Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 8712 2nd Avenue, Silver Spring  
Meeting Date: 11/15/17

Resource: Contributing Resource  
Report Date: 11/08/17
Woodside Locational Atlas District

Applicant: Wexford Homes, LLC  
Public Notice: 11/01/17

Review: Prelim  
Tax Credit: n/a

Case Number:  
Staff: Dan Bruechert

Proposal: New Construction

STAFF RECOMMENDATION
Staff recommends the applicant make revisions based on the recommendations of the HPC.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing to the Woodside Locational Atlas District
STYLE: Traditional
DATE: c.1915

The house is a two-story, front gable house, with vinyl siding, and a small one-story front porch. All of the historic windows have been replaced with vinyl windows. It appears as though the fenestration pattern has been heavily altered as there is a single window to the left of the central, front door and two windows to the right; the second floor has a paired window on the left side and a single window to the right. This appearance is not consistent with any building style from the first quarter of the 20th century.

There is a one-story, detached garage on the right side to the rear of the house. It is difficult to determine a date of this structure, due to the vinyl cladding and overgrowth of vegetation around the foundation, but it does not appear to be historic.

Its demolition is subject to a HAWP and was approved by the HPC at the October 11, 2017 meeting.

PROPOSAL
The applicant proposes to construct a new house on this site.
APPLICABLE GUIDELINES
Proposed alterations to resources listed in Locational Atlas Districts are given a lenient review under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior’s Standards for Rehabilitation (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.

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; 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.)

Secretary of the Interior’s Standards for Rehabilitation
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 seeking a preliminary consultation for new construction on the site.

The applicant’s proposal is to construct a new single-family house on the site. The current proposal is to construct a two-story, gable-L house with a large, one-story front porch and an attached, two-bay, front loading garage. At this preliminary stage the applicant has not provided material specifications for the proposal, though it does appear that the majority of the siding will be clapboard or some type of cementitious siding, with board and batten siding in the front gable section.

Staff feels that the simple details are consistent with traditional construction and the gable-L shape is typical of houses of the Victorian era.

Staff would like comments from the HPC regarding the proposed front-loading garage. The existing house (to be demolished) had a detached garage that was placed directly on the lot line and a replacement garage is this location would not meet current building code. Staff would also appreciate any feedback from the HPC regarding the appropriateness of any of the other materials or design elements proposed in the construction.

STAFF RECOMMENDATION
Staff recommends the applicant make revisions to the design based on the feedback provided by the HPC.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: phil@cas.dc.com
Contact Person: Phillip Long
Daytime Phone No.: 240-418-3304

Tax Account #: 13-0109-09-13

Name of Property Owner: Welser Homes LLC
Daytime Phone No.: 301-580-3181

Address: 2600 Tower Oaks Blvd, #620, Rockville, MD 20852

Contractor: Welser Homes LLC - Doug Stein
Phone No.: 301-580-3181

LOCATION OF BUILDING PREMISES:
House Number: 8712
Street: 2nd Avenue

Town/City: Silver Spring
Nearby Cross Street: Ballard Street

Lot: 7
Block: 12
Subdivision: Lehighs Addition to Woodside

PART ONE: SPECIFY TYPE OF PERMIT, ACTIONS, AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct
☐ Alter/Rehab
☐ AC
☐ Slab
☐ Room Addition
☐ Porch
☐ Deck
☐ Shed

☐ Move
☐ Install
☐ Roof/Rece
☐ Solar
☐ Fireplace
☐ Woodburning Stove
☐ Single Family

☐ Revision
☐ Repair
☐ Revocable
☐ Fence/Wall (complete Section 4)
☐ Other:

1B. Construction cost estimate: $500,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING STRUCTURES

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 FREEHOLD-CONTAINING WALL

3A. Height: _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line
☐ Entirely on land of owner
☐ On public right of way/assessment

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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature of owner or authorized agent] 10/20/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

817649
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:

   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________

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

      Proposed construction of a new detached single family home.
      Demolition of existing non-historic home was approved at the October 11th, 2017 HPC meeting. Case # 36104-A

   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________
   ____________________________________________________________________________

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. 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 façade 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Doug Stein - WeRxford Homes</td>
<td></td>
</tr>
<tr>
<td>2600 Tower Oaks Blvd, Suite 620</td>
<td></td>
</tr>
<tr>
<td>Rockville, MD 20852</td>
<td>Phillip Long</td>
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<tr>
<td>CAS Engineering</td>
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<tr>
<td>10 S Rentz St.</td>
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<tr>
<td>Frederick, MD 21701</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Peter Murtha &amp; Mary Andrews</td>
</tr>
<tr>
<td>8710 2nd Ave</td>
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<tr>
<td>Silver Spring, MD 20910</td>
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<tr>
<td>Walter Pliker &amp; Tasneem Hussain</td>
</tr>
<tr>
<td>8714 2nd Ave</td>
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<td>Silver Spring, MD 20910</td>
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<tr>
<td>Margaret Ann Donnelly Trust</td>
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<tr>
<td>8717 2nd Ave</td>
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<tr>
<td>Shaun Donnelly</td>
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<tr>
<td>8715 2nd Ave</td>
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<tr>
<td>Leonard Stamm</td>
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<tr>
<td>8713 2nd Ave</td>
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<tr>
<td>Silver Spring, MD 20910</td>
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<tr>
<td>James Specht &amp; Erin Kelly</td>
</tr>
<tr>
<td>1610 Ballard Street</td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
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<tr>
<td>Owner's mailing address</td>
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**Adjacent and confronting Property Owners mailing addresses**

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<thead>
<tr>
<th>William &amp; Starr Shkrud</th>
<th>Kenneth Morris &amp; Terri Zall</th>
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<tr>
<td>1608 Ballard Street</td>
<td>1606 Ballard Street</td>
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<td>Silver Spring, MD 20910</td>
<td>Silver Spring, MD 20910</td>
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REAR FACADE OF EXISTING HOUSE
DEMOLITION APPROVED HAWP
CASE # 30/04-A