

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11011 Glen Road, Potomac	Meeting Date:	6/26/2019
Resource:	Master Plan Site #25/22 (<i>Edward and Ruth Beale House</i>)	Report Date:	6/19/2019
Applicant:	Stephen Chanock (Michael Rouse, Architect)	Public Notice:	6/12/2019
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building additions		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #25/22, *Edward and Ruth Beale House*
 STYLE: Colonial Revival
 DATE: 1938

Excerpt from *Places from the Past*:

This resource is an outstanding example of a Colonial Revival style residence, designed by architects George Edwin Pope and Albert Kruse of Wilmington, Delaware. It is a fine representative of a significant trend in Montgomery County when white-collar professionals and their young families moved from Washington to the country to enjoy weekend farming and fox hunting. The house was built in 1938 as the centerpiece for a 500-acre estate owned by Colonel Edward B. Beale, a patent attorney and engineer, and Ruth Eshelman Beale, who worked for the U. S. Postmaster General. Patterned after farmhouses found in southeastern Pennsylvania, this academic style of architecture includes high quality materials, including slate roof and walls of 19" thick Stoneyhurst stone, and such noteworthy details as nine-over-nine pane sash, stone keystone lintels, and solid paneled shutters. The house appears today largely as it was built, with both stone and frame sections and attached garage. The Beales resided here for 37 years before the property was subdivided.

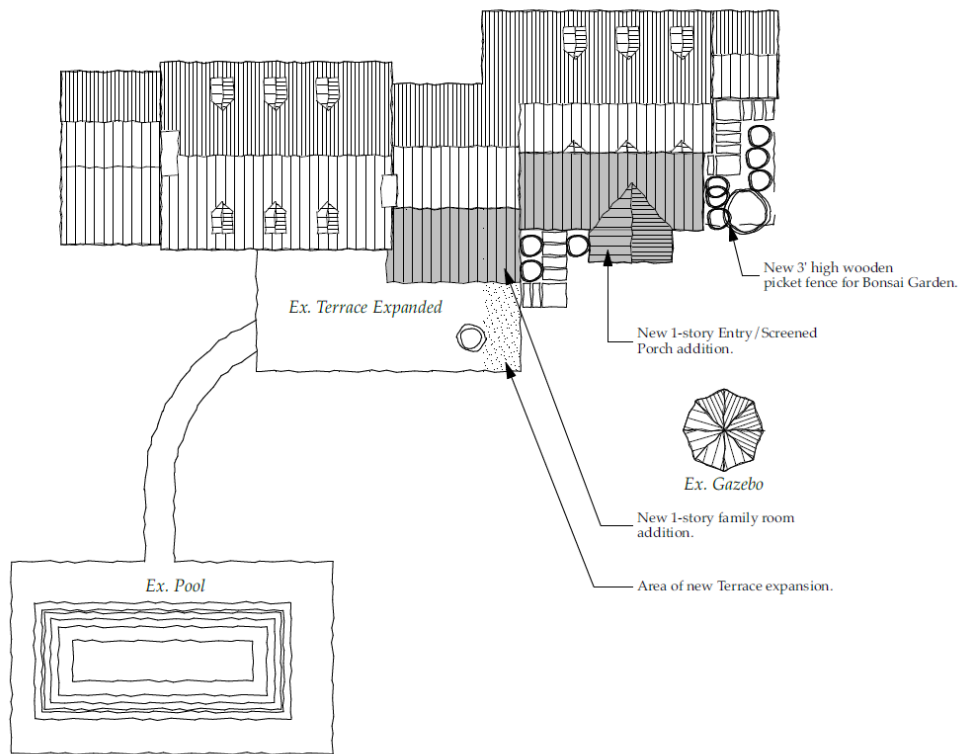


Fig. 1: Subject property.

PROPOSAL

The applicants propose the following work items:

- Construction of a new one-story family room addition at the rear/east side of the property.
- Construction of a new one-story screened porch addition at the rear/east side of the property.
- Expansion of the existing terrace at the rear/east side of the property.
- Installation of a 3' high wooden picket fence at the north side of the property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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. An historic preservation easement was recorded on this property in 1996. The easement prohibits further subdivision of the lot, but does allow for alterations to the house and property subject to normal HPC review under Chapter 24A.

