

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2805 Linden Lane, Silver Spring	Meeting Date:	1/23/2019
Resource:	Outstanding Resource (National Park Seminary Historic District)	Report Date:	1/16/2019
Applicant:	Heidi Lunasen (Lisa Powell, Agent)	Public Notice:	1/9/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	36/01-19A	Staff:	Michael Kyne
PROPOSAL:	Vent installation and other alterations		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the National Park Seminary Historic District
STYLE: Swiss Chalet
DATE: c. 1900

PROPOSAL:

The applicant proposes to install a painted fan exhaust vent on the southeast (right) side of the central front gable. The proposed vent will be painted with a black matte finish to minimize its visibility from the public right-of-way. Other proposed alterations include:

- Repair and, where necessary, in-kind replacement of the existing painted wood tongue and groove front porch flooring and;
- Chimney repairs, including waterproofing, replacement of the cast concrete crown, and flashing, flue liner, and cap installation.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
 - B. Installation of vents, venting pipes, and exterior grills.

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 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
 - (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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the National Park Seminary Historic District and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lisa@connellandassociates.com Contact Person: Lisa Pyle
 Tax Account No.: 03532898 Daytime Phone No.: 410-837-5800
 Name of Property Owner: Heidi Lunasin Daytime Phone No.: 202-378-7274
 Address: 2805 Linden Lane Silver Spring MD 20910
Street Number City State Zip Code
 Contractor: Brian Melane Phone No.: 443-326-3300
 Contractor Registration No.: 122134
 Agent for Owner: Lisa Pyle Daytime Phone No.: 410-837-5800

861956

LOCATION OF PROPOSED WORK

House Number: 2805 Street: Linden Lane
 Town/City: Silver Spring Nearest Cross Street: _____
 Lot: 58 Block: 1 Subdivision: 0007
 Liber: 54636 Folio: 29 Parcel: 6000

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: \$ 33,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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.

Lisa Pyle by POA for Heidi Lunasin 12/14/18
Signature of owner or authorized agent Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

The 3-story historic bungalow is located in the National Park Seminary historic district. The property contains a wrap-around porch and covered deck on the main floor. Historic wood siding is present on the first and second story but the basement is finished with stone. A Dutch door is present at the side entrance and the main entrance contains a wide wooden door. Divided light wooden windows are present at each elevation. Dormer windows are present at the side elevations. A large stone fireplace is present.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The floorboards of the porch need to be repaired/replaced where needed.

A new flue liner and chimney cap will be installed.

An exhaust vent will be installed on the roof.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

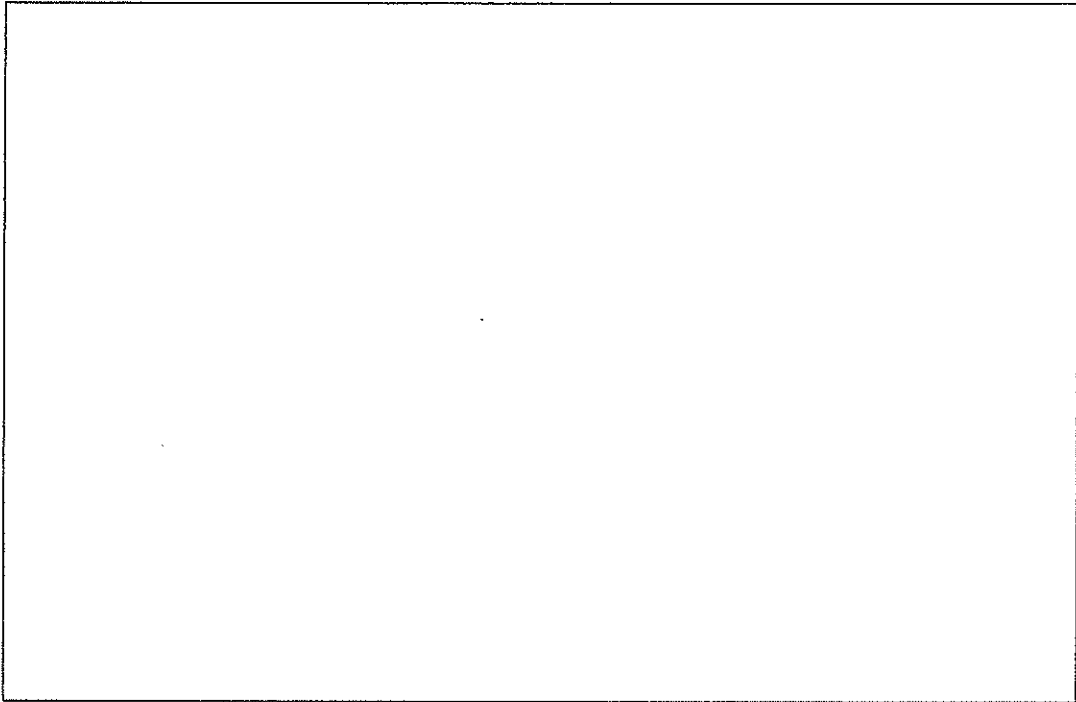
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

