

27/01-03A Master Plan Site #27/01
15021 Rocking Spring Dr, Rock Spring

III - D
Anne



27/01

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 7/2/2003

Permit No: 307306
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

JEFFREY C & DIANE JOY MARTIN
15021 ROCKING SPRING DRIVE
ROCKVILLE MD 20853

HAS PERMISSION TO: ADD

PERMIT CONDITIONS:

approved with conditions: All new windows will be wood and true-divided or simulated true-divided lights.

PREMISE ADDRESS

15021 ROCKING SPRING DR
ROCKVILLE MD 20853-3638

LOT N/A

LIBER

FOLIO

PERMIT FEE: \$0.00

BLOCK N/A

ELECTION DISTRICT

SUBDIVISION

TAX ACCOUNT NO.:

04

PARCEL

PLATE

OLNEY OUTSIDE

ZONE

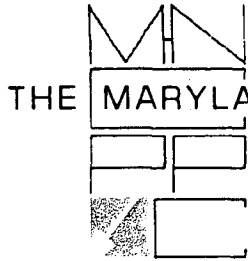
GRID

HISTORIC MASTER: Y

HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: 6-26-03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

AF

DPS # 307306
HAWP# 27/01-03A

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions: _____

① All new windows will be wood and true-divided or simulated true-divided lights.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Jeffrey and Diane Martin

Address: 15021 Rocking Spring Drive, Rockville

and 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 @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

307306

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jacob Peterson
Daytime Phone No.: 301-460-6866

Tax Account No.: 00718544

Name of Property Owner: Jeffrey C. & Diane Joy Martin Daytime Phone No.: 301-460-6463

Address: 15021 Rocking Spring Drive, Rockville MD 20853
Street Number City State Zip Code

Contractor: C.T. Camp Construction Phone No.: 301-384-2248

Contractor Registration No.: Maryland HIC License 10489-MC2150

Agent for Owner: Jacob Peterson Daytime Phone No.: 301-460-6866

LOCATION OF BUILDING/PREMISE

House Number: 15021 Street: Rocking Spring Drive
Town/City: Rockville Nearest Cross Street: Bauer
Lot: _____ Block: _____ Property Description: Rocky Spring Boyd Delay District: 08 Sub: 502
Liber: 5757 Folio: 150 Parcel: 609

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 125.00/sq. ft.

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

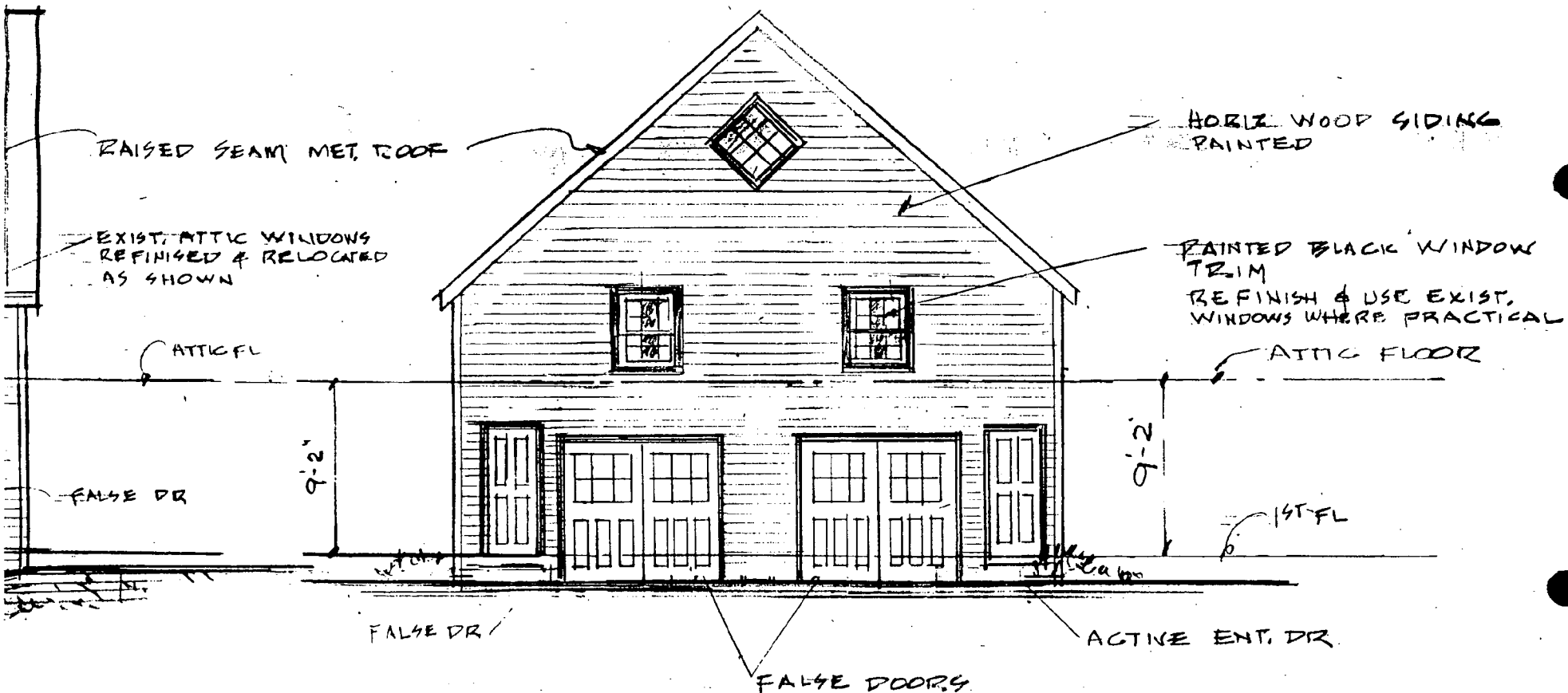
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jeffrey Martin Diane Joy Martin May 19, 2003
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Jason C. Velazquez Date: 6-26-03
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED
MAY 29 2003
Division of Casework Management



DN 0

FRONT ELEVATION

SCALE 1/8" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Jessie C. [Signature]

ATD

new wood windows

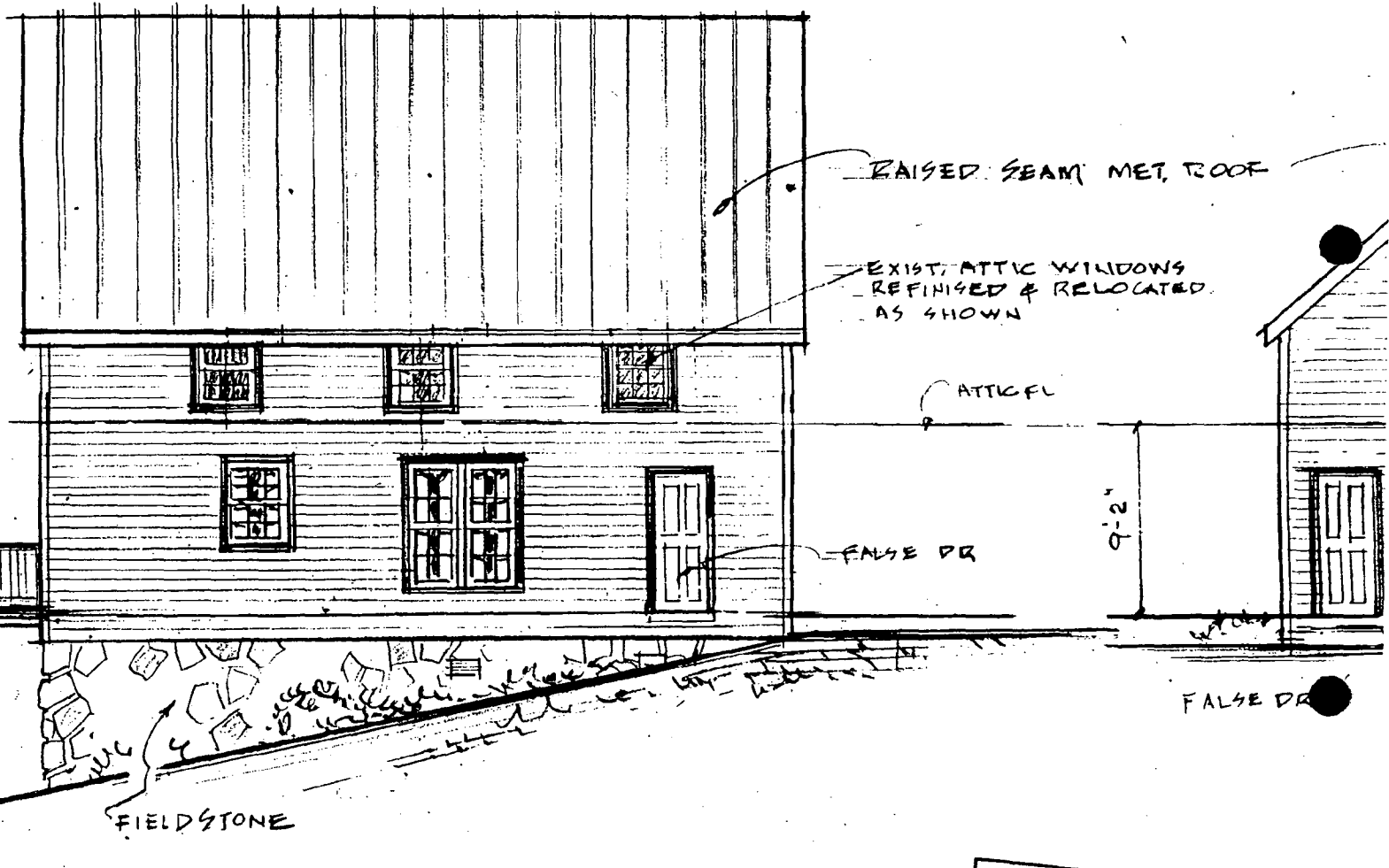
WINDOW

2 FL

46

TUDIO FL

TONEI



RAISED SEAM MET. ROOF

EXIST. ATTIC WINDOWS REFINISHED & RELOCATED AS SHOWN

ATTIC FL

FALSE DR

9'-2"

