

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

<b>Address:</b>	14601 Berryville Rd., Germantown	<b>Meeting Date:</b>	10/23/2019
<b>Resource:</b>	Master Plan Site #24/24 (Montanverde)	<b>Report Date:</b>	10/16/2019
<b>Applicant:</b>	Tucker and Meakin Bennett (Thomas Taltavull, Architect)	<b>Public Notice:</b>	10/9/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	24/24-19A REVISION	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Building addition		

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**STAFF RECOMMENDATION:**

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

**PROPERTY DESCRIPTION:**

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

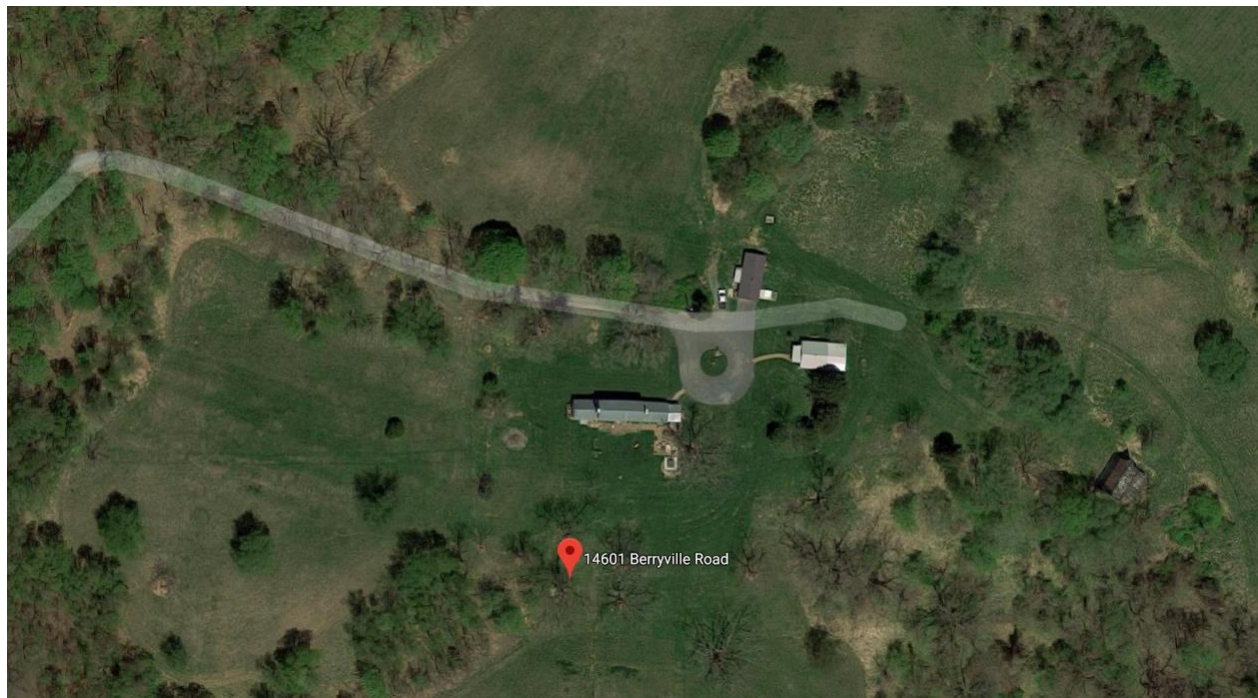
*The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland, and amended as necessary:*

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> The applicants returned at the May 7, 2019 HPC meeting for a 2<sup>nd</sup> preliminary consultation, where they proposed a one-story addition adjacent to the existing c. 2014 mudroom at the east side of the house.<sup>2</sup> The applicants returned again at the August 14, 2019 HPC meeting with a proposal for a two-story addition adjacent to the existing c. 2014 mudroom at the east side of the house.<sup>3</sup> The applicants' proposal was approved with one condition at the September 11, 2019 HPC meeting.<sup>4</sup>

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1 March 13, 2019 HPC Meeting Recording: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=26ba14b8-467f-11e9-aee3-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=26ba14b8-467f-11e9-aee3-0050569183fa)

