

*2<sup>nd</sup> Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	14601 Berryville Rd., Germantown	<b>Meeting Date:</b>	5/7/2019
<b>Resource:</b>	<i>Master Plan</i> Site #24/24 (Montanverde)	<b>Report Date:</b>	4/30/2019
<b>Applicant:</b>	Tucker and Meakin Bennett (Thomas Taltavull, Architect)	<b>Public Notice:</b>	4/23/2019
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Building addition		

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make revisions based upon the HPC's comments and return for a third preliminary consultation.

**PROPERTY DESCRIPTION:**

SIGNIFICANCE: *Master Plan* Site #24/24 (Montanverde)  
 STYLE: Federal  
 DATE: c. 1806-1812

*The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, and amended as necessary:*

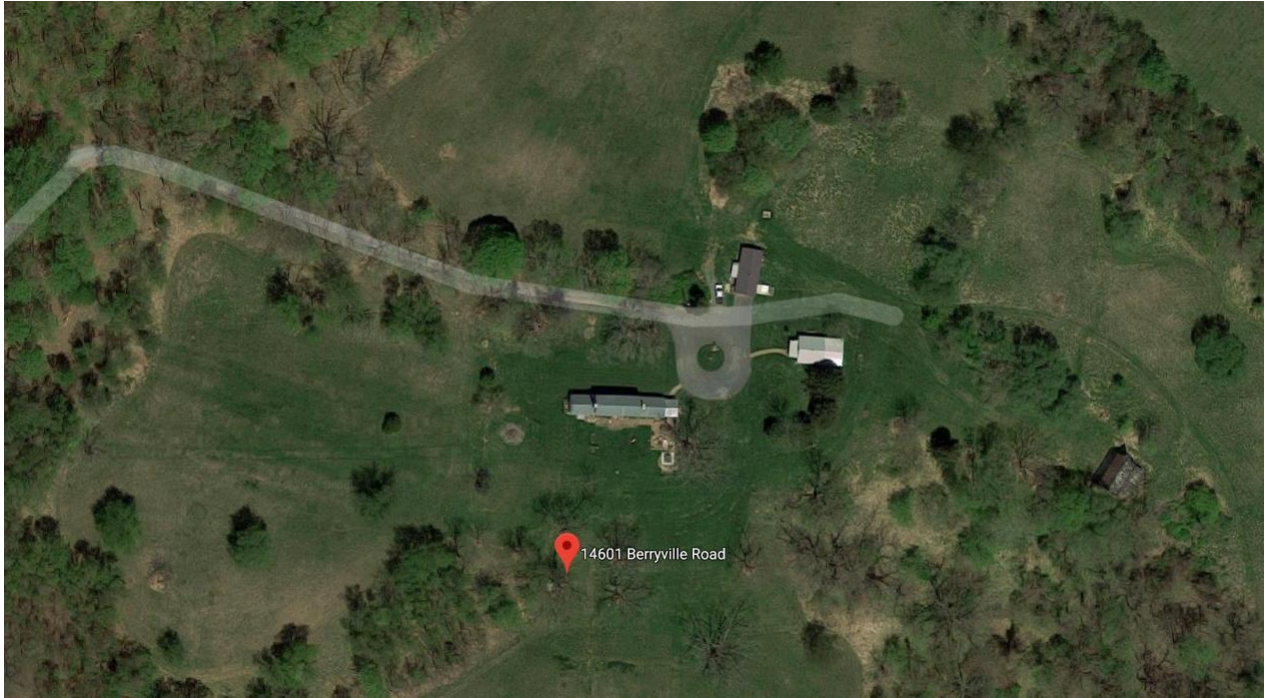
Montanverde is an important resource for its association with Major George Peter, an influential figure in both military and political spheres. In addition, the early-19th century house is architecturally significant for its outstanding integrity and noteworthy details. George Peter was appointed Second Lieutenant in the 9th Infantry, in 1799, by President John Adams, receiving his commission from George Washington at Mt. Vernon. Serving in the Missouri Territory, he was said to have fired the first salute upon the return of the Lewis and Clark expedition. He was assigned to watch the movements of Aaron Burr, serving later as a witness at Burr's trial, in 1807. He was made a Captain in the Artillery and then promoted in 1808 to major.

Peter established Montanverde between 1806 and 1812 as a summer estate, with an inheritance from his prominent father, Robert Peter, first mayor of Georgetown. With this fortune and a new bride, in 1809, Peter resigned from distinguished military service and began a well-acclaimed political career. Over the following fifty years, Peter served in both the U.S. Congress and the Maryland General Assembly.

In the 1820s, Major Peter became a permanent Montgomery County resident, making Montanverde his year-round home. During this period he served as the County delegate to the first two sessions of the C&O Canal Convention. Peter held a well-documented political rally at Montanverde in 1848 that was attended by freshman Congressman Abraham Lincoln. Some sources note that Lincoln stayed overnight at the house

in the west wing room still referred to as the Lincoln Room.

