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



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
Application Attached. **MEMORANDUM** TO: Robert Hubbard, Director Department of Permitting Services Gwen Wright, Coordinator FROM: Historic Preservation Historic Area Work Permit SUBJECT: The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was: Denied Approved Approved with Conditions: New VMal the existing windows, or Simulated time - deided 17ht. Spap. in 9 17/15 be utilized THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP). Applicant: Kobert O. & Mary R. Masters 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.

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HISTORIC PRESERVATION C 301/495-4570

APPLICATION HISTORIC AREA WO



Complete application for EAXING

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SEE REVERSE SIDE FOR INSTRUCTIONS

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PLEASE PRINT (IN BLUE OR BLACK INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GRIDES OF THE TEMPLATE, AS THIS WILL BE PROTOCOPIED BRECTLY ONTO MAILING LABELS.

MGZZ:E 8661-80-1

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Scotl and Jeannie Green Salishury Road Silver Spring, MD

Mrs Ruth Murphy 2109 Salisbury Road, Sturspin 20910



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Application Attached

MEMORANDUM

TO:

Historic Area Work Permit Applicants

FROM:

Gwen Wright, 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:

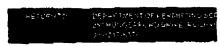
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

 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 WO



Complete application for
FAXING
Robmasters

301 713-2024 ext. 109

Agest for Owner:					
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OCOTORO2	गामापालकार्य	35		CLI	
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SEE REVERSE SIDE FOR INSTRUCTIONS

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

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b. dimensions of all existing and proposed structure	च्या बार्क	
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b. Clearly label photographic prims of the resource	as viewed from the public righted-way and of the adjoining properties. A	il labels should be placed on
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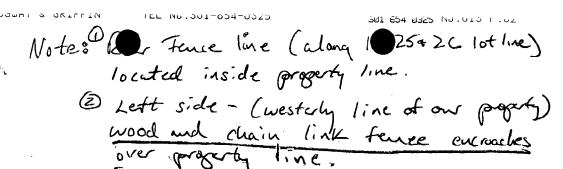


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208 Salisburg Road
Silver Spring, MD
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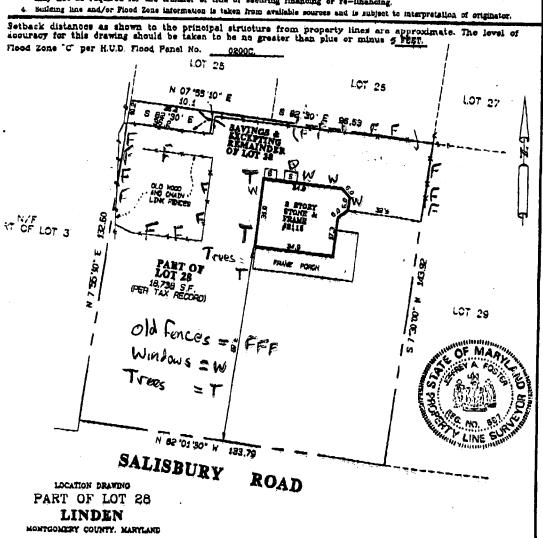
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CONSUMER INFORMATION NOTES

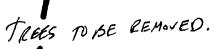
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- This plan is not to be relied upon for the establishment or location of fances, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title of securing financing or re-libancing.



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FRONT ELEVATION





FRONT ELEVATION





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BASEMENT WINDOW



PEAR BASEMENT DOOR



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

9515 Riley Rd. 9515 Riley Rd. 5, luck spring no.

FAX TRANSMITTAL SHEET

Historic Preservation Section Department of Park & Planning

Telephone Number: (301) 563-3400	Fax Number; (301) 563-3412
	KNUMBER: 301 - 713.203.2
DATE JAN 1998)
NUMBER OF PAGES INCLUDING THIS TRANS	MITTAL SHEET: 4
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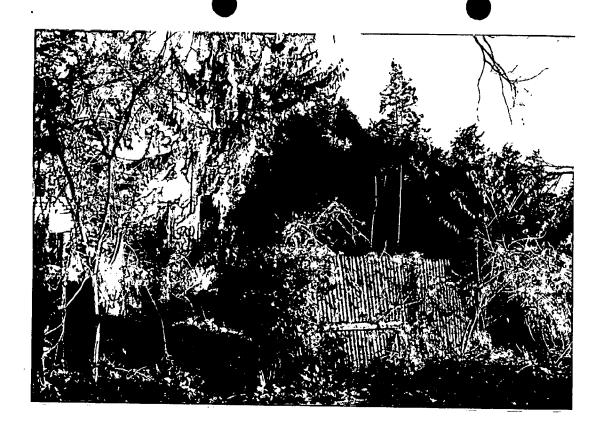


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Mr. Douglas D. Faris January 20, 1998 Page Two

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



r.

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

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.