends that these issues be resolved with in-kind roof repairs and a sympathetic rear expansion. Staff provided the applicant with a photo of a bungalow with a clearly differentiated rear addition (Circle 38) to provide a possible design idea.

The applicant also proposes the removal of the bungalow’s vinyl siding, which staff has encouraged. However, the applicant proposes removing the wood siding, which might be original, and installing Hardie Plank to match the new addition, due to his concerns over the condition of the wood underneath (many nails and many coats of lead-based paint). The HPC has said twice that they do not support vinyl siding on the addition, and staff expects the Commission would strongly support the removal of it from the original house. Staff and the HPC support the retention and restoration of original materials (Design Guidelines, §2.1, 2.2, 2.3). If the wood siding underneath was to be retained and restored, the work would be tax credit eligible. Adding a new siding material to this house would not be recommended, although the HPC might allow the applicant to install Hardie Plank over the wood, so that it could be revealed at a later date by this or a future owner.

Because of all these issues, staff recommends that the HPC and the applicant continue this application while staff works with the applicant on new design possibilities. Because a rear addition to this house is consistent with review criteria and likely would be allowed, and a two-story side addition, if lower, may be consistent with review criteria, staff does not recommend that the HPC deny this application. Staff recommends that the applicant continue to work with the HPC and staff to develop a design that meets his needs and is in keeping with preservation principles. If the applicant can move quickly, it is possible that the new design could be approved in less than a month and the applicant could resume construction.

Finally, staff is aware that the Commission may have concerns about the plans submitted in this application. Staff requested existing and proposed site plans, floor plans and elevations for all four sides of the house from the applicant. However, it should be noted that these plans are sufficient for a building permit from DPS and also they were accepted and approved by the HPC in 2006. If the HPC needs to see something specific in the next set of plans, that request should be conveyed to the applicant so the plans can be amended.

In addition to the HPC's comments, the applicant should review the guidance noted in the Staff Discussion and found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

2.0 Original Materials

Preserve primary historic building materials whenever feasible.

2.1 Retain and preserve original wall and siding materials.

- Avoid removing original materials that are in good condition or that can be repaired in place. Avoid replacing a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that has lost its integrity, and may cause maintenance problems in the future
- In many cases, original building materials may not be damaged beyond repair and do not require replacement. Cleaning, repainting or restaining, ensuring proper drainage and keeping the material clean may be all that is necessary.
- Painting or staining wood surfaces is recommended.

2.2 Do not cover or obscure original facade materials.

- Covering of original facades not only conceals interesting details, but also interrupts the visual continuity along the street.
- Avoid covering historic materials. Introduction of any material or siding - such as vinyl, aluminum, fiber cement board, stucco, imitation brick or other synthetic material and even wood—to cover historic materials is inappropriate.

2.3 If a non-historic material covers original siding, then its removal is encouraged.

- In an inconspicuous place, sample below the replacement siding to confirm the existence and possible condition of the historic material.
- In many cases, the original siding may exist and can be repaired.
- In some cases, the original siding may have been damaged to an extent that would render it non-feasible to repair, and replacement in-kind may be required.
- In other cases, the application of non-historic siding over the historic cladding may be causing moisture damage. Removal of the non-historic siding may be warranted for building maintenance.

Replace original building materials in-kind when repair is not an option.

2.10 When replacement is needed, use materials similar to those employed historically.

- Match the original in composition, scale and finish when replacing exterior siding. If the original material is wood clapboard, for example, then the replacement should be wood as well. It should match the original in size, the amount of exposed lap and surface finish.
- If original material is painted, replacement material should be painted.
- Do not use synthetic materials, such as aluminum, vinyl siding, fiber-cement board, or other synthetic materials, as replacements for primary building materials.

5.0 ROOFS

Although the function of a roof is to protect a building from the elements, it also contributes to the overall character of the building. The roof is a defining feature for most historic structures. When repeated along the street or within a group of buildings, the repetition of similar roof forms contributes to a sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof. Gabled and hip forms occur most frequently, although shed and flat roofs appear on some building types. A variety of roof materials exist. Roof materials are major

elements in the street scene and contribute to the character of individual building styles. However, they are susceptible to deterioration, and their replacement may become necessary.

Preserve the original form and scale of a roof.

5.1 Preserve the original roof form of a historic structure.

- Most roof forms are pitched, such as gable, hipped, mansard and gambrel roofs.
- Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

When planning an addition to a historic building, one should minimize negative effects that may occur to the historic building. While some destruction of historic materials may be necessitated, such a loss should be minimized. Locating an addition such that an existing rear door may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood. This may be accomplished in a subtle way, with a jog in the wall planes or by using a trim board to define the connection.

Keeping the size of an addition small in relation to the main structure also will help minimize its visual impact. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is inappropriate.
- Locating an addition to the side of a structure is generally inappropriate. However, special site constraints, such as sloping topography or location of a champion or specimen tree, may require a side addition.
- An addition to the rear of a structure must also conform to Montgomery County and municipality setback requirements.

18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.

18.3 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic house in mass, scale and form. It should be designed to remain subordinate to the main structure.
- One option to help visually separate an addition from the primary building is to link the primary structure with a smaller breezeway.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- An addition should be simple in design to prevent it from competing with the primary structure.

18.4 Use building materials that are compatible with those of the primary structure.

18.5 An addition should be compatible in character with the primary structure.

- An addition should be made distinguishable from the historic building, even in subtle ways, such that the character of the original can be interpreted. An addition should draw design elements from the historic structure, expressing them in a simplified or contemporary manner rather than striving to perfectly recreate historic building features.
- A change in setbacks of the addition from the historic building, or applying a new trim board at the connection point can help define the addition.
- An addition that seeks to imply an earlier period than that of the primary building also is inappropriate. For example, an addition that is more ornate than the original building would be out of character.

18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

- It is important to repeat the roof lines and slopes found on the primary structure. Typically, gable, hip and shed roofs are appropriate for residential-type building additions. Flat roofs may be appropriate in certain cases, such as for some commercial buildings.
- Eave lines on the additions should be no higher, and preferably lower, than those of the historic building or structure.

STAFF RECOMMENDATION

Staff recommends that this application be continued to allow time for further design work and the applicant will return to the HPC with revised plans.

NEW ROOF ON S/12 TRUSSES TO BE ADDED

2ND FLOOR TO BE ADDED

20 YR. FIBERGLASS

ASPHALT SHINGLES

20 YR. ASPHALT
FIBERGLASS SHINGLES

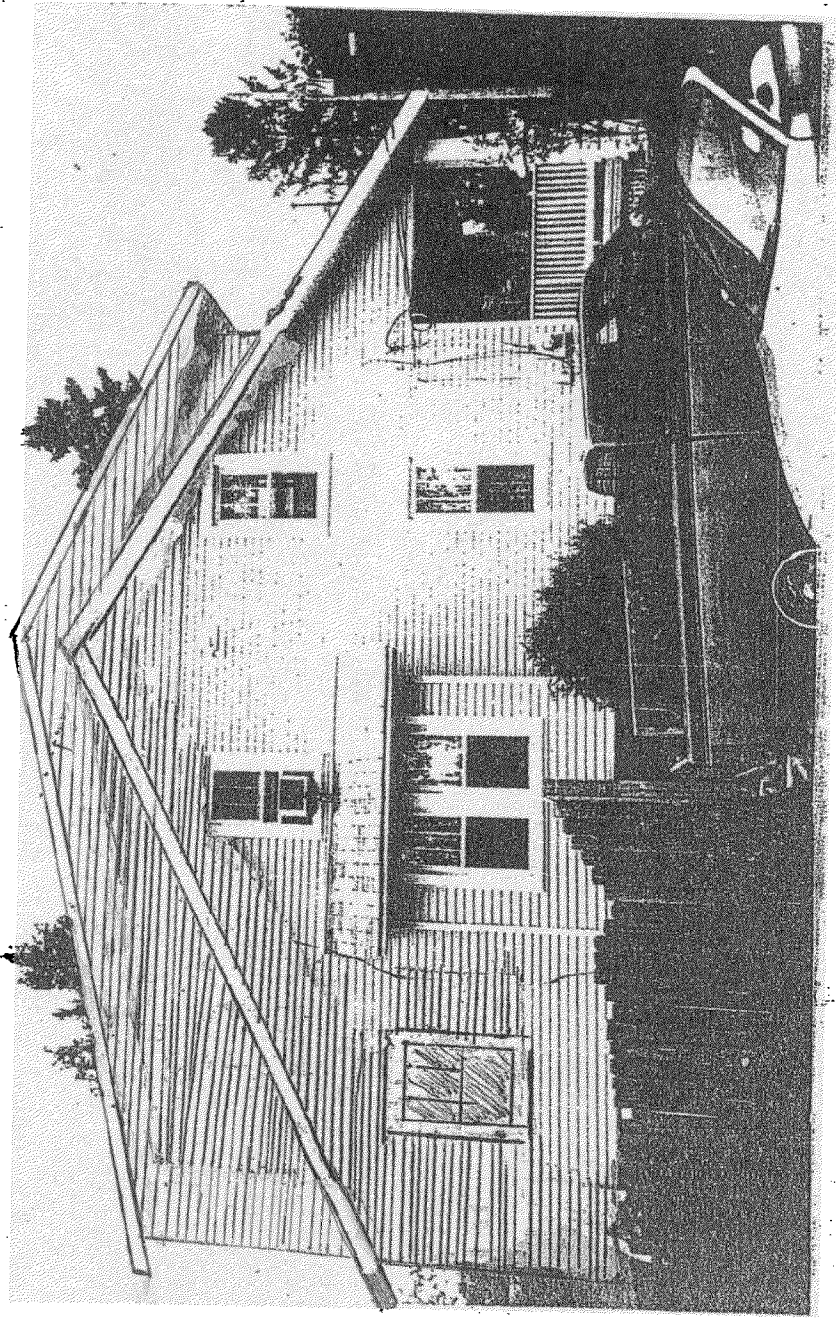
FIBER CEMENT
SIDING ON ENTIRE HOUSE TO REPLACE
CURRENT VINYL

FRONT ELEVATION

DOUGLAS TRESSLER

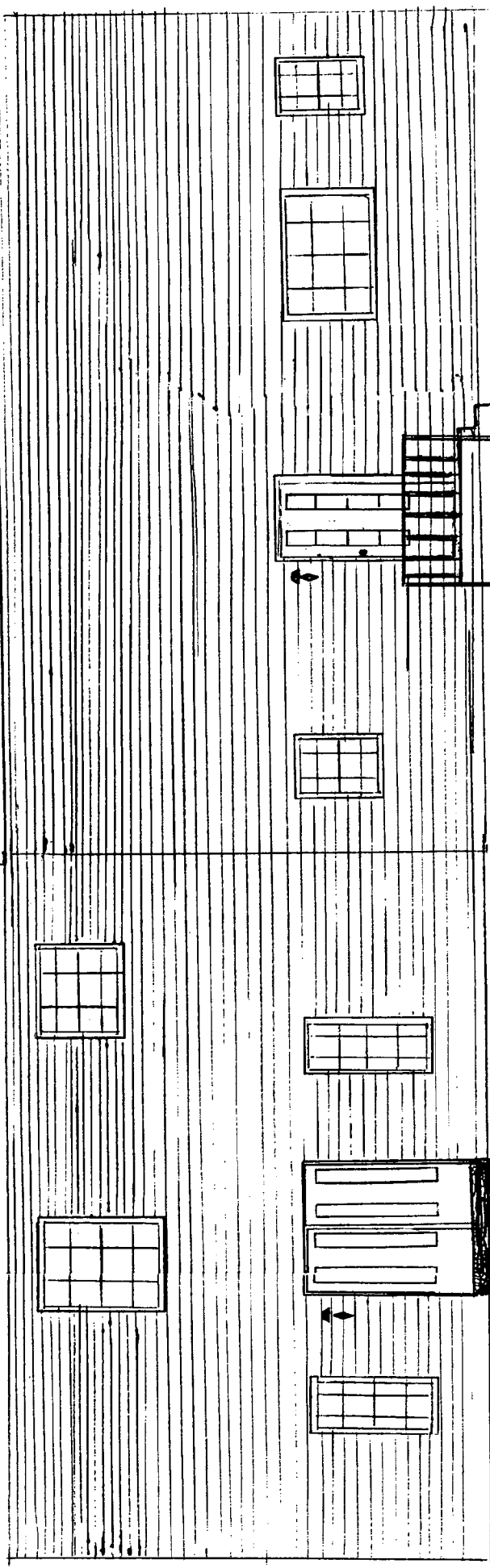
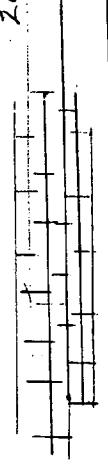
2

AFTER REPAIRS
RH ELEVATION



13

20 YEAR FIBERGLASS / ASPHALT SHINGLES



EXISTING

REAR ELEVATION

DOUGLAS TRESSLER

ADDITION

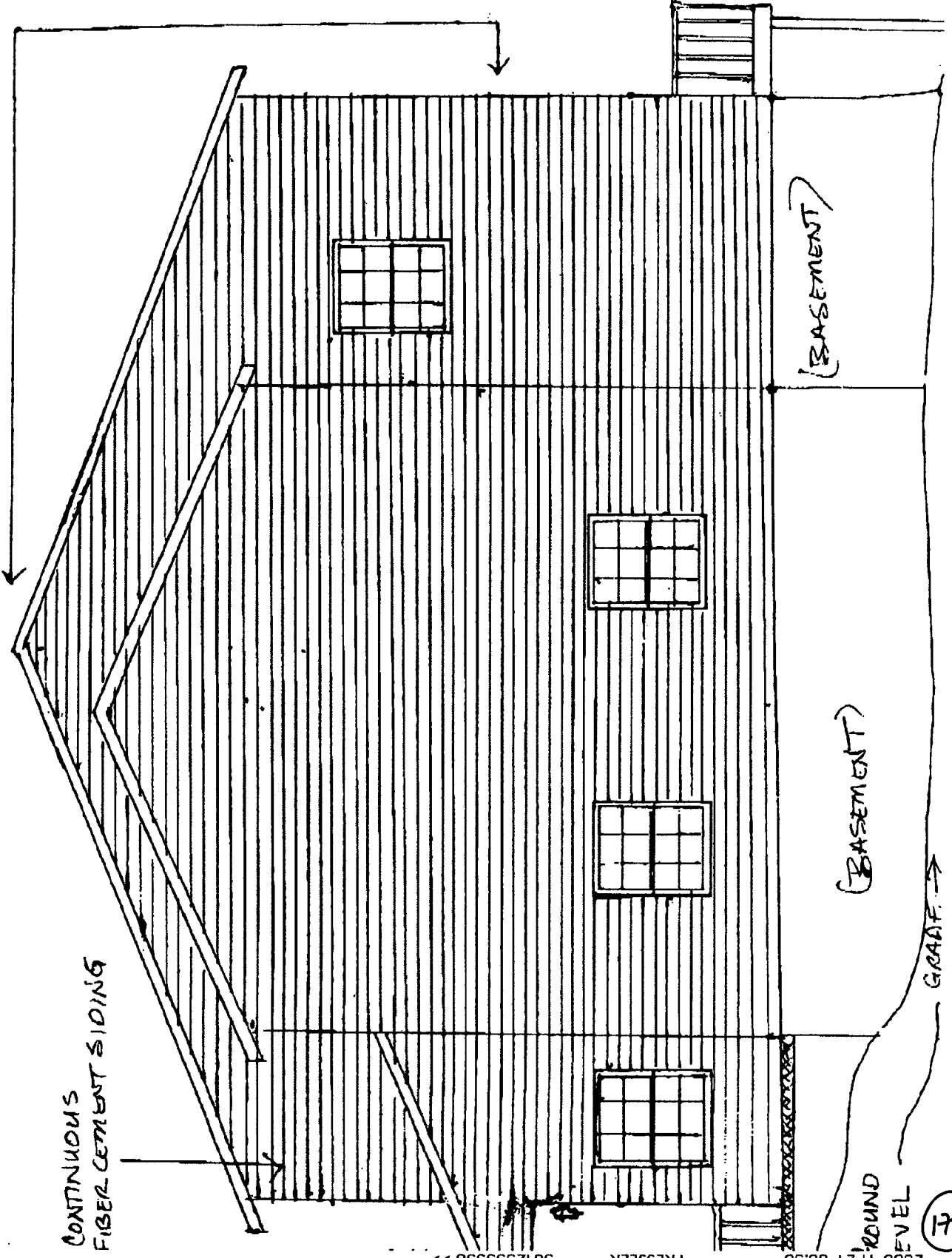
EXISTING FRONT OF
HOUSE UNCHANGED

DOUGLAS TRESSLER
RH ELEVATION

NEW SECTION WITH 5/12 TRUSSES

CONTINUOUS
FIBER CEMENT SIDING

REAR



P 72

3012539536 >>

TRESSLER

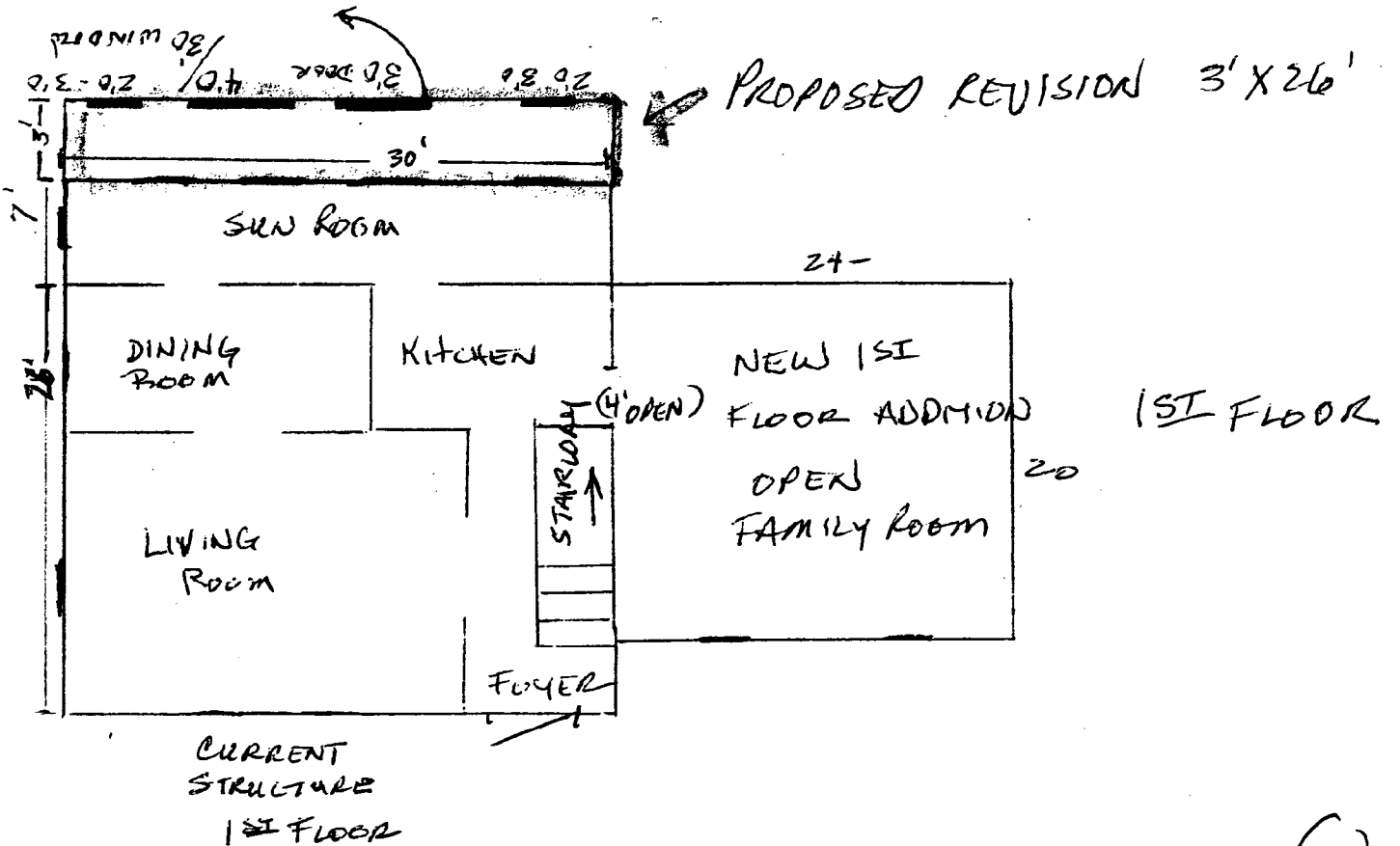
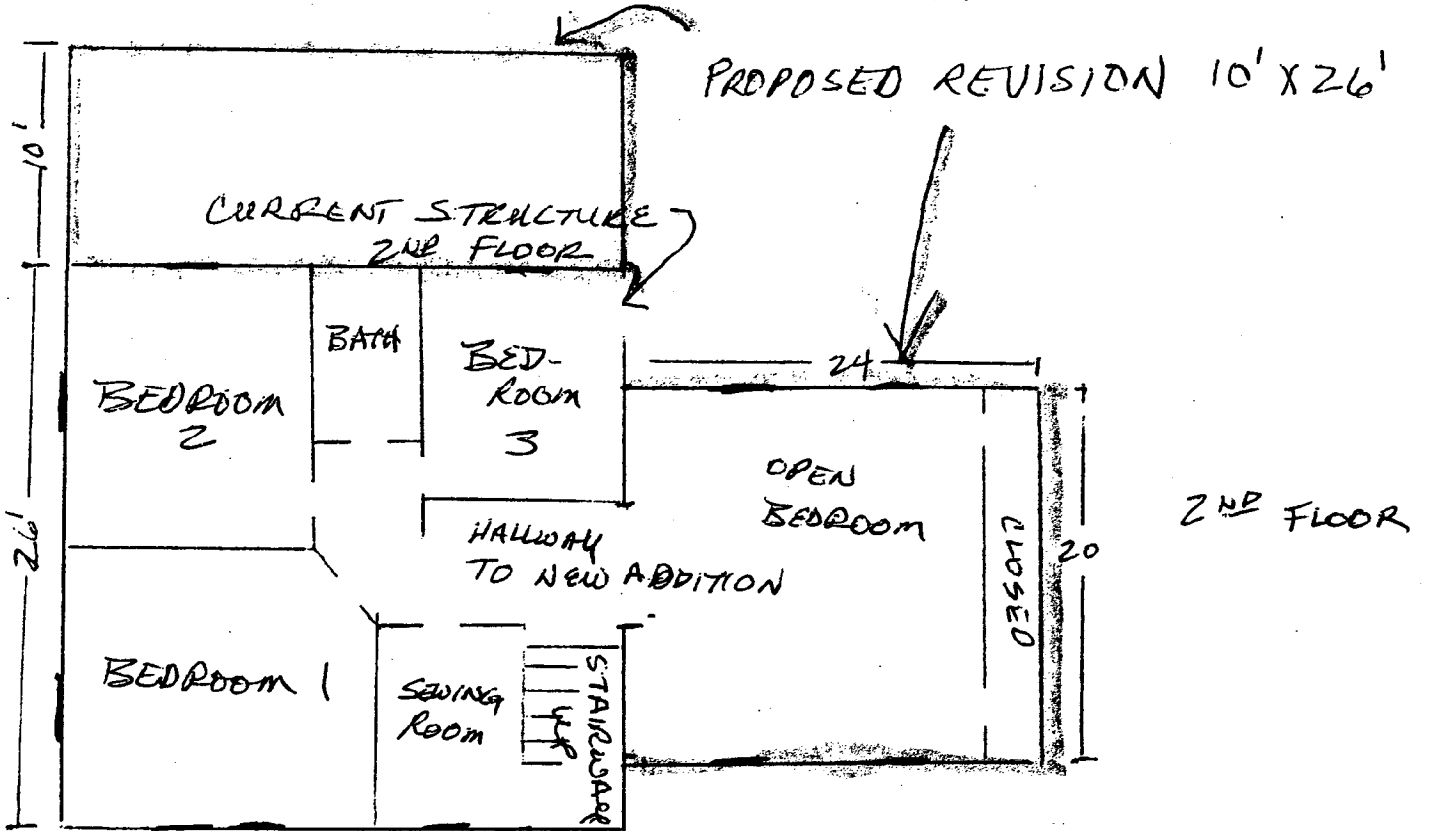
2008-11-21 08:30

