3112 Lee Street
capitol view Park H.D.

2011 HAWP

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 10/28/11

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

FROM: Anne Fothergill
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #581224—siding replacement, window, door and skylight installation and other alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on October 12, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Mark Wilcher and Miriam Mintzer
Address: 3112 Lee Street, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.

58/224 A

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mark@markwillcherco.com Contact Person: MARK WILLCHER
Daytime Phone No.: 301-655-0849 mobile
301-320-2040 office

Tax Account No.: 01590378

Name of Property Owner: MARK Willcher / MIRIAM MINTZER Daytime Phone No.: 301-655-0849 mobile

Address: 3112 SILVER Spring Lee 20910
Street Number City Street Zip Code

Contractor: Mark Willcher & Co. INC Phone No.: 301-320-2040

Contractor Registration No.: 13305

Agent for Owner: Mark Willcher Daytime Phone No.: 301-655-0849 mobile
301-320-2040 office

LOCATION OF BUILDING/PREMISE

House Number: 3112 Street: Lee

Town/City: Silver Spring Nearest Cross Street: CAPitol VIEW AVE.

Lot: 29 Block: 23 Subdivision: 005

Liber: 19579 Folio: 479 Parcel: 0000

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 New Sid
☐ Fence/Wall (complete Section 4) ☑ Other: Skylights/Windows

1B. Construction cost estimate: $ 40,000.00

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

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.

Mark Willcher — *Signature of owner or authorized agent* — 10/3/11 — *Date*

Approved: ✓ — *For Chairperson, Historic Preservation Commission*

Disapproved: _____ Signature: _____ Date: 10/28/11

Application/Permit No.: 58/224 Date Filed: 10/4/2011 Date Issued: _____

Edit 6/21/99

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:
   1 1/2 story contemporary single Family Residence constructed on infill lot in 1974. Non historic structure within a historic district. Environmental setting is grass front yard and heavily wooded backyard. House was a Rental for a number of years and then went to short sale after being vacant for two years. Siding is T-1-11 and badly deteriorated, and leaking water into the house. We wish to upgrade the appearance of the house with new siding, front door and passive solar.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   House has been a rental then vacant for two years and badly deteriorated. We want to replace the plywood T-1-11 siding with board + batten cement (Hardie Plank) board. And increase the passive solar - larger window east side, additional window west side, one additional south side skylight, one new north side skylight, new front door. We believe we will add value to the historic district by maintaining the house in a better condition. There is no impact on the environmental setting

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 effected 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.

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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**

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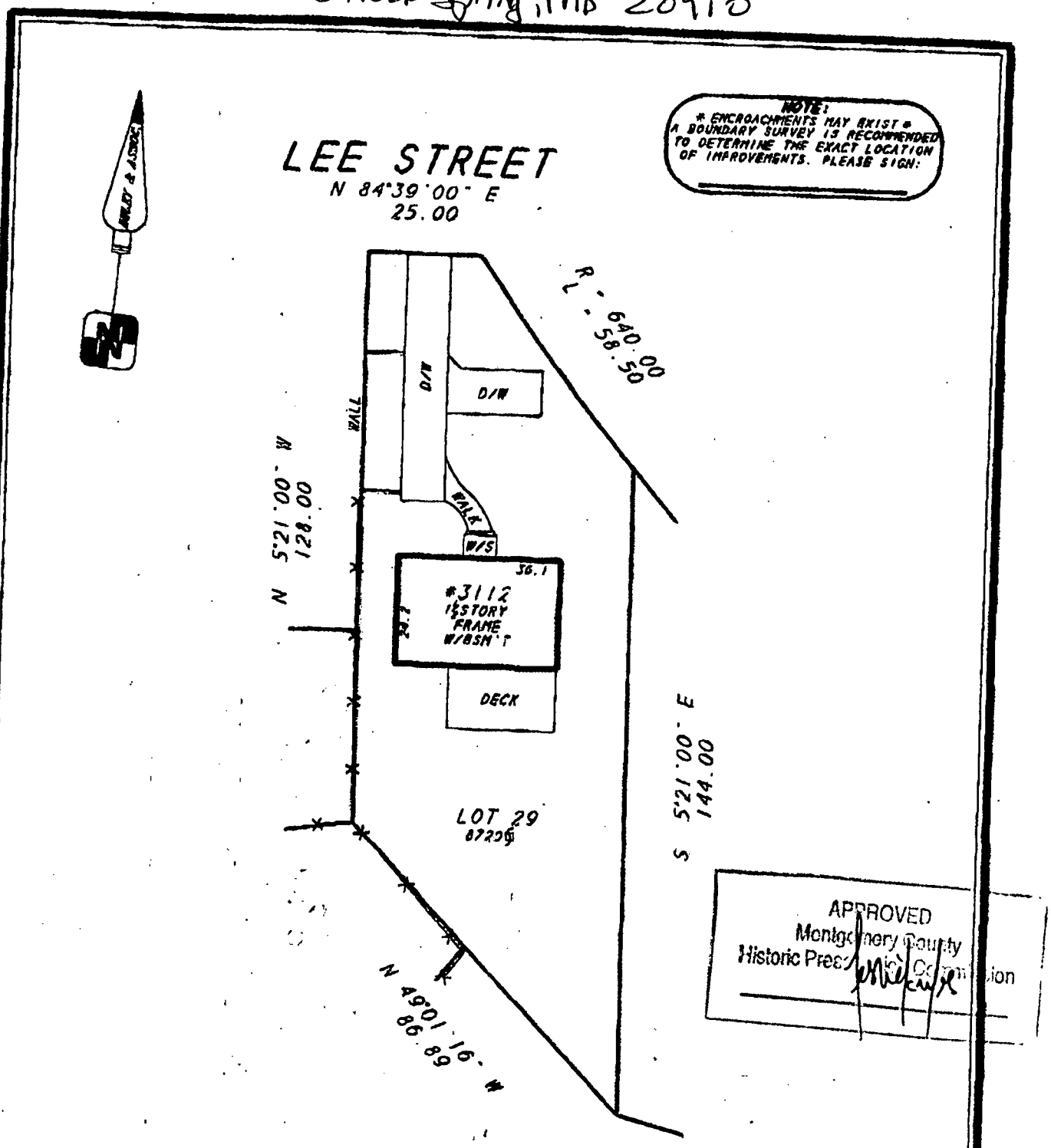
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MARK WILLCHER/MIRIAM MINTZER
3112 Lee St. Silver Spring, MD 20910



FOR SURVEY ORDER/APPROVAL FORMS, PRICES & MORE VISIT US AT WWW.DULEY.BIZ

LOCATION DRAWING OF:

#3112 LEE STREET

LOT 29

BLOCK 23

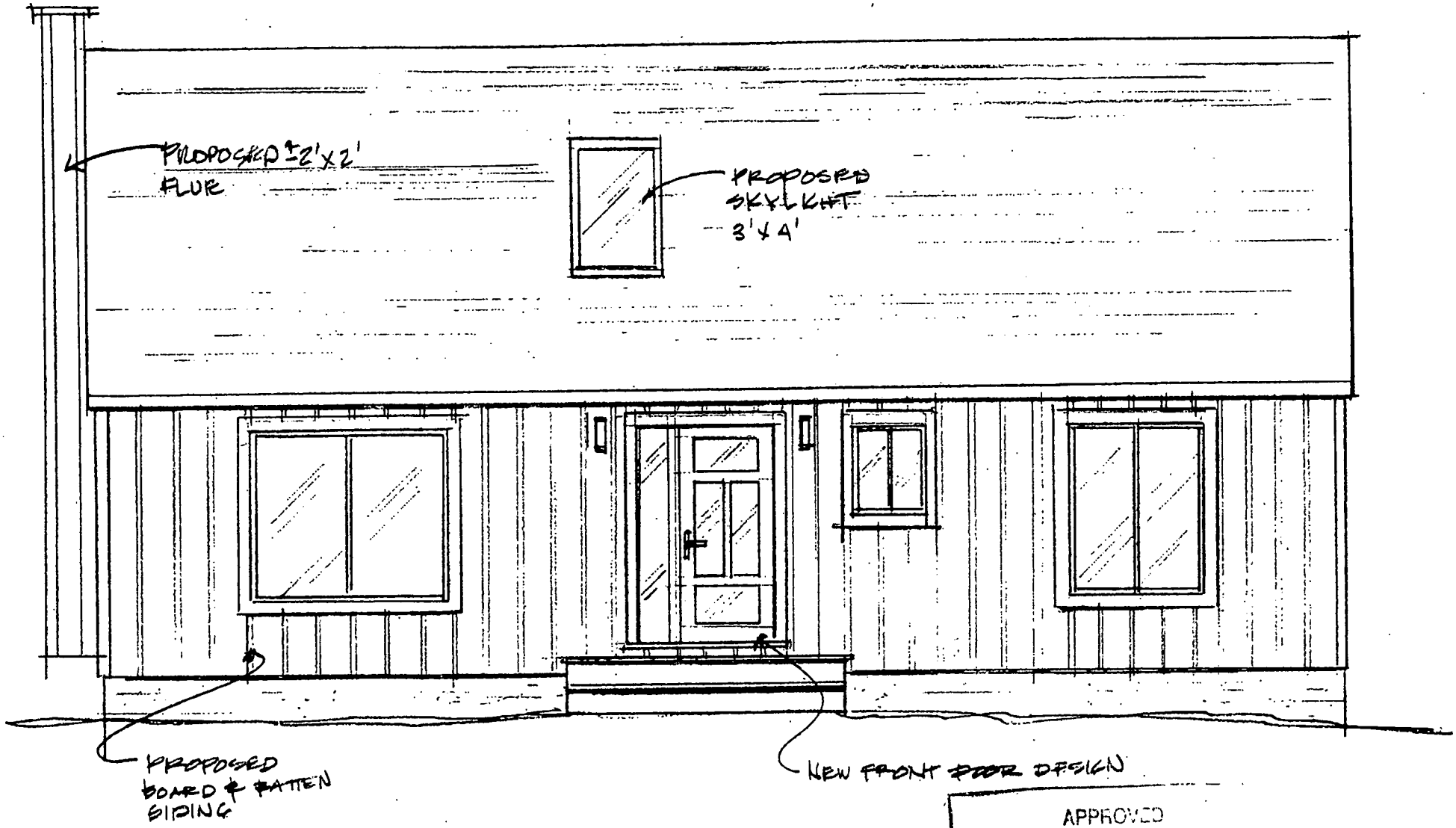
CAPITOL VIEW PARK

PLAT NO. 10612

MONTGOMERY COUNTY, MD

A LAND SURVEYING COMPANY

DULEY AND ASSOCIATES, INC.



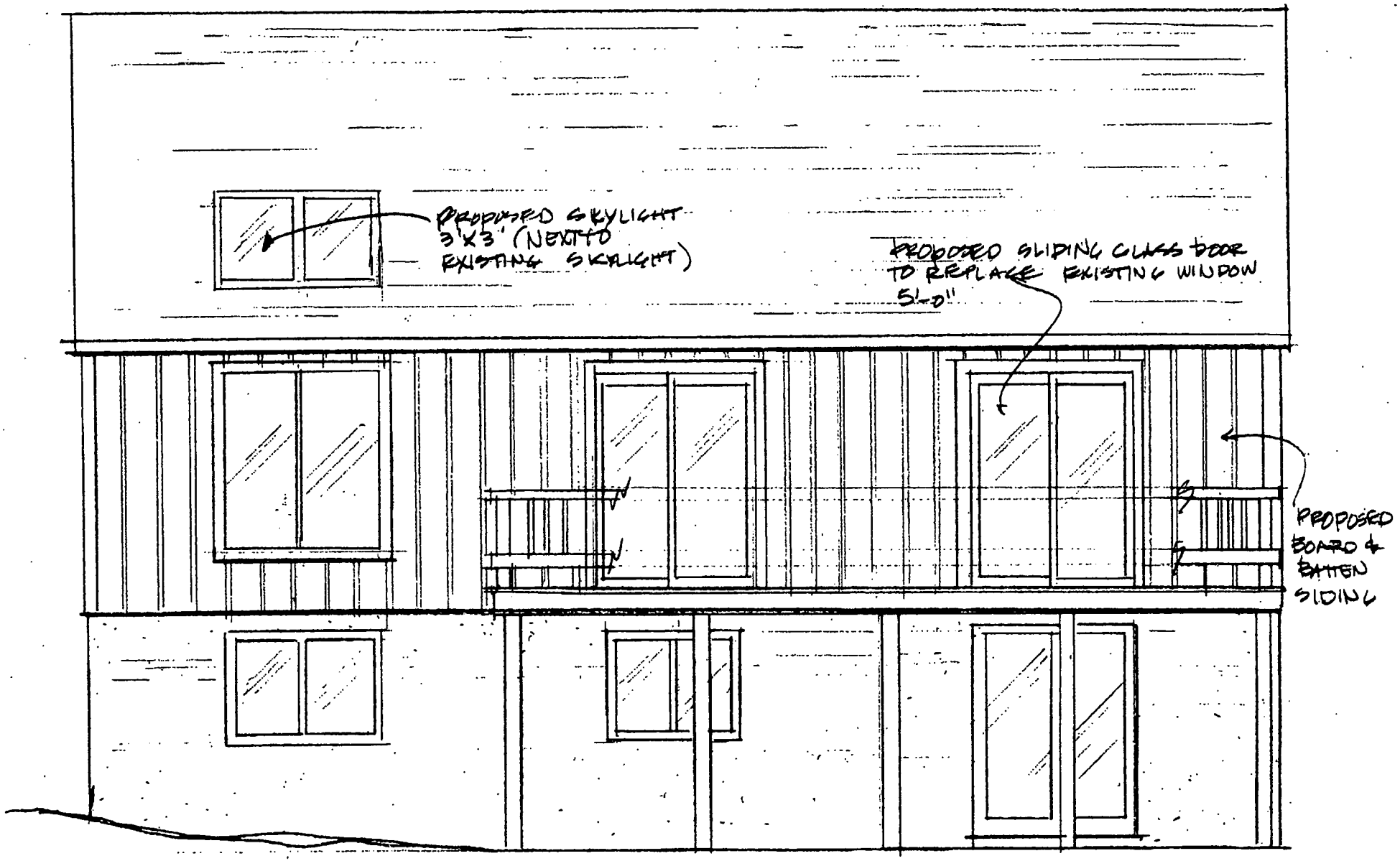
APPROVED
Montgomery County
Historic Preservation Commission

