

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2805 Linden Ln., Silver Spring	<b>Meeting Date:</b>	3/24/2021
<b>Resource:</b>	Swiss Chalet; National Park Seminary Historic District	<b>Report Date:</b>	3/17/2021
<b>Applicant:</b>	Heidi Lunasin	<b>Public Notice:</b>	3/10/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	943635	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration and Gutter Installation		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Swiss Chalet; NPS Seminary HD  
**STYLE:** Eclectic  
**DATE:** 1899

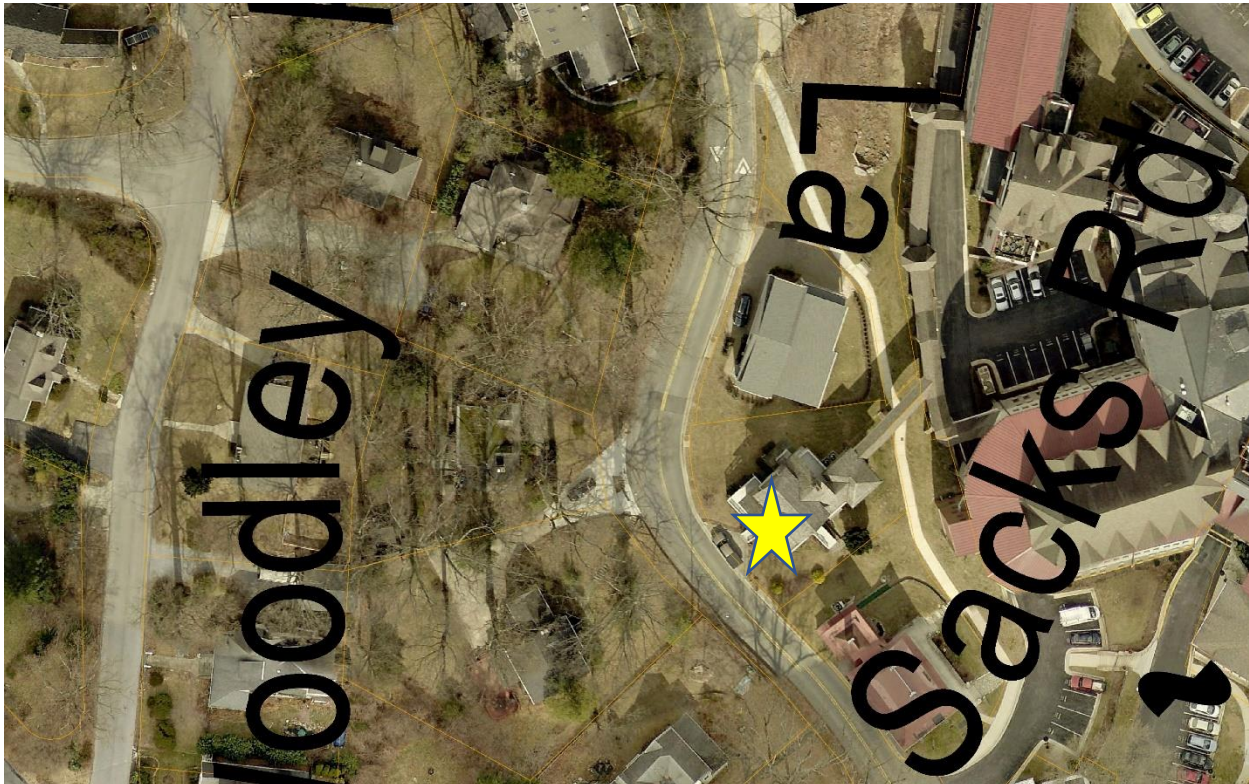


Figure 1: 2805 Linden Lane is on the east side of the street near adjacent to the large dormitory buildings.

