

31/7 3107 Lee St.

31/7-89H

MEMORANDUM

DATE: 3/31/89

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: Jared Cooper, Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 3/16/89 reviewed the attached application by C. and V. Ritchie for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

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Attachments:

1. HAWP App.
2. photographs of exist. structure
3. plans
4. specifications
5. site plan

JC:jcm  
1016E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper      DATE: March 8, 1989

CASE NUMBER: 31/7-89H      TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Cap. Vw. Pk      PROPERTY ADDRESS: 3107 Lee Street

DISCUSSION:

The applicant is proposing the construction of two gable dormers on the front elevation, and one shed dormer on the rear elevation. The structure appears to be of recent origin.

STAFF RECOMMENDATION:

Staff concurs with the LAC, and recommends approval. The proposal should in no way detract from the integrity of the structure, or area.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photographs
4. Elevation Drawings
5. Site Plan

COMMISSION ACTION: *Approval as submitted.*

1005E/8



# Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850  
100 Maryland Avenue, Rockville, Maryland 20850  
279-8094 279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 99A1931

NAME OF PROPERTY OWNER CHARLES AND VIRGINIA RITCHE TELEPHONE NO. 301-946-1559  
(Contract/Purchaser) SECOH CO (Include Area Code)

ADDRESS 3107 LEE STREET SILVER SPRING MARYLAND  
CITY STATE ZIP

CONTRACTOR FRED HURLINCOV CONSTRUCTION CO. TELEPHONE NO. 301-946-1559  
CONTRACTOR REGISTRATION NUMBER MD CONTRACTOR LIC. # 20

PLANS PREPARED BY FRED HURLINCOV CONSTRUCTION CO. TELEPHONE NO. 301-946-1559  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 3107 Street LEE STREET

Town/City SILVER SPRING MD. Election District 13

Nearest Cross Street CAPITOL VIEW AVENUE

Lot 20 Block 1 Subdivision CAPITOL VIEW PARK 5

Liber 668 Folio 849 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 22,600.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 3/31/89

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

CONSTRUCT TWO GABLE DORMERS AND ONE SHED DORMER. DESIGN AND CONSTRUCTION TO FOLLOW ATTACHED DRAWING AND SPECIFICATION SHEET. TWO DORMERS ON FRONT APPROX. 54" WIDE AND LINING UP WITH LOWER WINDOWS. ONE DORMER ON BACK APPROX 12' 4" WIDE AND 6' DEEP. TRIM AND CEDAR SHAKE TO MATCH EXISTING ON HOUSE.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE: HISTORIC PRESERVATION COMMISSION 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850

01 ( ) Well
02 ( ) Other
03 ( ) Other

SEE REVERSE SIDE FOR INSTRUCTIONS



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100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capitol View Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 3107 Lee Street  
Silver Spring, MD 20910

d. Property owner's name, address and phone number:

Jenny and Charles Ritchie

3107 Lee Street Silver Spring, MD 20910

(h) 495-5839 (w) 842-6661

e. Is this property a contributing resource within the historic district? Yes \_\_\_\_\_ No X

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes \_\_\_\_\_ No X

II. Description of work proposed

a. Briefly describe proposed work:

Applicant proposes to add two dormers in the front and one large dormer on the rear of the house. Shingles on the dormers will match the existing roof. Cedar shakes will be used to match siding

b. Is this work on the front, rear, or side of the structure?

Front and rear

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Shingles and cedar shakes

e. Are these materials compatible with existing materials? How? If not, why? Yes.



III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1, 2

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments.

The LAC was unanimous in accepting this application as it will enhance visually the house.

Date on which application received: 24 Feb 89

Date of LAC meeting at which application was reviewed: 6 March 89

Form completed by: Carol Ireland Title: Secretary

Member of: Capital View Park LAC

Date: 6 March 89

Mr. & Mrs. Ritchie - Specifications

Section I:

- 1) Construct two window dormers approximately 54" in width on front of house and lining up with lower windows.
- 2) Framing:
  - a) walls will be 2" X 4" 16" O.C.
  - b) Exterior 1/2" plywood for sheathing
- 3) Exterior finish:
  - a) windows will be double hung Pella units with vinyl clad on exterior. Units to be 32 3/4" X 4'6".
  - b) Siding to match existing house.
  - c) Wood trims and style to best match existing house.
  - d) All bare wood to be primed.
  - e) Flash dormers and install shingles to match roof.
- 4) Interior finish:
  - a) Insulate new dormer walls with foil faced fiberglass.
  - b) Build access panels from dormers into existing crawl space.
  - c) Ceilings and walls of dormers will be hung with sheetrock, taped, spackled, sanded and one prime coat of paint.
  - d) Install base molding.
  - e) Install new flooring to match existing.

