

31/7-96D 3107, Lee Street, Silver Sp.
(Capitol View Historic District)

May 23 - 9:45 a.m.

Gwen:

Mrs. Ritchie (3107 Lee Street - Capitol View Park) called re: her HAWP which she has filed at DEP. Technically she would be on the June 12 HPC agenda, however, she will not be able to attend that hearing. Does she have to be there? If so, can she be placed on the June 26 agenda?

Please call her at 202/842-6608.

*Thanks,
Jue*

3/7-96 B

Slides & photos

3107 hcc St. SS









FROM ADJOINING^{SIDE} PROPERTY ie.

10110 CAPITOL VIEW AVE'S BACK YARD^(REAR)

EAST FACADE

TO:

FROM: Jenny & Charlie Ritchie
3107 Lee Street

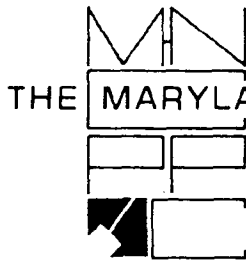


FROM REAR

ie BACKYARD OF 10105 Meadowneck
court

NORTH FACADE

3107 Lee Street
Jenny & Charlie Ritchie



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6.27.96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Charles & Virginia Ritchie

Address: 3107 Lee Street, Silver Spring

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3107 Lee Street, Silver Spring

Meeting Date: 6/26/96

Resource: Capitol View Historic District

Review: HAWP

Case Number: 31/7-96D

Tax Credit: None

Public Notice: 6/12/96

Report Date: 6/19/96

Applicant: Charles and Virginia Ritchie

Staff: Perry Kephart

PROPOSAL: Replace basement windows and door,
enclose screen porch.

RECOMMEND: Approval

DATE OF CONSTRUCTION: 1947

SIGNIFICANCE: Nominal (Out-of-Period) Resource in Capitol View Historic District.

ARCHITECTURAL DESCRIPTION:

Cape Cod house with cedar shake siding, main facade faces south with garage addition on west side, small screen porch on east side, cinder block and concrete basement.

PROPOSAL:

1. Enclose screen porch on east facade using cedar shake siding. Enclosed porch to have five windows banked on east facade, the Marvin windows to have applied vinyl muntin six-over-six lights, all five together to measure 60" x 162". South facade of enclosed porch to have two banked Marvin windows each with applied vinyl muntin eight-over-eight lights and measuring 60" x 66" overall. North facade of enclosed porch to have mullioned Marvin glass and wood door with applied muntins, 82" x 32", and Marvin window with applied vinyl muntin six-over-six lights measuring 60" x 32".
2. Also on east facade, southeast basement window, 20" x 32", to be replaced with six-light, applied vinyl muntin Marvin window. Northeast basement window now measuring 24" x 32" to be replaced with two applied vinyl muntins six-light Marvin windows banked to measure 30" x 60".
3. On north facade, two basement windows to be replaced with larger nine-light, applied vinyl muntin Marvin windows, 32" x 38". Single solid basement door to be replaced with two french doors, 84" x 76", of metal core wood paneling with applied vinyl muntin glass lights.
4. On west facade, northwest basement window to be closed off, southwest basement window, 20" x 32", to be replaced with applied vinyl muntin Marvin window.

STAFF DISCUSSION:

The applicant's plan to enclose the small screen porch on the side of the house using appropriate cedar shake material will improve the overall appearance of the house, providing a somewhat better balance with the rather heavy garage addition on the west side of the house. The roof line of the new east wing will be substantially lower than that of the west wing, but the heavy evergreen growth near the east wing makes this less noticeable. Attractive landscaping around the foundation of the house could lessen the impact of the proposed changes to the existing basement windows and porch.

As a nominal resource in an historic district, under Criteria 24A-8(d), the property, which contributes to the overall character of the district, is individually of little historical or design significance and the staff would generally support more flexibility in permitting the proposed changes than with contributing or outstanding resources.

Staff supports the replacement of the basement windows and door with larger ones which should bring more light into the basement and enhance the appearance of the north and east facade. The materials being proposed within the new door and window openings--wood and glass with applied vinyl muntins--are appropriate in a nominal resource to the historic character of the district. The materials being used to close off the northwest basement window were not designated (hopefully cement block), but the window is in the back and is not visible under the deck.

STAFF RECOMMENDATION

Staff recommends approval of this HAWP.

This HAWP is in accord with Criteria 24A-8(b)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.

In addition, staff recommends that the HPC should find this application consistent with the Secretary of the Interior's Standards for Rehabilitation #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.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

(h) 301-495-5839

TAX ACCOUNT # 78287443

CONTACT PERSON Jenny Ritchie

DAYTIME TELEPHONE NO. (202) 842-6608

NAME OF PROPERTY OWNER Charles & Virginia Ritchie

DAYTIME TELEPHONE NO. (202) 842-6608 or 6661

ADDRESS 3107 Lee St Silver Spring Maryland 20910

CITY STATE ZIP CODE

CONTRACTOR UNDECIDED TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER SELF DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 3107 STREET Lee Street

TOWN/CITY Silver Spring NEAREST CROSS STREET Capitol View Ave.

LOT 20 BLOCK 1 SUBDIVISION Capitol View Park (5)

LIBER 6668 FOLIO 849 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other DOORS WINDOWS

1B. CONSTRUCTION COST ESTIMATE \$ 35000

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.

Virginia & Ritchie Signature of owner or authorized agent May 21, 1996 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

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
1947 / CAPE COD HOUSE - CEDAR SHAKE SCREEN PORCH ON WOODEN FLOOR CINDER BLOCK AND CONCRETE BASEMENT, WELL ESTABLISHED YARD AND GARDEN W/ LARGE TREES AND SHRUBS.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REPLACING AND ENLARGING DOORS AND WINDOWS OF CINDER BLOCK BASEMENT AND ENCLOSING SCREEN PORCH USING LIKE ^{EXISTING} MATERIALS. CEDAR SHAKE ^{SIDING} WINDOWS AND DOORS W/ MULLIONS STAYING WITH IN EXISTING FOOT PRINT. IMPROVES APPEARANCE OF HOUSE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.

5. PHOTOGRAPHS

- 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.
- 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

HAWP APPLICATION: Addresses of Adjacent & confronting property owners

Matt and Sandy Finucane
3109 Lee St
Silver Spring, Md.
20910

West Neighbor

Bruce Duncan
10110 Capitol View Ave.
Silver Spring, Md.
20910

East Neighbor

Jeff and Bonnie Adler.
10105 Meadowneck Court
Silver Spring, Md.
20910

North Neighbor

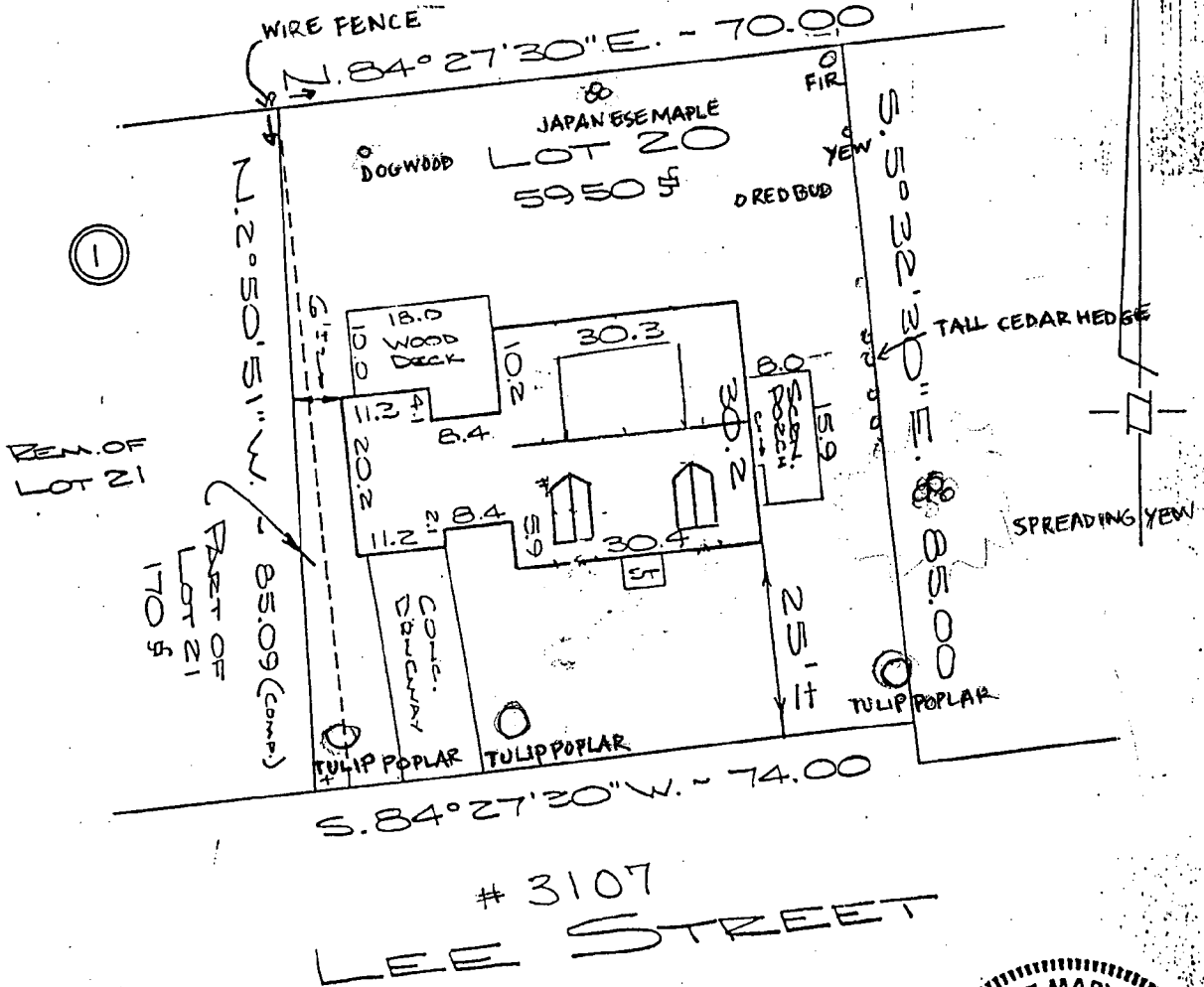
Timothy Evans
3104 Lee Street
Silver Spring, Md.
20910

