

31/8-95A 2501 Forest Glen Road
Forest Glen Historic District

2501 Forest Glen Road

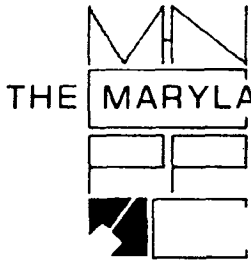
Clare Lise Cavicchi, Historic Preservation Planner, 5/30/1996

The frame dwelling at 2501 Forest Glen Road is a fine example of the picturesque style of architecture known as Queen Anne. Noteworthy features of the house include a steeply pitched cross gable roof, fishscale shingles in the gable ends, and a spacious wraparound porch with turned posts. Known as the Murphy House, the residence was constructed about 1899 by Thomas and Sarah Murphy who lived here with their family until 1908. At that time, an article in the Sentinel newspaper described the house as containing six rooms, a reception hall, bath and hot air furnace. From the early 1900s through most of this century, the dwelling was owned and inhabited by the master of the Forest Glen Railroad Station Jarrett Shauck and his family.

The Murphy House, 2501 Forest Glen Road, is located in the Forest Glen Historic District that was designated on the Montgomery County Master Plan for Historic Preservation in 1993. At the time of designation the fifteen buildings in the Historic District were categorized as either outstanding, contributing, or non-contributing to the historic and architectural character of the district. The Murphy House was categorized as an outstanding resource.

Additional information about the Forest Glen Historic District is enclosed.

file



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: April 12, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
 Design, Zoning, and Preservation Division
 M-NCPPC

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

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

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

FAX TRANSMISSION

Date: 2 June 1995

To: Robin Ziek
or Gwen Marcus
fax 495-1307

From: Philip Coyne
phone 443-0211
fax 443-5803

RE: elevations for proposed shed
2501 Forest Glen Rd.

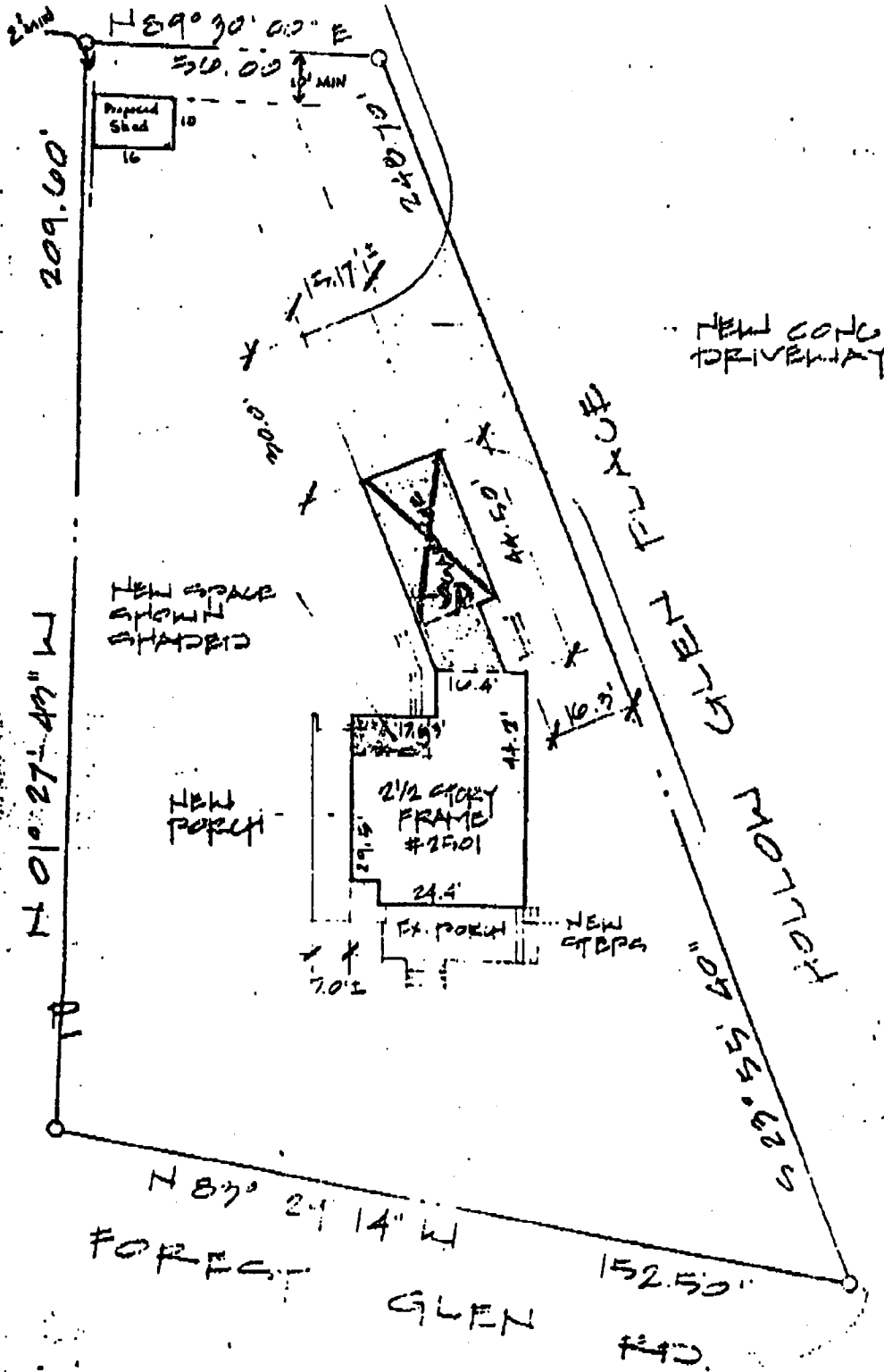
Here are the elevations from our contractor. Our HAWP case # is 31/8-95A, and the permit # (given to me by the guy at DEP when I turned in the HAWP application) is 9503210064.

