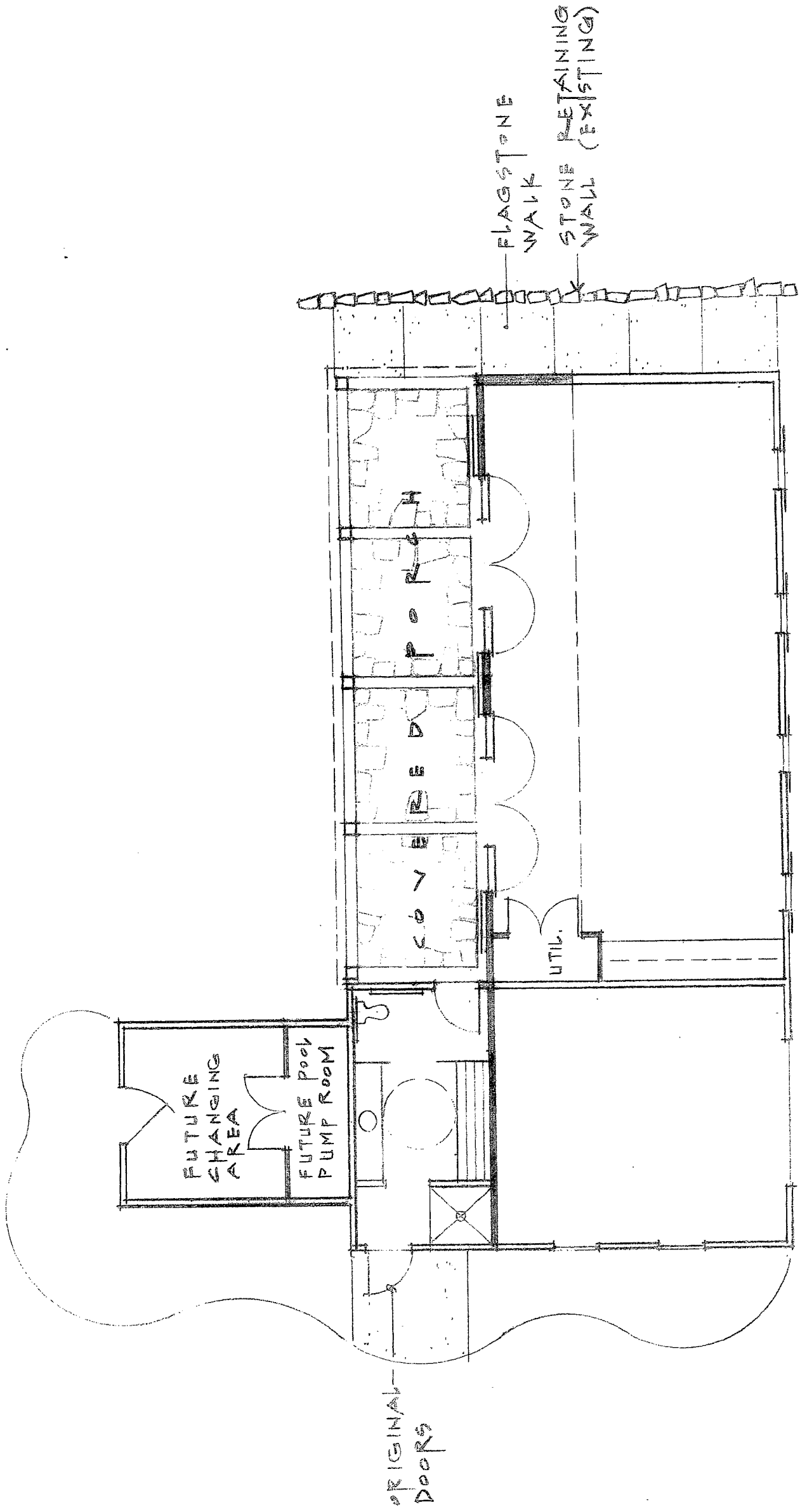


14800 Swineca Road, Danvers, MA
(IPC Case # 24/29-09A)
Mistake Plan Site. Samia Thomas, Vineyard Farm



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/14/09

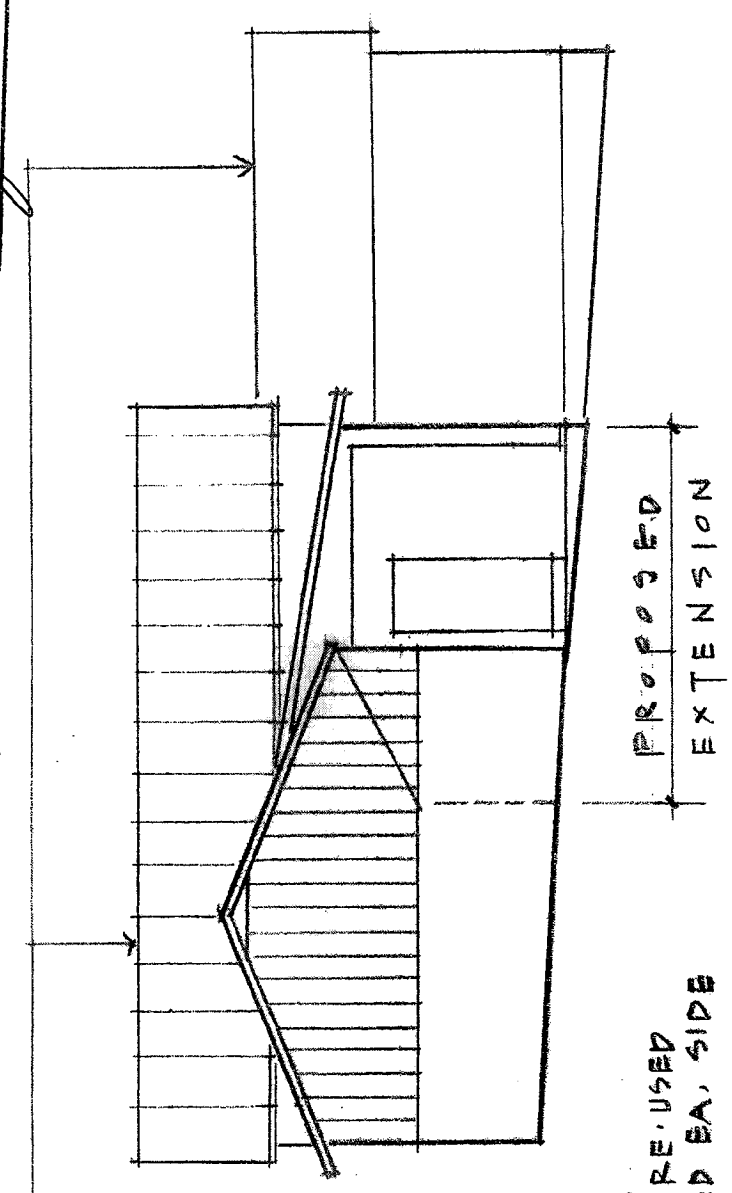


CA. 17.09

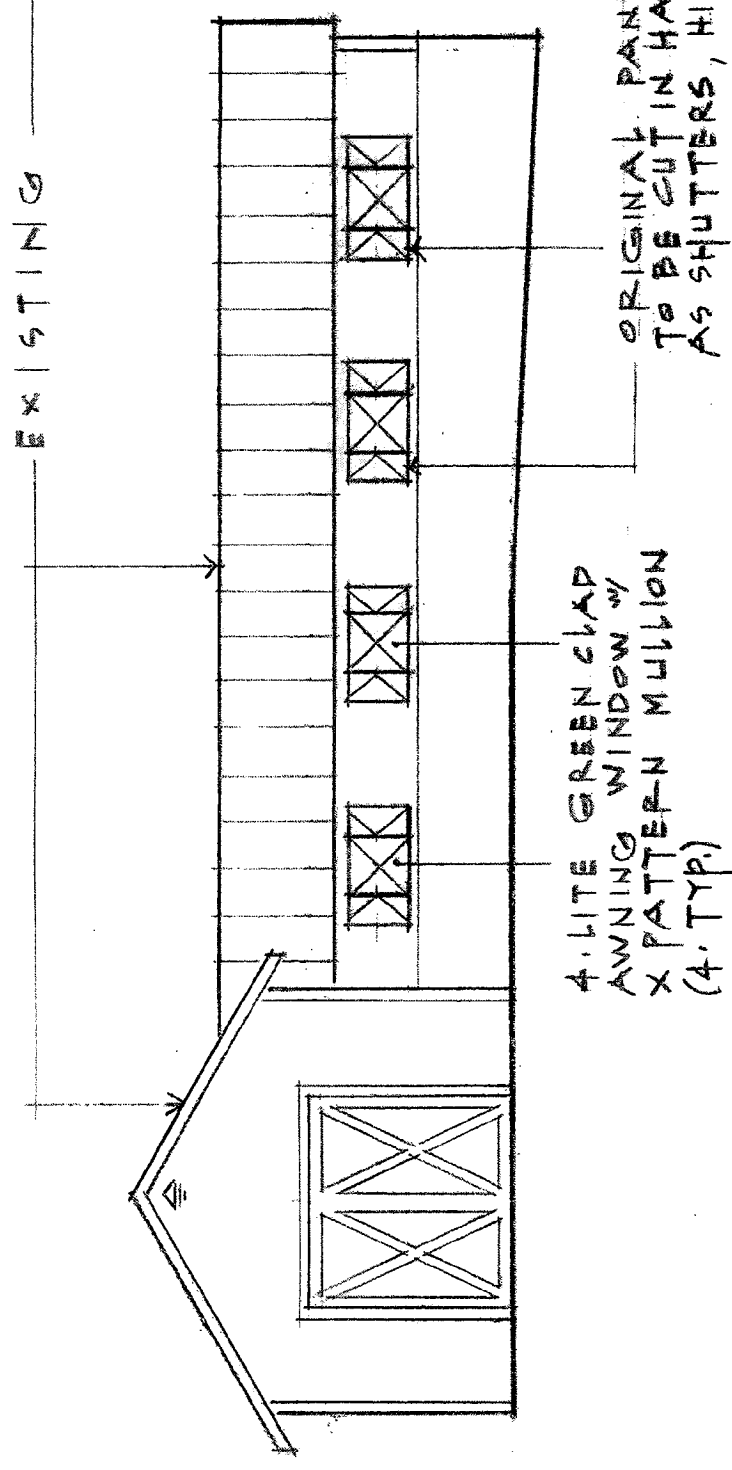
RALPH HURST
architect
PO BOX 336
WASHINGTON GROVE, MD
20880
(301) 948-4210

14800 SENECA ROAD

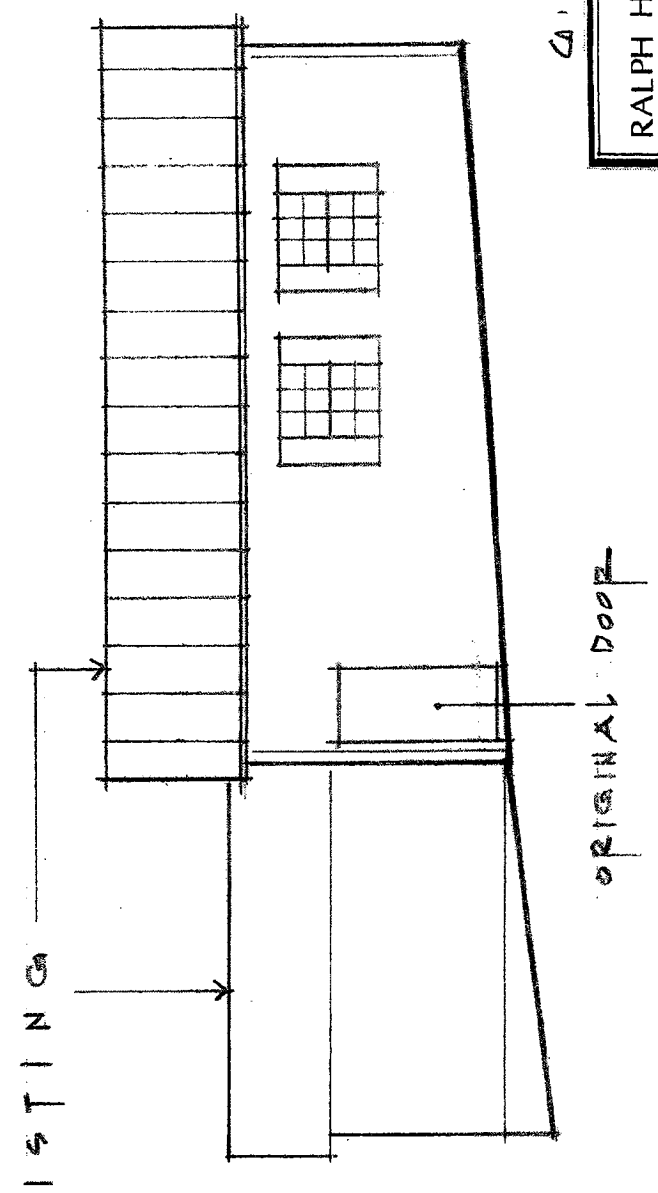
APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature] 8/14/09



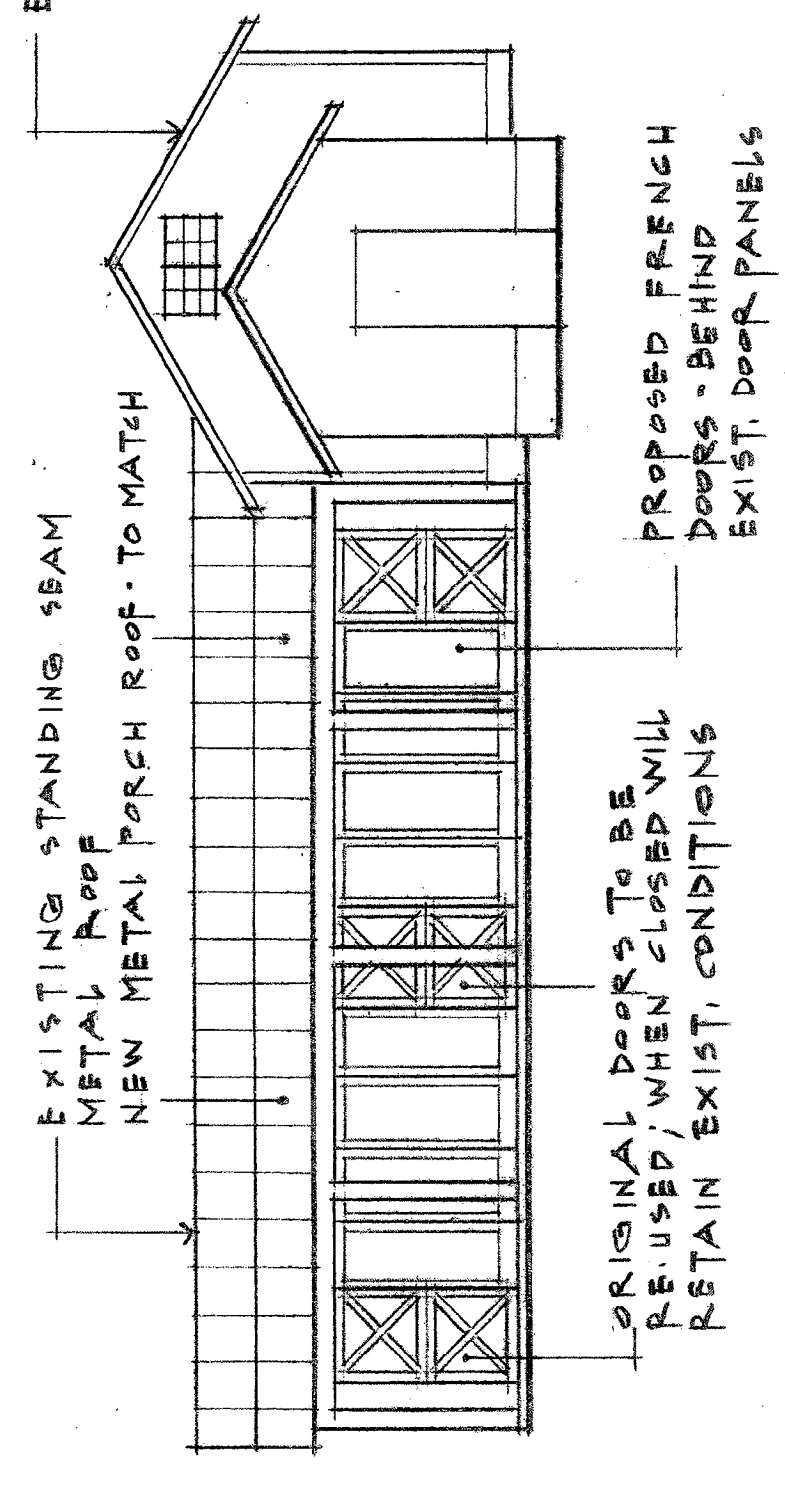
SIDE



FRONT 1/8" SCALE



SIDE



REAR

0117109
 RALPH HURST
 architect
 PO BOX 336
 WASHINGTON GROVE, MD
 20880
 (301) 948-4210

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 24/29-09A), for alterations to stable and patio installation at 14800 Seneca Road, Darnestown, Individually Designated Master Plan Site, #24/29, Samuel Thomas Magruder Farm

DATE: September 23, 2009

BACKGROUND: On August 12, 2009 the HPC reviewed and approved with no conditions a Historic Area Work Permit application to extend the existing southern (rear) wall of a non-original accessory structure located on the site. The proposed alterations included extending the existing wall 6' to enlarge what will become a great room activity area. The proposal also included extending the existing standing seam metal roof overhang beyond the new wall plane to create a covered outdoor patio area for access to a proposed bathroom.

REVISED PROPOSAL: The revised proposal maintains the same design intent and material treatments as the original design, but extends the rear wall plane an additional 5' to include the bathroom access door as an interior space for the future great room activity area. The proposed roof overhang and patio area will become smaller as a result of the proposed extension.