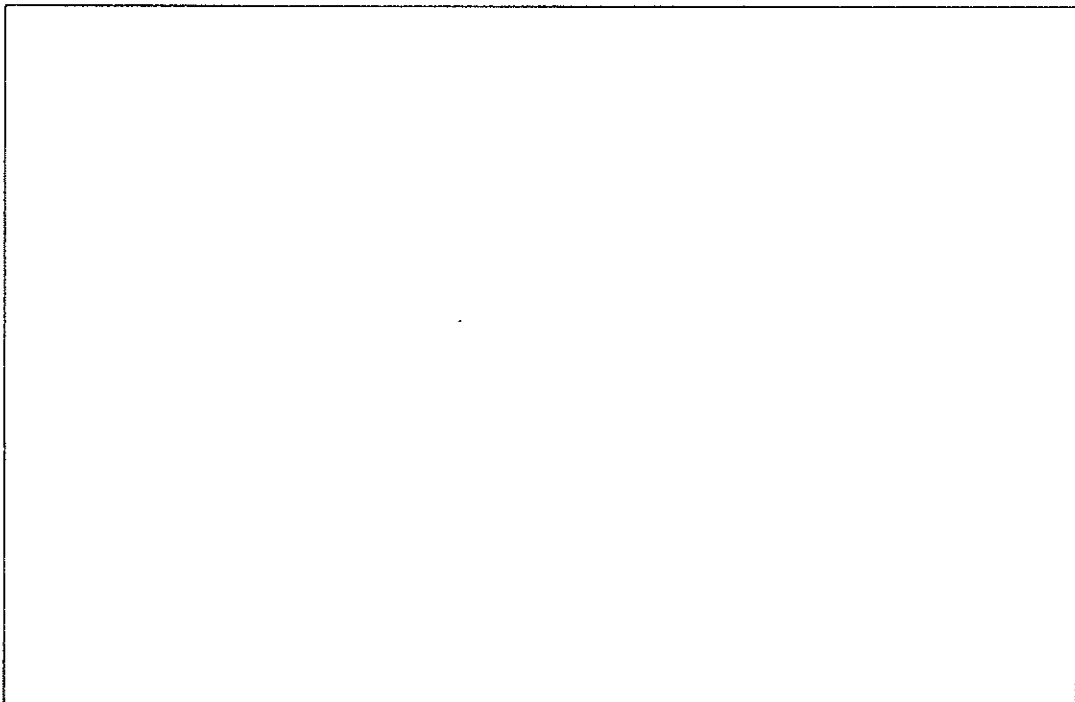
<p>Owner's mailing address</p> <p>Heidi Lenasin 2805 Linden Lane Silver Spring, MD 20910</p>	<p>Owner's Agent's mailing address</p> <p>Lisa Pyle O'Connell and Associates 625 Washington Blvd. Ste. A Baltimore, MD 21230</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Ming Hoang 2801 Linden Lane Silver Spring, MD 20910</p>	<p>Junghon Kwag 2809 Linden Lane Silver Spring, MD 20910</p>
<p>Condo Building/multiple Owners 2829 Sacks Street Silver Spring, MD 20910</p>	

Please see attached photos

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____

Page: ___

LIMITED POWER OF ATTORNEY

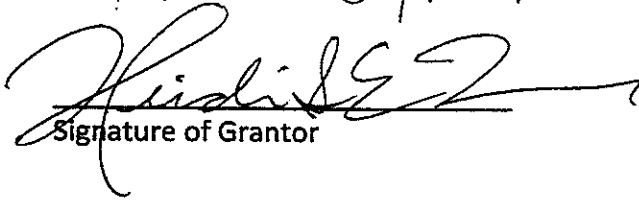
BE IT KNOWN, that Heidi Lunasin has made and appointed, and by these presents does make and appoint Neil Junker and Lisa Pyle true and lawful representative(s) for him/her and in his/her name, place and stead, for the following specific and limited purposes only:

To represent Grantor in all aspects of filing the paperwork and dealing with the associated Maryland State Agency(ies) for purpose of participating in the Maryland Sustainable Communities Tax Credit Program.

