

28/11 17810 Meetinghouse Rd.

28/11-89A



## Montgomery County Government

February 13, 1990

Mr. Richard Rismiller  
Montgomery Mutual Insurance Company, Inc.  
17810 Meetinghouse Road  
Sandy Spring, Maryland 20860

Dear Mr. Rismiller:

As a follow-up to your conversations with various members of the Historic Preservation Commission staff in recent weeks, I would like to recapitulate some of the events that have taken place on the above referenced property recently, particularly with regard to trees that were removed from the property without the benefit of an Historic Area Work Permit.

As I understand it, you or someone on your staff was in contact with C&P Telephone and the Maryland-National Capital Park and Planning Commission (M-NCPPC) regarding the trees. However, no one from the Historic Preservation Commission was contacted prior to their removal. When the Commission contacted your office (first on January 18, then several times up to and including February 1, 1990), after receiving reports of tree cutting activity, our Historic Preservation Intern was told that a permit to remove the trees was filed with the Commission, but never acted on by the HPC. According to our records, the Commission never received a permit application or inquiry regarding the trees.

As I'm sure you are aware, the Commission spent a great deal of time working with Montgomery Mutual to develop an acceptable plan for the development of the new computer center and surrounding areas. The approved plan did not include the removal of the trees which have now been destroyed. The Commission finds this action distressing and very probably in violation of Chapter 24A-6, Section (a)(2) of the Montgomery County Code, which states:

" An historic area work permit for work on public or private property containing an historic resource must be issued pursuant to the provisions of this chapter before:

Historic Preservation Commission

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

Mr. Richard Rismiller  
Page Two  
February 13, 1990

(2) Performing any grading, excavating, construction, or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district". (Emphasis added)

The definition of appurtenances and environmental setting may be found in Section 24A-2, as follows:

"The entire parcel, as of the date on which the historic resource is designated on the Master Plan, and structures thereon...  
...Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways ... vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways."  
(Emphasis added)

I have therefore directed Commission staff to forward a request to the County's Department of Environmental Protection, Division of Construction Codes Enforcement, for an investigation of this occurrence. Should you have any questions, please don't hesitate to contact Historic Preservation Specialist, Jared Cooper, at 217-3625.

Sincerely,

*Leonard Taylor, Jr. AIA,*  
Law

Leonard Taylor, Jr.  
Vice Chairperson

cc: Robert Hubbard  
Division Chief  
Construction Codes Enforcement  
Department of Environmental Protection

LT/av  
1616E

MEMORANDUM

DATE: 5/3/89

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

FROM: Jared Cooper, Historic Preservation Specialist *JC*  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 4/6/89 reviewed the attached application by Montgomery Mutual for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

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Attachments:

1. HAAP Application
2. Complete Plans, incl. site, landscape, etc.
3. Storm Drain and Paving Plan
4. \_\_\_\_\_
5. \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper      DATE: March 30, 1989

CASE NUMBER: #28/11-89A      TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Sandy Spr.      PROPERTY ADDRESS: 17810 Meetinghouse Rd  
Sandy Spring

DISCUSSION:

The applicant has submitted a site and construction plans for a new building at 17810 Meetinghouse Road in Sandy Spring. The new structure will be located just north of the existing Montgomery Mutual Office building on the West side of Meetinghouse Road. It will measure 75'x105' (three stories in height) and will to a great extent, mirror the neighboring structure which was built in 1976-77 in the "Georgian Reproduction" style (see attached photos of existing structure). Both structures are located in the small Sandy Spring Historic District, and, while staff was not able to locate a decent map of the approved district boundaries, it appears that the other buildings included in the district are the Meeting House (down and across Meetinghouse Road), the Sandy Spring National Bank building (c. 1895) facing Route 108, the brick house (1904) at the corner of Rte. 108 and Meetinghouse Road. The residences across Meeting house Road are apparently not in the district, although they were included in the original HPC recommended boundaries.

In terms of site and landscape plans, a number of extensive improvements are being proposed. While several existing trees are being removed, some fairly elaborate plantings are being added. The one issue which apparently hasn't been resolved entirely is the width of Meetinghouse Road and relevant DOT requirements. While, technically, this application does not include street improvements, the Commission may want to discuss this topic.

Detailed, full size rendering of all construction and site plans will be presented at the meeting. The applicant will also be present.

STAFF RECOMMENDATION:

Staff recommends approval of the building construction plans. They are obviously compatible in terms of the "sister" structure, and do not, in staff's opinion, negatively impact other resources in this small district. In general terms, staff would also recommend approval of the site plan. However, staff will ask the applicant for more detailed information on the specific trees to be removed.

While some fairly extensive parking areas are proposed, they will mainly impact the townhouse development to the rear of the construction site. According to the applicant, the residents in this area are aware of the proposed development and have not raised any major concerns.

In terms of street improvements, staff would recommend that the Commission work with the applicant and DOT in arriving at a practical compromise. Staff will attempt to determine the DOT minimum requirements in this area prior to the meeting.

