

36/2 2215 Salisbury Rd.  
36/2-89A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper      DATE: March 31, 1989

CASE NUMBER: #36/2-89A      TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Linden      PROPERTY ADDRESS: 2215 Salisbury Rd  
Silver Spring, Md

DISCUSSION:

The applicant is proposing a rear addition/roof heightening to this small early mid-twentieth century structure located in the proposed Linden Historic District (Atlas #36/2) recommended by HPC in 1985 (no further action taken). Generally, the staff does not feel that this work comprises substantial alteration within the context of the overall proposed district. Technically, the proposed project does constitute substantial alteration in terms of its impact on the individual resource (roof heightening; changes to the front and side elevations). The problem is, within the context of an atlas district, a determination should perhaps be made as to the relative significance of the affected resource, and not simply whether it is substantial alteration or not. In other words "does the proposal substantially alter something which is architecturally significant?"

Therefore, staff would recommend that a project which affects a contributing resource be viewed in terms of whether the proposed work would render the resource as non-contributing; or whether it would negatively impact significant neighboring resources. In the case of a non-contributing resource staff would recommend that the proposal be reviewed only in terms of negative impact on neighboring resources.

STAFF RECOMMENDATION:

In this case, it is a very difficult judgement call, but staff would recommend that the Commission find this proposal not to constitute substantial alteration. Staff offers the following reasons for this recommendation: 1. this structure is not particularly architecturally significant (it is, however, a contributing resource even though it does not match the scale, character, or period of neighboring resources.) 2. The principal (streetscape) elevation will be altered somewhat, but not to a degree that would render the resource non-contributing. 3. The side, or more substantially altered, elevations are much less visible and have less of an impact on the integrity of this district - an integrity which, in staff's opinion, is somewhat tenuous to begin with.

ATTACHMENTS

1. Hawp Application
2. Photographs of existing house/neighborhood
3. Plans

COMMISSION ACTION:



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

*Handwritten marks: a checkmark and the number 259*

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1400052

NAME OF PROPERTY OWNER Raymond Wetz TELEPHONE NO. 301-585-8407  
(Contract/Purchaser) (Include Area Code)

ADDRESS 2215 Salisbury Rd, SS MD CITY 20910 STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR Owner TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Owner CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 585-8407  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 2215 Street Salisbury-

Town/City Silver Spring Md. Election District 13

Nearest Cross Street Warren St-

Lot 344 Block \_\_\_\_\_ Subdivision Dillas addition to Linden-

Liber 997 Folio 38 Parcel Part 344

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |            |                       |          |                                 |      |               |                   |
|------------|------------|-----------------------|----------|---------------------------------|------|---------------|-------------------|
| Construct  | Extend/Add | <u>Alter/Renovate</u> | Repair   | Circle One: A/C                 | Slab | Room Addition |                   |
| Wreck/Raze | Move       | Install               | Revision | Porch                           | Deck | Fireplace     |                   |
|            |            | Revocable             |          | Fence/Wall (complete Section 4) |      |               | Solar             |
|            |            |                       |          |                                 |      |               | Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 25000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_
- 1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- |   |                                    |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____     |                                    |
- 2B. TYPE OF WATER SUPPLY
- |   |                                  |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____     |                                  |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT 3 feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line
  - Entirely on land of owner
  - On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

Raymond Wetz

3/30/89-

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 4/10/89

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

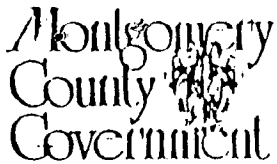
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS





# Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850  
~~100 Maryland Avenue, Rockville, Maryland 20850~~  
217-3625 270-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1400052

NAME OF PROPERTY OWNER Raymond Weste TELEPHONE NO. 301-581-8407  
(Contract/Purchaser) (Include Area Code)

ADDRESS 2215 Salisbury Rd. 55. 7th CITY SLIVER SPRING STATE MD ZIP 20810

CONTRACTOR OWNER TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Owner CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 2215 Street Salisbury

Town/City Sliver Spring Election District 13

Nearest Cross Street Warren St. -

Lot 314 Block \_\_\_\_\_ Subdivision Dilles addition To Lindan

Liber 997 Folio 38 Parcel Part 314

IA. TYPE OF PERMIT ACTION: (circle one) Alter/Renovate Circle One: A/C Slab Room Addition  
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_

IB. CONSTRUCTION COSTS ESTIMATE \$ 25,000.-

IC. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

ID. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

IE. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well

03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 3 feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line

2. Entirely on land of owner

3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

Raymond Weste Signature of owner or authorized agent (agent must have signature notarized on back) 3/30/89- Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Refer To Plans -

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850









SALISBURY ROAD  
(MAPLE AVE)

N 82° 30' W 50' 00"

PART OF LOTS 3 & 4  
L. 997 E 38  
LOT # 2215

66'-0"  
EXIST. BUILDINGS  
2 STORY FRAME

EXIST. Paved

S 07° 30' W

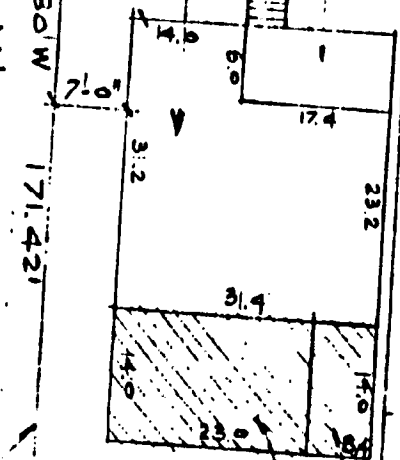
171.421

1/20  
PLOT PLAN

LOCATION : 2215 SOUTH SALISBURY RD. SILVER SPRING MD.



