

31/7 3113 Lee St.
31/7-89I

MEMORANDUM

DATE: 5/5/89

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 5/4/89 reviewed the attached application by Kevin Prince for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP App.
2. Drawings
3. Site Plan
4. Photos
5. _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 25, 1989

CASE NUMBER: #31/7 - 891

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View
Park

PROPERTY ADDRESS: 3113 Lee Street

DISCUSSION:

The applicant is proposing construction of a deck at the rear of the home located at 3113 Lee Street in the C.V.P. Historic District. The deck will measure 27' x 14', with a 36" railing, and is located on the rear of the home. Though visible from Meadowneck Court, it will be somewhat screened by coniferous plantings along the street.

STAFF RECOMMENDATION:

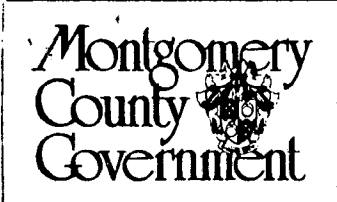
Although fairly large, the deck is relatively sensitively designed and placed. In concurrence with the LAC, staff recommends approval of the application.

ATTACHMENTS:

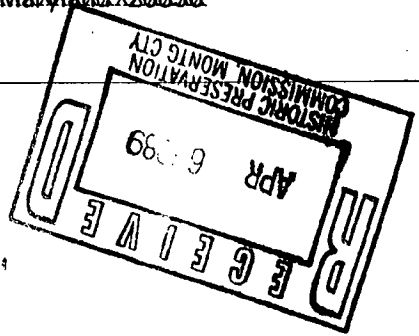
1. HAWP Application
2. LAC review form
3. Drawings
4. Plot Plan
5. Photographs

COMMISSION ACTION:

JBC: av
2432j



Historic Preservation Commission
 51 Monroe Street, Rockville, Maryland 20850
 279-8094



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2278026
 NAME OF PROPERTY OWNER Kevin Prince & Karen Berger-Prince TELEPHONE NO. (301) 585-5693
(Contract/Purchaser) (Include Area Code)
 ADDRESS 3113 Lee St., Silver Spring, Maryland 20910
CITY STATE ZIP
 CONTRACTOR Tim Berkeridge TELEPHONE NO. (301) 592-6269
CONTRACTOR REGISTRATION NUMBER (paper work in process)
 PLANS PREPARED BY Kevin Prince TELEPHONE NO. (301) 585-5693
(Include Area Code)
 REGISTRATION NUMBER 11976 (Professional Engineering License No.)

LOCATION OF BUILDING/PREMISE
 House Number 3113 Street Lee
 Town/City Silver Spring Election District 13-58
 Nearest Cross Street Meadowcreek Court
 Lot 27 Block 1 Subdivision Capital View Park
 Liber 666 Folio 521 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 4,900
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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
 4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. 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.

Kevin Prince 3 April 1989
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

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:)

Construction of a two level deck adjacent to the porch on the rear of the house. The first deck will be 8' long by 6' wide, attached to the house and replacing the ~~existing~~ steps. Three steps from this deck will lead to a free standing deck which is 27' long (parallel to porch) and 14' wide. A bench will be located against the porch foundation and attached to the deck. Approximately 1' of the deck will be cantilevered over the retaining wall. ^{cap and railing on cap} Both decks will be made from pressure treated lumber, and will have railing in accordance ^{with} CABO One Family Dwelling code (36" Hgt). Lumber will be left unstained or painted.

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

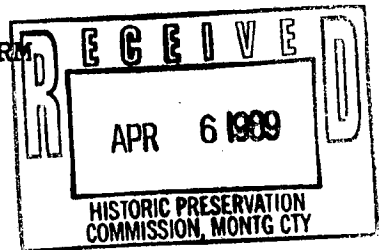
ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the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

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

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: 3113 Lee St.

Silver Spring MD 20910

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

Kevin Prince + Karen Berger - Prince

3113 Lee St.

(h) 585 5693 (w) _____

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:

Construction of two level deck part of which is ground level. To be built on rear of house

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

rear.

c. Is the work visible from the street?

No

d. What are the materials to be used?

Pressure treated wood

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?

2, 3

- 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)

Spaces should be left on floor of deck to allow water to reach tree roots.

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

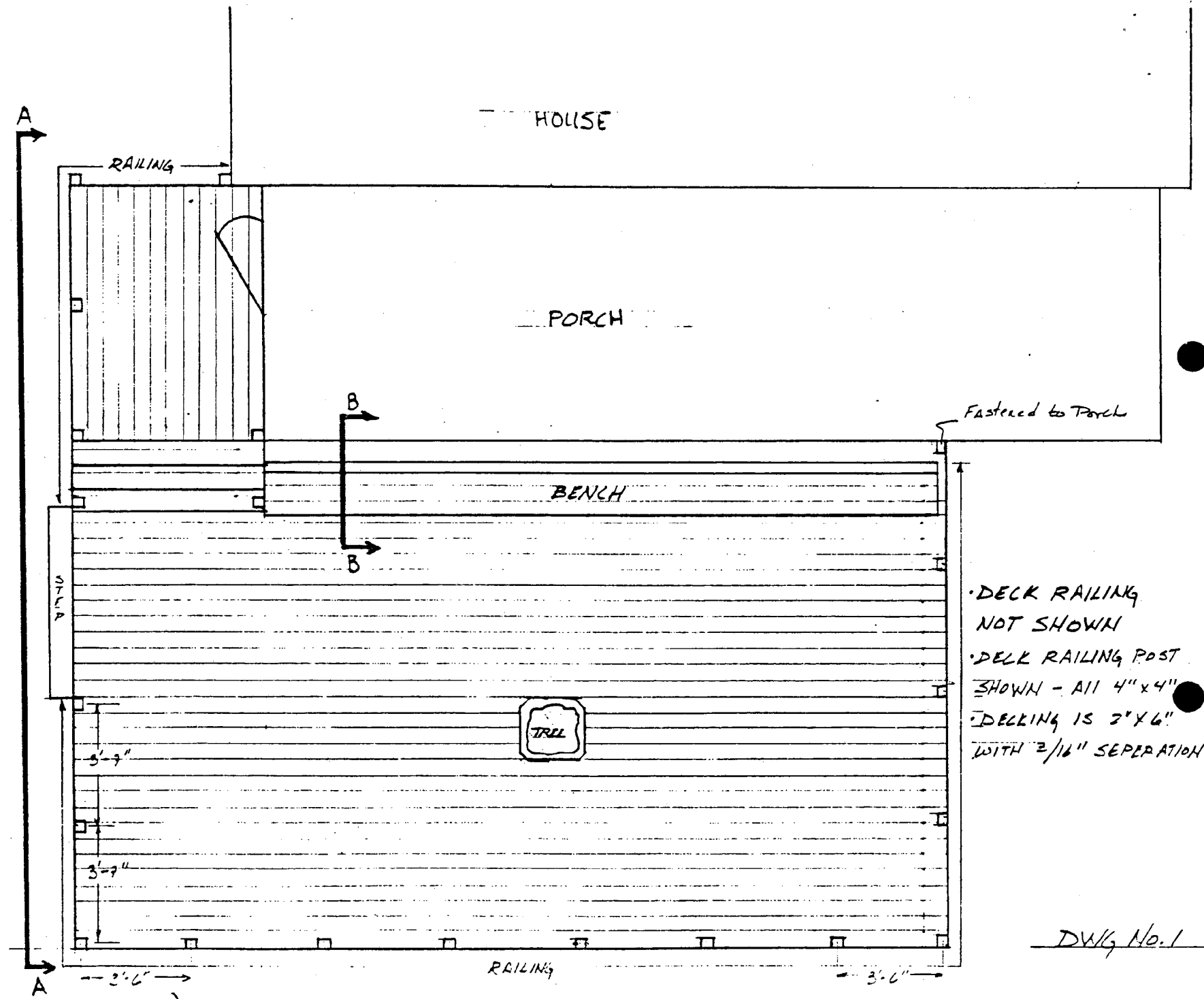
Date on which application received: 3 April 85

