



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
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: 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
12507 Two Farm Drive
Silver Spring, MD 20904

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

9405 Warren St.
Silver Spring, MD 20910

2205 Linden Lane
Silver Spring, MD 20910

2210 Linden Lane
Silver Spring, MD 20910

9407 Warren St.
Silver Spring, MD 20910

9321 Warren Street
Silver Spring, MD 20910

9315 Warren Street
Silver Spring, MD 20910

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:

**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	*	*	*	*	*		*





















Cynthia Milloy

Oaken Hammer

12507 Two Farm Dr. Silver Spring, MD 20904

RE: 9403 Warren St. Silver Spring, MD 20910 #1092049

January 22, 2025

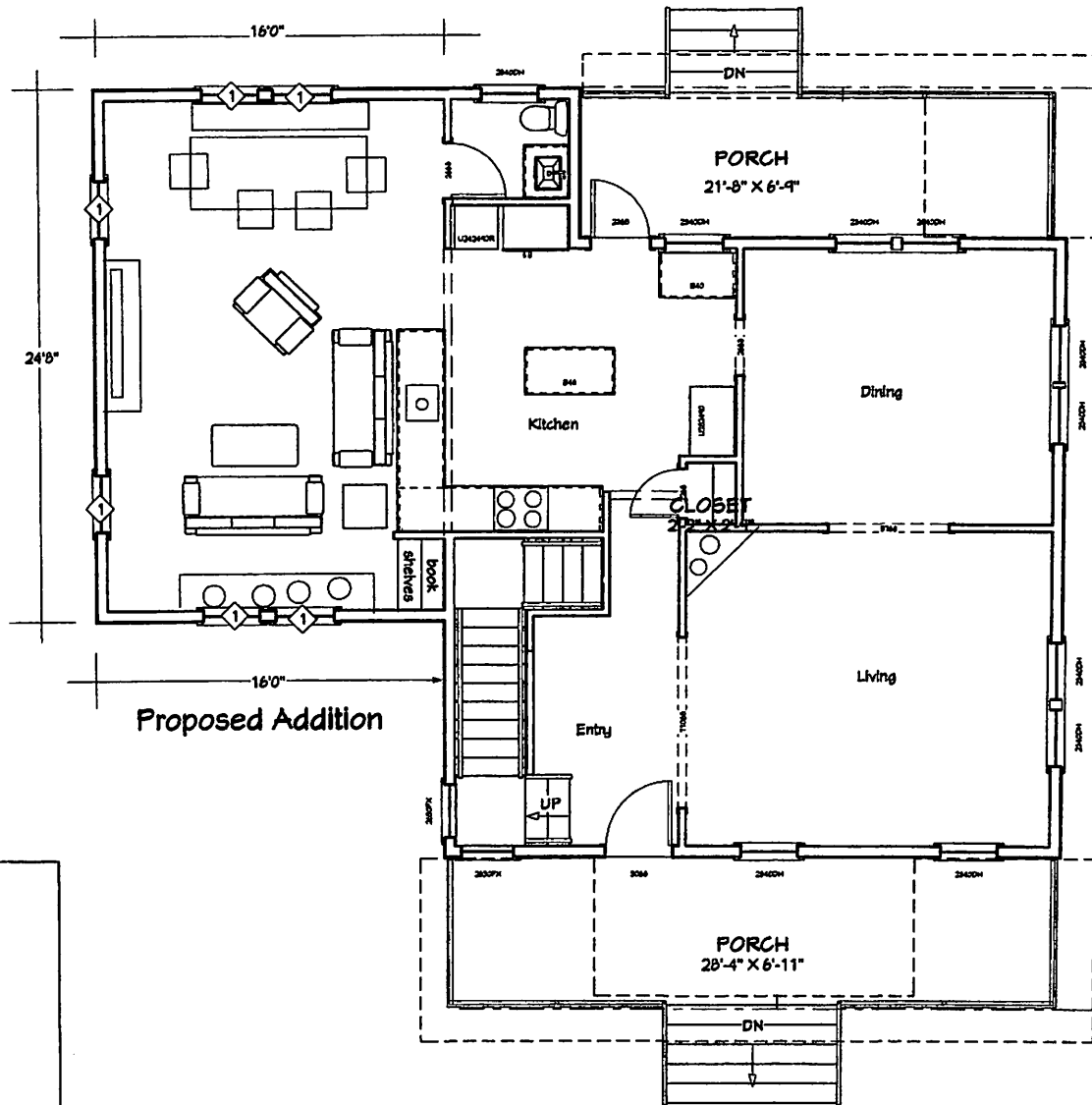
Dan:

The project at 9403 Warren St. has been modified from our previous meeting of January 8, 2025. During that meeting and after much discussion on the new plan and the additional plan we submitted, the commission suggested we move the addition a little further back from the street. As these drawings indicate we have done and scaled it back in size, we removed the front dormer, so it does not compete with the existing front elevation. The addition has wall heights of 8' on the first floor and 7' on the second floor, this lowers the addition. The existing house has 10' first floor and 8.5' on the second floor. On the side elevation we are matching the 2 sloped existing roofs with a 2 slope fly rafter overhang, which raps around the back and ties into the back roof, which breaks up the broadness of the rear face of the addition.

In doing this design we do not affect any trees on the property, as you asked in your email of 1/21/25.

I am sending you Page 6 and 7 to be included and page 5 replaces page 3.

Cynthia Milloy



1st Floor

CMU Foundation:
 Siding: Hardiboard Plank
 Roof Shingles: 30 yr.
 Fiberglass shingles with
 watershield underlayment.

Job Address:
 9403 Warren St
 Silver Spring MD.
 20910

P: 1
 First Floor
 Plan

drawings by:
 Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHC 5658 #301-655-8079

Date:

1/15/2025

Scale:

1/4"=1'0"