FALSE DR

FIELDSTONE

LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

APPROVED

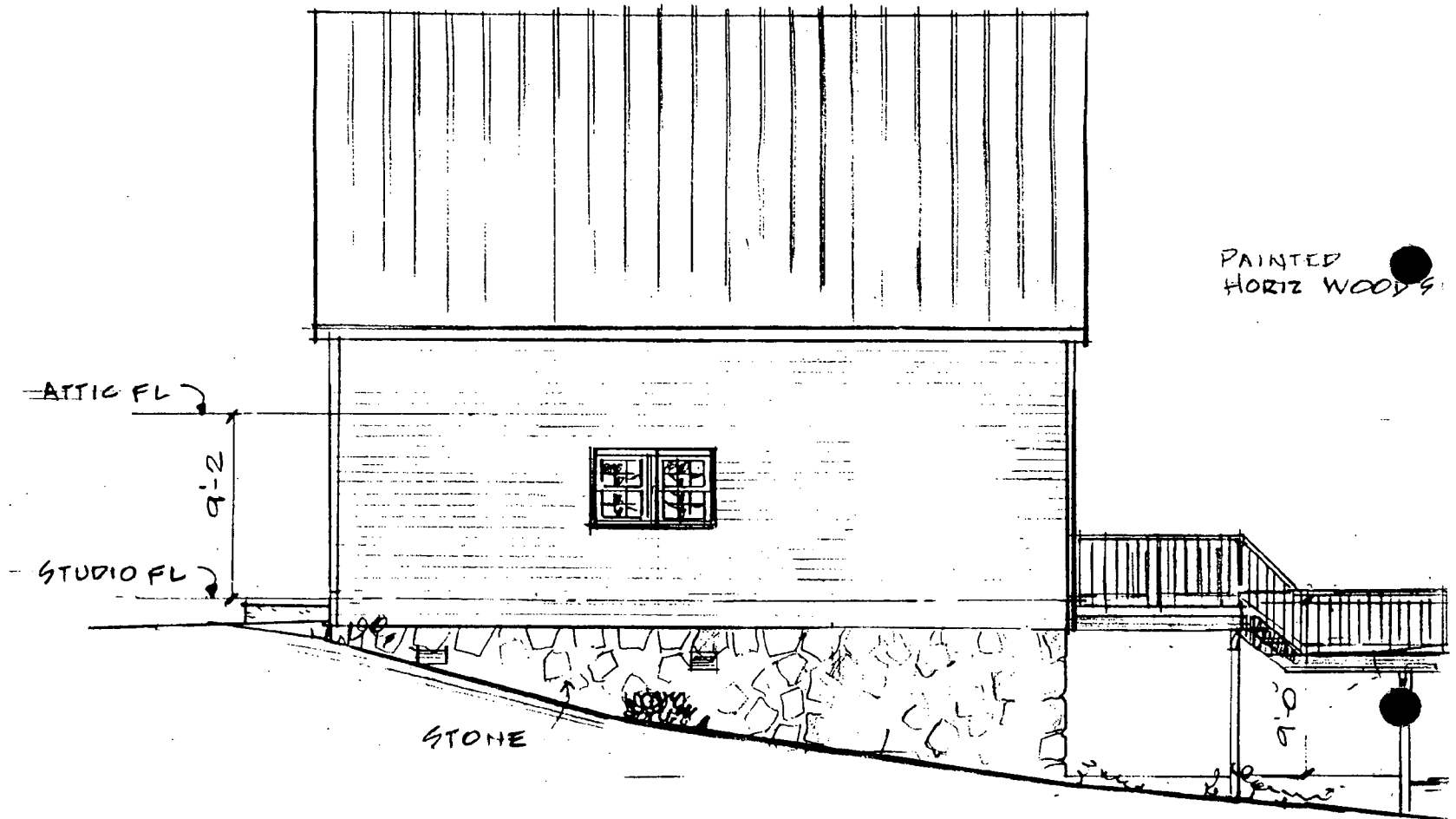
Montgomery County

Historic Preservation Commission

[Signature]

AF

new wood windows

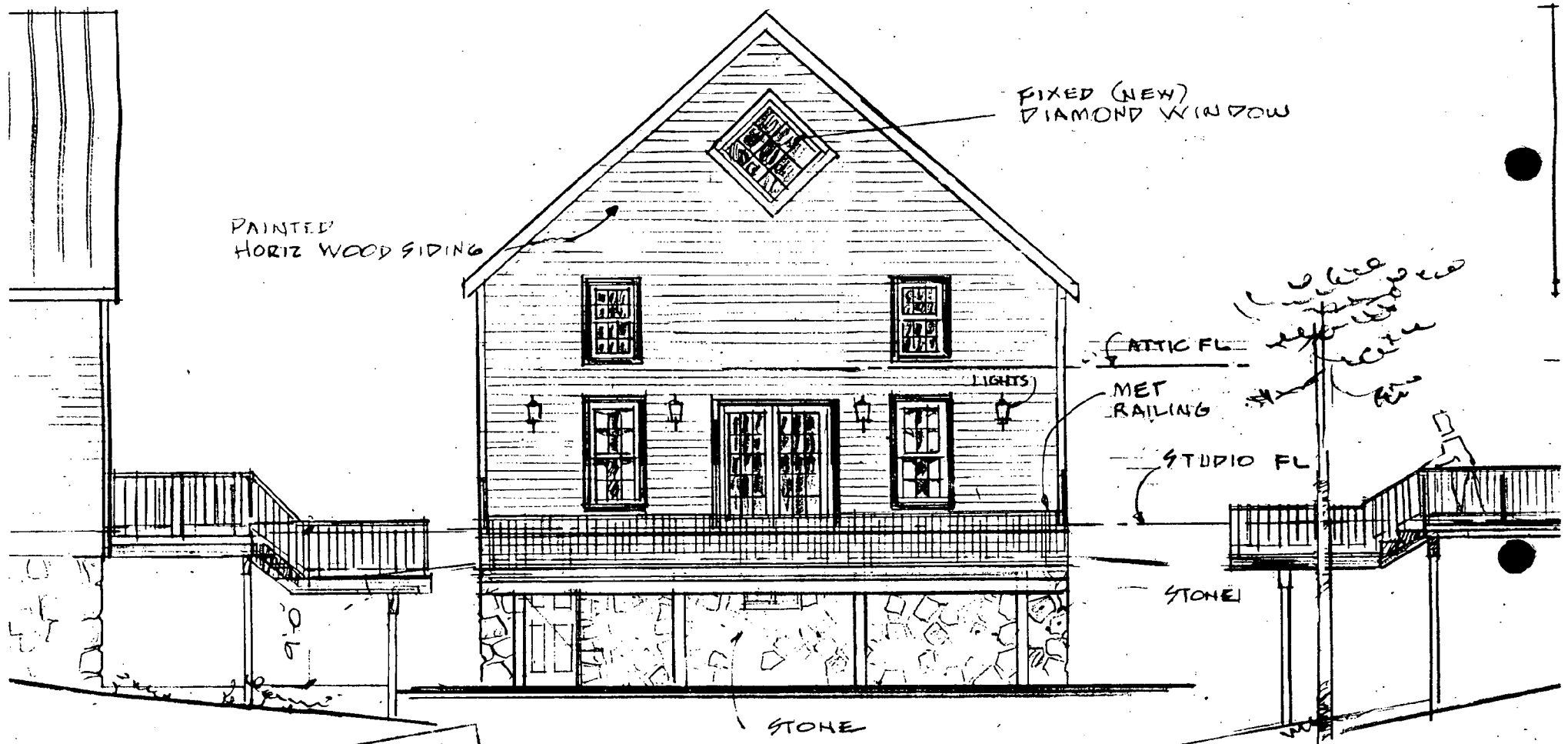


APPROVED
Montgomery County
Historic Preservation Commission
Susan E. [Signature]
AP

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

new wood windows



VATION - APPROVED - MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION - REAR ELEVATION -

