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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3120 Lee St., Silver Spring  
Meeting Date: 2/12/2019

Resource: Contributing Resource  
Report Date: 2/6/2019
Capitol View Park Historic District

Applicant: Kenneth and Sarah Olson  
Public Notice: 1/30/2019
Brian McCarthy, Architect

Review: HAWP  
Tax Credit: n/a

Case Number: 37/07-18D (REVISION)  
Staff: Dan Bruechert

Proposal: Material Change to Previously Approved Porch Addition

Background and Proposal:

On October 10, 2018 the Historic Preservation Commission approved a glass-enclosed addition and adjacent patio at 3120 Lee St. in the Capitol View Park Historic District (see attached). The proposal called for the addition to be constructed using painted Weather Shield wood windows and doors. The HPC concurred with Staff’s finding that the porch addition, in both form and materials, complied with 24A-8(b)(1) and (2) and Standard 9. Staff supported the use of wood in the original HAWP submission, finding it was an appropriate material for construction of the era. The applicant now revises their original submission to use Weather Shield Contemporary windows and doors, which are an aluminum clad product. No other changes are proposed for the previously approved enclosed porch addition. Staff supports this material change for the reasons outlined in the architect’s letter from January 23, 2019 and recommends approval of this revised proposal.

Figure 1: The house at 3120 Lee St. has three highly visible elevations.
**Staff Findings:**

Staff finds that the exterior material change to a clad product is acceptable for several reasons. First, Staff would have supported approval of an aluminum clad window and door in the original HAWP, because this is a new feature that is not attempting to replicate a historic feature and it would not significantly alter the exterior features of the historic resource (24A-8-(b)(1)) and is sufficiently differentiated from the historic, see Standard 9.

The applicant indicated that their inspiration for this construction was a historic glass conservatory done in a more contemporary form. These additions were frequently constructed using steel frames. Staff finds that a visible metal frame is an appropriate material for a contemporary interpretation of a glass conservatory under (24A-8(b)(2)). The door stiles and rails of the Weather Shield Contemporary Collection (clad) will be 2” (two inches) narrower than the originally proposed wood. This material change will increase the ratio of glass to framing, creating an appearance that is closer to the character of a 19th century glass conservatory which served as the inspiration for this project.

**Staff Recommendation:**

Staff recommends the HPC approve the modification of this HAWP revision, finding the proposal is consistent with Chapter 24A-8(b)(1) and (2) and Standard 9 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. The outstanding condition for Staff review for the specific stone selected for the patio remains.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com
Contact Person: Brian M. McCarthy

Tax Account No.: 13-00996962
Name of Property Owner: Kenneth & Sarah Olson

Address: 3120 Lee St., Silver Spring, MD 20910

Contractor: TBD
Contractor Registration No.: Agent for Owner: Brian M. McCarthy

LOCATION OF BUILDING/PREMISE

House Number: 3120
Street: Lee
Town/City: Silver Spring
Nearest Cross Street: Pine St
LOT: 11 Block: 23
Subdivision: Pt LT 2 Capitol View Park

PART ONE - PERMITTED ACTIONS AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Move
- Alter/Remodel
- Add
- Install
- Wreck/Remove
- Revision
- Repair

1B. Construction cost estimate: $ 200,000

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

PART TWO - COMPLIANCE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 31 WSSC 02 Well 03 Other:

PART THREE - COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicates whether the fence or retaining wall is to be constructed on one of the following locations:
- On property line
- On right-of-way

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 of owner or authorized agent

Date: 9/6/2018

Approved: ________________________
For Chairperson, Historic Preservation Commission

Disapproved: ________________________
Signature:
Date:

Application/Permit No.: ________________________
Date Filed: ________________________
Date Issued: ________________________

Edit 8/21/09

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. sites 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.
23 January 2019

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: **Clad vs Wood Window/Door Narrative**

We are proposing to use aluminum clad wood windows and doors from the Weather Shield Contemporary Collection in lieu of their paint-grade wood counterparts. Cutsheets of both products are attached for comparison. Our intent is to evoke the character of a glass conservatory by maximizing the transparency of the structure. The clad product facilitates this goal in three important respects.

1) The door stiles and rails of the clad doors are approximately two inches narrower than the wood alternative.
   
a) This maximizes the glass to wood ratio, enhancing transparency.
   
b) It also puts the door rail width much closer to the sash width of the windows making for a more uniform and harmonious appearance.

2) The clad window unit/frame depth is 1-1/2 inch shallower than the wood alternative. Consequently, when viewing a gang of windows at an angle the continuity of the sash/glass plane will be maximized and projecting interruptions will be minimized.
PROPOSED CELLAR PLAN

PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"
DATE: 23 January 2019

PROGRESS SET 1/23/2019

ELEVATIONS

1. FRONT ELEVATION
2. SIDE ELEVATION
3. REAR ELEVATION
4. SIDE ELEVATION

- BRICK CHIMNEY
- FIXED AND OPERABLE ALUMINUM CLAD WINDOWS 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
- NEW STANDING SEAM METAL ROOF AT SUNROOM ADDITION
- NEW METAL STOVE PIPE

LICENSE #: ___________________________
EXPIRATION DATE: ___________________________
WEATHER SHIELD INSWING DOOR (6510)
Vertical Section

WEATHER SHIELD INSWING DOOR (6510)
Vertical Section - ADA Sill

WEATHER SHIELD INSWING DOOR (6510)
Horizontal Section - 2 Panel Door

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.
WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section

WEATHER SHIELD CASEMENT WINDOW (6204)
Horizontal Section

WEATHER SHIELD CASEMENT WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.
Weather Shield®
Contemporary Collection™

Hinged Patio Doors
ALUM CLAD
CROSS SECTION DETAILS

CONTEMPORARY INSWING DOOR (8517)
Horizontal Section - Single Door

CONTEMPORARY INSWING DOOR (8517)
Vertical Section - 5-1/8" Bottom Rail

CONTEMPORARY INSWING DOOR (8517)
Vertical Section - ADA Stile

CONTEMPORARY INSWING DOOR (8517)
Horizontal Section - Double Door

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

www.weathershield.com
Weather Shield Windows and Doors
REV 8/17
Weather Shield®
Contemporary Collection™ ALUM CLAD
Casement Windows
CROSS SECTION DETAILS

CONTEMPORARY CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement

CONTEMPORARY CASEMENT WINDOW (8211)
Vertical Section - Shadow-Line Frame - 3-1/16" jamb

CONTEMPORARY CASEMENT WINDOW (8211)
Horizontal Section - Shadow-Line Frame - 3-1/16" jamb

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.
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
Existing Property Condition Photographs (duplicate as needed)

Detail: 10001 Pine St. Neighbor

Detail: 10201 Meredith Ave. Neighbor

Applicant: Benjamin and Sarah Olson