

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 Tribble 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.



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 of [sic] 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).



Figure 1: Detail of the site. The enclosed porch and rear deck are on the north side of the house shown in the red circle.

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).



Figure 2: 10110 Day Ave. viewed from Capitol View Ave.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Susandiamond222@gmail.com Contact Person: Susan Diamond
Daytime Phone No.: 301-806-2768
Tax Account No.: _____
Name of Property Owner: Susan B Diamond Daytime Phone No.: 301-806-2768
Address: 10110 Day Ave Silver Spring MD 20910
Street Number City State Zip Code
Contractor: Roger Herrera MBS Contracting Phone No.: 301-523-0091
Contractor Registration No.: 91118
Agent for Owner: _____ Daytime Phone No.: 301-523-0091

LOCATION OF BUILDING/PRIME

House Number: 10110 Street: Day Ave
Town/City: Silver Spring Nearest Cross Street: Capitol View Ave
Lot: 32 Block: 21 Subdivision: _____
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 ☐ Reversible

CHECK ALL APPLICABLE

- ☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

(Enclose) (Replace)

1B. Construction cost estimate: \$ 31k

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.

Susan B Diamond
Signature of owner or authorized agent

3/3/2020
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:

The existing structure is a 33 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 decking. Remove juniper bushes and replace with soil for fire drainage, shrubs.

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. See attached drawings for enclosing screened porch.
- 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. See attached drawings for elevations. Deck to be replaced with newer version of composite decking. Colormax windows, PVC trim, Composite decking.

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.

Susan R. Diamond

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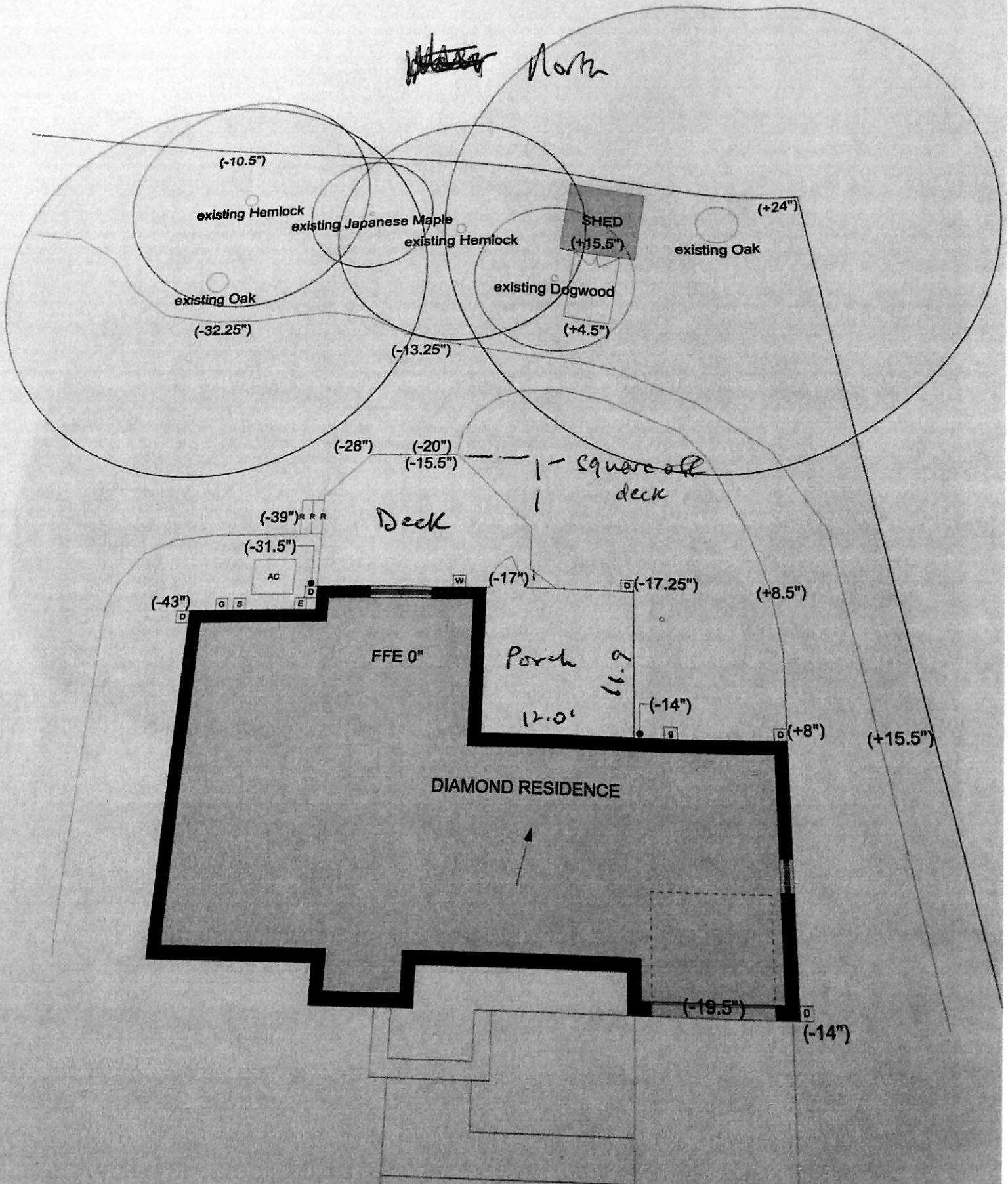
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 10110 Day Ave Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Hector x Gloria Mimiaga 10107 Capitol View Ave Silver Spring, MD 20910	James Alward 10109 Capitol View Ave Silver Spring, MD 20910
Janice Rodgers 10106 Capitol View Ave Silver Spring, MD 20910	Ken Troshinsky 10112 Day Ave Silver Spring, MD 20910

