

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

<b>Address:</b>	5419 Mohican Rd., Bethesda	<b>Meeting Date:</b>	2/12/2020
<b>Resource:</b>	Master Plan Site 35/29-2 <b>R.A. Charles Castle</b>	<b>Report Date:</b>	2/5/2020
<b>Applicant:</b>	J. Ross McNair	<b>Public Notice:</b>	1/29/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/29-20A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	New Construction		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **deny** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individual Master Plan Site (35/29-2)  
 STYLE: Vacant  
 DATE: N/A

From *Places from the Past*:

“This residence was built the same years as the more elaborate and larger scale Baltzley Castle, yet was also built of locally quarried stone, continuing the theme envisioned Rhineland on the Potomac. Both residences were built to take advantage of a dramatic view of the Potomac River. With its multi and diamond pane windows, hipped roof and polygonal wing, and turned porch posts, the Charles Castle is essentially a Queen Anne style house sheathed in stone. R.A. Charles, an employee of the Treasury Department, bought land from Edward Baltzley in February 1890 and built the house soon thereafter. The *Manufacture’s Record* of 1891 stated that Mindeleff designed a Glen Echo Heights house for Edwin Baltzley for \$7,000.”



Figure 1: The proposed house will be constructed on the lot to the southeast of the R.A. Charles Castle but within the established environmental setting.

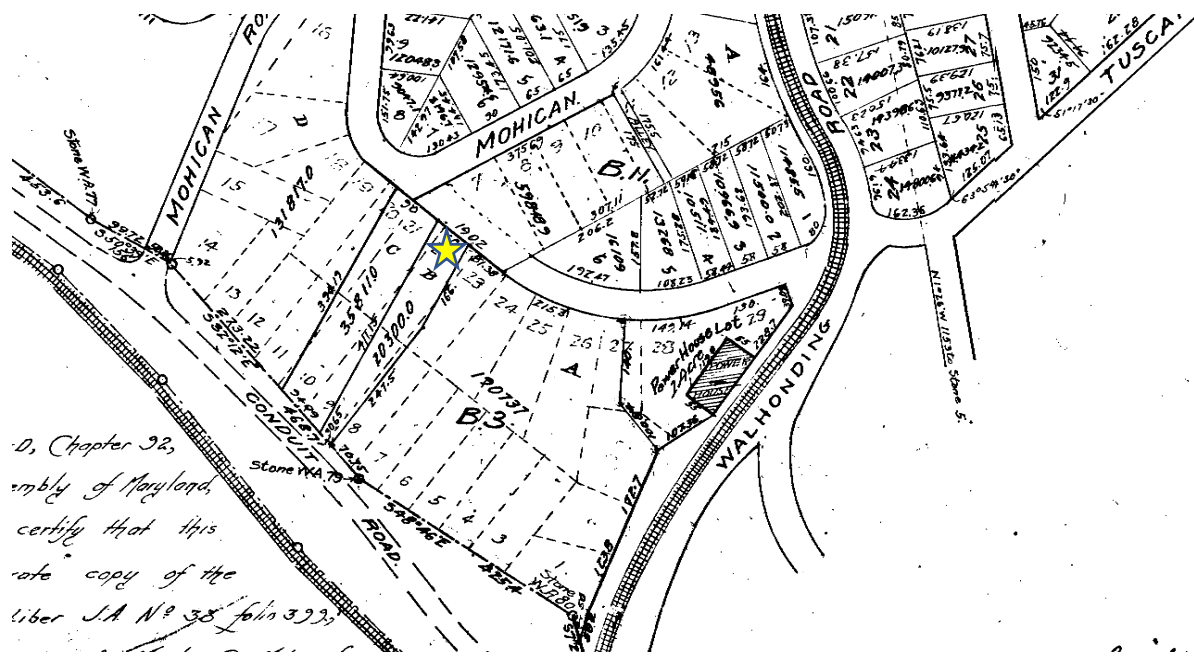


Figure 2: 1892 plat map showing the platted lots for the R.A. Charles Castle and the subject property (starred). Note: the dashed road to the north of the subject property was never constructed.

## **BACKGROUND**

A first preliminary consultation was held on May 21, 2019.<sup>1</sup> The questions and comments from the HPC generally focused on the impact the proposed house would have on the R.A. Charles Castle and requested additional information and perspective views. There were additional questions about the hardscaping/landscaping and the compatibility of the size of the proposed construction compared to the historic house. The applicant provided additional information, made minor revisions to the house design and returned for a second preliminary consultation for feedback on the design moving forward.

Public comments were also provided both in writing and in person at the hearing. The comments were focused on preserving the views of the historic buildings from Mohican, the size of the proposed building and its compatibility with zoning requirements, preservation of the trees on the site, and consideration that the Mohican Rd. elevations are the primary views of the historic house.

A second preliminary consultation was held on August 14, 2019.<sup>2</sup> The applicant included updated perspective renderings of the property from both Mohican Rd. and Macarthur Blvd. The HPC's feedback was that the proposal was too large and detracted from the historic character of the R.A. Charles Castle. The HPC also voiced support for breaking up the massing of the proposed new construction to make the proposal more compatible. A staff write-up of the comments made by the HPC is attached to the application materials.

A third preliminary consultation was heard at the September 25, 2019 HPC meeting.<sup>3</sup> The proposed construction at that meeting was narrowed by 5' (five feet), lengthened by 5' (five feet), and was relocated 5' (five feet) to the north on the lot. The HPC was virtually uniform in finding that the proposed construction was too large to be compatible with the Master Plan Site and the proposal needed to be revised for a reduction in size and scale.

A fourth preliminary consultation was heard at the December 18, 2019 HPC meeting.<sup>4</sup> The HPC recommended the building be further reduced in size and mass, that the house should have a one-story massing toward the north elevation rising to two stories to the south, and recommended the house could be lowered further in the ground which would have the effect of lowering the building's overall height.

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<sup>1</sup> The Staff Report from the May 21, 2019 Preliminary Consultation can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2019/05/II.B-5419-Mohican-Road-Bethesda.pdf>. The audio of this hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=b1ece58c-7caa-11e9-a084-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=b1ece58c-7caa-11e9-a084-0050569183fa).

<sup>2</sup> The Staff Report from the August 14, 2019 2<sup>nd</sup> Preliminary Consultation can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2019/08/II.A-5419-Mohican-Road-Bethesda-complete-report.pdf>. Audio of the hearing can be found here: [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).

