

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9403 Warren St., Silver Spring	Meeting Date:	1/8/2025
Resource:	Contributing Resource Linden Lane Historic District	Report Date:	12/31/2024
Applicant:	Cynthia Milloy	Public Notice:	12/25/2024
Review:	Historic Area Work Permit	Tax Credit:	Partial
Permit Number:	1092049	Staff:	Dan Bruechert
PROPOSAL:	Partial demolition and construction of a new addition, and fenestration alterations.		

STAFF RECOMMENDATION

Staff recommends the HPC **deny** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Linden Lane Historic District
STYLE: Craftsman
DATE: 1923



Figure 1: The subject property is located on a corner lot at the northeast intersection of Warren Street and Linden Lane.

PROPOSAL

The applicant proposes to partially demolish a portion of the existing house, construct a new addition, and include fenestration alterations.

APPLICABLE GUIDELINES

When reviewing alterations and new construction sites within the Linden Lane Historic District three primary documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *amendment creating the Linden Lane Historic District (Amendment)*, *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.

#36/2 – Linden Historic District

“Linden, the earliest railroad suburb in Montgomery County, was platted in 1873, the same years the Metropolitan Branch of the Baltimore & Ohio Railroad was completed. Linden was also the earliest suburban subdivision recorded in county land records, preceding the next earliest subdivision, Takoma Park, by ten years...

The Linden Historic District is characterized by late-19th century and early-20th century frame dwellings representing Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and Bungalow styles of architecture. The historic houses on Salisbury Road are centered around a knoll which afforded early residents views of the Capitol dome. Other houses feature large porches or towers which took advantage of the view.”

9403 Warren Street, Joseph B. and Mary Edna Chapin House

Built by the Hoods c.1920, this Bungalow-style frame dwelling features a large dormer with windows and entrance opening onto a balcony.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (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 *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.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 corner lot located in the northwest corner of the intersection of Warren St. and Linden Lane. The existing house is a two-story side gable Craftsman bungalow with prominent front and rear gable dormers. The house is covered in vinyl siding that appears to have been replaced before the establishment of the Linden Historic District. The wood siding under the vinyl appears to have substantially deteriorated in selected locations. Both the front and rear wood porches have deteriorated substantially. There is one previous HAWP application on file for this property from 2011 for the construction of the detached rear garage.¹ The submitted application materials proposed to repair the

¹ The 2011 HAWP is available here:

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/UNKNOWN_LINDEN

porches in-kind and Staff has determined that work does not require a Historic Area Work Permit (HAWP). The porch work has been largely completed and will qualify for the County's historic preservation tax credit.

The applicant proposes to construct a two-story addition off of the right elevation of the house. The addition's footprint is 16' × 24' (sixteen feet wide by twenty-four feet deep) and is setback from the front wall plane by approximately 3' (three feet). The rear wall of the proposed addition is co-planer with the rear wall plane of the historic house. The addition has a side gable roof with a gable dormer on the front roof slope, making the addition appear like a smaller version of the historic house copied to the side. On the rear roof slope there is a shed dormer. Identified materials for the addition include a parged CMU foundation, vinyl siding and trim, Andersen 400 Series full divided light windows,² and three-tab asphalt shingles for the roof. In discussions with Staff, the applicant indicated that fiber cement siding would be acceptable instead of the proposed vinyl siding. The proposed rear door is identified as a '6 lite smooth fiberglass exterior door,' without additional specifications.

Staff begins its analysis by discussing the proposed materials. Staff generally finds the proposed materials are appropriate under *the Standards* and 24A. Parged concrete additions have been consistently determined to be acceptable substitutions for poured in place concrete. The HPC has recently reviewed a material sample window and found that the Fibrex exterior was more consistent with the appearance of aluminum clad than vinyl. Staff does not find that vinyl siding and trim is an appropriate material for a building addition to a historic building, even though the historic building is covered in vinyl. At some future date, an owner could remove the vinyl siding and restore the historic wood siding below. Staff notes this work would be eligible for the county historic preservation tax credit. Additionally, vinyl siding does not have the visual or physical characteristics to be considered to be an appropriate substitute material and has been disfavored under 24A-8(b)(1) and (2); and *Standard 2*. The HPC has, however, consistently found that fiber cement siding is appropriate for new construction and additions to historic houses in historic districts. While the profile of the siding is thinner than wood clapboards, fiber cement siding is paintable, millable, and results in an appearance that is closer to wood siding. Staff would recommend any approval of this project require fiber cement siding or wood for the exterior cladding material. Staff finds the proposed three-tab shingle roof is consistent with the house's current appearance and finds it to be appropriate. Finally, Staff finds that more information regarding the proposed door is necessary before any recommendation can be made. Excluding the door, Staff finds the proposed materials are appropriate under 24A-8(b)(2) and (d) and *Standard 2*.

The recommendation for denial centers on the placement of the proposed addition, which is entirely out of character for the District and the historic resource. The typical requirement for additions to houses in historic districts is that they be placed to the rear of the house to limit their visibility and to ensure that the historic house retains its primacy. These requirements ensure compatibility with *Standards 9* and *10*. Or as stated in the National Park Service's *Interpreting the Standards Bulletin #37*, "whenever possible, new additions should be constructed on the rear elevations where they will have less of an impact on the building's historic integrity."³ There have been times where the HPC has permitted rear additions to extend more to the side so that the rear addition would be viewable from the street; however, in these cases, the addition itself is still placed to the rear of the historic house so the clear hierarchy of the historic to new construction is maintained.

[%20H.D. 9403%20WARREN%20STREET_02262011.PDF](#)

² The Andersen 400 Series windows are a wood clad window with a proprietary composite material call "fibrex" to clad the exterior. "Full divided lights" are the preferred details for SDL windows, with permanently affixed interior and exterior grilles with a spacer bar between the panes of glass.

³ <https://www.nps.gov/orgs/1739/upload/its-37-rear-additions.pdf>.



Figure 2: Perspective view of the proposed left-side addition (note: the window placement is for illustrative purposes only).

Staff finds constructing an addition to the side of the house will negatively impact the appearance of the house and its massing as viewed from the house front and is incompatible with the house's simple bungalow form. When evaluating building additions, one of the primary considerations is how does the addition impact the historic house form? The subject house is a very typical side-gable Craftsman Bungalow, with a nearly square footprint, full-width front porch, and prominent dormer. While the ground floor fenestration is not symmetrical, the entire mass of the historic building has a balanced form. By adding an addition to the left side of the house, that balance is eliminated, and the massing is altered in an incompatible manner contravening *Standard 9*.

Recognizing that this is a corner lot, more of the addition will be visible from the public right-of-way regardless of where it is constructed. However, that does not mean that it is appropriate to install an addition anywhere on the building. The analysis of the proposal requires a measured approach that evaluates the location that best preserves the historic character and historic materials. Obviously, constructing an addition off of the front elevation would destroy the house's historic form and all architectural details and it would not be appropriate to install an addition to that elevation. Staff finds installing an addition off of the right addition would negatively impact the relationship between the historic house and Linden Lane and the larger spacing between the houses in this historic district. An addition to the rear that was inset of the side wall planes would preserve the outline and form of the historic house. While Staff finds an addition in this location would be just as visible from the public right-of-way as the proposed addition, it would more successfully preserve the massing and form of the historic building as required by *Standard 9*. Because the rear addition is less significant from considerations of architectural hierarchy, Staff finds more extensive changes should be allowed on this elevation under 24A-8(b)(2) and (d) and *Standard 2*.

The applicant provided a letter with the submitted application materials (attached) positing that because the house is on a corner lot, requiring a rear addition would substantially change the appearance of a highly visible elevation. The letter further states that there is a symmetry to the design between the front

and rear elevations of the house and that the proposed location will preserve this symmetry and the house will retain its appearance from Linden Lane and Warren Street. While Staff agrees that the roof form is symmetrical and both the front and rear have large gable dormers, Staff does not find this argument compelling. If the symmetry of the elevations was of such concern, the addition should have been inset from both the front *and* rear elevations, instead of proposing the addition be co-planer with the rear wall plane. This would have preserved the outline of the historic house form and retained this identified symmetry. The HPC also previously approved a large garage in the rear of the property in 2011 (see earlier citation above) and while the relationship of the house to the garage was a point of discussion, the HPC did not find that the rear of the house or the yard held such architectural importance that the space in the rear yard needed to be preserved.

A residential building permit was applied for on October 14, 2024; and it was not until two weeks later on October 31, 2024 that the HAWP number was generated. The applicant submitted full engineering and architectural drawings prior to having discussions with Staff regarding the requirements for review in the historic districts. Staff recommended several times that the applicant come to the HPC to discuss the case at a Preliminary Consultation. The applicant's stated preference was to come to the HPC for a full permit hearing, even understanding that the staff's position would be to recommend denial of the proposal as designed. Staff is unable to find any case where the HPC approved a HAWP that allowed a full addition to the side of an historic house or bungalow. Staff maintains that multiple options exist in compatible locations to the rear for a compatible addition and that the current proposal does not meet the requirements for approval.

Based on the inappropriate location, Staff recommends the HPC deny the proposed addition under 24A-8(a) for contravening 24A-8(b)(1) and (2); and *Standards 2* and *9*.