Susan B Diamond

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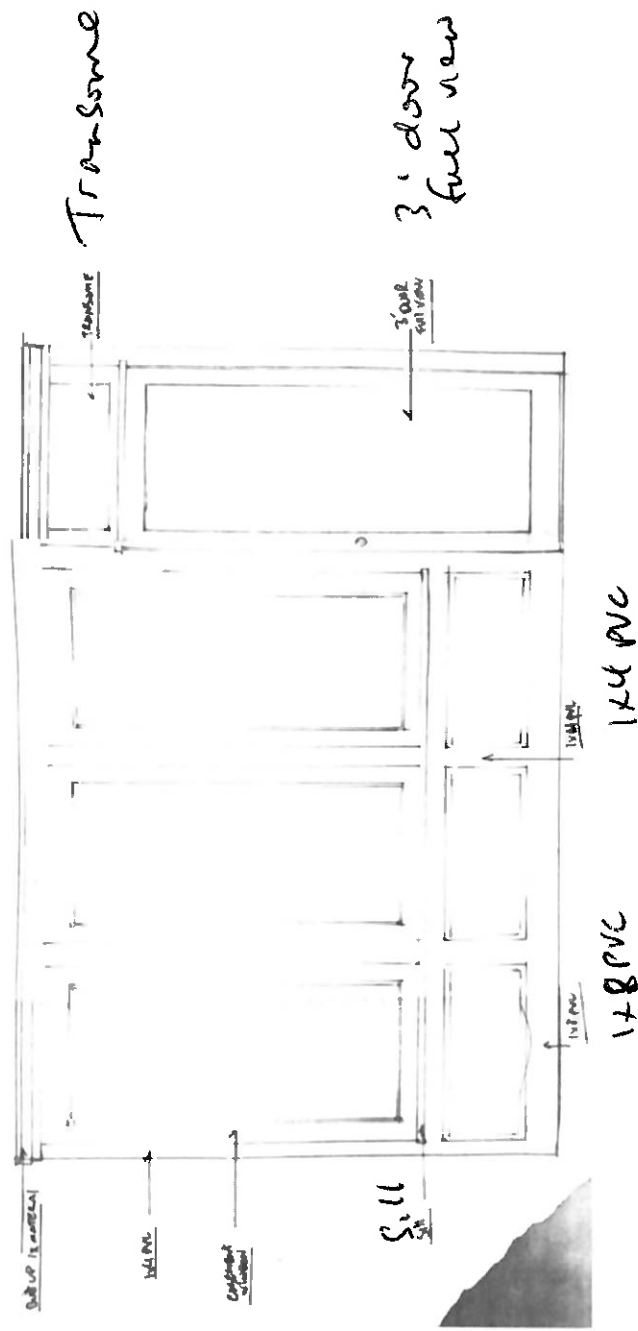
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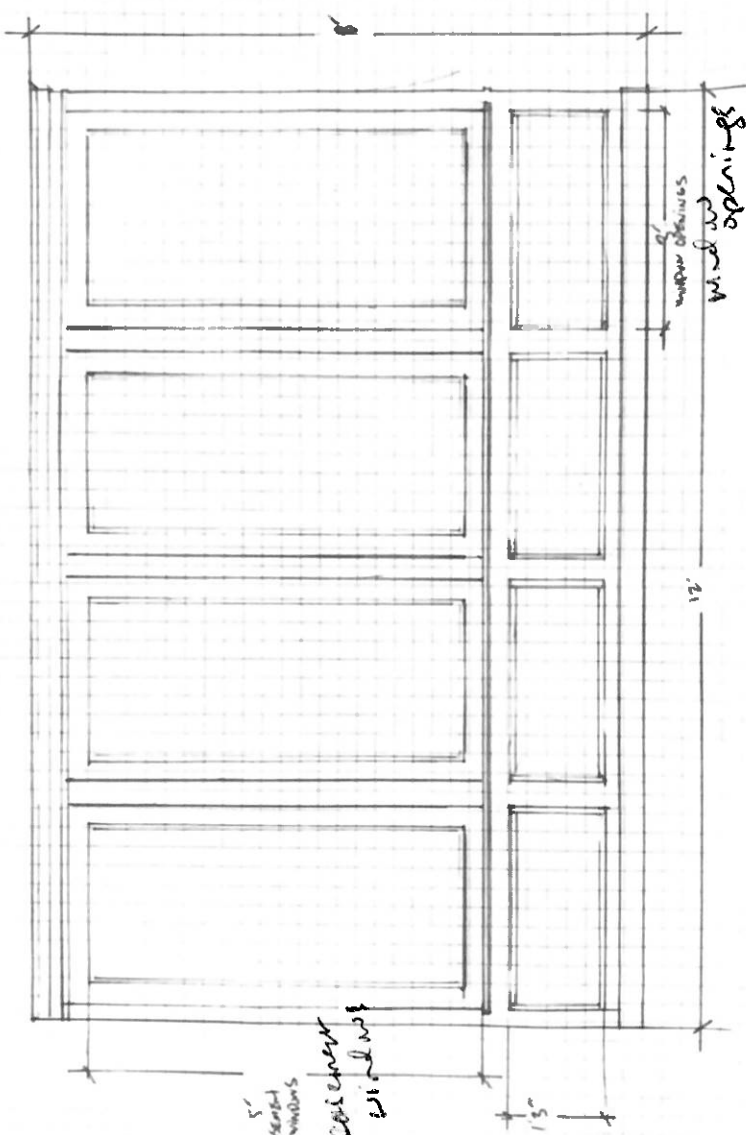
Susan B Diamond

