



311
3707-060 3109 LEE ST
Capitol View Park Historic District

Staff Item

October 25, 2006 HAWP

Fothergill, Anne

From: John Penovich [redwood02@comcast.net]
Sent: Tuesday, December 05, 2006 5:08 PM
To: Fothergill, Anne
Subject: Amendment for HAWP #434940

Hello Anne,

Thanks very much for speaking with me last week regarding our proposed amendment to HAWP #43490, alterations at 3109 Lee St. Silver Spring MD. *Non-Contributing Resource*

As we discussed we would like to add shutters to our house (we had one shutter on the front of the house before we started this project) on all windows where it would look appropriate. Basically this would mean all of the double hung sash windows except the porch window where there is no room. This also excludes two small second floor windows and the basement casement windows where it just wouldn't look right. All in all this will add 15 pairs of shutters total. We propose to use solid wood louvered shutters and will paint them.

We have spoken with our neighbors (listed in our original application) regarding this change and everyone agrees this will be another improvement that will help the house fit in better in the neighborhood (most of the older houses have some type of shutters).

Please if you can see if this change can go through as an amendment without us having to re-apply we would be very grateful. I have attached several of the drawings with shutters added so you can get an idea of the changes.

Thanks very much for your assistance

Regards,

John and Rebecca Penovich
3109 Lee St.
Silver Spring, MD 20910
301-588-3060

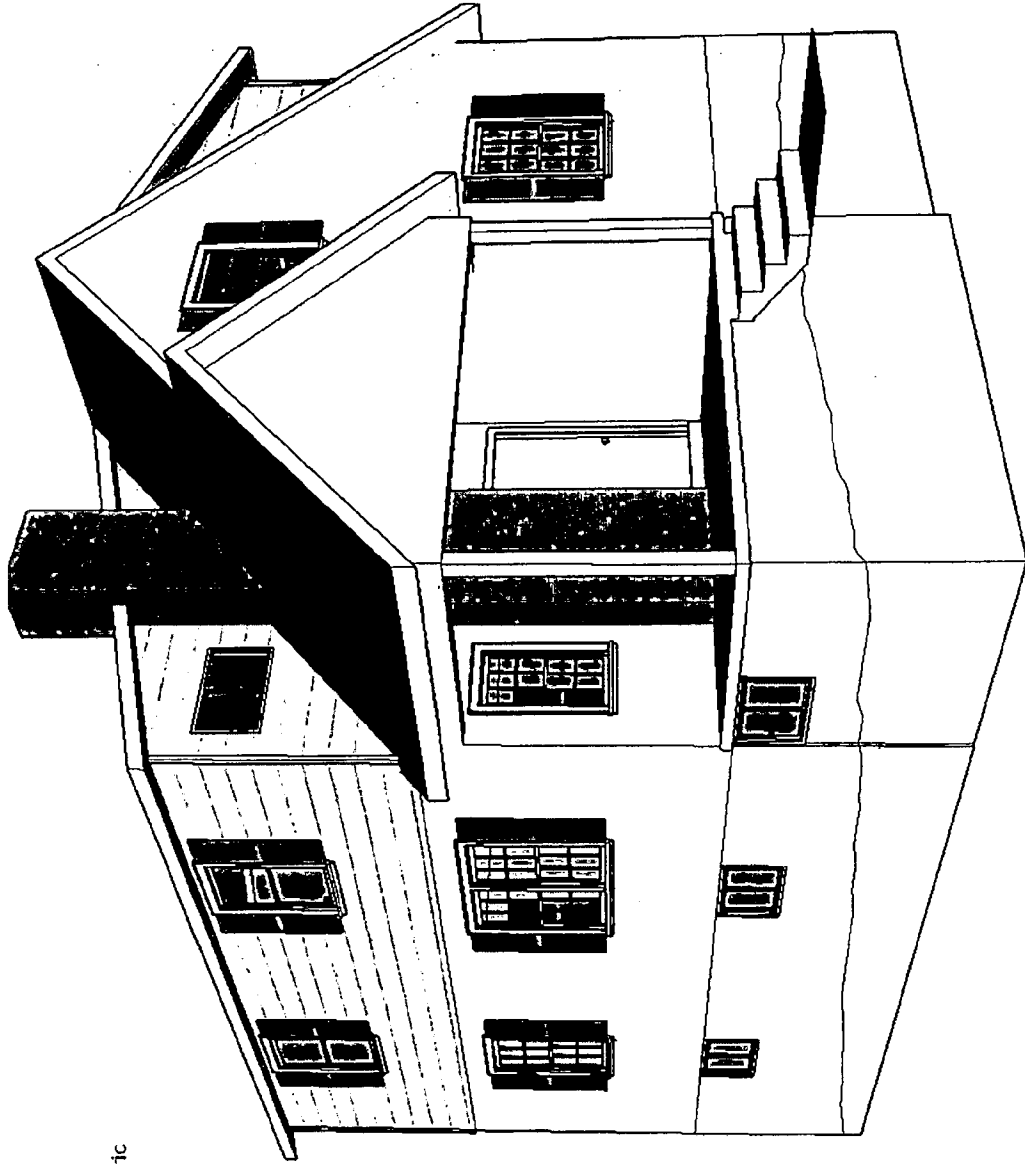
*HPC approved 12-6-06
staff level approval*

