

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2115 Salisbury Road, Silver Spring	Meeting Date:	2/2/2022
Resource:	Contributing Resource (Linden Lane Historic District)	Report Date:	1/26/2022
Applicant:	Brett Howard	Public Notice:	1/19/2022
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	951746	Tax Credit:	N/A
PROPOSAL: Accessory Dwelling Unit Construction			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource to the Linden Lane Historic District
STYLE: Queen Anne
DATE: 1906



PROPOSAL

The applicant proposes to construct an accessory dwelling unit in the northwest corner of the lot.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Linden Lane 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 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 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 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 DISCUSSION

The applicant proposes to construct an accessory dwelling unit (ADU) on site. The proposed building will be placed to the left of the historic house near the location of the existing non-historic shed. The ADU has the form and approximate size of a two-car, 1-and-a-half story garage, and measures 20' (twenty feet) tall, with a footprint of 26' × 23' (twenty-six feet by twenty-three feet). The proposed ADU will be placed 17' (seventeen feet) from the north and west property lines.

To match some architectural details of the historic house, the ADU will utilize two different types of cedar siding. The first floor and much of the second story will be covered in beveled clapboards. The shed dormers will be covered in cedar shingles. The proposed gable roof with shed dormers will be

covered in three-tab shingles to match the roof of the historic house. The applicant proposes to install Marvin Element composite windows and doors. The windows will be a mix of multi-lite casement and six-over-one sash windows. The proposed doors are fifteen-lite French doors.

At the rear of the proposed building, the applicant proposes to construct a flagstone on-grade patio. The patio will not be visible from the right-of-way.

Staff finds the location of the proposed ADU is compatible with the site and surrounding district. While it may be preferable for the new building to be to the rear of the historic house, that is not feasible on this site, which is wider than it is deep.

Staff finds that the traditional design of the proposed ADU, with its rectangular form, gable roof, and multi-lite windows is compatible with the surrounding Linden Lane Historic District and the subject property. Staff additionally finds the materials used including wood siding and asphalt shingles are compatible with the site and surrounding district. The one material that requires additional analysis is the proposed Marvin Elevate Windows and Doors. These have a fiberglass exterior and a wood interior. The window profile is thicker than a vinyl window and closer to the dimensions of an aluminum-clad window. Staff finds that the proposed windows and doors are appropriate for an accessory structure, which typically have lower levels of finish than the primary residence. Staff finds the proposed ADU should be approved under 24A-8(b)(1) and Standards 2, 9, and 10.

Staff finds the proposed flagstone patio is compatible with the site, but should be approved as a matter of course as it will not be visible from the public right-of-way.

No trees are proposed for removal with this project and none are shown within the proposed footprint of the new construction. If the limits of disturbance need to be expanded during building permit review, the applicant must return to the HPC for any necessary tree removals. However, the new building will be constructed in the area that is already used for on site parking and it is not anticipated that trees will need to be removed.

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 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 an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 951746

DATE ASSIGNED _____

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

APPLICANT:

Name: Brett Howard

E-mail: behoward@gmail.co

Address: 2115 Salisbury Roac

City: SILVER S Zip: 20910

Daytime Phone: 6027704036

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 Linden
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 checked="" 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 type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Brett Howard

5.5.2021

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Silver Spring, MD 20910

2109 Salisbury Road

2201 Salisbury Road

2122 Linden Lane

2126 Linden Lane

2106 Salisbury Road

2108 Salisbury Road

2110 Salisbury Road

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

This large Colonial Revival-style dwelling, built about 1907, replaced an earlier house destroyed by fire the same year. Strict bilateral symmetry of the front facade is relieved by a wrap-around porch anchored with a pediment over the central entrance. Paired windows on first and second stories are characterized by a diamond motif in the upper sash, a pattern echoed in both the dormer windows and the oculus above the front entry.

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

Construction comprises a carriage house adjacent to the primary residence, with both to be joined by a common driveway leading up from Salsbury rd.

Work Item 1: Carriage House

Description of Current Condition: N/A

Proposed Work: New construction from existing gravel driveway. Construction will include foundation, connecting to utilities, and all structural elements of the carriage house.