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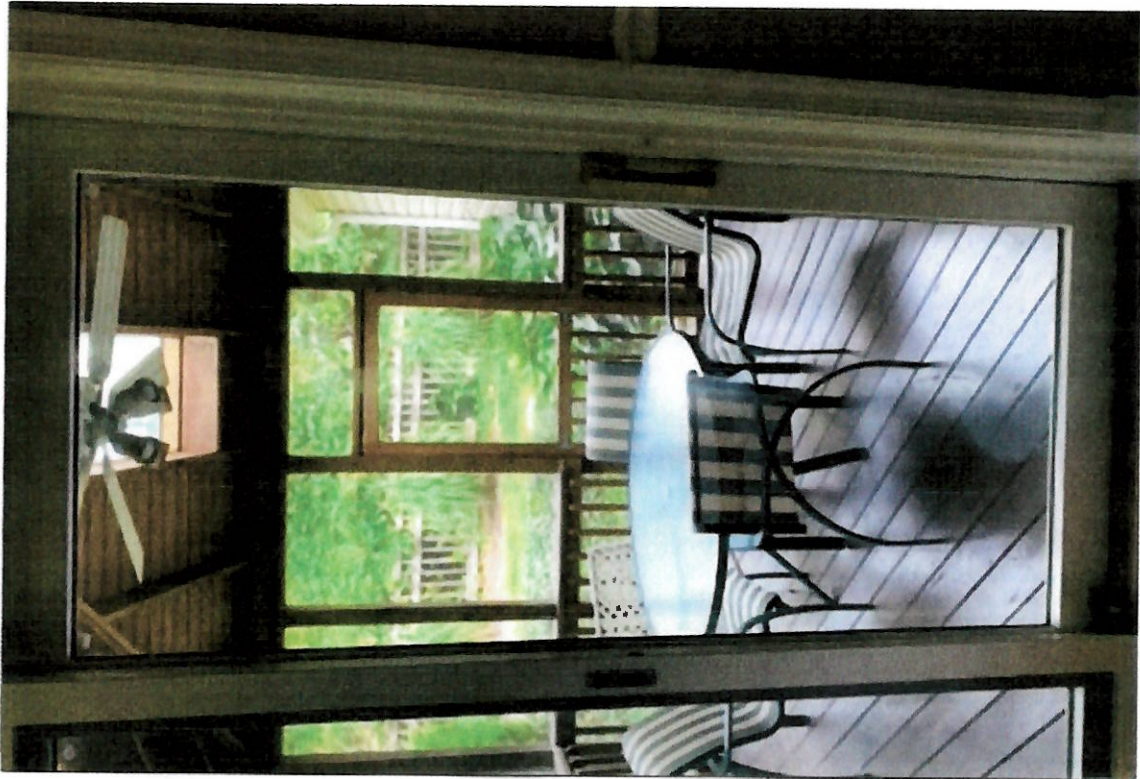
Susan B Diamond



Susan B Diamond



Existing Property Condition Photographs (duplicate as needed)



