MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3120 Lee St., Silver Spring  Meeting Date: 5/10/17
Resource: Outstanding Resource  Report Date: 5/3/17
Capitol View Historic District
Applicant: Sarah & Benjamin Olson  Public Notice: 4/26/17
Review: HAWP  Tax Credit: N/A
Case Number: 31/07-17C  Staff: Dan Bruechert
Proposal: Driveway Alterations

STAFF RECOMMENDATION
Staff Recommends the HPC approve the HAWP application.

ARCHITECTURAL SIGNIFICANCE
SIGNIFICANCE: Outstanding Resource within the Capitol View Park Historic District
STYLE: Queen Anne, Mullet Thompson House
DATE: 1891

3120 Lee St., is located at the intersection of Lee and Pine streets in Silver Spring. The house is an asymmetrical Queen Anne styled house with an asphalt-shingled gable-ell roof, with a clapboard ground floor and fish-scale shingle covering the second floor and roof gables. The primary, Pine Street façade is four bays wide with a two-story rectangular bay to the left with a paired set of one-over-one sash windows, a recessed central doorway, with two one-over-one sash windows to the right. The Lee Street façade, which is secondary, has a two-story hexagonal bay with four narrow one-over-one sash windows and an additional one-over-one sash window to the right of the bay.

At the northeast corner of the lot, there is a red brick parking pad with a large crushed gravel apron. A set of large paving stones create a walkway from the parking pad to the rear (east) entrance of the house.

Figure 1: Pine Street (primary) facade
PROPOSAL
The applicant is proposing to expand the current parking pad from its current 9' × 16' (nine feet by sixteen feet) dimensions to 20' × 26' (twenty feet by twenty-six feet) and to replenish the gravel bed adjacent to the street.

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
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
(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

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.
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 applicant’s proposal will effectively double the size of the parking pad from its current size (see Circle 6). The existing red brick pad will remain, while the newly paved area will use 5” × 7” (five inch by seven inch) rectangular pavers set in a herringbone pattern. This proposal is in keeping with the mix of parking pads, driveways (both gravel and paved), and off-street gravel beds found throughout the district.

This proposal will not negatively impact the architectural significance of the house or impact the house’s relationship to the surrounding district (24A-8(b)(1)). Because the pad is in the rear of lot it will only impact secondary elevations. It’s placement is far enough away from the house that it will only have a minimal impact on the house and will not disrupt the spacial relationship between the house and the parking area (per Standard 9). By expanding the parking pad, the subject property will be able to
accommodate an additional car, without having to construct a detached garage or having to provide additional off-street parking. This proposal will effectively maintain the sense openness of the property and maintain the views of the house from the surrounding district.

![Figure 2: Lee Street elevation with existing parking pad](image)

**STAFF RECOMMENDATION**
Staff recommends the HPC approve the HAWP application;

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: saraholson88@gmail.com
Contact Person: Sarah Olsen

Tax Account No.: 16-13-00996952

Name of Property Owner: Sarah & Benjamin Olsen
Daytime Phone No.: 301-518-8510

Address: 3120 Lee St., Silver Spring, MD 20910

Contractor: Macpeak Landscaping
Phone No.: 301-589-6600

Contractor Registration No.: NHIC License #: 120749

Agent for Owner: 
Daytime Phone No.: 

LOCATION OF HISTORIC SITE

House Number: 3120
Street: Lee
Toward/City: Silver Spring
Nearest Cross Street: Pine
Lot: 
Block: 23
Subdivision: Capitol View Park
Parcel: 18303

PART ONE: BASIC INFORMATION

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ Add  ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Weed/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: Driveway

1B. Construction cost estimate: $ 

1D. If this is a revision of a previously approved historic permit, see Permit #: 

PART TWO: CONSTRUCTION AND EXTERNAL ALTERATIONS

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/assessment

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.

Sarah Olsen

Signature of owner or authorized agent

3/8/17

Date

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      This home, which was purchased in 2019, is located in the Capital View Park Historic District. The house was built in 1890 and is a Queen Anne Victorian.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Expand existing non-historic 9 ft x 11 ft driveway to 20 ft x 26 ft to accommodate two vehicles. Current driveway is red brick, similar but larger pavers will be used in the new driveway. The existing gravel bed between driveway and street will be restored and replenished.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 lots 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.
Site Plan

LOT 30 - plat #10612

S 84° 30' 00" W 158.66'

PART OF LOT 2
3,279 S.F.

PART OF LOT 1
9,384 S.F.

LEE STREET
WIDTH VARIES

LOCATION DRAWING
PART OF LOTS 1 & 2, BLOCK 23
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

JEFFREY A. FOSTER
MARYLAND PROPERTY LINE SURVEYOR NO. 597
Expires: 04-02-2025

REFERENCES

PLAT BK. A
PLAT NO. 9
LIBER 18303
FOLIO 34
DATE OF LOCATIONS
WALL CHECK:
DRAWN BY: D.M.L.

DATE: 04-14-14
JOB NO.: 14-00818

Shade portion to indicate North

Applicant: SAMLZ BEN OLSON

Page: 3 of 8
Proposed materials for new driveway:

Driveway will consist of 5"x 8" rectangular pavers (similar to Belgard Dublin pavers, see image below) installed in a herringbone pattern.

Existing flagstone walkway slabs will be used for the walkway connecting driveway to the deck.

Existing gravel will be restored and replenished.
Detail: Existing walkway to rear of house

Applicant: SARAH & BEN OLSON
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<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Sarah and Ben Olson</td>
<td>Yen Nicolaidis</td>
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<tr>
<td>8120 Lee St.</td>
<td>10001 Pine St.</td>
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<td>Silver Spring, MD 20910</td>
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<td>Mark Willsher and Minna Muntzer</td>
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<td>3112 Lee St.</td>
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<td>10201 Meredith Ave</td>
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