Work Item 2: _____

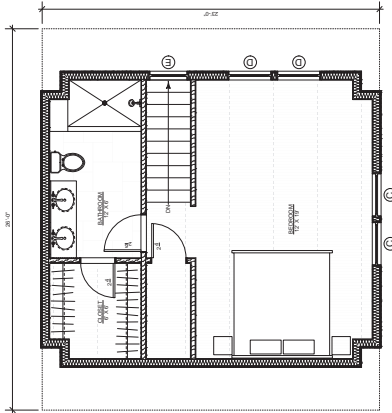
Description of Current Condition:

Proposed Work:

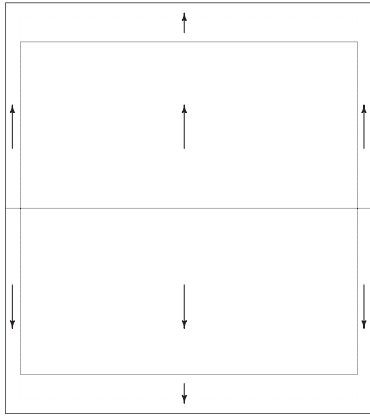
Work Item 3: _____

Description of Current Condition:

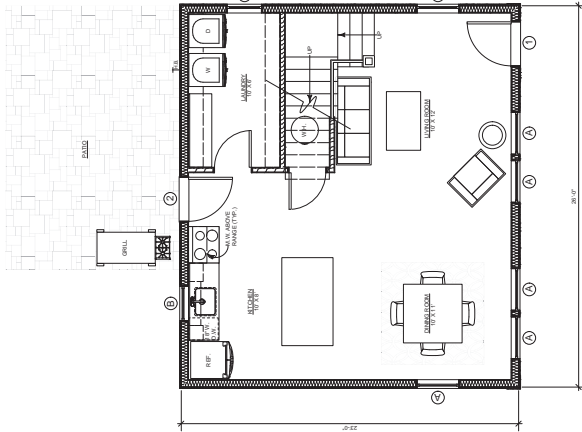
Proposed Work:



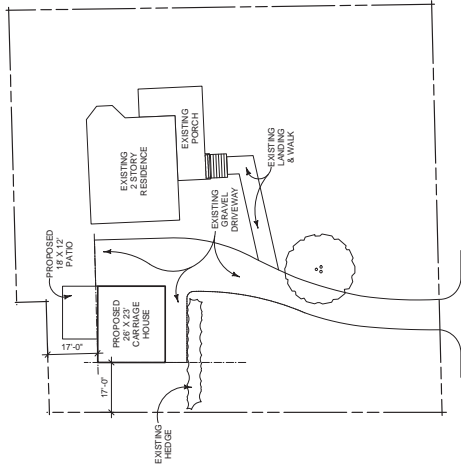
A-1.0 SECOND FLOOR PLAN



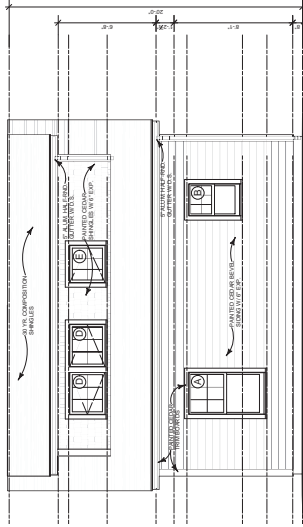
A-1.1 ROOF PLAN



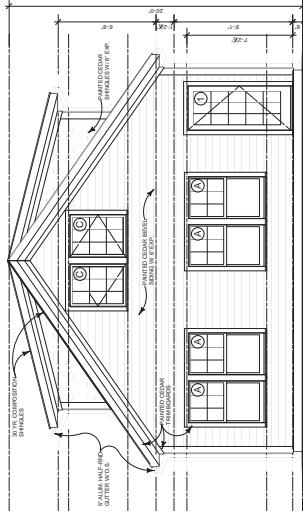
A-1.0 FIRST FLOOR PLAN



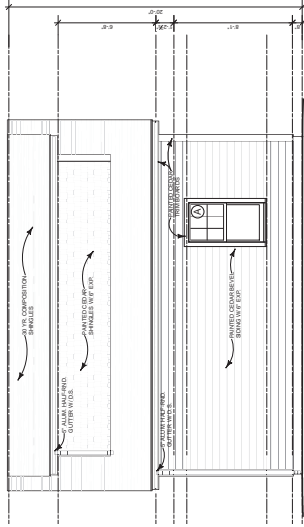
A-1.0 PROPOSED SITE PLAN



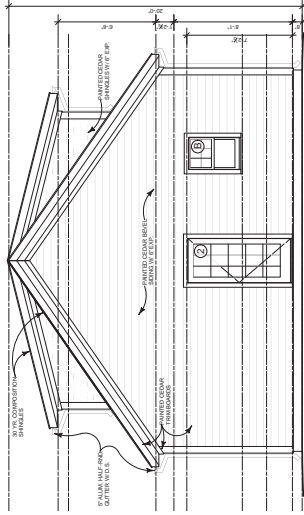
A-1 EAST ELEVATION



A-1 SOUTH ELEVATION



A-1 WEST ELEVATION



A-1 NORTH ELEVATION

Door and Window Schedule						
Mark	Mfr.	Model	Rough Opening Width x Height	Type	Lites	Glazing S.U.C.C. U-Value
1	Marvin	ELFD 3070R	3'-11 1/4" X 7'-2 1/2"	Inswing French	15	<.4
2	Marvin	ELFD 3070L	3'-11 1/4" X 7'-2 1/2"	Inswing French	15	<.4
A	Marvin	ELDH 3664	3'-0 1/2" X 3'-4 1/4"	Double Hung	6/1	<.4
B	Marvin	ELDH 3664	2'-6 1/2" X 3'-8 1/4"	Double Hung	6/1	<.4
C	Marvin	ELCA 3331	3'-1 1/4" X 2'-7 1/2"	Casement	9	<.4
D	Marvin	ELCA 3331	3'-1 1/4" X 2'-7 1/2"	Casement	9	<.4
E	Marvin	ELCA 3331	2'-6" X 2'-7 1/2"	Casement	6	<.4

Note: Contractor shall field verify each R.O. M.O. prior to ordering units. Contractor shall verify that all glazed units meet or exceed federal S.H.G.C. & R-values to qualify for federal tax credits.

PRELIMINARY

A Carriage House for:
The Farmer Residence
2115 Salisbury Road
Silver Spring, MD 20910

Frederick Stieracki AIA
Architect
119 Monticello Avenue
Arlington, Maryland 21401
410.288.7907

Drawing: Plans & Elevations
Date: 01-04-2022
Revisions:

A-1.0

Your HAWP Permit application has been created successfully!

The permit application number is **951746**.

Please write down this number for future reference.


You will be notified by email when the permit is ready to be issued.


We value your feedback regarding our online application process! Please take a moment to complete a brief survey

DO NOT PROCEED UNTIL PERMIT IS ISSUED.

**** You MUST complete the HAWP form below. Incomplete forms will not be considered by the Historic Preservation Commission***
[Link to fillable PDF HAWP form.](#)