2 May 7, 2019 HPC Meeting Recording: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=8aec1013-719b-11e9-a164-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=8aec1013-719b-11e9-a164-0050569183fa)

3 August 14, 2019 HPC meeting Recording: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=9a9748eb-bf66-11e9-b703-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=9a9748eb-bf66-11e9-b703-0050569183fa)

4 September 11, 2019 HPC meeting Recording: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=88b51f16-d56f-11e9-b703-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=88b51f16-d56f-11e9-b703-0050569183fa)

**PROPOSAL:**

The applicants propose to construct a below grade areaway for egress at the east side of the previously approved two-story addition. The areaway will include a 3' high painted steel safety railing and steel basement door.

**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.

***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 relevant *Standards* are as follows:

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.
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:**

Staff supports the proposal, finding that the proposed revisions will not alter or remove character-defining features of the property, in accordance with *Standard #2*. In accordance with *Standard #9*, the proposal will be differentiated from the historic house, and it will be compatible with the massing, size, scale, and architectural features of the historic house, protecting the historic integrity of the property and its environment. In accordance with *Standard #10*, the proposal will be undertaken in 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 #2, #9, and #10* outlined above.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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 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 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;

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. 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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: meakin.bennette@gmail.com Contact Person: Meakin Bennett  
Daytime Phone No.: 301 547 1149

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Meakin & Tucker Bennett Daytime Phone No.: 301 547 1149

Address: 14601 Berryville Rd, Germantown MD 20874  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 14601 Street: Berryville  
Town/City: Darnestown Nearest Cross Street: Seneca Rd.  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 9359 Folio: 402 Parcel: P304

### 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 ☐ Stab ☒ 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 n/a  
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

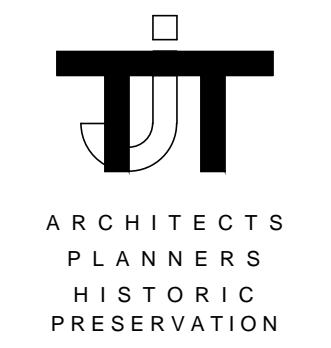
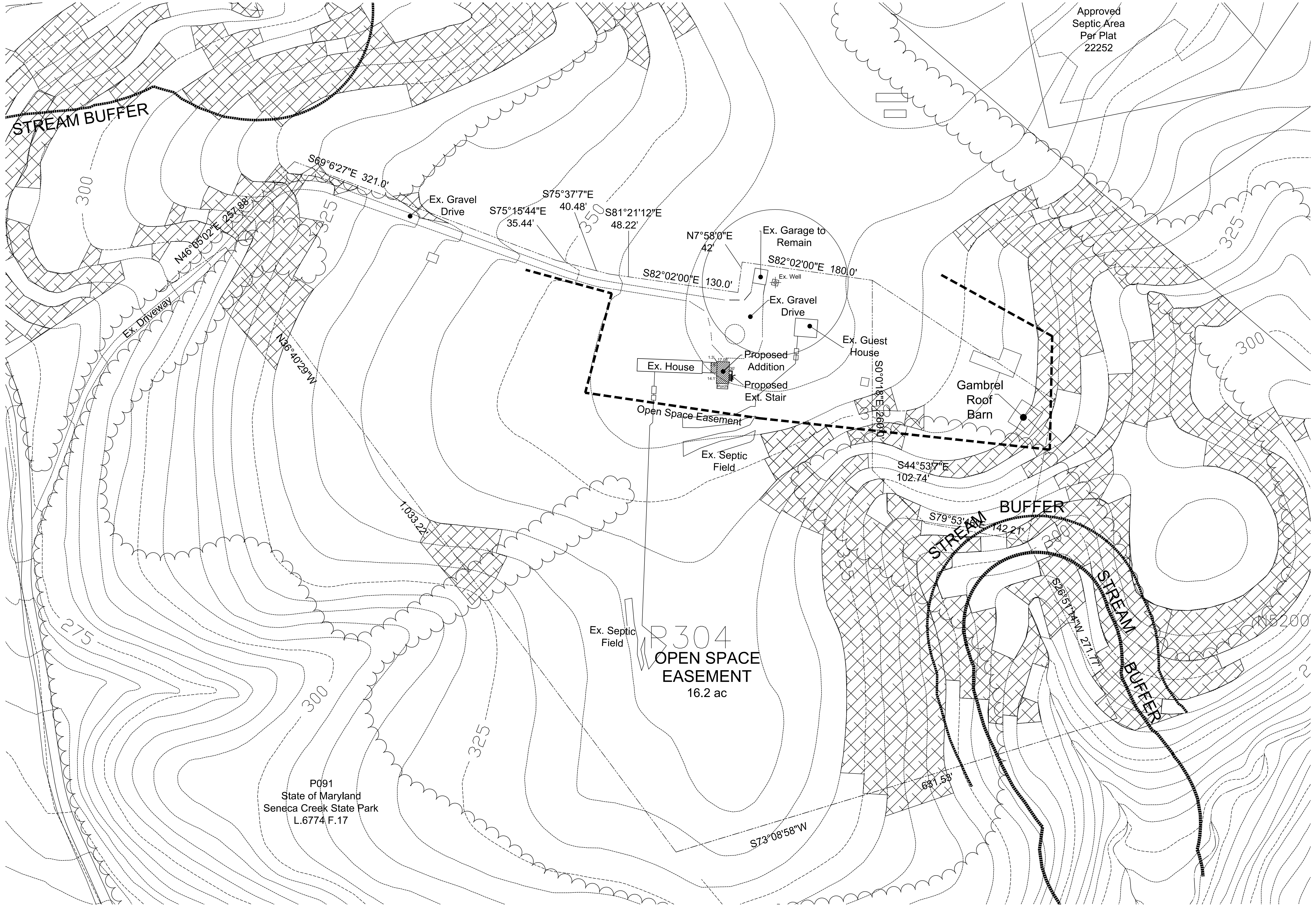
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 9/17/2019

