

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2115 Salisbury Road, Silver Spring	Meeting Date:	5/8/2024
Resource:	Outstanding Resource (Linden Historic District)	Report Date:	5/1/2024
Applicant:	Brett Howard	Public Notice:	4/24/2024
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	1066554	Tax Credit:	N/A
PROPOSAL:	Hardscaping, landscape alteration, gazebo removal, and tree removal		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application:

1. A material specification for the pavers for the driveway and front walk must be provided to Staff for review and approval. Final approval authority is delegated to Staff.
2. The approval of this HAWP does not extend to the removal of any trees larger than 6” d.b.h. (six inches in diameter a breast height). Any tree removal must be submitted to the HPC as an amendment to this HAWP or under a new permit number.

ARCHITECTURAL DESCRIPTION:

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



Figure 1: The subject property is located in the Linden Historic District.

BACKGROUND

On January 11, 2023, the HPC approved the construction of an ADU on the subject property.¹

PROPOSAL

The applicant proposes to install new hardscaping, alter the existing landscape, remove an existing gazebo, and remove trees.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Linden 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)* and the *Linden/Forest Glen Historic Preservation Master Plan Amendment (Amendment)*. 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.

¹ The Staff Report for the approved ADU is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/01/I.G-2115-Salisbury-Road-Silver-Spring-1016142.pdf>.

STAFF DISCUSSION

The amendment to the Master Plan for Historic Preservation (*Amendment*) establishing the Linden Historic District describes 2115 Salisbury Rd. (George L. and Margaret Fox House) as, “This large Colonial Revival-style dwelling, built about 1902, replaced an earlier house destroyed by fire in the same year. Strict bilateral symmetry of the front façade 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.” In early 2023, the HPC approved the construction of an ADU in the northwest corner of the subject property. The applicant now proposes to construct hardscaping at the rear of the property to improve circulation on the property. Additionally, the applicant proposes to remove several trees, remove a gazebo, and alter the existing landscape. Staff finds the proposed changes will not have a negative impact on the character of the district and recommends the HPC approve the HAWP.

There are several additional elements on the drawings that have not been fully developed and are not part of this HAWP application. These elements include fencing, outdoor lighting, a carport and trash enclosure, a putting green, and outdoor kitchens. The applicant will return for a HAWP once these plans have been further developed.



Figure 2: 2023 aerial photograph. The approximate location of the ADU is marked with a star.

Hardscaping Alterations

The subject property is entered from its gravel driveway with a concrete apron. There is a wide concrete walk from the driveway to the house. Around the east (right) side of the house, there is a series of stepping stones. In the rear of the property, there is a concrete walkway, a gazebo, and a lean-to trash

enclosure.

The applicant proposes to remove the existing driveway and construct a new driveway using permeable pavers with a 9" contrasting border; the existing concrete apron will also be removed and replaced with pavers. The front concrete walkway will also be removed and replaced with pavers matching the driveway and will be expanded to wrap around the east side of the house. At the rear, the applicant proposes to construct a large patio, measuring approximately 19' × 36' (nineteen feet deep by thirty-six feet wide). The description of the work in the application identifies two potential manufacturers and colors of pavers but does not include the product line. A patio measuring 13' 6" × 16' (thirteen feet, six inches deep, by sixteen feet wide) will be installed directly behind the approved ADU. Finally, the applicant proposes to construct several new paths that will connect several of the outdoor elements. The paths are to be constructed using flagstones set in mortar with a decorative edging. All of the paths are located at the rear of the house.

Staff finds the existing landscaping at the rear of the property does not contribute to the historic character of the site or the surrounding district. While Staff generally prefers to see gravel driveways retained, Staff finds the proposed paver driveway will retain some of the existing driveway's texture, while improving drainage on the site. Staff additionally finds the proposed edged gravel is compatible with the formality of house design. Staff cannot provide any analysis for the proposed material, because the applicant did not provide a specification. However, Staff finds that a rustic paver is appropriate at the subject property and recommends the HPC include a condition for approval to this HAWP that delegates final review and approval authority to Staff and requires this information before final permit documents can be released. Staff recommends the HPC approve the new driveway under 24A-8(b)(2) and Standards 2, 9, and 10.