PROPERTY LINE



NEW BALCONY  
@ 2ND FLOOR  
NEW 2-STORIES  
ADDITION

NEW GARAGE

NEW GRAVEL PAVEMENT

8" CONC.  
RETAINING WALL  
SEE SECTION

N 82° 30' W 47.26'

PROPERTY LINE

NOTE:

EXISTING CEILING AT  
ROOM / SEATING ROOM  
TO BE REMOVED

PROPERTY LINE

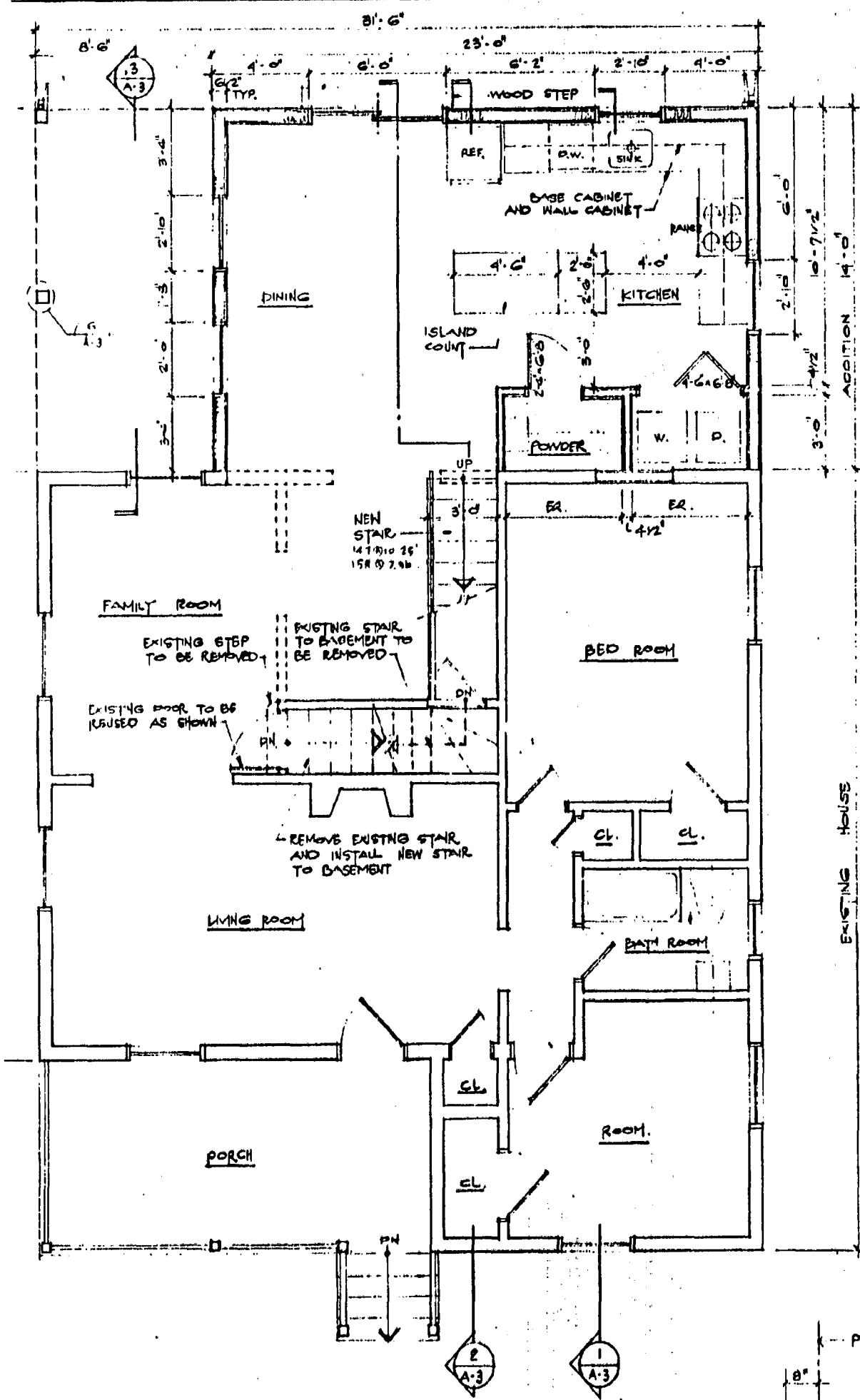
EXIST. PAVEMENT

