

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9403 Warren St., Silver Spring	Meeting Date:	3/26/2025
Resource:	Contributing Resource Linden Lane Historic District	Report Date:	3/19/2025
Applicant:	Cynthia Milloy	Public Notice:	3/12/2025
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 that the Commission **approve with one (1) condition the HAWP** application with final approval authority delegated to Staff:

1. The placement of the addition must be at least 8' (eight feet) forward of the rear wall plane to preserve the outline of the historic roof plane.

ARCHITECTURAL DESCRIPTION

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

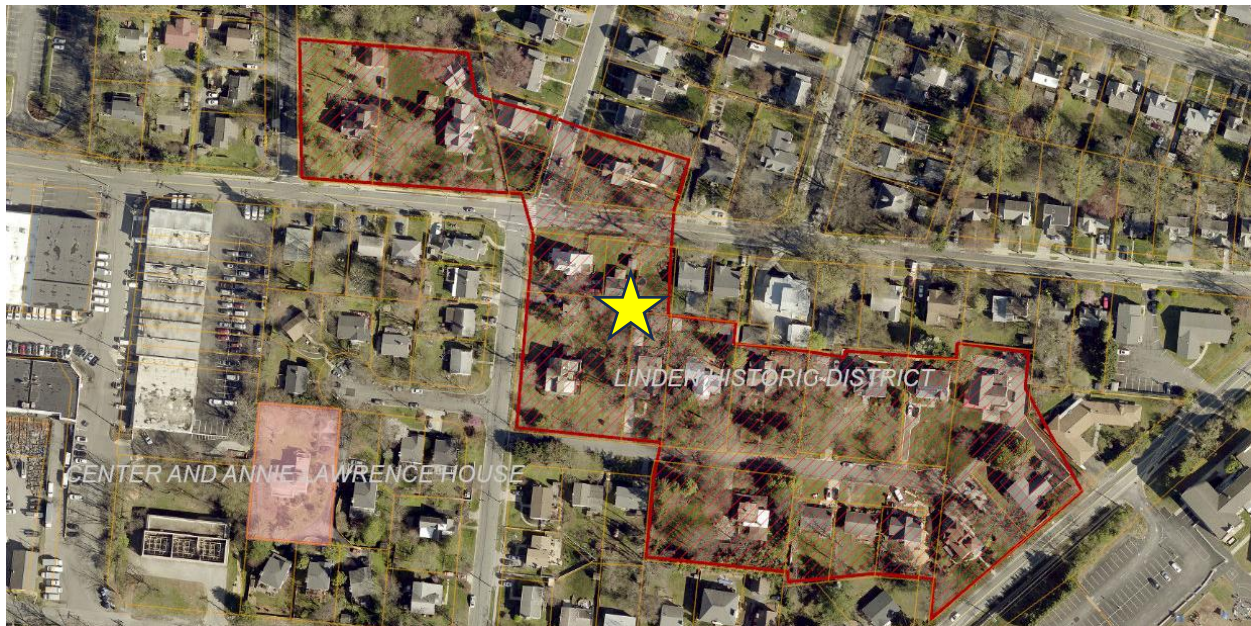


Figure 1: The subject property is located on a corner lot at the northeast intersection of Warren Street and Linden Lane.

BACKGROUND

On January 8, 2025, the HPC held a hearing for a HAWP application for the subject property. During the hearing the applicant withdrew consideration of the permit and the HPC provided feedback on the design.

Based on that feedback, the applicant revised the proposal and the HPC held a Preliminary Consultation at the February 12, 2025 HPC meeting. A majority of the HPC found a side-projecting addition could be appropriate, but the addition could not align with the rear wall plane and the rear roof slope needed to be redesigned so it did not visually compete with the prominent rear gable dormer. The HPC also recommended the addition's size be reduced and encouraged the applicants to consider additional relief on the front and rear elevations. The applicant has revised the proposal and has returned with a revised HAWP proposal.

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 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 qualifies 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 has been reduced from the design presented at the January 8, 2025 HPC meeting from is 16' × 24' (sixteen feet wide by twenty-four feet deep) to 14' × 20' (fourteen feet wide by twenty feet deep) and is setback from the front wall plane by approximately 8' (eight feet). The rear wall of the proposed addition is co-planer with the rear wall plane of the historic house, but that alignment is obscured by the mid-century bathroom addition off the back of the house. The addition has a side gable roof with shed dormers on the front and rear elevations. The front elevation of the proposed addition has a single window on the ground floor, with a paired window on the second floor. On the left elevation, the applicant proposes to install a pair of windows on the ground floor and a single, egress compliant window on the second floor. On the rear elevation, the applicant proposes to install a single window on both the first and second floor. Identified materials for the addition include a parged CMU foundation, fiber cement siding in an 8" (eight inch) reveal, 4" (four inch) corner boards, 6/1 simulated divided light aluminum-clad wood windows, and three-tab asphalt shingles for the roof. The applicant proposes to install fiber cement siding, in an 8" (eight inch) reveal with the smooth side facing out. There are no exterior doors proposed for the addition.

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. Staff finds that the proposed aluminum clad wood windows are compatible with the profiles and character of the historic house. The HPC has consistently determined that appropriately detailed aluminum-clad wood windows are an acceptable substitute for wood sash windows on new construction and building additions in the Linden Historic District. 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 than vinyl, provided the smooth side is installed facing out, as is the case in this HAWP application. Staff finds the proposed three-tab shingle roof is consistent with the house's current appearance and finds it to be appropriate. Staff finds the proposed materials are appropriate under 24A-8(b)(2) and (d) and *Standard 2*.

Staff's recommendation for denial of the previous submission centered on the placement of the proposed addition, which Staff identified as entirely out of character for the district and the historic resource. Additions are typically required to 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

¹ The 2011 HAWP is available here:

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/UNKNOWN_LINDEN%20H.D._9403%20WARREN%20STREET_02262011.PDF

possible, new additions should be constructed on the rear elevations where they will have less of an impact on the building's historic integrity.”² 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.

During the January 8, 2025 HPC hearing, six of the seven commissioners in attendance found that a side-projecting addition could be accommodated at the subject property. The commissioners found that the footprint of the addition was too large and recommended a reduction in size and noted that the roof form on the rear slope was not compatibly designed. The commissioners also found that aligning the addition's rear wall with the existing bathroom's existing wall did not help to sufficiently differentiate the addition from the historic construction.

