

20/21 Belward Farm/Ward House
20/21-90A

M-NCPPC



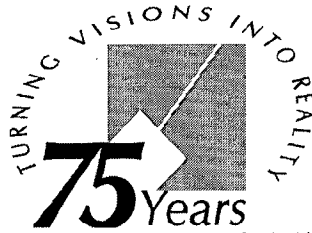
MONTGOMERY COUNTY
PLANNING BOARD

MICHELE C. NARU
Historic Preservation Planner
County-wide Planning Division

301 563-3400
FAX: 301 563-3412
E-MAIL: michele.naru@mncppc-mc.org
<http://www.mc-mncppc.org>

**THE MARYLAND NATIONAL
CAPITAL PARK & PLANNING
COMMISSION**

*1109 Spring Street, Suite 801
Silver Spring, Maryland 20910*



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with Conditions**. The conditions of approval are:

1. *Several trees of native species shall be planted behind the carriage house to mitigate the impact of the building on the landscape. Trees should be planted in a naturalistic configuration and well away from the foundation of the building.*
2. *Investigate whether the farm road that provided access to the demolished barn could be utilized for the carriage house.*
3. *The foundation should be expressed as parged cinderblock, rather than the cultured stone proposed, which would present a more formal finish than would have been seen on a rural outbuilding.*
4. *The Trust must review and approve a sample of the Hardi Plank vertical siding, and the specifications for the proposed metal doors and standing seam metal roof.*
5. *The Trust must also review and approve a color palate of muted grey for the siding and iron oxide color (reddish brown) for the roof, as this scheme would be least visible and is consistent with the corn crib and the smoke house.*

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

Applicant: David Warfield and Bonnie Adler (Brian Sadtler, Agent)

Address: 1700 Riffle Ford Road, Germantown (Master Plan Site # 19/27, **J.H. Gassaway Farm**)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BRIAN SADTLER
Daytime Phone No.: 301-704-1985

Tax Account No.: _____
Name of Property Owner: DAVID Warfield + BONNIE ADLER Daytime Phone No.: 301-253-2151
Address: 1902 LOG HOUSE CT MTA VRY, MD 21771
Street Number City State Zip Code
Contractor: SADTLER CONSTRUCTION Phone No.: 301 253 0899
Contractor Registration No.: MHIC 1843
Agent for Owner: BRIAN SADTLER Daytime Phone No.: 301 704 -1985

LOCATION OF BUILDING/PREMISE

House Number: 17200 Street: RIFLE FORD RD
Town/City: GERMANTOWN Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 150,000 % 100

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Brian A. Sadler Signature of owner or authorized agent 4/13/04 Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 7/8/04
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

4

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE ATTACHED INSTRUCTIONS FOR FURTHER DETAILS REGARDING THESE APPLICATIONS REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

**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:

John Halloway Farm is a master plan
individually designated site upon which
the Maryland Historical Trust holds
interest in exterior elements

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

Construct a Carriage House 90' west of existing work crib
see attached drawings.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 4, 1990

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Belward Farm
Master Plan #20/21

PROPERTY ADDRESS: 10425 Darnestown
Road

DISCUSSION:

The applicant, Johns Hopkins University, represented by Greenhorne & O'Mara, is seeking a preliminary consultation on its plans to construct a residence at Belward Farm, Master Plan Site #20/21. Staff has met with the applicant's representative, Gina Tirinnanzi of Greenhorne & O'Mara, who stated that the new residence will be occupied by Elizabeth Banks, who currently owns the farm, but who has made arrangements to turn the property over to Johns Hopkins at the time of her death. Apparently, Ms. Banks does not wish to reside in the existing farmhouse, but would like to live in close proximity to the farm building cluster. The farm is still under operation.

Staff has asked the applicant to be prepared to respond to the following questions/concerns at the upcoming meeting:

1. If a new house is constructed, how will the existing farmhouse be used?
2. Could the proposed house be constructed elsewhere on the parcel? Is the proposed location more viable than others, and why?
3. How visible would the new house be from right(s)-of-way and, if visible, would it detract from the environmental setting of the farmstead?
4. If built on the proposed site, would there be alternative ways to orient the house in order to better blend with the existing landscape?

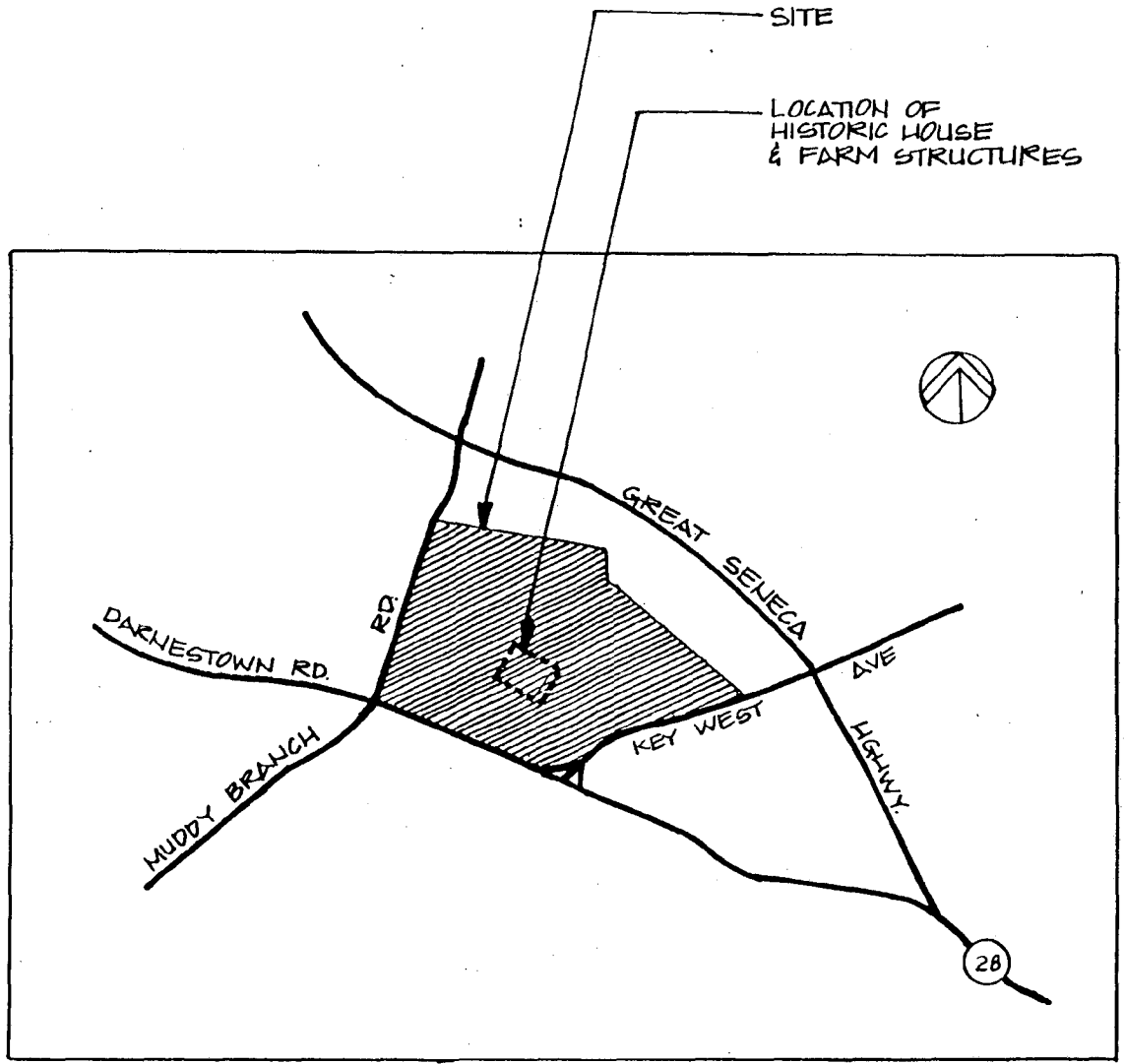
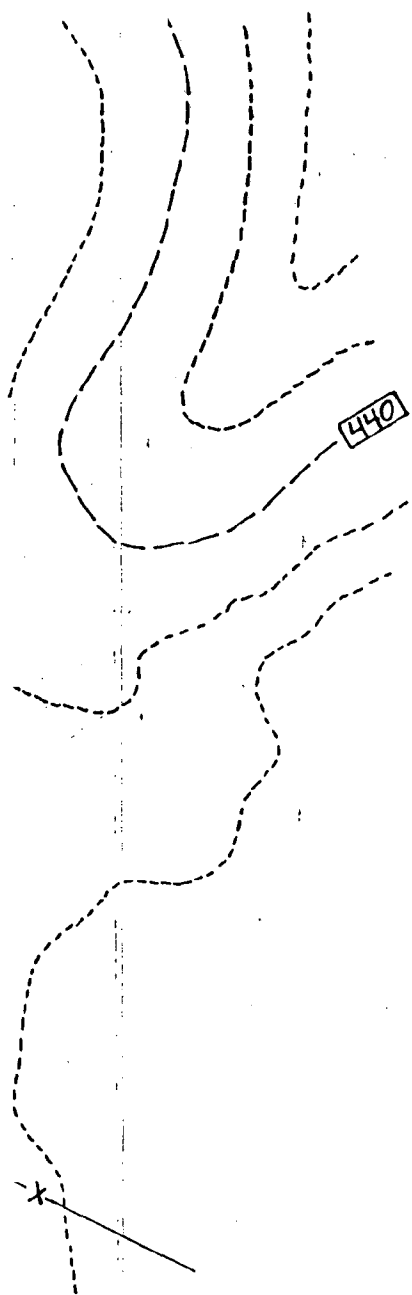
STAFF RECOMMENDATION:

Staff has no preliminary recommendation at this point in time. Staff has not visited the site, but will visit and photograph it prior to the meeting.

ATTACHMENTS:

1. Vicinity Map
2. Site Plans
 - a. existing
 - b. showing proposed structure
3. Proposed Elevations
4. Photographs
5. Excerpt from Master Plan Amendment: January 9, 1985

