Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 11801 Bethesda Church Rd., Damascus  
Meeting Date: 8/12/2020

Resource: Individually Listed Master Plan Site  
Report Date: 8/5/2020
Mendelsohn Terrace

Applicant: Stewart E. Walker, III  
Public Notice: 7/29/2020
Frank Baylor, Architect

Review: Preliminary Consultation  
Staff: Dan Bruechert

Proposal: Building addition and accessory structure demolition

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually listed Master Plan (Mendelsohn Terrace #10/12)
STYLE: Gothic Revival
DATE: 1880

Fig. 1: Mendelsohn Terrace is located on a large property in Damascus.
From Places from the Past:
“Mendelsohn Terrace is among the most elaborate local examples of Gothic Revival architecture. Builder John Mount constructed the house for George W. Walker in 1880. The house is traditional in form, with the main block of the ell-shaped house being three bays wide and one room deep with a center passage plan. Influence of the Gothic Revival style popular elsewhere in the mid-1800s is seen in this 1880 house in pointed arch windows, cross gables and wall dormers, scalloped bargeboard trim, and long-paired windows. The gable over the front entrance contains the construction date. Front rooms have 10-foot ceilings embellished with plaster medallions. The house was allegedly built with a bathroom, complete with wooden copper-lined tub. The house originally had German siding, which was replaced or covered with aluminum siding.

For over 50 years, Mendelsohn Terrace was the musical and literary center of Browningsville. Professor George Washington Wesley Walker gathered choirs and school groups here for musical and social events. The room west of the front hall (left) was the music room. Walker was music director and organist at nearby Bethesda Church. He had been born in 1837 in a log house on the farm that his family had acquired in 1830. A frame smokehouse has an overhanging gable surmounted with a bell whose ring can be heard throughout the farm. A late bank barn, built in the early 1900s, has corrugated siding and rusticated concrete block foundation with matching dairy house. The Walker family has continued to own the property into the 21st century.”

PROPOSAL

The applicant proposes to construct an addition to the house and demolish several accessory structures.

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.

Montgomery County Code; Chapter 24A-8

(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 ensure 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

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.
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 work in two areas: a building addition to the c.1880 historic house and the demolition of several outbuildings.

Additionally, the applicant proposes to reconstruct the front porch to match the existing, restore the historic wood windows, replace the decorative baluster over the left bay window.

The historic house has an L-shaped floor plan with two cross gables.

**Building Addition**

The applicant has identified two phases of proposed work. The first phase will be largely restorative, including historic window restoration, new storm windows, a porch replacement, a new basement door, and new decorative balusters above a historic bay window. The new elements of the first phase are a rear wood deck and a perimeter fence around the house. The application also includes the proposal to remove two 2nd-floor windows on the left elevation and replace them with French Doors. Staff finds that, with the exception of the French Doors, this work appears to comply with the Standards and 24A and would recommend approval as a HAWP. More information will be needed regarding the size, materials, and configuration of the proposed French Doors before Staff can thoroughly evaluate the proposal. Notes in the applicant’s submission state that replacement materials including a vinyl rail system and composite decking. These are not appropriate material choices for the Master Plan Site; only wood should be used as materials for rehabilitation work on the main house.

The second phase will remove the new rear deck and construct a two-story rear addition. The proposed addition will have a footprint measuring 24’ 6” × 40’ 5” (twenty-four feet, six inches by forty feet, five inches) exclusive of the two-story porch, which will add an additional 10’ (ten feet) to the width. The proposed elevations did not identify the building height, but the addition will have a cross gable ridge taller than the historic roofline. The proposed addition will be clad in fiber cement siding, matching the house siding and the roof will have matching asphalt shingles. The windows in the addition will be one-over-one sash windows and on the left elevation, there will be 4 sets of full-glass doors with adjacent picture windows. Material specifications for the proposed windows were not included with the application materials. The addition will also have two chimneys that will be CMU construction with a stone veneer.