<sup>3</sup> The Staff Report from the September 25, 2019 3<sup>rd</sup> Preliminary consultation can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2019/09/III.B-5419-Mohican-Road-Bethesda.pdf> and the audio recording of the meeting can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=231fd517-e062-11e9-9542-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=231fd517-e062-11e9-9542-0050569183fa). The hearing begins at 1:32:00

<sup>4</sup> The Staff Report from the December 18, 2019 HPC meeting can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2019/12/II.B-5419-Mohican-Road-Bethesda.pdf> and the audio recording can be heard here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=d7f65486-2283-11ea-a240-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=d7f65486-2283-11ea-a240-0050569183fa). The hearing begins at 1:21:42.

## **PROPOSAL**

The applicant proposes to construct a new house with a detached garage on the undeveloped Lot B shown in Figure 2 (above). Tree removal and associated site alterations are also proposed.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined 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. The pertinent information in these documents is outlined below.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(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 a 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 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 DISCUSSION**

The applicant proposes constructing a new house on the existing, narrow, wooded, steeply-sloped lot to the southeast of the R.A. Charles Castle. The Baltzley and R.A. Charles Castles are positioned high on a bluff overlooking the Potomac River.<sup>5</sup> The proposed construction is also placed on this bluff to take advantage of this vista. This viewshed is likely why the houses were constructed in this location in the first place and is a significant feature of the environmental setting and should be preserved. The historic houses are accessed from Mohican Rd. and have Mohican Rd. addresses. They do not have direct access to Macarthur Blvd. However, the more elaborate, architecturally significant elevations for both historic houses face south, toward the river.

In evaluating infill construction within a Master Plan site there are many criteria that are evaluated. The first is the larger context of the environmental setting. Appropriate development in a historic farmstead would utilize different architecture types, sizes, and settlement patterns than a suburban development proposal. In almost all cases, the new construction should be designed so that it is subservient to the principle resource; lower in height, smaller in size, with a lesser degree of architectural embellishment. To design a compatible yet differentiated design, the materials and architectural style of the proposed construction could be similar to the primary resource or they could be different. The primary consideration is how well the proposed construction fits in the larger context.

In evaluating new construction within the environmental setting of a manor house/mansion, the new building should generally be subservient to the historic house. Frequently, this would result in a building that took the form of a period-appropriate carriage house or some other outbuilding. An example of an appropriately sized infill construction is the garage reviewed and approved by the HPC at the neighboring Baltzley Castle.

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<sup>5</sup> The R.A. Charles Castle and the Baltzley Castle were constructed as part of a larger development scheme called "Rhineland on the Potomac" which was abandoned shortly after these two houses were complete. The two houses are each individually listed Master Plan Sites; and the proposed new construction is within the environmental setting of the Charles Castle Site.

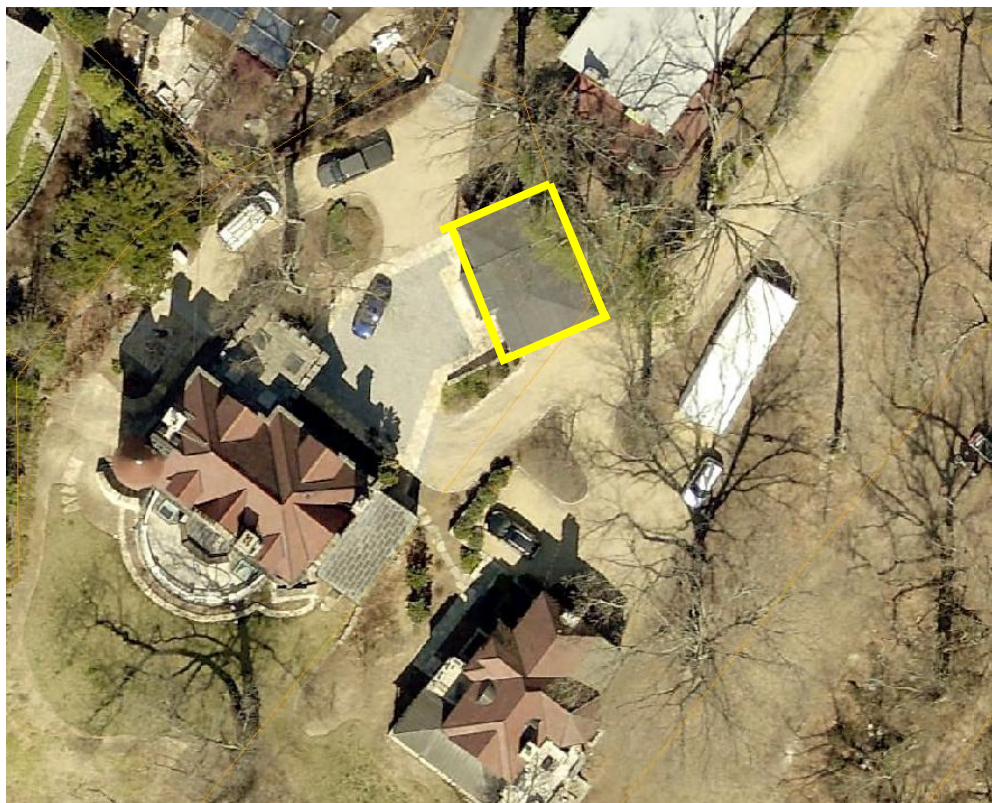


Figure 3: Baltzley Castle (left) with its approved and constructed carriage house (outlined in yellow).

In the unique situation before us, where the lot has been platted as buildable since 1892, Staff took the position that construction larger than something evocative of a carriage house or an accessory building would be appropriate. A single-family house on this lot has been contemplated since it was recorded.

The guidance provided by Staff and the HPC to the owner at the previous hearings and meetings was consistent, recommending that the house had to be smaller than proposed to be compatible and in a location that allowed the R.A. Charles Castle to retain its primacy.

The applicant has presented four iterations of design for a house in this location that have been evaluated at prior preliminary consultations. At the December 18, 2019, preliminary hearing the HPC recommended four design revisions to achieve an approvable project:

1. The footprint of the building (above grade) should be further reduced. Amount noted in the Staff report (25-30%) would be appropriate.
2. Further reduction in mass.
3. The house could have a section of one-story massing to the north with a two-story massing towards the rear.
4. The house could be sunk further into the ground so that instead of having a walkout basement, the basement would be 3 or 4 steps below ground level. This would have the effect of lowering the height of the house further.

This HAWP proposal has slightly reduced the overall house dimensions, change some window placement, altered the roof form, and reduced the north porch size. The design changes made are limited in scale and scope. Staff finds that:

- 1) The house remains too large to be compatible with and deferential to the R.A. Charles Castle and

2) That some of the design revisions create an incongruous, incompatible architectural design.

Staff recommends the HPC deny the HAWP application based on the standards set forth in Chapter 24A.

