

32/5-01A 9904 Colesville Rd. ^M
(Polychrome Houses HD)

George L. FARRE

11805 Bryton Court

RESTON VA 20191

(703) 758-9654

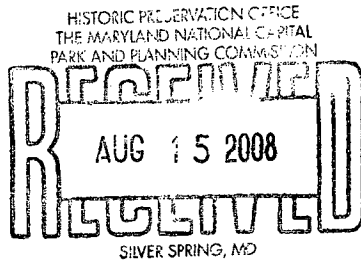
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(202) 687-7498



DeROSA
ARCHITECTURE

JOSEPH D. DeROSA, A.I.A.

10120 PIERCE DRIVE
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BOARD OF APPEALS
for
MONTGOMERY COUNTY

CORRECTED RESOLUTION
DATES CORRESPONDENCE RECEIVED
CLERICAL CORRECTION

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
www.montgomerycountymd.gov/content/council/boa/index.asp

(240) 777-6600

Case No. A-5950

APPEAL OF RENATA M. GOULD

RESOLUTION TO DENY REQUEST FOR RECONSIDERATION

(Resolution Adopted May 7, 2008)

(Effective Date of Resolution: June 20, 2008)

The Board of Appeals has received correspondence from Renata M. Gould dated January 29, 2008, February 11, 2008, April 4, 2008 **and May 7, 2008**. Ms. Gould requests Reconsideration of the Board's January 24, 2008 Opinion denying her administrative appeal. Case No. A-5950 is an administrative appeal by Ms. Gould of the Historic Preservation Commission's November 3, 2003 denial of a Historic Area Work Permit for her to build an addition to her home. The Board of Appeals held hearings on the appeal on February 4, 2004 and February 11, 2004, but through an administrative error, did not issue its written decision in the case until January 24, 2008.

The subject property is located at 9904 Colesville Road, Silver Spring, Maryland, 20901.

The Board of Appeals considered Ms. Gould's request for Reconsideration at its Worksession on May 7, 2008. Section 2A-10(f) of the Montgomery County Code, pertaining to rehearing and reconsideration of decisions in administrative appeals, provides:

"Where otherwise permitted by law, any request for rehearing or reconsideration shall be filed within ten (10) days from a final decision. Thereafter a rehearing or reconsideration may be approved only in the case of fraud, mistake or irregularity. Any request for rehearing or reconsideration shall be in writing, containing supporting reasons therefore, with copies served on all parties of record. Any decision on a request for rehearing or reconsideration not granted within ten (10) days following receipt of the request therefore in accord with subsection (c) of this section shall be deemed denied. Any request for rehearing or reconsideration shall stay the time for any administrative appeal pursuant to judicial review until such time as the request is denied or in the event such request is granted

such further time or a subsequent decision is rendered. A request for reconsideration or rehearing shall not stay the operation of any order unless the hearing authority so states."

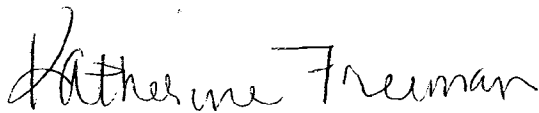
The Board finds that Ms. Gould filed a timely request for reconsideration, which was properly served on all parties. However, having carefully reviewed the record and the hearing transcript, the Board finds no evidence of fraud, mistake or irregularity. The record of the Board's hearings reflects a full hearing on the issues, and the Board can find no issue in the Reconsideration request which could not reasonably have been raised during the public hearing. Therefore, on a motion by David K. Perdue, seconded by Catherine G. Titus, Vice-Chair, with Wendell M. Holloway and Allison Ishihara Fultz, Chair in agreement:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that Renata M. Gould's request for Reconsideration of the Board of Appeals January 24, 2008 decision in Case No. A-5950 is **denied**.



Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 20th day of June, 2008.



Katherine Freeman
Executive Director

NOTE:

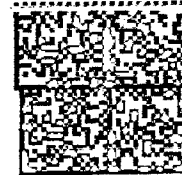
Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.



BOARD OF APPEALS
100 Maryland Avenue
Rockville, Maryland 20850

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US POSTAGE

A-5950
Gwen Marcus-Wright, Historic
Preservation Comm
1109 Spring Street, # 807
Silver Spring, MD 20910

FAHXS11 20910



HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 32/05-01A Received September 9, 2001

Public Appearance September 24, 2001

Before the Montgomery County Historic Preservation Commission

Application of Ms. Renata Gould
9904 Colesville Road, Silver Spring

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a rear frame addition.

Commission Motion: At the September 24, 2001 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion to deny the proposed Historic Area Work Permit application to construct a rear frame addition. Commissioner Breslin seconded the motion. Commissioners Harbit, O'Malley, Lesser and Breslin voted in favor of the motion. Commissioners Watkins and Velasquez were opposed. Motion passed 4-2.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the master plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings

shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On September 9, 2001, Ms. Renata Gould and her architect, Mr. Joe De Rosa, completed an application for a Historic Area Work Permit (HAWP) to enlarge the size of Ms. Gould's house by constructing a 6'9" by 16' 11" frame rear addition.

9904 Colesville Road is an Outstanding Resource within the Polychrome Historic District designated on the Master Plan For Historic Preservation in Montgomery County in 1985.

The adjacent house, 9900 Colesville Road is also an Outstanding Resource within the Polychrome Historic District.

HISTORY OF RESOURCE:

"The five single-family dwellings that comprise the Polychrome Historic District were built in 1934-35 by master craftsman John Joseph Earley (1881-1945). These unique houses are outstanding examples of the Art Deco-style and reflect Earley's artistry and craftsmanship. Conventional wood frames were clad with prefabricated "mosaic concrete" panels utilizing a process Earley developed and patented in which the concrete was stripped to expose the brilliantly colored aggregate particles, creating an effect similar to impressionist or pointillist painting. In addition to their striking, richly ornamented appearance, these houses represent a relatively rare example of pre-cast concrete panel construction in single-family housing for the time period. Earley's patented structural system led to the widespread use of pre-cast architectural concrete as a major exterior cladding material. The legacy of the Polychrome houses can be seen in thousands of curtain-wall buildings nationwide."

“Earley was a master builder who culminated nearly three decades of engineering and architectural experience in the design and construction of the Polychrome houses. From 1906 to 1933, he was responsible for such complex and demanding projects as the stucco work for Meridian Hill Park (Washington, D.C., 1916); the casting of Lorado Taft's sculpture, "The Fountain of Time" (Chicago, 1920-22); the rebuilding of the replica of the Parthenon at Nashville (1925); and the Baha'i Temple of Light in Wilmette, Illinois (begun in 1932). Earley created a new medium for the decorative arts--mosaic concrete--in designing the richly detailed interior of the Shrine of the Sacred Heart (Washington, D.C. 1923), the same material used in executing the intricate design of the ceilings for the Department of Justice (1933) and in the Polychrome houses. Earley wrote eloquently about the social changes taking place in the United States during the 1930s and the demand for what he termed "social justice." The polychrome houses represent his attempt to solve the "small house problem" by providing innovative housing at modest cost during the economic and social upheaval of the Great Depression.” – from National Register Nomination

“Polychrome II, built by John Joseph Early, is a one-story six-room house consisting of a main block running north to south and a attached garage extending beyond the north end of the main block to the west, and a small wing at the south end of the front elevation facing east. The gable roof, originally tiled, is now clad in asphalt shingles. There is a loft room over the one-car attached garage [area which is the subject of this HAWP]. The exterior walls are comprised of two-inch thick pre-cast mosaic concrete panels, each four to eight feet wide and nine feet high. Metal casement window and door frames were imbedded in the panels before casting. The panels are attached to a conventional wood frame and anchored to the foundation by u-shaped hangers and threaded with reinforcing rods, with reinforced concrete columns cast in place behind each joint. The panels are rosey-pink in color, the result of exposing surface aggregates of red jasperite. There are three large metal –frame porthole windows, two in the front overlooking the open porch, and one at the rear on the west wall of the living room. The circular frames are inset with standard casement windows. The front porch is partially enclosed by a low concrete mosaic wall with decorative geometric inserts in deep red. The same decorative wall treatment is used on a small porch and the side door on the north side of the house.”

“A driveway runs along the north property line to the entrance of the attached garage, which faces north. Large decorative mosaic concrete planters are affixed to the south and west walls of the wing attached to the south end of the main block.” – description from National Register Nomination

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on September 17, 2001. At the September 24, 2001 HPC meeting, staff person Michele Naru showed a Powerpoint presentation of photos of the site and presented an oral report on the staff recommendation. Staff recommended the HAWP application be denied.

The staff's specific concerns were:

1. The house is an Outstanding Resource within the Polychrome Historic District and the building is subject to the highest level of design review.

2. The proposal would require original decorative elements to be lost.
3. The alterations would not be reversible. The original building would never be able to be restored to its original configuration.
4. The proposal would radically change and destroy the character defining materials that characterize the building.

The applicant, Ms. Gould, and her architect, Joe DeRosa, attended the meeting.

Ms. Gould testified that the Art Deco Style, the style in which her house was built, was characterized by metal and masonry materials. She explained that the windows in her house are metal, including the sills. Ms. Gould explained that the metal windows are not practical because of moisture and the damage it has caused. She further explained that the existing house was built with only one bathroom. The addition is to be constructed to house an additional bathroom and closet space. Ms. Gould indicated that she is going to be having her son, his wife and their two children living with her temporarily. She feels that one bathroom is not enough for three adults and two children and felt that the permit should be issued in order to avoid a hardship.

Joe DeRosa, the applicant's architect, testified on the specifics of the project. He explained that the scope of the project was to find the most economical way of solving the homeowner's problem, while keeping in mind the historic value of the house. The design that evolved was an extension of the rear block by mimicking the exact profile of the existing house, the gable and some of its elements. The addition would be of frame construction and be clad in wood horizontal siding. The architect and the applicant are also considering the use of stucco instead of the wood siding. Mr. DeRosa explained that in order to construct the addition the existing window on the rear elevation will be removed and the window opening would need to be enlarged by cutting into the top and center concrete panels to form the door, which will open into the new addition.

The architect, Mr. DeRosa, presented two other options for the addition at the meeting, both containing a shed roof. The shed roof option was a suggestion made by staff as a potential solution. The options were not favored by the applicant and were not discussed in detail at the meeting.

Commissioner Lesser questioned the applicant with regard to the way the concrete panels, which make up the walls of the structure are attached to each other. The architect indicated that there are three separate panels that make-up the wall; two, "L" shaped panels that flank a center panel that houses the window.

Commissioner Lesser questioned the applicant with regard to any structural weaknesses that would be caused by the removal of a portion of the middle panel. Mr. De Rosa, responded that to his knowledge, the panels are hung by a reinforcing rod, which is cast into the panel and the rod is bent into a support. He pointed out that a metal lintel and steel angles would need to be installed to support the weight of the top panel, which is located in the gable end.

Commissioner Harbit was asked the architect if it was possible to have the center panel detached

from the house and slid into a false pocket in the wall. The Commissioner felt that this would eliminate the need for cutting through the panel in order to retain it. The architect indicated that he had not thought of that possibility but noted that the panel would have to be bolted to the other panels and he would have to have his engineer look at that option from a weight standpoint.

Commissioner Velasquez noted that Commissioner Harbit's suggestion would require the bolts to be drilled into the center panel and one of the side panels. Mr. DeRosa explained that if the holes were drilled correctly, and if the panel was to be ever re-installed the holes could be filled with an epoxy cement material with colorations to match the existing panel.

Commissioner Breslin expressed his concern with Commissioner Harbit's idea, indicating that he would not like to see a series of bolts up and down the panel attaching it to the side of the house. Mr. DeRosa indicated that he would have to talk to his engineers about the most economical way of solving the problem.

Commissioner O'Malley asked the applicant if she has thought of another location for the bathroom, potentially through the rear door leading to the back porch. The applicant responded that she has thought of every possible way of solving the problem. She continued to describe the back porch as a non-historic addition with an original decorative concrete patio and believes that an addition in this location would lose this important architectural detail.

Commissioner Lesser asked the architect if he had ever worked with the kinds of concrete panels that are at issue in the proposed construction. Mr. DeRosa responded negatively. He indicated that he was very familiar with concrete panels, because he has designed reinforced panels (called tilt-up panels) in his past experience. Commissioner Lesser further explained that these panels were a unique kind of construction developed by this master builder [John Joseph Early]. Ms. Lesser continued to ask the architect how confident he was in being able to remove this panel without destroying it. Mr. DeRosa responded that it was a valid concern, but assured the Commission that with enough money these panels and their elements could be recreated.

Staffpersons, Michele Naru and Gwen Wright suggested that Commissioner O'Malley's idea could work if you moved the non-historic enclosed porch. The applicant could construct a bathroom in its place, using the existing decorative concrete patio as the floor and reposition the patio on the opposite side of the new addition. Ms. Gould was not in favor of this idea.

Commissioner Watkins expressed her concern with cutting into the existing panel. She wanted to know what would happen with regard to the structural integrity of the panel. Mr. DeRosa responded indicating that the panel would be reinforced. He also indicated that in order to create the door opening, the center and the top panel would have to be cut.

Commissioner Lesser asked the architect about the guarantee that the panel, given its age, would not crumble when the contractor attempts to cut it. Mr. DeRosa responded indicating that early concrete design was over-designed, based on the amount of steel that was put into the panels. These panels (which he has not actually analyzed), but based on his knowledge of this type of panel and based on historical construction, were probably built to last longer than the panels that

are made today.

Commissioner Watkins asked for additional clarification with regard to the gable panel. It was her understanding that the gable panel would be cut no matter what, unless the applicant added stairs to the proposal. The applicant indicated that she does not want to add stairs to the proposal, because it would limit the space in her garage.

Commissioner Harbit stated that the main architectural feature of this house, the fabric, the reason this is historic, is because of its exterior materials and the design. He further indicated that he could not support a proposal that would destroy the exterior of the building by cutting the panel. Mr. Harbit felt that the building would not be repairable once the panels are cut and it would never be able to be restored to its original configuration. He encouraged the applicant to find a solution that creates more livable space without damaging any of the panels. Commissioner Breslin concurred and added that an addition could work on this site, but indicated that it would have to be an addition that was not evasive to what essentially makes this house historic.

Commissioner Harbit made the motion to deny the Historic Area Work Permit for Case 32/05-01A. Commissioner Breslin seconded the motion. Commissioners Harbit, O'Malley, Lesser and Breslin voted in favor of the motion. Commissioners Watkins and Velasquez were opposed. Motion passed 4-2.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

Section 24A-6(a)2 provides that:

Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of a historic site or a historic resource located within a historic district.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Amendment to the

Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland - Polychrome Historic District.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the Commission's Executive Regulations on November 4, 1997. In particular Standards #2, and #9 are applicable in this case:

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

Based on this, the Commission finds that:

1. The proposed rear addition will destroy the historic materials and features that define this historic property.
2. The proposal constitutes changes that specifically impair the existing integrity of the resource, which through its architectural fabric and design, contributes to the historic character of the Polychrome Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, - Polychrome Historic District, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Ms. Renata Gould for a Historic Area Work Permit (HAWP) to construct a rear frame addition at 9904 Colesville Road in the Polychrome Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full

and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Steven Spurlock, Chairperson
Montgomery County
Historic Preservation Commission

10/9/01

Date

NO DAYS IS NOV 8TH

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9904 Colesville Rd, Silver Spring	Meeting Date:	09/24/01
Resource:	Outstanding Resource Polychrome Historic District	Report Date:	09/17/01
Review:	HAWP	Public Notice:	09/10/01
Case Number:	32/05-01A	Tax Credit:	None
Applicant:	Renata Gould (Joe DeRosa, Agent)	Staff:	Michele Naru
PROPOSAL:	Rear Addition	RECOMMEND:	Denial

BACKGROUND:

“The five single-family dwellings that comprise the Polychrome Historic District were built in 1934-35 by master craftsman John Joseph Earley (1881-1945). These unique houses are outstanding examples of the Art Deco-style and reflect Earley's artistry and craftsmanship. Conventional wood frames were clad with prefabricated "mosaic concrete" panels utilizing a process Earley developed and patented in which the concrete was stripped to expose the brilliantly colored aggregate particles, creating an effect similar to impressionist or pointillist painting. In addition to their striking, richly ornamented appearance, these houses represent a relatively rare example of pre-cast concrete panel construction in single-family housing for the time period. Earley's patented structural system led to the widespread use of pre-cast architectural concrete as a major exterior cladding material. The legacy of the Polychrome houses can be seen in thousands of curtain-wall buildings nationwide.”

“Earley was a master builder who culminated nearly three decades of engineering and architectural experience in the design and construction of the Polychrome houses. From 1906 to 1933, he was responsible for such complex and demanding projects as the stucco work for Meridian Hill Park (Washington, D.C., 1916); the casting of Lorado Taft's sculpture, "The Fountain of Time" (Chicago, 1920-22); *the* rebuilding of the replica of the Parthenon at Nashville (1925); and the Baha'i Temple of Light in Wilmette, Illinois (begun in 1932). Earley created a new medium for the decorative arts--mosaic concrete--in designing the richly detailed interior of the Shrine of the Sacred Heart (Washington, D.C. 1923), the same material used in executing the intricate design of the ceilings for the Department of Justice (1933) and in the Polychrome houses. Earley wrote eloquently about the social changes taking place in the United States during the 1930s and the demand for what he termed "social justice." The polychrome houses represent his attempt to solve the "small house problem" by providing innovative housing at modest cost during the economic and social upheaval of the Great Depression.” – from National Register Nomination

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Polychrome Historic District.
STYLE: Art Deco
DATE: 1935

“Polychrome II, built by John Joseph Early, is a one-story six-room house consisting of a main block running north to south and a attached garage extending beyond the north end of the main block to the west, and a small wing at the south end of the front elevation facing east. The gable roof, originally tiled, is now clad in asphalt shingles. There is a loft room over the one-car attached garage [area which is the subject of this HA WP]. The exterior walls are comprised of two-inch thick pre-cast mosaic concrete panels, each four to eight feet wide and nine feet high. Metal casement window and door frames were imbedded in the panels before casting. The panels are attached to a conventional wood frame and anchored to the foundation by u-shaped hangers and threaded with reinforcing rods, with reinforced concrete columns cast in place behind each joint. The panels are rosey-pink in color, the result of exposing surface aggregates of red jasperite. There are three large metal -frame porthole windows, two in the front overlooking the open porch, and one at the rear on the west wall of the living room. The circular frames are inset with standard casement windows. The front porch is partially enclosed by a low concrete mosaic wall with decorative geometric inserts in deep red. The same decorative wall treatment is used on a small porch and the side door on the north side of the house.”

