

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3120 Lee St., Silver Spring	Meeting Date:	10/10/2018
Resource:	Contributing Resource Capitol View Park Historic District	Report Date:	10/3/2018
Applicant:	Kenneth and Sarah Olson Brian McCarthy, Architect	Public Notice:	9/26/2018
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/07-18D	Staff:	Dan Bruechert
Proposal:	Porch Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application;

1. Material specifications or a sample of the stone proposed for the patio needs to be submitted for review and approval with final approval authority delegated to Staff.
2. Detailed specifications for the Weather Shied wood doors and windows needs to be submitted for review and approval with final approval authority delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District

STYLE: Queen Anne

DATE: c.1880

The subject property is a two-and-a-half story, L-shaped, wood framed, Queen Anne house. The house has Dutch lap siding on the first floor and fish scale siding above. The foundation and chimney are constructed out of roughly dressed stone. The windows are a mix of one-over-one sash windows and decorative multi-paned stained glass.

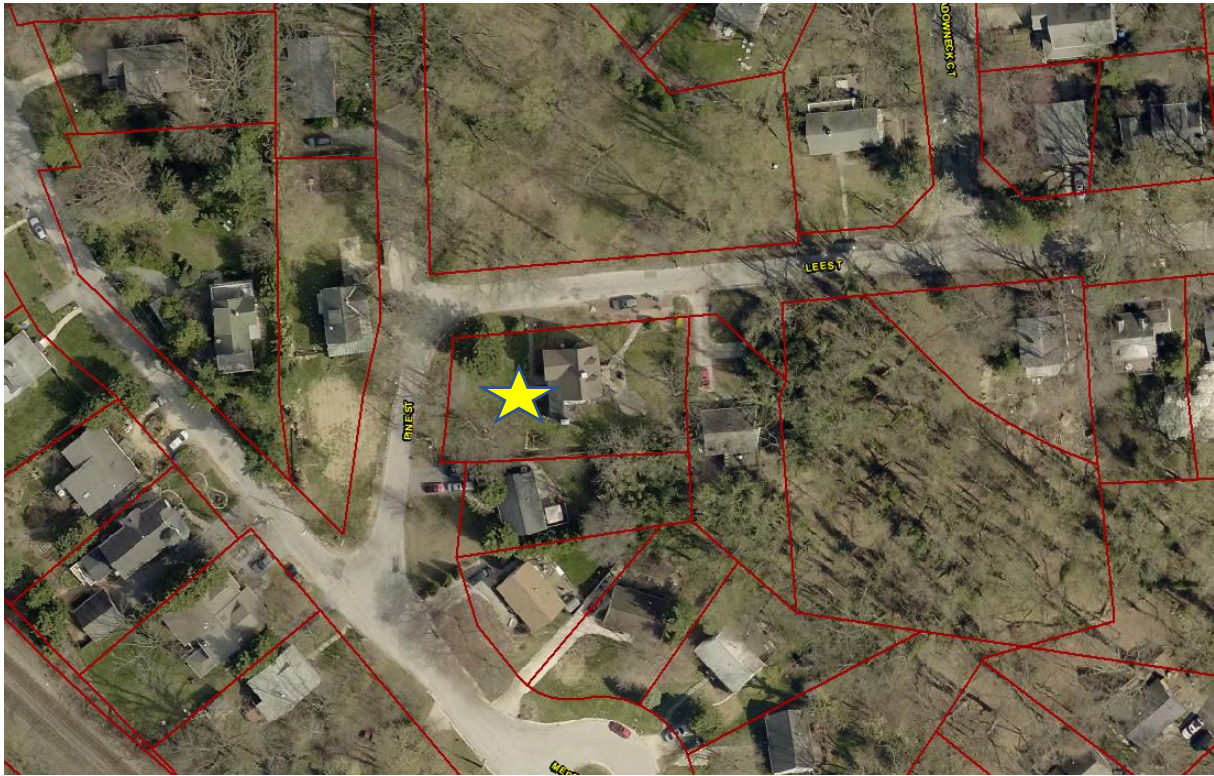


Figure 1: The house at 3120 Lee St. has three highly visible elevations.

PROPOSAL

The applicant proposes to remove the non-historic wood deck and construct a one-story sunroom in its place and make alterations to a non-historic rear addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *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.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the “Victorian” residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;

The Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 proportions, 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

The applicant proposes to construct a new sunroom to the east elevation at 3120 Lee St. and to reconfigure a small non-historic addition on the south elevation. Staff finds that the proposed change is in keeping with Chapter 24A and the *Standards* and recommends approval.

The subject property is highly visible from three elevations with its primary façade oriented toward Pine St. This elevation faces the train tracks which were the impetus for the establishment and development of Capitol View Park. The elevation facing Lee St. was historically the side elevation with its highly decorative two-story bay. The east elevation served as the rear of the house with direct access to the kitchen and is the least decorative façade with only one nine-lite stained-glass window as decoration. The south elevation is near the property boundary and includes several decorative stained-glass windows. Much of the construction to the south may be an early addition to the building.