12/31/24 9403 WARREN ST.
Proposed → REAR ADDITION



12/31/24

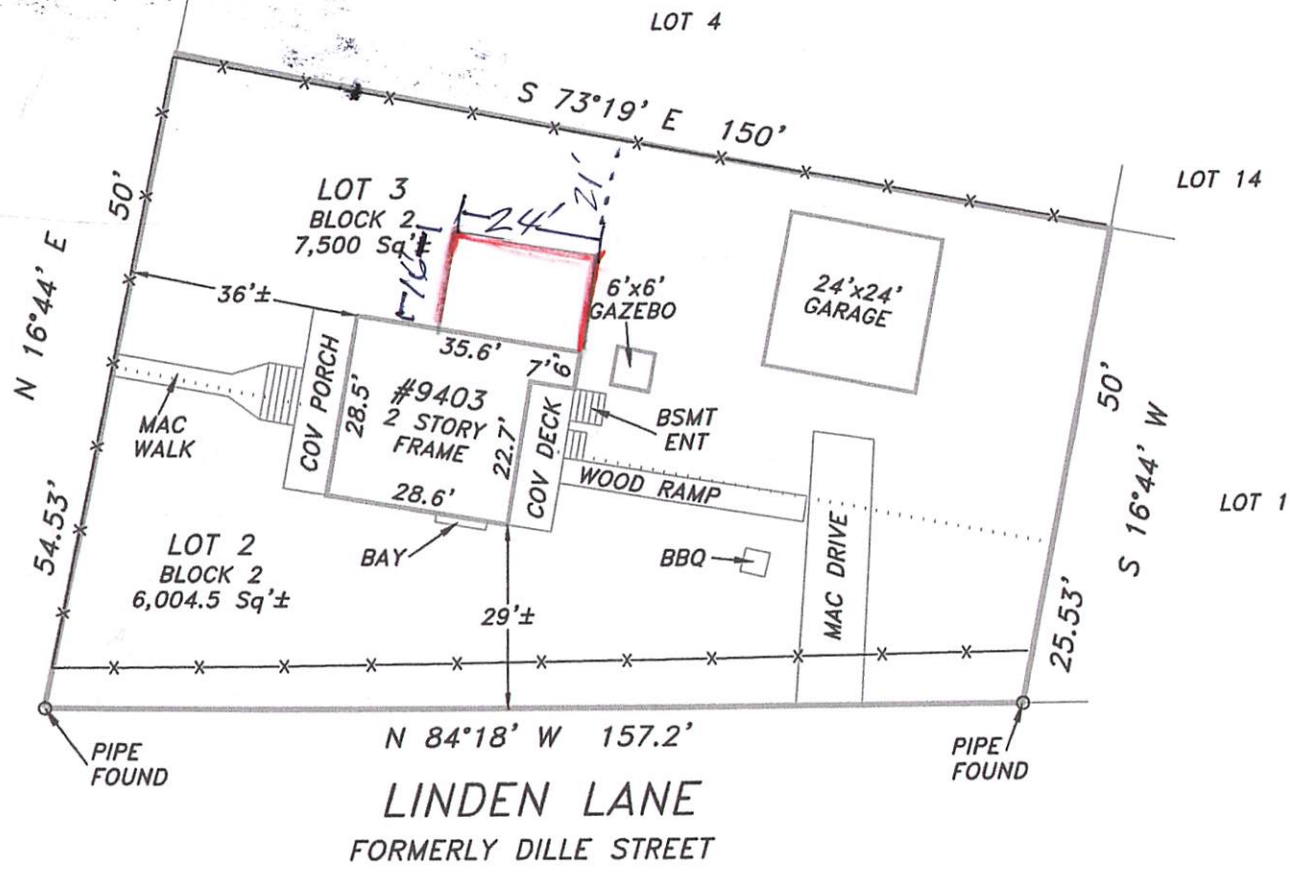


12/31/24



12/31/24

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

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

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.

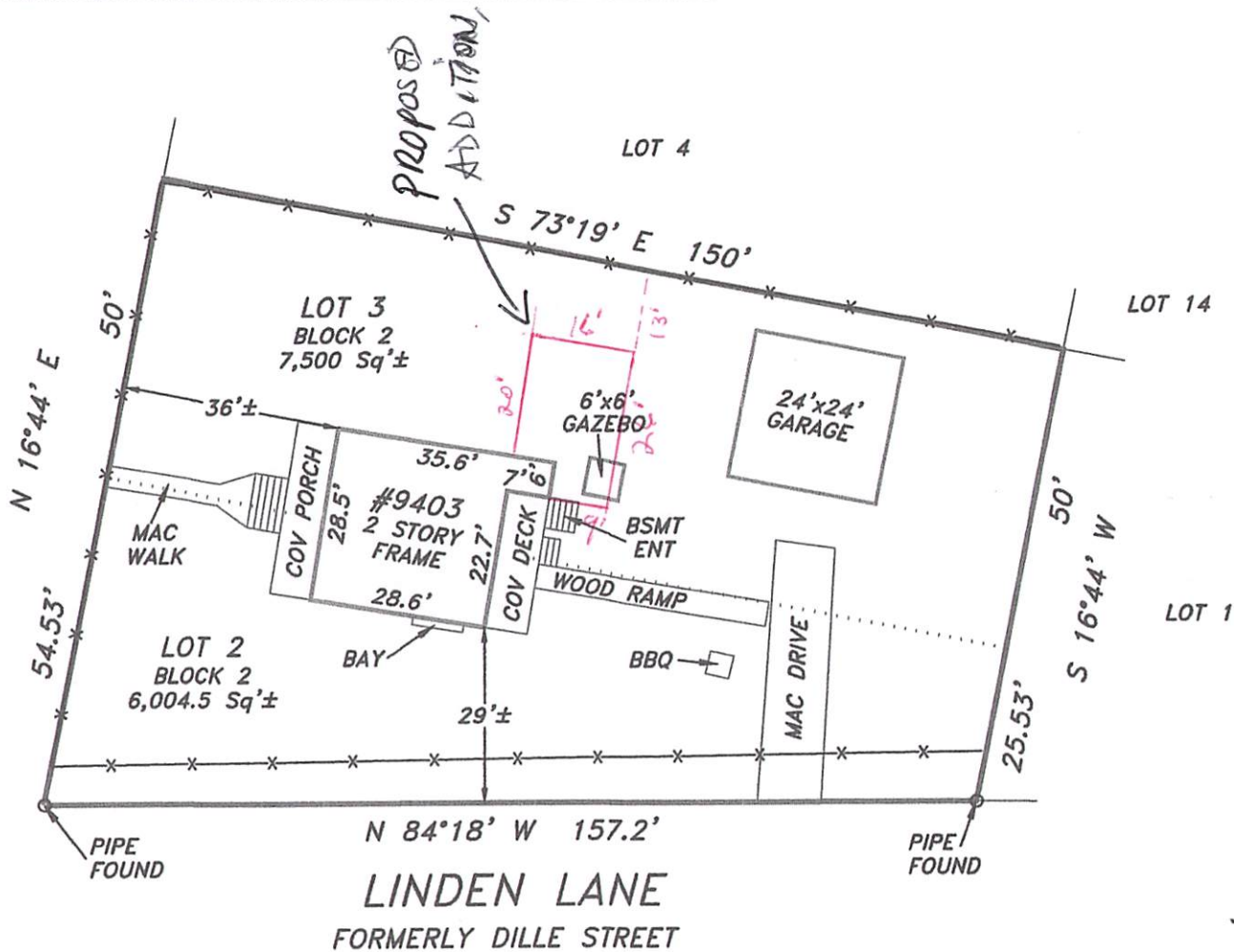


James Carl Hudgins
 Property Line Surveyor #96
 Expiration Date: 3/11/2026

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.: MDB4481-PK
 Page No.: 1 of 2

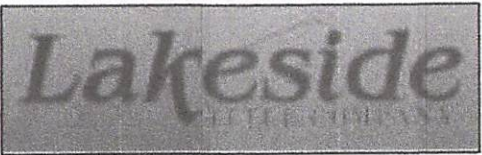
WARREN STREET
50' R/W



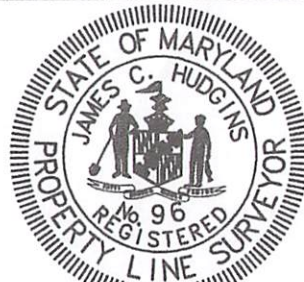
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MONTGOMERY COUNTY, MARYLAND

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Page No.: 1 of 2

PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: Oaken Hammer

Date: 1/1/2024

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	.30	5/8" double glazed wood windows and doors
	MAX. SHGC	0.55	.33	
SKYLIGHTS	MAX. U-FACTOR	0.4		
	MAX. SHGC	0.4		
CEILING	MINIMUM R-VALUE	R-49	r-49	blown fiberglass
WALLS (wood framing)		R-20 or 13+5	r-20	6" fiberglass batts
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

oaken hammer
Company Name

1/1/2024
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."



drawings by:

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

Date:

1/15/2025

Scale:

1/4"=1'0"

P: 3

Front and Side
Elevation

Job Address:

9403 Warren St
Silver Spring MD.
20910



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 4

Rear Elevation

drawings by:

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

Date:

1/15/2025

Scale:

1/4"=1'0"

Window Schedule:

MIRA Classic Premium
wood double hung 5/8"
Sculptured GBG
Colonial 3wx2h SDL
grill

