

22/35-91A 6700 Needwood Road,
Rockville (Needwood Mans.)

22/35 Newwood Martin



Montgomery County Government

MEMORANDUM

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

FROM: Laura E. McGrath, Planning Specialist *LM*
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: 3-19-91

The Montgomery County Historic Preservation Commission, at their meeting of 3-13-91 reviewed the attached application by M. NePPE - D.A. 87 Parks for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HAWP App. & Attachments
2. Photos
3. _____
4. _____
5. _____

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301-217-3625



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

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

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIDNS

2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 () WSSC	01 () WSSC
02 () 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 _____
- On public right of way/easement _____ (Revocable Letter Required).

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

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

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature *Dennard Taylor* Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: March 6, 1991

CASE NUMBER: 22/35-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Needwood Mansion PROPERTY ADDRESS: 6700 Needwood Road,
Rockville

TAX CREDIT ELIGIBLE: N/A

DISCUSSION:

M-NCPPC/Department of Parks is proposing to replace the existing asphalt shingle roof on the central wing of Master Plan Site #22/35, the Needwood Mansion, with a slate roof. The central section was built in the 1850s and originally had a slate roof, as noted in an 1879 insurance document; the two wings were built later. The project will also involve rehangng of the existing gutters and replacement of wood sheathing and underlayment where necessary.

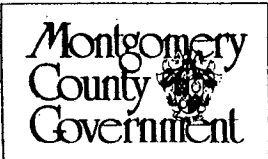
STAFF RECOMMENDATION:

Staff recommends approval of the application based on criterion 24A-8(b)(2) and 24A-8(b)(3).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Project Specifications
4. Photos
5. Master Plan Amendment

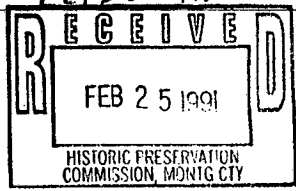
2547E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

217-3625
72735-91A



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER MNCPPO / Dept of Parks TELEPHONE NO. (301) 840-5848
 (Contract/Purchaser)

ADDRESS 9500 Brunett Ave. Silver Spring, Md 20912
CITY STATE ZIP

CONTRACTOR Oak Grove Design Inc TELEPHONE NO. (301) 948-6442
CONTRACTOR REGISTRATION NUMBER 88161

PLANS PREPARED BY John Wilson MNCPPO TELEPHONE NO. (301) 495-2525
(Include Area Code)

REGISTRATION NUMBER (Pauls Architect)

LOCATION OF BUILDING/PREMISE

House Number 6700 Street Needwood Road

Town/City Rockville, Md Election District 1st

Nearest Cross Street Equestrian Lane

Lot _____ Block _____ Subdivision Park - Park Creek Regional

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$20,000.00 (Replace Asphalt Shingles w/ Slate)

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepee

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes (Needwood Mansion)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 <u>X</u> Septic	2B. TYPE OF WATER SUPPLY
03 () Other	<u>N/A</u>	01 () WSSC
		02 <u>X</u> Well
		03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

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

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

Michael F. Dwyer MNCPPO 5/25/91
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 910 2220060 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

"Needwood" 19th & Brick central portion w/ adjoining
(1943) frame wing + (1955) brick wing. 40 acre setting
in Rock Creek Park currently used as Park offices.

According to 19th & insurance documents, central portion
had a slate roof originally which was destroyed
in 1968 by tornado. Current plans are to restore
to match original + existing additions.

