

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9821 Wightman Rd., Gaithersburg	Meeting Date:	3/14/2018
Resource:	Wightman House Master Plan Site #14/53	Report Date:	3/7/2018
Applicant:	Kathleen Sentkowski (Alan Abrams, Architect)	Public Notice:	2/28/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	14/53-18A	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site
STYLE: Queen Anne
DATE: c. 1904-1908

Except from *Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009)*:

John and Mary Wightman built the house soon after they acquired the property in 1904. The Wightmans were white farmers who employed Prathertown residents on their 141-acre property. The property was subdivided sometime after 1965. The Queen Anne-influenced design of the residence reflects a knowledge and acceptance of national architecture trends that is not common in the Damascus area in this time period. The house has replacement siding and windows.

BACKGROUND

The applicant appeared before the Commission for a preliminary consultation at the May 24, 2017 HPC meeting and returned with a HAWP application at the June 28, 2017 HPC meeting. The applicant's previous proposal included the construction of a one-story rear addition, construction of a small deck at the left side of the proposed rear addition and historic house, and the construction of a raised patio at the right side of the proposed rear addition.

PROPOSAL

The applicant proposes to scale down and reconfigure the previously approved one-story rear addition, deck, and patio to accommodate a previously undocumented septic line.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (Section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

When reviewing projects at the **Wightman House (Master Plan Site #14/53)**, the Commission uses information found in *Damascus-Goshen Historic Resources (Amendment to the Master Plan for Historic Preservation in Montgomery County, Approved and Adopted, April 2009)* for guidance. Specifically, the Commission should refer to the following statements, when applicable:

ENVIRONMENTAL SETTING: Parcel P775, being 0.49 acres.

The setting excludes the right-of-way for Wightman Road.

Sec. 24A-8. Same-Criteria for issuance.

- (a) 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.
- (b) 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; [emphasis added] 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 1 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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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

The subject property is a c. 1904-1908 Queen Anne-style individually listed Master Plan Site (Wightman House), which is located at the crest of steeply sloped lot at the corner of Wightman Road and Brink Road in Gaithersburg. The rear and left side of the lot is heavily forested, making the left side of the historic house negligibly visible from the public right-of-way, at best.

The applicant previously appeared before the Commission for a preliminary consultation at the May 24, 2017 HPC meeting and returned with a HAWP application at the June 28, 2017 HPC meeting. The applicant's previous proposal included the construction of a one-story rear addition, construction of a small deck at the left side of the proposed rear addition and historic house, and the construction of a raised patio at the right side of the proposed rear addition. The applicant has returned with a revised proposal to accommodate a previously undocumented septic line.

Specifically, the applicant has made the following revisions:

- The proposed rear addition has been inset further from the left side of the historic house (the exact dimensions were not specified in the provided plans), and an extension has been added to the previously approved left-side deck to retain its connection to the rear addition.
- The previously approved raised patio at the right side of the rear addition has been removed from the proposal.
- The previously approved covered portico at the right side of the rear addition has been removed from the proposal.
- The interior rooms and stairs have been reconfigured and/or changed to serve a different function.
- The previously approved master bedroom with octagonal bay in the rear/left corner of the rear addition has been removed from the proposal, and a screened porch is proposed in its place.
- A 2'-8" deep x 7'-4" wide rectangular bay has been added to rear/right side of the proposed rear addition.

Staff fully supports the applicant's revisions, finding that the proposal will not detract from the character-defining features of the subject property. Specifically, staff finds the following:

- The proposed addition remains entirely at the rear of the historic house.
- The proposed rear addition is modest in scale and allows the historic house to be clearly perceived as the predominant structure.
- The applicant proposes to use the same materials as previously approved (wood trim, fiber cement siding, aluminum-clad double-hung one-over-one windows, and asphalt shingle roofing).
- Although the right side of the revised rear addition will be nearly coplanar with the right-side octagonal bay of the historic house, a 7' indentation will be retained, allowing the rear corner of the historic house to be perceived and providing differentiation.
- The entire right side of the proposed addition is also inset well behind the existing wraparound covered porch of the historic house (the exact dimensions were not specified in the provided plans).
- The previously proposed covered portico at the rear/right side of the rear addition, which projected beyond the right-side octagonal bay, has been removed from the proposal.

- The previously proposed raised patio at the right side of the rear addition, which was coplanar with the existing wraparound covered porch of the historic house, has been removed from the proposal.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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, if applicable 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

ALAN @ ABRAMSDESIGNBUILD.COM Contact Person: ALAN ABRAMS

Contact Email: _____ Daytime Phone No.: 202 437 8583

Tax Account No.: 01507871

Name of Property Owner: KATHLEEN SENTKOWSKI Daytime Phone No.: _____

Address: 9821 WIGHTMAN RD GAITHERSBURG MD 20879
Street Number City State Zip Code

Contractor: NOT YET DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202 437 8583

LOCATION OF BUILDING/PREMISE

House Number: 9821 WIGHTMAN RD Street

Town/City: GAITHERSBURG Nearest Cross Street: BRINK ROAD

~~BLDG: 822410~~ Block: C Subdivision: GOSHEN ESTATES

Liber: _____ Folio: _____ Parcel: P-775

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: \$ 200,000.00

1C. If this is a revision of a previously approved active permit, see Permit # BLDG: 822410

HAWP: 802026

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.

Alan Abrams
Signature of owner or authorized agent

2.16.2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

828118

6

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

1. **WRITTEN DESCRIPTION OF PROJECT**

SEE ATTACHMENTS

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

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

505 421 8828
ALAN ARBMAN

505 421 8828
CATHY BROWN

505 421 8828

2. **SITE PLAN**

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

- a. the site, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. 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.

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.

REVISED HAWP Application for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879

PROJECT DESCRIPTION

February 16, 2018

Existing Structure and Setting

(please refer to Maryland Historic Trust Inventory Form)

