

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9402 Warren Street, Silver Spring	Meeting Date:	9/9/2020
Resource:	Contributing Resource (Linden Historic District)	Report Date:	9/2/2020
Applicant:	Joshua DeSousa	Public Notice:	8/26/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	36/02-20B	Staff:	Michael Kyne
PROPOSAL:	New dormer and other alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Linden Historic District
STYLE: Bungalow
DATE: c. 1923

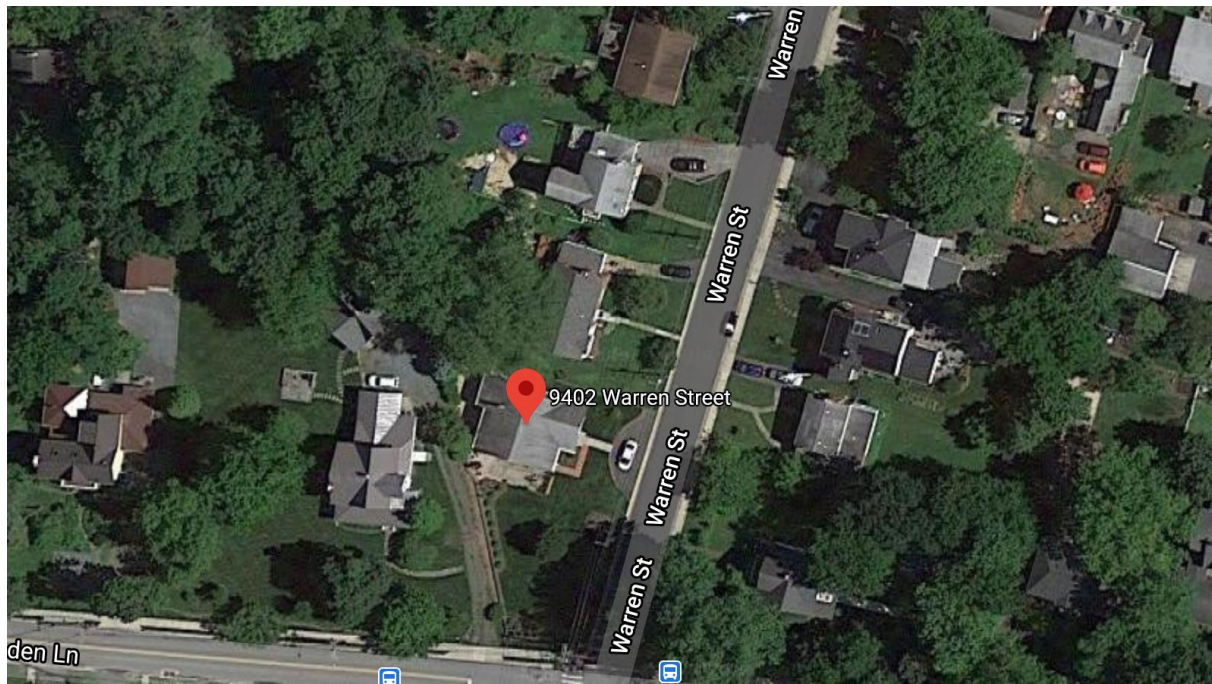


Fig. 1: Subject property.

PROPOSAL:

The applicants propose to construct a new dormer and other alterations at the subject 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)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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:

The Secretary of the Interior defines rehabilitation 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall 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 applicants propose the following work items at the subject property:

- Construction of a new shed dormer at the rear of the historic house.
 - The dormer will have painted cedar shake siding, paired 3-over-1 wood SDL double-hung windows, and asphalt shingle roofing to match the existing.
- Removal of an existing chimney at the rear of the historic house to accommodate the proposed new dormer.
- Replacement of an existing 1-over-1 non-historic vinyl window on the second floor of the north (right) elevation with a 3-over-1 wood SDL double-hung window.
- Replacement of original paired 3-over-1 wood double-hung windows on the second floor of the south (left) elevation with paired wood casement egress windows.
 - The proposed replacement casement windows will have a 3-over-1 grille pattern with 2” check rail applied to simulate the existing window style.

