

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	11011 Glen Road, Potomac	<b>Meeting Date:</b>	7/24/2019
<b>Resource:</b>	Master Plan Site #25/22 ( <i>Edward and Ruth Beale House</i> )	<b>Report Date:</b>	7/17/2019
<b>Applicant:</b>	Stephen Chanock ( <b>Michael Rouse, Architect</b> )	<b>Public Notice:</b>	7/10/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	25/22-19A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Building additions		

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**STAFF RECOMMENDATION**

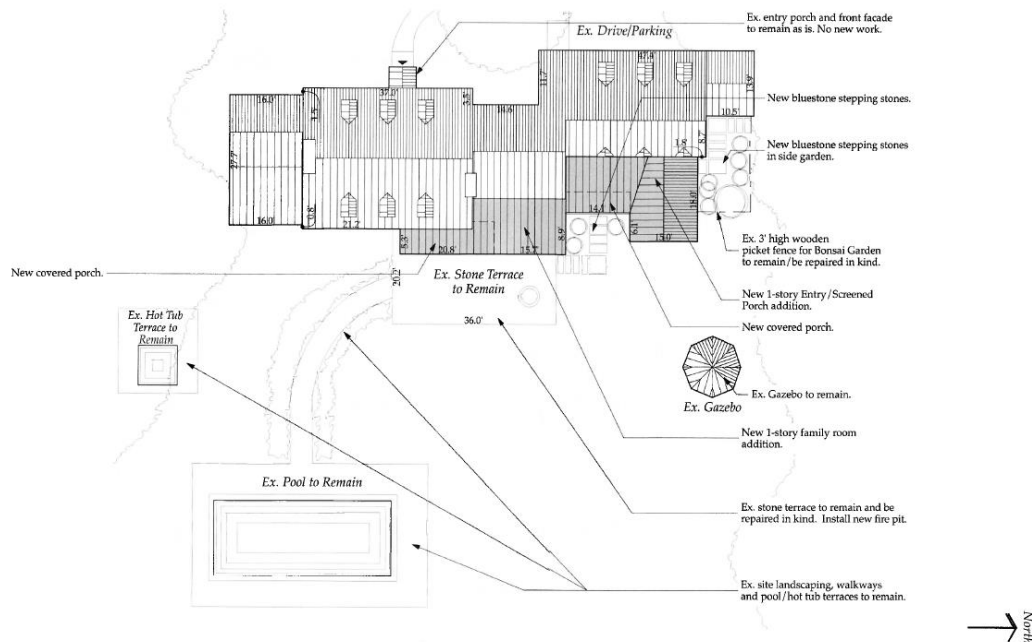
Staff recommends that the HPC **approve** the HAWP application.

**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 site plan, showing the current proposal.**

## **BACKGROUND**

The applicants previously appeared before the Commission at June 26, 2019 HPC meeting for a preliminary consultation. The HPC was generally supportive of the proposal with some modifications, and the Commission asked the applicant to return for a HAWP.<sup>1</sup>

## **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.

<sup>1</sup> The June 26, 2019 preliminary consultation staff report can be read at the following link: <https://montgomeryplanning.org/wp-content/uploads/2019/06/IIL-11530-South-Glen-Road-Potomac.pdf>; the audio/video transcript from the June 26, 2019 HPC meeting can be reviewed at the following link: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=b8e2f280-98de-11e9-b00b-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=b8e2f280-98de-11e9-b00b-0050569183fa)

***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 applicants previously appeared before the Commission at June 26, 2019 HPC meeting for a preliminary consultation. The Commission voiced full support for the proposal, because the proposed alterations are not visible from the public right-of-way; however, the Commission offered the following suggestions to make the proposal more compatible with the historic house:

- The rear-facing gable projection off the proposed screened porch addition should take more visual cues from the historic house, including a steeper roof pitch.
- The proposed family room and screened porch additions should have a more substantial appearance, with the corners fully expressed instead of the proposed windows and/or screening extending corner-to-corner.

The applicants have responded to the Commission's previous suggestions and made the following revisions to their proposal:

- The rear-facing gable projection off the proposed screened porch has been shifted to the north, allowing the pitch to be increased without impacting the existing wall dormers above.
- The corners of the proposed family room and screened porch additions are fully expressed, giving the additions a more substantial appearance.
- The applicants have also provided a full list of materials for the proposed additions. The proposed materials include fiber cement lap siding with a 6" exposure, painted cementitious/PVC trim, SDL wood windows with permanently-affixed muntins and spacer bars, slate roofing on the rear-facing gable projection off the proposed screened porch addition, and standing seam metal roofing on the proposed family room and screened porch additions.

Staff finds the proposed revisions and materials compatible with the historic house. Staff finds that the proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, staff finds that the proposed additions 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.

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), (1) & (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

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 the applicant shall notify the Historic Preservation 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 staff's discretion.

