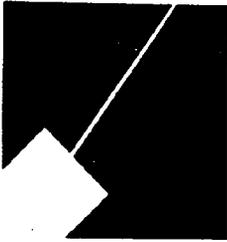


36/2-98B 2312 Warren Court, Silver
Spring (Linden Historic District)

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: 9-9-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *PD*
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: APPROVE The Request to replace the vinyl

siding on the rear modern addition by the stair tower at the back

of the house, back door.

DISAPPROVE The removal of original wood novelty siding on the kitchen

addition - The replacement of the original siding w/ wood lap siding, and the
removal of the novelty siding on the mudroom.

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: Alan Crane & Tamara Prince

Address: 2312 Warren Court, Silver Spring

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Alan Crane

Daytime Phone No.: 301-589-3502

Tax Account No.: _____

Name of Property Owner: Alan Crane / Tamara Prince Daytime Phone No.: 301-589-3502

Address: 2312 Warren Ct Silver Spring MD 20910
Street Number City Street Zip Code

Contractor: R.V. Gray Phone No.: 301-622-9465

Contractor Registration No.: MAEC 41641

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2312 Street: Warren Ct

Town/City: Silver Spring Nearest Cross Street: Warren St.

Lot: 31 Block: 3 Subdivision: Dilles Addition to Linden (133)

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 3000

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/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.

Alan Crane / Tamara Prince Aug 18, 1998
Signature of owner or authorized agent Date

Approved: X PRINCE For Chairman, Historic Preservation Commission

Disapproved: X PRINCE Signature: [Signature] Date: 9-9-98

Application/Permit No.: 9805180078 Date Filed: 8/18/98 Date Issued: _____

342-98B

**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:

*Replace rotting 1875 Italian Villa style house.
Historically & architecturally significant. The kitchen
extension, where this work is needed, was added
sometime after the main construction.*

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

*Replace rotting wood siding and vinyl siding
with wood siding matching adjacent areas.
This wood siding must be replaced. Existing siding has a
series of grooves cut along the center. Matching this would
require custom manufacturing (very expensive). We propose to match
the beveled siding on adjacent areas, also replacing some vinyl
siding. This work will improve appearances and maintain
historical integrity.*

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 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. 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

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No: 36/2-98B

Received: August 18, 1998

Public Appearance: September 9, 1998

Before the Montgomery County Historic Preservation Commission

Application of Alan Crane & Tamara Prince
2312 Warren Court
Linden Historic District

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicant's proposal to remove original siding.

Commission Motion: At the September 9, 1998 meeting of the Historic Preservation Commission, Commissioner Soderberg presented a motion to deny this application for a HAWP for the removal of original siding on the rear kitchen addition, and replacement of that siding with a plain lapped siding. Commissioner Lanigan seconded the motion. Commissioners Kousoulas, Hondowicz, Spurlock, Lanigan, Soderberg, Eig, and Kousoulas voted in favor of the motion. The motion was passed 6-0. Commissioners Jordan, and Trumble were absent.

The following terms are defined in Section 24A-2 of the Montgomery County Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and

the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

EVIDENCE IN THE RECORD

Copies of the applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners for the September 9, 1998 meeting.

HPC staffperson Robin D. Ziek presented 35mm slides of the property and testified that the application was for the removal of the novelty siding on the rear elevation of the kitchen addition on a primary historic resource in the Linden Historic District, and the replacement of that original siding with plain wood lapped siding.

The staff recommended that the removal of this original siding be found inconsistent with the purposes of Chapter 24A, which asserts as a public benefit the protection of the historic and architectural character of historic houses and designated neighborhoods. Staff noted that the siding was essentially in good condition, and that the areas which were deteriorated could be addressed on a site-specific basis rather than proceeding with wholesale replacement of the siding on the entire elevation, as proposed. Staff noted that at least 80% of the siding appeared to be in sound condition and could be retained in its original location. The other deteriorated board could either be repaired in place, or replaced in kind.

Alan Crane, the applicant, appeared on his own behalf. He testified that he wasn't essentially in disagreement with the staff report, but wondered if trying the salvage the siding would be worth the effort. He noted that the removal of all of the original siding, with a view to repairing and reusing it after making structural repairs to the house, would entail repair to numerous nail holes. He noted that repair of just the rotted areas would require probably only about 100 square feet of new siding to be specially milled to match. He proposed to remove all the siding on the rear elevation and salvage the wood to reside the rear mudroom which is currently clad in vinyl.

Staff noted that the relocation of the original siding on the mudroom portion of the house would be misleading in terms of the architectural development of the house and would not be recommended by staff. The mudroom was originally an open back porch off of the kitchen, and should continue to "read" as a separate element with its distinct development sequence.

Commissioner Lanigan noted that the applicant hadn't provided substantial justification to replace the siding and that it appeared to be a revision proposal contrary to the Secretary of the Interior Standards given that the siding is not in bad condition.

Commissioner Soderberg agreed that the removal of historic materials or alteration of features and spaces that characterize the property should be avoided.

Commissioner Eig noted that there are a number of companies that produce what used to be custom siding as a standard now to respond to the preservation marketplace.

