

2109 Salisbury Road, Silver Spring

PRELIMINARY CONSULTATION 3/6/02-1

LEWIS H.D.

3



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwin
Acting-Chairperson

Date: April 22, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #629270, demolition of non-historic house and new house construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 10, 2013 meeting.

Applicant: Gerald Ellsbury Jr.
Address: 2109 Salisbury Road, Silver Spring



Email: gerry@plumbsquarebuilders.com



DPB-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gerry@plumbsquarebuilders.com ^{Contact Person} Gerry Ellsbury
Daytime Phone No.: 301-602-8283

Tax Account No.: _____
Name of Property Owner: Gerald Ellsbury Jr - Contract Owner Daytime Phone No.: 301-602-8283
Address: 8603 Farrell Ct. Chevy Chase Md 20815
Street Number City State Zip Code
Contractor: Plumb Square Builders LLC Phone No.: 301-585-2782
Contractor Registration No.: 121625
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PROJECT
House Number: 2109 Street: Salisbury Rd.
Town/City: Silver Spring Nearest Cross Street: Warren St.
Lot: 29 Block: _____ Subdivision: Linden
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/AMENDMENT

- | | |
|--|--|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input checked="" type="checkbox"/> Whisk/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Reversible | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input type="checkbox"/> Other: _____ |
- 1B. Construction cost estimate: \$ 6,500
- 1C. If this is a revision of a previously approved action permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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/encroachment

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.

Gerald B. Ellsbury Jr 1/22/13
Signature of owner or authorized agent Date

Approved: 629270 [Signature] Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 4/22/13
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2109 Salisbury Road, Silver Spring	Meeting Date:	4/10/2013
Resource:	Non-Contributing Resource Linden Historic District	Report Date:	4/3/2013
Applicant:	Gerald Ellsbury Jr.	Public Notice:	3/27/2013
Review:	HAWP	Tax Credit:	None
Case Number:	36/02-13A	Staff:	Josh Silver
PROPOSAL: Demolition of non-historic house and new house construction			

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within The Linden Historic District
STYLE: Ranch
DATE: 1933

BACKGROUND:

The HPC held a preliminary consultation hearing on February 13, 2013 for demolition of a non-historic house and new construction at the subject property:

There was unanimous support for demolition of the non-historic house and construction of a new 2 ½ story house at the subject property.

The HPC offered the applicant the following feedback:

- The front setback for the proposed house should be consistent with the adjacent houses along Salisbury Road.
- Consideration should be given to breaking-up the massing to reduce the perceived size and scale of the house.
- Design details for the new house should take cues from the existing historic and compatible non-historic building stock within the historic district.

The full HPC meeting transcript is available on pages 29 - 50

PROPOSAL:

The applicant proposes to demolish an existing non-historic house and construct an approximately 38' x 35', 2 ½ story house (house footprint) at the subject property. An existing single-lane, concrete driveway

and apron are to remain. An existing section of the driveway will be removed and widened using loose gravel to accommodate parking for two vehicles. The proposal also includes demolition of a non-historic metal shed in the right rear corner of the lot.

The proposed materials are as follows:

- Windows and doors- Aluminum clad exterior, wood, double-hung windows with fixed (interior/exterior) simulated divided light muntin profile and wooden doors
- Roof- asphalt shingle roof on the main house and terner standing seam metal roofs on porch and front bay feature
- Siding- paintable fiber cement siding
- Porch and stair railing materials- paint grade wood or composite materials. All porch balusters will be within the plane of the top and bottom railings
- Porch floor and exterior step materials- paint grade wood or composite material
- Foundation- parged with smooth stucco finish.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Linden Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

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.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff finds the proposal to demolish an existing non-historic house and construct a new 2 ½ story house at the subject property as being consistent with Chapter 24A-(b) 1 and 2 and (c) and (d):

- (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
- (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.)

The applicant's revised design responds directly to HPC's feedback at the preliminary consultation. The front elevation of the proposed house is coplanar with the adjacent properties and details for the new house and takes its cues from the existing historic and compatible non-historic building stock within the historic district.

The revised building location, coplanar with the adjacent properties, preserves the rhythm of houses and deep front yard setbacks along Salisbury Road which defines this section of the historic district.

The proposed house design is compatible in character with the architecture of historic houses in the district. Although the new house design takes cues from historic houses in the district its details and dimensions are not duplicative. The massing is defined by a front facing gable tower, 1st story bay feature and half-width front porch. The left side elevation includes a 1st story wrap-around porch and equally spaced window openings with trim details. The right side elevation includes equally spaced windows with trim details. The gable ends of both side elevations include shingle cladding and windows that differentiate the upper and lower stories of the house and break-up the massing. The use of composite materials for the primary building materials are compatible with the scale, dimensions and details of historic materials and are appropriate for new construction.

The "Residents of Salisbury Road and Brookeville Road, Linden Historic District" have submitted a signed letter in support of the revised proposal. [See attached letter on pages 27-28].

The proposed house location and size are in keeping with setback and size of the houses adjacent to the subject property. The character of the proposed house is compatible with the vernacular of houses in the district. Staff finds the proposal to construct a new house at the property would not impair character of the historic district and recommends approval of the application.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, or impair the character of the historic district and is consistent the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present the **3 permit sets 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 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.

Email: gerry@plumbsquarebuilders.com



DPS-68

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: gerry@plumbsquarebuilders.com
Contact Person: Gerry Ellsbury
Daytime Phone No.: 301-602-8283

Tax Account No.:
Name of Property Owner: Gerald Ellsbury Jr - Contract Owner
Daytime Phone No.: 301-602-8283
Address: 8603 Farrell Ct. Chevy Chase Md 20815
Street Number City State Zip Code
Contractor: Plumb Square Builders LLC Phone No.: 301-585-2782
Contractor Registration No.: 121625
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 2109 Street: Salisbury Rd.
Town/City: Silver Spring Nearest Cross Street: Warren St.
Lot: 29 Block: Subdivision: Linden
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 6,500

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERNA 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/assessment

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.

Gerald B Ellsbury Jr
Signature of owner or authorized agent

1/22/13
Date

Approved: 629270 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:



EDUARDO TALERO
Or Current Resident
6603 OLD STAGE RD
ROCKVILLE, MD 20852-4327

— Owner
2116 Linden Lane.
S.S. Md. 20910

ROBERT J CROUCH
Or Current Resident
2122 LINDEN LN
SILVER SPRING, MD 20910-1705

WILHELM PETER
Or Current Resident
14421 MOUNTAIN RD
PURCELLVILLE, VA 20132-3634

Owner
2118 Linden Lane
S.S. Md 20910

ROBIN E BRADY
Or Current Resident
2108 SALISBURY RD
SILVER SPRING, MD 20910-1234

JOHN H BOUCHER
Or Current Resident
2106 SALISBURY RD
SILVER SPRING, MD 20910-1234

THEODORE J CLEMENTS
Or Current Resident
9310 BROOKVILLE RD
SILVER SPRING, MD 20910-1823

C EVERETT DUTTON
Or Current Resident
2102 SALISBURY RD
SILVER SPRING, MD 20910-1234

PEDRO J VILA
Or Current Resident
2103 SALISBURY RD
SILVER SPRING, MD 20910-1256

ROBERT O MASTERS
Or Current Resident
9500 RILEY RD
SILVER SPRING, MD 20910-1339

Owner
2115 Salisbury Rd.
S.S. Md 20910.



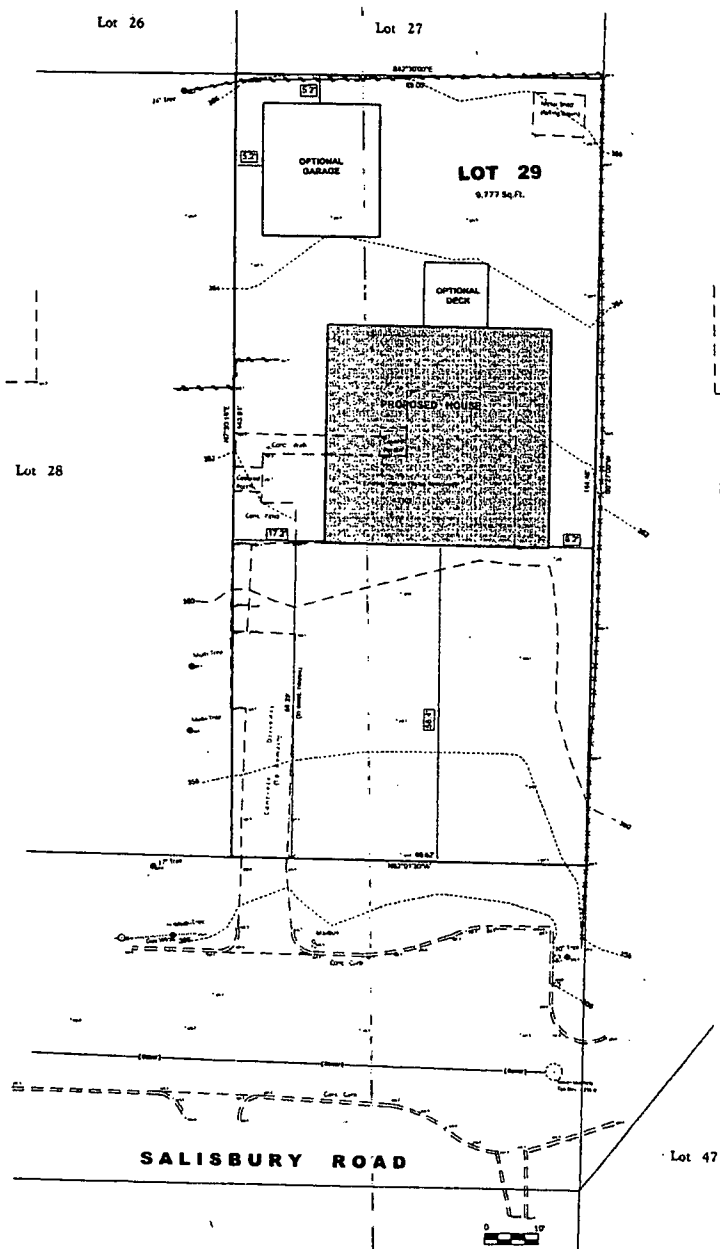
NOTES

Lot 29, as shown, is included on a Plat of Subdivision titled "Lots 23 thru 35 Re-subdivision of Lot 2 - 'Linden'" and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 52 as Plat 4094, Recording date, June 1, 1955.

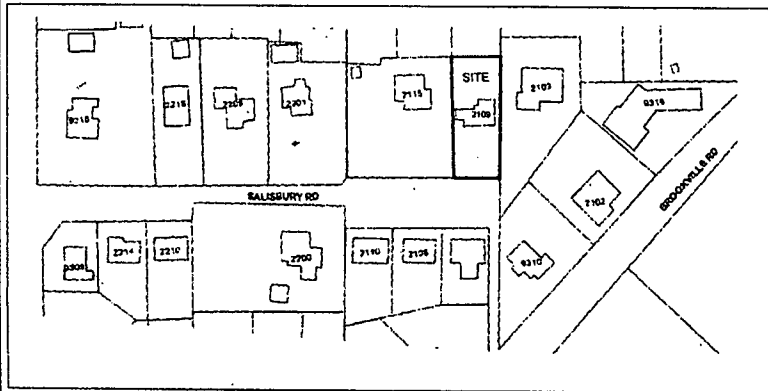
Topography, as shown, taken from a field run survey completed by this office, dated January, 2013. Vertical datum is WSSC, per WSSC GIS information, 2 foot contour interval.

Existing Zone: R-60
 Setbacks: Front = 25'
 East = 52.4'
 Side = 8' one side, 18' total of both
 Rear = 20'

Site Address: 2109 Salisbury Road



NEIGHBORHOOD MAP




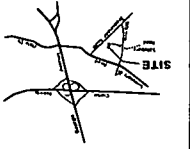
OWNER	211 SW 02	DATE	1/13
PROJECT		SCALE	1" = 10'
DESIGNED BY			
CHECKED BY			
DATE			
PROJECT			
CLIENT	SITE PLAN LOT 29 2109 SALISBURY ROAD LINDEN 14th WHEATON ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		
DESIGNER	WINTERS ASSOCIATES, LLC Land Services, Land Planning & Design 1000 North Rockledge Blvd., Suite 200 Chevy Chase, MD 20815 (301) 553-2792		
DATE	January, 2013	SCALE	1" = 10'

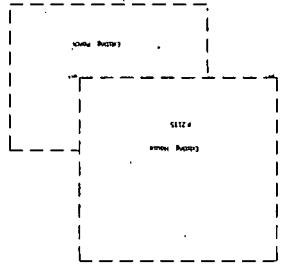
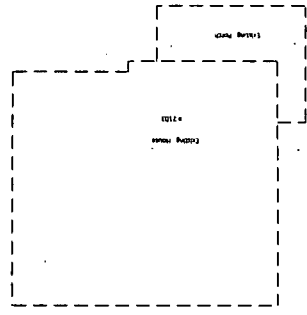
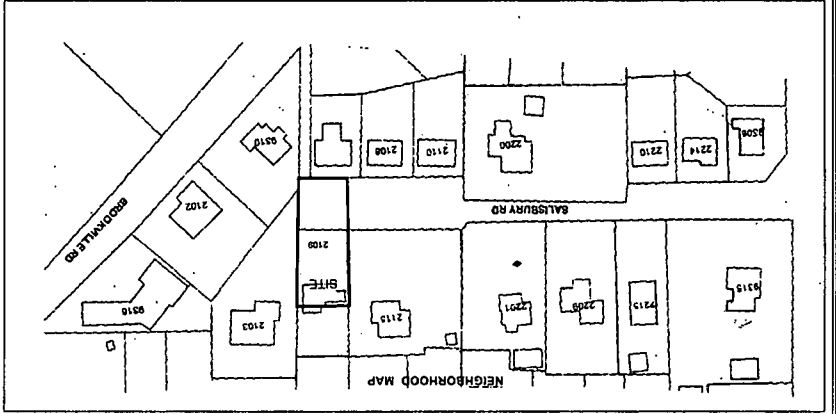
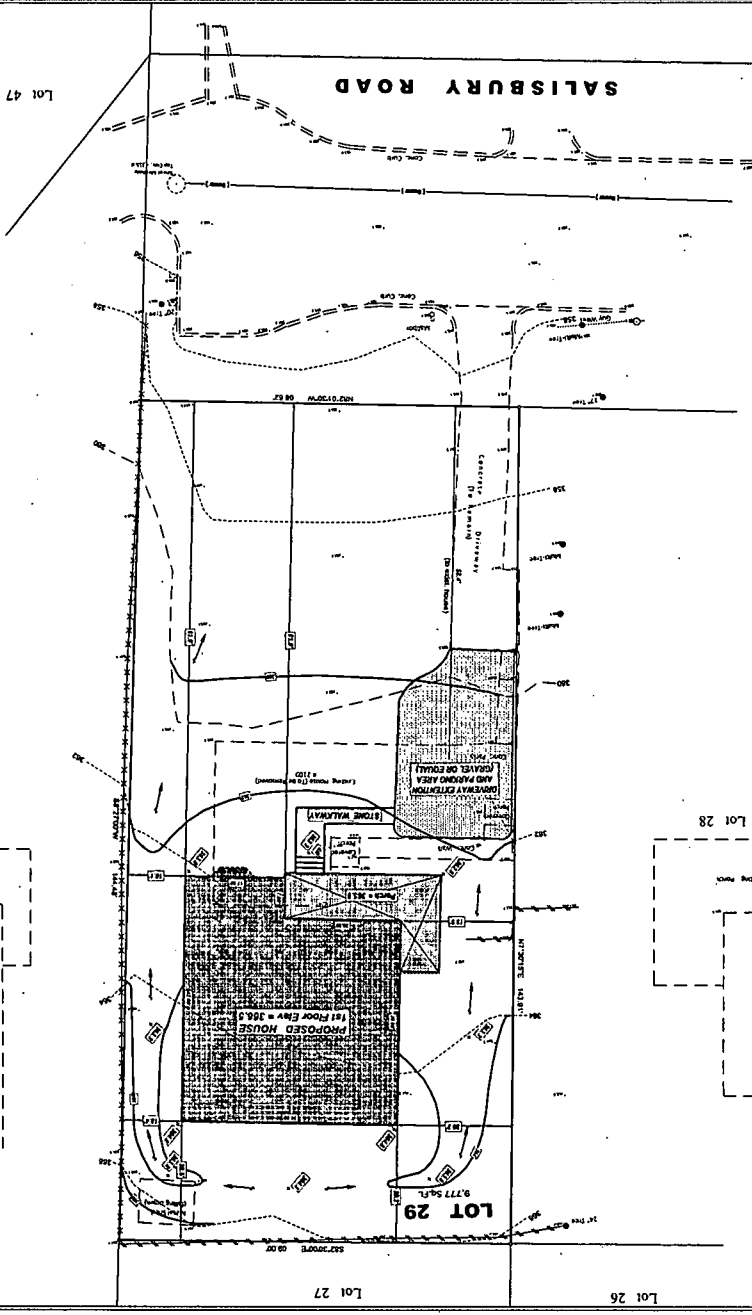
PRELIMINARY



HAMP

6

 WITTMER ASSOCIATES, LLC 1500 W. WASHINGTON ST. SUITE 200 WASHINGTON, D.C. 20004 (202) 331-1100	
LINDEN # 2109 SALISBURY ROAD LOT 29 MONTGOMERY COUNTY, MARYLAND	
Site Plan	
	PREPARED BY: CONY BISHOP, P.E. CIVIL ENGINEER 4001 KENNESAW DRIVE CLARYS CHASE, MD 20713 (301) 583-7782
DATE: 01/11/11 SCALE: AS SHOWN	SHEET NO. 1 OF 1