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

Replacement of current leaking asphalt
shingle roof w/ slate. (No impact to
setting or district)

2. Statement of Project Intent:

Short, written statement that describes:

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

*New Buckingham slate 16"x10", 3/16"
to be laid @ 6 1/2" exposure*

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

*New material will match that of
attached frame and brick wings.*

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

*Restores to original material appearance
will match subsequent additions.*

3. Project Plan:

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

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

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

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland
9500 Brunett Avenue • Silver Spring, Maryland 20901

CONTRACT DOCUMENTS

BID NUMBER: 91-2A-221

SLATE SHINGLE ROOF

FOR

NEEDWOOD MANSION

DECEMBER 1990

9102220060

Yours for life

MONTGOMERY COUNTY PARKS

3

1. Description of Project

a. Significance

Needwood Mansion is a building with a Central Section and two wings. The central section or main house was built in the 1850's and originally had a slate roof. The two wings were built later and are not included in this project.

b. This Project

The main house now has an asphalt shingle roof that needs to be replaced with slate. The gutters also need to be rehung. There are also some areas where the roof leaks and the wood sheathing and rafters may have rotted as a result.

c. Base Bid

Work as described in these specifications.

2. Scope of Work

a. Remove on main section of the house all asphalt shingles and felt down to sheathing.

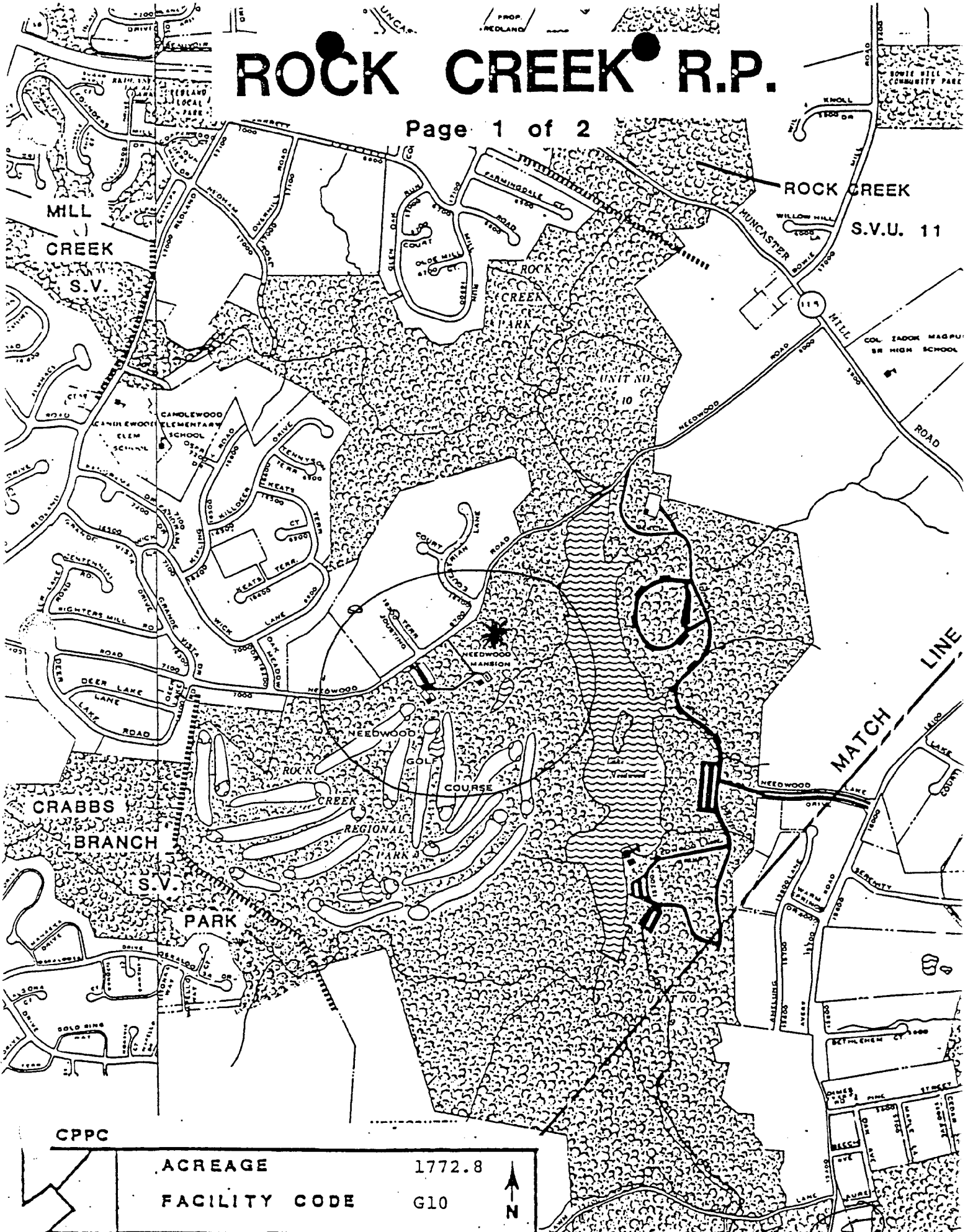
b. Replace any rotted sheathing with wood to match existing. Assume that about 5% of roof has rotted wood to be replaced.