Montgomery County Code; Chapter 24A-8

- (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.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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. 1938 Colonial Revival-style Master Plan Site. The historic house has experienced a series of side telescoping additions to north. The current proposal is to construct two additions at the rear/east side of the house. The proposed additions will be adjacent to the existing north

side additions, although the proposed family room addition will abut the northeast corner of the historic house. A full list of proposed materials for the additions has not been submitted.

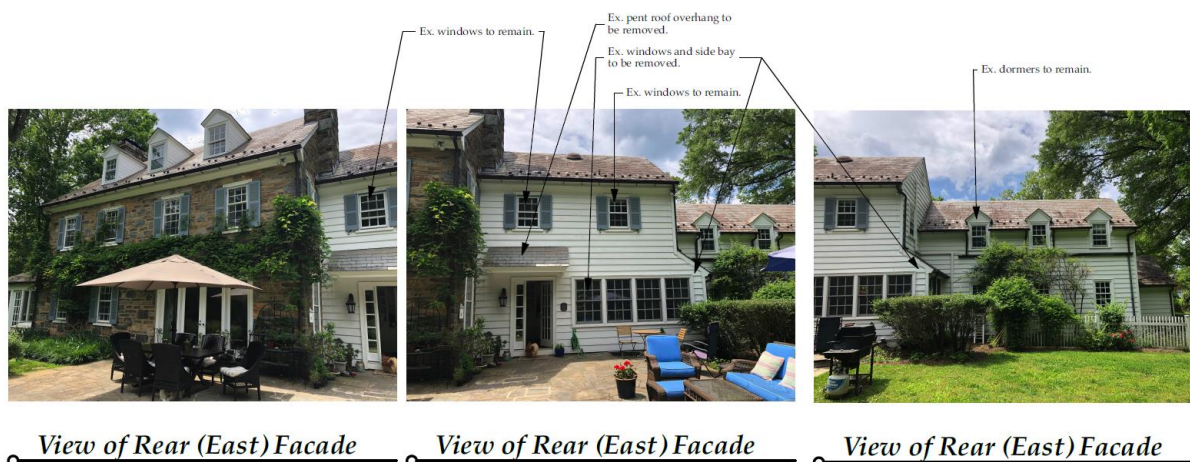


Fig. 2: Historic house and existing north side additions.

Staff is generally supportive of the proposal, finding that the additions are relatively modest and in the location typically preferred by the Commission. Staff worked with the applicants to review multiple proposals and found that both the size, massing, and location of these additions could be considered the most appropriate for the historic property. Attention was given to lowering the pitch of the roofs as well as collocating some of the internal spaces within one massing as opposed to multiple additions on the rear elevation. Staff seeks the Commission's guidance regarding the following aspects of the proposal:

- Because the previous additions telescoped to the rear of the historic building (for example, the garage addition) and the proposed addition will be the rear of those additions, staff is concerned that the additions could cumulatively overwhelm and detract from the historic house. The applicant has taken staff's suggestion to minimize the footprint of these additions and this has helped to keep the perception of the new alterations to a minimum. Staff asks for the Commission's guidance regarding the placement of the proposed additions.
- Although proposed materials have not been submitted, staff asks for the Commission's guidance regarding appropriate materials for the proposed additions.
- Staff has no concerns regarding the proposed fence installation or terrace expansion, but full plans and specifications should be provided when submitting the formal HAWP application.