South Neighbors

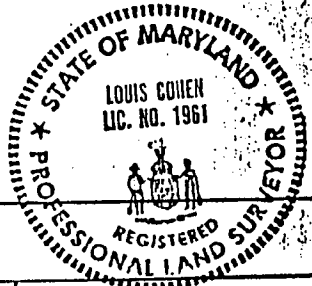
Laurie Marlow
3102 Lee St
Silver Spring, Md
20910

TOTAL AREA = 6120 SF

North



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 Plot 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. 1981

DATE: JAN. 2, 1987

CASE: 24-87

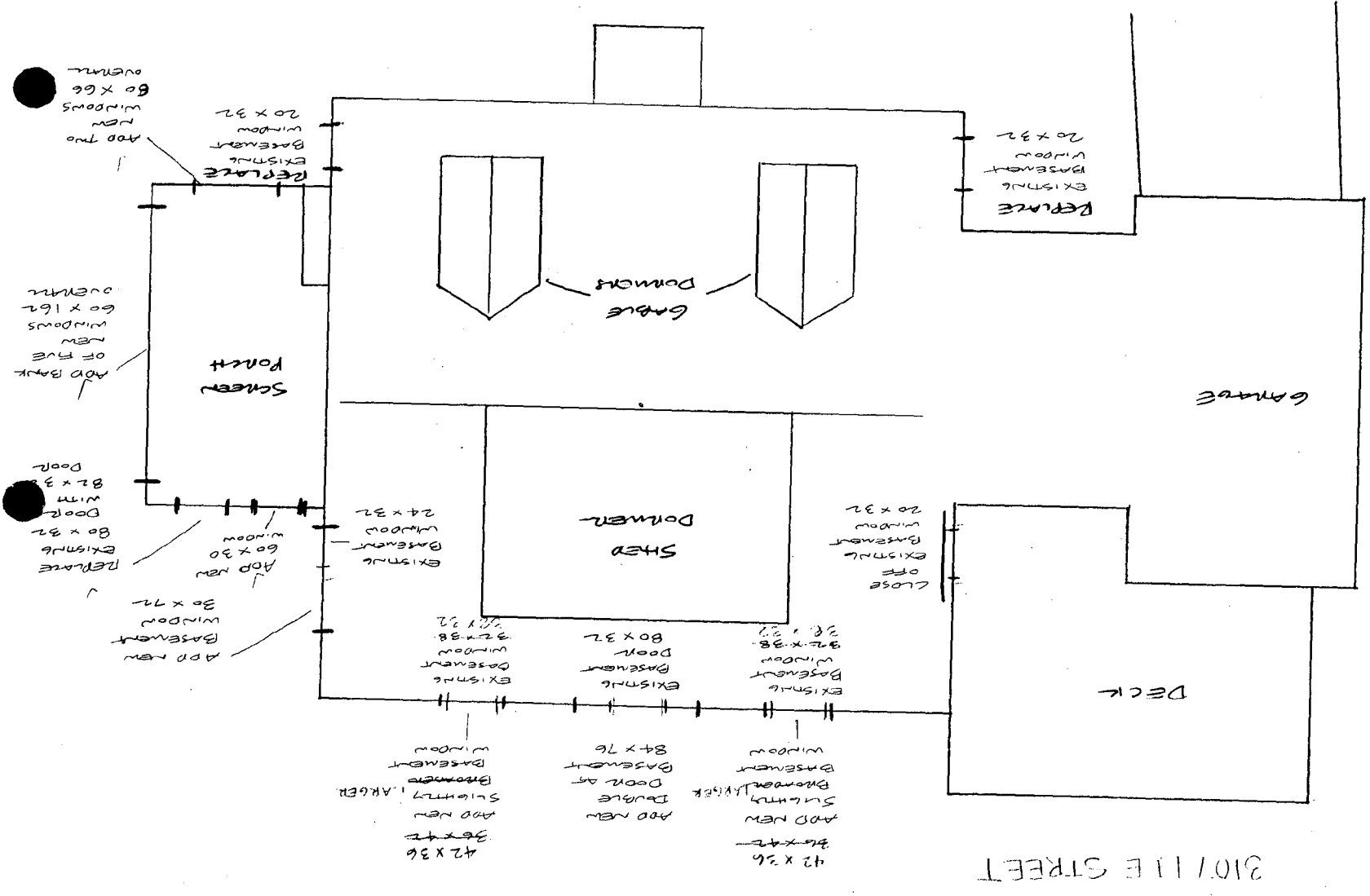
FILE: 18233

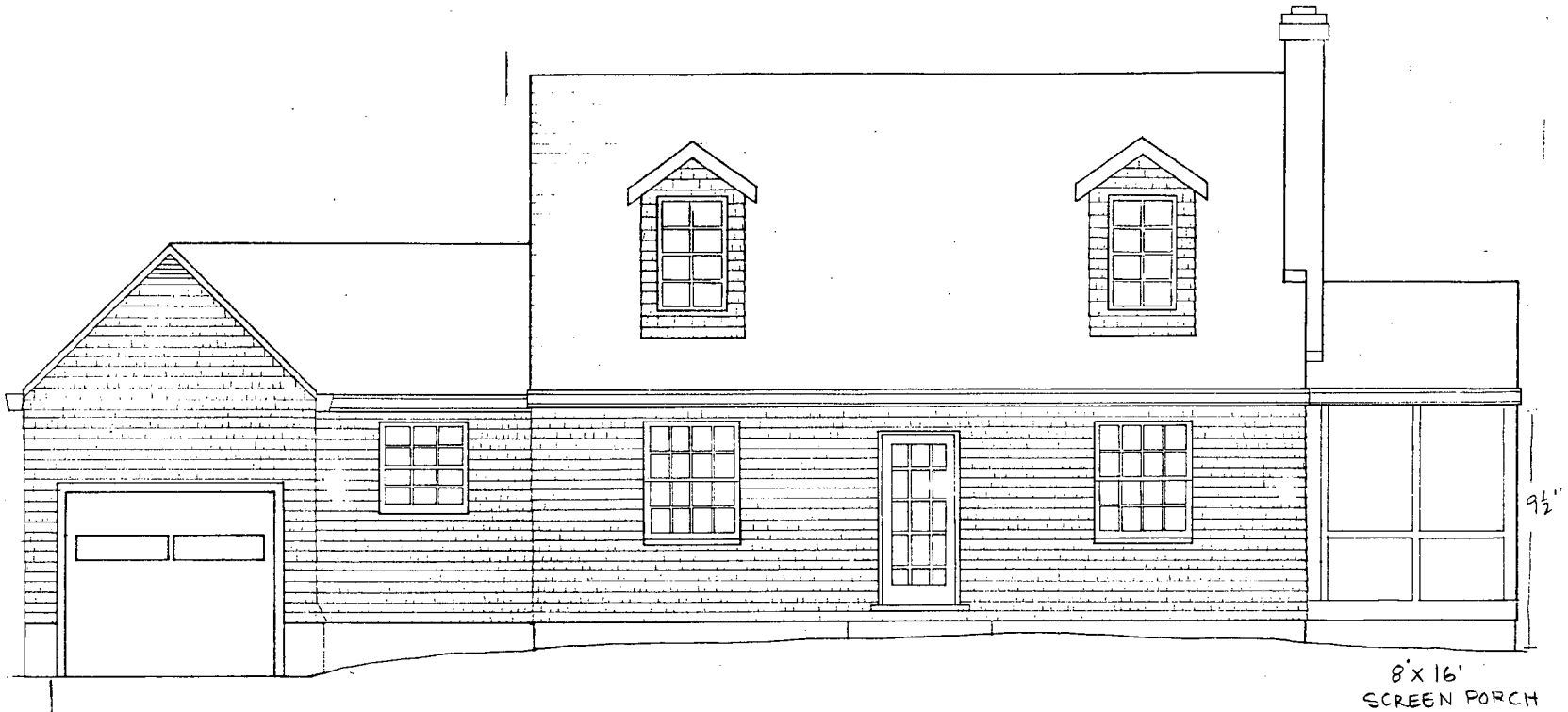
TREI
 SITE

6

5

PLAN





EXISTING SOUTH FACADE 3107 LEE ST.
(FRONT)

ELEVATIONS

②

FRONT FACADE
3107 LEE STREET

CEDAR SHAKE SIDING

60

66"

MORGAN WINDOW & DOOR
60"x66"