“A driveway runs along the north property line to the entrance of the attached garage, which faces north. Large decorative mosaic concrete planters are affixed to the south and west walls of the wing attached to the south end of the main block.” – description from National Register Nomination

PROPOSAL:

The applicant is proposing to construct a one-story bathroom addition at the rear of the house. The addition will be constructed of 2x6 wood frame construction with exterior painted wood siding and asphalt roof shingles to match existing. The addition will be supported by steel support columns, which will be placed in reinforced concrete footings. The existing steel casement window from the rear elevation will be salvaged and reused in the new addition. Connection to the new bathroom will be through the existing window opening in the existing bedroom exterior wall.

The proposed new addition would not be visible from the front façade. No existing trees will be removed with the construction of the proposed addition.

STAFF DISCUSSION

This house has been in continuous use as a single-family residence on the original site since construction and has not undergone any major exterior alterations.

As an outstanding resource within a Historic District, this building is subject to the highest level of design review.

The proposal being presented requires that original decorative elements including the cornice detail, the window surrounds, a portion of the rear panel and the rear gable with its highly decorative details will be lost. In rehabilitation, historic building materials and character-defining features are protected and maintained. This resource was designated as part of a historic district. It as well as the rest of the houses in the district identifies a form and detailing of architectural features that are important in defining the structure's historic character, and these features must be retained in order to preserve this character. The character of these buildings is defined by the form and detailing of their interior and exterior features and structural systems. The Historic Preservation Commission has jurisdiction on the exterior features only.

It is a concern of staff that this alteration, though to the rear of the resource, will be detrimental to the existing structure. As explained above, the house was built with concrete panels. These panels were designed in such a way to support each other. If a weak point is bored into the panels...what effect will this alteration have on the structural integrity of the resource? The architect and his engineer have worked extensively on this method of construction and have assured staff that an appropriate header and door surround will support the remaining panel and will not negatively affect the surrounding panels.

The Polychrome Houses were designated as historically significant because of their distinctive physical characteristics of design, construction and form as well as their association with the Art Deco movement in this country. Staff has struggled with this project, mainly because of the nature of the existing building materials and their importance to the integrity and historic significance of this resource. It should be noted that because of the uniqueness of the building materials any cut through the building will cause irreparable damage and will be destroying historic materials that characterize the property which include the cornice, gable detail, the concrete panel and original window.

Staff is aware that generally we do approve additions to outstanding resources within our historic districts if they are located at the rear of the historic site, are not visible from the right-of way and the proposed addition would be constructed in such a manner that "if removed in the future the essential form and integrity of the historic property would be unimpaired." Additionally, staff does realize that exterior alterations to a historic building are generally needed to assure a building's continued use, but emphasizes the fact that such alterations should not radically change or destroy character defining materials, features or finishes. Staff feels that the proposal as presented will do irreparable damage to the historic materials and the distinctive details that characterize the building. These alterations will not be reversible and once complete the original building will never be able to be restored to its original configuration.

STAFF RECOMMENDATION

Staff recommends that the Commission *deny* the HAWP application as being consistent with Chapter 24A-8(b)2:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2, #5, #6, and #9:

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 the property will be avoided.

Distinctive features, finishes, and construction techniques or example of craftsmanship that characterize a property shall be retained and preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary physical, or pictorial evidence.

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.



DEROSA
ARCHITECTURE

M.N.C.C.P.C.
Historic Preservation Society
1109 Spring Street
Suite 807
Silver Spring, MD

DATE: August 31, 2001

ATTN: Michelle Naru

Project Description:

9904 Colesville Road
Silver Spring, MD 20901
"Polychrome District"

Mrs. Renata Gould, home owner of the historic residence located at 9904 Colesville Road plans to add a one story bathroom addition (16'-11" wide x 6'-9 1/2" deep) connected to her existing rear bedroom located at the rear of the existing residence.

The proposed one story bathroom addition would be constructed of 2 x 6 wood frame construction with exterior painted wood siding and asphalt roof shingles to match existing. The addition would be supported by steel support columns placed in reinforced concrete footings. The existing steel casement window from the rear elevation would be salvaged and reused in the new addition. Connection to the new bathroom addition will be through the existing window opening in the existing bedroom exterior wall. The proposed new addition would not be visible from the front of the residence. No existing trees will be removed with the construction of the proposed addition.



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: JOE DE ROSA
Daytime Phone No.: (301) 674-5211 (CELL)

Tax Account No.: 01109093
Name of Property Owner: MRS. RENATA M. GOULD Daytime Phone No.: (202) 324-2991
Address: 9904 COLESVILLE RD. SILVER SPRING MD. 20901
Street Number City State Zip Code
Contractor: HUGO ARDIZZONE Phone No.: (301) 593-2469
Contractor Registration No.: 18369
Agent for Owner: JOSEPH DE ROSA Daytime Phone No.: (301) 593-0366

LOCATION OF BUILDING/PREMISE

House Number: 9904 Street: COLESVILLE RD.
Town/City: SILVER SPRING MD. Nearest Cross Street: UNIVERSITY BLVD.
Lot: PART OF 2 Block: A Subdivision: SECTION ONE FAIRWAY
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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 N/A
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.

Joseph De Rosa Signature of owner or authorized agent 9/5/01 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 9/24/01
Application/Permit No.: 257831 Date Filed: _____ Date Issued: _____



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

1. WRITTEN DESCRIPTION OF PROJECT

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

WOOD FRAME FLOORING AND ROOF WITH PRECAST CONCRETE
EXTERIOR PANELS WITH EXPOSED STONE AGGREGATE FINISH.
ROOF IS SHEATHED WITH ASPHALT SHINGLES. SINGLE FAMILY
HOME ON RESIDENTIAL LOT ADJACENT TO COLESVILLE ROAD
WITH MATURE TREES AND BUSHES. RECORDED AS OUTSTANDING
RESOURCE IN POLYCHROME DISTRICT.

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

PROPOSED ONE STORY ADDITION (16'-11" WIDE X 6'-9 1/2" DEEP) CONNECTED TO
EXISTING BEDROOM LOCATED AT REAR OF HOUSE. NEW ADDITION CONSTRUCTED
OF 2x6 WOOD FRAME WITH EXTERIOR PAINTED WOOD SIDING WITH COLOR TO MATCH
EXISTING CONCRETE PANELS. ASPHALT ROOF SHINGLES ALSO TO MATCH EXISTING. PROPOSED
ADDITION WILL NOT BE VISIBLE FROM COLESVILLE ROAD AND NO TREES WILL BE REMOVED.
THE PROFILE OF THE NEW ADDITION FOLLOWS THE EXISTING RESIDENCE IN HEIGHT & ROOF SLOPE.

2. **SITE PLAN** THE COST OF REPRODUCING EXISTING PRECAST PANELS WOULD BE PROHIBITIVE.

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

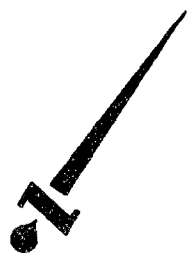
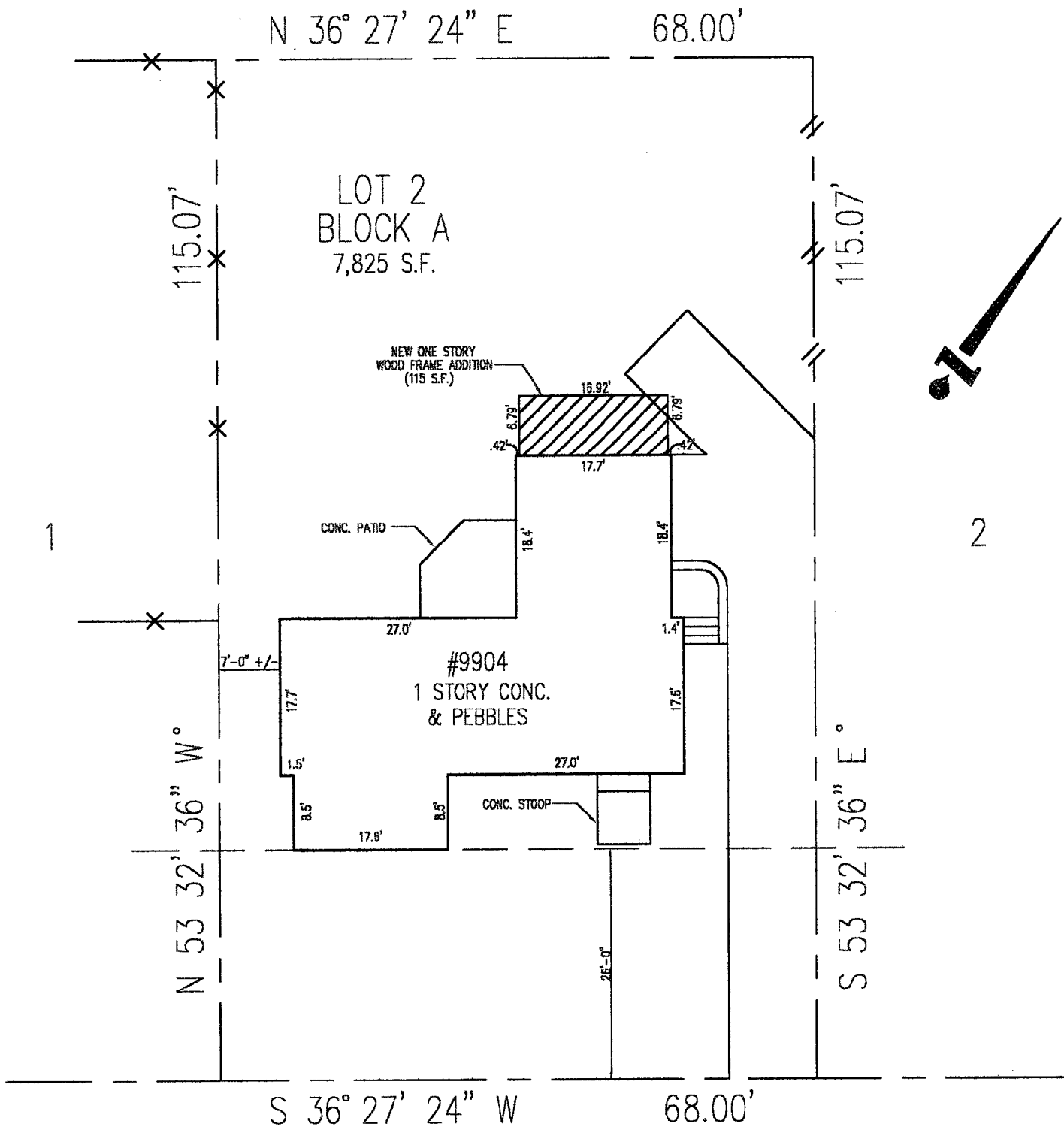
page 2 of 2

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

Owner's mailing address MRS. RENATA GOULD 9904 COLESVILLE RD. SILVER SPRING, MD 20901	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
ADJACENT: MRS. RACHEL DOWNS 9908 COLESVILLE RD. SILVER SPRING, MD 20901	
ADJACENT: MR. TOM BASS * 5433 ASHLEIGH RD. FAIRFAX, VA 22030	
CONFRONTING: MR. TOM BASS * 5433 ASHLEIGH RD. FAIRFAX, VA 22030	
CONFRONTING ACROSS RT. 29 MONTGOMERY COUNTY PUBLIC SCHOOLS "BLAIR H.S." # 51 UNIVERSITY BLVD. EAST, SILVER SPRING, MD, 20901	

g'addresses; noticing table

* these two houses are occupied
by Mr. Bass' tenants



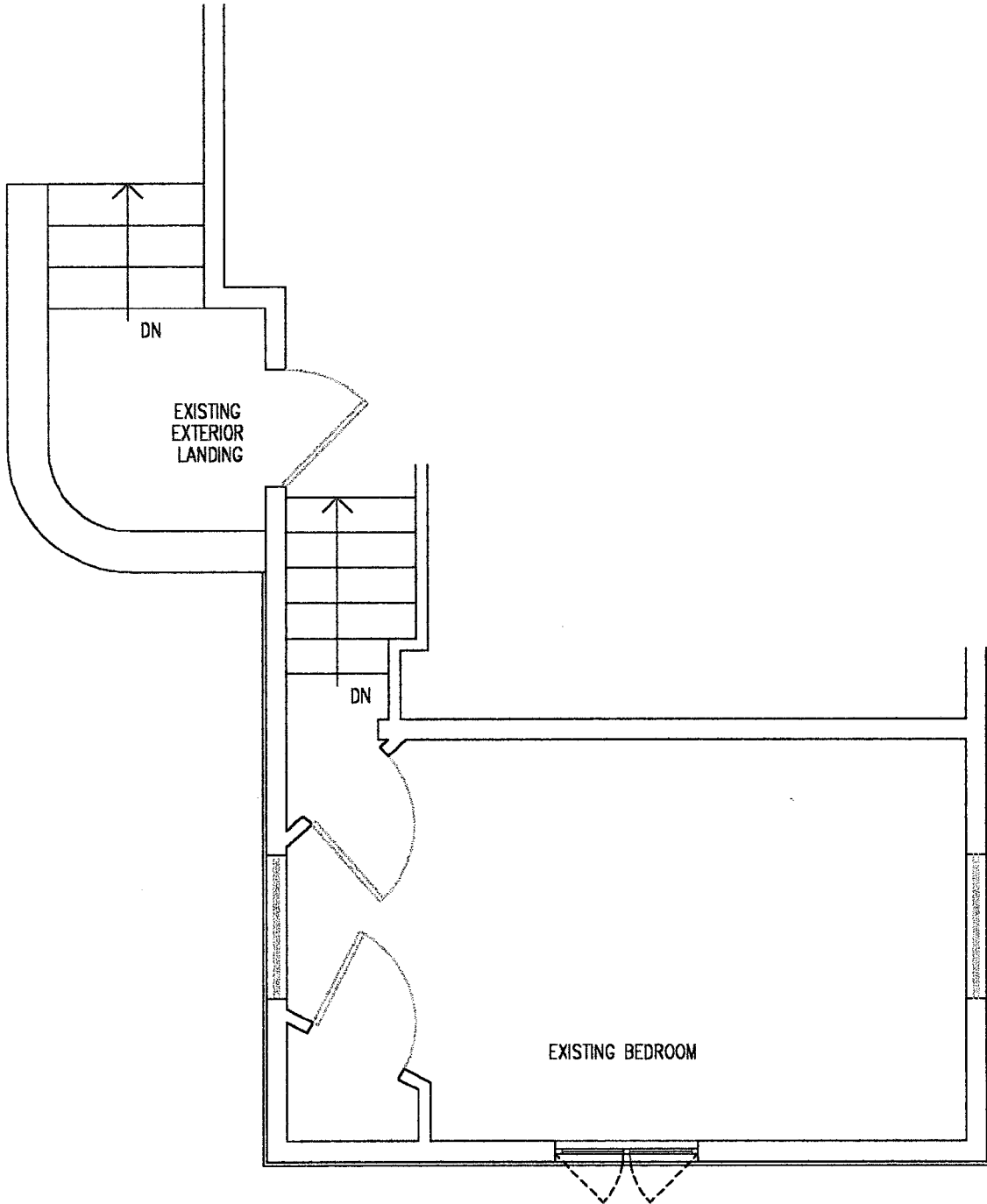
PLAN

1'-0" = 1/16"