JBC:av
1763E



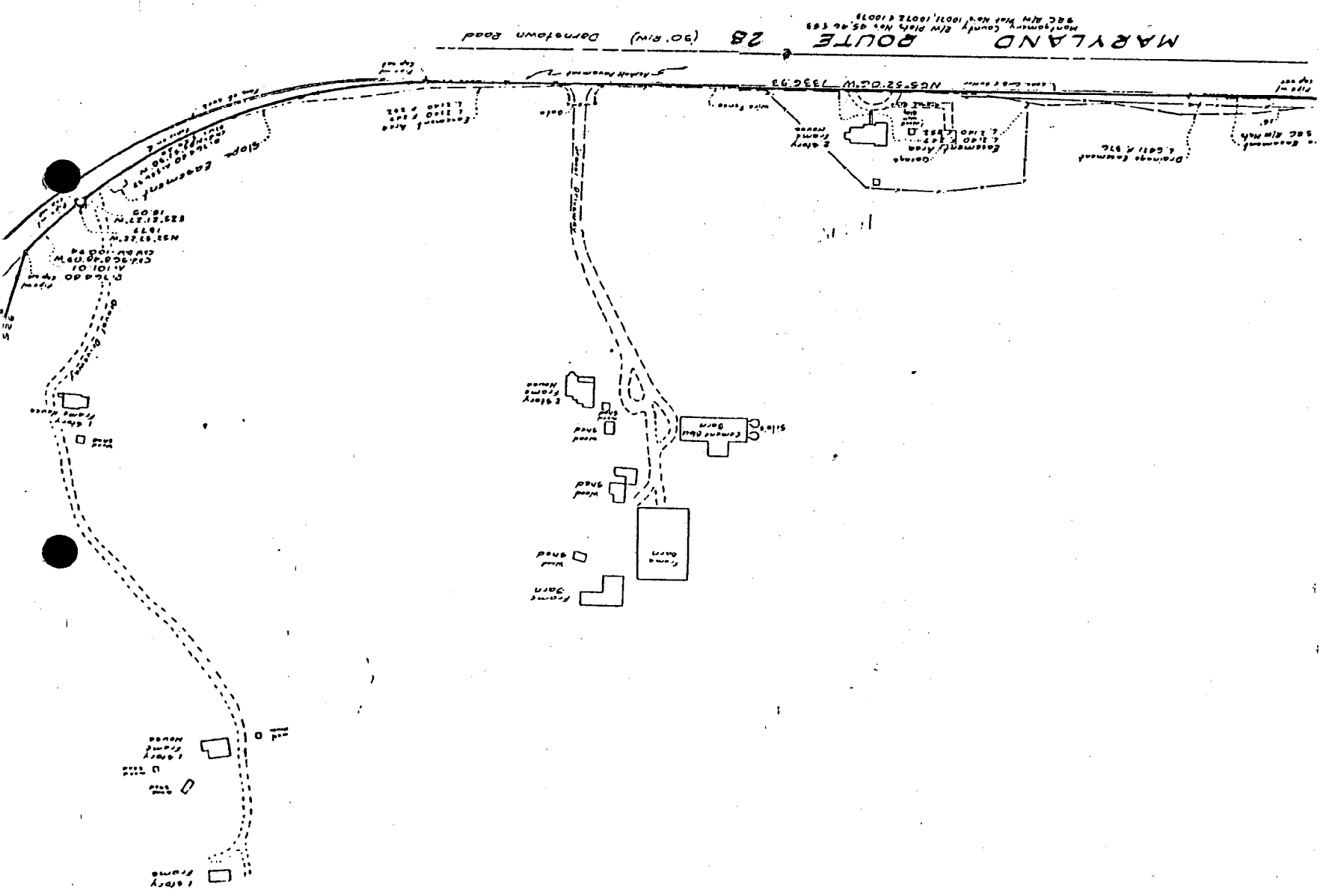
VICINITY MAP

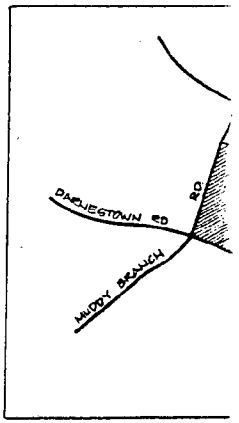
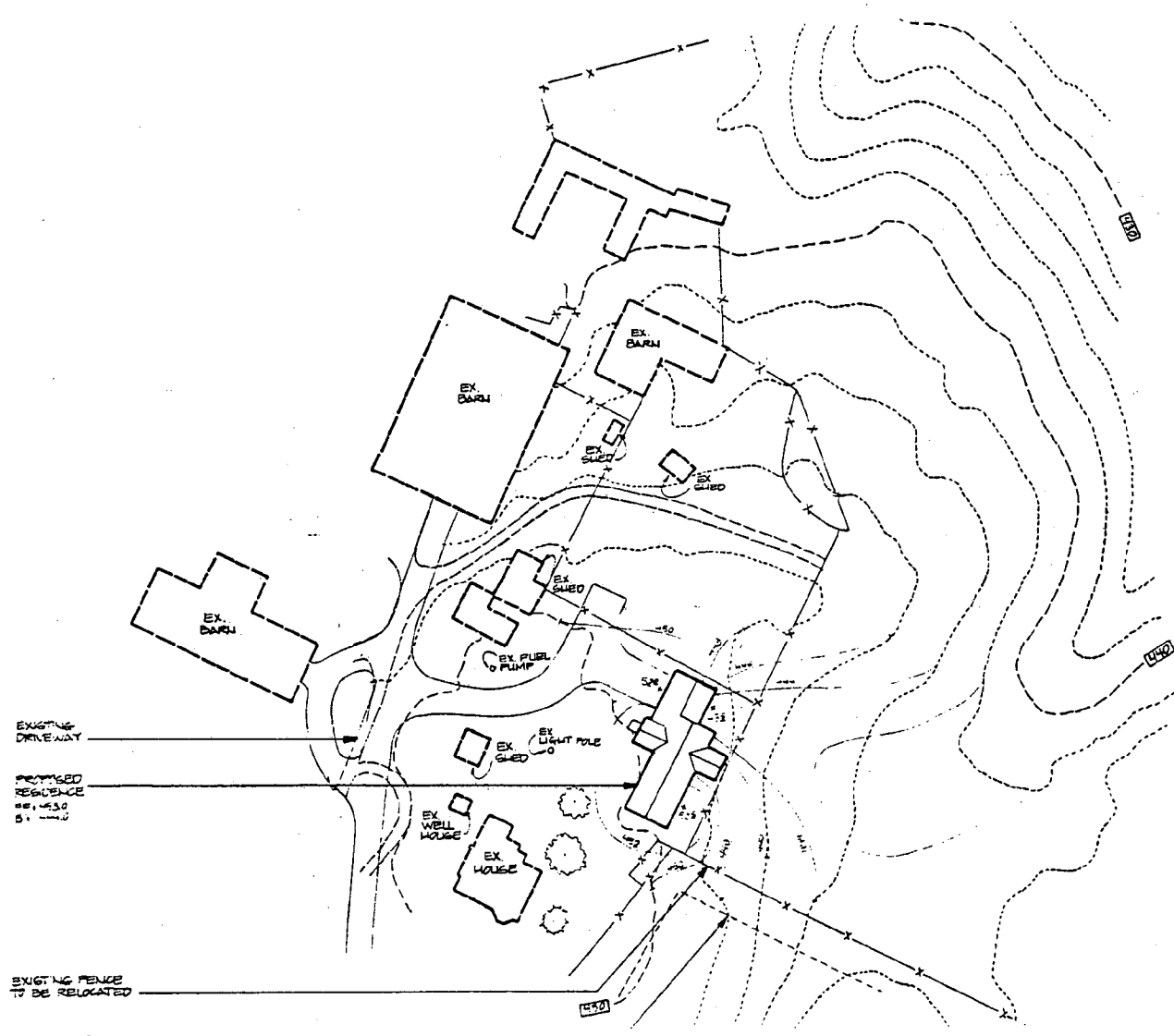
SCALE: 1" = 2000'

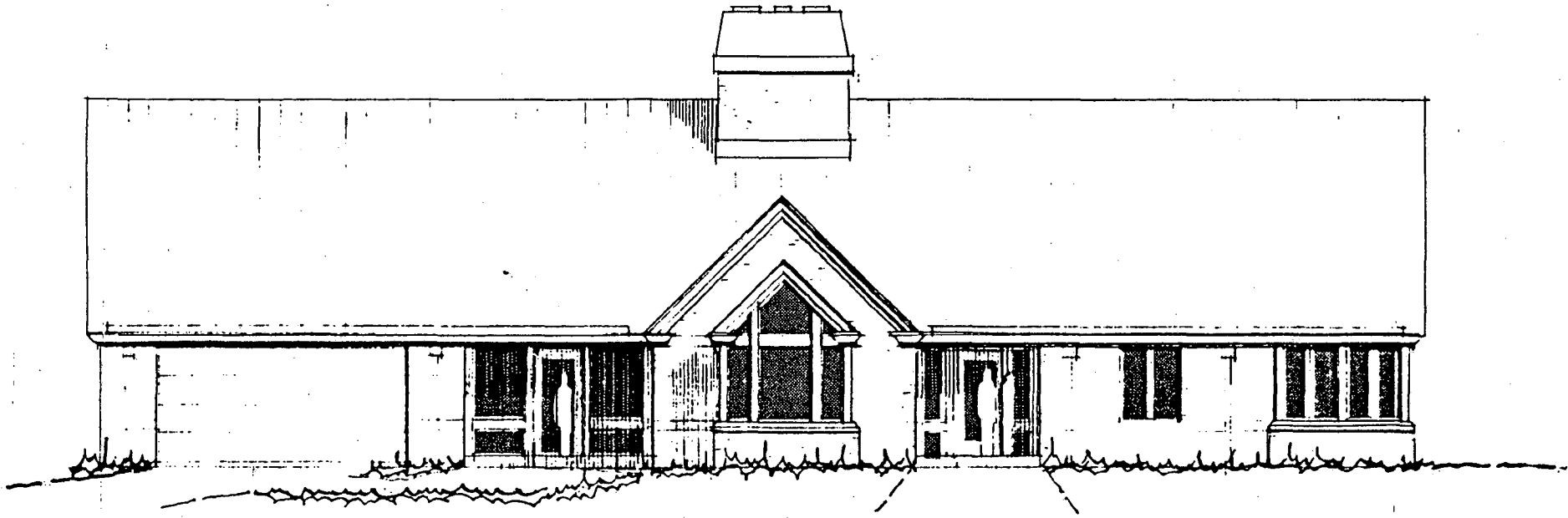
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No.	REVISION	DATE







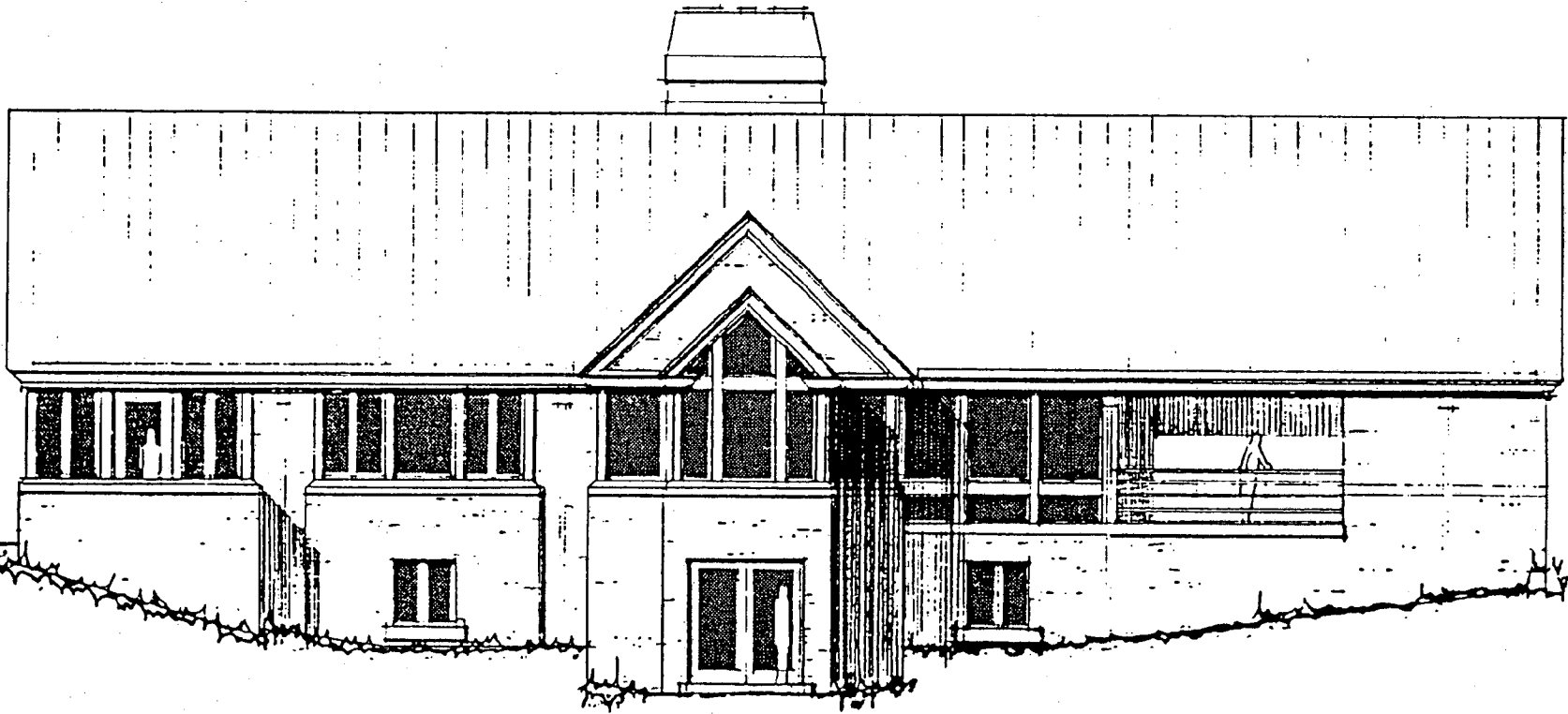
FRONT (WEST)

PROPOSED MATERIALS

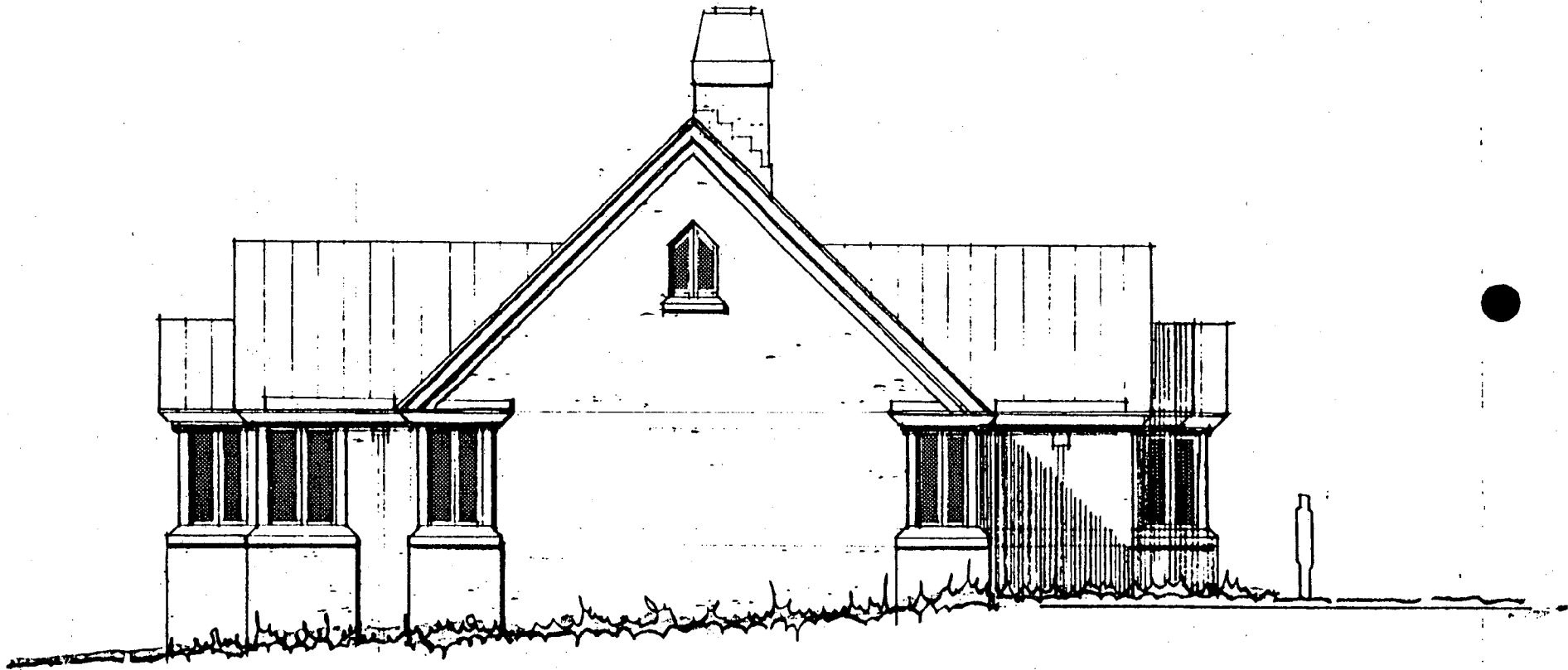
metal roofing to match existing
white textured brick with ground faced
white windows and trim

