

PRELIMINARY 10012 CAPITOL VIEW  
AVE

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 10012 Capitol View Avenue, Silver Spring                    | <b>Meeting Date:</b>  | 10/28/09        |
| <b>Resource:</b>    | Outstanding Resource<br>Capitol View Park Historic District | <b>Report Date:</b>   | 10/21/09        |
| <b>Applicant:</b>   | Eric and Cindy Eicher (Donald Lococo, Architect)            | <b>Public Notice:</b> | 10/14/09        |
| <b>Review:</b>      | HAWP  | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 31/07-09F   | <b>Staff:</b>         | Anne Fothergill |
| <b>PROPOSAL:</b>    | Construction of additions and porches                       |                       |                 |

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. Fenestration in the additions will be revised for compatibility with the historic house; final design to be reviewed and approved at the staff level.
2. The new additions will not have vertical siding.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Frederick Pratt House, Outstanding Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1895

In 1891, Frederick W. Pratt of Washington, D.C. bought land in the area now known as Capitol View Park from Oliver and Mary Harr. They built the stone and shingle Pratt House with 11 rooms and at one time a view of the U.S. Capitol building from the third floor of the house. In 1904 Walter S. Pratt, the son of Frederick Pratt's brother, bought the house and it was owned by members of the Pratt family until the 1970s.

In the 1920s Walter Pratt, Jr. razed a detached building to the rear of the house and replaced it with the existing three-car garage. Around this time Walter Pratt Jr. built a hobby workshop for Walter Pratt, III. A fish pond was installed in 1913. The stone wall, which matches the foundation of the house, was built in front of the house in 1930s. The stone was taken from the nearby quarry which was part of the property the Pratts owned. The land around this house totaled nine acres in the 1940s but today the lot is approximately 44,000 SF. See photos of existing conditions in Circles 42-51.

**HISTORIC CONTEXT**

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol

View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

## **BACKGROUND**

The applicants met with the HPC for three Preliminary Consultations in December 2006, January 2007 and May 2009. See Staff Discussion section for a detailed summary of the HPC's comments, the transcript in Circles 22-35 and the third Preliminary Consultation plans in Circles 36-40.

## **PROPOSAL**

The applicants are proposing a two-story addition located at the rear of the house, a screened porch at the back of the house, an open porch on the rear left side of the house, and an expanded kitchen on the left side at the rear. The addition at the rear begins just after the triple window and on the left side ends just before the chimney. Two small non-historic additions at the rear and on the left side of the house would be removed for the new addition. The proposed additions have a stone foundation, cedar shingles or vertical siding, wood doors and windows with simulated divided lights, wood panels and pilasters, wood railings and trim, and either slate, metal, or asphalt shingle roofing.

See existing and proposed plans in Circles 9-21.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Sector Plan***

“1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the “Victorian” residential and revival styles and the early bungalow styles popular during this period, these twenty-two houses [Capitol View Park Outstanding Resources] are of a higher degree of architectural significance than the other structures within the district.”

***Montgomery County Code; Chapter 24A-8:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior’s Standards for Rehabilitation:***

Standard #1: A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will 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.

### **STAFF DISCUSSION**

This house is an Outstanding Resource in Capitol View Park and is a neighborhood landmark because of its prominent location. The applicants came to the Commission very early in the planning and design process to determine what alterations and additions might be approvable.

At the Preliminary Consultations, the Commission recommended that the applicants locate an addition at the rear and left sides of the house so that the character-defining features of this house remain visible and prominent. The Commission was very clear that they did not want an addition across the rear because of concern about so much of the back of the house being completely obscured at the first floor level, but they recommended it be pushed to the rear left corner. Generally the Commission advises that an addition should not wrap around two sides of a house, but in this case they said they would support it since this is the least important corner of this house. Specifically, the Commission said the addition should start after the rear triple window leaving some stone visible and then go around the rear left corner as far as the left side chimney. The applicants responded to this guidance and the addition connects to the house in the recommended location.

At the third preliminary consultation, the HPC supported a two-story addition to this house. The HPC expressed some additional concerns about the proposal and most have been addressed in the current proposal. They wanted the additions more integrated into the house and to each other so as not to appear as separate massings and the applicants have made some design changes to address that concern. The HPC wanted the side porch reduced or removed and the applicants have reduced its size. There were some interior floor plan issues where there were windows where there should have been doors and vice versa and those have been resolved.

Another concern that was expressed at the final Preliminary Consultation that has not completely been resolved was the need for greater simplicity and compatibility in terms of both materials and fenestration. There was concern about too many different materials on the house and the proposal now shows cedar shingles or vertical siding on the additions, and staff recommends the wood shingles as siding. The addition might be more successful if it had more compatible windows in the first and second floor. Staff can work with the applicants on the final window treatment so the new windows are appropriate and sympathetic to this resource.

Overall, staff commends the applicants for spending a lot of time on the design process and having numerous consultations with the Commission. This proposal has responded to most of the HPC's concerns and what is now being proposed is an addition that is located at the rear and retains the character-defining features of the house. Staff recommends approval with two conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with two conditions** as being consistent with Chapter 24A-8(b)(2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at: 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Donald P. Lococo, AIA

Daytime Phone No.: 202 337 4422

Tax Account No.:

Name of Property Owner: Eric and Cindy Eicher Daytime Phone No.: (301) 587-8953

Address: 10012 Capitol View Avenue Silver Spring, MD 20910
Street Number City State Zip Code

Contractor: TBD Phone No.:

Contractor Registration No.:

Agent for Owner: Donald P. Lococo, AIA Daytime Phone No.: 202 337 4422

LOCATION OF BUILDING/PREMISE

House Number: 10012 Street: Capitol View Avenue

Town/City: Silver Spring Nearest Cross Street: Stoneybrook Drive

Lot: Block: P28 Subdivision: Capitol View Park

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: \$ TBD

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 of owner or authorized agent

Oct 07 2009 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

6

**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:

TBD

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

TBD

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**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.



DONALD LOCOCO ARCHITECTS, LLC

October 12, 2009

Mr. Kevin Manarolla  
Senior Administrative Assistant  
Montgomery County Planning: The Historic Preservation Office  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

Dear Montgomery County Planning,

Eric & Cindy have spent much time in studying the design. With each review they have taken, to review the overall equation design in concert with your recommendations. This has led to a tabula rasa in certain smaller instances. But in all cases this design has moved us closer to a final more favorable design. Regardless, as the architect I see success in creating a simplified and more architecturally graceful addition with the existing house without it feeling overstudied. This design simplifies and expands their porch, simplifies the circulation and stairways, modifies window openings and simplifies massing.

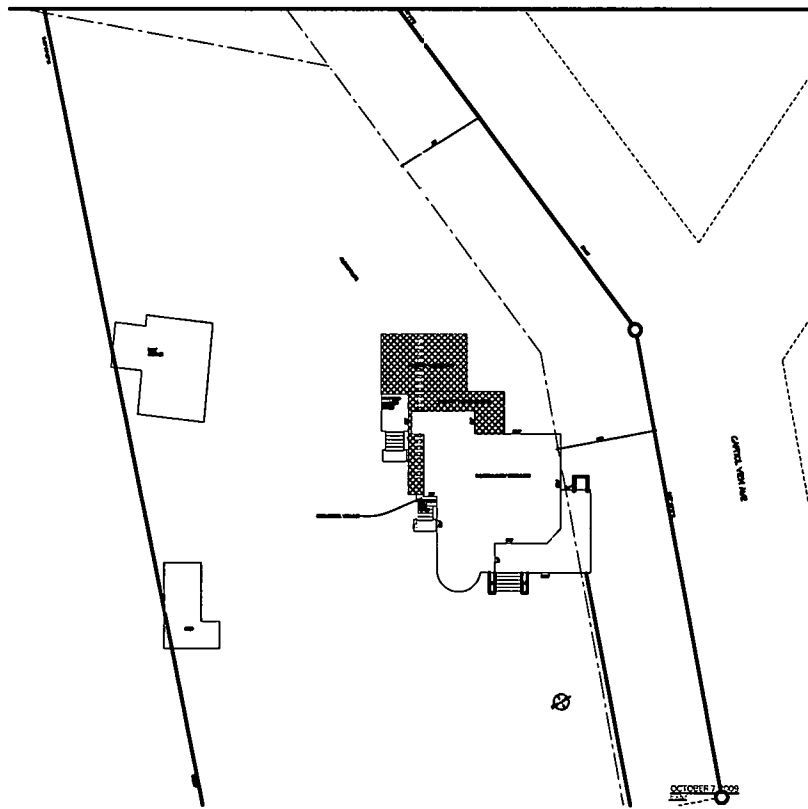
Sincerely,

Donald P. Lococo, AIA  
Donald Lococo Architects

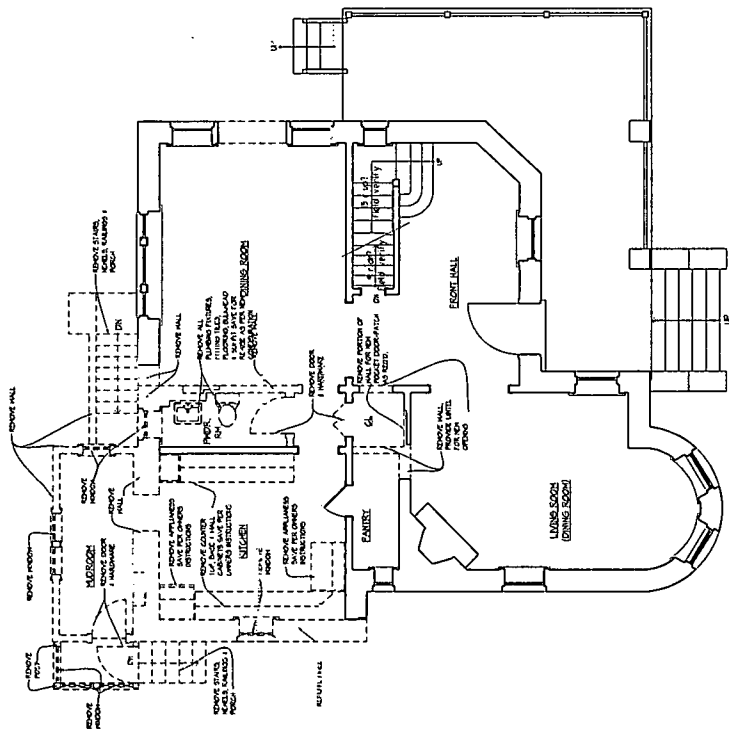
Enclosure

cc: file (without enclosure)  
Eric & Cindy Eicher, via email (with enclosure) &

DPL/ji



proposed site plan



1 EXISTING/DEMO FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

3413 15th Street, NW  
Washington, DC 20027  
Tel: 202-371-4421  
Fax: 202-371-3822

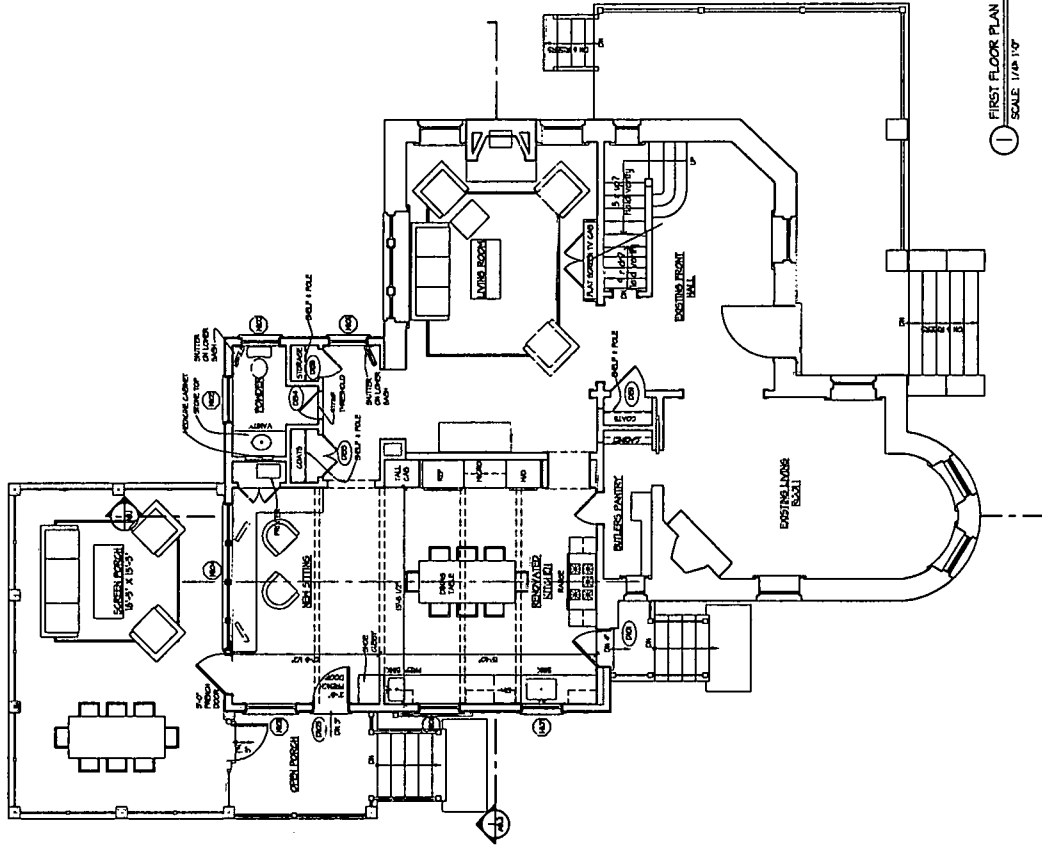
PRELIMINARY  
PRICING SET  
OCTOBER 7, 2009

1/4" = 1'-0"  
FLOOR PLAN - FIRST FLOOR

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A3.2

REV  
2009-10-15



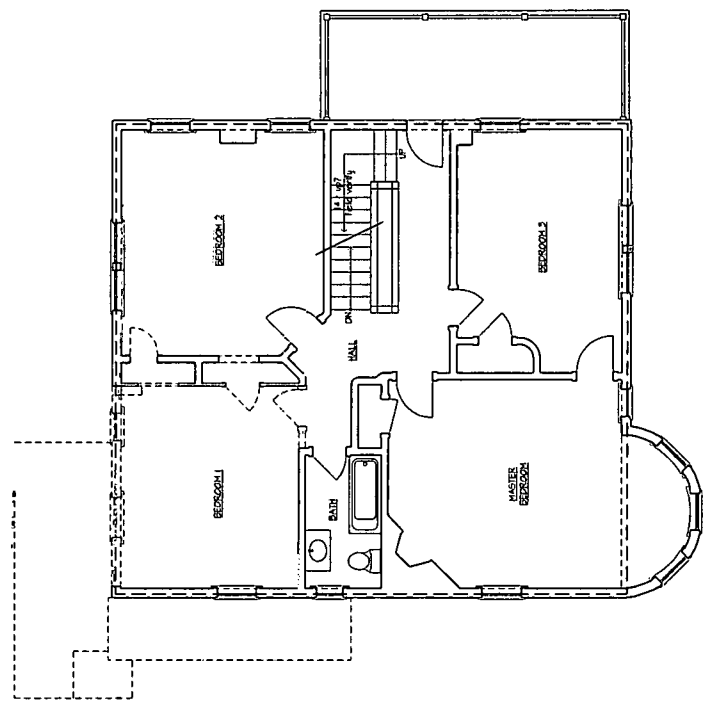
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EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

EXISTING/DEMO PLAN - SECOND FLOOR  
Scale: 1/4" = 1'-0"

PRELIMINARY  
PRICING SET  
OCTOBER 7, 2009

DONALD  
LOCOCO  
ARCHITECTS, LLC  
2412 17th Street NW  
Washington, DC 20037  
Tel: 202-777-4422  
Fax: 202-777-4422



1 EXISTING/DEMO SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

3413 LEE M. BLUM, A/P  
WASHINGTON, DC 20022  
TEL: 202.247.4422  
FAX: 202.247.4422  
WWW: 202.247.4422

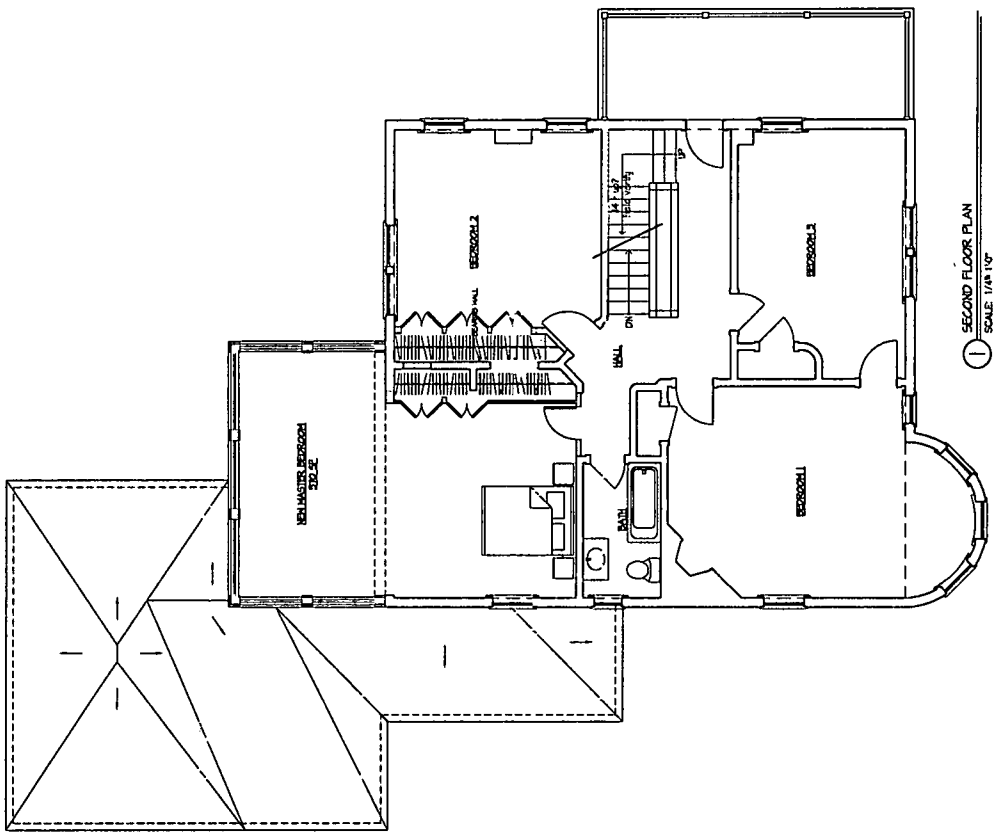
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PRICING SET  
OCTOBER 7, 2009

FLOOR PLAN - SECOND FLOR  
Scale  
1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A3.3

REV  
2009-10-15



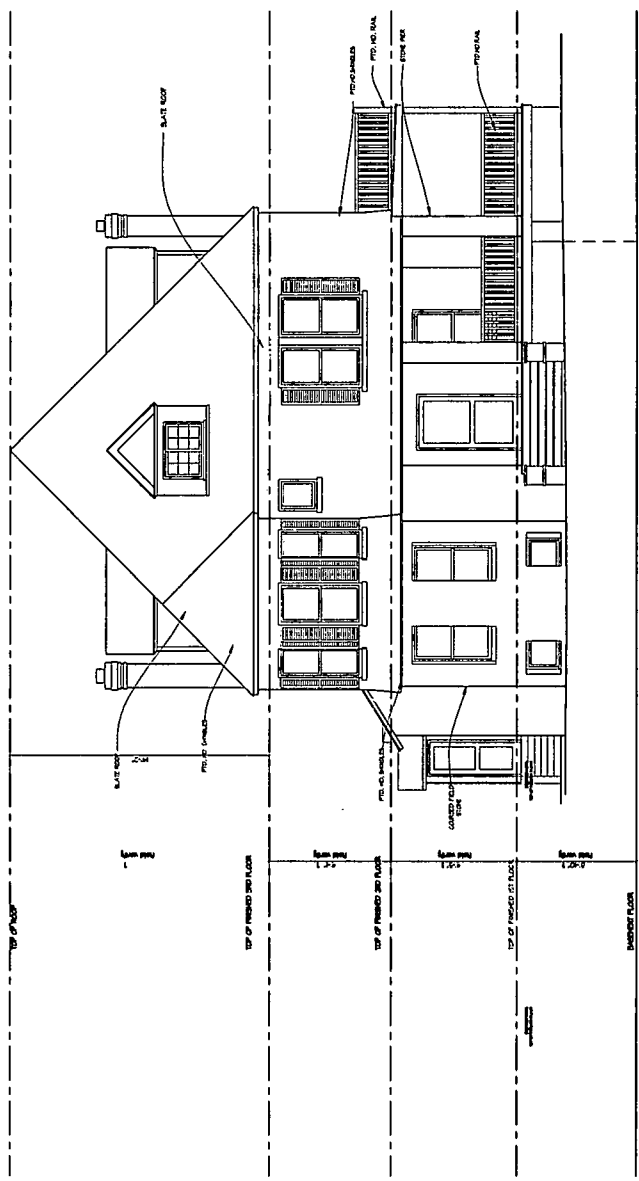
13

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

EXISTING/DEMO PLAN - FRONT ELEVATION  
Scale: 1/4" = 1'-0"

PRICING /  
REVIEW SET  
APRIL 27, 2009

INTEGRITY  
ARCHITECTURE  
DONALD  
LOCOCO  
ARCHITECTS, LLC



1 EXISTING / DEMO FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

DONALD LOCOCO ARCHITECTS, LLC  
 3413 OLD MILL ROAD, NW  
 WASHINGTON, DC 20037  
 TEL: 202 337 6622  
 FAX: 202 337 2822

PRELIMINARY PRICING SET  
 OCTOBER 7, 2009

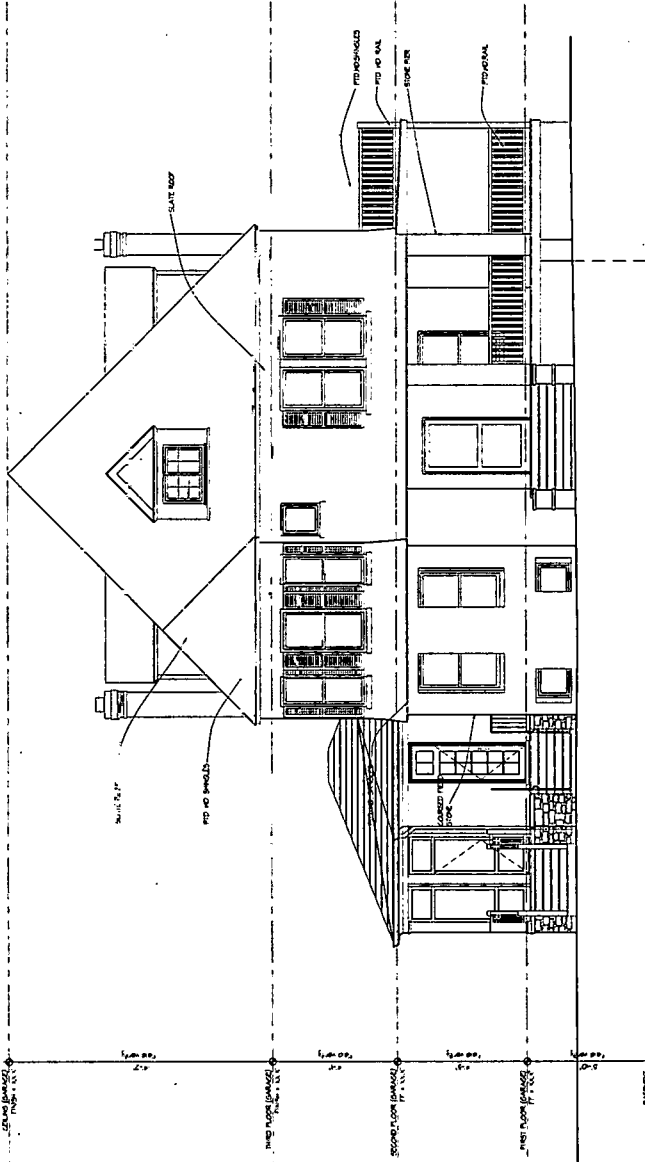
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FRONT ELEVATION

EICHER RESIDENCE  
 1012 CAPITOL VIEW AVENUE  
 SILVER SPRING, MD 20910

A4.1

REV 2009-10-15



① FRONT ELEVATION  
 SCALE 1/4" = 1'-0"



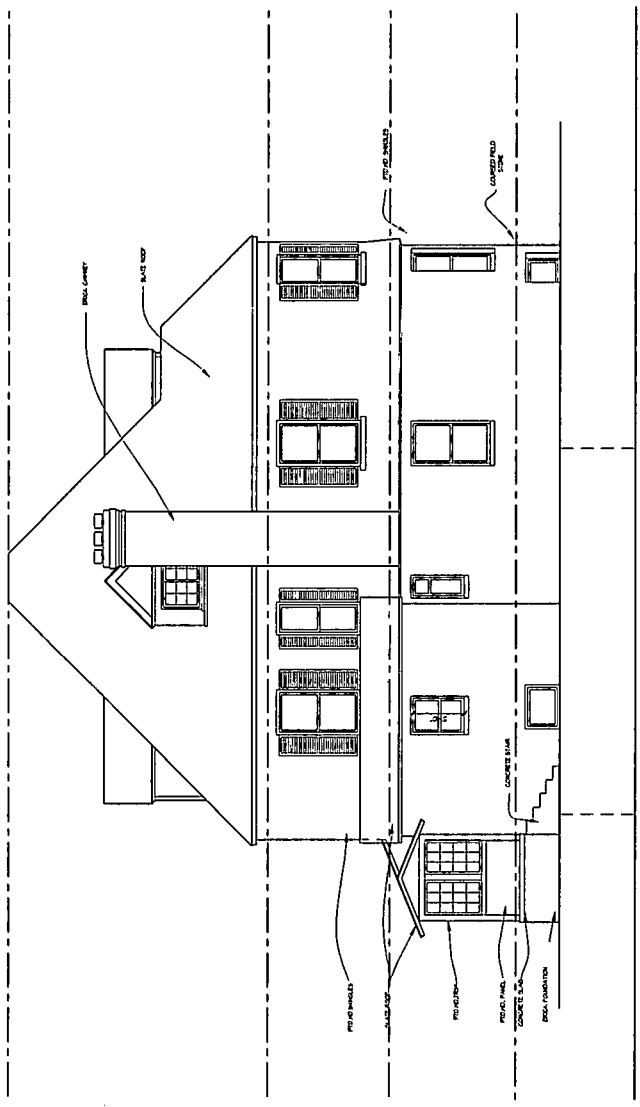
A9.6

PROJECT  
EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

Sheet Title  
EXISTING/DEMO PLAN - RIGHT ELEVATION  
Scale  
1/4" = 1'-0"

PRICING /  
REVIEW SET  
APRIL 27, 2009

EXCEPTIONS  
TO THE SPECIFICATIONS  
DATE: 11/11/08  
BY: DONALD LOCCO  
ARCHITECTS, LLC



left  
① EXISTING / DEMO RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

1411 G Street, NW  
Washington, DC 20007  
Tel: 202-337-4422  
Fax: 202-337-5422

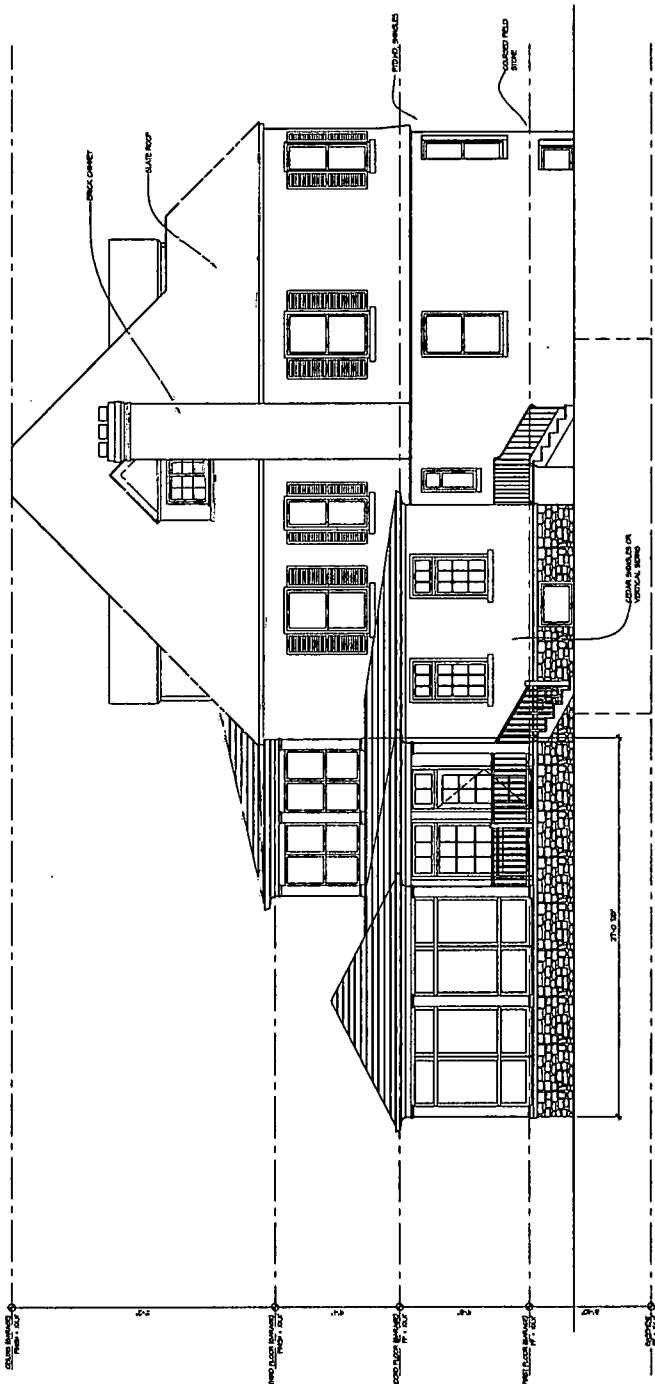
PRELIMINARY  
PRICING SET  
OCTOBER 7, 2009

RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A4.2

REV  
2009-10-15



left  
① RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

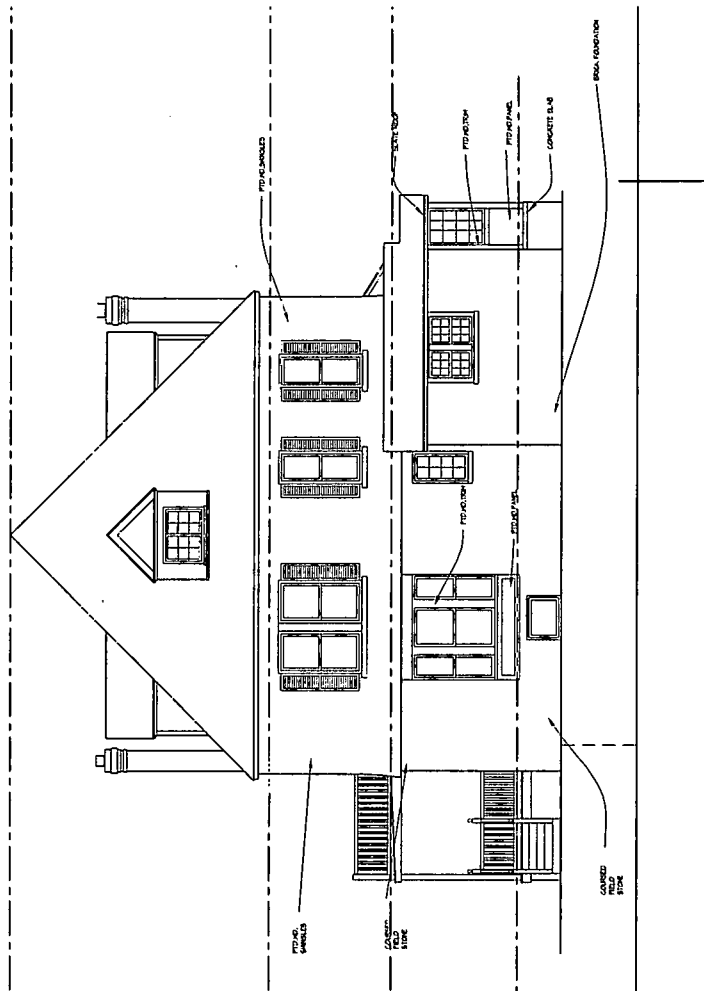
EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

EXISTING/DEMO PLAN - REAR ELEVATION  
Scale: 1/4" = 1'-0"

PRICING /  
REVIEW SET  
APRIL 27, 2009

DATE: 04/27/09  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DONALD  
LOCOCO  
ARCHITECTS, LLC



1 EXISTING / DEMO REAR ELEVATION  
SCALE: 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

6413 OLD MILL ROAD, #100  
WARRINGTON, VA 22092  
TEL: 561-527-1422  
FAX: 561-527-5222

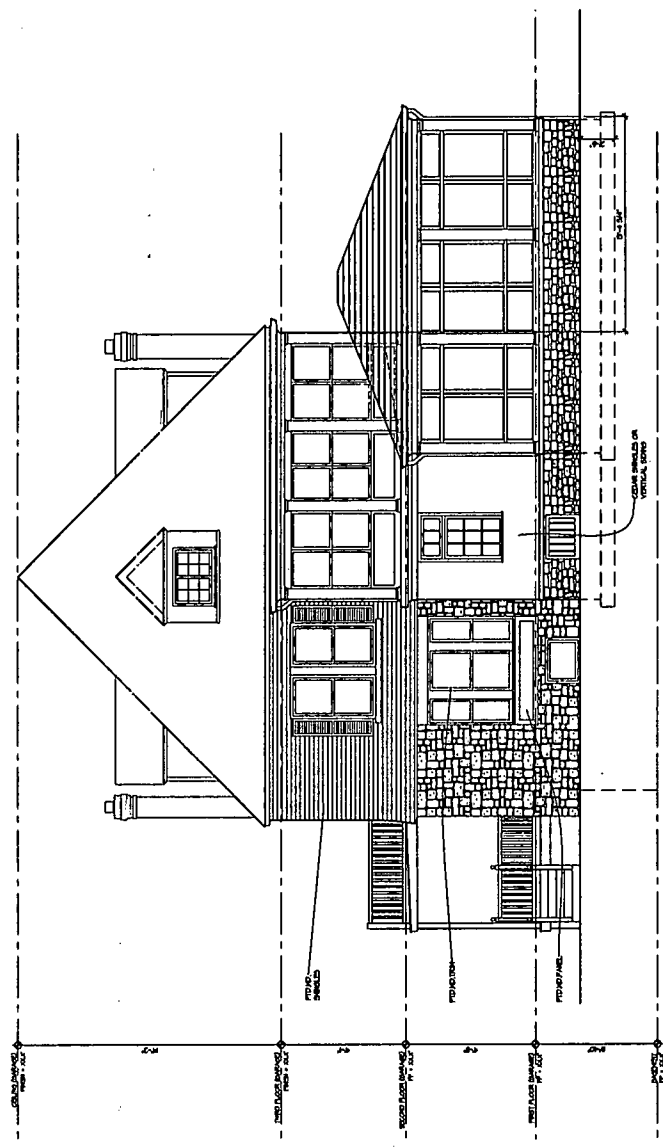
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PRICING SET  
OCTOBER 7, 2009

REAR ELEVATION  
1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A4.3

REV  
2009-10-15



① REAR ELEVATION  
SCALE 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

210 10TH STREET, NW  
WASHINGTON, DC 20007  
TEL: 202-462-7447  
FAX: 202-462-7427

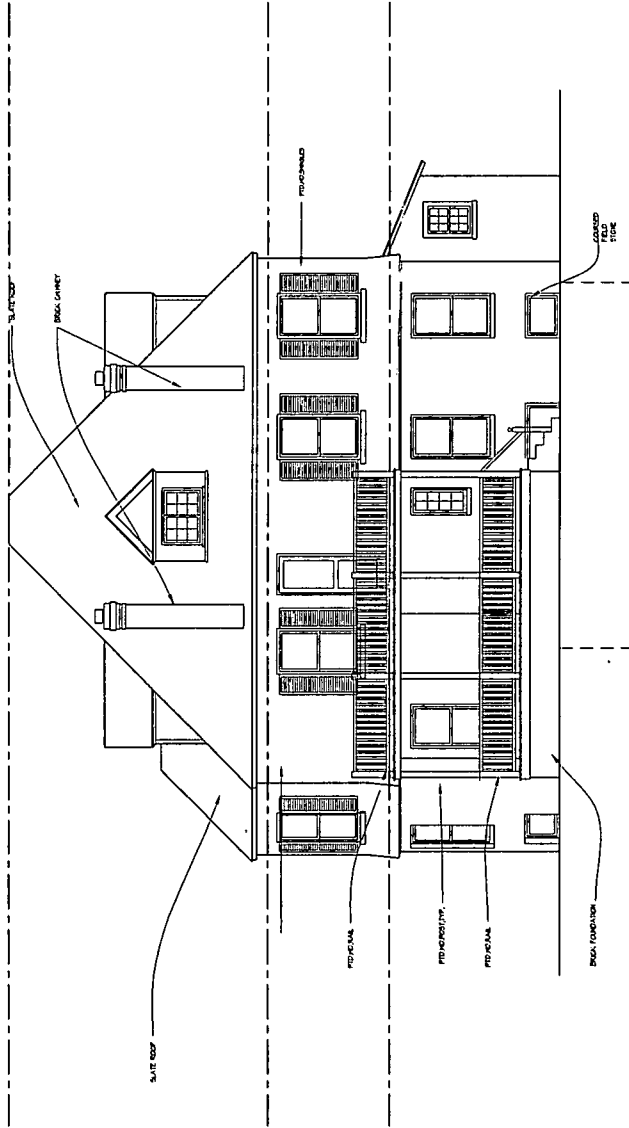
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REVIEW SET  
APRIL 27, 2009

EXISTING/DEMO PLAN - LEFT ELEVATION  
Scale  
1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

FIGURE

A9.8



right

① EXISTING / DEMO LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

**DONALD  
LOCOCO**  
ARCHITECTS, LLC

3413 LEE ST. #200, APT  
WASHINGTON, DC 20037  
TEL: 202.537.4622  
FAX: 202.537.2622

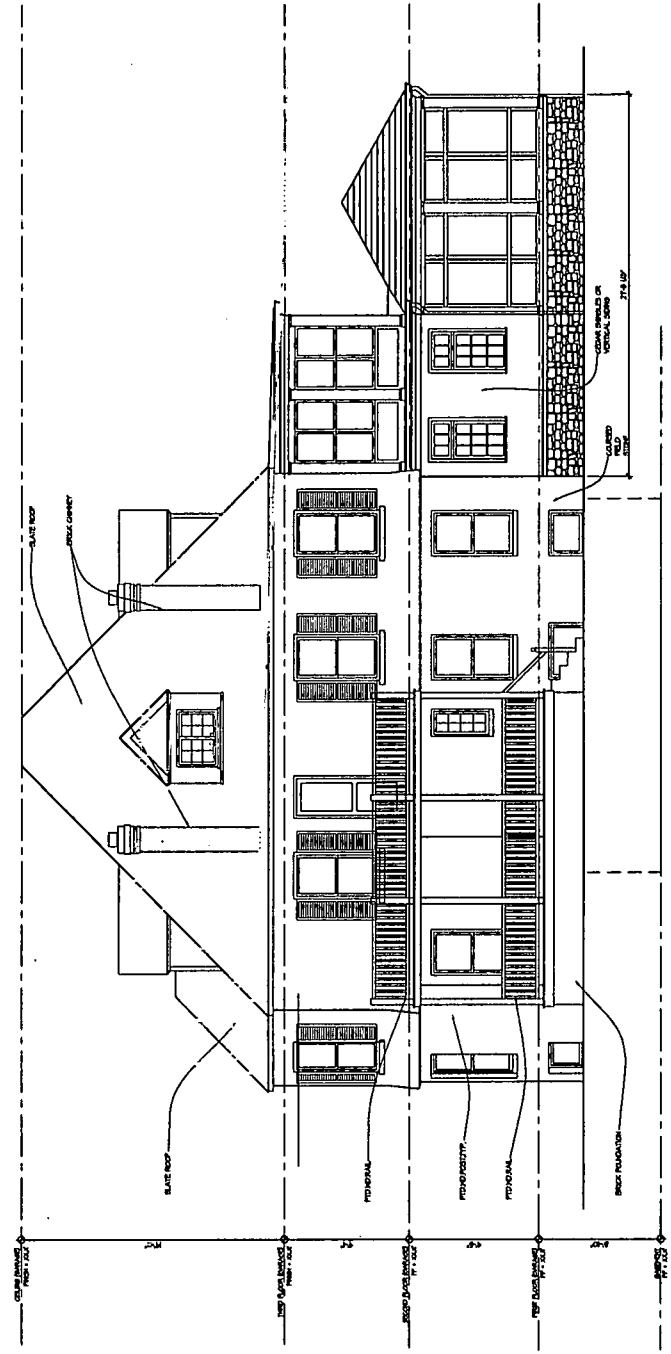
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PRICING SET  
OCTOBER 7, 2009

Scale  
1/4" = 1'-0"

LEFT SIDE ELEVATION

PROJECT  
EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A4.4



REV  
2009-10-15

right  
① LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

May 27, 2009 HPC transcript

MR. ROTENSTEIN: Next item on the agenda is a preliminary consultation for an outstanding resource at 10012 Capitol Avenue, Capitol View Avenue in Silver Spring. Is there a staff report?

MS. FOTHERGILL: There is. This is an outstanding resource in the Capitol View Park Historic District at 10012 Capitol View Avenue, and this is actually a third preliminary consultation with the Historic Preservation Commission. This has proven to be sort of a challenging house to add on to and so the applicants have done an excellent job of coming to the Commission multiple times with different designs to get feedback and see what the Commission can support.

This is known as the Frederick Pratt House designed in the colonial revival style, circa 1895, and at one time, it had a view of the Capitol building from the third floor of the house and you can read more of a description of its history on circle 1 under property description. But it is a unique house with stone and shingles and it has some out buildings and a stone wall which was taken from a nearby quarry and originally, the land around the house totaled nine acres. Today, it's a large property at 44,000 square feet.

And as you can see in this photo, it is a corner property and the original front is what you're seeing here, which does not face Capitol View Avenue, so the right side and the rear are actually what's visible from this intersection of Stoneybrook and Capitol View Avenue. And the front remains pristine and would not be impacted by additions to the house.

When the applicants met with the Commission in December 2006 and then again in January 2007, there was a lot of discussion about how to add on to this house sympathetically and with as little impact to the character defining features of this house. And here you can see some more aerials. This is again the front, the original front of the house.

And the discussion -- as you can see here, there have been some alterations and additions at this rear left corner of the house and essentially, to summarize, and I'm sure you've read the staff report, the discussion was to keep any new additions to this same corner which is, after some discrimination, the least important corner of the house and has already been altered. So this is again the front of the house, I'll just go through these photos, and this is, that's one of the out buildings. They have a fish pond, there it is.

This is the left side of the house and the applicants -- the guidance the Commission gave at both the first and the second preliminary consultation were that the Commission would support wrapping around this rear corner up to this chimney and as you'll see in the design that you have before you, that is in fact what they have done. There was a lot of discussion about the rear elevation, which you will see here, and the retention of this triple window and not starting the addition until beyond that window.

Obviously, that stone wall is a really important feature and so the idea is to limit the additions to where there have been previous additions and to try and impact the wall as little as possible. So this is just looking around the property. This is that stone wall leading to Capital View Avenue.

Essentially what the applicants are proposing now -- you can see in circles 39 through 41 what they proposed at the second preliminary consultation which was based on the feedback from the Commission about where to locate an addition. The main change now is that they are proposing a two-story addition off the rear and then also a screen porch/sunroom at the rear and then an expanded kitchen on the left side at the rear. So the massing has changed since the second preliminary and there's now a second story.

I think that what the applicants need from the Commission tonight, it's been clear the preferred location of an addition to this house with the least amount of impact to the important



features of this house and character defining features but now, the applicants are looking for feedback on this second story on the addition, the new massing and scale, which includes a shift from the left side, which is the yard side, to the rear which is more visible from the road, the materials, the plan shows vertical siding and other materials and just generally, the overall design and innovation with this unique house which I don't know which commissioners were able to go -- some commissioners actually got a tour of the house and went inside and got a sense of some of the challenges, adding onto this house.

It is a very unique house so this is a design challenge for you all. The applicant is here and I know eager to hear your thoughts on this third design.

MR. ROTENSTEIN: Thank you. Are there any questions for staff? Would the applicant like to come up? Good evening. Please press the mic so you're there on the record. Yes. It should light up. There you go. And state your name for the record and as with the others, you have seven minutes.

MS. EICHER: Okay. My name is Cindy Eicher. My husband couldn't be here this evening, he's out of town. But basically, the changes that we've made are to add a screen porch and to make the porch come out to the rear of the yard. Our lot is very long and narrow and the side of our yard is the area where we spend most of our time because it's, there's a patio back there, the pond is back there and the, it's just where we kind of hang out. We also hang out on the front porch but we feel that we want to protect that area the most.

When you're in the side yard, you can look to the left and see the front yard and you can look to the right and see the backyard, and we feel if we put the screen porch going into the side yard, that that will prevent us from seeing all the yard that we have available to us.

And the way that the road, I don't know if you can pull up a picture of the road. Right now, you can see into our property between the stone wall but the stone wall only extends for a certain, to a certain point and then there's a lot of overgrowth and brush. And if we were to clear off, clear out

that overgrowth and brush, you would see the screen porch going into the side yard anyway so the view, no matter where we put the addition, you're going to see it, so we would prefer to have it going out toward the actual rear of the house.

And then the justification for the second story is that we have actually four bedrooms upstairs which is really nice but my husband uses one of the bedrooms as a home office so logically, that would be a bathroom if we wanted to put a second bathroom in but because we're using that space, that leaves us with three bedrooms, one for each of our sons and one for my husband and I, and we would just really like to have another bathroom because one small bathroom is not enough.

And there are very minimal closets. In our bedroom, there's one very, in each of the bedrooms, there's one very small closet but there's no linen closet. It's just -- my husband has his shoes stacked up in his office on a thing that he made, it's like a little shoe tree thing. And they're just -- we have two armoires. We've tried to bring in other ways of storing our clothes but it's, and we seasonally take all of our winter clothes up and our spring clothes down which is fine, we don't mind doing that, but we just need a little bit more closet space.

So those are the things that we mostly want to talk about today, just the positioning of things, and I would like to get your feedback on the exteriors, the doors and all that, but mostly, we just want to talk about is the two-story addition feasible and is it okay to do the shift from the side yard for the screen porch to the backyard for the screen porch?

MR. ROTENSTEIN: Thank you. And I think there are three new commissioners on the Commission since you last appeared before us so they're not as familiar with the property as those of us who saw you the last time and had the opportunity to tour the property. Unfortunately, I was out of town and I didn't get that opportunity. So I'd like to begin first of all, are there any questions for the applicant? Let's just go down the line and if we stick to the bullet points that Josh put out on circle 4, and beginning with Commissioner Alderson.

MS. ALDERSON: Thanks. It's in general, so I did get to see it. I've been to the property and I've been through the rounds and I think the, I know we've labored location. For me, the priority has always been the original front and the part that's highly visible from Capital View. So I think you've set good priorities in preserving that strong band of stone, and I don't have a problem with the second story addition. I think it makes sense and I think, you know, a property where everything's visible, we have to accommodate it somewhere and I think it's, I don't have an objection to that.

Generally as well, I don't have an objection with the placement because I think the things that really matter remain strong with this order to scale. I don't have an objection to the vertical siding. I don't mind differentiating that. I think I'd rather like it better than a little small addition with the horizontal siding. It sort of seems a little rustic I guess. So that works for me. Others may have other feelings but I think it works. So I, you know, for me, although I know we talked about some other options, this is generally consistent with what we talked about. I know you've been working on it a long time and what really matters is preserved, so that's all I have to say.

MR. ROTENSTEIN: Thank you. Commissioner Jester?

MR. JESTER: I, too, toured the property when you invited us to come and look at the building. I think in general, the massing is in the right location. We spent a lot of time working through that and I think just in terms of the sight lines from the public rights of way and important elements in the building, it's in the right location.

I guess for me, the current proposal has some problematic aspects. I don't object to the second story addition but I just don't think that all the pieces that are making up the addition are working well with each other and with the original house. I just think there's kind of too much going on. One of the things that struck me was that I think the open porch that you got on the side just seems a bit much. I just think it's -- I mean, even having the steps from both sides just seems like it's kind of gratuitous. I mean, you've got a, you've got a really nice wraparound porch on the front. I don't

necessarily object to the other porch but it's too large and I just think it's way too much. I'm even wondering whether you need it.

The plans note that you have a screened-in porch but it looks more like a sunroom in the elevations. Are those, is it truly a screened porch or are those windows that we're seeing in the elevation?

MS. EICHER: It's kind of a combination. I don't think we've really figured it out exactly but it's sort of a compromise, and I think what we would like to do is have it be like a sunroom in the wintertime and maybe have the glass storm windows be removable or else be able to be like flipped up into the ceiling so that it has more of an appearance of a screened porch. But it definitely would be, right now we're planning that it would be both.

MR. JESTER: Okay.

MS. EICHER: If that makes any sense.

MR. JESTER: Well, it helps answer what I'm seeing, what I'm seeing. Commissioner Alderson mentioned she doesn't object to the vertical siding. I just think there's too many materials and forms here. I think they should all be a little bit simpler. We talked awhile back about making the addition kind of more of a pavilion, kind of somewhat, that it was going to be kind of engaged with the house or it was going to be maybe separated more as a pavilion. I think this is still kind of between both of those options, so I don't know. I guess it's a little bit unfortunate that the architect's not here tonight to share some of this, and he'll get the transcript, but I think it would have been a little bit easier to have a discussion with your designer here.

MS. ALDERSON: And let me add one thing, playing off your comment, because we are flipping back and forth between the previous and this, and toward that, the vocabulary on the previous is more successfully integrated and it is simpler and I wonder if you might want to give some thought to blending that surface treatment because I think the surface treatment on your previous submission of

the addition is more successful and very simple, which is once again, glass, it is that kind of pavilion look but without the, without the hipped roof and then this two-story next to that.

MS. EICHER: So when you're -- I guess I'm not following exactly what you're saying.

When you're saying pavilion, it's more of a low --

MS. ALDERSON: This is only one-story.

MS. EICHER: Right.

MS. ALDERSON: But the surface treatment is simpler and more consistent with that of the house, and you might think about that and some of that surface treatment instead of adding the vertical.

MS. EICHER: So when you say surface treatment, you mean more of a simpler look?

MS. ALDERSON: Just not adding I guess sort of a fourth wall material there.

MS. EICHER: Right, right. Okay, yeah.

MR. ROTENSTEIN: Commissioner Heiler?

MS. HEILER: Yes. I agree with, that the massing I think blends very nicely with the existing structure including the second floor, but I also agree that the extra porch just changes that. It looks like a tack-on and so in that sense, I think it's less successful than the rest of the addition.

MS. EICHER: How would you feel about a door or, a door coming off the back of the screen porch? At one point, someone said that they didn't want the back door to look like, the back of the house to look like the front of the house and so it was kind of, and instead of having those steps going up on the side lot, we had the doorway or an entrance going into the screen porch and also eliminating that door that faces Capital View. I don't really think that that's necessary, do you? Do you see where I'm talking about?

MS. FOTHERGILL: So in circle 15, there wouldn't be the steps down headed towards Capitol View Avenue because there wouldn't be a door there, and then what you're talking about is

possibly a door on the back of the sunroom and not necessarily having the open porch.

MR. ROTENSTEIN: I think Commissioner Jester made a very good point that it's unfortunate that the architect couldn't be here this evening, but nonetheless, we're here to essentially discuss what we have in front of us and we're here to give you guidance as it relates to ensuring that what you're proposing is in compliance with the Historic Preservation Ordinance but we really can't design the addition.

MS. EICHER: Right. I understand.

MR. ROTENSTEIN: -- program for you.

MS. HEILER: My suggestion is merely that the extra porch changes the consistency of the whole thing. Without that, it all looks like a piece.

MS. EICHER: Okay.

MR. ROTENSTEIN: Commissioner Kirwan?

MR. KIRWAN: Yes. Thank you. For me right now, the massing is just too complex as well as the treatment of the wall surfaces on the exterior. I think there's too many different kinds of things going on. The screened porch has paired corner columns where the sleeping porch has what looks like decorative columns and it's sort of an even spacing more like on the original porch on the front of the house. We have columns and vertical siding on another portion of the addition, we have the porch on the side that again goes back to the wider spaced columns that you see on the original porch of the house. I think there's just too many different things going on right now. It's too, it's overly wrought to me right now. I think it needs to be simplified both in massing and in the treatment of the exterior surfaces, you know.

I think the second-story porch is a challenge on how to add that on sensitively to this thing down on the first floor and I'm not sure exactly how you do that yet. But right now, I think just sort of sitting it on top of this addition is not working for me right now. I think it needs to somehow be

integrated better with the ground floor massing to be successful and to work.

I was a little bit -- I had some questions for you on your discussion about the second floor and this additional bathroom. I'm not, I got a little lost because I was looking for a second at the plan, trying to figure out where you're talking about. And that's an internal issue but I just want to make sure that, I mean, is the screened porch on the second floor ultimately to become an enclosed space so that you can do the things on the second floor that you want to do?

MS. EICHER: Uh-huh.

MR. KIRWAN: Okay.

MS. EICHER: Yeah.

MR. KIRWAN: So the screened porch will be a screened porch for the time being on the second floor but you'll eventually close that?

MS. EICHER: Well, no. It's not really, it's not a screened porch. I would think it would be glassed.

MR. KIRWAN: So it's glazed? It's got windows on it?

MS. EICHER: Uh-huh.

MR. KIRWAN: Okay. Because the plan, something for the plan doesn't show any doors to get out to it. It's a little confusing how you're going to get out there now and how that's --

MS. EICHER: Well, I didn't think we wanted to invest a lot of time and design the interior. We kind of fell into that trap before spending way too much time figuring out where everything was going to go and then if we didn't even know if it was going to be approved or not.

MR. KIRWAN: Okay. I think because it won't be as transparent and it won't feel as light as a screen porch, like a screen sleeping porch that I'm envisioning might be, I have a little bit of concern about that because it will be a heavier, more solid piece up on the second floor sitting on this addition. So I think that only reinforces my concerns about that as a, as a second-story massing.

So again, I would encourage you to simplify the, or with your architect, to simplify the design of the first floor addition and in trying to find a better way to integrate a second story addition with that first floor. I'm sorry I can't be specific with you. I'd love to doodle things and make it more clear, but I think going back to your architect with that sort of information, he probably will understand what we're looking for.

MS. EICHER: Okay.

MR. ROTENSTEIN: Thank you. Commissioner Rodriguez?

MR. RODRIGUEZ: Well, I do agree that when I try to read the plans, I couldn't follow through. I think there are too many things going on and the need for simplification is there. One of the things that I agree with Commissioner Jester is that I don't understand how is the relationship of this screen or sunroom in the back to the house because when I look at the plan and look where the doors are located, what I start seeing is that you have to get out of the house to go to that room. It's confusing in the way that it's shown.

I think it shows that it has been added later or, that part of the project is the part for me is the most problematic. It's not related to anything, doesn't have any connection to, you know, in the sense of how you want a house to flow, how you move from space to space. I don't see that connection there and I think that is giving me a very complicated reading when I try to follow the plans. Going back to the issue that the second floor, you are saying that you are going to add a bathroom in the second floor but we are not seeing that so it's very hard to react to the things that we are not seeing.

I don't have any problem there with a screen porch. I think the massing will work if you solve the issue of how you transition from the main part of the house to this added roof which is not clear also. The way it's drawn, it's shown very close to the edge, to the edge of the roof so there is a problem, technical problem there of transition between parts that has to be solved but I'm concerned about the things that you're telling us that I'm not seeing drawn. For me, there is at least disconnecting



there.

MS. EICHER: Okay.

MR. ROTENSTEIN: Thank you. Commissioner Miles?

MS. MILES: I agree that this is overly complex and that these things don't work together, that there's no internal flow, there's no rational relationship among these spaces and I agree that the porch is just one, one step too far and that there are too many different surfaces and treatments going on. I would also say that in general, I don't object to a second floor addition but I don't know what it is and I can't really, I can't react to what you're proposing. I saw a sleeping porch and I thought something different than what I guess we're getting. So I can't say I can support what's here. I don't know what's here. I just don't object in general. I think there could be a successful second floor, more successful than the porch which I think is probably just not going to work as being just one element, too much. I would agree with Commissioner Heiler.

MR. ROTENSTEIN: Thank you. I guess what you're hearing dominate our reaction is simplification and I think your approach to minimize the impacts to the character defining features that are visible from the public right of way or of the direction and I think moving it to the back is a good approach. I also think that a second story would work if you are in agreement that it needs more detail and what we need to see are the finishes and how the different parts of the addition relate to the historic massing.

I think you're getting a more positive response than you had at your first preliminary consultation and I just urge you if you do come back for a work permit application that you think through all of the issues of what's missing from the drawings that we have this evening and fully think through what you want to achieve so that we have a complete representation of what you hope to do. I think what you're getting is simplify that addition.

MS. EICHER: Okay. So I understand, when you say you need more information, are you

talking about the second story, the configuration of the rooms and the hallways and where the bathroom might be?

MR. ROTENSTEIN: No so much the interior. We don't have any jurisdiction over the interior, but how the exterior of the addition relates to the exterior of the historic massing. I agree that it's tough to tell, looking at circle 13 and circle 15, that, it's hard to tell what's going on on that second story.

MS. EICHER: Okay.

MR. ROTENSTEIN: So just ensure that what you have for us for review is clear enough for us to interpret. Otherwise, I think you're most certainly headed in the right direction and you're moving towards a proposal here that is probably going to be met favorably --

MS. EICHER: Okay.

MR. ROTENSTEIN: -- if you address the comments that you've gotten this evening.

MS. EICHER: We're going to get a four-month slot and then you're going to say the same thing and then all that needs to hear is --

MR. JESTER: Well, I guess based on the comments that I've heard tonight, I'm not sure that I would proceed to a work permit application. I think it might be advisable to submit another preliminary because you just don't want to spend the time developing a design that may not be approvable.

MS. EICHER: Right.

MR. JESTER: I think it may be in your best interest to come back with another preliminary.

MS. EICHER: That's fine.

MR. ROTENSTEIN: I'm sure that is your prerogative.

MS. ALDERSON: I was going to add this. As you think about how to simplify, I think a

nice starting point is return to the surface treatment vocabulary of the second prelim that everybody had no issues with. There were no issues raised at all about that and since that was so successful, you can probably reuse some of those massing ideas, and it maybe a simpler flat roof with the thing on top than try to work the pavilion, and that makes for a lot of stuff. So my thought is go back to some of the vocabulary in the surface treatment of your old design and work that into the placement in the massing for the placement of the spaces that you have now.

MS. EICHER: Okay.

MR. KIRWAN: Yes. I would, just to jump in, I would agree with that because I think when I -- I wasn't here for the earlier preliminary consultations but when I look through the documents, when I looked at that second prelim design, I thought why did they move away from that? That seemed to be a good general strategy. So, you know, I would reinforce that idea to go back to that one. I think it's one that's very simple and it responds nicely to the, to the existing house.