STAFF RECOMMENDATION

Staff recommends the HPC **deny** the HAWP.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1092049 DATE ASSIGNED

APPLICANT:

Name: Cynthia Milloy Address: 12507 Two Farm Dr Daytime Phone: 3016552345

E-mail: cmilloy@gmail.com City: Silver Spring Zip: 20904 Tax Account No.: 00293362

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 36/02

Is the Property Located within an Historic District? X Yes/District Name Linden HD

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: 9403 Street: Warren Street

Town/City: Silver Spring Nearest Cross Street: Linden Lane

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:

- Checklist of work types: 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 10/22/2024

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	

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

Owner's mailing address
12507 Two Farm Drive
Silver Spring, MD 20904

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Kimberly Trip
9405 Warren St.
Silver Spring, MD 20910

Sandra Wack
9407 Warren St.
Silver Spring, MD 20910

DESOUSA JOSHUA DANIEL
9402 Warren St.
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:

Property is in need of repairs, front porch is unsafe as you will see in photos, the columns need repairing to bring back to original , the decking needs replacement, stairs, and railing as well. Property has unfortunately not been kept up too well.

Rear of property has a handicapped ramp that we would like to remove and add a set of stairs. The rear porch has decking in a number of pieces areas that need replacing.

The yard needs cleaning up of some overgrown foliage.

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

We would like to add a 2 story addition to the side of the house in order to extend the first floor with a breakfast room and redesign the kitchen with a seating area. The 2nd floor would accommodate a new full bathroom and a primary bedroom with a closet. The exterior siding would match the existing house in size and design , new roof of addition to match existing shingles. Foundation to be concrete with cinder block.

Work Item 1: Front porch

Description of Current Condition:
Falling apart, stairs have rotted, columns are disengaged from supports, railings are missing balusters, and some have rotted. Porch decking has damage from water and rott from neglect.

Proposed Work:
All material will be replaced in like kind as close as possible to original materials.
Columns, railings, decking, stairs. trim around columns as well.

Work Item 2: Rear porch

Description of Current Condition:
railings have rott and missing pieces. Porch decking has been replaced in sections with unmatched material.

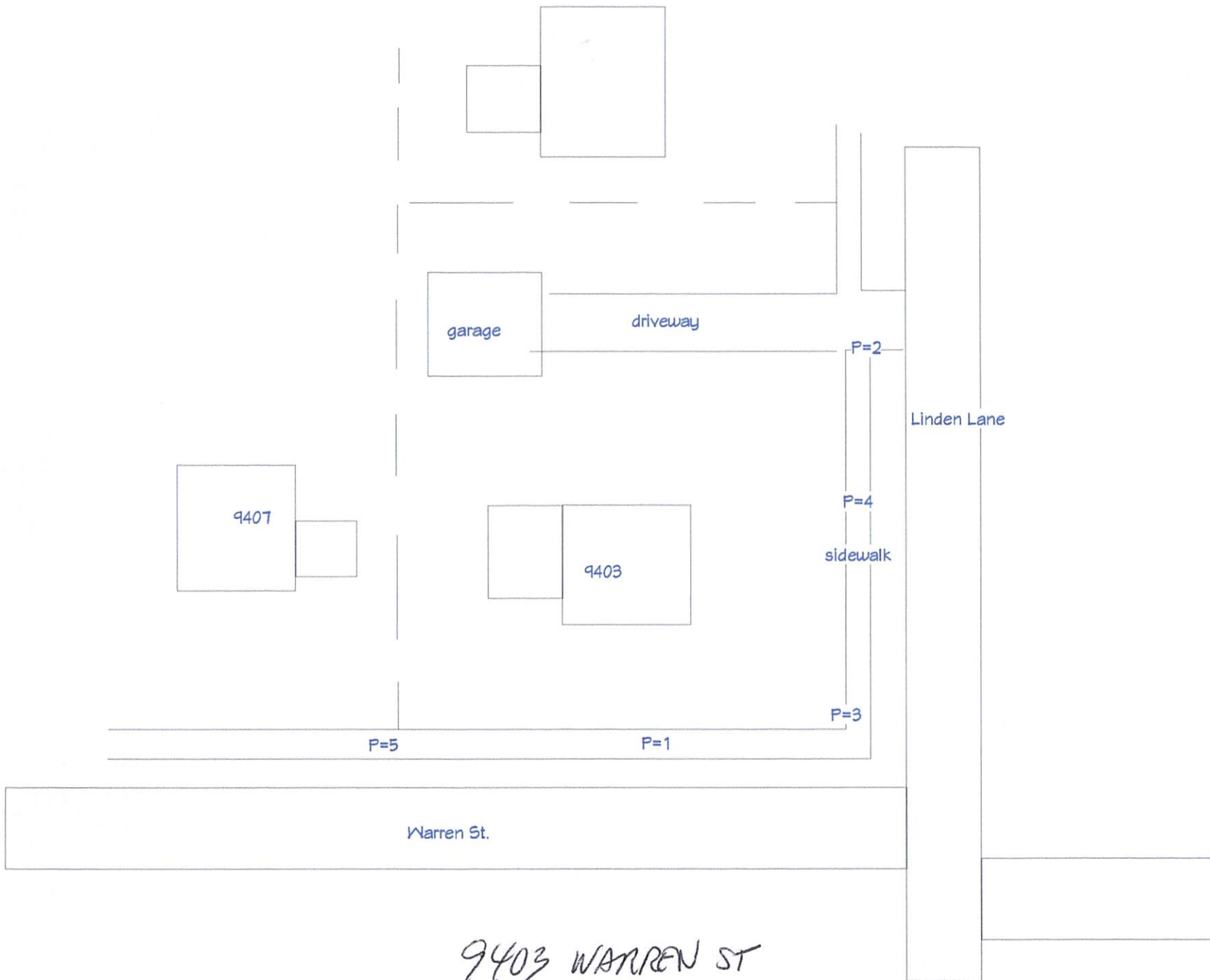
Proposed Work:
Replace railings, decking of floor and add stairs to ground.

Work Item 3: _____

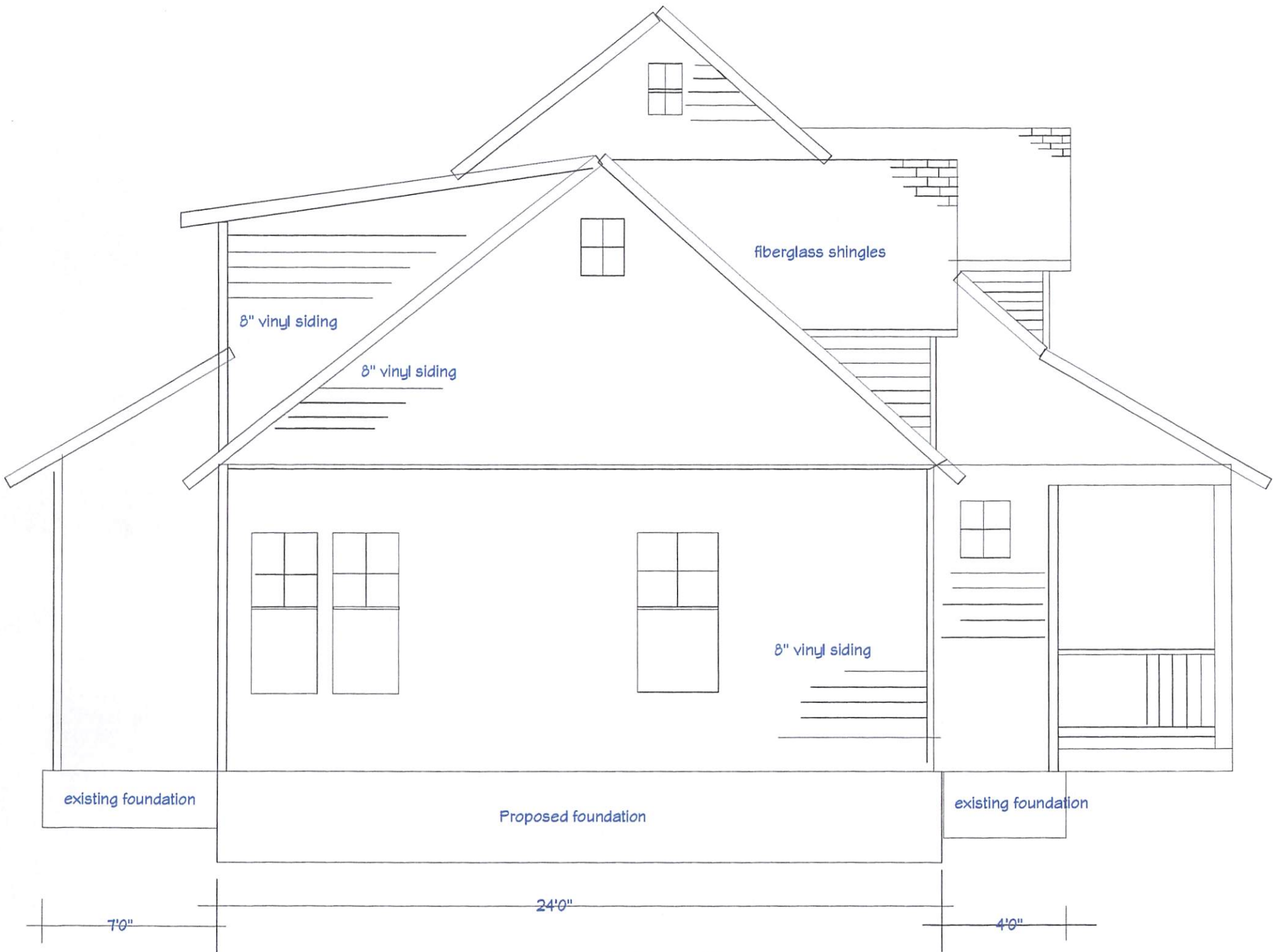
Description of Current Condition:

Proposed Work:



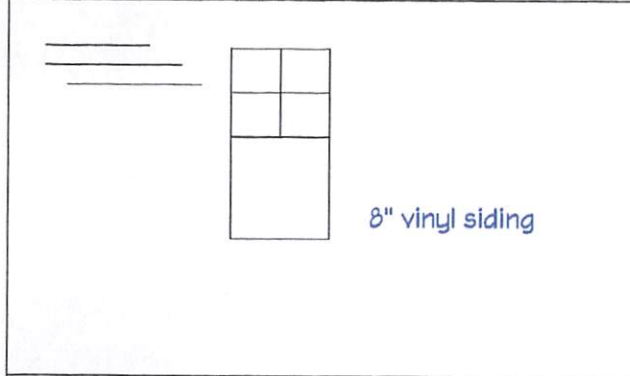
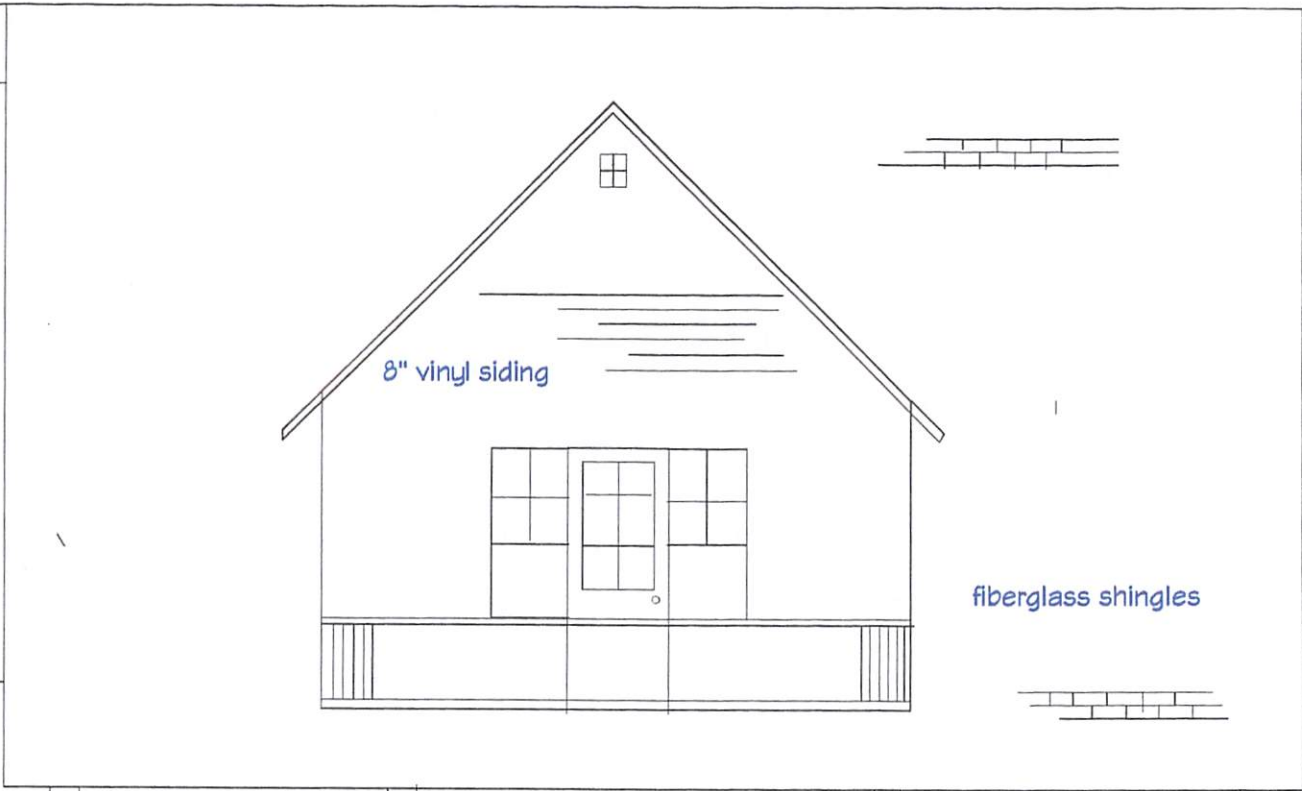
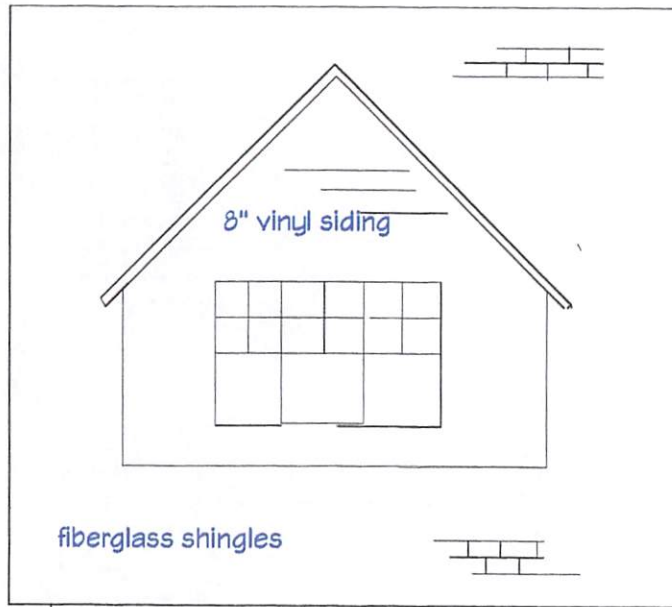


9403 WARREN ST

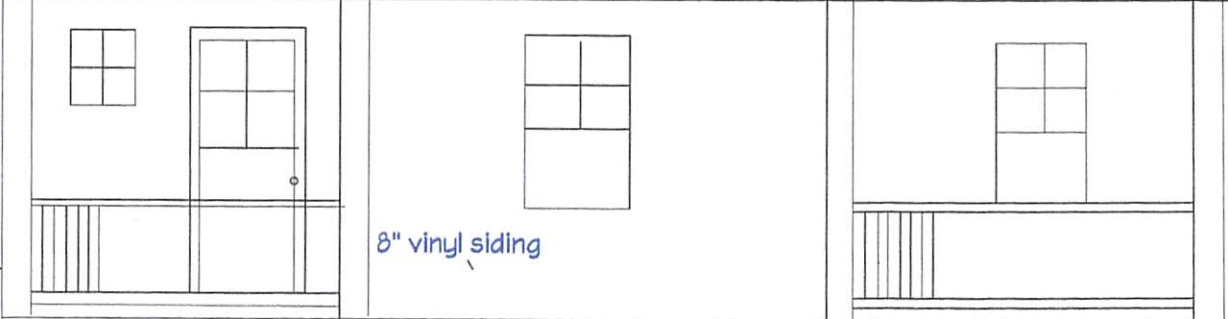


Proposed Elevation

9403 WARREN ST, SS. 2010



proposed pargetted cmu



existing pargetted foundation

16'0"

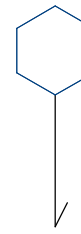
FRONT ELEVATION
 9403 WARREN ST. SS MD 20910



Rear Elevation

9403 WARREN ST. SS, 20910

Window Schedule



- A- 32"x54" double hung lites-6/1.
- B- 32"x36" casement 9 lite.
- C- 28"x48" Double hung lites 6/1.
- D- 24"x48" Double hung lites 6/1.
- E- 32"x48" Double hung lites 6/1.