N 07° 30' E 171.421

### SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

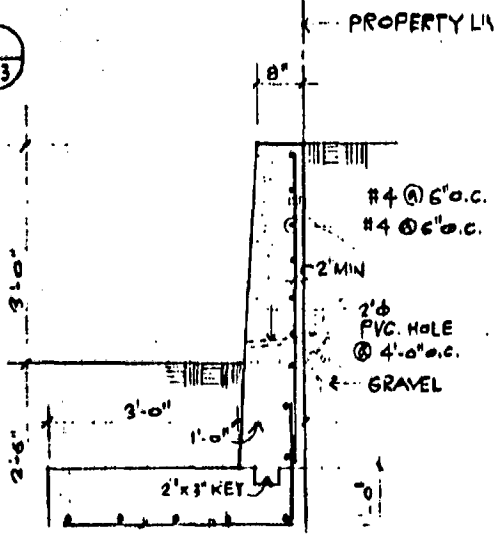
36-2  
Lin den

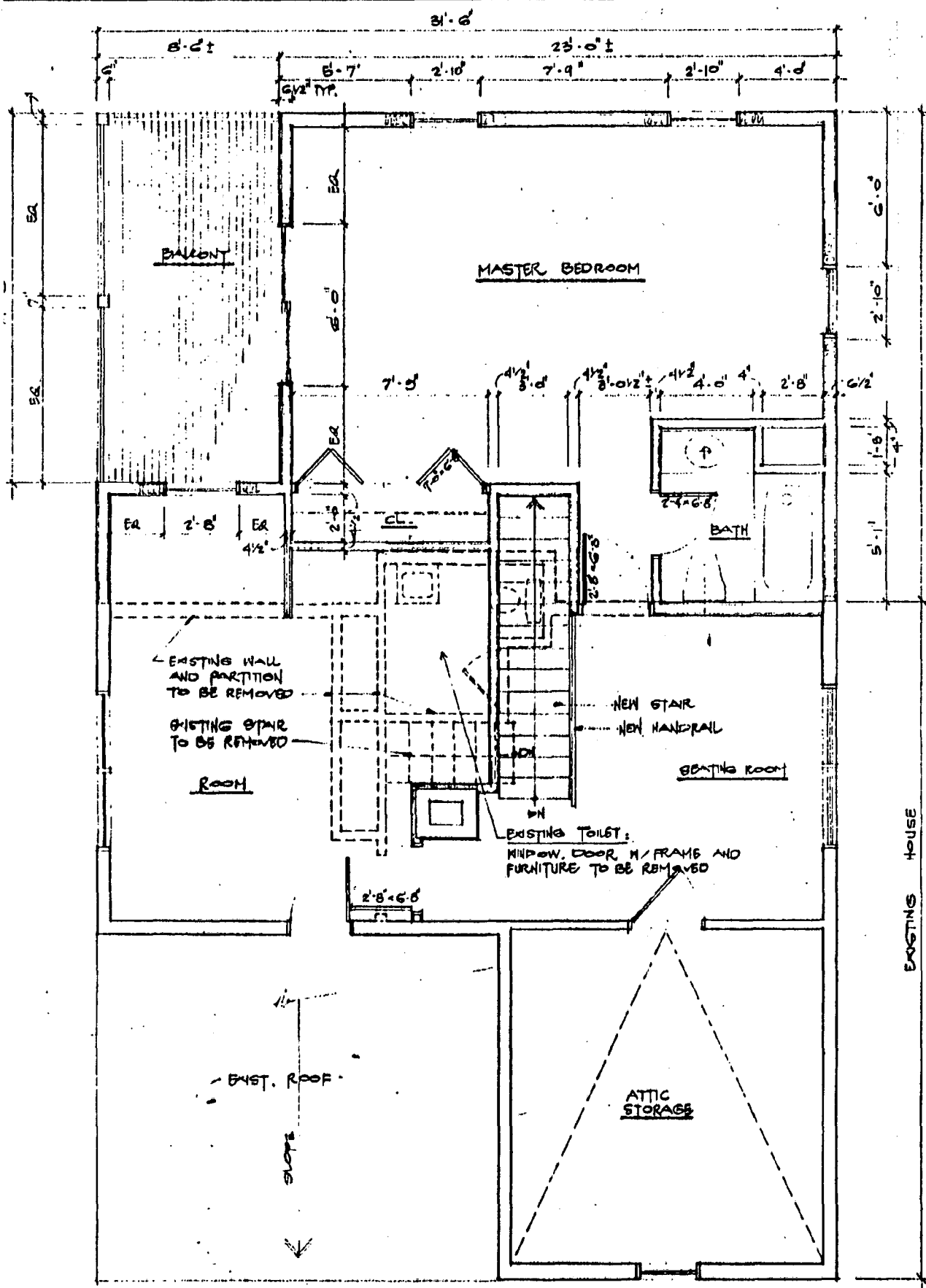


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- ===== EXIST WORKS TO REMAIN
- EXIST WORKS TO BE REMOVED
- NEW WALL AND PARTITION

