

27/01-04A 15021 Rocking Spring Dr  
*Master Plan Site #27/01, Rock Spring*

plans stamped  
in copy room

**MEMORANDUM**

To: Historic Preservation Commissioners  
From: Anne Fothergill  
Date: February 10, 2004

At the last HPC meeting (January 28, 2004), the HPC approved a new building for Rock Spring. The applicants have come to staff and requested a few additions/changes for the HPC to consider.

- 1) The HPC approved wood windows with true-divided lights on the new building, but the applicants would like to install simulated true-divided lights. According to the applicants, the windows would be Pella wood windows but with the wood bonded to the glass.

**Staff recommendation:** Approve the simulated TDLs on the side and in the rear but require the TDL in the front windows. The original condition of approval that all the windows are wood would still apply. *approved ✓*

- 2) The applicants would like to install a flagstone path from the driveway area to the front door.

**Staff recommendation:** Approval ✓

- 3) The applicants are submitting materials for the rear deck (as required by the condition of approval): treated wood for underneath the porch, but the applicants would like to install the synthetic material Trek for the railing and deck (so as to avoid arsenic in the treated wood).

**Staff recommendation:** Approval???

Staff would like the HPC's approval for staff-level approval of these changes.

*talked to Sarah (daughter) 2-12-04  
told them → trek for deck  
wood for railing*




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 29, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 328794

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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. All windows will be wood and true-divided lights.
2. The front door and the rear French doors will be wood.
3. The materials and dimensions of the new driveway will need to be evaluated by the HPC in the future before it can be approved.
4. The diamond-shaped window on the front of the building will not be installed.
5. The new building will be clad in Hardiplank siding.
6. The new roof will have asphalt roofing shingles.
7. The materials of the rear porch will need to be evaluated by the staff in the future before it can be approved.

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

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

Applicant: Jeffrey C. and Diane Joy Martin

Address: 15021 Rocking Spring Dr. Rockville, MD 20853

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: 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-MC 2150

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 (Shed)  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 # 307306

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 Dec 31, 2003  
Signature of owner or authorized agent Date

Approved: ✓ with conditions For Chairperson, Historic Preservation Commission [Signature] AP

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 1-29-04

Application/Permit No.: 328794 Date Filed: 1/2/04 Date Issued: \_\_\_\_\_

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

RECEIVED  
JAN 02 2004  
Dept. of Permitting Services  
Division of  
Casework Management

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 15021 Rocking Spring Drive, Rockville      **Meeting Date:** 01/28/04  
**Applicant:** Jeffrey and Diane Martin      **Report Date:** 01/21/04  
**Resource:** *Master Plan Site # 27/01, Rock Spring*      **Public Notice:** 06/11/03  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 27/01-04A      **Staff:** Anne Fothergill

**PROPOSAL:** Demolition of shed; construction of new accessory apartment building

**RECOMMEND:** Approval with conditions

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**STAFF RECOMMENDATION**

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

1. All windows will be wood and true-divided lights.
2. The front door and the rear French doors will be wood.
3. The materials and dimensions of the new driveway will need to be evaluated by the HPC in the future before it can be approved.
4. The diamond-shaped window on the front of the building will not be installed.
5. The new building will be clad in Hardiplank siding.
6. The new roof will have asphalt roofing shingles.
7. The materials of the rear porch will need to be evaluated by the staff in the future before it can be approved.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site # 27/01, Rock Spring*  
**STYLE:** Two-and-a half-story folk Victorian farmhouse  
**DATE:** 1879

Rock Spring was the home of Roger Brooke Farquhar and his family, early settlers in the County, prosperous farmers and prominent members of the Quaker community. The folk Victorian style farmhouse originally sat on 391 acres and is one of the most significant resources in the Aspen Hill area. Rock Spring was a grand house for the period with 12 rooms, 5 fireplaces and an indoor bathroom with running water. The house has Gothic revival and Italianate details and it retains most of its original fabric including original bargeboard under the gables, slate roof, and German siding, as well as original flat-muntined windows in the front section. The main block of the house has six steeply pitched gables containing arched windows.

In 1991 the current owners bought the house and the three outbuildings on the remaining three acres. The three outbuildings are a large carriage house built in the early twentieth century, a spring house from the Farquhar farm, and a non-original storage shed built in the late twentieth century. The house is surrounded on three sides by a subdivision and the rear faces Rock Creek Regional Park.

## **PROJECT BACKGROUND**

The applicants came before the Historic Preservation Commission for a Preliminary Consultation and a HAWP in 2003 and received approval from the HPC to rehabilitate their carriage house/garage and adapt it for reuse as an accessory apartment. They received a zoning Special Exception from the County for the accessory apartment use of this building. However, they found that their plans to adapt this building to the new use, although technically feasible, were cost-prohibitive.

## **PROPOSAL**

The applicants are proposing demolition of a non-original storage shed (circa late twentieth century) located behind the main house. The proposed new building is designed to match the existing carriage house which sits directly to the left of the proposed new building. The applicants' County-approved Special Exception allows for an accessory apartment of up to 1200 SF and this design is within that square footage restriction.

