

22/34-9²A 6825 Needwood Road
+ 92A Rev
Eubanks Farm

PHOTO SERVICES

One-Hour Mini-Lab Service

Passport Photos

Slide Duplication

E-6 Processing

C-41 Processing

Custom Prints

Dry Mounting

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Black and White

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Transparencies

Various Sizes

From Computer Files

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COMPUTER GRAPHICS SERVICES

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Color Prints, Transparencies, Vugraphs

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Scanning

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MORE CONVENIENT LOCATIONS:

Maryland

- | | |
|--|--------------|
| Bethesda | 301-657-4040 |
| College Park
7403 Baltimore Ave | 301-277-6310 |
| Landover | 301-925-2088 |
| Rockville
11530-C Rockville Pike | 301-468-3686 |
| Shady Grove
15916 Shady Grove Rd | 301-977-4429 |
| Silver Spring
8305 Georgia Ave | 301-585-9614 |
| White Oak
11211 New Hampshire Ave. | 301-593-4488 |

Washington, DC

- | | |
|--|--------------|
| Chevy Chase | 202-966-4009 |
| Dupont Circle
1601 Connecticut Ave, NW | 202-797-9035 |
| Federal Triangle
1301 Pennsylvania Ave, NW | 202-638-7442 |
| Farragut Square
1667 K Street, NW | 202-293-0778 |
| GW University
2126 Pennsylvania Ave., NW | 202-223-2312 |

Virginia

- | | |
|---|--------------|
| Alexandria
691 S. Washington Street | 703-548-3722 |
| Chantilly
13930 Lee-Jackson Hwy. | 703-631-7733 |
| Fairfax
10782-C Lee Highway | 703-591-3330 |
| Springfield
6408 Old Keene Mill Road | 703-569-1178 |
| Tysons Corner
8150 Leesburg Pike (Rt.7) | 703-827-0610 |
| Reston
11919-A Freedom Drive | 703-742-0235 |

Your Graphics Department



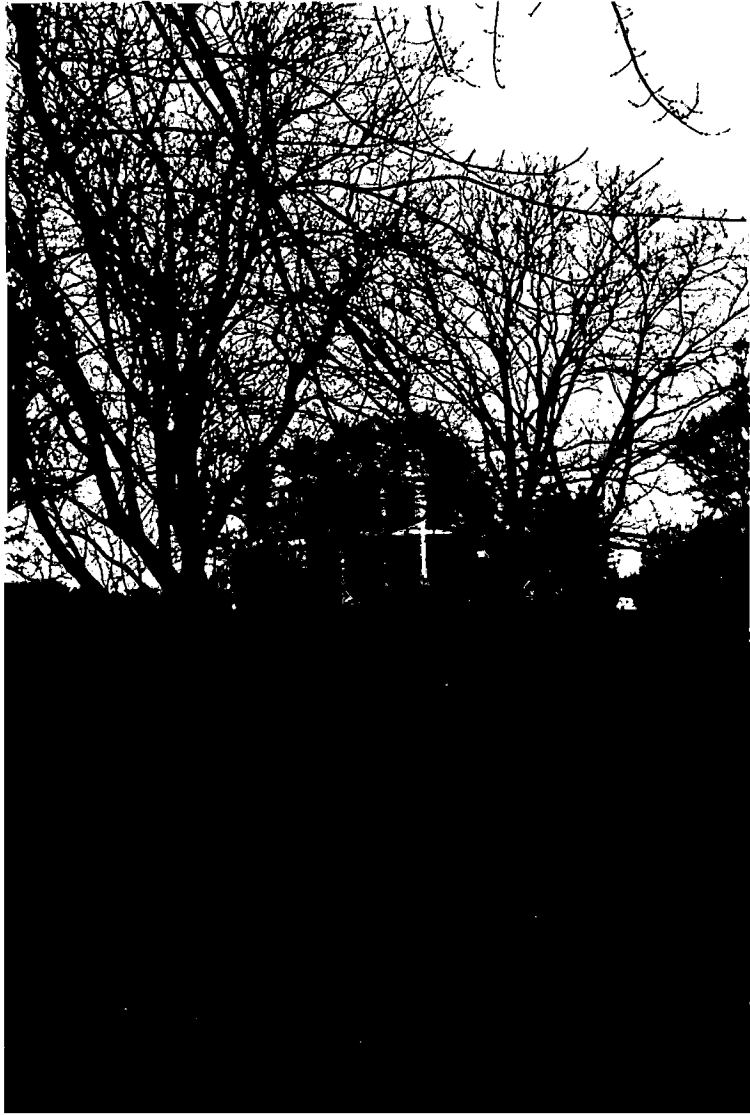
Photo, Printing, Copying and Computer Graphics

COLORFAX

Your Graphics Department

For The
Best Photos...
Guaranteed!

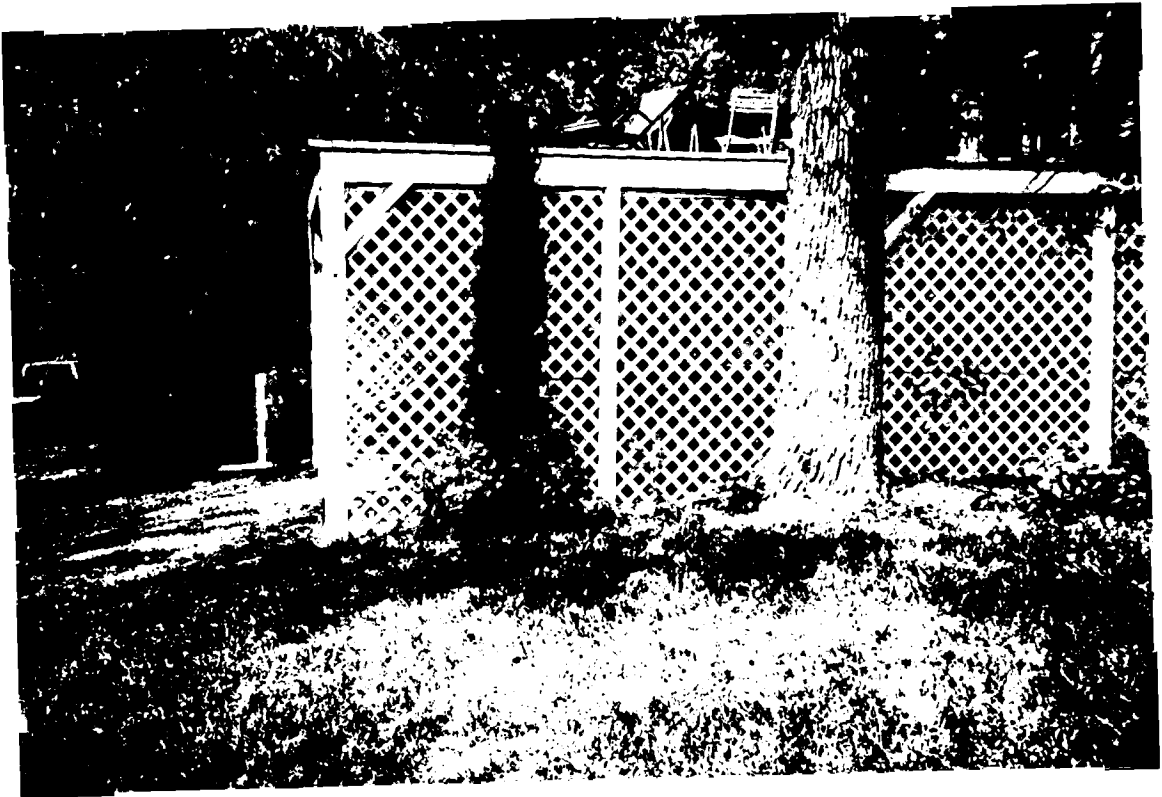














BOARD OF APPEALS
for
MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(301)217-6600

Case No. A-3725

APPEAL OF ELODIE SAMANOS
(Hearing held September 22, 1993; record closed April 9, 1997)

OPINION OF THE BOARD

Effective date of Opinion: July 1, 1997

In Case No. A-3725, the appellant charges administrative error on the part of the Historic Preservation Commission in its denial of a Historic Area Work Permit, dated October 28, 1992, contending that Sections 24 A-8(a) and 24 A-6 of the Montgomery County Code were misinterpreted.

The subject property is located at 6825 Needwood Road, Derwood, Maryland in an RE-2 Zone.

Decision of the Board: Appeal dismissed.

On September 22, 1993, the Board held a hearing in Case No. A-3725. The appellant appeared with Steve Karr, her architect. James Parsons, Assistant County Attorney, represented the Historic Preservation Commission and called several witnesses, including Gwen Marcus and Nancy Witherell, historic preservation staff of the Montgomery County Planning Department; Edward J. Calloway, Construction Code Representative of the Department of Permitting Services; and Martha Lanagan, a member of the Historic Preservation Commission.

After each of the parties presented its case, the Board left the record open so that Ms. Samanos could revise her plans to construct a carport and enclose a two-story porch. The Board left the record open also to give the parties an opportunity to work out a mutually satisfactory solution.

The Board scheduled a hearing for April 9, 1997. Prior to the hearing, the Board received a letter from Mr. Parsons, dated March 28, 1997, which stated:

"This is to confirm that the County is requesting the dismissal of the above-referenced case based upon Ms. Samanos' completion of the work that was agreed upon with the Historic Preservation Commission in April, 1995. I have contacted Ms. Samanos and she consents to the dismissal of the case."

Based on the foregoing, the Board dismissed Case No. A-3725, Appeal of Elodie Samanos.

The Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that the opinion stated above be adopted as the Resolution required by law as its decision on the above entitled petition.

On a motion by Allison Bryant, seconded by Wendell M. Holloway, with Donna Barron and Susan W. Turnbull, Chair, in agreement, the Board adopted the foregoing resolution. William Green was necessarily absent and did not participate in the foregoing Resolution.

I do hereby certify that the foregoing Opinion was officially entered in the Opinion book of the County Board of Appeals this 1st day of July, 1997.



Tedi S. Osias

Executive Secretary to the Board

Note: Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedures.

See the Board's Rules of Procedures for information about the process for requesting reconsideration.

003998



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

March 28, 1997

Tedi Osias, Executive Secretary
Board of Appeals for Montgomery County, Maryland
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Re: Appeal of Elodie Samanos; Case No. A-3725

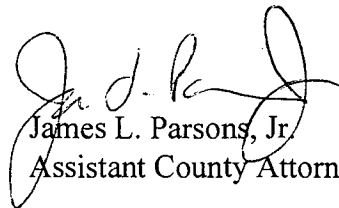
Dear Ms. Osias:

This is to confirm that the County is requesting the dismissal of the above-referenced case based upon Ms. Samanos' completion of the work that was agreed upon with the Historic Preservation Commission in April, 1995. I have contacted Ms. Samanos and she consents to the dismissal of the case.

If you have any questions about this matter, please feel free to contact me at 217-2604.

Very truly yours,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY


James L. Parsons, Jr.
Assistant County Attorney

JLP:

cc: Elodie Samanos
Gwen Wright, Historic Preservation Commission

IAKQPARSOJ00879JLP.WPD

MEMORANDUM

TO: Gwen Wright
FROM: Robin Ziek *RZ*
SUBJECT: Site visit to 6825 Needwood Road
Eubanks Farm (Elodie Samanos)
DATE: March 24, 1997

Gwen:

I went out on 3/21 to do a site inspection at Eubanks Farm. Mrs. Samanos has completed the installation of the windows in the second-story porch. She has installed two glass panels per opening, with wood frames, behind the existing decorative porch railing. The window panels are clear from floor to ceiling instead of having the intermediate mullion as shown on her approved proposal. However, the clear window panels are more in-keeping with the original open porch scheme (rather than panels with an intermediate mullion, which would look more like a grouping of small windows).

Mrs. Samanos has installed the decorative railing around the top of the car port at the rear of the house. This appears to be primed for the finish coat of paint (still to be completed), and looks to be in conformance with the approved proposal.

I have some slides for the file.

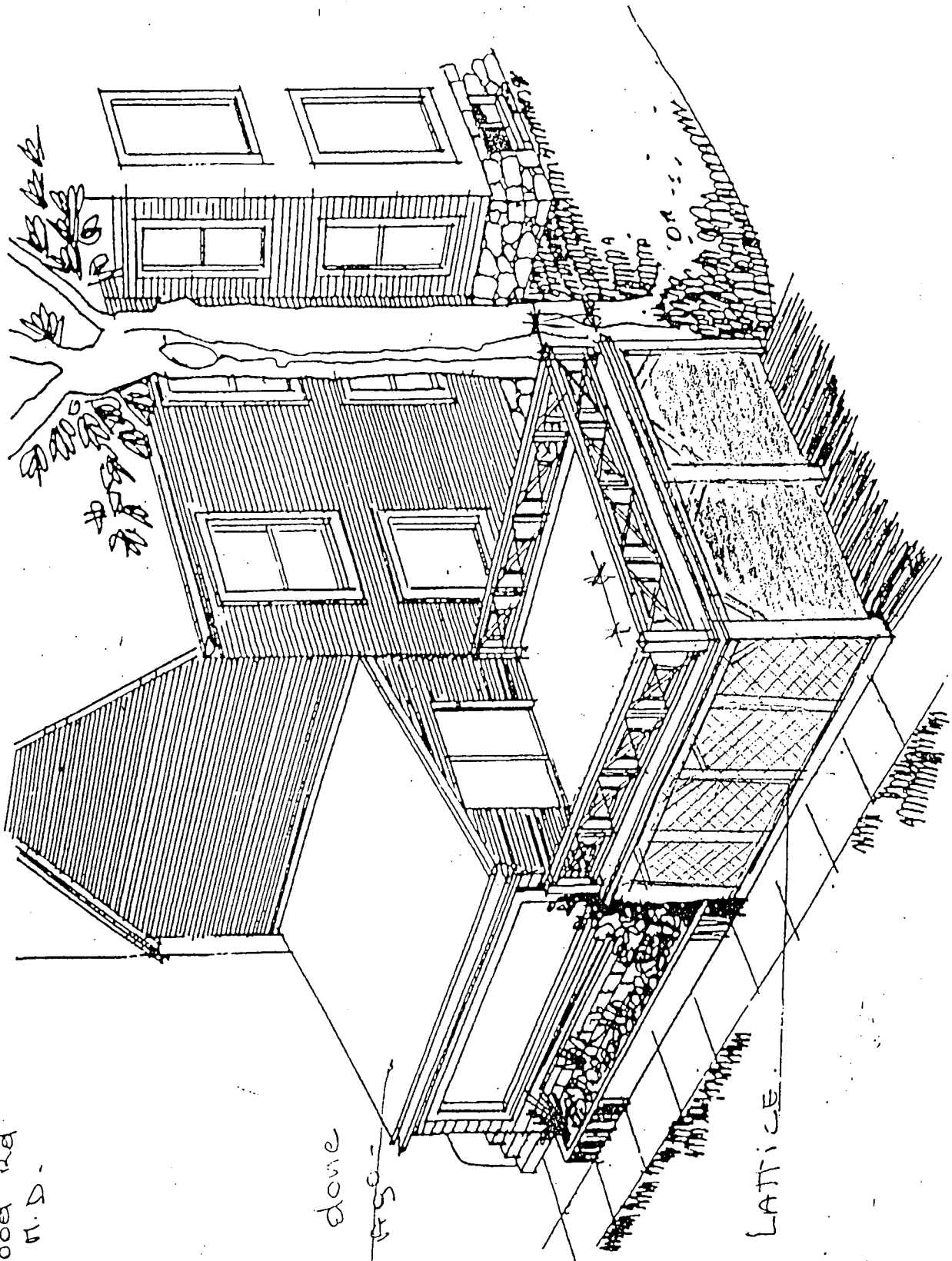
3/26
*Called Jim
Parsons and
asked him to
pull 4/9 item
from BOA agenda*

Propose car porch complete

6815 need wood ad
Derwood N.D.

Addition done
20 years ago

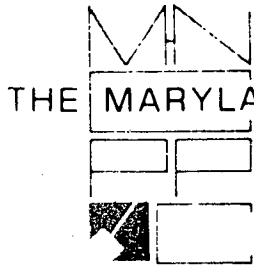
LATTICE



APPROVED
Montgomery County
Historic Preservation Commission



(6)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

December 12, 1996

Elodie Samanos
6825 Needwood Road
Derwood, Maryland 20855

Dear Ms. Samanos:

Last May, we met at the Board of Appeals to discuss your ongoing appeal of the Historic Preservation Commission's decision on the Historic Area Work Permit at your home located at 6825 Needwood Road (Master Plan Site #22/34, the Eubanks Farm).

You stated at that time that you were attempting to complete the work that had been agreed upon with the Historic Preservation Commission in April, 1995 (altering the glass enclosure of the second-story porch and adding a railing, latticework and landscaping to the carport.) You stated that you felt that you had made progress on the work, and it would be completed by September, 1996.

Based on this conversation with Jim Parsons of the County Attorney's Office and myself, it was agreed to forego the scheduled Board of Appeals hearing on May 22, 1996 and, instead, to revisit this issue in the fall - when the work would be completed.

I would like to schedule a site visit to your home to inspect the work, which should be completed by now. I called a week or so ago and left a message on your answering machine, but have not heard back from you. Please call me as soon as possible to schedule the site visit.

If I have not heard from you by January 1st, I will contact the Board of Appeals and request a hearing date to resolve this issue. Please call me at 495-4570 as soon as possible.

Sincerely,

Gwen Marcus Wright
Historic Preservation Coordinator

cc: Jim Parsons, Asst. County Attorney

5/22/96

Samanos time line →

designation - 7/3/85

subdivision - 1990

illegal work spotted - Nov. 1991

1st HANP submission - 1/10/92 and heard on 2/26/92
- court + 10/14/92
- enclose 2ND story porch

denial issued - 10/30/92

appeal filed - 11/16/92

1st BOA hearing - 9/22/93 DEFERRED FOR 6 MONTHS

letter from Samanos to NW - 10/26/93

letter from NW to Samanos - 11/29/93

letter from NW to Samanos - 1/27/94

letter from NW to BOA - 2/9/94

appear on 3/9/94
"appear before 3/21/94"

reminder

no info from Samanos yet

2/20/94 (four days late) Samanos sends in revisions
for HPC to consider on 3/9/94

HPC has prelim. consult. on revisions on 3/9/94

O.K. ~~on 6 months to complete~~ ~~no extensions~~ -
PROCEED TO HANP

letter from DB to Samaras - 10/11/94

"bid from contractor in Sept. - work in fall of 1994"

"need better drawings"

letter from LS to Samaras - 1/17/95

letter from RZ to Samaras - 3/6/95

"submit new HAWP"

"3/17 - 3 bids + submit HAWP"

2ND HAWP received - 4/14/95

O.K. but 6 months to do work - no extensions

letter from ~~DB~~ LS to BOA - 1/24/96

~~now~~ schedule for hearing continuation



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

May 2, 1996

HAND DELIVERED

Tedi Osias, Executive Secretary
Board of Appeals for Montgomery County, Maryland
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

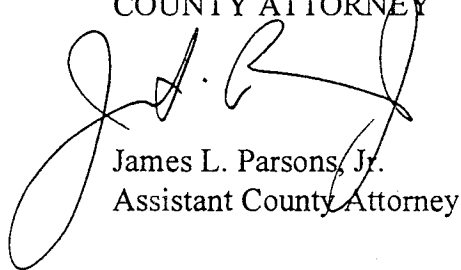
Re: Appeal of Elodie Samanos; Case No. A-3725

Dear Ms. Osias:

Enclosed please find Montgomery County's supplement to pre-hearing submission for filing in the above-referenced case which is scheduled for a continuation hearing on May 22, 1996 at 2:30 p.m.

Very truly yours,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY



James L. Parsons, Jr.
Assistant County Attorney

JLP:

cc: Elodie Samanos

I:\KQ\PARSOJ\00430\JLP.WPD

BEFORE THE BOARD OF APPEALS FOR
MONTGOMERY COUNTY, MARYLAND

APPEAL OF
ELODIE SAMANOS

*
*

Case No. A-3725

SUPPLEMENT TO PRE-HEARING SUBMISSION

Montgomery County, Maryland, submits the following information pursuant to the Administrative Procedures Act, §2A-7(a)(1), Montgomery County Code (1994), as amended, in the proceeding before the Board of Appeals scheduled for May 22, 1996, at 2:30 p.m.

A. DESCRIPTION OF CASE

This is a continuation of the matter that was heard before the Board on September 22, 1993. In this regard, the County incorporates by reference the pre-hearing submission filed in this case on March 18, 1993, a copy of which is attached. At the original hearing, the County presented testimony concerning the Historic Preservation Commission's denial of an historic area work permit (HAWP) application filed by appellant Elodie Samanos.

At the conclusion of the hearing, the Board passed a motion to keep the record in the case open for six months to allow appellant and the HPC an opportunity to resolve the matter. Then chairperson of the Board, Ms. Judith Heimann, stated that based upon the evidence before the Board, she would recommend that the HAWP be denied. (The other four members of the Board did not state their position on the record.) However, based upon Ms. Heimann's recommendation, the Board decided to hold the record open to allow Ms. Samanos an opportunity to file a revised application with new plans of construction which are acceptable to the HPC. If the matter was not resolved, the Board reserved the right to rule on the evidence submitted at the hearing at the expiration of the six-month period.

Subsequent to the September 22, 1993 hearing, staff at the HPC corresponded with appellant in an effort to resolve the matter within the six month period. See Exhibits 12-17 (Exhibits 1 through 11 are already in the record). Appellant and the HPC agreed in concept to a proposal on March 3, 1993, but the HPC stated that additional information was required before the HAWP could be approved. Appellant did not provide this additional information to the HPC until April 12, 1995. At that time, the revised HAWP application was approved with conditions, and the HPC's decision was acceptable to appellant. See Exhibits 18-21. Appellant indicated that she had a contractor who could complete the work, and she agreed that all of the work would be completed by October 11, 1995, with no further extensions given. See Exhibit 21.

On January 24, 1996, the HPC, acting through counsel, requested that the Board schedule a continuation hearing based upon the appellant's failure to have the work completed as agreed.

B. SUPPORTING DOCUMENTS

12. Letter from Elodie Samanos to Nancy Witherell, Historic Preservation Planner, dated October 26, 1993.

13. Letter from Ms. Witherell to Ms. Samanos dated November 29, 1993.

14. Letter from Ms. Witherell to Ms. Samanos dated January 27, 1994.

15. Memorandum from Ms. Witherell to Judith Heimann, Chairperson, Board of Appeals, dated February 9, 1994.

16. Letter from Ms. Samanos to Ms. Witherell dated February 20, 1994.

17. Historic Preservation Commission Staff Report dated March 2, 1994.

18. Letter from Loretta Shapero, Assistant County Attorney, to Ms. Samanos dated January 17, 1995.

19. Historic Preservation Commission Staff Report dated April 5, 1995.

20. Memoranda (2) from Gwen Marcus, Historic Preservation Coordinator, dated April 14, 1995, with revised HAWP application dated March 16, 1995 attached.

21. Letter from Robin D. Ziek, Historic Preservation Planner, to Tedi Osias, Executive Secretary to the Board, dated April 18, 1995.

22. Letter from Loretta Shapero, Assistant County Attorney, to Chair, Board of Appeals, dated January 24, 1996.

C. WITNESSES

In addition to the witnesses identified in the County's March 18, 1993 pre-hearing submission, the County may call Robin D. Ziek, Historic Preservation Planner, M-NCPPC, 8787 Georgia Avenue, Silver Spring, MD 20910. Ms. Ziek may testify about appellant's failure to complete the work as required by the HAWP.

D. REQUEST FOR SUMMONS AND SUBPOENAS

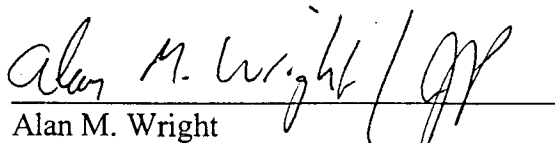
The County requests that subpoenas be issued for Gwen Marcus and Robin Ziek of the HPC.

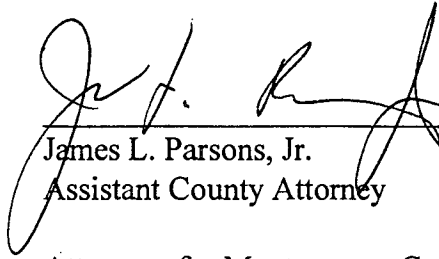
E. ESTIMATE OF TIME

The County estimates that its portion of the case will take approximately one (1) hour.

Respectfully submitted,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY


Alan M. Wright
Senior Assistant County Attorney



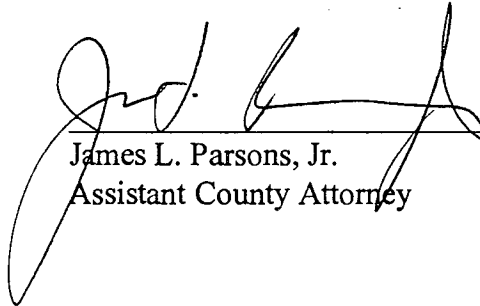
James L. Parsons, Jr.
Assistant County Attorney

Attorneys for Montgomery County, Maryland
Executive Office Building
101 Monroe Street - Third Floor
Rockville, Maryland 20850
(301) 217-2600

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1996, a copy of the foregoing was mailed by first-class mail, postage prepaid to:

Elodie Samanos
6825 Needwood Road
Derwood, Maryland 20855



James L. Parsons, Jr.
Assistant County Attorney

I:\KQ\PARSON\00429JLP.WPD

BEFORE THE BOARD OF APPEALS FOR
MONTGOMERY COUNTY, MARYLAND

APPEAL OF
ELODIE SAMANOS

*
*

Case No. A-3725

PRE-HEARING SUBMISSION

Montgomery County, Maryland, submits the following information pursuant to the Administrative Procedures Act, §2A-7(a)(1), Montgomery County Code (1984), as amended, in the proceeding before the Board of Appeals scheduled for April 7, 1993, at 2:30 P.M.

A. DESCRIPTION OF CASE

In November, 1991, following the receipt of a complaint made by telephone to the Historic Preservation Commission (HPC) staff, an inspector from the Department of Environmental Protection visited the subject property located at 6825 Needwood Road, Derwood, Maryland ("Eubanks Farm"), and determined that construction work had been undertaken by the owner, Ms. Elodie Samanos, without securing a Montgomery County building permit or an Historic Area Work Permit (HAWP).

On January 10, 1992, the owner applied for a HAWP to 1) construct a two-car carport measuring 22' x 24' on the northwest corner of the house; and to 2) enclose the second story of the large open porch on the east elevation with sliding glass doors and painted plywood panels as infill.

The structure for the carport, except for the top railing, had been constructed prior to the submission of the HAWP application; the installation of the sliding glass doors and wooden panels to enclose the porch had been completed. Ms. Samanos ceased construction in order to comply with the Montgomery County Stop Work Order placed by the Department of Environmental Protection.

Eubanks Farm is a late nineteenth-century, Queen Anne-style house notable for its asymmetrical plan, use of shingles, and prominent two-story porch. It is also notable as the work of Thomas Groomes, a prolific local architect known for his designs in the revival styles popular at that time. The house was built in approximately 1889.

The house is a notable historic structure in the Rockville-Gaithersburg vicinity, prominently sited on the crest of a knoll overlooking the curve in Needwood Road. Although the house is set back from the road, the south front elevation and east side porch elevation of the house are very visible from the road, since both elevations face the road where it curves.

The designation of the property was established by Amendment to the Montgomery County Master Plan for Historic Preservation and adopted by the Maryland-National Capital Park and Planning Commission on July 9, 1985.

The portion of the Amendment concerning Eubanks Farm states:

Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area.

Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.

The site was designated for the following criteria found in §24A-3 of the Montgomery County Code:

- 1a "Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation"
- 2a "Embodies distinctive characteristics of a type, period, or method of construction"
- 2b "Represents the work of a master"

Ms. Samanos' application was first considered by the HPC at a public meeting on February 26, 1992. At the conclusion of that meeting, the chairperson of the HPC suggested that Ms. Samanos work with the staff of the HPC to seek a solution that would be consistent with the criteria enumerated in §24A-8 of the Montgomery County Code. Ms. Samanos was asked to return to a future HPC meeting when satisfactory options could be discussed. It was agreed by the parties to leave the record open pending an attempt to resolve the matter.

Subsequent to the February 26, 1992 hearing, the HPC staff requested and obtained additional information from Ms.

Samanos in preparation for the follow-up meeting. Included with the additional information were drawings which illustrate the alterations to the property.

Ms. Samanos returned to the HPC on October 14, 1992 for the conclusion of the HPC's review of her HAWP application. At the conclusion of the second meeting, the HPC found that the proposed alterations are "inappropriate and inconsistent with, and detrimental to the preservation and enhancement of Eubanks Farm, and...inconsistent with the purposes of Chapter 24A of the Montgomery County Code, 'Preservation of Historic Resources'". The HPC therefore denied Ms. Samanos' application to construct an attached garage at the northwest corner of the house and to enclose the second story porch of the east elevation by the installation of sliding glass doors and plywood panels.

On November 16, 1992, Ms. Samanos filed an appeal challenging the denial of her HAWP application.

B. SUPPORTING DOCUMENTS

1. Excerpts from amendment to Master Plan dated July 7, 1985, showing designation of Eubanks Farm as an historic site.
2. Maryland Historical Trust inventory form and supporting documentation concerning Eubanks Farm.
3. Preliminary subdivision plan for Samanos property dated May 30, 1990.
4. HPC staff report for HPC meeting of February 26, 1992 (with attachments).

5. HPC staff report for HPC meeting of October 14, 1992 (with attachments).

6. Decision and Opinion of HPC dated October 28, 1992.

7. Letter from Gwen Marcus, Historic Preservation Coordinator, to Elodie Samanos dated October 30, 1992.

8. Appeal charging error in administrative ruling or action filed by Elodie Samanos dated November 16, 1992.

9. Photographs of Samanos property taken in May, 1990.

10. Slides depicting Samanos property taken in January, 1992 (the slides were shown at the HPC meetings in February and October of 1992, which were attended by Ms. Samanos. The County is submitting the slides to the Board of Appeals as an exhibit to be shown at the Board of Appeals hearing, but the County is not providing duplicates of the slides to Ms. Samanos.)

C. WITNESSES

1. Gwen Marcus, Historic Preservation Coordinator, Maryland-National Capital Park and Planning Commission (M-NCPPC), 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760. Ms. Marcus may testify regarding the HPC's denial of the HAWP application filed by Ms. Samanos.

2. Nancy Witherell, Historic Preservation Planner, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760. Ms. Witherell may testify regarding the HPC's denial of the HAWP application filed by Ms. Samanos.

3. Jay Calloway, Department of Environmental Protection, 250 Hungerford Drive, Rockville, Maryland 20850. Mr. Calloway may testify about his investigation of this case and the denial of the HAWP application filed by Ms. Samanos.

4. Martha Lanigan, Commissioner, Historic Preservation Commission, 14420 Basingstoke Lane, Silver Spring, Maryland 20905. Ms. Lanigan may testify about the HPC's denial of the HAWP application filed by Ms. Samanos.

D. REQUEST FOR SUMMONS AND SUBPOENAS

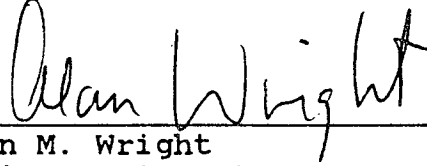
The County requests that subpoenas be issued for all of the foregoing witnesses.

E. ESTIMATE OF TIME

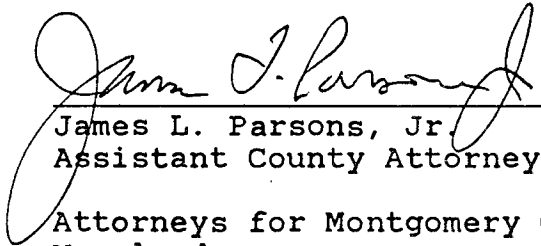
The County estimates that its portion of the case will take approximately two (2) hours.

Respectfully submitted,

JOYCE R. STERN
County Attorney



Alan M. Wright
Senior Assistant County Attorney



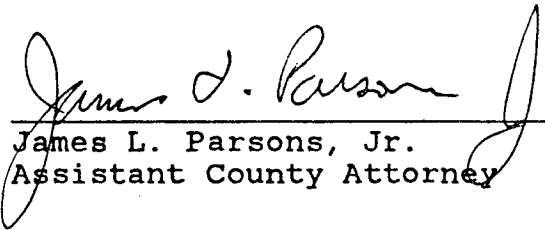
James L. Parsons, Jr.
Assistant County Attorney

Attorneys for Montgomery County,
Maryland
101 Monroe Street, Third Floor
Rockville, Maryland 20850
(301) 217-2600

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of March, 1993,
a copy of the foregoing was mailed by ordinary mail, postage
prepaid, to:

Elodie Samanos
6825 Needwood Road
Derwood, Maryland 20855


James L. Parsons, Jr.
Assistant County Attorney

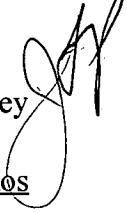
JLP:KH
0675:92.05418

**Office of the County Attorney
Montgomery County, Maryland**

MEMORANDUM

February 9, 1996

TO: Gwen Marcus
Historic Preservation Commission

FROM: James L. Parsons, Jr. 
Assistant County Attorney

RE: Appeal of Elodie Samanos
Case No. A-3725
Before the Board of Appeals for Montgomery County, Maryland

Attached please find a copy of the notice of change of date of hearing in the above-referenced matter which schedules a hearing for May 22, 1996 at 2:30 p.m. I have been assigned to handle the hearing, and I would appreciate your contacting me at 217-2604 to provide me with an update on the case. Our prehearing submission will be due on May 2, 1996.

I look forward to hearing from you.

Attachment

JLP:kh:96.00260
I:\KQ\PARSO\00329\JLP.WPD

PATSON

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Telephone
Area Code 301
217-6600

Case No. A-3725

APPEAL OF ELODIE SAMANOS

NOTICE OF DATE OF CONTINUATION HEARING

Notice is hereby given that a continuation of the public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, in the Second Floor Davidson Memorial Hearing Room, on the 22nd day of May, 1996, at 2:30 p.m. or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 2-112 of the Montgomery County Code.

The appellant charges administrative error on the part of the Historic Preservation Commission in its denial of an Historic Area Work Permit, dated October 28, 1992, contending that Sections 24 A-8(a) and 24 A-6 of the Montgomery County Code were misinterpreted. In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "charging document" (appeal) is attached to this notice.

The subject property is located at 6825 Needwood Road, Derwood, Maryland in an RE-2 Zone.

Notices of date of continuation hearing forwarded this 7th day of February, 1996, to:

- Elodie Samanos
- County Attorney
- Alan Wright, Senior Assistant County Attorney
- James L. Parsons, Jr., Assistant County Attorney
- Historic Preservation Commission
- Director, Dept. of Environmental Protection
- Members, Board of Appeals
- Contiguous and confronting property owners

County Board of Appeals

By Tedi S. Osias
Tedi S. Osias
Executive Secretary to the Board

MONTG CO. ATTY

8 FEB 96 10:40

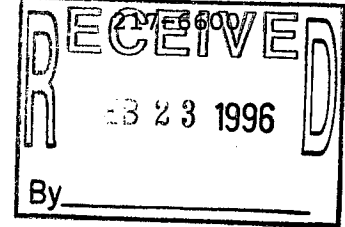
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

22/34 ✓
Telephone
Area Code 301

Case No. A-3725

APPEAL OF ELODIE SAMANOS

NOTICE OF DATE OF CONTINUATION HEARING



Notice is hereby given that a continuation of the public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, in the Second Floor Davidson Memorial Hearing Room, on the 22nd day of May, 1996, at 2:30 p.m. or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 2-112 of the Montgomery County Code.

The appellant charges administrative error on the part of the Historic Preservation Commission in its denial of an Historic Area Work Permit, dated October 28, 1992, contending that Sections 24 A-8(a) and 24 A-6 of the Montgomery County Code were misinterpreted. In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "charging document" (appeal) is attached to this notice.

The subject property is located at 6825 Needwood Road, Derwood, Maryland in an RE-2 Zone.

Notices of date of continuation hearing forwarded this 7th day of February, 1996, to:

Elodie Samanos
County Attorney
Alan Wright, Senior Assistant County Attorney
James L. Parsons, Jr., Assistant County Attorney
Historic Preservation Commission
Director, Dept. of Environmental Protection
Members, Board of Appeals
Contiguous and confronting property owners

County Board of Appeals

By Tedi S. Osias
Tedi S. Osias
Executive Secretary to the Board

COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

No. A-3725
Date filed 11-16-92
Hearing Date 7-3-17-93 @ 2:30

APPEAL CHARGING ERROR
IN ADMINISTRATIVE RULING OR ACTION

PLEASE NOTE INSTRUCTIONS ON REVERSE SIDE.
ATTACH ADDITIONAL SHEETS IF REQUIRED FOR ANSWERS.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1984, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made: HISTORIC PRESERVATION COMMISSION

Brief description of ruling or action from which this appeal is made (Attach duplicate copy of ruling or document indicating such action): Denied PERMIT OF H.W.A.P.

Date of that ruling or action: 10-28-92

Brief description of what, in appellant's view, the ruling or action should have been: APPROVED my permit.

Number of section, and subsection if any, of the Montgomery County Code 1984, as amended, or citation of other statutory provision, which appellant contends was misinterpreted: Section 24A-8(a) 24A-6

Error of fact, if any, involved in the ruling or action from which this appeal is made: _____

Error of law, if any, involved in the ruling or action from which this appeal is made: FEELER FAILED TO SEND A guide line and apply CRITERIA correct

Question(s) of fact, if any, presented to the Board by this appeal: MISTAKE ABOUT TO CONSTRUCTED A KITCHEN LATER.

Question(s) of law, if any, presented to the Board by this appeal: WHY DID THEY DENIED A PERMIT IF THE CRITERIA WAS FULFILLED.

Description of real property, if any, involved in this appeal: Lot _____, Block _____

Subdivision _____, Town _____, Street and Number _____

Zone Classification RES RE2

Appellant's present legal interest in above property, if any: Owner (including joint ownership). Lessee.

Contract to lease or rent. Contract to purchase. Other (describe) _____

Description of taxicab or other personal property, if any, involved in this appeal: _____

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): PREVENT FROM ENCLAVING MY PORCH AND GET A GARAGE

Further comments, if any: _____

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

SIGNATURE OF ATTORNEY

PHONE NUMBER

6825 NEEDWOODRD
DERWOOD M.D
20855 -

(OVER)

SIGNATURE OF APPELLANT(S)

ADDRESS OF APPELLANT(S)

TELEPHONE

Elodie SAMANOS
201-963 7493



OFFICE OF THE COUNTY ATTORNEY

Douglas M. Duncan
County Executive

Charles W. Thompson, Jr.
County Attorney

January 24, 1996

Chair
Board of Appeals for Montgomery County
100 Maryland Avenue
Rockville, MD 20850

Re: Elodie Samanos
Case No. A-3725

Dear Madame Chair:

This is to provide you with an update on the appeal pending before the Board of Appeals filed by Mrs. Elodie Samanos regarding the Eubanks Farm, located at 6825 Needwood Road in Derwood, Maryland.

As outlined in the most recent letter to the Board dated April 18, 1995, Mrs. Samanos' first application to the Historic Preservation Commission ("HPC") was denied on October 14, 1992. Mrs. Samanos appealed the denial and the Board asked the HPC to work further with Mrs. Samanos to reach a satisfactory agreement on the scope of work. The HPC most recently met with Mrs. Samanos on April 12, 1995, and both parties agreed on specified work and further agreed that it would be completed by October 11, 1995, with no further extensions given.

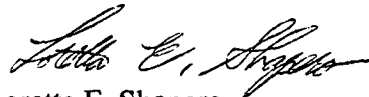
To date, Mrs. Samanos has not yet completed the agreed-upon work, though the HPC has followed the Board's directive and has repeatedly made efforts to work with Mrs. Samanos to resolve this matter. Moreover, this appeal has been pending before the Board for over three

Chair, Board of Appeals for Montgomery County
January 24, 1996
Page 2

years. The HPC therefore respectfully requests that the Board schedule a date to complete the hearing in this matter.

Very truly yours,

CHARLES W. THOMPSON, JR.
COUNTY ATTORNEY



Loretta E. Shapero
Assistant County Attorney

cc: Mrs. Elodie Samanos
Ms. Gwen Marcus

bcc: Pete Hyzak, DEP

LES:tjs
96.00260
I:\RS\SHAPEL\00194LES.WPD



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

DATE: April 14, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

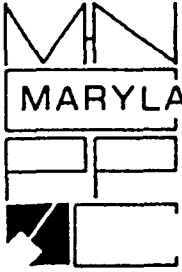
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms 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 DEP at 217-6370.

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, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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



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

DATE: April 14, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, ^{RDZ} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved
 Denied

Approved with Conditions: Foe Porch and Carport,
all ~~work~~ work to be completed within 6 months -
or by October 11, 1995. NO extension
will be given. (Fence will be completed
according to owner's preference)

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Elodie Samanos

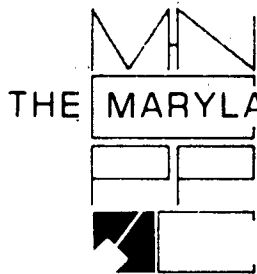
Address: 6825 Needwood Road, Derwood

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

She says it
will be
done by
March!

1-25-96

ROZ



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring Maryland 20910-3760

April 18, 1995

Tedi Osias
Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

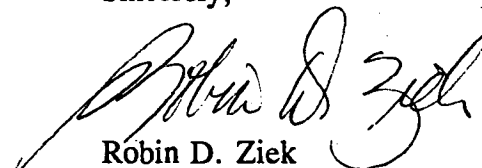
Dear Ms. Osias:

The Historic Preservation Commission reviewed a new Historic Area Work Permit application for Ms. Elodie Samanos on April 12, 1995. This application was approved with conditions, which decision was acceptable to Mrs. Samanos. This letter is being provided to the Board of Appeals as an update, and is not a request for dismissal of this case at this time. When Mrs. Samanos meets the conditions, which are to complete all of the work within a six month period, we will write back again to complete the case.

As you may remember, Mrs. Samanos lives in the Eubanks Farm house at 6825 Needwood Avenue in Derwood. Her first application to the HPC was denied on 10/14/92. She appealed the decision before the BOA but it was remanded to the HPC for a period of 6 months to work out an agreement. Mrs. Samanos and the HPC agreed in concept to a proposal on 3/9/93, but the HPC asked for further information before the HAWP could be approved. This information was provided on April 12th, as well as an indication that Mrs. Samanos has agreed with a contractor to complete the work. She agrees that all of the work will be completed by October 11, 1995 with no further extensions given.

We will keep you informed on this project, and hope to be able to close the case by the Fall of this year. Please let me know if you have any questions. Gwen Marcus is out of the office until May 15th, but I can be reached at (301) 495-4570.

Sincerely,

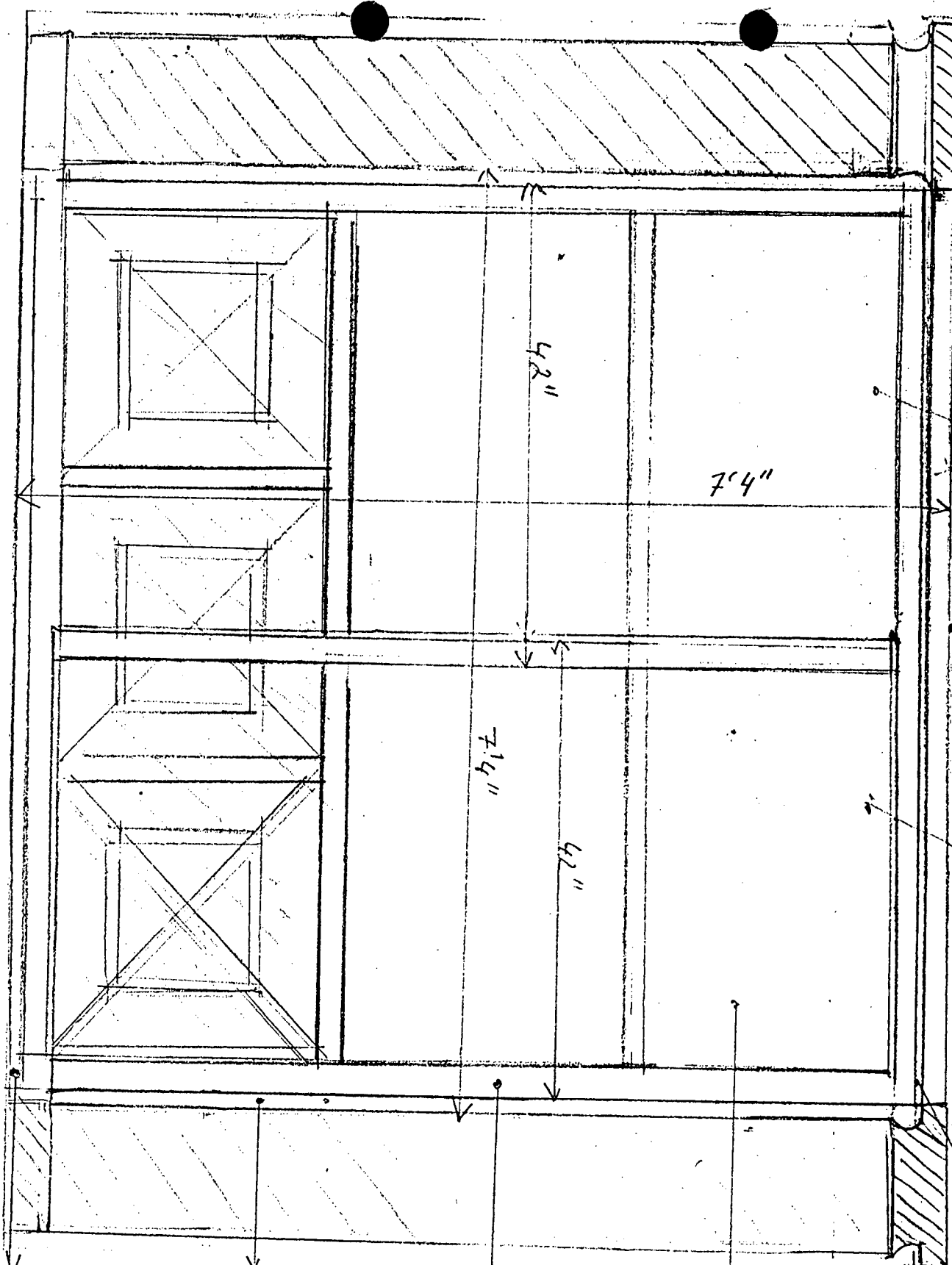

Robin D. Ziek
Historic Preservation Planner

cc: Loretta Shapiro

As Requested -

Post-it™ Fax Note	7671	Date	4/22/96	# of pages	1
To	Loretta Shapiro	From	Robin Ziek		
Co./Dept.		Co.	M-N-CPPC - HPC		
Phone #		Phone #	495-4570		
Fax #	217-2662	Fax #			

BOA # A-3725



Fix window.

ceiling
Sliding window
Sliding rail

74"

42"

74"

42"

Security glass.

Window wood frame 3 inch.

FRAME TO correct the color curves and attach the window - 2 inch.

Sliding rail

APPROVED
Montgomery County
Historic Preservation Commission

PERMIT APPLICATION

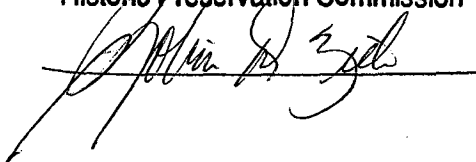
Elodie Samanos
6825 Needwood Rd.
Derwood Md . 20855

Car Porch and Deck ,

As previously suggested by the committee each side of the car porch will be lattice and landscape with vines and bushes the front will stay open .

The top will be finished with hand rail in wood 3ft . 61/2in as the other deck to recreate the same look see attached drawing .

APPROVED
Montgomery County
Historic Preservation Commission



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:

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

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, (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.

Okay Per Zick ()



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

(301) 963-7413

CONTACT PERSON Elodie SAMANOS
DAYTIME TELEPHONE NO. (301) 913-9374
TAX ACCOUNT # 2934767
NAME OF PROPERTY OWNER Elodie SAMANOS DAYTIME TELEPHONE NO. () SAME
ADDRESS 6825 Needwood DERWOOD MD 20855
CITY STATE ZIP CODE
CONTRACTOR _____ TELEPHONE NO. ()
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6825 STREET NEEDWOOD ROAD
TOWN/CITY DERWOOD NEAREST CROSS STREET REDLAND
LOT 9 BLOCK E SUBDIVISION 30
LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
1B. CONSTRUCTION COST ESTIMATE \$?
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 (X) SEPTIC 03 () OTHER _____
2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent [Signature] Date 3-16-95

APPROVED w/conditions For Chairperson [Signature]
DISAPPROVED _____ Signature _____ Date 4/14/95

APPLICATION/PERMIT NO: 9503230066 DATE FILED: _____ DATE ISSUED: _____

PERMIT APPLICATION

Elodie Samanos
6825 Needwood Rd.
Derwood Md. 20855

Porch Enclosure ,

The previous drawing proposed was with aluminum frame windows because the Historical Commission requested that the frame be made in wood consequently the frame will be a little larger , which will create the original outside frame of the glass see exhibit 4A .

Drawing decryption 4:

- #1: First wood frame to follow the molding of the column on one side and flat on one side to receive the attachment of the window , 2in .
- #2: The wooden window frame 3 in.
- #3: Sliding rail 1in .
- #4: Safety Glazed Glass

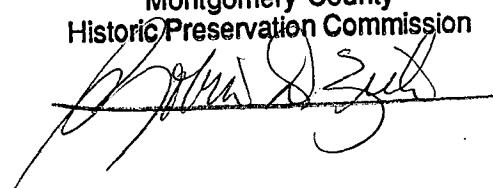
Each window will be done in three panels of glass proportionally to respect the original effect see drawing #1.

The last panel will be just behind the handrail see drawing #1 .