c. Reshingle roof with slate and flashing to match existing. If there are any discrepancies between specifications and manufacturer's installation instructions, please notify Architect.

d. Remove existing gutters and rehang them properly.

ROCK CREEK R.P.

Page 1 of 2



ROCK CREEK
S.V.U. 11

CPPC	ACREAGE	1772.8
	FACILITY CODE	G10

↑
N

W. B. Maske

Sheet Metal Works, Inc.

SHEET METAL
ROOFING
HEATING
AIR CONDITIONING

CONTRACTING
SINCE 1938

RECEIVED

4419 BALTIMORE AVENUE • P. O. BOX 258 • BLADENSBURG, MARYLAND 20710 • 927-3412

JAN 29 1991

PARK PLANNING AND
DEVELOPMENT DIVISION
MONTGOMERY COUNTY

January 25, 1991

Maryland-National Capital Park and Planning Commission
9500 Brunett Avenue
Silver Spring, Maryland 20901

Attn: Jan Wilson

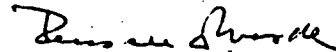
RE: IFB #91-2A-221
Slate Shingle Roof
Needwood Mansion

Dear Ms. Wilson:

This will confirm our offer to perform the contract work using 16" x 10" - 3/16" thick slate, laid with 6 1/2" exposure for the sum of \$21,676.00.

The slate supplier indicated today that delivery will take from three to six weeks after the order is placed.

Sincerely yours,
W.B. Maske Sheet Metal Works, Inc.