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

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

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



THOMAS J. TALTAVULL  
ARCHITECT  
2060 PLUM CREEK COURT  
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

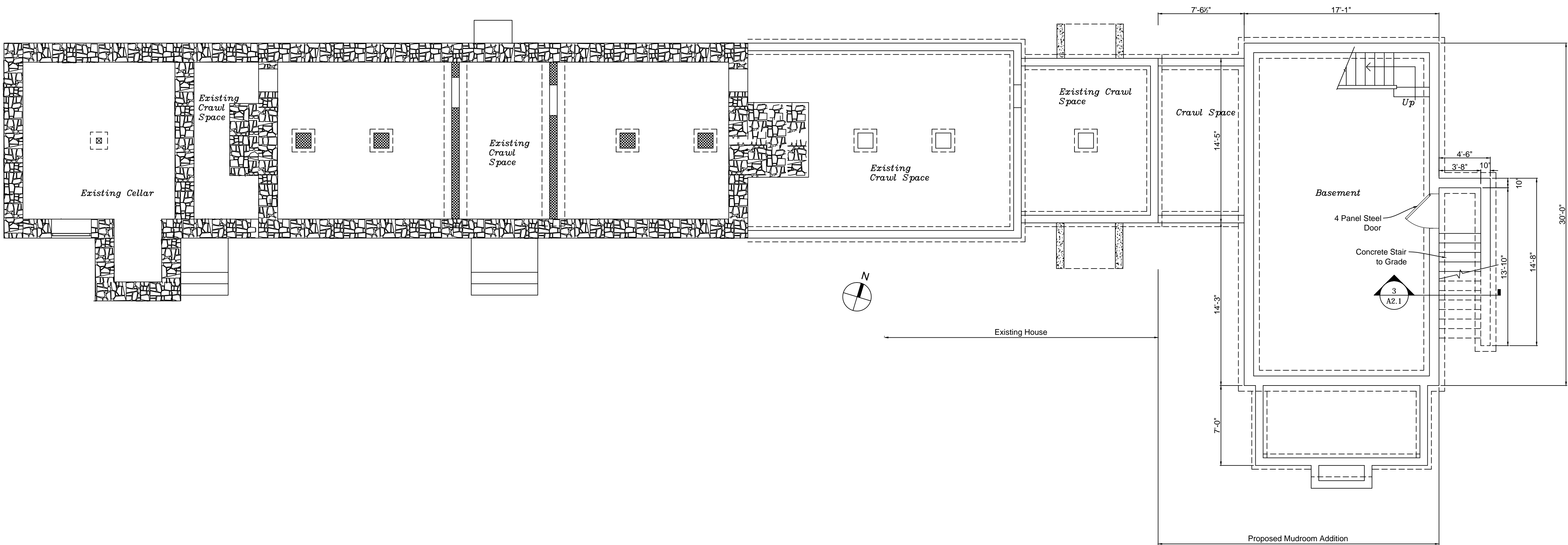
Revisions	Drawing Title
	PROPOSED SITE PLAN