Now, what's an added nuance to that, to that scheme, is that you want this two-story, you want this second story piece up there so you need something for it to sit on. And it might, you know, one possible strategy may be to think of it more as a two-story addition as opposed to two one-story things sitting on top of each other. It may be better to maybe look at it as something that still can be differentiated between the floors like the existing house is but maybe just bite the bullet and say it is a two-story piece on that. What we want over there is a two-story piece and there's this one-story piece just kind of wrapping around the side would be one possibility to think about.

MS. ALDERSON: I guess one -- just again, I'm looking at the details of how you treated the first round, the previous round and then this round. One of the things that does work well as a traditional wall treatment that you have here where you have the sunroom, rather than clapboard there, you have a panelized wood treatment. That works very well with windows, substantial sized windows. I think one of the things that was really problematic with the tongue and groove, with the

vertical siding is that there's windows of different heights, they're not aligned. I think that aligned windows, panelized wood treatment underneath that, that's been working very well for you.

MS. EICHER: Okay.

MS. ALDERSON: In kind of pulling it together.

MR. ROTENSTEIN: Well, thank you.

MS. EICHER: All right. Thank you.

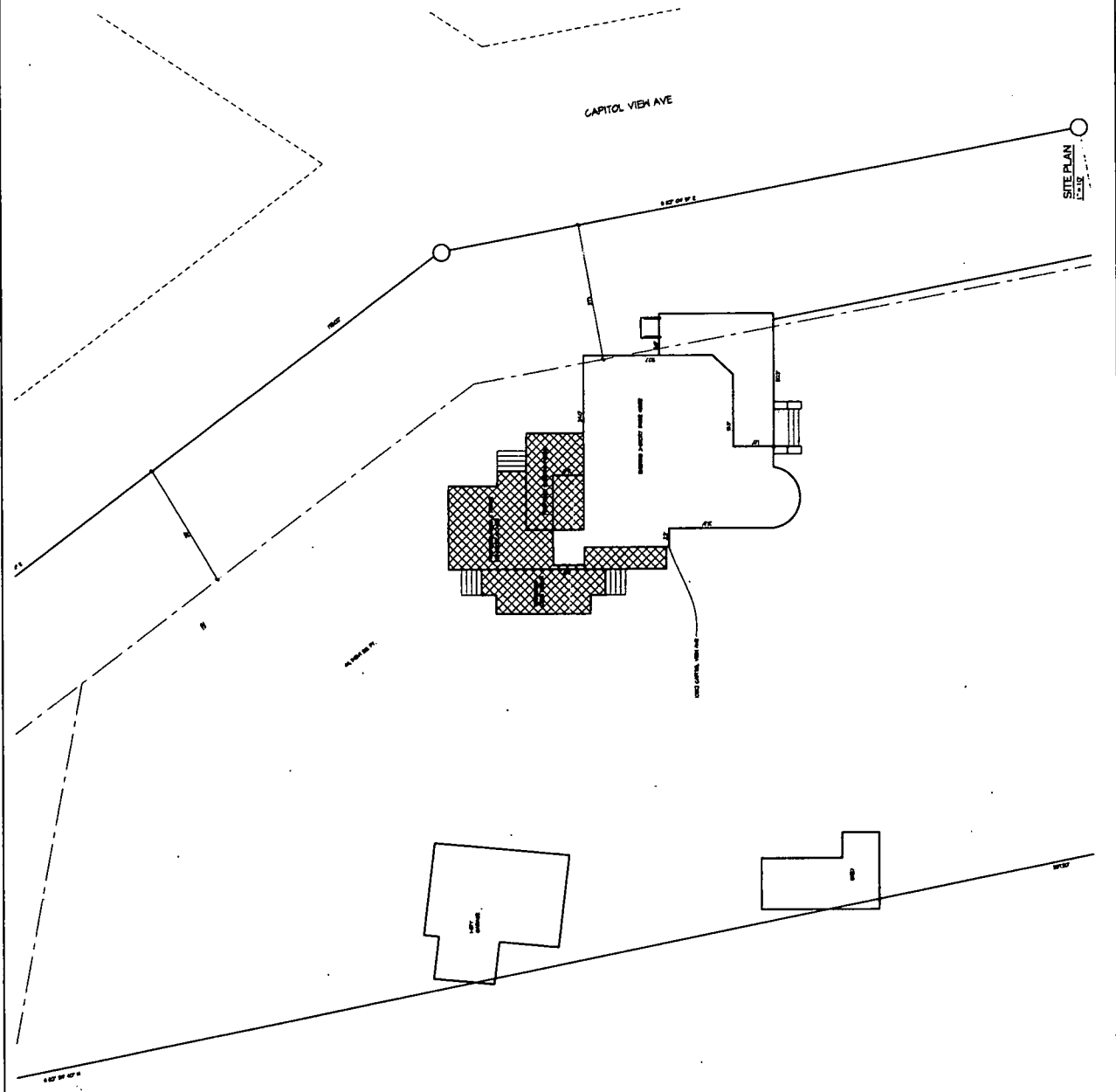
**DONALD LOCOCO ARCHITECTS, LLC**  
 3415 17th St. NW  
 Washington, DC 20007  
 TEL 202.337-1422  
 FAX 202.337-1822

**PRICING / REVIEW SET**  
 APRIL 27, 2009

**SITE PLANS**  
 VARIES

**EICHER RESIDENCE**  
 1001 Z CAPITOL VIEW AVENUE  
 SILVER SPRING, MD 20910

Sheet **A2.1**

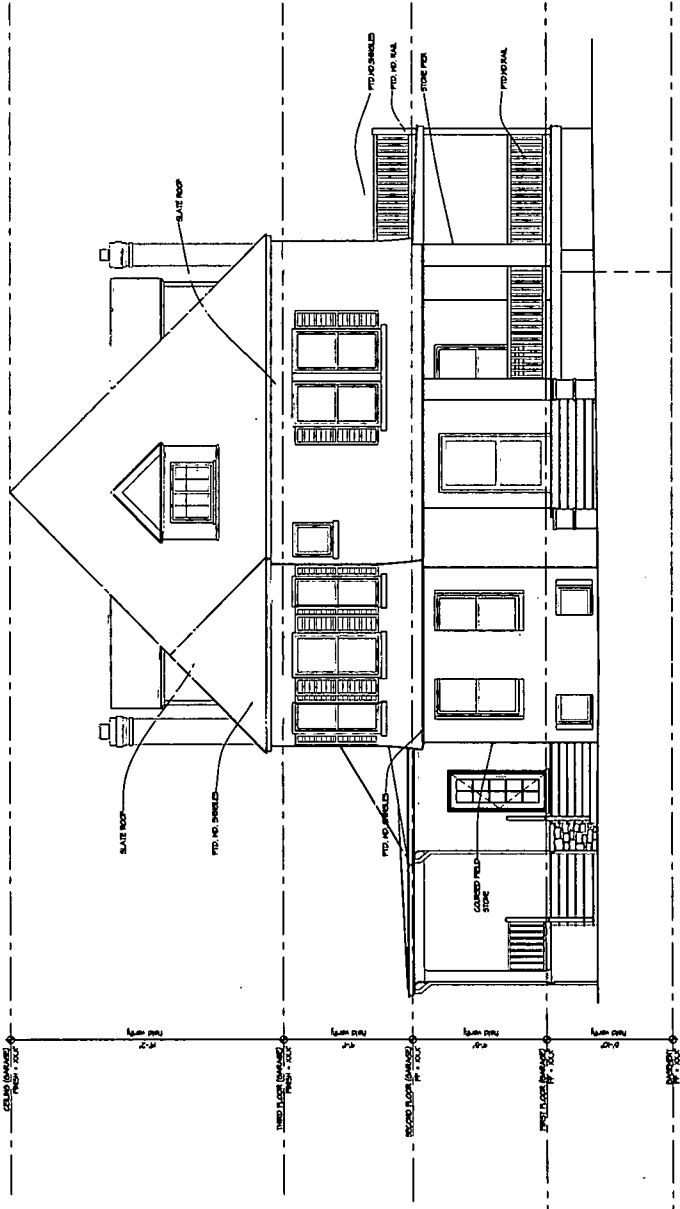


3rd Preliminary Consultation

| CODE ANALYSIS                |   |
|------------------------------|---|
| <b>ISD HOW</b>               |   |
| <b>PROJECT LOCATION</b>      |   |
| <b>LOT IN BLOCK/IN</b>       |   |
| <b>APPLICABLE CODES</b>      | ISD CONSTRUCTION CODE   |
|                              | ADDITIONAL ISD REGULATORY/RESOLUTION CODE(S)  |
| <b>ZONING CLASSIFICATION</b> |   |
| <b>LOT AREA:</b>             | SOLID: 1/4 (SQUARE)   |
| <b>COVERAGE:</b>             | PERMITTED LOT AREA ALLOWABLE (MAXIMUM)<br>CURRENT LOT COVERAGE: 25% (SOLID) 10% (HATCH)                       |
| <b>BUILDING HEIGHT</b>       | MAXIMUM HEIGHT FROM WALKER OF THE FRONT<br>BUILDING TO TOP OF ROOF OR FINISHED<br>SURFACE OF ROOF OR FINISHED |
| <b>SETBACKS</b>              | FRONT: 5'-0" (SOLID)<br>REAR: 5'-0" (SOLID)<br>SIDE: 5'-0" (SOLID)<br>REAR: 5'-0" (SOLID)                     |
| <b>TREE COVERAGE</b>         |   |
| <b>NEIGHBORHOOD</b>          |   |
| <b>COMMENTS</b>              |   |

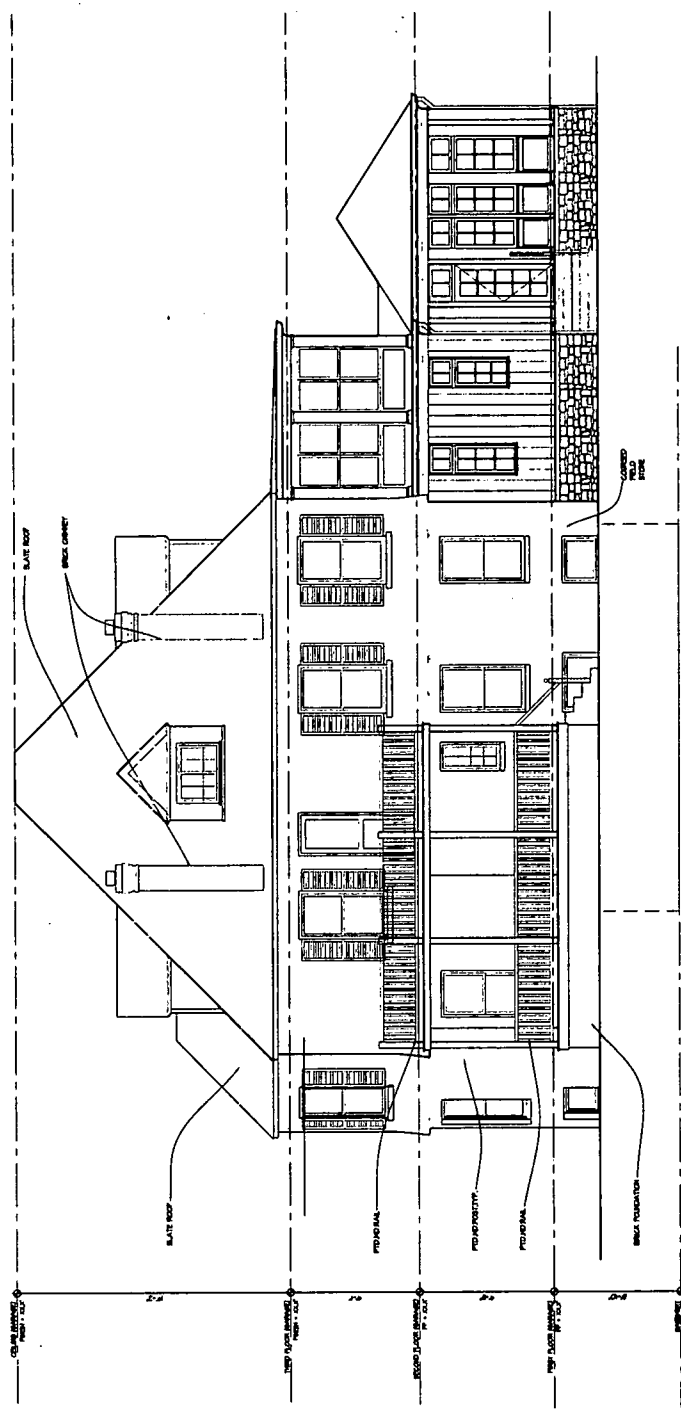
| PROJECT TEAM                |   |
|-----------------------------|---|
| <b>ARCHITECT</b>            | DONALD LOCOCO ARCHITECTS, LLC<br>3415 17th St. NW<br>Washington, DC 20007<br>DONALD LOCOCO, AIA |
| <b>CONTACTS</b>             | LEE<br>1001 Z STREET, NW<br>SILVER SPRING, MD 20910   |
| <b>STRUCTURAL ENGINEER</b>  | LEE   |
| <b>CONTACTS</b>             | LEE   |
| <b>CONTRACTOR</b>           |   |
| <b>CONTACTS</b>             |   |
| <b>CABINET MANUFACTURER</b> |   |
| <b>CONTACTS</b>             |   |
| <b>SUPPLIER</b>             | LEE<br>1001 Z STREET, NW<br>SILVER SPRING, MD 20910   |
| <b>CONTACTS</b>             | LEE   |

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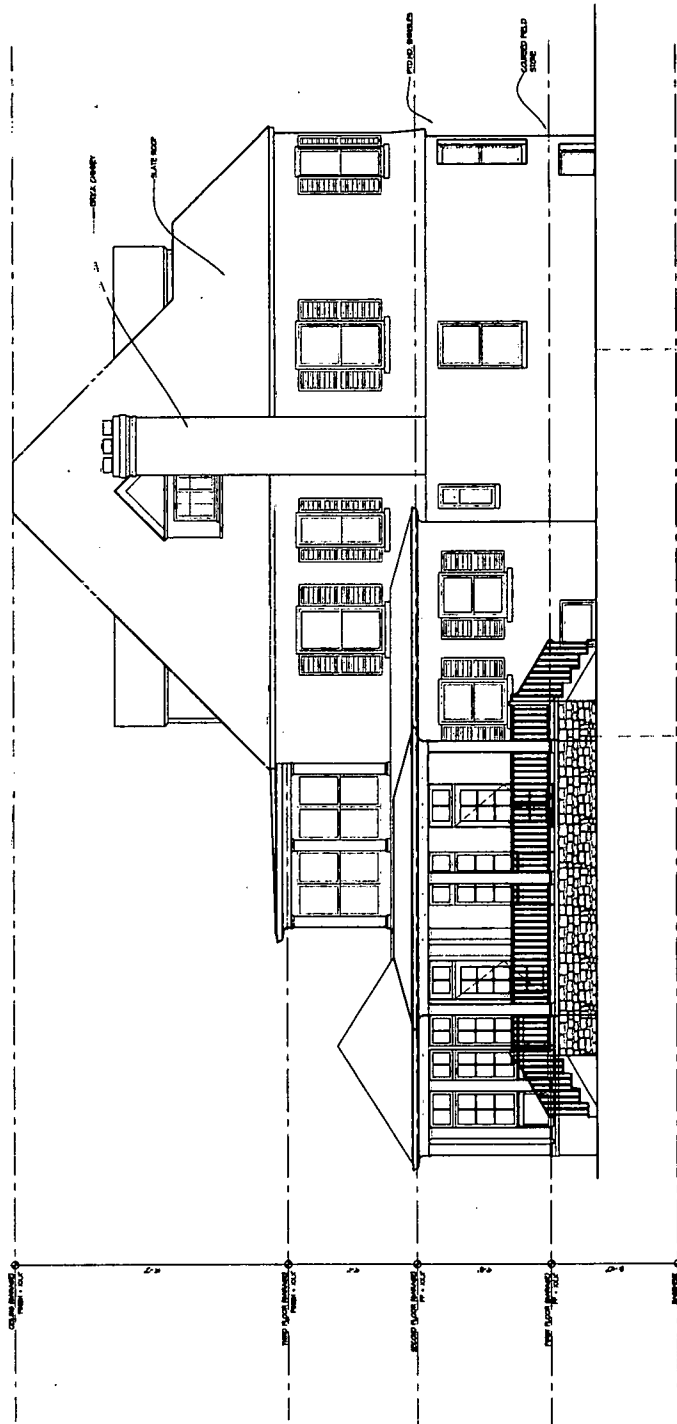


3rd Prelim

1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

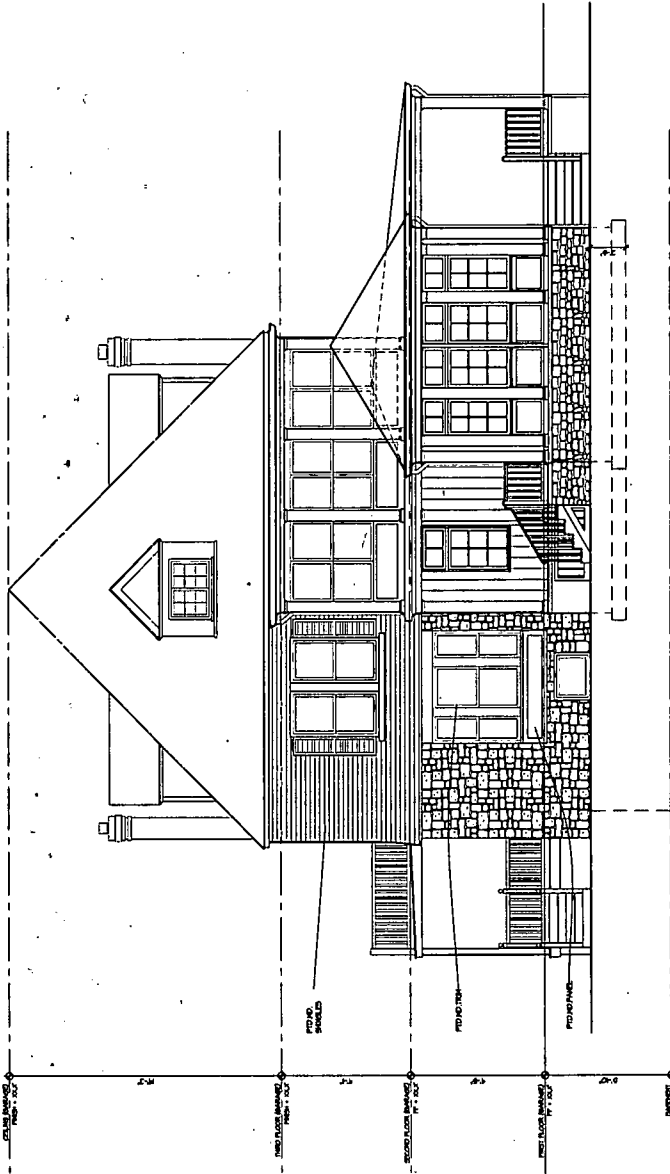


Right SIDE ELEVATION  
① SCALE 1/4" = 1'-0"  
3rd prelim



left  
RIGHT-SIDE ELEVATION  
SCALE 1/4" = 1'-0"  
3rd prlm

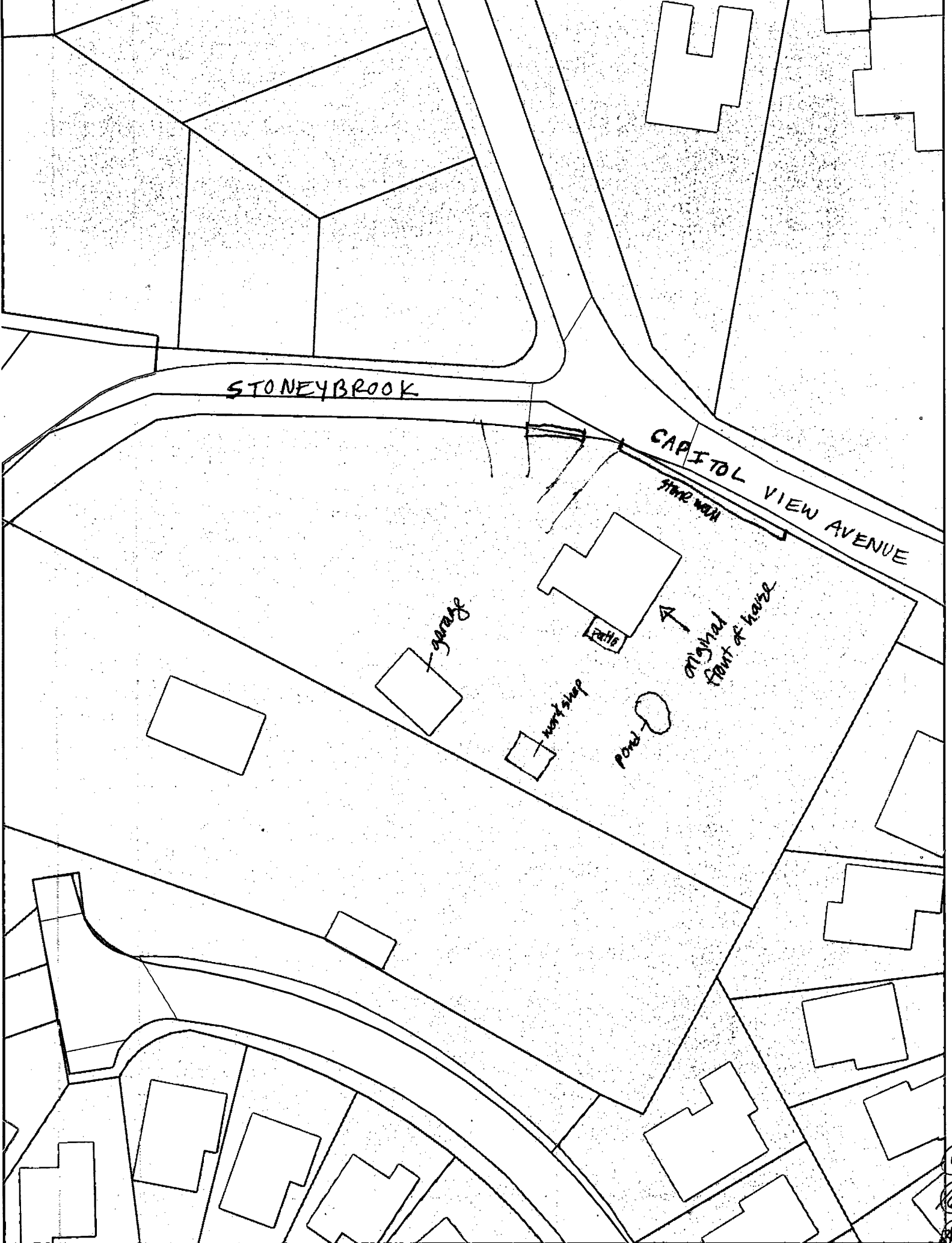




3rd prelim

1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

40  
51



STONEYBROOK

CAPITOL VIEW AVENUE

STONE WALL

garage

patio

workshop

pond

original front of house

1/16/14



front

42  
~~35~~



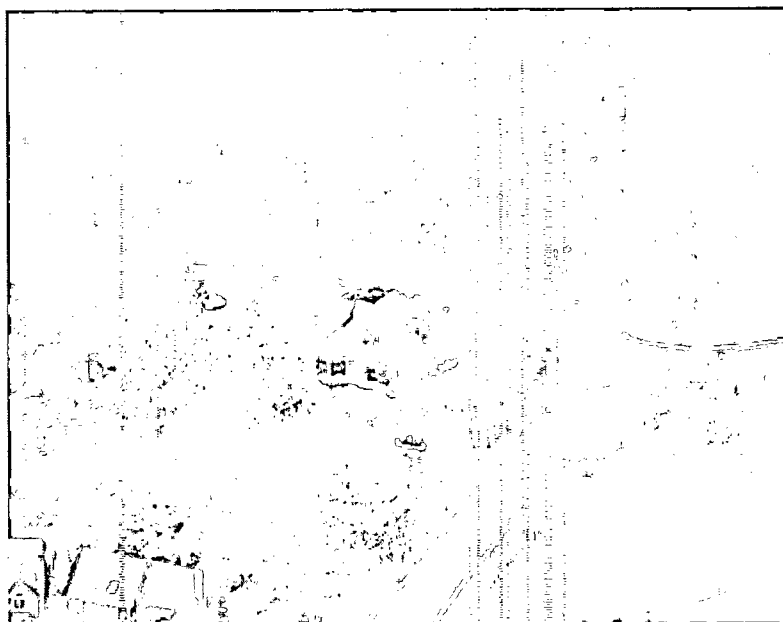
Right side and rear

43  
38



left

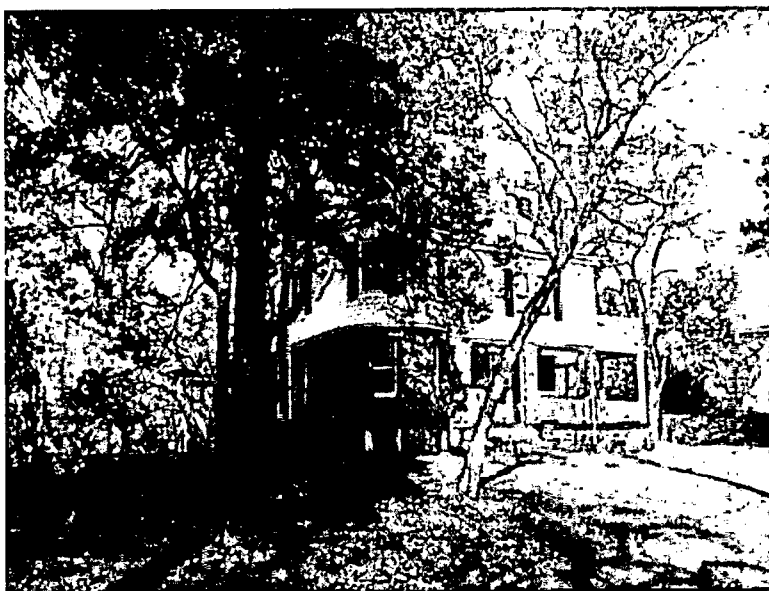
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Front



47

170



Left and rear

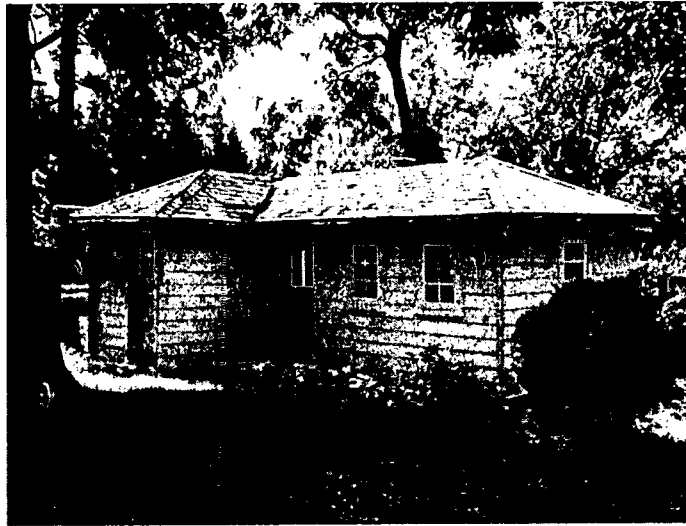


48  
41  
27



49  
~~47~~  
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Workshop, fish pond, garage and driveway



50  
~~45~~  
29



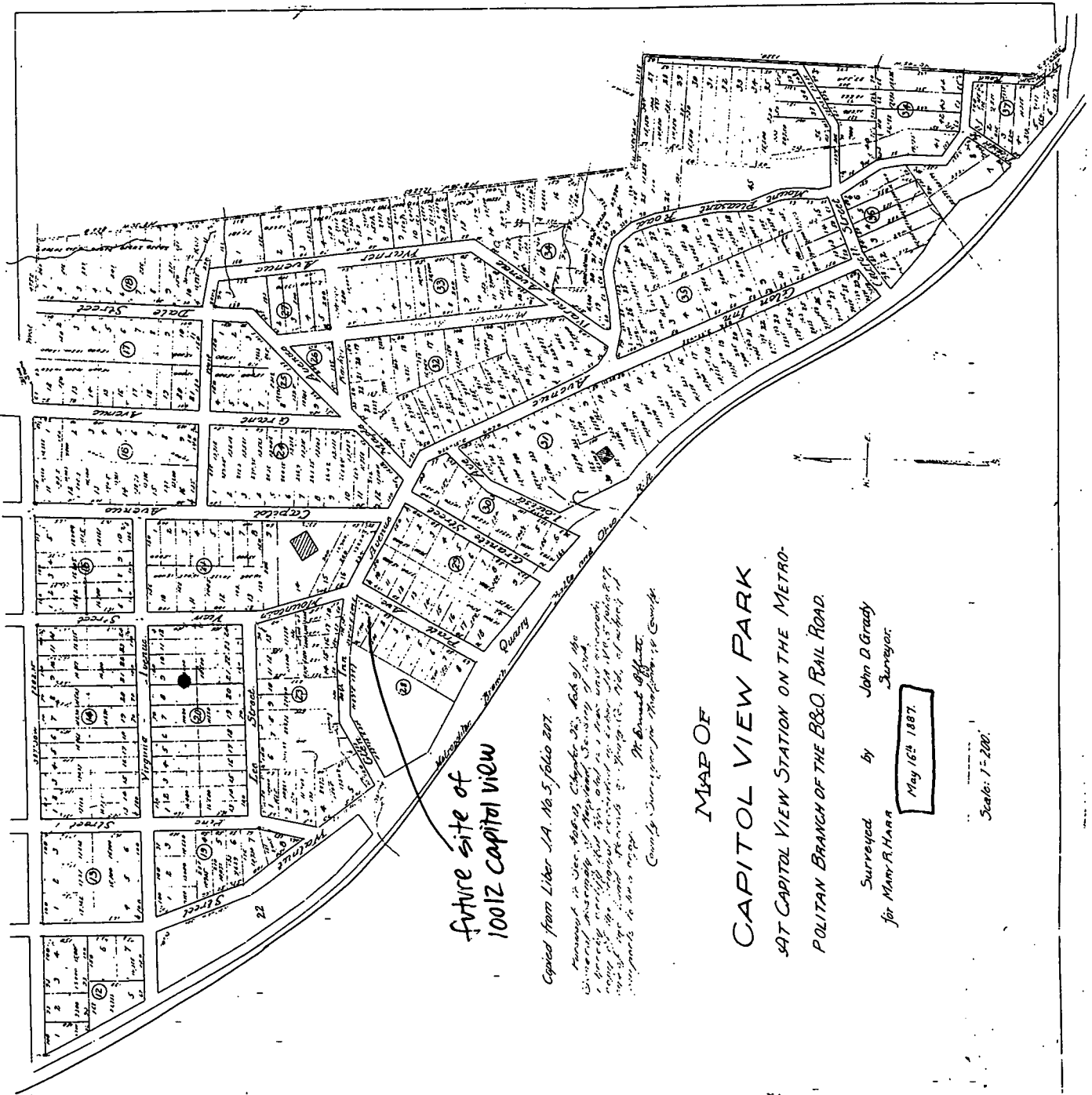
entrance off Stoneybrook



entrance off Capitol View



51  
~~44~~  
~~30~~



future site of  
10012 Capital view

Copied from Liber 1A, No. 5, folio 207.

