



31/07-05G 3107 Lee Street
Capitol View Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 390472

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Virginia and Charles Ritchie

Address: 3107 Lee St. Silver Spring, MD 20910

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED
JUL 05 2005

APPLICATION FOR DIV. OF CASE WORK MGN HISTORIC AREA WORK PERMIT

Contact Person: Jenny Ritchie
Daytime Phone No.: 202-842-6608

Account No.: 00997193

Name of Property Owners: Virginia and Charles Ritchie Daytime Phone No.: 202-842-6608

Address: 3107 Silver Spring Lee St. 20910
Street Number City State Zip Code

Contractor: Kirk Hillard Phone No.: home: 301-294-0134
cell: 301-523-1498

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 3107 Street: Lee

Town/City: Silver Spring Nearest Cross Street: Capitol View Avenue

Lot: 20 Block: 1 Subdivision: Capitol View Park

Block: _____ Folio: _____ Parcel: _____

ART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Tree Removal

B. Construction cost estimate: \$ _____

C. If this is a revision of a previously approved active permit, see Permit # _____

ART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

ART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches

B. 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 L Ritchie
Signature of owner or authorized agent

July 1, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley (AF) Date: 8-18-05

Application/Permit No.: 390472 Date Filed: 7-12-05 Date Issued: _____

TOTAL AREA = 6120 SF +

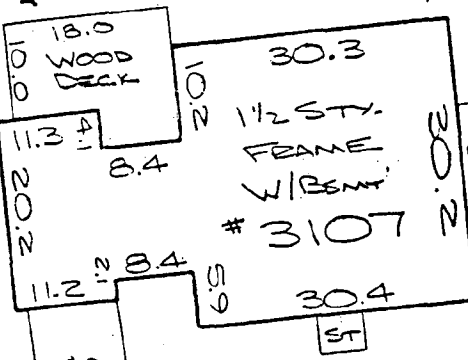
add 2,000 sq ft
1996

Virginia and Charles Ritchie
3107 Lee St
Silver Spring, Md 20910

N. 84° 27' 30" E. - 70.00

LOT 20
5950 SF

Whitopines



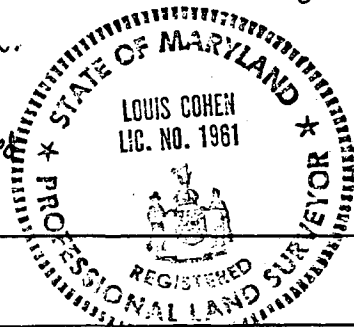
S. 84° 27' 30" W. - 74.00

APPROVED
Montgomery County
Historic Preservation Commission
Julia M. Malley

LEE STREET

- o White Pine > 6" to be removed.
- o Mulberry > 6" to be removed.

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

This drawing is not intended to establish property lines; the existence of corners guaranteed. All information hereon taken from the 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.

Julia M. Malley
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

JAN. 2, 1987

CASE: 24-87

FILE: 18233

0547-89

551-7

A. J. V.

390472

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Jenny and Charlie Ritchie 307 Lee St Silver Spring, Md 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
John and Becky Penevich 3109 Lee Street Silver Spring, Md 20910	Jean Claude Denklusen and Ana Robels 10110 Capitol View Ave Silver Spring, Md 20910
Wendy Simon 3106 Lee St. Silver Spring, Md 20910	Ryan and Sharon 3104 Lee St Silver Spring, Md 20910
Bonnie + Jeff Adler 10105 meadowneck ct. SS, MD 20910	

g:\addresses\ noticing table

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3107 Lee Avenue, Silver Spring	Meeting Date:	08/17/05
Applicant:	Virginia and Charles Ritchie	Report Date:	08/10/05
Resource:	Non-Contributing Resource	Public Notice:	08/03/05
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-05G	Staff:	Anne Fothergill

PROPOSAL: Tree removal and tree replacement

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource, Capitol View Park Historic District
STYLE: Cape
DATE: 1946

PROPOSAL

The applicant is proposing to remove two trees, a 12" mulberry and a 9" white pine. Both trees are located on the left side of the house, and the owners of 3109 Lee are in agreement about their removal. The applicants propose to plant a dogwood or a redbud. They are hoping that a smaller tree will improve the health of the other plantings on their lot.

For a site plan see Circle 6 and for photos of the two trees, see Circle 7.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #9: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The lot has many trees and the removal of these two trees will not adversely impact the environmental setting or the historic district. Because there are already many trees and plantings on this small lot, staff is recommending approval of the applicants' proposal to plant only one tree as the required tree replacement.

Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 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,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

**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:

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

Remove 12" Mulberry between 3109 and 3107. Overgrown and messy. Replant Dogwoods or Red buds. A smaller tree will improve health of other plants.
Remove 9" White pine between 3107 and 3109 @ rear of yards to allow other plants more space.