MINTZER-WILLCHER RESIDENCE
PROPOSED-NORTH ELEVATION (FRONT)

9/25/11

SCALE: 1/4" = 1'-0"

3112 LEE STREET · SILVER SPRING MD



MINTZER - WILLCHER RESIDENCE
PROPOSED - SOUTH ELEVATION (REAR)

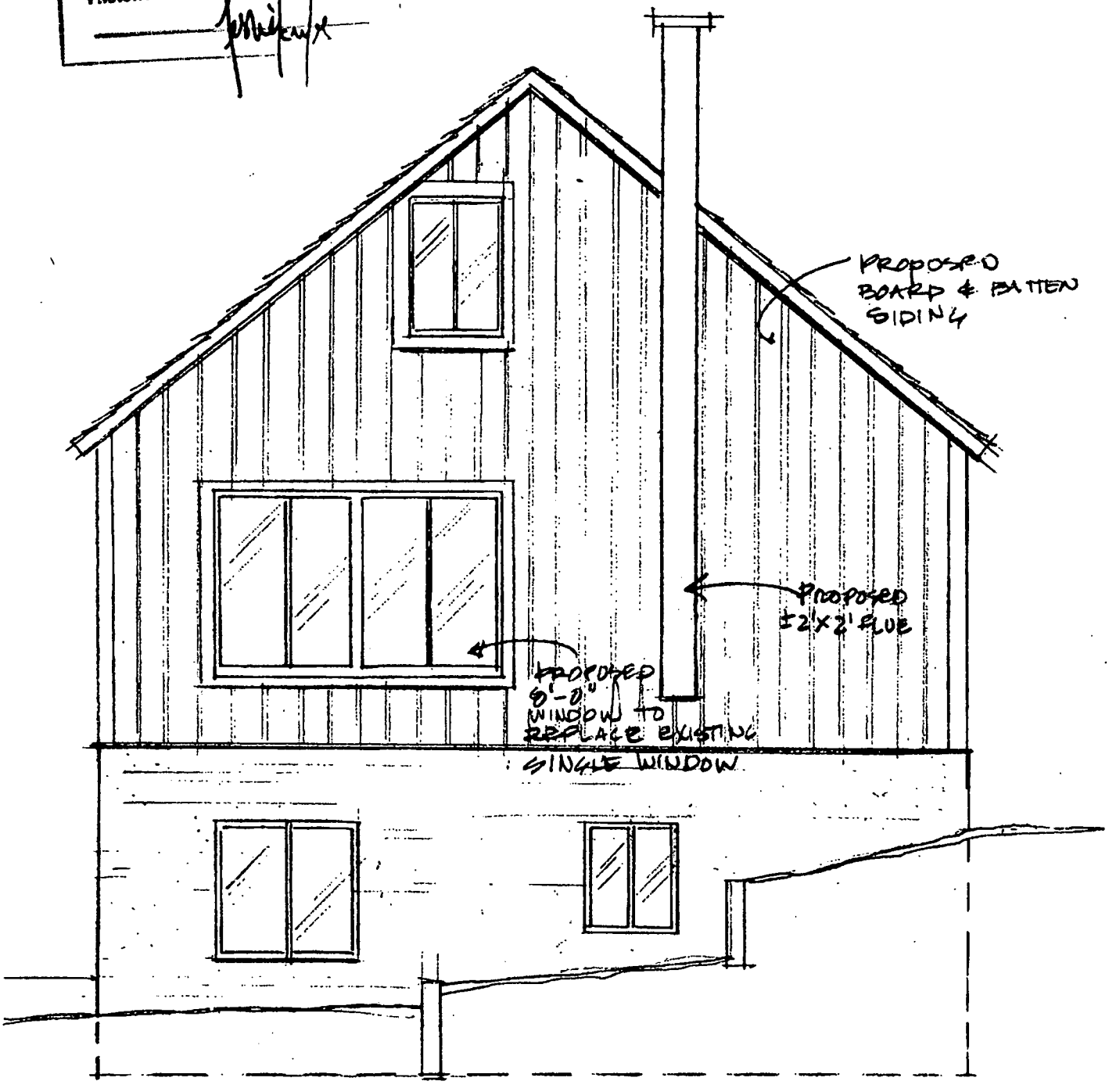
9/25/11

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery C...
Historic Preserva...

3112 LEE ST. SILVER SPRING MD

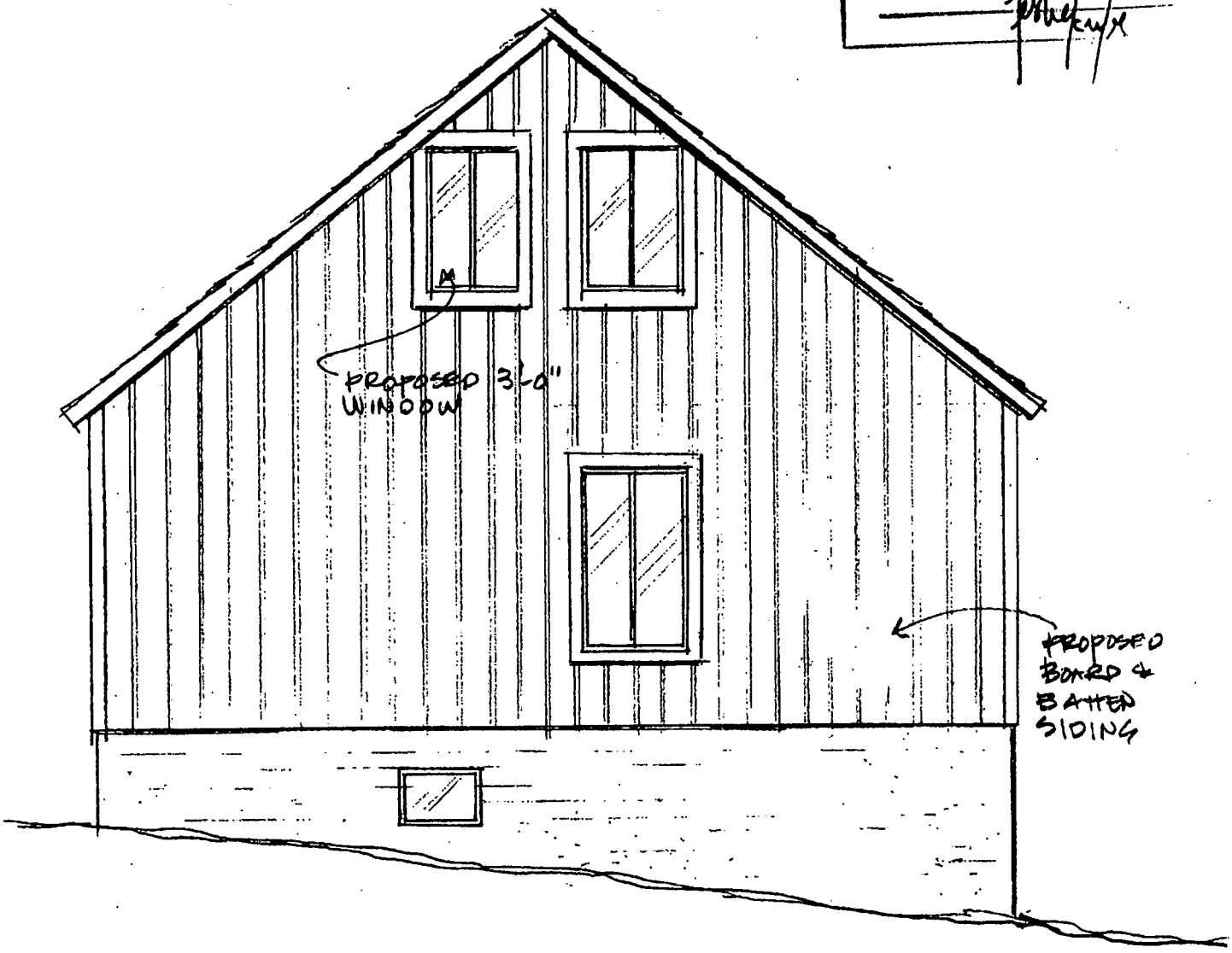
APPROVED
Montgomery County
Historic Preservation Commission



MINTZER-WILLCHER RESIDENCE
PROPOSED-EAST ELEVATION 9/25/11

SCALE: 1/4" = 1'-0" 3112 LEE ST · SILVER SPRING MD

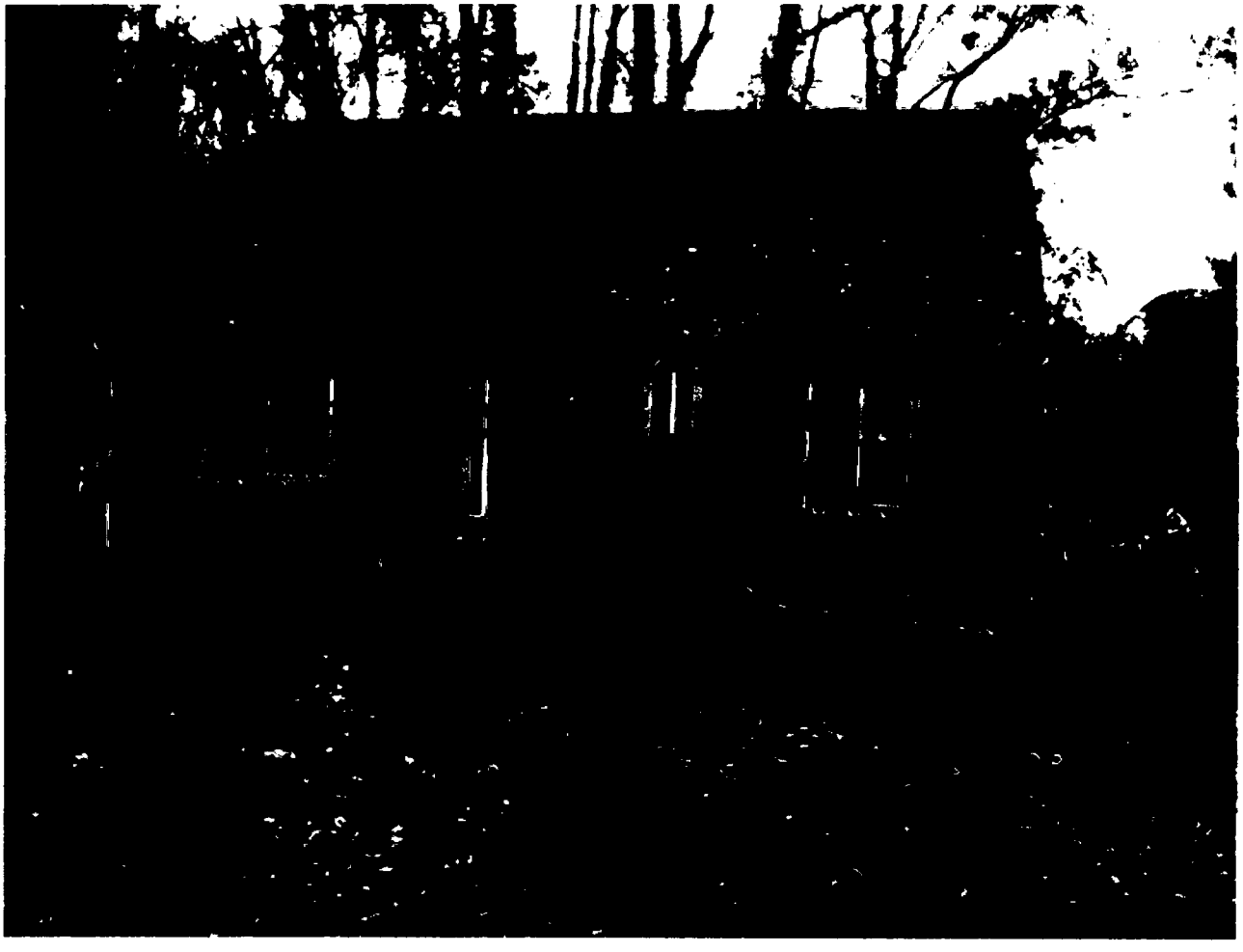
APPROVED
Montgomery County
Historic Preservation Commission