If acceptable, please fax me back the plans with your seal of approval; that way, our contractor can go to DEP on Monday, hopefully. The 'original' fax, with the original stamp, can be mailed to us at 2501 Forest Glen Rd., SS 20910.

Thanks for your help in this matter. The finished product will be a great addition to our property.


PC

Pages (inclusive) = 5



SITE PLAN

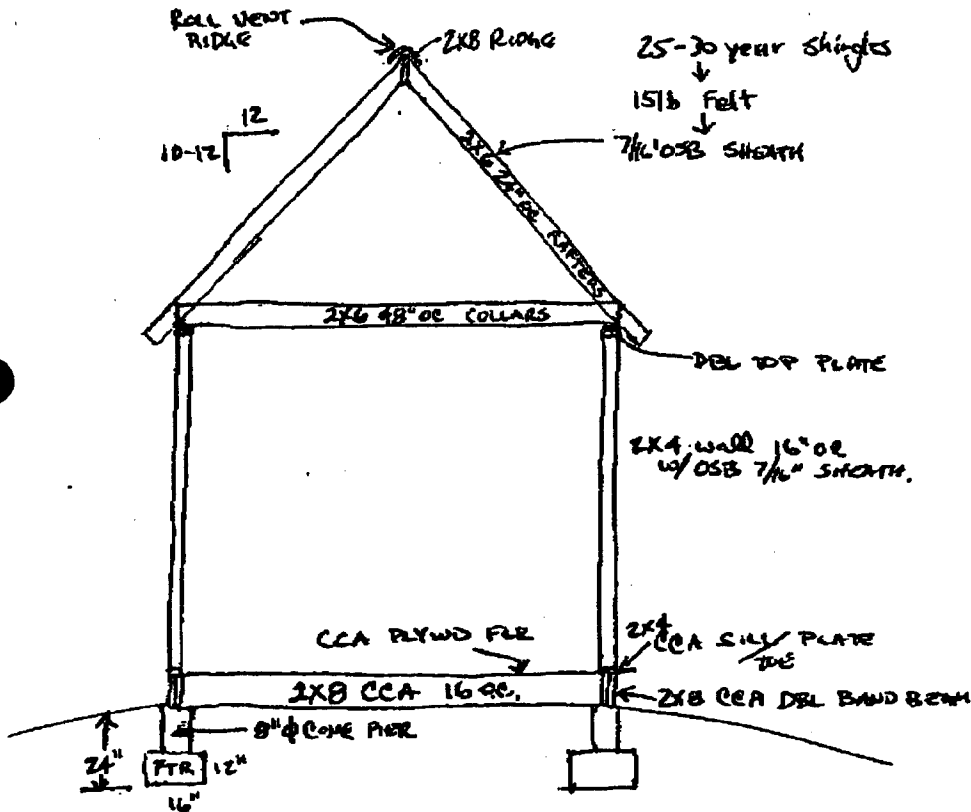
1"=30'

SOURCE: REPHAST.CO.