### **House Placement**

The house is placed in the same location as the three previous preliminary consultations. The house is placed to the northern end on the lot while avoiding the large sycamore tree shown on the illustrated elevation drawings. The front of the proposed house with the rear wall plane of the R.A. Charles Castle.

In order to reinforce the primacy of the R.A. Charles Castle, Staff recommends that the applicant place the house towards the northern end of the lot to the greatest extent practicable so that the new construction will not visually compete with R.A. Charles Castle from the architecturally significant MacArthur Blvd. vista. This location will help to preserve the historic character of the property (Standard 2) and the viewshed when viewed from MacArthur Blvd. In discussion with Staff and as mentioned at the August 14<sup>th</sup> HPC meeting, moving the house any further to the north would require the removal of a 50" (fifty-inch) d.b.h. pine tree. While this tree may yet need to be removed to accommodate the construction, Staff finds the house placement to be generally appropriate for infill construction on this lot under 24A-8(b)(2).

In response to questions raised by the HPC at a previous hearing, Staff further finds that the proposed location will not have any impact on the neighboring Mohican Swim Club further down the hill; however visual impacts to areas outside of the historic site are not within the purview of the HPC. Other site considerations including erosion and sediment control impacts to adjacent properties are within the purview of the Department of Permitting Services (DPS).

### **House Size and Design**

House dimensions are dictated by the very long, very narrow shaped lot. Staff and the HPC found the previous designs to be too large to be compatible with and deferential to the R.A. Charles Castle. The first design proposed was 51' (fifty-one feet) long. Next, the house was lengthened to 55' (fifty-five feet) to maintain the proposed square footage while narrowing the width of the house. The current proposal has been reduced to 52' 6" (fifty-two feet, six inches) in length. Despite consistent feedback from the HPC that the proposed house needs to be smaller, the proposed house has actually lengthened by 1' 6" (one foot, six inches) through the preliminary consultation process.

The width of the house has been narrowed. The first proposal was for a house that was 45' (forty-five feet) wide. The second scheme reduced that by five feet, and now the current proposal is for a house 37' (thirty-seven feet) wide. Dimensions presented at the 4<sup>th</sup> Preliminary Consultation were not notated, but the size of the house appeared to be consistent with the proposal presented at the 3<sup>rd</sup> Preliminary Consultation.

The HPC concurred with the Staff recommendation that the house footprint should be reduced by 25 - 20% (twenty-five to thirty percent) from what had been presented at the 3<sup>rd</sup> and 4<sup>th</sup> Preliminary Consultations. While the HAWP proposal has been reduced in size, the building footprint has only been reduced by about 12% (twelve percent). The previous building footprint was 2200 ft<sup>2</sup> (two thousand, two hundred square feet) and the current proposal is 1942.5 ft<sup>2</sup> (one thousand nine hundred forty-two point five feet). Staff acknowledges that the size of the house has been reduced, however, that amount is only half of what was recommended by the HPC.

Staff finds that the 30' (thirty foot) height is compatible with the R.A. Charles Castle.

The house design, which utilizes a contemporary craftsman vocabulary, with battered columns, a hipped

roof, and multiple siding configurations was also changed from the previous submission. The primary roof is a hipped roof covered in architectural shingles. In the northwest corner of the house, there is a section of shed roof that rises to a flat roof section. The basement level will be exposed textured concrete. The first floor of the house will be covered in fiber cement siding with fiber cement shingles proposed for the second floor. The proposed house will use Andersen 400 series vinyl-clad sash and casement wood windows and doors.

The north elevation, facing Mohican Dr., has a half-width porch with a hipped roof and battered columns. To reduce the mass from previous proposals, the applicant has removed the hipped roof massing to the west and proposes to install a shed roof over the interior stairs. This has the effect of providing more depth on the north elevation and reducing the visibility of some of the two-story mass. On the west elevation, the applicant has introduced a section of flat roof to the south of the shed roof, over the western third of the building. This was done in response to the HPC's feedback that the applicant further reduce the mass of the proposed building. The south elevation now has a section of flat roof above the projecting bay and has expanded the terrace in the southwest corner. The largest change on the east elevation has been the change in grade. The applicant has retained the grade to allow for a walk-out basement and brought the grade up to the bottom of the sills in the flanking windows and even further under the front porch and south projection.

As with the previous Preliminary Consultations, Staff finds the design revisions to be only minor and do not reflect the more substantive changes recommended by the HPC. An HPC recommendation to reduce the size of the building by 25-30% (twenty-five to thirty percent) results in a 12% (twelve percent) reduction. A recommendation for a reduction in mass leads to the change of two roof forms, from low-sloped hip roofs to flat and shed roofs. The design change from an HPC recommendation to sink the basement several more feet to lower the structure results in a minor modification of the grade to the north and south of the east elevation.

Staff further finds that the introduction of the two large flat roofs has slightly reduced the mass of the building, but has created a design that is incompatible with any discernable style. Staff was initially supportive of the applicant's presentation of a contemporary Craftsman design, because the style accentuates the horizontal lines, in direct contrast to the verticality of the R.A. Charles Castle; and this style could sit in the landscape in a manner that integrated the house to its surrounding environment. Additionally, the ability to utilize multiple siding materials, especially wood or fiber cement as a substitute material, would allow the rustic stone utilized by the R.A. Castle to remain primary. Unfortunately, the changes that have been made to the design in response to the guidance provided by the HPC and Staff did not take larger architectural compatibility into consideration and the result is a building form that lacks any cohesion.

The HPC made the identified recommendations to result in a design that would be compatible with the R.A. Charles Castle and satisfy the requirements of 24A-8(b)(2) and Standards 2 and 9. Staff finds the proposed house design is still too large to be compatible with the R.A. Charles Castle, and that the project fails to meet 24A-8(b)(2) and violates Standards 2 and 9.

### **Garage and Hardscaping**

Generally, Staff finds the three-car garage and proposed hardscaping appropriate for the Master Plan Site. These features are placed far to the north on the lot and are as far removed from the R.A. Charles Castle as possible. The three-bay garage is a simple design with an Arts and Crafts style wood, carriage style door.

To address stormwater management the applicant proposes installing two dry wells on the site. While

these plans are preliminary, one well will be placed to the northeast of the house, between the garage and the house, and the other will be placed south of the house. These features will be below grade and will not have an impact on the visual setting of the Master Plan Site.

The applicant proposes to construct a gravel drive edged in cobblestones from the ingress/egress easement to the area adjacent to the garage and the walkway to the house. This treatment matches the existing drive at the R.A. Charles Castle and Staff finds it to be appropriate in this instance as well. The submitted tree survey shows a 24" d.b.h. (twenty-four inch) hickory tree in the area of the proposed driveway. In testimony provided by the applicant at the August 14<sup>th</sup> Preliminary Consultation, this tree will need to be removed as part of the site work associated with the new construction. Staff finds that the site limits the placement of the drive to this location and the tree needs to be removed to provide access to the site. Staff recommends approval for the removal of this tree.