Description of Project

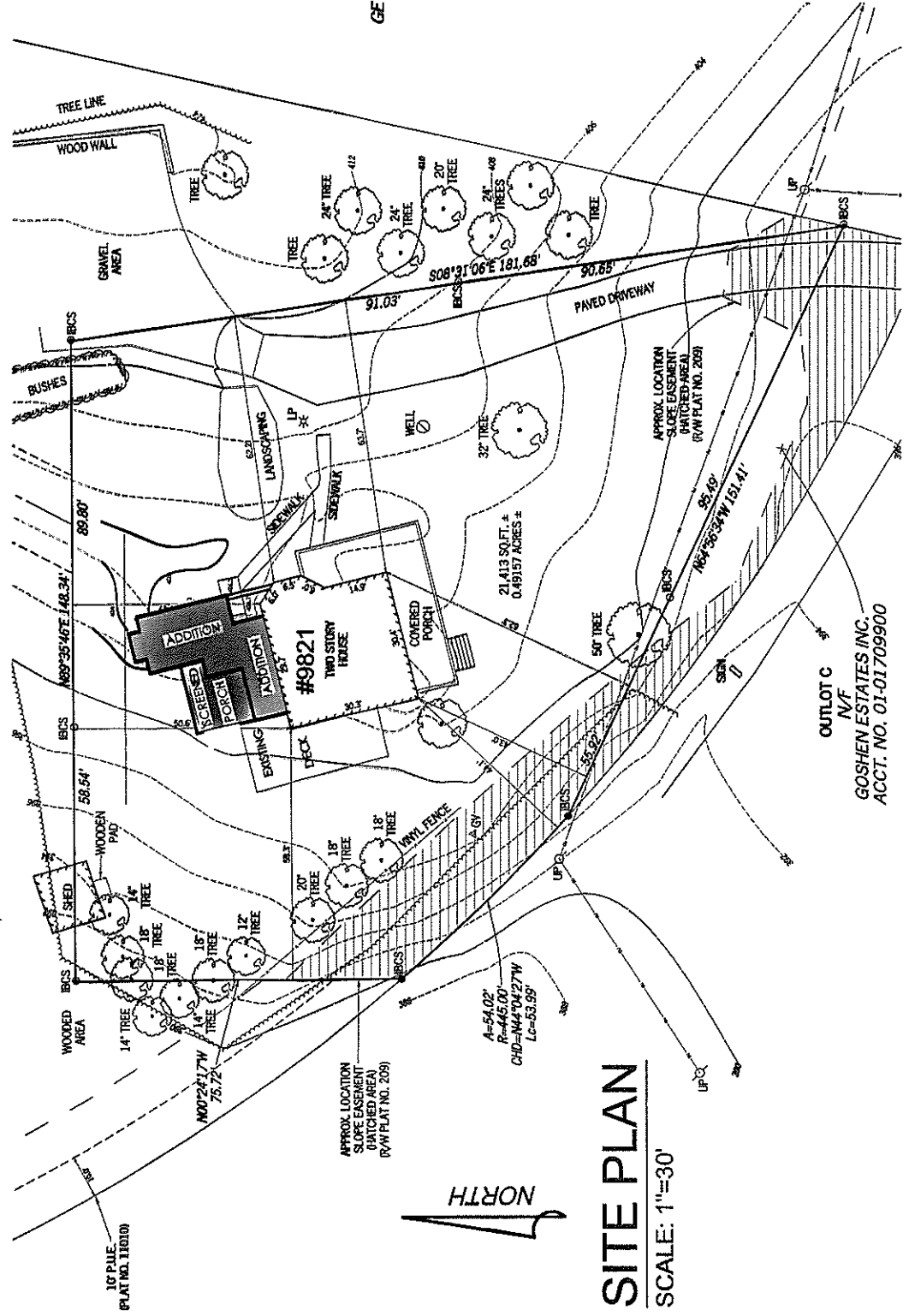
This is a revision to a previous application. The revision is required due to the discovery of an undocumented septic line adjacent to the (previously) proposed addition. The revised plan is repositioned and scaled down to conform to Well and Septic setbacks.

The revised proposal is for a single story addition over a full basement, attached to the north (rear) end of the existing building. The addition will consist of an office, including an entry, stairway to the new basement, laundry and bathroom, and screened porch

The addition will be distinguished from and subordinated to the existing historic structure principally by its massing and roof geometry. The entry and stairway to the basement will function as a hyphen, linking the office and associated spaces to the main block of the existing house. The entire massing of the addition will be within the width of the original building.

Exterior elements will be similar to the previous application. Cladding will be fiber cement, windows will be aluminum clad double hung, roofing will be fiberglass shingles.

GE



OUTLOT C
N/F
GOSHEN ESTATES INC.
ACCT. NO. 01-01709900

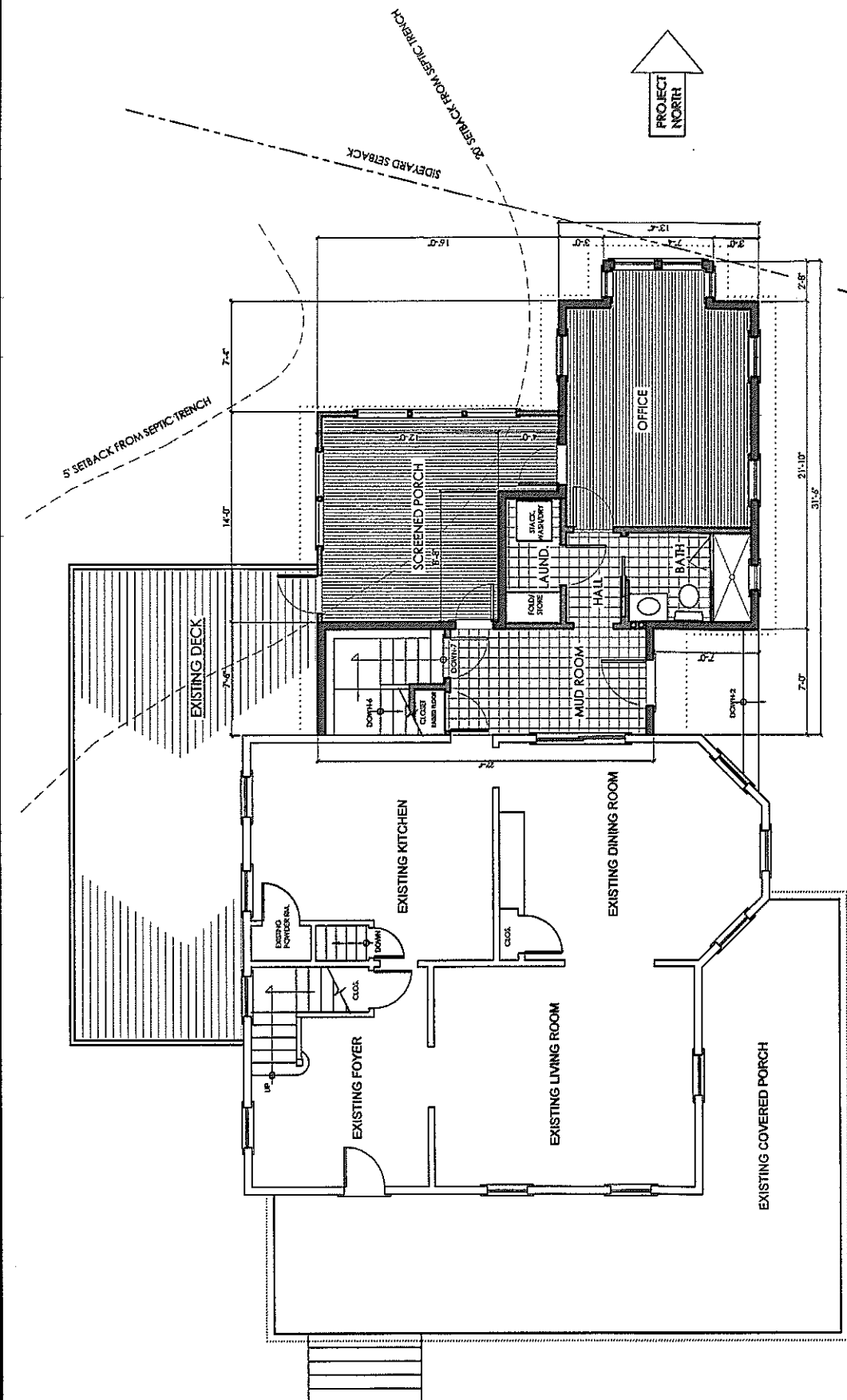
SITE PLAN
SCALE: 1"=30'

