

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	10029 Gable Manor Court, Potomac	Meeting Date:	7/29/2020
Resource:	Individually Listed Master Plan Site #29/09 Cephas Willett House	Report Date:	7/22/2020
Applicant:	Kristin Foellmer & Nirmal Vuppuluri	Public Notice:	7/15/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	29/9-20A	Staff:	Dan Bruechert
Proposal:	Sunroom Alterations		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Cephas Willett House*, #29/09)
STYLE: Gothic Revival
DATE: 1870



Figure 1: The area around the *Cephas Willett House* has been heavily developed.

From *Places from the Past*:

“Built about 1870 for local physician Cephas Willett, this house is believed to be the oldest remaining dwelling in Potomac Village. A fine example of a Gothic Revival style dwelling, the Willett House is characterized by handsome bargeboard or gingerbread detailing in the front gable and cutwork porch brackets.

When he built his house, Dr. Cephas F. Willett was 53 years old. In 1879, Willett was one of two doctors with a practice in Potomac Village (then known as Offutt’s Crossroads). He lived in this residence until his death in 1880. His wife Elizabeth sold the property three years later to Matthew O’Brien, a Potomac Village blacksmith, whose family continued to own the property until 1945.

Sheltered by a center cross gable roof characteristic of the Gothic Revival style, the frame Willett House rests on a stone foundation. In 1874, the residence was described as having ten rooms and a cellar. At that time, the four-acre property included a smokehouse, hen house, stable large enough for six horses corncrib, granary, and wagon shed. A water pump was located near the door to the house.”

PROPOSAL

The applicant proposes removing the rear door on the sunroom and installing new sliding glass doors and wooden stairs.

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*.

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. outlined below.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

Secretary of the Interior’s Standards for Rehabilitation:

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

The applicant proposes removing the existing sunroom door and wooden stairs and installing a new sliding glass door and wood stairs. Staff finds that these alterations are on a non-historic portion of the property and will not impact the historic character of the Master Plan Site and recommends approval.

The c.1870 Cephas Willetts House had a major renovation undertaken in 1982. During this renovation, all of the windows were replaced and significant alterations were made to the rear to create the existing sunroom. The sunroom is enclosed with vinyl windows, wood clapboard, and an aluminum rear door that is accessed by two simply detailed wooden stairs. The door and stairs have degraded and the applicant proposes relocating them and filling in the door opening with cedar clapboards to match the house exterior. Additionally, the rise of the existing stairs is too steep to comply with current building code.

The sunroom configuration and materials are not historic and the loss of the door and stairs will not impact the historic character of the house. To provide egress to the sunroom, the applicant proposes to install a vinyl sliding door on the right side of the sunroom and a new wood landing and stairs detailed to match the existing (see Fig 2). The existing shrubs will be removed and pea gravel and bluestone stepping stones will be installed in place of the existing shrubs.



Figure 2: The sunroom in its existing configuration. The new sliding glass door will be installed on the right wall.

Ordinarily, Staff would not support a vinyl door on a Master Plan site, however, this site lost most of its historic fabric in the 1982 renovation. All of the windows, doors, and many architectural details were removed and replaced, so that the appearance of the front elevation is the only historically significant element remaining. The proposed vinyl door is consistent with the doors and windows on the rear of the house and, Staff finds that the proposal will not impact the historic character of the house (per Standard 2)

nor will it impact any historic material (per Standard 5).

Staff finds the proposal will not substantially alter the historic features of the Master Plan site nor will it impact any historic fabric on the house. Staff additionally finds that the new stairs, with a code-compliant rise, will provide a safer entrance to the rear of the house. Staff recommends the approval of this HAWP.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (4), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; and with the Secretary of the Interior's Standards for Rehabilitation #2 and #5;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 917619
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Kristin Foellmer / Nirmal Vuppuluri
Address: 10029 Gable Manor Court
Daytime Phone: 202-340-8444

E-mail: kristin.foellmer@gmail.com
City: Potomac Zip: 20854
Tax Account No.: 03040902

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 29/9

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name Dr. Willett House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Nirmal Vuppuluri / Kristin Foellmer

June 23 2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Dr. Willett house was built circa 1870 but was gutted and renovated by ONeill Construction in 1982 when the Gable Manor Court development was built. The interior was completely redone at that time. The rear door is a cheap metal exterior door and the rear wood steps are not historic.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove rear exterior swing door and steps. Relocate to side of same room and replace with 60"x80" sliding door and two steps and a small platform.