****Your completed HAWP form and any supporting documents must be emailed to HAWP@montgomeryplanning.org.***

VISITING DPS?  2425 Reedie Drive, 7th Floor, Wheaton MD 20902

 Parking & Directions

 Accessibility

 7:30am - 4pm, Mon- Fri

 240-777-0311



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/5/2021

Application No: 951746
AP Type: HISTORIC
Customer No: 1406045

Affidavit Acknowledgement

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

Primary Applicant Information

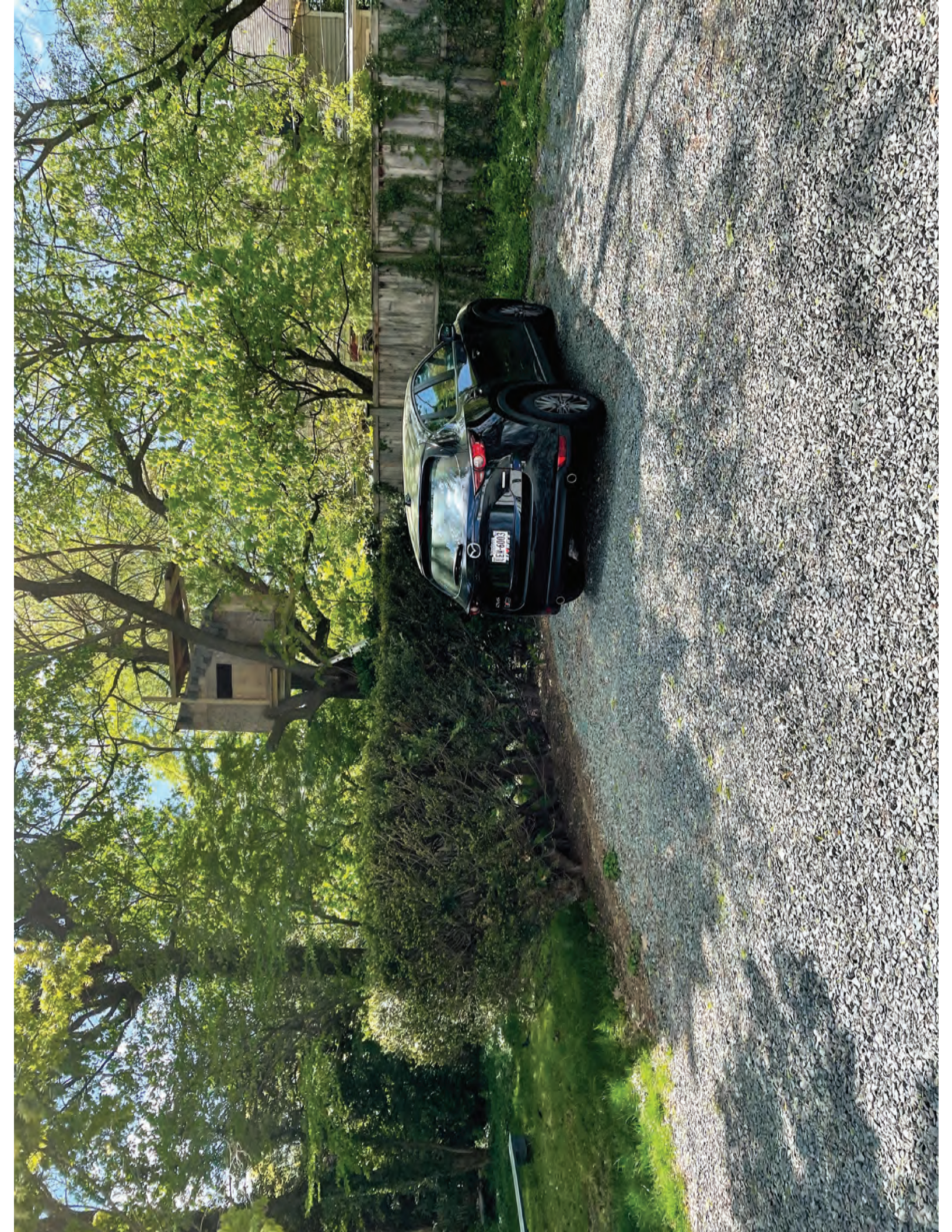
Address 2115 Salisbury RD
Silver Spring, MD 20910-1256
Homeowner Howard (Primary)