MINTZER-WILCHER RESIDENCE
PROPOSED-WEST ELEVATION 9/25/11

SCALE: 1/4" = 1'-0"

3112 LEE ST. SILVER SPRING MD

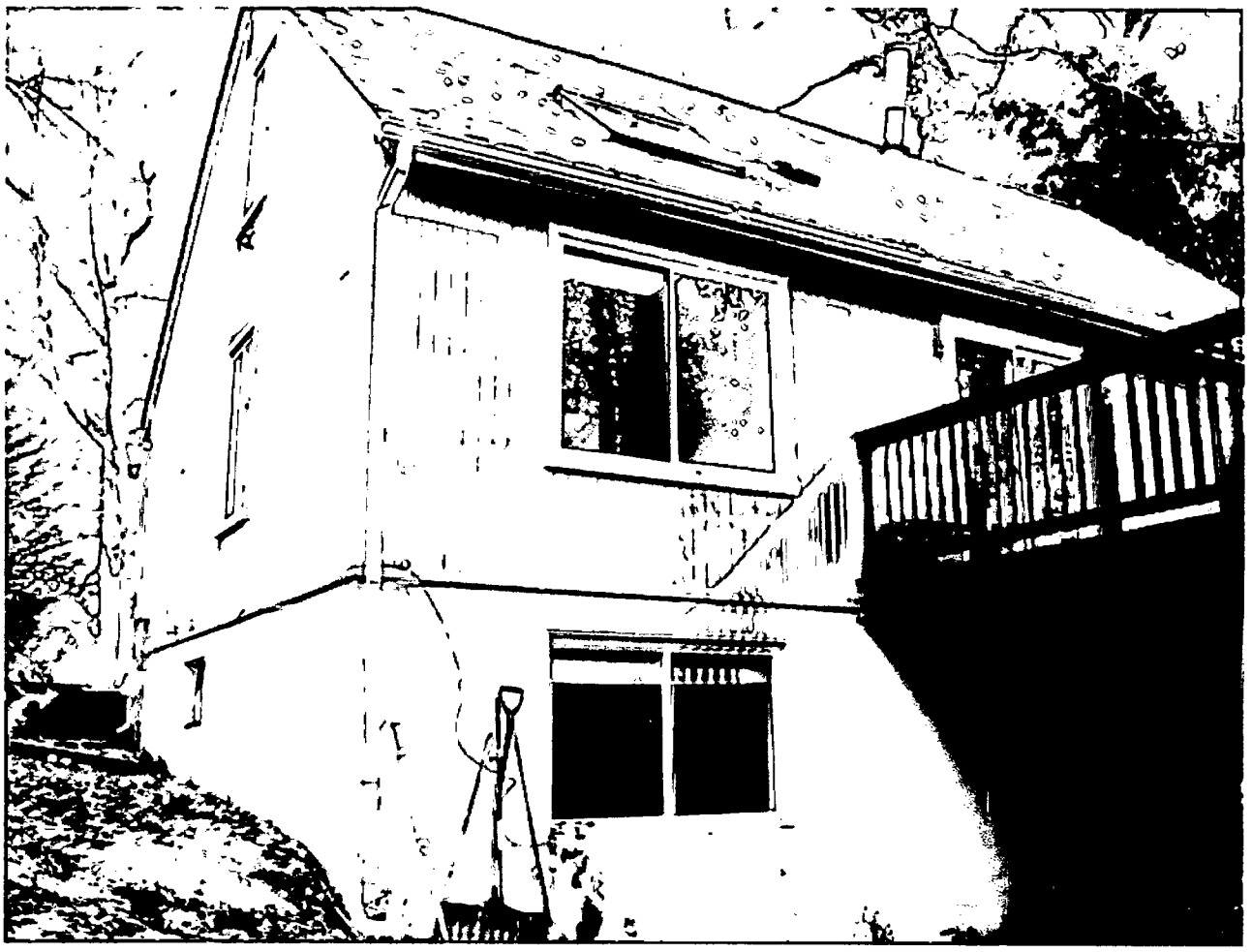


3112 Lee St, Silver Spring, MD 20910
North Elevation

DETAILS

ADD Skylight OVER Front DOOR
Replace Front DOOR - see attached photograph of proposed new door
Replace T-1-11 Plywood SIDING with cement fiber board AND batten SIDING

MARK WILLCHER / MIRIAM MINTZER



3112 Lee St, Silver Spring, MD 20910
South Elevation

DETAILS

Enlarge existing skylight
Replace T-1-11 Plywood Siding with Cement Fiber Board & Batten Siding

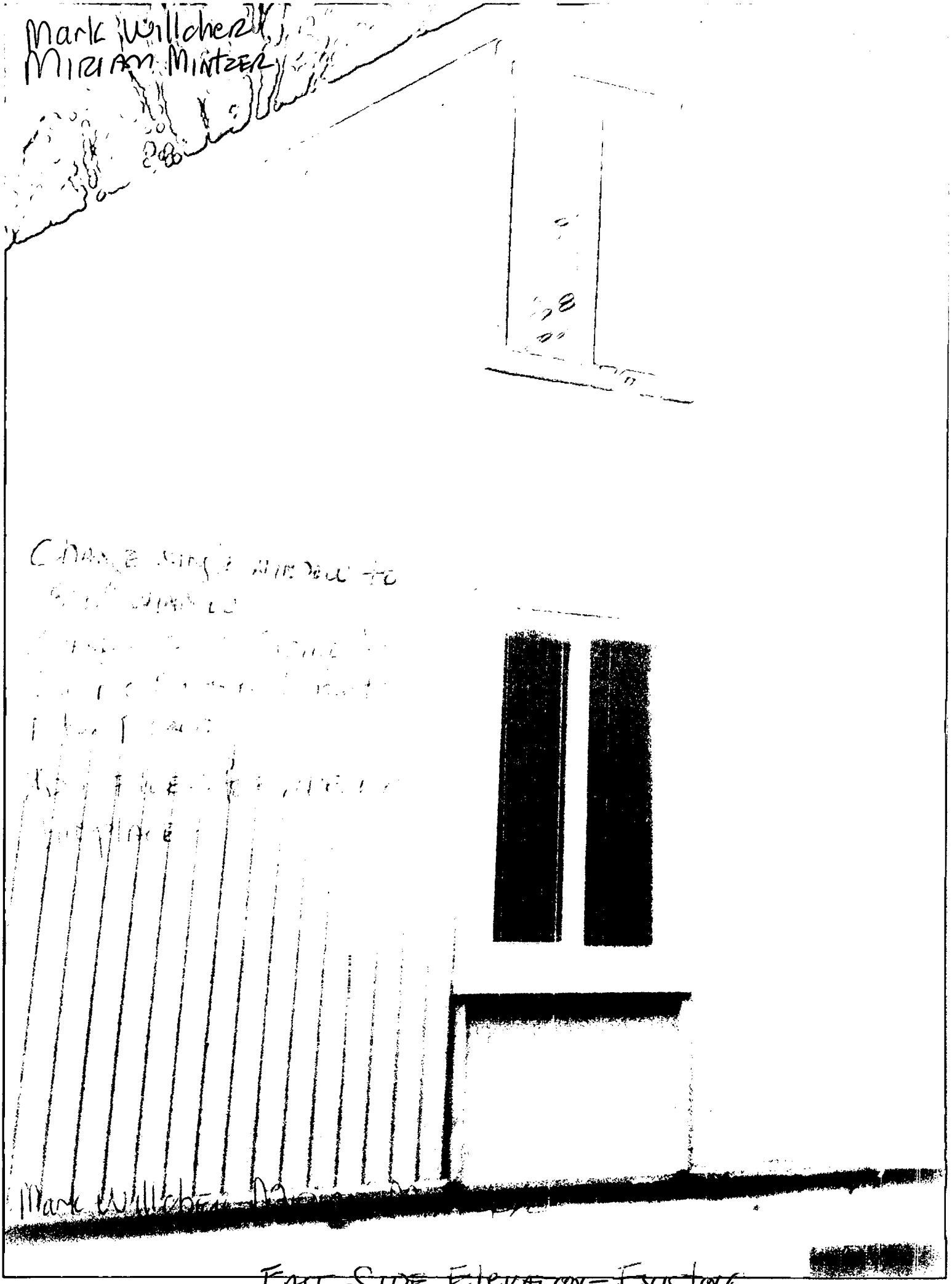
Mark Willcher / Miriam Minter

3112 Lee St, Silver Spring, MD 20910
South Elevation (2nd photo)

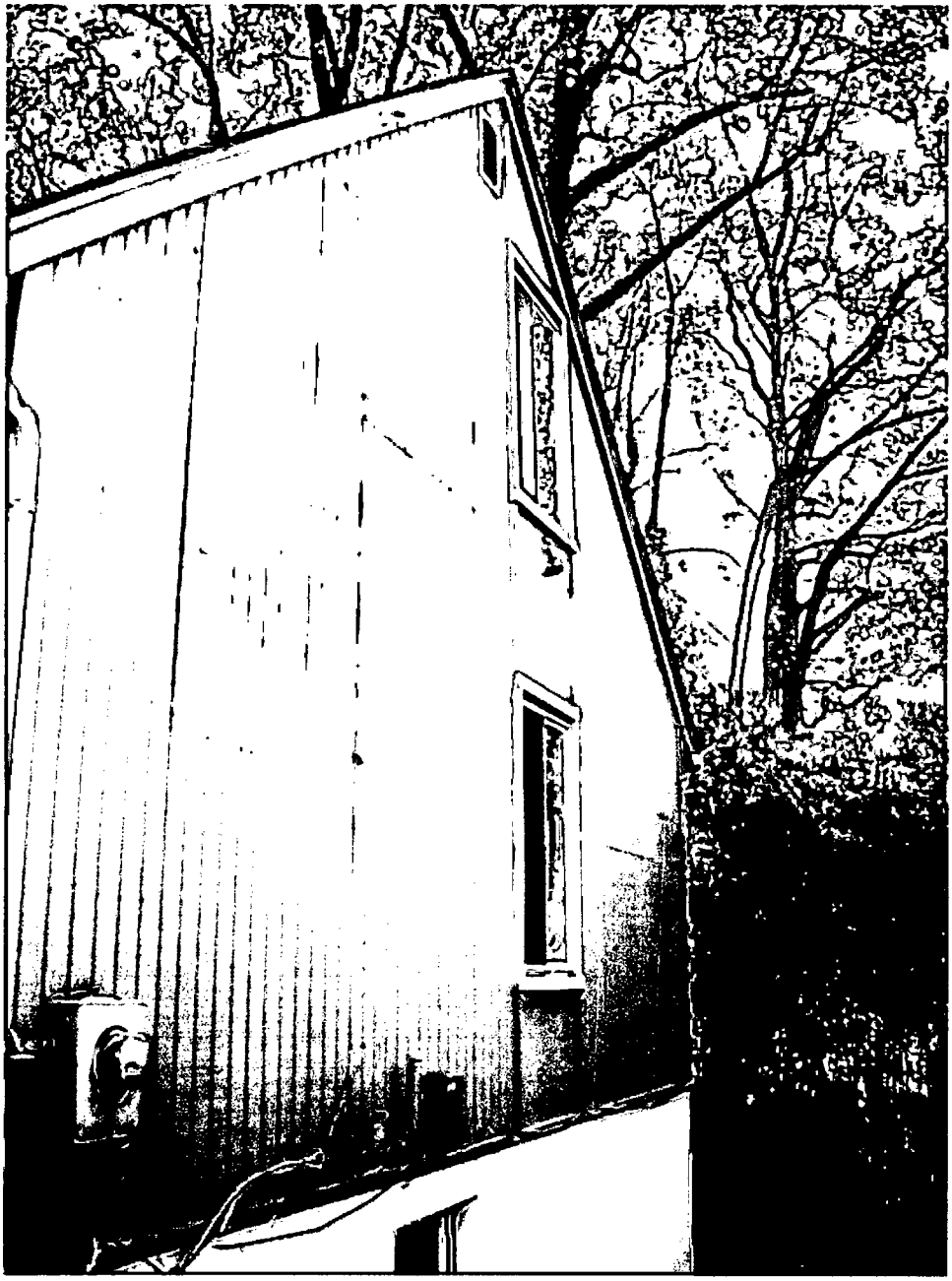
Replace window far right with sliding glass door to match existing. Opening to remain the same.