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 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

- 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.
- b. 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

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

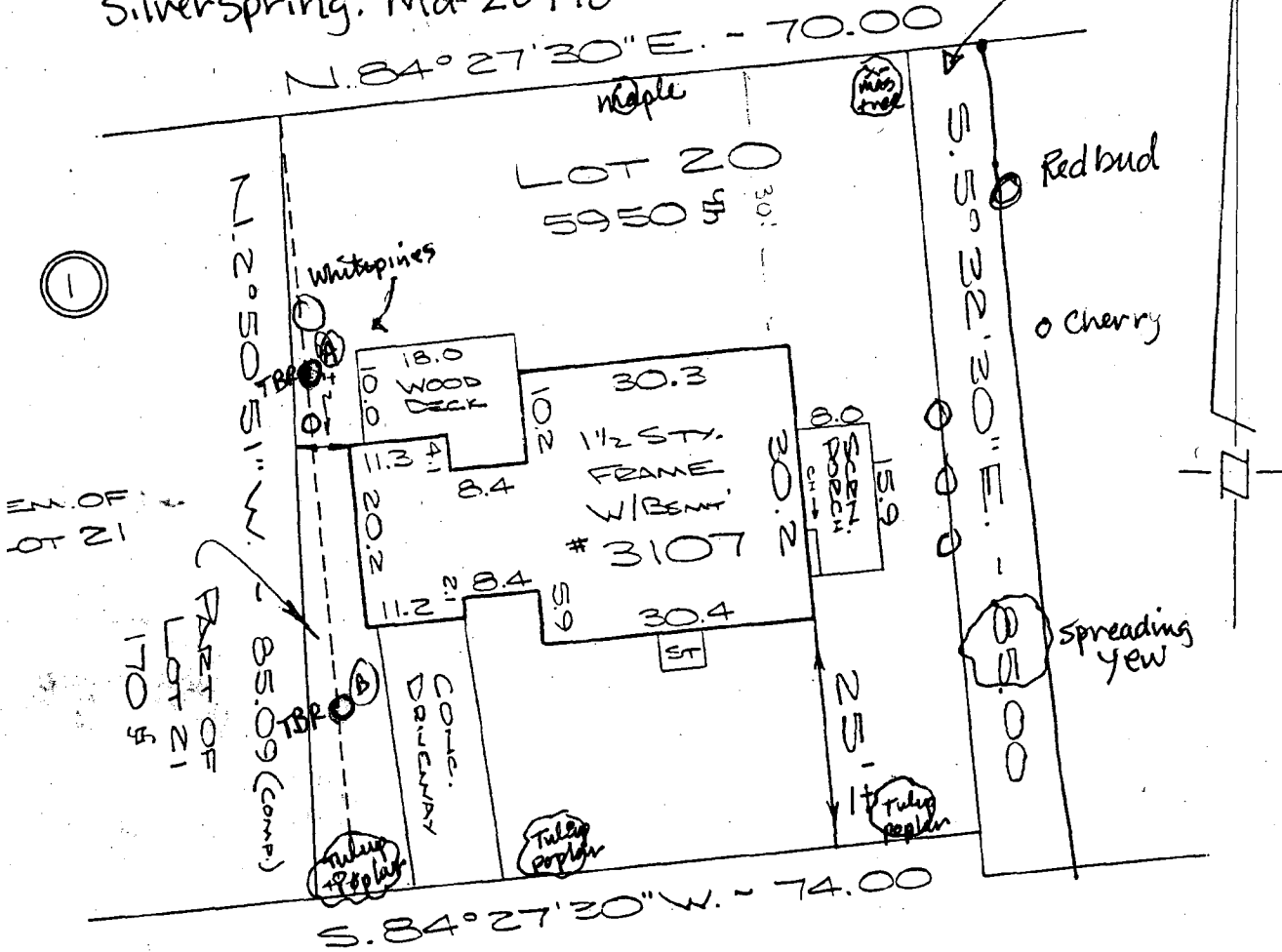
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

TOTAL AREA = 6120^{sq}ft +

area 2,000^{sq}ft
1996

Virginia and Charles Ritchie
3107 Lee St
Silver Spring, Md-20910



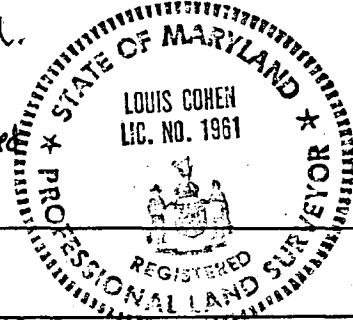
(A) + (B) to be removed

LEE STREET

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Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

JAN. 2, 1987

CASE: 24-87

FILE: 18233

0547-89

551-7

A-24

3107 Lee



mulberry



white pine (in center)

