

2312

36/02-04B ~~2304~~ Warren Court
Linden Historic District 36/02-1

Center + Annie
Lawrence
HARD



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 9-23-04

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

AP

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions

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

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

Applicant: Alan Crane and Tamara Prince

Address: 2312 Warren Ct. Silver Spring, MD 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

AUG 28 2004

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Alan Crane

Daytime Phone No.: 202-334-3302

Account No.: 16 13 02810731

Name of Property Owner: Alan Crane / Tamara Price Daytime Phone No.: 202-334-3302

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

Contractor: There will be several, not yet finalized Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2312 ~~Warren Ct~~ Street: Warren Ct.

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

Lot: 31 Block: 3 Subdivision: 133

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 25,000

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.

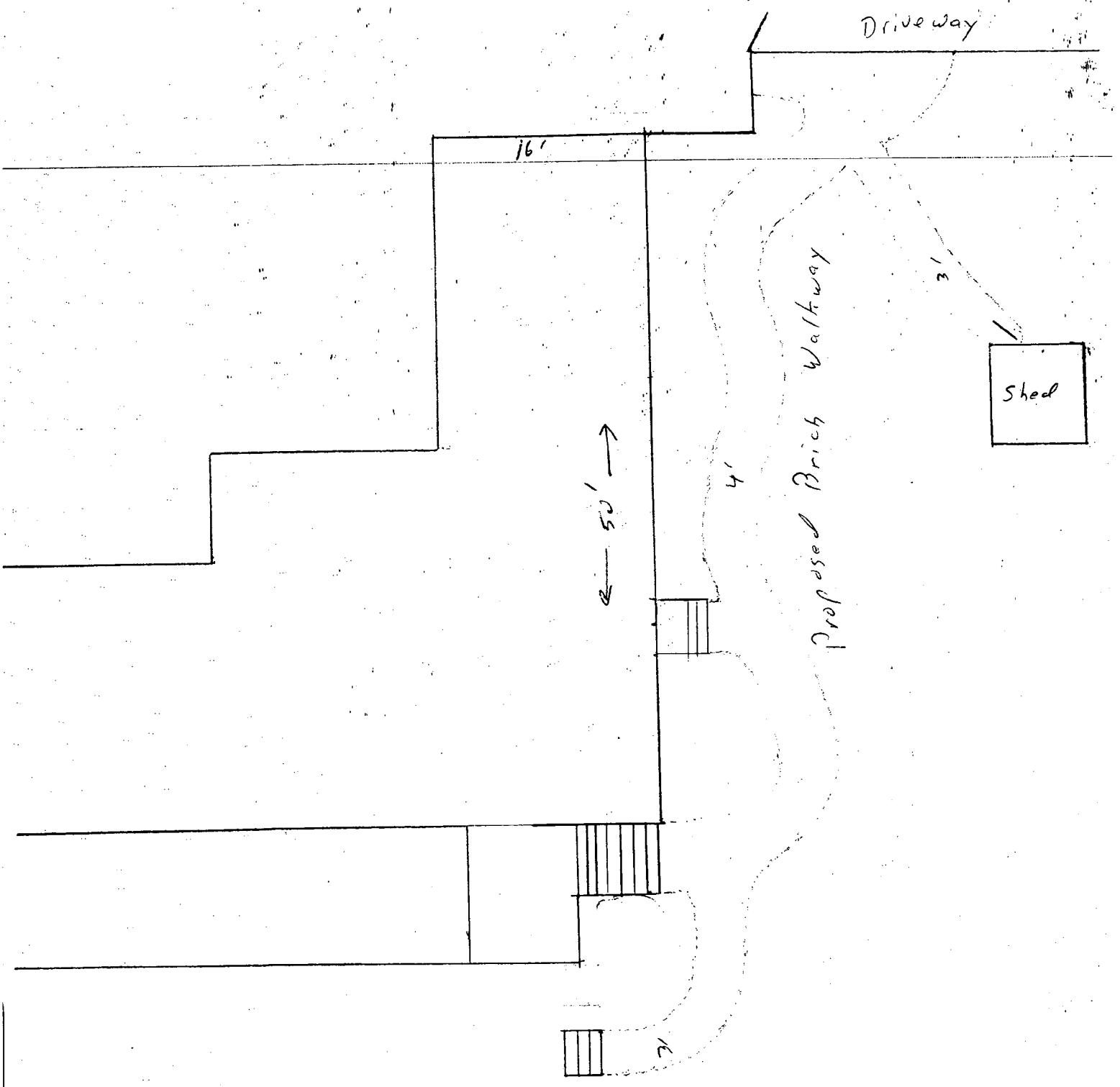
Signature of owner or authorized agent

Date

Approved: [Signature] For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9-23-04