PROPOSED MATERIALS

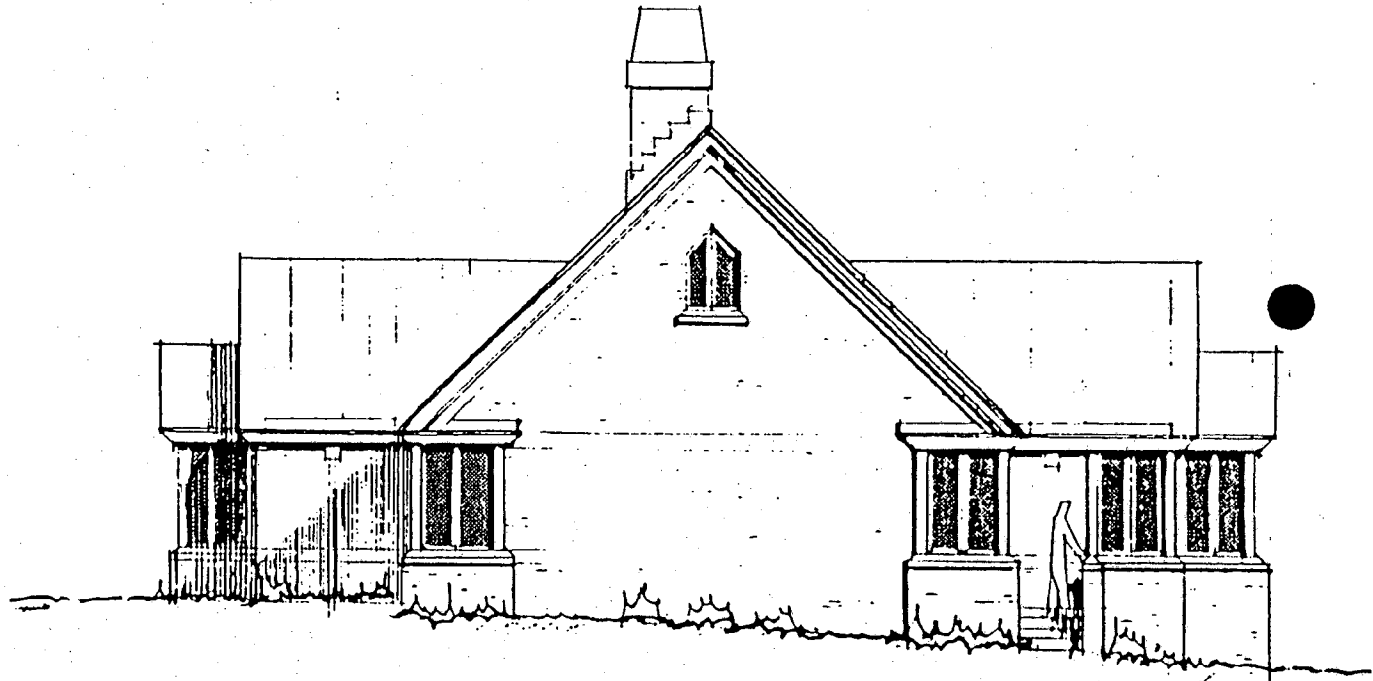
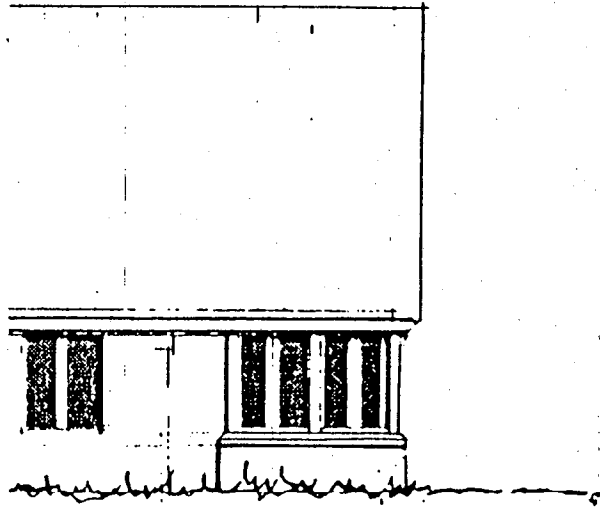
metal roofing to match existing
white textured brick with ground faced accents
white windows and trim



REAR (EAST)



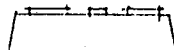
LEFT SIDE (NORTH)



RIGHT SIDE (SOUTH)

PROPOSED MATERIALS

metal roofing to match existing
white textured brick with ground faced accents
white windows and trim





-BANKS FARM

3-19-90



-BANKS FARM

3-19-90



-BANKS FARM

3-19-90



-BANKS FARM

3-19-90

need for additional protection for these sites and for sites of local significance, enacted its own historic preservation legislation in 1979.

Under the Historic Preservation Ordinance, Chapter 24A of the County Code, resources identified on the Locational Atlas and Index of Historic Sites in Montgomery County are afforded limited, interim protection from demolition or substantial alteration. Permits for such actions are withheld by the County until the Planning Board reviews the site to determine whether it will be added to the Master Plan for Historic Preservation. The permit may be issued if the site is not added to the Master Plan.

If included in the Master Plan, the Ordinance provides additional controls over the maintenance, alteration, and demolition of designated resources.

The architectural and historic significance of the Gaithersburg Vicinity resources identified on the Locational Atlas and Index of Historic Sites in Montgomery County were reviewed as part of this Master Plan. (See figure 38.) As a result of this evaluations, the Plan recommends the Master Plan for Historic Preservation be amended to include the following sites:

20/4 Nathan Dickerson Farm

- Excellent example of late Federal style frame farmhouse built around 1836.
- Associated with Nathan Dickerson, prominent citizen and two-time County Commissioner.

20/17 England/Crown Farm

- Victorian style structure with intricate bracket work and cornice along its main facade.
- Typical Maryland farmstead with log tenant house.

~~20/21 Belward Farm/Ward House~~

- 1891--Significant as an example of a high style, late 19th century farmstead.
- Queen Anne House exemplifies high style Victorian architecture. This two-story frame house features shingled gables and a two-story porch with turned posts.
- Built by Ignatius B. Ward, farmer, storekeeper, and postmaster for Hunting Hill.
- The environmental setting includes the Queen Anne style house, some representative outbuildings, and the significant shade trees which combine to define the historic farmstead. The setting also includes the tree-lined drive in order to preserve the historic relationship of the farmstead to the road. At the time of development, special attention should be given the siting of structures to provide a view of the house from MD 28.

M E M O R A N D U M

TO: Historic Preservation Commission
FROM: Jared B. Cooper *JBC*
DATE: June 6, 1990
SUBJECT: HPC Case #20/21-90A (Belward Farm)

At its May 23, 1990 meeting, the HPC reviewed an application by Johns Hopkins University for new construction at Belward Farm, Master Plan Site #20/21. The Commission left the record open and requested that the applicant reconsider the proposal and respond to the following specific issues/suggestions:

1. In order to reduce the overall mass of the proposed structure, separate the proposed garage from the house, or connect it in a manner which would give the appearance of separation.
2. Examine the possibility of using other exterior materials (i.e., wood in lieu of brick).
3. In terms of general form and design, return to the original proposal submitted by the applicant on a preliminary basis, but:
 - a. modify the proposed fenestration in terms of number of openings, as well as pattern; and
 - b. remove certain "classical" references, in particular, the pilasters.
4. Produce a model of the farm complex, including existing and proposed buildings.

①

The applicant has/has not responded to these issues/suggestions in the following ways:

1. Garage: In the revised proposal, the garage has not been separated, nor has it been connected by any sort of a breezeway, as suggested by the Commission. However, its roof height and form have been altered, which partially achieves the goal.
2. Exterior Materials: The proposed exterior material (white textured brick with ground faced accents) remains the same.
3. Fenestration: The pattern of window openings, as well as their size and shape, has not been changed significantly from the preliminary proposal. The windows, however, have been rearranged on the respective elevations.
4. Pilasters: The pilasters which were a part of the second proposal have been removed.
5. Model: The applicant plans to present a detailed model of the farmstead at the June 13 meeting.

In terms of other general aspects, including siting and driveway placement, the current proposal remains the same as both the preliminary and second proposals.

STAFF RECOMMENDATION: Originally, staff did not recommend approval of the application. However, on a preliminary basis, staff indicated that if the scale of the proposed structure was reduced somewhat, and if the proposed site was moved, approval would be recommended.

Staff finds that the issue of scale has been addressed, at least to a minimally acceptable level, by reconfiguring the proposed roof forms/heights and footprint. However, since the siting has not been changed from the previous proposals, staff will reserve a recommendation until the model has been viewed. Tentatively, if the model and associated testimony provide convincing evidence that the proposed site is non-intrusive as compared to other possible sites within or near the existing building cluster, staff would recommend approval of the application, based on criterion 24A-8(b)(1).

Attachments

1. Original Staff Report
2. HAWP Application
3. Current Proposal
 - a. Elevations
 - b. Floor Plans
4. Second Proposal
 - a. Site Plan
 - b. Elevations
 - c. Floor Plans
5. Preliminary (First) Proposal
 - a. Site Plan
 - b. Elevations

JBC:av
1876E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 14, 1990

CASE NUMBER: 20/21-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Belward/Banks Farm

PROPERTY ADDRESS: 10415 Darnestown Rd

DISCUSSION:

The applicant, Johns Hopkins University, consulted with the Commission on a preliminary basis at its April 11, 1990 meeting regarding plans to construct a single family residence at Belward Farm (Master Plan Site #20/21). Now the applicant is returning with a formal proposal. As you will recall, the primary concerns raised by the Commission at the April 11 meeting had to do with proposed siting, scale, massing, and design elements. Specifically, the Commission encouraged the applicant to:

1. examine the possibility of moving the proposed site, preferably to the rear, but still within the farm building cluster.
2. examine the possibility of reducing the scale (height, width, and/or length) of the proposed structure, particularly if the siting remains unchanged.
3. reconsider the proposed massing, and to look at changes which would reduce the visual impact on the environmental setting of the farmstead.
4. examine alternative exterior design solutions, in particular, fenestration and roof pitch.

The applicant's revised proposal responds/does not respond in the following ways:

1. Siting: The site of the proposed structure has not changed since the preliminary consultation. Wesley Burton, project architect, has indicated to staff that he made every reasonable effort to convince Elizabeth Banks that it might be appropriate to move the site somewhat to the rear of the preliminary site. According to Mr. Burton, Ms. Banks has not changed her mind regarding the site for the proposed home. She is planning on attending the May 23rd meeting.

2. Scale:

The overall width (46') and overall length (84') of the proposed structure remain unchanged as compared to the preliminary proposal. The overall height also remains unchanged. Mr. Burton has explained to staff that, while the proposed footprint could be reduced slightly by reducing the size of the garage and/or the living room (or possibly other interior spaces), he did not feel that such slight reductions would have a significant impact on the overall effect of the proposal. Also, here again, Mr. Burton is very concerned about the needs and wants of Ms. Banks. He plans to elaborate on his rationale at the meeting.

3. Massing:

The massing has been changed. The current proposal reflects a relatively simple massing plan with a shallower roof pitch, and a higher center gable-roofed section, flanked by symmetrical lower gable-roofed sections. Mr. Burton feels that this simpler rectilinear form would be compatible in the farm setting.

4. Design Elements:

Certain design elements have been changed. The fenestration plan has been simplified; the roof is much shallower (also a massing issue); and pilasters have been added.

STAFF RECOMMENDATION:

Staff does not recommend approval of the application as submitted. Staff finds that the applicant has responded only partly to earlier Commission concerns. Staff recommends that, if the applicant is amenable, the record be left open in order to allow the Commission to continue to work with the applicant toward a design/siting solution which would better meet the respective objectives of both the applicant and the historic preservation ordinance. Preliminarily, staff would recommend approval of the application if the proposed site was moved (preferably to the rear and away from the existing farmhouse), and if the scale of the proposed structure was reduced somewhat.

ATTACHMENTS:

1. HAWP Application
2. Site Plans
3. Tree Survey
4. Photographs
5. Elevation Drawings
6. Floor Plans
7. Excerpts from Preliminary Proposal

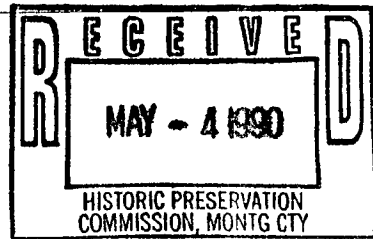
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Historic Preservation Commission

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



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 9-1-767282

NAME OF PROPERTY OWNER The Johns Hopkins University TELEPHONE NO. (301) 338-8064
(Contract/Purchaser) (Include Area Code)

ADDRESS Office of Facilities Mgt., 34th & Charles St., Baltimore, MD 21218
CITY STATE ZIP

CONTRACTOR Not Available TELEPHONE NO. Not Available
CONTRACTOR REGISTRATION NUMBER Not Available

PLANS PREPARED BY Wesley Burton TELEPHONE NO. (301) 889-1172
Contact Gina Tirinnanzi (Include Area Code)
(301) 738-3890 REGISTRATION NUMBER 7618A

LOCATION OF BUILDING/PREMISE loc 10425

House Number 10415 Street Darnestown Road

Town/City Rockville Election District 9th

Nearest Cross Street Key West Avenue & Muddy Branch Road

Lot _____ Block _____ Subdivision Hunting Hill

Liber 8649 Folio 824 Parcel Parcel 500

- 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: A/C | Slab | Room Addition |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace |
| | | | <input type="checkbox"/> Revision | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Shed |
| | | | | <input type="checkbox"/> Other | | <input type="checkbox"/> Solar |
| | | | | | | <input type="checkbox"/> Woodburning Stove |
| | | | | | | <input type="checkbox"/> SF Residence |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 245,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- | | |
|-----------------------------|--------------------------|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 () WSSC | 01 (x) WSSC |
| 02 (x) Septic | 02 () Well |
| 03 () Other _____ | 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 existing fence to be relocated
 - 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.

JOHNS HOPKINS UNIVERSITY BY
Robert J. Santilli

5/2/90

5

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

Date

APPLICATION FOR HISTORIC AREA WORK PERMIT
ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

Existing Farm House is a two and one-half story Victorian style building. The exterior materials are clapboard siding, tin standing seam roof (to be replaced with new standing seam roof of same configuration). Windows are double-hung, two over two, with vertical muntins only. All exterior siding and trim is painted white. A new brick chimney has been added. Shutters are barn red.

The existing farm house is located 130 feet from an existing dairy barn and is visually clustered with other working farm structures and a barnyard. The closest farm structure is the masonry dairy barn. The structure furthest from the farm house, for fire safety reasons, is a wooden hay barn which is in active use for the storage of hay and the care of beef cattle, which are the focus of the current farming operations.

Integral to this barn is the fenced barn yard, on the northeast side, which provides an enclosed area for special care of the farm animals. It has been used this year as the site for veterinary care, birthing events, and special feeding operations. In general, it provides an opportunity for close scrutiny of the farm animals so that prudent decisions can be made for critical care which may warrant additional treatment, housing in the barn, and as a prelude in the recovery cycle for release back with the herd in the large pasture areas.