NOTES

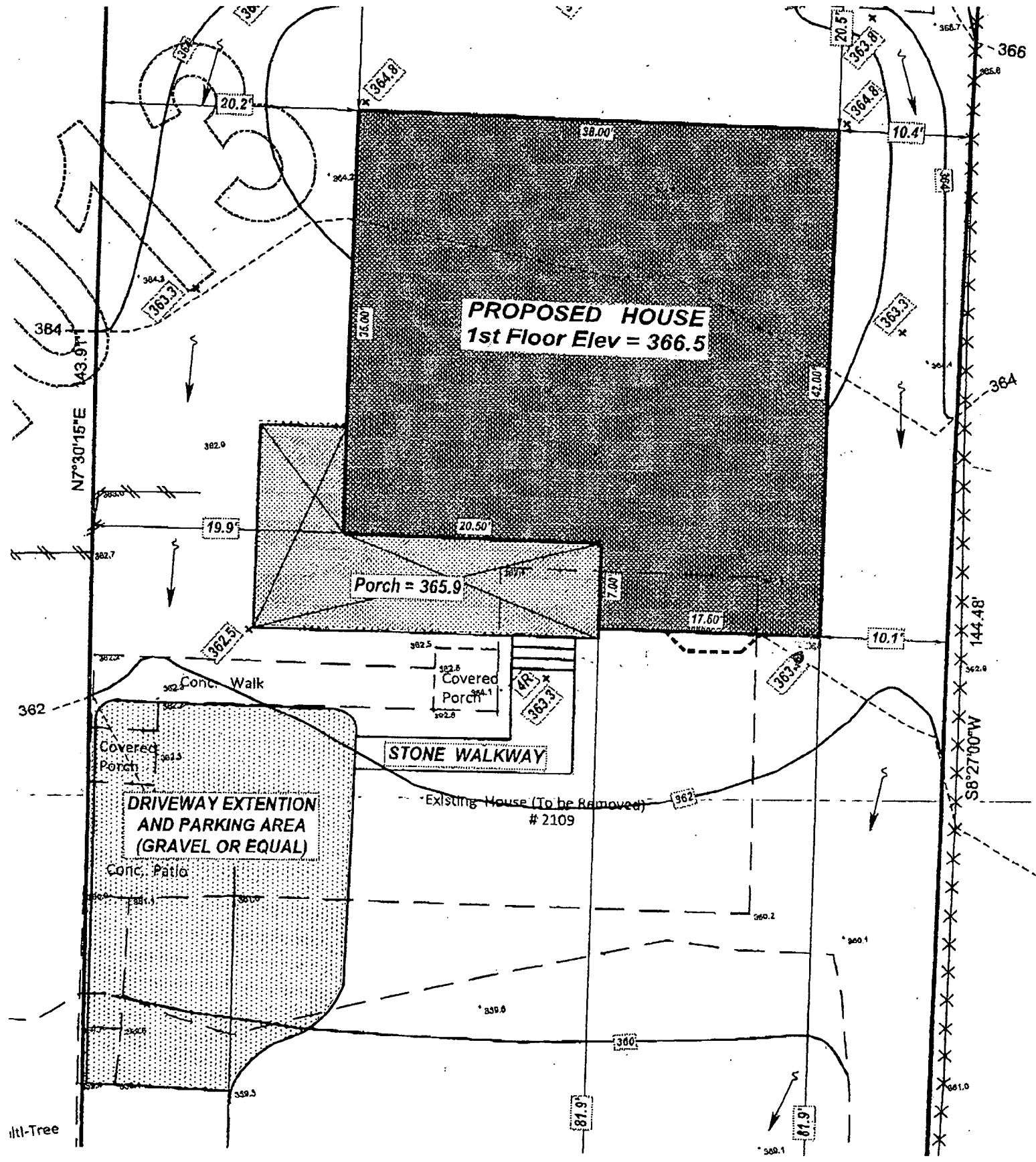
Lot 29, as shown, is included on a Plat of Subdivision filed "Lots 25 thru 35 of Subdivision of Lot 2 - Linden" and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 52 as Plat 4094, Recording date: June 1, 1955.

Topography, as shown, taken from a field man survey completed by this office, dated January, 2011. Vertical datum is WSSC per WSSC GIS information, 2 foot contour interval.

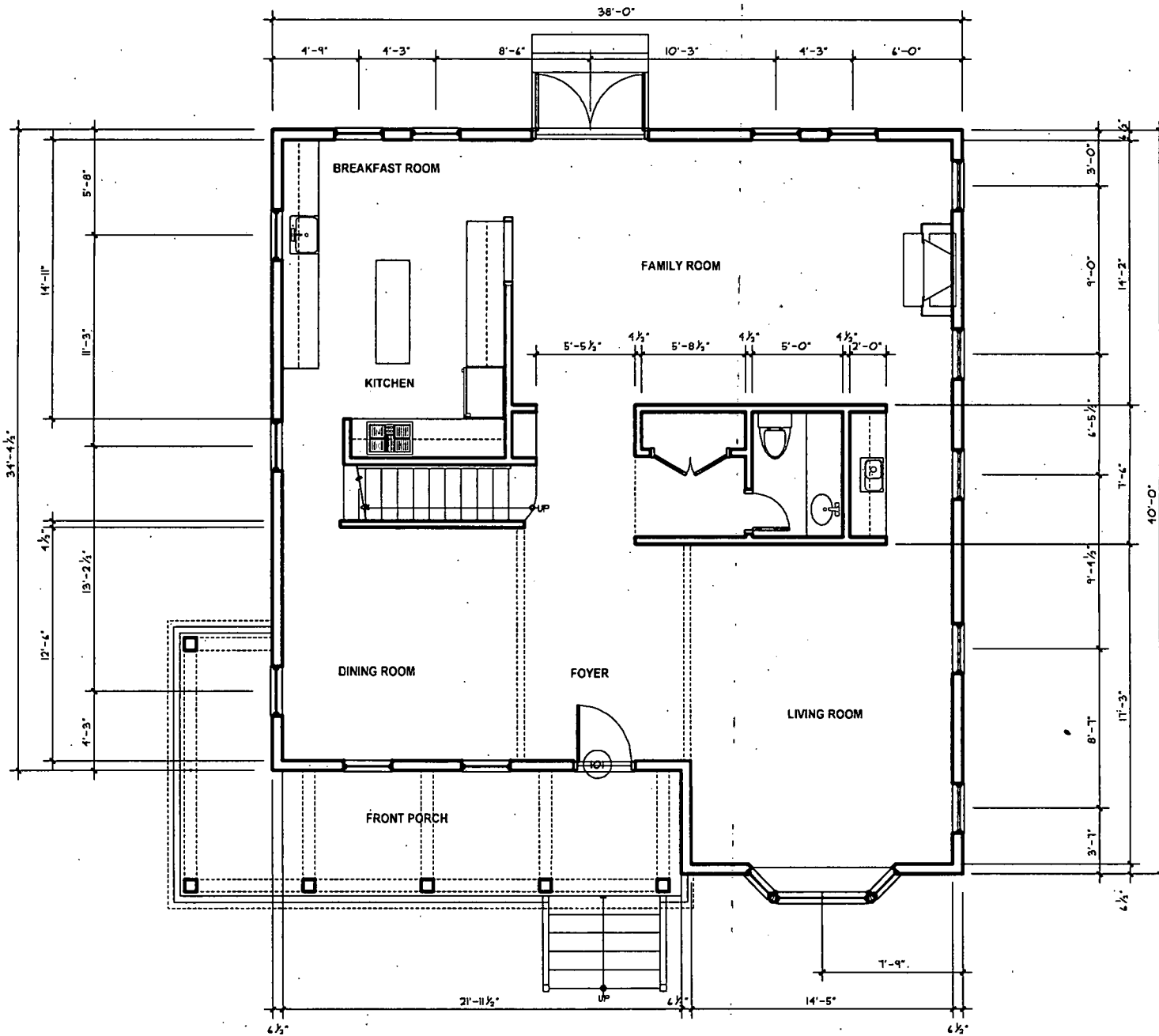
Setback: Front = 25'
 Side = 5.0' (one side, 18' total of both)
 Rear = 20'

