

10012 Capital View Ave.
Capitol View Park - H.D.

2013 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 6/13/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #634033—rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on June 12, 2013.

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: Tim Simpson
Address: 10112 Capitol View 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Simpson@bullis.org Contact Person: Tim Simpson
Daytime Phone No.: 301-467-8932

Tax Account No.: _____

Name of Property Owner: Tim Simpson Daytime Phone No.: 301-467-8932

Address: 10112 CAPITOL VIEW AVE SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10112 Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street: LEE STREET

Lot: P10 Block: 20 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
- Reversible

CHECK ALL APPLICABLE

- A/C
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$ 55,000

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: 5/5/13

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/13/13

Application/Permit No.: 634033 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

2 STORY CAPE SINGLE FAMILY HOME LOCATED
WITHIN HISTORIC DISTRICT CAPITOL VIEW PARK.
BUILT IN THE LATE 1940'S. NOT CONSIDERED
A HISTORIC HOME.

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

ADD KITCHEN ADDITION AND ADDITIONAL BEDROOM
ABOVE. GROWTH OF THE HOME TO MEET GROWING
FAMILY.

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.

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.

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.

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.

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.
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10112 Capitol View Avenue, Silver Spring	Meeting Date:	6/12/13
Resource:	Nominal Resource Capitol View Park Historic District	Report Date:	6/5/13
Applicant:	Tim Simpson	Public Notice:	5/29/13
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-13D	Staff:	Anne Fothergill
PROPOSAL:	Construction of two-story rear addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal (Non-Contributing) Resource
STYLE: Cape
DATE: 1950

PROPOSAL

The applicants are proposing to construct a 405 SF footprint two-story addition that will be located at the rear of the house within an existing ell. The proposed materials are fiber cement siding, brick foundation, clad wood windows, and metal and asphalt shingle roofing.

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.

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 #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

As noted above under Applicable Guidelines, *Chapter 24A* states: "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."

This house is a Nominal (non-contributing) Resource within the Capitol View Park historic district and the proposed addition to this house is compatible with the house and will not impair the overall historic district and its historic resources. Staff recommends approval.

STAFF RECOMMENDATION

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

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 to schedule a follow-up site visit.



DPB - #8

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[Signature] _____ Date: 5/5/13
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
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Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

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5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address TIM + LAURA SIMPSON 10112 CAPITOL VIEW AVE SILVER SPRING, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Jean Claude Zenklusen Ana Robles 10110 Capitol View Avenue Silver Spring, MD 20910	Stephen Bronaugh Shannon Disney 10116 Capitol View Avenue Silver Spring, MD 20910
Charlie and Jenny Rutchie 3107 Lee Street Silver Spring, MD 20910	Bonnie Adler 10105 Meadowneck Court Silver Spring, MD 20910
Timothy Eicher 10107 Meadowneck Court Silver Spring, MD 20910	Ed and Kelly Wroblewski 10117 Capitol View Ave. Silver Spring, MD 20910

SIMPSON RESIDENCE

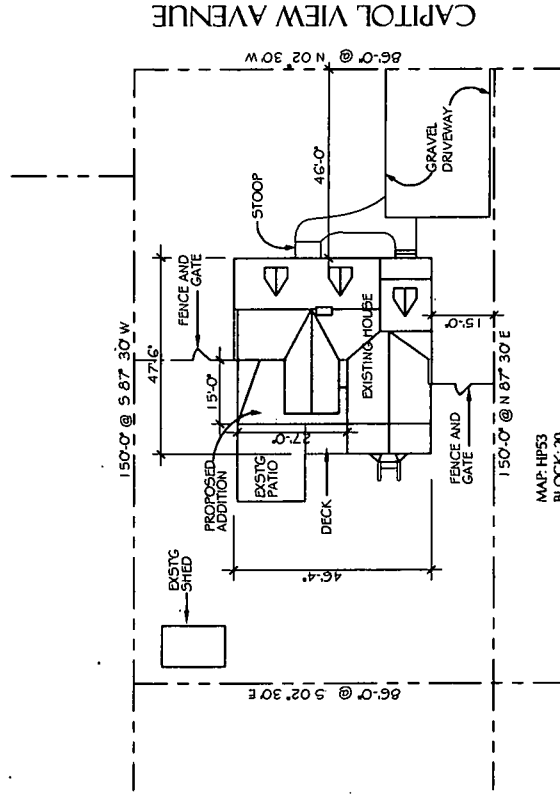
10112 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910