The two-story, five-bay Federal-style house is remarkable in its high level of architectural integrity. In plan, the dwelling is one room deep with a center passage. Noteworthy details typical of this era include half-round molding that frames six over six sash windows, a three-light transom over the front door, and exterior brick chimneys. Covered with clapboard siding, the house is said to be of brick construction, possibly brick nogging, a material not uncommon in this era.



*Fig. 1: Subject property.*

### **BACKGROUND:**

The applicants previously appeared before the Commission at the March 13, 2019 HPC meeting for a preliminary consultation regarding a proposed second-story addition above the existing one-story east wing and a two-story ell addition adjacent to the east wing.<sup>1</sup>

### **PROPOSAL:**

The applicants propose to construct a one-story addition adjacent to the east wing of the historic house.

### **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 the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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<sup>1</sup> March 13, 2019 HPC Meeting Recording: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=26ba14b8-467f-11e9-ace3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=26ba14b8-467f-11e9-ace3-0050569183fa)

**Montgomery County Code; Chapter 24A**

- (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; 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.  
(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.

### III.C.

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 narrow single-pile Federal-style house, which was constructed c. 1806-1812. The house consists of the main two-story five-bay massing with center passage, a single-story east wing, dating from the 1930s, with adjacent single-story mudroom that was approved by the Commission at the May 21, 2014 HPC meeting, and a single-story west wing dating from the 1830s, which is known as the Lincoln Room (see excerpt on Circle 1). As noted in *Places from the Past*, the house exhibits a high level of architectural integrity, as it retains many Federal-style details. The house is accessed via a long gravel drive on the north side, although, historically, the south side overlooking Seneca Creek and the Potomac River may have been considered the front.



*Fig. 2: 1974 photograph, south elevation.*



*Fig. 3: 2014 photograph, south elevation.*



*Fig. 4: Current photograph, south elevation.*

The applicants previously appeared before the Commission at the March 13, 2019 HPC meeting for a preliminary consultation regarding a proposed second-story addition above the existing one-story east wing and a two-story ell addition adjacent to the east wing. The applicants also presented two alternative designs, one of which (Alternative Two) consisted of a perpendicular addition adjacent to the c. 2014 single-story mudroom on the east side of the house. The Commission commended the applicants for their previous rehabilitation work at the subject property, but expressed concerns regarding the proposed additions. Specific concerns included:

- The asymmetry created by the proposed additions.
- The removal/alteration of original character-defining features (i.e., chimney) by the second-story addition above the existing one-story east wing.
- Projection of the proposed two-story ell addition to the south, which was likely the principal elevation.
- The potential for the proposed additions to compete with/overwhelm the historic house.
- The potential for distinctive new features (i.e., porches, overhangs, large chimneys) to detract from the historic house, particularly on the south elevation of the proposed additions.



*Fig. 5: Previously proposed south elevation.*



*Fig. 6: Previously proposed Alternative Two, south elevation, as revised February 18, 2019.*

The applicants have returned with a revised proposal for a second preliminary consultation. The proposed second-story addition above the existing one-story east wing has been removed from the proposal, and the applicants now propose a one-story addition adjacent to the c. 2014 mudroom at the east side of the house. Additional living space is proposed below grade. The proposed one-story addition is generally T-shaped, with similar projections to the north and south.