Reviewed in Dec. 1887, Chapter 25, Book of the  
General Assembly of Maryland, Session of 1887.  
A survey of the site of the proposed station and  
the proposed branch of the B. & O. R.R. was  
made by the Surveyor in 1887. The plan of  
the proposed branch of the B. & O. R.R. is  
shown in this map.

MAP OF  
CAPITOL VIEW PARK  
SAT CAPITOL VIEW STATION ON THE METRO-  
POLITAN BRANCH OF THE B. & O. RAIL ROAD.

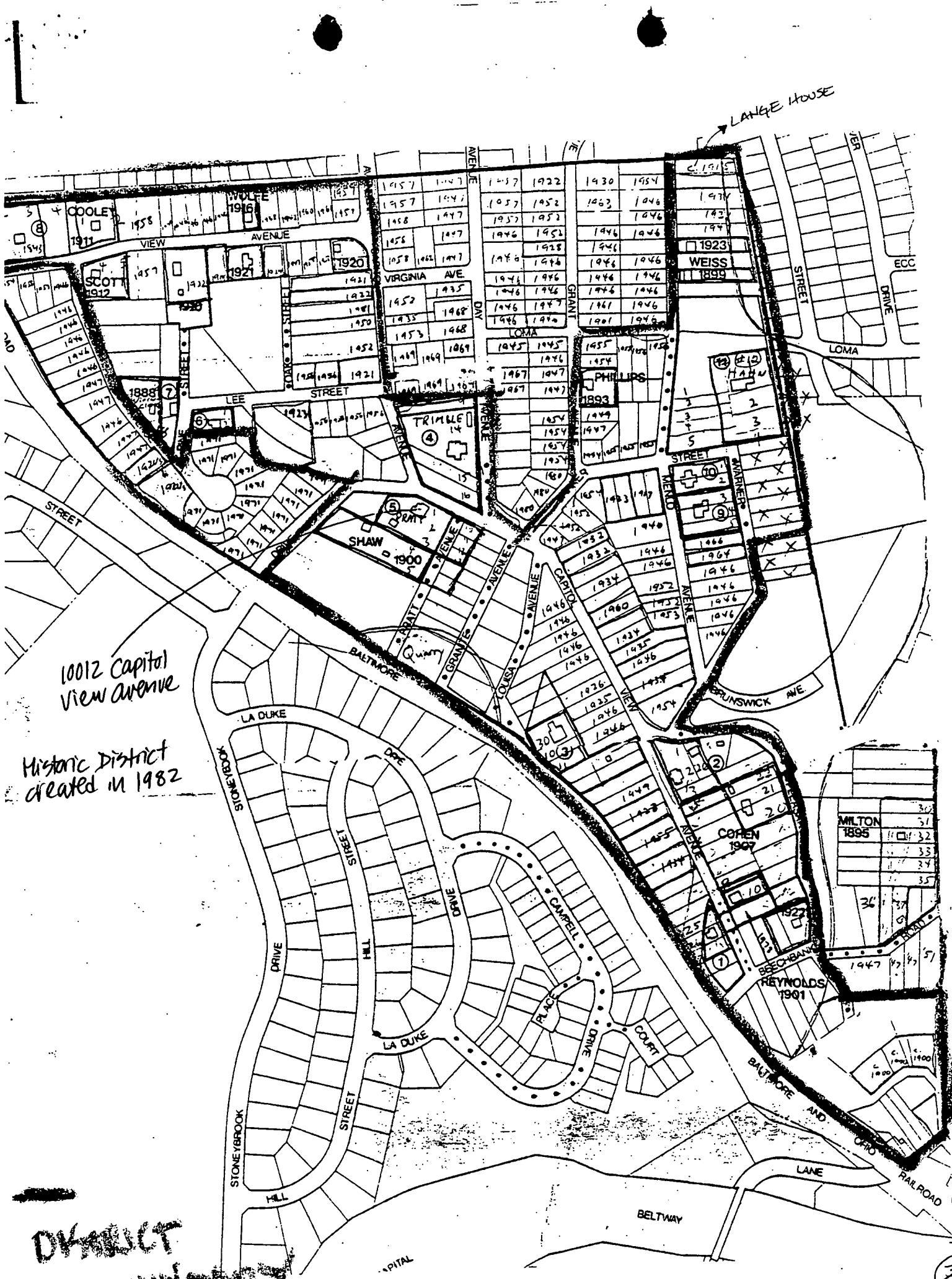
Surveyed by John D. Grady  
for MARY R. HARR  
Surveyor

May 16<sup>th</sup> 1887.

Scale: 1" = 200'



52  
48  
32



LANGE HOUSE

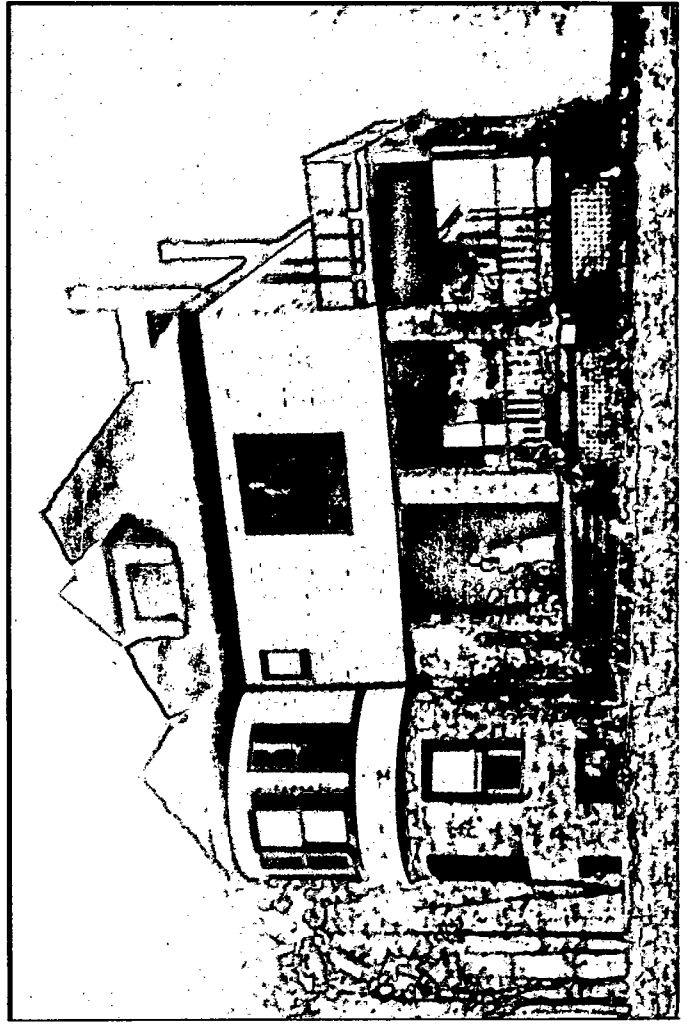
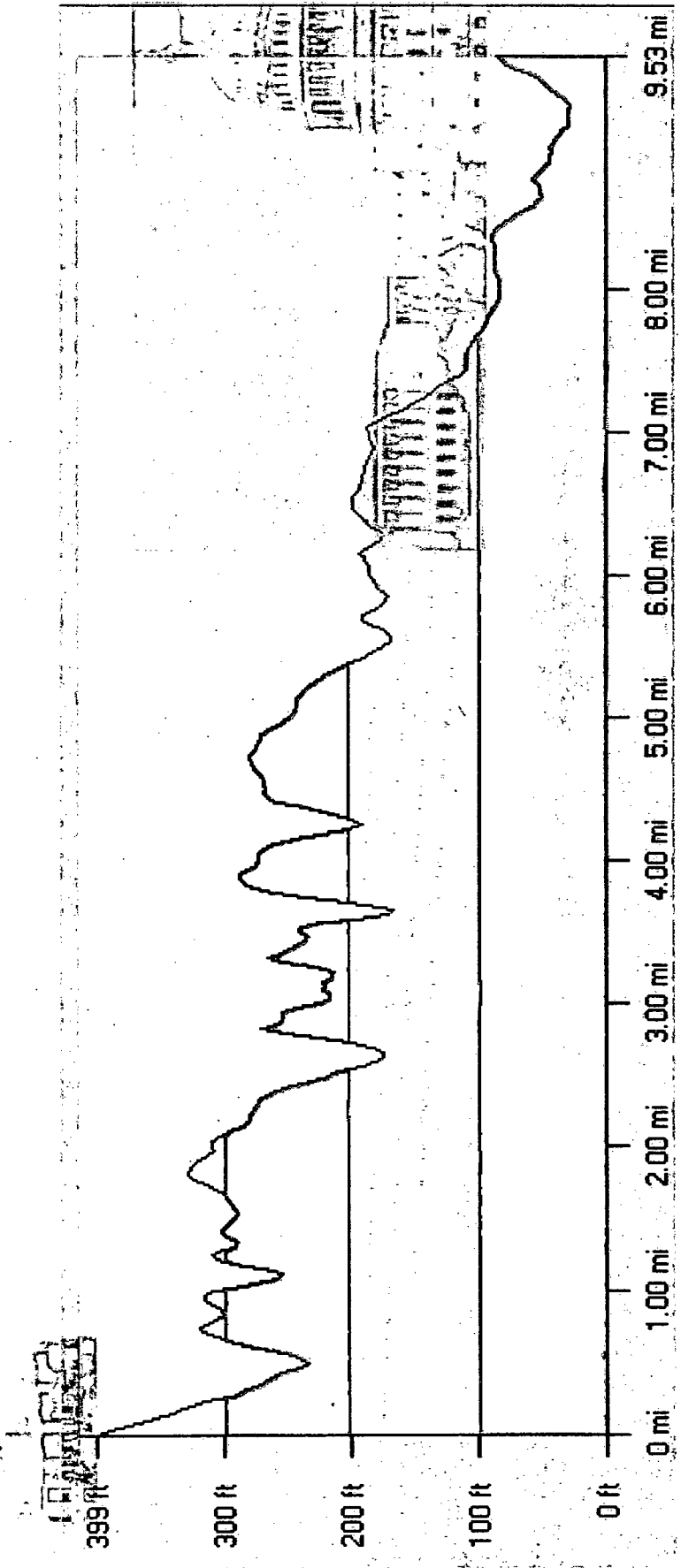
10012 Capital View Avenue

Historic District created in 1982

DISTRICT BOUNDARY

|        |    |
|--------|----|
| MILTON | 30 |
| 1895   | 31 |
|        | 32 |
|        | 33 |
|        | 34 |
|        | 35 |

33  
19  
33



54  
~~50~~  
~~38~~



Left side - taken from across Capitol View Avenue - 1986

35  
57  
25



Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE ADDITION



Detail: REAR OF HOUSE FROM STONEY BROOK

Applicant: ERIC EICHEN

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT ELEVATION



Detail: REAR ADDITION

Applicant: ERIC EICHER

LAP comments  
Case I-B and  
I-E

Historic Preservation Commission

October 28, 2009

Re HPC Case 31/07-09E  
HPC Case 31/07-09F

The Historic review committee of the Capitol view Park civic association agrees with staff recommendation for approval of the HAWP for the non-contributing resource at 3102 Lee stree (31/07/09E

The committee also agrees with staff recommendations for the Outstanding resource at 10012 Capitol View Avenue (31/07-09F). The Committee appreciates the input from HPC for this unique home. Both owners and HPC are to be commended for the time and effort to come up with a reasonable addition to this historic home.

Sincerely,



Carol Ireland and Duncan Tebow, co-chairs  
Historic review Committee  
The Capitol View Civic Association

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 10012 Capitol View Avenue, Silver Spring                    | <b>Meeting Date:</b>  | 05/27/2009      |
| <b>Resource:</b>    | Outstanding Resource<br>Capitol View Park Historic District | <b>Report Date:</b>   | 05/20/2009      |
| <b>Applicant:</b>   | Eric and Cindy Eicher (Donald Lococo, Architect)            | <b>Public Notice:</b> | 05/13/2009      |
| <b>Review:</b>      | 3 <sup>rd</sup> Preliminary Consultation                    | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Construction of addition and porches

**RECOMMENDATION:** Revise and return for Historic Area Work Permit

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Frederick Pratt House, Outstanding Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1895

In 1891, Frederick W. Pratt of Washington, D.C. bought land in the area now known as Capitol View Park from Oliver and Mary Harr. They built the stone and shingle Pratt House with 11 rooms and at one time a view of the U.S. Capitol building from the third floor of the house. In 1904 Walter S. Pratt, the son of Frederick Pratt's brother, bought the house and it was owned by members of the Pratt family until the 1970s.

In the 1920s Walter Pratt, Jr. razed a detached building to the rear of the house and replaced it with the existing three-car garage. Around this time Walter Pratt Jr. built a hobby workshop for Walter Pratt, III. A fish pond was installed in 1913. The stone wall, which matches the foundation of the house, was built in front of the house in 1930s. The stone was taken from the nearby quarry which was part of the property the Pratts owned. The land around this house totaled nine acres in the 1940s but today the lot is approximately 44,000 SF. See photos of existing conditions in Circle 22-31.

**HISTORIC CONTEXT**

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol

View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

## **BACKGROUND**

The applicants met with the HPC for a Preliminary Consultation in December 2006 and January 2007. See Staff Discussion section for a detailed summary of the HPC's comments, the first Preliminary Consultation plans in Circles 36-38, and the second Preliminary Consultation plans in Circles 39-41.

## **PROPOSAL**

The applicants are proposing a two-story addition located at the rear of the house and a one-story addition at the left side of the house. There is a screened porch/sun room at the back of the house, an open porch on the rear left side of the house, and an expanded kitchen on the left side at the rear. The addition at the rear begins just after the triple window and on the left side ends just before the chimney. Two small additions at the rear and on the left side of the house would be removed for the new addition.

See existing and proposed plans in Circles 7-21.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Sector Plan***

“1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the “Victorian” residential and revival styles and the early bungalow styles popular during this period, these twenty-two houses [Capitol View Park Outstanding Resources] are of a higher degree of architectural significance than the other structures within the district.”

***Montgomery County Code; Chapter 24A-8:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

Standard #1: A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible

with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will 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.

### **STAFF DISCUSSION**

This house is an Outstanding Resource in Capitol View Park and is a neighborhood landmark because of its prominent location. The applicants came to the Commission very early in the planning and design process to determine what alterations and additions might be approvable. At the first and second Preliminary Consultations, the Commission suggested that the applicants explore an addition at the rear and left sides of the house. With the addition located at the left rear corner of the house, the character-defining features of this house will remain visible and prominent.

The Commission was very clear that they did not want an addition across the rear because of concern about so much of the back of the house being completely obscured at the first floor level, but they recommended it be pushed to the rear left corner. Generally the Commission advises that an addition should not wrap around two sides of a house, but in this case they said they would support it since this is the least important corner of this house. Specifically, the Commission said the addition should start after the rear triple window leaving some stone visible and then go around the rear left corner as far as the left side chimney.

The applicants responded to this initial guidance and at the second preliminary consultation their addition was shown in the preferred location (see previous proposal in Circles 39-41). They now have returned with a similar addition that connects to the house in the same recommended location, however, at the rear left corner the proposed addition is now two stories. A two-story addition that is at the rear and is smaller and lower than the historic house, as this addition is, is something that the HPC would generally support.

This new design has the addition extending further to the rear and not as far out to the left side, which has less impact on the front elevation but will be more visible from the street. The Commission should discuss with the applicants whether they support the massing of the new proposal or if the design presented in the second preliminary would be more appropriate for an addition to this house. Staff is pleased to note that the applicants are no longer proposing a door out of the dining room to the terrace where there is currently a window.

The Commission has already been clear about the preferred location of an addition to this house, and staff would recommend that the HPC also give the applicants feedback on this new proposal including:

- Second story on addition
- Massing/scale (including the shift from left side to rear)
- Materials (vertical siding and other)
- Overall design and integration with the house

### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise the proposal based on any additional comments of the HPC and then submit a Historic Area Work Permit application for HPC review.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 240/777-9370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

Contact Person: Will CAWOOD  
 Daytime Phone No.: 202 337 4422

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: ERIC EICHER Daytime Phone No.: 301 587 8953  
 Address: 10012 CAPITOL VIEW AVE, SILVER SPRING MD 20910  
Street Number City State Zip Code  
 Contractor: TBD Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: DONALD LOCOLO Daytime Phone No.: 202 337 4422

**LOCATION OF BUILDING/PREMISE**

House Number: 10012 Street: CAPITOL VIEW AVE  
 Town/City: SILVER SPRING Nearest Cross Street: STONEBROOK DRIVE  
 Lot: \_\_\_\_\_ Block: P 28 Subdivision: CAPITOL VIEW PARK  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Place  
 Revision  Repair  Revocable  
 1B. Construction cost estimate: \$ TBD  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**CHECK ALL APPLICABLE:**

A/C  Stab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

**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 of owner or authorized agent: \_\_\_\_\_ Date: 11/30/06

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

5



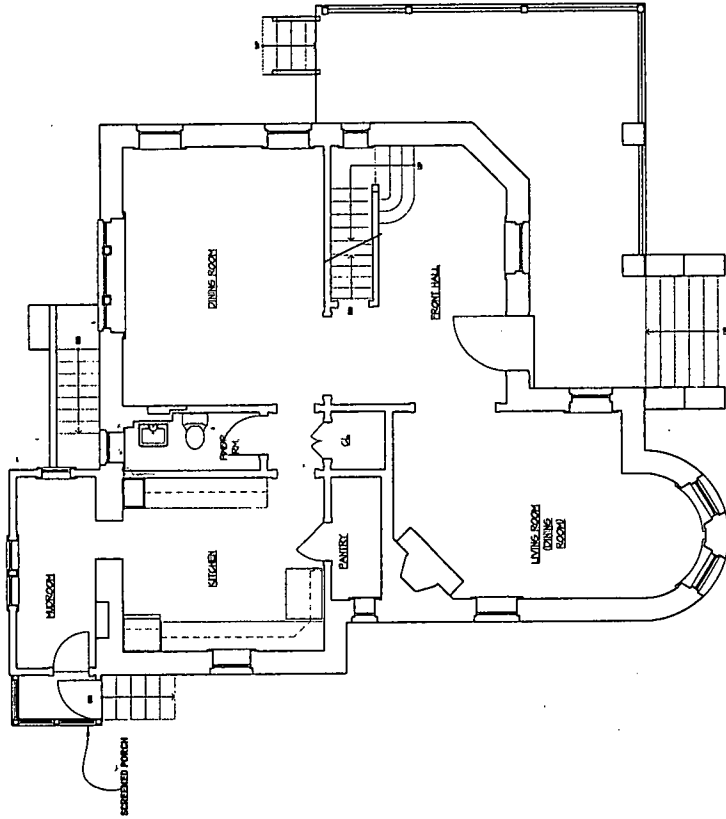
DONALD  
 LOCOCO  
 ARCHITECTS, LLC  
 2413 17th Street, NW  
 Washington, DC 20037  
 Tel: 202.371.4422  
 Fax: 202.371.4422

REVIEW  
 SET  
 NOV. 21, 2006

EXISTING / DEMO PLAN - FIRST FLOOR  
 Scale: 1/4" = 1'-0"

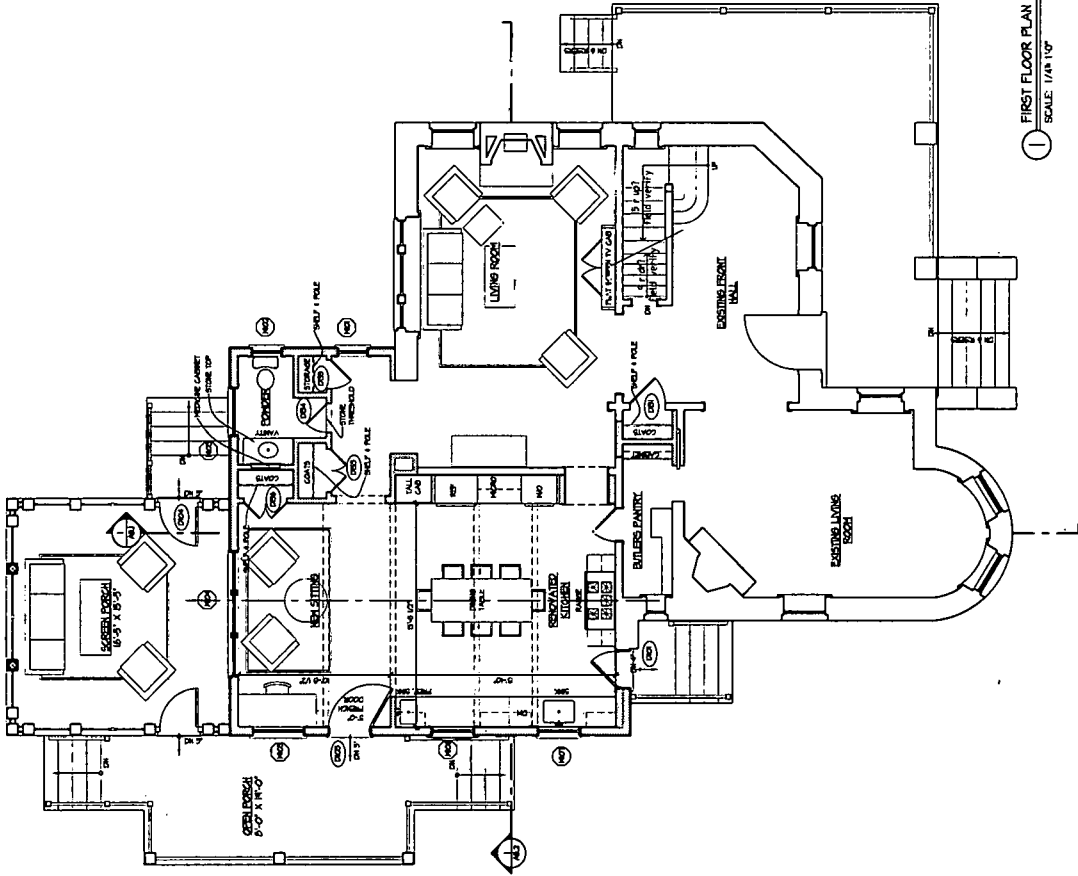
Project:  
 EICHER RESIDENCE  
 10012 CAPITOL VIEW AVENUE  
 SILVER SPRING, MD 20910

A9.2



① EXISTING/DEMO FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

16  
 3



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

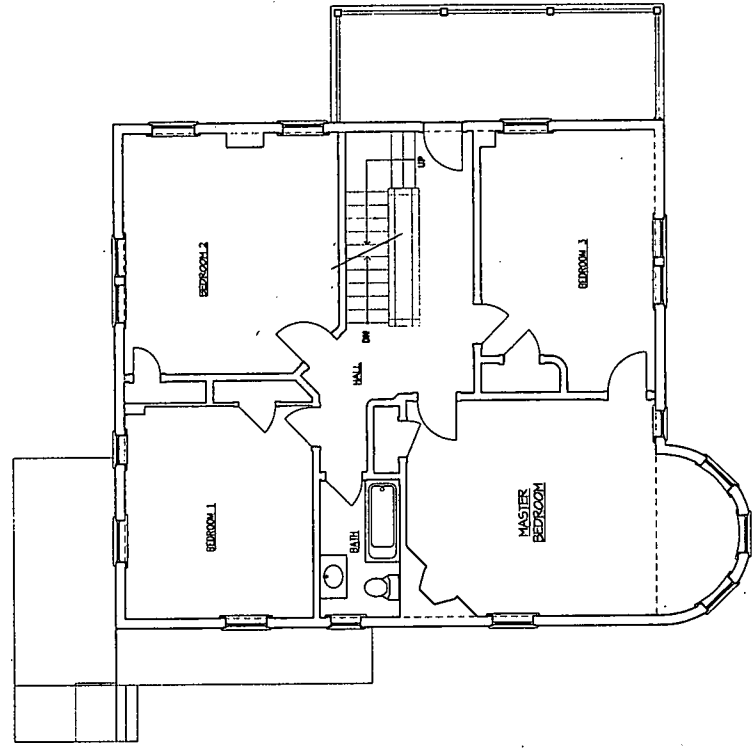
Project:  
EICHER RESIDENCE  
10012 CAPTOL VIEW AVENUE  
SILVER SPRING, MD 20910

Sheet Title:  
EXISTING/DEMO PLAN - SECOND FLOOR  
Date:  
1/4" = 1'-0"

REVIEW  
SET  
NOV. 21, 2008

1411 10th Street, NW  
Washington, DC 20005  
Tel: 202-371-4022  
Fax: 202-371-3827

DONALD  
LOCOCO  
ARCHITECTS, LLC



1 EXISTING/DEMO SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPTOL VIEW AVENUE  
SILVER SPRING, MD 20910

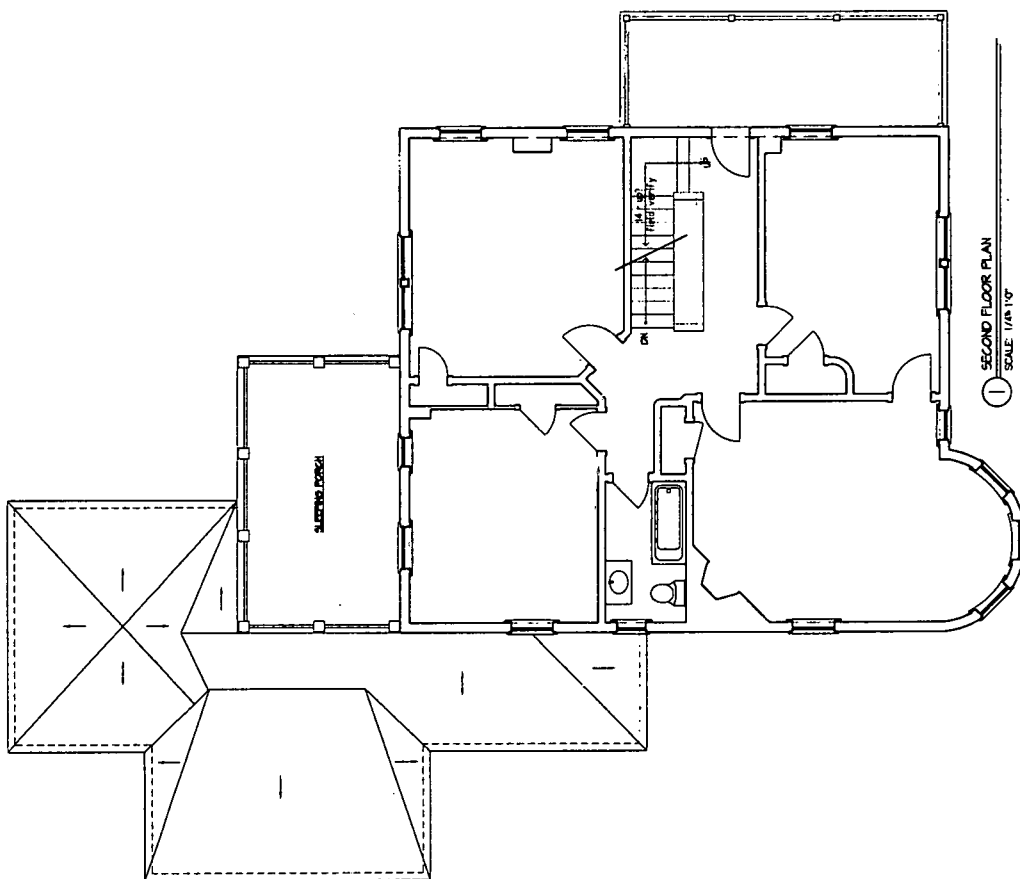
FLOOR PLAN - SECOND FLOOR

1/4" = 1'-0"

PRICING /  
REVIEW SET  
APRIL 27, 2009

DONALD  
LOCOCO  
ARCHITECTS LLC

3411 13th Street, NW  
Washington, DC 20007  
Tel: 202-337-6422  
Fax: 202-337-8523



① SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

1413 103rd Street, NW  
Washington, DC 20037  
Tel: 202.337-4422  
Fax: 202.337-2622

