EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5312 Allendale Rd., Bethesda  
Meeting Date: 6/26/2019

Resource: Individually Listed Master Plan Site Milton (35/35)  
Report Date: 6/19/2019

Review: HAWP  
Public Notice: 6/12/2019

Case Number: 35/35-19A  
Tax Credit: n/a

Applicant: David Brown  
Outerbridge Horsey, Architect

Staff: Dan Bruechert

Proposal: Building Addition

PROJECT DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (Milton #35/35)
STYLE: Federal
DATE: c.1700; 1847

Figure 1: Milton is located on a large parcel adjacent to the Little Falls Parkway.
From *Places from the Past*:
“Milton is a three-part stone house that was the home of Nathan Loughborough, Comptroller of the U.S. Treasury during the John Adams Administration. Loughborough built the main block and the west wing in 1847, on the occasion of his second marriage. When he bought the property, about 1820, there was a small stone structure, using rough stone to match the original. Loughborough came to Washington from Philadelphia to serve in the Federal government. Active in the financial community, he was stockholder in the C & O Canal Company and a director of Georgetown’s Farmers and Mechanics Bank. Loughborough moved to Milton from Grasslands, an estate located on the present site of American University.

The earliest section of the house is the east (left) wing that, according to tradition, was built c.1700 as a Dutch trading post and tavern. Milton is located along River Road, an early Indian trail. This early section has two rooms on the main floor. Typical of Mid-Atlantic building traditions are stone construction, central chimney, and basement kitchen. The structure is banked into a hillside with full basement exposed on the south side, a tradition usually associated with Germanic construction.”

**PROPOSAL**

The applicant proposes to construct a one-story addition to the east of the house connected by a breezeway. The addition and breezeway will match the details of the historic house, but in smaller proportions than the historic house and wings.

The Maryland Historical Trust holds a façade easement on the property and has reviewed the work and supports the proposed addition.

**APPLICABLE GUIDELINES**

The use of the expedited review form is supported by the first item on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

**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:

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

**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 RECOMMENDATION**
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standards 2, 9, and 10), and therefore 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 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dhrouterbridge@horsely.com
Contact Person: Outerbridge Horsey
Daytime Phone #: 202-337-7834

Tax Account No.: __________
Name of Property Owner: JOHN T. BEATY
Daytime Phone #: 8240 605 4755
Address: 5312 ALLENDALE ROAD 6704
Street Number: 5312
City: ALLENDALE
Zip Code: 2500
Contractor: DAVID J. BROOK
Phone #: 301-694-2500
Contractor Registration #: __________
Agent for Owner: 0188R2760973
Daytime Phone #: 301-674-2500

LOCATION OF BUILDING PREMISES
House Number: 5312
Street: ALLENDALE
Town/City: RED RIVER ROAD
Nearest Cross Street: RED RIVER ROAD
Lot #: __________
Block #: __________
Subdivision: 0502 (FRIENDSHIP)
MAP: HM230 0000 Parcel: 0502
GRID: 682123

PART ONE: TYPE OF PREMISES AFFECTED

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Removal
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $289,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND 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 FENCES/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 of owner or authorized agent: Outerbridge Horsey
Date: May 24, 2019

Approved: Signature: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Data Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/99
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:
   
   HISTORIC HOUSE UNDER EASEMENT TO MARYLAND HISTORIC TRUST
   EASEMENT AND APPROVAL LETTER ATTACHED

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   ONE STORY ADDITION TO BYSSING HOUSE
   MACLEAN LOCALITY STUDY ATTACHED

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. MATERIAL 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 N/A

   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.

   1. PETER DONKELBERGER 5316 ALEGDALE ROAD
   2. LYNN SHELKINSON 5314 ALEGDALE ROAD

   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.
ADDITION TO OLD LOUGHBOROUGH-MILTON
5312 Allandale Road, Bethesda, MD 20816

SPECIAL NOTE
Existing conditions shown or implied are based on best available but limited information. All dimensions are approximate. All delineations from these drawings, read or implied, all work to be done in specific areas to be specified by the Architect if required by the project. All work to be done in specific areas to be specified by the Architect.