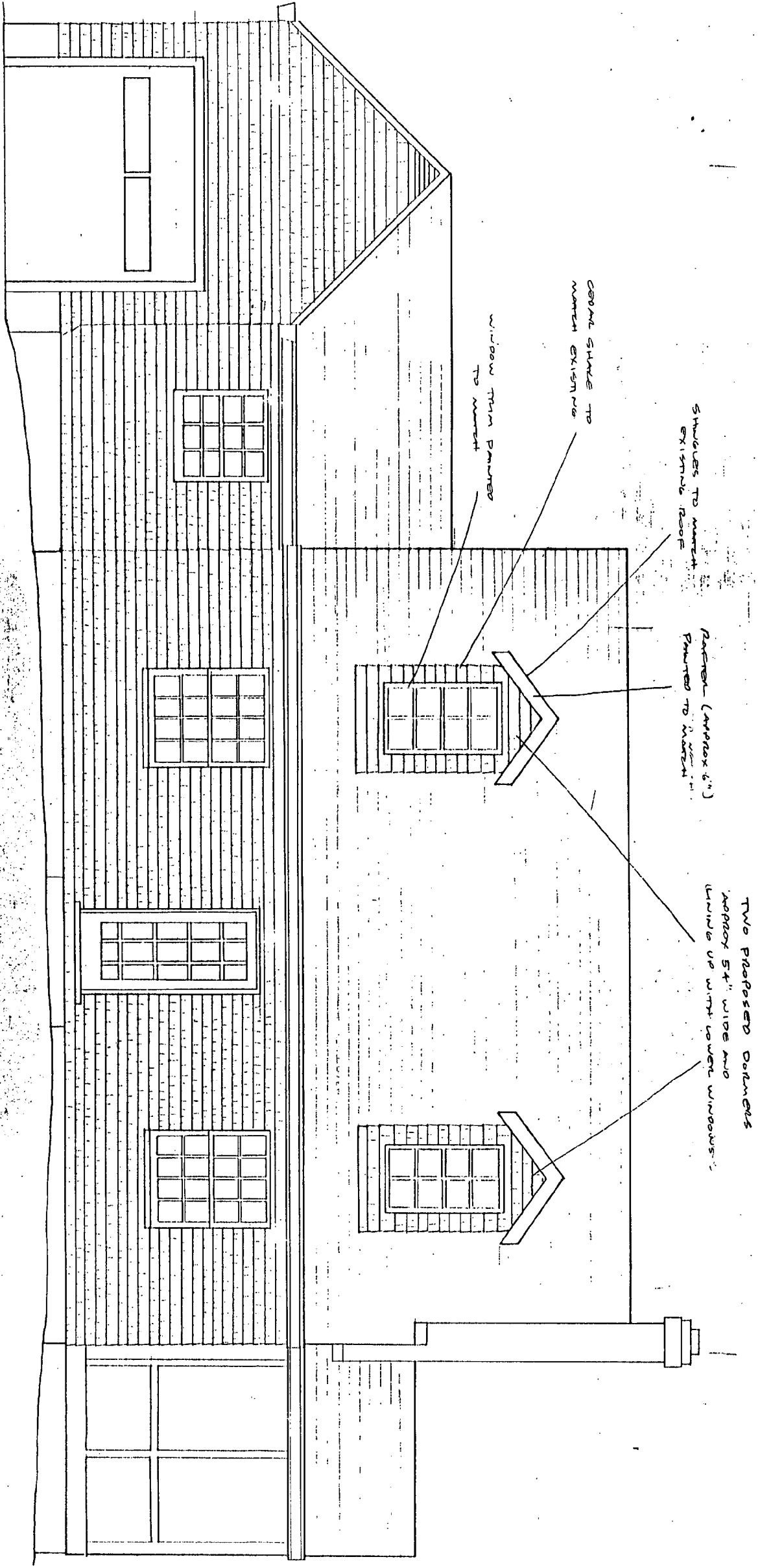
Section II:

- 1) Tear off entire rear roof of main section of house and paper in.
- 2) Framing:
  - a) Wallsto be typical as in first section.
  - b) Ceiling joist will either be 2" X 6" or 2" X 8" 16" O.C.
  - c) Overall width approximately 12' 4", 6' depth.
  - d) Roof sheathing will be 5/8" plywood.
- 3) Exterior finish:
  - a) To be same choices as in first section of specification sheet.
  - b) Install new section of gutter on rear of house.
- 4) Interior finish:
  - a) Windows by Pella, this includes 4 operating 2460CCL. These units will be a combined length of approximately 10' with a height of 5' 5". Each side will have a customized trapezoid Pella unit (fixed) matching in height off of floor.
  - b) Install foil faced insulation in walls and ceiling.
  - c) Install flooring to match existing.
  - d) Finish wall space in dormer with sheetrock, taped, spackled, sanded and primed.
  - e) Windows can either be finished in wood trim or sheetrock.

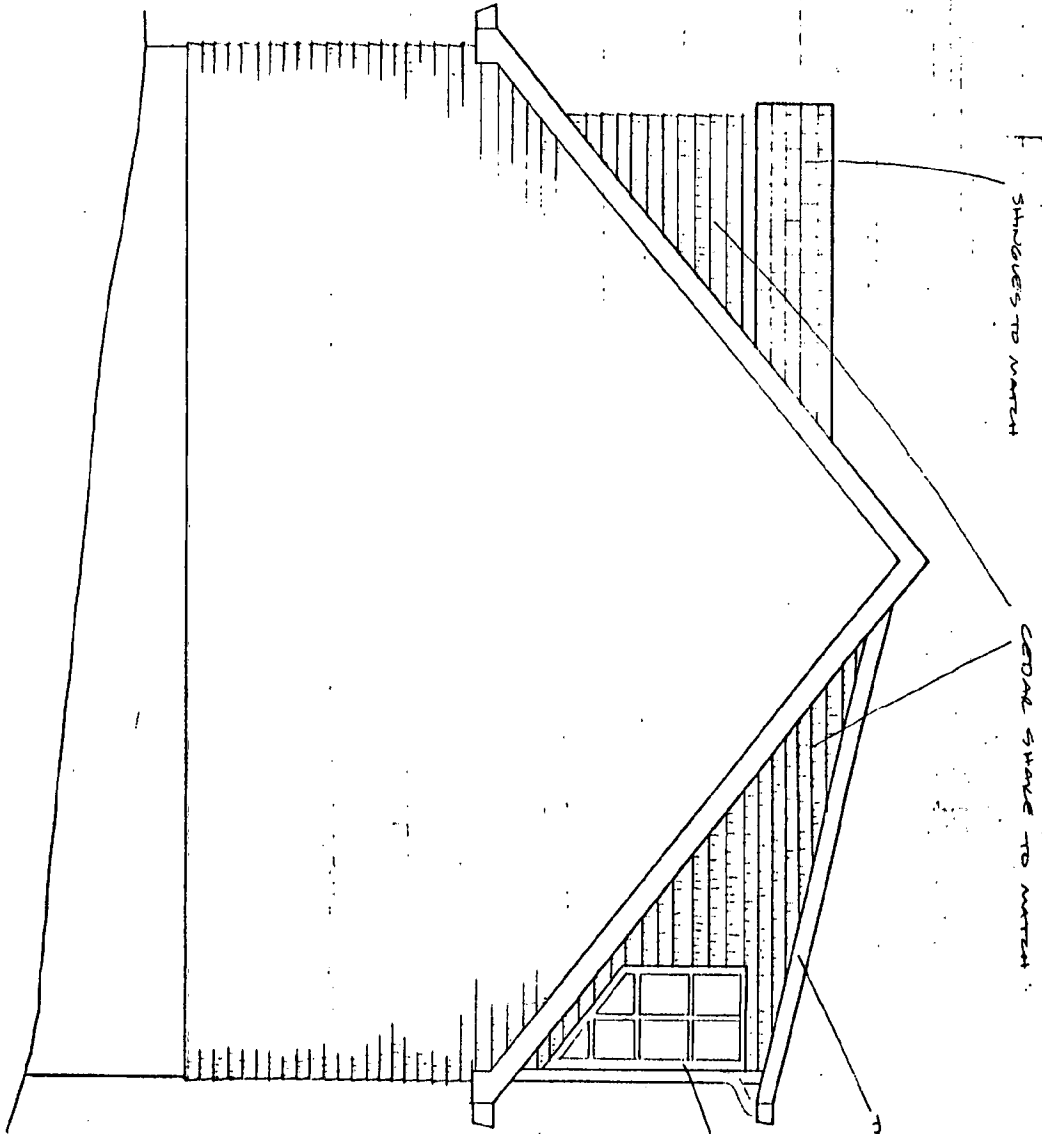
Section III:

- 1) Misc.
  - a) All wood floors upstairs to be sanded and finished along with new flooring.
  - b) Any electrical demolition will be taken care of at contractors expense. Any new electrical will be an extra to customer.

