

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

<b>Address:</b>	10155 Laureate Way, Bethesda	<b>Meeting Date:</b>	8/16/2023
<b>Resource:</b>	Master Plan Site 30/15 Wild Acres	<b>Report Date:</b>	8/9/2023
<b>Applicant:</b>	Connor Sain & Elise McNall (Robert Gilroy, Agent)	<b>Public Notice:</b>	8/2/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	1032825	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Screened-In Porch		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application with **six (6) conditions**:

1. The applicant shall submit a revised set of drawings that show the proposed porch on the plat with all dimensions and setbacks correctly labeled. This shall be a new exhibit that does not copy or draw over any previously approved site plan or plat that was submitted as part of a previous HAWP application;
2. The applicant shall submit a revised set of elevation drawings correctly noting the location of the stairs and handrails as they relate to the porch door and the edge of the porch, and with all accurate scale notations printed on the drawings;
3. The applicant shall submit revised detail drawings that show cross sections through all fascia and bandboards to demonstrate that no through bolts will be visible;
4. All drawings shall show material notes on all elevations for all component parts. These notations shall be printed so that they are clear and legible. Handwritten notes are not permitted;
5. The applicant shall submit a full and annotated specification packet for the screen panels and in the section drawings shall note the insets for the screens as they relate to the horizontal and vertical trim pieces. The screens shall be inset a minimum depth of ¼" inch into the frames;
6. The applicant shall note the location, material, and specification for any proposed gutters on the above-mentioned revised plans.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individual Master Plan Site (30/15 Wild Acres)  
**STYLE:** Shingle Style  
**DATE:** c.1915

From the Amendment to the Master Plan for Historic Preservation:

- The Wild Acres estate was the home of Gilbert H. Grosvenor and Elise Bell Grosvenor. Gilbert Grosvenor, Editor of the National Geographic Magazine and President of the National Geographic Society, was a photojournalism pioneer and influential in the expansion of the National Park System.

- In 1902 the Grosvenors purchased a 104-acre parcel flanked by Rockville Pike on the east and the Rockville streetcar line to the west. Wild Acres is highly representative of the country estates that once lined Rockville Pike in the early 20<sup>th</sup> century.
- The Tudor Revival style mansion house and coordinating garage, as well as the rustic Craftsman style of the caretaker’s cottage possess distinct characteristics of these architectural styles. The three buildings were designed by Arthur Heaton, an accomplished local architect who was prolific in the early 20<sup>th</sup> century. Heaton designed all three of the resources in this nomination.
- “... The [environmental] setting of the caretaker’s cottage extends ten feet from each side of the structure.”

This HAWP only proposes work on the caretaker’s house.



*Figure 1: The subject property showing the 2019 deck and detached garage.*

## **PROPOSAL**

The applicant proposes to enclose the rear porch to create a screened-in porch.

## **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 (*the 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 an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

**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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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 subject property served as the caretaker's house for the Grosvenor mansion, Wild Acres, constructed in the first quarter of the 20<sup>th</sup> century. The house is a two-story house with Craftsman and Shingle style details. In 2019, the house underwent a substantial rehabilitation that included the construction of a detached garage and rear deck.<sup>1</sup> The applicant proposes further modifications to the rear deck by removing the existing railing and enclosing the deck to create a screened-in porch.

The proposed screened-in porch will maintain the footprint, stairs, and decking of the existing rear porch. The new porch will be framed in by wood 6” × 6” (six-inch by six-inch posts) with 2 × 10 (two-inch by ten-inch headers). To satisfy the code requirement for a railing, a horizontal 2” × 6” (two-inch by six-inch) board will be installed 30” (thirty inches) above the decking height. All of the wood will be painted white to match the house exterior. The low-pitched (2:12) shed roof will be covered with a membrane

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<sup>1</sup> The 2019 Staff Report is available here: <https://montgomeryplanning.org/wp-content/uploads/2019/11/II.D-10155-Laureate-Way-Bethesda.pdf>.

roof and will be bolted into a ban board added to the house exterior.

In 2009, the subject property had a non-historic rear addition constructed in the location of the existing porch (see below). When this addition was removed, sometime between 2009 and 2019, the rear elevation was re-shingled, and a 6/1 sash window and door were installed on the rear elevation.



