MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5417 Mohican Rd., Bethesda

Resource: Master Plan Site 35/29-2
R.A. Charles Castle

Applicant: Jian-Li Yang and Jie Cao
Ross McNair, Agent

Review: HAWP

Public Notice: 5/29/2019

Tax Credit: n/a

Case Number: 35/29-19A

Staff: Dan Bruechert

Proposal: Revision – Accessory Structure Construction

STAFF RECOMMENDATION

Staff recommends the HPC approve with one condition the HAWP application:

1. The north side of the proposed accessory structure should be partially screened with vegetation. Plans showing this condition need to be submitted for review and approval prior to permitting with final approval authority delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site (35/29-2)
STYLE: Queen Anne
DATE: 1883

From Places from the Past:

“This residence was built the same years as the more elaborate and larger scale Baltzley Castle, yet was also built of locally quarried stone, continuing the theme envisioned Rhineland on the Potomac. Both residences were built to take advantage of a dramatic view of the Potomac River. With its multi and diamond pane windows, hipped roof and polygonal wing, and turned porch posts, the Charles Castle is essentially a Queen Anne style house sheathed in stone. R.A. Charles, an employee of the Treasury Department, bought land from Edward Baltzley in February 1890 and built the house soon thereafter. The Manufacture’s Record of 1891 stated that Mindeleff designed a Glen Echo Heights house for Edwin Baltzley for $7,000.”

In 2015, the HPC approved the demolition of a non-historic garage and the construction of a new garage, fencing, and paving at the rear of the R.A. Charles Castle.
Figure 1: The R.A. Charles Castle sits to the southeast of the larger Baltzley Castle.

**PROPOSAL**
The applicant proposes to change the location of the previously approved garage.

**APPLICABLE GUIDELINES**
Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation (*the Standards*). Rehabilitation is defined 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. The pertinent information in these documents is outlined below.

*Montgomery County Code, Chapter 24A Historic Resources Preservation*

(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;
**Secretary of the Interior’s Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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 proportions, 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**

On December 2, 2015, the HPC approved a HAWP for work at the R.A. Castle (attached) that included the demolition of a c.1970s non-historic garage, the construction of a new garage on the site, fence construction, and new hardscaping. The proposed 1 ½ story, three-car garage was to be located to the southeast of the house, with a rubble-stone water table veneer, clad in fiber-cement siding in a 5 ½” reveal, with wood trim details, with an asphalt shingle roof, and a parking pad constructed of cobblestones. The half-story above will be accessed by an exterior set of wood stairs. The 2015 HAWP found that the proposed “materials, features, size, scale, and massing of the proposed garage are compatible with the R.A. Charles Castle” and “the garage is appropriately sited with relation to the historic resource, the driveway and parking pad are compatibly designed.”

The applicant proposes changing the location of the garage southeast of the house to the northwest. The change in location will also require rotating the garage by 90°.
Figure 2: partial site plan showing the approved and proposed location for a three-car garage at 5417 Mohican Rd.

As the design of the building was already approved by the HPC, Staff is only evaluating the impact the new location and reorientation will have on the R.A. Charles Castle and its associated environmental setting. The new proposed location is now further away from the historic resource at the location where the non-historic garage was demolished following the approval of the 2015 HAWP. The new garage will meet the current zoning ordinance requirements of a 15’ (fifteen foot) side setback. Staff recognizes that that the grade will rise approximately 5’ (five feet) from the rear of the Charles Castle to the proposed garage site. However, the Mohican façade is a secondary elevation in terms of the level of detail and prominence. The applicant has notified Staff that because this is a “pass-through lot” with frontage on two streets, the zoning inspectors consider the Mohican elevation to be the “front” for purposes of accessory building placement. A variance will be required to place any structure between the house and Mohican Rd.
Staff finds that this change in location will not adversely impact the historic character of the resource. However, Staff also finds that some vegetative screening on the north side of the structure would minimize the impact of the new structure from the public right-of-way and recommends conditioning approval on undertaking some plant screening between the garage and Mohican Rd. Staff supports approval of the proposed building location, with the identified condition, under the same rationale as the 2015 HAWP approval, 24A-8(b)(2) and Standards 9 and 10.