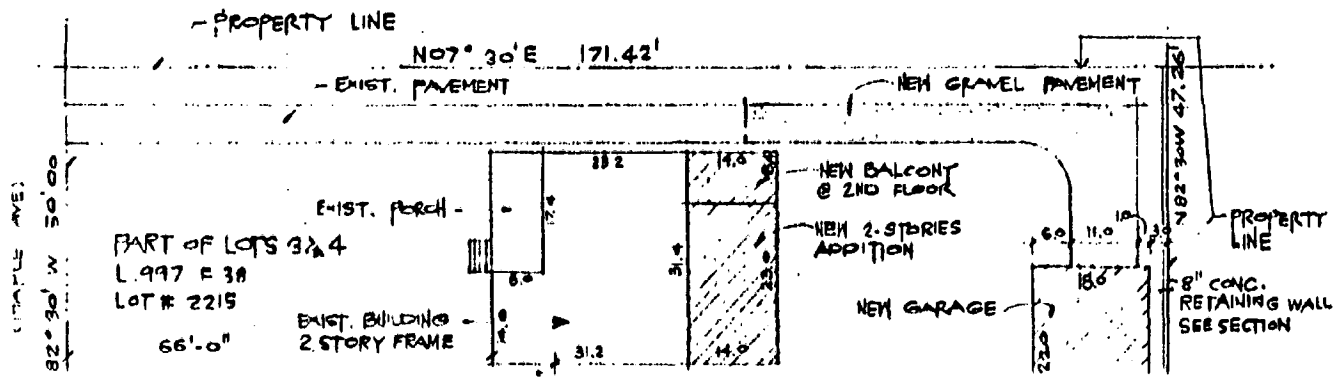




NOTE:  
 EXISTING CEILING AT  
 ROOM/ SEATING ROOM  
 TO BE REMOVED

**SECOND FLOOR PLAN**

SCALE : 1/4" = 1'-0"



PART OF LOTS 3, 4  
 L 997 E 3A  
 LOT # 2215

EXIST. BUILDING -  
 2 STORY FRAME

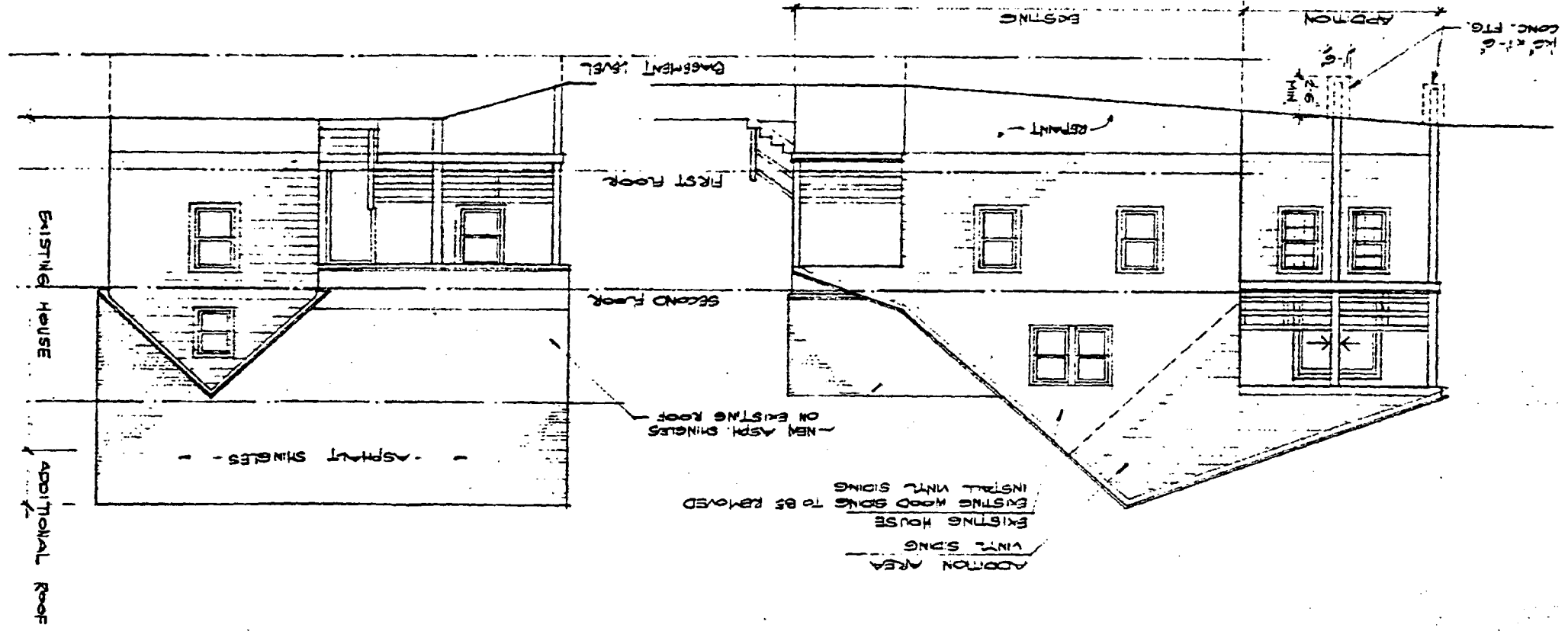
NEW BALCONY  
 @ 2ND FLOOR  
 NEW 2-STORIES  
 ADDITION

