

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8705 2 nd Avenue, Silver Spring	Meeting Date:	10/24/2018
Resource:	Contributing Resource/Frank Beatty Bungalow Woodside <i>Locational Atlas</i> Historic District (#36/004-000A)	Report Date:	10/17/2018
Applicant:	Kong Chiu (David Merrick, Architect)	Public Notice:	10/10/2018
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Rebecca Ballo
PROPOSAL:	Alterations and construction of new addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC’s recommendations and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Woodside *Locational Atlas* Historic District (Frank Beatty Bungalow)**
STYLE: Arts and Crafts/Bungalow
DATE: c.1922

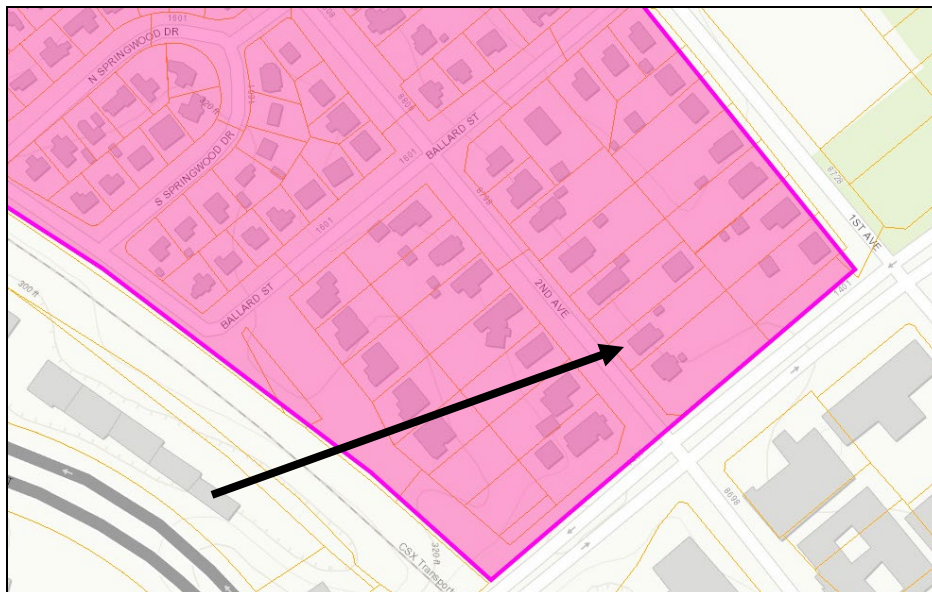


Fig. 1. Southern portion of Woodside LA District. 8705 2nd Avenue shown with arrow.

BACKGROUND

This Preliminary Consultation involves a resource located within a potential historic district identified on the *Locational Atlas and Index of Historic Sites* – Woodside. Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a *Locational Atlas* historic district may opt to 1.) have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); **or** 2.) they may file a building/demolition permit application which would trigger an expedited evaluation of the resource for historic designation. The owners have decided to have this case reviewed under Option A and are seeking feedback from the HPC on their application.

HISTORIC CONTEXT

Woodside was identified as a potential historic district in the 1976 *Locational Atlas and Index of Historic Sites*. In 1987-89, the Woodside community sponsored an extensive photo survey and research project about the neighborhood. Much of the historical background about Woodside in this report comes from that study.

The subdivision plat for Woodside was submitted in 1889 by Benjamin F. Leighton (1847-1921), a Maine native who moved to Washington after the Civil War. Woodside was one of the earliest large subdivisions in the vicinity of Sligo (as downtown Silver Spring was then called.) Leighton was a banker, businessman, professor of law and Dean of Howard University's Law School. In 1887, he became a developer when he and Richard E. Pairo laid out Brookland, along the Metropolitan Branch of the B&O Railroad. In 1889, Leighton expanded his activities into Maryland and purchased 91 acres of the former Richard T. and Laura C. Wilson farm. In addition to subdividing the property, Mr. Leighton built two homes for himself in the community (one of which is still standing.) He laid out sidewalks, planted trees, constructed a new train station for Woodside, placed covenants on lots that he sold, and promoted construction of a streetcar line (the Washington, Woodside and Forest Glen Railway and Power Company.) The plat for Woodside shows a grid-pattern of streets and regularly-laid out lots fronting on Georgia Avenue, and First and Second Avenues (see Circle 16).

During the late 19th and early 20th centuries, a number of large Victorian homes were built throughout Woodside – usually on several lots of land. These houses were of many different styles of the period including Gothic Revival, Queen Anne, and Colonial Revival. A number of such houses were built as a speculative investment by Dr. Charles T. Caldwell. Dr. Caldwell was a medical doctor with academic affiliations. He began investing in Woodside real estate around 1898 and throughout the early decades of the 20th century devoted increasing time to his real estate activities, working closely with Leighton who sold him lots and supplied mortgages to his buyers.

In the early 20th century, a number of bungalows were built – several of which are quite large, very high-style examples. Throughout the rest of the 20th century, Woodside experienced additional house construction – such that there are few blocks that do not include a wide spectrum of structures in terms of age and architectural style.