Staff supports the applicant’s proposal. Although two original double-hung windows on the south (left) elevation will be replaced with casement windows for egress purposes, staff finds that the proposed replacement windows successfully replicate the predominant window style (3-over-1 double-hung windows). Additionally, these windows are on the second floor of a secondary elevation, and the original windows will be retained throughout the remainder of the house. Therefore, staff finds that this proposed window replacement will not significantly detract from character-defining features of the subject property.

The other proposed alterations are either at the rear or will only affect non-original features (i.e., vinyl window replacement), and they will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2 and #9*. In accordance with *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

Staff finds the proposed materials appropriate and compatible with the historic house.

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, and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 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, #9, and #10;

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.



FOR STAFF ONLY:
HAWP# 922965
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Addresses of Neighbors

North side of house: 9404 Warren St. Silver Spring, MD 20910

South Side of House: 9318 Warren St. Silver Spring, MD 20910

East Side of House: 9403 Warren St. Silver Spring, MD 20910

West Side of House: 2303 Linden Ln. Silver Spring, MD 20910

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/10/2020

Application No: 922965
AP Type: HISTORIC
Customer No: 1381766

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

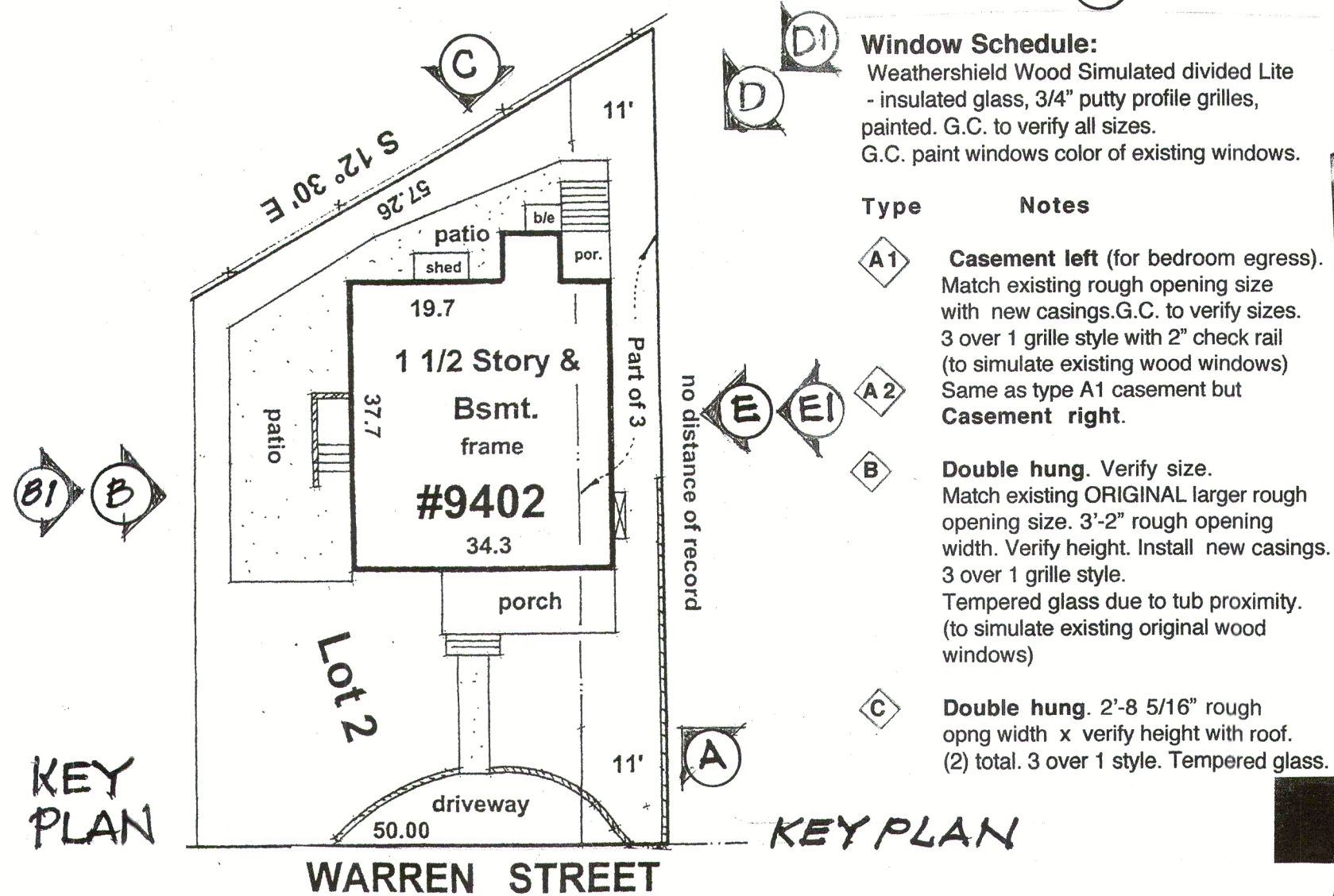
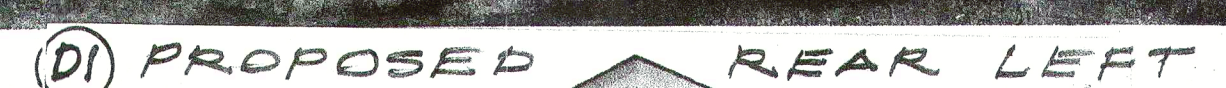
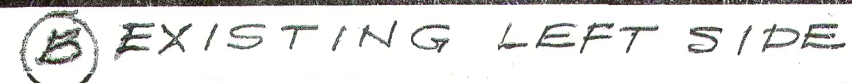
Primary Applicant Information

