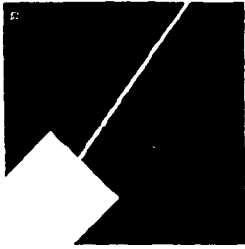


36/2-98A 2115 Salisbury Road, Sil.Sp. 4  
(Linden Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: January 28, 1998

**MEMORANDUM**

*Application Attached*

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: <sup>202</sup> Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

~~Approved~~ \_\_\_\_\_ Denied

Approved with Conditions: The vinyl replacement windows will match the size & design of the existing windows, & will be either true - divided light or simulated true - divided light. Snap-in grills will not be utilized.

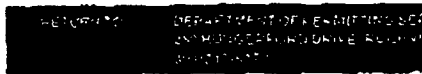
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Robert O. & Mary Jo Masters

Address: <sup>Re:</sup> 2115 Salisbury Road, Silver Spring, MD. 20910

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

*Mailing address: 9515 Kuley Rd, Silver Spring MD. 20910*



HISTORIC PRESERVATION C  
301/495-4570

# APPLICATION HISTORIC AREA WOI



Complete application for

FAXING

Rob Masters

301 713-2024 ext. 109

Contact Pn  
Daytime P1

YELLOWSTONE

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Robert O. and Mary R. Masters Daytime P1 \_\_\_\_\_  
 Address: 2115 Salisbury Rd, Silver Spring Md. 20910-1256  
Street Number City State Zip Code  
 Contractor: Sugarloaf Design & Build Phone No.: 301-414-0048  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2115 Street: Salisbury Road  
 Town/City: Silver Spring Nearest Cross Street: Warren  
 Part of 28 Block: \_\_\_\_\_ Subdivision: Linden - Dilles Addition  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Account #1400484

### PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Whisk/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Replaceable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ \_\_\_\_\_  
 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.

Robert O. Masters  
Signature of owner or authorized agent

\_\_\_\_\_  
Date (1/9/98 to HPC)

Approved: Xul conditions For Chairman, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 1/28/98  
 Application/Permit No.: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

2 evergreens close to house (3-4 feet)  
basement door - rotten, termite, rotten wood door frame  
4 basement windows - rotten or broken, at grade  
chain link fence on sides & back - rusted and in poor repair  
some wooden stacked - mostly fallen down

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

- ① Remove 2 evergreens close to house - unfortunate loss of trees but needed to protect house
- ② Replace basement door and frame - increased security, minimal impact
- ③ Replace 4 (6.5) wooden windows at basement level with vinyl windows of similar design
- ④ Remove fencing on sides and back yard - ~~improvement~~ improvement as fences in current state are unsightly.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 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 finishes 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 affected 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 6 feet above the ground), you must file an accurate tree survey identifying the site, 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. You can obtain this information from the Department of Assessments and Taxation, 51 Maroon Street, Rockville, (301)278-1353.

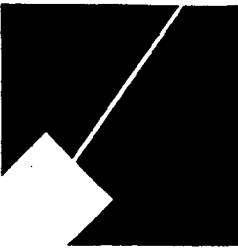
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWAII APPLICATION: ADDRESS OF APPLICANT & CONTACTING PROPERTY OWNERS

Scott and Jeannie Green  
Salisbury Road  
Silver Spring, MD

Mrs Ruth Murphy  
2109 Salisbury Road, Silver Spring  
20910

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: JANUARY 28, 1998

MEMORANDUM

*Application Attached*

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, <sup>CDZ</sup> Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2115 Salisbury Road, Silver Spring

Meeting Date: 1/28/98

Resource: Linden Historic District

Review: HAWP

Case Number: 36/2-98A

Tax Credit: No

Public Notice: 1/14 /98

Report Date: 1/21/98

Applicant: Robert O. and Mary R. Masters

Staff: Robin D. Ziek

PROPOSAL: Alterations and tree removal

RECOMMENDATIONS: APPROVAL  
w/CONDITIONS

---

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in the Linden Historic District

STYLE: Colonial Revival

DATE: 1902

This is a large 2-1/2 story frame structure with a wrap-around front porch supported by round columns with balustrade. The house is cube shaped, with a hipped roof with a single dormer in each hip. The structure has a pronounced bracketed cornice, and full-height attached pilasters at each corner. The windows are double-hung, with a distinctive diamond pattern in the upper sash throughout the house.