Application/Permit No.: 356689 Date Filed: 8-31-04 Date Issued: _____

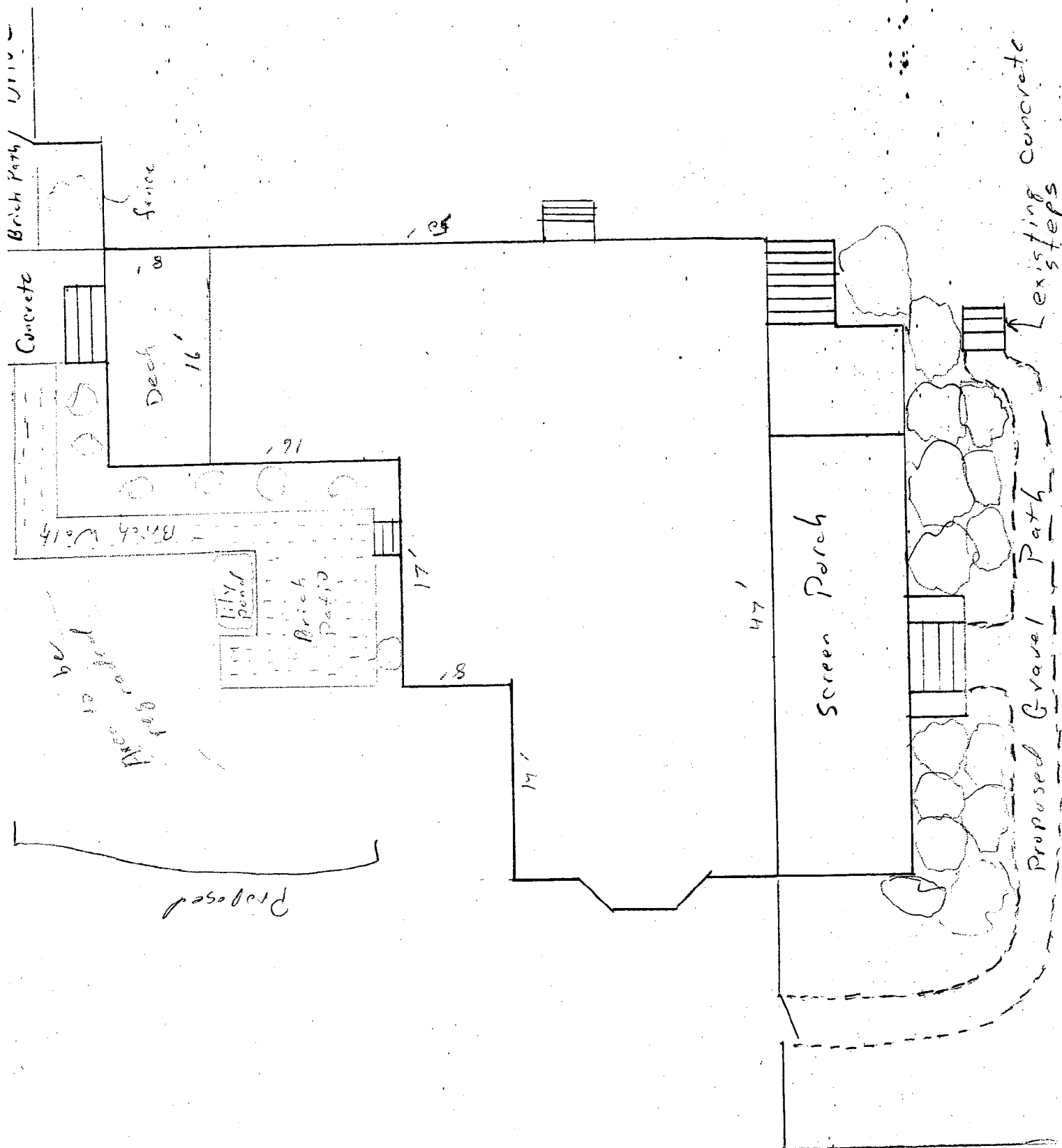


Crane Prince
 2412 Warren Ct.
 Silver Spring
 Figure 2

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley (AA)

9-23-04

1" = 10'

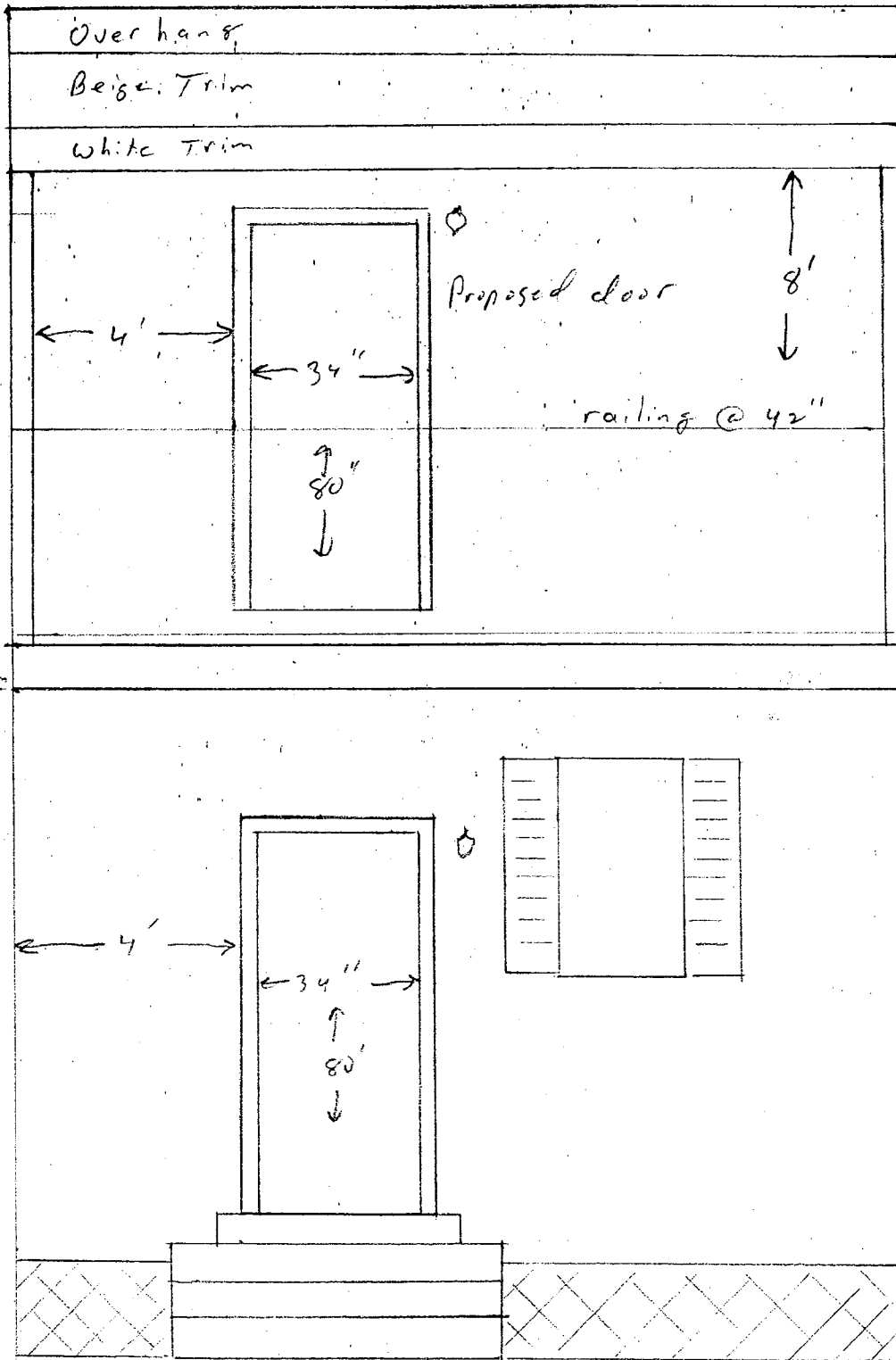


Crane/Prince
 2312 Warren Ct
 Silver Spring

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

9-23-04
 Figure 3
 1" = 10'

16'



2 1/2" Proposed deck
 current roof

Proposed door

railing @ 42"

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia O'Malley (AP) 9-23-04

Scale 1" = 3'

Figure 4
 Crown Prince
 2312 Warren Ct
 Silver Spring

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2312 Warren Court, Silver Spring **Meeting Date:** 09/22/04
Applicant: Alan Crane and Tamara Prince **Report Date:** 09/15/04
Resource: *Master Plan Site #36/02-001* **Public Notice:** 09/08/04
Center and Annie Lawrence House
Review: HAWP **Tax Credit:** No
Case Number: 36/02-001-04A **Staff:** Anne Fothergill

PROPOSAL: Replacement of non-original garage door, installation of brick patio and path and gravel path, installation of rear door

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #36/02-001* Center and Annie Lawrence House
STYLE: Italianate Renaissance
DATE: 1874

The Center and Annie Lawrence House is the oldest house in the Linden area. Built in 1874 it was built by Center Lawrence, an officer in the Union Army in the Civil War. This house is one of the few examples of the Italianate style in the county. The original house had a main two-story block with a one-bay entry porch and a three-story, square tower block with a cupola at its peak. By 1900 a full porch across the front elevation had been added and the first-level balcony on the tower block had been enclosed.

The house originally faced Montgomery Avenue with a large setback and had more than 2 acres of land. In 1895 Major Lawrence subdivided his lot leaving 1.3 acres for the house. In 1951 the north part of the lot was subdivided and new ranch style houses were built. In 1988 the remainder of the property was subdivided and 6 neo-Victorian houses were built. The house now sits on a 20,000 square foot lot and faces the Warren Court cul-de-sac. At one time the house had a pavilion, barn, greenhouse, and chicken house. Remaining today on the property are the garage, built around 1900 as a stable, and a brick shed that was the well house.