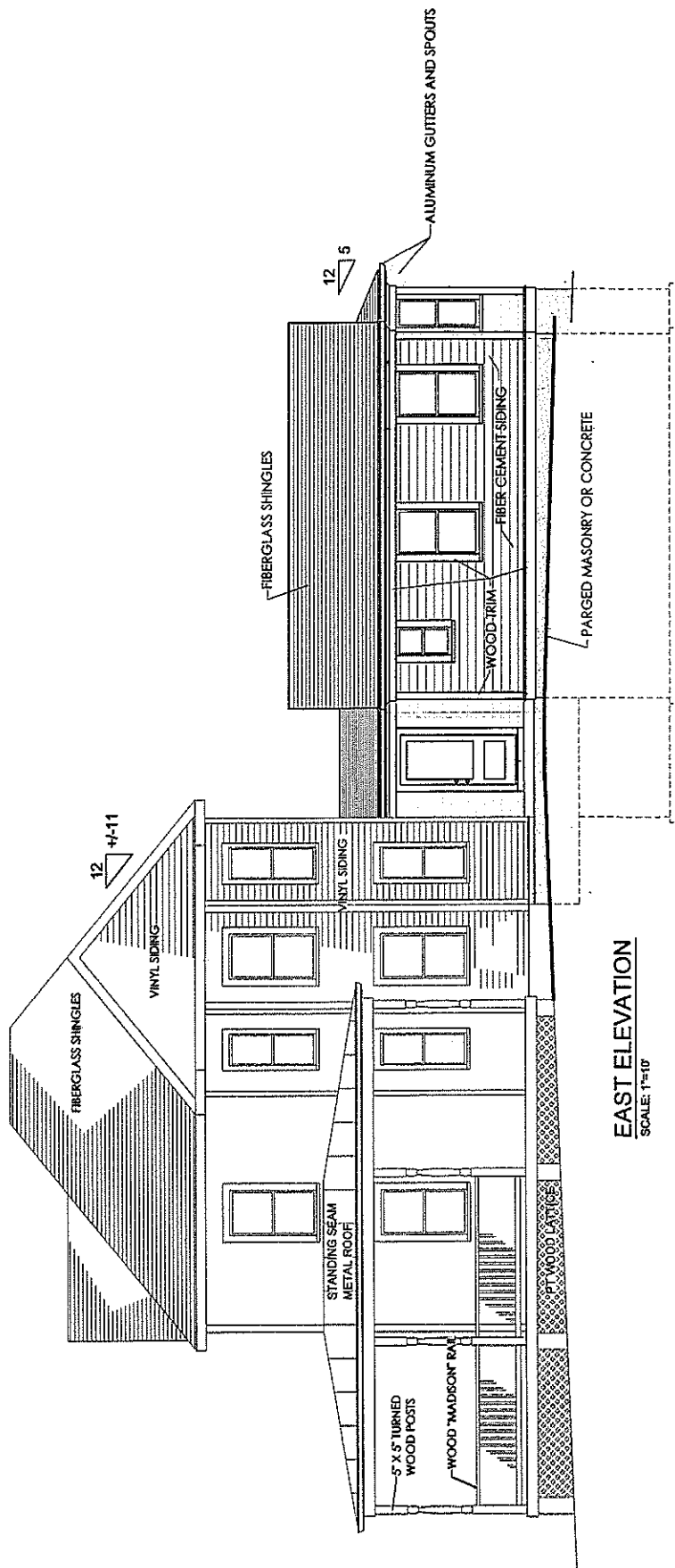
HAWP SET
PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

helicon works architecture
7108 holy ave, takoma park, md 20912
www.heliconworks.com 301-404-5578

ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

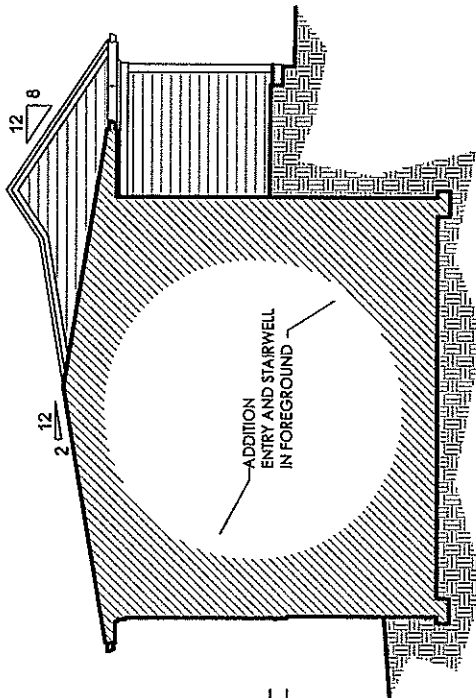
FEB. 15, 2018
SHEET
A-1





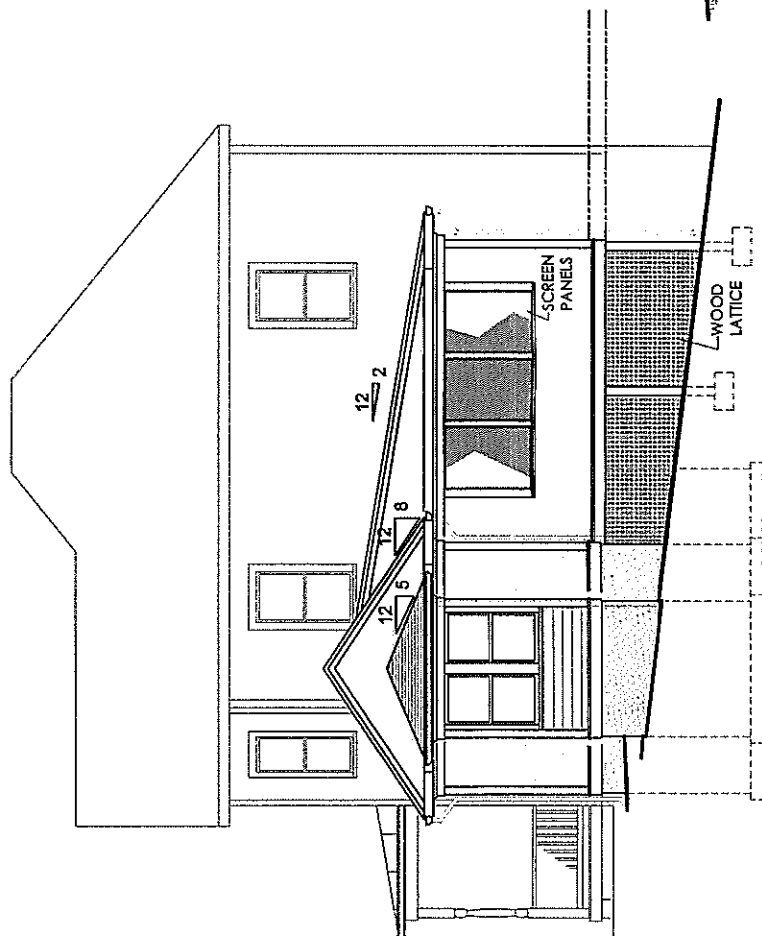
EAST ELEVATION
SCALE: 1/8"=1'-0"

SEE EAST ELEVATION FOR
ADDITIONAL NOTES ON MATERIALS



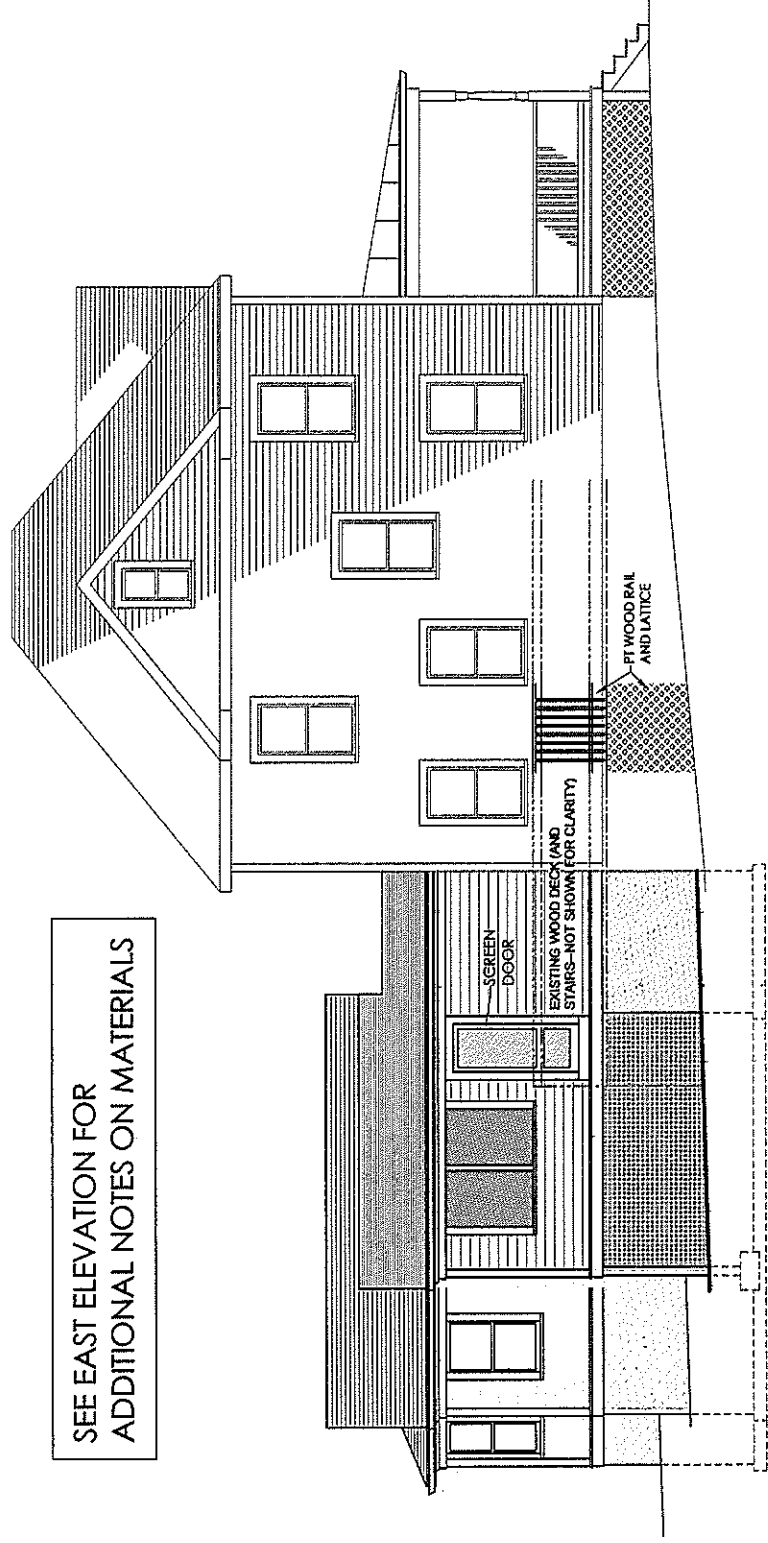
SOUTH (INTERIOR) ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"



SEE EAST ELEVATION FOR
 ADDITIONAL NOTES ON MATERIALS

EXISTING WOOD DECK (AND
 STAIRS - NOT SHOWN FOR CLARITY)