1

COLESVILLE ROAD

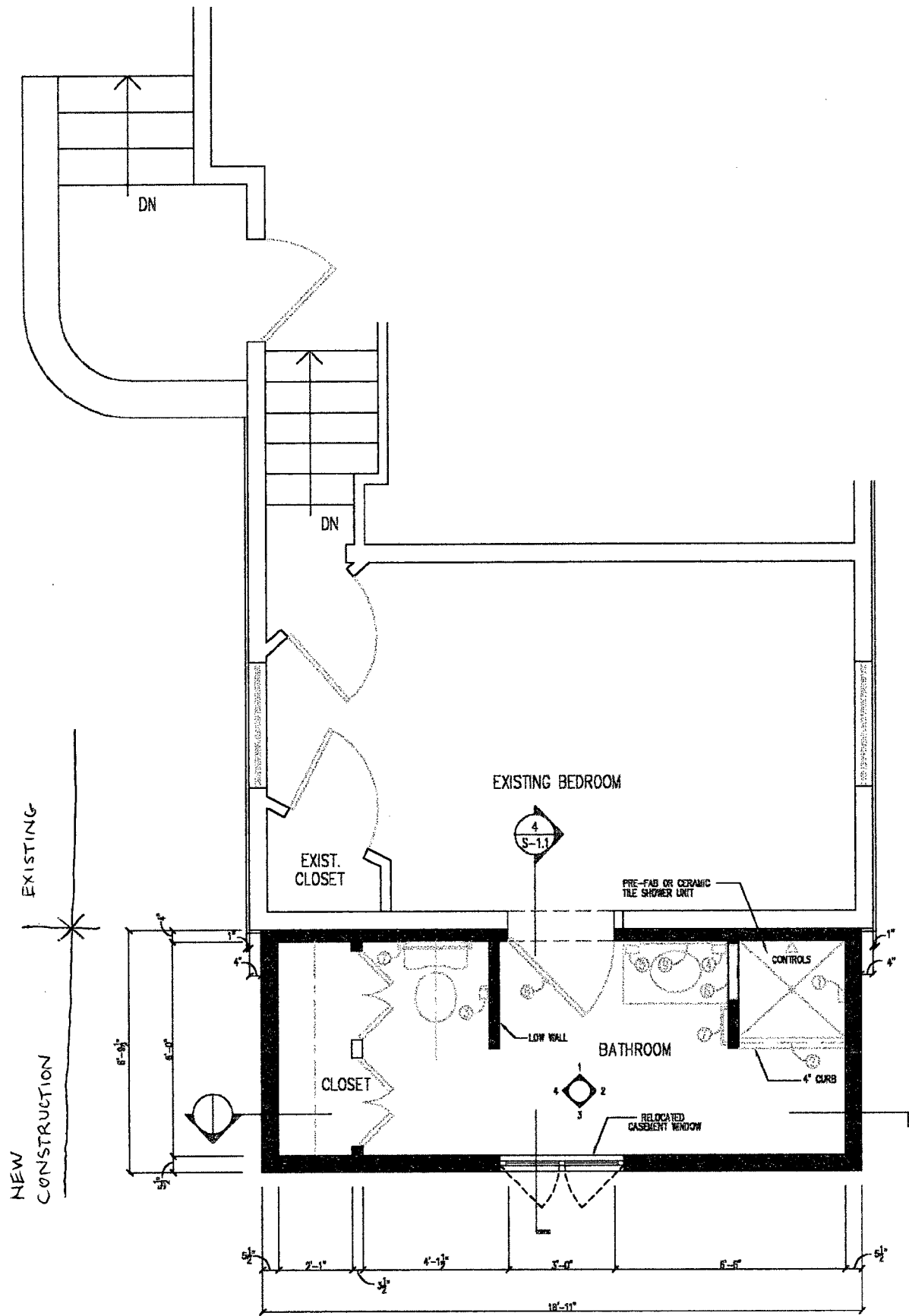
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EXISTING
PARTIAL FLOOR PLAN
1/4" = 1'-0"

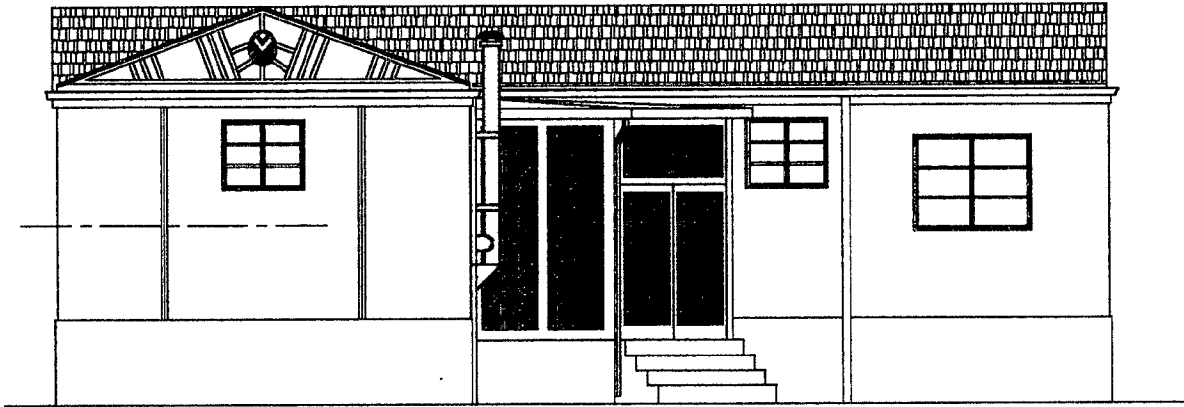
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47



PARTIAL FLOOR PLAN ①
 1/4" = 1'-0"

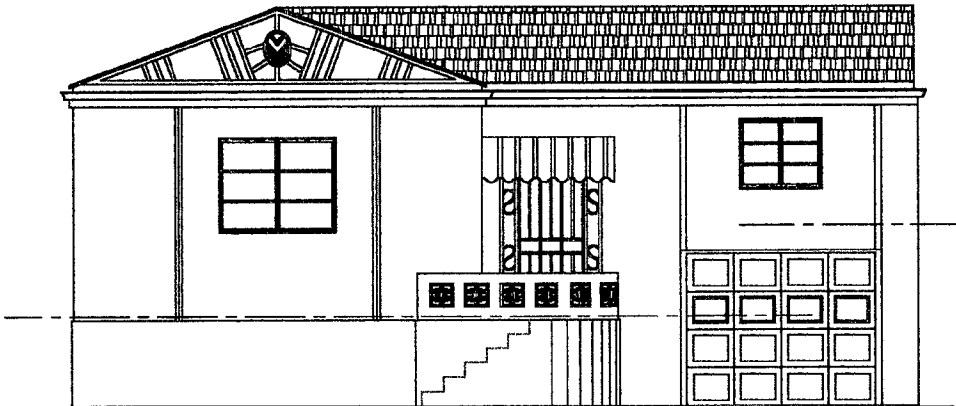
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EXIST. REAR ELEVATION

$1/8" = 1'-0"$

3

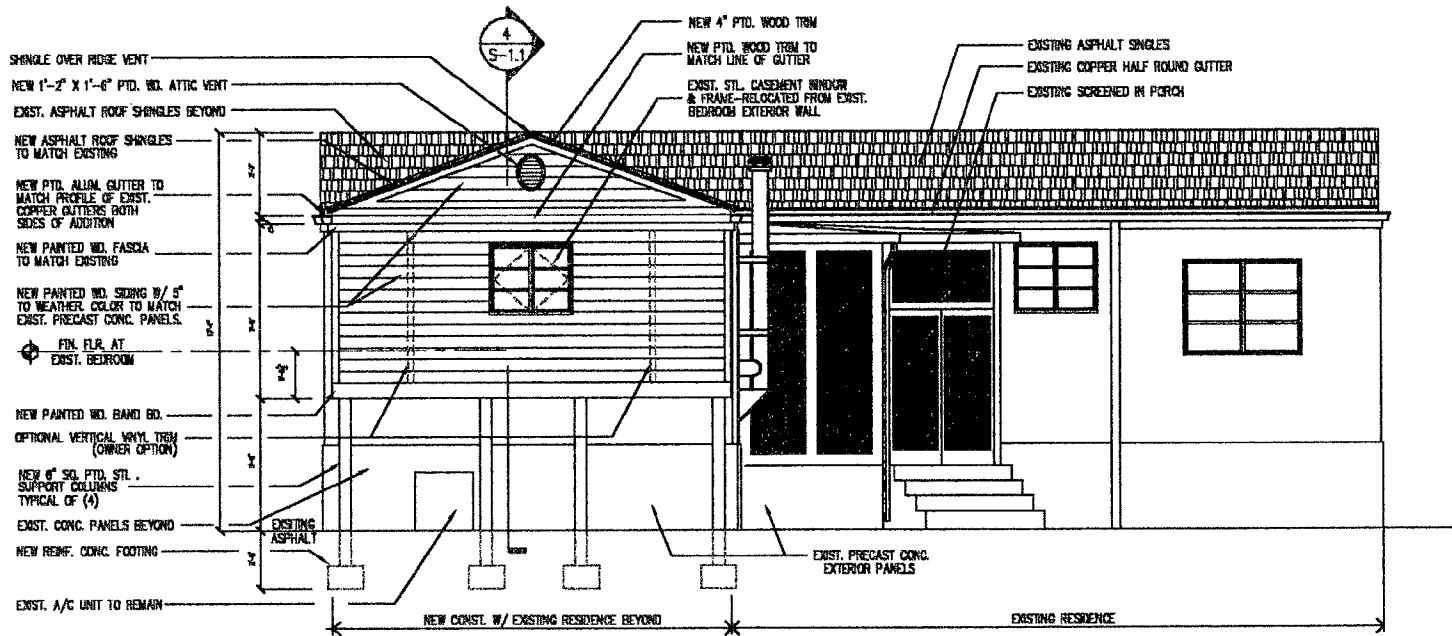


EXIST. SIDE ELEVATION

$1/8" = 1'-0"$

2

49

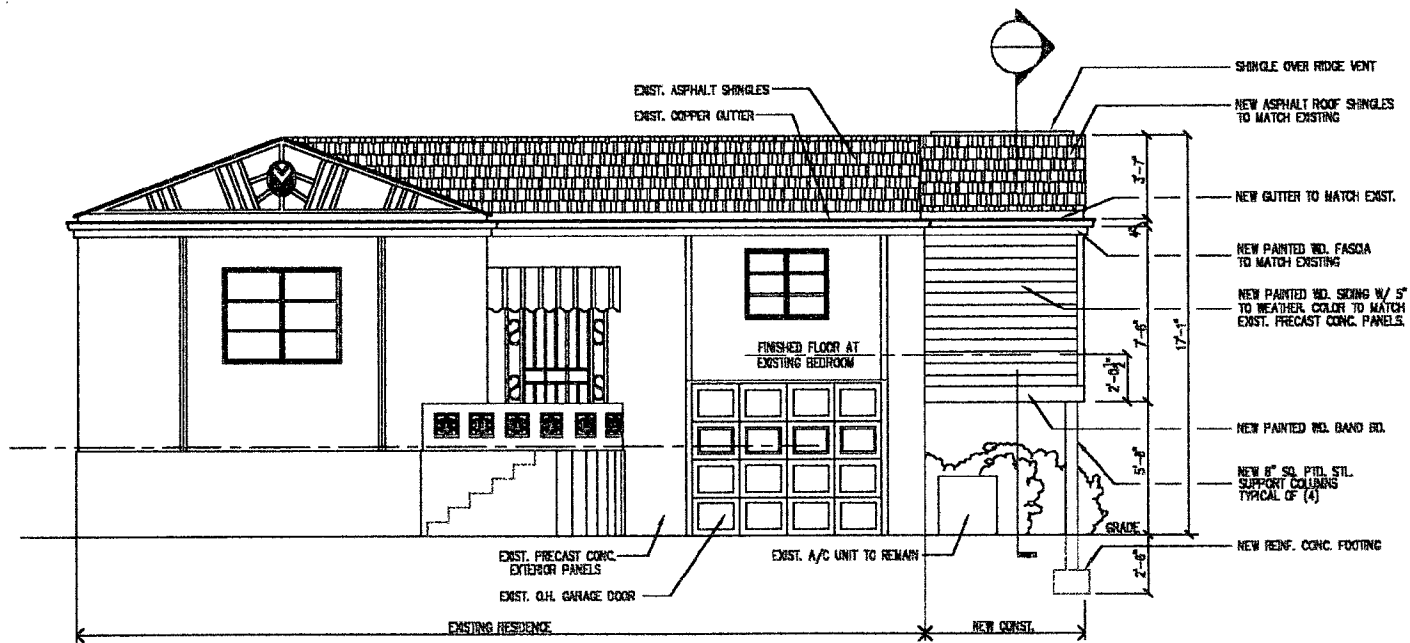


PROPOSED REAR ELEVATION

1/8" = 1'-0"

2

50

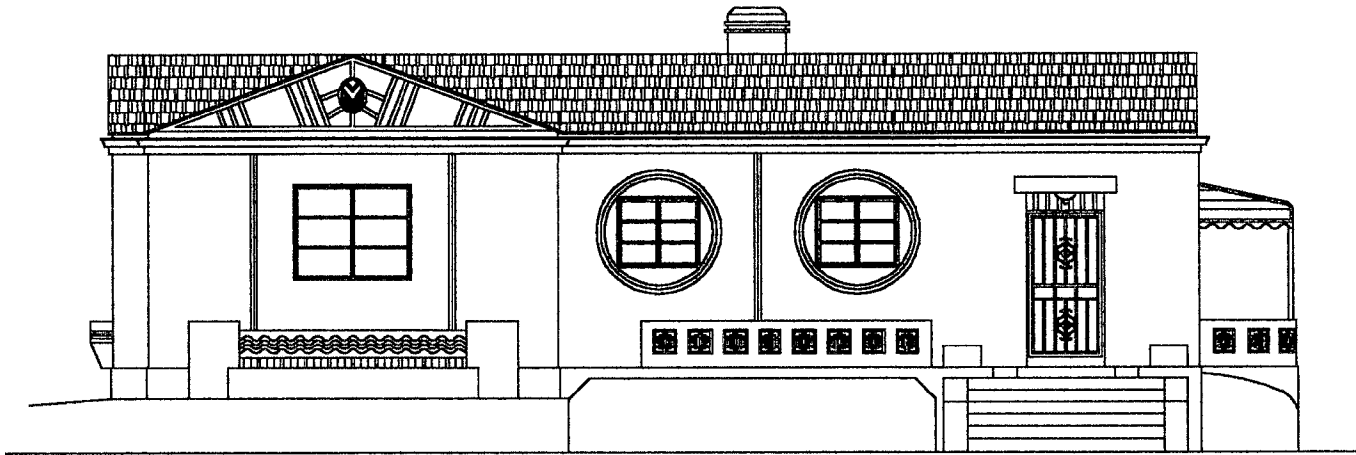


PROPOSED SIDE ELEVATION

1/8" = 1'-0"

1

51



FRONT ELEVATION
 $1/8" = 1'-0"$

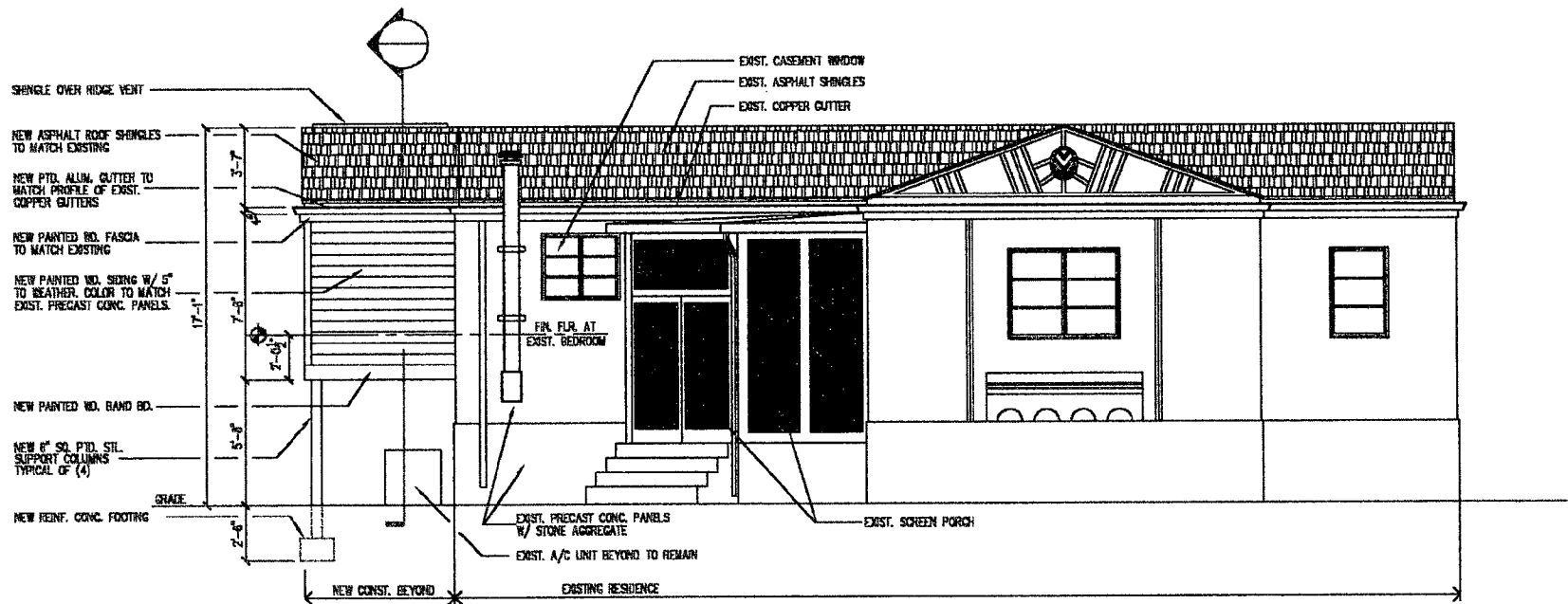
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EXIST. SIDE ELEVATION
 $1/8" = 1'-0"$