**STAFF RECOMMENDATION**
Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The north side of the proposed accessory structure should be partially screened with vegetation. Plans showing this condition need to be submitted for review and approval prior to permitting with final approval authority delegated to Staff; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field
Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: RoseMcNair1@MAR.PS
Contact Person: Rose McNair
Daytime Phone No.: 301-219-0380

Tax Account No.: 00508312

Name of Property Owner: Rose McNair
Daytime Phone No.: 301-219-0380

Address: 5417 Mollican Rd Bethesda MD 20816

Contractor: Rose McNair
Phone No.: 301-229-9843

Contractor Registration No.: 4426545

Agent for Owner: ____________________________
Daytime Phone No.: ____________________________

LOCATION OF BUILDING PREMISES
House Number: 5417
Street: Mollican Rd

Town/City: Bethesda Nearest Cross Street: N. Arthur Blvd
Lot: Part C Block: 3 Subdivision: Glen Echo Heights

Lot: 40953 Folio: 265 Parcel: 28000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Rem ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other: Garage Fencing

1B. Construction cost estimate: $ 28,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: ☐ 01 W/PSSC ☐ 02 Septic ☐ 03 ☐ Other: ____________________________

2B. Type of water supply: ☐ 01 W/PSSC ☐ 02 Well ☐ 03 ☐ Other: ____________________________

PART THREE: COMPLETE FOR NEW FENCE/RETAINING WALL

3A. Height: 6′ feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/laosement

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

Signature of owner or authorized agent: Rose McNair
Date: 10/26/15

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

Applications/Permit No.: 735175
Date Filed: ____________________________
Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   Detached garage, right corner of lot
   Complies with County setback and necessary
   50' fence
   Remove a half history (c.1910)
   One story garage

   See:
   A COMPANY PAGE

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

   

   

   

   

   

   

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, 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 8" 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT 9-14-2015
R.A. Charles  Master Plan # 35 / 29 - 2
J. Ross McNair
5417 Mohican Rd
Bethesda MD 20816

On 8-21-13 the HPC approved case number 35/29-13A
Part of the scope of work was a detached 2 car carport, an (18 x 20) addition, a hyphen connector link (9 x 11'4") and a cobblestone entry court. We decided not to build the approved addition to the historic resource or the 2 car carport. All work is on the rear of the property.

REMOVE
Remove a circa 1970 non historic 2 car garage

GARAGE
Construct a 2 story 2 car detached garage at the rear right of the lot. The location complies with the County setback and height requirements for accessory structures. Material for the garage consists of a metal roof, stone wainscot and wood siding. The garage will be accessed via an existing driveway from Mohican Rd
We have consulted with a MD State Professional Registered Forester and a Board Certified Arborist to protect the roots of the oak tree.

FENCE
Erect approx 50 lin ft fence 6 ft high around 2 sides of the garage.

COBBLESTONE
Cobblestone edged driveway with pea gravel
Cobblestone entry court set in bluestone in front of the proposed garage with a path to the house.
# HAWP Application: Mailing Addresses for Notifying

## Owner’s Mailing Address

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>J. Ross McNair</td>
<td>5415 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
</tbody>
</table>

## Historic Site Address

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5417 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
</tbody>
</table>

## Adjacent and Confronting Property Owners Mailing Addresses

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miguel Otero</td>
<td>5301 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Maureen Jeffreys and Michael Bergsmann</td>
<td>5303 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Matthew Byrne</td>
<td>5405 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>William Barlow</td>
<td>5311 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Ned Miltenberg</td>
<td>5410 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Joy Brown</td>
<td>5408 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Nathaniel Kendall</td>
<td>5420 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>James Ross</td>
<td>5425 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Chris White</td>
<td>5409 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Miklos Gaal</td>
<td>5407 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Stephen Seeber</td>
<td>5309 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Patrick Gates</td>
<td>5421 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>John Lentz</td>
<td>5424 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Whittington Lewis</td>
<td>5404 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>William Coolidge</td>
<td>5423 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
<tr>
<td>Philip Warker</td>
<td>5428 Mohican Rd</td>
<td>Bethesda</td>
<td>MD</td>
<td>20816</td>
</tr>
</tbody>
</table>
Zoning and Building Data

Project address:
5419 Mohican Road, Bethesda, MD

Location:
Lot B Glen Echo Heights PBBP44

Plat data:
Liber 40953 Folio 265

Zoning: R-90

Lot area:
20,853 Square Feet +/- (.48 Acres)

Allowable lot coverage
30% = 6,256 Square Feet +/-

First Floor Square Feet:
2,615 SF
Zoning and Building Data

Project address:
5419 Mohican Road, Bethesda, MD

Location:
Lot B Glen Echo Heights PBBP44

Plat data:
Liber 40953 Folio 265

Zoning:
R-90

Lot area:
20,853 Square Feet +/- (.48 Acres)

Allowable lot coverage
30% = 6,256 Square Feet +/-

First Floor Square Feet: 2,615 SF
2015 Garage HAWP Approval, Staff Report and Application
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address 5417 Mohican Drive, Bethesda, Maryland

Meeting Date 12/02/2015

Resource Individually Designated Master Plan Site (#35/29), R.A. Charles Castle

Report Date 11/19/2015

Applicant Ross McNair, Owner

Public Notice 11/18/2015

Review Historic Area Work Permit

Tax Credit None

Case Number 35/29-15A

Staff Matt Bowling

PROPOSAL Non-historic garage demolition. New garage and fence construction at 5417 Mohican Drive, Bethesda.