Date of LAC meeting at which application was reviewed: 3 April 85

Form completed by: Carol Ireland Title: Secretary

Member of: Capital View Park LAC

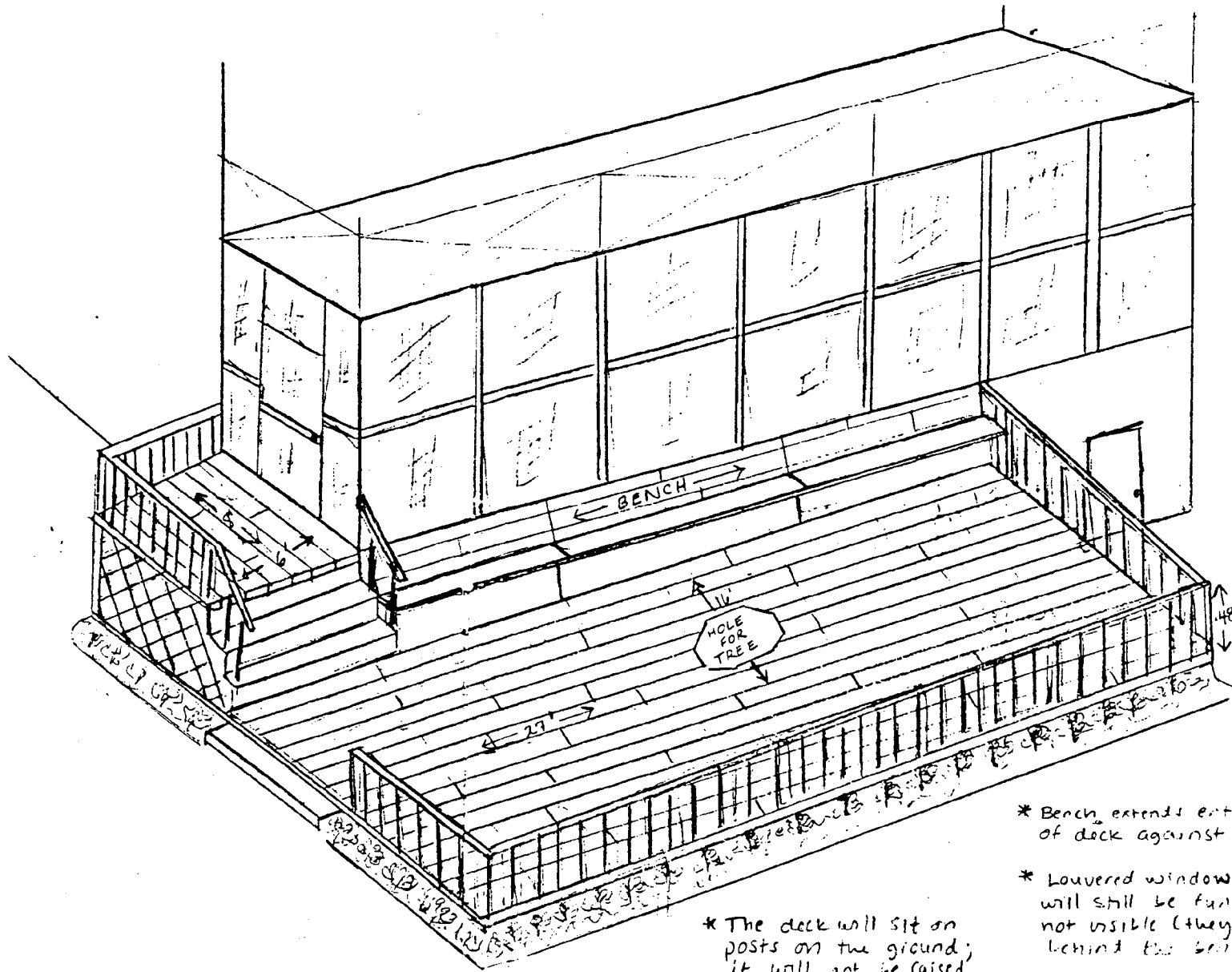
Date: 6 April 85



Fastened to Porch

- DECK RAILING NOT SHOWN
- DECK RAILING POST SHOWN - ALL 4" x 4"
- DECKING IS 2" x 6" WITH 2/16" SEPERATION

DWG No. 1



top + bottom porch rails
 posts 8' a.c.
 3/16" spacing between
 boards. for tree
 root.

* The deck will sit on posts on the ground; it will not be raised

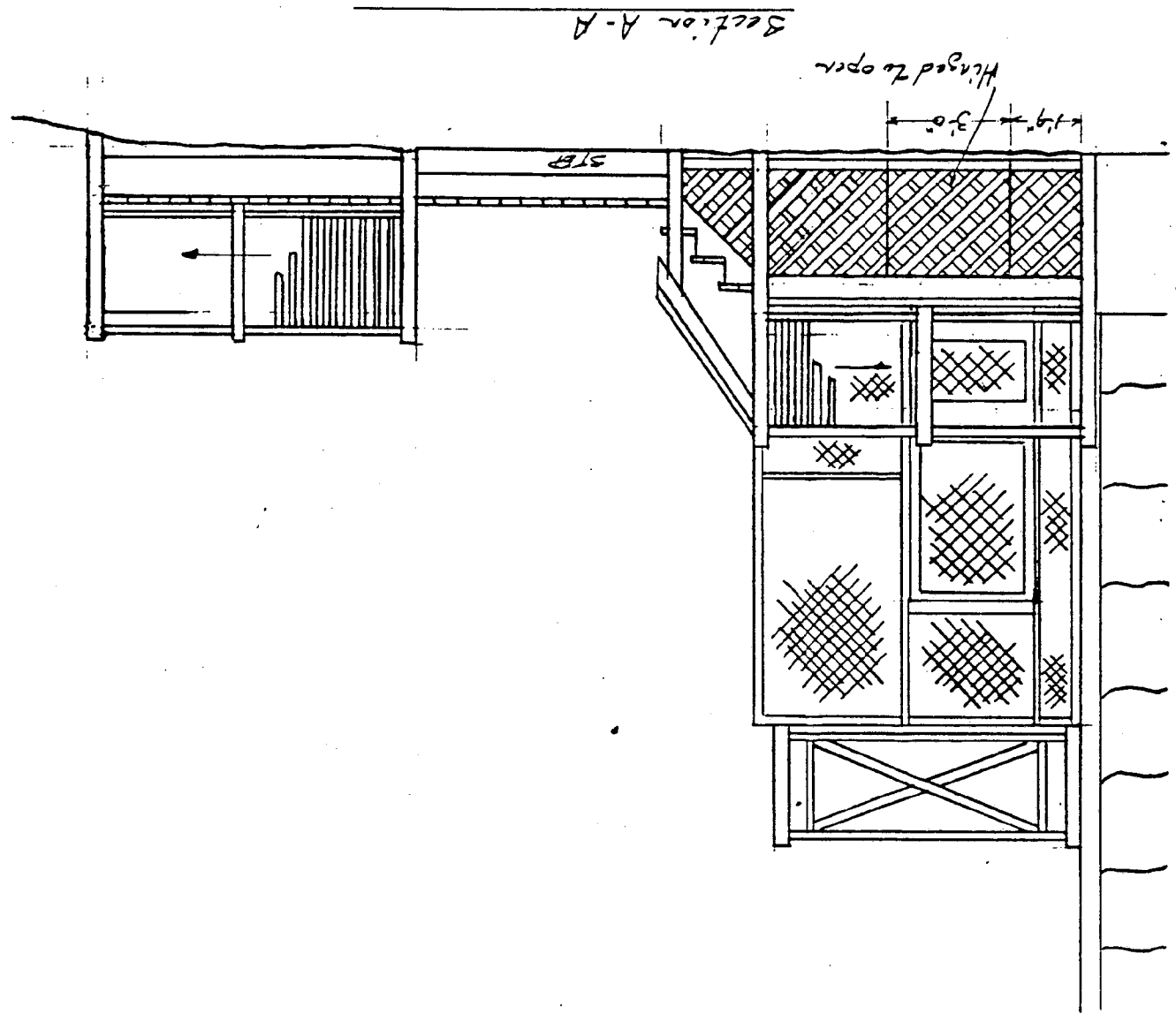
* No harm will come to the tree located in the center of the deck