Sunroom Addition

The applicant proposes to remove a non-historic deck on the east elevation and construct a new sunroom in its place and a new stone patio. The deck is a recent construction and does not add to the character of the surrounding district and its removal should be allowed as a matter of course.

The proposed sunroom will be constructed in the form of a Victorian solarium with a hipped, field-turned copper standing seam metal roof. The sunroom will be largely glass with a mix of fixed and operable French doors with glass transoms above framed in wood. The applicant proposes to

use wood Weather Shield doors, transoms, and sidelights in the new construction. The trim and framing for the addition will be painted wood. The foundation of the sunroom will be stone to match the historic foundation. The applicant proposes to install a wood burning stove in the addition and will have a tall metal stove pipe projecting out of the eastern side of the hipped roof. On the south elevation, the non-historic addition will be removed and reconstructed under the new standing seam roof.

In order to accommodate this construction, a non-historic window and a historic rear door opening will have to be removed. In meeting with Staff on site, the project architect indicated that their desire was to limit the size of the new construction so as not to interfere with either the nine-lite stained-glass window or the second floor historic one-over-one sash window.

Staff finds that the proposed addition is compatible in size with the house so as not to detract from the massing of the historic house. Additionally, Staff finds that the form of the addition, similar to a Victorian solarium, is an appropriate modern interpretation of an historical building form for the subject property (per 24A-8(b)(1) & (2)). Staff finds that the materials (i.e. wood windows and doors, wood framing, copper roof) are all consistent with the materials found in the historic house (see 24A-8(b)(2)). Staff further finds that the rear door is not a feature that characterizes the property and that the addition is sufficiently differentiated from the old in materials and design to comply with Standard 9.

Stone Patio

The applicant proposes to construct a stone patio to the north of the proposed sunroom. This area is currently partially covered by the deck and existing slate walk. The new patio will have stairs at the entrance to the sunroom, with two additional steps down to grade at the eastern edge of the patio. The applicant has not identified the stone to be used or provided Staff with sample materials for this element. Staff finds that the dimensions of the proposed patio is appropriate with the size and scale of the house and the adjacent proposed construction. Staff also finds that stone is an appropriate material for this element, however, Staff recommends conditioning approval of this HAWP on the submission, review, and approval of material specifications or a sample of the selected material prior to releasing the Historic Area Work Permit. Staff recommends that approval authority of this element be delegated to Staff.

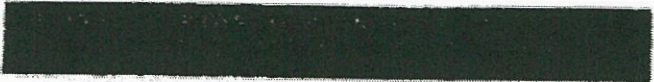
STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application;

1. Material specifications or a sample of the stone proposed for the patio needs to be submitted for review and approval with final approval authority delegated to Staff;
2. Detailed specifications for the Weather Shield wood doors and windows needs to be submitted for review and approval with final approval authority delegated to Staff;

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 prior to commencement of work and not more than two weeks following completion of work.

85146



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-00996952
Name of Property Owner: Kenneth & Sarah Olson Daytime Phone No.: ✓ 301-518-8510
Address: 3120 Lee St. Silver Spring MD 20910
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 3120 Street: Lee
Town/City: Silver Spring Nearest Cross Street: Pine St
Lot: P1 Block: 23 Subdivision: PT LT 2 Capitol View Park
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: \$ ✓ 200,000-

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]
Signature of owner or authorized agent

✓ 9/6/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

See attached memo dated
Addendum a.

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

See attached memo dated
Addendum b

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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Memorandum

5 September 2018

To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
 3120 Lee Street, Capitol View Historic District
 Addenda to HAWP: **Written Description of Project**

Addendum a.

The property is an historic, wood frame, 2-1/2 story Queen Anne Victorian built in 1890, located in the Capitol View Historic District on a corner lot at the intersection of Lee and Pine Streets. The house, designated as an outstanding resource, is clad in painted Dutchlap siding on the first floor and fancy cut wood shingles above. The foundation walls are stone. The two primary street facades each boast a handsome two-story window bay with tall double hung wood windows. Several hipped roof dormers populate the attic level on the rear / eastern façade. A non-original two-story extension was added on the south side by a previous owner, and finished to match the existing exterior materials. A pressured treated wood deck connects the kitchen entrance to the backyard.

Addendum b.

The proposed project replaces the wood deck with one-story sunroom / conservatory and stone patio to create a more gracious transition from the house to the backyard. The addition also replaces a clumsy, non-original one-story enclosure built over the cellar stair areaway. The proposed sunroom will be predominantly glazed, a mixture of fixed and operable French doors, sidelights, and transoms. This will not only maximize the visually connection of the interior to the outdoors, but will also serve to differentiate the addition from the historic fabric. The sunroom roof will be hipped - evoking the dormers above - but finished in standing seam metal to distinguish it from the main house roof forms which are shingled.