Staff noted that both County and State tax credit programs could be used to offset costs for a custom siding order.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #6 are applicable in this case:

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 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Based on this, the Commission finds that:

1. As proposed in the HAWP application, the removal of the original novelty siding and the relocation of sound pieces of that siding to replace existing vinyl siding on the mudroom is not consistent with the preservation and enhancement of the architectural and historic character of this primary resource, a unique Italianate-style house, located in the Linden Historic District.

2. Approval of the proposed Historic Area Work Permit application would substantially change the appearance of the historic structure and would cause the loss of the historic integrity in terms of exterior architectural features. Specifically, new lap siding would be used on the rear elevation of the distinct kitchen wing, resulting in two different siding types on this portion of the house. The new siding would not duplicate the original siding and would not be appropriate to the historic development of the house in the Linden Historic District.
3. The use of the original novelty siding on the mudroom would be misleading in terms of the construction sequence of the house, obscuring the developmental history of the house.
4. Other options are readily available to the applicant, including custom milling of matching novelty siding, the cost of which can be offset through the use of county and state tax credits.

CONCLUSION

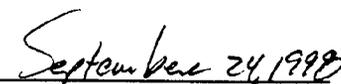
The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, and by the Secretary of the Interior's Standards for Rehabilitation.

Having heard and carefully considered all of the testimony and exhibits contained in the record, and based on this evidence and on the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, it is the decision of the Montgomery County Historic Preservation Commission that the application of Alan Crane and Tamara Prince for a HAWP to remove original novelty siding and replace it with wood lap siding, and reinstall the novelty siding on the mudroom siding at the primary historic resource located at 2312 Warren Court in the Linden Historic District be DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

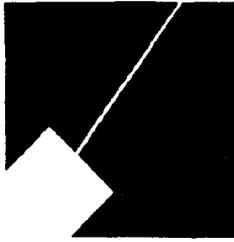


George Kousoulas, Chairperson
Montgomery County Historic
Preservation Commission



Date

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

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: DPS FAX NUMBER: 301-217-6374

FROM: Robin D. Ziek

DATE: Sept. 24, 1998

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 7

NOTE:

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FAX NAME: HIST PRES / HUM RES
FAX NUMBER: 301 563 3412

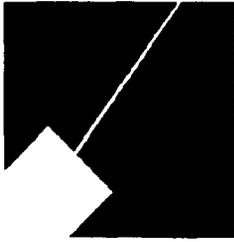
DATE: 24-SEP-98
TIME: 14:33

<u>DATE</u>	<u>TIME</u>	<u>REMOTE FAX NAME AND NUMBER</u>	<u>DURATION</u>	<u>PG</u>	<u>RESULT</u>	<u>DIAGNOSTIC</u>
24-SEP	14:28 S	3012176374	0:04:44	7	OK	553140100198

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O=POLLED OUT(FAX SENT)

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TO PRINT MANUALLY, PRESS THE REPORT/SPACE BUTTON, THEN PRESS ENTER.

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

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: George Kousoulas FAX NUMBER: 202-462-7234

FROM: Robin D. Ziek

DATE: 9-24-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

Please call & give me your "OK" or Comments -
Today is the due date, sorry!

Robin

Call Jo Ellen for applicant
Fri pm site meeting.

! WORK
with
them on
All issues!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2312 Warren Court Meeting Date: 9/9/98
Resource: Linden Historic District Review: HAWP
Case Number: 36/2-98B Tax Credit: Potentially
Public Notice: 8/26/98 Report Date: 9/2/98
Applicant: Alan Crane & Tamara Prince Staff: Robin D. Ziek

PROPOSAL: Replace existing siding RECOMMENDATIONS: APPROVAL/
DENIAL

approve/

PROJECT DESCRIPTION

Motion - Susan: Deny as per staff report.
Martha - 2nd

RESOURCE: Outstanding Resource in the Linden Historic District
STYLE: Italianate
DATE: c1874

Vote: 6/0. Passes

The resource is a 2-1/2 story wood frame house with a cupola, the earliest structure in the Linden Historic District. There have been several additions constructed at different times in the past and the building is a textbook of different siding. (SEE CIRCLE 9)

This property is associated with Civil War Major Center H. Lawrence, and is significant as one of the few examples of Italianate style architecture in the County. The house originally sat on a substantial piece of property facing south; the access is currently from Warren Court, which leads to the back of the house. Subdivision has resulted in the reduction of the setting to a single, although large, suburban lot. [see CIRCLE 5]

The original core of the house included a three-story tower element which measures approximately 12' x 12' and is topped by a cupola. The applicant has indicated that this was reconstructed from photographs by the previous owners.

The original portion of the house is basically a center hall single-pile house (sided with double-beveled German siding), with a stair tower at the center rear of the house (sided with plain lap siding). The kitchen is located in the right-side rear addition and is sided with the novelty siding involved in the proposal. At the back of the kitchen was a porch which has been enclosed for a mudroom, and this is now covered with vinyl siding; the porch flooring is exposed at the doorway. There is a new addition between the rear stair tower and the kitchen addition which is only one story and which is sided with vinyl.

