

2303 Linden Lane, Silver Spring  
[HPC Case No. 36102-09 A]  
Linden Historic District



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: September 24, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #520245, rear screen porch addition

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 23, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jane Brown

Address: 2303 Linden Lane, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
259 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICHARD VITULLO  
Daytime Phone No.: (301) 920-0737

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JANE BROWN Daytime Phone No.: 301 589-0808  
Address: 2303 LINDEN LANE 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: 2303 Street: LINDEN LANE  
Town/City: SILVER SPRING Nearest Cross Street: WARREN ST.  
Lot: 28 Block: 4 Subdivision: LINDEN FOREST  
Libar: 3573 Folio: 693 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Tear	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other:				

1B. Construction cost estimate: \$ 50,000.00

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.

[Signature]  
Signature of owner or authorized agent

9-1-09  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/8/09  
Application/Permit No.: 570245 Date Filed: 9/1/09 Date Issued: \_\_\_\_\_  
*Emc*

A/P 520245

**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:

OUTSTANDING RESOURCE WOOD FRAME RESIDENCE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

CONSTRUCT NEW SCREEN PORCH AT REAR OF  
RESIDENCE IN SAME STYLE + USING SAME ELEMENTS  
OF EXISTING RESIDENCE  
\_\_\_\_\_  
\_\_\_\_\_

**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**

If you are proposing construction adjacent to or within the decline 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**

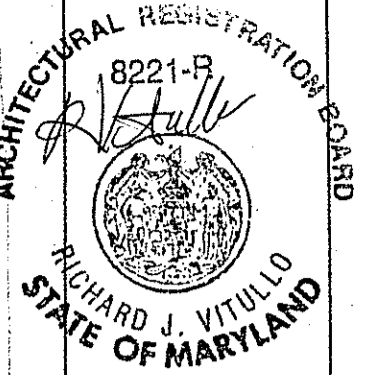
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

Proposed Renovation & Addition to:

# Brown Residence

2303 Linden Lane, Silver Spring, MD 20910



Sheet No. Sheet Title

Cover Site Plan 1"=20'-0"/Project Description  
Demolition Plan / First Floor (1/4"=1'-0")

**ARCHITECTURAL**

- A-1 First Floor Plan (1/4"=1'-0")  
Roof Plan (1/4"=1'-0")  
Building Section (1/4"=1'-0")
- A-2 Exterior Elevations (1/4"=1'-0")  
Building Section (1/4"=1'-0")
- A-3 Kitchen Elevations (3/8"=1'-0")  
Wall Sections (1"=1'-0")
- A-4 Window & Door Schedule  
Finish Schedule

**STRUCTURAL**

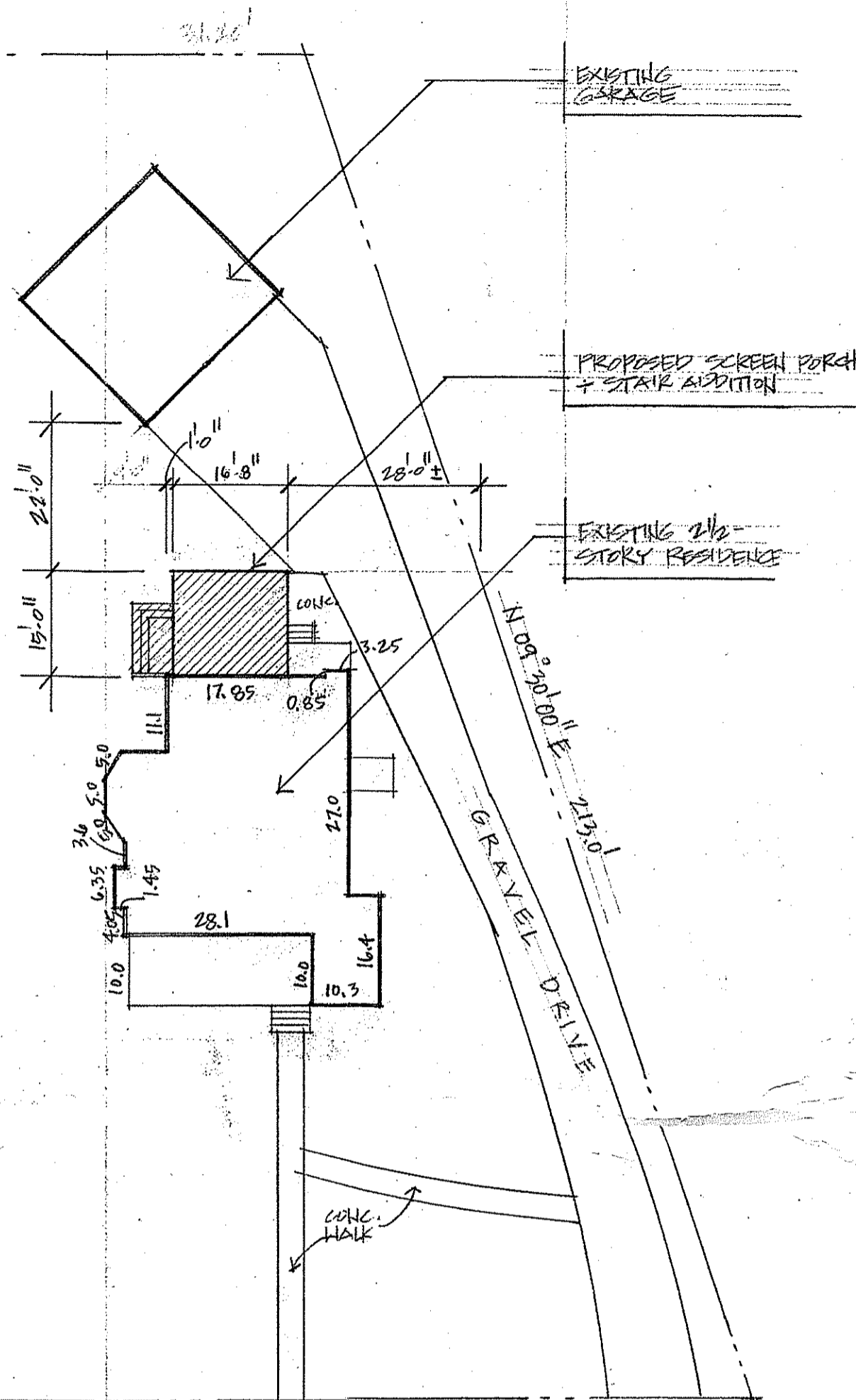
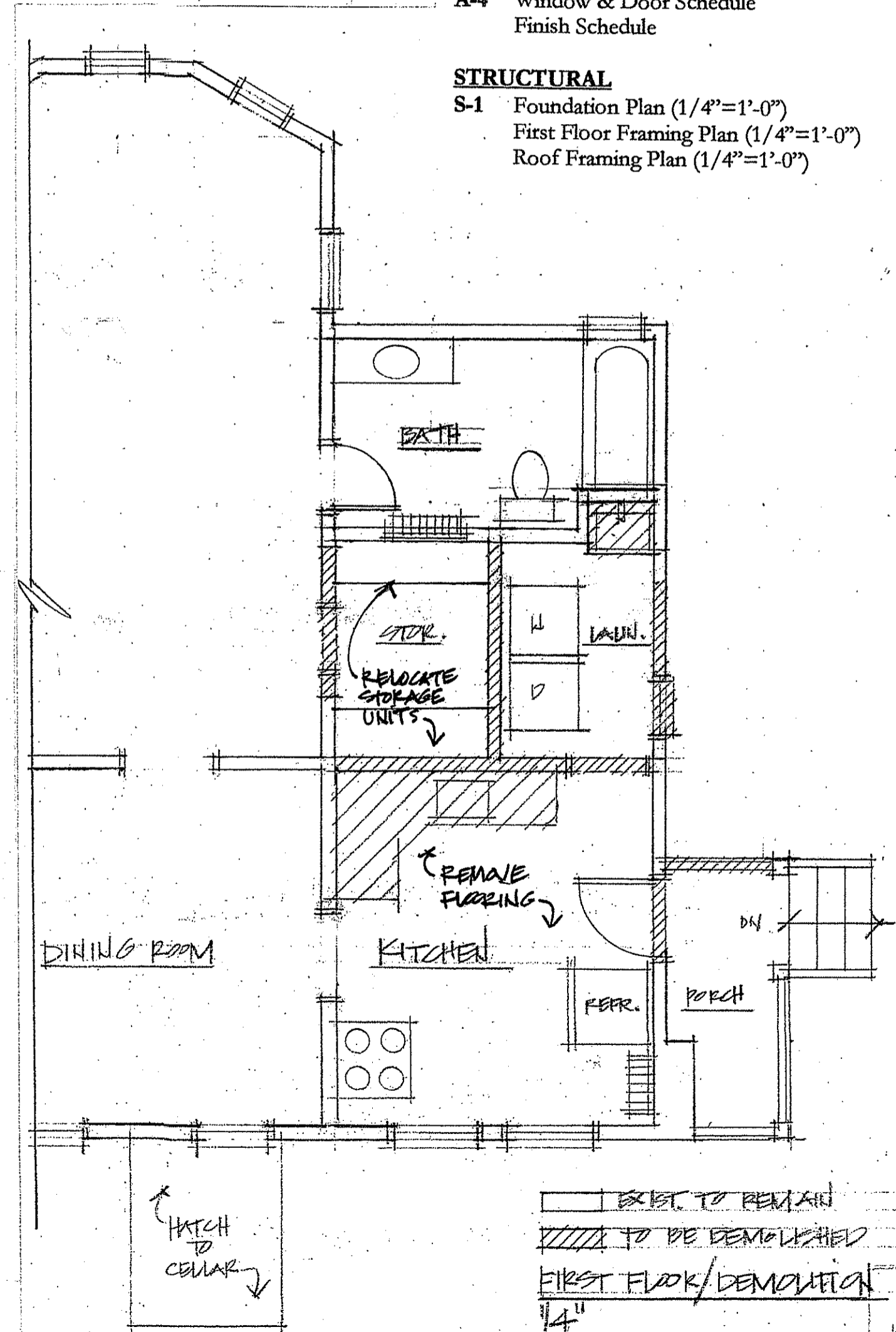
- S-1 Foundation Plan (1/4"=1'-0")  
First Floor Framing Plan (1/4"=1'-0")  
Roof Framing Plan (1/4"=1'-0")

Professional Certification:  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License #: 8221-R, Exp. Date: 7/22/10

Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

Brown Residence  
2303 Linden Lane  
Silver Spring, MD 20910

COVER



**Site Plan 1" = 20'-0"**

Plat: 12 Lot: 28 Block: 4  
Liber: 3573 Folio: 693  
Subdivision: Linden Forest  
Address: 2303 Linden Lane, Silver Spring, MD 20910

**PROJECT DESCRIPTION:**

Construct new wood screen porch (with stairs) addition on north (rear) side of residence. Renovate and expand existing kitchen and laundry room.

**RESIDENTIAL CODE NOTES:**

All construction shall be in conformance with the International Residential Code (IRC), 2006 Edition.

**AREA CALCULATIONS**

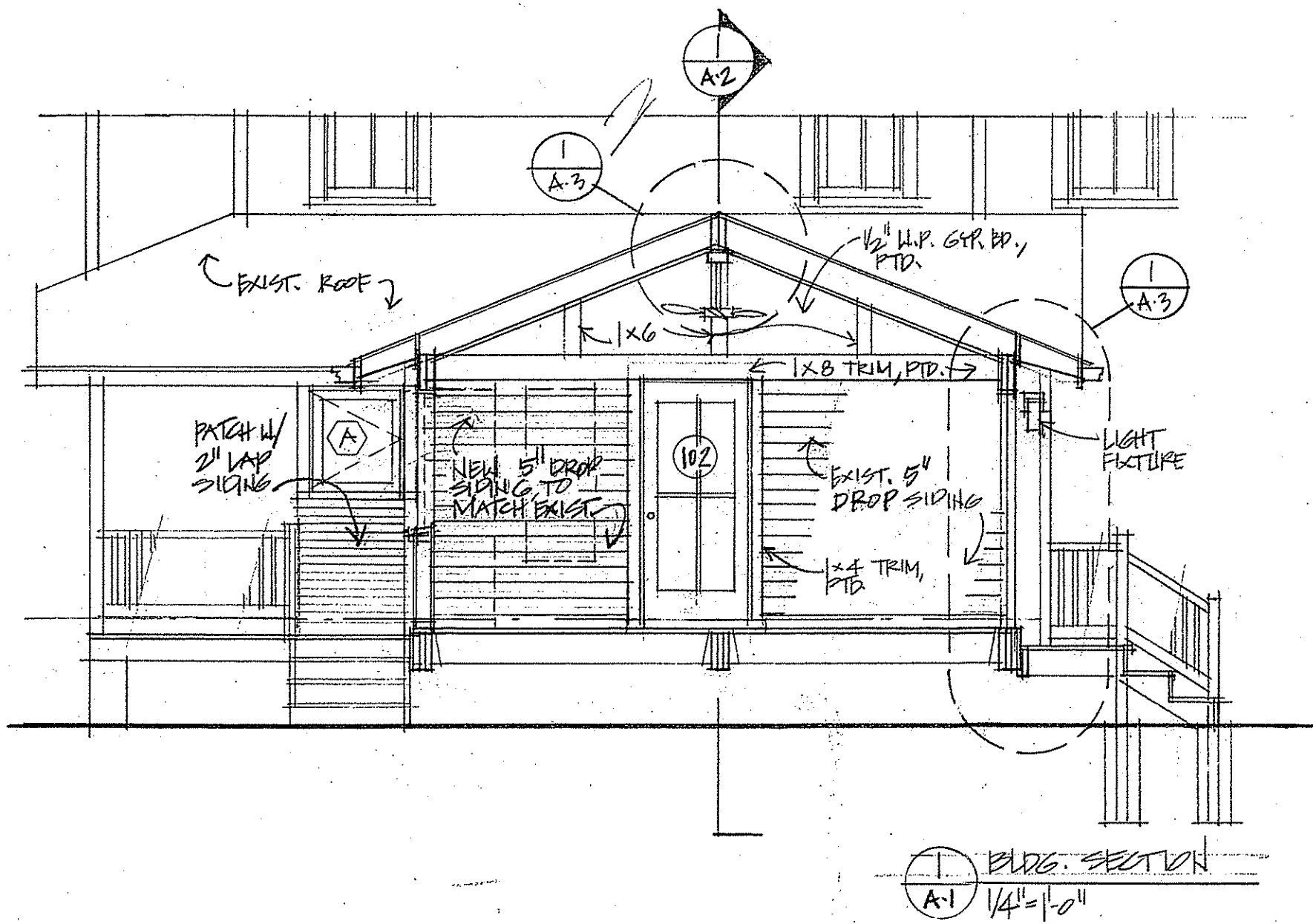
**EXISTING:**

Lot Area:	30,429 s.f.
Lot Coverage/Building Area:	2276 s.f.
% of Lot Coverage:	7.5%
Height of Structure(at front grade):	26'-0" +/-