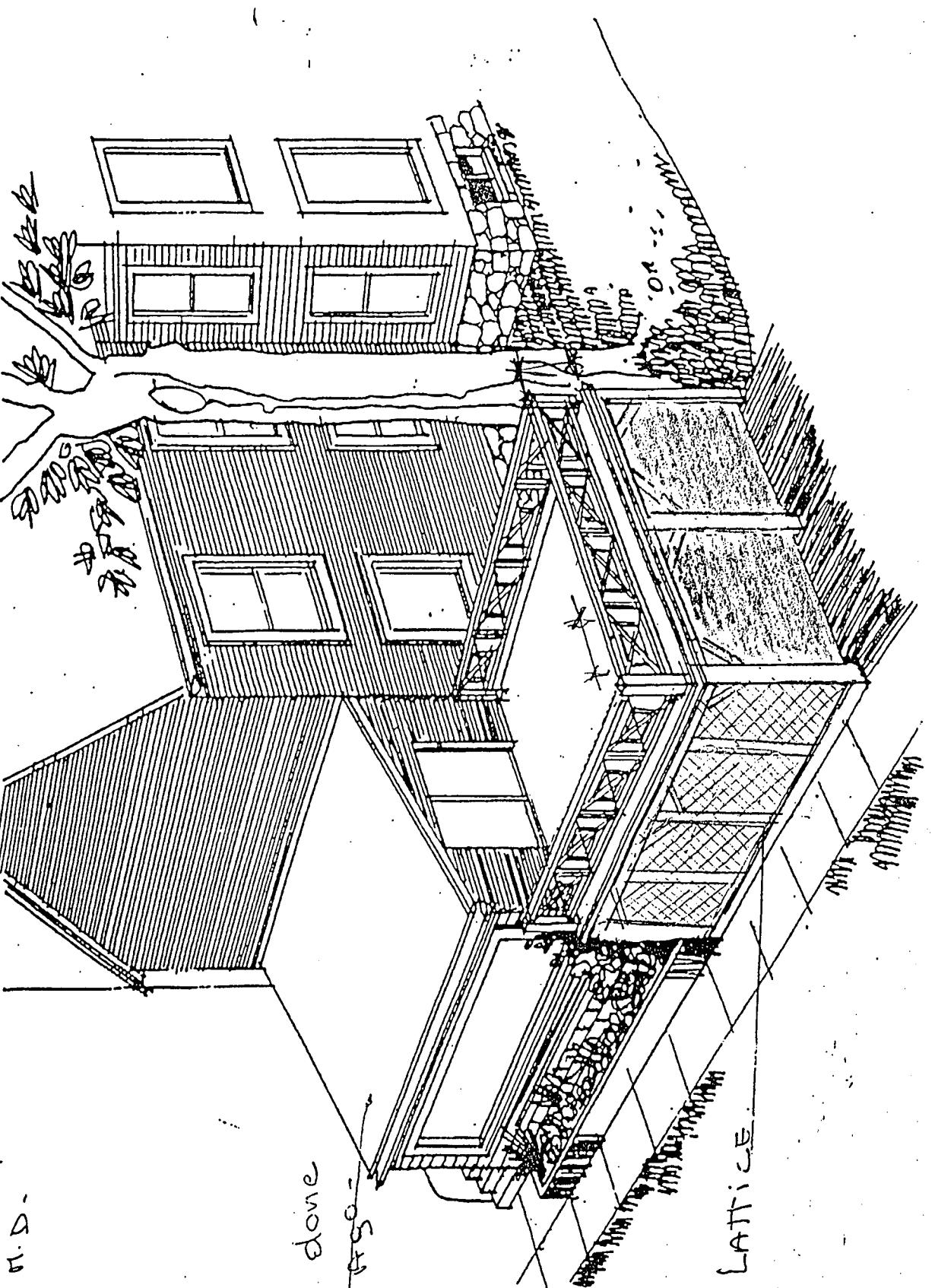
In the front there are three openings each opening will be finished with two windows one fixed and one sliding each window will be 42 in .

On the side there will be three windows proportionally done 32.4 in each , see drawing #3 .

APPROVED
Montgomery County
Historic Preservation Commission



APPROVED
Montgomery County
Historic Preservation Commission

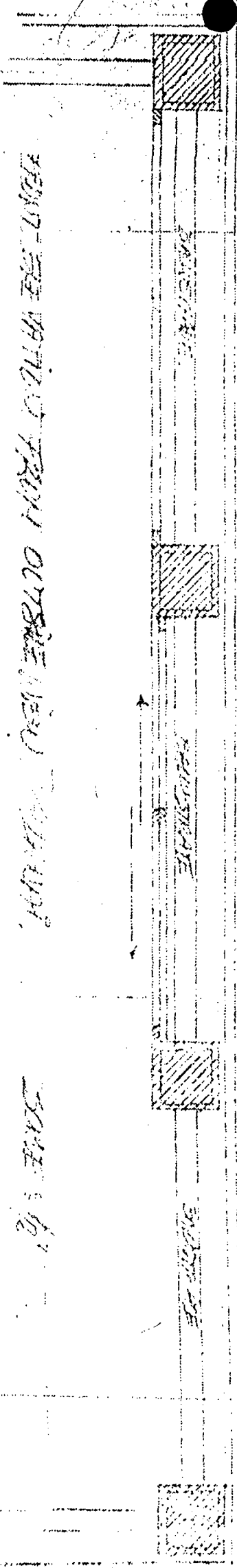


Propose car porch complete
6815 needwood rd.
Derwood M.D.

addition done
20 years ago

LATTICE

(6)



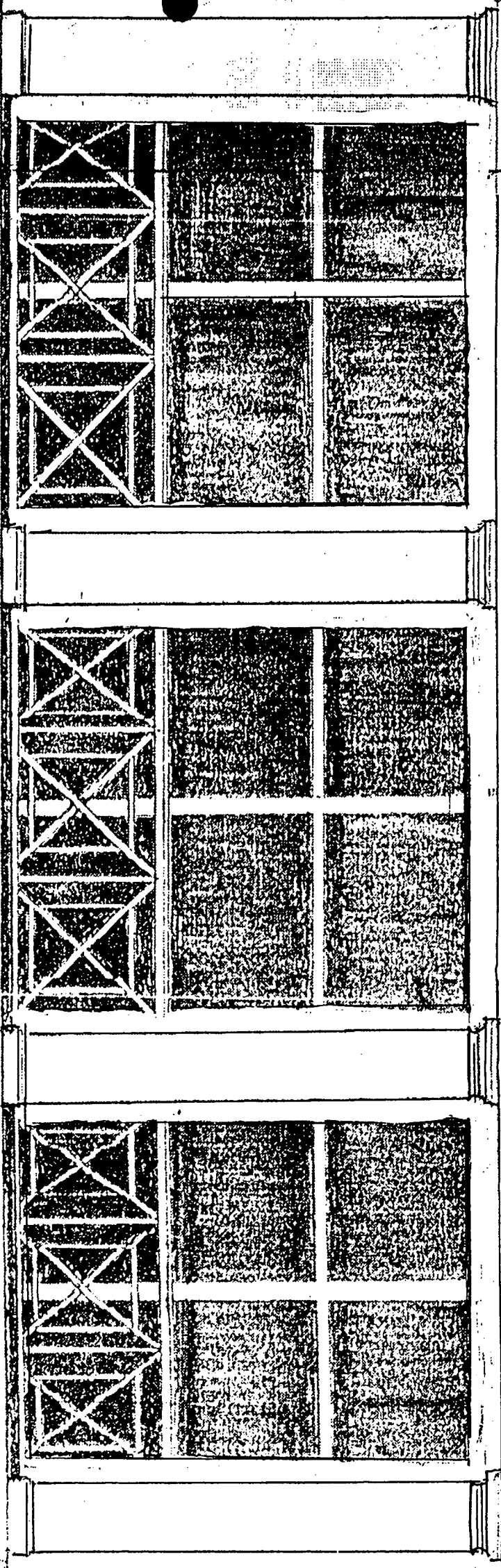
FRONT VIEW WITH IRON OR BRASS NEW HARDWARE

SCALE 1/2" = 1'

7 1/2" x 10 1/2" x 1 1/2" IRON OR BRASS NEW HARDWARE

7 1/2" x 10 1/2" x 1 1/2" IRON OR BRASS NEW HARDWARE

7 1/2" x 10 1/2" x 1 1/2" IRON OR BRASS NEW HARDWARE



FRONT, OUTSIDE

APPROVED
 Montgomery County
 Historic Preservation Commission

Robert D. Zuer

#2

FIX WINDOW PANEL
FLOOR TO CEILING

SLIDING DOOR PANEL
FLOOR TO CEILING

FIX WINDOW PANEL
FLOOR TO CEILING

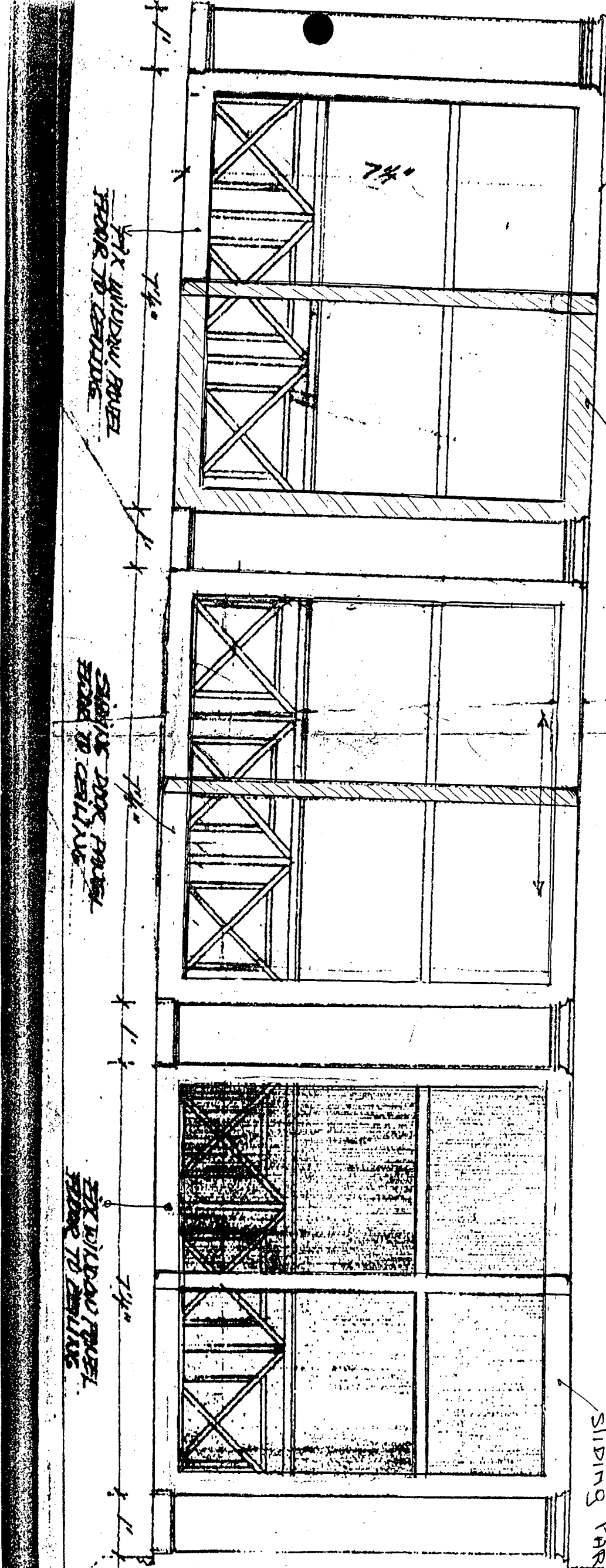
SLIDING PART

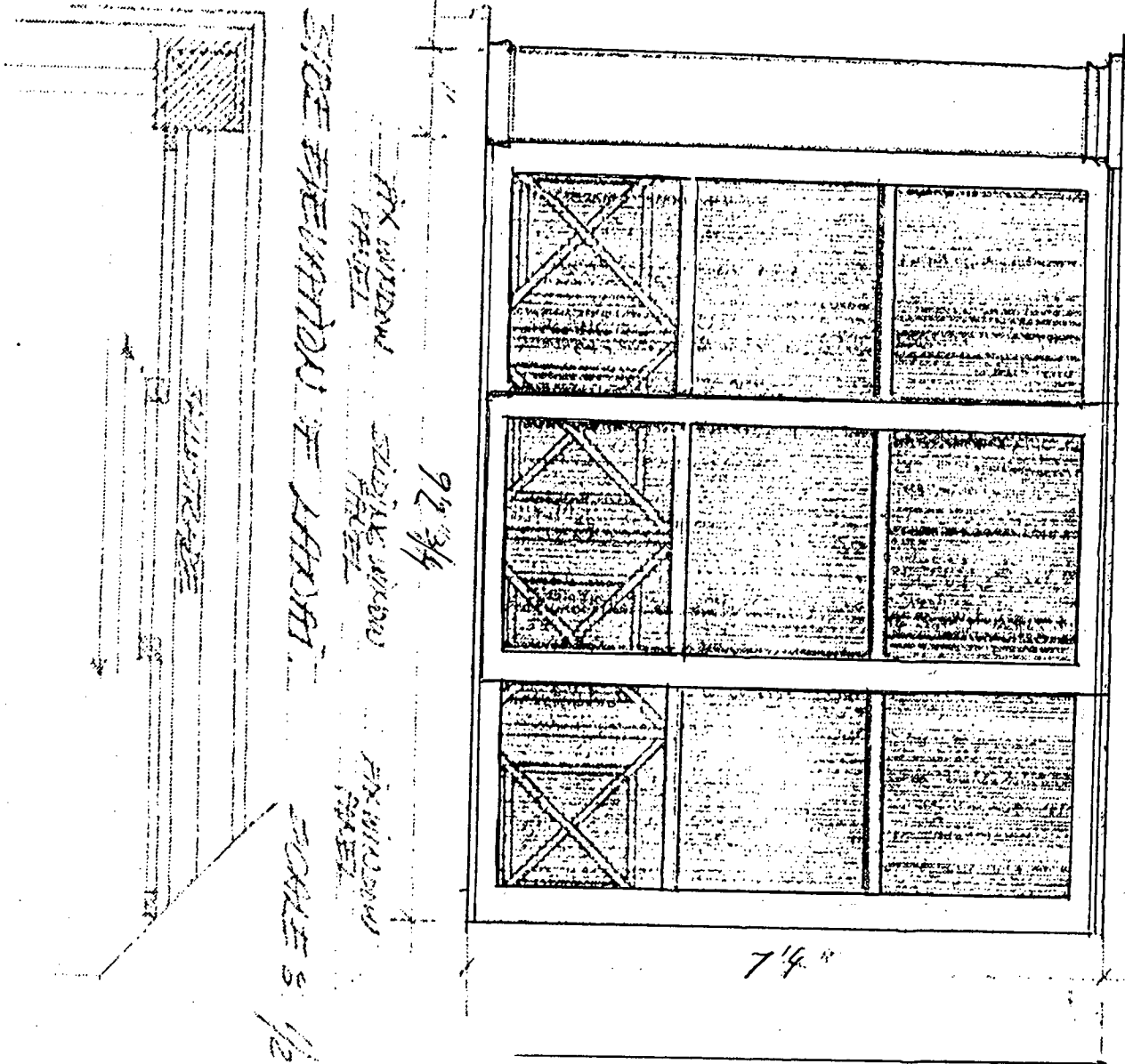
FRONT INSIDE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

SLIDING PART





#3

INSIDE SIDE

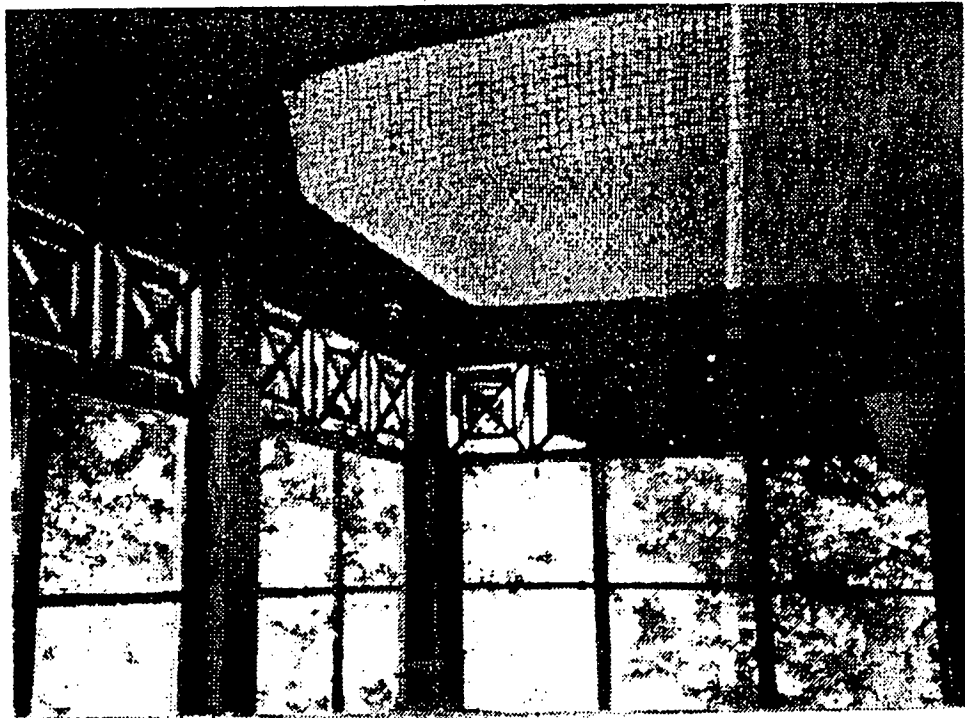
APPROVED
 Montgomery County
 Historic Preservation Commission

Thomas J. Zick

~~APPROVED~~
Montgomery County
Historic Preservation Commission

(AK)

(interior photograph showing Swiss porch screens -
end of bed points toward the long side of the porch)



at least 6"

PERMIT APPLICATION

ELODIE SAMANOS
6825 NEEDWOOD RD.
DERWOOD MD. 20855

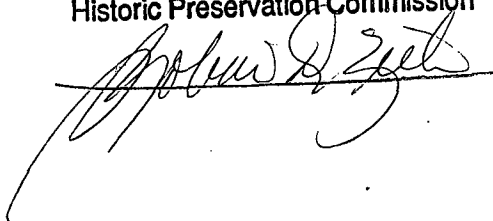
FENCE FOR PRIVACY ,

A WOODEN FENCE 6 FEET TALL FROM POINT A TO POINT B.
THIS IS ON THE REAR OF THE HOUSE WHERE THE FAMILY PLAYS. CARS
DRIVE AROUND WITHOUT ANY CONCERN OF PRIVACY WHATSOEVER.
FOLLOWING THE REGULAR EXISTING FARM WOOD FENCE TO MATCH
THE FRONT.

THIS WOULD ALLOW FOR A SMALL AMOUNT OF PRIVACY IN
THE BACK YARD .

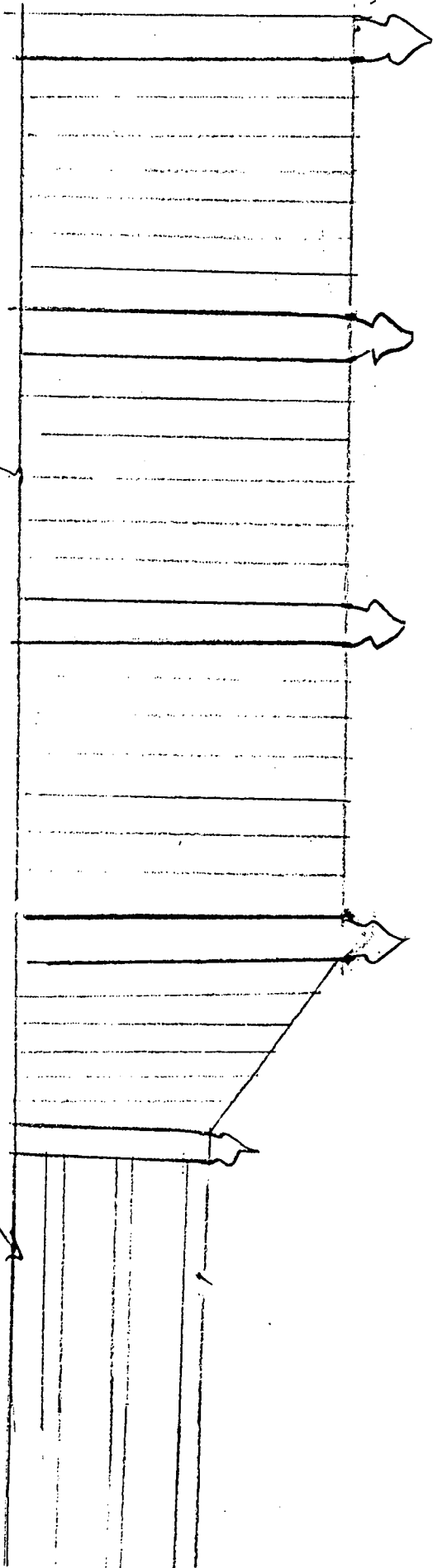
THANK YOU FOR YOUR HELP ,
ELODIE SAMANOS

APPROVED
Montgomery County
Historic Preservation Commission

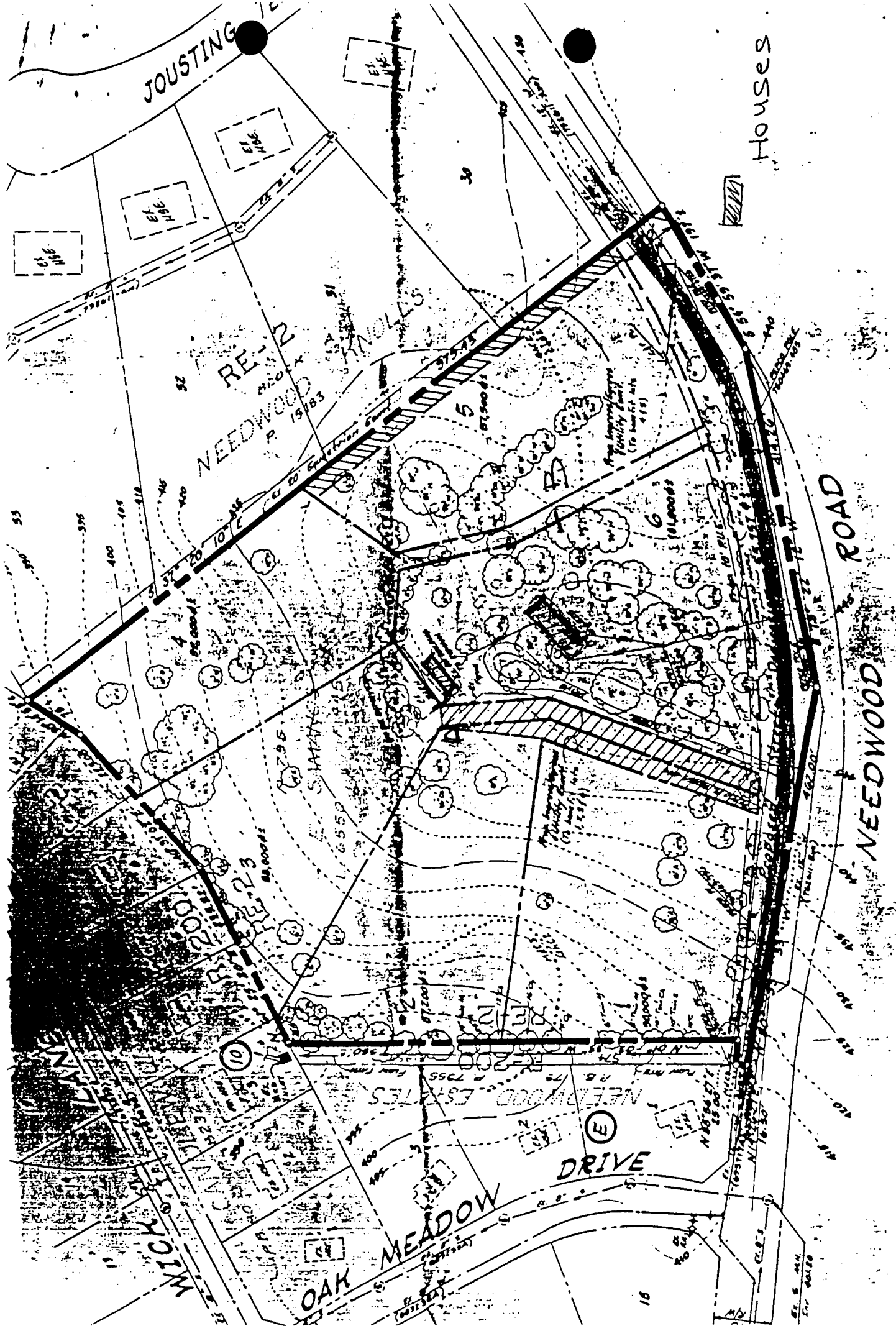


REGULAR
WOOD FENCE
FROM A TO B

LIKE EXISTING FENCE
ON THE FRONT
will be done
ALL AROUND -



APPROVED
Montgomery County
Historic Preservation Commission



APPROVED
Montgomery County
Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6825 Needwood Road

Meeting Date: 4/12/95

Resource: Eubanks Farm

Review: HAWP/REVISION

Case Number: 22/34-92A REVISION

Tax Credit: No

Public Notice: 3/29/95

Report Date: 4/5/95

Applicant: Elodie Samanos

Staff: Robin D. Ziek

PROPOSAL: Revise previously-denied
HAWP

RECOMMEND: APPROVAL
w/CONDITIONS

BACKGROUND

Eubanks Farm is a late 19th c. frame house on Needwood Road. Mrs. Samanos has been before the HPC in the past, applying for a retroactive HAWP on 2/26/92 for the all-weather enclosure of the 2nd floor of the two-story porch, and for the construction of a carport/deck. This HAWP was officially denied on 10/14/92. The decision was appealed and the Board of Appeals remanded the decision back to the HPC for six months to work out an acceptable compromise. Mrs. Samanos provided an acceptable proposal to the HPC on 3/9/94, which was approved in concept with the request for further construction details. This HAWP provides this requested information, as well as an additional request for approval on the installation of fencing around the entire property (an extension of fencing currently along the front).

STAFF DISCUSSION

Staff has met with Mrs. Samanos and discussed the HPC's request for further information and construction details. She has provided the following:

1. Revised porch enclosure - the current porch windows will be removed, and new windows constructed as per the attached drawings (see pp.9-14) Each side elevation will include three equal window panels, each divided into three window segments. The lowest window segment will be defined by a muntin set at the same height as the top rail of the existing porch railing, to minimize visual clutter. The center panel will slide open, while the two side panels will be installed as fixed units.

The front elevation will consist of two window panels in each of the three openings, with one fixed panel and one sliding panel per opening.

The window panels will be constructed with 3" wooden frames and muntins. There will be a 2" fixed frame installed to square up each column. The new window panels will be installed to the rear of each column, just inside of the existing railing.

2. Carport screening - the carport has been painted white. The Owner suggests enclosing the sides with wood lattice screening, leaving the short side open as an entrance for vehicles. The carport will be further hidden from view with proposed plantings of shrubbery

and vines which will be directed up the lattice. Finally, a top railing will be constructed that replicates the existing porch and side entry railing.

3. Fencing - Owner requests approval of the installation of a 6' high privacy fence in the rear portion of her yard. Currently, there is a three-rail fence along the front of the property. Owner proposes to continue that fence along the sides up to the rear portion of the property. At that point (see pp.15-17), the Owner would install a 6' high solid board fence for privacy in the rear yard.

GENERAL STAFF COMMENTS

Staff recognizes that this project has not been resolved as quickly as everyone would like. However, the current proposal works falls within the parameters of the previously approved concept proposal, and provides requested details. Staff asked the Owner to provide a schedule for the completion of this work (porch, carport), but this has not yet been provided. **Staff feels that completion of this work within 6 months, with no time extension, is fair.** The April 12th meeting will provide an opportunity for the HPC to discuss this with the applicant.

In addition, Staff recognizes that the Owner has proposed further work with the inclusion of a new item, the proposed perimeter and privacy fence. However, this was done to provide the HPC with the Owner's full intentions for construction at this site at this time, and to save everyone the additional review time.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal, with the additional condition that the Owner complete the construction of all of the elements for the porch and carport within six months (by September 20, 1995), consistent with the purposes of 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 with Standard 10:

New additions and adjacent or related new construction shall 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.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

9632 7413

CONTACT PERSON Elodie SAMANOS

DAYTIME TELEPHONE NO. (301) 913-9374

TAX ACCOUNT # 2934767

NAME OF PROPERTY OWNER Elodie SAMANOS DAYTIME TELEPHONE NO. () SAME

ADDRESS 6825 NEEDWOOD CITY DERWOOD STATE MD ZIP CODE 20855

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 6825 STREET NEEDWOOD ROAD

TOWN/CITY DERWOOD NEAREST CROSS STREET REDLAND

LOT 9 BLOCK E SUBDIVISION 30

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$?

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 (X) SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line Entirely on land of owner On public right of way/easement

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature]
Signature of owner or authorized agent

3-16-95
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

TARGET CORPORATION
Subdivision -
2600 Wisconsin Ave.
Cherry Chase -
20815

PERMIT APPLICATION

Elodie Samanos
6825 Needwood Rd.
Derwood Md . 20855

Car Porch and Deck ,

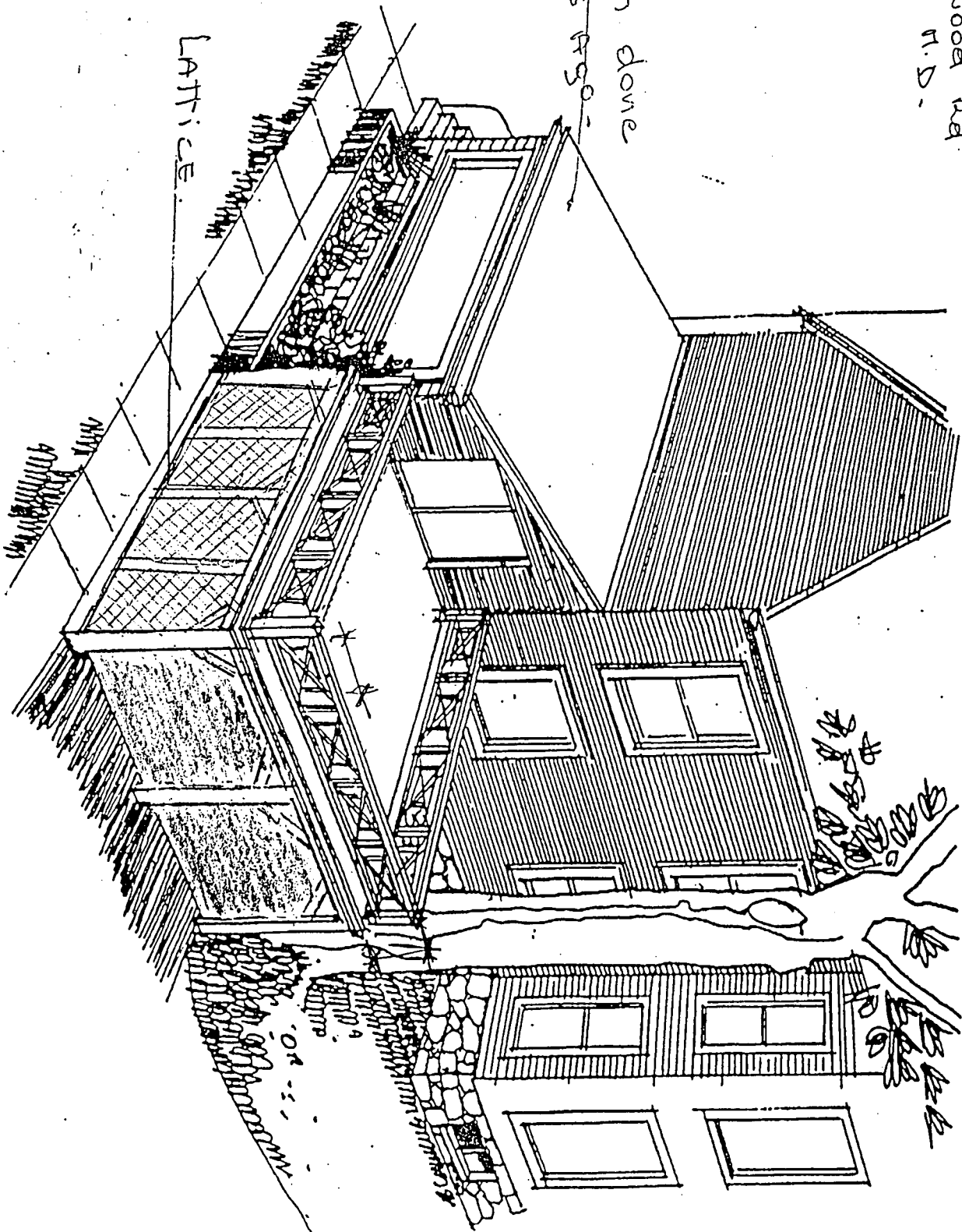
As previously suggested by the committee each side of the car porch will be lattice and landscape with vines and bushes the front will stay open .

The top will be finished with hand rail in wood 3ft . 61/2in as the other deck to recreate the same look see attached drawing .

5

Propose car porch complete
6815 need wood ad.
Derwood N.D.

Addition done
20 years ago



Lattice

9

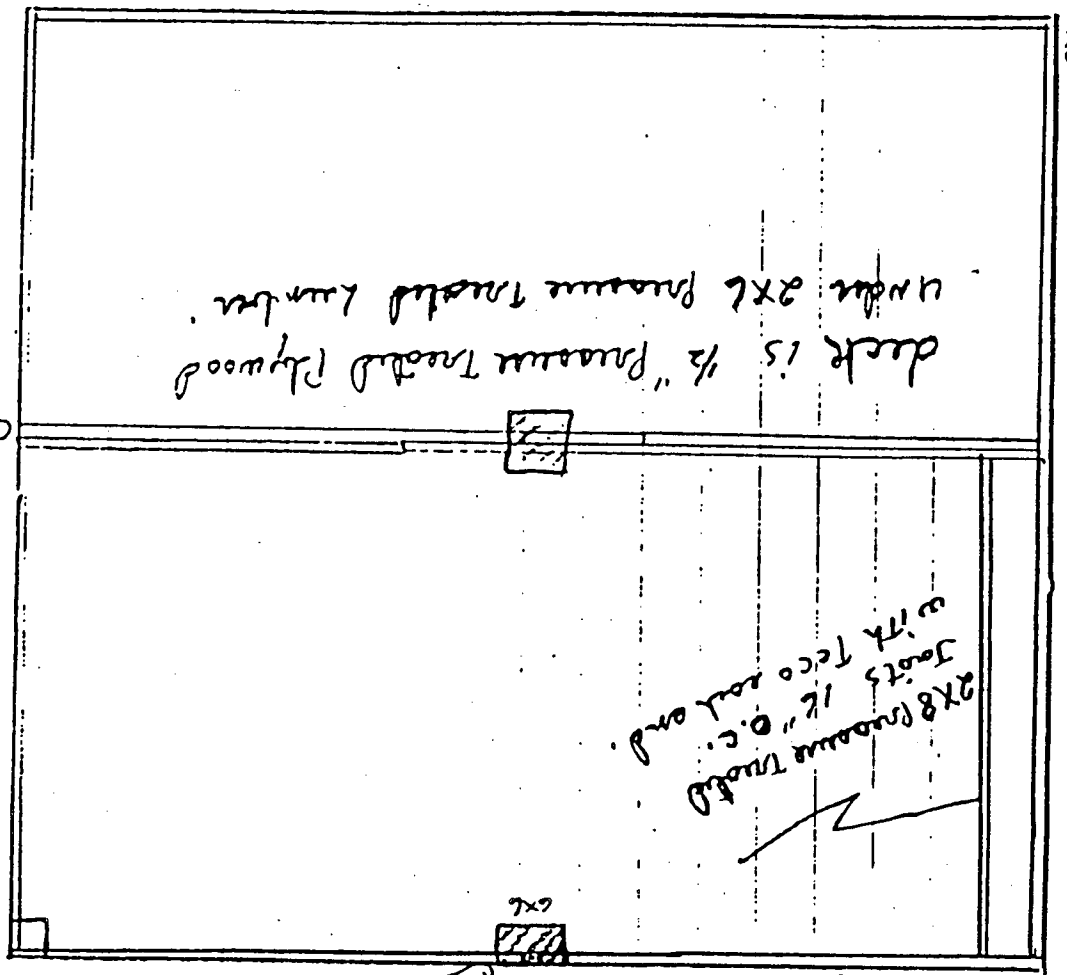
9

⑦

5) Compacts with walk on sluck
6825 Needwood Rd. Needwood Md. 20855

OWNER: Elodie SAMANOS

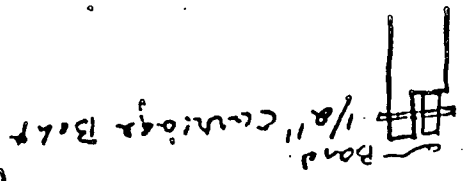
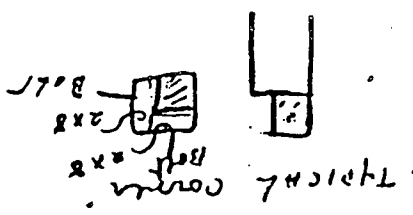
LOT #



deck is 1/2" Pressure Treated Plywood
under 2x6 Pressure Treated lumber
Nail & Glue
double 2x8 Pressure Treated
5 Bolts in center Beam

2x8 Pressure Treated
Joists 16" o.c.
with Teco rail end.

Band 2x8 Pressure Treated



Typical

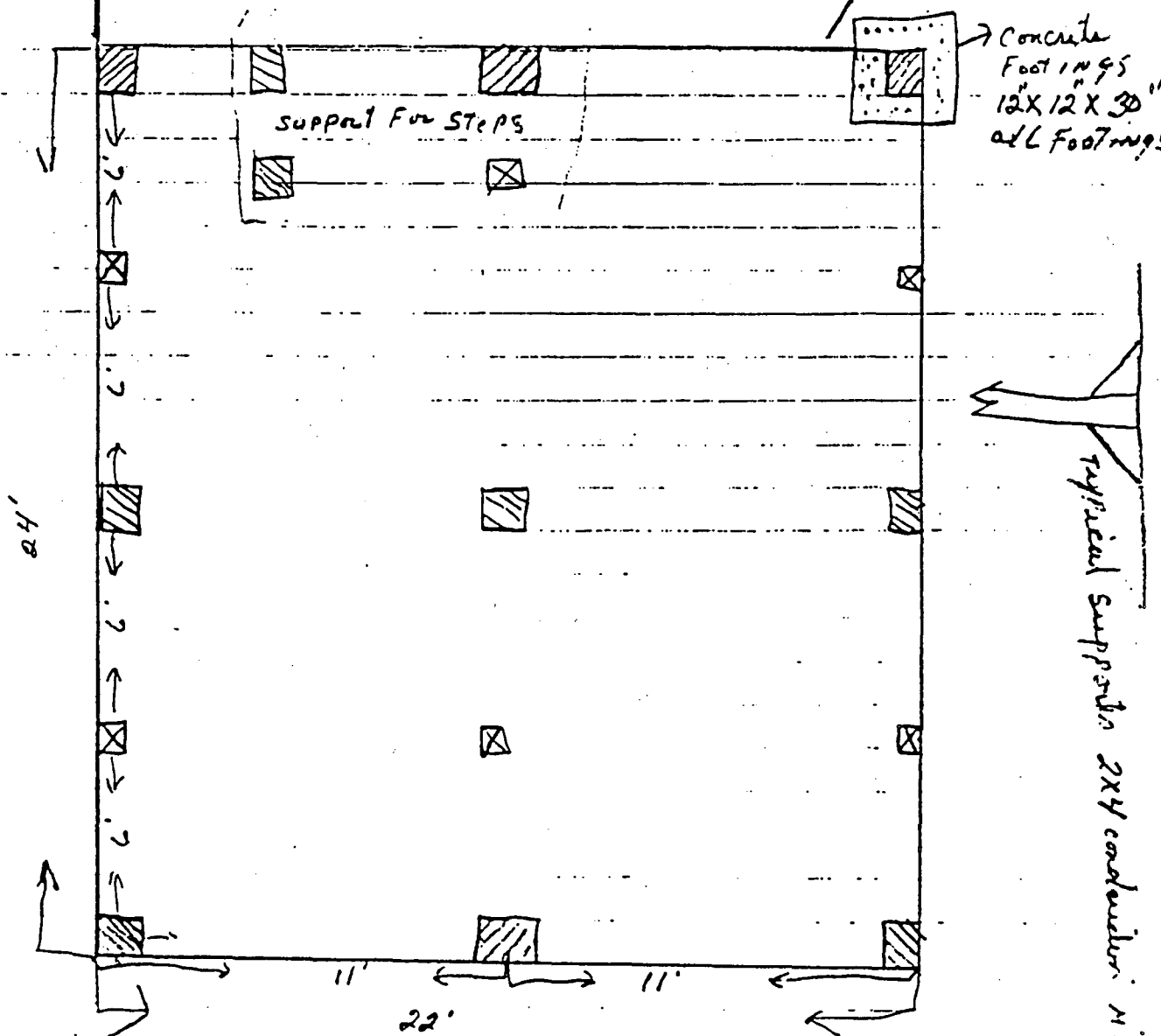
Band 1/8" Carriage Bolt

Typical corner
2x8
2x8
Bolt

5)

Car ● attached to 10 ● rear old addition

□ 6x6
⊗ 4x4



Support Beams 6x6 & 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

Concrete footing
12x12x30"

Footing is 36" IN GROUND
all Footings same size



8

116

PERMIT APPLICATION

Elodie Samanos
6825 Needwood Rd.
Derwood Md. 20855

Porch Enclosure ,

The previous drawing proposed was with aluminum frame windows because the Historical Commission requested that the frame be made in wood consequently the frame will be a little larger , which will create the original outside frame of the glass see exhibit 4A .

Drawing decryption 4:

- #1: First wood frame to follow the molding of the column on one side and flat on one side to receive the attachment of the window , 2in .
- #2: The wooden window frame 3 in.
- #3: Sliding rail 1in .
- #4: Safety Glazed Glass

Each window will be done in three panels of glass proportionally to respect the original effect see drawing #1.

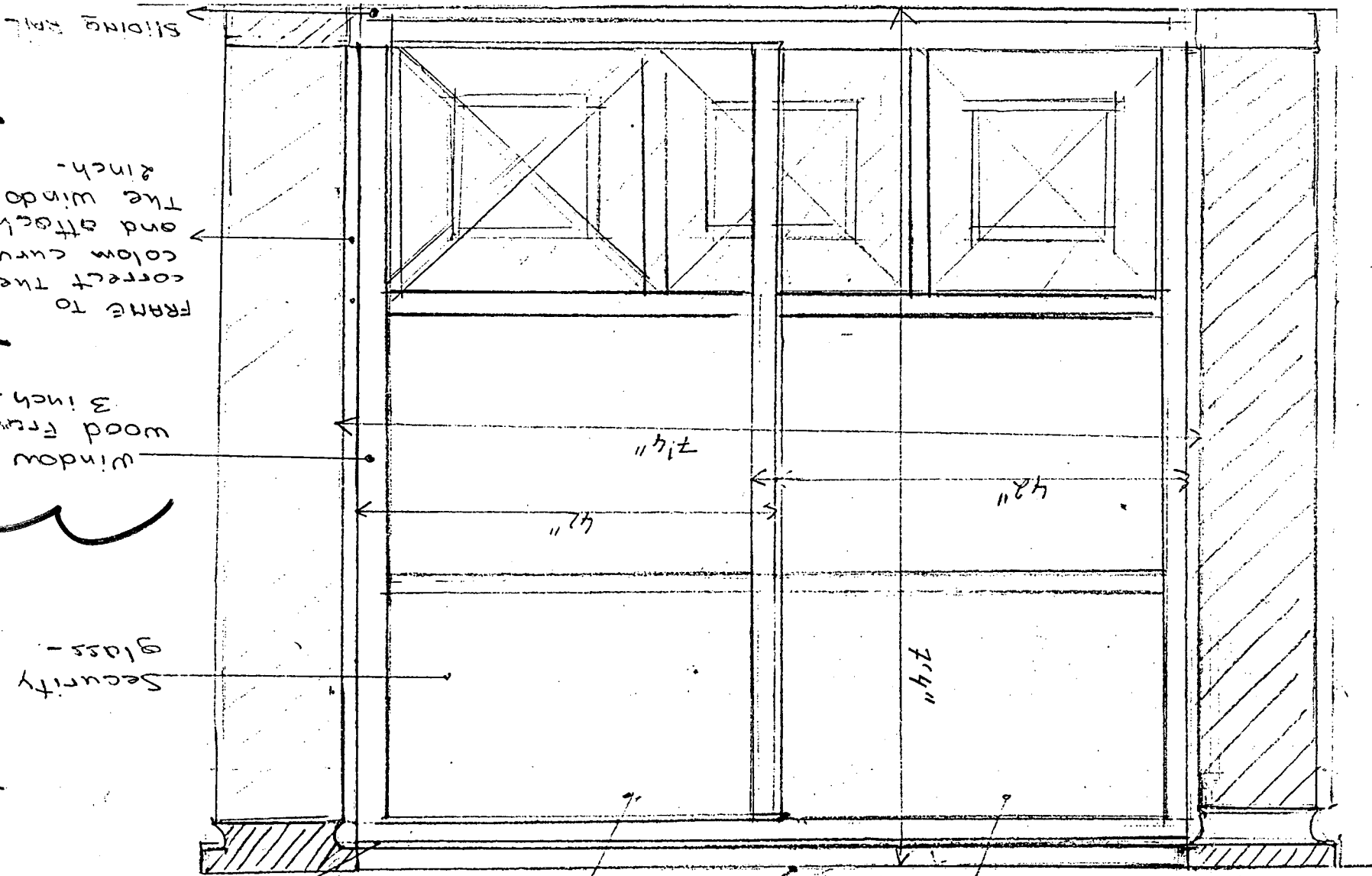
The last panel will be just behind the handrail see drawing #1 .

In the front there are three openings each opening will be finished with two windows one fixed and one sliding each window will be 42 in .

On the side there will be three windows proportionally done 32.4 in each , see drawing #3 .

10

5" H
3" H
5" H



FRAME TO
correct the
colom curves -
and attach -
The window -
3 inch -

Window
wood frame
3 inch -

Security
glass -

SLIDING RAIL

CEILING SLIDING WINDOW SLIDING RAIL
FIX WINDOW

INSIDE DETAIL

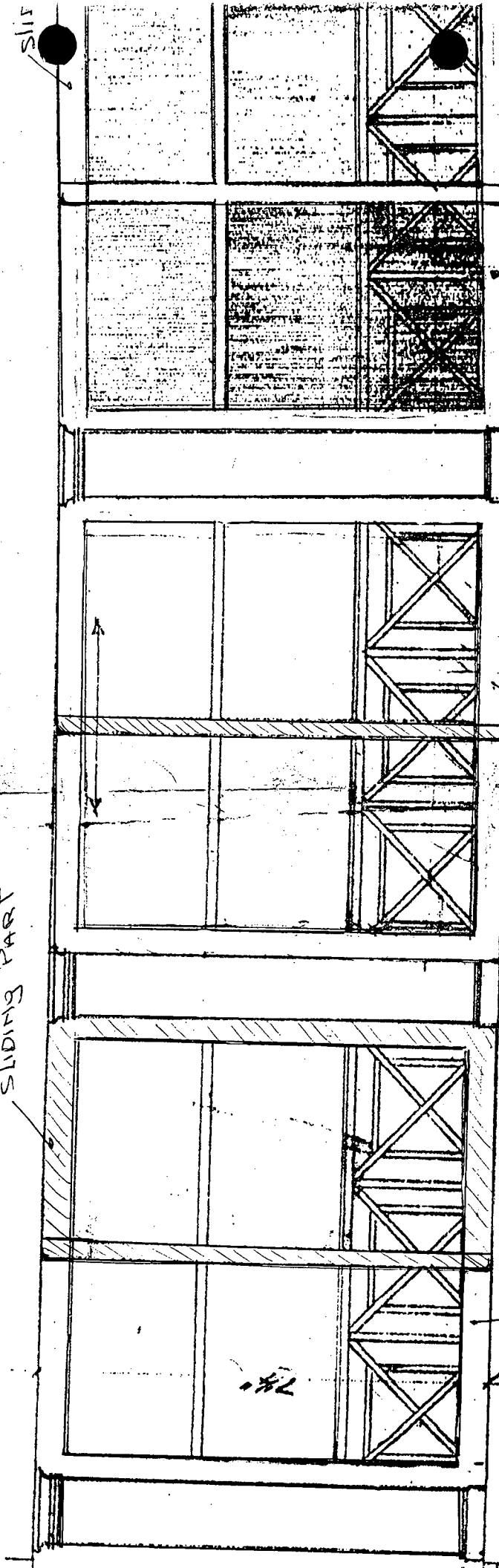
#1

#2

FRONT INSIDE

SLIDING PART

slit



7/8"
FIX WINDOW PANEL
FLOOR TO CEILING

1"

7/8"
SLIDING PART PANEL
FLOOR TO CEILING

1"

7/8"
FIX WINDOW PANEL
FLOOR TO CEILING

1"

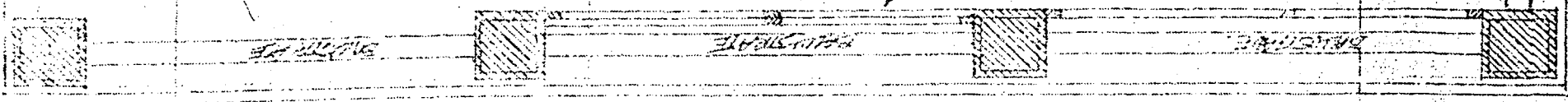
11

21

200 NORTH 100

3/4" = 1'

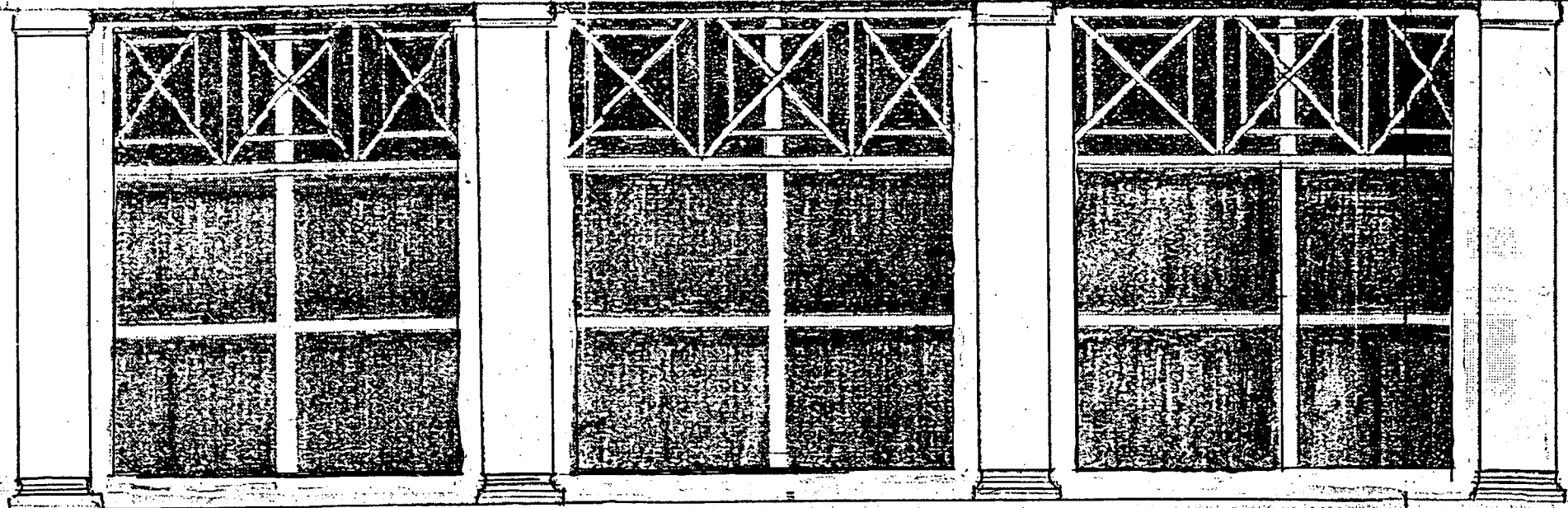
FRONT VIEW FROM OUTSIDE (SEE PLAN)



STILES OF WINDOW
SHOULD BE SET TO STILES

SHOULD BE SET TO STILES
STILES SHOULD BE SET TO STILES

SHOULD BE SET TO STILES
STILES SHOULD BE SET TO STILES

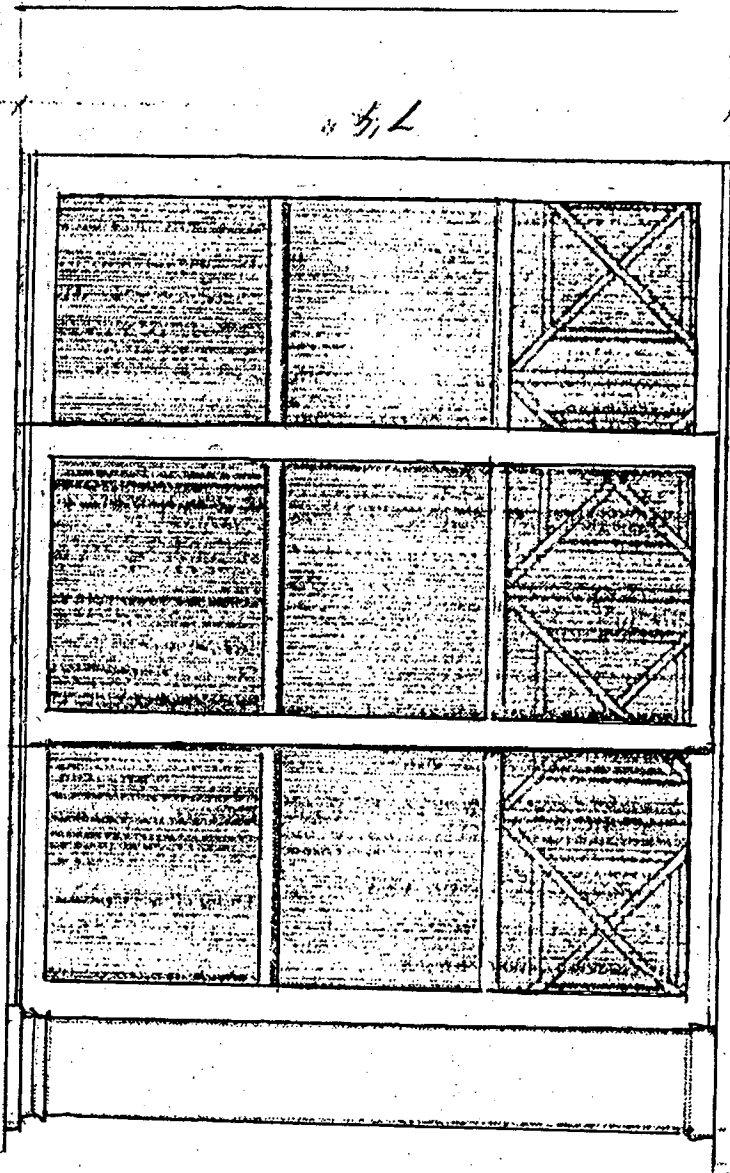


FRONT OUTSIDE

#4

200 NORTH 100

INSIDE SIDE



92 3/4

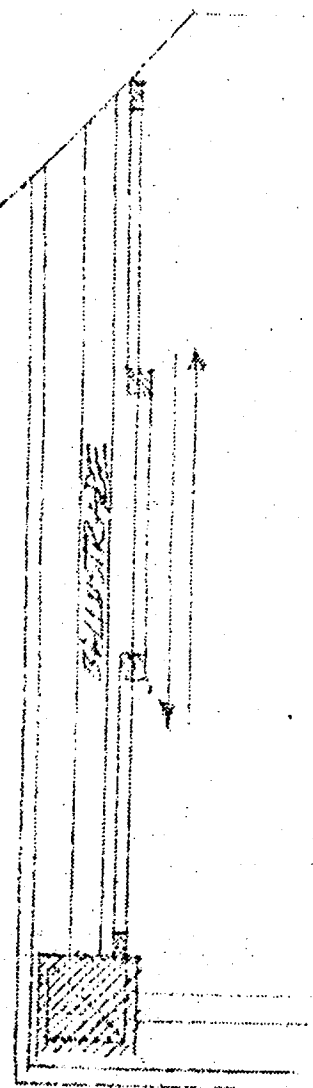
FIX WINDOW PANEL

SLIDING WINDOW PANEL

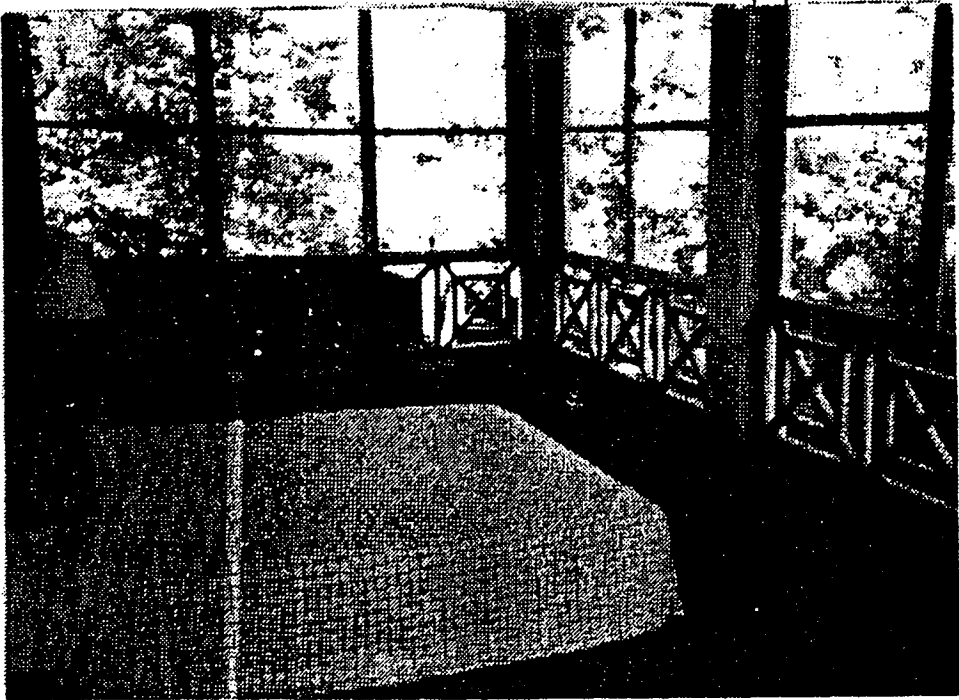
FIX WINDOW PANEL

POALES 1/2"

SIDE PREVENTION F. LADDER



AT least 6"



(interior photograph showing earlier porch screens -
end of bed points toward the long side of the
porch)

14

AA

PERMIT APPLICATION

ELODIE SAMANOS
6825 NEEDWOOD RD.
DERWOOD MD. 20855

FENCE FOR PRIVACY ,

A WOODEN FENCE 6 FEET TALL FROM POINT A TO POINT B.
THIS IS ON THE REAR OF THE HOUSE WHERE THE FAMILY PLAYS. CARS
DRIVE AROUND WITHOUT ANY CONCERN OF PRIVACY WHATSOEVER.
FOLLOWING THE REGULAR EXISTING FARM WOOD FENCE TO MATCH
THE FRONT.