The house was designated in 1987 and was restored in the 1990s as can be seen in the photos in Circle 23. The asbestos siding was removed and the original wood siding was exposed, shutters were hung, the cupola was rebuilt, and the deck on top of the mud room was built.

PROPOSAL

The applicants are proposing to:

1. Replace the gravel walk from the garage to the front door with brick and extend the brick path to the well house and to the steps in the front yard.
2. Construct a new pathway from the top of the steps to the front door and from the front door to the gate to the back yard on the west (left) side of the house using the salvaged gravel from the existing garage path.
3. Build a brick patio off the back door and a brick path from the patio to the mud room door. This plan involves some grading and new downspout drains to solve current drainage issues.
4. Replace the current deteriorating non-original garage door with a new wood door with four lights and raised panels. See Circles 15 + 16 for the proposed material and design.
5. Install a door leading to the roof of the mudroom off the 2nd floor rear right side of the house. New wood or tile decking will be installed on the mudroom roof and the railing will be raised (using wood and the same design as the existing railing which was built in the 1990s) to create a usable deck. The proposed new door will be similar to the existing mud room door (see photo in Circle 24), a wood 4-light paneled door.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided;

Standard #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.

The owners are clearly very appreciative of the importance of this resource as their application reflects a great deal of concern for the integrity of the house and its history. The proposed alterations including the brick and gravel pathways, brick patio, and the wood garage door are all appropriate materials and approvable alterations. Because the proposed new door would be on the 2nd floor of the rear elevation of the house, it would not be located on the original main block of the house, and the material is appropriate, staff finds this proposed change also approvable.

The proposed alterations would not have an adverse impact on the historic resource and are approvable using the Secretary of Interior's *Standards for Rehabilitation*. Staff is recommending approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with 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 *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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

7. Adjacent and confronting property owners

Owners

Alan Crane and Tamara Prince
2312 Warren Ct.
Silver Spring, MD 20910-1235

Neighbors

Debra Langenkamp
2304 Warren Ct.
Silver Spring, MD 20910-1235

Robert Bailey and Bernadette Sweeney
2309 Warren Ct.
Silver Spring, MD 20910-1235

Steven and Cynthia Johnson
2306 Warren Ct.
Silver Spring, MD 20910-1235

Bonnie Smoak
2310 Warren Ct.
Silver Spring, MD 20910-1235

Alan Crane and Tamara Prince
2312 Warren Ct.
Silver Spring, MD 20910

1. Written Description of Project

a. *Description of existing structure(s) and environmental setting, including their historical features and significance.*

The house is an Italianate Victorian, started in 1874 with several later additions. It was built by Center H. Lawrence, an officer in the Union Army in the Civil War. He was from New Hampshire and met a local woman while recovering from wounds received at Manassas. After the war he married her and settled down here. He introduced this architectural style (e.g. flat, overhanging roof with finials, tall windows, cupola, large porch), which is much more common in New England. This is the oldest surviving house in the Linden Historical District.

The present kitchen was added about 1900, replacing an outdoor summer kitchen. The mudroom at the back of the kitchen had been a screen porch, but the dates of its construction and enclosure are unknown. Note that there had been a fake window on the wall of the house directly above the door between the kitchen and the mudroom (which would have been the outside door then), as marked by the pieces of tape in the photographs. Traces of paint buildup around the edges are still visible. This was apparently for aesthetics, as without it there is only a large blank wall.

The garage also was built about 1900 as a stable. Several of the large beams in it are charred. Apparently they were salvaged from the original barn that burned. There also is a brick shed that formerly was the well house. The well was filled in when public water arrived.

Until the 1980s, when a developer put 6 new houses on the property, the house had a Warren St. address, and the driveway ran along the east side of the house from the garage directly to Warren St. The former driveway is covered with grass except for a gravel walk that leads from the parking area in front of the garage to the stairs leading up to the open area to the side entrance of the screen porch. This walk is deteriorating, as are the steps. The old drive consisted of about 6" of gravel on top of about 6" of coal ash, presumably the product of many years of heating. The bottom layer contains many oyster shells. Grass grows very poorly in this area because the soil is very thin, and acid leaching has damaged or killed nearby plants, including a nice deodar cedar that died last year after an otherwise unexplained decline. Three concrete steps, which formerly fronted on the driveway, lead up to the raised area in front of the porch. Neither these steps nor the main front steps of the porch have any associated walkways, though at some point there must have been a connection between them.

The house is L-shaped, and the backyard slopes down toward the inner point of the L. This created a drainage problem that was solved by a drain pipe that ran under the kitchen to the east side of the house. However, the previous owners, as part of their restoration, filled in the area between the main stairs and the kitchen (the low point) with an addition, cutting off the drainpipe. Compounding the problem are several downspouts that empty in the area. The result was a serious flooding problem in the basement. The current owners have partially rectified the problem with better downspout connections, but the area still ponds during heavy rain, and basement floods continue, resulting in water damage and mold.

The house is near the top of a hill that slopes down to Rock Creek. When it was new, one could see the Capitol from the cupola, but construction and trees have blocked that view. It is still possible to see the fireworks on the Mall on July 4th. The house is barely visible from any view except on Warren Court.

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

Task 1: Garage door (figure 1, photo 1)

The current door is badly deteriorated. It appears to have been selected primarily on the basis of low cost. We propose to replace it with a higher quality door with overall appearance similar to the existing one. The only significant visual difference is that the panels would be raised instead of flat. There would be no effect on the environmental setting or the historic district. Any affect of the historic nature of the house would be small but positive, since the new door will be more in keeping with the style of the house.

Task 2: Replace walk to front door and remove coal ash (figure 2, photos 2-4)

The decorative gravel in the walk will be removed and saved for task 3. The remaining sod, gravel and coal ash will be removed. Dirt will be added to restore the original grade (see tasks 3 and 4), and a brick walkway will replace the present gravel walk. The brick will be real brick (not concrete block) selected to enhance the style of the house. It will be laid on a bed of gravel and sand. If feasible, the older driveway gravel will be separated and used as a base. The walk will be extended to the isolated 3-step stairway leading up from the old drive. In addition, a spur will lead to the old well house to visually connect it to the house and improve access in wet weather. It appears that a walk had connected the well house at least to the driveway. Thus these changes will be invisible or in keeping with the original design of the house, with the walk serving as the old driveway. Thus there will be no negative impact on the historic resource or the setting.