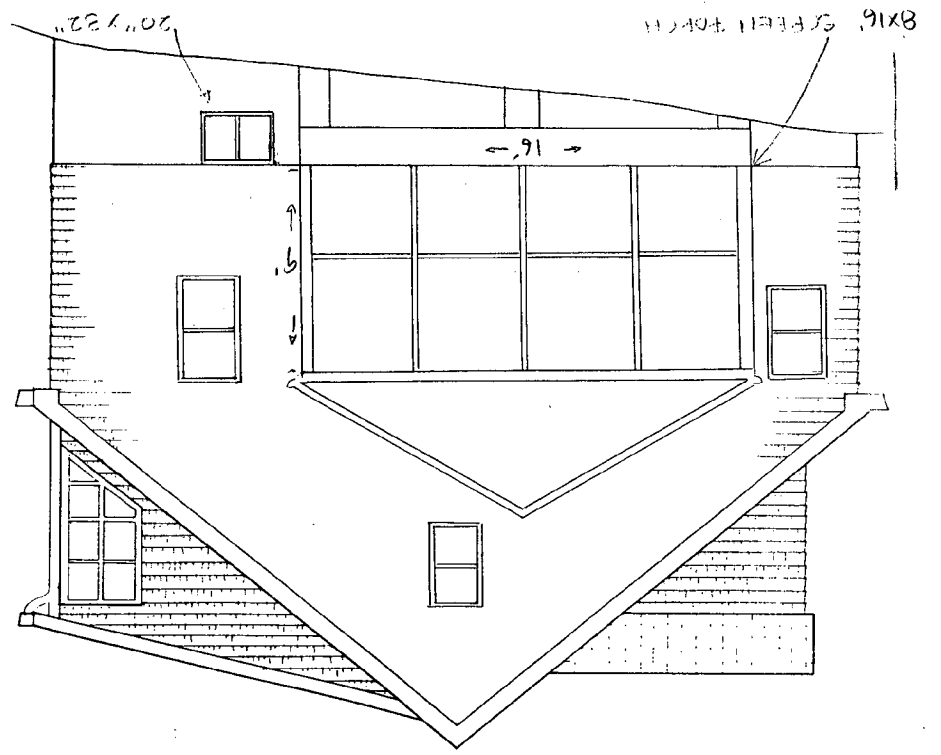
PROPOSED CHANGE TO ENCLOSE
SCREEN PORCH

JERRY ANDERSON ARCHITECTS
3107 LEE STREET
SILVER SPRING, MARYLAND 20910
P. 415.1821 FAX 415.2661

FRONT VIEW

9

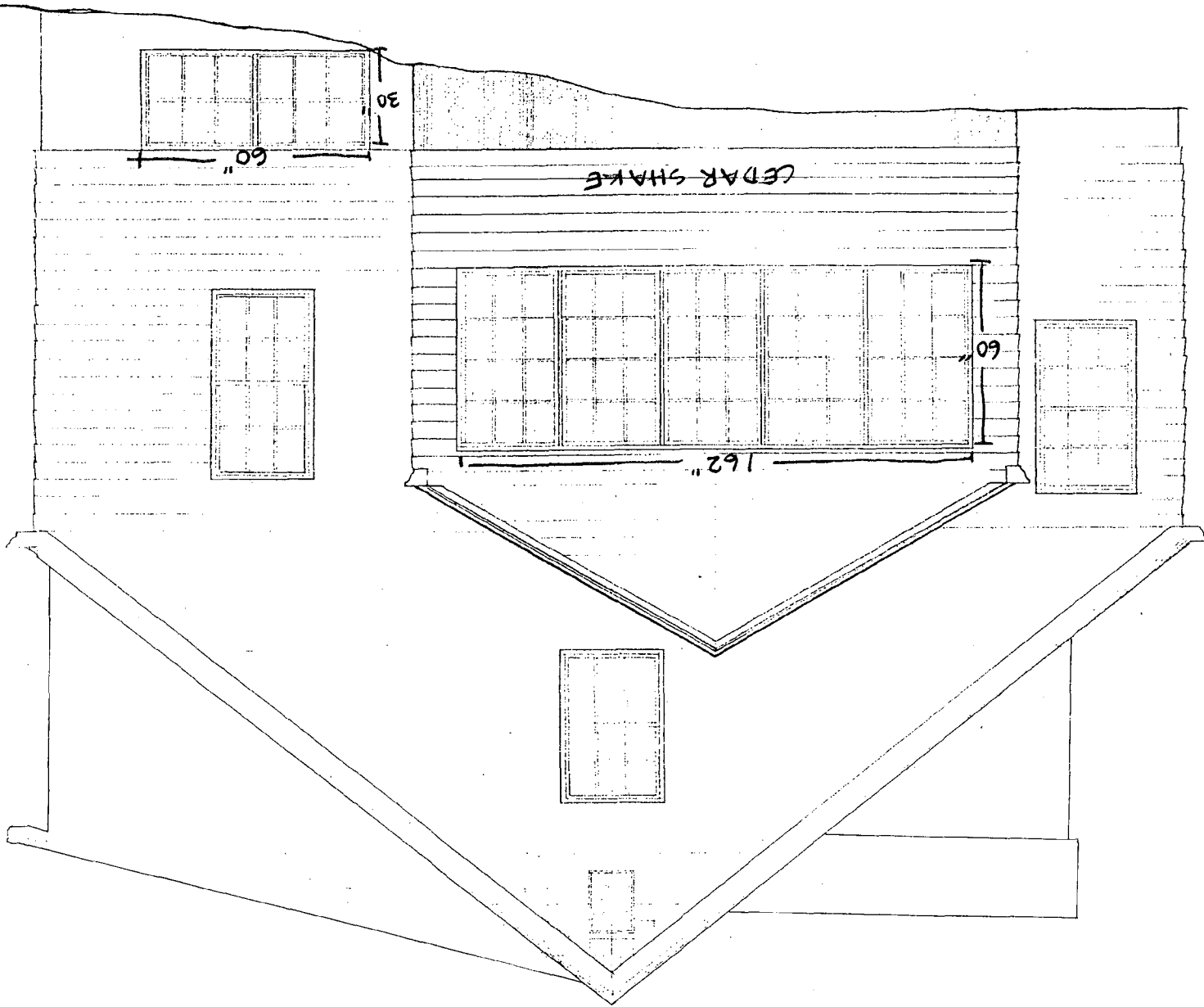
EXISTING EAST FACADE (SIDE)