\$200*
Myrell lumber estimate to re mill ... 100 \$ necessary ... \$1000
or 200 \$ of siding.
Job = 350 - 400 \$

①

PROPOSAL

The applicant proposes to remove original novelty wood siding at the back side of the kitchen addition. New wood lap siding would be installed because it matches existing wood siding on a different section of the house which was built at another time period. The applicant's primary goal is to address structural concerns which are evidenced in a fallen window sill (1/2") in the second floor bathroom, some racking in this window, some waviness to the plane of the back wall, some decay in the sill plate for the wall as seen in the crawl space, and the presence of blown-in insulation with no vapor barrier in this wall. (See Circle 10)
(SEE CIRCLE 9, 10)

STAFF DISCUSSION

The use of a variety of siding on this house is somewhat unusual, and offers the most obvious architectural marker in terms of the chronology of the developmental history of the house. The kitchen addition is quite distinct from the original portion of the house both in the massing and in its siding. Some additional work would be necessary on the interior to see how the interior trim was handled in the various portions of the house, and this would be part of the research which could be undertaken at the house at some point in the future.

Staff notes that there are a few small areas of decay evidenced in the novelty siding, especially around both windows. Some siding boards are split, and the surface rough from various layers of paint. **However, the bulk of the siding is in essentially sound condition.**

Staff feels that the removal of the novelty siding on this rear wall of the kitchen addition is unnecessary and would be detrimental to the future understanding of the specific history of the house, the choices made by its several owners and the relationship between this house and the development of the Linden Historic District. Staff notes that the removal of the vinyl siding from the small back hall addition, and replacement with wood siding, could be approved because the HPC is generally lenient regarding requests that involve alterations of new construction. Staff notes, however, that the use of vinyl readily distinguish this new addition from the older additions.

The owner's objectives - to access the internal structure of the building, make certain repairs, install a moisture barrier and insulation - can be met using preservation strategies which are different than the proposed replacement strategy.

1) The structural integrity of the house could be examined from the interior. The second story interior wall is readily accessible in a hall bathroom which is infrequently used. The applicant has begun some investigation here and the original plaster has apparently been removed already, although the lath is still in place. This is the location of the window which has racked and settled, and seems a logical place to investigate while minimizing the loss of the historic siding. Staff notes that the wall on the first floor is in the kitchen which has been renovated within the last 10 years and would be considered an unnecessary expense by the owner at this time; in the future, it might be desirable. Interior examination of the structure would also permit the installation of a tight moisture barrier, which is unlikely if there is an external application.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2312 Warren Court Meeting Date: 9/9/98
Resource: Linden Historic District Review: HAWP
Case Number: 36/2-98B Tax Credit: Potentially
Public Notice: 8/26/98 Report Date: 9/2/98
Applicant: Alan Crane & Tamara Prince Staff: Robin D. Ziek
PROPOSAL: Replace existing siding RECOMMENDATIONS: APPROVAL/
DENIAL

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in the Linden Historic District
STYLE: Italianate
DATE: c1874

The resource is a 2-1/2 story wood frame house with a cupola, the earliest structure in the Linden Historic District. There have been several additions constructed at different times in the past and the building is a textbook of different siding. (SEE CIRCLE 9)

This property is associated with Civil War Major Center H. Lawrence, and is significant as one of the few examples of Italianate style architecture in the County. The house originally sat on a substantial piece of property facing south; the access is currently from Warren Court, which leads to the back of the house. Subdivision has resulted in the reduction of the setting to a single, although large, suburban lot. (SEE CIRCLE 5)

The original core of the house included a three-story tower element which measures approximately 12' x 12' and is topped by a cupola. The applicant has indicated that this was reconstructed from photographs by the previous owners.

The original portion of the house is basically a center hall single-pile house (sided with double-beveled German siding), with a stair tower at the center rear of the house (sided with plain lap siding). The kitchen is located in the right-side rear addition and is sided with the novelty siding involved in the proposal. At the back of the kitchen was a porch which has been enclosed for a mudroom, and this is now covered with vinyl siding; the porch flooring is exposed at the doorway. There is a new addition between the rear stair tower and the kitchen addition which is only one story and which is sided with vinyl.

PROPOSAL

The applicant proposes to remove original novelty wood siding at the back side of the kitchen addition. New wood lap siding would be installed because it matches existing wood siding on a different section of the house which was built at another time period. The applicant's primary goal is to address structural concerns which are evidenced in a fallen window sill (1/2") in the second floor bathroom, some racking in this window, some waviness to the plane of the back wall, some decay in the sill plate for the wall as seen in the crawl space, and the presence of blown-in insulation with no vapor barrier in this wall. (See Circle 10)

STAFF DISCUSSION

The use of a variety of siding on this house is somewhat unusual, and offers the most obvious architectural marker in terms of the chronology of the developmental history of the house. The kitchen addition is quite distinct from the original portion of the house both in the massing and in its siding. Some additional work would be necessary on the interior to see how the interior trim was handled in the various portions of the house, and this would be part of the research which could be undertaken at the house at some point in the future.