### III.C.

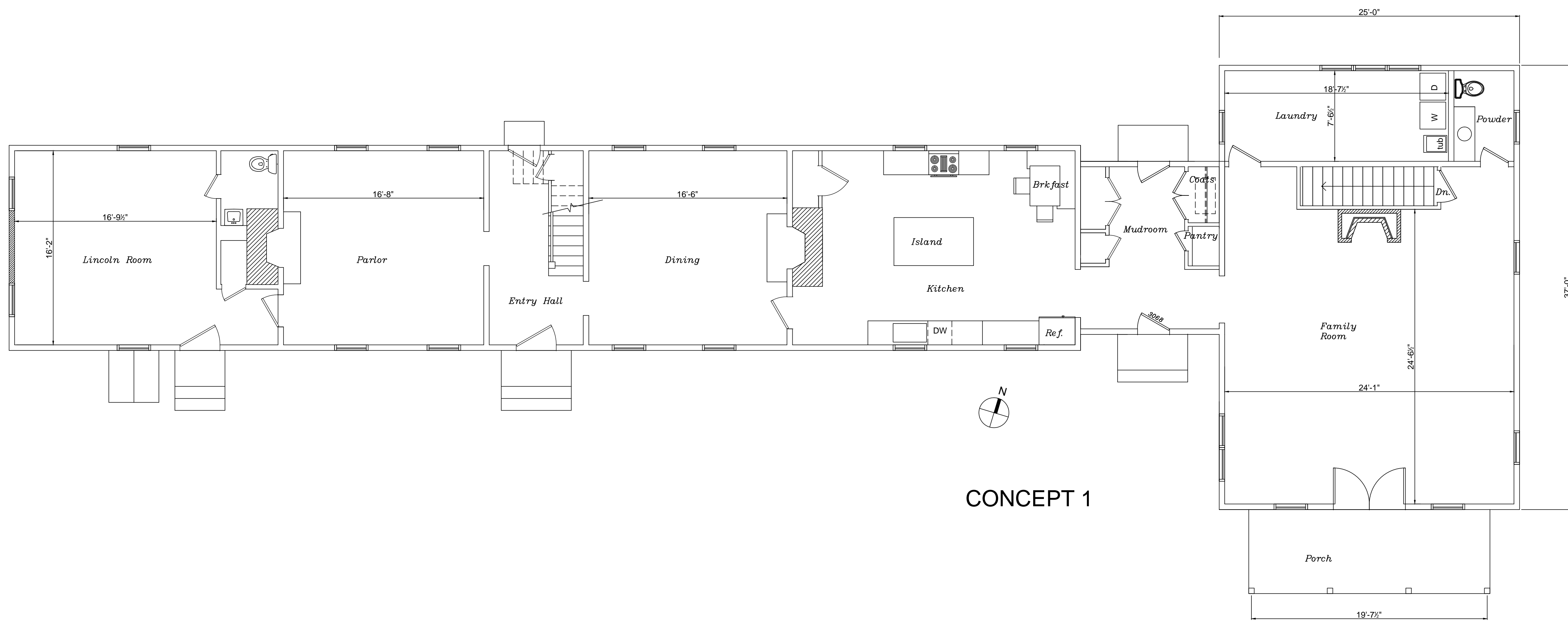
The proposed one-story addition is 37' long (north to south) and 25' wide (east to west), with a 19'-7 ½" wide covered porch on the south elevation. There is central brick chimney, and the fenestration consists of single, paired, and triple double-hung 6-over-6 windows, taking cues from the historic house.

Staff finds that the applicants have generally responded to the Commission's previous comments and concerns; however, staff expresses the following concerns regarding the current proposal:

- Specific areas of concern include the roof pitch and width of the addition. The roof pitch of the addition is much shallower than that of the historic house, and the addition is over 150% the width of the historic house (the historic house 16'-2", whereas the proposed addition is 25' wide).
- Staff finds that the proposed addition is sufficiently differentiated from the historic house by the c. 2014 mudroom addition at the east side of the house, which acts as a hyphen. Therefore, the proposed addition could take more design cues from the historic house without creating a false sense of history, in accordance *Standard 3*.
- The proposed addition project equally to the north and south, while the Commission found that the addition should project only to the north.
- A covered porch is proposed on the south elevation of the addition, while the Commission found that a porch would only be appropriate on the north elevation of the addition.
- Staff finds that an addition that is too differentiated from the historic house could detract from the overall historic character of the property, which is inconsistent with *Standard 2*.
- Staff finds that the projection of the addition to the south has the potential to detract from the principal elevation of the historic house. As previously addressed by the Commission, this is inconsistent with *Standard 9*.
- Staff finds that the addition of a covered porch to the south has the potential to detract from the principal elevation of the historic house. As previously addressed by the Commission, this is inconsistent with *Standard 9*.
- Staff asks for additional guidance from the Commission regarding the compatibility of the proposed addition.

#### **STAFF RECOMMENDATION:**

- Staff recommends that the applicant make revisions based upon the HPC's comments and return for a third preliminary consultation.



CONCEPT 1

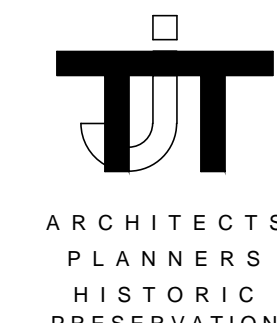
Revisions	Drawing Title
	PROPOSED PLAN

Date: April 8, 2019

Mudroom Addition to:  
**MONTANVERDE**  
M. Tucker and Meakin Bennett  
14601 Berryville Road  
Darnestown, Maryland

Drawing Number  
**A1.0**





THOMAS J. TALTAVULL  
ARCHITECT  
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GATHERSBURG, MARYLAND 20882  
301.840.1847

Professional Certification.  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License No.9083,  
Expiration Date: 6-13-2016.