The proposed detached garage is a three-bay, hipped roof garage constructed approximately 7' (seven feet) from the east property boundary. It appears that this garage will be set back from the north property boundary by 33' (thirty-three feet). The garage will have the same textured concrete foundation, fiber cement clapboard siding, and architectural shingle roof proposed for the new construction. The applicant indicated in discussions with Staff that the placement of the garage was driven, in part, to avoid a 50" d.b.h. (fifty-inch) pine tree to the north of the proposed house site. Commission members questioned the need to reinforce the garage to the east, but the applicant stated that no retaining walls would need to be constructed to support the garage. Behind the garage, the applicant proposes installing a section of 6' (six foot) tall, wood, vertical board fence. This enclosure will be used for storage and trash receptacles. Staff finds that the garage is compatible with the historic setting of the house and is compatible under 24A-8(b)(2). Staff additionally finds that the fencing will not detract from the historic site and much of it will be obscured by the garage.

Staff finds the proposed garage is far enough away from the R.A. Charles Castle so as to have virtually no visible impact on the historic building either from the right-of-way or from within the site. While the proposed garage is larger than what the HPC would usually consider in many of the County's historic districts, the size is consistent with the non-historic garage constructed to the north of the Baltzley Castle and the approved, but unbuilt garage to the north of the R.A. Charles Castle. Staff recommends approval of the proposed garage and hardscape alterations under 24A-8(b)(2) and Standards 2, 9, and 10.

### **Tree Impact**

The applicant provided a tree survey that was undertaken in August 2013. Updates are notated in green (for planted trees) and red (for trees removed). The tree survey includes a preliminary LOD that will likely be reduced as other building permits are reviewed and approved. Staff has identified two trees that will likely be impacted by the proposed work, an 18" d.b.h. (eighteen inch) hickory in the northwest corner of the lot and a 24" d.b.h. (twenty-four inch) hickory along the western edge of the lot discussed above. Staff supports approval of these two trees under 24A-8(b)(2) and (5).

In the Staff Report for the August 14<sup>th</sup> Preliminary Consultation, Staff asserted that the heavily wooded lot was a character-defining feature of the Master Plan site. It has since been brought to Staff's attention that immediately following the construction of the Baltzley and R.A. Charles Castles, the site – at least adjacent to the buildings – had been de-forested, likely to provide maximum views of the river below (see figure below). In the intervening century and a quarter, a mature tree canopy has grown around these houses and, while not historically significant, Staff finds should be retained to the maximum extent possible and notes that all trees in excess of 6" (six inches) d.b.h. need to be submitted for review and approval by the HPC. The HPC has the discretion to require additional plantings on the site to mitigate for removal as part of the development.





*Figure 3: Historic photo of the Baltzley Castle, with R.A. Charles Castle in the background (date unknown). Note: the trees near the house had been removed for a more pastoral, less forested character.*

### **STAFF RECOMMENDATION**

Staff finds that while the design revisions have not been sufficient to create an approvable HAWP, with some revisions, the project could be brought into conformance with 24A and the *Standards*. Staff recommends an additional 15% (fifteen percent) reduction in the size of the building. This reduction could be in footprint or could result in the removal of some of the second-floor space, which would help to reduce and reconfigure the mass of the design. Additionally, the house's architectural design needs to present a more cohesive appearance that would be consistent with traditional or contemporary architecture. This could mean reconfiguring the house to allow the spaces to fit under a consistent roof form or to introduce additional flat roofing. Following the design cues of the roof, the applicant could then consider how best to skin the building. A traditional roof design, particularly with a low-sloped hip roof could employ long roof overhangs and bring in additional Prairie style elements. A taller pitched roof could utilize many of the craftsman elements initially considered. Staff finds that with these revisions, the house could be brought into conformance with the requisite guidance and be an approvable HAWP.

Staff recommends the deny the HAWP application under 24A-8(a); finding the size is too large to be subservient to the historic resource under 24A-8(b)(2) and Standards 2 and 9, further finding that design

alterations have created a building that is not a compatible style within the environmental setting of the Master Plan Site under 24A-8(b)(2) and Standards 2 and 9.

**Historic Preservation Commission Preliminary Consultation Report**

Staff Contact: Dan Bruechert

HPC Commissioners Present: Sandra Heiler, Bob Sutton, Karen Burditt, Marsha Barnes, Jeff Hains

Applicant(s) and/or Representatives: Ross McNair

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**Design recommendations:**

1. The footprint of the building (above grade) should be further reduced. Amount noted in staff report (25-30%) would be appropriate.
2. Further reduction in mass.
3. The house could have a section of one-story massing to the north with a two-story massing towards the rear.
4. The house could be sunk further into the ground so that instead of having a walk out basement, the basement would be 3 or 4 steps below ground level. This would have the effect of lowering the height of the house further.

**Requested Information:**

1. 3-D renderings showing the design revisions (these have been very helpful).
2. A cross section drawing of the house that includes the slope (both north/south section and east/west section drawings).
3. A vicinity map with massing data.
4. The roof lines and soffit heights didn't appear to align in some of the elevations (the perspective drawings may help with this), but please ensure that the drawings are properly aligned.
5. Additional information regarding SWM and the placement of any on-site facilities (this is to ensure they won't impact the surrounding setting).

**Findings:**

- ☒ Return for an additional preliminary consultation
- ☐ Return for a HAWP



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RossMcNair1@gmail.com Contact Person: Ross McNair  
Daytime Phone No.: 301-219-0380  
Tax Account No.: 00508312  
Name of Property Owner: J. Ross McNair Daytime Phone No.: 301-219-0380  
Address: 5415 MOLLICAN RD Bethesda MD 20816  
Street Number City Street Zip Code  
Contractor: McNair Builders Phone No.: 301-228-1343  
Contractor Registration No.: 426545  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 5417 Street: MOLLICAN RD  
Town/City: Bethesda Nearest Cross Street: MacArthur Blvd  
Lot: Part C Block: 3 Subdivision: Glenn Echo Heights  
Liber: 40953 Folio: 265 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PAINT 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: GARAGE + Fence

1B. Construction cost estimate: \$ 28,000

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 6' feet 0 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.