Staff further recommends the HPC approve the proposed paths. The paths are in locations that will not be visible from the right-of-way and Staff finds the proposed flagstones are compatible with the character of the site and surrounding district. Staff recommends the HPC approve the proposed paths under 24A-8(b)(2) and Standard 2.

Building Demolition

Behind the house, there are two non-historic structures, a wood gazebo, and a wood-framed lean-to trash enclosure. The gazebo is located behind the house and is not visible from the public right-of-way. The trash enclosure is partially visible from the driveway. Neither of these structures is historic. The applicant proposes to demolish both of these structures.

Staff finds the proposed structures do not contribute to the character of the site or surrounding district and Staff recommends the HPC approve the removal of the gazebo and lean-to trash enclosure under 24A-8(b)(1) and (2) and Standard 2.

Tree Removal

The description of work in the application includes removing two trees, a ginko and a holly tree, to accommodate the proposed driveway. The description of the trees is 'medium-sized' and a diameter breast height (d.b.h.) measurement was not provided. The submitted site plan identifies one ginko tree immediately to the west of the driveway, but Staff was unable to find a holly.

Staff generally finds the character of the lot will not be significantly impacted by the loss of two trees, however, the information submitted does not provide enough information for Staff to come to a reasoned recommendation and instead recommends the approval of this HAWP not extend to the tree removal and require the applicant to return for an amendment to this HAWP. If the trees are smaller than 6" d.b.h. (six inches in diameter at breast height), then a HAWP is not required.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application:

1. A material specification for the pavers for the driveway and front walk must be provided to Staff for review and approval. Final approval authority is delegated to Staff.
2. The approval of this HAWP does not extend to the removal of any trees larger than 6” d.b.h. (six inches in diameter a breast height). Any tree removal must be submitted to the HPC as an amendment to this HAWP or under a new permit number.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) 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.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

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

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:

Also note that the "existing conditions" below shows a shed on the west side of the property. We removed that last year to place an ADU, which was approved by the HPC