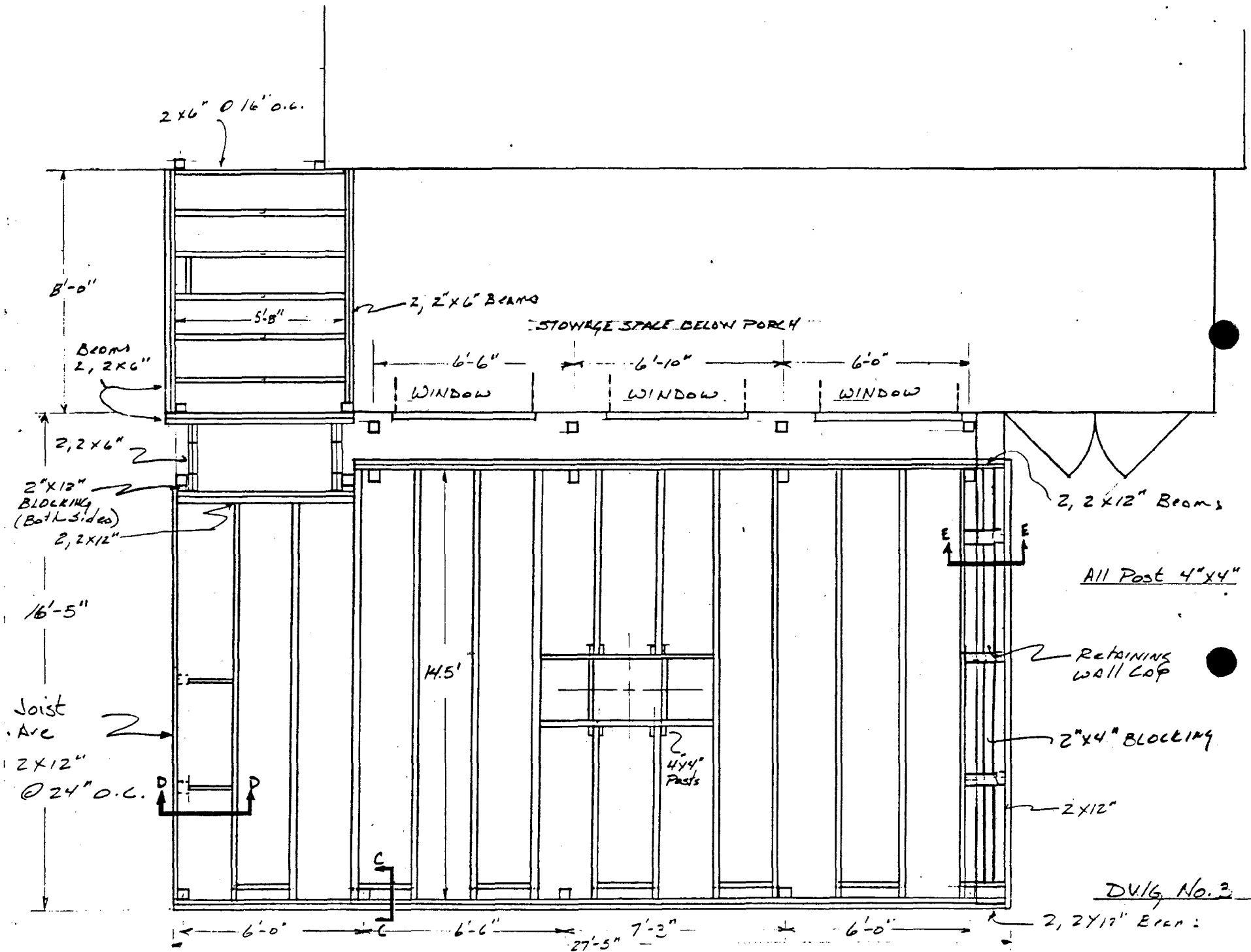
* Bench extends entire length of deck against house.

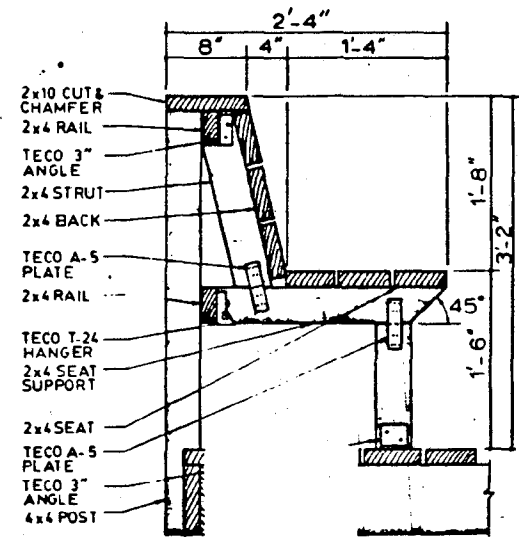
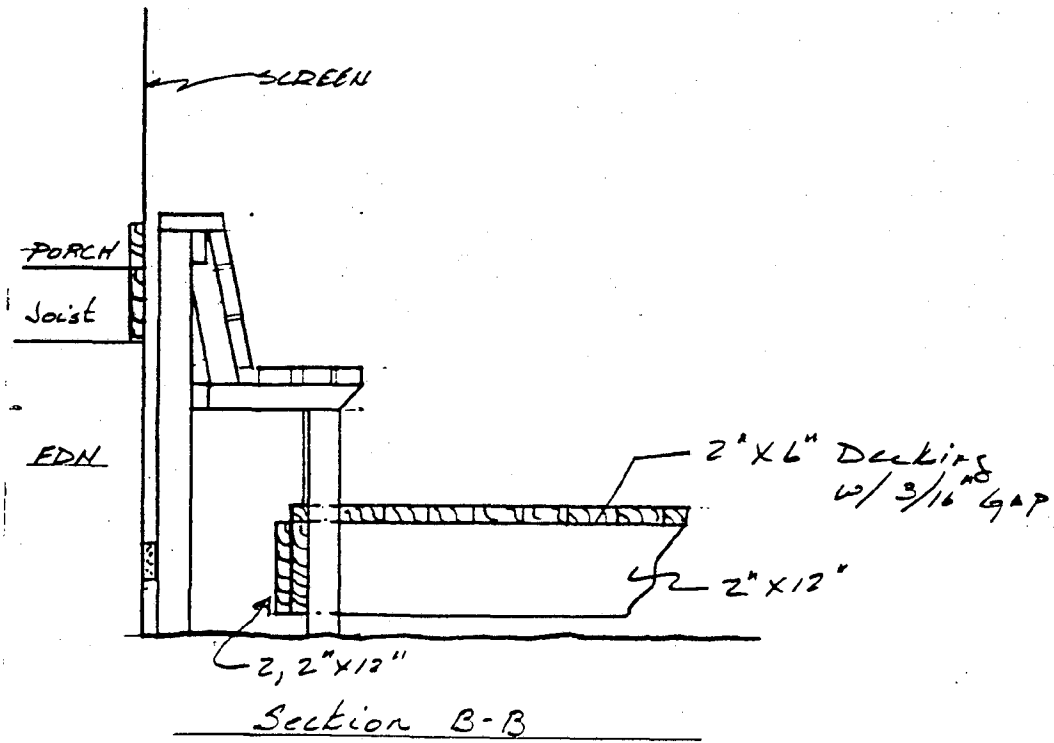
* Louvered windows in basement will still be functional, although not visible (they will be behind the screen)

* The deck will not be visible from the street; it's view will be obstructed by the pine trees which line our yard on the side facing the street

