

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

<b>Address:</b>	2801 Barker St., Silver Spring	<b>Meeting Date:</b>	10/24/18
<b>Resource:</b>	Contributing Resource <b>Capitol View Historic District</b>	<b>Report Date:</b>	10/17/18
<b>Review:</b>	HAWP	<b>Public Notice:</b>	10/10/18
<b>Case Number:</b>	31/07-18E	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Harry and Emily Volz	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Accessory Structure Construction		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve one (1) condition** the HAWP application;

1. Staff must review the multi-lite sash windows prior to their installation with final review and approval of this element delegated to Staff.

**PROPERTY DESCRIPTION**

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District

STYLE: Eclectic

DATE: c.1895 with several historic and non-historic additions

This property is known as the Hahn House. The house is placed to the rear of the lot with a non-historic garage approximately 100' (one hundred feet) in front of the house. All of the work proposed for this HAWP will occur on the non-historic, one-bay, shiplap-sided, garage.



Figure 1: The garage at 2801 Barker St. is in the southeast corner of the lot (identified by the star).

## **PROPOSAL**

The applicant proposes to construct an addition to the existing garage by constructing a hyphen and a second bay. Additional repairs will be undertaken on the existing garage.

## **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.
3. Nominal: These houses of themselves are of no architectural of [sic] historical significance, but through their contiguity to the significant resources have some interest to the district.
4. Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

### ***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
- (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

### ***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 proportions, and massing to protect the integrity of the property and its environment.

## **STAFF DISCUSSION**

The existing garage is located near the southeast corner of the lot and is setback from the public right-of-way. It is a single-bay, front-gable, garage with shiplap siding. The vehicle door is constructed out of vertical bead board. Due to the site topography, it is minimally visible from both the public right-of-way and from the historic house. Staff finds that the proposed work will not impact the character of the historic house or surrounding district and supports approval of this HAWP.

The applicant proposes to install what is in effect a mirror image of the existing garage connected by a wood hyphen. The applicant proposes to relocate the existing wood, half-lite door in the hyphen. The new construction will match the details of the existing in design, materials, and details, including a custom vehicle door designed to match the exiting (which will be repaired). The new construction will have three windows, one on the north, two on the east. The applicant proposes to use salvaged, historic multi-lite sash windows in these openings. Staff finds that these windows would be compatible with the proposed design and consistent with the construction of the historic house; however, without specifications or a sample window Staff recommends that the proposed windows be conditionally approved with final approval authority delegated to Staff.

Staff finds that the design of the garage is consistent with the rustic character of the lot and surrounding district. Staff additionally finds that doubling the size of the garage will not overwhelm the very large lot. Due to the orientation of the new construction, it will have a minimal visual impact to the surrounding district. Staff supports approval of this HAWP with the identified condition.

## **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Staff must review the multi-lite sash windows prior to their installation with final review and approval of this element 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ercv@verizon.net Contact Person: EMILY VOLZ  
Daytime Phone No.: 301-385-8395

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: HARRY & EMILY VOLZ Daytime Phone No.: 301-385-8395; 8392  
Address: 2801 BARKER ST. SILVER SPRING, MD 20910  
Street Number City Street Zip Code

Contractor: UNCERTAIN Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING PREMISE

House Number: 2801 Street: BARKER ST.  
Town/City: SILVER SPRING Nearest Cross Street: LEAY AVE  
Lot: 17 Block: 18 Subdivision: CAPITOL VIEW PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_  
PLAT BOOK 137 PLAT # 15856

653248

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 (GARAGE)
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 30,000

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: NO WATER BEING ADDED / OR SEWER  
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.

Emily C. Volz \_\_\_\_\_ sept 26, 2018  
Signature of owner or authorized agent 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:

EXIST SHED/GARAGE NEED REPAIR AND NEW DOORS  
(CARRIAGE STYLE) TO BE USEABLE FOR A GARAGE

WE WANT TO ADD A SECOND GARAGE NORTH  
OF THE EXISTING STRUCTURE THAT WOULD MAINTAIN  
THE SIMPLE STYLE. THE SHED IS NOT MENTIONED  
IN THE DISCUSSION OF THE HISTORIC SIGNIFICANCE  
OF THE PROPERTY, BUT DID EXIST PRIOR TO THE  
HISTORIC DESIGNATION.

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

THE PROPOSAL IS TO ADD A SINGLE CAR GARAGE ON THE  
SIDE FARTER FROM THE SOUTH PROPERTY LINE, SETTING  
IT BACK SEVERAL FEET TO MINIMIZE THE SENSE OF  
CHANGE TO THE GARAGE/SHED.

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.

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.

N 88° 57' 07" E

LOT 13

180.27'

**TREE NOTES ONLY!**

1. East and Northeast sectors of property bounded by the house and driveway to south and west and extending beyond the east + north property lines are heavily wooded with large trees and understory trees. [To prevent reforestation from overtaking this property is going to be a major challenge + expense.]

2. Trees noted for future removal are trees that have not had enough room to branch much, or they are trees which have a lot of damage and broken off limbs or areas of die-off. No trees of true worth to this property or community are proposed for removal.

3. Owner proposes to screen property at suitable locations using evergreens such as those already in place along property lines.

LOT 14

311.87'

