

21 Dewitt Court, Silver Spring
[HPC Case # 36/01-11D]
National Park Seminary Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: June 23, 2011

MEMORANDUM

TO: Jennifer Hughes, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #567637, rehabilitation and in-kind material replacment

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the June 8, 2011 meeting.

1. *The applicant must comply with any conditions as set forth by the Maryland Historical Trust Easement Committee.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jason Jung

Address: 21 Dewitt Court, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246-710-4371

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Date Received in DPS
Mail Log # 272,450

APR 20 2011

Assigned To: _____

Contact Person: Jason Jung
Daytime Phone No.: 214-315-4159
Tax Account No.: 246-29-2653
Name of Property Owner: Jason Jung Daytime Phone No.: 214-315-4159
Address: 1921 Kalorama Rd NW Washington, DC 20009
Street Number #710 City State Zip Code
Contractor: Self N/A Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: Amanda Saul Daytime Phone No.: 703-622-3783

LOCATION OF BUILDING/PREMISE
House Number: 21 Street: Dewitt Ct.
Town/City: Silver Spring Nearest Cross Street: Linden Ln.
Lot: 21 Block: g Subdivision: National Park Seminary
Liber: _____ Folio: _____ Parcel: Land unit 21

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: roof, windows, outdoor trim, cornice
1B. Construction cost estimate: \$ 35,000 / 45,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

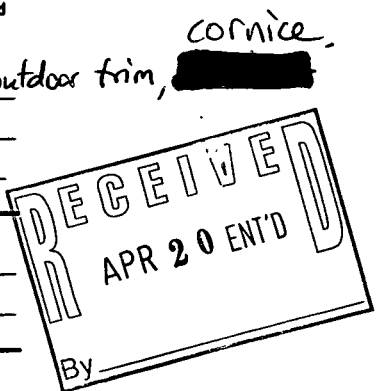
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: _____ Date: 03/29/2011

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6/24/11
Application/Permit No.: 567637 Date Filed: 5/6/11 Date Issued: _____



THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:
 The existing colonial house is currently in a state of severe deterioration. The roof has several holes causing water damage throughout the home. The exterior windows, doors, cornice & trim are in dire need of repair & restoration. The gutters and downspouts are in need of replacement. All exterior trim need attention and fresh sanding & painting.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
 The project will involve around repairing & restoring any and all exterior carpentry, roofing windows, gutters, doors, cornice, columns, and porching. Details is attached.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree or at least that dimension.

7. ADDRESSES OF ADJACENT AND CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contiguous property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 719-1355).

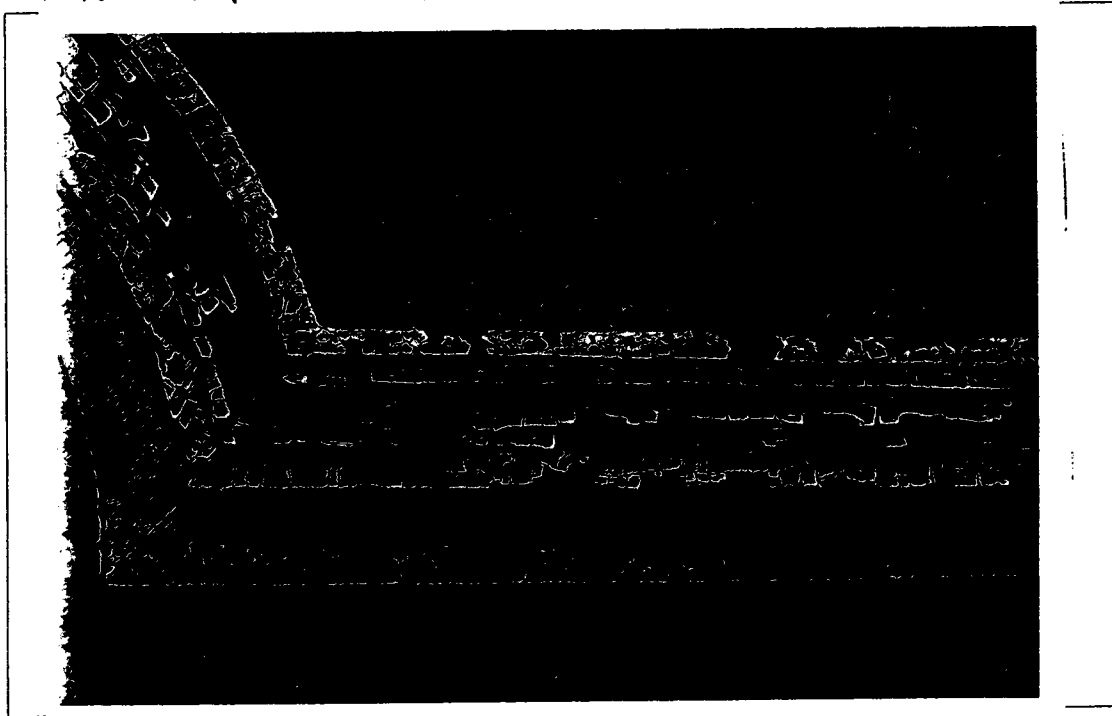
Existing Property Condition Photographs (duplicate as needed)

TOP




BOTTOM

Detail: Replacement of all deteriorated wood, columns, trim, + windows.
Restoration + repair of porch.



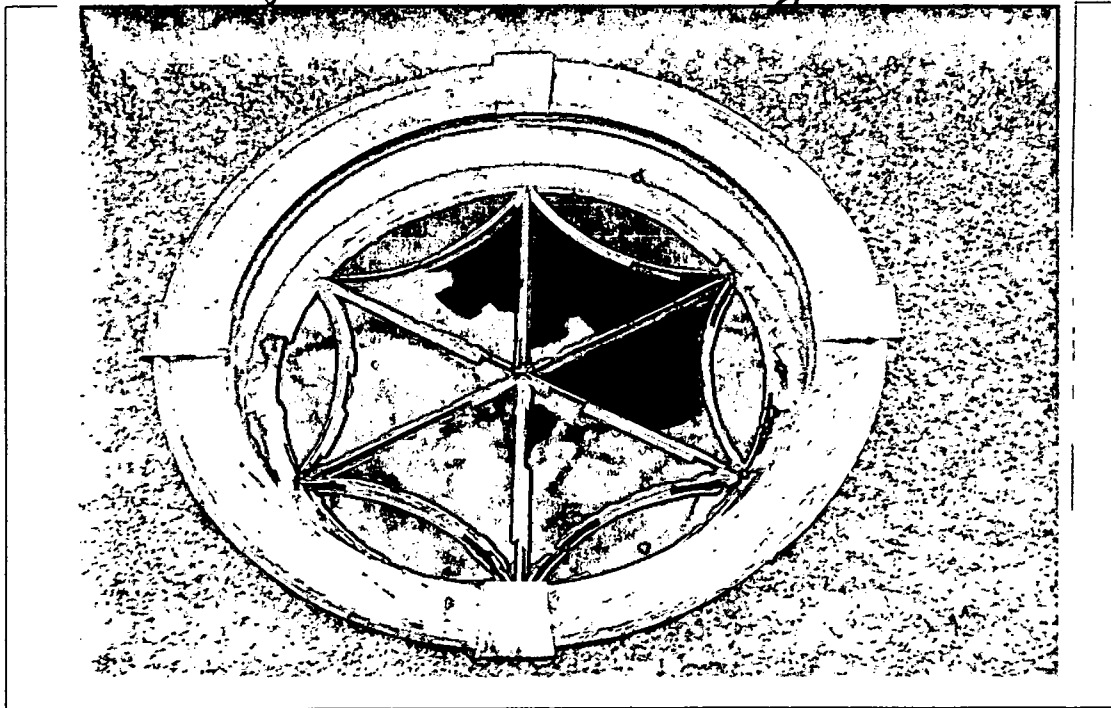
Detail: Restoration + repair of a trim throughout the exterior of the home.