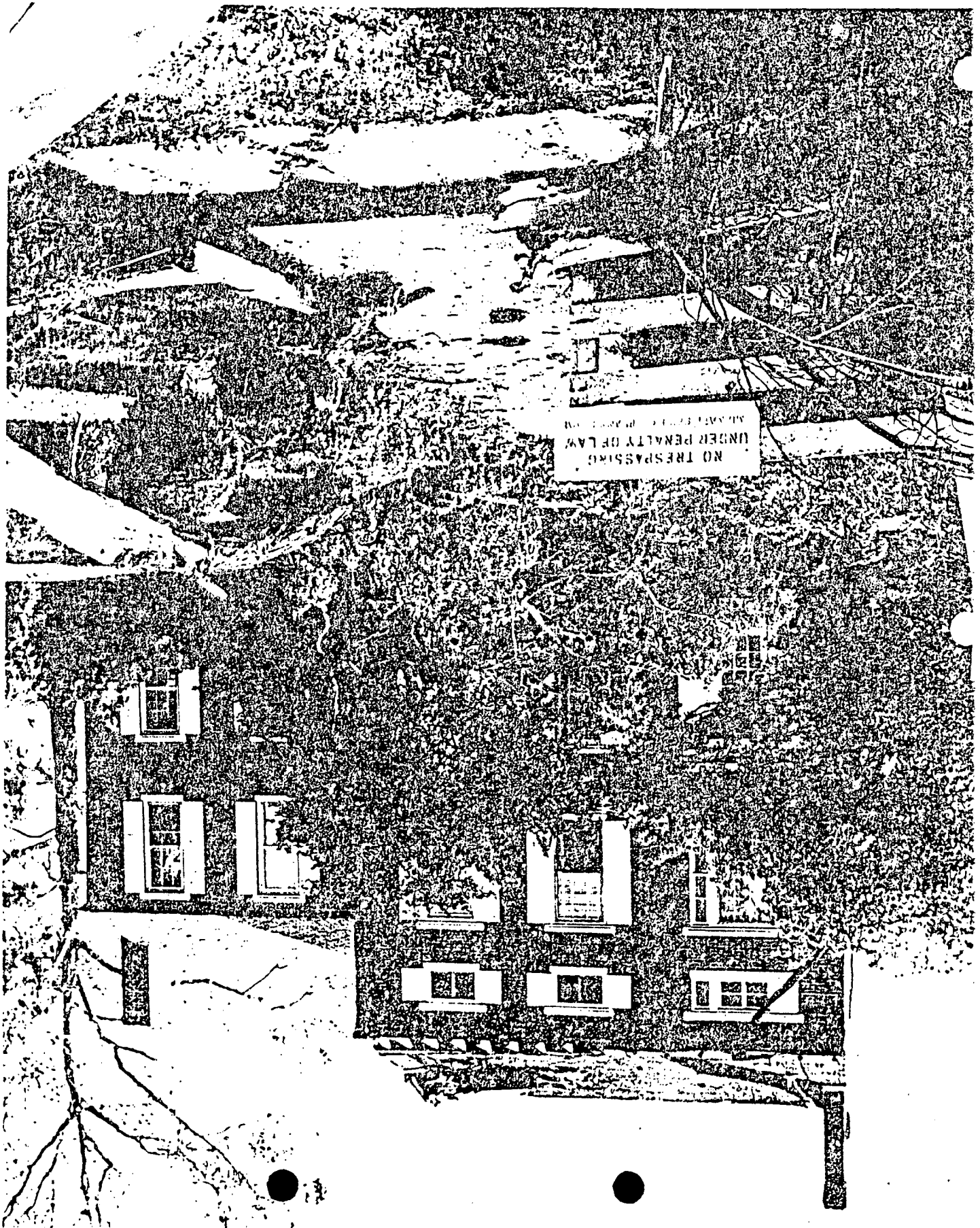
Russell D. Maske
President

RDM/jts

7

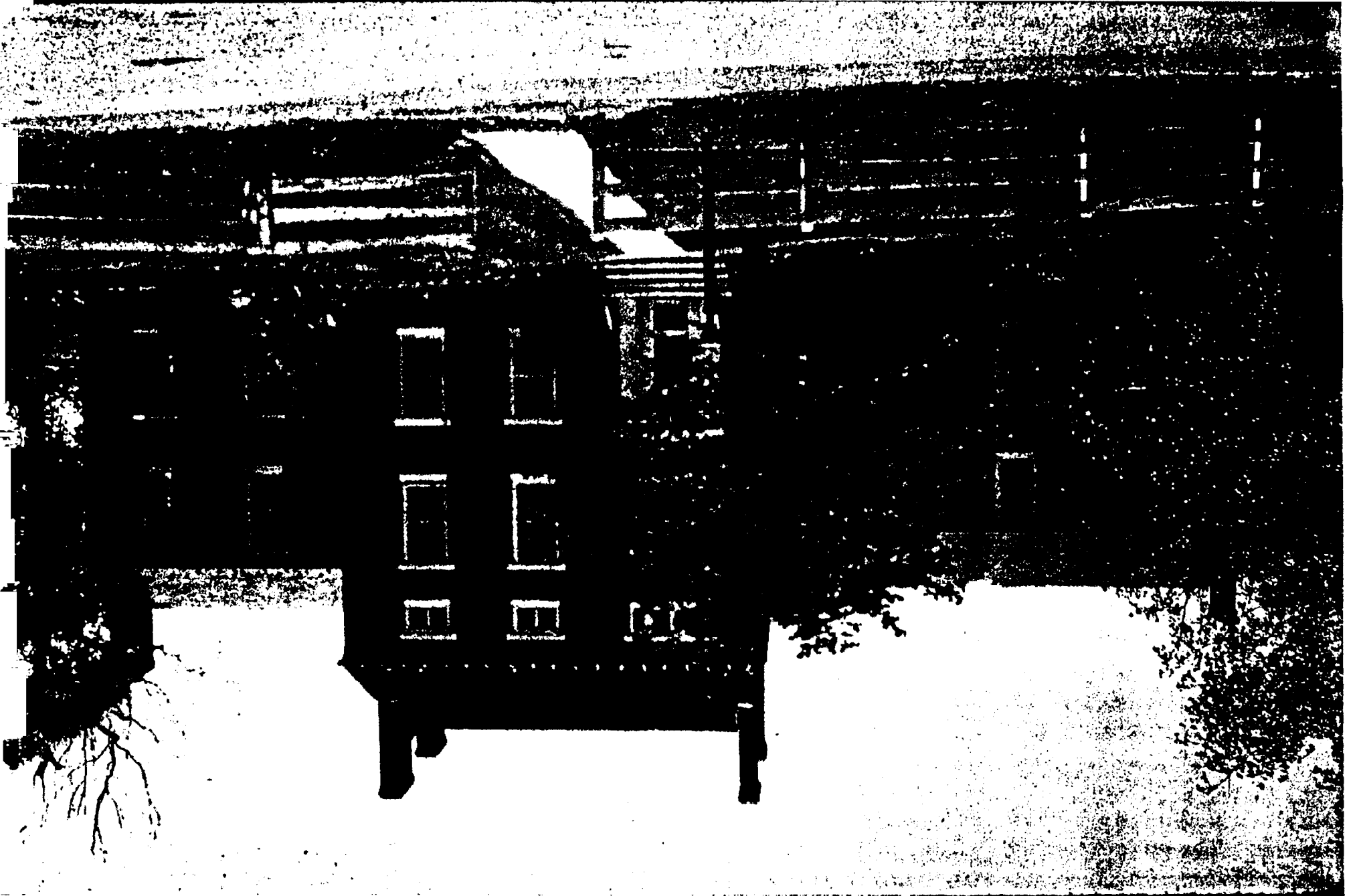