Existing Property Condition Photographs (duplicate as needed)



Detail: Front Elevation from Pine St. ROW



Detail: North Elevation from Lee St. ROW

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear and Partial North Elevations from Lee St. ROW



Detail: Rear Elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial Rear Elevation



Detail: Rear Foundation Detail

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial South Elevation



Detail: Partial South Elevation/ Detail

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial South/ Front Elevation



Detail: 3112 Lee St. Neighbor

Existing Property Condition Photographs (duplicate as needed)



Detail: 10001 Pine St. Neighbor



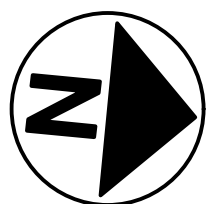
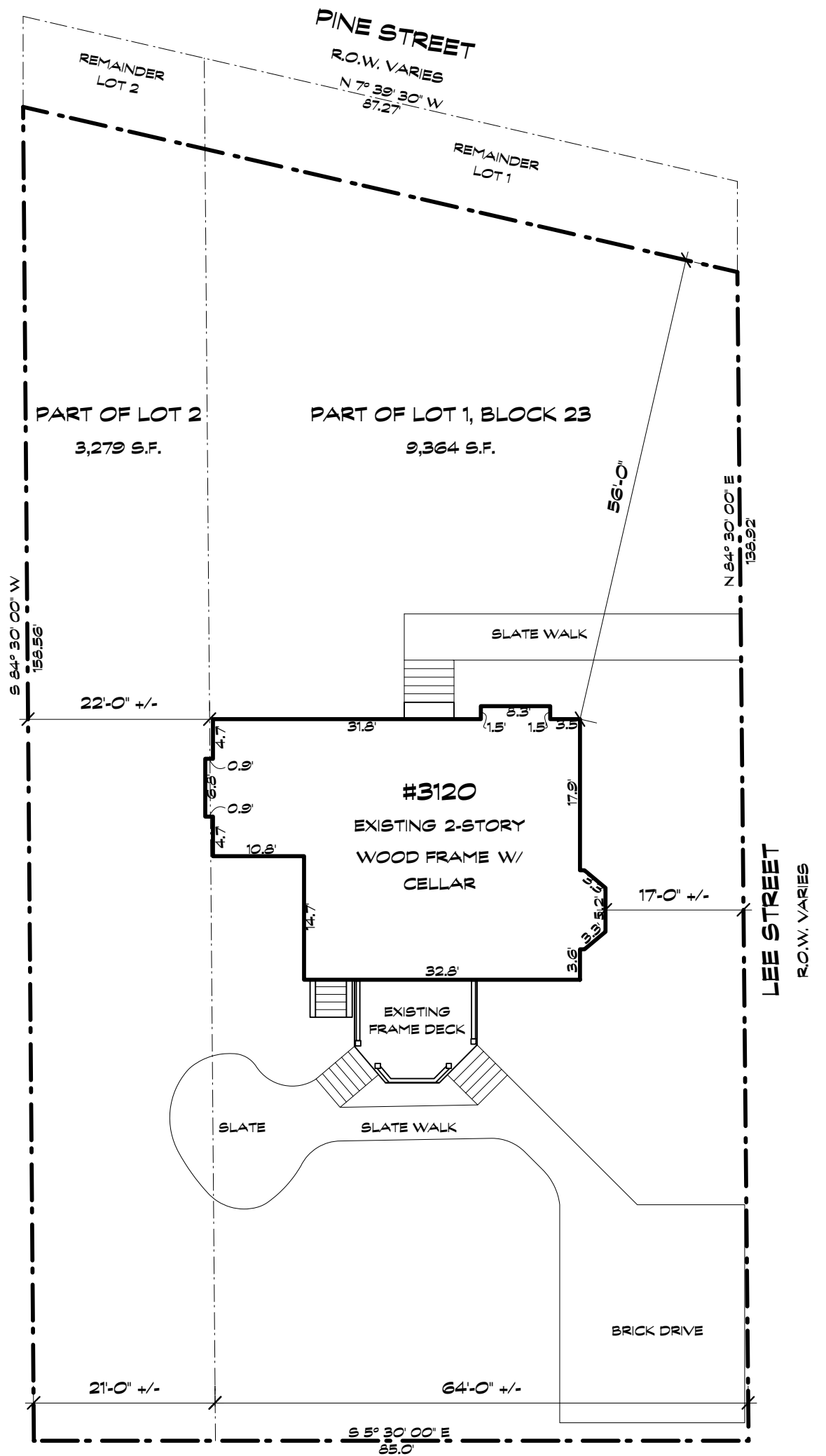
Detail: 10201 Meredith Ave. Neighbor

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN BASED ON HORIZONTAL/BOUNDARY INFORMATION FROM HOUSE LOCATION PLAN BY SNIDER & ASSOCIATES LAND SURVEYORS DATED 4/14/2014 & FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

PARTS OF LOT 1 & 2, BLOCK 23
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND



SP-1

OLSON ADDITION
3120 Lee Street Silver Spring, MD 20910

BENNETT FRANK MCCARTHY
architects, inc.