The house has a substantial stone foundation, with exterior access to the basement provided at the rear of the house, with a flight of steps down to the basement door. The basement stairway is covered with a pair of hatch doors made of plywood. The house is set sufficiently high on its foundation to permit small basement windows at four locations. These are low awning windows with three panes of glass in each single sash.

There is an existing fenced enclosure in the left sideyard, made of chainlink fencing approximately 5' high. The remains of a garden gazebo are apparent in this sideyard, behind the fenced enclosure.

The landscaping on the property is minimal; what remains is, for the most part, foundation plantings which have grown up untended. Along the left side of the house, there are two mature evergreens which are close to the house.

## PROPOSAL

The applicant would like to **remove the chainlink fencing** along the left sideyard, to open up this part of the yard to the rest of the property. [There may be a future proposal to construct a garage in this vicinity, extend the driveway to the rear, and remove the derelict gazebo.] In addition, there is some wire fencing and wood stockade fencing which they wish to remove along the right rear and side yard.

The applicant proposes to **remove the three mature evergreens** adjacent to the house along the left side.

The applicant proposes to **replace the existing non-original basement door with a new, metal door**. Part of the door frame is currently missing and this will be rebuilt. The applicant is concerned about security at this rear basement entry.

Finally, the applicant proposes to **replace the four existing basement windows with new vinyl windows**. The size of the openings would remain the same. These windows are at grade, and in poor condition. As the site is relatively flat adjacent to the house, the applicant feels that the vinyl windows will last longer than wood windows installed at grade. Finally, the applicant feels that the use of double-glazed windows will also add a measure of security at the basement level.

## STAFF DISCUSSION

The applicant has recently purchased the property and taken on the responsibility of maintenance problems which were deferred over the past 20 years. There has been extensive termite damage to the structure which is being repaired, and there are moisture problems in the basement which will be addressed. The general approach to the dilapidation has been to repair original features, maintain the original windows, repair and repaint the siding, and repoint the foundation. The applicant is aware of the county tax credit program, and hopes to make good use of this program in this calendar year.

Staff feels that the removal of the varied portions of fencing and the removal of the three evergreen trees will be beneficial to the site. The fencing is deteriorated and in poor condition. The trees are too close to the house and probably contribute to the dampness problems along this side of the house by shading the walls and holding in moisture, and by shedding needles in the gutters at the roofline. As the evergreens were originally set as foundation plantings, staff feels that tree replacement is not automatically required. Staff feels that a new landscape proposal should be left to the applicant, and this will be developed after they have moved into the house at some future date.

Staff feels that the proposed replacement of the non-original basement door with a metal door is an acceptable decision. The door is below grade, and covered by the hatch doors at the top of the stairs, and functions, essentially as an interior door.



Staff has indicated to the applicant that the proposed replacement of the basement windows with a non-original material might raise some concerns about compatibility, as the house has wood windows throughout. Staff notes, however, that the existing basement windows are in poor condition, and that the applicant has concerns about safety and continuous maintenance requirements for windows at grade. Staff feels that this is an acceptable proposal in that the basement windows are at the rear and side elevations at grade, and are not readily visible from the public right-of-way. In addition, the sash alone would be replaced, and the window openings would be maintained in their original size and configuration.

The existing basement window sash are not character defining features of the property, but they are in-keeping with the scale and texture of the house. Staff notes that the existing windows have three panes of glass, and this small-scale texture is in-keeping with the existing scale and texture of the house with its use of simple planes and shapes but with the additional use of small-scale decorative elements such as dentils at the cornice and with the decorative corner pilasters. **Staff feels that the proposed replacement windows should replicate this triple-paned pattern with true-divided light windows or the use of simulated true-divided light windows with integral muntins.**

#### **STAFF RECOMMENDATION**

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

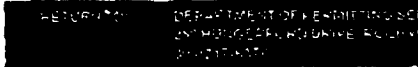
and with Secretary of the Interior's Standards for Rehabilitation #2:

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.

