

10108 Dam Ave, SILVER SPRING
[CAPITOL VIEW PARK HISTORIC DISTRICT]

31/07-13C



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: March 19, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Karen Theimer Brown, Senior Planner *KTB*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #626552

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved by the HPC at the March 13, 2013 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Ursula Buchholz and Howard Needham

Address: 10108 Day Avenue, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DP5 - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Howardneedham@yahoo.com Contact Person: Howard Needham
Tax Account No.: 02049405
Name of Property Owner: Ursula Buchholz & Howard Needham
Address: 10108 Day Ave Silver Spring MD 20910
Contractor: MidSouth Building Supply of MD Phone No.: 240 965 8224

LOCATION OF BUILDING/PROJECT

House Number: 10108 Street: Day Ave
Town/City: Silver Spring - Kensington Nearest Cross Street: Capitol View Ave
Lot: 28 Block: 21 Subdivision: 005
Liber: 6940 Folio: 590 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, Other: window replacement
1B. Construction cost estimate: \$ Proj. 1: Window repl.: \$8,000.00; proj. 2: Furnace/AC: \$18,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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 FOR NEW 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, Approved, Disapproved, Signature, Date, Application/Permit No., Date Filed, Date Issued

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Single family home built in 1982; gray siding w architectural shingle roof. Contemporary style, surrounded by gardens.
No historical features of structure. Neighbor house (contemporary) has vinyl siding.

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

Proj. 1: Window replacement in west and north walls of house with vinyl units w low-E/argon glass. Design will match existing windows as closely as possible. Replacement is necessary to halt leaks and preserve structure. Change in appearance and impact on setting will be minimal if any. - Proj. 2: Convert HVAC from heat pump to gas/AC; install gas water heater. Furnace ventilation will require two 3" pipes from back of the house (one short - 3", one long ~ 16"). The gas water heater will require one 3" pipe on the west side of the house. Pipes will be installed 15 inches above basement windows and will be hidden in hedge in front of South facade. Gas meter to be installed in back of house, location at discretion of Washington Gas.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