Location 9402 9402 Warren St ST 9402 Warren St Silver Spring, MD 20910
Homeowner DeSousa (Primary)

Historic Area Work Permit Details

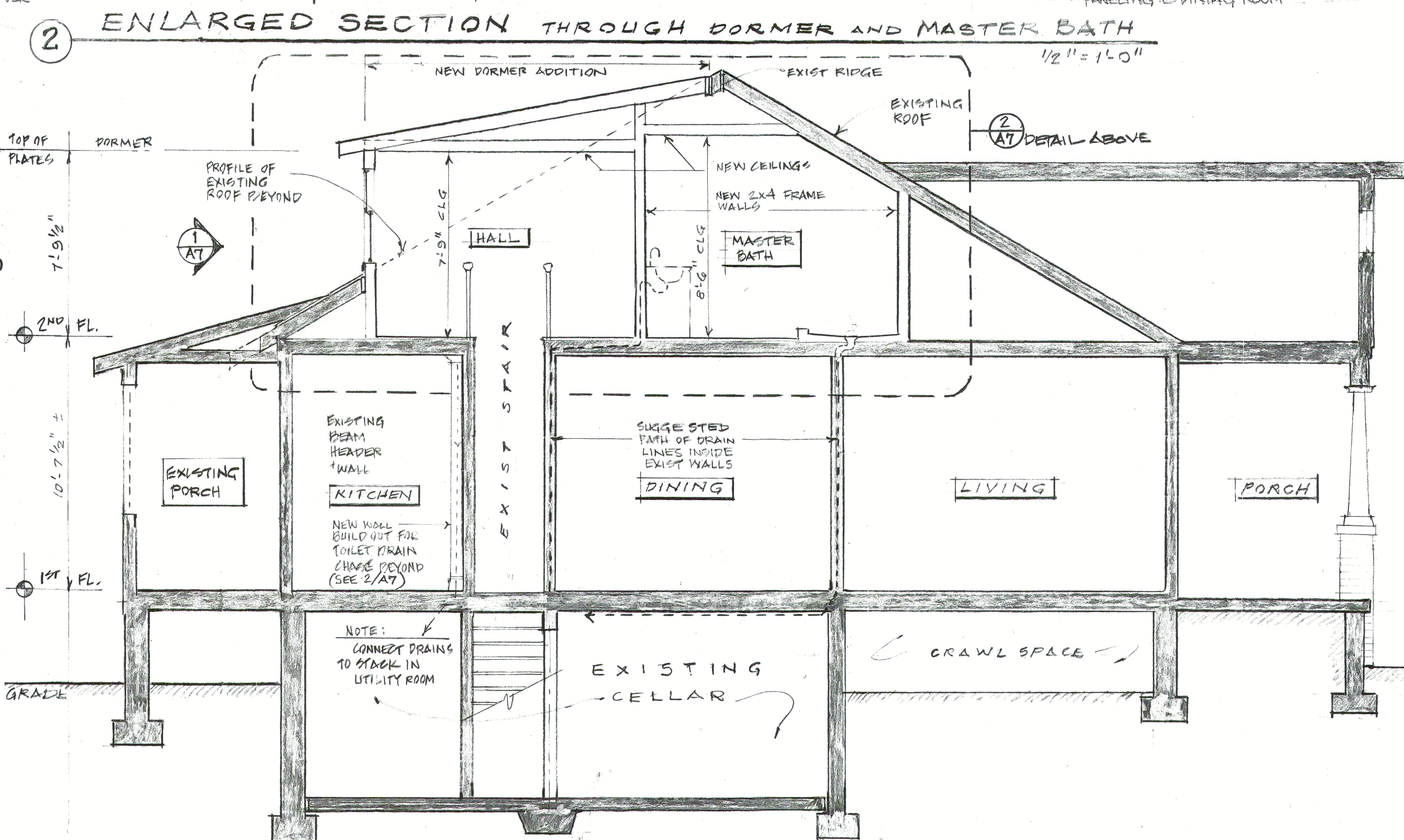