JENNY AND CHARLIE BATES  
3107 USE STREET  
SILVER SPRING, MARY AND 20910  
H. 445-5889 W. 842-6661  
FRONT VIEW



SIDE VIEW

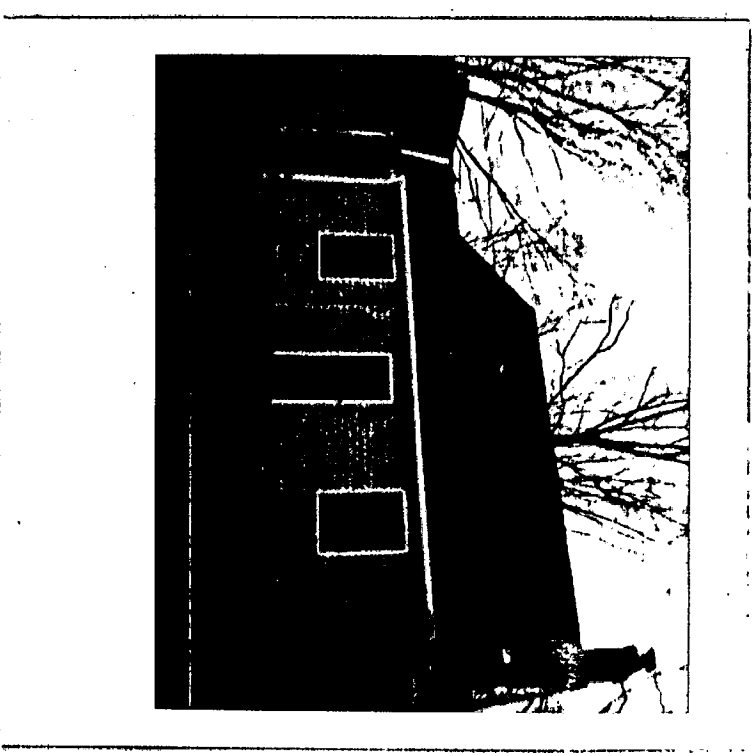


SHINGLES TO MATCH

CEDAR SHINGLES TO MATCH

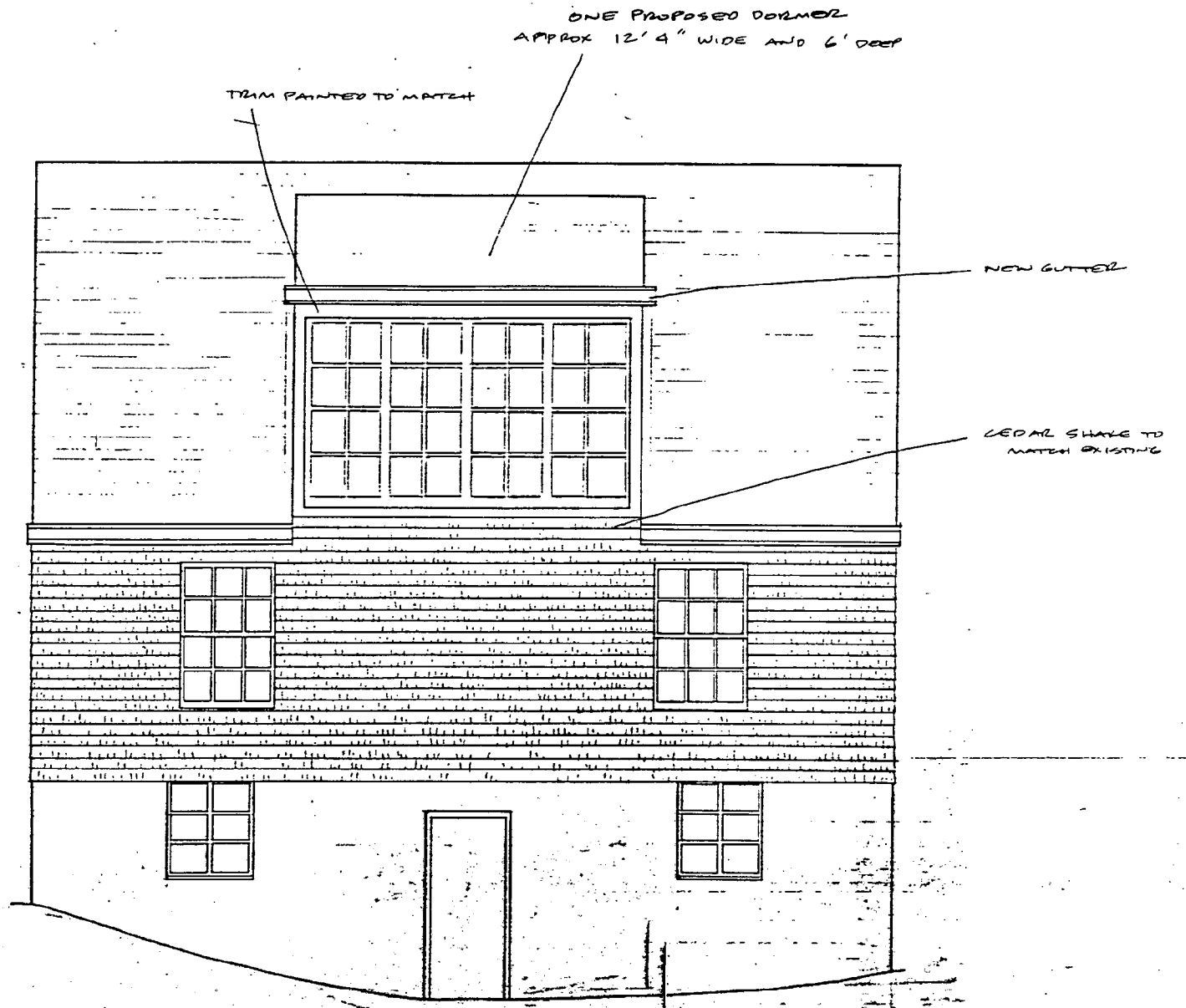
TRIM PAINTED TO MATCH

WINDOW FRAME WIDTH AS  
SIDING VERT ON BACK





BACK VIEW



TOTAL AREA = 6120 SF

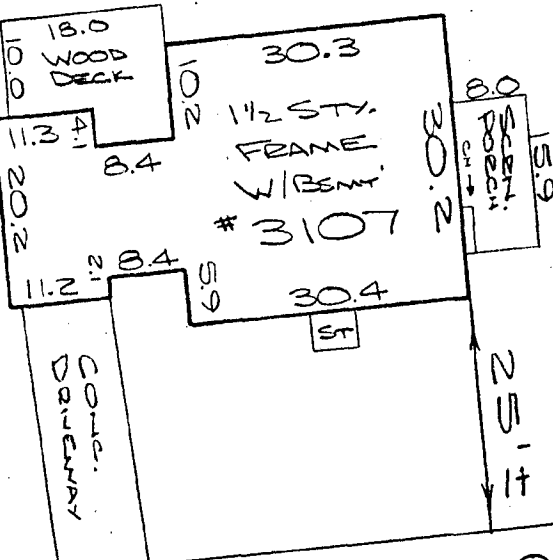
VACANT

N. 84° 27' 30" E. - 70.00

LOT 20  
5950 SF

①  
TWO STORY  
FRAME  
REM. OF  
LOT 21

N. 12° 50' 51" W.  
85.09 (COMP)  
PART OF  
LOT 21  
170 SF

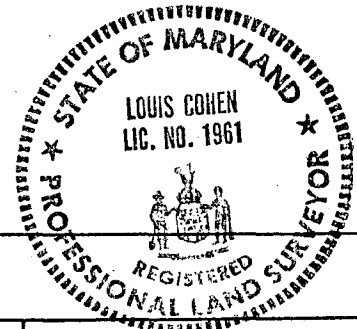


S. 50° 32' 30" E. - 85.00

S. 84° 27' 30" W. - 74.00

LEE STREET

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



### CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION  
 LOT 20 & BLOCK 1  
 PART OF LOT 21  
 CAPITOL VIEW PARK  
 MONTGOMERY COUNTY, MARYLAND  
 Recorded in Plat Book 28 Plat 1777 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

