

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|---------------|
| Address: | 2801 Barker Street, Silver Spring | Meeting Date: | 10/14/2020 |
| Resource: | 1870 - 1916 Resource Capitol View Park Historic District | Report Date: | 10/7/2020 |
| Applicant: | Emily Volz | Public Notice: | 9/30/2020 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 31/07-20N | Staff: | Dan Bruechert |
| PROPOSAL: | Hardscape alteration | | |

STAFF RECOMMENDATION

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: 1870 - 1916 Resource within the Capitol View Park Historic District
STYLE: Eclectic
DATE: c. 1895 with several historic and non-historic additions.



Figure 1: 2801 Barker St. is the eastern boundary of the Capitol View Park Historic District.

PROPOSAL

The applicant proposes constructing two stone piers at the entrance of their driveway. The piers will be 20” × 20” × 40” (twenty inches by twenty inches by forty inches tall) and will have bluestone caps. The address and property owners’ names will be affixed to the street-facing elevation of the piers.

Staff finds that this element will not have a significant impact on the visual character of the site or the surrounding district and is easily reversible.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character.
- 11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

- 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 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.
- 10. New additions and adjacent or related new construction will 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 RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (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.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This property is historically significant mostly for its enormous, ancient deciduous trees, at least one of which is believed to date back to the Civil War era. Many trees are visible from our property entrance, from Barker Street, on the South end. The house on the property is not visible from the street, being set back almost 200 feet. There is a Conservation Zone on the North side of the property that runs from East to West, and does not overlap the street entry at any point. None of the trees on the property will be affected by the addition of stone piers at the street entrance.

The property is adjacent to Oakview Rehab and Nursing facility along the largest part of our South property line. The two entries abut each other at the corner of Leafy Ave and Barker Street, but have poor signage, largely because the nursing home is not allowed to have their main sign at the top of their driveway. Thus, delivery trucks, ambulances and other visitors often come into, or all the way down, our driveway, thinking it's the nursing home.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We want to build the two (2) Verona Bluestone piers to visually identify our property so as to distinguish it from the nursing home property. The piers will be set behind the driveway apron such that they will be located at least 5'-0" from the Oakview Rehab and Nursing property line.

At the location of the piers there are no large trees or roots of any such that will interfere with the foundations. The stone piers will be 20" x 20" x 40" each, and each will stand upon a 20" x 20" x 12" concrete foundation. Each will be lit on the underside of the 24" x 24" x 3" Verona Bluestone Caps. Our name and street number will be affixed to the street face of the piers, so as to clearly differentiate our property from that of the nursing home.

Work Item 1: Stone Piers

Description of Current Condition: Undifferentiated driveway entrance

Proposed Work: Build two identifying stone piers, as described above.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

| | Required Attachments | | | | | | |
|---------------------------------------|-----------------------------|-------------------|------------------------------|---|----------------|----------------|-----------------------------------|
| Proposed Work | I. Written Description x | 2. Site Plan X | 3. Plans/ Elevations x | 4. Material Specifications As described | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/ Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/ Parking Area | * | * | | * | * | * | * |
| Grading/Exc avation/Land scaing | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/22/2020

Application No: 927550
AP Type: HISTORIC
Customer No: 1386069

Comments

Two (2) 20"x20" x 40" Verona Bluestone piers with low voltage LED lighting under 24"x 24" stone pier caps, set on 20" x 20" x 12" concrete foundation. Name and street number on posts to differentiate us from Oakview Nursing and Rehab, and redirect ambulances, delivery trucks, and visitors.