4

52

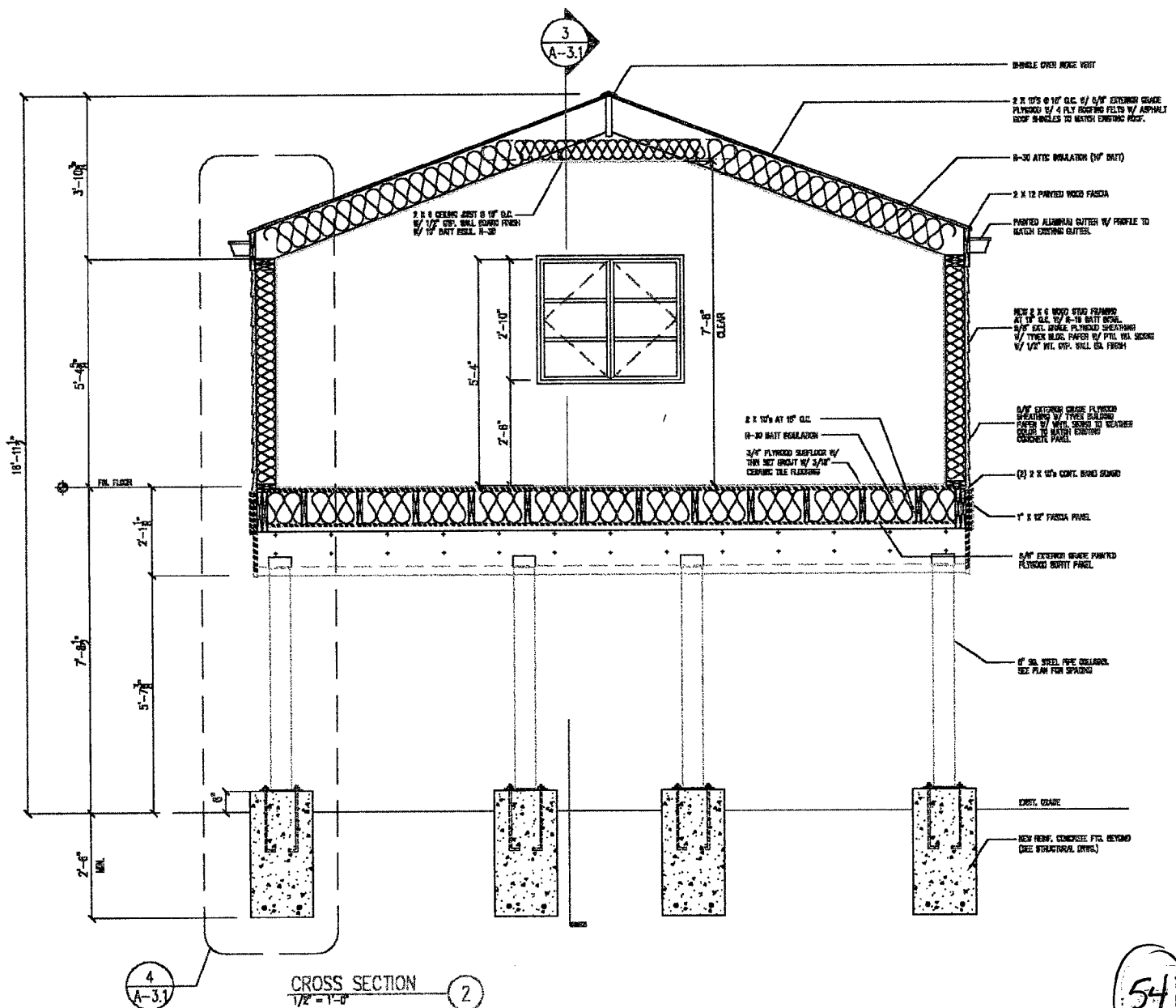


PROPOSED SIDE ELEVATION

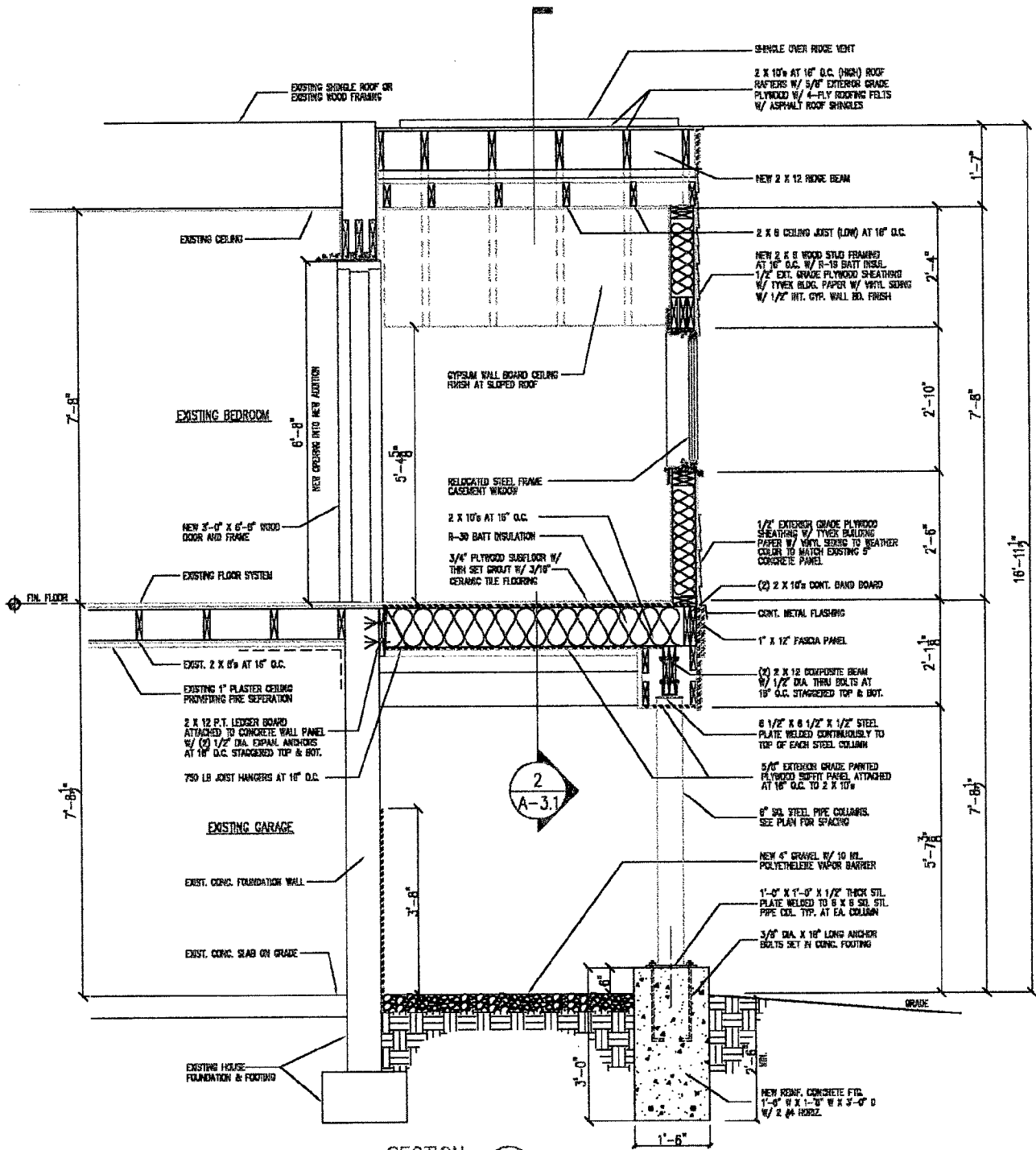
1/8" = 1'-0"

3

53

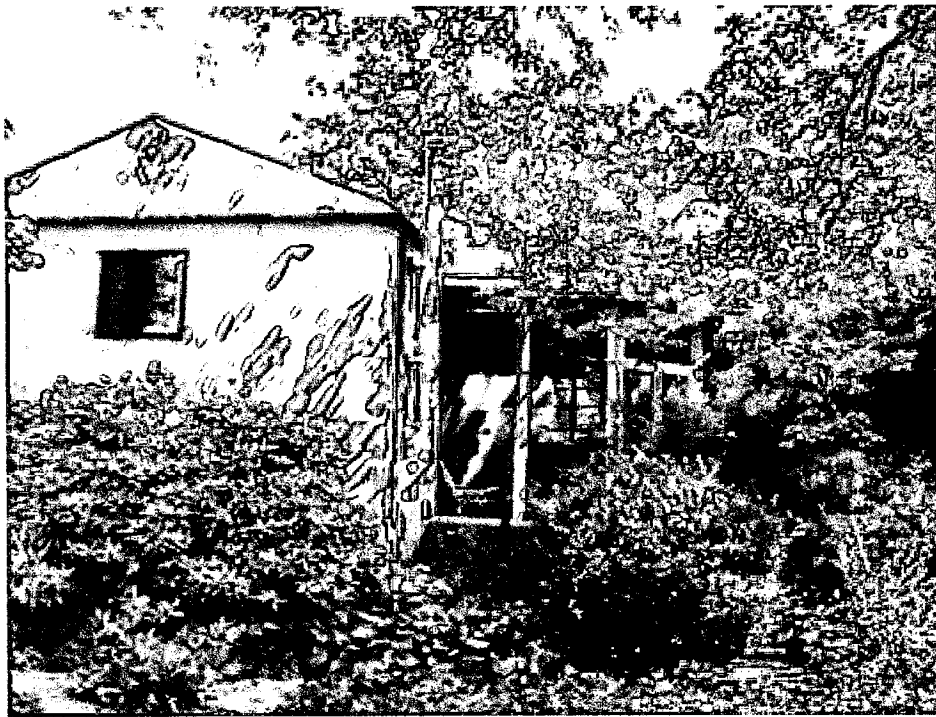


54



SECTION 3
3/4" = 1'-0"

55



SOUTH ELEVATION (REAR)



PARTIAL SOUTH ELEVATION WHERE PROPOSED
ADDITION WOULD BE LOCATED.



WEST ELEVATION (PARTIAL)



WEST ELEVATION (PARTIAL)

18

EAST ELEVATION





NORTH (FRONT) ELEVATION ON COLESVILLE RD.

TRANSMITTAL SHEET

TO: MNCCPC
Historic Preservation Society
1109 Spring Street
Suite 807
Silver Spring, MD

DATE September 24, 2001

RE: Gould Residence Addition

ATTENTION: Michelle Nara

PROJECT NO.:

WE ARE ENCLOSING THE FOLLOWING:

NO. COPIES	DRAWING NO.	DESCRIPTION	REMARKS
1		Revised design options - sheets :	
		A-2.1A, A-2.1B, A-2.1C, A-2.1D,EX-1	

REMARKS:

Michelle,
Please find enclosed revised design options drawings for your review as requested. Please feel free to call if you require any additional information or have any questions.

COPY TO:

BY: Joe DeRosa

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9904 Colesville Rd, Silver Spring	Meeting Date:	09/24/01
Resource:	Outstanding Resource Polychrome Historic District	Report Date:	09/17/01
Review:	HAWP	Public Notice:	09/10/01
Case Number:	32/05-01A	Tax Credit:	None
Applicant:	Renata Gould (Joe DeRosa, Agent)	Staff:	Michele Naru
PROPOSAL:	Rear Addition	RECOMMEND:	Denial

BACKGROUND:

“The five single-family dwellings that comprise the Polychrome Historic District were built in 1934-35 by master craftsman John Joseph Earley (1881-1945). These unique houses are outstanding examples of the Art Deco-style and reflect Earley's artistry and craftsmanship. Conventional wood frames were clad with prefabricated "mosaic concrete" panels utilizing a process Earley developed and patented in which the concrete was stripped to expose the brilliantly colored aggregate particles, creating an effect similar to impressionist or pointillist painting. In addition to their striking, richly ornamented appearance, these houses represent a relatively rare example of pre-cast concrete panel construction in single-family housing for the time period. Earley's patented structural system led to the widespread use of pre-cast architectural concrete as a major exterior cladding material. The legacy of the Polychrome houses can be seen in thousands of curtain-wall buildings nationwide.”

“Earley was a master builder who culminated nearly three decades of engineering and architectural experience in the design and construction of the Polychrome houses. From 1906 to 1933, he was responsible for such complex and demanding projects as the stucco work for Meridian Hill Park (Washington, D.C., 1916); the casting of Lorado Taft's sculpture, "The Fountain of Time" (Chicago, 1920-22); the rebuilding of the replica of the Parthenon at Nashville (1925); and the Baha'i Temple of Light in Wilmette, Illinois (begun in 1932). Earley created a new medium for the decorative arts--mosaic concrete--in designing the richly detailed interior of the Shrine of the Sacred Heart (Washington, D.C. 1923), the same material used in executing the intricate design of the ceilings for the Department of Justice (1933) and in the Polychrome houses. Earley wrote eloquently about the social changes taking place in the United States during the 1930s and the demand for what he termed "social justice." The polychrome houses represent his attempt to solve the "small house problem" by providing innovative housing at modest cost during the economic and social upheaval of the Great Depression.” – from National Register Nomination

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Polychrome Historic District.
STYLE: Art Deco
DATE: 1935

“Polychrome II, built by John Joseph Early, is a one-story six-room house consisting of a main block running north to south and a attached garage extending beyond the north end of the main block to the west, and a small wing at the south end of the front elevation facing east. The gable roof, originally tiled, is now clad in asphalt shingles. There is a loft room over the one-car attached garage [area which is the subject of this HAWP]. The exterior walls are comprised of two-inch thick pre-cast mosaic concrete panels, each four to eight feet wide and nine feet high. Metal casement window and door frames were imbedded in the panels before casting. The panels are attached to a conventional wood frame and anchored to the foundation by u-shaped hangers and threaded with reinforcing rods, with reinforced concrete columns cast in place behind each joint. The panels are rose-pink in color, the result of exposing surface aggregates of red jasperite. There are three large metal-frame porthole windows, two in the front overlooking the open porch, and one at the rear on the west wall of the living room. The circular frames are inset with standard casement windows. The front porch is partially enclosed by a low concrete mosaic wall with decorative geometric inserts in deep red. The same decorative wall treatment is used on a small porch and the side door on the north side of the house.”

“A driveway runs along the north property line to the entrance of the attached garage, which faces north. Large decorative mosaic concrete planters are affixed to the south and west walls of the wing attached to the south end of the main block.” – description from National Register Nomination

PROPOSAL:

The applicant is proposing to construct a one-story bathroom addition at the rear of the house. The addition will be constructed of 2x6 wood frame construction with exterior painted wood siding and asphalt roof shingles to match existing. The addition will be supported by steel support columns, which will be placed in reinforced concrete footings. The existing steel casement window from the rear elevation will be salvaged and reused in the new addition. Connection to the new bathroom will be through the existing window opening in the existing bedroom exterior wall.

The proposed new addition would not be visible from the front façade. No existing trees will be removed with the construction of the proposed addition.

STAFF DISCUSSION

This house has been in continuous use as a single-family residence on the original site since construction and has not undergone any major exterior alterations.

As an outstanding resource within a Historic District, this building is subject to the highest level of design review.

The proposal being presented requires that original decorative elements including the cornice detail, the window surrounds, a portion of the rear panel and the rear gable with its highly decorative details will be lost. In rehabilitation, historic building materials and character-defining features are protected and maintained. This resource was designated as part of a historic district. It as well as the rest of the houses in the district identifies a form and detailing of architectural features that are important in defining the structure's historic character, and these features must be retained in order to preserve this character. The character of these buildings is defined by the form and detailing of their interior and exterior features and structural systems. The Historic Preservation Commission has jurisdiction on the exterior features only.

It is a concern of staff that this alteration, though to the rear of the resource, will be detrimental to the existing structure. As explained above, the house was built with concrete panels. These panels were designed in such a way to support each other. If a weak point is bored into the panels....what effect will this alteration have on the structural integrity of the resource? The architect and his engineer have worked extensively on this method of construction and have assured staff that an appropriate header and door surround will support the remaining panel and will not negatively affect the surrounding panels.

The Polychrome Houses were designated as historically significant because of their distinctive physical characteristics of design, construction and form as well as their association with the Art Deco movement in this country. Staff has struggled with this project, mainly because of the nature of the existing building materials and their importance to the integrity and historic significance of this resource. It should be noted that because of the uniqueness of the building materials any cut through the building will cause irreparable damage and will be destroying historic materials that characterize the property which include the cornice, gable detail, the concrete panel and original window.

Staff is aware that generally we do approve additions to outstanding resources within our historic districts if they are located at the rear of the historic site, are not visible from the right-of way and the proposed addition would be constructed in such a manner that "if removed in the future the essential form and integrity of the historic property would be unimpaired." Additionally, staff does realize that exterior alterations to a historic building are generally needed to assure a building's continued use, but emphasizes the fact that such alterations should not radically change or destroy character defining materials, features or finishes. Staff feels that the proposal as presented will do irreparable damage to the historic materials and the distinctive details that characterize the building. These alterations will not be reversible and once complete the original building will never be able to be restored to its original configuration.

STAFF RECOMMENDATION

Staff recommends that the Commission *deny* the HAWP application as being consistent with Chapter 24A-8(b)2:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter,

③

and with the Secretary of the Interior Guidelines #2, #5, #6, and #9:

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 the property will be avoided.

Distinctive features, finishes, and construction techniques or example of craftsmanship that characterize a property shall be retained and preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary physical, or pictorial evidence.

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.



DEROSA
ARCHITECTURE

M.N.C.C.P.C.
Historic Preservation Society
1109 Spring Street
Suite 807
Silver Spring, MD

DATE: August 31, 2001

ATTN: Michelle Naru

Project Description:
9904 Colesville Road
Silver Spring, MD 20901
"Polychrome District"

Mrs. Renata Gould, home owner of the historic residence located at 9904 Colesville Road plans to add a one story bathroom addition (16'-11" wide x 6'-9 1/2" deep) connected to her existing rear bedroom located at the rear of the existing residence.

The proposed one story bathroom addition would be constructed of 2 x 6 wood frame construction with exterior painted wood siding and asphalt roof shingles to match existing. The addition would be supported by steel support columns placed in reinforced concrete footings. The existing steel casement window from the rear elevation would be salvaged and reused in the new addition. Connection to the new bathroom addition will be through the existing window opening in the existing bedroom exterior wall. The proposed new addition would not be visible from the front of the residence. No existing trees will be removed with the construction of the proposed addition.

page 2 of 2

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

Owner's mailing address

MRS. RENATA GOULD
9904 COLESVILLE RD.
SILVER SPRING, MD
20901

Owner's Agent's mailing address

—
—

Adjacent and confronting Property Owners mailing addresses

ADJACENT:

MRS. RACHEL DOWNS
9908 COLESVILLE RD.
SILVER SPRING, MD
20901

ADJACENT:

MR. TOM BASS *
5433 ASHLEIGH RD.
FAIRFAX, VA
22030

CONFRONTING:

MR. TOM BASS *
5433 ASHLEIGH RD.
FAIRFAX, VA
22030

CONFRONTING ACROSS RT. 29

MONTGOMERY COUNTY PUBLIC
SCHOOLS "BLAIR H.S."
* 51 UNIVERSITY BLVD. EAST.
SILVER SPRING, MD, 20901

addresses, noticing table

* these two houses are occupied
by Mr. & Mrs. Bass' tenants

(6)

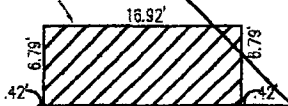
N 36° 27' 24" E 68.00'

115.07'

LOT 2
BLOCK A
7,825 S.F.