N 00° 47' 12" W

LOT 16

CONSERVATION EASTMENT LINE

CONSERVATION LINE 1

SLOPES TO STREAM

STEEP SLOPE

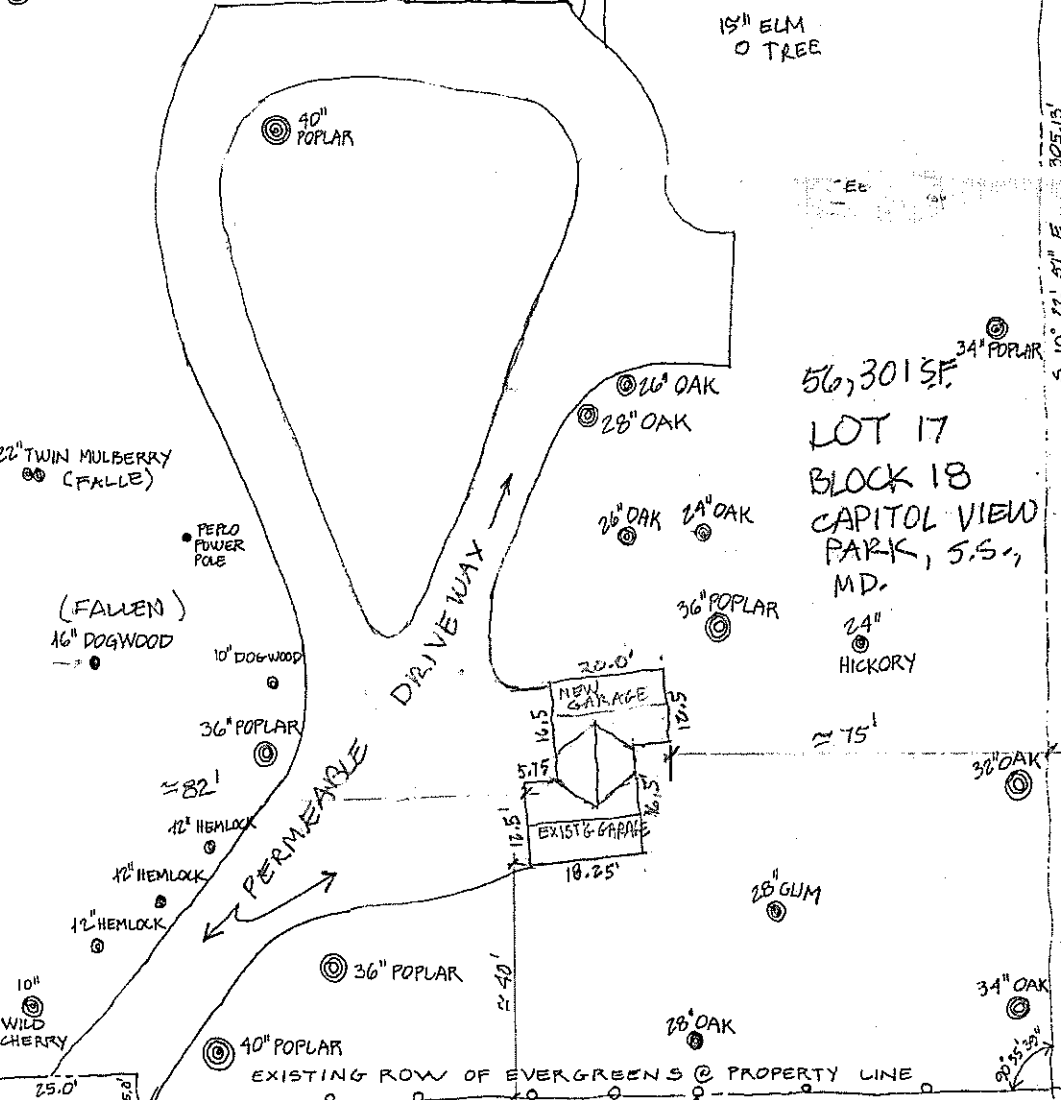
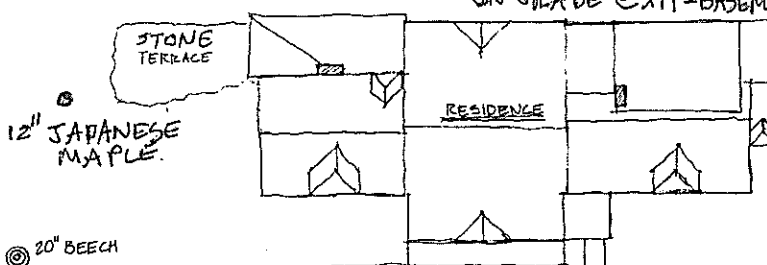
LOT 17  
LOT 18  
LOT 19  
30515'

LOT 14 - OUTSIDE OF CAPITOL VIEW PARK THIS SIDE OF LINE

56,301 SF  
LOT 17  
BLOCK 18  
CAPITOL VIEW PARK, S.S., MD.  
24" HICKORY

S 10° 22' 51" E

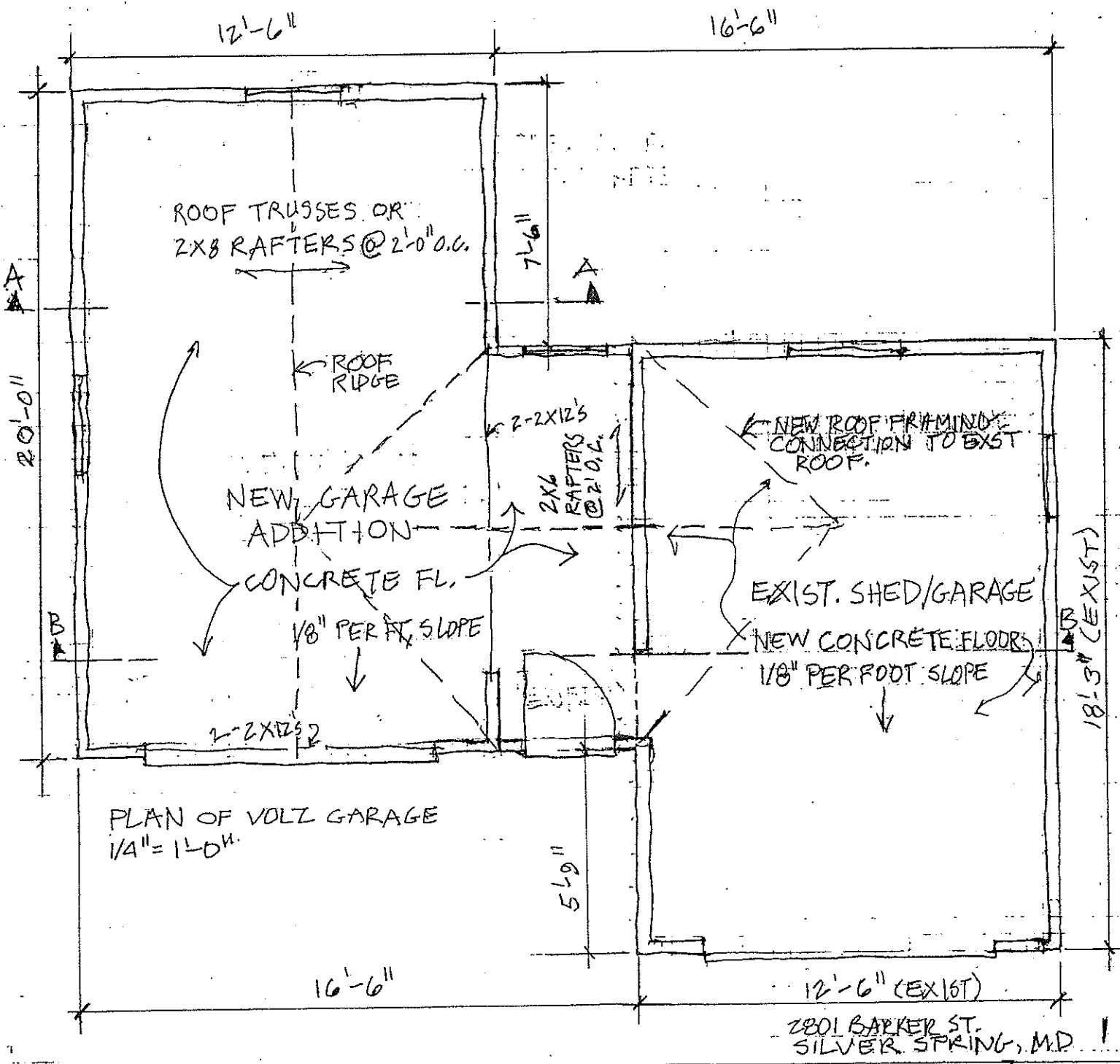
FELL AFTER STORM ~ 2004  
42" OAK  
17" POPLAR  
38" POPLAR  
12" POPLAR  
32" POPLAR  
25" B.R.L.  
24" OAK  
21" OAK



← BARKER "STREET" TO OAKVIEW NURSING & REHAB CENTER

PROPERTY OF HARRY & EMILY VOLZ  
2801 Barker St.  
Capitol View Park, MD 20710-1002

REVISED  
SEPT 24 2018



ROOF TRUSSES OR  
 2X8 RAFTERS @ 2'-0" O.C.