By an extension, this same power will be granted by Grantor to Grantee for the purpose of filing the paperwork and dealing with the associated Federal Governmental Agency(ies) for purpose of participating in the Federal Rehabilitation Tax Credit Program.

Giving and granting said representative full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (set out herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said representative shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 21 day of September, 2017.


Signature of Grantor

Porch and Exhaust Vent/pipe

ALL WORK LLC.
8722 Eddington Rd.
Baltimore, MD 21234
bhmclane@aol.com
Ph: 443-326-3300
MHIC# 122134

January 19, 2018
For: 2805 Linden Lane

Contract

This is an agreement for work to be completed at, 2805 Linden Lane, Silver Spring, MD, 20910, by All Work, LLC, for the owner, Rudy Lunasin. The following will be completed to code and in worker-like manner for the compensation assigned:

- \$7,800 Protect wood floors and stairs down to entry way and staging area in adjacent room
Remove glass shower door for re install later
Remove plumbing fixture for re install later
Demo tile shower
Install custom cement shower pan and drain. Add tile and grout.
Install new Durock and Kurdi liner on entire shower surround
Set customer purchased ceramic tiles and grout. \$1400 budget for tile and grout included
Reinstall plumbing fixture
Reinstall shower door
Add fan with a light, vented to the roof. Exit pipe to painted black to hide in roof line
Seal grout. Caulk
Clean up and remove floor protection.
- \$28,000 Remove & replace tongue and groove exterior porch 1,350 sq. ft. with Southern Yellow Pine, the hardest and most decay resistant of the untreated pine flooring. Includes primer and 2 coats of the highest quality Benjamin Moore floor & patio paint in Colonial Grey or another approved color of your choice.
- Repair and repaint railing, prime bare wood and repairs, 2 coats of paint.

<https://www.uslumber.com/MainSite/Store1/Content/SiteContent/1/home/pdfs/SouthernPineFlooring.pdf>

Bathroom will take approx. 10-14 days to complete; 1/3 deposit with contract, 1/3 when Kurdi is installed, balance due upon completion. Porch section will take approx. 2-3 weeks. \$ 1/3 deposit with contract, \$ 1/3 when demo and hauling is complete, balance due upon completion. Both jobs can be done concurrently. We take cash, check, money order or, Paypal to bhmclane@aol.com. If using Paypal's credit option please note all usage fees (3%) are paid by the Owner /client if applicable. All labor is warrantied for one year.

Thank you for the opportunity to submit our contract, and I am here for your questions and orders.

Brian H. McLane
ALL WORK LLC
Building for a greener Baltimore.
MHIC #122134
BHMclane@aol.com
443-326-3300
www.AllWorkLLC.com
Disclaimers and Advisements



Chimney

All Pro Chimney Service

4408 Bennion Rd
Silver Spring, MD 20906
Phone: (240) 695-3836
E-mail: customerservice@allprochimney.com

Estimate

8/8/2018

Service Information

Heidi Lunasin
2805 Linden Ln
Silver Spring, MD 20910-1233
Contact: Heidi Lunasin
Phone: (202) 378-7274
E-mail: hhralunasin@gmail.com

Job Name

Heidi Lunasin - 08/07/2018

Job Type	PO #	Invoice #	Scheduled	Start	End
Water Test		1306080818	08/08/2018	1:00 PM	3:00 PM

Item	Description	Quantity	Rate	Amount
Chimney Repairs (masonry)	Masonry Chimney Repairs: - Set up 5 sets of scaffolding to access the roof/chimney - Set up roof scaffolding - Install flue liner extensions for the fireplaces - Build a new floating cast concrete crown - Install new counter flashing tucked and sealed into the masonry - Install an outside mount hip & ridge big chimney cap - Waterproof the chimney - Clean up all job related debris	1.0000	\$0.0000	\$4,059.00

Total Due: \$4,059.00

Job Notes and Instructions:

This estimate is good for 30 days.

Thank you for your business.

Signature: x



Floating Cast Concrete Crown

We at All Pro Chimney Service understand that rebuilding a chimney can get very costly and so we want to make sure your chimney repairs will last and stand the test of time! Every chimney we rebuild will now get a Floating Cast Concrete Crown.

This is the ideal and All Pro Chimney way to build a crown. The crown sits on a stainless steel sheet and has a 1.5" overhang for a drip edge. It's 4"-5" thick at the edge and 5"-6" thick at the center with an expansion joint around the flue liner(s). The concrete is reinforced with mesh and/or rebar and PWR waterproofing powder is added to the concrete mix so it's waterproofed as soon as it dries.