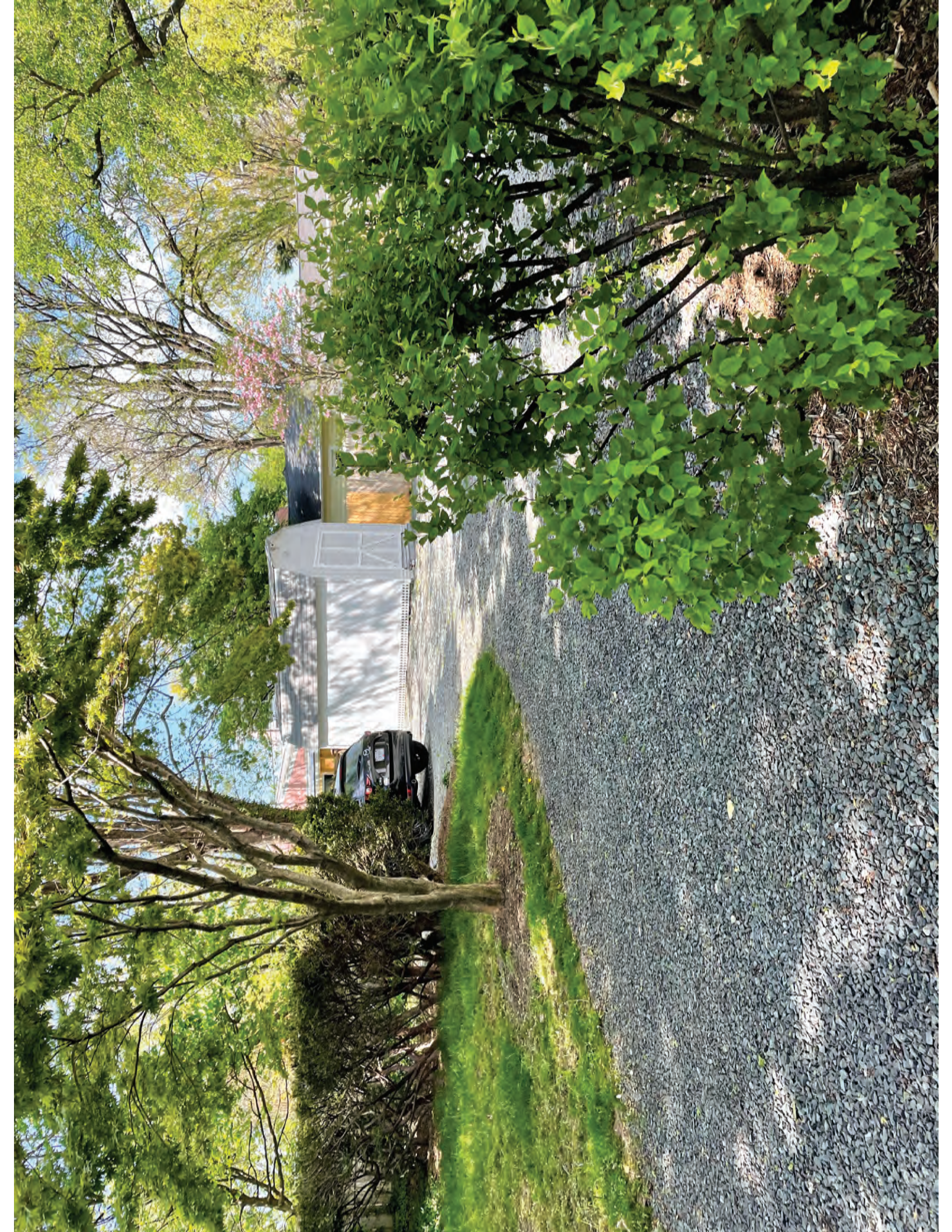
Historic Area Work Permit Details

Work Type CONST
Scope of Work We are requesting HPC approval for the construction of a carriage house on the property.