115.07'

NEW ONE STORY
WOOD FRAME ADDITION
(115 S.F.)



CONC. PATIO

#9904
1 STORY CONC.
& PEBBLES

CONC. STOOP

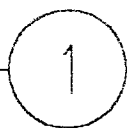
N 53° 32' 36" W°

S 53° 32' 36" E°

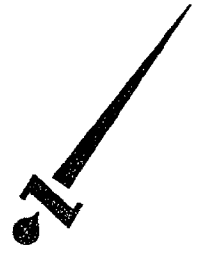
S 36° 27' 24" W 68.00'

PLAN

1'-0" = 1/16"

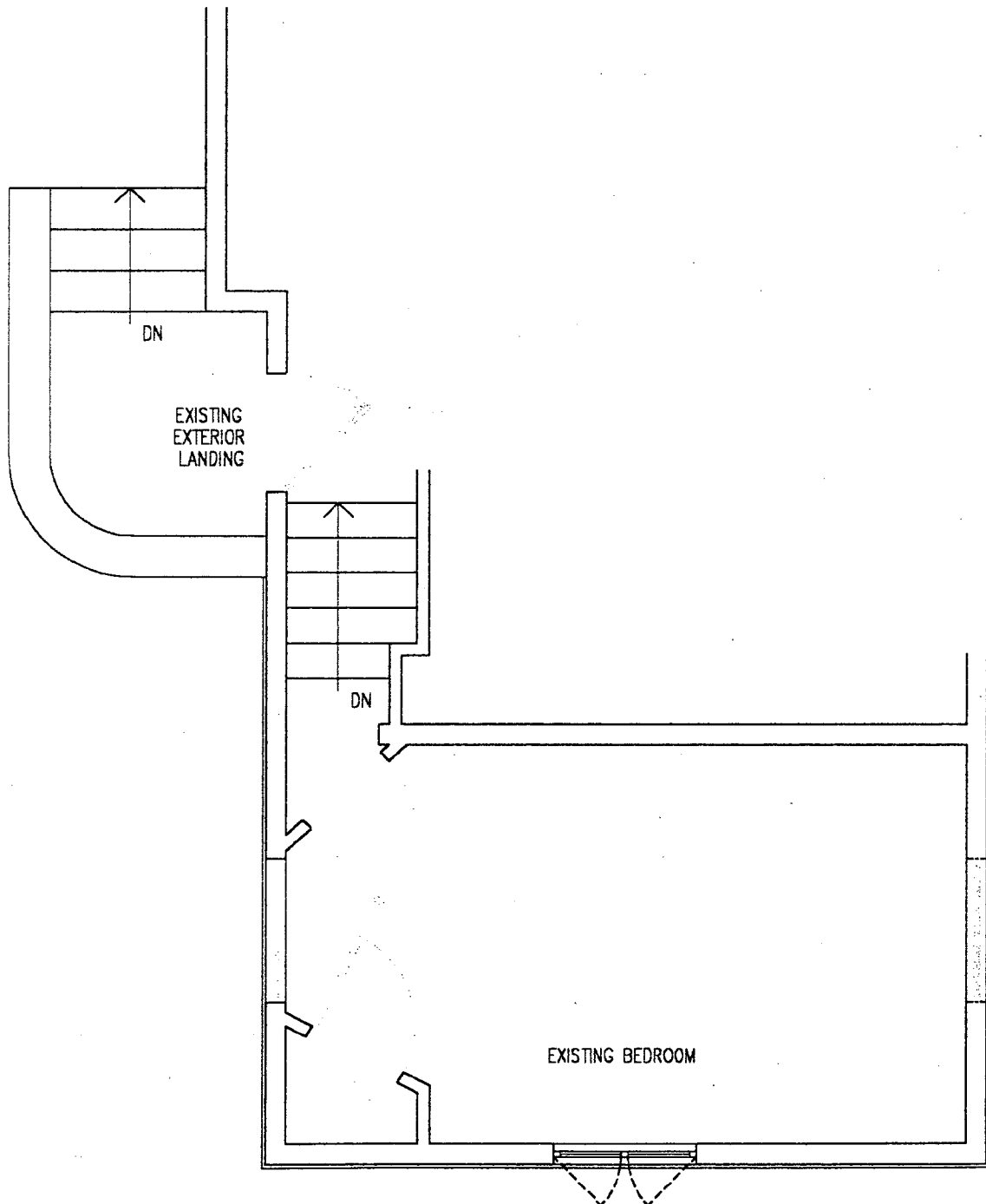


COLESVILLE ROAD



1

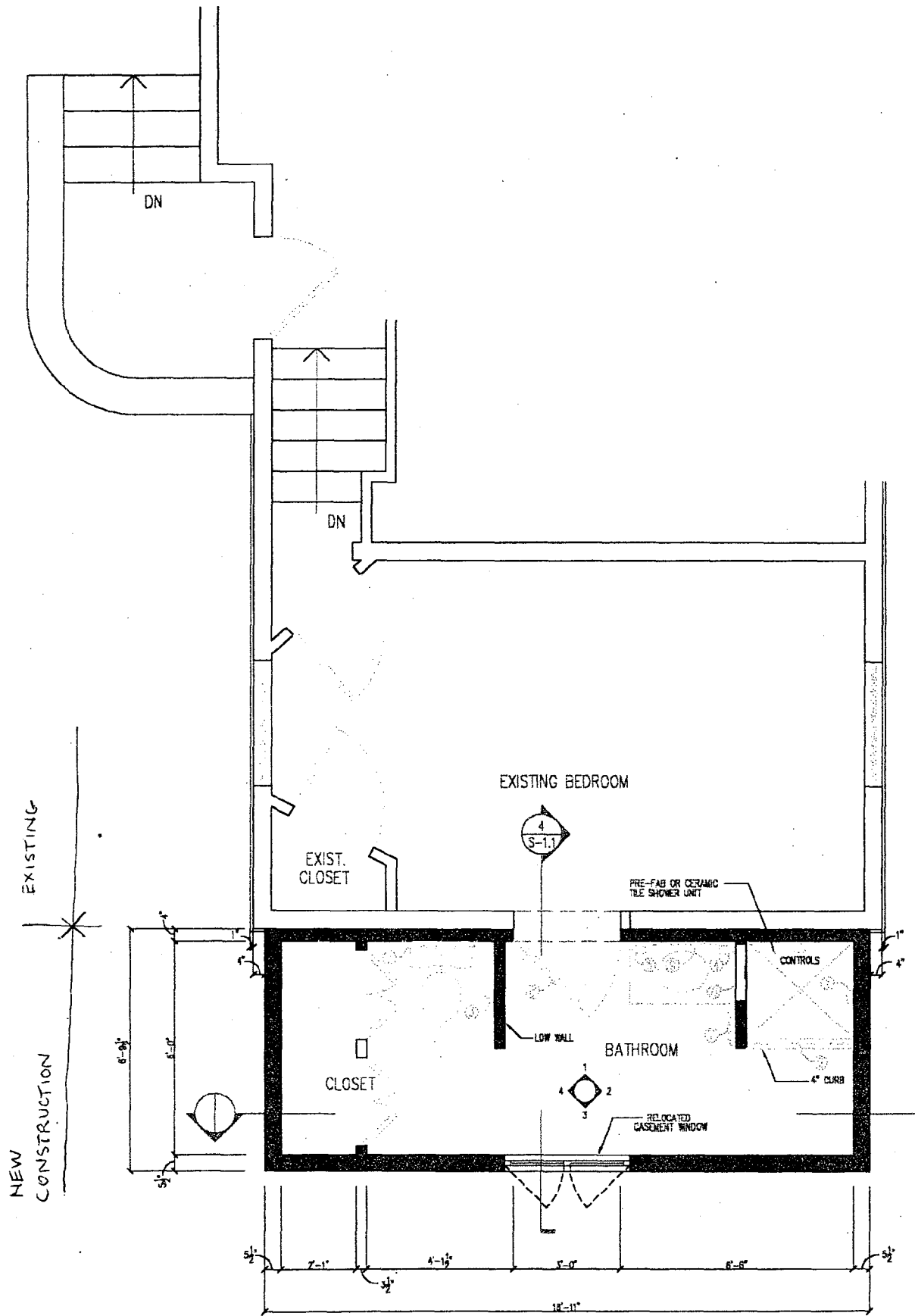
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EXISTING
PARTIAL FLOOR PLAN
1/4" = 1'-0"

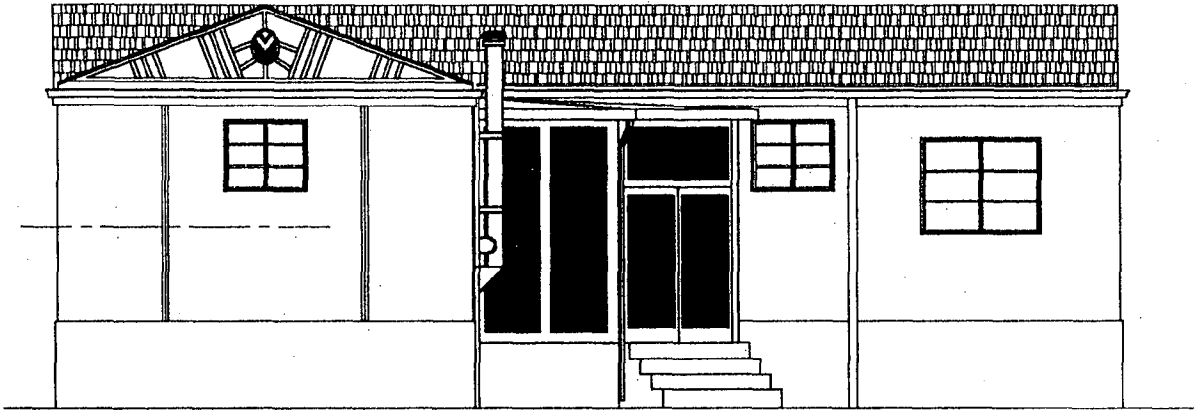
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8



PARTIAL FLOOR PLAN ①
 1/4" = 1'-0"

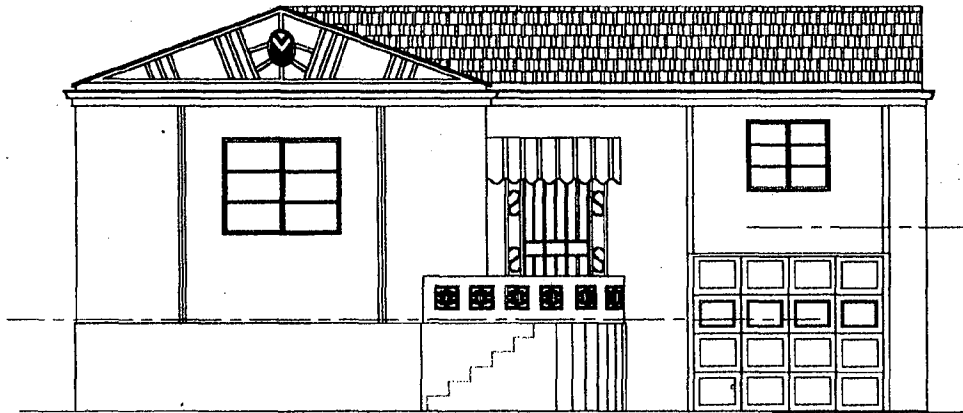
⑨



EXIST. REAR ELEVATION

$1/8" = 1'-0"$

3

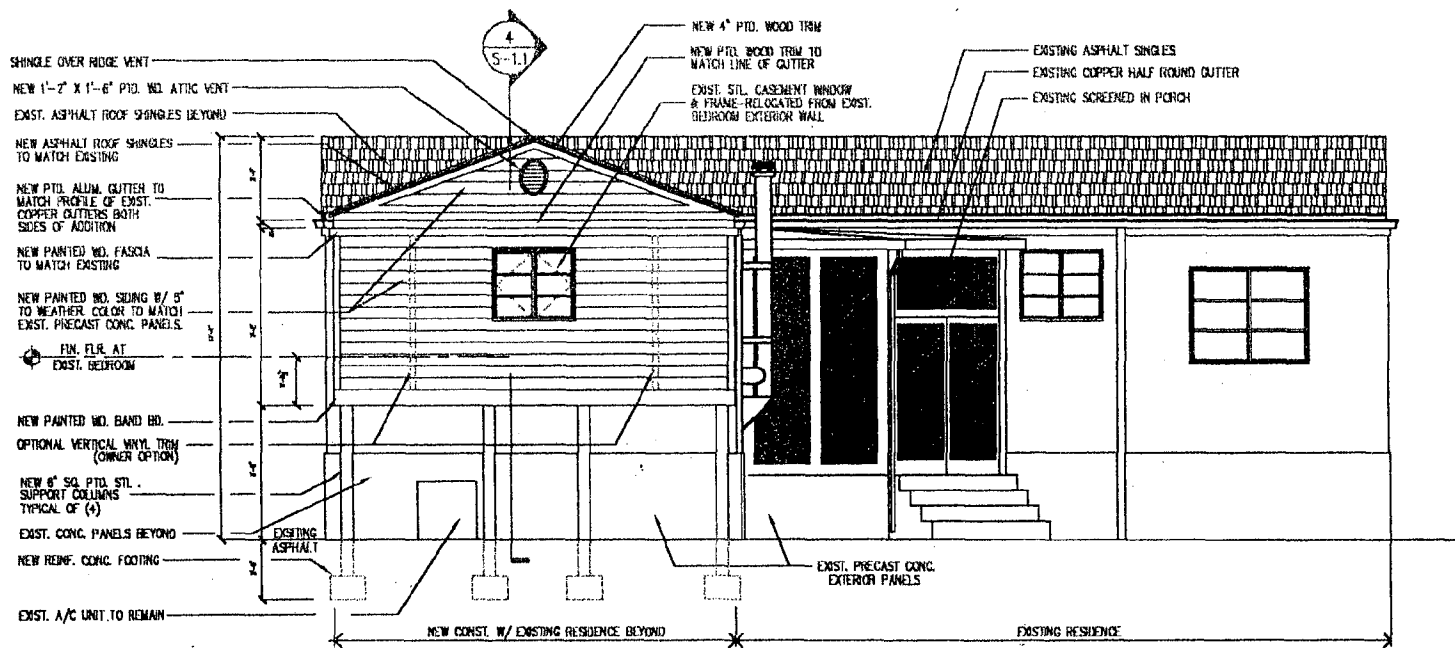


EXIST. SIDE ELEVATION

$1/8" = 1'-0"$

2

10

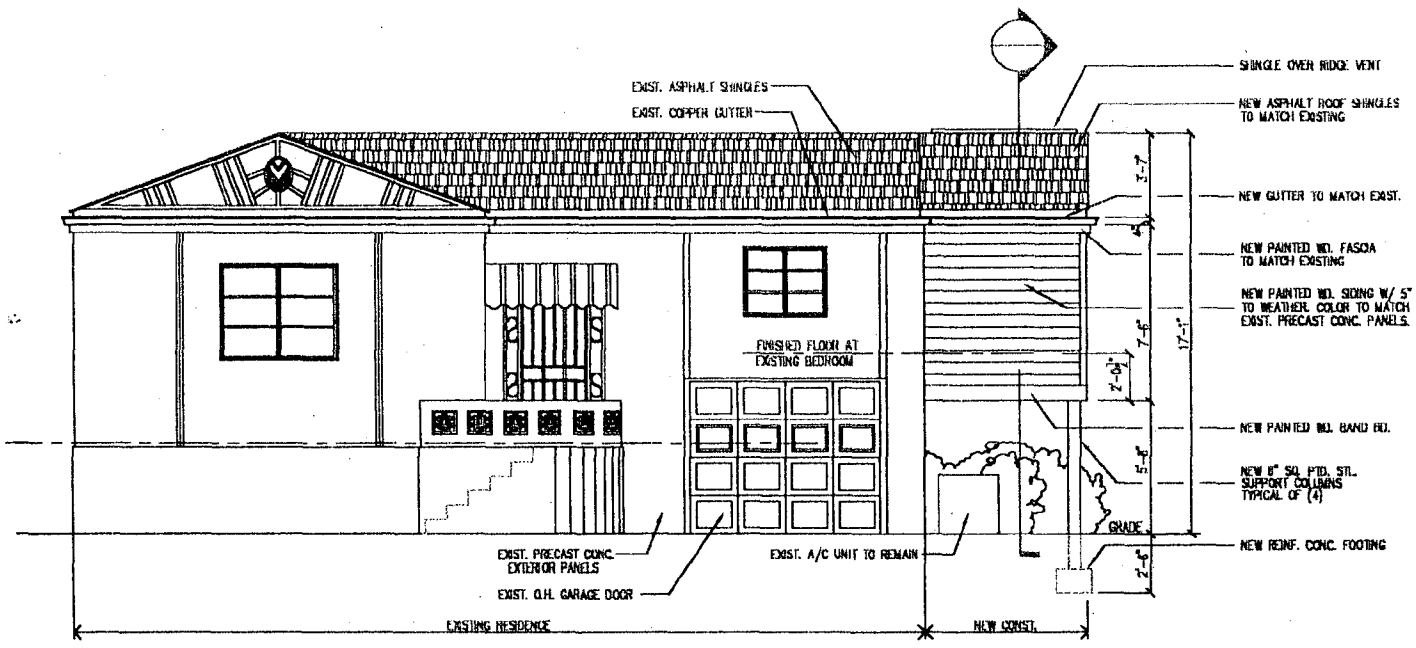


PROPOSED REAR ELEVATION

1/8" = 1'-0"