APPROVED
 Montgomery County
 Historic Preservation Commission

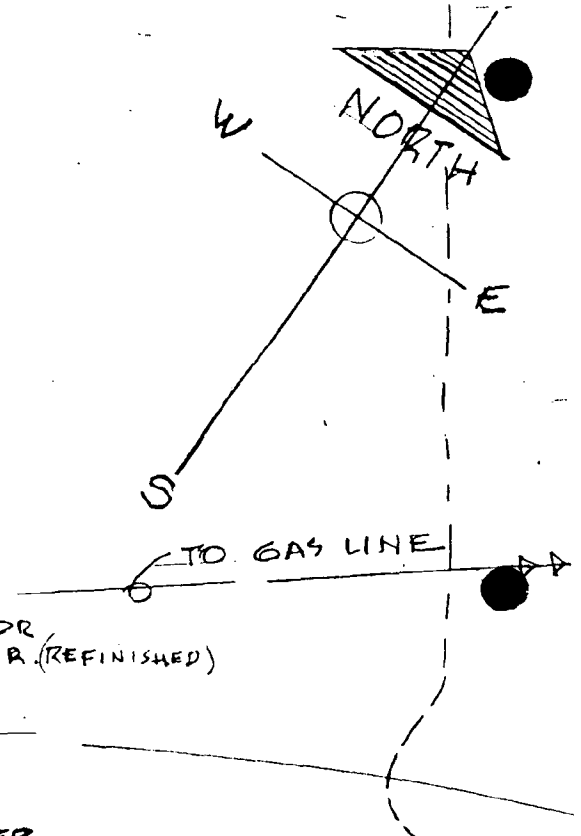
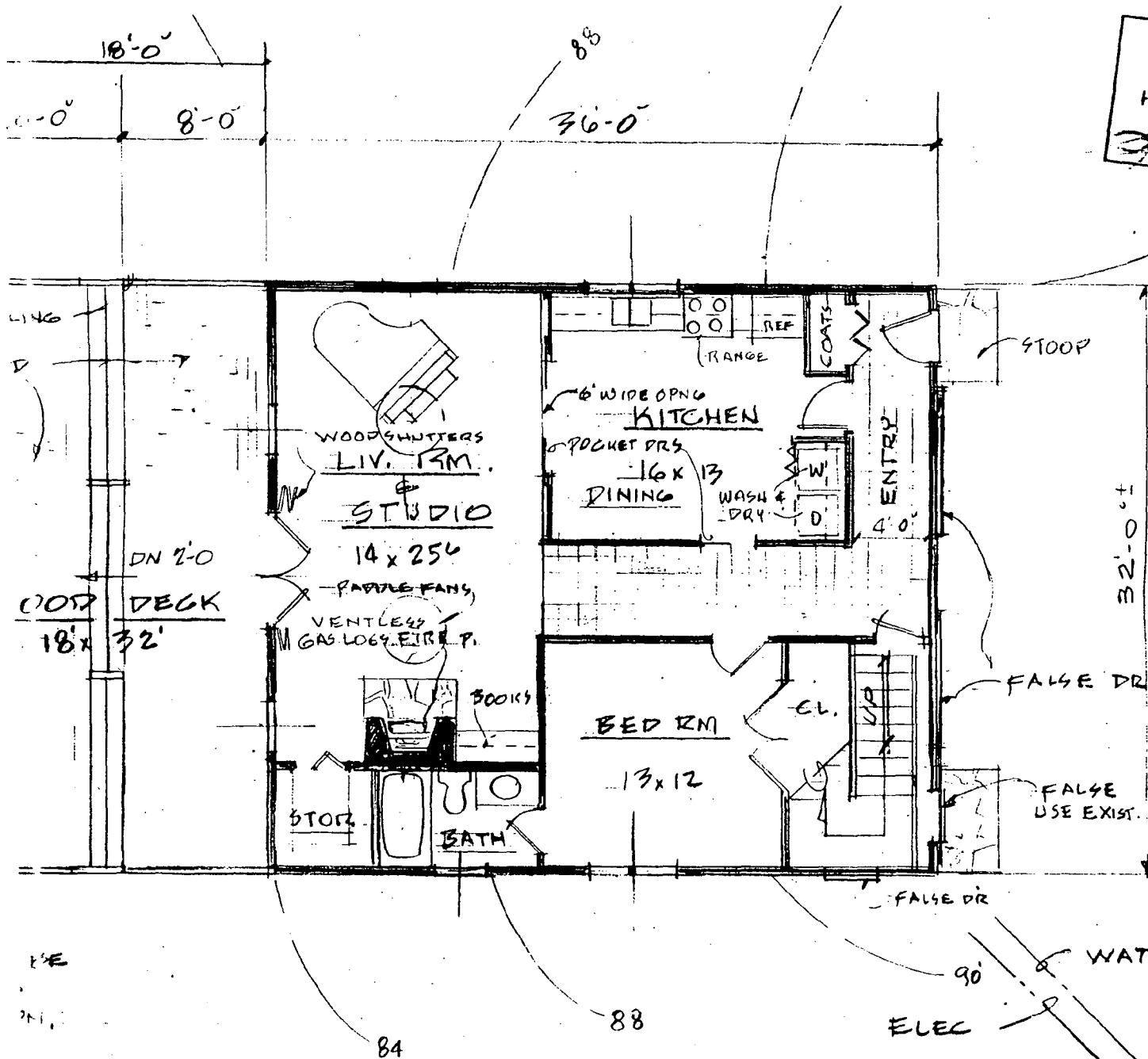
[Signature]

AP

SCALE 1/8" = 1'-0"

LEVEL
SCALE

APPROVED -
 Montgomery County
 Historic Preservation Commission
Juan E. Valencia
 (APC)



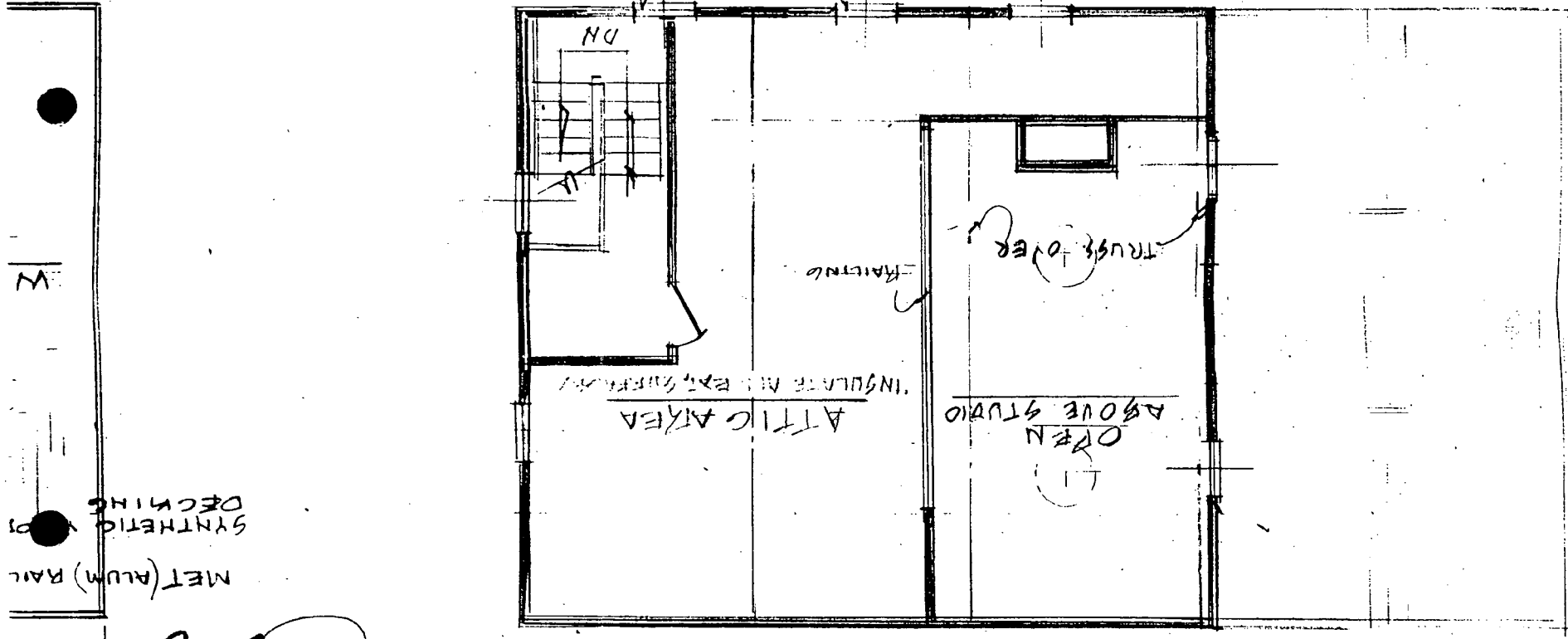
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

AREAS IN SQ
 FIRST FLOOR
 DECK 256 x 320

ATTIC FLOOR PLAN
 SCALE 1/8" = 1'-0"

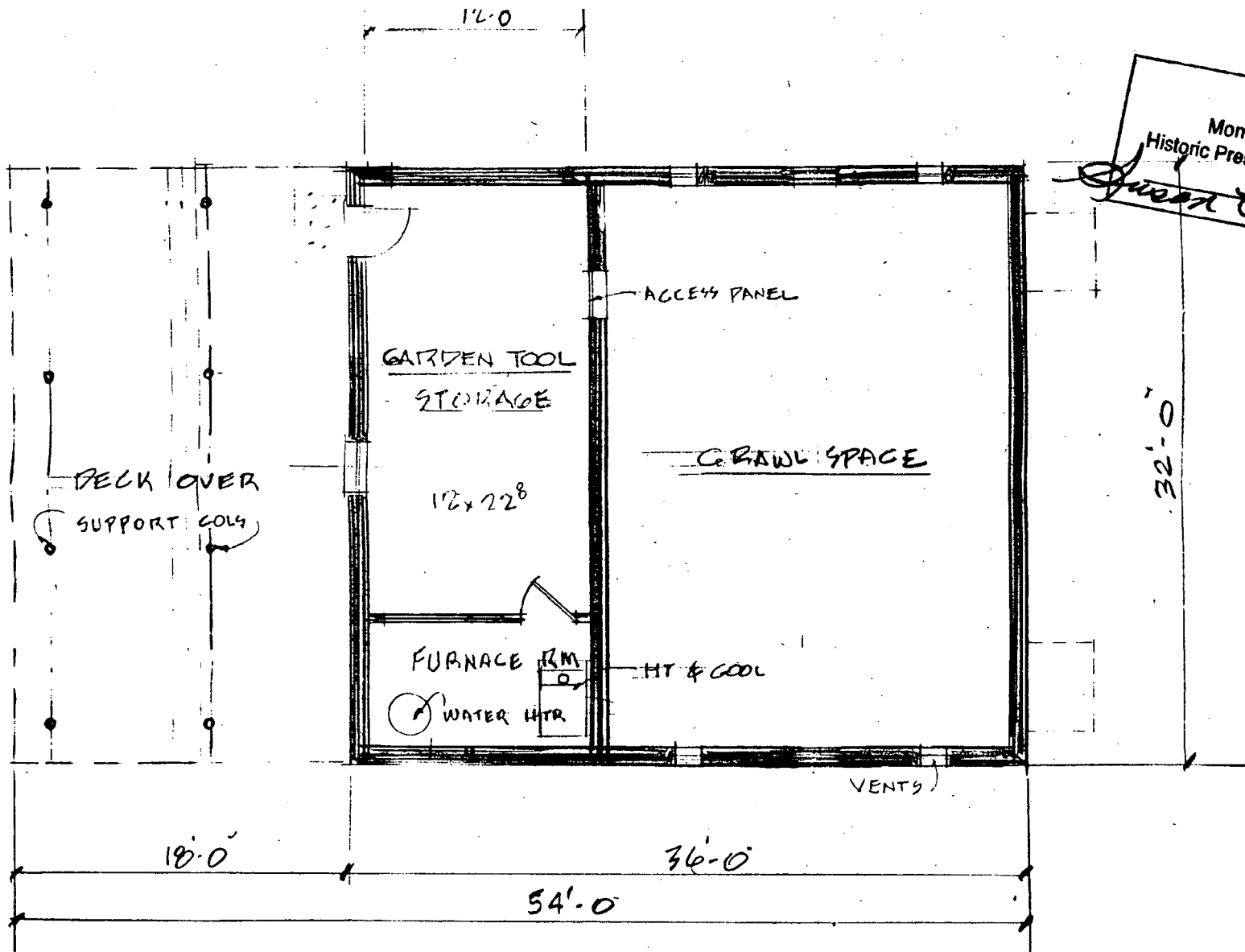
EXISTING ATTIC WINDOWS TO
 BE FINISHED (IF PRACTICAL) ↓
 LOCATED IN ORIO, LOCATED