PT WOOD RAIL
 AND LATTICE

SCREEN
 DOOR

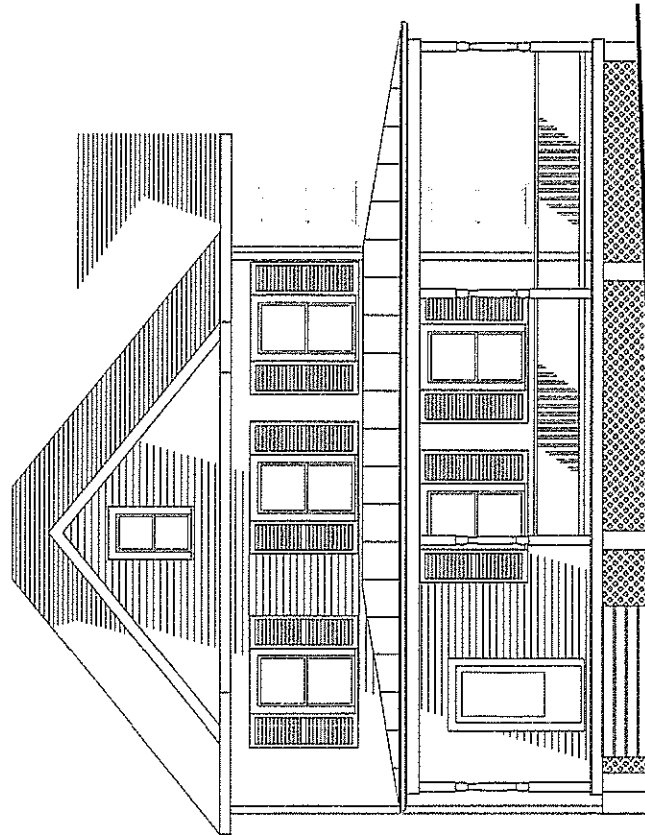
WEST ELEVATION
 SCALE: 1/8"=1'-0"

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

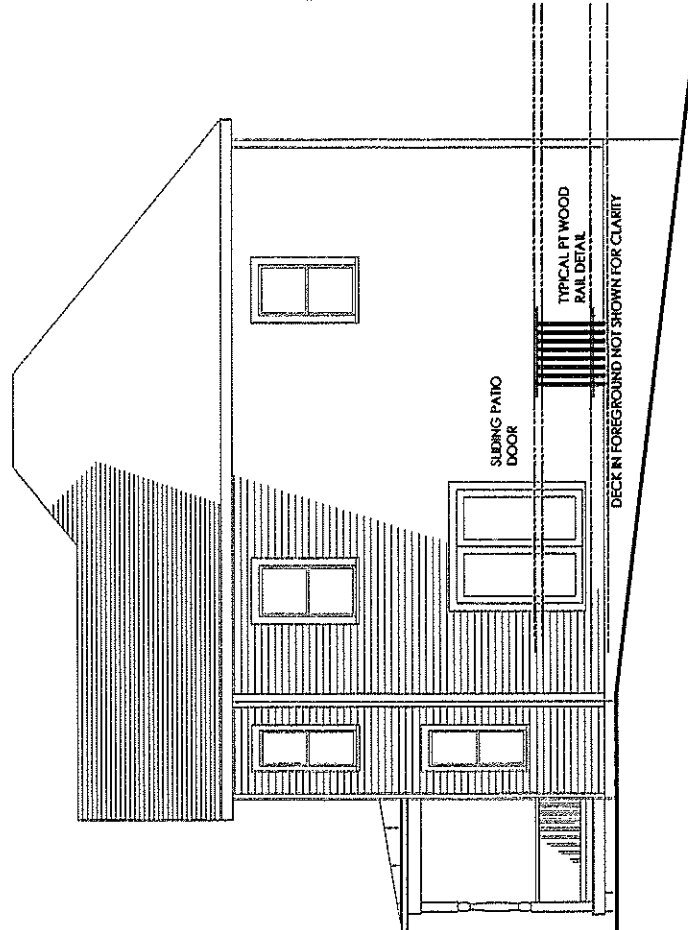
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ADDITION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

FEB. 15, 2018
SHEET
A-5



EXISTING SOUTH (FRONT) ELEVATION
SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

REVISED HAWP Application for
An Addition to the Wightman House
Kathleen Sentkowski Residence
9821 Wightman Road, Gaithersburg, MD 20879
Adjoining and Confronting Property Owners
February 16, 2018

Glen and Diane Fitzpatrick (Principal Residence and Premises Address)
9010 Brink Road
Gaithersburg, MD 20882
Legal Description: Dorsey Meadow Parcel P801 Subdivision 0001

Martin L & NS Wenk (Principal Residence and Premises Address)
9740 Wightman Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block S Lot 5

Kathleen Sentkowski (Principal Residence)
9821 Wightman Road
Gaithersburg, MD 20879
Subject property:
9825 Wightman Road
Gaithersburg, MD 20879
Legal Description: Outlot D Goshen Estates Subdivision 0003 Block C

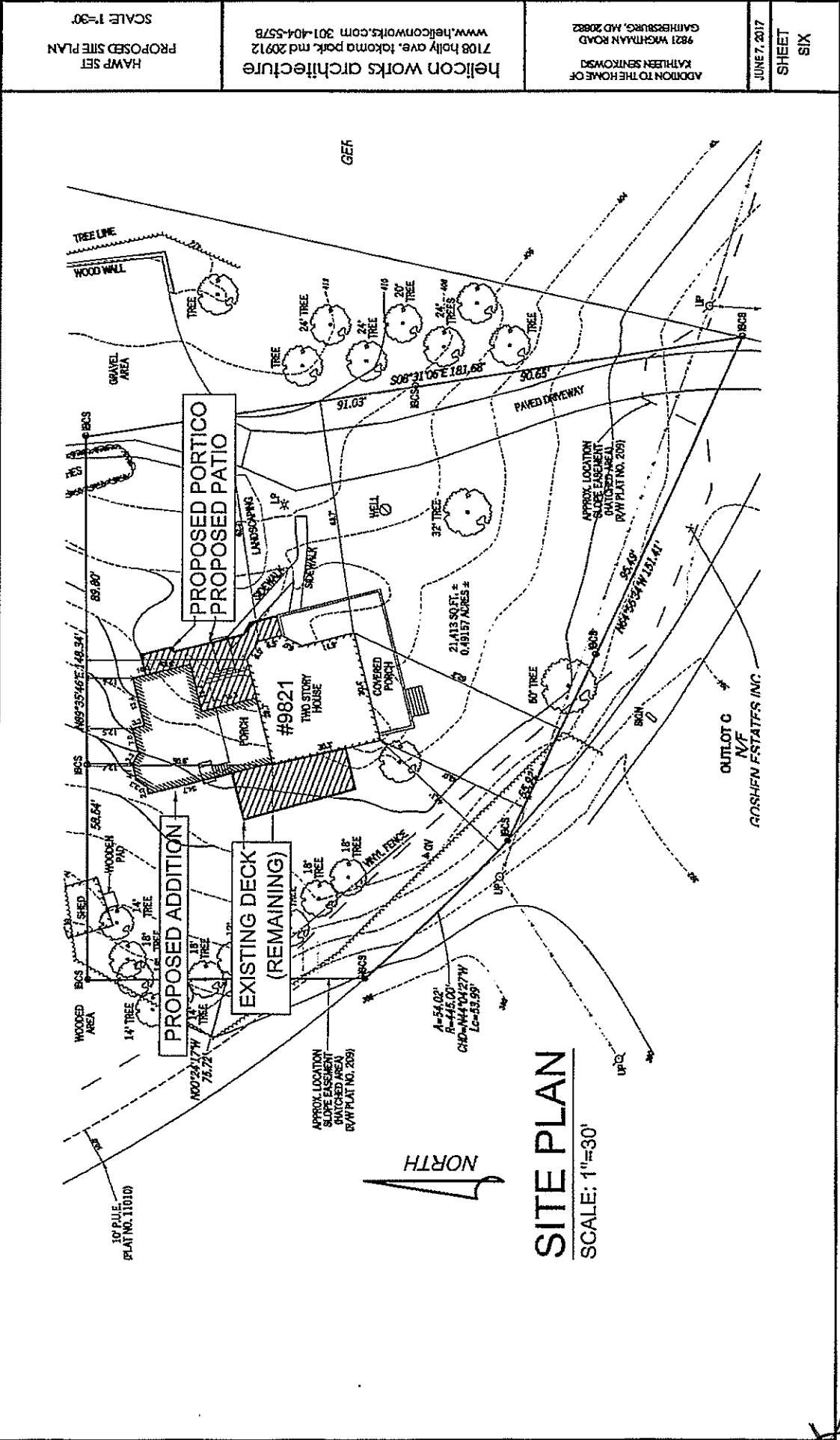
Ismail Sulaiman Olubiyi (Principal Residence and Premises Address)
20824 Bell Bluff Road
Gaithersburg, MD 20879
Legal Description: Goshen Estates Subdivision 0080 Block R Lot 1