**PROPOSED:**

Footprint Expansion (rear addition):	255 s.f.
Total Lot Coverage/Building Area:	2531 s.f.
% Lot Coverage:	8.3%
Height of Proposed Screen Porch:	12'-0" +/-

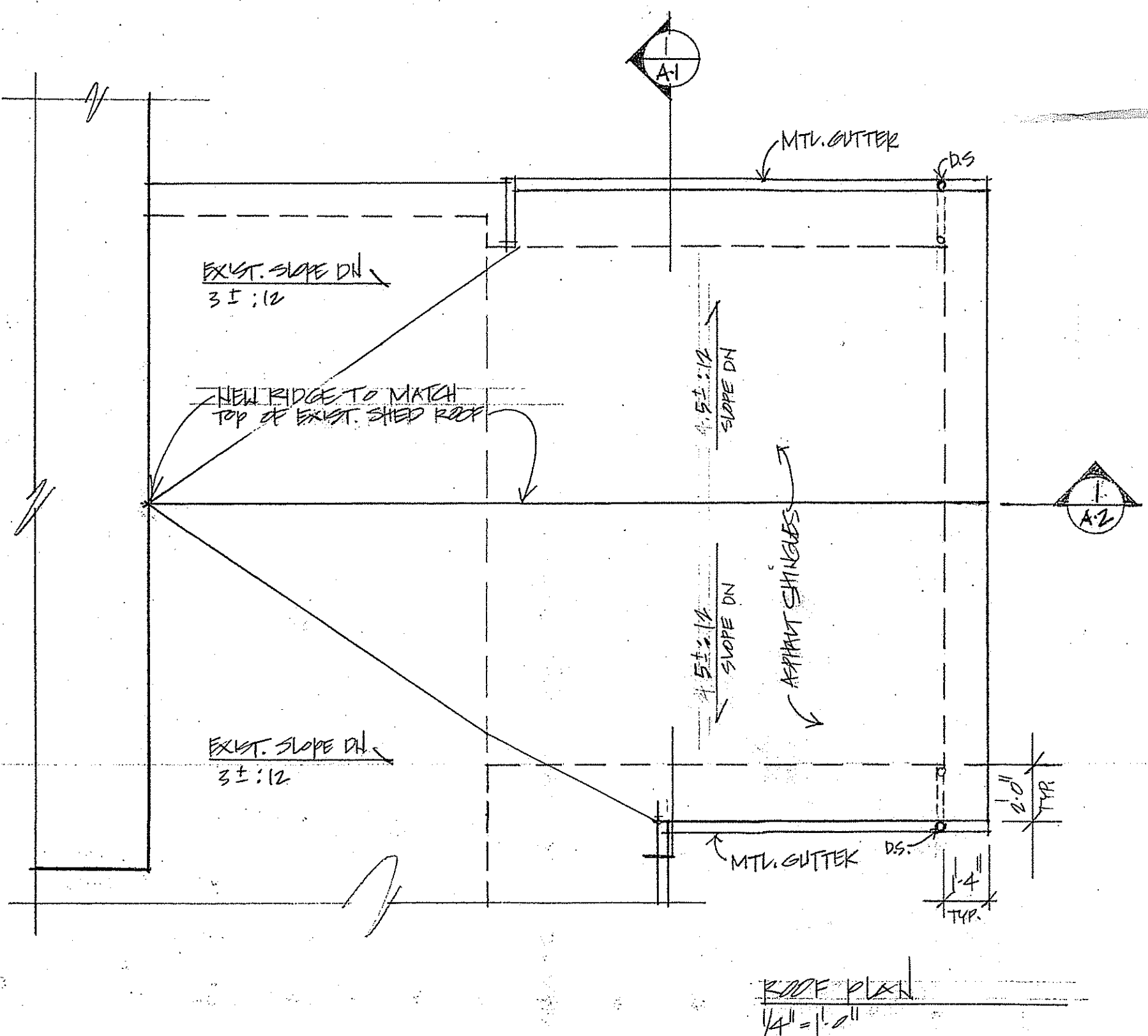
APPROVED  
Historic Preservation Commission  
10/7/09



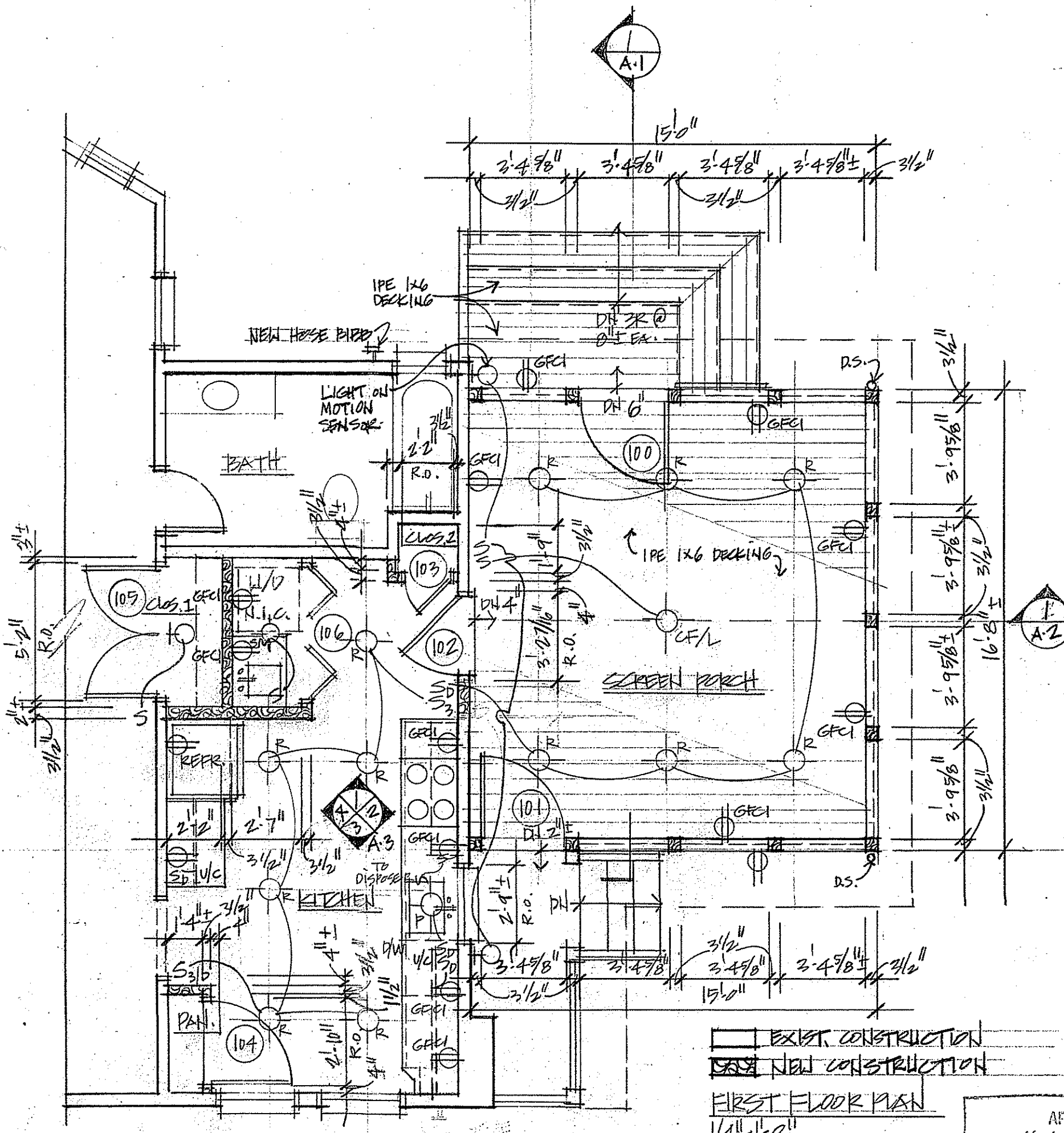
PLDG. SECTION  
A-1  
1/4" = 1'-0"

**ELECTRICAL & LIGHTING LEGEND**

- ⊕<sub>B</sub> Duplex Outlet/existing
- ⊕ Duplex Outlet/new
- ⊕<sub>A/C</sub> Duplex Outlet/new/above counter
- ⊕<sub>GFCI</sub> Duplex Outlet/new/GFCI  
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊕ Double Duplex Outlet
- ⊕<sub>F</sub> Duplex Floor Outlet
- ⊕<sub>240</sub> 240v Outlet
- ⊕<sub>EF</sub> Exhaust Fan
- ⊕<sub>EF/H</sub> Exhaust Fan/Heat
- ⊕<sub>EF/H/L</sub> Exhaust Fan/Heat/Light
- ⊕<sub>CF</sub> Ceiling Fan
- ⊕<sub>CF/L</sub> Ceiling Fan/Light
- ⊕<sub>P</sub> Pendant Light Fixture
- ⊕<sub>R</sub> Recessed Light Fixture
- ⊕<sub>R/E</sub> Recessed Light Fixture/Eyeball
- ⊕<sub>SM</sub> Surface Mounted Light Fixture
- ⊕<sub>W</sub> Wall Mounted Light Fixture/Sconce
- ⊕<sub>WP</sub> Light Fixture /Waterproof
- ⊕<sub>DSL</sub> Data/Telephone Jack
- ⊕<sub>TV</sub> Coaxial/Cable TV
- S Switch
- S<sub>D</sub> Switch/Dimmer
- S<sub>3</sub> Three-way Switch
- === T Track light
- === P "Plugmold" Power Strip  
(Model V2000 (Ivory ScuffCoat/outlets: 6" o.c.)
- === U/C Undercabinet Lights
- ⊕<sub>S.P.</sub> Smoke Detectors  
(hard-wired in dedicated circuit, interconnected,  
with battery backup)
- ⊕ Thermostat



ROOF PLAN  
1/4" = 1'-0"



EXIST. CONSTRUCTION  
NEW CONSTRUCTION  
FIRST FLOOR PLAN  
1/4" = 1'-0"

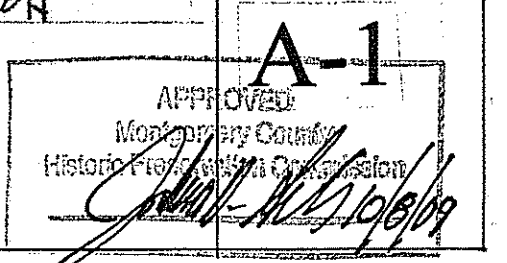


Professional Certification:  
I certify that these documents were prepared or  
approved by me, and that I am a duly licensed  
architect under the laws of the State of Maryland,  
License # 8221-R, Exp. Date: 7/22/10

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Takoma Park, MD 20912  
(301)920-0737

Brown Residence  
2303 Linden Lane  
Silver Spring, MD 20910

10.7.09





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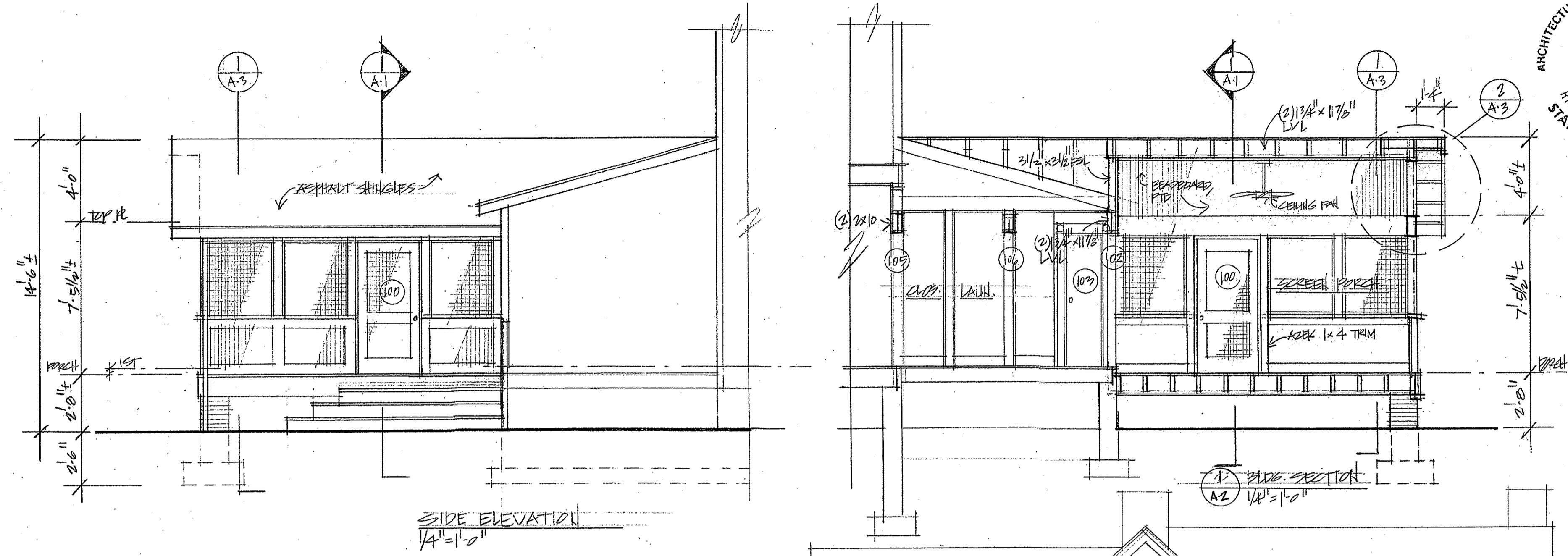
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10-7-07