MET (ALUM) RAIL
 SYNTHETIC WOOD
 DECORING

APPROVED
 Montgomery County
 Historic Preservation Commission

APPROVED
Montgomery County
Historic Preservation Commission
Juan C. Velazquez
(AT)



o GARAGE LEVEL PLAN o
SCALE 1/8" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	15021 Rocking Spring Drive, Rockville	Meeting Date:	06/25/03
Applicant:	Jeffrey and Diane Martin	Report Date:	06/18/03
Resource:	<i>Master Plan Site # 27/01, Rock Spring</i>	Public Notice:	06/11/03
Review:	HAWP	Tax Credit:	Partial
Case Number:	27/01-03A	Staff:	Anne Fothergill

PROPOSAL: Alterations to garage/carriage house

RECOMMEND: Approval with condition

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application with the condition that:

1. All new windows be wood and true-divided or simulated true-divided lights.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 27/01, Rock Spring*
STYLE: Two-and-a half-story garage
DATE: Early twentieth century

Rock Spring was the home of Roger Brooke Farquhar and originally sat on 391 acres. The folk Victorian style farmhouse is one of the most significant resources in the Aspen Hill area. In 1991 the current owners bought the house and three outbuildings on the remaining three acres. The house is surrounded on three sides by a subdivision and the rear faces Rock Creek Regional Park.

The 36' x 32' four-bay carriage house/garage sits to the west of the house. The entire building has wooden weatherboards and sits on a stone foundation. The front of the garage has two paneled doors flanking two two-leaf vehicular doors in the gabled end of the building. The vehicular doors each have six light windows in their upper halves. There are two six-over-six second story windows and in the gable there is a rectangular window set at an angle to form a diamond. The right side of the garage has no windows and the left side has three upstairs windows and one paneled door. The rear of the building has four windows—two upstairs and two downstairs. The lower windows are partially covered by a shed extension addition.

The applicants have received a zoning Special Exception for the accessory apartment use of this building.

PROPOSAL

The applicants came before the HPC in March 2003 for a Preliminary Consultation. This HAWP proposal reflects the changes recommended in that discussion. (see Minutes in Circles **29-42**)

The applicant proposes to convert the garage to a two-story apartment for their daughter. The footprint of the original building would remain the same and there would be extensive interior and exterior rehabilitation work. The rock foundation wall would be disassembled and restored to repair significant cracks. The roof would be replaced with a raised seam metal roof. The original Yellow Pine German siding would be salvaged and repaired wherever possible.

On the front of the building, the two two-leaf garage doors with six light windows will be retained for the facade but will not be usable. The applicants will retain the left side paneled door but will not use it. They will replace the existing right side paneled door with a new door that will be more secure and better for energy conservation and this will be the main entryway to the building. The top diamond-shaped window will be retained; the two 6-over-6 windows will be refinished and retained and may be backed by a modern window to meet energy conservation requirements. (for front elevation see Circle **11**)

On the left side, the three double-hung six-over-six windows will be refinished and retained and may need to be backed by a modern window to meet energy conservation requirements. The door will be refinished and retained but will be inactive. They plan to install new windows on the ground floor, one small 6-over-6 window and two tall 6-over-6 windows. (for left elevation see Circle **12**)

On the right side, where there are currently no windows, the applicants propose installing two new windows. (for right elevation see Circle **13**)

At the rear of the house there is a non-original attached shed structure that the applicants plan to remove. This side of the house faces woods and currently has four windows, all which will be removed for poor condition and new windows will be installed in the same openings. A deck will be built off the back, and a set of French doors will be installed to access the deck. The applicants are proposing above the French doors a square window angled like a diamond to match the window on the front of the building. The applicants propose to repair or replace the wooden weatherboards on the rear of the building. A new metal railing will be installed around the new deck. (for rear elevation see Circle **14**)

The applicants propose removal of eight trees including five that are dead (see Circle **28**). One tree is impinging on the garage (see Circle **26**). They plan to plant one Japanese maple on the right side and three silver maples on the left side of the building.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

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

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

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

Staff is pleased to see this building given another life with its adaptive reuse as an apartment. The rehabilitation and the proposed alterations are compatible with the above Secretary of the Interior's *Standards* and will not adversely affect the historic resource.

Staff appreciates that the applicants made all the changes to their plans that were suggested at the Preliminary Consultation including no aluminum siding, no driveway and garage, and a more traditional and symmetrical window pattern. (for original design see Circles **43-48**)

Staff notes that there is no mention of materials for the new windows for the house. The applicants were unavailable at the time of the staff report so it was impossible to clarify their proposed material specifications. Therefore, staff is making a condition of approval that the new windows all be wood windows with true-divided or simulated true-divided lights.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition listed at the beginning of this report** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards for Rehabilitation #9*:

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

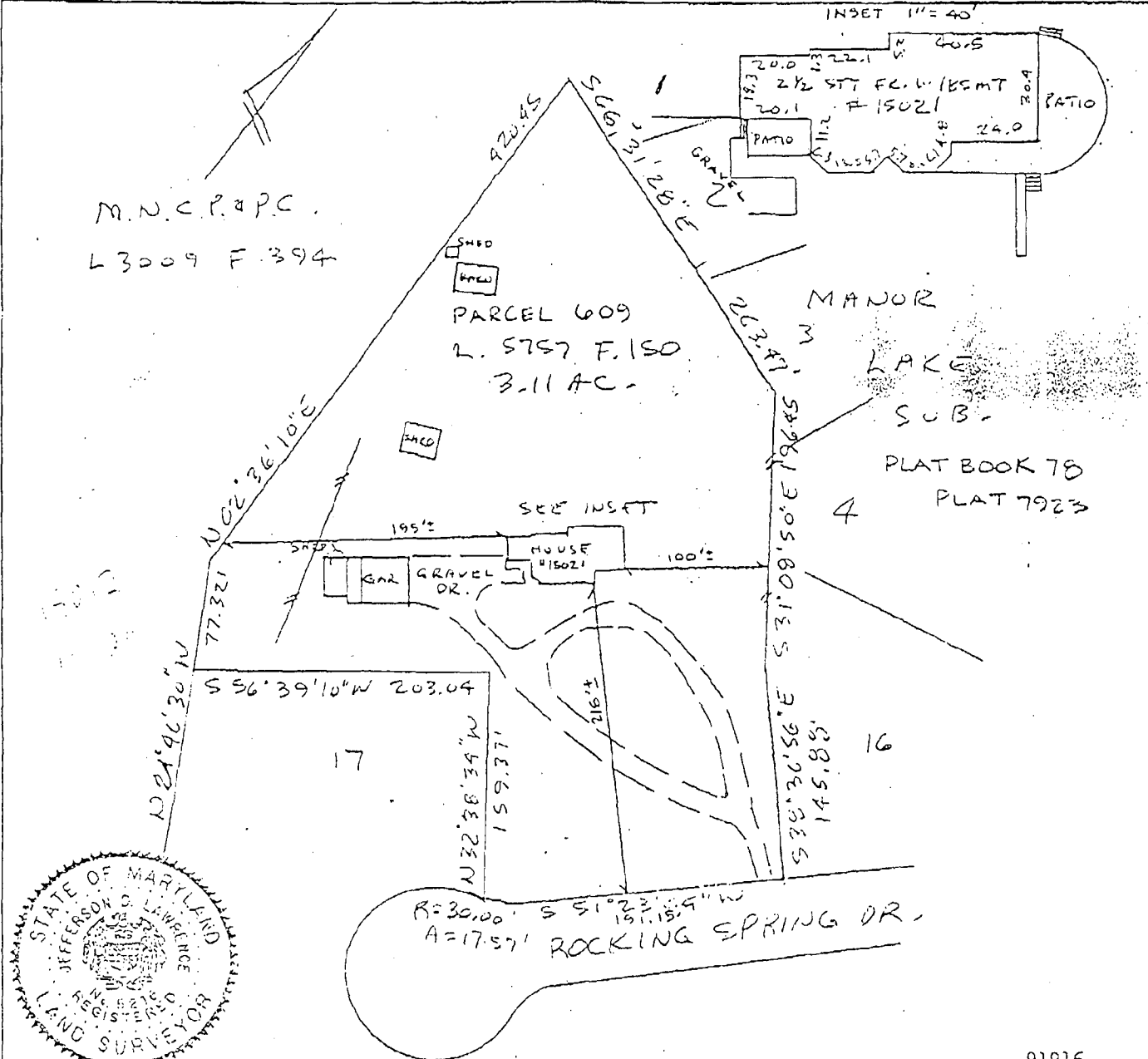
Garage House

ROCKING SPRING DRIVE



TDL TDL, LIMITED

16220 FREDERICK AVENUE
GAITHERSBURG, MARYLAND 20877
(301) 840-9747



91916

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 100'
 RECORDED IN:
 PLAT BOOK: LIBER: 5757
 PLAT: FOLIO: 150

HOUSE LOCATION
 PARCEL 609
 15021 ROCKING SPRING DRIVE
 MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: June 7, 1991

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE,
 PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) ...