ROUND
LEVEL

74

NOT TO SCALE
REFERENCE ONLY

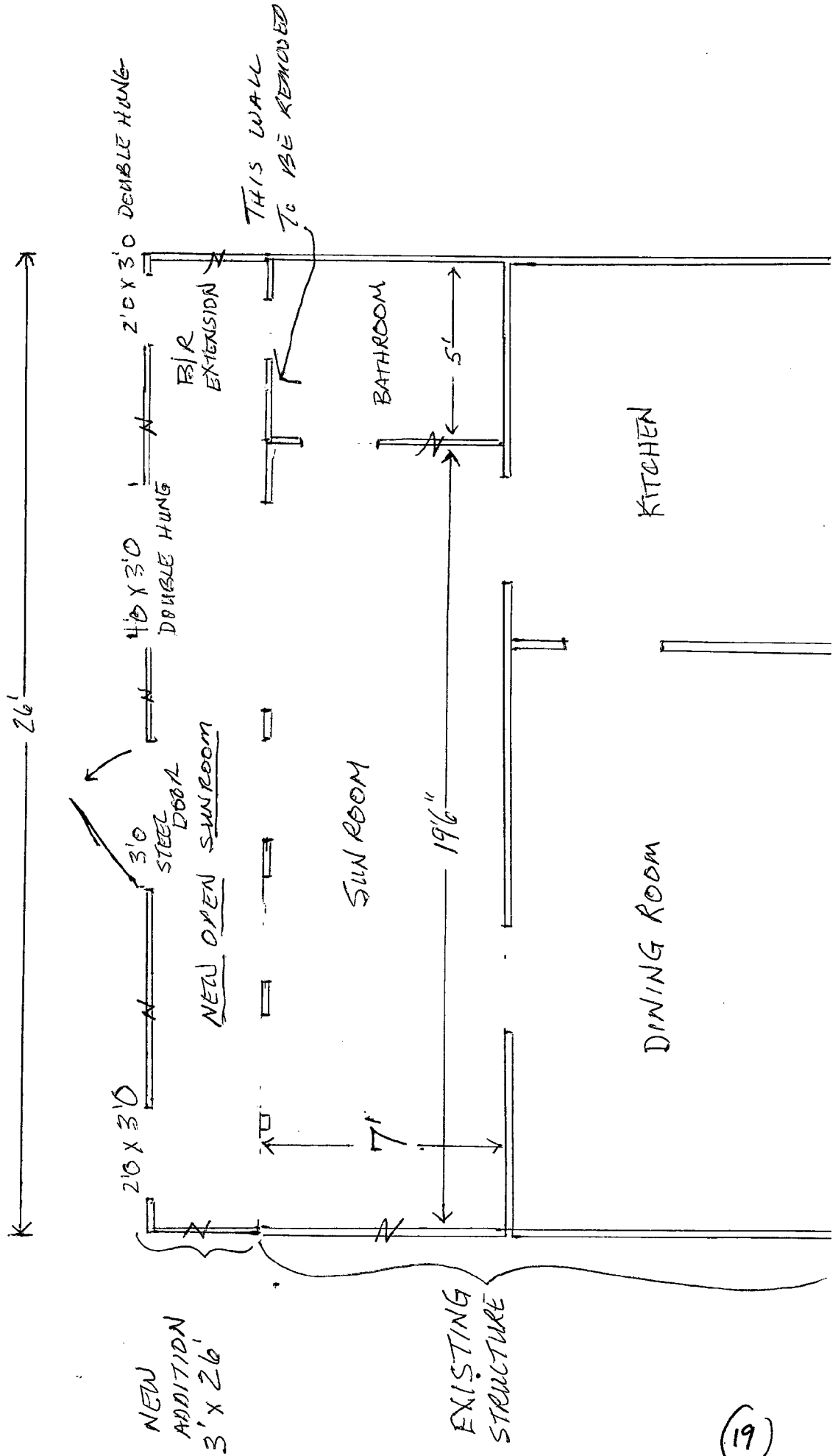
DOUGLAS TRESSLER
495981



DOUGLAS TRESSLER
#495981

3

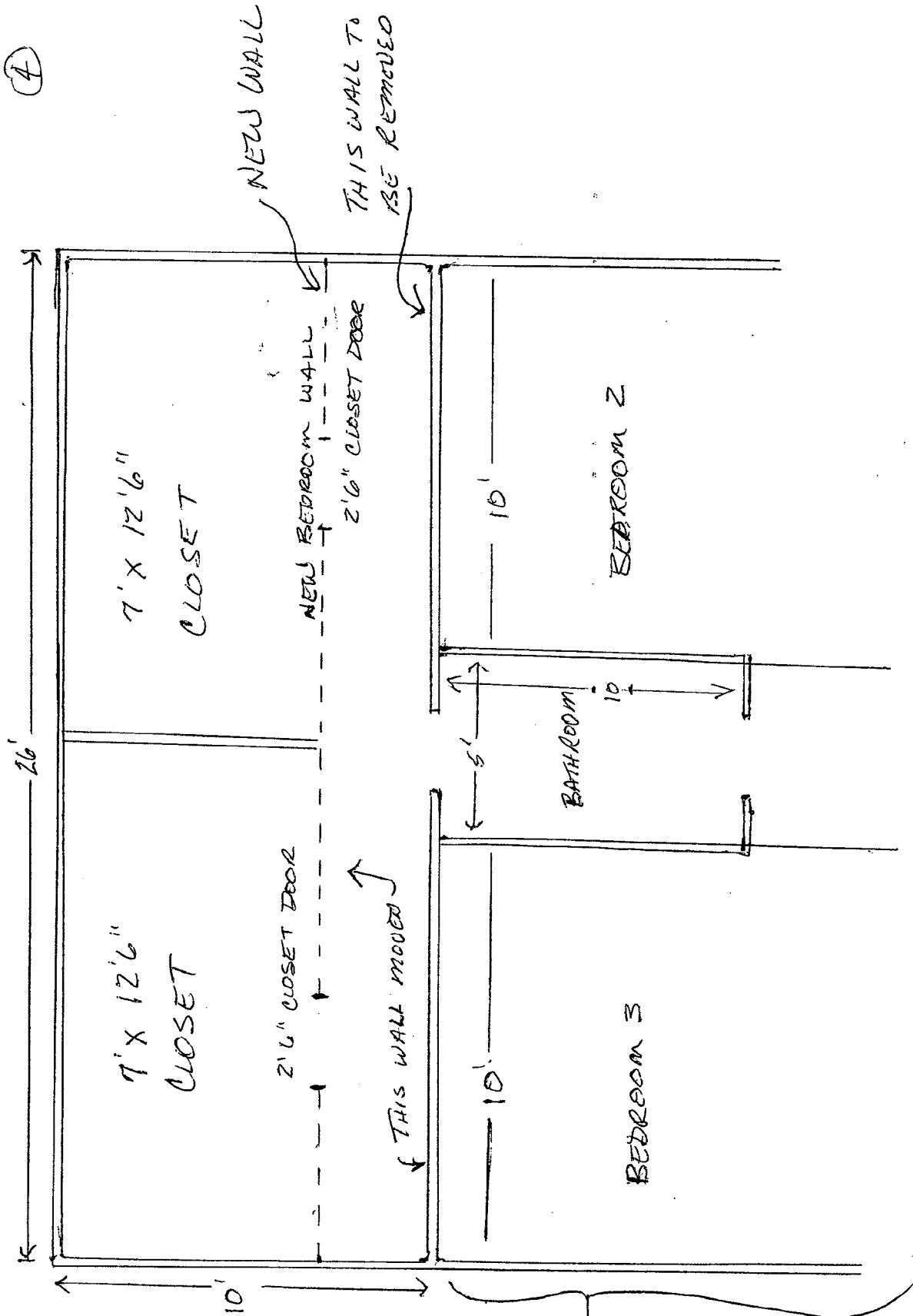
1ST FLOOR, FLOOR PLAN
REAR ELEVATION OF REPAIRS AND EXTENSION



1ST FLOOR
REAR

19

2ND FLOOR
ADDITION



2ND FLOOR
ADDITION

2ND FLOOR
EXISTING
STRUCTURE

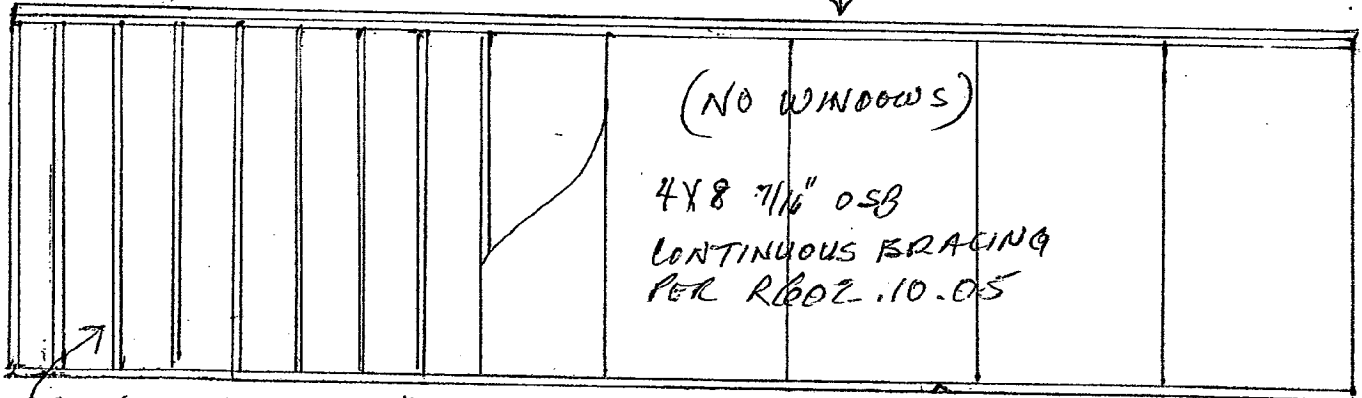
2ND FLOOR
FLOOR PLAN

REAR ELEVATION OF REPAIRS AND ADDITION

REAR OF HOUSE - CURRENT STRUCTURE FRAMING ELEVATIONS

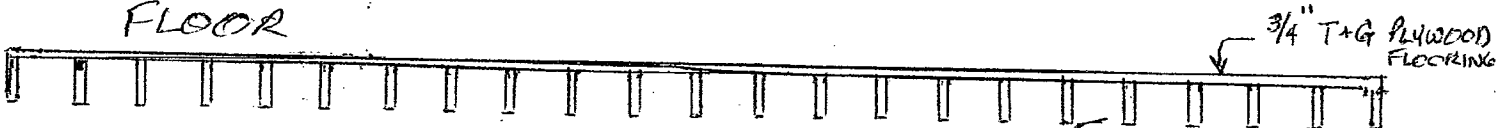
2ND FLOOR

2x4 TOP AND TOE PLATE



(2x4 STUDS AT 16" O.C.)

FLOOR



2x4 TIE AND TOP PLATE

40x30 WINDOW

11 7/8" I BEAM FLOOR JOISTS AT 16" O.C.



20x30 WINDOW

13'0" DOOR

2x4 STUDS AT 16" O.C.

20x30 WINDOW

2x4 BOTTOM PLATE (TREATED)

4x8 7/16" OSB CONTINUOUS PER R602.10.05 (ALL EXTERIOR WALLS)

1ST FLOOR

OVERHANG

26'

SOFFIT BOARD 1" X 6" COVERED WITH WHITE ALUMINUM.

ROOF
ARIEL
VIEW

20 YEAR SELF SEAL ASPHALT SHINGLES
OVER #15 ROOFING FELT

CENTER LINE
RIDGE VENT
10.5"

EXISTING
1" OVERHANG

1/2" 3 PLY PLYWOOD
SHEATHING

12" OVERHANG
MANUFACTURED TRUSSES 24" OC
(EXISTING FRONT PORCH)

PRE MANUFACTURED

2" x 4" INTERIOR CLOSET WALL

2" x 6" WALL STRUCTURE
16" OC

12' 6" BEDROOM

CLOSET

11 7/8 I BEAM FLOOR JOISTS 16" OC

2 x 8 HEADLINE

2" x 6" WALL STRUCTURE
16" OC

32" x 64" WINDOW

9' 6"

SUN ROOM

EXISTING KITCHEN

2" x 4" INTERIOR WALL

16" OC 11 7/8 I BEAM FLOOR JOIST

ATTACHED ON 16" O.C WITH JOIST HANGERS

EXISTING

8" CONCRETE BLOCK

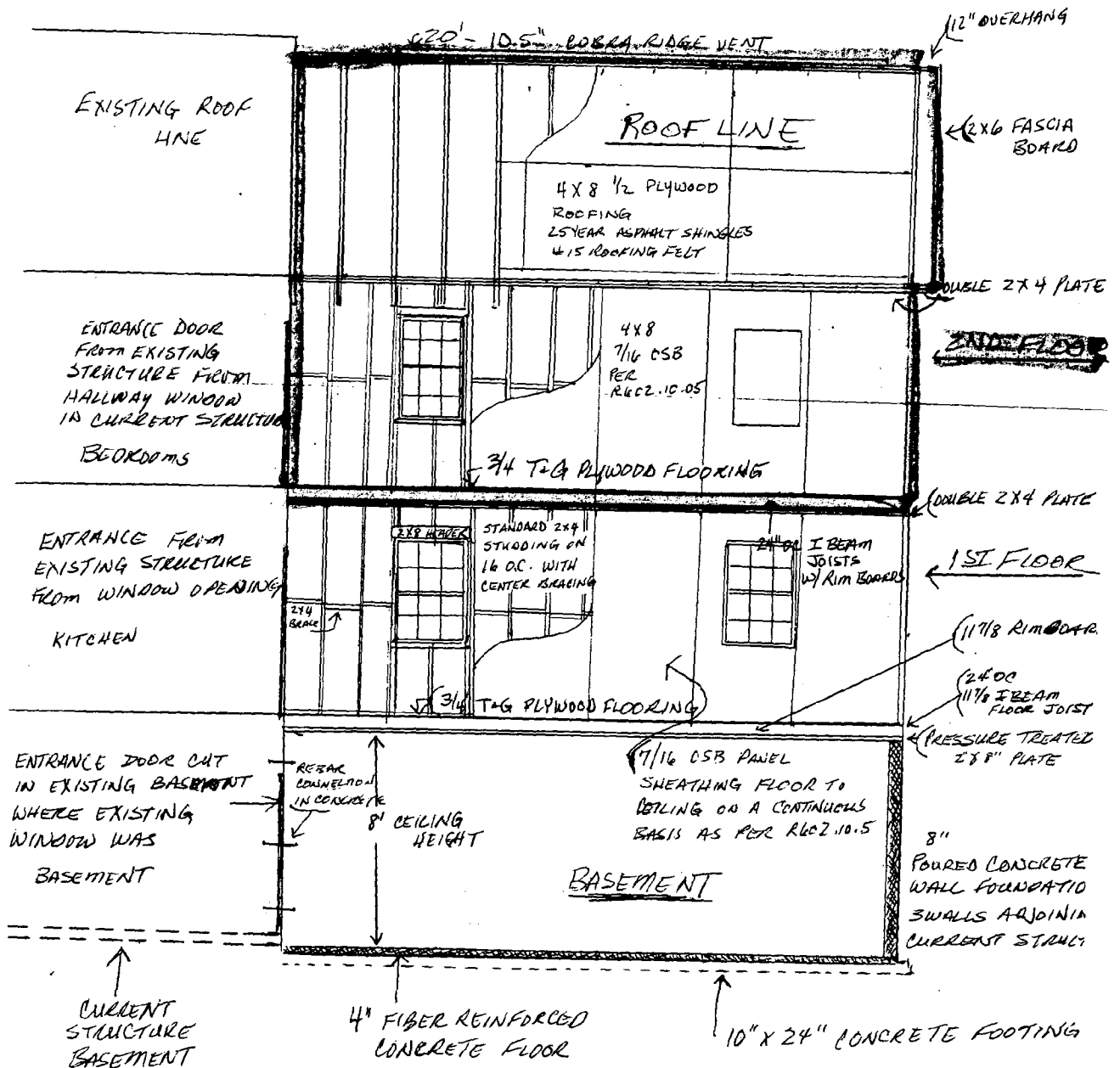
NEW 8" CONCRETE BLOCK WALL TO REPLACE CURRENT DAMAGED WALL

24" x 10"

11/19/19

TYPICAL FRAMING

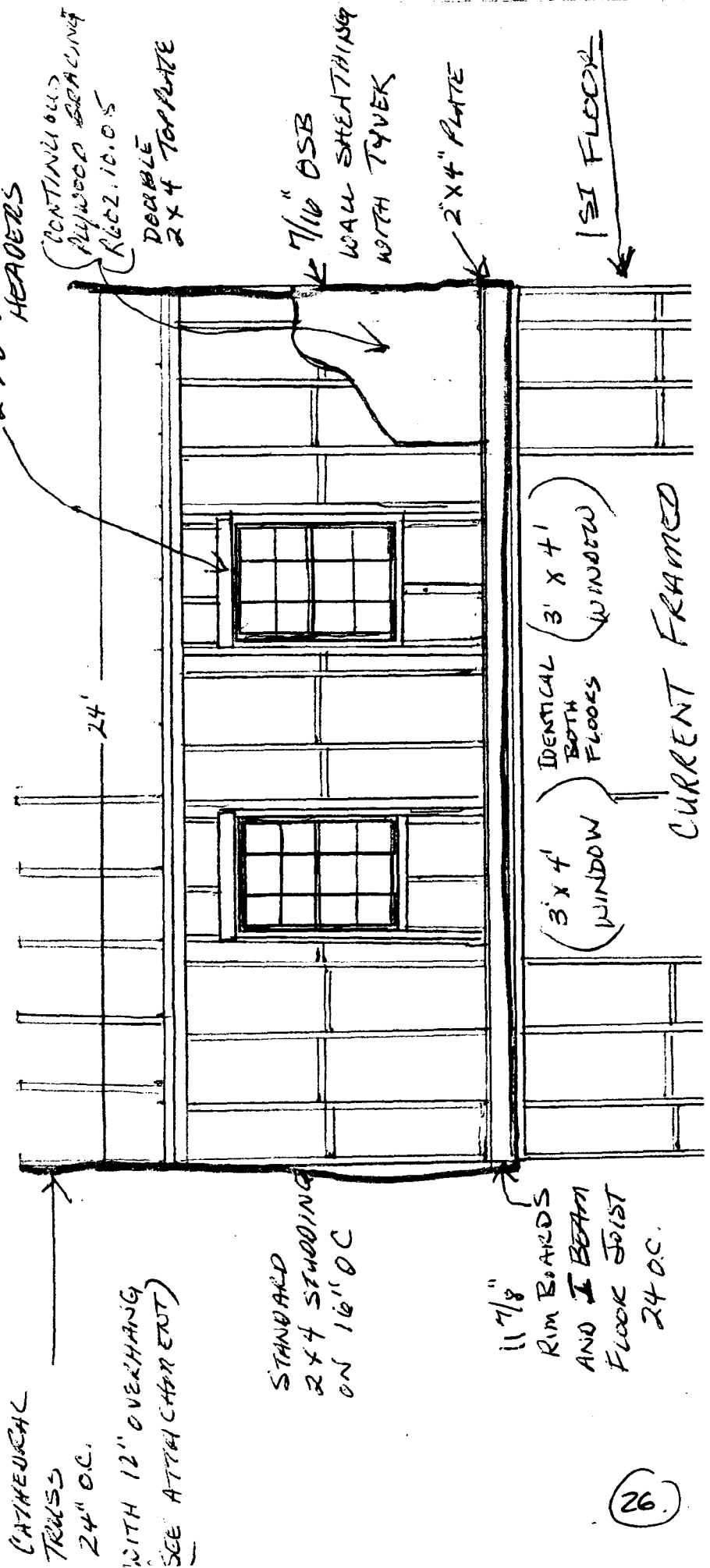
FRONT ELEVATIONS
(REAR ELEVATIONS IDENTICAL)
(EXCEPT REAR DOOR IN FIRST FLOOR)



2ND FLOOR

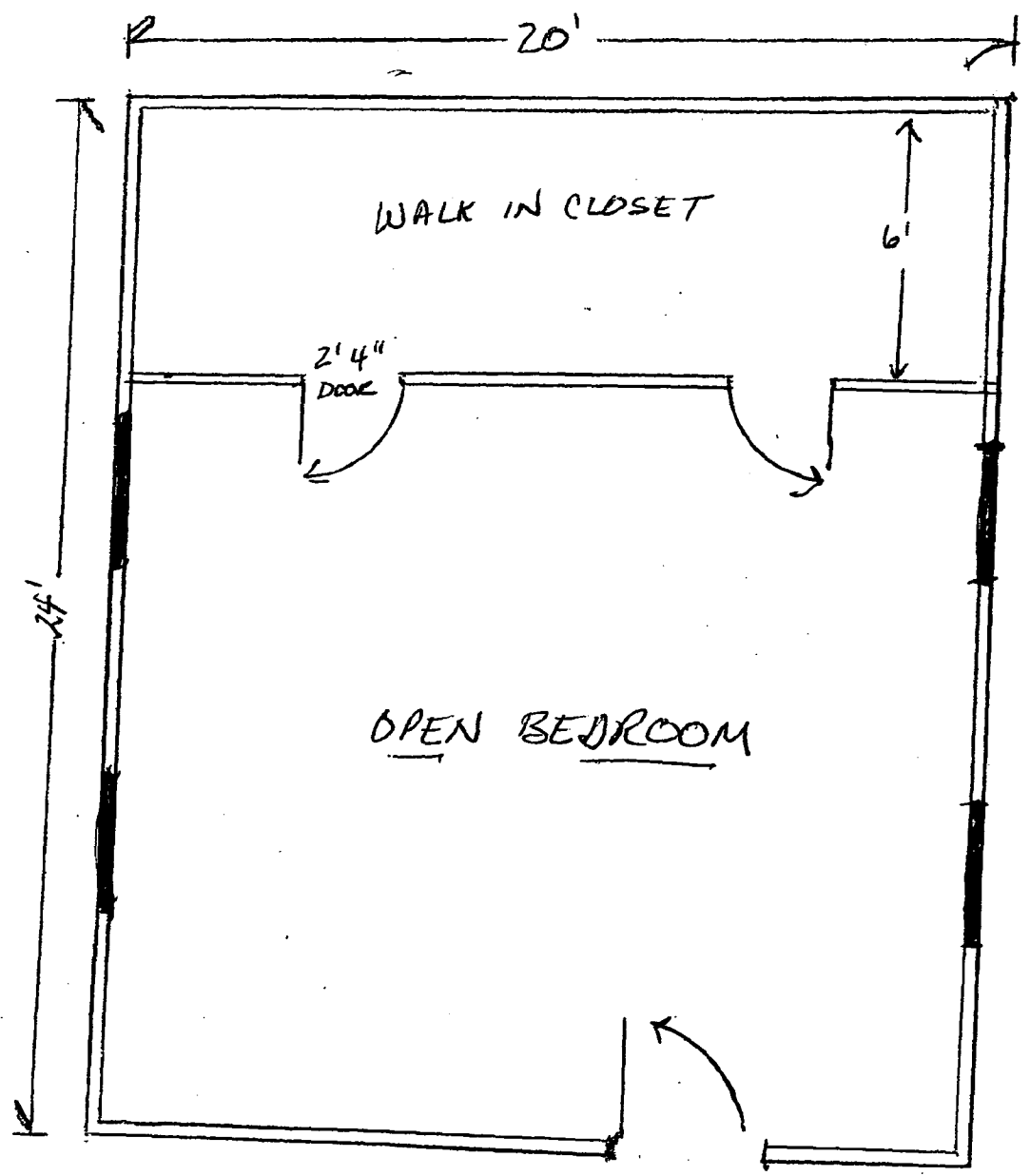
DOUGLAS TRESSLER
28230 KEMPSTOWN RD
DAMASCUS, MD
20872

2ND FLOOR FRONT ELEVATION AND REAR ELEVATION



DOUGLAS TRESSLER

OPEN
FLOOR PLAN
2ND FLOOR



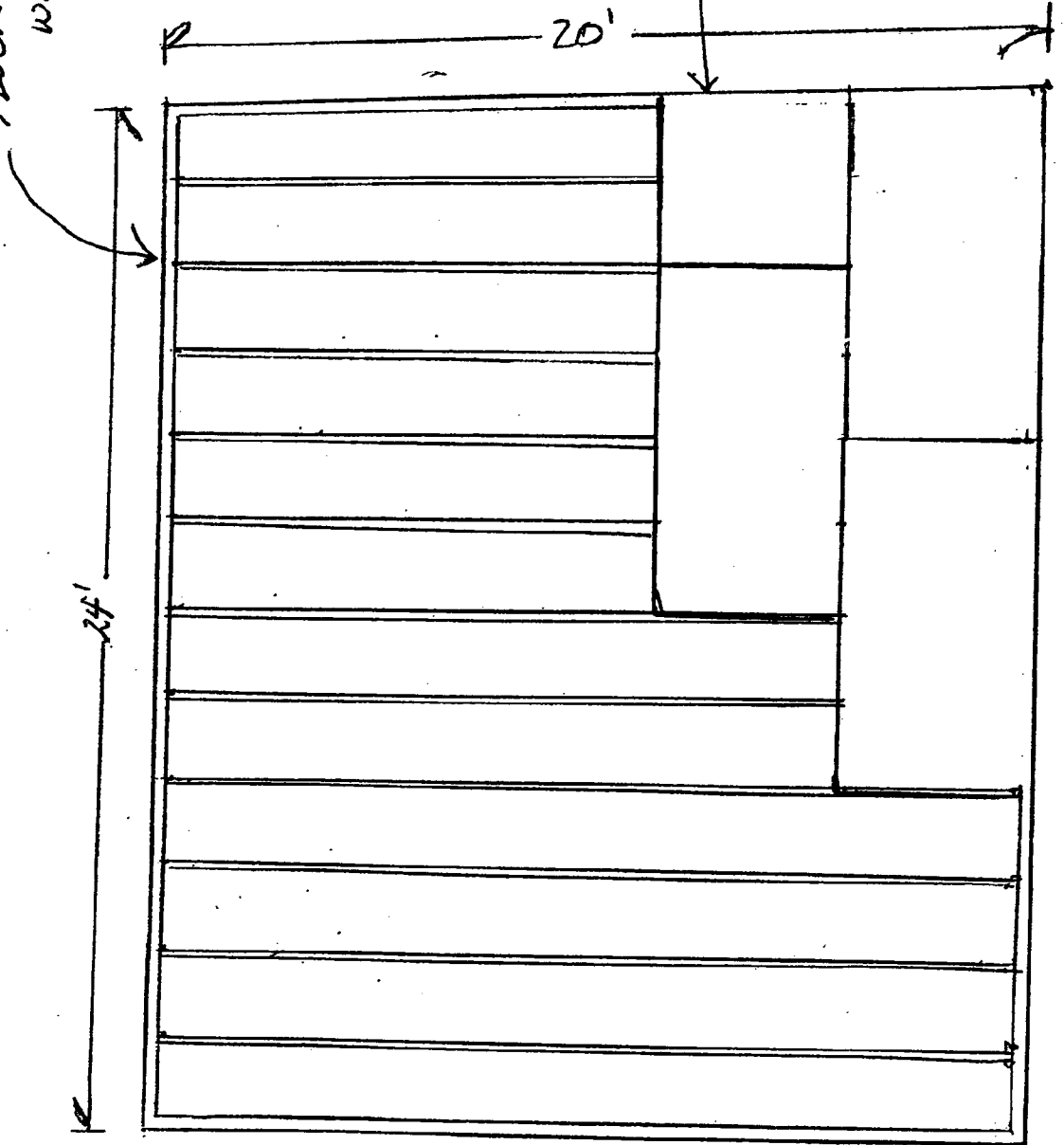
3'0 DOOR TO
EXISTING
STRUCTURE.