Historic photos submitted with the preliminary consultation materials show that there was a one-story, shed roof construction in the location of the proposed addition. The photos show this structure had clapboard siding and lacked many of the high-style details found on the rest of the historic house.

Staff finds that it may be appropriate to construct an addition to the rear of the house, as the photos show there was construction historically in this location. However, Staff finds that the proposed addition is out of scale with the historic house. Standard 9 requires related new construction to be compatible with the scale and massing of the historic; and the proposed addition is larger on both accounts. The footprint of the proposed addition is approximately 1000 ft². With the proposed two-story porch, the addition adds 1240 ft² to the total footprint. This appears to be an increase in the size of the building by about 75%.
The proposed roof ridge rises above all of the historic roof ridges. Most additions to historic architecture require the new construction to be lower than the historic construction so that the new is subservient to the historic. Staff notes also, while there was no front elevation included in the application, the roof of the proposed addition over the two-story porch will project beyond all of the existing construction and significantly alter the mass of the building. Staff finds the proposed construction is too large and needs to be revised before returning for a second preliminary consultation or HAWP.

In further evaluating the plans, it appears that the attic of the addition will not be an occupiable space. A reconfiguration of the proposed addition that utilized a different roof form, could substantially reduce the mass of the proposed construction. Staff further recommends eliminating the two-story porch to reduce the apparent mass of the addition.

Staff finds the utilization of one-over-one sash windows in the new addition to be appropriate. Using a different window pattern is a tool typically applied to help differentiate new construction from the old. However, Staff does not find the large expanses of glazing on the left elevation to be compatible with the architecture of the addition or the historic house and recommends a design revision based on feedback from the HPC.

The addition includes two new chimneys. The exterior of the chimney on the left elevation will be visible from its full height. The chimneys will be constructed out of CMU with a stone veneer. Staff finds that chimneys in the proposed location is not out of character with the house, but finds that the height and size of the proposed chimneys are too tall to be compatible with the historic house as they tower over all of the historic construction. Additionally, Staff finds that the stone is also not compatible with the historic construction. The existing chimneys are all brick. While differentiation between the historic construction and the new is desirable, compatibility also has to be considered under Standard 9. Introducing another material to the exterior of the house detracts from the character of the historic house, which was constructed with only wood, glass, and brick. Staff recommends the proposed chimneys be reduced in size (both width and height) and use a brick veneer instead of the proposed stone.

Staff requests the HPC to provide recommendations for improving the size, scale, and massing of the proposed construction to bring it into conformance with Chapter 24A of County Code and the Secretary of Interior’s Standards for Rehabilitation.

In revising the design Staff recognizes the need for more information regarding:
- Window and door specs;
- Guiard rail specs;
- Stone veneer specs; and
- Foundation treatment

Staff request the HPC identify any other materials or specifications necessary to determine the appropriateness at a second preliminary consultation or HAWP.

Accessory Structure Demolition
The applicant proposes to demolish four accessory structures. All of the structures are in poor condition. The first building is identified as “tool shed” and is a small frame building with a corrugated metal roof. Virtually all of the paint has come off the building and it only has half of a roof at this point. The roof framing is failing and the internal structure is failing to the point the structure leans to one side. Staff finds this building is degraded beyond repair and its demolition will not impact the site integrity and would recommend approval as a HAWP.

The three remaining buildings are all identified as ‘Chicken Houses’ (A, B, and C respectively). Staff finds that the structures could easily be identified as ruins based on their current condition. Chicken House A is a CMU block structure with no windows or doors and a failing roof structure. Chicken House
B is a wood frame structure that is missing much of one wall and has a failing roof. Chicken House C has already collapsed and is a danger to the site and needs to be removed. Staff finds that the three buildings are deteriorated beyond repair and would recommend demolition as a HAWP.