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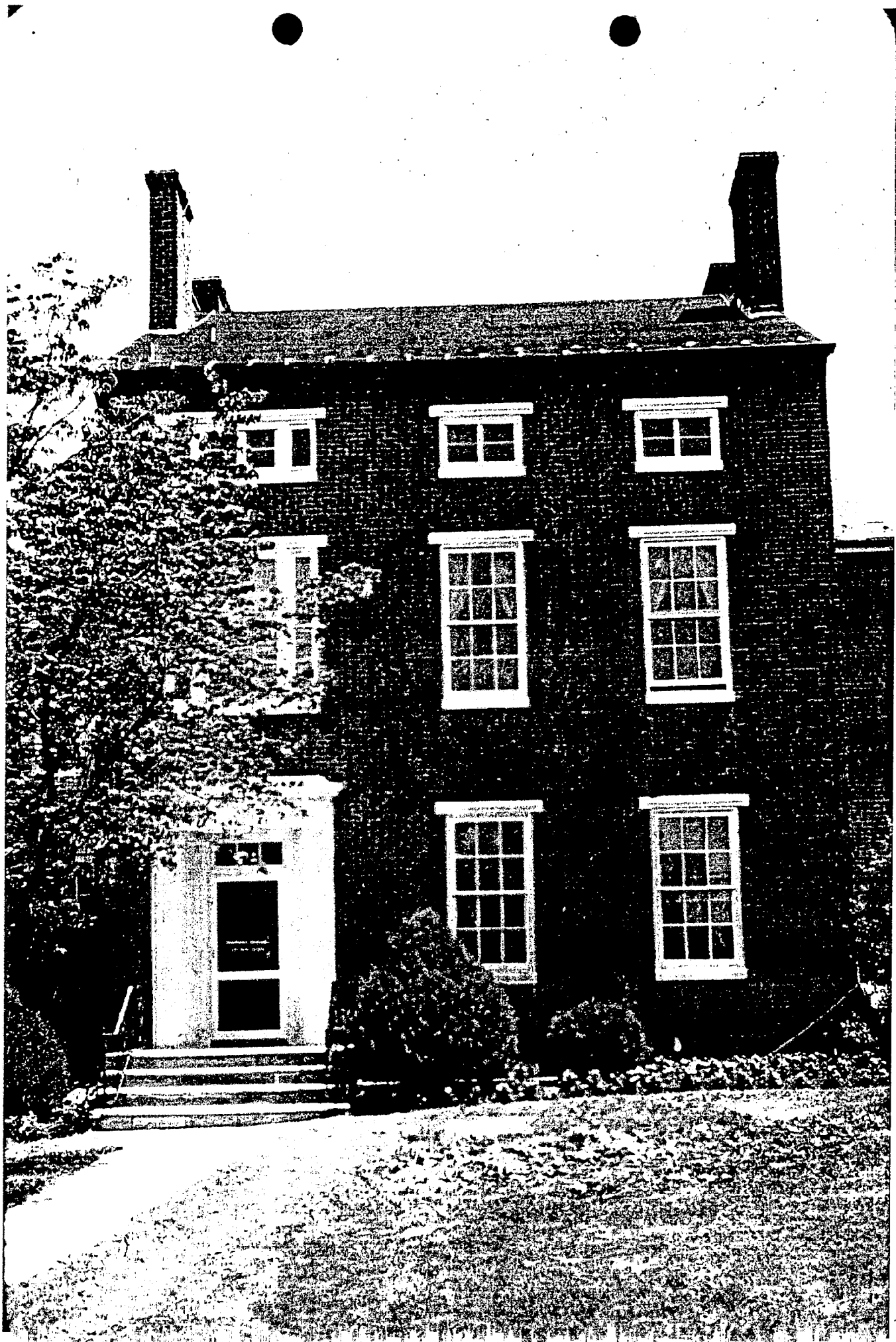
Needwood ca 1968 after "tornado"