ATTACHMENTS:

1. HAWP Application
2. Photos of Existing Structure
3. Plans

COMMISSION ACTION:



Historic Preservation Commission  
 51 Monroe Street  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327X 279-8097



# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 723186

NAME OF PROPERTY OWNER Montgomery Mutual Ins. Co. TELEPHONE NO. (301) 924-4700  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 17810 Meetinghouse Road Sandy Spring, Maryland 20860  
 CITY STATE ZIP

CONTRACTOR Henley Construction TELEPHONE NO. (301) 975-9696  
 CONTRACTOR REGISTRATION NUMBER MD# 2692

PLANS PREPARED BY Johnson & Johnson, Architects TELEPHONE NO. (301) 762-2111  
 (Include Area Code)

REGISTRATION NUMBER MD# 2187-R

LP  
 LOCATION OF BUILDING/PREMISE

House Number 17810 Street Meetinghouse Road

Town/City Sandy Spring Election District 8th

Nearest Cross Street Olney/Sandy Spring Road (Md. Route 108)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel "A"

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$2,000,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

|                    |               |                          |
|--------------------|---------------|--------------------------|
| 01 (X) WSSC        | 02 ( ) Septic | 2B. TYPE OF WATER SUPPLY |
| 03 ( ) Other _____ |               | 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:

- 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.

John F. Shunto  
 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: \_\_\_\_\_ 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 RESULTS SUBMITTED WITH THIS APPLICATION

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

CONSTRUCTION OF A THREE STORY OFFICE BUILDING AS AN  
ADDITION TO THE EXISTING THREE STORY OFFICE BUILDING.  
THE NEW ADDITION WILL MATCH THE EXISTING BUILDING IN ALL  
RESPECTS; FLOOR TO FLOOR HEIGHTS, BRICK COLOR AND  
TEXTURE, AESTHETIC CHARACTER AND SCALE. THE INTENTION  
IS TO REPLICATE THE EXISTING BUILDING IN ITS ARCHITECTURAL  
DETAILING. SITE PLAN WILL INCLUDE EXTENSIVE LANDSCAPING  
AND PLANTING. EXISTING TREES WILL BE PRESERVED WHERE  
POSSIBLE. SOME SMALL TREES WILL NEED TO BE RELOCATED.

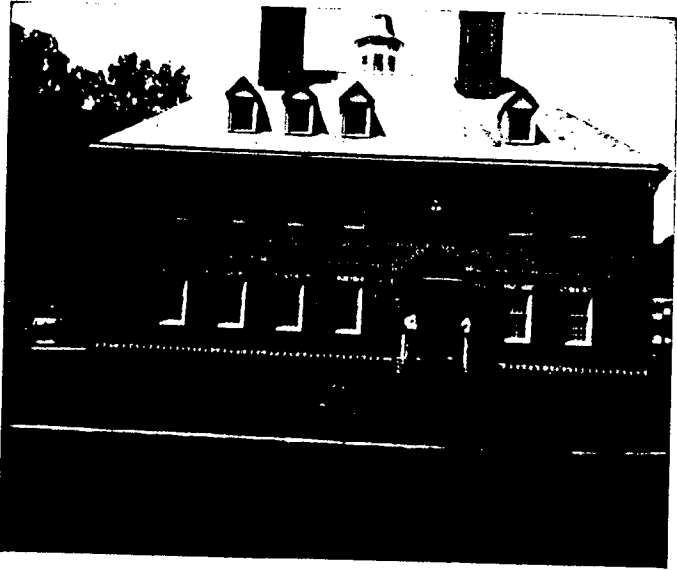
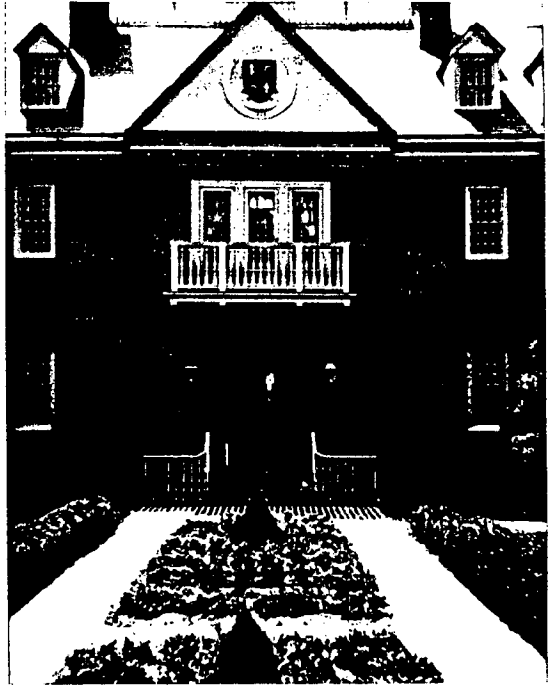
(If more space is needed, attach additional sheets on plain or lined paper to this application)

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



31  
34  
1024 = 50  
22 B.C.  
"5-11-5"  
= 51-11/2  
93  
2.5  
36





TOTAL REQUIRED (ALLOWED) = 1,602 S.F. (140,770 S.F. 352)  
 FLOOR AREA 29,072 S.F. 20,005 S.F. 51,077 S.F. (52,100 S.F. PRE. PLAN)  
 HEIGHT 30 FT. 30 FT. (35 FT.)  
 GREEN SPACE 10 % 10 % (11.45) S.F. 10%  
 \* INFORMATION SHOWN IS BASED ON THE PARCEL - "A" AREA ONLY AND THE CT ZONE.