Staff notes that there are a few small areas of decay evidenced in the novelty siding, especially around both windows. Some siding boards are split, and the surface rough from various layers of paint. **However, the bulk of the siding is in essentially sound condition.**

Staff feels that the removal of the novelty siding on this rear wall of the kitchen addition is unnecessary and would be detrimental to the future understanding of the specific history of the house, the choices made by its several owners and the relationship between this house and the development of the Linden Historic District. Staff notes that the removal of the vinyl siding from the small back hall addition, and replacement with wood siding, could be approved because the HPC is generally lenient regarding requests that involve alterations of new construction. Staff notes, however, that the use of vinyl readily distinguish this new addition from the older additions.

The owner's objectives - to access the internal structure of the building, make certain repairs, install a moisture barrier and insulation - can be met using preservation strategies which are different than the proposed replacement strategy.

1) The structural integrity of the house could be examined from the interior. The second story interior wall is readily accessible in a hall bathroom which is infrequently used. The applicant has begun some investigation here and the original plaster has apparently been removed already, although the lath is still in place. This is the location of the window which has racked and settled, and seems a logical place to investigate while minimizing the loss of the historic siding. Staff notes that the wall on the first floor is in the kitchen which has been renovated within the last 10 years and would be considered an unnecessary expense by the owner at this time; in the future, it might be desirable. Interior examination of the structure would also permit the installation of a tight moisture barrier, which is unlikely if there is an external application.

2) The original siding could be removed carefully to expose the wall structure. After making any necessary structural repairs, the applicant could installing batt insulation with an integral moisture barrier. Staff notes that it would be difficult to effect a tight seal with a moisture barrier installed from the exterior rather than the interior, but the greatest advantage to the project overall may be in the removal of the loose insulation which has no moisture barrier at all and which can settle as a damp rag against studs and sills. (This problem could be investigated [uncomfortably] right now from the crawl space under the house, as the owner has indicated that he has noted some decayed areas in the sill through such an investigation.)

The original siding could then be repaired, cleaned and back-painted before reinstallation. While there would probably be some loss of siding in this process, this could be minimized, thereby reducing the amount of newly milled siding which would be required.

Staff notes that the costs for this project - which would be considered "restoration" of the original siding - would likely qualify for both the County (10%) and State (25% after 1/99) tax credits programs which would help to offset any cost differential between the proposed use of new plain lap siding which is readily available, and the cost of restoring the original siding. The painting of the house, which the owner has indicated is part of the overall project and which does not require a HAWP, would also qualify under both programs. (The owner would have to contact the State Historic Preservation Office directly for details about the State program - JoEllen Hensley at 410-514-7630). (See Circle 13, 14)

It is apparent that the owner's goals are noteworthy and he intends to contribute to the continued presence of this resource within the Linden Historic District. Staff feels, however, that too much would be lost by permitting the project to go forward as proposed. There are too many questions which should be addressed such as whether or not there is structural damage, the extent of the damage, whether or not the repairs can be made through an area which is readily accessible at this point such as the second floor bathroom, or the [narrow] crawl space. In addition, there are other options - including the removal, repair and replacement of the original siding - to investigate to address the structural and insulation concerns before settling on the radical proposal to dispose of the original siding on the rear elevation of the kitchen addition. **Staff notes that the Primary Resources in a Historic District receive the highest level of scrutiny and are not to be evaluated strictly from the point of view of the public right-of-way.**

STAFF RECOMMENDATION

Staff recommends that **the request to replace the vinyl siding on the rear modern addition be approved** and that the Commission find this aspect of 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.

Staff recommends that the request to replace the original novelty siding on the kitchen addition be denied, and that the Commission find this aspect of the proposal inconsistent with the purposes of Chapter 24A-8(b)2 for the reasons cited in the staff report:

The proposal is [not] 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 inconsistent 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.

[INFORMATION IN AMENDMENT]

INDIVIDUAL SITES

Following are two individual sites to be designated on the Master Plan for Historic Preservation:

<u>Site #</u>	<u>Name</u>	<u>Location</u>
→ 36/2-1	Center H. and Annie E. Lawrence House	2312 Warren Court

This house is both historically and architecturally significant. Built in 1874, this Italian Villa-style house is the earliest, grandest house built in Linden. Situated on a knoll overlooking the railroad tracks, the house was located near the source of a spring which is depicted on the original Linden plat. A long-time Linden resident recorded her memory of the residence in its early days, with its outbuildings, and pastoral setting:

"Across the road was Major Lawrence's land with his tall house topped by a cupola upon the hill. Some people called it, I believe, "Castle Thunder." Standing at the top of the flight of steps, one could look down over the ravine where Major Lawrence had built quite a large pavilion. Near the pavilion was a spring around which Major Lawrence had found old bayonets, tin cups, etc. showing that it had been a camping ground during the Civil War. Beyond the pavilion one could glimpse the big barn, since burned down, where their gigantic horse, Mike, and the black and white cow stayed. One might also catch a glimpse of the Major in his overalls and big farm hat hoeing his corn and singing, 'Wait till the clouds roll by Jennie...'"