Applicant: Jason Jung / 

Existing Property Condition Photographs (duplicate as needed)



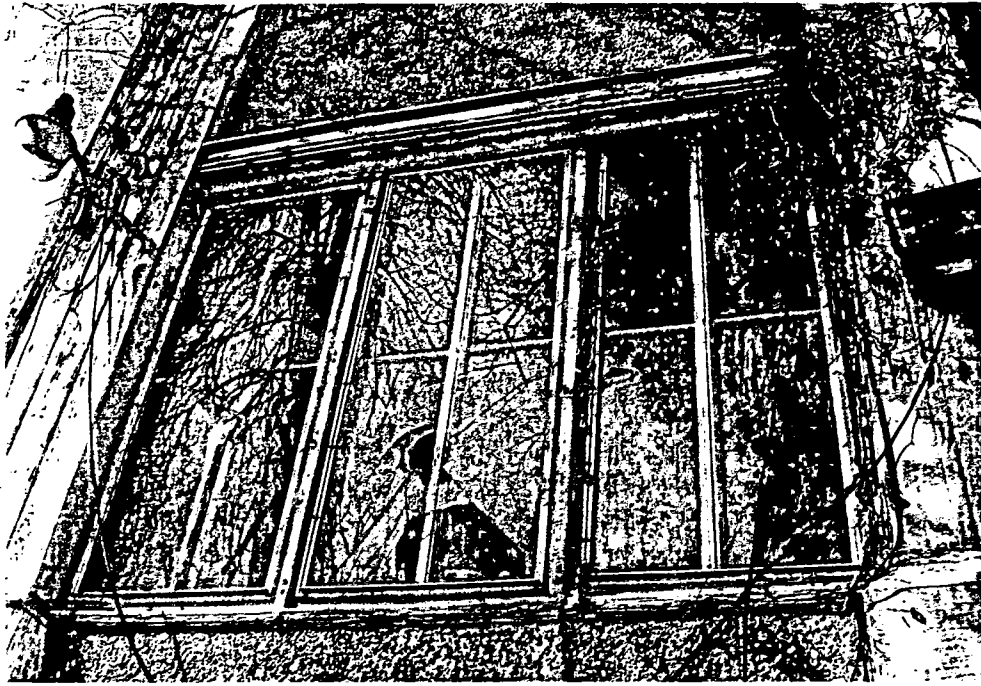
Detail: Restoration or repair of all windows. Replacement of any damaged wood on existing windows.



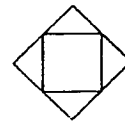
Detail: Replacement of any damaged glass panes within existing windows.

Applicant: Jason Jung / *Jason Jung*

Site Plan



Restoration + repair of all existing historic windows + sashes.



Shade portion to indicate North

Applicant: _____

Page: 5

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FILE COPY

Maryland Department of Planning
Maryland Historical Trust

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary
Matthew J. Power
Deputy Secretary

April 11, 2011

Jason Jung
1921 Kalorama Road NW, T10
Washington, DC 20009

Re: Colonial House-NPS, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Mr. Jung:

The Maryland Historical Trust (MHT) is in receipt of your application, dated March 22, 2011, requesting approval to replace all deteriorated wood, clean and repair all stucco, spindles, and railings and restore the porch and all windows. The MHT Easement Committee (Committee) reviewed the application at its meeting on March 29, 2011.

Based upon the review and recommendation of the Committee, I approve the replacement of deteriorated wood, restoration of all wood windows, and restoration and repair of the porch, conditioned upon specifications for exterior storm windows being submitted for review and approval. If any windows are found to be deteriorated beyond repair, documentation of the extreme window deterioration and specifications for any replacement windows must be submitted for review and approval. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standards 6*.

The request to clean and restore the stucco and plaster column bases was determined to be incomplete. The Committee requested photographs showing the full context of the stucco areas and the location of the porch column bases.

Approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us.

Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

12



FILE COPY

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Maryland Historical Trust

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Based upon the review and recommendation of the Committee, I approve the replacement of roof framing and materials, installation of a new asphalt roof, replacement of 25' of the missing metal cornice, replacement of aluminum downspouts and gutters, and reinforcement of the porch roof. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standards* 6.

Approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us.