Task 3: Build walk to main porch stairs (figure 3, photos 4-5)

The decorative gravel removed from the main walk in task 2 will be used to construct a walk from the top of the isolated steps to the main porch steps. For symmetry, this walk will be continued around to the gate on the west side of the house. Dirt excavated to lay the gravel will be used to replace the ash removed in

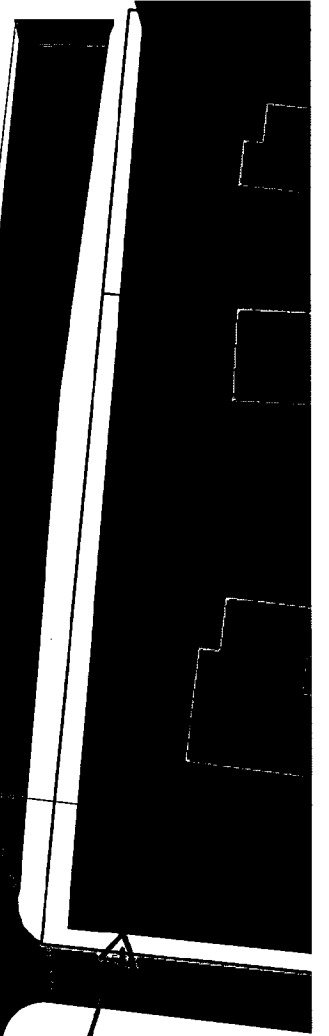
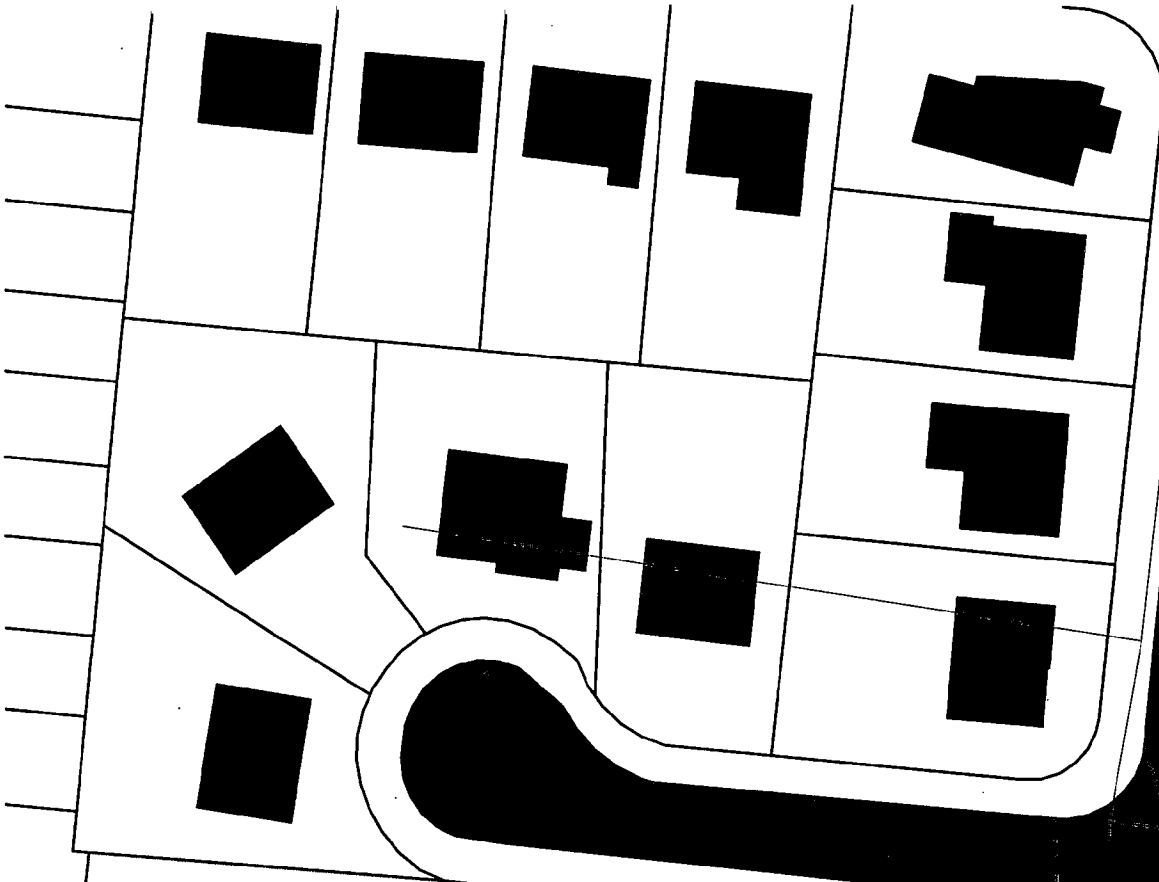
task 2. As noted, it is probable that such a walk existed originally. If one is discovered in the excavation, it will be followed or even used in so far as practical. This task should enhance the historical resource.

Task 4: Build patio and walk connecting the back doors, and improve drainage (figure 3, photos 6-7)

The backdoor added by the previous owners leads directly to the lawn, via treated lumber steps inappropriate to the style of the house. This is the area that floods and is largely unusable. We propose to build a walkway connecting it to the main back door and a small patio with the same brick as the walkway of task 2. Both will be carefully graded to carry water away from the house. One corner of the patio will incorporate a goldfish pond. Two brick steps will be built to replace the present wood stairs. Better downspout drains will improve the drainage. In addition, the backyard will be re-graded slightly so that water flowing down toward the house will be redirected past it. Dirt excavated for this task will be used to replace the ash removed in task 2. This task will change the appearance of the landscape more than the others, but not in a way that will violate the historical integrity of the house. The house did not originally have a walk or a patio here, but the owners obviously like sitting outdoors, based on the size of the front porch. Since they did not have a door leading out to this area, they would not have particularly wanted a walk or patio here. There must have been some access to the area because the coal chute is located here. So is a line out to an old septic field. The brick steps will clearly be more in keeping with the historical nature of the house than the current wooded steps. At one time it did have a pond, though it is not certain where. Therefore, all the features of this task are in keeping with the historical nature of the house.

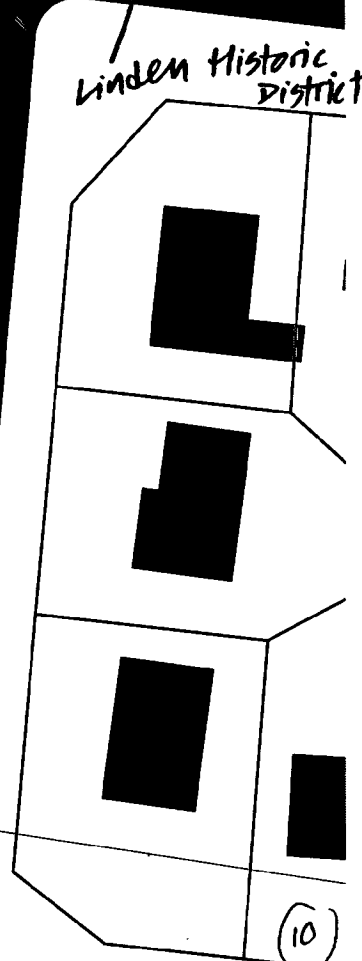
Task 5: Add a door leading to the roof of the mudroom and a deck suitable for regular use (figure 4, photos 8-9)

At present, there is no access to the roof of the mudroom except via ladder. It would make a very pleasant deck with a nice view of the back garden. We propose to cut the wall and install a door where the fake window had been. A suitable surface (wood decking or tile if feasible) will be installed which will increase the thickness of the roof by about 2.5". The railing will have to be raised a few inches also, and a light installed just outside the door. The latter changes will be barely noticeable from the ground. The door obviously will be visible, but it will be in keeping with the fake window that had been there. We shall choose a door similar to the one on the outside of the mudroom, preferably an old one. Overall, the appearance of the back of the house will be improved because of the greater architectural detail, and the utility of the bedroom connecting to the new deck will be greatly improved. The original house had a sleeping porch in the front, so the concept of a roof deck is appropriate.