The proposed building is 30 feet tall, 32 feet wide, and 36 feet deep, the same dimensions as the carriage house. It has aluminum siding, a stone foundation, painted wood trim, and a 32' x 8' deck at the rear. The window materials are not specified. On the rear elevation there is a large cathedral-like tinted glass window. On the front elevation, there is a gabled portico and a front door with a 4-light window at the top. The door materials are not specified. There are four 6-over-6 windows and at the top of the front elevation in the center is a diamond-shaped window which is designed to mimic the design of the carriage house window (see Circle 15 ).

## **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.

The proposed new building would be located behind the historic resource and only the top of the roof would be visible from Rocking Spring Drive, possibly not at all. In fact, the land slopes down from the house to the carriage house and slopes further down to this new building, so even though the height is the same as the carriage house, the new building would appear smaller. The new building would have about ¼ the square footage of the main house.

Because the new building is behind the house and because it is smaller than the house, staff finds it approvable within the Standards, but staff is recommending a number of conditions of approval that would allow it to be more clearly differentiated from the carriage house, while still being compatible with the historic house and setting. It is important that a new building fit in with the historic setting in its scale, massing, and materials while also being clearly different from the other buildings so it is clear how the setting evolved over time.

Staff notes that there is no mention of materials for the new windows or doors for the apartment. Staff is making a condition of approval that the new windows all be wood windows with true-divided lights. The front door and the rear French doors should be wood.

The site plan (see Circle 8 ) shows a driveway to this new building but it isn't clear if the proposal is to do any paving or to not install a formal driveway and to access the new apartment from the existing parking area. If a driveway is to be installed, this would need to be reviewed by the HPC when the plans are ready. Staff would recommend extending the existing gravel driveway and not doing any paving.

In terms of the building, as staff mentioned before, its differentiation from the old buildings is important. To achieve this, staff recommends the removal of the diamond-shaped window at the top of the building. This window is identical to the carriage house and is not appropriate on a new building.

Staff also recommends the use of new materials—Hardiplank siding and asphalt roofing shingles—to distinguish this new building from the others.

The rear window design of the new accessory apartment building is clearly different from the window pattern of the historic buildings and that helps differentiate this building. Additionally, the center front door and portico also distinguishes this new building from the historic carriage house with its distinctive carriage house doors.

The porch materials are not specified in this proposal and staff will need to see the materials for the decking and the railing before this can be approved.



Staff has asked the applicants to provide a rendering of what the three buildings will look like together and the applicants will bring this to the meeting. It is important that staff and the HPC be able to see how the buildings will relate to each other and to the entire setting.

Rock Spring is a beautiful house and setting and with all the recent development on three sides of it, staff wants to try and preserve the integrity of the setting and not adversely affect the resource with any inappropriate or incompatible new construction. With the recommended conditions of approval, staff feels the applicants will be able to accommodate their housing needs with a new building that will be compatible with the resource and also differentiated from the other buildings on the property.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the conditions 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](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

*Revised*

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. There is a garage, a spring house and a storage shed of modern 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. The spring house was part of an earlier dairy operation.

b. General description of project ...