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application with ZERO (0) conditions.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site (#35/29)

STYLE/FORM: Queen Anne

DATE: Circa 1890

GUIDELINES: *The Secretary of the Interior’s Standards for Rehabilitation*

In her book, *Places from the Past*, Clare Kelly (architectural historian) notes:

> This residence was built the same year as the more elaborate and larger scale Baltzley Castle [next door], yet was also built of locally quarried stone, continuing the theme of the envisioned Rhineland on the Potomac, both residences were built to take advantage of a dramatic view of the Potomac River. With its multi- and diamond-pane windows, hipped roof polygonal wing, and turned porch posts, the Charles Castle is essentially a Queen Anne style house sheathed in stone.

> R.A. Charles, an employee of the Treasury Department, bought land from Edward Baltzley in February 1890 and built the house soon thereafter. The Manufacturer’s Record of 1891 stated that Mindeleff designed a Glen Echo Heights house for Edwin Baltzley for $7,000.
BACKGROUND

The applicant completed a Preliminary Consultation on Wednesday, October 7, 2015. The Commission recommended that the applicant re-design the balusters on the exterior stairway and balcony. The applicant has switched the balusters on the exterior stairway and balcony from a turned design to a simplified, square design. The only other changes to the plans from what the HPC saw during the Preliminary Consultation, is a cost-based change in window style and a change in roof cladding. The windows will still be double-hung, sash windows, but now will be one-over-one and the roof will be clad with asphalt shingles to match those found on the castle.

The applicant originally proposed multi-light, double-hung, sash windows for the garage. The majority of Commissioners expressed preference for such a design, although there were Commissioners who thought a more simplified configuration would be better suited for the project. The R.A. Charles Castle has both styles of windows – both multi-light and one-over-one windows. The material of the windows was unspecified in the Preliminary Consultation, but the applicant is now proposing a clad wood window. The Commission may require, by condition, that the widows be solid wood construction to match those found on the castle.

Subject Property Highlighted – Proposed Garage Location Noted (Not to Scale)
PROPOSAL

The applicant is proposing the following THREE (3) work items:

1. Non-historic, circa 1970 garage will be demolished;

2. Wood, board fence, measuring 50’ in length and 6’ in height, will be constructed on the rear/side property line; and

3. Detached, two-car garage will be constructed.
   - Garage will have a rubble-stone water table veneer (stone to match rubble-stone of the castle);
   - Garage will be clad with fiber-cement clapboards with 5 3/8” reveal;
   - Garage will feature wood trim details, wood balusters and wood handrails and will have copper flashing and gutters;
   - Garage roof will be clad with asphalt shingles to match those found on the castle;
   - Walkway leading from house to garage will be stone slabs set in mortar;
   - Parking pad will be constructed of cobblestone set in bluestone dust; and
   - Driveway will be pea gravel edged with cobblestone.

In August 2013, the applicant received approval for the construction of an 18’ x 20’ rear addition to be connected to the R.A. Charles Castle by a metal and glass hyphen. In addition, the applicant received approval for the construction of a two-car (24’ x 24’) detached carport. **As part of this current proposal, the applicant has officially withdrawn this aspect of the application - it will no longer be built.** Please see Circle Q for the applicant’s statement reflecting this change to the approved scope of work for the R.A. Charles Castle.
APPLICABLE GUIDELINES

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), the Commission in developing its decision when reviewing a Historic Area Work Permit Application for an undertaking involving an individually designated Master Plan Site uses Chapter 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.

Montgomery County Code; Chapter 24A-8

(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:

(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

The 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, and 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

In light of the fact that the applicant has formally withdrawn the addition and the carport from the scope of work for their Historic Area Work Permit application approved in August 2013, staff is in full support of the applicant’s proposal.

The existing circa 1970s garage is architecturally incompatible with R.A. Charles Castle and its removal will actually benefit the historic resource’s environmental setting. The proposed fence is compatibly designed alteration to the property and is easily reversible should the existing homeowner or a future homeowner decide to remove it in the future.

The materials, features, size, scale, and massing of the proposed garage are compatible with the R.A. Charles Castle. The garage is appropriately sited with relation to the historic resource and the driveway and parking pad are compatibly designed.