DOUGLAS TRESSLER

FRAMING

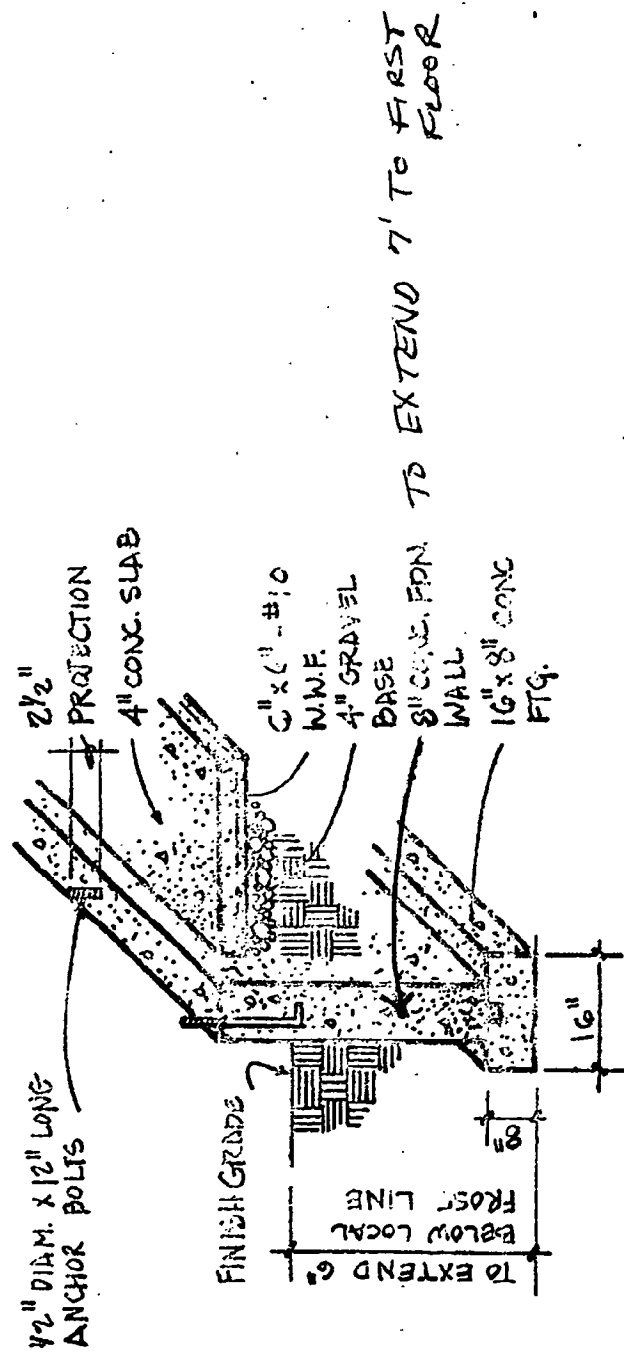
FLOOR PLAN

PRE MANUFACTURED I BEAM
FLOOR JOISTS ON 24 O.C.
WITH RIM BOARDS.
(11 7/8" I BEAMS
AND RIM BOARDS)



3/4" T/G
PLYWOOD SHEATHING

DAUGLAS
RESIDENT
99



FOUNDATION DETAIL
No. _____
SCALE

17

(808697) HEDGERMAN TRESSLER -- 28230 KEMPTOWN RD. Damascus, MD 20872 - A)

THIS DWG PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.
90 mph wind, 15.00 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP C, Wind TC DL-4.2 psf, Wind BC DL-3.5 psf.

Roof overhang/cantilever supports 2.00 psf soffit load.

IN LIEU OF STRUCTURAL PANELS OR RIGID CEILING USE PURLINS:
CHORD START (FT) -0.17 END (FT) 19.53
BC SPACING (IN OC) 120

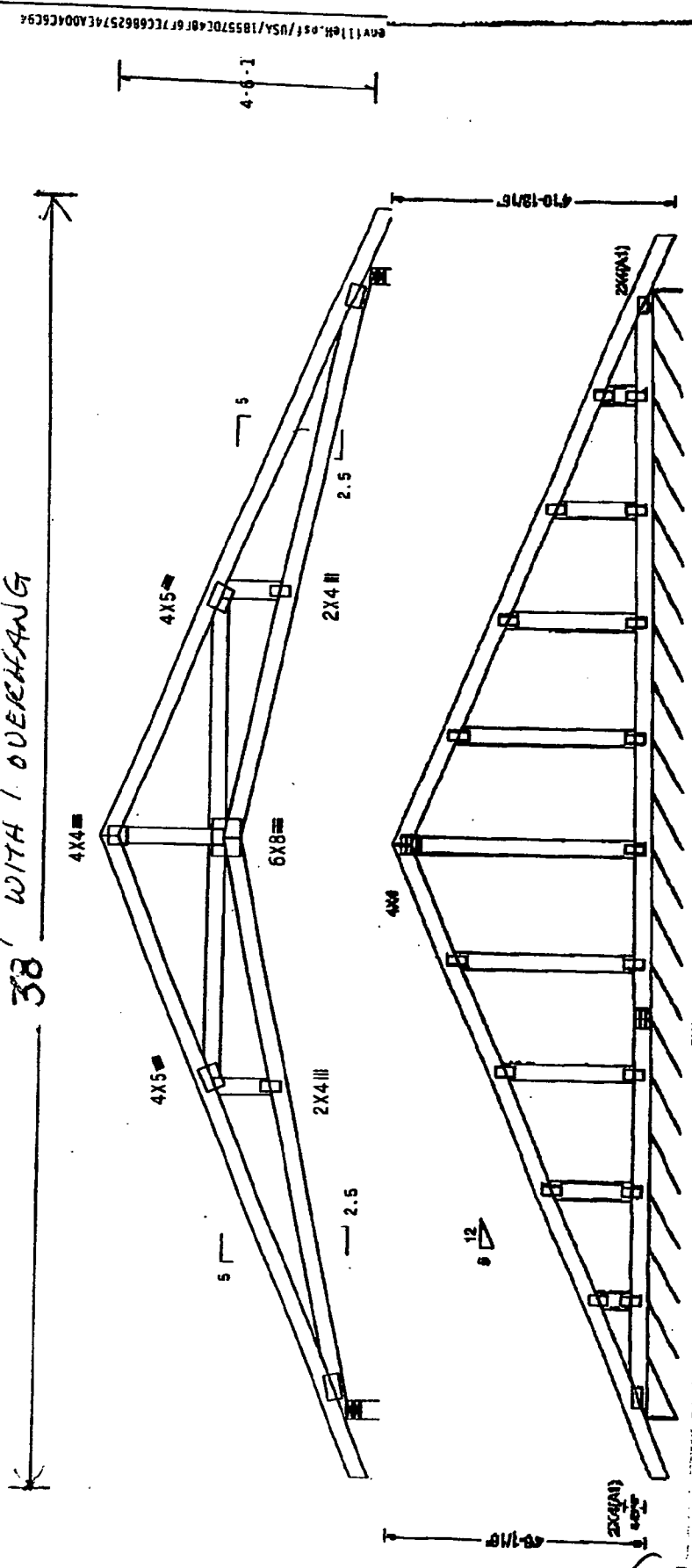
Plates sized for a minimum of 4.00 sq. in./piece.

Wind reactions based on MFRS pressures.

Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-06 section 301.5.

Deflection meets L/360 live and L/240 total load.

38' WITH 1' OVERHANG



30

env\\11eh.osf\usa\185970c48f7fc6862574c40d4c694

Fothergill, Anne

From: Whipple, Scott
Sent: Tuesday, January 27, 2009 12:25 PM
To: 'Tressler1311@aol.com'
Cc: councilmember.knapp@montgomerycountymd.gov; Fothergill, Anne
Subject: HAWP Application Materials

Mr. Tressler:

As promised at yesterday's meeting, a list of the documentation the HPC has requested for your application follows:

1. Scaled floor plans (existing and proposed)
2. Scaled elevations (existing and proposed)
3. Scaled section
4. Scaled roof plan (proposed)
5. Scaled site plan

We have received the scaled floor plans (existing and proposed) and renderings, and would ask that you provide the information requested in items 2-5 above at your earliest convenience. For additional background, please see Anne Fothergill's January 7, 2009 and January 12, 2009 emails. I believe that Anne has sent you examples of the types of drawings the HPC has requested for your reference.

Anne is out today. Please feel free to call me should you have questions.

Scott D. Whipple, Supervisor
Historic Preservation Section | Urban Planning Division
Montgomery County Planning Department | M-NCPPC
Office: 1109 Spring Street, Suite 801 | Silver Spring
Mail: 8787 Georgia Avenue | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax
scott.whipple@mncppc-mc.org | <http://www.mc-mncppc.org/historic/>

Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, January 12, 2009 2:20 PM
To: 'Tressler1311@aol.com'
Subject: RE: 28230 Kemptown Road

Doug,

Thank you for sending us the package with the plans that you had faxed to our office last week. We received it in the mail this afternoon.

I have read through the HPC's transcript from December 17, 2008, and as I mentioned before, they said that you need to submit more detailed and accurate plans in order for them to consider it a complete application that they can review and vote on. Specifically, they said they need scaled existing and proposed site plans, elevations, roof plans, and a cross section through the addition and house. They said that they need more information about the alignment of the two roofs, and the roof rendering you have provided will not give them the detail and information they require. Also, the computer mock-up renderings of the proposed massing that you have provided are helpful, but the HPC will require detailed elevations for their review.

On December 17th the Commission also discussed your siding proposal and said that if you are proposing to remove the wood siding underneath the vinyl siding, they will need documentation of the condition of the wood siding. Perhaps you are no longer proposing the siding removal, but if you are I will need that documentation.

Please let me know when you think you will have these additional plans and materials ready for submission. If you want to be on the January 28th meeting agenda, we will need all the plans submitted by this Wednesday January 14th and then we will determine if the application is complete and can be reviewed. If you need more information on any of these requirements, please email or call me and I can help you through this process. I hope the sample plans I copied for you and emailed you were helpful. Also, I can provide you with the transcript from the meeting once it has been approved by the Commission if you would like to review that.

thanks,
Anne

From: Fothergill, Anne
Sent: Wednesday, January 07, 2009 9:29 AM
To: 'Tressler1311@aol.com'
Subject: RE: 28230 Kemptown Road

Hi Doug,

Happy new year!

We got your 20 page fax this morning. Thanks for sending the existing and proposed 2nd floor plans. However, unfortunately most of the rest of the fax is unreadable—I am not sure if they are photos or some sort of computer simulation/rendering, but the other pages are basically all black.

In order for your application to be complete so the HPC can review it, we still need:

- 1) Existing and proposed elevations of all 4 sides (these need to be plans with dimensions, not marked-up photos)
- 2) Existing and proposed roof plans
- 3) Proposed section

If you have any questions about what plans the HPC has requested, please let me know. Attached are scanned pages from a book about architectural plans with information about elevations and sections that may be helpful (even though all 7 scans are called Scan001, they are all different). When we receive your plans, we can determine whether it is a complete application that can be forwarded on to the HPC. I think sending faxes with draft plans is a good idea for now so we can look and see what you have, but eventually we will need you to email or mail the plans in so we have plans that are clear and on one page. The staff reports go out today for the January 14th meeting, so we can aim for the January 28th HPC meeting.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
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.mc-mncppc.org/historic/>

From: Tressler1311@aol.com [mailto:Tressler1311@aol.com]
Sent: Tuesday, December 23, 2008 3:35 PM
To: Fothergill, Anne
Subject: Re: 28230 Kemptown Road

Anne, Thanks for the info. I will try my best to finish them this weekend and I will hand deliver them to you Monday. Thanks again, and have a very good Christmas. Doug

Fothergill, Anne

From: Whipple, Scott
Sent: Wednesday, January 28, 2009 3:54 PM
To: 'Tressler1311@aol.com'
Cc: Fothergill, Anne
Subject: RE: 1.28.09 HPC Meeting Cancelled

Thanks for your email.

Anne is out today. She and I will talk tomorrow and be back in touch with you to discuss the best way to move forward and to schedule a meeting.

Scott D. Whipple, Supervisor
Historic Preservation Section | Urban Planning Division
Montgomery County Planning Department | M-NCPPC
Office: 1109 Spring Street, Suite 801 | Silver Spring
Mail: 8787 Georgia Avenue | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax
scott.whipple@mncppc-mc.org | <http://www.mc-mncppc.org/historic/>

From: Tressler1311@aol.com [mailto:Tressler1311@aol.com]
Sent: Wednesday, January 28, 2009 3:50 PM
To: Whipple, Scott
Subject: Re: 1.28.09 HPC Meeting Cancelled

Scott, Thanks for the email. I do have the additional information available. I guess the best thing is for me to come over next week or to meet you here, which ever you prefer. I also have some additional photos to help us work through this. I didn't realize until the meeting that you just inherited this mess 18 months ago. I am sure it isn't easy trying to correct the problems and neglect of thirtyplus years. Just let me know what would be convenient for you. Thanks again, Doug

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Fothergill, Anne

From: Whipple, Scott
Sent: Wednesday, January 28, 2009 12:26 PM
To: Fothergill, Anne
Subject: FW: For your review...

fyi

From: Scala-Demby, Susan [mailto: Susan.Scala-Demby@montgomerycountymd.gov]
Sent: Tuesday, January 27, 2009 3:33 PM
To: Knapp's Office, Councilmember; Zyontz, Jeffrey; Moya, Daniela; Whipple, Scott; Stanley, Rollin; Lucas, Gail; Jetter, Reginald
Subject: RE: For your review...

To all-

I have researched the submission of the second story addition revision to the existing permit they had for a one story and basement. This is what I found.

10/26/2006 - Historic application 437100 submitted for 1 story addition.
9/17/2008 - Approved by historic
10/8/08 - Building application issued as permit 495981

10/1/08 - Revision application to 495981 for basement. No historic approval was needed for this since it was underground.
10/7/08 - Basement approved

11/7/08 - Revision application to 495981 for second story addition
11/7/08 - Architectural Screening was denied the same day the permit came in
11/12/08 - Architectural Screening denied for failure to have HPC stamp on plans
11/26/08 - Architectural Screening conditionally approved pending HPC approval
12/2/08 - Permit Technician contacted HPC to determine if HPC required permit
12/2/08 - Permit Technician contacted Mr. Tressler who indicated he had not yet submitted plans to HPC

Currently Architectural and Structural reviews have not been approved.

1/14/09 - complaint received from HPC regarding need for Historic Permit for the second story addition
1/15/09 - zoning Investigator issued stop work order and Notice of Violation that Mr. Tressler needed a Historic Permit

The language on the Stop Work Order was not entirely correct. It states:
It is hereby directed that the following construction operations on this premise cease immediately
For the top story addition on the right side where the Department approved revisions to permit no. 495981 on 11/7/08 without HPC approval.

The highlighted language is what is incorrect. We approved no revisions to the permit for the second story addition.

From the above information, it appears that no revision permit was issued on 11/7/08 when the application for a revision was submitted. It is unclear if Mr. Tressler was informed on the date of revision submission that an Historic permit was necessary. However, on 12/2/08, it is clear in the permit notes that a Permit Technician called and advised the applicant who is noted as Mr. Tressler that HPC approval was necessary.

In today's email from Ms. Tressler, she stated that there was mention yesterday of no permit for the basement. There is in fact a permit, and I always knew there was, it was a revision to the existing 1st floor addition. There is

a big difference between a basement and a second story addition and while she may not have been a part to our call to HPC, we do call.

Please visit the Zoning page of the DPS website at
www.montgomerycountymd.gov/permittingservices

for additional zoning information.

If you have questions please feel free to call me at the number below.

Susan Scala-Demby

Permitting Services Manager

255 Rockville Pike, 2nd floor

Rockville, MD 20850

240-777-6255

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, January 07, 2009 9:29 AM
To: 'Tressler1311@aol.com'
Subject: RE: 28230 Kemptown Road
Attachments: Scan001.pdf; Scan001.pdf; Scan001.pdf; Scan001.pdf; Scan001.pdf; Scan001.pdf; Scan001.pdf

Hi Doug,

Happy new year!

We got your 20 page fax this morning. Thanks for sending the existing and proposed 2nd floor plans. However, unfortunately most of the rest of the fax is unreadable—I am not sure if they are photos or some sort of computer simulation/rendering, but the other pages are basically all black.

In order for your application to be complete so the HPC can review it, we still need:

- 1) Existing and proposed elevations of all 4 sides (these need to be plans with dimensions, not marked-up photos)
- 2) Existing and proposed roof plans
- 3) Proposed section

If you have any questions about what plans the HPC has requested, please let me know. Attached are scanned pages from a book about architectural plans with information about elevations and sections that may be helpful (even though all 7 scans are called Scan001, they are all different). When we receive your plans, we can determine whether it is a complete application that can be forwarded on to the HPC. I think sending faxes with draft plans is a good idea for now so we can look and see what you have, but eventually we will need you to email or mail the plans in so we have plans that are clear and on one page. The staff reports go out today for the January 14th meeting, so we can aim for the January 28th HPC meeting.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
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.mc-mncppc.org/historic/>

From: Tressler1311@aol.com [mailto:Tressler1311@aol.com]
Sent: Tuesday, December 23, 2008 3:35 PM
To: Fothergill, Anne
Subject: Re: 28230 Kemptown Road

Anne, Thanks for the info. I will try my best to finish them this weekend and I will hand deliver them to you Monday.
Thanks again, and have a very good Christmas. Doug

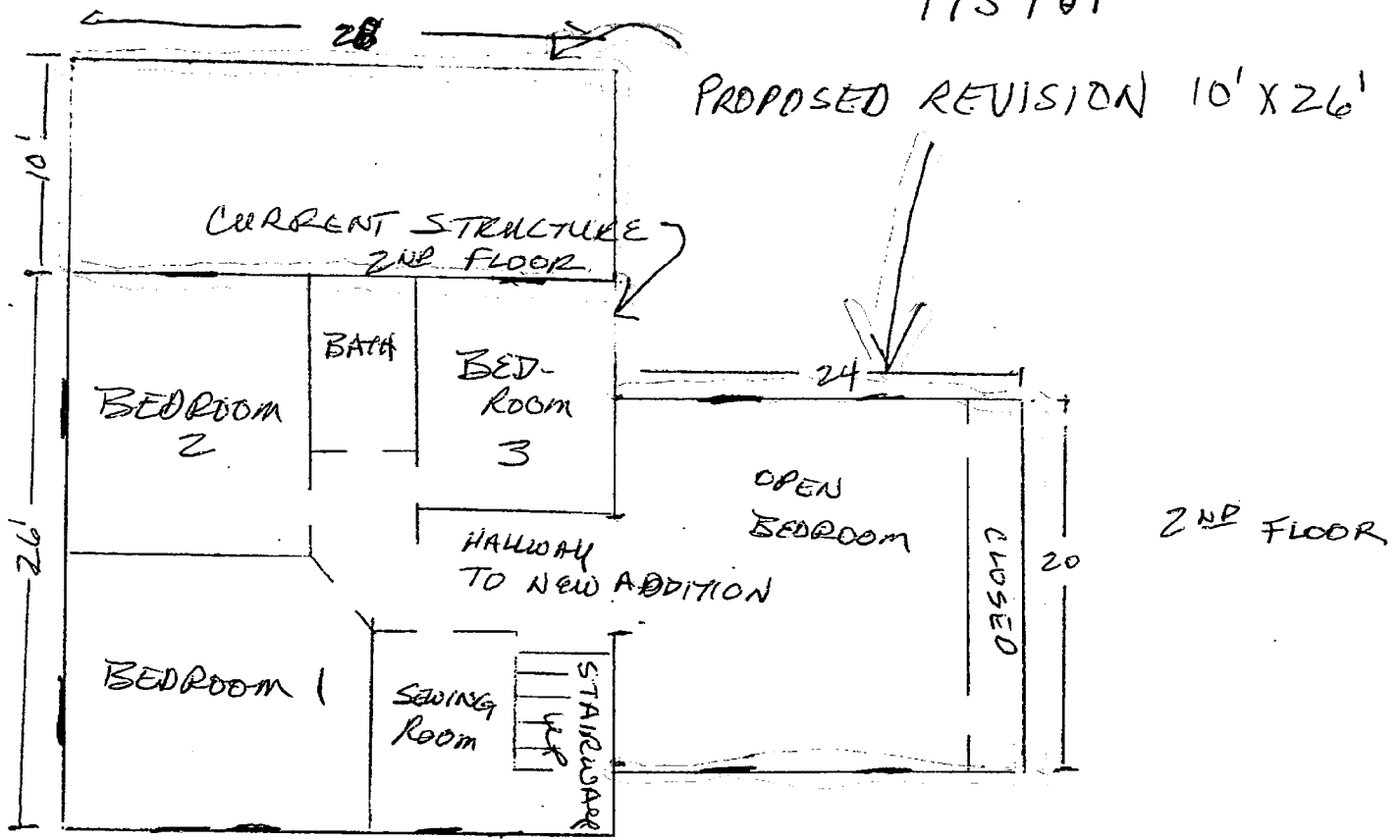


HAWP
28230 Kempstead Rd
in 1518 Clagetsville

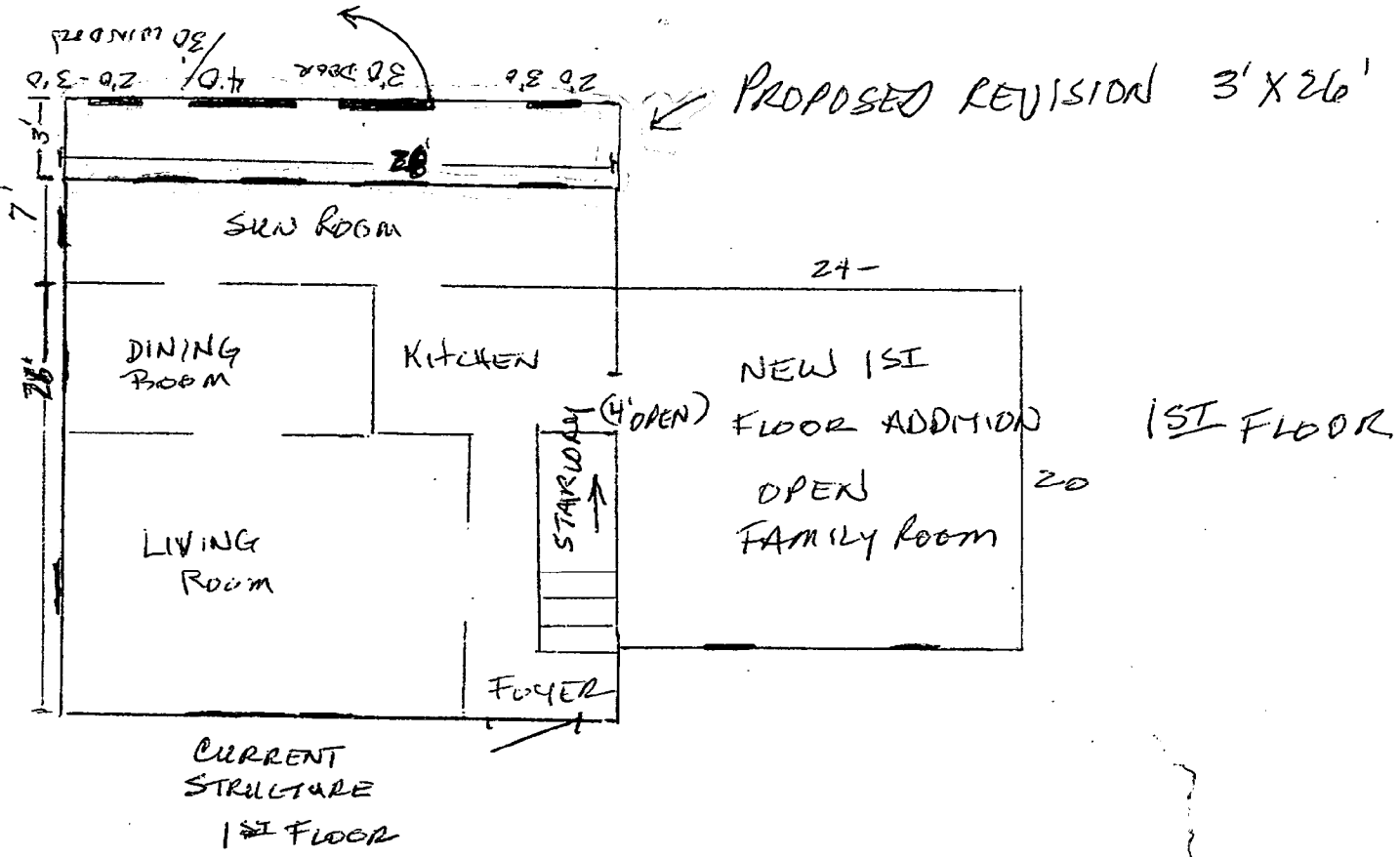
NOT TO SCALE
REFERENCE ONLY

DOUGLAS TRESSLER
495981

PROPOSED REVISION 10' X 26'