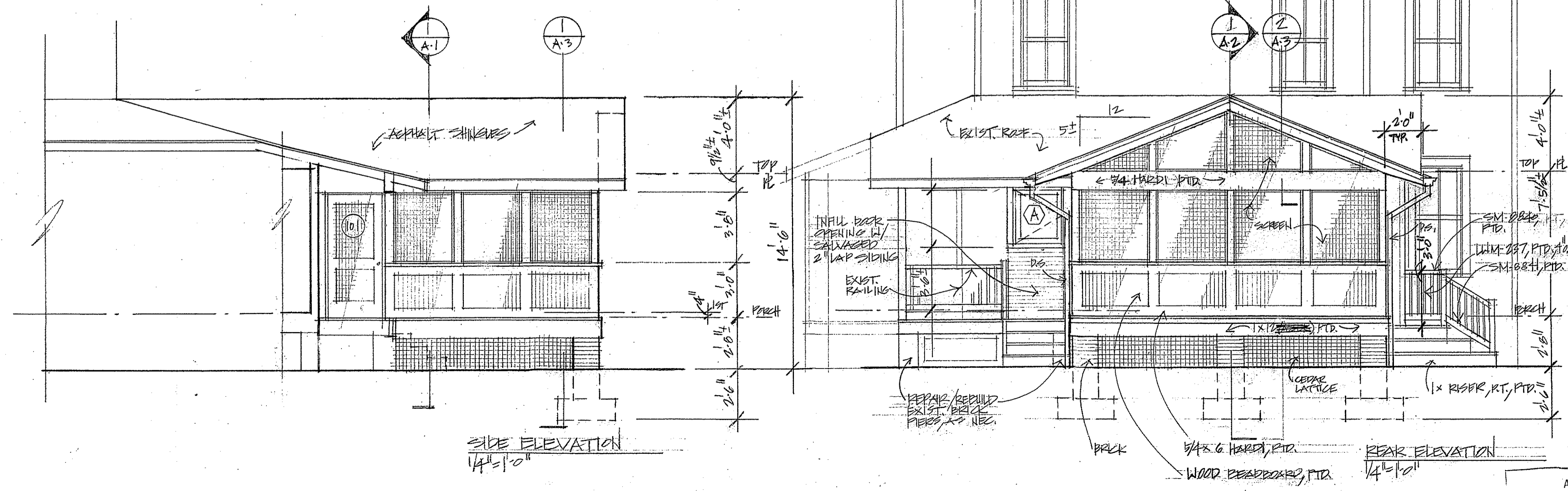
A-2

APPROVED  
 Historic Preservation Commission  
 10/7/07



SIDE ELEVATION  
 1/4" = 1'-0"

SECTION  
 1/4" = 1'-0"



SIDE ELEVATION  
 1/4" = 1'-0"

REAR ELEVATION  
 1/4" = 1'-0"

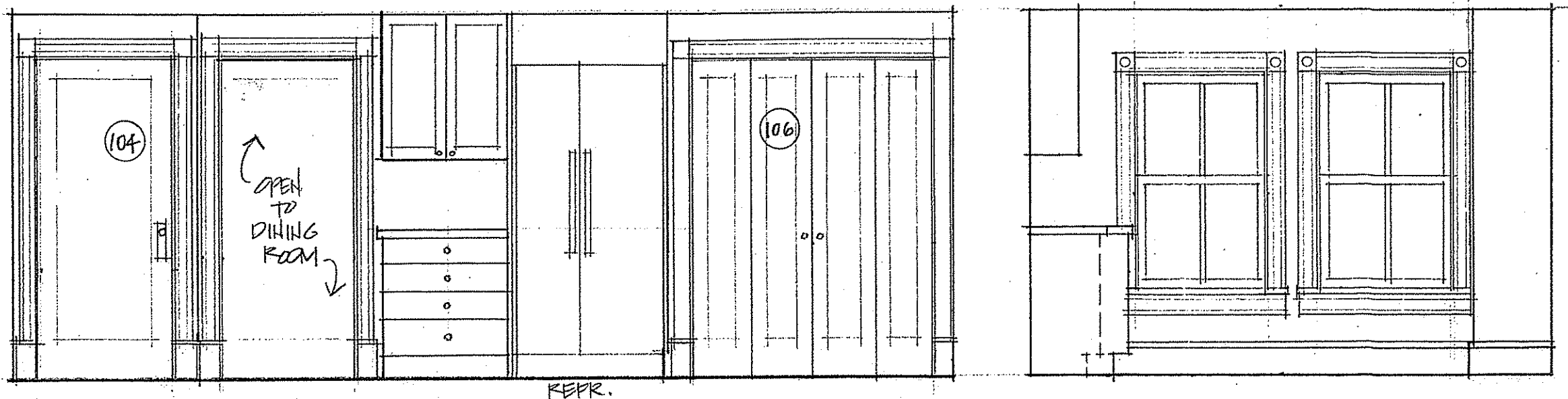
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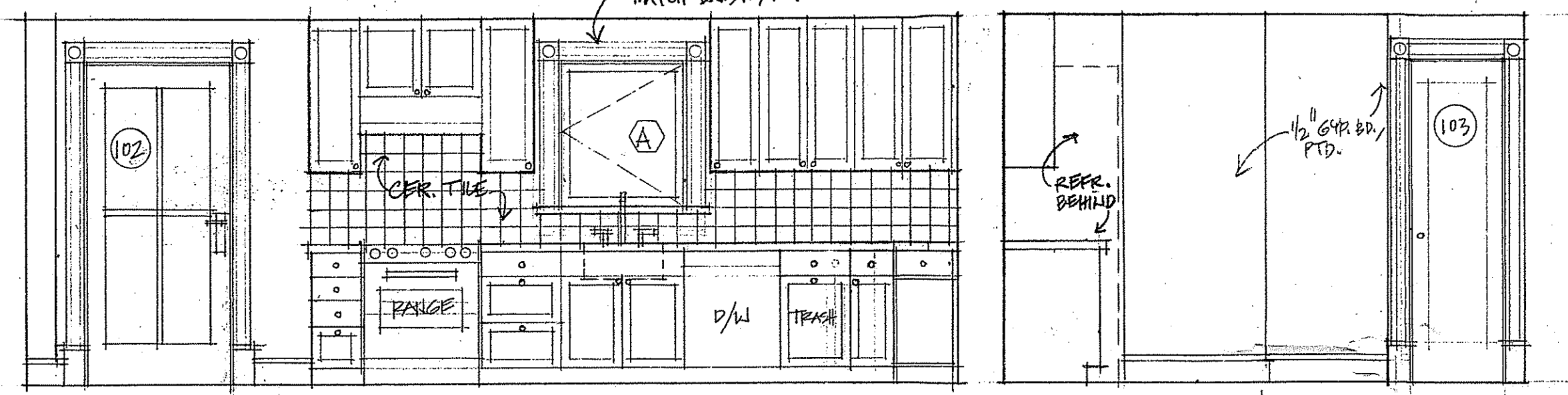
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A-3



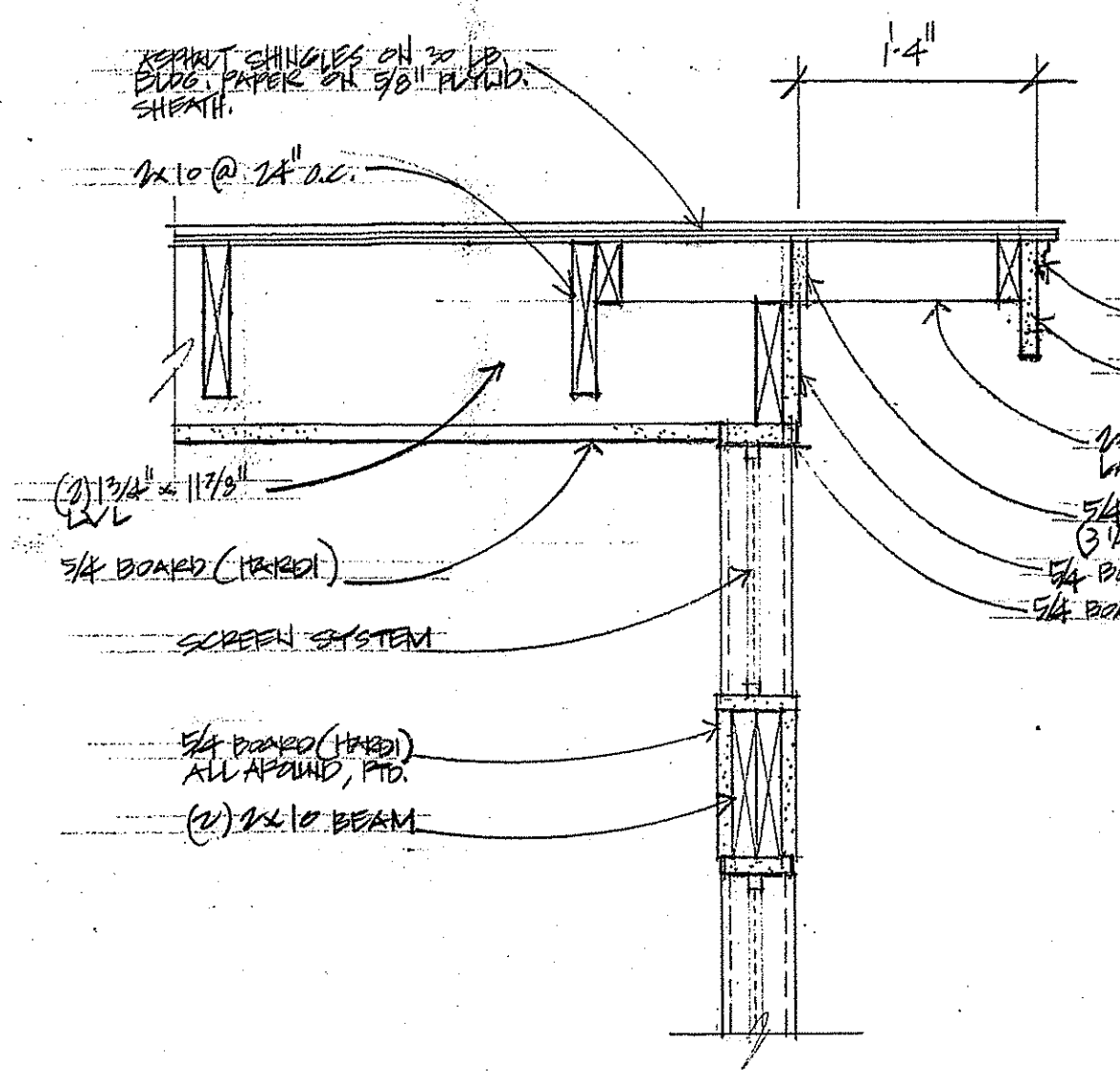
4 KITCHEN ELEV.  
A-3 3/8"=1'-0"

3 KITCHEN ELEV.  
A-3 3/8"=1'-0"

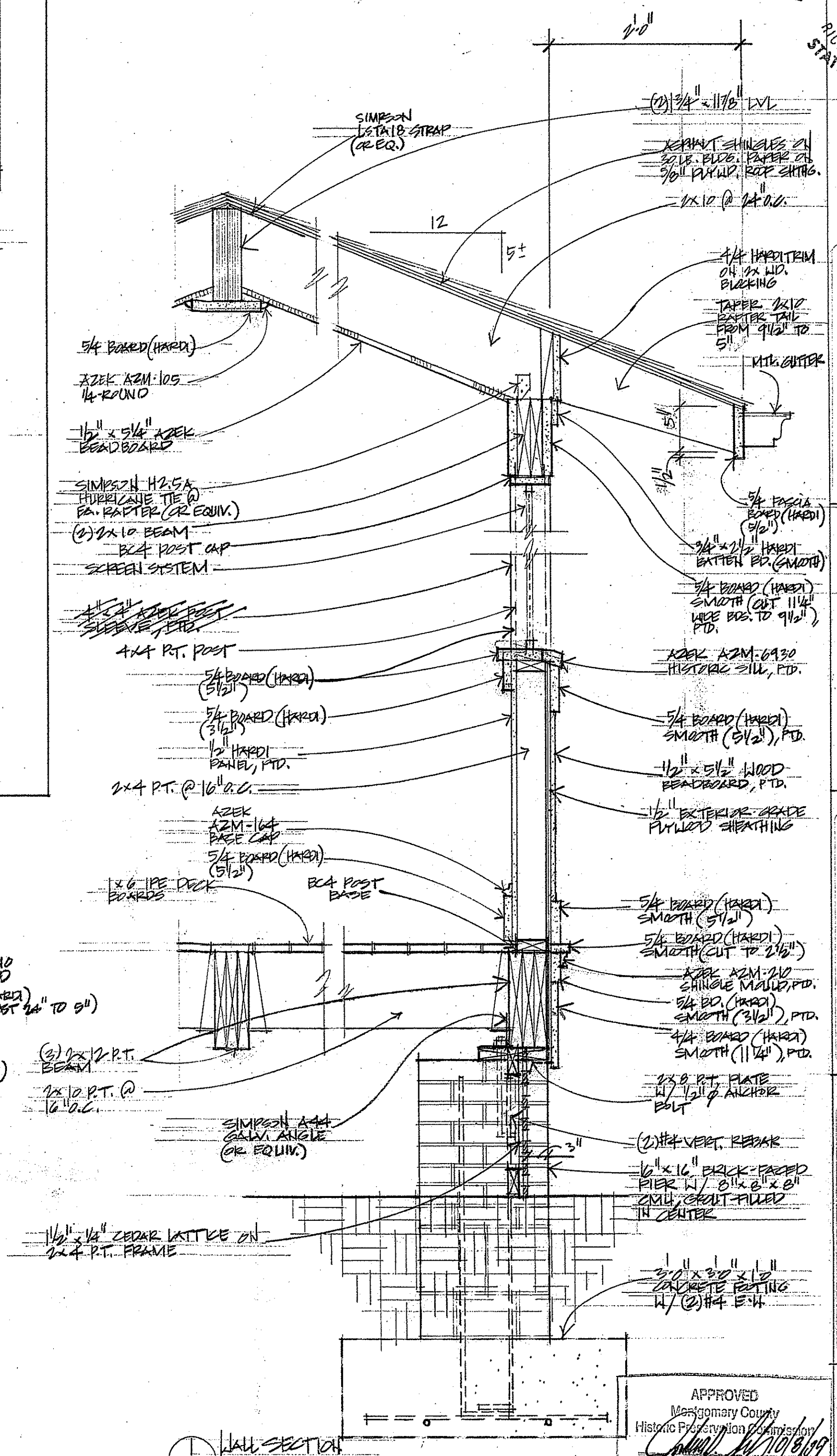


2 KITCHEN ELEV.  
A-3 3/8"=1'-0"

1 KITCHEN ELEV.  
A-3 3/8"=1'-0"



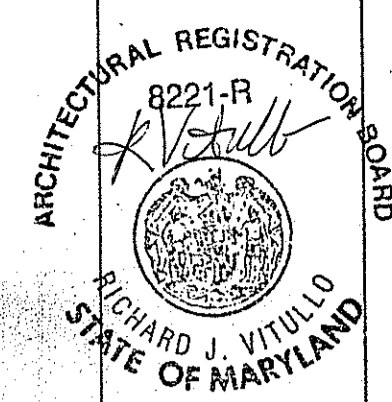
2 RAKE SECTION  
A-3 1"=1'-0"