Today, Woodside includes houses from the Civil War era right up through today. The original Wilson farmhouse still exists at 8818 First Avenue. Many late 19th and turn-of-the-century houses from the early days of Woodside's development as a railroad community also exist. The area affected by this Preliminary Consultation includes the following properties specifically identified and photographed in the 1980's study done by the Woodside community: the Doris Buddecke Hammon House (1415 Spring Street), the Cornelius E. & Margaret Senseman House (8728 First Avenue), the Charles Turner House (8730 First Avenue), the Donald Williamson Bungalow (8704 Second Avenue), the Frank Beatty

Bungalow (8705 Second Avenue), the Donald and Ruth Maxon Bungalow (8706 Second Avenue), the Donald Williamson Cottage (8707 Second Avenue), and the Mazie and Frank Weller Loeffler Bungalow (8708 Second Avenue).

The full report on the Woodside Historic District may be accessed here:

http://mcatlas.org/HP/hpdocs/M_%2036-04.pdf

PROPOSAL:

The applicant is proposing to demolish the rear elevation and construct a new two-story addition. The footprint of the rear addition would measure approximately 20' wide by 25' in length. A new stair tower is also proposed to be constructed on the northwest elevation and would be located to the rear of the existing chimney. The proposal is very conceptual at this stage.

Typically, historic preservation staff work with applicants through an iterative design process in Locational Atlas Districts so that alterations can qualify for administrative approval, and not be considered as substantial alterations. Though this proposal does not yet have the full packet of information typical for a HAWP review, historic preservation staff has concerns regarding the proposed stair tower on the west elevation and seeks HPC guidance on this feature before the applicant moves forward with further design work.

Specifically, the applicant is proposing to construct a stair tower on the west elevation of the historic house. This addition will measure approximately 4.5' wide by 10.5' long. The stair tower would be 18' tall above grade at the highest point adjacent to the chimney. It would require the removal of four original windows (two pairs of ganged, double-hung windows), and would be tall enough to terminate just under the eaveline of the house. This house is sited high on an elevation above 2nd Avenue and this elevation is highly visible. Staff considers this portion of the design to potentially be a substantial alteration to the historic resource, and therefore the project cannot be administratively approved.

APPLICABLE GUIDELINES:

Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a Locational Atlas historic district may opt to 1.) Have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7); or 2.) They may file a building/demolition permit application, which would trigger an expedited evaluation of the resource for historic designation.

When reviewing alterations and new construction within Locational Atlas districts under Option 1, two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic

resource is located and would not be detrimental thereto of 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, spaces 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

Although the project conceptually meets with the Standards for a rear addition, the project as proposed will alter character defining features of this historic building. Staff has determined the proposal merits the review the Commission to ensure the proposal is in agreement with Chapter 24A and the Standards. Since these will be changes to a very visible building, it is important that the Commission review this proposal.

STAFF RECOMMENDATION:

Staff recommends that the applicant address staff and Commission comments on the following areas:

- Appropriateness of alterations to the historic structure.

Should the applicant choose to move forward with the project, staff would recommend returning for a 2nd Preliminary Consultation.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dmerrick@mdbi.us Contact Person: DAVID MERRICK
 Daytime Phone No.: 301-798-4858
 Tax Account No.: _____
 Name of Property Owner: KONG CHIU Daytime Phone No.: 202-578-6350
 Address: 8705 2ND AVE SILVER SPRING MD 20910
Street Number City State Zip Code
 Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356
 Contractor Registration No.: MHC 38984
 Agent for Owner: DAVID C MERRICK Daytime Phone No.: 301-798-4858

LOCATION OF BUILDING/PREMISE

House Number: 8705 Street: 2ND AVE
 Town/City: SILVER SPRING Nearest Cross Street: _____
 Lot: Part of 14 Block: 9 Subdivision: WOODSIDE
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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: _____

1B. Construction cost estimate: \$ 300,000

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 _____ feet _____ 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.