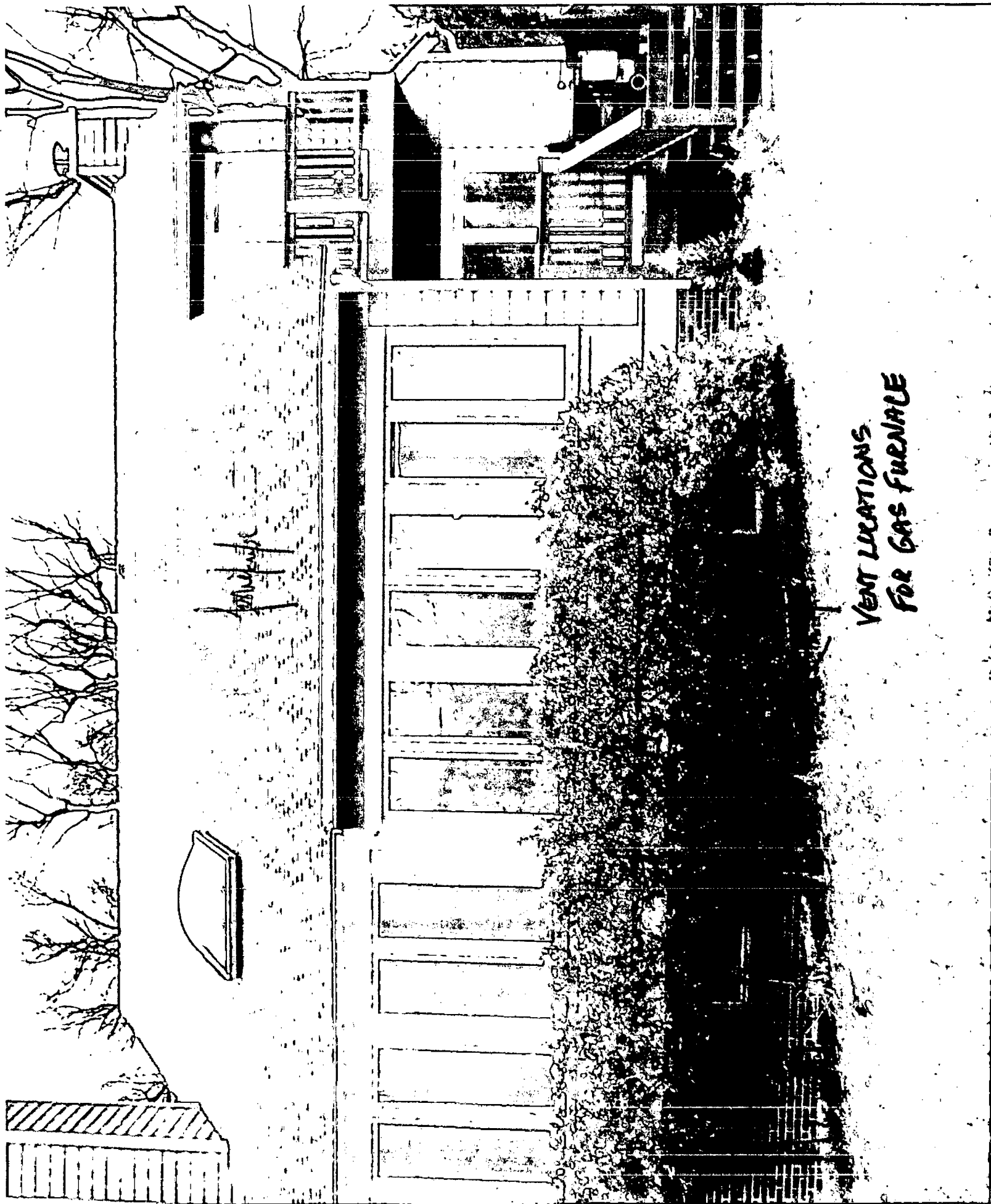
6. TREE SURVEY

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.

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.



VENT LOCATIONS
FOR GAS FURNACE



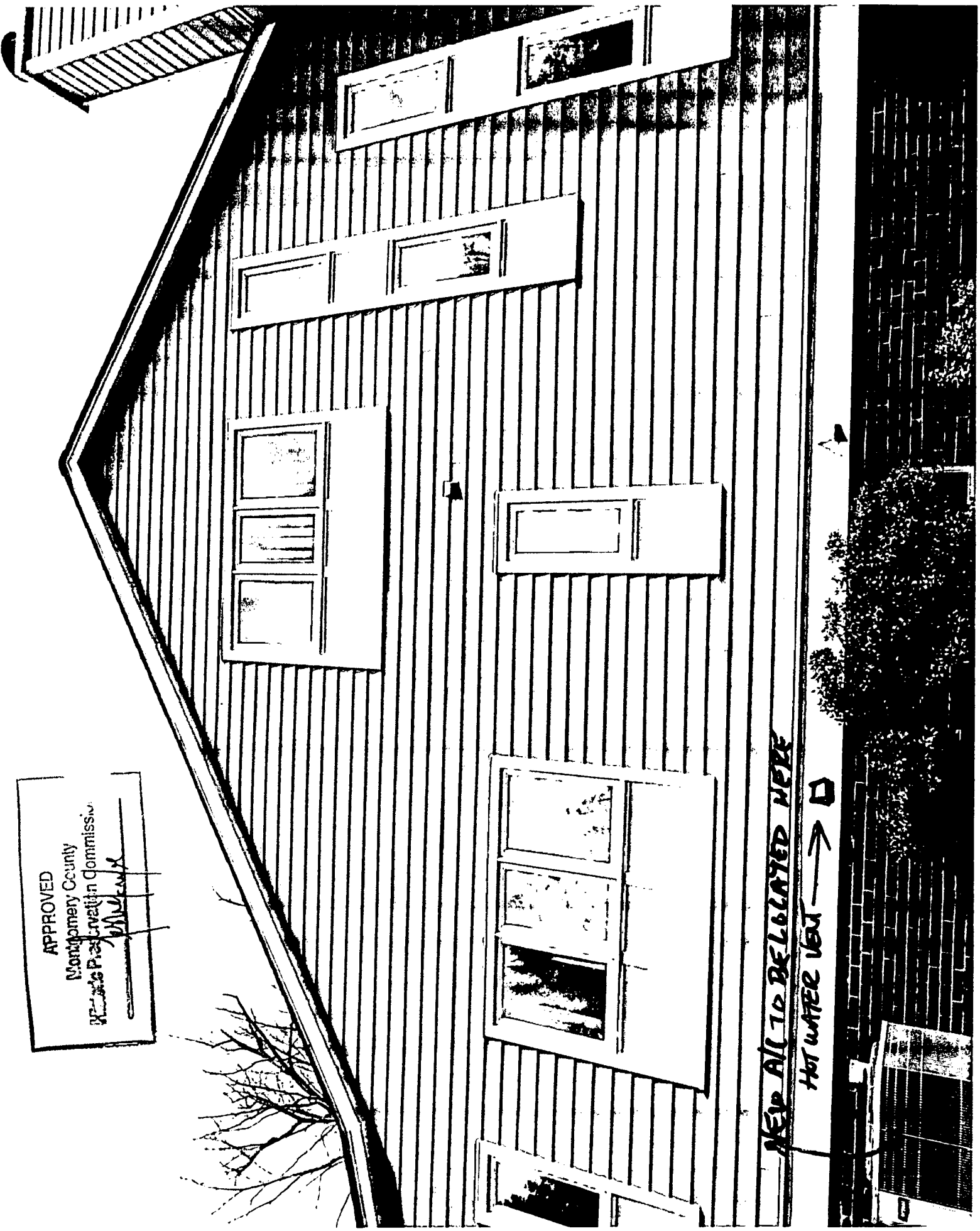
MONTGOMERY COUNTY
MONTGOMERY COUNTY
[Signature]