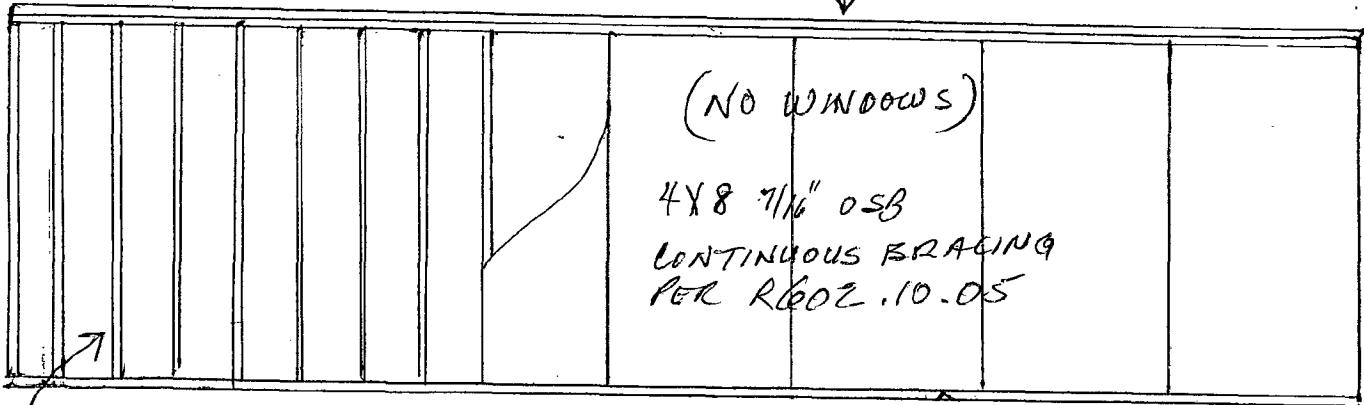
PROPOSED REVISION 3' X 26'



REAR OF HOUSE - CURRENT STRUCTURE FRAMING ELEVATIONS

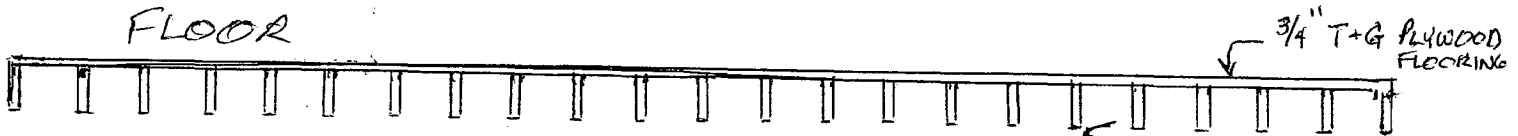
2ND FLOOR

2x4 TOP AND TOE PLATE



2x4 STUDS AT 16" O.C.

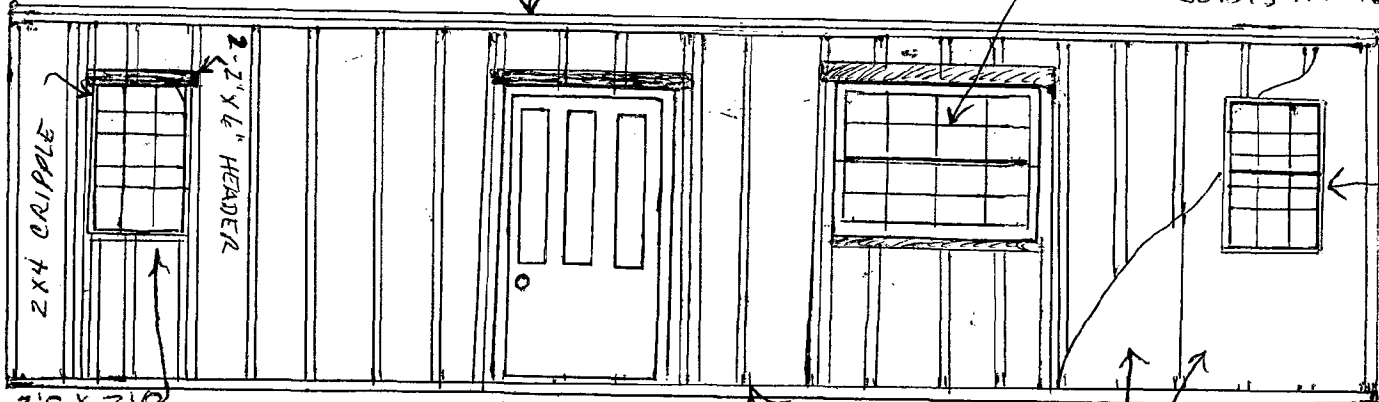
FLOOR



2x4 TIE AND TOP PLATE

40x30 WINDOW

11 7/8" I BEAM FLOOR JOISTS AT 16" O.C.



20x30 WINDOW

13'0\"/>

2x4 STUDS AT 16" O.C.

20x30 WINDOW

2x4 BOTTOM PLATE (TREATED)

4x8 7/16" OSB CONTINUOUS PER R602.10.05 (ALL EXTERIOR WALLS)

1ST FLOOR

DENACHAS
TRUSSING
6

PLANING MILL

(808697-1) HDGERMAN TRESSLER -- 28230 KEMPTOWN RD. Damascus, MD 20872 - A)

THIS ONE PREPARED FROM COMPUTER INPUT (LOADS & DIMENSIONS) SUBMITTED BY TRUSS MFR.

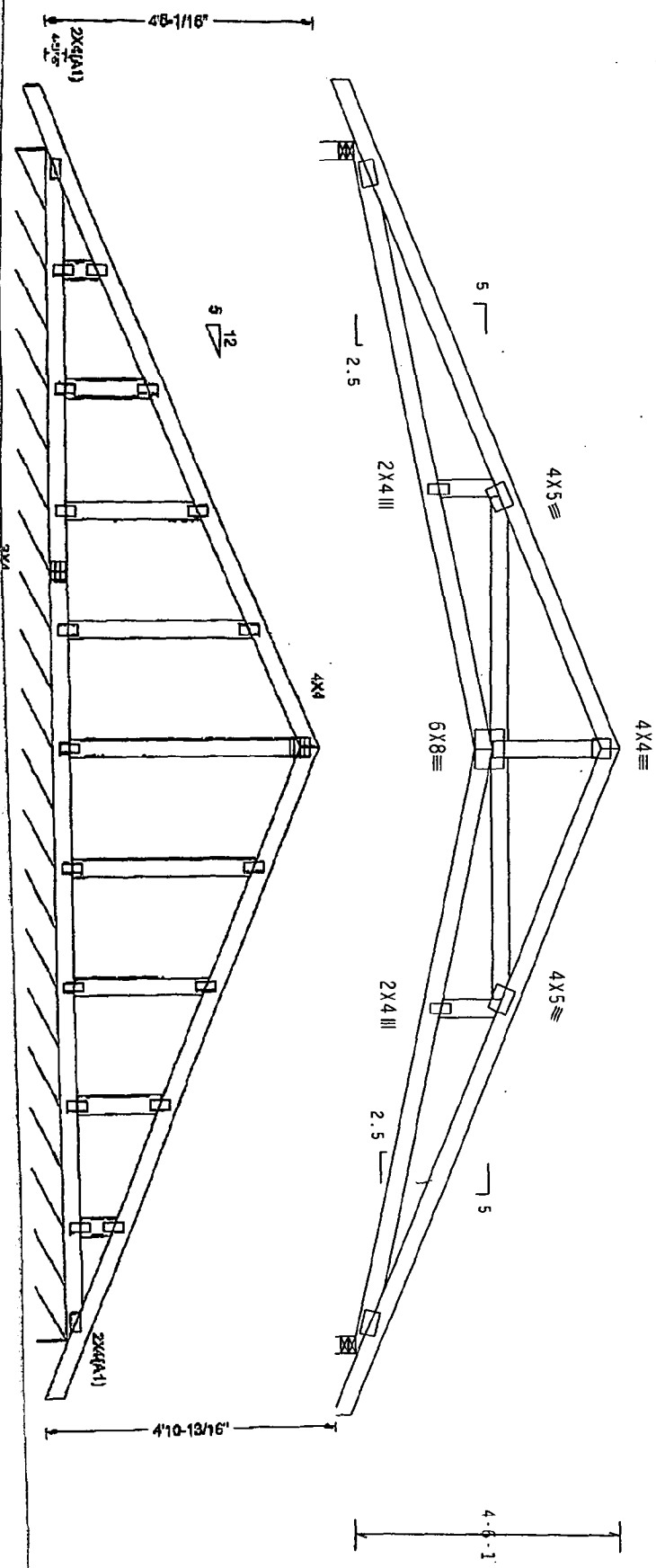
Top Chord 2x4 SP #2
Bot Chord 2x4 SP #2
Webs 2x4 SP #2

90 mph wind, 15.00 ft mean hgt, ASCE 7-05, CLOSED bldg, Located anywhere in roof, CAT II, EXP C, Wind TC DL=4.2 psf, Wind BC DL=3.5 psf.

Roof overhang/cantilever supports 2.00 psf soffit load.
IN LIEU OF STRUCTURAL PANELS OR RIGID CEILING USE PURLINS:
CHORD START (FT) END (FT)
BC 120 -0.17 19.53
Plates sized for a minimum of 4.00 sq. in./piece.

Wind reactions based on MWFRS pressures.
Bottom chord checked for 10.00 psf non-concurrent bottom chord live load applied per IRC-06 section 301.5.
Deflection meets L/360 live and L/240 total load.

38' WITH 1' OVERHANG



env111eH.nsf/USA/1B557DE48F6F7EC6B62574EA004C6C94

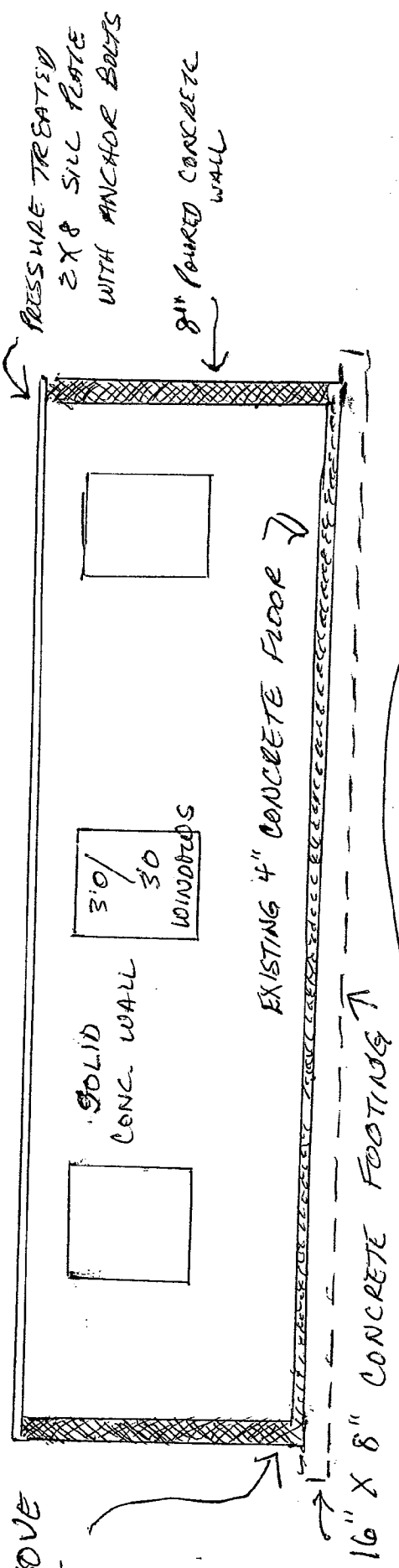
DRUMMOND
TRESSLER
⑦

DONGLAS TRESSELER

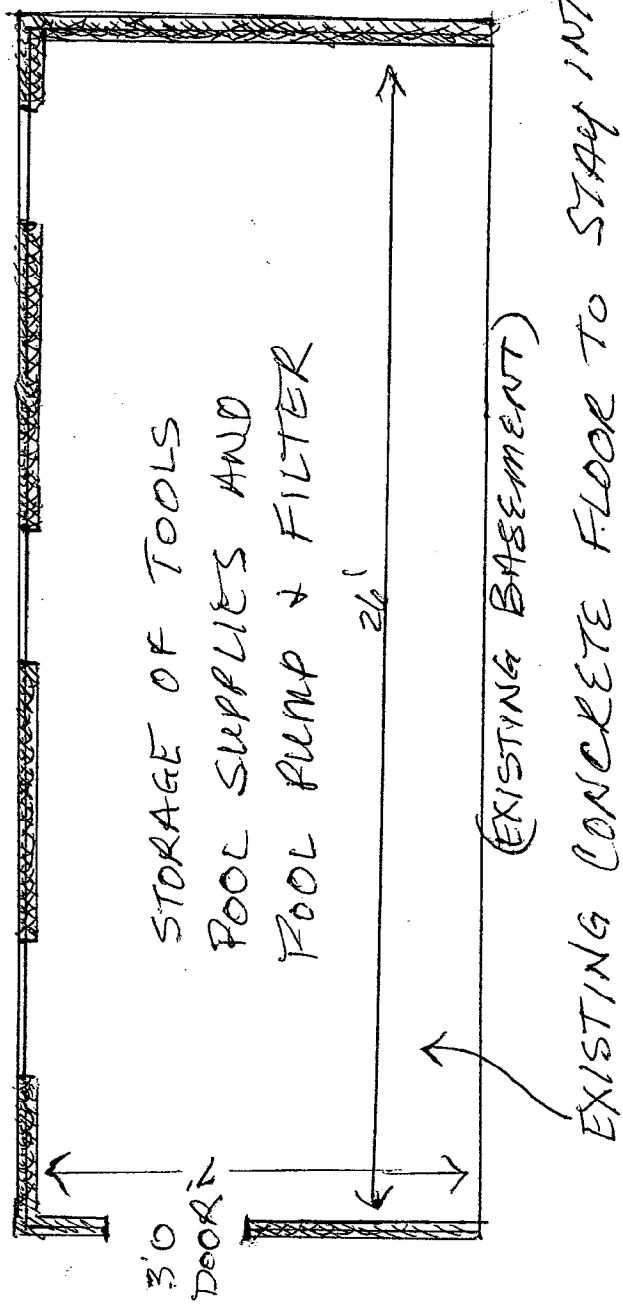
8

NOT TO SCALE

ALL ABOVE GRADE



8" FORKED CONCRETE WALL
 TO REPLACE EXISTING 3 PIERS.



EXISTING CONCRETE FLOOR TO STAY INTACT
 (EXISTING BASEMENT)

FOUNDATION DETAIL 3 WALLS

1' OVERHANG

26'

SOFFIT BOARD 1" X 6" COVERED WITH WHITE ALUMINUM.

ROOF
ARIEL
VIEW

20 YEAR SELF SEAL ASPHALT SHINGLES
OVER #15 ROOFING FELT

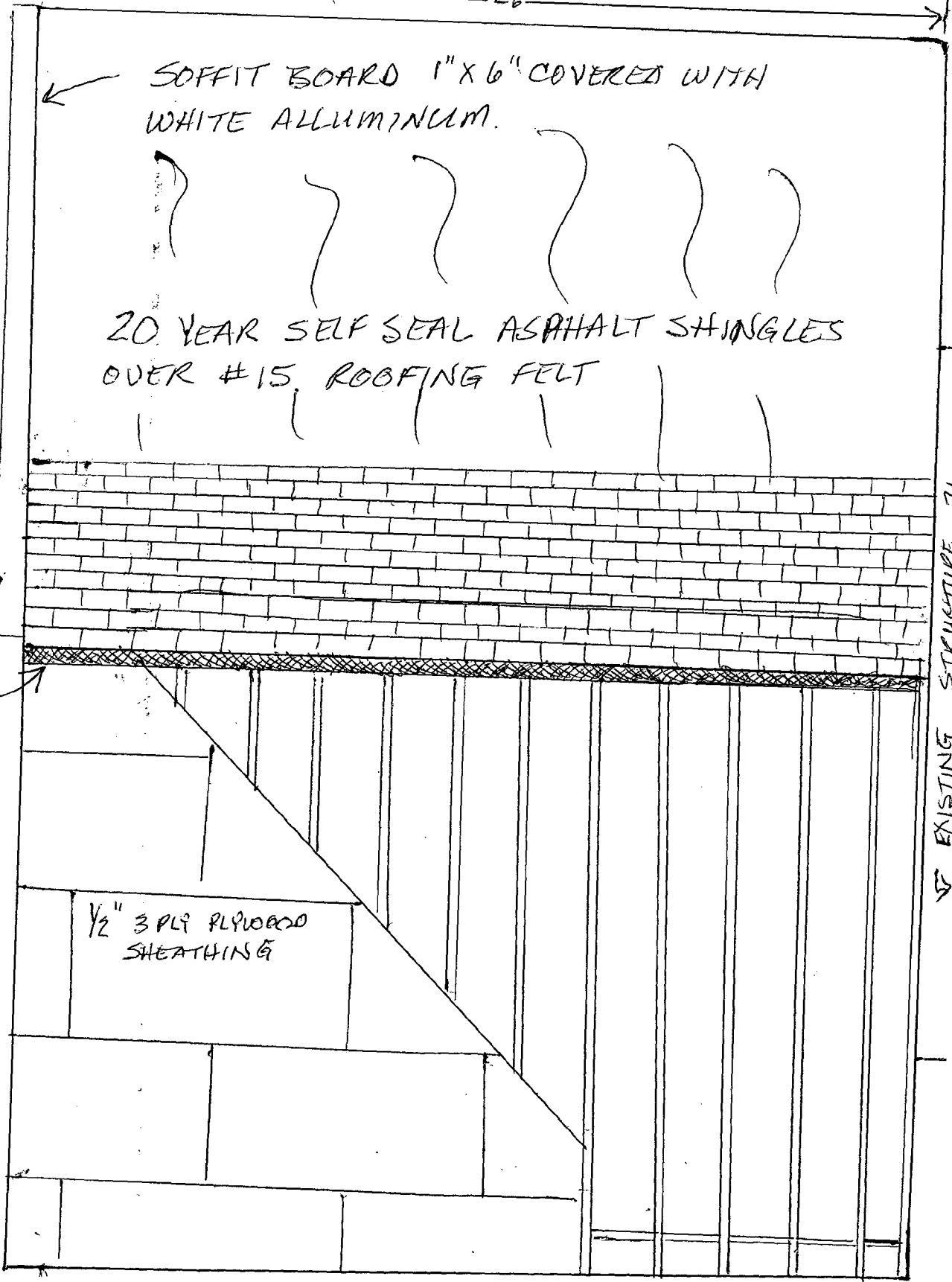
CENTER LINE
RIDGE VENT
10.5"

EXISTING →
1' OVERHANG

1/2" 3 PLY PLYWOOD
SHEATHING

EXISTING STRUCTURE

12" OVERHANG
MANUFACTURED TRUSSES 24" OC
(EXISTING FRONT PORCH)



Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, November 26, 2008 12:04 PM
To: 'Tressler1311@aol.com'
Cc: Manarolla, Kevin
Subject: RE: 28230 Kempton Road
Attachments: Claggettsville HD.PDF

Doug,

We understand that for some reason DPS did not accept your new HAWP application today, which is not the normal process and we are sorry for this complication and any frustration it has caused. If you can get the HAWP application to our office next week, we can work it out with DPS to get it into their permit system (and I am copying Kevin who will handle this with DPS) and make sure you are on the December 17th HPC agenda. If you know the name of the DPS staff person who wouldn't accept the application, please let us know so we can be sure and clearly explain the HAWP intake process to that person and their supervisor.

Attached please find a map of the Claggettsville Historic District boundaries.

I hope you have a nice Thanksgiving!

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
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.mc-mncppc.org/historic/>



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 09/17/08

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 #437100 – Side addition to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the December 6, 2006 HPC meeting. The conditions of approval are:

1. Windows in the addition will be wood or clad wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
2. Specifications for the windows will be included in the permit sets of drawings submitted to staff at the time of stamping.
3. The addition will not be clad with vinyl siding – the siding will be either wood or smooth-faced fiber cement siding.
4. The concrete block foundation will be parged.
5. The addition will be relocated such that it does not sit forward of the front wall of the existing house.
6. The revised design will be provided to and approved by staff.

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: Douglas A. Tressler
Address: 28230 Kemptown Road, Damascus

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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DOUGLAS TRESSLER
Daytime Phone No.: 240-388-7147

Tax Account No.: 00937350
Name of Property Owner: DOUGLAS A TRESSLER Daytime Phone No.: 240-388-7147
Address: 28230 KEMP TOWN RD DAMASCUS MD 20872
Street Number City State Zip Code
Contractor: SAME (OWNER) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28230 Street: KEMP TOWN RD.
Town/City: DAMASCUS Nearest Cross Street: MD. RT. 27
Lot: _____ Block: _____ Subdivision: DISTRICT 12, TAN CLAW ROAD
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 10,000.00
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.

Douglas A Tressler 10-20-06
Signature of owner or authorized agent Date

Approved: with 6 conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9-17-08
Application/Permit No.: 437100 Date Filed: _____ Date Issued: _____

FILE



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

MEMORANDUM

Date: December 07, 2006

TO: Douglas Tressler
28230 Kemptown Rd, Clagetsville

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #437100

Your Historic Area Work Permit (HAWP) application for side addition was **Approved with Conditions** by the Historic Preservation Commission at its December 06, 2006 meeting.

The conditions of approval were:

1. *Windows in the addition will be wood or clad wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.*
2. *Specifications for the windows will be included in the permit sets of drawings submitted to Staff at the time of stamping*
3. *The addition will not be clad with vinyl siding – either wood or smooth faced fiber-cement horizontal siding.*
4. *The concrete block foundation will be parged.*
5. *The addition will be relocated such that it does not sit forward of the front wall of the existing house.*
6. *The revised design will be provided to and approved by Staff.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

Thank you very much for your patience and good luck with your project!