Isometric



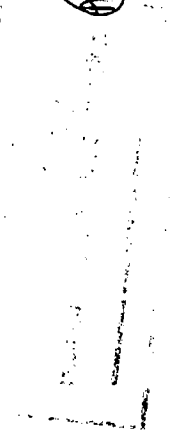
AF 12-11-06

wood shutter installation
3109 Lee Street

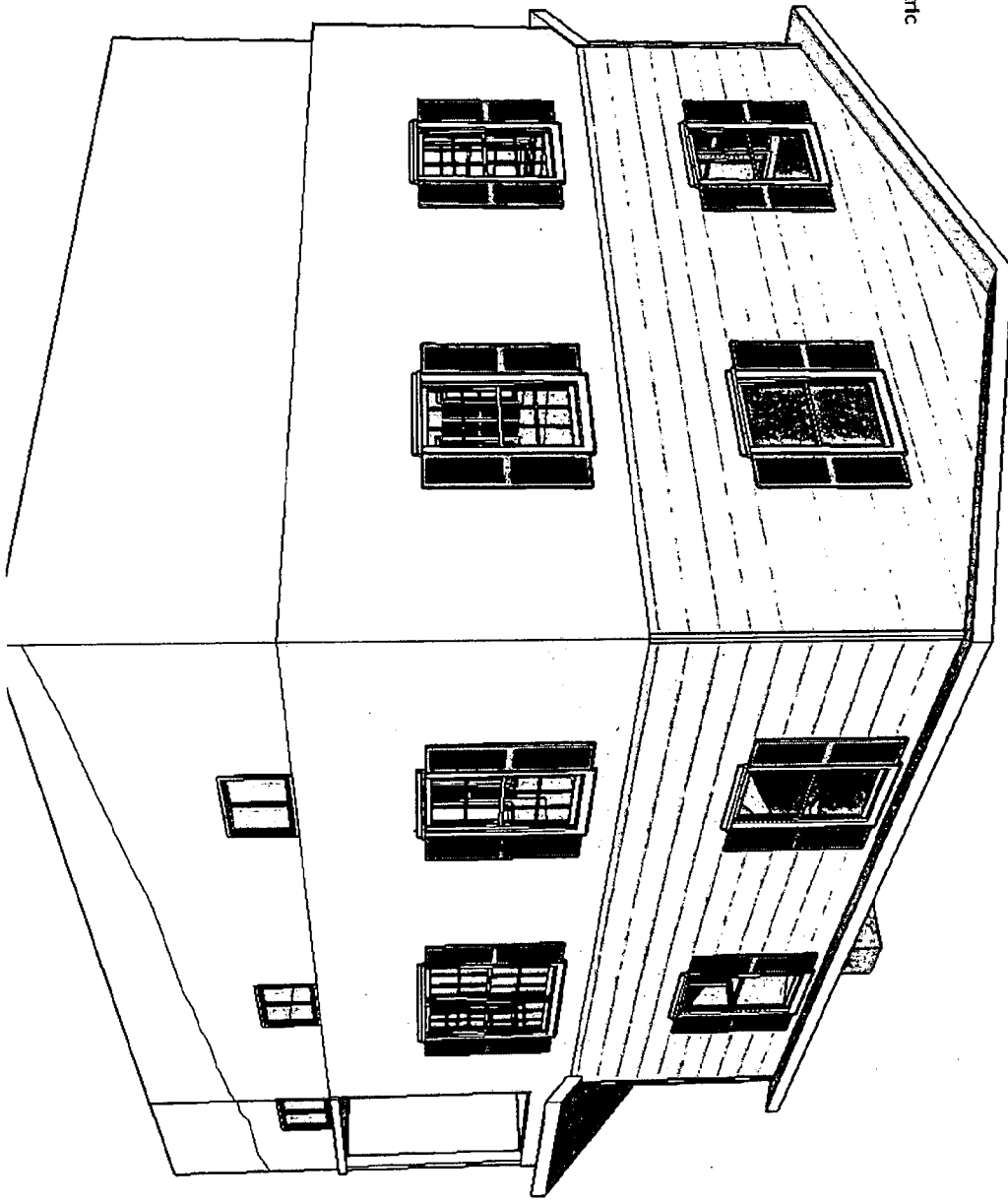


Isometric

90-11-21
P



Isometric

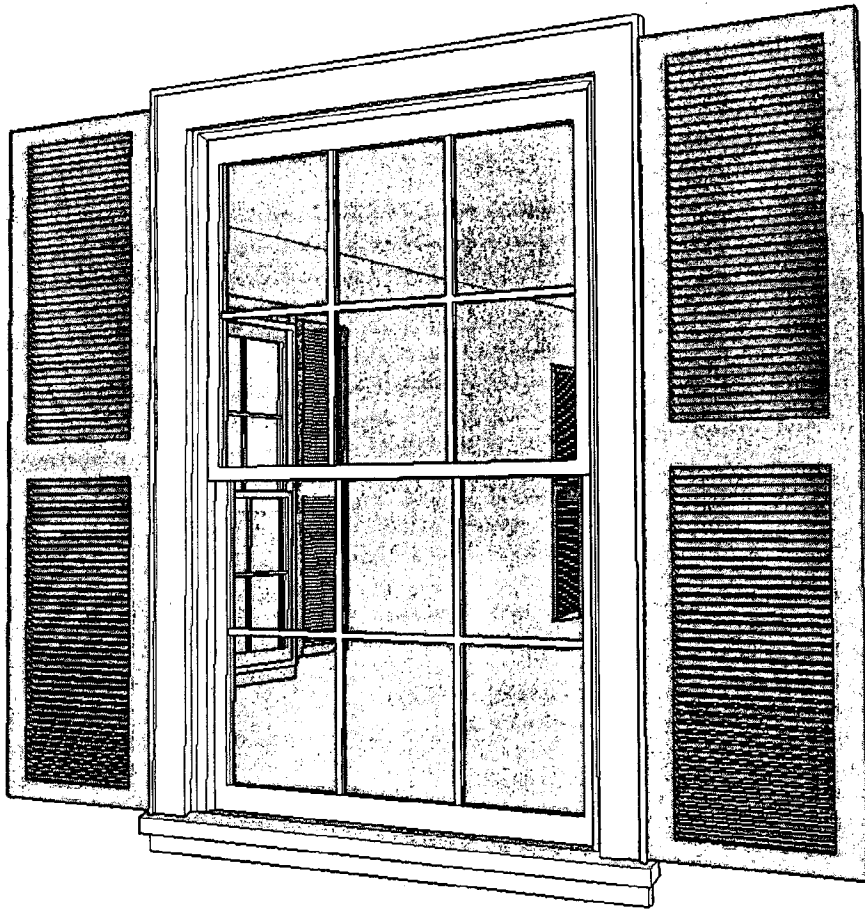


AF
12-11-06

Isometric



12/11-06



Architectural drawing showing a window with shutters. The drawing is a technical sketch, likely for a construction plan or specification. The window is a double-hung style with a grid of six panes (two in the top sash, four in the bottom sash). The shutters are dark with horizontal slats and are shown in an open position, flanking the window. The drawing is rendered in black lines on a white background.

AP

12-11-06



HISTORIC PRESERVATION COMMISSION

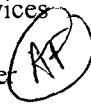
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 26, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #434940, Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 25, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Rebecca and John Penovich

Address: 3109 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.





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

DPS - #8

434940

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOHN PENOVICH

Daytime Phone No.: 301 807 8102

Tax Account No.: 161302828358

Name of Property Owner: REBECCA + JOHN PENOVICH Daytime Phone No.: 301 807 8102

Address: 3109 LEE ST SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: HOME RUN REMODELERS Phone No.: 301 879 7824

