I.E

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 2805 Linden Ln., Silver Spring  
Meeting Date: 3/24/2021

Resource: Swiss Chalet; National Park Seminary Historic District  
Report Date: 3/17/2021

Applicant: Heidi Lunasin  
Public Notice: 3/10/2021

Review: HAWP  
Tax Credit: n/a

Permit No.: 943635  
Staff: Dan Bruechert

Proposal: Hardscape Alteration and Gutter Installation

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.
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: 20910

Tax Account No.: 36/001-000A

AGENT/CONTACT (if applicable):

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

E-mail: hhralunasin@gmail.com
City: Silver Spring
Zip: 20910

Contractor Registration No.: 36/001-000A

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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☑ Grading/Excavation ☐ Roof ☐ Window/Door

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 where 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:

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 where 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.
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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

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- 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.
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 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.
### Project 2

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

### Table

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<th>Item Description</th>
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**Notes:**
- This is the main table containing information on items and their quantities. Each row represents a different item with its corresponding details.

**Milestones:**
- Completed tasks are marked with a checkmark.
- Remaining tasks are noted with placeholders.

**Financials:**
- **Installed Cost:** $120,000
- **Net Change:** $15,000
- **Total Cost:** $135,000

**Signatures:**
- The form includes a section for signatures to acknowledge receipt and agreement.