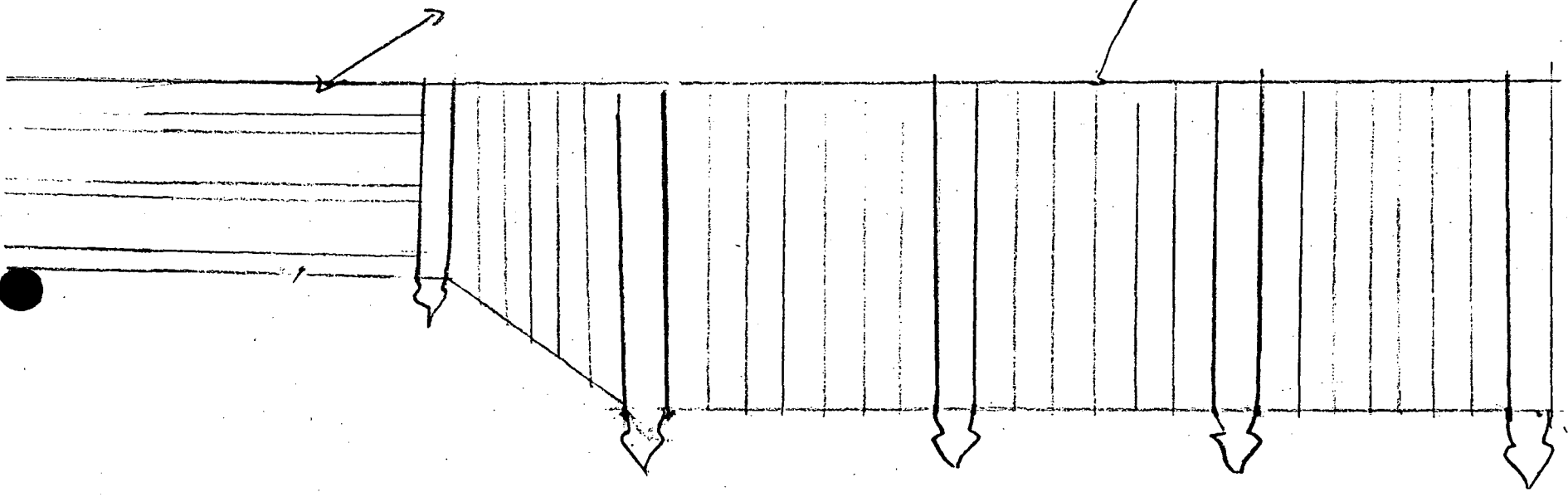
THIS WOULD ALLOW FOR A SMALL AMOUNT OF PRIVACY IN
THE BACK YARD .

THANK YOU FOR YOUR HELP ,
ELODIE SAMANOS

15

like existing fence
will be done
on the front
All around -

REGULAR
WOOD FENCE
FROM A TO B



6' FENCE FROM
A to B

Houses

(17)

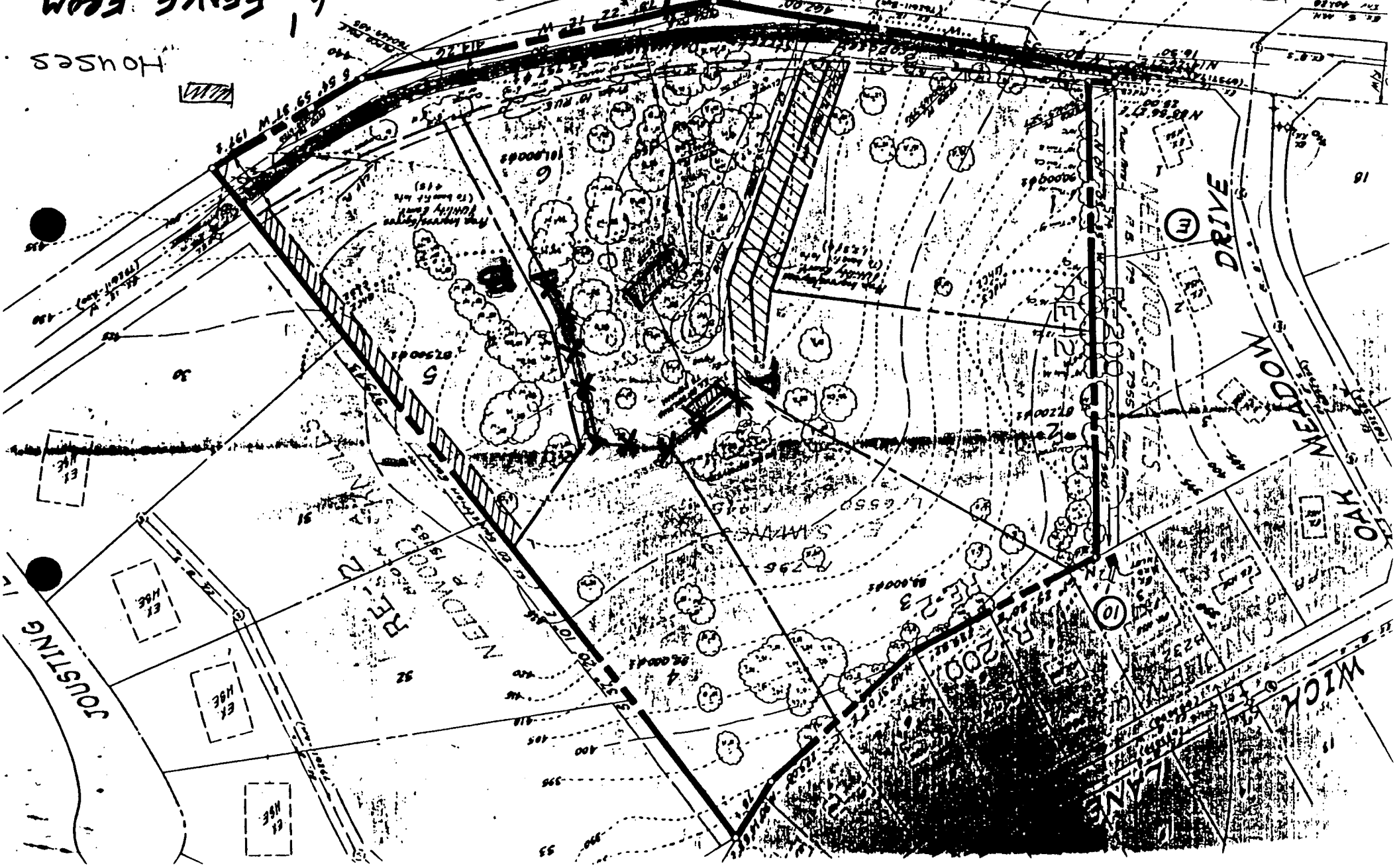
NEEDWOOD
ROAD

DRIVE

MEADOW

OAK

WICK



Dear Missus Zick.

Please see the estimate.
 This CARPENTER SEND ME
 He calculate 2 MEN FOR
 About 3 WEEKS OF WORK
 OR MORE. it will be about
 \$8000 TO \$10000.
 He will be Free AFTER THE
 15 OF APRIL.

AS I told you I will start
 SOON AS HE will be FREE
 FOR THE SIZE PART AND
 go FROM THE SECOND SIZE
 TO FINISH BY THE FRONT.
 I will ASSUME ON THE
 END OF THE SUMMER THE
 COMPLETE Porch Job will be
 DONE.

AS I told you. I will HAVE
 TO DO ACCORDING MY FINANCIAL
 SITUATION. AND MISTER STOLTZ
 is flexible on THIS MATTER TO
 do the Job on 3 times.
 Sincerely
 J. J. J. J.

P. 01

Scott Stoltz.
3 Leeward Court
Annapolis, MD 21403
H: (410)268-6456 Pager: (301)-303-9128

To: ELODIE
Fax: 301-208-0342

For: REMODEL SIDE PORCH NEEDWOOD FARM HOUSE

Carpentry Work


- 1) The subcontractor shall furnish all labor, tools, equipment, cartage, nails, screws and shims necessary for the completion of carpentry work in accordance with the general contractors plans and specifications.
- 2) The subcontractor shall be responsible for the following:
 - A) REMOVAL OF FIVE SLIDERS AND FRAMING
 - B) REBUILDING OF EXTERIOR WALLS TO EXCEPT GLASS AND/OR WINDOWS
 - C) INSTALLING GLASS AND/OR WINDOWS
 - D) RETRIM EXTERIOR WINDOWS TO MATCH COUNTY PLANS
 - E) PAINT NEW WORK TO MATCH HOUSE

The cost of the above work will be done on a time and material basis. The hourly rate of \$25.00 Per hour per man, and the cost of every piece of material needed complete the job.

I will be available to start the job after april 15, 1995.
Have the material delivered to the job, and give me a call when you are ready to get started.

If you have any questions or require additional information, please call.

Regards,

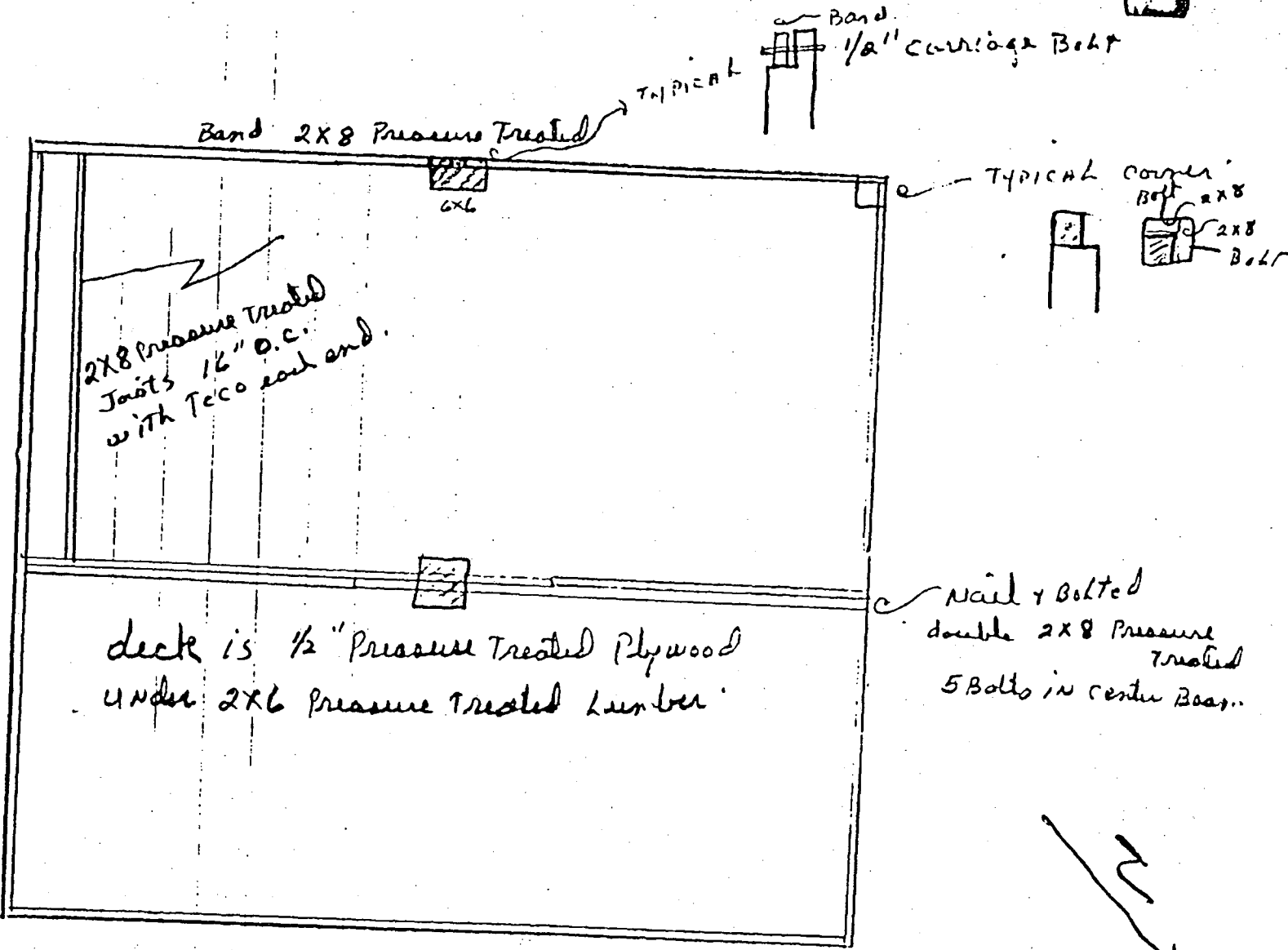

Scott Stoltz

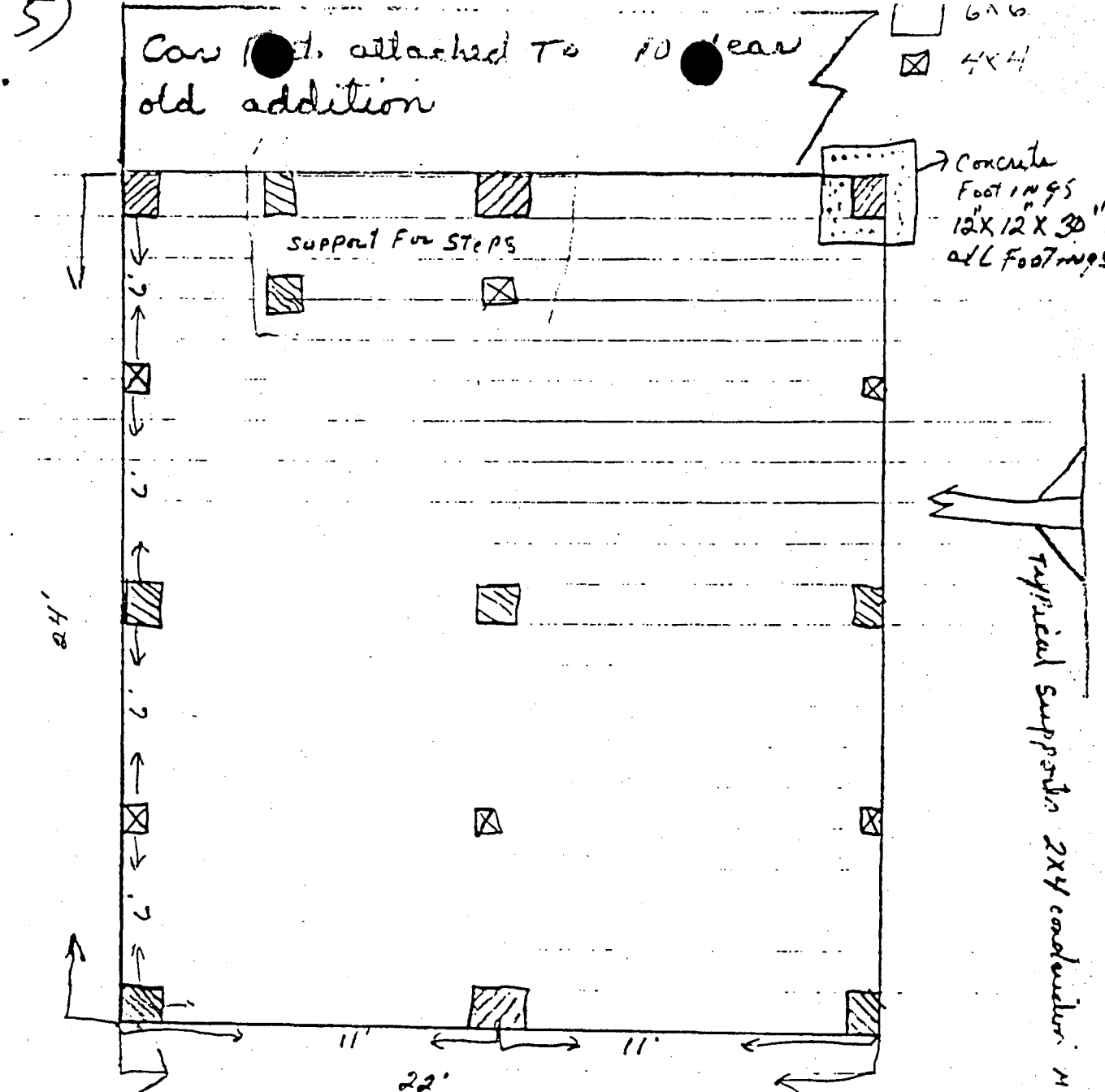
TARGET CORPORATION
Subdivision -
2600 Wisconsin Ave.
Chevy Chase -
20815

5) Confront w/ 1/2" walk on street
6825 Needwood Rd. Annapolis Md. 20855

OWNER: Elodie SAMANOS

LOT #



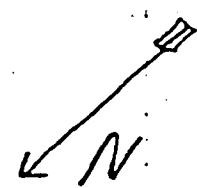


Support Beams 6x6 + 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

Concrete Footing 12x12x30"

Footing is 36" IN Ground
all Footings same size





March 6, 1995

Mrs. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Mrs. Samanos:

It was a pleasure to talk with you last week and end the game of "telephone tag" we had been playing! As you know, I have been in this office for only a short time. As I have gone through your file, and talked with both David Berg and Gwen Marcus, I am gaining more understanding about the discussions which you have had with this office. With this letter, I would like to recap the discussions which have taken place between you and the HPC, and also work from our phone conversation last week.

The conceptual agreements which you have come to with the HPC are discussed in the HPC Staff Report prepared by Nancy Witherell for the HPC meeting on 3/9/94 (copy enclosed) and summarized in the letter to you from the Montgomery County Attorney's Office dated January 17, 1995 (copy enclosed). I am also enclosing a copy of the concept drawings which you presented to the HPC which sketch out your most recent proposal.

It is my understanding that the HPC reviewed the concept drawings for the revised porch enclosure on 3-9-94 and agreed that this concept could be approvable. In order for the HPC to go forward and actually approve your revised project, the HPC requests that you file a new HAWP application (enclosed). The application should provide all of the information requested by the HPC and reiterated in the January 17, 1995 attorney's letter. The application should provide details on the construction of the porch windows and screens, and details on the construction of the proposed balustrade on the carport as well as the placement of the lattice or other screening proposed for the carport.

I suggest you use the agreed-upon concept drawings as the basis for further development, and I will work with you to assure that your application will provide the HPC with all of the requested information. You and I have agreed on a March 17 deadline for the submittal of three bids and a realistic schedule for the completion of the work. It might expedite matters, however, if you would submit all of the material together with the HAWP to the Department of Environmental Protection in Rockville by Wednesday, March 22nd. We will then bring your proposal before the HPC at the April 12th meeting.

I suggest this date because the HPC is required to go back to the Board of Appeals if there is no progress shown towards resolution. Since this project has been going on for a very long time, it is in everyone's interest to resolve it A.S.A.P. If you are not willing to proceed towards resolution at the April 12th HPC meeting, the Commission will be forced to remand the case back to the Board of Appeals for a decision on the original HAWP.

Please let me know if you have any questions about my review of your project. Based on our conversation last week, I believe you will be able to meet the March 22nd date and get on the April 12th agenda, and I will help in any way to move this project forward.

Sincerely,



Robin D. Ziek
Historic Preservation Planner

Enclosure

cc: Loretta Shapiro
Patti Goldberg

Samanos.

3-6-95

3 sides to porch

Dwg's to show → to

develop the concept

- to a level of construction
drawings -
Have details - dimensions of
materials.

→ By March 22nd

for April 12th meeting

Drawings + Schedule

OR

we'll go back to Bd of Appeals
to ~~advise~~ advise them.

(In writing)

Call Corretta -

Montgomery County Government

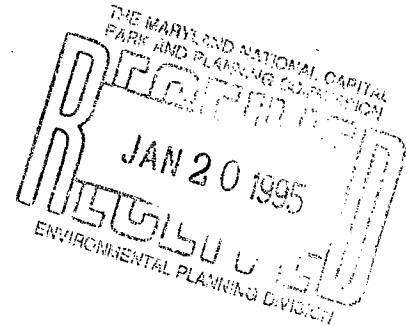
OFFICE OF THE COUNTY ATTORNEY

Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850-2589

TELEPHONE
301/217-2600
FAX 301/217-2662
TDD 301/217-2499



January 17, 1995



Mrs. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Re: Historic Area Work Permit Application for
Porch Enclosure and Carport

Dear Mrs. Samanos:

As counsel for the Historic Preservation Commission ("HPC"), I am writing this letter to remind you that the HPC is waiting to receive detailed drawings for staff approval of the proposed work to be done at your home on 6825 Needwood Road. You will recall that the HPC approved the application pending more detailed drawings on March 9, 1994.

David Berg, Historic Preservation Planner, sent you a letter on October 11, 1994 requesting this information. When Mr. Berg did not hear from you he attempted to contact you by telephone on November 2, 1994, at which time he left a detailed message requesting that you contact him. Mr. Berg informs me that he attempted to contact you by phone on several other occasions since then but has been unable to reach you.

It is my understanding that Nancy Witherell contacted you last September at which time you informed her that you had a bid from a contractor who was able to start the work this past Fall. The HPC requested that you provide more detailed drawings of the work to be done prior to the actual issuance of the permit. These drawings should specify:

- 1) The dimensions of the windows and screens, the size of the window dividers and how the windows would attach to the existing porch elements.
- 2) The actual additions to be made to the carport including the size, materials, and design of the balustrade and the extent of the lattice or other screening proposed for the carport.

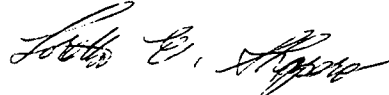
I urge you to contact me immediately at 217-2600 so that we may discuss this matter. If I do not hear from you by February 7, 1995, the HPC will have no option but to request that the

Mrs. Elodie Samanos
January 17, 1995
Page 2

Board of Appeals again schedule a hearing in this matter. I look forward to hearing from you.

Very truly yours,

OFFICE OF THE COUNTY ATTORNEY



Loretta E. Shapero
Assistant County Attorney

cc: ✓ Mr. David Berg

Montgomery County Government

OFFICE OF THE COUNTY ATTORNEY

Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850-2589

TELEPHONE
301/217-2600
FAX 301/217-2662
TDD 301/217-2499



FAX TRANSMITTAL

DATE: 1/13/95

TO: David Perry

FAX NO. 485-1302

FROM: Loeta Shaver
Montgomery County, Maryland
County Attorney's Office

Operator's Name: ~~485-1302~~

Number of Pages Sent: Cover Sheet Plus 2

COMMENTS: Draft

Attached is a draft letter to Mr. Shaver.

Please let me know of any comments,

particularly regarding the January 31, 1995

response date. ~~W.A. Shaver, Jr.~~

W.A. Shaver, Jr.

CONFIDENTIALITY NOTICE

This transmission contains confidential information belonging to the sender which may be legally privileged information. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, or an employee or agent responsible for delivering the transmission to the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of the facsimile documents is strictly prohibited. If you have received this transmission in error, please immediately notify the sender by telephone.

FAX/PROFILES

Montgomery County Government

OFFICE OF THE COUNTY ATTORNEY

Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850-2589

TELEPHONE
301/217-2600
FAX 301/217-2662
TDD 301/217-2499



January 17, 1995

Mrs. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Re: Historic Area Work Permit Application for
Porch Enclosure and Carport

Dear Mrs. Samanos:

As counsel for the Historic Preservation Commission ("HPC"), I am writing this letter to remind you that the HPC is waiting to receive detailed drawings for staff approval of the proposed work to be done at your home on 6825 Needwood Road. You will recall that the HPC approved the application pending more detailed drawings on March 9, 1994.

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- 1) The dimensions of the windows and screens, the size of the window dividers and how the windows would attach to the existing porch elements.
- 2) The actual additions to be made to the carport including the size, materials, and design of the balustrade and the extent of the lattice or other screening proposed for the carport.

I urge you to contact me immediately at 217-2600 so that we may discuss this matter. If I do not hear from you by January 31, 1995, the HPC will have no option but to request that the

Page 2

Board of Appeals again schedule a hearing in this matter. I look forward to hearing from you.

Very truly yours,

OFFICE OF THE COUNTY ATTORNEY

Loretta E. Shapero
Assistant County Attorney

cc: Mr. David Berg

October 11, 1994

Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Re: HAWP application
for porch enclosure
& carport

Dear Mrs. Samanos:

My name is David Berg and I have taken over for Nancy Witherell as the Historic Preservation Staffperson. I am writing to you to follow up on your Historic Preservation Commission hearing of March 9, 1994 at which you presented your proposal for modifying the window enclosures of your porch and adding a balustrade and lattice to your carport/deck.

It is my understanding that Nancy Witherell contacted you in September at which time you had a bid from a contractor who was able to start the work this Fall. I would just like to remind you that the Commission requested that you provide more detailed drawings of the work to be done prior to the actual issuance of the permit. These drawings should specify:

- 1) The dimensions of the windows and screens, the size of the window dividers and how the windows would attach to the existing porch elements.
- 2) The actual additions to be made to the carport including the size, materials, and design of the balustrade and the extent of the lattice or other screening proposed for the carport.

If you have any questions, or if I can be of any assistance in helping you complete this process, please call me at (301) 495-4570.

Sincerely,

David C. Berg
Historic Preservation
Planner

SPINDLEWORK: CROSS-GABLED ROOF

1. Biloxi, Mississippi; ca. 1900. Even this small example has an ornamented and textured gable and cutaway bay window to avoid smooth wall surfaces. Compare this with page 312. Figure 1. a Folk Victorian example of similar shape.

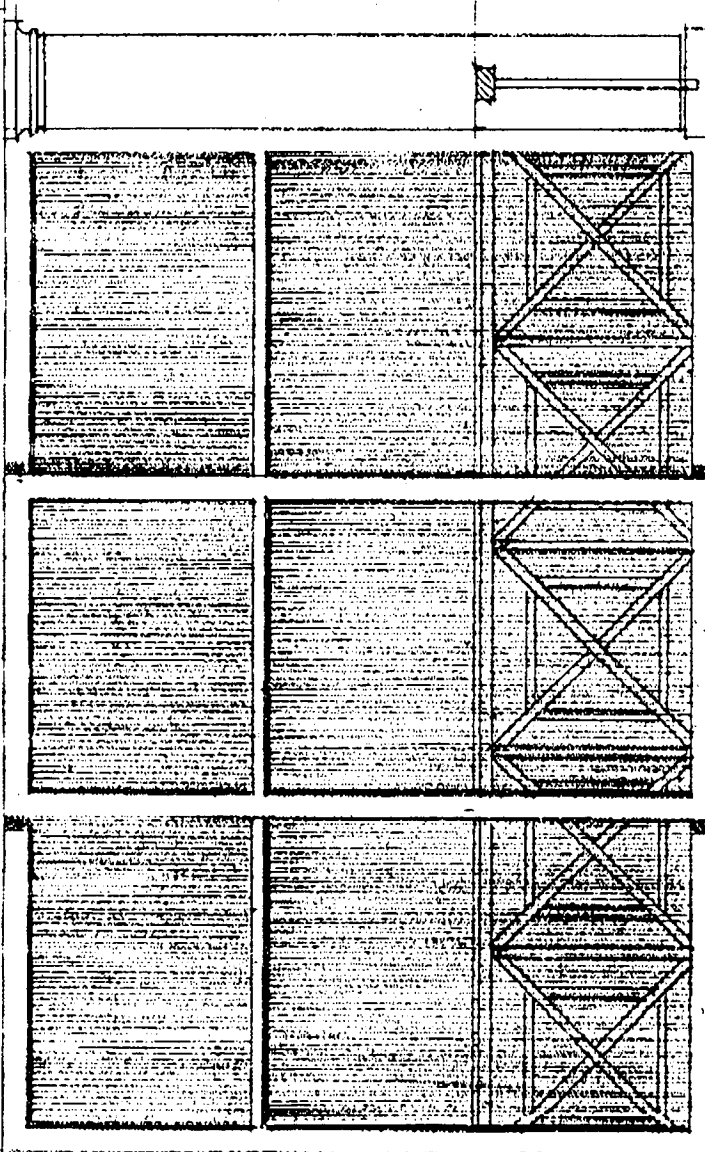
2. Hartford, Connecticut; late 19th century.

3. New Haven, Connecticut; late 19th century.

4. Hillsboro, Texas; late 19th century. Note the wide gable overhang. The gable detailing and square tower are transitional to the closely related Stick style.

5. Orange, New Jersey; ca. 1880. Dodd House. Note the roof cresting, patterned chimney, and heavy turned porch supports. This early east coast example resembles many houses of the half-timbered Queen Anne subtype, but lacks half-timbered detailing.





1/2" L

11"

10' 7 3/4"

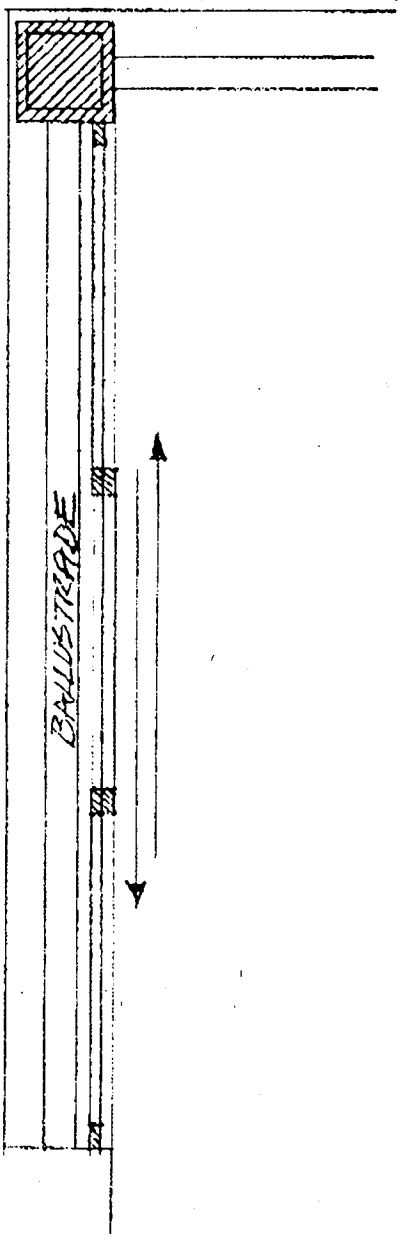
FIX WINDOW PANEL

SLIDING WINDOW PANEL

FIX WINDOW PANEL

SCALE: 1/2"

SIDE ELEVATION OF LANAI



BALUSTRADE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6825 Needwood Road

Meeting Date: 3/9/94

Resource: Eubanks Farm

Preliminary Consultation

Case Number: n/a

Tax Credit: No

Public Notice: 2/24/94

Report Date: 3/2/94

Applicant: Elodie Samanos

Staff: Nancy Witherell

PROPOSAL: Alter porch/retain deck

RECOMMEND: Proceed with
HAWP

This case was remanded to the HPC by the Board of Appeals, which heard the applicant's appeal on September 22, 1993. At that hearing, the applicant was asked to return to the HPC to try to resolve the differences between the applicant and the HPC. Commissioners will recall that the two issues are the unauthorized enclosure of the second story of the prominent porch and the construction of a deck off the rear side of the house under which two cars can be parked.

The applicant returns with a revised proposal for the porch enclosure that is very similar to the screen configuration shown in earlier photos before the sliding glass doors were installed. The division of sections is virtually identical, with the exception of a vertical frame below the balustrade rail. In this proposal, the solid vertical panels on two of the three sides of the porch would be removed, as would the solid panels along the floor reaching halfway up the balusters. This built-up area encloses heating registers that would be removed and relocated.

The new enclosure would have interchangeable glass and screen sections. The width of the vertical and horizontal muntins must be determined once detailed drawings are received from a window contractor. Nevertheless, in other respects the proposed alteration is based on the configuration of the earlier screened porch and would restore the open character of the porch by eliminating the solid panels. The sliding glass doors would be removed and not reused.

The applicant would like to retain the deck/carport at the side rear of the house. It has been painted white to match the house. The applicant suggests applying lattice and planting shrubbery and climbing vegetation. A deck railing would be designed to match or complement the balustrade found on the other porches.

(The staff finds this idea acceptable, but also suggests that simple square balusters would also be consistent with the ordinance.) The applicant has abandoned the idea of building a kitchen extension on the side deck at a future date.

STAFF DISCUSSION

Pending a HAWP application that would include the receipt of drawings and information from a window contractor indicating the necessary width of pane/screen muntins and how the sections would be attached to the porch posts, the staff finds the proposal to be a very good approach to the enclosure of a porch. If the proposed glass enclosure were being presented to the HPC for the first time, the staff would find it consistent with the Secretary's Standards, since it is based on the preexisting screen muntin configuration, preserves the porch posts, is placed behind the balustrade, and retains the original openings and open character of the porch.

The applicant has made an earnest effort to design a porch enclosure that meets the ordinance criteria and standards used by the staff and the Commission, as they have been discussed with the applicant at past meetings with the HPC and with staff. The sliding glass doors, the solid vertical panels, and the solid panels that obscure the bottom half of the balustrade will all be removed.

Although the Commission, prior to the September Board of Appeals meeting, confirmed its vote in opposition to both elements of the unauthorized work, the staff urges the Commission to reconsider its opposition to the deck in light of the efforts made by the applicant in revising the porch proposal.

Furthermore, the location of the raised deck/carport at the far rear corner of the house, its openness, and its appearance now that it is painted white all mitigate the results of its attachment to the house, in the staff's judgment.

STAFF RECOMMENDATION

The staff recommends that the Commission urge the applicant to apply for a HAWP for the porch enclosure, stipulating the inclusion in the HAWP application of accurate information from a window contractor that specifies how the screen and glass panels are to be attached to the existing porch elements. The staff recommends that the windows and frames be wood, and that a time frame for completion of the work be established by the applicant and HPC. The staff recommends that a period of approximately 12 months be established.

The staff also recommends that the HPC remove its opposition to the deck, citing the deck's attachment to the modern addition at the rear corner of the house and its minimal visual effect on the house, and urge the applicant to file the HAWP application for the deck/carport, as well, showing the balustrade design and the

modest use of lattice panels for shrubbery or vines, if the applicant desires.

ELODIE SAMANOS
6825 NEEDWOOD RD
DERWOOD M.D.
20855.

FEBRUARY 20 1994

MS WITHERELL
PARCK PLANNING
8787 GEORGIEA AV.
SILVER SPRING.
M.D. 20910.

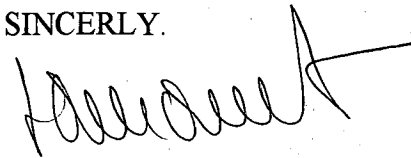
DEAR MS WITHERELL:

BY THIS LETTER I CONFIRM THE WORK I WILL ENGAGE ON TO CREATE THE ORIGINAL LOOK OF MY PATIO WHEN IT WAS ENCLOSE.
I WILL HAVE TO DEMOLISH THE FINISH WALL ON THE SIDE FRONT OF THE PATIO ,THE FINISH WALL ON THE REAR SIDE , DEMOLISH EACH SIDE OF THE 3 SLIDING DOORS ON THE FACE OF THE PATIO.
I WILL HAVE TO DESTROY ALSO THE SMALL WALL BEHING THE HAND RAIL WITCH HAVE ALL THE ELECTRIC WIRES ,THAT WILL RESULT OF REMOVING THE 2 HEATING SYSTEM AS WELL.
IT IS A DRAMATIC SITUATION TO BE ON ,BUT I KNOW THAT YOU UNDERSTANT MY EFFORT TO RESPECT WHAT YOUR COMITY ADVISE FOR THE BEST OF MY HOUSE LOOK AND HER STYLE .
BUT AS YOU KNOW EVERYTHING WILL HAVE TO BE CUSTOM MADE AND VERY COSTLY IN ORDER TO DEMOLISH AND REBUILT,AND I WILL NEED SOME TIME FRAME TO FINISH THE PROJECT.
FOR THE CARPOCH AS YOU SUGGEST WE CAN PUT SOME LATTICES ON EACH SIDE AND LANDSCAPE WITH WINES,BUSHES ,TOGIVE AN OLDER LOOK.
WHEN THE TIME WILL COME TO DO THE KITCHEN WE COULD START ALL OVER WITH YOUR HELP AND ADVISE,MEAWILE THE CARPORCH HIDE THE UGLY CEMENT BLOCK OF THE ADDITION DONE BEFORE I BUY MY HOUSE.

THE LOOK COULD LOOK LIKE THE HORSE PORCH THAT I SAW IN THE BOOK ABOUT QUEEN ANN,ARCHITECTURE,WE DID SPEACK ABOUT IT MS WITHERELL, I APPRECIATE YOUR ADVISES,AND AS YOU SEE,I DO MY BEST TO FOLLOW THEM.

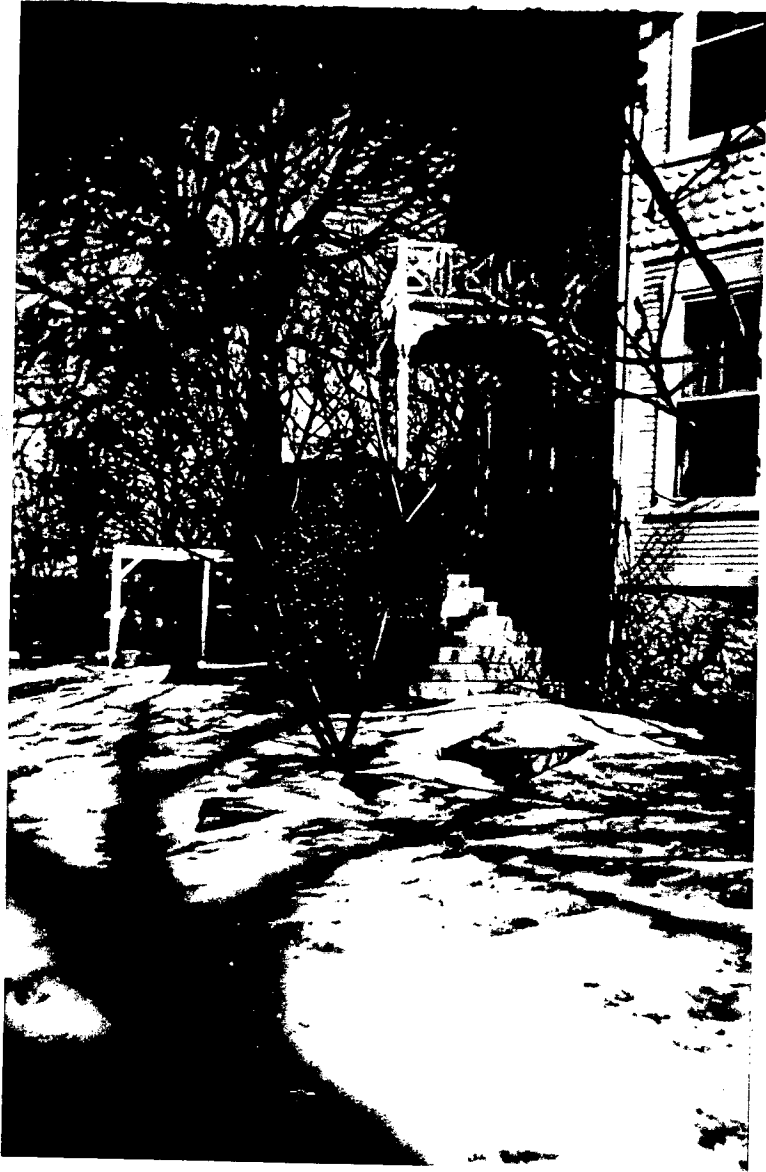
THE DRAWING HAVE BEEN DONE ,I HOPE THAT THEY ARE SATISFING.
IF YOU NEED ANYTHING ELSE PLEASE CALL ME AT 301.963.74.93.

SINCERLY.

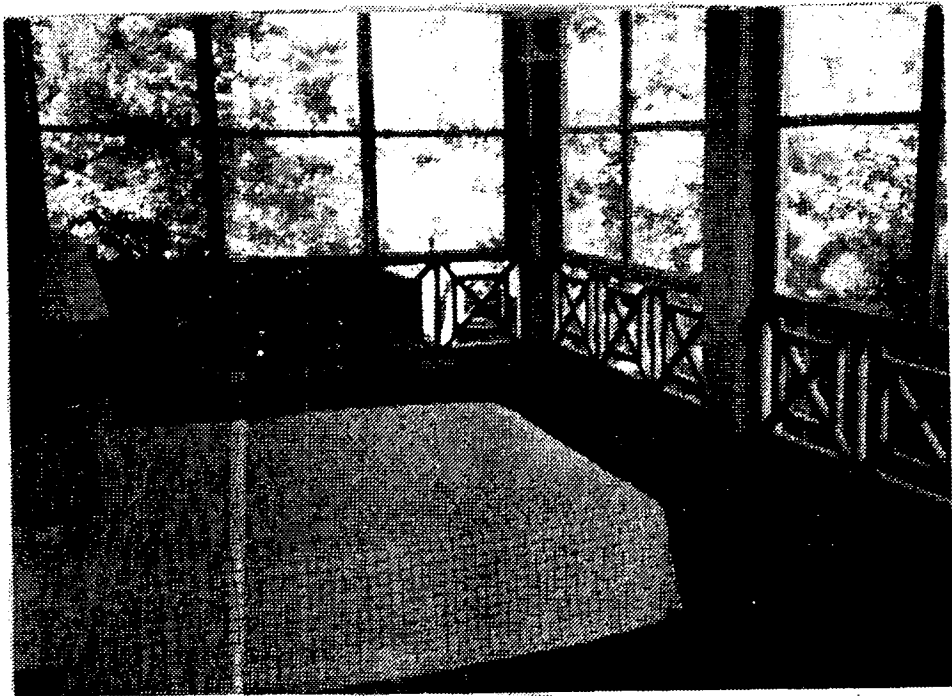
A handwritten signature in black ink, appearing to read 'Elodie Samanos', with a long horizontal stroke extending to the right.

ELODIE SAMANOS.



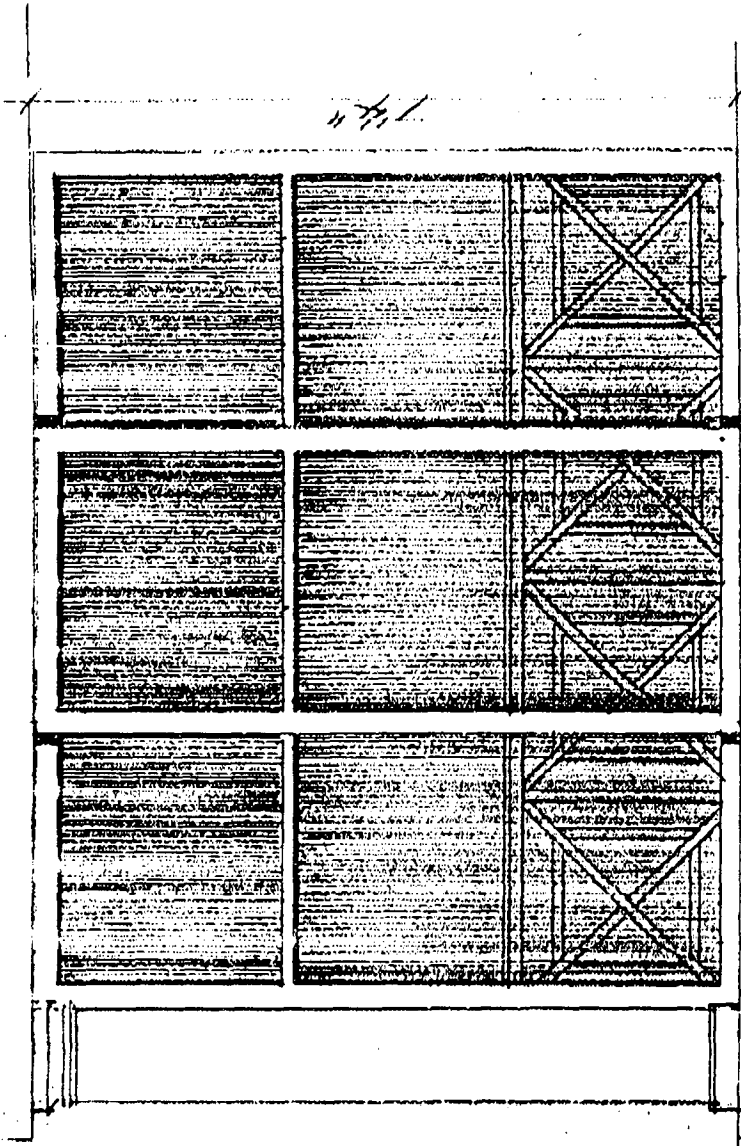


(R)



(interior photograph showing earlier porch screens -
end of bed points toward the long side of the
porch)

4A



14"

22 3/4"

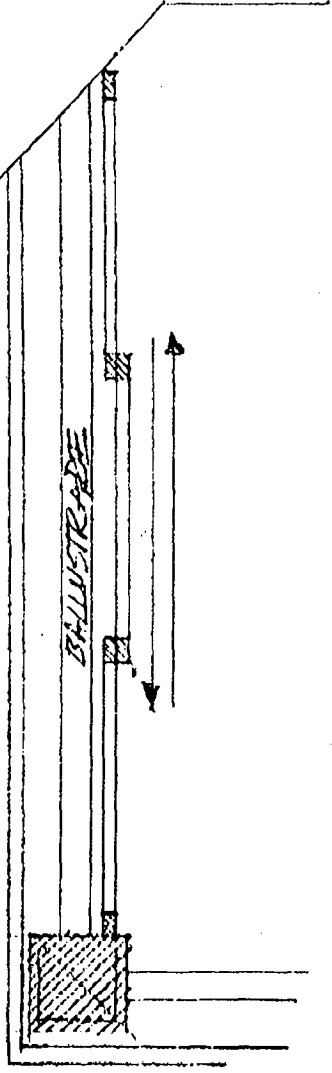
FIX WINDOW PANEL

SLIDING WINDOW PANEL

FIX WINDOW PANEL

SIDE ELEVATION OF WINDOW

PANES 1/2"



February 9, 1994

MEMORANDUM

TO: Judith Heimann
Chairperson, Board of Appeals

FROM: Nancy Witherell
Historic Preservation Planner, M-NCPPC

SUBJECT: Appeal by Ms. Samanos of HPC Decision for
6825 Needwood Road, Derwood

On September 22, 1993, the Board of Appeals heard Ms. Samanos's appeal of a Historic Preservation Commission decision concerning alterations to her home, a historic landmark. At that meeting, the Board agreed to conclude the hearing six months hence to allow Ms. Samanos time to work with her architect and the HPC.