In response to the HPC's feedback the applicant reduced the footprint of the addition by nearly 30% (thirty percent), from 384 ft² (three hundred eighty-four square feet) to 280 ft² (two hundred eighty square feet) and moved the addition forward by 7' (seven feet). The rear roof slope has also been simplified so that it appears as an extension of the existing roof and does not visually compete with the historic rear-facing gable. Staff finds these changes are generally consistent with the feedback the applicants received from the HPC.

While Staff retains its position that the appropriate position for an addition to the subject property is off the rear, the applicant has revised their application in accordance with HPC guidance. . However, Staff finds that the rear roof slope appears to extend over the addition (see *Figure 2*, below) and is not sufficiently differentiated to the degree required by *Standard 9*. Staff recommends the HPC add a condition that requires the addition to be moved forward by at least 1' (one foot) so that the addition is at least 8' (eight feet) in front of the rear wall plane. This will ensure that the outline of the historic house, including its roof, is retained. This location would preserve the outline of the historic house as a district mass separate from the addition. Staff recognizes that this location is close to the one both the Staff and HPC found to be incompatible with the character of the house, however, Staff finds that if the HPC is willing to make findings that a side-projecting addition is appropriate in this instance, then extra steps should be taken to preserve the outline of the historic house.

² <https://www.nps.gov/orgs/1739/upload/its-37-rear-additions.pdf>.



Figure 2: Perspective drawings showing the proposed addition extending the existing roof slope.

Based on the feedback provided by the HPC at the February 12, 2025 Preliminary Consultation and with the recommended condition Staff recommends the HPC approve the HAWP under 24A-8(d) and *Standards #2, 9, and 10.*

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition the HAWP** application with final approval authority delegated to Staff:

1. The placement of the addition must be at least 8' (eight feet) forward of the rear wall plane to preserve the outline of the historic roof plane;
- under the Criteria for Issuance in Chapter 24A-8(d) and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #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;

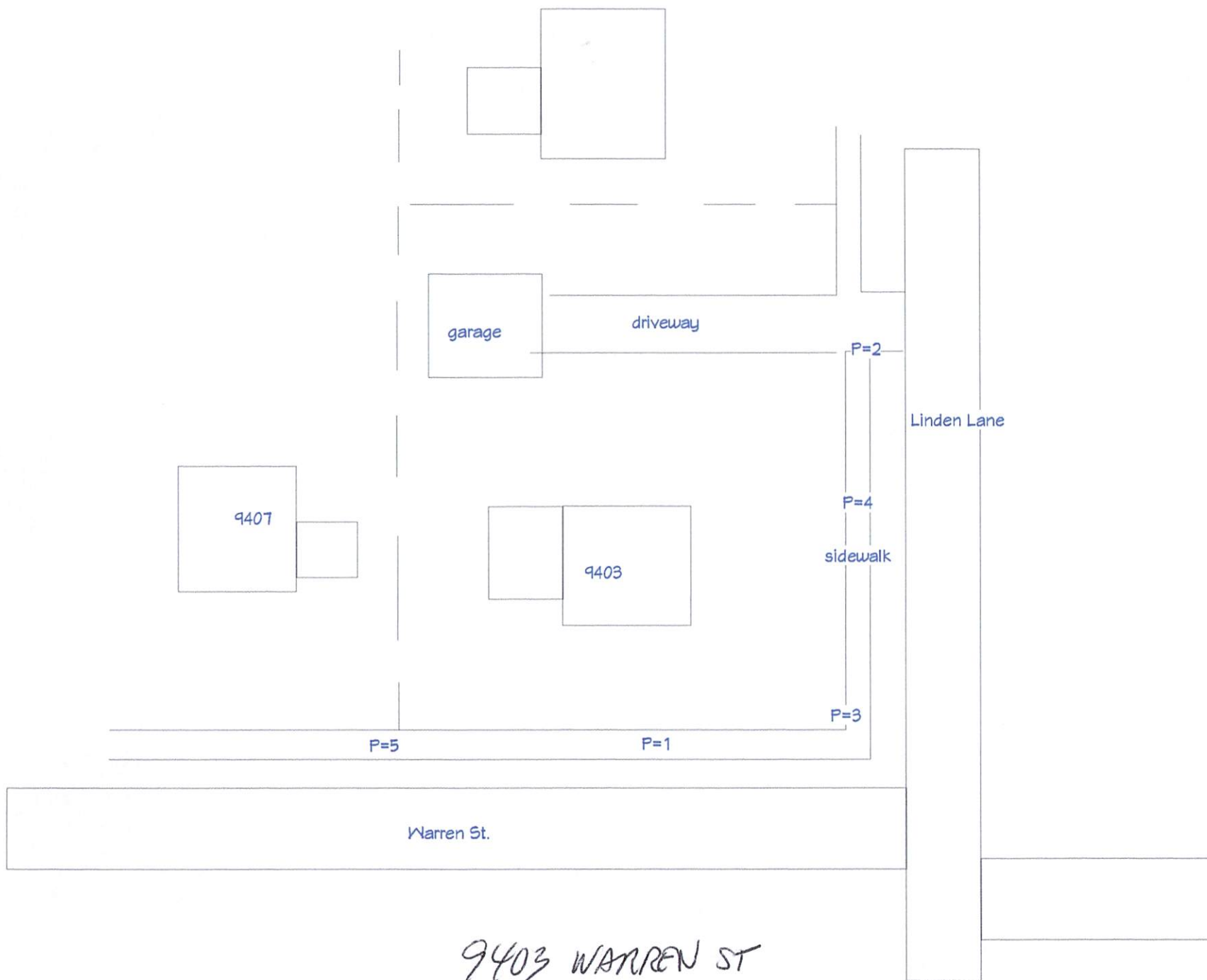
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

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





Existing Floor to Floor Heights

5'8"

8'0"

2nd Floor

8"

10'0"

1st Floor

8"

proposed addition



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 6

Side Elevations

drawings by:

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

Date:

3/1/2025

Scale:

1/4"=1'0"

Porch Rail, floor, and
band replaced to match
existing as per detail



Front Elevation



Rear Elevation

Job Address:

9403 Warren St
Silver Spring MD.
20910

P:7

Front and
Rear
Elevations

drawings by:

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

Date:

3/1/2025

Scale:

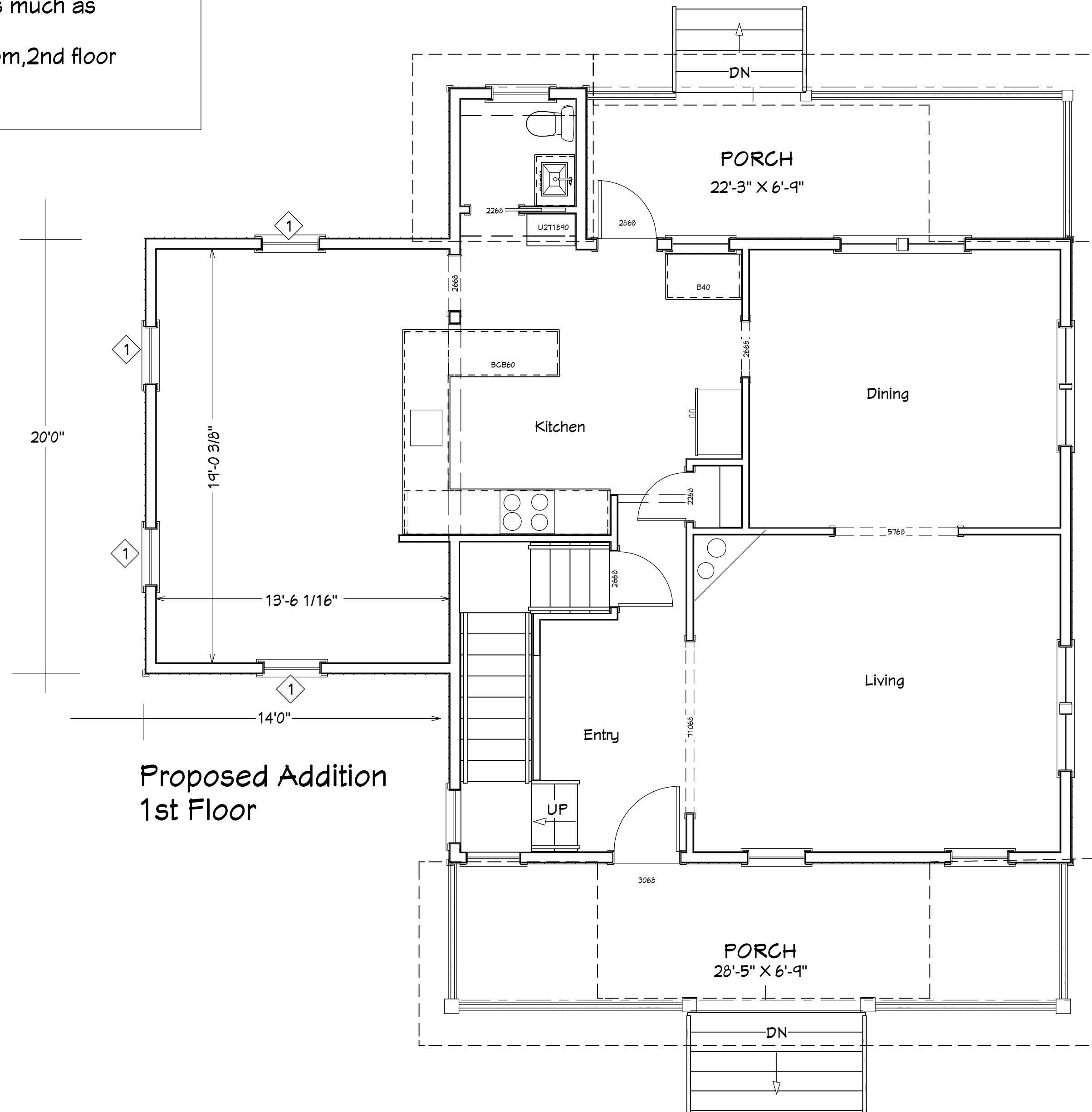
1/4"=1'0"

Scope of work:

Build 14'x20' addition to side of existing home.
Match original details as much as possible.
Build 1st floor family room, 2nd floor primary bed/bath.

Index of Pages:

- P-1 1st Floor Plan
- P-2 2nd Floor Plan
- P-3 Floor Framing
- P-4 Rear View
- P-5 Front and Rear View
- P-6 Side Elevations
- P-7 Front and Rear Elevations
- P-8 Section elevation Details



1st Floor

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
MHIC 5658 #301-655-8079

Date:

3/1/2025

Scale:

1/4"=1'0"

Window Schedule:

MIRA Classic Premium
wood double hung
3wx2h 7/8" SDL grill

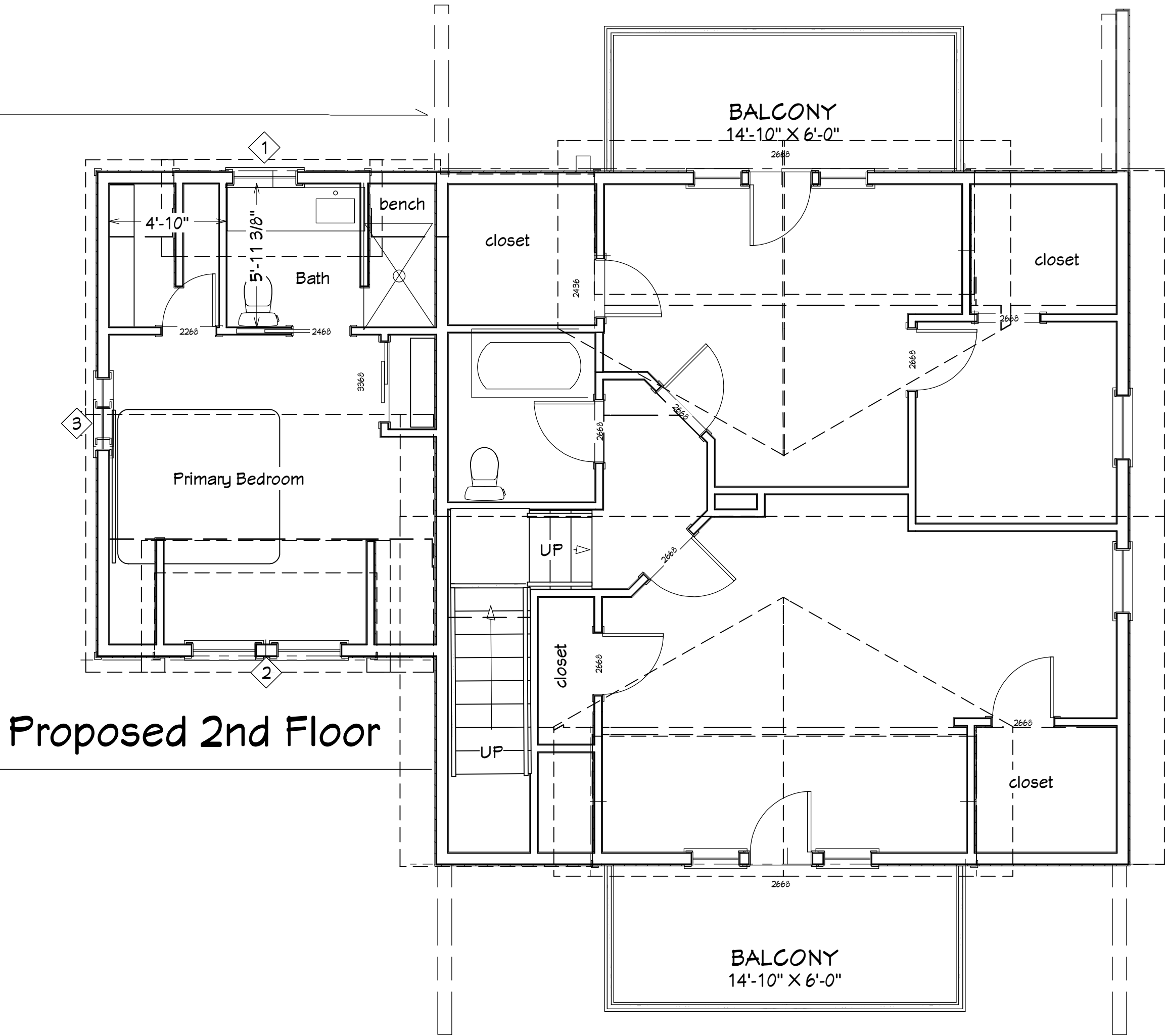
- 1 32" x 48"
- 2 32" x 48" twin
- 3 36" x 56" Egress

Door Schedule:

- 1- no new exterior doors
- 2- interior doors to match existing --5-panel wood

Existing Windows

1st Floor: 36"x 62" typ.
2nd floor: 32"x54" typ.



Proposed 2nd Floor

Existing
2nd Floor

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:
3/1/2025
Scale:
1/4"=1'0"



View Linden Lane



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 5

Rear View

drawings by:

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

Date:

3/1/2025

Scale:

1/4"=1'0"



Rear View



View Warren Street

drawings by:

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

Date:

3/1/2025

Scale:

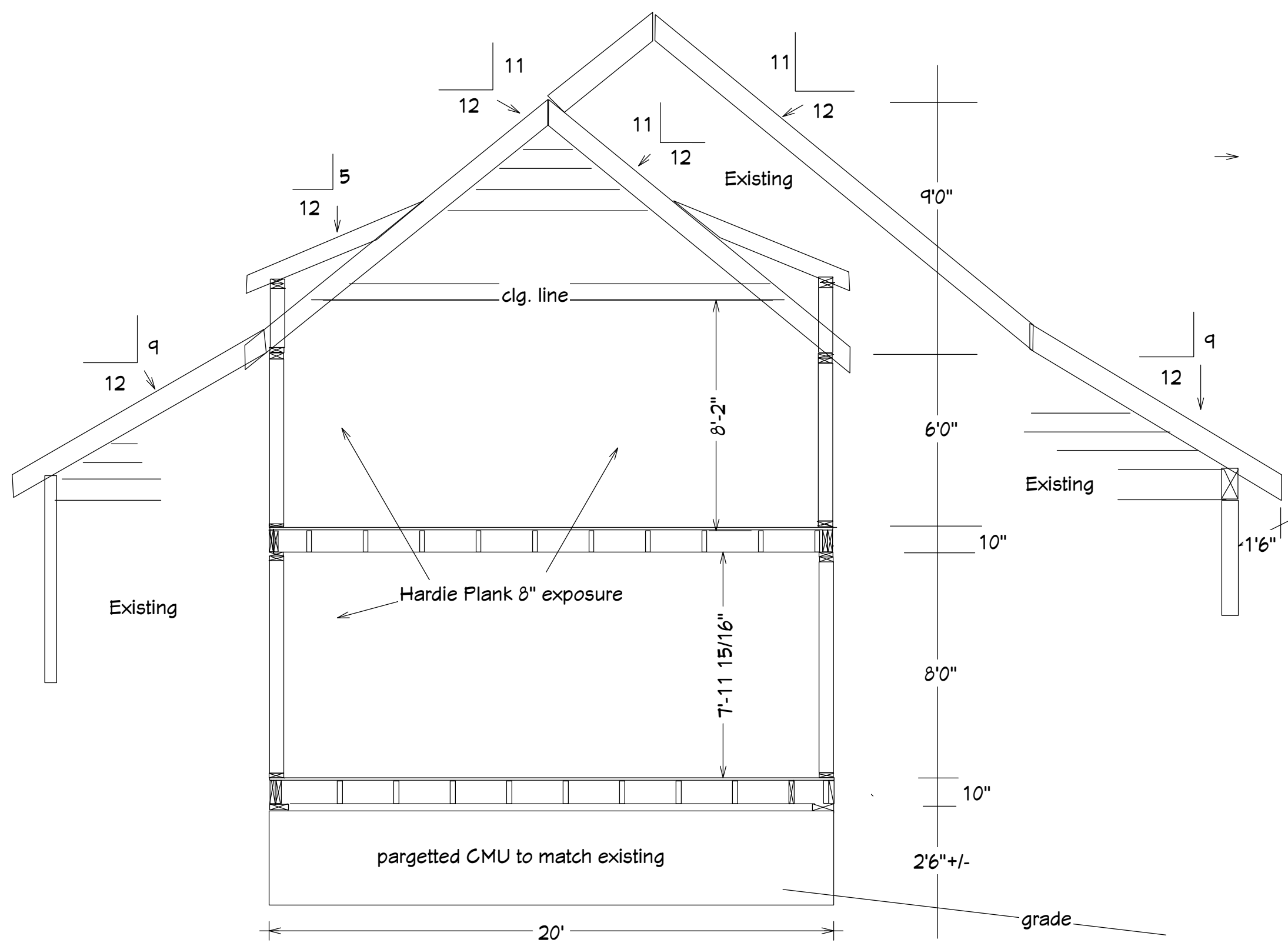
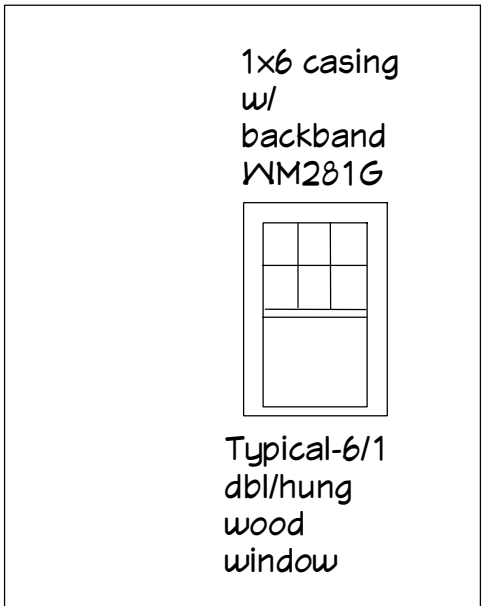
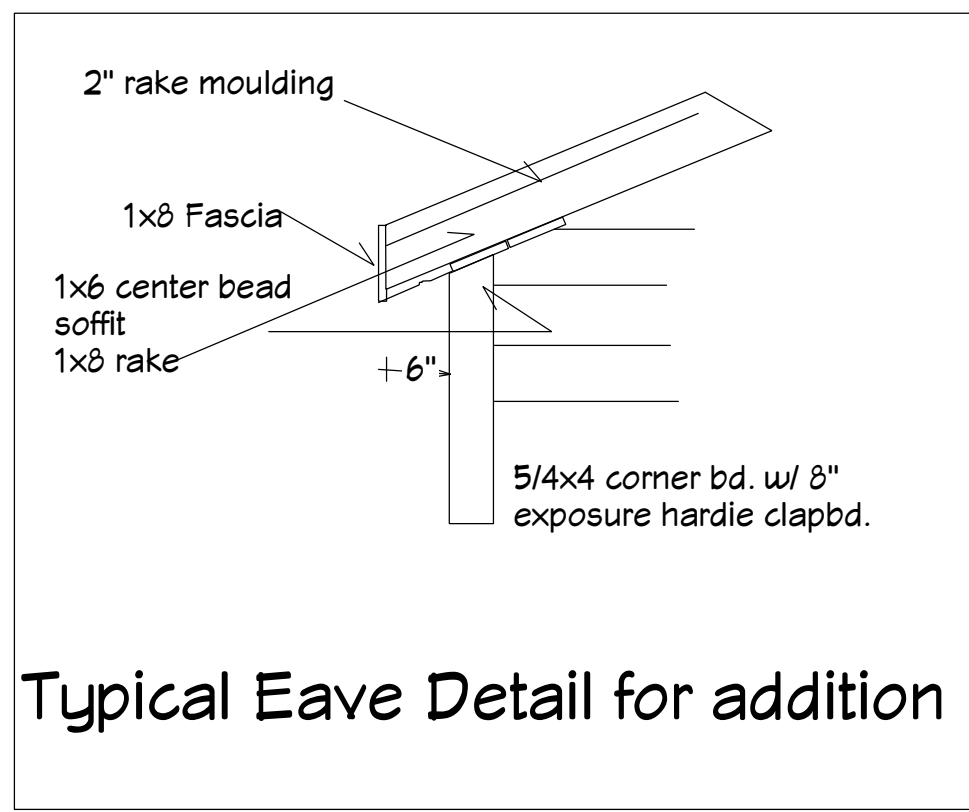
1/4"=1'0"

Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 5

Front and Rear
Views



Side Elevation of Proposed addition
Floor heights and Roof Slopes

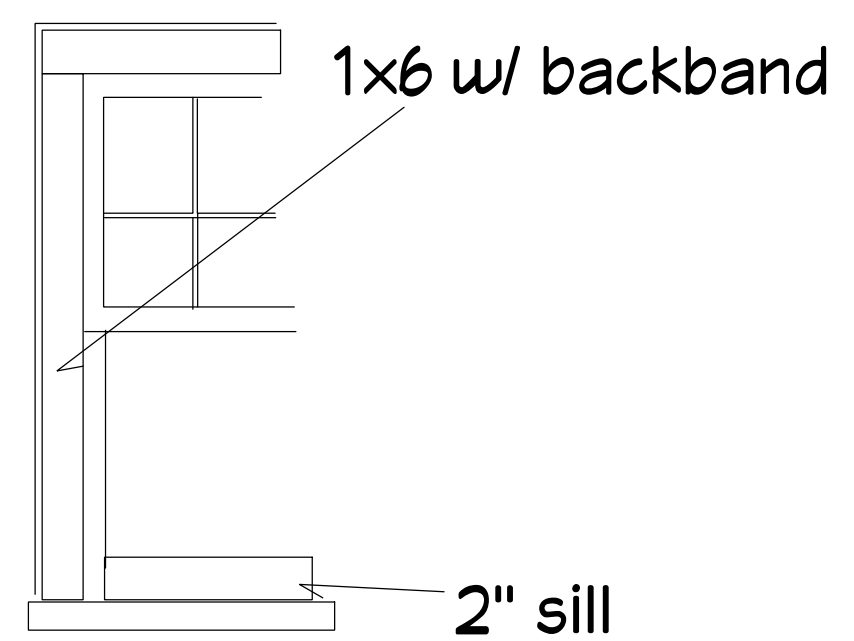
**Existing
Overhang Dim.**

Main House:
eaves- 18"
rake- 16"
Dormers:
eaves-10"
rake-10"

**Proposed
Addition
Overhang Dim.**

Dormers:
eaves-6"
rake-6"