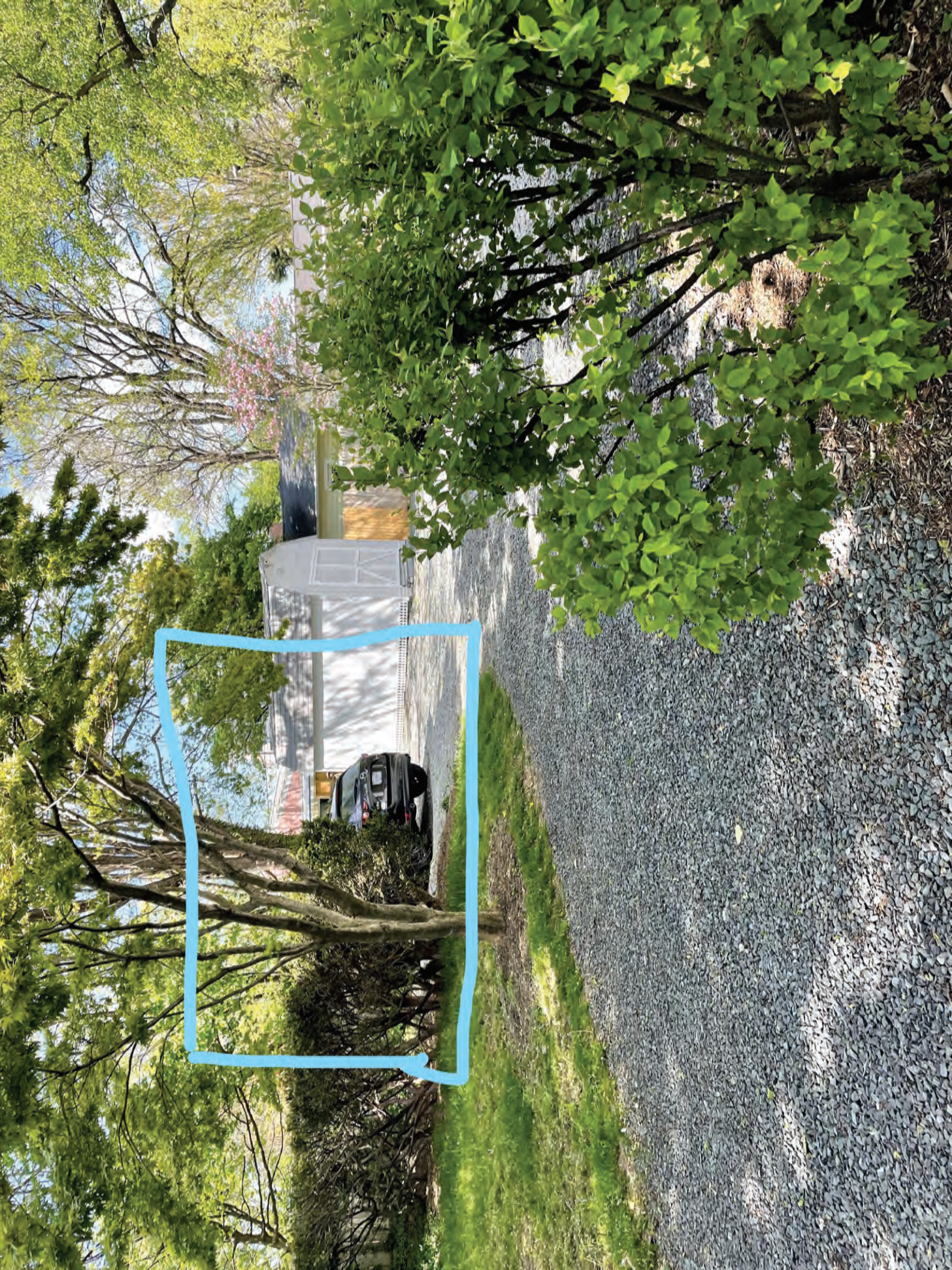


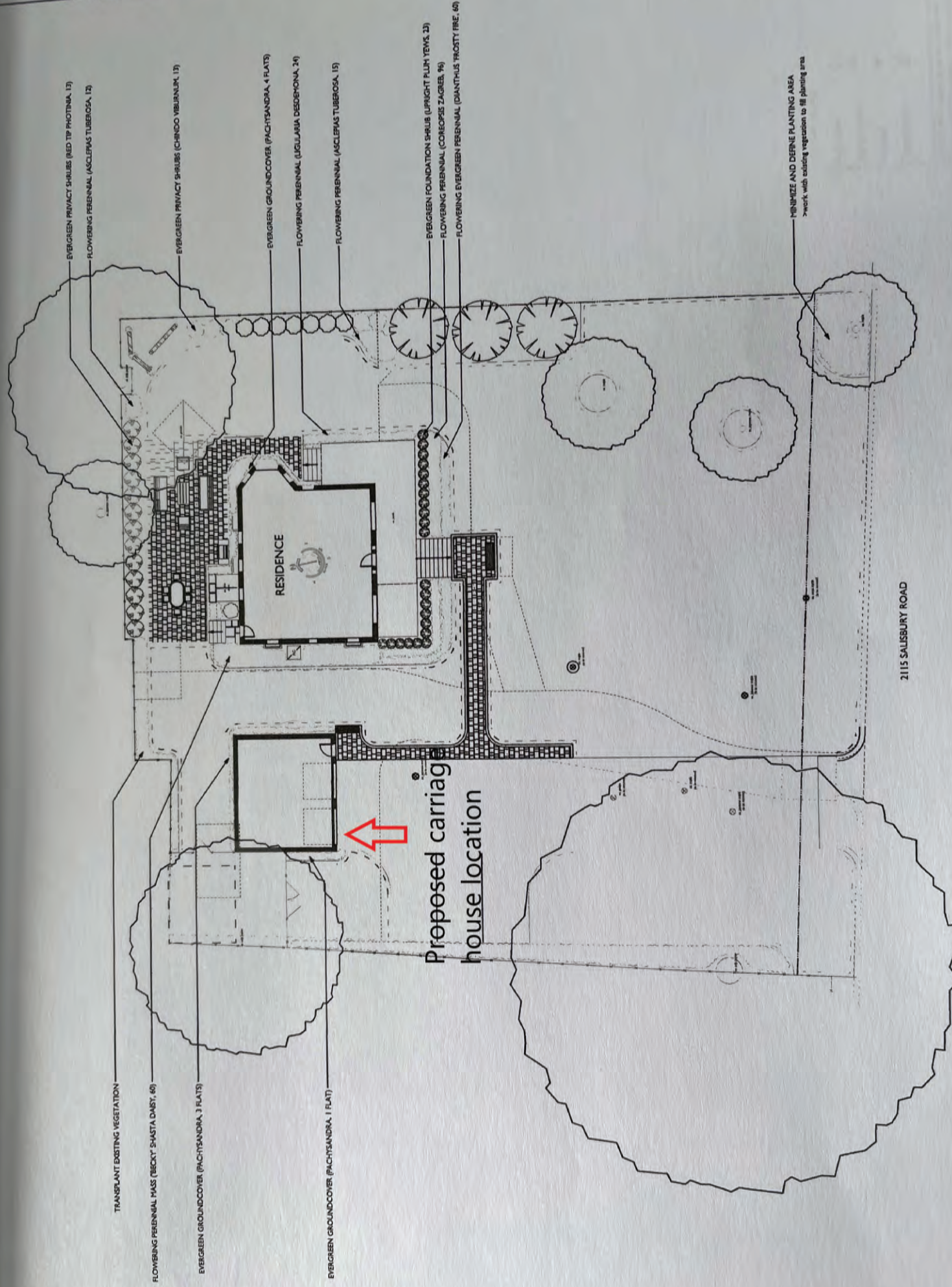












EVERGREEN PRIVACY SHRUBS (RED TIP PHOTOINIA, 13)

FLOWERING PERENNIAL (ASCLEPIAS TUBEROSA, 12)

EVERGREEN PRIVACY SHRUBS (CHINCO VIBURNUM, 13)

EVERGREEN GROUND COVER (PACHYSANDRA, 4 FLATS)

FLOWERING PERENNIAL (LIGULARIA DESCHONIA, 24)

FLOWERING PERENNIAL (ASCLEPIAS TUBEROSA, 13)

EVERGREEN FOUNDATION SHRUB (UPRIGHT PLUM YEW, 23)

FLOWERING PERENNIAL (CONOCOSIS ZAGREB, 16)

FLOWERING EVERGREEN PERENNIAL (DANTHUS PROSTY FIRE, 40)

MINIMIZE AND DEFINE PLANTING AREA
work with existing vegetation to fill planting area

TRANSPLANT EXISTING VEGETATION

FLOWERING PERENNIAL MASS (BECKY SHASTA DART, 40)

EVERGREEN GROUND COVER (PACHYSANDRA, 3 FLATS)

EVERGREEN GROUND COVER (PACHYSANDRA, 1 FLAT)

Proposed carriage
house location

2115 SALISBURY ROAD

FREDERICK SIERACKI
ARCHITECT

119 Monticello Avenue
Annapolis, Maryland
21401

410 268 7907

Exterior Specifications

Farmer Carriage House
2115 Salisbury Road
Silver Spring, MD 20910

Siding and trim:

Cedar bevel siding, 6" exposure to match existing main house, painted
Red Cedar "Perfection" shingles, 6" exposure, painted
5/4 Red Cedar trim, sized as shown on elevations, painted

Doors and Windows:

Marvin "Elevate" fiberglass windows and doors, "Stone White" color

Roof Shingles:

CertainTeed XT 25 3-tab shingle, "Moire Black" color