J. Ross McNair  
Signature of owner or authorized agent

Date

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

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

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

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

## **HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

11/20/2019

### **OWNER'S MAILING ADDRESS**

J. Ross McNair  
5417 Mohican Rd  
Bethesda Md 20816

### **HISTORIC SITE ADDRESS**

5419 Mohican Rd  
Bethesda Md 20816

## **ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES**

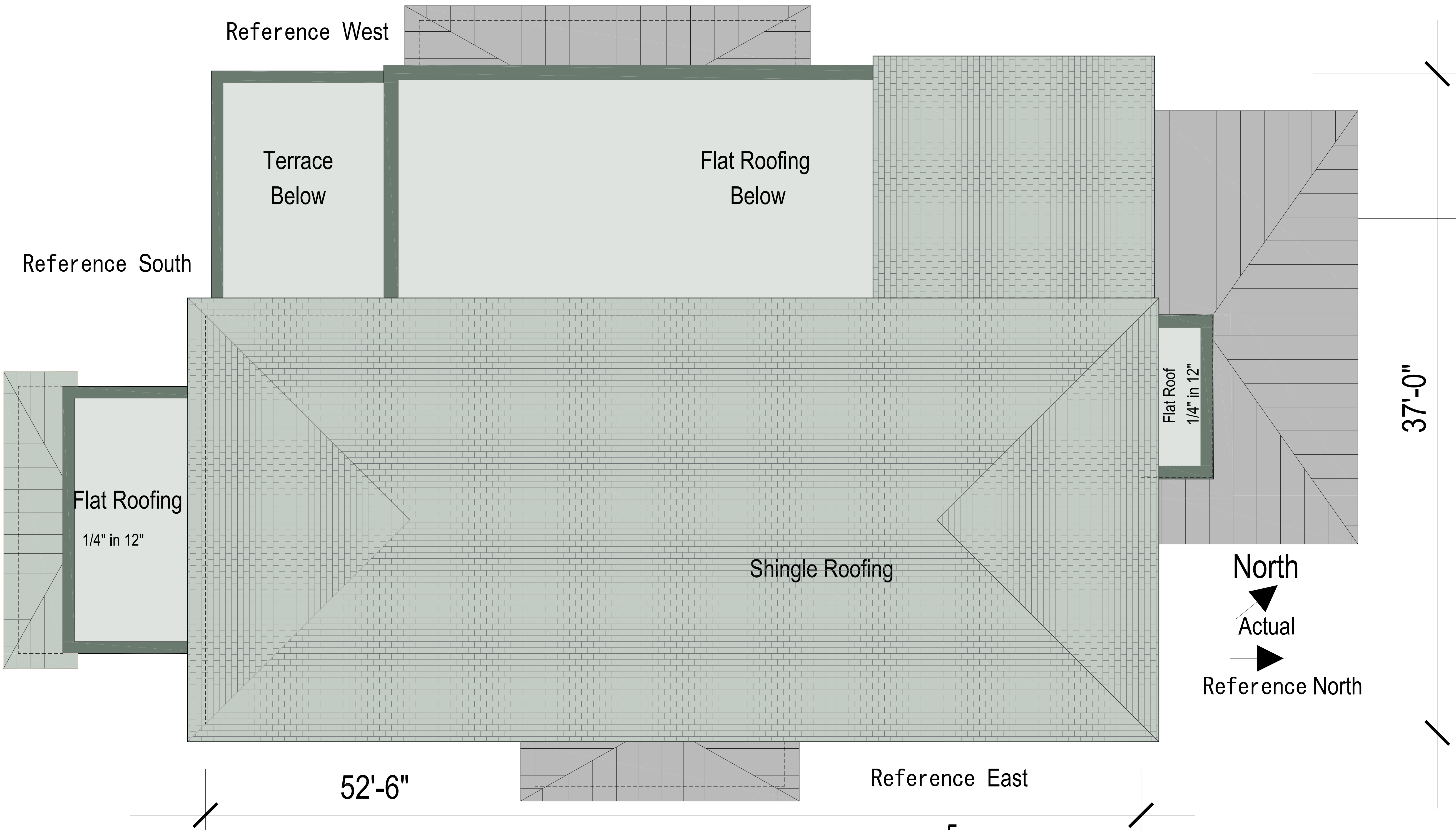
Ned Miltenberg  
5410 Mohican Rd  
Bethesda MD 20816

Patrick Gates  
5421 Mohican Rd  
Bethesda MD 20816

Jan-Marc Vander Schee  
5415 Mohican Rd  
Bethesda MD 20816

Miklos Gaal  
5407 Mohican Rd  
Bethesda MD 20816





Roof Plan

<b>ROSS McNair</b> 5417 Mohican Drive, Bethesda, Maryland (301)229-4343	
Professional Certification: I hereby certify that these drawings were prepared by me or under my direct supervision and approval, and that I am a duly Licensed Professional Architect under the Laws of the State of Maryland, License No. 81666, Expiration Date: June 9, 2020	
STAMP:	
PROJECT: MCNAIR RESIDENCE 5419 Mohican Drive, Bethesda MD 20816	DRAWING TITLE: Roof Plan
DATE: January 5, 2020	
DESIGNED: RM	DRAWN: JES
JURISDICTION: Montgomery Co.	
REVISION:	DATE:
SCALE: Graphic Scale	
DRAWING NUMBER: A-3	
PROJECT NUMBER: RM-2-2020_06	

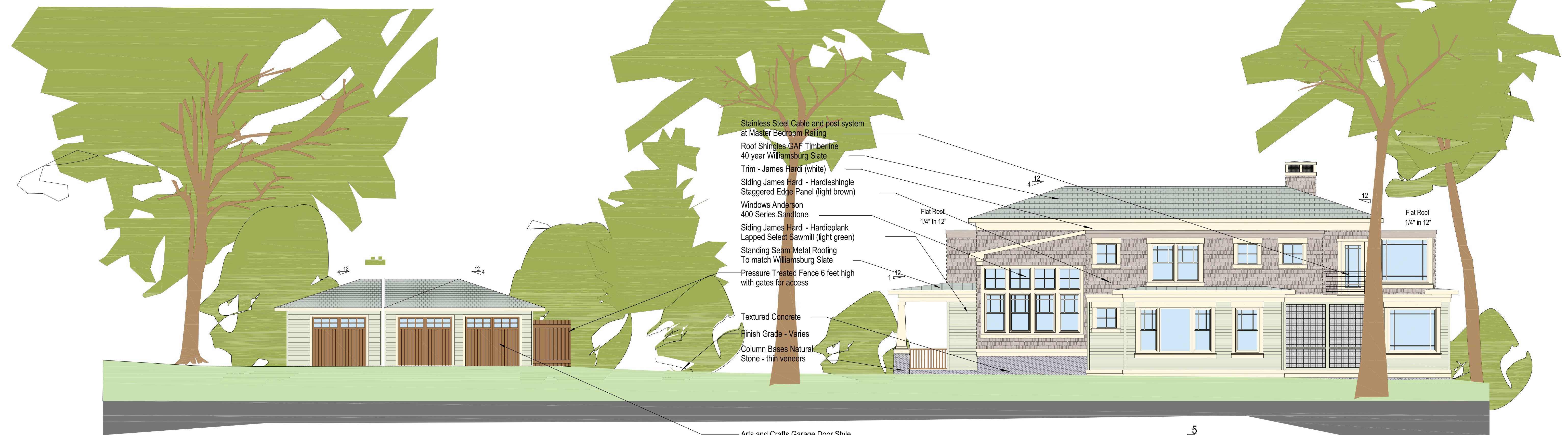
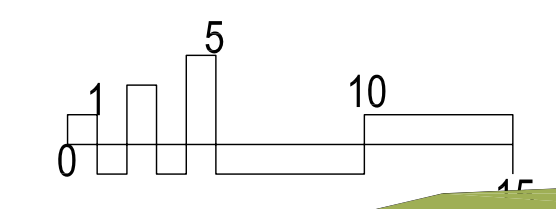