Date: Oct. 7, 2019

Addition to:  
MONTANVERD  
M. Tucker and Meakin Bennett  
14601 Berryville Road  
Darnestown, Maryland

Drawing Number

SP1.0



THOMAS J. TALTAVULL  
ARCHITECT  
20602 PLUM CREEK COURT  
GAITHERSBURG, MARYLAND 20882  
301.840.1847

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I hereby certify that these  
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Expiration Date: 6-13-2016.

Professional Seal

Revisions

Drawing Title

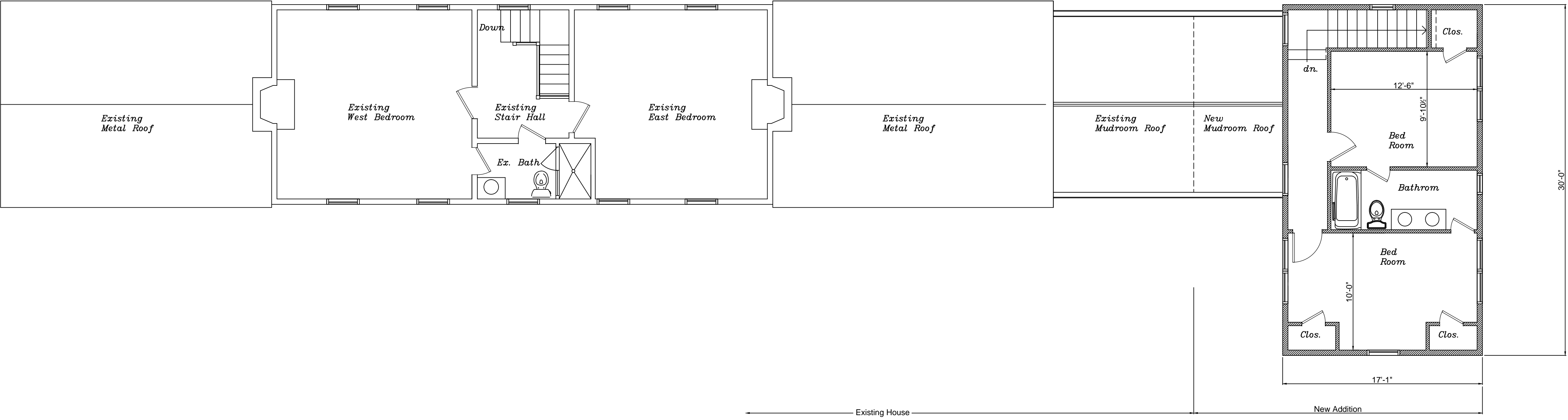
PROPOSED PLAN

Date: Oct. 7, 2019

Addition to:  
MONTANVERD  
M. Tucker and Meakin Bennett  
14601 Berryville Road  
Darnestown, Maryland

