

36/2-98C 2115 Salisbury Road  
(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: 9/25/98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Rob Masters

Address: 2115 Salisbury Rd, Silver Spring MD 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

C:\preserve\hawpdps.ltr Re: Linden Historic District



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Rob MASTERS  
Daytime Phone No.: 301 713 2024 x 109 (4)

Tax Account No.: 01400454  
Name of Property Owner: Robert C and Nancy R MASTERS Daytime Phone No.: 301 585-6090 (H)  
Address: 2115 Salisbury Rd, Silver Spring, MD 20910  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 2115 Street: Salisbury Rd  
Town/City: Silver Spring Nearest Cross Street: Warren  
Lot: Part of 22 Block: \_\_\_\_\_ Subdivision: Linden - Dilles Addition  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Acres

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: Garage, Car Rebo  
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 5 feet - Picket 6 feet inches - Stockade  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line Stockade  Entirely on land of owner Picket  On public right of way/easement

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

Rob Masters Signature of owner or authorized agent 2 September 1998 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/23/98  
Application/Permit No.: 9809030062 Date Filed: 9/13/98 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

36/2-98C

**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:

1. Move existing garden gazebo  
 2. Build Garage  
 3. Concrete driveway/walk on existing apron  
 4. New picket fence on side and off rear of house  
 5. Landscaping  
 6. Replace fence along back of lot with stockade to match adjacent lots

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

Gazebo 1. Move to more visible location, repair, make room for garage  
 Garage 2. Efforts will be made to include period features, shielded from street view by hedge  
 Drive 3. Existing upon other houses in area have similar drive ways  
 4. Fencing primarily in rear retaining all safe play area for children

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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 8" 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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 MAILING LABELS.

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2115 Salisbury Road Meeting Date: 9/23/98  
Resource: Linden Historic District Review: HAWP  
Case Number: 36/2-98C Tax Credit: Partial  
Public Notice: 9/9/98 Report Date: 9/16/98  
Applicant: Robert O. and Mary R. Masters Staff: Robin D. Ziek  
PROPOSAL: New driveway, garage, landscaping RECOMMENDATIONS: APPROVAL

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### **PROJECT DESCRIPTION**

RESOURCE: Outstanding Resource in the Linden Historic District  
STYLE: Colonial Revival  
DATE: 1902

The resource sits on a large piece of ground in the Linden Historic District. It is a 2-1/2 story wood frame house with a hipped roof containing a single dormer in each hip. The structure has a pronounced bracketed cornice and full-height attached pilasters at each corner.

The applicant came before the HPC on 1/28/98 in preparation for moving into the house. The interior renovations have been completed to the point that the family is in the house, the house has been painted and approved exterior changes have been made. The proposed work for this new HAWP has been anticipated and previously discussed with staff.

### **PROPOSAL**

The applicant proposes to address landscaping concerns including the replacement of derelict fencing, the installation of a driveway, the construction of a 2-car garage, installation of a new sidewalk, and the relocation of a derelict gazebo structure. New landscaping is proposed in terms of planting of new trees and shrubs; there is no extensive grading required. The new driveway will follow the slope of the land from the street to the area adjacent to the house where the new garage is proposed. This area is flat and will also require little grading. (See Circle .)

### **STAFF DISCUSSION**

The proposed new construction and landscaping appears consistent with the resource, with the scale of the property and with the historic district. While the applicant chooses to incorporate some details which are similar to those on the house, the two-car garage is not

replicative of an earlier structure and will be an addition to the history of the site rather than appearing to be other (i.e., a carriage house) than what it is.

The proposal to move the derelict gazebo will involve considerable work for the applicant, because it is in very poor condition. Nevertheless, the proposed relocation to the right rear side of the house seems an appropriate decision. The original location was heavily screened from the street by vegetation and the building was therefore not appreciated as a "neighborhood feature."

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission find the 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.

and subject to the general condition that, after issuance of the Historic Area Work Permit for the replacement of the vinyl siding, the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS) Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