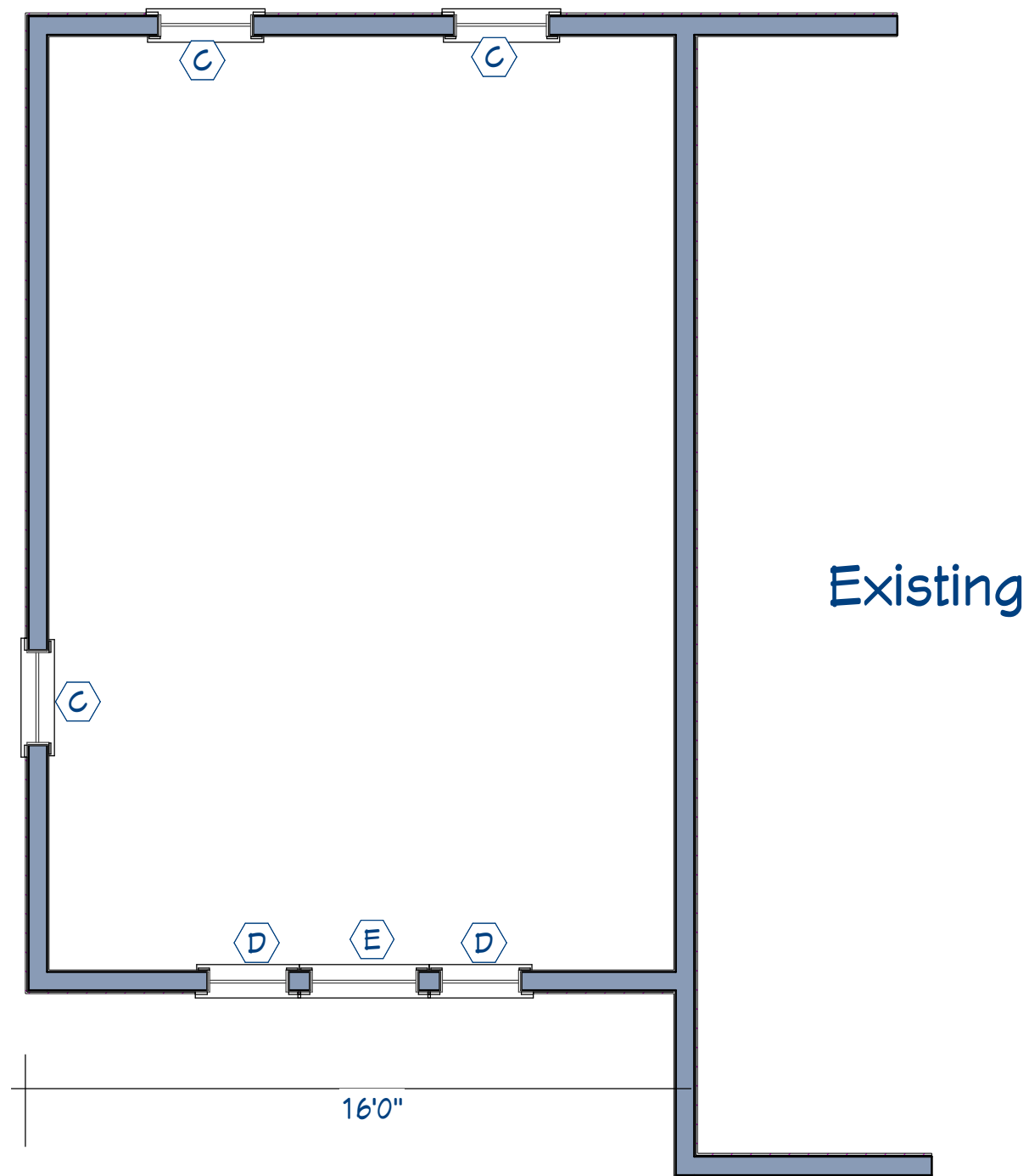
Door Schedule



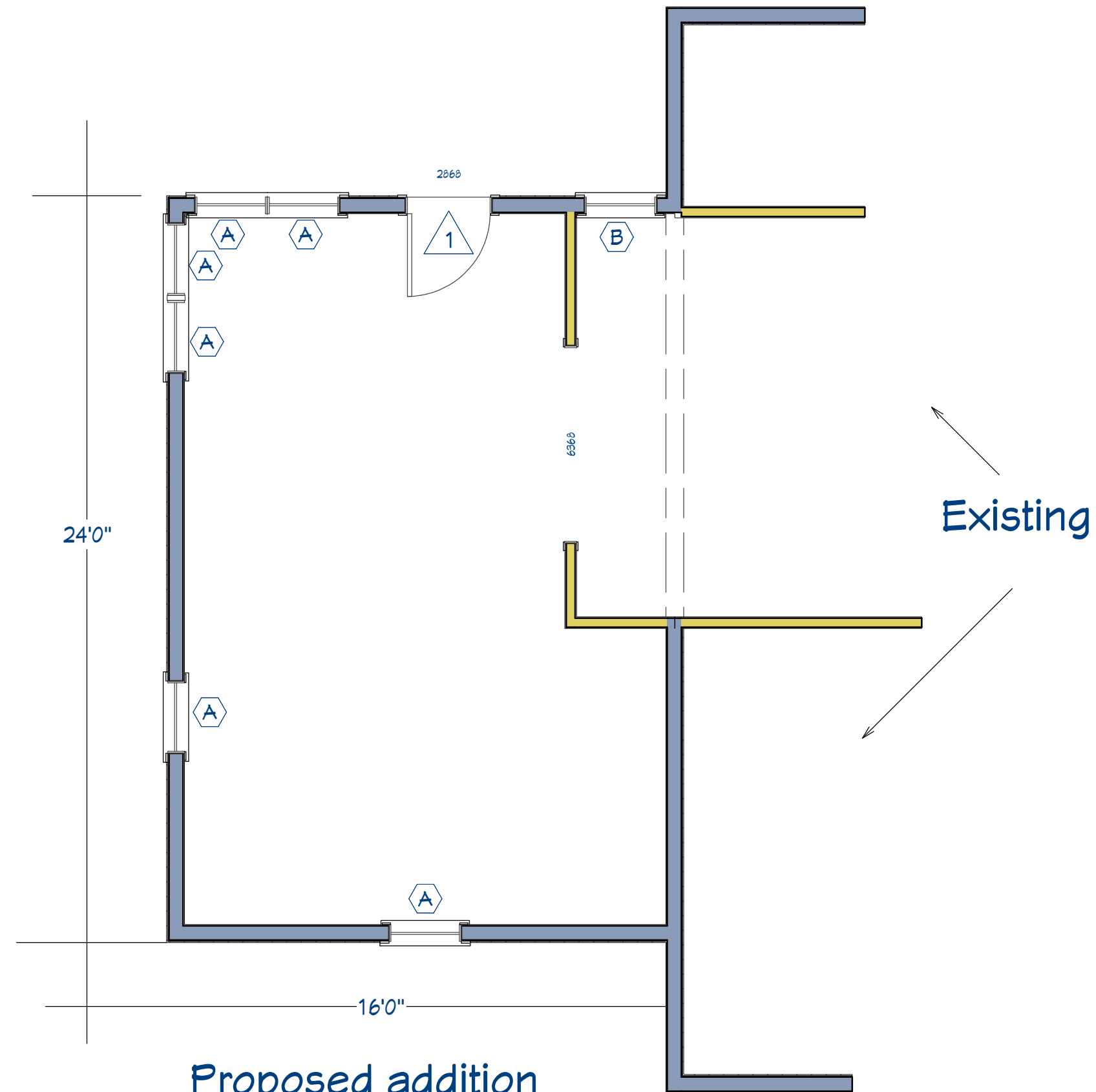
- 1- 32'X80" 6 lite smooth fiberglass exterior door

Exterior Materials and surfaces

1. windows = wood double hung 6/1 to match existing. Andersen full divided light grilles 400 series wood window.
2. Siding 8" woodgrain vinyl to match existing.
3. Exterior window trim 1x6 wrapped w/ woodgrain alum. to match existing.
4. Foundation CMU w/ smooth pargetting to match existing.



Proposed 2nd floor



Proposed addition

1st Floor

Job Address:

9403 Warren St.
Silver Spring MD
20904

P:5

Window and Door
schedule
Materials and
Surfaces

drawings by:

Oaken Hammer
12507 Two Farm Drive
Silver Spring, Md.20904
MHIC 5658 #301-655-8079

Date:

11/22/2024

Scale:

1 1/4"=1'0"

Scope of Work

Build Foundation, walls, two floors and roof to match existing structure.
 Demo wall from existing kitchen to addition to extend, install beam.
 Match all new interior and exterior finishes to existing as close as possible.
 Roof lines and exterior details to match existing.
 Repair or replace existing porch flooring, columns, and railing with matching
 woodwork i.e. 3/4x3 1/4 t&g fir flooring, top rail WM 8840, bottom rail WM8841
 balusters WM273s, 8"x8" square columns w/WM 204 corners, 8" base w/cap.
 Replace wood exterior steps w/ 5/4"x12" bullnose wood treads as original.

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Scope of Work
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- P-3 1st Floor Framing
2nd Floor Framing
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- P-4 Wall Bracing
Beam Detail
Notes and Criteria



1st Floor

Job Address:

9403 Warren St.
 Silver Spring MD.
 20910

P:1

Cover Page
 Scope of Work
 1st Floor Plan

drawings by:

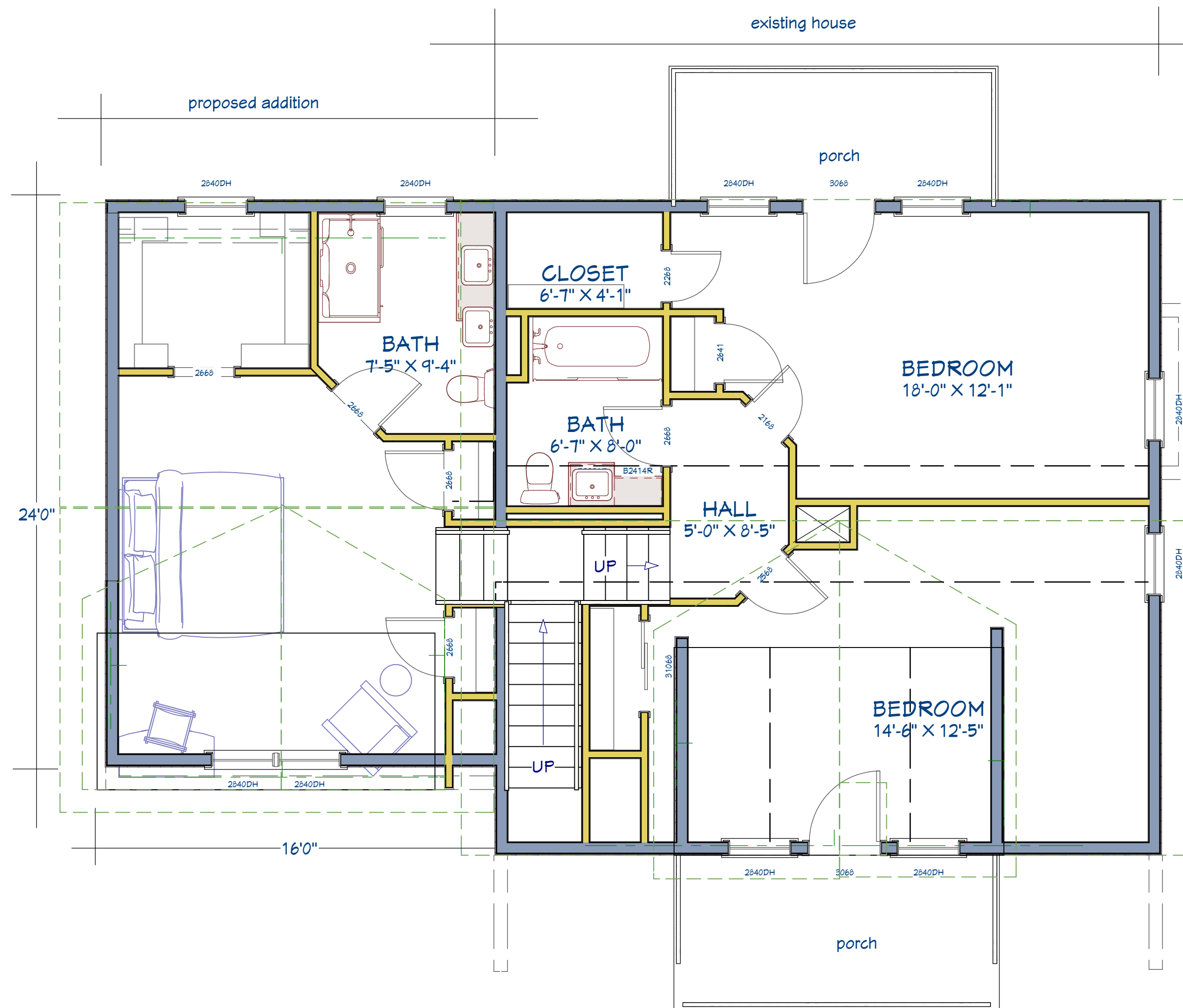
Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHIC 5658 #301-655-8079