Of the original Farquhar farm, 3.1 acres remain with the 1879 house and three separate structures. The garage is a two story structure located adjacent to the house and has two sheds attached of later construction. A regional park is to the east. A subdivision development bounds the other three sides. No special significance is attributed to the garage other than its relationship to the house and property.

b. General description of project ...

The project entails converting the garage to an apartment for a daughter returning home after college. Since the building requires extensive repair, replacement, alteration and addition necessary for the new use, rehabilitation was elected as the appropriate treatment, aiming to preserve the footprint of the garage as well as its appearance from the street. Because of deterioration, major work needs to be done to rehabilitate the structure. The concrete floor, either due to ground water flow or poor compaction at the time of pouring, has cracked and settled and needs to be excavated. The piers under the center columns need to be replaced. The rock foundation wall would be disassembled and restored, as there are cracks. The original siding would be preserved wherever feasible especially in the front where there appears to be Yellow Pine German siding. The corrugated galvanized roof needs to be replaced as the zinc coating is nearly spent. The framing needs to be replaced as termite damage has caused the structure to noticeably lean. An earlier attempt to shore up the structure was unsuccessful. The two garage doors may not have been original but can be retained for the facade. The door on the right side will be refinished and retained but be inactive. The five double hung windows seen from the street would be refinished and retained although each may need to be backed with a modern window to meet energy conservation requirements. The diamond shaped window would be retained. All other doors and windows would be of modern construction for reasons of security, energy conservation and function. Since the owners also own the next lot to the south, any change to that view would be approved. There should be little if any effect on the environmental setting or the historical features of the property, by the preservation of the footprint of the garage as well as its appearance from the street.

2. SITE PLAN

- a. A copy of the plat and photographs of the existing garage and site are enclosed.
- b. The dimensions of the existing and proposed structure are to be the same and as shown on the plans.
- c. The site features can be seen from the photographs.

3. PLANS AND ELEVATIONS

a. Drawings of the existing garage, ca. 1879 are not know to exist; however the plans were specifically developed using measurements and pictures of the existing structure with the aim of preserving location, dimensions and street side appearance.

b. See part a. above.

4. MATERIAL SPECIFICATION

The rock foundation wall would be disassembled and restored. The original siding would be preserved wherever feasible especially in the front where there appears to be Yellow Pine German siding. The corrugated galvanized roof would be replaced. The two garage doors may not have been original but can be retained for the facade. The door on the right side will be refinished and retained but be inactive. The five double hung windows seen from the street would be refinished and retained although each may need to be backed with a modern window to meet energy conservation requirements. The diamond shaped window would be retained. All other doors and windows would be of modern construction for reasons of security, energy conservation and function.

5. PHOTOGRAPHS

6. TREE SURVEY

Existing trees to be removed for the rehabilitation:

Mulberry? (See photograph) 16 inch diameter impinging on the garage.

Dead, 15 inch diameter.

Cluster of 6 trees, species not identified but the same:

Dead, twin trunks, 3 and 4-inch diameter,

Triple trunks, dead 7 inch, dead 9 inch and 9 inch possibly viable,

Single trunk, 6 inch alive.

Proposed replacement trees:

1 Japanese maple on right side and

3 Silver Maples on left side.

The existing woods at the back of the garage will be preserved .

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MR. SPURLOCK: Approximately.

MR. HARBIT: Approximately.

MR. SPURLOCK: Who made the motion?

MS. VELASQUEZ: Okay, I'll accept that.

MS. WATKINS: Second.

MR. SPURLOCK: Okay, so the motion as stands, approximately 30 by 40", 12" off the ground. Is that correct? Everybody agree? Okay, all those in favor, raise your right hand.

(Vote taken.)

MR. SPURLOCK: Motion passes unanimously.

MR. BOWERSOX: Thank you.

MS. VELASQUEZ: Enjoy your sign.

MR. BOWERSOX: Thank you.

MS. NARU: If you would contact me tomorrow, I'll be happy to stamp and sign your permit, and we get that undergoing -- put on your sign.

MR. BOWERSOX: Next week?

MS. NARU: That's fine.

MR. SPURLOCK: The next item on our agenda is preliminary consultation Case A. Is there a staff report, please?

MS. FOTHERGILL: This is Rock Spring, a master plan site in Aspen Hill, and it is the home of Roger Brooke Farquhar, and it was originally on 391 acres. It

1 is now on three acres. The current owners bought the
2 house and three outbuildings on three acres, and it's
3 surrounded by a subdivision, and then the back faces
4 Rock Creek Regional Park.

5 This building to the west is the garage, and
6 this is the building we'll be talking about tonight.
7 The applicants have applied for zoning special exception
8 to have a residential apartment use of this building,
9 and they will find out in June whether their proposed
10 use has been approved. They would like to convert the
11 garage into a two-story apartment for their daughter.

12 The footprint of this building will remain the
13 same, and there will be extensive interior work. In
14 terms of the exterior, the rock foundation wall will be
15 disassembled, restored. The roof will be replaced, and
16 the -- where possible the original yellow pine siding
17 will be salvaged and repaired. On the front of the
18 building, where you can see right now, the two, two-leaf
19 garage doors will remain but will not be in use. They
20 -- the applicants propose replacing the two-panel doors
21 with new doors that would be more secure and more --
22 better for energy conservation. And the top
23 diamond-shaped window would be retained as well as
24 the --

25 MS. WRIGHT: Yes.

Fothergill
1 MS. NARU: Okay, thank you. On the left side,
2 they are proposing to remove all three of those windows
3 and the door, and they would put in two new windows.
4 They are open to discussing the possibility of leaving
5 the door in place but not using it, and they are also
6 willing to consider moving the two existing windows to
7 the new location if they are, in fact, salvageable. And
8 the applicants tonight are -- when they come to the
9 table, have brought an inventory of the doors and
10 windows, the state of their condition.

11 On the right side right now, there are no
12 windows, and they are proposing the installation of two
13 windows and a garage door. And this is the side of the
14 building that they're proposing a driveway coming down
15 the hill to the back side of the building.

16 And at the rear of the house, they -- this
17 side of the house. This is woods and has, as you can
18 see, this attached shed structure, which the applicants
19 plan to remove. They are -- they want to install a deck
20 off the back and a set of French doors installed to
21 access the deck. And then, there will be two windows on
22 each side of the French doors. And then, above the
23 French doors, they're proposing a large two-story
24 rectangular window topped by a square window and -- to
25 match the one in the front. And they are proposing

1 tinted glass for this large window, which you can see in
2 Circle 16.

3 They also are proposing replacing the wooden
4 weatherboards on the rear and I think on probably the
5 sides of the building with aluminum siding and doing
6 some changes to below where the deck will be that we can
7 discuss. And right now, it's weatherboards on the
8 foundation, and they want to under the deck put cement
9 blocks.

10 And finally, they propose to remove eight
11 trees, including five that are dead. You can see in
12 Circle 11 a listing of the trees, and in Circle 24, you
13 can see a picture of one tree that is impinging on the
14 garage. And they plan to plant a Japanese maple and
15 three silver maples. And the applicants are here to
16 discuss this proposal.

17 Staff's concerns are the use of aluminum
18 siding instead of wooden weatherboards and the windows
19 and doors and the changes in the openings and possibly
20 keeping some of the openings intact, and finally the
21 driveway. And actually I have discussed with the
22 applicant the possibility of not even having the
23 driveway from the garage and just using existing
24 parking, which is in between the house and the garage.
25 Do you have any questions for staff, or would you like

1 the applicants to come up?

2 MR. SPURLOCK: Go ahead.

3 MS. WILLIAMS: I have one question. The rear
4 elevation under the proposed porch where they -- you say
5 there's currently weatherboard, and they're proposing
6 block. Is it, where the shed is now that they're
7 removing, is the rear elevation of the garage open
8 there? Are there peers, and then there's just open
9 ends? Or is it a wall?

10 MS. FOTHERGILL: I believe it's a -- I believe
11 it's a wall, but they can come up perhaps and discuss
12 that.

13 MS. WILLIAMS: Okay.

14 MR. SPURLOCK: We can ask the applicants. Any
15 other questions of staff? Would the applicants like to
16 step forward?

17 MR. MARTIN: Good evening. I'm Jeff Martin.
18 This is my wife, Diane. This is my father-in-law, Jacob
19 Peterson. He's sort of our project management. We
20 actually -- we're very committed to the historic
21 preservation of our property. We love it. We've spent
22 a lot on the house, and actually, we're also committed
23 to our family. And there's, next door to us, my
24 father-in-law and I built a house to match our house.
25 It's not on historic property. It's a separate lot, but

1 this is sort of -- it's sort of keeping the family
2 together. And my daughter is back here, is an opera
3 singer, and she's going to be traveling --

4 MR. SPURLOCK: You can join us if you'd like.

5 MR. MARTIN: She's going to be traveling a
6 lot. She's now at the Peabody Conservatory, but we want
7 to keep her close by, too. So, that's the -- that's the
8 thing. I know very little about this, and I'm sort of
9 the financier, but I'm not --

10 (Discussion off the record.)

11 MR. MARTIN: But I would say this. I mean, we
12 read the report, and we thought it was pretty
13 reasonable.

14 MS. MARTIN: We thought it was great.

15 MR. MARTIN: There were three things that were
16 raised in it, and one was aluminum siding. And when my
17 wife said, if we had aluminum siding, that wasn't in her
18 plan. So, that was sort of the last lack of
19 communication between the project manager and my wife.
20 So, we're not interested in aluminum siding.