H. Richard Gault & Nancy J. Slomowitz

September 18, 2009

Josh Silver
Maryland National Capital Park and Planning Commission
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910
Voice: (301) 563-3400
FAX: (301) 563-3412
E-Mail: josh.silver@mncppc-mc.org

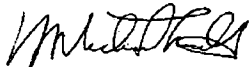
Re: Stable/Garage Renovation - Samuel T. Magruder House

Josh:

Please accept this request to modify the plan presented in our Historic Area Work Permit to remodel the Stable/Garage building of the Samuel T. Magruder property, which is listed on the Montgomery County Master Plan for Historic Preservation.

I hope that the attached revised drawings meet with your approval. If you have any questions, please feel free to call me during the day at (202) 366-0465 or on my cell phone at (301) 502-3665.

Sincerely,



H. Richard Gault

Description of Change

In the original plan, the new bathroom was to have two external doors, one on either side (east and west) to match the current configuration. This was done primarily to retain the original look and feel of the structure. However, after some thought, we realized that, even with a significant overhang for protection, it would be inconvenient to walk outside from the new space to the bathroom.

We reviewed the structure again and realized that it would be possible to have the bathroom door within the new recreation room without significantly altering the structure or the look and feel. In addition, we would be able to locate a side entrance into the new space on the west side of the structure (the barn side). This will facilitate entry into the space without having to open the main doors on the southern side of the structure, which are intended for entertaining rather than general use.

The change we are proposing is to move the south wall approximately 5 feet further to the south, to just past the edge of the bathroom door. This will result in the door to the bathroom being inside the new space. We will also cut a doorway into the barn-side (west) of the new space..

There will be no change to the appearance of the southern exposure.

This change will make the interior of the new structure much more comfortable with no impact to the exterior structure and appearance.

See attached drawings for more detail.

Attachment 2

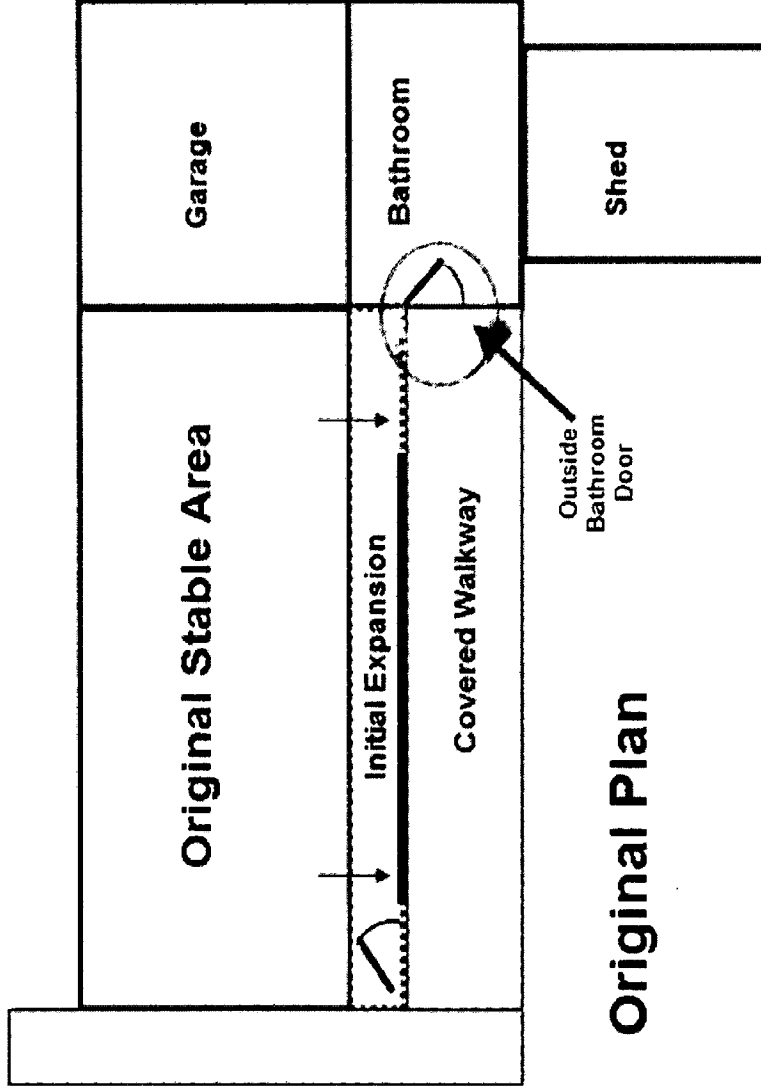
Revised Architectural Plan

To be provided by contractor.

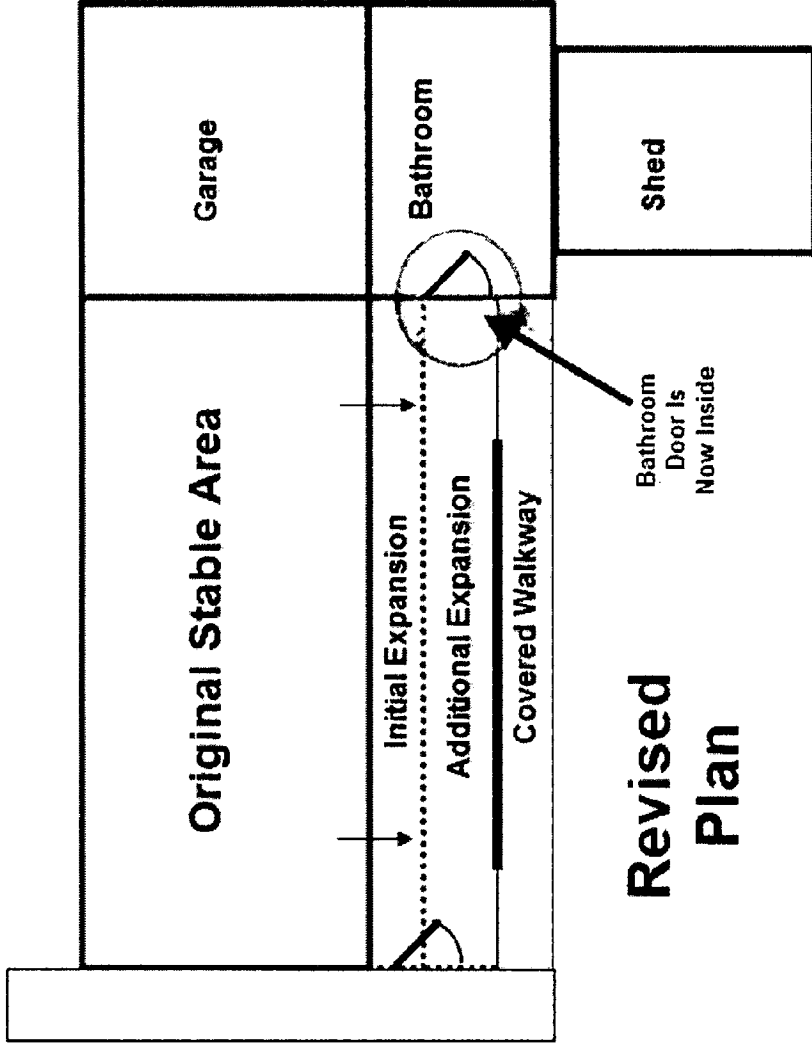
Attachment 1

Proposed Changes

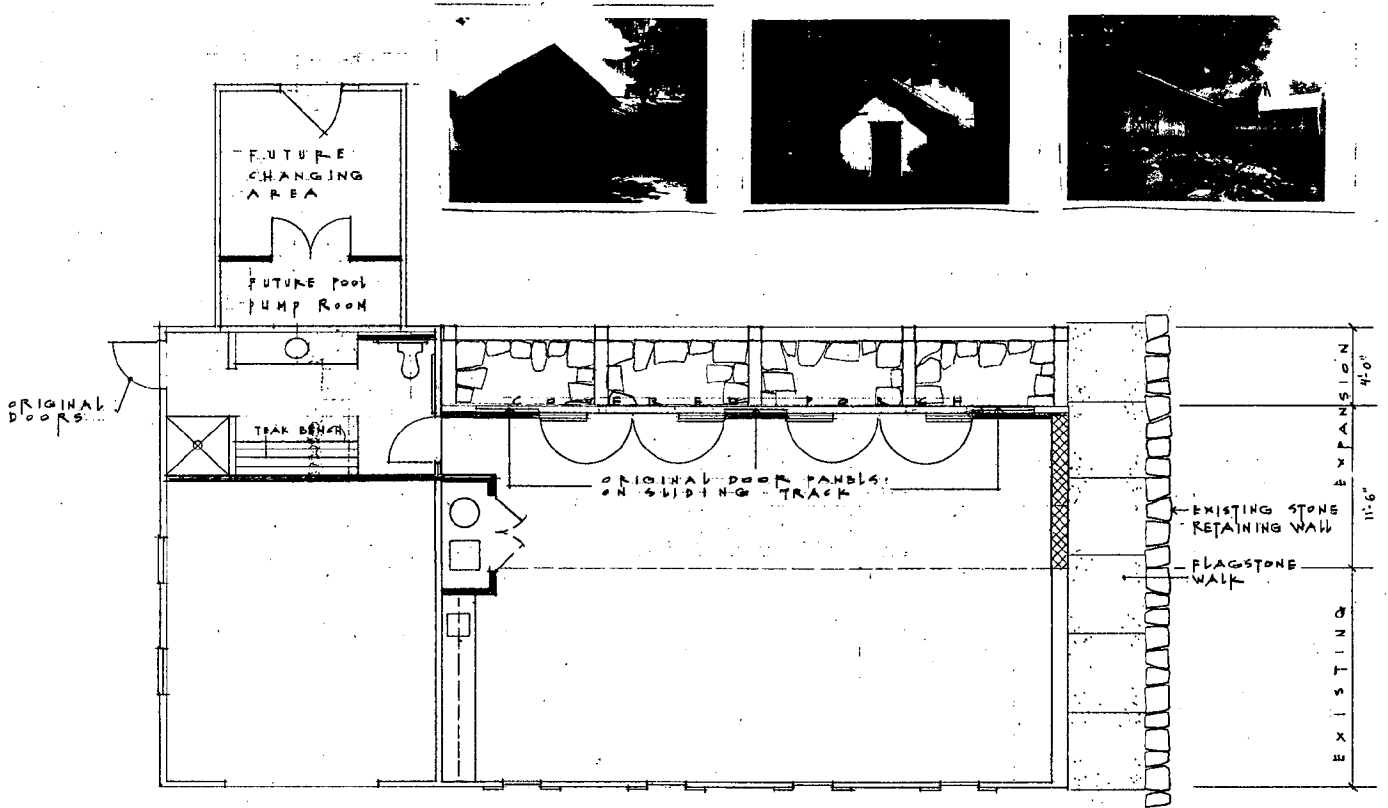
Original Plan: The diagram below shows the initial expansion of the stable area, moving the south wall approximately 6 feet to the south, leaving the bathroom accessible only from the outside.



The revised [requested] plan will move the south wall an additional 5 feet to the south, making the bathroom accessible from the inside of the new space. In addition, there will be space on the west wall (facing the barn) to create a side entry, making it unnecessary to cut a door into the exposed (southern) side of the structure.



Revised Plan



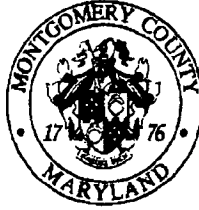
FLOOR PLAN

1/4" scale

14800 SENECA ROAD
DAIRY BARN

RALPH HURST
architect
PO BOX 335
WASHINGTON GROVE, MD
(301) 948-4219

6.17.09



F

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #514953, alterations to stable and patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the August 12, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Nancy Slomowitz & H. Richard Gualt

Address: 14800 Seneca Road, Darnestown

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





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

Historic
514953

Contact Person: Rick Gault

Daytime Phone No.: (301) 502-3665 (cell)

Tax Account No.:

Name of Property Owner: Nancy J. Slomowitz & H. Richard Gault Daytime Phone No.: (301) 502-3665 (cell)

Address: 14800 Seneca Road Darnestown MD 20874
Street Number City Street Zip Code

Contractor: Irwin Design and Build Inc (IDB) Phone No.: (202) 747-3777

Contractor Registration No.: MHBR# 5734 / MHIC# 124018

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 14800 Street: Seneca Road

Town/City: Darnestown Nearest Cross Street: Deakins Lane

Lot: 3 Block: Subdivision: 75

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]

Signature of owner or authorized agent

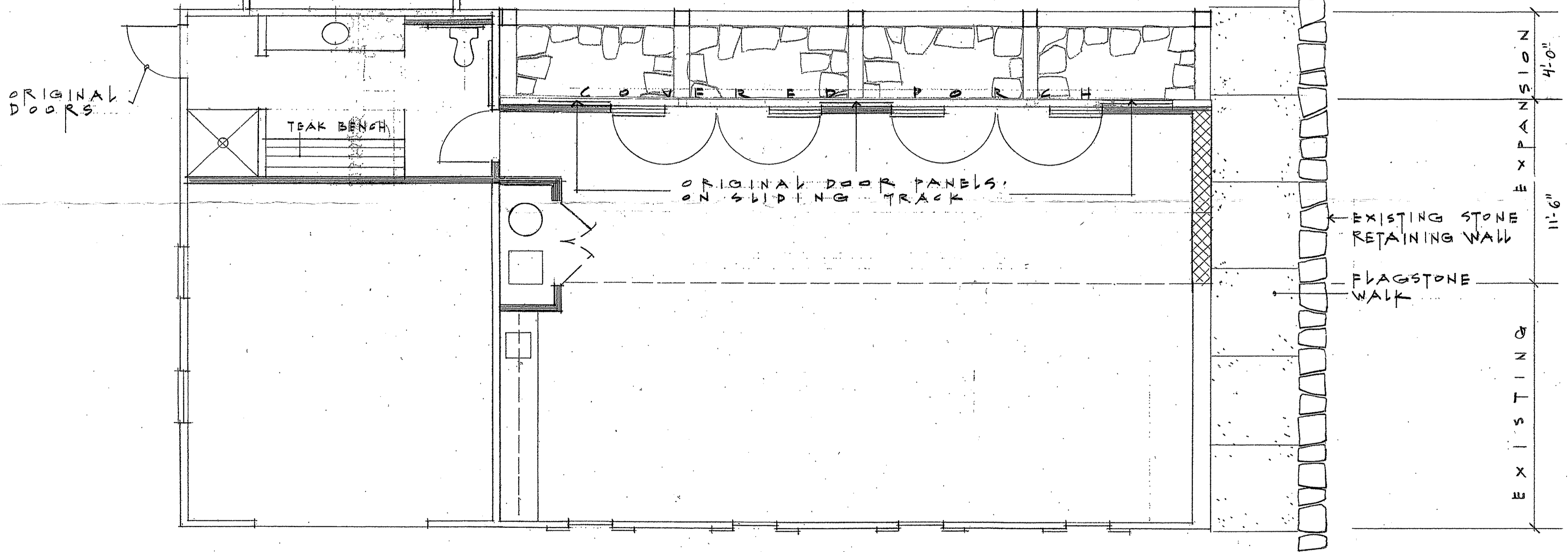
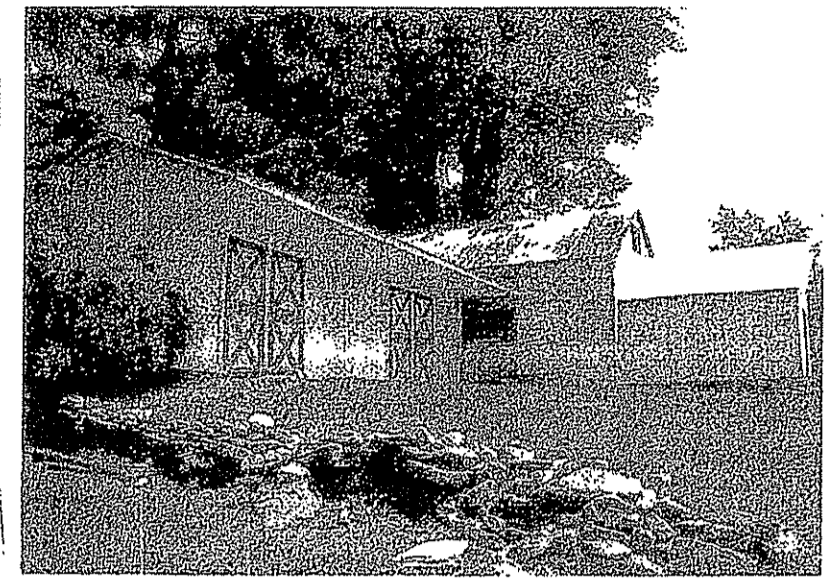
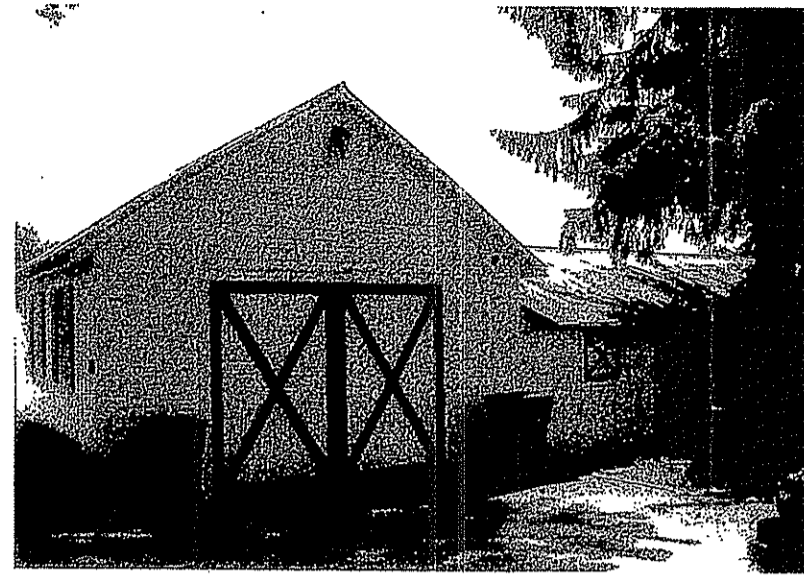
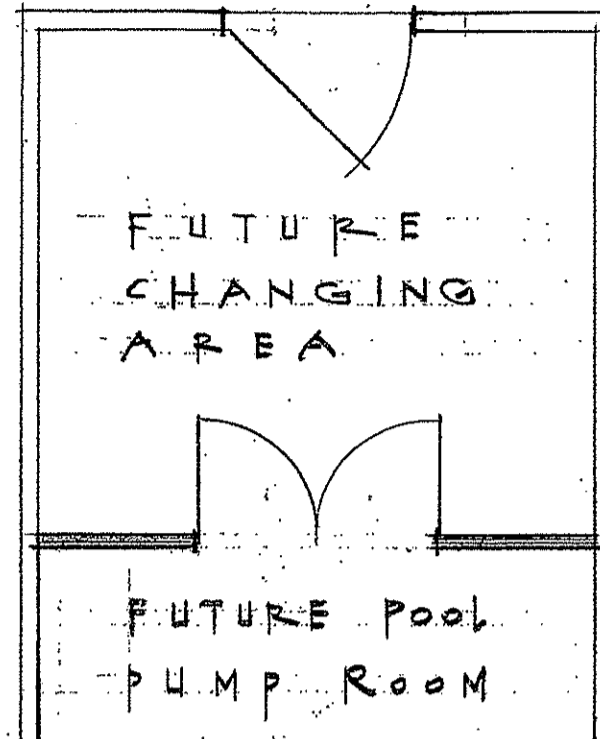
6/24/09