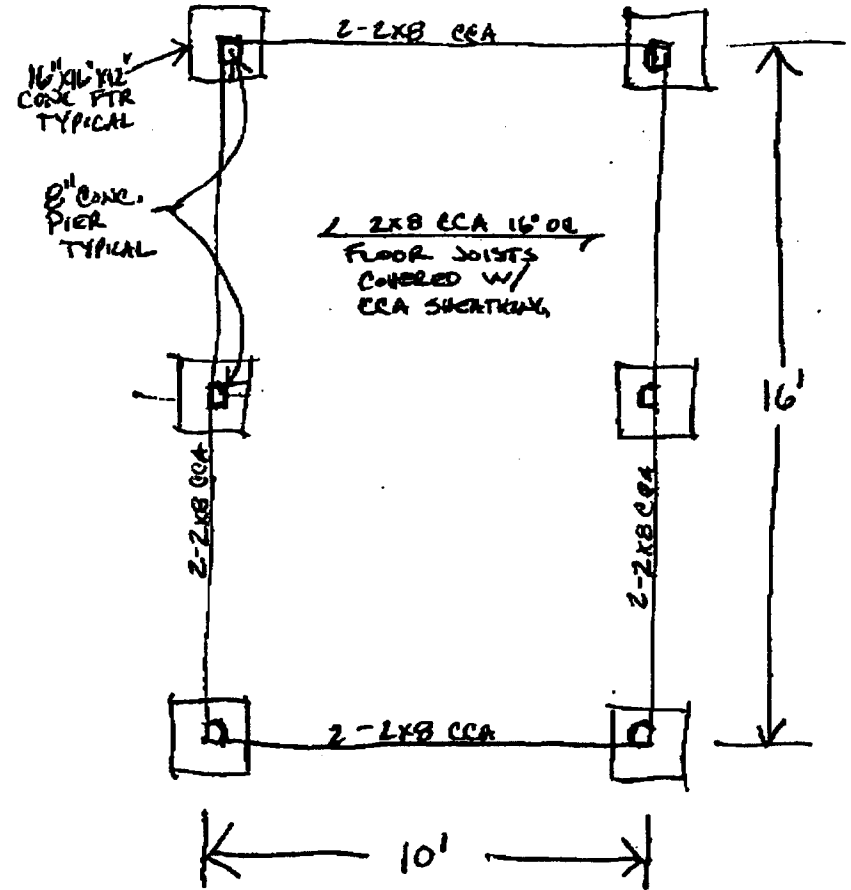
30 JULY 1990

APPROVED
 Montgomery County
 Historic Preservation Commission

And. D. Zil. 11/10/90



SECTION 1/4" = 1'



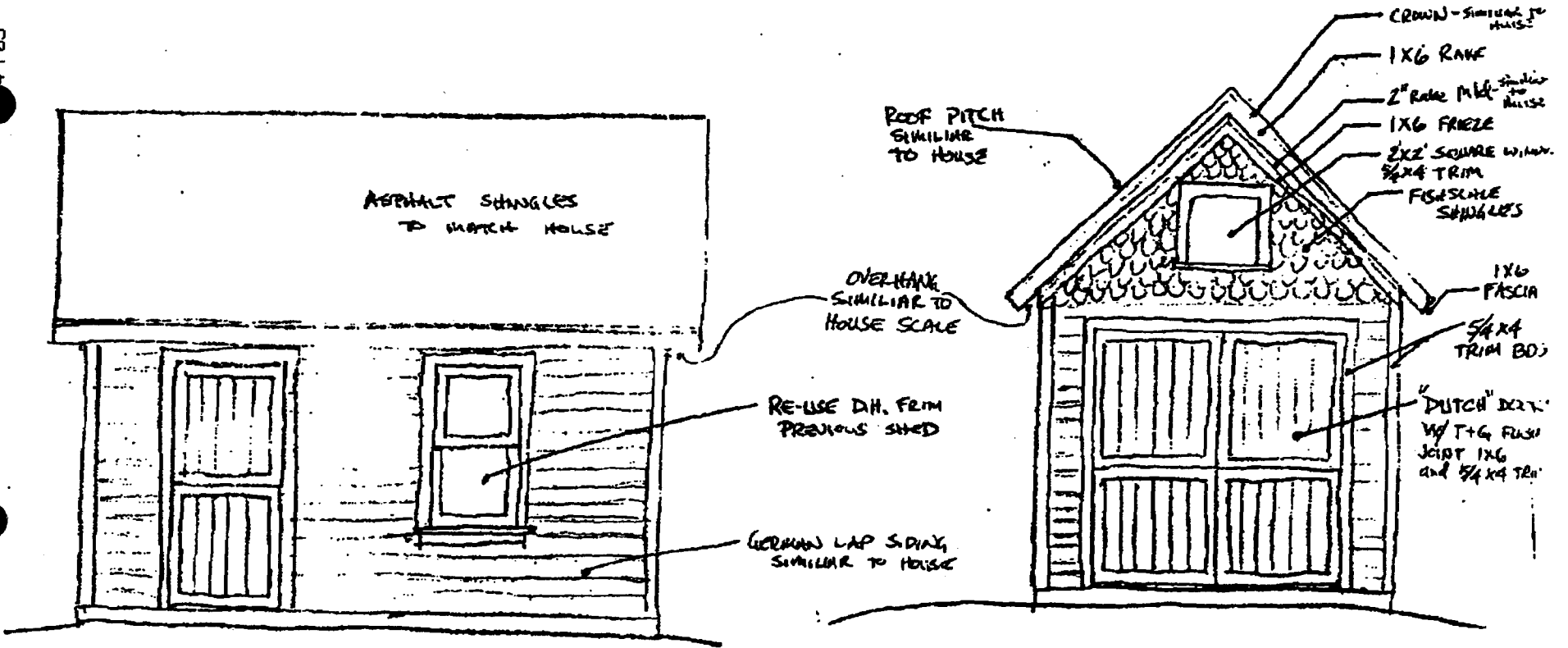
FOUNDATION + FRAME - FLOOR PLAN

1/4" = 1'