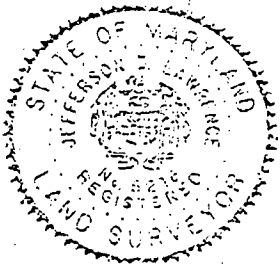
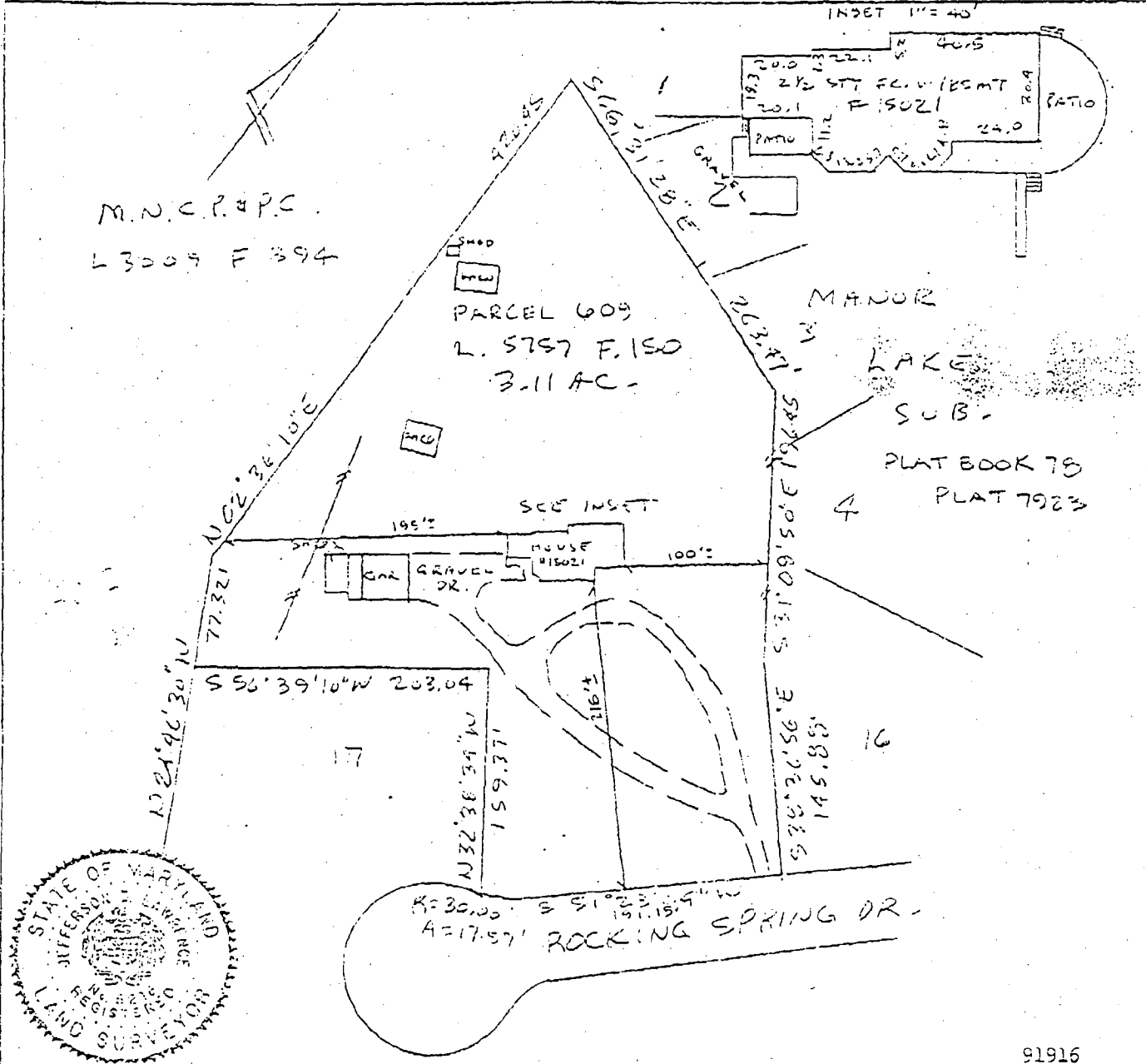
The project entails construction of an apartment for a daughter in a separate structure without affecting the historic buildings and meeting present building and zoning requirements. Since the apartment would occupy some of the space occupied by the storage shed, there should be negligible effect on the environment. With the removal of the shed and proposed building of the new design, there should be an improvement in the appearance of the historic resource.

6. TREE SURVEY

No trees are affected.

**TDL, LIMITED**

16220 FREDERICK AVENUE  
GAITHERSBURG, MARYLAND 20877  
(301) 940-9747



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

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.