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 8/13/09

Application/Permit No.: _____ Date Filed: 6/26/09 Date Issued: _____



FLOOR PLAN
1/4" SCALE

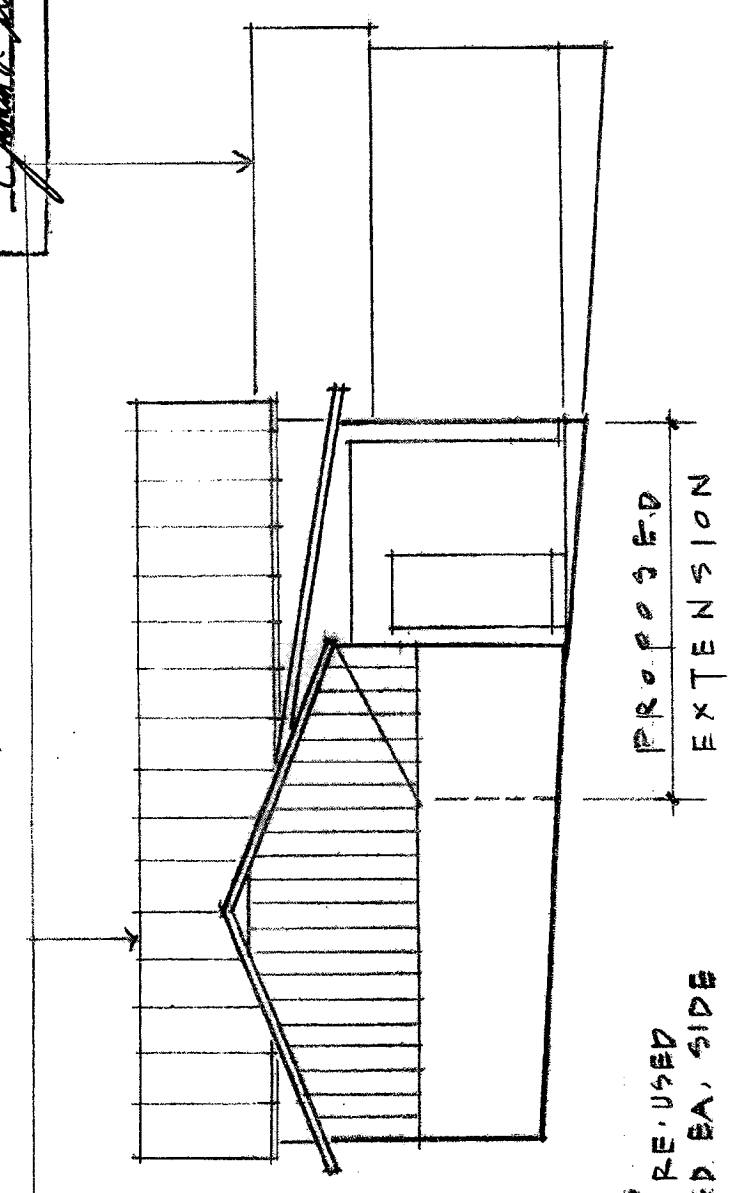
14800 SENECA ROAD
DAIRY BARN

APPROVED
Montgomery County
Historic Preservation Commission
Ralph Hurst 10/26/09

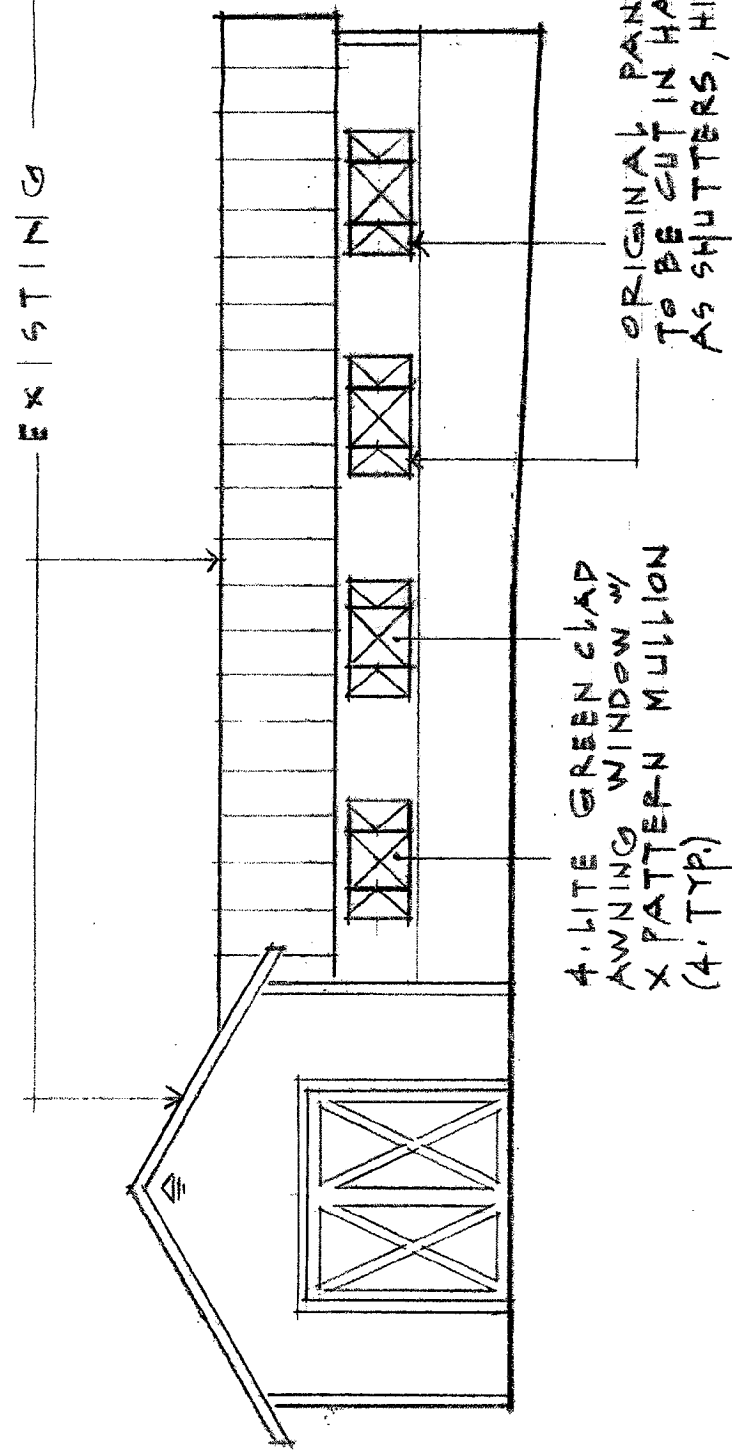
RALPH HURST
architect
PO BOX 336
WASHINGTON GROVE, MD
20886
(301) 948-4210

G.17.09

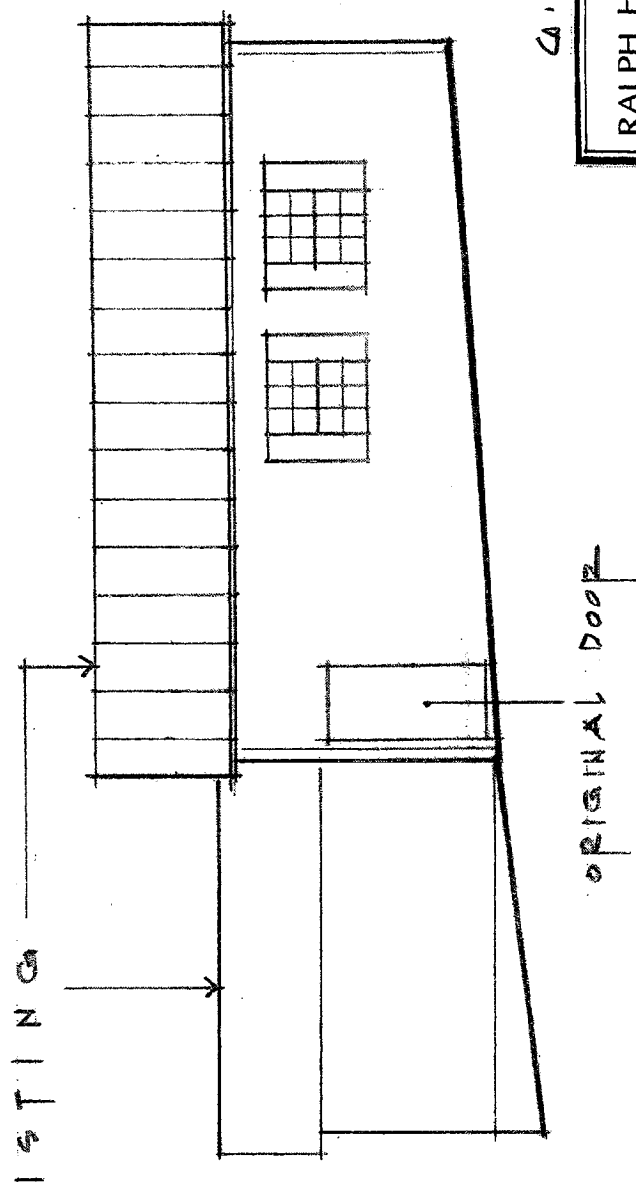
APPROVED
 Montgomery County
 Historic Preservation Commission
 10/28/09
 [Signature]



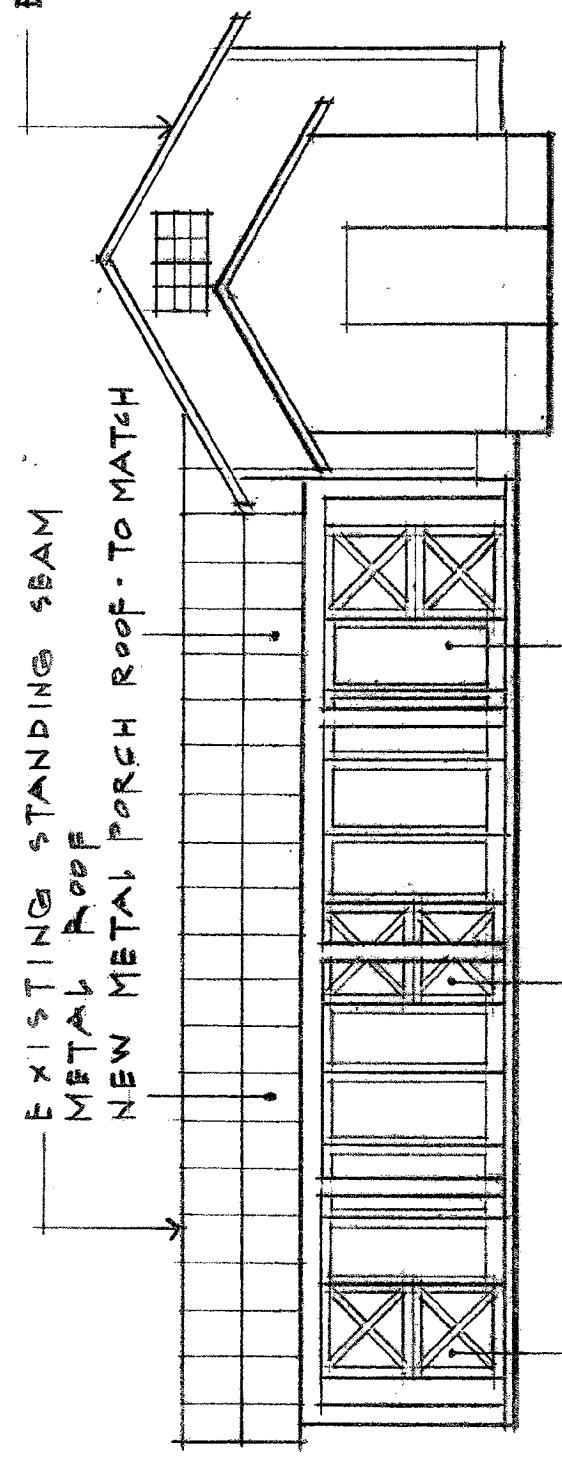
SIDE



FRONT 1/8" SCALE



SIDE



REAR

ORIGINAL DOORS TO BE REUSED; WHEN CLOSED WILL RETAIN EXIST. CONDITIONS

CA 17109
 RALPH HURST
 architect
 PO BOX 336
 WASHINGTON GROVE, MD 20686
 (301) 948-4210

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14800 Seneca Road, Darnestown	Meeting Date:	8/12/2009
Resource:	Individually Designated Master Plan <i>Site</i> #24/29, Samuel Thomas Magruder Farm	Report Date:	8/5/2009
Applicant:	Nancy Slomowitz and H. Richard Gualt	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	No
Case Number:	24/29-09A	Staff:	Josh Silver
PROPOSAL:	Alterations to stable and patio installation		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan *Site*
STYLE: Greek Revival (Main House)
DATE: c1830; c1850s

The Samuel Thomas Magruder Farm is historically significant for its function during the Civil War as headquarters for the Union Army and station for the U.S. Signal Corps. Strategically located on a high point of land overlooking the Potomac River, the recently built and commodious farmhouse was the headquarters for General Nathaniel Banks and his staff, in 1861. The U.S. Signal Corps operated a station built in a large chestnut tree on the farm, relaying signals between Sugarloaf Mountain and Washington, D.C. A topographic camp was also established on the site at the time.

The earliest section of this house is the rear ell, likely built in the 1830s. The front section, built by Samuel Thomas Magruder probably in the late 1850s, exhibits Greek Revival influence, including flush board siding on the main façade, wide cornice, and full pediments in both gable ends.

Outbuildings on the property include a mid 19th century bank barn west of the house, early 20th century dairy house that was converted into a tenant house in the mid 20th century, and a mid 20th century garage and attached stable.

PROPOSAL

Note: *All proposed alterations will occur at the rear of the building. The subject building is outside the period of significance associated with the site. The subject building proposed for expansion was constructed c1950.*

The applicants are proposing to expand the existing southern wall of a non-contributing stable building by

approximately 6' and extend the existing standing seam metal roof overhang to create a covered outdoor patio area. The proposed expansion will maintain the same general roof form, style and materials specifications as the existing stable building. The proposal also includes the installation of a brick patio below the proposed roof overhang extension and the installation of one wooden exterior door on the building located behind the existing garage. The proposed door will match the existing doors on the building. Materials treatments include concrete block foundation and walls and a standing seam metal roof. The existing doors on the southern wall will be removed and reused on the new wall to maintain the appearance of the building as a stable. There will be no impact to the front elevation.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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, 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.

The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed building expansion and patio installation projects at the subject property. The proposal is consistent Chapter 24A-8(b) (1) & (2) and Standards #9 and #10. The proposed work is confined to the rear elevation of a non-original building and has no impact to the historic setting of the property. The design approach maintains a similar roof form and pitch as the existing stable building and reuses the existing doors.

To achieve consistency with guidance for additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed addition should meet the following guidelines:

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b) (1) & (2);

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose

to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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

Historic
 514953

Contact Person: Rick Gault
 Daytime Phone No.: (301) 502-3665 (cell)
 Tax Account No.: _____
 Name of Property Owner: Nancy J. Slomowitz & H. Richard Gault Daytime Phone No.: (301) 502-3665 (cell)
 Address: 14800 Seneca Road Darnestown MD 20874
Street Number City State Zip Code
 Contractor: Irwin Design and Build Inc (IDB) Phone No.: (202) 747-3777
 Contractor Registration No.: MHBR# 5734 / MHIC# 124018
 Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 14800 Street: Seneca Road
 Town/City: Darnestown Nearest Cross Street: Deakins Lane
 Lot: 3 Block: _____ Subdivision: 75
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: <u>✓</u>			

1B. Construction cost estimate: \$ _____ ✓
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Michael Gault 6/26/09
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: 6/26/09 Date Issued: _____

5

H. Richard Gault & Nancy J. Slomowitz

June 24, 2009

Maryland National Capital Park and Planning Commission
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910
Voice: (301) 563-3400
FAX: (301) 563-3412
E-Mail: mcp-historic@mncppc-mc.org

Re: Stable/Garage Renovation - Samuel T. Magruder House

To Whom It May Concern:

Please accept this application for a Historic Area Work Permit to remodel the Stable/Garage building of the Samuel T. Magruder property, which is listed on the Montgomery County Master Plan for Historic Preservation.