HOLLYOAK
ARCHITECTURE & DESIGN
9315 HOLLYOAK CT.
BETHESDA, MD 20817

SIMPSON RESIDENCE
10112 CAPITOL VIEW AVENUE
SILVER SPRING, MARYLAND

PLANS PREPARED IN
ACCORDANCE WITH THE
FOLLOWING CODES:
INTERNATIONAL RESIDENTIAL
CODE AND INTERNATIONAL
ENERGY CONSERVATION CODE
2012 EDITION

DRAWN BY: EMC
DATE: 5/21/13
CS



SITE PLAN
1"=30'-0"

LIST OF DRAWINGS

- CS COVER SHEET/SITE PLAN
- A1 1ST FLR PLAN
- A2 2ND FLR PLAN
- A3 ROOF PLAN
- A4 REAR ELEVATION
- A5 SIDE ELEVATION

CALCULATIONS

FIRST FLOOR:	SECOND FLOOR:
EXISTING: 1,460 SF	EXISTING: 1,688 SF
KITCHEN ADDITION: 405 SF	BEDROOM ADDITION: 189 SF
TOTAL: 1,865 SF	TOTAL: 1,877 SF
BLDG FOOTPRINT: 1,997	LOT SIZE: 12,900 SF
	LOT COVERAGE: 19,971/12,900 SF = 15.5%

PROJECT INFORMATION

CLIENT:
TIMOTHY & LAURA SIMPSON
10112 CAPITOL VIEW AVE
SILVER SPRING, MD 20910

ARCHITECT:
HOLLYOAK ARCHITECTURE & DESIGN
CONTACT: ELENA CAULFIELD
9315 HOLLYOAK CT.
BETHESDA, MD 20817
(202) 246-5946
ELENA@HOLLYOAKDESIGNS.COM

SIMPSON RESIDENCE
10112 CAPITOL VIEW AVENUE
SILVER SPRING, MARYLAND

WALL TYPES:

TYPICAL EXTERIOR WALL: 2X6 WOOD STUDS 16" O.C., W/ R-15 INSULATION, W/ VAPOR BARRIER, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, & SIDING/BRICK. SEE ELEVATIONS. INTERIOR FINISH TO BE 1/2" GYP. BD. UNLESS OTHERWISE NOTED.

TYPICAL NON-BEARING INTERIOR PARTITION: 2X4 WOOD STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE. INCREASE WALL THICKNESS AS REQUIRED TO ALIGN FINISHES WHERE SHOWN.

PLANS PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES: INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL ENERGY CONSERVATION CODE, 2002 EDITION

