

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2102 Salisbury Rd., Silver Spring	Meeting Date:	9/7/2022
Resource:	Non-Contributing Resource Linden Lane Historic District	Report Date:	8/31/2022
Applicant:	Shivkumar (Raja) Krishnamoorthy	Public Notice:	8/24/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	1002250	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing resource to the Linden Lane Historic District
STYLE: Colonial Revival
DATE: 1997



Figure 1: The subject property has a Salisbury Rd. address, but is oriented toward Brookville Rd.

PROPOSAL

The applicant proposes to construct a concrete patio at the rear of the subject property. The patio will measure 15' × 10' (fifteen feet by ten feet). The house is oriented toward Brookville Road; however, the rear is highly visible from Salisbury Rd. The on-grade patio will be visible from Salisbury Road, but will not have a significant impact on the character of the site or the surrounding district. Staff recommends the HPC approve the HAWP under 24A-8(b)(1), (2), and (d) and Standard 2.

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.
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

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.

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;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.
visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Shivkumar (Raja) Krishnamoorthy
Address: 2102 Salisbury Rd
Daytime Phone: 301-213-6850

E-mail: rajkrish01@gmail.com
City: Silver Spring Zip: 20910
Tax Account No.: 03155730

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 36-2

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 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 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.

Signature of owner or authorized agent

Date

7/29/2022

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

Owner's mailing address Shivkumar (Raja) Krishnamoorthy 2102 Salisbury Rd Silver Spring MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
9310 Brookville Rd Silver Spring MD 20910	9316 Brookeville Rd Silver Spring MD 20910
2103 Salisbury Rd Silver Spring MD 20910	

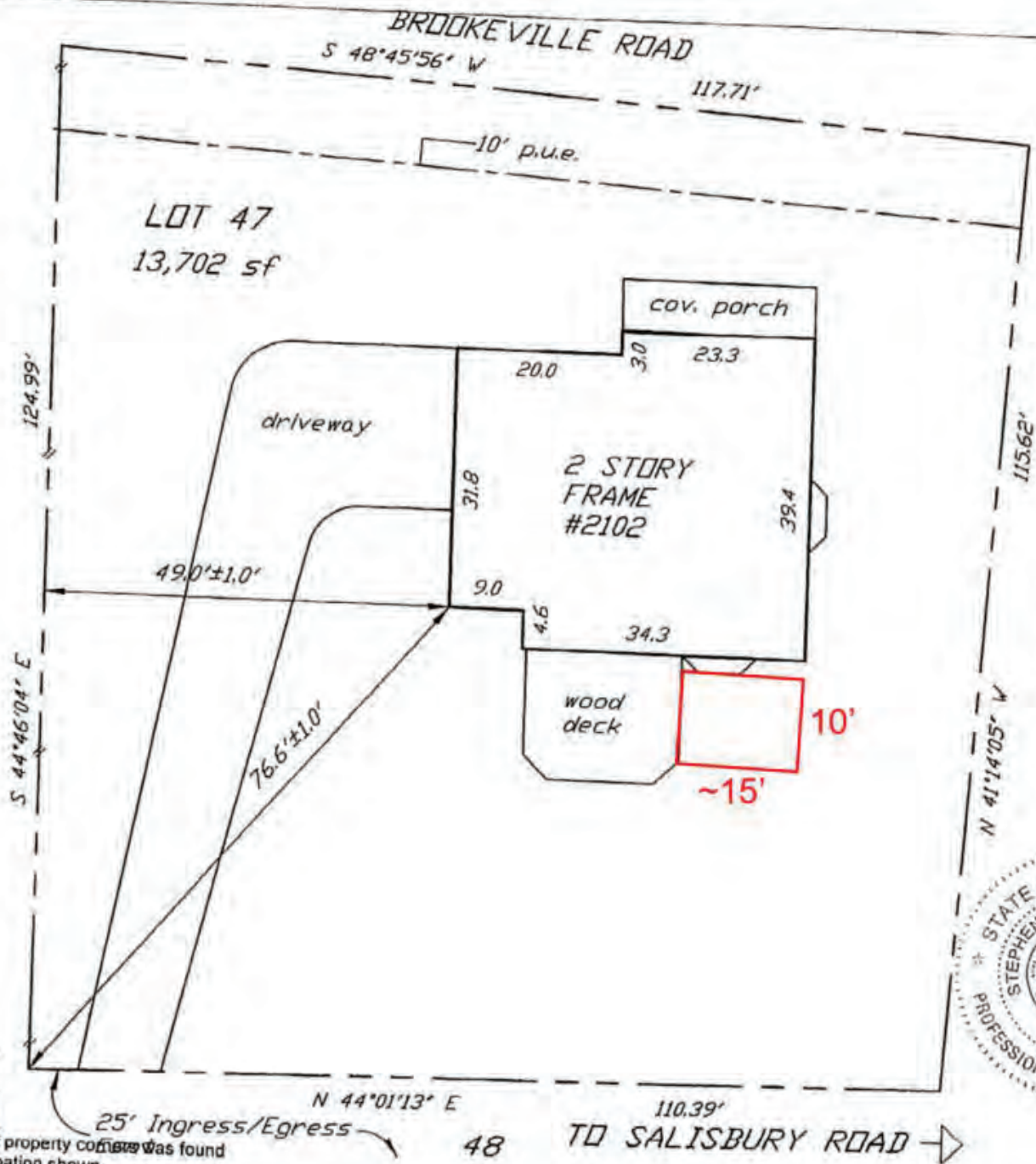
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a 2 story, 4 Bedroom, 2.5 bathroom single family colonial style house built in 1997. With a dark grey engineered tiled roof and hardiplank cement siding painted gray, the house has a 2 car garage, a colonial style porch and a large wooden deck wrapped around a historic tree. The property has a 6' wooden fence on the Brookeville side of the property and a large asphalt driveway with an easement on the side Salisbury rd side (provided by the owner of 2103 Salisbury Rd.)