David C Merrick 10/1/18
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



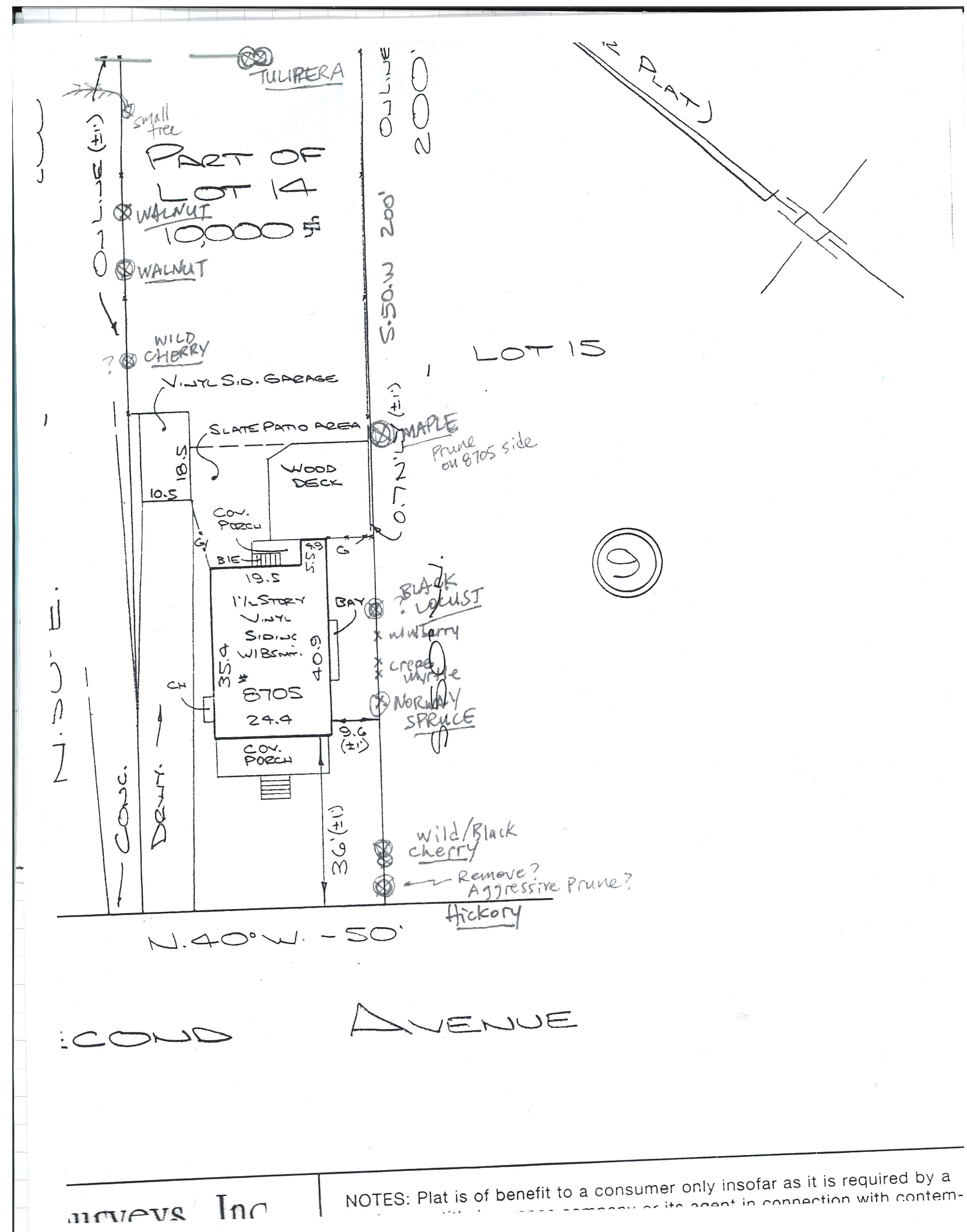
CLIENT INFORMATION:

Kong and Kristin Chiu
8705 2nd Ave
Silver Spring, MD 20910

MDBI PROJECT #: 1977

PROJECT DESCRIPTION:

Two story addition with new Kitchen and Family Room, new stairs from Basement to 2nd Floor, Bedrooms.



DATE PRINTED:

9/26/2018

REVISION:

SCALE:

1/4"=1'-0"
UNLESS OTHERWISE NOTED

SHEET NUMBER:

C-1



CLIENT INFORMATION:

Kong and Kristin Chiu
8705 2nd Ave
Silver Spring, MD 20910
MDBI PROJECT #: **1977**

PROJECT DESCRIPTION:

Two story addition with new Kitchen and Family Room, new stairs from Basement to 2nd Floor, Bedrooms.



Existing Plans 1

DATE PRINTED:

9/26/2018

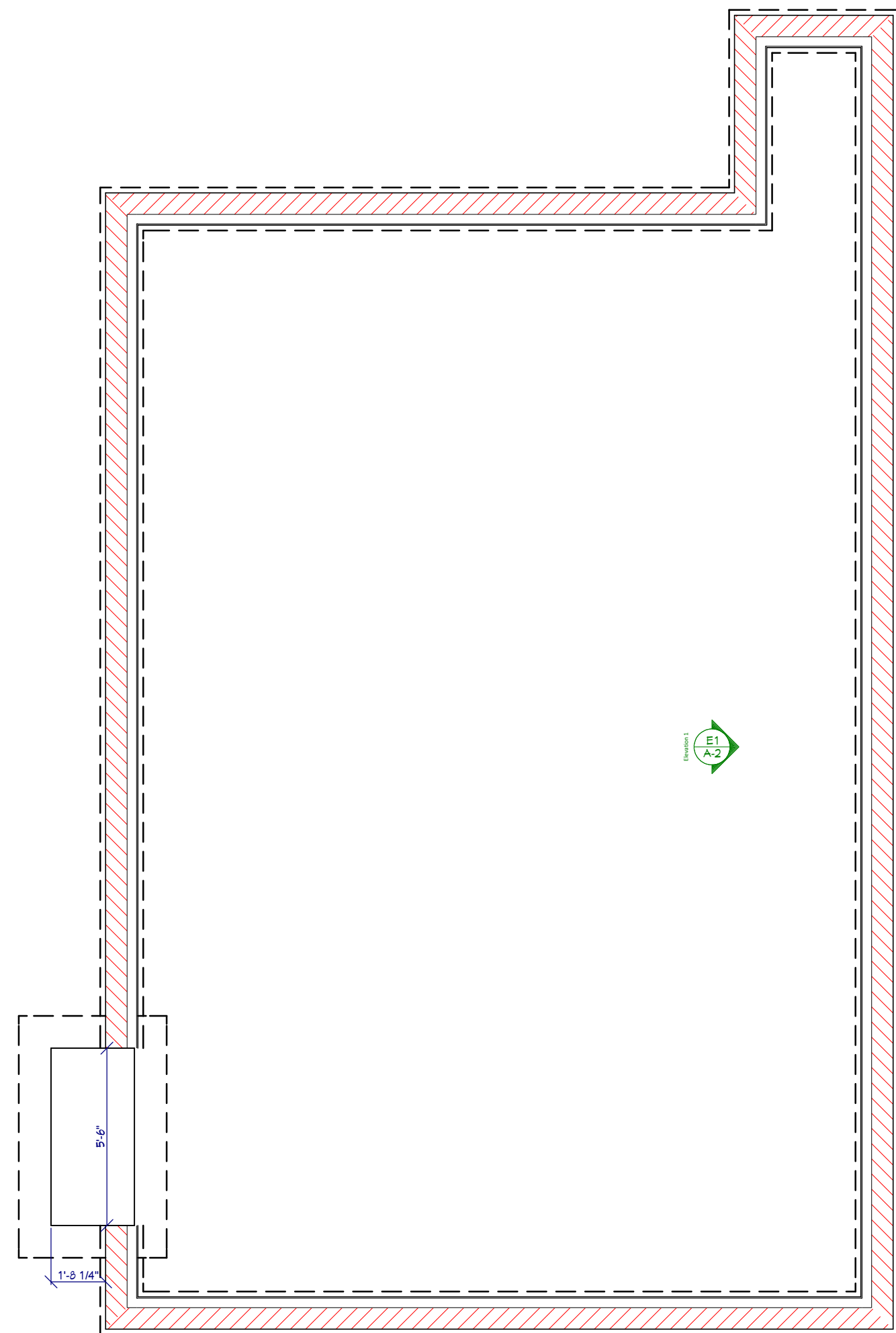
REVISION:

SCALE:

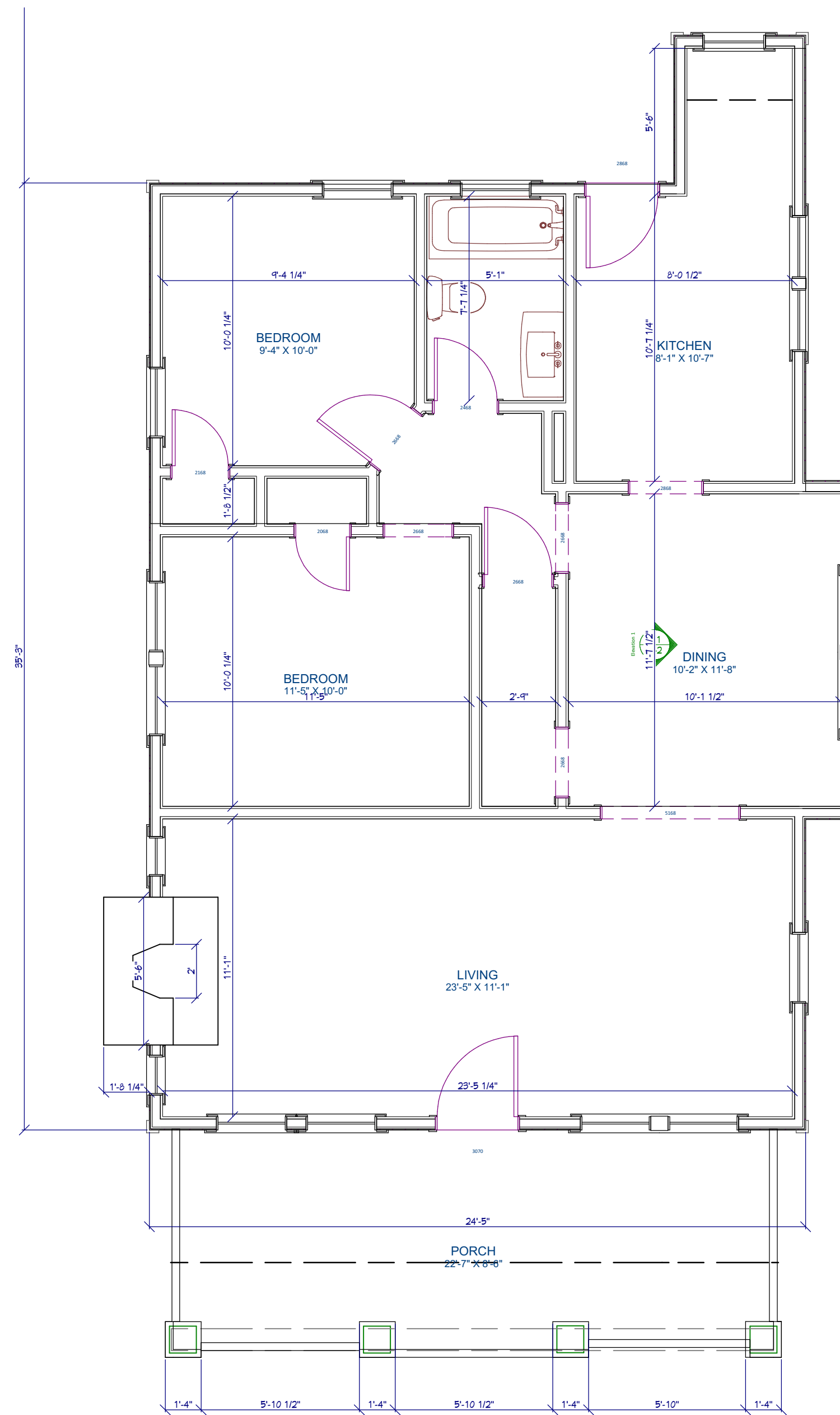
1/4" = 1'-0"
UNLESS OTHERWISE NOTED

SHEET NUMBER:

A-1



Foundation



1st Floor



CLIENT INFORMATION:

Kong and Kristin Chiu
8705 2nd Ave
Silver Spring, MD 20910
MDBI PROJECT #: 1977

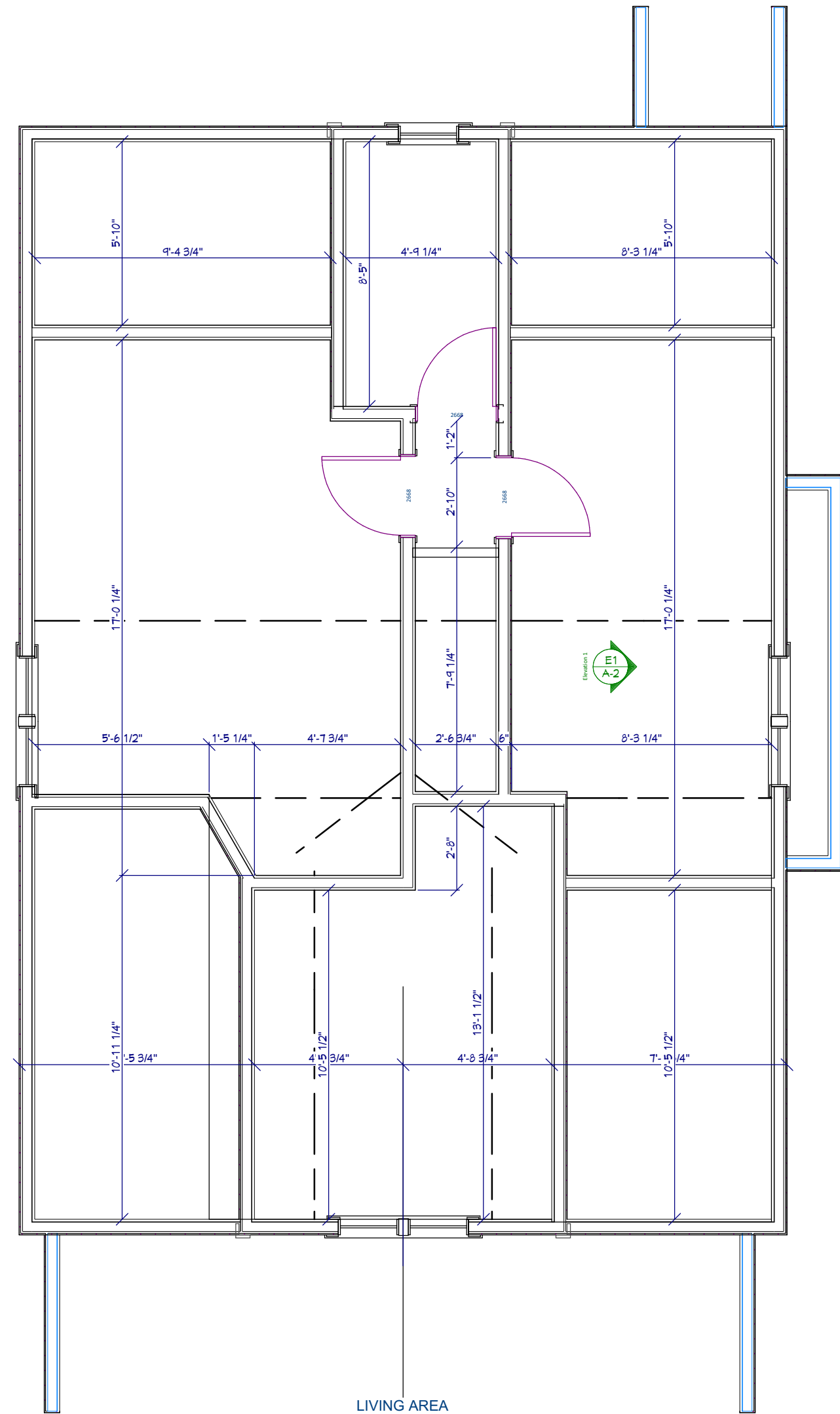
PROJECT DESCRIPTION:

Two story addition with new Kitchen and Family Room, new stairs from Basement to 2nd Floor, Bedrooms.