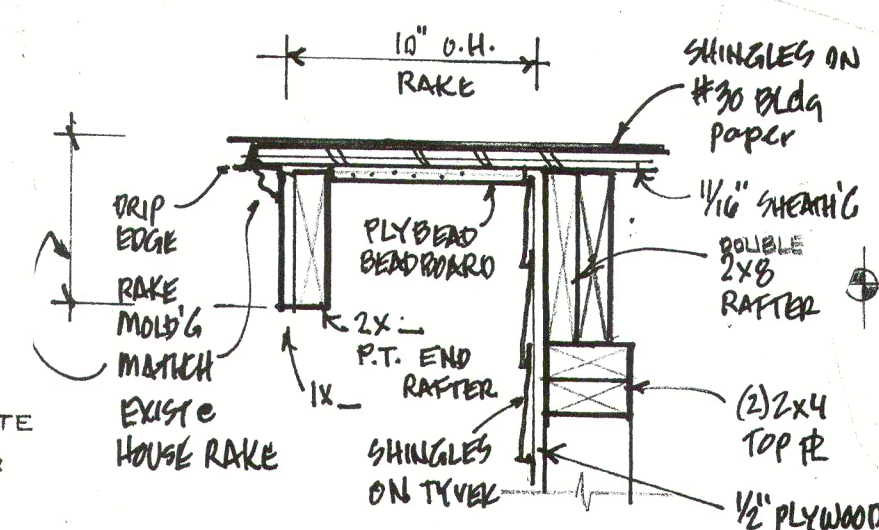
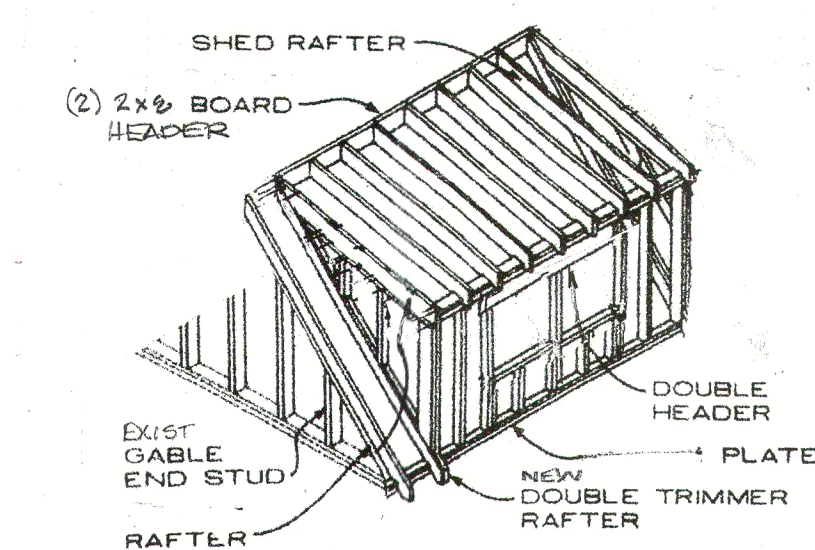
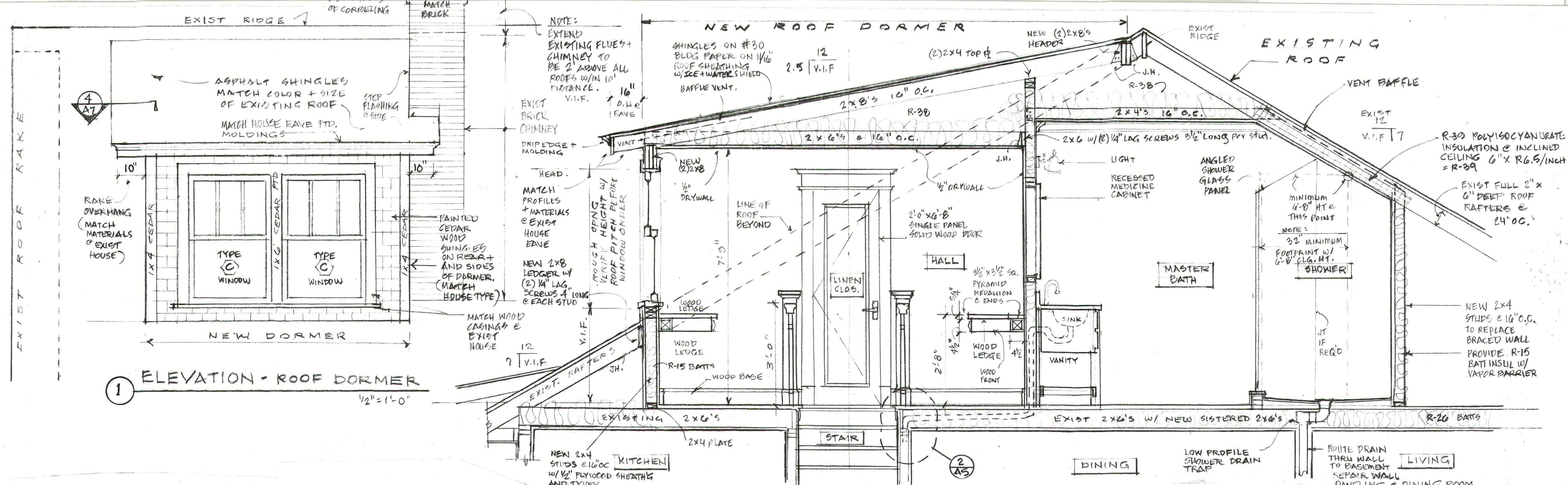
Work Type ALTER