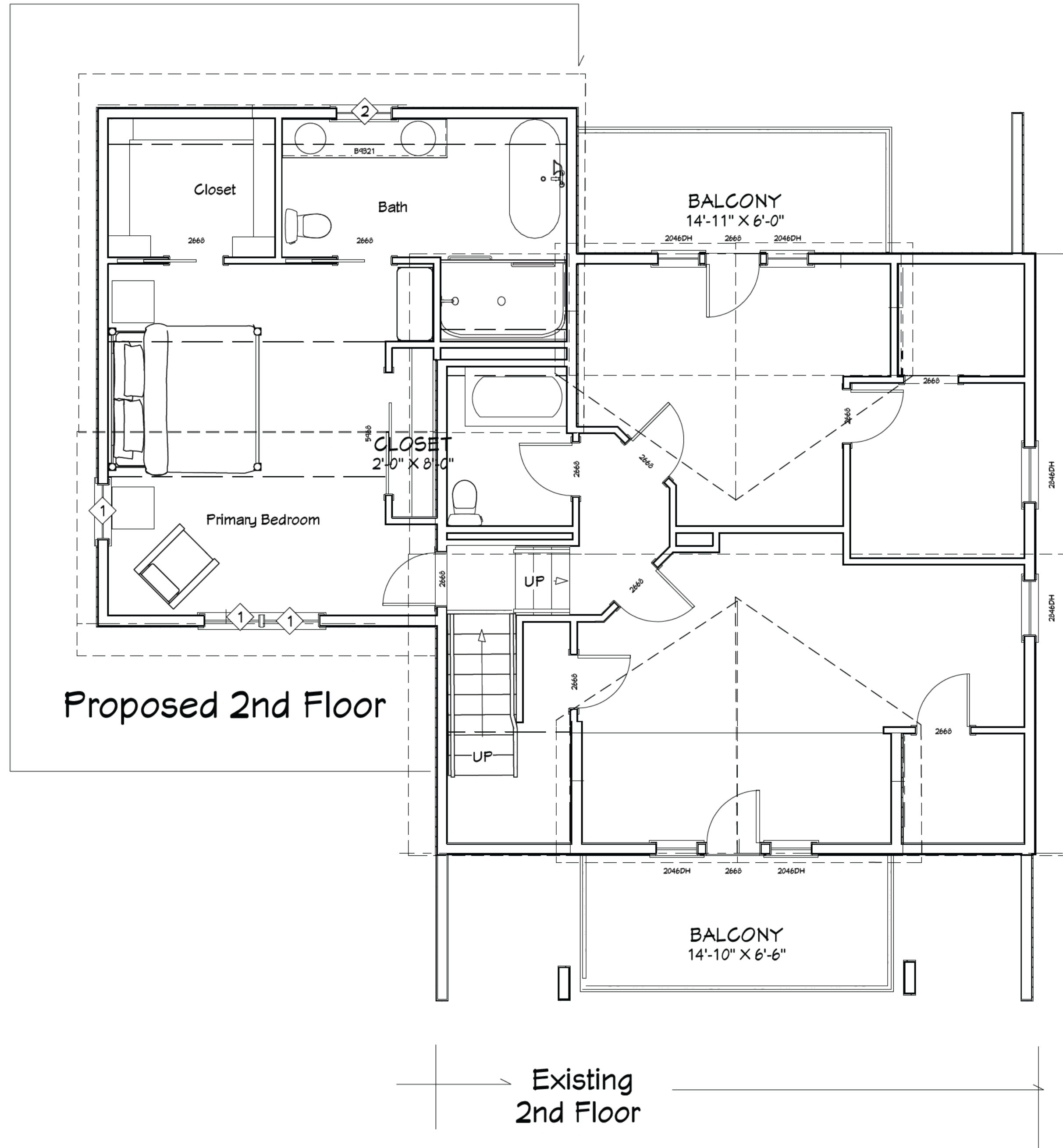
1 32" x 48"

2 32" x 42"

Door Schedule:

1- no new exterior doors

2- interior doors to
match existing --5-panel
wood



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 2

Second Floor
Plan

drawings by:

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

Date:

1/15/2025

Scale:

1/4" = 1'0"



Side Elevation



Rear Elevation

Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 5

Side and Rear
Elevation

drawings by:

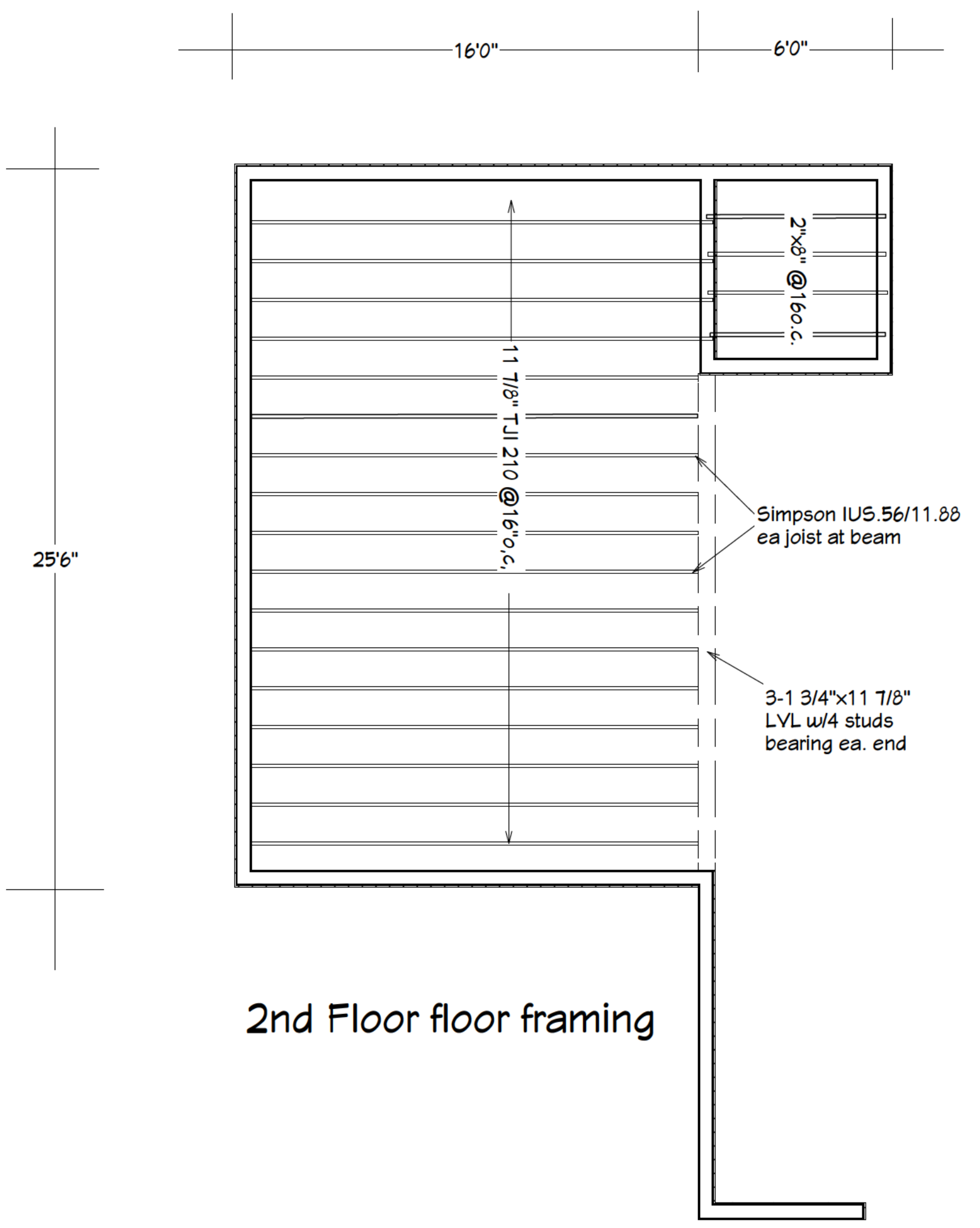
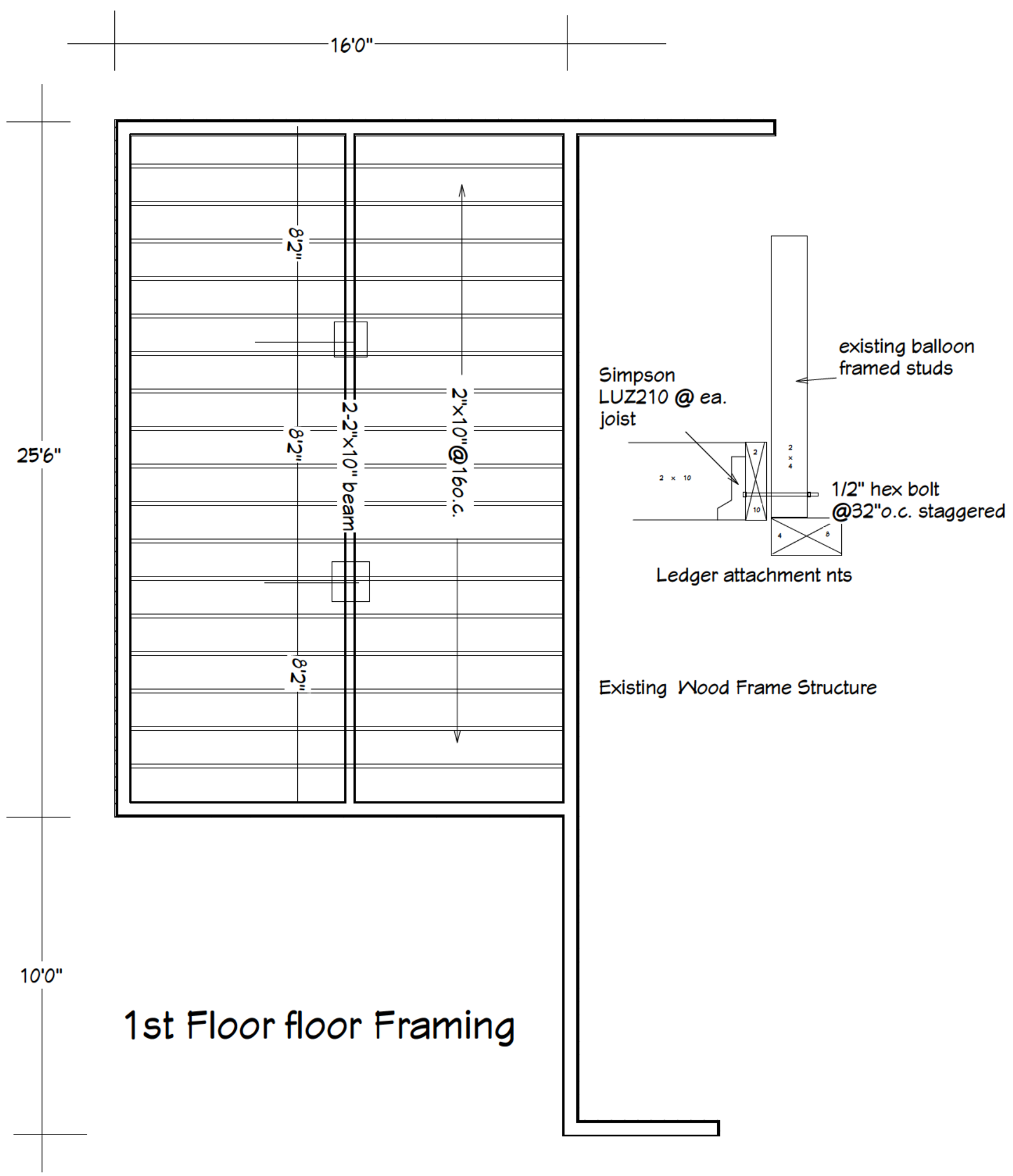
Oaken Hammer
12507 Two Farm Drive
Silver Spring, Md. 20904
MHIC 5658 #301-655-8079