The applicant responded to the feedback and recommendations made by the Commission and made appropriate/compatible changes to their original concept.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the Historic Area Work Permit Application under the Criteria for Issuance in Chapter 24A-8 § (b)(2), having found the proposed work is consistent with:

1. Chapter 24A-8 of the Montgomery County Code; and

2. The Secretary of the Interior’s Standards for Rehabilitation.

Finding that the proposed work –non-historic garage demolition. New garage and fence construction– will not adversely affect the R.A. Charles Castle in any respect; the proposed work will not remove or alter distinctive features, spaces, or spatial relationships that characterize the property, the surrounding streetscape, or the historic resource as a whole; the new construction is compatible with the R.A. Charles Castle’s materials, features, size, and scale and proportion, and massing; and the new construction could be removed in the future without impairing the character of the resource.

And with the general condition that the applicant shall present three (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 the applicant shall notify HPC staff if they propose to make any alterations to the approved plans;
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 HPC staff’s discretion.

Once the work is completed the applicant will contact the Matt Bowling at 301-563-3400 or matt.bowling@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person:  

Tax Account No.:  

Daytime Phone No.:  

Name of Property Owner:  

Daytime Phone No.:  

Address:  

City:  

State:  

Zip Code:  

Contractor:  

Phone No.:  

Contractor Registration No.:  

Agent for Owner:  

Daytime Phone No.:  

LOCATION OF BUILDING PREMISES

House Number:  

Nearest Cross Street:  

Lot:  

Block:  

Subdivision:  

Partial:  

Section:  

Parcel:  

PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

☐ Construct ☐ Alter/Renovate

☐ Move ☐ Install

☐ Revision ☐ Repair

☐ A/C ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Windburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other:

B. Construction cost estimate: $ 

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal:  

01 ☐ Septic 02 ☐ Other:

2B. Type of water supply:  

01 ☐ WSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE IF WALL IS A SUPPORTING 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/tenement

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

Signature of owner or authorized agent

Date

Approved:  

For Chairperson, Historic Preservation Commission

Disapproved:  

Signature:  

Date:

Applications/Permit No.:

DATA File Date:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

735175
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   Detached Garage, Right corner of lot
   Complies with County setback for necessary 50' fence
   Remove a new historic (c 1970)
   One story garage

   See
   A COMPANION PAGE

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

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, 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 façade 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT  
9-14-2015
R.A. Charles  Master Plan # 35 / 29 - 2
J. Ross McNair
5417 Mohican Rd
Bethesda MD 20816

On 8-21-13 the HPC approved case number 35/29-13A
Part of the scope of work was a detached 2 car carport, an (18 x 20) addition, a hyphen
connector link (9 x 11'4") and a cobblestone entry court. We decided not to build the
approved addition to the historic resource or the 2 car carport. All work is on the rear of
the property.

REMOVE
Remove a circa 1970 non historic 2 car garage

GARAGE
Construct a 2 story 2 car detached garage at the rear right of the lot. The location
complies with the County setback and height requirements for accessory structures.
Material for the garage consists of a metal roof, stone wainscot and wood siding. The
garage will be accessed via an existing driveway from Mohican Rd
We have consulted with a MD State Professional Registered Forester and a Board
Certified Arborist to protect the roots of the oak tree

FENCE
Erect approx 50 lin ft fence 6 ft high around 2 sides of the garage

COBBLESTONE
Cobblestone edged driveway with pea gravel
Cobblestone entry court set in bluestone in front of the proposed garage with a path to
the house.
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

OWNER'S MAILING ADDRESS
J. Ross McNair
5415 Mohican Rd
Bethesda Md 20816

HISTORIC SITE ADDRESS
5417 Mohican Rd
Bethesda Md 20816

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Miguel Otero
5301 Mohican Rd
Bethesda MD 20816

Chris White
5409 Mohican Rd
Bethesda MD 20816

Maureen Jeffreys and Michael Bergsman
5303 Mohican Rd
Bethesda MD 20816

Miklos Gaal
5407 Mohican Rd
Bethesda MD 20816

Matthew Byrne
5405 Mohican Rd
Bethesda MD 20816

Stephen Seeber
5309 Mohican Rd
Bethesda MD 20816

William Barlow
5311 Mohican Rd
Bethesda MD 20816

Patrick Gates
5421 Mohican Rd
Bethesda MD 20816

Ned Miltenberg
5410 Mohican Rd
Bethesda MD 20816

John Lentz
5424 Mohican Rd
Bethesda MD 20816

Joy Brown
5408 Mohican Rd
Bethesda MD 20816

Whittington Lewis
5404 Mohican Rd
Bethesda MD 20816

Nathaniel Kendall
5420 Mohican Rd
Bethesda MD 20816

William Coolidge
5423 Mohican Rd
Bethesda MD 20816

James Ross
5425 Mohican Rd
Bethesda MD 20816

Philip Warker
5428 Mohican Rd
Bethesda MD 20816
GARAGE TO BE REMOVED
LOOKING PAST HOUSE TO NEW GARAGE LOCATION
A. Charles Castle (foreground) and Balterley Castle (background)