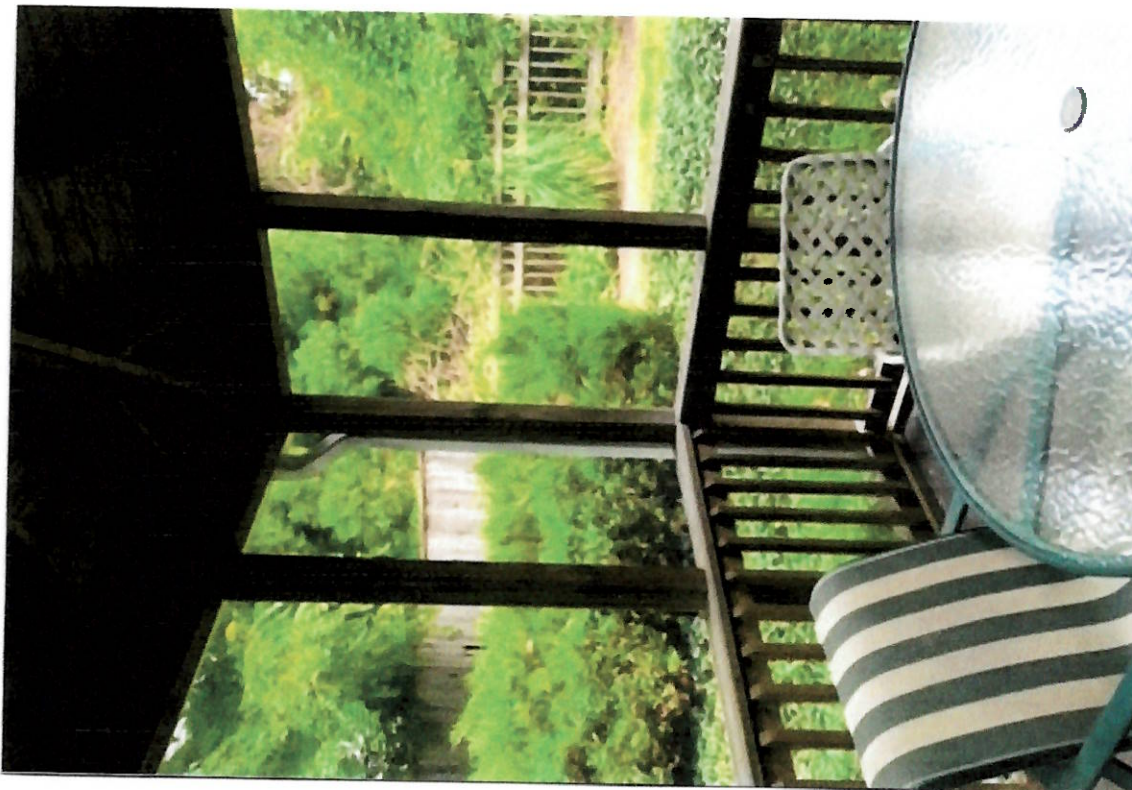
Detail: Screened porch



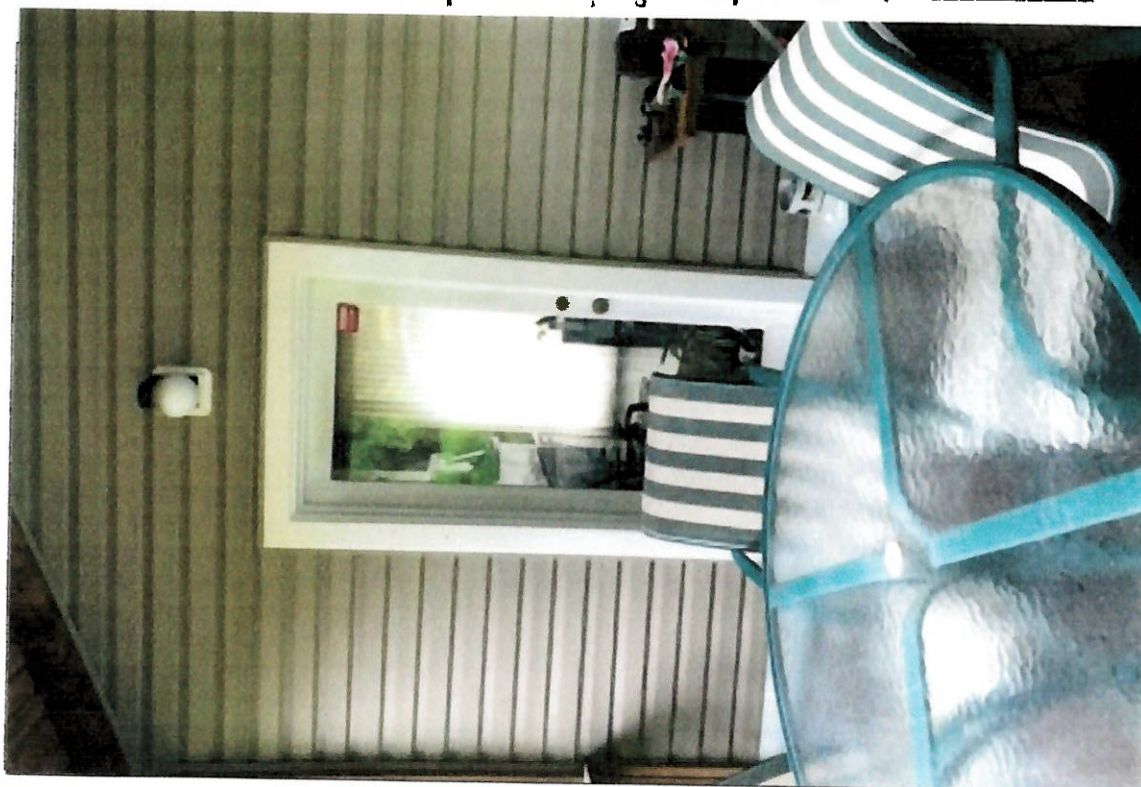
Detail: Screened porch, juniper bushes

Applicant: Susan B Diamond

Existing Property Condition Photographs (duplicate as needed)



Detail: Screened porch, juniper bushes



Detail: Screened porch

Existing Property Condition Photographs (duplicate as needed)



