

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3120 Lee St., Silver Spring	Meeting Date:	2/12/2019
Resource:	Contributing Resource Capitol View Park Historic District	Report Date:	2/6/2019
Applicant:	Kenneth and Sarah Olson Brian McCarthy, Architect	Public Notice:	1/30/2019
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.

851416



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-00996952
Name of Property Owner: Kenneth & Sarah Olson Daytime Phone No.: ✓ 301-518-8510
Address: 3120 Lee St. Silver Spring MD 20910
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 3120 Street: Lee
Town/City: Silver Spring Nearest Cross Street: Pine St
Lot: P1 Block: 23 Subdivision: Pt LT 2 Capitol View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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 ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ ✓ 200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

[Signature]
Signature of owner or authorized agent

✓ 7/6/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 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 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.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

23 January 2019

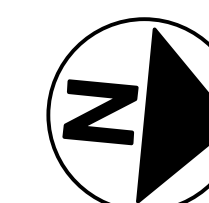
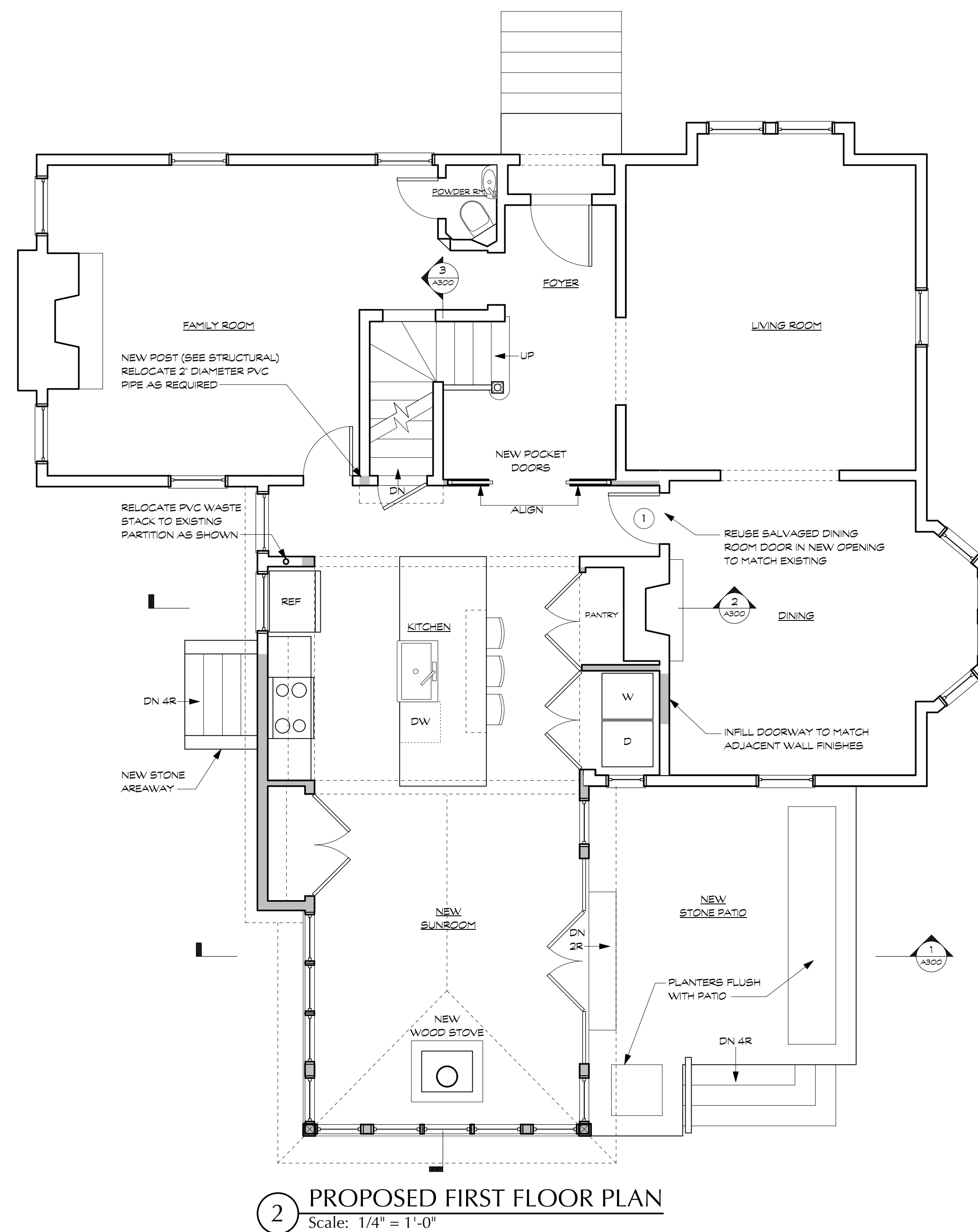
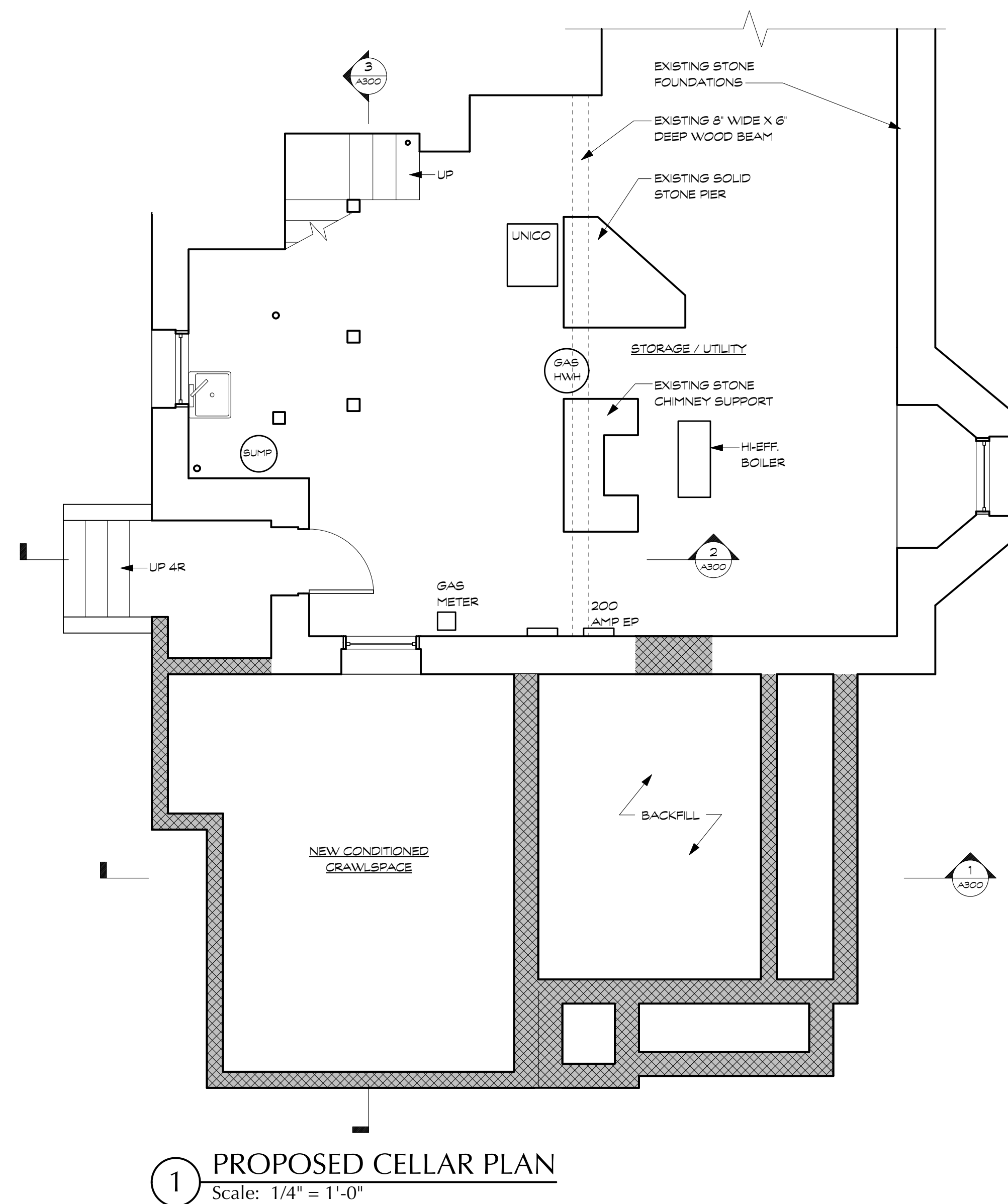
To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 c/o Department of Permitting Services, Montgomery County

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.



WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL 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)

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .

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[illegible]

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

FLOOR PLANS

A100

23 January 2019 - Progress Set



BENNETT FRANK MCCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE - REMARKS
1/23/2019	PROGRESS SET

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: _____

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

ELEVATIONS
A200

23 January 2019 - Progress Set

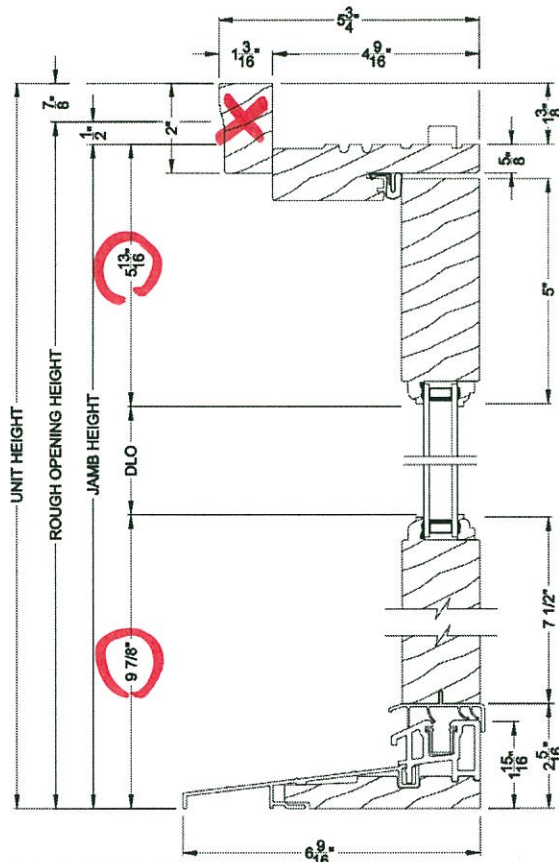
Weather Shield®

Weather Shield Series™

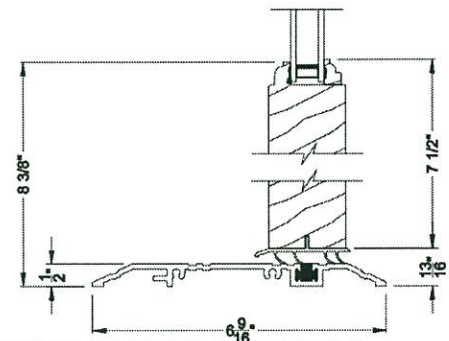
WOOD

Side Hinged French Doors

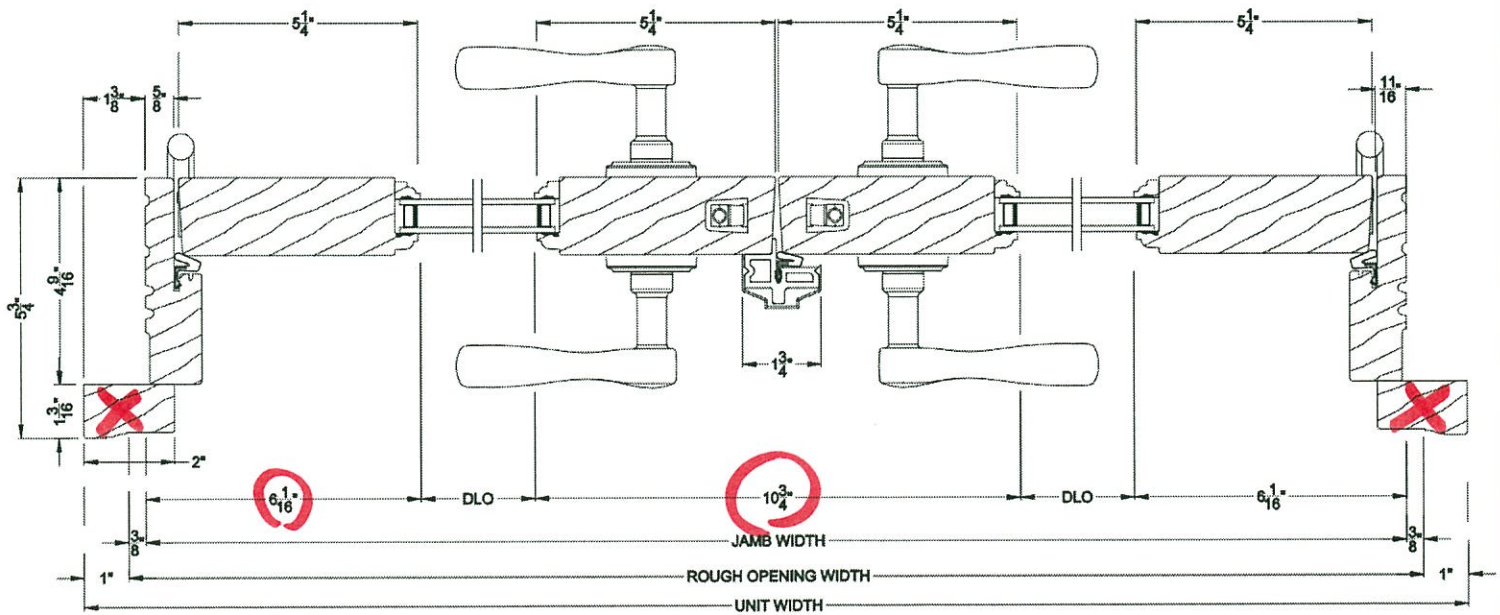
CROSS SECTION DETAILS



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.