ROOF RIDGE

NEW GARAGE  
 ADDITION

CONCRETE FL.  
 1/8" PER FT. SLOPE

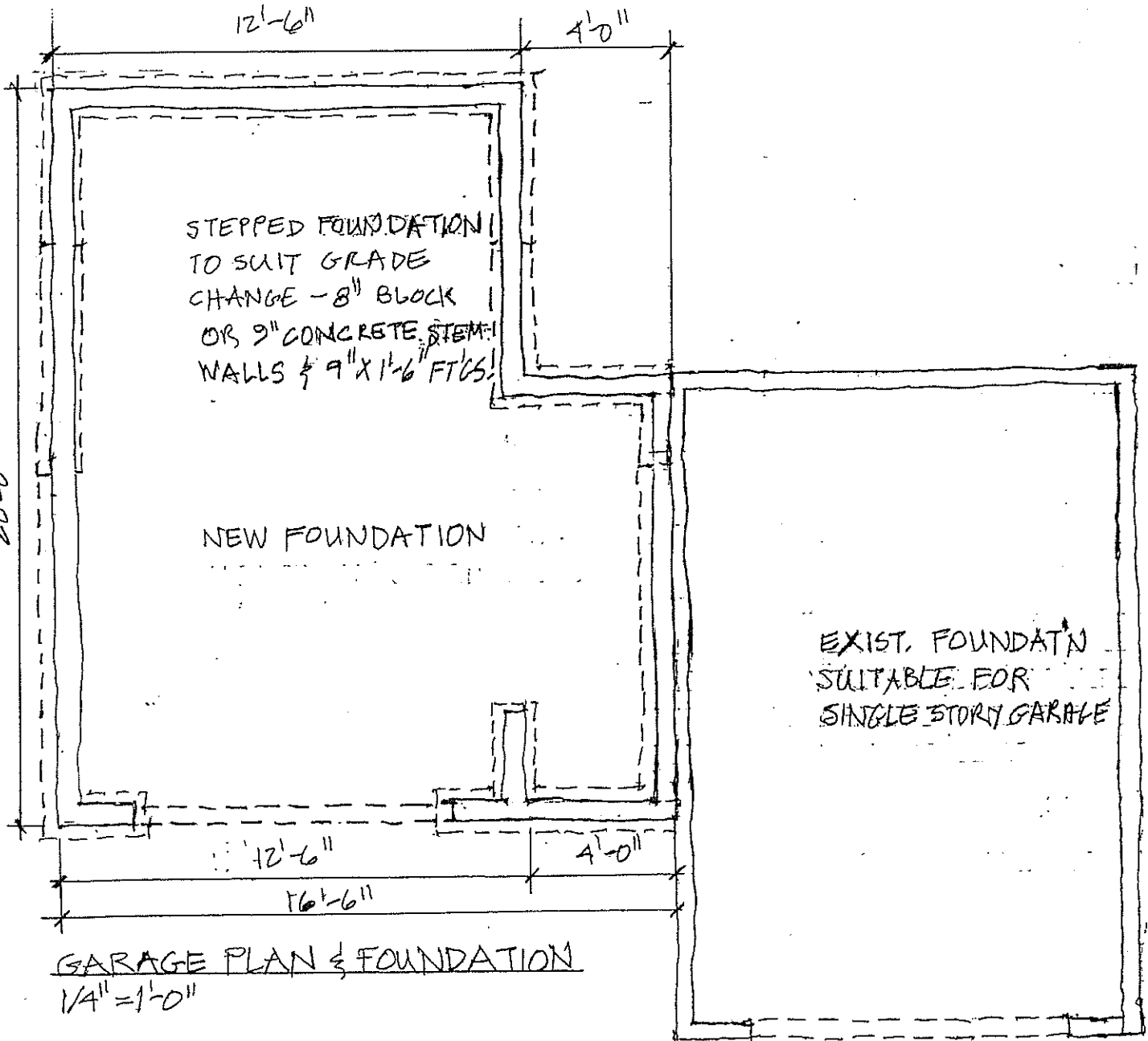
2-2X12'S  
 RAFTERS  
 @ 2'-0" O.C.

NEW ROOF FRAMING  
 CONNECTION TO EXIST  
 ROOF.

EXIST. SHED/GARAGE  
 NEW CONCRETE FLOORS  
 1/8" PER FOOT SLOPE

PLAN OF VOLZ GARAGE  
 1/4" = 1'-0"

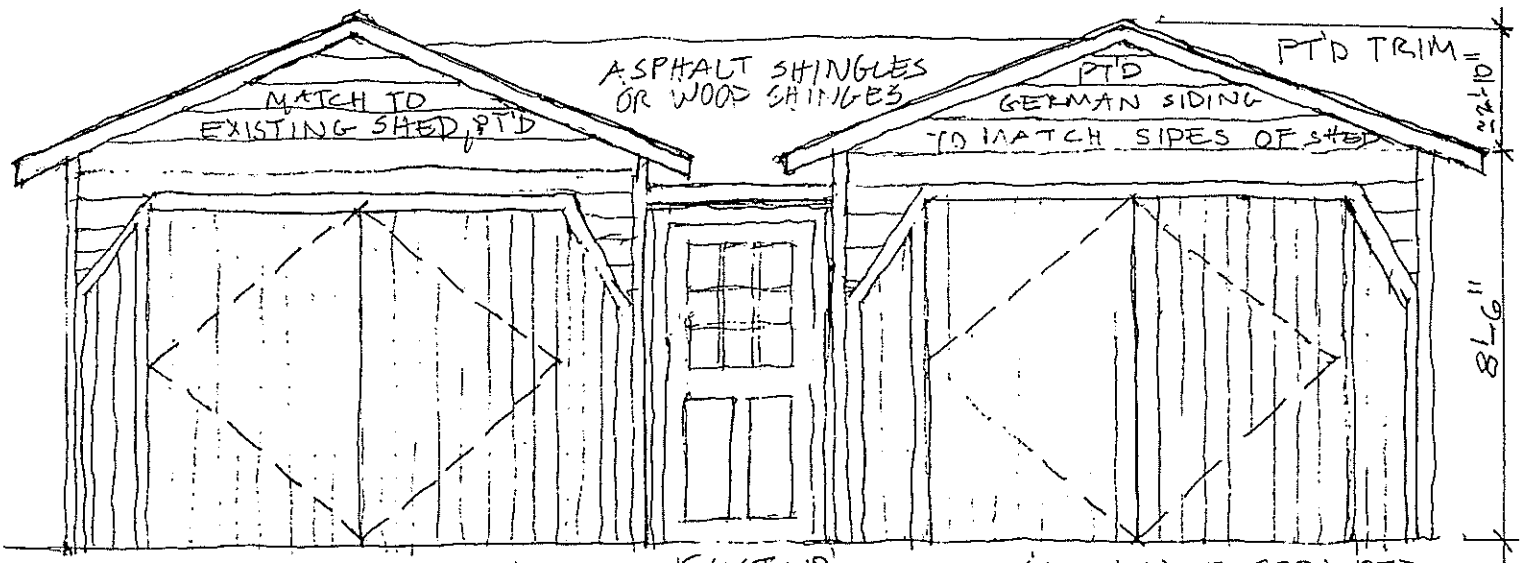
2801 BARKER ST.  
 SILVER SPRING, M.D.