DWG No. 2



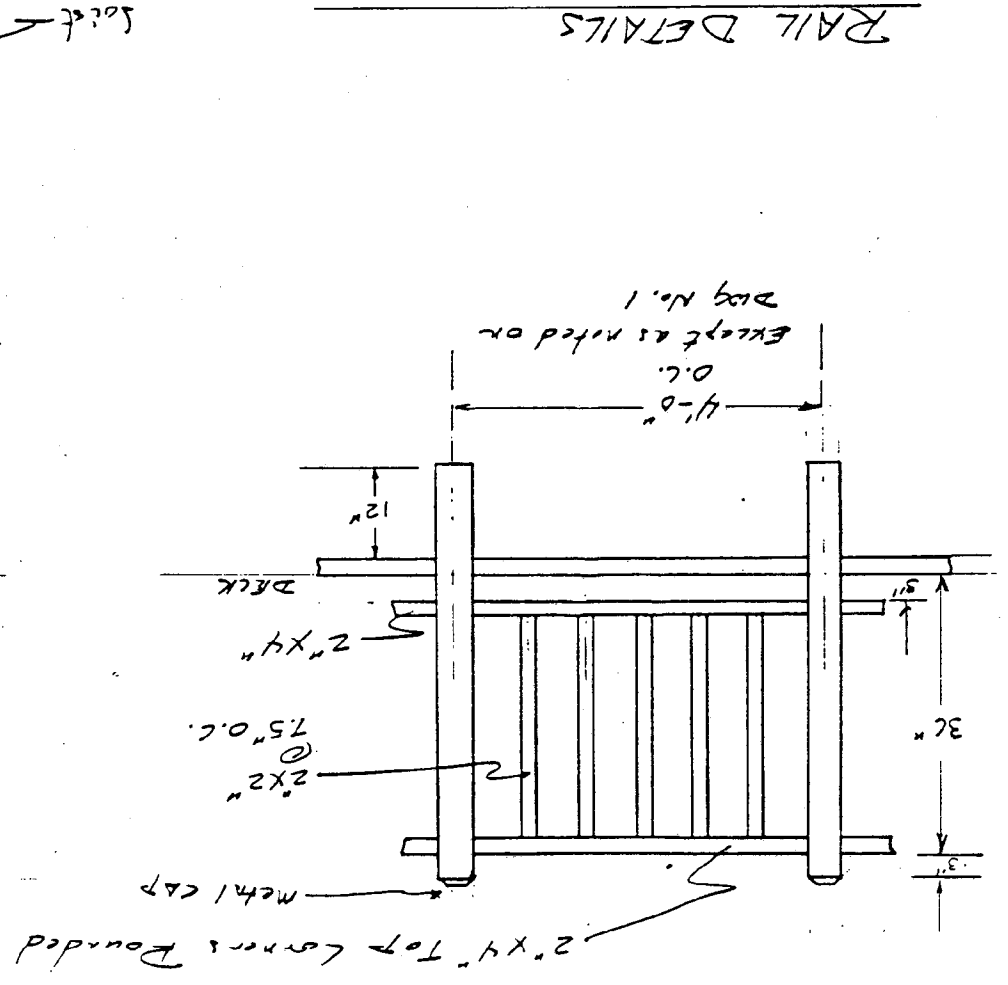
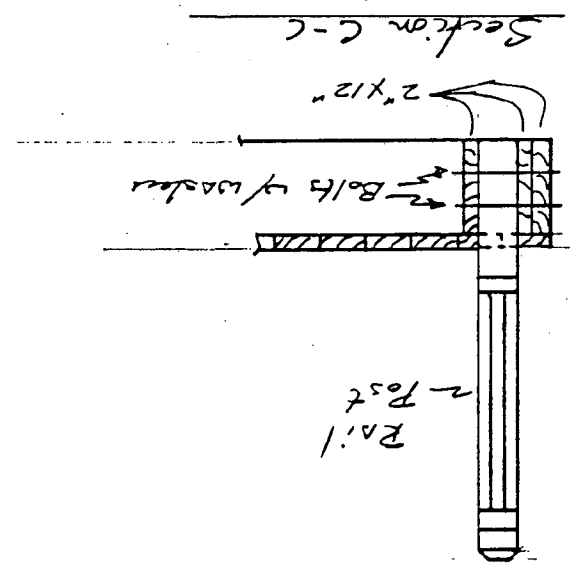
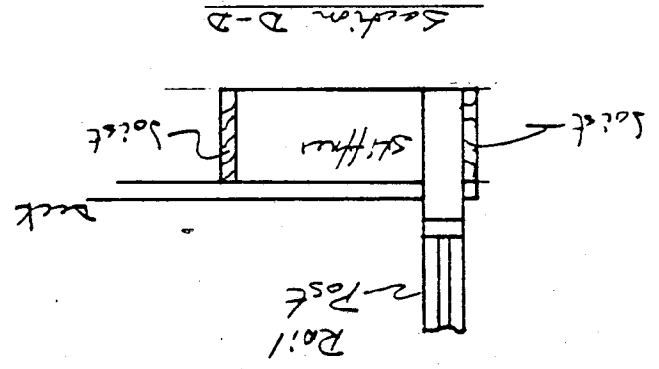




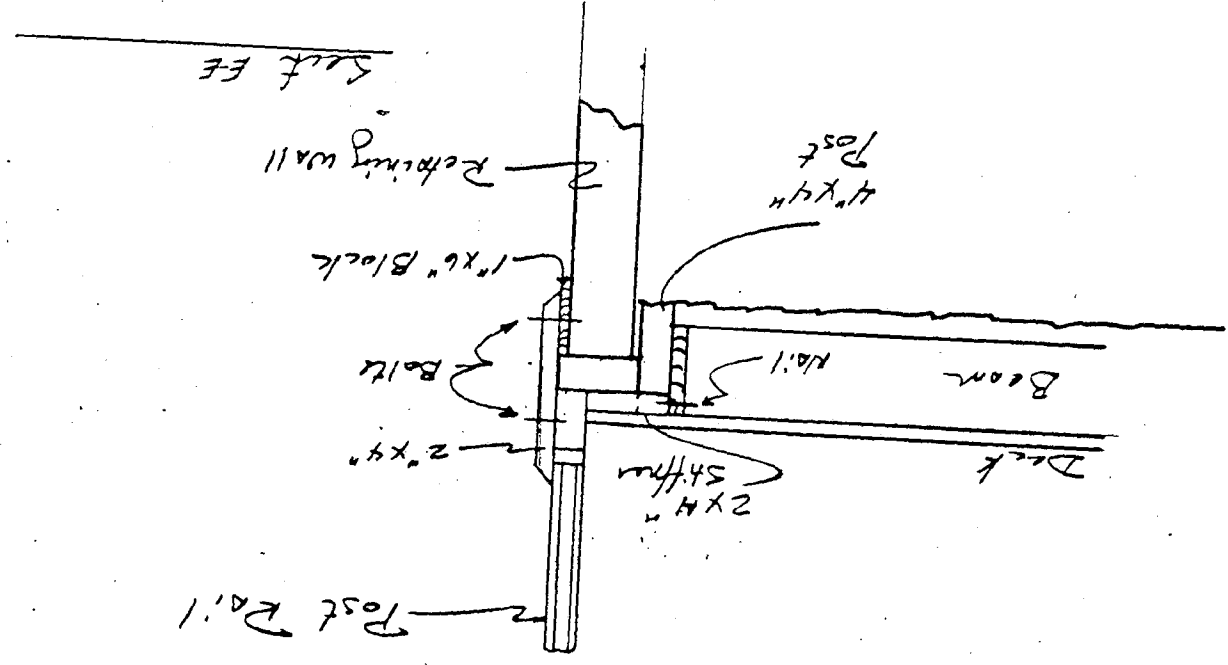
Bench Details

DWG No. 4

Draw No. 5



Dwg No. 6



BUILDING LOCATION SURVEY
 LOT-27 BLOCK-1

CAPITOL VIEW PARK

Montgomery County, Maryland

Scale: 1"=30'
 Plat Book -121

Feb. 8, 1985
 Plat -14192

MACRIS, HENDRICKS and WITMER, P.A.