Note: overhangs are meant not to compete with existing but complement

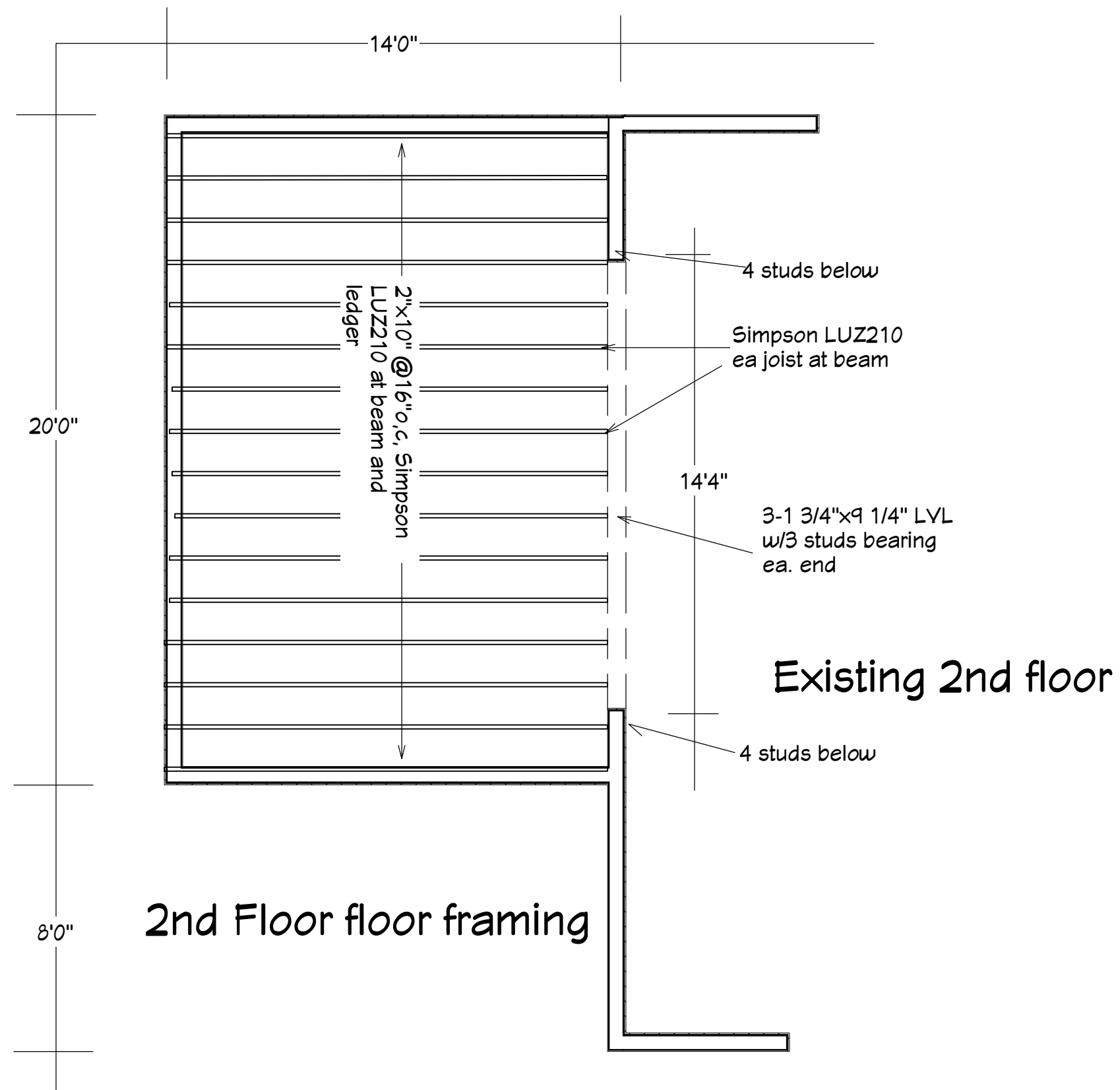
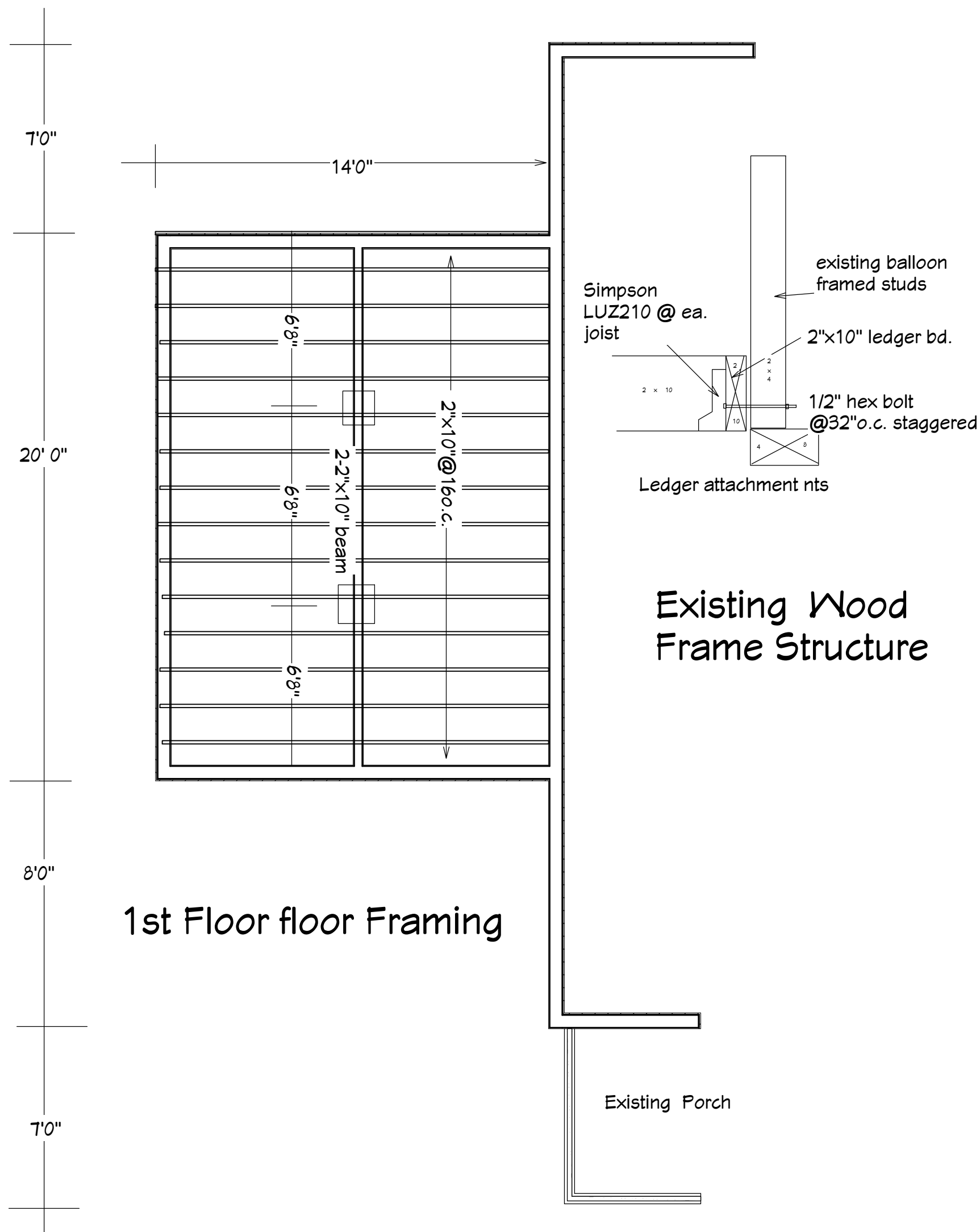