Mark Willcher / Miriam Mintzer

Mark Willcher
Miriam Mintzer



EAST SIDE ELEVATION – EXISTING

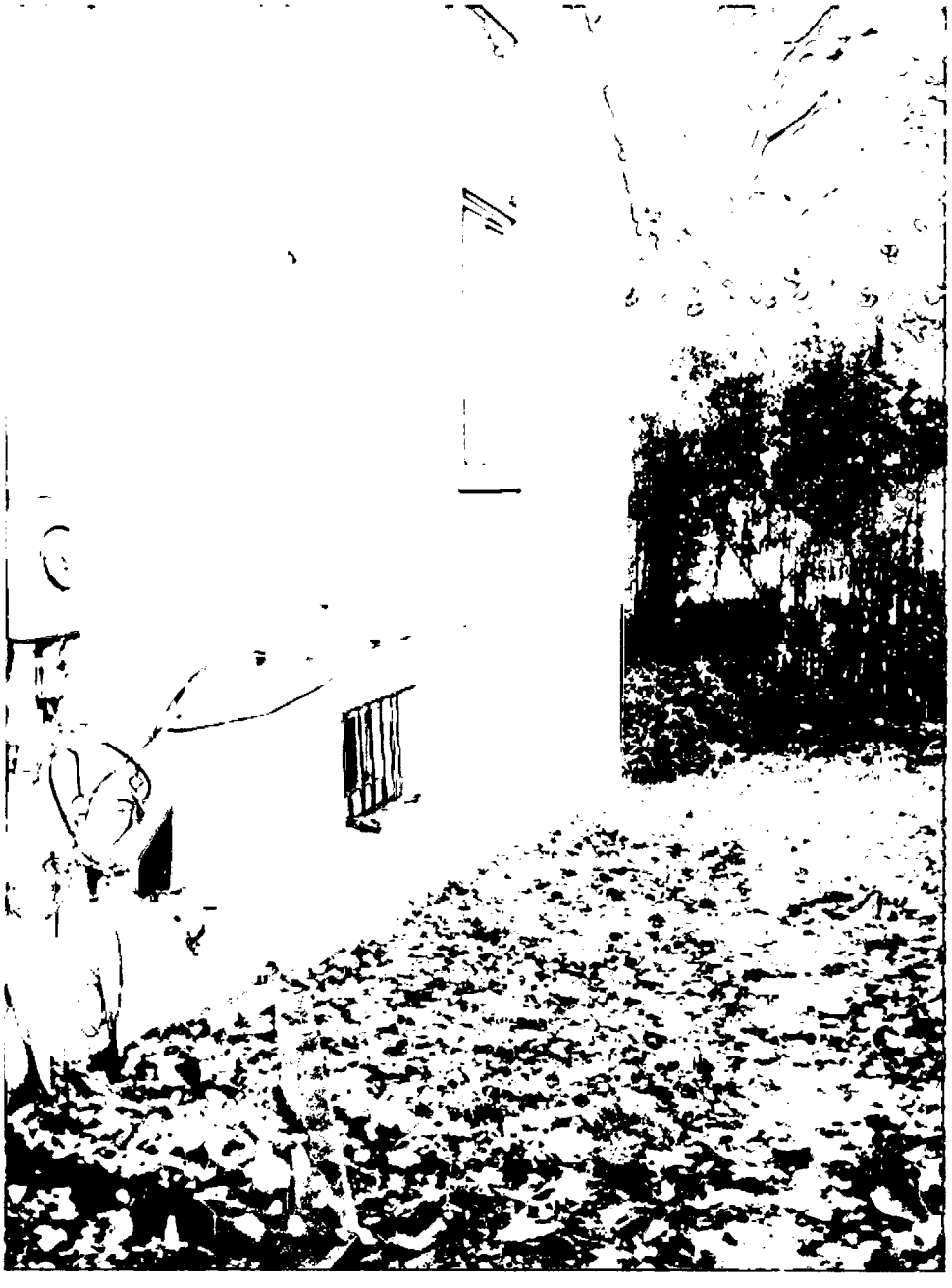


3112 Lee St, Silver Spring, MD 20910
West Elevation

DETAILS

Change T-1-11 Siding to Board & Batten Cement Fiber Board
ADD ADDITIONAL WINDOW SAME SIZE AS EXISTING ON 2ND FLOOR

MARK WILLCHER/MIRIAM MINTZER



3112 Lee St, Silver Spring, MD 20910
West Elevation (2nd photo)

MARK WILLCHER/MIRIAM MINTZER

Mintzer-Willcher Residence
Proposed Front Door style 9/25/11

3112 Lee St. • Silver Spring MD

Just the front door is proposed; not the surrounding structure

Case I - E

HPC November 26, 2011

ATTN Anne Fothergill

HAWP 31/7-11H

3112 Lee Street, Silver Spring

The Capitol View Park LAP agrees with staff recommendation that HPC approve this HAWP application.

The proposed alterations to this Non-Contributing Resource will be a great improvement to this 1974 house. Comments to this proposal by the LAP are very supportive because of the maintenance already done to this house by the new owners which had in past years deteriorated with past owners.

Sincerely

Carol Ireland

Carol Ireland and Duncan Tebow, co-chairs,

Capitol view Park LAP

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3112 Lee Street, Silver Spring	**Meeting Date:**	10/26/11
Applicant:	Mark Wilcher and Miriam Mintzer	**Report Date:**	10/19/11
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	**Public Notice:**	10/12/11
Review:	HAWP	**Tax Credit:**	None
Case Number:	31/7-11H	**Staff:**	Anne Fothergill

PROPOSAL: Siding replacement, window, door and skylight installation and other alterations

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STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal (Non-Contributing) Resource in the Capitol View Park Historic District
DATE: 1974

PROPOSAL

The applicants are proposing to replace the T-111 plywood siding with board and batten fiber cement siding. They propose to replace some windows on the east side, add one window on the west side, replace one rear window with a sliding glass door, add a skylight on the south side and a new skylight on the north side. They also propose to install a 2' x 2' metal flue on the east side and replace the front door with a wood and glass door.

APPLICABLE GUIDELINES

When reviewing alterations within the Capitol View Park Historic District *Montgomery County Code Chapter 24A* (*Chapter 24A*) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the

preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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 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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.

(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 the Interior's Standards for Rehabilitation:

Standard #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

As noted above, Chapter 24A-8 (d) states: "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." The proposed alterations to this non-contributing house will not seriously impair this house or impair the historic resources in the historic district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Mark@markwillcherco.com Contact Person: MARK WILLCHER
Daytime Phone No.: 301-655-0849 mobil
301-320-2040 offic

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Lot: 29 Block: 23 Subdivision: 005

Liber: 19579 Folio: 479 Parcel: 0000

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☐ Fence/Wall (complete Section 4) ☑ Other: Skylights/Windows

1B. Construction cost estimate: $ 40,000.00

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Mark Willcher — *Signature of owner or authorized agent*

10/3/11 — *Date*

Approved: _____ *For Chairperson, Historic Preservation Commission*

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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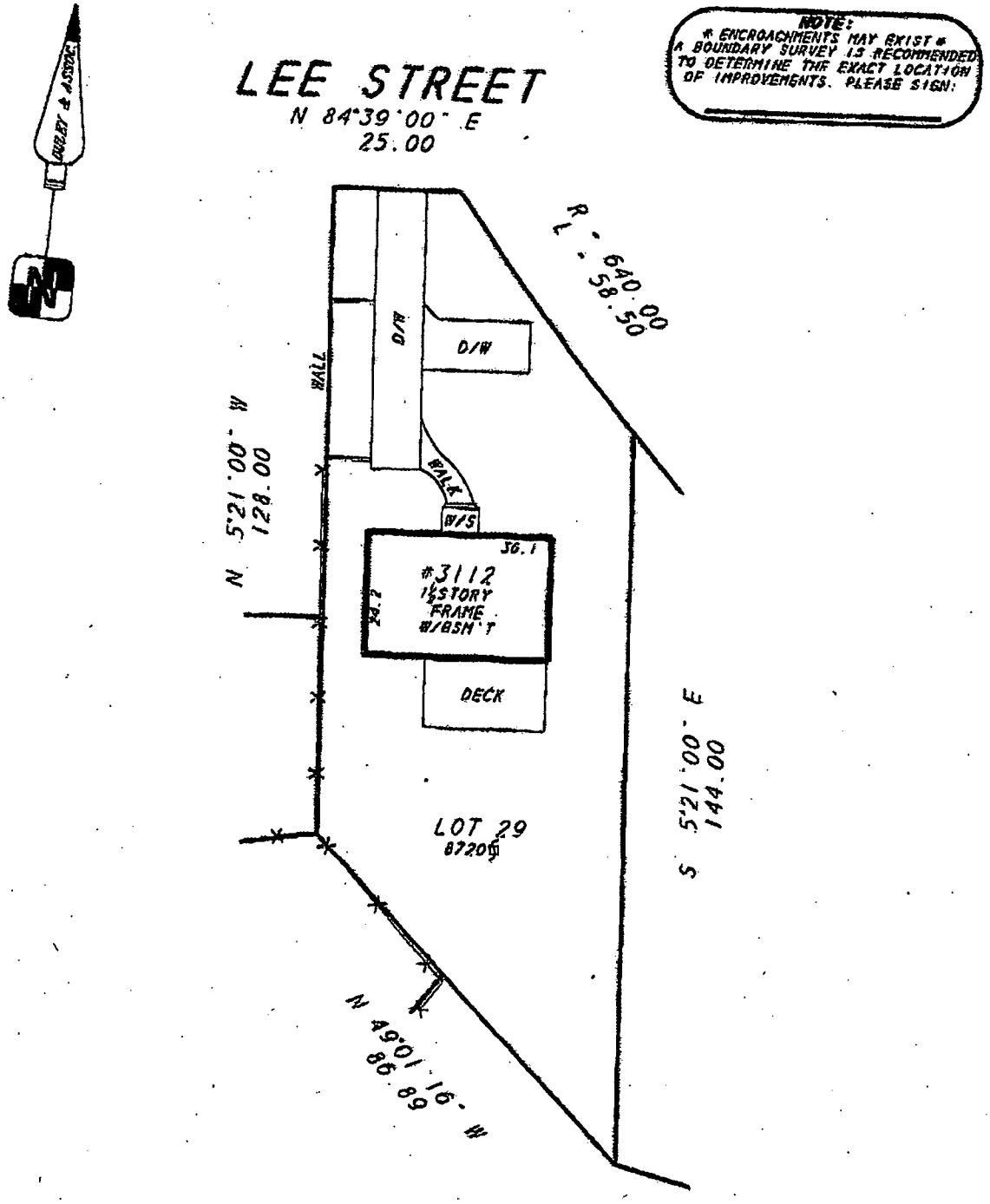
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
Mark Willcher 3112 Lee St Silver Spring, MD 20910	
Adjacent and confronting Property Owners mailing addresses	
Gordon Beck + Michele Forzley 3120 Lee St Silver Spring, MD 20910	Michael Houle 10107 Meredith Ave Silver Spring, MD 20910
Philip DeVlieghe r + Xen Nicolaidis 10001 Pine St Silver Spring, MD 20910	Christopher Ruffellwood 10105 Meredith Ave Silver Spring, MD 20910
Pamela Trance 10109 Meredith Ave Silver Spring, MD 20910	

