HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 410 Randolph Rd., Silver Spring  Meeting Date: 12/06/17
Resource: Milimar  Report Date: 11/29/17
Individually Listed Masterplan Site
Review: HAWP  Public Notice: 11/22/17
Case Number: 33/04-17A  Tax Credit: n/a
Applicant: Vanessa Hernandez  Staff: Dan Bruechert
Proposal: Alterations to rear addition

STAFF RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION
SIGNIFICANCE: Master Plan Site (Milimar)
STYLE: Georgian
DATE: c.1760

From Places from the Past
“A Georgian brick house, Milimar is one of the few extant eighteenth-century houses in lower eastern Montgomery County. Henry Lazenby II (born 1721), descendant of an early Maryland family, built the dwelling in 1760, on 100-acre tract knows as Girl’s Gift. Lazenby served in the militia of Prince George’s County (of which Montgomery County was then a part). Milimar was considered a mansion by the standards of its day when many settlers in this frontier are were living in single room log houses. Notable details include brick sawtooth pattern cornice, gauged brick arches above the windows, and quarter-round gable windows with tracery. The brick of the main façade is laid in Flemish bond while other sides are of common bond. In plan, the house is one room deep and has a center passage. As with many early houses, the cooking fireplace is located in a cellar kitchen. Fireplaces on the first and second levels are faced with uncommon soapstone tiles.”

At the rear of the house are two additions; both additions have a block basement with wood siding on the first floor. The addition to the left has a shed roof that projects to the rear with a large chimney. The addition to the right, where all the work is proposed, has a shed roof that slopes to the right and has a pair of sash windows.

PROPOSAL
The applicant proposes to reconstruct the right rear addition resulting in a unified rear appearance. The non-historic rear additions will also be re-sided and have a new asphalt shingle roof. The
proposed work will not affect the exterior of the 1760 portion of the house.

**APPLICABLE GUIDELINES:**
When reviewing alterations and additions to a Master Plan site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards) and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (Design Guidelines). The pertinent information in these documents is outlined below.

*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.

3. Each property shall be recognized as a physical record of its time, place and use. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

*Montgomery County Code; Chapter 24A-8(b)*

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.

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.

**STAFF DISCUSSION**

All of the work proposed as part of this HAWP will be conducted on the non-historic additions to the rear of the property. Significant water damage has occurred on the right rear addition,
which requires substantial work. The applicant proposes removing all of the external structure on the first floor of the addition to the right and reconstruct it, recladding all of the addition with Hardi siding. French doors will be installed in place of the paired window, and a shed roof that matches the roof line of the addition to the left will be constructed. The roof for both additions will get a new asphalt shingle roof. Staff believes that this new unified rear addition meets the Standards and Chapter 24A and recommends approval.

The proposed changes to the rear will not have a significant impact on the historic character of the house. The proposed roof form will help to shed water away from the house and create a unified appearance of the rear additions. After this work is complete the additions will still be substantially differentiated enough to comply with Standard 9. The proposed French Doors and “Juliette” balcony are contemporary features; however, they will not detract from the historic character of the house (per 24A-8(b)(2)). The new asphalt shingle roof will replace the material that is currently there with an in-kind material. The new roof slope requires that this material be reviewed in its new orientation. Staff sees this as a compatible material and supports its approval.

**STAFF RECOMMENDATION:**
Staff recommends that the Commission approve the HAWP application: as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: nessa71287@gmail.com
Contact Person: Vanessa Hernandez
Daytime Phone No.: 703-953-7529

Tax Account No.: 00250374
Name of Property Owner: Vanessa Hernandez
Daytime Phone No.: 703-953-7529

Address: 410 Randolph Road Silver Spring Maryland 20904
Street Number City State Zip Code

Contractor: Factotum Remodel Ventures, LLC
Contractor Registration No.: License no.: BC223394
Phone No.: 301-500-9715

Agent for Owner: N/A
Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE
House Number: 410 Street: Randolph Road
Town/City: Silver Spring Nearest Cross Street: Hampton Road
Lot: __________ Block: __________ Subdivision: __________
Lib: __________ Folio: __________ Parcel: __________

PART ONE: TYPE OF PERMIT/TACK, ADDITION, AND USE

1. Check all applicable:
   □ Construct □ Extend ★ Alter/Renovate
   □ Ext. □ Add. □ AC □ Slab □ Room Addition □ Porch □ Deck
   □ Alter □ Slab □ Roof Addition □ Other: After existing
   □ Roof □ Wreck/Raze □ Solar □ Fireplace □ Woodburning Stove
   □ Single Family □ Single Family
   □ Rep. □ Add. □ Fence/Wall (complete Section 4)
   □ Other: After existing

2. Construction cost estimate: $100,000.00

3. If this is a revision of a previously approved project, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 □ WSSC 02 X Septic 03 □ Other:

2B. Type of water supply: 01 □ WSSC 02 □ Well 03 □ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RATTANING 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/assessmen

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.