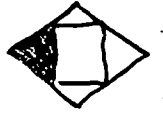
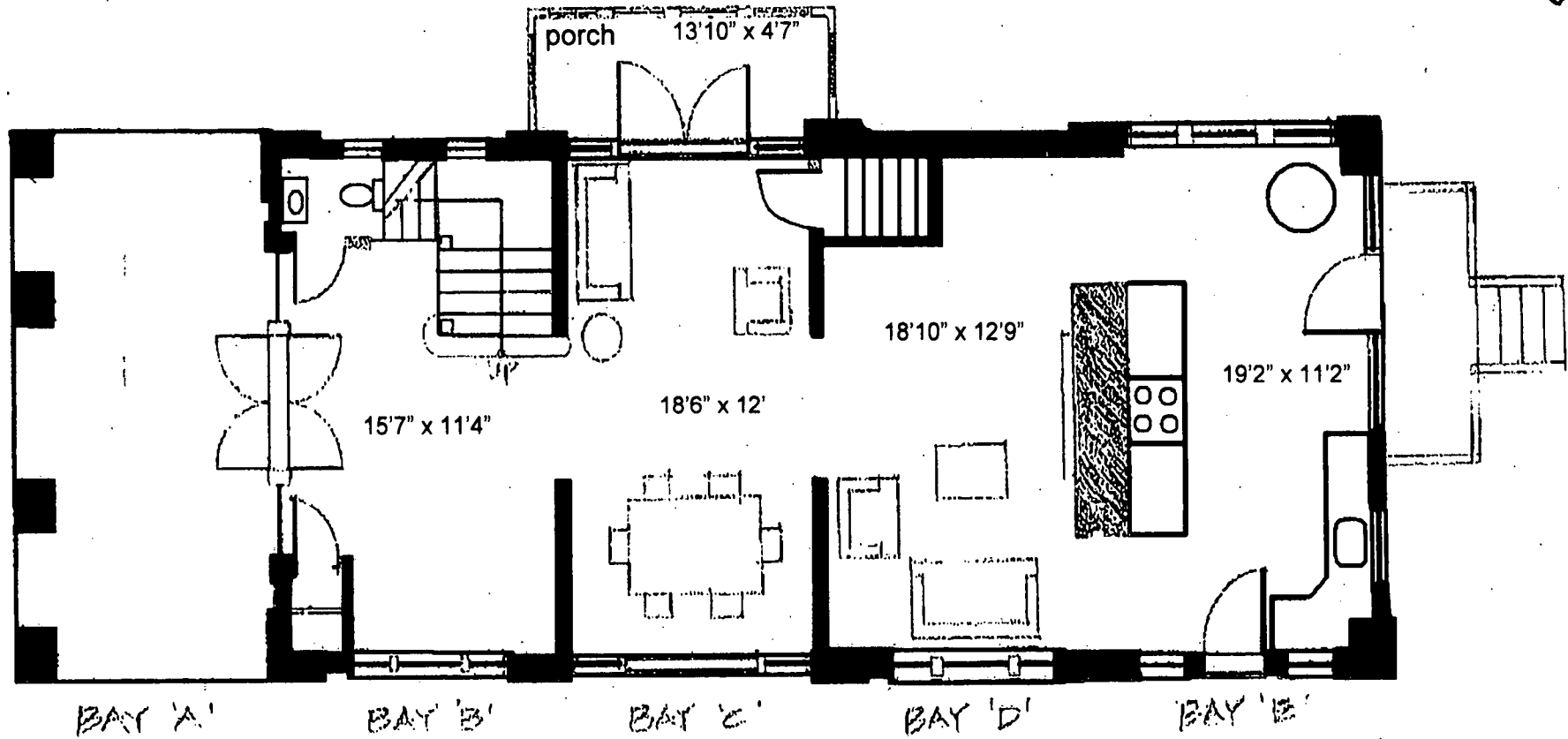
Sincerely,

J. Rodney Little
Director
Maryland Historical Trust

JRL/AMS

13

First Floor Revised Plan I

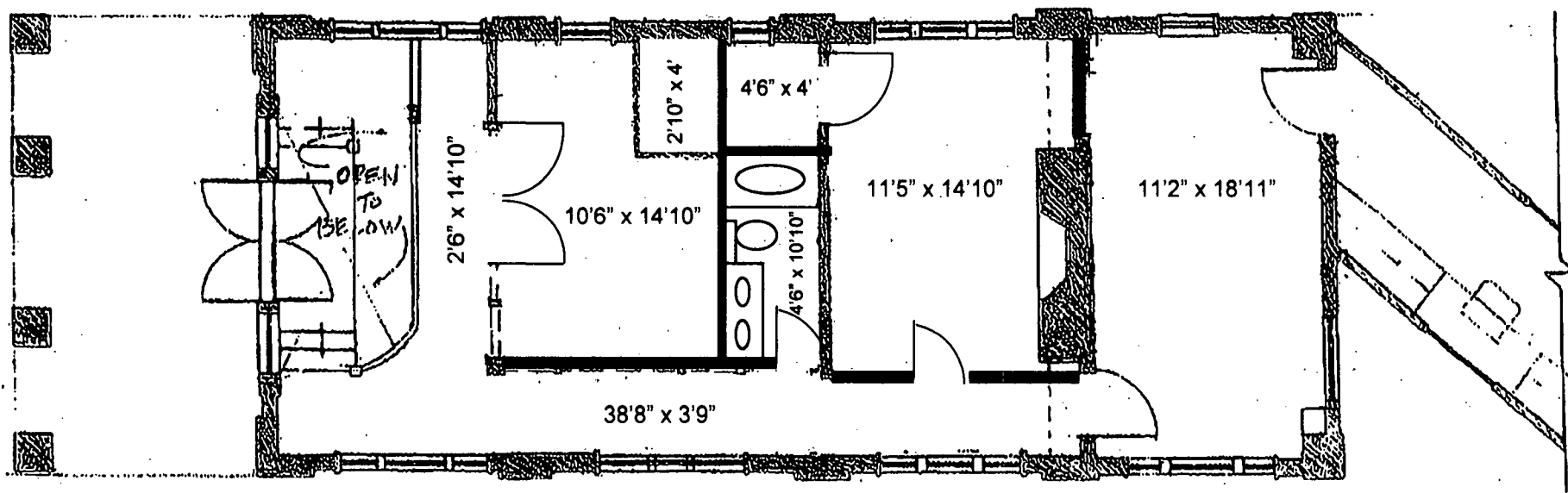


Shade portion to indicate North
Page 6

First Floor Plan- Scheme 3A

Site Plan
F1

Second Floor Revised Plan I



Second Floor Plan- Scheme 3A

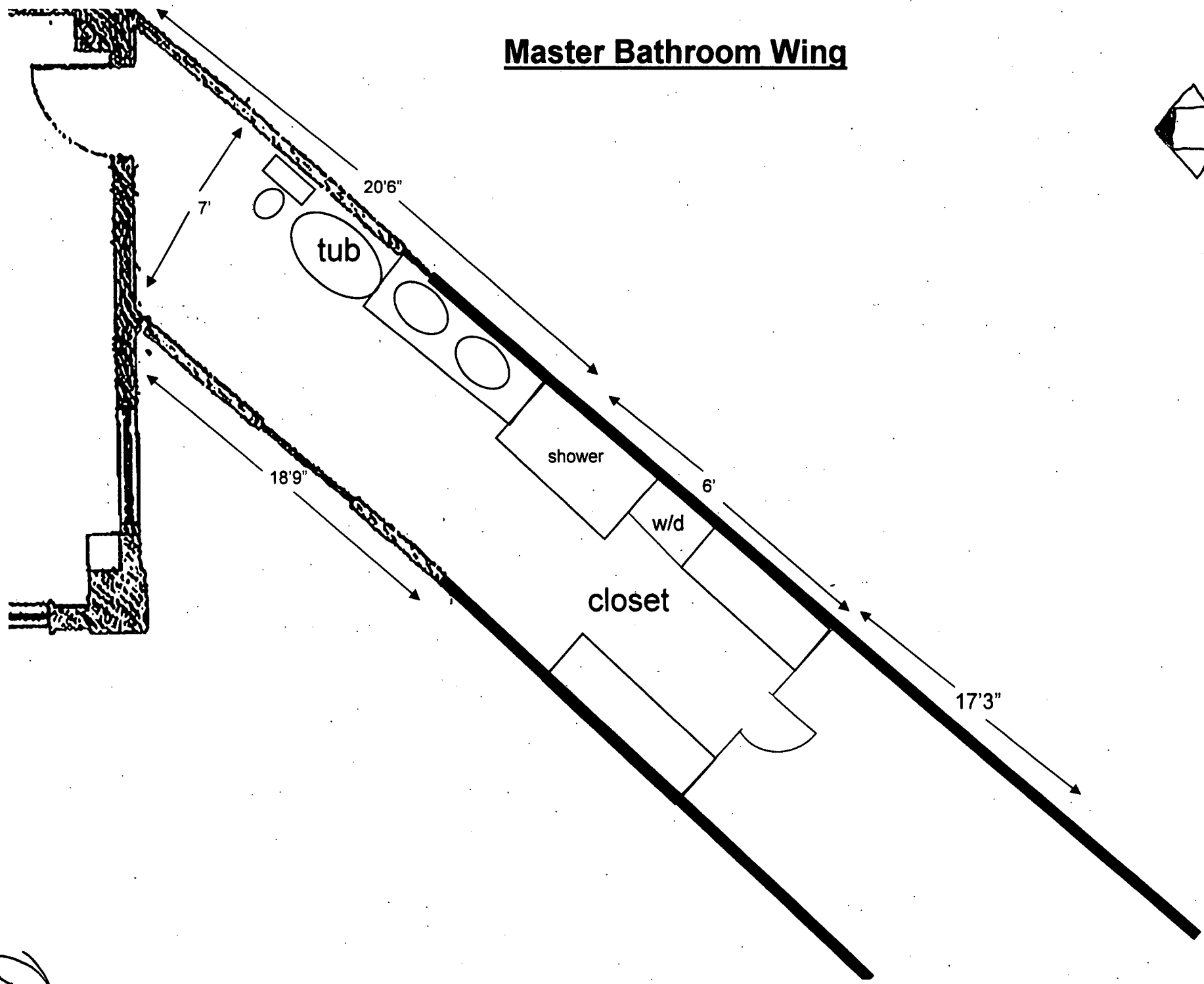
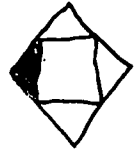
Scale: 0' 1' 2' 4' 8' 9/21/09