As you can see from the accompanying letters, Ms. Samanos and I have exchanged correspondence since that time, but she has not submitted revised plans or made an appointment to consult with staff. She has until this coming Wednesday, February 16, to file for review by the HPC at its March 9 meeting. That would allow us to return to the Board of Appeals within the six month time extension you granted.

If she does not file, I will notify you. I'm writing this memorandum to keep you informed of the progress of the case.



January 27, 1994

Ms. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Ms. Samanos:

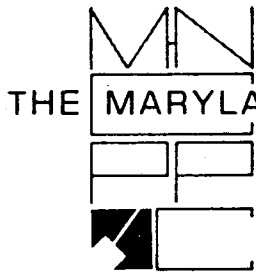
This letter is just a brief reminder that the Historic Preservation Commission (HPC) is looking forward to seeing your revised plans for your porch and carport soon. As I wrote in my November letter to you, the latest HPC meeting you could attend in order to return to the Board of Appeals within the stipulated six month period is the March 9 meeting. The deadline for that HPC meeting is February 16.

I would be happy to discuss your revised plans with you prior to that date, if you wish. My office number is 301-495-4570.

Best wishes.

Sincerely,

Nancy Witherell
Historic Preservation Planner



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

November 29, 1993

Ms. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Ms. Samanos:

Thank you for your letter of October 26, 1993. I appreciate your intention to keep in touch and to let me know that you are continuing to think about your project.

We appeared before the Board of Appeals on September 22, 1993, so the six months' time limit established by the Board will be March 21, 1994. By that date, we all need to return to the Board to inform them of the resolution of your case. You should plan to appear before the Historic Preservation Commission before March 21.


The Historic Preservation Commission holds meetings twice a month. The latest scheduled HPC meeting which you can attend in time to meet the Board's requirement is March 9, 1994. The deadline for filing your architectural plans for the Historic Preservation Commission meeting on March 9 is February 16.

I want to reassure you that you still have a comfortable amount of time (more than two months) remaining to you. I think meeting with you and Steve Karr at the same time would be more useful, since he is an authority on building code requirements. If you prefer to meet separately with me, however, I would be happy to do so.

I look forward to seeing you and Steve when you are ready, and I am interested to see the photo you found. I trust we will be able to find a solution soon.

Best wishes for a happy holiday season!

Sincerely,


Nancy Witherell
Historic Preservation
Planner

Nancy Witherell
Historic Preservation
Planner

Dear Ms. Witherell:

I see that time is passing by and I believe that you are waiting for my architect to be in touch with you . I have just spoken to Mr Karr and asked him what is happening and if he has been in touch with you like he said he would unfortunately he did not . After speaking with him I found that the reason was is that I had a bill of \$1500 which I could not pay all at once , Mr Karr wanted to be paid in full before he does any more work , I estimate that my weekly payment will be complete in a couple of weeks .

Meanwhile I am staying here and I am making myself available in order to solve our problem , even though my mother is still very ill in France .

Do you think it is possible to meet each other in order to save some time unless you prefer to wait until the architect can meet with us . I am writing you to let you know what is happening and that I am not neglecting this matter.

I would like to take this opportunity to thank you very much for your support during the appeal , you seem to understand the pain ,the frustration ,and the anguish that this situation put me in , and I appreciate your concern it really made a difference to me .

If you or your staff want to see me I found on old picture that could be a solution for the enclosed porch .

Sincerely ,

Elodie
Samanos

M E M O R A N D U M

September 23, 1993

TO: Albert B. Randall, Chairperson
Montgomery County Historic Preservation Commission

FROM: James L. Parsons, Jr. *JLP*
Assistant County Attorney

RE: Appeal of Elodie Samanos
Case No. A-3725
Before the Board of Appeals for Montgomery County,
Maryland

On September 22, 1993, the Montgomery County Board of Appeals held a hearing in the above-referenced matter. At the hearing, the County presented testimony concerning the Historic Preservation Commission's denial of the historic area work permit application filed by Ms. Elodie Samanos.

At the conclusion of the hearing, the Board of Appeals passed a motion to keep the record in the case open for six months to allow Ms. Samanos and the HPC an opportunity to resolve the matter. The chairperson of the Board, Ms. Judith Heimann, stated that based on the evidence before the Board, she would recommend that the HAWP be denied. (The other four members of the Board did not state their position on the record.) However, upon Ms. Heimann's recommendation, the Board decided to hold the record open to allow Ms. Samanos an opportunity to file a revised application with new plans of construction which may be acceptable to the Historic Preservation Commission. Of course, the HPC retains full discretion as to whether to accept or deny any revised application submitted by Ms. Samanos. In the event that the matter cannot be resolved, the Board will rule on the evidence that was submitted at the hearing at the expiration of the six month period.

Please feel free to contact me at 217-2604 if you have any questions about the case.

0846.JLP:92.05418
JLP"st

cc: Alan M. Wright, Senior Assistant County Attorney
Gwen Marcus, Historic Preservation Commission
Nancy Witherell, Historic Preservation Commission ✓

FREE CLASSIC:
HIPPED ROOF WITH LOWER CROSS GABLES (cont.)

- 9. Union Springs, Alabama; late 19th century.
- 10. Dallas, Texas; ca. 1899. Wilson House.
- 11. Santa Clara, California; late 19th century.
- 12. New Haven, Connecticut; late 19th century.
- 13. Kirksville, Missouri; late 19th century. Still House. Note the shingled gable wall curving into the gable window, a motif that is more common in the Shingle style. Although of masonry, this house lacks patterning in the brick-wall surfaces. This and the classical columns differentiate it from the patterned masonry subtype.
- 14. New London, Connecticut; late 19th century. Note the unusual flared eaves and the decorative frieze beneath the gable.
- 15. Montgomery, Alabama; late 19th century. Note the dramatically exaggerated S-curved roof of the tower.
- 16. Concord, North Carolina; late 19th century. Although asymmetrical, this house has a centered entry and a suggestion of classical balance; it is transitional to some early examples of the Colonial Revival style.



12

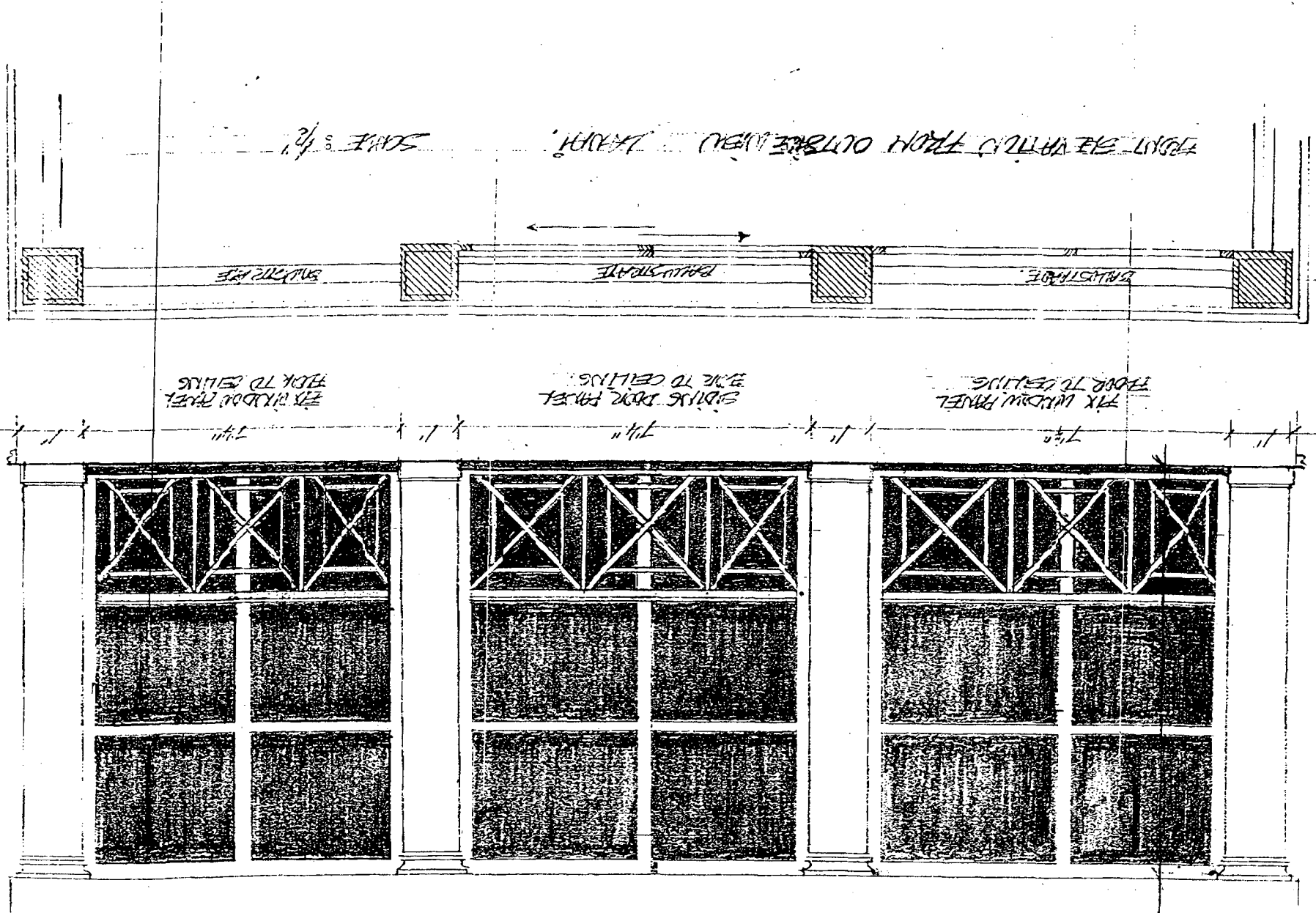


16

Ms Whitford
 This is the picture of
 the car porch
 from the book
 The other
 page look
 more like
 my car porch
 and it look
 like it have
 some lattices
 As you suggest
 if you need
 to see the
 book let
 me know.
 Queen Anne 279
 Blodie

Feb. 30 1994 9:47PM 900

PHOTO FIG. 1



FIX WOOD PANEL
EDGING TO CEILING
FIX TO DETAILS

EDGING DOOR PANEL
EDGING TO CEILING

FIX WOOD PANEL
FIX DOOR TO CEILING

BRUSHING

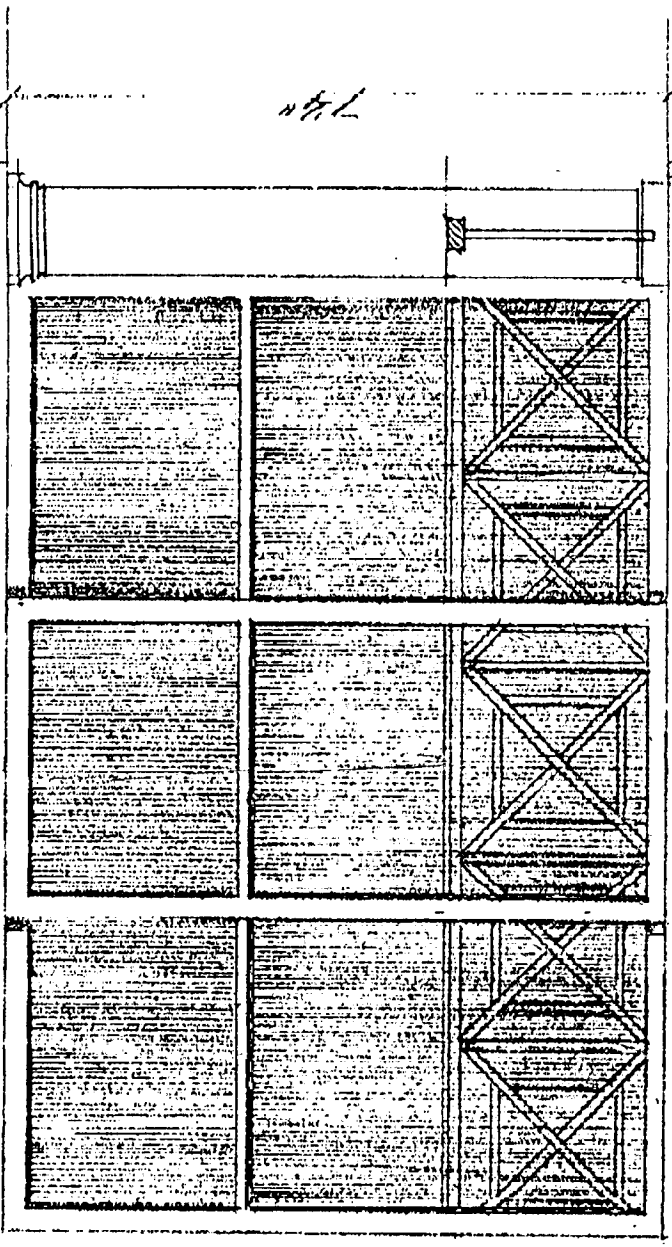
POLYURETHANE

BRUSHING

FIXTURES ARE WANTED FROM OUTSIDE VIEW

SCALE: 1/2"

1/2"



10' 7 3/4"

1 1/2"

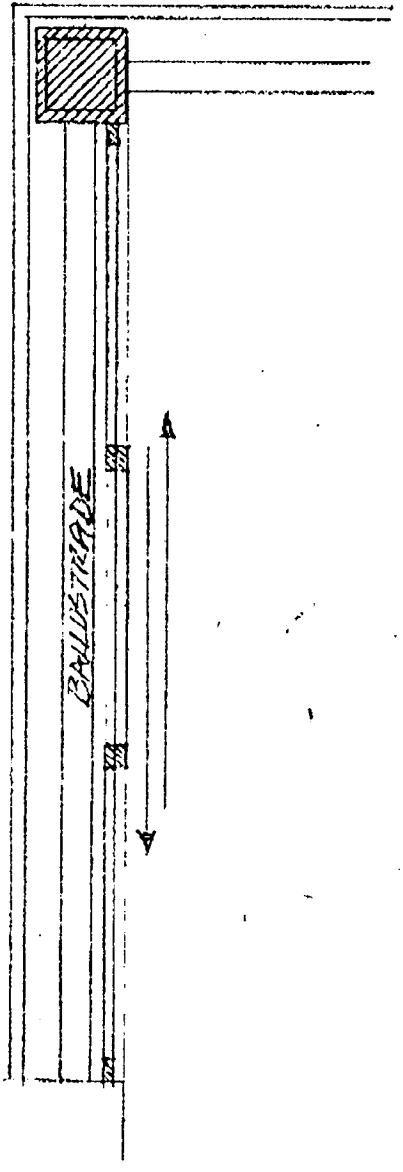
FIX WINDOW PANEL

SLIDING WINDOW PANEL

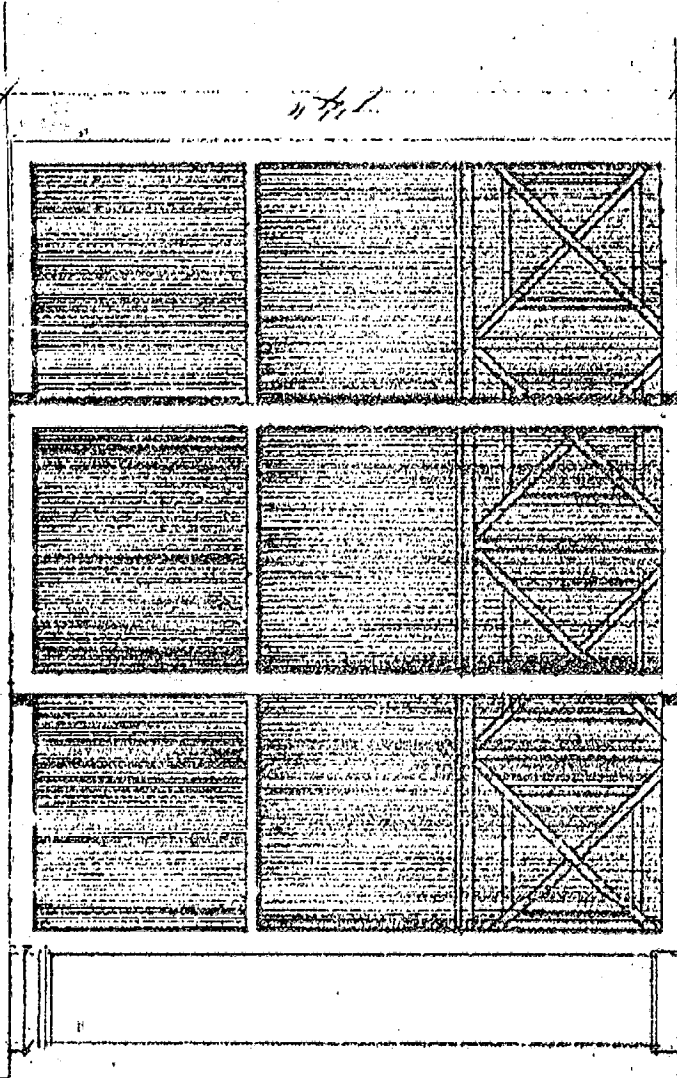
FIX WINDOW PANEL

SIDE ELEVATION OF LAUNAI

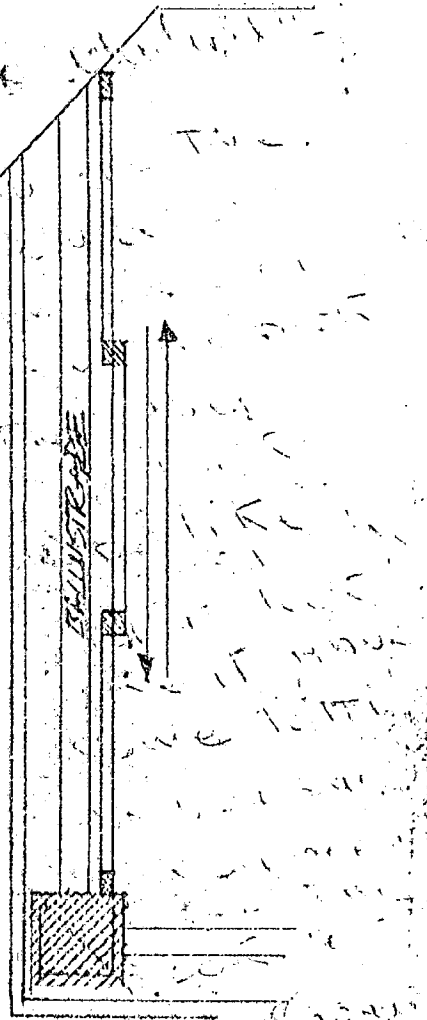
SCALE: 3/16"

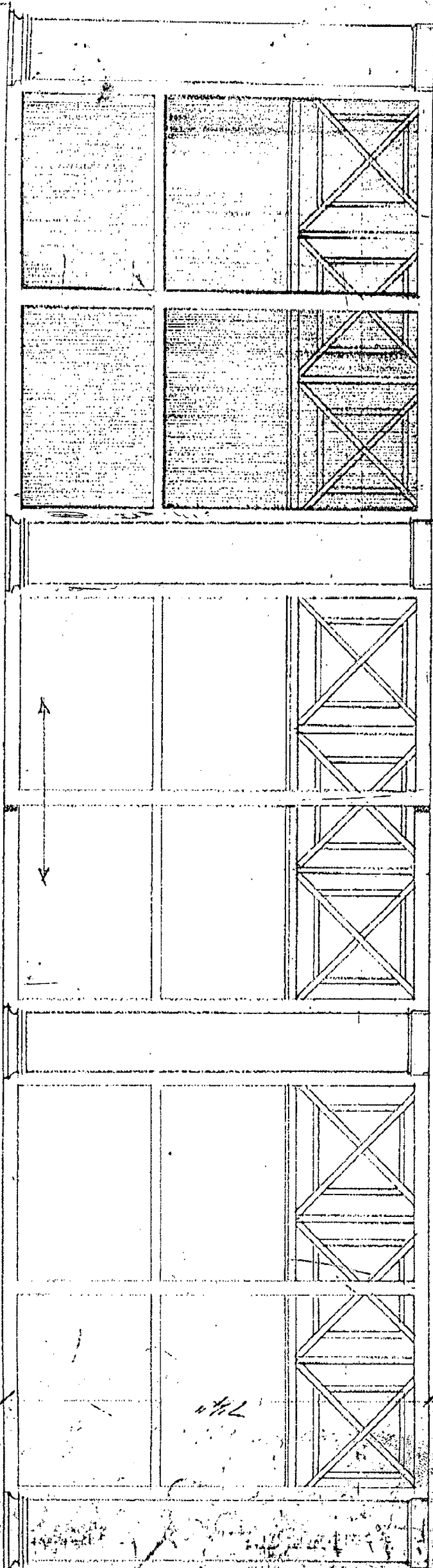


BALUSTRADE



114"
 92 1/4"
 FIX WINDOW SLIDING WINDOW FIX WINDOW
 PANEL PANEL PANEL
 SIDE ELEVATION OF WINDOW FRAME 8 1/2"

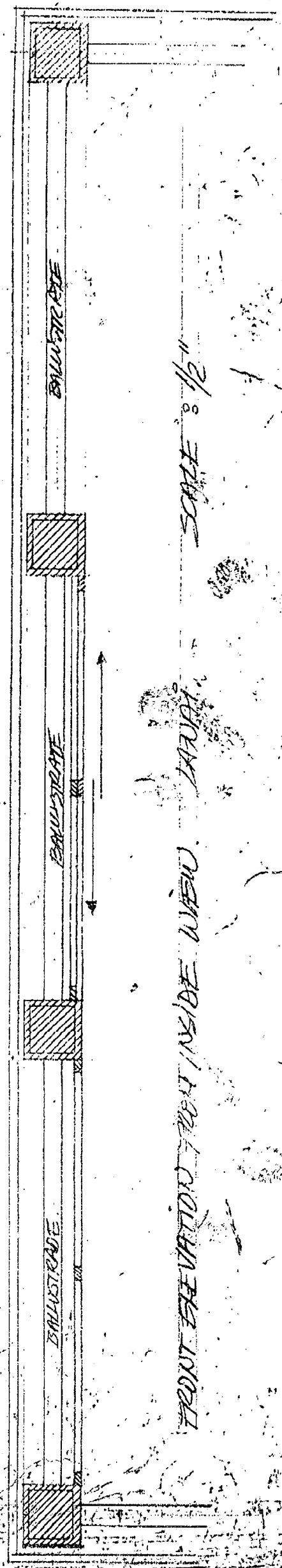




FIX WINDOW PANEL
FLOOR TO CEILING

SLIDING DOOR PANEL
FLOOR TO CEILING

FIX WINDOW PANEL
FLOOR TO CEILING



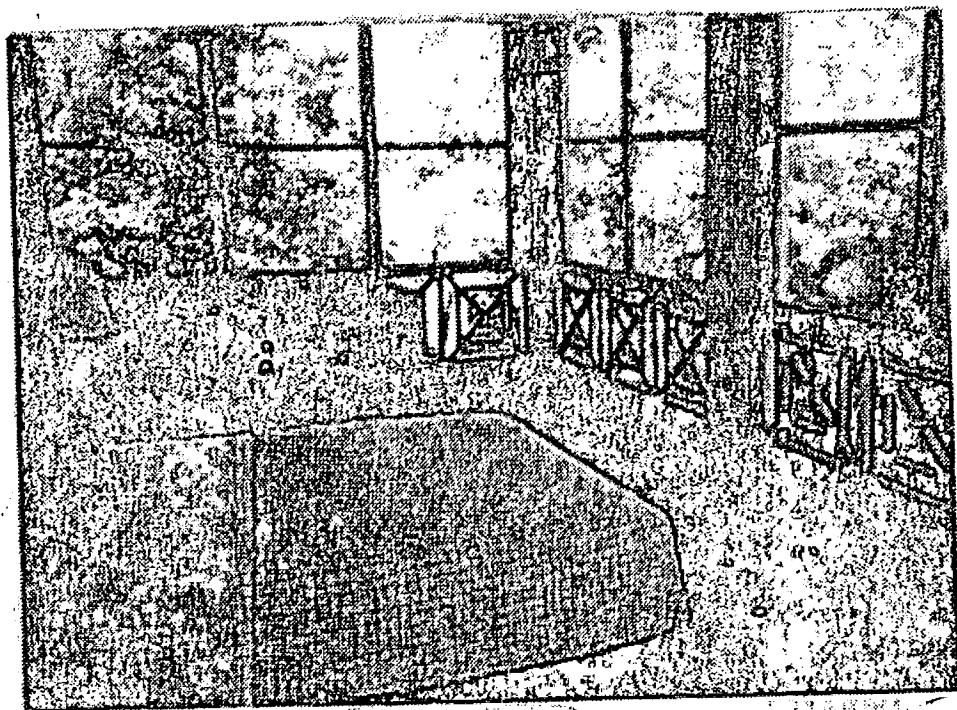
ILLUSTRATE

ILLUSTRATE

ILLUSTRATE

SCALE: 3/8"

FRONT ELEVATION FROM INSIDE VIEW. AREA



FREE CLASSIC
HIPPED ROOF WITH LOWER CROSS GABLES (cont.)

- 9. Union Springs, Alabama; late 19th century.
- 10. Dallas, Texas; ca. 1899. Wilson House.
- 11. Santa Clara, California; late 19th century.
- 12. New Haven, Connecticut; late 19th century.
- 13. Kirksville, Missouri; late 19th century. Still House. Note the shingled gable wall curving into the gable window, a motif that is more common in the Shingle style. Although of masonry, this house lacks patterning in the brick-wall surfaces. This and the classical columns differentiate it from the patterned masonry subtype.
- 14. New London, Connecticut; late 19th century. Note the unusual flared eaves and the decorative frieze beneath the gable.
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- 16. Concord, North Carolina; late 19th century. Although asymmetrical, this house has a centered entry and a suggestion of classical balance; it is transitional to some early examples of the Colonial Revival style.



Ms Whitwell -
 This is the picture of
 the car porch
 from the book
 The other
 page look
 more like
 my car porch
 and it look
 like it have
 some lattices.
 As you suggest
 if you need
 to see the
 book let
 me know.
 Blodie

Queen Anne 279

SPINDLEWORK CROSS-GABLED ROOF

1. Biloxi, Mississippi; ca. 1900. Even this small example has an ornamented and textured gable and cutaway bay window to avoid smooth wall surfaces. Compare this with page 312, Figure 1, a Folk Victorian example of similar shape.

2. Hartford, Connecticut; late 19th century.

3. New Haven, Connecticut; late 19th century.

4. Hillsboro, Texas; late 19th century. Note the wide gable overhang. The gable detailing and square tower are transitional to the closely related Stick style.

5. Orange, New Jersey; ca. 1880, Dodd House. Note the roof cresting, patterned chimney, and heavy turned porch supports. This early east coast example resembles many houses of the half-timbered Queen Anne subtype, but lacks half-timbered detailing.



STEVEN J. KARR, AIA INC.
11429 GRANDVIEW AVENUE
WHEATON, MARYLAND 20902
301/933-9748 FAX: 933-1129

SEPTEMBER 22, 1993
PROJECT NO. 135301

HPC CASE NUMBER: 22/34-92A HAWP/ALTERATION

APPLICANT: ELODIE SAMANOS, OWNER
EUBANKS FARM
6825 NEEDWOOD ROAD, DERWOOD

SCOPE OF WORK: ADD CARPORT AND
ENCLOSE UPPER LEVEL OF EXISTING 2 STORY PORCH

A. DESCRIPTION OF THE CASE:

Applicant desired to construct a carport addition at the rear of the existing resource abutting a portion of the resource that was added to the "original" body of the resource. This existing "addition", as described in the Maryland Historical Trust State Historic Sites Inventory Form, dated 1976, is "a single story shed roof addition..."

Faced with few alternatives for the location of a carport and given the location of numerous large trees on the property, the Applicant felt that the location as proposed (and as currently constructed) least impacted the historical quality of the resource as it appears that this existing "addition" has little or no historical value.

In addition, the Applicant desired to enclose the second level of the existing two (2) story side porch for the purpose of expanding the small second floor bedroom which now serves as the master bedroom. The enclosure as constructed consists of aluminum sliding patio doors placed over an approximate 18 inch high kneewall between the existing porch columns. Between the columns and the jambs of the sliding patio doors, an opaque infill panel was constructed to compensate for the dimensional difference between the aluminum sliding patio doors and column spacing. Except for the left and right side enclosures, the aluminum sliding doors are centered within the column bay.

Without knowledge of County regulations nor knowledge of the Master Plan status of her residence, the Applicant proceeded to construct the above described carport addition and porch alteration. A stop work order was issued; the Applicant subsequently ceased construction and proceeded to make application for a building permit and a Historic Area Work Permit (HAWP) having submitted same on January 10, 1992.

Upon review of the HAWP at its October 14, 1992 public meeting, the Historic Preservation Commission (HPC) denied the Applicant's application based on its finding that the proposed alterations are "inappropriate and inconsistent with, and detrimental to the preservation and enhancement of Eubanks Farm, and ... inconsistent with the purposes of Chapter 24A of the Montgomery County Code."

On November 16, 1992, the Applicant filed an appeal challenging the denial of her HAWP application.

On September 1, 1993, the Applicant engaged me, Steven J. Karr, AIA to assist her in making this appeal as well as to recommend and prepare alternative designs for the carport addition and porch enclosure.

After several telephone discussions with HPC staff, Nancy Weatherall and Gwen Marcus, to become familiar with the basis of the HPC's denial, I met with Ms. Weatherall and Ms. Marcus to present several alternatives and requested that the HPC consider the proposed alternatives on behalf of the Applicant. Although staff was sensitive to the intent, staff responded that the HPC would not consider any alternatives at this point and that the HPC desires to proceed with the appeal hearing.

B. SUPPORTING DOCUMENTS:

As a professional Architect with experience in historic preservation, rehabilitation as well as new construction in historic districts and having served five (5) years on the HPC (see Exhibit 1, Biography and Qualifications) I, in my professional opinion believe that viable alternatives exist which will demonstrate that the proposed carport addition and porch enclosure are indeed appropriate and consistent with, and without detriment to the preservation and enhancement of Eubanks Farm as well as consistent with the purposes of Chapter 24A of the Montgomery County Code.

B.1 CARPORT ADDITION:

Whereas this resource has been "labeled" as representative of the "Queen Ann" style, the County Master Plan for Historic Preservation (page 69 - Exhibit #2), characterizes this style by "irregular house form with additive elements and complicated intersections of forms" and "variety and contrast of forms, textures, materials, and colors." Furthermore the Master Plan establishes this style as an "eclectic style" as it "takes on a asymmetrical form with an irregular roof line."

Exhibit #3, pages 80 and 81 of MNCPPC's 1979 Design Guidelines Handbook for Historic Preservation, confirm these characteristics. Exhibit #4, source unknown, also depicts the Queen Anne style house.

In keeping with the characteristics of of this style, the alternative Carport Schemes A and B, Exhibits #5 and #6, respectively are presented. Scheme A delineates enclosing the carport with lattice infill panels on the sides and overhead garage doors at the carport entrance. The roof of the carport was intended to serve as a patio accessed from the kitchen located in the existing "addition" and as such a railing designed to reiterate the characteristic railings of the resource are proposed. Exhibit #7, delineates the footprint of the resource inclusive of the carport addition in keeping with the irregular form of this resource.

Carport Scheme B delineates the carport addition with a second level addition which expands the existing kitchen. This scheme also delineates alteration of the existing "addition" roof to transition between the main body of the resource and the carport.

Whereas it is the Applicant's desire to complete the carport enclosure with minimal expense, the Applicant prefers approval of Carport Scheme A and may desire to submit a HAWP for Scheme B at a future date.

Whereas the Board will only accept Carport Scheme B, the Applicant requests that a favorable period of time be established to allow the Applicant to save the necessary funds for such an extensive addition and that the carport as it now has been constructed be allowed to remain with the addition of temporary guardrails so as not to preclude nor deny her the reasonable use of the carport deck as a "patio".

I remain my professional opinion that both the preferred Carport Scheme A and Alternative Carport Scheme B are consistent with the Secretary of the Interior's Standards for Rehabilitation wherein it is recommended that "Designing new exterior additions to historic buildings which is compatible with the historic character of the site ..." Citing from this Standard, the carport addition "minimizes the disturbance of the terrain " and is compatible with the scale, design, materials and texture of the resource.

B.2 PORCH ENCLOSURE:

With regard to the manner in which the second level of the porch has been enclosed, the Applicant is proposes to effect alterations to the work already constructed as submitted in Exhibit #8, Porch Scheme A, pages 1 through 4.

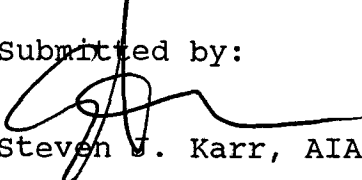
Alternatively, Exhibit #9, Porch Scheme B, pages 1 through 3, is presented although effecting this scheme will result in extensive expenditures of monies for which, should the Board approve, the Applicant would request a reasonable time wihtin which to make the proposed modifications.

It is my professional opinion that both schemes are compatible with the scale, design, materials and texture of the resource and, in accordance with the above referenced Standards, do not "obscure, damage or destroy character-defining features."

C. CLOSING:

In closing, Exhibits #10 - Photographs, and #11 - Existing Porch Elevations are submitted for your reference.

Submitted by:


Steven J. Karr, AIA



steven j. karr, aia inc.

architecture • land planning • design/build

EXHIBIT #1

**Steven J. Karr, AIA
President**

Steven J. Karr, AIA, Principal Architect of the firm, directs the firm's delivery of professional and technical services. His thorough understanding of the development process combined with more than ten years of experience with a broad range of building types, construction technologies, planning strategies and design methodologies is demonstrated by the firm's proven and successful record of completed projects.

Mr. Karr has participated in public/private partnerships with local municipal agencies for the revitalization of commercial properties in Montgomery County, the City of Alexandria and the District of Columbia. He has presented testimony before many of the metropolitan area governing councils, planning and architectural review boards and historic preservation commissions and has been qualified as an expert witness in the field of Architecture before the Montgomery County Hearing Examiner and the Prince George's County Hearing Examiner. Mr. Karr has also lectured on "Developing Child Care Centers; Design Issues" for the Institute for International Research and on "Developing & Revitalizing Small Shopping Centers; Design & Revitalizing Small Shopping Centers; Design Issues" for the Northwest Center for Professional Development.

Montgomery County Executive Sidney Kramer awarded Mr. Karr two Certificates of Appreciation in recognition of his voluntary contributions to the revitalization of the Wheaton Central Business District and for six years of service, both as Chairperson and Commissioner, on the Historic Preservation Commission of Montgomery County. In 1989, Mr. Karr received the Montgomery County Council of Chambers Business Appreciation Award for his firm's work in the Wheaton business community.

Currently, Mr. Karr serves as Director of the Potomac Valley Chapter of the American Institute of Architects. He has served as Co-Moderator of the Montgomery County Planning Board's Commercial Zones Advisory Task Force, as President of the Wheaton Kensington Chamber of Commerce and as Director of the Montgomery County Chamber of Commerce for the term 1990 - 1991.

Mr. Karr received his Bachelor of Architecture and Bachelor of Science in Housing Economics from Cornell University. He is a member of the American Institute of Architects and is certified by the National Council of Architectural Registration Boards.



steven j. karr, aia inc.

architecture ◦ land planning ◦ design/build

CORPORATE QUALIFICATIONS

CORPORATE CERTIFICATION:

Maryland Architectural Registration Board Certificate of Corporate Authorization #8720

Licensure:

Steven J. Karr, AIA is a licensed architect in the following jurisdictions:

State of Maryland
District of Columbia
Commonwealth of Virginia
State of Delaware
State of New York

In addition, Mr. Karr has met the requirements for Council Certification by the National Council of Architectural Registration Boards (NCARB) and is therefore recommended to all Registration Authorities for registration or license as an Architect.

CORPORATE AFFILIATIONS:

American Institute of Architects
Montgomery County Chamber of Commerce
Potomac Valley Chapter, AIA

AWARDS & HONORS:

- 1989 Council of Chambers Business Appreciation Award
- 1989 Cornerstone Award for Best Rehabilitation/Renovations:
The Moran Building - 501 G Street NW, Washington, DC
- 1984 Finest For Family Living
Seminary Walk Condominiums - Alexandria, Virginia
- 1984 Long & Foster Condominium Community of the Year:
Seminary Walk Condominiums - Alexandria, Virginia



The Government of
Montgomery County Maryland

Awards this Certificate to
Steven Karr, AIA
in Recognition and Appreciation

of your dedicated service, both as
Chairperson and Commissioner, during your six years
on the Historic Preservation Commission
of Montgomery County.



Sidney Kramer
COUNTY EXECUTIVE

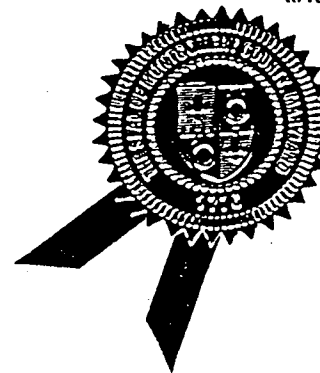
December 28, 1989
DATE



The Government of
Montgomery County Maryland

Awards this Certificate to
Steven J. Karr
in Recognition and Appreciation

of your dedicated voluntary services
to revitalize downtown Wheaton.



Sidney Kramer
COUNTY EXECUTIVE

November 5, 1989
DATE

QUEEN ANNE ARCHITECTURAL CHARACTERISTICS (1875-1890's)

Examples of this eclectic style, used mostly for residential buildings, became more common after the 1876 centennial. The basic form of the preceding stylistic models is obscured. It takes on an asymmetrical form with an irregular roof line. Elements and details are highly ornate, such as bracketed cornices and decorative window openings and window lights.

- Brick foundation
- Irregular house form with additive elements such as turrets, corner bays, gables, and complicated intersections of forms
- Frame construction with more than one material used and more than one wood pattern (e.g., board, fish-scale shingle, and diamond shingle)
- Towers, turrets, tall chimneys, porches, bays, and encircling verandas, balconies
- Variety and contrast of forms, textures, materials, and colors
- Roofs with decorative patterns

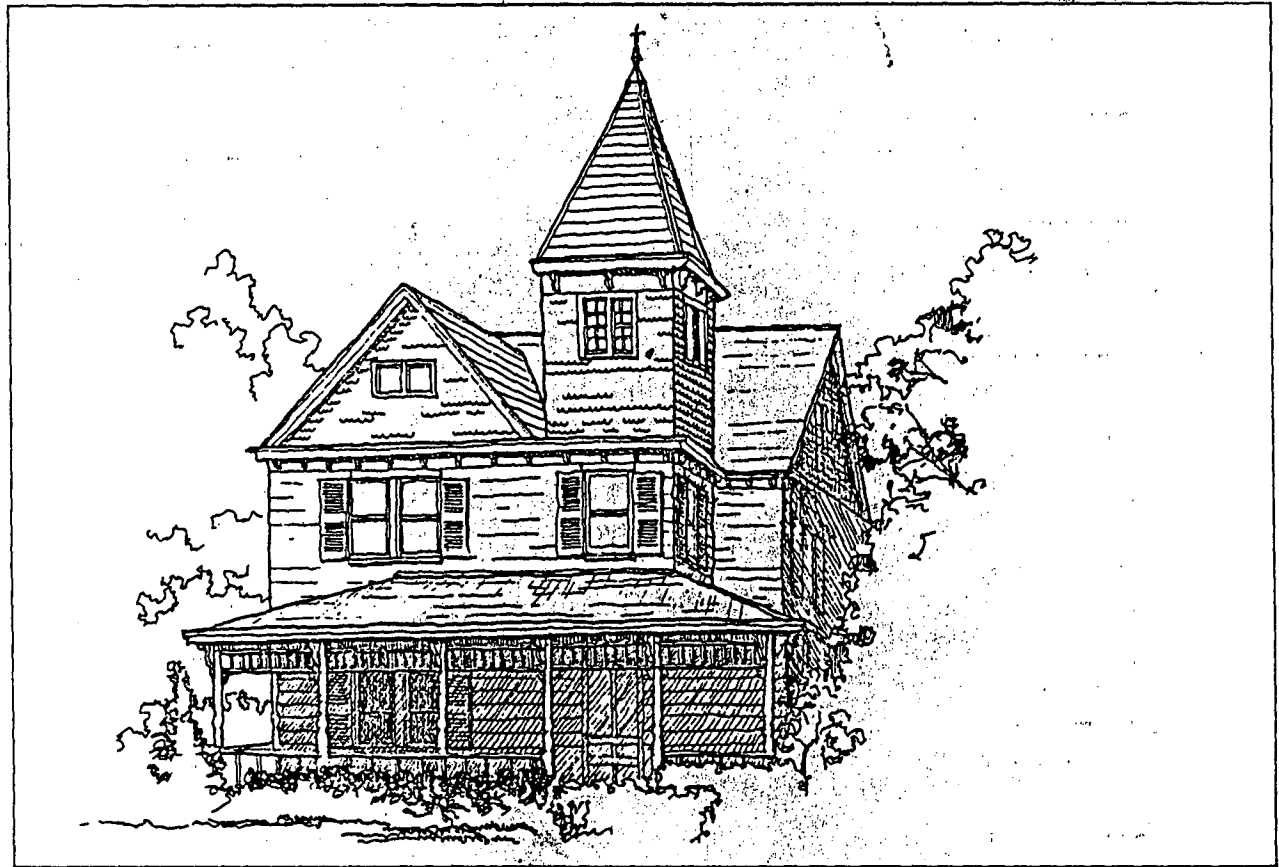


Figure 9. Queen Anne (Sante House - Rockville)

DESIGN GUIDELINES HANDBOOK

for Historic Preservation

Montgomery County

Maryland

Prepared by

KOMATSU/BROWN ARCHITECTS
Washington, DC

Published by

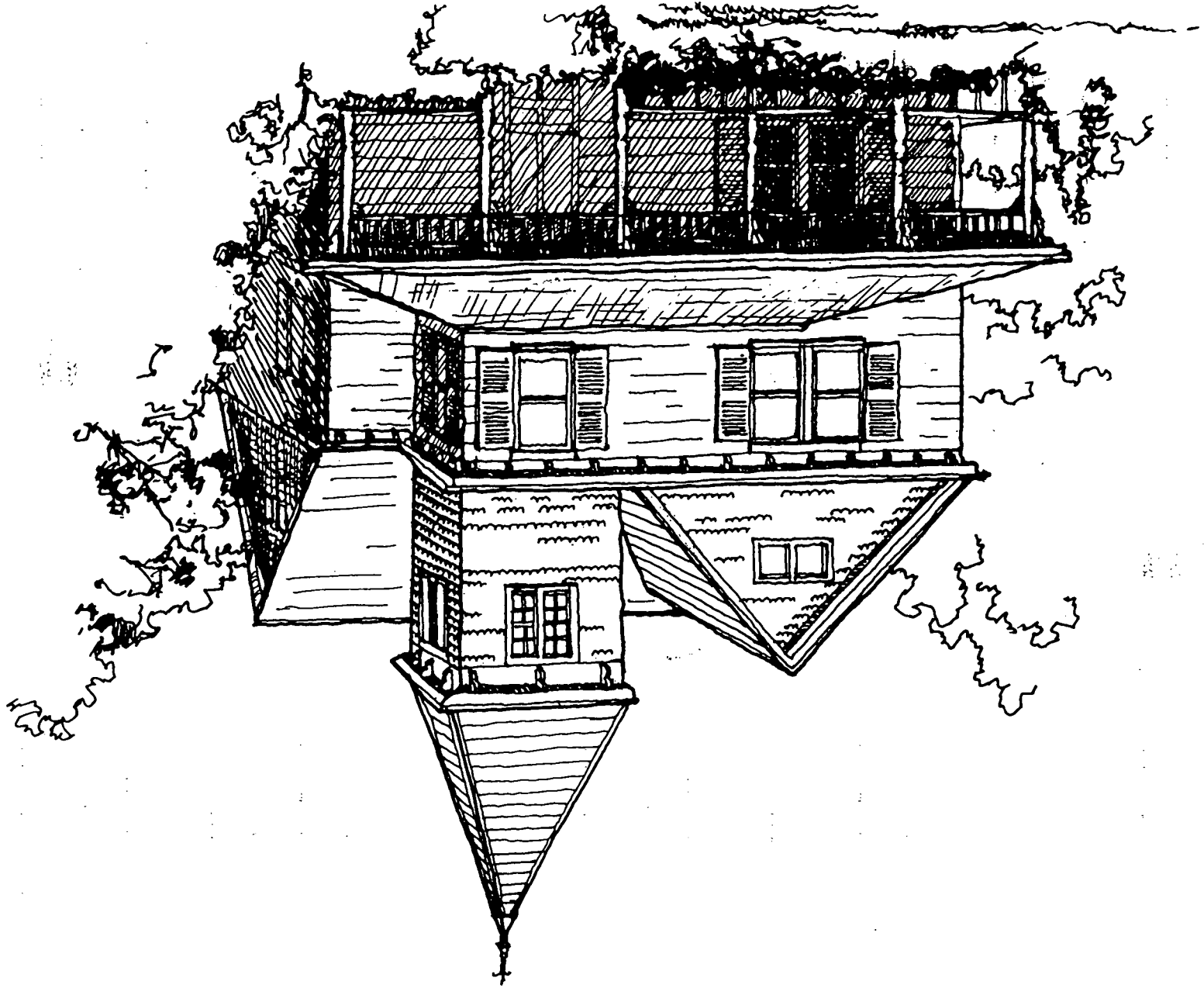
THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20870

EXHIBIT #3

Figure 54. Queen Anne (Sante House)



QUEEN ANNE (1875 - 1890's)

Examples of this eclectic style, used mostly for residential buildings, became more common after the 1876 centennial. The basic form of the preceding stylistic models is obscured. It takes on an asymmetrical form with an irregular roof line. Elements and details are highly ornate such as bracketed cornices and decorative window openings and window lights.

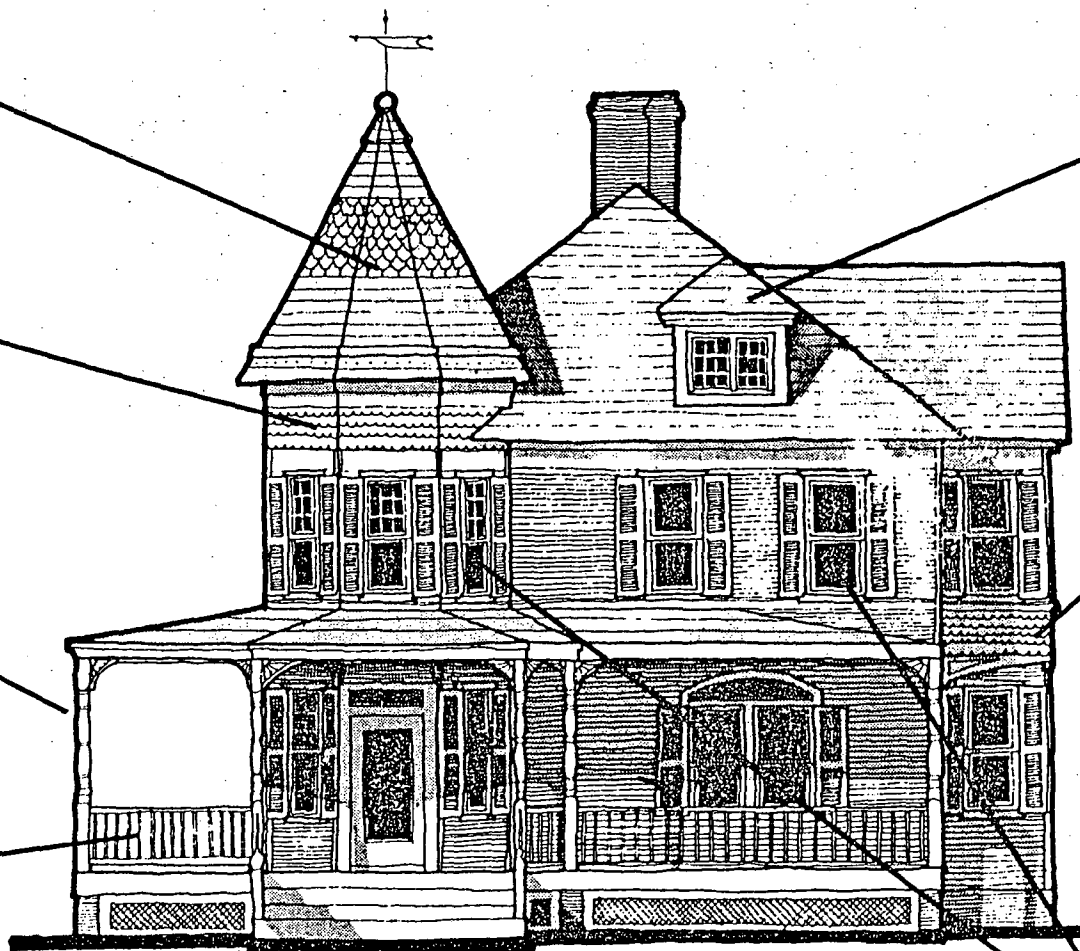
- Brick foundation
- Irregular house form with additive elements such as turrets, corner bays, gables, and complicated intersections of forms
- Frame construction with more than one wood siding pattern used (i.e., clapboard and shingles)
- Towers, turrets, tall chimneys, porches, bay, and encircling verandas, balconies
- Variety and contrast of forms, textures, materials, and colors.