The crown is vital to the longevity of the chimney. Water is the number 1 enemy for masonry chimneys and the crown first line of defense for the chimney. Most chimneys we rebuild are due to the crown the failing and allowing water to get to the courses of bricks below it. During the winter as the water freezes it will damage the bricks and/or the mortar joints. In most cases when the homeowner notices the damage it usually to late and the chimney will need to be rebuilt or tuck pointed.

The crown is also one of the main sources for leaky fireplaces. With a Floating Cast Concrete Crown that problem is completely eliminated because of the stainless steel sheet underneath the crown which will catch the water (if it ever penetrates crown) and then allow it to run off to the drip edge.



Advantages:

- 5"-6" of reinforced concrete
- Expansion joint around the flue liners
- Floats on a stainless steel sheet that overhangs 1.5" for a proper drip edge
- Poured in a cast to ensure there's no cracking during the drying process
- Will not allow water to penetrate below the crown
- PWR waterproofing powder is added to the concrete mix



THE PROBLEM.

All new and existing masonry substrates are susceptible to water damage and, even if repaired, will continue to deteriorate if not protected.

Water Damage Can Be Prevented

Chimneys are highly exposed to the elements and, if left unprotected, are susceptible to structural deterioration. It is important to address this problem before serious damage occurs. A complete protection program should include a chimney cap and repair of any cracks or deterioration on the crown, mortar joints and flashing; in addition to an application of ChimneySaver Water Repellent to the entire chimney.



Severe spalling and deterioration is caused by water penetration.

Efflorescence stains caused by water penetration and leaching salts are unsightly and add to deterioration.

Water penetration and freeze/thaw damage result in loss of insulation value and lead to structural failure.

Patented Siloxane Technology

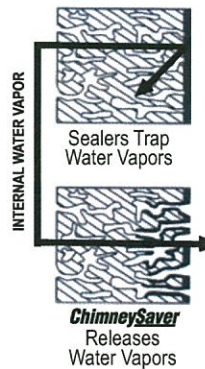


ChimneySaver contains patented siloxanes small enough to penetrate most masonry pores up to 1/4" or more. These special siloxanes form strong bonds with the silica in masonry and concrete. Because of this bonding process, one application of ChimneySaver provides up to ten times the water repellent protection of typical sealers while maintaining the masonry's breathability.

100% Breathable

Moisture from a variety of sources is always present in masonry and concrete. Sealers and silicone coatings form a water resistant surface film which traps water vapor inside. If these vapors cannot escape, they will contribute to spalling, scaling, deterioration, and freeze-thaw damage. ChimneySaver is 100% vapor permeable - a non film-forming water repellent that penetrates and lines masonry pores.

Enlarged Masonry Pores



This partially rebuilt chimney would continue to deteriorate if left unprotected.



The value and added benefits of protecting your masonry with ChimneySaver are obvious when comparisons are made with popular retail brands of water sealers.

Features/Benefits	ChimneySaver	Brand "T"	Other Brands
Siloxane	Yes	No	No
Warranty	Ten Years	One Year	No
Initial Application	One Coat	Two Coats	One - Two Coats
Applications/Ten Year Period	One	Twenty	Ten - Twenty
100% Breathable	Yes	No	No
Best Value	Yes	No	No

Many Products, One Solution- ChimneySaver

ChimneySaver Water-Based Water Repellent

The industry standard for masonry chimneys. 100% vapor permeable, water-based, and environmentally friendly.

ChimneySaver Solvent-Based Water Repellent

The original solvent-based product. 100% vapor permeable.

ChimneySaver V.O.C. Compliant Solvent-Based Water Repellent

A solvent-based ChimneySaver specifically formulated for use in states and municipalities with new, lower V.O.C. laws. 100% vapor permeable.

ChimneySaver Water-Based Water Repellent With Stain Blocker

The same great protection as ChimneySaver WB. Plus, it forms an invisible barrier that blocks the return of unsightly stains. Great for high humidity areas. 100% vapor permeable.

ChimneySaver Water-Based Water Repellent For Block Chimneys

A high performance penetrating water repellent formulated for the unique capillary structure of block chimneys and other concrete masonry units.