KEPTOWN ROAD

28230

KEPTOWN ROAD

Family Room ADDITION 24 X 30

24 X 30

100' MIN

D&S

A

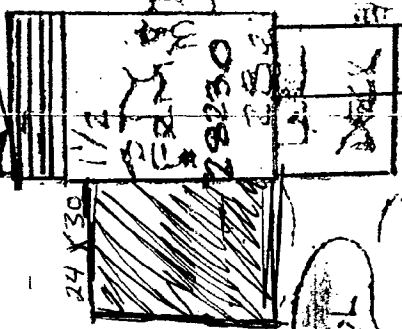
A&B

73'

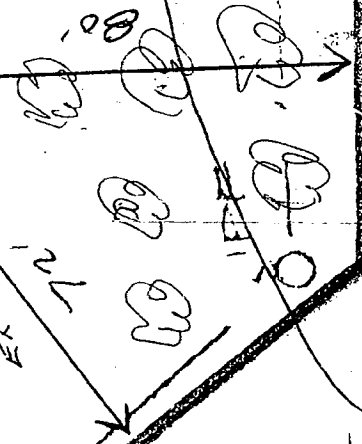
A 73'

72'

B



NEW BUILDING PERMIT 100' MIN
NEW 100' SEC
APPROX 100' SET EX



1'2 30'

STAFF

IDEA PROPOSED 5'0" E 112' 0" S

LOOKING ACROSS THE STREET
FROM 28230 KEMPTOWN RD.

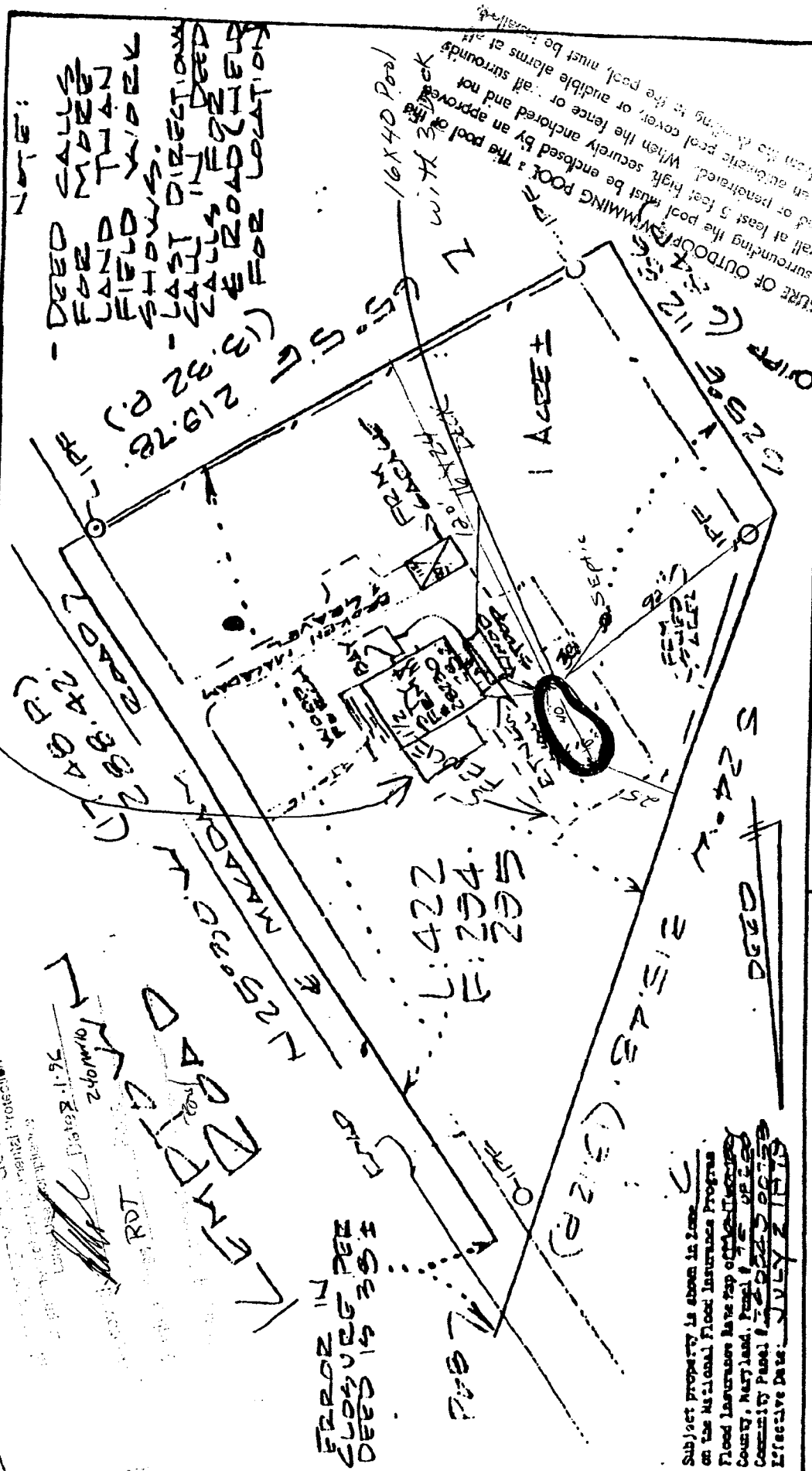


DOUGLAS TRESSER

KEMPTOWN RD

24' X 20' ADDITION

INSTRUMENT
Title Insurance
Date 2-1-96
240mm10
RDT



NOTE:
 - DEED CALLS FOR MORE LAND THAN FIELD SHOWS.
 - LAST DIRECTION CALLS IN DEED (3.320) FOR LOCATIONS (2.1978) FOR LOCATIONS

FROM IN DEEDS 15 35 E

L: 422
 E: 234
 S: 235

16' X 40' POOL WITH 3\"/>

Subject property is shown in Zone on the National Flood Insurance Program Flood Insurance Map of Montgomery County, Maryland, Panel # 240mm10 of 240 Effective Date: JULY 2, 1973

This is to certify that I have surveyed the property known as 28230 KEMPSTOWN ROAD and DESCRIBED BY METERS & BOUNDS, RECORDED among the Land Records of Montgomery County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS196

28230 KEMPSTOWN ROAD

MONTGOMERY CO. MD

MT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Phone 442-2031

Scale 1" = 50'

Date 11 JULY 94

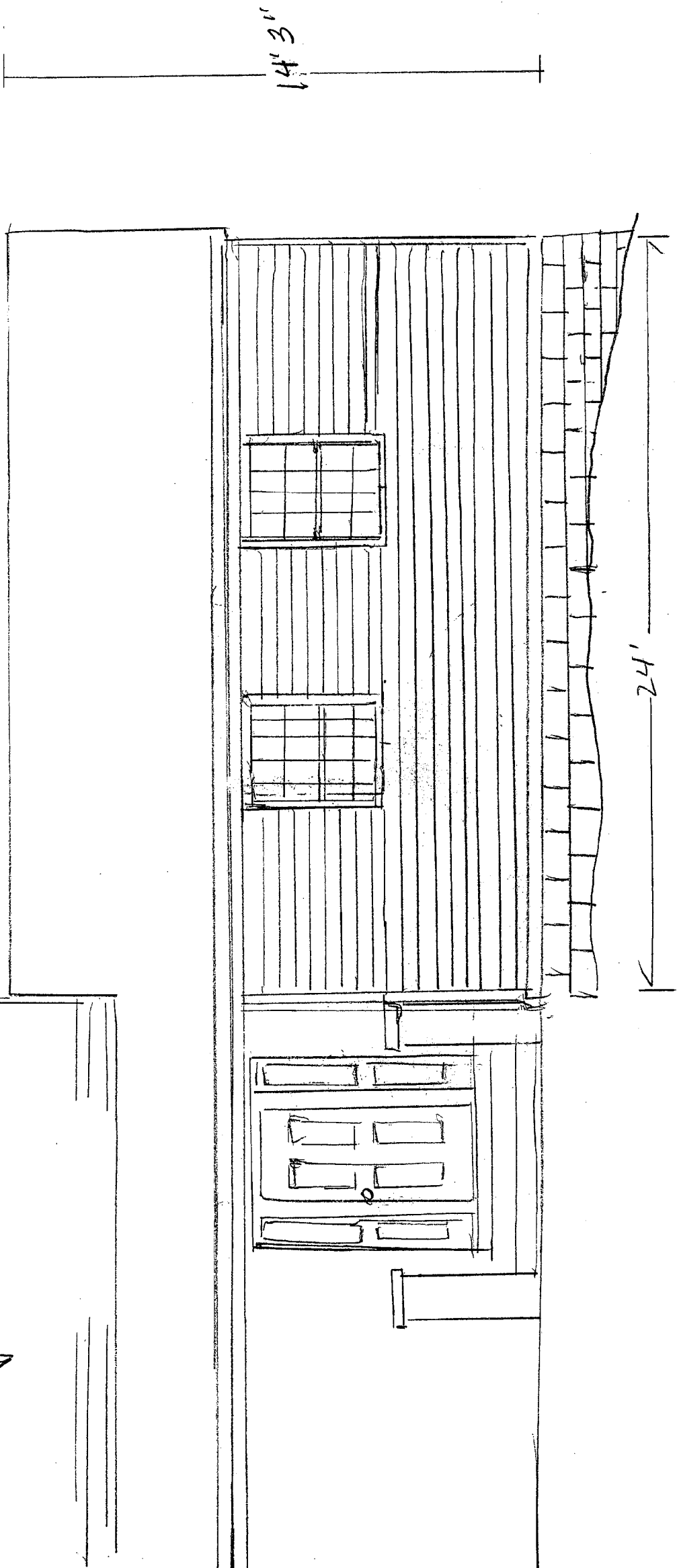
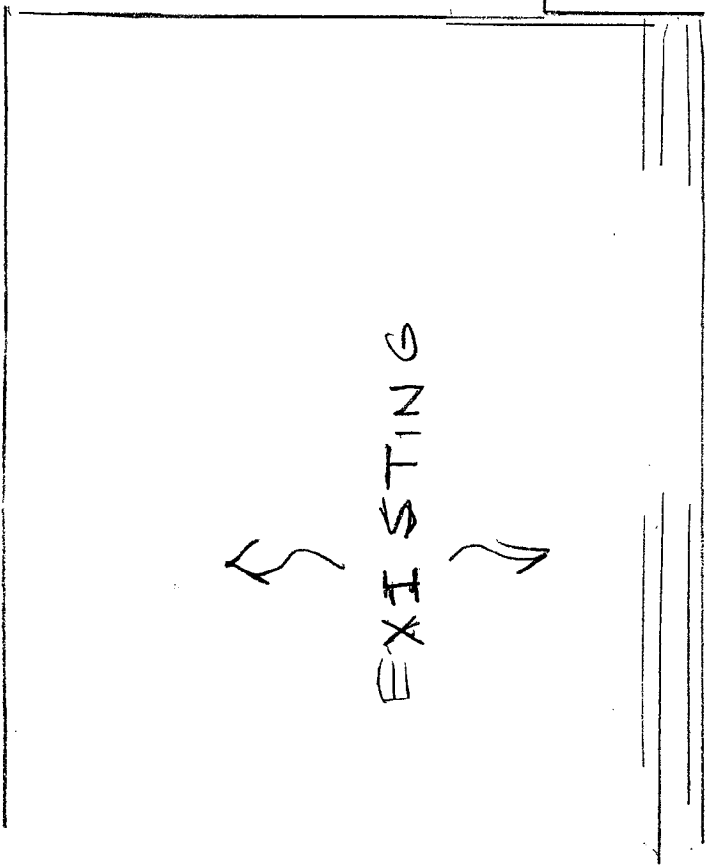
Field By DAN

Drawn By DAN

Drawing # 24-230

FRONT ELEVATION
1/4" = 1'-0"

EXISTING



APPROVED
Montgomery County
Historic Preservation Commission



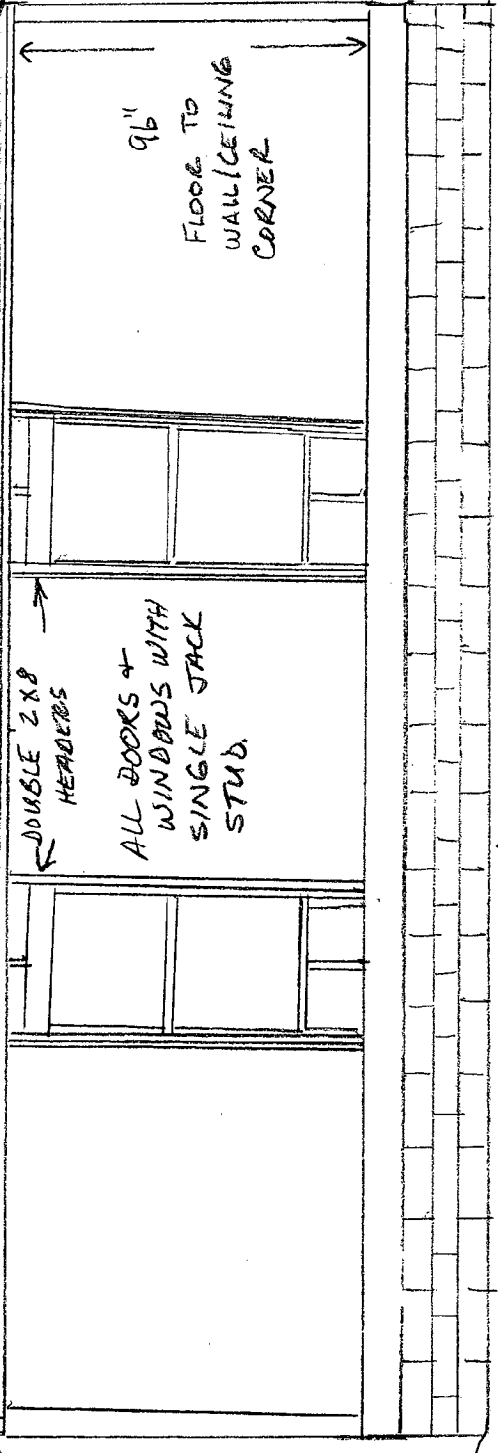
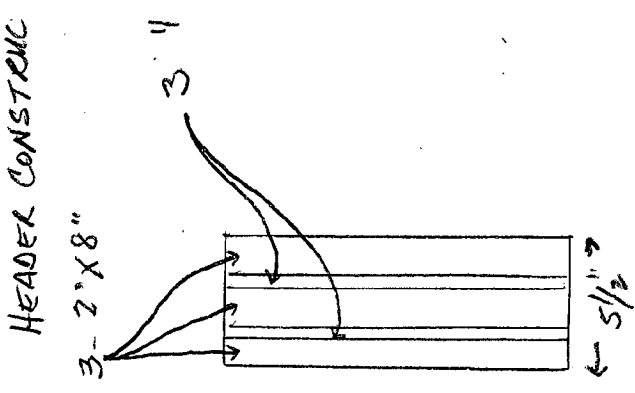
9-18-08

DOUGLAS TRESSLER

12" R-38 CEILING INSULATION

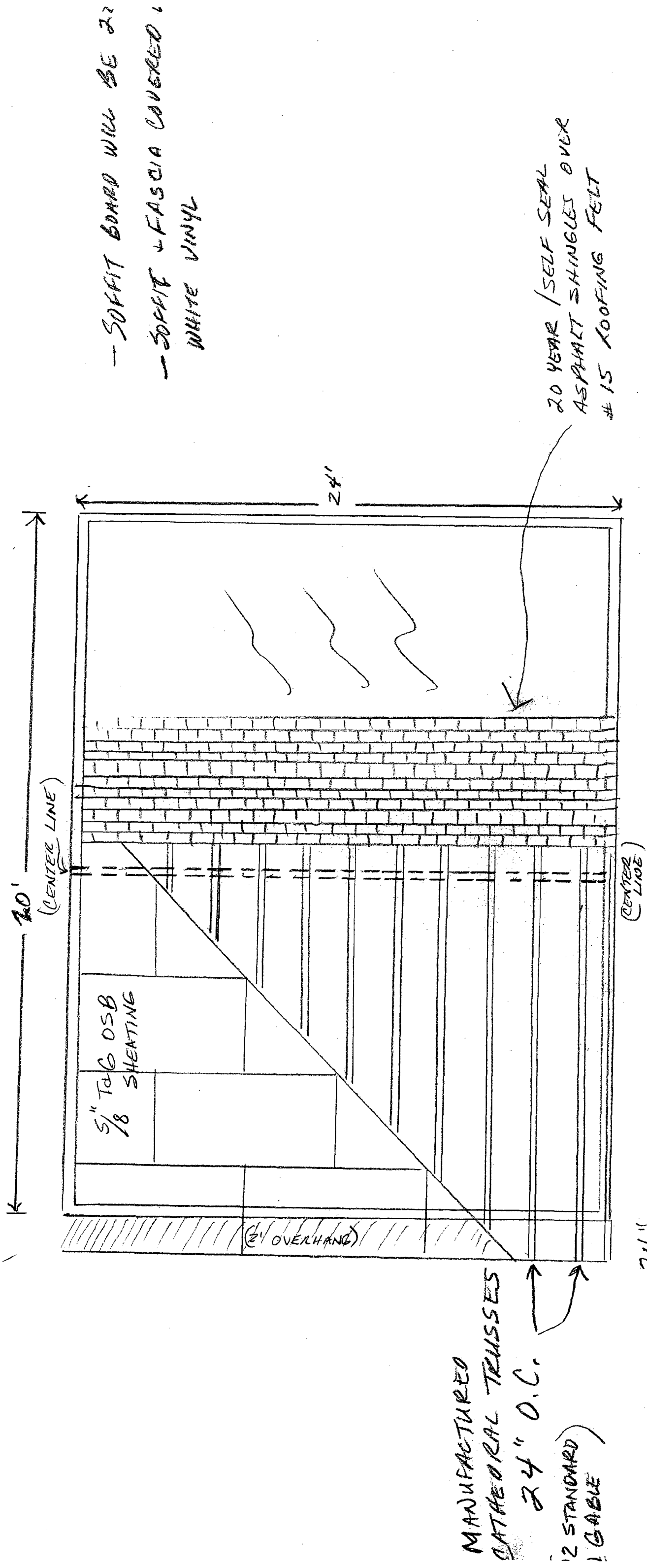
MANUFACTURED ROOF TRUSSES 5/12 PITCH
CATHEDRAL STYLE LOAD RATED

GABLE END TRUSSES



DOUGLAS TRESSLER

AIRIAL VIEW OF ROOF PLAN



- SOFFIT BOARD WILL BE 2x2
- SOFFIT + FASCIA COVERED, WHITE VINYL

20 YEAR / SELF SEAL
ASPHALT SHINGLES OVER
#15 ROOFING FELT

MANUFACTURED
CATHEDRAL TRUSSES
24" O.C.
(2 STANDARD)
(1 GABLE)

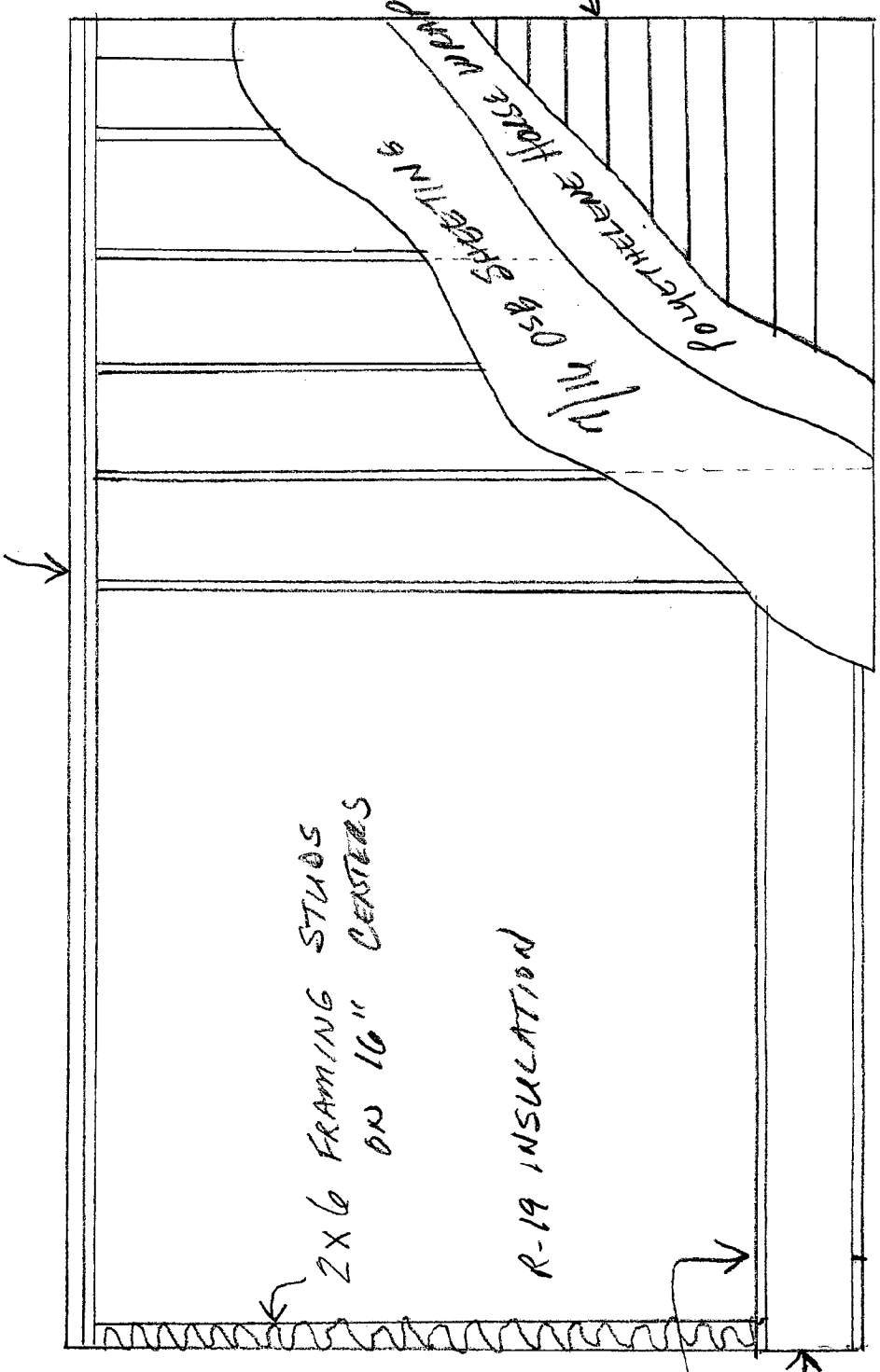
24"
OVERHANG

HURRICANE
TIES AT TRUSS/WALL CONNECTION

DOUGLAS TRESSLER

TYPICAL WAKE CONSTRUCTION

DOUBLE 2x6 TOP PLATES DOUBLE NAILED



2x6 FRAMING STUDS
ON 16\"/>

R-19 INSULATION

FIBER CEMENT TO
MATCH EXISTING STRU

3/4\"/>

PLYWOOD SUBFLOOR

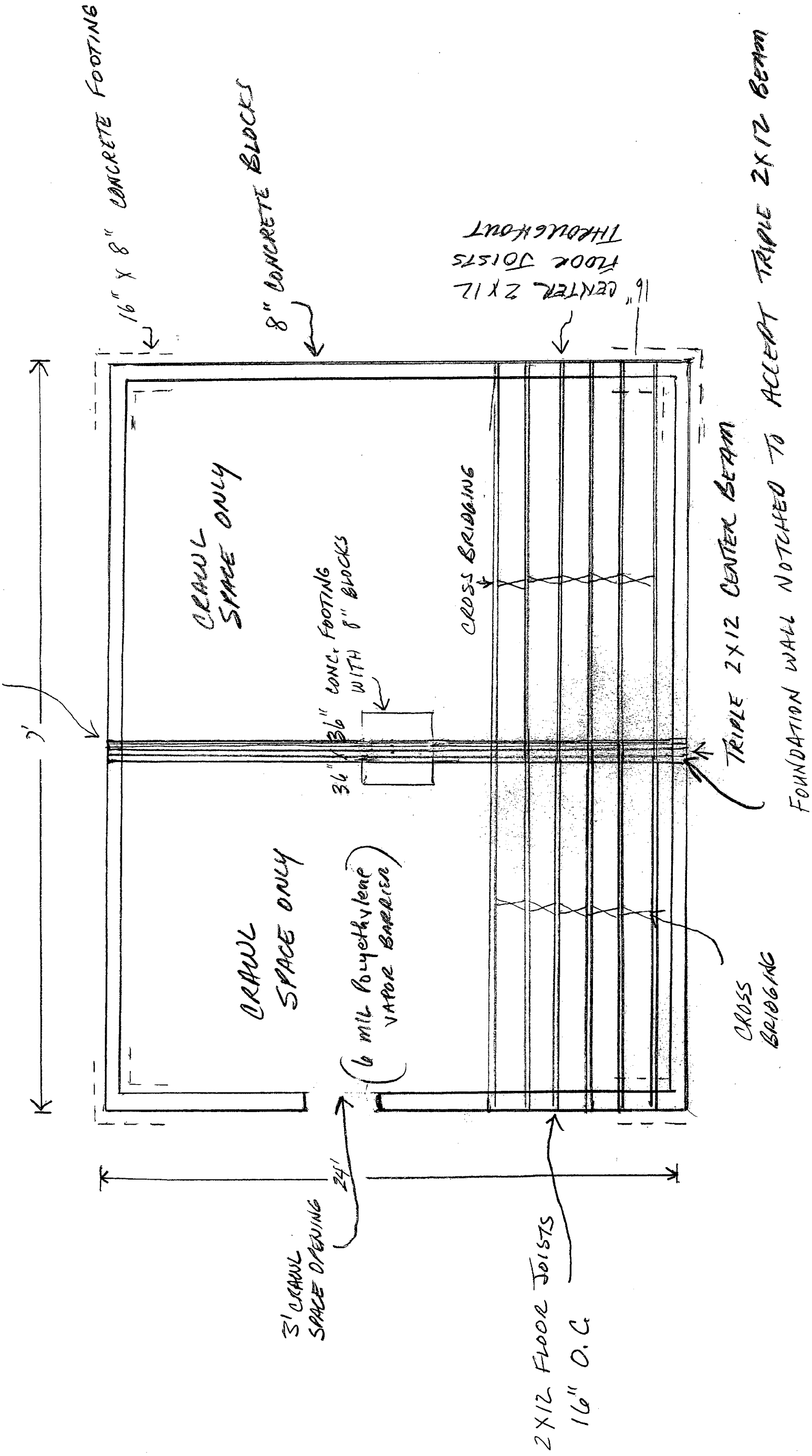
2x12 FLOOR JOIST

2x10 P.T. SILL PLATE
SECURED TO BLOCKS

DOUGLAS TRESSLER

FOUNDATION WALL NOTCHED TO ACCEPT

TRIPLE 2 X 12 BEAM



CRAWL SPACE ONLY

CRAWL SPACE ONLY

3' CRAWL SPACE OPENING

(6 MIL Polyethylene VAPOR BARRIER)