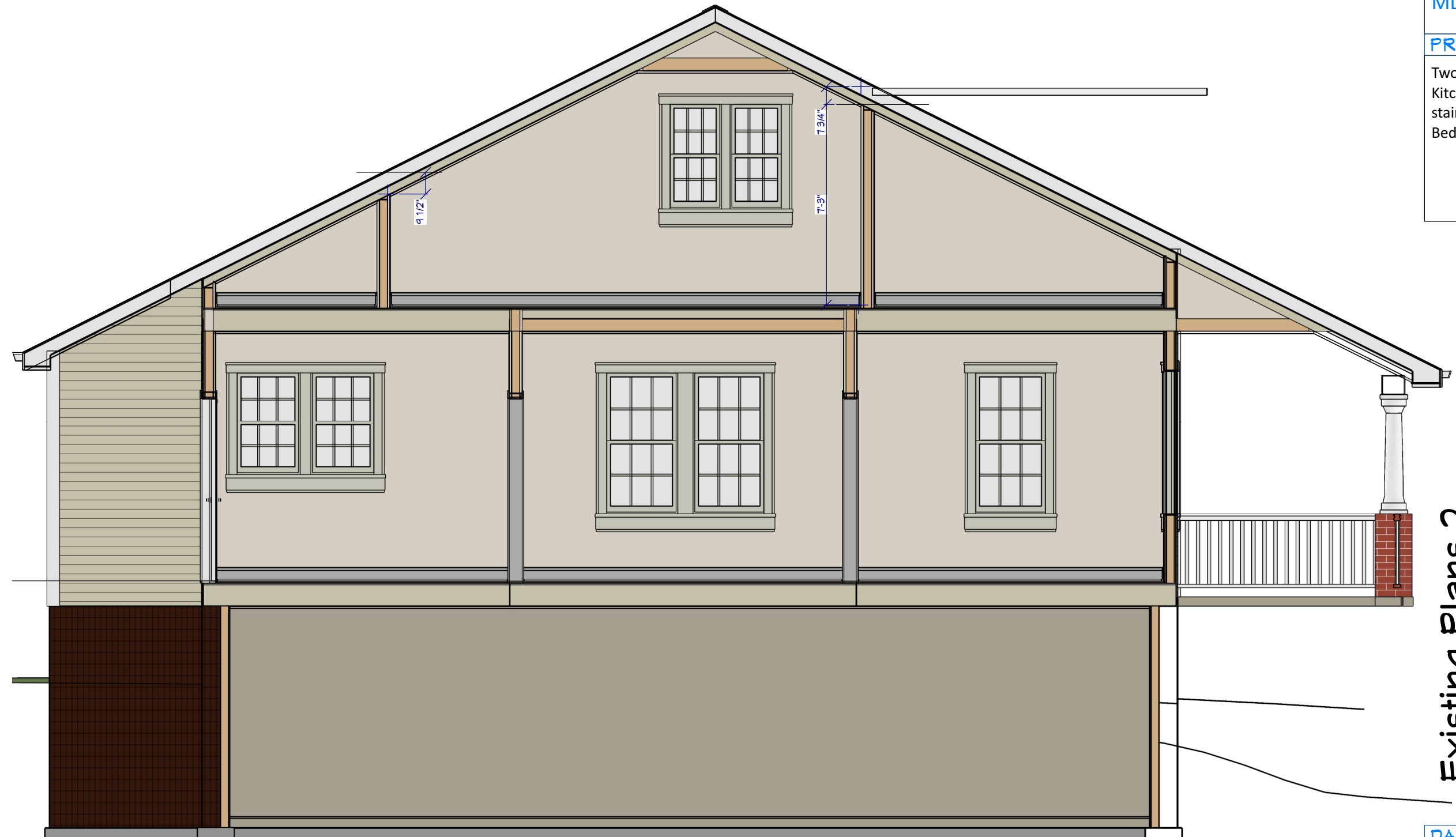


NAT-20331-1

Existing Plans 2



2nd Floor



Elevation 1

DATE PRINTED:

9/26/2018

REVISION:

SCALE:

1/4"=1'-0"
UNLESS OTHERWISE NOTED

SHEET NUMBER:

A-2

3923 PLYERS MILL ROAD
KENSINGTON, MD 20895
301-946-2356
MHIC LICENSE #: 38984
DC LICENSE #: 50004406



CLIENT INFORMATION:

Kong and Kristin Chiu
8705 2nd Ave
Silver Spring, MD 20910

MDBI PROJECT #: 1977

PROJECT DESCRIPTION:

Two story addition with new Kitchen and Family Room, new stairs from Basement to 2nd Floor, Bedrooms.



Proposed 1st
Floor

DATE PRINTED:

9/26/2018

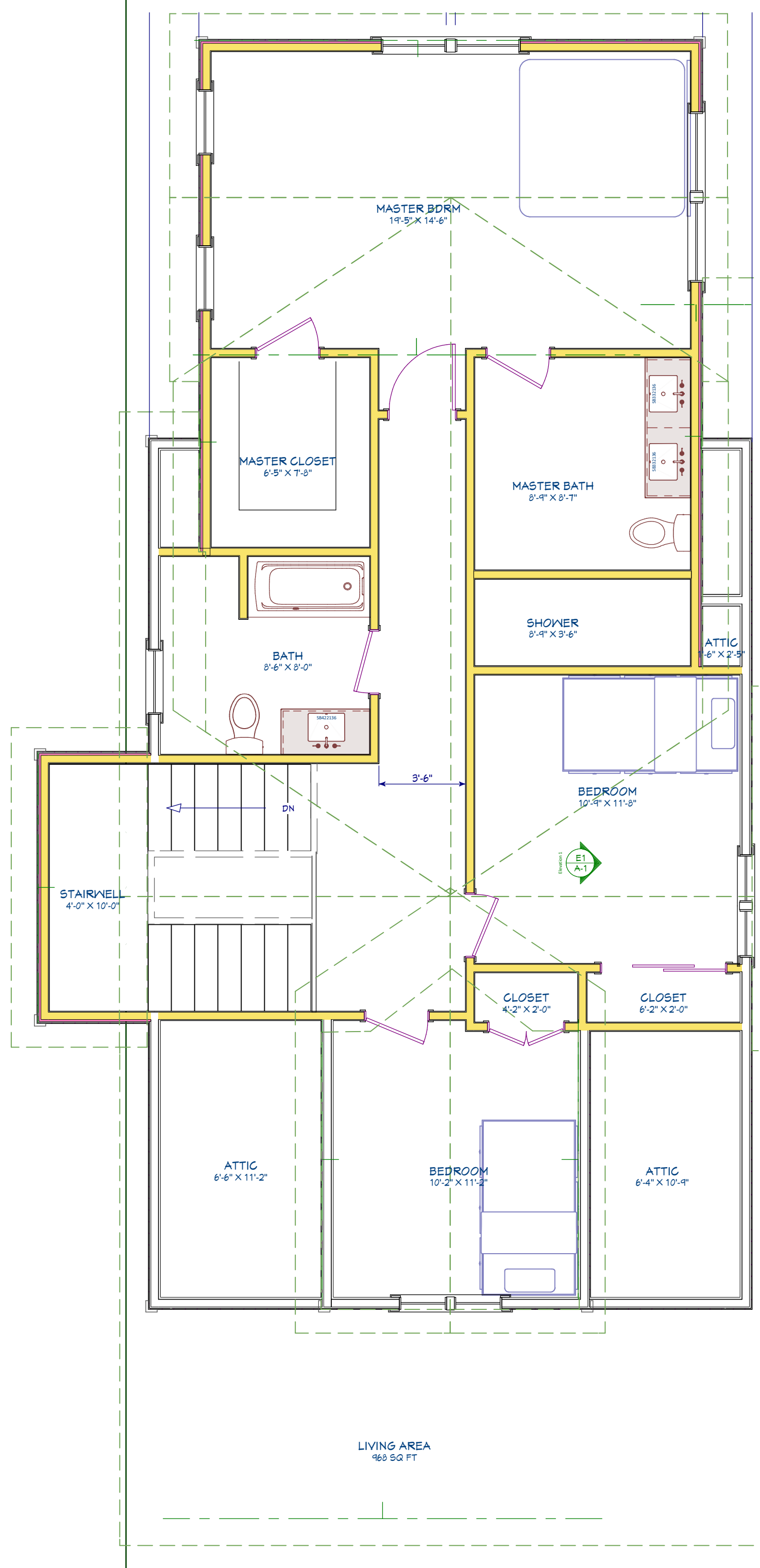
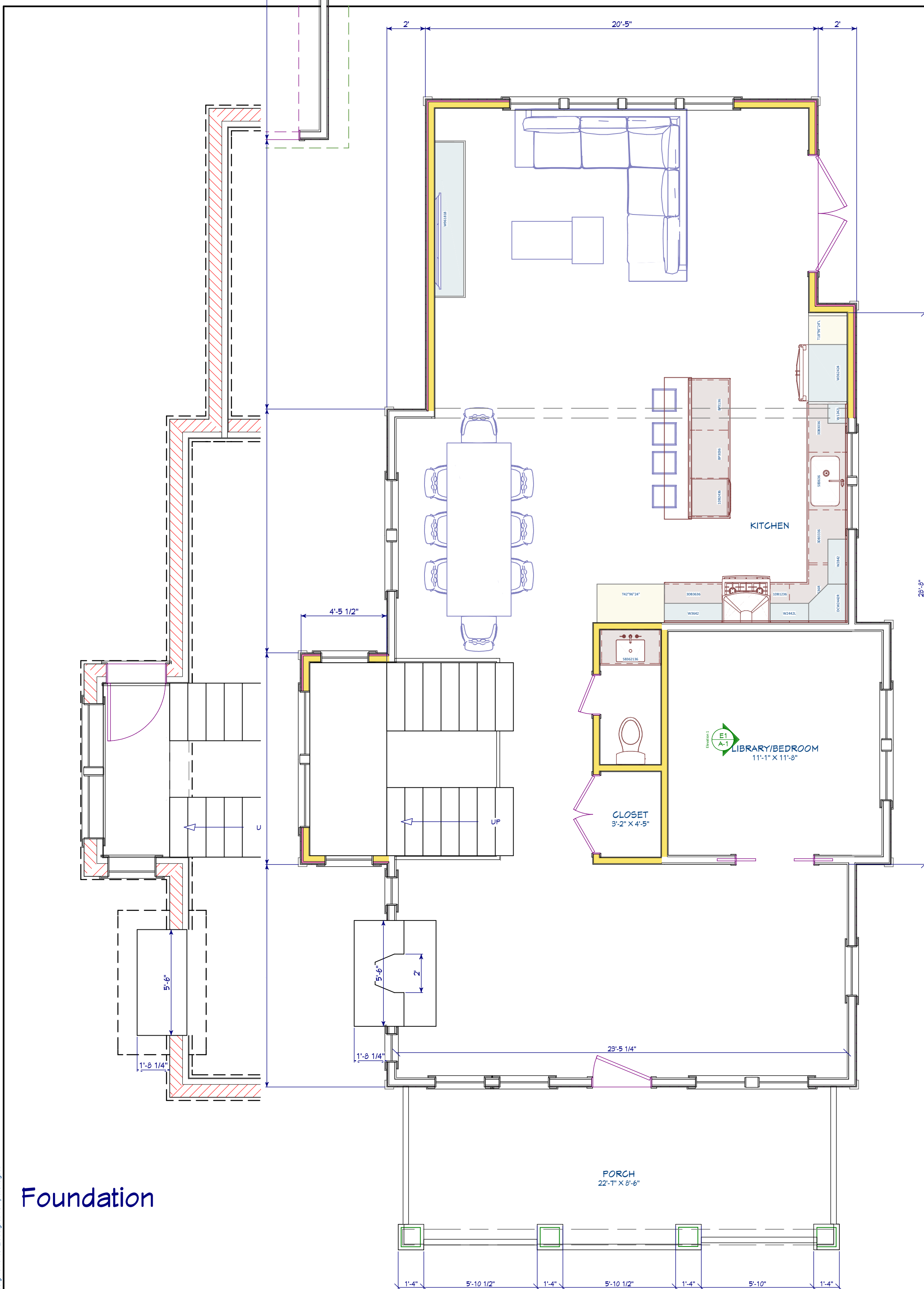
REVISION:

SCALE:

1/4"=1'-0"
UNLESS OTHERWISE NOTED

SHEET NUMBER:

A-3



X:\Chiu\Design\Chiu_18024_LayOut_Template\Layout



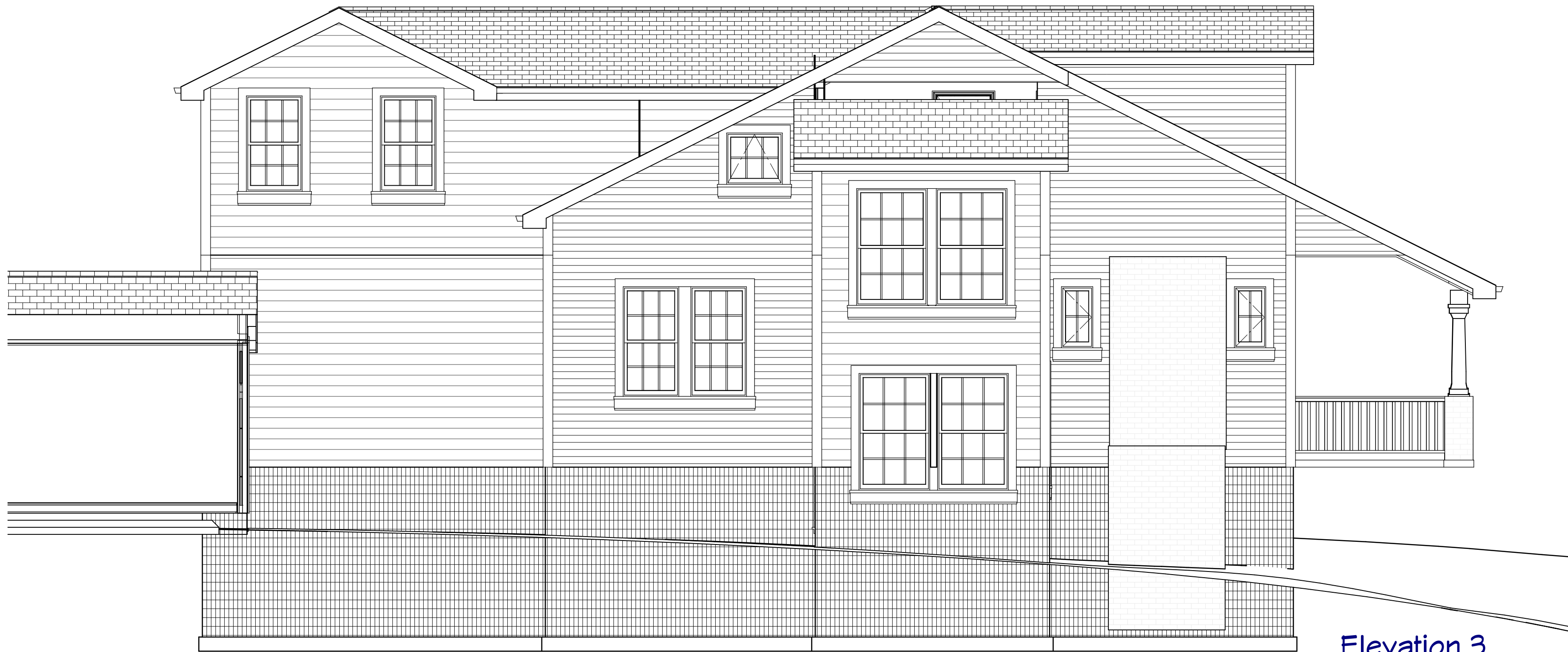
CLIENT INFORMATION:

Kong and Kristin Chiu
8705 2nd Ave
Silver Spring, MD 20910

MDBI PROJECT #: 1977

PROJECT DESCRIPTION:

Two story addition with new Kitchen and Family Room, new stairs from Basement to 2nd Floor, Bedrooms.



Elevation 3



Elevation 4



NAT-20331-1

Proposed
Foundation & 2nd
Floor

DATE PRINTED:

9/26/2018

REVISION:

SCALE:

1/4"=1'-0"
UNLESS OTHERWISE NOTED

SHEET NUMBER:

A-4