1 WALL SECTION  
A-3 1"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
[Signature]





Professional Certification:  
I certify that these documents were prepared or  
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Silver Spring, MD 20910

A-4

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 10/18/09

FINISH SCHEDULE																		
FIRST FLOOR																		
Room	FLOORS	Finish	FLOOR COVERING		BASE		WINDOW / DOOR TRIM				WALLS		CEILING		Ceiling Height	Area +/- (Sq.Feet)	Remarks	
	Material		Material	Finish	Material	Finish	Jamb Material	Window Apron Material	Head Material	Plinth Block	Finish	Material	Finish	Material	Finish			
Screen Porch	1 x 6 ipe decking	marine oil	none	none	1 x 6 HardiTrim	Paint	1 x 4 HardiTrim	1 x 4 HardiTrim	1 x 4 HardiTrim	5/4 x 8 HardiTrim (9" tall)	Paint	1/2-inch HardiPanel	Paint	Beadboard	Paint	Varies from 7'-5" to 10'-9"	232	In upper corners of door & window trim, add SM-20 rosette
Kitchen	Maintain exist. subfloor; patch as needed/ 3/4" hardwood flooring	Water-based low-VOC polyurethane	none	none	Match existing	Paint	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	Match existing (9" tall)	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	7'-7" +/-	184	In upper corners of door & window trim, add SM-20 rosette
Pantry	Maintain exist. subfloor; patch as needed/ 3/4" hardwood flooring	Water-based low-VOC polyurethane	none	none	Match existing	Paint	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	Match existing (9" tall)	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	7'-7" +/-	5	In upper corners of door & window trim, add SM-20 rosette
Closet 1	Maintain exist. flooring; patch as needed	Water-based low-VOC polyurethane	none	none	Match existing	Paint	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	Match existing (9" tall)	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	7'-7" +/-	11	In upper corners of door & window trim, add SM-20 rosette
Closet 2	Maintain exist. subfloor; patch as needed/ 3/4" hardwood flooring	Water-based low-VOC polyurethane	none	none	Match existing	Paint	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	Match existing (9" tall)	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	7'-7" +/-	4	In upper corners of door & window trim, add SM-20 rosette
Laundry	Maintain exist. subfloor; patch as needed/ Ceramic Tile	n/a	none	none	Match existing	none	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	SM-7 (4 1/2" Capitol Hill Casing)	Match existing (9" tall)	n/a	1/2-inch water-resistant gypsum board	Paint	1/2-inch water-resistant gypsum board	Paint	7'-7" +/-	14	In upper corners of door & window trim, add SM-20 rosette

WINDOW SCHEDULE						Manufacturer- Windows: Marvin											
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size (Total s.f.)	U-value Total Unit	Egress window	Quant.	Remarks		
A	WCM 3236	3'-0 1/16" (3'-0 9/16" R.O.)	2'-8" (2'-9" R.O.)	4 9/16-inch (std.)	casement /wood interior & exterior	Insulating Low E II glass	None	n/a	yes	n/a	10	0.33	NO	1	Operable (right-hand hinged)		
SUBTOTAL											10 s.f.	0.33		1 units			
DOOR SCHEDULE						Manufacturer- Doors: Marvin, ThermoTru, or TBD											
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size/Total (s.f.)	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks		
100	TBD	6'-8" (6'-9" R.O.)	3'-0"	2 1/2-inch wall	Screen Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	Screen Door		
101	TBD	6'-8" (6'-9" R.O.)	3'-0"	3 1/2-inch wall	Screen Door	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	Screen Door		
102	Marvin WJWFD 3066	6'-10" (6'-10 1/2" R.O.)	3'-1 7/16" (3'-2 7/16" R.O.)	4 9/16-inch (std.)	Wood Entry Door	Tempered Insulating Low E II glass	ADL	4 equal divisions	NO	n/a	18.2	0.33	X R	1	Exterior Door		
103	TBD	6'-8" (6'-9" R.O.)	2'-0" (2'-2" R.O.)	3 1/2-inch wall	New pre-hung solid wood, raised-panel, paint-grade	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Outswing/ right-hinged	1	Interior Door (match existing)		
104	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	3 1/2-inch wall	New pre-hung solid wood, raised-panel, paint-grade	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Outswing/ left-hinged	1	Interior Door (match existing)		
105	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-6" swing doors / 5'-0" (5'-2" R.O.)	3 1/2-inch wall	New pre-hung solid wood, raised-panel, paint-grade	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Outswing/ right- and left-hinged	1 pair	Interior Door (match existing)		
106	TBD	6'-8" (6'-9" R.O.)	Pair of 2'-6" Bifold doors / 5'-0" (5'-2" R.O.)	3 1/2-inch wall	New pre-hung solid wood, raised-panel, paint-grade	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Outswing/ right- and left-hinged	1 pair	Interior Door (match existing)		
SUBTOTALS														7 pre-hung units			
TOTALS											18.2 s.f.	0.33 avg.		8 units			

10-7-09



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	2303 Linden Lane, Silver Spring	<b>Meeting Date:</b>	9/23/2009
<b>Resource:</b>	Outstanding Resource Linden Historic District	<b>Report Date:</b>	9/16/2009
<b>Applicant:</b>	Jane Brown (Rick Vitullo, Architect)	<b>Public Notice:</b>	9/9/2009
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>PROPOSAL:</b>	Rear screen porch addition	<b>Staff:</b>	Josh Silver

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within The Linden Historic District  
**STYLE:** Queen Anne  
**DATE:** c1890

**PROPOSAL:**

All proposed work is confined to the rear elevation of the house. The applicant is proposing to construct a new, 15' x 17' rear screen porch enclosure at the subject property. The proposed porch enclosure will be confined to the rear elevation and attach to an original section of the house that contains evidence of a wooden siding treatment that is inconsistent with the original lap siding of the historic massing. The proposed work also includes the removal of one non-original wooden door from the rear elevation and the installation of a new wooden casement window and wooden siding infill in the same location. A new wooden door will be installed in the altered rear wall plane of the house. The new door will provide access to a redesigned kitchen area.

Material treatments for the proposed porch enclosure include an asphalt shingle roof, wooden beadboard knee walls, wooden screen panels and doors, and a new wooden landing and staircase on the left (west) side of the proposed porch enclosure.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Linden Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

*Montgomery County Code; Chapter 24A*

- (a) 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, 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.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (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; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

*Secretary of the Interior's Standards for Rehabilitation:*

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will 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.

**STAFF DISCUSSION**

Staff supports the proposed construction of a rear screen porch enclosure at the subject property. The proposed work is consistent with Chapter 24A-8(b) (1) & (2) and *The Secretary of the Interior's Standards for Rehabilitation* Nos. 9 and 10.

The proposed location of the porch at the rear of the house allows the original proportions and character of the house to remain prominent and mitigates any impact on the streetscape of the historic district. The size and material treatments of the addition are compatible in scale and character with the primary structure. The roof form and slope of the addition is in character and subordinate to the historic massing. The proposed porch design maintains the original corners of the house and preserves the existing open style porch located on the rear northeast corner of the house.

Staff supports the proposed door and window alterations in the rear wall of the existing house. These modifications are confined to the rear elevation of the house and cumulatively present no threat to preserving the essential form of the house. The proposed door installation is in a section of the house that has been altered by an early modification. The proposed removal of the existing non-original door and installation of a wooden casement window and wooden siding infill will have no impact on the streetscape of the historic district.

The proposed work is also in keeping with guidance for the design of new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

- 17.1 Preserve an older addition that has achieved historic significance in its own right
- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) & (2);

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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; or

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;



I-C

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICHARD VITULLO  
Daytime Phone No.: (301) 920-0737

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JANE BROWN Daytime Phone No.: 301 589-0808  
Address: 2303 LINDEN LANE SILVER SPRING MD 20910  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 2303 Street: LINDEN LANE  
Town/City: SILVER SPRING Nearest Cross Street: WARREN ST.  
Lot: 28 Block: 4 Subdivision: LINDEN FOREST  
Liber: 3573 Folio: 693 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Tear  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  AC  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 50,000.00  
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.

R. Vitullo  
Signature of owner or authorized agent

9-1-09  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 520245 Date Filed: 9/1/09 Date Issued: \_\_\_\_\_  
*Emc*

A/P 520245

**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:

OUTSTANDING RESOURCE WOOD FRAME RESIDENCE

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

CONSTRUCT NEW SCREEN PORCH AT REAR OF RESIDENCE IN SAME STYLE + USING SAME ELEMENTS OF EXISTING RESIDENCE

**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**

If you are proposing construction adjacent to or within the dropline 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.

6

APP 520245

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> JANE BROWN 2303 LINDEN LANE SILVER SPRING, MD 20912	<b>Owner's Agent's mailing address</b> RICHARD J. VITULLO AIA Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912 (301)920-0737
<b>Adjacent and confronting Property Owners mailing addresses</b>	
H. BARRI. CHABUK 2309 LINDEN LANE SILVER SPRING, MD 20910	BRETT WENDLING LISA DICKSON 9402 WARREN ST. SILVER SPRING, MD 20910
MATTHEW + SARA CLASH-DREXLER 9404 WARREN ST. SILVER SPRING, MD 20910	

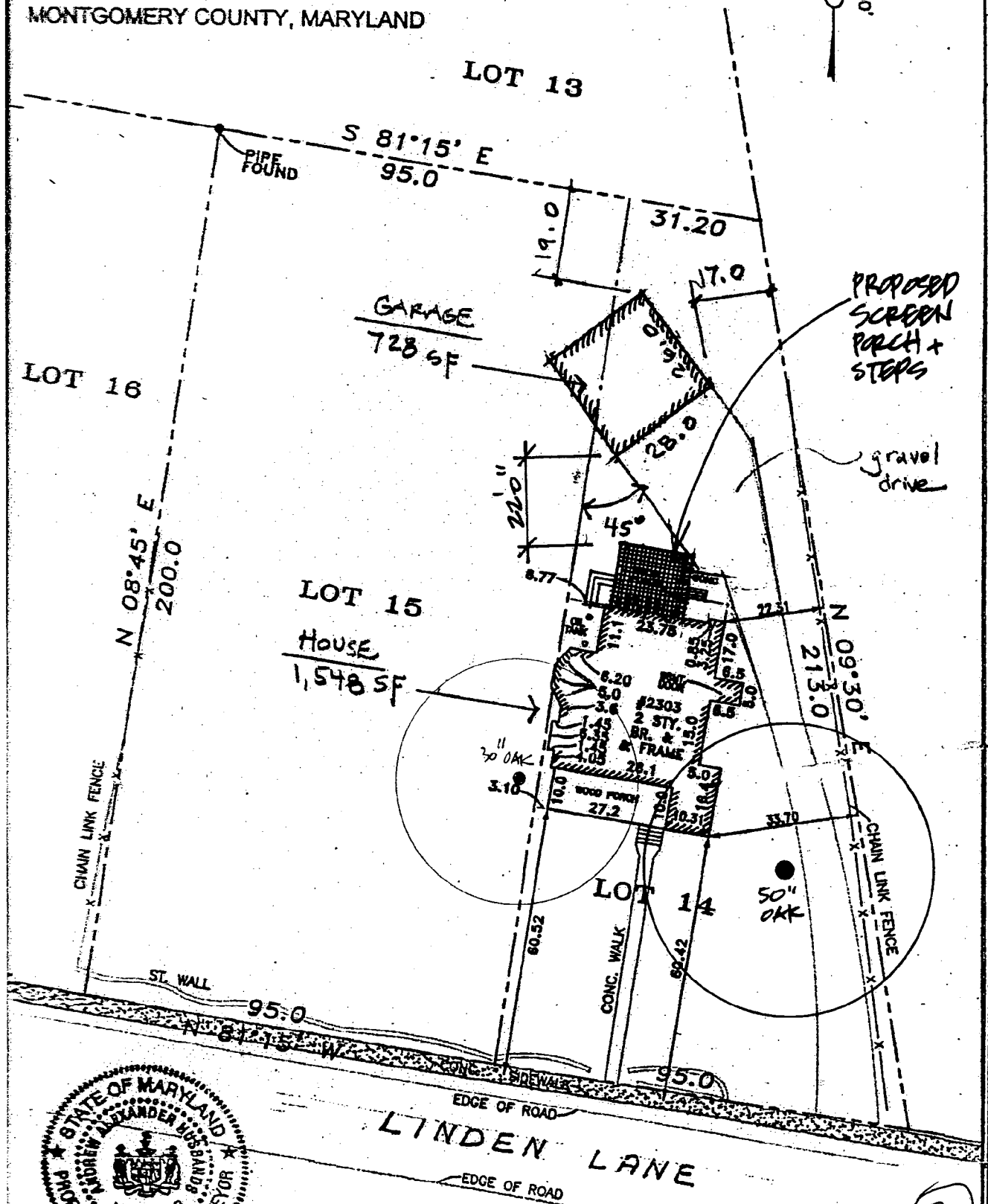
# LOCATION SURVEY

LOTS 14 & 15 BLOCK 4  
# 2303 LINDEN LANE  
LINDEN FOREST  
13 ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SITE AREA