36/2-1
center + Annir
Lawrence House

Linden Historic
District



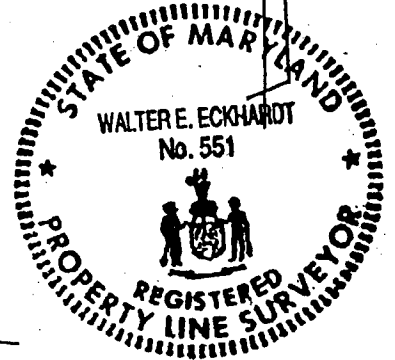
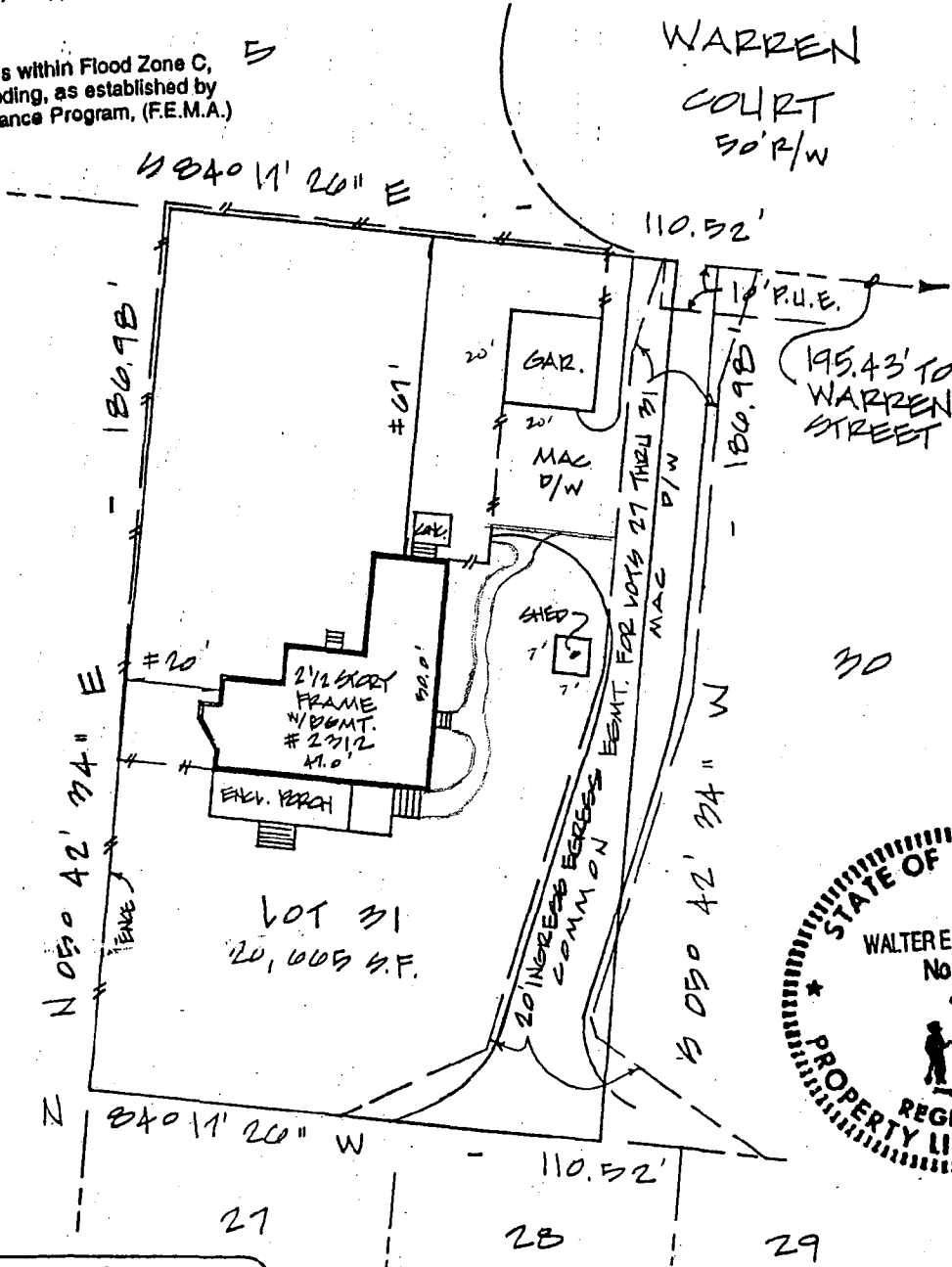
NOTES:

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*

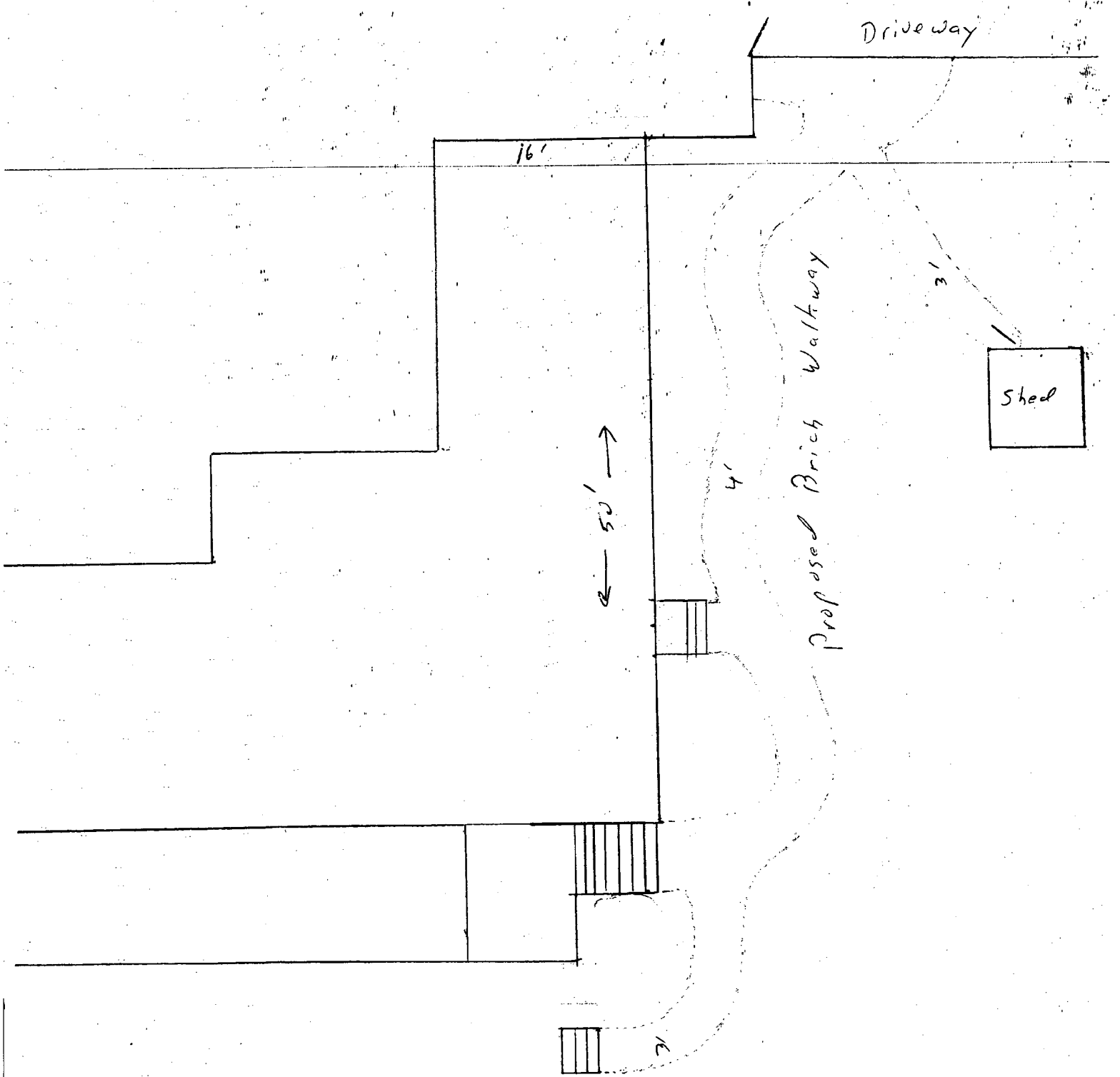


HOUSE LOCATION DRAWING
2312 WARREN COURT
 LOT 31 BLOCK 3
 P.W.E.'S ADDITION TO LINDEN
 P.B. 151 P. No. 11208
13TH Election District
 Montgomery County, Maryland