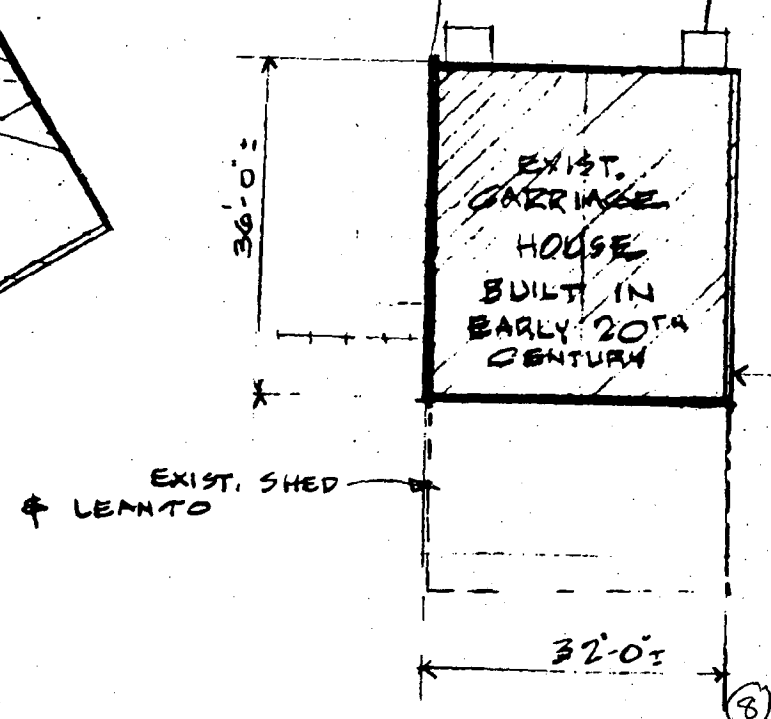
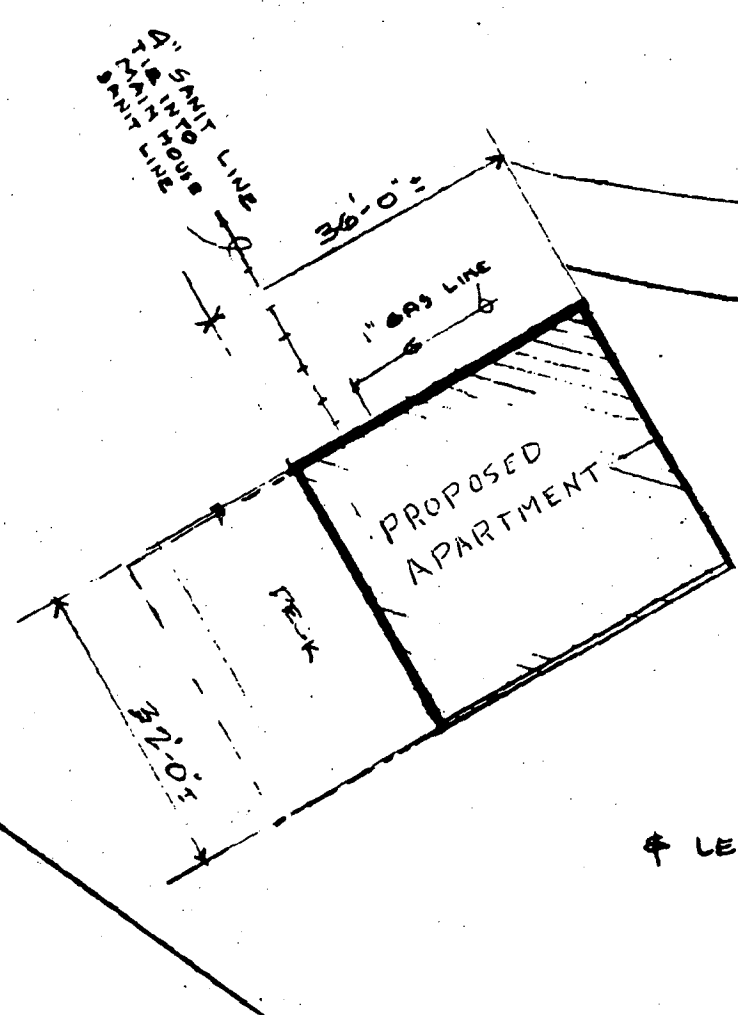
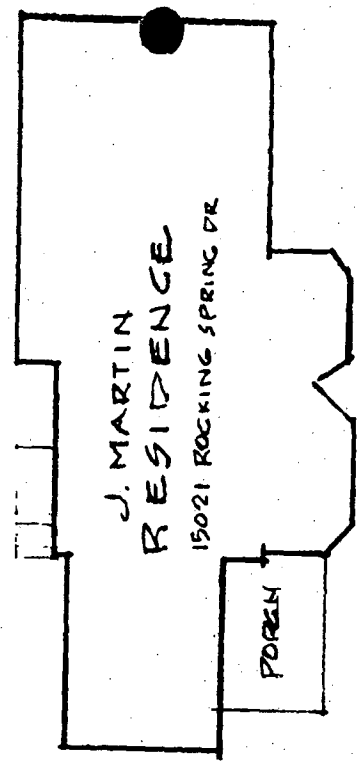
**HOUSE LOCATION**  
PARCEL 609  
15021 ROCKING SPRING DRIVE  
MONTGOMERY COUNTY, MD

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

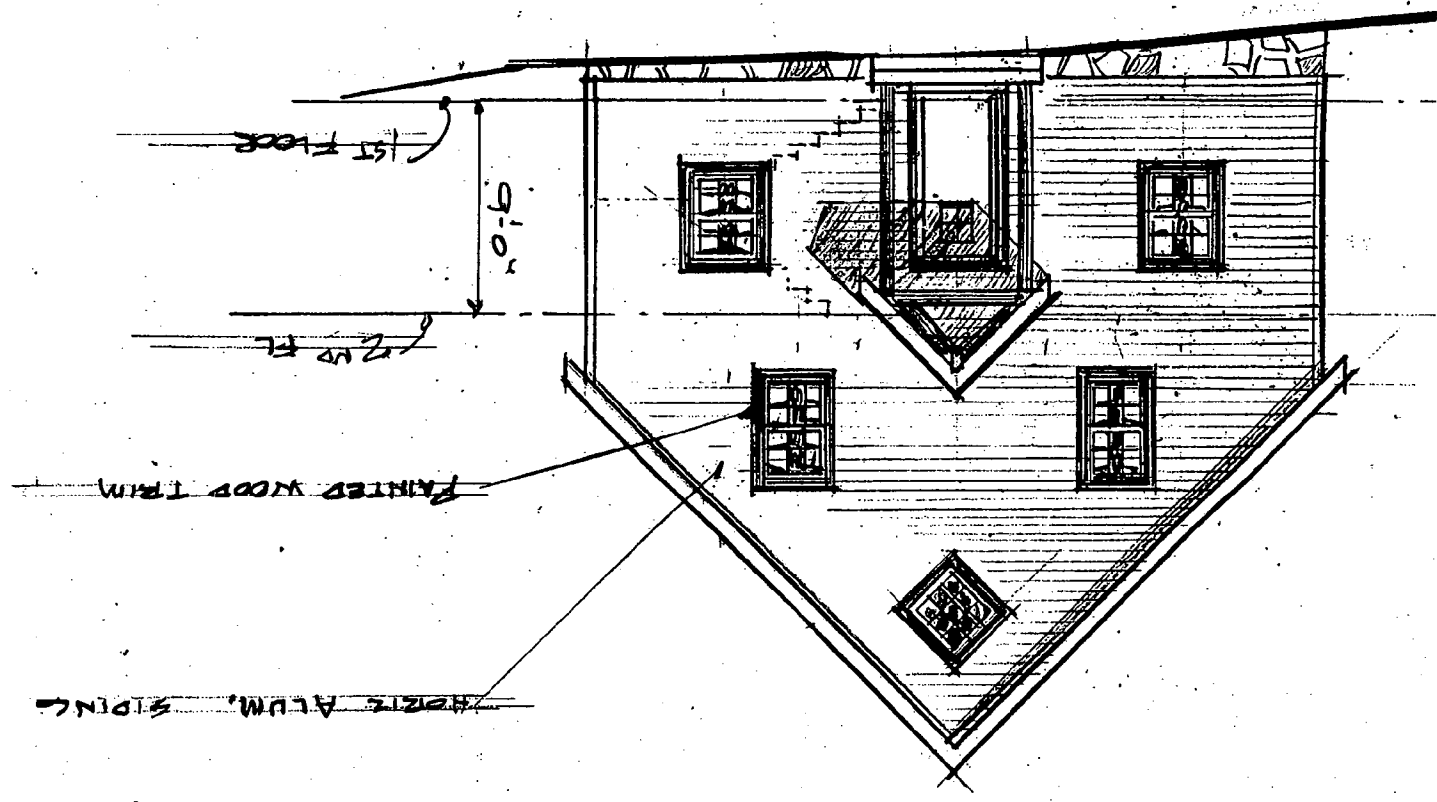
*Jefferson D. Lawrence*  
JEFFERSON D. LAWRENCE,  
PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY



SCALE 1/8" = 1'-0"

FRONT ELEVATION



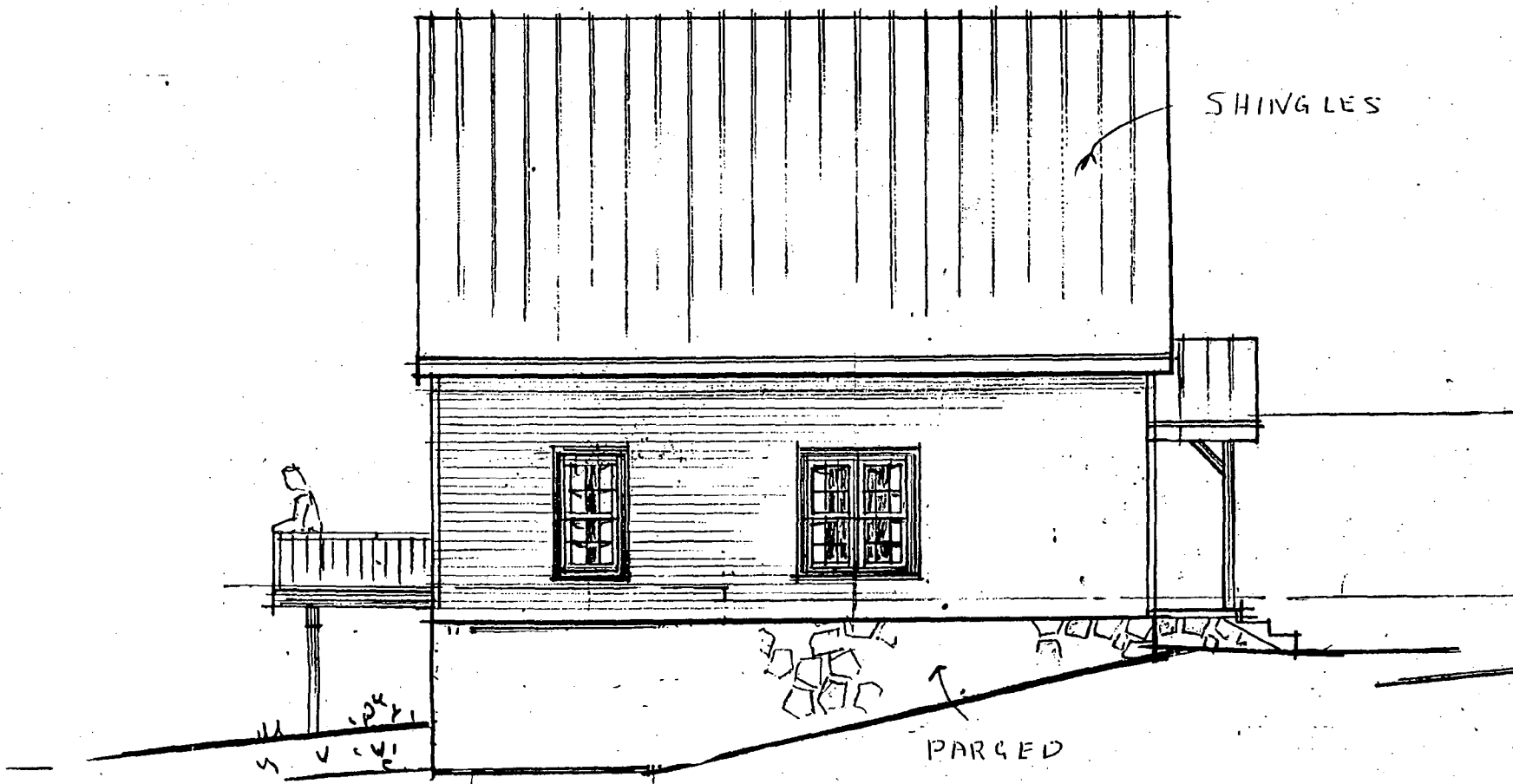
1ST FLOOR

9'-0"

2ND FL.