The area between the barnyard and the existing farm house was originally part of the larger pasture and was occupied by a house trailer used by one of the farm workers. The rear yard of the existing house, as recently as thirty years ago, was restricted to approximately a thirty foot width.

The existing farm house and farm structures are visually tied by white paint on the exterior. The rear-most barn is painted red and this color is repeated in the shutter color on the existing farm house.

b. General Description of Project:

Construction of a new one-story with walkout basement, single-family detached dwelling, with an attached two-car garage and 2140 square feet of living area. New dwelling shall be sited over 60 feet behind the existing farm house where formally a house trailer, used to house a farm worker, was located. It

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is located at right angles to existing buildings within the cluster so that the narrow (end) elevation is closest to the existing farm house. In addition to being consistent with the right angle scheme of the buildings in this cluster, it will afford minimal views to passers by. Additionally, the single story aspect provides little, if any, visual competition with the existing structures. The existing historic farm house will be designated a museum since Mrs. Banks has stated she does not desire to live there.

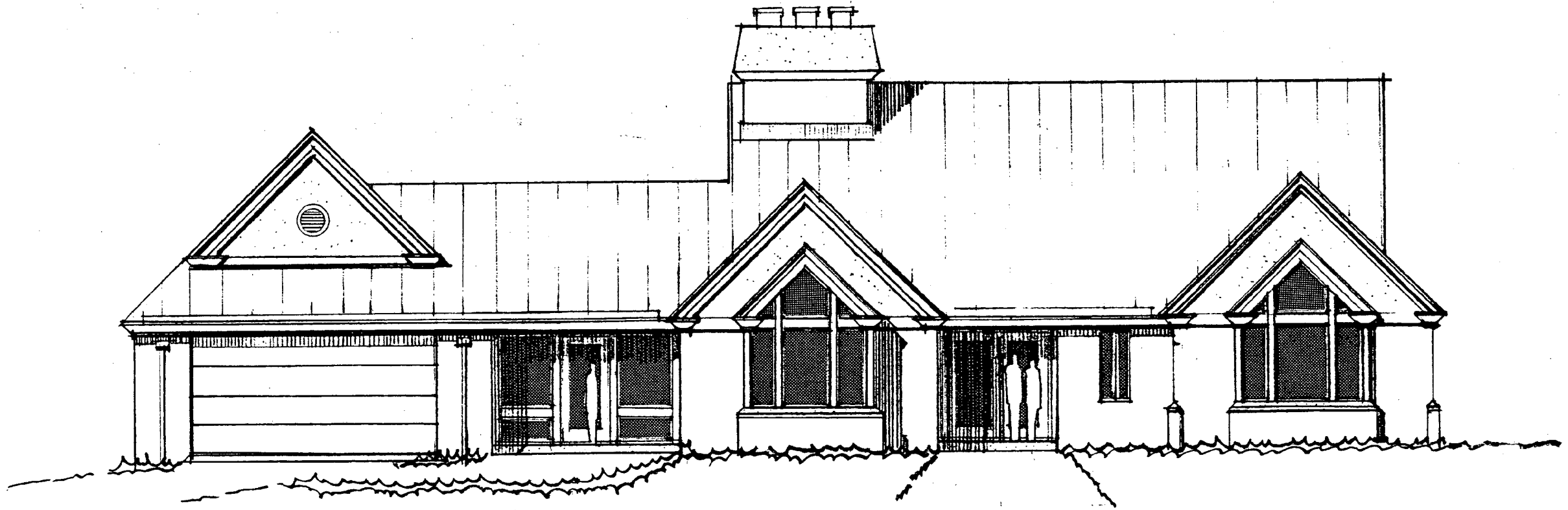
The site was selected to provide Mrs. Banks with surveillance of one of her most active pastures and proximity to the barnyard, which requires monitoring day and night, without exposure to the potential fire hazard presented by the hay barn.

MATERIAL SPECIFICATIONS

The structure shall have a standing seam metal roof with roof pitch and eaves details similar to existing farm house. Windows shall be white wooden clad casement types to relate to two over two double-hung sash of existing farm house. Exterior wall finish shall be white brick, color to match clapboard siding of existing farm house. All trim, doors, rails, etc. shall be white.

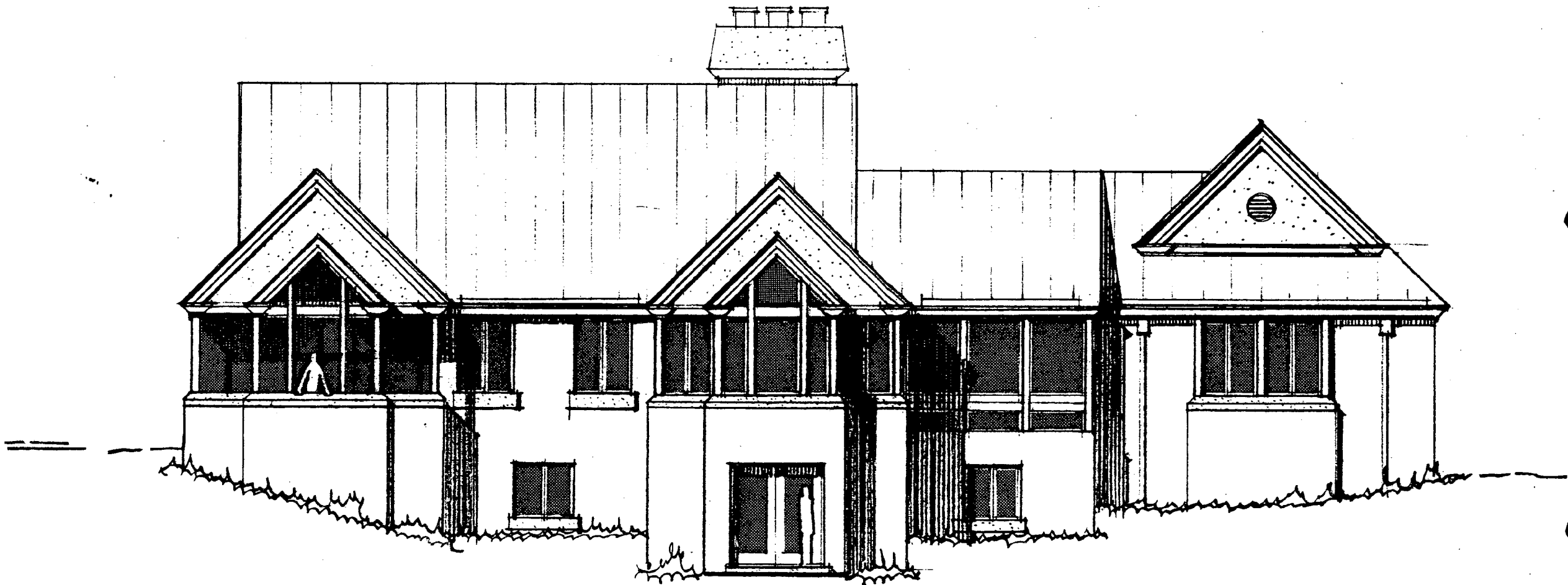
7

CURRENT PROPOSAL



FRONT (WEST)

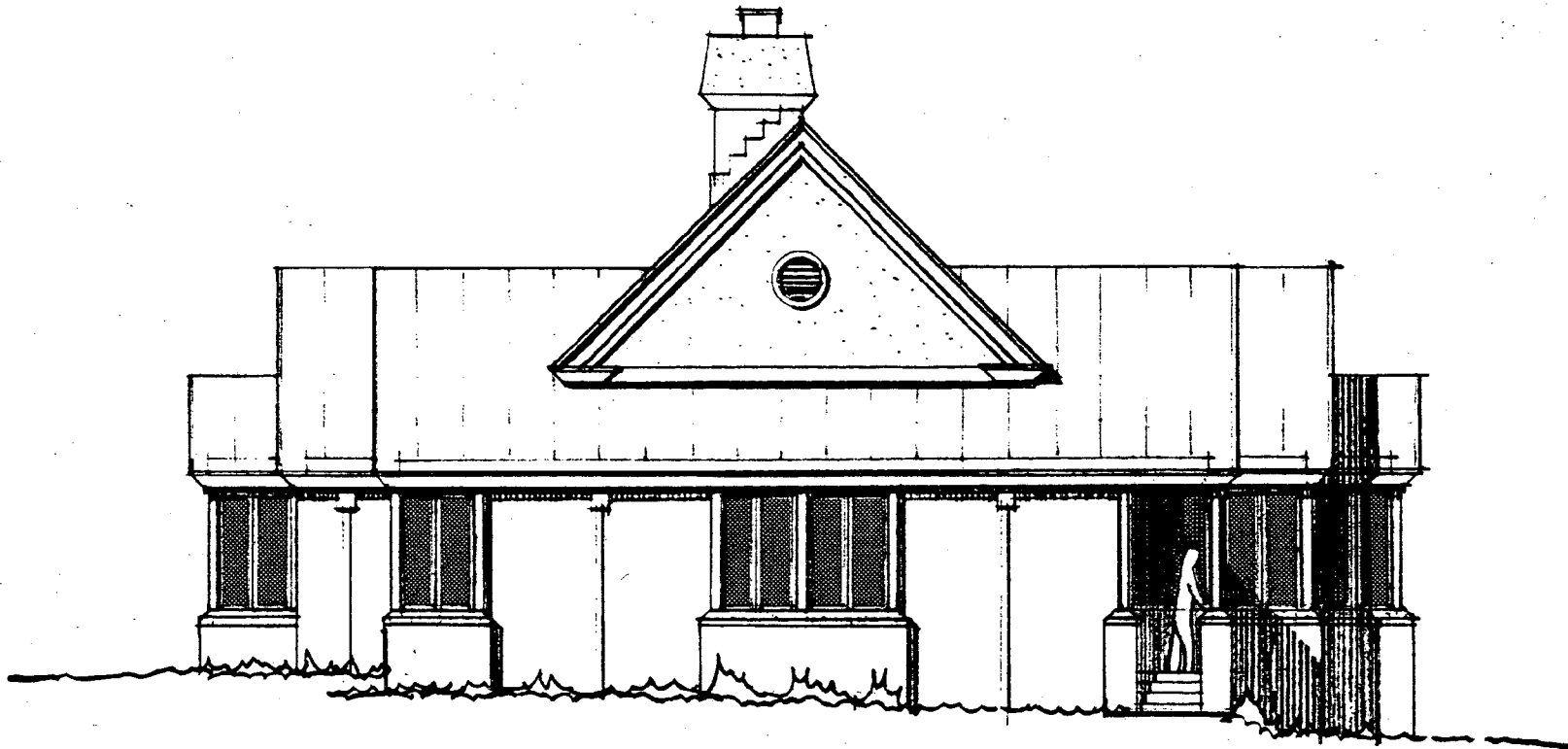
8



REAR (EAST)

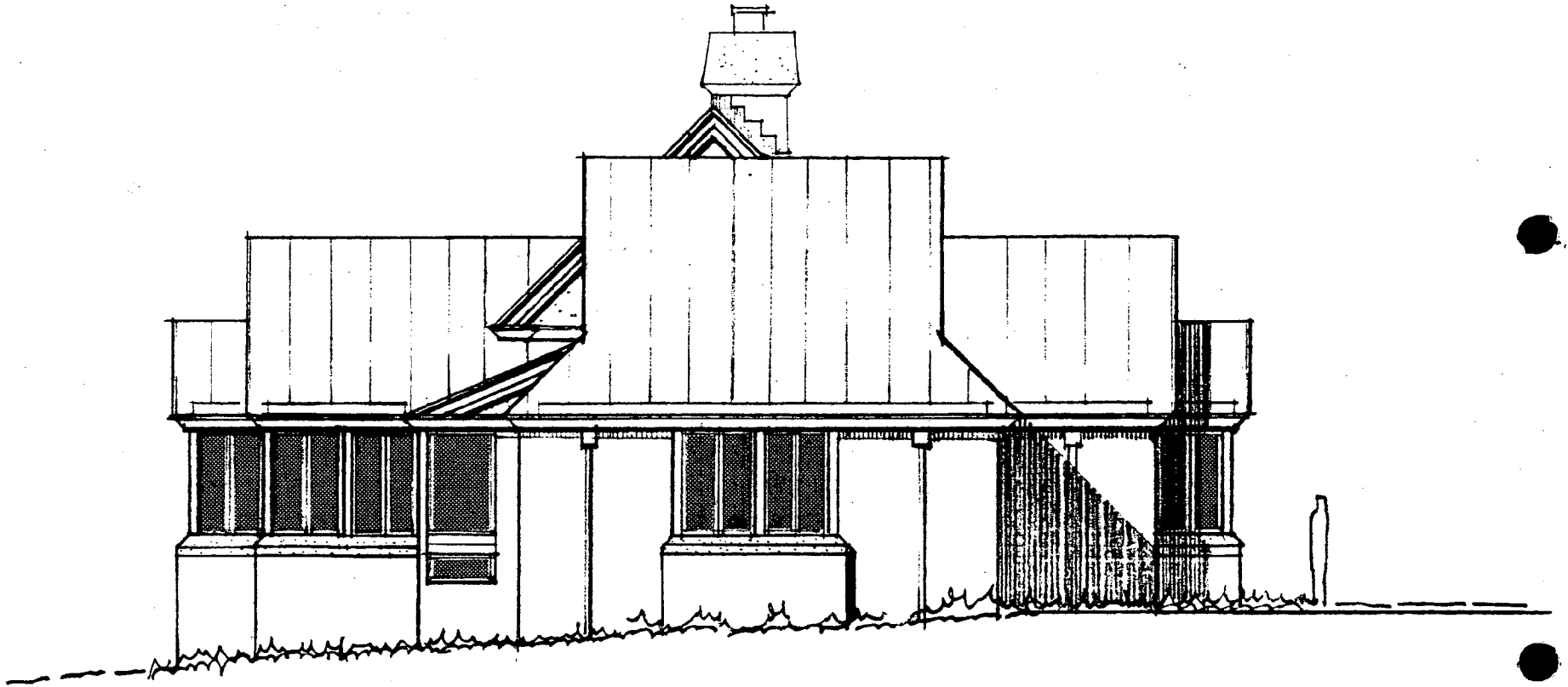
6

RECEIVED
JUN 6 1990
HISTORIC PRESERVATION
COMMISSION, MONTG CTY



RIGHT SIDE (SOUTH)