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.
Materials Specifications, Phase 1:

- Structural work foundation: tuck-pointing with near match to original mortar (to include oyster shell fragments)
- Structural work frame: traditional wood frame, pressure treated where appropriate
- Siding: no change to present
- Windows: restore and repair, cover with powder coated aluminum white storm windows with no divided lite
- Cornice/trim/rakes: reveal original wood where appropriate, install replacement brackets and gables to have Fypon (or equal) corbels and fretwork (reference historical photos)
- Porch rails, columns, balusters to be wood or cellular PVC (smooth finish) to near match to historic photos
- Roof to be Certainteed colonial slate architectural shingles
- Porch floors: to be composite T&G 3 ¼” traditional 19th century nail down (blue)
- Gothic accents: to be Fypon (or equal) to match or near match historical photos (see attached)
- Deck at rear (temporary): to be pressure treated lumber with pressure treated rails

Materials Specifications, Phase 2 (the addition):

- All material descriptions from above remain the same unless otherwise noted below
- Exposed foundation to be veneered with stone substantially similar to the existing house
- Siding to be smooth Boral dutchlap siding (mid 19th century appropriate)
- Windows to be Anderson 400 SDL with 5/8” muntins and spacer bars, lited per elevations

Joel@CERensbergerBuilder.com
1 South Main Street, Woodsboro, MD 21798 (301) 370-4042
Detail: Front Elevation of the house. The affected portions include the front porch, balusters, trim, and windows. Proposed plans include removal of existing front porch to be replaced with new front porch with new posts, trim, and balusters to more closely match the original as shown in the 1897 photograph (see Exhibit A). The shrubbery will also be removed to prevent further damage of the historic field stone foundation and return the front façade closer to an 1880 appearance. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
Detail: Left Elevation of the house. The affected portions include the top of the bay window and two second story windows above the existing sunroom addition roof. New trim and balusters will be added to the top of the bay window similar to the 1897 photograph as shown in Exhibit A. Two second story windows above the existing sunroom addition roof will be converted to French doors to provide access to the sunroom roof and will provide an additional emergency fire exit from the second floor. Bilco doors will be added to the cellar stairwell to prevent water from entering the basement. The shrubbery and the tree (identified as “K” on the Tree Study) will be removed. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
Detail: Left Elevation showing the Cellar entrance detail of the house. The affected portion includes the cellar entrance which will be covered with a bilco door to prevent further water damage to the original cellar door and to prevent rain water from entering the cellar. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
Detail: Left Elevation showing the sunroom addition (ca. 1900) detail of the house. The affected portion includes the roof of the sunroom which will be repaired with like materials and will include new guard rails on the rooftop to replace the current rails with like materials. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
Detail: Rear Elevation of the house. The affected portions include the exterior wall to the right of the chimney and the ground at the base of this elevation. A new exterior door will be added to the right of the chimney to provide access to a new wooden deck (26’x12’) to be constructed along the rear of the house. The floor of the new deck will be at the same height as where the siding meets the foundation. In a later phase of construction, the new wooden deck will be demolished and a two story addition (40’x24’) will be added to the rear elevation of the house. The new exterior door will then provide access to the new addition which will feature a handicapped accessible first floor in-law suite for elderly parents and a second story accessible suite for a disabled daughter. There will be a living area, bedroom, closet, and bathroom on both floors. The outside will feature a double porch in keeping with the Gothic Revival style with period trim and a gable roof. Neither the wooden deck nor the new addition will be visible from the front façade. The tree (identified as “L” on the Tree Study) will be removed.

Applicant: Stewart E. Walker, III
Detail: Right Elevation of the house. The affected portions include the metal awning above the door. The existing awning will be removed and replaced with a gable roof awning in keeping with the Gothic Revival style. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
Detail: Right Elevation Detail of the house. The affected portions include the metal awning above the door. The existing awning will be removed and replaced with a gable roof awning in keeping with the Gothic Revival style. Windows will be restored and covered with new storm windows to improve energy efficiency and to protect the original windows.

Applicant: Stewart E. Walker, III
EXISTING PROPERTY CONDITION PHOTOGRAPHS: (RIGHT DETAIL)

Detail: Right Elevation Detail of the eastern wing of the house. This wing has no affected portions.

