

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2102 Salisbury Road, Silver Spring	Meeting Date:	6/12/2019
Resource:	Non-Contributing Resource (Linden Historic District)	Report Date:	6/5/2019
Applicant:	Ena Cefo	Public Notice:	5/29/2019
Review:	HAWP	Tax Credit:	No
Case Number:	36/02-19B	Staff:	Michael Kyne
PROPOSAL: Fencing and deck alterations			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Linden Historic District
DATE: 1997



Fig. 1: Subject property marked by yellow star.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Replace the existing wood deck at the rear with a Trex composite deck with vinyl railing.
- Install fencing on all sides of the property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Linden Historic District, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)*. The pertinent information in these documents is outlined below.

Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)

The *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)* categorizes resources (Outstanding, Contributing, and Non-Contributing) based on their architectural and historical significance. Non-contributing resources should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition if requested by owner.

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.)

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 alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The subject property is a c. 1997 Non-Contributing Resource within the Linden Historic District. While the house has a Salisbury Road address, its traditional front faces Brookville Road to the east. The rear (west) of the house faces Salisbury Road, and is the primary view of the house from within the historic district. The immediately adjacent property to the right/northeast (as viewed from Brookville Road) is outside of the historic district, as are the confronting properties on the opposite side of Brookville Road (the eastern edge of the historic district terminates at Brookville Road). 9310 Brookville Road is an Outstanding Resource, which is immediately adjacent to the left/southwest of the subject property.

The applicants propose to replace the existing wood deck at the rear of the house with a new Trex composite deck with vinyl railing. The proposed deck and railing materials will match the front porch. In accordance with the *Amendment*, Non-Contributing Resources should be reviewed with the most lenient level of scrutiny. Although the *Amendment* does not provide specific guidance, lenient scrutiny is typically concerned with issues of scale and massing. Staff finds that the proposed deck alterations will not affect the scale and massing of the subject property. Additionally, staff finds that, in accordance with *Standard #2*, the proposal will not remove or alter character-defining features of the subject property or surrounding historic district.

The applicants also propose to install fencing on all sides of the subject property. A 4' high wood picket fence is proposed at the rear (facing Salisbury Road and the historic district) and left/southwest side (adjacent to the Outstanding Resource at 9310 Brookville Road). A 6' high wood shadowbox-style fence is proposed at the front (facing Brookville Road at the eastern edge of the historic district) and right/northeast side (adjacent to the neighboring property to the right, which is outside the historic district). Although the Commission typically requires fences in front of the rear plane of the house to be no higher than 4' and to have a traditional open picket design, staff finds that the proposed fencing plan is entirely appropriate at the subject property, as it will have the least impact on the historic district and its significant resources.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the district and the purposes of Chapter 24A;

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

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.

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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ena.cefo@gmail.com Contact Person: ENA CEFO
Daytime Phone No.: 240-676-2121

Tax Account No.: _____

Name of Property Owner: ENA CEFO Daytime Phone No.: _____

Address: 2102 SALISBURY RD SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2102 Street: SALISBURY RD

Town/City: SILVER SPRING Nearest Cross Street: BROOKVILLE RD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reze
☐ 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 estimator: \$ 15,000

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 ☐ Sepoc 03 ☐ Other: _____

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches down to 4 feet 0 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.

Antef
Signature of owner or authorized agent

16 May 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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**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:

DECK: current deck is in disrepair - heavy rot and weather damage that was left untreated by prior owner.

FENCE: currently, there is no fence around the property. We have experienced frequent trespassers coming through Brookville Rd + crossing through our entire yard, leaving trash + posing security risk. We also need to protect our dog from heavy traffic / risk of injury if running across Brookville Rd.

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

DECK: Proposed deck would match in style + material to front deck (facing Brookville Rd), which uses grey trex decking and white vinyl fencing. This would retain the character of the house + provide consistency, which current is lacking.

FENCE: Fence style would match next door neighbors - shadow box - and decrease on side of house + back to 4 ft open picket.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