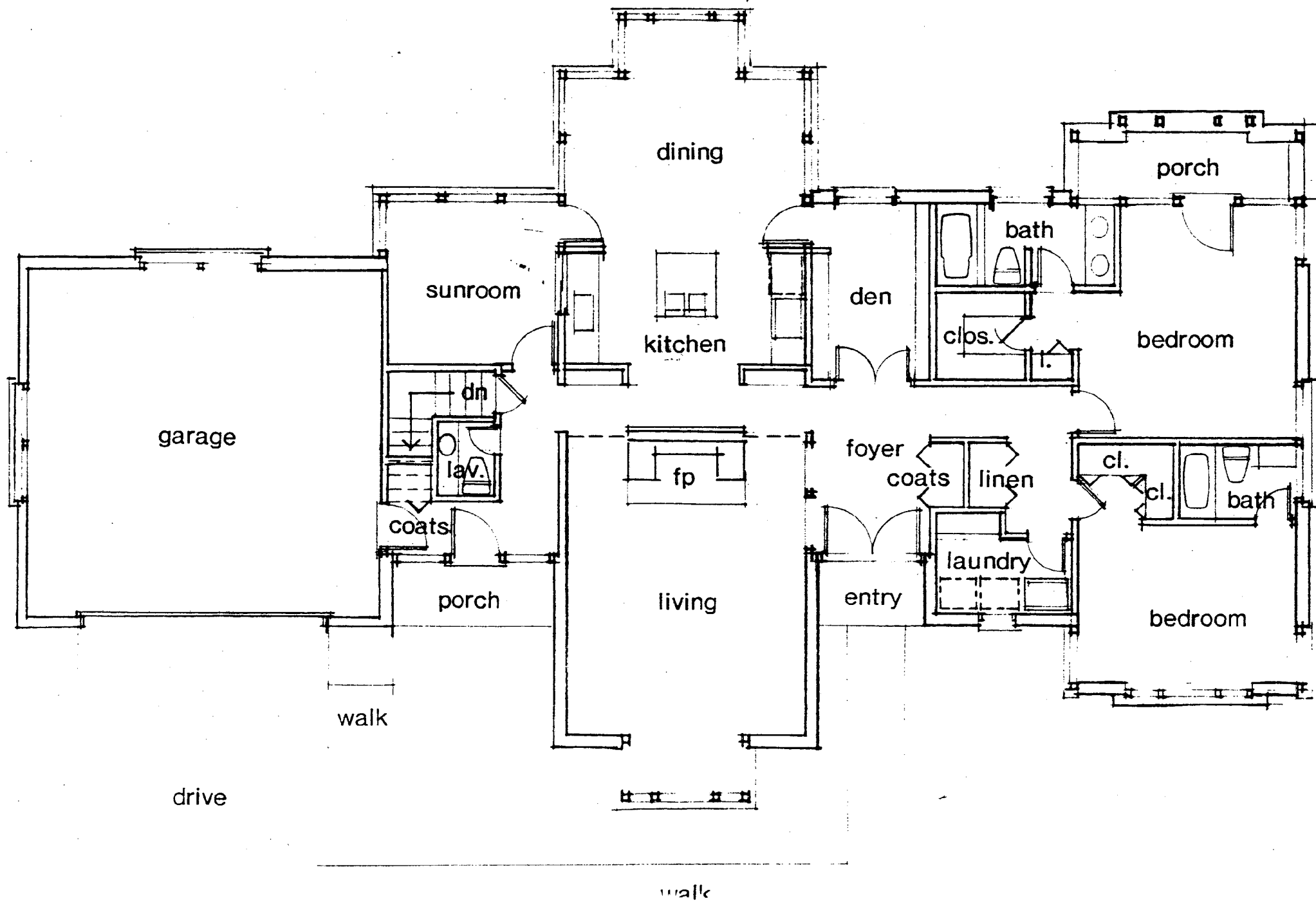
10



LEFT SIDE (NORTH)

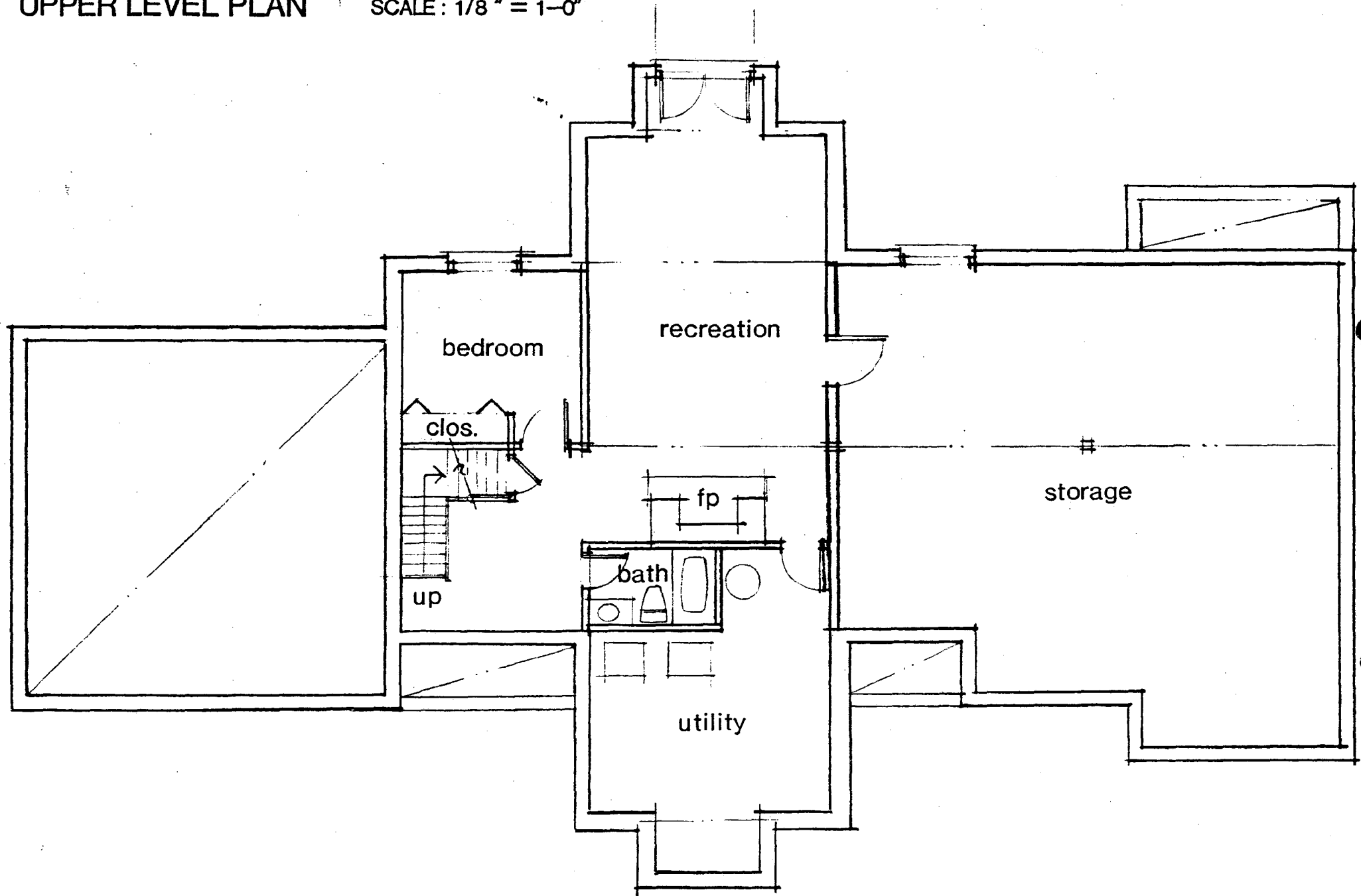
11

12



UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

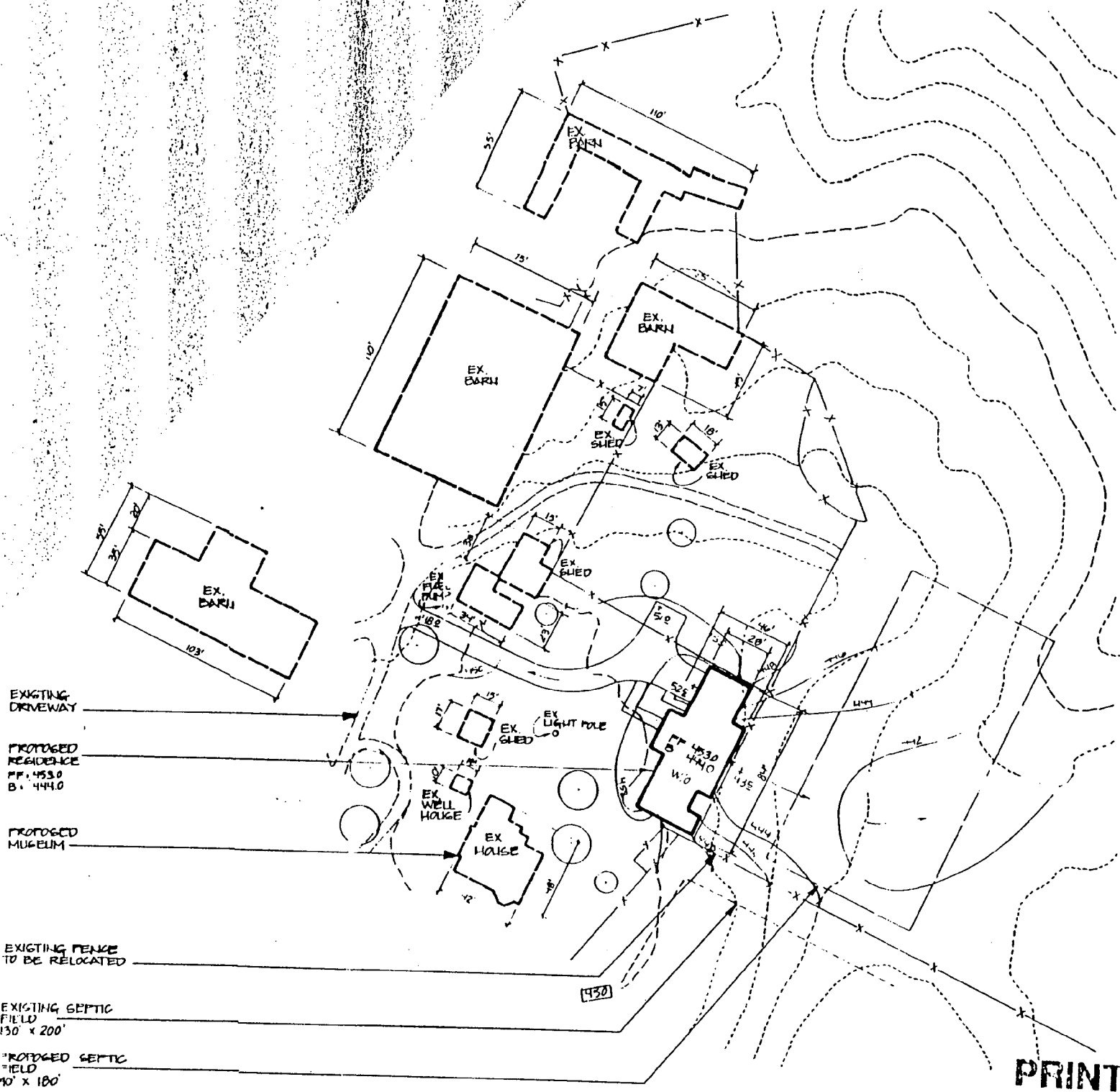
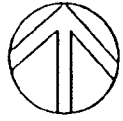


13

LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

EXCERPTS FROM SECOND PROPOSAL



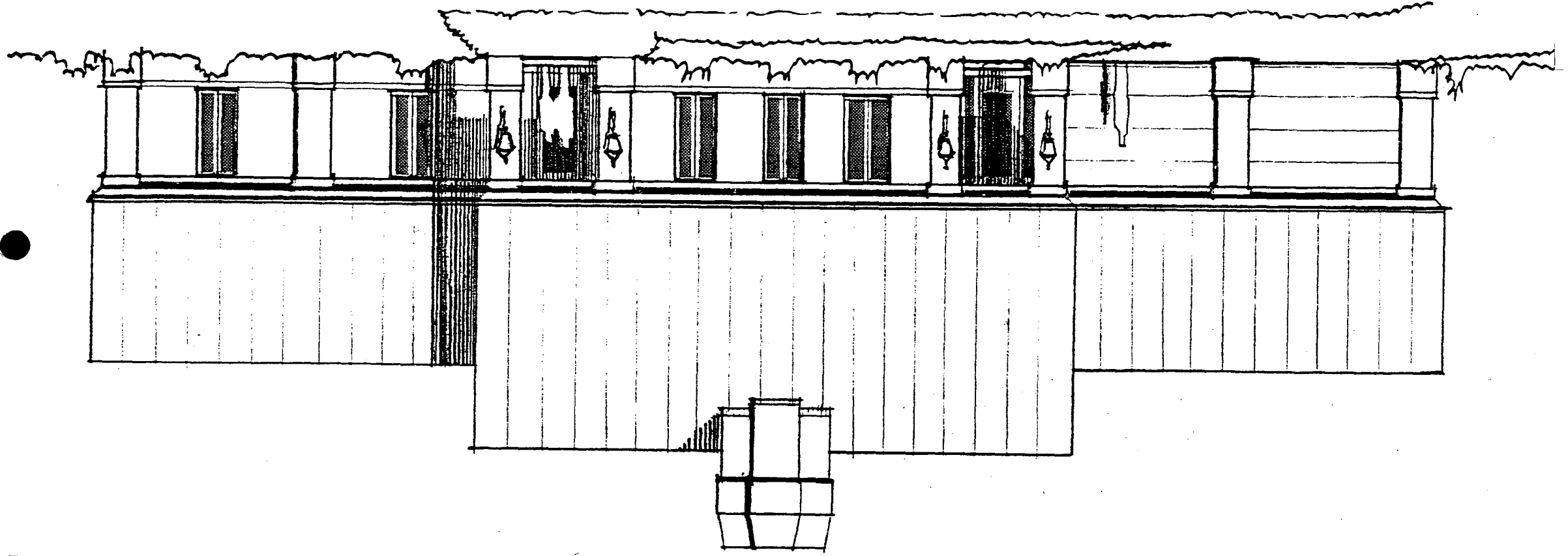
- EXISTING DRIVEWAY
- PROPOSED RESIDENCE
FF. 4530
B. 4440
- PROPOSED MUSEUM
- EXISTING FENCE
TO BE RELOCATED
- EXISTING SEPTIC
FIELD
130' x 200'
- PROPOSED SEPTIC
FIELD
10' x 180'