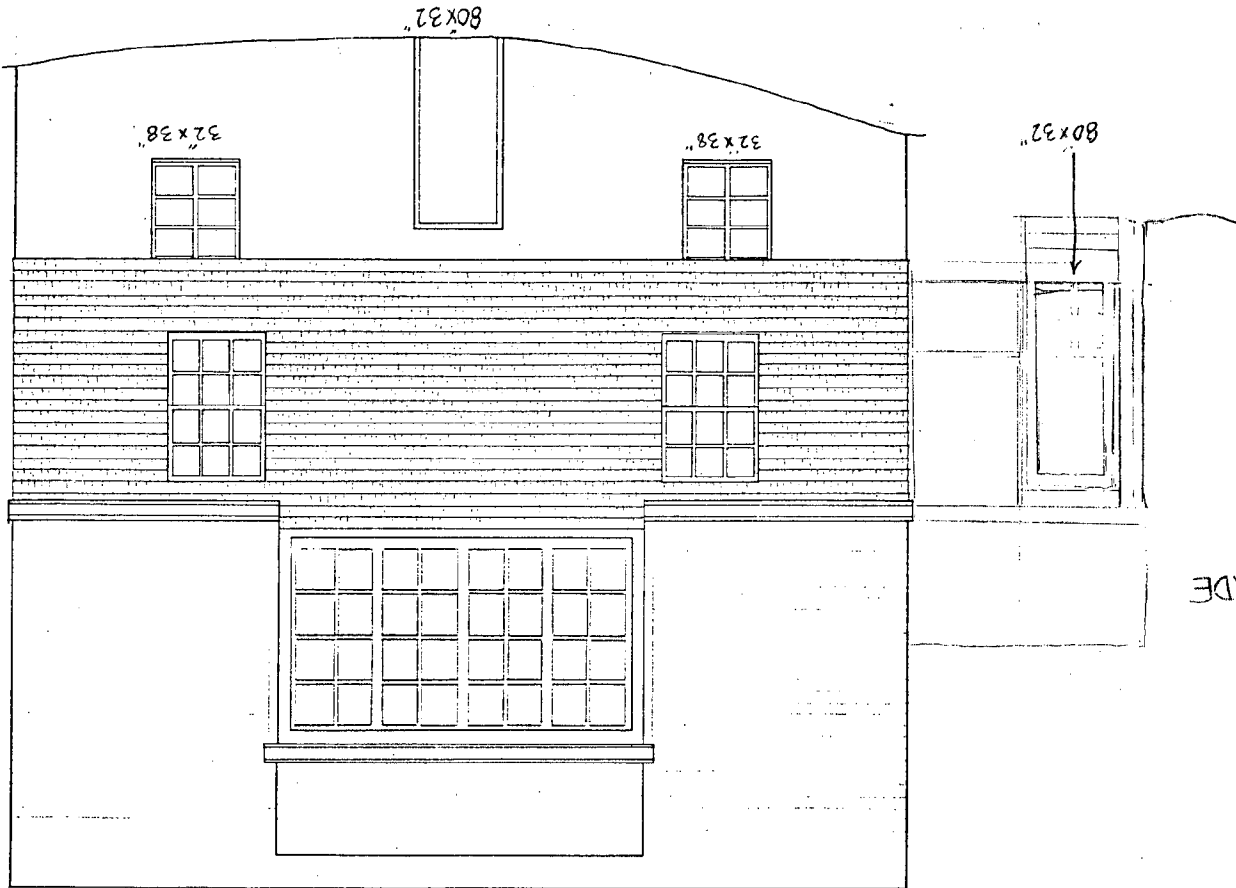


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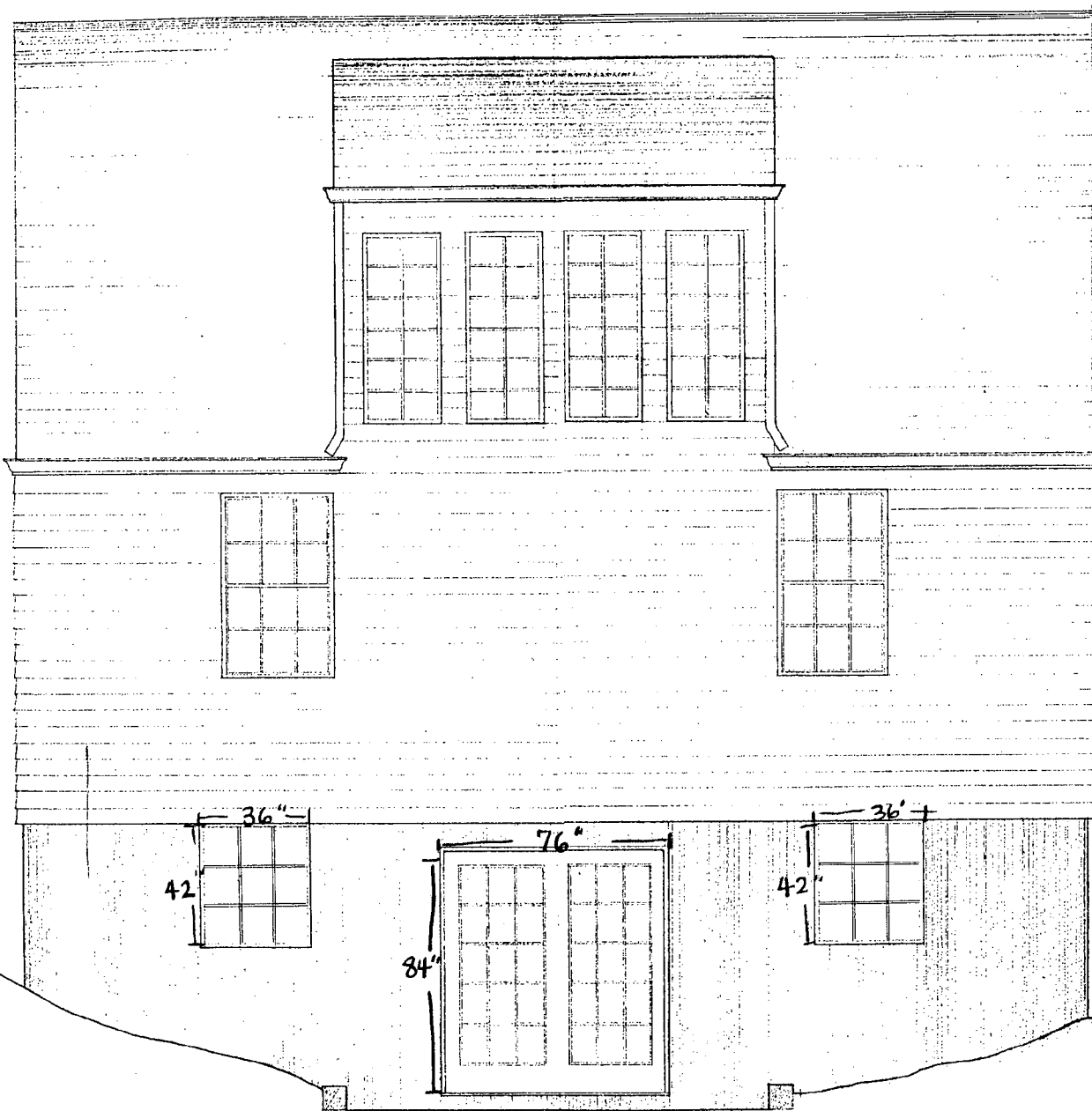
PROPOSED CHANGE
TO ENCLOSE SCREEN
PORCH AND ENLARGE
BASEMENT WINDOW

EAST FACADE
(SIDE)





EXISTING NORTH FACADE
(REAR)

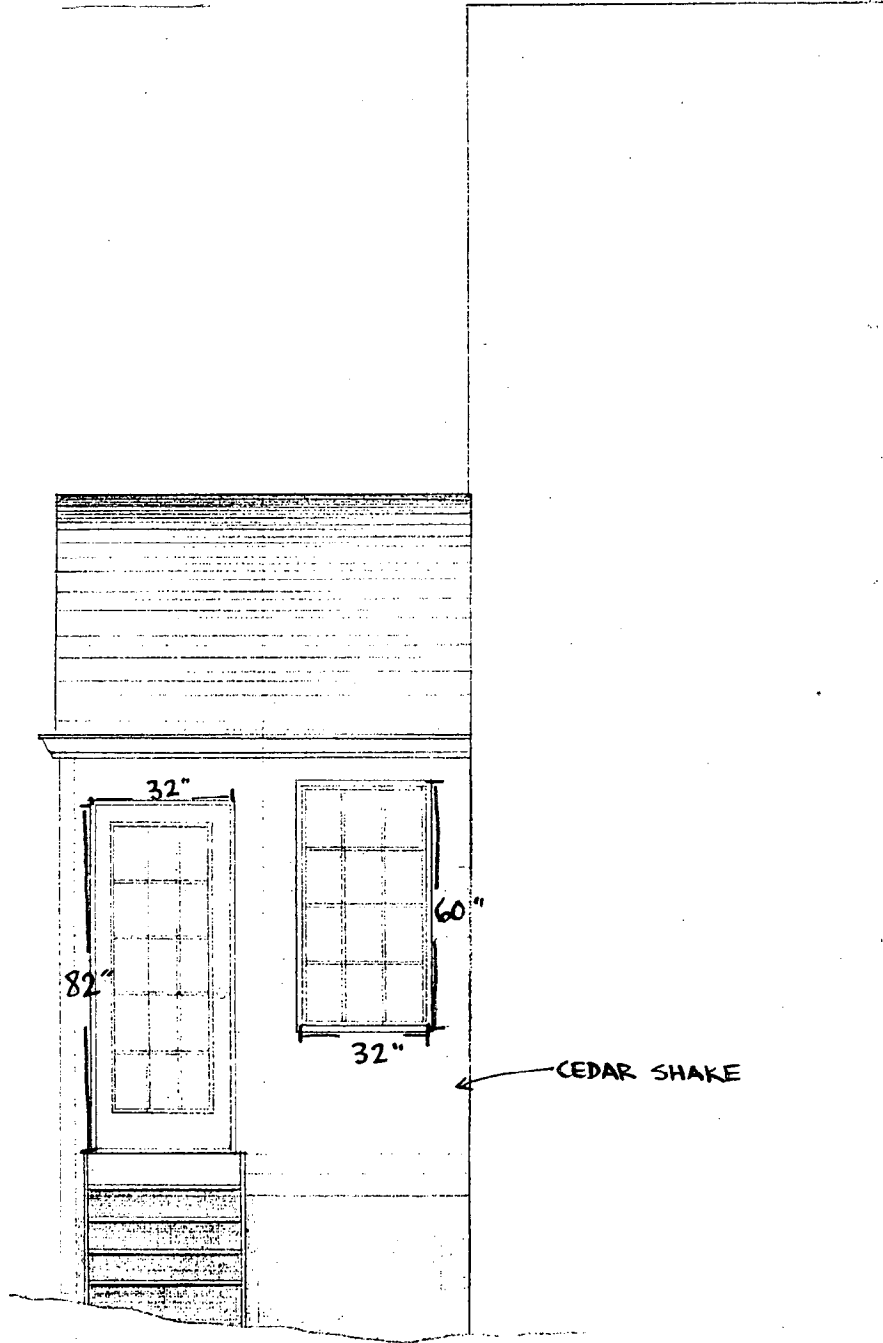


PROPOSED SOUTH FACADE
(REAR)

PORCH DETAIL ON NEXT PAGE

ENLARGE
DOOR
and
REPLACE WITH
(SLIGHTLY LA
WITH MORGAN 1

13



NORTH ELEVATION
of STUDY

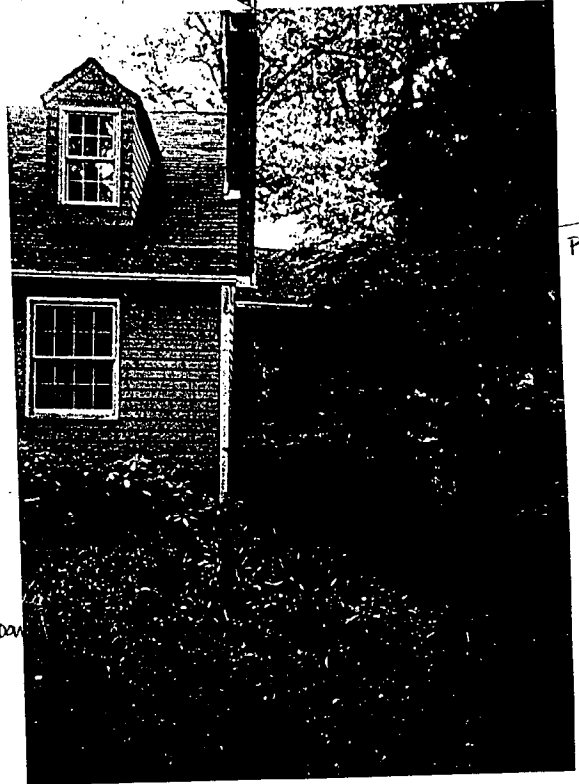
PROPOSED ^{SOUTH} (REAR) VIEW
OF PORCH



FRONT (SOUTH)
From LEE STREET



SIDE (EAST)



FRONT w/ PORCH
SOUTH

PORCH

WINDOW

From
Adjoining
Neighbor
on side
10110 Capital
View Ave



From Adjoining Neighbor at Rear 10105 Meadowbrook
St.