APPROVED
Montgomery County
Historic Preservation Commission

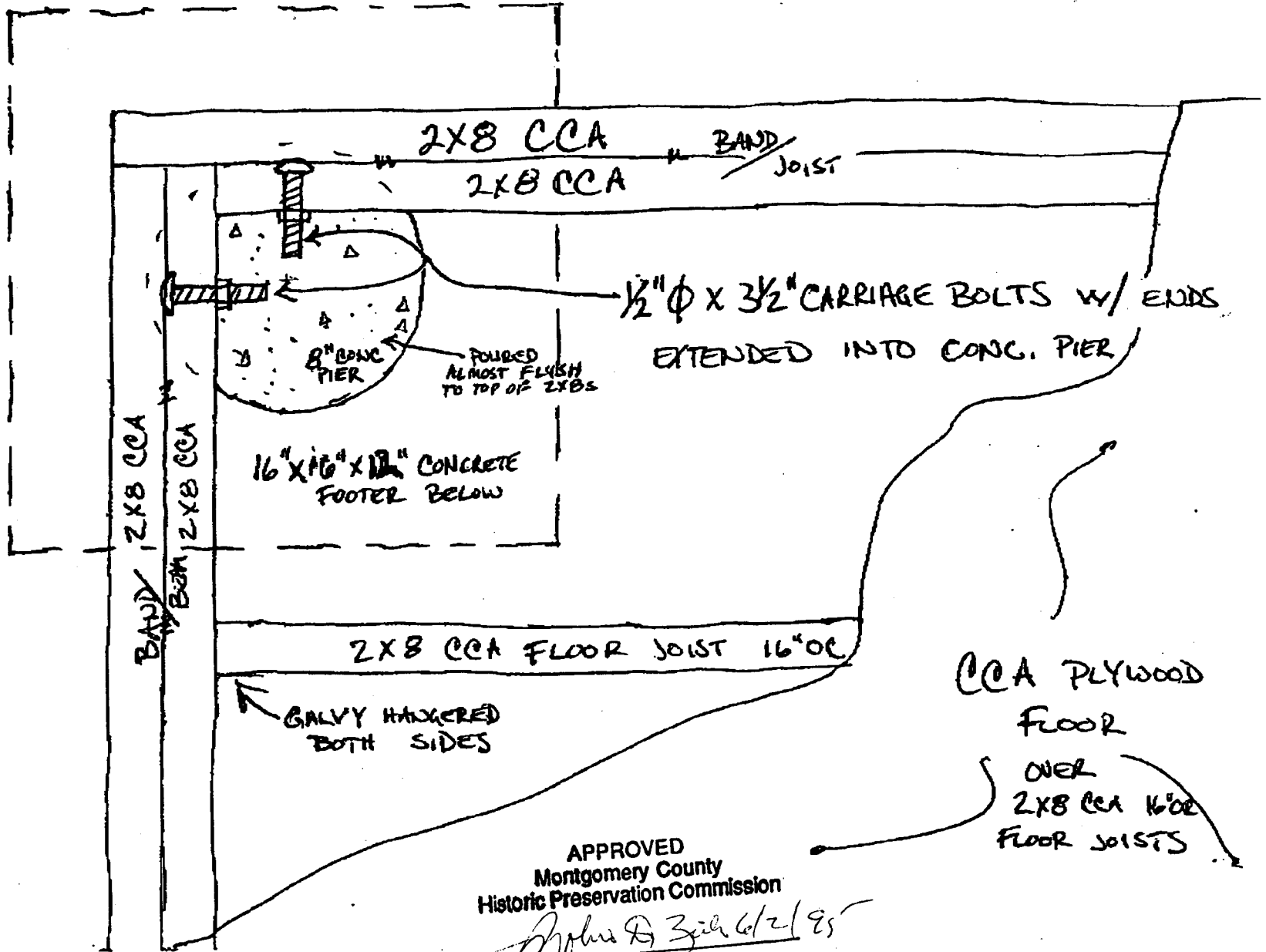
[Signature] 6/2/95

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APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 6/2/95



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2501 Forest Glen Road

Meeting Date: 04/12/95

Resource: Forest Glen Historic District

HAWP: Demolition/Construction

Case Number: 31/8-95A

Tax Credit: No

Public Notice: 03/29/95

Report Date: 04/05/95

Applicant: Philip E. Coyne, Jr.

Staff: Patricia Parker

PROPOSAL: Demolition of shed/construct new shed

RECOMMEND: **APPROVE** w/
conditions

BACKGROUND

This proposal is before the HPC for approval of demolition of a simple ancillary wood-framed shed located at the rear of an outstanding resource in the Forest Glen Historic District. In its place, the applicant proposes to construct a larger frame shed. In May 1994, the Commission approved the construction of picket and flatboard fencing to enclose the property. The property faces St. John the Evangelist Church and cemetery and is entirely visible from the intersection of two streets - Forest Glen Road and Hollow Glen Place.

The applicant proposes to construct a larger, more ornate shed to be used for storage. The new shed would measure 16' x 12' with 4 openings. It would be 16' high from grade at its ridgeline. The shed would have a roofed 6' x 14' porch attached to one side.

STAFF RECOMMENDATION

A primary issue is whether the HPC will approve the demolition of the existing shed, an ancillary building which is part of an outstanding resource within the Forest Glen Historic District. The applicant feels that demolition of the shed is required because of its poor condition. The shed is situated directly on the ground without a foundation, partly because it was moved (in the early 1970's) from its original location directly behind the main house. It measures 6' x 8' and has two openings - a door and a 1/1 window. Part of the shed's roof was removed when it was altered and added on to as a playhouse for children. The playhouse addition has been removed and, thus, part of the roofing is absent on the structure.