NEW GARAGE

PROPERTY  
 LINE  
 8" CONC.  
 RETAINING WALL  
 SEE SECTION

1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



NEW WINDOW  
2'-0" W X MATR. EXIST WINDOW  
HEIGHT. AT WORKS TO

VINT. SIDING

ADDITION AREA  
VINT. SIDING  
EXISTING HOUSE  
EXISTING WOOD SIDING TO BE REMOVED  
INSTALL VINT. SIDING

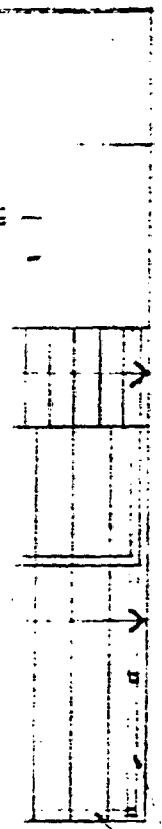
NEW ASPH. SHINGLES  
OR EXISTING ROOF

ASPHALT SHINGLES

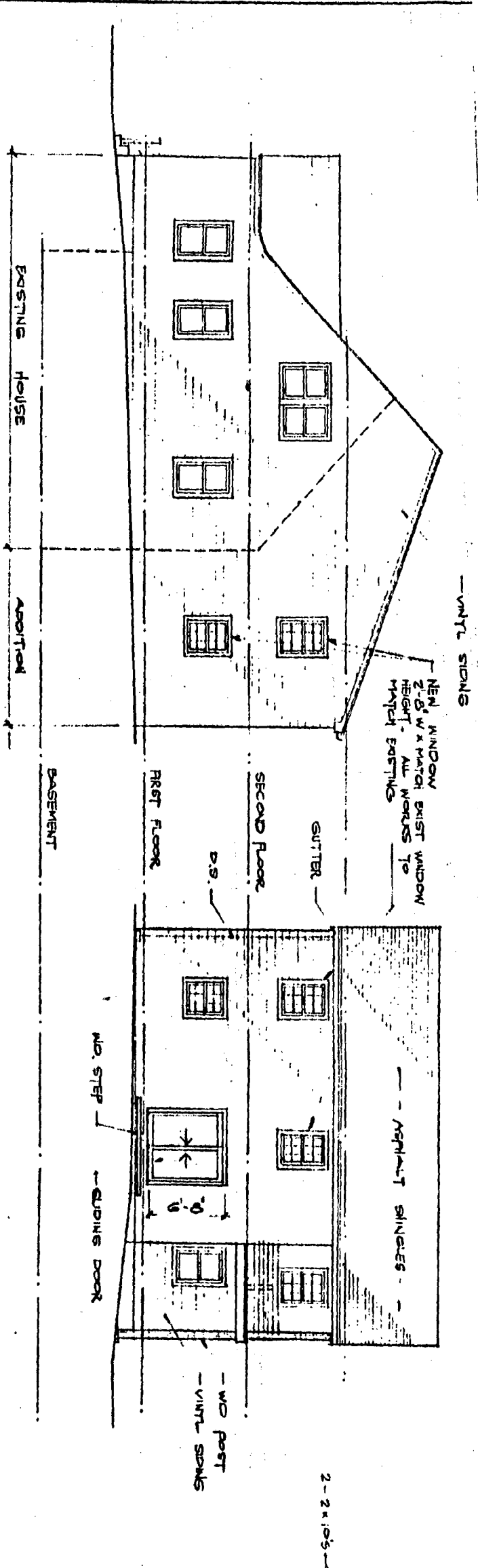
EXISTING RAFTERS  
TO BE REMOVED

2-2x6s

3  
SCALE: 1/8" = 1'-0"



3'-0"

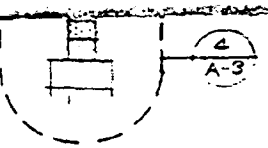


3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

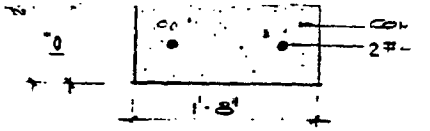
4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

