**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 or 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: EMILY VOLZ
Contact Email: evvolz@verizon.net
Daytime Phone No.: 301-385-8305

Tax Account No.: 

Name of Property Owner: HARRY & EMILY VOLZ
Daytime Phone No.: 301-385-8395, 8302

Address: 2801 BARKER ST. SILVER SPRING, MD 20910

Contractor Registration No.: UNCERTAIN

Agent for Owner: 

DATE OF BUILDING PERMIT

House Number: 2801
Street: BARKER ST.

Town/City: SILVER SPRING Nearest Cross Street: LEAV AVE

Lot: 17 Block: 18 Subdivision: CAPITOL VIEW PARK

PLAT BOOK 197 PLAT # 15836

PARTIAL TYPE OF MODIFICATION AND USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reattach
☐ Other:

1B. Construction cost estimate: $ 30,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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/private 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.

Signed by party in application name: EMILY VOLZ

Signature: ____________________________ Date: _____________

FOR COMMISSION, HISTORIC PRESERVATION COMMISSION

Approved: ____________________________ Disapproved: ____________________________

Applicant's Permit No.: ____________________________ 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:

   **EXISTING SHED/GARAGE: NEED REPAIR AND NEW DOORS (CARRIAGE STYLE) TO BE USEABLE FOR A GARAGE.**

   **WE WANT TO ADD A SECOND GARAGE NORTH OF THE EXISTING STRUCTURE THAT WOULD MAINTAIN THE SIMPLE STYLE. THE SHED IS NOT MENTIONED IN THE DISCUSSION OF THE HISTORIC SIGNIFICANCE OF THE PROPERTY, BUT DID EXIST PRIOR TO THE HISTORIC DESIGNATION.**

   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

   **THE PROPOSAL IS TO ADD A SINGLE CAR GARAGE ON THE SIDE FARTHER FROM THE SOUTH PROPERTY LINE, SETTING IT BACK SEVERAL FEET TO MINIMIZE THE SENSE OF CHANGE TO THE GARAGE/SHED.**

2. SITE PLAN
   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. 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 resources 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 features 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.
6. Trees noted for future removal are trees that have not had enough room to branch much, or they are trees which have a lot of damage and broken-off limbs or areas of die-off. No trees of true worth to the property or community are proposed for removal.

3. Owner proposes to screen property at suitable locations using evergreens such as those already in place along property lines.
GARAGE PLAN & FOUNDATION

1/4" = 1'-0"

STEPED FOUNDATION TO SUIT GRADE CHANGE - 8" BLOCK OR 3" CONCRETE STEM WALLS 9" X 1'-6" FTCS.

NEW FOUNDATION

EXIST. FOUNDATION SUITABLE FOR SINGLE STORY GARAGE

VOLTZ GARAGE
2801 BARRETT ST.
SILVER SPRING, MD 2
New Garage with entry vestibule, out-opening doors same as planned for existing shed.

Existing garage, repaired and with new pair of out-opening wood doors custom milled to be similar to existing, painted.

Same roofing as exist.

Sawinged wood windows, typ.

New garage, entry vest, existing garage wood framed.

Section B

1/4" = 1'-0"
SECTION A - VOLZ GARAGE

1/2" = 1'-0"

2801 BARKER ST
SILVER SPRING, MD
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harry &amp; Emily Volz</td>
<td></td>
</tr>
<tr>
<td>2801 Barker Street</td>
<td></td>
</tr>
<tr>
<td>Silver Spring, MD 20910</td>
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</tbody>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Blair &amp; Margaret Turner</td>
</tr>
<tr>
<td>2901 Barker St.</td>
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<tr>
<td>Lynn Bush</td>
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<tr>
<td>Minter Farnsworth</td>
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<tr>
<td>25101 Peachtree Rd.</td>
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<tr>
<td>Clarksville, MD 20871</td>
</tr>
<tr>
<td>Michael E. Livermore &amp; Fumiyo Hashida</td>
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<tr>
<td>10118 Leslie St.</td>
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<tr>
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<td>2700 Barker St.</td>
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<td>Silver Spring, MD 20910</td>
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<tr>
<td>Golshah Khosrow &amp; Jeannette Burnside</td>
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1. East and Northeast
sides of property
bounded by the house
and driveway to south
and west and extending
beyond the east-north
property lines are
heavily wooded with
large trees and under-
story trees. To prevent
rejuvenation from
over-taking this property,
it is going to be a major
challenge.

2. Trees noted for future
removal are trees that
have not had enough
time to branch much,
or they are trees which
have a lot of damage
and broken off limbs
or areas of decay.
No trees of true value
to the property or
community are proposed
for removal.

3. Owner proposes to
screen property at
suitable locations
using evergreens
such as those already
in place along property
lines.

4. Replacement of
evergreens (future)

5. Trees are noted

6. Property is

7. Property of Harry E. Willey

8. Barker St.

Capitol View Park, MD 20716-4001.

REVISION

SEPT 28 2016

15"
PLAN OF VOLZ GARAGE
1/4" = 1'-0"

NEW GARAGE ADDITION
CONCRETE FL.
1/8" PER FT. SLOPE

NEW ROOF FRAMING: CONNECTION TO EXIST ROOF.

EXIST. SHED/GARAGE
NEW CONCRETE FLOORS
1/8" PER FOOT SLOPE

ROOF TRUSSES OR
2X8 RAFTERS @ 2'-0" O.C.
STEPPED FOUNDATION TO SUIT GRADE
CHANGE - 8" BLOCK
OR 9" CONCRETE STEM
WALLS 4' 9" X 1' 6" FTC5

NEW FOUNDATION

EXIST. FOUNDATION
SUITABLE FOR
SINGLE STORY GARAGE

GARAGE PLAN & FOUNDATION
1/4" = 1'-0"
NEW GARAGE WITH ENTRY VESTIBULE; OUT-OPENING DOORS SAME AS PLANNED FOR EXISTING SHED

EXISTING GARAGE, REPAIRED AND WITH NEW PAIR OF OUT-OPENING WOOD DOORS CUSTOM MILLED TO BE SIMILAR TO EXISTING; PAINTED

SAME ROOFING AS EXIST.

REPLACE ASPHALT SHINGLES WITH SAME OR WITH WOOD SHAKES.

SECTION B
\[ \frac{1}{4}'' = 1'-0'' \]

NEW GARAGE
ENTRY VEST.
EXISTING GARAGE WOOD FRAMED

GARAGE ELEVATION
\[ \frac{1}{4}'' = 1'-0'' \]
SECTION A - VOLZ GARAGE

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