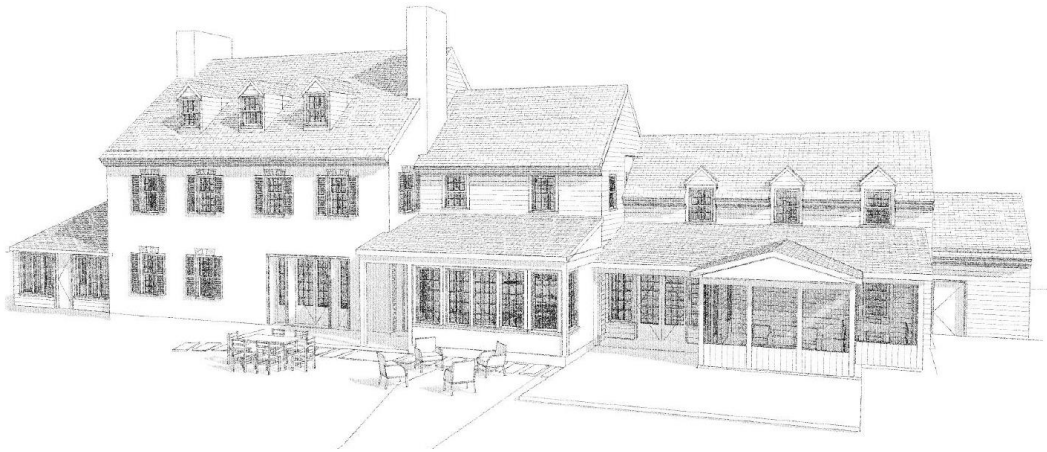


Fig. 3: Current proposal.

STAFF RECOMMENDATION

- Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

The
Chanock Residence

Edward B. Beale House
11011 Glen Rd • Potomac, MD 20854

HPC Initial Review Consult

MICHAEL PATRICK ROUSE
architecture

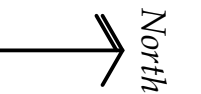
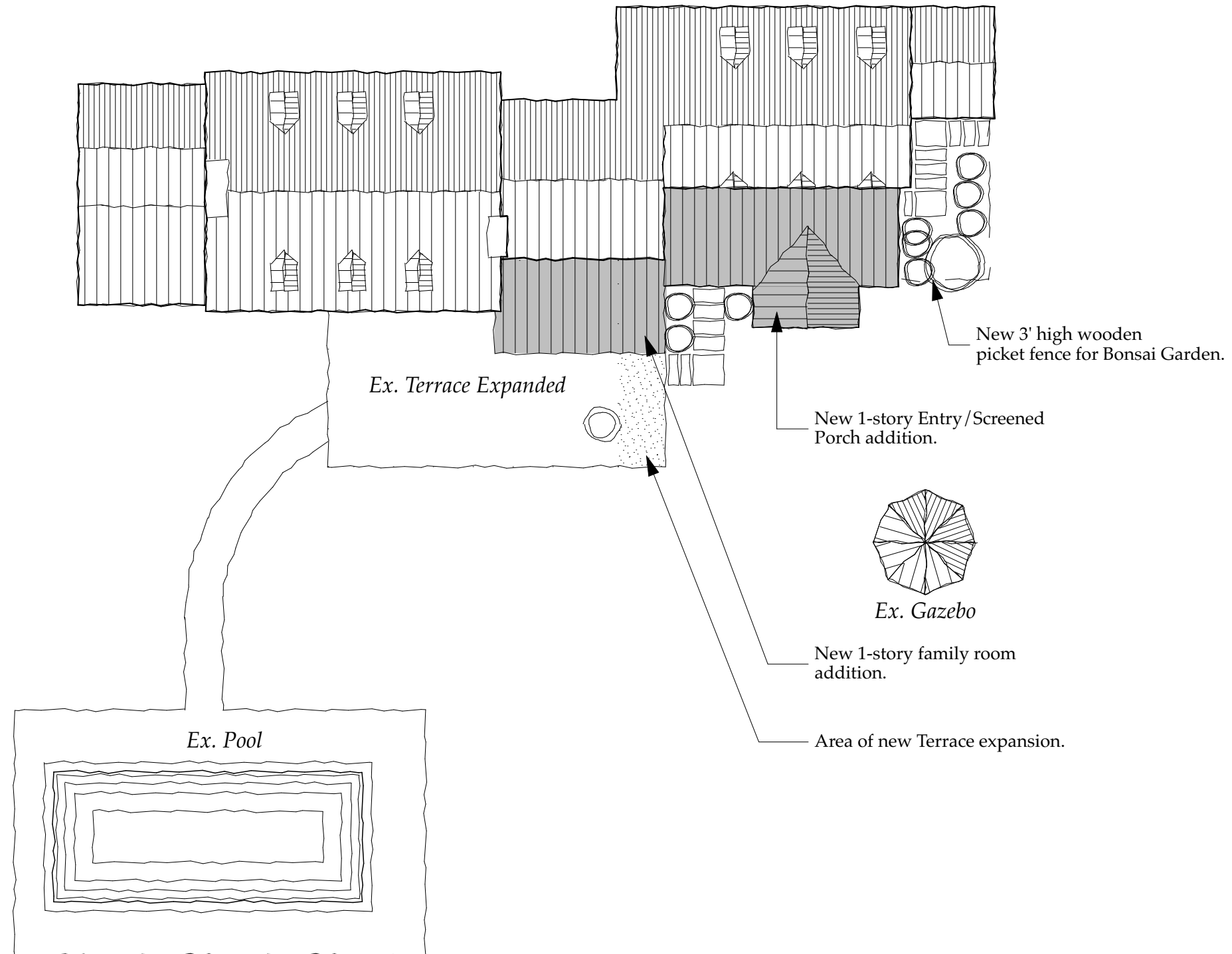
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View of Rear (East) Facade