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 follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mike@mprarchitecture.com Contact Person: Michael P. Rouse, AIA NCARB  
Daytime Phone No.: 202-390-0955  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Stephen and Lizette Chanock Daytime Phone No.: 301-335-9321  
Address: 11011 Potomac Glen Road 20854  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Michael P. Rouse, AIA Architect Daytime Phone No.: 202-390-0955

## LOCATION OF BUILDING/PREMISE

House Number: 11011 Street: Glen Road  
Town/City: Potomac Nearest Cross Street: Glen Court  
Lot: 22 Block: B Subdivision: 0021  
Liber: 7923 Folio: 821 Parcel: \_\_\_\_\_

## 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: \$ \$150,000

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

## 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.

[Signature]  
Signature of owner or authorized agent

3 JULY 2019  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

JUL 03 2016

235188

**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:

See Attachment

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

See Attachment

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**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 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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<b>Owner's mailing address</b>  Stephen and Lizette Chanock 11011 Glen Road Potomac, MD 20854	<b>Owner's Agent's mailing address</b>  Michael P. Rouse, AIA NCARB MPR Architecture 2007 Vermont Avenue NW Washington, DC 20001
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Lamont & Traci Hoffman 11001 Glen Road Potomac, MD 20854	- Reza & Yasmine Pahlavi 11015 Glen Road Potomac, MD 20854
Ali Nahvi & Azam Varghaei-Nahvi 11730 Glen Court Potomac, MD 20854	Noah & Laurie Asher 10900 Homeplace Lane Potomac, MD 20854
Scott Stuckey 11004 Homeplace Lane Potomac, MD 20854	Gary & Susan Farha 10813 Red Barn Lane Potomac, MD 20854

John C. Suttora  
10909 Glen Road  
Potomac, MD 20854



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

**Application for Historic Work Area Permit**

**Edward Beale House**  
**11011 Glen Road, Potomac, MD 20854**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

*From Original National Register Form (Inventory No. M25-22):*

**Description:** Facing west on a knoll above the Piney Branch, the Edward Beale House is a Colonial Revival residence built in 1938, and designed to look like a Pennsylvania farmhouse that has evolved over centuries. The Beale House has a modified telescope form composed of stone and frame sections covered with side-gable slate shingle roofs. The 2 1/2-story four-bay-wide stone main block has asymmetrical fenestration and a one-bay entry porch covering the door in the second bay from the north. The porch has a gable-front roof and slender turned posts. The northernmost bay contains a single window between the first and second floors, of 6/12 sash. The two bays to the south of the door are 9/9, all with paneled shutters. The three second floor windows are 6/9 with louvered shutters. For the most part, windows on the frame wings to the north and south are 6/6 with louvered shutters. All windows on the main block have stone keystone lintels and wooden sills. A wide fascia board extends under the eaves on the front and rear facades. The roof is punctuated by three gable-roofed 6/6 sash dormers on each slope. A flush stone chimney stands at the south gable end. The on the north end of the roof's east slope stands an exterior stone chimney. To the south end of the main block stands a 1 1/2-story frame library wing, with a stone gable end on the south, and weatherboarded walls on the east and west sides. The west elevation of this wing holds a single 9/9 sash window with paneled shutters. The south gable end contains a similar window. The east facade of the wing is covered by an enclosed porch with a shed roof. The south elevation of the main block contains a single 6/9 sash window with louvered shutters in the east bay of the second floor, above the enclosed porch. Small 6-light casement windows flank the chimney in the attic gable. The east elevation of the main block is also four bays wide. The northernmost two bays of the first floor are filled with two single-pane French doors flanked by matching vertical door-sized windows. Remaining windows on this elevation are 9/9 on the first floor and 6/9 above, all with louvered shutters. To the north end of the main block is attached a shorter 2 1/2-story frame kitchen wing, two bays wide and two deep. To the north end of this, projecting out by one bay to the west, is a 1 1/2-story frame garage with three gable-roofed 6/6 sash dormer windows on the west slope. The garage is four bays wide, with three garage bays to the north and a single entrance bay to the south, comprised of an arched entryway leading through to the kitchen wing. To the north of the garage is yet another one-story wing, a one-bay-wide pump house. The east elevation of the kitchen wing consists of an

*Page 1 of 2*

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*a r c h i t e c t u r e*

entrance/door combination in the south bay, sheltered by a simple hood. Windows in the adjacent bay are paired 6/6 sash. The garage section has 6/9 sash windows on the first level and wall dormers with 6/6 sash windows on the second level. A single glazed and paneled door is located on the pump house section. The interior of the house reflects the Colonial Revival style in woodwork, mantels, moldings, and paneled cabinets.

**Significance:** The Edward Beale House is significant as a local representative of Colonial Revival estate architecture built during the Depression years of the 1930s. The house is one of only two known extant estate residences that represent this type and period of design in Montgomery County. Designed and built in 1938 by Delaware architects Pope and Kruse, the residence romantically idealizes the colonial past and exemplifies American Colonial Revival design of this period. The designers purposely used early American historic buildings as sources for "correct" classical principles and simplicity of proportions to create a "simple" and "honest" domestic architecture that was sensible, patriotic, and modest.

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

The project proposes a rear addition to house a new family room, gallery and screened porch. In addition, the project creates a covered porch on a portion of the main block of the historic home. An existing stone patio will remain in the rear yard.

No trees greater than 6" in diameter are located within the proposed area of work.

The project endeavors to maintain and complement the existing parallel roof lines of the house by tucking the family room addition under a shed roof, much like the now enclosed existing south screened porch. The roof line of the family room addition to the historic is then carried across the rear façade as a covered porch to the existing dining room French doors. These French doors are to be replaced as part of this project.

A new gallery and screened porch is located behind the garage, the gable of which is placed between the existing dormers of the rear façade.

Finally, a new set of windows is proposed for the bedroom suite above the garage on the (direction) façade.