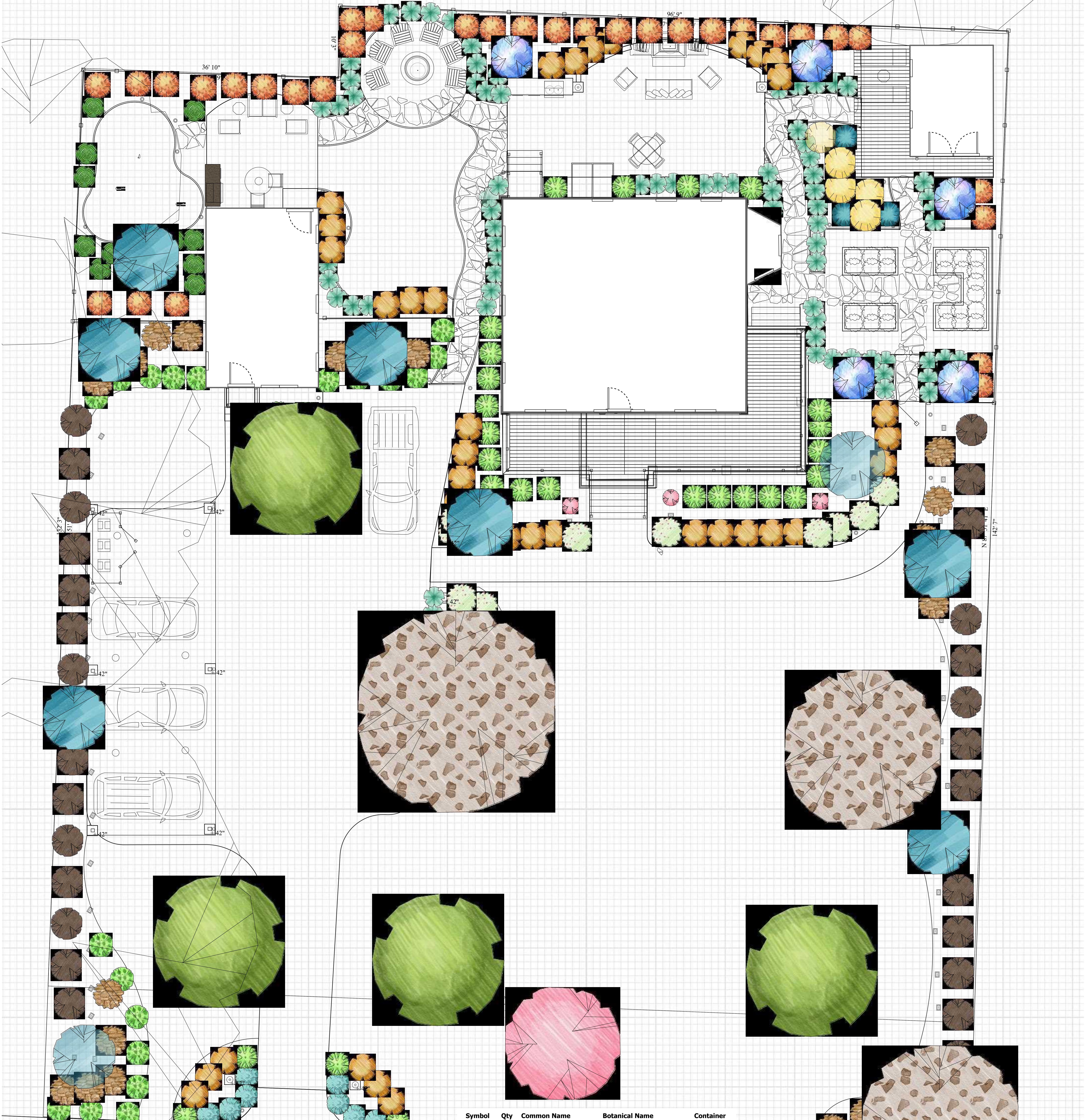
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Symbol	Qty	Common Name	Botanical Name	Container
Groundcovers\Ornamental Grass				
	32	Big Blue Lilyturf	<i>Liriope muscari</i> (Decne.) L.H. Bailey	Full Size
	32	Black Mondo Grass	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Full Size
	79	Dwarf Fountain Grass	<i>Pennisetum alpecurioides 'Hameln'</i>	Full Size
	24	Fireworks Fountain Grass	<i>Pennisetum setaceum</i>	Full Size
	3	Purple Fountain Grass	<i>Pennisetum setaceum 'Rubrum'</i>	Full Size
	5	Ribbon Grass, Bloomed	<i>Phalaris arundinacea 'Strawberries & Cream'</i>	Full Size
Shrubs\Accents				
	35	Azalea, White	<i>Rhododendron, White</i>	Full Size
	15	English Lavender	<i>Lavandula angustifolia</i>	Full Size
Shrubs\Deciduous				
	13	Butterfly Bush	<i>Buddleia davidii</i>	Full Size
	1	Crapeyrtle Torto, Mature	<i>Lagerstroemia indica 'Tortol'</i>	Full Size
Shrubs\Evergreen				
	3	Common Juniper, Narrow	<i>Juniperus communis</i>	Full Size
	27	Common Juniper, Wide	<i>Juniperus communis</i>	Full Size
	33	Littleleaf Boxwood	<i>Buxus x 'Green Velvet'</i>	Full Size
Trees\Deciduous				
	9	American Plum, Bloomed Young	<i>Prunus americana</i>	Full Size
	3	Amur Maple, Summer	<i>Acer ginnala</i>	Full Size
	5	Crimson Queen Japanese Maple, Autumn	<i>Acer palmatum var. dissectum 'Crimson Queen'</i>	Full Size
	4	Japanese Maple, Summer	<i>Acer palmatum Mature Summer</i>	Full Size
Trees\Evergreen				
	32	Italian Cypress Stricta, Tall	<i>Cupressus sempervirens Stricta</i>	Full Size

Gas or wood burning firepit. With edging and decorative stone floor 200sqft

Flagstone pathway set in mortar and decorative stone pathway and edging

Pathway Lights

237sqft putting green

Outdoor kitchen with grill, doors, drawers, granite counter top and stone veneer housing.

