

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

<b>Address:</b>	8712 2 <sup>nd</sup> Avenue, Silver Spring	<b>Meeting Date:</b>	10/11/17
<b>Resource:</b>	Contributing Resource Woodside Locational Atlas District	<b>Report Date:</b>	10/04/17
<b>Applicant:</b>	Wexford Homes, LLC	<b>Public Notice:</b>	09/27/17
<b>Review:</b>	Prelim	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>		<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	New Construction		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve condition** the HAWP application.

**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 20<sup>th</sup> 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.

**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 proposes to construct a new single-family home in the Woodside Locational Atlas district. The applicant has only provided concept plans for the house this this point, so Staff cannot provide an in-depth analysis of the proposal, but appears the proposed house will be constructed using a mix of Hardi siding on the first floor with either shingle or a stone veneer on the second story. The house will have a wrap-around porch in the left front corner of the house and an attached front-facing garage to the right.

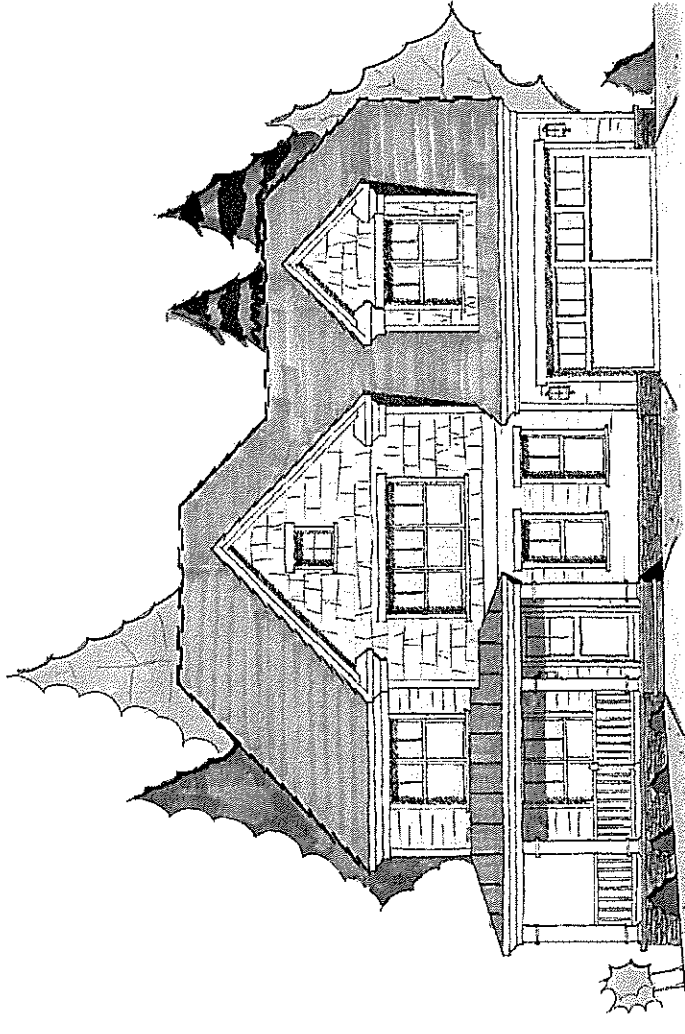
Staff feels that this design is generally not in keeping with the character of the surrounding district. Specifically, the complex roof shape and front-loading garage are not compatible with the architectural character of a district that was developed between 1876 and 1926. That is not to say that a complex roof shape would be inappropriate, as many Victorian houses employed a variety of roof forms including the widespread use of turrets in their design.

Staff also recognizes that there are houses in the Woodside district that were constructed through the 1950s and cannot point to any one architectural style that would be appropriate. Staff request the HPC review the concept plan and offer advice on how best to simplify the form to make the building design more compatible with the surrounding district.

Lastly, Staff wants to stress that as a building in a Locational Atlas district, the review for changes has relied on a very lenient application of the Standards and Chapter 24A and a strict adherence to these principles would be inappropriate.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make revisions to the design based on the feedback provided by the HPC.