Date:

10-22-2024

Scale:

1/4"=1'0"



2nd Floor

Job Address:

9403 Warren St.
Silver Spring MD.
20910

P: 2

2nd Floor Plan

drawings by:

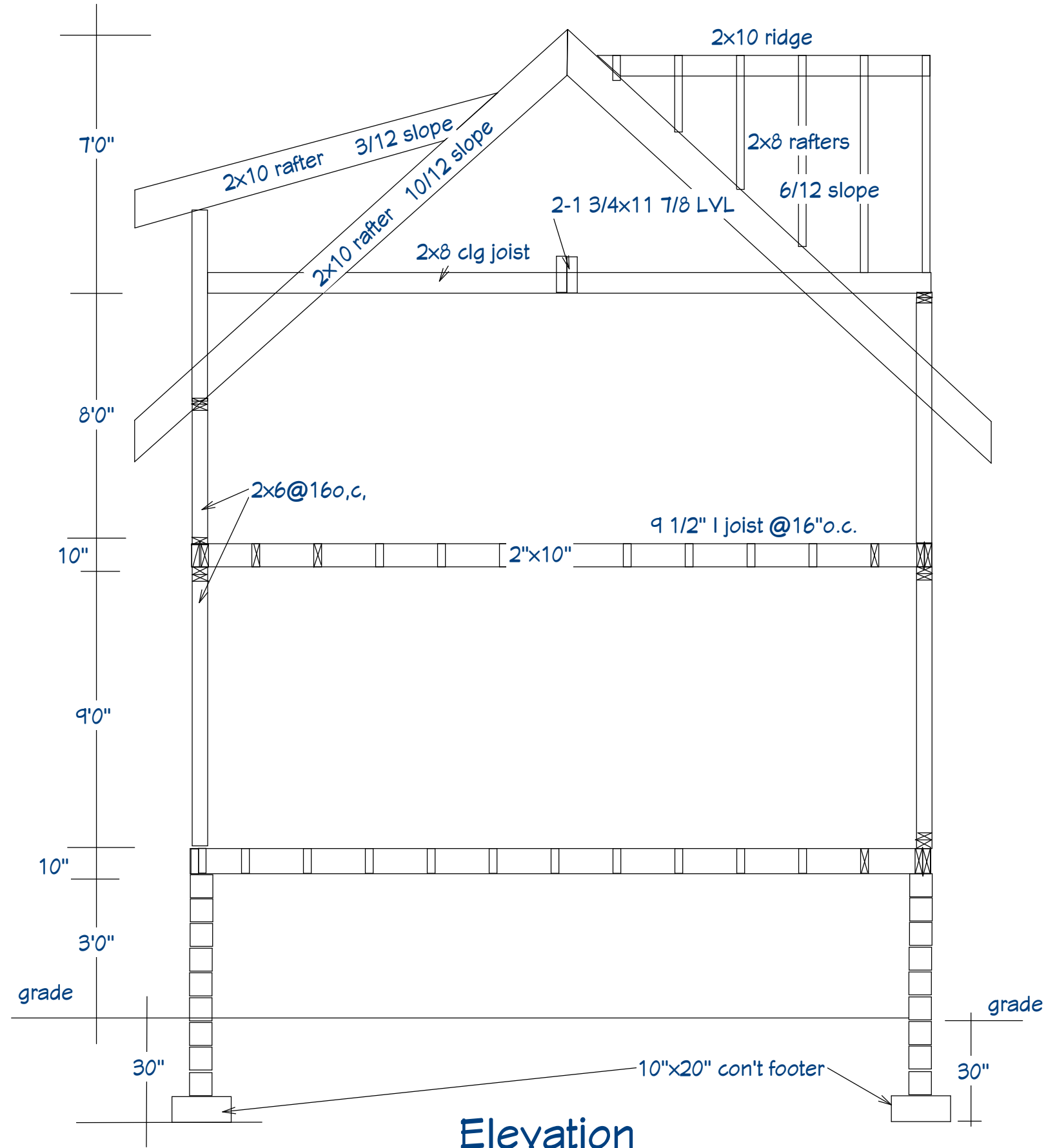
Oaken Hammer
12507 Two Farm Drive
Silver Spring, Md. 20904
MHIC 5658 #301-655-8079

Date:

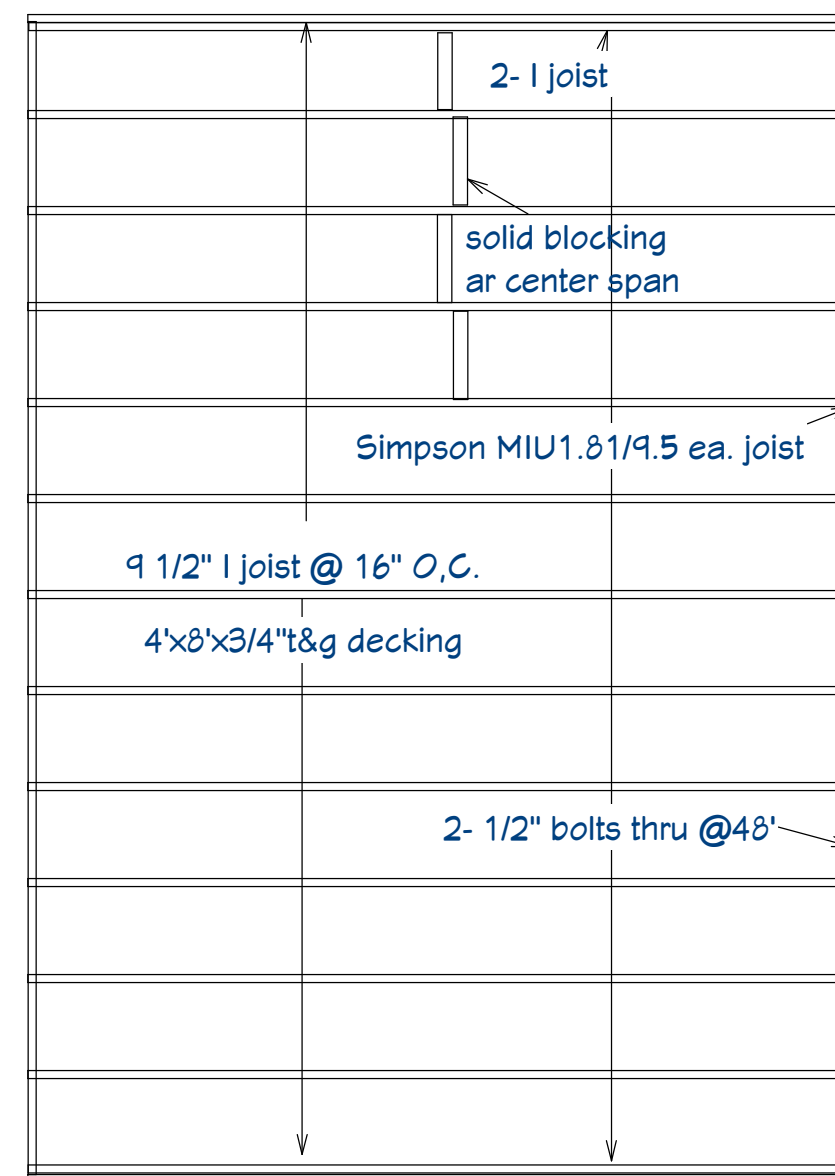
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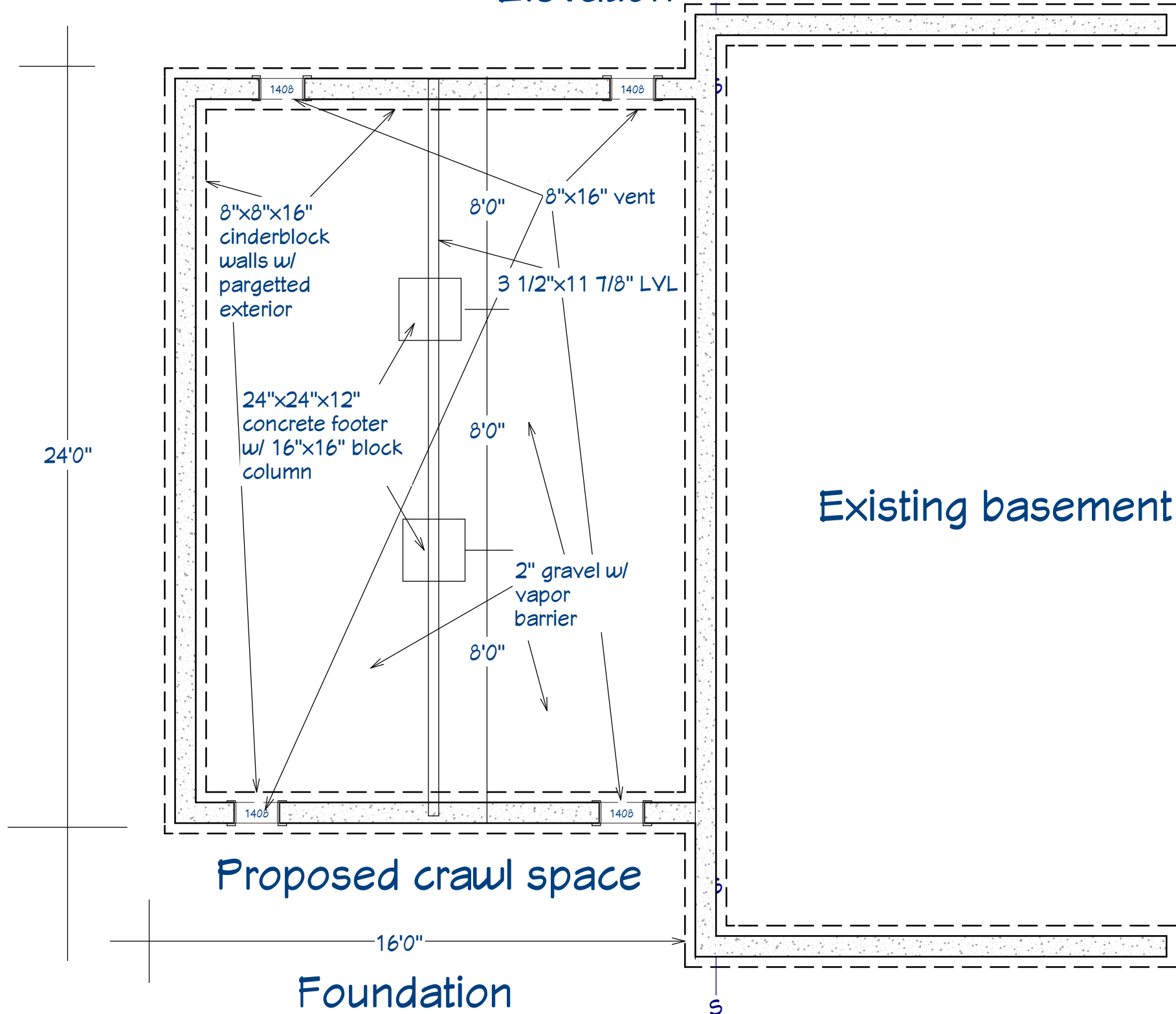
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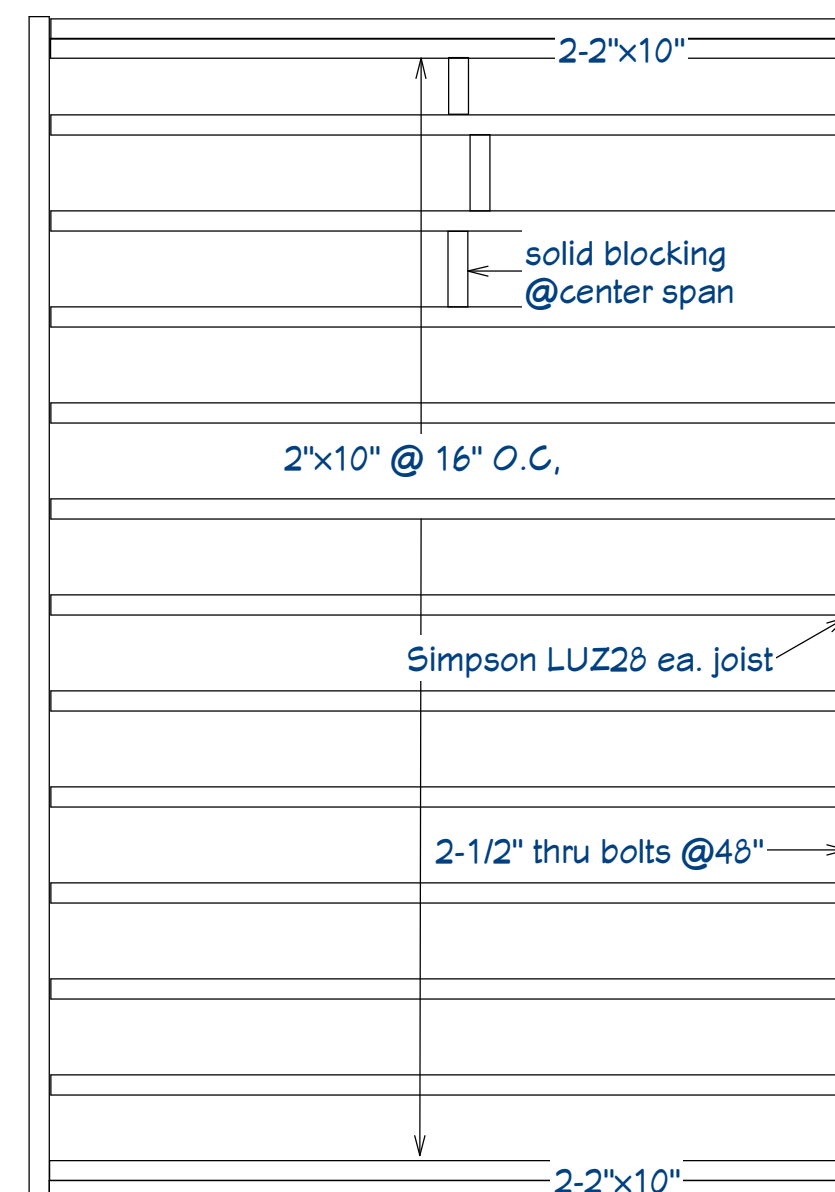
Elevation



2nd Floor Framing



Foundation



1st Floor Framing

Job Address:

9403 Warren St.
Silver Spring MD.
20910

P: 3

1st Floor Framing
2nd Floor Framing
Foundation
Elevation

drawings by:

Oaken Hammer
12507 Two Farm Drive
Silver Spring, Md. 20904
MHIC 5658 #301-655-8079

Date:

10-22-2024

Scale:

1/4" = 1'0"

IRC 2018 Design Criteria

Floor Live Load	40PSF
Roof Live Load	30PSF
Ground Snow Load	30PSF
Wind Speed Exposure	115MPH
Seismic Design Category	B
Termite Area	Moderate to Heavy
Decay Area	Slight to Moderate
Winter Design Temperature	13 Degrees
Ice Shield Underlayment	Required
Flood Hazard	July 2 1979
Air Freezing index	300
Mean Annual Temperature	55 Degrees