Date:

1/15/2025

Scale:

1/4"=1'0"



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 6

Floor Framing

drawings by:

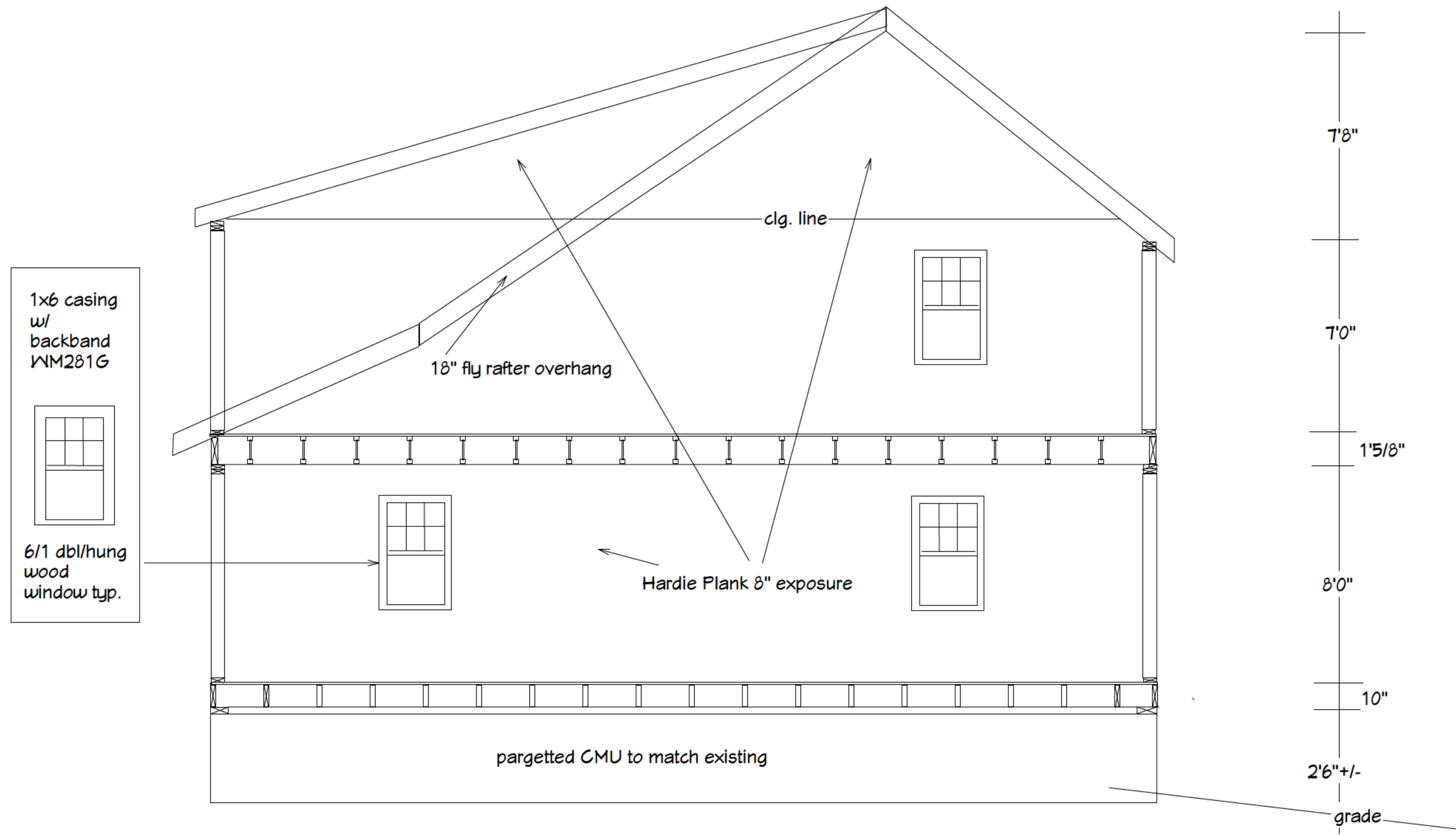
Oaken Hammer
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Silver Spring, Md. 20904
MHIC 5658 #301-655-8079

Date:

1/15/2025

Scale:

1/4" = 1'0"



Side Elevation of Proposed addition

Job Address:
 9403 Warren St
 Silver Spring MD.
 20910

P:7
Elevation

drawings by:
 Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHC 5658 #301-655-8079

Date:

1/15/2025

Scale:

1/4" = 1'0"



16'0"

26'0"

Scope of Work

Add Family room, master bedroom, master bath. Match existing interior and exterior trim, window and door styles and sizes for historic specs. Roofing and siding to match existing.