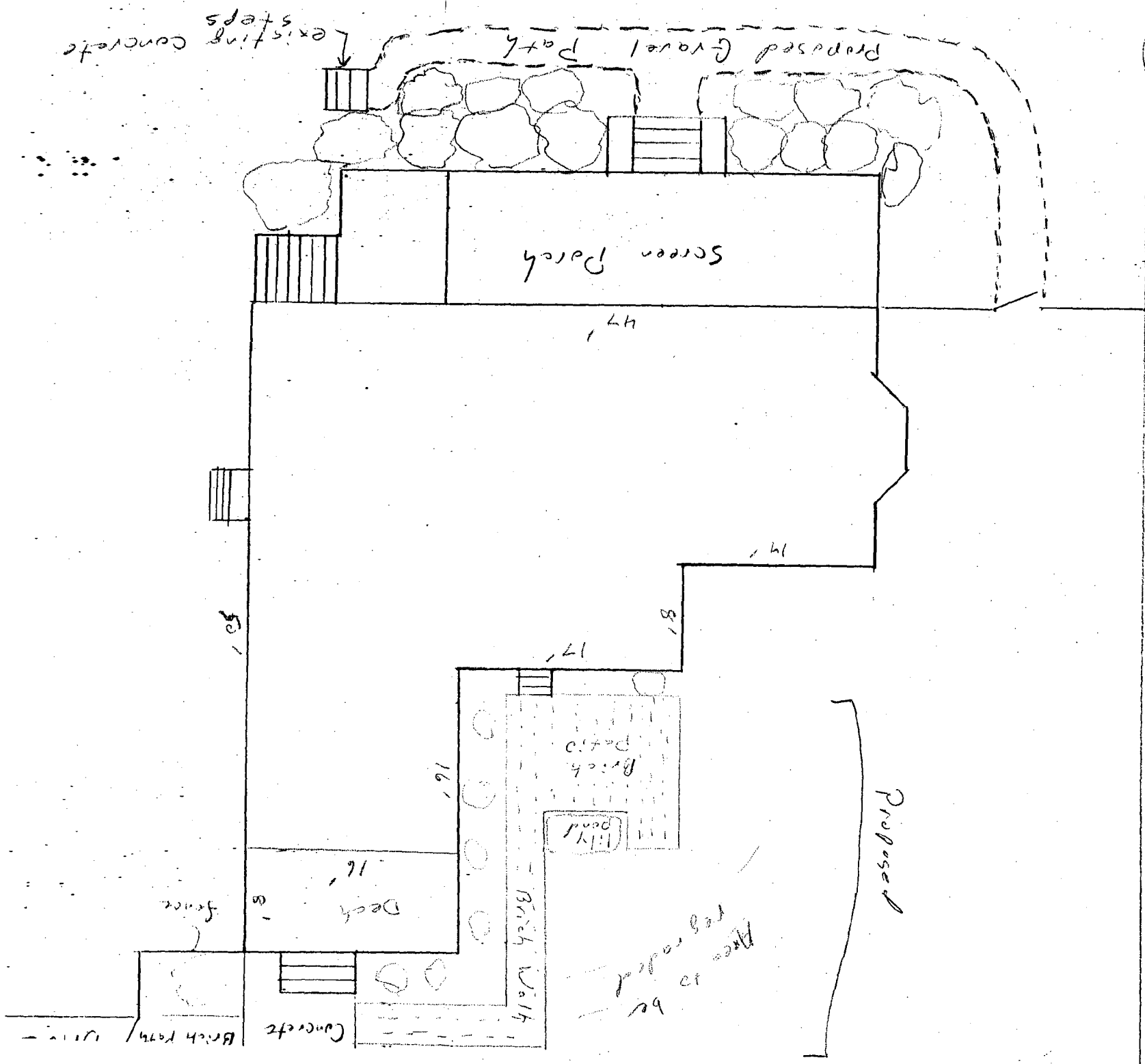
C.P. No. 240049 0200C
 MAP REV. : AUG 5, 1991

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

MSI METROPOLITAN SURVEYS, INC.
 11262 Georgia Ave. • Suite 102
 Wheaton, MD 20902
 (301) 929-8195
 FAX: (301) 929-8197



Crane / Prince
 2312 Warren Ct.
 Silver Spring
 Figure 2



Crane/Prince
 2312 Warren Ct
 Silver Spring

Figure 3

1" = 10'

16'