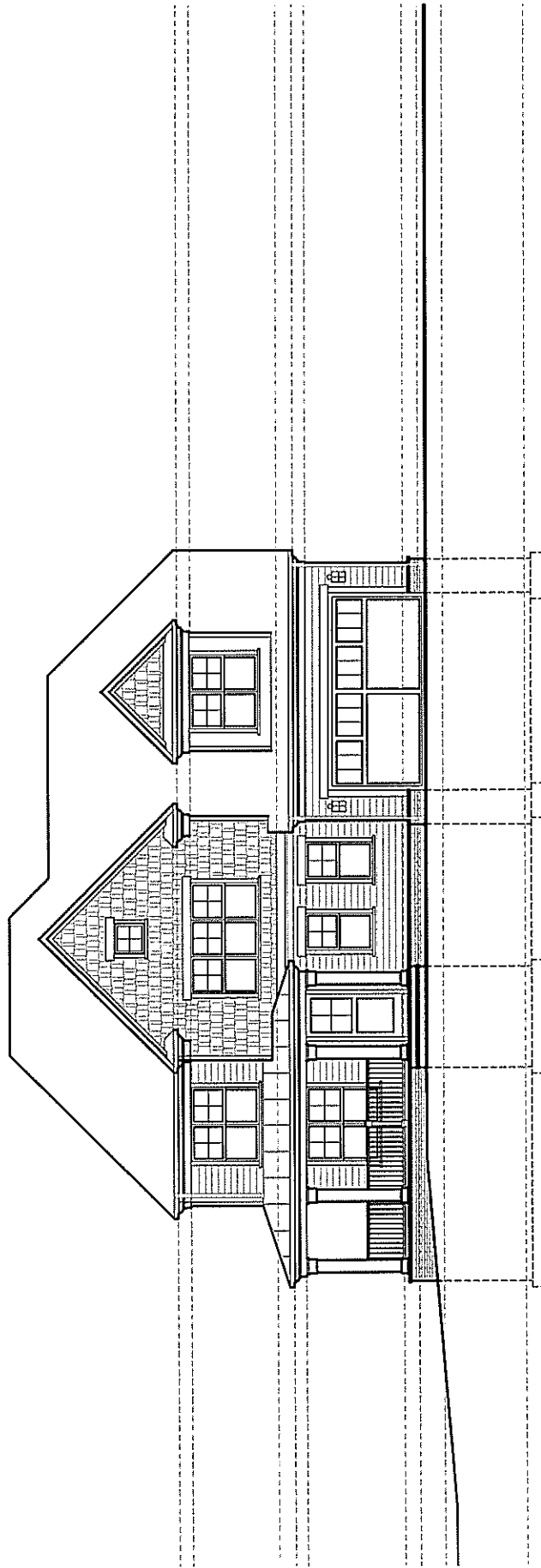
**WEXFORD HOMES, LLC.**

8712 Second Avenue  
Silver Spring, MD 20910

\*Artist's rendering, design not final, subject to change without notice.