GARAGE PLAN & FOUNDATION  
1/4" = 1'-0"

VOLZ GARAGE  
2801 BARKER ST.  
SILVER SPRING, MD 2



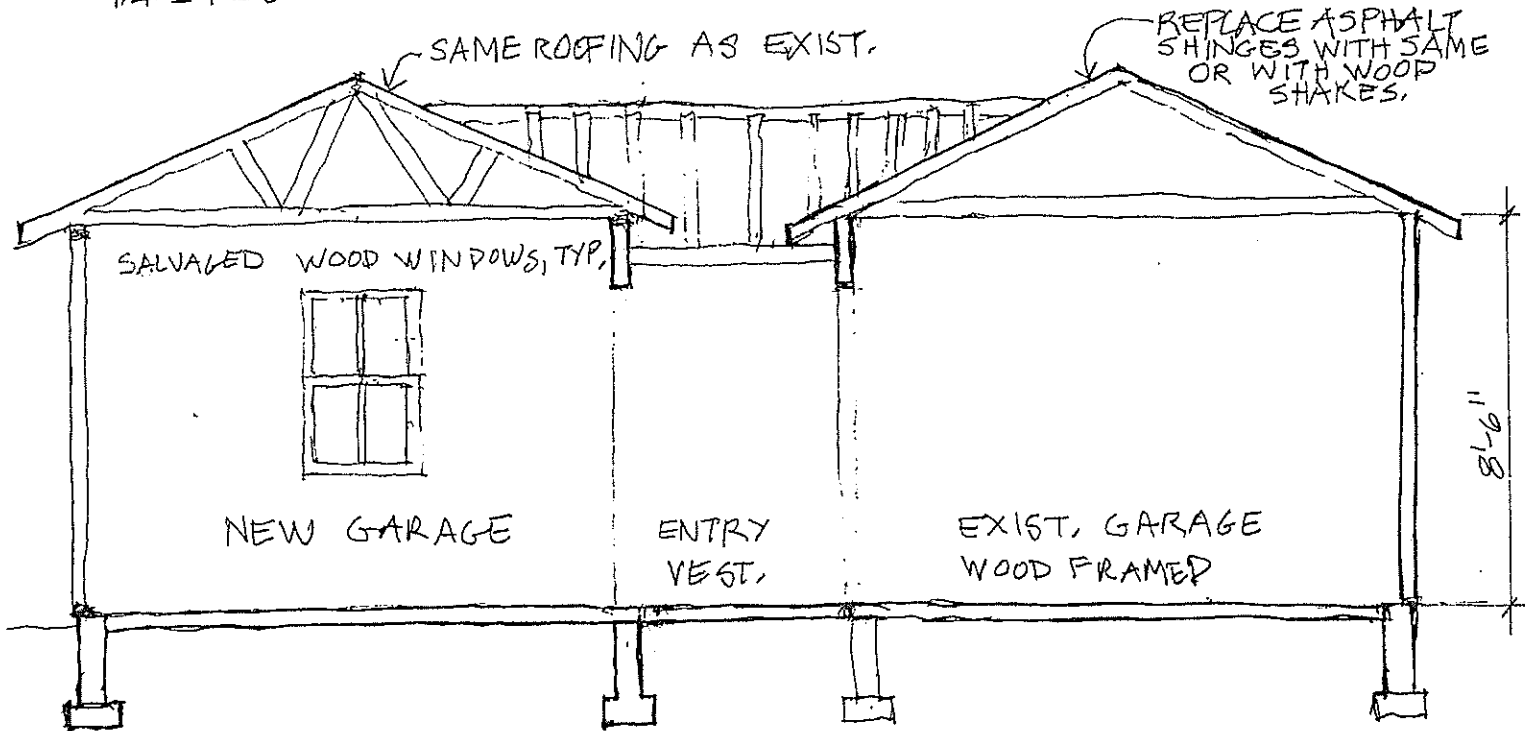


NEW GARAGE WITH ENTRY VESTIBULE; OUT-OPENING DOORS SAME AS PLANNED FOR EXISTING SHED

EXIST. WD. DOOR IN NEW LOCATION, PAINTED

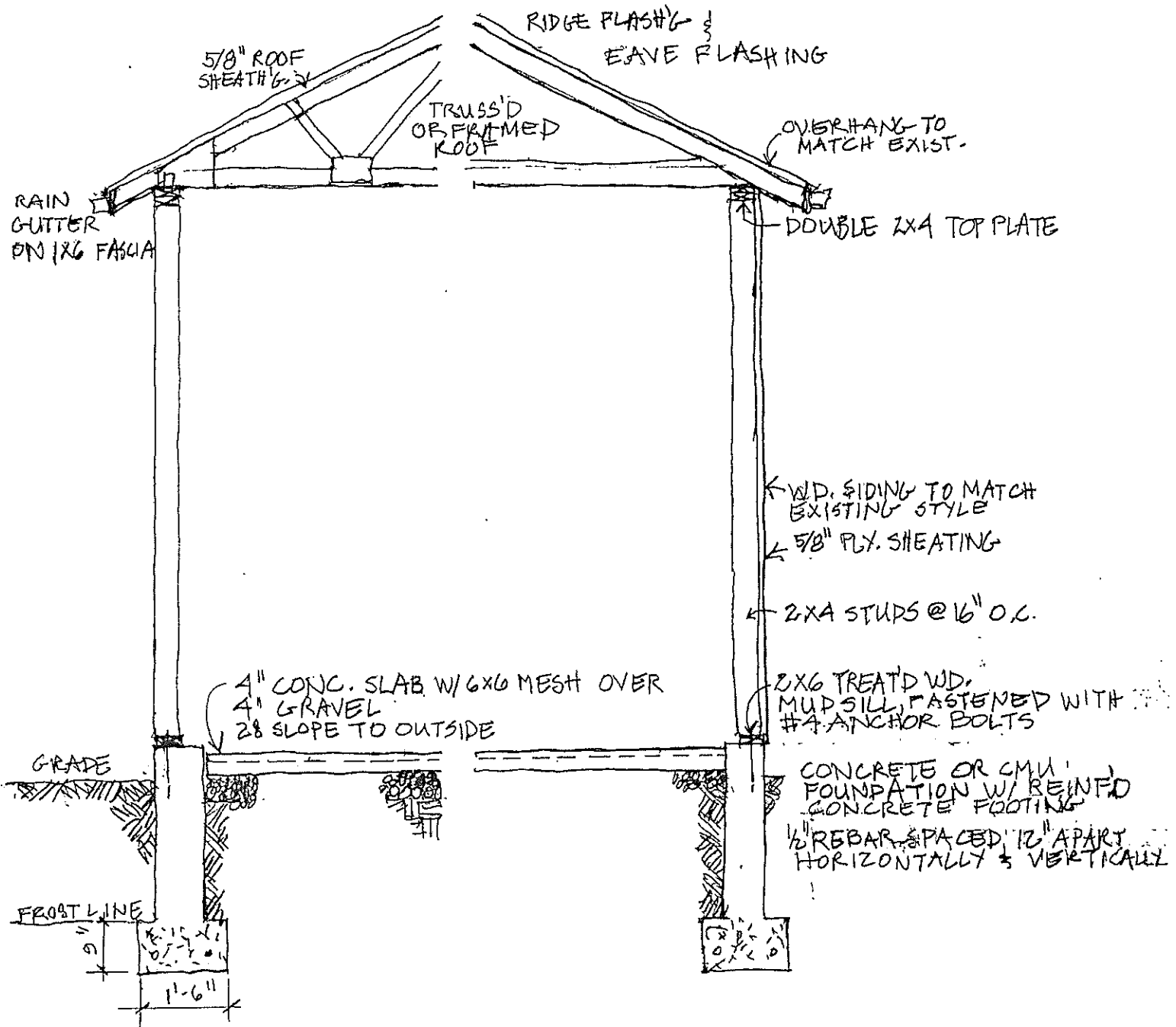
EXIST'G GARAGE, REPAIRED AND WITH NEW PAIR OF OUT-OPENING WOOD DOORS CUSTOM MILLED TO BE SIMILAR TO EXISTING, PAINT'D

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



SECTION B  
1/4" = 1'-0"

VOLZ GARAGE REPAIR AND ADDITION  
2801 BARICKER ST  
SILVER SPRING, MD 20910



SECTION A - VOLZ GARAGE  
 1/2" = 1'-0"


2801 BARKER ST.  
 SILVER SPRING MD