## **PROPOSAL**

The applicant proposes to install half-round copper gutters to the north side of the house. The applicants also propose constructing a concrete walkway from the sidewalk to the entrance stairs. There is currently only a lawn. Finally, the applicant proposes replacing the existing flagstone patio with new stones.

The Maryland Historical Trust holds a façade easement for all of National Park Seminary and their easement committee has reviewed and approved the proposed work. Staff concurs with their assessment.

## **APPLICABLE GUIDELINES**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
  - C. New installation of gutters.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

### **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 ensure 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
- (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 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.” The relevant *Standards* are as follows:

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 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 RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource 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.



FOR STAFF ONLY:  
HAWP# 943635  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Heidi Lunasin  
Address: 2805 Linden Lane  
Daytime Phone: 202-378-7274

E-mail: hhralunasin@gmail.com  
City: Silver Spring Zip: \_\_\_\_\_  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 36/001-000A

Is the Property Located within an Historic District? Yes/District Name National Park Seminary  
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:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure          |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                                    |
| <input type="checkbox"/> Demolition                    | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                    |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                           | <input type="checkbox"/> Window/Door                              |
|  |   | <input checked="" type="checkbox"/> Other: <u>Gutter addition</u> |

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.

/Heidi E. Lunasin/ February 27, 2021

Signature of owner or authorized agent

Date



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

### Swiss Chalet at National Park Seminary

Swiss Chalet style house with covered porch and deck surrounding the majority of the living space, walkway attached to main building. The house has a stone foundation which is exposed in part and there is essentially a "walk-out" basement section.

There is no paved or stone walkway to enter the house from any sidewalk.

This means all people entering the house have to walk across the grass, mud, snow, or ice to reach any door on the property from a sidewalk. In the recent storms this has proven to be extremely dangerous as the yard became a sheet of ice.

Further, the sloping towards the house in this area appears to be causing water intrusion into the crawl space during significant rain events.

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

We are hoping to add the last section of gutter to the lower roof to mitigate water/ice issues that are being caused to the door below this section of the roof. Further, significant erosion is occurring on the North Side of the house. Landscapers from the National Park Seminary HOA continually tear up the grass due to the area being wet.

The current flagstone that is at the basement door will be extended out the existing concrete pad. The entire area will be at the elevation similar to the existing flagstone at the door, eliminating the uneven walk and existing small brick retaining wall (I don't know what else to call it other than a trip hazard).

At the end of the flagstone there will be a 12 " retaining wall added as this is currently an area wear significant washout occurs during storms.

Further, the access to the house is uneven stones are not flush, in fact, there is a differential of at 3-4 inches.

There is also a small brick retaining wall in the middle of the stone pathway that exists that has proven to be rather dangerous for people walking (I have fallen twice).

We are proposing excavating this area to be at the same elevation of the door to eliminate this uneven surface and remove the small brick retaining wall.

Work Item 1: Gutter Addition on North Side

Description of Current Condition: The lower roof has gutters everywhere but one section on the north side.

Proposed Work: We are hoping to add this last section of gutter to the lower roof to mitigate water/ice issues that are being caused to the door below this section of the roof.  
Further, significant erosion is occurring on the North Side of the house.  
Landscapers from the National Park Seminary HOA continually tear up the grass due to the area being wet.

Work Item 2: Walkway Installation to the house

Description of Current Condition: There is no paved or stone walkway to enter the house from any sidewalk. This means all people entering the house have to walk across the grass, mud, snow, or ice to reach any door on the property from a sidewalk. In the recent storms this has proven to be extremely dangerous as the yard became a sheet of ice.  
  
Further, the sloping towards the house in this area appears to be causing water intrusion into the crawl space during significant rain events.