Site Address: 2109 Salisbury Road



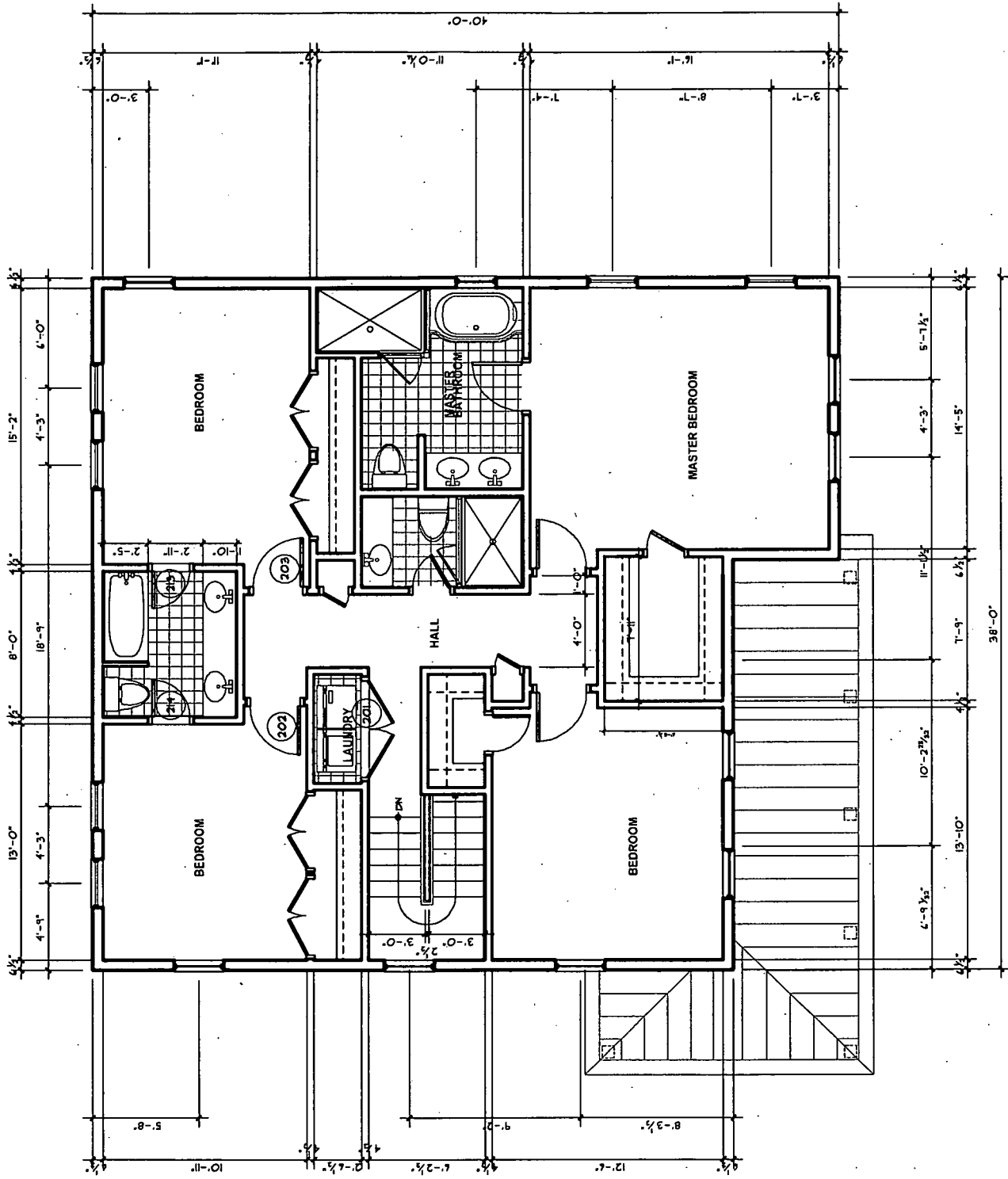


HAWP



A FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

10

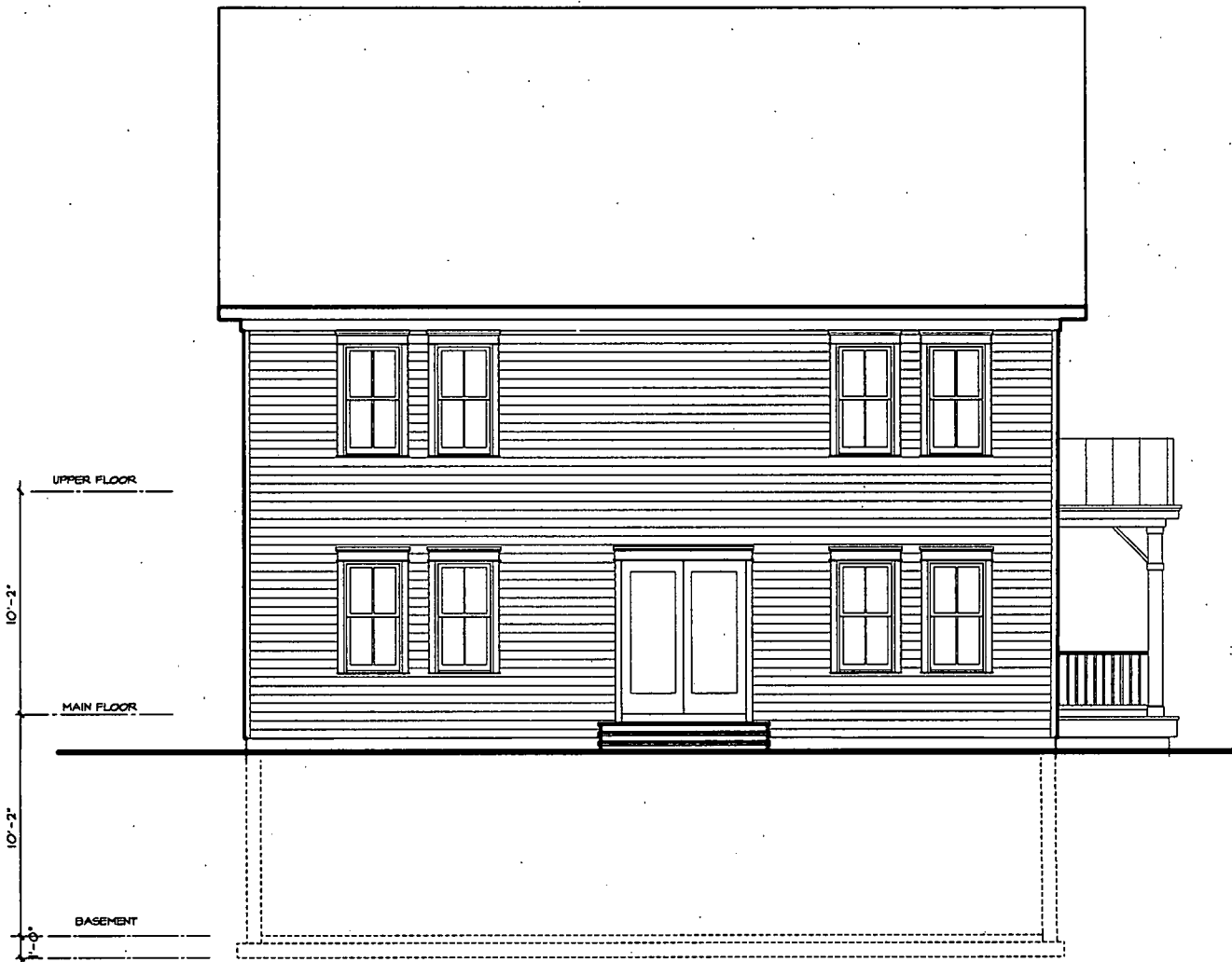


B SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

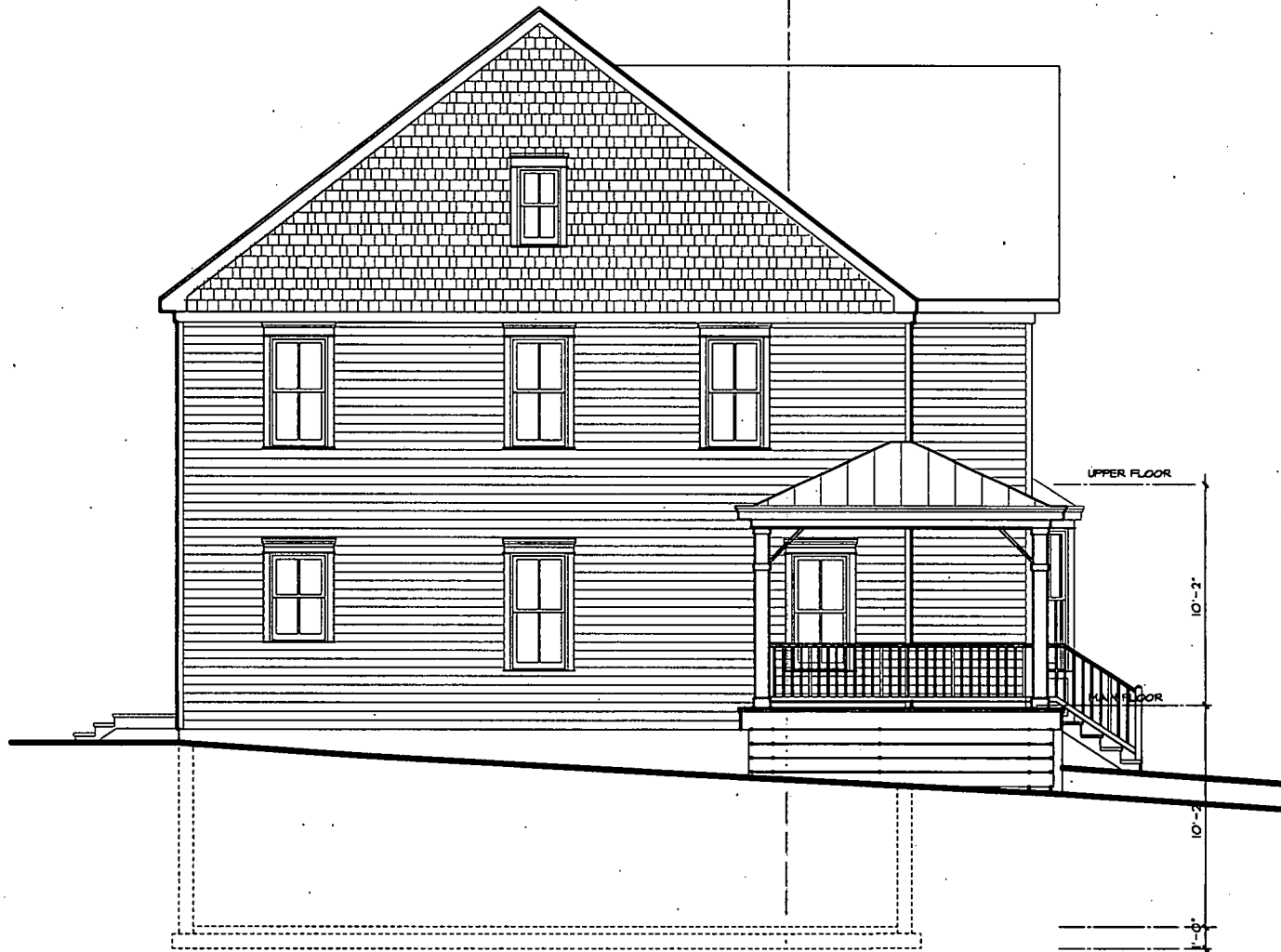




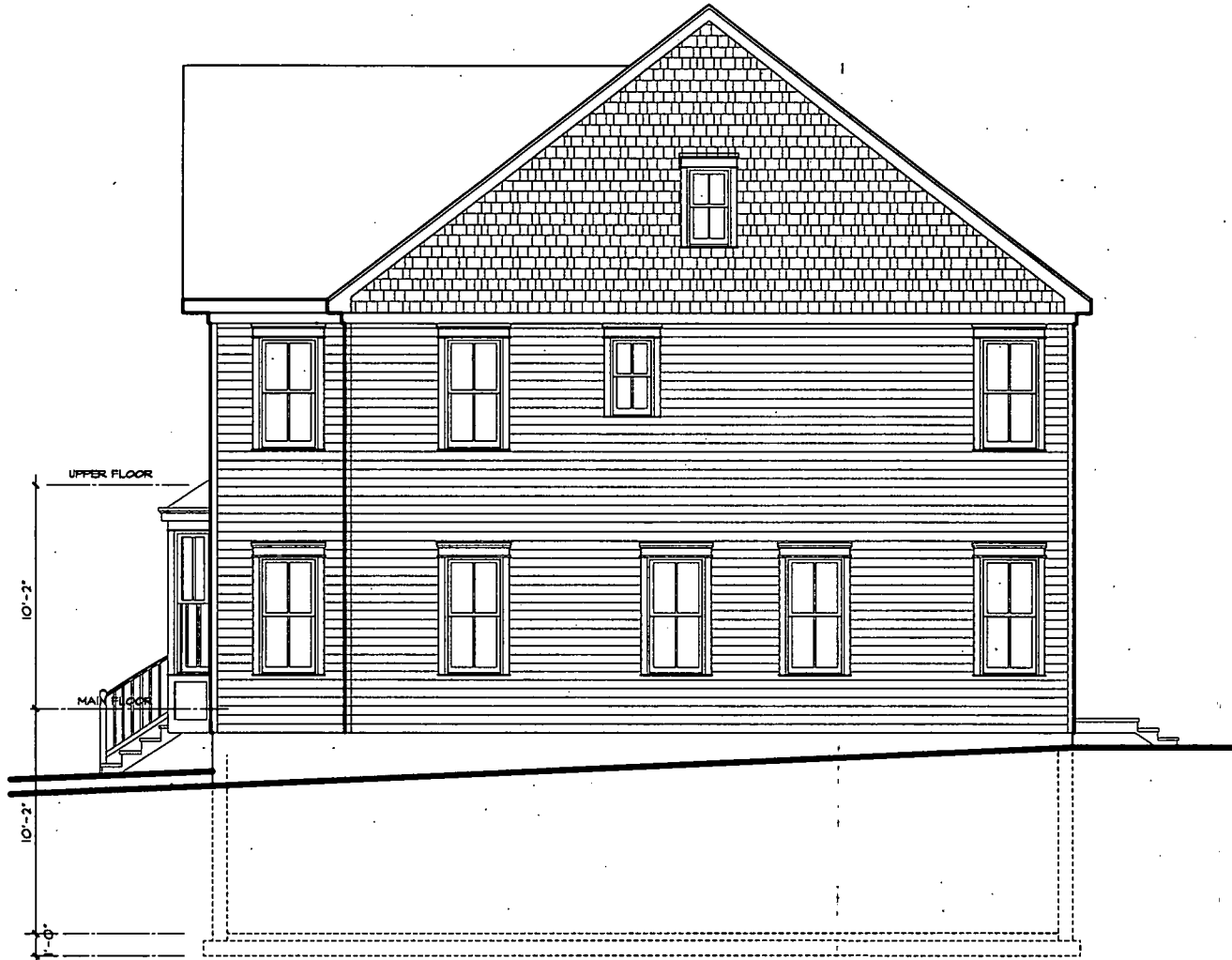
A FRONT ELEVATION
 SCALE 1/8" = 1'-0"



C REAR ELEVATION
SCALE: 1/8" = 1'-0"



B LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



D RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

(21)

2109

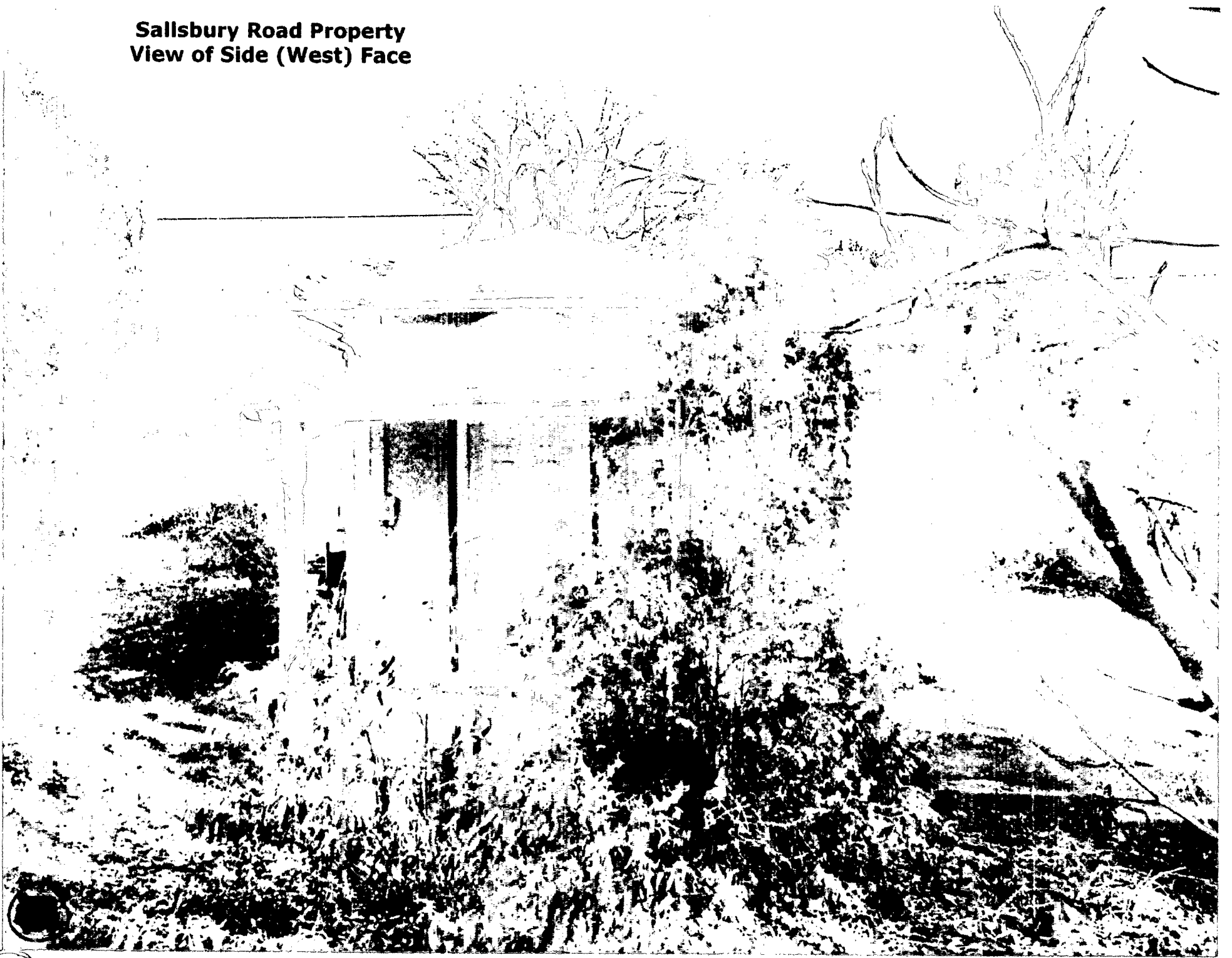


2109

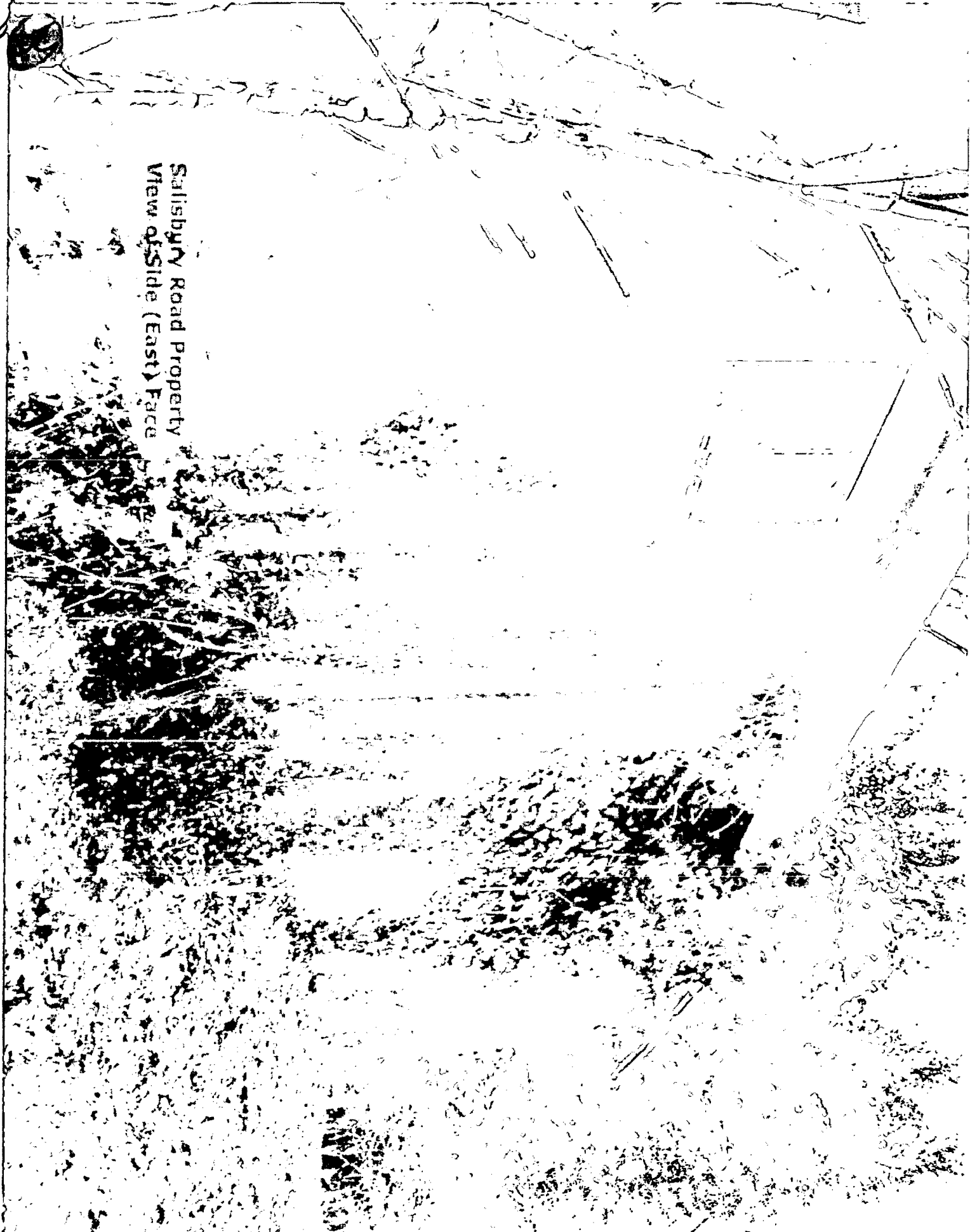


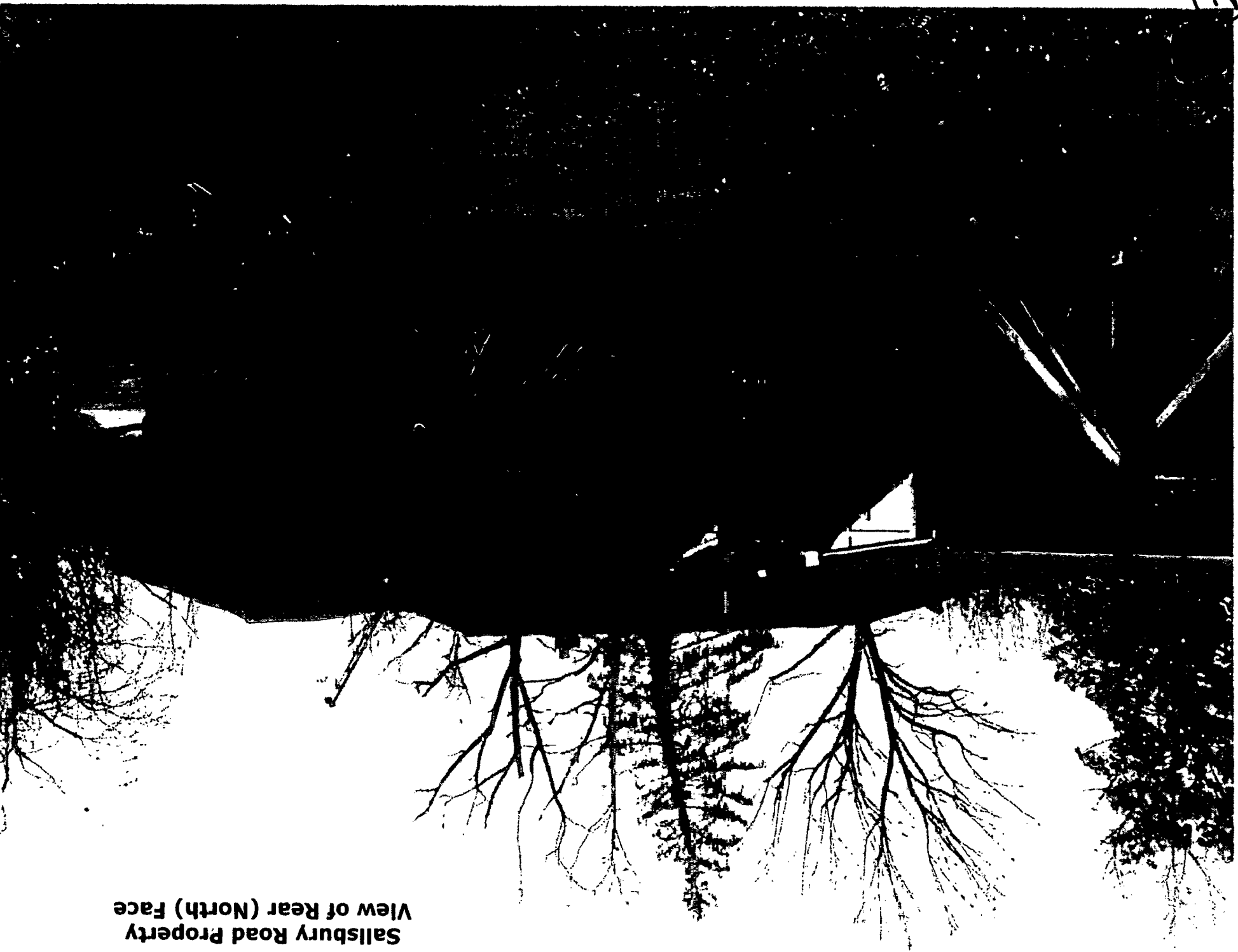
Salisbury Road Property
View of Front (South) Face