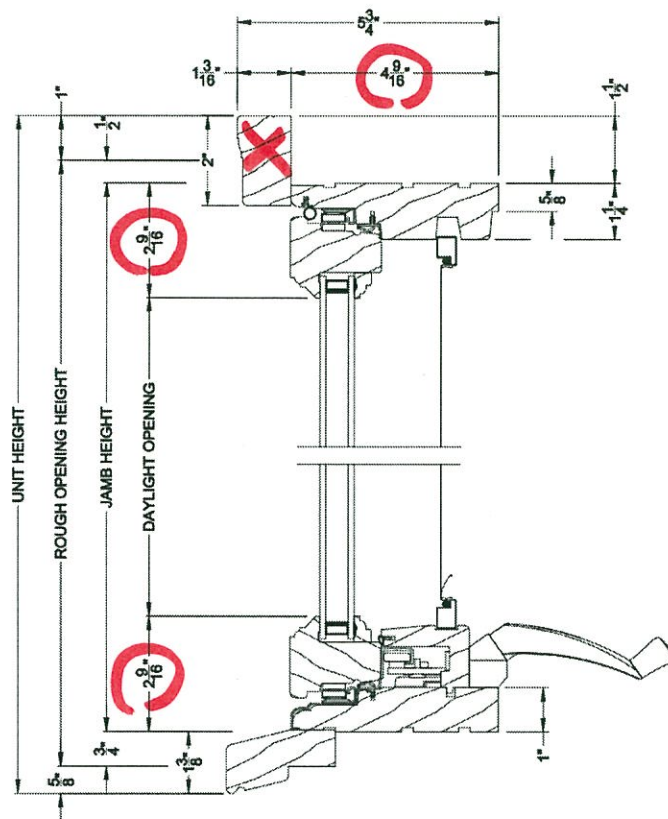
Weather Shield®

Weather Shield Series™

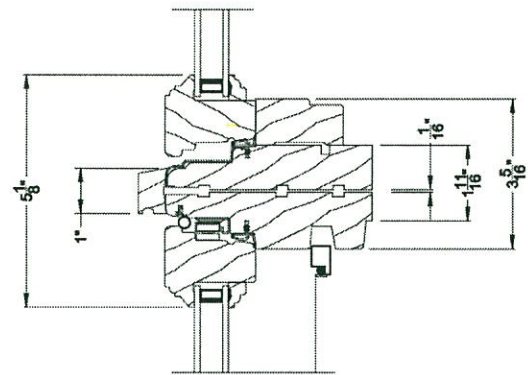
WOOD

Casement Windows

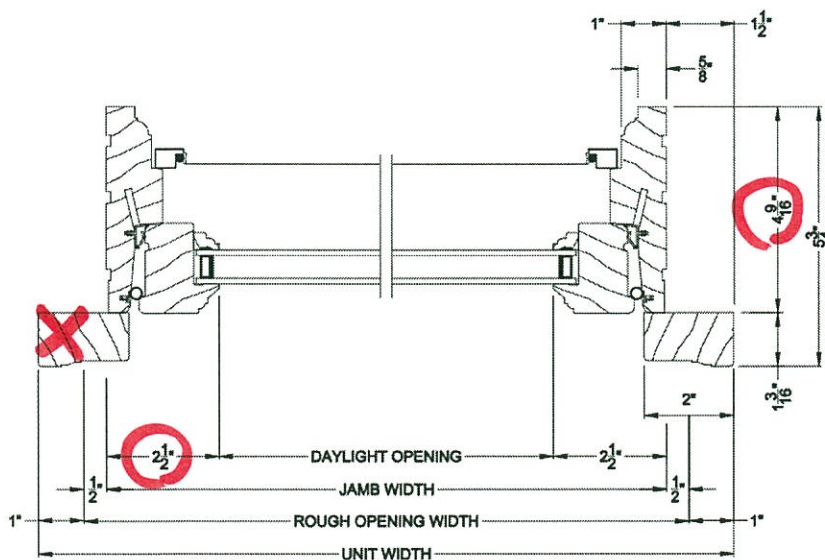
CROSS SECTION DETAILS



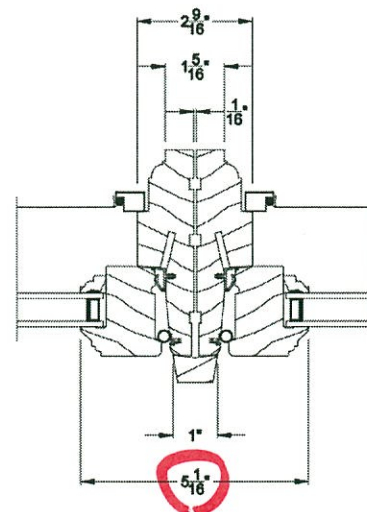
WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section



WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



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.