*Figure 2: Photo showing the rear of the subject property with the enclosed porch c.2008.*

Generally, Staff prefers that the corners of screened-in porches are inset from side wall planes to leave the corners of the house expressed; similar to the massing of the since-removed non-historic addition (above). If the house had no existing rear porch, Staff would recommend the applicant revise the design, so the porch corners remain exposed. However, the applicant proposes to build directly above the existing rear deck, so the location of the four corners (and stairs) of the screened-in porch are established by the existing porch configuration. Staff finds the proposal to enclose the existing deck is appropriate in this instance for several reasons. First, the enclosure will not impact any historic fabric, per Standard 6. The rear elevation of the house was restored when the rear addition was removed and the door, siding, and potentially the window are all non-historic replacements. Second, the rear elevation is the least architecturally significant elevation, so any changes on the rear will have less impact to the architectural character than alterations on other elevations, per 24A-8(b)(2). This elevation faces away from both Wild Acres and Grosvenor Ln., omitted shutters, and lacks the recessed covered entrance in the northwest corner. Third, Staff finds the existing configuration establishes a reasonable basis for the configuration of the proposed porch. The piers supporting the existing deck are placed at the corners and would have to be demolished and reinstalled to satisfy building code requirements. Finally, Staff finds the proposed porch



and deck could be removed at a future date without impairing the integrity of the existing house, per Standard 10.



*Figure 3: The existing rear elevation.*

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application with **six (6) conditions**:

1. The applicant shall submit a revised set of drawings that show the proposed porch on the plat with all dimensions and setbacks correctly labeled. This shall be a new exhibit that does not copy or draw over any previously approved site plan or plat that was submitted as part of a previous

HAWP application;

2. The applicant shall submit a revised set of elevation drawings correctly noting the location of the stairs and handrails as they relate to the porch door and the edge of the porch, and with all accurate scale notations printed on the drawings;
3. The applicant shall submit revised detail drawings that show cross sections through all fascia and bandboards to demonstrate that no through bolts will be visible;
4. All drawings shall show material notes on all elevations for all component parts. These notations shall be printed so that they are clear and legible. Handwritten notes are not permitted;
5. The applicant shall submit a full and annotated specification packet for the screen panels and in the section drawings shall note the insets for the screens as they relate to the horizontal and vertical trim pieces. The screens shall be inset a minimum depth of ¼" inch into the frames;
6. The applicant shall note the location, material, and specification for any proposed gutters on the above-mentioned revised plans.

under the Criteria for Issuance in Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

the *Secretary of the Interior's Standards for Rehabilitation* #2, #6, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



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

**FOR STAFF ONLY:**  
HAWP# 1032825  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Connor Sain/Elise McNall  
Address: 10155 Laureate  
Daytime Phone: 2407936843

E-mail: rob@rcghomes.com  
City: Bethesda Zip: 20814  
Tax Account No.: 07-03760857

**AGENT/CONTACT (if applicable):**

Name: Rob Gilroy  
Address: 12401 Glen Mill Rd  
Daytime Phone: 2407936843

E-mail: rob@rcghomes.com  
City: Potomac Zip: 20854  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X No/Individual Site Name Wild Acres \_\_\_\_\_

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: 10155 Street: Laureate Way  
Town/City: Bethesda Nearest Cross Street: Grosvenor  
Lot: 2 Block: \_\_\_\_\_ Subdivision: 0254 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 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date 7