Detail: Back of screened porch



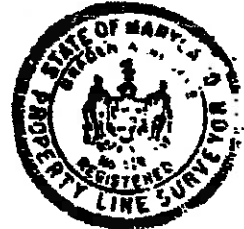
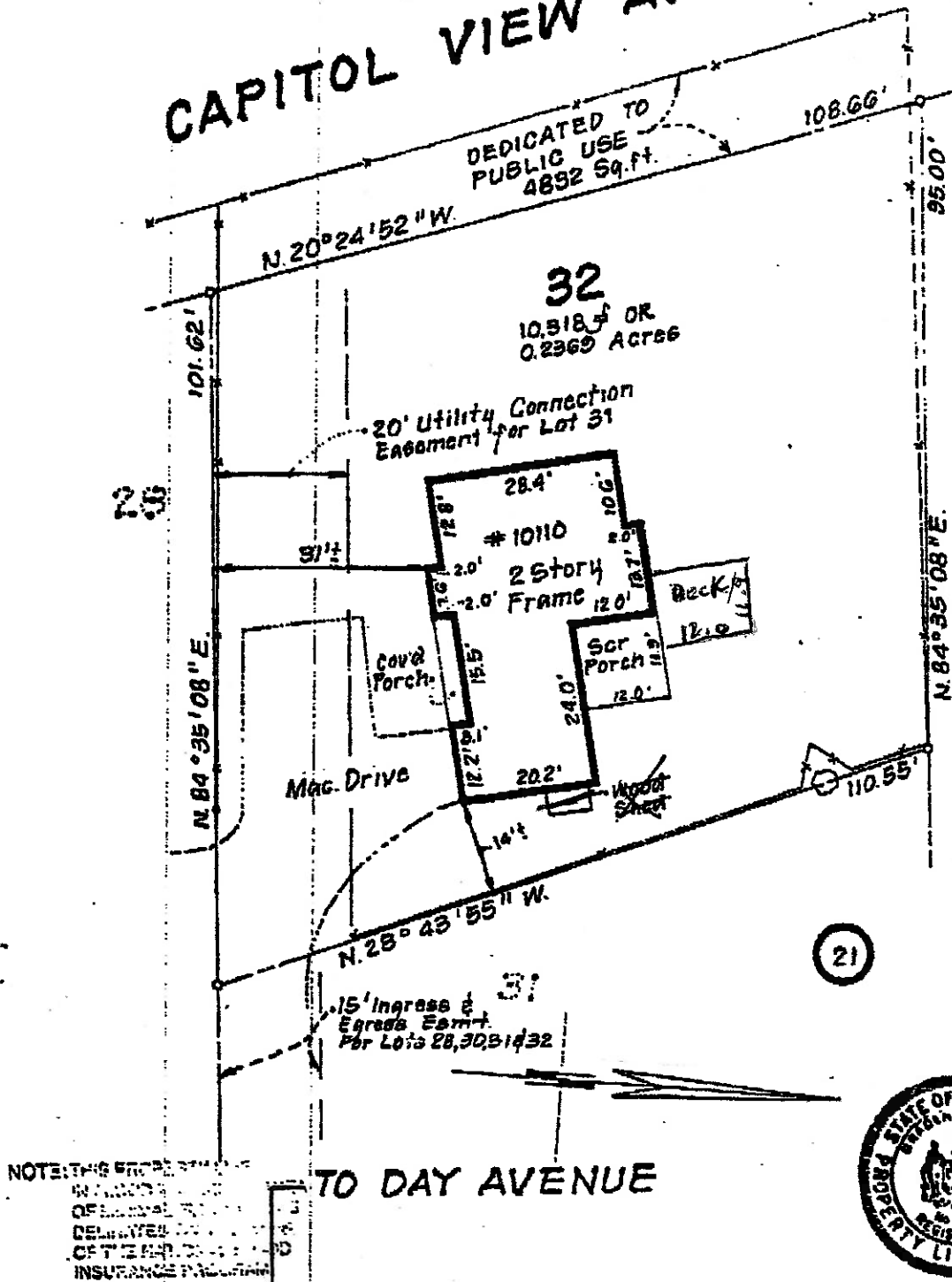
Detail: Deck, juniper bushes

Applicant: Susan B Diamond

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LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

CAPITOL VIEW AVENUE



LOCATION SURVEY OF
#10110 DAY AVENUE
MONTGOMERY COUNTY, MD.
SUBDIVISION

CAPITOL VIEW PARK

LOT: 32
PLAT BOOK: 113
DATE: 10-23-92
CASE NO: 92-1511

NOTICE REPORT FURNISHED
BLOCK: 21
PLAT NO: 13320
SCALE: 1" = 20'
FILE NO: GP 22055

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Susan B. Diamond

GRADEN A. ROBERTS — PROP. L.S. MD. LIC. NO. 118

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