Contractor Registration No.: MHIC 120402

Agent for Owner: JOHN PENOVICH Daytime Phone No.: 301 807 8102

LOCATION OF BUILDING/PREMISE

House Number: 3109 LEE ST Street: LEE

Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVE

Lot: 41 Block: 1 Subdivision: 5

Liber: _____ Folio: _____ Parcel: _____

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
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 13,320

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

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.

[Signature] Signature of owner or authorized agent 9/20/06 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10-26-06

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

**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:

RE FRAMER HOUSE IN HISTORIC CAPITOL VIEW
PARK, LOTS OF OLD GROWTH TREES IN NEIGHBORHOOD
BUILT IN 1949

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

REPLACE ROOFING SHINGLES, REPAIR AS NEEDED. EXTEND
ROOFLINE 1 FOOT TO CREATE RAISES - NUMEROUS
HOUSES IN THE IMMEDIATE AREA HAVE THIS DETAIL AND
WE FEEL OUR HOUSE WILL FIT IN BETTER. REPLACE
WINDOW CASINGS AND SILLS WITH SLIGHTLY WIDER CASING, AS ABOVE
REPAINT ENTIRE EXTERIOR (MUCH NEEDED!)

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**

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.

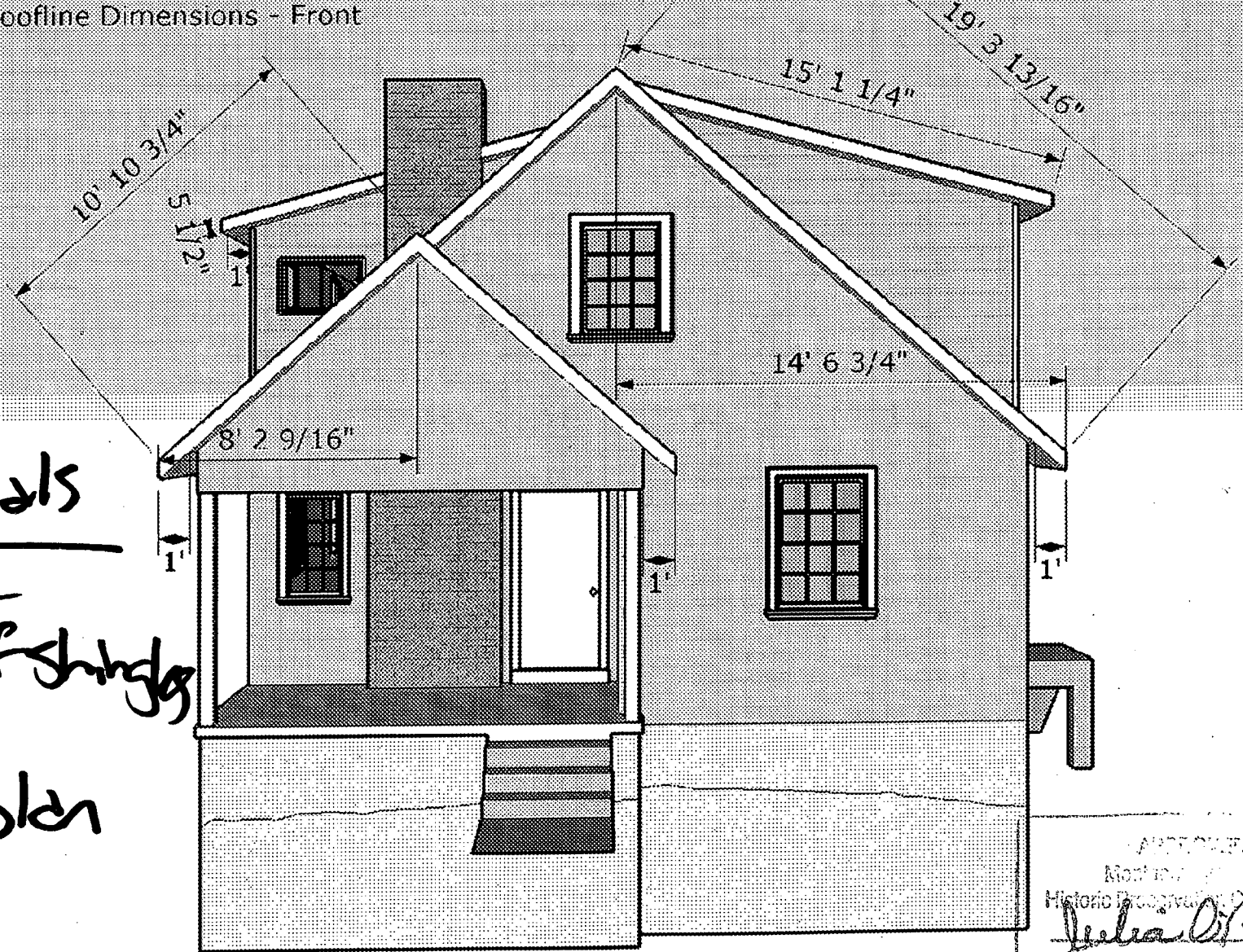
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