Demolition drawings are for construction purposes only and are not intended for general circulation or presentation.

The professional seal is for certification of new work only and is not intended for general circulation or presentation.

L I S T  O F  D R A W I N G S

<table>
<thead>
<tr>
<th>SHEET</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0001</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>0002</td>
<td>PROPOSED SITE PLAN</td>
</tr>
<tr>
<td>0100</td>
<td>DEMO PLANS</td>
</tr>
<tr>
<td>0108</td>
<td>DEMO ELEVATIONS</td>
</tr>
<tr>
<td>A100</td>
<td>PROPOSED FIRST FLOOR AND ROOF PLANS</td>
</tr>
<tr>
<td>A200</td>
<td>PROPOSED ADDITIONS ELEVATIONS</td>
</tr>
<tr>
<td>A201</td>
<td>ADDITION ELEVATIONS</td>
</tr>
<tr>
<td>A300</td>
<td>BUILDING SECTIONS</td>
</tr>
<tr>
<td>A400</td>
<td>PROPOSED ADDITION ENLARGED PLAN</td>
</tr>
<tr>
<td>A401</td>
<td>EXIST. AND PROPOSED ELEVATION</td>
</tr>
<tr>
<td>A402</td>
<td>WALL SECTIONS</td>
</tr>
<tr>
<td>A500</td>
<td>INTERIOR ELEVATIONS</td>
</tr>
<tr>
<td>A501</td>
<td>INTERIOR ELEVATIONS</td>
</tr>
<tr>
<td>A700</td>
<td>PLAN DETAIL CONNECTION OF ADDITION TO EXIST. ENCLOSED PORCH</td>
</tr>
<tr>
<td>A701</td>
<td>STONE FASTENER DETAILS AND SPECIFICATIONS</td>
</tr>
<tr>
<td>A702</td>
<td>SECTION DETAILS</td>
</tr>
<tr>
<td>A800</td>
<td>STONE AND SLATE MOCK UPS</td>
</tr>
<tr>
<td>A801</td>
<td>COPPER ROOF DATA</td>
</tr>
</tbody>
</table>
DEMO FIRST FLOOR PLAN
ADDITIO
N TO
OLD
LOUGHERBROG
H MILTON
5312 Allandale Rd.
Bethesda, MD 20816

DEMO
ELEVATIONS

SCALE: AS NOTED

10’
20’
40’
5’

1 (NO CHANGE)
NORTH ELEVATION

2
WEST ELEVATION

3 (NO CHANGE)
SOUTH ELEVATION

4 (NO CHANGE)
EAST ELEVATION

REMOVE EXIST. WINDOW
AND WALL BELOW

REMOVE RETAINING WALLS
AND BRICK WALKWAY
ADDITION TO OLD LOUGHBOROUGH-MILTON
5312 Allandale Rd.
Bethesda, MD 20816

PROPOSED FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR

PROPOSED ROOF PLAN

OUTERBRIDGE HORSEY ASSOCIATES, PLLC
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WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
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2 EXISTING SIDE ELEVATION

1 LINK CROSS SECTION

- **EXISTING SIDE ELEVATION**
  - REMOVE EXIST. WINDOW AND WALL BELOW

- **LINK CROSS SECTION**
  - PROPOSED WOOD STAIR, PAINTED WHITE TO MATCH EXISTING PORCH
  - FLAT SEAM COPPER ROOF W/ SLOPE MATCHING EXIST.PORCH
  - REMOVE RETAINING WALLS AND BRICK WALKWAY
  - EXISTING SIDE ELEVATION
  - FIRST FLOOR EL. 99'-4"
  - RIDGE EL. 109’-8"
  - EAVE EL. 108’-7/16”