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 10155 Laureate Way Bethesda MD 20814	<b>Owner's Agent's mailing address</b> 12401 Glen Mill RD Potomac MD 20854
<b>Adjacent and confronting Property Owners mailing addresses</b>	
10100 Laureate Way, Bethesda MD 20814 5316 Merriam St, Bethesda 5315 Merriam St, Bethesda 5313 Merriam St, Bethesda 5311 Merriam St, Bethesda 5309 Merriam St, Bethesda 5307 Merriam St, Bethesda	400 Barlow Pl, Bethesda 20814 402 Barlow Pl, Bethesda 20814 404 Barlow Pl, Bethesda 20814 406 Barlow Pl, Bethesda 20814 408 Barlow Pl, Bethesda 20814 410 Barlow Pl, Bethesda 20814 412 Barlow Pl, Bethesda 20814
5305 Merriam St, Bethesda 5303 Merriam St, Bethesda 5301 Merriam St, Bethesda	414 Barlow Pl, Bethesda 20814 5510 Grosvenor Lane, Bethesda 20814
10300 Thornbush Ln, Bethesda 20814 10436 Snow Point Dr, Bethesda 20814	5506 Thornbush Ct, Bethesda 20814 5508 Thornbush Ct, Bethesda 20814 5510 Thornbush Ct, Bethesda 20814 5512 Thornbush Ct, Bethesda 20814 5514 Thornbush Ct, Bethesda 20814 5516 Thornbush Ct, Bethesda 20814 5518 Thornbush Ct, Bethesda 20814



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

We are requesting to turn previously approved Deck into a screened Porch. Previous Approval (HAWP)#891049