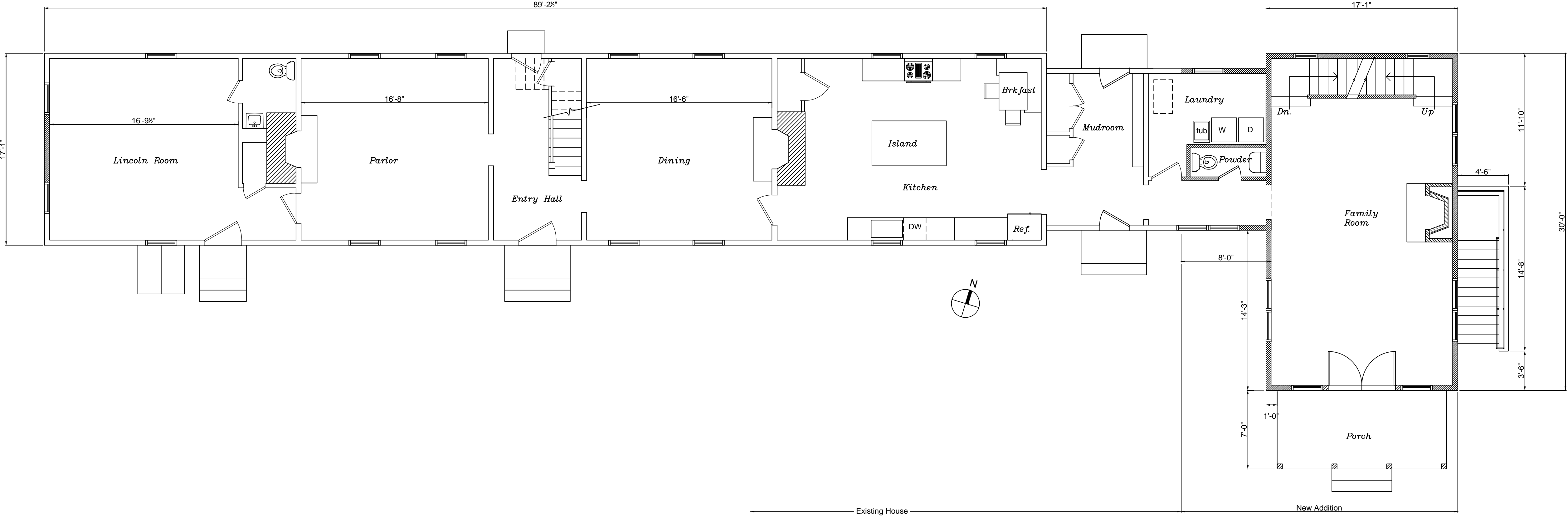
Drawing Number

A1.0




PROPOSED SECOND FLOOR PLAN  
3/16" = 1'-0"

2



PROPOSED FIRST FLOOR PLAN  
3/16" = 1'-0"

1

 <p>ARCHITECTS PLANNERS HISTORIC PRESERVATION</p>	
<p>THOMAS J. TALTAVULL ARCHITECT 20602 PLUM CREEK COURT GATHERSBURG, MARYLAND 20882 301.840.1847</p>	
<p>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.</p>	
<p>Professional Seal</p>	
Revisions	Drawing Title
<p>PROPOSED PLAN</p>	
<p>Date: Oct. 7, 2019</p>	
<p>Addition to: MONTANVERD M. Tucker and Meakin Bennett 14601 Berryville Road Darnestown, Maryland</p>	
<p>Drawing Number</p>	
<p>A1.0</p>	