Proposed Work: The current flagstone that is at the basement door will be extended out the existing concrete pad.  
The entire area will be at the elevation similar to the existing flagstone at the door, eliminating the uneven walk and existing small brick retaining wall (I don't know what else to call it other than a trip hazard).  
At the end of the flagstone there will be a 12 " retaining wall added as this is currently an area wear significant washout occurs during storms.  
Further, the access to the house is uneven stones are not flush, in fact, there is a differential of at 3-4 inches. There is also a small brick retaining wall in the middle of the stone pathway that exists that has proven to be rather dangerous for people walking (I have fallen twice).  
We are proposing excavating this area to be at the same elevation of the door to eliminate this uneven surface and remove the small brick retaining wall.

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	*	*	*	*	*		*



Swiss Chalet at NPS  
2805 Linden Lane  
Silver Spring, MD 20910

Application for Alteration  
Heidi & Rudy Lunasin



# Project 1 – Gutter Addition on North Side



Gutters are positioned almost completely around the lower roof. Just one section on the North side does not include a gutter.





## Project 1 – Gutter Addition on North Side

Section of lower roof without gutter. We are looking to add a matching 6” copper round gutter and a 3” copper downspout at the corner that extends to the ground to match the existing gutters.



# Project 1 – Gutter Addition

Damage is occurring to the wood below from the excessive water coming off the roof similar to the damage the deck has sustained when the gutters are not kept clean. Further, during cold weather the door becomes unusable if there is precipitation that freezes on the stairs due to the water being directed from both the upper and lower roofs to the stairs due to the lack of a gutter.





## Project 1 – Gutter Addition

Due to the extreme amount of water coming off both the upper and lower roofs at this point significant erosion is occurring in this area causing the pavers installed by the previous owner to sink. Over time this may affect the stairs connected to the house as well.





## Project 1 – Gutter Addition on North Side

- ◇ Significant erosion is occurring on the North Side of the house
- ◇ Landscapers from the National Park Seminary HOA continually tear up the grass due to the area being wet