Handwritten text on the right side of the image, possibly a list or notes, including the characters '木' (tree) and '木' (tree).



Proposed: windows match closely

APPROVED
Montgomery County
Private Preservation Commission
[Signature]



NEW ALL TO BE LOCATED HERE
HOT WATER UNIT → □

PROPOSED

March 13, 2013

Historic Preservation Commission

Re HAWP: for 10108 Day Avenue for window replacement and HVAC conversion to gas/AC.

The LAP and President of the Capitol View Park Citizens Association strongly support the upgrading of this 1982 house. Since the windows in this non-historic house do not have "old glass" the owners should be commended on installing environmentally supportive low-E/argon glass. The HAWP also states that the design will match existing windows as closely as possible. Thus the view of the house will not change. We also support the conversion of HVAC to gas/AC.

Carol Ireland and Duncan Tebow, Co-chairs of CVPCA LAP

Beth Weaver, President Capitol View Park Citizens Association

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10108 Day Avenue, Silver Spring	Meeting Date:	3/13/2013
Resource:	Capitol View Park Historic District	Report Date:	3/6/2013
Applicant:	Ursula Buchholz and Howard Needham	Public Notice:	2/27/2013
Review:	HAWP	Tax Credit:	No
Case Number:	31/07-13C	Staff:	Karen Theimer Brown

PROPOSAL: window replacement and water heater installation for non-historic resource

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HWAP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-contributing Resource
 DESCRIPTION: contemporary
 DATE: 1982

PROPOSAL:

The applicant is proposing to install replacement vinyl windows in the west and north walls on this contemporary, non-historic dwelling. The property is immediately surrounded by a number of non-historic new buildings, with the exception of one historic property located to the left of the property. There is a row of trees and dense vegetation between the applicant’s property and the historic structure next door, which provides a significant visual buffer between the two properties. Most of the replacement windows will be located on the west wall (right side of the house) and are not visible from the historic property. There is a set of three windows on the right hand side of the west (front) façade that the applicant is also proposing to replace. With the vegetation and the distance from the historic dwelling, it is questionable whether they would be visible from the historic property. The applicant is proposing to replace these wood windows due to water damage and to halt future leaks.

The applicant is also proposing to convert HVAC from heat pump to gas/AC and install a gas water heater. The furnace ventilation will require two 3” pipes to extend out the rear of the house (one 3” and one 16”). The gas water heater will require one 3” pipe on the west (right) side of the house. Pipes will be installed 15 inches above the basement windows and will be hidden in a hedge in front of the south (rear) façade. The gas meter will be installed at the rear of the house, south elevation.