3109 Lee Street

New Roofline Dimensions - Front



Materials

Asphalt
roof shingles

Wood plan

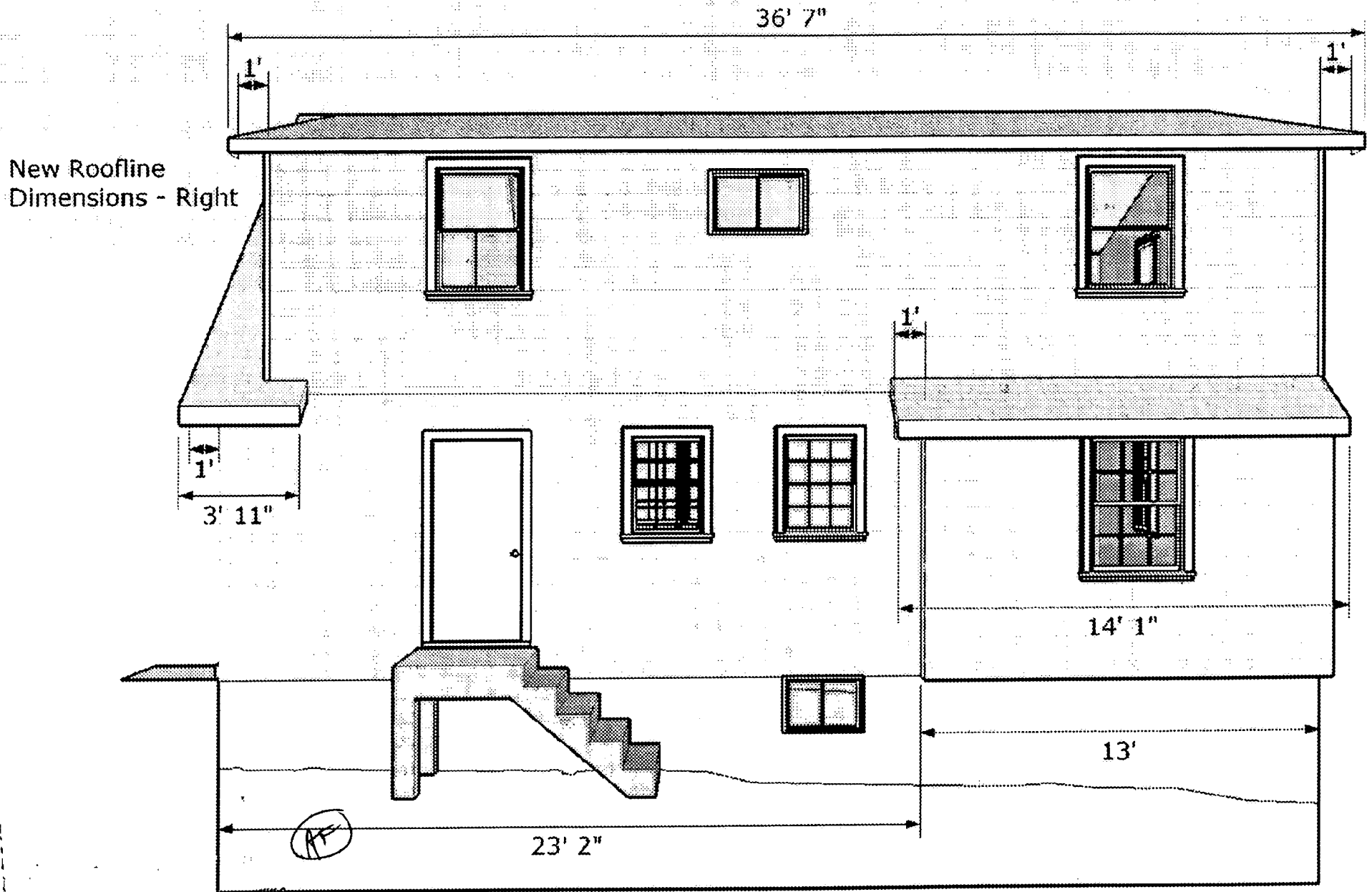
APPROVED:
Montgomery County
Historic Preservation Commission