## Project 2 – Addition of Walkway to House

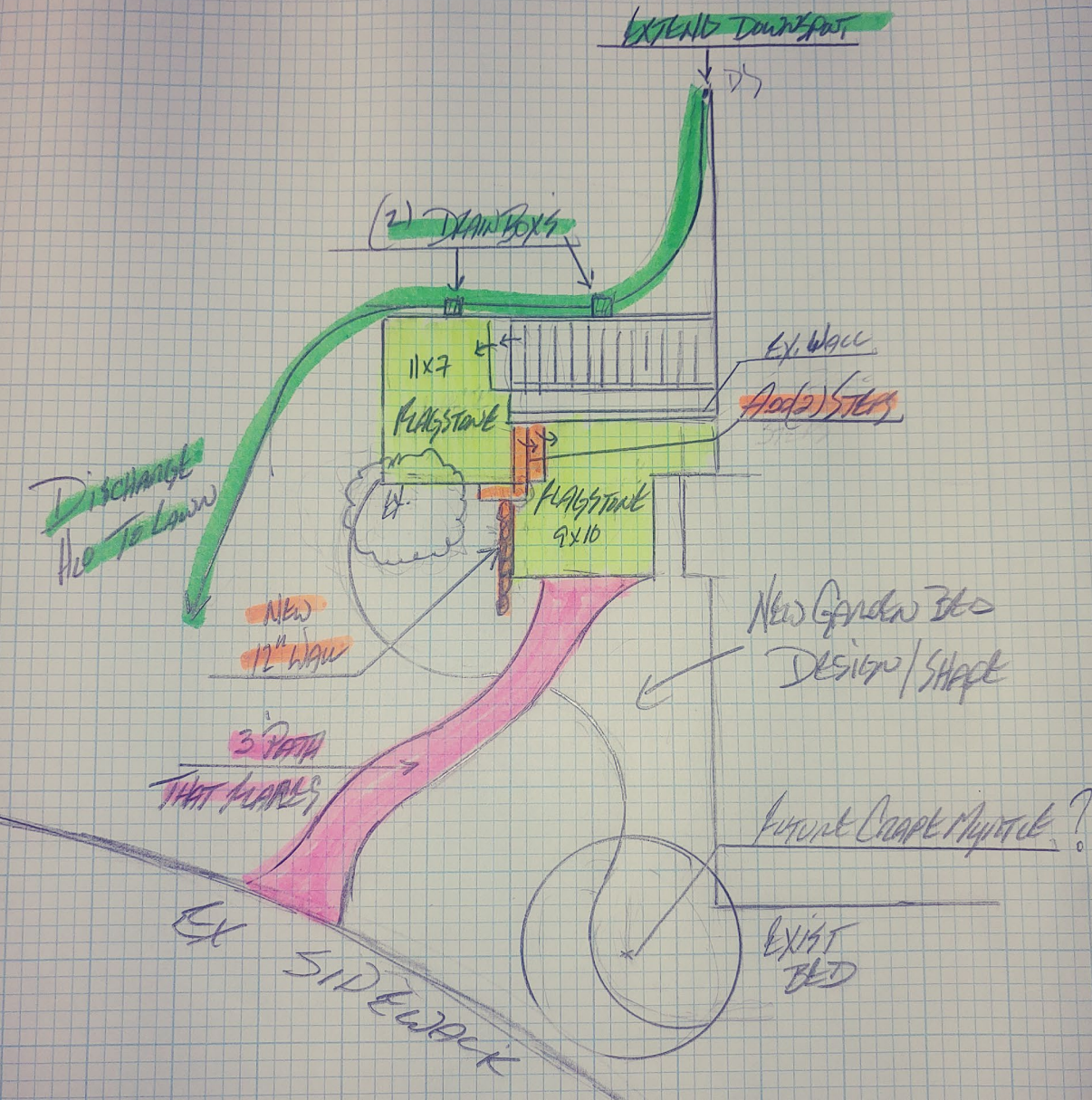
- ◇ There is no paved or stone walkway to enter the house from any sidewalk.
- ◇ This means all people entering the house have to walk across the grass, mud, snow, or ice to reach any door on the property from a sidewalk.
- ◇ Further, the sloping towards the house in this area appears to be causing water intrusion into the crawl space during significant rain events.





## Project 2

- ◆ The current flagstone that is at the basement door will be extended out the existing concrete pad.
- ◆ The entire area will be at the elevation similar to the existing flagstone at the door, eliminating the uneven walk and existing small brick retaining wall (I don't know what else to call it other than a trip hazard).
- ◆ At the end of the flagstone there will be a 12" retaining wall added as this is currently an area wear significant washout occurs during storms.





# Project 2 – Material for Walkway to House

- ◆ Walkway will be constructed from the chocolate grey material shown as 640016  
ROCKPATH,CHOCOLATE GRAY PER SQ.FT.  
CONTINUOUS PATH on the order.







## Project 2 – Materials for Patios

- ◆ The patios shown in the drawing will be constructed from 901408 H, FLAGSTONE BLUESTONE there will be no brick border. This material is meant to match the existing flagstone that was used in front of the basement door.