Scope Restoring second story of historical house to include modern amenities that will extend life of house, adding modest dormer to allow for head clearance at top of stairwell, removing a deteriorated, non-functional, architecturally insignificant, secondary chimney stack in the process of adding dormer, and
Work replacing deteriorated windows with windows that match the design and material integrity of the rest of the home.



EXTERIOR VIEWS

A6



WOOD & CARPENTRY

1. All plywood shall be A.P.A. approved and glued and nailed.
2. Provide 16 gauge joist hangers at all joists, beams and rafter connections where there is no direct bearing support. Provide blocking between joists at bearing. Provide bridging at center span of joists or intervals not exceeding 8 feet. Space joists at 16" o.c. unless otherwise noted.
3. Nail all multiple 2x beams together with minimum 12d nails at 12" o.c. staggered.
4. Coordinate and provide blocking/backing inside partitions behind all wall mounted items.
5. "Align" means that similar components of construction, i.e., walls, jamb, etc... shall be in alignment across voids.
6. Contractor shall follow all wood "I" joist manufacturers recommendations and requirements for proper installation and for hole locations and sizes.
7. Dimensioned lumber shall provide $F_b=1050$ psi (R.M.U.) minimum. $F_v=70$ psi min. $E=1,200,000$ psi min. 19% Max moisture content as by a NFPA approved agency.