MARK WILLCHER / MIRIAM MINTZER
3112 Lee Sth Silver Spring, MD 20910



FOR SURVEY ORDER/APPROVAL FORMS, PRICES & MORE VISIT US AT WWW.DULEY.BIZ

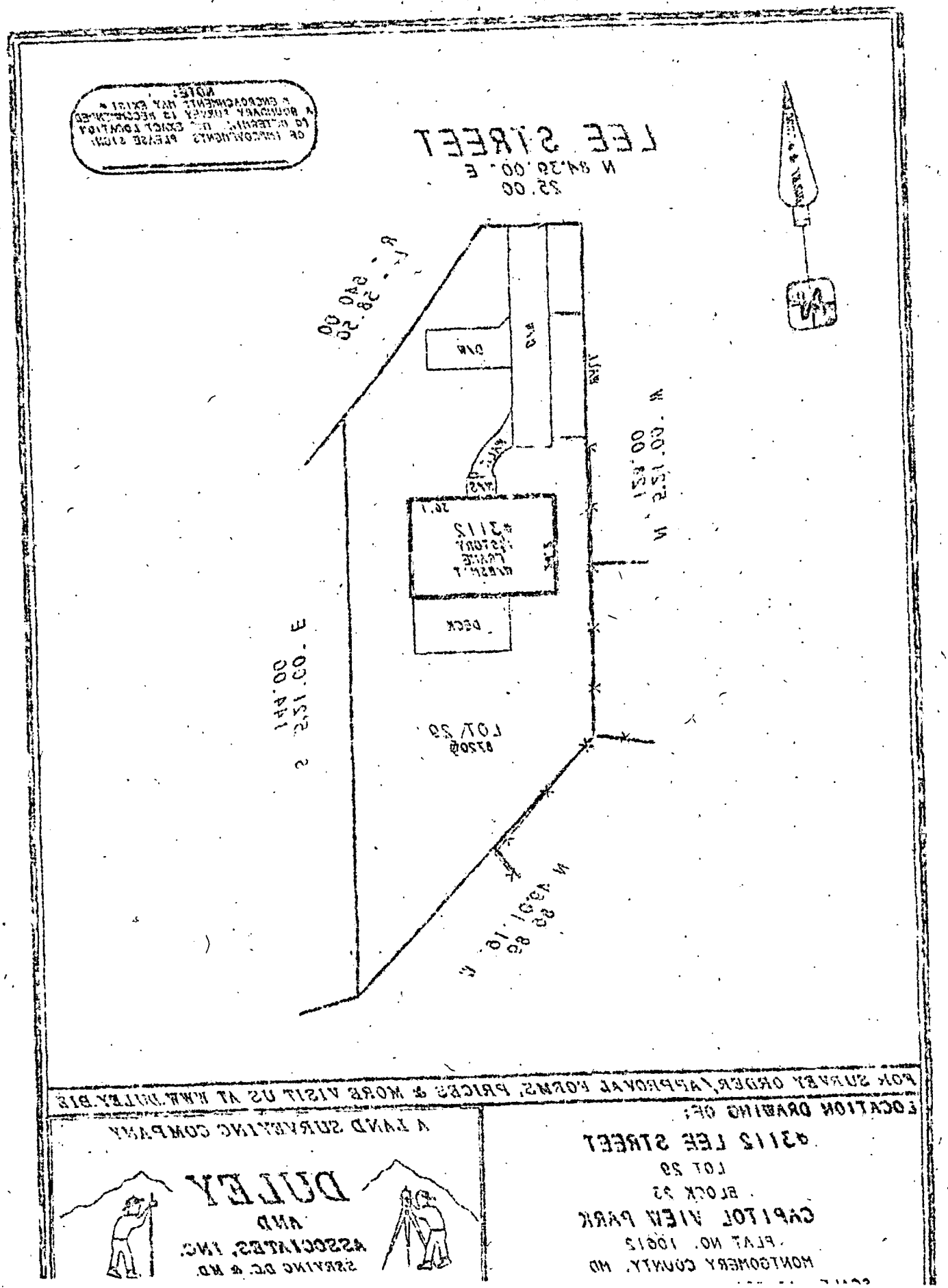
LOCATION DRAWING OF:

#3112 LEE STREET
LOT 29
BLOCK 23
CAPITOL VIEW PARK
PLAT NO. 10612
MONTGOMERY COUNTY, MD

A LAND SURVEYING COMPANY

DULEY AND ASSOCIATES, INC.
SERVING D.C. & MD.

7

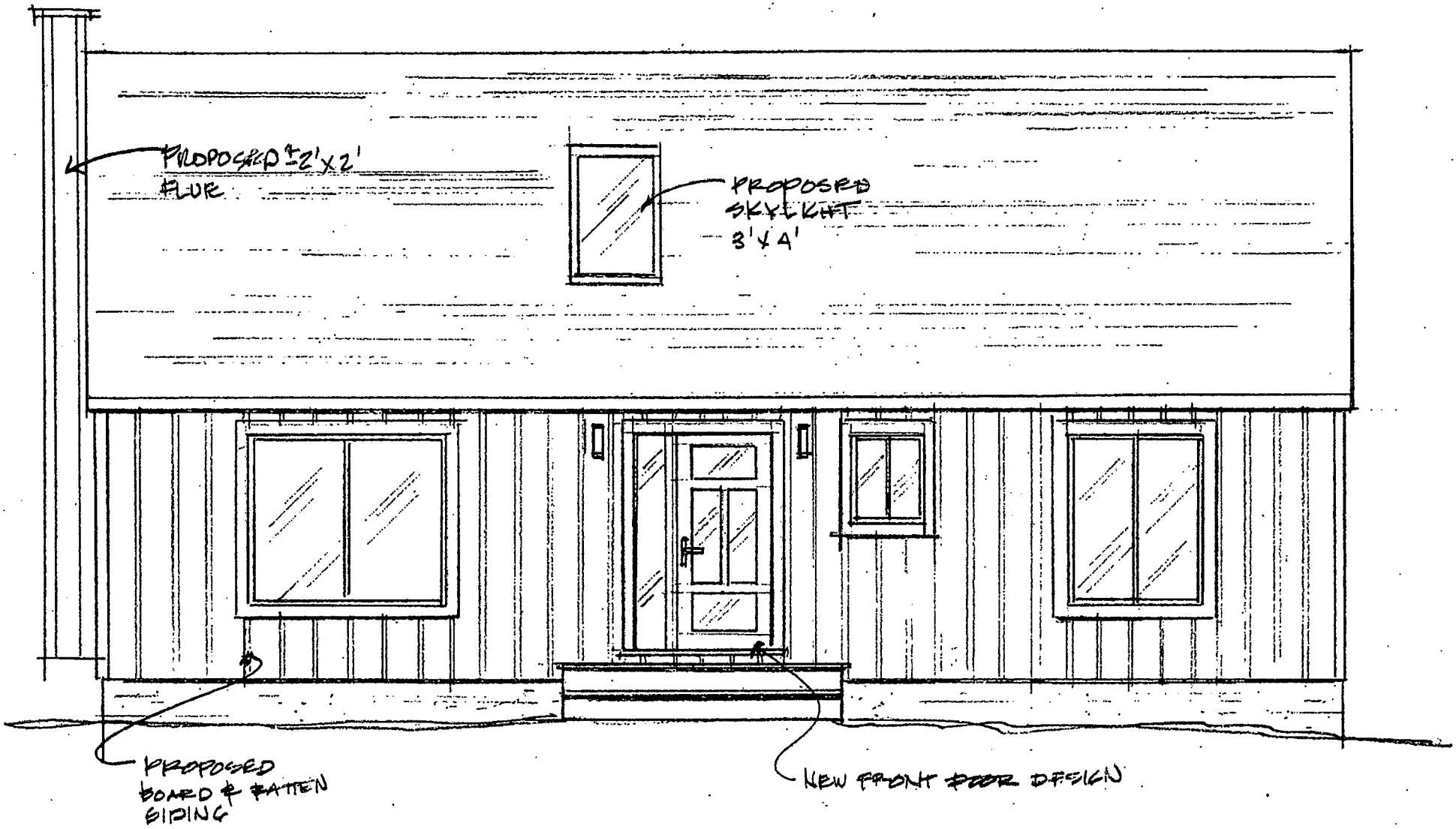

LEE STREET
N 84°39'00" E
25.00
S40°38'50" E
N 15°00'00" W
251.00'
S 14°00'00" E
251.00'
N 49°01'10" W
LOT 29
8720SF
#3112
HISTORY
FRAME
DWELLING
DECK
DWE
DECK
WALK
FOR SURVEY ORDER/APPROVAL FORMS, PRICES & MORE VISIT US AT WWW.DULEY.BIZ
LOCATION DRAWING OF:
#3112 LEE STREET
LOT 29
BLOCK 25
CAPITOL VIEW PARK
PLAT NO. 10612
MONTGOMERY COUNTY, MD
A LAND SURVEYING COMPANY
DULEY
AND
ASSOCIATES, INC.
SERVING DC & MD

MINTZER-WILCHER RESIDENCE
EXISTING - NORTH ELEVATION (FRONT)

9/25/11

(8) SCALE: 1/4" = 1'-0"

3112 LEE STREET · SILVER SPRING MD



MINTZER-WILLCHER RESIDENCE
PROPOSED-NORTH ELEVATION (FRONT)

9/25/11

SCALE: 1/4"=1'-0"

3112 LEE STREET · SILVER SPRING MD

9

MINTZER - WILLCHER RESIDENCE
EXISTING - SOUTH ELEVATION (REAR)

9/25/11

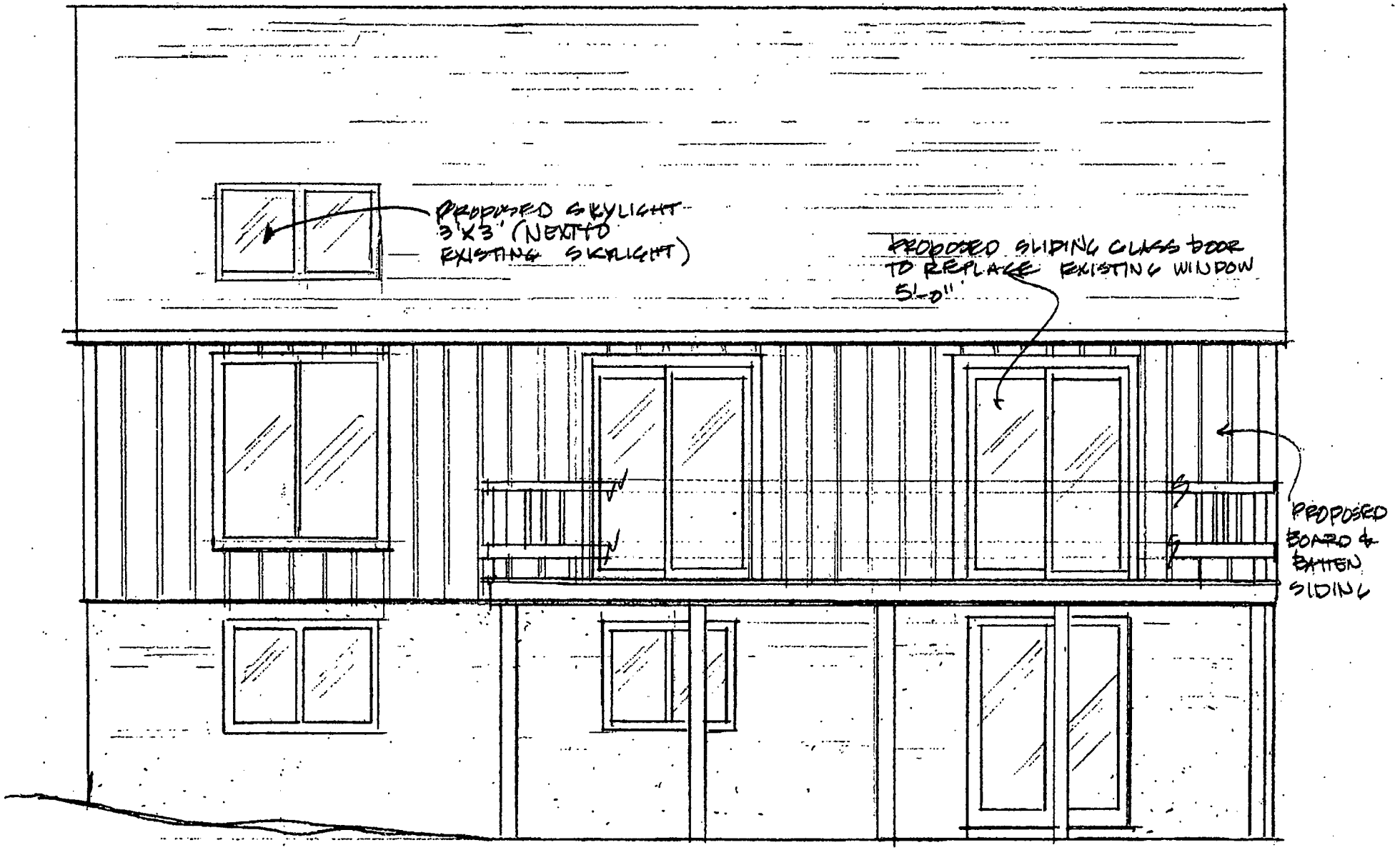
SCALE: 1/4" = 1'-0"

3112 LEE ST. SILVER SPRING MD

MAXWELL - 2000 + MILLIMETER (MM) MOTION SENSOR

SCALE: 1/4" = 1'-0"