PRINT

MAY 3 19

14

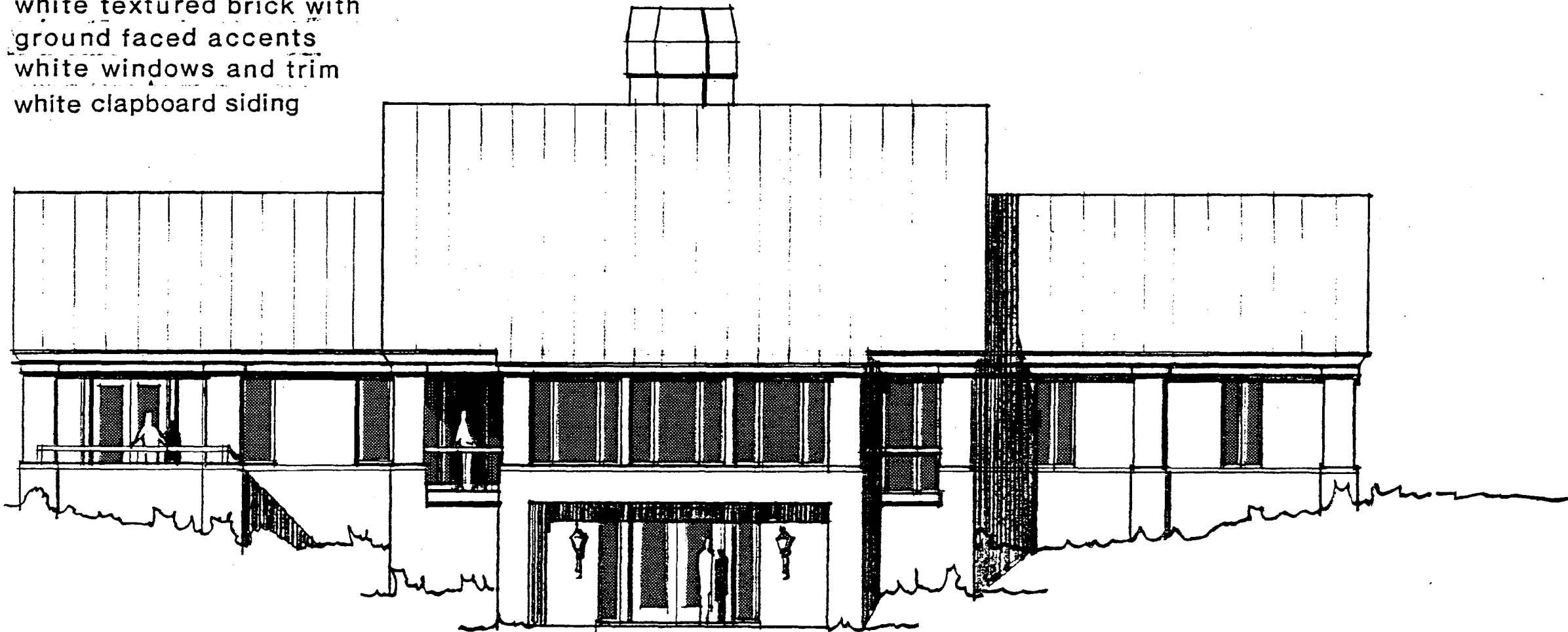
FRONT (WEST)



15

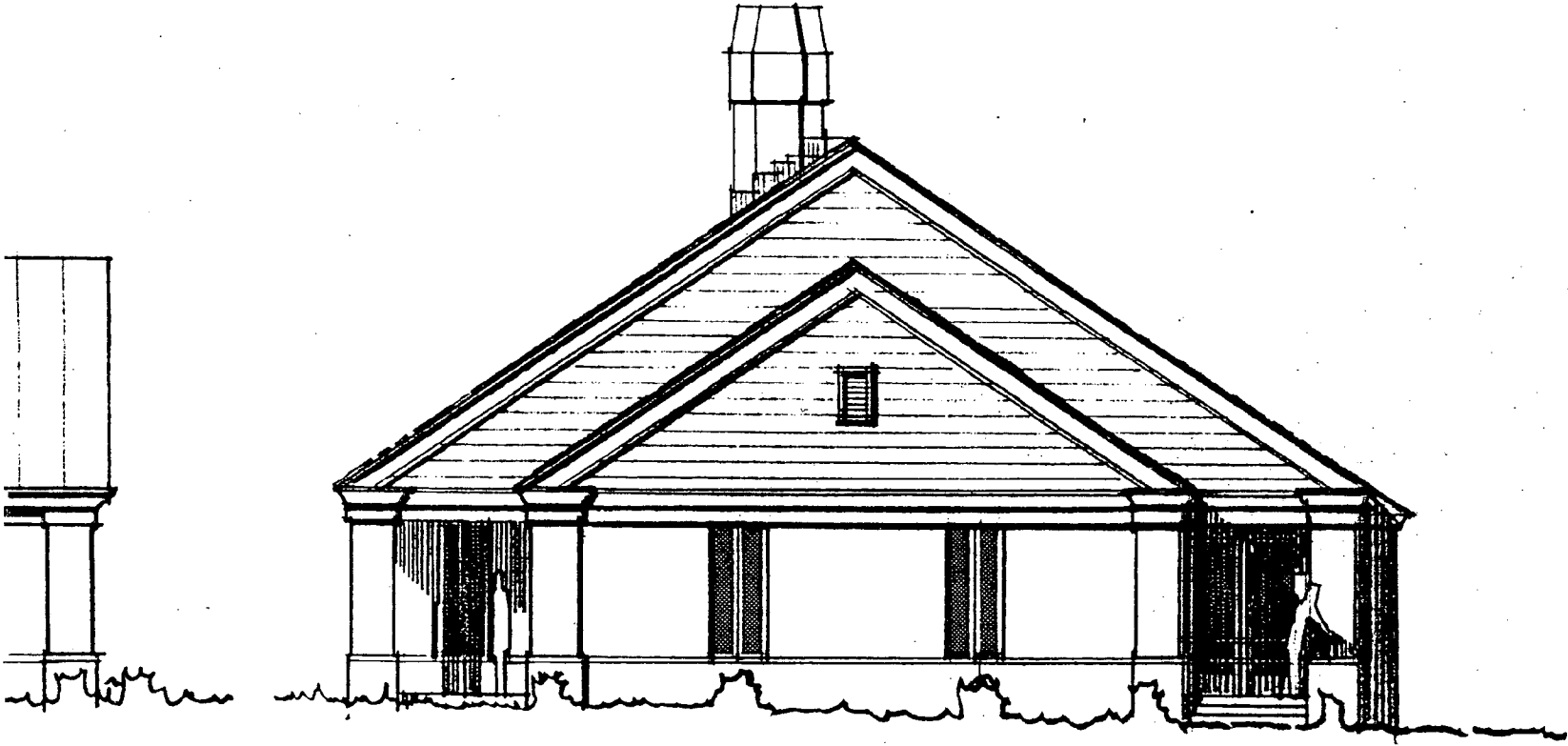
PROPOSED MATERIALS

metal roofing to match existing
white textured brick with
ground faced accents
white windows and trim
white clapboard siding



REAR (EAST)

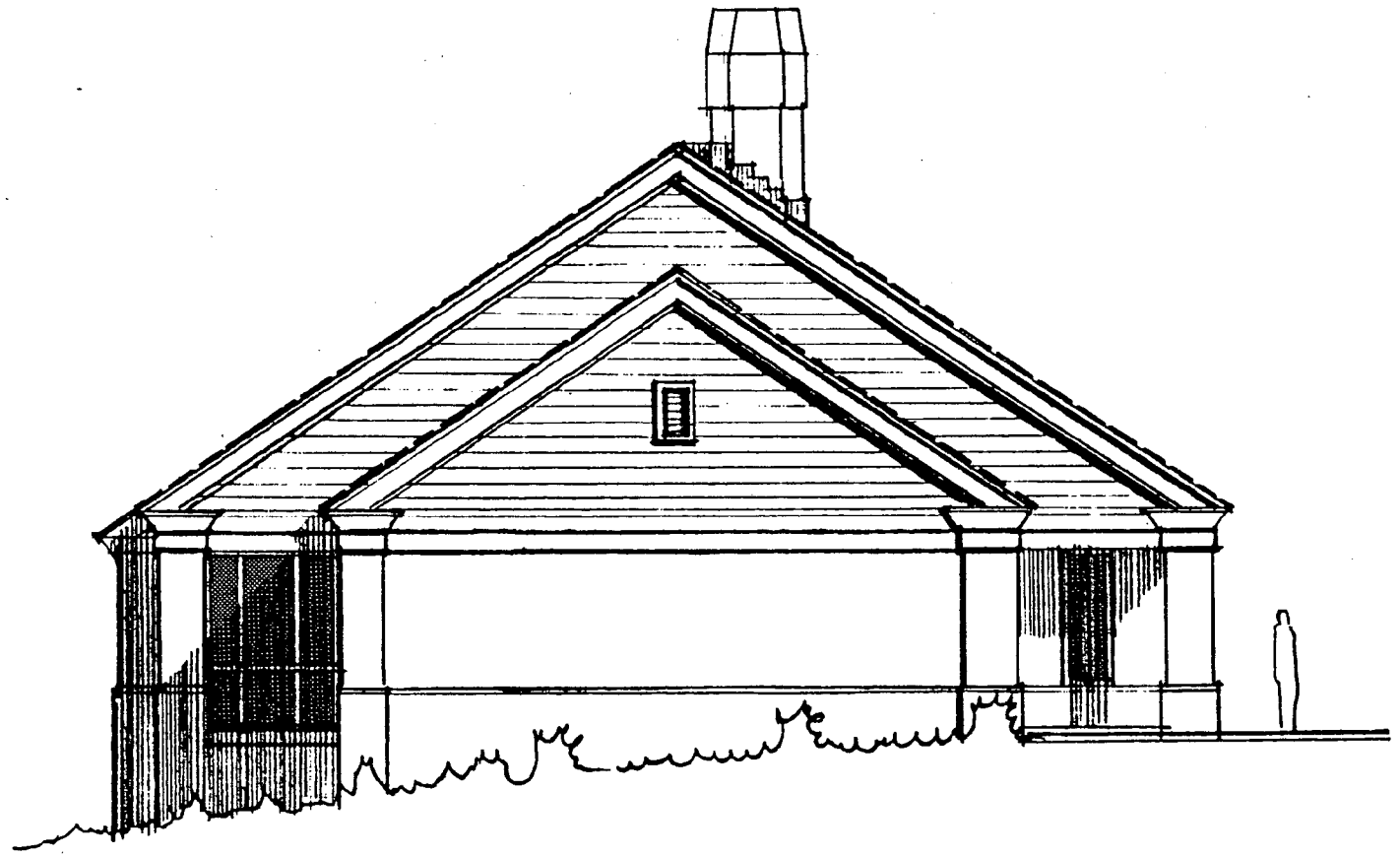
15



RIGHT SIDE (SOUTH)

17





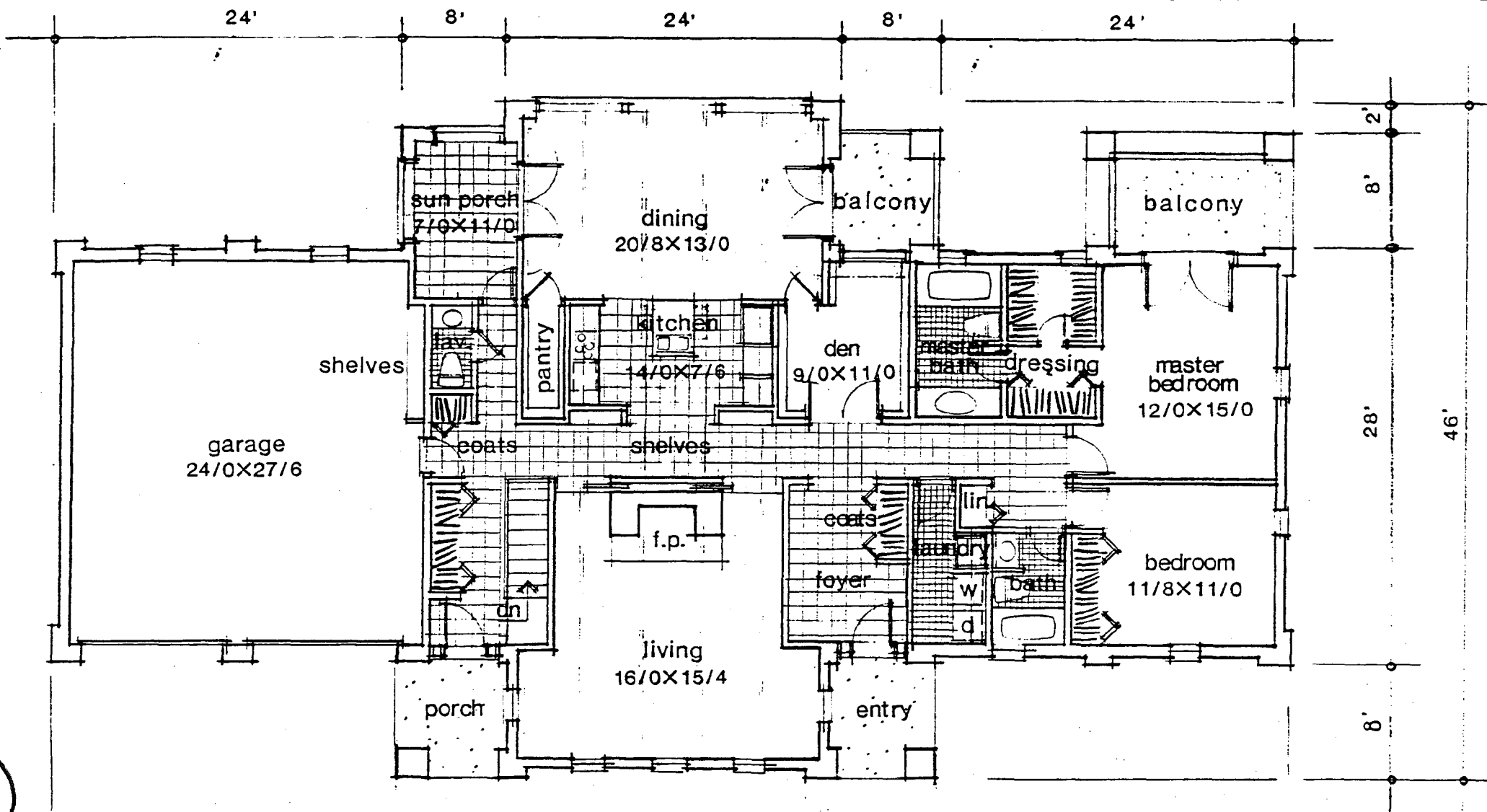
LEFT SIDE (NORTH)