- Roof Shingles GAF Timberline
- 40 year Williamsburg Slate
- Trim - James Hardi (white)
- Siding James Hardi - Hardieshingle
- Staggered Edge Panel (light brown)
- Windows Anderson
- 400 Series Sandtone
- Siding James Hardi - Hardieplank
- Lapped Select Sawmill (light green)
- Standing Seam Metal Roofing
- To match Williamsburg Slate

- Finish Grade - Varies
- Column Bases Natural
- Stone - thin veneers
- Textured Concrete

Mohican Drive Elevation

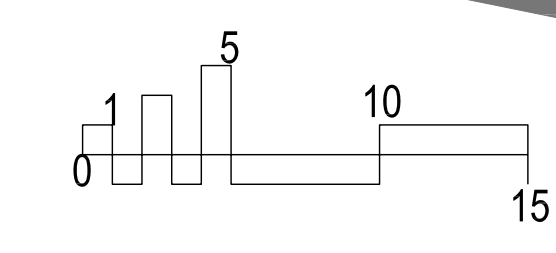


- Stainless Steel Cable and post system
- at Master Bedroom Railing
- Roof Shingles GAF Timberline
- 40 year Williamsburg Slate
- Trim - James Hardi (white)
- Siding James Hardi - Hardieshingle
- Staggered Edge Panel (light brown)
- Windows Anderson
- 400 Series Sandtone
- Siding James Hardi - Hardieplank
- Lapped Select Sawmill (light green)
- Standing Seam Metal Roofing
- To match Williamsburg Slate

- Pressure Treated Fence 6 feet high
- with gates for access
- Textured Concrete
- Finish Grade - Varies
- Column Bases Natural
- Stone - thin veneers

Arts and Crafts Garage Door Style

West Side Elevation



Proposed Garage

PROJECT:  
MCNAIR RESIDENCE

DATE:  
January 22, 2020

DESIGNED:  
RM

JURISDICTION:  
Montgomery Co.

REVISION:  
DATE:

SCALE:

DRAWING NUMBER:  
A-4

PROJECT NUMBER:  
RM-2-2020\_06

5419 Mohican Drive, Bethesda MD 20816

ROSS McNair

5417 Mohican Drive, Bethesda, Maryland  
(301)229-4343

CERTIFICATION  
I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Architect under the Laws of the State of Maryland, License No. 8166R, Expiration Date: June 9, 2020

STAMP:

DRAWING TITLE:  
Elevations





East Side Elevation

Proposed Garage



MacArthur Blvd. Elevation

**Ross McNair**  
5417 Mohican Drive, Bethesda, Maryland  
(301)229-4343

CERTIFICATION: I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Architect in the State of Maryland. License No. 8168R, Expiration Date: June 9, 2020.

STAMP:

PROJECT: MCNAIR RESIDENCE 5419 Mohican Drive, Bethesda MD 20816

DATE: January 22, 2020

DESIGNED: RM DRAWN: JES

JURISDICTION: Montgomery Co.

REVISION: DATE:

SCALE:

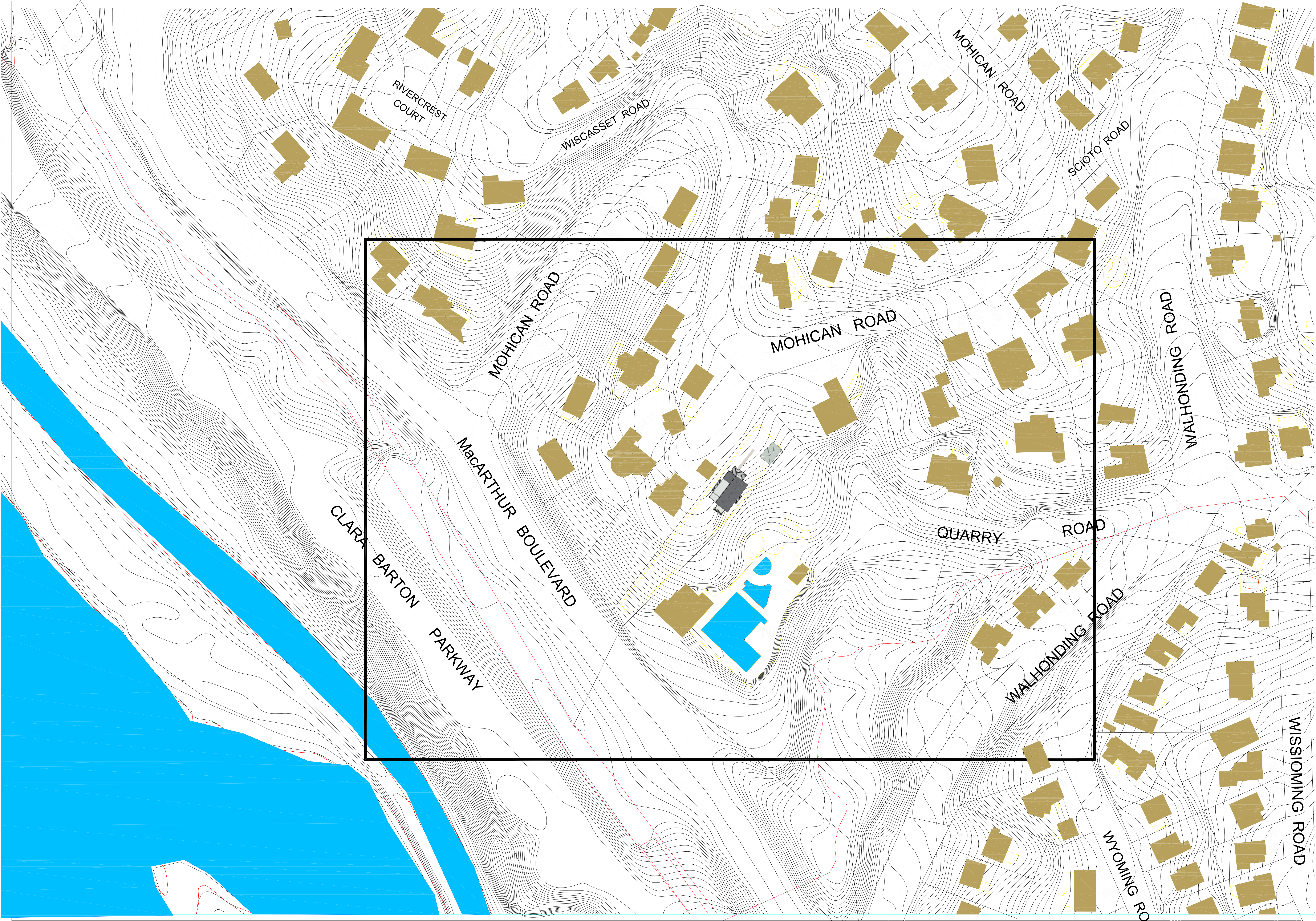
DRAWING NUMBER:

**A-5**

PROJECT NUMBER:  
RM-2-2020\_06

## Elevations



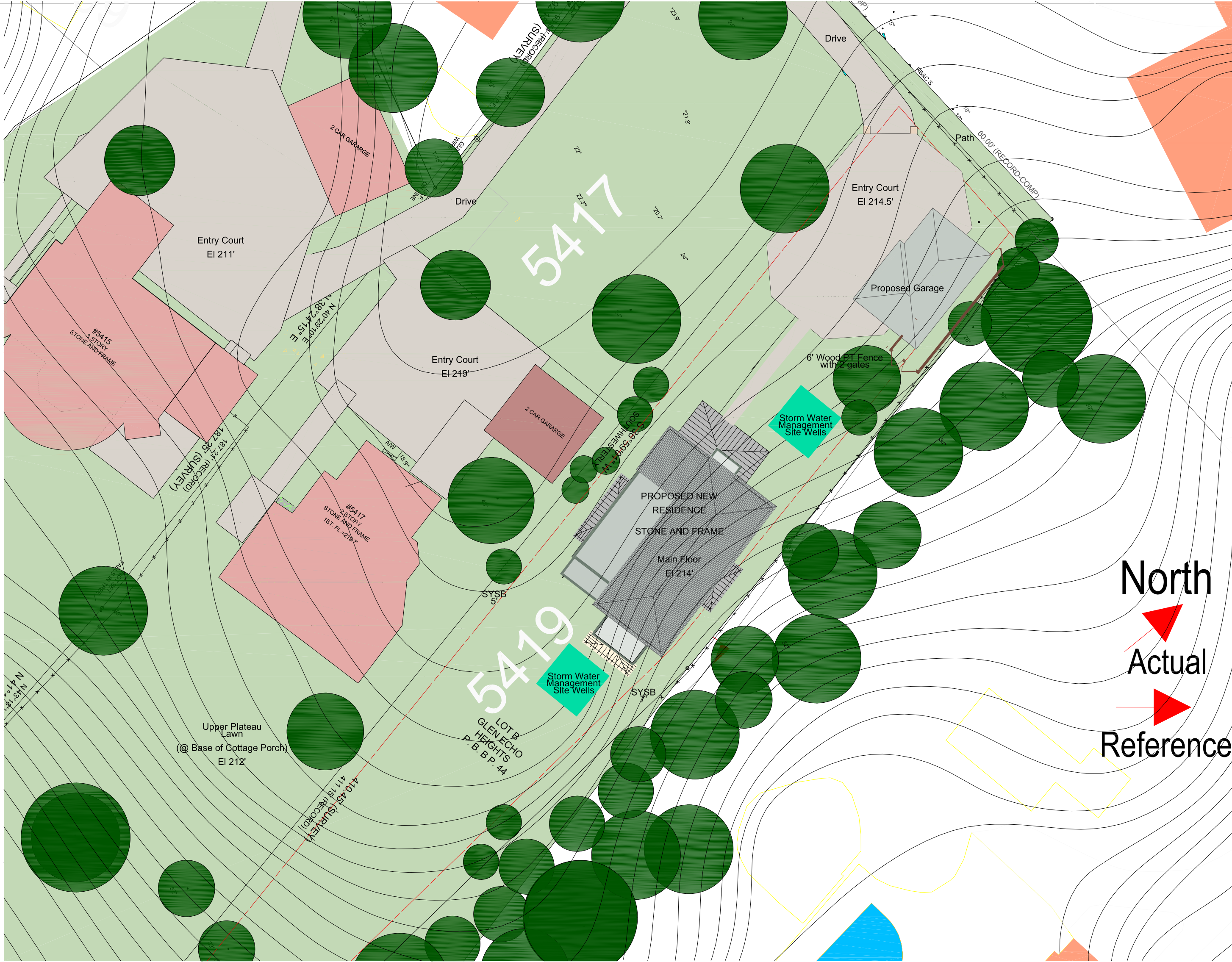
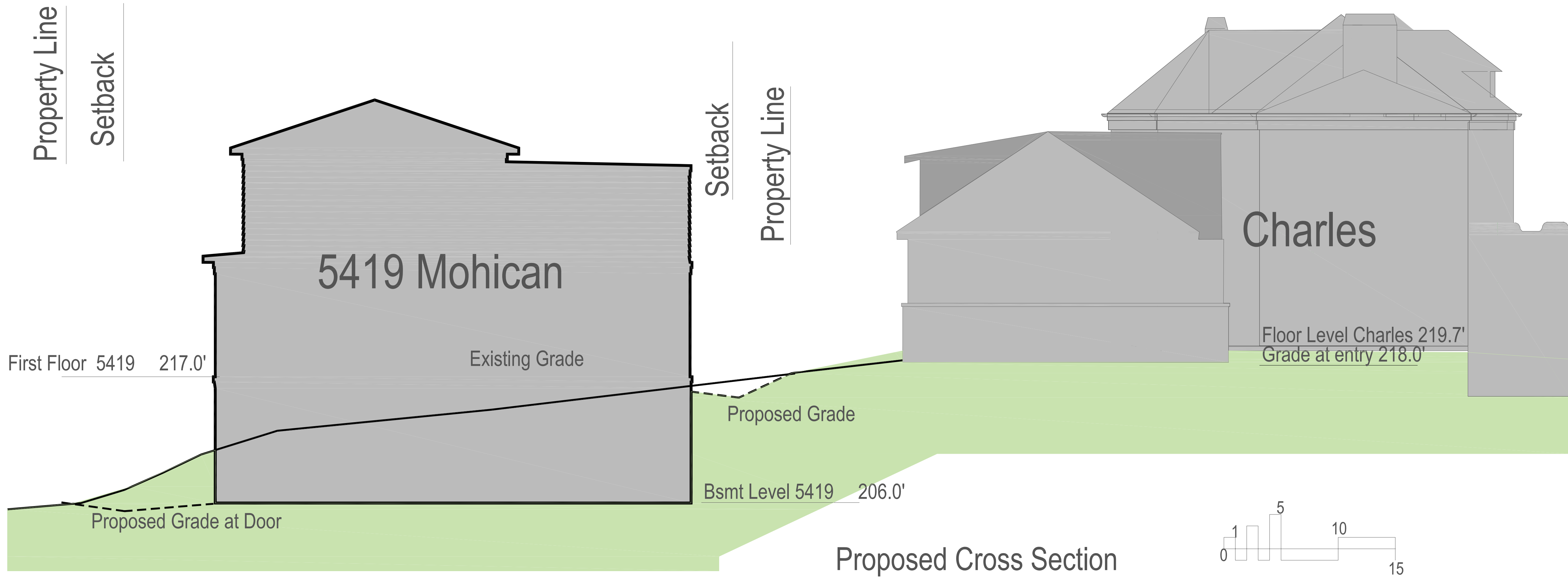