Applicant: Stewart E. Walker, III
PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

Detail: A view of the Walker farm from the entrance to the property from Bethesda Church Road. The house is at the top of the hill in the center of the photograph.

Applicant: Stewart E. Walker, III
. **PHOTOGRAPHS:** Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

**Detail:** A view of the Walker farm from the adjoining and confronting property owned by Ms. Lisamarie T. Eustice (27530 Clarksburg Road, Damascus, MD 20872). Bennett’s Creek is in the foreground. The resource is obscured by the trees in the center of the photograph.

**Applicant:** Stewart E. Walker, III
PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

Detail: A view of the Walker farm from the public right-of-way on Bethesda Church Road. The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III
PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

Detail: A view of the Walker farm from the public right-of-way on Clarksburg Road. The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III
PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

Detail: A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Jared King (11820 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill obscured by the tree line.

Applicant: Stewart E. Walker, III
PHOTOGRAPHS: Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

Detail: A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Leonard A. Nahr (11810 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill.

Applicant: Stewart E. Walker, III
**PHOTOGRAPHS:** Photographs of the resource as viewed from the public right-of-way and of the adjoining properties.

**Detail:** A view of the Walker farm from the adjoining and confronting property owned by Mr. and Mrs. Stewart E. Walker, Jr. (11720 Bethesda Church Road, Damascus, MD 20872). The house and farmstead are in the center of the image at the top of the hill.

**Applicant:** Stewart E. Walker, III
Exhibit A: This is the earliest known original photograph of Mendelssohn taken in 1897, just 17 years after the house was constructed showing its appearance at that time. Note the side porch and the addition on the rear of the house just visible at left through the side porch. This addition may have been destroyed by fire and was gone before 1900. Also note the absence of shrubbery against the house as Prof. Walker had an English garden design which is not visible from this angle. Letters from his daughters provide a description of the English style garden. Photograph courtesy of James Roby Day, Jr. of East Kingston, New Hampshire.
Exhibit B: Original Photograph of Mendelssohn taken in circa 1900 after the side porch was removed and replaced with the “flower room” for Rachel B. Walker. This addition, known as the sunroom by family members today, was used by Rachel Walker to raise her flowers as an indoor greenhouse. Note that the rear addition had been destroyed or removed by that time. The baluster trim on the roof of the bay window had also been removed by that time.
Exhibit C: Original photograph of Mendelssohn taken in circa 1900 showing the wooden three paneled fence which once encircled the crest of the hill upon which the house was constructed.
Exhibit D: Original photograph of Mendelssohn taken in circa 1910 with Samuel Hobbs and members of the Walker and Hobbs families on the front porch providing a detailed look at the posts and trim of the front porch at that time.
EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION

Detail: This derelict tool shed is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as “Tool Shed Ruins” on the site map.

Applicant: Stewart E. Walker, III
EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION

Detail: This derelict chicken house is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “A” on the site map.

Applicant: Stewart E. Walker, III
EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION

Detail: This derelict chicken house is in danger of collapse and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “B” on the site map.

Applicant: Stewart E. Walker, III
EXISTING PROPERTY CONDITIONS: DERELICT BUILDINGS PROPOSED FOR DEMOLITION

Detail: This derelict chicken house collapsed years ago and is a danger to farm visitors. We propose to demolish and remove the structure and plant grass where it once stood. This structure is noted as Ruins of Chicken Houses “C” on the site map.