21 Second, the garage, we're open to negotiation
22 about that, about the driveway and the garage. It's not
23 -- it's not an essential part of the plan. The thing
24 that we would want to make, that is important, is more
25 light in there. It's going to be a livable space for my

1 wife, for my daughter, and possibly if she has a husband
2 sometime, that sort of thing. We want to have it a
3 livable space for at least a few years for them. And I
4 think the existing windows don't do that in terms of
5 space. And what -- the windows that we want, the large
6 window would be on the back. It wouldn't be visible
7 from anybody other than somebody down in the park. So,
8 that's our major issue with the staff report.

9 MS. WILLIAMS: Generally speaking, I think
10 it's a really excellent proposal in terms of reusing a
11 historic structure. I just have a couple questions
12 about some details and then a question having to do with
13 tax credits. The question I asked of staff, I'm
14 curious. I'd like to see clarification. What is the
15 rear wall of the barn?

16 MR. PETERSON: It looks like the side wall,
17 there is wood siding, and then there's a stone
18 foundation underneath it. And the two sheds have been
19 added on at some later point in time. And they just
20 were attached.

21 MS. WILLIAMS: All right.

22 MR. MARTIN: It's stone, and the stones are
23 sort of built on each other. They're old stones, and
24 there are some holes in them. You can actually see
25 where water has flowed through, and there are some

1 holes.

2 MS. WILLIAMS: So, you'll remove the stone and
3 put the block.

4 MR. PETERSON: Yeah, well, actually, we have
5 the -- there are enough cracks in the foundation that
6 what we'll have to do is take them apart, take the
7 foundation apart and reassemble the stone wall there.
8 Since it was on the back side and was the back wall of
9 the garage, I think for economic reason, we just said
10 put block in there. It can be also under the deck. So,
11 from a feasible standpoint, we -- to be cost efficient.

12 MS. WILLIAMS: Okay, that's fine. I just
13 needed some clarification. And then, so what is the
14 lentil that spans those -- that those sort of block
15 things that you call them between the stone. Looks like
16 there's a large lentil on one end. Is that a steel
17 I-beam that would then be covered or is it wooden? Do
18 you have a --

19 MR. PETERSON: That looks like the back door.

20 MS. WILLIAMS: Okay, so that's the soffit.

21 MS. WATKINS: That's the structure of the
22 deck.

23 MR. SPURLOCK: That's another --

24 MS. WILLIAMS: It's just the deck structure,
25 okay, all right. Then the only other comment I had to

1 do with the aluminum siding, and that you addressed.
2 But my big question for you is if you have thought about
3 seeking a state tax credit, and if you --

4 MR. PETERSON: Yes, we haven't applied for it,
5 but it's on our to do list.

6 MS. WILLIAMS: Okay. I'm just -- I think it
7 is a good project to present to the state for a tax
8 credit. I'm not sure that it would be accepted in its
9 exact form. And so, I just would -- you know, I would
10 encourage you to work with the state as early as
11 possible to get a state tax credit, but they may not
12 approve the elimination of the side windows, for
13 instance, on the second floor elevation. They may want
14 to see retention of those windows. But it is a 20
15 percent, hopefully will still be a 20 percent tax credit
16 towards all your rehabilitation costs of construction,
17 and that also includes architect fees. So, I think it's
18 something you would want to look into seriously, in
19 which case obviously if there are changes that are
20 necessary to make that happen, I guess we'd want to see
21 you again.

22 MS. VELASQUEZ: In addition, Montgomery County
23 offers a 10 percent property tax credit.

24 MR. HARBIT: Is this in the National Registry?

25 MS. WRIGHT: No.

1 MR. HARBIT: It is not?

2 MS. NARU: And if you rent it to her, it's a
3 commercial space. So, Federal may apply.

4 MR. HARBIT: If you go on the National
5 Registry --

6 MR. SPURLOCK: Would your daughter pay rent?

7 MR. MARTIN: I've asked her that.

8 MR. SPURLOCK: Are you going to soundproof the
9 wall between the garage and the wall.

10 MR. MARTIN: She said that if you're that
11 cheap, then I'll pay you.

12 MR. HARBIT: If you did, if it was on the
13 National Register, then the Federal tax credits would be
14 another 25 percent. So, you can get 25, 20, 10 for a
15 total of 55.

16 MS. MARTIN: That's pretty significant.

17 MS. WILLIAMS: But you have to get it listed
18 on the National Registry.

19 MS. NARU: Right, and the Federal and the
20 state law applies to the interior as well, so as well as
21 the exterior.

22 MR. MARTIN: There's a lot to be said for
23 that.

24 MS. VELASQUEZ: Well, I want to thank you for
25 coming forward with an adaptive reuse of the building.

1 I think that it's always very important to me when we
2 don't just preserve the buildings that we have but when
3 we actually use them and make them living things. So
4 far, I'm really -- I really like the staff report on
5 this. I really like your project. I do agree with
6 staff about the design of the big window in the rear.
7 To me, it almost looks a little bit like my church. And
8 I think maybe just a more residential design might be
9 more in keeping.

10 MS. MARTIN: What if we retain just the
11 diamond in the top to match the -- ? Would that be
12 better than the whole?

13 MR. MARTIN: And some residential windows.

14 MS. WRIGHT: I think that you -- I think that
15 what the applicant is really looking for is are you open
16 to having that back wall be very glassy, maybe a
17 different configuration of windows but a lot of glass.

18 MR. SPURLOCK: That's exactly right.

19 MS. WRIGHT: To open it up more.

20 MS. VELASQUEZ: I personally would live in a
21 house with a lot of glass, especially since you have the
22 woods there.

23 MS. MARTIN: Exactly.

24 MR. MARTIN: It's going to be a spectacular
25 view.

1 MS. VELASQUEZ: Yeah, but also light.

2 MR. SPURLOCK: Ms. Watkins, did you want --

3 MS. WATKINS: Well, I agree. I think glazing
4 in the rear elevation is very appropriate, but I think
5 the solution you have there needs a little work.

6 MR. SPURLOCK: Did you have -- anybody else
7 have any questions?

8 MS. WRIGHT: Can I just ask one thing real
9 quickly, because I know that this came up. On the side
10 where there are the three windows that you see in that
11 picture at the upper level, had you thought at all about
12 retaining those existing three windows and then just
13 adding two or three windows below them? Because your
14 current plans show removing those windows and putting
15 additional windows down below.

16 MR. PETERSON: Actually, it came up as a
17 suggestion, and I talked with the applicant, and I also
18 looked at the windows. And as it turns out, those would
19 be fake windows or faux, and so, that doesn't pose a
20 problem. It's a slightly additional cost, but we could
21 put them and retain them. So, that works.

22 MR. HARBIT: So, you would retain the existing
23 windows, and they would just be faux.

24 MS. MARTIN: And then add.

25 MR. PETERSON: Three other windows and

1 actually the suggestion was made the door, since we're
2 not using that door. It was just simply -- for
3 appearance.

4 MS. WRIGHT: Again, I don't know your interior
5 plan and whether there are like closets or what there
6 are in that area, but I was thinking those three windows
7 really create almost like clear story. You have all
8 windows. So that, they might not -- again, I don't know
9 what your interior plan is like, and you were saying
10 they would have to be blacked out windows, not
11 functional windows. But it seems like if you have a
12 large open space, it would be nice to have sort of a
13 line of windows high up that you didn't necessarily
14 access but that almost acted like a clear story, a line
15 of windows. So, again, I don't know how it fits in with
16 your interior plan, but I could imagine those three
17 windows being very nice architecturally on the inside,
18 again if there aren't any closets or --

19 MS. MARTIN: I think it is closets.

20 MS. WRIGHT: It's closets?

21 MS. O'MALLEY: Although maybe flipping through
22 the floorplan may have it.

23 MR. PETERSON: The problem -- one of the
24 problems we're facing on the second floor is the Zoning
25 Board has a new ruling that accessory apartments are

1 limited to 1200 square feet, which means we have to
2 eliminate the living area from the second floor. So,
3 we're only dealing with the first floor. That's a major
4 loss in terms of use of area.

5 MS. MARTIN: And that's just a new rule this
6 year.

7 MR. SPURLOCK: Well, maybe you should include
8 that in your variance. Have you thought about that?
9 You can certainly ask for it. You're already getting a
10 variance for the use of the building, is that correct?

11 MR. PETERSON: That's true.

12 MS. WRIGHT: A special exception.

13 MR. SPURLOCK: A special exception. Does
14 anyone else have any comments or questions?

15 MS. O'MALLEY: I don't know. You were talking
16 about replanting with silver maples.

17 MR. MARTIN: Yeah, the actual -- our property
18 has some very over a hundred-year-old silver maples
19 around the house, and they were planted by the Farquhars
20 before they built the house in 1879. So, we got that
21 historical information, and we want -- I mean, there are
22 some beautiful trees, and we want to have some
23 compatible trees over there.

24 MR. SPURLOCK: Do you have any questions for
25 us that haven't come up?

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) ...