04 Sept. 2018

EXISTING SITE PLAN- PRELIMINARY HAWP
Scale: 1/16" = 1'-0"
#1822

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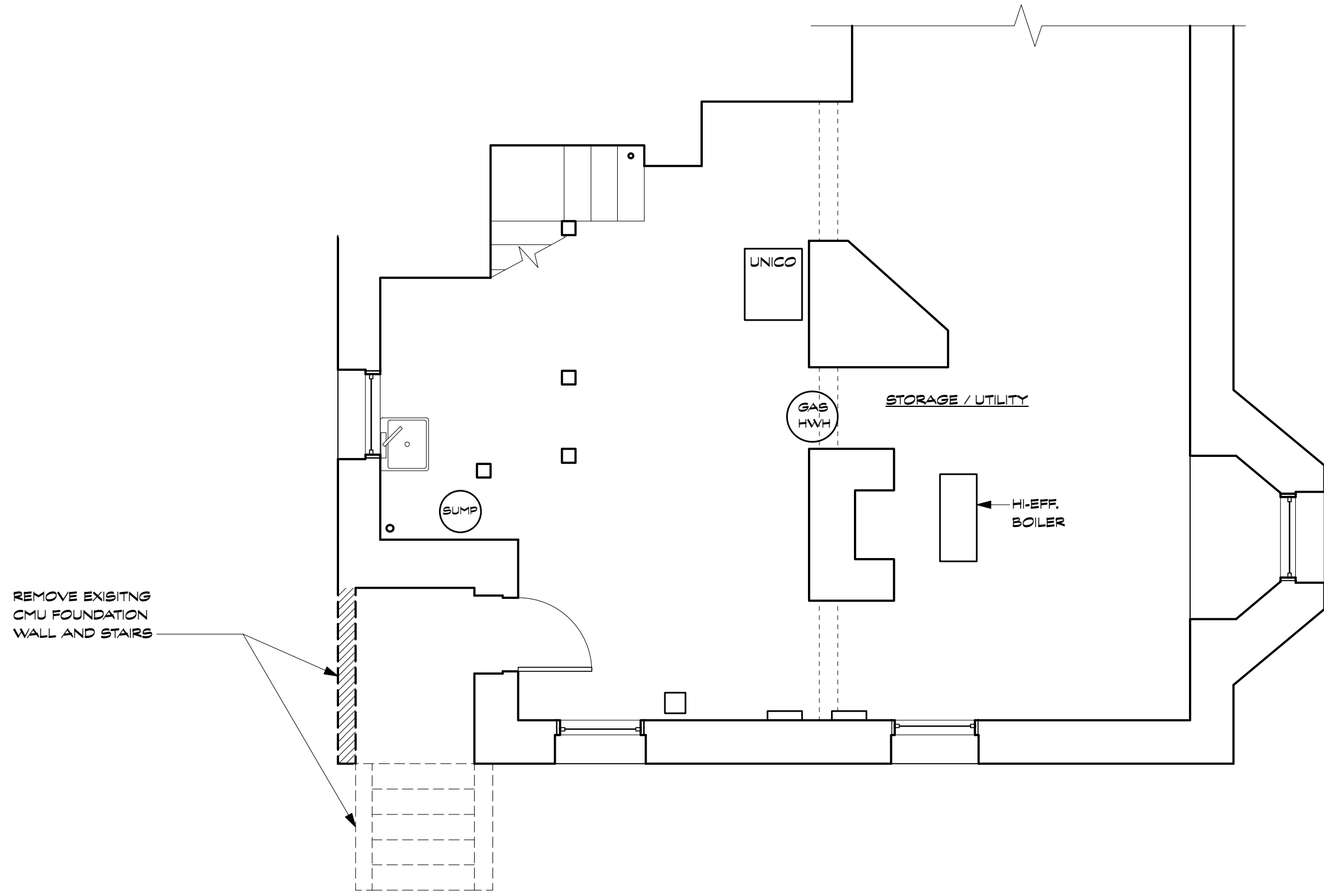
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DATE	ISSUE - REMARKS