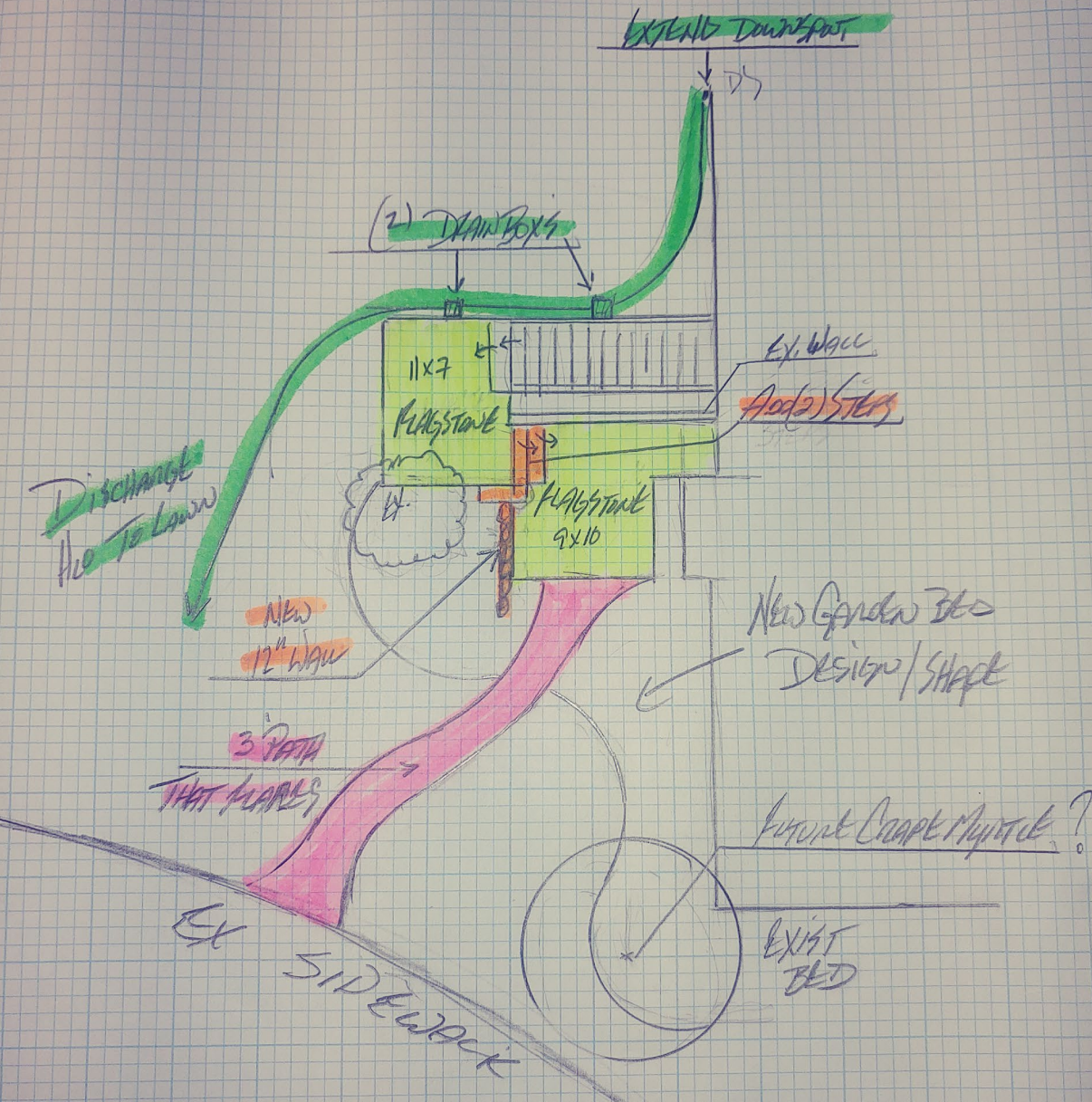
## Project 2 – Addition of Walkway to House

- ❖ Further, the access to the house is uneven stones are not flush, in fact, there is a differential of at 3-4”.
- ❖ There is also a small brick retaining wall in the middle of the stone pathway that exists that has proven to be rather dangerous for people walking (I have fallen twice).
- ❖ We are proposing excavating this area to be at the same elevation of the door to eliminate this uneven surface and remove the small brick retaining wall.



## Project 2

- ◆ The current flagstone that is at the basement door will be extended out the existing concrete pad.
- ◆ The entire area will be at the elevation similar to the existing flagstone at the door, eliminating the uneven walk and existing small brick retaining wall (I don't know what else to call it other than a trip hazard).
- ◆ At the end of the flagstone there will be a 12" retaining wall added as this is currently an area wear significant washout occurs during storms.