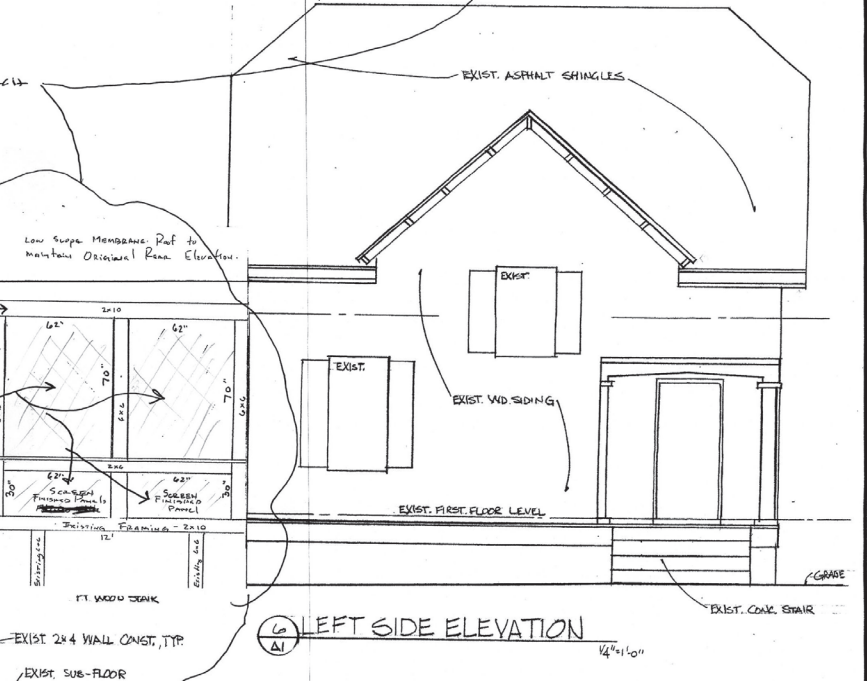
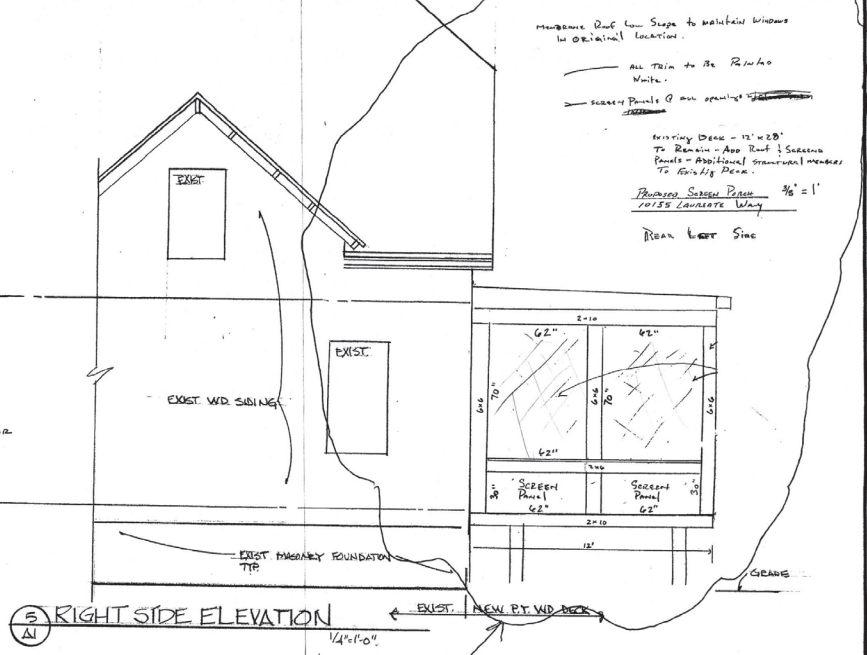
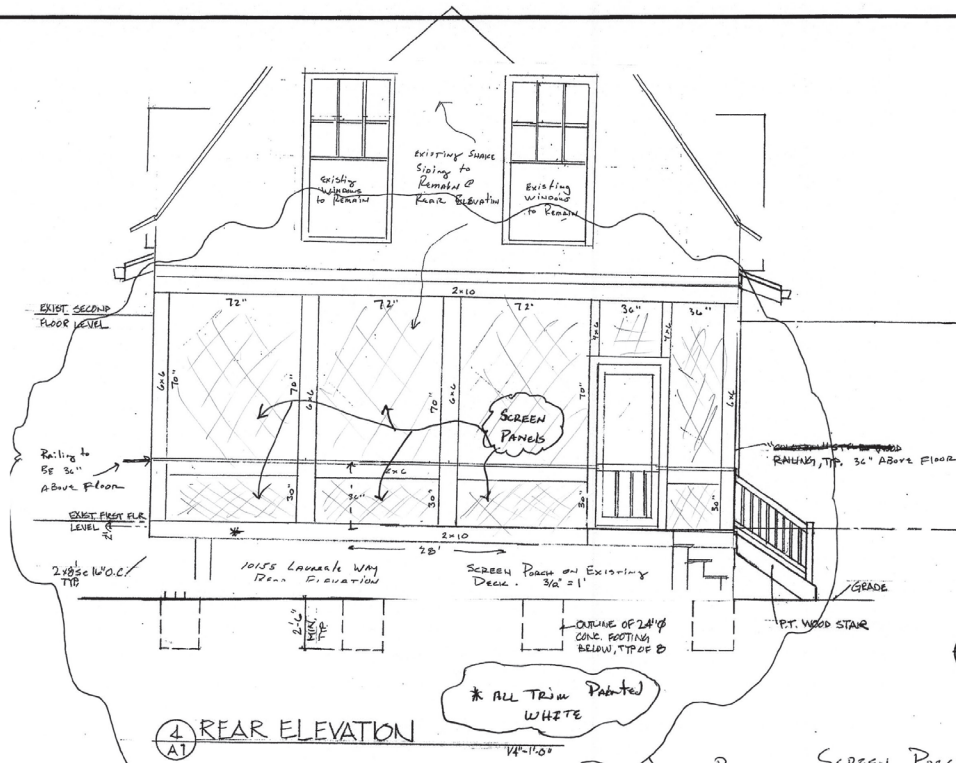
**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Enclose existing deck into a screened porch.

Work Item 1: <u>Deck</u>	
Description of Current Condition: Existing Deck	Proposed Work: Change into screened porch per attached plans.

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



10155 Laureate Way, Bethesda MD 20814  
 Screen Porch Application Historic Planning Commission

- The screen panels below the 36" high horizontal 2"x6" rail line will be screened in "Screen Tight MeshGuard" screening system which is approved for guardrail application as the colonial pickets currently on the existing approved deck will be removed. [www.screentight.com](http://www.screentight.com)
- There will be no glass inserts for the screened opening in this application.
- All screened openings sizes noted on the plans.

Existing Siding & Lumber to Remain Unchanged  
 10155 Laureate Way Right Rear Elevation 3/8" = 1"

EXIST. WOOD SIDING, TIP  
 2x8 LEDGER BOARD ATTACHED  
 EXIST. 2x4 WALL CONGRT, TIP  
 EXIST. SUB-FLOOR

4  
A1 REAR ELEVATION

5  
A1 RIGHT SIDE ELEVATION

6  
A1 LEFT SIDE ELEVATION