-PARKING-  
 REGULAR (8.5' x 10') PROPOSED 154 REQUIRED 153 (271,000 S.F. 1)  
 HANDICAPPED (13' x 18') 6  
 BICYCLE (TRACK) 4  
 BICYCLE (WALK) 8  
 PARKING LOT AREA 75,294 S.F.  
 PARKING LOT GREEN 14,256 S.F. 192 (337,647 S.F. 51)

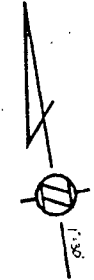
LOT 1 BLOCK A  
 EARNSHAW  
 PG. 100 P12224  
 C1 ZONE

UNDEVELOPED  
 PARCEL 42C  
 L632E F-655

C-2 ZONE  
 SANDY SPRING NATIONAL  
 BANK

OLNEY - SANDY SPRING  
 (MD RTE 108)

SPRING ROAD



VIC.

EXIST



PROPOSED COMPUTER  
 CENTER TF. 474 40

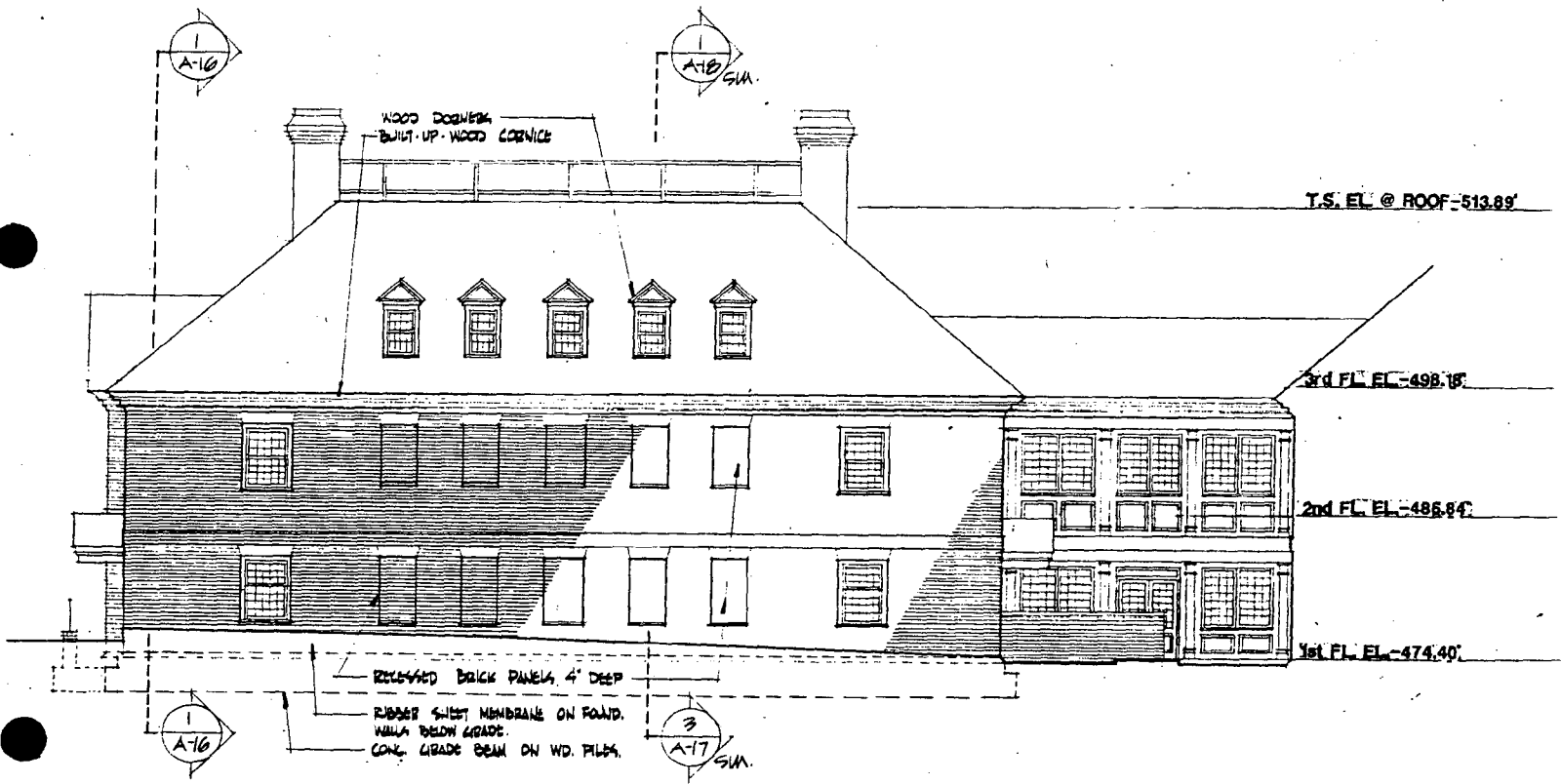
EXISTING 3 STORY  
 BRICK MULTIFAMILY  
 MUTUAL OFFICE  
 BUILDING  
 TF. 474 48