Chapter 24A 8 (d) states that “the commission shall be lenient in its judgment of plans for structures of little historical or design significance.” Further, the Design Guidelines for Historic Sites and Districts in Montgomery County, Section 4.0 (Windows and Doors), recommends no restrictions for primary or secondary elevations for non-contributing properties. Lastly, the Capitol View Amendment to the Master Plan for Historic Preservation speaks of nominal properties (1936-1981) – these houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district. Because this is a non-contributing resource, the installation of the vinyl windows and gas pipes will not seriously

impair the neighboring historic property or impair the character of the historic district. Staff recommends approval.

APPLICABLE GUIDELINES:

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 1 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the IIAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Howardneedham@yahoo.com Contact Person: Howard Needham
Tax Account No.: 02049405
Name of Property Owner: Ursula Buchholz & Howard Needham
Address: 10108 Day Ave Silver Spring MD 20910
Contractor: MidSouth Building Supply of MD Phone No.: 240 965 8224

LOCATION OF BUILDING/PREMISE

House Number: 10108 Street: Day Ave
Town/City: Silver Spring - Kensington Nearest Cross Street: Capitol View Ave
Lot: 28 Block: 21 Subdivision: 005
Liber: 6940 Folio: 590 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: window replacement

1B. Construction cost estimate: \$ Proj. 1: Window repl.: \$8,000.00; proj. 2: Furnace/AC: \$18,000

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 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 626552 Date Filed: 2/20/13 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single family home built in 1982; gray siding w architectural shingle roof. Contemporary style, surrounded by gardens.
No historical features of structure. Neighbor house (contemporary) has vinyl siding.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
Proj. 1: Window replacement in west and north walls of house with vinyl units w low-E/argon glass. Design will match existing windows as closely as possible. Replacement is necessary to halt leaks and preserve structure. Change in appearance and impact on setting will be minimal if any. - Proj. 2: Convert HVAC from heat pump to gas/AC; install gas water heater. Furnace ventilation will require two 3" pipes from back of the house (one short - 3", one long ~ 16"). The gas water heater will require one 3" pipe on the west side of the house. Pipes will be installed 15 inches above basement windows and will be hidden in hedge in front of South facade. Gas meter to be installed in back of house, location at discretion of Washington Gas.

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.