#### **CONDITIONS:**

1. The vinyl replacement windows will match the size and design of the existing windows, and will be either true-divided light or simulated true-divided light windows. Snap-in grills will not be utilized.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



HISTORIC PRESERVATION C  
301/495-4570

# APPLICATION HISTORIC AREA WOI

Complete application for

FAXING

Rob Masters

Contact Pt  
Daytime Pt

301 713-2024 ext. 109

Y E L L O S T O N E

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Robert C. and Mary R. Masters Daytime Pt \_\_\_\_\_

Address: 2115 Salisbury Rd, Silver Spring Md. 20910-1256  
Street Number City State Zip Code

Contractor: Sugarloaf Design & Build Phone No.: 301-414-0048

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2115 Street: Salisbury Road

Town/City: Silver Spring Nearest Cross Street: Warren

Part of 28 Block: \_\_\_\_\_ Subdivision: Linden - Dilles Addition

Libor: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Account #1400484

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wrack/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Reasonable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 6)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

Robert C. Masters  
Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

- 2 evergreens close to house (3-4 feet)  
- basement doors - rotten, termites eaten wood door & frame  
- 4 basement windows - rotten or broken, at grade  
- chain link fence on sides & back - rusted and in poor repair  
- some wooden stacked - mostly fallen debris

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

- ① Remove 2 evergreens close to house - unfortunate loss of trees - but needed to protect house
- ② Replace basement door and frame - increased security, minimal cost
- ③ Replace 4 (L.F.S) wooden windows at basement level with vinyl windows of similar design
- ④ Remove fencing on sides and back yard - ~~improvement~~ improvement as fences in current state are unsightly.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
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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 affected 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.

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For ALL projects, provide an accurate list of adjacent and surrounding 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 owners 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 Avenue Street, Rockville, (301/278-1355).

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 MARKING LABELS.

Scott and Jeanne Green  
2201 Salisbury Road  
Silver Spring, MD

Mrs. Ruth Murphy  
2109 Salisbury Road, Silver Spring  
20910

Occupant  
2110 Salisbury Rd  
Silver Spring, MD  
20910

Occupant  
2108 Salisbury Road  
Silver Spring, MD  
20910

Occupant  
2106 Salisbury Rd  
Silver Spring, MD  
20910

Occupant  
2126 Linden Ln  
Silver Spring, MD  
20910

Occupant  
2122 Linden Lane  
Silver Spring, MD  
20910

Note: ① Fence line (along 125 & 2C lot line) located inside property line.

② Left side - (westerly line of our property) wood and chain link fence encroaches over property line.