*Louis Cohen*  
 LOUIS COHEN  
 Registered Land Surveyor  
 Maryland No. 1961

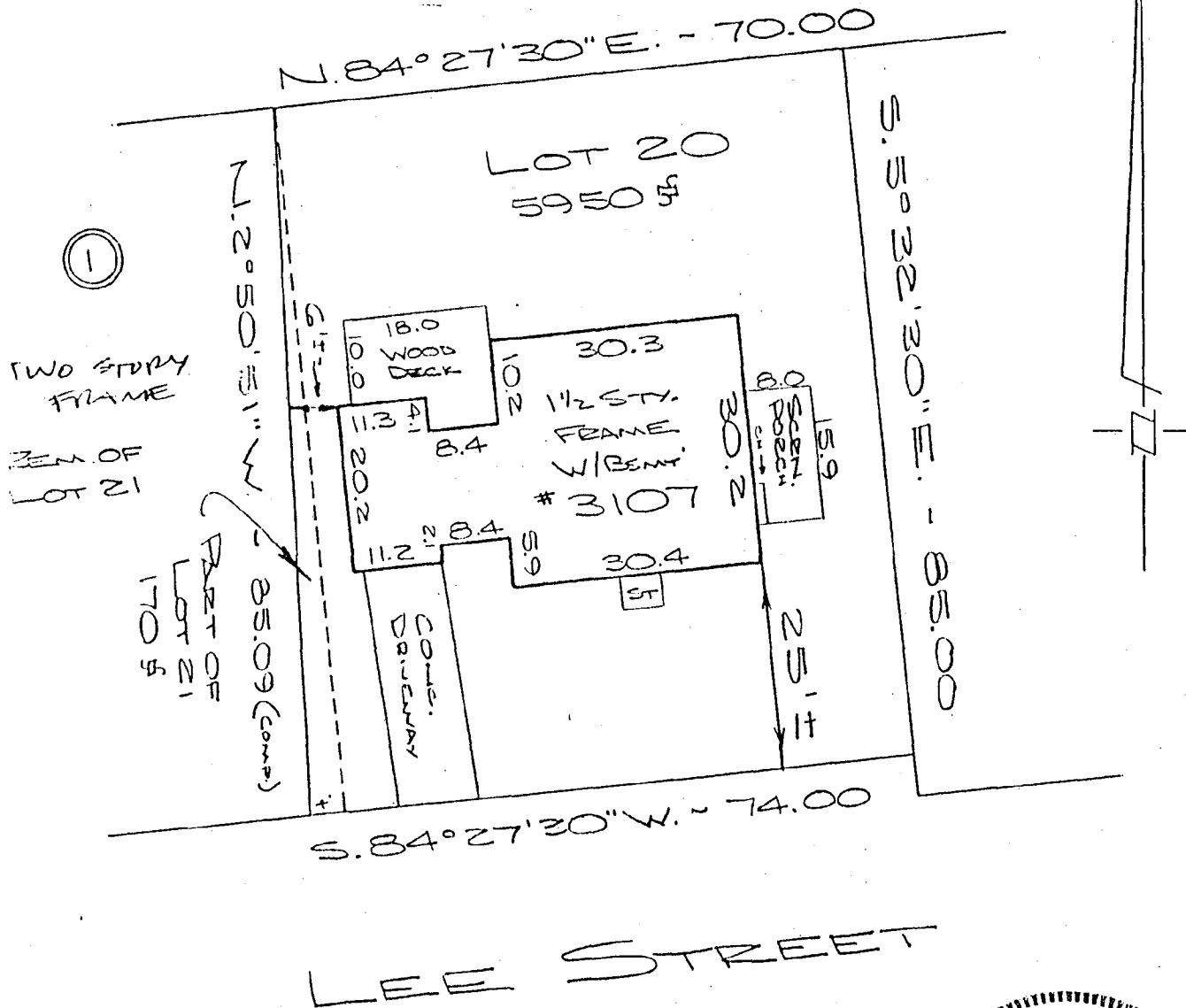
DATE: JAN. 2, 1987

CASE: 24-87

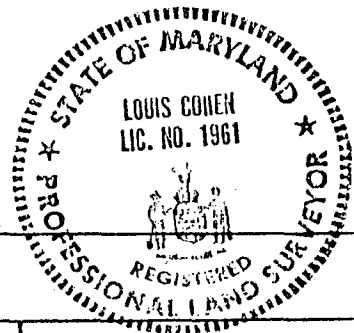
FILE: 18233

TOTAL AREA = 6120 SF

VACANT



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DATE: JAN. 2, 1987

CASE: 24-87

FILE: 182331

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3107 Lee





3107 Lee St



3107 Lee St.