Goshen Estates Inc. (Principal Residence)
5410 Olney Laytonsville Road
Olney, MD 20832
Subject Property:
Legal Description: PL 11010 Outlot C Goshen Estates

Montgomery County, MD
EOB 101 Monroe Street
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-B GR SEN EXT Stream Valley Park

Montgomery County, MD
County Office Building
Rockville, MD 20850
Subject Property:
Legal Description: Wightman Road PAR 15-C GR SEN EXT Stream Valley Park

PREVIOUS PROPOSAL



SITE PLAN

SCALE: 1"=30'

NORTH

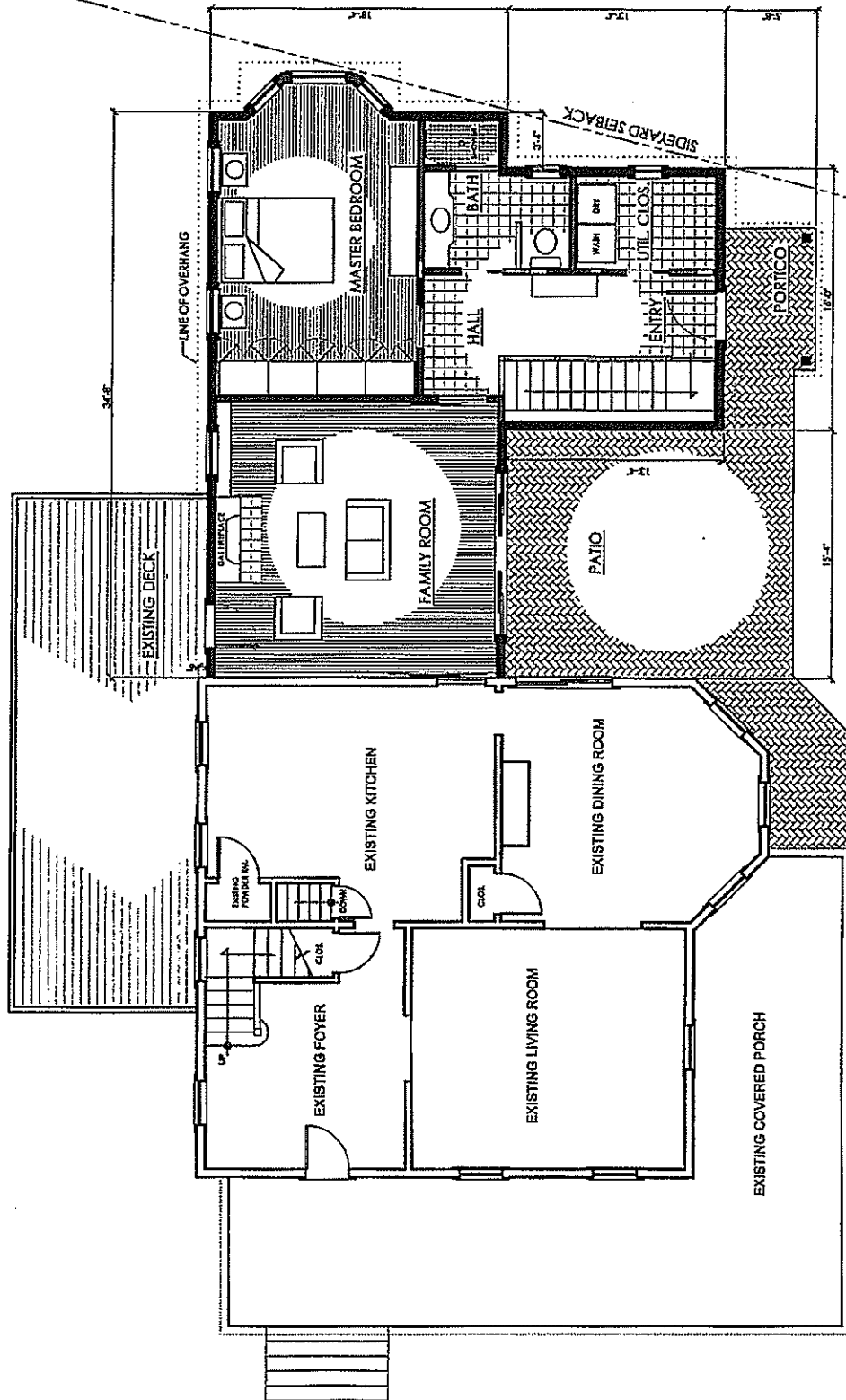
HAMP SET
PROPOSED SITE PLAN
SCALE: 1"=30'

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ADDICTION TO THE HOME OF
KATHLEEN SENTROWSKI
9821 WORTHMAN ROAD
GAINERSBURG, MD 20882