RE-2 ZONE  
 HERBERT STABLER  
 F. 407

LIGHTING -  
 SANDY SPRING

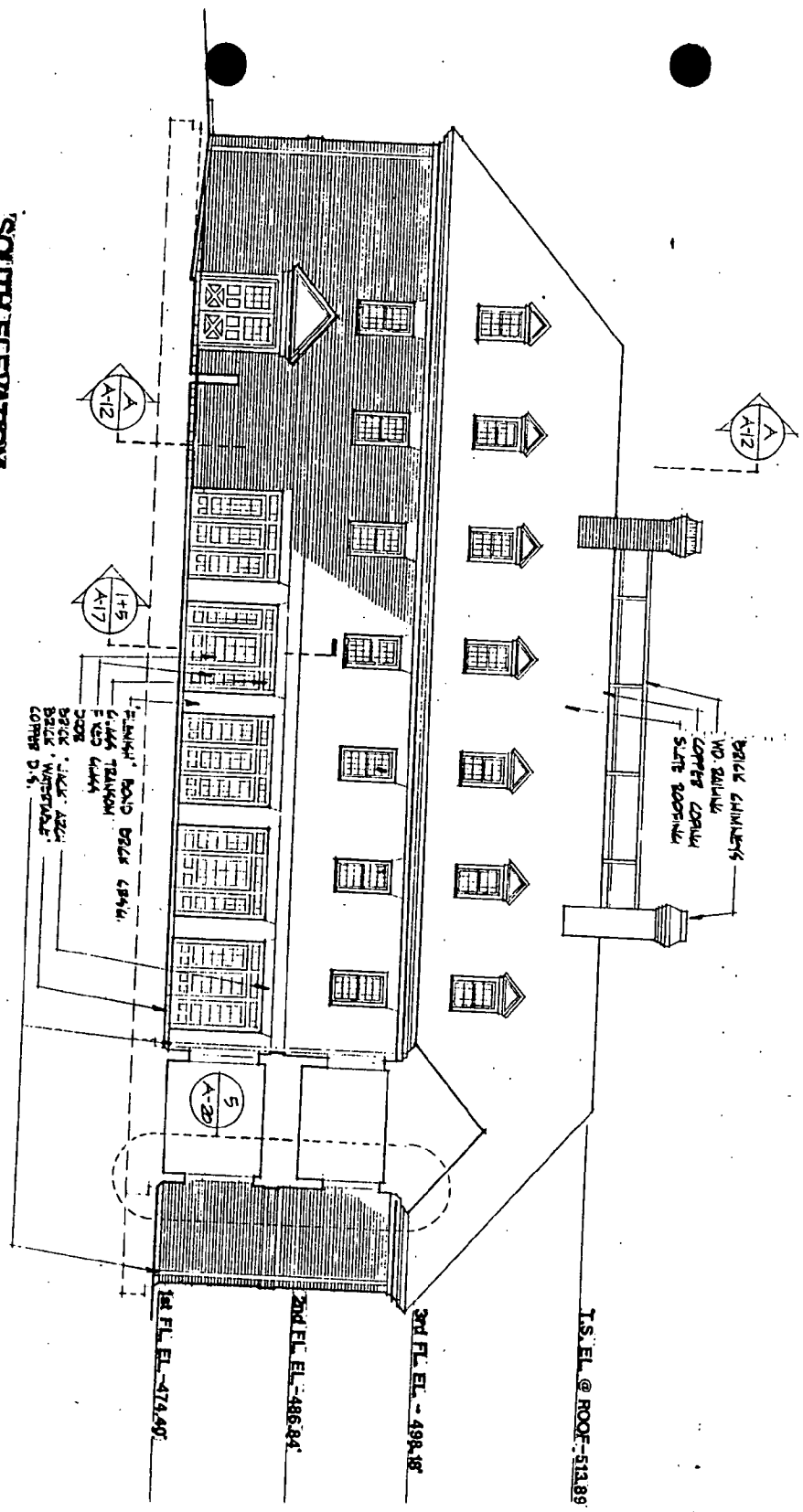
| NO. | DATE | REVISION | INITIAL |
|-----|------|----------|---------|
|     |      |          |         |
|     |      |          |         |
|     |      |          |         |
|     |      |          |         |

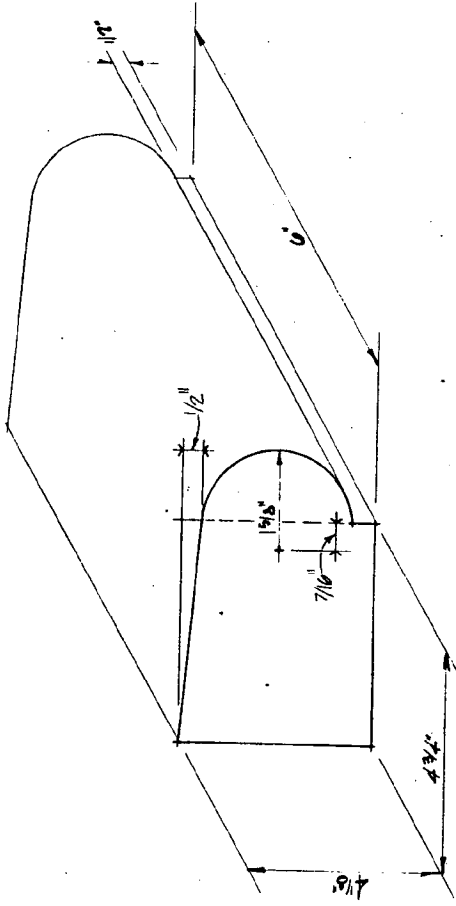
CALL "MISS UTILITY"  
 EPHONE 1-800-257-7377  
 OR UTILITY LOCATIONS  
 EAST 48 HOURS BEFORE