me
wt
gt
wt
wt



R

18



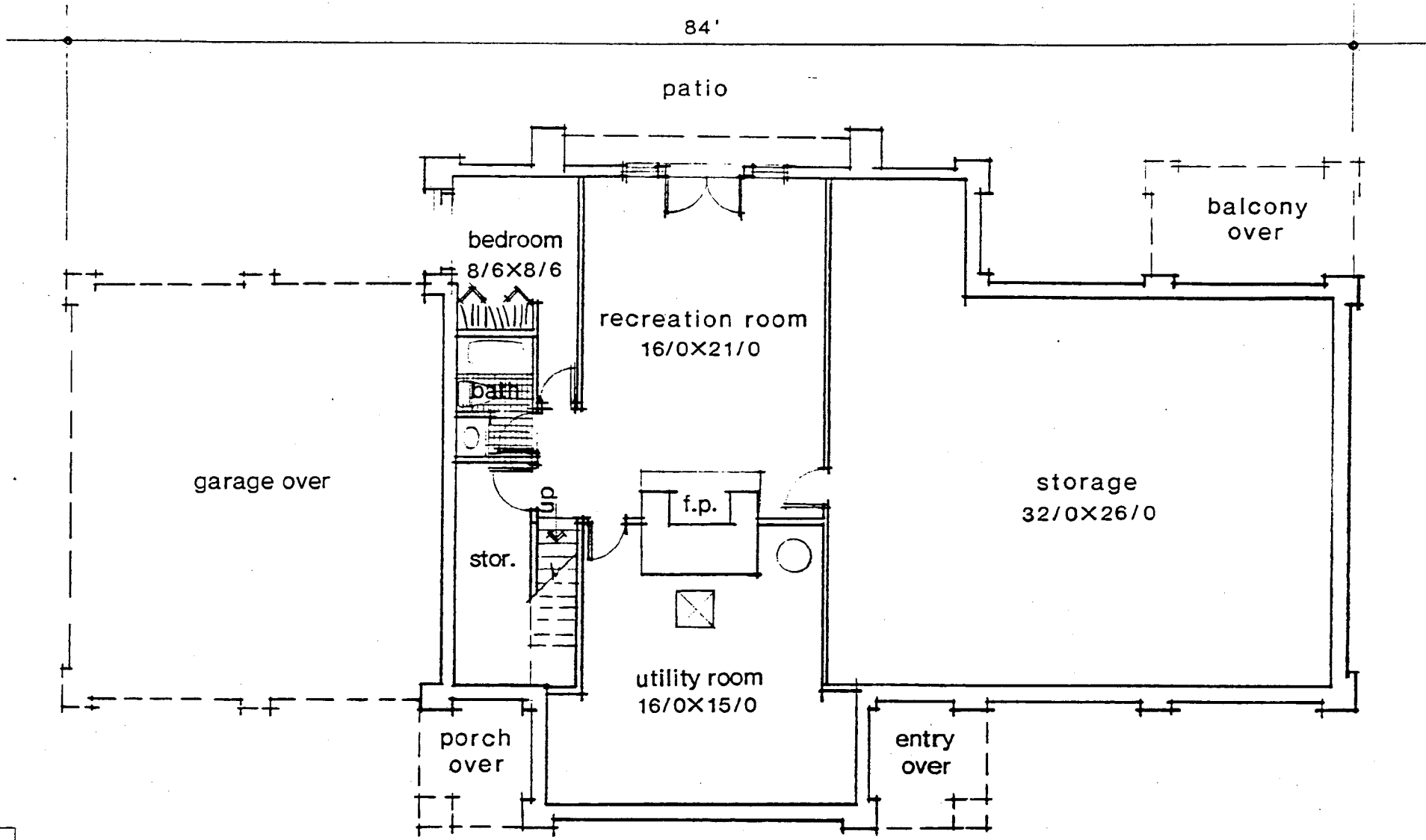
19

MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

walk

84'



20

LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

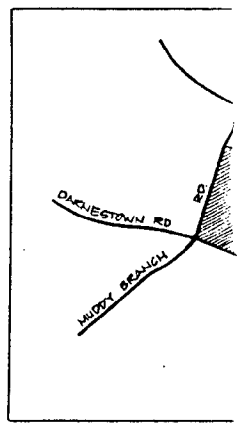
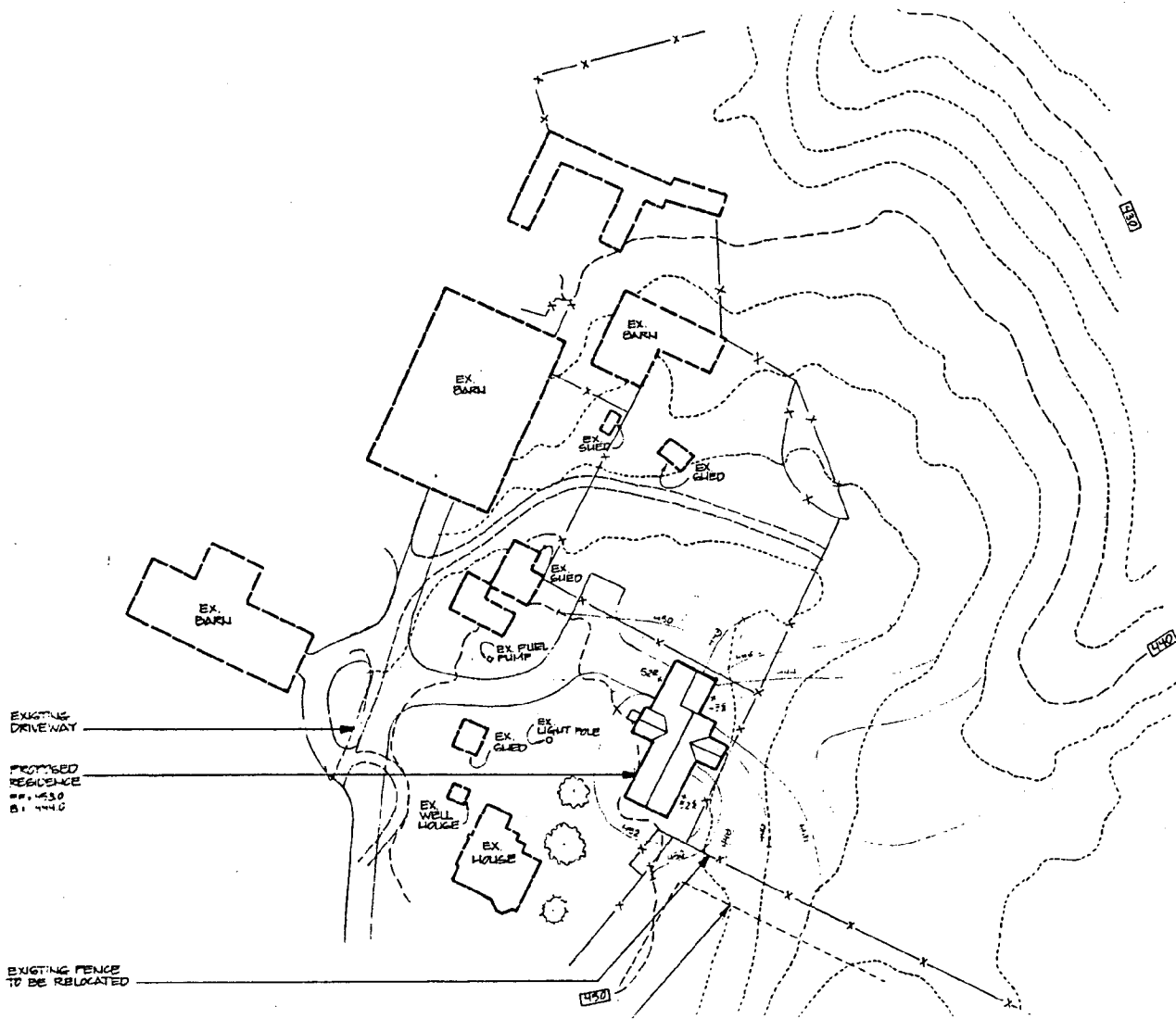
BANKS/BELWARD FARM

ROCKVILLE, MARYLAND

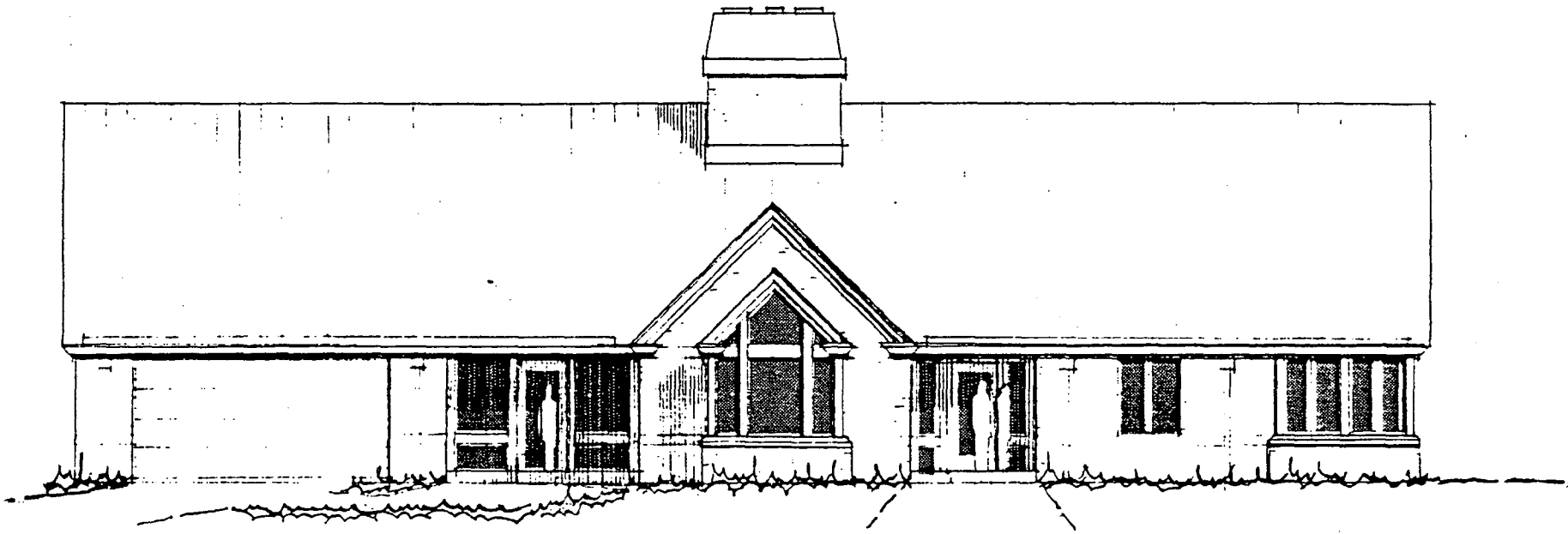
Burton Associates Architects Inc.

M

EXCERPTS FROM PRELIMINARY PROPOSAL



21



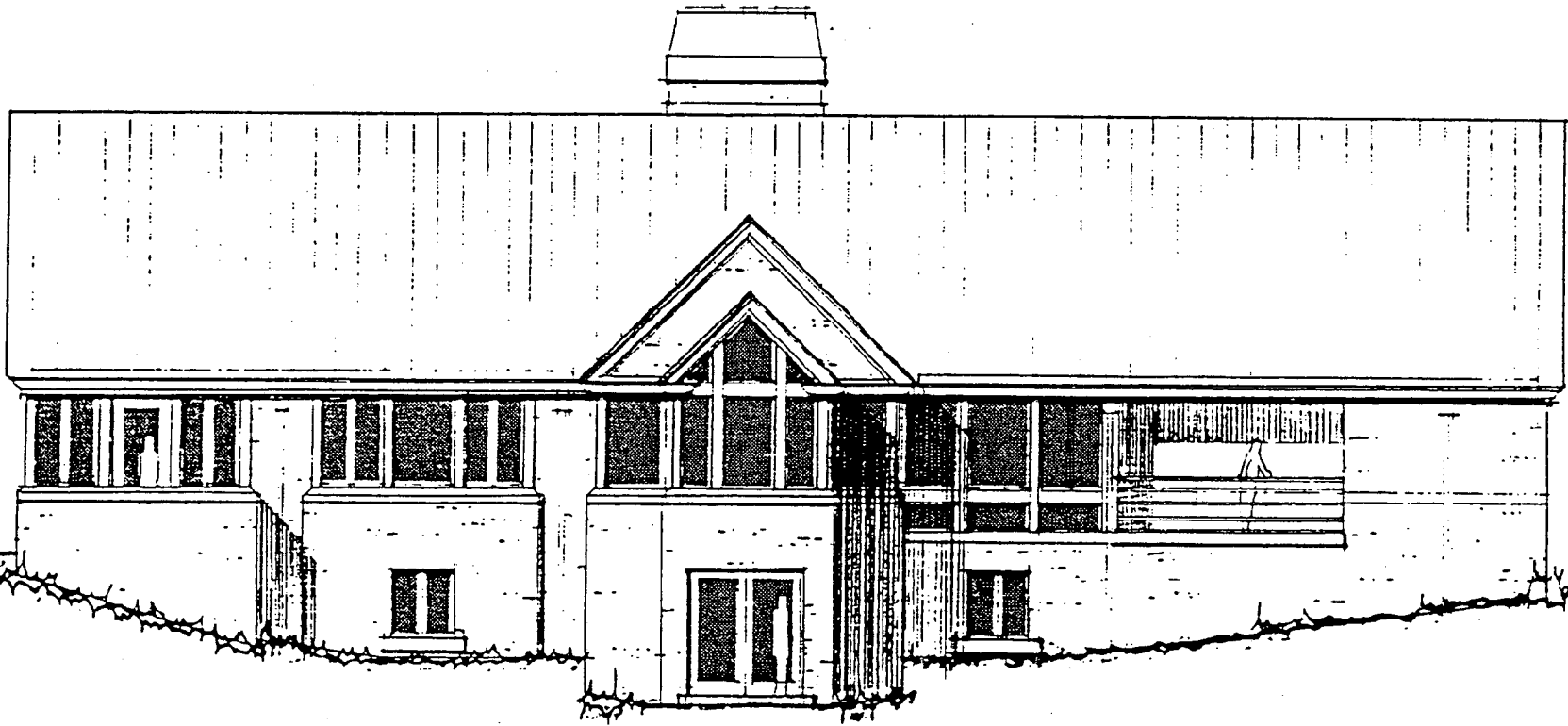
FRONT (WEST)