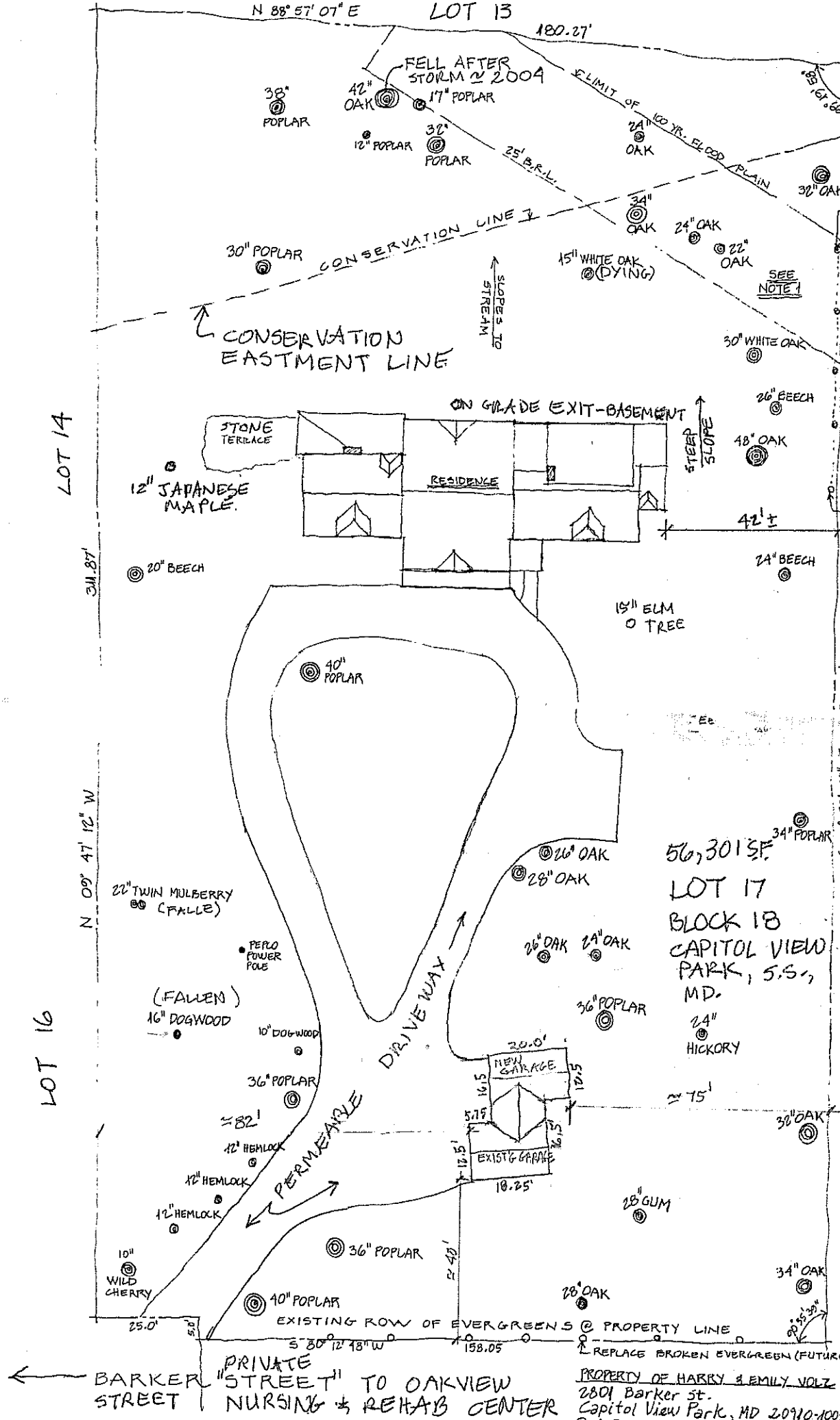






HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address HARRY & EMILY VOLZ 2801 BARKER STREET SILVER SPRING, MD 20910	Owner's Agent's mailing address 
Adjacent and confronting Property Owners mailing addresses	
BLAIR & MARGARET TURNER 2901 BARKER ST. SILVER SPRING, MD 20910	LYNN BUSH 2905 BARKER ST. SILVER SPRING, MD 20910
MINTER FARNSWORTH 25101 PEACHTREE RD CLARKSBURG, MD 20871	MICHAEL E. LIVERMORE & FUMIYO HASHIDA 10118 LESLIE ST. SILVER SPRING, MD 20902
OAKVIEW REHABILITATION AND NURSING CENTER 2700 BARKER ST. SILVER SPRING, MD 20910	GOLSHAN KHOSROW & JEANETTE BURNSIDE 10116 LESLIE ST. SILVER SPRING, MD 20902