Julia D. Malley (Signature)

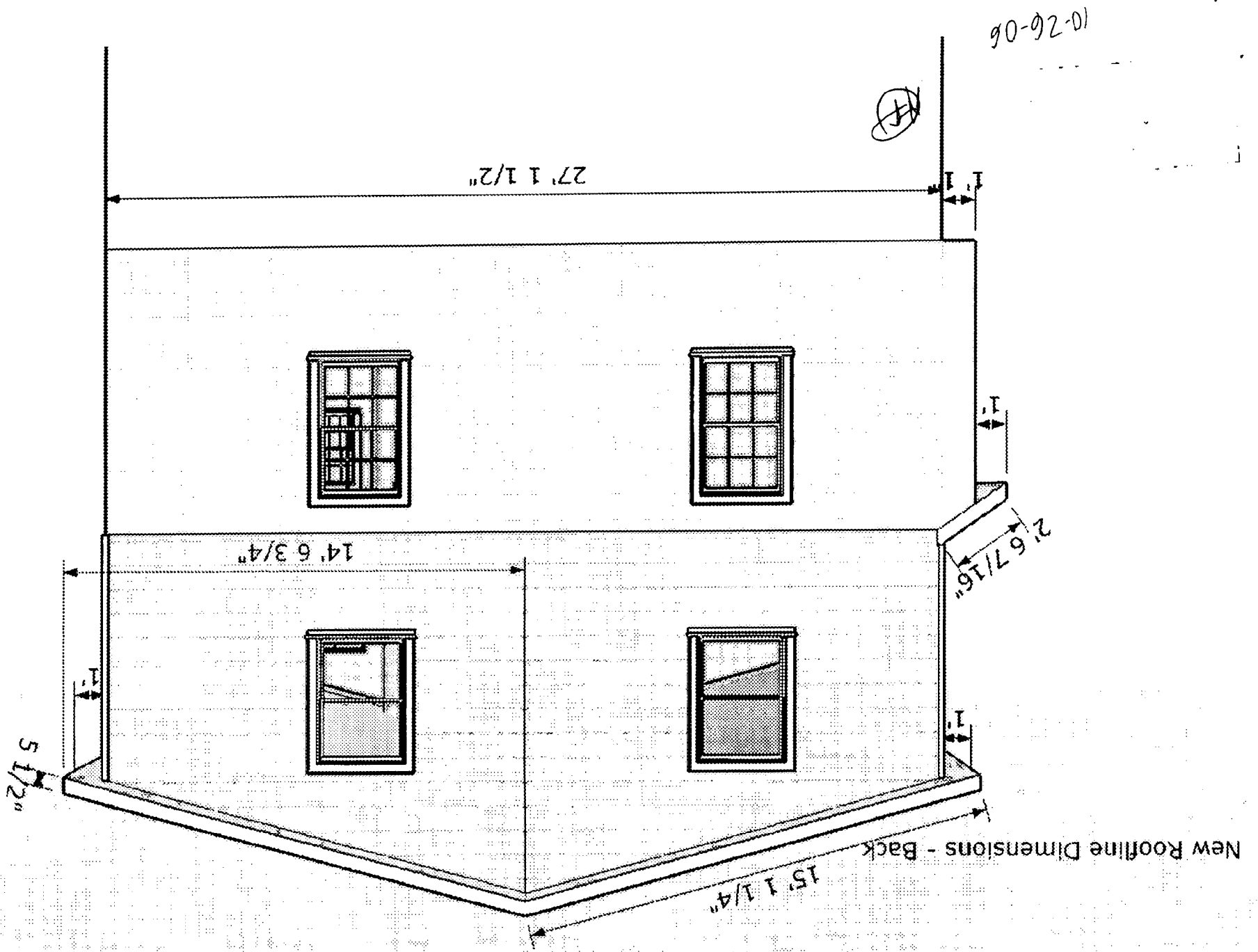
APP

10-26-06

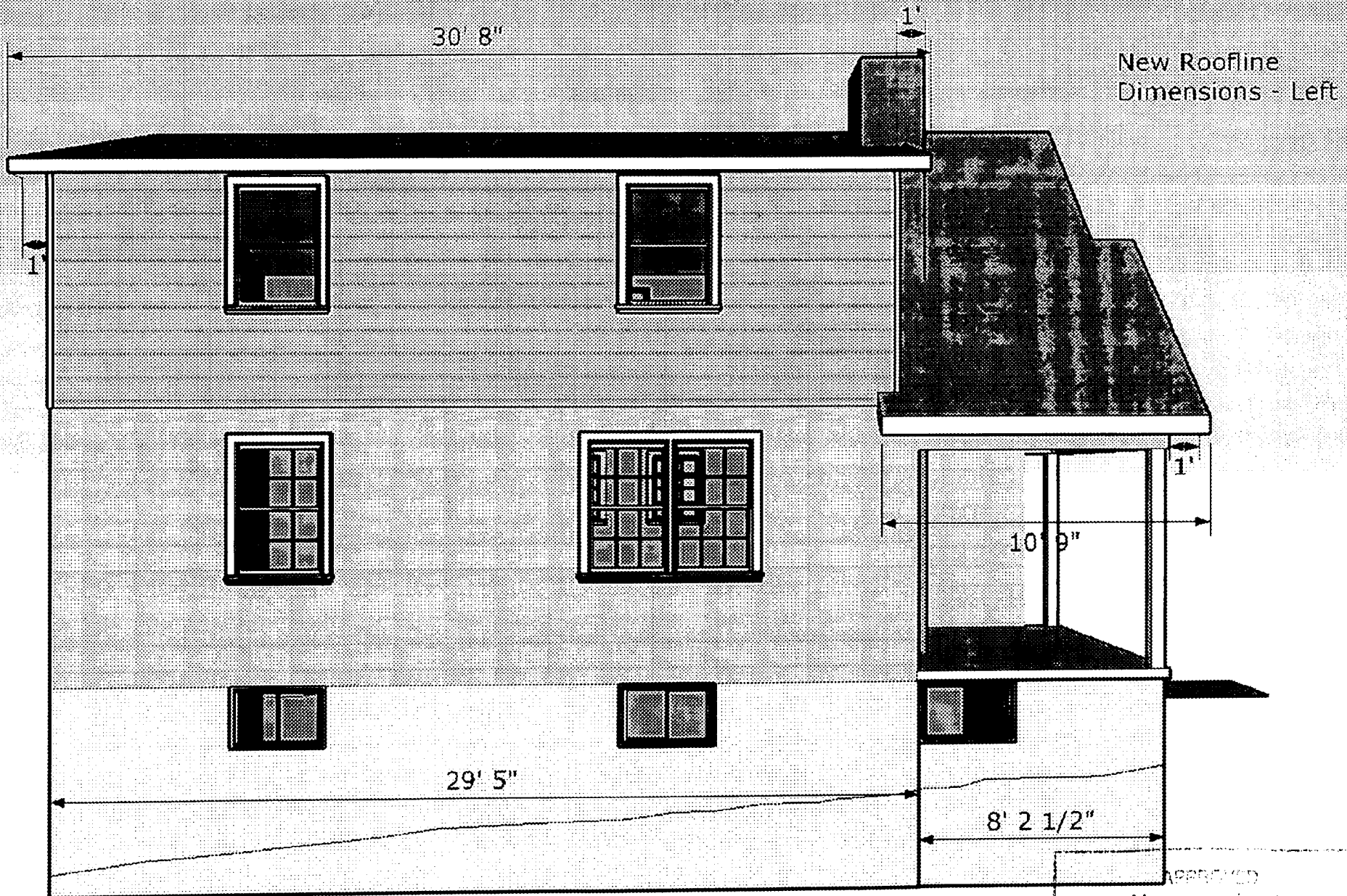