Staff feels that the applicant's proposal for demolition of the shed would be consistent with the purposes of the Historic Preservation Ordinance for the following reasons:

- (1) the structure is not readily visible from the public right-of-way. The shed is located in the rear of the property, opposite of Hollow Glen Road. Therefore, the streetscape is only marginally affected.
- (2) the structure does appear to be in deteriorated condition and is leaning slightly.
- (3) the structure has been moved from its original location and use. It has been altered in the past and has lost part of its original roof due to this alteration.

It should be noted that the HPC has previously supported the demolition of a shed in another Historic District due to the shed's location and its marginal condition.

The new shed which is proposed is acceptable, but should be simplified. The structure, as proposed, would be one-story with a covered porch. The design includes a great deal of gingerbread - fretwork, pendants in the gables, etc. Staff feels the new shed should recall the simplicity of the shed which is being removed - it should be simple in form without a lot of gingerbread. Staff recommends that the applicant receive approval for the basic new shed, with final detailing/ornamentation to be approved by staff.

Therefore, 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 the Secretary of the Interior's Standard for Rehabilitation #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

- 1) A revised design for the new shed, keeping the basic form as proposed but with less ornamentation, will be submitted for staff approval.
- 2) The new shed should be located similarly to the existing shed - at the rear of the property and opposite Hollow Glen Road.

and with the general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Philip Coyne
 DAYTIME TELEPHONE NO. (301) 443 0211

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER PHILIP E. COYNE, JR. DAYTIME TELEPHONE NO. (301) 588-1119

ADDRESS 2501 Forest Glen Rd. Silver Spring MD 20910
CITY STATE ZIP CODE

CONTRACTOR Carey Hoobler TELEPHONE NO. (301)

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. (301) 681 1411

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2501 STREET Forest Glen Rd

TOWN/CITY Silver Spring NEAREST CROSS STREET Hollow Glen Pl.

LOT 13, P11 BLOCK 24 SUBDIVISION Forest Glen Investment Company

LIBER A FOLIO 17 PARCEL Joseph's Park

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE:
- | | | | | | | | | | | | |
|--|----------------------------------|---|-----------------------------------|--|--|--------------------------------|------------------------------------|--|--------------------------------|--|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair | <input type="checkbox"/> Move | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Shed | <input type="checkbox"/> Solar | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Woodburning Stove |
| <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input type="checkbox"/> Revision | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Single Family | <input type="checkbox"/> 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.

Philip Coyne
 Signature of owner or authorized agent

21 March 95
 Date

**Description of proposed demolition
Historic Area Work Permit application
2501 Forest Glen Rd.
Silver Spring MD 20910**

**Property Owners: Philip Coyne and Sandra Kweder
phone: 588-1119 (H)
443-0211 (W)**

Overview:

The applicants propose to demolish a small shed which is currently located at the extreme rear of the property at 2501 Forest Glen Rd. This structure would be replaced by a shed of new construction, built to echo the features of the main house such that it would be compatible with the historic site.

Description of structure:

See Figures 1 thru 4 for locational photographs.

The structure to be demolished is a small shed measuring approximately 6 X 8 feet, with one door and a single double-hung window. The interior walls were of plaster lathe construction. According to verbal reports from previous owners of this property, this shed originally was in the immediate vicinity of the house, to the rear, where it served as the wellhouse. In the early 1970's, the shed was transported to its present location. The original site was covered with a cement slab and converted into a patio area. The shed was placed in direct contact with the earth, with no foundation. Thus, for approximately 20 years the wooden members of this structure have been subject to rotting and settling (see Figures 5-8).

Following its removal to the current site, the shed was converted into a playhouse for children, with the construction of a shed-roofed addition to the front which apparently required cutting into the roof. (No photos of the shed in this stage of its life are available.) The resulting partially removed roof can be seen in the photographs.

Description of plan:

The current owners purchased the property in August 1990. Their first priority has been renovation/addition to the house and surrounding grounds. (This work was reviewed by the Historic Preservation Commission prior to M-NCPPC's oversight of the process.) Figures 9-11 show the main house in its current state of renovation.

The owners initially approached this shed structure with the intent of renovating it to its original condition. The 'playhouse' addition was removed, leaving the structure in the

condition shown in the photographs. (The compromised roof was covered with plastic sheeting.) The plaster lathe was removed to expose the underlying joists. Two separate consultations were sought with contractors so that preliminary estimates could be obtained. Both contractors felt that the current state of disrepair of the shed, particularly given its small size, made renovation economically unfeasible. The owners were left with the prospect of investing \geq \$3000 in order to restore a structure that provided inadequate storage space to begin with.

The owners thus propose to demolish the existing shed and construct a larger shed on the same site. This new construction will echo the features of the main house, particularly with regard to the window and door trim, the fishscale siding, and the square, trimmed peak windows.

Justification:

This proposed plan meets the criteria outlined in Chapter 24A of the Montgomery County Code in the following ways:

it will be compatible with the historic site. The owners have already demonstrated their ability to effect new construction which is compatible with their historic resource.

it will enhance the preservation of the historic site. In its current condition, the shed proposed for demolition is an eyesore.

it will remedy unsafe conditions. At the time of their purchase of this property, the owners were advised to destroy this structure by the home inspector because he felt it posed a safety risk.

it will allow the owners to not be deprived of reasonable use of the property. Even if it were to be completely restored, the current shed size would be inadequate for its current use as a storage shed.