7  
A-3

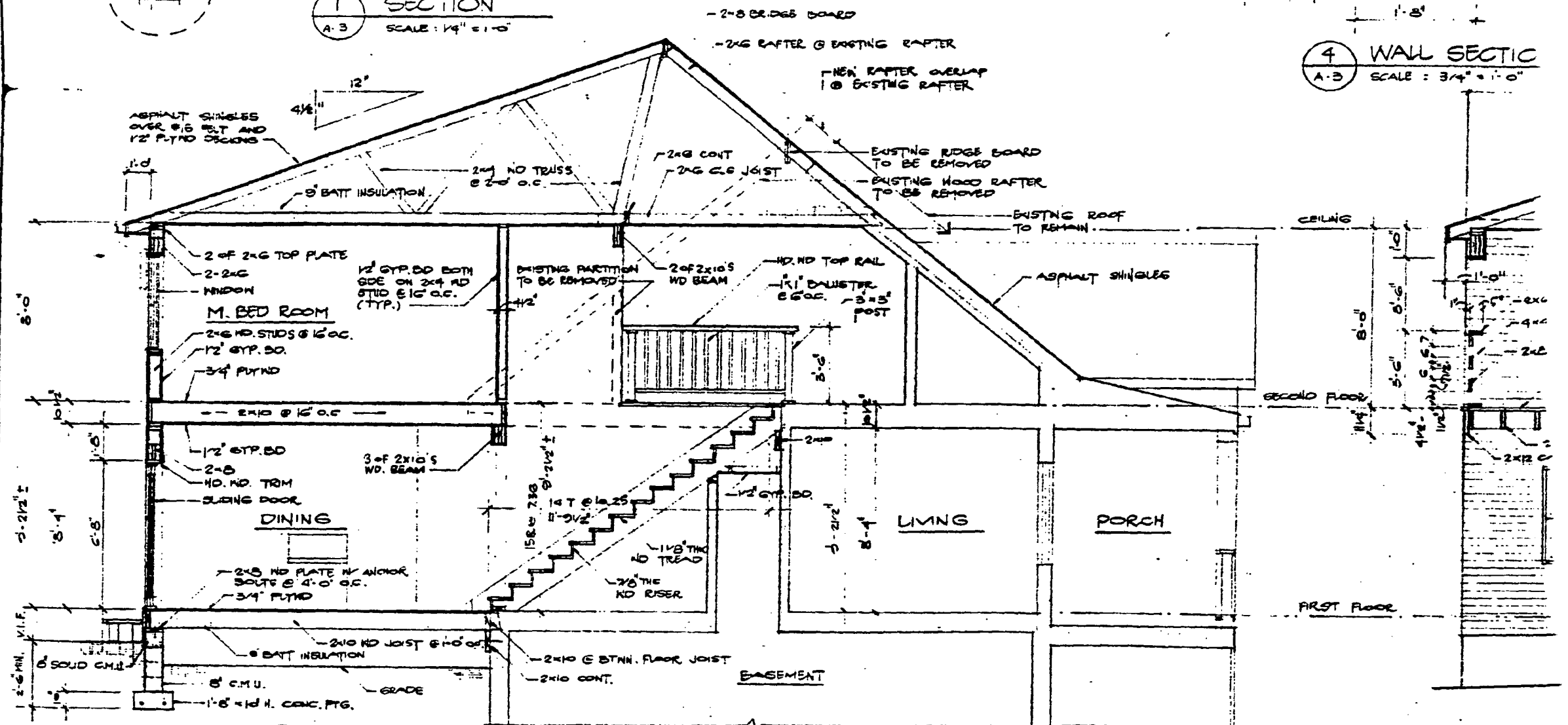
6  
A-3



1 SECTION  
A-3 SCALE: 1/4" = 1'-0"



4 WALL SECTIC  
A-3 SCALE: 3/4" = 1'-0"



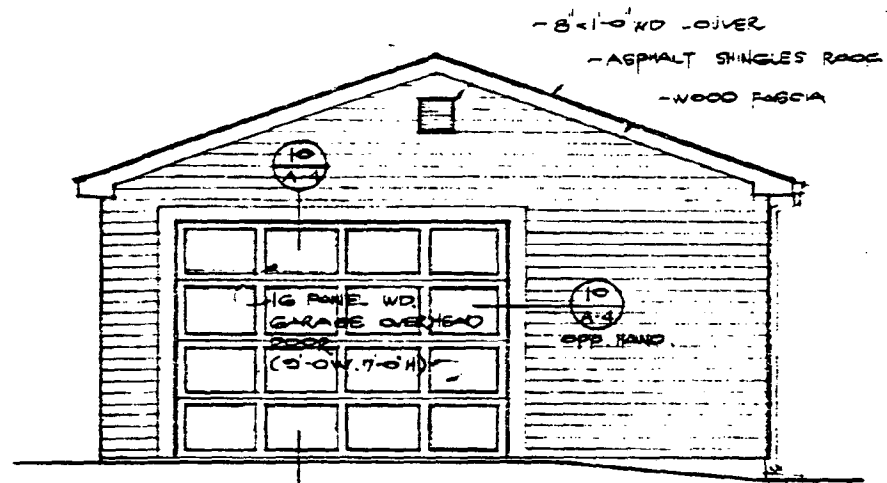
2 SECTION  
A-3 SCALE: 1/4" = 1'-0"