309 La Street



10-26-06

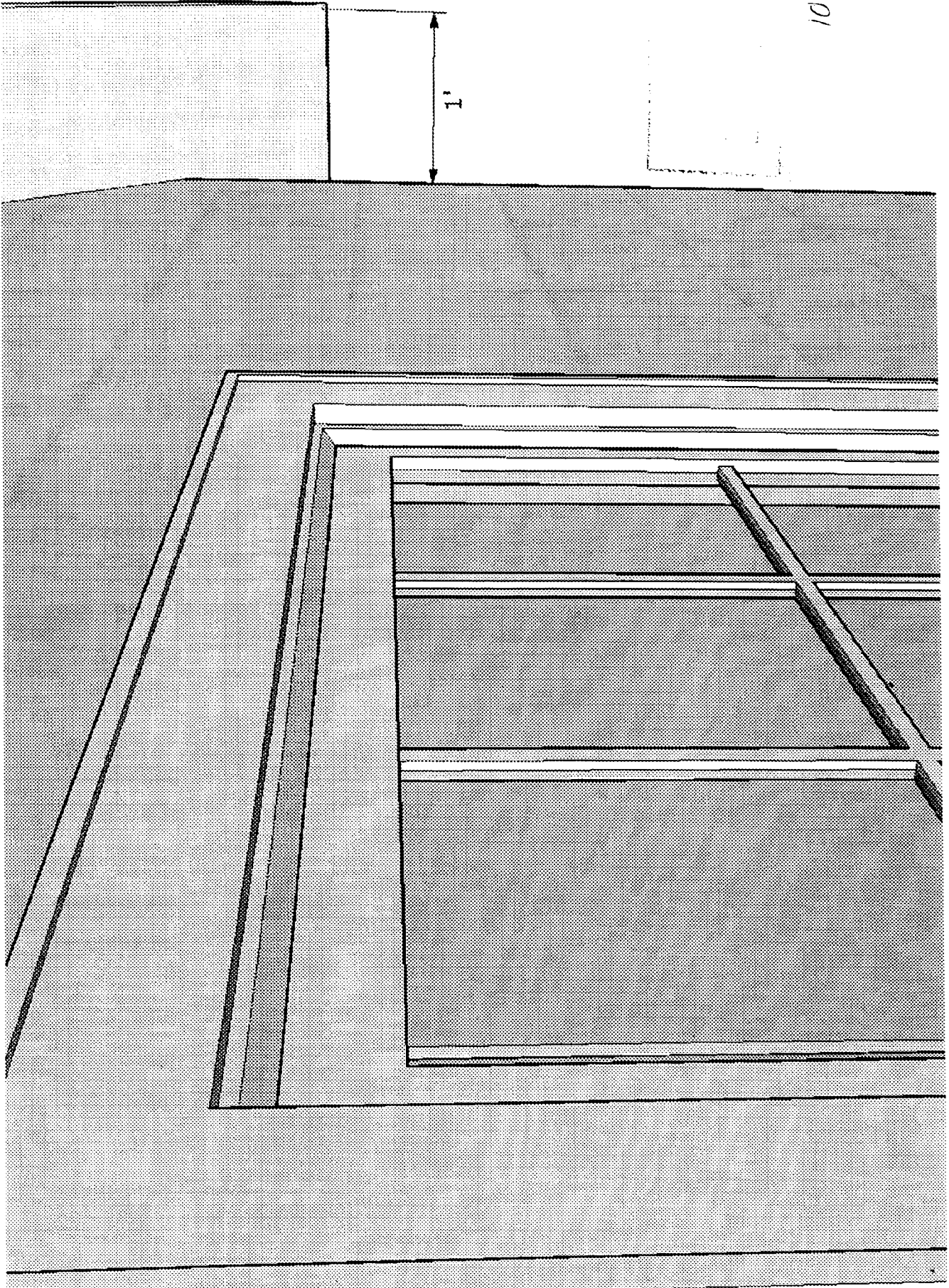


3109 Lee Street