2/5/2

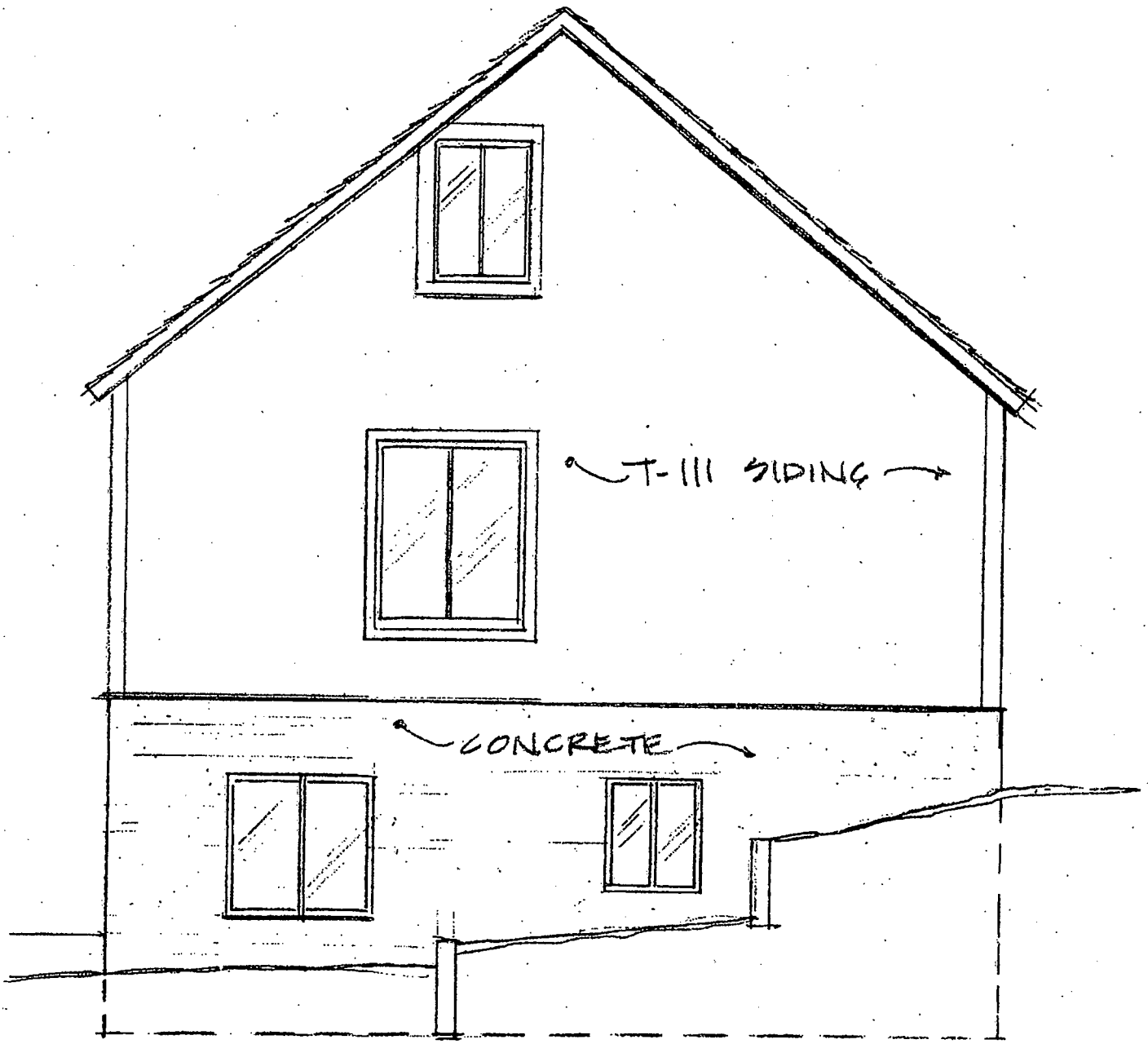


MINTZER - WILLCHER RESIDENCE
PROPOSED - SOUTH ELEVATION (REAR)

9/25/11

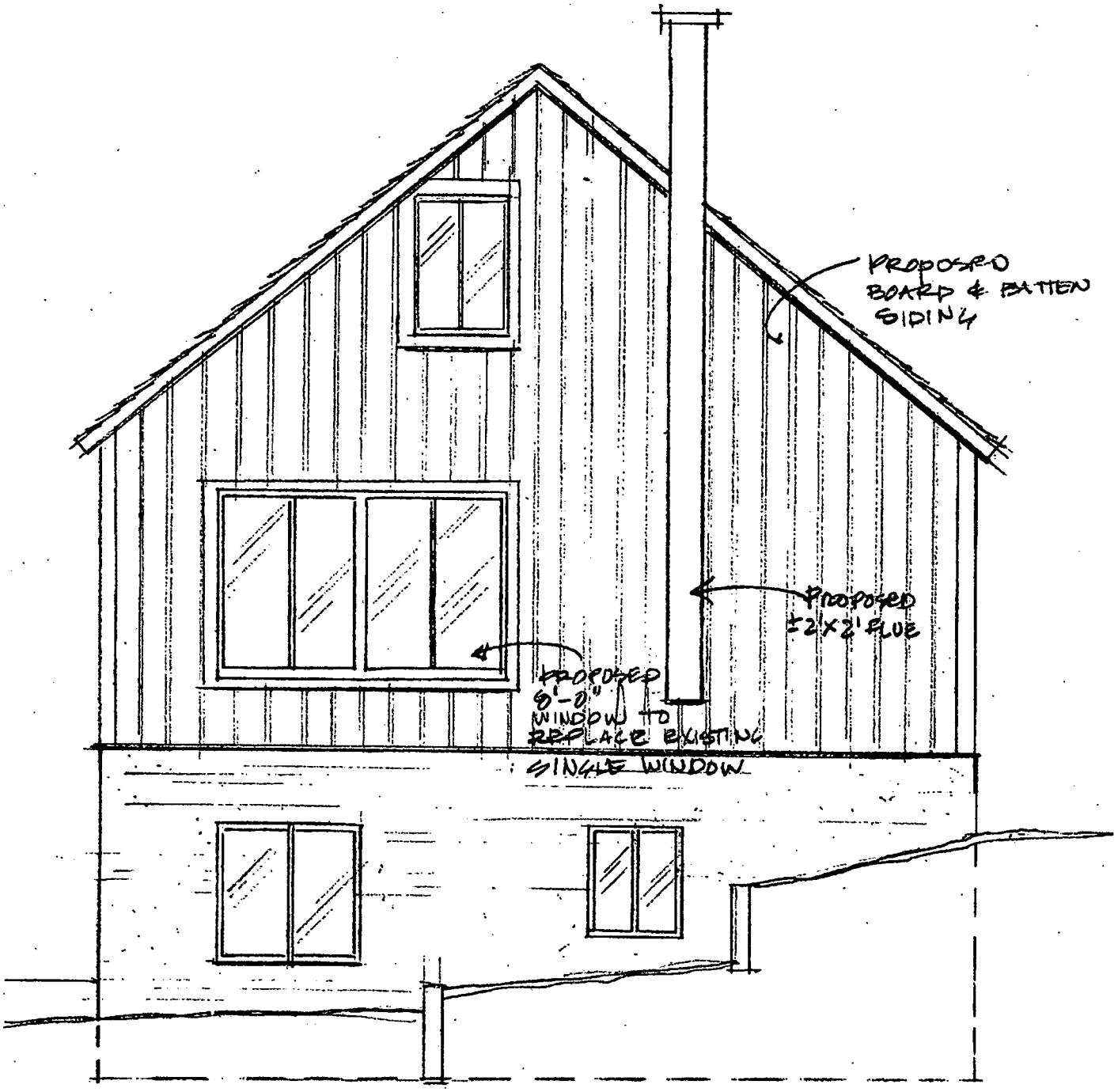
SCALE: 1/4" = 1'-0"

3112 LEE ST. SILVER SPRING MD



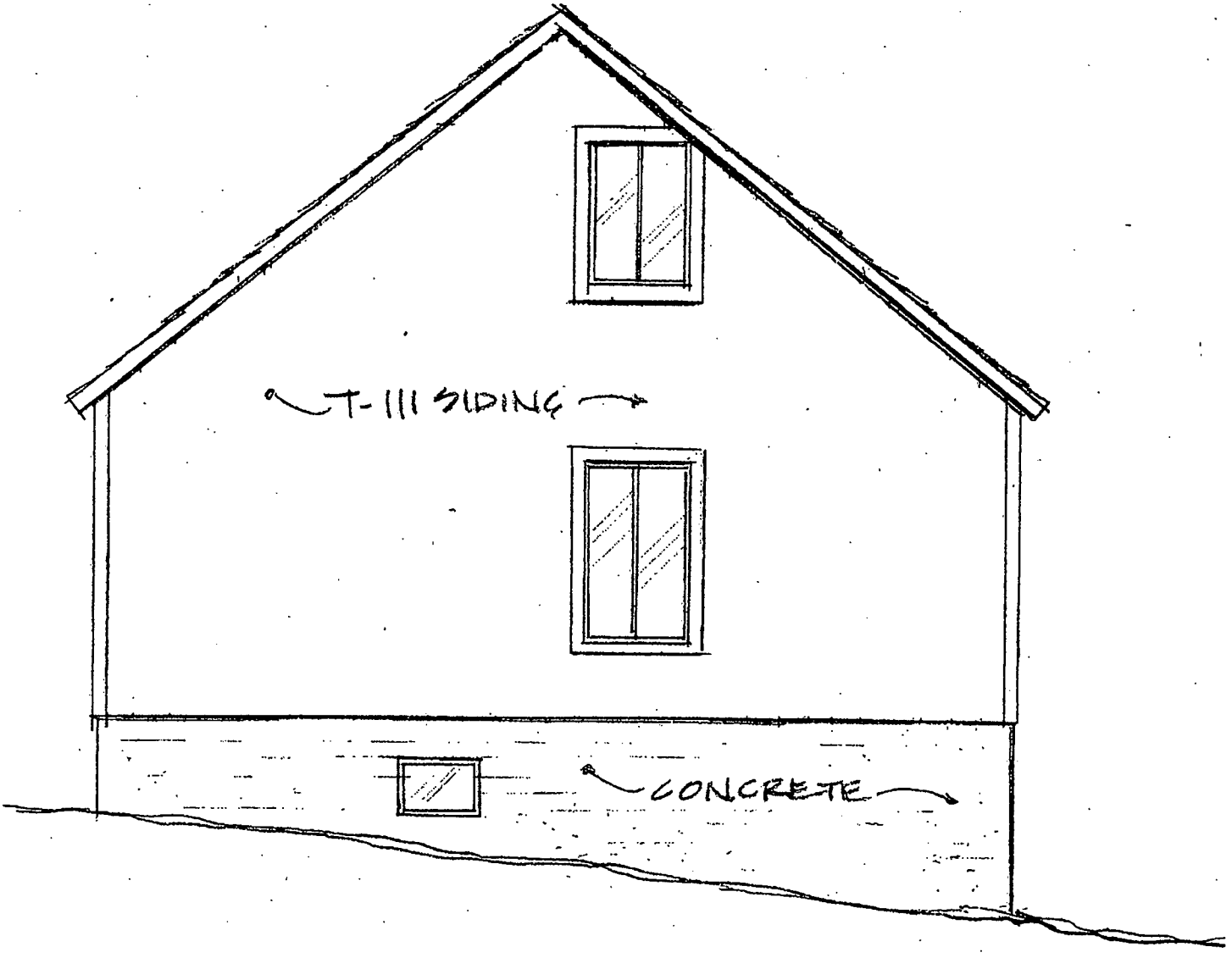
MINTZER-WILLCHER RESIDENCE
EXISTING - EAST ELEVATION 9/25/11

SCALE: 1/4" = 1'-0" 3112 LEE ST · SILVER SPRING MD



MINTZER-WILLCHER RESIDENCE
PROPOSED-EAST ELEVATION 9/25/11

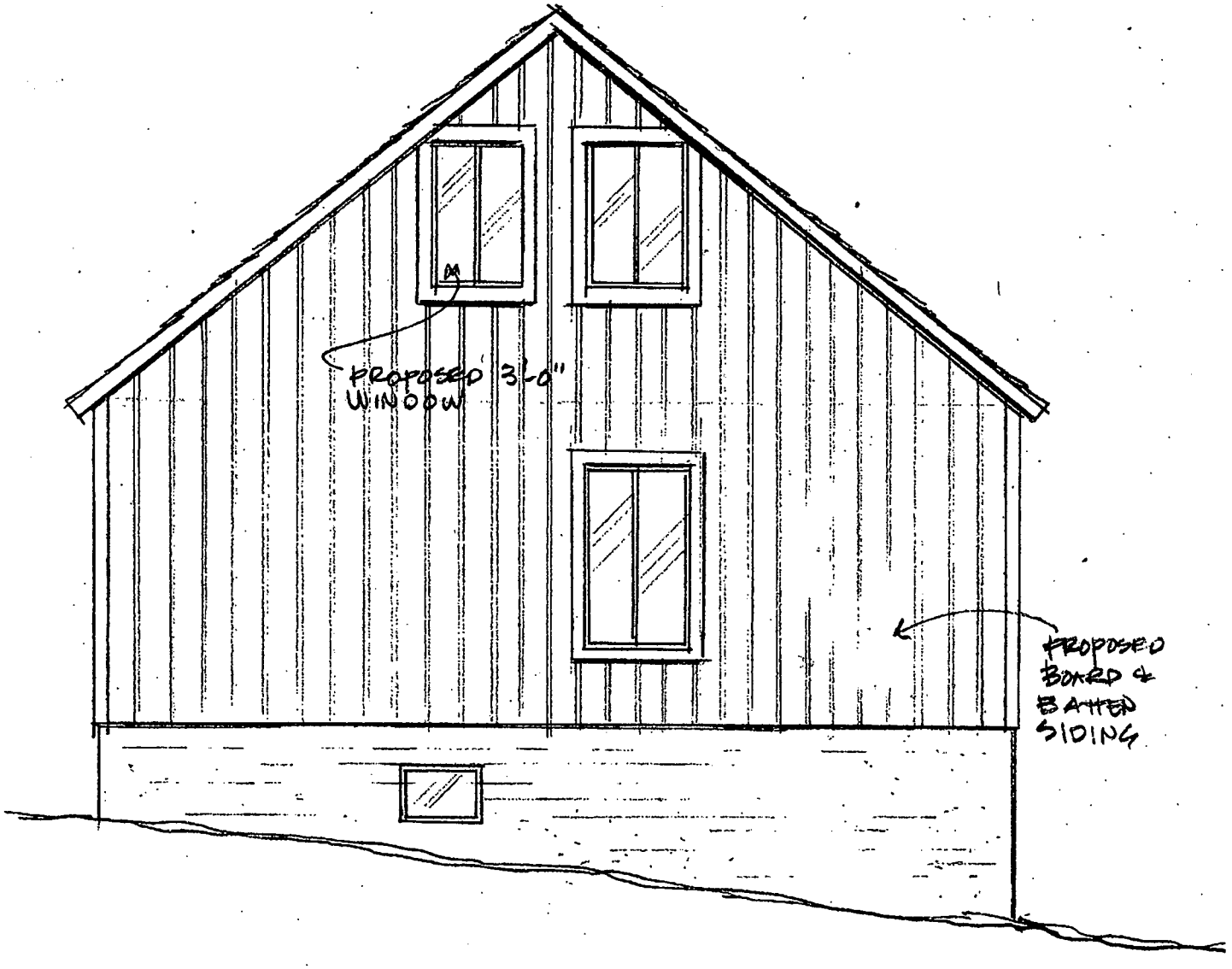
SCALE: 1/4" = 1'-0" 3112 LEE ST · SILVER SPRING MD