3  
A-3

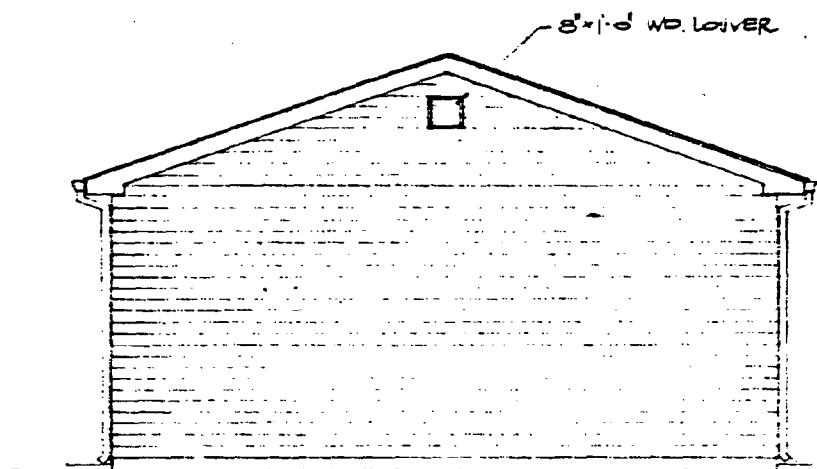




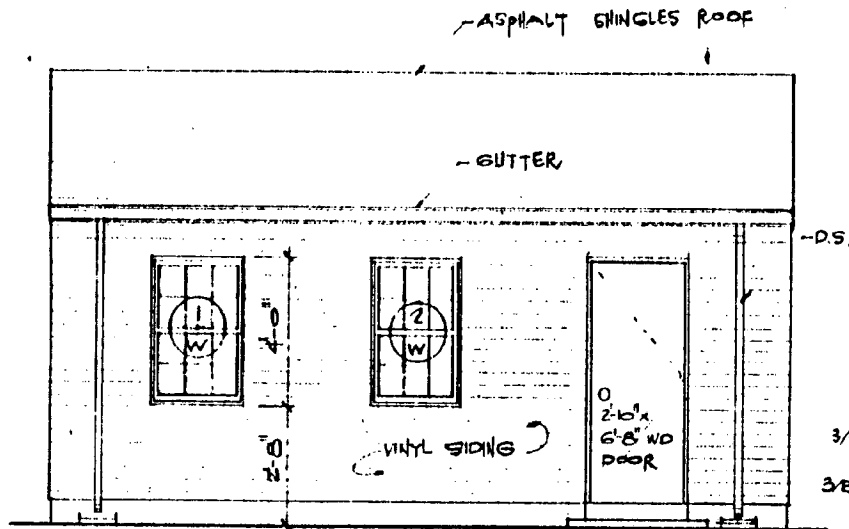




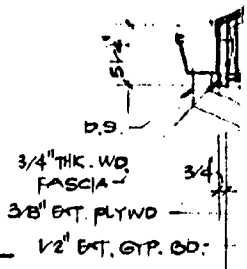
4 WEST ELEVATION  
 A-4 SCALE : 1/4" = 1'-0"



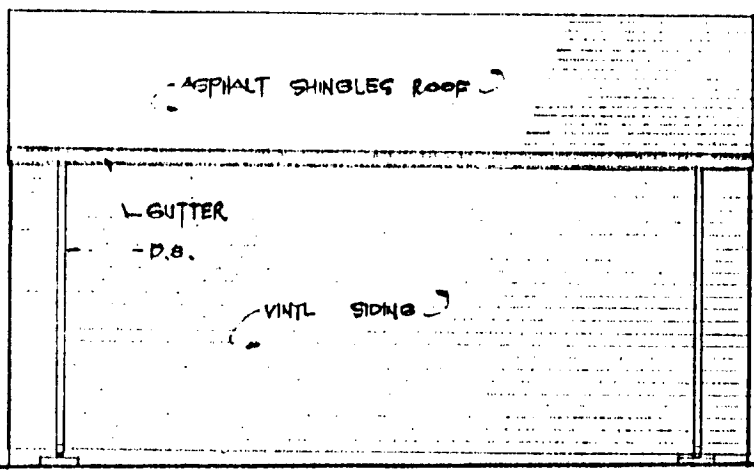
6 EAST ELEVATION  
 A-4 SCALE : 1/4" = 1'-0"



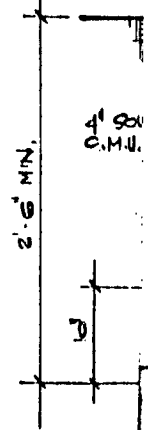
5 SOUTH ELEVATION  
A-4 SCALE: 1/4" = 1'-0"

