

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3120 Lee St., Silver Spring	Meeting Date:	5/10/17
Resource:	Outstanding Resource Capitol View Historic District	Report Date:	5/3/17
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

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 Olson
 Tax Account No.: 16-13-00996952 Daytime Phone No.: 301-518-8510
 Name of Property Owner: Sarah & Benjamin Olson Daytime Phone No.: 301-518-8510
 Address: 3120 Lee St. Silver Spring MD 20910
Street Number City State Zip Code
 Contractor: Macpeak Landscaping Phone No.: 301-589-1660
 Contractor Registration No.: MHIC LICENSE #: 120749
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/REAR

House Number: 3120 Street: Lee
 Town/City: Silver Spring Nearest Cross Street: Pine
 Lot: 1/2 Block: 23 Subdivision: Capital View Park
 Liber: 18303 Folio: 34 Parcel: _____

PART ONE: TYPE OF REPAIR 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 Fence/Wall (complete Section 4) Other: Driveway

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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.

Sarah Olson Benjamin Olson 3/8/17
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



794379

**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:

Our home, which was purchased in 2014, is located in the
Capital View Park historic district. The residence 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 9ft x 16ft driveway to 20ft x 26ft
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

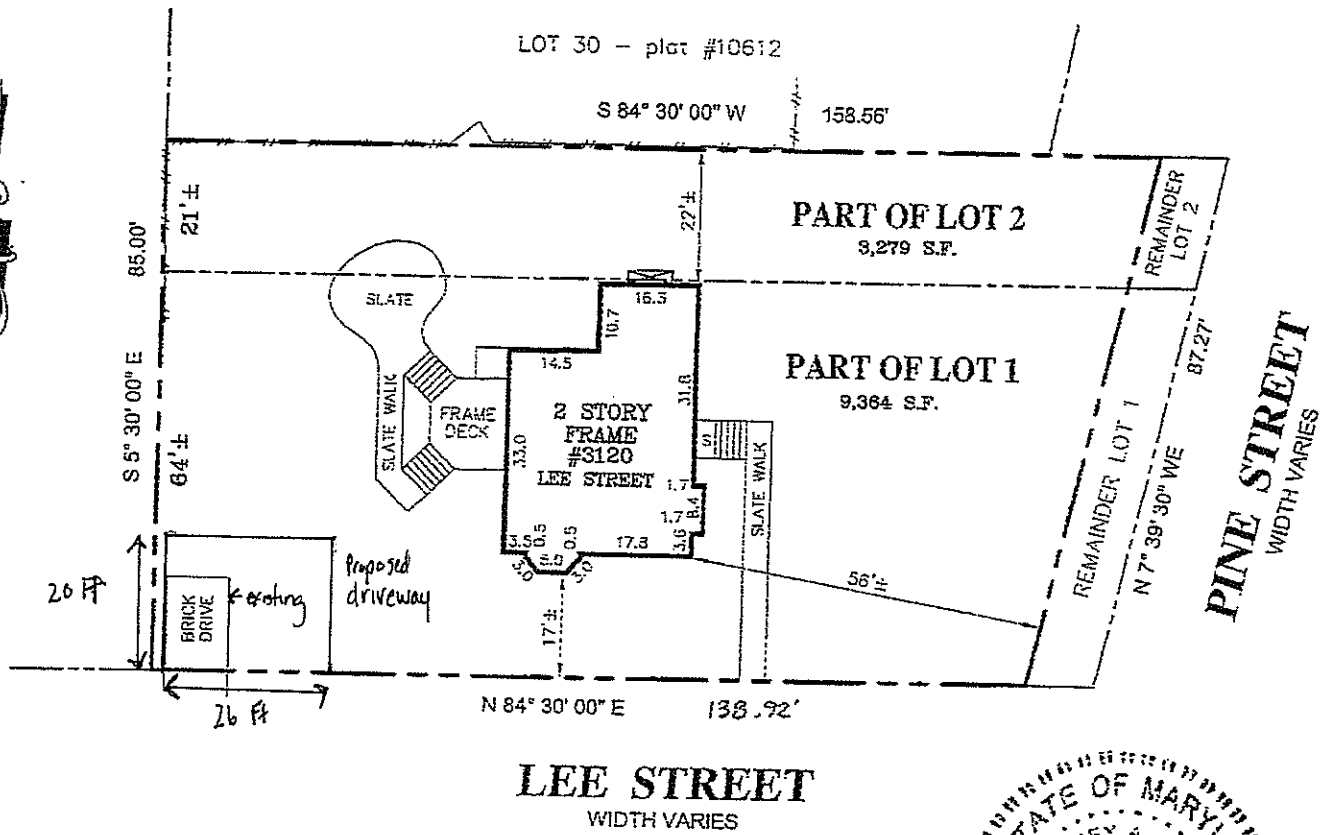
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