Site plan:

See attached.

Tree survey:

There will be no need to clear any trees or other vegetation for this project.

Property owner addresses:

**To West: Sterling Mehring
2505 Forest Glen Rd.
Silver Spring, MD**

**To North: Bruce Nunnaly
2500 Holman Ave.
SS, MD**

**To East: St. John the Evalgelist Catholic Church
9700 Rosensteel Ave.
SS, MD**

**To South (across Forest Glen Rd.)
Property Owner unknown
2500 Forest Glen Rd.
SS, MD**

Materials specifications:

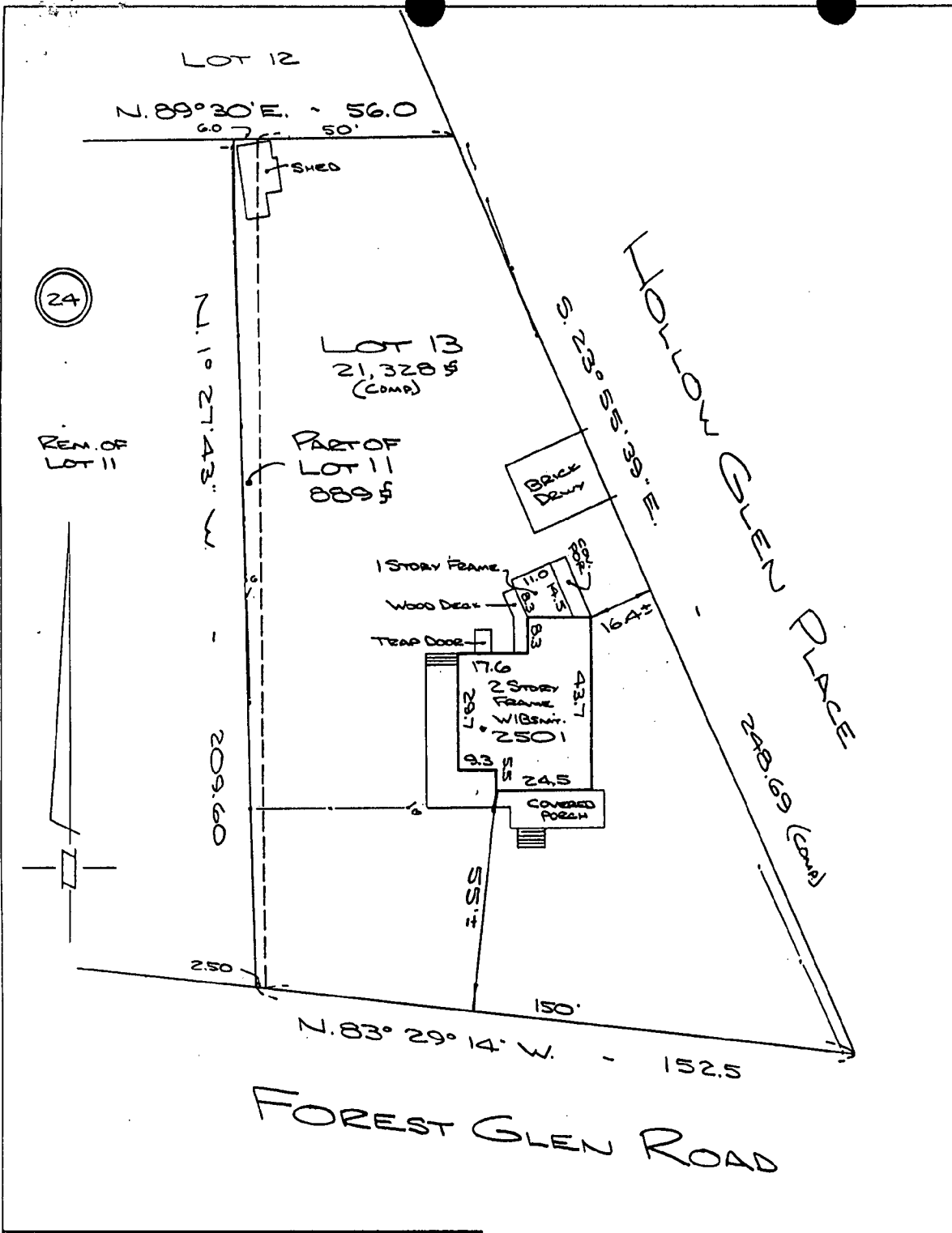
All construction will be with wood materials.

Eastlake trim as depicted will be modified such that vertical clapboard in gable (as shown) will be replaced with fishscale to echo main house.

Roofing material will be 30-year asphalt shingles identical to those used on main house.

No lavatory or electrical service will be installed.

Floor will be of plywood on pressure-treated pilings.