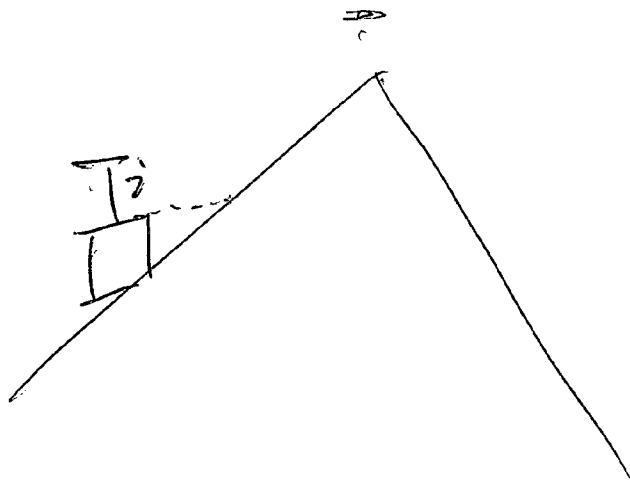


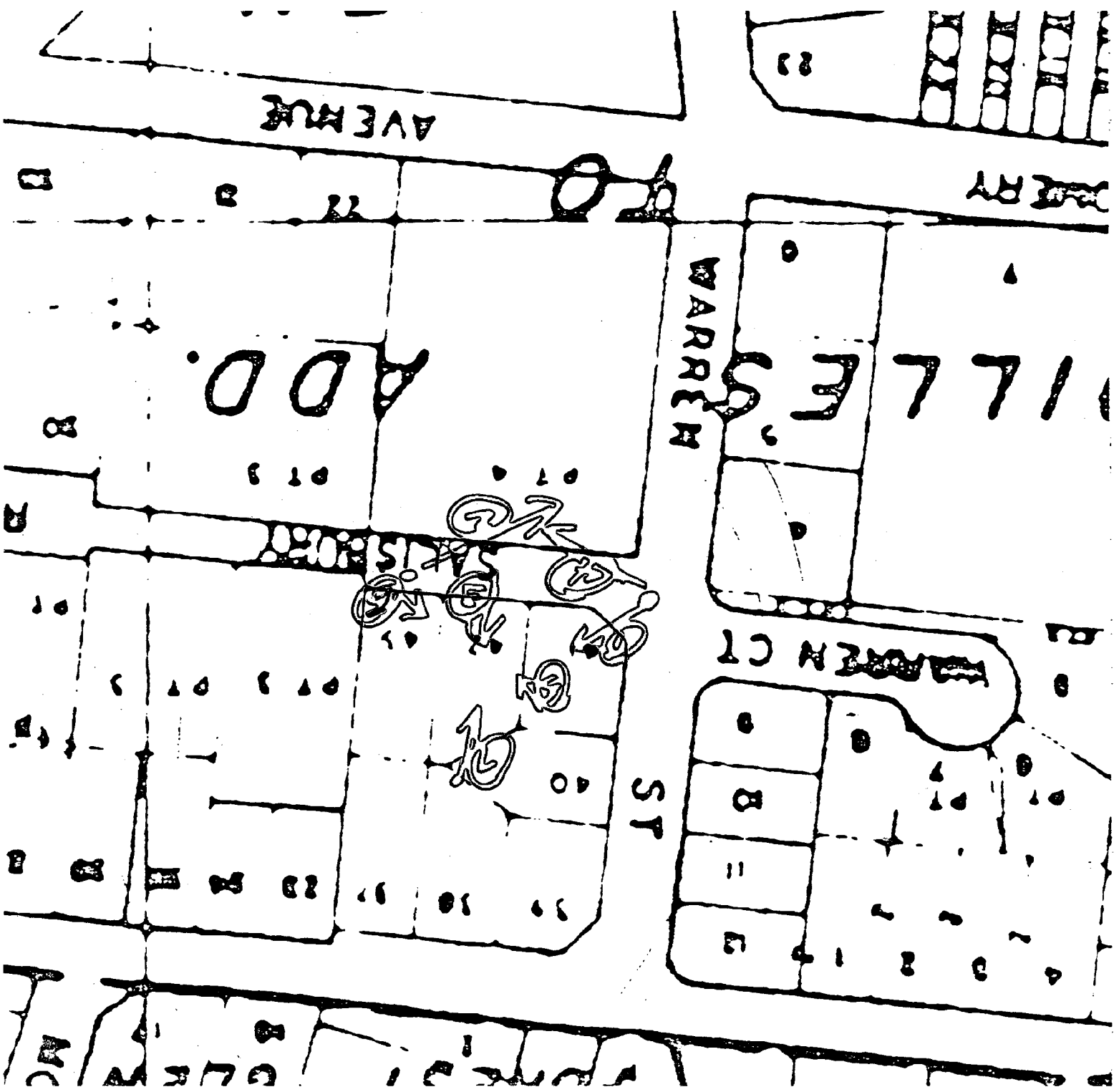
VINYL SIDING ON BUILDING FELT  
1/2" EXT. GYP. BO.  
MTL. TRIM



7 NORTH ELEVATION  
A-4 SCALE: 1/4" = 1'-0"







LIST OF PHOTOGRAPHS  
CASE NO. 36/2-89A

1. Neighboring Structure
2. Structures across street
3. 2215 Salisbury (street elevation)
4. Structures across street
5. 2215 (rear and side elevation)
6. Neighboring structure
7. 2215 (rear elevation)

1053E  
JBC:jcm

MEMORANDUM

DATE: 4/10/89

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: Jared Cooper, Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of April 6, 1989 reviewed the attached application by Raymond Wertz for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

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Attachments:

1. HAWP application
2. Plans & Site Plan
3. Photographs
4. \_\_\_\_\_
5. \_\_\_\_\_