Site Plan

(5)

Master Bathroom Wing



Site Plan
16

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Dewitt Court, Silver Spring	Meeting Date:	6/8/11
Applicant:	Jason Jung	Report Date:	6/1/11
Resource:	Outstanding Resource National Park Seminary Historic District	Public Notice:	5/25/11
Review:	HAWP	Tax Credit:	Yes
Case Number:	36/01-11D	Staff:	Josh Silver

PROPOSAL: Rehabilitation and in-kind material replacement

STAFF RECOMMENDATION:

Approve
 Approve with conditions

1. *The applicant must comply with the conditions as set forth by the Maryland Historical Trust Easement Committee.*

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Colonial House
DATE: 1890

PROPOSAL

The proposal described below has received a conditional approval by the Maryland Historical Trust Easement Committee. (See Circles 12+13)

The applicant is proposing to:

- Remove and replace the roof framing and materials in-kind
- Remove and replace 25' of the missing metal cornice
- Replace the aluminum downspouts and gutters
- Reinforce the porch roof
- Replace in-kind all deteriorated wood trim and features
- Restore all wood windows
- Restore and repair deteriorated materials and features of the front porch
- Install storm windows
- Clean and restore stucco and plaster column bases.

APPLICABLE GUIDELINES***Montgomery County Code; Chapter 24A***

- (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 insure 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition as specified on Circle 1** as being consistent with Chapter 24A-8(b) (1) & (2);

- (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;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Date Received in DPS
Mail Log # 272,450

APR 20 2011

Assigned To: _____

Contact Person: Jason Jung
Daytime Phone No.: 214-315-4159

Tax Account No.: 246-29-2653
Name of Property Owner: Jason Jung Daytime Phone No.: 214-315-4159
Address: 1921 Kalorama Rd NW Washington, DC 20009
Street Number #710 City State Zip Code

Contractor: Self N/A Phone No.: N/A
Contractor Registration No.: N/A

Agent for Owner: Amanda Saul Daytime Phone No.: 703-622-3783

LOCATION OF BUILDING/PERMITS
House Number: 21 Street: Dewitt Ct.
Town/City: Silver Spring Nearest Cross Street: Linden Ln.
Lot: 21 Block: _____ Subdivision: National Park Seminary
Liber: _____ Folio: _____ Parcel: Land writ 21

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: roof, windows, outdoor trim, cornice, [redacted]
1B. Construction cost estimate: \$ [redacted] \$35,000 / \$45,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

RECEIVED
APR 20 ENT'D
BY _____

PART TWO: CRITERIA FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: _____ Date: 03/29/2011

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Date: _____
Application/Permit No.: 567637 Date Filed: 3/6/11 Date Issued: _____

4

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:
 The existing colonial house is currently in a state of severe deterioration. The roof has several holes, causing water damage throughout the home. The exterior windows, doors, cornice, gutters and downspouts are in need of replacement. All exterior trim need attention and fresh sanding & painting.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
 The project will involve around repairing & restoring, gutters, doors, cornice, columns, and porching. Details is attached.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

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5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resources, including details of the affected portions. All labels should be placed on the front of photographs.
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PLEASE PRINT (IN BLUE OR BLACK INK) ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
 PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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
1921 Kalorama Rd NW #T10 Washington, DC 20009	Amanda Saul BeMax 380 Maple Ave. West suite 100 703-622-3783 Vienna, Va 22180
Adjacent and confronting Property Owners mailing addresses	
Richard Birdsong 6900 Georgia Ave. NW Washington, DC 20307 202-782-6966	

Existing Property Condition Photographs (duplicate as needed)



Detail: Fix roof framing + rafters. Remove damaged cornice + replace with repaired galvanized steel cornice.



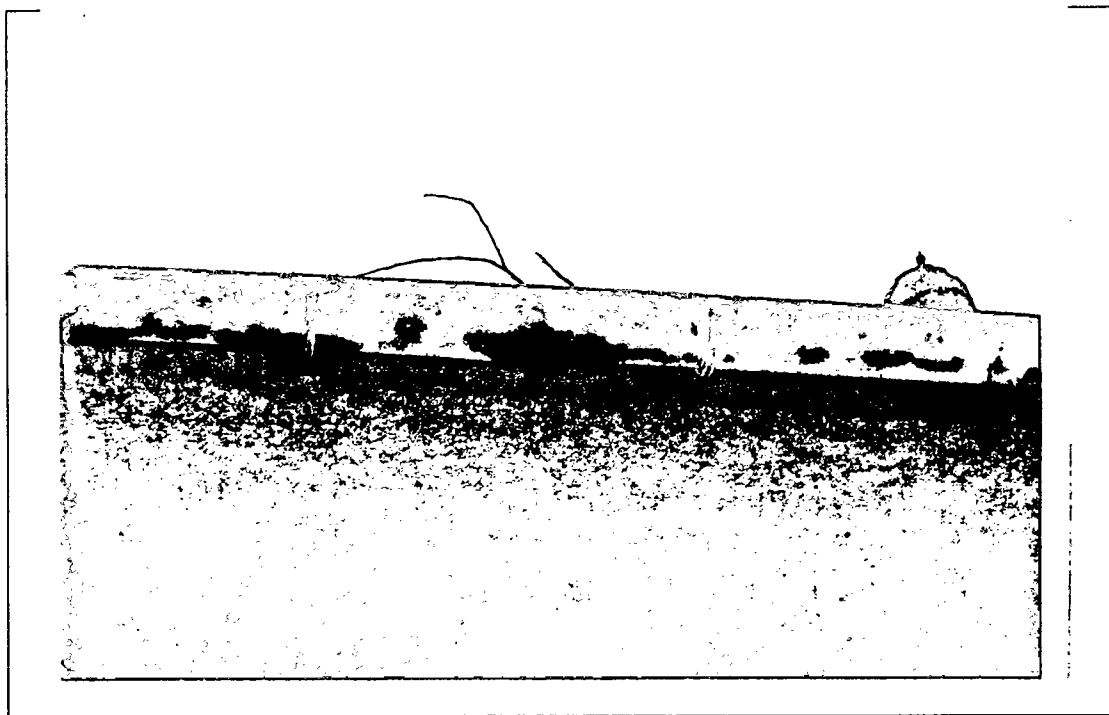
Detail: Remove all existing tar + gravel roof. Replace with rubber membrane roof + replace asphalt roof on screened porch.