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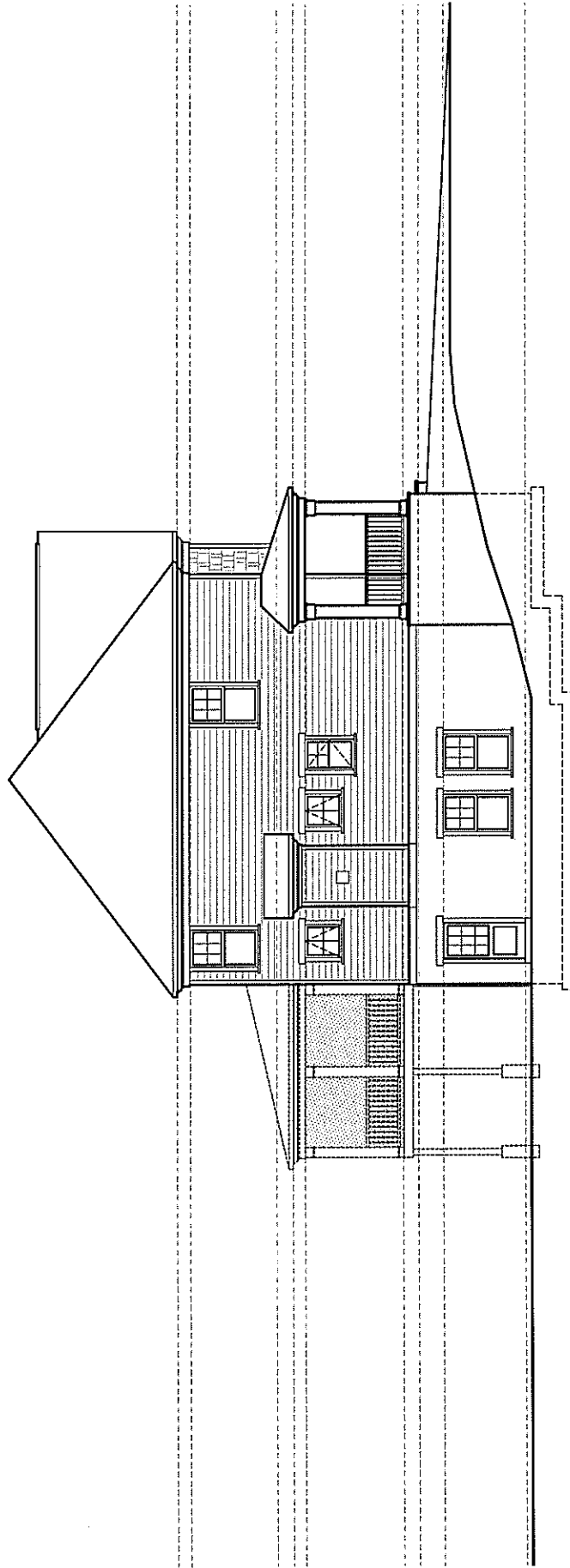


PRELIMINARY  
FRONT ELEVATION  
OCTOBER 1, 2011

STUDIO  
ARCHITECTURE  
1000 10th Street, NW  
Washington, DC 20004



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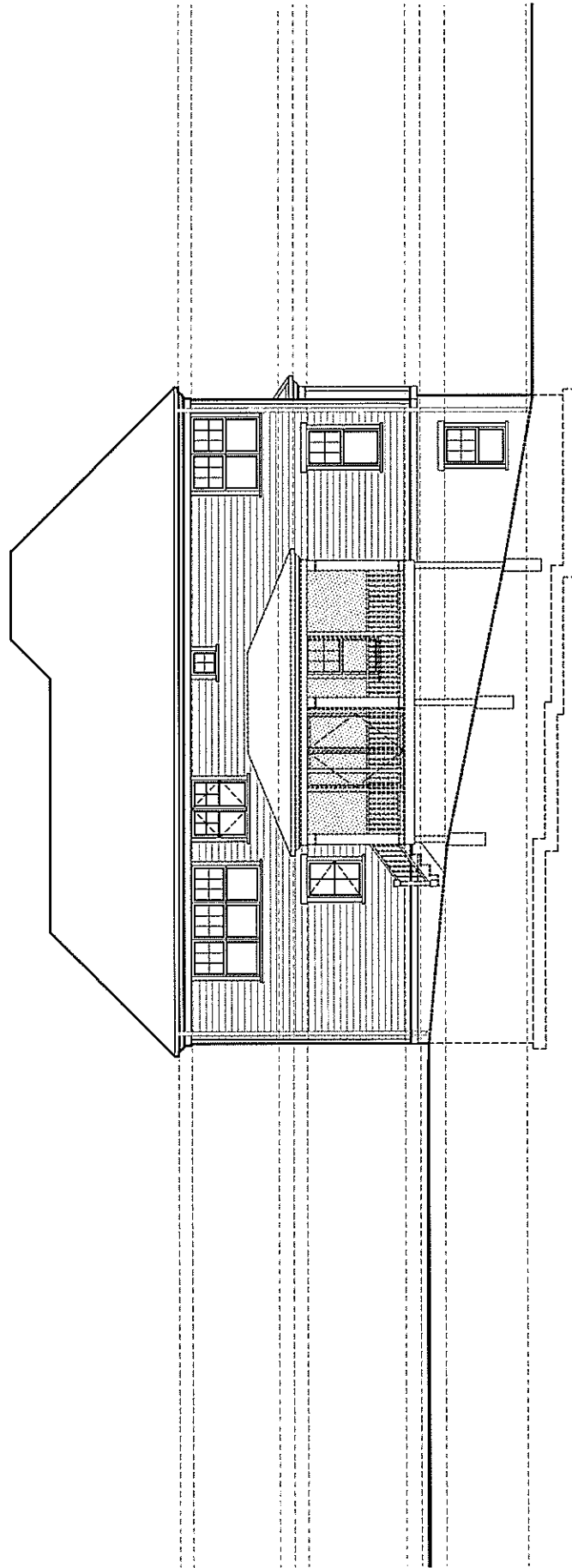