The pavilion and barn are no longer extant and a former greenhouse is also gone. Only the brick foundation of a chicken house remains. Extant outbuildings include a brick milkhouse and an early 20th-century frame garage. A facade-wide porch was constructed on the house at the turn of the century, replacing the original one-bay entry porch. This residence is one of the few examples of the Italianate style in the county.

The environmental setting for the resource includes the 20,665-square foot lot (Lot 31) with the main house and two outbuildings.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
31/8-1	John T. Knott House	9805 Rosensteel Avenue

This Gothic Revival-style cottage has both historical and architectural significance. Constructed by the Forest Glen Investment Company about 1891, the structure was probably built as a summer cottage, judging by its small scale and simple architectural detailing. Two high-pitched gabled, wall dormers are

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Crane

Daytime Phone No.: 301-589-3502

Tax Account No.: _____

Name of Property Owner: Alan Crane/Tamara Prince Daytime Phone No.: 301-589-3502

Address: 2312 Warren Ct Silver Spring MD 20910
Street Number City State Zip Code

Contractor: R.V. Croy Phone No.: 301-622-9465

Contractor Registration No.: MTDC 41641

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2312 Street: Warren Ct

Town/City: Silver Spring Nearest Cross Street: Warren St.

Lot: 31 Block: 3 Subdivision: Dilles Addition to Linden (133)

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

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

1B. Construction cost estimate: \$ 3000

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/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.

Alan Crane/Tamara Prince
Signature of owner or authorized agent

Aug 18, 1998 
Date

**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:

Replace rotting 1875 Italianate Villa style house. Historically & architecturally significant. The kitchen extension, where this work is needed, was added sometime after the main construction.

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

Replace rotting wood siding and vinyl siding with wood siding matching adjacent areas. This wood siding must be replaced. Existing siding has a series of grooves cut along the center. Matching this would require custom manufacturing (very expensive). We propose to match the beveled siding on adjacent areas, also replacing some vinyl siding. This work will improve appearances and maintain historical integrity.

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 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**

Houses Adjacent to 2312 Warren Ct, Silver Spring, MD 20910

2307 Warren Ct.

Owner: Mrs. I.M. Shober

(note: this is the only adjacent property that has a view of the proposed work.)

2304 Warren Ct.

Peter Buetow

This house is one the east side of our house and has no view of the proposed work.

2310 Warren Ct.

Bonnie Smoak

(Ms. Smoak is currently in Kenya, and I have been unable to ascertain her address. The house is rented by Pat Baur who is a real estate managing agent and is the authorized agent for this house. This house is one the south side [front] of our house and has no view of the work)

Blaine Windows

2410 Linden Lane

owner is Edward Blaine, but the shop suggested it would be better to contact Scott Denison. Mr. Blaine is mostly retired. Note that this is an industrial park that is separated from our lot by an 8' fence and a screen of hemlocks.