2



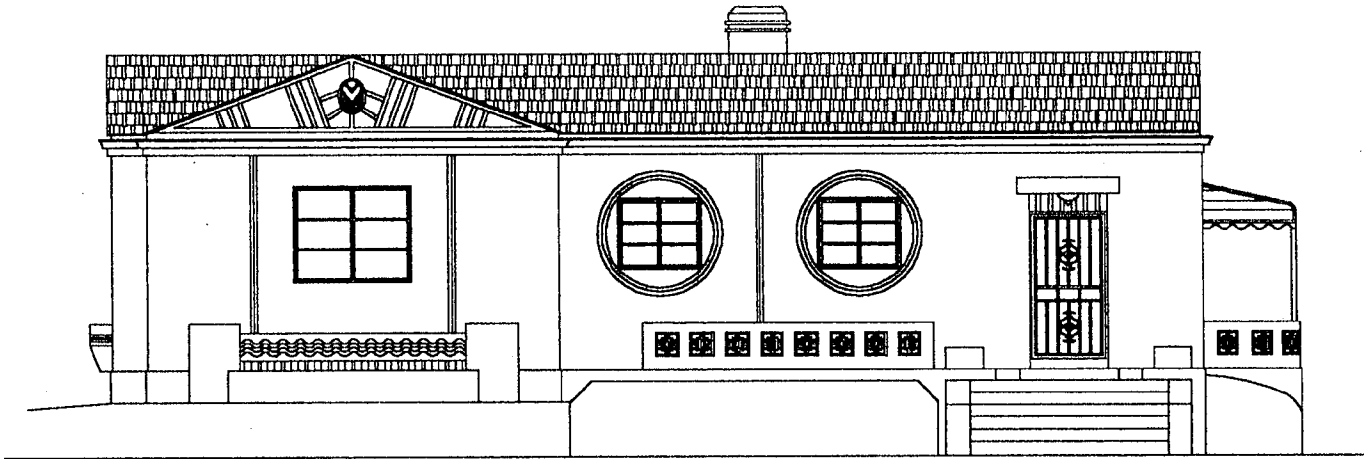


PROPOSED SIDE ELEVATION

1/8" = 1'-0"

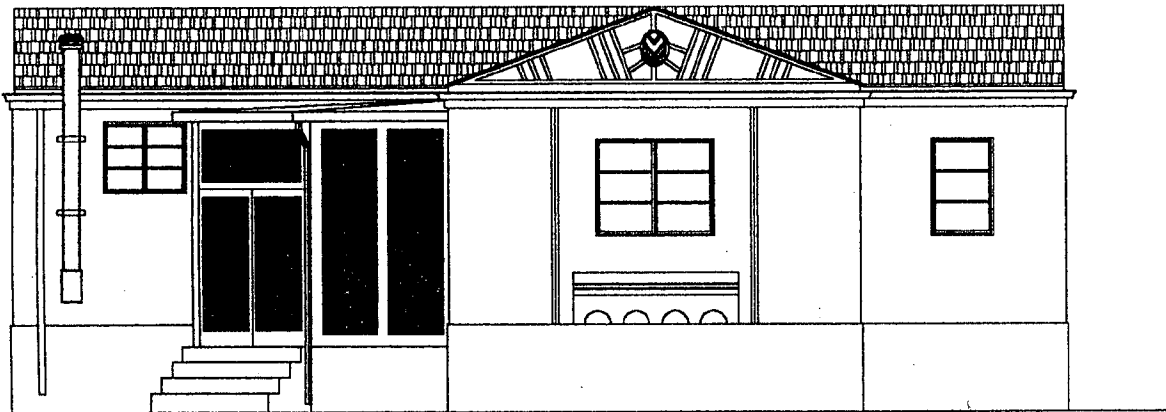
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25



FRONT ELEVATION
1/8" = 1'-0"

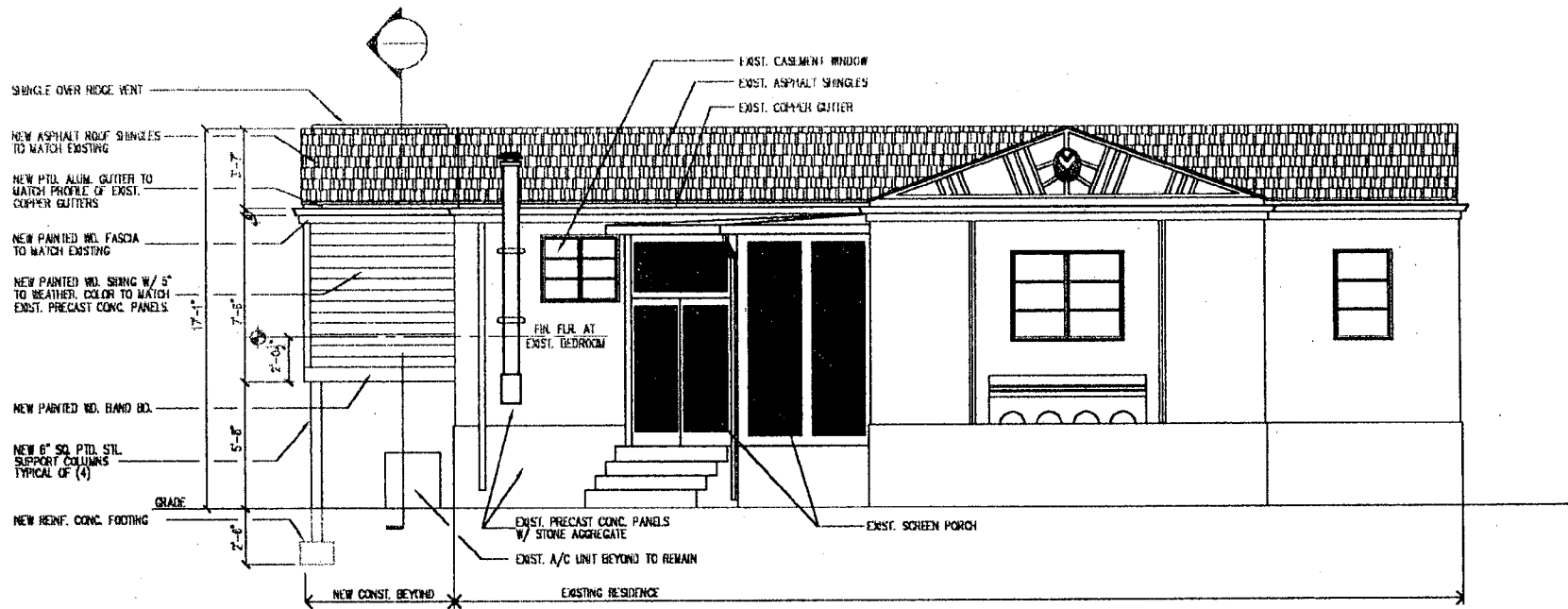
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EXIST. SIDE ELEVATION
1/8" = 1'-0"

4

13

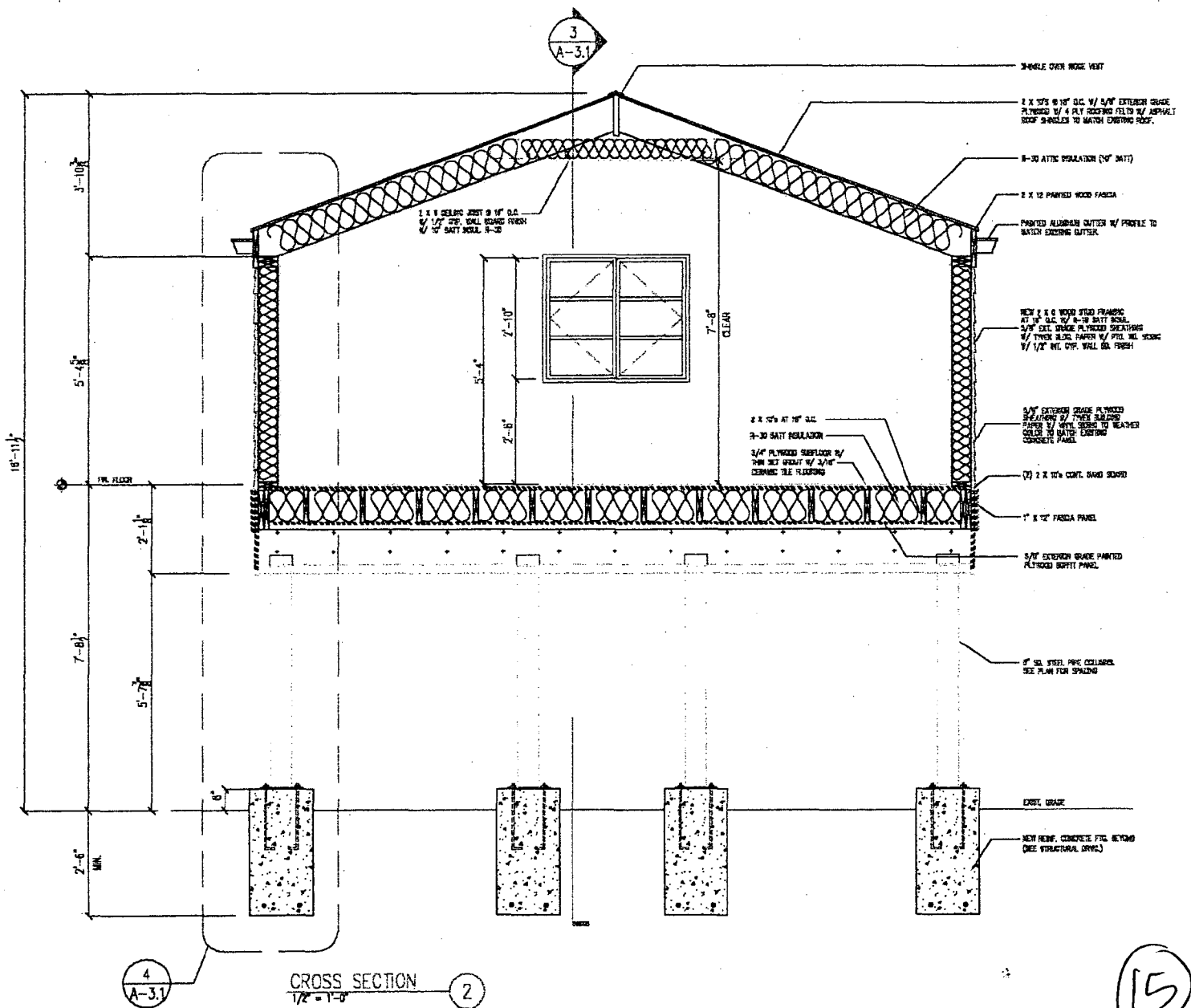


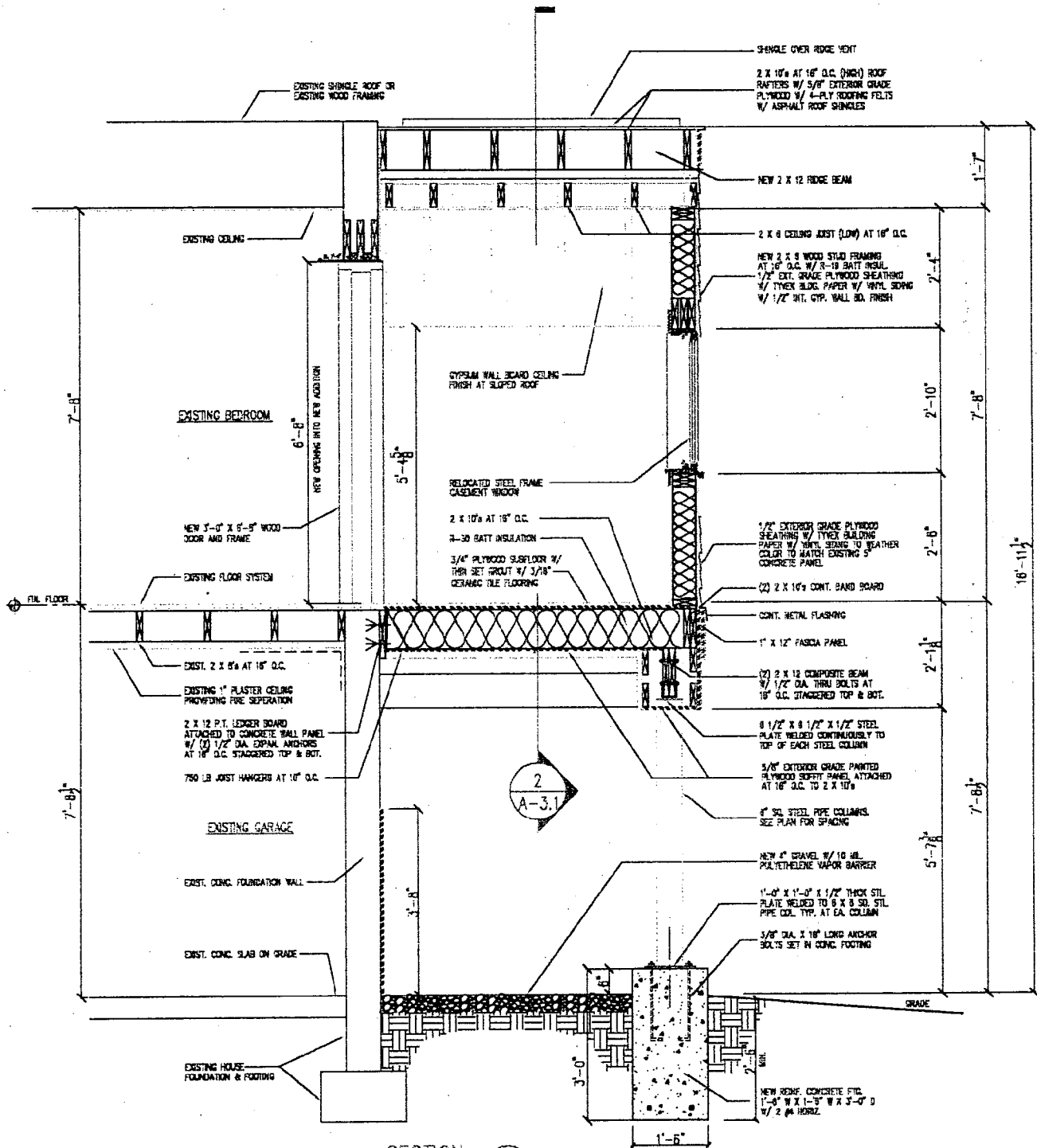
PROPOSED SIDE ELEVATION

1/8" = 1'-0"

3

14





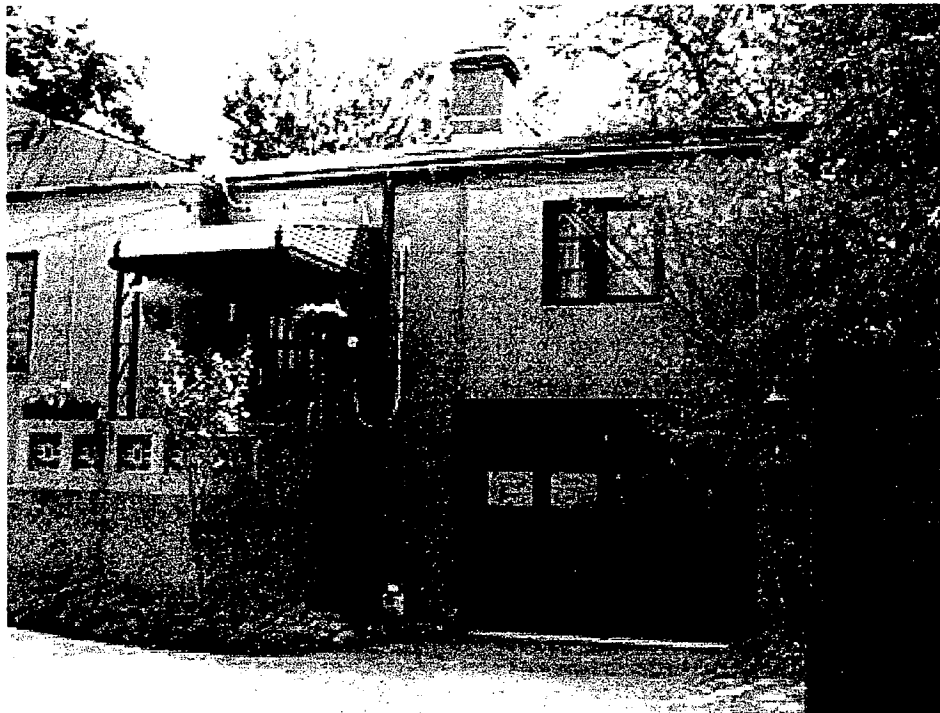
SECTION 3
3/4" = 1'-0"



SOUTH ELEVATION (REAR)



PARTIAL SOUTH ELEVATION WHERE PROPOSED
ADDITION WOULD BE LOCATED.