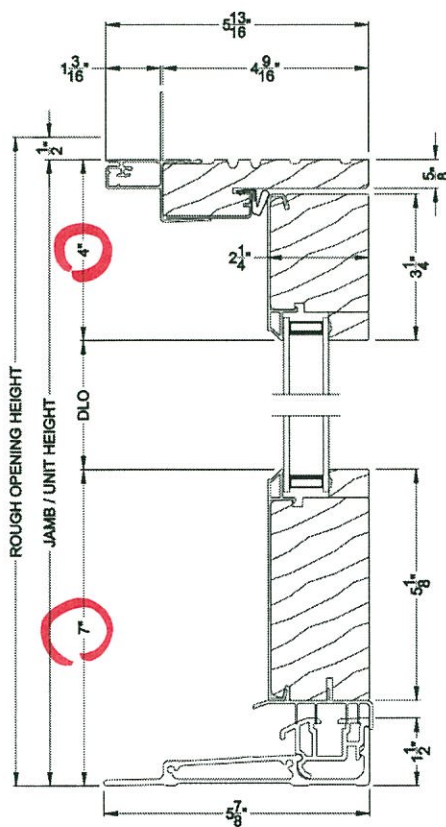
Weather Shield®

Contemporary Collection™

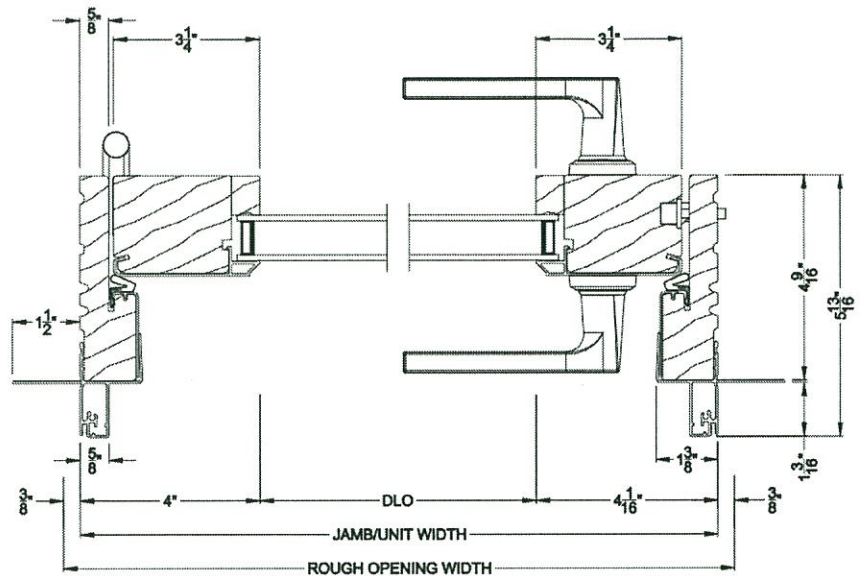
ALUM CLAD

Hinged Patio Doors