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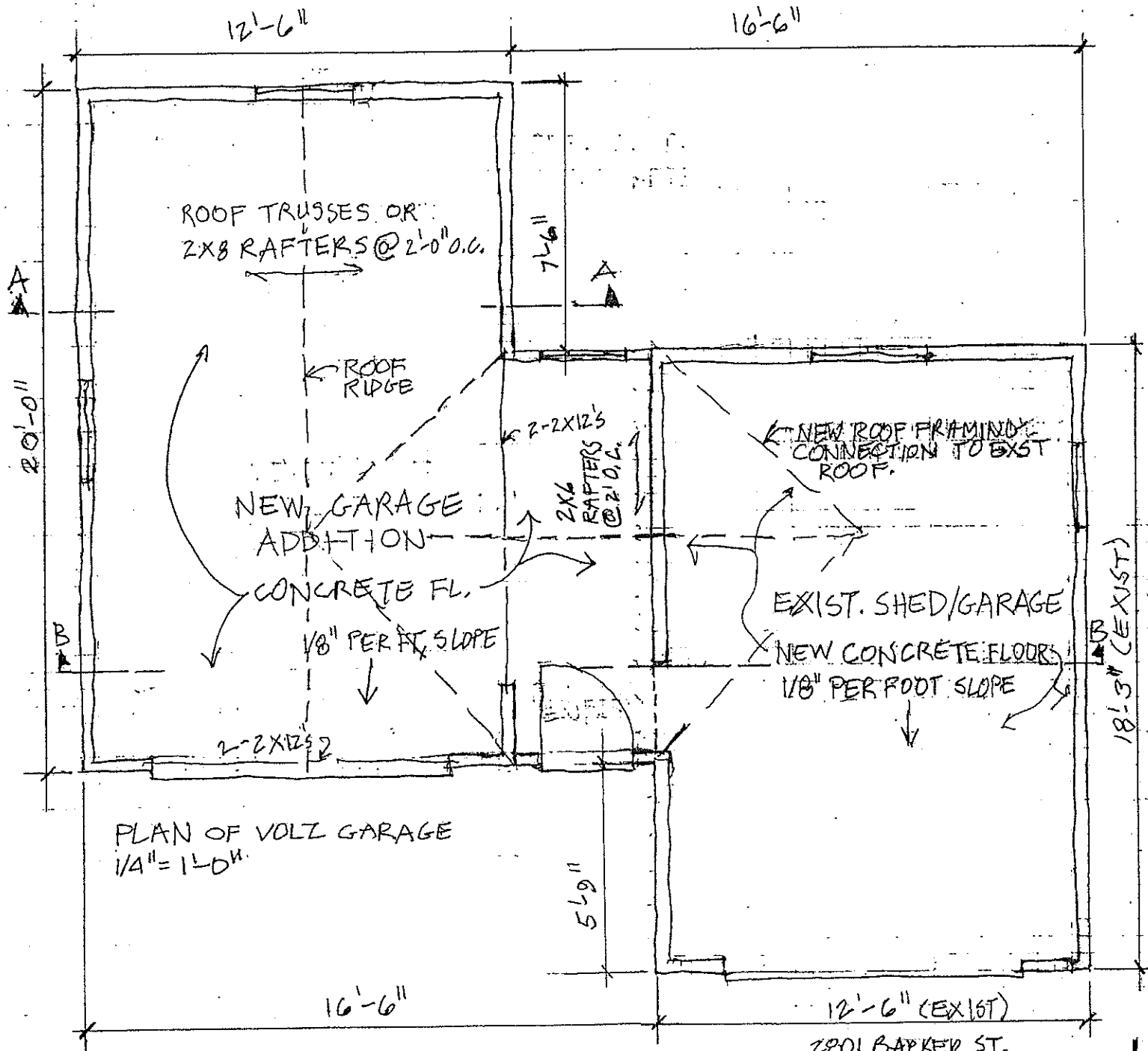
LOT 1A - OUTSIDE OF CAPITOL VIEW PARK THIS SIDE OF LINE

56,301 SF  
 LOT 17  
 BLOCK 18  
 CAPITOL VIEW PARK, S.S., MD.  
 24" HICKORY

REVISED, SEPT. 26, 2018

PROPERTY OF HARRY & EMILY VOLZ  
 2801 Barker St.  
 Capitol View Park, MD 20910-1007.