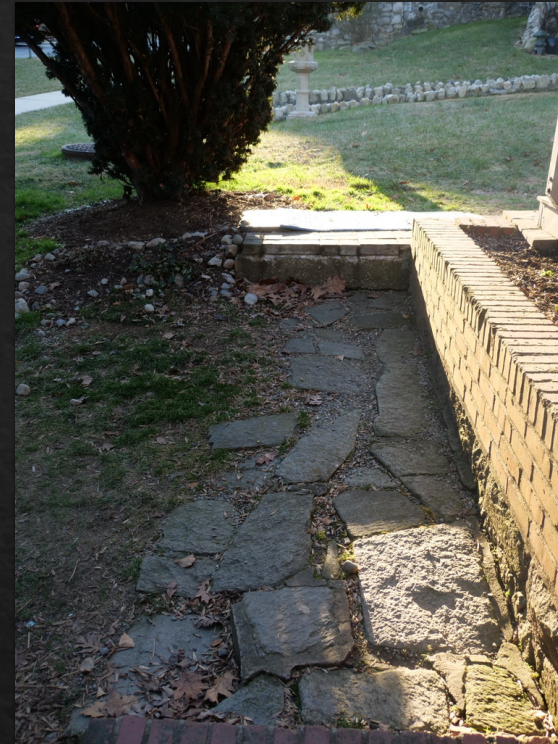






## Project 2 – Addition of Walkway to House





## Project 2 – Addition of Walkway to House

As can be seen in these images the existing stone pathway is extremely uneven and the stair at near the small existing patio (positioned on an old concrete slab by previous owner) is uncomfortably high and without a railing which makes it very uncomfortable and dangerous for guests or visitors.






### Project 2 – Addition of Walkway to House

The uneven and high step from the upper patio will be replaced with 2 stairs down to a lower patio made from the material listed on the purchase order as 640059 ROCK, STEPS BLUE BROWN - 4'WD. 6-7" RISE 16" TREAD and shown in the picture on the right.



The image shows a landscape with a retaining wall made of interlocking concrete blocks. To the left of the wall is a stone patio area. To the right of the wall is a house with a dark roof and a small garden area with plants. The wall is designed to hold back the earth and prevent water from running towards the house.

## Project 2 – Addition of Walkway to House

As can be seen in these images there is a large differential in grade between the existing stone patio above and the area below the stair. We have tried to mitigate water running towards the house but to more fully protect the house a short retaining wall (**12 inches high**) similar to the wall pictured in the image on the right is necessary. The wall will help to stabilize the existing tree/shrub that is there. The retaining wall will be constructed from 640041 ROCKWALLS, HICKORY GRAY as shown in the image on the right.



## Project 2

- ◆ Concrete pad extends into the yard at least 3 more feet.
- ◆ We are continually adding soil and grass seed in an attempt to keep grass growing but during heavy rains it washes away and the soil is less than 1 inch deep here.







## Project 2 – Materials for Patios

- ◆ The patios shown in the drawing will be constructed from 901408 H, FLAGSTONE BLUESTONE there will be no brick border. This material is meant to match the existing flagstone that was used in front of the basement door.