Applicant: Jason Jung / *[Signature]*

Page: 1

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Existing Property Condition Photographs (duplicate as needed)



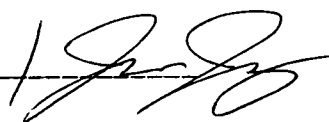
Detail: Remove and replace damaged/deteriorated gutters. Replace with the same half round gutters.

TOP



BOTTOM

Detail: Remove and replace all aluminum downspouts and gutters.

Applicant: Jason Jung / 



FILE COPY

Maryland Department of Planning
Maryland Historical Trust

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Re: Colonial House-NPS, Montgomery County – Change/Alteration
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Based upon the review and recommendation of the Committee, I approve the replacement of deteriorated wood, restoration of all wood windows, and restoration and repair of the porch, conditioned upon specifications for exterior storm windows being submitted for review and approval. If any windows are found to be deteriorated beyond repair, documentation of the extreme window deterioration and specifications for any replacement windows must be submitted for review and approval. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standards 6.*

The request to clean and restore the stucco and plaster column bases was determined to be incomplete. The Committee requested photographs showing the full context of the stucco areas and the location of the porch column bases.

Approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the project, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Amy Skinner, Easement Administrator, at (410) 514-7632 or by email at askinner@mdp.state.md.us.

Sincerely,

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Director
Maryland Historical Trust

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Based upon the review and recommendation of the Committee, I approve the replacement of roof framing and materials; installation of a new asphalt roof; replacement of 25' of the missing metal cornice; replacement of aluminum downspouts and gutters, and reinforcement of the porch roof. This work is consistent with The Secretary of the Interior's *Standards for the Treatment of Historic Properties, General Rehabilitation Standards* 6.

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JRL/AMS

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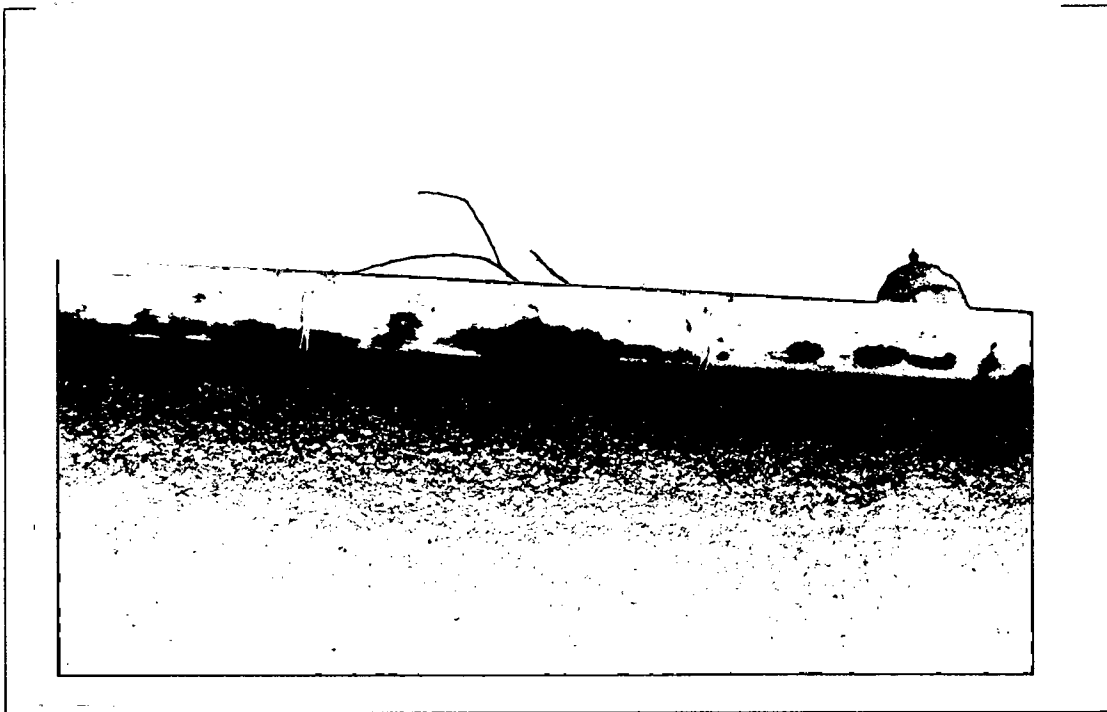
Detail: Fix roof framing + rafters. Remove damaged cornice + replace with repaired galvanized steel cornice.



Detail: Remove all existing tar + gravel roof. Replace with rubber membrane roof + replace asphalt roof on screened porch.

Applicant: Jason Jung / *[Signature]*

Existing Property Condition Photographs (duplicate as needed)




Detail: Remove and replace damaged/deteriorated gutters. Replace with the same half round gutters.