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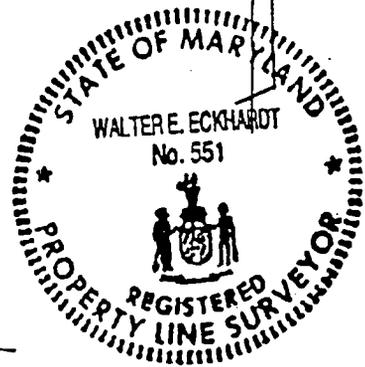
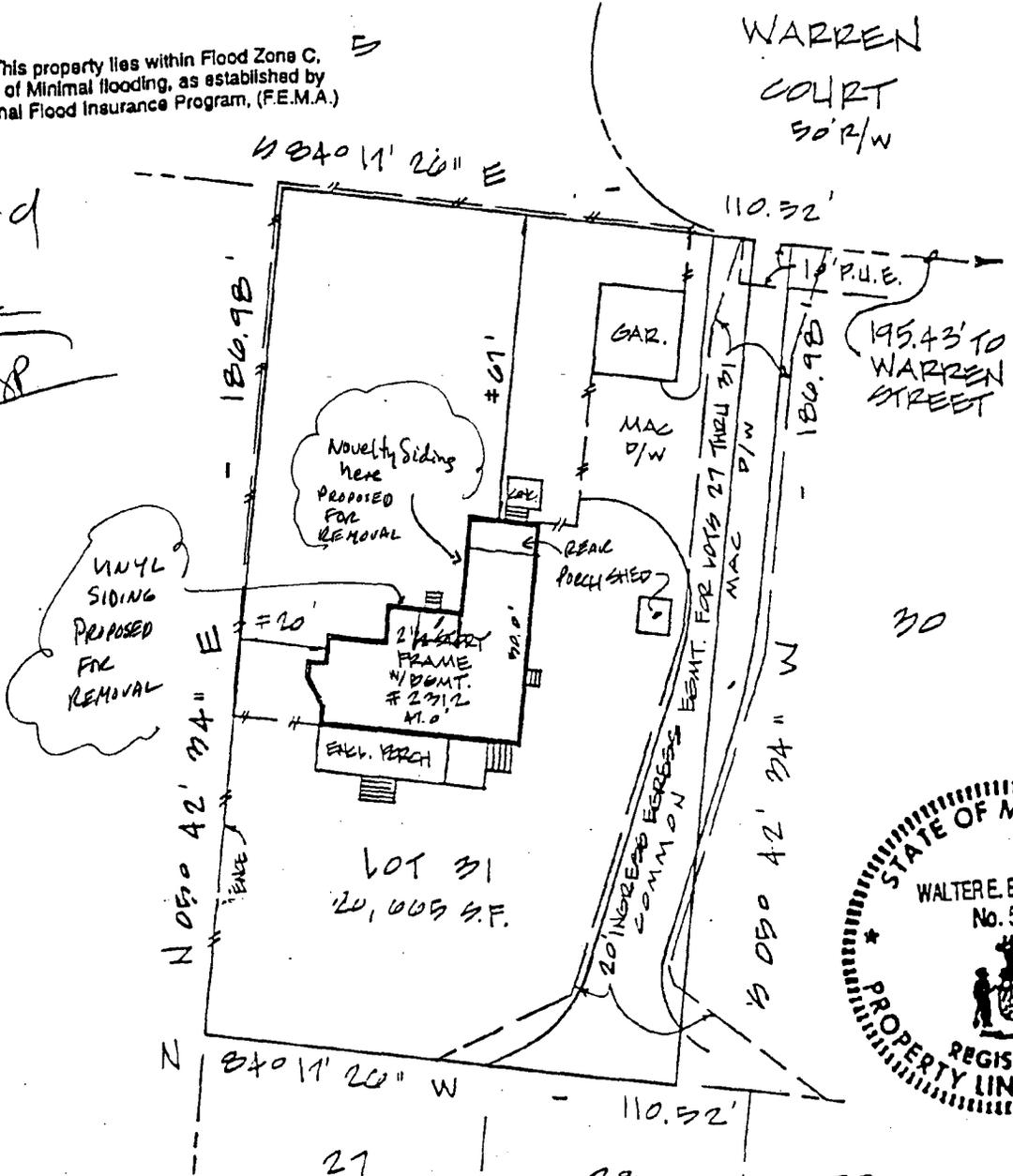
NOTES:

1. This plat is of benefit to a consumer only 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 plat is not to be relied upon for the established or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not provide for accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
4. This plat was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of the county in which the property is located.
5. The title report was not furnished; The property shown hereon is subject to easements and right-of-way(s) of record.
6. The location and size of improvements shown hereon are approximate and are for informational purposes only and details of the site not shown hereon are not considered significant by this office and thus are not shown.
7. Legend: OH. = building overhang; D. = deck; S. = stoop; W. = walkway; P. = patio; AW. = aerial wire(s); P.L. = property line; BW. = bay window; CHM. = chimney; WW. = window well; SW. = stairwell; G. = gas meter; OR. = oriel.
8. Accuracy of apparent setback distance = ± 1'

Note: This property lies within Flood Zone C, an area of Minimal flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

Rec'd

Handwritten notes: *Handwritten scribbles*



HOUSE LOCATION DRAWING
2912 WARREN COURT

LOT 31 BLOCK 3
PINE'S ADDITION TO
LINDEN
S.B. 151 P. No. 17203
12TH Election District
Montgomery County, Maryland

C.P. No. 240049 0200C
MAP REV. : AUG 5, 1991

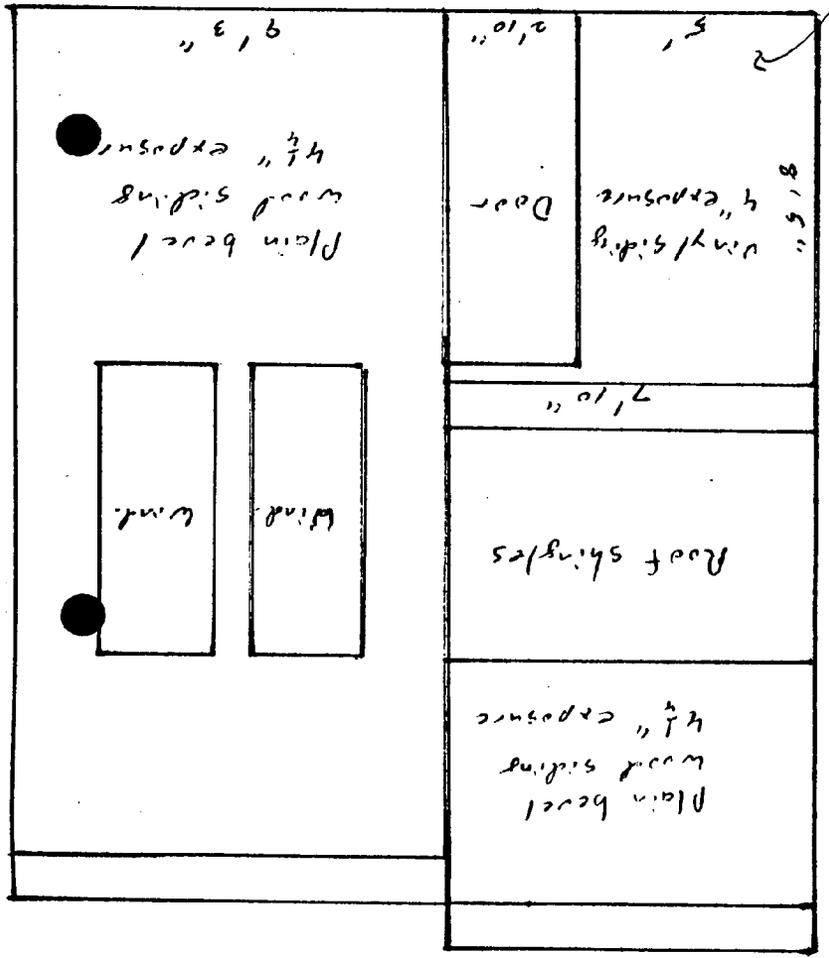
CERTIFICATION:
I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown there are no visible encroachments
Walter E. Eckhardt
Walter E. Eckhardt
Property Line Surveyor, Md Reg No 551