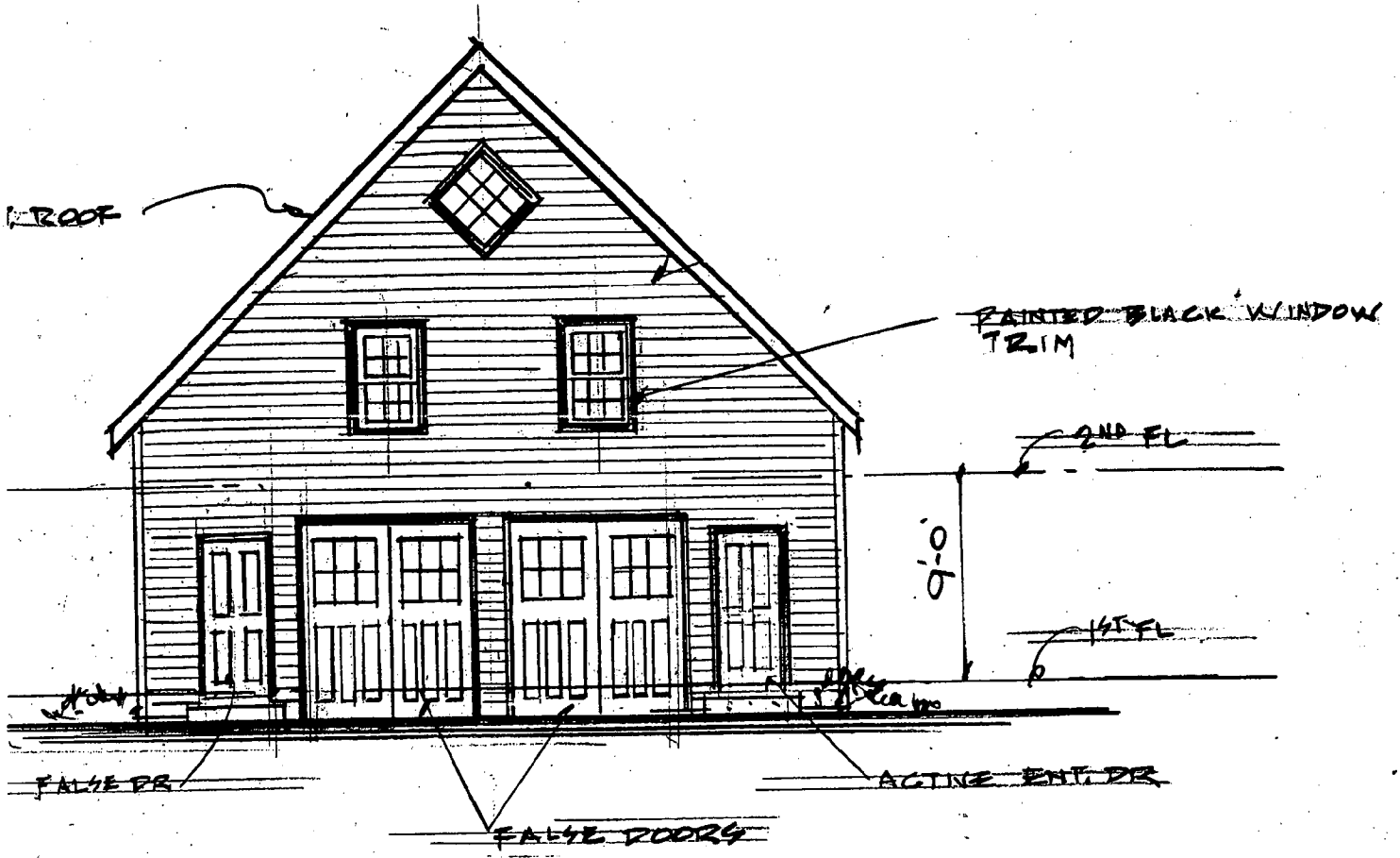
Of the original Farquhar farm, 3.1 acres remain with the 1879 house and three separate structures. The garage is a two story structure located adjacent to the house and has two sheds attached of later construction. A regional park is to the east. A subdivision development bounds the other three sides. No special significance is attributed to the garage other than its relationship to the house and property.

b. General description of project ...

The project entails converting the garage to an apartment for a daughter returning home after college. Since the building requires extensive repair, replacement, alteration and addition necessary for the new use, rehabilitation was elected as the appropriate treatment, aiming to preserve the footprint of the garage as well as its appearance from the street. Because of deterioration, major work needs to be done to rehabilitate the structure. The concrete floor, either due to ground water flow or poor compaction at the time of pouring, has cracked and settled and needs to be excavated. The piers under the center columns need to be replaced. The rock foundation wall would be disassembled and restored as there are cracks. The original siding would be preserved wherever feasible especially in the front where there appears to be Yellow Pine German siding. The corrugated galvanized roof needs to be replaced as the zinc coating is nearly spent. The framing needs to be replaced as termite damage has caused the structure to noticeably lean. An earlier attempt to shore up the structure was unsuccessful. The two garage doors may not have been original but can be retained for the facade. The diamond shaped window would be retained. The other active doors and windows would appear the same but be of modern construction for security and energy conservation reasons. The side facing the woods would be enhanced architecturally to meet the new purpose. Since the owners also own the next lot to the south, any change to that view would be approved. There should be little if any effect on the environmental setting or the historical features of the property, by the preservation of the footprint of the garage as well as its appearance from the street.

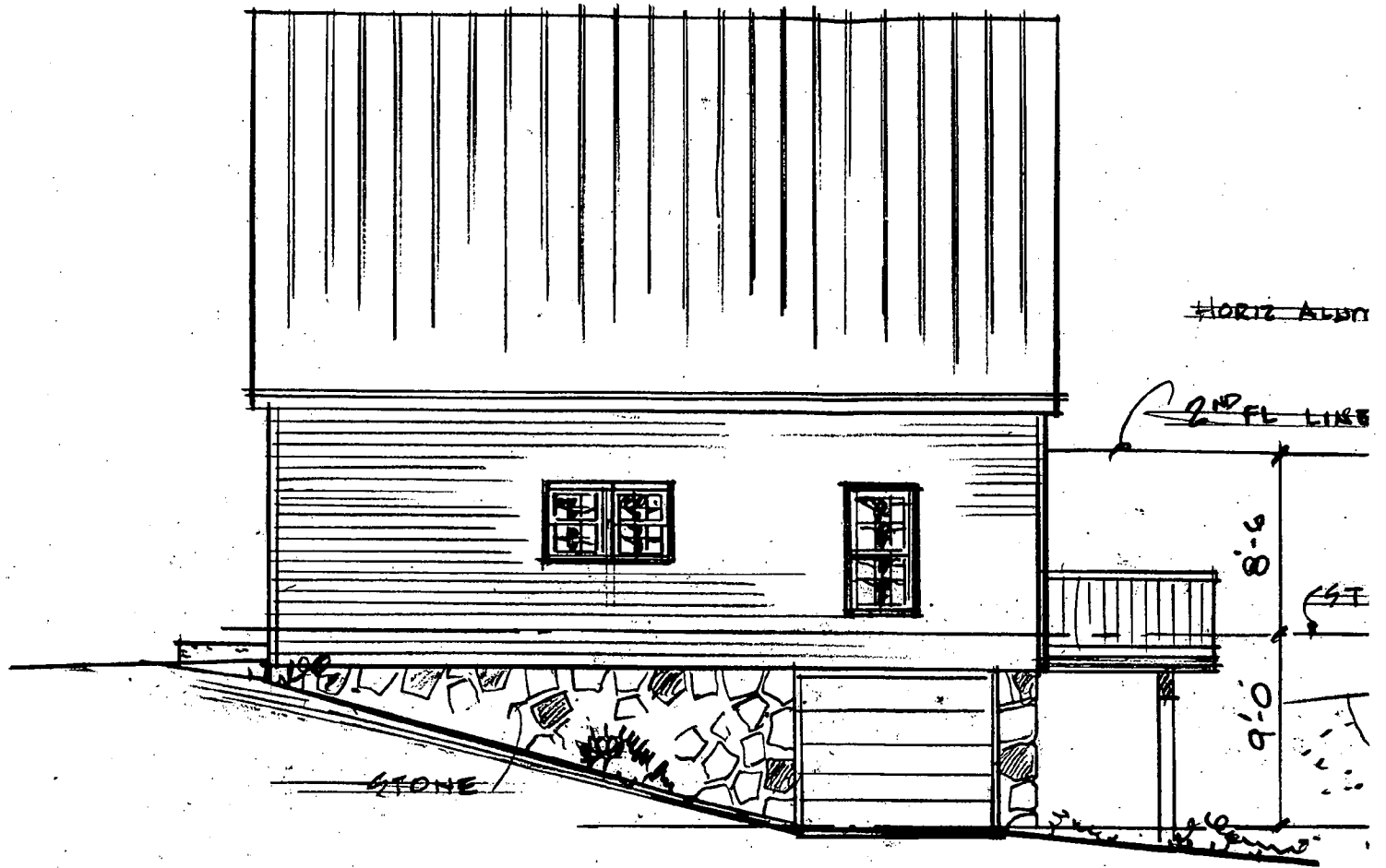
2. SITE PLAN

- a. A copy of the plat and photographs of the existing garage and site are enclosed.
- b. The dimensions of the existing and proposed structure are to be the same and as shown on the plans.
- c. The site features can be seen from the photographs.