[Signature]
Signature of owner or authorized agent

Date: 11/15/2017

Approved: ___________________________ For Chairperson, Historic Preservation Commission
Disapproved: ___________________________ Signature: ___________________________

Application/Permit No.: ___________________________ Date Filed: ____________________
Date issued: ____________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 existing property is a two-and-one-half story, single-family residence comprised of a
gable-roof main block
      with a later rear addition consisting of one-story and basement and an elevated brick terrace across the front
      and south elevations of the house. "Note: no exterior work will be done on original "main block" portion of
      house." Currently, the rear addition is not up to code with water damage and a noticeable sag to the ceiling.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      We are proposing rear and side elevation to the addition along with a new new pair of french
      doors in the right half of rear addition. The existing shutters and windows on adjacent
      addition will remain the same. The project will also include new siding, new asphalt shingle roof and replacement
      of gutters and downspouts. All of the aforementioned changes will occur to the rear addition only and
      materials used for this project will be used to conserve the historic property. Please see design drawings for
      material specifications.

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 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, contact.
      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]  

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Vanessa M. Hernandez</td>
<td>N/A</td>
</tr>
<tr>
<td>410 Randolph Road</td>
<td></td>
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<tr>
<td>Silver Spring, Maryland 20904</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Robert J. Green</td>
</tr>
<tr>
<td>420 Randolph Road</td>
</tr>
<tr>
<td>Silver Spring, Maryland 20904</td>
</tr>
<tr>
<td>Rafael del Cid &amp; Quintana Castro</td>
</tr>
<tr>
<td>12808 Hampton Road</td>
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<tr>
<td>Silver Spring, Maryland</td>
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ZONE: RESIDENTIAL
FOR ZONING NOTATIONS SEE SITE PLAN

HISTORIC PROPERTY:
3313 4th St

BUILDING CODE:
RC 1-2, NO 2039 RFPA 75, INCLUDING ER-4 ISAMM

SCOPE:
REPLACEMENT OF 144 OF ONE STORY ADDITION TO EXISTING BASEMENT FOUNDATION. CHANGE OF EXISTING ADJACENT ADDITION METAL ROOF TO NEW ASHPLATE SHINGLE REPLACEMENT OF ADJACENT ADDITION EXTERIOR WITH NEW HARD PLANK. INTERIOR 1600 SF OPENING OF FIRST AND SECOND FLOORS. NUMBER OF BATHS TO CHANGE FROM 3 FULL TO 2 1/2 BATHS WITH A SECOND SINK IN UPPER BATH. BEDROOM CLOSET WILL GO DOWN FROM 3 TO 2. NEW HVAC, WATER HEATER, ELECTRICAL AND PLUMBING. 1ST AND 2ND FLOORS TO BE INSULATED AS WELL AS ATTICS.

HISTORICAL NOTATIONS
NO EXTERIOR WORK SHALL BE DONE ON ORIGINAL PORTION OF HOUSE

NEW EXTERIOR OR STRUCTURAL WORK SHALL INCLUDE:
1) A NEW WINDOW AND NEW FAIR OF FRENCH DOORS IN ADDITION TO BE REPLACED. WHILE EXISTING SHUTTERS AND WINDOWS ON ADJACENT ADDITION TO BE RETAINED. MATCH EXISTING ADDITION WINDOWS WHITE FINISH.
2) NEW SHEEN ON NEW ADDITION AND ADJACENT 1/2 ADJACENT, PAINTED TO MATCH EXISTING COLOR.
3) NEW ASHPLATE SHINGLE ROOF ON NEW ADDITION AND REPLACEMENT OF EXISTING METAL ROOF WITH NEW ASHPLATE SHINGLES ON ADJACENT ADDITION MATCH EXISTING SHINGLES.
4) REPLACEMENT OF OUTSIDERS AND DOWNSPOUTS AT ADDITIONS TO BE MATCH EXISTING.
5) CHANGES OF REPLACED ADDITION ROOF WILL REQUIRE BEING INTO EXISTING BRICK MASONRY STRUCTURE WITH LUGGEDcco BLOCK (WHICH ADJACENT ADDITION CURRENTLY HAS). EXISTING MASONRY TO BE REMOVED ADDITION TO BE NEW ASHPLATE SHINGLED WILL REQUIRE REMOVAL OF RAIN STRAP AND ATTACHMENT TO EXISTING LUGGEDcco BLOCK.
6) EXISTING 1ST 1/2 FL STRUCTURE TO BE REPLACED DUE TO GET 6 LUGGEDcco BLOCK INTO MASONRY.