090506641b

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No. 107 Application of William George Robertson (in care)
 of Farmers
 in the County of Montgomery for insurance against FIRE, by the MUTUAL FIRE INSURANCE
 COMPANY OF MONTGOMERY COUNTY, for the sum of \$ 2500 to wit: On

	Amount Insured.	Rate per cent.	Amount of Premium Note.		Estimated cash value of Property, exclusive of Land.
	Dollars.		Dollars.	Cts.	
Dwelling House <u>Brick</u>	<u>2500</u>	<u>5</u>	<u>125</u>		<u>3500</u>
Household Furniture					
Barn and Shed					
Hay, Grain, &c., in Barn					
	<u>2500</u>		<u>125</u>		<u>3500</u>

No ashes shall be kept in wooden vessels in or about the building insured. All fire or chimney boards shall be lined at the bottom with tin or other metal.
 If a stove or stoves be used, pipes passing through floor or partition shall be secured with an earthen collar or metallic cylinder, or otherwise sufficiently secured; and if pipes pass into flue on upper story, it shall be with an elbow, and flue shall be built with brick, laid flat. No pipe shall pass through side wall or roof.
 Amount of Premium Note, \$ 125
 Int. 4 Mos. - Days, }
 Dec 13 Jan., 1858 } 5.63
 Policy, Survey, and State tax, 1.25
 Stamp on Note - - - - -
 Postage - - - - - 06
\$ 6.94

See letter of W. G. Robertson about
 descent of property to wife Helena
July 11th 1849. WGR

Askes shall not be kept nearer than 25 yards to the Insured buildings, unless in brick or stone ash houses.