JUNE 7, 2017
SHEET SIX

~~EA~~



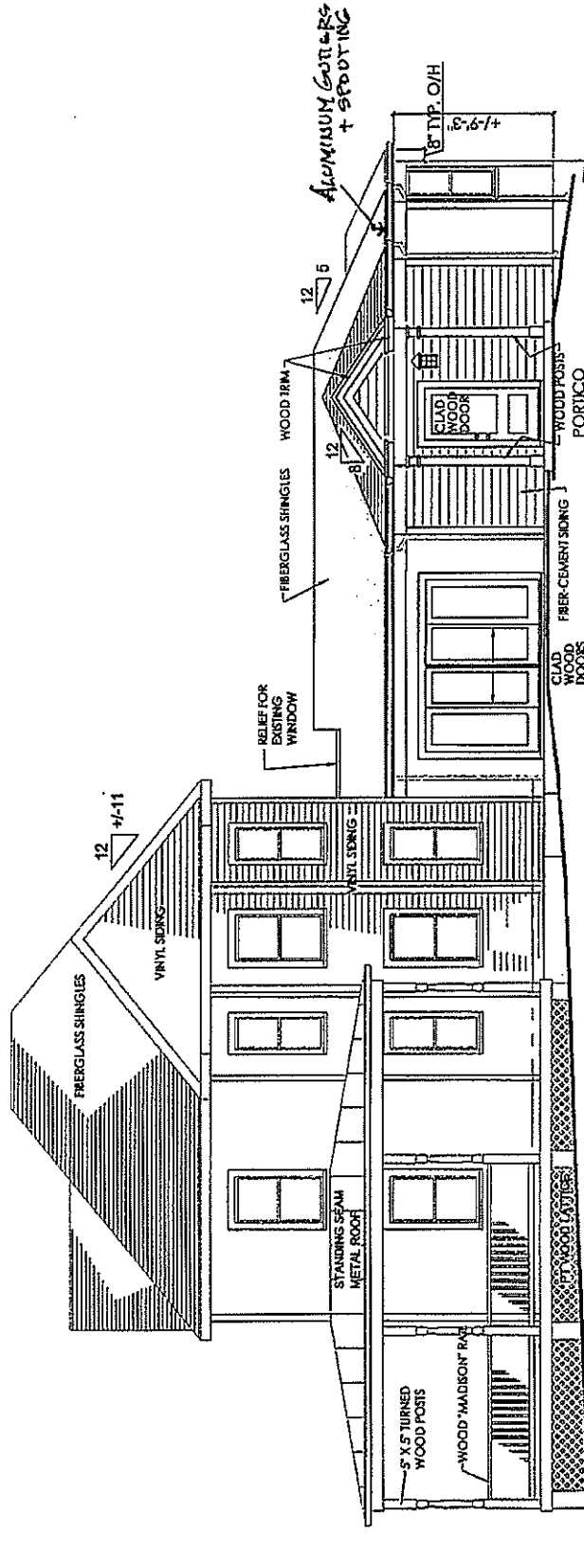
MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

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ADDON TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GATHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-2



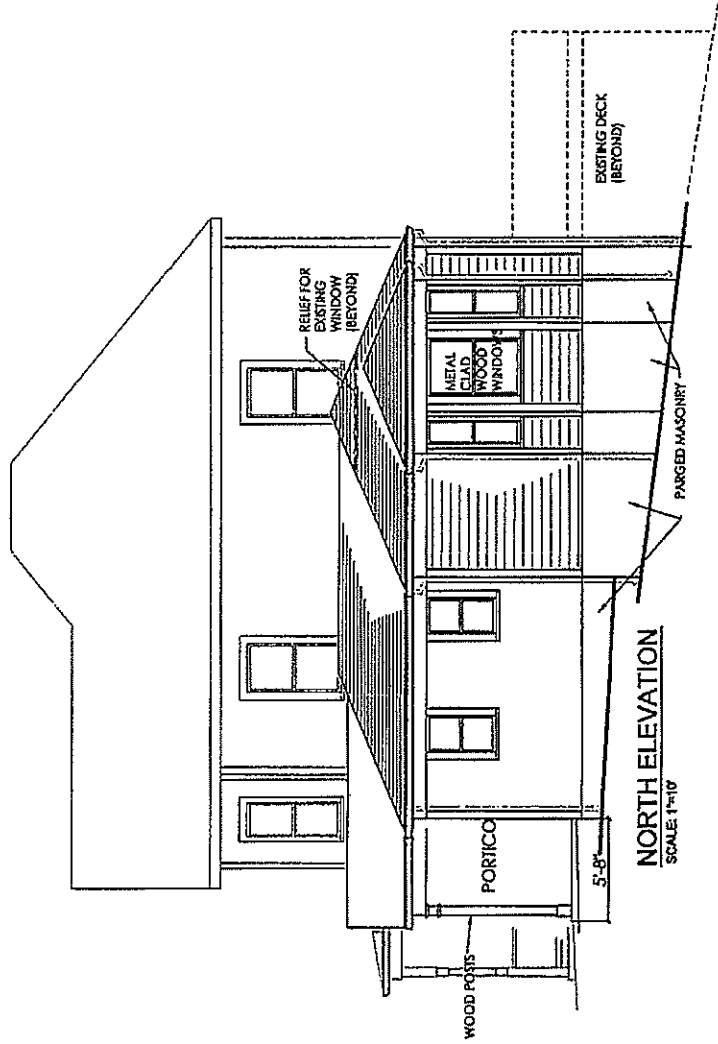
EAST ELEVATION
SCALE: 1"=10'

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

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ADDITION TO THE HOME OF
KATHLEEN SENIKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-3