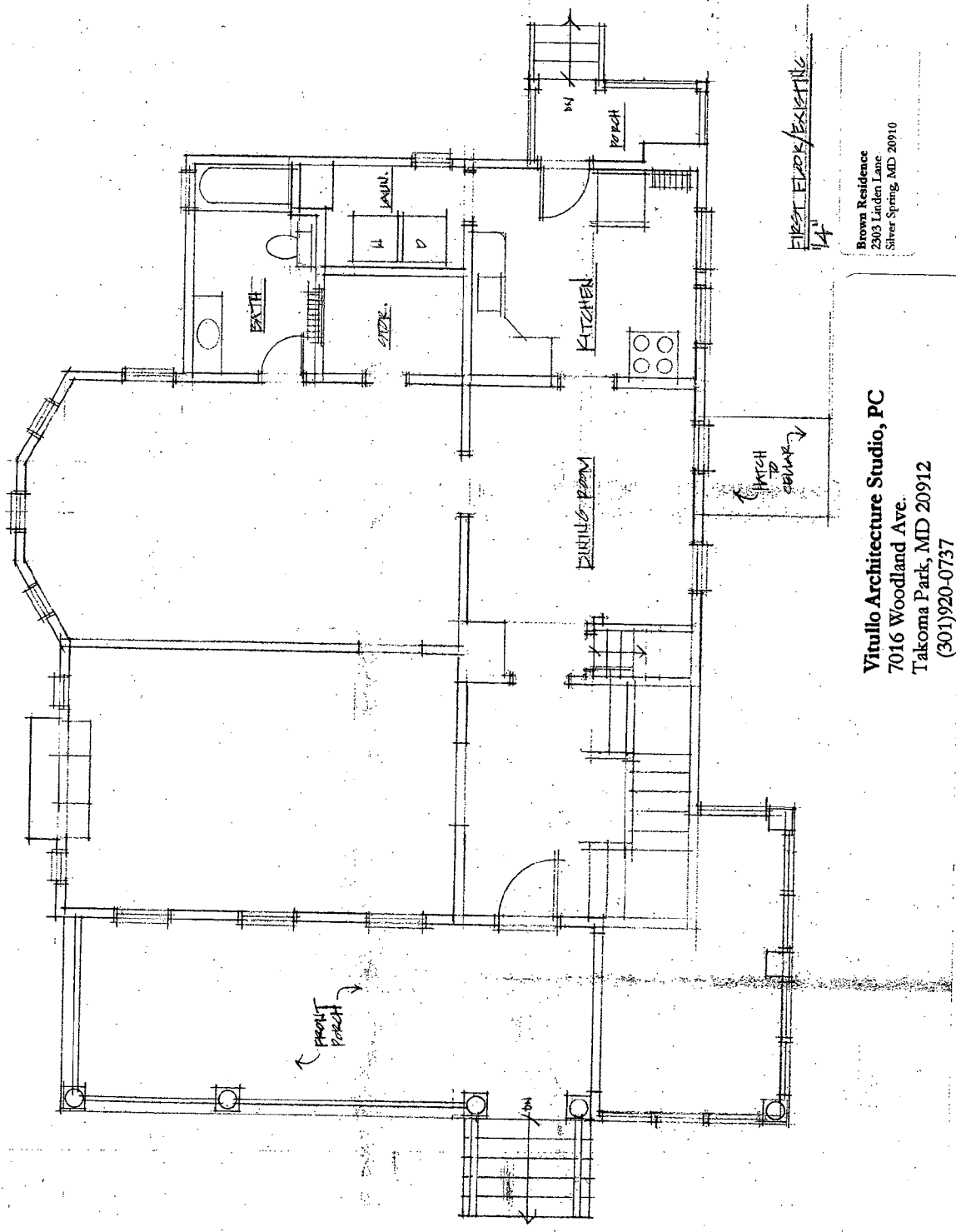
30,429 SF

SCALE: 1" = 30'



8



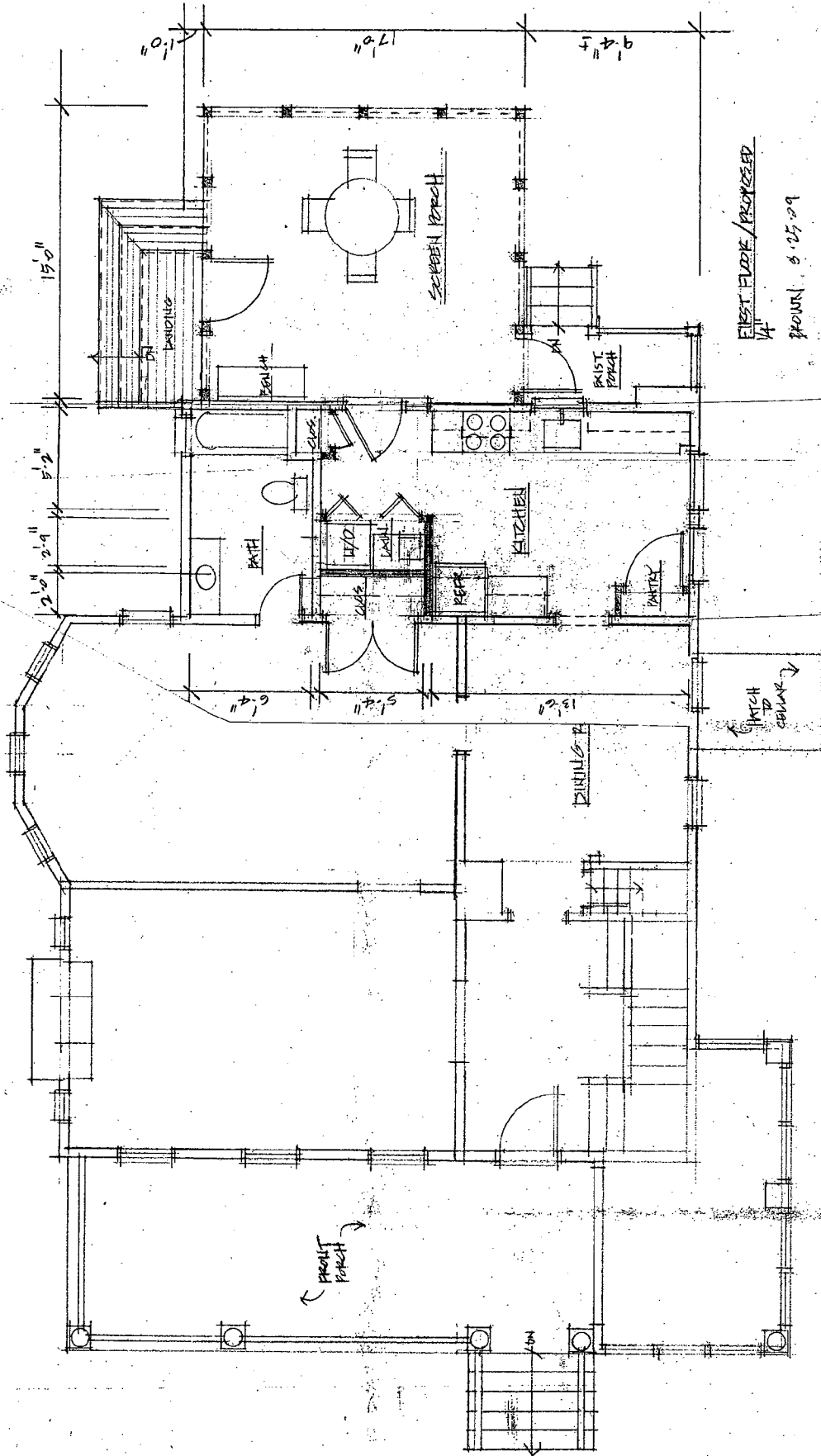


Brown Residence  
 203 Linden Lane  
 Silver Spring, MD 20910

Vitullo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

9-1-09

9

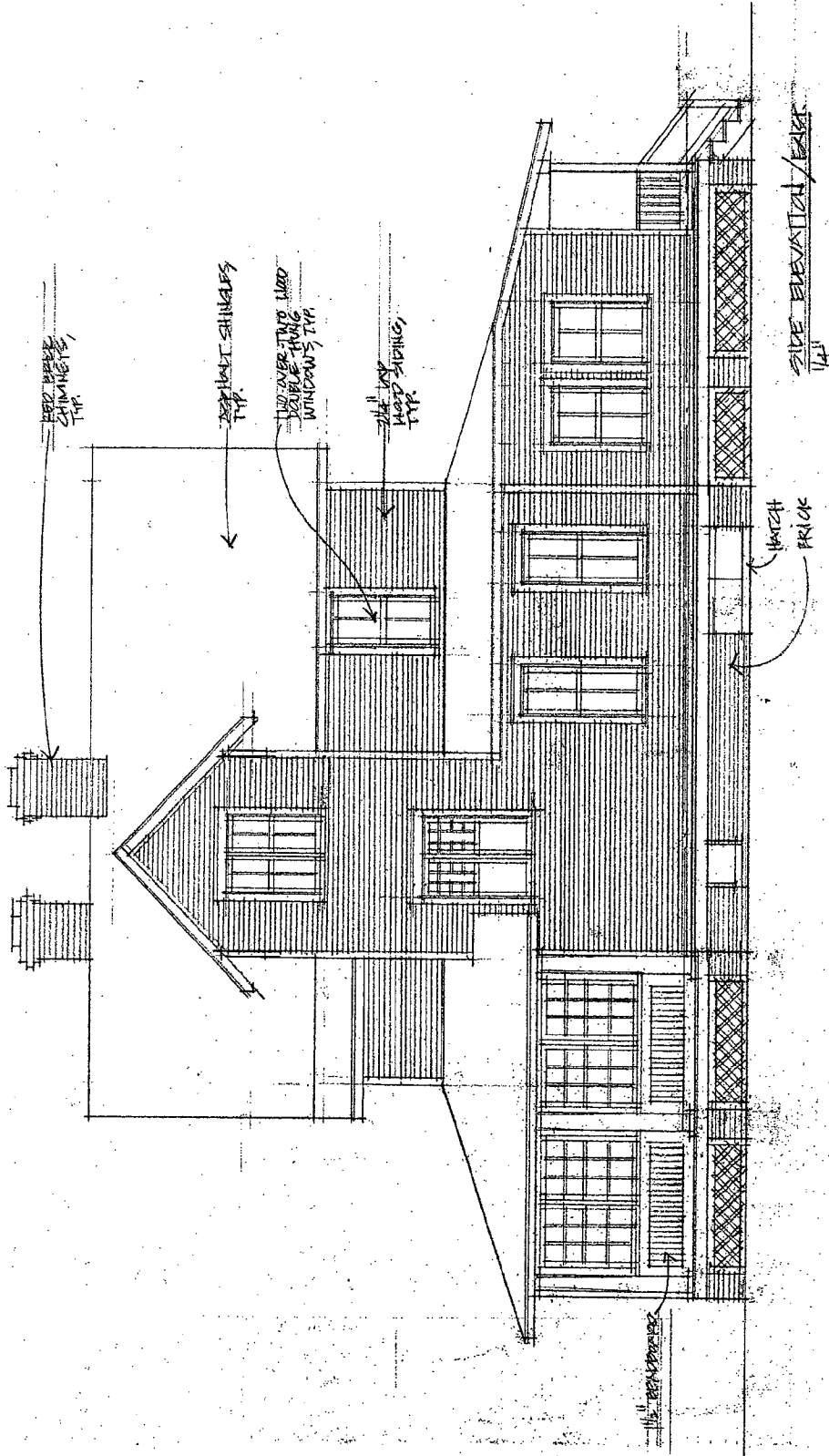


Brown Residence  
 2303 Linden Lane  
 Silver Spring, MD 20910

Vitullo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

9.1.09

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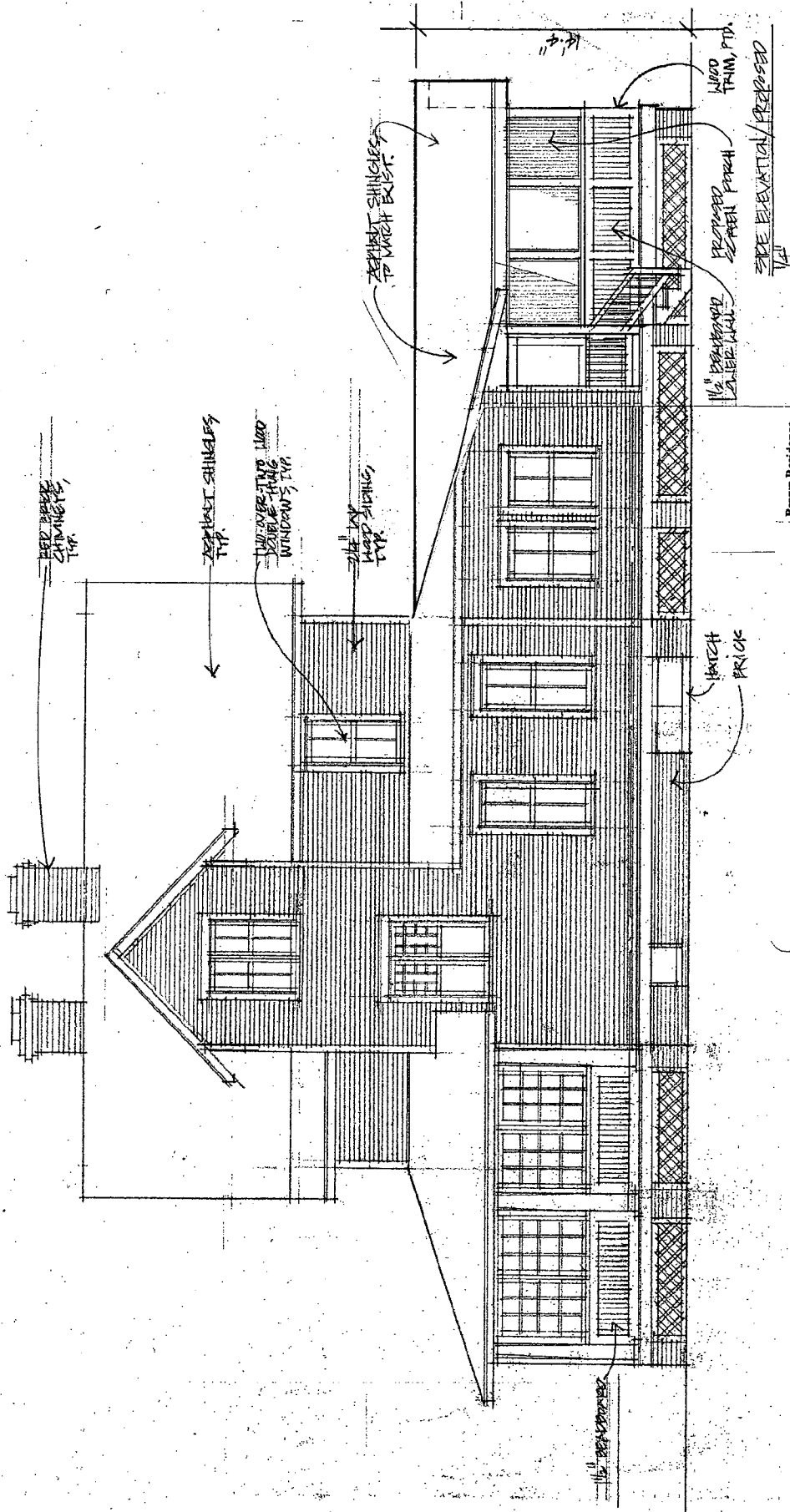