**Sallsbury Road Property
View of Side (West) Face**



Salisbury Road Property
View of Side (East) Face





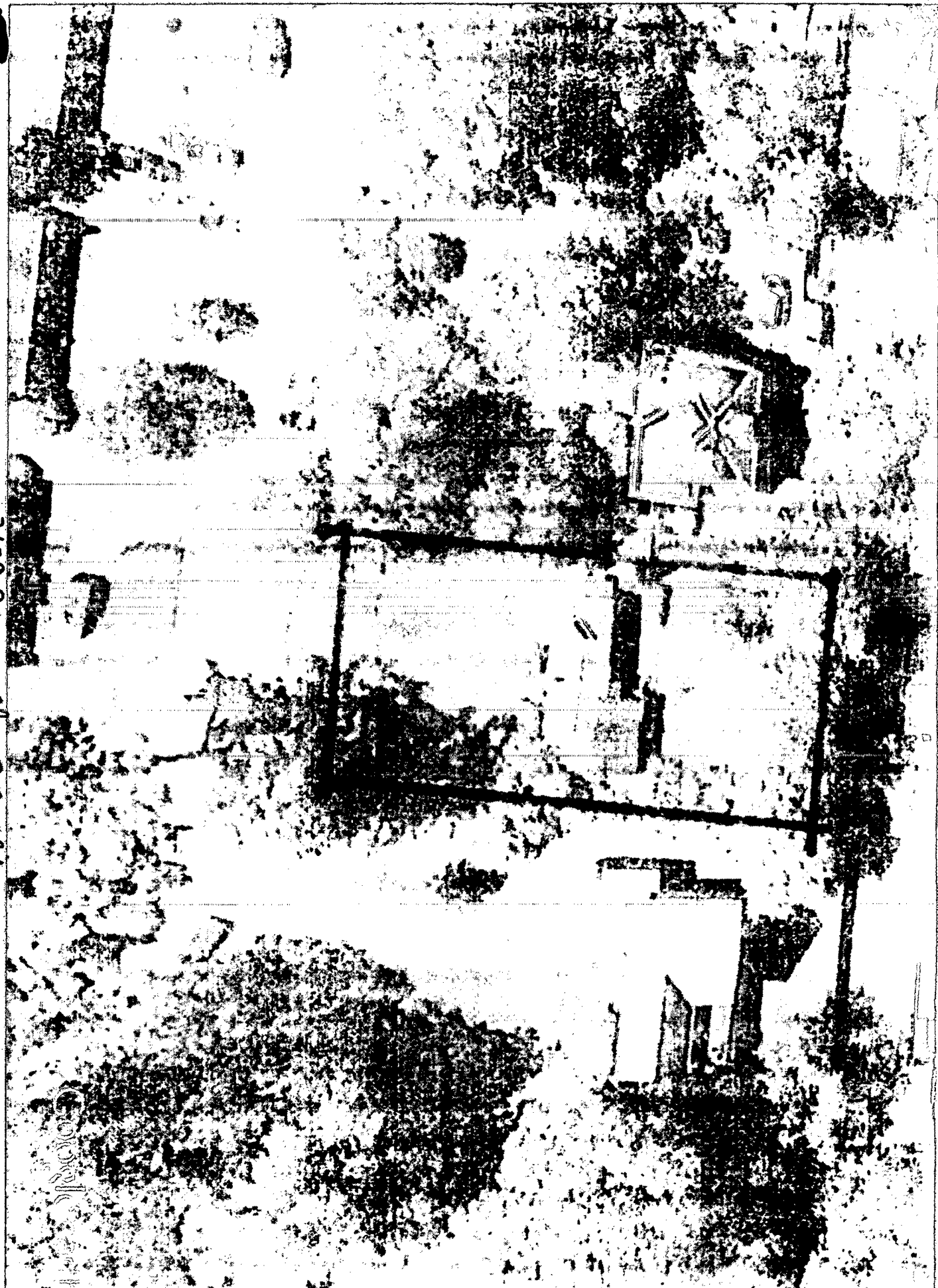
**Salisbury Road Property
View of Rear (North) Face**

gle earth

feet
meters

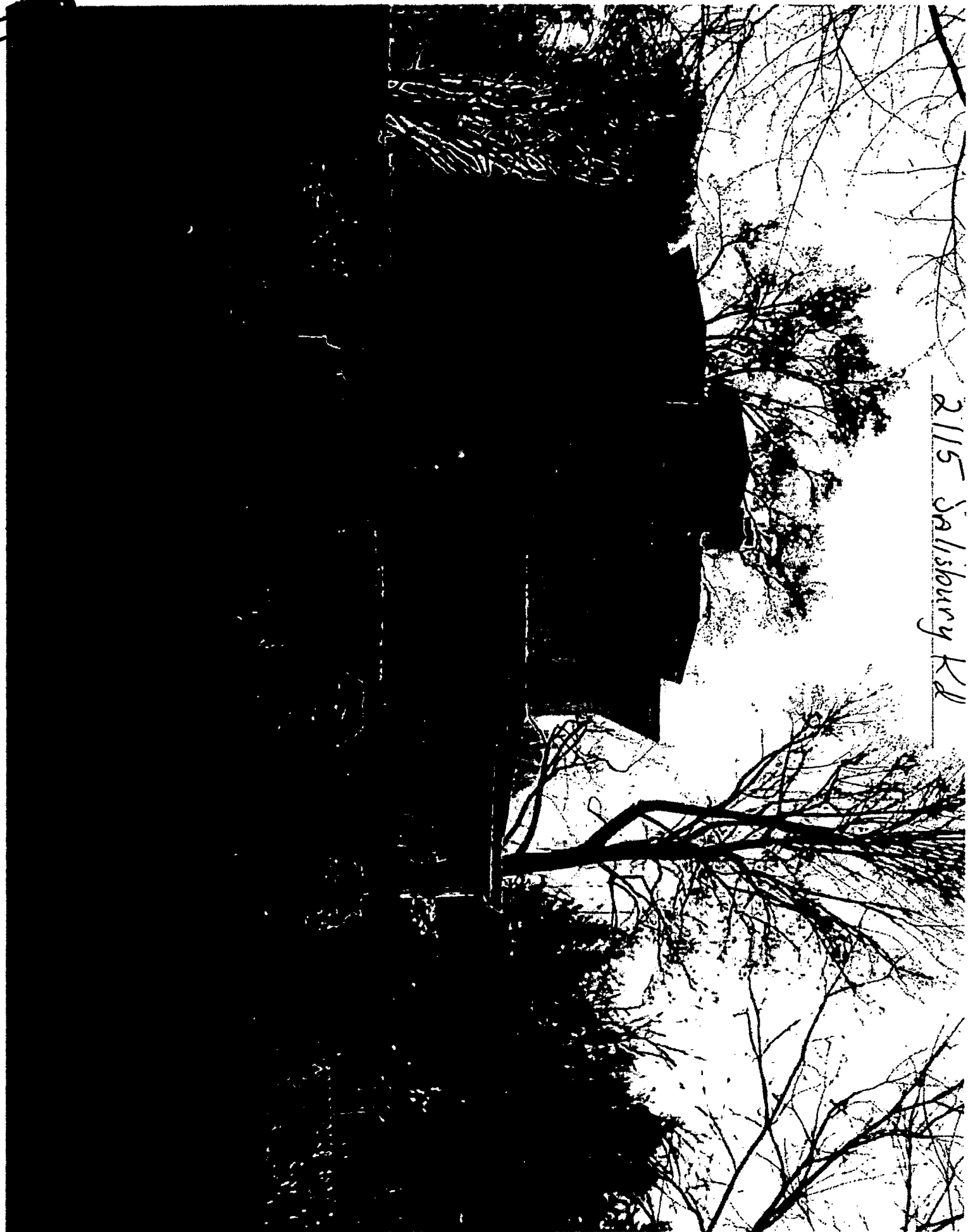
2109 Salisbury Rd S S. Md.

300
90



Copyright

21

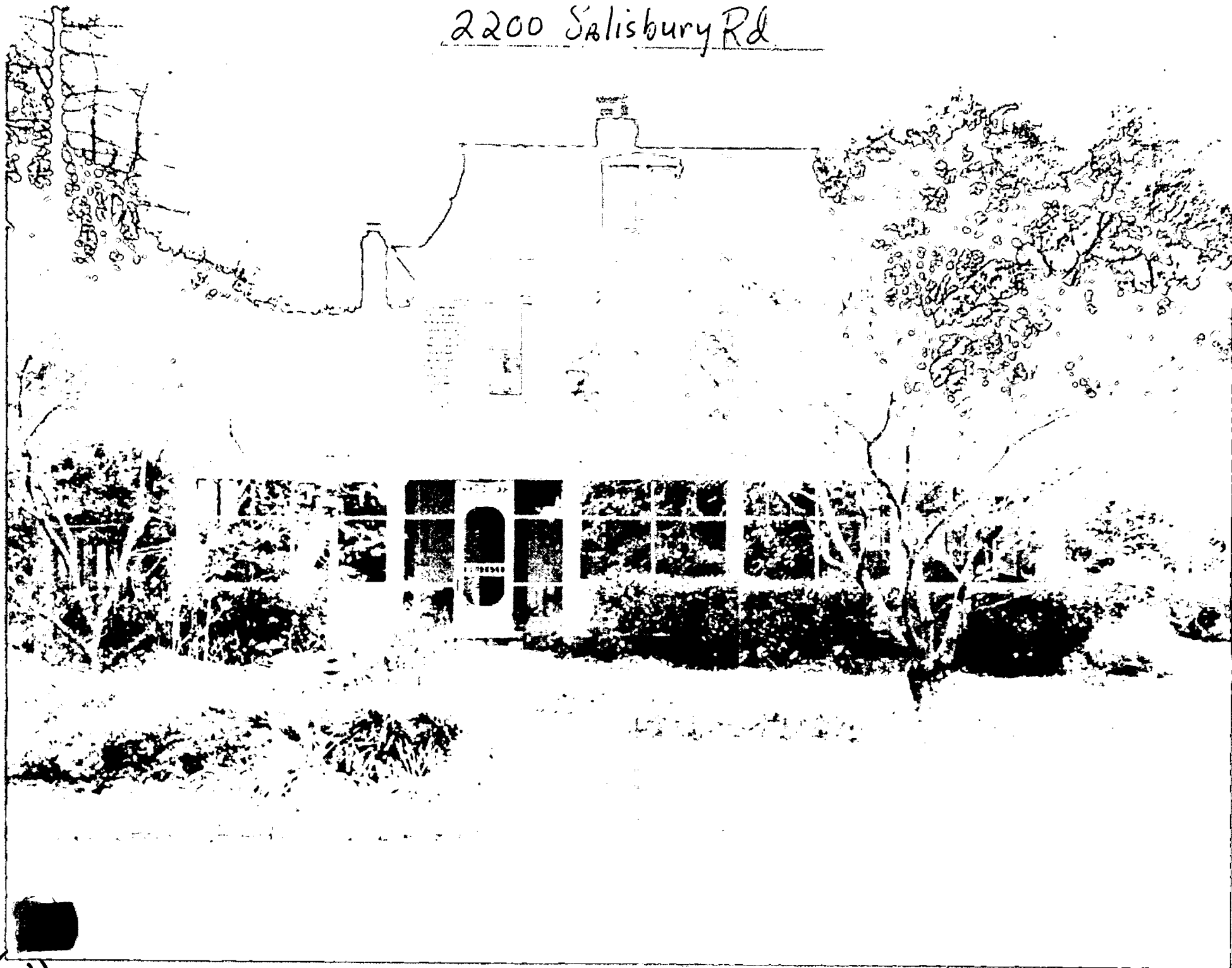


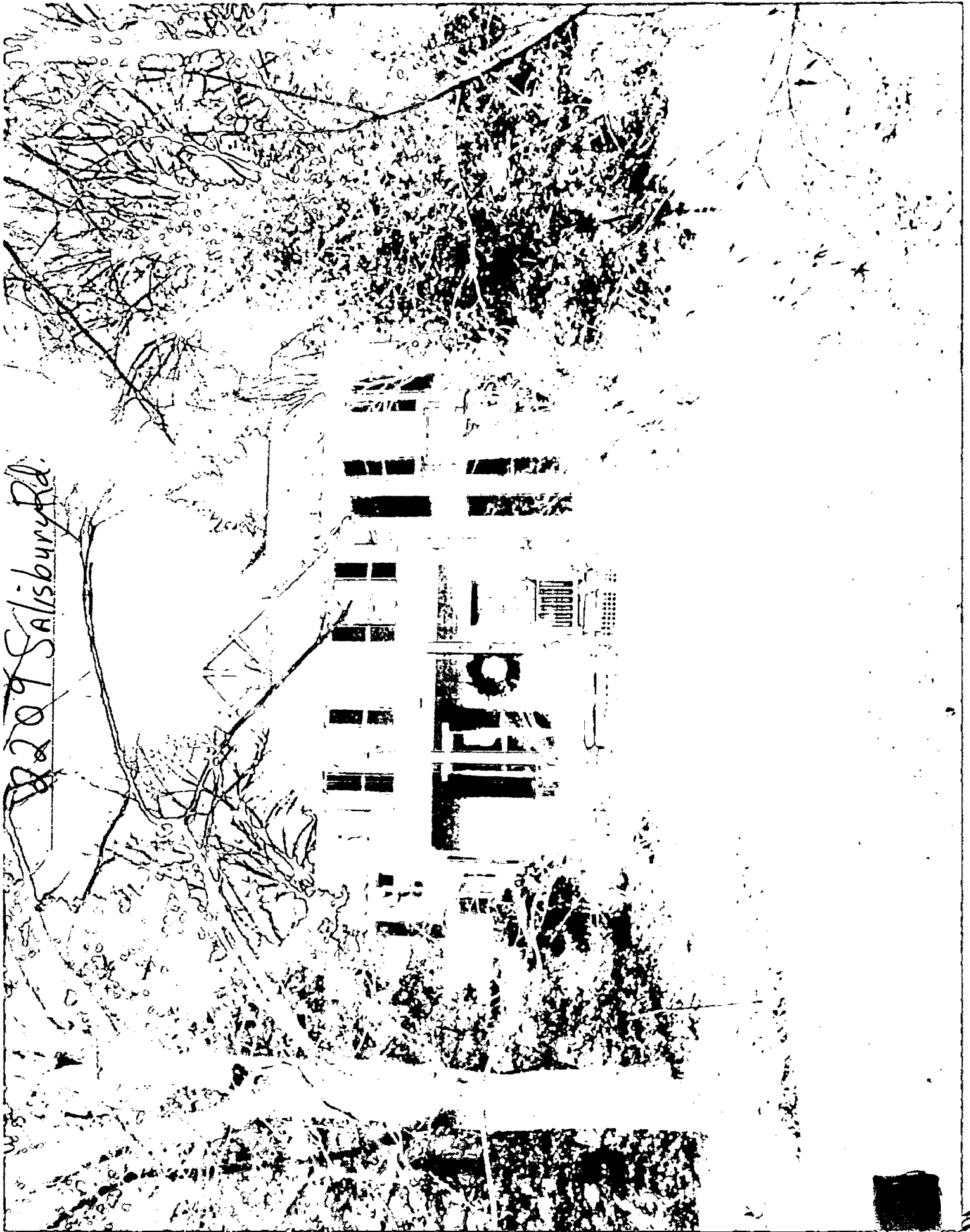
2115 Salisbury Rd

2103 Salisbury Rd.



2200 Salisbury Rd





2209 Salisbury Rd.



2201 Salisbury Rd.



Linden Historic District-MCHPC

Date: March 19, 2013

From: Residents of Salisbury Road and Brookville Road
Linden Historic District

To: Montgomery County Historic Preservation Commission
Montgomery County Historic Preservation Office

Cc: Mr. Gerald Ellsbury Jr.
Joshua Silver

Re: Proposed demolition and construction at 2109 Salisbury Road
Revised plans

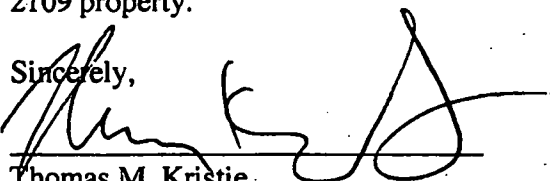
With respect to the submitted proposal by Gerald Ellsbury Jr. to demolish the converted outbuilding located at 2109 Salisbury Road and construct a new home, the residents of the Linden Historic District strongly support the applicants recently revised site plan and elevations (attached).

Previously residents were concerned that the original siting and footprint of the proposed construction would significantly impact the proximal outstanding historic resources (2115 Salisbury; 9310 Brookville Road) and disrupt the visual alignment of the terminal segment of Salisbury. However, in direct discussions with Mr. Ellsbury, he has shown consideration for these concerns by: (i) relocating the proposed structure with a greater setback to appropriately position it in relation to the original adjacent historic resource (2115 Salisbury) and (ii) reducing the visual mass of the front face of the new construction by the addition of an inset wrap-around porch.

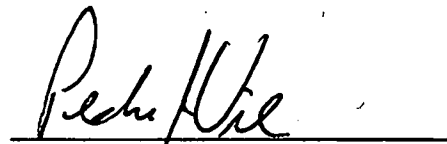
The revised site plan and construction elevations are in keeping with the characteristics of the Linden Historic District and are supported by the residents. The proposed new construction will not detract from the District's resources but rather will enhance the characteristics and add value to the historic properties; an important consideration for continued maintenance of the District's resources.

Therefore, we urge the Commission to support the revised proposal in a timely manner that allows for Mr. Ellsbury to complete his feasibility assessment and transaction for purchase of the 2109 property.