We want to execute this project in 2 phases: Phase I (Summer 2009) will expand the Stable and add a small patio. Phase II (Fall/Winter 2009/2010) will add a bathroom next to the Stable and behind the Garage.

As with our other projects, the work will maintain the current appearance of the property and add value. It will also enable us to make productive use of some buildings/areas for which the original purpose no longer exists.

I hope that the attached permit and supporting documentation meet with your approval. If you have any questions, please feel free to call me during the day at (202) 366-0465 or on my cell phone at (301) 502-3665.

Sincerely,



H. Richard Gault

Attachments:

1. Application for Historic Area Work Permit
2. Written description of project (a) - Existing structures and environmental setting, including their historical features and significance
3. Written description of project (b) - General description of project and effect on historic resources, environmental setting, and historic district.
4. Site Plans, including septic configuration
5. Plans and elevations (architectural plans and job materials attached separately).
6. Materials specifications
7. Photographs
8. Addresses of adjacent and confronting property owners
9. Attachments:
 - a. Vendor provided architectural plans for Phases I and II
 - b. Overall Plan Diagram
 - c. Overall Plan designating Phases I and II

Attachment 1

Application for Historic Area Work Permit

See attached form

Attachment 2 – Written Description of Project (a)**Existing structures and environmental setting, including their historical features and significance.**

The current property includes the main house, a barn, a garage/stable, and a guest cottage/office. All buildings are wood frame, with white wood siding.

Main House

The main house sits about 3 feet above ground on the stone foundation. The foundation is made of red Seneca stone. The house is made up of two portions, built at different times, that form an “L” shape, with the inner side of the “L” on the east side of the house. The “original” house, built in the 1830s, is made up of the kitchen, dining room, bath and a small bedroom/office on the second floor. The newer portion, a large two-story addition built in the 1860s, includes the living room, library, two bedrooms and an attic. There is a narrow porch on the west side of the house, but it is too narrow for more than several chairs. A small covered porch provides cover over the east side door, which enters into the dining room. The main bathroom is located over the porch on the east side of the main house and appears to be a relatively recent addition, based on the materials used. Our most recent renovation was to install a brick patio on the east side of the house within the inner side of the “L.”

The historical significance of the house is as a signal station which was located in a tree on the property during the Civil War. The house was used as a headquarters for Union soldiers during this time, and it was believed to also be a stopover for southern sympathizers escaping from Maryland to the South. It was also one of the largest homes in the town, belonging to the Magruder family, with a large amount of adjacent land. Since the sale and subdivision of the property in the 1990’s, the location of the signal tree is now on another owner’s property. However, the historical significance of the main house remains.

Barn

The barn was built in the same period as the main house, so we assume its historical significance is the same as the main house. The exterior of the barn was repaired when we moved into the home in 1996. Repairs included a new roof, replacement of some exterior boards, removal of wild plant growth around the building and new paint. There are two levels to the barn. The upper level is slightly above ground in the front. The lower level is entered at ground level at the rear of the barn. The top floor originally extended out in the back past the lower level doors to create an overhang. This was enclosed when we purchased the house. In an earlier renovation, we opened this area to expose the overhang.

Garage/Stable

The garage/stable combines a one-car garage with a 4 stall stable, and is fairly new. The garage is wood frame with a concrete block foundation. The Stable is made of a concrete block wall to about 6 feet above ground and wood frame above that to the roof. In an earlier renovation, we added doors at the rear of the Stable. The changes did not alter the basic structure of the building. There is no obvious historical significance to this building.

Cottage

The cottage was built in the 1940s or 1950s by combining a real estate trailer and what is thought to be a milk cottage. Since the foundation is concrete block, we assume the entire building is much newer than the house and barn. The cottage is bordered on the west side by a very large silver maple tree and on the east side by a beautiful Japanese maple tree. Both are very old and appear to be in good shape. There appears to be no historical significance to the cottage.

In an earlier renovation, we remodeled the interior of the cottage and landscaped the added some landscaping. No changes were made to the exterior of this building. It is currently used as a guest house and office.

Since taking ownership of the property in 1996, we have performed few modifications to the exterior of the buildings, focusing mostly on interiors and landscaping. We have tried to maintain consistency with what would have been available during the home's historic period while enhancing the current value of the home.

Attachment 3 – Written Description of Project (b)**General description of project and effect on historic resources, environmental setting, and historic district.**

We propose a two-part project, as follows:

- Phase I:** Turn the Stable next to the Garage into a “Great Room” for entertaining and other uses. This will involve extending the Stable 6 feet to the South, extending the roof line to cover the entrance to the room behind the garage, and adding a larger patio area similar to the patio behind the main house.
- Phase II:** Remodel the room behind the garage, now used as a workshop, creating a bathroom that can be used by the room created in Phase I. This will be an internal modification. The existing doors will be insulated to protect the bathroom from the weather.

The purpose of Phase I is to renovate the Stable and create a “great room” for personal use and entertaining. The reason for this project is as follows:

- The main house has no “great room” for entertaining or engaging in activities that require space, such as dancing, a hobby and a form of relaxation. There is no convenient location at which to add a great room to the main house. However, the Stable is a perfect location for this purpose.
- The Stable is the right shape and has room to expand to our desired size.
- The Stable has no current use as a stable. The number of horses on the property is limited to two by the Signal Tree owner’s association covenant. The Stable can’t be used for its original purpose and the Barn has 6 stalls, more than enough for a property of this size.
- The Stable area has lots of room for additional features and landscaping, and is protected from the street view because it faces to the South.

The proposed project will retain the current exterior style. The south wall, including the existing door structure, will be moved south approximately 6 feet. The southern exterior wall will be moved, but will not be changed structurally. Keeping the exterior structure of this wall intact will retain the existing appearance and material of the building. This will allow us to keep the room closed for interior activities and open it up when we want to entertain on the patio.

Historic resources will not be impacted by this project. The Stable is not historically significant. The exterior will be larger but will retain the current “stable” look and feel. The external view will be consistent with the current building view, with an added patio area. It is our belief that our proposed changes will enhance the property’s value. As we have in the past, all changes will be tasteful and follow the current exterior setting.

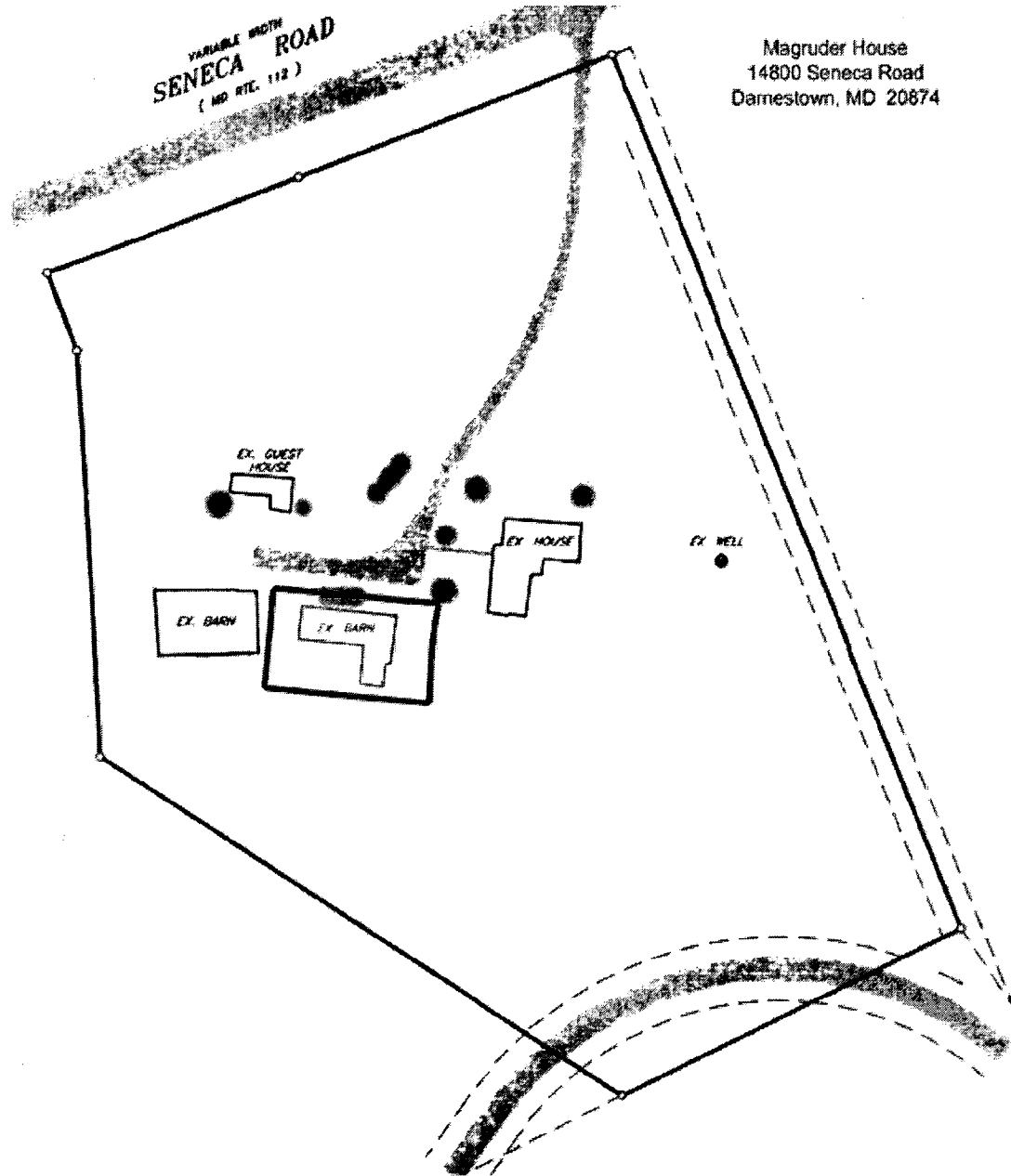
The environmental setting will be much the same as it is today, but with a larger space. There is more than enough land to the south of this building to permit these changes.

Phase II will add an exterior bathroom that can be used by the new Great Room. This will be an interior only change. The current doors will remain the same, but will be rebuilt and insulated for protection from the elements. Plumbing will be provided either by establishing a new septic

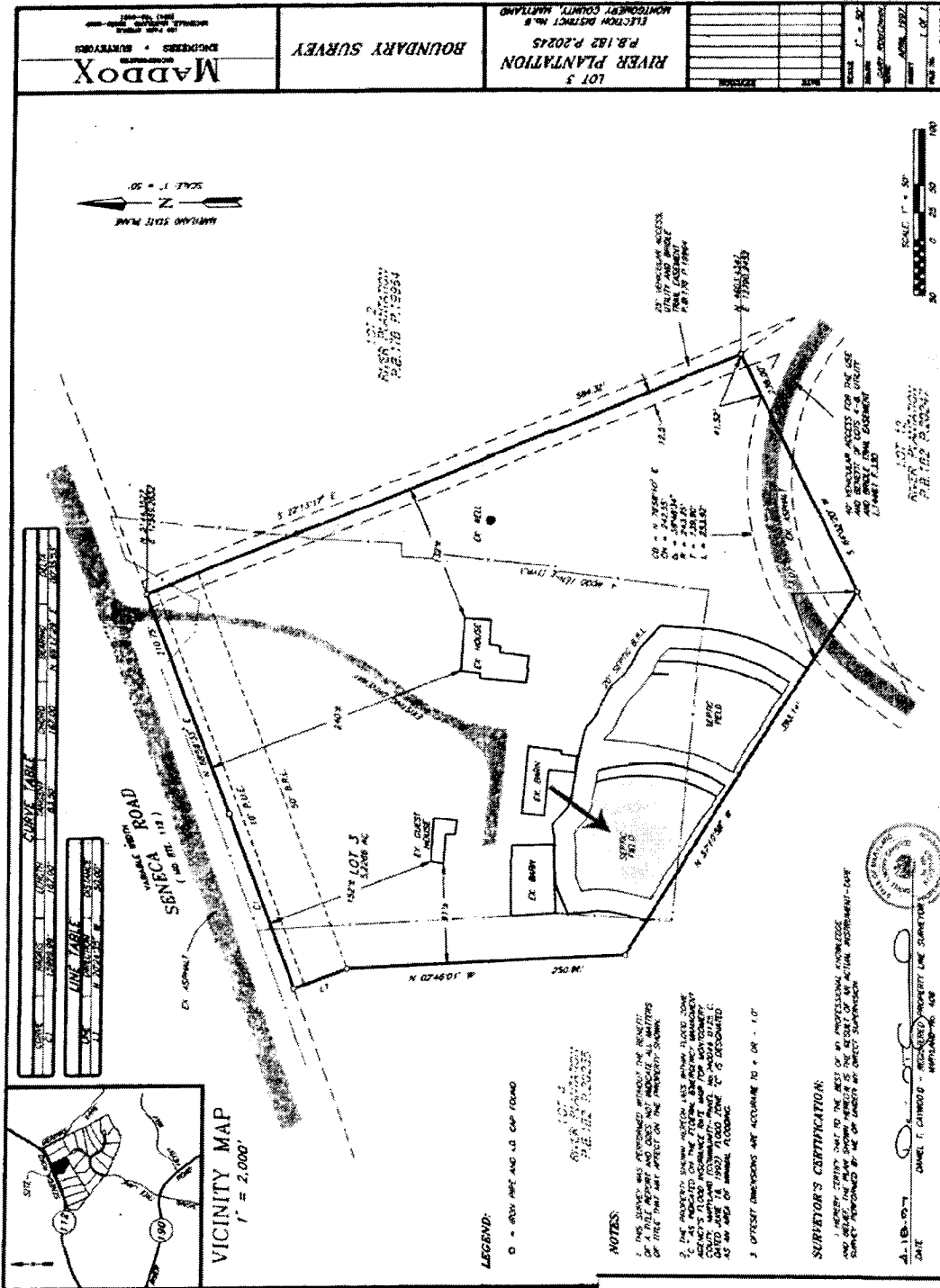
system in the remaining septic field on the property (behind the Barn – see site drawings). This phase is included in the architectural drawings provided by IBD.

Attachment 4 – Site Plan

See attached drawing. The location of the Stable has been blocked out in red. This drawing shows the building to be remodeled and its location on the property.

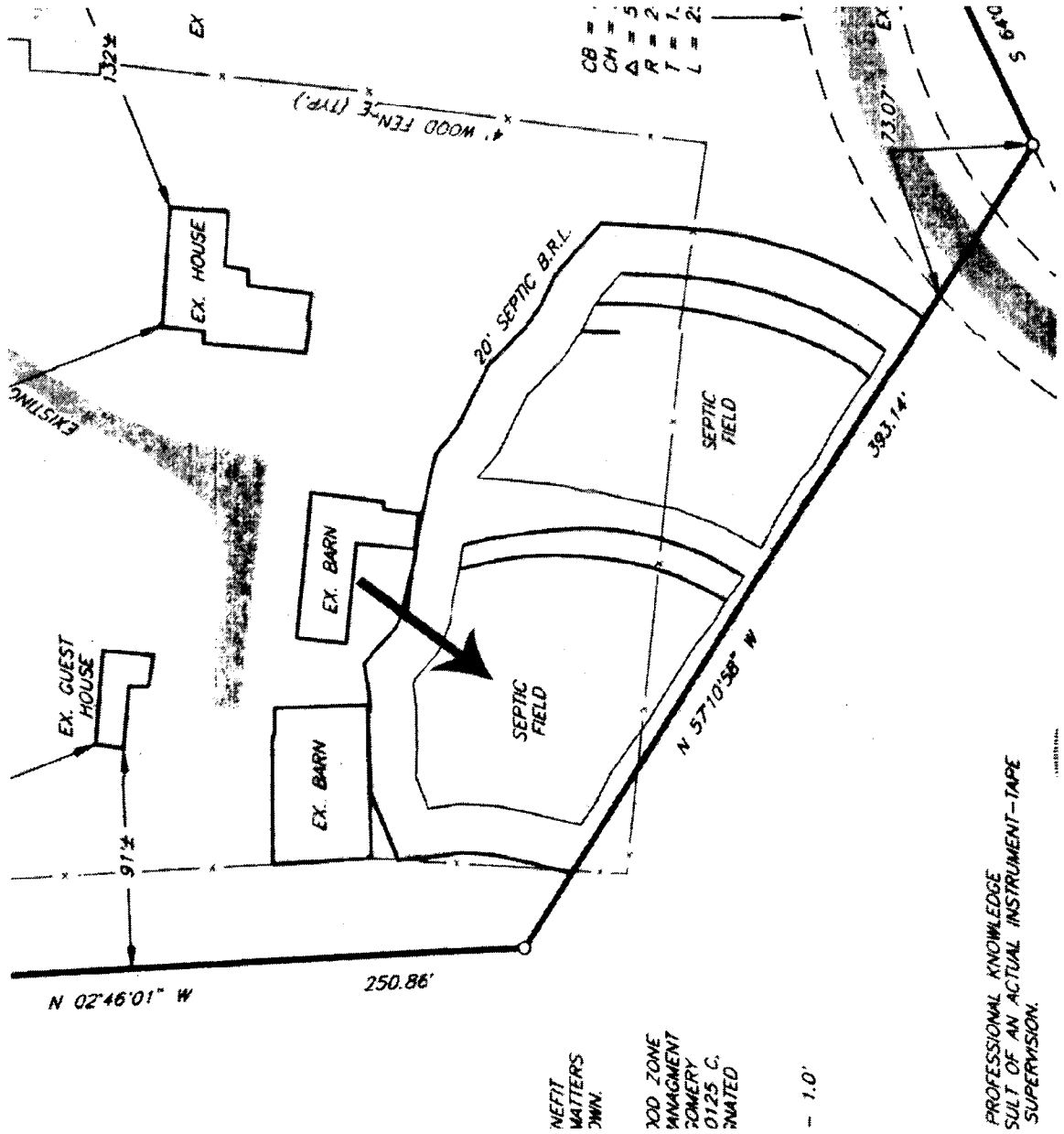


Site Platt: This shows the two septic fields. Green indicates the current field used by the main house. Blue indicates an unused field on the property.