Title as in former Application -

A new Two Story Brick dwelling, covered with slate adjoining former Wooden building, 32x41 feet - five rooms & two porches - 2 chimneys - 6 fire places - 2 porches 10x32 + 9x12 feet built & finished in a substantial manner -

William Robertson Applicant

$$\begin{array}{r} 1256 \\ 7.50 \\ \hline 15112 \end{array}$$

The undersigned have seen the dwelling above describe and do not think the Cash value affixed to the same is too high to the best of our knowledge & belief -

Edwin M. Munceator
Thos Hunter

Agent. Montgomery County Post Office of Applicant.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/25	J.H. Cashell Farm	5867 Muncaster Mill Rd.	350.29 Acres
	<ul style="list-style-type: none"> - The earliest section of the frame Cashell Farmhouse, in the American farmhouse style, was built in the mid 19th century by the Hon. Hazel H. Cashell. His son John H. added a turriculated, jerkin-headed Queen Anne block at the end of that century. - Important for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building. - With appropriate lot configuration, a one acre environmental setting should provide sufficient area to preserve the integrity of the historic structure and retain some of the major trees which define its historic setting. 		
22/30	Barnesley House	15715 Avery Rd.	11.25 Acres
	<ul style="list-style-type: none"> - A good example of a well-maintained 19th century Gothic Revival farmhouse, once so ubiquitous in Montgomery County. - Because this house retains its original/historic setting, the entire 11.25 acre parcel is recommended as the environmental setting in order to provide architectural review of any future development under the Preservation Ordinance. - Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure. 		
22/34	Eubanks Farm	6825 Needwood Rd.	11.52 Acres
	<ul style="list-style-type: none"> - Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area. - Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance. 		
* 22/35	<u>Needwood Mansion</u>	<u>6700 Needwood Rd.</u>	<u>Needwood Golf Course</u>
	<ul style="list-style-type: none"> - Constructed for William George Robertson (Samuel Robertson's father). The main block, completed in 1856, repeats the tripartite motif characteristic of the late Greek revival-early Italianate periods in the windows, sidelights, and number of stories. 		

Atlas # Site Location Associated Acreage

- Later flanking wings, the frame built in 1913, the brick in 1954, do not overshadow the strength of the main block.
- Recommended with 11.5 acre environmental setting to include all outbuildings, the tree-lined entrance drive and acreage to either side of the drive to preserve vistas of the structure from Needwood Road.

~~These properties join the following sites located within the planning area which were designated as part of previous amendments to the Master Plan for Historic Preservation.~~

Site Name Location Designated As Part Of

22/7 Bussard Farm Upper Rock Creek Park September 1983 Amendment

- Circa 1900--Two story Victorian vernacular frame structure, represents the third dwelling on the site.
- Associated for more than 100 years with the Magruder family, prominent in the early history of the State and County.
- Farm cultivated as early as 1734, reclaimed in the mid-1800's by Otho Magruder, an early proponent of agricultural innovation in the County.

22/15 The Ridge 19000 Muncaster Rd. September 1979 Master Plan for Historic Preservation

- Pre-1753--large house of three sections, oldest (main section) is Flemish bonded brick; rubblestone kitchen dependence connected by a frame section.
- One of few remaining colonial homes, it was built by Zadock Magruder, a County leader; it remained in that family for 200 years.
- The proposed Muncaster Road (M-2) widening will not directly impact The Ridge. However, roadway design criteria should include adequate landscaping or berming to protect the historic setting.

22/17 Flint Hill II 17800 Bowie Mill Rd. May 1983 Amendment

- Early 19th century log and frame farmhouse.
- Associated with the Bowie family, a prominent family in Montgomery County and Maryland history.
- The house sits on a knoll facing east and is highly visible from Bowie Mill Road. An appropriate environmental setting could be based on the 495-foot contour line and should include the house and the hillside to the front of the house to retain views of and from the structure.
- The barn does not need to be preserved as part of the environmental setting.