ENGINEERS • PLANNERS • SURVEYORS
 9220 WIGHTMAN ROAD SAITHERSBURG, MD. 20879

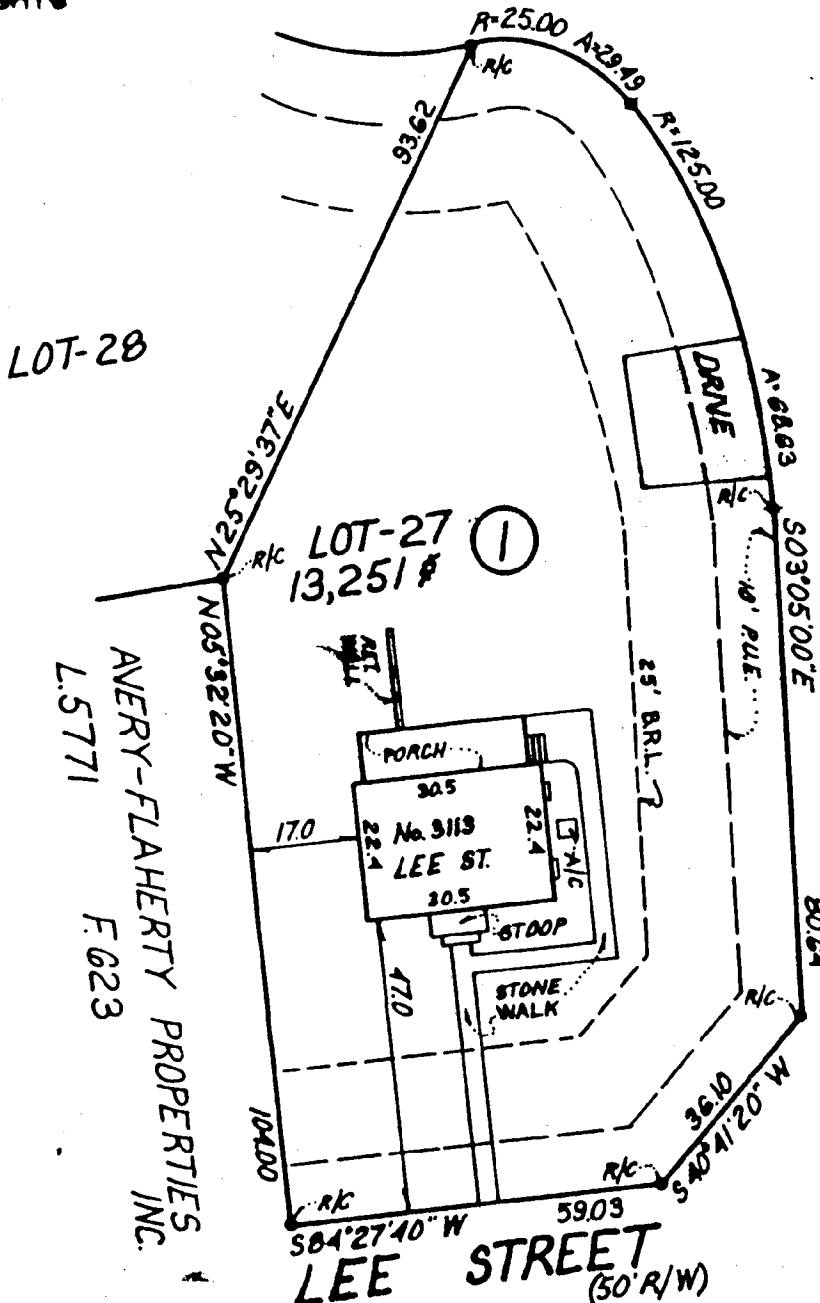
I hereby certify that the survey shown hereon is correct and the property is as delineated on the above stated plat as recorded among the Land Records of Montgomery County, Md. The improvements were located by a transit-tape survey made on Feb. 7, 1985. Unless shown hereon, there are no visible encroachments.

Douglas H. Riggs III

DOUGLASS H. RIGGS, III
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712



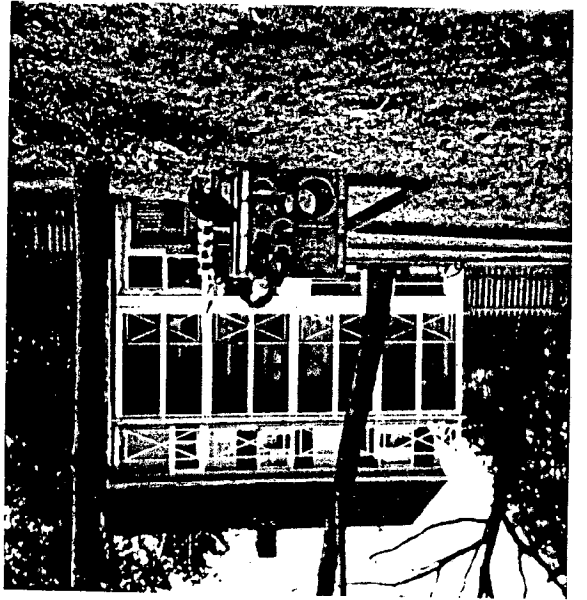
CERTIFIED CORRECT AS OF: March 3, 1986
Douglas H. Riggs III
 DOUGLASS H. RIGGS, III
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712



NOTE: 2.5' WIDE EXTINGUISHABLE SLOPE BASEMENT ALONG STREET FRONTAGE GRANTED ON RECORD PLAT. EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

R/C = Rebar & Cap

MC	F
.....
.....
.....





Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
 (Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Dther	

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:

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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 5/5/89

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

BUILDING LOCATION SURVEY
 LOT-27 BLOCK-1

CAPITOL VIEW PARK

Montgomery County, Maryland

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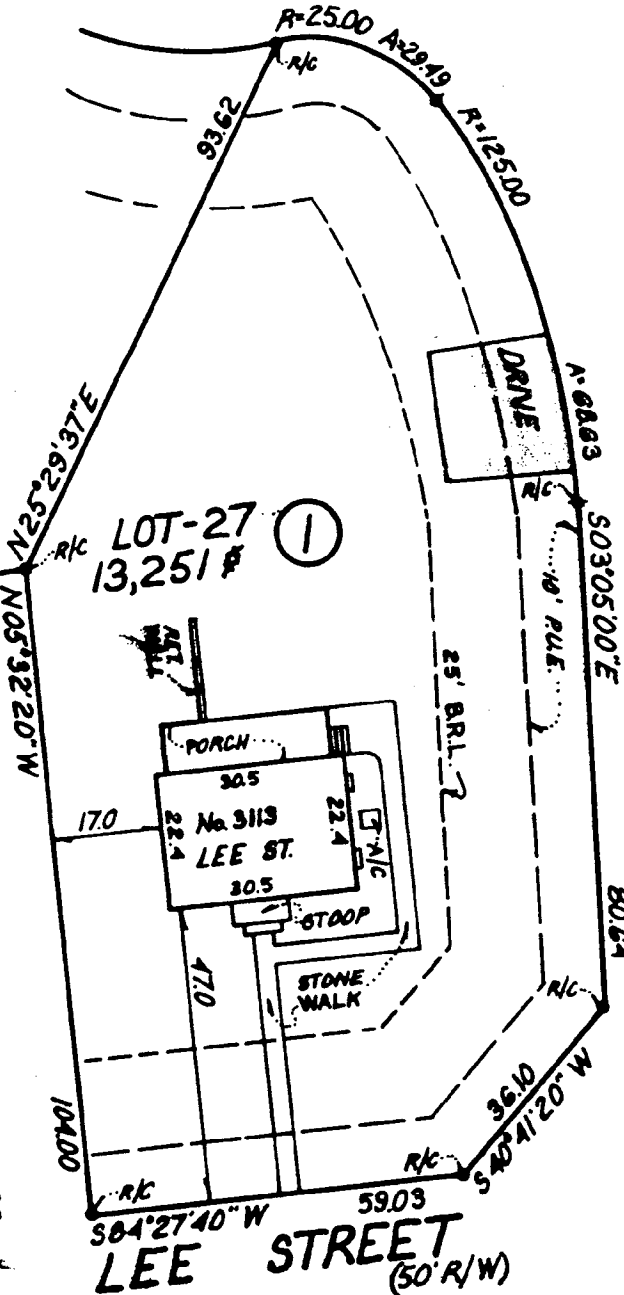
Douglas H. Riggs III

DOUGLASS H. RIGGS, III
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712



LOT-28

AVERY-FLAHERTY PROPERTIES, INC.
 L.5771 F.623



MEADOWNECK COURT
 (50' R/W)

CERTIFIED CORRECT AS OF March 3, 1986.
Douglas H. Riggs III
 DOUGLASS H. RIGGS, III
 PROFESSIONAL LAND SURVEYOR, MD. NO. 10712

NOTE: 25' WIDE EXTENSIBLE SLOPE BASEMENT ALONG STREET FRONTAGE GRANTED ON RECORD PLAT. EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY, UNLESS INDICATED HEREON AS FOUND.