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

The project is to build an at grade patio made of concrete paver tiles adjacent to the existing deck (as indicated on the plat and the images in the attached PDF) and abutting the side of the building structure with the bay windows, spanning an approximate area of 15' x 10' (or 150 sqft +/- 20 sqft). The building material will be assorted pavers made ranging in size from 12-18" per side in a decorative pattern and colored in complementing shades of gray to match the house and adjacent property (2103 Salisbury Rd). The aesthetic of these concrete pavers matches driveways of numerous other adjacent and confronting properties (including 2103 Salisbury Rd, 2109 Salisbury Rd, and 2106 Salisbury Rd). The patio will be pitched a 1/8" for every 1 ft span to allow for drainage of rainwater. In addition, the plan is to install a Montgomery County recognized Rainscape garden to capture any run off. Furthermore, we plan to install french drains with underground pipes which will direct any lost runoff to the appropriate sewer near 2106 Salisbury Rd. Additionally there are no existing trees anywhere within 10' of the border of the proposed patio.

Work Item 1: <u>Patio structure</u>	
Description of Current Condition: Grassy area of the yard, which is flat and unpaved	Proposed Work: Install approx 150 sqft of concrete pavers at grade and slightly pitched to allow for efficient rainwater runoff. Please see the red boxed area in the attached plat and pictures with dimensions
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:



EC
by [signature]
No evidence of property corner was found
Apparent occupation shown.



Date: 1-11-19
Plat Book: 182
Plat No.: 20207
Work Order: 19-1005
Address: 2102 SALISBURY ROAD
District: 13
Jurisdiction: MONTGOMERY COUNTY, MARYLAND

Scale: 1"=20' Dmn: R.C.d.
NO TITLE REPORT FURNISHED

Surveyor's Certification
My License expires February 10, 2020

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restrictions...

LOCATION DRAWING
LOT 47