Index of Pages

- P-1 1st floor plan
Scope of Work
Index of Pages
- P-2 2nd floor plan
Wind Bracing and Calcs,
- P-3 Foundation plan
Window and Door Schedules
- P-4 1st floor framing plan
Elevation
- P-5 2nd floor framing plan
Roof framing plan

1st Floor

Job Address:

9403 Warren St.
Silver Spring Md.
20910

P:1

1st Floor Plan
Scope of Work
Index of Pages

drawings by:

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

Date:

12/30/2024

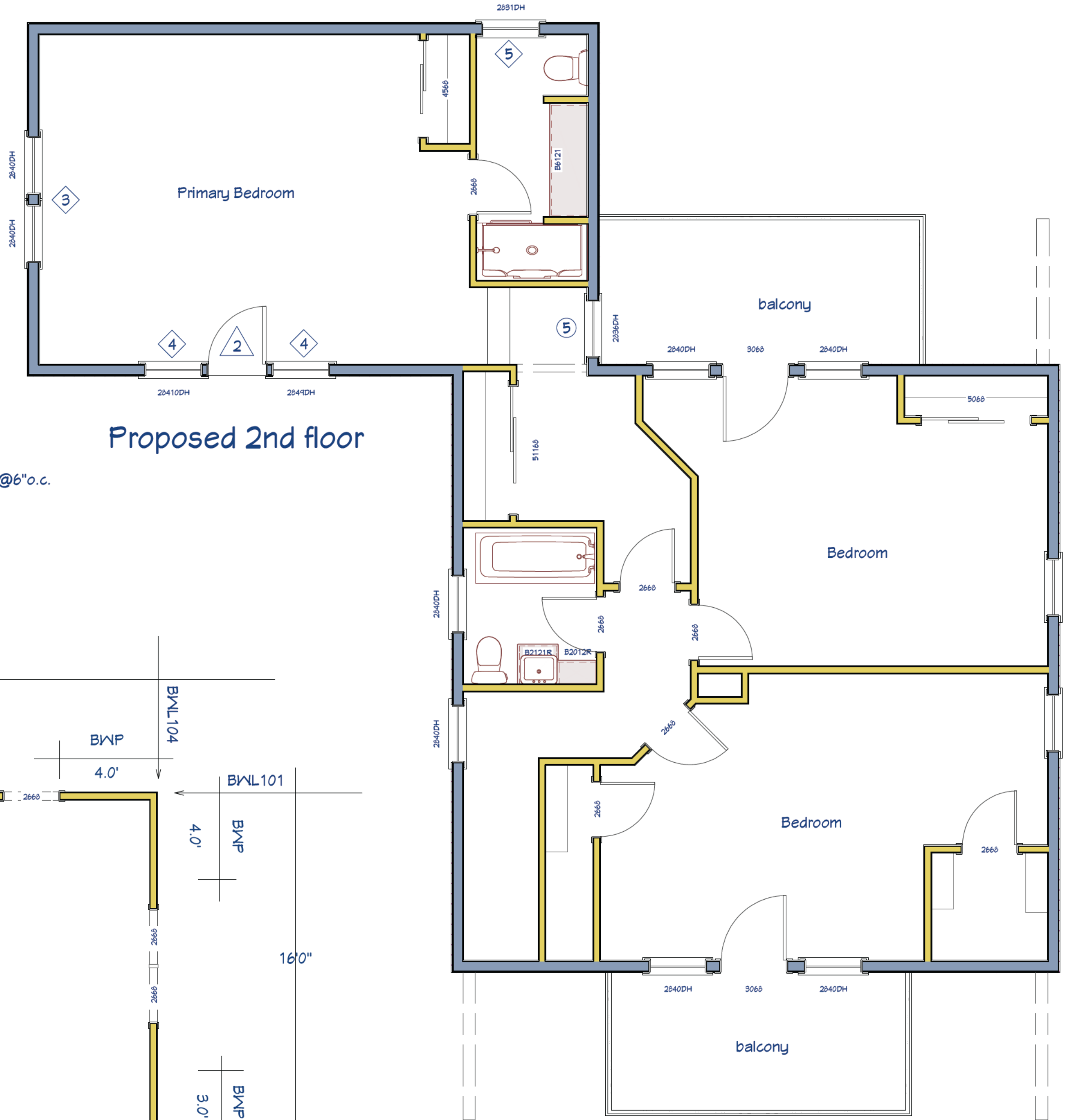
Scale:

1/4" = 1'0"

BWL	Spacing	Interpolated Length	*Adjustments
101	16'	5'	5.1'x.9=5'
102	16'	5'	5.1'x.9=5'
103	26'	7'	7.75'x.9=7'
104	20'	5.85'	6.5'x.9=5.85'

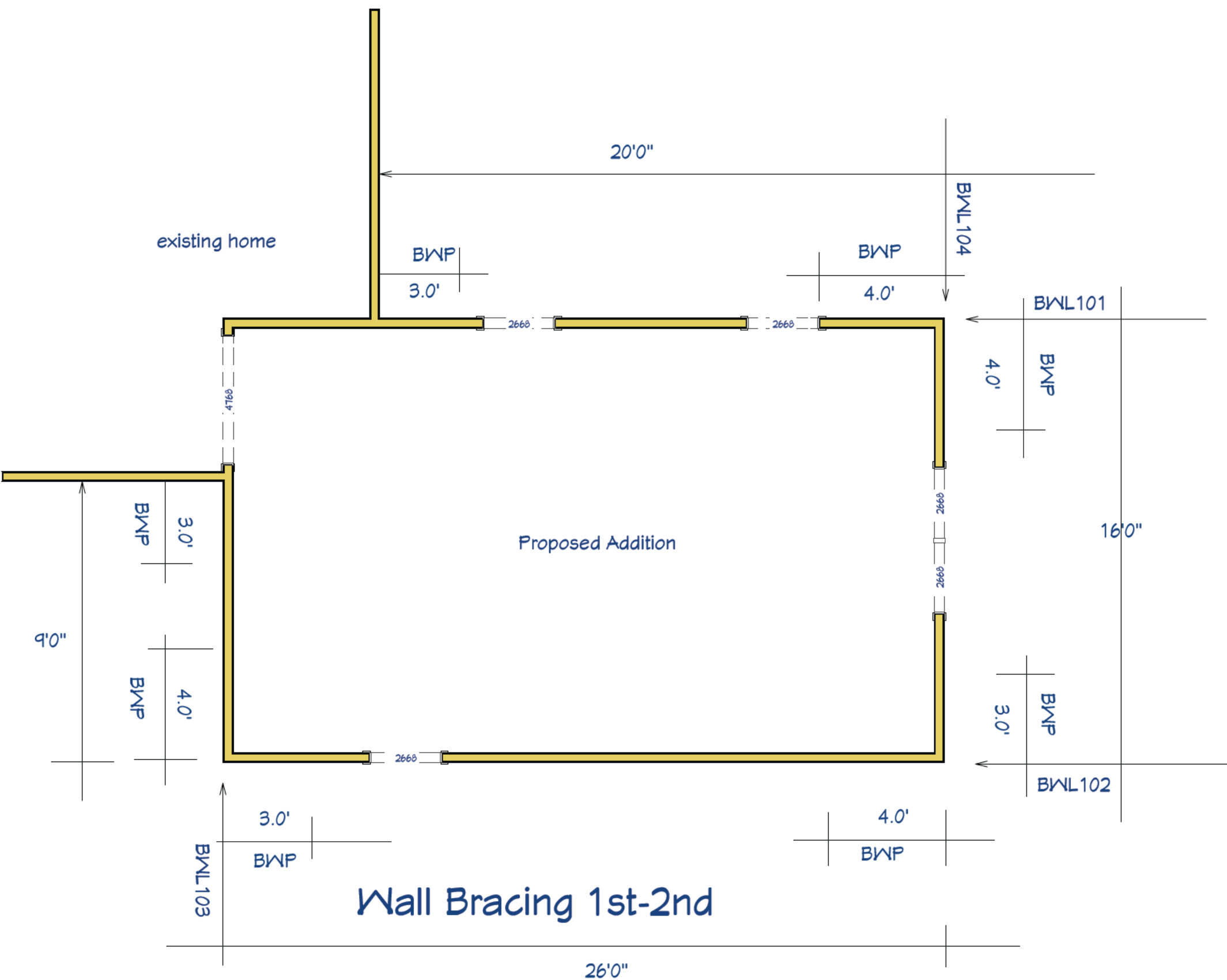
Notes

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/6d common @6"o.c.
 @edges and 12"o.c.@intermediate support



Proposed 2nd floor

2nd Floor



Wall Bracing 1st-2nd

Job Address:

9403 Warren St.
 Silver Spring Md.
 20910

P: 2

2nd Floor Plan
 Wall Bracing Plan

drawings by:

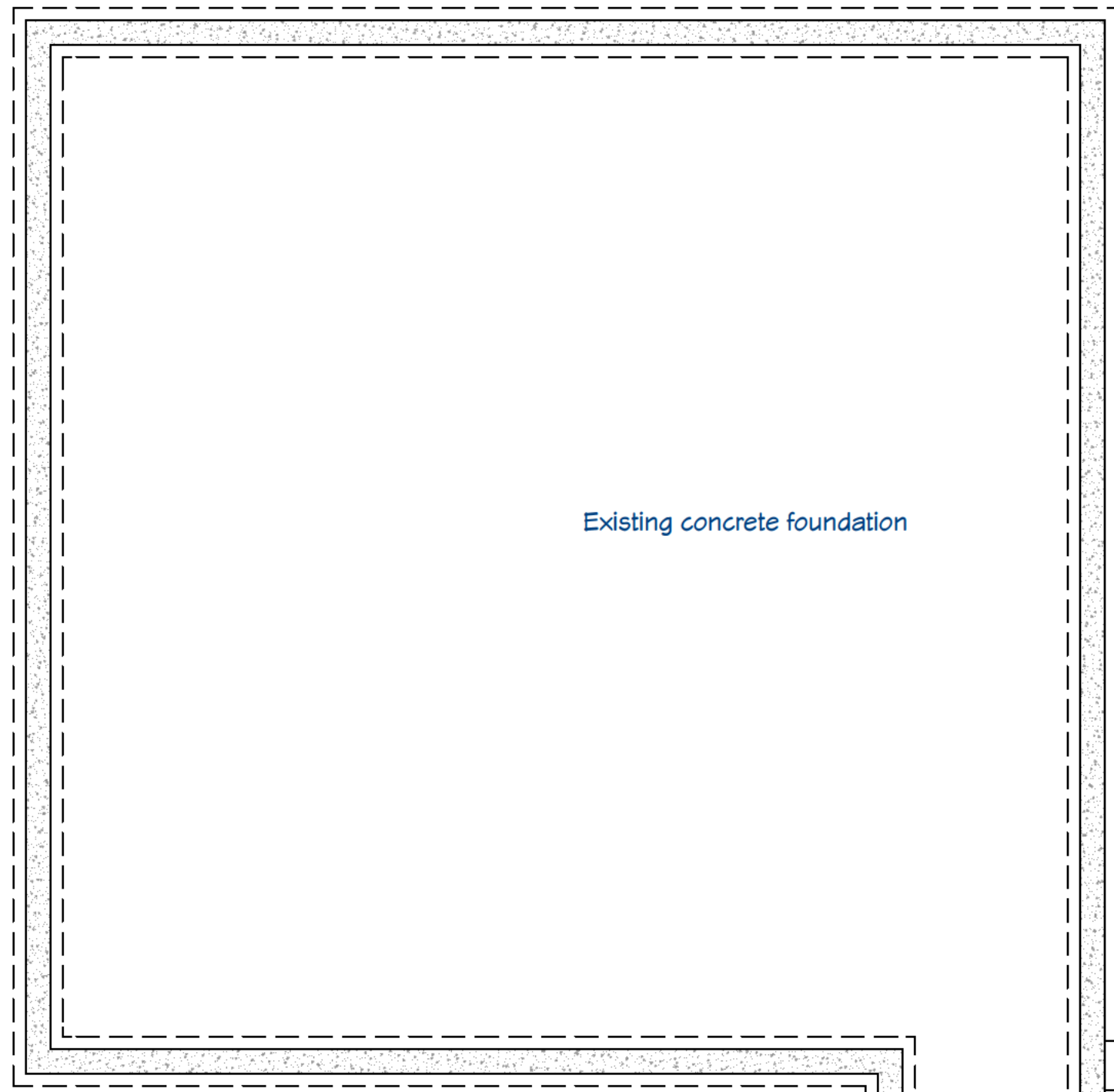
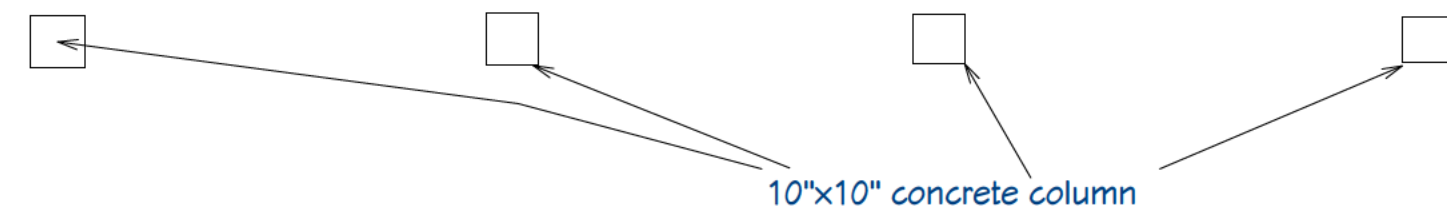
Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHC 5658 #301-655-8079

Date:

12/30/2024

Scale:

1/4"=1'0"

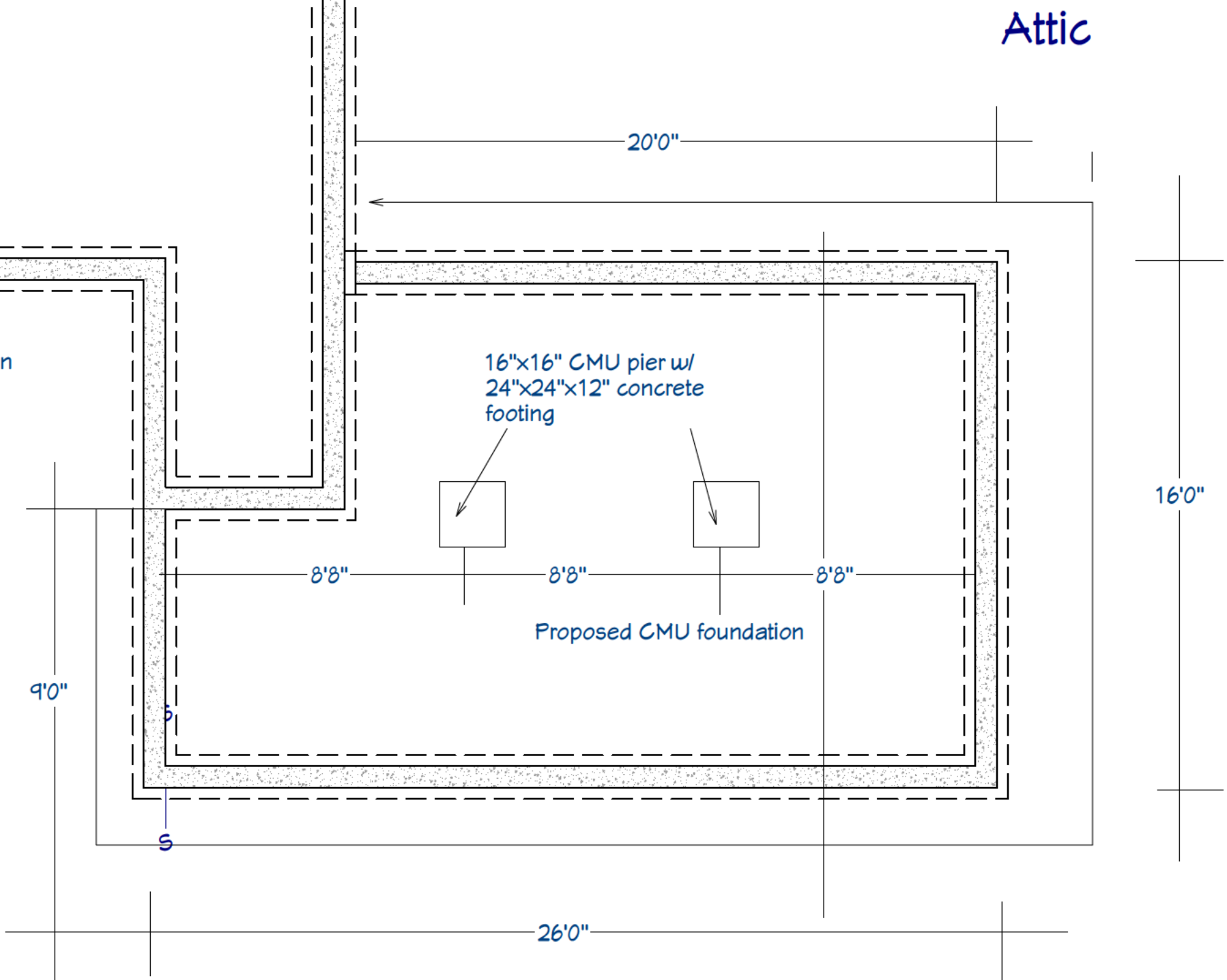
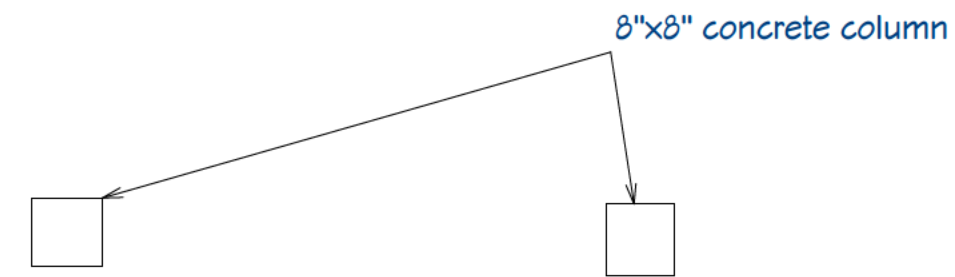


Window Schedule:

- 1 32"x54
 - 2 32"x54 twin
 - 3 32"x 48" twin
 - 4 24"x 48"
 - 1 32"x 36"
- Note:
 All windows Plygem Classic MIRA wood Double hung w/ 6 lite / 1lite, 5/8" sculptured GBG colonial 3w-2h top sash permanent applied SDL grill, white alum ext. wood interior.