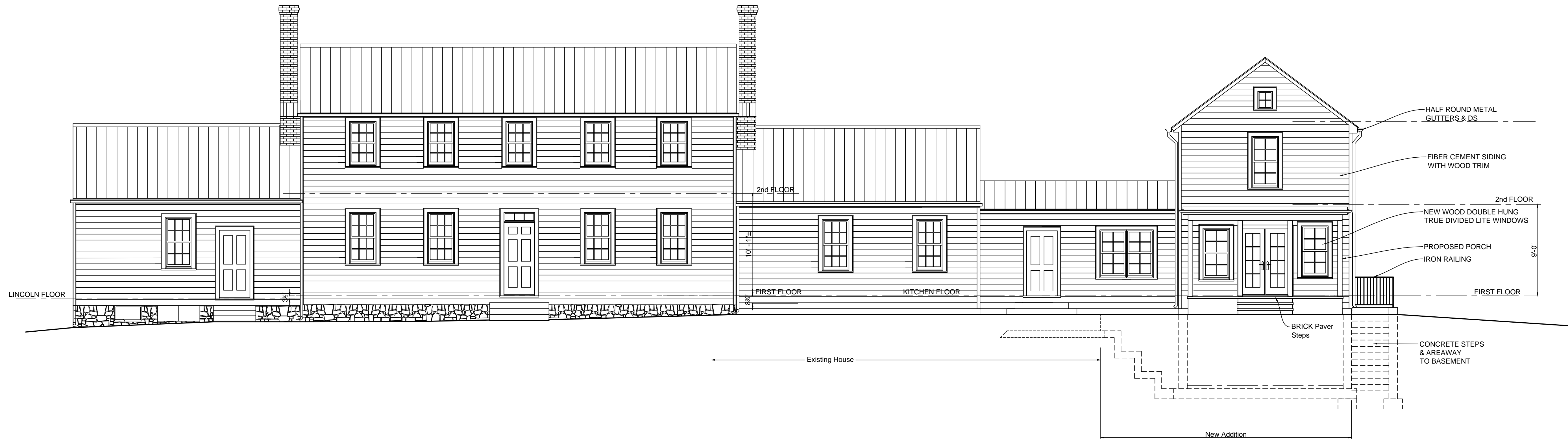
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PROPOSED WEST ELEVATION

3/16" = 1'-0"

2



PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

1

Revisions	Drawing Title
	PROPOSED ELEVATIONS

Date: Oct. 7, 2019

Addition to:  
MONTANVERD  
M. Tucker and Meakin Bennett  
14601 Berryville Road  
Darnestown, Maryland

Drawing Number

A2.0



THOMAS J. TALTAVULL  
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20650 PLUM CREEK COURT  
GAITHERSBURG, MARYLAND 20882  
301.840.1847

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

Professional Seal



## Exterior Doors Steel Door Features

Contours™ | Gladiator® | FiniShield®



# EXTERIOR STEEL DOORS

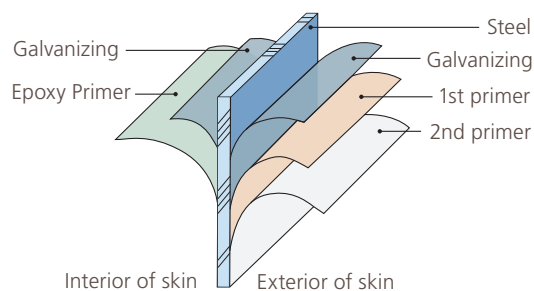


## Every JELD-WEN® Steel exterior door is durable and economical.

It is by no coincidence that every JELD-WEN® Steel door comes with a 10-year limited warranty. This is a line of doors built to deliver on strength and durability, from our utility-grade Gladiator® to our premium-grade Contours™.

They include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized exterior door facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.

Consider how well these doors are constructed.



## Steel Door Sticking Profiles



★ Beaded Sticking (CT)



▲ Ovolo Sticking (CT, GL, FS)



● Tiered Sticking (CT)



■ Craftsman Sticking (CC)



### Fire-Rated Doors

Our fire-rated steel doors are made to meet or exceed local fire rating building codes for both residential and light commercial use. For true fire protection, these doors must be used with certified frames and hardware. Fire rated doors available in Contours™ steel only.



Ask your sales associate which JELD-WEN® doors are ENERGY STAR® qualified.

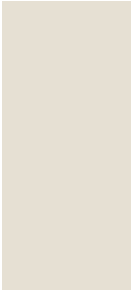









Visit [www.jeld-wen.com](http://www.jeld-wen.com) for complete warranty information.