PRELIMINARY  
LEFT ELEVATION

OCTOBER 1, 2011

FOR THE ARCHITECT'S  
USE ONLY - NOT TO BE  
USED FOR CONSTRUCTION

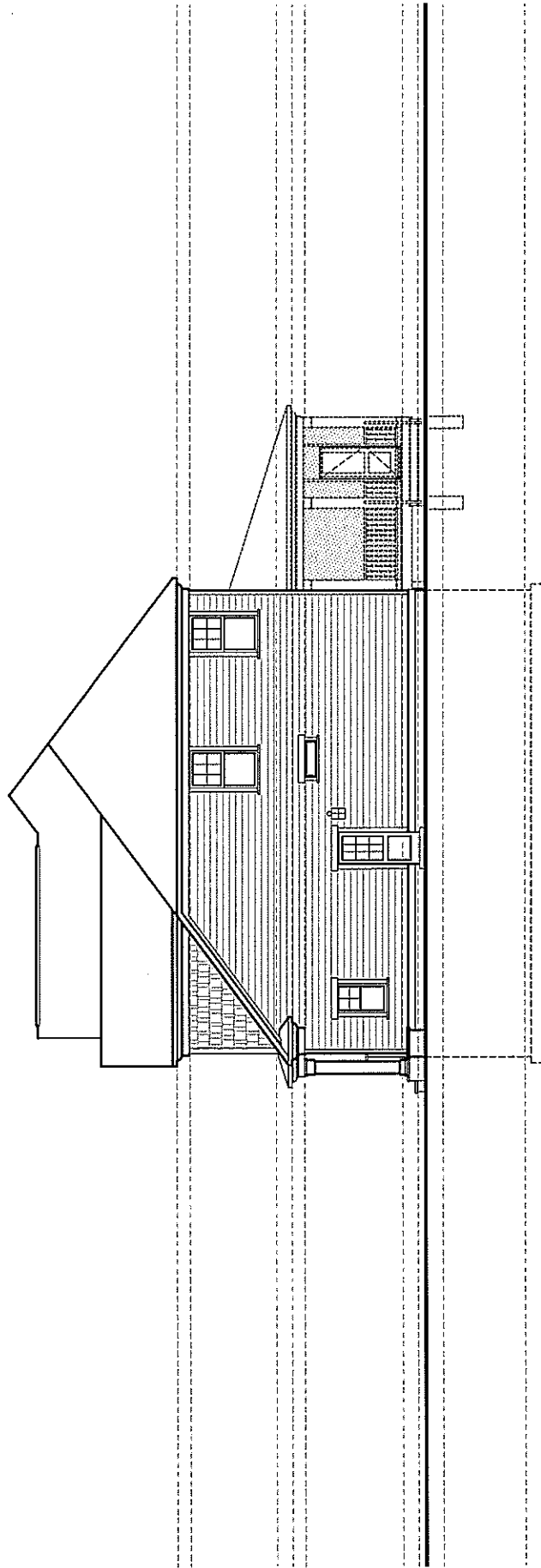




PRELIMINARY  
REAR ELEVATION  
DATE: 11.15.17  
DRAWN BY: [Name]