REVIEW  
SET

NOV. 21, 2006

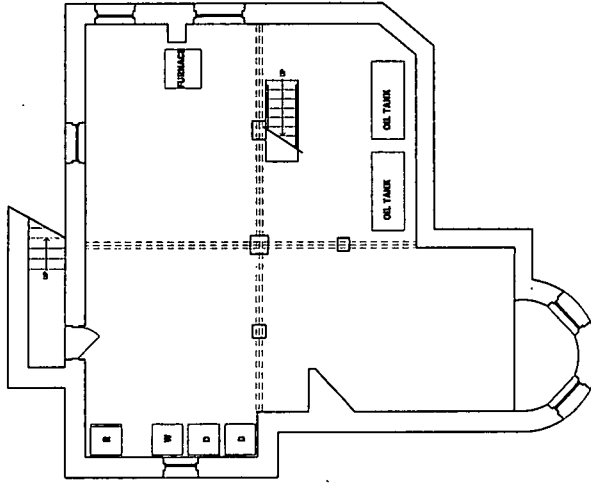
EXISTING / DEMO PLAN - BASEMENT

Scale: 1/4" = 1'-0"

EICHER RESIDENCE  
10012 CAPTOL VIEW AVENUE  
SILVER SPRING, MD 20910

Project:

A9.1



1 EXISTING/DEMO BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DONALD  
LOCOCO  
ARCHITECTS, LLC

3413 17th St. NW  
Washington, DC 20007  
Tel: 202-337-6427  
Fax: 202-337-5227

REVIEW  
SET

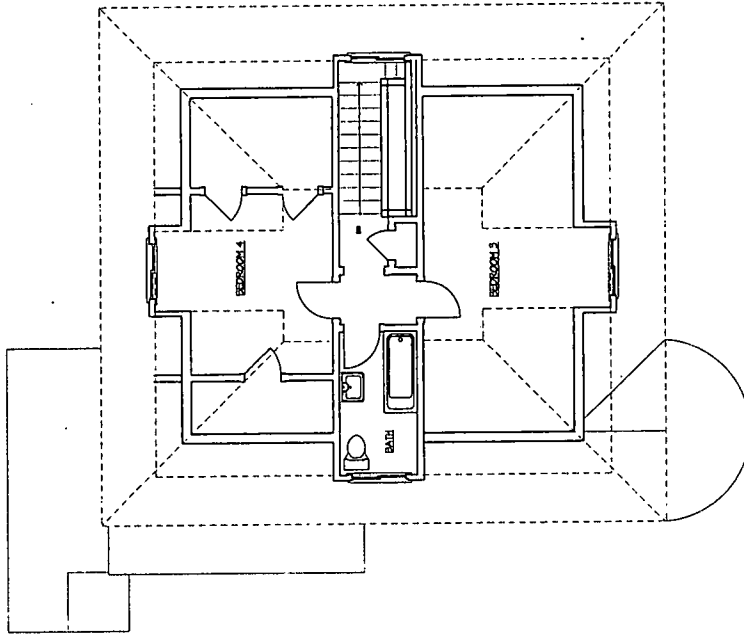
NOV. 21, 2006

EXISTING/DEMO PLAN - THIRD FLOOR

Scale:  
1/4" = 1'-0"

Project:  
EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

A9.4

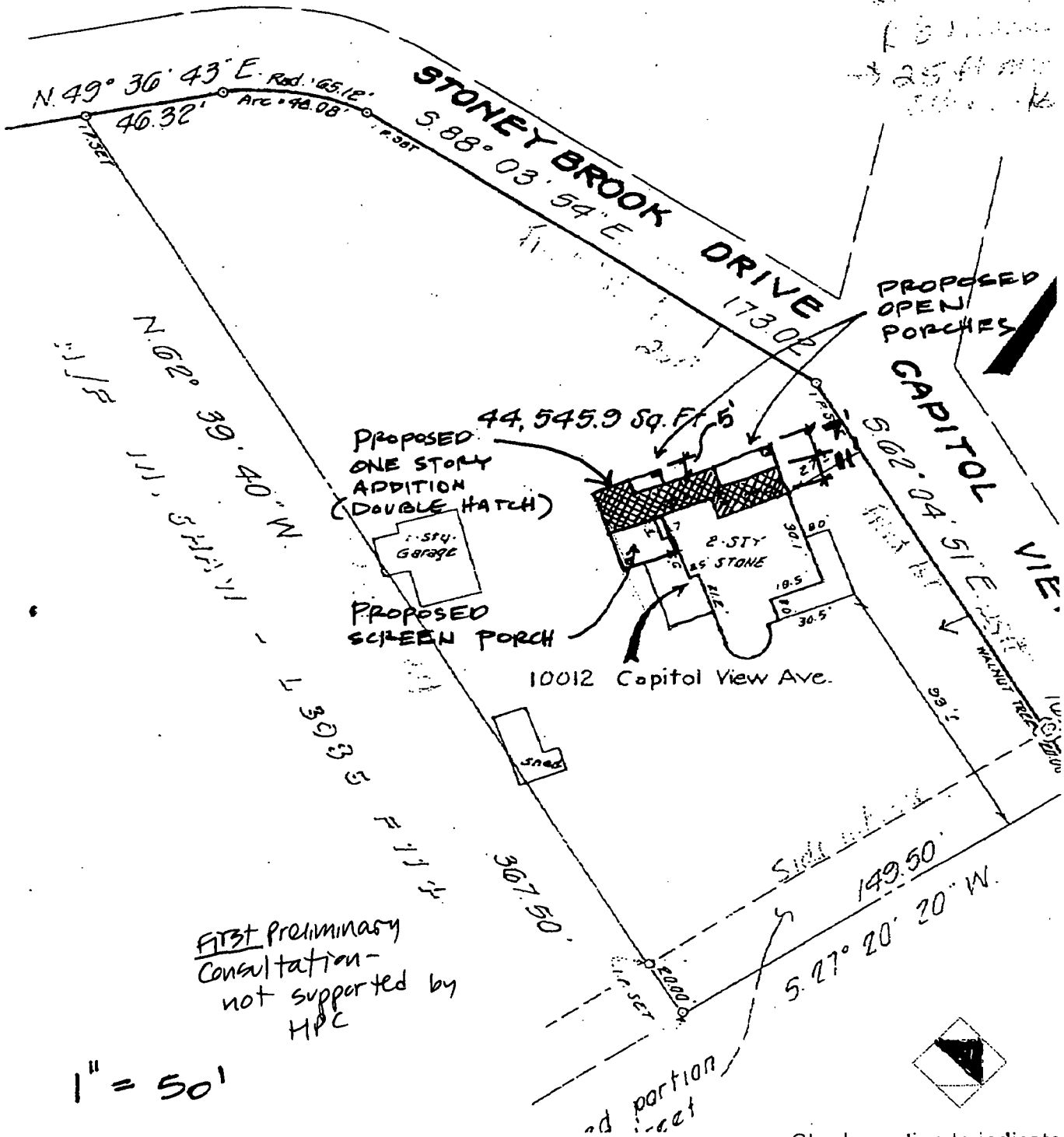


1 EXISTING/DEMO THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"

12  
47

Site Plan

Plat of Survey  
 Part of Block 28  
 CAPITOL VIEW PARK  
 13th Election District  
 Montgomery County, Maryland  
 October 12, 1978 Scale: 1" = 50'



FIRST Preliminary  
 Consultation -  
 not supported by  
 HPC

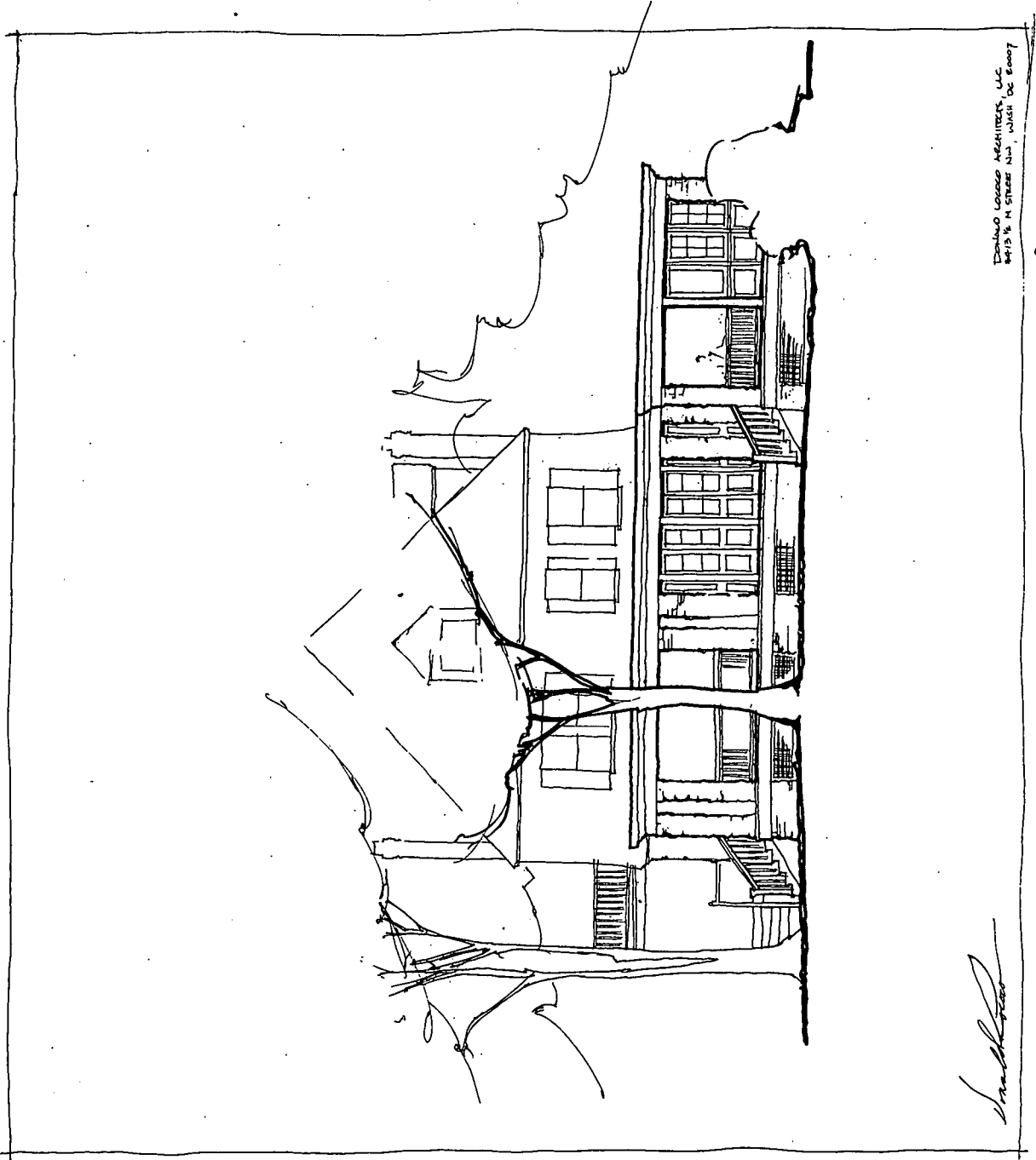
1" = 50'

Shade portion to indicate North

Applicant: ERIC EICHER

Page: 5

36  
 45



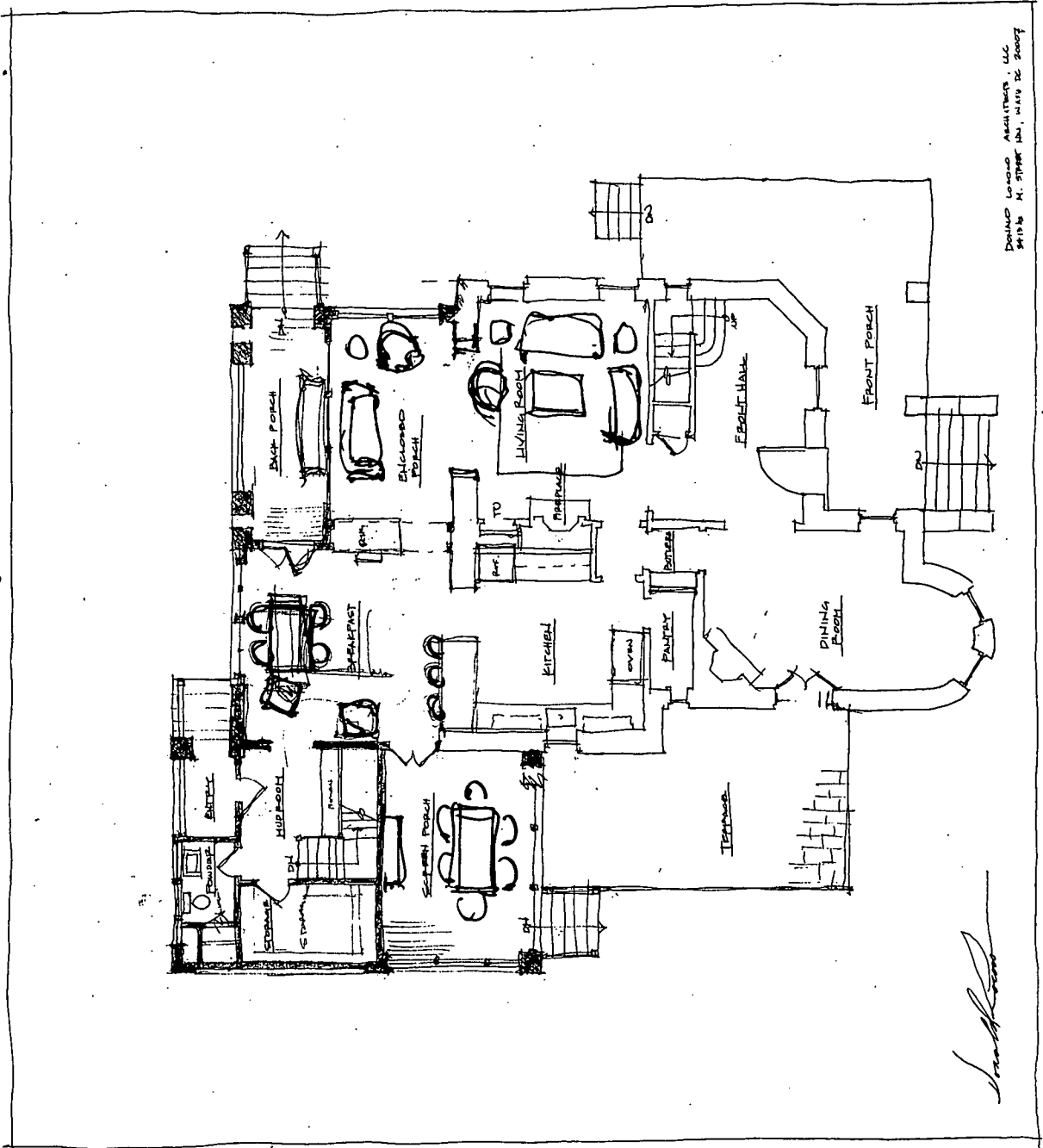
DONALD LORRAN ARCHITECTS, LLC  
4413 1/2 N STREET NW, WASH DC 20007

PROPOSED REAR ELEVATION 1ST PREMIM

*Donald Lorran*

37  
46  
13



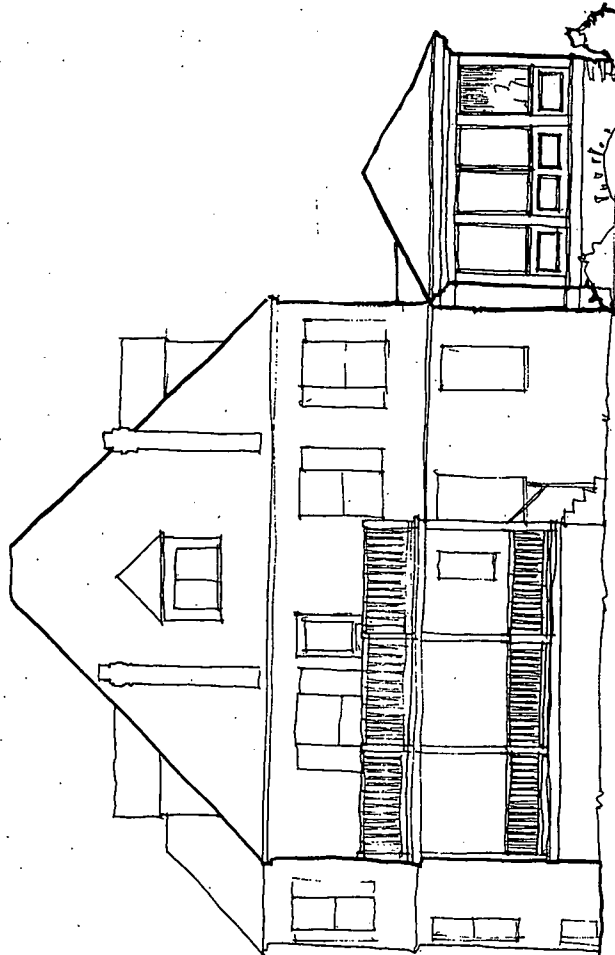


DOMINO LIVING ARCHITECTURE, LLC  
 3415 N. STATE ST., WASH DC 20007

1st Prelim

*Handwritten signature*

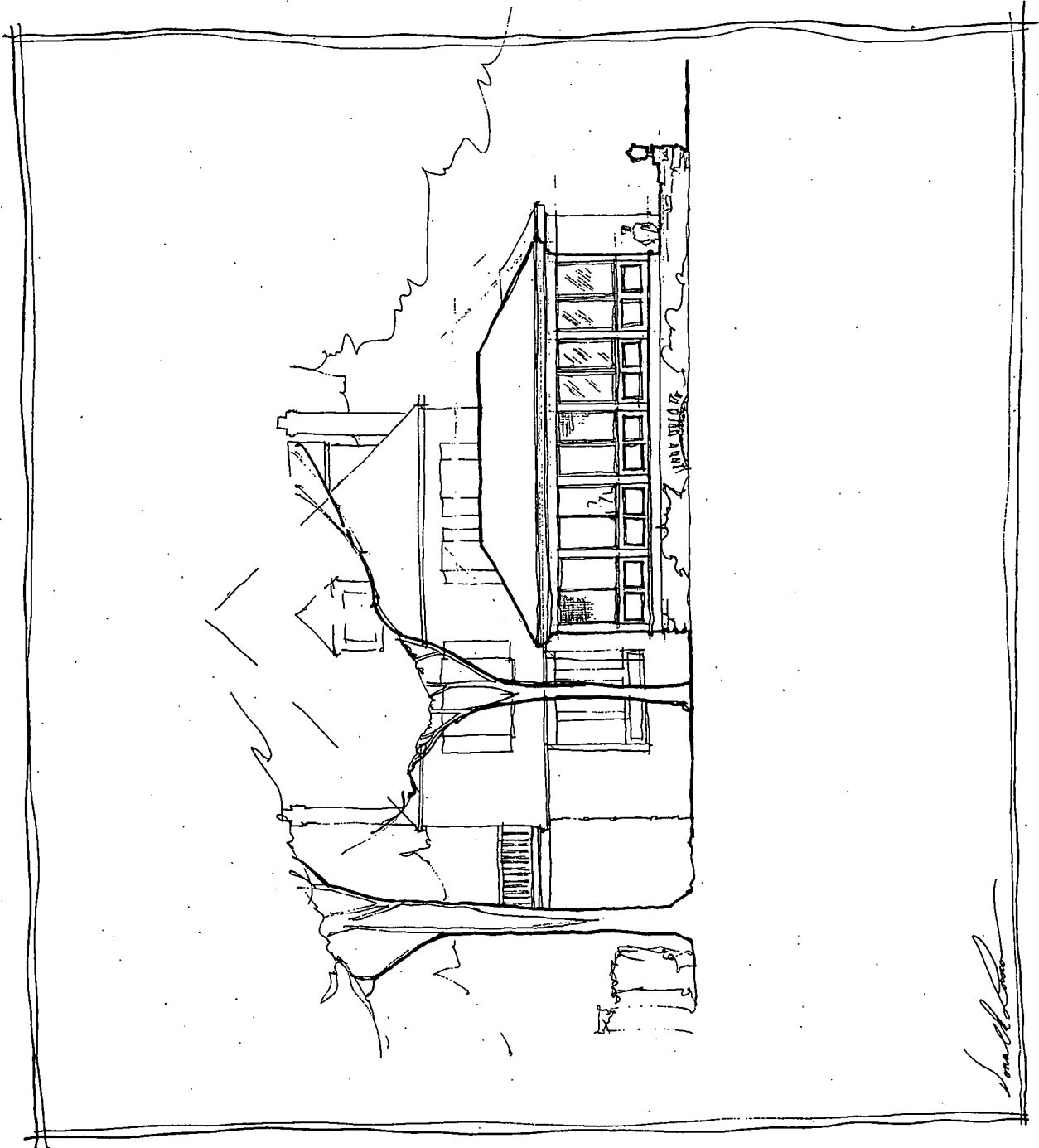
38  
~~47~~  
 15



second preliminary  
consultation -  
location of addition  
supported by HPC

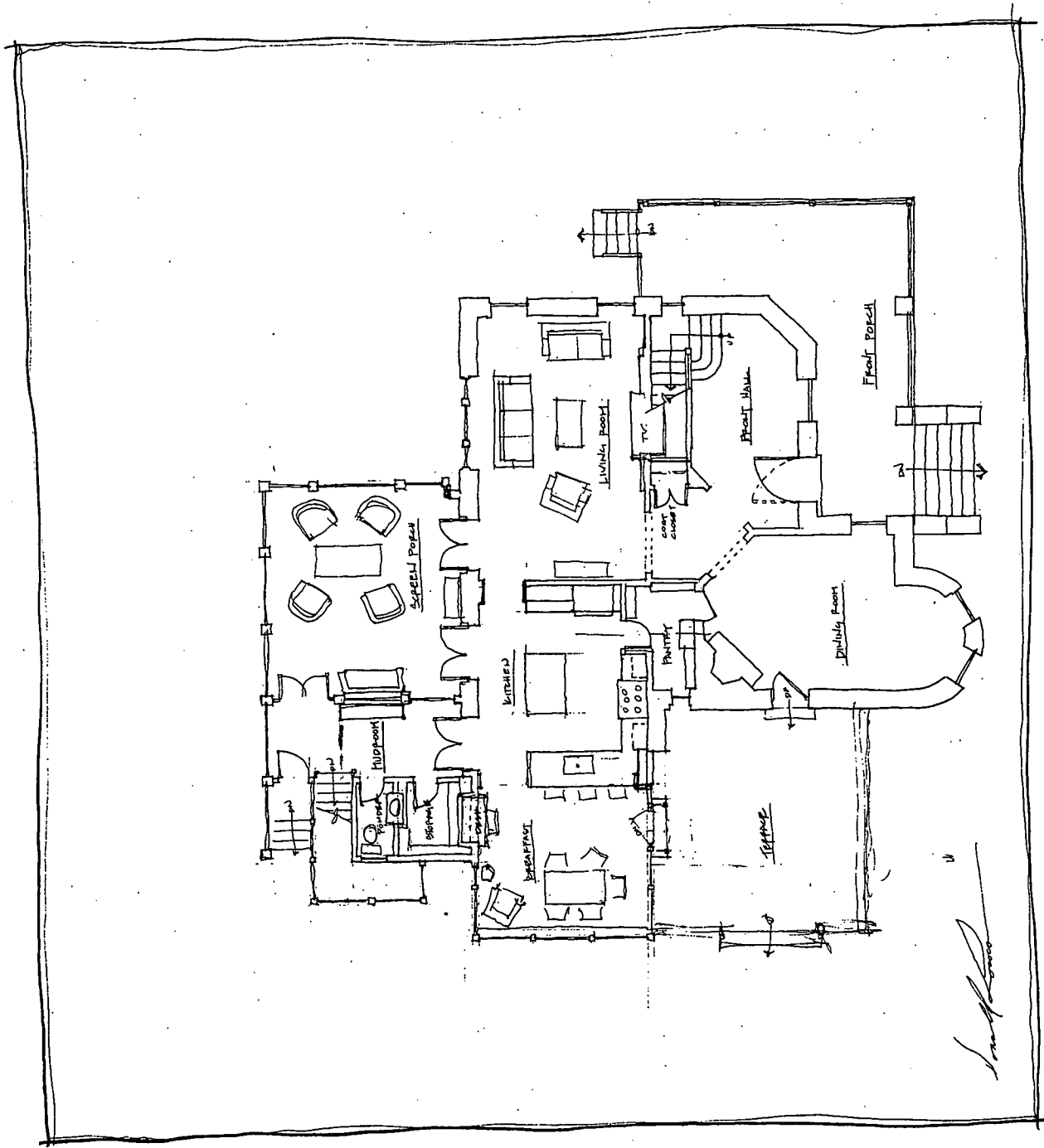
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Right side elevation A



rear elevation A 2nd prelim

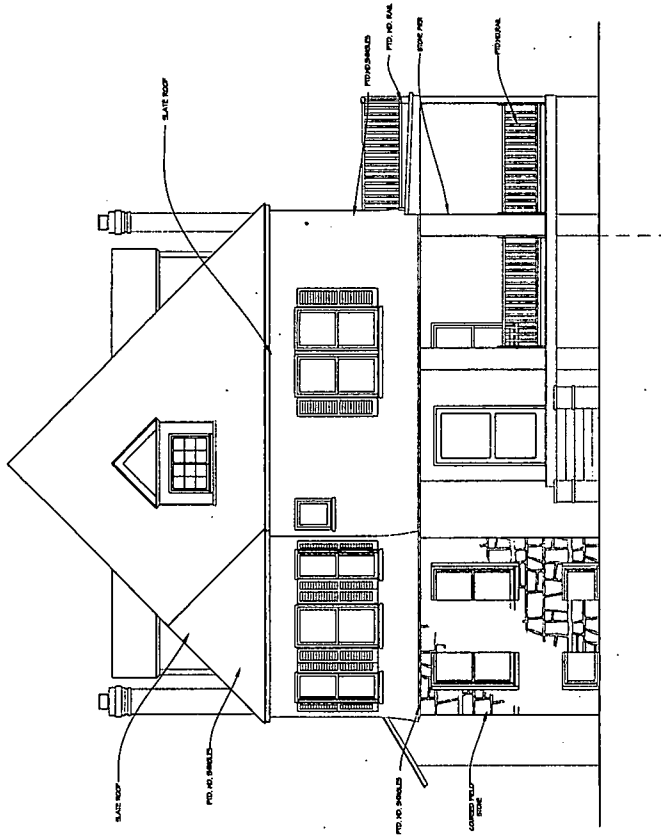
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2nd Prelim

PROPOSED

*Handwritten signature*



1 EXISTING / DEMO FRONT ELEVATION  
SCALE 1/4" = 1'-0"

8  
15  
9

DONALD  
LOCOCO  
ARCHITECTS, LLC

3415 10<sup>th</sup> Street, NW  
Washington, DC 20007  
Tel: 202.377-4422  
Fax: 202.377-2622

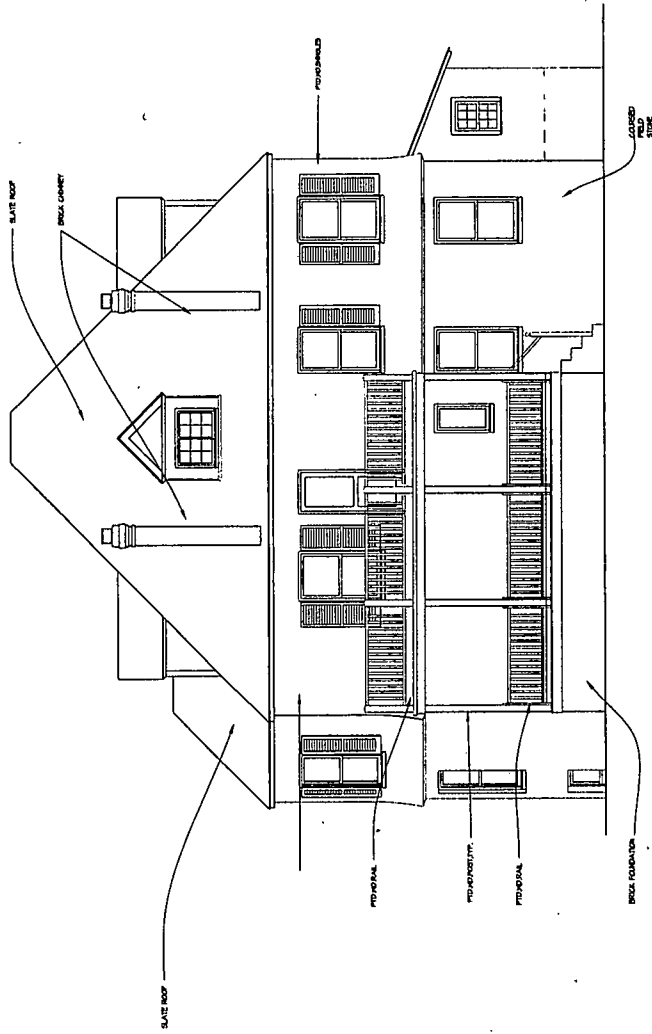
REVIEW  
SET  
NOV. 21, 2006

Sheet Title:  
EXISTING/DEMO PLAN - LEFT ELEVATION  
Scale:  
1/4" = 1'-0"

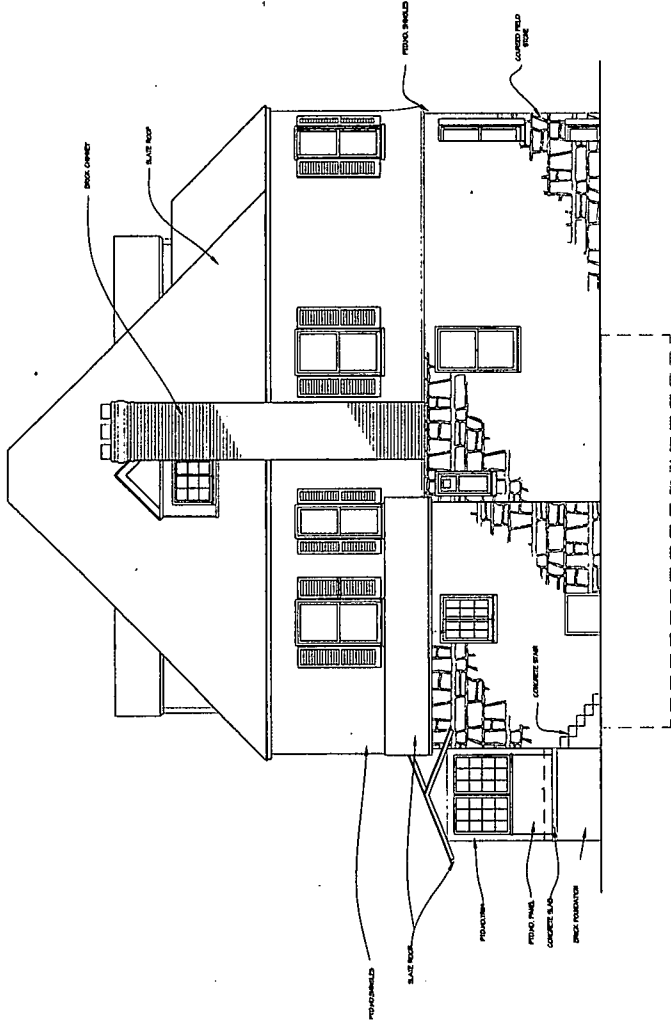
Project:  
EICHER RESIDENCE  
10012 CAPITOL VIEW AVENUE  
SILVER SPRING, MD 20910

Project:

A9.8



Project  
EXISTING / DEMO LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



left  
① EXISTING / DEMO RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

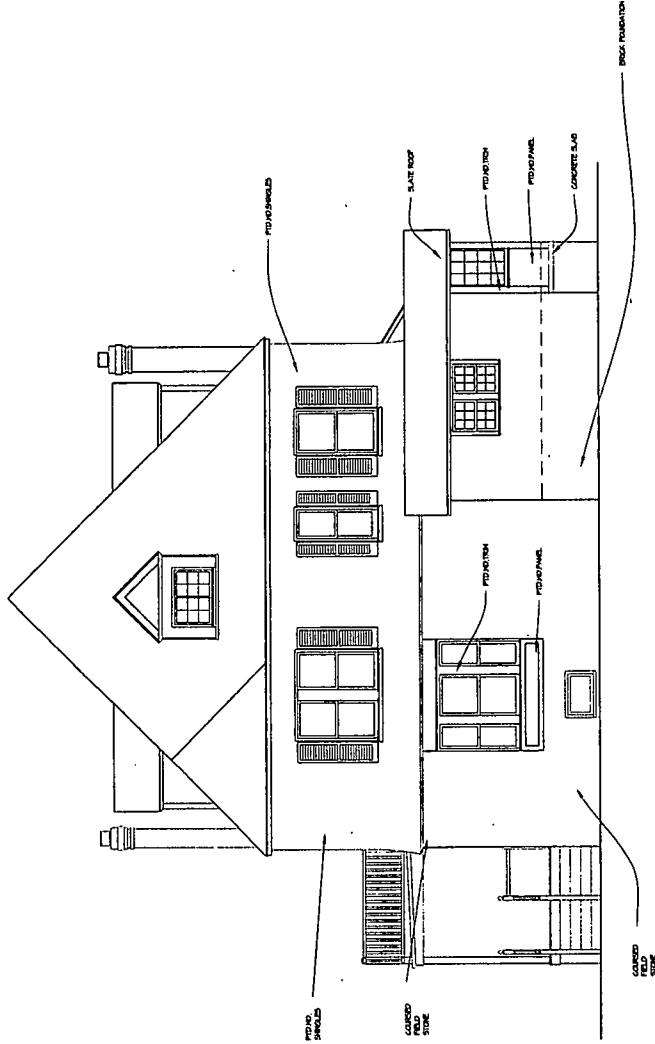
DONALD  
 LOCOCO  
 ARCHITECTS, LLC  
 2413 17th St. NW, PMB  
 Washington, DC 20037  
 Tel: 202-337-4422  
 Fax: 202-337-8222

REVIEW  
 SET  
 NOV. 21, 2006

EXISTING/DEMO PLAN - REAR ELEVATION  
 Scale: 1/4" = 1'-0"

Project:  
 EICHER RESIDENCE  
 10012 CAPITOL VIEW AVENUE  
 SILVER SPRING, MD 20910

A9.7



1 EXISTING / DEMO REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



rear elevation?