592 sqft paver patio

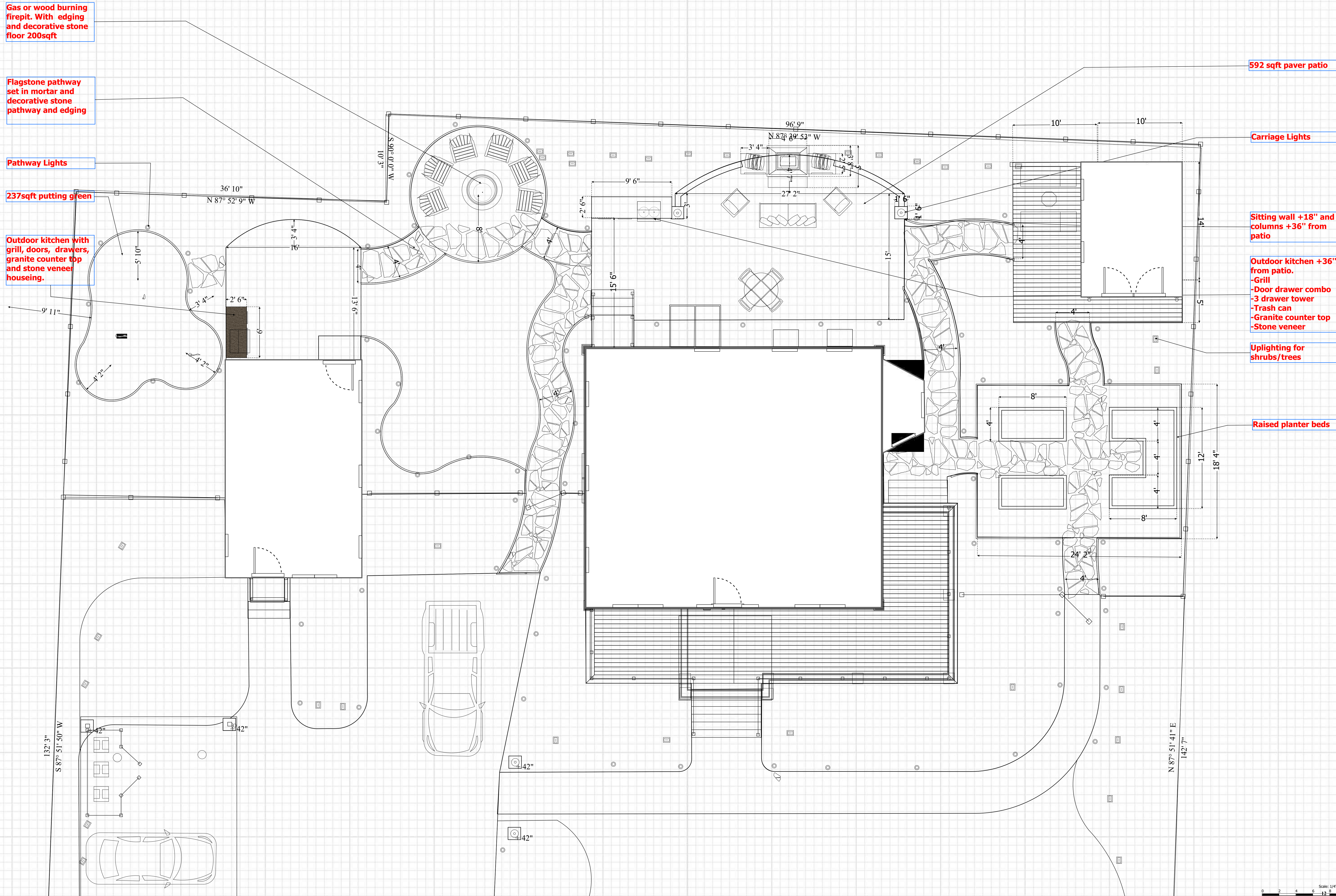
Carriage Lights

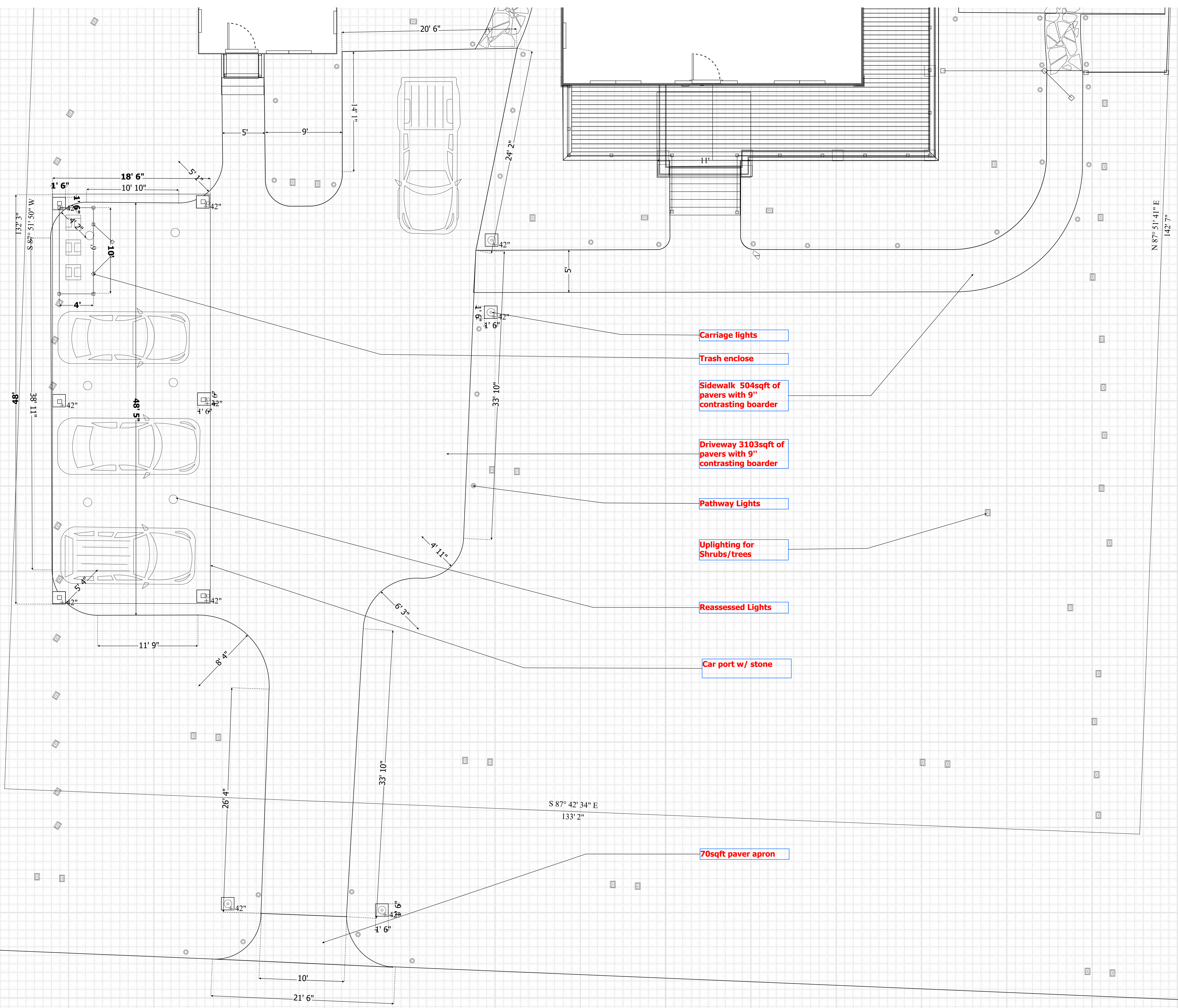
Sitting wall +18" and columns +36" from patio

Outdoor kitchen +36" from patio.
-Grill
-Door drawer combo
-Trash can
-Granite counter top
-Stone veneer