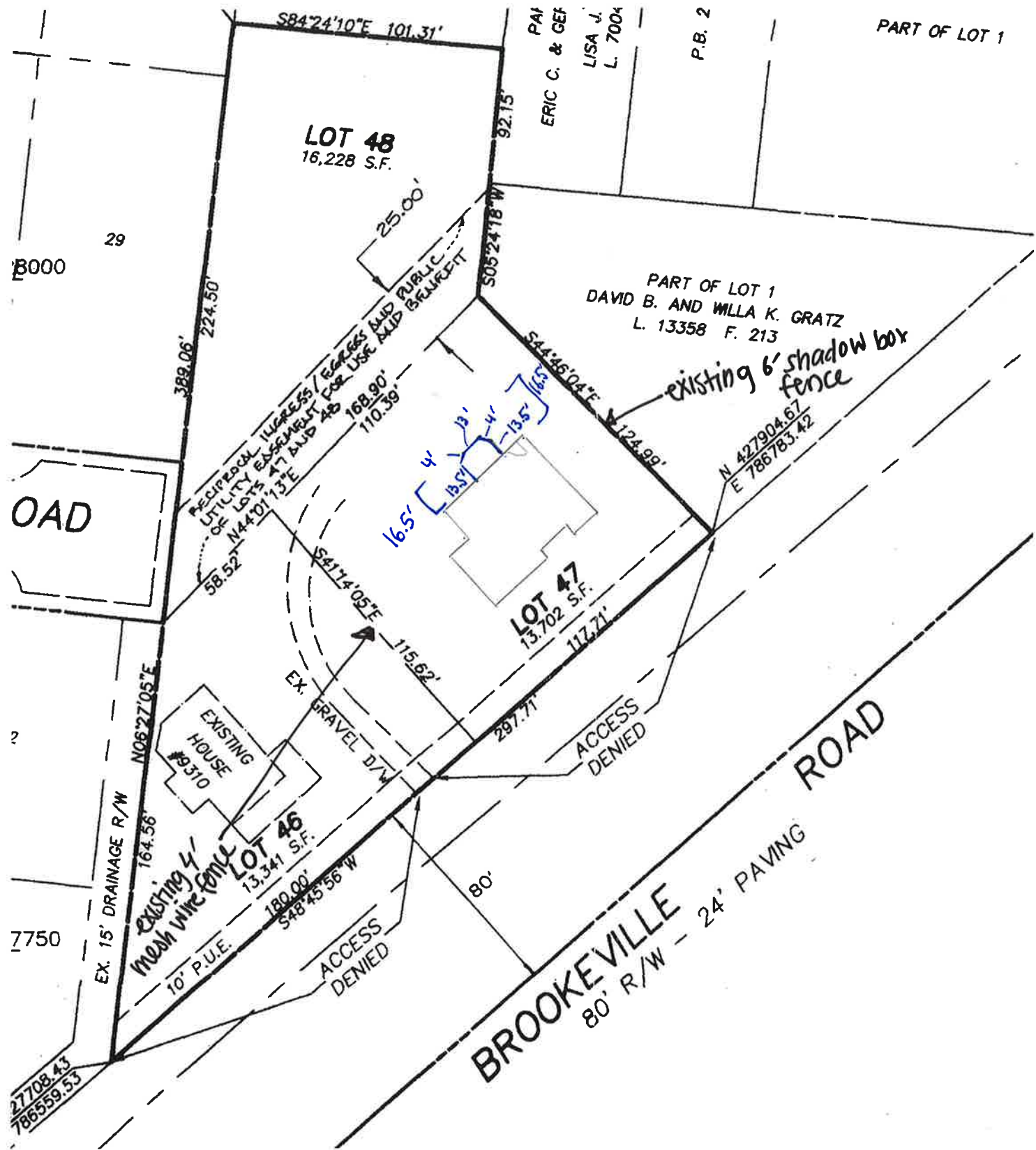
6. TREE SURVEY

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

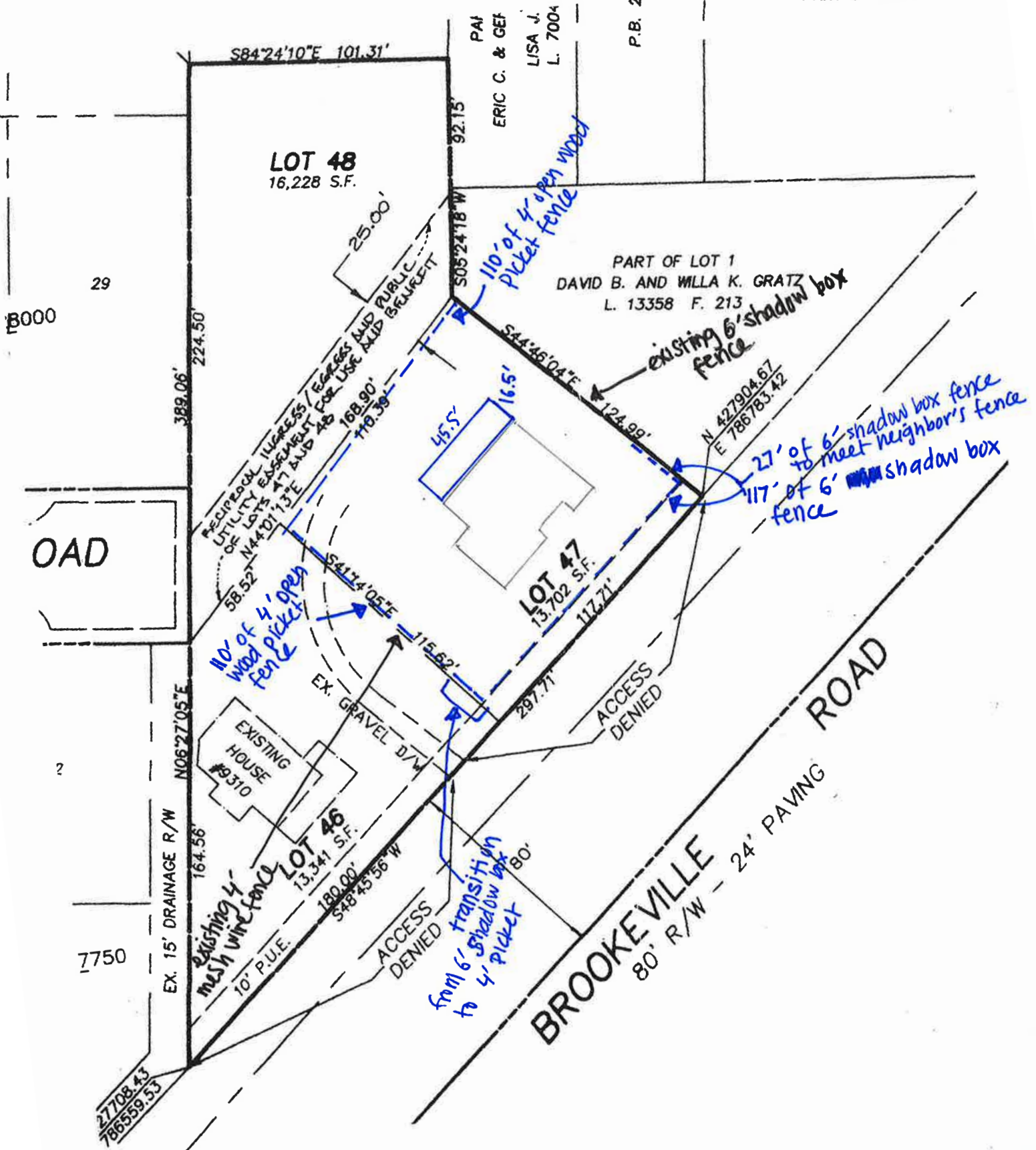
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

CURRENT/ EXISTING CONDITIONS



PROPOSAL

PART OF LOT 1



EXISTING CONDITIONS
(view from Brookville Rd)



Brookville Rd

PROPOSAL
(view from Brookville Rd)



to connect w/
shadow box fence
of neighbor

↖ 6' shadow box fence to coordinate with neighbor at 9316 Brookville Rd →
pressure treated wood

Brookville Rd

EXISTING CONDITIONS
(view from driveway at Salisbury Rd)



current entry
uses grey
Trex composite
decking + vinyl
white fencing

rotting wood
throughout deck
+ overgrown tree
ruin damaging
deck

PROPOSAL
(view from driveway at Salisbury Rd)