Sincerely,

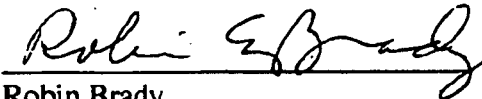


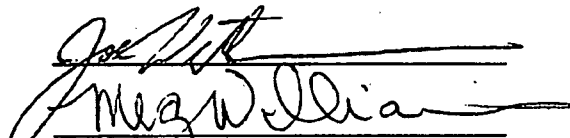
Thomas M. Kristie
9310 Brookville Road
Outstanding Historic Resource
Opposing 2109 Salisbury (Diagonal)

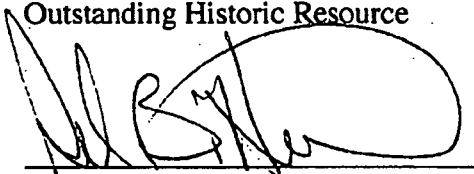


Pedro Vila
2103 Salisbury Road
New construction, adjacent to 2109


John Boucher
2106 Salisbury Road
Opposing 2109 (Direct)


Robin Brady
2108 Salisbury Road
Opposing 2109 (Diagonal)


Meg and Joseph Williams
2200 Salisbury Road
Outstanding Historic Resource


Deborah Bittner and James TerMaat
2209 Salisbury Road
Outstanding Historic Resource

1
2
3
4
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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PRELIMINARY CONSULTATION - :
2109 Salisbury Road - :
:
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A meeting in the above-entitled matter was held on
February 13, 2013, commencing at 7:33 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMISSION MEMBERS

- Leslie Miles, Chair
- Bill Kirwan
- M'Lisa Whitney
- Sandra Heiler
- Jorge Rodriguez
- Paul Treseder
- Joe Coratola

ALSO PRESENT:

Scott Whipple

Anne Fothergill

Joshua Silver

APPEARANCES

STATEMENT OF:

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Gerald Ellsbury

11

Thomas Kristie

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MS. MILES: Good evening, welcome to the February 13, 2013 meeting of the Montgomery County Historic Preservation Commission. My name is Leslie Miles, I'm the Chair. I'm going to ask the other members of the commission and the staff to introduce themselves starting at my left.

MS. HEILER: Sandra Heiler, Brookeville.

MR. RODRIGUEZ: Jorge Rodriguez, Chevy Chase.

MR. CORATOLA: Joe Coratola, Gaithersburg.

MR. KIRWAN: Bill Kirwan, Silver Spring.

MS. WHITNEY: M'Lisa Whitney, Burtonsville.

MR. TRESEDER: Paul Treseder, Bethesda.

MR. WHIPPLE: Scott Whipple, Historic Preservation Staff.

MR. SILVER: Joshua Silver, Historic Preservation Staff.

MS. FOTHERGILL: Anne Fothergill, Historic Preservation Staff.

MS. MILES: Thank you. We're going to begin with those matters that we believe can be handled on an expeditious basis. Have these historic area work permits been duly advertised?

MR. SILVER: Yes, they were advertised in the January 30, 2013 edition of the Washington Examiner.

MS. MILES: Thank you. If anyone is here in

1 opposition to any of the follow HAWPS, please indicate.

2 Is anyone here in opposition for 19 Quincy Street
3 in Chevy Chase?

4 For 27 West Irving Street in Chevy Chase?

5 For 7117 Sycamore Avenue in Takoma Park?

6 For 24 West Kirke Street in Chevy Chase?

7 For 31 Quincy Street in Chevy Chase?

8 For 8822 Hawkins Lane in Chevy Chase?

9 Or for 10018 Menlo Avenue in Silver Spring?

10 MR. KIRWAN: Madam Chair, hearing none, I move
11 that we approve the following historic area work permits in
12 accordance with the staff reports, based upon the record
13 before us, and in consideration of the recommendations of
14 the local advisory panels when those have been provided.
15 HPC Case No. 35/13-13H at 19 Quincy Street in Chevy Chase;
16 HPC Case No. 35/13-13F at 27 West Irving Street including
17 the condition that's been accepted by the applicant for a
18 modification to the rail design; HPC Case No. 37/03-13C at
19 7117 Sycamore in Takoma Park; HPC Case No. 35/13-13E at 24
20 West Kirke Street in Chevy Chase with the added condition
21 that's been accepted by the applicant for modifications to
22 the window mutin patterns; HPC Case No. 35/13-13G at 31
23 Quincy Street in Chevy Chase; HPC Case No. 35/54-13A at 8822
24 Hawkins Lane in Chevy Chase with the condition recommended
25 by staff; HPC Case No. 31/07-13A at 10018 Menlo Avenue in

32

1 Silver Spring, also with the condition recommendation by
2 staff.

3 MS. MILES: Is there a second?

4 MR. CORATOLA: Second.

5 MS. MILES: All in favor please raise your right
6 hand.

7 VOTE.

8 MS. MILES: These HAWPS are unanimously approved.
9 If one of these was your permit, please see staff tomorrow
10 to learn next steps and thank you very much. We're going to
11 note that Case No. 36/02-13C at 3923 Washington Street will
12 be continued until February 27, 2013. Now we're going to
13 hear a preliminary consultation for 2109 Salisbury Road in
14 Silver Spring. The applicant can come forward, and do we
15 have a staff report?

16 MR. SILVER: 2109 Salisbury Road is a non-
17 contributing resource in the Linden Historic District. The
18 applicant is a contract purchaser of the subject property,
19 and he's proposing to demolish the existing non-historic
20 house and construct an approximately 40 by 42 foot house at
21 the subject property. There is an existing driveway and
22 apron that is to remain. The proposal also includes
23 construction of a 24 by 22 one and a half story two bay
24 garage at the rear of the subject property, and demolition
25 of a non-historic metal shed in the right rear corner.

1 As I said, the applicant is a contract purchaser
2 of the property, and his purchase of the property is
3 contingent upon --

4 MS. MILES: Ladies and gentlemen, can you please
5 take your conversations out into the hall. Thank you.

6 MR. SILVER: The applicant is a contract purchaser
7 of the subject property. The applicant's purchase of the
8 property is contingent upon the HPC's approval of the non-
9 historic house. So the main purpose of this consideration
10 of this preliminary is that HPC's review is to provide the
11 applicant with direction before his feasibility study period
12 closes so he can move forward with the transaction.

13 Staff certainly supports demolition of the
14 existing house. It's categorized as a non-contributing
15 resource. Staff does support construction of a new house at
16 the subject property. As evident in the staff packet, this
17 applicant is in a very early design stage for the new house.
18 Some rough hand sketches were submitted showing a two and a
19 half story house, cross gable roof form structure with a
20 single story half width front porch. Staff is in a position
21 where they can't really offer any constructive feedback on
22 the preliminary house design beyond something like setback
23 due to the insufficient detail.

24 Staff recommends ~~that~~ the applicant further
25 analyze the rhythm and setback of the houses in the

1 district, particularly those in the immediate vicinity of.
2 the subject property to determine an appropriate location.
3 There is a survey, a site plan that's included with the
4 applicant's information in the staff report packet. Perhaps
5 this would be an opportunity for the HPC to provide the
6 applicant with a little bit of feedback on the location of
7 this house. He has met with the Department of Permitting
8 Services and has gone over some of the zoning requirements
9 with them.

10 Subsequent to writing the staff report, I had also
11 gone out to the site and we spoke about a number of
12 different things at the property. Certainly would support a
13 garage, which is optional at this point, at the rear of the
14 property. As you can see in the photo, there is an existing
15 concrete driveway that extends approximately half way into
16 the lot toward the rear. Obviously, based on where the
17 garage location is proposed, the driveway would need to be
18 lengthened, expanded. Staff recommends that the applicant
19 remove that existing concrete and install a permeable
20 surface treatment in lieu of the existing concrete and
21 extend it into the rear yard. Given some options.

22 So, I've recommended some siding and window and
23 roofing and other trim details to be considered for new
24 construction. Certainly, probably there's some room to
25 deviate from some of those. Those are suggestions,

1 recommendations, and the recommendation to the commission is
2 to support demolition at this preliminary conceptual stage,
3 and then I've recommended that the applicant consult with
4 the architect, qualified contractor, to prepare more
5 detailed drawings for the new house and garage and
6 development of the site, and return for a second preliminary
7 consultation. Unless staff determines that the plans that
8 are submitted that are produced by an architect, qualified
9 contractor, merit consideration as a historic area work
10 permit. That remains an option. We had a recent case like
11 that in Takoma Park. In-fill construction, new
12 construction, the plans were done well. Staff said, it
13 could go to a HAWP, and you approved it.

14 So, I'll walk you through a few slides. This is a
15 small historic district. That's the boundaries. The little
16 yellow squiggly line is the subject property. Across from
17 that, I'll show some photos of this to give a little
18 context, are three non-contributing resources. The house to
19 the right of the subject property is new construction.
20 Fairly compatible new construction. The house to the left
21 is historic. I think one thing to note is that, you know,
22 there's some variability with respect to the rhythm or the
23 setback of these houses along that, I guess, north side of
24 Salisbury.

25 Different angle. Subject property. Different

1 angle of the subject property. That would be the new
2 construction on your right there. That's the historic
3 resource immediately to the left. And those are the houses
4 that are across the street from it. And that's all I have.

5 MS. MILES: Thank you, Josh. Does anyone have any
6 questions for staff? I have a question which is, just,
7 because it's kind of freehand, does the proposed new house
8 sit at about the same setback from the current house?

9 MR. SILVER: If you look at the site plan, I'm
10 sorry, I just misplaced where I put my staff report.

11 MR. RODRIGUEZ: Circle 8.

12 MS. MILES: Yes, 8 and 9. Eight is the site plan,
13 and 9 is the proposed site plan.

14 MR. SILVER: Yeah, but if you look at Circle 8,
15 see the hatched line that's within the proposed house
16 location?

17 MS. MILES: Uh-huh.

18 MR. SILVER: What is shown there to me --

19 MS. MILES: Oh, that's the original house.

20 MR. SILVRE: -- is that would be the front of this
21 house is consistent with the front of the house that's there
22 now.

23 MS. MILES: Okay. It looks like the front setback
24 is approximately the same as the new house to the right?

25 MR. SILVER: That does appear to be the case, I

1 think.

2 MR. TRESEDER: No.

3 MR. RODRIGUEZ: If you look at the site plan on
4 Circle 8, you will see the house.

5 MS. MILES: Right you are. It's this photograph
6 that we have up that's suggestive of a kind of coplanar
7 front setback.

8 MS. WHITNEY: Misleading.

9 MR. SILVER: Okay, I misinterpreted what you had
10 said.

11 MR. KIRWAN: So Circle 9 and Circle 8, just to
12 clarify, they show different dimensions for the front
13 setback?

14 MR. SILVER: Yes, Circle 9 was submitted to me
15 before the applicant had done an actual survey site plan, so
16 if you're referring to, I would refer to Circle 8 as the
17 official document. Again, that was part of the rough hand
18 sketch that I referred to.

19 MR. KIRWAN: Do you know if that front yard
20 setback was determined by taking the average plane --

21 MR. SILVER: I don't know, you'd have to ask. But
22 he has spoken with DPS I know, so he can address that when
23 he comes up to the table.

24 MS. MILES: And the neighborhood plan,
25 neighborhood map that's in the lower corner of Circle 8

1 suggests that there's some variation but not a lot, that
2 there's a fairly strong rhythm of where the houses are sited
3 in terms of front and back on the lots, would you agree?

4 MR. SILVER: Yeah, and I mean, but more to the
5 point of that house to the right of this house, which I
6 referred to as newer construction, does also sort of
7 maintain that rhythm that you just referred to or within
8 that degree change.

9 MS. MILES: Okay, thank you. Any other questions
10 for staff? Would you care to join us? I assume you're the
11 applicant. Can you sit at the table? Press the button on
12 the microphone and let go. And, please state your name for
13 the record.

14 MR. ELLSBURY: Hi, I'm Gerry Ellsbury with Plumb
15 Square Builders, and I'm the contract purchaser of the
16 property.

17 MS. MILES: Would you like to make a little
18 presentation? Would you like to respond to what staff has
19 said or you can just respond to questions from the
20 commission, if you'd like.

21 MR. ELLSBURY: Well, I'd be glad to do both. As
22 far as the rhythm, I mean, generally, I find Josh and your
23 requirements pretty easy to work with, so I don't think that
24 we're going to have any major problem. The rhythm, you
25 might make note that the house on the right, well, you can't

1 see it very well here but, it has no road in front of it.
2 So that the rhythm is pretty different as it is. I mean
3 it's a driveway that leads up to it. So in a way, its
4 relationship to the road is pretty different than the houses
5 before it.

6 An then the houses four or ~~feet~~five to the left
7 facing my house from the street, or my proposed house from
8 the street, they're closer to the street than the house that
9 I'm hoping to demolish, and that would be the front line of
10 the new house.

11 MR. TRESEDER: Have you been through DPS's whole
12 established building line calculations?

13 MR. ELLSBURY: Oh yeah, I've been up there twice.

14 MR. TRESEDER: Their established building line
15 formula will basically, keeps it in line with the rhythm of
16 the street, correct?

17 MR. ELLSBURY: Well, when it comes to demolishing
18 a house, you're allowed to put it, the new house, in line
19 with the front line of the old house.

20 MR. TRESEDER: But no further forward, correct?

21 MR. ELLSBURY: No further forward. Well, then it
22 would depend on the relationship to the other houses. But,
23 I'm not planning on putting it forward. You're clear on
24 that right?

25 MR. CORATOLA: My understanding, Commissioner

1 Treseder, in a new house, isn't the established building
2 line the ruling dimension rather than the original location
3 of the house? And this is under the new zoning that they
4 have.

5 MR. TRESEDER: Which may not be officially adopted
6 yet, but it's sort of complicated. I think his
7 interpretation is correct that if you're demolishing an old
8 house, you get to keep the old building line that you had
9 before, if there were a house on the property before. But,
10 you know, chances are, if you did the calculations for the
11 established building line, you'd end up pretty close o where
12 this is, so. I guess the point I was getting to is that the
13 DPS rules sort of solve, you know, any problem we would
14 have.

15 MS. MILES: Are there any other questions for the
16 applicant? Okay. I realize these are pretty schematic
17 drawings, so I guess I would ask, does anybody have any
18 objection to the demolition of the existing house? It
19 appears that there's no objection to the demolition. So the
20 only question is whether these schematic drawings are
21 sufficient for us to react to. And I guess I would just ask
22 anybody who would care to weigh ~~in~~in; I think it's a little
23 rough for us to really give you a reaction.

24 My personal response is, I think Josh is giving
25 you good advice. That it would be useful to look at the

1 rhythms and the detailing in the surrounding architectural
2 district and take your cues from those properties. And you
3 certainly are along that path. But it's very difficult to
4 fully react to sketches. But I'm very happy to have the
5 reactions of others if they're prepared to give them. So,
6 would anyone care to weigh in?

7 MR. RODRIGUEZ: Yes. You can put the house where
8 the existing house is. I would recommend that you look at
9 the pattern to establish where is the best placement for the
10 house. And I think that based on that you're proposing a
11 two-story structure, which is going to read very different
12 from what is there. And the moment that you put a house
13 that is going to be much taller, it's going to be somewhat
14 reading completely different, you are affecting the pattern.
15 And part of the Historic Preservation Guidelines is
16 understanding the landscape and how buildings are placed on
17 the landscape. So, my recommendation is look at that.
18 Maybe your setback is a little bigger. The house goes
19 slightly back to be able to relate better to the structures
20 to the side.

21 The other thing that definitely I think that you
22 need to talk with ~~Jesh~~ Josh is that, ~~but~~ I will recommend
23 following the clues ~~on what~~ of the houses ~~are~~ around. The
24 wrap-around porches, things that don't look so symmetrical.
25 There ~~are~~ is certain quirkiness in the existing buildings

1 there. It's important to look, and I think that will give
2 you very good clues to how to proceed with the design. But
3 definitely I agree with Commissioner Miles, it's very hard
4 for us to respond to rough sketches.

5 MR. ELLSBURY: I did want to point out that one of
6 the architects I work with, and the one that did the initial
7 concept of the house, unbeknownst to me, after I put a
8 contract on this property, found out that she grew up on
9 this street and she's been waiting for like 20 or 30 years
10 for this house to be taken down. And so she was also very
11 familiar with the flavor of the street, and her favorites
12 were, of course, the historic houses. And so, she had that
13 in mind when she developed that farmhouse look, and I
14 provided some pictures of the houses that it sort of echoes.

15 MR. KIRWAN: One thing I'd just add along those
16 lines too with regard to what Commissioner Rodriguez was
17 saying about the setback, and I think Commissioner Treseder
18 was correct in saying that DPS is going to give a lot of
19 guidance about where that front plane can be. And I think
20 that's comforting for us in the sense that we certainly
21 don't want it to be too close forward toward the street.
22 But I think we may have a different opinion than DPS about
23 whether it should be pushed back further or not. We may
24 want that line a little bit further back, and that's where
25 I, that's my initial reaction to this, is I think the

1 building should not be right where that existing house is.
2 That it actually should be pushed back a little further so
3 that it is not standing so proud from the historic resource
4 next to it and the others on the street.

5 So I would encourage you to try to get it back as
6 close to the front plane of the neighbor to the left as
7 possible. And then just on the plans, I think they are very
8 preliminary. We're going to need a lot more information. I
9 would, you know, the front facade has sort of a Victorian
10 farmhouse kind of image to it, and I would encourage you to
11 take that around to the two sides, particularly as visible
12 as the two side are going to be. The two sides tend to look
13 a little bit more like the larger Foursquares in the
14 neighborhood, was just a blank continuous wall and much more
15 massive in scale.

16 So I would encourage you to look at breaking down
17 that, the size of the facade more. More like you're doing
18 with the front facade with that sort of two-story tower
19 piece and the horizontality of the front porch. I would add
20 more bays and bumps and things like that to give the sides a
21 little bit more scale and character that the front is
22 showing us right now.

23 MS. HEILER: Yes, I would agree also with
24 Commissioner Kirwan that it would be better if you could
25 push it back to be closer to being in line with the houses

1 on either side. And I think that suggests that there might
2 not be room for the two car garage. I notice, at least in
3 the picture, I can't see any other two car garages in the
4 neighborhood, and moving it back might make that optional
5 garage not so optional. But it doesn't seem that most of
6 these houses do have garages with them. It would be a sort
7 of new thing and it might be in the way of moving it back.

8 MR. CORATOLA: I'll just add to Commissioner
9 Kirwan's, I agree with the things he said, and you might
10 find as you're looking at breaking down that mass, the main
11 block, it might work to your advantage to doing that, and
12 pushing it back, and finding that you might be able to put
13 the garage in there as well. But it goes down to looking at
14 the massing and how you break it down so it's not one large
15 block sitting on the site.