**Fothergill, Anne**

---

**From:** Fothergill, Anne  
**Sent:** Monday, June 01, 2009 11:21 AM  
**To:** 'Cindy Eicher'; Donald Lococo  
**Cc:** Eric Eicher  
**Subject:** RE: EIC - historic meeting

I agree with Cindy's summary and will forward the transcript as soon as I have it.

Overall, the HPC still supports an addition in this rear left location and wrapping from the rear to the left side. And overall they support a two-story piece, which was the big question I know you wanted answered.

The suggestions I heard, like Cindy, were:

- Design should be simplified—too many different designs, too many different materials (no columns, no vertical siding, etc.)
- Simplify the massing and treatment—integrate the massings better so they aren't 3 separate pieces
- ✓ Reduce or remove left side open porch

There was a fair amount of discussion about the floor plans since some of the new rooms didn't have doors and the upstairs room was labeled sleeping porch and the sun room was labeled screen porch, but we tried to keep the discussion to the overall proposal and massings.

Overall, as Cindy said, it was very good and you are very close to an approvable plan. Donald, we can talk this week to discuss more if you would like. If you have new design(s) you can run by me before going back to the Commission, that would probably be a good idea.

thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Historic Preservation Section  
Urban Design and Preservation Division  
Montgomery County Planning Department  
The Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>

---

**From:** Cindy Eicher [mailto:ECRDB@COMCAST.NET]  
**Sent:** Thursday, May 28, 2009 12:32 PM  
**To:** Donald Lococo  
**Cc:** Eric Eicher; Fothergill, Anne  
**Subject:** Re: EIC - historic meeting

Dear Donald,

The meeting went well.

They approved the basic layout of the 2-story addition and the screen porch to the rear.

They did not like the steps and open porch on the side. They did not say that we couldn't have steps, but (if I remember correctly) the proposed seemed too big/complex for the design. Perhaps something simpler.

They much preferred the style and look of the second presentation to this one because it had a simpler "pavilion-look" ( more glass and panels) . They had a lot of nice things to say about it.

They used the word simplify a lot.

There was a little confusion about the flow, but I explained that I didn't want to get into a lot of interior plans until we knew if the basic layout would be approved.

They thought that there were too many styles going on, and that the first and second floor should look similar, with a carry over of similarity to the screen porch/glass room.

There was confusion about the sleeping porch, whether or not it would be enclosed. I think it would need to be.

I really like the look of the sleeping porch a lot. I think they did too, but I can't remember specifically. I think they needed to see a little bit more detail.

I'm wondering if we could have the "sleeping porch look" on both floors of the two-story section.

I don't think we need the door from the screen porch leading to Capitol View Avenue.

Overall it was very good.

Anne Fothergill said that the transcript would be ready in 2 weeks, and she offered to call you to give a more detailed explanation. Some of the architectural terminology was lost on me.

They recommended that we come back with another working consultation version, before we do the final version.

Lets talk soon.

Cindy

On May 28, 2009, at 7:53 AM, Donald Lococo wrote:

Hello Cindy,

Just checking in regarding historic meeting; please keep us posted when you get a chance.

Donald

Donald Lococo Architects, LLC  
3413 1/2 M Street, NW  
Suite A  
Washington DC 20007  
202 337 4422 phone  
202 337 2622 fax

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 10012 Capitol View Avenue, Silver Spring      **Meeting Date:** 01/24/2007  
**Resource:** Outstanding Resource      **Report Date:** 01/17/2007  
Capitol View Park Historic District  
**Applicant:** Eric and Cindy Eicher (Donald Lococo, Architect) **Public Notice:** 01/10/2007  
**Review:** 2<sup>nd</sup> Preliminary Consultation      **Tax Credit:** None  
**Case Number:** N/A      **Staff:** Anne Fothergill  
**PROPOSAL:** Construction of addition and porches

**RECOMMENDATION:** Revise and return for Historic Area Work Permit

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### BACKGROUND

The applicant met with the HPC for a Preliminary Consultation on December 20, 2006. They had submitted schematic plans for a one-story rear addition and the HPC gave them guidance and direction for a redesign. See Staff Discussion for details of the HPC's comments in Circles 3+4, first Preliminary Consultation plans in Circles 45-47, and the December 20 meeting transcript in Circles 17-33.

### PROPERTY DESCRIPTION

**SIGNIFICANCE:** Frederick Pratt House, Outstanding Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1895

In 1891, Frederick W. Pratt of Washington, D.C. bought land in the area now known as Capitol View Park from Oliver and Mary Harr. They built the stone and shingle Pratt House with 11 rooms and at one time a view of the U.S. Capitol building from the third floor of the house. In 1904 Walter S. Pratt, the son of Frederick Pratt's brother, bought the house and it was owned by members of the Pratt family until the 1970s.

In the 1920s Walter Pratt, Jr. razed a detached building to the rear of the house and replaced it with the existing three-car garage. Around this time Walter Pratt Jr. built a hobby workshop for Walter Pratt, III. A fish pond was installed in 1913. The stone wall, which matches the foundation of the house, was built in front of the house in 1930s. The stone was taken from the nearby quarry which was part of the property the Pratts owned. The land around this house totaled nine acres in the 1940s but today the lot is approximately 44,000 SF. See photos of existing conditions in Circle \_\_\_\_\_.

### HISTORIC CONTEXT

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol

View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

## **PROPOSAL**

The applicants are proposing a one-story addition located at the rear left and the left side of the house. There is a screened porch and mudroom/entrance at the back of the house and a new breakfast room on the rear left side. The addition at the rear begins just after the bay window and on the left side ends just before the chimney. Two small shed roof extensions at the rear and on the left side of the house would be removed for the addition.

The proposal shows a terrace at the left side of the house towards the front (where there is an existing terrace) and the replacement of a left side window with a single door to access the terrace.

There has been some discussion about driveway reconfiguration, and since the rear of the house is visible from Stoneybrook, possible screening (wall alterations, fencing, plantings) but there is no proposed plan at this time.

See existing and proposed plans in Circles 8-16.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

## ***Sector Plan***

“1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the “Victorian” residential and revival styles and the early bungalow styles popular during this period, these twenty-two houses [Capitol View Park Outstanding Resources] are of a higher degree of architectural significance than the other structures within the district.”

### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

### ***Secretary of the Interior’s Standards for Rehabilitation:***

Standard # 2: 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## **STAFF DISCUSSION**

This house is an Outstanding Resource in Capitol View Park and is a neighborhood landmark because of its prominent location. The applicants came to the Commission very early in the planning and design process so as to determine what alterations and additions might be approvable.

At the first Preliminary Consultation, the Commission suggested that the applicant explore two design options that might be approvable—a separate pavilion section at the rear left side of the house or an addition at the rear and left side of the house. In the discussion, the Commission gave the following suggestions:

- Concerned about so much of the back of the house completely obscured at the first floor level
- Avoid an addition at the rear right corner—push addition to rear left corner
- Hyphen to pavilion to allow the original house to remain dominant and intact; this approach might mitigate the reduction of size issue
- Addition could start after the rear bay window leaving some stone visible and then go around the rear left corner to the left side chimney

- Roof configuration of pavilion may be an issue—hard to make it not compete with the house; roof of addition to be a background element (less steep) so that the house roof remains dominant
- Addition may be more glazed and lighter to make it distinct from the original
- Addition should not be replicative but compatible with historic house
- Maybe allow the door on left side (where window is now in altered window opening)
- Will need to see proposed plan for driveway change

The applicants responded to the guidance and have returned with a rear and two right side elevations and a floorplan of an addition that is located where the HPC recommended that they put an addition—at the rear left corner. Generally the Commission advises that an addition should not wrap around the sides of the house, but in this case they said they would consider one at the rear left side of the house. The applicant did not opt for the pavilion idea as this does not meet their interior space needs.

The Commissioners suggested that the addition be very glazed and the proposal shows windows/screens across the back and a screened porch across the right side (no left side elevation was submitted). The applicant has submitted two different roof forms for consideration. The Commission recommended that while the addition roof did not necessarily need to be flat as shown in the first proposal, they preferred that the pitch be less steep than the roof on the house. The proposed footprint for the addition has been reduced from the first submission.

While generally staff would not recommend the replacement of the left side front window with a door to access the terrace since an overall preservation goal is the retention of as many original features and openings as possible, the Commission did not seem opposed to the change and the applicant has evidence that the existing opening is not the original opening and this area has previously been altered. There will be a door off the addition to the terrace so the second door may not be necessary.

The applicant would need to discuss the feasibility of any driveway changes with the County before bringing them to the HPC for review. Any proposed driveway, wall, fencing, and other landscape alterations would require an approved Historic Area Work Permit.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise the proposal based on any additional comments of the HPC and then submit a Historic Area Work Permit application for HPC review.

**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:

TRAD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

TRAD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.



DONALD LOCOCO ARCHITECTS, LLC

January 4, 2007

Anne Fothergill  
Mont. County Historic Preservation Commission  
1109 Spring Street  
St. 801  
Silver Spring, MD 20910

Dear Anne,

First, thank you for all your input. We found the meeting extremely informative and appreciate your direction for this historic home.

Following, please find plans and elevations for the renovation. We tried to follow both the board's and your guidance by creating a glassy and transparent addition to foil the house. We are also proposing a stone foundation and columns to mitigate the addition and not have it jar too much with existing.

The big question is the hyphen between the house and addition from Capitol View Street. We have enclosed two options and at first blush liked the large hyphen. However, we began to realize that the larger hyphen produces a very thin element next to it (see attached). This seemed OK, but as you round the corner towards Stony Brook, the addition is very long; the concern is that in three dimensions it has a box car or trailer-like proportion. Because of this, a small notch instead of a hyphen may be preferred.

Sincerely,

Donald P. Lococo, AIA  
Donald Lococo Architects

Enclosure

cc: file (without enclosure)  
Eric & Cindy Eicher, via mail (with enclosure) &  
standard mail

DPL/fdl



Right side elevation B

MS. FOTHERGILL: This is a preliminary consultation for 10012 Capitol View Avenue in Silver Spring which is an outstanding resource in the Capitol Park Historic District. And it is known as the Frederick Pratt House. It was built circa 1895, and I'm going to show you some aerial shots on this lot to familiarize you with the property.

So this is looking down and that is the front of the house which does not face Capitol View Avenue, but faces I guess towards the capitol perhaps. And the road behind is Stoney Brook, so that's Capitol View Avenue to the right and that's Stoney Brook going off to the left. So it is on a corner and is very close to the road. At one time the third floor of the house did have a view of the capitol and it is a very prominent house in the Capitol View Park Historic District.

This is another view of the front of the house. This is the left side of the house, and which is, this in the rear is what we'll be talking about tonight. And you can see some of the buildings that were built by the Pratt family. This family was in the Pratt family until the 1970s and they built a three car garage in the 1920s and a hobby workshop for one of the younger family members, and they installed a fish pond in 1913 that is still on the site.

And there's a stone wall, which you'll probably be able to see in other photos, that matches, the stone matches the foundation of the house and it was built in the 1930s and the stone was taken from the nearby quarry which was part of the property that the Pratt's owned at one time. The lot now is approximately 44,000 square feet.

This is another view going around the house. So that was the rear of the house, and so that rear end corner is where we'll be talking about tonight. And then that is another view, and that is the left side. And that's Capitol View Avenue that you can see. So this is the front of the house, and just go around, this is going around to the left and there's that fish pond that was put in in 1913.

And this is the left side of the house, and what the applicant's are proposing is a screened porch at this rear left side of the house, and then a rear one story addition across the back of the house here. And there will be two open porches off this rear addition. And that small shed roof section would be removed. The rear shed roof section would be removed as part of this addition. That section there. So the addition would come across the back here, the one story addition and the porches.

There is some talk, I just wanted to show you the lot, and it's a very awkward access right now off of Capitol View and Stoney Brook, and so there was some sort of very general talk about a possible driveway reconfiguration. The wall, it's very tight right here and you enter right into the intersection of Capitol View and Stoney Brook and it's dangerous, and they have a second entrance here off of Stoney Brook. So that may be something that comes up in a later discussion.

There was a small discussion about maybe putting a driveway around the front, but that probably wouldn't be ideal and perhaps you can see in the site plan, perhaps there could be a driveway further down Stoney Brook that comes up towards that garage area and is more towards the back of the house.

The concerns that staff has with this proposals, and staff would like to commend the applicants, they have come very early in this process, really want to hear the commission's thoughts and direction on this, and so that's the ideal applicant, because then we can work with them on this project. This is a difficult house to make changes to. It is in a very prominent location, very visible.

It's a landmark house and the front of the house doesn't actually face the street, so the rear of the house is more visible than the rear of most houses. And so in terms of the proposal that they have proposed, staff had recommended that while a rear addition may be the way to go, it probably shouldn't wrap around that rear left side of the house so that the corner of the house we can still read.

And that it is a sizeable addition in footprint with the porches, and that that should be reduced so it is not quite such an impact to the house. There was on the left side, the plans shows the removal of a window at the front left to create a door opening to a terrace, and staff would recommend that that change not occur. That that original window should remain and that opening should remain the size that it is.

The local advisory panel has submitted comments that were distributed at the work session, and the applicant's architects are here, and I know are eager to hear your thoughts on this proposal and any direction you think they should take.

MS. O'MALLEY: Are there any questions for staff? Would the applicant like to come up, pleas.

MR. EICHER: My name is Eric Eicher, and I'm the owner of the house.

MR. LOCOCO: I'm Donald Lococo, and I'm working with Eric. Architect.

MS. O'MALLEY: Did you have anything else you wanted to add about how you came up with what you have here?

MR. EICHER: Well, we moved into the house a couple of years ago, and just to give you a real brief history of where we are with it, we moved into the house which we think is just an outstanding property. We were very, very lucky to get it. We've always enjoyed older homes. When you look at the house and the way that it's configured, especially on the first floor, it has a porch that is actually indented into the house so the second floor is the roof of the house. And what that does is it takes quite a bit of room off of the first floor footprint and reduces it to above 1400 square feet. But even that doesn't tell the whole story because there's a very, very large foyer in the house which, by the way that the house is configured, it really couldn't be changed.

And there's a dining room, a very small living room, a kitchen and then the very large foyer. And what we're looking at is to be able to get more room or more flow on the first floor. There aren't a lot of ways that you can really go out on this house. You know, you certainly couldn't go out the front of the house because you have the turret. You can't go out the right side of the house because it's too close to the road.

On the left side of the house it would be difficult to go out because it would, you would see it from the front of the house, I believe, if you put an addition onto the left side of the house, plus it

goes over towards the fish pond which was built around 1913 and we certainly don't want to disrupt that area. So really we felt that the best way of trying to add on was to go out, directly out the back of the house and make it as nonobtrusive as possible.

The wrap around section is keeping with the current style. There's a wrap around now on the left side as you face it from the front which is the shed roof that we're proposing to remove. And then continue to wrap around there as it is now. The driveway is a hazardous driveway. We would like to move the driveway down off to Stoney Brook to make it a little safer.

Whenever you're turning into the driveway off of Capitol View, there's always someone sitting at Stoney Brook and they don't think you're turning into the driveway. They think you're turning down Stoney Brook. So as you start to turn, they start to pull out because they think that you're going around them, and it's a very hairy situation.

So that gives you a little bit of a history. We've started very early in the process in bringing this forward because we really wanted to get some guidance from you all and make sure that we're doing it in the proper way. You know, it's important to us that we maintain the integrity of the house and the historic value of it, so we're really all ears for any advice that you might have on it.

MS. O'MALLEY: Great, glad you came in.

MR. EICHER: Thank you.

MS. O'MALLEY: Who would like to begin our comments? Well I'll say that I go through, pass this probably once a day, if not more often. I love this house.

MR. EICHER: Well thank you.

MS. O'MALLEY: My first impression as I look at it, as I look at what is the back of the house, is that I'm a little bit concerned that it look's like it's going to be the front of the house. You know, when you, the way it's done with all that porch across gives you the sense that now that's the front when you're coming up Stoney Brook.

MR. EICHER: That it would be used as the front?

MS. O'MALLEY: It just looks like the front from your drawings.

MR. EICHER: Oh, it would look like the front with the addition you mean?

MS. O'MALLEY: With all that porch across.

MR. EICHER: You know, unfortunately, I don't know how the original nine acres was laid out. It used to sit on nine acres, and at one time there must have been an entrance to the front, to the true front of the house. It doesn't seem to be real feasible now. I don't know when they changed it. They do have the three car, you know, whatever carriage house in the back, which would not be accessible you know from the front. We pull in and we always enter through the back. I mean, that just, it kind of lends itself to that the way that it's situated. So I don't really know how you would change that situation.

MS. LOCOCO: Are you looking for a language that's more diminutive on that, -- because that certainly is possible. I mean, I think that the idea from our point of view was to just not

create a lot of articulation, just create one straight facade across, and we could make it even, I think, are you concerned that there are certain openings that make it sort of look like there's a procession or?

MS. O'MALLEY: Yeah, well when you look at the view toward Capitol View, you've got the double porch there which I always thought was outstanding. But now the porch on the back because it extends almost over to that, detracts from the porch on the side. You know, like maybe you would eliminate the porch part of that back piece.

MR. LOCOCO: The opening of, if I'm looking proposed rear elevation on the left, that small open area, it's a possibility. I mean, we're, the thought was if it went straight across it would actually be quieter than if that sort of stopped at that point. But if you feel it's better that it stops.

MS. O'MALLEY: Well you have that bay window there, right? So that would be on, then on the porch instead of standing up physical. Isn't there a bay window, that three window, isn't that a bay?

MR. EICHER: Yeah, on the back?

MS. O'MALLEY: Yes.

MR. EICHER: Yeah, there is a bay window. And the proposal would be that that would be an opening.

MS. O'MALLEY: But it would be on the porch instead of, so it wouldn't stand out as much.

MR. EICHER: Well actually, part of that is enclosed into the room. So the bay window would go away. I guess, I want to point out, ascertain that it was not an existing bay and that we would sort of create a interior space where that bay was.

MS. O'MALLEY: Of Circle 12?

MR. EICHER: Yeah, the existing, yes.

MS. O'MALLEY: So then on Circle 13 it would be under that porch roof?

MR. FULLER: That's just an addition between it?

MR. EICHER: Yeah, there's an addition between. If you look on Circle 15. The porch is off of a room that is added on. If the porch on the side, if you look at 12, Circle 12, the double porch on the side that you've admired, that is actually, it ends 10 feet or so short of the corner of the house. It doesn't come the whole way to the corner. There's steps and then a sidewalk that go down.

MR. FULLER: I guess a couple of things. Number one, it's a definitely great house. It's very prominent. It essentially has three fronts to it which makes it really tough. I am mostly glad to see that you're coming in with, I'll say a relatively modest addition rather than doubling the size of the house. But this house has so much character in itself, it's tough to figure out what to do with it.

I'm somewhat concerned by that right rear corner we were just talking about because there's so many people coming past that house, that is the sort of defining corner of the house the way it sits there when you're coming down Capitol View or you're coming across Stoney Brook, that is the corner that really drops down almost on the road.

If there was a means of being able to push more the development to the back left corner of the house, although I'm not see in my mind right as to how to do that, but I'd certainly, to me that's probably the least important area of the house in terms of where the development ought to be massed! I understand you've got other issues about how do you handle things inside. But just that corner to me --

MR. EICHER: I'm sorry. When you say right and left, I'm not sure.

MR. FULLER: I'm using the same right, left that you have in your drawings. But basically, the side you label right side towards Capitol View.

MS. O'MALLEY: No, I'm talking on the screen. That's the back left.

MR. FULLER: That's back left.

MS. O'MALLEY: On the screen.

MR. DUFFY: It is a particularly tricky case as Commissioner Fuller says. In affect it has three fronts.

MR. LOCOCO: The one thing is is that if we, it's almost as if the road was put there after the house was, and the house still wants to confine the front. I think it actually has a stature that no matter how you look at it, I mean, I even drove in the back, there is no way that unless you're walk in the house and say, oh, this is, the house really wants to be the front. It holds the front so well you can also imagine a road there.

And so, and I think that it defies someone who could have essentially ignored the house. But the one thing is, the driveway that exists is I think where you peek through, that was a cut in a wall, and we would want to recreate that wall continuous where now we drive through, which is in the corner. So we would essentially, and that wall is sizeable. It matches the house as far as stone, and so a lot of our addition would be diminished because you would see, in fact, I think you would just see the upper part of the house as you come around that corner.

MR. FULLER: You're saying like in Circle 22, the image of the house with that wall, it looks like about a five and a half, six foot wall.

MR. LOCOCO: Yeah.

MR. DUFFY: I have a couple of questions and then a couple of comments. The wall that's existing along Stoney Brook, how much of the property line along Stoney Brook does that wall extend? The wall which is the opening for a driveway.

MR. EICHER: If you're looking at Circle 22, that's Capitol View is the road. It goes down Stoney Brook just a short way. It only goes down Stoney Brook about I'd say 12 feet, 14 feet.

MR. DUFFY: Okay, but you were just suggesting to extend it further down Stoney Brook?

MR. EICHER: No.

MR. LOCOCO: To close that opening up.

MR. EICHER: To close the opening.

MR. LOCOCO: To put it back the way it was where there was never an opening there.

MS. FOTHERGILL: If you look in Circle 30 you can see the extent that it rounds the bend of Stoney Brook in that middle photo in Circle 30.

MS. ALDERSON: Doesn't 23 also give you the Stoney Brook side? I think 22 you see the Capitol View side, and 23 you're actually coming around the corner, it's on the left you see how that addition finishes itself on the Stoney Brook side.

MR. DUFFY: Well, to cut to the quick on my thoughts about the site, I don't think it's crucial what's the front and the back functionally. You know, what we're concerned about as Historic Preservation Commission is maintaining the integrity of the original site as much as possible and the original site as much as possible and the original structure while trying to accommodate a reasonable addition.

And because somehow history has given us a situation where the house is facing backwards, the back is the front and it's facing two streets, it's particularly tricky. My thinking is along the lines of what Commissioner Fuller was saying, if you look at the site plan that you sketched on Circle, page 5, I don't see a circle.

MS. FOTHERGILL: Circle 8.

MR. DUFFY: I guess it would be Circle 8, just prior to Circle 9, where generally we would not want to do is have so much of the back of the house, which is where you enter, but you know, the, in terms of the composition of the house, what's the back, it's completely obscured at the first floor level. The original fabric, so to speak. And one thought that I have as to how to accommodate, well before I say that, I think it would be difficult to achieve the types of things that commission usually wants to see and have as flowing a floor plan as you've drawn.

I understand in your plan what you're trying to accomplish, but what I would suggest would be to create, rather than to add on to the entire back of the building, to have a small connector in the back left that would connect to a pavilion like structure in the back left that would accommodate, essentially the program that you've added to the building.

Now with this kind of massing, with this kind of floor plan flow, you'll probably want to relook at where your functions are in the plan. It won't flow as much as this is trying to do, but you know, the issue that we would have is that the entire back of the first floor level is kind of obscured and we'd like to maintain as much of the original facade and massing as possible. But find a way to accommodate this new program at the same time. And you know, I, let me just show you a sketch of what I'm talking about, because it's probably not clear. I was kind of doodling. And then perhaps hear what the other commissioners think about this concept.

Basically if you were to, instead of adding all this massing here, and instead of adding all this massing to the back here, to come out, the existing has a little bump right here, to come out there and create a mass back here so that this corner of the house and the back of the house remains intact and visible. And like I say, you wouldn't have all this together, you know, so that there'd be, it wouldn't flow the way you're to get it to flow, but I think you could accommodate roughly the same program back here.



So I'm curious, maybe I might first ask what other commissioners think about that, and then ask your thoughts. If any other commissioners wish to comment.

MS. ALDERSON: I have seen, and actually can get photos if you're interested, an example, there is similar to that in Tennessee that I could I probably could get pictures of, and it was a way of approaching a substantial addition to a very small roofed house, it was one story, and it's extremely successful.

There's actually a great deal of extra square footage, but in actually a couple height in wings that still leave that simple structure very vocal and they're very integrated, but they did precisely that, they hyphenated off, and they're lovely, but I'm happy to see if I can get pictures to send along if you'd like to see it, and probably a copy of the floor plans too.

MR. DUFFY: There might also be a way, and I say might, but there might also be a way, the staff report is suggesting reducing the area of the addition. Maybe if you were to try to work with this approach, you would come up with an ovarian like structure that allows the original house to remain very much dominant and intact, so that perhaps there would be a way not to reduce the area as much. In other words, if you're growing off of the original, there's going to be more, I think, pressure from us or a desire from us to see that area it's growing off to be small. But if you take this approach, it might be comfortable to have as much area as you're showing. It's hard to say at this earlier stage, but I think in concept this approach would mitigate against the area issue?

MR. EICHER: You know, it's actually a concept that we looked at, and in fact, I took a photograph of a house that I saw in Indianapolis. I went out and purchased a camera, a disposal, and took a picture of one where I saw this beautiful Victorian house and it almost had a tunnel going out, and then connecting to a structure which in theirs was a sunroom, and it really was nicely done, and it lent itself to that because you know, you would walk through that hallway and you would go into the sunroom which was very nice.

But you know, one of the things that we're trying to accomplish on the inside of the house is to get some flow into the house so that we're going from the kitchen into the living room, and then with the addition, we're able to go into the addition and then back into the kitchen so we can expand the kitchen a little bit, but also pick up some flow into the house so it's not quite on the inside so boxy. And I understand exactly, you know, what you're talking about. But when you look at the side of the house, most of the side of that house is already obscured by an addition that was put on sometime after the original house was built. And that's what you're seeing right there in the picture, which is a little mud room. It's a mud room that was put on.