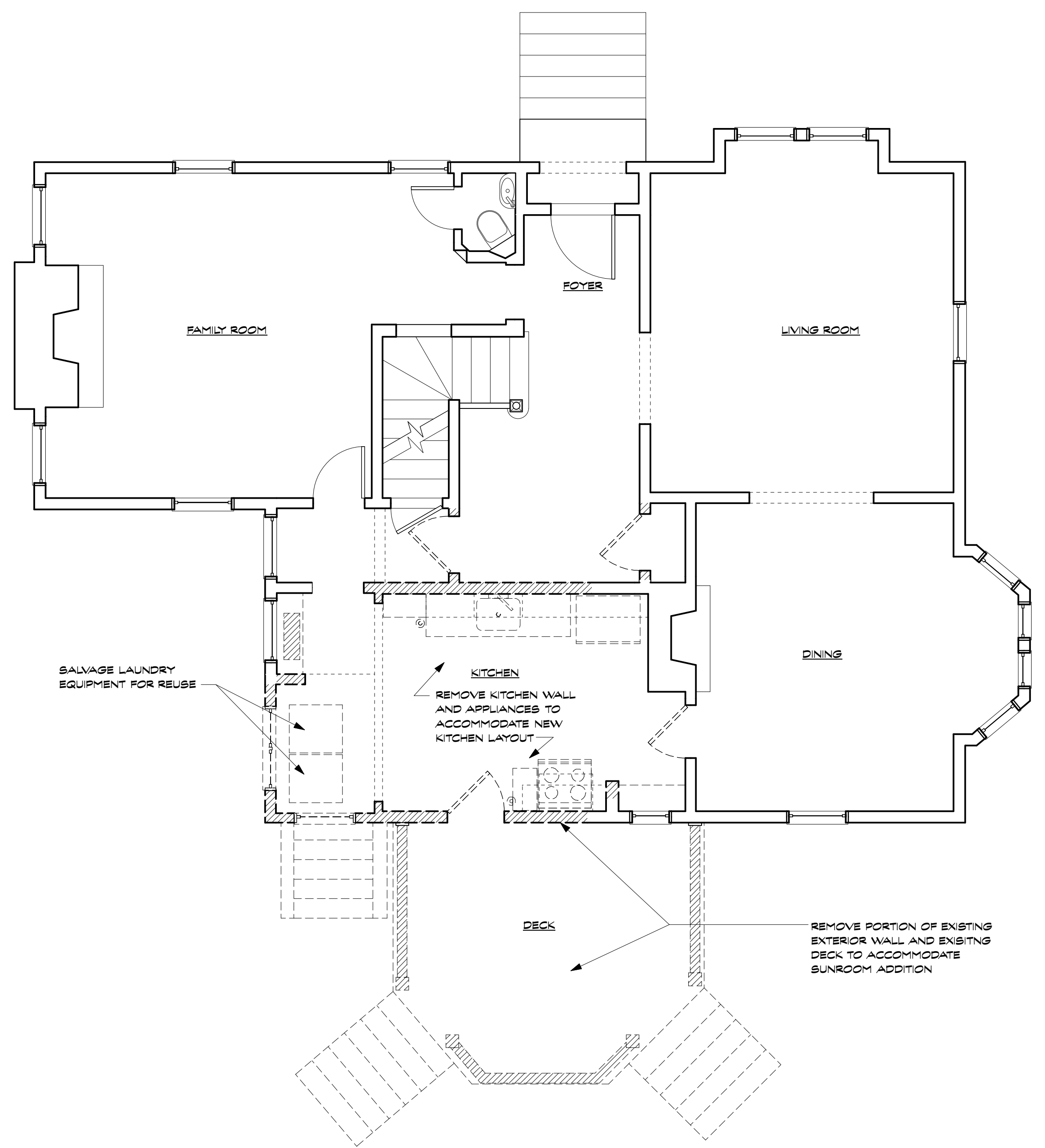
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LICENSE #: _____ EXPIRATION DATE: _____

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1 CELLAR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND

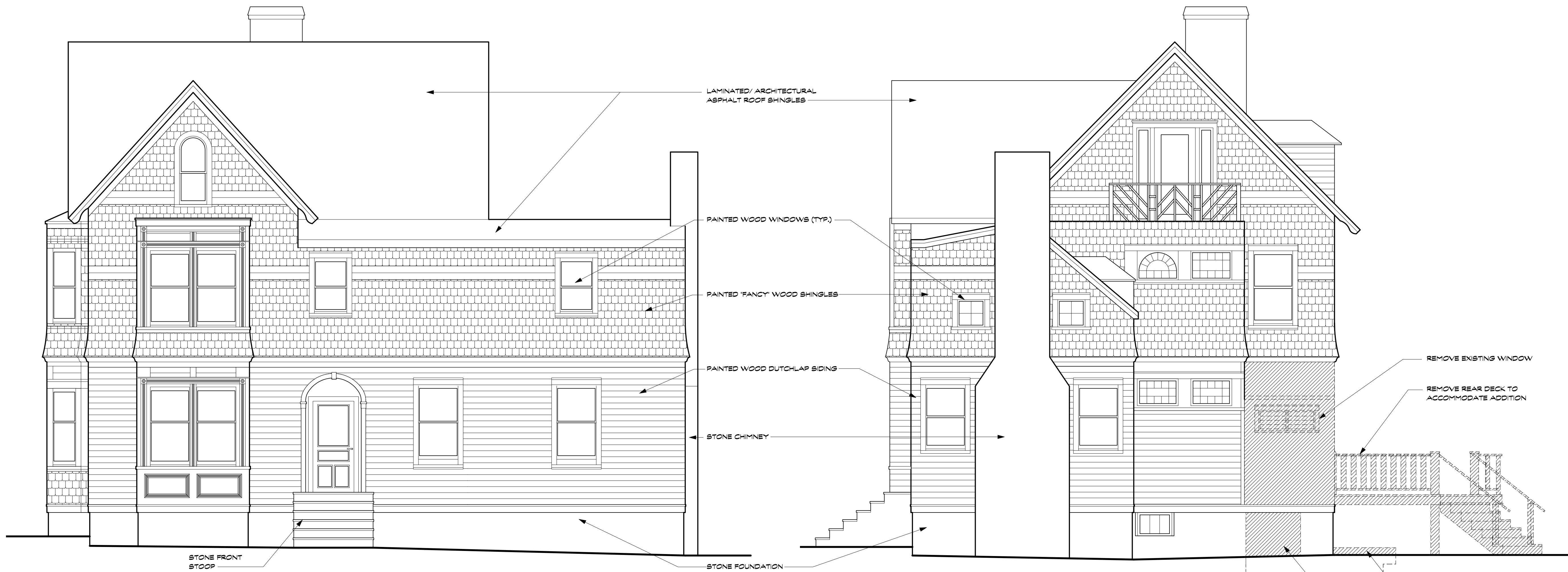
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O.)
 - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O.)