16 MR. ELLSBURY: I see your point more with the
17 sides and the front. I don't feel the front's particularly
18 massed as one big chunk, but I'll certainly keep that in
19 mind.

20 MS. WHITNEY: And the massing of course would
21 depend on the fenestration, you know, the eyes, the windows
22 of the house and how you situate those on the front and the
23 sides. Keeping in mind that it's simply a very small single
24 structure or single-story right now, it's of course going to
25 look much different when it's two-story. It's going to take

1 up much more space. But you'll keep all of that in mind
2 when you draw up your plans. I have nothing further to add
3 from the other commissioners.

4 MS. MILES: And, I just want to point out, it's
5 actually a three-story house. Go ahead, Commissioner
6 Treseder.

7 MR. TRESEDER: I just think you have a wonderful
8 opportunity here, and it looks like you're heading in
9 generally the right direction. You know, you're lucky in a
10 way that this, the existing house is small, and the
11 neighboring houses are relatively two-story large. So now
12 your large two-story house will actually fit in very nicely,
13 and actually improve the streetscape.

14 MR. ELLSBURY: It doesn't fit in very well with
15 those houses across the street.

16 MR. TRESEDER: Well, the adjacent ones are the
17 ones that matter. So it's a great opportunity, and so I
18 think you should consider, you know, keep in mind what
19 Commissioner Kirwan said about being able to add a little
20 bit more complexity to this and not make it just a box. You
21 have wonderful inspiration on the other houses on the
22 street. I don't think it should be too, I like the idea of
23 it being more of a country farmhouse, keeping it simple.
24 But at the same time, simple doesn't have to mean boxy
25 either. So, you know, I think if you go the direction, I

1 just think you have a great opportunity to add to the
2 streetscape and really make a contribution.

3 MS. MILES: Before we wrap up, we do have a
4 witness who'd like to testify on this, Mr. Kristie. You'll
5 have three minutes.

6 MR. KRISTIE: Hello.

7 MS. MILES: If you don't speak into the
8 microphone, you will not be on the transcript.

9 MR. KRISTIE: We live at 9310 Brookeville Road,
10 which is one of the outstanding historic resources of this
11 Linden District, and basically directly opposed from the
12 house that is being demolished. We are very much in favor
13 of the demolition of the house. But my main concern would
14 be that this is not a house, okay. So, this was actually a
15 chicken shack that was converted to a house that was lived
16 in for a number of years. It was part of the original
17 property that belonged to our house that the two new houses
18 were built on. So we're more concerned when the new house
19 goes in, that's going to be a massive house on that
20 property, that it's set back with the rest of the houses,
21 especially the one to the left.

22 MS. MILES: Okay, does anyone have any questions
23 for the witness? Thank you very much.

24 COURT REPORTER: Could you please restate your
25 name for the ~~record~~ record?

1 MR. KRISTIE: Sure. Thomas Kristie. K-R-I-S-T-I-
2 E.

3 MS. MILES: Thank you. I'll just weigh in that I
4 would endorse Commissioner Kirwan's comments. I do think
5 that the setback is going to be the most significant thing.
6 I mean, you're going to have quite substantial houses to
7 your left and your right. I think that a large house is
8 appropriate and would not be too large there, but it needs
9 to be, I mean, these houses all have chunks and pieces and
10 they're not just a big block, and that it should not disrupt
11 the rhythm of the street and have the setback be
12 inordinately far forward, especially now learning that it
13 was an outbuilding. That's very interesting. Do you have
14 any questions for the commission?

15 MR. ELLSBURY: No, you've given me a lot to take
16 in and integrate with what we have planned.

17 MS. MILES: Very good, and you should probably
18 speak to your neighbor and get to know one another.

19 MR. KRISTIE: He's correct in that the arrangement
20 of houses, the two new homes that are adjacent to our house,
21 which was the one on Brookeville.

22 MS. MILES: Could you just say the record can
23 understand it, which direction, north, south, east, west?

24 MR. KRISTIE: I have no idea. One is on
25 Brookeville and then one is on Salisbury, and they form a

1 little cul-de-sac, and that cul-de-sac has a single driveway
2 that's shared by those two new homes. So they are set back
3 differently, and that was because the property on which our
4 house sits was subdivided when the house was renovated
5 before us. So they are set back very differently. They
6 form this little cul-de-sac. This house, I would think,
7 should be much more aligned with the Foursquare.

8 MS. MILES: So it would seem. Okay, thank you
9 very much. Thank you Mr. Ellsbury.

10 MR. ELLSBURY: Sure.

11 MS. MILES: All right, do we have minutes from
12 January 9th and January 23rd to approve?

13 MS. FOTHERGILL: We don't.

14 MR. KIRWAN: Actually, I think I solved the
15 puzzle. I think Commissioner Swift took the January 9th
16 minutes, and I took the ones on the 23rd.

17 MS. FOTHERGILL: Great. So we will send those to
18 Craig and then January 23rd we'll send to Bill, and then we
19 need a volunteer for tonight. Jorge, thank you.

20 MR. MILES: Thank you, Commissioner Rodriguez. Do
21 we have any commission items? Do we have any staff items?

22 MR. TRESEDER: You should have gotten some minutes
23 from me from back in November.

24 MR. WHIPPLE: I believe that we did, and I believe
25 they were approved at the preceding meeting.

1 MS. MILES: I have only one more note which is that
2 the matter that was continued to February 27th, Case 36/02-
3 13C is continued pending obtaining legal advice from County
4 Council. So with that, we are adjourned.

5 (Whereupon, at 7:59 p.m., the meeting was
6 adjourned.)

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Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2109 Salsbury Road, Silver Spring	Meeting Date:	2/13/2013
Resource:	Non-Contributing Resource Linden Historic District	Report Date:	2/6/2013
Applicant:	Gerald Ellsbury Jr.	Public Notice:	1/30/2013
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Demolition of non-historic house and new house construction		

STAFF RECOMMENDATION:

Staff recommends the following:

1. The HPC support demolition of the non-contributing resource.
2. The applicant consult with an architect or qualified contractor to prepare more detailed drawings for the new house and garage and development of the site and return to the HPC for a 2nd preliminary consultation before submitting for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within The Linden Historic District
STYLE: Ranch
DATE: 1933

PROPOSAL:

The applicant, a contract purchaser of the subject property, proposes to demolish an existing non-historic house and construct an approximately 40' x 42' house at the subject property. An existing driveway and apron is to remain. The proposal also includes construction of a 24' x 22', 1 ½ story, 2 bay garage at the rear of the subject property and demolition of a non-historic metal shed in right rear corner of the lot.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Linden Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

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 DISCUSSION

The applicant is the contract purchaser of the subject property. The applicant's purchase of the property is contingent upon the HPC's approval of demolition of the non-historic house. The main purpose of the HPC's review of the proposal is to provide the applicant with direction before his feasibility study closes.

Staff supports the proposed demolition of the existing house. The subject property is categorized as a non-contributing resource, and as such, staff recommends that the HPC support demolition of the house.

Staff supports construction of a new house at the subject property. The applicant is in a very early design stage for the new house. The applicant has submitted rough hand sketches that show a 2 ½ story, cross-gable roof form structure with a single story, half-width front porch. At this point staff cannot offer any constructive feedback on the preliminary house design due to insufficient detail. Staff recommends that the applicant further analyze the rhythm and setback of houses in historic district, particularly those in the immediate vicinity of the subject property along Salisbury Road to determine the appropriate location for a new house on the lot.

Staff supports construction of a garage at the rear of the subject property. Currently the property includes a concrete driveway that extends approximately halfway into the lot from Salisbury Road toward the rear yard. To accommodate a rear yard garage the existing driveway will need to be expanded. Staff recommends that the applicant remove the existing concrete driveway and install a permeable surface treatment in lieu of the existing concrete and extend it into the rear yard to connect with the new garage. Possible material treatments could include a double-track driveway, fabricated from brick or stone, grass crete, permeable pavers or gravel.

Staff supports demolition of the non-historic metal shed in the rear yard.

Staff recommends the following material treatments for the new house:

- **Siding:** painted wood or fiber cement siding
- **Windows and doors:** wooden, or exterior clad wooden, double-hung and/or casement, simulated-divided light, windows and doors.
- **Roofing:** asphalt shingle
- **Columns/details/trim:** wood or paintable composite materials.

STAFF RECOMMENDATION:

Staff recommends the following:

1. The HPC support demolition of the non-contributing resource.
2. The applicant consult with an architect or qualified contractor to prepare more detailed drawings for the new house and garage and development of the site and return to the HPC for a 2nd preliminary consultation before submitting for a HAWP.

Email: gerry@plumb Square Builders.com



DPS - 68

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: gerry@plumbsquarebuilders.com
Contact Person: Gerry Ellsbury
Daytime Phone No.: 301-602-8283

Tax Account No.:
Name of Property Owner: Gerald ELLsbury JR - Contract Owner
Daytime Phone No.: 301-602-8283
Address: 8603 Farrell Ct. Chevy Chase Md 20815
Street Number City State Zip Code
Contractor: Plumb Square Builders LLC Phone No.: 301-585-2782
Contractor Registration No.: 121625
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 2109 Street: Salisbury Rd.
Town/City: Silver Spring Nearest Cross Street: Warren St.
Lot: 29 Block: Subdivision: Linden
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT/ACTION/USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Reversible

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 6,500

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/assessment

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.

Gerald B Ellsbury Jr
Signature of owner or authorized agent

1/22/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

One story Building of No historic significance.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Demolish the existing structure and build a new single family house that fits into the neighborhood according to design, size and materials.

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 affected 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 of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

PLUMB SQUARE BUILDERS

Proposed Project Narrative
2013

January 31,

2109 Salisbury Rd.

Silver Spring, Md.

I, Gerry Ellsbury am the Contract Owner of the lot and decrepit structure on 2109 Salisbury Rd., Silver Spring, Md. 20910. This purchase is in a feasibility study phase which will culminate in the outcome of the concept hearing by the HPC on the application for demolition permit to demolish the existing structure cited above.

My plans are to leave the existing driveway and apron, remove the existing house structure and replace it with a single family house and possibly a detached garage in the rear. The house will be an approximately 40 ft wide by 42 ft deep. The farmhouse style of the structure will be in keeping with the size and style of the older houses of the neighborhood. The detailing will be in accordance with the HPC guidance. There are no trees bigger than 5" in diameter on the lot that will be impacted by this proposed project.

Please let me know if there is any other information that you need.

Respectfully Yours,

Gerry Ellsbury

DESIGN · BUILD · REMODEL

EDUARDO TALERO
Or Current Resident
6603 OLD STAGE RD
ROCKVILLE, MD 20852-4327

— Owner
2116 Linden Lane.
S S Md. 20910

ROBERT J CROUCH
Or Current Resident
2122 LINDEN LN
SILVER SPRING, MD 20910-1705

WILHELM PETER
Or Current Resident
14421 MOUNTAIN RD
PURCELLVILLE, VA 20132-3634

Owner
2118 Linden Lane
S. S. Md 20910

ROBIN E BRADY
Or Current Resident
2108 SALISBURY RD
SILVER SPRING, MD 20910-1234

JOHN H BOUCHER
Or Current Resident
2106 SALISBURY RD
SILVER SPRING, MD 20910-1234

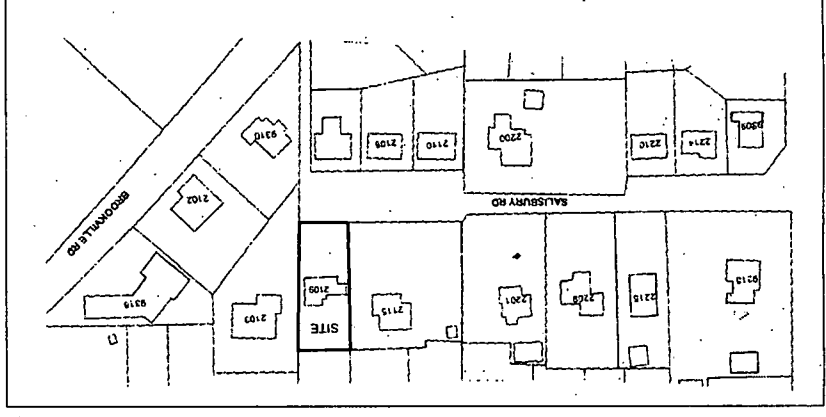
THEODORE J CLEMENTS
Or Current Resident
9310 BROOKVILLE RD
SILVER SPRING, MD 20910-1823

C EVERETT DUTTON
Or Current Resident
2102 SALISBURY RD
SILVER SPRING, MD 20910-1234

PEDRO J VILA
Or Current Resident
2103 SALISBURY RD
SILVER SPRING, MD 20910-1256

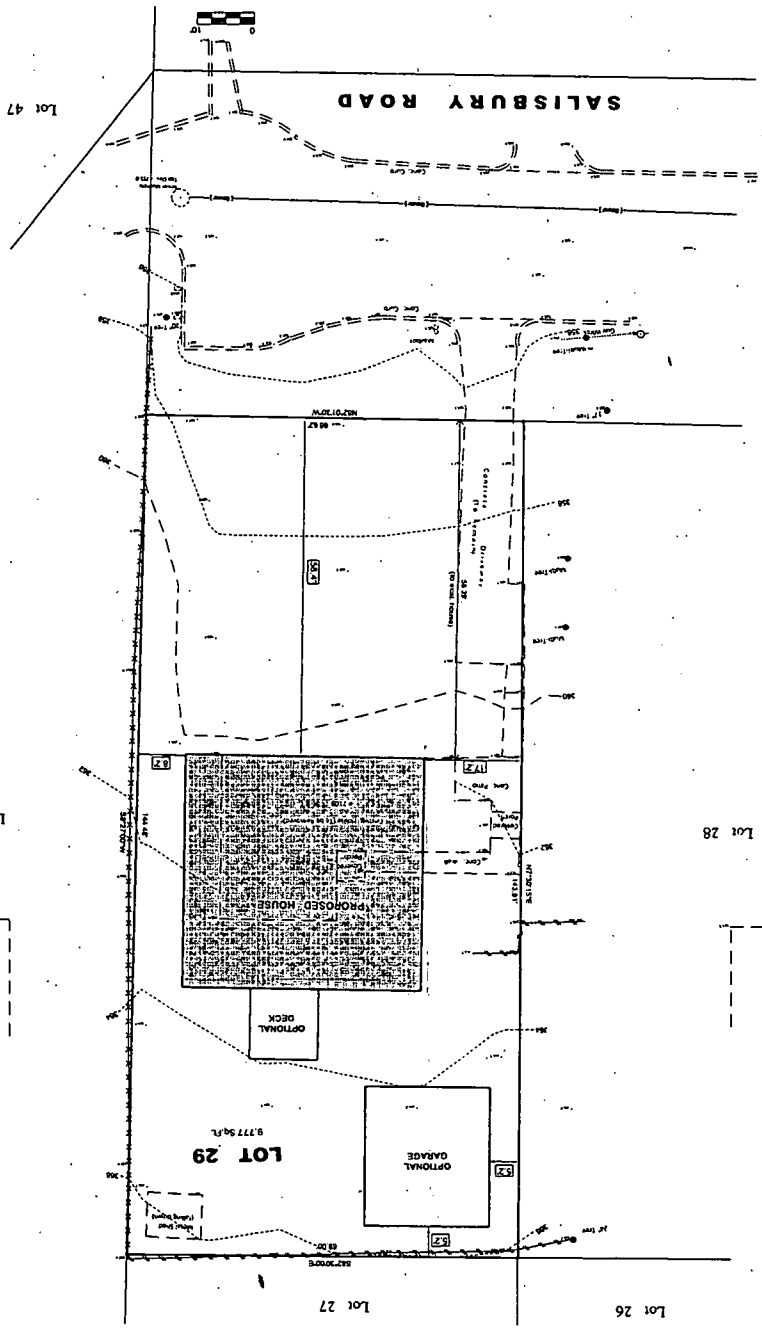
ROBERT O MASTERS
Or Current Resident
9500 RILEY RD
SILVER SPRING, MD 20910-1339

Owner
2115 Salisbury Rd.
S.S. Md 20910.



NEIGHBORHOOD MAP

WITHERS ASSOCIATES, LLC 138 WASHINGTON ELECTRON HIGHWAY MONTGOMERY COUNTY, MARYLAND	
LINDEN # 2109 SALISBURY ROAD LOT 29	
SITE PLAN	
PREPARED BY: Cheryl Dillman, P.E. Planning & Survey Division 14011 SPS - 2102	DATE: 1/11/13
SCALE: 1" = 20'	SHEET: 1 OF 1
PROJECT NO.: 2111 NEM 02	
DRAWN BY: H-7	



NOTES

Lot 29, as shown, is included on a Plat of Subdivision filed "Lots 25 thru 35 Re-subdivision of Lot 2 - Linden" and is recorded among the Land Records of Montgomery County, Maryland in Plat Book 52 as Plat 4094, Recording date: June 1, 1955.