View of Rear (East) Facade

View of Rear (East) Facade



SP-C

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architecture

Site Plan-Option C

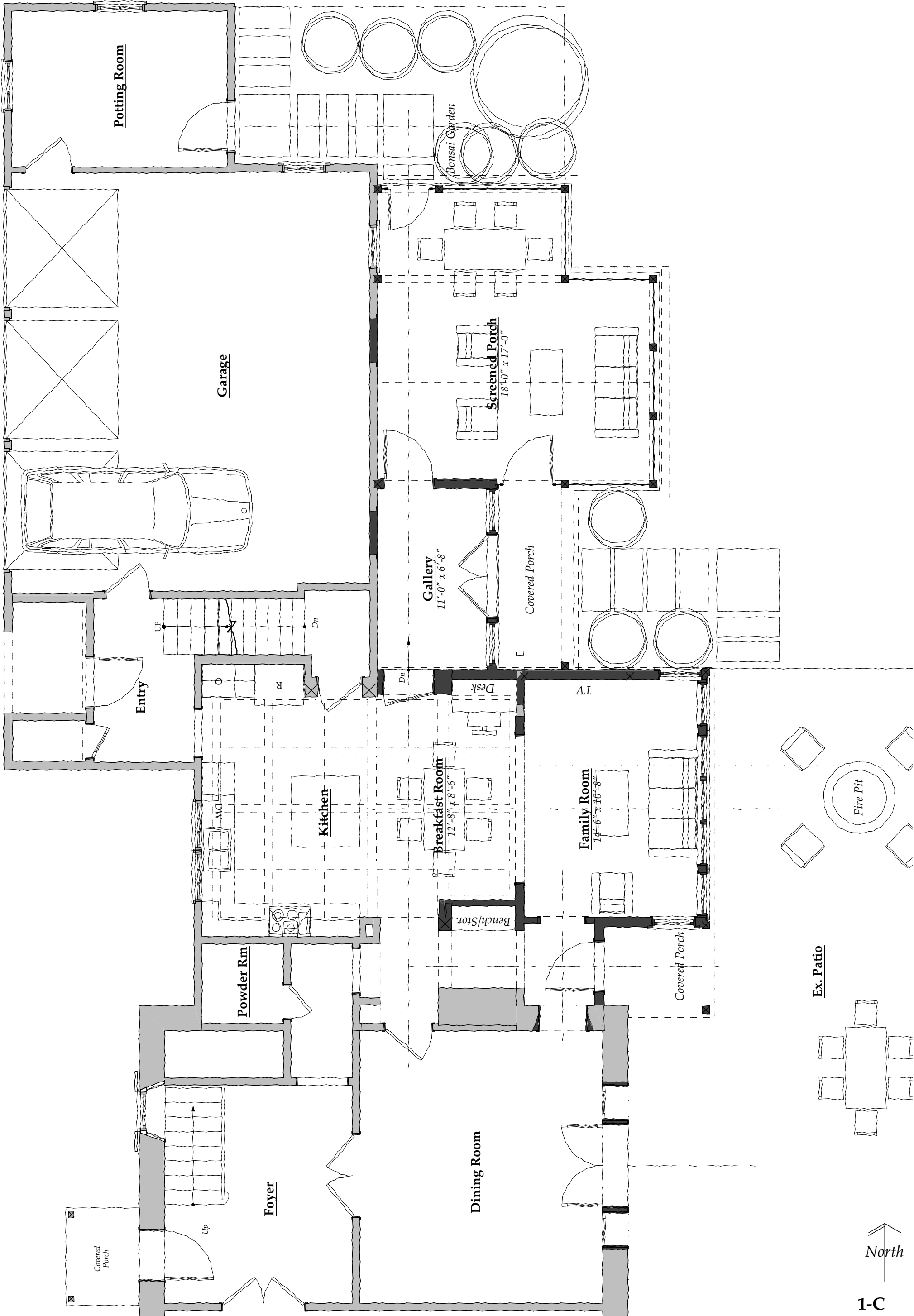
Chanock Residence

Edward B. Beale House
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Scale: 1/16" = 1'-0"
Date: 6/13/19

