

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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.

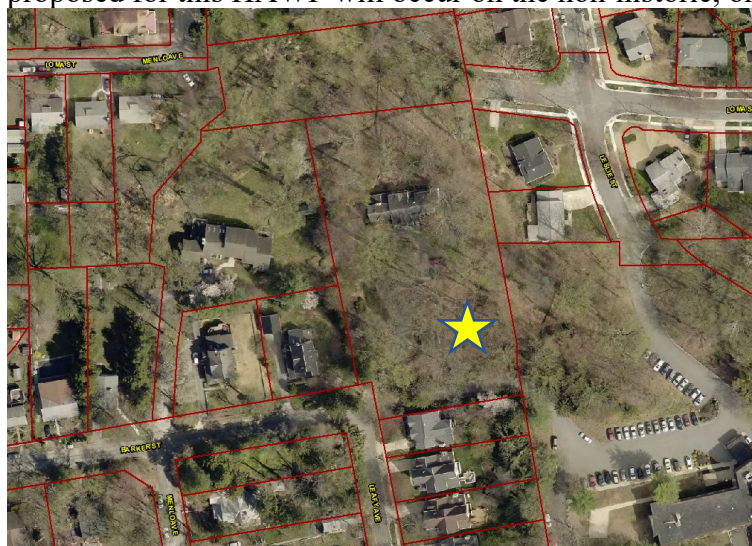


Figure 1: The garage at 2801 Barker St. is in the southeast corner of the lot (identified by the star).

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.