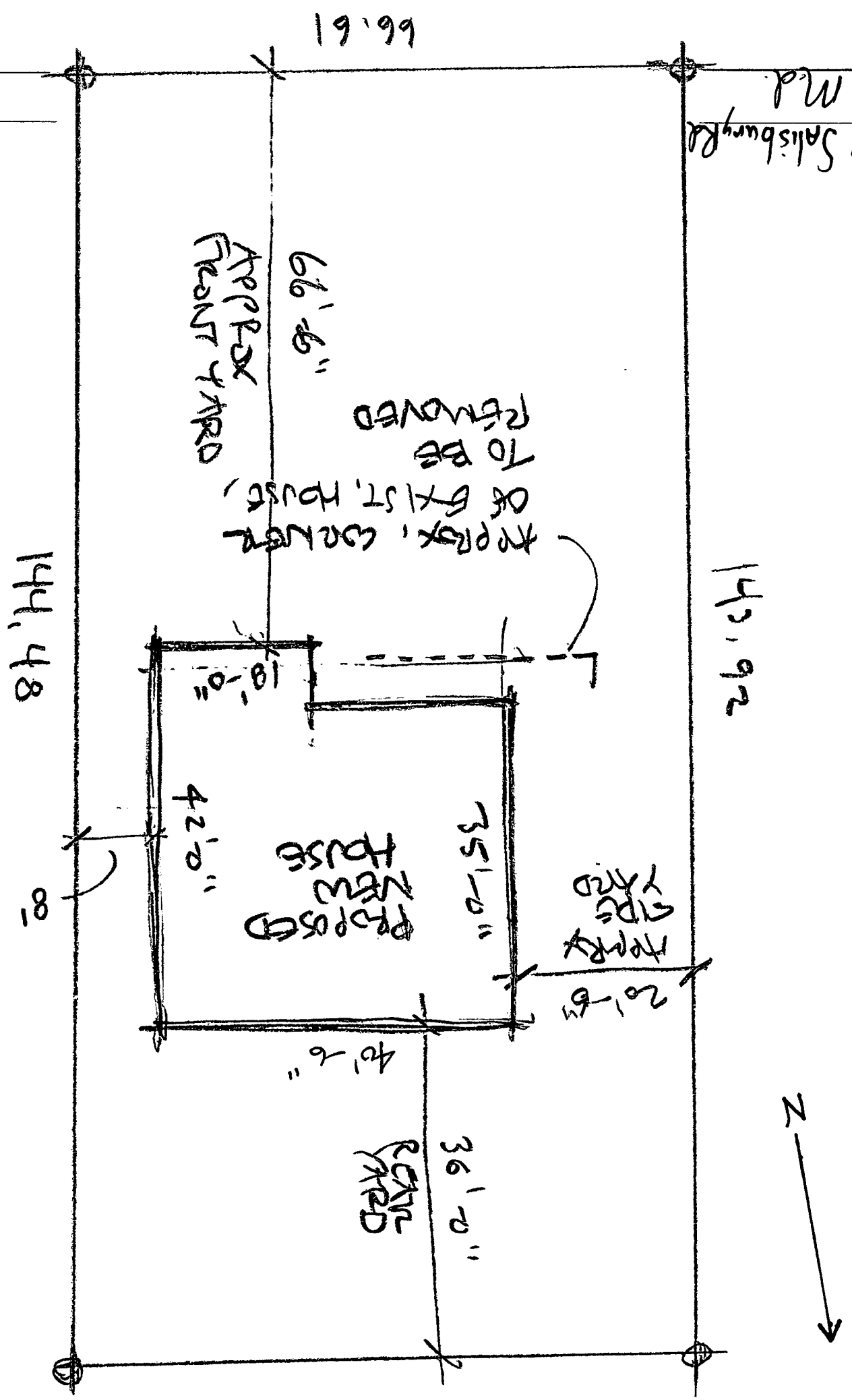
Topography, as shown, taken from a field run survey completed by this office, dated January, 2013. Vertical datum is WSSC per WSSC GIS information, 2 foot contour interval.

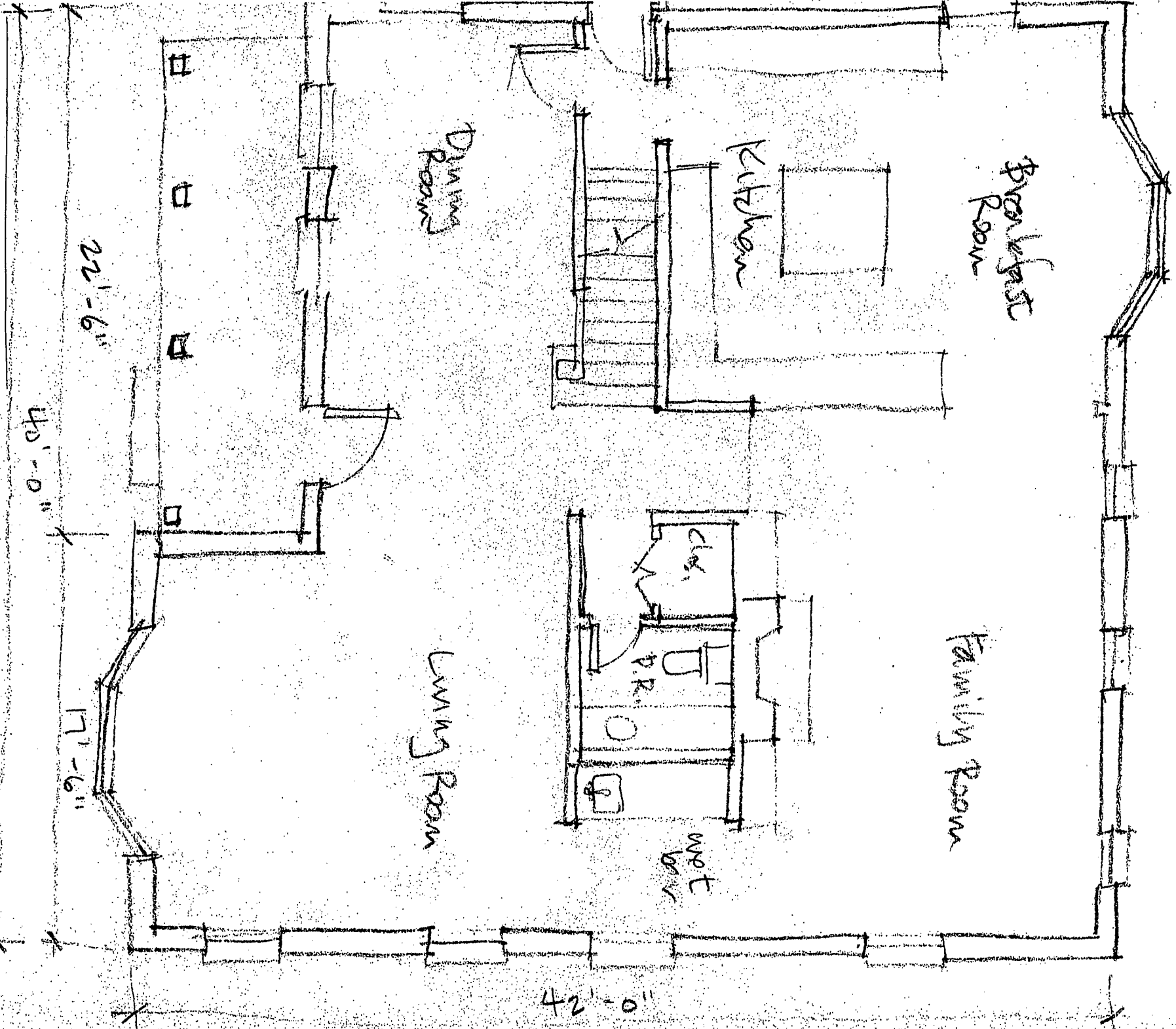
Existing Zone: R-60
 Setbacks: Front = 25'
 Side = 53.3'
 Rear = 20'
 Side = 8' (one side, 18' total of both)

Site Address: 2109 Salisbury Road

9

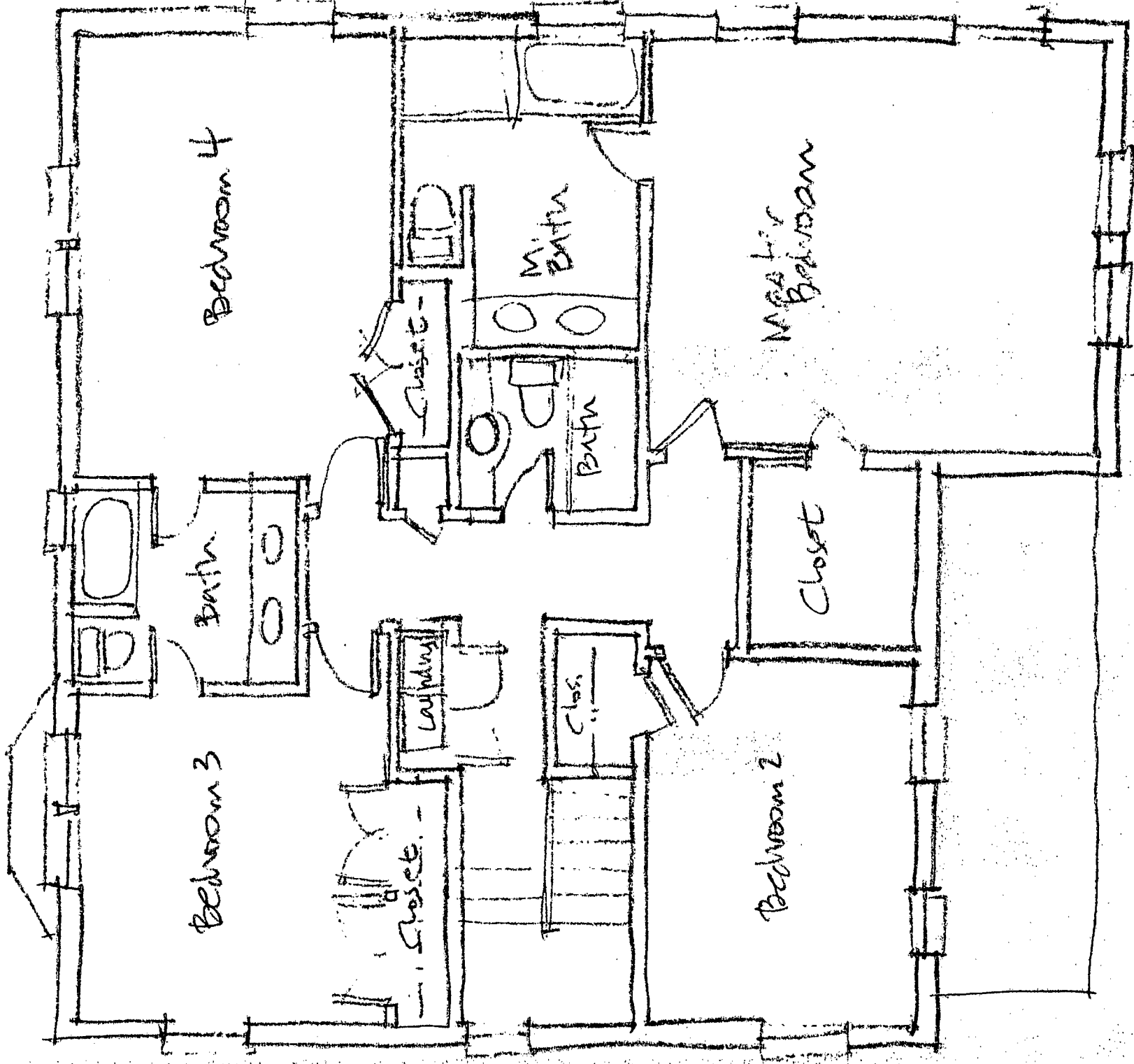
2109 Salisbury Rd.
S.S. Md.



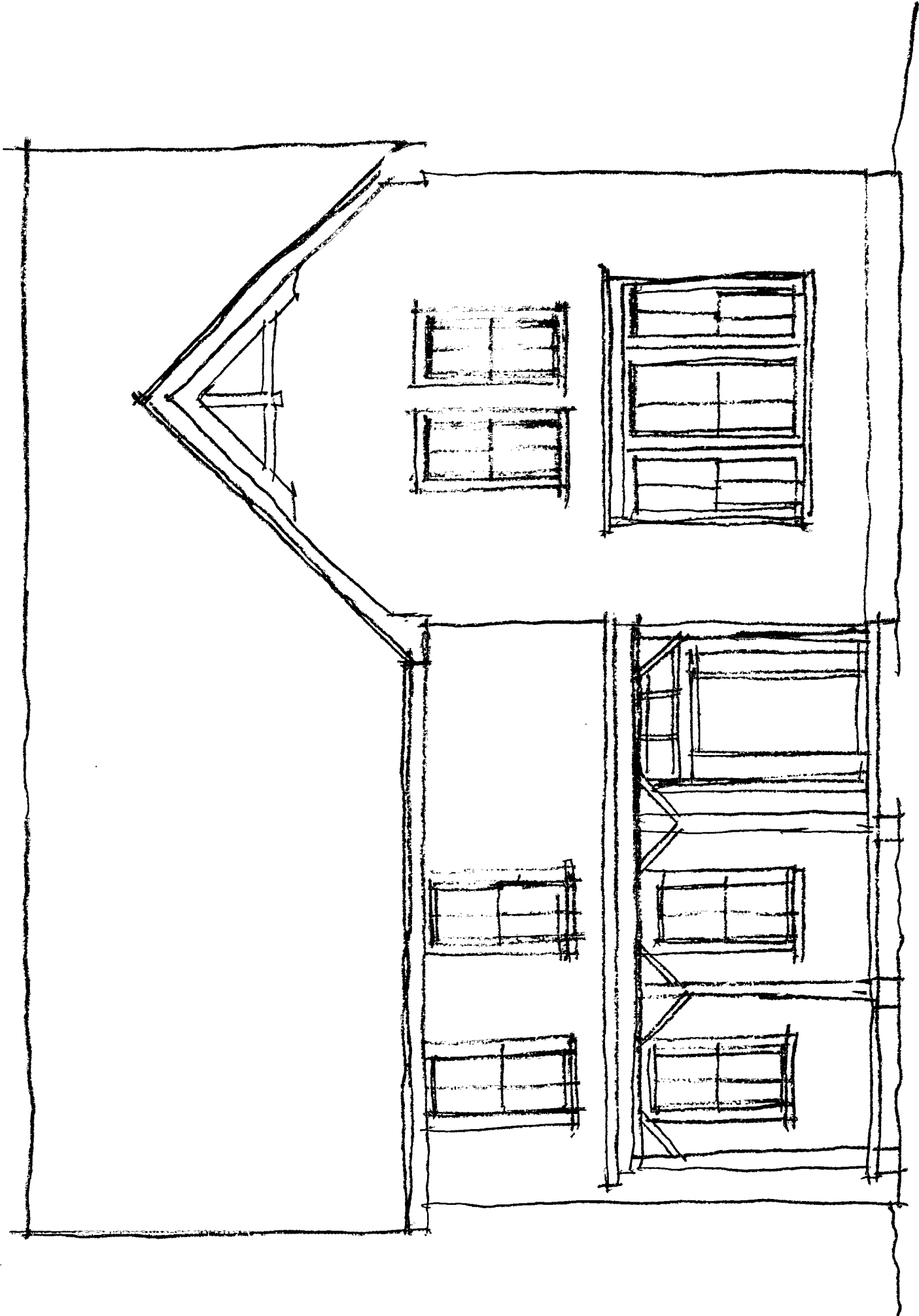


West Fragr Plan
 Scale: 3/16" = 1'-0"

2109 Salisbury Rd.
 S. S. Md.



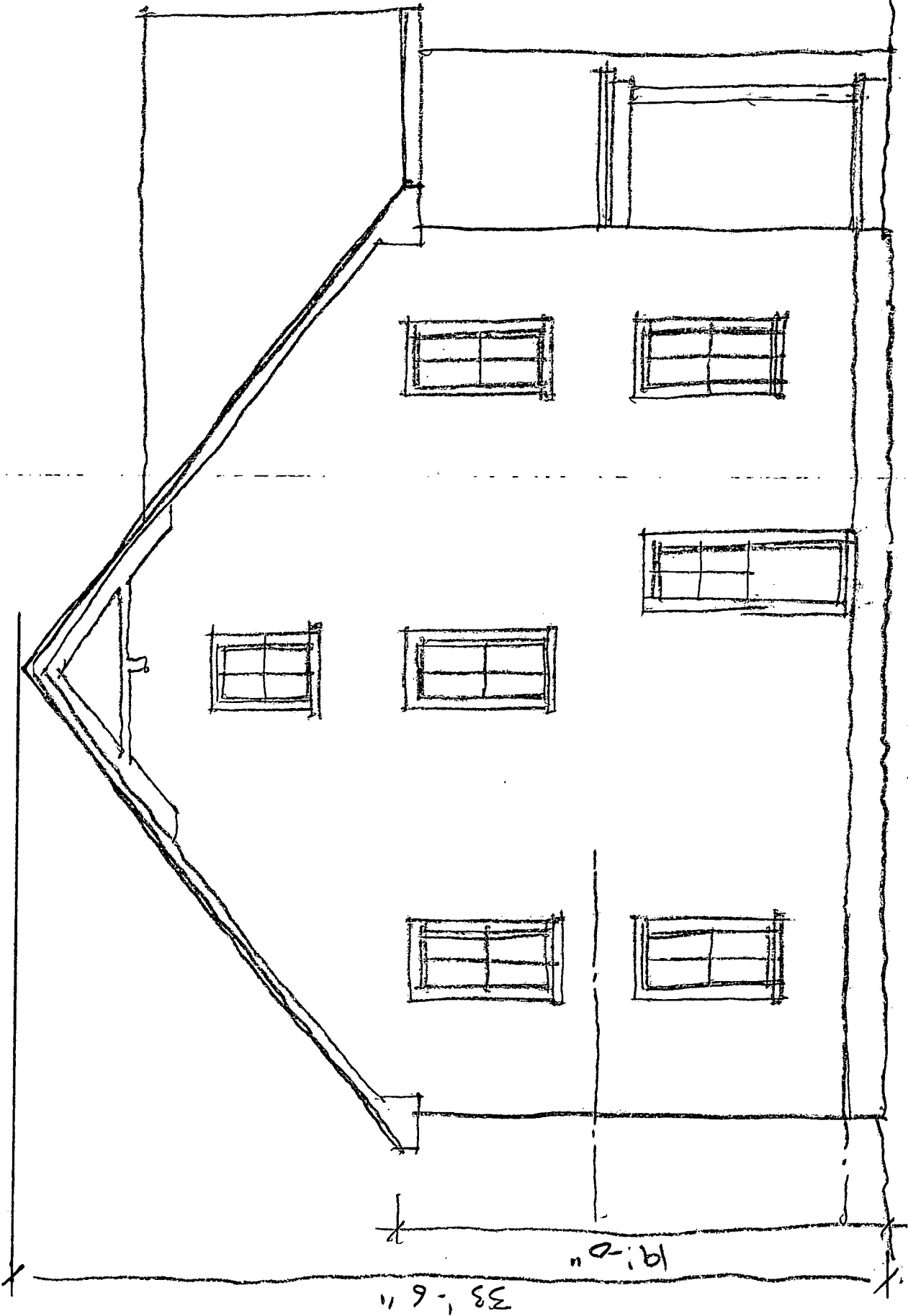
2nd Floor Plan
2109 Salisbury Rd.
Proposed



2109 Salisbury Rd.

Front Elevation
Proposed.