# Project 2 Site



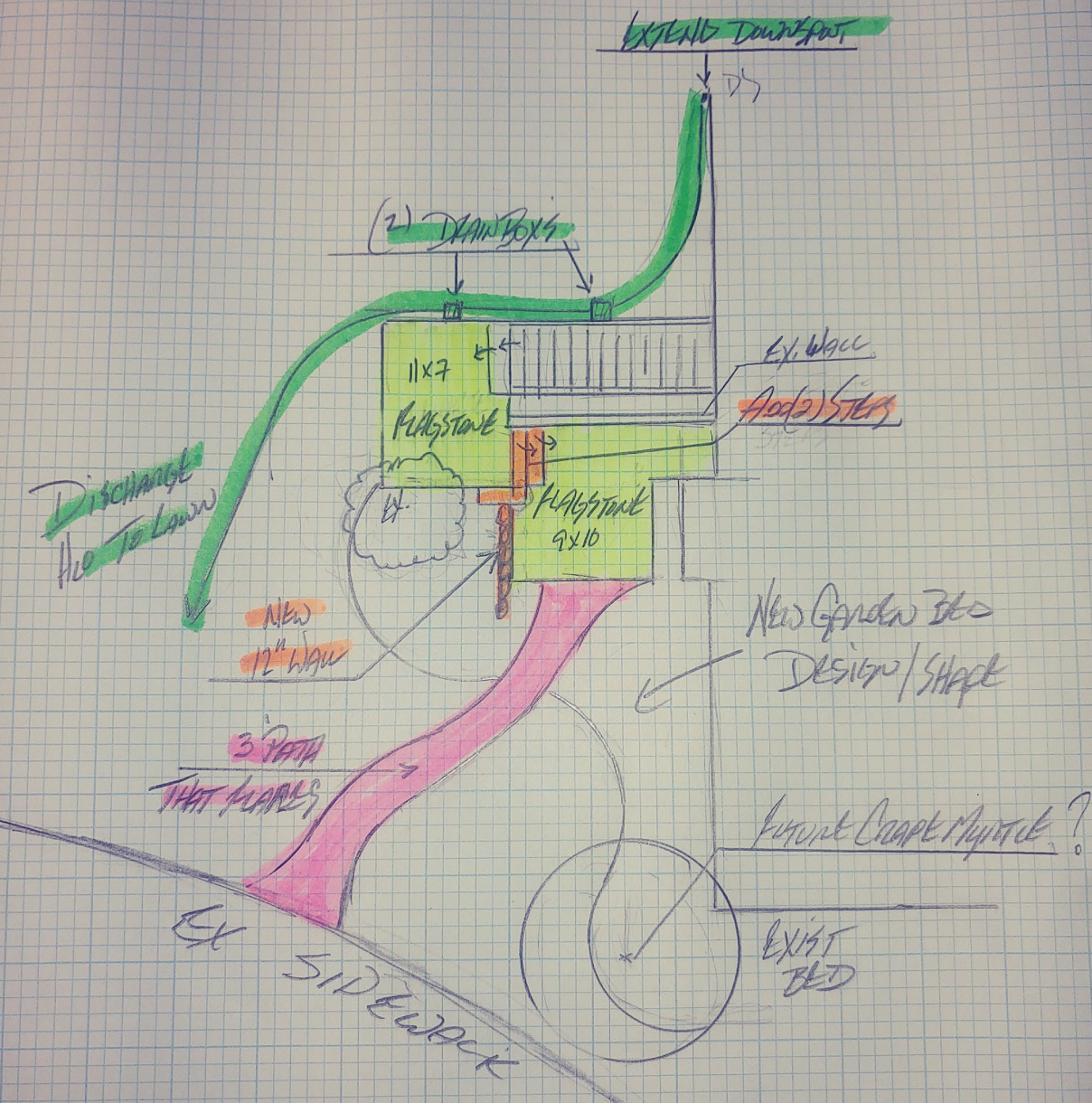




## Project 2

Due to slope of the yard and the fact that the gutters were placed directly into the dirt by the previous owner during heavy rain storms we have a large amount of water sitting behind the existing retaining wall. We will add drains to mitigate this problem.





## Project 2

- ◆ The current pavers that on the existing concrete pad will be replaced by flagstone to match the approach the the basement door. In addition, flagstone will be used to cover the area of buried concrete pad as it is impossible to maintain grass in the summer months in this area due to heat and excessive water.
- ◆ Drains will be added on the west side of the stairs to the decking to mitigate the water issues.
- ◆ This drains will discharge away from the house and into the yard.
- ◆ A walkway will be constructed from the lower flagstone area to the existing public sidewalk.