Materials will be painted Hardie lap siding in 6" exposure, painted cementitious/PVC trims, and simulated divided lite (with spacer bars) wood windows in lite divisions that are sympathetic to the existing windows (muntin style & dims to match). Roof materials are to be slate shingles and standing seam metal roofing on the new additions.

*Page 2 of 2*

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11011 Glen Rd Location Map

# *The* *Chanock Residence*

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

## Historic Work Area Application

7/3/19

### Exterior Material Specifications:

**Foundation:** Random rubble stone veneer (to match existing) on CMU/Concrete.

**New Addition Siding:** 6" Exposure Hardie Lap siding, painted.

**New Screened Porch Gable:** 6" cementitious ship-lap siding.

**New Screened Porch Kneewall:** 4" Cementitious V-Groove panelling with PVC rail cap and PVC 1x3 base.

**New Trim:** All trims to be PVC/Cementitious painted materials.

**Windows:** Marvin Ultimate Series casement and double hungs in wood with SDL muntins and spacer bars.

**Window sills:** Cementitious "Historic" sills to match existing.

**Screening:** Aluminum framed hi-vis pet grade screening set within painted cedar frames.

**Roofing over Addition and Covered Porch:** Standing seam metal roofing.

**Roofing over Screened Porch:** Slate shingles in size and type to match existing house.

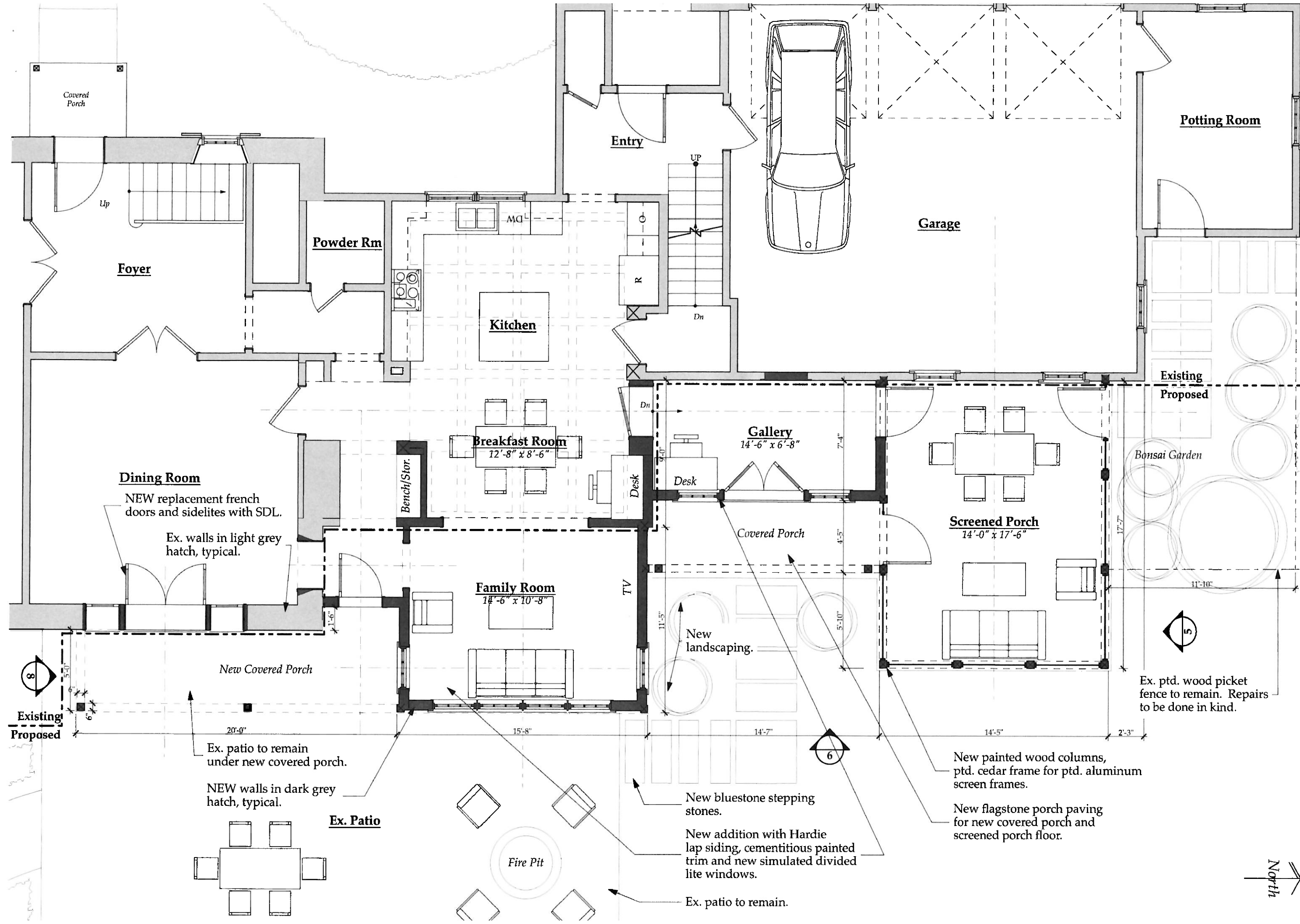
**Gutters and Downspouts:** Copper half-round gutters sized for the roof area served.