Job Address:
9403 Warren St
Silver Spring MD.
20910

**P:8
Section
Elevation**

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

Date:
3/1/2025
Scale:
1/4"=1'0"



Job Address:

9403 Warren St
Silver Spring MD.
20910

P: 3

Floor Framing

drawings by:

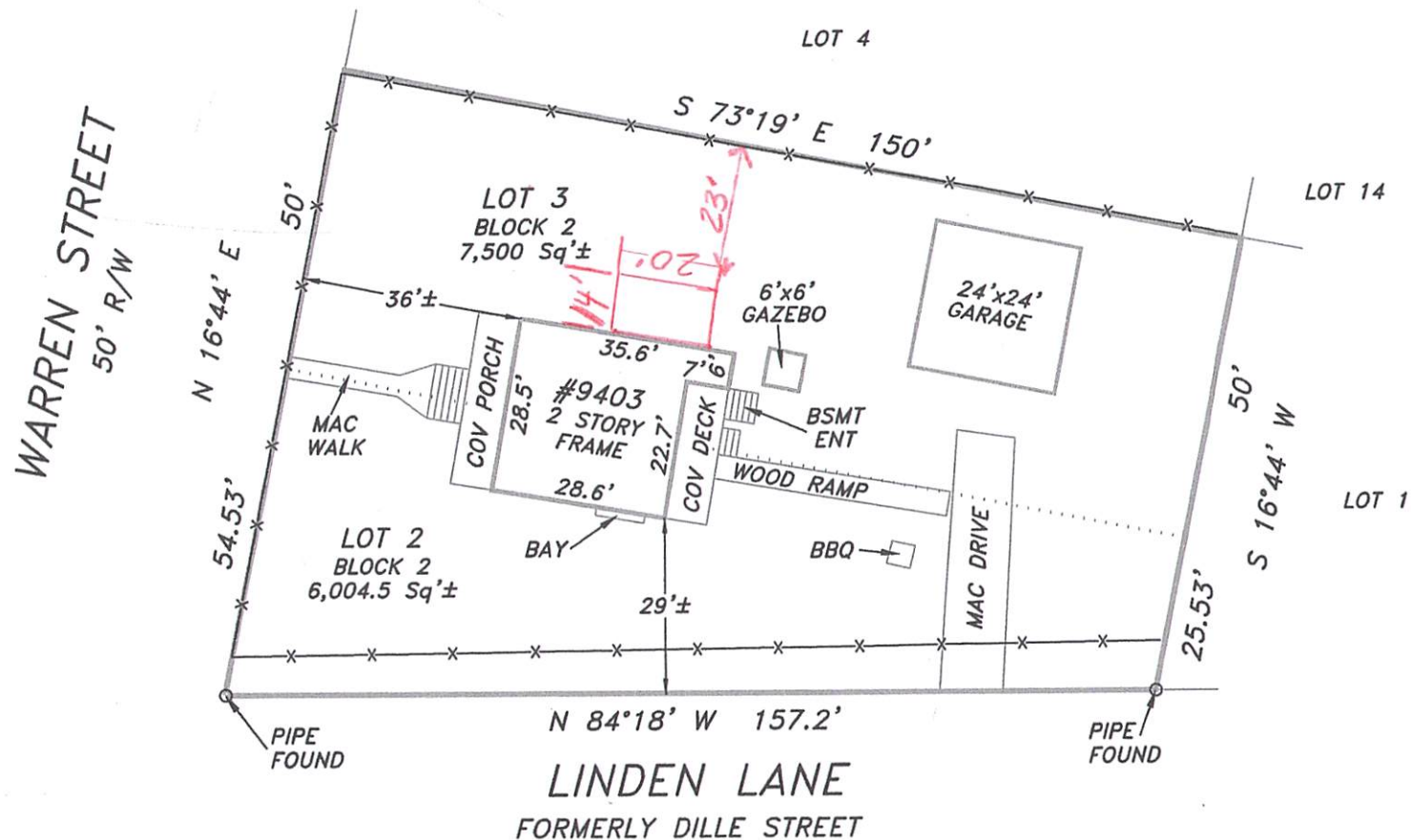
Oaken Hammer
12507 Two Farm Drive
Silver Spring, Md. 20904
MHIC 5658 #301-655-8079

Date:

3/1/2025

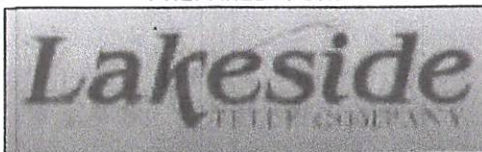
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1/4"=1'0"



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

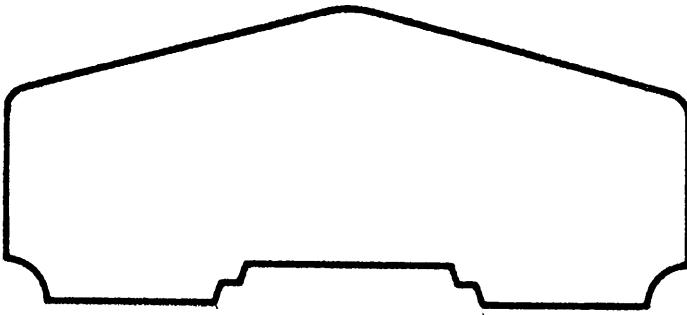
NTT Associates, Inc.