MST METROPOLITAN SURVEYS, INC.
11262 Georgia Ave. • Suite 102
Wheaton, MD 20902
(301) 929-3195
FAX: (301) 929-3197

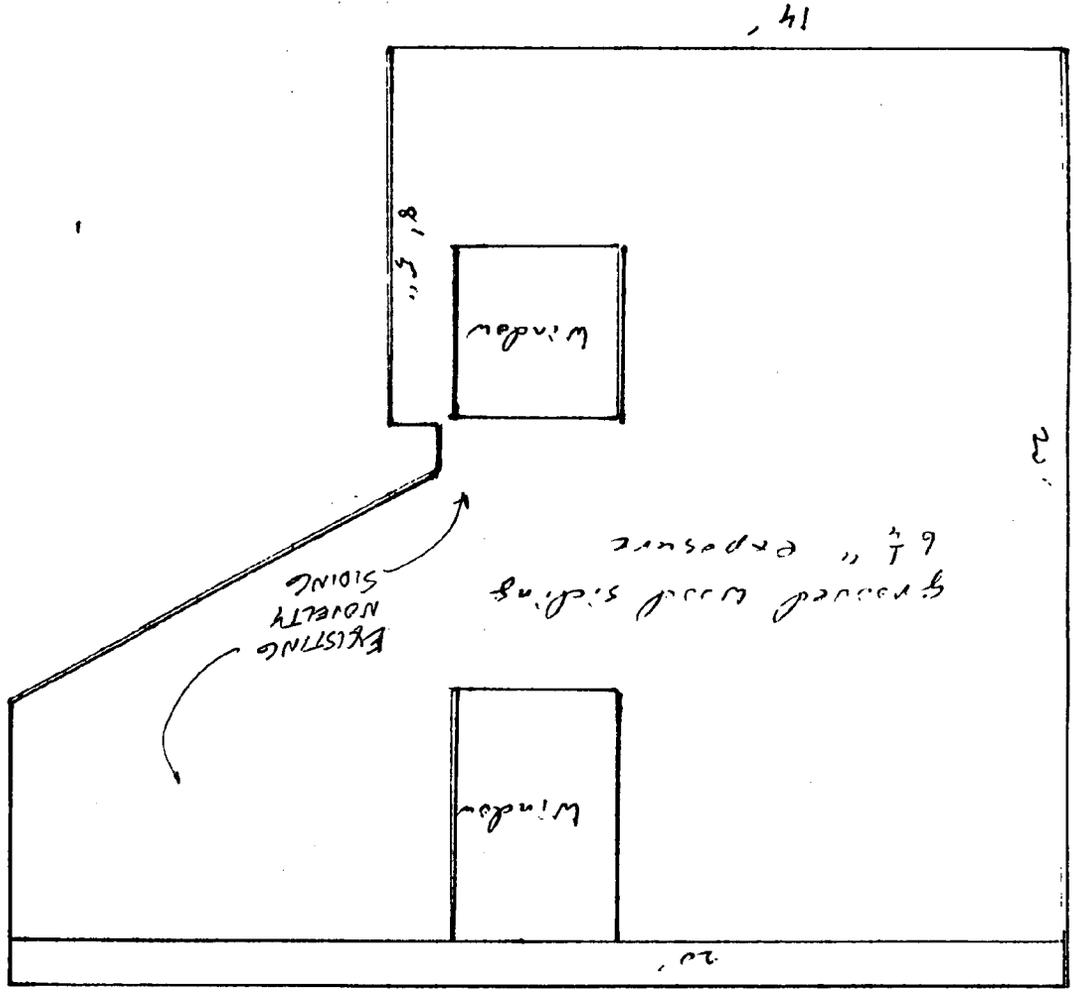
2312 Warren Ct.
Silver Spring, MD

Scale: 1/4" = 1 ft.