Where the swing door used to be, becomes exterior wall with cedar siding to match existing exterior.

The new sliding door would fit into opening where double windows currently are.

Instead of having two steep steps, two steps and a small platform for safer movement in and out of the house. We have had TWO guests slip on the current steep steps.

Neither the current door nor the current steps are historic. From what we understand from our neighbor, the current sunroom is also not historic - but used to be a screened in porch.

Work Item 1: Relocate Back Door

Description of Current Condition:

Broken metal
door.

Proposed Work: Remove and relocate to side of
house. Replace swing door with
60x80 glass slider.

Work Item 2: Relocate Back Steps

Description of Current Condition: 2 steep and
unstable
wooden steps.

Proposed Work: Relocate to side of house. Replace
with two wood steps and a small
wood platform for safe entrance and
exit from house.

Work Item 3: _____

Description of Current Condition:

Proposed Work:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/23/2020

Application No: 917619
AP Type: HISTORIC
Customer No: 1376504

Comments

Existing rear door and steps are not historic and of very poor quality. We have had two guests fall on the rear steps, which are steep and unstable.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10029 GABLE MANOR CT
POTOMAC, MD 20854
Homeowner Foellmer (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Remove broken exterior door and failing steps in rear of house . Relocate to side of house.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

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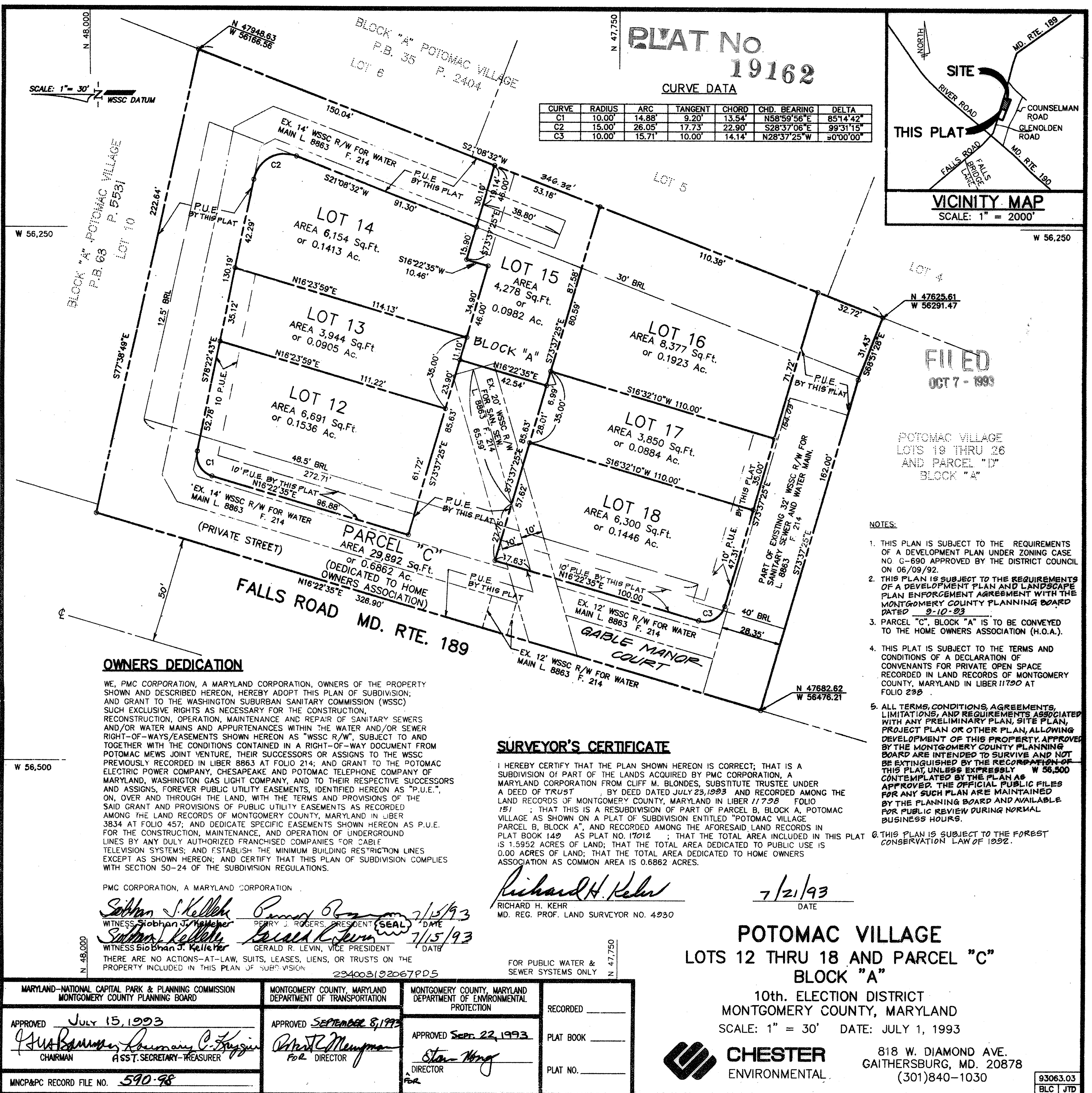
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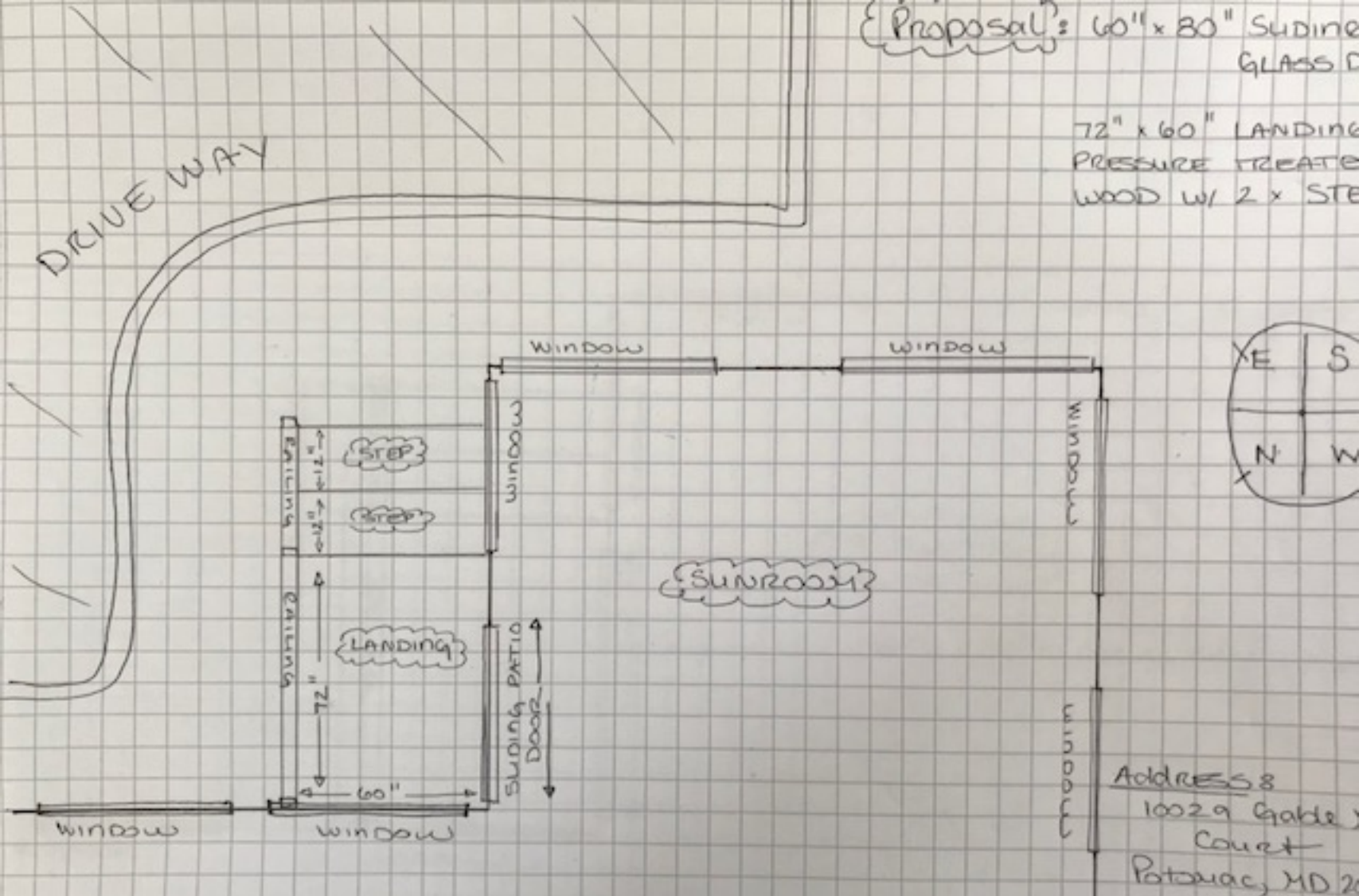