- NOTES -

GROUND SNOW & ICE COVERED
 ADDRESS: 2501 FOREST GLEN ROAD
 TOTAL AREA: 22,217 sq ft (COMP)

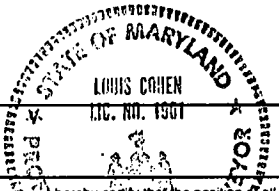
Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
 NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 13 & PART OF LOT 11 BLOCK 24
 FOREST GLEN INVESTMENT COMPANY'S
 SUBDIVISION OF JOSEPHS PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 17 Scale 1" = 30'



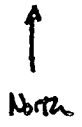
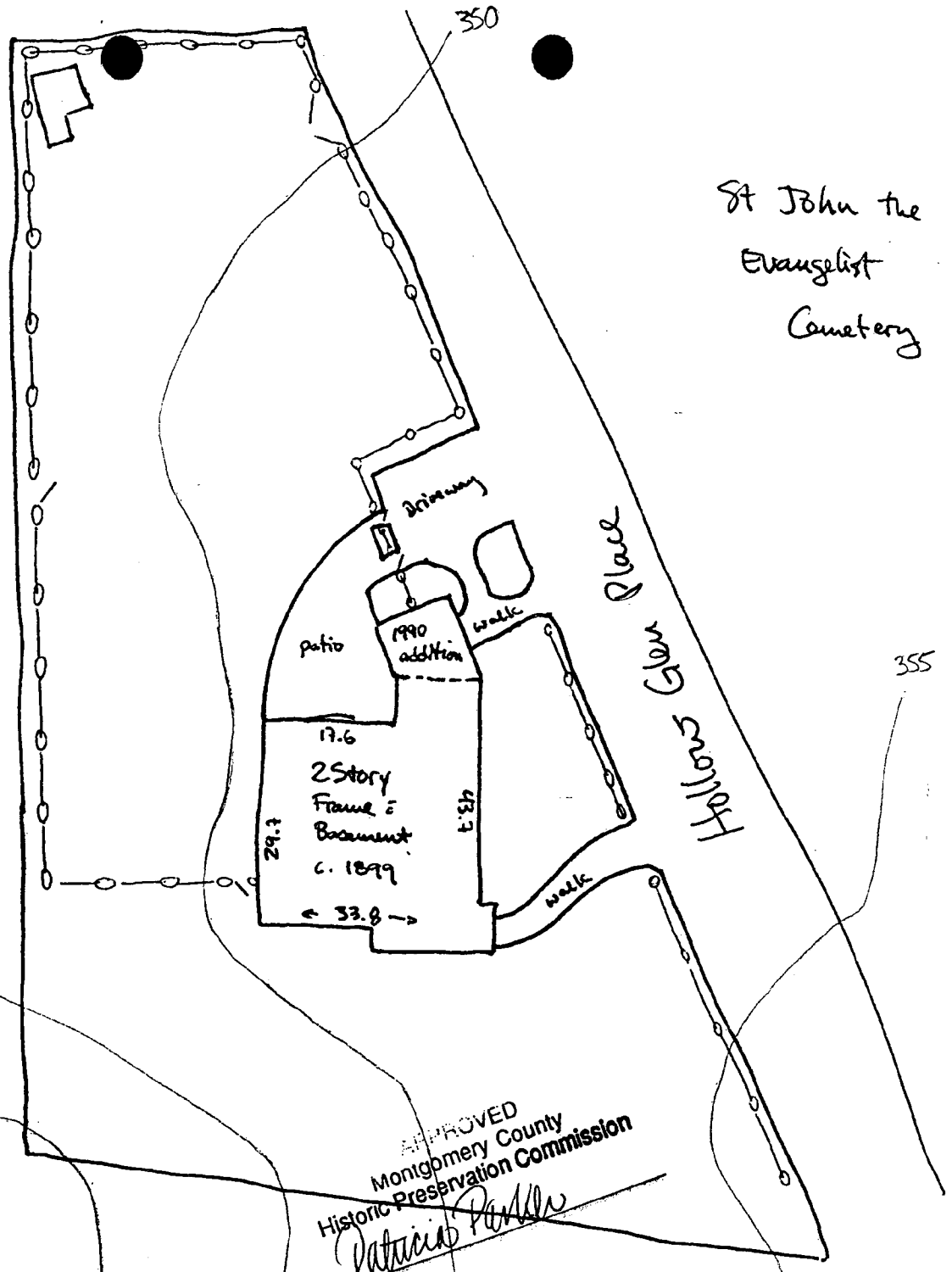
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor



Shed -
one story,
frame with
alterations
c. 1899

St John the
Evangelist
Cemetery



Scale: 1" = 30'

drawn 27 April 94

o-o-o = new Fence
(See attached proposal
from Clinton Fence Co
for materials specs)

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Penick

Proposed Fence
2501 Forest Glen Rd
Silver Spring MD

*** PICKET FENCING SHALL BE PAINTED;
FLATBOARD FENCING SHALL BE
TREATED WITH PRESERVATIVE PER HPC**



●
← FIGURE 1.

Appearance of shed and
location in NW corner of
property.

(Note 2500 Holman Ave directly north.)



FIGURE 2.

SOUTH ELEVATION



FIGURE 3.

EAST ELEVATION



← FIGURE 4.

Looking west from St. John The Evangelist cemetery.

Main house to left (south).

(Note 2505 Forest Glen directly west.)

FIGURE 5. →

Close-up of east face of shed
showing wood siding in
direct contact with soil.



← FIGURE 6.

Close-up of north face of shed
showing rotted ends of joists.