- **ADDITION TO OLD LOUGHBOROUGH-MILTON**
  - 5312 Allandale Rd.
  - Bethesda, MD 20816

- **SCALE:** 1/2" = 1'-0"
ADDITION TO OLD LOUGHBOROUGH-MILTON
5312 Allandale Rd.
Bethesda, MD 20816

PLAN DETAIL
CONNECTION OF ADDITION TO EXIST. ENCLOSED PORCH

SCALE: AS NOTED

EXISTING FLOOR PLAN DETAIL AT ENCLOSED PORCH

PROP. FLOOR PLAN DETAIL AT ENCLOSED PORCH AND CONNECTOR
SLATE SHINGLES USED PROPOSED TO MATCH EXISTING IS BUCKINGHAM SLATE.

NOTE IN IMAGE 5 THAT THE PROPOSED SLATE VERY CLOSELY MATCHES THE SIDE OF THE DORMERS WHERE ALGAE AND MOSS FORM DO NOT DEVELOP.
**ADDITION TO OLD LOUGHBOROUGH-MILTON**

1. **FLAT SEAMED COPPER ROOF DETAILS ON LOW PITCHED LINK**
   - Flat Seamed Copper Roof Details on Low Pitched Link

2. **STANDING SEAM ROOF DETAILS FOR HIPPED ROOF ADDITION**
   - Standing Seam Roof Details for Hipped Roof Addition

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**MATERIALS DATA/DETAILS: COPPER ROOFS**

- Scale: As Noted
- Materials:
  - Copper Roofs
  - Shingle Roof to Match Existing Standing Seam Copper Roofing
  - Flat Seam Copper Roofing

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**OUTERBRIDGE HORSEY ASSOCIATES, PLLC**

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### Types of Simulated Divided Lite

#### Double/Single Hung Units

1. **OPTION 1: WOOD LOEWEN INSULATED W/ SDL (W/ SPacier Bars)**
   - Windows Type C, D, E, F, G, and H (Types A, B, and K similar)

2. **OPTION 2: WOOD MARVIN DOUBLE GLAZED SDL (W/ SPacier Bars)**
   - Windows Type C, D, E, F, G, and H (Types A, B, and K similar)

3. **OPTION 3: WOOD MARVIN SINGLE GLAZED TRUE DIVIDED LIGHTS**
   - Windows Type C, D, E, F, G, and H (Types A, B, and K similar)

4. **OPTION 1: LOEWEN WOOD DOOR**
   - Doors 004 and 005

5. **OPTION 2: WOOD MARVIN DOOR**
   - Doors 004 and 005

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**Note:** The options presented are for all new double and triple hung windows. Fixed windows to match the same edge sash frame profiles and muntin profiles where applicable.
"SMOKEHOUSE FROM WEST"

"SMOKEHOUSE FROM NORTH"
- FIREPLACE - DINING ROOM

- MANTLE DETAIL - DINING ROOM
M: 35-35
Milton (Old Loughborough)
5312 Allandale Road, Bethesda
Washington West Quadrangle
NAME  MILTON/LOUGHBOARD HOUSE
LOCATION  ALLANDALE RD., BETHESDA, MD.
FACADE  W
PHOTO TAKEN  6/10/24
M. DEUYER
MILTON / LOUGHBORO - MEATHOUSE

ALLANDALE RD BETHESDA, MD

NW

PHOTO TAKEN

6/10/74 MDNVER
NAME  MILTON/LOUGHBORO HOUSE
LOCATION  ALLANDALE RD, BETHESDA, MD.
FAÇADE  E
PHOTO TAKEN  6/10/74

M. MOYER
NAME: MILTON LOUGHBORO HSE
LOCATION: ALLANDALE RD, BETHESDA, MD
FAÇADE: E
PHOTO TAKEN: 6/10/74 MOWYER

M: # 35-35

55