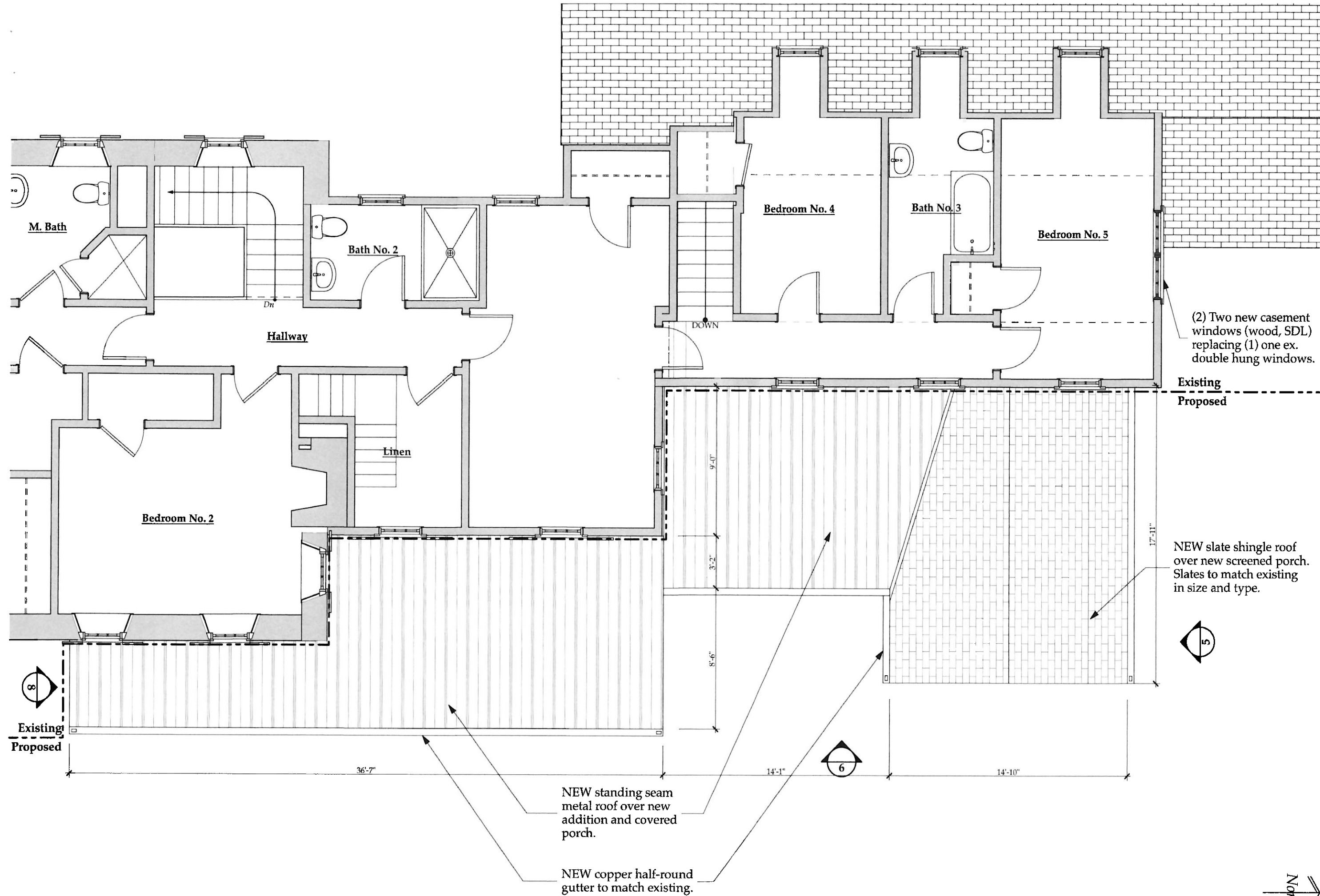
**36" High Fencing:** Existing fencing to be retained. Repairs and or additions to existing fence are to match existing and be done in kind.