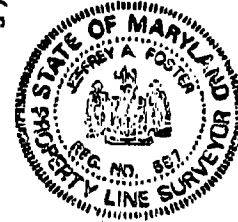
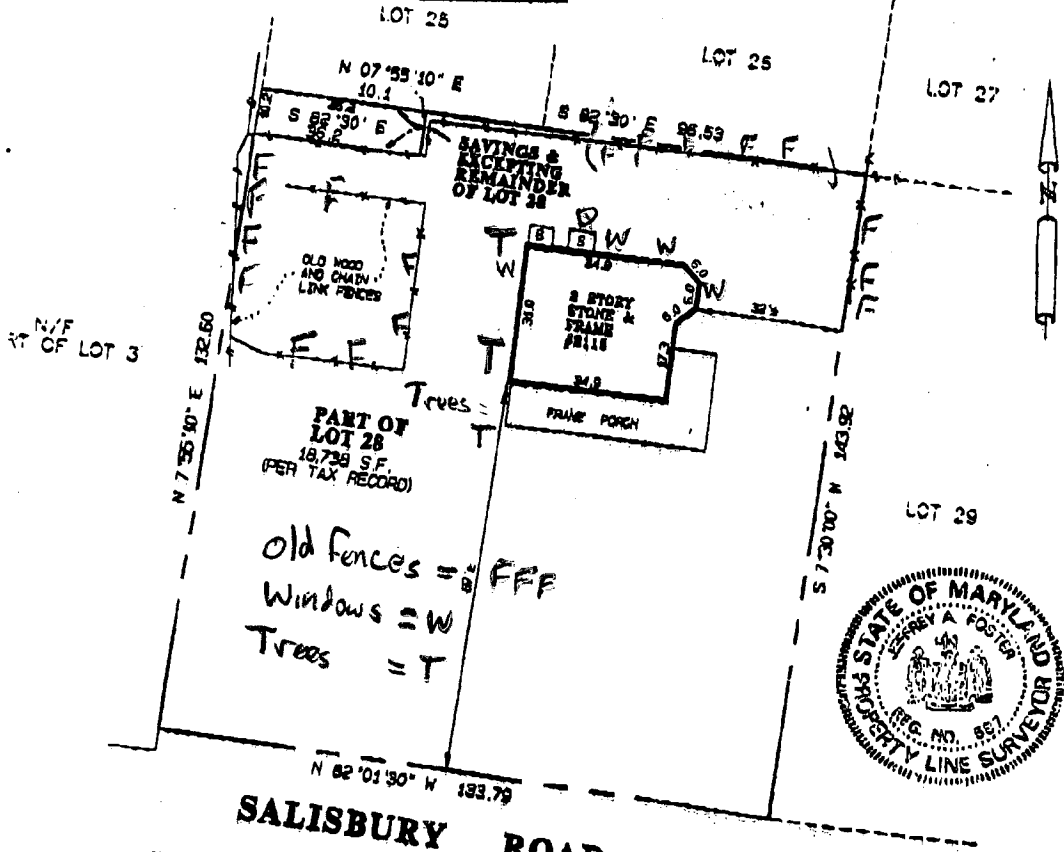
(Based on fax copy)

CONSUMER INFORMATION NOTES:


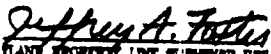
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 FEET.

Flood Zone "C" per H.U.D. Flood Panel No. 0200C



LOCATION DRAWING  
PART OF LOT 28  
LINDEN  
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/248-6100, Fax 301/248-1800	
THE INFORMATION SHOWN HEREON HAS BEEN ED UPON THE RESULTS OF A FIELD INSPECTION QUANT TO THE DEED OR PLAT OF RECORD. EXISTING CURVES SHOWN HAVE BEEN FIELD LOCATED BASED N MEASUREMENTS FROM PROPERTY MARKERS FOUND FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. 62 PLAT NO. 4084		DATE OF LOCATION	SCALE: 1" = 30'
 PLANNING PROPERTY LINE SURVEYOR REG NO. 507		LIBER 14520 FOLIO 270	WALL CHECK	DRAWN BY: M.A.S.	
			HSE. LOC.: 10-31-97	JOB NO.: 97-3141	



FRONT ELEVATION

TREES TO BE REMOVED.



FRONT ELEVATION

8



TREES TO BE REMOVED.

LEFT SIDE OF HOUSE,  
LOOKING FROM REAR YARD

TREES TO BE REMOVED





CHAINLINK

FENCING

STOCKADE







STOCKADE FENCING



WIRE  
FENCING



REAR YARD



BASEMENT  
WINDOW



REAR BASEMENT DOOR

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Masters  
9515 Riley Rd  
Silver Spring, MD  
20910

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

From TO: Rob MASTERS FAX NUMBER: 301-713-2032

To: Robin D. ZIEK fax

DATE: JAN 9, 1998

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE: Here is the HAWP application. Please deliver back to our office ASAP (by Friday) - we can fill in details next week. Thank you - Robin

See attached, Thanks

RM











Mr. Douglas D. Faris  
January 20, 1998  
Page Two

Aqueduct, Edwards Ferry, and now Riley's Lock and Pennyfield Lock.

I understand the hours and effort that have been devoted to Pennyfield House by your agency. I would suggest that they will not have been wasted if the house is saved and brought back into use.