Brown Residence  
 2303 Linden Lane  
 Silver Spring, MD 20910

**Vitullo Architecture Studio, PC**  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301) 920-0737

9-1-09



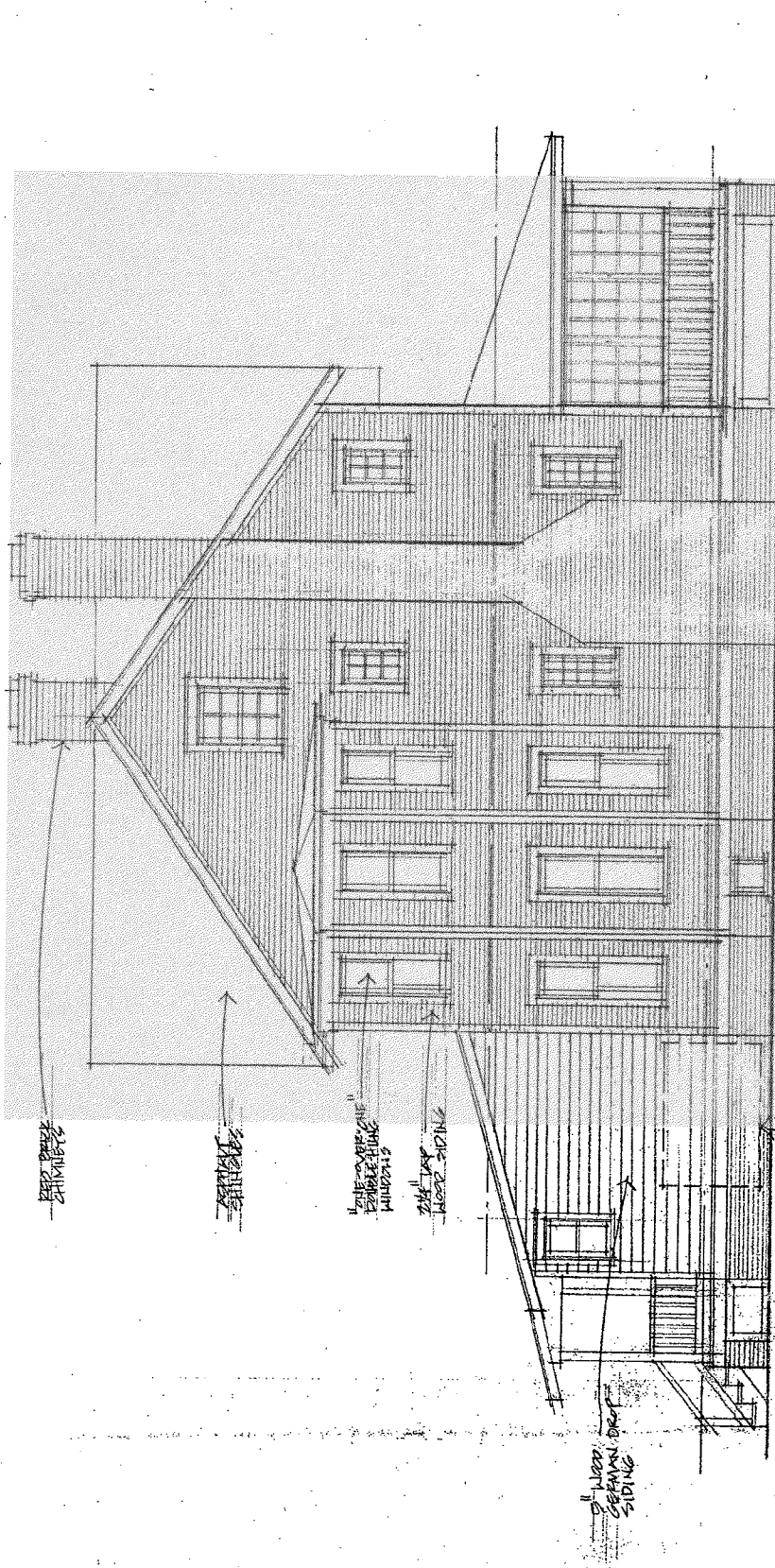


Brown Residence  
 2303 Linden Lane  
 Silver Spring, MD 20910

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 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

9-1-09

12



SIDE ELEVATION / WEST

Brown Residence  
2303 Linden Lane  
Silver Spring MD 20910

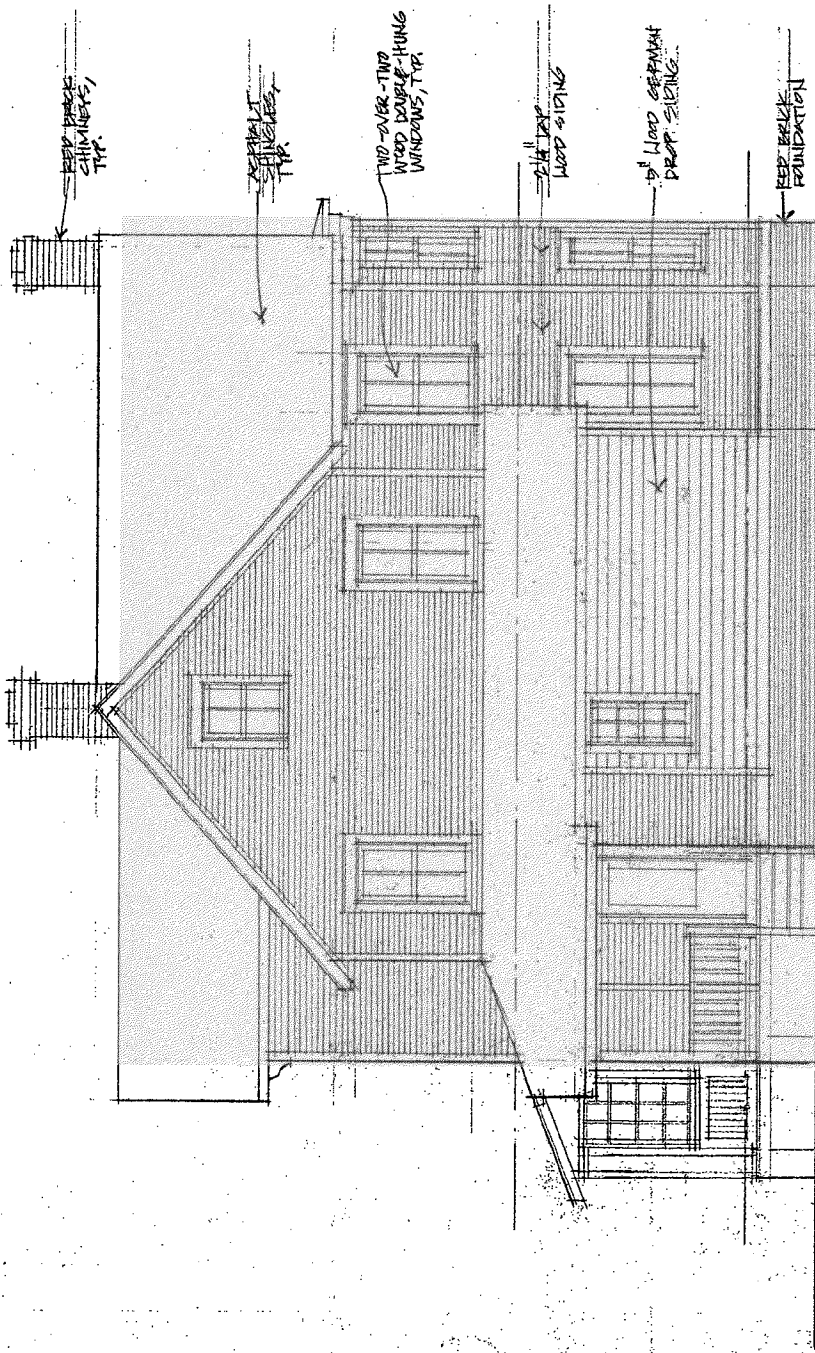
**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

9-1-09

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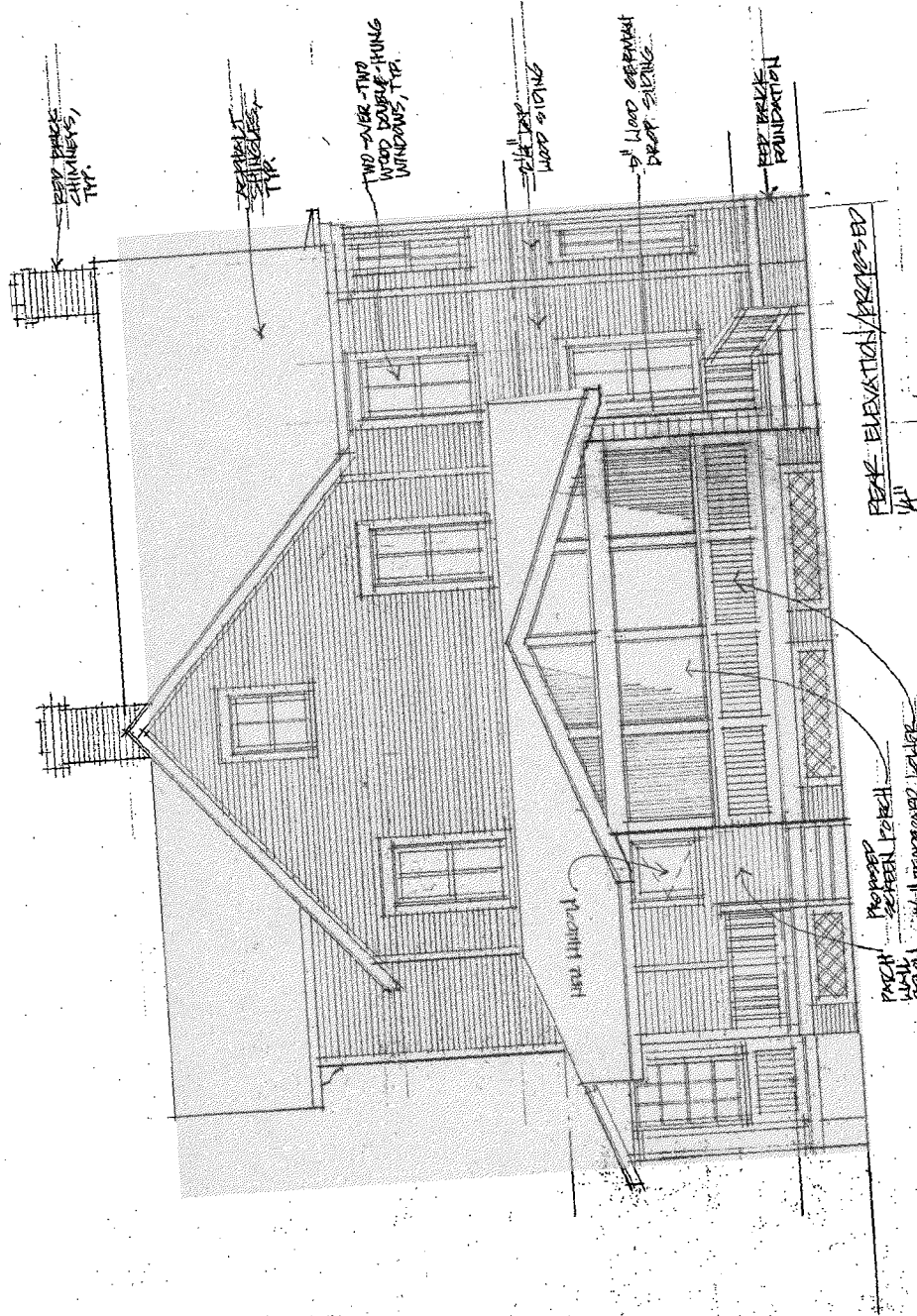
~~FRONT ELEVATION / FRONT~~