Applicant: Stewart E. Walker, III
MENDELSSOHN 1880
ADDITIONS & RENOVATIONS
JUNE, 2020

MENDELSSOHN
BETHESDA CHURCH ROAD
DAMASCUS, MD 20872

LIST OF DRAWINGS
A1 ELEVATIONS
A2 SECTIONS
A3 1ST FLOOR PLAN
A4 1ST FLOOR DEMO PLAN
A5 2ND FLOOR PLAN
A6 2ND FLOOR DEMO PLAN
A7 ATTIC PLAN
A8 ATTIC FOUNDATION PLAN

BAYLOR CAD
DRAWING SERVICE
7/6/20
DECK, THEN ADD 5-10 YRS. LATER

(See detail for other tree removal)
HAMP # G1917

1550 Parcell

10 or 2

Refer to...
LOCATION OF NEW FENCE

Key & Notations:

- Sm. gate

- = Tree location (trunk & canopy/drip line)

- = Fence location (wood, three panel, 4' high with round posts, lined with dog wire)

REBUILT 1880 PORCH

DANGER TO HOUSE & PRESENT

Meat House

Concrete walk

Garage

16' vehicle gate

North
TREE SURVEY: MAP OF RELATIVE LOCATIONS OF TREES

Note: a total of 14 trees are shown (labeled by letters A-N) in their locations relative to the house. Tree sizes, location, and species are shown on the table which follows.

Tree Study Key & Notations:

= Tree location (trunk & canopy/dripline)
HAWP Application: Stewart E. Walker, III

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. **Description of existing structure(s) and environmental setting, including their historical features and significance:**

   This Gothic Revival L-shaped farmhouse, known as “Mendelssohn,” was built in 1880 by Mr. John Mount for Prof. George Washington Wesley Walker (1837-1915) and his wife, Rachel Browning Purdum Walker (1835-1910). The house was named for the famous composer, Felix Mendelssohn. Prof. Walker’s daughter, Mary Alice E. Walker Scanlon, named the entire Walker farm, “Mendelssohn Terrace.” Prof. Walker was a prominent farmer, businessman, music teacher, and musician in Montgomery County who studied under the well-known hymn writer, Dr. Lowell Mason in New York. Professor Walker and his family became leaders in the Temperance Movement and were members of the I.O.G.T. The Browningsville Library was established in February 1883 at Mendelssohn which became known as the “musical and literary center of the area.” In 1884, Prof. Walker supported his 17 year old son William A. B. Walker in organizing the Browningsville Cornet Band at Mendelssohn which continues to perform in the area and is one of the oldest continuously playing bands in the United States.

   The historic house has been significantly modified over the years as seven generations of Walkers have called it home. The roof is covered with conventional asphalt shingles which replaced a metal roof. The original German siding exterior is covered with concrete-fiber board. The house features high-pitched cross gables, pointed-arch windows, scalloped bargeboard trim, and pendants extending from the gable peaks. The original front porch was replaced in the 1920’s or 1930’s with a smaller center porch with Tuscan style columns and a turned balustrade railing. Much of the Gothic Revival trim was removed at that time. The existing front porch has a flat roof with a turned balustrade railing matching an identical railing on the flat roof of the sunroom addition which dates to circa 1900. Modern storm windows cover a majority of the original double-hung windows flanked by black aluminum shutters.