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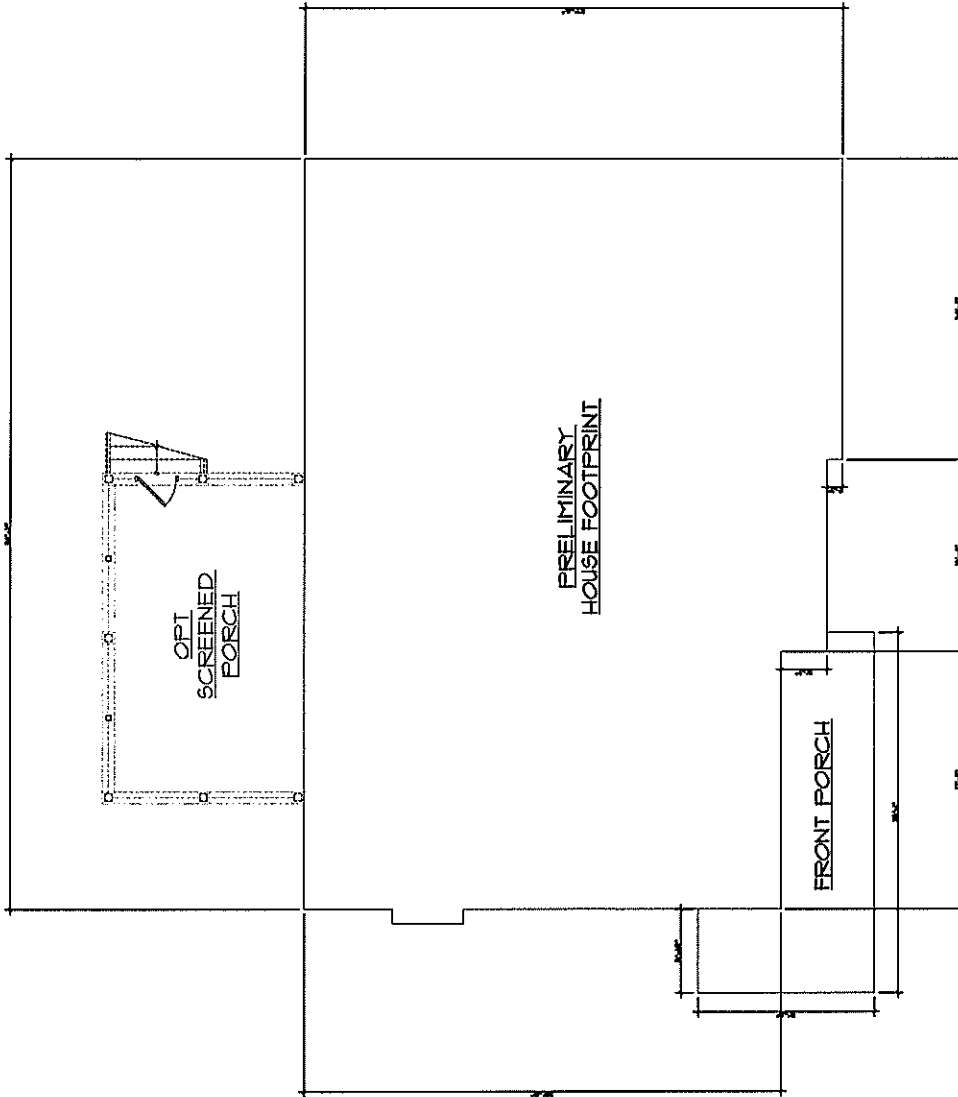
PRELIMINARY  
RIGHT ELEVATION  
OCTOBER 1, 2011

STUDIO  
LIVING CENTER



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PRELIMINARY  
FOOTPRINT  
FOR OWNER'S USE  
DO NOT PERMIT  
FOR CHANGE WITHOUT NOTICE

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