# DOOR DESIGNS

CT = Contours Beaded or Ovolo FS = FiniShield Ovolo GL = Gladiator Ovolo CC = Craftsman

## 6'8" Doors

 <p><b>CT-100</b> CT, FS Flush 2'0" x 6'8" CT, FS, GL 2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8" CT 3'6" x 6'8"</p> 	 <p><b>CT-11</b> ★ CT 1-Panel Eyebrow 3'0" x 6'8"</p>	 <p><b>CT-30</b> ★ ▲ CT, FS 3-Panel 2'8" x 6'8" 3'0" x 6'8"</p> 	 <p><b>CT-40</b> ▲ CT 4-Panel 2'8" x 6'8" 3'0" x 6'8"</p> 	 <p><b>CT-40BT</b> ★ ▲ CT, FS, GL 4-Panel Blank Top 2'8" x 6'8" 3'0" x 6'8"</p>
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## 8'0" Doors

 <p><b>CT-21</b> ● CT 2-Panel 2'8" x 6'8" 3'0" x 6'8"</p> 	 <p><b>CT-20</b> ● CT 2-Panel Arch Top 2'8" x 6'8" 3'0" x 6'8"</p> 	 <p><b>CT-24</b> ● CT 2-Panel Plank Arch Top 2'8" x 6'8" 3'0" x 6'8"</p> 	 <p><b>CT8-100</b> CT 8'0" Flush 2'0" x 8'0" 2'6" x 8'0" 2'8" x 8'0" 3'0" x 8'0"</p> 	 <p><b>CT8-60</b> ▲ CT 8'0" 6-Panel 2'6" x 8'0" 2'8" x 8'0" 3'0" x 8'0"</p> 
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## Contours™ Designs (CT & CC Series)

These premium doors feature a tough, galvanized steel skin that features our exclusive high-definition beaded sticking panel profile and other panel profiles in selected designs.

They're available with an optional steel edge that delivers added security and a fire rating of up to 90 minutes.



Contours Beaded Profile



Contours Ovolo Profile



- 1-3/4" Door
- Optional steel edge
- 12" lock block
- Bright white color

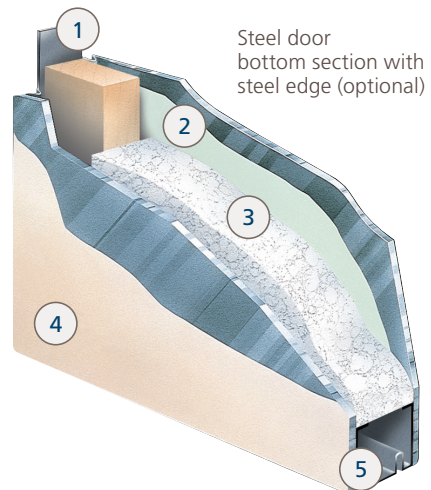
### OPTIONAL FIRE RATING

20 & 90-minute  
Fire Rating  
Available



## Steel Edge Construction (CT & CC Series)

1. Heavy-gauge continuous roll-formed steel edge meets 90-minute fire ratings
2. Epoxy primer on the back of the steel resists corrosion
3. Energy efficient core
4. Two coats of neutral, low-sheen, baked-on primer for easier finishing
5. Steel bottom rail for strength



# DURABLE & ECONOMICAL

Standard sizes shown. Contact JELD-WEN for 2'10" widths, 7'0" heights and other styles