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*architecture*

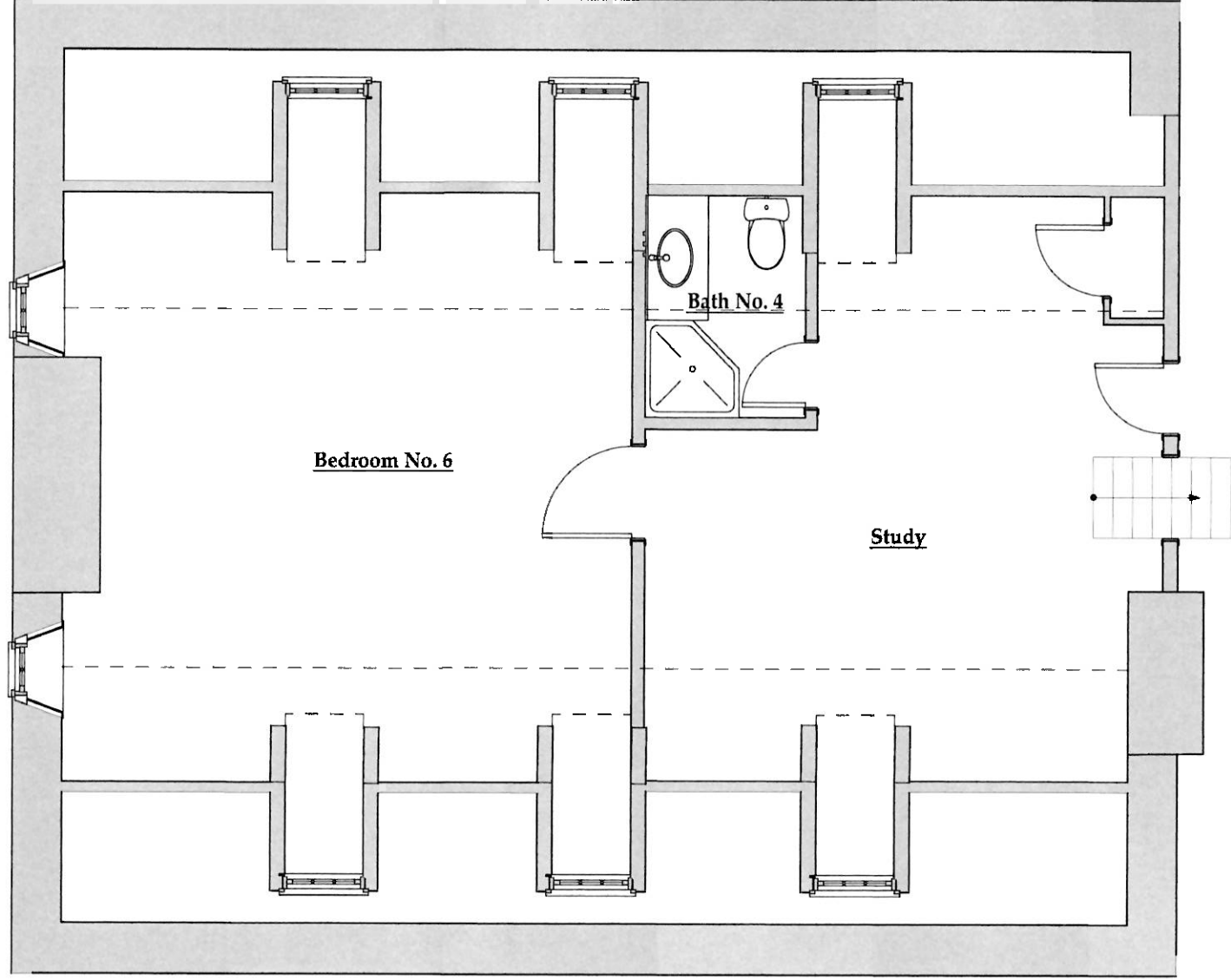
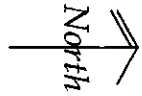
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(2) Two new casement windows (SDL, wood) with simulated sash bar and muntins for egress from bedroom. Ext. casing to match ex.

Slate shingle roof to match existing in size and type.

Ptd. cementitious trim.

New addition beyond. Hardie lap siding (6" exp.) with SDL wood casement windows and ptd. cementitious trim.

Ptd. cementitious trim over PT structural post.

Ptd. cedar frame with aluminum screen framing.

Ptd. cementitious vertical siding with PVC railing cap and base.