Unless otherwise noted on drawings, all structural wood members shall be #2 southern pine or equal with the following combination of unit stresses:

Extreme fiber stress in bending	1,200 psi
Compression parallel to the grain	1,000 psi
Compression perpendicular to the grain	565 psi
Modulus of elasticity	1,500,000 psi
Shear Stress	90 psi

Roof rafters shall be connected at each bearing point with one prefabricated galvanized rafter tie (hurricane clip) by Simpson or equal. Each anchor shall be 18 GA minimum thick.

Provide double joists under all parallel partitions, at joists that support headers, and at headers that support joists. Use joist hangers where applicable and where there is no direct joist bearing.

All joists and rafters shall be rigidly braced at intervals not exceeding 8'-0". Double studs at header bearing, double joists and rafters at all openings according to schedule below (unless note otherwise on drawings):

Double 2x4	Up to 3'-0"
Double 2x6	Up to 4'-0"
Double 2x8	Up to 5'-0"
Double 2x10	Up to 7'-0"
Double 2x12	Up to 8'-0"

All double headers and joist shall be fastened together with a minimum of two rows of 16 d nails 12" on center.
Provide blocking, banding, crush blocks, stiffeners, or rim joists, as required, at joist ends.

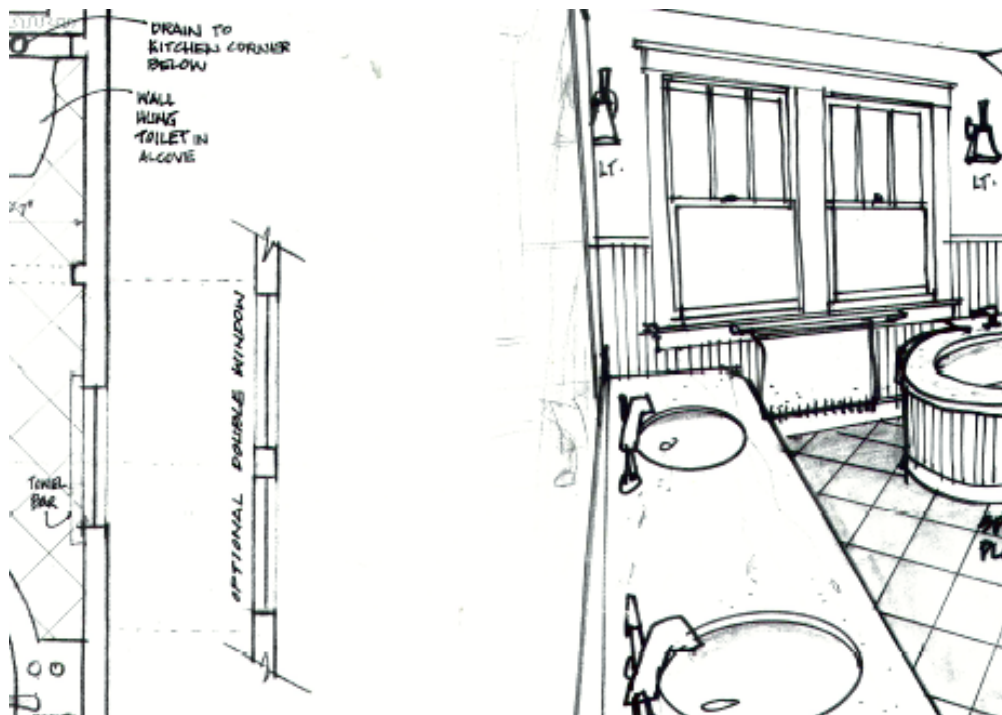
ADDITIONAL WINDOW PICTURES AND RENDERINGS

Window Schedule: Replacing exist windows with weathershield wood simulated divided Lite, insulated glass, $\frac{3}{4}$ " putty profile grilles, painted to match existing windows

1. Right Side of Home
 - a. Detailed current image of existing right side vinyl window to be replaced



- b. Detailed future image of existing right-side (bathroom) window casements from inside perspective. Will match existing original second story windows on other side of home, installing new casings and 3 over 1 grille style on each window.



2. Left side of home

a. Detailed current image of existing left side damaged windows (bedroom)



b. Future image and details of left side (bedroom egress) window from inside based on renderings. Casement left will match existing rough opening size with new casings. 3 over 1 grille style with 2" check rail to simulate existing wood windows. Casement right will be the same.