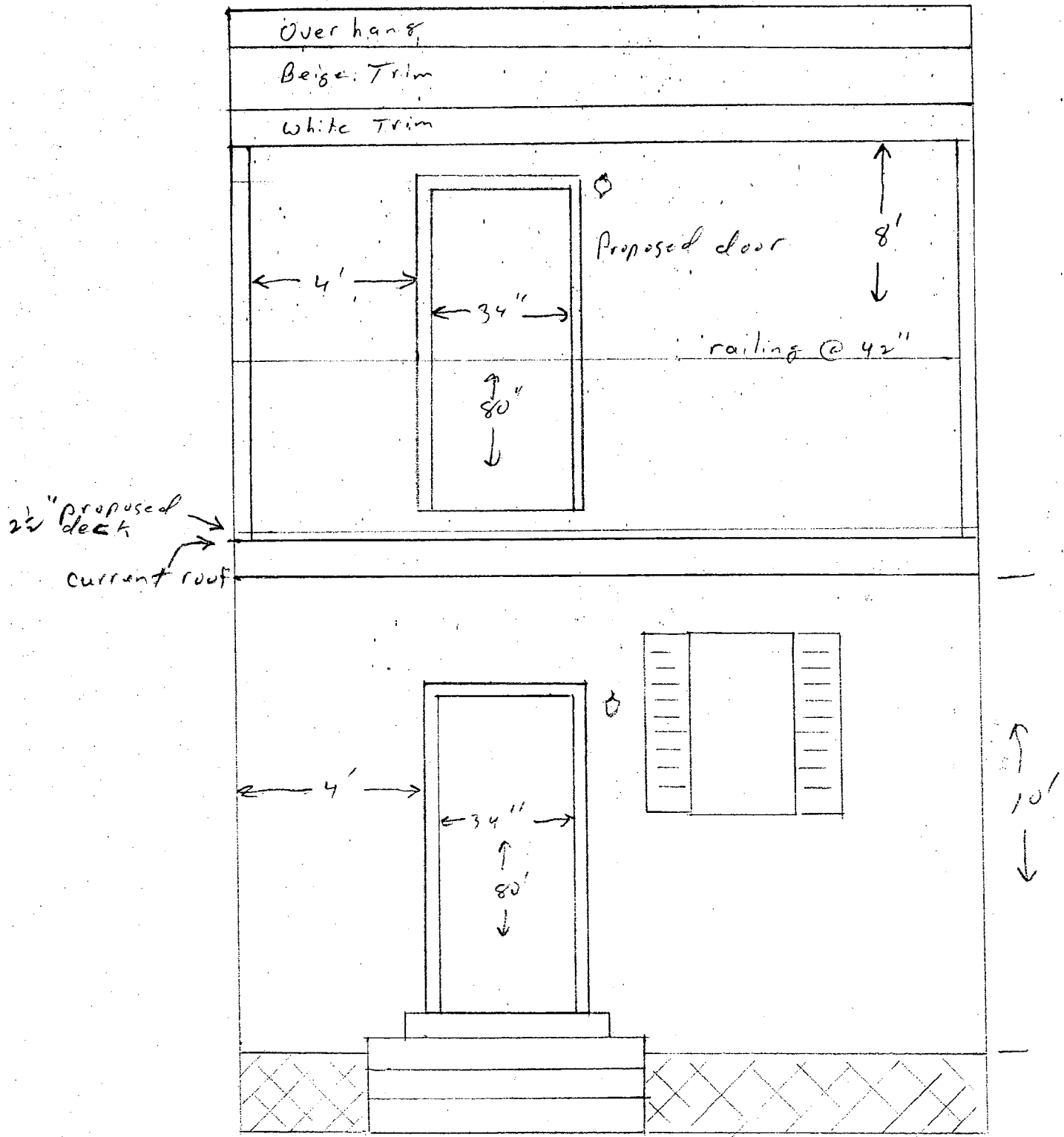


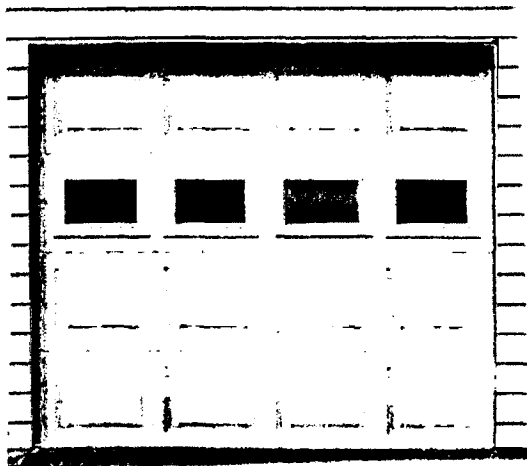
Figure 4
Grand Prince
2312 Warren Ct
Silver Spring

Scale 1" = 3'

Photo 1



Current Garage Door. Note deterioration at bottom.



Proposed design
in wood.

Proposed Style of new door.

Figure 1

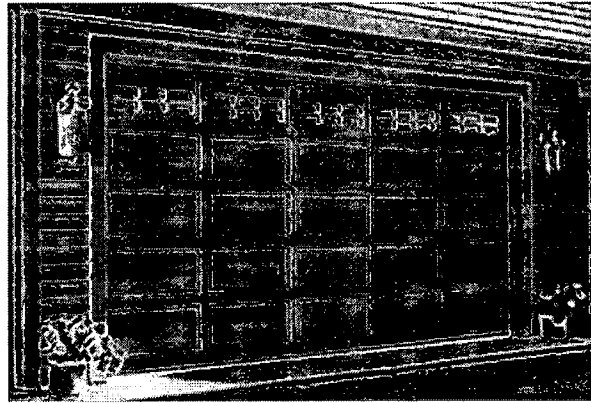
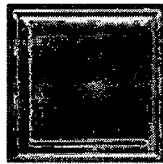
The Genuine. The Original.



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- Design A Door
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- Size Charts
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- 🖨 Print Page

Home >> Residential Products >> Wood Garage Doors >> 153



153 Series

The unique relief sculptured design of the 153 Series raised and routed wood paneled garage door combines extraordinary beauty with long lasting durability. Panels are precision cut from 3/4' solid Hemlock and raised on one side, with optional horizontal shadow lines created by the grooved rails. Your garage door will stand out beautifully – a statement of your good taste.

Garage door company and material (wood) but not proposed design. For design see circle _____.

16



Photo 2: Current gravel walk seen from parking area



Photo 3: Current gravel walk seen from front of house

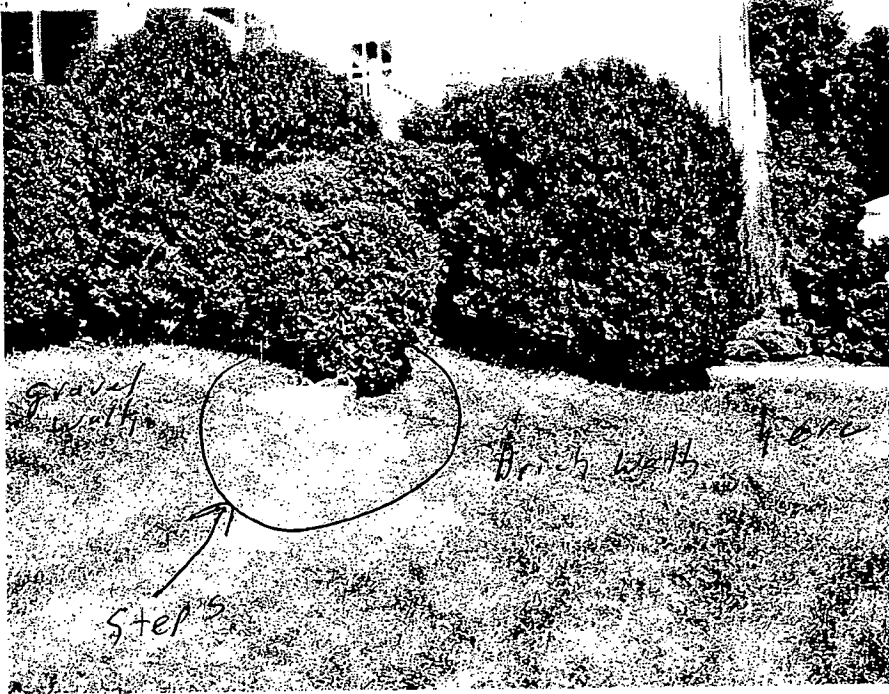


Photo 4: Short stairway formerly up from driveway



*Gravel walk

Photo 5: Steps to main porch stairs

addition blocking old drain pipe



Photo 6: Back steps at proposed patio area, low drainage point

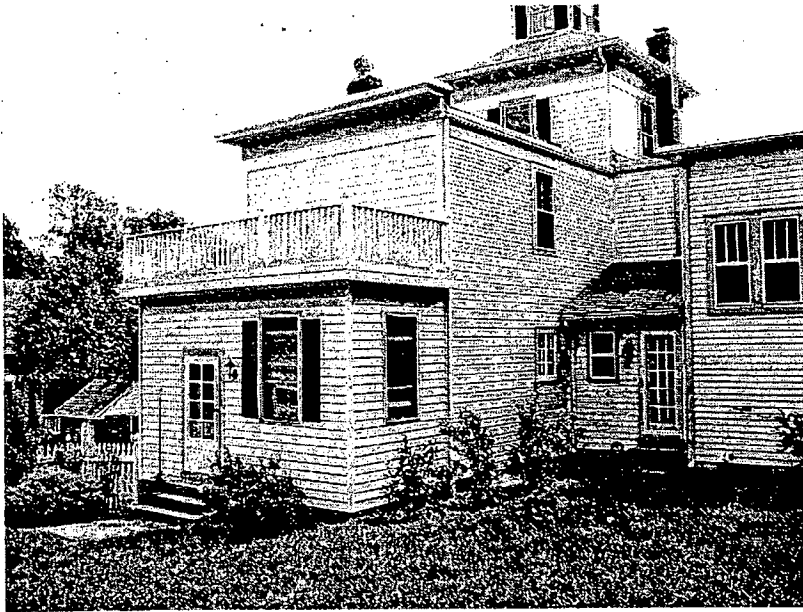


Photo 7: Back of house showing proposed patio and walkway area



○ ○ Tape marking fake window

Photo 8: Proposed 2nd floor deck. Door will be where two small pieces of tape can be seen marking position of fake window.