   The house sits on a prominent hill facing south and is part of the surrounding farmstead which overlooks the village of Browningsville. A 19th century meat house with board and batten siding sits adjacent to the house. The house is significant as an example of Gothic Revival architecture, its association with Professor Walker and the Browningsville Band, and its long connection with the Walker family. The Walker family obtained the farm in 1830 when George Bryan Walker (1792-1860) and his wife, Margaret “Peggy” Boyer Walker (1805-1872) purchased it from her brother, a son of the late Capt. Peter Boyer (1760-1805), a veteran of the German Battalion during the Revolutionary War. It was Capt. Boyer who originally purchased the land which became the Walker farm in 1795.
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This will be a multi-phase renovation project involving both the interior and exterior of the house. In Phase 1, the existing front porch will be removed and a new front porch will be constructed to replicate the original Gothic Revival porch as seen in the accompanying historic photographs of the house (see Exhibits A-D). The new front porch will measure 32’ by 10’ like the original and will have decorative balusters, railing, posts, and post trim to match the original front porch as seen in Exhibits A-D. The original windows of the house will be conserved and repaired. The existing storm windows will be replaced with new storm windows to protect the original woodwork and to provide improved energy efficiency. Rotten window sills or frames will be replaced with like materials and painted. Decorative balusters and railing will be returned to the existing bay window roof as seen in the historic images. The asphalt shingle roof will be replaced with like materials. A new French door will be added at the center landing accessing the front porch roof-top which will match the original which was removed years ago. Two windows on the left (west) side second story over the sunroom addition rooftop will be converted to French doors to provide access to the rooftop and to improve fire exit access. A new exterior door will be added to the rear of the house to access a new wooden deck and future two-story addition which will not be visible from the front façade. A gabled awning will be placed above the new exterior door. A wooden deck measuring 26’ by 12’ will be added to the rear of the house. The house and grounds will be surrounded by a 4 foot tall wooden three-paneled fence lined with dog wire to provide a secure exercise area for our daughter’s Seeing Eye dog and will match the original fence as is seen in the ca. 1900 photograph (See Exhibit C). This wooden three-paneled fence will occupy the same area as the original fence as seen in Exhibit C and will have a total perimeter of 605 feet. A sign, not to exceed 8’x 4’, will be placed at the end of the driveway. The existing shrubbery and two trees will be removed (see Tree Survey). In Phase 2, the 26’ by 12’ wooden deck will be removed and a 40’5” by 24’6” two-story addition will be constructed in its place on the rear of the house, not visible from the front facade. The purpose of the new addition will be to provide our elderly parents with a handicapped accessible living area, bedroom, and bathroom on the ground floor and our blind daughter with an upstairs living area, bedroom, and bathroom. The new addition will be covered with concrete-fiber board to match the existing exterior. The roof of the new addition will be asphalt shingle to match the existing roof. Three chicken houses and an old tool shed which are in various stages of decay and present a danger to visitors will be demolished. In Phase 3, the driveway will be paved with asphalt. This project will enhance the historic integrity of the house by restoring the exterior to look more closely as it did originally; based on the historic photographic evidence. It will also assist in the preservation of the house from the elements. No significant impact on the environmental setting is expected. However, it will be necessary to remove shrubbery and two trees (see Tree Survey) which are too close to the house and whose roots are damaging the historic field stone foundation. The house is not part of any historic district, although it overlooks the Browningsville Historic District. Mendelssohn is listed as a designated historic site (10/12) in the Damascus Master Plan and the house and farmstead are identified as “Mendelssohn Terrace” in the plan.
DESCRIPTION OF PROPOSED WORK: DEMOLITION OF FOUR DERELICT OUTBUILDINGS

There are four derelict outbuildings which we propose to demolish due to their dilapidated and unsafe condition. Three buildings were chicken houses and one building is an old tool shed. One of the three chicken houses is made of cinder block, the other two chicken houses being made of wood. One of the chicken houses has partially collapsed. The tool shed is in danger of collapsing and is unsafe for anyone to go inside. All four buildings are dilapidated beyond the hope of reasonable repair. See the site map and photographs of existing conditions which follow. Once these four buildings are demolished and removed, grass seed will be planted where they once stood.
SITE MAP: LOCATION OF PROPOSED BUILDING DEMOLITION
6. **TREE SURVEY: MAP OF RELATIVE LOCATIONS OF TREES**

Note: a total of 14 trees are shown (labeled by letters A-N) in their locations relative to the house. Tree sizes, location, and species are shown on the table which follows.