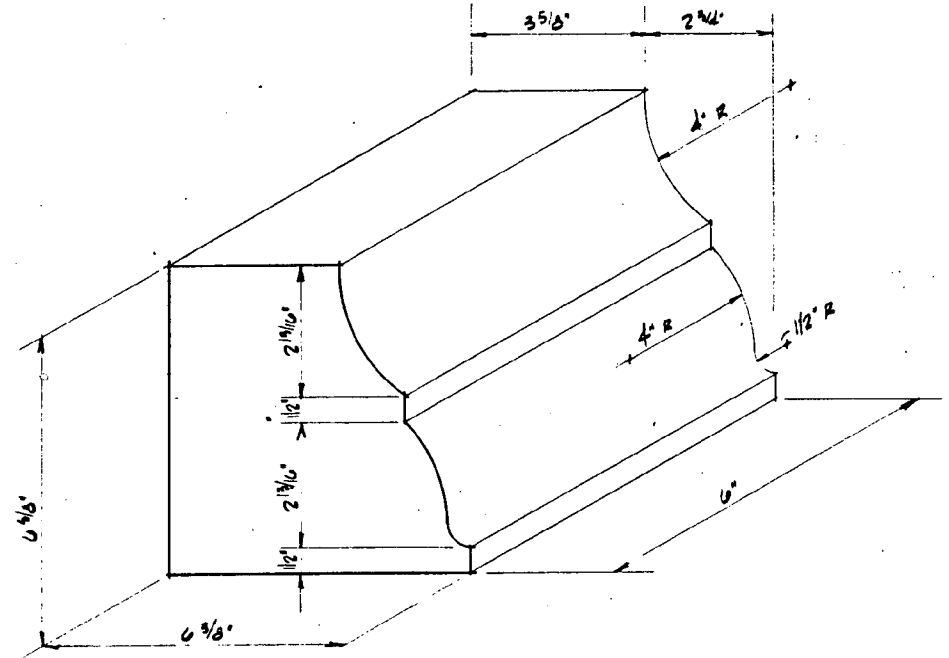
**WEST ELEVATION**

**SOUTH ELEVATION**



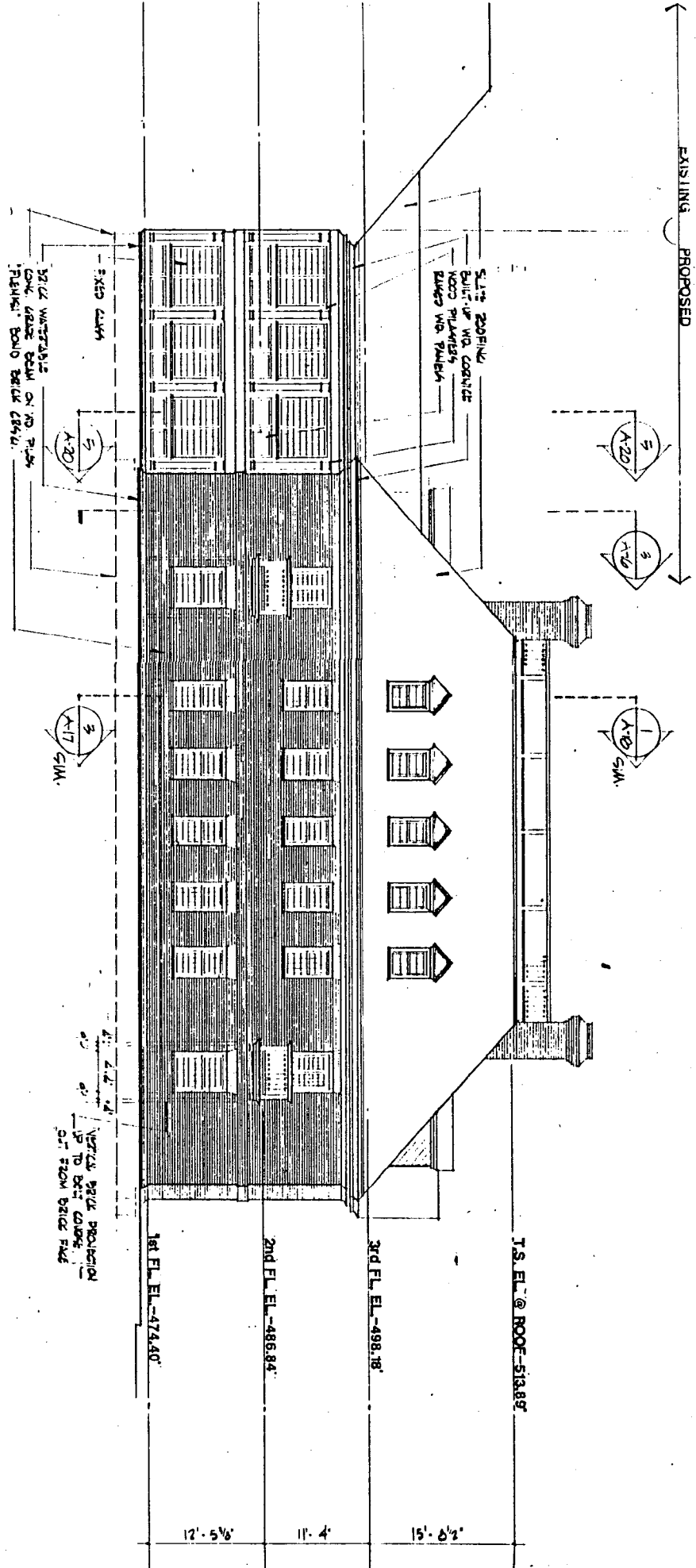


**DETAIL SILL BRICK**

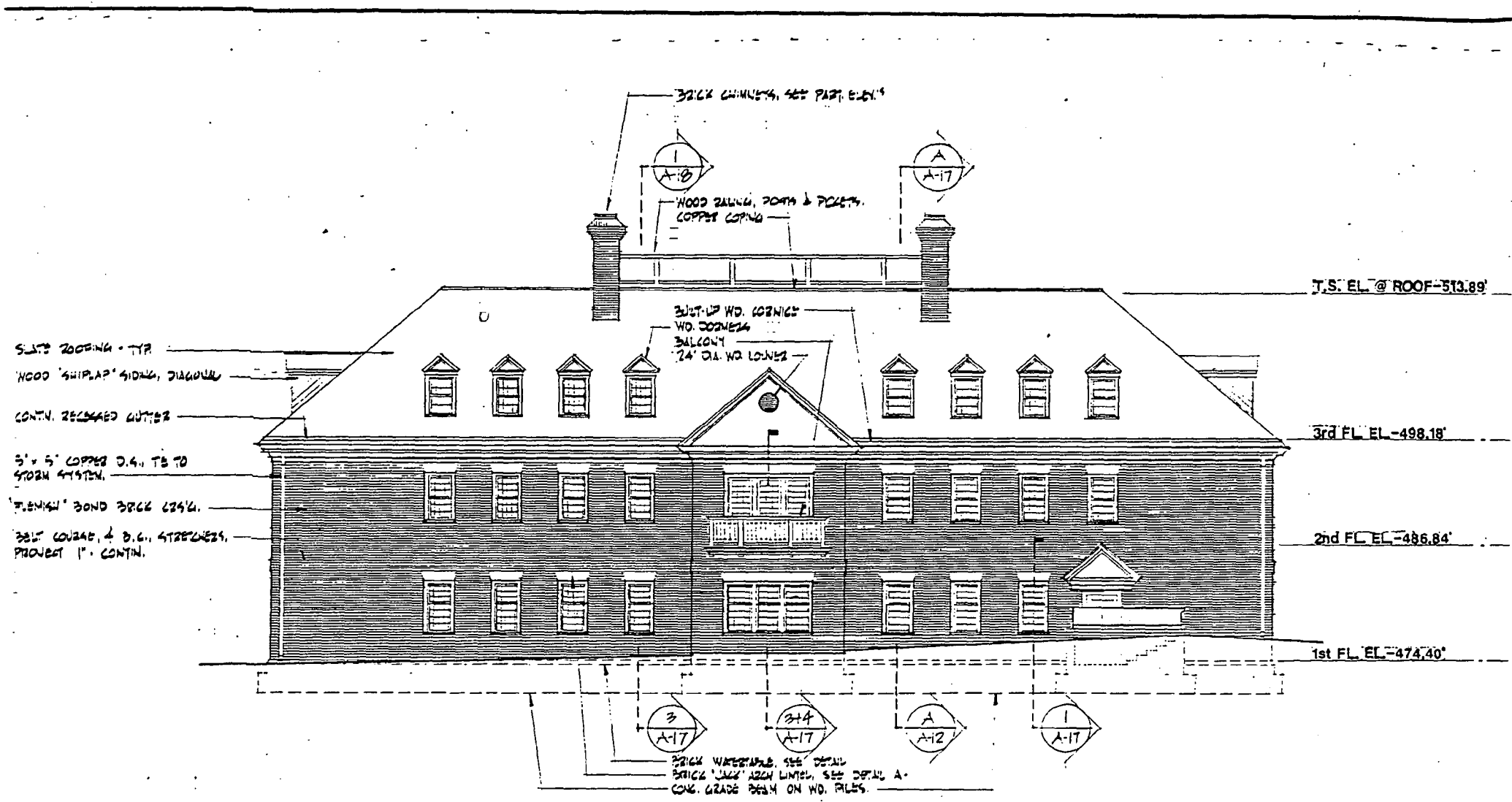


**DETAIL** WATERTABLE BRICK

**EAST ELEVATION**



|             |      |         |   |
|-------------|------|---------|---|
| <b>A-10</b> | DATE | 1/17/24 | <b>MONTGOMERY MUTUAL<br/>INSURANCE CO.<br/>OFFICE BUILDING ADDITION / PHASE 1</b> |
|             | SH   | 10 24   |   |
| DESIGNED BY |      |         |   |
| DRAWN BY    |      |         |   |
| APPROVED BY |      |         |   |
| JOB NO.     |      |         |   |
| REVISIONS   |      |         |   |