14

Site Platt: Enlargement of Septic section on previous page.



Attachment 5 – Plans and Elevations

All work will be at ground level. Architectural plans are attached for Phase I and Phase II.

Attachment 6 – Materials Specifications

Materials are specified in the attached vendor quote from Irwin Build and Design (IBD) for Phases I and II. We plan to make the building as “green” as possible, using environmentally friendly and low emission materials consistent with “green” design standards. IBD is a certified “Green” contractor.

The exterior wall to be extended (west) will be concrete block. The south wall will retain the existing wall/door structure. The additional roof will use the same metal sheet roofing as is on the existing roof. The patio will be brick (similar to the patio to the east of the house), patio stone, or compacted gravel. The patio area will be built as it would have been in the period of the main house (i.e., no concrete pad, just a build up of stone, stone dust, and top layer).

Architectural plans and job materials for Phases I and II are attached in the appendix.

Attachment 7 - Photographs

See attached photos:

1. Front view of Stable and Garage
2. Rear view of Stable and Garage
3. Side view of Stable, Garage, and room to become bathroom
4. Rear View of Stable, looking at future bathroom.
5. Front view of entire property
6. Rear view of entire property

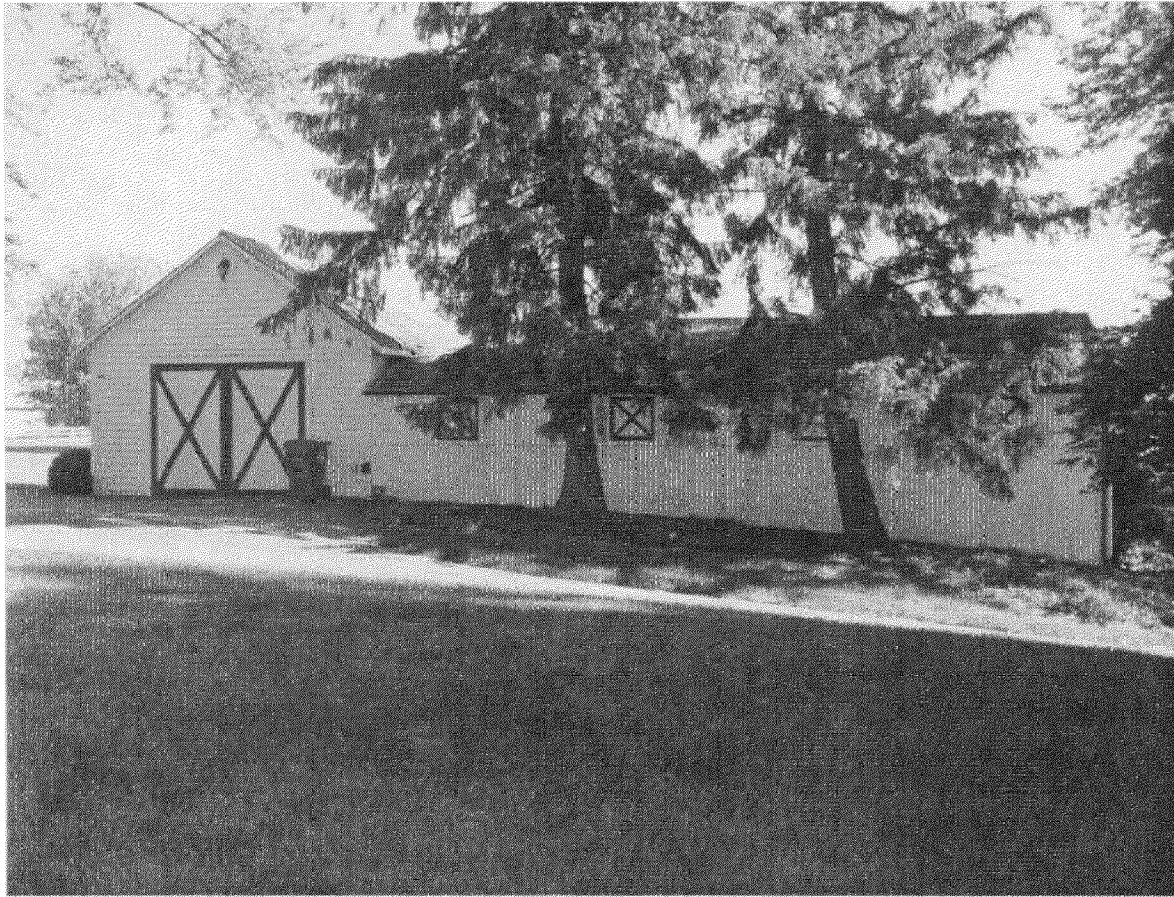


Photo 1: Front view of Garage and Stable.



Photo 2: Rear view of Garage and Stable.

The horse stall behind the garage can be clearly seen. The room to be converted to a bathroom is immediately behind that stall. The exterior of the Stable (to the left of the Garage) will remain the same.

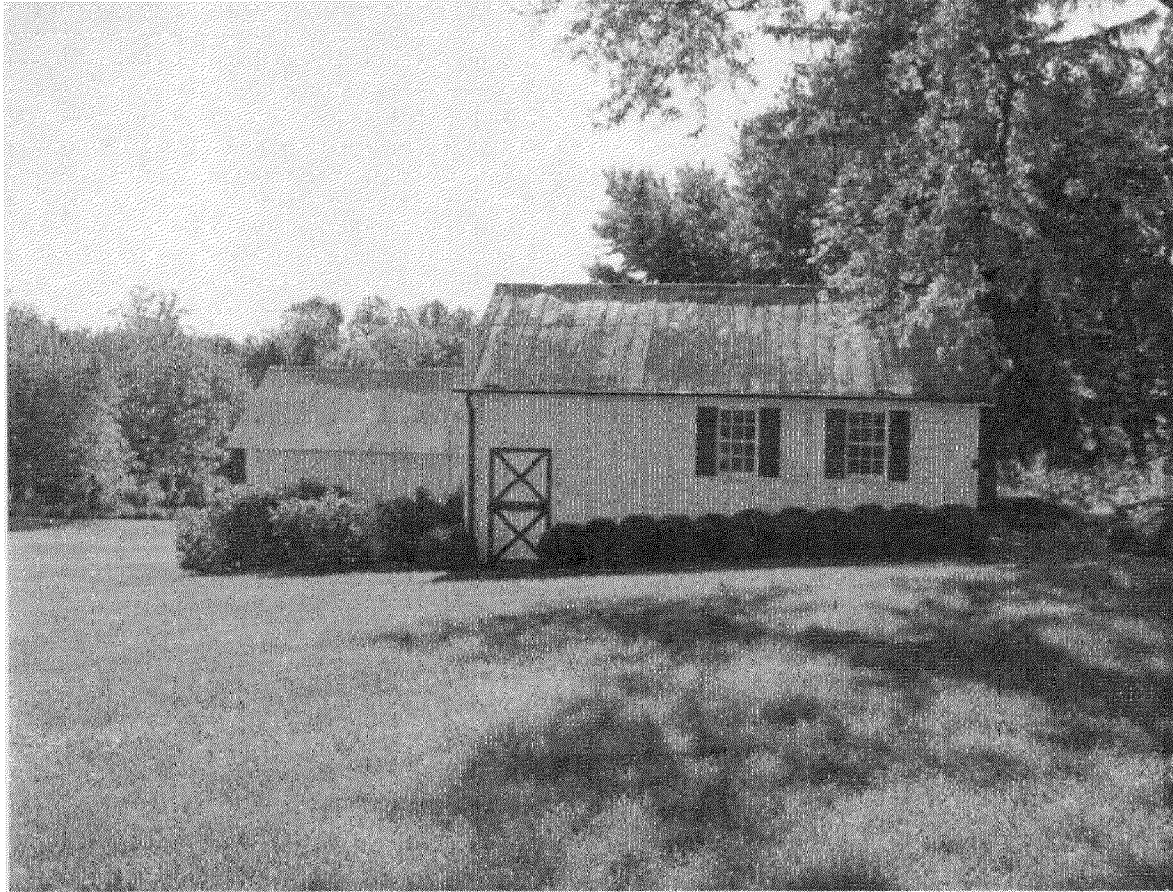


Photo 3: Side view (East) of the Garage.

The door opens into the small room designated to be a bathroom. The Horse Stall is the small addition to the rear of the Garage.

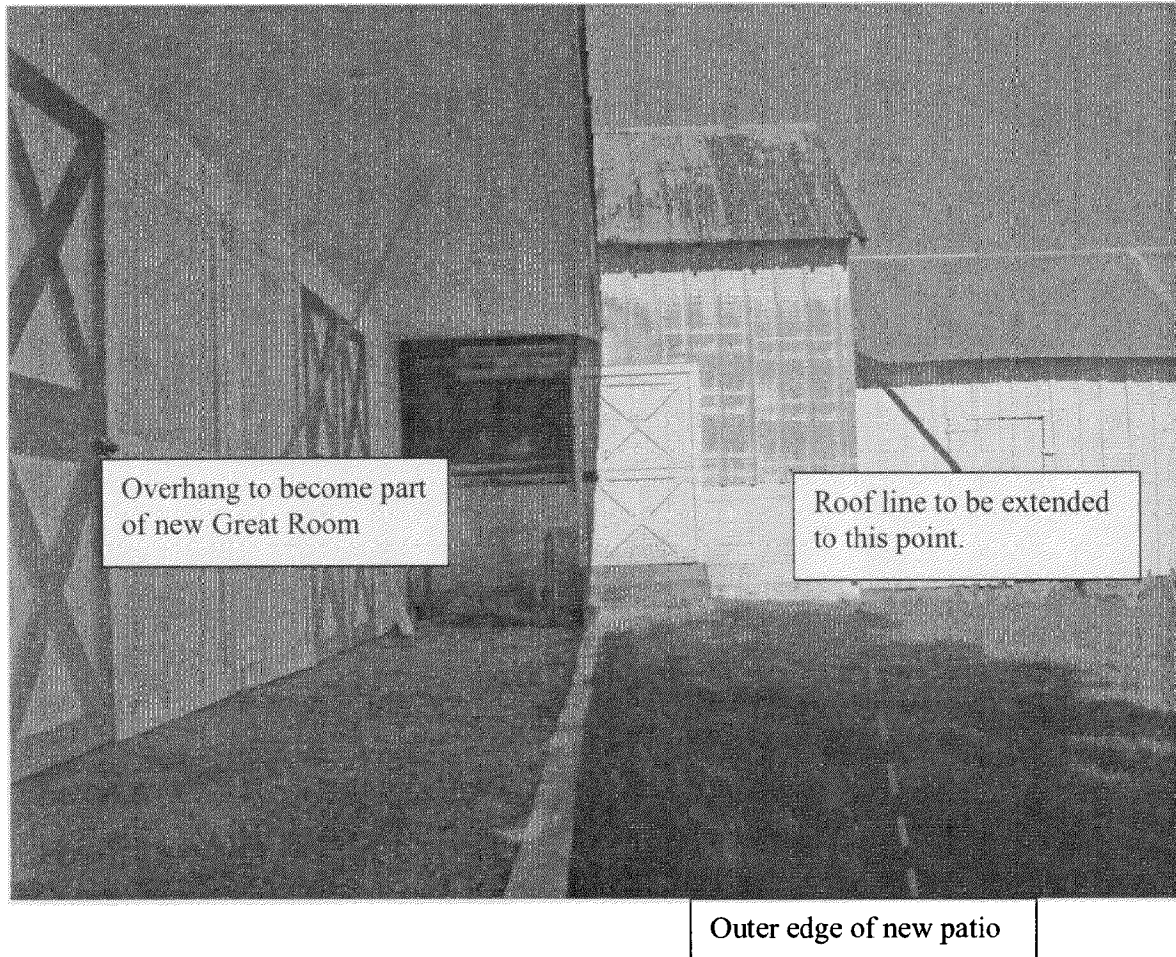
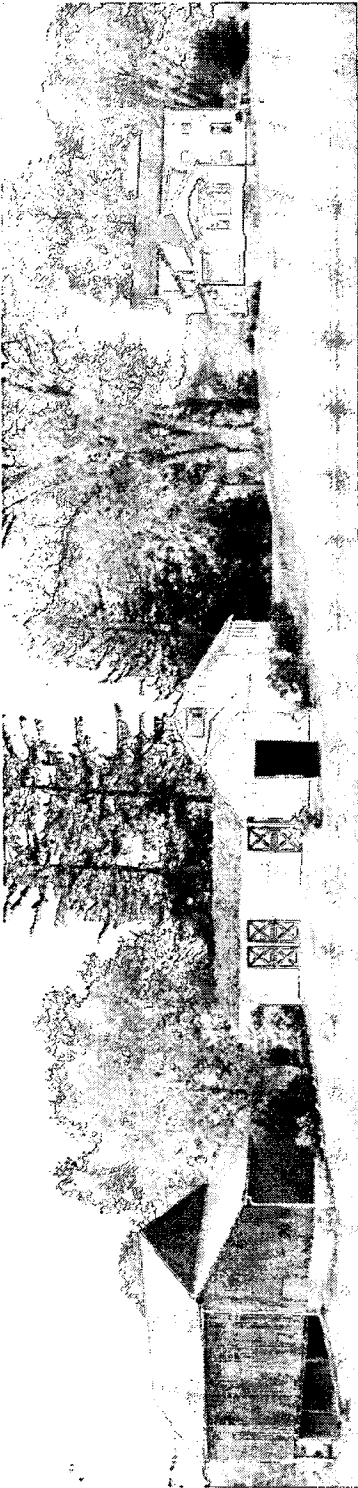


Photo 4: Rear View of Stable, looking at future bathroom and changing room.

The current overhang and patio can be seen. The edge of the overhang will be the new exterior wall for the Great Room. The roofline will be extended to cover the entire room to become the bath room. The door will remain the same, but will be insulated. The tin siding will be replaced with cedar siding to make it the same as the rest of the building (this was approved in a prior submission but we have not yet changed it).



Front view of House, Garage and Cottage



Rear view of House, Barn and Stable

Attachment 8 - Addresses of adjacent and confronting property owners

Samuel T. Magruder House
14800 Seneca Road
Darnestown, MD 20814

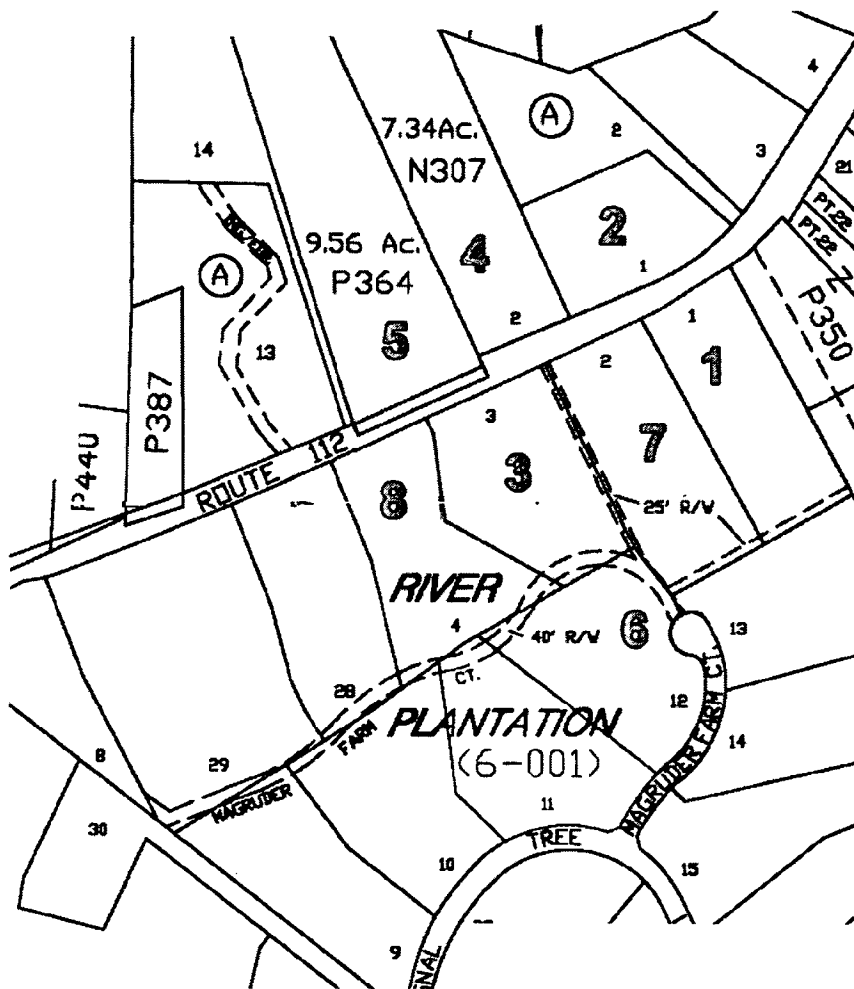
Adjoining Properties

NUMBER KEY

- 1 - 14700 SENECA RD
- 2 - 14711 SENECA RD
- 3 - 14800 SENECA RD
- 4 - 14811 SENECA RD
- 5 - 14821 SENECA RD
- 6 - 13504 MAGRUDER FARM CT
- 7 - 13513 MAGRUDER FARM CT
- 8 - 13517 MAGRUDER FARM CT

Adjoining Properties

Magruder House



See attached Real Property Data Search forms for adjacent properties.

IRWIN DESIGN
IDB
AND BUILD INC.