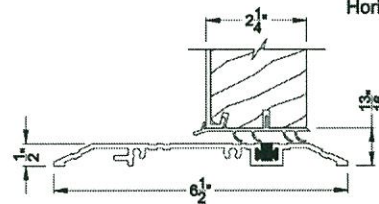
CROSS SECTION DETAILS



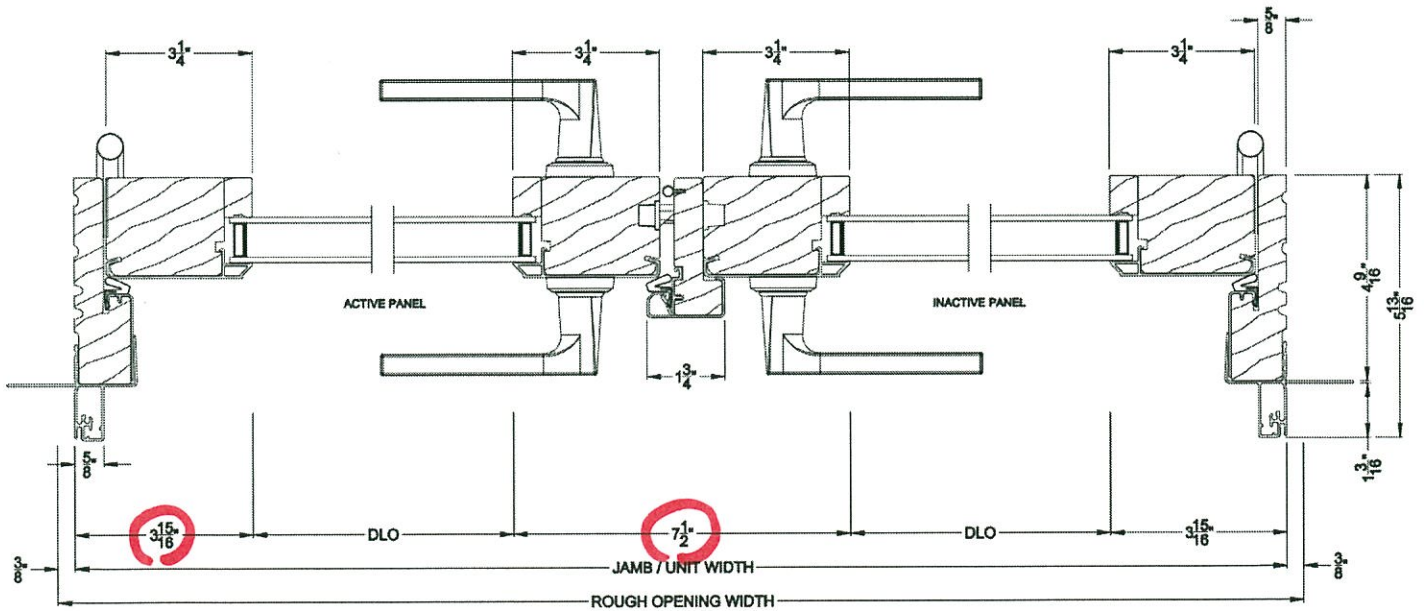
CONTEMPORARY INSWING DOOR (8517)
Vertical Section - 5-1/8" Bottom Rail