CODE NOTATIONS:
ALL BATHROOMS TO HAVE VENTILATION 50 CFM EXHAUST, IF KITCHEN HOOD MORE THAN 400 CFM, MAKEUP AIR TO BE PROVIDED.

EGRESS FOR DOOR AND BEDROOM WINDOW (EGRESS INFO SEE PLANS)

SMOKE DETECTORS. ALL TO BE HARDWIRED WITH BATTERY BACKUP, INTERCONNECTED ONTO A SINGLE 20 AMP CIRCUIT IN PANEL BOX. EACH FLOOR TO HAVE ONE COMBO SMOKE/CO DETECTOR IN HALLS AND EACH BEDROOM TO HAVE SMOKE ONLY.

NEW LIGHTING MORE THAN 75 PERCENT OF NEW LIGHTING WILL USE HIGH EFFICACY LAMPS.

CONSTRUCTION TYPE: V-C HAC CONSTRUCTION AND ORIGINAL HOUSE

NEW ADDITION WOOD FRAME CONSTRUCTION AND STRIGHT ROOF STRUCTURE INTO EXISTING CMU FOUNDATION AND LUGGEDcco BLOCK MASONRY STRUCTURE OF ORIGINAL HOUSE.

GENERAL NOTES:
ALL TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH REGARD TO MATERIALS, CONSTRUCTION AND INSTALLATION METHODS.

SWISS PREPARED BY ED WEISER 6351 STUDIO AVENUE 6500 ALEXANDRIA, VA 22314, 703 335 4500 TO SHOW SCOPE OF WORK FOR PERMIT SUBMITTER, PURPOSES, WITH ANY STRUCTURAL SPECIFIED AND STAMPED BY STRUCTURAL ENGINEER NAZI MOLDOVAN 208 MCDOWAL AVE., FAIRFAX VA, 22030 703 510 2453

MECHANICAL DESIGN TO BE SUBMITTED FOR PERMIT SEPARATELY.

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<tr>
<td>SURVEY/HISTORIC REGISTRATION</td>
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<td>ENERGY CALCULATION SHEET</td>
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<td>SITE PLAN</td>
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<td>E001 EXISTING BASEMENT AND FIRST FLOOR DEMO</td>
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<td>D001 2ND FLOOR AND ROOF DEMO</td>
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<td>A001 1ST AND 2ND FLOOR PLANS AND STAIR RAIL DETAILS</td>
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<td>A002 ROOF PLANS</td>
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<td>A003 ADDITION REAR AND SIDE ELEVATIONS</td>
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<td>B001 ADDITION BUILDING SECTION</td>
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<td>S001 ADDITION ROOF FRAMING AND WIND/WATER PLANS</td>
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<td>S002 ADDITION BUILDING SECTION</td>
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<th>PROJECT</th>
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<tbody>
<tr>
<td>430 RANDOLPH RD</td>
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<td>SILVER SPRING MD 20904</td>
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B-4 Photographs

PHOTO 03 - Main Block, West Facade viewing North (11-10-2016, NTHP)

PHOTO 04 - Main Block and Rear Addition, South Elevation (11-10-2016, NTHP)
This portion of addition will need to be demolished and rebuilt up to code with the roof aligning with existing addition.

PHOTO 07 - Main Block and Rear Addition, East Elevation viewing Southwest (11-10-2016, NTHP)

PHOTO 08 - Rear Yard viewing South (8-10-2016, NTHP)
B-4 Photographs

PHOTO 09 - Main Block and Rear Addition, North Elevation (8-10-2016, NTHP)

PHOTO 10 - Main Block, North Elevation (8-10-2016, NTHP)