## HAMP APPLICATION: ADDRESSES OF ADJACENT &amp; CONFRONTING PROPERTY OWNERS

Scott & Jeane Greene  
2201 Salisbury Rd  
Silver Spring, MD  
20910

Mrs. Ruth Murphy  
2109 Salisbury Rd.  
Silver Spring, MD  
20910

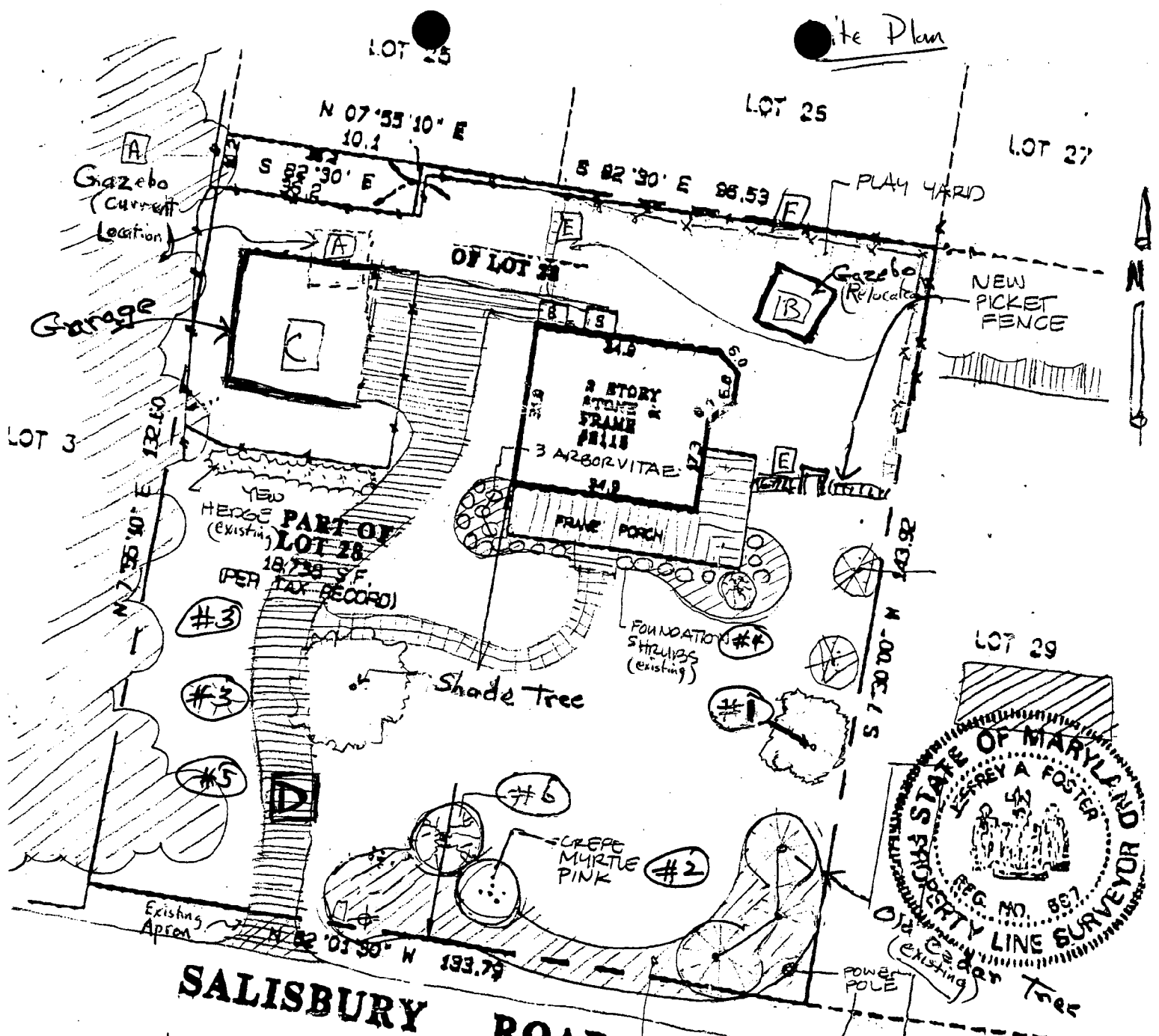
Ms. Helen Fives  
2108 Salisbury Road  
Silver Spring, MD  
20910

Occupant  
2110 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



Proposed Changes

- Move Gazebo from [A] to [B]
- Build Garage at [C]
- Lay Concrete Drive/Walk on Existing Apron [D]
- New Picket fence on side and back [E]
- Landscape as shown #1-#6
- Stockade fence to match adjacent lots at back [F]

⊕ = LAMP ON POST  
W/CLEMATIS VINE

□ = MAIL BOX

Trees

- Pecan (#1)
- Weeping Willow (#2)
- Paw Paw (#3)
- Fig (#4)
- Red bud (#5)

GRASSES  
PERENNIALS  
SPRING BULBS  
VARIOUS SHRUBS

- Butterfly Bush
- Forsythia
- Flowering Quince
- Misc. Shrubs

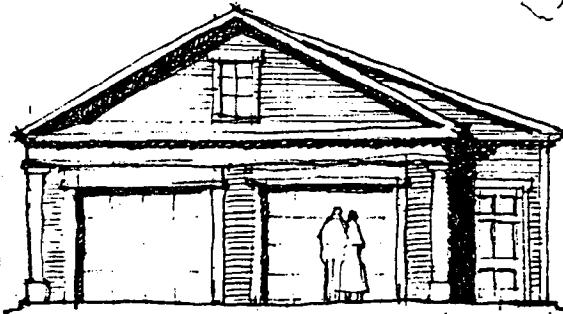
Jap. Maple (#6)

Rob & Mary Masters  
2115 Salisbury Rd  
Silver Spring, MD 20910



Proposed Garage at [C]

ROB & MARY MASTERS (H) (301) 588-6090  
(W) (301) 713-2024 x 109  
E-MAIL ROMASTERS@HOTMAIL.COM



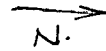
12' 8' 2' 8' 4' 6'