PAINTED WOOD TRIM

HORIZ. ALUM. SIDING

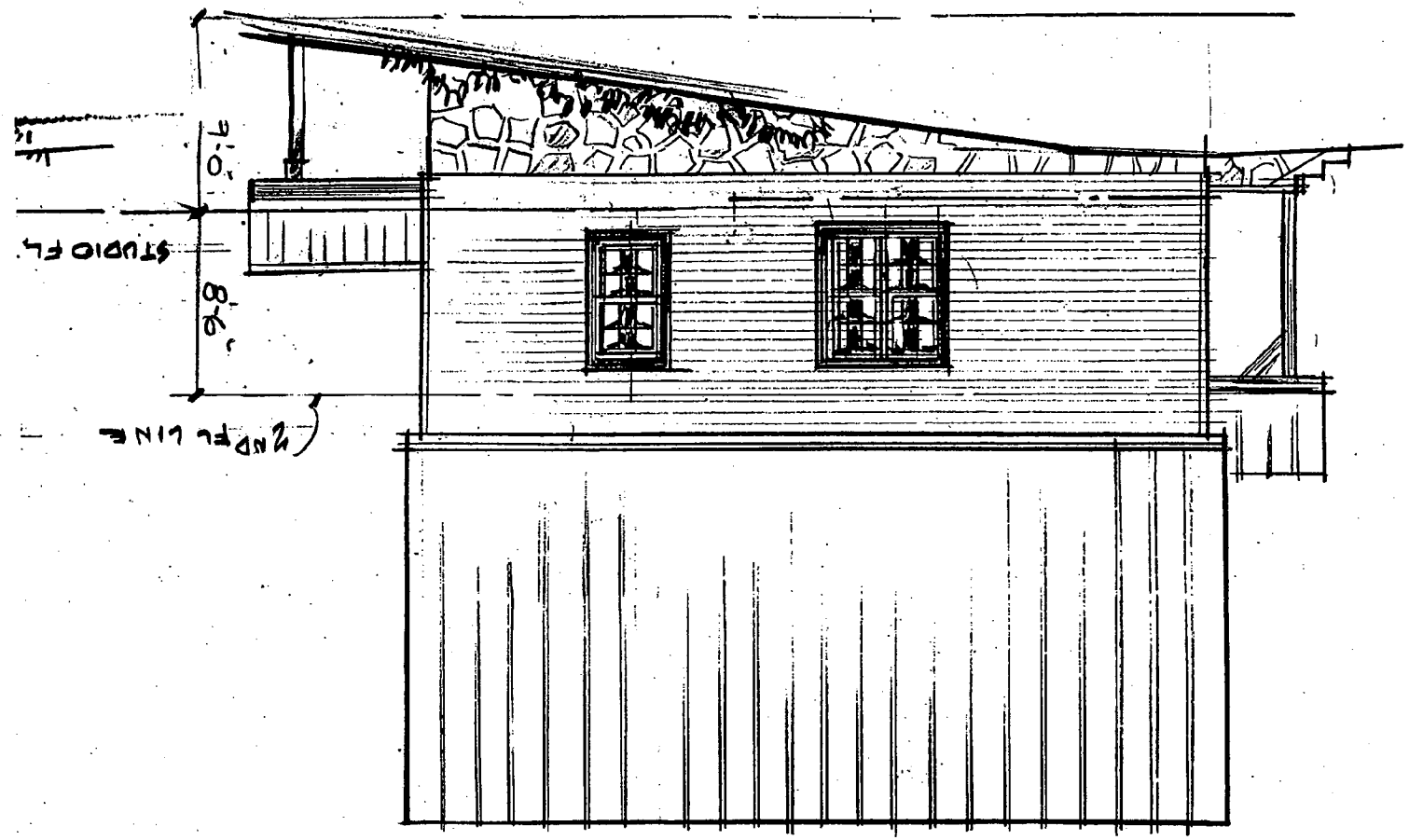


• LEFT SIDE ELEVATION •

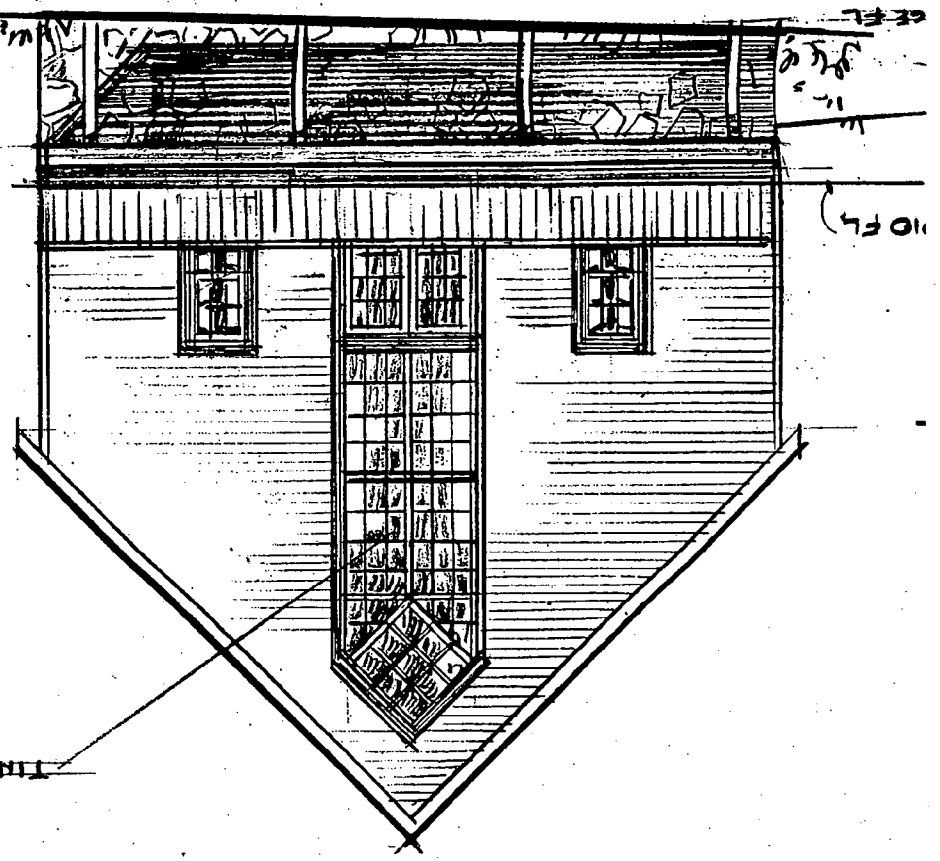
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION

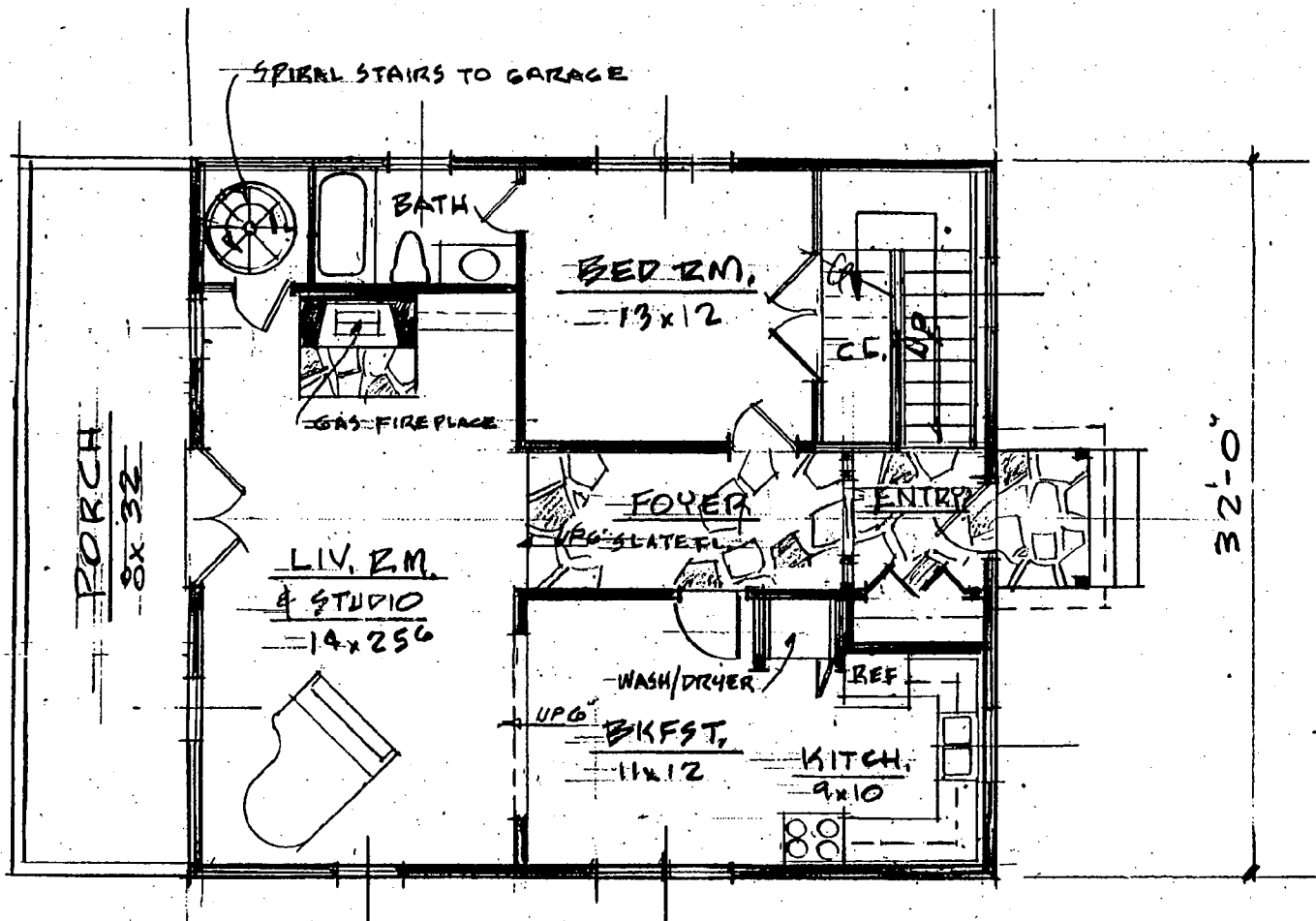


REAR ELEVATION



TINTED GLASS





PORCH  
8x32

SPIRAL STAIRS TO GARAGE

BATH

BED RM.  
13x12

CL. UP

GAS FIRE PLACE

FOYER

ENTRY

LIV. R.M.  
& STUDIO  
14x25.6

32'-0"