But on the inside of the house it's tongue and groove wood, but I know that beneath it is covering the stone of the original exterior, you know, first floor foundation of the house. Because when you go through the opening from that mud room into the kitchen it's over two feet thick into the opening. So, you know, I just don't know that we would accomplish with that idea, which I think is, as I said, I

think it's a very good idea and one that we looked at, but I don't know that we would accomplish what we're trying to.

MR. FULLER: I think from my perspective, you know, if you look at Circle 22, I'd love to still be able to see the corner of the house come down, the bay window fits the current, -- basically anything past that bay window almost wrapping around to where the fireplace is on the, with the image we're looking at here, to me is much more, I'll say fair game for redo:

MR. JESTER: That was exactly my comment.

MR. FULLER: And whether, you know, I don't disagree, I'd love to see --

MR. EICHER: I'm sorry. Could you say that again?

MR. FULLER: Starting on Circle 22, I would see the back corner of the house stay intact until you get past the bay window.

MR. LOCOCO: On the other side of the bay window?

MR. FULLER: The far side of the bay window so the bay window would still read. And then anything from that bay window all the way around to this fireplace we're seeing here --

MR. LOCOCO: To the fireplace, okay.

MR. FULLER: -- I don't really have a major problem if there is, you know, you're redoing short of the sheds and the additions that are back there, -- you know, yeah, I'd love to, I'd prefer to see it as a small link, but basically something that allows you to take out that back corner. Architecturally I'm not sure how you solve it, because it will become bigger and lower than what you currently have so you still got some challenges.

But just from looking at the house, to me again, the important things are when a person is coming back around Stoney Brook there's a image the way that house lands on the ground, and I do see that in your plan it shows better than your site plan, because on plan you show that you set it back at least four feet.

I'm saying I'd like to see it set back past that bay window. And then coming all the way around to over here, I think you're open. And I don't disagree with the flow that you have inside. It's real nice the way it's shown right now, and it may be even more expensive and more difficult to have to do some reconfigurations, because in what I'm suggesting you'd almost have to let your kitchen area become more of a pass through, and you'd be pushing your kitchen somewhere else probably before you're all said and done with it.

Or you'd be pushing the kitchen slightly off to one side, but then I'm not exactly sure how you would solve that. But that would be my preference.

MR. LOCOCO: Are you saying that it looks like, if I'm looking at that bay window in Circle 22, you want to see a return of stone on the other side of it also, or can we start, you know?

MR. FULLER: I wouldn't have a real problem if it looked like it was new material.

MR. JESTER: Maybe leave a foot or so just so you can actually --

MR. FULLER: Well yes. I mean, yes, you don't want to glam the wall in, straight into the edge of the window.

MR. JESTER: That's what he's asking. Where can he start the addition beyond the bay window?

MR. FULLER: Marginally past it, yes. The stone wants to surround the bay window.

MR. LOCOCO: And then if I'm looking at that photo, to the edge of that gutter is where you would think that we could have sort of a perforation into the house?

MR. FULLER: Just because, again, that fireplace comes down as a very strong element, and I think if you want to see it land on the ground, I don't think that one wants to get internalized.

MR. LOCOCO: And the hyphen idea, if -- your thought on the hyphen idea is that once we get this hyphen and then we have a pavilion, then we depart from the language of the structure and because we have the hyphen we can create a separate language and allow the autonomy and integrity of the existing house? Or do you want it to look like the --

MS. ALDERSON: I think, which I don't think we have to necessarily dictate is what the, -- because yeah, I think there's flexibility there to do either one, and I think if you want to do something that integral, there's nothing wrong with that. I think it's just the idea of leaving the mass structure more visible.

MR. FULLER: And I think we're describing more or less two different options.

MS. ALDERSON: Less wrap.

MR. FULLER: One is the back corner that gets expanded and incorporates more off the back as opposed to the other alternative of the hyphen, right? I'm good with either one.

MR. LOCOCO: I guess and I, because I sort of asked two questions, and I guess the one I'm wondering is, is we talked about the idea, I just, flexibility, it sounds like we, you're giving us sort of a bounds of where we want to enter and work circulation of the house, and there certainly can be created a circuit in there. It sounds that there was a hint that if we move, perhaps to the hyphen one, that there is a little more flexibility in one, square footage, and perhaps two, in what the language of that item would be? Or is that, are they --

MR. DUFFY: It's not a hard and fast rule, but generally speaking I think that's a fair statement. And because the new becomes so distinct from the original, and the original remains so much intact. You know, that there's a little bit more license. And you know, perhaps as a general guidelines to answer your question about the language of the new, generally, you know, what we would suggest is that it not be perfectly replicative of the original, but that it be, you know, comfortably compatible. And the logic there is that you want, it's the same logic as I was just mentioning. You want the original to remain distinct, but of course, you don't want the new to clash with it. You want it to be compatible. But yes, there is, the new doesn't have to be imitative of the original. It can have some freedom as long as it's compatible.

MS. ALDERSON: That location too is less physical. So that what you said to be the larger issue for our review. I'd like to just add, I think that idea or the hybrid, you know, can you even combine the two solutions? What I think can do very well about the idea of pulling that side addition a little bit further back or almost rotating it, so a little bit less of it is on that Capitol View side and a little bit more of it is on the side that you don't even see from Capitol View.

I think that also answers the bigger issue of what does that facade read as? Does it read as a front? Does it read as a side? And I thought, well on the one hand, gee, it's kind of become a front. You don't want say no porches allowed on this facade. There's certainly can be a way to work that in, But pulling the porch further down and keeping the bay intact, you've still got that strong stone edge which is lovely. And I drive past this place all the time myself, it's one of my favorites, certainly in a neighborhood. Having that stone edge with that bay window, I think is a strong feature and by pulling the porch a little further back, it will read more as a side and less as a front. Because it's a front where you have, you know, the long stretch of porch going all the way across the facade.

MR. FULLER: Question, really everybody. One of my concerns is as the one story addition starts to really sort of stick off the back of this house, should there be, should they look at anything that would maybe push any density to the second floor so that maybe the thing could cascade out or something like that rather than just coming way out as a tongue?

MR. JESTER: Which is one of the comments I wanted to make was that your elevation didn't really, doesn't seem to address the roof, what kind of roof configuration you were contemplating. And it's kind of drawn as a flat roof?

MR. LOCOCO: Right.

MR. JESTER: And I think this idea, I mean, I'm not, I think Commissioner Fuller and Duffy have great ideas about a couple of alternative approaches, more for the -- I've been over there, just kind of moving some of that mass to that back corner. But in either case, you're still going to have issues with trying to coordinate how that roof, the new roof lines work with the existing structure. And I think, imagine it will be even more challenging to deal with pavilions. It's going to start to, -- it's going to be hard to make it not compete with a house that has really wonderful details and facades all the way around. So, I mean, I don't think you would have to go up to solve it, because I think you have some room there to bring some roof elements up --

MR. FULLER: I don't think they have to. My point was that I'd be against it if it wanted to pick up some space on the second floor.

MR. LOCOCO: If it were a pavilion you mean?

MR. FULLER: Either way.

MR. LOCOCO: I see.

MR. FULLER: Because again, I'm worried about a very large roof area.

MR. LOCOCO: A flat roof.

MR. DUFFY: One thing I would, sorry to interrupt, one thing I would suggest, also kind of as a general guideline, one of the things that's so unique and interesting about this house is the roof. It's a very steep pitch and it's a dominant geometrical figure. It would probably be kind of hard to make an addition that would really compete with that. But I would say the new addition would probably want to have a roof that's more, I want to say not as steep, but you know, that is more a background element and allows that, you know, that dominant roof element to continue to catch the eye.

MR. LOCOCO: Meaning that you would prefer a flatter roof, correct?

MR. DUFFY: Not flat necessarily, but less steep than the original.

MR. LOCOCO: Keeping it flat, the one thing, the two things that go against us that I think when you look at the house, I think, I think the form is different than when you look, how you think of the square footage and you say, well, you know, we're adding a lot of square footage. Really, we're adding a first floor to a very boxy house.

And so, just by the having it one floor, it seems as less. And keeping the flat roof also I think, also allows it to depart from that second floor and that idea that we would try to minimize that because the roof is focal and the mass seems to come down from a volume point of view versus just a square footage, if it's a flatter simplified roof.

MS. O'MALLEY: Do you know if that one addition or that one shed roof portion is original where the stone?

MR. EICHER: I'm sorry?

MR. LOCOCO: On the right hand side, correct?

MS. O'MALLEY: That's original?

MS. ALDERSON: I thought that was the one that you just talked about, the mud room addition where you could see behind the --

MS. O'MALLEY: No, that's the wood.

MR. EICHER: I know that the mud room is, that's obviously an add on. And I'm not sure about the kitchen. It's not a slate roof as you can see.

MS. O'MALLEY: Oh, it's a stone.

MR. LOCOCO: The stone looked different when I was out, the windows were different, and for some reason I think, our first blush was it was at that point just bumped out along that side.

MS. O'MALLEY: Generally in outstanding resources we don't like to see new openings. We don't like to hide corners. We don't like to hide the shape of the house itself. That's why we're talking about it not having it go all the way across the back.

MR. LOCOCO: So coming out, I guess, if I looked at that photo, you're I guess, consensus, is that if we started at the left side of the siding that I see on the left, on the addition sort of from that point, or I guess just beyond the bay to the right where I see the gutter extending is fair game to add to the house?

MS. O'MALLEY: Well of course then you're rounding the corner.

MS. ALDERSON: But it's the least visible corner.

MR. JESTER: It's the most desirable place to put new mass.

MS. ALDERSON: And I think that's the corner, place to put it. And it also, the thing that it swallows up the most is a previous addition that's already wood and already concealed stone. So, of the choices that's the lowest impact. And the wood addition itself was not particularly integrated with that original treatment which is a heavier.

MS. O'MALLEY: Well, the pavilion would even less.

MS. ALDERSON: Which is another option.

MR. DUFFY: I think on one hand what I was starting off with was just a diagram. A minimal connection. I tend to agree that it could, often we would not want to have it wrapped around the corner, especially on an outstanding resource, but I think there are enough mitigating circumstances and unique conditions that are tricky to deal with on this site where it's a matter of finesse and it's a matter of the next step.

You know, I would be okay with it wrapping, and as Commissioner Fuller was saying, you know, it seems a foot or so, you know, at least a foot past the bay window, you know, gives you a substantial piece of the back elevation to work with. I wonder what others think about wrapping this corner? It sounds like in general we're comfortable with that.

MS. O'MALLEY: If you came across the part where the mud room is, and then had your screened porches attached to the stone bump out, you would still be able to see the wall and the stone porch, the stone bump out from your screen porch.

MR. EICHER: Well, either screen or a solid addition.

MS. O'MALLEY: Or a sunroom or --

MR. EICHER: Yeah, whatever it is, it's going to have a lot of windows. I mean, that's our thinking on it anyhow, that it would be, you know, very much like the windows that you see there. They would continue. That it would be very open, very window, and on the inside we certainly want to leave the stone. In fact, we would like to expose the stone underneath that piece that would come off, what was added on.

MR. DUFFY: That would certainly, I think, be a way, a good way to make the addition distinct from the original to have it more glazed and lighter. And it probably works with what you're after internally as well.

MR. EICHER: Exactly.

MR. LOCOCO: If we canned that addition and we didn't follow the grid of the existing plan, would that be more desirable or less?

MR. DUFFY: It's an interesting one.

MR. FULLER: I think we'd have to see it. I mean there's so many strange things happening in the way your streets and other work in the area. You know, to me, come back and show us some options.

MR. LOCOCO: Sure. I mean, I guess if it's done the right way it gives autonomy to whatever we add, and I guess allows the idea, I guess, even at first blush, say well that's obviously a pavilion, it's obviously separate. It's in a different angle and the existing house where it stands a lot differently.

MS. ALDERSON: I think that it would be easier to do if it did look semi free standing and separate, than if it is very attached. The other interesting thing about if you choose to, you know, sort of pull this addition back and wrap it, and use some of the pavilion ideas, that that's, again it's a lot of exposure if you want to have a lot of daylight.

MR. LOCOCO: Right.

MS. O'MALLEY: I would caution you against making it look too different from the house, because you really want people to focus on the house and not the addition.

MR. LOCOCO: So you said keep it the same angle you're thinking?

MS. O'MALLEY: I think.

MS. ALDERSON: Yeah, some intention to design integration, what you've already been doing is certainly, something that with the obvious effort to integrate it, it's going to work better than something that looks very different. And I don't think this would be the place to do something extraordinarily attention getting different.

MR. DUFFY: I tend to agree. I tend to think it will be most successful if it maintains the same graphical grid that the existing house has. You could come up with something that would, you know, surprise us and we'd say that's great going into Stoney Brook, but I don't think that will work as well as maintaining the same, you know, zero and 90 degrees.

And I agree with our Chair, you don't want to go too far in the direction of making it look too different. Certainly lighter is good, and the lower roof pitch I think works, but there are limits. You know, when it starts to call attention to itself.

MS. O'MALLEY: So I think you've got kind of an idea of what you're hoping for.

MR. EICHER: One last question. As far as the driveway goes, is that up to this commission or do we go to the county? I mean obviously we have to go to the county.

MS. O'MALLEY: Yeah, probably have to go to them first. I mean, our first thought is to have it where it originally would have been, where it traditionally was. But I bet it used to be from that development that's in your front yard.

MR. EICHER: You know, I have no idea because the, well the garage is on the other side.

MR. FULLER: I mean I personally would prefer to see it further back on Stoney Brook. I agree. And I certainly sympathize with you don't want it where it currently is. Going through the wall I think hurts it, and it's certainly not a safe location.

MR. EICHER: No. I mean that's where we would prefer to have it. We'd prefer to go down off Stoney Brook. The other historic house beside ours, the driveway goes right up off Stoney Brook.

MR. FULLER: My guess is the Department of Permitting Services and the Department of Transportation would probably prefer it back there too.

MS. ALDERSON: I agree. I would think you'd have support. I'm familiar with that corner. It's a scary corner.

MR. EICHER: Try pulling out of it sometime.

MR. LOCOCO: It looks like you're looking at Circle 22, and we talk about a pavilion, I sort of am wondering, I drew something here, and I, I guess I wonder where is the audience that you're most concerned about perceiving it as a pavilion? If I return back at that one area and then have this object that comes out, from where anybody drives along and receives that, it will be perceived as a pavilion.

MR. DUFFY: I'll make a quick comment. What you're doing, I think, can be done successfully. In other words, maintaining, you're maintaining more of the old back facade. It's really a matter of dimensions and proportions. It might be too tight the way you sketched it. But, I think that, I think you come back a distance and then pop out a bit, I think.

MS. ALDERSON: I think that's moving in the right direction. Because it's that Capitol View side is what everybody sees.

MR. FULLER: And I'm not sure your notch that you're showing on this elevation needs to be quite as dramatic as what it is. I mean, I think that if that notch wasn't as dramatic you probably could ease some of your internal circulation issues.

MR. LOCOCO: Right. On this side, but on that side, more of a notch on this side. I see what you're saying.

MR. FULLER: I think you've got a good notch on both, but I'm just saying, I think in particular on this side I don't know that it's necessary, because I don't think most people are going to see it over there.

MR. LOCOCO: Right. And then where we have that notch in that one, I guess that could even be a different material, making it feel like a hyphen than the other object where it's not.

MR. DUFFY: What we would often recommend in that scenario is where the hyphen is, that it be very glazed. And then, you know, the pavilion less so. And perhaps the original even a bit, you know, less so.

MR. FULLER: And you have to come back and show us.

MS. O'MALLEY: I live in Kensington. I come up Stoney Brook all the time. I'm just concerned that this hides your bay window when you come out.

MR. LOCOCO: Would you rather it run straight across? I guess, as it runs straight across it's less of a pavilion like thing.



MS. O'MALLEY: Well, if you made it come out where it originally does and then didn't make it so long.

MR. FULLER: The bay window, and it's more or less in here, right?

MR. LOCOCO: Uh-huh. Correct.

MS. O'MALLEY: You know, there's a lot of traffic comes down --

MR. LOCOCO: Are you saying that a foot on the right side of the bay is not, you'd rather it was more?

MS. O'MALLEY: What I'm saying is what you've done is you've gone a foot, but then you've brought your room out to block the view. So if you moved it over and didn't bring the room out so far.

MR. LOCOCO: If we came out straight along, let's say, hypothetically we kept a foot on the bay, and we came perpendicular all the way out, is that better than? I guess, one, you sacrifice the hyphen, on the other one you --

MS. O'MALLEY: Whether the hyphen could be done another way, it still is a distinct hyphen without having a great dent.

MR. LOCOCO: Right. It's a matter of how far we sneak out on that. I see.

MR. JESTER: Can I just mention, we recommend you come back for second preliminary.

MR. FULLER: But we do appreciate you coming at all.

MR. LOCOCO: So we don't break ground next week, is that the point?

MR. DUFFY: I think the Chair has a point which is you don't want to bump too far back in the direction of the bay window because if you look at the site plan, it'll get, I think she has a point there. You know, I think a little bump could work, and that might be similar to maintaining the 12 inches of stone so that that's visible. Maybe that just to create a shadow line so that it's a very glazed hyphen. And then --

MR. LOCOCO: Bump back a foot in the other direction.

MR. DUFFY: Right, exactly.

MR. FULLER: I don't have a problem if it goes further out this way.

MR. DUFFY: And I agree in general with Commissioner Fuller.

MR. FULLER: If it comes up this way further.

MR. LOCOCO: Right. To the edge of that stone.

MR. DUFFY: But then I agree with the others that we probably, this is pretty substantial for a first preliminary.

MR. FULLER: We're glad you came in early.

MR. DUFFY: Yes, thank you very much.

MR. LOCOCO: Can I ask two other question. Just the one, there is, on the that view that you saw beyond that chimney on the right hand side is a -- you see the chimney on the right there's a

window with shutters on it. And then below is the door. We would love, -- is there any way if we kept a window looking door, even if it looked like a french, and cut the stone down below it that we could get out that side of the house? There's just so much opportunity. You can't get out the house and to enjoy that, the pond and everything.

MS. ALDERSON: This is on what was the front, is now the side.

MS. O'MALLEY: Circle 23. It's on the side.

MR. EICHER: That quite honestly is the absolute least seen of any --

MR. LOCOCO: It's around the corner of the --

MS. ALDERSON: And it isn't the original front, it's the side.

MS. O'MALLEY: Well maybe staff could remind us on this. I think where there is an opening already, we might be inclined to, around, just to change a window to a door?

MS. FOTHERGILL: I mean, the goal is the retention of the opening shape. But depending on how their addition comes, maybe they'd have an opportunity on this new side section to have doors to access the terrace out of the addition.

MR. LOCOCO: But if we made this door look like a french door and just cut the stone below it, is that?

MS. ALDERSON: It's wrapping the porch anyway, right?

MS. FOTHERGILL: No. Circle 15.

MR. FULLER: But effectively it would be the back elevation on the house, because it's the only elevation that doesn't face the street.

MR. LOCOCO: That's right. And you see it the least.

MR. EICHER: You don't see it at all.

MR. FULLER: It's the only elevation that doesn't face the street.

MR. LOCOCO: It's the window on the right there. That goes into the --

MS. O'MALLEY: Although then you're talking about having a stoop and stairs.

MS. ALDERSON: My thing is, that if there's a window added there, that this would be very low profile. It wouldn't be an appropriate place for putting a grand opening, but it would be, when we've had to add egress to a building, we look to keep it as close as we can to the actual shape with the opening and kind of low key so that it doesn't distinctly read differently than a window does now, which is a lot less impact than double doors or something that's, you know, that requires a stoop and it looks like at that location it almost, not quite be at grade, but it could be something pretty subdued.

MR. JESTER: It's an outstanding resource and the focus is on retaining as much fabric as possible. I think before saying yes or no, I think we'd like to see how you're going to accomplish site access on that side of the building with the next iteration of the design.

MR. FULLER: I think one of my issues as you move your driveway to the rear, what I would not want to see is that this starts to become too prominent and start to feel like the front. I understand your objective in trying to be able to get in from this side because there's a lot of property over

there, you want to be able to see it and use it. But come back and show us. I wouldn't rule it out completely, but I wouldn't say I'm super in favor of it.

MR. EICHER: Just one quick comment on that. The original window actually was lower than what the window is now. If you look at that picture there you can see the seal, the old seal below and they, at some point, they added in stone to make it a shorter window, so, basically the original would have come down right to about three feet off the ground.

MR. DUFFY: I wonder if staff has any guidance on that? Or would rather just look at the next --

MR. LOCOCO: The other thing that I see is that the house has so many fronts, and this is the only part that's not the front, and you know, the L runs around that part of the house, so that's also the front. And this was the old front. So this is I think what we're trying to, -- and then we're just asking for that small bit of stone there. It's not, and it was already --

MR. JESTER: You're pleading your case, but I think a bunch of us had suggested that we take a look at that issue in the context of the new addition. So we're not saying no, but we're not saying yes tonight.

MS. O'MALLEY: And how much of the original fabric on the rest of the house we'd be losing.

MR. LOCOCO: Right. I get it.

MS. O'MALLEY: Thank you very much.

III - A

Historic Preservation Commission  
Re: Preliminary Consultation for 10012 Capitol View Avenue

The Executive Committee of Capitol View Park is also concerned as is staff with a major addition to an outstanding resource in our Historic District. This property is a neighborhood landmark and provided the name for our district because of the view of the Capitol from the upper stories of the property. We would like to have input as to the expansion of this house and look forward to future hearings and recommendations by HPC Commissioners and HPC staff. We are conflicted about the visibility of the side porch but since it faces the back of houses on Pratt Place it would not be seen from Capitol View Avenue. As with HPC we are concerned about the location of the driveway especially because of safety issues. We have examples of wrap around porches on two outstanding resources in the neighborhood.

Betsy Tebow, President  
Capitol View Park Citizens Association

Carol Ireland and Duncan Tebow, Co-chairs  
Historic Review Committee

7-2-08

talked to Eric - considering  
kitchen bump-out only

sent him  
transcript

Jan. 10, 2007 HPC Meeting Transcript

MS. O'MALLEY: We'll move along with our next case. The next thing will be a preliminary consultation. I would hope that neighbors can work hard to try to overcome problems. Can we have a staff report for 10012 Capitol View Avenue.

MR. SNYDER: Your witnesses made one historic point. This house actually was owned at a time by the chairman of this commission, a Barbara --

MS. WRIGHT: Wagner.

MR. SNYDER: Wagner. Barbara Wagner when she was chairman. She owned this house for a while and rehabed it after it hadn't been occupied for many, many years.

MS. O'MALLEY: Thank you.

MS. FOTHERGILL: This is the second preliminary consultation for 10012 Capitol View Avenue in Silver Spring, which is an outstanding resource in the Capitol View Park Historic District. The applicants came to the commission on December 20th for their first preliminary consultation to discuss a one story rear addition to this house. And at that time I went through the history of the house and I won't spend time doing that today. But it is a very interesting and important house in this historic district.

At the first preliminary consultation the commission gave the applicants a lot of guidance and they have now come back and are proposing a one story addition that's located at the rear left side and the left side at the rear of the house. The existing house is 1749 square feet and they're proposing a 715 square foot addition.

They're proposing a screen porch for the mud room entrance at the back of the house, and a new breakfast room on the rear left side. And as discussed at the first preliminary consultation, the addition begins just after the bay window and on the rear of the house and comes around the left

side and ends just before the small window and the chimney.

And so two small shed roof extension in these locations would be removed for this addition. The proposal also shows a terrace at the left side of the house towards the front where there's an existing terrace and to access that terrace they would remove a window at the left side towards the front and replace it with a single door to access the terrace.

And there also was some discussion at the first preliminary, and there may be again tonight about reconfiguring the driveway and possible screens as the rear of the house is so visible, but at this point there is no plan proposed in front of us to discuss. Staff will show you photos to orient you to the site, but in general the commission was supportive and gave this guidance to push the addition away from the rear right side of the house and push it toward the rear left.

Staff had guided the applicants that in general the commission doesn't support an addition wrapping around the corner of a house, but in this case, the commission had said that they would consider it on this least important corner of this house. The commission also suggested that the addition be very glazed and the proposal to show windows and screens across the back. There was no left side or front elevations submitted, but the applicant did submit two different right side elevations showing two different roof forms for your consideration. And the proposed footprint has been reduced from the first submission.

The Local Advisory Panel submitted comments which were distributed in the work session, and I will show you the slides just so you can see the sides that will be affected. This is an aerial view and that is the front of the house which faces, does not face the road and that's Capitol View Avenue and then Stony Brook behind the house. And another aerial view and that's the front of the house.

And then this is the right side of the house and where part of the addition would be located.

MS. O'MALLEY: I think it's the left side.

MS. FOTHERGILL: Sorry, thank you. Left side of the house. This is the left side of the house and where you can see that chimney which will remain exposed. Then these are just more aerial shots. So this is the front of the house. I'll go through these fairly quickly and show you the, because there's some of the whole property. So this is the left side of the house and that small window to the left of the chimney would remain and the addition would start where that shed roof extension is now. That's where the new addition would be located.

Maybe I'll just stop on this slide, because this is the corner that would be impacted. And the applicants are here and eager to hear your thoughts about this new submission and how they should proceed.

MS. O'MALLEY: Could you go back two slides? To show where the bump out joins the wall. Are there questions for staff? Would the applicant like to come up. Welcome.

MR. EICHER: Well thank you.

MS. O'MALLEY: Do you want to give us a brief run down of your thoughts on this?

MR. EICHER: If you don't mind, I would. I have a brief couple minute comment that I'd like to make. I'd like to introduce my wife, Cindy, who was not here last time but is here this time. The comments that I'm about to make may be a little bit odd, because we've submitted the addition. But my wife and I have spent a lot of time actually looking at the revised drawings and that were made, I think the more closely aligned with the recommendation.

But what I'd like to discuss for just a couple of minutes is our reasoning for actually adding the addition and to have a brief comparison of the two plans. The original goal of the addition was to create a larger family room. The footprint on the inside of the house has a very small family room, and we have three big boys that live in the house and with the five of us in there and when they have friends over it's pretty small.

We also wanted to add on some storage, which I think is always needed in older homes and a space for a small eat in kitchen table and perhaps a screened in porch if that were possible. The biggest change from the original drawings that we submitted last month was that the addition beyond the bay window, which is actually not a bay window, but we've been calling it a bay window.

And when we moved the addition from the bay window there was a collaborative effort of course by Donald Lococo's firm to do the drawings, which I think they did a marvelous job in trying to incorporate the things that we were trying to achieve in our original objectives, and to satisfy the suggestions from the commission. But there are some concerns that we have about it, and those are what I'd like to discuss.

Not only from our own perspective but also from the historic integrity of the home itself. By utilizing the existing bay window as an entrance into the new addition, which is what we originally proposed, we calculated that we would do the least amount of damage to the original historic structure. In other words, we would just remove a window and that would be the opening basically going into the new addition.

We would also create the most natural looking addition by doing this by making it distinctively different. In other words, you'd still see the original structure of the house, but it would also flow off the house and we'd avoid any harsh contrast with the addition. The new rendition that you're looking at now, the one that was submitted, in my mind it has some drawbacks.

It does not extend the living room which was our original objective. It requires several breaks in the stone of the house which is something I was trying to avoid. The actual stone in the house is about two and a half feet thick, so making entrance ways in and out of the house, well, it's not difficult, I mean that's not the thing, but I just feel that it somewhat jeopardizes or compromises the integrity of the original home.

We also believe that we would have some problems with the Maryland Historic Trust.



You know, we qualify for 20 percent tax credit, but they require a minimal interior structural changes, and I don't know that this would actually qualify for that. But more importantly, I think that, you know, I question whether we're doing the right thing for the house itself. The roof on the new rendition blocks the upstairs window versus the flat roof of the original plan.

I'd like to pass these out if I might. What this does, it just shows the rear elevation of the original plan versus the rear elevation of the new plan of the house. And as you can see the roof blocks the upstairs window in the new rendition versus the original, and by pushing the addition back, it also creates somewhat of a boxy look. You know, it almost looks like a train car has been put on the side of the house there instead of something that kind of flows into the house.

The other thing which perhaps is not a concern of yours, but mine is, that it drives the cost up tremendously the way that we're looking at doing it by moving it over.

MR. DUFFY: Excuse me. I have a question.

MR. EICHER: Sure.

MR. DUFFY: We have a proposal in front of us, are you asking us to not discuss the proposal in front of us and to discuss something else?

MR. EICHER: Yes, I am. What I'm asking is that we be permitted to resubmit a scaled down version of the original plan using the window as part of the plan and we'd like to present this at the next HPC meeting. We'd also like to invite anybody that wants to come to the property and see first hand what we're working with and to try to get a feel for what we're trying to accomplish with the addition.

MS. O'MALLEY: So commissioner you'll see in the back of your packet today, Circle 46 and 47, were the plans that we, that he's referring to from the last time.

MR. EICHER: Those are the original plans, yes.

MS. O'MALLEY: And so you would like to relook at that idea rather than have us look

too hard at what you brought in today?

MR. EICHER: Exactly. I mean, originally we were going to submit this, we've sat with it for several weeks. We've struggled with it and literally today we decided, you know what, we really don't want to go through with this as it is. It's not accomplishing our goals, but more importantly, I just don't think that it, I don't think it's doing the house justice. We're removing a lot of original stone from the house that I just don't agree with. I mean, you know. My feeling is that when you take that addition off, if you could pull that addition off, you should see the original house just almost as it was before the addition went on and basically that's what we were proposing the first time. There'd just be a hole where the window was. The window would have to go back. But with this new one, I just see too many changes.

MR. FULLER: Didn't the original scheme where your kitchen is shown, haven't you taken about 10 feet off of the back wall of the house where you're showing sort of a seating area? I mean, it doesn't look to me that there's that much more of the original house being saved in the original scheme because you're making the back window considerably wider, and you've more or less wiped out at least 10 to 12 feet of the kitchen wall in the back of the house.