FIGURES 7 (above)
8 (below)

Details of North face of
shed revealing rotted
joints and settling of
structure.

FIGURE 9. →

Looking south from shed
towards main house.





← FIGURE 10.

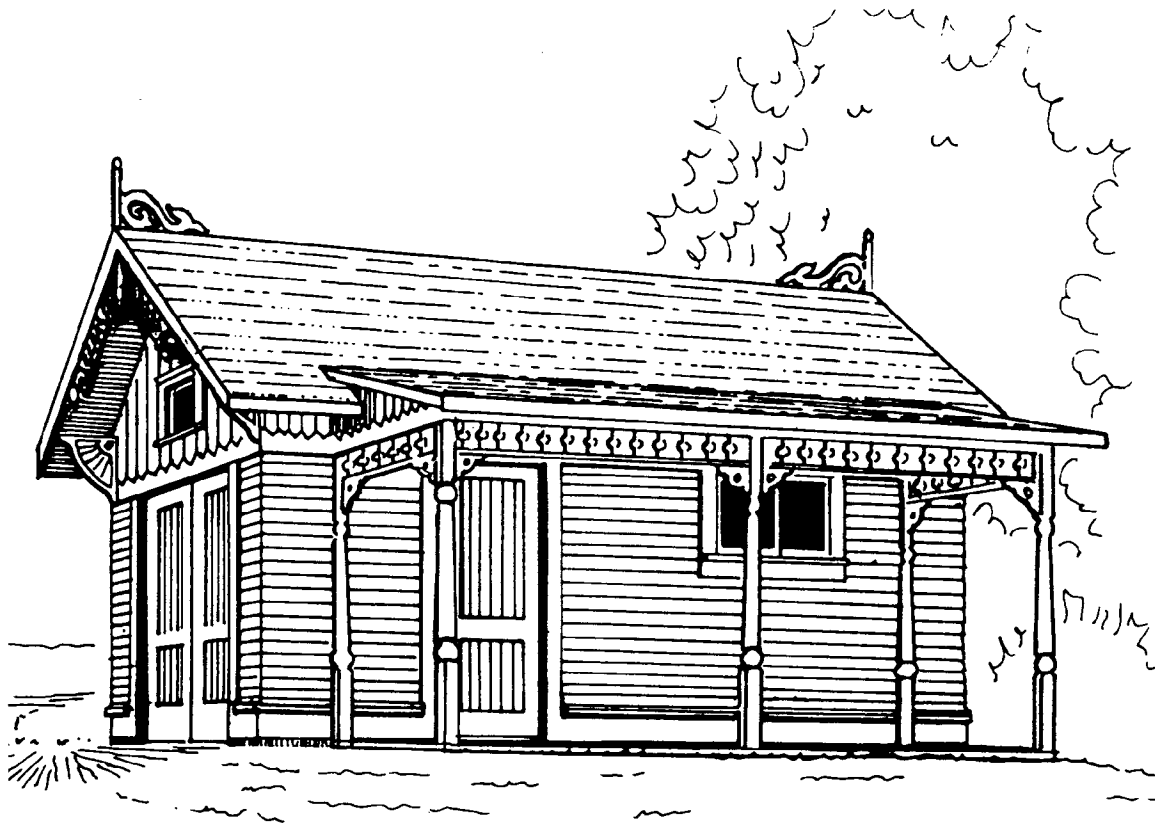
MAIN house looking
NW → SE.



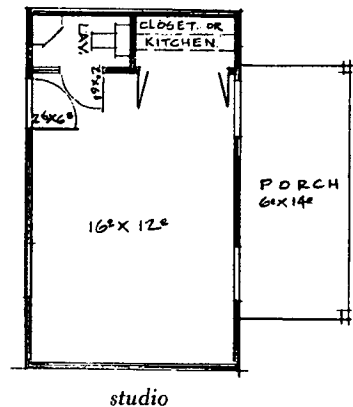
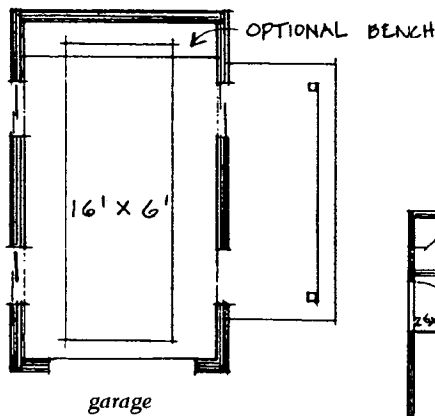
← FIGURE 11.

WEST elevation of house
showing trimwork.

EASTLAKE CARRIAGE SHED



EASTLAKE DETAILING (NAMED after Charles Eastlake, an English furniture designer) is also called gingerbread. Its spindles, fretwork, and turned posts were used to embellish many Victorian structures, large and small. This authentic Eastlake design could be used as a garden shed, woodshop, studio, office, one-car garage, or poolside cabana. The 6' x 14' porch is the perfect spot for a picnic under Victorian fretwork.



Plan LC-01-GA	
Cost.....	\$50
Square Footage.....	240'
Overall Dimensions	
Width.....	12'
Depth.....	20'
Height at peak..... 16'	