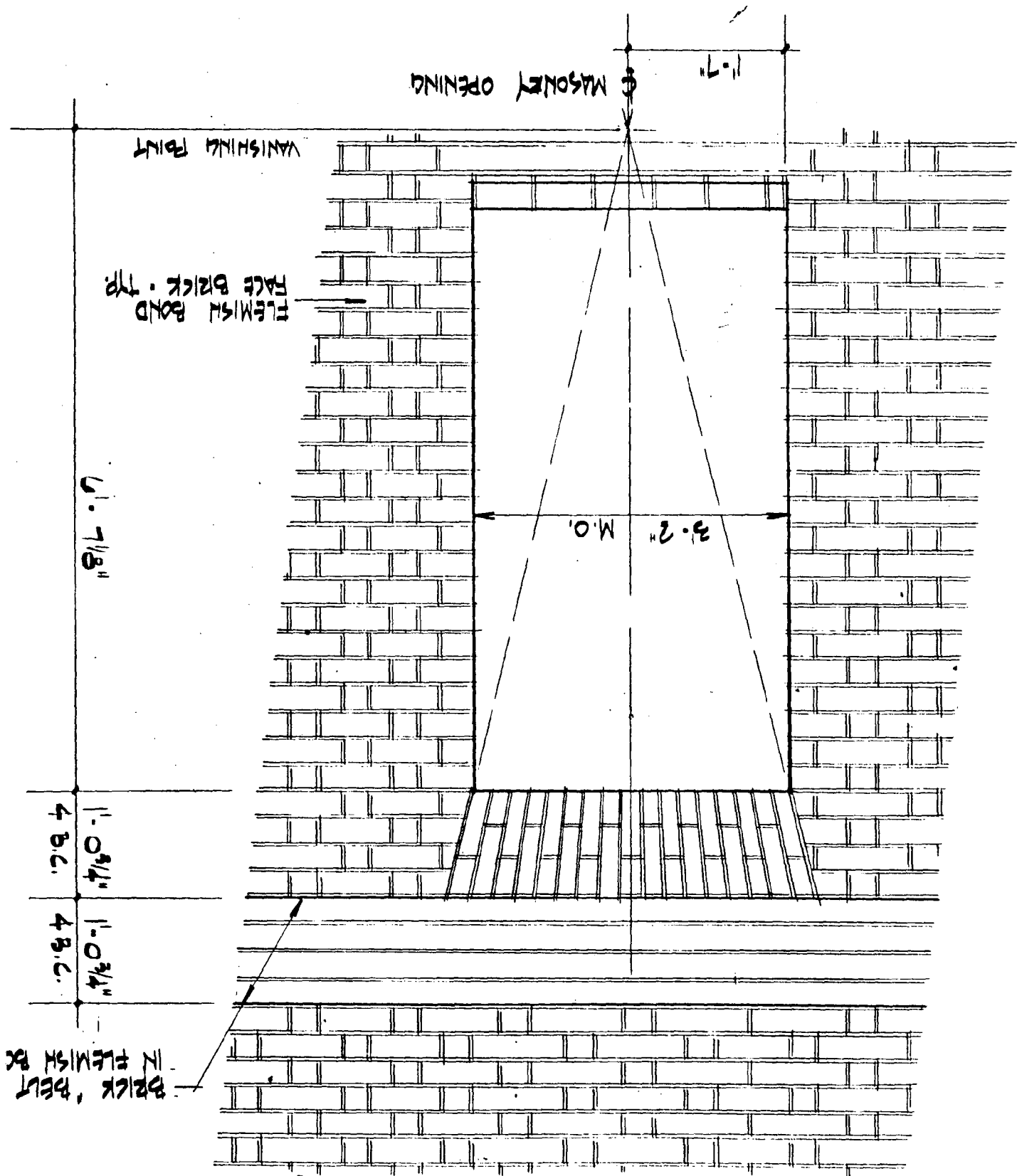


SLATE ROOFING - TYP  
 WOOD SHIP LAP SIDING, DIAGONAL  
 CONTIN. RECESSED GUTTER  
 5" x 5" COPPER D.G. TB TO  
 STORM SYSTEM.  
 FLEMING BOND BRICK 225/4.  
 28" COURSE, 4 B.C. STRENGTH,  
 PROJECT 1" CONTIN.

T.S. EL. @ ROOF = 513.89'  
 3rd FL. EL. = 498.18'  
 2nd FL. EL. = 486.84'  
 1st FL. EL. = 474.40'

**NORTH ELEVATION**

DETAIL  
JACK ARCH  
3/4" = 1'-0"