UPG. WASH/DRYER  
BKFAST.  
11x12

REF

KITCH.  
9x10

u

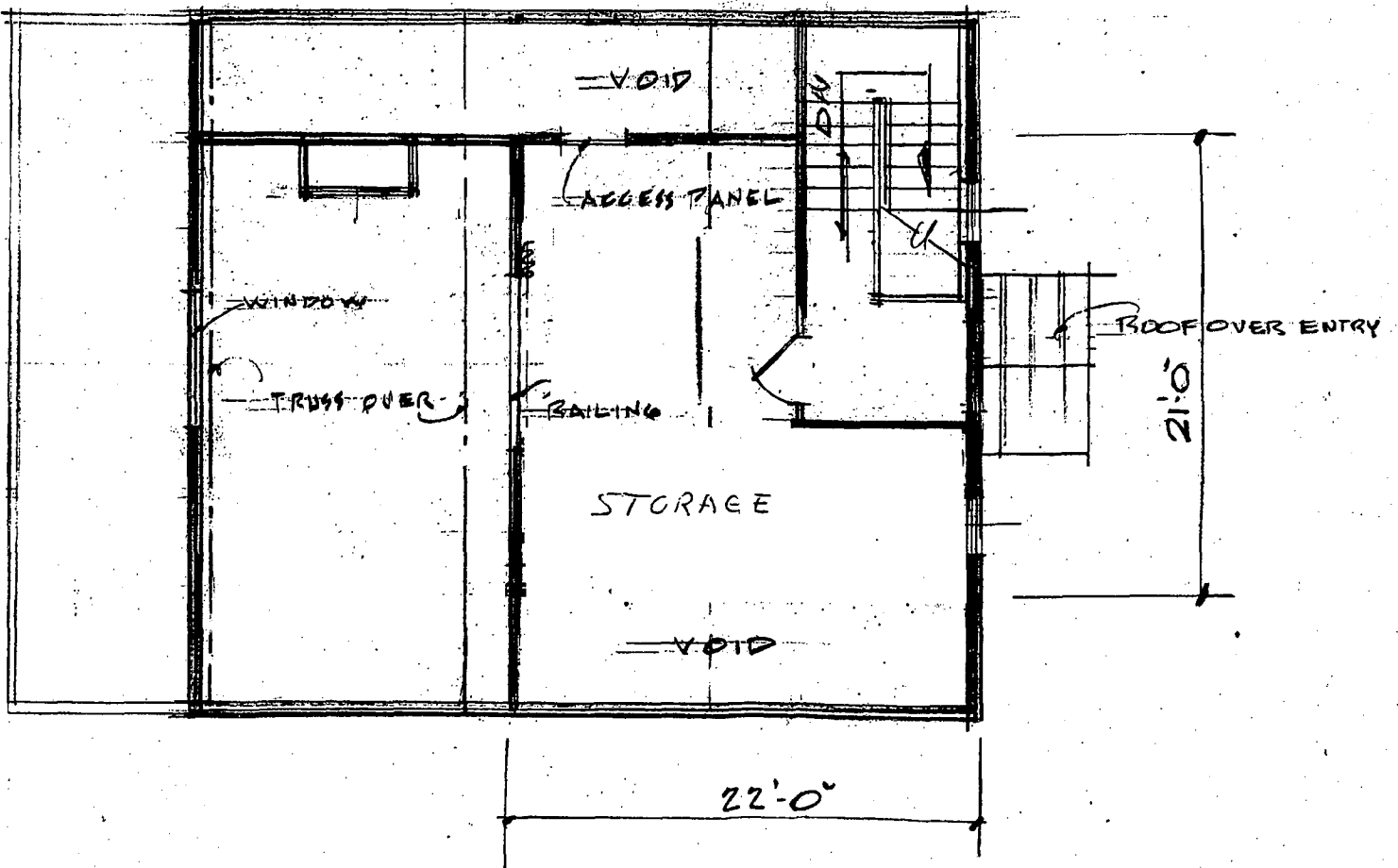
TO GAS LINE

WATER

ELEC

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



• SECOND FLOOR PLAN •  
SCALE 1/8" = 1'-0"

Rock Spring



Rock Spring and carriage house/garage





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

REVISION TO 307306

SHED TO BE REMOVED  
(LOOKING NORTH)



BUILDING SITE



REVISION TO 307306

SHED VIEWED FROM  
REAR OF HOUSE



SHED VIEWED FROM  
FRONT OF HOUSE



REVISION TO 307306

VIEWS FROM STREET

