

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2102 Salisbury Road, Silver Spring	Meeting Date:	3/8/2023
Resource:	Non-Contributing Resource Linden Historic District	Report Date:	3/1/2023
Applicant:	Shivkumar (Raja) Krishnamoorthy	Public Notice:	2/25/2023
Review:	HAWP	Tax Credit:	N/A
Permit Number:	1021795	Staff:	John Liebertz
PROPOSAL:	Deck construction.		

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Linden Historic District
STYLE: New Traditional Colonial Revival
DATE: 1997



Figure 1: The subject property at 2102 Salisbury Road. While the traditional façade faces Brookeville Road (to the east), the rear elevation (west) is the view of the house from within the historic district and primary point of access. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling.

PROPOSAL

The applicant proposes to partially demolish the railing of the existing deck and construct a pressure treated wood stair to an existing patio.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)

The *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)* categorizes resources (Outstanding, Contributing, and Non-Contributing) based on their architectural and historical significance. Noncontributing resources should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition if requested by owner

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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 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.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will 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 subject property is a Non-Contributing Resource to the Linden Historic District and features a New Traditional Colonial Revival-styled house constructed in 1997. While the house has a Salisbury Road address, the traditional façade faces Brookeville Road to the east. The rear elevation faces Salisbury Road and is the primary view of the house from within the historic district. The dwelling at 9310 Brookeville Road, directly to the southwest of the subject property, is listed as an Outstanding Resource.



*Figure 2: View of the subject deck looking southeast (left) and northeast (right), 2023.
Source: Montgomery Planning.*

The resource has undergone several relevant alterations. In 2019, the HPC approved the replacement of the subject rear wood deck and railing with a composite deck and a vinyl railing, but it does not appear that the owner proceeded with the replacement.¹ In 2022, the HPC approved the construction of the existing 15' x 10' patio which would serve as the landing of the proposed stair.²

The current proposal includes the partial demolition of the deck railing and construction of a pressure treated wood, 6'-wide, stair to an existing patio. There is presently no access to the deck from the exterior

¹ For more information, <https://montgomeryplanning.org/wp-content/uploads/2019/06/I.G-2102-Salisbury-Road-Silver-Spring.pdf>.

² For more information, <https://montgomeryplanning.org/wp-content/uploads/2022/08/I.D-2102-Salisbury-Road-Silver-Spring-1002250.pdf>.

of the house. The scale, design, and material of the stair will not adversely affect the character defining features of the streetscape or landscape of the surrounding historic district. In addition, the footers for the stair will not impact the nearby tree which will be protected during the construction of the deck.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2). and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and the *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Amendment to the Master Plan for Historic Preservation: Linden Historic District, Forest Glen Historic District, Linden/Forest Glen Individual Sites (June 4, 1993)*, and therefore 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 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
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

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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

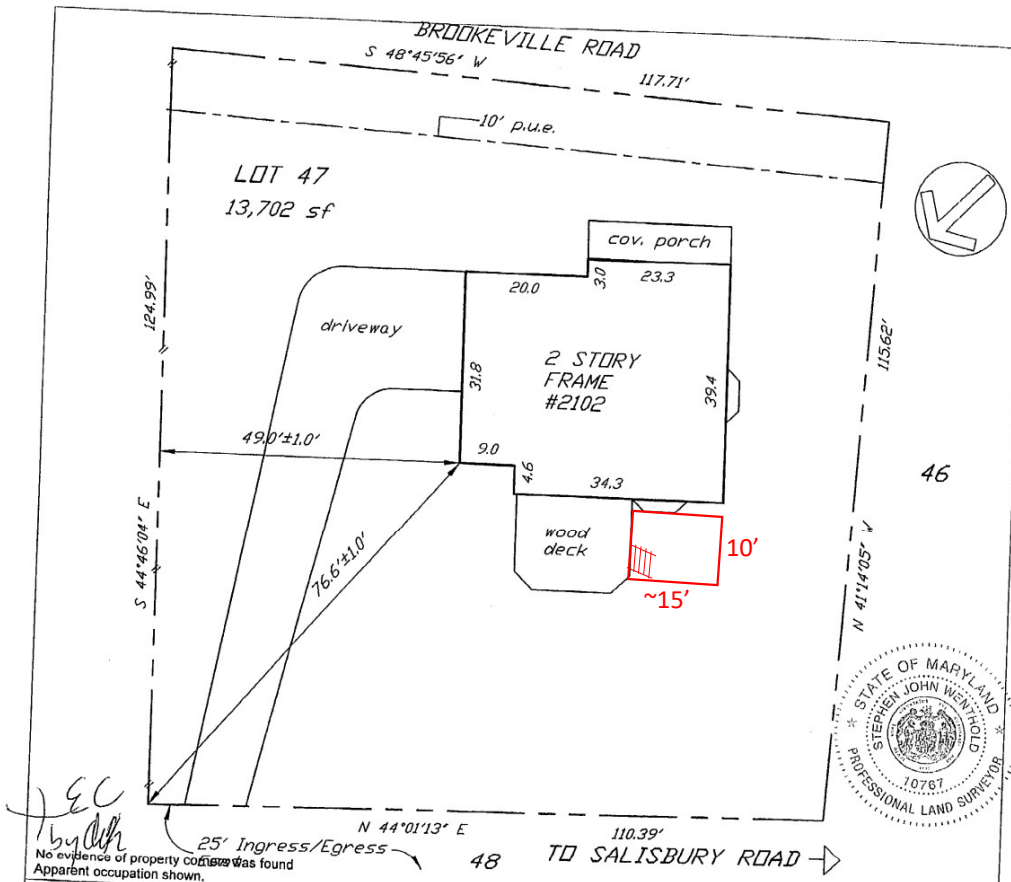
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



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' Dm: 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 guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restrictions...

LOCATION DRAWING
 LOT 47