Affidavit Acknowledgement

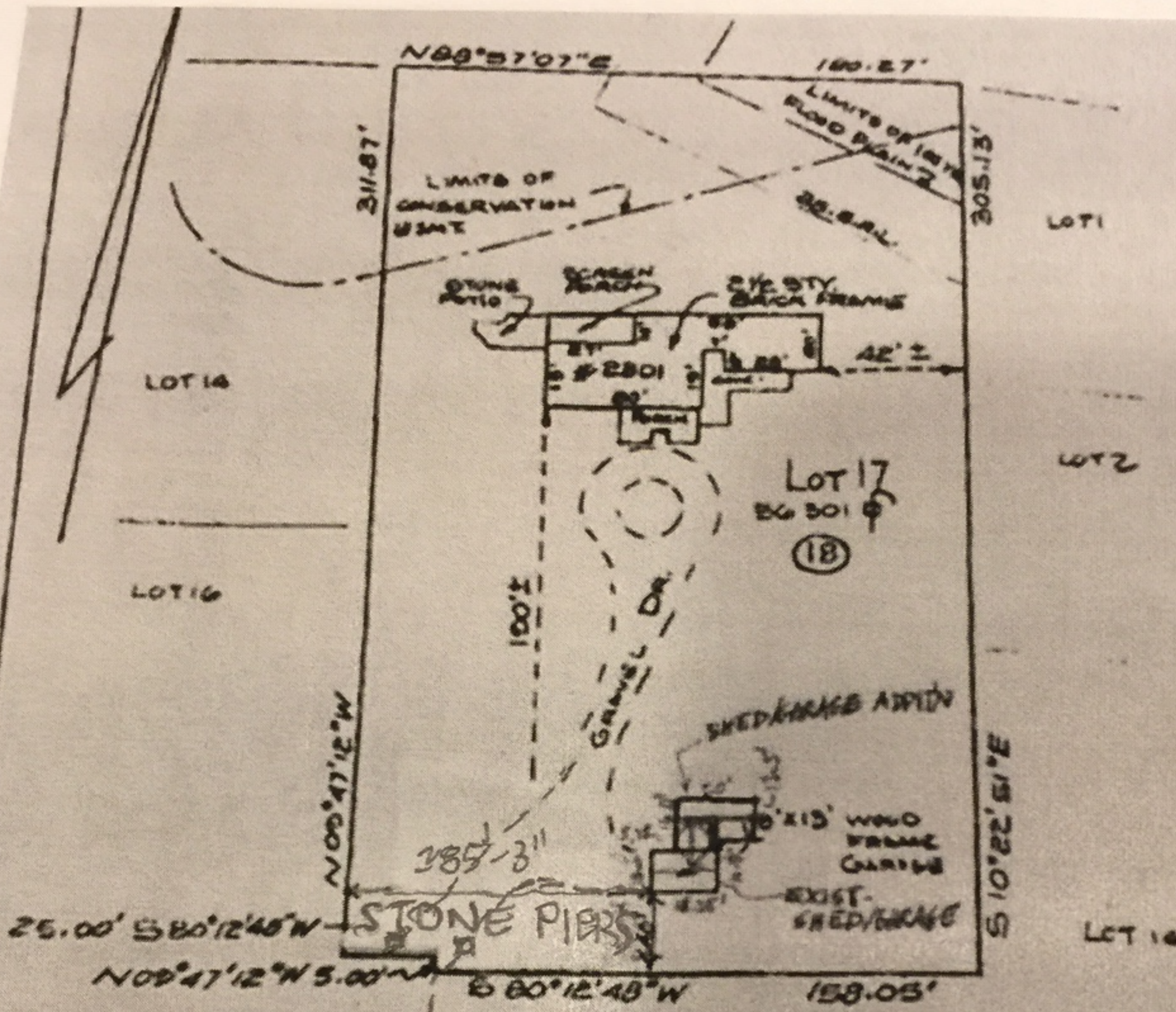
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Location 2801 BARKER ST 2801 Barker Stre Silver Spring, MD 20910-1002
Homeowner Volz
Homeowner Volz (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Two stone piers flanking driveway, set inside property line.



BARKER STREET
40' R/W

PRIVATE INGRESS & EGRESS
FOR LOT 18

OAKVIEW
REHAB &
NURSING

LEAFY
AVE.

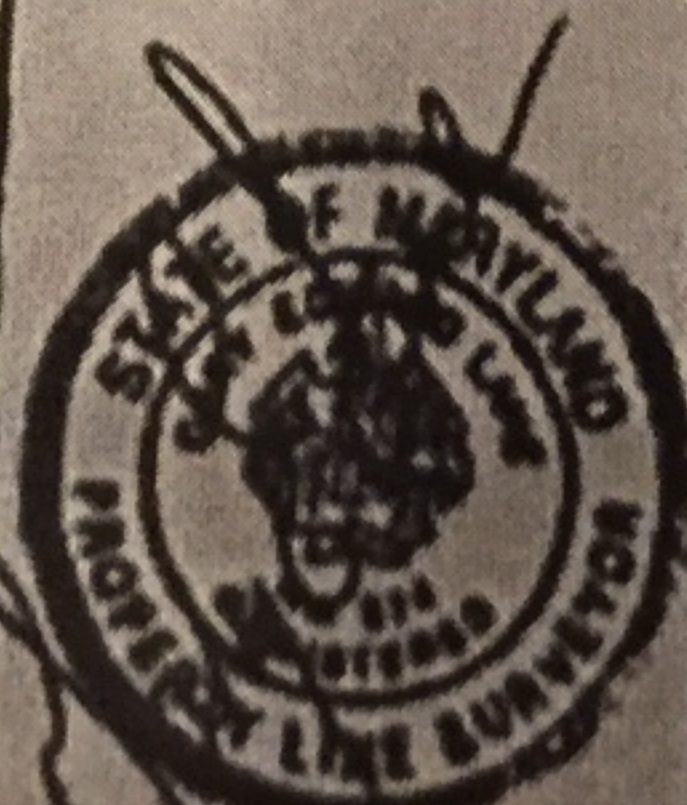
HOUSE LOCATION SURVEY
FOR
LOT 17 BLOCK 18

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY
 LOCATED HEREON IS IN ACCORDANCE
 WITH THE PLAT OF SUBDIVISION AND
 RECORD AND THAT THE
 POINTS SHOWN WERE LOCATED BY
 PROPER FIELD PRACTICES. THIS PLAT
 IS FOR DETERMINING PROPERTY
 AND NO TITLE REPORT FURNISHED.



ELDER SURVEYOR, INC.

51 MONROE STREET, SUITE 1205
ROCKVILLE, MARYLAND 20850

(301) 782-3533

FAX (301) 782-8479

| | | |
|-------------------|---------------------------------------|----------------------|
| SCALE 1" = 50' | DRAWN/CHECKED GEL | JOB NO. 2003 |
| LIBER FOUO | ELECTION DISTRICT 13 th | COUNTY MONTGOMERY |



10