Professional Seal



CONCEPT 1

Revisions  
Drawing Title  
**PROPOSED ELEVATIONS**

Date: April 8, 2019

Mudroom Addition to:  
**MONTANVERDE**  
M. Tucker and Meakin Bennett  
14601 Berryville Road  
Darnestown, Maryland

Drawing Number  
**A1.1**

1

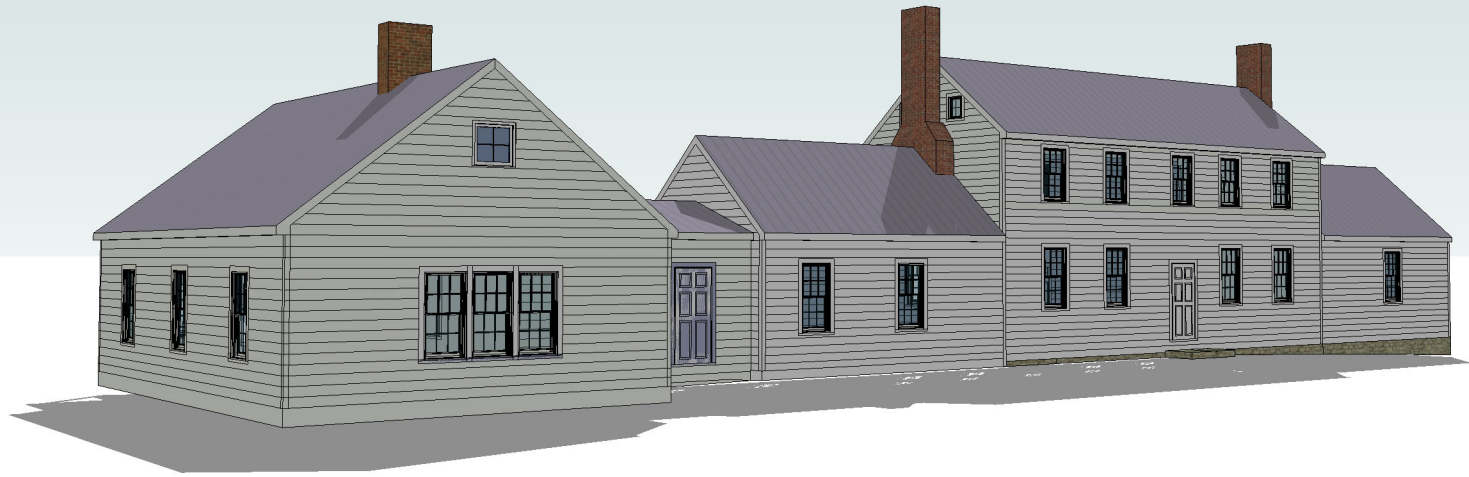
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PROPOSED SOUTH ELEVATION – CONCEPT 1

3/16" = 1'-0"



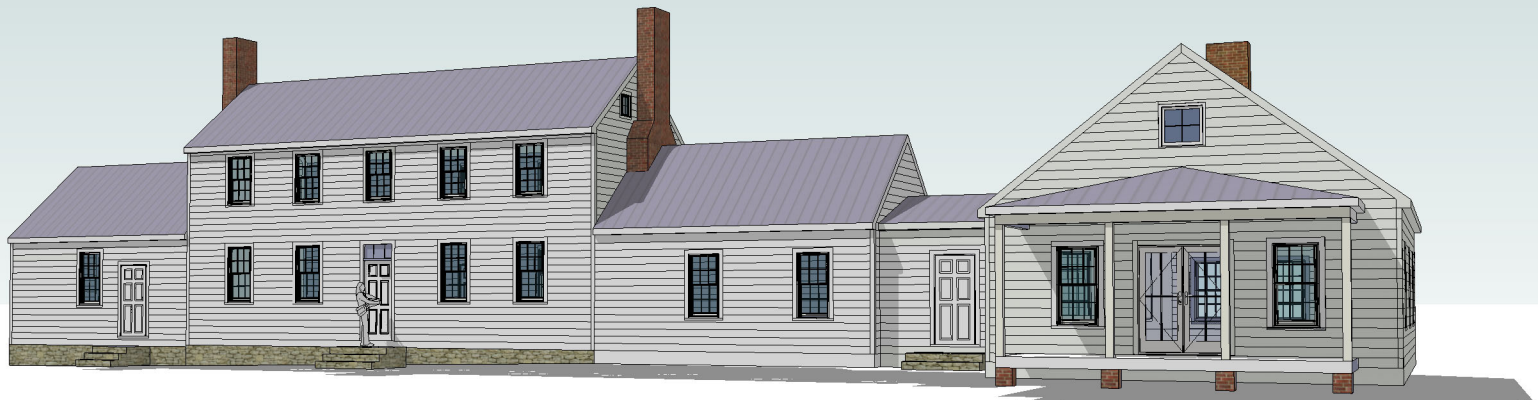
Montanverde Northeast View



Montanverde Northwest View



Montanverde Southeast View



Montanverde Southwest View