Octagonal
Turret

Combination of
Shingle and
Clapboard
Siding

"Eastlake"
Column
(Resembles
a turned
furniture leg)

Spindle
Balustrade



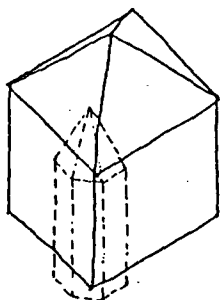
Hipped Dormer

"Rockville Bay"

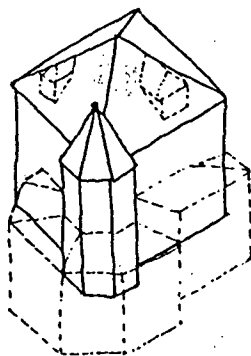
Six-over-one and
One-over-one
Windows

EXHIBIT #4

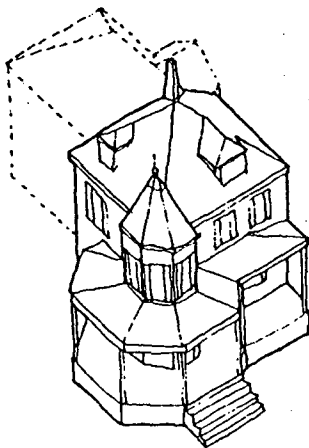
THE QUEEN ANNE STYLE HOUSE IS CHARACTERIZED BY:



A basic block (in this example, with a hipped roof)

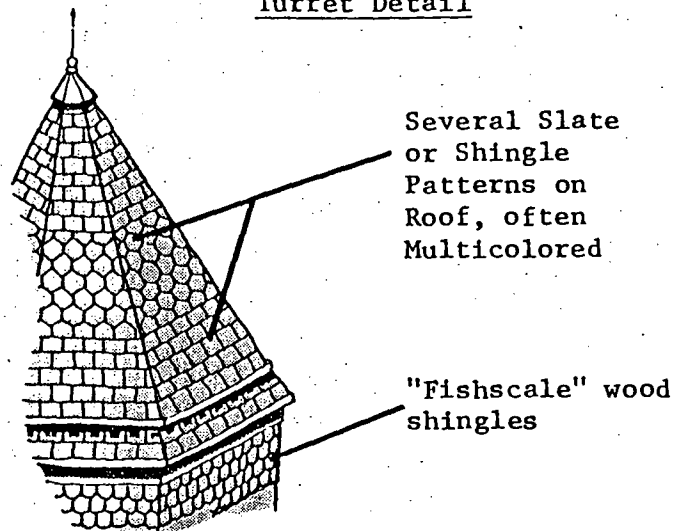


Addition of other volumetric elements such as turrets, projecting bays, broad porches, and dormers



An asymmetrically balanced composition and a rich variety of shapes, colors, and surface textures

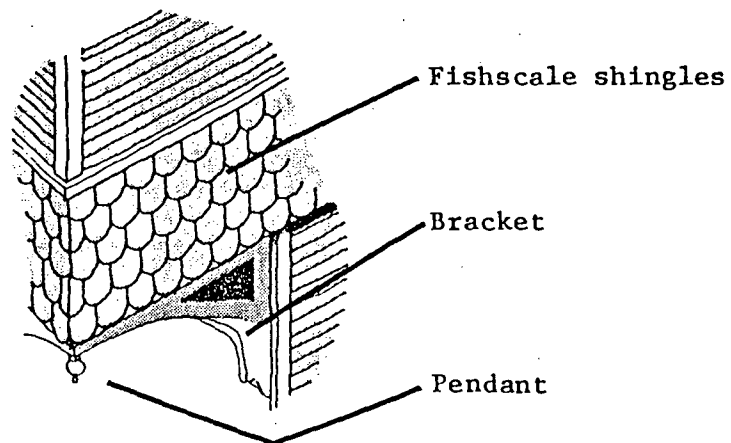
Turret Detail



Several Slate or Shingle Patterns on Roof, often Multicolored

"Fishscale" wood shingles

"Rockville Bay" Detail

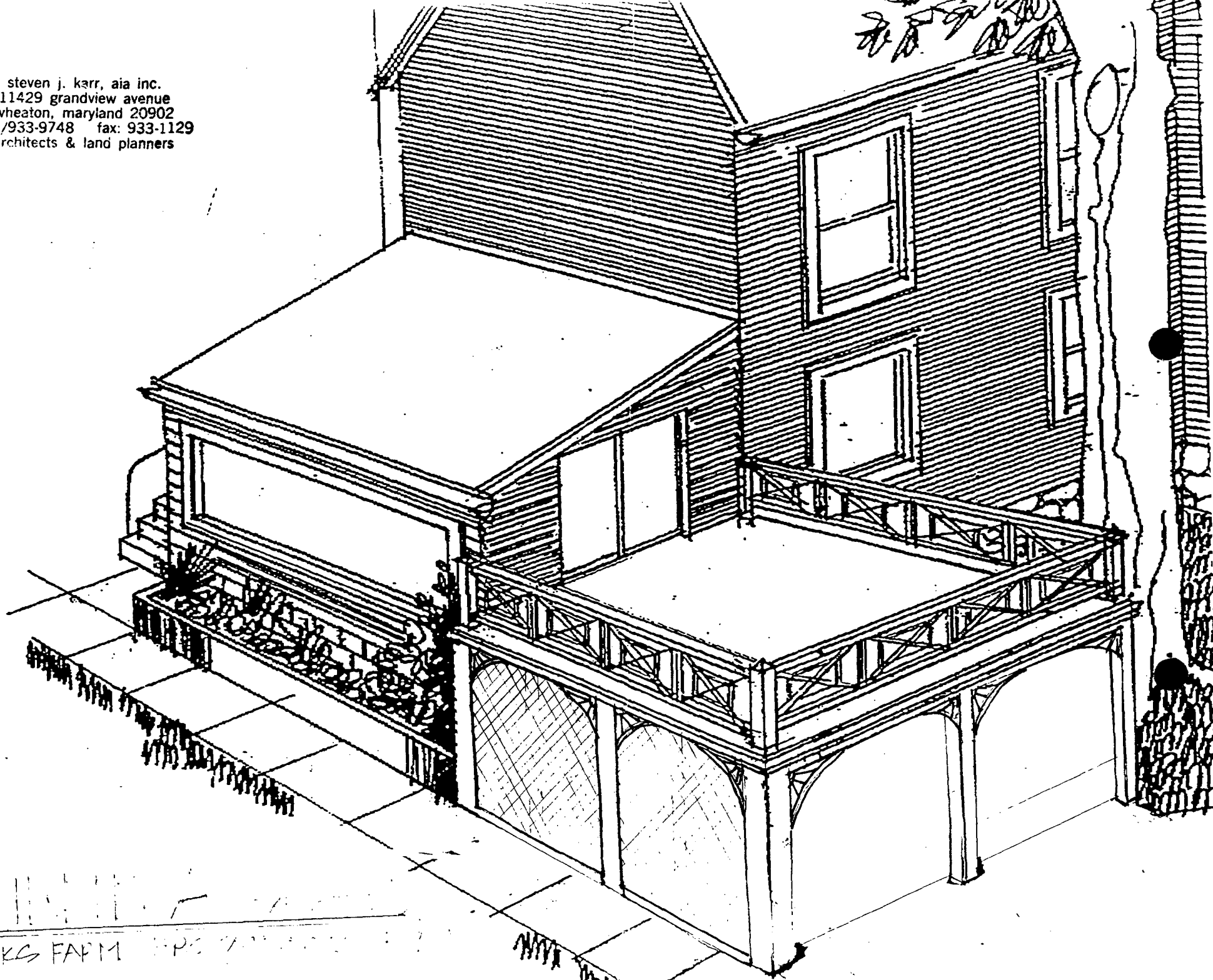


Fishscale shingles

Bracket

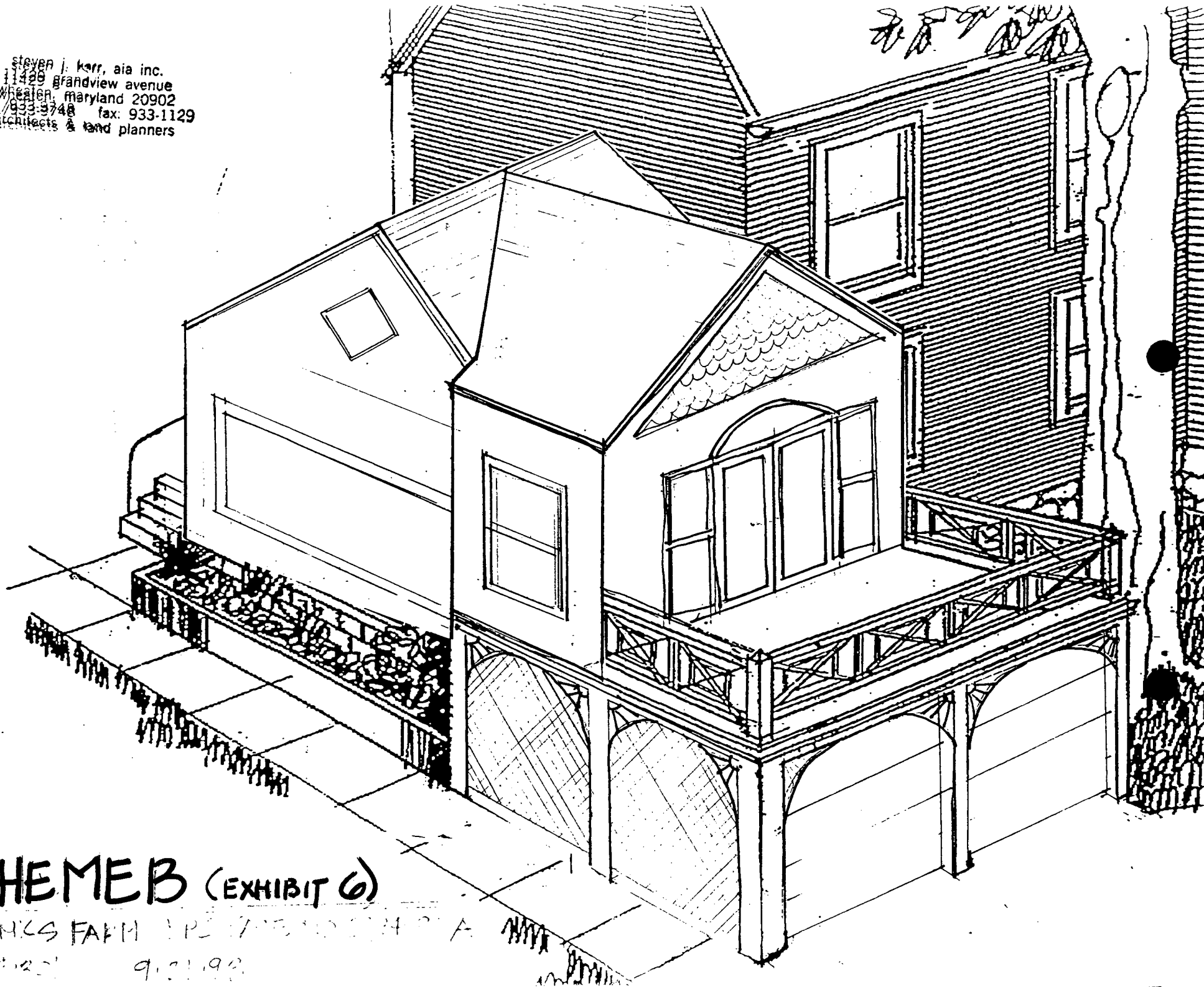
Pendant

steven j. karr, aia inc.
11429 grandview avenue
wheaton, maryland 20902
301/933-9748 fax: 933-1129
architects & land planners



ACTING ARCHITECT
FLIRANKS FARM
11/1/93

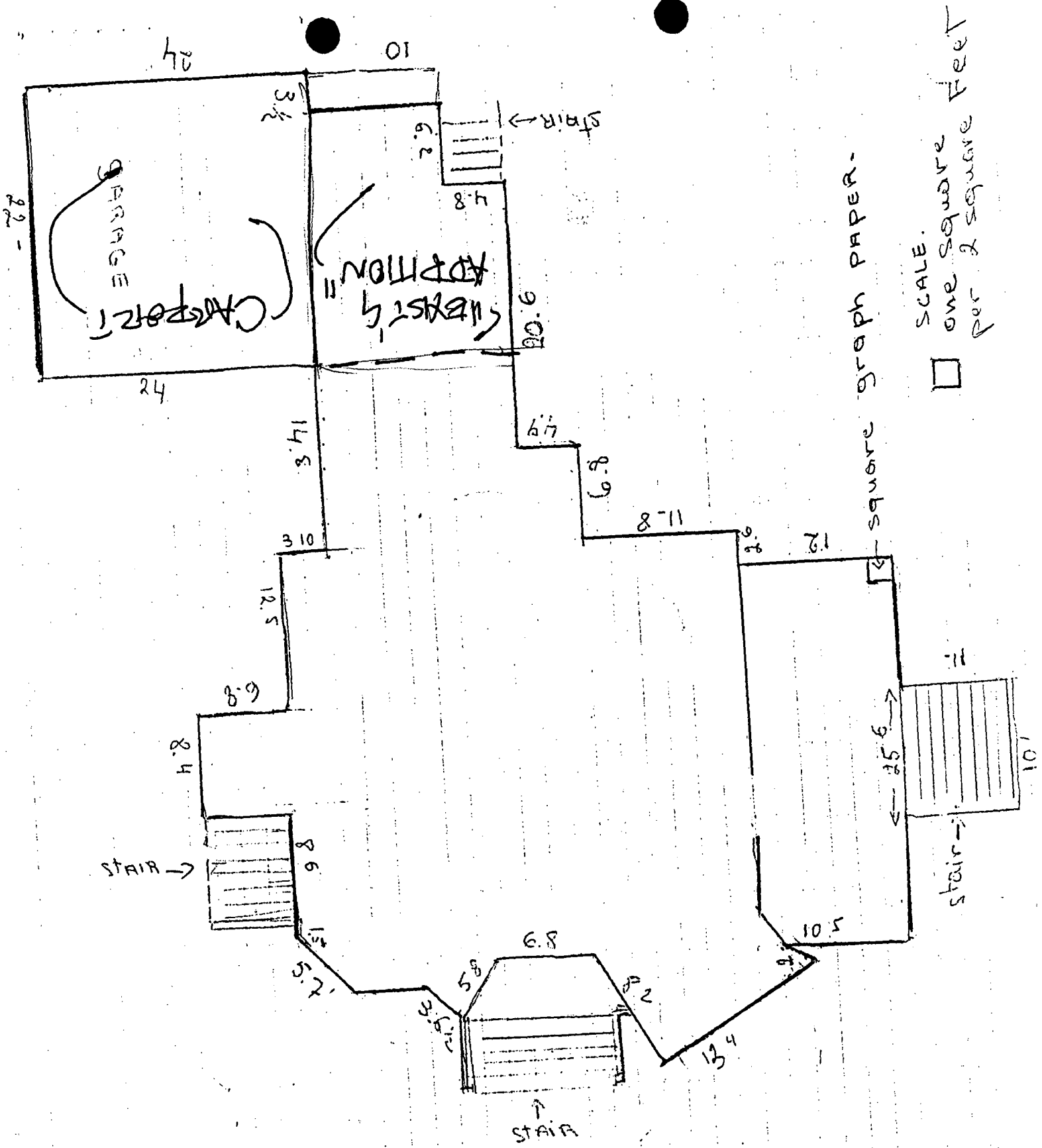
STEVEN J. KARR, AIA INC.
11429 BRANDVIEW AVENUE
WHEELER, MARYLAND 20902
301/933-9748 FAX: 933-1129
ARCHITECTS & LAND PLANNERS



SCHEME B (EXHIBIT 6)

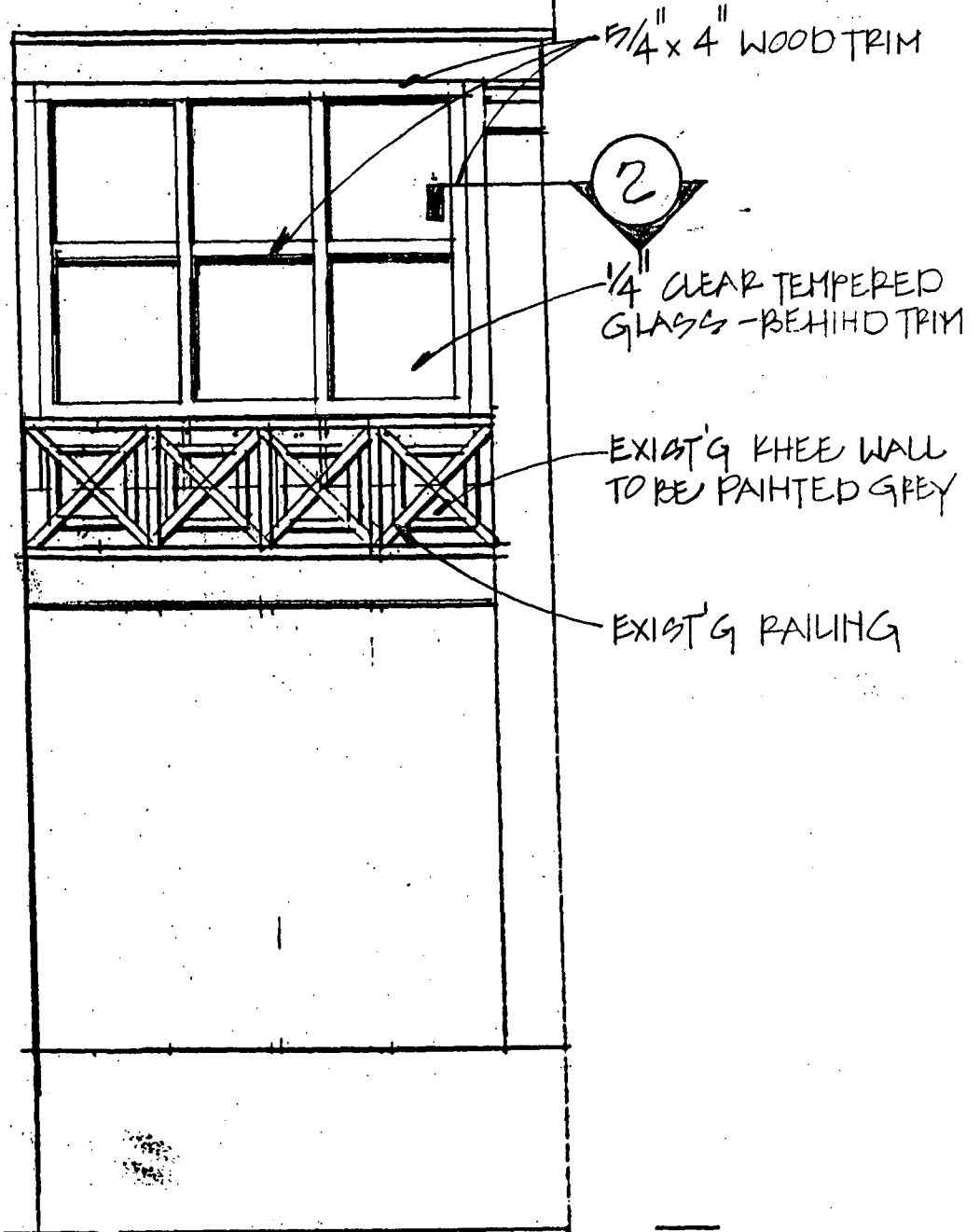
ELIPANKS FARM 1/25 WHEATON RD. A
PK. 13020 9.21.99

EXHIBIT # 7 FROM EBANKS TRAM



EXIST'G ROOF

NOTE:
EXIST'G SLIDING
DOORS & PARTITION
TO BE REMOVED
(SIDES ONLY)
INSTALL NEW
TRIPLE SLIDING
PATIO DOOR
(3 EQ. PANELS)

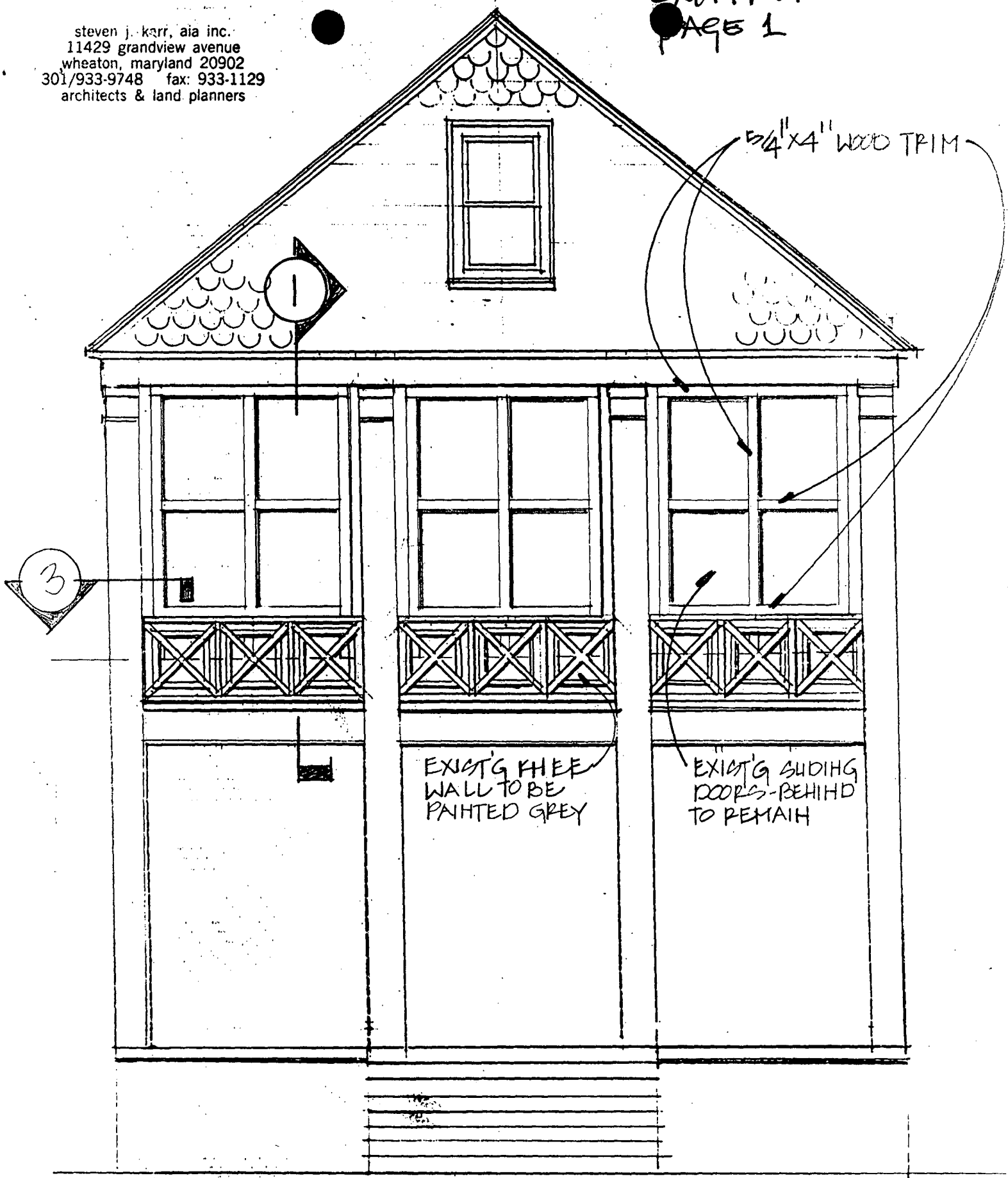


SCHEME A (SIDE VIEW)

1/4" = 1'-0"

steven j. karr, aia inc.
11429 grandview avenue
wheaton, maryland 20902
301/933-9748 fax: 933-1129
architects & land planners

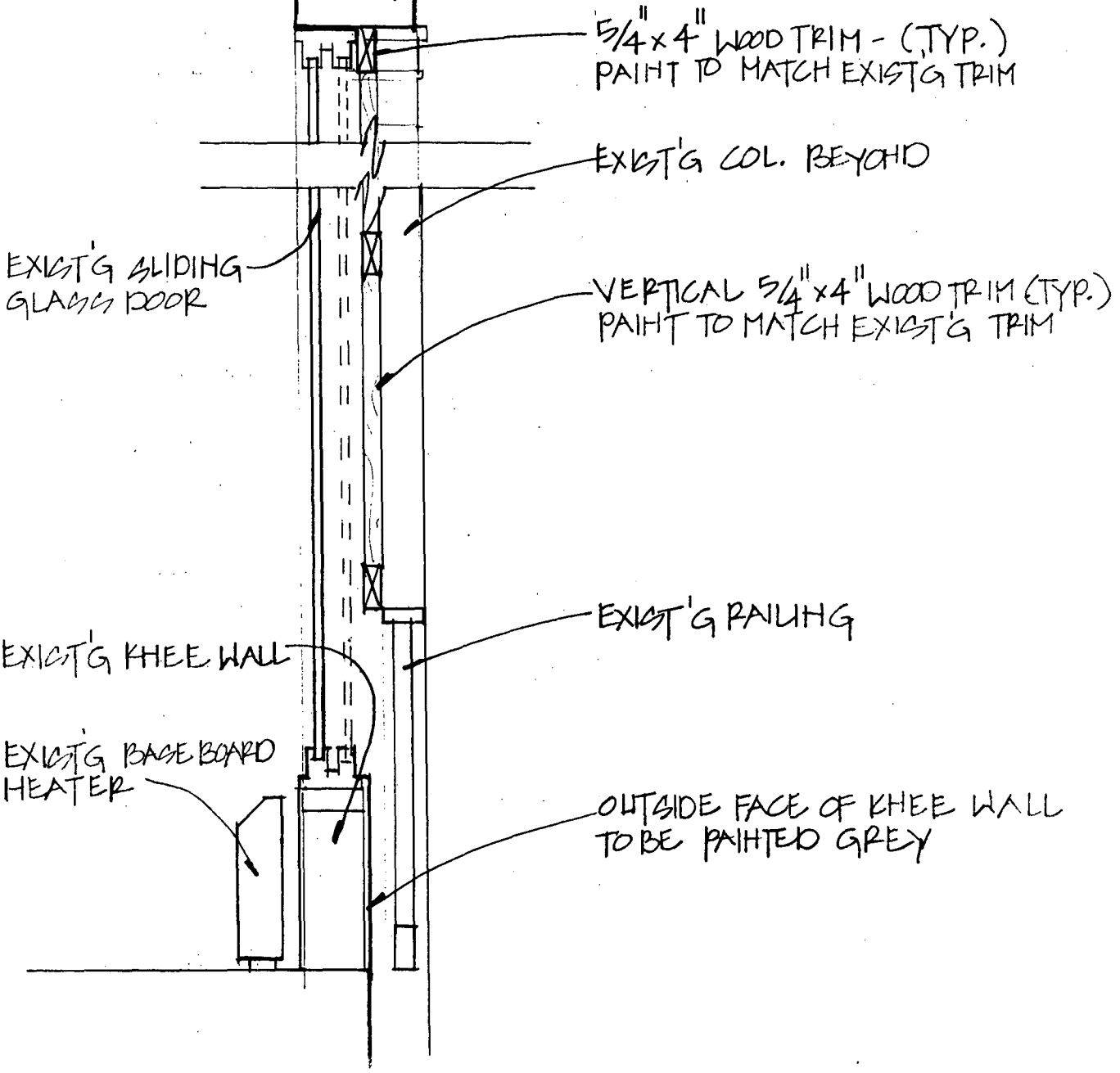
EXHIBIT # 2
PAGE 1



SCHEME A ("FRONT" VIEW)

1/4" = 1'-0"

9.21.93 ELBANKS FARM HPC CASE NO 22/34-92A PH 131-301



1. SECTION / DETAIL

PN: 1357301

SCHEME A

ELBANKS FARM
HPC CASE NO 22/34-92A

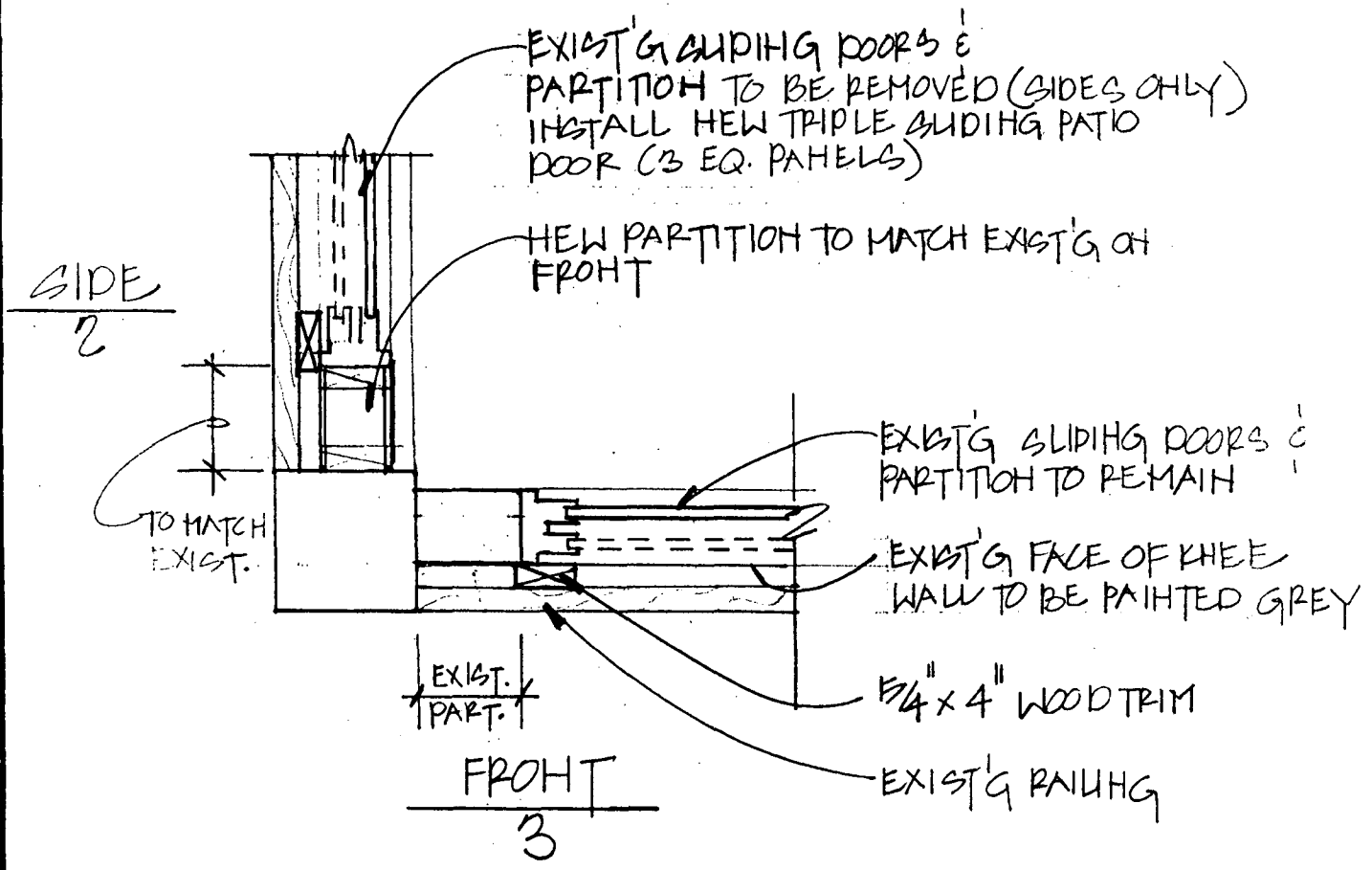
PROJECT ARCHITECT
steven j. karr, aia
DESIGNED BY
DRAWN BY



Steven j. karr, aia inc.

11429 grandview avenue wheaton maryland 20902
architecture land planning 301 933-9748 fax: 301 933-1129

9.21.93



SECTION / DETAIL

PN: 135301



9.21.93

SCHEME A

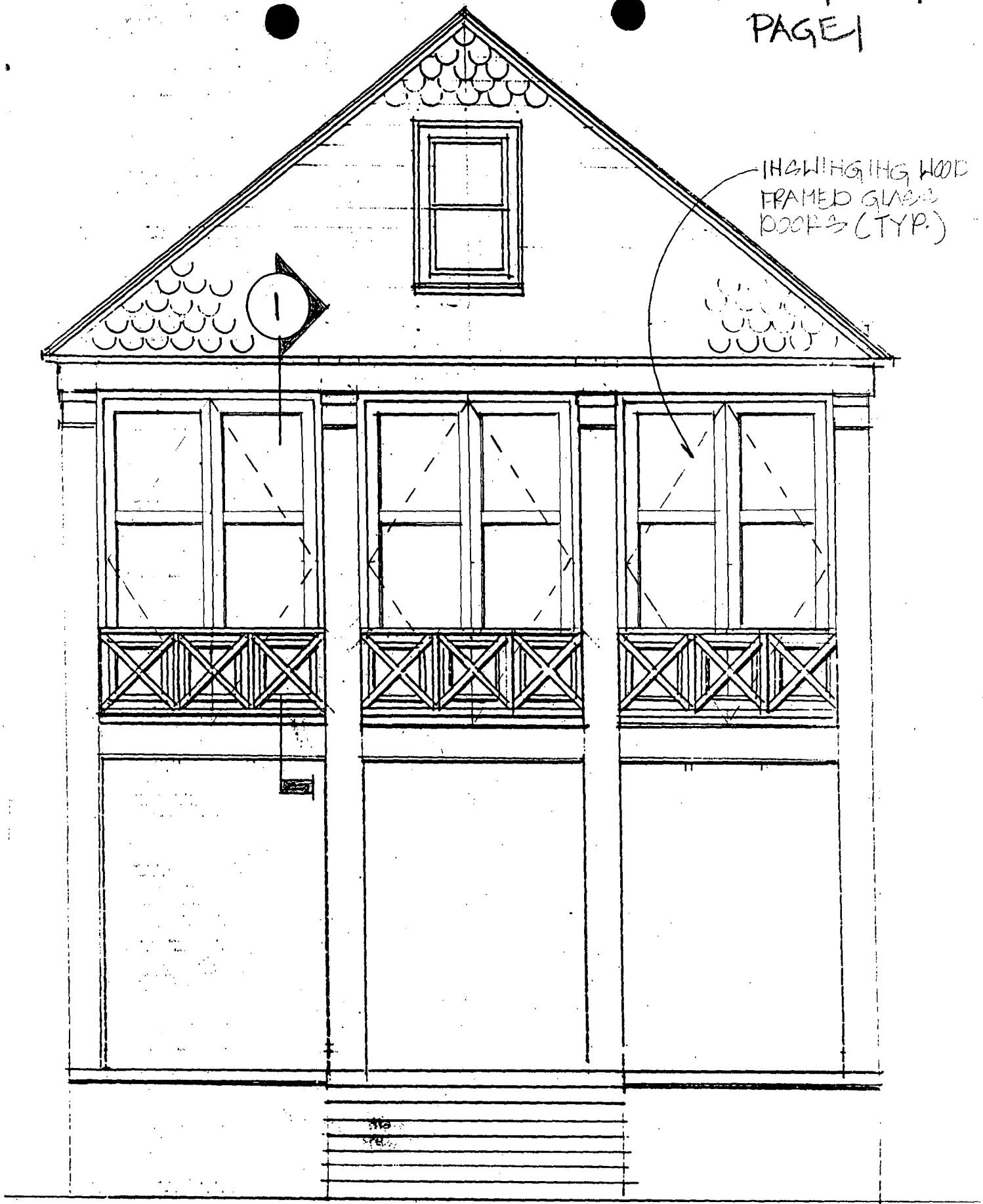
ELBANKS FARM
HPC CASE NO: 22/34-92A

PROJECT ARCHITECT	steven j. karr, aia
DESIGNED BY	
DRAWN BY	



steven j. karr, aia inc.

11429 grandview avenue wheaton maryland 20902
architecture land planning 301 933-9748 fax: 301 933-1129

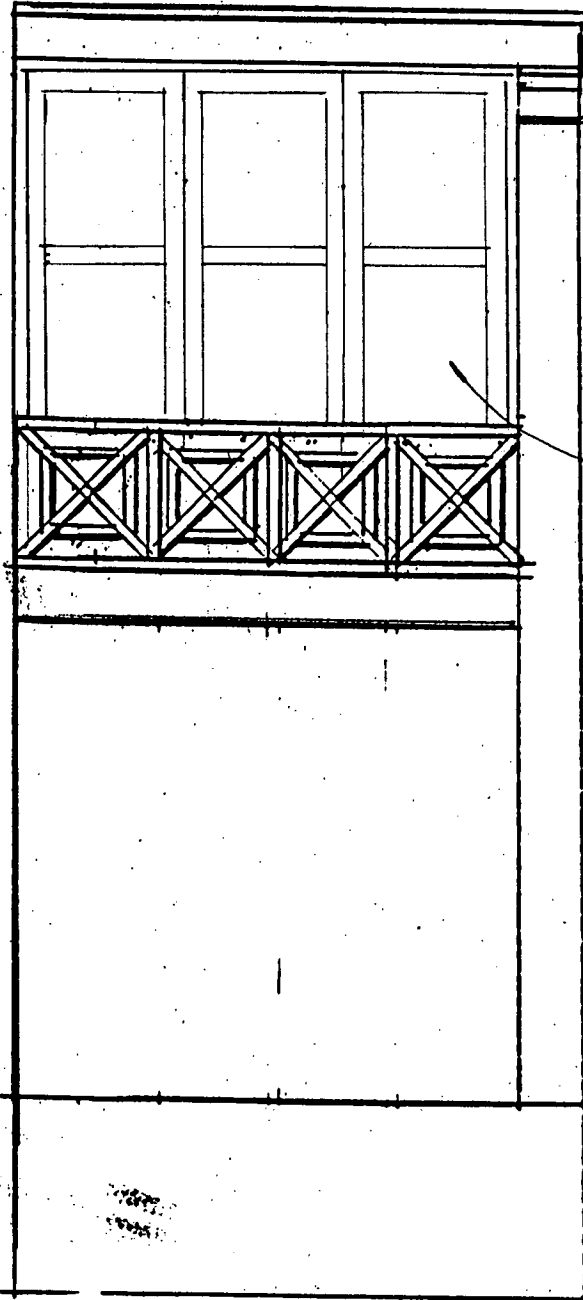


INGWINGING WOOD
FRAMED GLASS
DOORS (TYP.)

1

SCHEME B ("FRONT" VIEW)

1/4" = 1'-0"

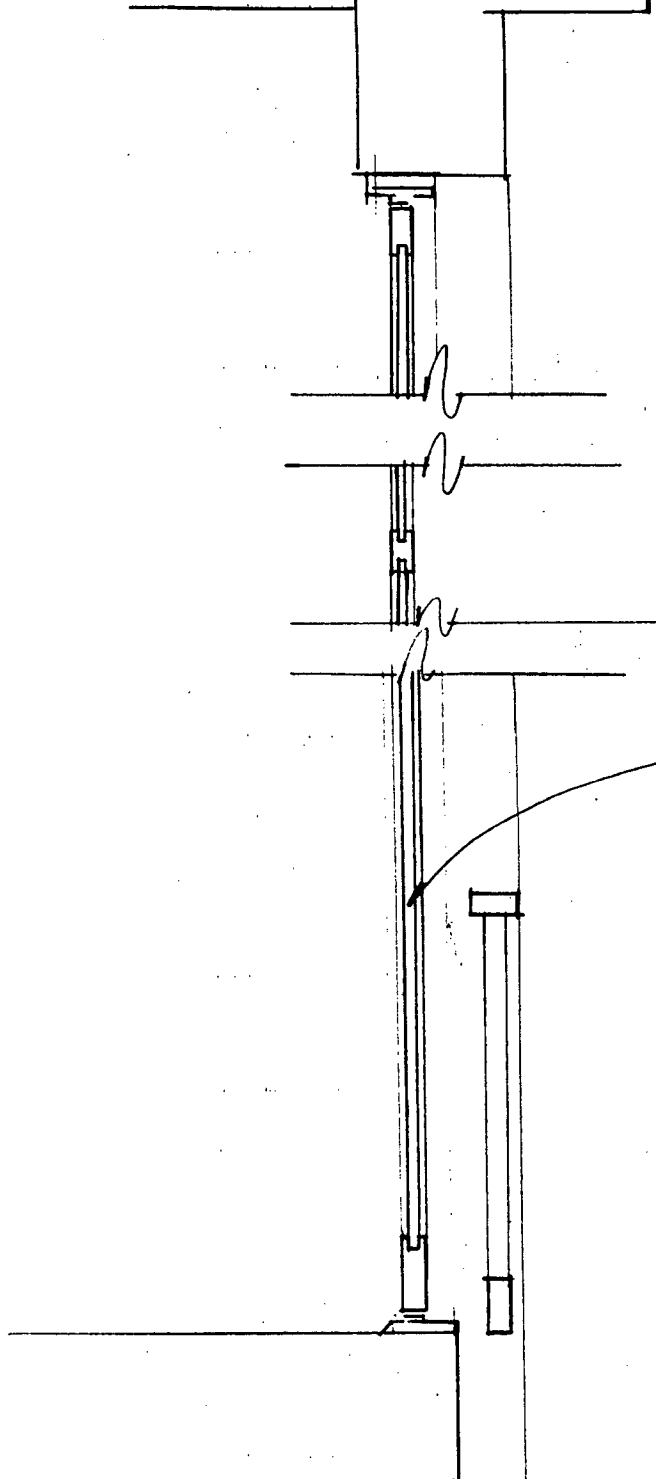


NOTE:
EXIST'G SLIDING DOORS &
PARTITIONS TO BE
REMOVED (ALL SIDES)

IN-SWINGING WOOD
FRAMED GLASS DOORS
(TYP.)

SCHEME B (SIDE VIEW)

1/4" = 1'-0"



IN-SWINGING WOOD FRAMED
GLASS DOORS (TYP.)

NOTE:

EXIST'G SLIDING DOORS / PARTITION /
RADIATOR TO BE REMOVED

1. SECTION/DETAIL

PN: 135301

SCHEME B

ELIBAHKS FARMS
HPC CASE NO 22/34-92A

PROJECT ARCHITECT

steven j. karr, aia.

DESIGNED BY

DRAWN BY

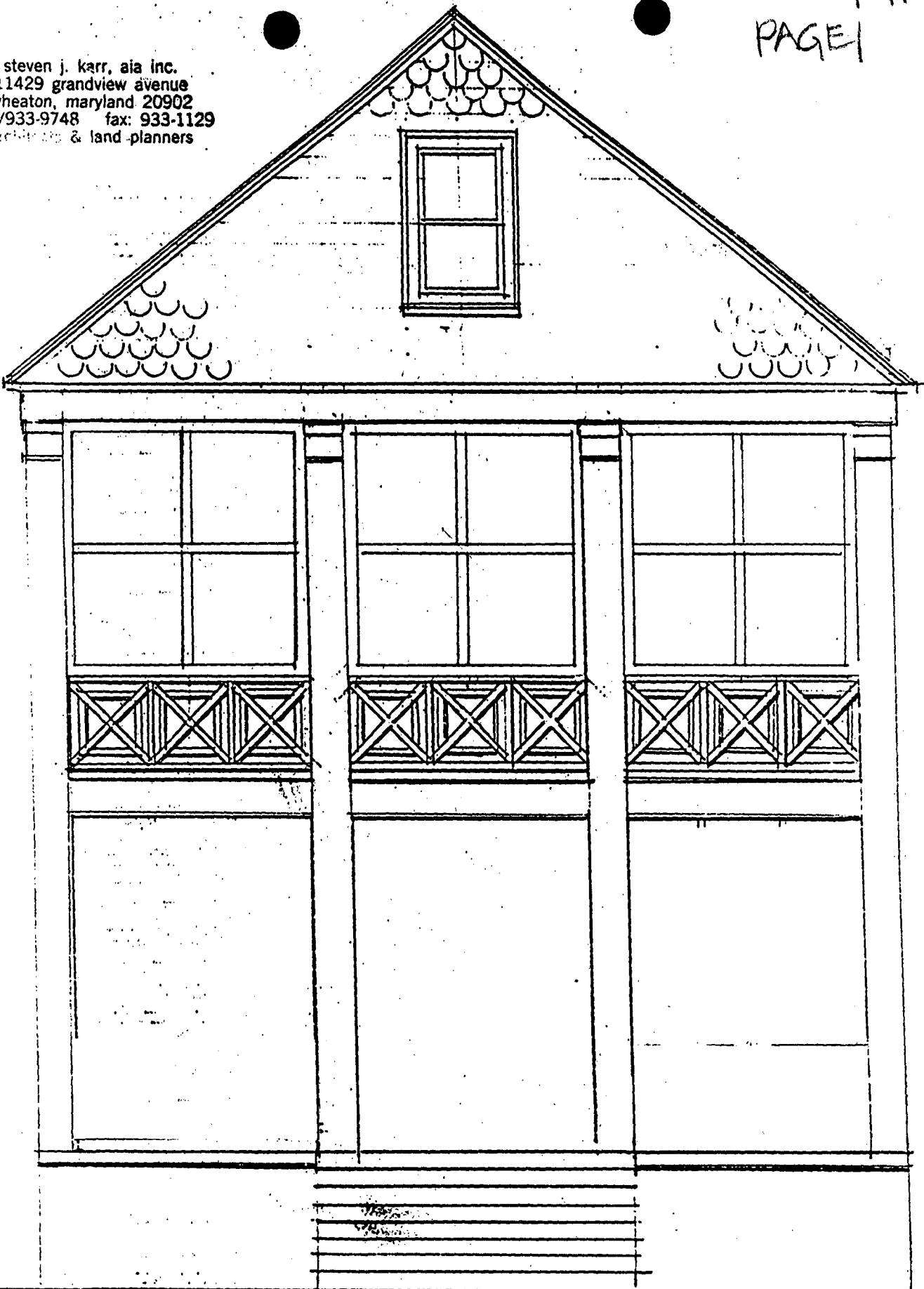


Steven j. karr, aia inc.

11429 grandview avenue wheaton maryland 20902
architecture land planning 301 933-9748 fax: 301 933-1129

9.21.93

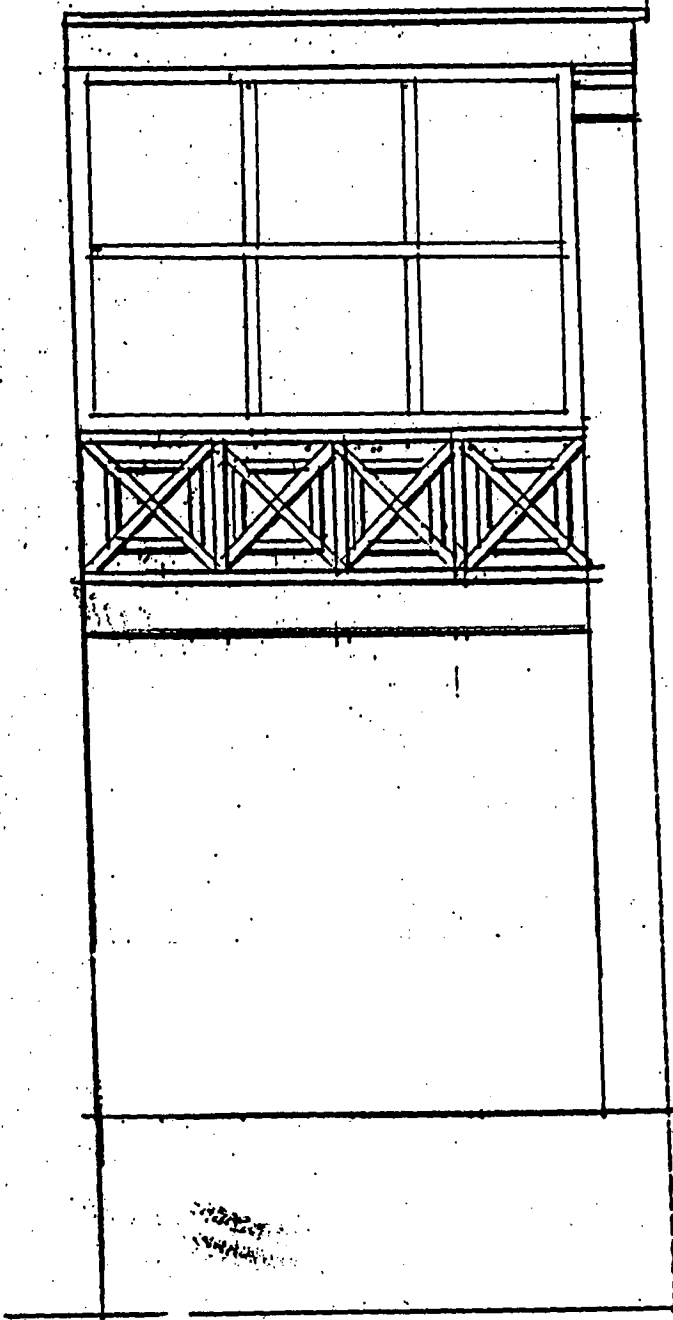
steven j. karr, aia inc.
11429 grandview avenue
wheaton, maryland 20902
301/933-9748 fax: 933-1129
architects & land planners



PREVIOUS EXISTG CONDITION (FRONT VIEW)

(REF. PHOTO SHEET NO. 5)

steven j. karr, aia inc.
11429 grandview avenue
wheaton, maryland 20902
301/933-9748 fax: 933-1129
architects & land planners



PREVIOUS EXIST'G CONDITION (SIDE VIEW)

(REF: PHOTO SHEET NO. 5)

PN 13530

Issues/questions for the Samanos case:

Gwen:

What is your educational and professional background?

History of the designation of this property

What were main reasons cited for designating the house?

History of the subdivision of this property

What special provisions were made because of the historic status of the house during the designation process?

How many times did Elodie Samanos meet with you during the subdivision process?

What information did you give Ms. Samanos about the historic designation of her property?

by
Nancy:

before 1978

What is your educational and professional background?

How did you become aware that work was taking place at this house? *11-27 Jay went*

What did you do when you became aware of the work?

What contact did you have with Elodie Samanos during the Historic Area Work Permit process (chronologically list meetings and discussions with her)?

exhibit 4 Feb exhibit 5 - Oct exhibit 6 - December

In preparing your staff report on the retroactive Historic Area Work Permit, what were your major conclusions?

Why are the alterations to the front porch significant and how do they affect the historicity of the house?

Why is the porch a particularly important feature?

Why is the construction of the carport incompatible with the historic character of the house?

Are attached carports characteristically found in historic areas?

How does this project measure up to the Secretary of the Interior's Standards and Guidelines?

added 1978
Jay Calloway:

What is your job with DEP?

How did you become aware of the work going on at this property?

*11-27 - met w/ E.S. -
1-2 - spoke w/ me -
1-3 - 1st mtg sets talk com*

*1-16 - Reinspected
6-16 - sette - Jay sees*

When did you first visit the site and what did you see?

What actions have you taken regarding the violation?

Martha Lanigan:

What is your background in historic preservation?

How long have you been on the HPC?

How many houses have you personally renovated?

In looking at the Samanos case, did you feel the alterations were consistent with the Historic Preservation Ordinance and the Secretary of the Interior's Standards?

What aspects did you feel were inconsistent?

Why did the alterations affect the architectural integrity and the historicity of the house?

Cross-Examination of Elodie Samanos:

When did you take title to this property?

When did you initiate the subdivision of the property?

Do you remember meeting with Gwen Marcus on two separate occasions?

Did you read the materials which you gave to you?

Were you aware of the easements placed on the property during the subdivision process to protect vistas to the historic house?

When did you begin the work on the house?

Why did you not obtain a County Building Permit for the work?

Why did you not obtain a Historic Area Work Permit?


Has the work changed the exterior appearance of the house?

M E M O R A N D U M

April 2, 1993

TO: Gwen Marcus
Historic Preservation Coordinator
Maryland-National Capital Park & Planning Commission

Nancy Witherell
Historic Preservation Planner
Maryland-National Capital Park & Planning Commission

FROM: James L. Parsons, Jr. 
Assistant County Attorney

RE: Appeal of Elodie Samanos
Case No. A-3725
Montgomery County Board of Appeals

Attached please find a copy of the Notice of Change of Date of Hearing in the above-referenced case, which reschedules the hearing for September 22, 1993, at 2:30 P.M. Any supplemental material that we wish to file with the Board of Appeals must be filed by September 2, 1993.

Please let me know if the new hearing date presents any problems for you. I will be contacting you later this summer to prepare for the new hearing. In the meantime, please feel free to call me if you have any questions about the case.

JLP:kh
0700:92.05418

NEW HEARING DATE

NEW HEARING DATE

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Telephone
Area Code 301
217-6600

Case No. A-3725

APPEAL OF ELODIE SAMANOS

NOTICE OF CHANGE OF DATE OF HEARING

Notice is hereby given that a public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, in the Second Floor Davidson Memorial Hearing Room, on the 22nd day of September, 1993, at 2:30 p.m., or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 2-112 of the Montgomery County Code.

The appellant charges administrative error on the part of the Historic Preservation Commission in its denial of an Historic Area Work Permit, dated October 28, 1992, contending that Sections 24 A-8(a) and 24 A-6 of the Montgomery County Code were misinterpreted. In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "charging document" (appeal) is attached to this notice.

The subject property is located at 6825 Needwood Road, Derwood, Maryland in an RE-2 Zone.