Brown Residence  
2903 Linden Lane  
Silver Spring, MD 20910

Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

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9-1-09

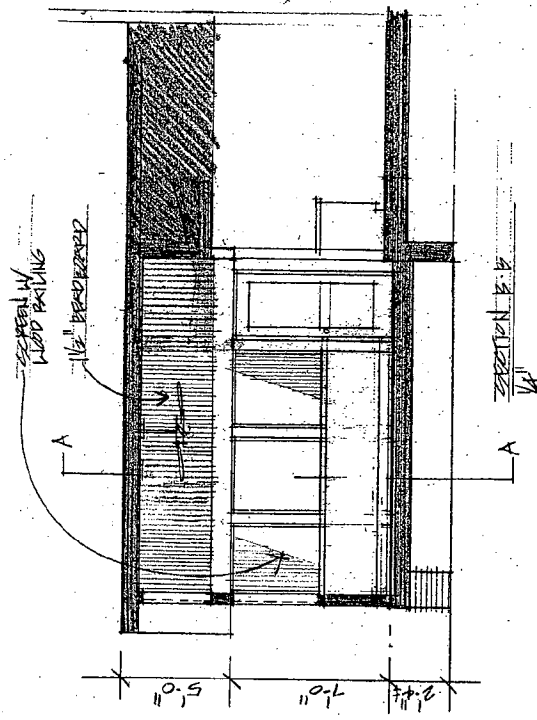
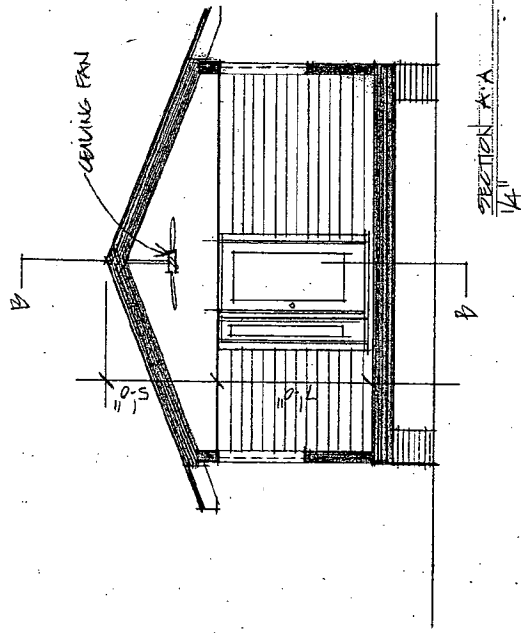


Brown Residence  
 2303 Linden Lane  
 Silver Spring, MD 20910

Vitullo Architecture Studio, PC  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

9-1-09

16



9-(-09

**Brown Residence**  
 2303 Linden Lane  
 Silver Spring, MD 20910

**Vitulo Architecture Studio, PC**  
 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)920-0737

17

2303 Linden Lane, Silver Spring  
Linden Historic District





A/P 520215



LEFT FRONT (VIEWED FROM RIGHT-OF-WAY)



RIGHT FRONT (VIEWED FROM RIGHT-OF-WAY)

**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

9-1-09

19

PROPOSED  
SCREEN PORCH  
TO BE BUILT HERE



REAR ELEVATION



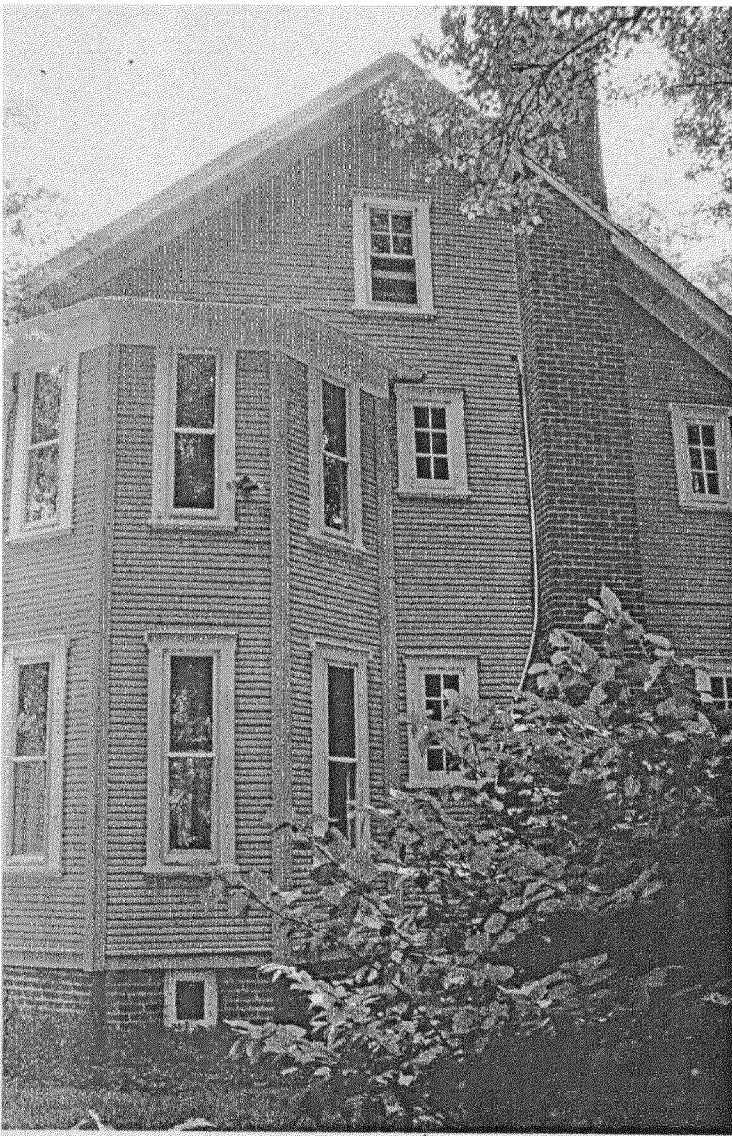
FRONT ELEVATION

9-1-09

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

20





SIDE ELEVATION

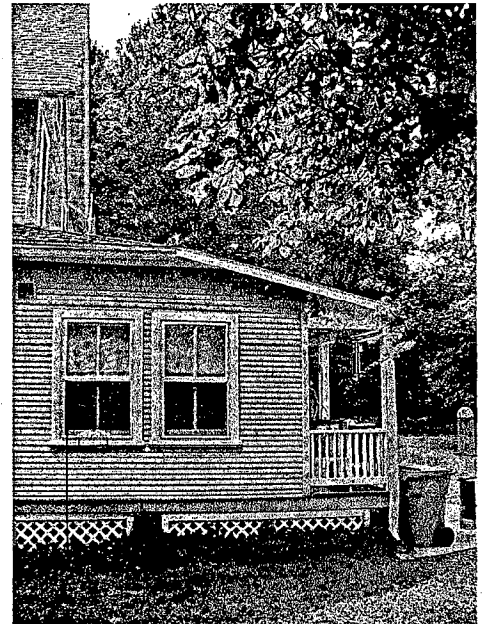
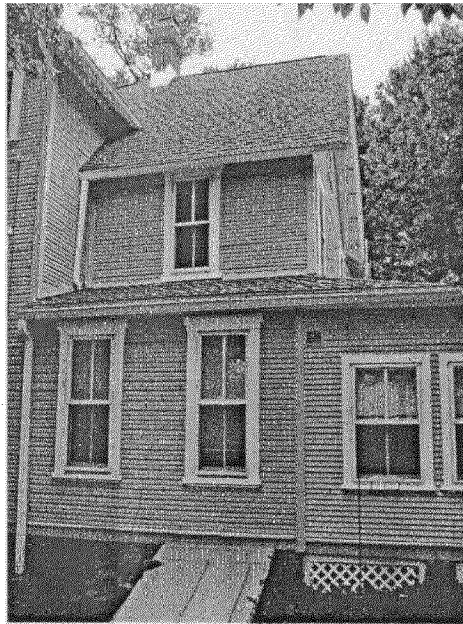
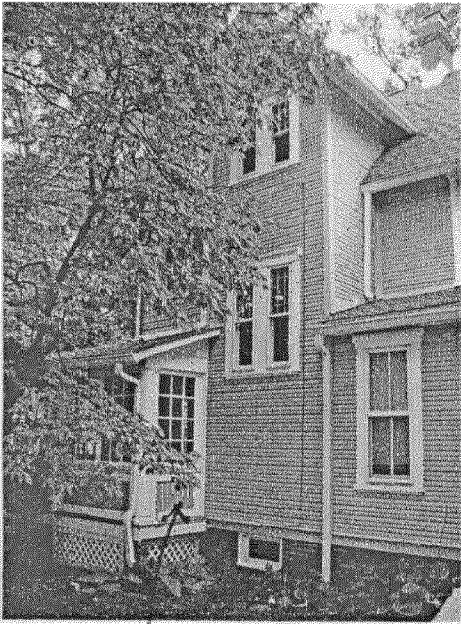


SIDE ELEVATION

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

9.1.09

21



COMPLETE SIDE ELEVATION

EXISTING  
1 1/2" BEADBOARD BELOW WINDOW  
(NEW PORCH TO MATCH)

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

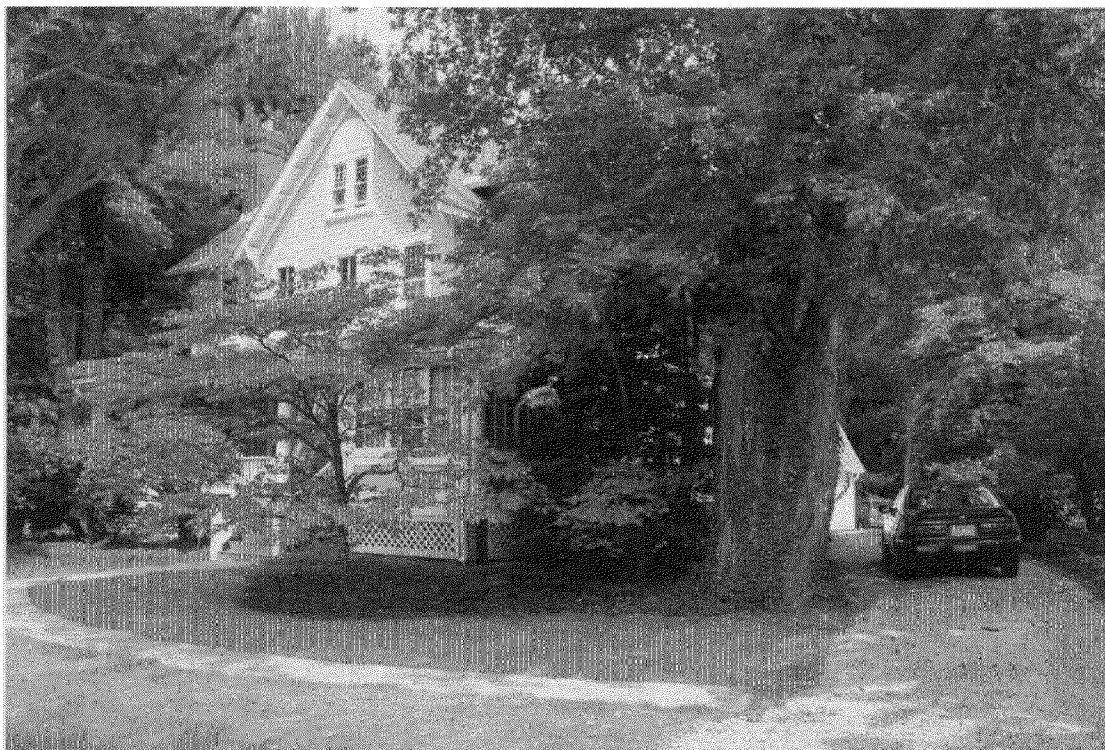
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22

ALP 520245



LEFT FRONT (VIEWED FROM RIGHT-OF-WAY)



RIGHT FRONT (VIEWED FROM RIGHT-OF-WAY)

**Vitullo Architecture Studio, PC**  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

9-1-09



PROPOSED  
SCREEN PORCH  
TO BE BUILT HERE



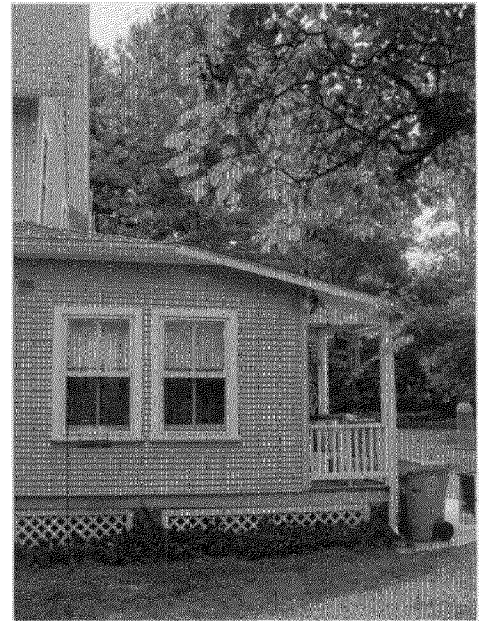
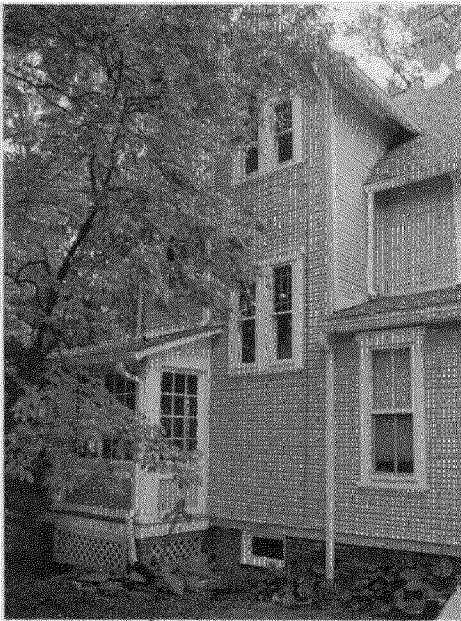
REAR ELEVATION