Tree Study Key & Notations:

- = Tree location (trunk & canopy/dripline)
6. TREE SURVEY: TREE SIZES, LOCATION, & SPECIES

(A total of 14 trees are identified by letter as indicated on the Tree Survey Map)

<table>
<thead>
<tr>
<th>Tree</th>
<th>Trunk Diameter</th>
<th>Dripline Diameter &amp; (Circumference)</th>
<th>Location</th>
<th>Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>12&quot;</td>
<td>38' (119.32')</td>
<td>19'</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>B</td>
<td>24&quot;</td>
<td>35' (109.9')</td>
<td>62'</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>C</td>
<td>16&quot;</td>
<td>30' (94.2')</td>
<td>83'</td>
<td>Crimson King Maple</td>
</tr>
<tr>
<td>D</td>
<td>12&quot;</td>
<td>33'3&quot; (104.41')</td>
<td>44'2&quot;</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>E</td>
<td>14&quot;</td>
<td>26' (81.64')</td>
<td>89'3&quot;</td>
<td>White Pine</td>
</tr>
<tr>
<td>F</td>
<td>12&quot;</td>
<td>24' (75.36')</td>
<td>81'6&quot;</td>
<td>White Pine</td>
</tr>
<tr>
<td>G</td>
<td>13&quot;</td>
<td>23' (72.22')</td>
<td>85'4&quot;</td>
<td>White Pine</td>
</tr>
<tr>
<td>H</td>
<td>14&quot;</td>
<td>25' (78.5')</td>
<td>80'7&quot;</td>
<td>White Pine</td>
</tr>
<tr>
<td>I</td>
<td>12&quot;</td>
<td>14'5&quot; (45.268')</td>
<td>98'</td>
<td>Pin Oak</td>
</tr>
<tr>
<td>J</td>
<td>10&quot;</td>
<td>21' (65.94')</td>
<td>106'6&quot;</td>
<td>Red Maple</td>
</tr>
<tr>
<td>K</td>
<td>11&quot;</td>
<td>33' (103.62')</td>
<td>11'8&quot;</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>L</td>
<td>16&quot;</td>
<td>34'6&quot; (108.33')</td>
<td>10'5&quot;</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>M</td>
<td>19&quot;</td>
<td>48'9&quot; (153.075')</td>
<td>43'</td>
<td>Norway Maple</td>
</tr>
<tr>
<td>N</td>
<td>16&quot;</td>
<td>21' (65.94')</td>
<td>44'6&quot;</td>
<td>Norway Spruce</td>
</tr>
</tbody>
</table>

Notes: All trunk diameters were measured 4 feet above ground. The location of each tree relative to the house is shown with a red arrow on the accompanying map as measured from the exterior of the house nearest each tree. All trunk diameter measurements are given in inches ("). All canopy/dripline diameters and circumferences are given in feet (') and inches. All locations are given in feet and inches.

Environmental Setting Effect: It will be necessary to remove Trees “K” and “L” as their root system is damaging the historic field stone foundation due to their close proximity to the house. Branches from both trees are rubbing against the house. These trees were volunteer in nature and were not intentionally planted. Both trees are Norway Maples which are classified as an invasive species by the University of Maryland Agriculture Extension Office. The shrubbery which was planted much later around the foundation of the house in the front and left elevations will be removed to prevent further damage to the historic field stone foundation. Repairs will be made to the foundation with like materials once the shrubbery has been removed. Exhibit A shows the front facade and left elevation of the house in 1897 with no shrubbery.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. &amp; Mrs. Stewart E. Walker, III</td>
<td>Mr. Joel Rensberger</td>
</tr>
<tr>
<td>11939 Gladhill Brothers Road</td>
<td>1 South Main St.</td>
</tr>
<tr>
<td>Monrovia, Maryland 21770</td>
<td>Woodsboro, Maryland 21798</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. and Mrs. Stewart E. Walker, Jr.</td>
</tr>
<tr>
<td>11720 Bethesda Church Road</td>
</tr>
<tr>
<td>Damascus, Maryland 20872</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mr. and Mrs. Leonard A. Nahr</th>
</tr>
</thead>
<tbody>
<tr>
<td>11810 Bethesda Church Road</td>
</tr>
<tr>
<td>Damascus, Maryland 20872</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mr. and Mrs. Jared King</th>
</tr>
</thead>
<tbody>
<tr>
<td>11820 Bethesda Church Road</td>
</tr>
<tr>
<td>Damascus, Maryland 20872</td>
</tr>
</tbody>
</table>