(5)


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Site Plan



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



SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286
"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." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2015		PLAT BK.	A	
		PLAT NO.	9	
LIBER	18303	DATE OF LOCATIONS	SCALE: 1" = 30'	
FOLIO	34	WALL CHECK:	DRAWN BY: D.M.L.	
		HSE. LOC.: 04-14-14	JOB NO.: 14-00818	



Shade portion to indicate North

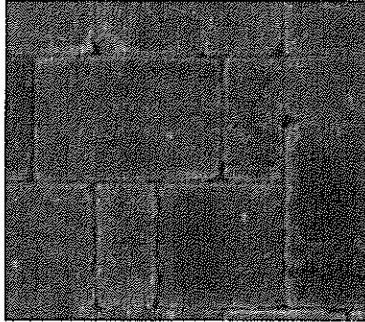
Applicant: SARAH & BEN OLSON



Olson
3120 Lee St.
Silver Spring, MD 20910

Proposed materials for new driveway:

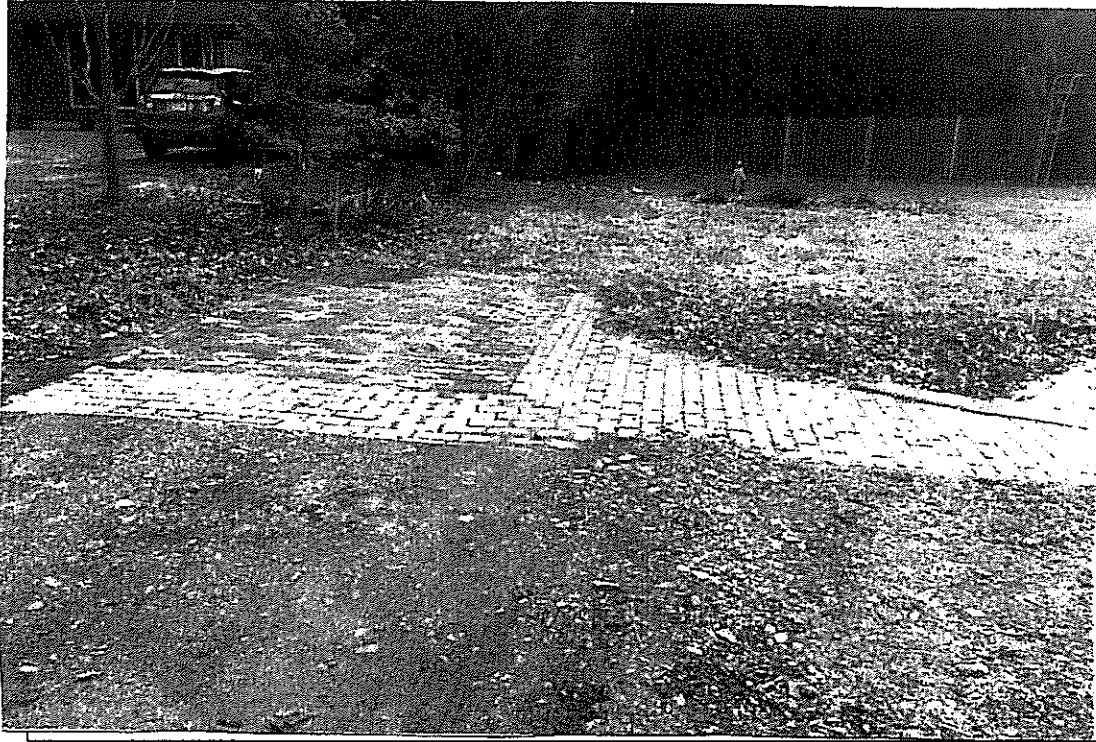
Driveway will consist of 5"x 8" rectangular pavers (similar to Belgard Dublin pavers, see image below) installed in a herringbone pattern.