36" 36" CONC. FOOTING WITH 8" BLOCKS

16" X 8" CONCRETE FOOTING

8" CONCRETE BLOCKS

16" CENTER 2 X 12 FLOOR JOISTS THROUGHOUT

CROSS BRIDGING

CROSS BRIDGING

TRIPLE 2 X 12 CENTER BEAM

FOUNDATION WALL NOTCHED TO ACCEPT TRIPLE 2 X 12 BEAM

DOUGLAS TRESSLER

2 X 12 FLOOR JOISTS 16" O.C.

FLOOR PLAN

DOUBLE HUNG WINDOWS
32" X 64"

30'

DOUBLE HUNG WINDOWS
24" X 64"

OPEN FAMILY
ROOM

DOUBLE HUNG WINDOWS
32" X 64"

24'

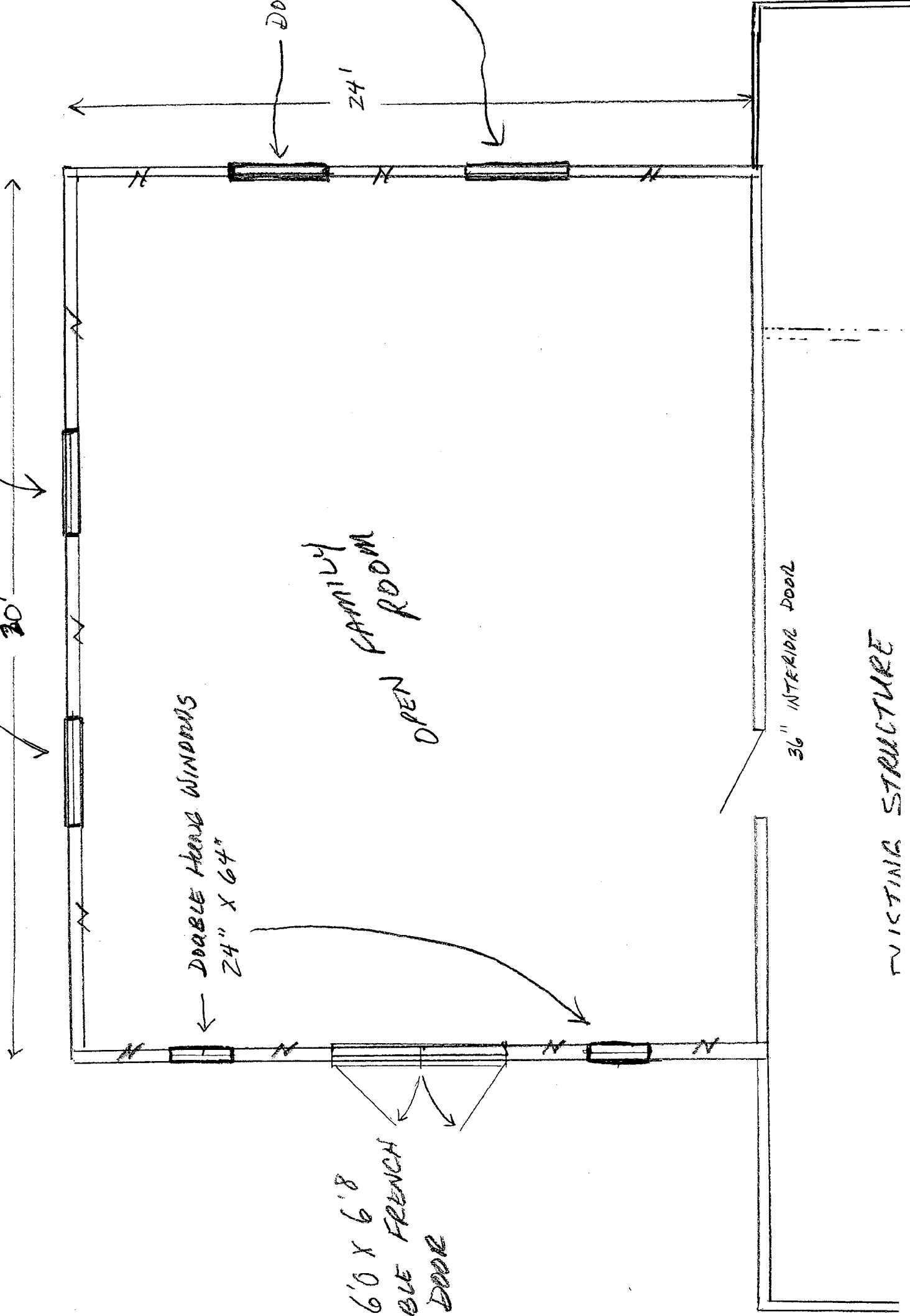
11-ELECTRICAL
OUTLETS

6'0" X 6'8"
DOUBLE FRENCH
DOOR

36" INTERIOR DOOR

EXISTING STRUCTURE

DOUGLAS TRESSLER



Tressler 1311@
aol.com

28308

II.F

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	28230 Kemptown Rd, Claggettville	Meeting Date:	12/6/2006
Resource:	Contributing Resource Claggettville Locational Atlas District	Report Date:	11/29/2006
Applicant:	Douglas Tressler	Public Notice:	11/22/2006
Review:	HAWP	Tax Credit:	None
Case Number:	15/008-06A	Staff:	Tania Tully
PROPOSAL:	side addition		

RECOMMENDATION: Approve with Conditions

cant be @ mtg

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. Windows in the addition will be wood or clad wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
2. Specifications for the windows will be included in the permit sets of drawings submitted to Staff at the time of stamping
3. The addition will not be clad with vinyl siding – either wood or smooth faced fiber-cement horizontal siding.
4. The concrete block foundation will be parged.
5. The addition will be relocated such that it does not sit forward of the front wall of the existing house.
6. The revised design will be provided to and approved by Staff.

rest of house is vinyl

BACKGROUND

This Historic Area Work Permit (HAWP) involves a resource within a potential historic district identified on the *Locational Atlas and Index of Historic Sites – Claggettville*. Under *Chapter 24A-10* of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a *Locational Atlas* historic district may opt to 1.) have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) they may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

This district is in a very early stage of historic designation evaluation. Designation Staff recently visited the district and made an initial recommendation that this property would likely be a contributing resource should the district be designated in the future. Because of this advice, HAWP Staff determined that the proposed addition constitutes a substantial alteration and proceeded to process the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Claggettville Locational Atlas District
STYLE: Bungalow
DATE: c. 1920

28230 Kemptown Road is a 1½ story side gable frame bungalow with a full front porch incorporated under the roof. It has horizontal siding, two large dormers, and many historic windows. With a 924 SF footprint, it sits on approximately 1 acre of land.

HISTORIC CONTEXT

The following is a summary derived from several Maryland Historical Trust Inventory Forms completed in the 1970s and 1980s.

Claggettville is a small rural village that once contained a store, blacksmith shop, schoolhouse and church. Of these commercial and public properties only the church remains. The district is significant as a rural farm community that developed in northern Montgomery County in the late 19th century and is now comprised primarily of late 19th to early 20th century rural vernacular and Victorian residences along Ridge Road and Kemptown Road. A linear district, 28320 Kemptown Road is located near the center of the district (Circle 23).

PROPOSAL:

The applicants are proposing a 1-story 720 SF side addition (Circles 7-13). Proposed materials are vinyl horizontal siding, concrete block foundation, and asphalt shingles. Windows are shown to be 8/8 double hung with no material noted. As proposed, this family room addition will require the removal of one tree.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within Locational Atlas districts two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The long sloping roof of this bungalow encompasses a full width front porch with battered posts and square balusters. The porch creates the appearance of a low horizontal building despite its actual height. This horizontality is one of the reasons that Staff is supportive of a side addition in this case; its siting is another. The house is located approximately at the center of the 1 acre lot and has the same visibility as a house on a corner lot due to the adjacent farmland (Circle 23). The proposed addition is on the least prominent of the side elevations, has deep eaves, and matches the roof slope of the existing house. The scale of the addition is also compatible with the historic house, but the footprint is sizable and its location with respect to the front porch is incompatible. In order for the bungalow form to be retained, the addition should be moved back towards the rear of the house and disengaged from the porch. Although there are compatible aspects in the proposed addition, connecting the roofs and blocking the side of the porch are too damaging to the integrity of the house and should be changed.

Because the district is not designated, Staff is generally supportive of the proposal. It will be easily distinguishable from the historic house and with a few modifications to the proposal will be compatible with the house and district as a whole. Therefore, Staff is recommending approval with conditions.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DOUGLAS TRESSLER
Daytime Phone No.: 240-388-7147

Tax Account No.: 00937350

Name of Property Owner: DOUGLAS A TRESSLER Daytime Phone No.: 240-388-7147
Address: 28230 KEMPTOWN RD DAMASCUS MD 20872
Street Number City State Zip Code

Contractor: SAME (OWNER) Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28230 Street: KEMPTOWN RD.
Town/City: DAMASCUS Nearest Cross Street: MD. RT. 27
Lot: _____ Block: _____ Subdivision: DISTRICT 12, TAX CLASS R042
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 10,000.00
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.

Douglas A Tressler 10-20-06
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 437100 ULPT Date Filed: 10-26-06 Date Issued: _____

4

**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:

EXISTING STRUCTURE IS A TWO STORY
DWELLING BUILT IN 1950'S. NO HISTORICAL
SIGNIFICANCE. ADJACENT PROPERTIES ARE
NEVER OR REMODELED.

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

24 X 36 FAMILY ROOM, NO HISTORIC EFFECT

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. **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

- a. 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.
- b. 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.

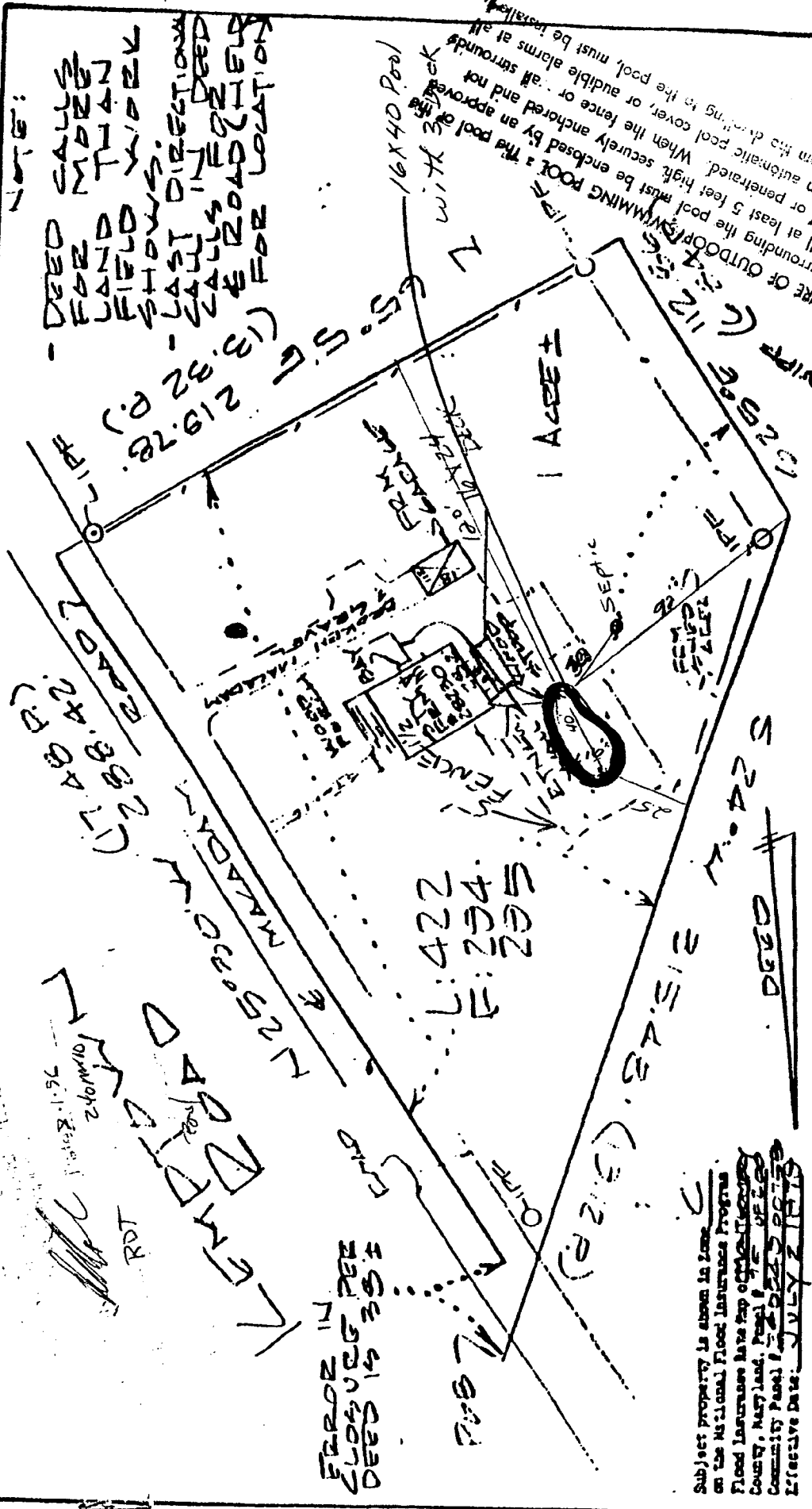
6. TREE SURVEY

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, MD 278-1355)

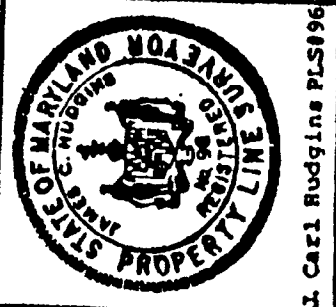
AMMENT
10/1/80



Subject property is shown in Zone on the National Flood Insurance Program Flood Insurance Rate Map effective in Montgomery County, Maryland, Parcel # [unclear] of [unclear] Community Parcel # [unclear] of [unclear] Effective Date: JULY 2, 1973

This is to certify that I have surveyed the property known as 28230 KEMP TOWN ROAD AND DESCRIBED BY METERS & BOUNDS, RECORDED among the Land Records of Montgomery County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

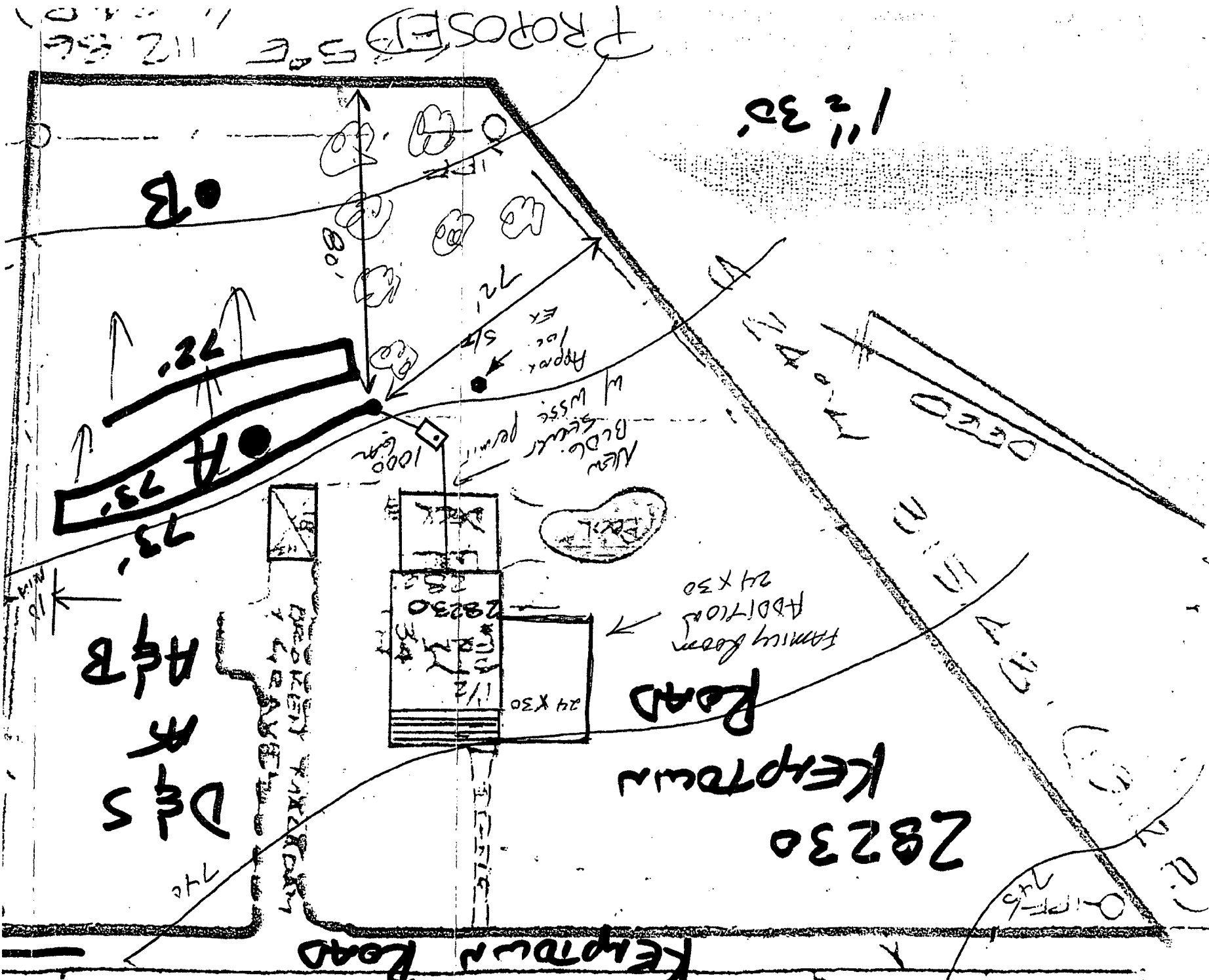


28230 LOCATION SURVEY OF ROAD
 MONTGOMERY CO. MD
 MT ASSOCIATES, INC.
 16205 Old Frederick Road
 Mt. Airy, Maryland 21771
 Phone 442-2031

Scale 1" = 50'
 Date 11 JULY 84
 Field By DAN
 Drawn By DAN
 Drawing # 24-2330

EXISTING

6



PROPOSED 5' E

1 1/2 30'

B

72'

A 73'

73'

A & B

D & S

740

PROPOSED 5' E

New Blvd. Sewer permit w/ usse

1000

PARK

FAMILY ROOM ADDITION 24 X 30

Road

Keptown

28230

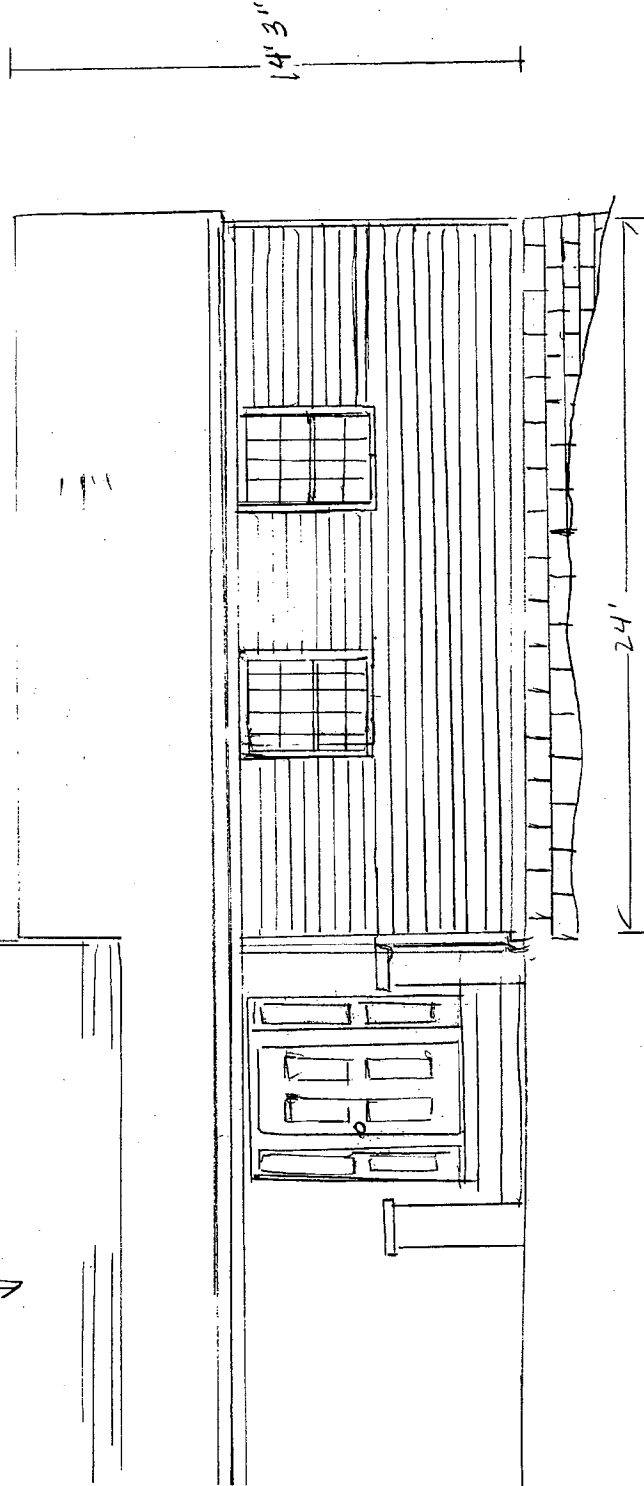
Keptown Road

740

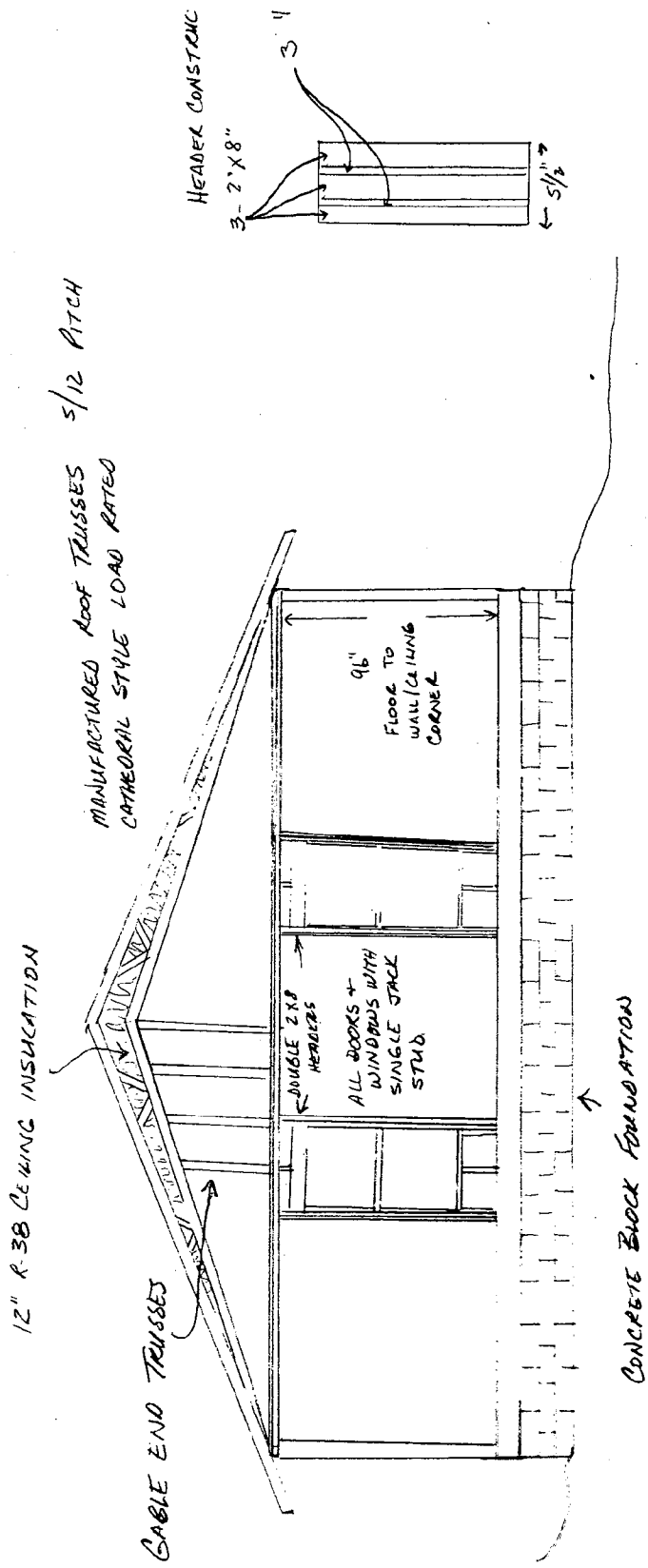
CURRENT STRUCTURE
33' X 28'