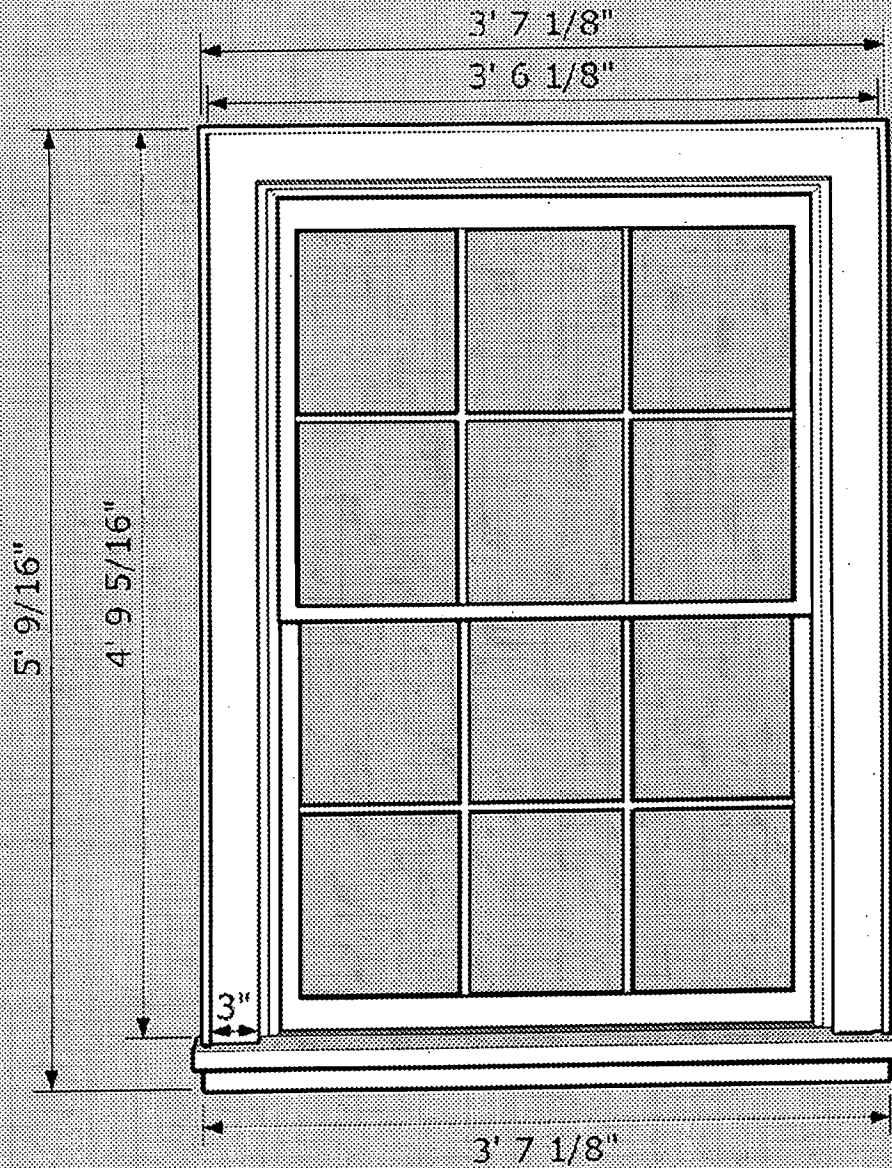
APPROVED
Municipal Engineer
Richard J. [unclear] [unclear]
10-26-06