OLSON ADDITION
3120 Lee Street Silver Spring, MD 20910
Project # 1822

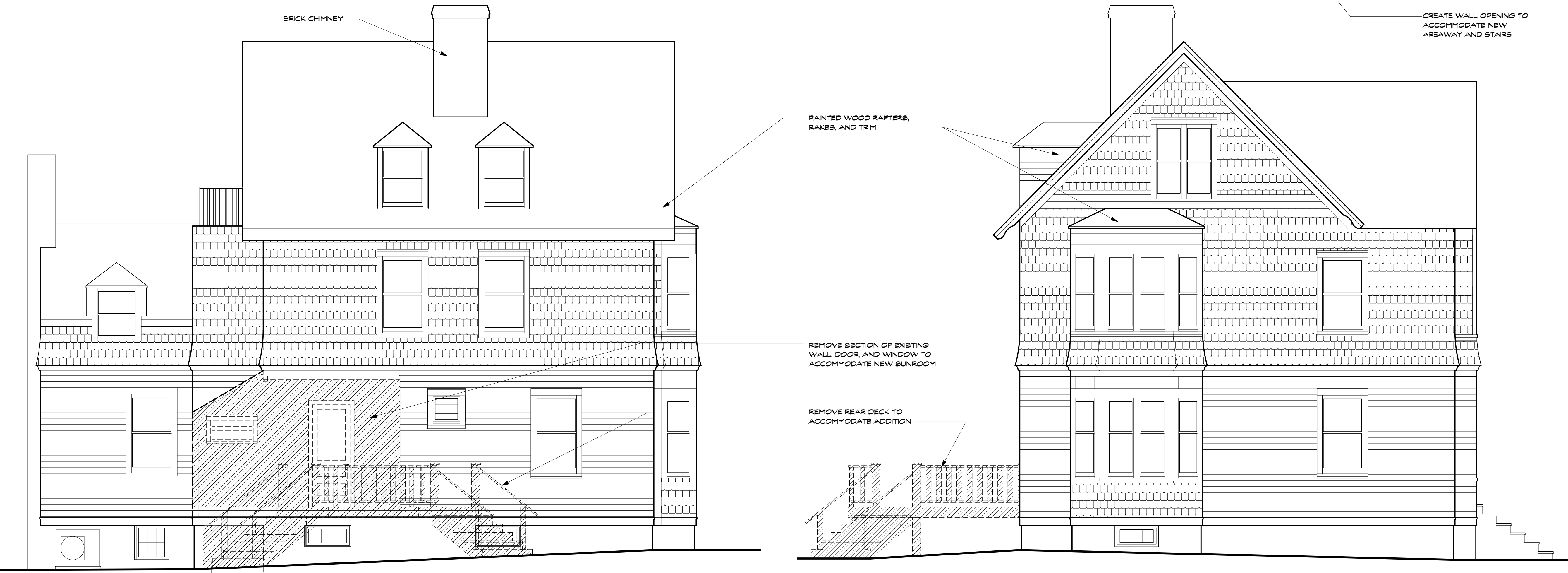
DEMOLITION PLANS
D101

05 September 2018 - PRELIMINARY HAWP



1 FRONT DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

2 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



3 REAR DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"

4 SIDE DEMOLITION ELEVATION
Scale: 1/4" = 1'-0"



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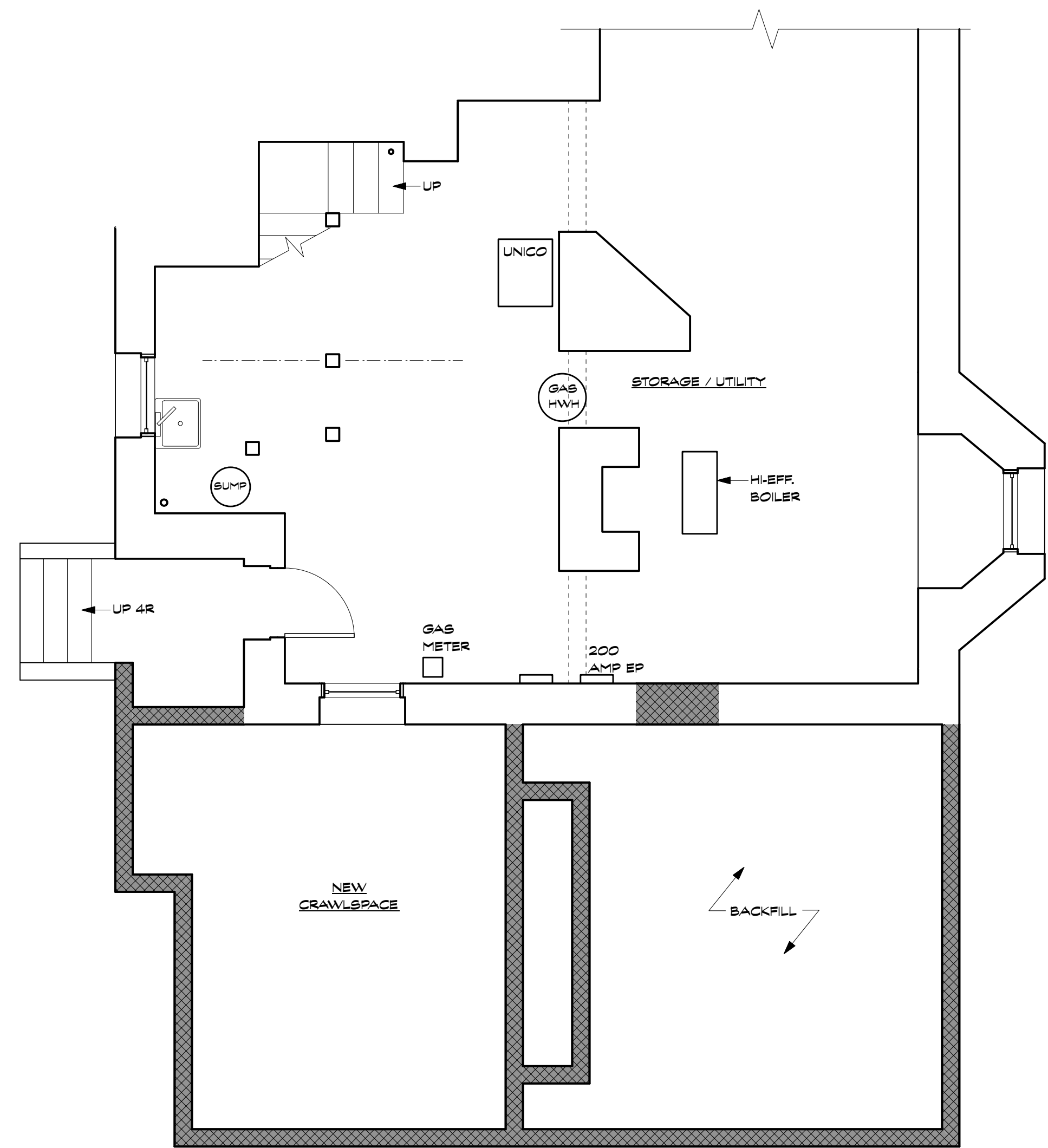
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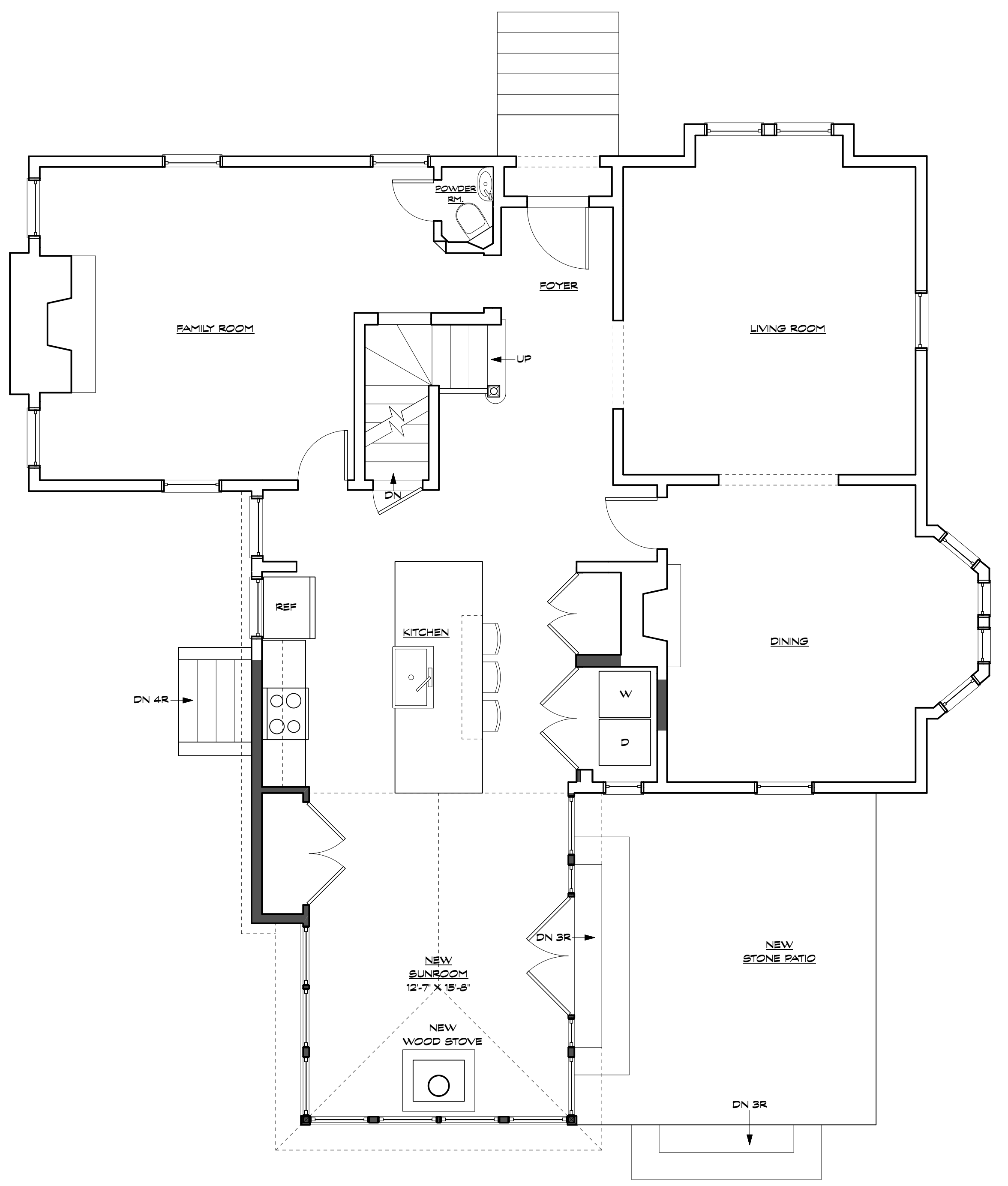
05 September 2018 - PRELIMINARY HAWP