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

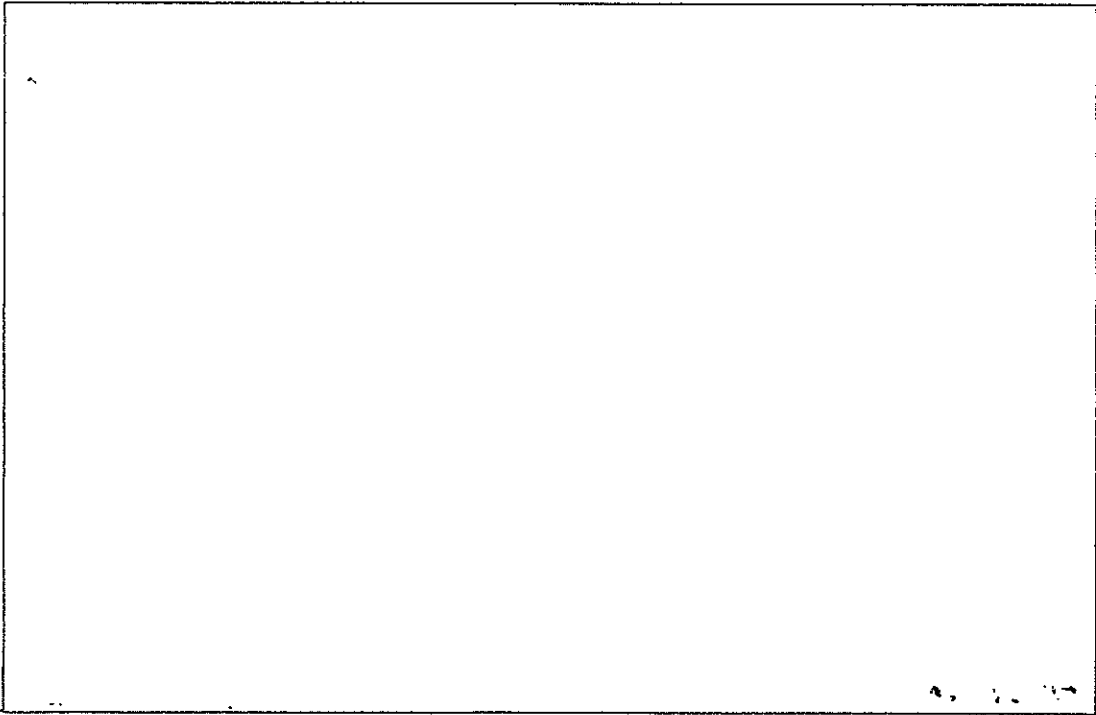
Applicant: SARAH & BEN OLSON

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Existing Property Condition Photographs (duplicate as needed)