Tel: (202) 747-3777
Fax: (202) 747-3778
(877) 351-6689
www.irwindesignandbuild.com
MHIC# 124018
MHR# 5734

Bid Date:
May 20, 2009

Owner:

Rick and Nancy Gault
14800 Seneca Rd
Darnestown, MD 20874

Contractor:

Irwin Design and Build Inc.
9812 Falls Rd
Bldg 114, Suite 153
Potomac, MD 20854

Project: Barn Conversion

Scope of Work:

1. Move existing exterior barn door wall approximately 8 feet, creating a larger interior space of approximately 20'X40'.
2. Extend existing rear right exterior block foundation wall with 8" CMU block filled with concrete.
3. Install (4) new concrete pier footings for the new exterior wall location.
4. Repair existing cracked interior masonry retaining wall with steel angle iron.
5. Under-Pin existing interior masonry retaining wall footing, removing existing timbers.
6. Level and compact existing gravel interior base. Pour a 4" concrete slab complete with sub-grade insulation and vapor barrier.
7. Pour an exterior 12' X40' concrete walkway outside the new exterior wall. Final design TBD.
8. Build a new galvanized painted "shed" roof above the 8'X40' walkway.
9. Install an 11kw/37,000 BTU radiant hydronic subfloor radiant heat system.
10. Install 3/4" Advantech subfloor and structural "sleeper" floor joists.
11. Frame all exterior walls to allow for required insulation. Convert existing exterior barn doors to facade doors only.

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12. Install Soy-Based Low VOC spray type insulation on all exterior wall and ceiling surfaces.
13. Alter existing front barn panel doors to accommodate Marvin awning-type 4-lite windows. Existing doors can either be converted into shutters or removed.
14. Install (3) Marvin French glass out swinging doors inside new exterior rear door façade wall.
15. Install (20) 6" recessed halogen lights, lights to be switched separate in groups of 4.
16. Pre-wire for (3) ceiling fans, customer to supply ceiling fans.
17. Pre-wire for (4) switched ceiling outlets.
18. Install electrical outlets per local code.
19. Install a 2.5 ton Heat Pump/AC unit complete with all required ductwork in the attic space. The outdoor unit location is TBD.
20. Alter (6) attic root trusses to accommodate the new HVAC unit.
21. Install a new below ground 200Amp electrical service for each of the two barns, total being 400Amps
22. Remove existing overhead power service and all associated materials.
23. Supply and install 2" electrical conduit to the attic area for future electric solar panels.
24. Install 1/2" drywall throughout, tape and finish.
25. Install 6 1/2" baseboard molding throughout.
26. Prime and paint 2 coats of interior Benjamin Moore Naturals "0-VOC" paint, customer to select color.
27. Paint exterior affected areas per existing paint scheme.
28. Repair and paint the existing metal roof.
29. Install 4" pre-finished low-VOC Heart Pine hardwood flooring throughout.
30. Final clean and dispose of all debris.

Stipulations:

- Bid includes full architectural drawings for client approval and permitting submittal.
- Bid includes all required county permits
- All materials used are to be low VOC compliant and/or the lowest VOC/off-gas products currently manufactured.
- All repairs include a 5 year structural warranty.

Bid Amount: \$149,950.

One Hundred Forty Nine Thousand Nine Hundred and Fifty Dollars

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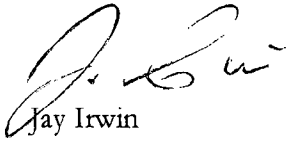
*Add: 1) Wiring to accommodate refrigerator & 5 speakers (price TBD) Kuy
2) Santa cabinets next to refrigerator (price TBD) Kuy*

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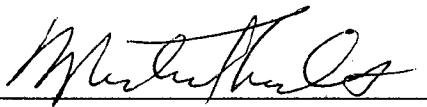
Draw Schedule:

1. Due upon contract agreement: \$26,980.
2. Due upon historic approval: \$39,946.
3. Due upon exterior completion: \$20,756.
4. Due upon framing completion: \$20,756.
5. Due upon close-in: \$20,756.
6. Due upon substantial completion: \$20,756.

Respectfully Submitted,



Jay Irwin
Irwin Design and Build Inc

Bid Acceptance:  Date: 5/20/09

Cc: 14800 Seneca Rd



AND BUILD INC.

Tel: (202) 747-3777

Fax: (202) 747-3778

(877) 351-6689

www.irwindesignandbuild.com

MHIC# 124018

MHBR# 5734

Bid Date:
May 20, 2009

Owner:

Rick and Nancy Gault
14800 Seneca Rd
Darnestown, MD 20874

Contractor:

Irwin Design and Build Inc.
9812 Falls Rd
Bldg 114, Suite 153
Potomac, MD 20854

Project: Bath House and Septic System

Scope of Work:

1. Replace exterior steel siding with cedar 4" lap siding to match existing.
2. Remove existing storage area in roof rafters, strengthen and alter rafters as required.
3. Repair and repaint roof on garage/bathhouse.
4. Rebuild 2 existing exterior bathhouse entry doors.
5. Replace existing gable window with a Marvin picture window of similar style and size.
6. Bore and install a 1" PVC water supply line from the main house to the bathhouse for the hydronic radiant heat system and bathroom supply purpose.
7. Install all required water and drain piping for a functional full-bath set-up, final design TBD. All water piping to be copper, N type.
8. Install a point-of-use electric hot water heater.
9. Install required septic system for bathhouse and future barn use. Final design and location TBD
10. Install a 3kw/9,000 BTU radiant hydronic heat system under the bathroom tile.
11. Install a Panasonic Quiet Source bathroom ventilation fan.
12. Install Soy-Based Low VOC spray type insulation on all exterior wall and ceiling surfaces.

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13. Install (6) 4" recessed halogen lights.
14. Install (4) surface mounted lights, light fixture allowance: \$425.
15. Install a Toto dual flush water saving Clayton toilet, color white.
16. Install a vanity and single bowl sink, final design TBD. Vanity and sink allowance: \$2250.
17. Install a single vanity faucet. Faucet allowance: \$225.
18. Install a full tile shower stall with shower diverter. Diverter allowance: \$300.
19. Install a 1/2" thick frameless glass shower enclosure. Hardware finishes TBD.
20. Install ceramic tile throughout floor and 4' high ceramic tile wainscot on all bath walls, complete with ceramic chair rail molding. Ceramic material allowance \$10 sq.ft.
21. Install Soy-Based Low VOC spray type insulation on all exterior wall and ceiling surfaces.
22. Install 1/2" green board drywall throughout, tape and finish.
23. Prime and paint 2 coats of interior Benjamin Moore Naturals "0-VOC" paint, customer to select color.
24. Install bathroom mirror and hardware. Hardware allowance: \$450.
25. Paint exterior affected areas per existing paint scheme.
26. Final clean and dispose of all debris.

Stipulations:

- Bid includes full architectural drawings for client approval and permitting submittal.
- Bid includes all required county permits.
- All materials used are to be low VOC compliant and/or the lowest VOC/off-gas products currently manufactured.
- All repairs include a 5 year structural warranty.

Bid Amount: \$119,850.

One Hundred Nineteen Thousand Eight Hundred and Fifty Dollars

Draw Schedule:

- | | |
|-------------------------------------|-----------|
| 1. Due upon contract agreement: | \$39,950. |
| 2. Due upon exterior completion: | \$26,633. |
| 3. Due upon close-in: | \$26,633. |
| 4. Due upon substantial completion: | \$26,634. |

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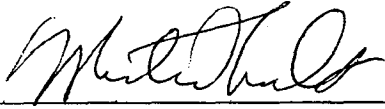
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Respectfully Submitted,



Jay Irwin
Irwin Design and Build Inc

Bid Acceptance: _____

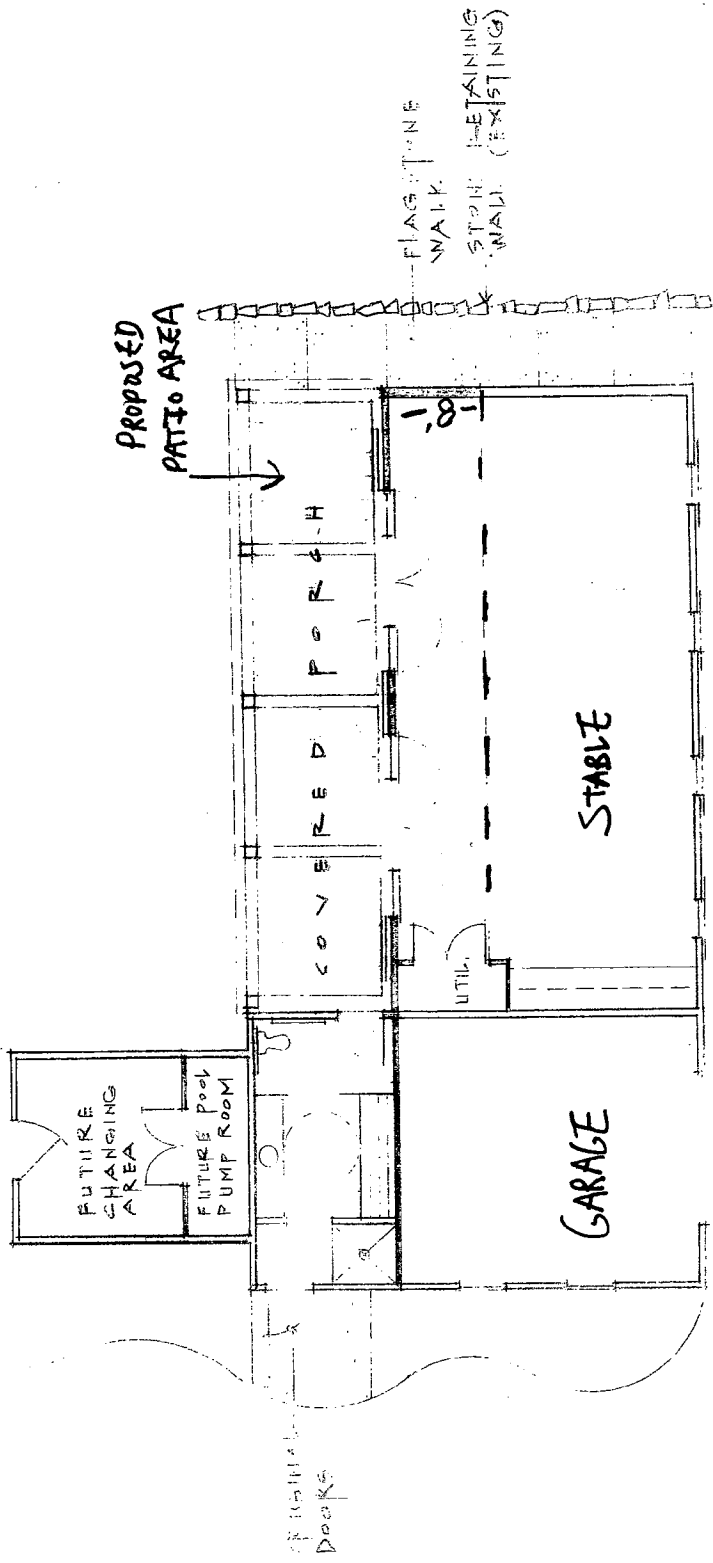


Date: _____

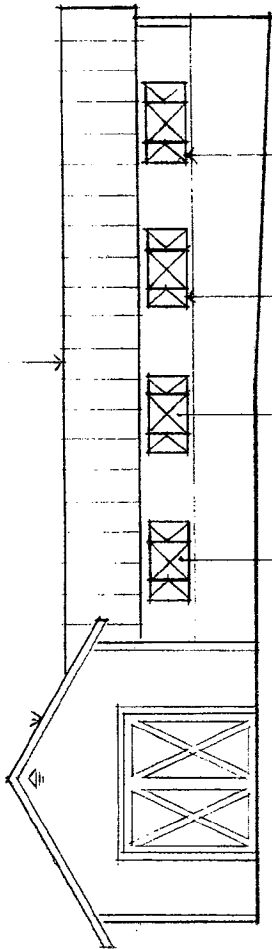
Cc: 14800 Seneca Rd

RALPH HURST
architect
PO BOX 336
WASHINGTON GROVE, MD
20786
(301) 948-4210

14800 SENECA ROAD

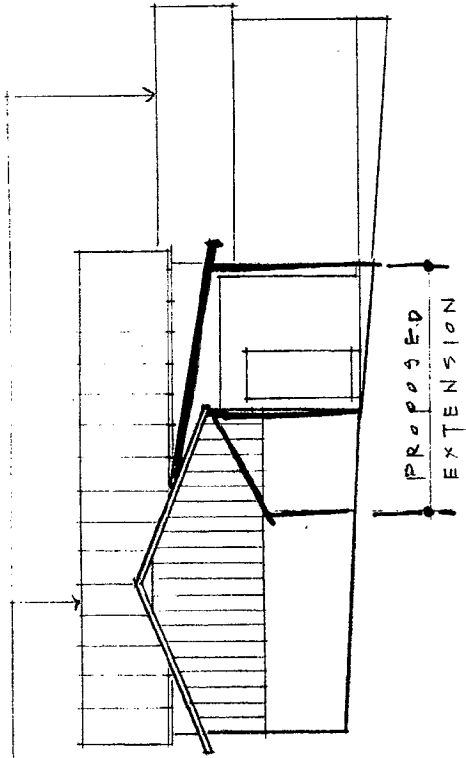


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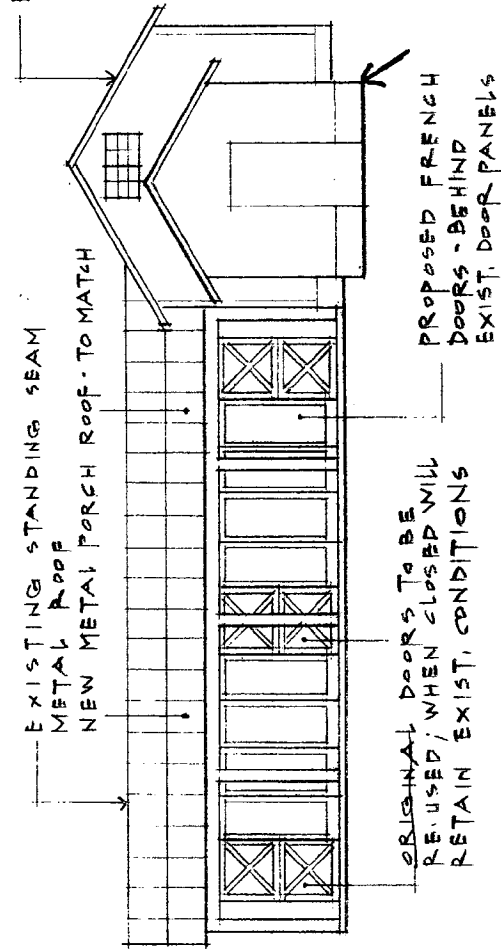
4-LITE GREEN CLAD
AWNING WINDOW w/
X PATTERN MULLION
(A.TYP.)