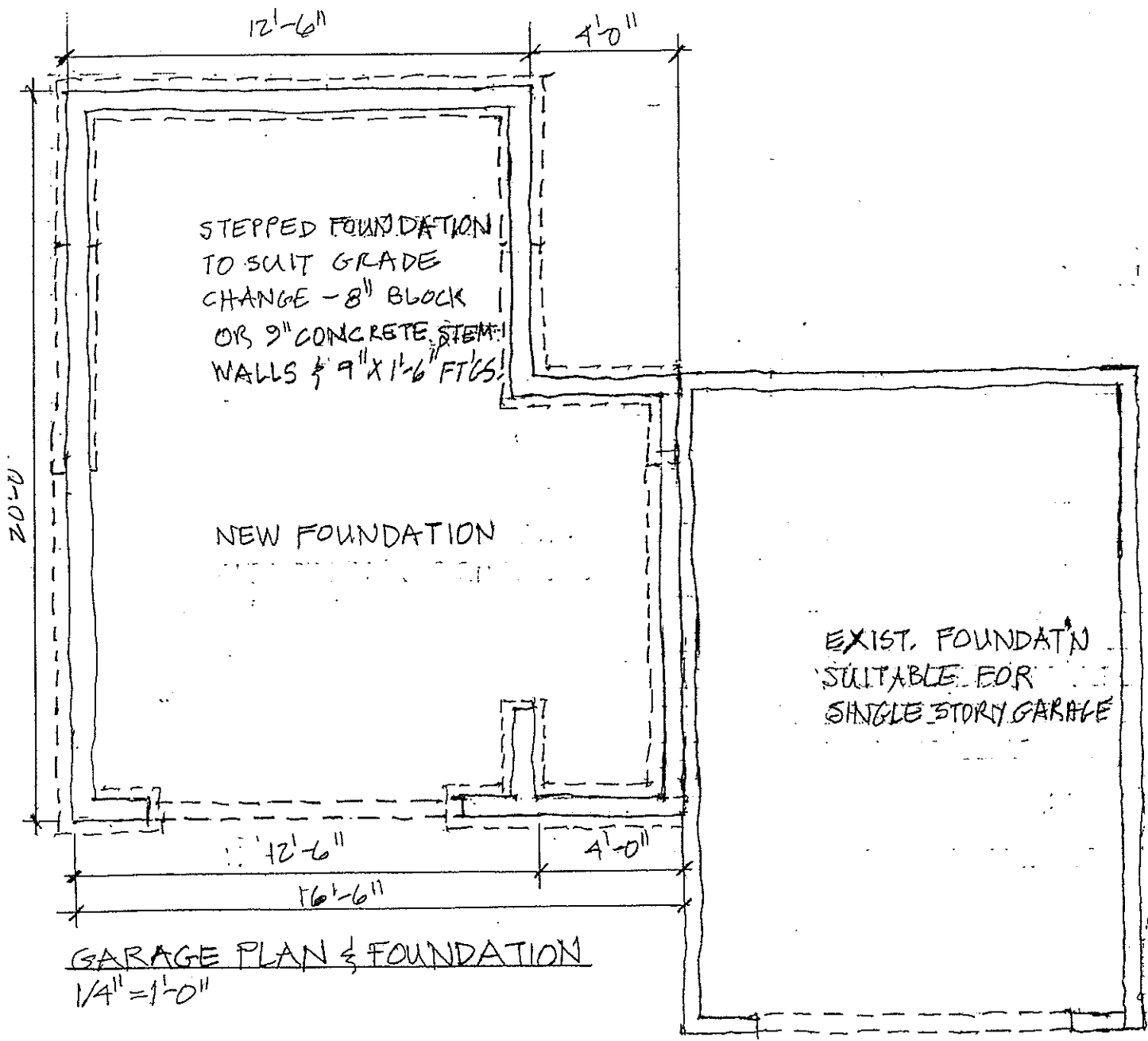
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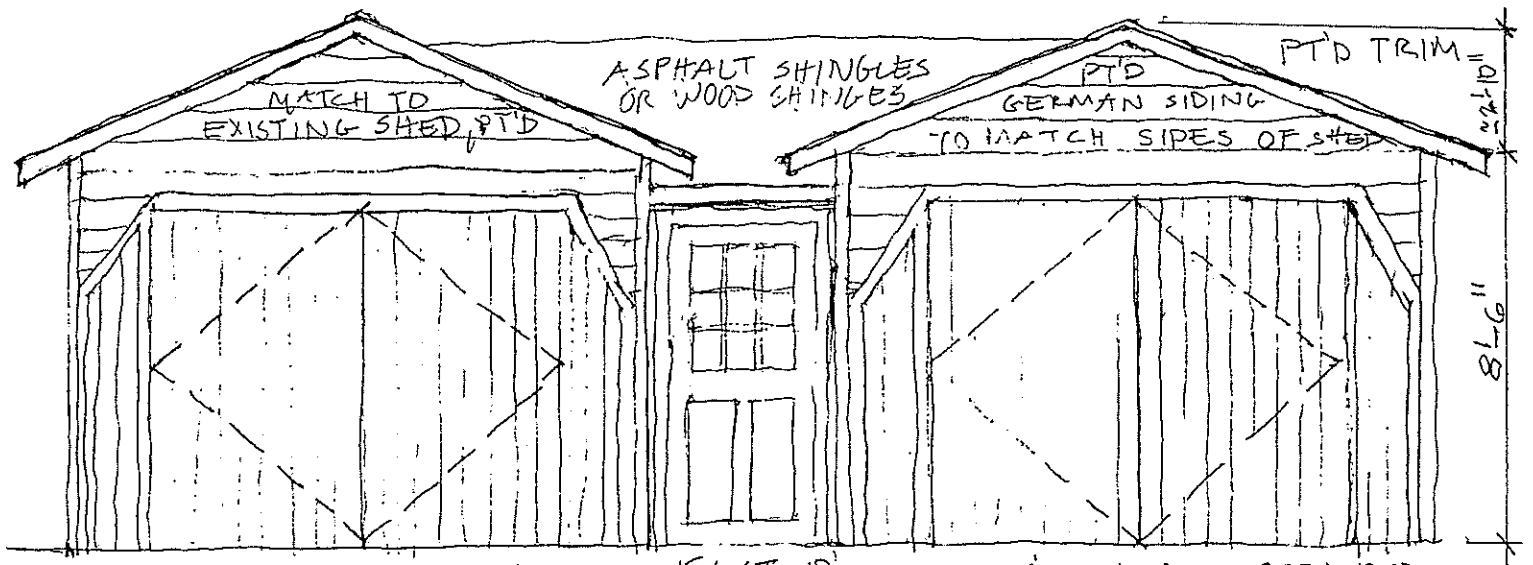
PLAN OF VOLZ GARAGE  
 1/4" = 1'-0"

