# 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.1 The applicants returned at the May 7, 2019 HPC meeting for a 2nd preliminary consultation, where they proposed a one-story addition adjacent to the existing c. 2014 mudroom at the east side of the house.2 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.3 The applicants’ proposal was approved with one condition at the September 11, 2019 HPC meeting.4

3 August 14, 2019 HPC meeting Recording: 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
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.
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 k Tucker Bennett  
Daytime Phone No.: 301 547 1149

Address: 14601 Berryville Rd, Germantown MD 20876  

Contractor:  
Contractor Registration No.:  
Agent for Owner:  
Daytime Phone No.:  

LOCATION OF BUILDING(S) DESIRED

House Number: 14601  
Street: Berryville  
Town/City: Derwood  
Nearest Cross Street: Seneca Rd.

Lot: 9359  
Block:  
Subdivision:  
Parcel:  
Folio:  

PART ONE: INFORMATION ABOUT HOUSE

1A. CHECK ALL APPLICABLE

☐ Construct ☒ Extend ☐ Alter/Renovate

☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☐ Repair ☐ Revocable

☐ A/C ☐ Slab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

1B. Construction cost estimate: $150,000

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

PART TWO: COMMENTS FOR MAJOR CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal:  
☐ WSSC ☐ Septic ☐ Other:

2B. Type of water supply:  
☐ WSSC ☐ Well ☐ Other:

PART THREE: COMMENTS FOR FENCES/RUNTING WALL

3A. Height ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ Entirely on land of owner

☐ On public right of way/assessments

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: 9/17/2019

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:

Applicance/Permit No.:  
Date Filed:  
Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99
New Addition

Existing House

FIRST FLOOR

2nd FLOOR

LINCOLN FLOOR

PROPOSED PORCH

NEW WOOD DOUBLE HUNG TRUE DIVIDED LITE WINDOWS

FIBER CEMENT SIDING WITH WOOD TRIM

HALF ROUND METAL GUTTERS & DS

IRON RAILING

CONCRETE STEPS & AREAWAY TO BASEMENT

EX. CHIMNEY BEYOND

STANDING SEAM LOW PROFILE METAL ROOFING

BRICK Paver Porch

STANDING SEAM LOW PROFILE METAL ROOFING

IRON RAILING

CONCRETE AREAWAY & STEPS TO BASEMENT

STEEL DOOR TO BASEMENT

SECTION NOTES:

1. NEW STEEL RAILING - PAINTED.
2. 5/8' x 8' MOLDED DECORATIVE TOP RAIL ON 4 x 4" FLAT STEEL SUB TOP & BOTTOM RAIL, PROVIDE LAMBS TONGUE AT ENDS.
3. 1 x 5 SQUARE STEEL POST TYPICAL.
4. 2 SQUARE IRON BALUSTERS @ 4" OC.
5. 1 1/2" STEEL TOP & BOTTOM RAIL, TYPICAL.
6. 10' CONCRETE WALL ON CONCRETE FITS.
7. CONCRETE STEPS
8. EXISTING GRADE SLOPE AWAY FROM BUILDING.

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

SECTION THROUGH STAIR AND RAILING DETAIL

Drawing Number

MONTANVERD

Darnestown, Maryland

M. Tucker and Meakin Bennett

Addition to:

MONTANVERD

Darnestown, Maryland

Date: Oct. 7, 2019

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.

THOMAS J. TALTAVULL

ARCHITECT

20650 PLUM CREEK COURT

GAITHERSBURG, MARYLAND 20882

301.840.1847

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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 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...

• 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 ships 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.

The Exterior Door Limited Warranty Includes:

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

JELD-WEN reserves the right to change product specifications without notice. Please check our website, jeld-wen.com, for current information.
Every JELD-WEN® Steel exterior door is durable and economical. It is 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, utility-grade Gladiator® Epoxy Primer on the back of the steel skin. A baked-on enamel primer for easier finishing. It is by no coincidence that every JELD-WEN steel door resists corrosion.

Our fire-rated steel doors are made to meet or exceed qualified, 90-minute fire ratings. For true fire protection, these doors must be used with certified frames and hardware. Fire rated Steel doors available in Contours® designs (CT & CC Series) be used with certified frames and hardware. Fire rated Steel doors available in Contours® designs (CT & CC Series) meets 90-minute fire ratings and are available in residential and light commercial use. For true fire protection, these doors are available in Contours® steel only.

Ask your sales associate or visit www.jeld-wen.com for complete warranty and specification information.

### Steel Door Sticking Profiles

- **Wood Edge Construction**
  - Laminated veneer lumber (LVL) stiles and rails provide added security and a fire rating of up to 90 minutes.
  - Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing.
  - Steel bottom rail for strength.

- **Steel Edge Construction**
  - Heavy-gauge continuous roll-formed steel edge meets 90-minute fire ratings.
  - Epoxy primer on the back of the steel skin for corrosion.
  - Energy efficient core.
  - Two coats of neutral, low-voc, baked-on primer for easier finishing.
  - Steel bottom rail for strength.

### Contours® Designs (CT & CC Series)

These premium doors feature a touch, galvanized steel skins that feature our exclusive high-definition beaded sticking 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.

- **Blank Top**
  - Fire-Rated (CT)
  - Galvanizing

### Gladiator® Designs (GL Series)

Standard utility grade steel doors

- 1-3/4” Door
- 12” lock block
- Cream color
- Two coats of neutral, low-voc, baked-on primer for easier finishing.
- Steel bottom rail for strength.

### FiniShield® Designs (FS Series)

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

- Cream color
- 12” lock block
- Steel skin with oak-textured vinyl.

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

1. Laminated veneer lumber (LVL) stiles and rails for strength, construction that resists warping and buckling.
2. Two coats of neutral, low-voc, baked-on 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.

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

1. Epoxy primer on the back of the steel skin for easier finishing.
2. Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing.
3. Galvanized exterior door facings are factory-primed with neutral, low-sheen, utility-grade Gladiator® Epoxy Primer.

Consider how well these doors are constructed.

Contours® Designs (CT & CC Series)
These premium doors feature a tough, galvanized steel skin that features our exclusive high-definition beaded sticking 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.

Steel Edge Construction
1. Heavy-gauge continuous roll-formed steel edge meets 45-minute fire ratings
2. Epoxy primer on the back of the steel skin for easier finishing
3. Energy efficient core
4. Two coats of neutral, low-sheen, baked-on primer for easier finishing
5. Steel bottom rail for strength

Gladiator® Designs (GL Series)
Standard utility grade steel doors

FinisShield® Designs (FS Series)
Durability steel skins covered with a stone–ultrathin layer of oak-textured vinyl

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

Fire-Rated Doors
The fire-rated steel doors are made to meet or exceed fire rating requirements for both residential and light commercial use. For fire protection, these doors are available in Steel Edge Construction only.

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

Every JELD-WEN Steel exterior door is durable and economical. It is 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 exclusive high-definition beaded sticking profile to our premium-grade Contours™ to our utility-grade Gladiator® to our premium-grade Craftsman.”

They include wood stiles and rails with internal 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.
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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 easier finishing. They are available with certified frames and hardware. Fire-rated doors are certified for 2½-hour, 2½-hour and other styles.

Consider how well these doors are constructed.

They 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 build to deliver on strength and durability, from our premium-grade Gladiator® to our utility-grade Contours®.

Ask your sales associate for complete warranty information.
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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...

• 10-year coverage against defects in material and workmanship on steel door slabs
• *AuraLast® pine door frames, protected 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.

The Exterior Door Limited Warranty Includes:

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*For more information on available options, please visit www.jeld-wen.com.

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