42461 John Mosby Highway  
Chantilly, Virginia 20152  
VA (703) 327-5050 MD (301) 353-0606  
800-739-6824 Fax (703) 327-5233  
www.MeadowsFarms.com

Contract Date 10/27/2020

Contract Number 20106728 Addendum: 1

MESS UTILITY NO.

Designer's Name John Sargeant

Attachment: ☐ Hardscape ☐ Rockwall ☐ Planting: ☐

E-Mail HHIRALUNASIN@GMAIL.COM

Project/Company

Name HEIDI LUNASIN

Address 2805 LINDEN LN

City SILVER SPRING St MD Zip 20910

Subdivision

County MONTGOMERY

Home Phone

Work Phone 202-378-7274

Est Office: ☐ Mr ☐ Mrs

Contract Type Construction

Status: Deletion

Tentative Begin/End WeekOf:

Item Description	Qty	Each	Total	Item Description	Qty	Each	Total
404546 CRABAPPLE CATALPA - PURPLE 5-6	1	399.00	399.00	900060 DRAIN/CATCH BASIN WITH GRATE- 12"X12"X12"	2	150.00	300.00
				900301 H/PLASTIC/SLATE CUTTING PBR LINEAL FT	10	16.00	160.00
				900408 H/PLASTIC/BLUES/STONE PBR SQ FT 24x36 OR PATIO PACKS	170	19.75	3,357.50
				700050 DELIVERY FEE	1	50.00	50.00
				600002 DRAIN/90 DEGREE CONNECTOR	1	12.50	12.50
				600002 DRAIN/90 DEGREE CONNECTOR	1	12.50	12.50
				600007 DRAIN/90 DEGREE FOR DOWNSPOUTS- 4" INCHES DEEP TO MAX 10'	70	9.75	682.50
				600012 MULCH/SHRUBBER HARDWOOD 3 cu ft	12	8.50	102.00
				600056 OTHER/EXCAVATION FOR CURB FOOT	45	9.50	427.50
				700040 OTHER/SCD REMOVAL-SCDCUTTER- Sq. ft	100	0.90	90.00
				550002 SCD (NO WARRANTY) 1/4-100 SQ YD w/ yd	10	12.50	125.00
				600025 SCD/DRAPED BAGGED 1.5 cu ft	15	9.75	146.25
				600059 ROCK/STEPS BLUE BROWN- 4"WD, 6-7" RISE 16" TREAD	2	259.00	518.00
				600016 ROCK/PATH/CHOCOLATE GRAY PBR SQ FT. CONTINUOUS PATH ONLY MIN. 2	100	26.00	2,600.00
				600011 ROCK/WALLS/HOCKEY GRAY BOLD PBR FT	10	40.00	400.00

Notes This is for the multi level landing/patio with steps and drainage connection along with bed prep, reshaping beds, new pathway and a suggested tree on corner.  
This includes new steps and rockwall needed for patio transition

Spring 2021 install  
Lock in 2020 pricing with initial deposit  
ALL contingents upon review by architectural committee

Directions

Installed Total	\$399.00	Deposit	\$3,000.00	Payment Type	Credit Card
Other Charges	\$5,983.75	Design Fee/		Card Number	
Sales Tax	\$0.00	Credit Memo	\$0.00		
		Balance Due			
Total Investment	\$9,382.75	Upon Installation	\$5,982.75	Exp Date	

I have read and understand the agreement, limited warranty and instructions on the attachment.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Designer \_\_\_\_\_ MHIC# \_\_\_\_\_

This order is not binding until approved by the Vice President of Landscaping

ACCEPTANCE: I accept installation and items described above in accordance with the terms of the agreement.

Purchaser \_\_\_\_\_

## Project 2

- Details provided by the contractor.
- Please let us know if additional details will be needed.