MINTZER-WILCHER RESIDENCE
EXISTING - WEST ELEVATION 9/25/11

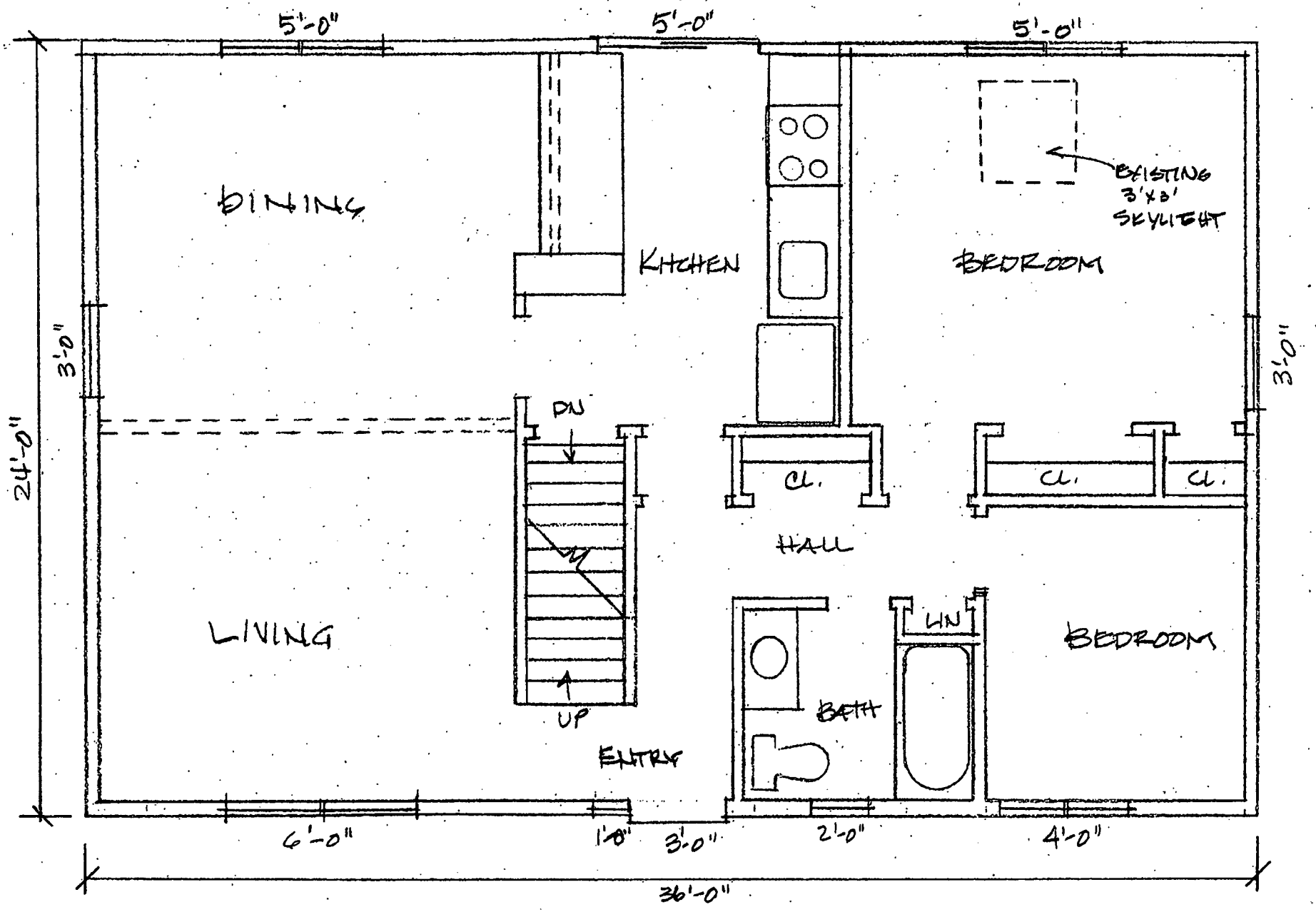
SCALE: 1/4" = 1'-0"

3112 LEE ST. SILVER SPRING MD



MINTZER-WILLCHER RESIDENCE
PROPOSED-WEST ELEVATION 9/25/11

SCALE: 1/4" = 1'-0" 3112 LEE ST. SILVER SPRING MD



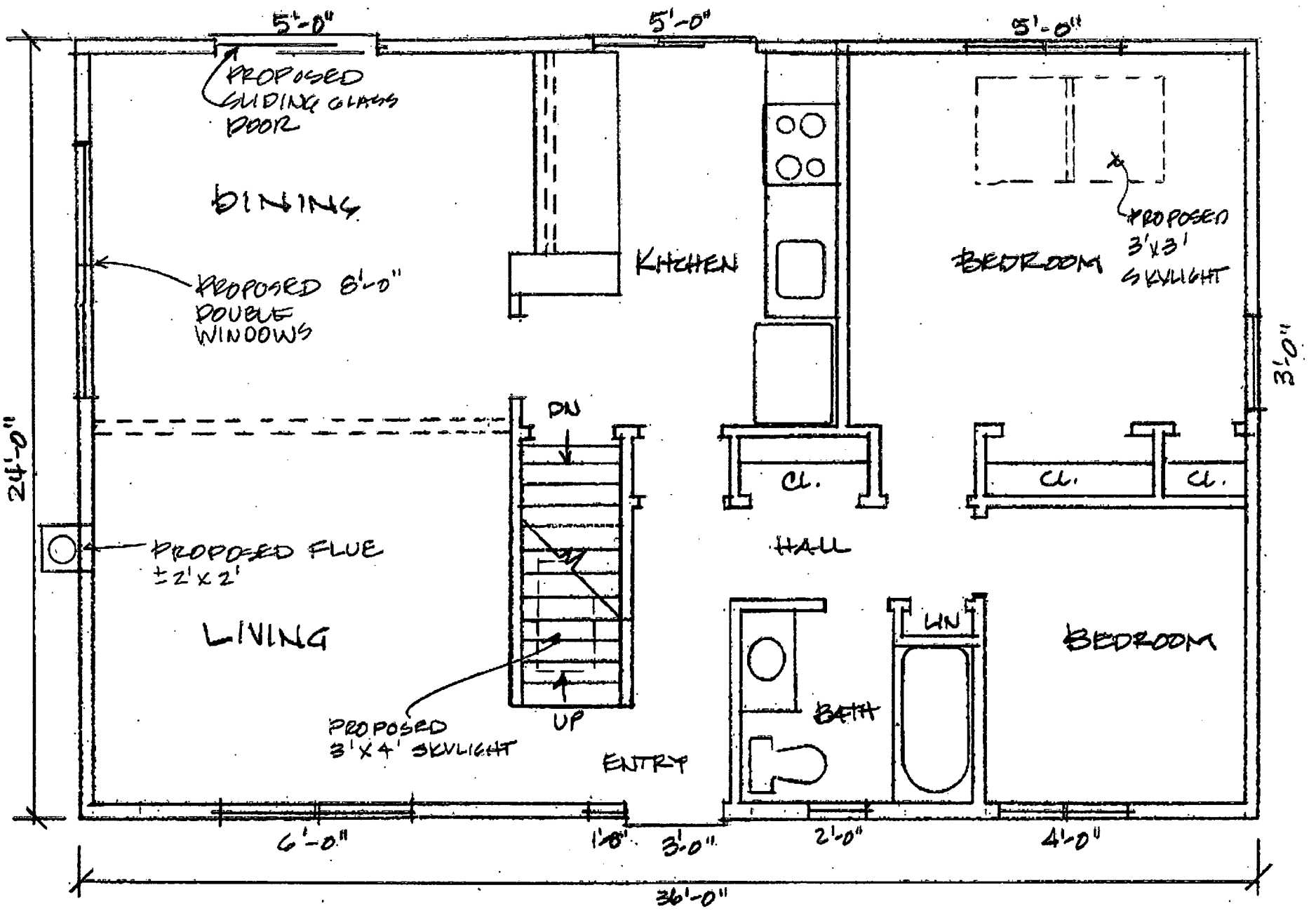
MINTZER-WILCHER RESIDENCE
MAIN FLOOR - EXISTING

9/25/11

SCALE: 1/4"=1'-0"

3112 LEE ST · SILVER SPRING MD

MAIN FLOOR PLAN
DINING
KITCHEN
LIVING
BEDROOM
BATH
HALL
STAIRS
UP
DN
3'-0"
54'-0"
12'-0"
9'-0"
4'-0"
5'-0"
10'-0"
1'-6"
2'-0"



MINTZER - WILCHER RESIDENCE
MAIN FLOOR - PROPOSED

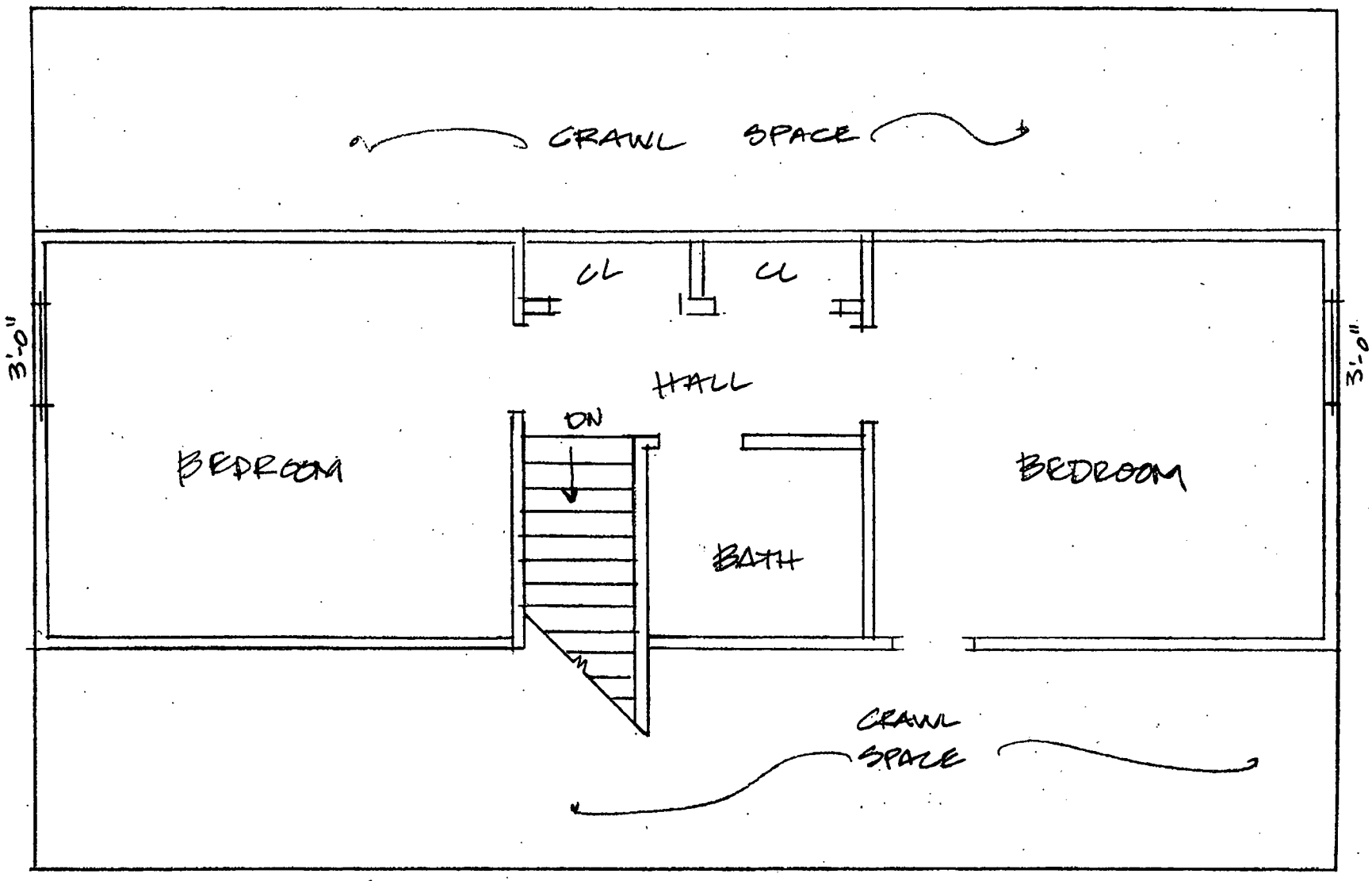
9/25/11

SCALE 1/4" = 1'-0"