2801 BARKER ST.  
 SILVER SPRING, M.D.





VOLZ GARAGE  
2801 BARKER ST.  
SILVER SPRING, MD 2

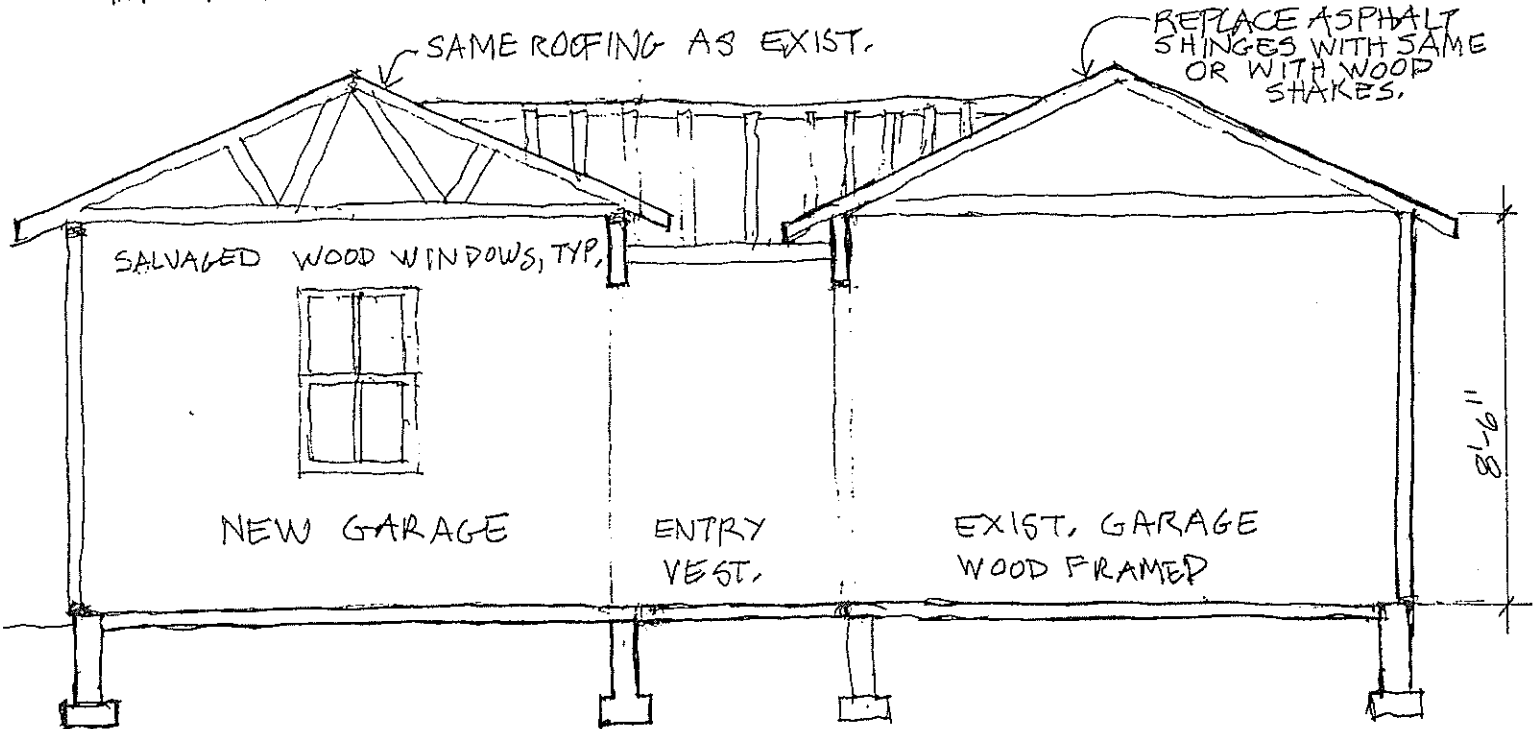


NEW GARAGE WITH  
ENTRY VESTIBULE;  
OUT-OPENING DOORS  
SAME AS PLANNED  
FOR EXISTING SHED

EXIST. WD.  
DOOR IN  
NEW  
LOCATION,  
PAINTED

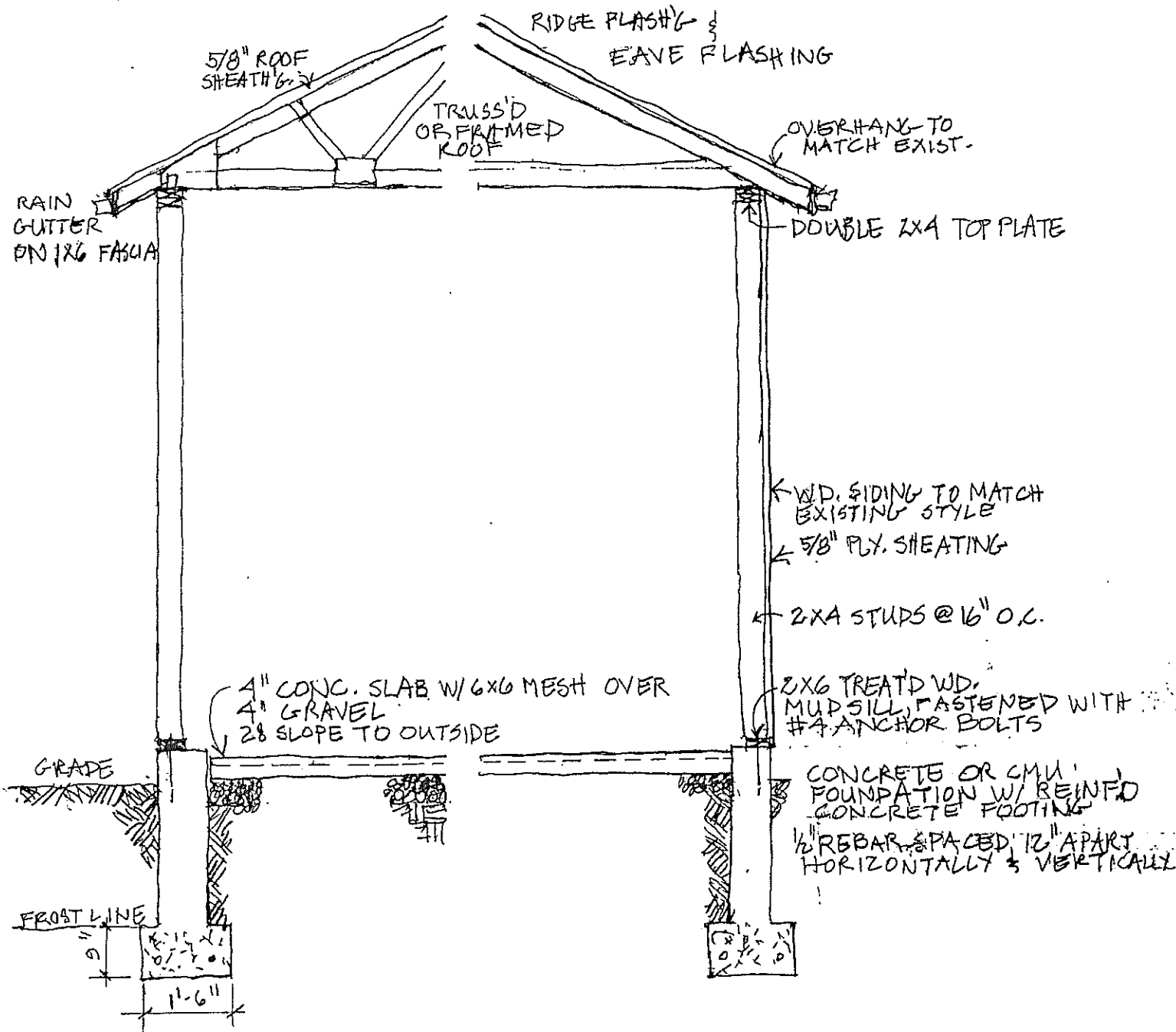
EXIST'G GARAGE, REPAIRED  
AND WITH NEW PAIR OF  
OUT-OPENING WOOD DOORS  
CUSTOM MILLED TO BE  
SIMILAR TO EXISTING, PAINT'D

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



SECTION B  
1/4" = 1'-0"

VOLZ GARAGE REPAIR  
AND ADDITION  
2801 BARKER ST  
SILVER SPRING, MD 20910  
18 3




SECTION A - VOLZ GARAGE  
 1/2" = 1'-0"

2801 BARKER ST.  
 SILVER SPRING, MD







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