Door Schedule:

- 1 30"x80" 6 lite Fir door
- 2 60"x80" MMI Smooth white composite sliding Patio door



Foundation Plan

Job Address:

9403 Warren St.
 Silver Spring Md.
 20910

P:3

Foundation Plan
 Window and door
 Schedule

drawings by:

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

Date:

12/30/2024

Scale:

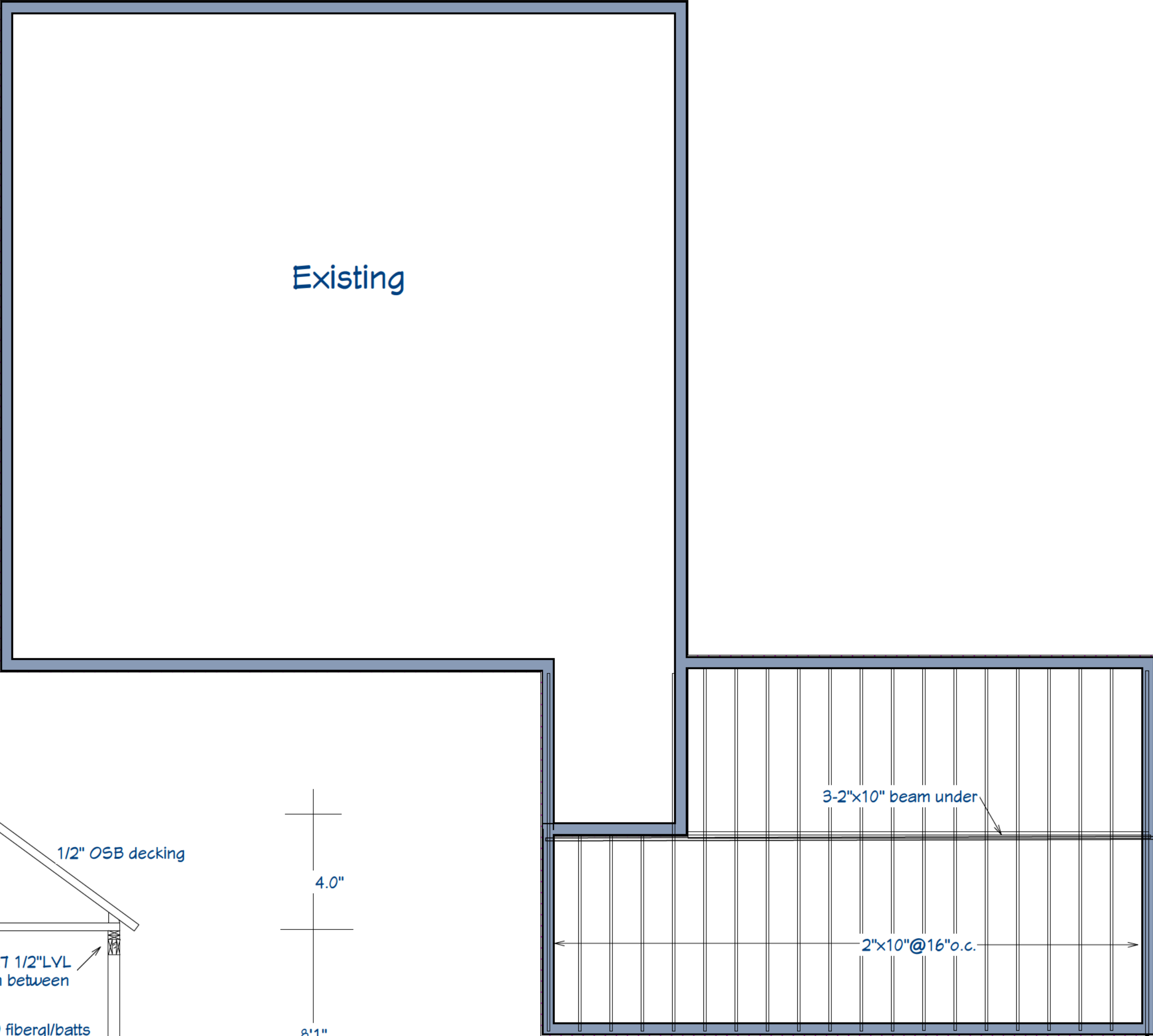
1/4" = 1'0"

Material Strength

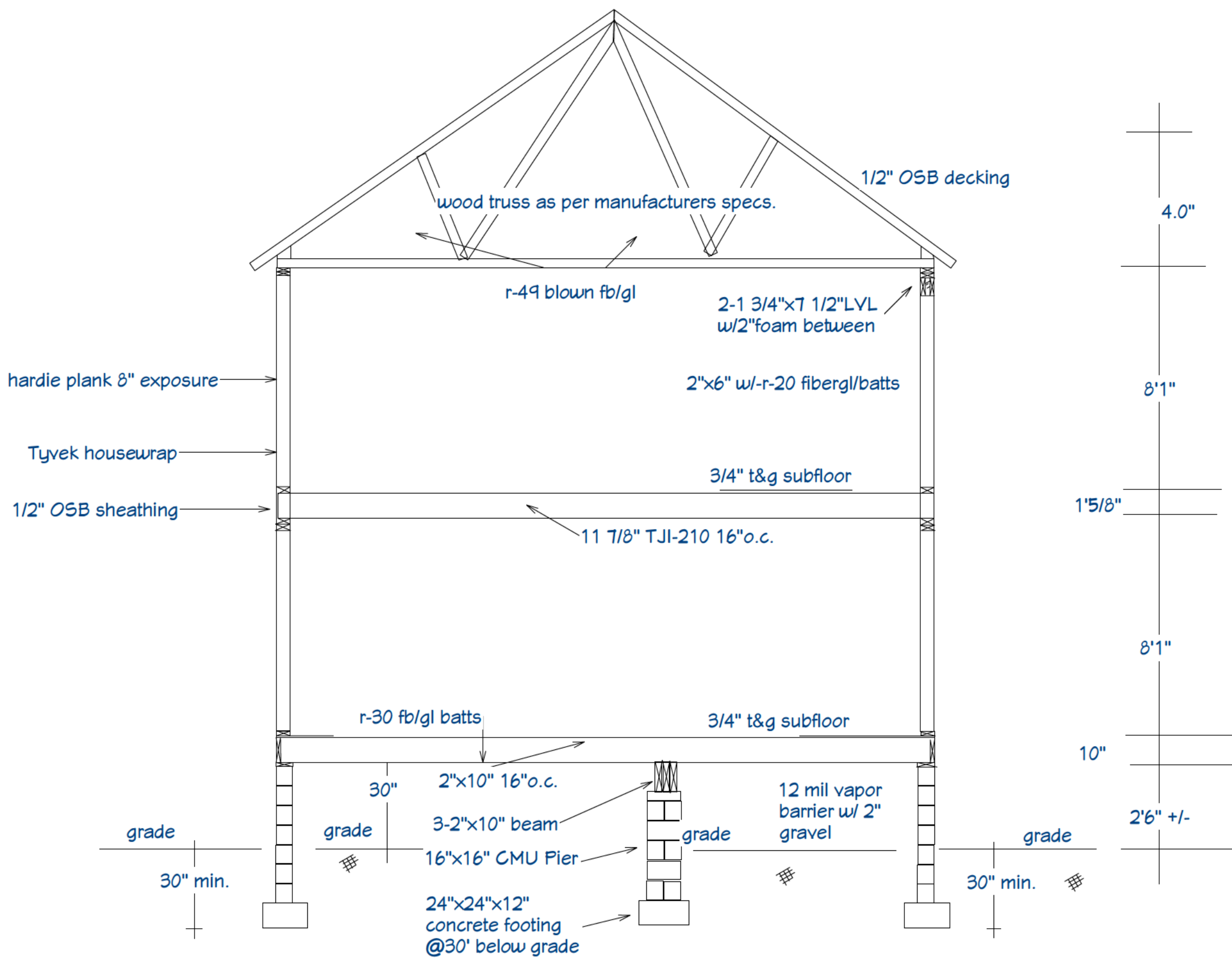
Framing Lumber	SPF #2
LVL	E=2,000,000. PSI
Concrete Strength	3500 PSI
stoops and garage footings	2500 PSI
Assumed Soil Bearing Capacity	1500 PSI