Consistency
in material
throughout

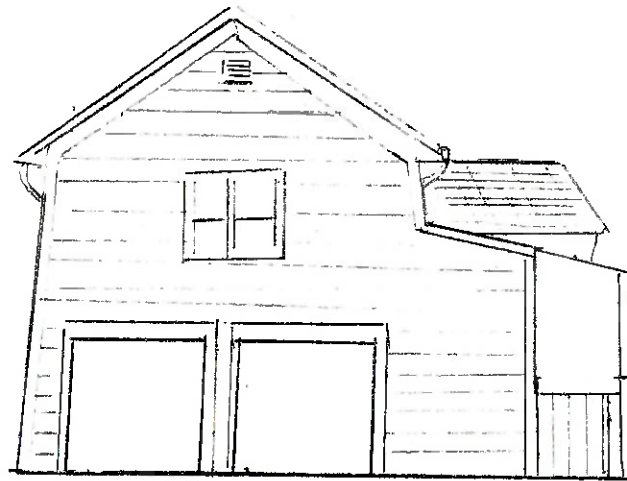


white vinyl fencing
to match front
deck + back entry

Trex composite
decking in
gray to
match
front
deck +
back
entry

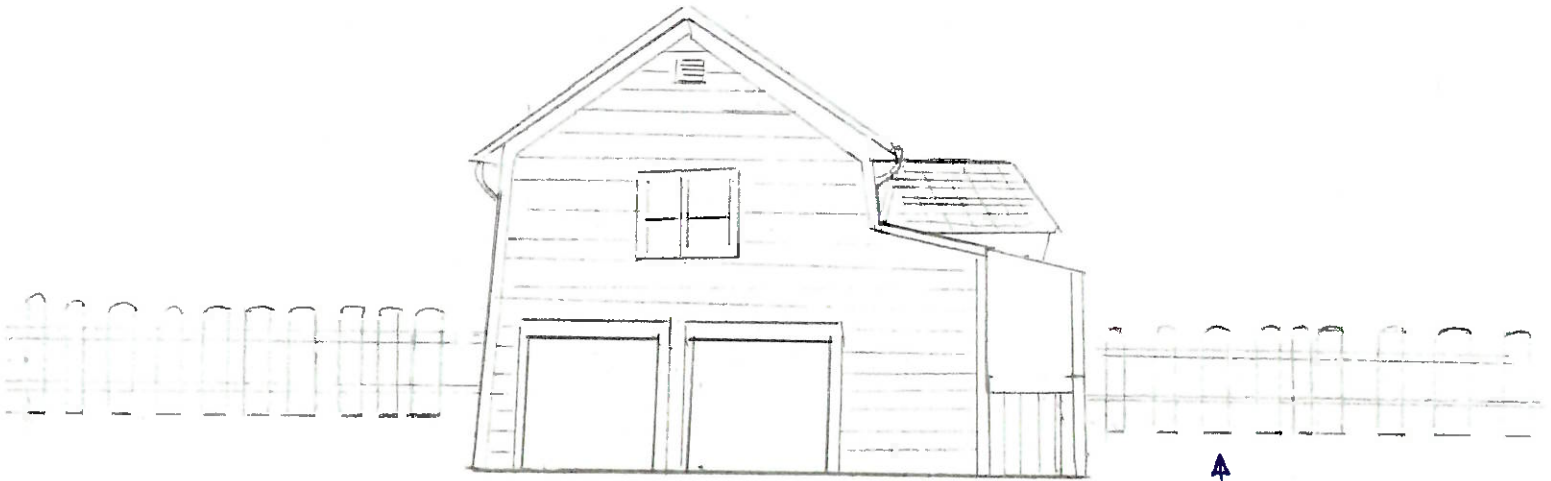
4' wood open picket
fence along driveway

EXISTING CONDITIONS
(view from neighbor at 9316 Brookville Rd)



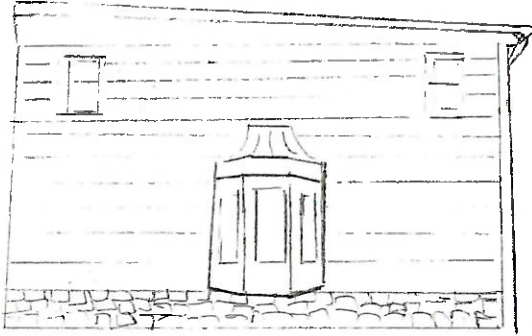
back entry uses
Trex composite decking
+ white vinyl fencing

PROPOSED
(view from neighbor at 9316 Brookville Rd)

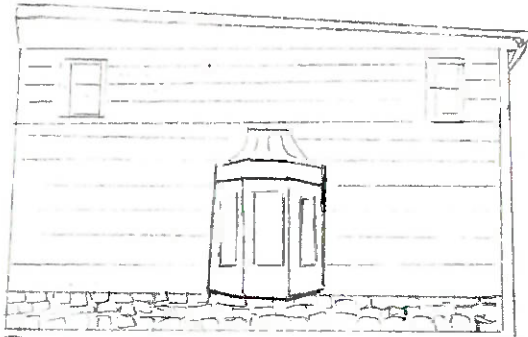


↑
4' open wood
picket fence on far side
(to be transitioned
from shadow box
fence along Brookville Rd)

EXISTING CONDITIONS
(view from neighbor at 9310 Brookville Rd)



PROPOSED
(view from neighbor at 9310 Brookville Rd)



↑ 4' open wood picket fence to be transitioned from 6' shadow
box fence along Brookville Rd



view from Brookville Rd (no access)



view from driveway on Salisbury Rd (only access to home)



view from neighbor at 9316 Brookville Rd



View from neighbor at 9310 Brookville Rd



current deck condition (view from driveway)



deck (view from driveway)