3107 Co Street



(AD)
90-92-01

3109 Lee Street



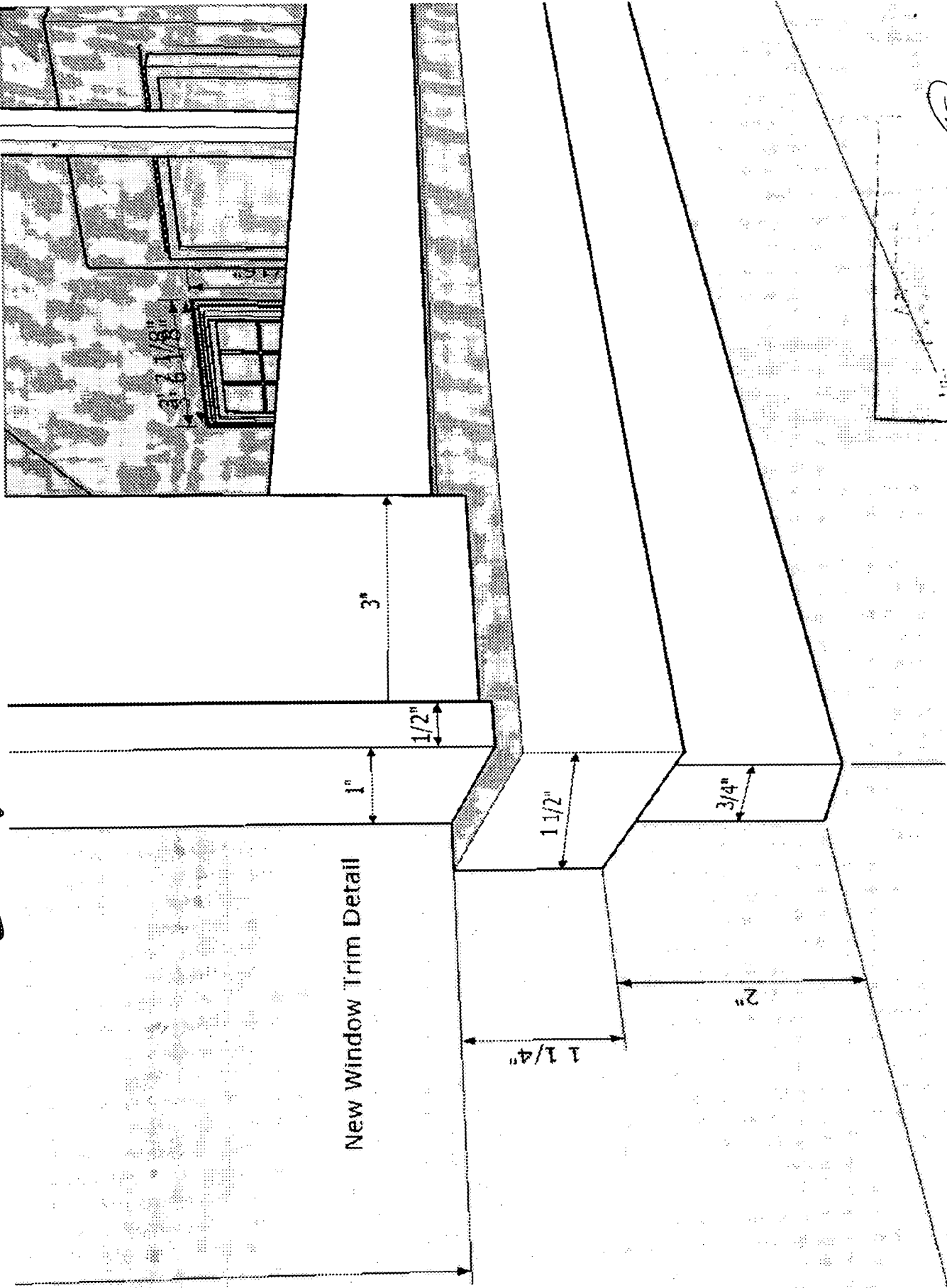
New Window Trim Detail

APPROVED
Montgomery County
Historic Preservation Commission

AP

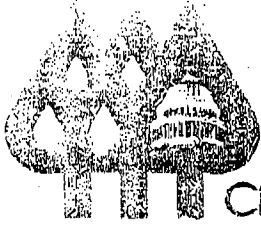
10-26-06

3109 Lee Street



10-26-06
M.F.

IV - H



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

October 25, 2006

Historic Preservation Commission

Re: Case Number: 37/07/060
3109 Lee Street
Silver Spring, MD

The Executive Committee and the Historic Review Committee of the Capitol View Park Citizens Association concur with the HPC staff recommendation of approval for alterations to this Non-contributing resource: this includes extension of the roof overhang and window casing replacement with wider three inch trim.

Betsy Tebow, President
Capitol View Park Citizens Association
Carol Ireland and Duncan Tebow, Co-chairpersons
Capitol View Park Historic Review Committee

3109 Lee Street

Existing Property Condition Photographs (duplicate as needed)

Front
windows



Detail: _____

back
windows



Detail: _____

Applicant: _____

Page: _____

3107 Lee Street

Existing Property Condition Photographs (duplicate as needed)



Side windows

front windows



Applicant: _____

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3109 Lee Street, Silver Spring	Meeting Date:	10/25/2006
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	10/18/2006
Applicant:	Rebecca and John Penovich	Public Notice:	10/11/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/07-060	Staff:	Anne Fothergill
PROPOSAL:	Alterations		
RECOMMENDATION:	Approve		

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
DATE: 1948

PROPOSAL

The applicants are proposing to extend their roof overhang one foot to create eaves. They also propose to replace the window casings with wider three inch trim. The materials they propose are wood for the roof extension and the window trim and asphalt shingles for the roofing material to match the existing.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

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.



313
N/C

10105
meadowcroft
N/C

3109
A
N/C

3107
N/C

LEO STREET

3108
C

3106
N/C