(12)



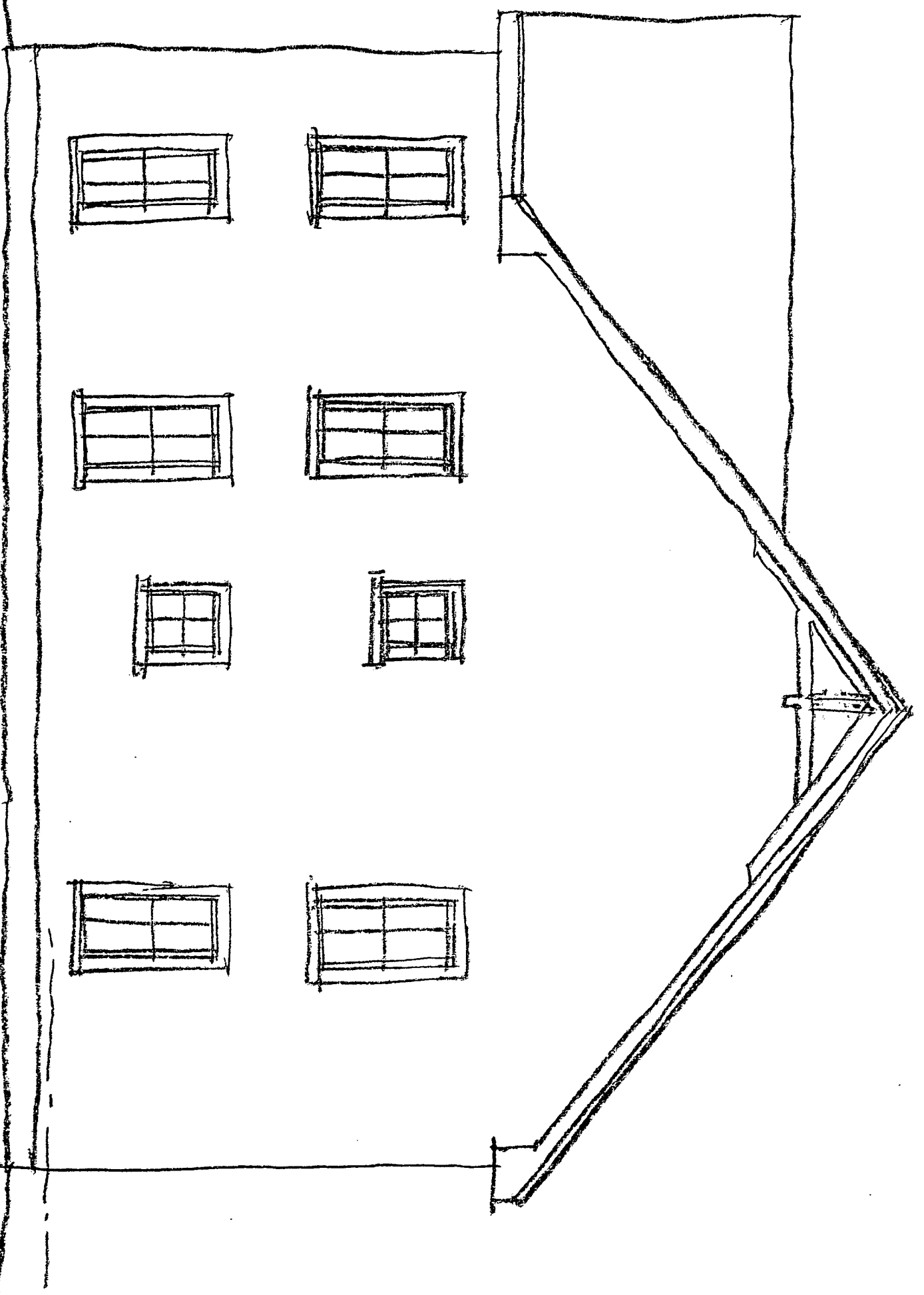
Left Side Elevation
 Scale: 3/16" = 1'-0"

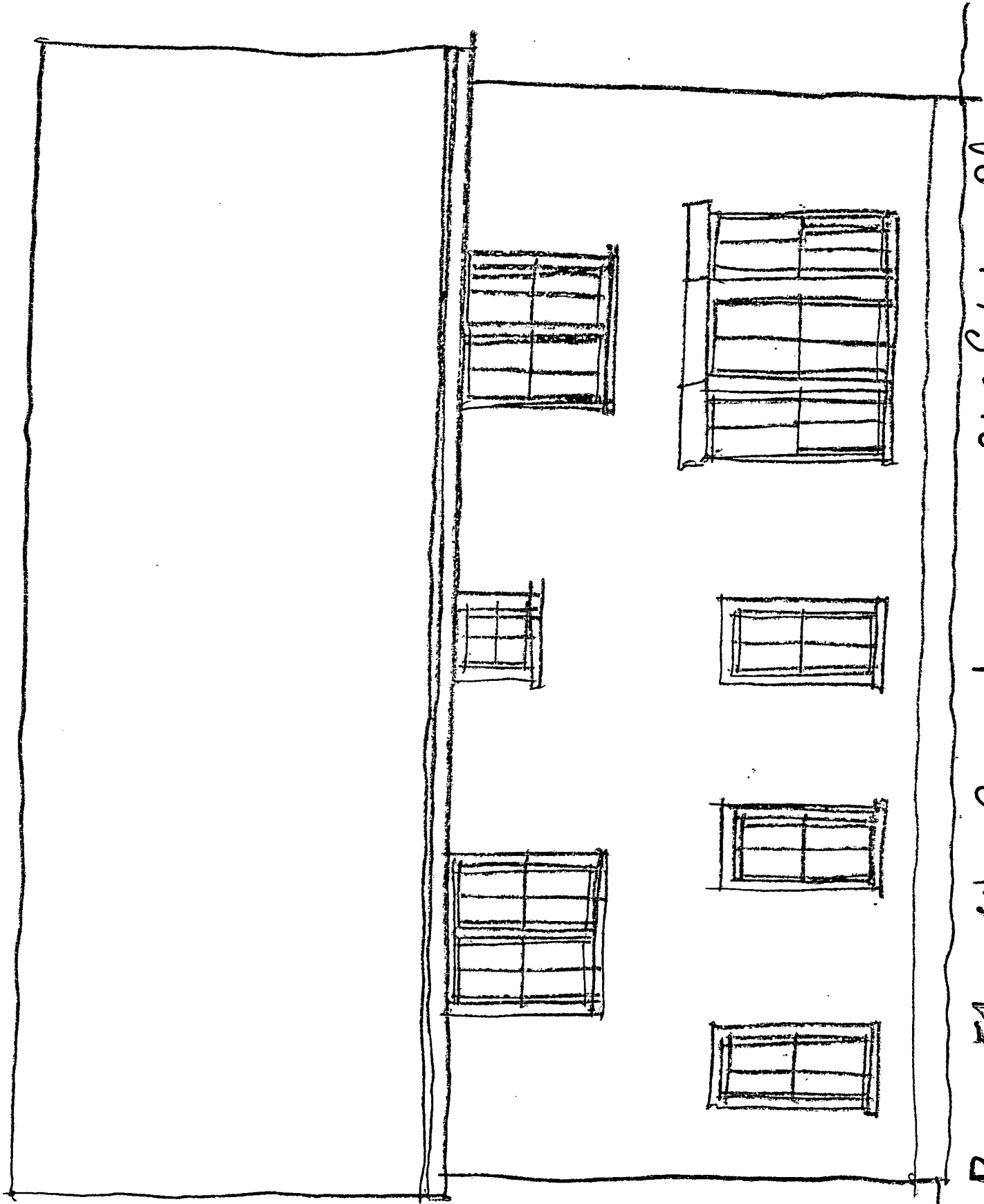
2109 Salisbury Rd
 S. S. Md.

③

Right Side Elevation
Proposed.

2109 Salisbury Rd.



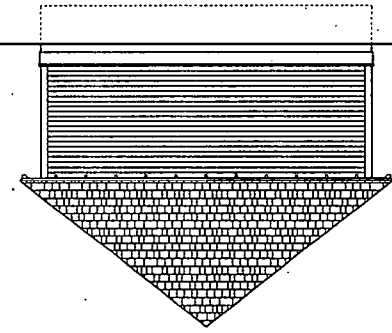


2109 Salisbury Rd.

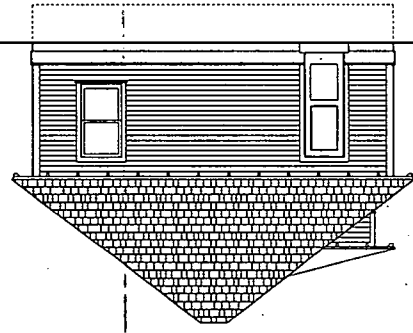
Rear Elevation - Proposed

<p>G1</p>	<p>DATE: 3 JULY 2007 DESIGNER: [REDACTED] ARCHITECTS & DESIGNERS LLC</p>	<p>[REDACTED]</p>	<p>PROJECT NO: [REDACTED]</p>	<p>Architects & Designers LLC 1801 2nd Street 10012, Memphis, TN (901) 252-4400 (901) 252-4401 (901) 252-4402 (901) 252-4403 (901) 252-4404 (901) 252-4405 (901) 252-4406 (901) 252-4407 (901) 252-4408 (901) 252-4409 (901) 252-4410 (901) 252-4411 (901) 252-4412 (901) 252-4413 (901) 252-4414 (901) 252-4415 (901) 252-4416 (901) 252-4417 (901) 252-4418 (901) 252-4419 (901) 252-4420</p>	<p>[REDACTED]</p>
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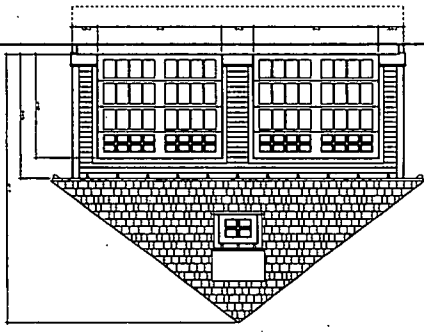
91 REAR ELEVATION 1/4" = 1'-0"



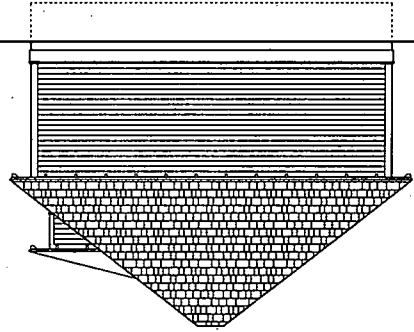
91 RIGHT SIDE ELEVATION 1/4" = 1'-0"



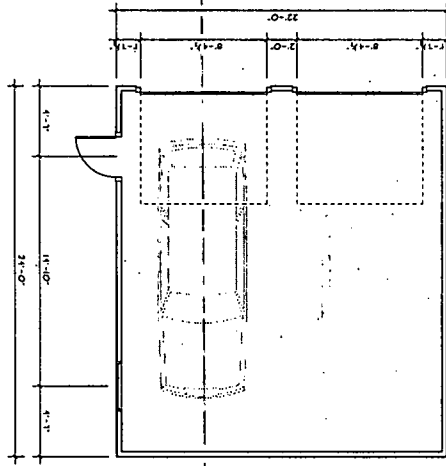
91 FRONT ELEVATION 1/4" = 1'-0"



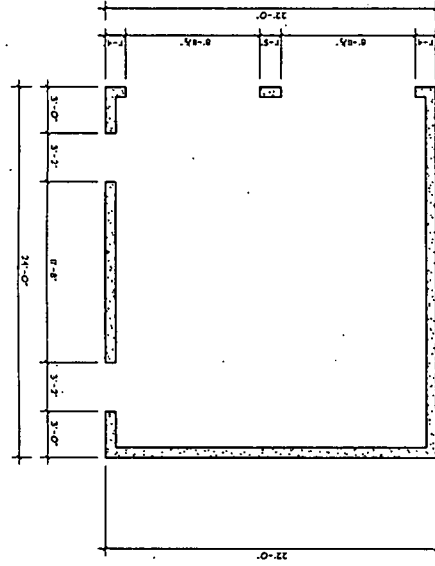
91 LEFT SIDE ELEVATION 1/4" = 1'-0"

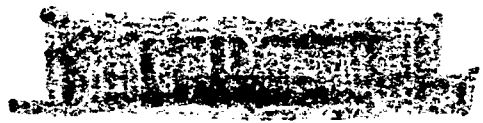


91 PLAN OF GARAGE 1/4" = 1'-0"



91 PLAN OF GARAGE FOUNDATIONS 1/4" = 1'-0"





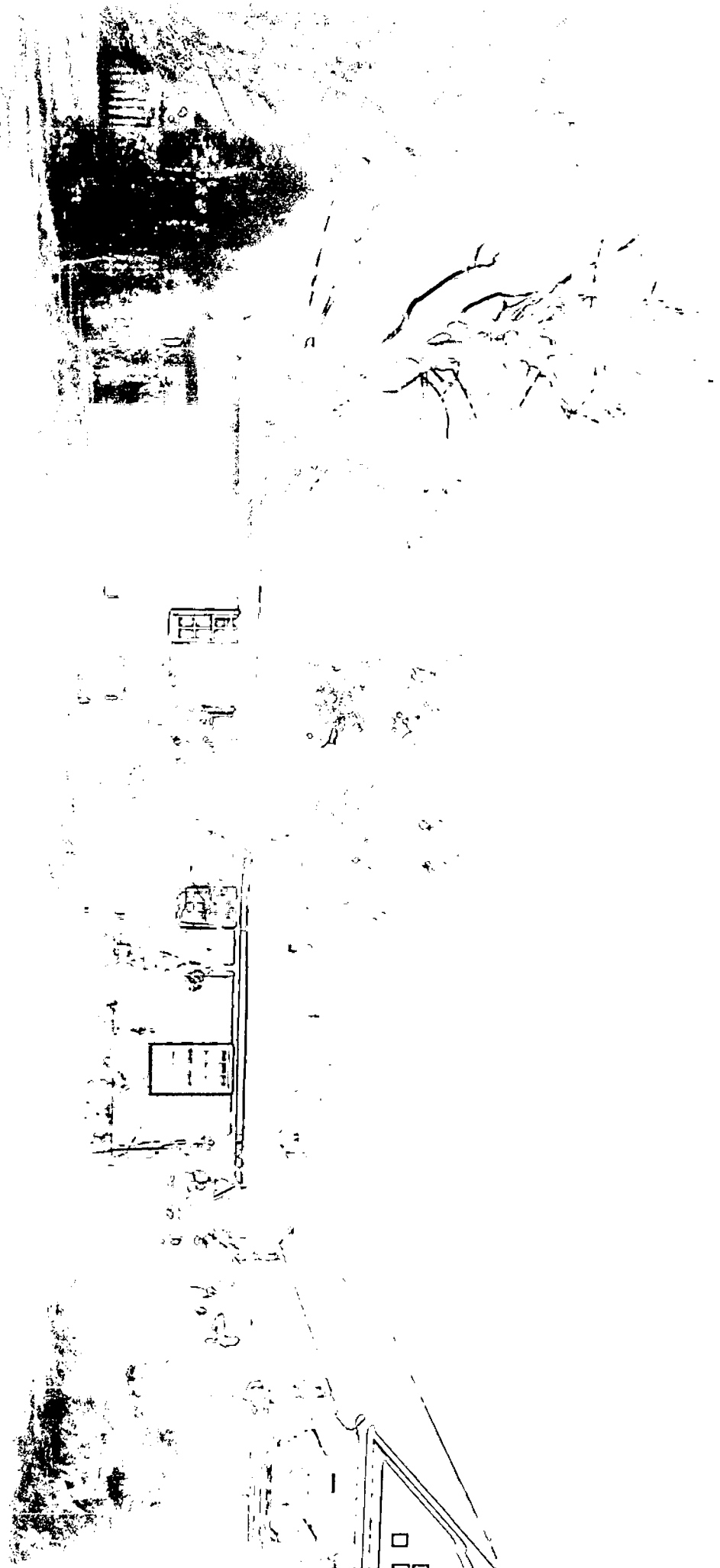
1952

2109



2109

Salisbury Road Property
View of Front (South) Face



**Salisbury Road Property
View of Side (West) Face**



Salish
View

Field primarily
in



Salisbury Road Property
View of Rear (North) Face



2109 Salisbury Rd S.S. Md.



2115 Salisbury Rd



23



2103 Salisbury Rd.

2200 Salisbury Rd.

25



2209 Salisbury Rd.



2201 Salisbury Rd.