PORCH FROM REAR
(NORTH)



VIEW FROM
REAR
SIDE

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPCC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

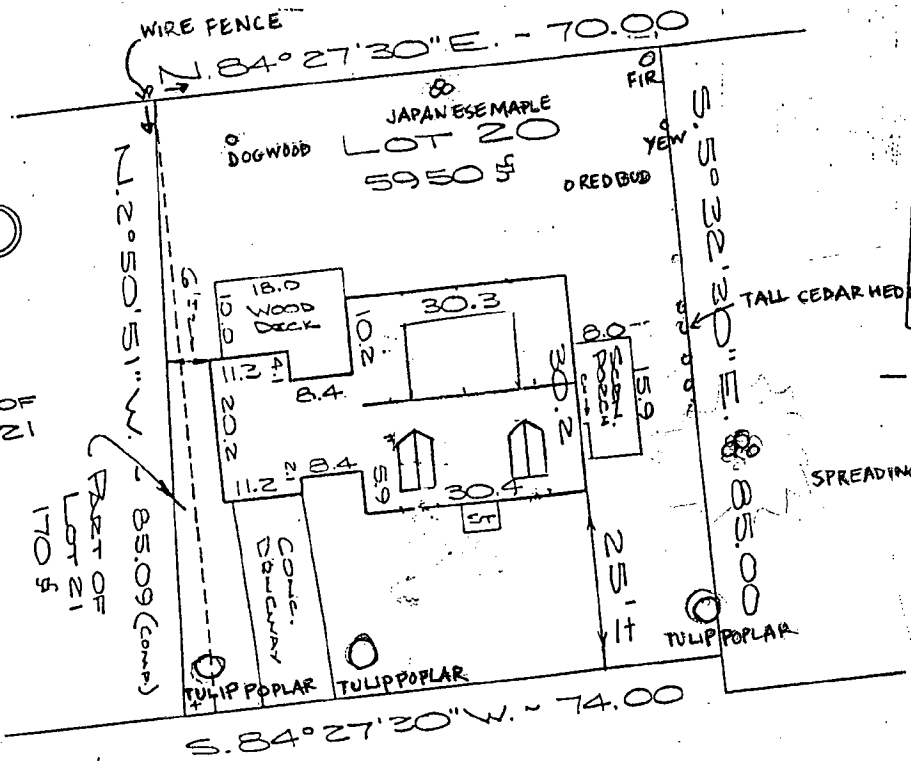
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

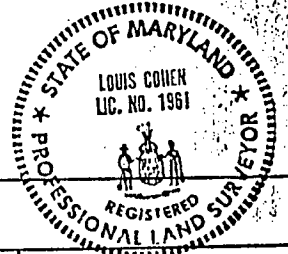


REM. OF LOT 21
PART OF LOT 21
170.5
85.09 (Comp)

3107
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.

APPROVED
Montgomery County
Historic Preservation Commission
Perry Kerhart 6/27/96



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 204 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

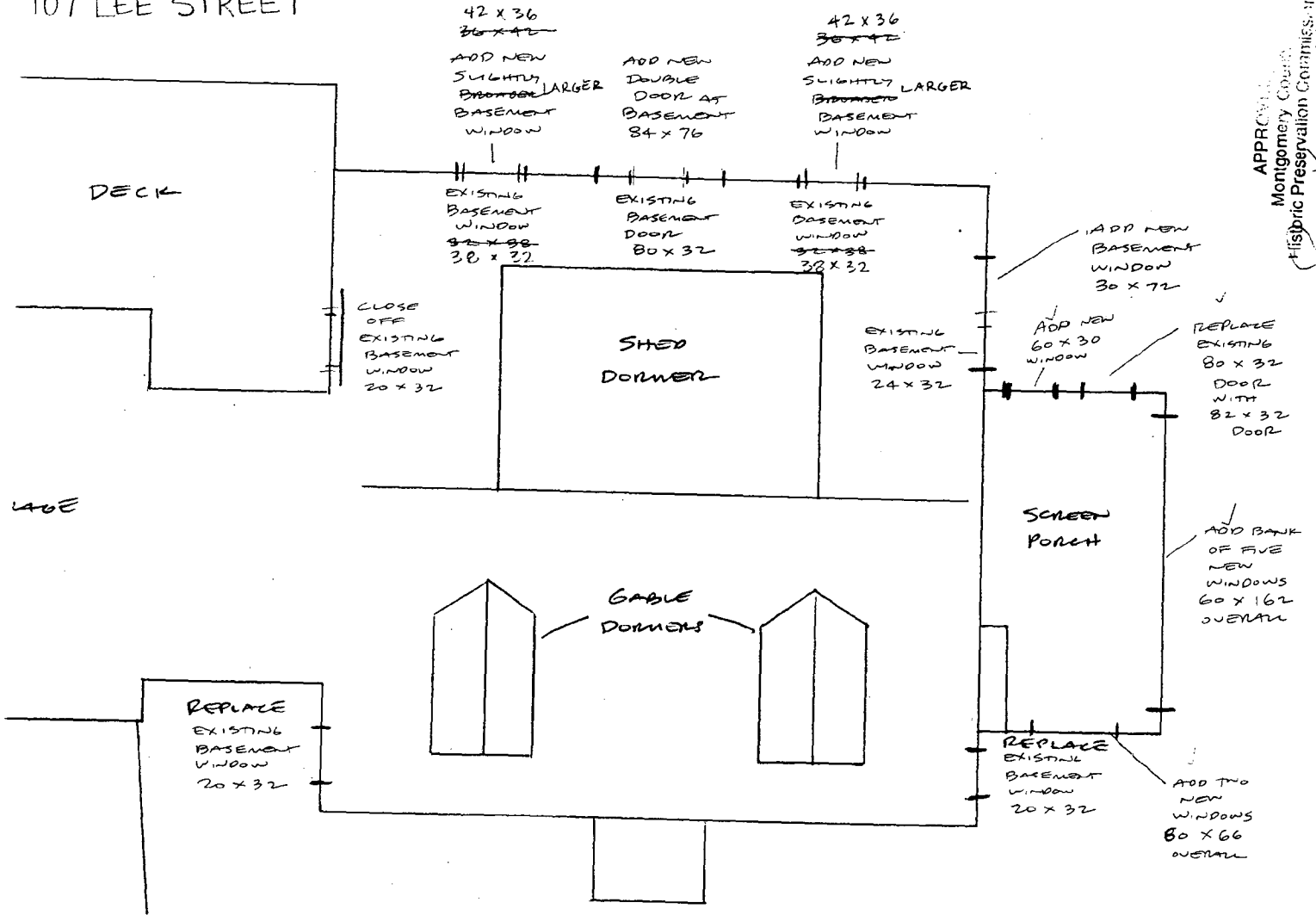
DATE: JAN. 2, 1987

CASE: 24-87

FILE: 18233

TREE SD
SITE PLN

107 LEE STREET

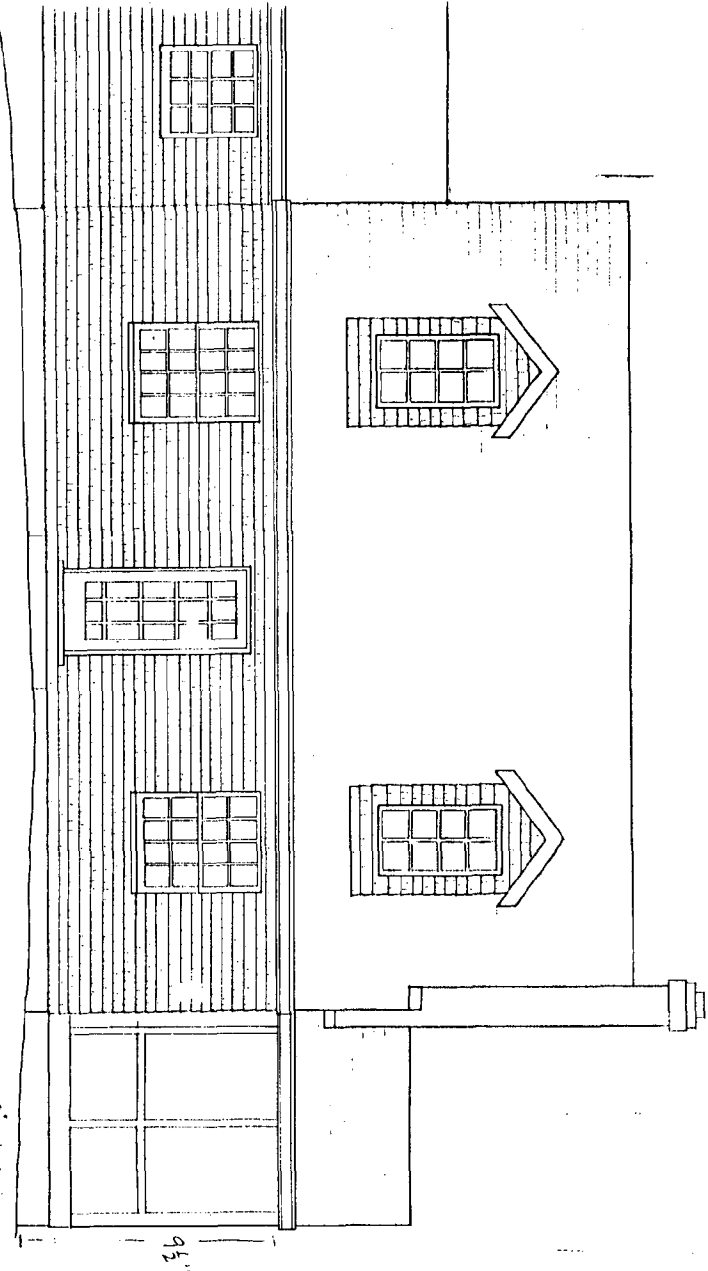


APPROVED
 Montgomery County
 Historic Preservation Commission
 1/27/17

PLAN

EXISTING SOUTH FACADE 3107 LEE ST.
(FRONT)