3112 LEE ST SILVER SPRING MD

(7)

BEDROOM
BEDROOM
BATH
LIVING
KITCHEN
DINING
PORCH
DOWN
UP
50'-0"
20'-0"



MINTZER - WILLCHER RESIDENCE

2ND FLOOR — EXISTING

9/25/11

SCALE: 1/4"=1'-0"

3112 LEE ST · SILVER SPRING MD

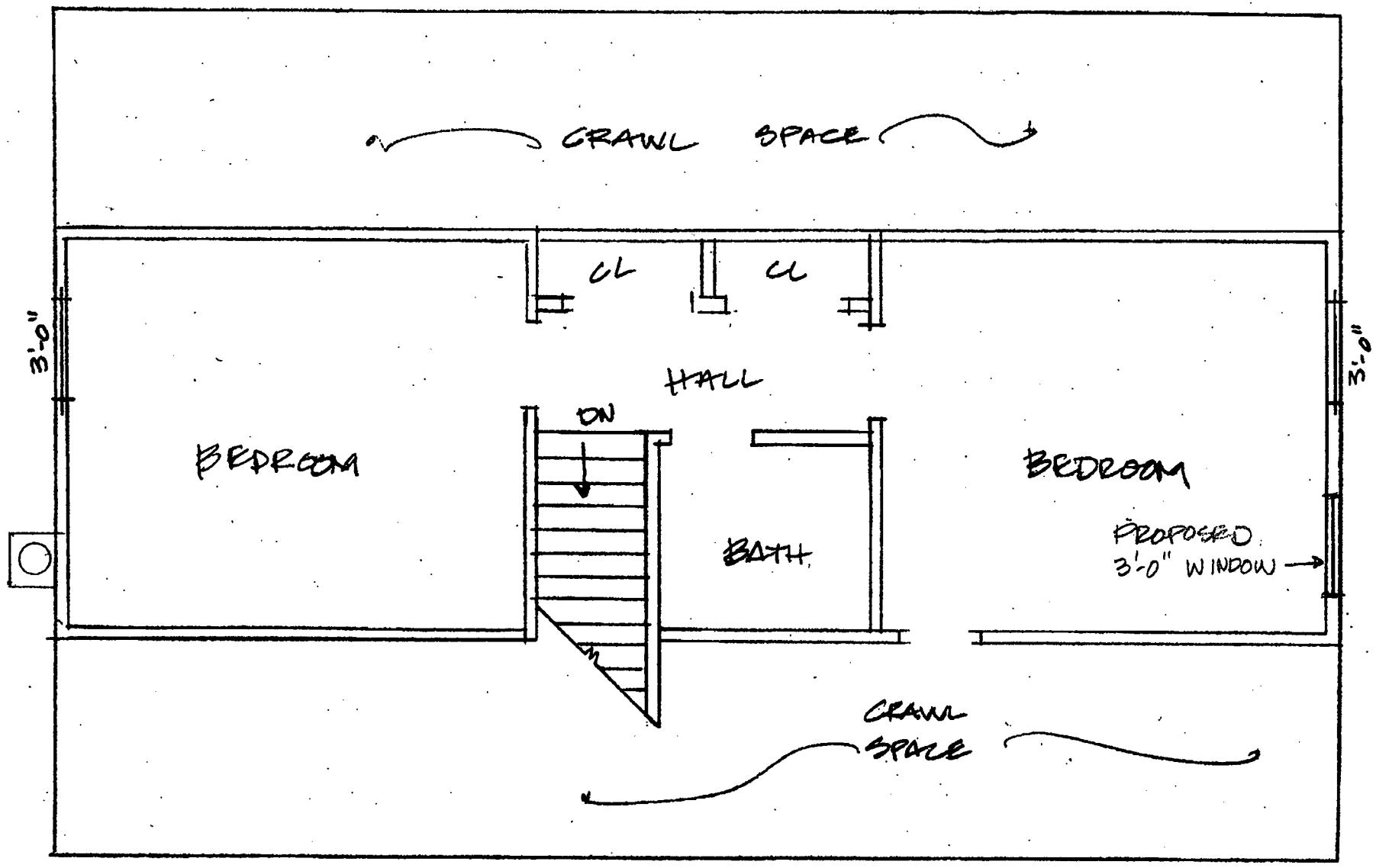
2

SCALE: 1/4" = 1'-0"

WITH 7'-0" × 7'-0" CEILING HEIGHT

DOWNSTAIRS

4/12/11



MINTZER - WILCHER RESIDENCE

2ND FLOOR — PROPOSED

9/25/11

(5) SCALE: 1/4"=1'-0"

3112 LEE ST · SILVER SPRING MD

WILLIAMSON - MILLER RESIDENCE
DWG # 7807 - 1 DATE 12/1/80
SCALE 1/4" = 1'-0"

3112 Lee St, Silver Spring, MD 20910
North Elevation

DETAILS

ADD SKYLIGHT OVER FRONT DOOR
REPLACE FRONT DOOR - SEE ATTACHED PHOTOGRAPH OF PROPOSED NEW DOOR
REPLACE T-1-11 PLYWOOD SIDING WITH CEMENT FIBER BOARD + BATTEN SIDING

MARK WILLCHER / MIRIAM MINTZER

3112 Lee St, Silver Spring, MD 20910
South Elevation

DETAILS

Enlarge existing skylight
Replace T-1-11 Plywood Siding with cement Fiber Board + Batten Siding

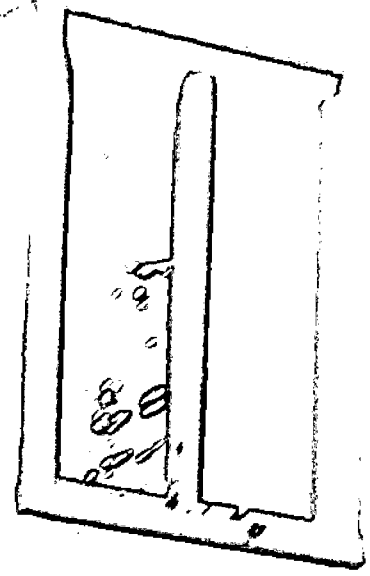
MARK WILLCHER / MIRIAM MINTZER

3112 Lee St, Silver Spring, MD 20910
South Elevation (2nd photo)

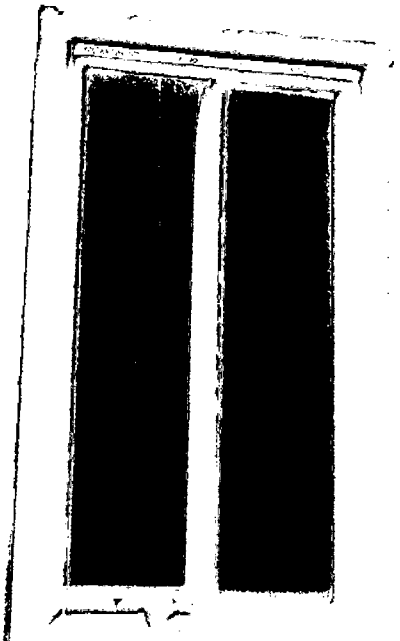
Replace window far right with sliding glass door to match existing. Opening to remain the same

Mark Willcher/Miriam Mintzer.

Mark Willcher
Miriam Mintzer



Change single window to 8'0" window
Change T-1-11 siding to Board & Batten Cement Fiber Board.
Add flue for interior fireplace



Mark Willcher
Miriam Mintzer

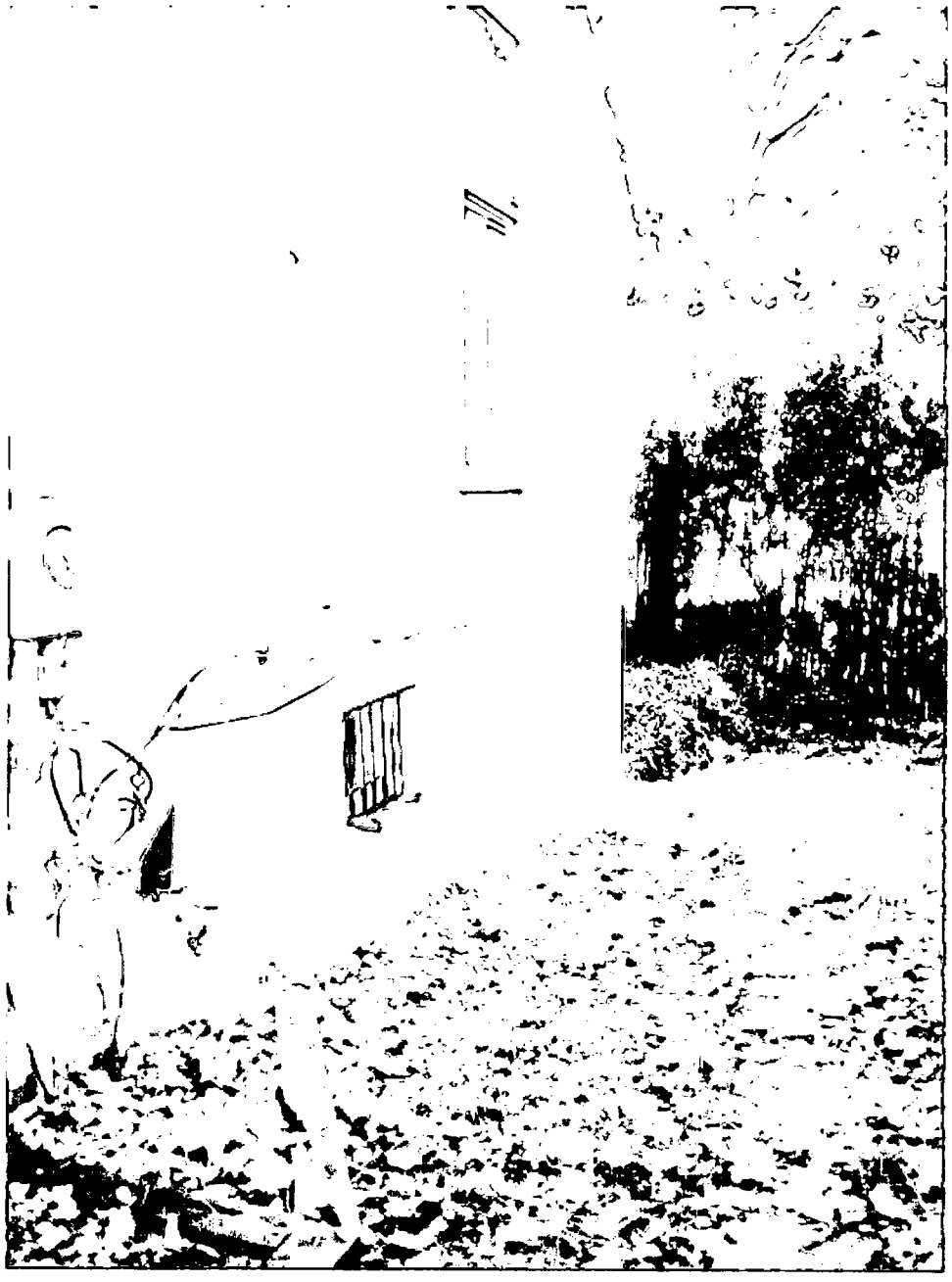
EAST SIDE ELEVATION - EXISTING

3112 Lee St, Silver Spring, MD 20910
West Elevation

PETAILS

Change T-1-11 Siding to Board & Batten Cement Fiber Board
ADD ADDITIONAL WINDOW Same Size AS existing ON 2ND FLOOR

Mark Willcher / MIRIAM MINTZER



3112 Lee St, Silver Spring, MD 20910
West Elevation (2nd photo)

Mark Willcher / Miriam Mintzer

Mintzer-Willcher Residence
Proposed Front Door style 9/25/11

3112 Lee St. • Silver Spring MD

Just the Front Door is proposed; not the surrounding structure

3112 lel