R/C = Rebar & Cap

EC	✓
BB	✓
BY	✓

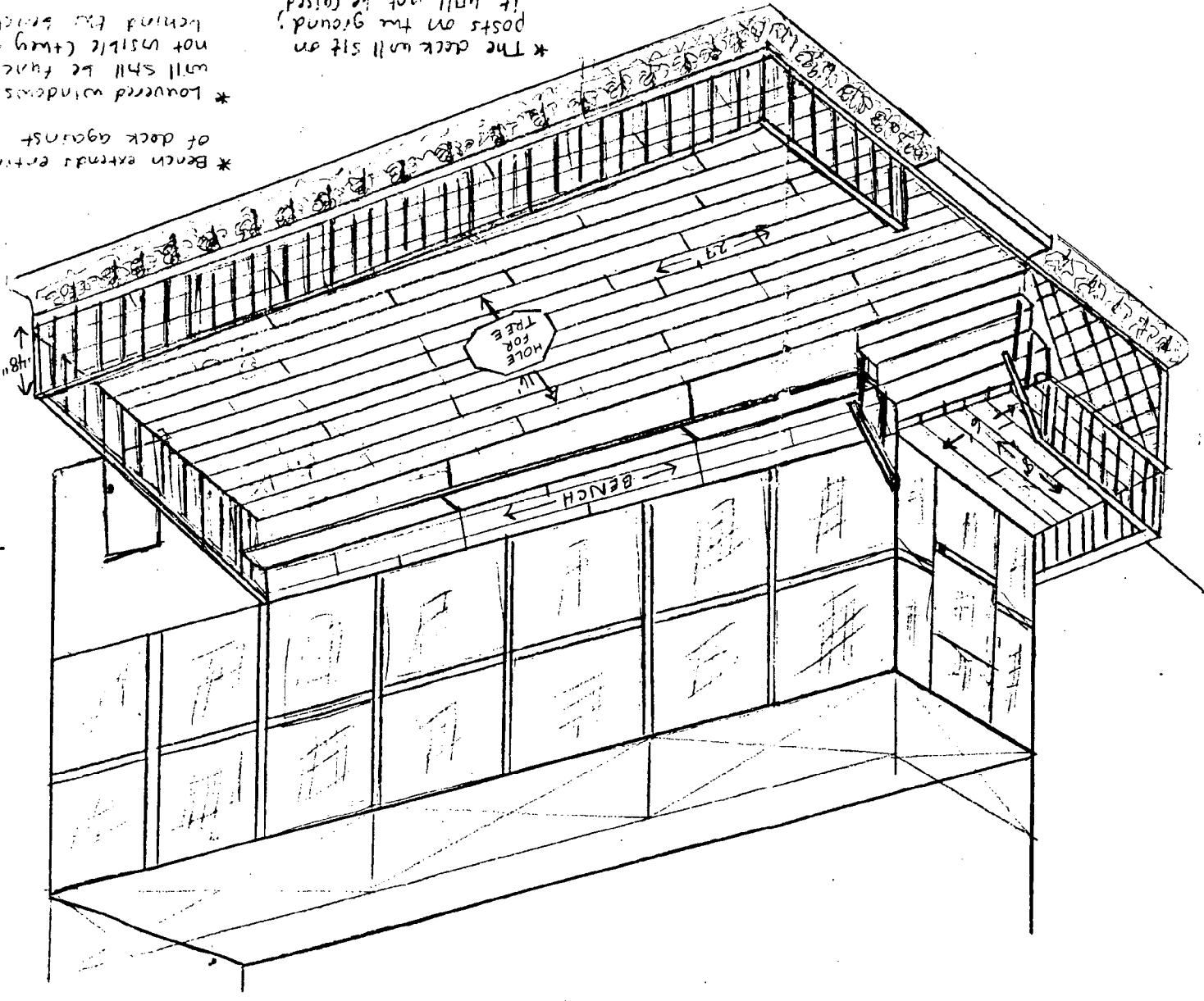
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* Bench extends entire length of deck against house.

* No harm will come to the tree located in the center of the deck

* The deck will sit on posts on the ground, it will not be raised



top + bottom boards
posts 8' o.c.
3/16" spacing between
boards for tree
1/2" height

HOUSE

PORCH

BENCH

TRILL

RAILING

RAILING

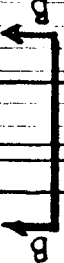
4' 11 1/2"

3'-9"

3'-9"

3'-6"

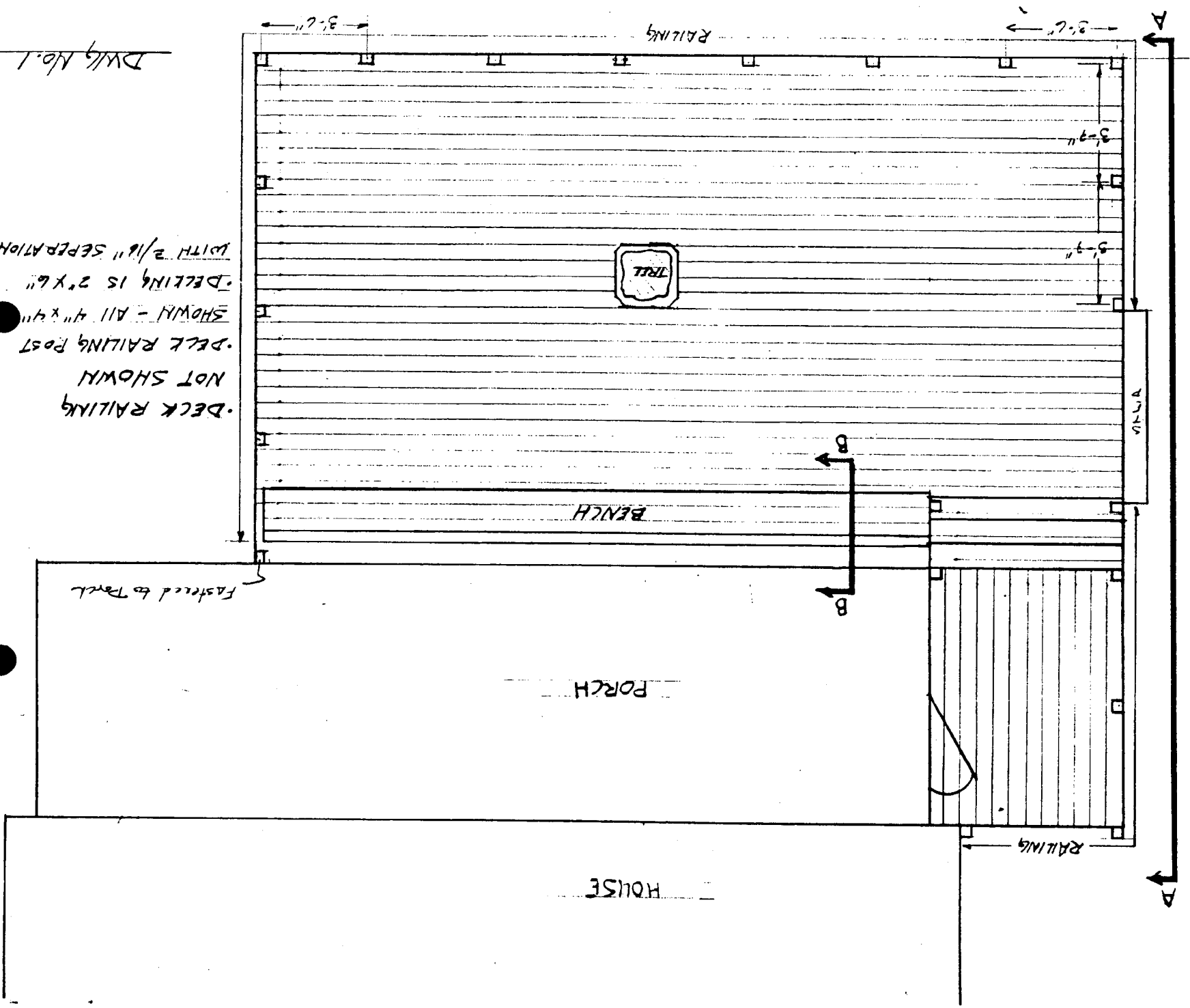
3'-6"