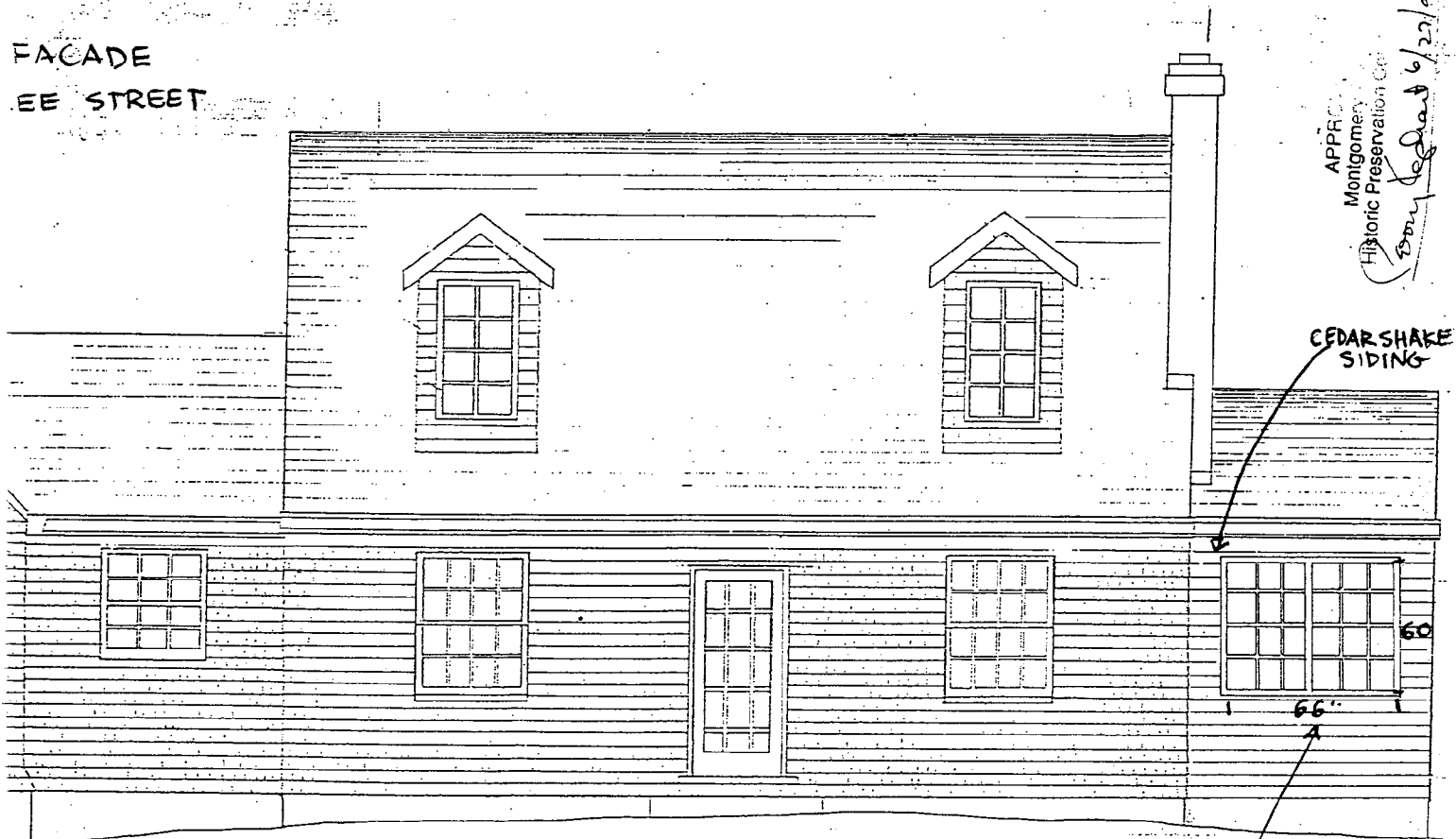
8' x 16'
SCREEN PORCH



ELEVATIONS

APPROVED
Montgomery County
Historic Preservation Commission
Carly Toland 6/27/96

FACADE
EE STREET



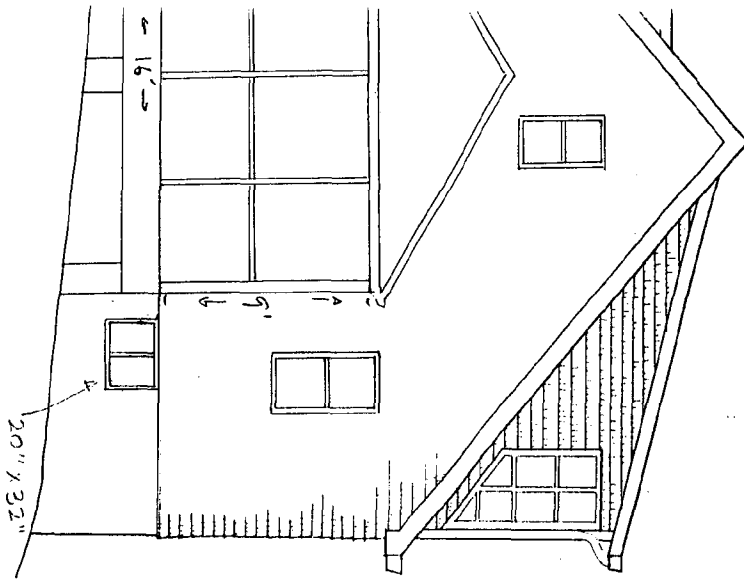
APPROVED
Montgomery
Historic Preservation Co.
6/27/96

CEDAR SHAKE
SIDING

PROPOSED CHANGE TO ENCLOSE
SCREEN PORCH

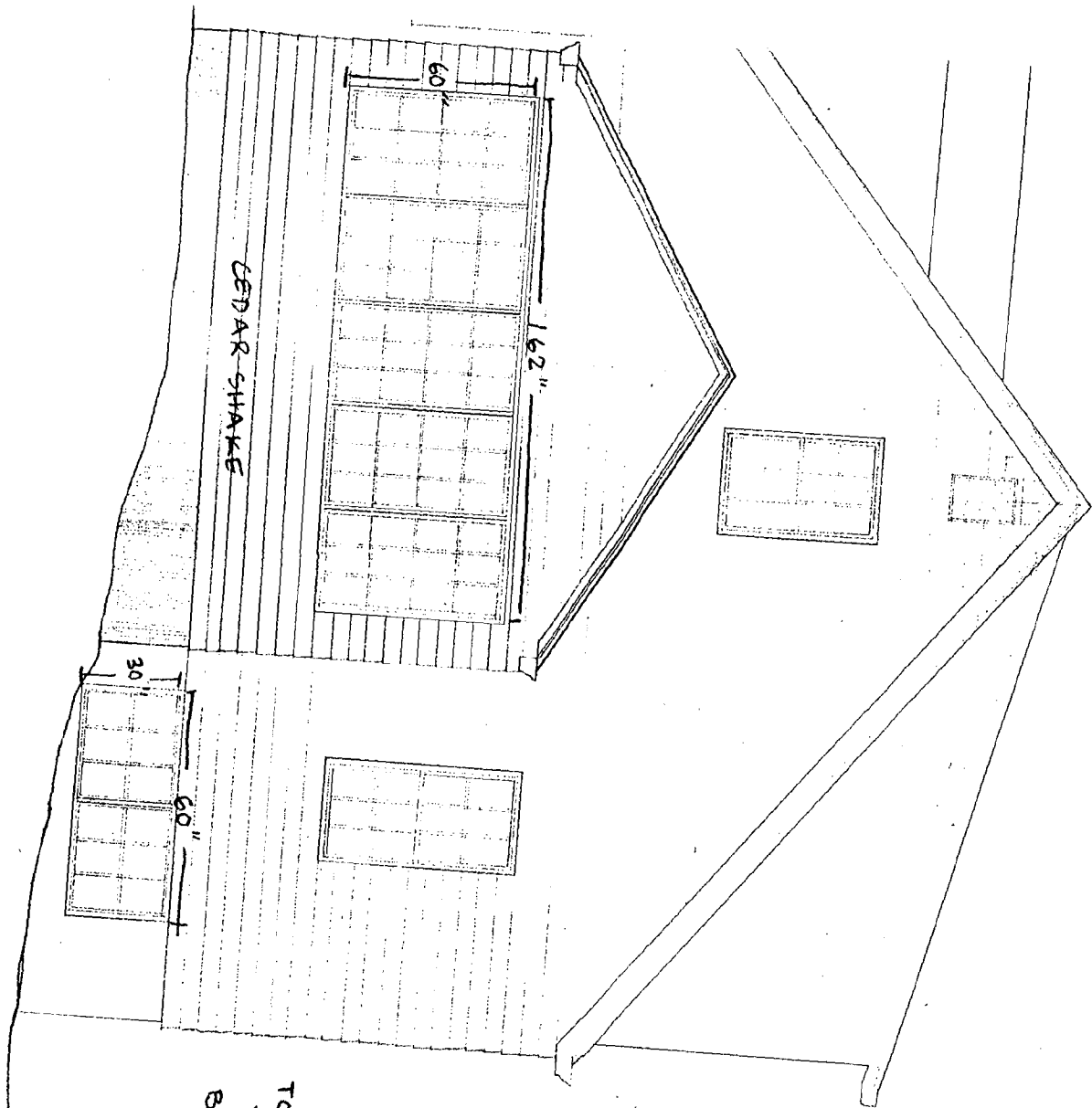
MORGAN WINDOWS & DOORS 101
60x66"