TOP

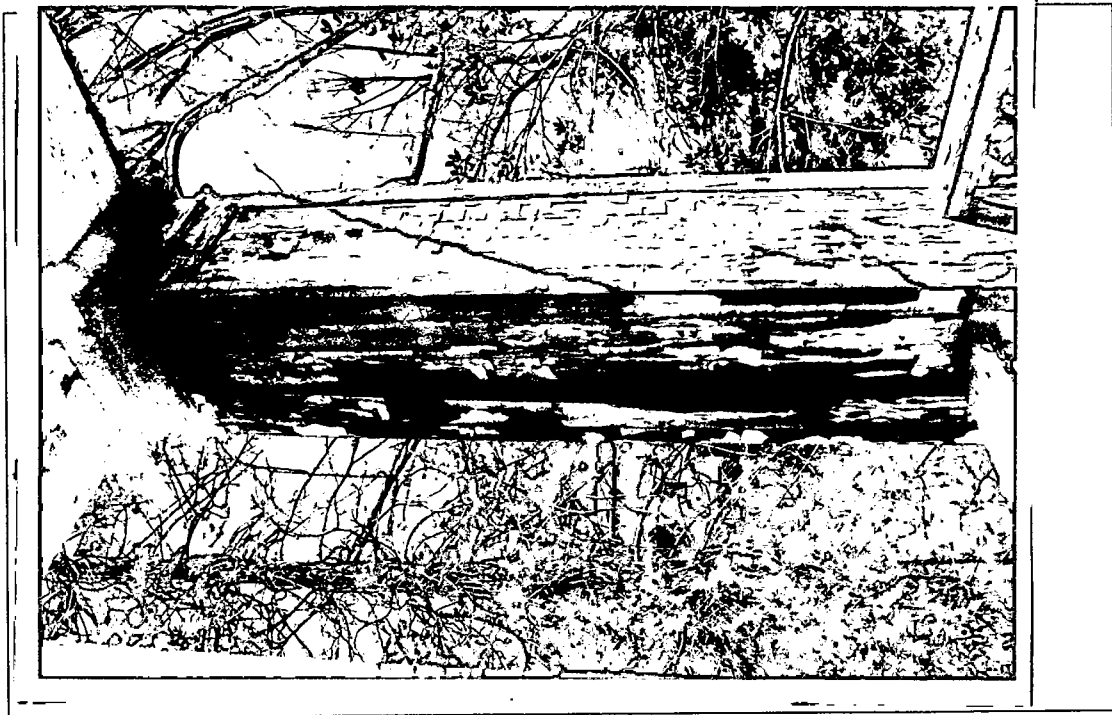
BOTTOM

Detail: Remove and replace all aluminum downspouts and gutters.

Applicant: Jason Jung / 

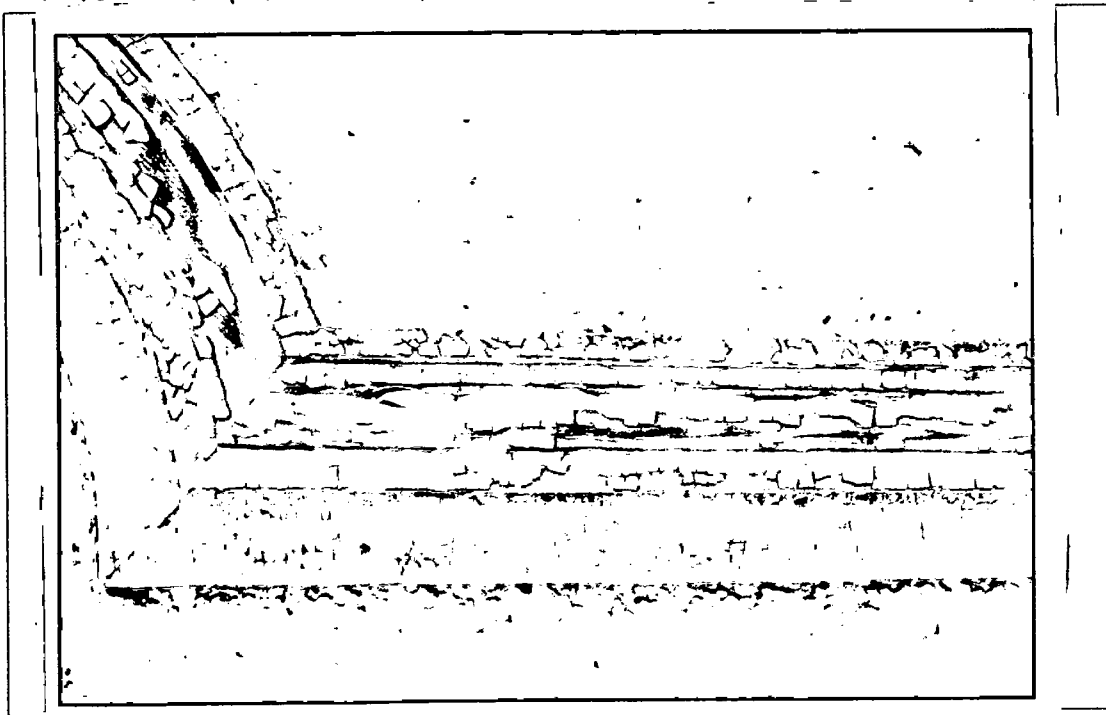
Existing Property Condition Photographs (duplicate as needed)

Top




Bottom

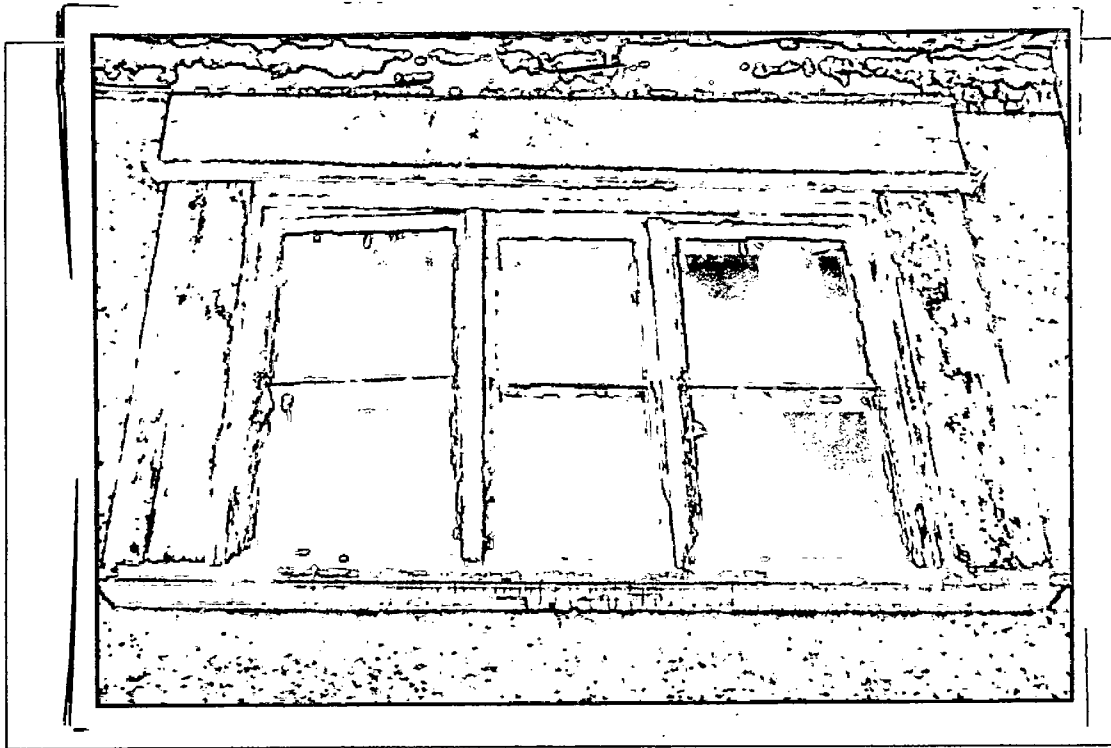
Detail: Replacement of all deteriorated wood, columns, trim, + windows.
Restoration + repair of porch.