<b>PROJECT:</b> MCNAIR RESIDENCE 5419 Mohican Drive, Bethesda MD 20816		<b>STAMP:</b>		<b>CERTIFICATION:</b> Professional Certification, I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland, License No. 81666, Expiration Date: June 9, 2020	
<b>DATE:</b> January 5, 2020		<b>DRAWING TITLE:</b> Vicinity Map			
<b>DESIGNED:</b> RM	<b>DRAWN:</b> JES	<b>JURISDICTION:</b> Montgomery Co.			
<b>REVISION:</b>	<b>DATE:</b>				
<b>SCALE:</b> Graphic Scale					
<b>DRAWING NUMBER:</b> C-1					
<b>PROJECT NUMBER:</b> RM-2-2020_06					









PROJECT: MCNAIR RESIDENCE 5419 Mohican Drive, Bethesda MD 20816	
DRAWING TITLE: Proposed Site Cross Section	
DATE: January 22, 2020	
DESIGNED: RM	DRAWN: JES
JURISDICTION: Montgomery Co.	
REVISION:	DATE:
SCALE: Graphic Scale	
DRAWING NUMBER: C-3	
PROJECT NUMBER: RM-2-2020_06	

CERTIFICATION: I hereby certify that these drawings were prepared or approved by me, and that I am a duly Licensed Professional Architect under the Laws of the State of Maryland License No. 81666, Expiration Date: June 9, 2020

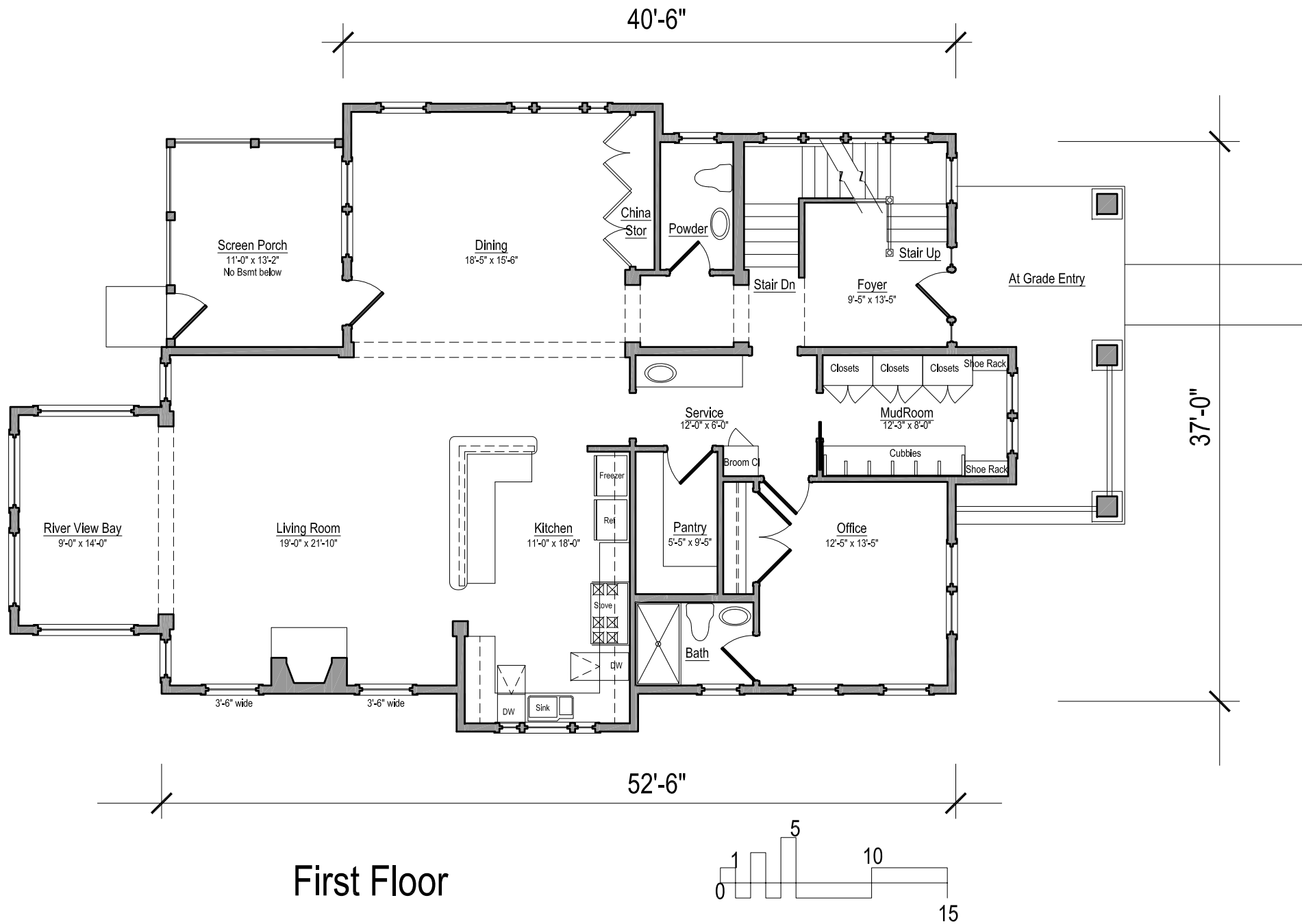
ROSS McNair

5417 Mohican Drive, Bethesda, Maryland

(301)229-4343

STAMP:

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