Proposal: 60" x 80" Sliding
GLASS DOOR

72" x 60" LANDING
PRESSURE TREATED
WOOD W/ 2 x STEPS



Address 8
10029 Gable
Court
Potomac, MD 20854



Washington Lowe's >

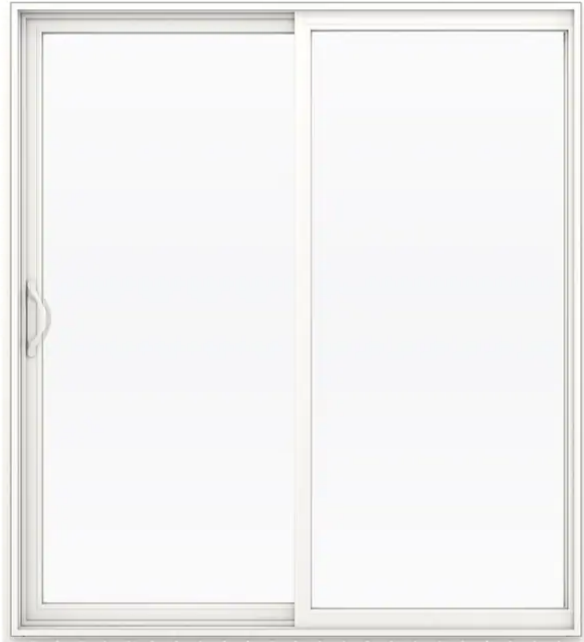
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JELD-WEN Clear Glass White Vinyl Left-Hand Sliding Double Door Sliding Patio Door with Screen (Common: 72-in x 80-in; Actual: 71.5-in x 79.5-in)

Item #358402 Model #JWVYL LE 6068 LH

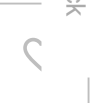


- ENERGY STAR® certified
- 1-lite Low-E with argon gas for greater energy efficiency
- XO (left hand as viewed from the exterior)

— 1 +
Qty

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Free Store Pickup

Ready for pickup: Estimated by Aug 11



Delivery

Ready for Delivery: Estimated on Aug 11

Overview

- ENERGY STAR® certified
- 1-lite Low-E with argon gas for greater energy efficiency
- XO (left hand as viewed from the exterior)
- Frames assembled using fusion-welded technology for greater strength and stability
- Optional colors available through special order - check for regional availability
- Custom sizes and options are available, check with your local Lowe's store
- Adjustable metal tandem rollers allow panel to move smoothly along corrosion-resistant track
- Fiberglass charcoal-color insect screen in an aluminum frame to match the color of the unit
- Limited lifetime warranty



Installation
Guide

PDF



Warranty
Guide

PDF



CA Prop 65

PDF

CA Residents:  [Prop 65 Warning\(s\)](#) 

Specifications



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