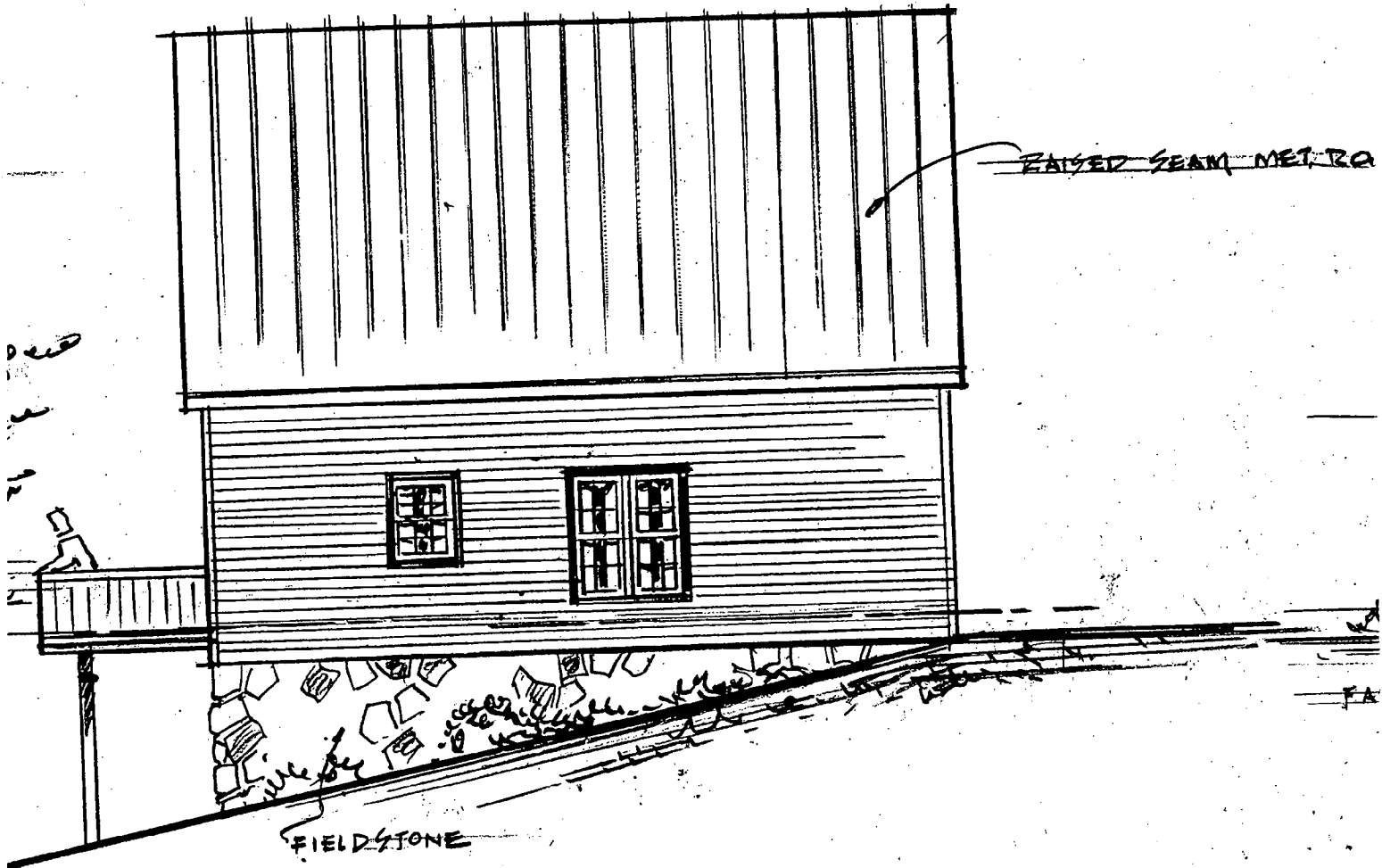
FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

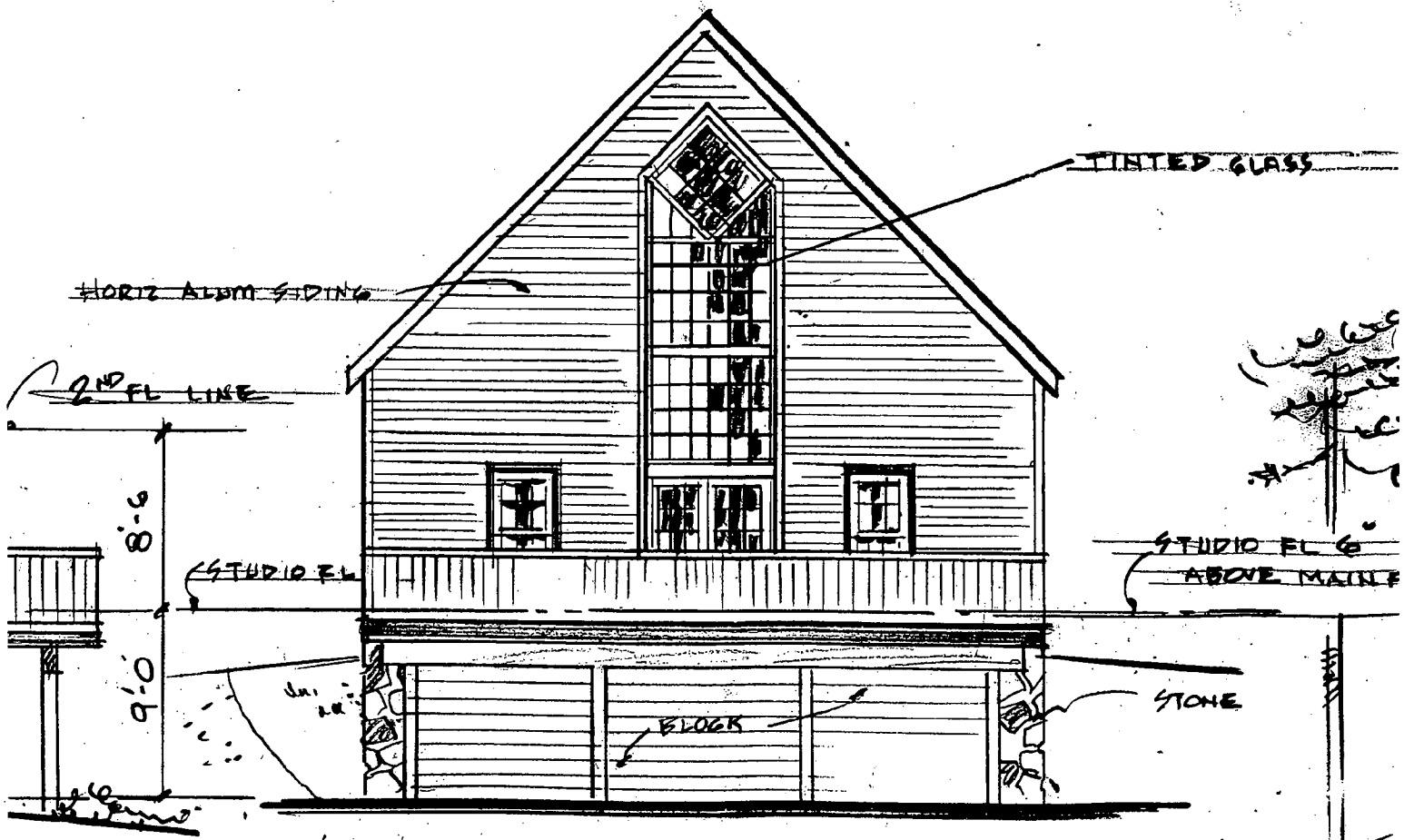


RAISED SEAM MET. RO.

FIELDSTONE

LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



14

REAR ELEVATION

SCALE 1/8" = 1'-0"

View from
Street Entrance



Garage



View from
Adjacent
Property



Floor,
Cracked
and Settled



A Center Column
with Plumb Line



Foundation
Crack, Rear
Wall



Foundation
Crack, Rear
Wall

Termite..
Damage



Structure
Leans



Right Wall
with
Plumb Line



Right Wall
with
Plumb Line



Back Wall
with
Plumb Line



Back Wall
with
Plumb Line



Tree impinging
on Garage



Dead 15 inch Tree
Cluster of 6 Trees



Rock Spring







mailed tax
info + copy of
ltr 3-13-03

hearing
June 9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 13, 2003

Katherine Freeman
Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

Re: Special Exception for 15021 Rocking Spring Drive, Rockville

Dear Ms. Freeman:

The M-NCPPC Historic Preservation Commission met last night with Jeffrey and Diane Martin who are the owners of the Master Plan historic site, Rock Spring, which is located at 15021 Rocking Spring Drive in Rockville. They have applied to your office for a Special Exception for the use of their garage/carriage house. They would like to convert it to an apartment for their daughter.

The Historic Preservation Commission supports this Special Exception. The Commission reviewed the proposed plans and requested a few changes regarding fenestration, but overall the HPC is very pleased with the Martins' proposal and the potential new use of this building.

We believe this case will be reviewed before June 2003. Please don't hesitate to call me at 301-563-3400 with any concerns or questions before your review. Thank you for your time and consideration.

Sincerely,

Anne Fothergill
Historic Preservation Planner

cc: Mr. and Mrs. Jeffrey Martin

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Owner Name: MARYLAND NATIONAL CAPITOL
PARK & PLANNING COMM

Mailing Address: 8787 GEORGIA AVE
SILVER SPRING MD 20910-3716

Owner Name: MARTIN, JEFFREY C & D J

Mailing Address: 15021 ROCKING SPRING DR
ROCKVILLE MD 20853

Owner Name: PUSKAR, ERIC & LIA MAI

Mailing Address: 15024 ROCKING SPRING DR
ROCKVILLE MD 20853-3639

Owner Name: NELSON, ROBERT C & K E

Mailing Address: 15020 ROCKING SPRING DR
ROCKVILLE MD 20853

Owner Name: ALLEVA, GERALD & J K

Mailing Address: 15016 ROCKING SPRING DR
ROCKVILLE MD 20853

Owner Name: BROADBENT, PHILIP

Mailing Address: 15012 ROCKING SPRING DR
ROCKVILLE MD 20853-3639

Owner Name: SANCHEZ, ROSALIE J

Mailing Address: 15017 ROCKING SPRING DR
ROCKVILLE MD 20853

Owner Name: LUCKSO, DAVID G ET AL

Mailing Address: 15029 ROCKING SPRING DR
ROCKVILLE MD 20853-3638

Owner Name: SANCHEZ, ROSALIE J
Mailing Address: 15017 ROCKING SPRING DR
ROCKVILLE MD 20853

Owner Name: LUCKSO, DAVID G ET AL
Mailing Address: 15029 ROCKING SPRING DR
ROCKVILLE MD 20853-3638

Owner Name: SNYDER, MATTHEW, & M
Mailing Address: 5328 TRAILWAY DR
ROCKVILLE MD 20853-1573

Owner Name: BYRD, ROBERT E & M
Mailing Address: 5332 TRAILWAY DR
ROCKVILLE MD 20853-1573

Owner Name: ALEXANDER, WILLIAM & A
Mailing Address: 5336 TRAILWAY DR
ROCKVILLE MD 20853-1573

Owner Name: MICKELSEN, GLORIA P
Mailing Address: 5340 TRAILWAY DR
ROCKVILLE MD 20853