PROPOSED MATERIALS

metal roofing to match existing
white textured brick with ground faced a
white windows and trim

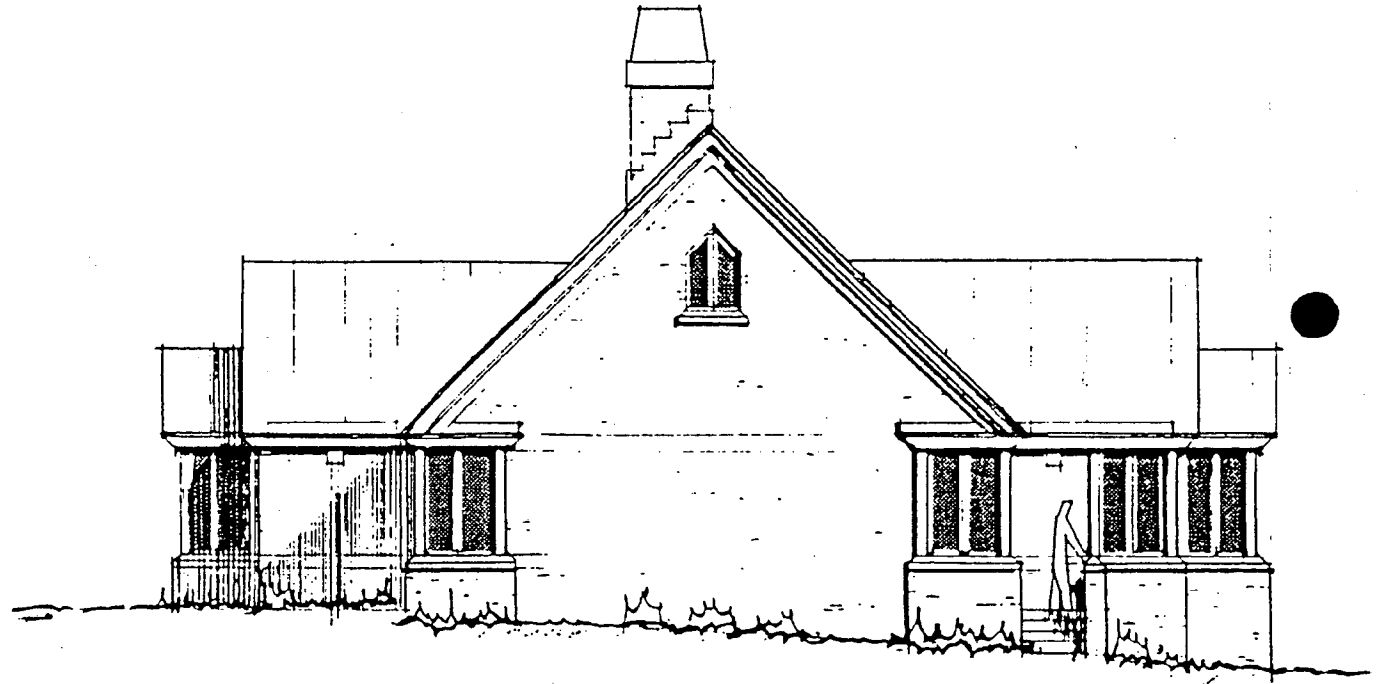
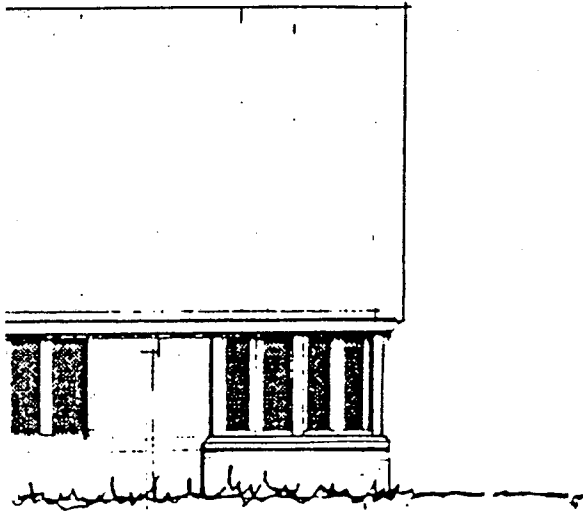
PROPOSED MATERIALS

metal roofing to match existing
white textured brick with ground faced accents
white windows and trim



23

REAR (EAST)

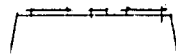


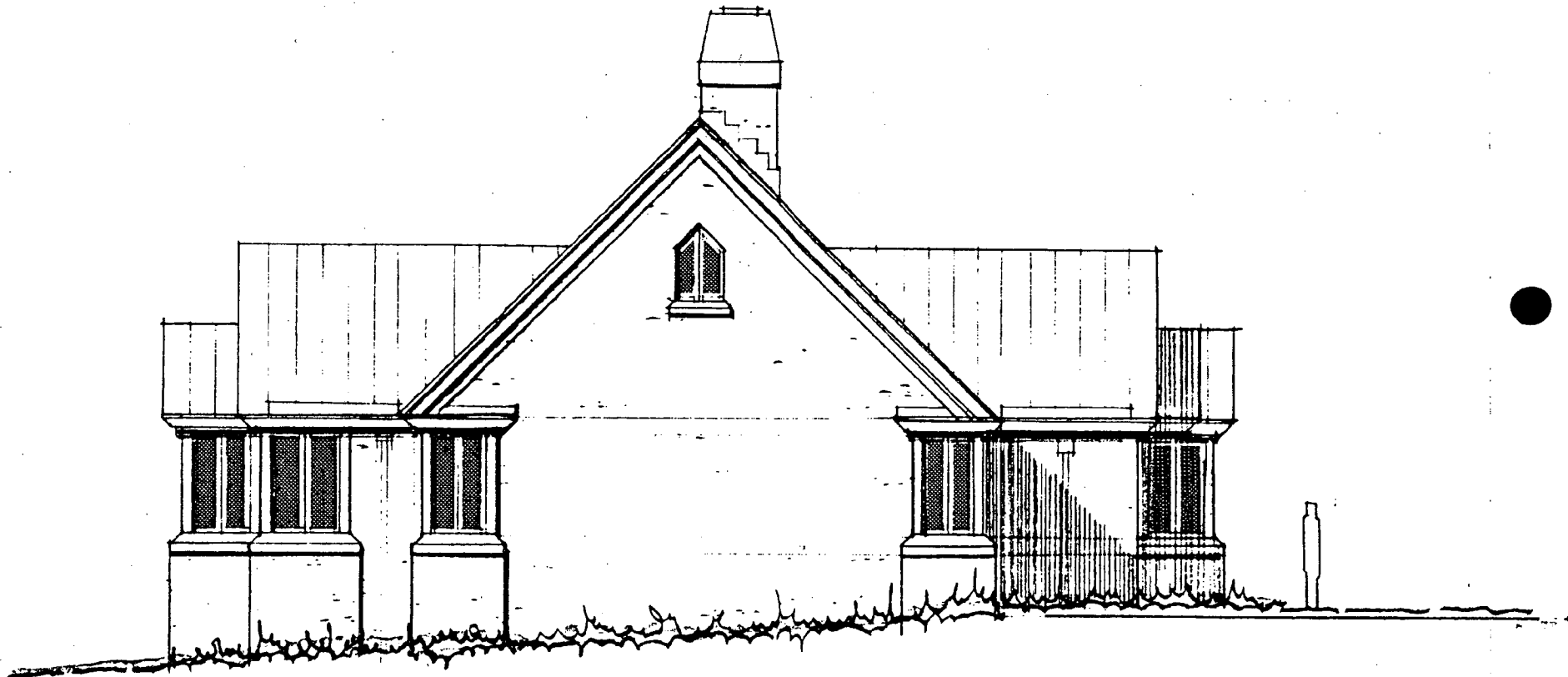
RIGHT SIDE (SOUTH)

PROPOSED MATERIALS

metal roofing to match existing
white textured brick with ground faced accents
white windows and trim

24





LEFT SIDE (NORTH)

25



Montgomery County Government

MEMORANDUM

DATE: 7/13/90

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared B. Cooper ^{JBC}, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/13/90 reviewed the attached application by Johns Hopkins University for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Site Plan
3. Elevations
4. Floor Plans
5. _____

JBC:av



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 9-1-767282

NAME OF PROPERTY OWNER The Johns Hopkins University TELEPHONE NO. (301) 338-8064
(Contract/Purchaser) (Include Area Code)

ADDRESS Office of Facilities Mgt., 34th & Charles St. Baltimore, MD 20218
CITY STATE ZIP

CONTRACTOR Not Available TELEPHONE NO. Not Available
CONTRACTOR REGISTRATION NUMBER Not Available

PLANS PREPARED BY Wesley Burton TELEPHONE NO. (301) 889-1172
Contact Gina Tirinnanzi (Include Area Code)
(301) 733-3890 REGISTRATION NUMBER 7318A

LOCATION OF BUILDING/PREMISE
House Number 10415 105 Street Darnestown Road

Town/City Rockville Election District 9th

Nearest Cross Street Key West Avenue & Muddy Branch Road

Lot _____ Block _____ Subdivision Hunting Hill

Liber. 6649 Folio 824 Parcel Parcel 500

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other Residence

1B. CONSTRUCTION COSTS ESTIMATE \$ 245,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner existing fence to be relocated
3. 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 5/21/90

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 6/18/90

APPLICATION/PERMIT NO: CDC 050-100 68 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

**BANKS PROPERTY
ADJACENT AND CONFRONTING PROPERTY OWNERS**

May 3, 1990

<u>Parcel</u>	<u>Owner/Address</u>
<u>District 6</u>	
P851	Christian Covenant Church of God 14800 Physicians Lane Rockville, Maryland 20850
N798 P799	Lloyd M. & L.M. Whelan 10416 Darnestown Road Rockville, Maryland 20850
P764	A-GO Ltd. Partnership 10500 Darnestown Road Rockville, Maryland 20850
Block E Parcel G	Stonebridge Homeowners Association Stephen Paul, Development Coordinator 9 Tuckahoe Court Gaithersburg, Maryland 20878
P788	Josephine B. Trophia 3912 Morrison Street Washington, DC 20014
<u>District 9</u>	
P45 P186 P193 P850 N723	Montgomery County Executive Office Building 101 Monroe Street Rockville, Maryland 20850
Block D Parcel A	Washingtonian Townhome Association c/o Marc Freedman 509 Whitcliff Court Gaithersburg, Maryland 20878
P68	NVLand, Inc. 6820 Elm Street McLean, Virginia 22101
P430	Katherine G. Thomas c/o Riggs National Bank Tr. Real Estate 1120 Vermont Avenue Washington, DC 20005

BANKS PROPERTY
ADJACENT AND CONFRONTING PROPERTY OWNERS
(Continued)

Parcel

Owner/Address

P820

Charlie B. Crown
220 Fields Road
Gaithersburg, Maryland 20878



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

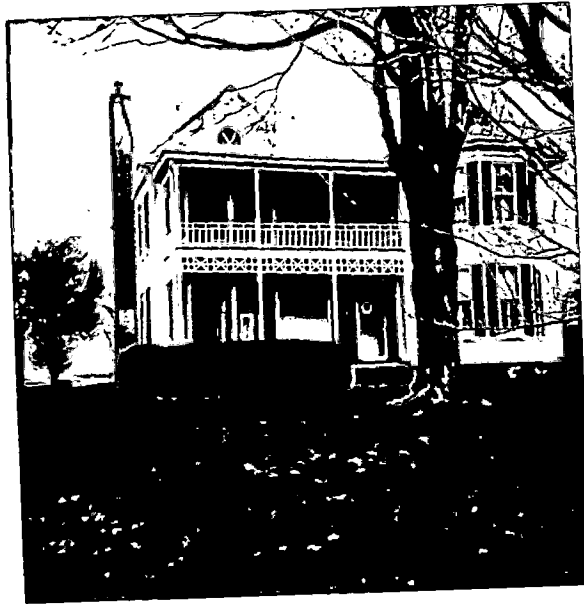
Banks Farm



- BANKS FARM 3-19-90 -
VIEW TO EAST- PROP. HOUSE LOCATION



BANKS FARM 3-19-90
WEST ELEV.-HISTORIC HOUSE



BANKS FARM 3-19-90
SOUTHWEST EVER-HIST. HOUSE



- BANKS FARM 3-19-90 -
EAST ELEV - HISTORIC HOUSE



▼ BANKS FARM 3-19-90 OF HIST. -
VIEW TO EAST FROM CENTER CLUSTER



- BANKS FARM 31990 -
- VIEW TO NORTH FROM EX. HOUSE -



▼ BANKS FARM 319-90
SOUTHWEST BUEV-HISTORIC HOUSE ▼



- BANKS FARM 3-19-90 -
VIEW TO EAST FROM CENTER OF HIST.
DISTRICT



▼ BANKS FARM 3-19-90 ▼
EAST ELEY.- HIST. HOUSE/WELL HOUSE



BANKS FARM 319.90 -
EAST ELEV - DAIRY BARN



- BANKS FARM 3.19.90 -
SOUTHWEST ELEV-ENTRY HIST. HOUSE