Fastened to Trill

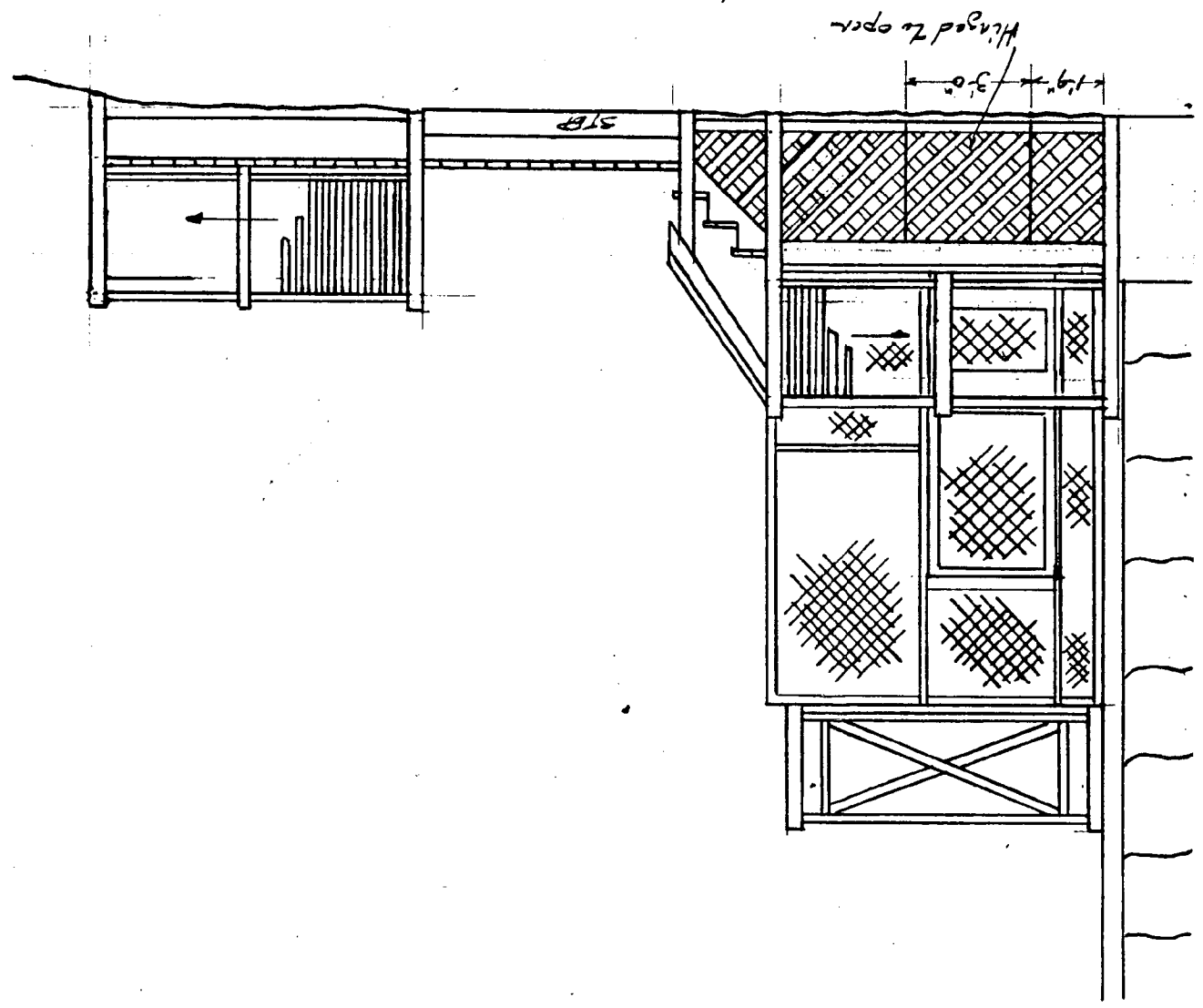
- DECK RAILING NOT SHOWN
- DECK RAILING POST SHOWN - ALL 4" x 4"
- DECKING IS 2" x 6"
- WITH 2/16" SEPARATION

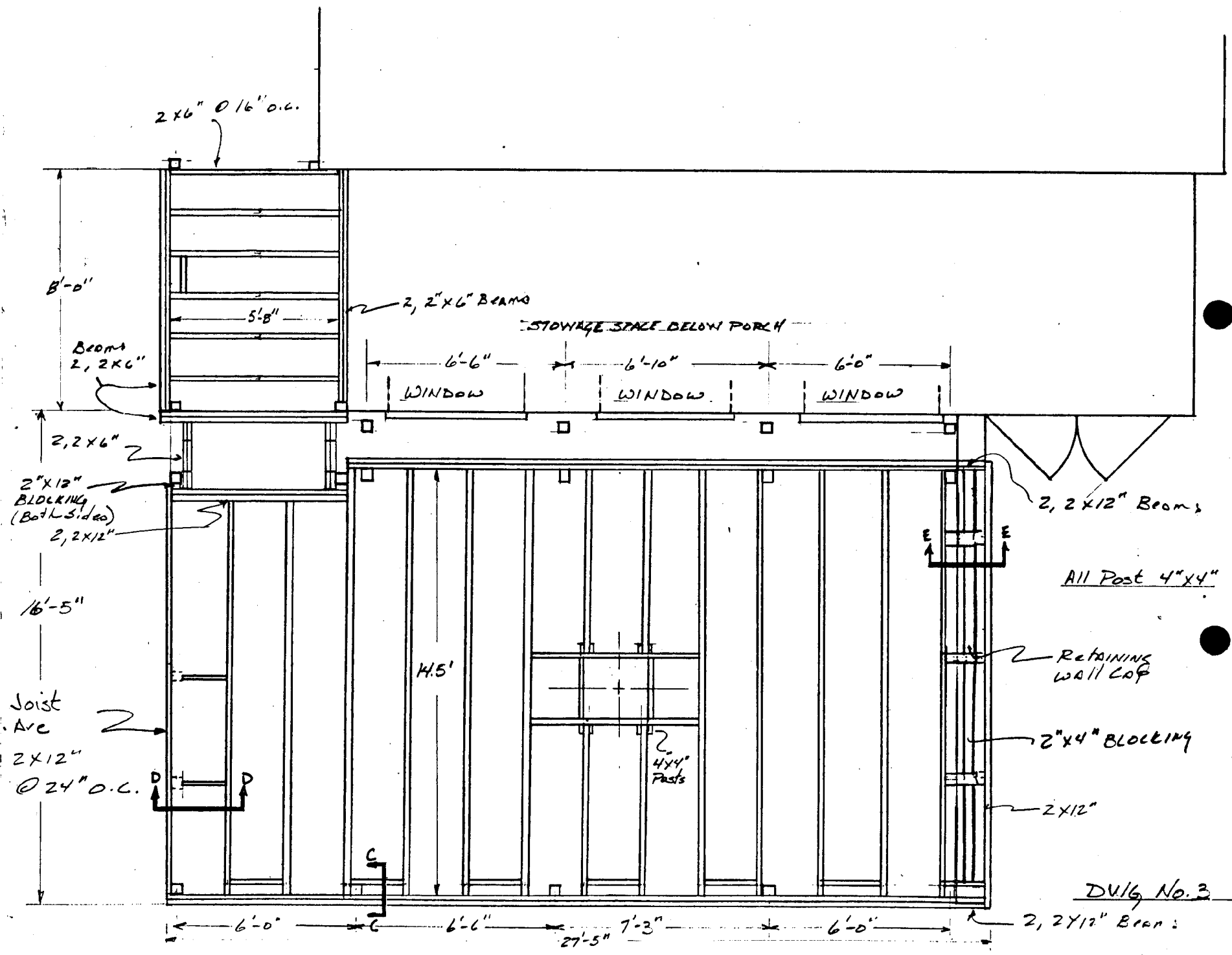
DWG No. 1

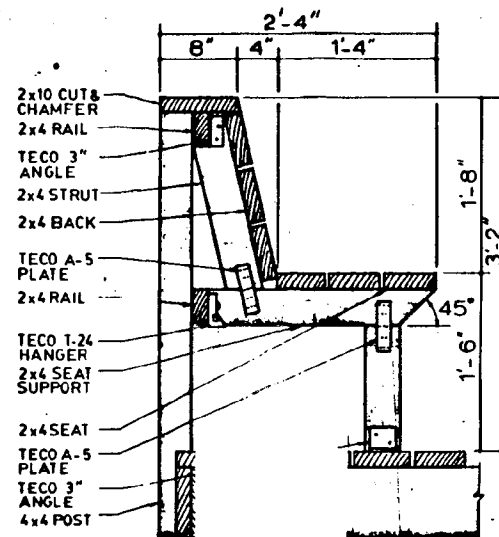
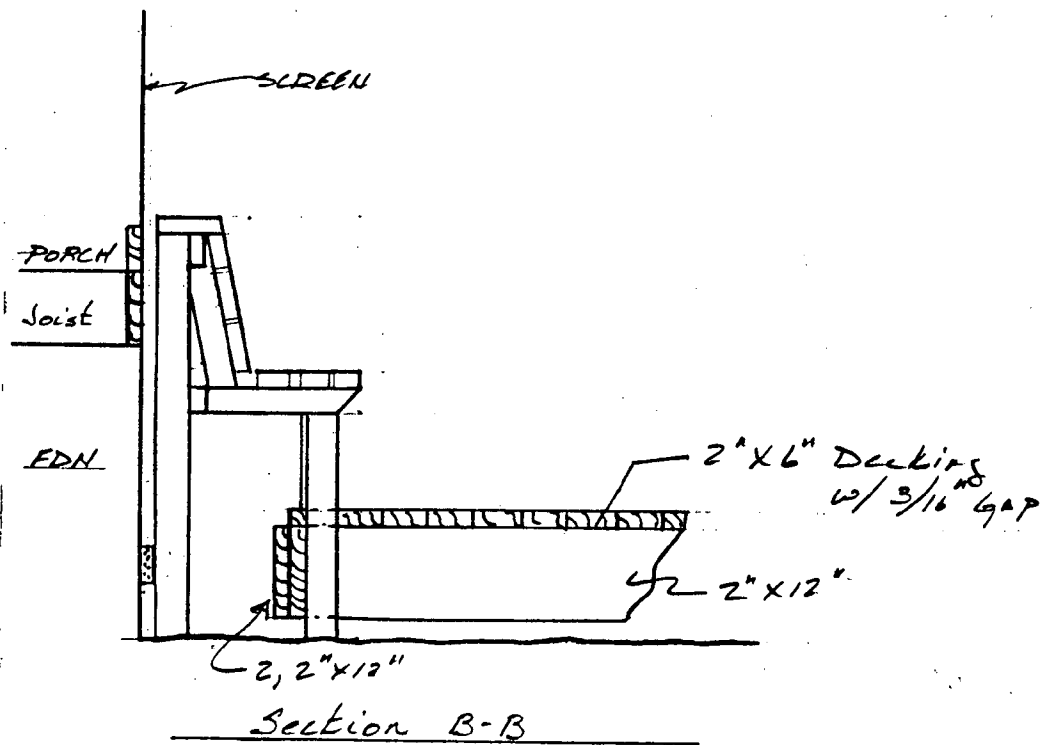