As you are aware, the general public would view the National Park Service with great favor if, having saved the Great Falls Tavern, the NPS then brings the Pennyfield House (and Lockhouse) back into use, and then follows that up by working with the public to see that the Monocacy Aqueduct is restored. These are all important opportunities to show that public/private partnerships can be successful.

In any case, thank you for your consideration of our proposal. Please let me know if there is anything Historic Medley can do to save Pennyfield House.

Sincerely,

Perry Kephart  
Executive Director



## PROPOSAL

The applicant would like to **remove the chainlink fencing** along the left sideyard, to open up this part of the yard to the rest of the property. [There may be a future proposal to construct a garage in this vicinity, extend the driveway to the rear, and remove the derelict gazebo.]

The applicant proposes to **remove the two mature evergreens** adjacent to the house along the left side.

The applicant proposes to **replace the existing basement door with a new, metal door**. Part of the door frame is currently missing, and the applicant is concerned about security at this rear basement entry.

Finally, the applicant proposes to replace the four existing basement windows with new vinyl windows. The size of the openings would remain the same. These windows are at grade, and in poor condition. As the site is relatively flat adjacent to the house, the applicant feels that the vinyl windows will last longer than wood windows installed at grade. Finally, the applicant feels that the use of double-glazed windows will also add a measure of security at the basement level.

## STAFF DISCUSSION

The applicant has recently purchased the property and taken on the responsibility of maintenance problems which were deferred over the past 20 years. There has been extensive termite damage to the structure, and there are moisture problems in the basement. The general approach to the dilapidation has been to repair original features, maintain the original windows, repair and repaint the siding, and repoint the foundation.

Staff feels that the removal of the chainlink fencing and the removal of the two evergreen trees will be beneficial to the site. The fencing is deteriorated and in poor condition. The two evergreens are too close to the house, and probably contribute to the dampness problems along this side of the house by shading the walls and holding in moisture, and by shedding needles in the gutters at the roofline. As the evergreens were originally set as foundation plantings, staff feels that the new landscaping should be left to the choice of the applicant.

Staff feels that the proposed replacement of the non-original basement door with a metal door is an acceptable decision. The door is below grade, and covered by the hatch doors at the top of the stairs, and functions, essentially as an interior door.

Staff has indicated to the applicant that the proposed replacement of the basement windows with a non-original material might raise some concerns about compatibility, as the house has wood windows throughout. Staff notes, however, that the existing basement windows are in poor condition, and that the applicant has concerns about safety and continuous maintenance requirements for windows at grade. Staff feels that this is an acceptable proposal in that the basement windows are at the rear and side elevations at grade, and are not readily visible from the



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2115 Salisbury Road, Silver Spring

Meeting Date: 1/28/98

Resource: Linden Historic District

Review: HAWP

Case Number: 36/2-98A

Tax Credit: No

Public Notice: 1/14 /98

Report Date: 1/21/98

Applicant: Robert O. and Mary R. Masters

Staff: Robin D. Ziek

PROPOSAL: Alterations and tree removal

RECOMMENDATIONS: APPROVAL  
w/CONDITIONS

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**PROJECT DESCRIPTION**

RESOURCE: Outstanding Resource in the Linden Historic District

STYLE: Colonial Revival

DATE: 1902

This is a large 2-1/2 story frame structure with a wrap-around front porch supported by round columns with balustrade. The house is cube shaped, with a hipped roof with a single dormer in each hip. The structure has a pronounced bracketed cornice, and full-height attached pilasters at each corner. The windows are double-hung, with a distinctive diamond pattern in the upper sash throughout the house.

The house has a substantial stone foundation, with exterior access to the basement provided at the rear of the house, with a flight of steps down to non-original basement door. The basement stairway is covered with a pair of hatch doors made of plywood. The house is set sufficiently high on its foundation to permit small basement windows at four locations.

There is an existing fenced enclosure in the left sideyard, made of chainlink fencing approximately 5' high. The remains of a garden gazebo are apparent in this sideyard, behind the fenced enclosure.

The landscaping on the property is minimal; what remains is, for the most part, foundation plantings which have grown up untended. Along the left side of the house, there are two mature evergreens which are close to the house.