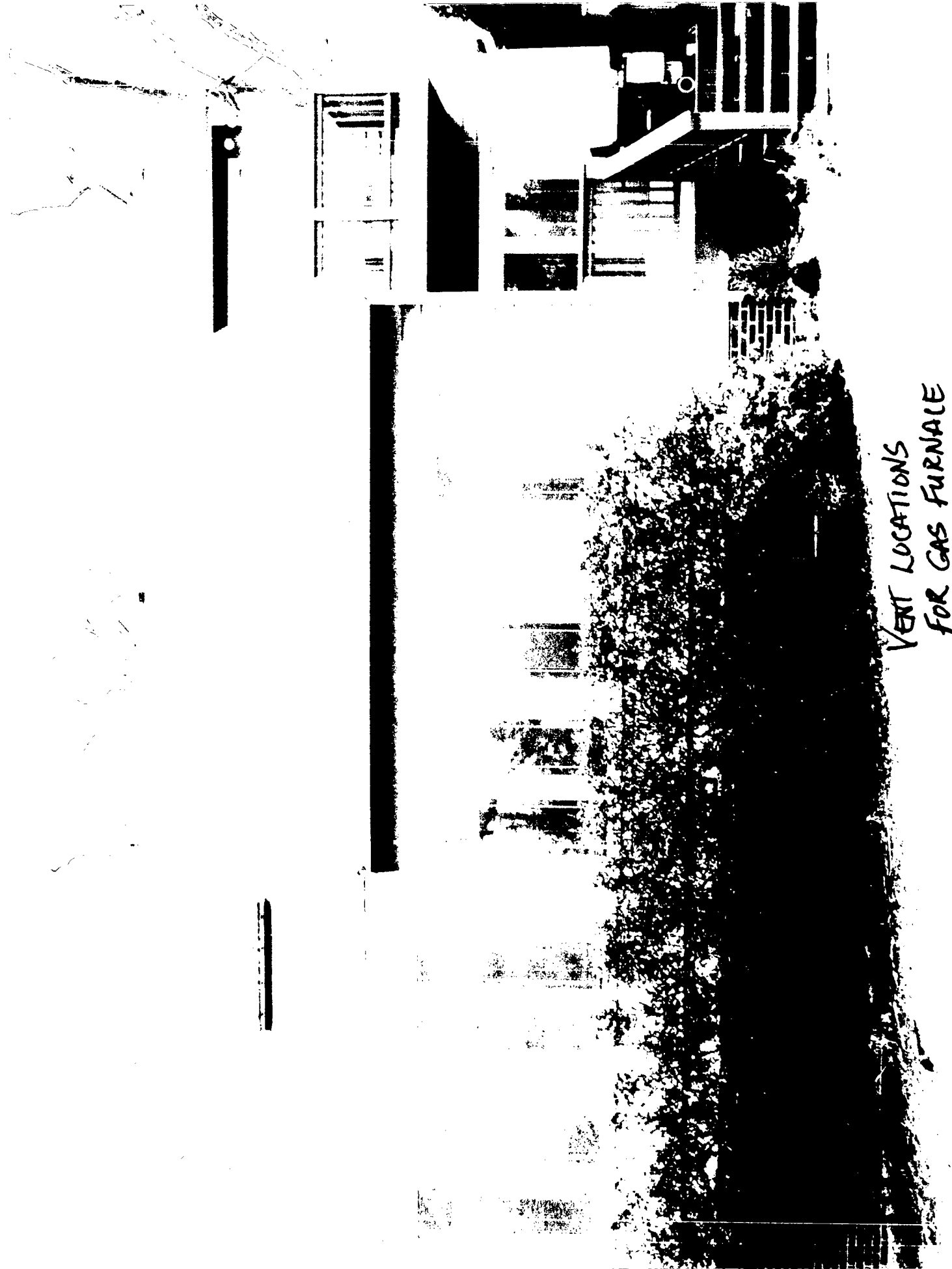
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address ANDREW M & ELISABETH M ROUD 10106 DAY AVE SILVER SPRING, MD 20910-1040 (Adjacent)	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
ERIC F & CYNTHIA L EICHER 10012 Capitol View Ave, MD 20910-1034 (Confronting)	
SUSAN B DIAMOND and SAMUEL HAZELETT 10110 Day Ave, SILVER SPRING, MD 20910-1040 (Adjacent)	
KENNETH A TROSHINSKY 10112 Day Ave, SILVER SPRING, MD 20910-1040 (adjacent)	



EXISTING



VENT LOCATIONS
FOR GAS FURNACE

PROPOSED



EXISTING

8

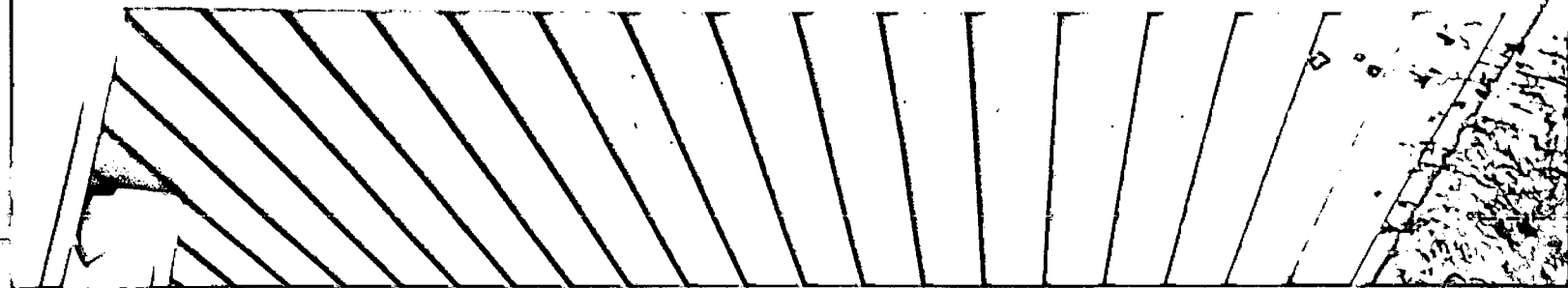
West Elevation
Windows proposed
for replacement



PROPOSED

9

NORTH facade
window proposed for replacement



EXISTING

10