Notices forwarded this 1st day of April, 1993, to:

Elodie Samanos
County Attorney
Alan Wright, Senior Assistant County Attorney
James L. Parsons, Jr., Assistant County Attorney
Historic Preservation Commission
Director, Dept. of Environmental Protection
Members, Board of Appeals
Contiguous and confronting property owners

County Board of Appeals

By Irene H. Gurman
Irene H. Gurman
Clerk to the Board

COUNTY ATTORNEY
COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

APR 2 1993

APPEAL CHARGING ERROR
IN ADMINISTRATIVE RULING OR ACTION

PLEASE NOTE INSTRUCTIONS ON REVERSE SIDE.
ATTACH ADDITIONAL SHEETS IF REQUIRED FOR ANSWERS.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1984, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made: Historic Preservation Commission

Brief description of ruling or action from which this appeal is made (Attach duplicate copy of ruling or document indicating such action): Denial Permit of HWA P

Date of that ruling or action: 10-28-92

Brief description of what, in appellant's view, the ruling or action should have been: Approved my permit

Number of section, and subsection if any, of the Montgomery County Code 1984, as amended, or citation of other statutory provision, which appellant contends was misinterpreted: Section 24A-8(a) 24A-6

Error of fact, if any, involved in the ruling or action from which this appeal is made: _____

Error of law, if any, involved in the ruling or action from which this appeal is made: Failed Failed to send a guide line and apply criteria correctly

Question(s) of fact, if any, presented to the Board by this appeal: Mistake about to construct a kitchen later

Question(s) of law, if any, presented to the Board by this appeal: Why did they denied a permit if the criteria was fulfilled

Description of real property, if any, involved in this appeal: Lot _____, Block _____

Subdivision _____, Town 1, Street and Number _____

Zone Classification RE2

Appellant's present legal interest in above property, if any: Owner (including joint ownership) Lessee

Contract to lease or rent Contract to purchase Other (describe) _____

Description of taxicab or other personal property, if any, involved in this appeal: _____

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): prevent from enclosing my porch and get a attached garage

Further comments, if any: _____

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

SIGNATURE OF ATTORNEY

PHONE NUMBER

6825 NEEDWOOD
DERWOOD MD
20855

(OVER)

Elodie Samanos
SIGNATURE OF APPELLANT(S)

Elodie SAMANOS
ADDRESS OF APPELLANT(S)

301-963-7493
TELEPHONE

NEW HEARING DATE

NEW HEARING DATE

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Telephone
Area Code 301
217-6600

Case No. A-3725

APPEAL OF ELODIE SAMANOS

NOTICE OF CHANGE OF DATE OF HEARING

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The subject property is located at 6825 Needwood Road, Derwood, Maryland in an RE-2 Zone.

Notices forwarded this 1st day of April, 1993, to:

Elodie Samanos
County Attorney
Alan Wright, Senior Assistant County Attorney
James L. Parsons, Jr., Assistant County Attorney
Historic Preservation Commission
Director, Dept. of Environmental Protection
Members, Board of Appeals
Contiguous and confronting property owners

County Board of Appeals

By Irene H. Gurman
Irene H. Gurman
Clerk to the Board

COUNTY BOARD OF APPEALS
FOR
MONTGOMERY COUNTY

Doc No. A-3725
Filed 11-16-92
Hearing Date 3-17-93 @ 2:30

APPEAL CHARGING ERROR
IN ADMINISTRATIVE RULING OR ACTION

PLEASE NOTE INSTRUCTIONS ON REVERSE SIDE.
ATTACH ADDITIONAL SHEETS IF REQUIRED FOR ANSWERS.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1984, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made: HISTORIC PRESERVATION COMMISSION

Brief description of ruling or action from which this appeal is made (Attach duplicate copy of ruling or document indicating such action): DENIED PERMIT OF HWA

Date of that ruling or action: 10-28-92

Brief description of what, in appellant's view, the ruling or action should have been: APPROVED my permit.

Number of section, and subsection if any, of the Montgomery County Code 1984, as amended, or citation of other statutory provision, which appellant contends was misinterpreted: Section 24A-8(a) 24A-6

Error of fact, if any, involved in the ruling or action from which this appeal is made: _____

Error of law, if any, involved in the ruling or action from which this appeal is made: FOUR FAILED TO send a guide line and apply CRITERIA correct.

Question(s) of fact, if any, presented to the Board by this appeal: Mistake about to constructed a kitchen later.

Question(s) of law, if any, presented to the Board by this appeal: why did they denied a permit if the CRITERIA was fulfilled.

Description of real property, if any, involved in this appeal: Lot _____, Block _____

Subdivision _____, Town _____, Street and Number _____

Zone Classification RE2

Appellant's present legal interest in above property, if any: Owner (including joint ownership), Lessee.

Contract to lease or rent, Contract to purchase, Other (describe) _____

Description of taxicab or other personal property, if any, involved in this appeal: _____

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): prevent from enclosing my porche and get a carport garage

Further comments, if any: _____

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

SIGNATURE OF ATTORNEY

PHONE NUMBER

6825 NEEDWOOD RD
DERWOOD MD
20855

(OVER)

Elodie Samanos
SIGNATURE OF APPELLANT(S)

Elodie SAMANOS
ADDRESS OF APPELLANT(S)

301-963-7493
TELEPHONE

[100720 by HPC on 2.5.87]

Before Applying for a Historic Area Work Permit Check YOUR Plans for Conformance With Standards and Guidelines Used by HPC

The *Secretary of the Interior's Standards for Rehabilitation*, are presented for your information in planning and carrying out work on sites or in districts designated historic by Montgomery County.

In evaluating requests for Historic Area Work Permits (HAWP), HPC considers (1) conditions that may be specified in the official master plan designation of an historic site or district; (2) Chapter 24a of the Montgomery County Code which lists situations under which HPC may act; and (3) the Secretary of Interior's Standards which may provide additional guidance for HPC when considering HAWPs. Those standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alternation of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of mission features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Editor's Notes.

(1) The National Park Service issued in 1976 what has come to be known as the Secretary of the Interior's Standards and Guidelines as a means of implementing the Historic Preservation Grant-in-Aid Program established by the Historic Preservation Act of 1966. As a certified local government receiving grants under the federal program, Montgomery County uses the standards in administering its program. The standards were most recently revised in March 1990. They are reproduced here for the guidance of property owners, builders, and others undertaking alteration and restoration of historic resources in Montgomery County.


(2) The HPC continues to assess the need for developing more specific guidelines and how, in the future, they might be applied in Montgomery County.

PHOTOS (TO BE MOUNTED W/ DATES + CAPTIONS):

① SERIES OF FRONT VIEWS OF PORCH

- (A) BEFORE 5/27/90
↳ OPEN
- (B) IN PROGRESS 11/91
SIDE MOULDINGS / NO GLASS OR SCREENS
- (C) AFTER 1992
w/ glass

② SERIES OF SIDE VIEWS OF PORCH

- (A) BEFORE 1986
w/ SCREEN 
- (B) BEFORE 5/27/90
NO SCREEN
- (C) IN PROGRESS 11/91
PROGRESS (down towards plywood panels) moulded
- (D) AFTER 1992
w/ sliding glass doors

③ SERIES OF SIDE VIEWS OF DECK CARPORT

- (A) BEFORE 5/27/90
showing no carport
- (B) AFTER ~~9/22/92~~ 9/22/92
carport

④ SERIES OF REAR VIEWS OF DECK CARPORT

- (A) BEFORE 5/27/90
lotion hood
- (B) AFTER ~~9/22/92~~ 9/22/92
carport off side of kitchen

Chronology

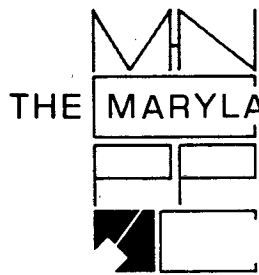
- ES called me when she received notice from Jay C.
- I explained how to file HAWP retroactively
- asked her to target January (due to holidays)
- Jay called me 2/2/92 - J. [unclear] received
- she filed on Jan 10, 1992 -
- we scheduled her for the Jan 29th meeting
- she cancelled, sending me a letter
- we rescheduled for February 26th - [unclear]

J photocopied
house + [unclear]

we met at the end of March - in our office
to discuss options suggested at the 2/26/92
HPC meeting - UNRESOLVED

- she planned to be away for several months -
- Aug 19 - I called to ~~ask for a scaled footprint drawing~~ ~~ask for the (see below)~~
- Aug 21 - wrote to confirm that she would
send a scaled plan of the carpet
and of the footprint of the house.
- Aug 12 - received the carpet drawing & plan
- Sept 15 - scaled as a guide -
- HPC held [unclear] on Oct 14, 1992 - voted to
deny both aspects of project as completed

Accession document signed by [unclear] 10/28/92



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 30, 1992

Ms. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Ms. Samanos:

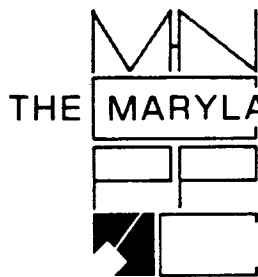
Enclosed is the Decision and Opinion of the Historic Preservation Commission with regard to your Historic Area Work Permit application for alterations to the Eubanks Farm, an individually listed historic site in the Master Plan for Historic Preservation.

At the Commission's meeting on October 14, 1992, at which you were present, the Commission voted to deny your application. You were informed that if you wished to appeal the Commission's decision, you could do so within 30 days of the October 14th meeting. This information is stated in the last paragraph of the Decision. In addition, I am enclosing a copy of the County Ordinance, as well as your copy of the HAWP application form. The Department of Environmental Protection has been informed that your HAWP application was denied.

If you have any questions, please call Nancy Witherell at 495-4570.

Sincerely,

Gwen Marcus
Historic Preservation
Coordinator



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

MEMORANDUM

TO: Mary Quattro
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Neighborhood Design and Zoning Division
M-NCPPC

DATE: October 30, 1992

SUBJECT: Denial of HAWP for 6825 Needwood Road, Derwood

At its October 14, 1992 meeting, the Historic Preservation Commission denied the application of Elodie Samanos for exterior alterations at 6825 Needwood Road, Derwood. The property is an individually listed historic site in the Master Plan for Historic Preservation. The written Decision and Opinion of the Commission is attached for your information.

Also attached is the HAWP application form, marked and signed as an application denied by the Commission. The owner was present at the meeting and has been informed subsequently in writing.

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-495-4570

Case No.: 22/34-92A

Received: January 10, 1992

Public Appearance: February 26, 1992 and
October 14, 1992

Before the Montgomery County Historic Preservation Commission

Application of Elodie Samanos

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a two-car garage attached to the house and to enclose the second story porch with sliding glass doors and painted plywood panels.

Commission Motion: At the October 14, 1992, meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny the Historic Area Work Permit application for the porch enclosure. Commissioner Brenneman seconded the motion. Commissioners Brenneman, Clemmer, Harris, Lanigan, Norkin and Randall voted in favor of the motion. The motion was passed, 6-0.

Commissioner Lanigan then presented a motion to deny the Historic Area Work Permit for the construction of the garage. Commissioner Brenneman seconded the motion. Commissioners Brenneman, Clemmer, Harris, Lanigan, and Randall voted in favor of the motion. Commissioner Norkin voted against the motion. The motion was passed, 5-1.

Commissioners Booth, Handler, and Kousoulas were absent.

SUMMARY OF APPLICATION AND BACKGROUND OF EUBANKS FARM

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic Site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

In November, 1991, following the receipt of a complaint made by telephone to the Historic Preservation Commission staff, an inspector from the Department of Environmental Protection visited the subject property and determined that construction work had been undertaken by the owner without securing a Montgomery County building permit or a Historic Area Work Permit.

On January 10, 1992, the owner applied for a Historic Area Work Permit (HAWP) to 1) construct a two-car carport measuring 22' x 24' on the northwest corner of the house; and to 2) enclose the second story of the large open porch on the east elevation with sliding glass doors and painted plywood panels as infill.

The structure for the carport, except for the top railing, had been constructed prior to the submission of the HAWP application; the installation of the sliding glass doors and wooden panels to enclose the porch had been completed. The applicant ceased construction in order to comply with the Montgomery County Stop Work Order placed by the Department of Environmental Protection.

Eubanks Farm is a late nineteenth-century, Queen Anne-style house notable for its asymmetrical plan, use of shingles, and prominent two-story porch. It is also notable as the work of Thomas Groomes, a prolific local architect known for his designs in the revival styles popular at that time. The house was built in approximately 1889.

The house is a notable historic structure in the Rockville-Gaithersburg vicinity, prominently sited on the crest of a knoll overlooking the curve in Needwood Road. Although the house is set back from the road, the south front elevation and east side porch elevation of the house are very visible from the road, since both elevations face the road where it curves.

The designation of the property was established by Amendment to the Montgomery County Master Plan for Historic Preservation and

adopted by the Maryland-National Capital Park and Planning Commission on July 9, 1985.

The portion of the Amendment concerning Eubanks Farm states:

Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area.

Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.

The site was designated for the following criteria found in Chapter 24A-3:

- 1a "Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation"
- 2a "Embodies distinctive characteristics of a type, period, or method of construction"
- 2b "Represents the work of a master"

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on February 19, 1992. The application was first considered by the Historic Preservation Commission at a public meeting on February 26, 1992. It was continued at a public meeting on October 14, 1992.

February 26, 1992 Meeting

HPC staffperson Nancy Witherell presented 35 mm slides of the property showing the building's elevations and detail views of the state of the alterations. She testified that the sliding glass doors on the second story of the porch had a different configuration than the screens previously used in the opening (as shown on a photograph dated 1986, submitted by the applicant) and that the installed sliding glass doors did not fit the porch openings. Plywood panels, meant to be a permanent alteration, had been installed between the glass doors and the porch posts and walls. On the front and rear elevations of the porch the size of the original openings was significantly larger than that of the sliding glass doors. As a result, the size of the plywood panels was particularly large and obvious and the glass openings were significantly offset in the larger porch opening.

The staff also testified that the carport was a prominent projection both in distance from the house and in height, and that it was preferable to construct a structure of this size and for this purpose behind the house rather than attached to it, because houses of this style and date were built prior to the advent of attached structures for cars.

The staff recommended against approval of the HAWP application, stating that the alterations were inconsistent with Chapter 24A, and with the Secretary of the Interior's Standards. The staff further suggested to the Commission that, at a minimum, the front elevation of the porch should be reconstructed with a different window system in order to restore the entire size of the porch opening. The staff also recommended that if the HPC were to find the location of the carport acceptable, lattice should be used to screen the cars from view.

Elodie Samanos, the property owner, testified in her own behalf. She stated that she did not have any knowledge that the house was designated a historic structure, hence she did not know that she needed to come before the Historic Preservation Commission for a Historic Area Work Permit.

She testified that she thought the land was historically designated, because it was prominent in the Civil War, but that she did not know that "historic site" meant that the house as well as the land was protected from alteration without prior review.

She also testified that she had purchased the house in 1980, when it was in a state of disrepair, and that she had been improving its physical condition since then, while trying to respect the house as much as possible.

Then-Chairperson Barbara Wagner told the applicant that the HPC's purpose was to evaluate the effect of the alterations to the house, and that if the applicant had secured a Montgomery County building permit, County staff would have informed her that she needed to submit a Historic Area Work Permit application in order to appear before the Commission.

Commissioners questioned the applicant about the intended completed appearance of the carport. The applicant stated that she intended to install a railing similar in design to the porch balustrade around the edge of the carport roof in order to use the roof surface as a deck. She testified that her future plans included the construction of a kitchen addition above the carport.

Commissioner Randall stated that the installation of plywood on either side of the glass doors detracted from the character and look of the porch. The applicant responded that the plywood was installed on either side of the glass door because the door was smaller than the opening. Commissioner Randall suggested that the use of glazing, rather than wood panels, would be a good

alternative that would not require removing what had already been installed [on the front and rear elevations of the porch]. The Chairperson added that the Commission had regularly approved the enclosure of porches provided the natural lines of the porch were respected so that one could distinguish the original appearance of the porch prior to its enclosure with glass.

Commissioner Kousoulas stated that the standard recommendation to match the size of the glass panels and their seams with the proportions of the porch elements was precluded by the completed work. The glass panels enclosing the porch should have been aligned with the divisions in the porch balustrade. Because the existing sliding glass doors were not aligned, there was no possibility of achieving the alignment merely by using glass panels in the place of the plywood panels. He also noted that the panels installed along the lower half of the porch balustrade blocked the view of the balustrade design and decreased the size of the porch openings, as well.

The Chairperson suggested that the applicant work with the staff to seek a solution to ameliorate the appearance of the completed work. The applicant was asked to return to a future Commission meeting when satisfactory options could be discussed. The Chairperson asked if the applicant was willing to leave the record open; the applicant concurred that she was.

Commissioner Booth suggested that the applicant retain an architect who could examine her house and suggest how to revise her application so that it might be acceptable to all parties. The applicant expressed concern that the Commission was requiring her to retain an architect. The Chairperson advised the applicant that there was no requirement for an architect but that one could assist her in producing building plans that could be reviewed by the Department of Environmental Protection for conformance with code requirements.

October 14, 1992 Meeting

[The staff requested and obtained additional information from the applicant in preparation for a continuation of the case at a later meeting of the Commission. The applicant submitted two renderings (dated August 12, 1992) of the northwest corner of the house, showing that portion of the house prior to construction of the carport and with a completed garage. The garage was a modification of the previous proposal, but still based on the constructed 22' x 24' carport. After a further request from the staff, the applicant submitted on or about September 15, 1992, a scaled drawing showing the footprint of the garage in relation to the historic house.]

The applicant returned to the Commission on October 14, 1992, for the conclusion of the Commission's review of her Historic Area Work Permit application. HPC Staffperson Nancy Witherell presented a staff report and again showed the slides used at the previous meeting, showing one additional slide of the house from

the driveway taken October 12, 1992, with the leaves on the trees. The diminished opening in the front elevation of the porch was visible in the slide taken from a spot near the edge of the driveway and the front fence.

The staff recommended that although the construction of an attached garage was significantly less desirable than that of an unattached garage, the Commission could find the construction of the garage to meet minimum standards for consistency with Chapter 24A-8 and with the Secretary of the Interior's Standards because the garage was on a less visible, less significant elevation of the house, and because the height of the foundation at this corner and the height and breadth of the house would ameliorate the effect of the massing and scale of the garage.

The staff testified that the HPC had approved in 1990 the construction of an attached garage to the historic Barnesley House, a late nineteenth-century house in Rockville designated as a historic site on the Master Plan for Historic Preservation. In that case, the multi-car garage was not attached directly to the house but was connected by a "hyphen" or passageway.

The staff further testified that although the HPC had approved the enclosure of screened porches in previous cases, including a HAWP application for a historic house in Kensington at its August 12, 1992, meeting, approved proposals were sensitively designed with wooden sash measured to fit the size of the porch openings, and with window muntin patterns to match that of the screens or proportioned appropriately for the porch posts and balustrade.

The staff testified that the objective in meeting the Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings was to maintain the size of the porch openings and the proportions of the porch elements such as balustrades and porch posts. Infill panels of the type used by the applicant were not recommended because they altered the character of the porch elements as well as the size of the opening. In the applicant's case, infill panels several feet in width were installed along the inside edge of the porch. Equally inappropriate was the installation of panels along all three sides of the porch that blocked the lower half of the balustrade. As a result, the original design and lightness of the balustrade pattern was lost to view.

The staff further testified that the gable-roofed, two-story porch was a significant, character-defining feature of the house.

Ms. Samanos appeared in her own behalf, stating again that she did not know that the house was designated a historic structure and that it was unfair to burden a property owner with designation without input at a public hearing from the owner. She further stated that she was informed by a staffperson at DEP that it was easy to obtain a retroactive building permit and that this should excuse her for not obtaining one in advance. She testi-

fied that she appreciated historic buildings and came from a country where historic houses were highly valued.

She further testified that the porch had been partially enclosed in 1986, at the time of the photograph she submitted with the HAWP application. She testified that the painted plywood panels on the porch were installed by then, but that they were not visible due to the angle of the photograph. She stated that the installation of the sliding glass doors in November, 1991, occurred in the already reduced openings of the porch.

The staff handed Chairperson Randall two photographs taken on May 27, 1990, by a consultant working for the staff showing the porch opening in its original, historic size and configuration, without any of the plywood panels. The applicant testified that repair work to the porch was underway at the time the photos were taken.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

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 or 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.

The Commission finds that:

1. As proposed in the application, the construction of a two-car garage measuring 22' by 24' feet attached to the northwest corner of the house would be inconsistent with the preservation and enhancement of the building, a historic site listed in the Master Plan for Historic Preservation. The construction of an attached garage is inappropriate for a house of this style and time period. If the applicant had applied for a Historic Area Work Permit prior to construction, the HPC would have advised the applicant to construct a detached garage behind the house.

2. The enclosure of the second story of the porch with sliding glass doors and plywood panels installed both vertically and horizontally is inconsistent with the preservation and enhancement of the building. The porch is a significant, character-defining feature of the historic site. While the HPC has approved the glazed enclosure of porches in other cases, the choice of sliding glass doors and the design of the installation in this

instance were not appropriate to the historic character of the porch and house. The Commission noted the reduction in the size of the original porch openings, the installation of panels along the posts and walls, the installation of panels along the lower half of the balustrade, and the misalignment of the glass doors with the proportions and design of the porch openings and balustrade.

3. The proposed alteration is inappropriate and inconsistent with, and detrimental to the preservation and enhancement of Eubanks Farm, and therefore finds the proposal to be inconsistent with the purposes of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources".

CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must deny the application of Elodie Samanos to construct an attached garage at the northwest corner of the house and to enclose the second story of the porch on the east elevation by the installation of sliding glass doors and plywood panels.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #9 are found to be applicable:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

The applicant is referred to the Guidelines, which were initially developed in 1977 to help property owners and others apply the Secretary of the Interior's Standards for Rehabilitation and are intended to assist generally in an understanding of the approaches, treatments, and techniques that are consistent with the Standards. Concerning the enclosure of porches of historic buildings, the Guidelines state:

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary eleva-

tions. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

The Guidelines recommend:

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

The Guidelines recommend against:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by Elodie Samanos to construct an attached two-car garage and to enclose the second story of the porch is DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Albert Randall, Chairperson
Montgomery County Historic
Preservation Commission

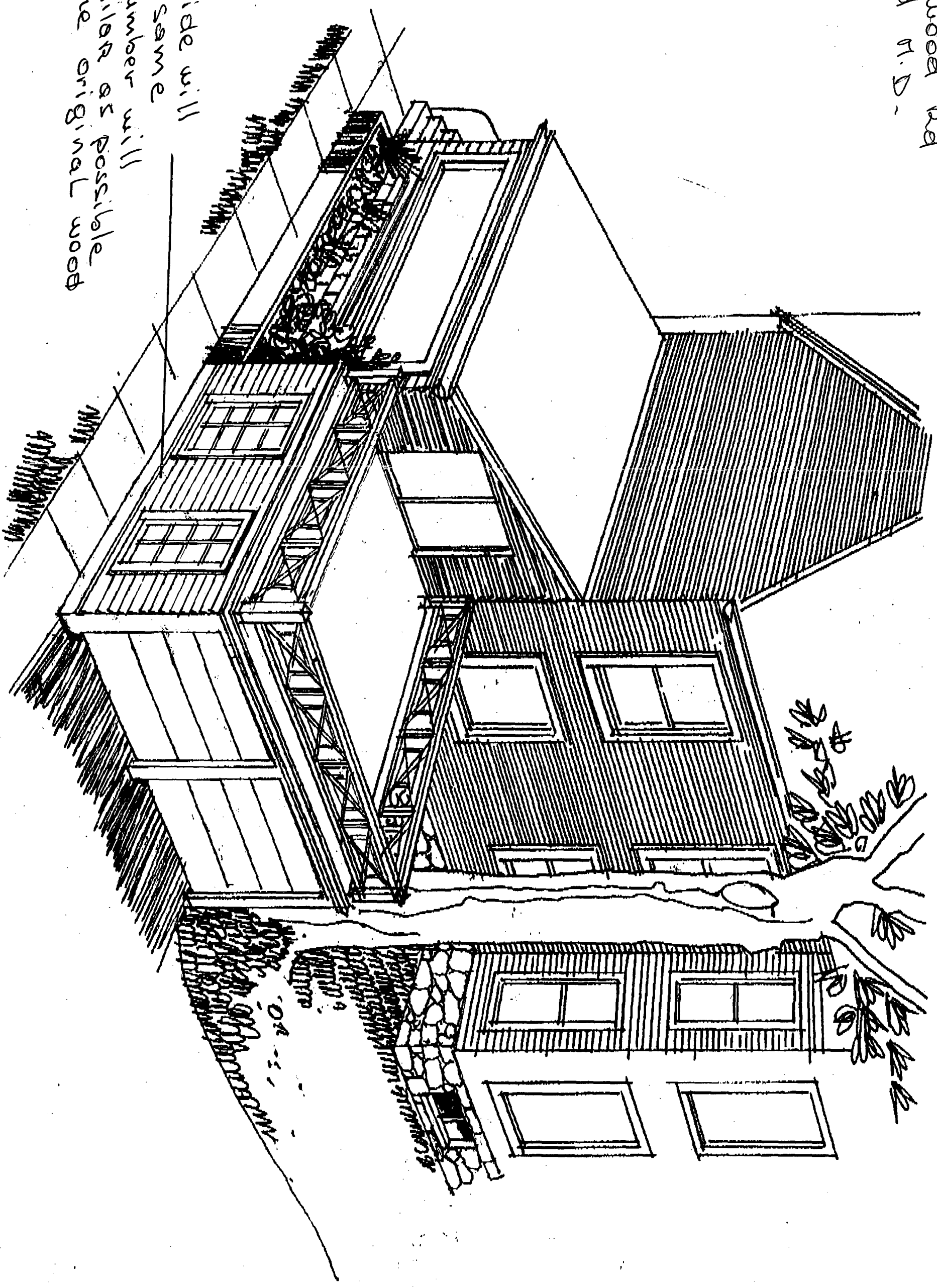
10.28.92

Date

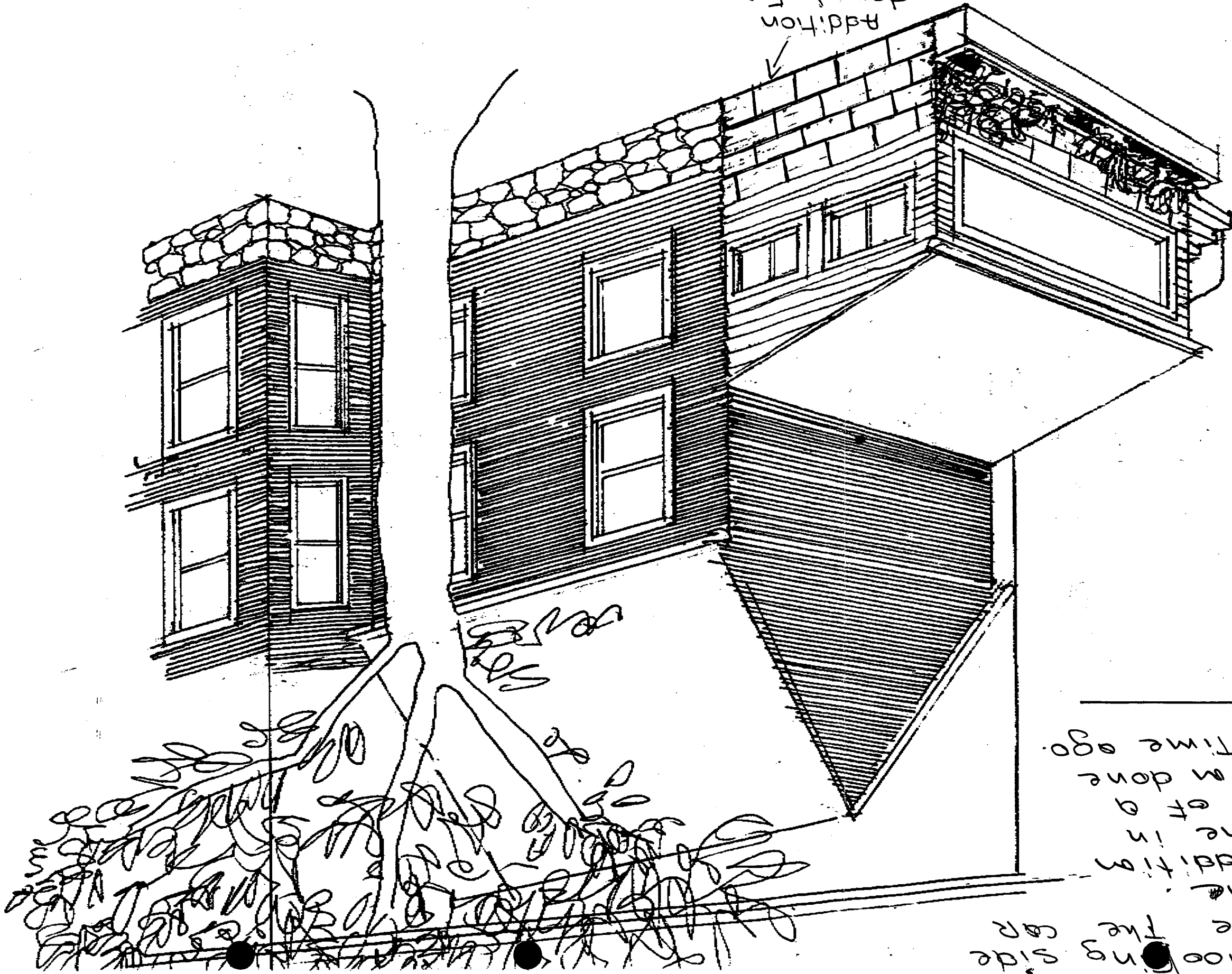
Propose: car porch complete.
6825 need wood and
Derwood N.D.

PHONE No. :

Both side will
be the same
- wood lumber will
as similar as possible
with the original wood
siding.



1980 -
Addition
done before
net on same material
Ciment Blocks and - largeur wood Panels



From :

PHONE No. :

old 100' long side
before the car
Porch
this addition
is done in
front of a
addition done
long time ago
6825 Needwood Rd
Derwood M.D.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6825 Needwood Road, Derwood Meeting Date: 10/14/92
Resource: Eubanks Farm Review: HAWP/Alt.
Case Number: 22/34-92A CONTINUED Tax Credit: No
Public Notice: 9/30/92 Report Date: 10/7/92
Applicant: Elodie Samanos Staff: Nancy Witherell

The application for a two-car carport and the enclosure of a second-story porch was reviewed by the Historic Preservation Commission at its February 26, 1992, meeting. The enclosure of the porch had been completed and the carport had been largely completed. The staff report and summary of the minutes are attached.

The applicant has submitted a drawing of a newly proposed garage, showing an enclosure of the carport on all sides and a flat roof deck above. The proposed deck railing would be similar to the porch balustrade. Wooden clapboard to match that on the house would be used; multi-paned windows and two rolling garage doors are proposed. Note also that the sliding glass doors leading to the roof deck have already been installed.

The applicant has not modified the proposal for the enclosure of the porch since the February submission.

STAFF DISCUSSION

The staff reiterates the problems inherent in designing an attached carport or garage for a historic structure. At the time this house was built, approximately 1889, carriage houses and barns were detached from the house. There is no historical precedent for the design of an attached two-car garage measuring 22' x 24'. The resulting footprint, even for an asymmetrical Queen Anne-style house, is not consistent with generally recognized standards for alterations to historic houses. Although the applicant notes that the garage will block the side view of an insensitive kitchen addition, at least the addition is at the rear of the house and lends itself to modification at a future date.

There is a precedent for approving such an addition, however. The Commission approved the construction of an attached garage on the Barnesley House, a designated Master Plan site, in 1990. Given the height of the foundation of the Eubanks Farm house, as

well as the height and breadth of the house, the staff believes the garage would appear smaller in scale when completed than it would seem from the drawing submitted by the applicant (which does not illustrate the entire house).

Given a choice, the staff would strongly prefer the carport to the garage because the carport's massing would appear less obtrusive and the extension of the house at this corner less emphatic. Nevertheless, the garage is designed to be compatible with the materials of the house, and the location of the garage is on a less significant corner of the house.

The enclosure of the porch remains an issue. The Commission has recognized that well-designed porch enclosure projects can be consistent with the ordinance and with the Secretary of the Interior's Standards for Rehabilitation. At its August 12, 1992, meeting, the Commission approved an application for the enclosure of a screened porch on a historic house in the Kensington Historic District. The proposal was sensitively designed, with wooden sash measured to fit the existing openings and a muntin pattern to match that of the screens. Further, the porch was not on a primary facade.

The objective in meeting the Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is to maintain the size of the opening so that the proportions of the opening to the porch elements (such as balustrades and porch posts) are also maintained. It is also important to match screen muntins or balustrade sections so that the divisions in the glass are harmonious with the existing historic fabric. The pattern and character of balustrades and porch posts should be retained; infill should not be used behind the balustrade or around the porch posts, because that effectively blocks these features from view (in addition to diminishing the size of the opening).

In the case at hand, the enclosure was designed without sufficient regard for the original size of the openings or the character of the posts and balustrade. Plywood panels were used to fill in the space between the sliding glass doors and the porch posts. The difference in the original opening size and the new opening size is particularly noticeable on the front and back of the porch, where infill panels several feet in width were installed along the inside edge of the porch. Equally inappropriate was the installation of a panel along all three sides that blocks the lower half of the balustrade; as a result, the original appearance of the balustrade pattern is lost to view.

The gable-roofed, two-story porch is a significant, character-defining feature of the house, quite visible from a distance because it is oriented to the bend in Needwood Road. As presently installed, the plywood infill of the enclosed porch is also visible from Needwood Road.

STAFF RECOMMENDATION

The staff recommends that, with the following conditions, the garage addition be found to be consistent with Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standard #10:

New additions and adjacent or related new construction shall 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;

provided the following conditions are met:

- 1) the windows shall be 1/1 wood sash sized to complement the proportion of the house's window; and
- 2) the garage doors shall be either painted wood or painted or enameled metal so that they complement the clapboard surface of the garage.

The staff recommends that the enclosure of the porch be found to be inconsistent with the purposes of Chapter 24A, particularly with criterion 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 or 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;

and with the Secretary of the Interior's Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

ELODIE

INSTITUT DE BEAUTE

Washington 8.12.92.

PARK and Planning
8787 Georgie Av.
Silver Spring, MD
20910.376

Dear Missis Witherell.

Enclosed is The Final drawing
of The garage

As you can see it will take
away The ugliness of The
addition. which was inconsistent
with The rest of The house

I hope That you will like
This look

Sincerely

Elodie

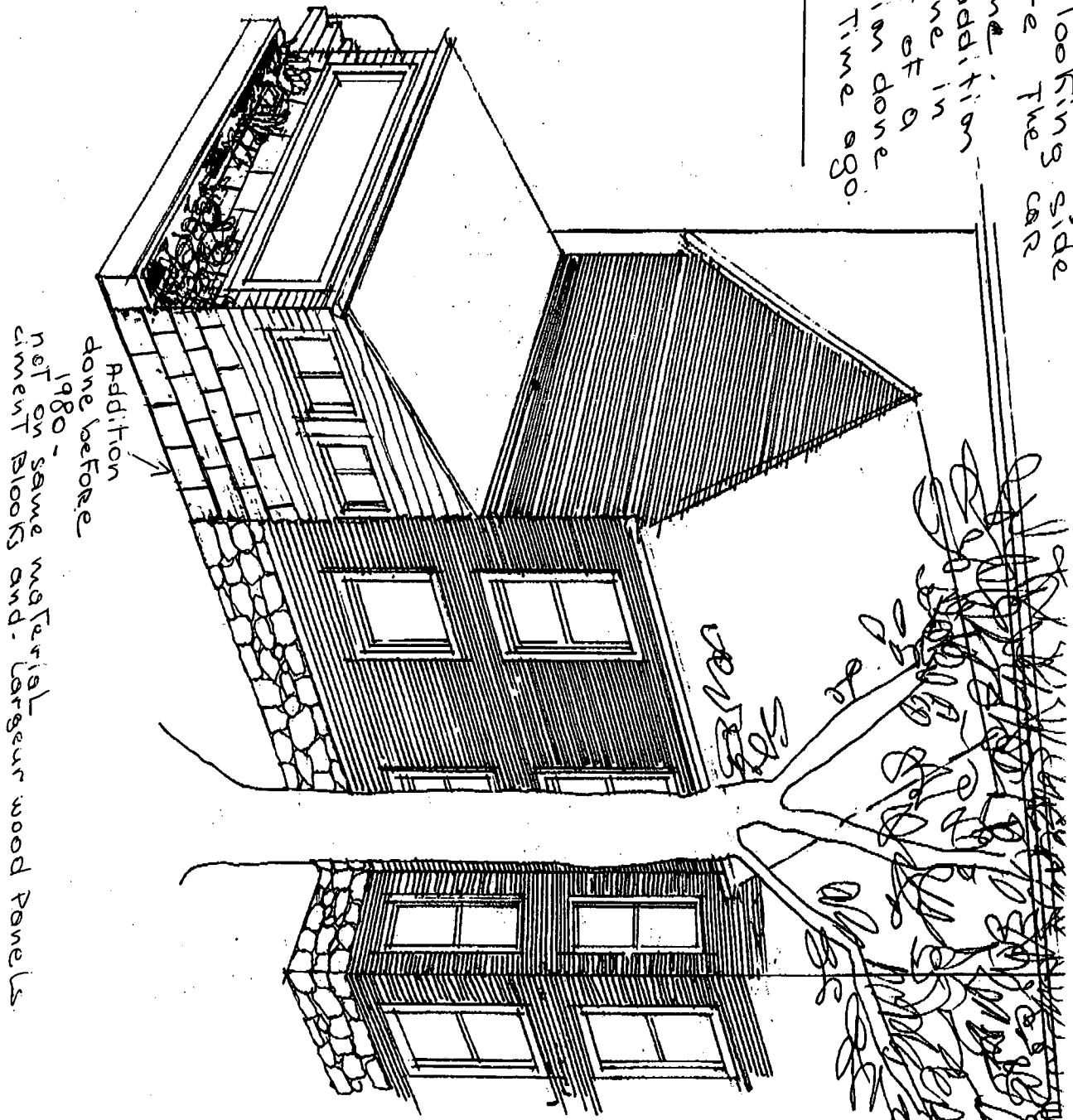
Handwritten signature

copy To H. E. J. Calloway Jr.
M. Jimmy Charles.

6825 Needwood Rd
Derwood M.D.

old looking side
before the car
porche
this addition
is done in
front of a
addition done
long time ago.

From : PHONE No. :

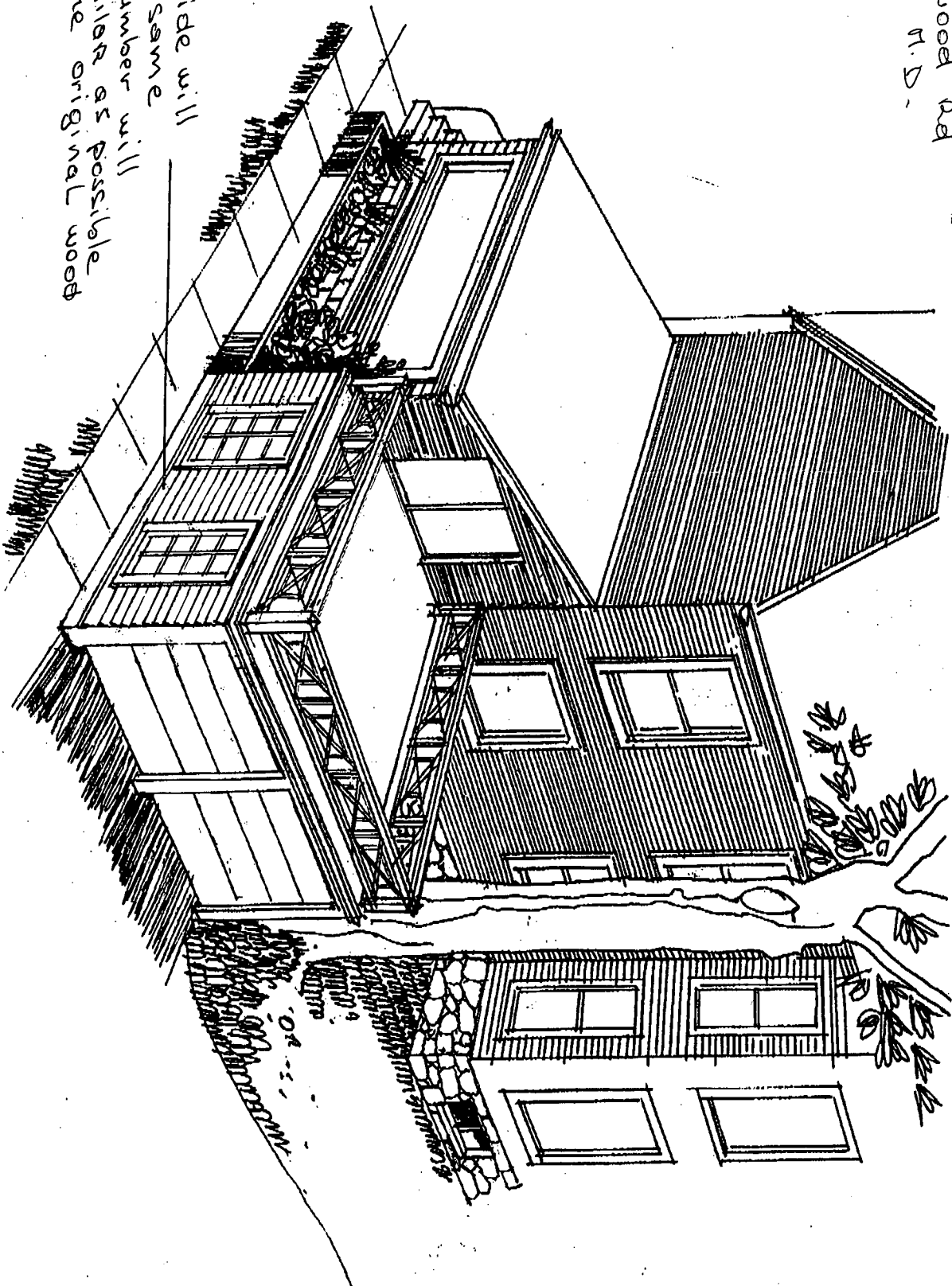


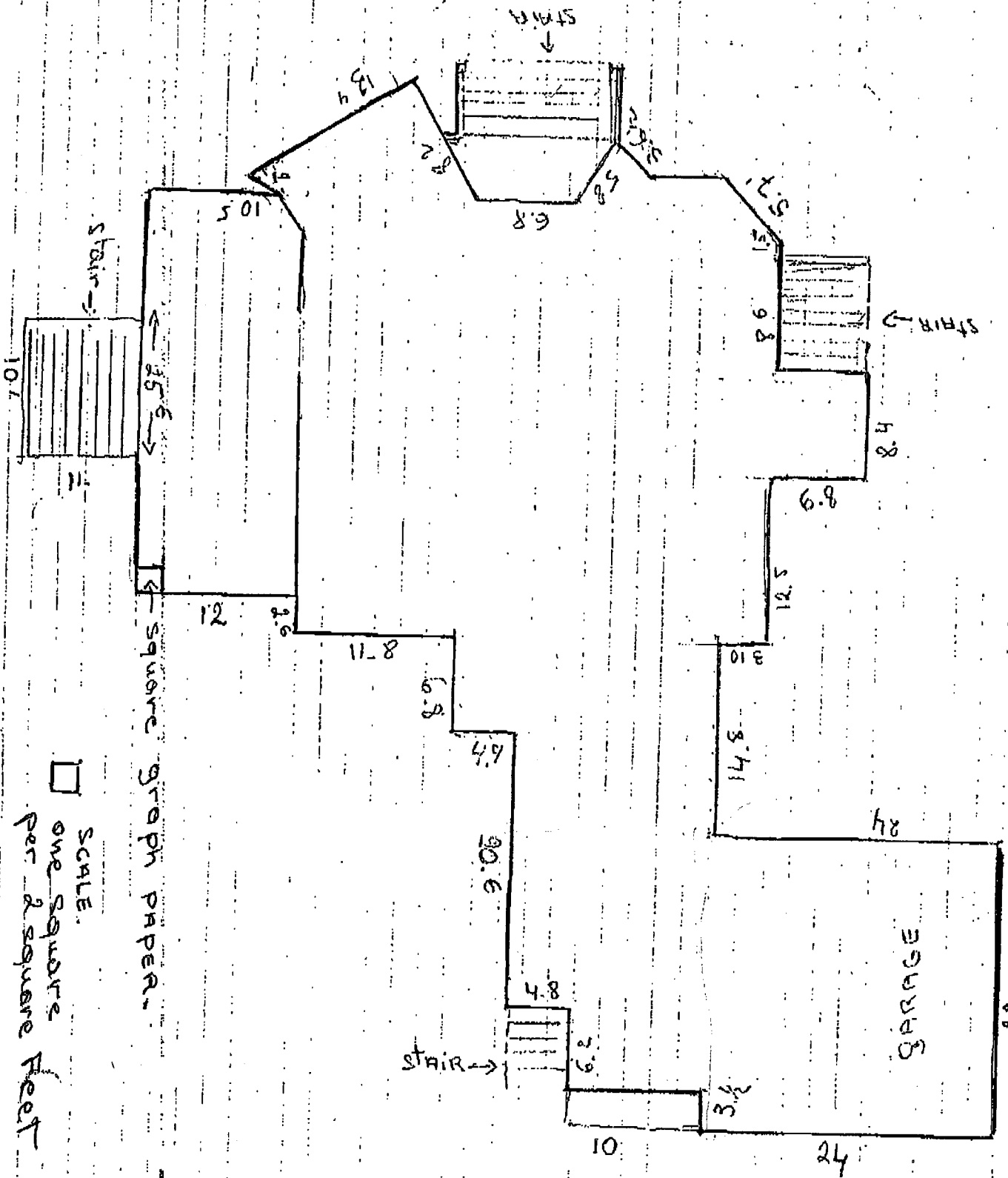
Propose: car porch complete
6885 need wood ad
Derwood N.D.

PHONE No. :

From

Both side will
be the same
wood lumber will
be similar as possible
with the original wood
siding.





SCALE
one square
per 2 square feet



HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 6825 Needwood Road, Derwood

MEETING DATE: February 26, 1992

RESOURCE: Eubanks Farm

REVIEW: HAWP/Alteration

HPC CASE NUMBER: 22/34-92A

STAFF: Nancy Witherell, 1/22/92

The application concerns alterations to the residence at the Eubanks Farm, a historic site listed on the Master Plan for Historic Preservation both for its historical and cultural significance (criterion 1.a.) and its architectural and design significance (criteria 2.a. and 2.b.). Designed by Thomas Groomes, Montgomery County's most prolific architect of the late-nineteenth century, in the Queen Anne style, the house was built in approximately 1889. Although set back from Needwood Road, the house is very visible to the public because of its prominent siting on the crest of a knoll overlooking a curve in the road.

The strong, irregular massing of the house is a distinctive feature, as are the high stone foundation and the fishscale shingles in horizontal banding and in the banding and in the gable ends. The house also has a large and prominent two-story open (screened) porch on one side, also visible from Needwood Road. The design of the porch's balustrade is repeated on several balconies on the house.

The application proposes two alterations, one of them already constructed and the other one underway. The enclosure of the second story of the screened porch with sliding glass doors and painted plywood panels has been completed. The screens (for both the first and second stories) were destroyed rather than repaired or replaced; the new sliding glass doors have a different configuration. The doors are designed so that the glass panels can be removed in summer and screens installed in their place. The size and configuration of the doors, however, is intended to be a permanent alteration. The glass doors do not fit the original openings, so plywood panels were installed on either side of each set of glass doors. The balustrades were reinstalled outside the glass doors.

On the side elevation of the porch, the panels are relatively narrow and placed on either side of the porch posts. Although clearly visible, they are not unduly obtrusive. On the front and rear elevations, however, the glass doors are offset toward the outer corner of the porch and, as a result, the new glazed openings are significantly skewed to one side. If the project had been reviewed prior to construction, staff would have recommended that the entire opening be glazed to capture, as much as possible, the open appearance of the original porch.

The other proposed alteration, partially underway, is the construction of a deck measuring 22' by 24', placed at the rear corner of the house next to the driveway. The deck is high enough above the ground to serve as a two-car

carport. If consulted in advance, staff would have recommended that an element of this size be constructed at the rear of the house or, preferably, separate from the house. Ideally, a carport would be built away from the house and a significantly redesigned porch or deck built at this location. The deck/carport is visible from the driveway to the property and is a prominent projection from the house. The height of the deck is offset somewhat, however, by the high stone foundation and the height of the house itself. (The applicant intends to construct a deck railing similar in design to the porch balustrade.)

STAFF RECOMMENDATION

Staff is concerned that the applicant proceeded with construction without seeking prior approval of the Historic Preservation Commission. Moreover, no construction permit was sought. While not opposed in principal to the glazing of open screened porches, if done sensitively, staff finds the method of enclosure of this prominent porch to be poorly conceived. Staff is particularly concerned with the plywood infill on the front and rear elevations of the porch. Staff recommends, at a minimum, that the front elevation of the porch be reconstructed with a different window system so that the entire opening, although glazed, be retained.

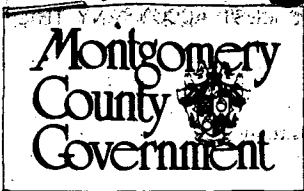
The side deck/carport is a large addition. It's location and design should have been more fully considered in consultation with the Historic Preservation Commission. If the Commission were to find the location of the deck/carport to be acceptable, staff recommends that lattice be used to shield parked cars from view.

Staff finds the proposed and completed alterations, as presented by the applicant, to be inconsistent with criterion 24A-8(b)(1): "The proposal will not substantially alter the exterior features of an historic site;" and criterion 24A-8(b)(2): "The proposal is compatible in character and nature with the . . . architectural features of the historic site . . . and would not be detrimental thereto or to the achievement of the purposes of this chapter."

Further, staff finds the alterations do not meet Standard #2 of the Secretary's Standards for Rehabilitation: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

PUBLIC NOTICE: 1/16/92

TAX CREDIT ELIGIBLE: No



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 48307

NAME OF PROPERTY OWNER Eloise SAMANOS TELEPHONE NO. 301 963 7493
(Contract/Purchaser) (Include Area Code)

ADDRESS 6825 needwood Ad. Dealewood CITY MD STATE MD ZIP 20855

CONTRACTOR none TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number same Street same

Town/City 11 Election District 4

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 4000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date 1.10.92

Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 920100061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: (10)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

NO CONTRACTOR WAS USED!

1. WRITTEN DESCRIPTION OF PROJECT

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

Two Story frame house with attic & basement,
Approx. 100 years old. Located on a 3 acre
plot.

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

The deck/garage has been added on to the kitchen
was not an original part of the structure. The
kitchen was added approx 15 years ago. The deck
garage is the new addition.