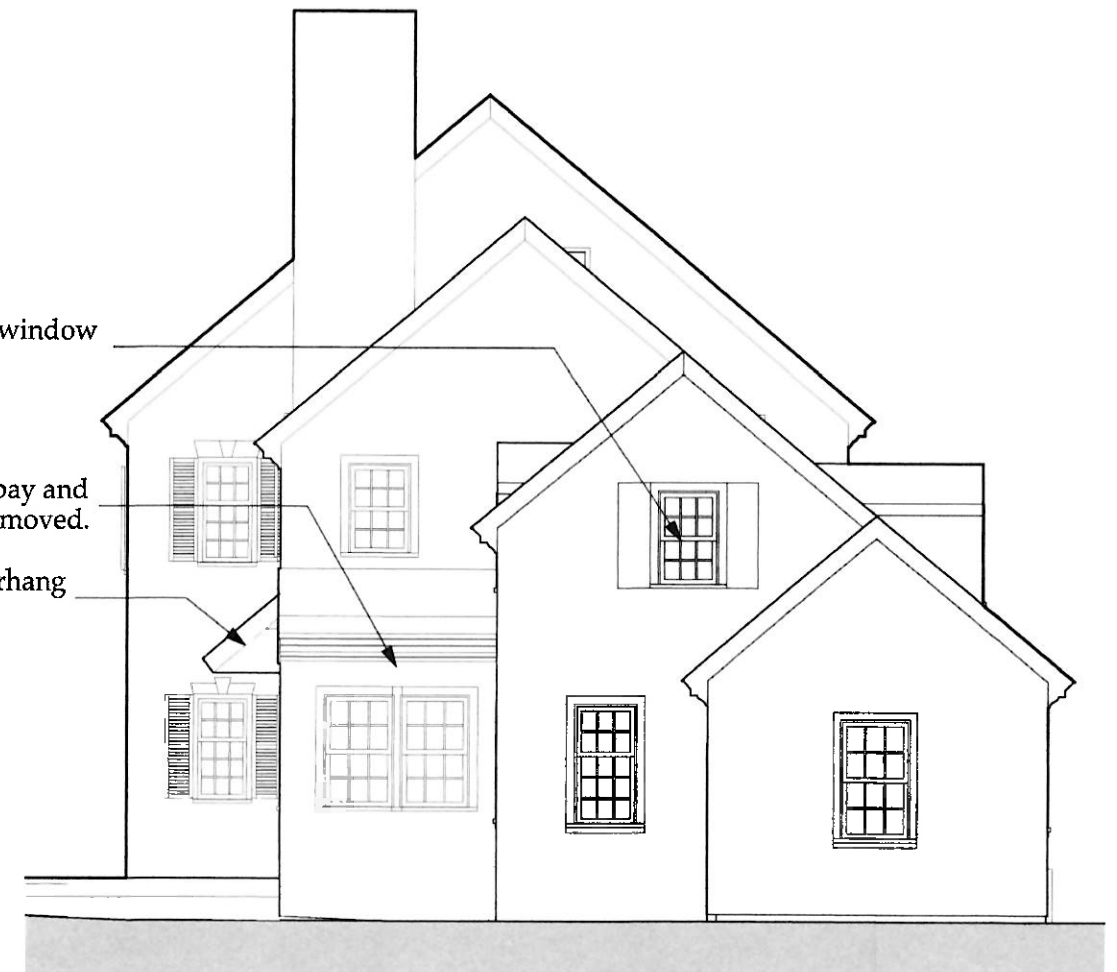


**Proposed NORTH (Side) Elevation**

Ex. double hung window to be removed.

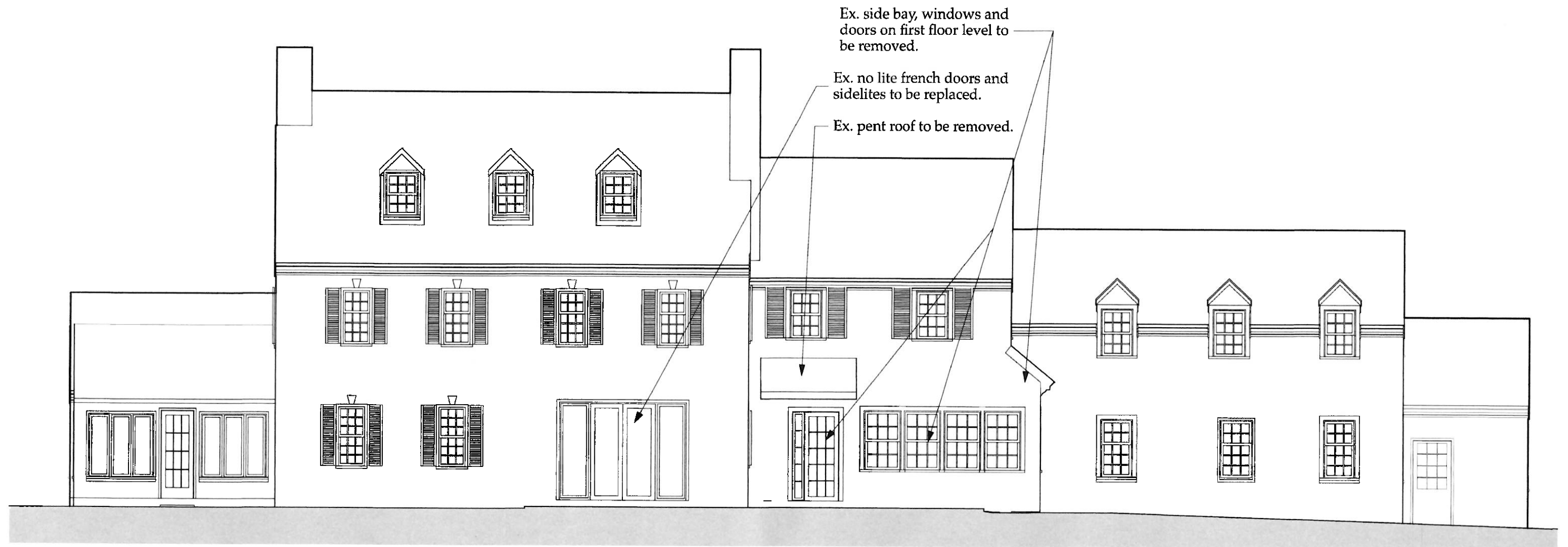
Ex. non-original bay and windows to be removed.

Ex. pent roof overhang to be removed.