DWG No. 2

Section A-A



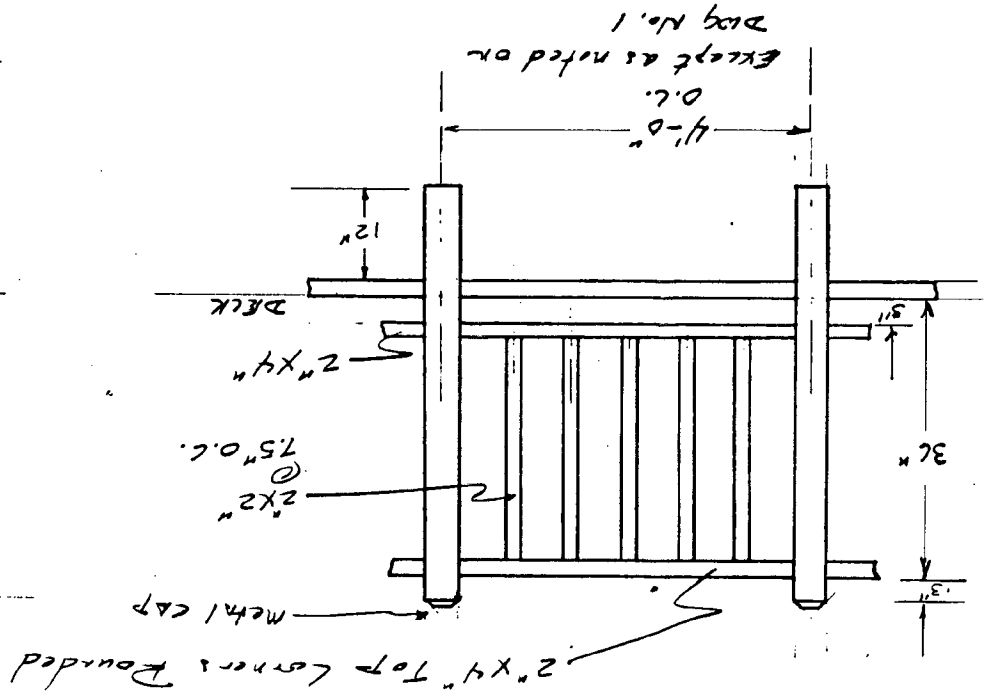
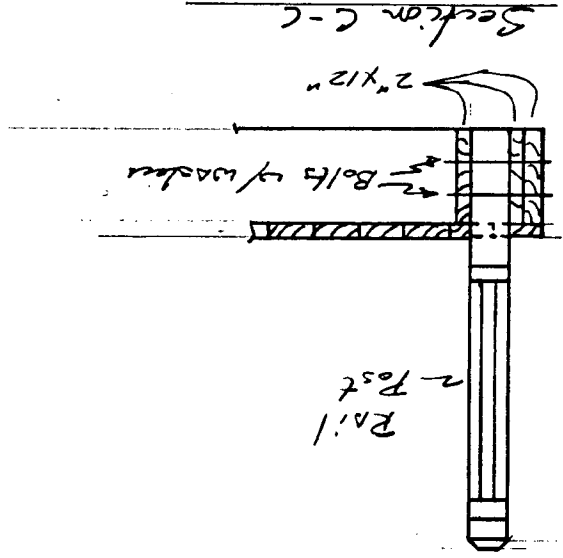
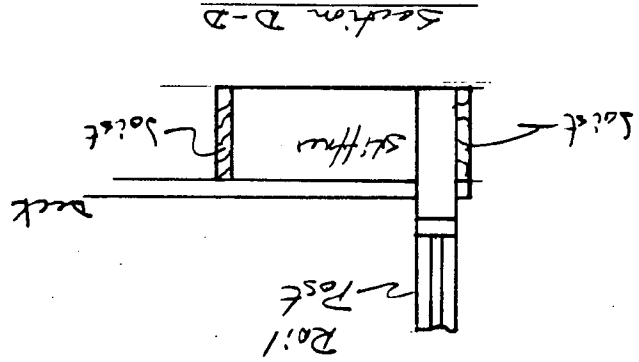


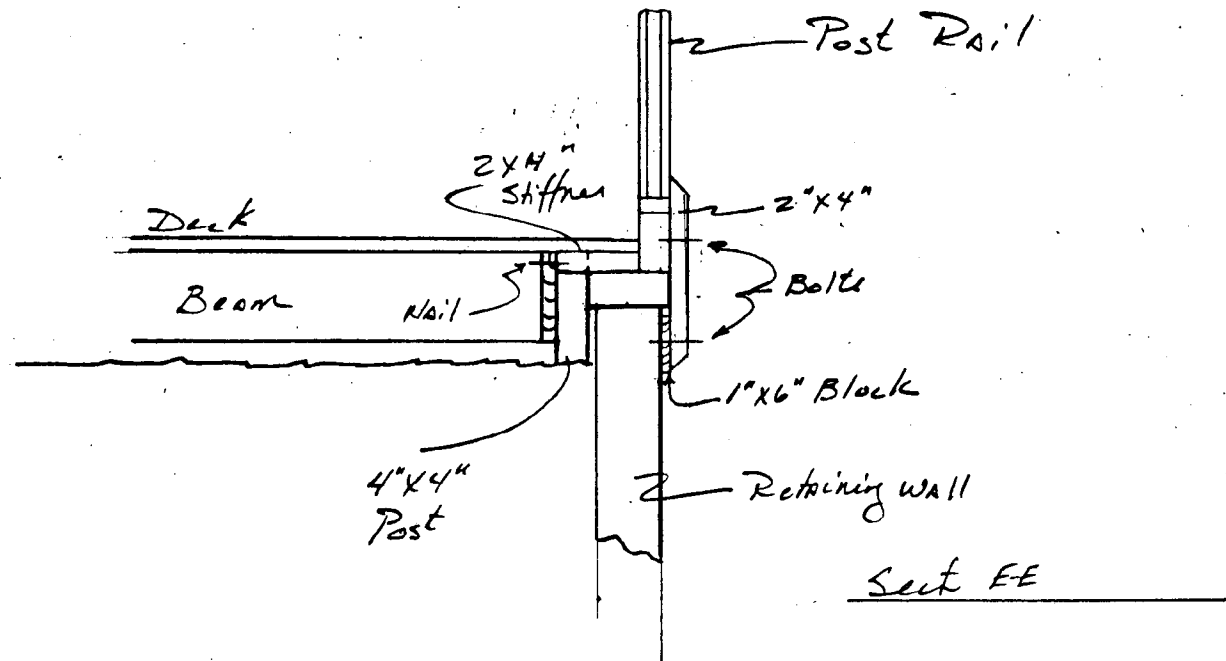


Bench Details

DWG No. 4

Draw No. 5





DWG No. 6