CONTEMPORARY INSWING DOOR (8517)
Horizontal Section - Single Door

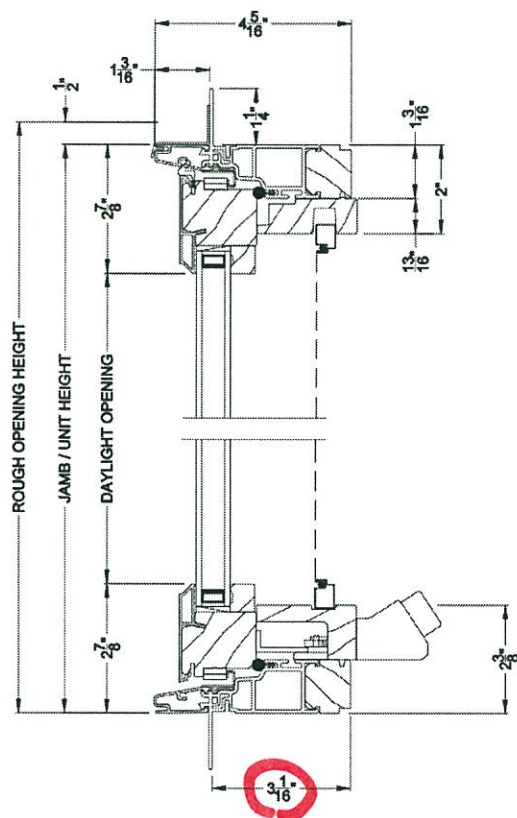


CONTEMPORARY INSWING DOOR (8517)
Vertical Section - ADA Sill

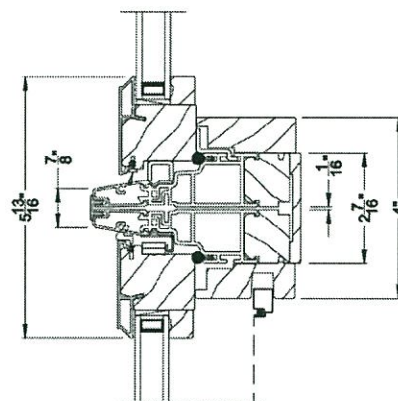


CONTEMPORARY INSWING DOOR (8517)
Horizontal Section - Double Door

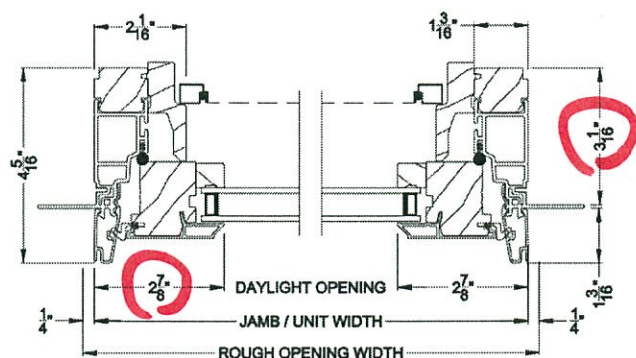
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



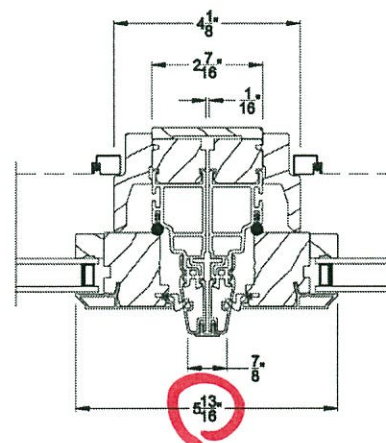
CONTEMPORARY CASEMENT WINDOW (8211)
Vertical Section - Shadow-Line Frame - 3-1/16" jamb



CONTEMPORARY CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



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



CONTEMPORARY CASEMENT WINDOW
Vertical Mull Section

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

Existing Property Condition Photographs (duplicate as needed)



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



Detail: Rear Elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial Rear Elevation



Detail: Rear Foundation Detail

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial South Elevation



Detail: Partial South Elevation/ Detail

Existing Property Condition Photographs (duplicate as needed)



Detail: Partial South/ Front Elevation



Detail: 3112 Lee St. Neighbor

Existing Property Condition Photographs (duplicate as needed)