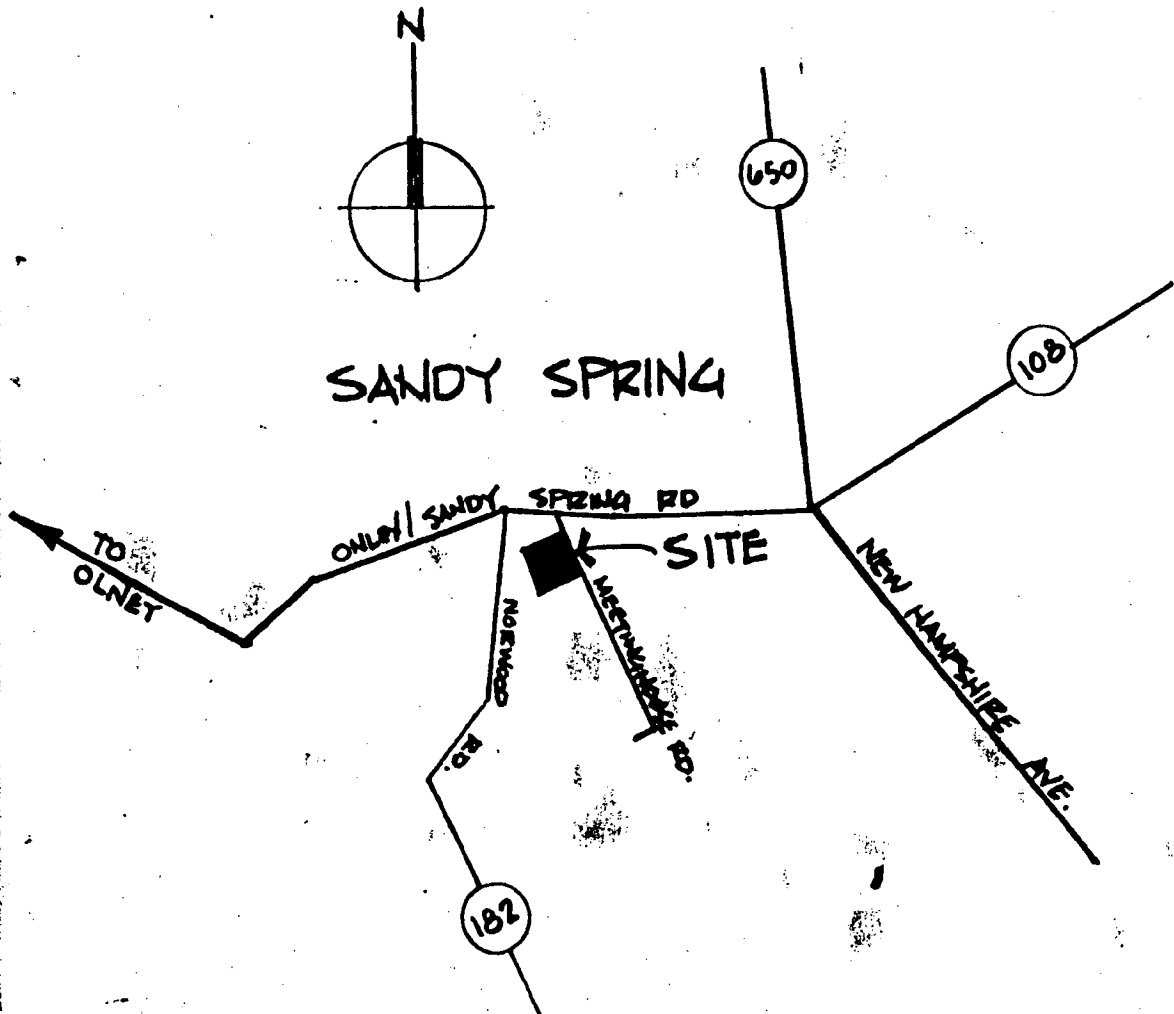




|  |        |    |
|--|--------|----|
| FIRE ENCLOSURES OF ELEVATORS           | 1 HOUR | A- |
| AND STAIRWAYS                          | 1 HOUR | A- |
| SHAFTS (HOISTWAY)                      | 1 HOUR | A- |
| EXIT ACCESS CORRIDORS                  | 1 HOUR | A- |
| INTERIOR BEARING WALLS, COLUMNS, BEAMS | 0 HOUR | A- |
| STRUCTURAL MEMBERS SUPPORTING WALL     | 0 HOUR | A- |
| FLOOR CONSTRUCTION                     | 0 HOUR | A- |
| ROOF CONSTRUCTION                      | 0 HOUR | A- |

KITCHEN: KITCHEN & LUNCHROOM WILL BE USED BY EMPLOYEES ONLY.  
NO FOOD WILL BE SOLD OR DISPENSED.

### VICINITY MAP



S-1  
S-2  
S-3  
S-4  
S-5  
S-6  
S-7

I HE  
WITH  
ANAL

10



**Historic Preservation Commission**  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 82701

NAME OF PROPERTY OWNER Montgomery County, Inc. TELEPHONE NO. (301) 424-1101  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 100 Maryland Avenue, Rockville, Maryland 20850  
 CITY STATE ZIP

CONTRACTOR Shirley Court, Inc. TELEPHONE NO. (301) 321-1101  
 CONTRACTOR REGISTRATION NUMBER 774-2082

PLANS PREPARED BY Arthur S. Robinson, Architect TELEPHONE NO. (301) 321-1101  
 (Include Area Code)

REGISTRATION NUMBER 05 2197.3

LOCATION OF BUILDING/PREMISE

House Number 19212 Street 1200 Wye Road

Town/City Sandy Spring Election District 805

Nearest Cross Street Glady/Sandy Spring Loop (MD. Route 108)

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel 713

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$2,000,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

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 ( ) Septic |
| 03 ( ) Other _____ |               |

2B. TYPE OF WATER SUPPLY

|                    |             |
|--------------------|-------------|
| 01 ( ) WSSC        | 02 ( ) Well |
| 03 ( ) Other _____ |             |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

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

\*\*\*\*\*

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 5/3/89

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:)

CONSTRUCTION OF A THREE STORY OFFICE BUILDING AS AN  
ADDITION TO THE EXISTING THREE STORY OFFICE BUILDING.  
THE NEW/ADDITION WILL MATCH THE EXISTING BUILDING IN ALL  
RESPECTS; FLOOR TO FLOOR HEIGHTS, BRICK COLOR AND  
TEXTURE, AESTHETIC CHARACTER AND SCALE. THE INTENTION  
IS TO REPLICATE THE EXISTING BUILDING IN ITS ARCHITECTURAL  
DETAILING. SITE PLAN WILL INCLUDE EXTENSIVE LANDSCAPING  
AND PLANTING. EXISTING TREES WILL BE PRESERVED WHERE  
POSSIBLE. SOME SMALL TREES WILL NEED TO BE RELOCATED.

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

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HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850