**CT-60**  
★ ▲  
CT, FS, GL  
6-Panel  
2'6" x 6'8"  
2'8" x 6'8"  
3'0" x 6'8"  
CT  
3'6" x 6'8"▲



**CT-80**  
★ ▲  
CT, FS  
8-Panel  
2'8" x 6'8"  
3'0" x 6'8"



**CT-90**  
★ ▲  
CT, FS,  
9-Panel  
2'8" x 6'8"  
3'0" x 6'8"



**CC-30**  
■  
Craftsman  
3-Panel  
2'6" x 6'8"  
2'8" x 6'8"  
3'0" x 6'8"

## 6'8" Sidelights



**CT-690**  
CT, FS  
Full View SL  
1'0" x 6'8"  
1'2" x 6'8"



**CT-422**  
★ ▲  
CT, FS  
3/4 View SL  
1'0" x 6'8"  
1'2" x 6'8"



**CT-692**  
★ ▲  
CT, FS  
1/2 View SL  
1'0" x 6'8"  
1'2" x 6'8"

## 8'0" Sidelights



**CT8-690**  
CT  
8'0"  
Full View SL  
1'0" x 8'0"  
1'2" x 8'0"



**CT8-692**  
CT  
8'0"  
1/2 View SL  
1'0" x 8'0"  
1'2" x 8'0"

## Gladiator® Designs (GL Series)

Standard utility grade steel doors



Gladiator Ovolo  
Profile



- 1-3/4" Door
- 12" lock block
- Cream color

## Wood Edge Construction (CT, CC, GL & FS Series)

1. Laminated veneer lumber (LVL) stiles and top rail for sturdy construction that resists warping and buckling
2. Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing
3. Energy efficient core
4. Epoxy primer on the back of the steel skin prevents corrosion
5. Steel bottom rail for strength

## FiniShield® Designs (FS Series)

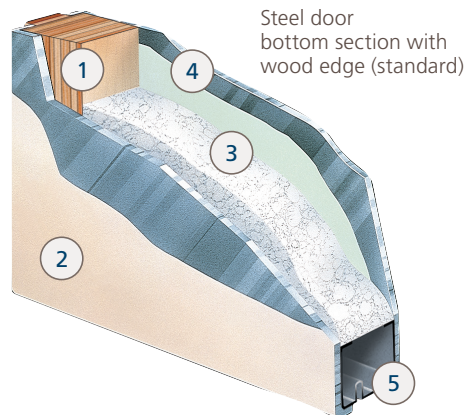
Durable steel skins covered with a seven-mil layer of oak-textured vinyl.



FiniShield Ovolo  
Profile



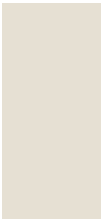
- 1-3/4" Door
- 12" lock block
- Steel skin with 7-mil white woodgrain textured vinyl



# STANDARD GLASS INSERT CUTOUTS

## 6'8" Doors

Flush



CT-100



CT-919



CT-686



CT-636

3-Panel



CT-30



CT-949



CT-607

Craftsman



CC-30



CC-866

1-Panel



CT-11



CT-969

2-Panel



CT-21



CT-684-1P

2-Panel Arch Top



CT-20



CT-684-1P

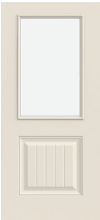


CT-673-1P

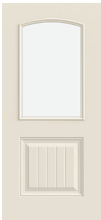
2-Panel Plank



CT-24



CT-684-1PL



CT-673-1PL

4-Panel Blank Top



CT-40BT



CT-659



CT-648



CT-673



CT-637

9-Panel



CT-90



CT-640

6-Panel



CT-60



CT-680



CT-692



CT-684



CT-662

8-Panel



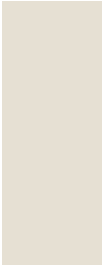
CT-80



CT-632

## 8'0" Doors

Flush



CT8-100



CT8-686

6-Panel



CT8-60



CT8-684

\*Contours, FiniShield and Gladiator Sunburst and Camber Top designs have different top rail dimensions.  
See specifications at [www.jeld-wen.com](http://www.jeld-wen.com)

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at [jeld-wen.com](http://jeld-wen.com) today.



## THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our Steel Exterior Doors that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

### The Exterior Door Limited Warranty Includes:

- 10-year coverage against defects in material and workmanship on steel door slabs
- AuraLast® pine door frames: protect against wood rot for as long as you own and occupy your home

JELD-WEN manufactures and sells both individual door slabs and complete door systems. This warranty does not cover parts or components not sold by JELD-WEN.

NOTE: The above information is a summary of key provisions of the **JELD-WEN Interior and Exterior Door Slab and System Limited Warranty** effective May 1, 2012. For a complete copy of the current warranty, see your sales associate or refer to [www.jeld-wen.com](http://www.jeld-wen.com).



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