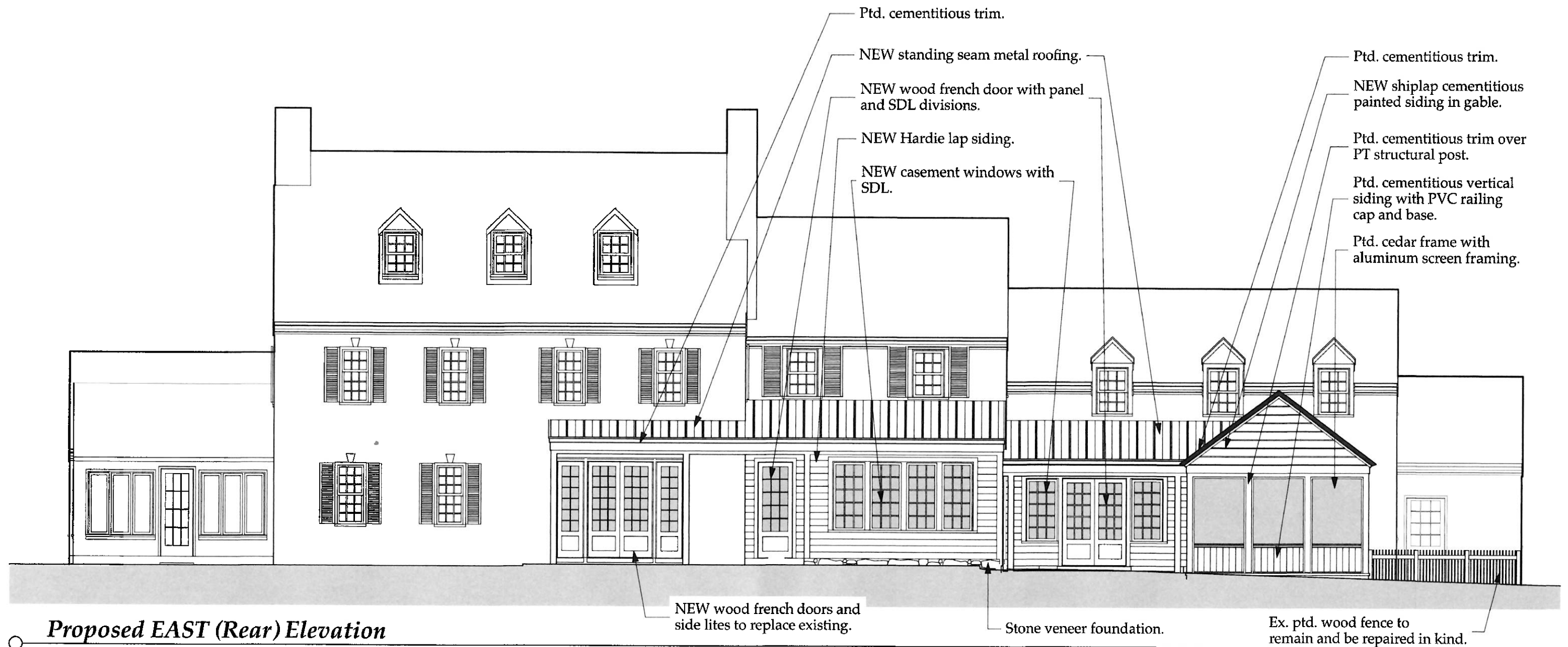


**Existing NORTH (Side) Elevation**





*Existing EAST (Rear) Elevation*



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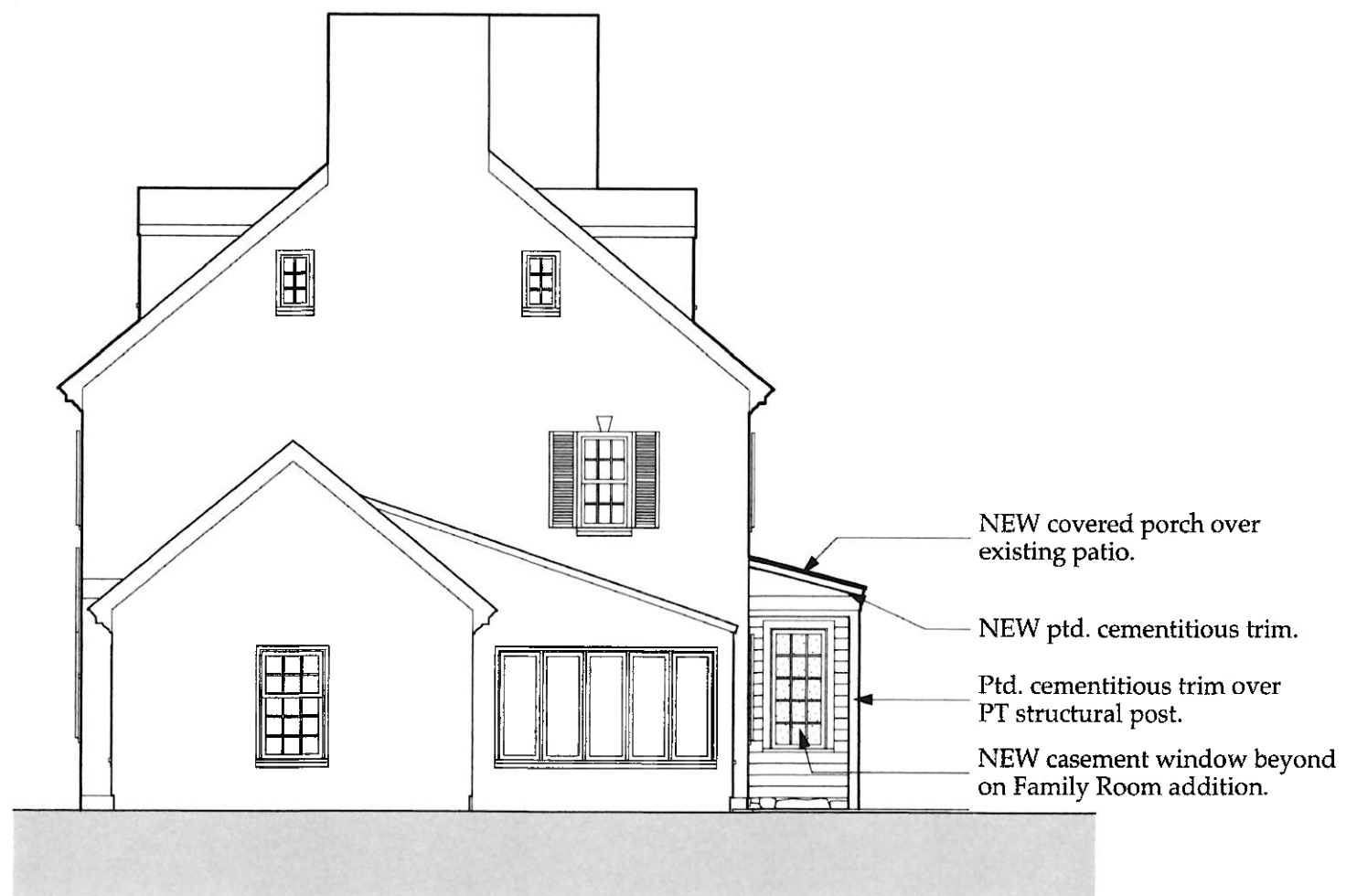
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### Proposed East Elevations (1)