WEST ELEVATION (PARTIAL)



WEST ELEVATION (PARTIAL)

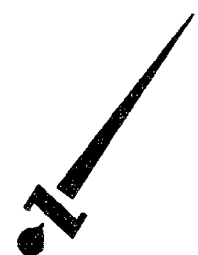
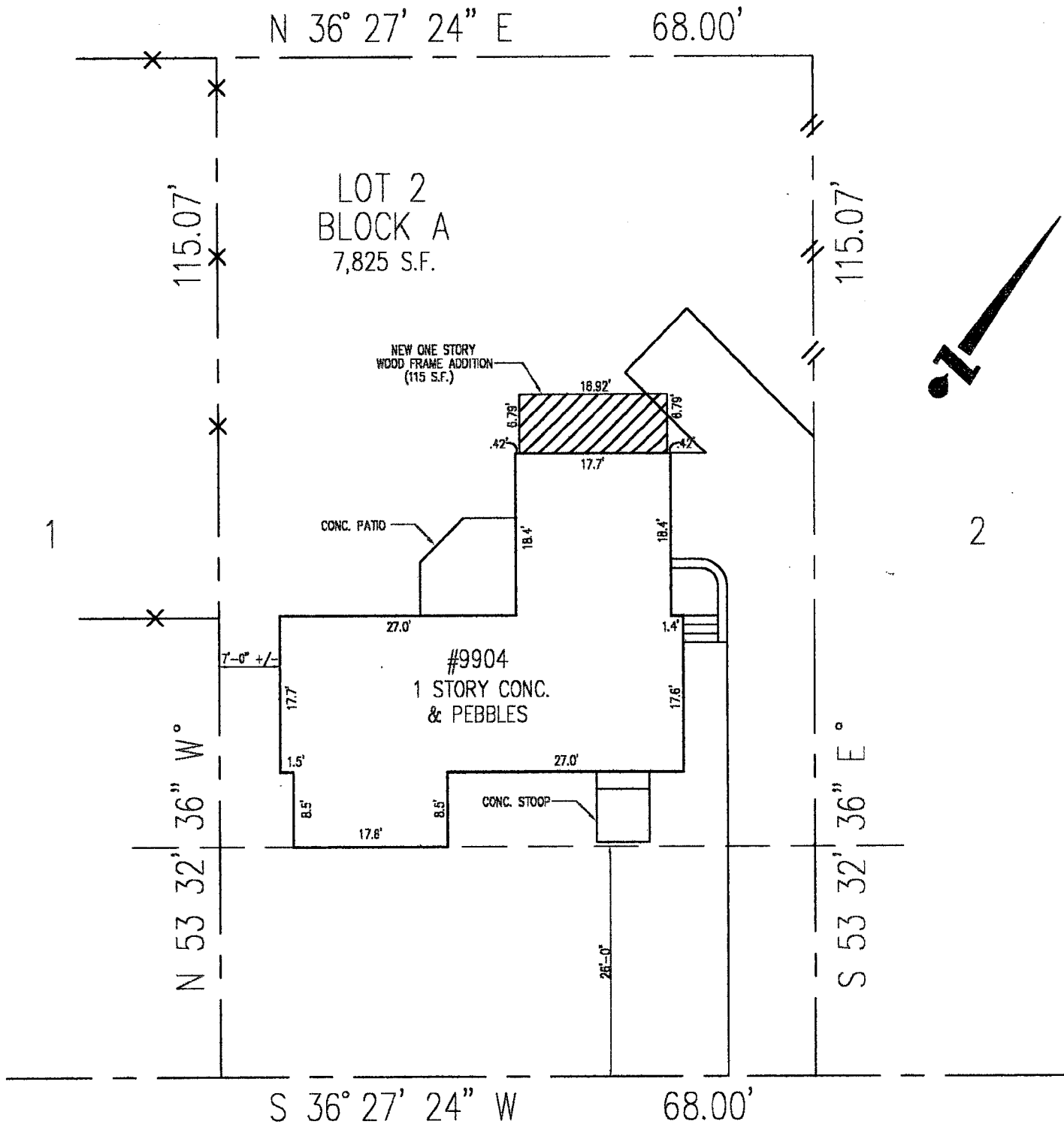
12

EAST ELEVATION



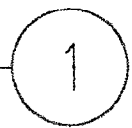


NORTH (FRONT) ELEVATION ON COLESVILLE RD.

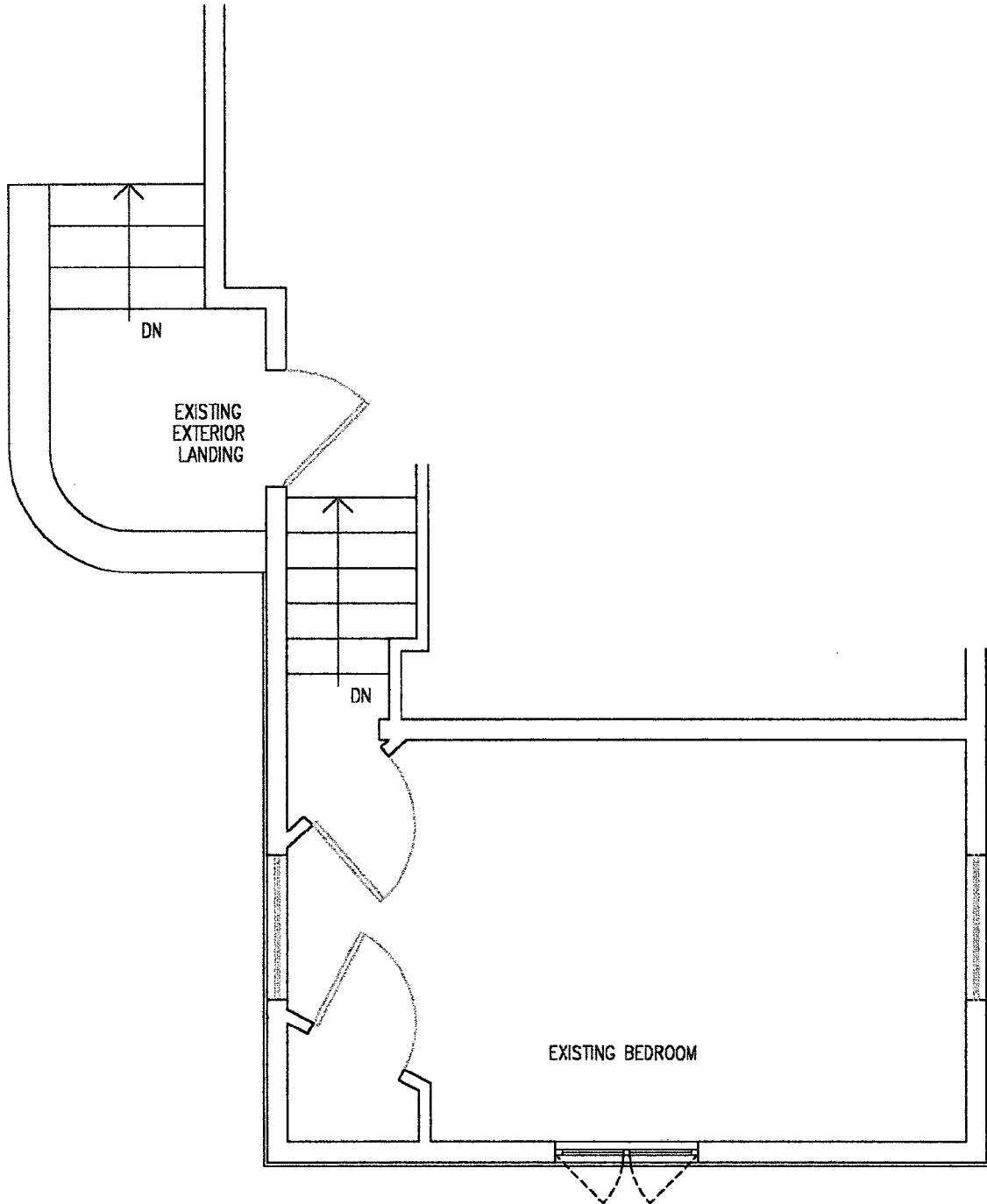


PLAN

1'-0" = 1/16"

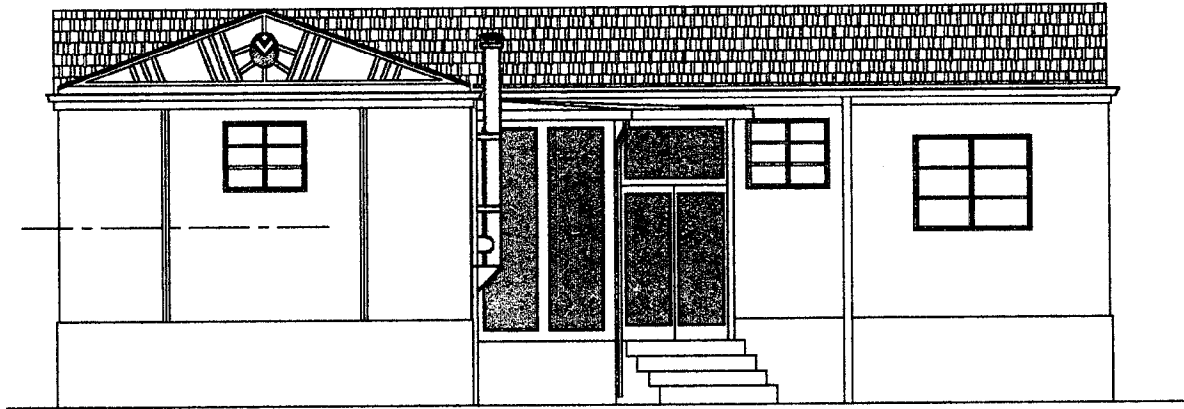


COLESVILLE ROAD



EXISTING
PARTIAL FLOOR PLAN
1/4" = 1'-0"