FRONT ELEVATION
1/4" = 1'-0"

EXISTING



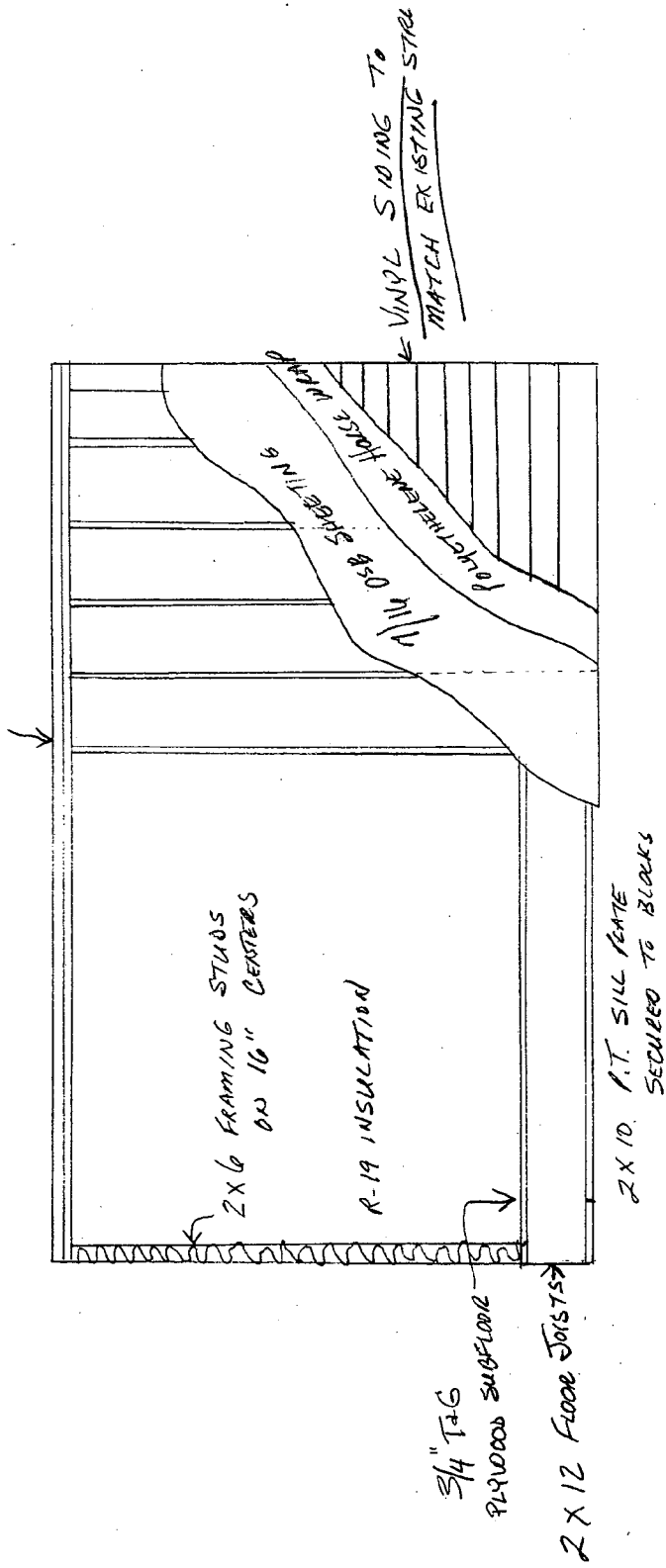
DOUGLAS TRESSELER



DOUGLAS TRESSLER

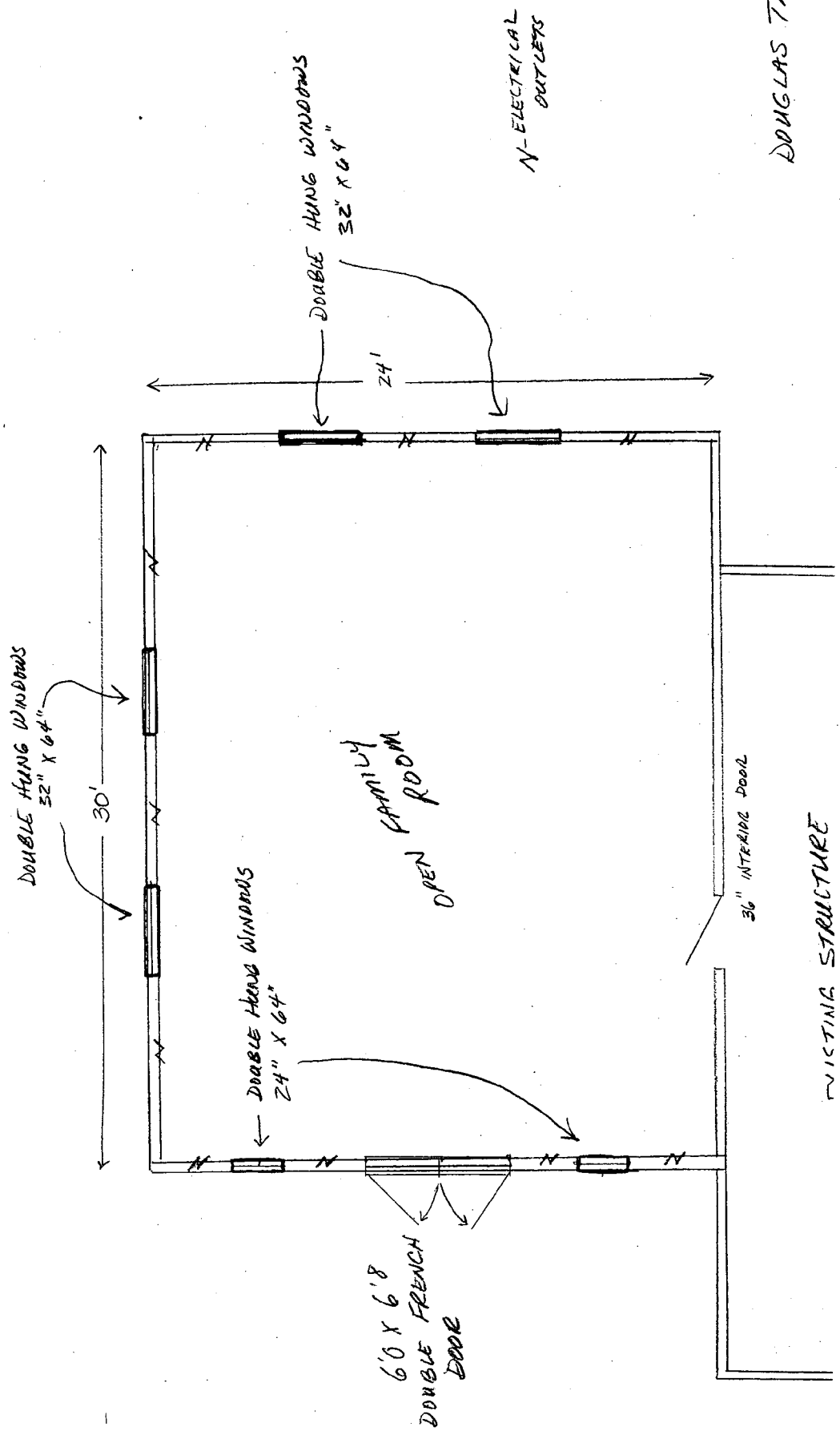
TYPICAL WALL CONSTRUCTION

DOUBLE 2X6 TOP PLATES DOUBLE NAILED



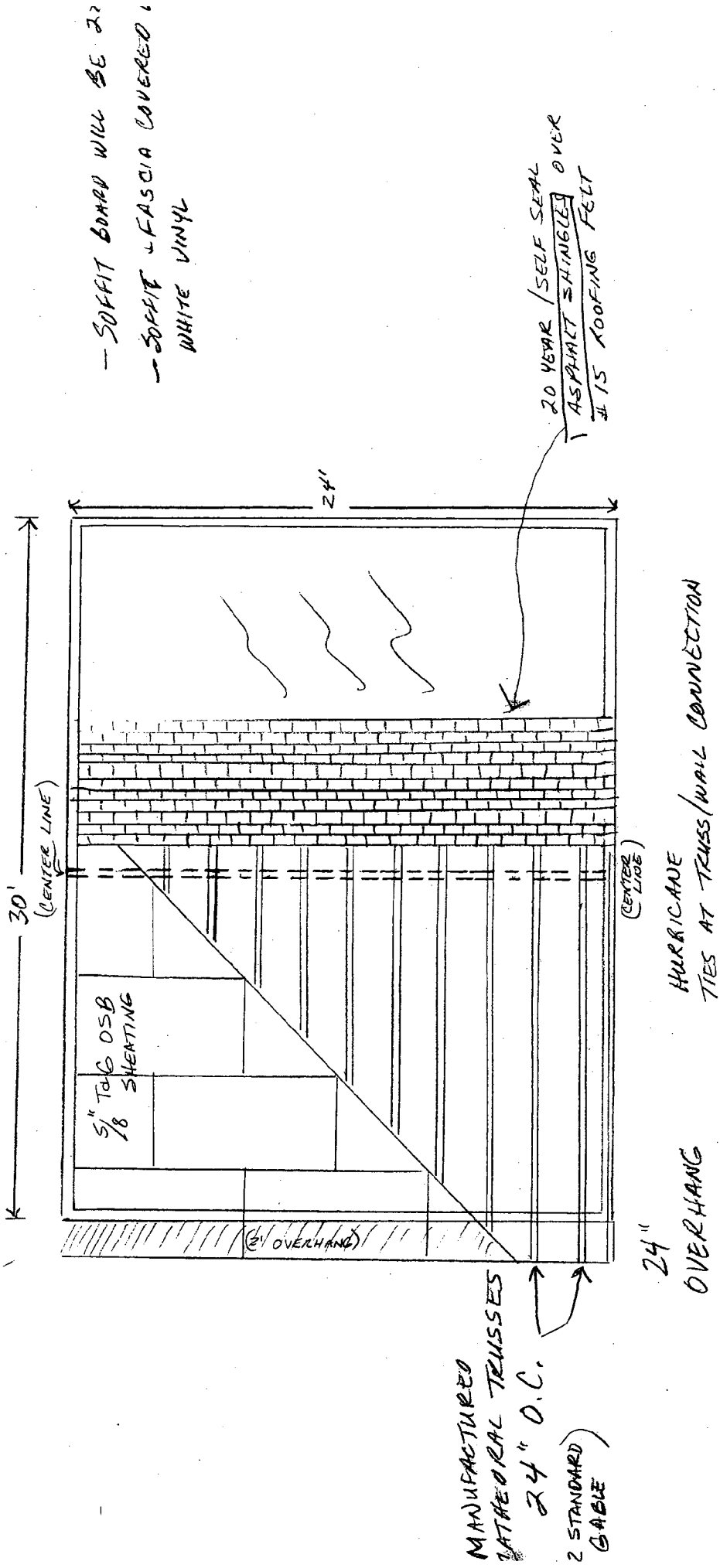
DOUGLAS TRESSLER

PWUK 1-11-11



DOUGLAS TRESSLER

AXIAL VIEW OF ROOF PLAN

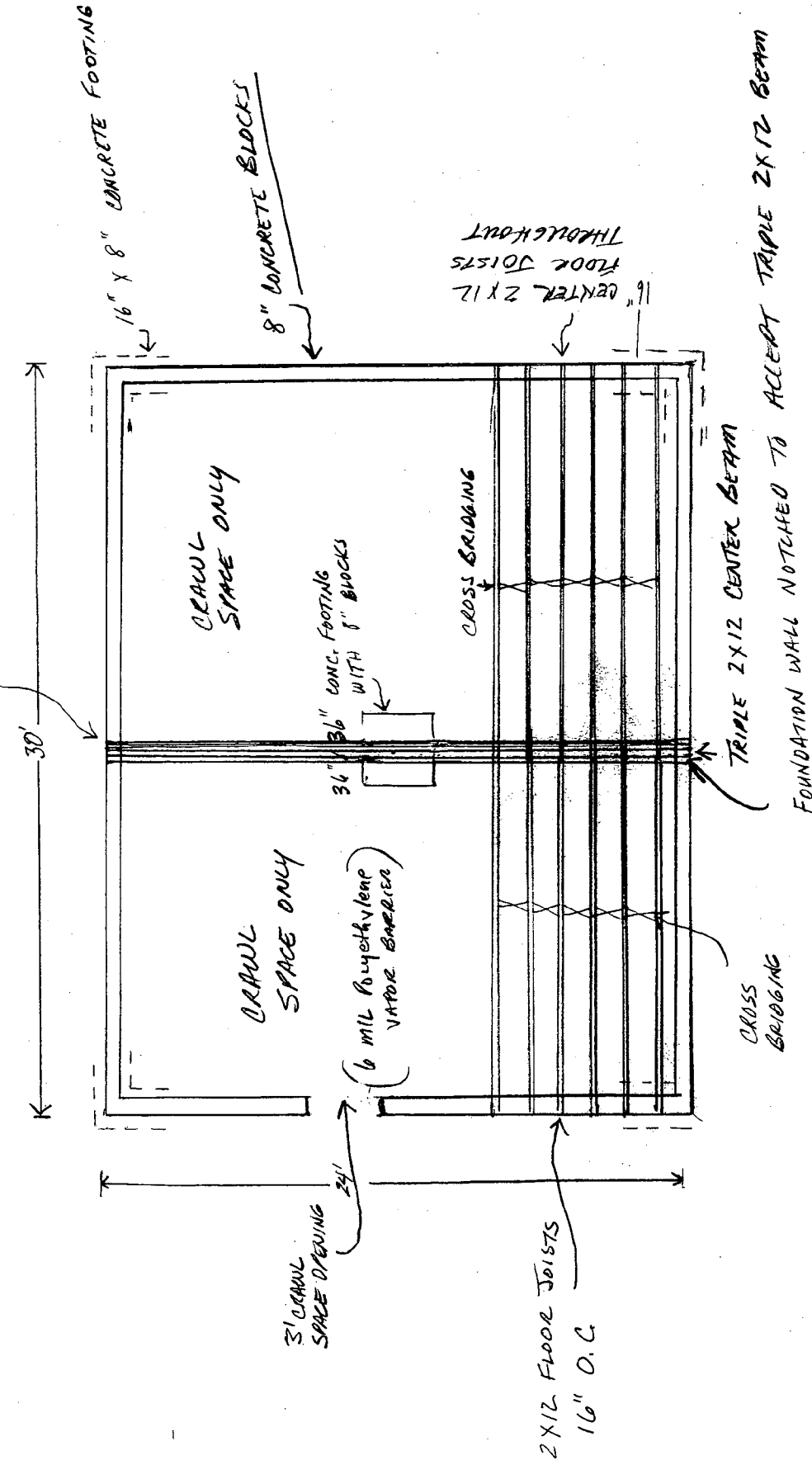


- SOFFIT BOARD WILL BE 2x2
 - SOFFIT FASCIA COVERED WITH WHITE VINYL

DOUGLAS TRESSLER

FOUNDATION WALL NOTCHED TO ACCEPT

TRIPLE 2X12 BEAM



16" X 8" CONCRETE FOOTING

8" CONCRETE BLOCKS

36" 36" CONG. FOOTING WITH 8" BLOCKS

6 MIL Polyethylene VAPOR BARRIER

16" CENTER 2X12 FLOOR JOISTS THROUGHOUT

TRIPLE 2X12 CENTER BEAM

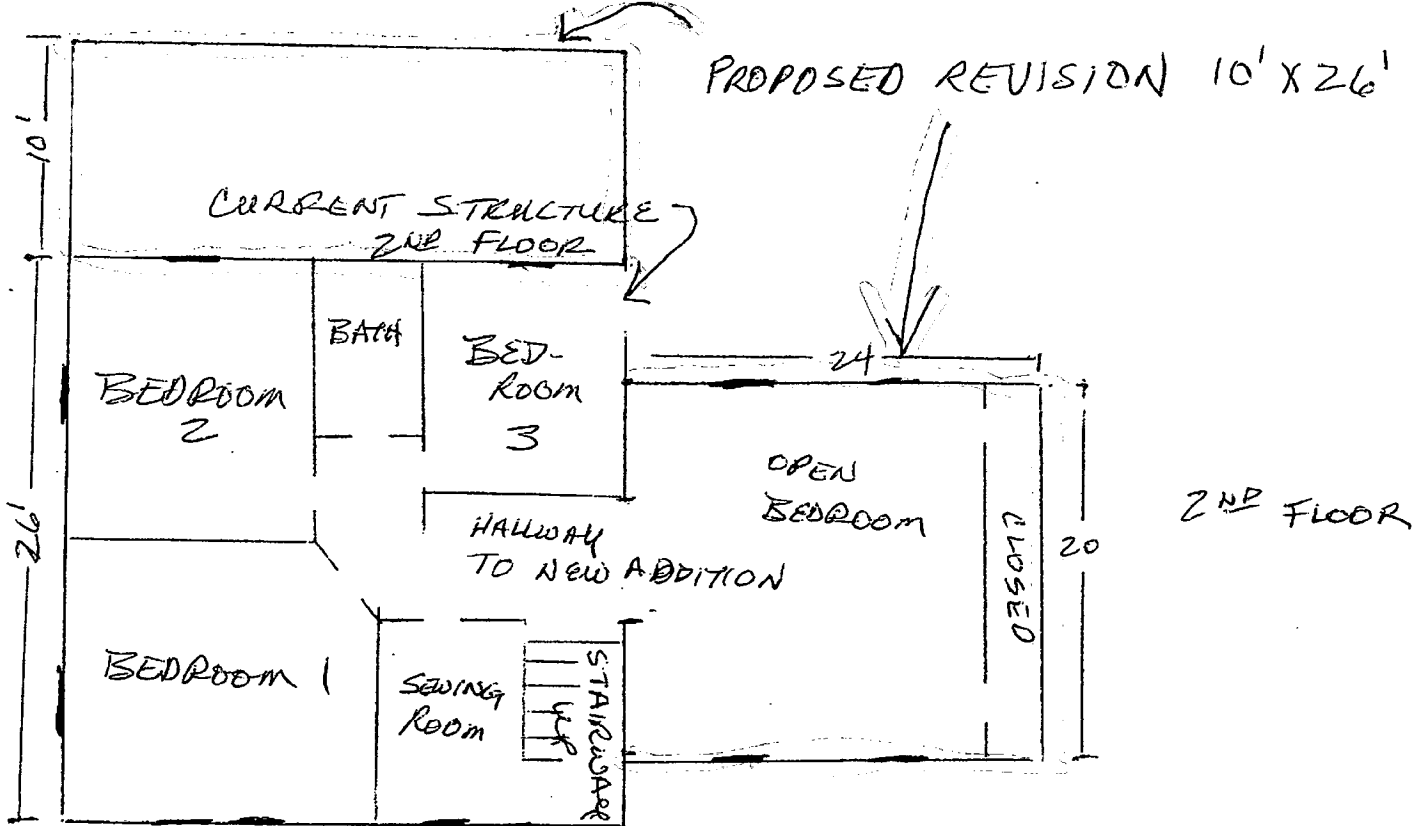
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DOUGLAS TRESSLER

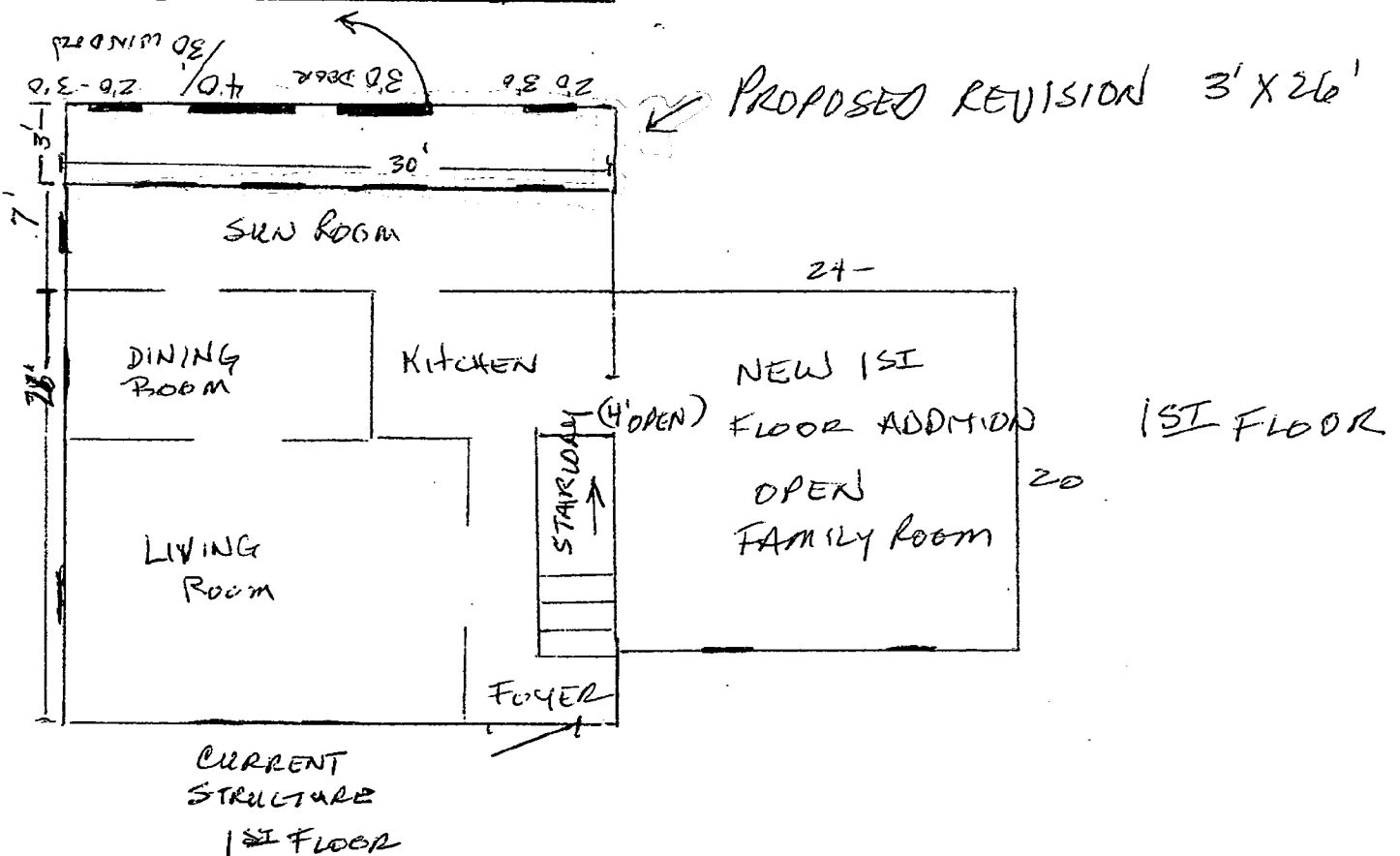
NOT TO SCALE
REFERENCE ONLY

DOUGLAS TRESSLER
495981

PROPOSED REVISION 10' X 26'



PROPOSED REVISION 3' X 26'



Tressler 1311@
aol.com

28308

II.F

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 28230 Kemptown Rd, Claggettsville **Meeting Date:** 12/6/2006
Resource: Contributing Resource **Report Date:** 11/29/2006
 Claggettsville Locational Atlas District
Applicant: Douglas Tressler **Public Notice:** 11/22/2006
Review: HAWP **Tax Credit:** None
Case Number: 15/008-06A **Staff:** Tania Tully
PROPOSAL: side addition

RECOMMENDATION: Approve with Conditions

cant be @ mtg

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. Windows in the addition will be wood or clad wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
2. Specifications for the windows will be included in the permit sets of drawings submitted to Staff at the time of stamping
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6. The revised design will be provided to and approved by Staff.

rest of house is vinyl

BACKGROUND

This Historic Area Work Permit (HAWP) involves a resource within a potential historic district identified on the *Locational Atlas and Index of Historic Sites* – Claggettsville. Under *Chapter 24A-10* of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a *Locational Atlas* historic district may opt to 1.) have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) they may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation.