Also summer screen/winter windows were
replaced on existing porch. Old screens &
windows were torn or broken & needed
replacing. Existing hand railings were taken
off, repaired, painted, & replaced

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

deck/saraje 24' x 22' x 7', concrete footings
pressure treated lumber + crushed blue stone
under

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

The deck/saraje has been added to the
kitchen which is not a part of the original
structure

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

Do not know what this ordinance is.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

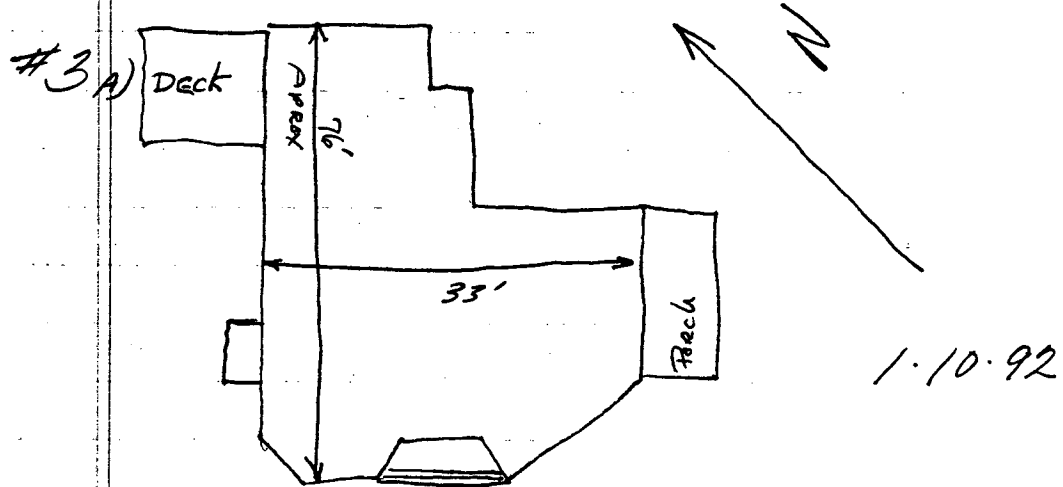
5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Neeland Golf Course
 Address Neeland Rd
 City/Zip Derwood, Md. 20855
2. Name ARAMUS Corp
 Address WISCONSON Ave
 City/Zip Bethesda



b) Exact height & dimensions to house unknown

The house is approx 76' long & 33' wide at the longest & widest points.

The house is approx 50' high

Dimensions to other structures unknown

c) Built approx 1980, Two story frame house with basement & attic. Small wood frame bld. behind house. Large cinder block & tin roofed barn & small cinder block bld. on property.

d) ?

e) None of this is being done.

#4) Tree survey not applicable for deck. No trees are affected.

#5) Plans are included

#6 Height of house is unknown, approx 50'.

#7 Materials - All wood pressure treated

6x6

4x4

2x8

2x6

plywood

2x4

crushed blue stone

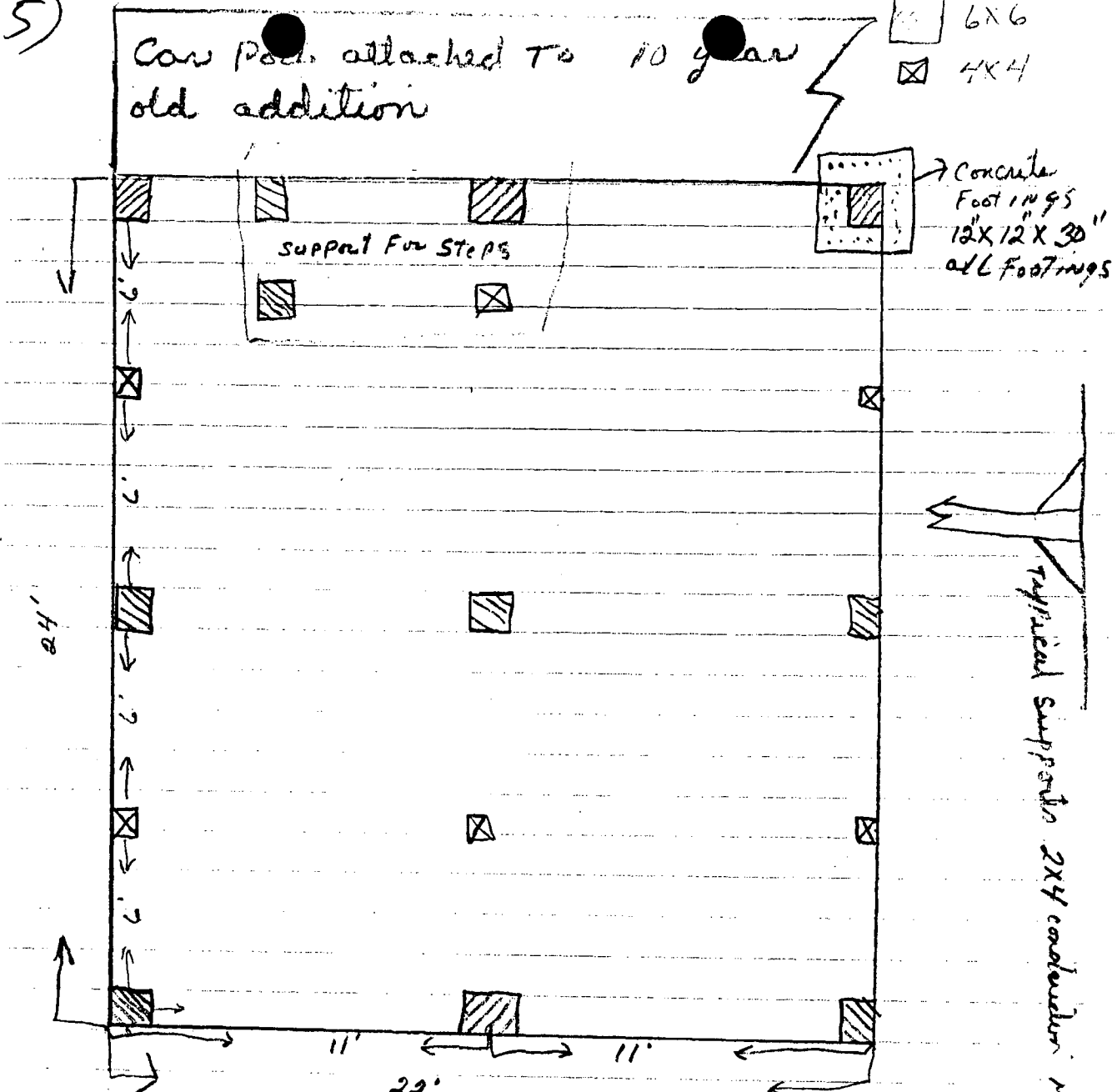
#8

#9

5)

Car Pool attached to 10 year old addition

6x6
4x4



support for steps

Concrete Footings 12"X12"X30" all Footings

24'

11' 22' 11'

Typical supports 2x4 crossmember 1/2"

Support Beams 6x6 + 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

Concrete footing 12x12x30"

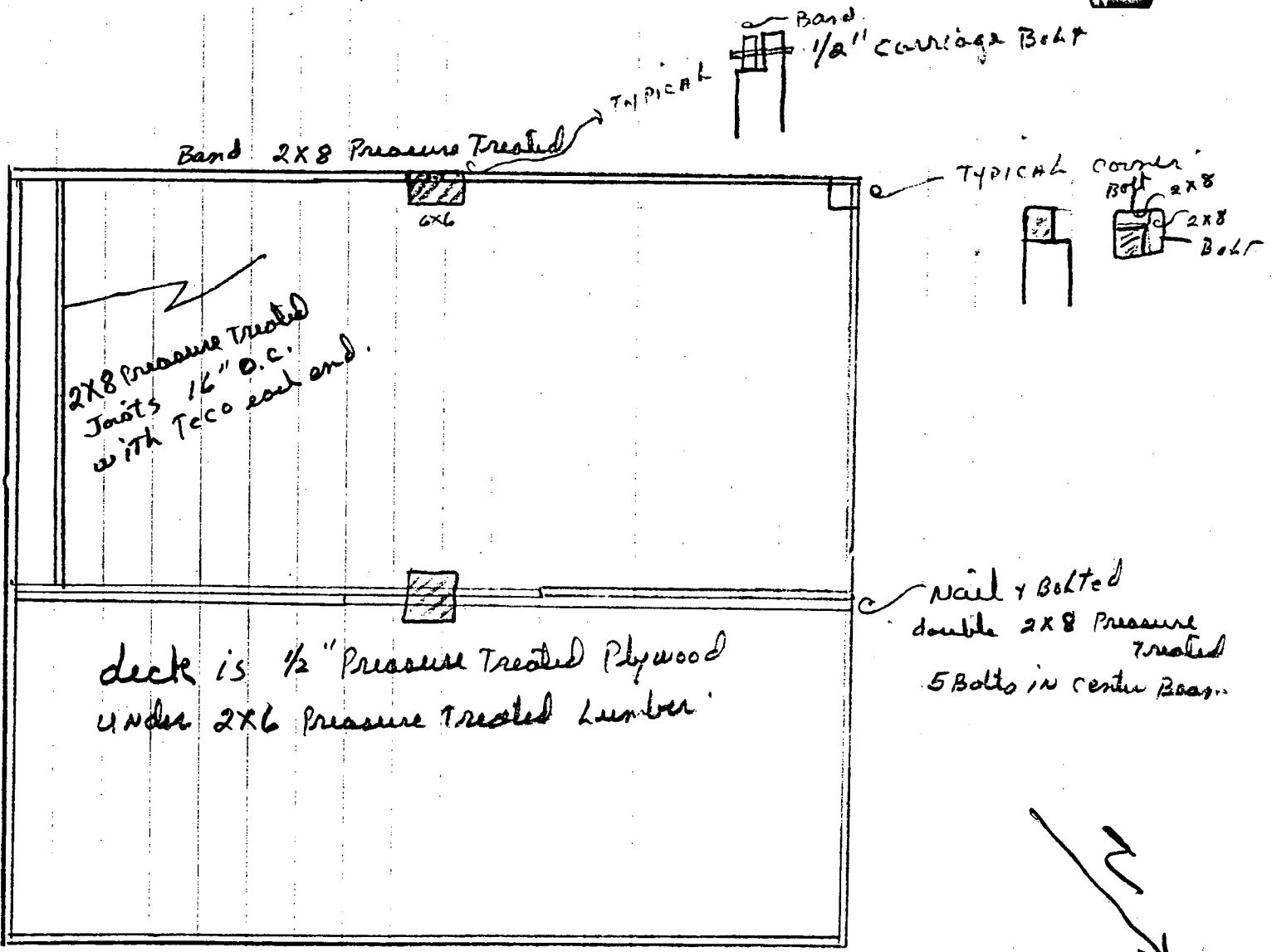
Footing is 36" in ground all Footings same size



* 5) Confront with walk on dirt
6825 Needwood Rd. Newark Md. 20855

OWNER: Elodie SAMANOS

LOT #





1986 photo showing screens in porch. ↑

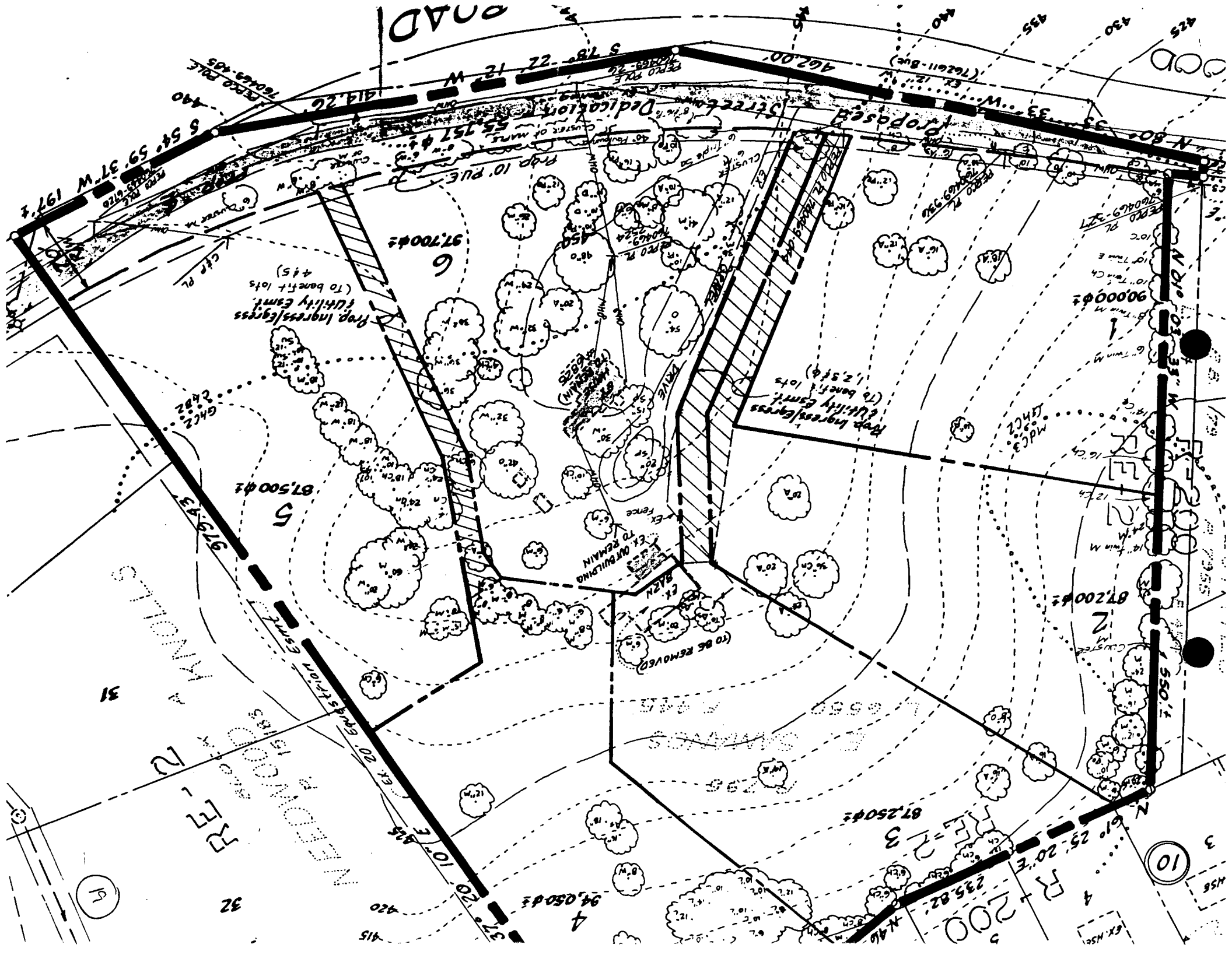


1991 photo showing plywood panel - glass doors not installed. →



Work completed with window removed

→ 1991 photo showing side of porch - panels installed on either side of porch posts; glass doors not installed.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

M I N U T E S

February 26, 1992

Present

Walter Booth
Joseph Brenneman
Gregg Clemmer
George Kousoulas
Martha Lanigan
Kenneth Norkin
Albert Randall
Barbara Wagner

Guests

Rebecca Bogan
Tracy Brown
Barbara Charles
A. Jacobs Corrigan
John Corrigan
Bob Dalrymple
Carey Hoobler
David Little
Rob Little
Candace McCracken
Susan Reutershan
Glenn Saunders
Elodie Samanos
Clyde Unglesbee

Absent

Ellen Pratt Harris

Staff

Gwen Marcus
Rose McGuire
Mary Ann Rolland
Nancy Witherell

Counsel

Christopher Hitchens

* * * * *

I. HPC WORKSESSION

The Historic Preservation Commission met in an informal worksession which began at 7:00 p.m. and concluded at 7:35. Following the worksession, the regular meeting of the Historic Preservation Commission was convened at 7:40 p.m., Chairperson Barbara Wagner presiding.

II. HISTORIC AREA WORK PERMITS

A. Elodie Samanos for alterations at 6825 Needwood Road, Derwood (HPC Case No. 22/34-92A) (Eubanks Farm)

The Chairperson initiated discussion concerning this case. She confirmed with staff that the case was duly advertised, then opened the public record. Nancy Witherell presented the slides, staff report and recommendations. The subject property is an individual landmark on the Master Plan for Historic Preservation. The applicant proposes two alterations for the Queen Anne style house, built circa 1889: (1) enclosure of second story screen porch with sliding glass doors and painted plywood panels; and (2) construction of a deck that can serve as a two-car carport, which measures 22' x 24', located at the rear corner of the house. According to Ms. Witherell, the applicant has already completed the work on the porch and begun construction of the deck/carport. She noted that the sliding glass doors on the porch have a different configuration and do not fit the original screen openings. Plywood panels, intended to be a permanent alteration, are installed on either side of each set of glass doors. Ms. Witherell indicated the following concerns regarding the proposal: (1) on the front elevations of the porch, the glass doors are offset toward the outer corner of the porch, as a result, the new glazed openings are significantly skewed to one side; (2) the deck/carport is a prominent projection; a structure the size of the carport should be constructed at the rear of the house, or preferably separate from the house; and (3) the height of the deck/carport. In addition, Ms. Witherell stated that staff is most concerned that the applicant proceeded with construction without seeking prior approval of the Historic Preservation Commission. The staff report recommends the following with respect to the applicant's proposal (1) the front elevation of the porch should be constructed with a different window system so that entire opening is retained; and (2) if the HPC finds the location of the deck/carport acceptable, lattice should be used to shield parked cars from view.

The Chairperson invited the applicant, Elodie Samanos to come forth and speak regarding her Historic Area Work Permit Application. The Chairperson stated to Ms. Samanos that at tonight's meeting, the HPC will evaluate the impact of the addition to the house; normally if an applicant had secured a Montgomery County building permit, County staff would have informed the applicant that because he/she lives in a Master Plan site, that he/she should prepare an application and come before the Historic Preservation Commission to have the proposed work evaluated. In addition, the Chairperson noted that because Ms. Samanos did not get a building permit, she did not receive notification that she should get an Historic Area Work Permit.

Ms. Samanos stated that she did not have any knowledge whatsoever that her house had become designated an historical house in 1984; hence she did not know that she had to come before

the Commission to have work on her house evaluated. Further, Ms. Samanos elaborated that when she purchased the house in 1980, it was in a bad state of disrepair. Gradually, she has made improvements to the house, while trying to respect the house as much as possible.

Commissioner Norkin asked Ms. Samanos to describe what the finished carport and deck are supposed to look like. Ms. Samanos presented photos of the carport and deck. Ms. Samanos stated that she has no plans ready to submit of the entire planned alteration. She indicated that her future plans include adding a kitchen above the carport. Following initial discussion about the planned alteration, Commissioner Brenneman commented that it appeared to him that the applicant should have an architect or engineer to design the carport. The carport certainly would not pass structurally under the building permit department. Ms. Samanos inquired if she needs an Historic Area Work Permit for whenever she wants to build the kitchen also. Commissioner Brenneman responded affirmatively.

The Commissioners and staff discussed with Ms. Samanos her enclosure of the porch. Commissioner Randall commented that the installation of plywood on either side of the glass doors detracts from the character and look of the original porch. Ms. Witherell noted that plywood is on all three sides of the porch and most pronounced on the front of the porch. Ms. Samanos commented that plywood was installed on either side of the glass door because the door is smaller. Plywood was used to fill in and extend the space of the original porch configuration. Commissioner Randall suggested that glazing, instead of the plywood, especially on those sides that are most visible, may be a good alternative, which would not require removing what has already been done, other than removing the plywood portion and replacing it with glazing.

The Chairperson stated that the HPC has regularly approved enclosing porches, but has asked the applicant to structure the glass so that the natural lines of the porch are respected and so that one can tell how the porch looked before the modification. Commissioner Kousoulas noted that with respect to the configuration of the glass doors, there is a need for vertical panels that line up with the balusters; this may be difficult to deal with however.

The Chairperson expressed to Ms. Samanos that HPC does not want to deny her the permit. HPC wants to accomplish the best for the house, just like she does. In addition, the Chairperson suggested to Ms. Samanos that it would be better for her to work with HPC staff. Perhaps there is some suggestion Ms. Witherell could make to ameliorate the situation. HPC could continue the evaluation of the application at a later date when she can come up with some possible options that would be satisfactory. Further, Commissioner Booth suggested that Samanos retain an architect who could examine her house. The architect could then discuss with staff the state of the structure, what can be uti-

lized and what might be done to make an application that would be pleasant for all concerned. In the meantime, HPC can keep the record open and continue review of Ms. Samanos' application at a later date.

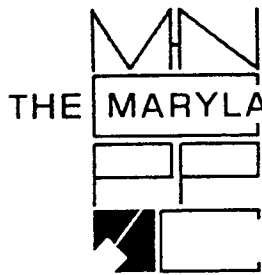
The Chairperson asked Ms. Samanos if she was willing leave the record open on her application. Ms. Samanos concurred. Commissioner Brenneman noted that Ms. Samanos will still have to get the deck/carport structure inspected and she will need to get a building permit from DEP. If the deck/carport does not meet County building code requirements, she might have to take it down. HPC has nothing to do with that process.

Ms. Samanos asked HPC what is the next step she should follow with respect to her application. Ms. Marcus responded that the next step would be for HPC to keep the record open. Ms. Samanos can call Nancy Witherell and set up a meeting to discuss some design ideas. Ms. Samanos expressed concern that the HPC is requiring her to get an architect. The Chairperson clarified to Ms. Samanos that HPC is not requiring her to get an architect. An architect could help her formulate plans that can be approved by DEP where she will apply for the building permit. DEP has specific requirements on how detailed plans have to be to determine if the plan is structurally sound. Ms. Marcus reiterated for Ms. Samanos that the Commissioners have expressed concerns about the opening in the porch and the deck/car port's size and location.

- B. Salem United Methodist Church for alterations to Orndorff Hall and the parking lot behind the Hall and the Church at 10 and 12 High Street, Brookeville (HPC Case No. 23/65-92A) (Brookeville Historic District)

The Chairperson initiated discussion concerning this application. She confirmed with staff that the case was duly advertised, then opened the public record. Nancy Witherell presented the slides, staff report and recommendations. Salem United Methodist Church, the applicant, proposes two modifications to Orndorff Hall, a 1920s-1930s structure adjacent to the Church. The Church proposes replacement of the existing original 6/6 wooden sash windows on the first floor and 6/6 wooden sash windows on the second floor with 6/6 white aluminum double-glazed units with aluminum panning. The windows on the second floor were replaced at an earlier date with 6/6 wood sash and storm windows installed. In addition, the Church proposes extension of the gravel parking lot behind Orndorff Hall and the Church.

Ms. Witherell stated that staff finds replacement of the windows to be unnecessary and asked the applicant to consider the architectural integrity and historic significance of the structure. Staff recommends that if replacement is desired, the first option is wood replacement sash; aluminum panning is strongly discouraged. Extension of the gravel lot, which would double the capacity of the lot to 70 spaces, is also discouraged. To maintain the rural character and setting, the Church should retain the informal field-like appearance of its setting. A



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

August 21, 1992

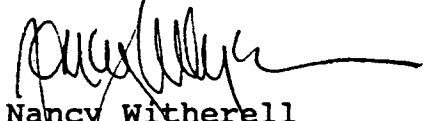
Ms. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Ms. Samanos:

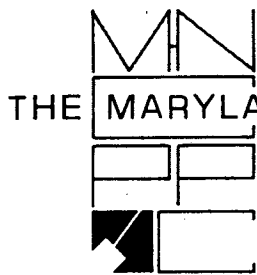
I am writing to remind you that as a result of our telephone conversation of August 19th, you agreed to send me a plan or footprint of your house that includes the carport/deck. This information is required of HAWP applications. The plan provided on the application received in January does not include this information and the Historic Preservation Commission requested it for the continued review of your case. You may provide it on graph paper or any way you wish, as long as it accurately reflects the dimensions and proportions of your house.

Thanks for your help with this element of your proposal. We have scheduled your case for the evening of Wednesday, September 23. I will return from leave after Labor Day and call you with additional information about the meeting. If you have any questions in the meantime, please call Bob Rivers of our staff at (301) 495-4570.

Sincerely,



Nancy Witherell
Historic Preservation
Planner



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 30, 1992

Ms. Elodie Samanos
6825 Needwood Road
Derwood, MD 20855

Dear Ms. Samanos:

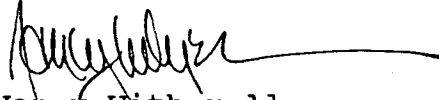
I am writing to confirm that your Historic Area Work Permit application will be heard before the Historic Preservation Commission on the evening of Wednesday, October 14, 1992. The meeting will take place in the auditorium of this building at 8787 Georgia Avenue, Silver Spring. Enclosed is an agenda for the meeting.

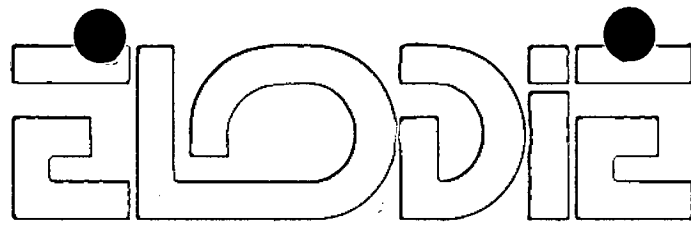
On October 7th, I will be mailing you a copy of my staff report to the Commission. I will try to reach you by telephone to discuss it with you.

Please notify me in writing (or by fax) in advance of October 14th if you are unable to attend this meeting. Please also notify me if your office telephone number has changed. It is our wish, as I am sure it is yours, to resolve your case as soon as possible.

Our telephone number is 301-495-4570; our fax number is 301-495-1307. Thank you.

Sincerely,


Nancy Witherell
Historic Preservation
Planner



INSTITUT DE BEAUTE

Washington 8.12.92.

PARK and Planning
8787 Georgie Av.
Silver Spring, MD
20910-3760

Dear Missis Witherell.

Enclosed is The Final drawing
of The garage

As you can see it will take
away The ugliness of The
addition. which was inconsistent
with The rest of The house

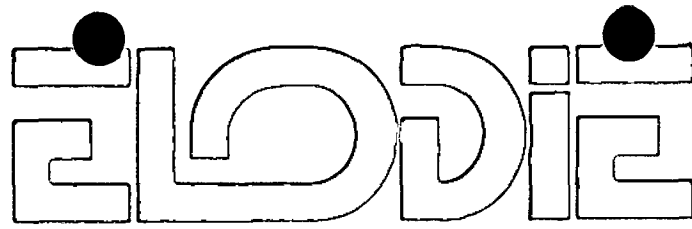
I hope That you will like
This look

Sincerely

Elodie

Handwritten signature

copy To M. E.J. Calloway Jr.
M. Jimmy Charles.



INSTITUT DE BEAUTE

washington : 1-29-92 -

To whom it may concern.

I confirm the message that I let yesterday on missis witherell machine

I send my regret to be unable to attend the meeting tonight due to Family raison.

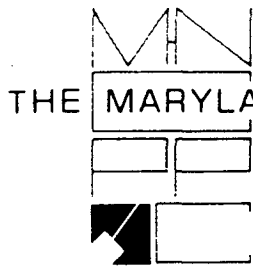
I will be at your convenience to reschedule next week any time OR to your next meeting date

Please accept my apoligi for so short notice but it is beyong my control

Thank you. for your understandig

Sincerely

Elodie



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

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

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

DATE: 1.15.92

SUBJECT: Historic Preservation Commission Review of HAWP
Application

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

The Historic Preservation Commission will consider your HAWP application at their regular meeting on January 29, 1992. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 7:30.

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

hawpdate

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

NO CONTRACTOR WAS USED!

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

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pressure treated lumber + crushed blue stone
under

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

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Kitchen which is not a part of the original
structure

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

Do not know what this ordinance is.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
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 Address Neerwood Rd
 City/Zip Derwood, Md. 20855
2. Name ARAMUS Corp
 Address Wisconsin Ave
 City/Zip Bethesda

3.

Name _____

Address _____

City/Zip _____

4.

Name _____

Address _____

City/Zip _____

5.

Name _____

Address _____

City/Zip _____

6.

Name _____

Address _____

City/Zip _____

7.

Name _____

Address _____

City/Zip _____

8.

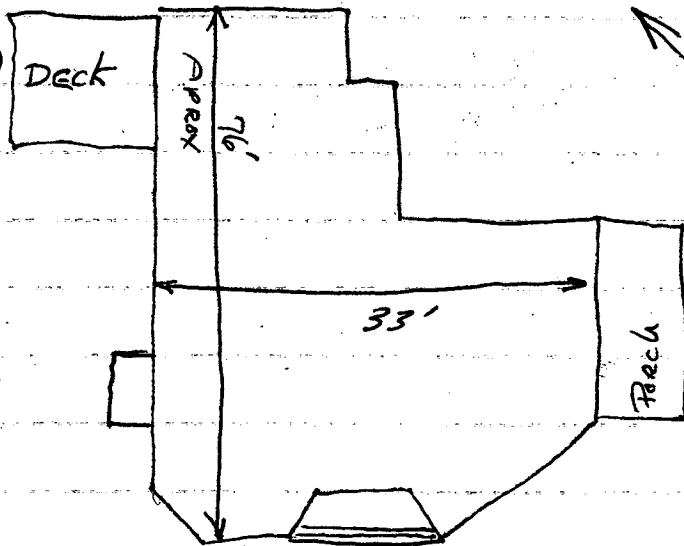
Name _____

Address _____

City/Zip _____

1757E

#3 A)



1.10.92

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at the longest & widest points.

The house is approx 50' high

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2x4

crushed blue stone

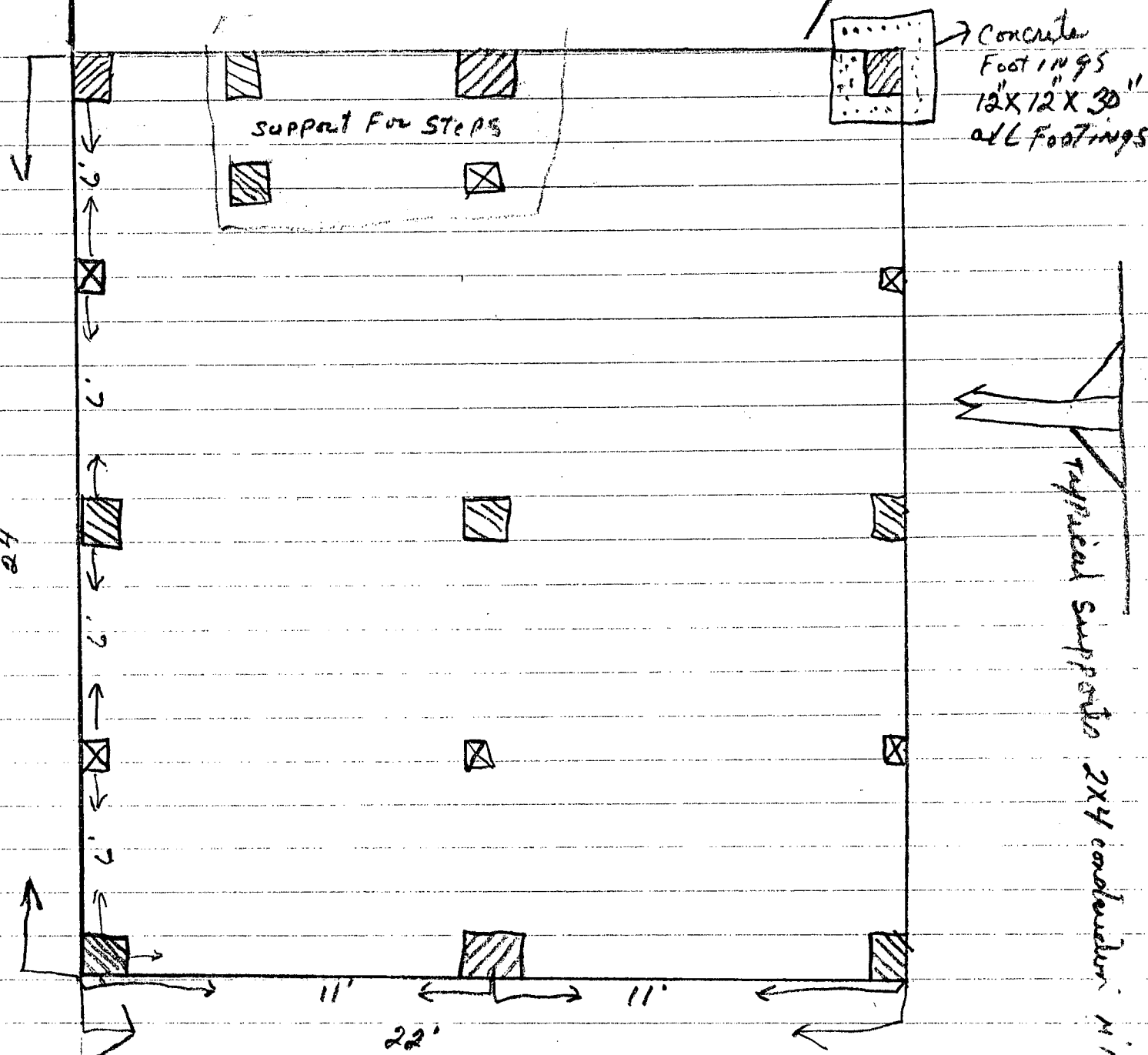
#8

#9

5)

Car Port attached to 10 year old addition

6x6
4x4



Concrete Footings 12x12x30" all footings

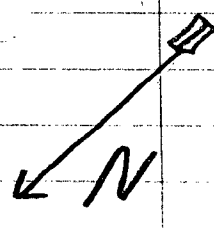
typical supports 2x4 crossmembers 4x4 studs

Support Beams 6x6 + 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

concrete footing 12x12x30"

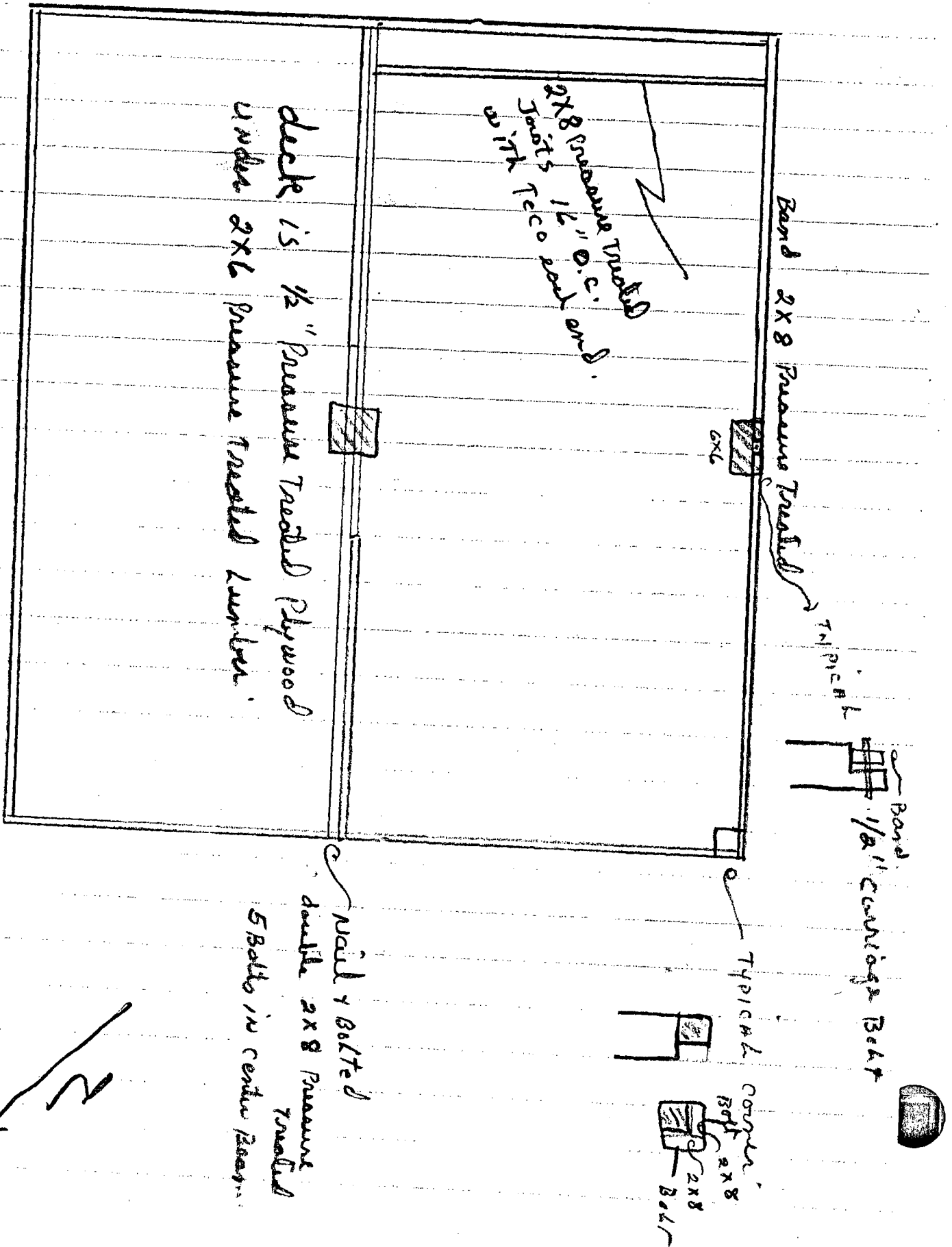
Footing is 36" in ground all footings same size

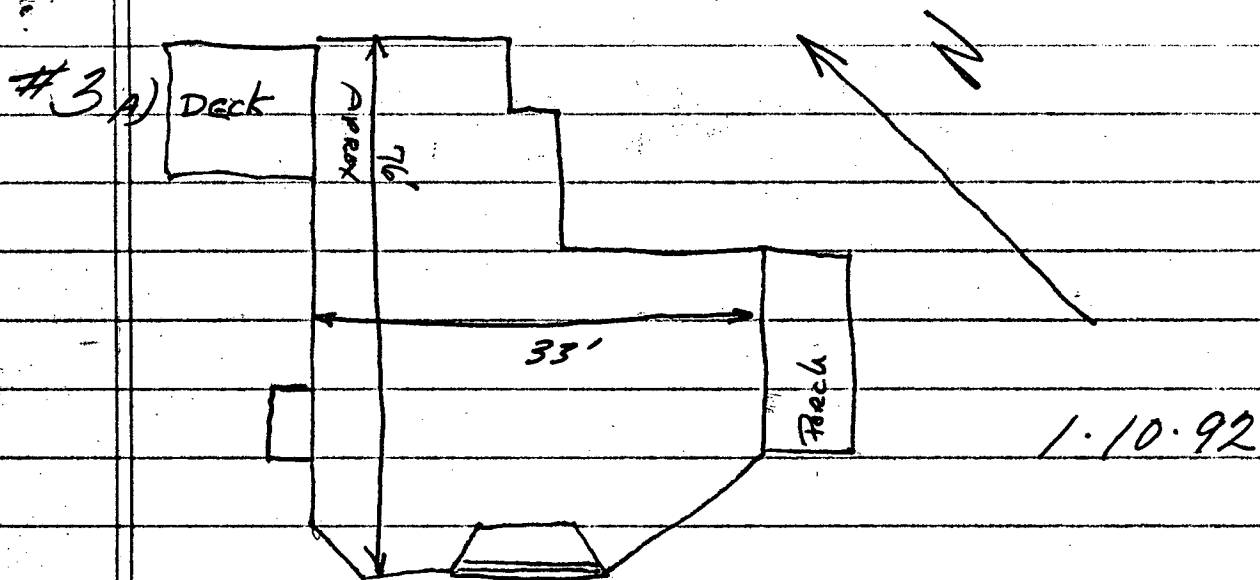


5). Carport with walk on deck
6825 Needwood Rd. Derwood Md. 20855

OWNER: Elodie SAMANOS

LOT #





b) Exact height & dimensions to house unknown

The house is approx 76' long & 33' wide at the longest & widest points.

The house is approx 50' high

Dimensions to other structures unknown

c) Built approx 1980, Two story frame house with basement & attic. Small wood frame bld. behind house. Large cinder block & tin roofed barn & small cinder block bld. on property.

d) ?

e) None of this is being done.

#4) Tree survey not applicable for deck. No trees are affected.

#5) Plans are included

#6 Height of house is unknown, approx 50'.

#7 Materials - All wood pressure treated

6x6

4x4

2x8

2x6

plywood

2x4

crushed blue stone

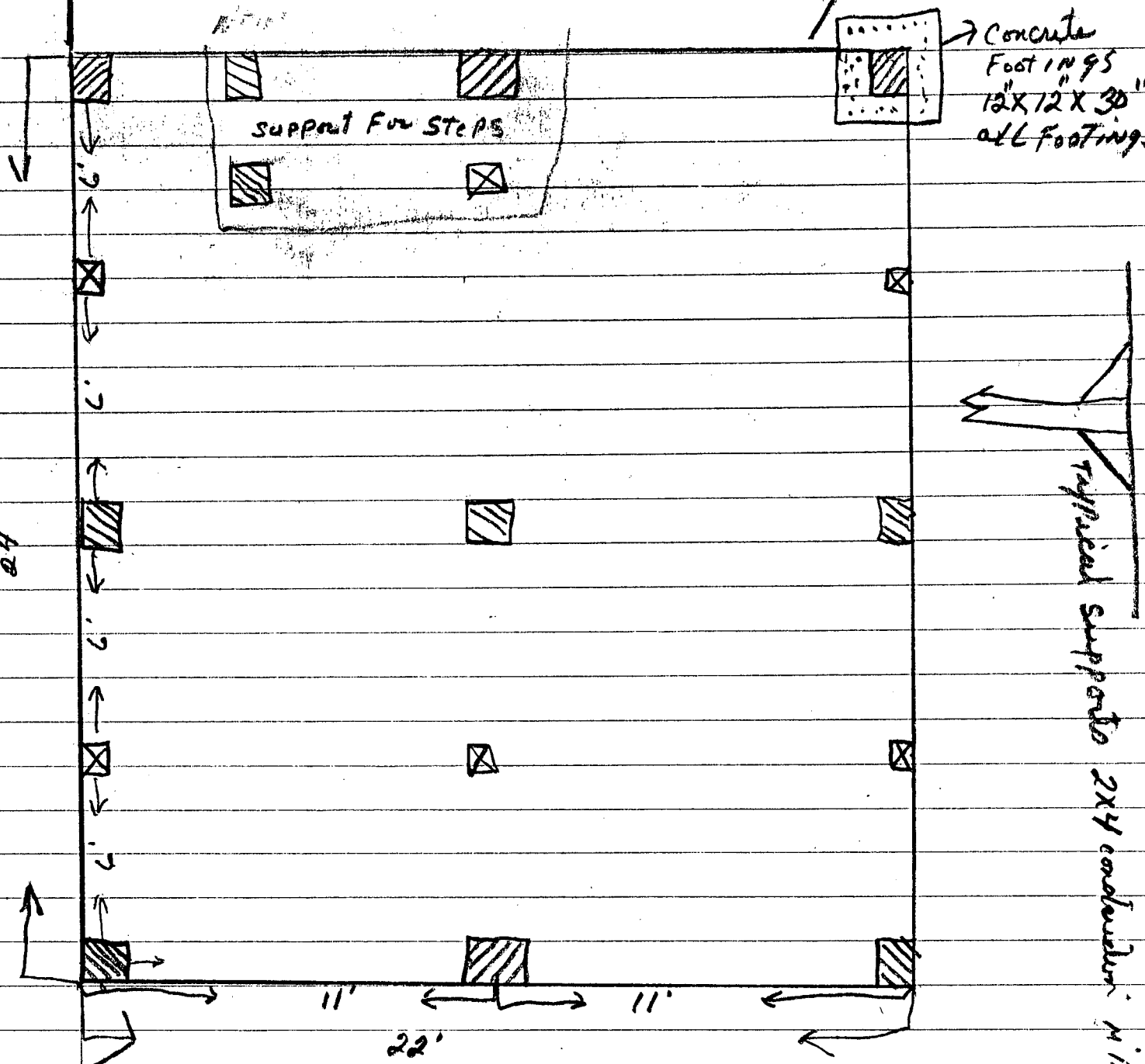
#8

#9

5)

Car Port attached To 10 year old addition

6x6
4x4

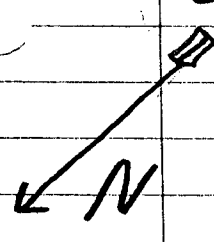


Support Beams 6x6 + 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

concrete footing
12x12x30"

Footing is 36" in ground
all Footings same size

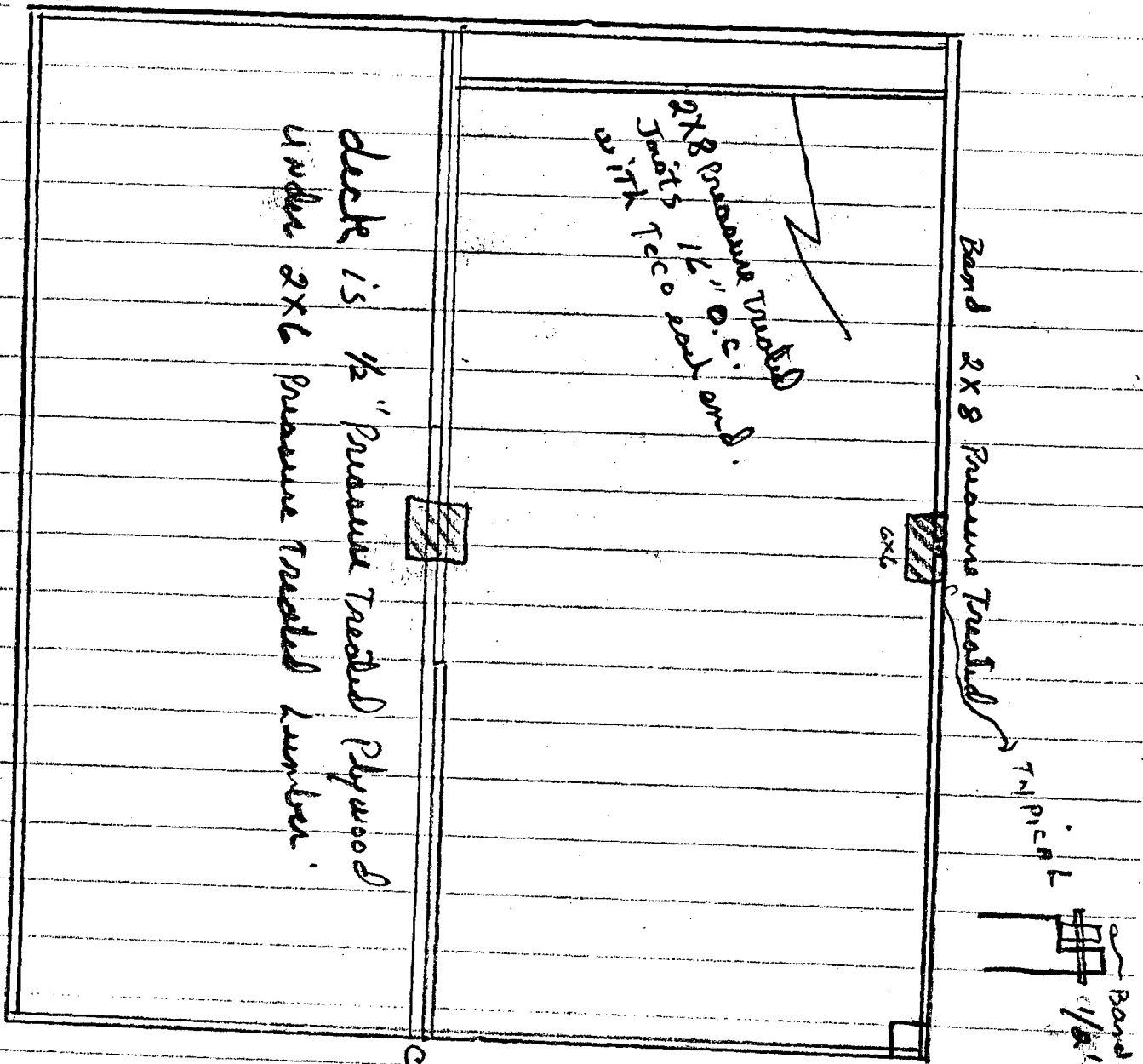


vertical supports 2x4 end stud in field

5) Carpet with walk on deck
6825 Needwood Rd. Newwood Md. 20855

OWNER: Elodie SAMANOS

LOT #



2x6

Band 2x8 Pressure Treated

TYPICAL

Band 1/8" Carriage Bolt

TYPICAL

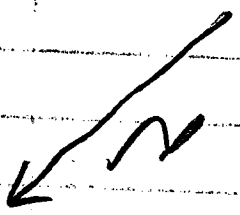
CORNER
2x8
2x8
Bolt

deck is 1/2" Pressure Treated Plywood
under 2x6 Pressure Treated lumber.

2x8 Pressure Treated
Joists 1 1/2" O.C.
and
with Teco paint.

Nail & Bolted

2x6 2x8 Pressure Treated
5 Bolts in center Beam



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John W. Guinee, Jr., Trustee, to Elodie Samanos by deed date October 15, 1984 and recorded among the Land Records of Montgomery County, Maryland, in Liber 6550 at Folio 445. Permanent property line markers will be placed as required by Section 50-24(e) of the Montgomery County Subdivision Regulations.

February 6, 1991
Date

Douglas H. Riggs III
Douglas H. Riggs III
Professional Land Surveyor
Md. Reg. No. 10712

PLAT TABULATION

Number of Lots 6
Area of Lots 557,471 sq ft
Area of Street Dedication 51,905 sq ft
Total Area = 609,376 sq ft or 13.98935 ac.

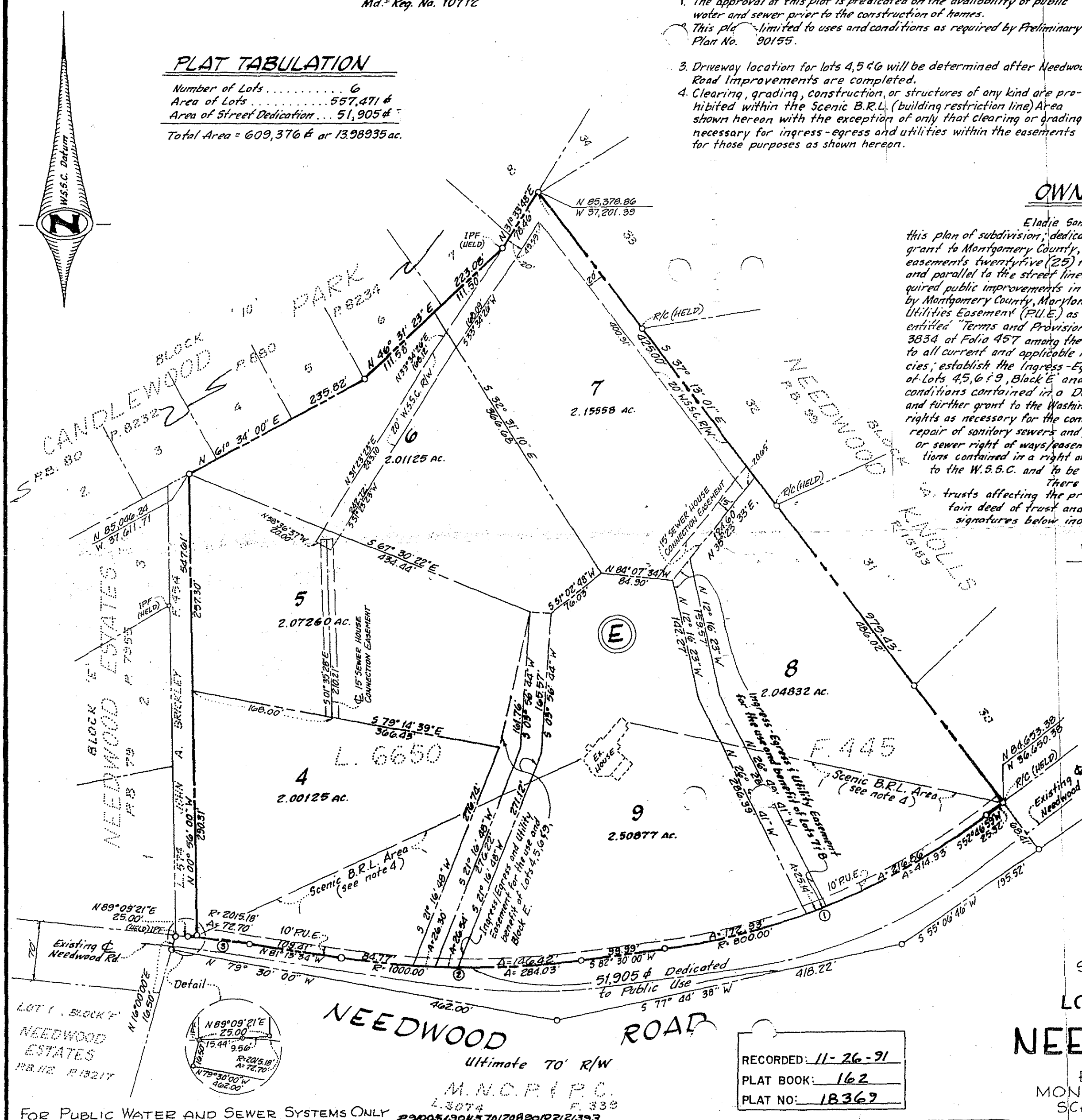
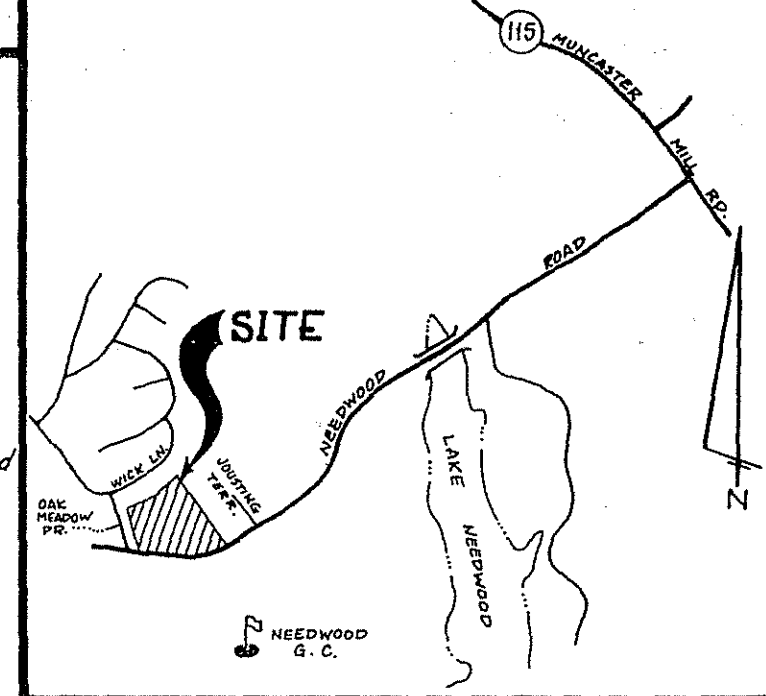
PLAT No.