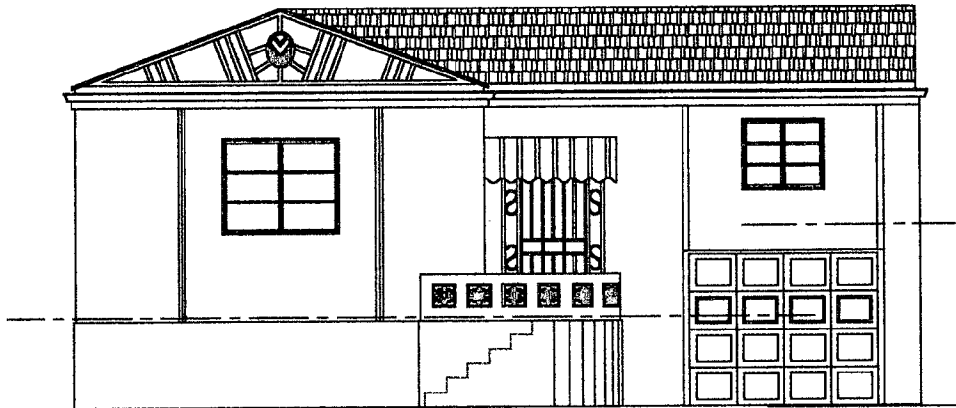
1



EXIST. REAR ELEVATION

$1/8" = 1'-0"$

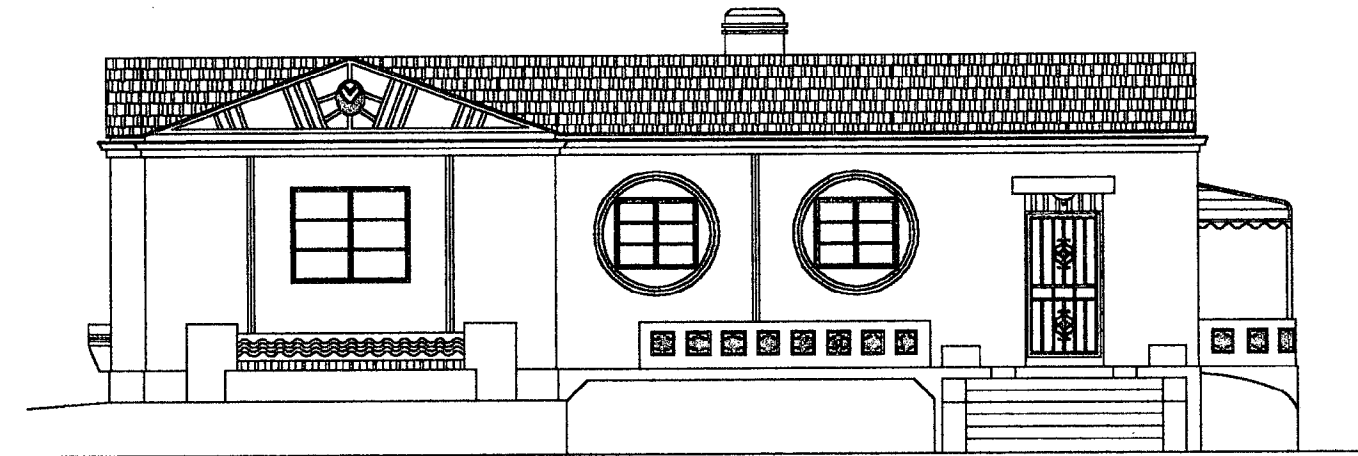
3



EXIST. SIDE ELEVATION

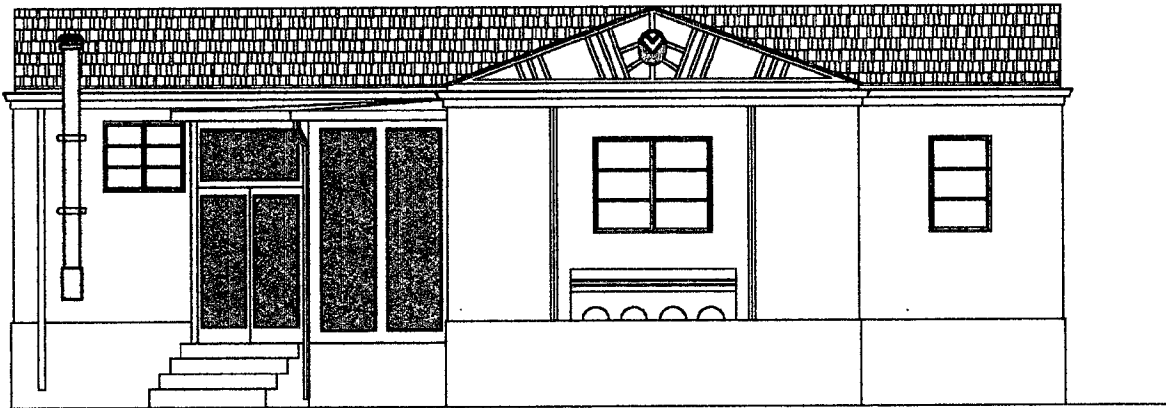
$1/8" = 1'-0"$

2



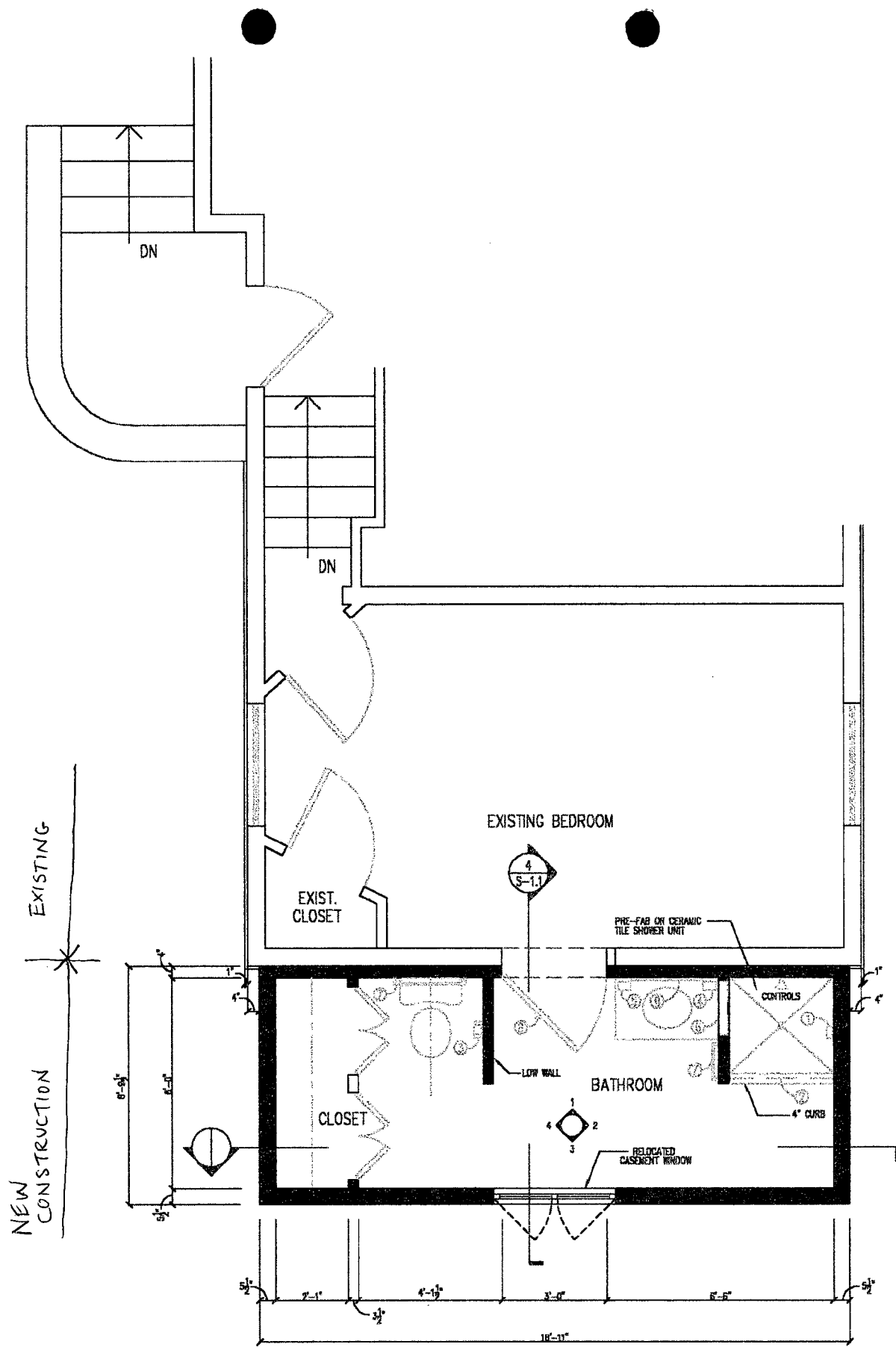
FRONT ELEVATION
 $1/8" = 1'-0"$

5

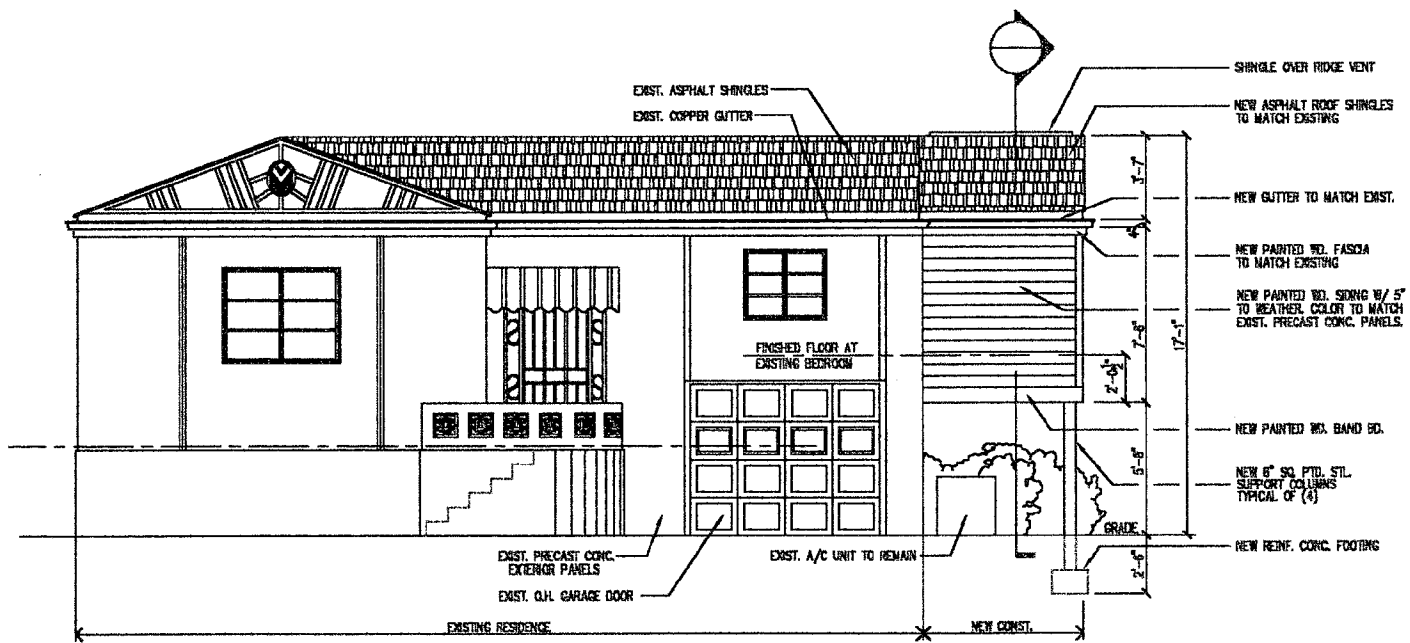


EXIST. SIDE ELEVATION
 $1/8" = 1'-0"$

4



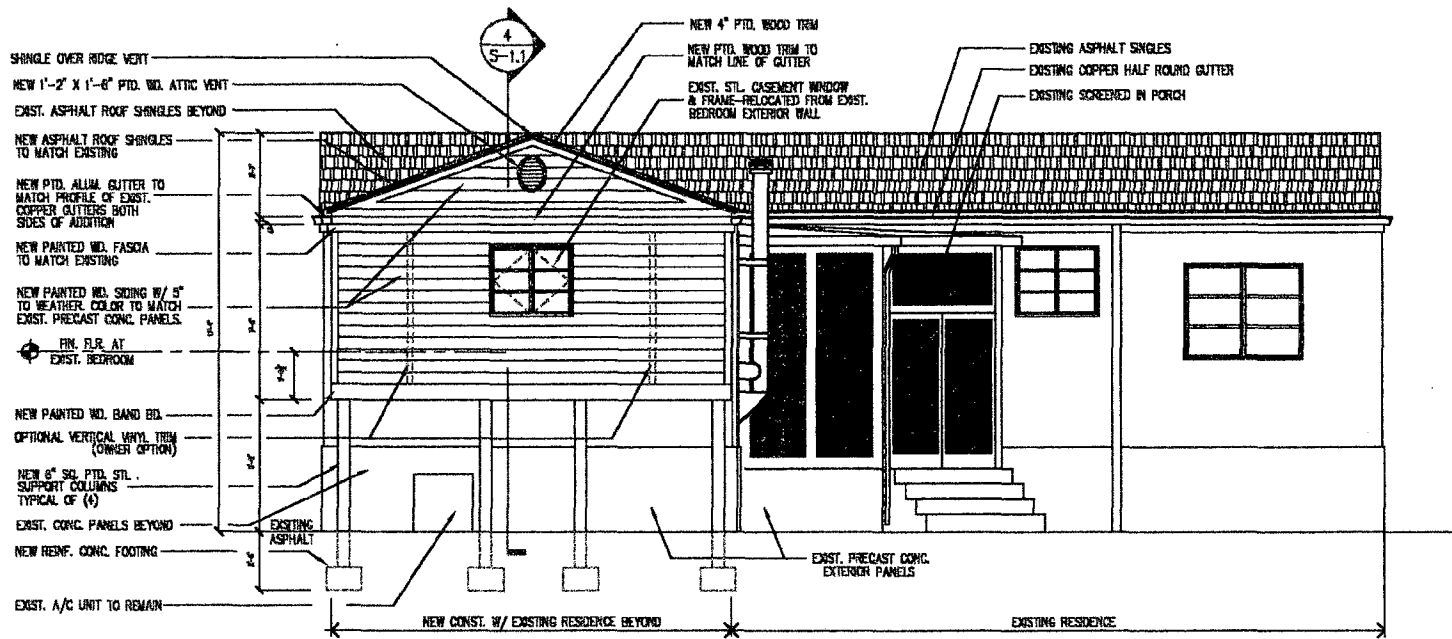
PARTIAL FLOOR PLAN ①
 1/4" = 1'-0"



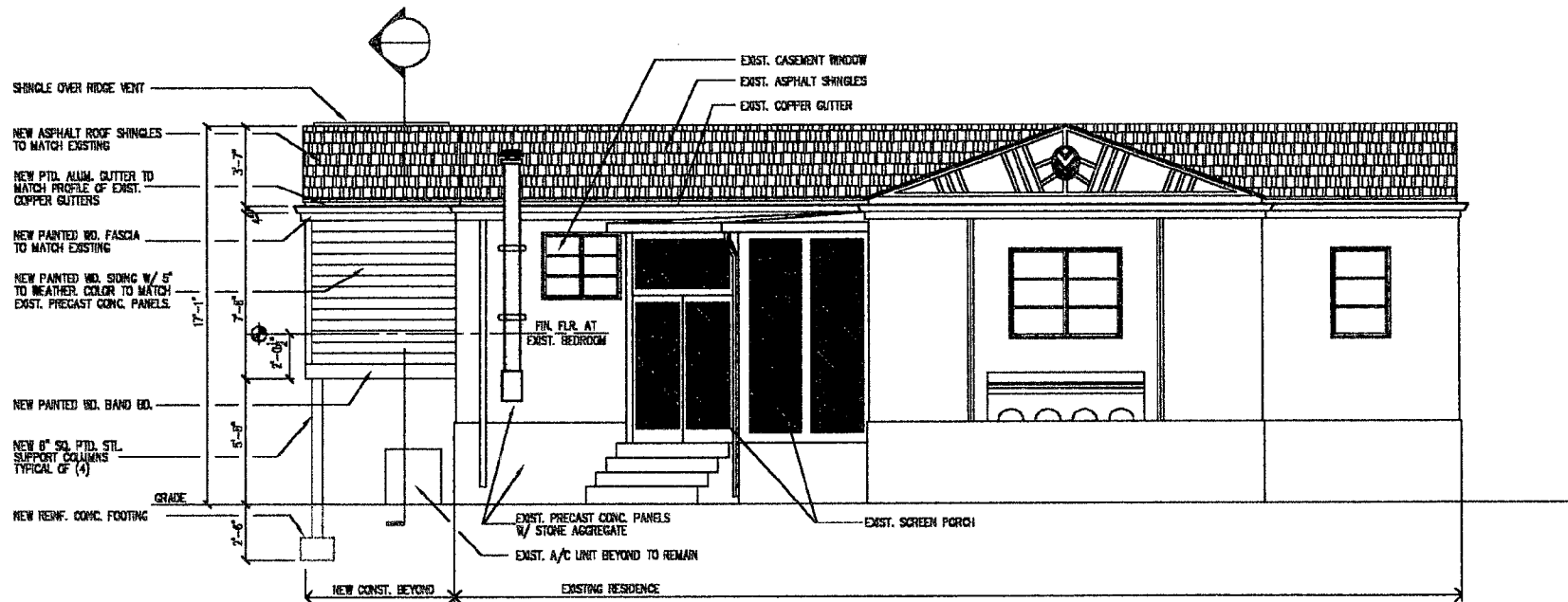
PROPOSED SIDE ELEVATION

1/8" = 1'-0"

1



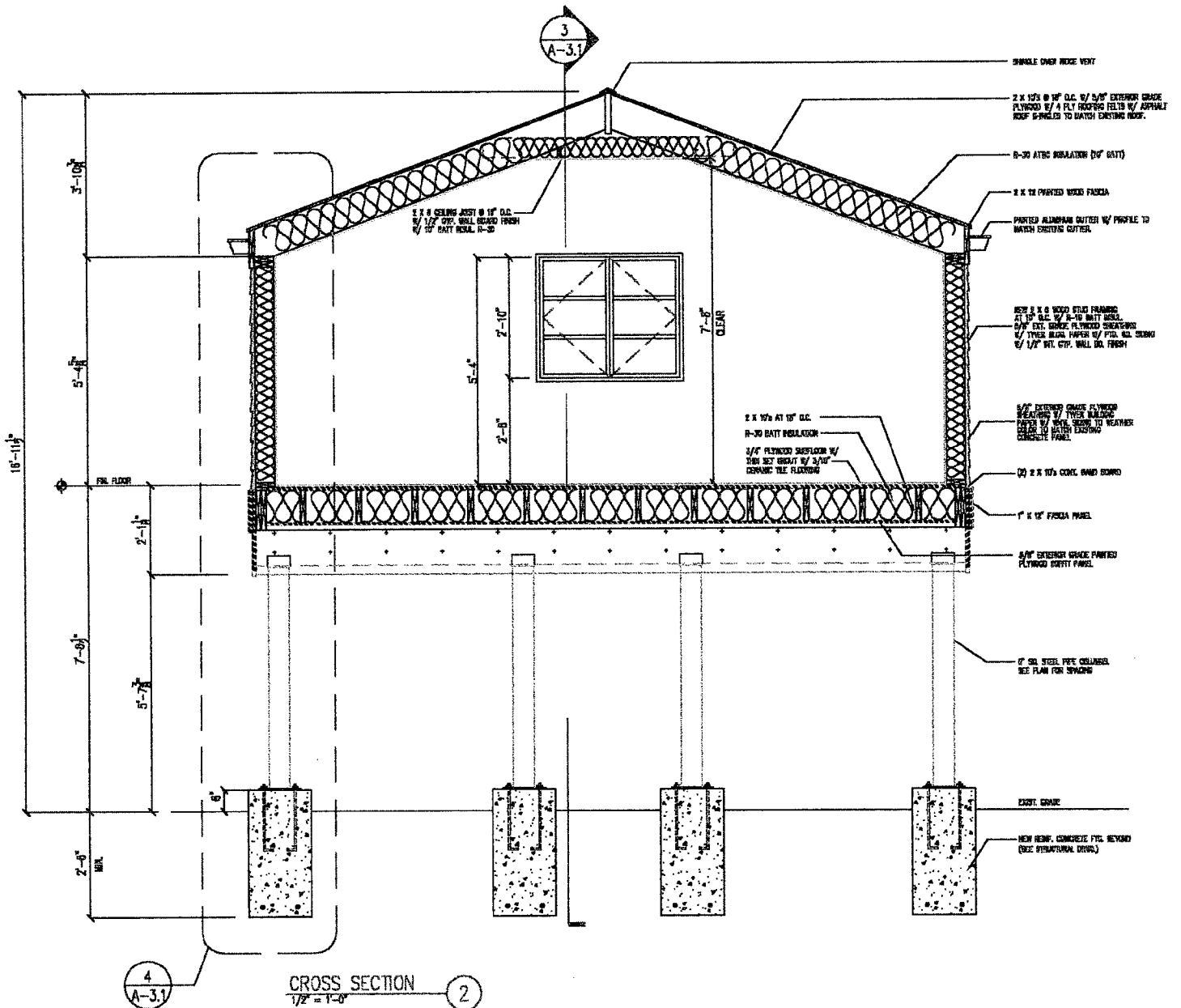
PROPOSED REAR ELEVATION (2)
 1/8" = 1'-0"

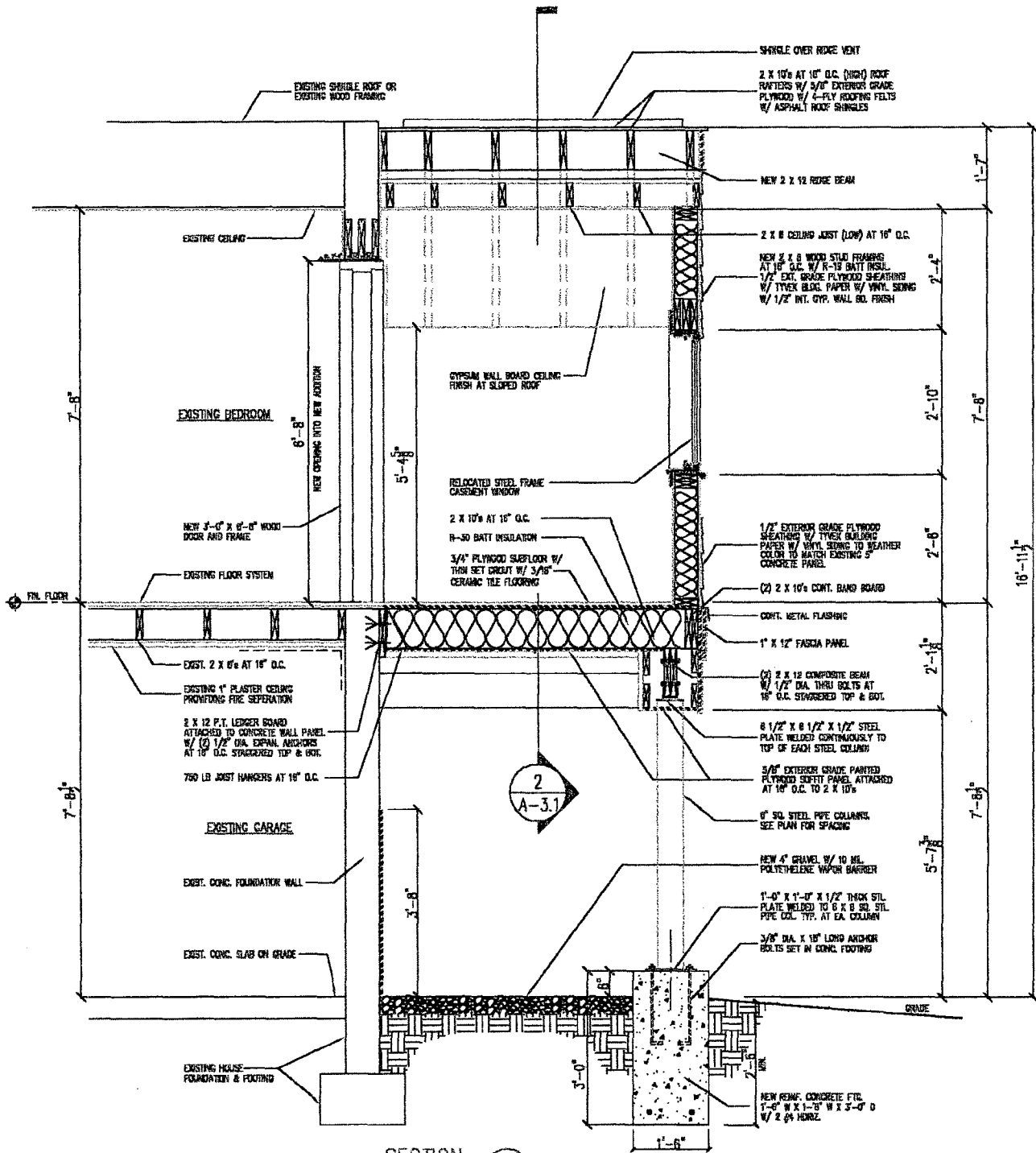


PROPOSED SIDE ELEVATION

1/8" = 1'-0"

3

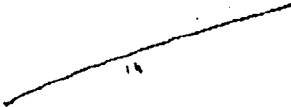




SECTION 3
3/4" = 1'-0"

page 2 of 2

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

Owner's mailing address MRS. RENATA GOULD 9904 COLESVILLE RD. SILVER SPRING, MD 20901	Owner's Agent's mailing address 
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Adjacent and confronting Property Owners mailing addresses

ADJACENT: MRS. RACHEL DOWNS 9908 COLESVILLE RD. SILVER SPRING, MD 20901	
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ADJACENT: MR. TOM BASS * 5433 ASHLEIGH RD. FAIRFAX, VA 22030	
--	--

CONFRONTING: MR. TOM BASS * 5433 ASHLEIGH RD. FAIRFAX, VA 22030	
---	--

CONFRONTING ACROSS RT. 25 MONTGOMERY COUNTY PUBLIC SCHOOLS "BLAIR H.S." # 51 UNIVERSITY BLVD. EAST, SILVER SPRING, MD, 20901	
--	--

g addresses noticing table

* these two houses are occupied
by Mr. Tom Bass' tenants