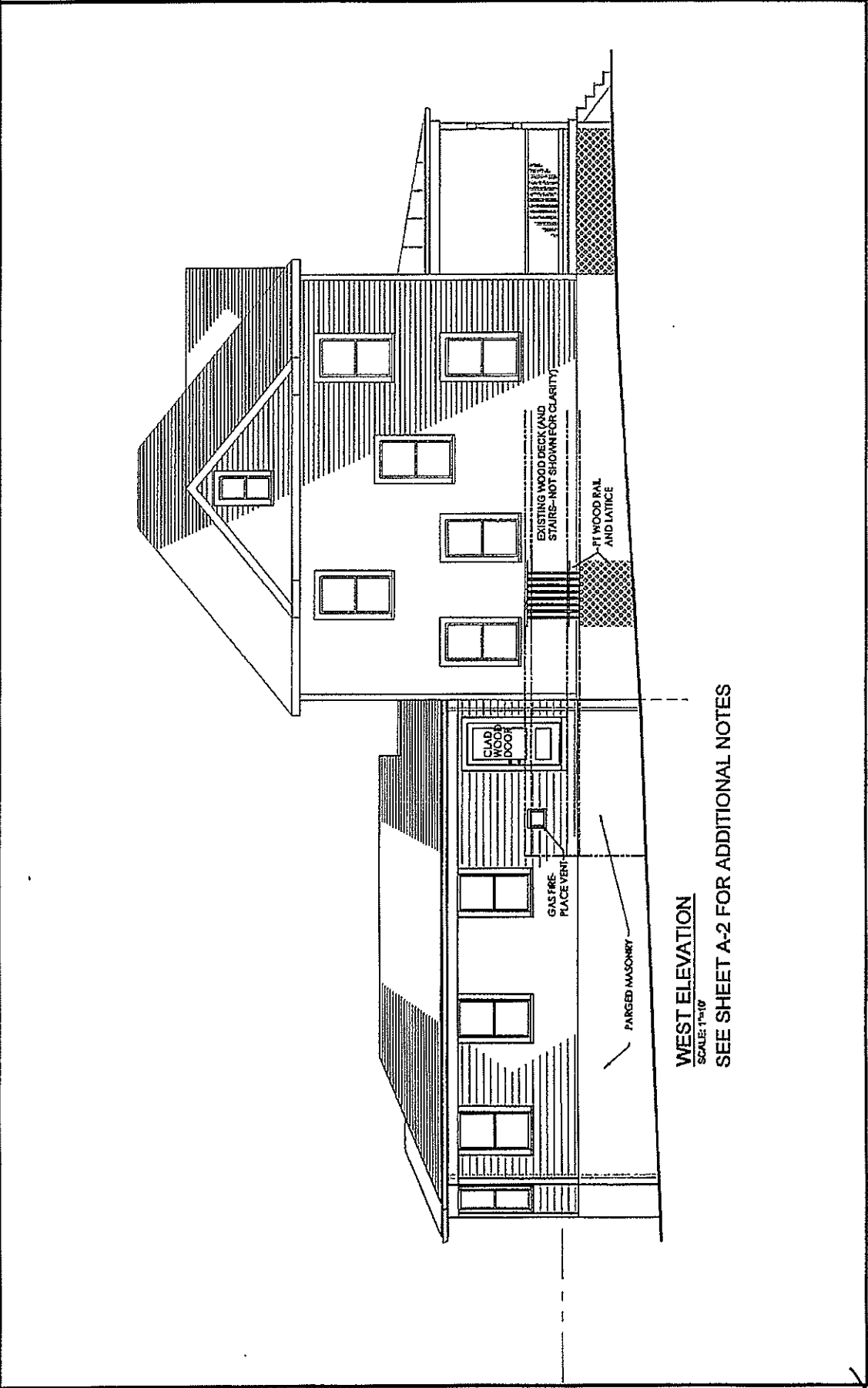
SEE SHEET A-2 FOR ADDITIONAL NOTES

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

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ADMION TO THE HOME OF
KATHLEEN SENTKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-4



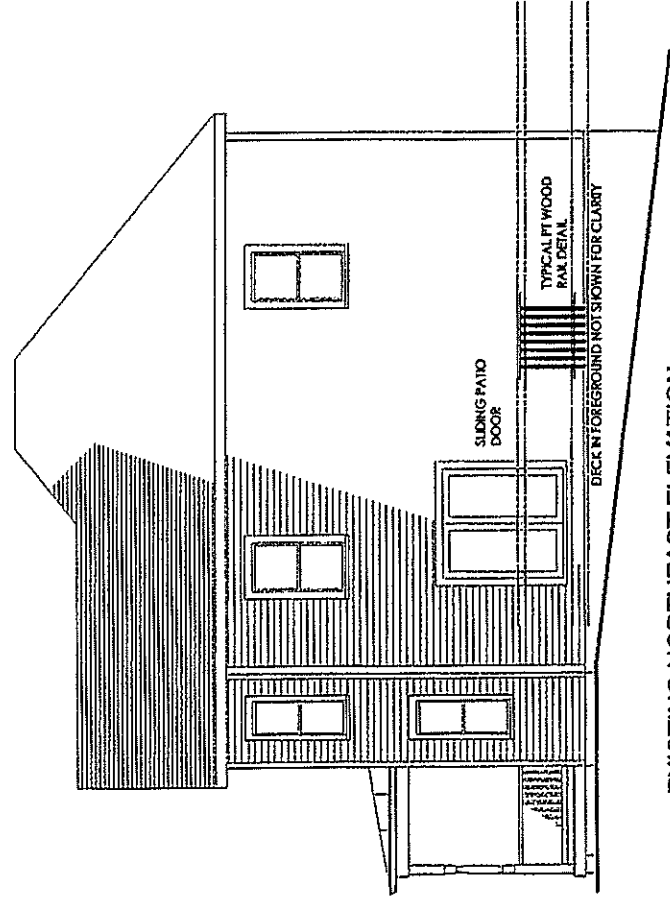
WEST ELEVATION
SCALE: 1/8"=1'-0"
SEE SHEET A-2 FOR ADDITIONAL NOTES

HAWP SET
PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

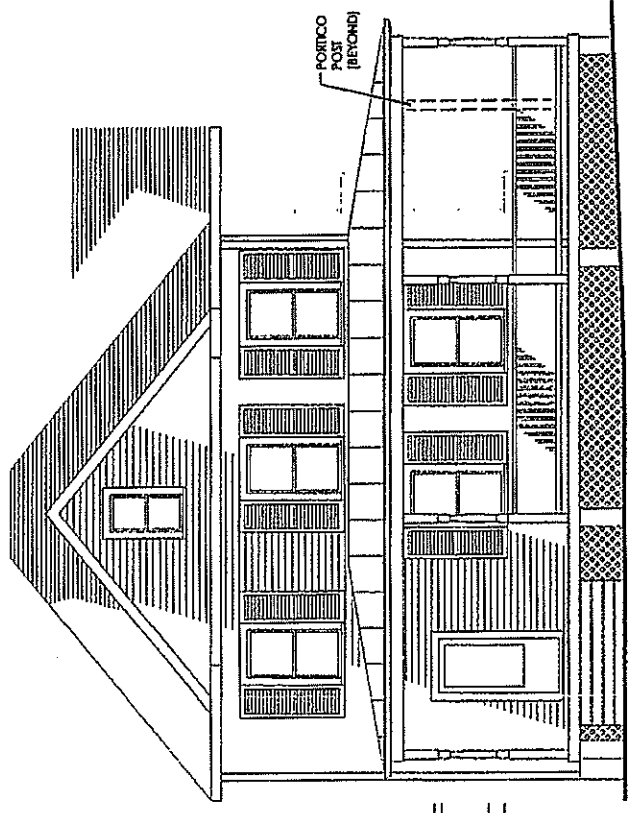
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ADDRESS TO THE HOME OF
KATHLEEN SNIATKOWSKI
9821 WIGHTMAN ROAD
GAITHERSBURG, MD 20882

JUNE 7, 2017
SHEET
A-5



EXISTING NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTHWEST (FRONT) ELEVATION
SCALE: 1/8"=1'-0"

~~12~~