It appears that in the alternative what you've done is, in the new scheme, you've rotated it and you've wiped out some of the, what you're calling the left hand wall.

MR. EICHER: The piece that you're looking at right there commissioner with the windows, I don't know, the white with the little roof over top of it, that was all add on. That little nook was added on --

MR. FULLER: No, I'm talking about on what you're showing is the back of the house, in your current scheme you're showing that you're preserving a little bit more of that back wall and adding two doors through it, or maybe three doors. In the original scheme you're taking out quite a bit of that to put in where the seating area is at.

MRS. EICHER: There's also an area that goes out toward the pond where a huge portion of the stone wall was going to come out.

MR. EICHER: No, no we're not removing, -- that addition right there, yes, we're removing.

MR. FULLER: I'm talking about 90 degrees from that.

MR. EICHER: No, no, we're not, we're using existing opening right now that goes into that addition.

MR. FULLER: In the middle of the kitchen, I mean, the drawing that you had on this Circle 47, it implies that there was, when you look at what you're showing under your current plan, it look as if there's a fairly solid wall that went across the area is in the line of what used to be the back of the old house, as if it was a stone wall. Is that --

MR. EICHER: Do you mind if I approach you and look at your --

MR. FULLER: Sure.

MR. JESTER: It's the kerning --

MR. EICHER: And it's there. That wall is there. That's the existing open right now that goes into that little shed.

MR. FULLER: Is this an old stone wall at this point?

MR. EICHER: This is the stone wall, but it's covered with tongue and groove.

MR. FULLER: What I'm saying is in this scheme that you presented you are wiping out from here to here. You are basically taking 10 feet of that wall away.

MR. EICHER: In this scheme right here.

MR. FULLER: That's the one you came in last time with.

MR. EICHER: Yes.

MR. FULLER: So you were taking 10 feet out there and you were also opening up the

what's called bay window, so you're demolishing a good bit of the back wall, stone wall.

MR. JESTER: The discussion, some of the discussion the last few minutes has been about how much of the stone walls is going to be removed from the original scheme and the current one that we had before us that you're asking us to take off the table. I think you have to remember, and some of the reasons we talked about the reasons we gave in the original preliminary for what we're trying to preserve in terms of the original house and the reading of as many of the sides as possible. So I think you can't lose sight of the massing issues that we were talking about at the last preliminary.

I think you do raise some good points about how that new mass meets the house and some of the issues with the roof forms and how they are blocking the windows. I wonder if there isn't a solution somewhere, it's not a comment either or, maybe there's more design work that needs to be done to kind of find the best fit for this building that meets your requirements and meets ours.

MR. EICHER: Well, exactly, and that's what I'm asking for, but before we go forward with that, I'd like to get permission to design it being able to come out that window so we move the least amount of stone to create an opening. You know, if we don't know whether we can do that or not

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MR. DUFFY: I think we made it pretty clear last time that that was unacceptable. I'm interested in what the other commissioners think, but if you read the minutes from the last time, there's quite a bit of discussion about where the acceptable limits of the addition would be in our eyes, and the proposal I thought we were going to review tonight pretty much maximizes what we established as reasonable limits. So you're asking us, is it acceptable to do something that last time we said no it's not.

MR. EICHER: I'm asking for a reconsideration of a suggestion from last time, yes.

MR. DUFFY: Well, I'm telling you that the logic that prevailed last time and its reasons are still valid, and so I would not reconsider.

MR. FULLER: I mean I concur that last time I think I brought up the issue of the back

right corner, and I think it's very important that the back right corner read. When there was discussion here last time we talked about the need to at least both edges of the window. There was some discussion that the new addition might be able to I'll say step back some distance and cover over some part of it.

There was sort of some discussion, it wasn't as if it had to go straight off the back of the house. But I don't disagree. I really think that it's very important to see that back corner because of the way the roads work in the area. I don't at all disagree with the applicant that the idea of a scheme that preserves as much of the old stone walls of the house as possible, I think is commendable because like you said, we want to do the minimal damage to the old house. So I mean that officially isn't our purview, and once there was already an addition on it, theoretically it's not supposed to be within our realm of comment. But I don't at all disagree that that's exactly what we like to see is as much of the old stone wall is kept.

MR. DUFFY: And not only as much of the old stone walls, but the original features such as the original windows, and those that are prominently visible from the public right of way, such as what we've been calling the bay window.

MR. EICHER: Well, one of the things that we talked about last time, and this was not disapproved or approved, was moving the driveway and you know it's considered a risk at least by us where it is. I have contacted the county about the driveway. They see no problem with moving it, you know, you have to go through the application forum. Of course we have to. you know, apply here. But moving the driveway in their eyes to Stony Brook, to come off Stony Brook would not be an issue, and in fact they were in favor of it from the safety point of view.

If that were done, we had also discussed finishing the wall off to cover that opening, and that makes the house more visible from Stony Brook than it actually does from Capitol View Avenue. Now your visibility of the house is mostly from Stony Brook. You still see it from Capitol View, of course,

but you're seeing it above the first level. The only time that you really look in there now and see the window is when you drive by because there's an opening there.

MS. ANAHTAR: I have a question. Are you remodeling your kitchen completely or try to keep your kitchen where it is or remodeling it?

MR. EICHER: Well, we want to leave it as it is structurally, but we want to upgrade the cabinets and the stove and that type of thing.

MS. ANAHTAR: What I'm wondering is, I mean, I think we all have a problem with removing the existing stone wall, either the one in the back or the one between the kitchen and this addition in your latest proposal. To me your existing mud room is a natural hyphen between your addition and your existing house, so where you are showing the screen porch, if you locate your kitchen there, you have a larger living room and you're keeping all the exterior walls as they are and you can go further in, add all the new rooms that you need in your addition. I mean, have you explored that option at all?

MR. EICHER: You know, it would be an option to explore. The only thing is that we're done sort of violating what we've read about from the Maryland Historic Trust about, you know, significantly changing the interior of the house.

MS. ANAHTAR: But you're preserving most of the exterior. I mean you're not touching basically any walls other than the little mud room. That's my opinion.

MR. FULLER: Does Circle 36 accurately represent what's seen from the street? Because if it does, and the wall was continue to cross it looks like basically everything from the window sill up would still remain visible from street access.

MR. EICHER: That's a good question. It depends on where the picture was taken from. I mean, the property on the other side sits on a rise, and if the property was taken up from there you're going to get a higher elevation. I'm not sure where the picture was actually taken from.

MS. O'MALLEY: It might depend on which side of the street you're on.

MR. EICHER: I mean typically when you ride by, you would be riding much lower than wherever this picture was taken from, and you'd be much closer to the wall which wouldn't quite give you the same view.

MS. O'MALLEY: Well I have to agree with your assessment on the new plan in that I didn't like to see the amount of stone it looked like you would be removing. And if you were considering the hyphen, I'd liked the close in hyphen. But it did look like you were taking out that whole left side.

MR. EICHER: You mean off the kitchen?

MS. O'MALLEY: Yes.

MR. EICHER: Yeah, yeah. I mean it would actually look very nice because you would then be in the kitchen, you'd look out through the breakfast room and it would be all glass going out into the yard and the pond and the out buildings. Right now we just have one little window, but it's a big job.

MS. O'MALLEY: Now I know if you're seriously looking for historic trust, but it's you really have to show them the plans before you do any work.

MS. ALDERSON: I think, you know given the challenge of speculating on what's going to work for them and for the HPC at the same time, it may be worth your while to get together with them before you come back. There's nothing worse than getting two different messages, and it helps us to hear what you heard from them, so that we can all try to work together.

I certainly have no objection to looking for where there's kind of, most low key approach, the least massy. One thing that was, -- about the first was that it is less massive. It looks more like a terrace extension of the house. I think it's good. I drive by this house all the time. Lovely house. Lovely property, and it's lovely that we all get a great view of it driving down Capitol View and then down Stony Brook.

My thinking is from the perspective of how the public enjoys your house driving, walking by, that the goal is just preserving as much of the stone that's visible now as possible. So if you look at not just the stone, but what part of the stone you see, that what you see on Stony Brook is important. So I think maintain that corner is important and I feel a little less strongly about which particular opening you puncture through than the overall affect of, -- the overall goal of preserving that wonderfully massive rustic base which is what's totally different about your house than any other house around. So to me that's the priority.

MR. EICHER: Our objective and what we would like to come back and present is the view that keeps the stone, in other words inside the addition it would all be stone. We would not cover the stone. The addition would be largely glass so that when you drive by or walk by and you look through you would still see the house. You would see the house as it exists today because the addition would be something that you would look right through to see the original stone side of it, the stone foundation.

I mean we're trying to accomplish the same thing, to preserve it. But we just feel that using the existing opening might be less, I don't know, damaging to the historic nature of the house than to try to create openings to additions through two and a half feet of, you know, of rock that was poured right there on the property. I mean to me that's --

MR. FULLER: I guess I don't see those things as mutually exclusive. What you choose to do on the inside of your house you're right is, I lived in an old house, you don't have an open plan in an old house. You're trying to marry an open plan with an old house and you're trying to tell us that we have to sacrifice some of the existing walls in order to preserve the back rear corner.

I agree with Commissioner Duffy that as it relates to the presentation made last time, it is very important for you to maintain the back right rear corner of the house, and that if we have to allow something on this house, and we do obviously, as you said a complement the small size of the



addition relative to the overall part of the house. I'd like to see it pushed off to the back left somewhat as you came in with.

I actually thought the overall massing of the house was great where you came back with. I was not happy to see as much of the walls torn up on the inside. But officially that's not within our purview. So I guess I don't think my comments on the old scheme would change that much. My comments on the current scheme that was in front us for tonight are that from a massing standpoint I think it's much better, and I agree with everybody that saying that the less we damage the old walls, the better.

MS. O'MALLEY: I think there is one other aspect of your previous plan that presents a problem, which is something that I'm sure could be worked on with design, and that is the fact that it almost looks like the front of the house because of the big porch effect with the pillars and everything. So that you might question where the front of the house really is.

MR. EICHER: Is that, I mean, a concern?

MS. O'MALLEY: You don't want to -- yes. You don't want to make the back the front.

MR. EICHER: I'm sure that that could be downplayed, I mean, you know in the design.

MS. O'MALLEY: Any other comments from the commissioners?

MR. EICHER: Maybe Will could comment on the architect.

MR. HAYWOOD: Hi, Will Haywood with Donald Lococo Architects, and I can comment on the front porch nature of the first submission. I guess what we tried to show at Donald Lococo's, we try to sort of make everything blend and look like it was a natural extension of the previous builder, that maybe these were stone porches, and maybe we went just a little bit too far and we can pull back a bit, and that is something that we can do a design with different materials.

I think I saw a comment from, I believe it was a, one of the advisory committees that they liked how we had a stone base that sort of ties this in with the existing house, but we can work on

something that's a little bit lighter and airier up on top. I think what my client is trying to get is he wants to come out of that existing opening or the bay window, and if we can come out of that opening then he gets almost the best of all the worlds that he's looking for which is he can preserve the openings when they take this addition off at a later point, which they may do.

You can actually put everything back the way it was and still have the same stone openings. We can certainly work in the kitchen with the various walls and we don't, you know, maybe the breakfast bar is not part of what we do finally.

MR. JESTER: But if you're referring to the back right corner again, what we call the bay window --

MR. HAYWOOD: Right.

MR. JESTER: -- I think we've pretty much covered this territory tonight. I think you've heard from almost all the commissioners that our guidance that we gave you at the last preliminary was still valid and hold. I think most of us, I don't want to speak for everyone, but I certainly have heard from Commissioner Duffy, Commissioner Fuller that we have concerns about going back to ground we covered at the last preliminary.

I think the challenge is to see if you minimize the impact to the interior, I think we've all raised an important objective and more or less the massing, where we've kind of moved in, the current proposal you have tonight is closer to what we were talking about and asked you to consider doing at the last preliminary. So I think you're, as Commissioner Fuller said, the massing is kind of moving in the right direction. I think that's where you need to focus on, finding a solution that is acceptable for you.

MR. HAYWOOD: I think what we're saying from our side is that we have hit your target, but we've missed our target, and that's something that we're concerned about.

MRS. EICHER: I just wanted to speak to the, I don't know how to exactly describe this, but when you look at the house from the back, the original design, if you took off that right portion

where there's a little person standing there, it sort of compliments the boxiness of the house as it is, and the thing that bothers me the most about the second design is that it really changes the way that you look at the house.

It's like your eye doesn't go and see the whole squareness of it. That it totally changes and your eye goes to the right and you miss this wonderful tall pointy roof kind of element. And it's something that I don't know if you can quite capture on this illustration, and that it might be worth looking at in person so that you can see it. Because you don't really see it from the road because you're looking at it from the corner.

But when you stand in the yard, and you're standing down at the bottom of Stony Brook which is the part of the yard that we plan on opening up so that it has more view, it's a really stunning, stunning beautiful house, and you're not quite capturing it if you only look at it from the opening of the driveway. And that to me is the most important part of this whole picture.

I look at this design and it just totally ruins the structure. It's pretty important and I think it's worth looking at.

MR. JESTER: We're not asking you to accept that second design. We're just staying that we still have issues with the first design which you're trying to get us to kind of buy into tonight. I mean I would actually encourage you to continue designs, working on it. I think you're on to something. Maybe you're not quite there yet. Just to add one more thing. I would actually, I think what might be beneficial is a three dimensional representation of the addition, whether it's a model from isometrics or computer model, because I think that would help you, you know, visualize and really understand that the views are from various points and also how the addition is connecting to the historic building.

MRS. EICHER: Right. And I understand the principle of why you are trying to save the window, but it's just, it gives it the sort of a boxy look that is not, it doesn't seem to work well. It's just sort of like the sort of, I don't know how to describe it, just sort of this lump out there and it doesn't, it

doesn't flow right. It doesn't, there's something wrong about it, and I think that most additions that are done to houses don't really start in the middle like that, and I think that it's very, it really takes away from it. It makes it look really choppy, and it doesn't flow right.

MR. FULLER: No question that the, you know, I'm looking at your elevation A that it doesn't grow off of the old house, but again, one of the things I think our objective was is to make sure the old house still came down to the ground on that back side, and that's what the objection was to the original scheme is that basically the entire back elevation of the old house was completely covered over, and so it was never landing. In particular as you past it when you looked from the street, again, the corner didn't come on the ground. The corners on buildings are sort of what architecture is all about.

MRS. EICHER: Well what if you started it from just the other part, the other side of the window and you had that area to the left and you didn't put the steps in so it didn't cover the foundation on that side? And this is just what we want to look at. We want to just come back and say, I want a design that I'm comfortable with, and when I look at this and I look at the house, I'm just really not comfortable with the what it will do the house. And I understand what you're trying to do, and I totally get that, but this changes, just changes to much.

MR. DUFFY: At the last hearing we established that blank principles to designing, to not design at all but to guide the design. We don't have a design that we're being asked to look at tonight, so I think the bottom line is, those principles still hold.

You know, if you need to revisit what's in these documents to refamiliarize yourself with the principles about retaining the massing and what we discussed the last time then please do that, but as Commissioner Jester is saying, I would encourage you to continue designing along those lines with those principles guiding, not moving backwards as you're proposing, but you don't have a design that you're asking us to react to, so we could speculate at length tonight. I don't think that's fruitful.

I think if you don't want us to react to the design that you brought, bring another design

and we can react to it, and I hope that it's done consistent with the principles we established last time.

MR. FULLER: Commissioner Duffy, I think you wanted to change some of your testimony from the last time? At least as recorded in the minutes.

MR. DUFFY: At least as recorded in the minutes, that's correct.

MR. FULLER: He didn't really suggest coming up in an ovarian like structure.

MS. O'MALLEY: So we're still looking for the importance of the corner of the property, certainly for going on. Question whether you could even come to beneath the window. Your previous plan had actually you were walking out onto a porch, that was a porch, part of your living room?

MR. EICHER: It was a porch, but we had, I believe at the last meeting we decided to do away with the porch.

MS. O'MALLEY: And the other is called the enclosed porch?

MR. EICHER: Well right, right. That's, but then there was a porch off of that or a deck, and that's what we were, that's what we had proposed or not proposed, discussed at the last meeting getting rid of. The idea with the deck was just to have some continuity going across the back so that it didn't, you know, there weren't a lot of jutting pieces to it. But it did make the structure a lot bigger.

MS. O'MALLEY: Are there any other comments from commissioners?

MR. FULLER: If they're serious about visitors, if you want to leave your phone number with the staff, that might be something we'd like to look at. Not that I think you'd change my mind, but I would like to see your house.

MR. EICHER: Yes, that would be fine. We'd love to have you. Thank you very much for your time.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 10012 Capitol View Avenue, Silver Spring                    | <b>Meeting Date:</b>  | 12/20/2006      |
| <b>Resource:</b>    | Outstanding Resource<br>Capitol View Park Historic District | <b>Report Date:</b>   | 12/13/2006      |
| <b>Applicant:</b>   | Eric and Cindy Eicher (Donald Lococo, Architect)            | <b>Public Notice:</b> | 12/6/2006       |
| <b>Review:</b>      | Preliminary Consultation                                    | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Construction of addition and porches

**RECOMMENDATION:** Revise and return for another Preliminary Consultation

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Frederick Pratt House, Outstanding Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1895

In 1891, Frederick W. Pratt of Washington, D.C. bought land in the area now known as Capitol View Park from Oliver and Mary Harr. They built the stone and shingle Pratt House with 11 rooms and at one time a view of the U.S. Capitol building from the third floor of the house. In 1904 Walter S. Pratt, the son of Frederick Pratt's brother, bought the house and it was owned by members of the Pratt family until the 1970s.

In the 1920s Walter Pratt, Jr. razed a detached building to the rear of the house and replaced it with the existing three-car garage. Around this time Walter Pratt Jr. built a hobby workshop for Walter Pratt, III. A fish pond was installed in 1913. The stone wall, which matches the foundation of the house, was built in front of the house in 1930s. The stone was taken from the nearby quarry which was part of the property the Pratts owned. The land around this house totaled nine acres in the 1940s but today the lot is approximately 44,000 SF. See photos of existing conditions in Circles 19-30.

**HISTORIC CONTEXT**

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The

community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

## **PROPOSAL**

The applicants are proposing a one-story rear addition. The existing footprint of the house is 1400SF and the proposed footprint is 2490 SF (including covered porches).

The proposed addition has two open porches on the back and a screened porch on the left side of the house towards the rear. The addition runs the full width of the house, is inset on the right side and extends beyond the left side plane of the house. A small shed roof extension located at the rear left side of the house would be removed for the addition.

The proposal shows a terrace at the left side of the house towards the front (where there is an existing terrace) and the replacement of a left side window with doors to access the terrace. The kitchen window would remain and the screened porch addition would start behind that window.

There has been some discussion about driveway reconfiguration, and since the rear of the house is visible from Stoneybrook, possible screening (wall, fencing, plantings) but there is no proposed plan at this time.

See existing and proposed plans in Circles 8-18.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Sector Plan***

“1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the “Victorian” residential and revival styles and the early bungalow styles popular during this period, these twenty-two houses [Capitol View Park Outstanding Resources] are of a higher degree of architectural significance than the other structures within the district.”

**Montgomery County Code; Chapter 24A**

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation:***

Standard # 2: 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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

This house is an Outstanding Resource in Capitol View Park and is a neighborhood landmark because of its prominent location. The applicants are coming to the Commission very early in the planning and design process so as to determine what alterations and additions might be approvable. Because of its integrity and visibility, this may be a difficult house to make changes to. The front of the house does not actually face the street, the house is on a corner and sits very close to the street, and any changes on the right side and rear would be visible from the street. An addition on the left side of the house, which is the least visible from the street, would alter the front elevation which is something that the Commission generally does not support. The applicant's architect has submitted a schematic design but is open to suggestions and direction from the Commission.

The site plan proposed in this submission shows a one-story addition and two open porches across the back of the house. The addition will require the removal of a shed roof extension at the rear left side of the house. There is a screened porch at the rear left side of the house that would begin behind the existing kitchen window on the left side of the house.

While one-story small rear additions to Outstanding Resources have been approved by the HPC, this case may be more complicated. Staff recommends that any rear addition to this house be inset on both sides so that the original house still reads and remains prominent. Generally the Commission advises that an addition should not wrap around the sides of the house, in this case that is the rear left side of the house. The proposed addition almost doubles the footprint of the house and staff would recommend a reduction in size so the addition to the house is not so large. The rear right side back porch seems unnecessary since



that area is so close to the driveway and street but is not where people would enter the house and it may give the appearance of a wraparound porch. Staff would not recommend the replacement of the left side front window with double doors to access the new terrace since an overall goal is the retention of as many original features and openings as possible.

Because the current driveway configuration is very challenging and there is unusual visibility of the back of the house and driveway area, staff would recommend exploring screening and maybe a relocation of the driveway, perhaps entering further down Stoneybrook and coming up to the garage area. The applicant would need to discuss the feasibility of any driveway changes with the County before bringing them to the HPC for review.

The applicants and their architects are sensitive to the importance of this house and its role in the community. They are eager to work with the HPC and staff to design an addition that is compatible with this house and ensures that it remains an Outstanding Resource within the historic district.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise the proposal based on the comments of staff and the HPC and then return to the HPC for a second Preliminary Consultation.

## THE PRATT HOUSE

In 1891, Frederick W. Pratt of Washington, D.C. bought 34,915 square feet of land in Joseph Park now known as Capitol View Park from Olivar and Mary Harr.

On this land a large, well designed house was built containing 11 rooms, 2 baths and one detached wash house. Until 1970 this house was in the same family except for 24 days when in 1904 Mr. Heald bought it from Frederick Pratt and sold it to Frederick's brothers son, Walter S. Pratt in 1904.

The detached building to the rear of the house was razed in the 1920's by Walter Pratt, Jr. and was replaced by the existing three car garage which contains a work area and antiquated toilet facilities. Mr. Walter Pratt, Sr. made the following additions to the premises: to the side of the house, on a parallel with the garage, a hobby workshop was built for Walter Pratt, III. The workbench, bearing his initials is still on the premises of the Pratt House. An impressive stone wall which matches the foundation of the house was built in front of the house in the 1930's to ward off the vehicles which were experiencing difficulties maneuvering a sharp turn in front of the house. The wall was built to prevent the vehicles from landing in the front yard.

In about 1913 a cement fish pond was put into the ground which is still used in 1979 and well stocked with carp. The house contained three fireplaces, but one in the ~~dining room~~ <sup>entrance hall</sup> facing Capitol View Avenue was removed in the 1913's. The remaining fireplaces are in the downstairs parlour and the upstairs "sitting room" or master bedroom. A bath and cedar closet were installed on the third floor

at approximately the same time. A wood panelled room off the kitchen formerly was a porch. The kitchen appears to have been modernized ~~in the late 30's~~ or early <sup>1950's</sup> 1940's with a tile floor replaced in 1979. - 1993

The house was placed in trust status and rented until <sup>October</sup> ~~November~~ 1978 when it was sold to Robert McCulloch, a gentlemen living in Washington, D.C. who has other real estate property. The house was sold with only one acre altho in 1927 Walter Pratt, Jr. purchased additional property adjacent to his home and again did so in the 1940's. He was a botanist by hobby and created a large garden of the entire property with an orchard and many varieties of flowering trees.

The land totalled 9 acres which included the original quarry from which stone was taken to build the foundation of the house.

Prior to the construction of the Morman Temple on Stonybrook Road one could view the National Cathedral in Washington, D.C. At one time one could view the U. S. Captial from the house hence the name of the area.

The house is occupied in 1979 by Mr. and Mrs. George Higgins.

# Capitol View Walking Tour

9. **10012 Capitol View Avenue, 1891.** The U.S. Capitol Building could be seen from the third story of this imposing home in the early 1900s giving the neighborhood name Capitol View Park. This large house contains 11 rooms, several fireplaces, and a stone wall in front of the house protecting it and the grounds from vehicles on Capitol View Avenue.

10. **10013 Stoneybrook Avenue, 1907.** This 2½-story frame cottage has novelty siding and an unusual gabled roof which is two stories high in the rear but swoops down to a one-story enclosed porch in the front of the house.

11. **10109 Grant Avenue, 1893.** This large square 2½-story shingle house has a hipped roof with a central chimney. It is the twin to the house at 10245 Capitol View Avenue. They both were built by Alexander and Annie Proctor.

12. **2801 Barker Street, 1903.** Originally this house was a simple Cape Cod with four rooms downstairs and three bedrooms and a sleeping porch upstairs. This house sits on 1½ acres. Several additions have been made, tripling its size.

13. **10209 Menlo Avenue, 1899.** In 1911 the owner of this modest house purchased a larger structure on the adjoining lot and moved it to his property to form an attractive two-story L-shaped dwelling.

14. **10023 Menlo Avenue, 1889.** In 1894 this ten room Queen Anne-style cottage, was described as being "on a commanding eminence from which the town of Kensington and the surrounding county can be seen." The house now has several additions and sits on a landscaped, tree-filled lot with two ponds and a waterfall.

15. **10019 Menlo Avenue, 1890.** The original Victorian Cottage style house had a wrap-around porch and hand cut shingles on the eaves. Most of the porch has been enclosed except for the open front which overlooks a bank of azaleas.

16. **9834 Capitol View Avenue, 1870.** This is the oldest house in the neighborhood. It was built by Thomas Brown on 276½ acres. This modest farmhouse grew into an elegant square house featuring a large entrance room with a fireplace.

17. **9829 Capitol View Avenue, 1890.** The neighborhood's best example of the Victorian Queen Anne style features fish-scale shingles and a slate roof. Six of the 11 rooms have functioning fireplaces. On the grounds is a beautiful umbrella tree fashioned from the roots of two elm trees.

18. **9819 Capitol View Avenue, 1907.** Originally a one-story bungalow now this white two-story lap-streaked frame house is rectangular in shape with a porch across the front supported by round Doric columns. The building is set back from the street on 2½ acres of naturally-terraced woods.

19. **9811 Capitol View Avenue and 20. 9809 Capitol View Avenue, 1907.** These frame and shingle houses share a common history. According to the 1887 Platt Map, Capitol View Avenue, then called Glen Inn Avenue because it led to the Glen Inn in Forest Glen, should have passed between these two houses. The owner of 9811, who worked for the highway department, had the course of the road moved from in front of his house to between his neighbor's house and the B&O Railroad tracks.

21. **2800 Beechbank Road, 1895.** This two-story hipped roof house with Italianate influences is isolated on its nine acres. It has a flat tin roof with central chimney and square cupola and was the home of Alexander and Annie E. Proctor, early developers of the neighborhood.

22. **9904 Capitol View Avenue, 1926.** This is one of the famous Sears Roebuck Company catalog houses. The crates containing the house were picked up at the Forest Glen Railroad Station and the house put together in four months for a total cost of \$3,000.

23. **The Forest Glen Country Store, 1885.** Though called the Forest Glen Country Store, it is actually in Capitol View Park. The store was first operated by Oliver Harr, Capitol View Park's founder in 1885 and assessed at \$300. Today it is still an operating country store selling antiques and health food. The wooden postal window from the Post Office situated in the "Castle" next door is now incorporated into the tea room of the Country Store.



front



Right side and rear



left

DONALD LOCOCO ARCHITECTS, LLC

November 30, 2006

Anne Fothergill  
Mont. County Historic Preservation Commission  
1109 Spring Street  
St. 801  
Silver Spring, MD 20910

Dear Anne,

I have enclosed the partial application and initial drawings that you requested I prepare for a preliminary consultation before the historic preservation council, and once again thank you for your help in preparing this. I was not able to get the addresses of the adjoining property owners, and I could not remember if you said that this preliminary consultation requires the input of the neighbors, since it is non-binding.

Please look over the application and the drawings and if you have any feedback for our meeting on Dec 5th, or anything that you think we should include for the council meeting on Dec 20<sup>th</sup>, please call.

Sincerely,

William H. Cawood, Assoc. AIA  
Donald Lococo Architects

Enclosure  
cc: file  
Eric & Cindy Eicher, via mail  
WHC/ whc



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Enclosure

cc: file

Eric & Cindy Eicher, via mail

WHC/ whc

# FAX COVER SHEET

CAROL IRELAND  
10023 Menlo Avenue  
Silver Spring, MD 20910  
~~301 588 4420~~  
~~240 455 0896~~

FOR: *Anne Fothergill*

To: *Anne Fothergill*  
Telephone: *301 5630 3400*  
Title:  
Organization: *HPC*  
Date: *12/7/06*

*Re Pratt House*

Sincerely,

*Carol*

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER:

*5*

Sending Fax: 240-283-0696

Receiving Fax: *301 5633412*

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Please call ~~240-455-0896~~ in the event of transmission difficulty.

*301 588 4420*



# 10012 Capitol View Avenue Silver Spring, MD 20910

*Sales Brochure*

Welcome to THE PRATT HOUSE, the historic 19th Century jewel of Capitol View Park. Located within the Historic District this treasure is truly unique! With it's 44,000 sq ft lot, this home has a gracious entrance hall with large side stairway, living room with fireplace and spacious dining room with high ceiling. Second floor has a Master bedroom with fireplace and connecting bedroom or sitting room, 3 additional bedrooms and hall bath. The 3rd floor has 2 additional bedrooms and hall bath. Lower level is unfinished with high ceiling and outside exit. On the property is located a separate cottage, 3 car garage and a fish pond. Just minutes from Kensington's Antique Row, downtown Bethesda, routes 495 and 270, Metro and the MARC train this special property is a rare opportunity.

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**PRICE:** \$875,000  
**LOT SIZE:** 44,545 Square Feet  
**YEARLY TAXES:** \$4,115  
**LEGAL DESCRIPTION:** Block P28, Capitol View Park  
**YEAR BUILT:** Late 1800

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### FIRST FLOOR

- Spacious entrance foyer
- Living Room with fireplace
- Dining Room with built-in
- Kitchen with mudroom and exit to backyard
- Half bath
- Backyard with separate cottage with ceiling fan and wood burning stove
- Three car garage