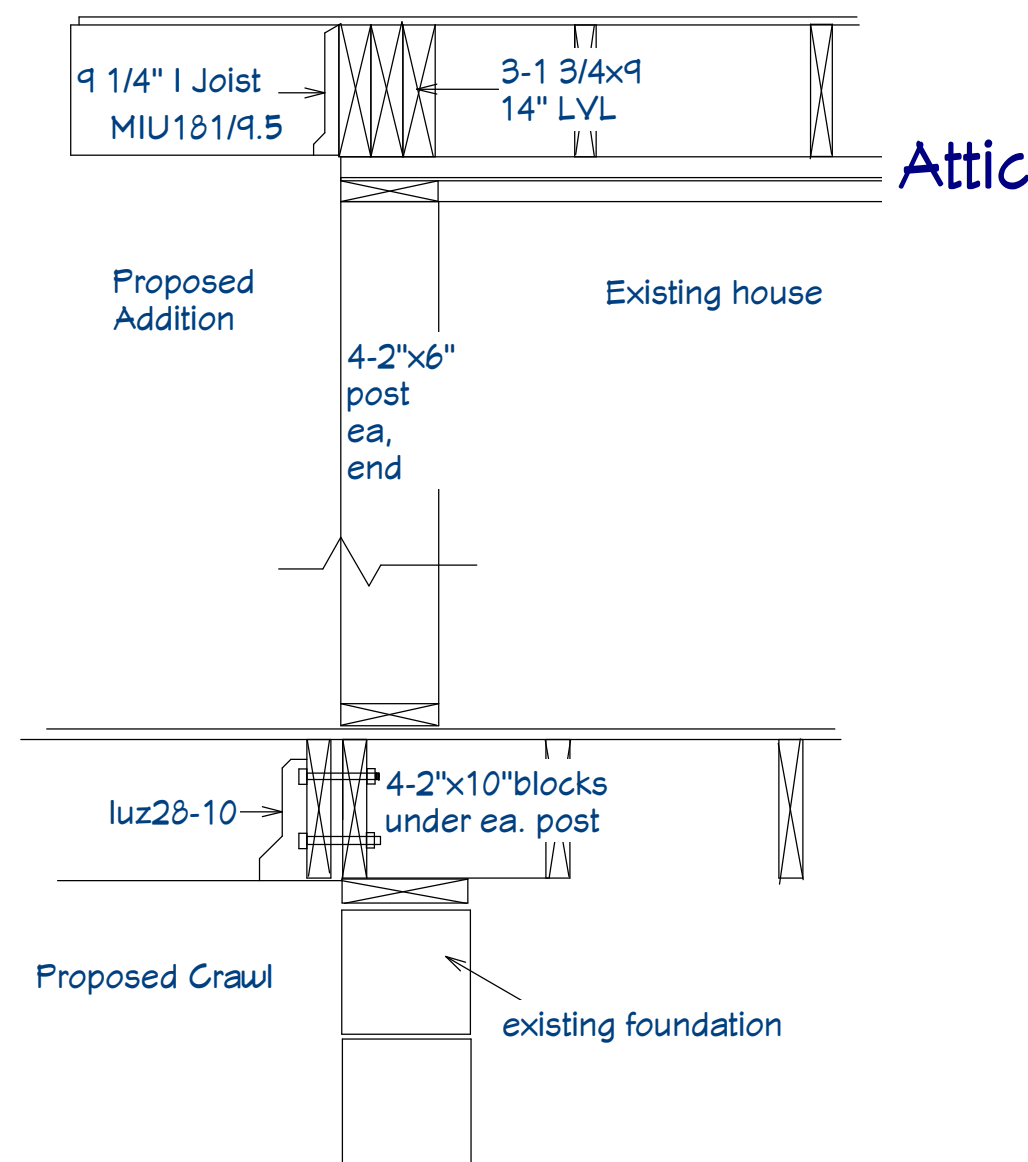
Material Strength

Framing lumber	SPF #2
LVL	E=2,000,000. PSI
Concrete strength	
Stoop and Garage	3500 PSI
Footings	2500 PSI
Assumed soil bearing cap.	1500 PSI

Notes:
 Wall Height 8'.9
 BWL Braced Wall Line
 BWP Braced Wall Panel
 Wall Bracing Method CS-WSP
 CS-WSP nailing min, 3/8" wood structural panel secured w/ bd common @ 6" o.c. @ edges and 12" o.c. @ intermediate support

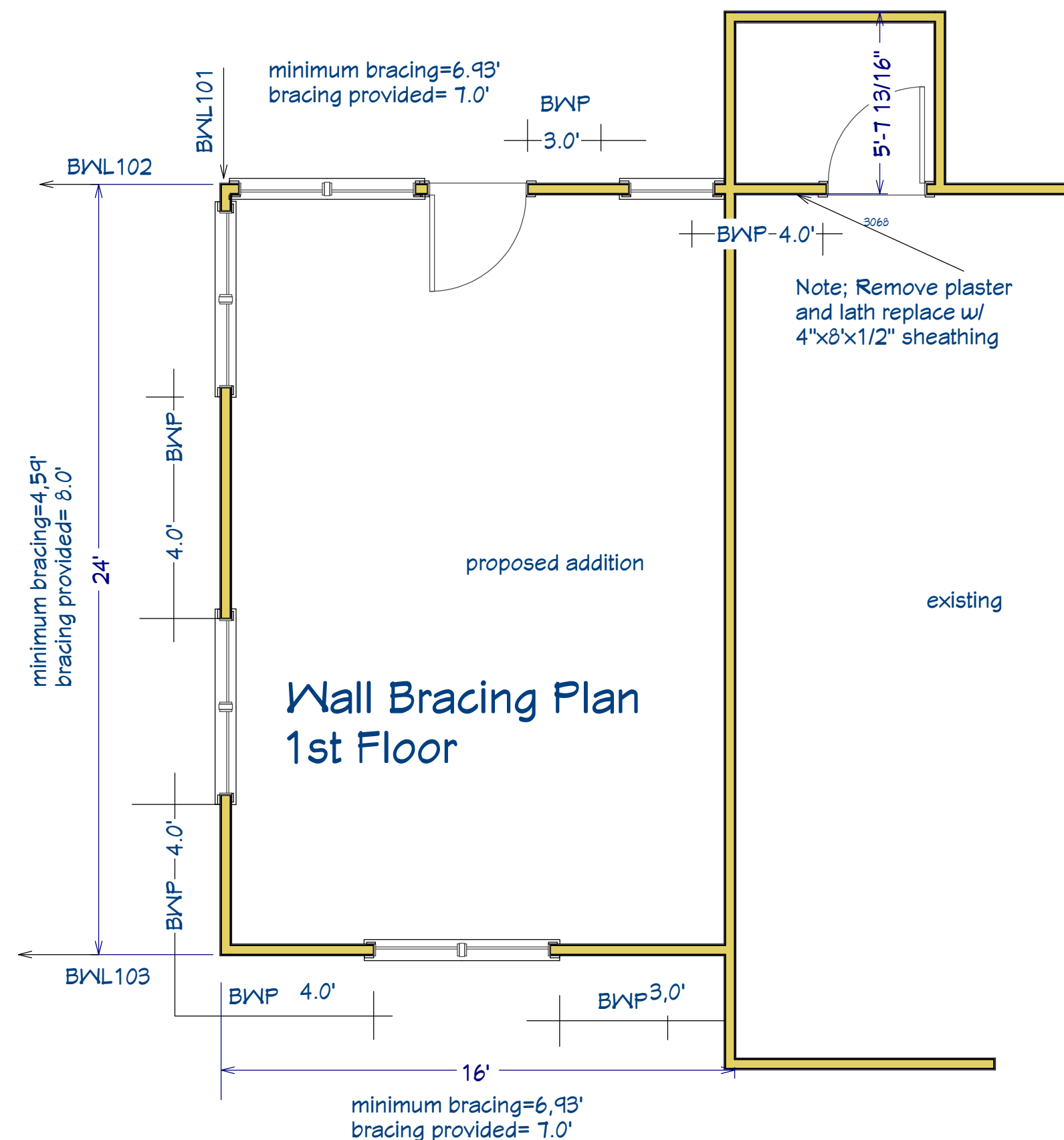
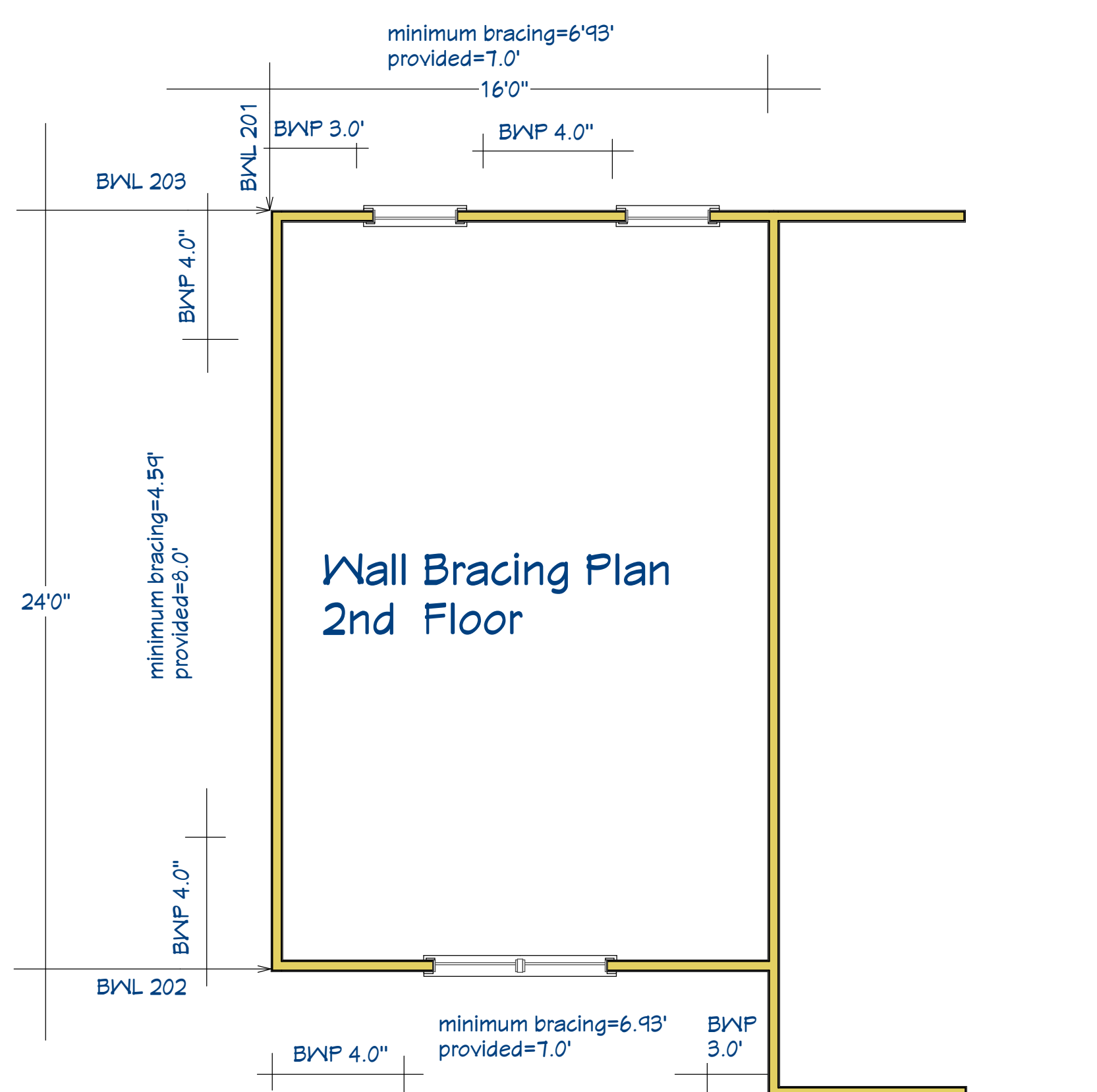
Braced Wall Tabulation