Photo 9: View of proposed deck from street



Photo 10: Front of house from Warren Court



Photo 11: West side of house



Photo 12: View down Warren Court

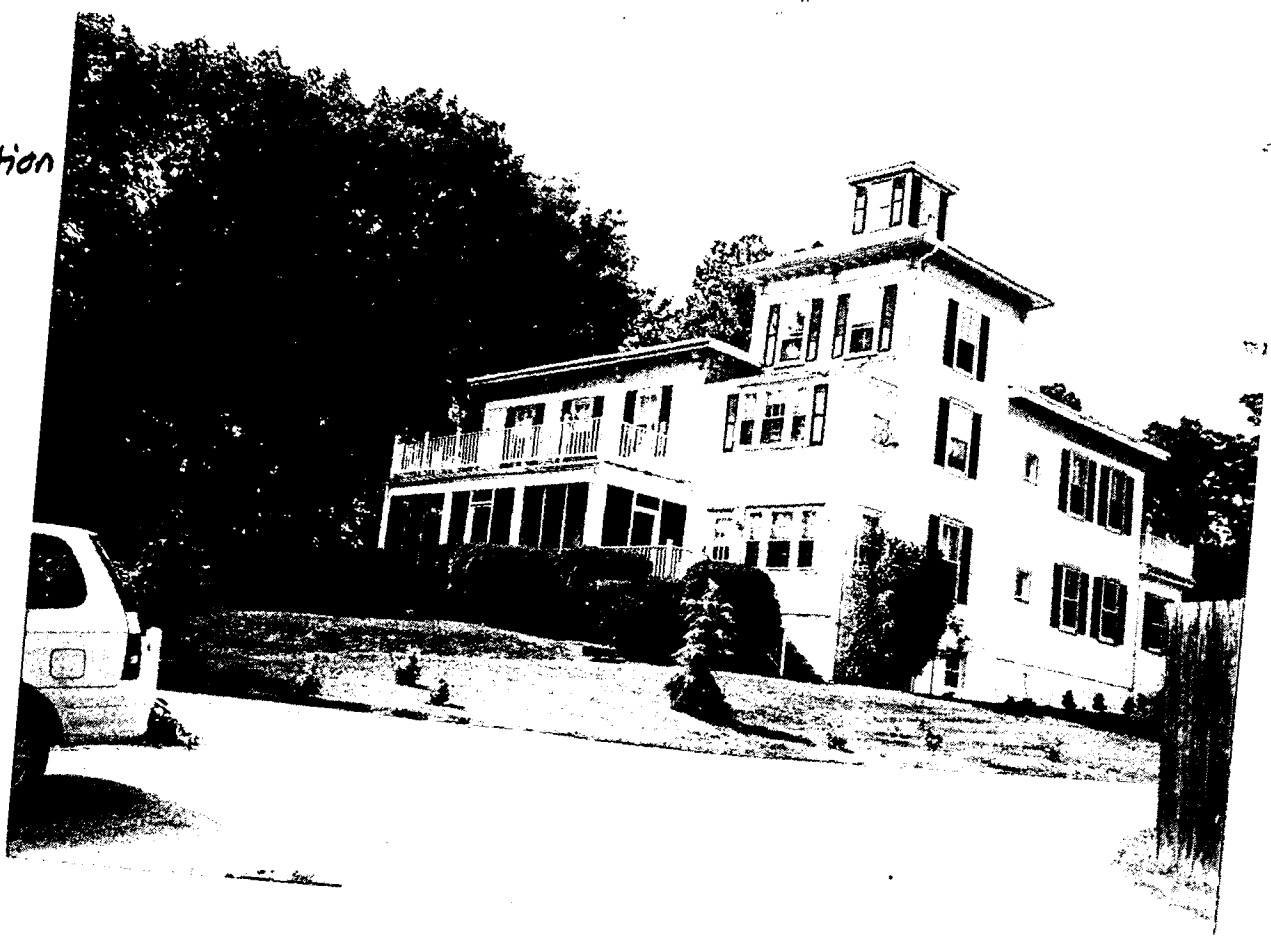


Photo 13: View of lower Warren Court

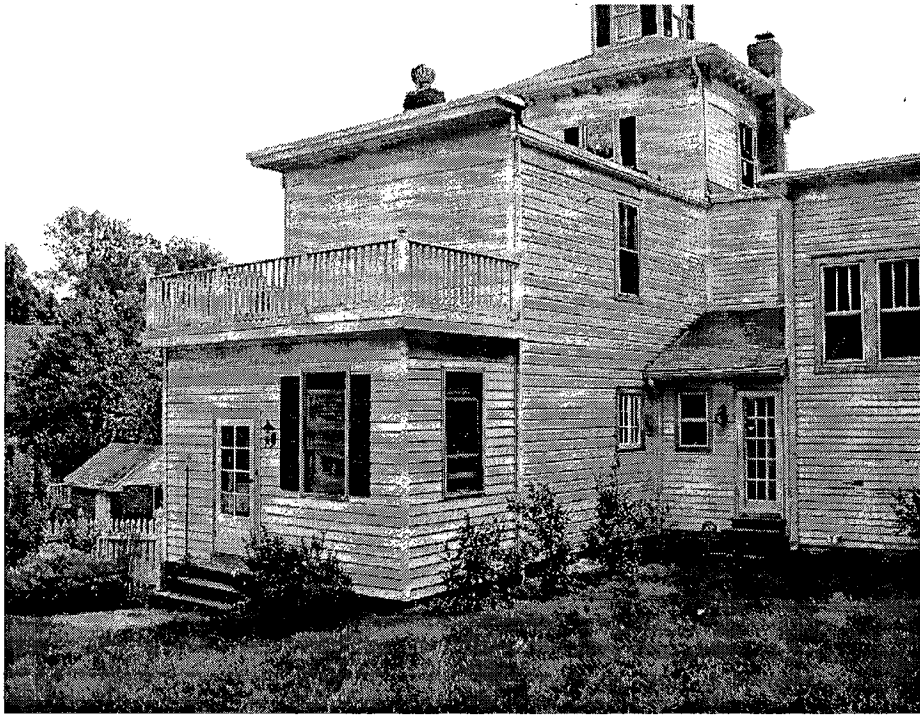
1991
no front photo
available



1999
post-renovation



proposed new door on 2nd floor



proposed new door type (existing door on mudroom below new deck)