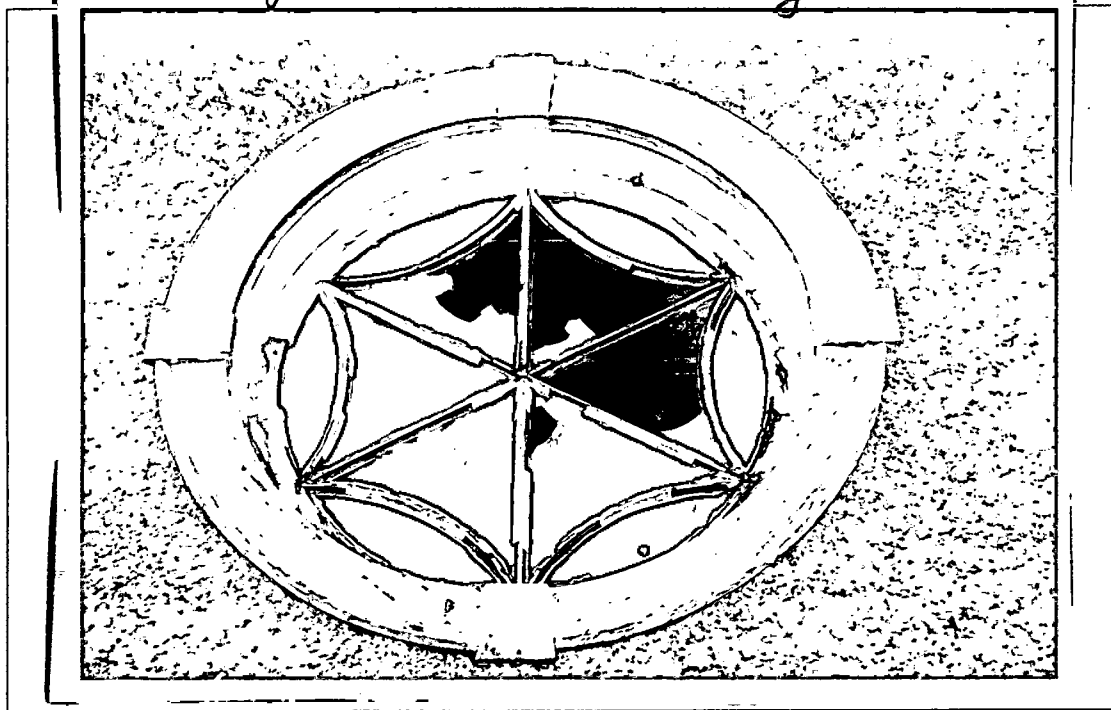
Detail: Restoration + repair of a trim throughout the exterior of the home.

Applicant: Jason Jung / 


Existing Property Condition Photographs (duplicate as needed)



Detail: Restoration & repair of all windows. Replacement of any damaged wood on existing windows.



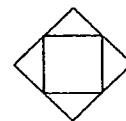
Detail: Replacement of any damaged glass panes within existing windows.

Applicant: Jason Jung / 

Site Plan



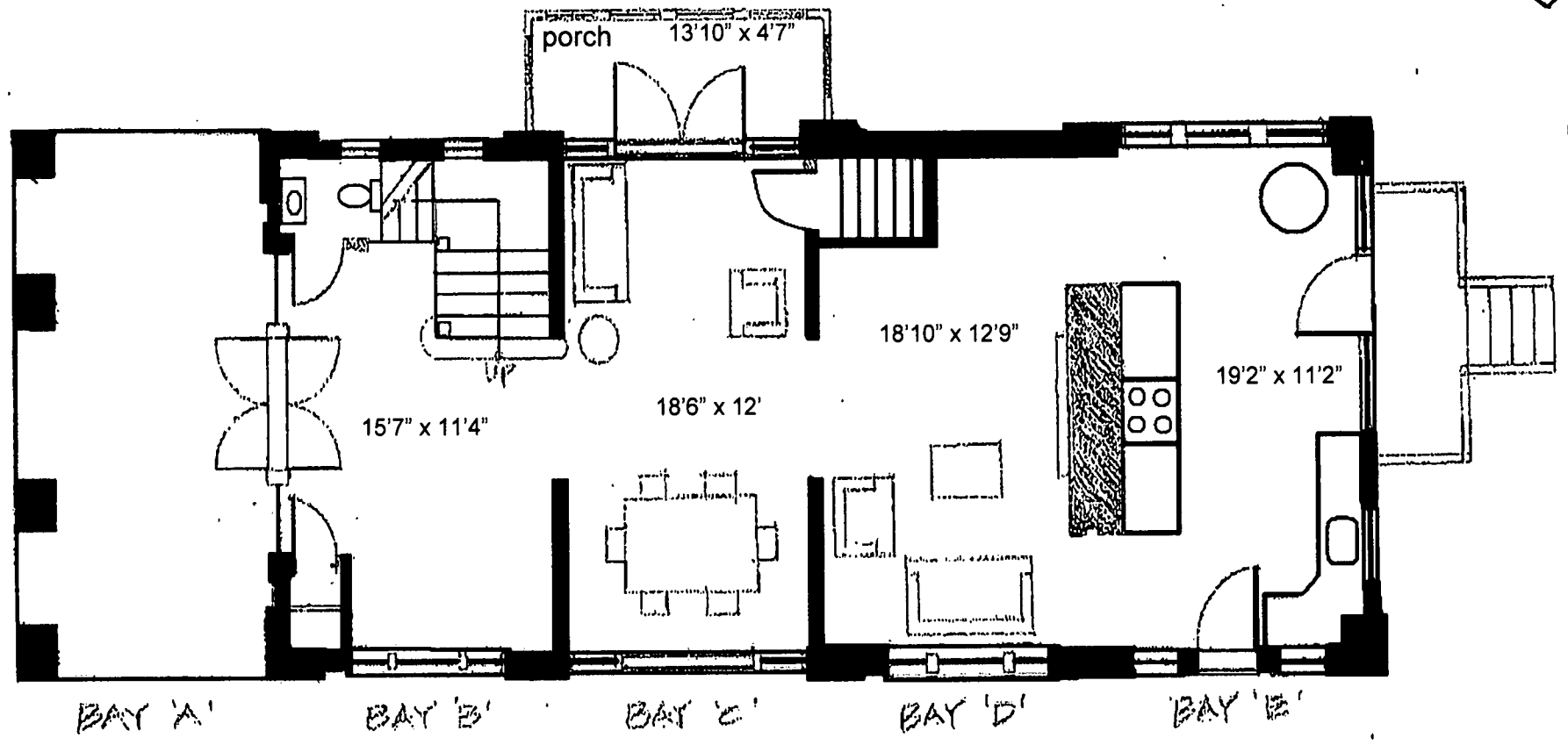
Restoration + repair of all existing historic windows + sashes.