Detail: 10001 Pine St. Neighbor

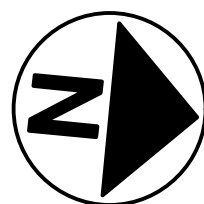
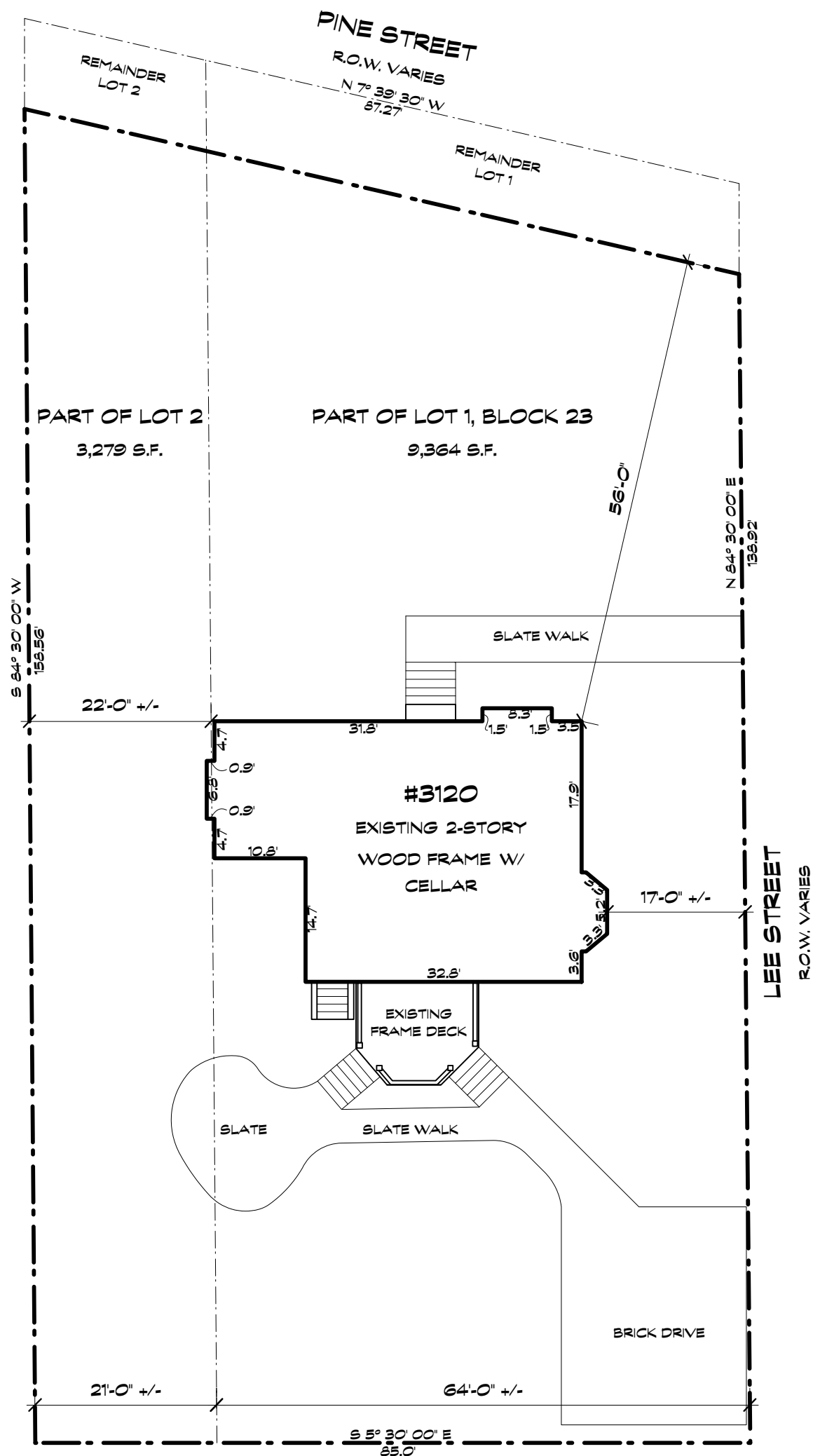


Detail: 10201 Meredith Ave. Neighbor

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-1

OLSON ADDITION
3120 Lee Street Silver Spring, MD 20910

04 Sept. 2018

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

#1822

BENNETT FRANK McCARTHY
a r c h i t e c t s , i n c .

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