60
66"



EXISTING EAST FACADE
(SIDE)

APPROVED
Montgomery County
Historic Preservation Commission
Kerry K. G. Hart 6/27/76

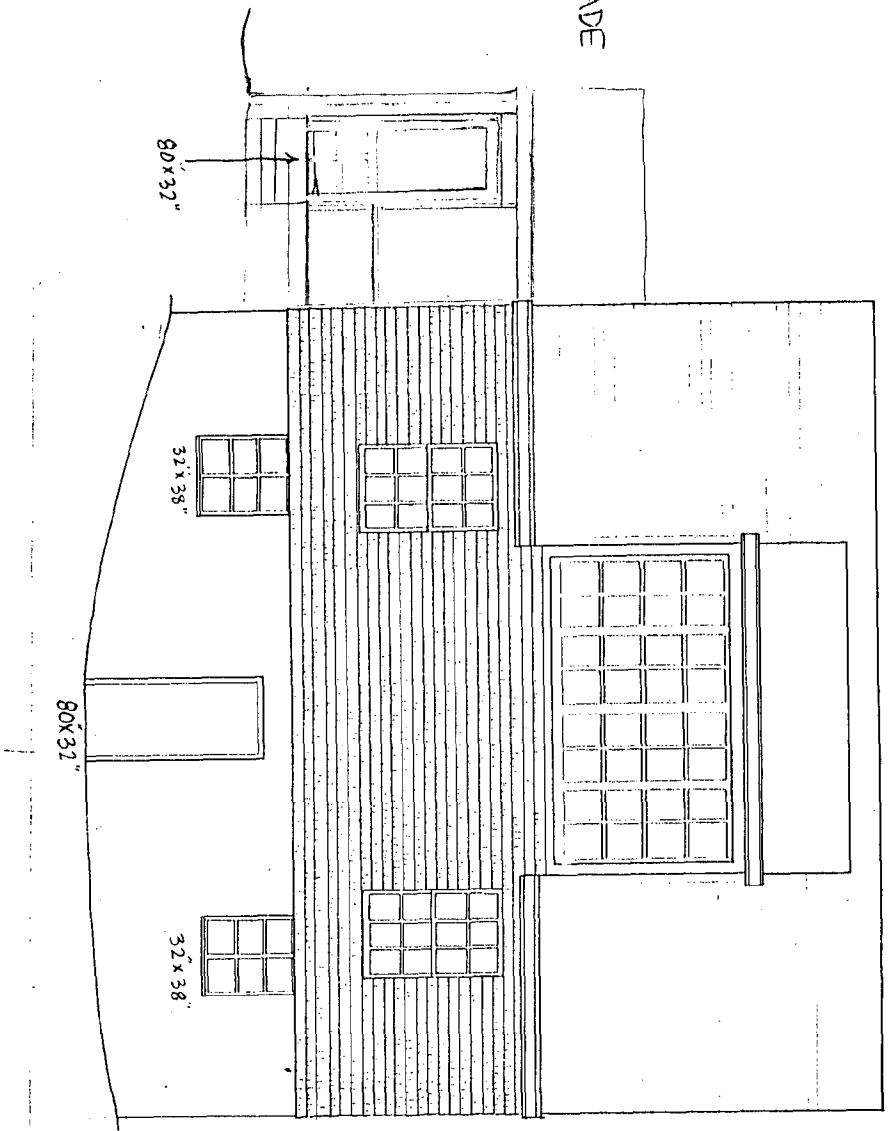


EAST FACADE
(SIDE)

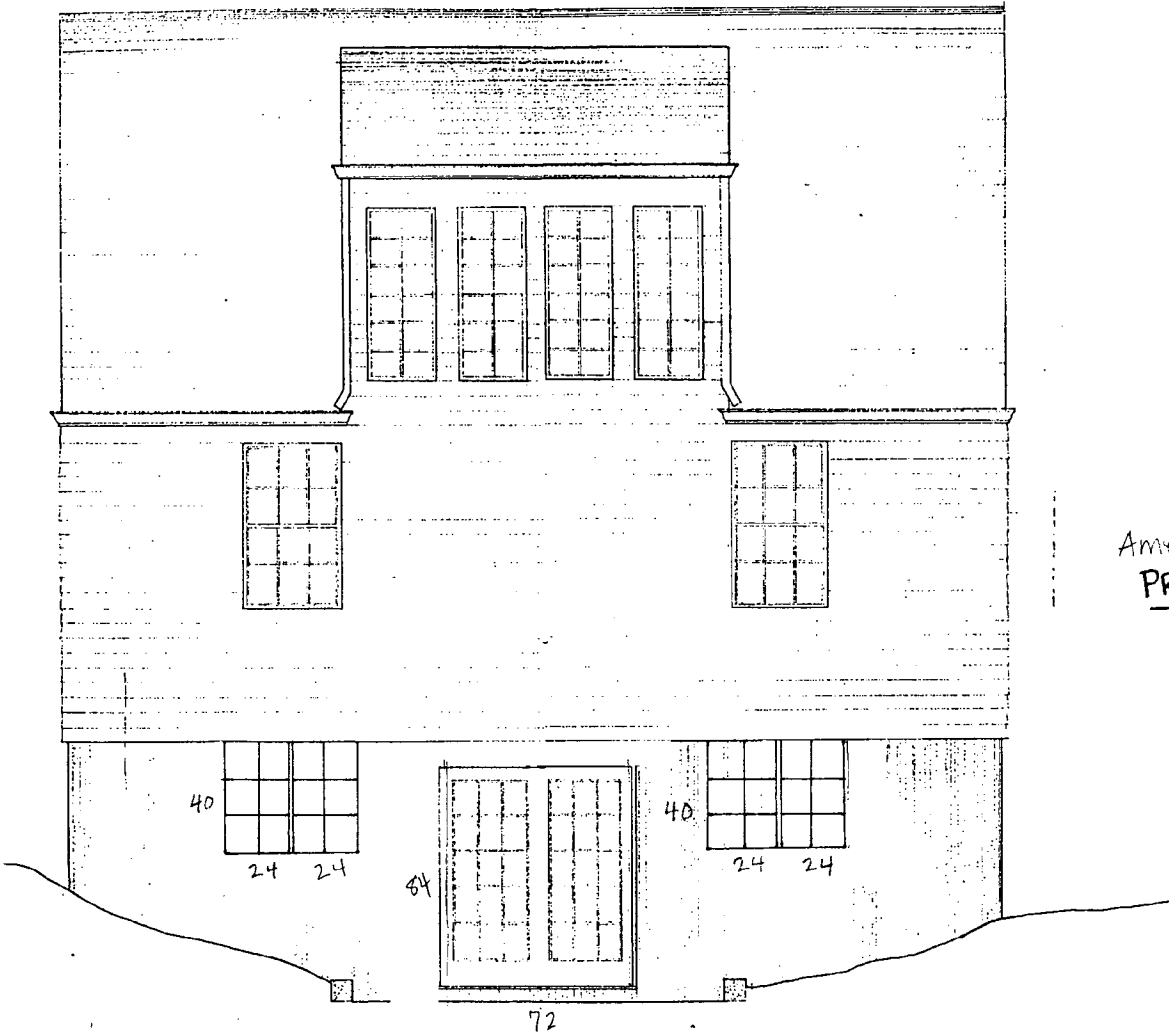
PROPOSED CHANGE
TO ENCLOSE SCREEN
PORCH AND ENLARG
BASEMENT WINDOW

APPROVED
Montgomery County
Historic Preservation Commission
6/27/92 *[Signature]*

1 FACADE



APPROVED
Montgomery County
Historic Preservation Commission
Coory Kephart 6/27/96



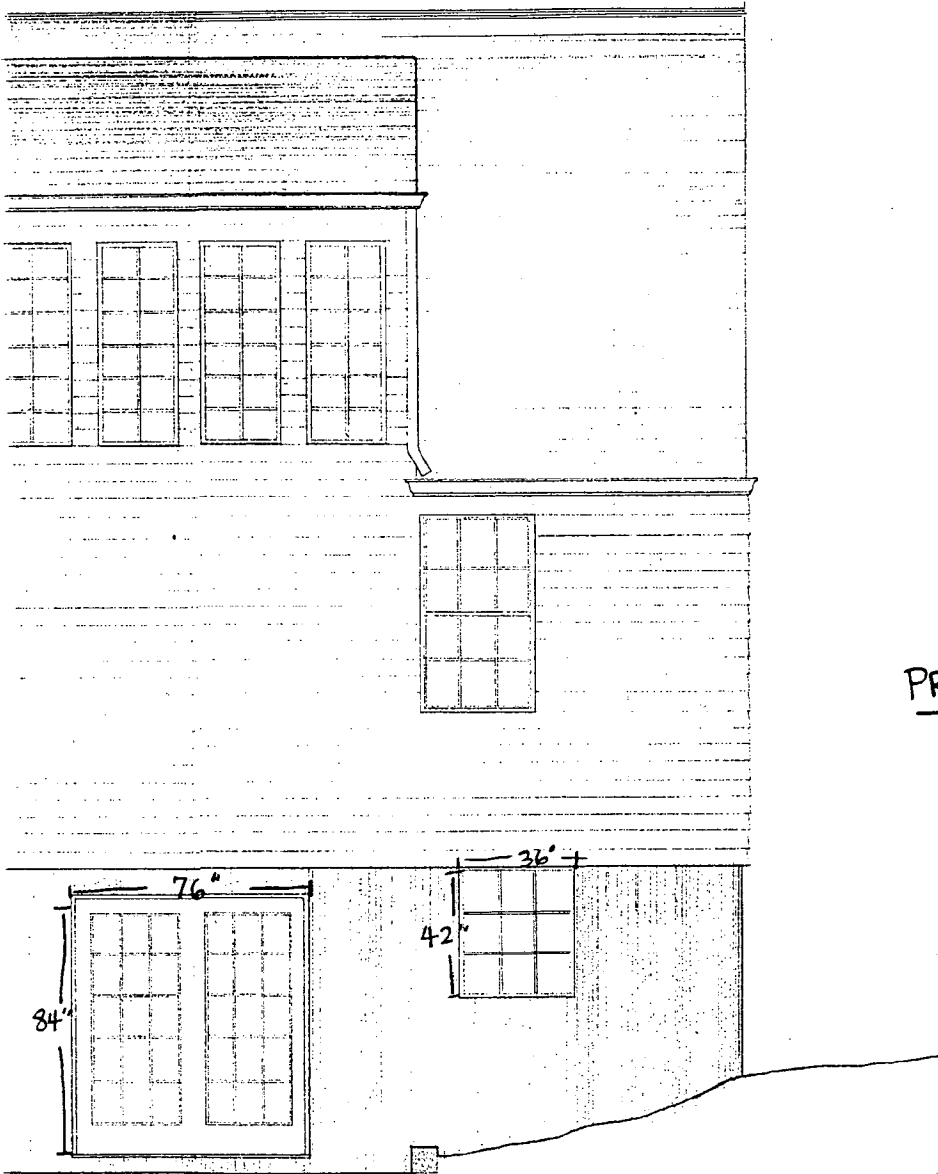
APPROVED
 Montgomery County
 Historic Preservation Commission
 E. J. Lepard 6/27/96