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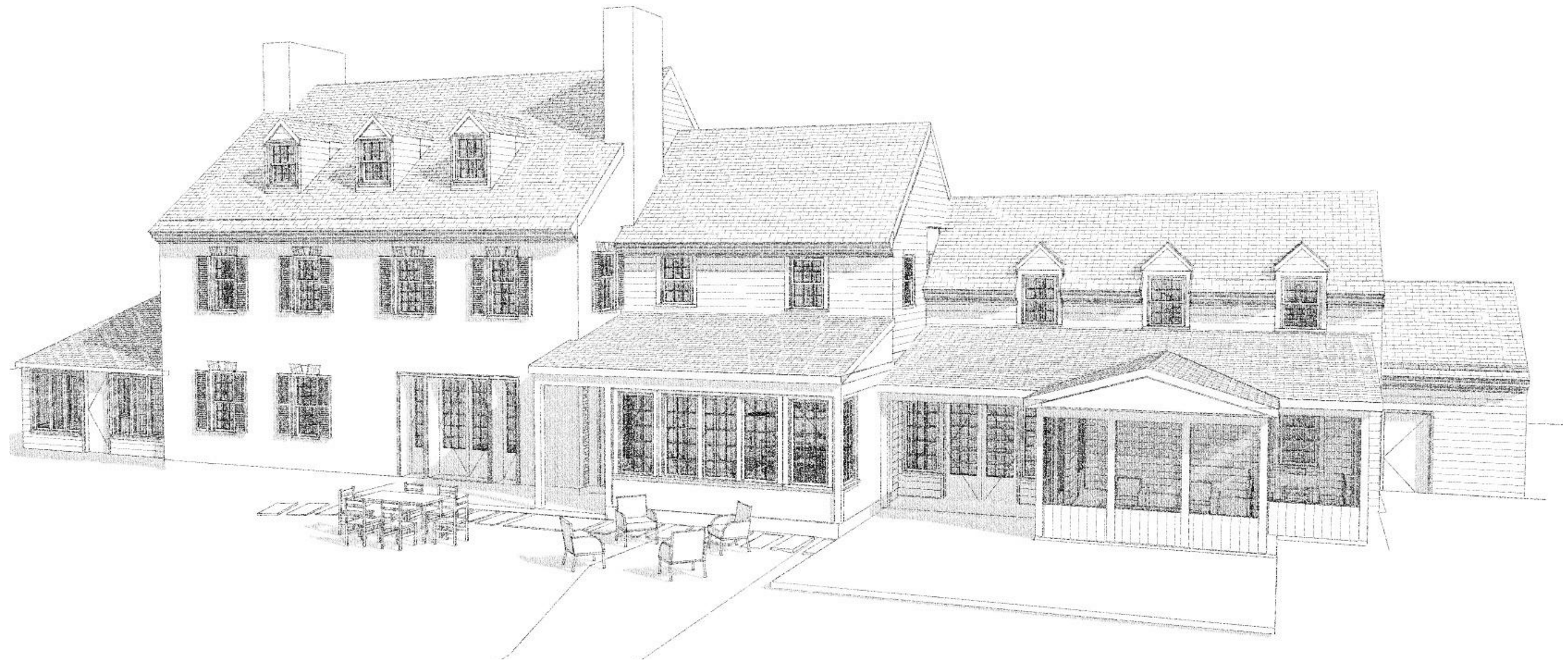
MICHAEL PATRICK ROUSE
a r c h i t e c t u r e

First Floor Plan-Option C HPC Initial Review Consult

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Scale: 3/16" = 1'-0"
Date: 6/13/19

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C

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Rear Massing

Chanock Residence

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