Detail: Existing walkway to rear of house

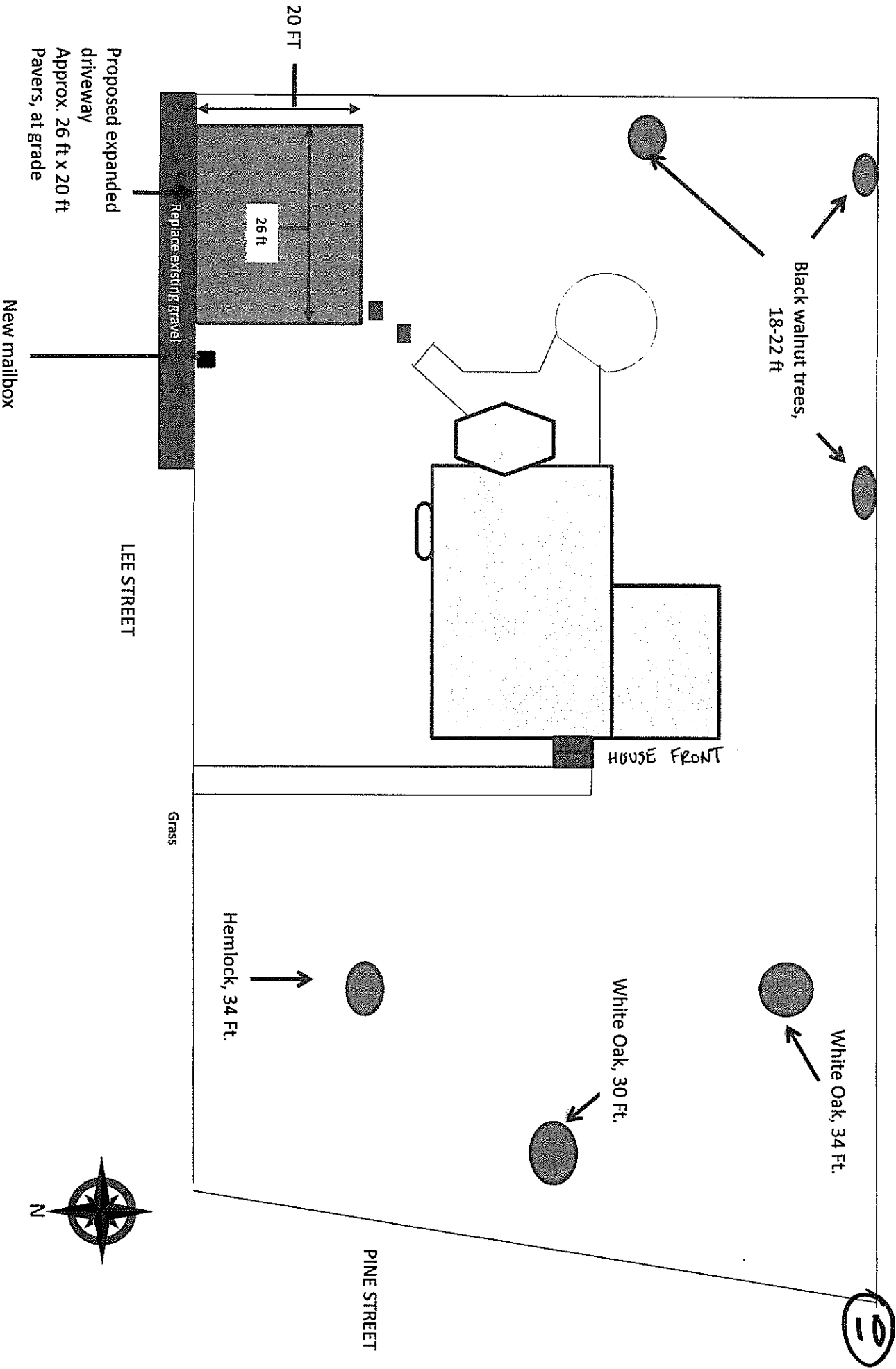


Detail: _____

Applicant: SARAH & BEN OLSON

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



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

Owner's mailing address Sarah and Ben Olson 3120 Lee St. Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Mark Willcher and Miriam Mintzer 3112 Lee St Silver Spring MD 20910	Yen Nicolaidis 10001 Pine St. Silver Spring MD 20910
Nat and Kate Thomas 10201 Meredith Ave Silver Spring MD 20910	

(11)

8.7.8