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 Heavy
Winter Design Temperature	13 Degrees
Ice shield Underlayment	Required
Flood Hazard	July 2, 1979
Air Freezing Index	300
Mean Annual Temperature	55 Degrees



1st Floor



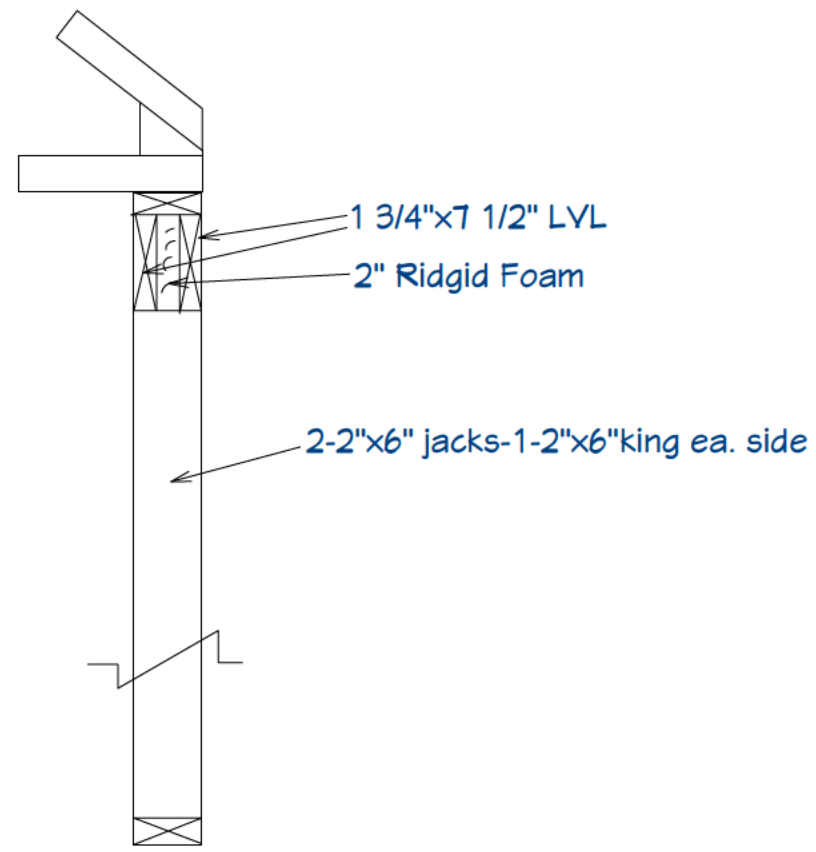
Elevation

Job Address:
 9403 Warren St.
 Silver Spring Md.
 20910

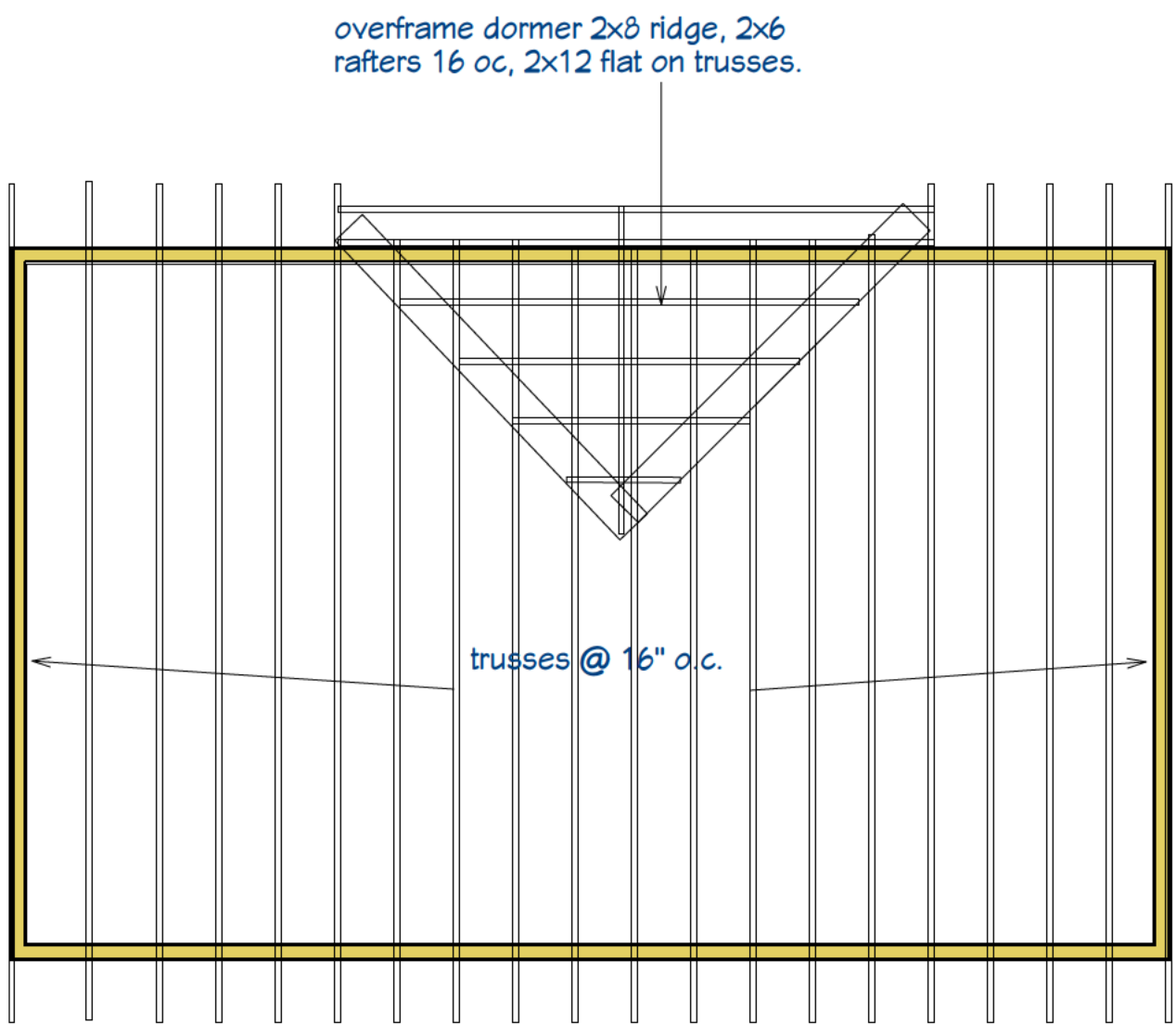
P:4
 1st Floor Framing
 Elevation
 Design Criteria/ Mat
 Strength

drawings by:
 Oaken Hammer
 12507 Two Farm Drive
 Silver Spring, Md. 20904
 MHC 5658 #301-655-8079

Date:
 12/30/2024
 Scale:
 1/4" = 1'0"



Header Detail @ Dormer Frame Over nts



Roof Framing

Job Address:

9403 Warren St.
Silver Spring Md.
20910

P:5

2nd Floor Framing
Roof Framing
Header Detail

drawings by:

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

Date:

12/30/2024

Scale:

1/4" = 1'0"