## 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 distrupt 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 maitain the views of the house from the surrounding district.

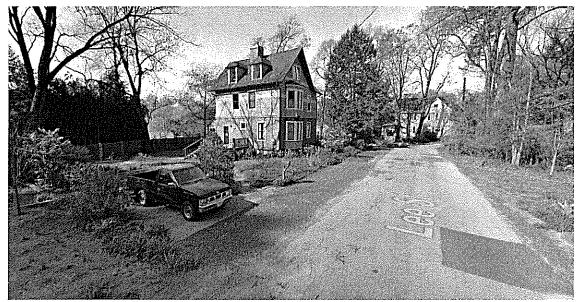


Figure 2: Lee Street elevation with existing parking pad

### 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 <u>3 permit sets</u> 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 <u>and</u> not more than two weeks following completion of work.





Edit 6/21/99

## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Described No.:     - 13 - 0.099   6952   Described No.:   301 - 518 - 8510   Described No.:   301 - 518 - 518 - 510   Described No.:   301 - 518 - 518 - 510   Described No.:	Sarah	olson 88egmail.com	Constact Person: Sarah 015011
Name of Property Owner: SDVGM 4 DM JAVININ 0150N Deprison Phone No.: 301-518-8510  Address: 312 0 Let St. SINEY SDVMg MD 20910  Steel Anabov Deprison Representation No.: 1945/E-power Proper No.: 311-569 - 10 00  Contractor Registration No.: 1941/C LICKISC #: 120149  Agent for Owner: Deprison Property Inc.  DECATION OF READMAN PRESENT  HOUSE Nameber 312 0 Steel Let Inc.  TOWN/City: SINEY SOVING Nearest Cross Street: Let Inc.  TOWN/City: Siney Nearest Cross Street  TOWN/City: Siney Nearest Cross Stree		V	Daytime Phone No.: 301 - 518 - 851 D
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Constructor Macp LeV LANG Lephana Phone No.: 3U-589 - 6 6 0 0 0  Constructor Registration No.: MALIC LICANSC #: 12 0 149  Agent for Owner:	Address: 3120 Lee St	. Silver Spring	MD 20910
Agent for Owner: Daysine Phone No.:    Description of Bulloman Piece   Bul	V-101 10100		2 34 W 2p Code
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Description	Lot: /2 Block:	23 Subdivision: Capit	of View Park
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On party line/property line   Entirely on land of owner   On public right of way/easement    I hereby cartify 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.    Approved:	3B. Indicate whether the fence or reta	ining wall is to be constructed on one of the f	following locations:
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SEE REVERSE SIDE FOR INSTRUCTIONS



## THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1.	WRITTEN DESCRIPTION				OF PROJECT
			_		

٠.	Description of existing structure(s) and environmental setting, including their historical features and significance:
	but home, which was purchased in 2014, is located in the
	Capital View Park historic district. The residence was built
	in 1890 and is a Quen 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 16 ft driveway to 20ft x 26ft
	to accomposate this vehicles. Correct driveway is red brick, Similar
	but larger pavers will be used in the new divideway. The existing
	gravel bed between driveway and street will be restored and
	trolonished.

#### 2. SITEPLAN

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. Schametic construction places, 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 meterials 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 materiels and menufactured 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 facada of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- 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.

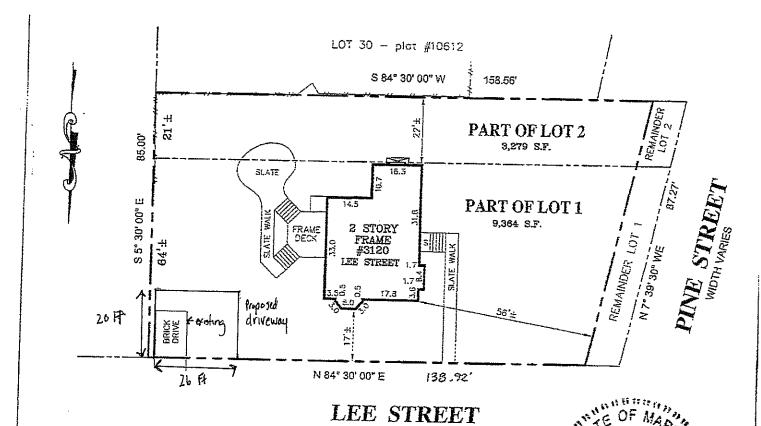
### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> 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 MALLING LABELS.

5)

2.48



LOCATION DRAWING

PART OF LOTS 1 & 2, BLOCK 23 CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CEPTIFICATE

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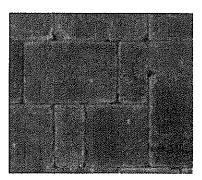


Shade portion to indicate North



Olson 3120 Lee St. Silver Spring, MD 20910 **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.



### Existing Property Condition Photographs (duplicate as needed)



Detail: Existing driveway, walkway to house



Detail: Existing gravel



Existing Property Condition Photographs (duplicate as needed)



Detail: Existing walkness to rear of hower

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	 	A, 7, 15th

Applicant: SHUH FREN OLSON

Detail:\_\_\_\_



20 FT driveway Approx. 26 ft x 20 ft Proposed expanded Pavers, at grade Replace existing gravel 26 ft Black walnut trees, New mailbox 18-22 ft LEE STREET HOUSE FRONT Grass Hemlock, 34 Ft. White Oak, 30 Ft. White Oak, 34 Ft. PINE STREET

Olson 3120 Lee St. Silver Spring, MD 20910 TREE SURVEY - PROPOSED EXPANDED DRIVEWAY

## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address South and Ben Olson 3120 Lee St. Silver Spring, mD 20910 Adjacent and confronting Property Owners mailing addresses Mark Willcher and Minam Mintzer Yen Nicolaidis 3112 Lec St 10001 Pine St. Silver Spring MD 20910 Silver Spring MD 20910 Nat and Kate Thomas 10201 Moredith Ave Silver Spring MO 20910