DEMOLITION ELEVATIONS

D201



1 PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"

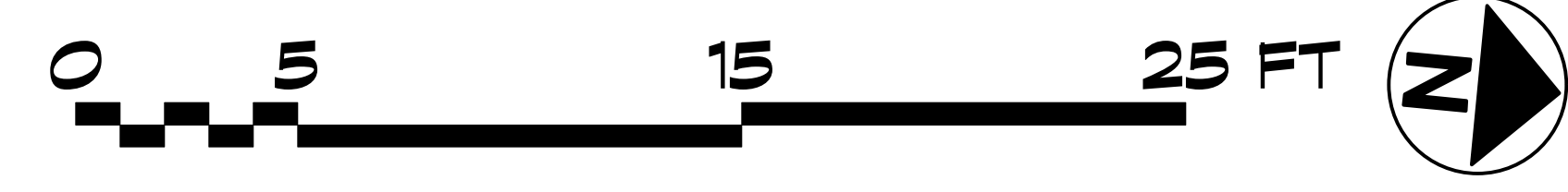


2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
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Project # 1822

FLOOR PLANS
OPTION A
A101

05 September 2018 - PRELIMINARY HAWP



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



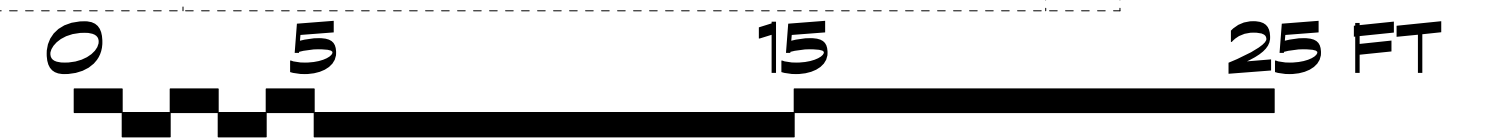
2 SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



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



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OLSON ADDITION
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Project # 1822
05 September 2018 - PRELIMINARY HAWP

ELEVATIONS
A201