HOUSE SIDE ELEVATION



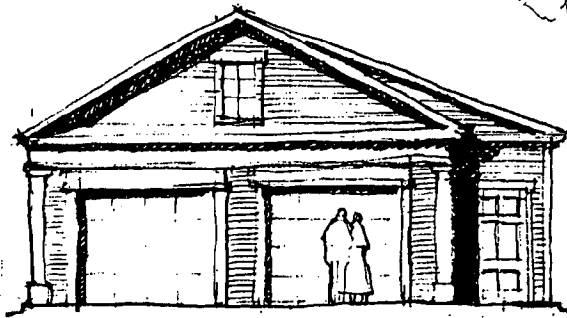
22'

STREET ELEVATION



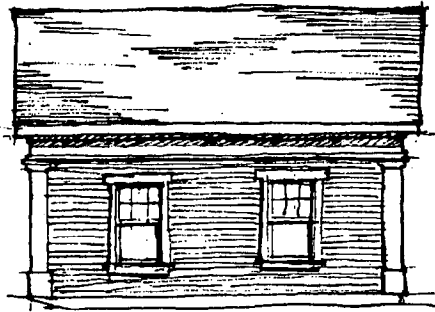
# Proposed Garage at [C]

ROB & MARY MASTERS (H) (301) 588-6090  
(W) (301) 713-2024 x 109  
E-MAIL ROMASTERS@HOTMAIL.COM



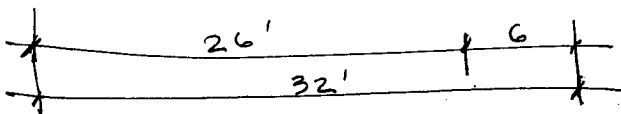
4' 8' 2' 8' 4' 6'

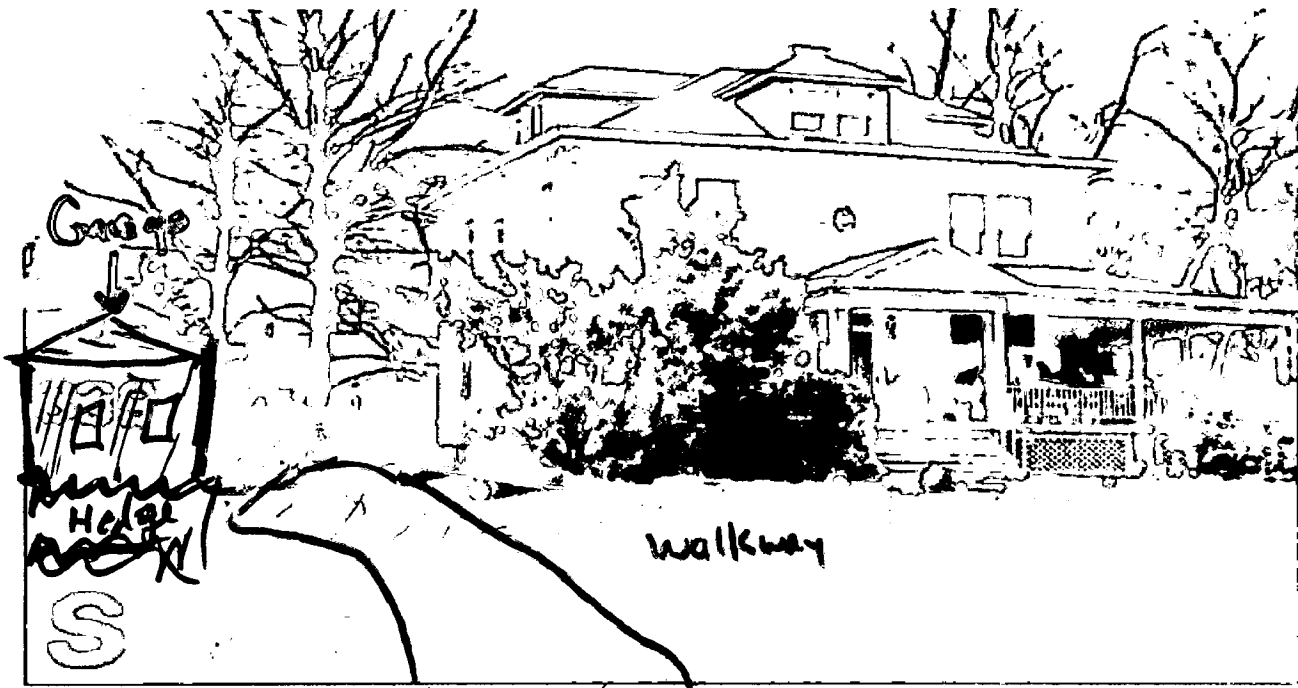
HOUSE SIDE ELEVATION



22'

STREET ELEVATION





From front of property standing on Existing Driveway Apron



Planned Garage Site

From House second floor

back fence  
blow to  
corner of  
from  
Picket fence

Rear Yard - Stockade fence



future  
Gazebo  
location

Rear Yard - Location for Replaced Gazebo



Replace  
old fence  
Picket  
fence

Adjacent Lots  
Existing Stockade