Note: entry uses Trex composite decking w/ white vinyl fencing



current wood deck (view from driveway)



view from neighbor at 9310 Brookville Rd



View from neighbor at 9510 Brookville Rd



Current deck conditions - rotted wood



Rotted wood on deck



Rotted wood on deck + tree growing into deck



View of front porch from neighbor at 9316 Brookville Rd - new deck proposal in back to match front deck



View of front porch - new deck proposal in back to match front of house



view of fence (shadow box) along perimeter of neighbor at 9316 Brookville Rd.
Fence proposal along Brookville Rd. to match + connect



view of neighbor's shadow box fence. Fence proposal along
Brookville Rd. to match + connect.



view of neighbor's shadow box fence.



view of neighbor's shadow box fence. Proposal to extend + match along Brookville Rd. Proposal for shadow box fence to connect.



View of neighbor's shadow box fence. Proposal to match along Brookville Rd.



View of Brookville Rd, area of proposed 6' shadow box fence.



Area of proposed shadow box fence along Brookville Rd



View of Brookville Rd, area of proposed shadow box fence. To be transformed into 4' open picket along perimeter w/ 9310 Brookville Rd (along mesh wire fence visible in right of photo). 4' open picket fence to run along side w/ mesh wire fence.



View of driveway - proposal for 4' open wood picket along driveway.



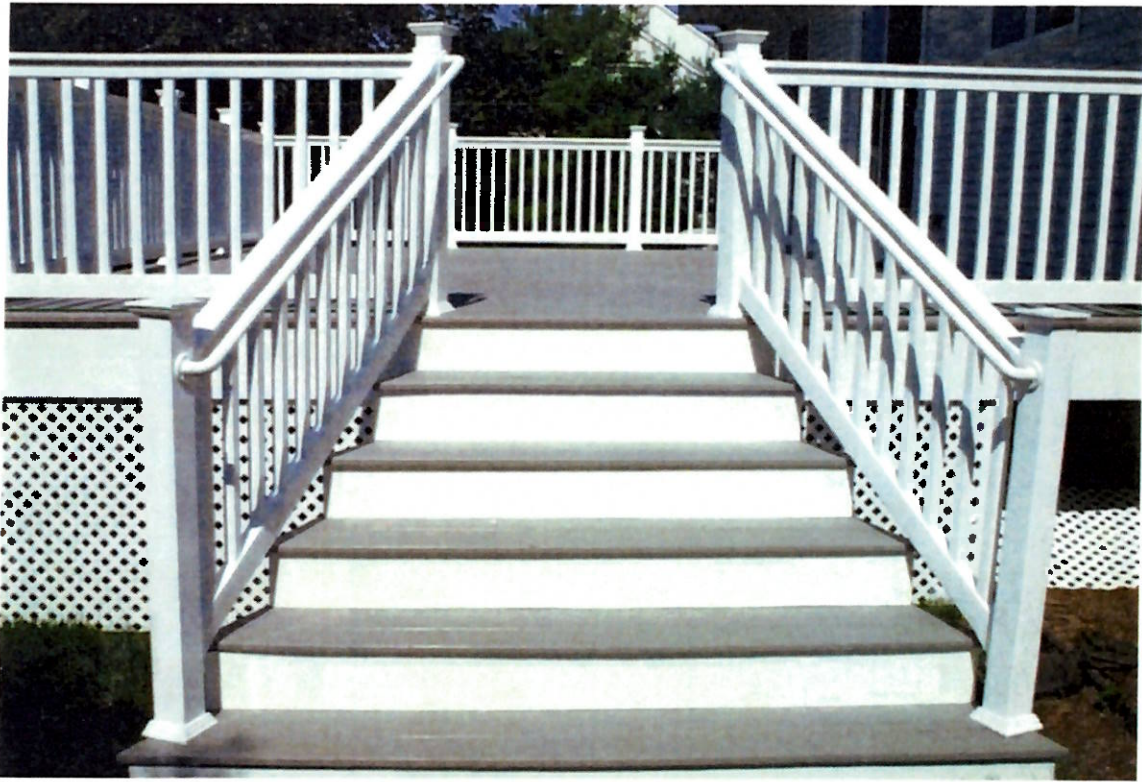
Sample proposal deck w/ grey Trex composite decking + vinyl fence.



Sample proposal deck.



Sample proposal deck.



sample proposal deck.



sample shadow box fence proposal.



sample transition from shadow box fence to open picket.



sample 4' open picket proposal

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

Owner's mailing address 2102 Salisbury Rd Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
9316 Brookville Rd Silver Spring, MD 20910	
9310 Brookville Rd Silver Spring, MD 20910	
2103 Salisbury Rd Silver Spring, MD 20910	