Amended
PROPOSED SOUTH FACADE
 (REAR)

PORCH DETAIL ON NEXT PAGE

ENLARGE
 DOOR
 and
 REPLACE WIN
 (SLIGHTLY)

13
 a

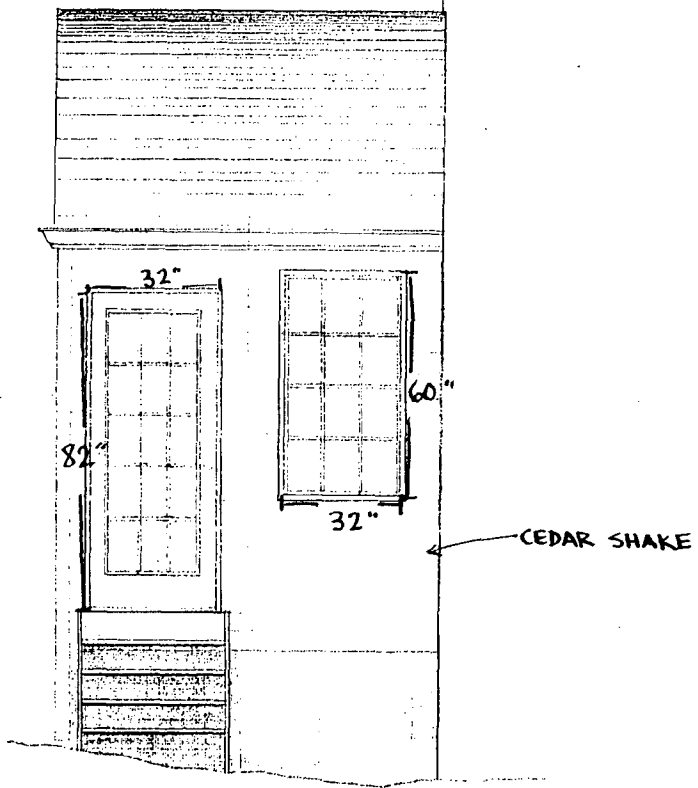


APPROVED
Montgomery County
Historic Preservation Commission
Sandy Redant 6/27/96

PROPOSED SOUTH FACADE TO
(REAR)

PORCH DETAIL ON NEXT PAGE

ENLARGE
DOOR
and
REPLACE WINDOWS
(SLIGHTLY LARGER)
WITH MORGAN DOORS & WIN'



NORTH ELEVATION
of STUDY

PROPOSED ^{SOUTH} (REAR) VIEW
OF PORCH

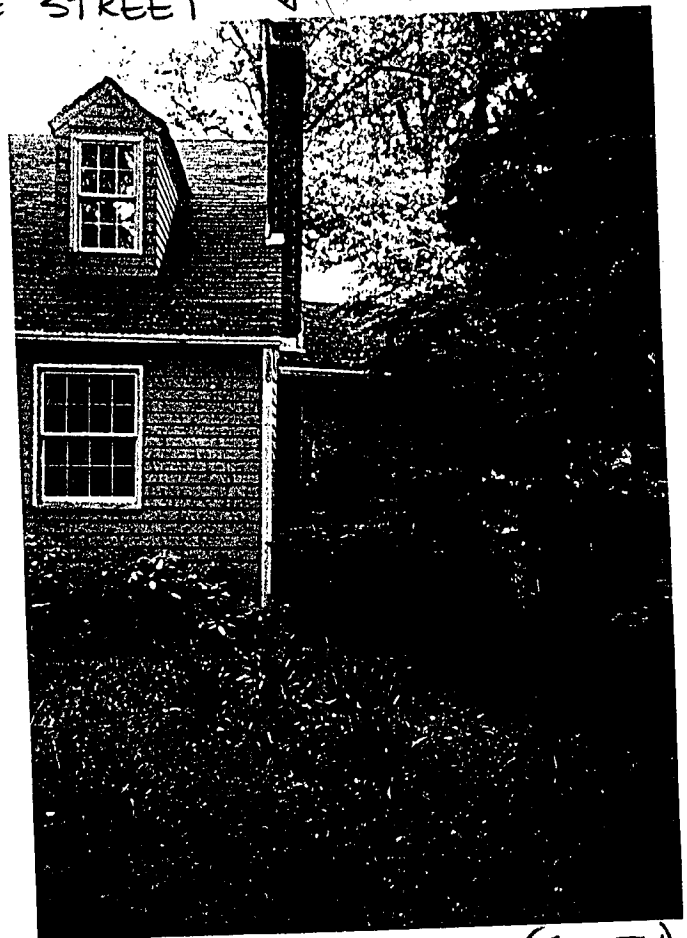
APPROVED
Montgomery County
Historic Preservation Commission
Scott 6/27/96



FRONT (SOUTH)
From LEE STREET



SIDE (EAST)



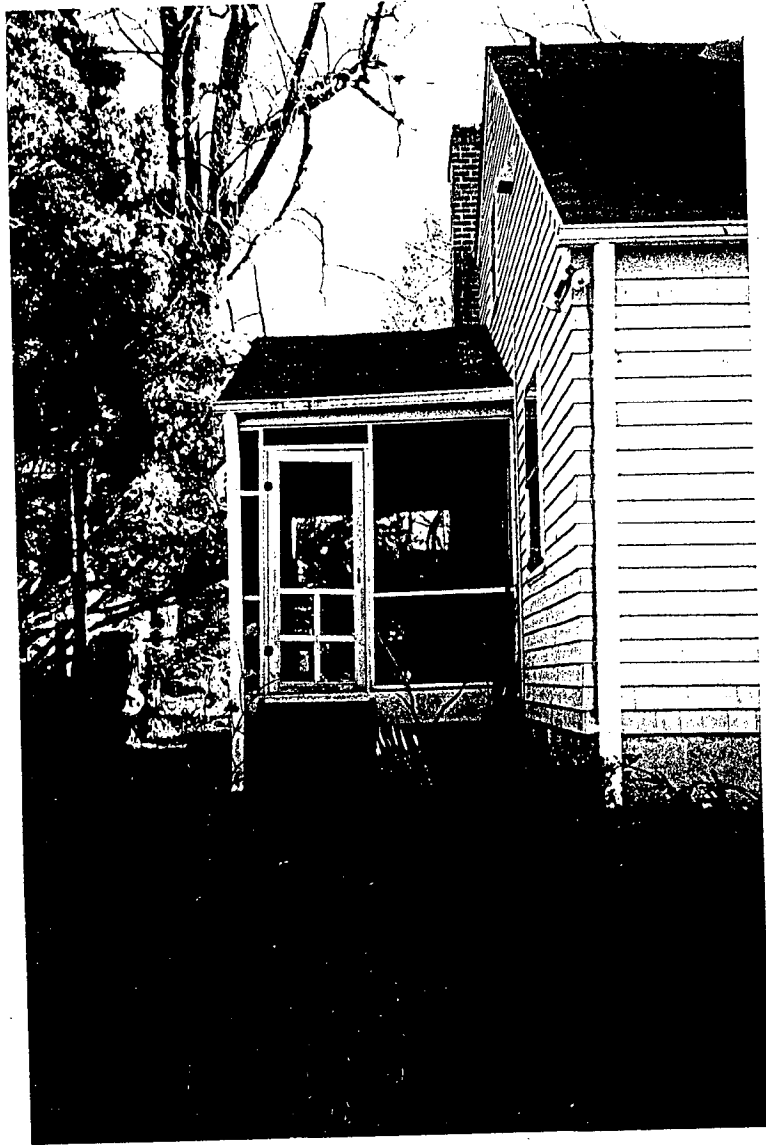
FRONT w/ PORCH (SOUTH)

From
Adjoining
Neighbor
on Side
10110 Capitol
View Ave



PORCH FROM SIDE (EAST)

From Adjoining Neighbor 10105 Meadowneck Ct,
at Rear



PORCH FROM REAR
(NORTH)



WINDOW
BEHIND SHRUB

WINDOW
AT STAIR
LANDING

REAR
(NORTH)