CUSTOM MULTI-FLUE WORK SHEET

NECS QUOTE

MATERIAL

- S.S. 304 (Standard)
 COPPER
 OTHER

FINISH

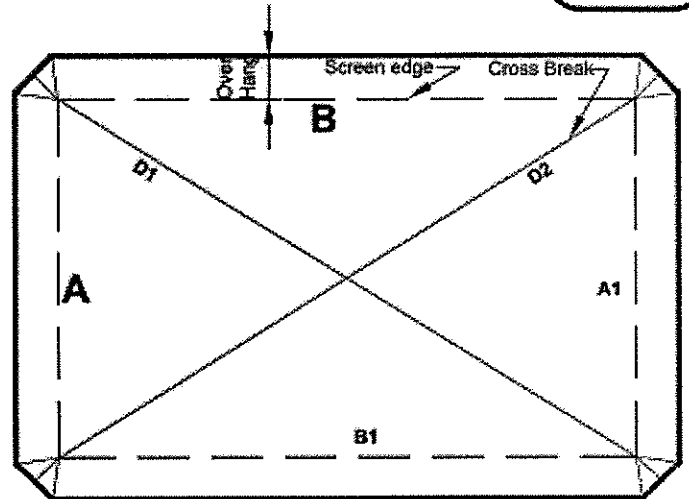
- UNTREATED (Standard Finish)
 POWDER COAT (Black Standard)
 PAINT BLACK
 OTHER

PERIMETER DIMENSIONS:

TOP-MOUNT BASES: Size of cap = Actual chimney dimension MINUS 4 inches
 SKIRT BASES: Size of cap = Actual chimney dimension PLUS a tolerance (min 3/4)

WIDTH A 98.1/2"
 LENGTH B 36"

A1 _____ (A1, B1, D1, & D2 ONLY required for UN-SQUARE perimeters with "Skirt Base" only)
 B1 _____
 D1 _____
 D2 _____



LID STYLE:

FLAT (Standard)

HIP & RIDGE (ALL rectangle perimeters) YES
 HIP (ALL square perimeters) NO (Standard)

PITCH / 12 3 4 5 6 7 8 9 10 11 12

OTHER

Extra Seams on H&R
 YES
 NO (Standard)

LID OVERHANG:

3-1/2" (Standard) 4" 4-1/2" 5" OTHER _____

SCREEN HEIGHT:

8" 10" (Standard) 12" 14" 16" OTHER _____

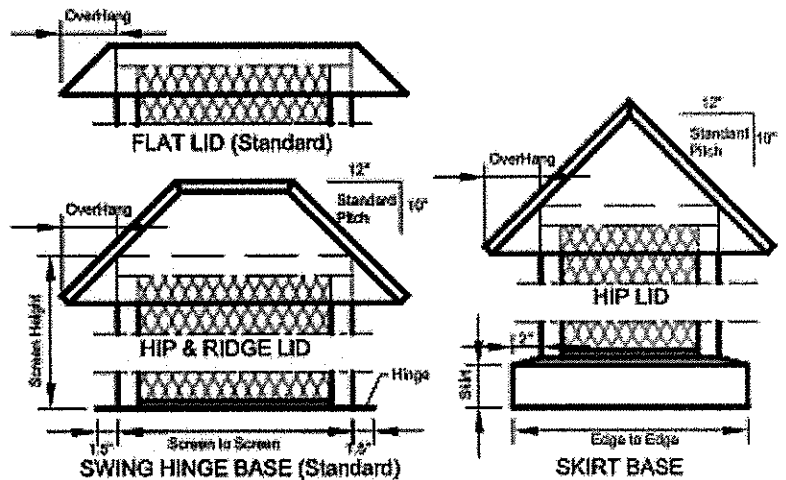
BASE STYLE:

TOP MOUNT SWING HINGE (Standard for S.S., Upgrade for Copper)
 (Most common) FIXED L-BRACKET (Standard for Copper)

SKIRT Standard 3" Skirt
 Other Skirt _____

OTHER

BOTTOM EDGE OF SKIRT
 STRAIGHT EDGE (Most common)
 DRIP EDGE DRIP EDGE w/ HEM
 HEM ONLY (Standard for Copper)



SPECIAL NOTES:

Please ship ASAP.

Thank you!



2. This is the same house as the one in the previous photo, but from a different angle. The house is a two-story house with grey siding and white trim. The house has a prominent front porch with a white railing and a set of stairs leading up to the entrance. A small balcony is visible on the second floor. The house is surrounded by trees and greenery.

3. This is the same house as the one in the previous photo, but from a different angle. The house is a two-story house with grey siding and white trim. The house has a prominent front porch with a white railing and a set of stairs leading up to the entrance. A small balcony is visible on the second floor. The house is surrounded by trees and greenery.