- 1. REMOVE VINYL SIDING
- 2. REPLACE W/ BEVEL SIDING TO MATCH EXISTING.



North Wall



West Wall

Area of work. Note patches on damaged siding

↓ Close up of damage to removed siding



View of house from road. Note one wall. Garage has another type of siding on the



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Front of House (view from #2310)



Rear of house (view from #2307)



THE HISTORIC PRESERVATION TAX CREDIT

To encourage the restoration and preservation of privately-owned structures designated on the Master Plan for Historic Preservation, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration or preservation work. The work must be certified eligible by the HPC.

In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to) painting, repairing roofs or windows or replacing them in-kind, repairing architectural trim or ornament, uncovering and repairing original siding, repointing brick or stone foundations or chimneys, restoring a documented feature such as a dormer or porch that was previously altered or removed, and repairing and maintaining outbuildings such as barns and garages.

New construction and interior work are expenditures that are not eligible. Other ineligible work includes (for example) repaving driveways, replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment.

WORK ELIGIBLE FOR THE TAX CREDIT MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. be certified by the HPC as contributing to the restoration or preservation of sites listed on the Master Plan for Historic Preservation in Montgomery County either individually or within a historic district;
2. be exterior work only;
3. be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; OR
4. be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. be performed by a licensed contractor.

THE TAX CREDIT IS NOT ALLOWABLE FOR:

1. *new construction of a structure, or a new addition to a historic building;*
2. *interior work;*
3. *work requiring an approved HAWP that is completed without the approval of the HPC;*
4. *the value of labor unless performed by a licensed contractor.*

The tax credit is allowed for the tax year immediately following the year in which the work or any distinct portion thereof is completed. The tax year is July 1 - June 30 and the application deadline is always April 1. In other words, tax credit applications are reviewed by the HPC in the spring of every year and the approved tax credit is applied to tax bills received by property owners that summer. Any unused portion of this tax credit may be carried forward for as many as five years. If the property is subsequently removed from the Master Plan for Historic Preservation, any unused portion of the tax credit would immediately lapse. A property not listed on the Master Plan for Historic Preservation at the time the work is undertaken is not eligible for the preservation tax credit.

HOW TO APPLY FOR THE PRESERVATION TAX CREDIT:

1. *For projects completed and paid for during the previous year, file the tax credit application form and attachments with the HPC. The address is printed on the application form. APPLICATIONS SHOULD BE POSTMARKED BY APRIL 1.*
2. *Complete both the Application Form and the Receipts Transmittal Form and return them with photocopies of documented receipts and clear, print photographs thoroughly showing the completed work. Please attach photographs to single sides of 8 1/2" x 11" paper, labeling the photographs on the front. Proof of payment must be shown by receipts marked "paid" or by copies of canceled checks.*

The receipts must be itemized so that eligible exterior expenses are clearly marked and separated from any non-eligible expenses. If your receipt shows one price for a project that also included interior work or new construction, have your contractor break down the eligible expenditures. Expenditures must be clearly listed on the Receipts Transmittal Form and keyed to the copies of the receipts.

NEW STATEWIDE INCOME TAX INCENTIVE FOR THE REHABILITATION OF HISTORIC PROPERTY

House Bill 1, entitled "Heritage Preservation and Tourism Areas" was approved by both houses of the Maryland General Assembly on April 8, 1996. This act which created a significant new income tax incentive for the revitalization and rehabilitation of historic buildings became effective January 1, 1997.

The new program, administered by the Maryland Historical Trust, a unit of the state's Department of Housing and Community Development, provides Maryland income tax credits equal to 10% (to be increased to 15% as of January 1, 1998) of the qualified capital costs expended in the rehabilitation of a "certified heritage structure." A certified heritage structure can include structures:

1. listed in the National Register of Historic Places;
2. designated as a historic property under local law;
3. located in a historic district listed in the National Register or in a local historic district and certified as contributing to the district's significance; or
4. located in a certified heritage area and certified as contributing to the area's significance.

It is estimated that more than 49,000 structures in Maryland are currently eligible. The program replaces the Maryland rehabilitation tax subtraction (the "502H" program) for the rehabilitation of owner-occupied residential historic property.

The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation expenditure in a 24-month period must be substantial, exceeding \$5,000 for owner-occupied residential property, and the greater of the adjusted basis of the structure or \$5,000 for all other property. The rehabilitation must conform with the Secretary of the Interior's *Standards for Rehabilitation* and must be certified by the Maryland Historical Trust.

If the amount of tax credit exceeds the tax liability of the taxpayer for the year in which the credit is first claimed, the excess may credit may be applied for a period of up to 10 years. Additionally, if a rehabilitated structure is sold, the amount of any unused credit may be transferred to the new purchaser

For more information, contact the Maryland Historical Trust, Office of Preservation Services, at 410-514-7600.



View of house from road. Note
4 types of siding on that
one wall. Garage has
another



↑ Close up of damaged
grooved siding.



Area of work. Note patches on damaged siding.
Vinyl siding is on low extension with door.
Beveled wood siding above & to the right.

Front of House (view from #2310)



Rear of house (view from #2307)