Uplighting for shrubs/trees

Raised planter beds





Carriage lights

Trash enclose

Sidewalk 504sqft of pavers with 9" contrasting boarder

Driveway 3103sqft of pavers with 9" contrasting boarder

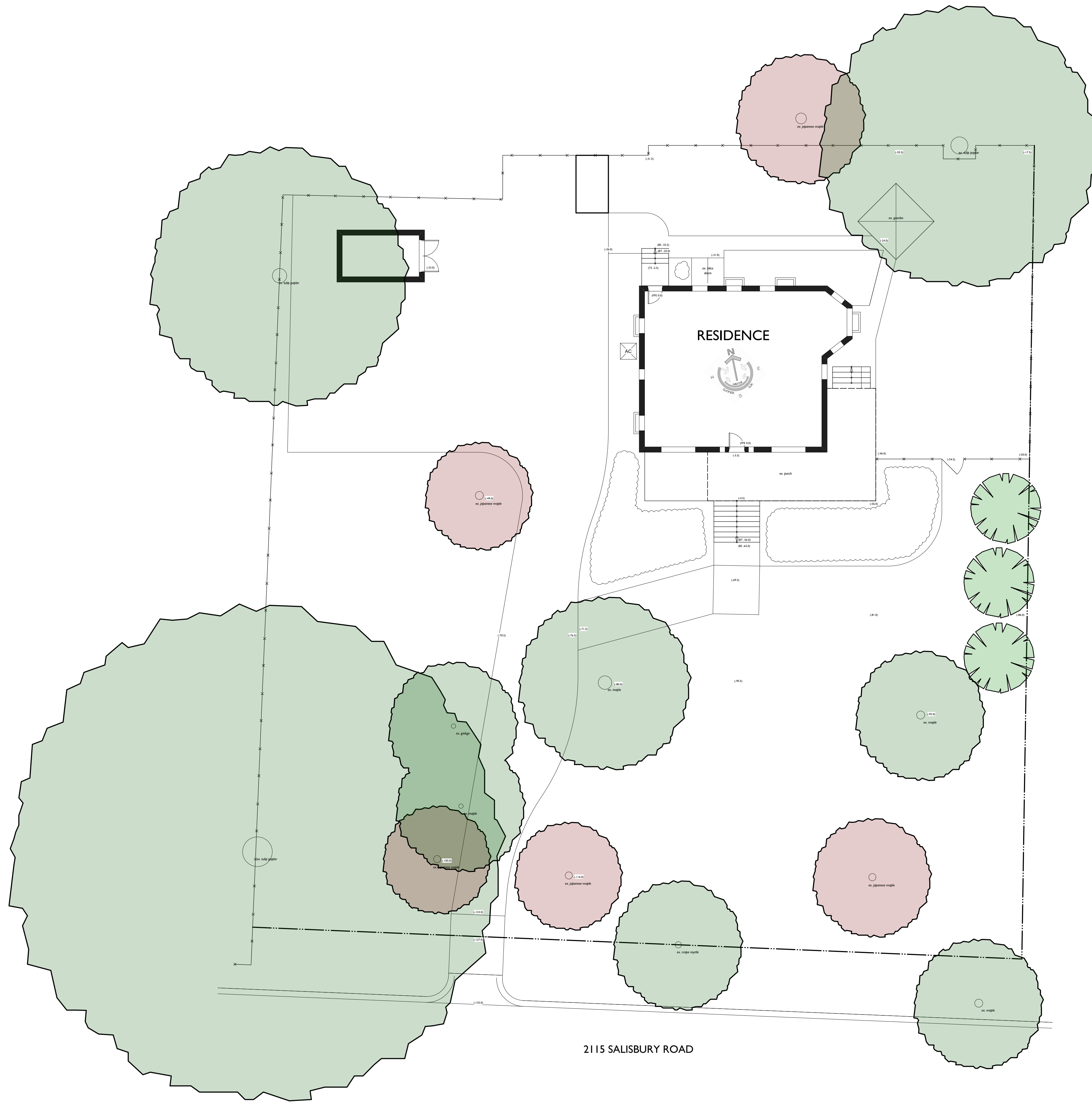
Pathway Lights

Uplighting for Shrubs/trees

Reassessed Lights

Car port w/ stone

70sqft paver apron



NOTES

NO.	DATE	DESCRIPTION
REVISIONS		



Existing Conditions
Plan

**Howard
Residence**
2115 Salisbury Road
Silver Spring, MD

SCALE	1" = 10'-0"
DRAWN BY	PJ
CHECKED BY	JP
DATE	02-10-2021
DATE OF PRINT	03-11-2021

PROJECT NO.	P0221-005
SHEET NO.	EX-1

