Shade portion to indicate North

Applicant: _____

First Floor Revised Plan I

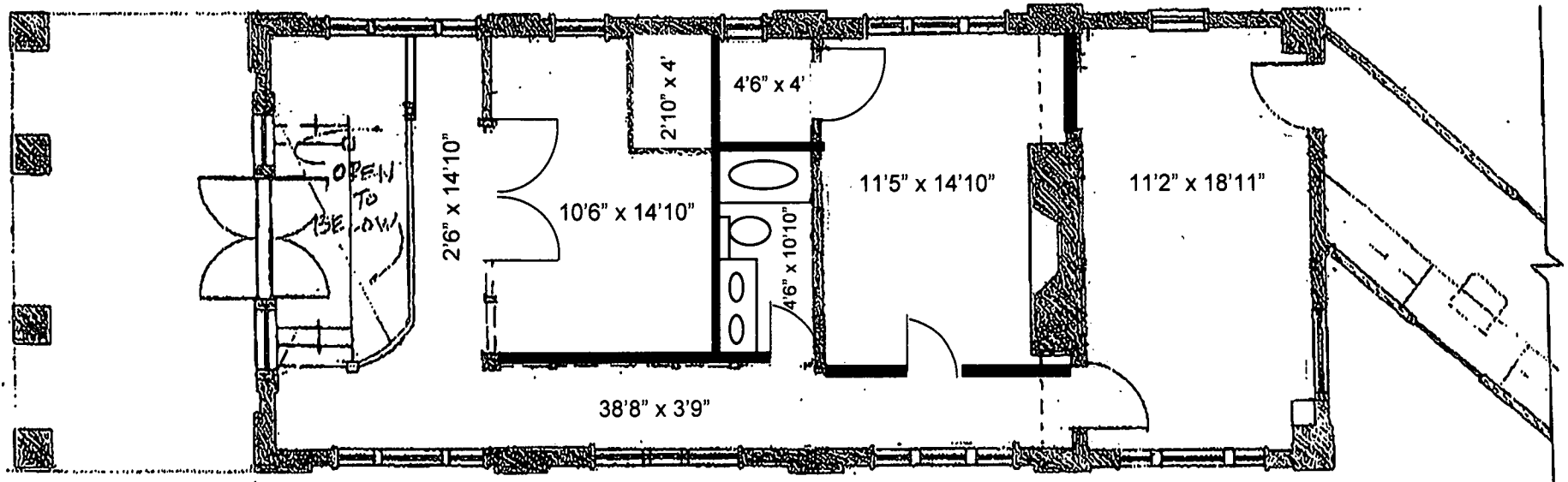


Shade portion to indicate North
Page 6

First Floor Plan- Scheme 3A

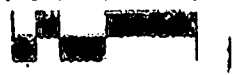
Site Plan

Second Floor Revised Plan I

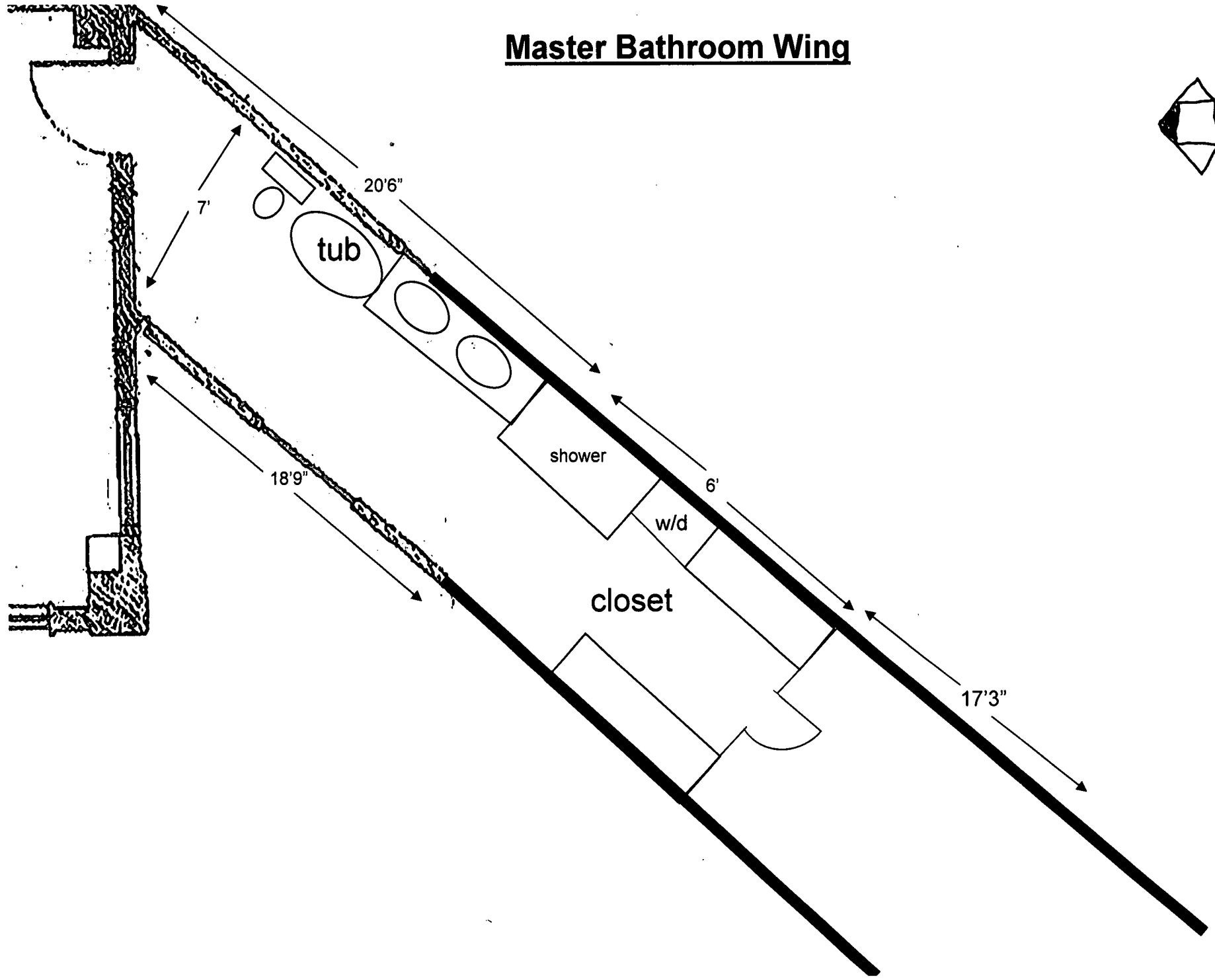
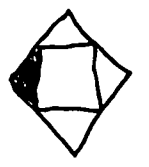


Second Floor Plan- Scheme 3A

Scale: 0' 1' 2' 4' 8' 9/21/09



Master Bathroom Wing



Site Plan