



Montgomery Planning

Historic Preservation

6/24/2020

Case I.X

# 14601 Berryville Road, Germantown

Master Plan Site #24/24

Montanverde

c. 1806-1812





# Background

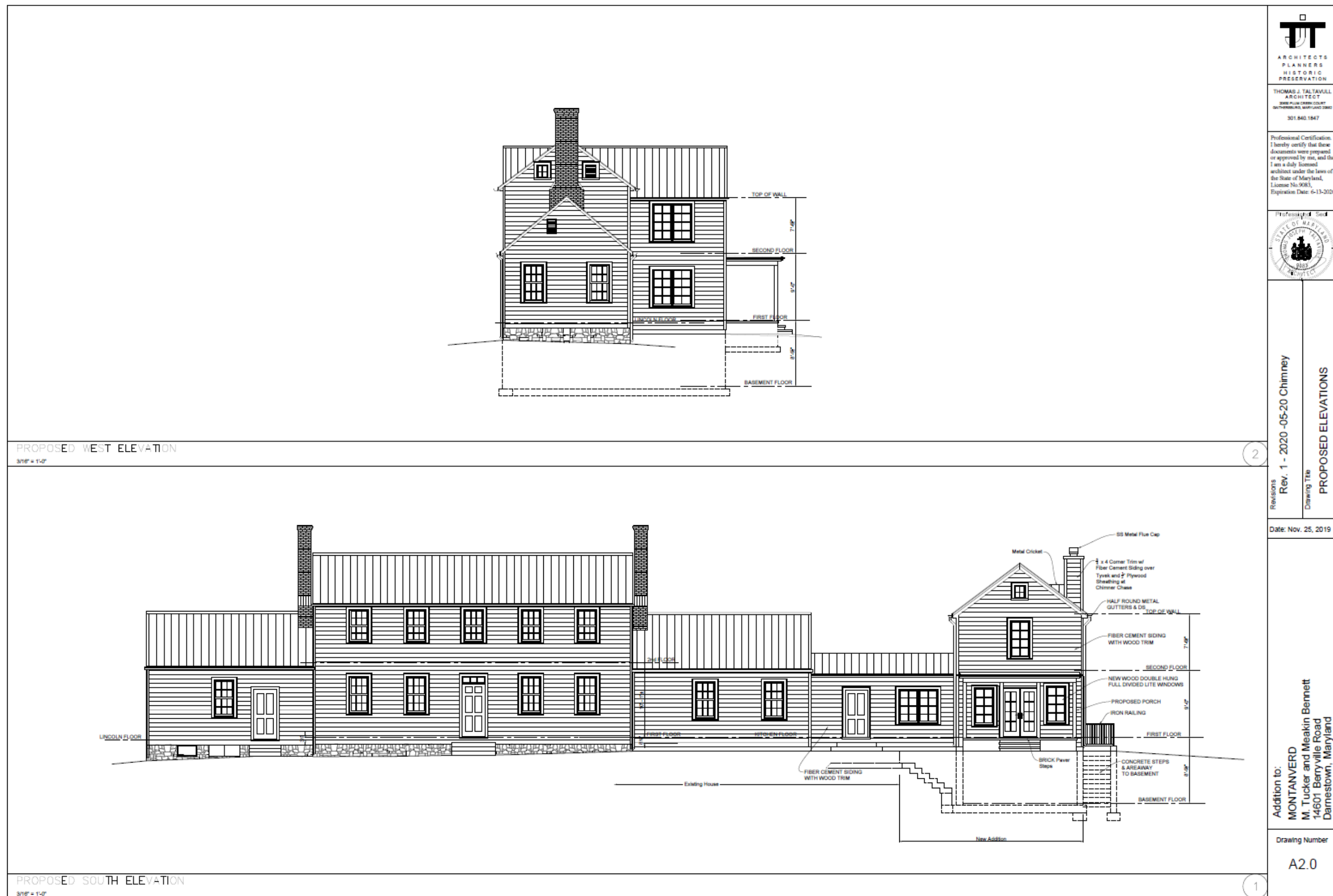
- The applicants previously appeared before the Commission at the March 13, 2019 HPC meeting for a preliminary consultation regarding a proposed second-story addition above the existing one-story east wing and a two-story ell addition adjacent to the east wing.
- The applicants returned at the May 7, 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.
- 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.
- The applicants' proposal was approved with one condition at the September 11, 2019 HPC meeting.
- The applicants returned to the Commission for revisions to their approved HAWP at the October 23, 2019 HPC meeting. The Commission approved the proposed revisions, which included construction of a below grade egress areaway with 3' high painted steel safety railing and steel basement door at the east side of the previously approved two-story addition.

# Background (cont.)

- The applicants submitted further revisions to their previously approved HAWP, which were reviewed as a Staff Item at the May 27, 2020 HPC meeting.
- The proposed revisions included the addition of an exhaust pipe on the eastern roof slope of the previously approved building addition, serving a previously approved interior fireplace insert on the first floor of the addition, and construction of a fiber cement siding-clad enclosure for the proposed exhaust pipe. The Commission voted unanimously to approve the proposed exhaust pipe but deny the proposed exhaust pipe enclosure.

# Proposal

- Construction of a fiber cement siding-clad enclosure for the approved exhaust pipe on the eastern roof slope of the previously approved building addition.





# Applicable Guidelines

- *Montgomery County Code; Chapter 24A-8*
- *Secretary of the Interior's Standards for Rehabilitation*

# Discussion

- Revisions to the applicants' previously approved HAWP for a building addition were reviewed as a Staff Item at the May 27, 2020 HPC meeting.
- The proposed Staff Item revisions included the addition of an exhaust pipe on the eastern roof slope of the previously approved building addition, serving a previously approved interior fireplace insert on the first floor of the addition, and construction of a fiber cement siding-clad enclosure for the proposed exhaust pipe.
- Staff recommended that the Commission approve both proposed revisions; however, the Commission voted unanimously to approve the proposed exhaust pipe but deny the proposed exhaust pipe enclosure.
- The applicants have elected to submit a formal revision to their previously approved HAWP application, seeking further discussion regarding the proposed exhaust pipe enclosure.
- The proposed exhaust pipe enclosure has not changed since the Commission reviewed the Staff Item revision at the May 27, 2020 HPC meeting.



# Discussion (cont.)

- Staff continues to support the proposed exhaust pipe enclosure, finding that it is above the roofline and far removed from the historic house, where it is unlikely to detract from character-defining features of the historic house, in accordance with *Standards #2* and *#9*.
- Additionally, staff finds the proposed fiber cement siding to be an appropriate and compatible new material, which will match the previously approved siding for the building addition.

# Recommendations

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

# Questions for staff?