FRONT 1/8" SCALE

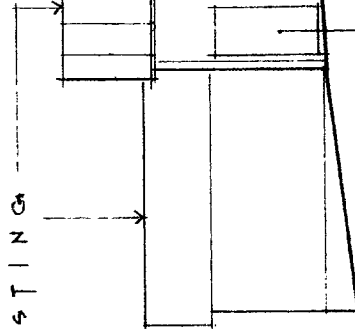


SIDE

EXISTING



REAR

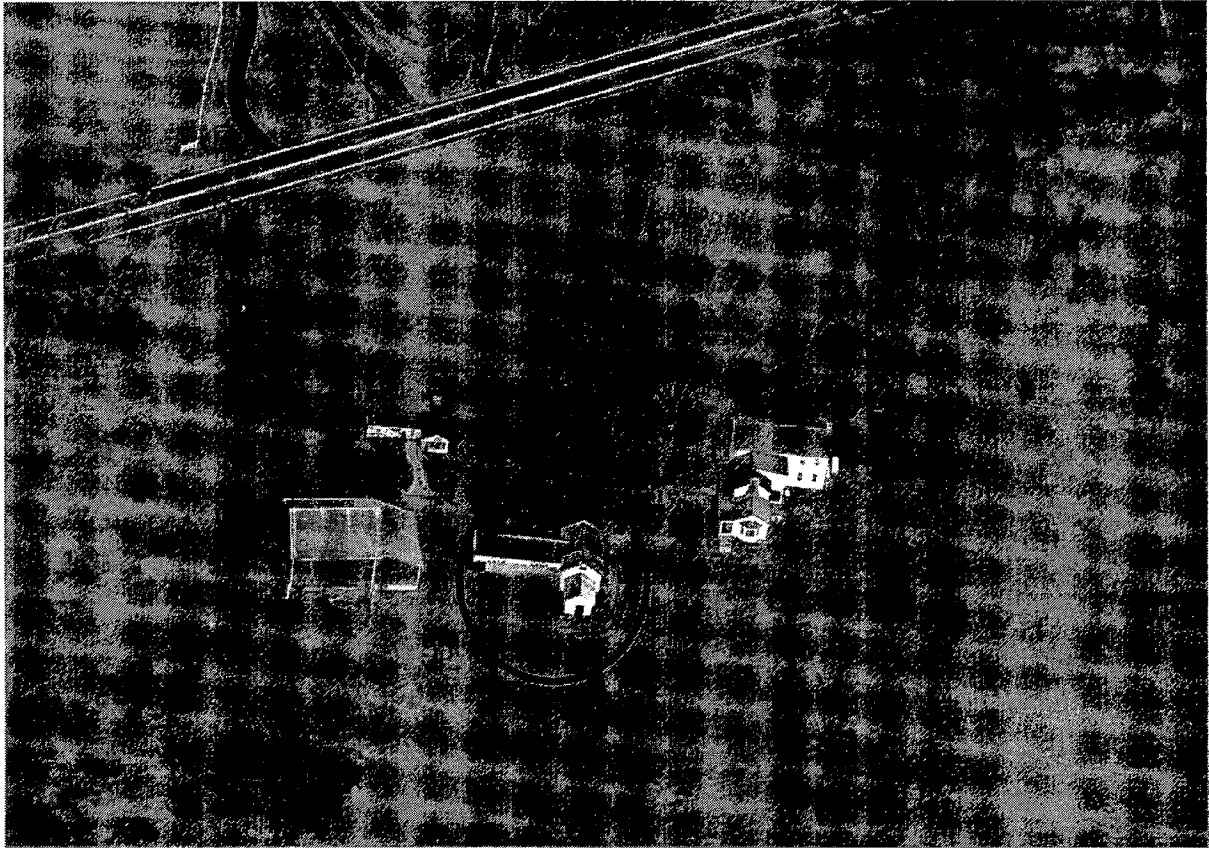


SIDE 1/8" SCALE

CA. 17.10.9

RALPH HURST
architect
PO BOX 336
WASHINGTON GROVE, MD
20898
(301) 948-4210

14800 Seneca Road, Darnestown
Individually Designated Master Plan Site #24/29, Samuel Thomas Magruder Farm



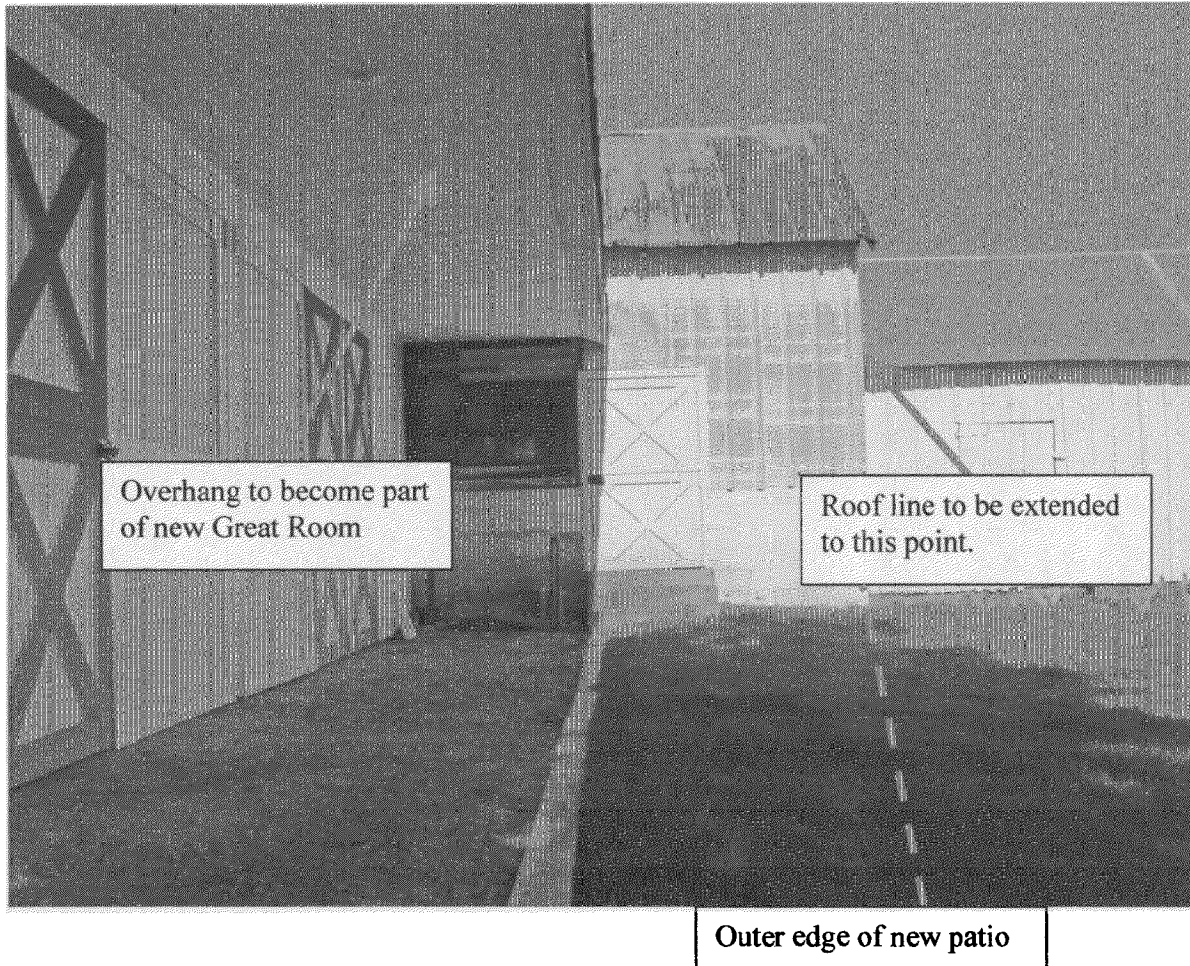


Photo 4: Rear View of Stable, looking at future bathroom and changing room.

The current overhang and patio can be seen. The edge of the overhang will be the new exterior wall for the Great Room. The roofline will be extended to cover the entire room to become the bath room. The door will remain the same, but will be insulated. The tin siding will be replaced with cedar siding to make it the same as the rest of the building (this was approved in a prior submission but we have not yet changed it).



Front view of House, Garage and Cottage



Rear view of House, Barn and Stable

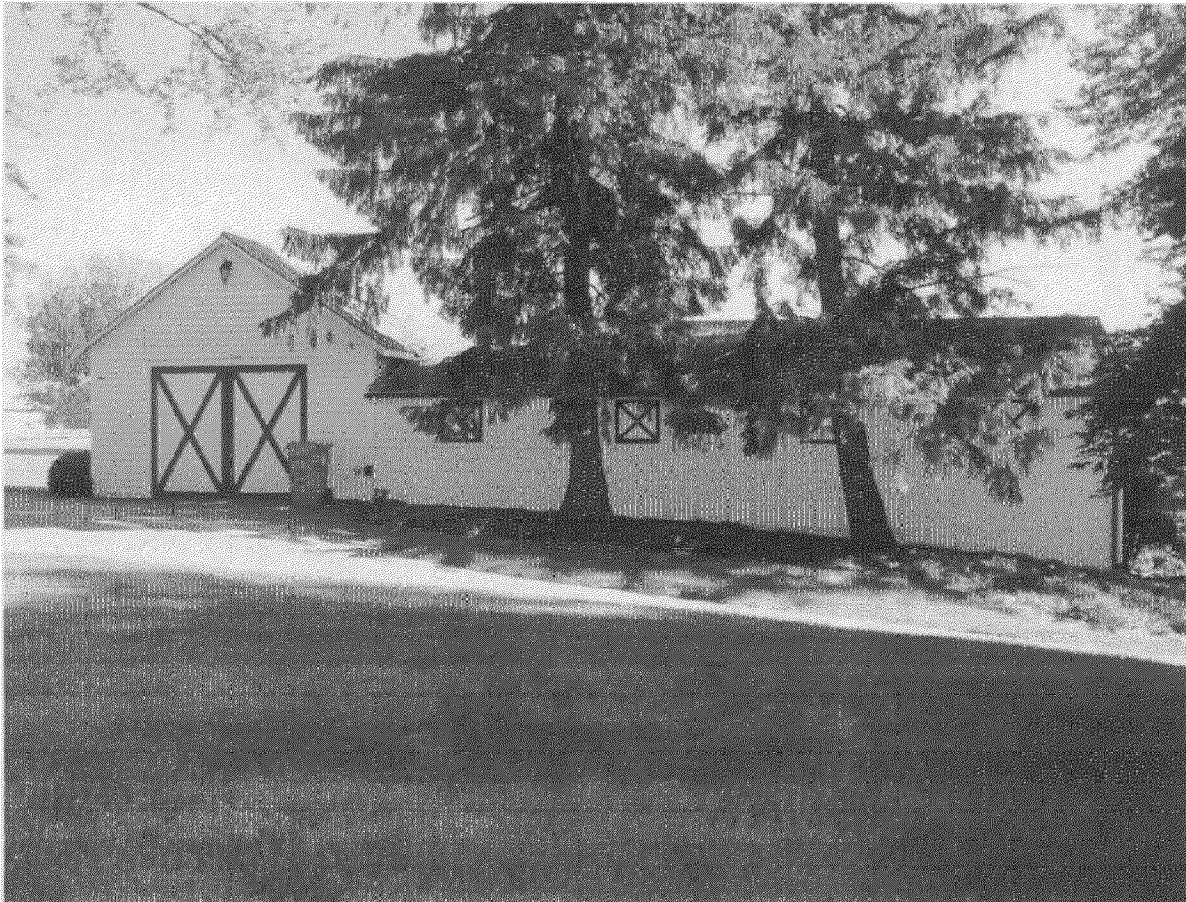


Photo 1: Front view of Garage and Stable.

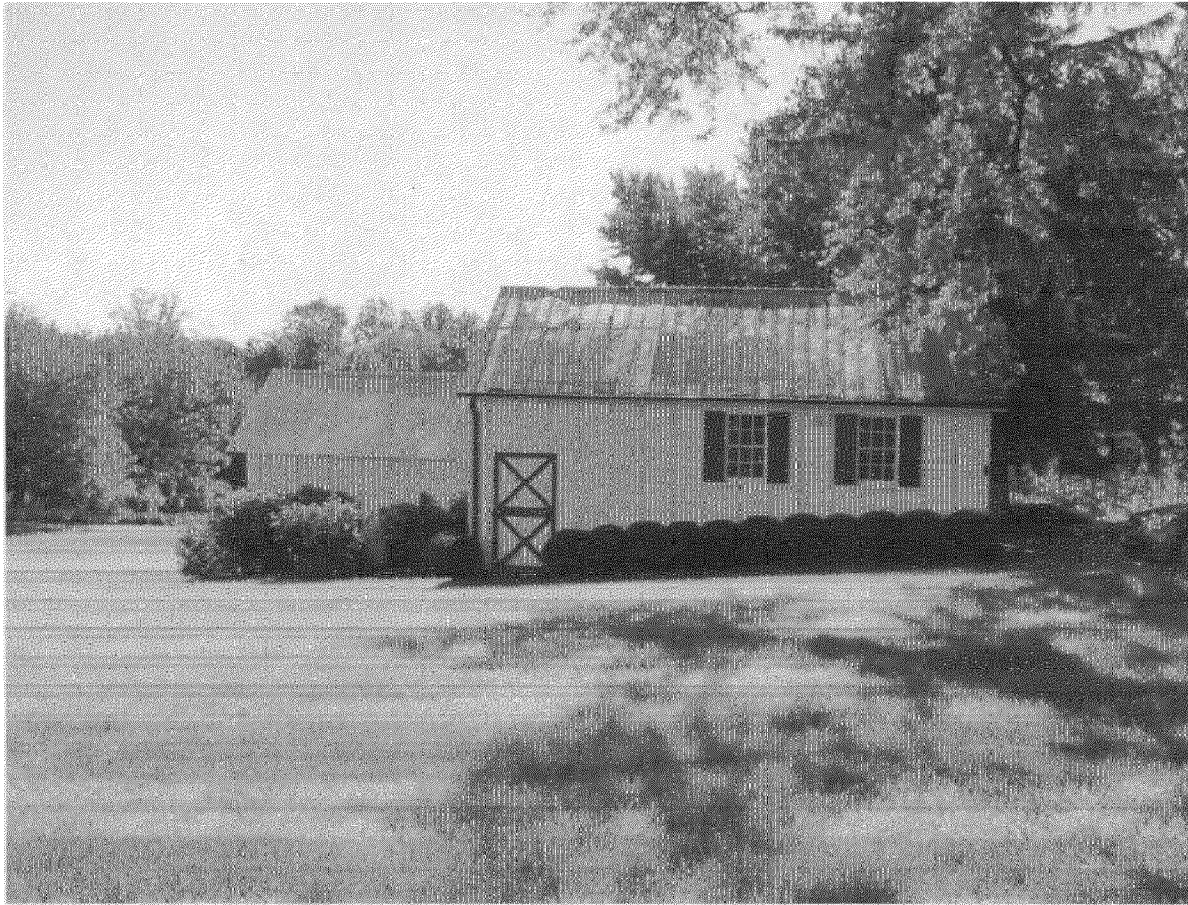
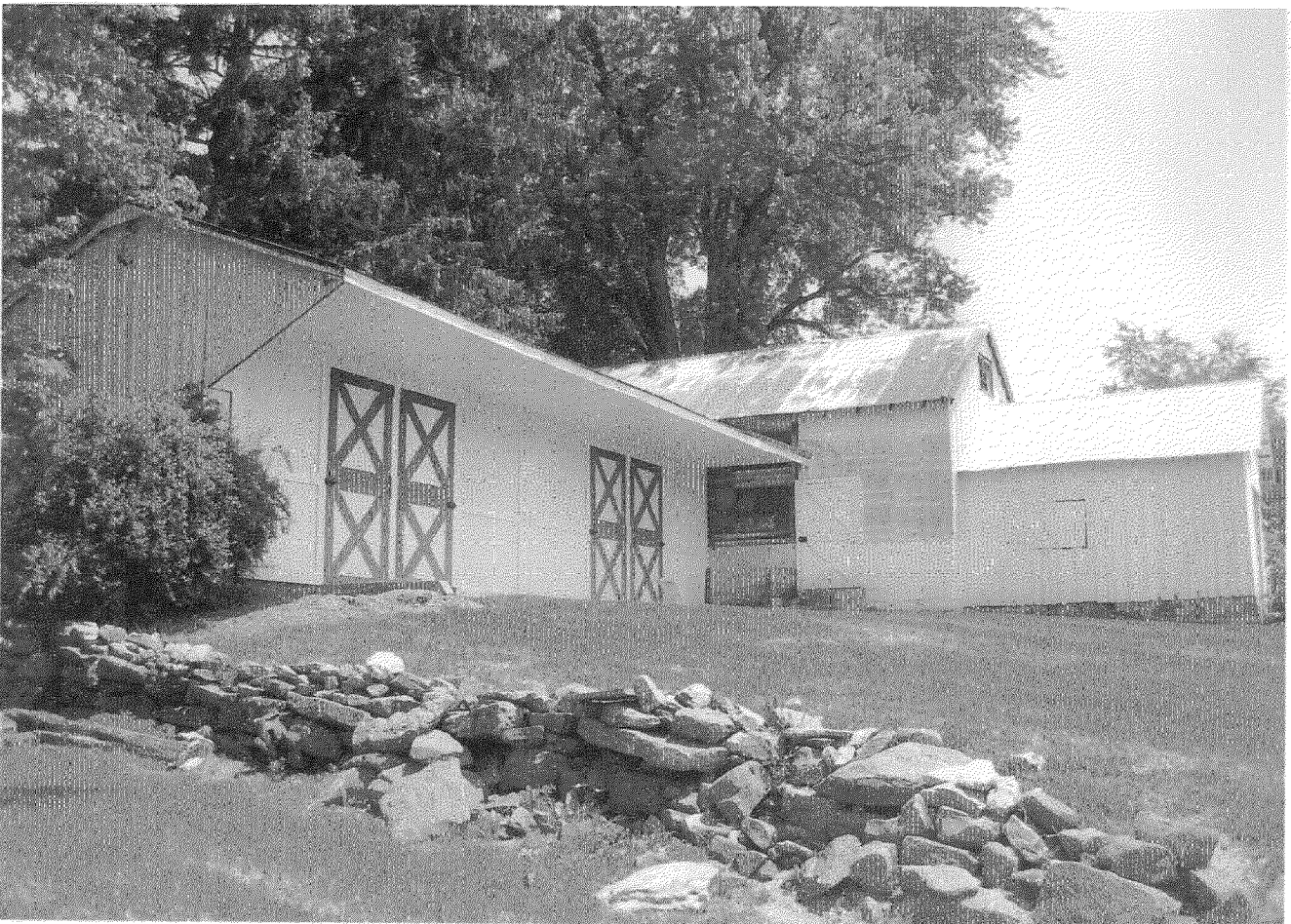


Photo 3: Side view (East) of the Garage.

The door opens into the small room designated to be a bathroom. The Horse Stall is the small addition to the rear of the Garage, and will become a changing room, with pool equipment to the rear of the room.