CURVE DATA						
No.	Radius	Delta	Arc	Tan.	Chord	Chord Bearing
1	800.00'	29° 43' 01"	414.93'	212.24'	410.29'	S 67° 38' 29" W
2	1000.00'	16° 16' 26"	284.03'	142.98'	283.08'	N 85° 21' 47" W
3	2015.18'	02° 04' 01"	72.70'	36.35'	72.70'	N 82° 15' 55" W

NOTES

- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes. This plat is limited to uses and conditions as required by Preliminary Plat No. 90155.
- Driveway location for lots 4, 5 & 6 will be determined after Needwood Road Improvements are completed.
- Clearing, grading, construction, or structures of any kind are prohibited within the Scenic B.R.L. (building restriction line) Area shown hereon with the exception of only that clearing or grading necessary for ingress-egress and utilities within the easements for those purposes as shown hereon.

VICINITY MAP-SCALE: 1" = 2000'



OWNER'S DEDICATION

Elodie Samanos, owner of the property shown hereon, hereby adopts this plan of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the lots shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state and local governing agencies; establish the Ingress-Egress Easements shown hereon for the use and benefit of Lots 4, 5, 6, 7, 8, Block 'E', and Lots 7 & 8, Block 'E', subject to and together with the conditions contained in a Declaration of Easement and to be recorded hereafter, and further grant to the Washington Suburban Sanitary Commission (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer right of ways/easements shown hereon, subject to and together with the conditions contained in a right of way document from the grantor, their successors or assigns to the W.S.S.C. and to be recorded hereafter.

There are no suits, actions of law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision except a certain deed of trust and the parties in interest thereto have affixed their signatures below indicating their assent to this plan of subdivision.

11-7-90 *Elodie Samanos*
Date Elodie Samanos
We hereby assent to this plan of subdivision.
Independence Federal Savings Bank
11/11/90 *William B. Fitzgerald*
Date William B. Fitzgerald, Trustee
11/15/90 *James W. Cobb*
Date James W. Cobb, Trustee

* Establish the Sewer House Connection Easements as shown hereon.

LEGEND

IPF - Iron Pipe Found
R/C - Rebar with Cap

SUBDIVISION RECORD PLAT
LOTS 4-9, BLOCK 'E'
NEEDWOOD ESTATES

ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' OCTOBER, 1990

MACRIS, HENDRICKS & WITMER, P.A.
ENGINEERS • PLANNERS • SURVEYORS
9220 WIGHTMAN ROAD, SUITE 120
GAITHERSBURG, MARYLAND 20879
(301)-670-0840

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: JANUARY 17, 1991
Gust Bauman CHAIRMAN
Rosemary C. Kuppis ASST. SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO. 583-91

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED: OCTOBER 30, 1991
Robert M. Mungman FOR DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPT. OF ENVIRONMENTAL PROTECTION
APPROVED: Nov. 6, 1991
Edward L. Graborn DIRECTOR

RECORDED: 11-26-91
PLAT BOOK: 162
PLAT NO.: 18367

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6825 Needwood Road, Derwood Meeting Date: 9/9/92
Resource: Eubanks Farm Review: HAWP/Alt.
Case Number: 22/34-92A CONTINUED Tax Credit: No
Public Notice: 8/26/92 Report Date: 8/21/92
Applicant: Elodie Samanos Staff: Nancy Witherell

The application for a two-car carport and the enclosure of a porch was reviewed by the Historic Preservation Commission at its February 26, 1992, meeting. The staff report and summary of the minutes are attached.

The applicant has submitted a drawing of the newly proposed garage, showing an enclosure on all three sides and a flat roof deck above. The proposed railing is similar to the porch balustrade. Wooden clapboard to match that on the house would be used; multi-paned windows and two rolling garage doors are proposed. No further design for the porch was submitted.

STAFF DISCUSSION

The staff reiterates the problems inherent in designing an attached carport or garage for a historic structure. At the time this house was built, approximately 1889, carriage houses and barns were detached from the house. There is no historic precedent for the design of an attached two-car garage measuring 22' x 24'. The resulting footprint, even for an asymmetrical Queen Anne-style house, is not consistent with generally recognized standards for alterations to historic houses. Although the applicant notes that the garage will block the side view of an insensitive kitchen addition, at least the addition is at the rear of the house and lends itself to modification at a future date. Further, the installation of a sliding glass door leading to the deck is proposed for this addition.

Given the height of the foundation, however, as well as the height and breadth of the house, the garage would probably appear smaller in scale when completed than it would seem from the drawing submitted by the applicant (which does not illustrate the entire house).

The enclosure of the porch remains an issue. At the August 12, 1992, the Commission approved an application for the enclosure of a screened porch. The proposal was sensitively designed, with wooden sash measured to fit the existing openings and a muntin pattern to match that of the screens. The staff and Commission have found porch enclosures of this nature consistent with the criteria found in Chapter 24A and with the Secretary's Standards. The goal is to maintain the size of the opening so that the proportion of the opening and

the porch elements are maintained. It is also important to match screen muntins or balustrade sections so that the divisions in the glass are harmonious with the existing historic fabric. The pattern and character of balustrades and porch posts should be retained; it is recommended that infill not be used behind the balustrade, for example, because that effectively blocks the balustrade design from view (in addition to diminishing the size of the opening).

In this instance, the enclosure was designed without regard for the original size of the openings or the character of the posts and balustrade. Plywood panels were used to fill in the space between the sliding glass doors and the porch posts. The difference in the original opening size and the new opening size is particularly noticeable on the front and back of the porch, where infill panels several feet in width were installed along the inside edge of the porch. Equally inappropriate was the installation of a panel along all three sides that blocks the lower half of the balustrade; as a result, the balustrade pattern is lost to view.

The gable-roofed two-story porch is a significant feature of the house, quite visible from a distance because it is oriented to the bend in Needwood Road. As constructed, the plywood infill of the enclosed porch is also visible from Needwood Road.

STAFF RECOMMENDATION

The staff recommends that, with the following conditions, the garage addition be found to be consistent with Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;
and with the Secretary of the Interior's Standard #10:

New additions and adjacent or related new construction shall 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;
provided the following conditions are met:

- 1) the windows shall be 1/1 wood sash sized to complement the proportion of the house's window; and
- 2) the garage doors shall be either painted wood or painted or enameled metal so that they complement the clapboard surface of the garage.

The staff recommends that the enclosure of the porch be found to be inconsistent with the purposes of Chapter 24A, particularly with criterion 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 or inconsistent with, or detrimental to the preservation,

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 6825 Needwood Road, Derwood

MEETING DATE: February 26, 1992

RESOURCE: Eubanks Farm

REVIEW: HAWP/Alteration

HPC CASE NUMBER: 22/34-92A

STAFF: Nancy Witherell, 1/22/92

The application concerns alterations to the residence at the Eubanks Farm, a historic site listed on the Master Plan for Historic Preservation both for its historical and cultural significance (criterion 1.a.) and its architectural and design significance (criteria 2.a. and 2.b.). Designed by Thomas Groomes, Montgomery County's most prolific architect of the late-nineteenth century, in the Queen Anne style, the house was built in approximately 1889. Although set back from Needwood Road, the house is very visible to the public because of its prominent siting on the crest of a knoll overlooking a curve in the road.

The strong, irregular massing of the house is a distinctive feature, as are the high stone foundation and the fishscale shingles in horizontal banding and in the banding and in the gable ends. The house also has a large and prominent two-story open (screened) porch on one side, also visible from Needwood Road. The design of the porch's balustrade is repeated on several balconies on the house.

The application proposes two alterations, one of them already constructed and the other one underway. The enclosure of the second story of the screened porch with sliding glass doors and painted plywood panels has been completed. The screens (for both the first and second stories) were destroyed rather than repaired or replaced; the new sliding glass doors have a different configuration. The doors are designed so that the glass panels can be removed in summer and screens installed in their place. The size and configuration of the doors, however, is intended to be a permanent alteration. The glass doors do not fit the original openings, so plywood panels were installed on either side of each set of glass doors. The balustrades were reinstalled outside the glass doors.

On the side elevation of the porch, the panels are relatively narrow and placed on either side of the porch posts. Although clearly visible, they are not unduly obtrusive. On the front and rear elevations, however, the glass doors are offset toward the outer corner of the porch and, as a result, the new glazed openings are significantly skewed to one side. If the project had been reviewed prior to construction, staff would have recommended that the entire opening be glazed to capture, as much as possible, the open appearance of the original porch.

The other proposed alteration, partially underway, is the construction of a deck measuring 22' by 24', placed at the rear corner of the house next to the driveway. The deck is high enough above the ground to serve as a two-car

carport. If consulted in advance, staff would have recommended that an element of this size be constructed at the rear of the house or, preferably, separate from the house. Ideally, a carport would be built away from the house and a significantly redesigned porch or deck built at this location. The deck/carport is visible from the driveway to the property and is a prominent projection from the house. The height of the deck is offset somewhat, however, by the high stone foundation and the height of the house itself. (The applicant intends to construct a deck railing similar in design to the porch balustrade.)

STAFF RECOMMENDATION

Staff is concerned that the applicant proceeded with construction without seeking prior approval of the Historic Preservation Commission. Moreover, no construction permit was sought. While not opposed in principal to the glazing of open screened porches, if done sensitively, staff finds the method of enclosure of this prominent porch to be poorly conceived. Staff is particularly concerned with the plywood infill on the front and rear elevations of the porch. Staff recommends, at a minimum, that the front elevation of the porch be reconstructed with a different window system so that the entire opening, although glazed, be retained.

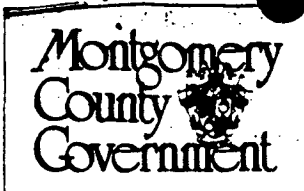
The side deck/carport is a large addition. It's location and design should have been more fully considered in consultation with the Historic Preservation Commission. If the Commission were to find the location of the deck/carport to be acceptable, staff recommends that lattice be used to shield parked cars from view.

Staff finds the proposed and completed alterations, as presented by the applicant, to be inconsistent with criterion 24A-8(b)(1): "The proposal will not substantially alter the exterior features of an historic site;" and criterion 24A-8(b)(2): "The proposal is compatible in character and nature with the . . . architectural features of the historic site . . . and would not be detrimental thereto or to the achievement of the purposes of this chapter."

Further, staff finds the alterations do not meet Standard #2 of the Secretary's Standards for Rehabilitation: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."

PUBLIC NOTICE: 1/16/92

TAX CREDIT ELIGIBLE: No



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 48387

NAME OF PROPERTY OWNER Eloie SAMANOS TELEPHONE NO. 301 963 7492
 (Contract/Purchaser) (Include Area Code)

ADDRESS 6825 Needwood Ad. Decwood STATE MD ZIP 20855
CITY STATE ZIP

CONTRACTOR none TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number same Street same

Town/City _____ Election District 4

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 4,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 1-10-92

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 920100061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED:

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

NO CONTRACTOR WAS USED

1. WRITTEN DESCRIPTION OF PROJECT

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

Two Story frame house with attic & basement
Approx. 100 years old. Located on a 3 acre
plot.

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

The deck/garage has been added on to the kitchen
was not an original part of the structure. The
kitchen was added approx 15 years ago. The deck
garage is the new addition.

Also summer screen/winter windows were
replaced on existing porch. Old screens &
windows were torn or broken & needed
replacing. Existing hand railings were taken
off, repaired, painted, & replaced

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

deck/saraje 24' x 22' x 7', concrete footings
pressure treated lumber + crushed blk stone
under

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

The deck/saraje has been added to the
kitchen which is not a part of the original
structure

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

Do not know what this ordinance is.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

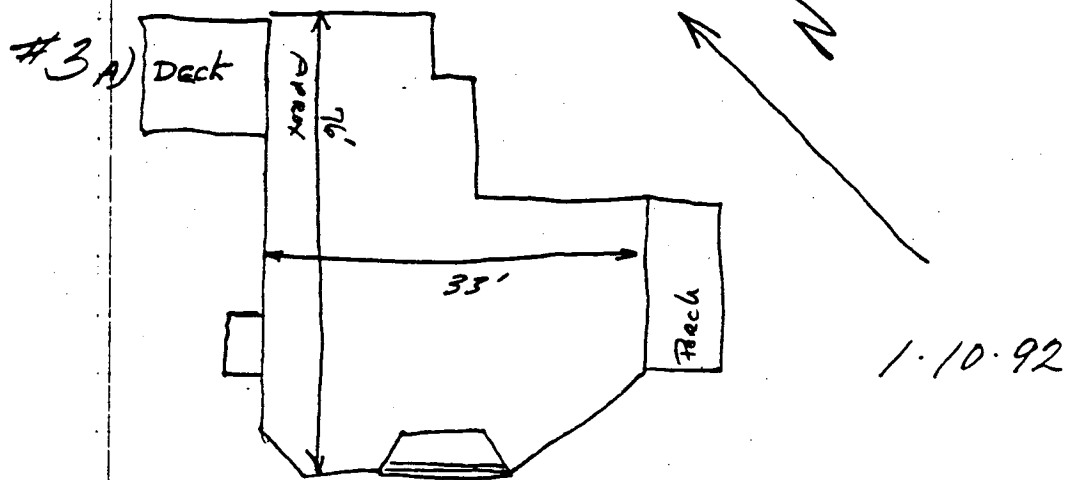
5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Neerwood Golf Course
 Address Neerwood Rd
 City/Zip Dexwood, Md. 20853
2. Name ARAMUS Corp
 Address Wisconsin Ave
 City/Zip Bethesda



b) Exact height & dimensions to house unknown

The house is approx 76' long & 33' wide at the longest & widest points.

The house is approx 50' high

Dimensions to other structures unknown

c) Built approx 1980, Two story frame house with basement & attic. Small wood frame bld. behind house. Large cinder block & tin roofed barn & small cinder block bld. on property.

d) ?

e) None of this is being done.

#4) Tree survey not applicable for deck. No trees are affected.

#5) Plans ... 1.1.0

#6 Height of house is unknown, approx 50'.

#7 Materials - All wood pressure treated

6x6

4x4

2x8

2x6

plywood

2x4

crushed blue stone

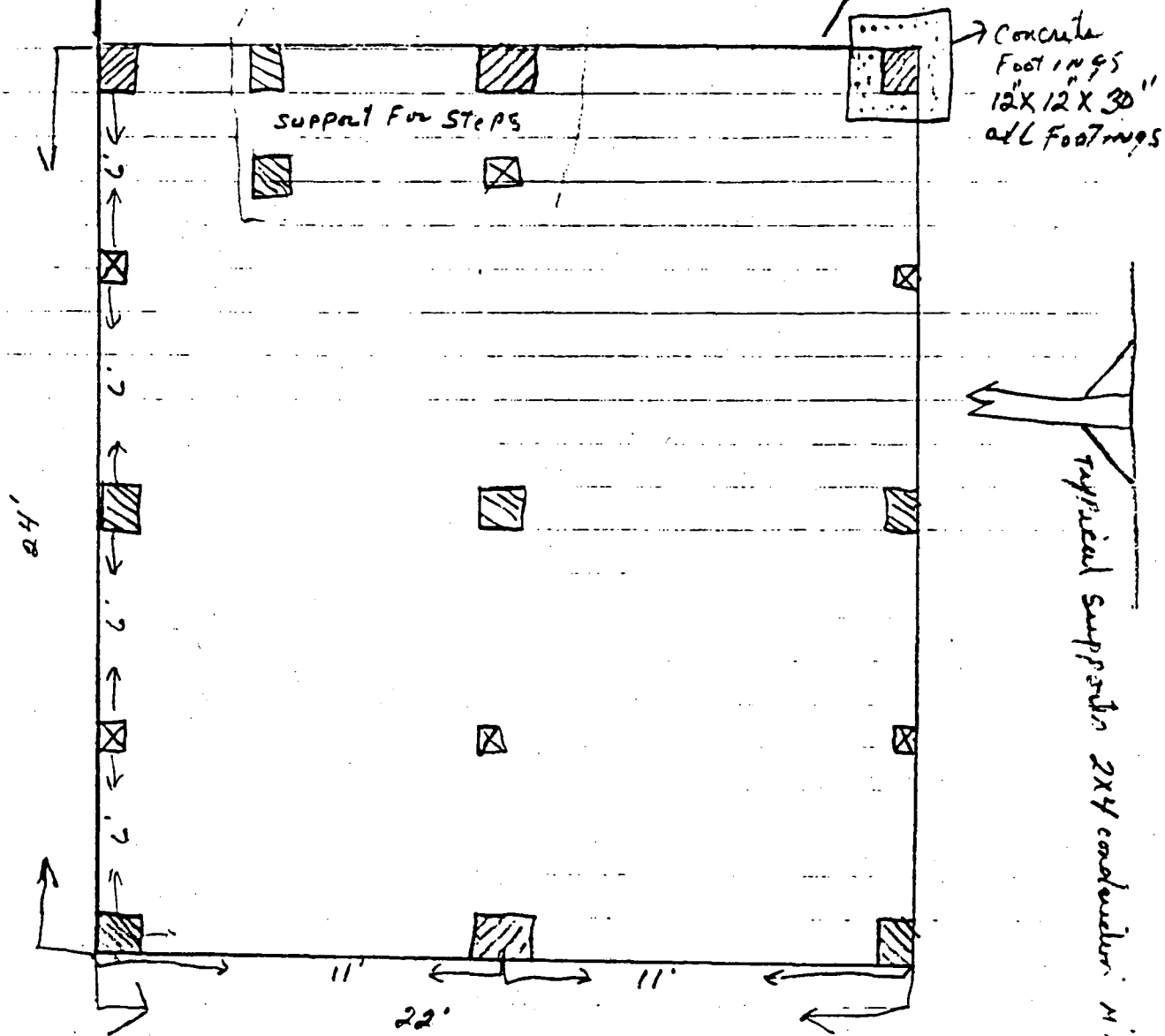
#8

#9

5)

Car port attached to 10 year old addition

6x6
4x4



Support For Steps

Concrete Footings 12x12x30" all Footings

Typical supports 2x4 condenser N studs

24'

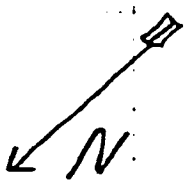
22'

Support Beams 6x6 + 4x4 Pressure Treated Lumber

6" Crushed Blue Stone

Concrete footing 12x12x30"

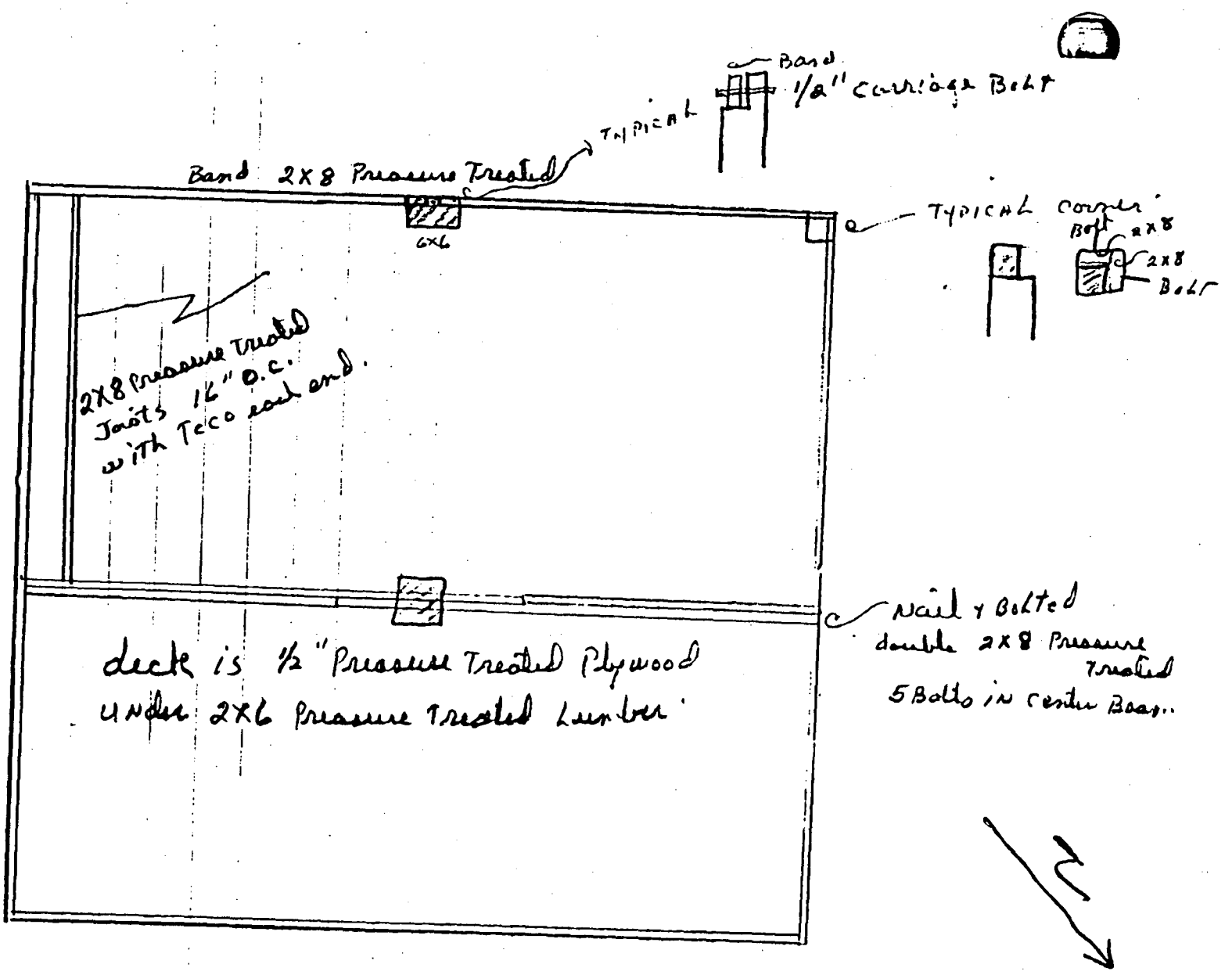
Footing is 36" in ground all Footings same size



* 5) Confront w. 1/4" walk on deck
6825 Needwood Rd. Burwood Md. 20855

OWNER: Elodie SAMANOS

LOT #

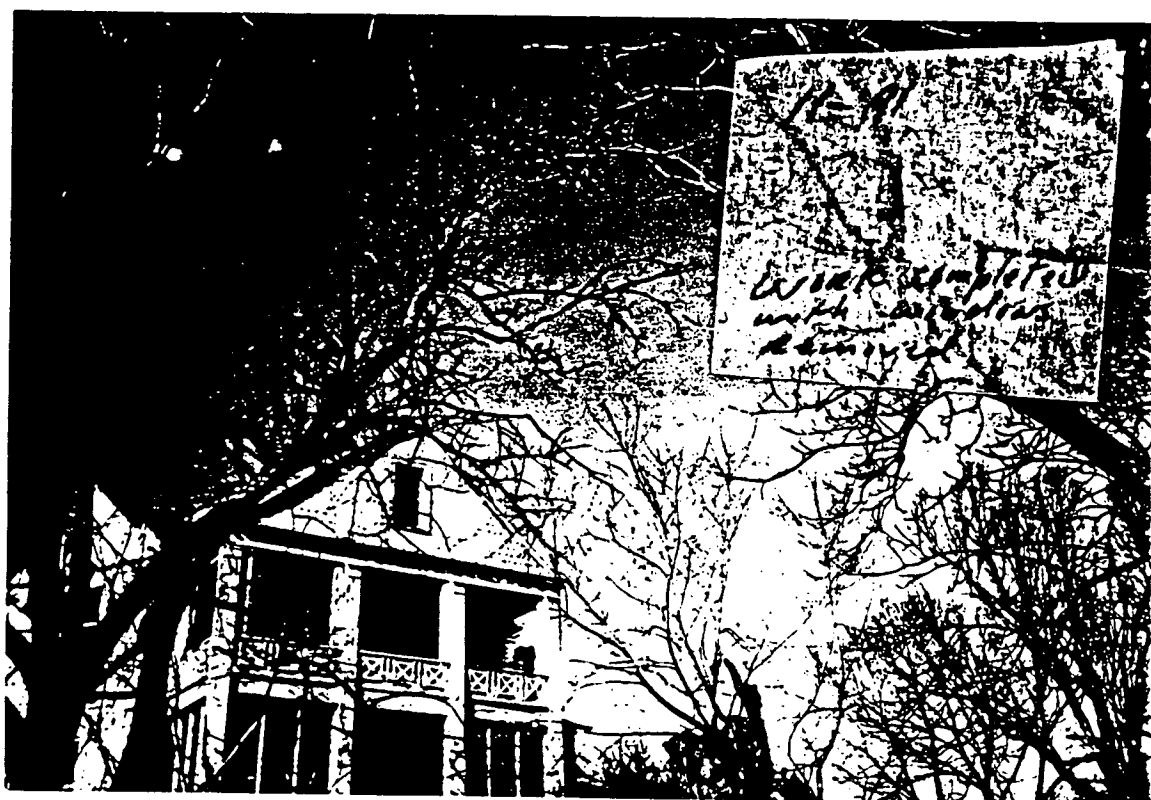




1986 photo showing screens in porch. ↑



1991 photo showing
plywood panel - glass
doors not installed. →



Work completed
with railings
2/21/91

1991 photo showing
side of porch - panels
installed on either
side of porch posts;
glass doors not installed. →

DRAFT

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-495-4570

Case No.: 22/34-92A

Received: January 10, 1992

Public Appearance: February 26, 1992 and
October 14, 1992

Before the Montgomery County Historic Preservation Commission

Application of Elodie Samanos

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a two-car garage attached to the house and to enclose the second story porch with sliding glass doors and painted plywood panels.

Commission Motion: At the October 14, 1992, meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny the Historic Area Work Permit application for the porch enclosure. Commissioner Brenneman seconded the motion. Commissioners Brenneman, Clemmer, Harris, Lanigan, Norkin and Randall voted in favor of the motion. The motion was passed, 6-0.

Commissioner Lanigan then presented a motion to deny the Historic Area Work Permit for the construction of the garage. Commissioner Brenneman seconded the motion. Commissioners Brenneman, Clemmer, Harris, Lanigan, and Randall voted in favor of the motion. Commissioner Norkin voted against the motion. The motion was passed, 5-1.

Commissioners Booth, Handler, and Kousoulas were absent.

SUMMARY OF APPLICATION AND BACKGROUND OF EUBANKS FARM

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic Site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

In November, 1991, following the receipt of a complaint made by telephone to the Historic Preservation Commission staff, an inspector from the Department of Environmental Protection visited the subject property and determined that construction work had been undertaken by the owner without securing a Montgomery County building permit or a Historic Area Work Permit.

On January 10, 1992, the owner applied for a Historic Area Work Permit (HAWP) to 1) construct a two-car carport measuring 22' x 24' on the northwest corner of the house; and to 2) enclose the second story of the large open porch on the east elevation with sliding glass doors and painted plywood panels as infill.

The structure for the carport, except for the top railing, had been constructed prior to the submission of the HAWP application; the installation of the sliding glass doors and wooden panels to enclose the porch had been completed. The applicant ceased construction in order to comply with the Montgomery County Stop Work Order placed by the Department of Environmental Protection.

Eubanks Farm is a late nineteenth-century, Queen Anne-style house notable for its asymmetrical plan, use of shingles, and prominent two-story porch. It is also notable as the work of Thomas Groomes, a prolific local architect known for his designs in the revival styles popular at that time. The house was built in approximately 1889.

The house is a notable historic structure in the Rockville-Gaithersburg vicinity, prominently sited on the crest of a knoll overlooking the curve in Needwood Road. Although the house is set back from the road, the south front elevation and east side porch elevation of the house are very visible from the road, since both elevations face the road where it curves.

The designation of the property was established by Amendment to the Montgomery County Master Plan for Historic Preservation and

adopted by the Maryland-National Capital Park and Planning Commission on July 9, 1985.

The portion of the Amendment concerning Eubanks Farm states:

Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great populizer of the revival styles in the Rockville-Gaithersburg area.

Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.

The site was designated for the following criteria found in Chapter 24A-3:

- 1a "Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation"
- 2a "Embodies distinctive characteristics of a type, period, or method of construction"
- 2b "Represents the work of a master"

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on February 19, 1992. The application was first considered by the Historic Preservation Commission at a public meeting on February 26, 1992. It was continued at a public meeting on October 14, 1992.

February 26, 1992 Meeting

HPC staffperson Nancy Witherell presented 35 mm slides of the property showing the building's elevations and detail views of the state of the alterations. She testified that the sliding glass doors on the second story of the porch had a different configuration than the screens previously used in the opening (as shown on a photograph dated 1986, submitted by the applicant) and that the installed sliding glass doors did not fit the porch openings. Plywood panels, meant to be a permanent alteration, had been installed between the glass doors and the porch posts and walls. On the front and rear elevations of the porch the size of the original openings was significantly larger than that of the sliding glass doors. As a result, the size of the plywood panels was particularly large and obvious and the glass openings were significantly offset in the larger porch opening.

The staff also testified that the carport was a prominent projection both in distance from the house and in height, and that it was preferable to construct a structure of this size and for this purpose behind the house rather than attached to it, because houses of this style and date were built prior to the advent of attached structures for cars.

The staff recommended against approval of the HAWP application, stating that the alterations were inconsistent with Chapter 24A, and with the Secretary of the Interior's Standards. The staff further suggested to the Commission that, at a minimum, the front elevation of the porch should be reconstructed with a different window system in order to restore the entire size of the porch opening. The staff also recommended that if the HPC were to find the location of the carport acceptable, lattice should be used to screen the cars from view.

Elodie Samanos, the property owner, testified in her own behalf. She stated that she did not have any knowledge that the house was designated a historic structure, hence she did not know that she needed to come before the Historic Preservation Commission for a Historic Area Work Permit.

She testified that she thought the land was historically designated, because it was prominent in the Civil War, but that she did not know that "historic site" meant that the house as well as the land was protected from alteration without prior review.

She also testified that she had purchased the house in 1980, when it was in a state of disrepair, and that she had been improving its physical condition since then, while trying to respect the house as much as possible.

Then-Chairperson Barbara Wagner told the applicant that the HPC's purpose was to evaluate the effect of the alterations to the house, and that if the applicant had secured a Montgomery County building permit, County staff would have informed her that she needed to submit a Historic Area Work Permit application in order to appear before the Commission.

Commissioners questioned the applicant about the intended completed appearance of the carport. The applicant stated that she intended to install a railing similar in design to the porch balustrade around the edge of the carport roof in order to use the roof surface as a deck. She testified that her future plans included the construction of a kitchen addition above the carport.

Commissioner Randall stated that the installation of plywood on either side of the glass doors detracted from the character and look of the porch. The applicant responded that the plywood was installed on either side of the glass door because the door was smaller than the opening. Commissioner Randall suggested that the use of glazing, rather than wood panels, would be a good

alternative that would not require removing what had already been installed [on the front and rear elevations of the porch]. The Chairperson added that the Commission had regularly approved the enclosure of porches provided the natural lines of the porch were respected so that one could distinguish the original appearance of the porch prior to its enclosure with glass.

Commissioner Kousoulas stated that the standard recommendation to match the size of the glass panels and their seams with the proportions of the porch elements was precluded by the completed work. The glass panels enclosing the porch should have been aligned with the divisions in the porch balustrade. Because the existing sliding glass doors were not aligned, there was no possibility of achieving the alignment merely by using glass panels in the place of the plywood panels. He also noted that the panels installed along the lower half of the porch balustrade blocked the view of the balustrade design and decreased the size of the porch openings, as well.

The Chairperson suggested that the applicant work with the staff to seek a solution to ameliorate the appearance of the completed work. The applicant was asked to return to a future Commission meeting when satisfactory options could be discussed. The Chairperson asked if the applicant was willing to leave the record open; the applicant concurred that she was.

Commissioner Booth suggested that the applicant retain an architect who could examine her house and suggest how to revise her application so that it might be acceptable to all parties. The applicant expressed concern that the Commission was requiring her to retain an architect. The Chairperson advised the applicant that there was no requirement for an architect but that one could assist her in producing building plans that could be reviewed by the Department of Environmental Protection for conformance with code requirements.

October 14, 1992 Meeting

[The staff requested and obtained additional information from the applicant in preparation for a continuation of the case at a later meeting of the Commission. The applicant submitted two renderings (dated August 12, 1992) of the northwest corner of the house, showing that portion of the house prior to construction of the carport and with a completed garage. The garage was a modification of the previous proposal, but still based on the constructed 22' x 24' carport. After a further request from the staff, the applicant submitted on or about September 15, 1992, a scaled drawing showing the footprint of the garage in relation to the historic house.]

The applicant returned to the Commission on October 14, 1992, for the conclusion of the Commission's review of her Historic Area Work Permit application. HPC Staffperson Nancy Witherell presented a staff report and again showed the slides used at the previous meeting, showing one additional slide of the house from

the driveway taken October 12, 1992, with the leaves on the trees. The diminished opening in the front elevation of the porch was visible in the slide taken from a spot near the edge of the driveway and the front fence.

The staff recommended that although the construction of an attached garage was significantly less desirable than that of an unattached garage, the Commission could find the construction of the garage to meet minimum standards for consistency with Chapter 24A-8 and with the Secretary of the Interior's Standards because the garage was on a less visible, less significant elevation of the house, and because the height of the foundation at this corner and the height and breadth of the house would ameliorate the effect of the massing and scale of the garage.

The staff testified that the HPC had approved in 1990 the construction of an attached garage to the historic Barnesley House, a late nineteenth-century house in Rockville designated as a historic site on the Master Plan for Historic Preservation. In that case, the multi-car garage was not attached directly to the house but was connected by a "hyphen" or passageway.

The staff further testified that although the HPC had approved the enclosure of screened porches in previous cases, including a HAWP application for a historic house in Kensington at its August 12, 1992, meeting, approved proposals were sensitively designed with wooden sash measured to fit the size of the porch openings, and with window muntin patterns to match that of the screens or proportioned appropriately for the porch posts and balustrade.

The staff testified that the objective in meeting the Secretary's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings was to maintain the size of the porch openings and the proportions of the porch elements such as balustrades and porch posts. Infill panels of the type used by the applicant were not recommended because they altered the character of the porch elements as well as the size of the opening. In the applicant's case, infill panels several feet in width were installed along the inside edge of the porch. Equally inappropriate was the installation of panels along all three sides of the porch that blocked the lower half of the balustrade. As a result, the original design and lightness of the balustrade pattern was lost to view.

The staff further testified that the gable-roofed, two-story porch was a significant, character-defining feature of the house.

Ms. Samanos appeared in her own behalf, stating again that she did not know that the house was designated a historic structure and that it was unfair to burden a property owner with designation without input at a public hearing from the owner. She further stated that she was informed by a staffperson at DEP that it was easy to obtain a retroactive building permit and that this should excuse her for not obtaining one in advance. She testi-

fied that she appreciated historic buildings and came from a country where historic houses were highly valued.

She further testified that the porch had been partially enclosed in 1986, at the time of the photograph she submitted with the HAWP application. She testified that the painted plywood panels on the porch were installed by then, but that they were not visible due to the angle of the photograph. She stated that the installation of the sliding glass doors in November, 1991, occurred in the already reduced openings of the porch.

The staff handed Chairperson Randall two photographs taken on May 27, 1990, by a consultant working for the staff showing the porch opening in its original, historic size and configuration, without any of the plywood panels. The applicant testified that repair work to the porch was underway at the time the photos were taken.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

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 or 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.

The Commission finds that:

1. As proposed in the application, the construction of a two-car garage measuring 22' by 24' feet attached to the northwest corner of the house would be inconsistent with the preservation and enhancement of the building, a historic site listed in the Master Plan for Historic Preservation. The construction of an attached garage is inappropriate for a house of this style and time period. If the applicant had applied for a Historic Area Work Permit prior to construction, the HPC would have advised the applicant to construct a detached garage behind the house.

2. The enclosure of the second story of the porch with sliding glass doors and plywood panels installed both vertically and horizontally is inconsistent with the preservation and enhancement of the building. The porch is a significant, character-defining feature of the historic site. While the HPC has approved the glazed enclosure of porches in other cases, the choice of sliding glass doors and the design of the installation in this

instance were not appropriate to the historic character of the porch and house. The Commission noted the reduction in the size of the original porch openings, the installation of panels along the posts and walls, the installation of panels along the lower half of the balustrade, and the misalignment of the glass doors with the proportions and design of the porch openings and balustrade.

3. The proposed alteration is inappropriate and inconsistent with, and detrimental to the preservation and enhancement of Eubanks Farm, and therefore finds the proposal to be inconsistent with the purposes of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources".

CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must deny the application of Elodie Samanos to construct an attached garage at the northwest corner of the house and to enclose the second story of the porch on the east elevation by the installation of sliding glass doors and plywood panels.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #9 are found to be applicable:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

The applicant is referred to the Guidelines, which were initially developed in 1977 to help property owners and others apply the Secretary of the Interior's Standards for Rehabilitation and are intended to assist generally in an understanding of the approaches, treatments, and techniques that are consistent with the Standards. Concerning the enclosure of porches of historic buildings, the Guidelines state:

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary eleva-

tions. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

The Guidelines recommend:

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

The Guidelines recommend against:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by Elodie Samanos to construct an attached two-car garage and to enclose the second story of the porch is DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Albert Randall, Chairperson
Montgomery County Historic
Preservation Commission

Date



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 48307

NAME OF PROPERTY OWNER Elodie SAMANOS TELEPHONE NO. 301 963 7493
(Contract/Purchaser) (Include Area Code)

ADDRESS 6825 needwood Rd. Deawood CITY MD STATE MD ZIP 20855

CONTRACTOR none TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number same Street same

Town/City 4 Election District 4

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 4,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date 1-10-92

Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED X Signature Albert B. Randall Date 10-14-92

APPLICATION/PERMIT NO: 920100061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

[Handwritten signature]



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 48307

NAME OF PROPERTY OWNER Eloic TELEPHONE NO. 201 972 2472
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP 20855

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: <u>A/C</u>	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch <u>Deck</u>	Fireplace	Shed
			Revision	Fence/Wall (complete Section 4)	Other	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date 1-10-92

Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED X Signature [Signature] Date 10-14-92

APPLICATION/PERMIT NO: 920100061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT: # 48957

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
REGISTRATION NUMBER _____ (Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () WSSC
		02 () Well
		03 () Dther _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED + _____ Signature Albert B. Randall Date 10.14.92

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

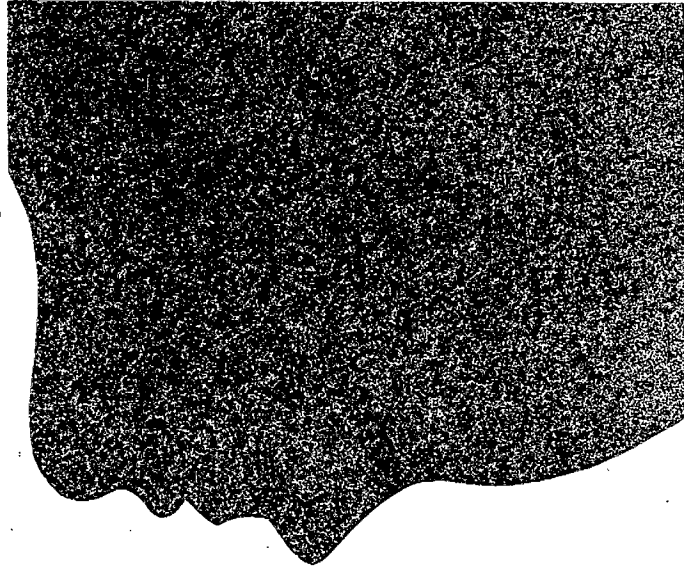
(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

ELDDIE

THE FRENCH BEAUTY SPA
5300 WISCONSIN AVENUE NW 686-9310
CHEVY CHASE, WASHINGTON, DC



12133

Capital Park and
Planning Commission
Historic Preservation
Department
8787 Georgia Avenue
Silver Spring MD
20910

11-27-91

Owner will file plans by Dec 27 for 1-15-92 m/z.
She thought the land was historic but not the
house. Thought subdivision had to do w/
land alone because it was important "in the
Civil War or something". She said + regretted
the ballustrade is staying in the park for
reasons of climate control. Wants to do the
right thing, etc, etc...

IMPORTANT MESSAGE

FOR Nancy W.
DATE 11/25 TIME 12:30 A.M.
M. Shawn Robertson
OF (house-sitting for owner)
PHONE _____

AREA CODE	NUMBER	EXTENSION
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN <input checked="" type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION

MESSAGE 6825 Needwood -
(near Rockville)
has notice from DEP that
completed porch enclosure
needs bldg permit and
HAWP

SIGNED MA 22/34
LITHO IN U.S.A. Edbanks
FARM

(He will call back)

NOTES _____





QUESTIONS? CALL 800-238-5355, TOLL FREE.

AIRBILL
PACKAGE
TRACKING NUMBER

4455196454

4455196454

RECIPIENT'S COPY

Date 5 X 1297			
From (Your Name) Please Print 1291-7495-1		Your Phone Number (Very Important) 202,686,9362	
Company		To (Recipient's Name) Please Print NANCY WITHRELL	
Department/Floor No.		Recipient's Phone Number (Very Important) 301,495,4570	
Company PARK PLANNING		Department/Floor No.	
Street Address 5300 WISCONSIN AV.		Exact Street Address (We Cannot Deliver to P.O. Boxes or P.O. Zip Codes.) 8787 GEORGIA RD	
City WASHINGTON DC		City SILVER SPRING MD	
State DC		State MD	
ZIP Required 20015		ZIP Required 20910	
YOUR INTERNAL BILLING REFERENCE INFORMATION (optional) (First 24 characters will appear on invoice.)		IF HOLD FOR PICK-UP, Print FEDEX Address Here Street Address	
PAYMENT 1 <input type="checkbox"/> Bill Sender 2 <input type="checkbox"/> Bill Recipient's FedEx Acct. No. 3 <input type="checkbox"/> Bill 3rd Party FedEx Acct. No. 4 <input type="checkbox"/> Bill Credit Card		City	
5 <input type="checkbox"/> Cash <input type="checkbox"/> Check		State	
		ZIP Required	
4 SERVICES (Check only one box)		5 DELIVERY AND SPECIAL HANDLING (Check services required)	
Priority Overnight (Delivery by next business morning) 11 <input type="checkbox"/> YOUR PACKAGING 16 <input checked="" type="checkbox"/> FEDEX LETTER* 12 <input type="checkbox"/> FEDEX PAK* 13 <input type="checkbox"/> FEDEX BDX 14 <input type="checkbox"/> FEDEX TUBE Economy Two-Day (Delivery by second business day +) 30 <input type="checkbox"/> ECONOMY Freight Service (for packages over 150 lbs.) 70 <input type="checkbox"/> OVERNIGHT FREIGHT** 80 <input type="checkbox"/> TWO-DAY FREIGHT**		Standard Overnight (Delivery by next business afternoon. No Saturday delivery) 51 <input type="checkbox"/> YOUR PACKAGING 56 <input type="checkbox"/> FEDEX LETTER* 52 <input type="checkbox"/> FEDEX PAK* 53 <input type="checkbox"/> FEDEX BOX 54 <input type="checkbox"/> FEDEX TUBE Government Overnight (Restricted for authorized users only) 46 <input type="checkbox"/> GOVT LETTER 41 <input type="checkbox"/> GOVT PACKAGE 1 <input type="checkbox"/> HOLD FOR PICK-UP (F in Box H) 2 <input checked="" type="checkbox"/> DELIVER WEEKDAY 3 <input type="checkbox"/> DELIVER SATURDAY (Extra charge) (Not available to all locations) 4 <input type="checkbox"/> DANGEROUS GOODS (Extra charge) 5 <input type="checkbox"/> 6 <input type="checkbox"/> DRY ICE _____ Lbs. 7 <input type="checkbox"/> OTHER SPECIAL SERVICE _____ 8 <input type="checkbox"/> 9 <input type="checkbox"/> SATURDAY PICK-UP (Extra charge) 10 <input type="checkbox"/> 12 <input type="checkbox"/> HOLIDAY DELIVERY (If offered)	
		6 PACKAGES	
		WEIGHT in Pounds Only	
		YOUR DECLARED VALUE	
		Emp. No.	
		Date	
		Federal Express Use	
		<input type="checkbox"/> Cash Received	
		<input type="checkbox"/> Return Shipment	
		<input type="checkbox"/> Third Party <input type="checkbox"/> Chg. To Del. <input type="checkbox"/> Chg. To Hold	
		Street Address	
		City	
		State	
		Zip	
		Received By: X	
		Date/Time Received	
		FedEx Employee Number	
		REVISION DATE 2/92 PART #137205 GBFE FORMAT #126	
		126	
		© 1991-92 FEDEX PRINTED IN U.S.A.	
		DIM SHIPMENT (Chargeable Weight) _____ lbs.	
		L x W x H	
		Received At	
		1 <input type="checkbox"/> Regular Stop 3 <input type="checkbox"/> Drop Box	
		4 <input checked="" type="checkbox"/> B.S.	
		7 Release	

MULTIPLE PACKAGE SERVICE

**IF YOU ARE
MAKING AN MPS
SHIPMENT, APPLY
THE SELF ADHESIVE
MPS COPY HERE**

TERMS AND CONDITIONS

DEFINITIONS

On this Airbill, we, our and us refer to Federal Express Corporation, its employees and agents. You and your refer to the sender, its employees and agents.

AGREEMENT TO TERMS

By giving us your package to deliver, you agree to all the terms on this Airbill and in our current Service Guide, which is available on request. If there is a conflict between the current Service Guide and this Airbill, the Service Guide will control. No one is authorized to alter or modify the terms of our Agreement.

RESPONSIBILITY FOR PACKAGING AND COMPLETING AIRBILL

You are responsible for adequately packaging your goods and for properly filling out this Airbill. Omission of the number of packages and weight per package from this Airbill will result in a billing based on our best estimate of the number of packages received from you and an estimated "default" weight per package, as determined and periodically adjusted by us.

AIR TRANSPORTATION TAX INCLUDED

Our basic rate includes a federal tax required by Internal Revenue Code Section 4271 on the air transportation portion of this service.

LIMITATIONS ON OUR LIABILITY AND LIABILITIES NOT ASSUMED

Our liability for loss or damage to your package is limited to your actual damages or \$100, whichever is less, unless you pay for and declare a higher authorized value. We do not provide cargo liability insurance, but you may pay an additional charge for each additional \$100 of declared value. If you declare a higher value and pay the additional charge, our liability will be the lesser of your declared value or the actual value of your package.

In any event we will not be liable for any damages, whether direct, incidental, special or consequential in excess of the declared value of a shipment, whether or not Federal Express had knowledge that such damages might be incurred including, but not limited to, loss of income or profits.

We won't be liable for your acts or omissions, including but not limited to improper or insufficient packing, securing, marking or addressing, or for the acts or omissions of the recipient or anyone else with an interest in the package. Also, we won't be liable, if you or the recipient violates any of the terms of our agreement. We won't be liable for loss of or damage to shipments of prohibited items.

We won't be liable for loss, damage or delay caused by events we cannot control, including but not limited to acts of God, perils of the air, weather conditions, acts of public enemies, war, strikes, civil commotions, or acts or omissions of public authorities (including customs and quarantine officials) with actual or apparent authority.

DECLARED VALUE LIMITS

The highest declared value we allow for FedEx Letter and FedEx Pak shipments is \$500. For other shipments, the highest declared value we allow is \$25,000 unless your package contains items of "extraordinary value," in which case the highest declared value we allow is \$500. Items of "extraordinary value," include artwork,

jewelry, furs, precious metals, negotiable instruments, and other items listed in our current Service Guide.

If you send more than one package on this Airbill, you may fill in the total declared value for all packages, not to exceed the \$100, \$500 or \$25,000 per package limit described above. (Example: 5 packages can have a total declared value of up to \$125,000.)

If more than one package is shipped on this airbill, our liability for loss or damage will be limited to the actual value of the package(s) lost or damaged (not to exceed the lesser of the total declared value or the per package limits described above). You have the responsibility of proving the actual loss or damage.

FILING A CLAIM

ALL CLAIMS MUST BE MADE BY YOU IN WRITING. You must notify us of your claim within strict time limits. See current Service Guide.

We'll consider your claim filed if you call and notify our Customer Service Department at 800-238-5355 and notify us in writing as soon as possible.

Within 90 days after you notify us of your claim, you must send us all relevant information about it. We are not obligated to act on any claim until you have paid all transportation charges, and you may not deduct the amount of your claim from those charges.

If the recipient accepts your package without noting any damage on the delivery record, we will assume that the package was delivered in good condition. In order for us to process your claim, you must, to the extent possible, make the original shipping cartons and packing available for inspection.

RIGHT TO INSPECT

We may, at our option, open and inspect your packages prior to or after you give them to us to deliver.

NO C.O.D. SERVICES

NO C.O.D. SERVICES ON THIS AIRBILL. If C.O.D. Service is required, please use a Federal Express C.O.D. airbill for this purpose.

RESPONSIBILITY FOR PAYMENT

Even if you give us different payment instructions, you will always be primarily responsible for all delivery costs, as well as any cost we may incur in either returning your package to you or warehousing it pending disposition.

RIGHT OF REJECTION

We reserve the right to reject a shipment at any time, when such shipment would be likely to cause damage or delay to other shipments, equipment or personnel, or if the transportation of which is prohibited by law or is in violation of any rules contained in this Airbill or our current Service Guide.

MONEY-BACK GUARANTEE

In the event of untimely delivery, Federal Express will at your request and with some limitations, refund or credit all transportation charges. See current Service Guide for further information.