MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT

Address: 3120 Lee St., Silver Spring  
Meeting Date: 10/10/2018

Resource: Contributing Resource  
Report Date: 10/3/2018  
Capitol View Park Historic District

Applicant: Kenneth and Sarah Olson  
Public Notice: 9/26/2018  
Brian McCarthy, Architect

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.
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 Shied 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com
Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222

Tax Account #: 13-0096952
Name of Property Owner: Kenneth & Sarah Olson
Daytime Phone No.: 301-518-8510
Address: 3120 Lee St, Silver Spring, MD 20910

Contractor: TBD
Contractor Registration No.:
Agent for Owner: Brian McCarthy
Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PROJECT
House Number: 3120
Street: Lee
City: Silver Spring
Nearest Cross Street: Pine St
Lot: 91 Block: 234
Subdivision: Fr LT 2 Capitol View Park

PART ONE - SPECIFIC OBJECTIVE AND USE
A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Demolition/Excavation
☐ Revision ☐ Repair ☐ Existing Structures
☐ Single Family
☐ Multi Family
☐ Commercial
☐ Office
☐ Other:

B. Construction cost estimate: $ 200,000

C. Is this a revision of a previously approved active permit? See Permit #

PART TWO - COMPLIANCE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS
A. Type of sewage disposal:
01 □ WSSC 02 □ Septic 03 □ Other:
B. Type of water supply:
31 □ WSSC 02 □ Well 03 □ Other:

PART THREE - COMPLETE ONLY FOR FENCE OR RETAINING WALL
A. Height __ feet __ inches

B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property 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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Date: 9/6/2018

Approved: [Signature]  For Chairpersons, Historic Preservation Commission
Disapproved: [Signature]  Date:
Application/Permit No.: [Signature]  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:
      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 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.
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

Applicant: Benjamin and Sarah Olson
Existing Property Condition Photographs (duplicate as needed)

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

Detail: Rear Elevation

Applicant: Benjamin and Sarah Olson
Existing Property Condition Photographs (duplicate as needed)

Detail: Partial Rear Elevation

Detail: Rear Foundation Detail

Applicant: Benjamin and Sarah Olson
Existing Property Condition Photographs (duplicate as needed)

Detail: Partial South Elevation

Detail: Partial South Elevation/Detail

Applicant: Benjamin and Sarah Olson
Existing Property Condition Photographs (duplicate as needed)

Detail: Partial South/ Front Elevation

Detail: 3112 Lee St. Neighbor

Applicant: Benjamin and Sarah Olson
PROPOSED 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-2
OLSON ADDITION
3120 Lee Street Silver Spring, MD 20910

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

04 Sept. 2018

BENNETT FRANK MCCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 586-2222 www.bfmarch.com fax (301) 586-8917
CELLAR DEMOLITION PLAN

FIRST FLOOR DEMOLITION PLAN

WALL LEGEND:
- New construction (unhatched)
- Existing wood framing
- Existing box foundation
- Existing CMU foundation
- Existing basement wall
- Existing floor plate
- Existing stairway
- Existing window
- New windows
- New wood doors
- New stairway
- New box foundation
- New CMU foundation
- New walls

NOTES:
1. DO NOT SCALE THE DRAWINGS
2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)

DINING
LIVING ROOM
FAMILY ROOM
DECK
FOYER
KITCHEN

DEMO

REMOVE KITCHEN WALL AND APPLIANCES TO ACCOMMODATE NEW KITCHEN LAYOUT

REMOVE PORTION OF EXISTING EXTERIOR WALL AND EXISTING DECK TO ACCOMMODATE SUNROOM ADDITION

SALVAGE LAUNDRY EQUIPMENT FOR REUSE

STORAGE / UTILITY

UNICO
GAS
HWH
HI-EFF.
BOILER
SUMP
REMOVE REAR DECK TO ACCOMMODATE ADDITION

REMOVE EXISTING WINDOW

CREATE WALL OPENING TO ACCOMMODATE NEW AREAWAY AND STAIRS

REMOVE EXISTING CMU WALL AND STEPS TO ALLOW REORIENTATION OF CELLAR ENTRY

FRONT DEMOLITION ELEVATION

SIDE DEMOLITION ELEVATION

REAR DEMOLITION ELEVATION

SIDE DEMOLITION ELEVATION

OLSON ADDITION

3720 Lee Street Silver Spring, MD 20910

Project # 1822

DEMOIATION ELEVATIONS

D201
OLSON ADDITION
3120 Lee Street Silver Spring, MD 20910
Project # 1822

DATE: 05 September 2018
ISSUE - REMARKS: PRELIMINARY HAWP

I CERTIFY THAT THESE CONTRACT DOCUMENTS
WERE PREPARED UNDER MY SUPERVISION OR
APPROVED BY ME AND I AM A DULY LICENSED
REGISTERED ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE #:

EXPIRATION DATE:

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

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

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

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

BRICK CHIMNEY
FIXED AND OPERABLE WOOD
DOORS, SIDELIGHTS, AND
TRANSOMS
NEW STONE FOUNDATION
NEW STONE PATIO WITH
STEPS TO GRADE
LAMINATED/ARCHITECTURAL
ASPHALT ROOF SHINGLES
PAINTED WOOD WINDOWS (TYP.)
PAINTED "FANCY" WOOD SHINGLES
PAINTED WOOD DUTCHLAP SIDING
STONE CHIMNEY
STONE FOUNDATION
STONE FRONT STOOP
STONE FOUNDATION
STONE FOUNDATION
PAINTED WOOD SIDING TO
MATCH EXISTING
PAINTED WOOD RAFTERS,
RAKES, AND TRIM
NEW STANDING SEAM METAL
ROOF AT SUNROOM ADDITION
NEW METAL STOVE PIPE
NEW EXISTING

A201