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

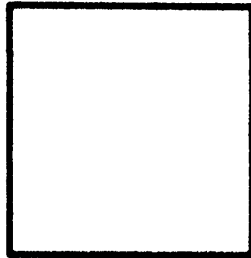
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 Drawn By: SCK
 File No.: MD84481-PK
 Page No.: 17 of 2

HANDRAIL

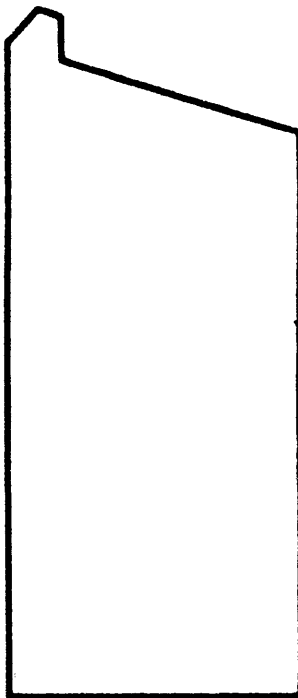
STOCK
PINE



SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL



LWM-237
1-1/4 X 1-1/4
BALUSTER STOCK



SM-8841
1-1/2 X 3-1/2
BOTTOM PORCH RAIL

SCALE: HALF SIZE
PAGE NO. A-54

P.10 BAR RAIL⁸

PRESCRIPTIVE WORKSHEET (R-Values)

Applicant Name: OAKEN HAMMER

Date: 3/1/25

Building Address: 9403 WARREN ST

Permit (A/P) # 1092049

CRITERIA		REQUIRED	PROVIDED	ASSEMBLY DESCRIPTION
WINDOWS/DOORS GLAZED FENESTRATION	MAX. U-FACTOR	0.32	.36	3/4" LOW'E WOOD FRAME / ALUM GLAD
	MAX. SHGC	0.55	.29	
SKYLIGHTS	MAX. U-FACTOR	0.4	X	
	MAX. SHGC	0.4	X	
CEILINGS	MINIMUM R-VALUE	R-49	R-49	BLOWN FBGLASS / 7" CC FOAM
WALLS (wood framing)		R-20 or 13+5	R-20	FBGLASS BATT
MASS WALLS		**R-8/13		
BASEMENT WALLS		*R-10/13	R-13	FBGLASS BATT
FLOORS		R-19	R-30	FBGLASS BATT
SLAB PERIMETER R-value, depth		R-10, 2ft	X	
CRAWL SPACE WALLS		*R-10/13	X	

*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

3/1/25
Date

LEP Miller

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."

Alfred: Alfred

Office of the Mayor

275

- $\lim_{n \rightarrow \infty} \frac{1}{n} \ln \left(\frac{1}{n} \right) = 0$ (since $\frac{1}{n} \rightarrow 0$ and $\ln \left(\frac{1}{n} \right) \rightarrow -\infty$)
- $\lim_{n \rightarrow \infty} \frac{1}{n} \ln \left(\frac{1}{n} \right) = 0$
- $\lim_{n \rightarrow \infty} \frac{1}{n} \ln \left(\frac{1}{n} \right) = 0$

[illegible]

0667 MWKWK 28

WHITNEY LEUNG: NICHOLAS LEUNG

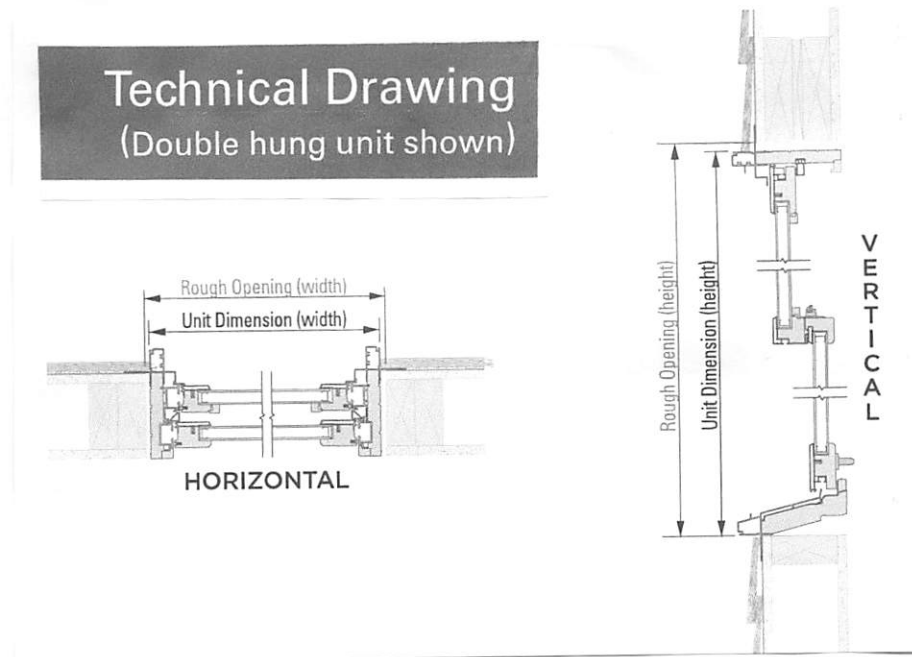
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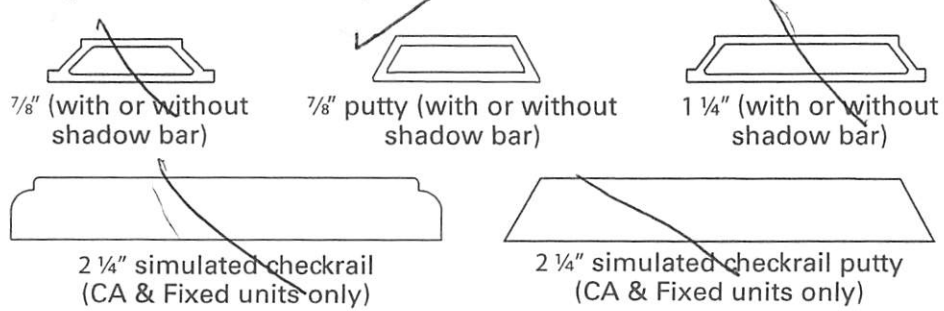
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PLY GEMS:

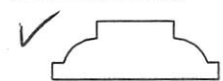
MIRA Series windows, Wood Double Hung with SDL Grilles.



SDL (Simulated Divided Lite)



Full Surround





P-1

9403 WARREN ST (FRONT)











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