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DATE: c. 1920

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RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240 777 5170

T
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DOUGLAS TRESSLER
Daytime Phone No.: 240-388-7147

Tax Account No.: 00937350

Name of Property Owner: DOUGLAS A TRESSLER Daytime Phone No.: 240-388-7147

Address: 28230 KEMPTOWN RD DAMASCUS MD 20872
Street Number City Street Zip Code

Contractor: SAME (OWNER) Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 28230 Street: KEMPTOWN RD.
Town/City: DAMASCUS Nearest Cross Street: MD. RT. 27
Lot: _____ Block: _____ Subdivision: DISTRICT 13, TAX CLASS R042
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 10,000.00

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

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Douglas A Tressler
Signature of owner or authorized agent

10-20-06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 437100 ULPAT Date Filed: 10-26-06 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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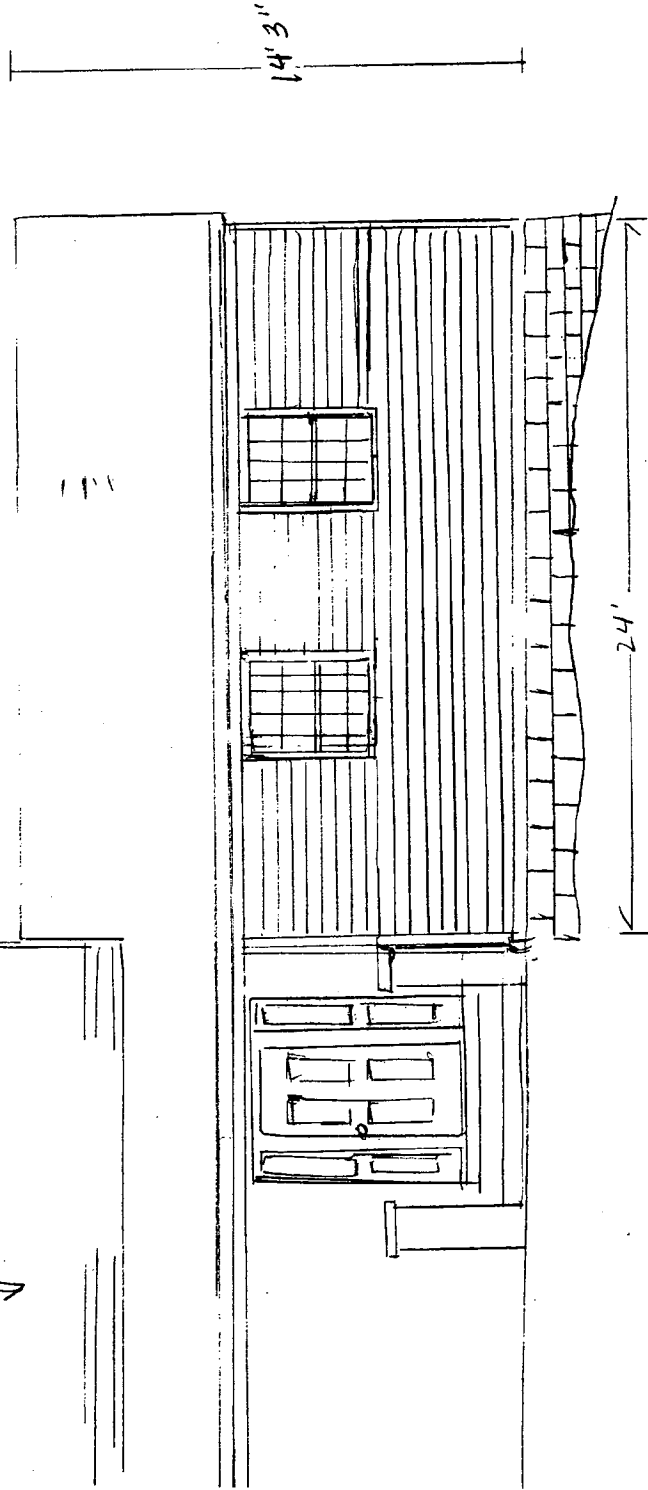
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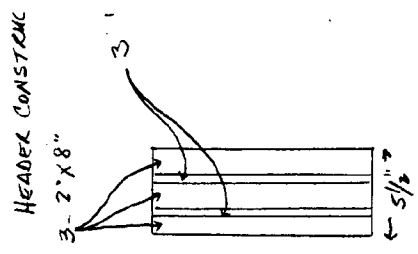
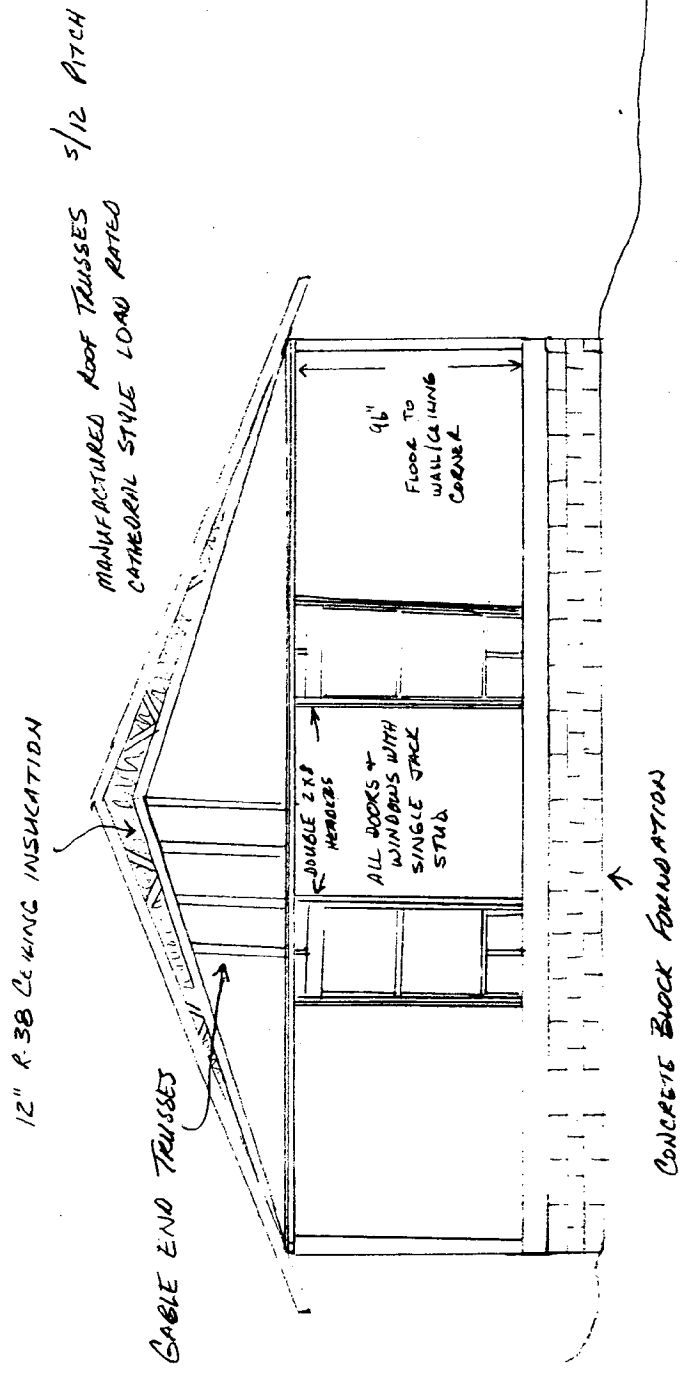
CURRENT STRUCTURE
33' X 28'

FRONT ELEVATION
1/4" = 1'-0"

EXISTING



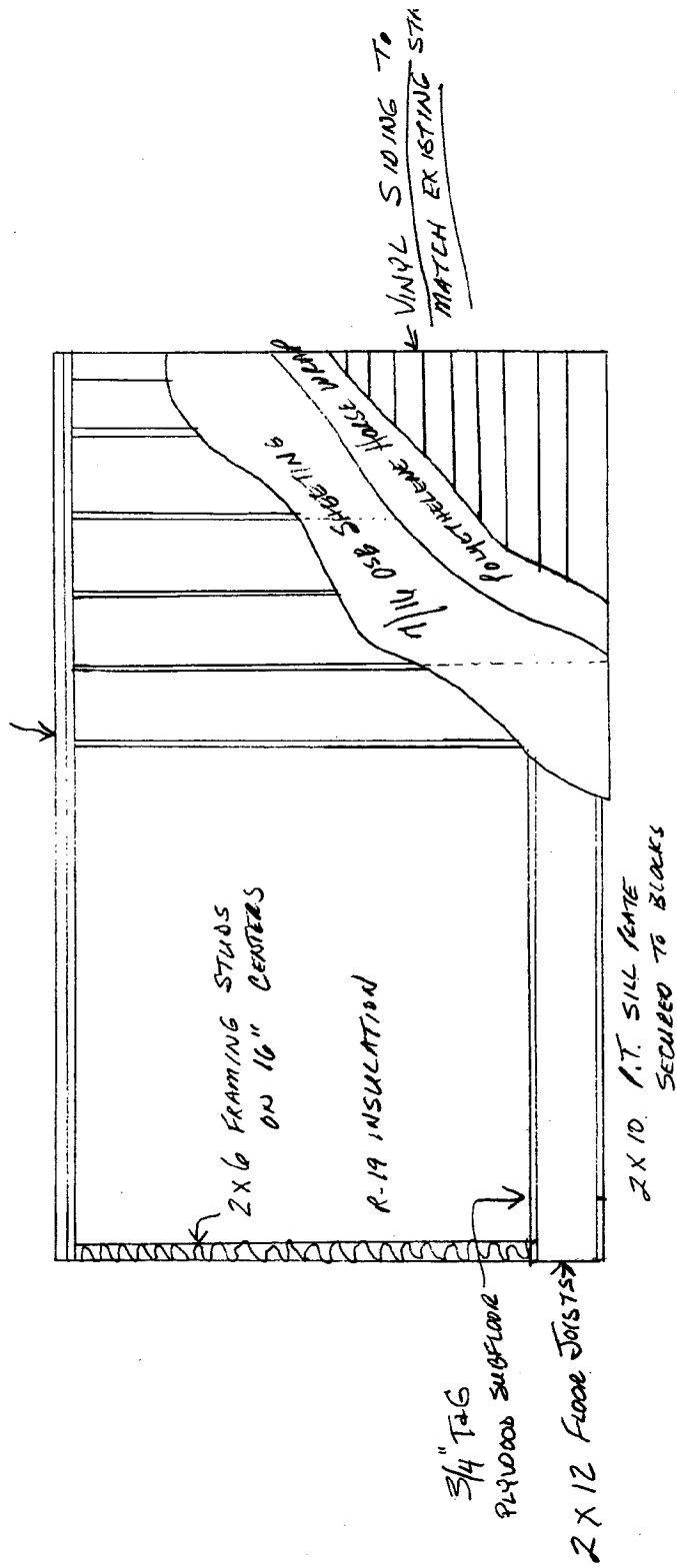
DOUGLAS TRESELER



DOUGLAS TRESSLER

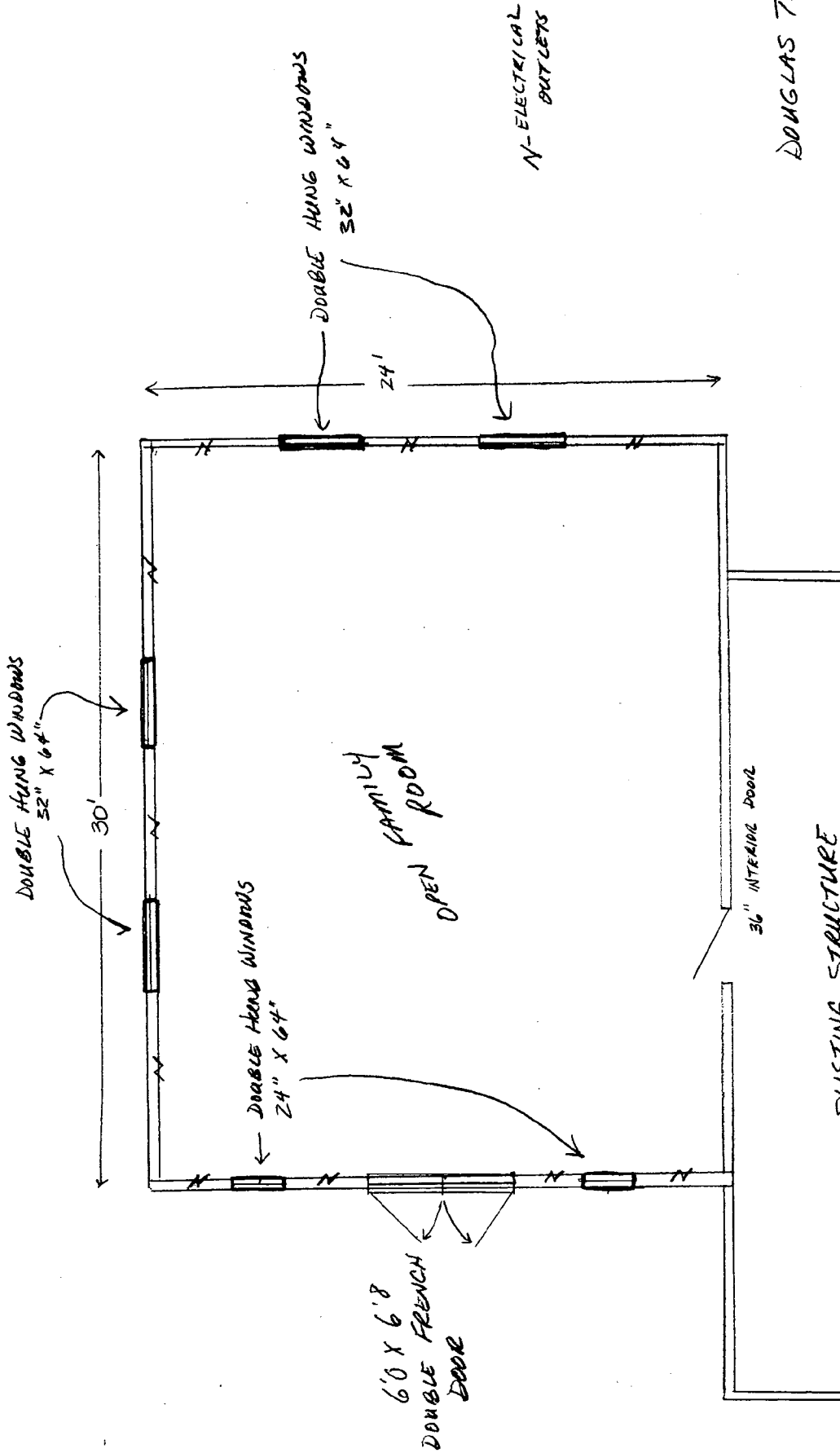
TYPICAL WALL CONSTRUCTION

DOUBLE 2X6 TOP PLATES DOUBLE NAILED



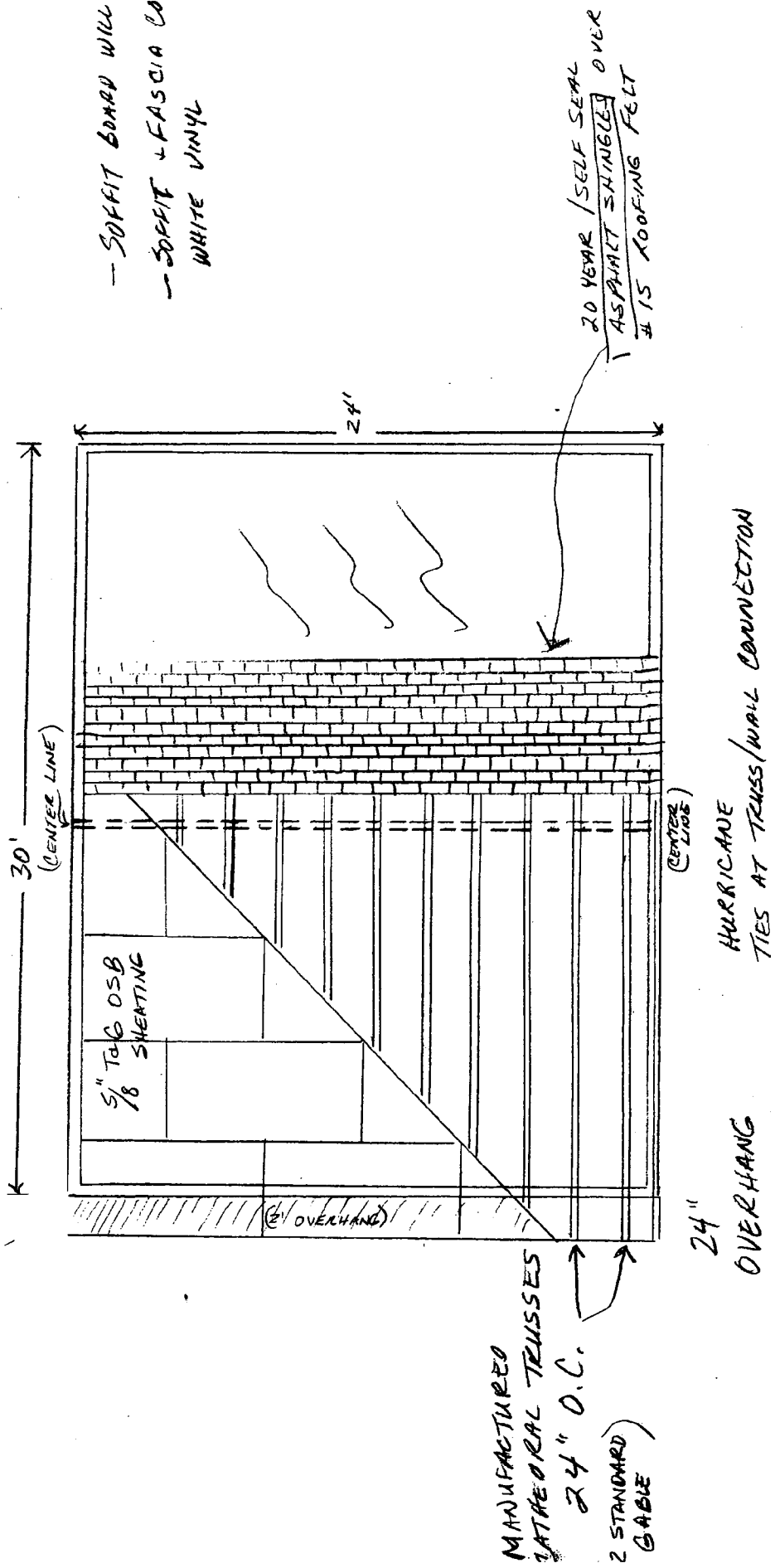
DOUGLAS TRESSLER

FLOOR



DOUGLAS TRESSLER

AXIAL VIEW OF ROOF RAMP



- SOFFIT BOARD WILL BE 2"
 - SOFFIT + FASCIA COVERED
 WHITE VINYL

20 YEAR / SELF SEAL
 ASPHALT SHINGLES OVER
 #15 ROOFING FELT

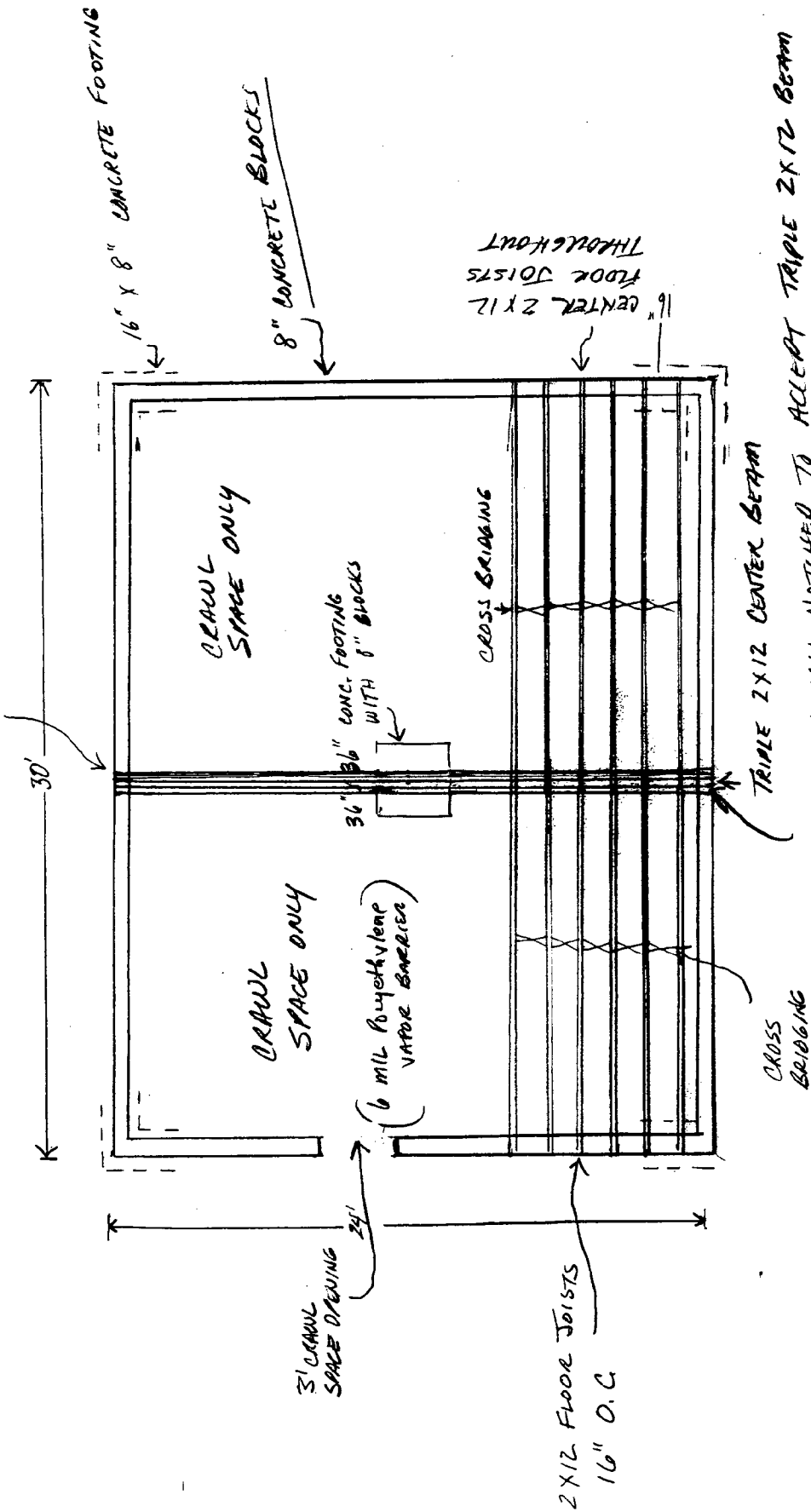
MANUFACTURED
 CATHEDRAL TRUSSES
 24" O.C.
 2 STANDARD
 GABLE

24"
 OVERHANG

HURRICANE
 TIES AT TRUSS/WALL CONNECTION

DOUGLAS TRESSLER

FOUNDATION WALL NOTCHED TO ACCEPT
TRIPLE 2 X 12 BEAM



16" X 8" CONCRETE FOOTING

8" CONCRETE BLOCKS

16" CENTER 2 X 12
FLOOR JOISTS
THROUGHOUT

CRAWL
SPACE ONLY

36" X 36" CONC. FOOTING
WITH 8" BLOCKS

CROSS BRACING

TRIPLE 2 X 12 CENTER BEAM

FOUNDATION WALL NOTCHED TO ACCEPT TRIPLE 2 X 12 BEAM

CRAWL
SPACE ONLY

6 MIL POLYETHYLENE
VAPOR BARRIER

CROSS
BRACING

3' CRAWL
SPACE DEAVING

2 X 12 FLOOR JOISTS
16" O.C.

DOUGLAS TRESSLER