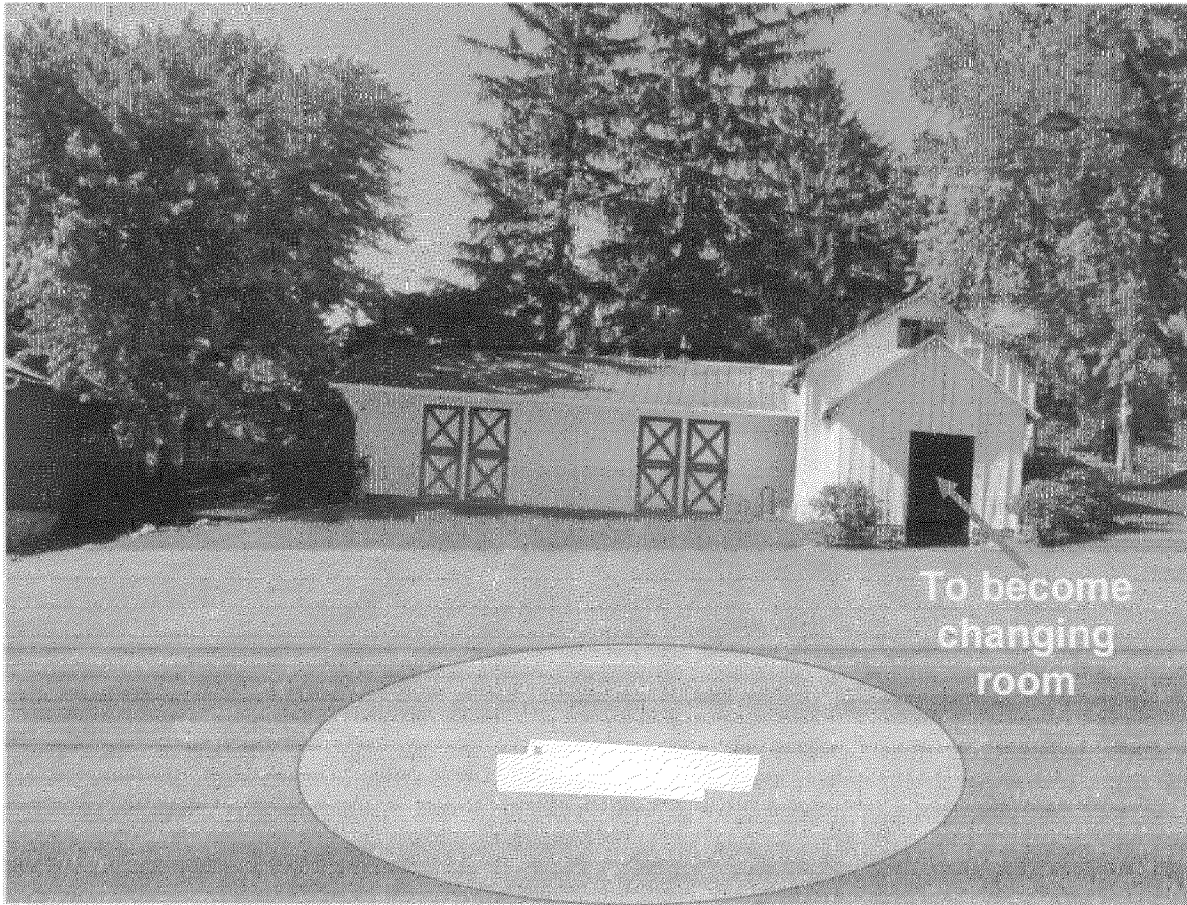
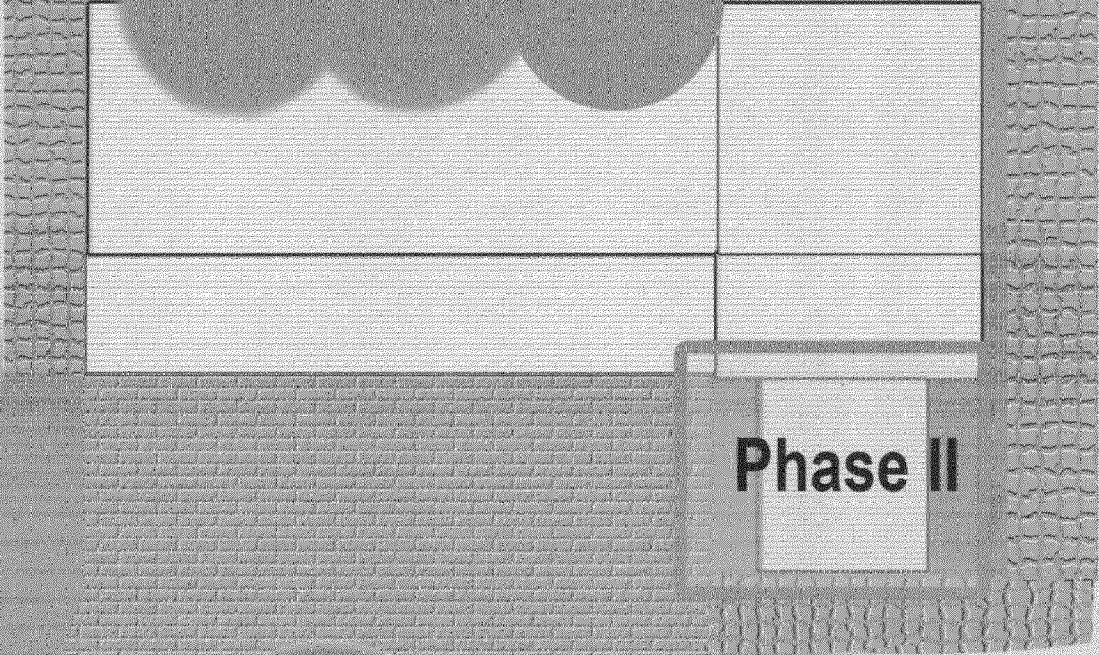


Photo 2: Rear view of Garage and Stable.

The horse stall behind the garage can be clearly seen. The room to be converted to a bathroom is immediately behind the stall. The exterior of the Stable (to the left of the Garage) will remain the same.

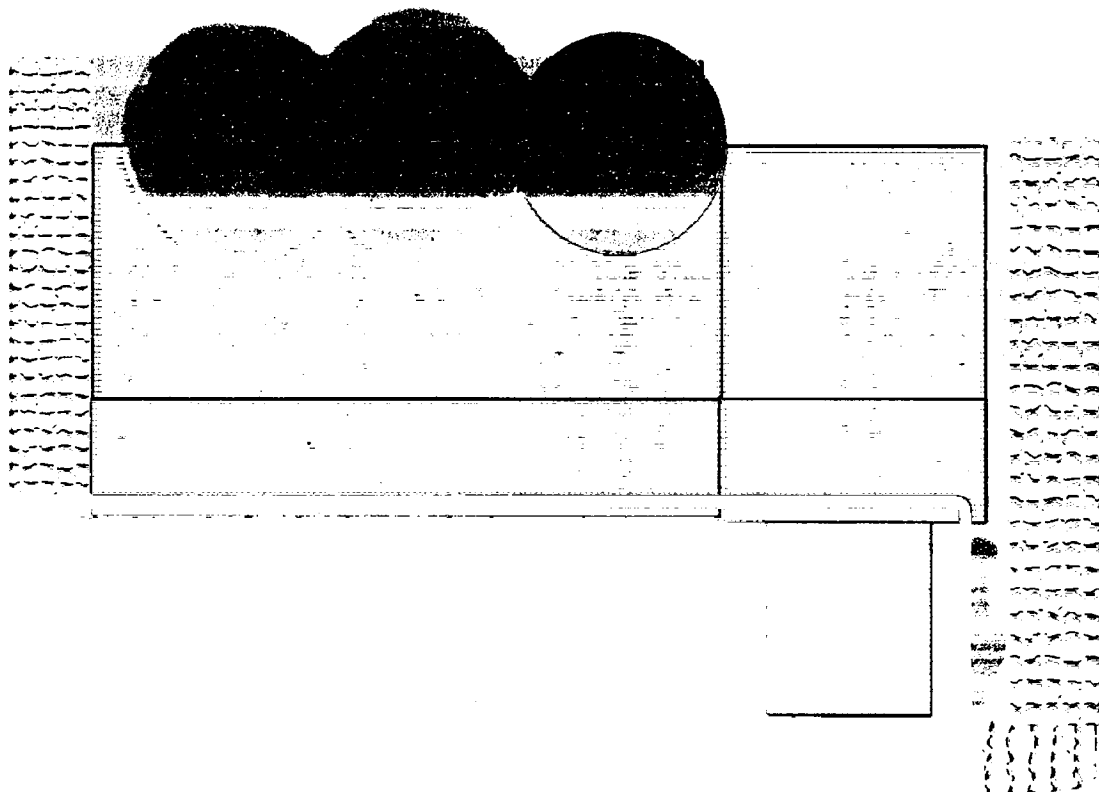
Phase I



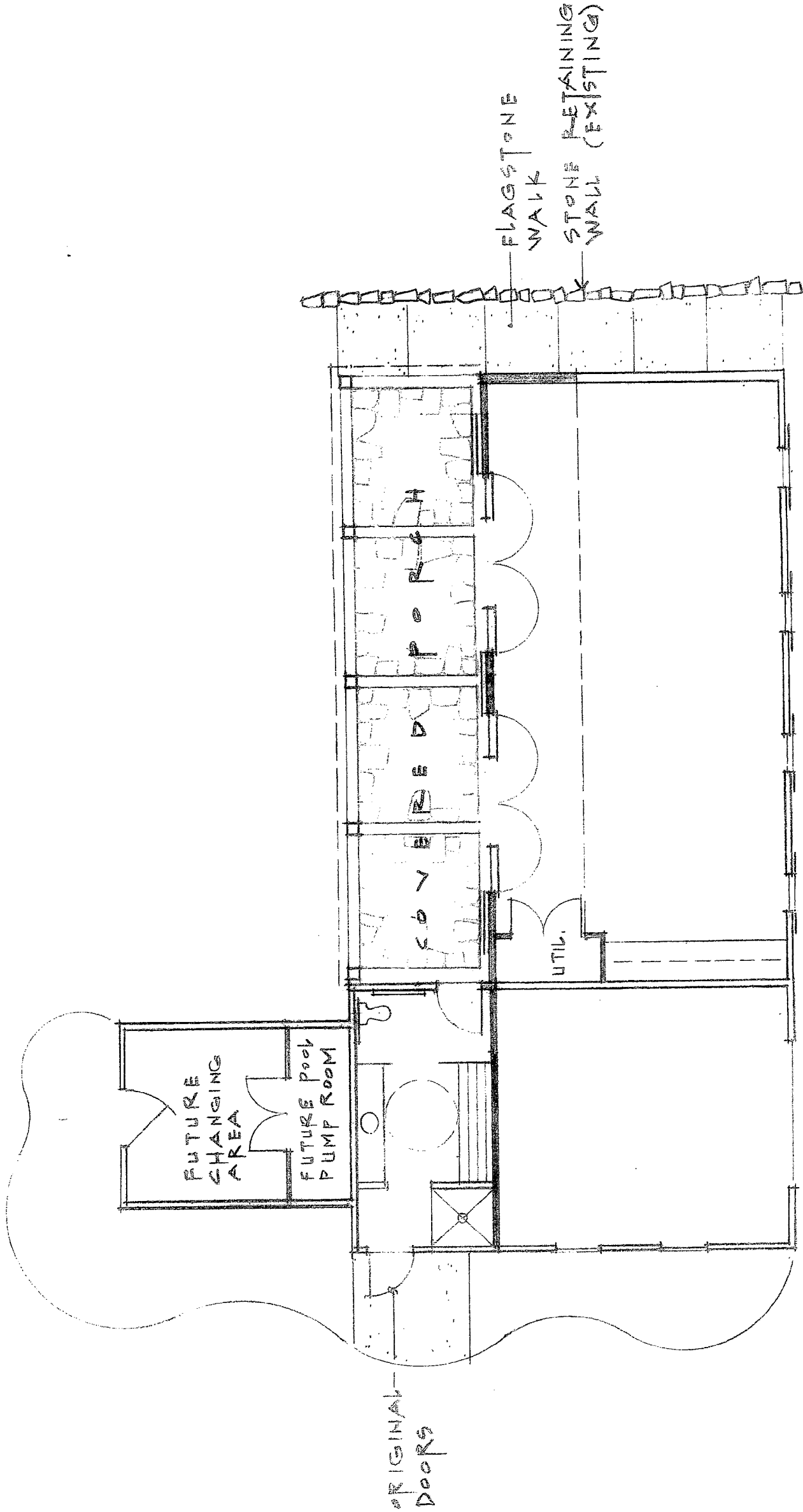


The diagram shows a cross-section of a building facade. A large window is divided into four panes. To the right of the window is a protruding rectangular section labeled "Phase II". The entire structure is surrounded by a textured material, possibly insulation or a decorative cladding. The background is a light, textured gray.

Phase II



Phase III

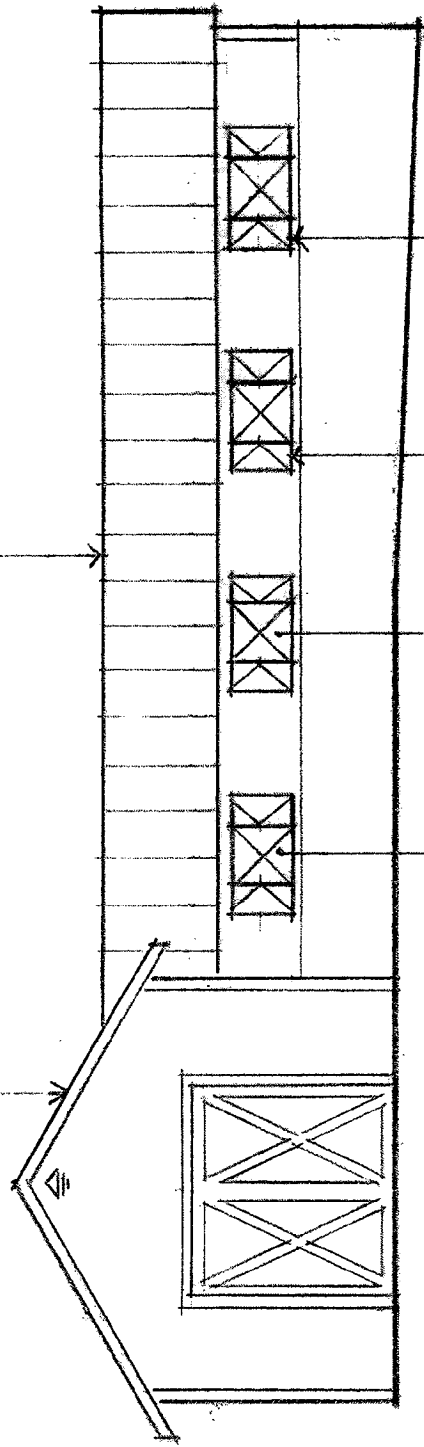


0.17.09

RALPH HURST
architect
PO BOX 336
WASHINGTON GROVE, MD
20880
(301) 948-4210

14800 SENECA ROAD

EXISTING

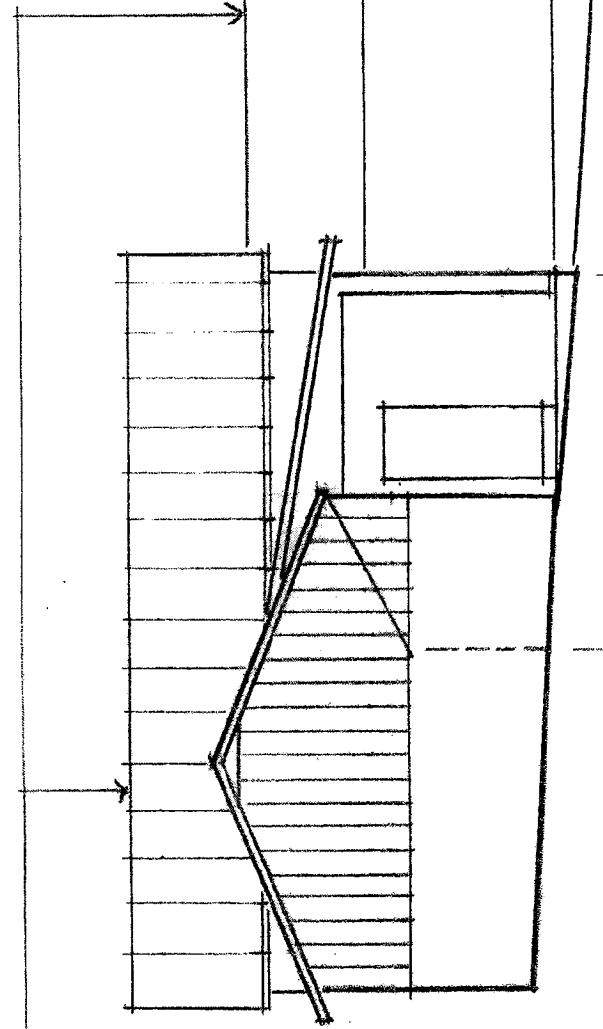


4-LITE GREEN CLAD
AWNING WINDOW w/
X PATTERN MULLION
(4. TYP.)

ORIGINAL PANELS
TO BE CUT IN HALF, RE-USED
AS SHUTTERS, HINGED EA. SIDE

FRONT

1/8" SCALE



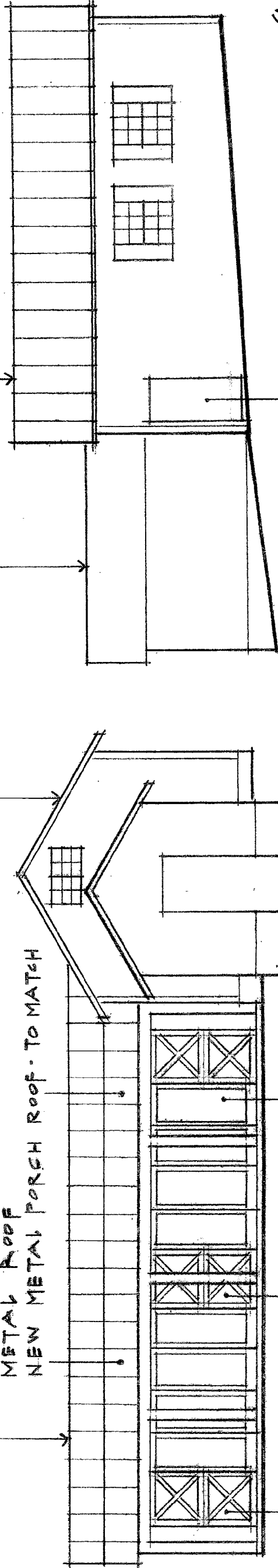
PROPOSED
EXTENSION

SIDE

EXISTING STANDING SEAM
METAL ROOF

NEW METAL PORCH ROOF - TO MATCH

EXISTING



ORIGINAL DOORS TO BE
RE-USED; WHEN CLOSED WILL
RETAIN EXIST. CONDITIONS

PROPOSED FRENCH
DOORS - BEHIND
EXIST. DOOR PANELS

ORIGINAL DOOR

REAR

1/8" SCALE

SIDE

CA 17109

RALPH HURST
architect

PO BOX 336

WASHINGTON GROVE, MD

20880

(301) 948-4210