MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10110 Day Avenue, Silver Spring  
Meeting Date: 4/22/2020

Resource: Infill (Non-Contributing Resource)  
Capitol View Historic District  
Report Date: 4/15/2020

Applicant: Susan Diamond  
Public Notice: 4/8/2020

Review: HAWP  
Tax Credit: No

Case Number: 31/07-20C  
Staff: Dan Bruechert

PROPOSAL: Porch enclosure and deck replacement

STAFF RECOMMENDATION:
Staff recommends the HPC approve the HAWP.

ARCHITECTURAL DESCRIPTION:
SIGNIFICANCE: Infill (Non-Contributing) Resource within the Capitol View Park Historic District¹
STYLE: Colonial Revival
DATE: 1987

¹ The subject property was within the environmental setting of the c.1916 Trible Estate (10106 Day Ave.). The Estate was subdivided in 1981 and the subject property was not constructed until 1987. So, while the Capitol View Park Historic District Master Plan Amendment map shows the subject property as associated with the first era of development (1870-1916), the subject property retains none of the characteristics of that era and has lost all of its historic integrity. In previous Staff Reports for HAWPs for the subject property, historic preservation staff has categorized the resource as everything from Outstanding to Non-Contributing. Based on the HPC’s previous HAWP approvals, Staff concludes that this property has been considered Non-Contributing since its construction 33 years ago.
II.F

Fig. 1: 10110 Day Ave. is at the edge of the historic district.

PROPOSAL

The applicant proposes enclosing the existing screened-in porch and replacing the existing porch decking.

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)

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.

Nominal (1936-1981): These houses themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.
Montgomery County Code; Chapter 24A-8

(a) 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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of Interior’s Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 enclose the existing screened-in porch and to replace the decking on the rear deck. Staff finds that both of these features are on the back of a non-historic resource at the edge of the historic district and will not have a significant impact on the historic character of the surrounding district. The existing screened-in porch is in the northeast corner of the house. It has a hipped roof and a simple wood frame to enclose the space. It appears to be original to the house (1987). The applicant proposes installing a new wood frame with a wood bulkhead and wood casement windows for year-round use. Staff finds that this alteration will have no impact on the character of the house or the surrounding district. Additionally, Staff finds that the design will utilize a high proportion of glazing, maintaining the character of a screened-in porch. No changes are proposed for the roof. Staff recommends the approval of the porch enclosure under 24A-8(d).
The other proposed change is to expand the existing rear deck to expand the northwest corner of the deck and replace the deck surface with a new composite surface (Aertis). The existing rear deck has Trex decking. The deck is close enough to the ground that it does not require a railing.

The expansion of the rear deck in the northeast corner will not be seen from the right-of-way, because this section of the deck is on grade and will be obscured by the existing deck to the east. Staff finds this increase in lot coverage will not impact the character of the lot or the district. Staff recognizes that the HPC generally requires rear decks to be wood. However, in this instance Staff supports the proposal to replace the existing composite decking with another composite. First, Staff supports this change, because the existing house is not historic and utilizes many contemporary building materials including the siding, windows, and existing rear deck. Second, the HPC reviewed and approved a HAWP for the deck. Third, the HPC has allowed the replacement of materials on this house with materials that are generally disfavored on more significant resources (a 2012 HAWP approved the replacing Masonite siding with vinyl). Staff finds that replacing the deck and enlarging it will not have an impact on the resource or the surrounding district and recommends approval under 24A-8(d).
II.F

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the **Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10;**

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Name: Susan Diamond
Contact Person:  
Daytime Phone No.: 301-806-2788

Tax Account No.: 

Name of Property Owner: Susan B Diamond
Daytime Phone No.: 301-806-2788

Address: 10110 Day Ave Silver Spring MD 20910

Contractor: Roger Herrera MBE Contractor
Phone No.: 301-523-0091

Contractor Registration No.: 91118

Agent for Owner:  
Daytime Phone No.: 301-523-0091

LOCATION OF BUILDING/PREMISE

House Number: 10110
Street: Day Ave

Town/City: Silver Spring Nearest Cross Street: Capitol View Ave

Lot: 31 Block: 21 Subdivision:

PARKING SPACE/AREA

1A. CHECK ALL APPLICABLE: (Enclose & Replace)

□ Construct □ Extend n □ Alter/Remodel □ AC □ Slab □ Room Addition
□ Move □ Install □ Wreck/Raze □ Solar □ Fireplace □ Woodburning Stove
□ Revision □ Repair □ Renovate □ Fence/Wall (complete Section 4)

1B. Construction cost estimate: $216

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

PART III. OUTSIDE CONSTRUCTION AND ADDITIONS

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

2B. Type of water supply: 01 □ WSSC 02 □ Well 03 □ Other: 

PART IV. COMPLETED USING PRIVATE 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 party 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 I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Susan B Diamond
Date: 3/3/2020

Signature of owner or authorized agent

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:  

Application/Permit No.:  
Data 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:
      "The existing structure is a 78 year old frame house. The house is not of historic significance nor are any of the adjacent properties. The house is located at the end of a private driveway."

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      "Enclose screened porch, replace existing deck with composite. Remove juniper bushes and replace with soil to fix irrigation issues."

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 window, door, and other fixed features of both the existing and the proposed work. See attached drawings for existing screened porch.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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. See attached drawings for elevations. Deck to be replaced with newer version of composite decking.

4. MATERIALS SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the parts of the project. This information may be included on your design drawings. See attached 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 drip line 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.

Sue R. Diamond 2010
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<th>Owner’s Agent’s mailing address</th>
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Existing Property Condition Photographs (duplicate as needed)

Detail: Screened porch

Detail: Screened porch, juniper bushes

Applicant: Susan & Bernard
Existing Property Condition Photographs (duplicate as needed)

Detail: Screened porch, juniper bushes

Detail: Screened porch

Applicant: Susan B. Newman
Existing Property Condition Photographs (duplicate as needed)

Detail: Back of screened porch

Detail: Deck, juniper bushes

Applicant: Susan B. Diamond