FRONT ELEVATION

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

9.1.09

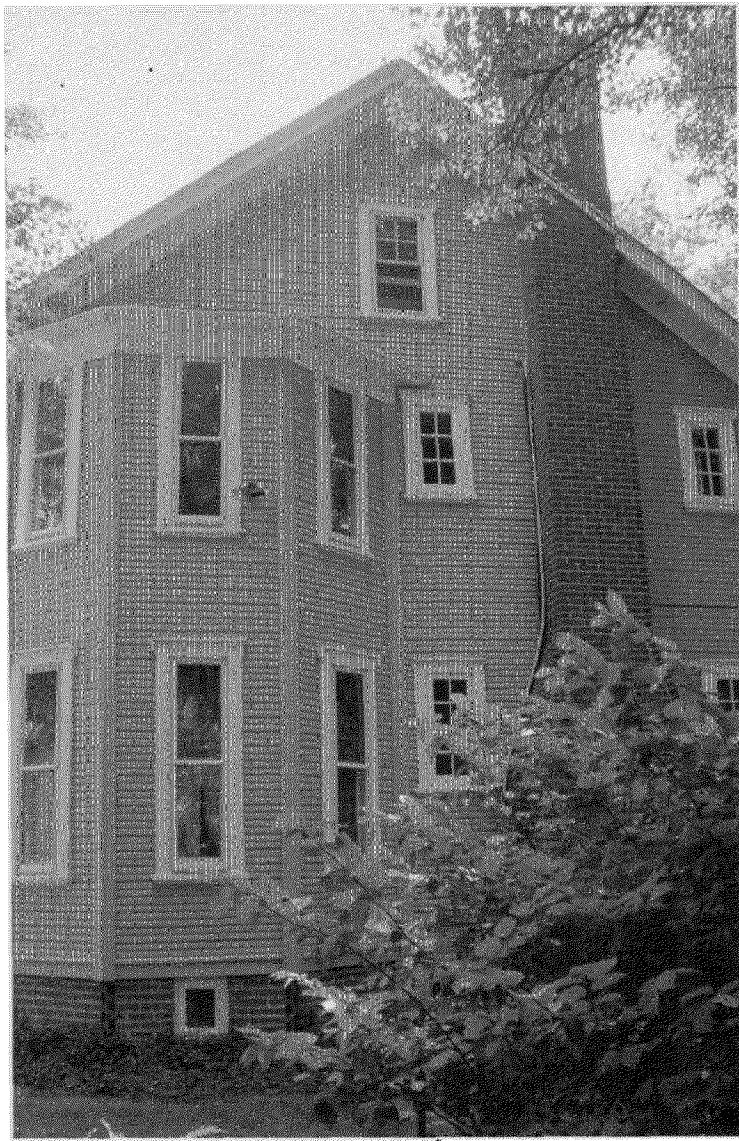


COMPLETE SIDE ELEVATION

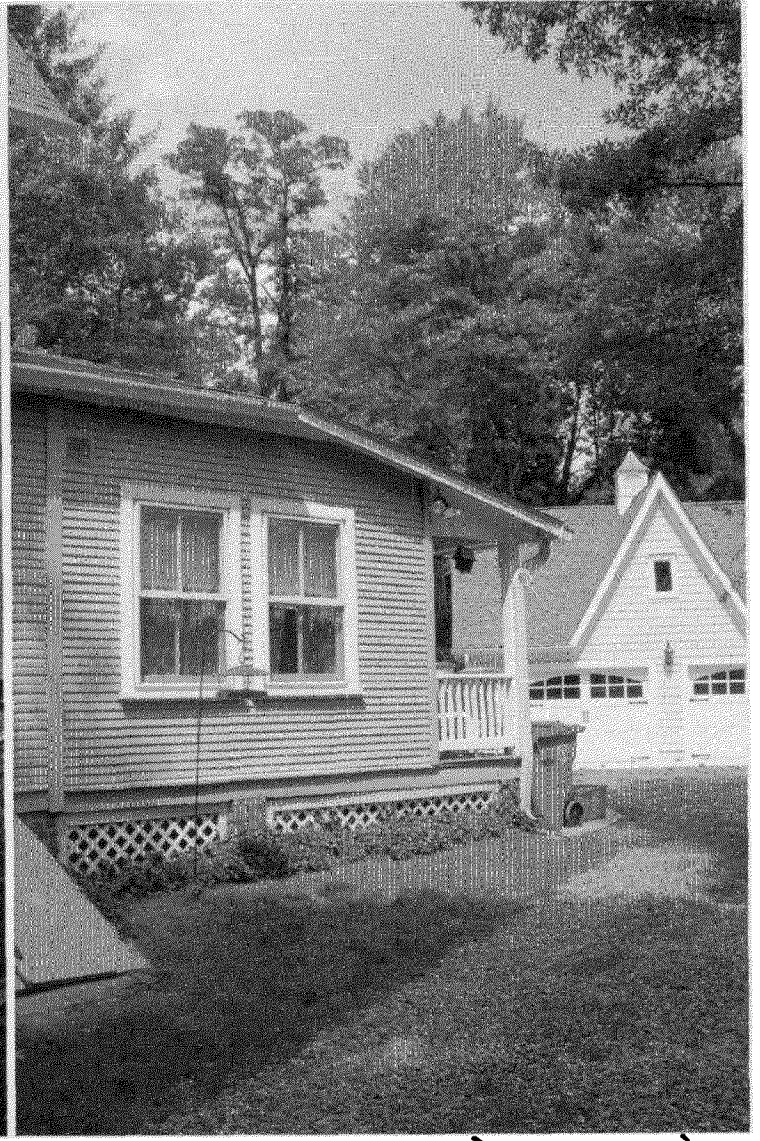
EXISTING  
1 1/2" BEADBOARD BELOW WINDOW  
(NEW PORCH TO MATCH)

9-1-09

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910



SIDE ELEVATION



SIDE ELEVATION

9.1.09

**Brown Residence**  
2303 Linden Lane  
Silver Spring, MD 20910

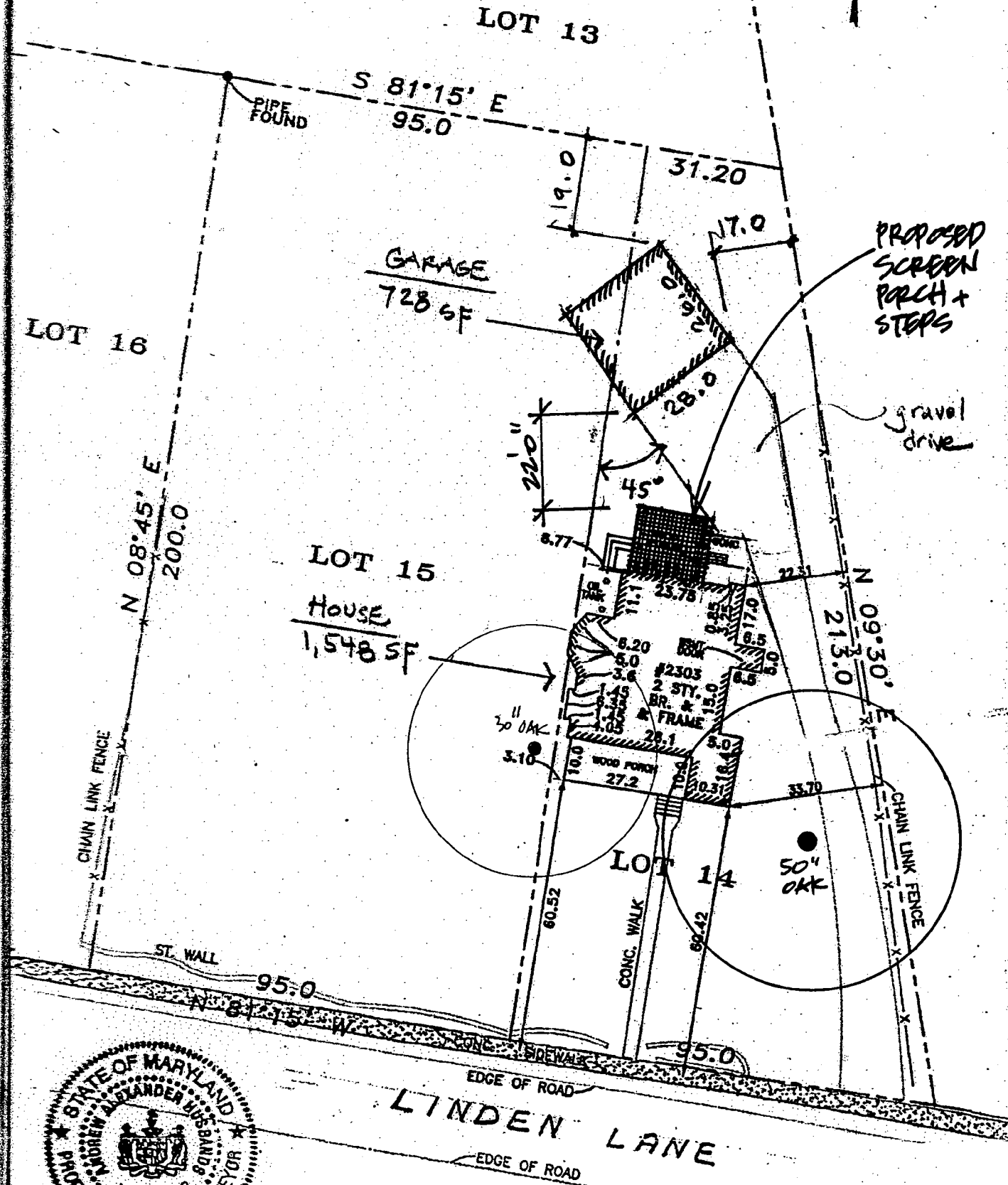


# LOCATION SURVEY

LOTS 14 & 15 BLOCK 4  
 #2303 LINDEN LANE  
 LINDEN FOREST  
 13 ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SITE AREA  
 30,429 SF

SCALE: 1" = 30'



THE PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

9-1-09

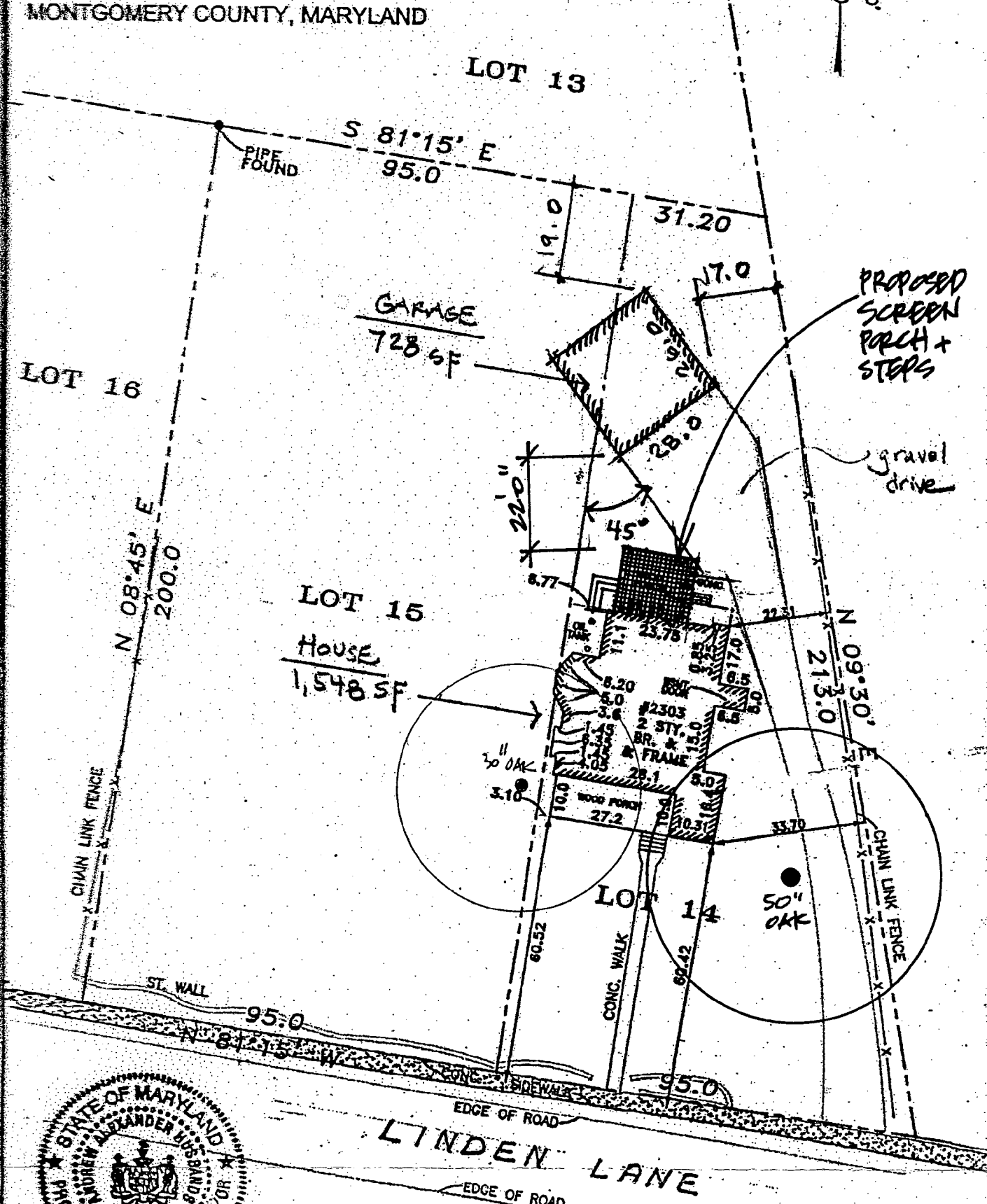
<b>CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  <i>Andrew Husbands</i> ANDREW HUSBANDS 04-25-05 PROFESSIONAL LAND SURVEYOR No. 21188	REFERENCES PLAT BK4A PLAT No. 12 LIBER 3573 FOLIO 693	WCG LLC WEST CONSULTING GROUP, INC. 4424 MONTGOMERY AVENUE, BETHESDA, MARYLAND 20814 (301) 854-7907 654-7908 (FAX)
	FIELD BOOK PAGE No.	DATE OF SURVEYS WALL CHECK LOCATION: 04-11-05 BOUNDARY



# LOCATION SURVEY

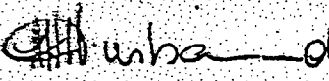
LOTS 14 & 15 BLOCK 4  
 # 2303 LINDEN LANE  
 LINDEN FOREST  
 13 ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SITE AREA  
 30,429 SF



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9.1.09

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