**Chanock Residence**  
Edward B. Beale House  
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Scale: 1/8" = 1'-0"  
Date: 7/3/19

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*Proposed SOUTH (Side) Elevation*



*Existing SOUTH (Side) Elevation*

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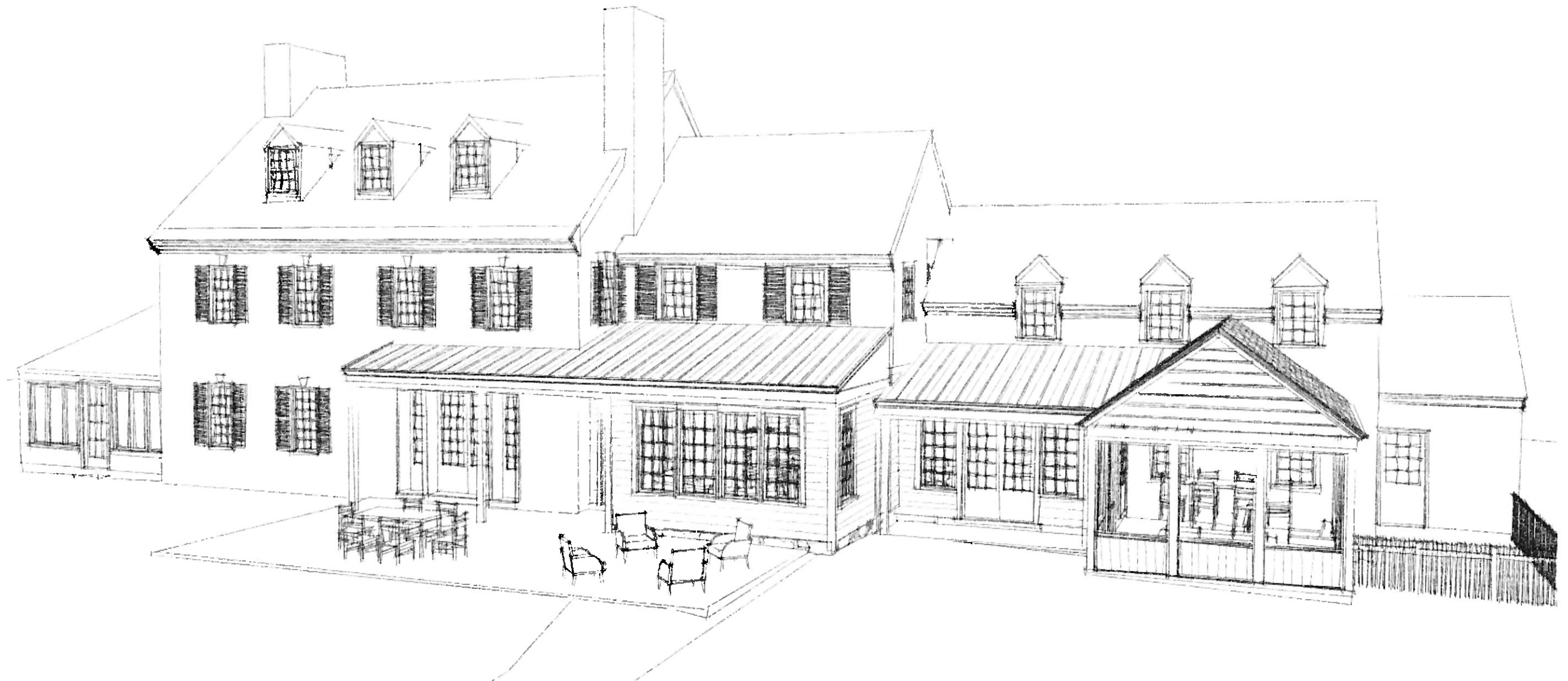
2007 Vermont Avenue NW  
Washington, DC 20001  
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### South Elevations

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

Scale: 1/8" = 1'-0"  
Date: 7/3/19

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Rear Massing

**Chanock Residence**  
Edward B. Beale House  
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Scale: 1:38.40  
Date: 7/3/19

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○ *View of Front (WEST) Facade- NO NEW WORK*





○ *View of Ex. South Facade*

Window to be replaced with  
(2) Casement windows.



○ *View of Ex. North Facade*





*View of Rear (East) Facade*



*View of Rear (East) Facade*



*View of Rear (East) Facade*

Ex. windows to remain.

Ex. pent roof overhang to be removed.

Ex. windows and side bay to be removed.

Ex. windows to remain.

Ex. ptd. wd. fence to remain.

Ex. dormers to remain.