BWL	Spacing	Interpolated Length	*Adjustments
101	16.0'	4.59'	5.1x.9=4.59'
102	24.0'	6.93'	7.7x.9=6.93'
103	24.0'	6.93'	7.7x.9=6.93'
201	16.0'	4.59'	5.1x.9=4.59'
202	24.0'	6.93'	7.7x.9=6.93'
203	24.0'	6.93'	7.7x.9=6.93'



P-4-1

Beam Detail (NTS)



Job Address:

9403 Warren St.
 Silver Spring MD.
 20910

P:4

Wall Bracing
 Beam Detail
 Notes and Criteria

drawings by:

Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHIC 5658 #301-655-8079

Date:

10-22-2024

Scale:

1/4" = 1'0"













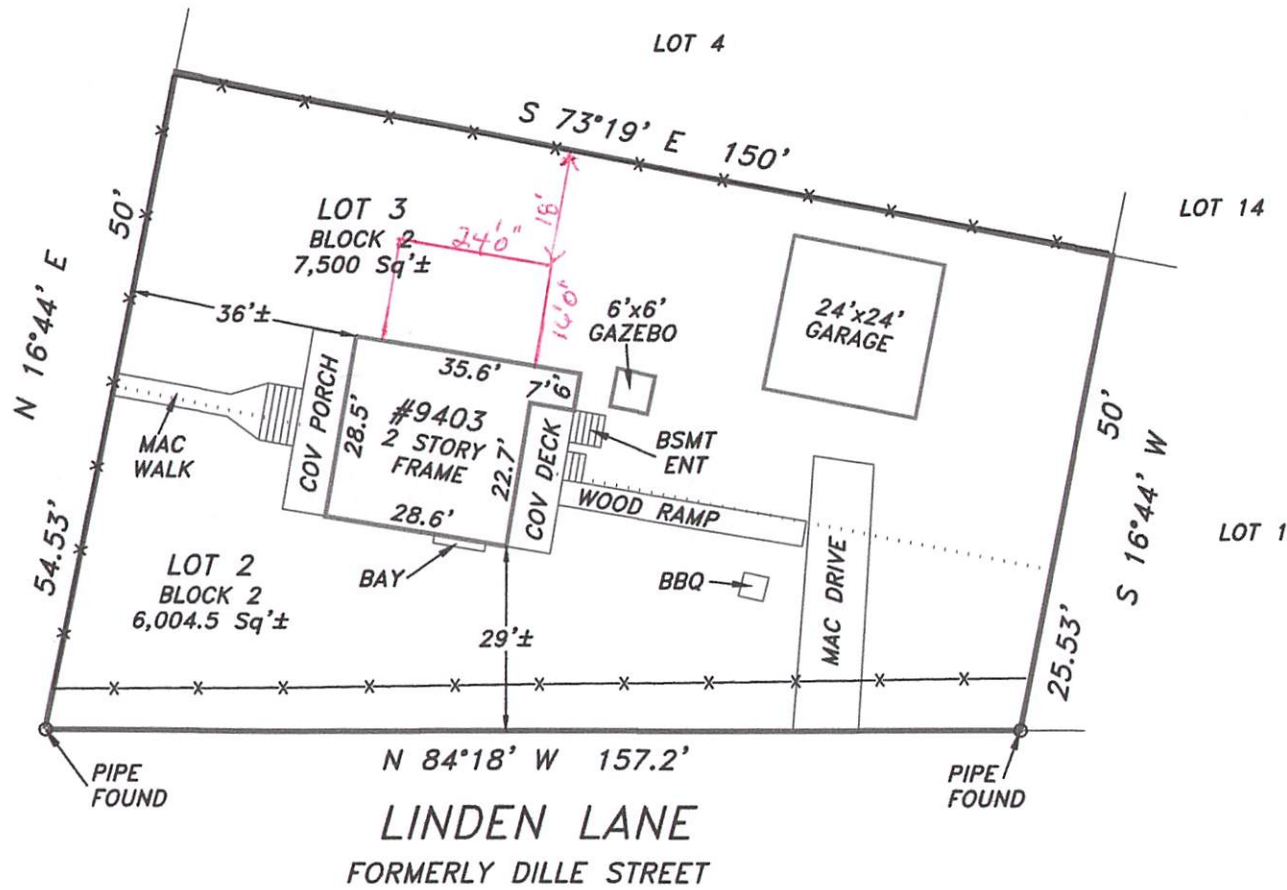








WARREN STREET
50' R/W



The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:
 LOTS 2 and 3, BLOCK 2 as shown on the plat entitled
 PLAT OF ALONZO O. BLISS' ADDITION TO "FOREST GLEN"
 recorded among the Land Records of Montgomery County, Maryland in
 Plat Book 1, folio 41

PREPARED FOR:



This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
 Property Line Surveyor #96
 Expiration Date: 3/11/2026

LOCATION DRAWING
 9403 WARREN STREET
 13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

NTT Associates, Inc.

16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

Scale: 1" = 30'
 Date: 10/28/2024
 Field By: RMS KSW
 Drawn By: SCK
 File No.: MD84481-PK
 Page No.: 1 of 2

Oaken Hammer

12507 Two Farm Dr.

Silver Spring, MD 2090

301-622-6464, 301-655-2345 (mobile)

TO: Dan Buechert, and HAWP Commissioner,

9403 Warren Street Silver Spring, 20910

Thank you for your email concerning the project at 9403 Warren Street in Silver Spring. Oaken Hammer has been in the remodeling business for over 45 years and during this time we have completed other projects within the Historic Designation, some in Annapolis MD. We are not new to remodeling and have always committed our focus and workmanship to preserving the original intent of the home's architectural integrity as the architect and builder intended.

The house has symmetry front and back, the roof line gives the house the height it's only a story and a half not a full 2 story structure, basically a 2 bedroom home. The roof line gives the house height which is made up of the large gable ends on the front and back and the 2 decks reflect each other front and back. Adding to the back of the house completely changes the look and usage of the house, you would be eliminating a bedroom to add a bedroom because the walkway created would be 10 feet into the house which takes up 4 feet of the bedroom plus it completely loses the symmetry of the house. In our proposed addition, you would be coming up the steps and turning left into the addition which is set back to have the same reflection as the front, a telescoped version of the house. It doesn't make sense to do it any other way to increase the space of the home. Adding to the back is basically building another house and trying to find a way to create a set of stairs, you would lose the back porch, the columns, and the symmetry. You would be taking that away from this fine old house.

The house sits on a corner lot with clear visuals on Linden and Warren, adding to the back of the home would change the whole intent and integrity of the builder/ architect's vision. The addition we are proposing is on the Warren street side not seen from the back or the side only from the front and maintains the style of the existing architecture. We would be maintaining the visuals from Linden Lane and Warren Street. We are keeping the interior of the home to its original historic features, of course updating the kitchen and bathroom.

We would like to meet you at the house as soon as possible for you to see what we are trying to accomplish. Please schedule a time immediately so that we may still present our case on December 18 to the commission.

Thank you, Cynthia & Bill Milloy, Oaken Hammer



P-1

9403 WARREN ST (FRONT)



0 7

9403- (REAR)



0-3

9403-

SIDE - LINDEN LANE



P-4

9403- SIDE- LINDEN LANE



P-5 9403- SIDE/FRONT - WARREN ST.

PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: Oakenhammer

Date: 11/22/2024

Building Address 9403 Warren St. Silver Spring 20910

Permit (A/P) # 1092049

CRITERIA		REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS GLAZED FENESTRATION	MAX. U-FACTOR	0.32	0.32	
	MAX. SHGC	0.55	0.40	
SKYLIGHTS	MAX. U-FACTOR	0.4		
	MAX. SHGC	0.4		
CEILINGS	MINIMUM R-VALUE	R-49	R-49	16" blown/7" cc foam at cath clg.
WALLS (wood framing)		R-20 or 13+5	R-19	fiberglass batts in 2x6 walls
MASS WALLS		**R-8/13		
BASEMENT WALLS		*R-10/13		
FLOORS		R-19	R-30	10" fiberglass batts
SLAB PERIMETER R-value, depth		R-10, 2ft		
CRAWL SPACE WALLS		*R-10/13		

*The first R-value applies to continuous insulation, the second to framing cavity insulation. "10/13 means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall."

**The second R-value applies when more than half the insulation is on the interior of the mass wall. Insulation material used in layers, such as framing cavity insulation and insulating sheathing, shall be summed to compute the component R-value.

Thermally Isolated Sunroom, Check box if applicable.

- Minimum Ceiling R-Value for Sunroom (R-19)
- Minimum Wall R-Value (R-13)
- New wall(s) separating a sunroom from conditioned space shall meet the building thermal envelope requirements.

I hereby certify that the building design represented in the attached construction documents has been designed to meet or exceed the requirements of: ²

2018 Edition International Energy Conservation Code (IECC)

william milloy
Builder/Designer/Contractor

Oakenhammer
Company Name

11/22/2024
Date

² Section R103.3.1 "Documents shall be endorsed and stamped "Reviewed for Code Compliance." Section R103.3.3 provides provision for *Phased Approval*. "The code official shall have the authority to issue a permit for the construction of part of an energy conservation system before the construction documents for the entire system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire energy conservation system will be granted."