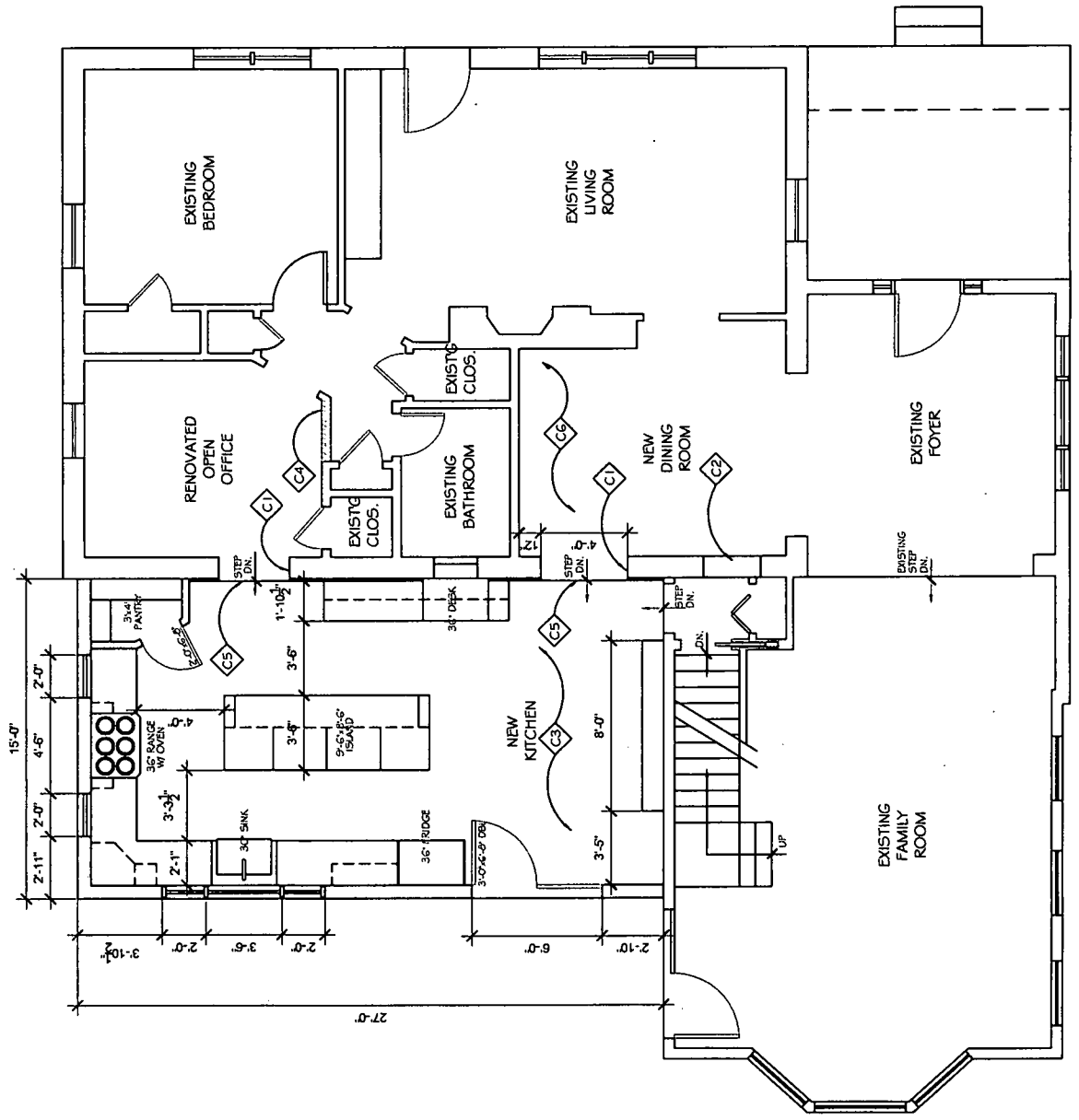
DRAWN BY: EMC

A-1

DATE: 5/31/13

CONSTRUCTION NOTES:

- (C1) NEW paneled opening
- (C2) INFILL WALL; MATCH EXISTING ADJACENT MATERIALS
- (C3) NEW WOOD FLOORING TO MATCH EXISTING
- (C4) MODIFY EXISTING WALL TO BE HALF HEIGHT WALL
- (C5) PROVIDE NEW WOOD THRESHOLD AND RISER AT NEW OPENING AND STEP DOWN TO KITCHEN
- (C6) PATCH WOOD FLOORS AND REFINISH TO MATCH EXISTING FLOOR WHERE CABINETS AND APPLIANCES WERE REMOVED



1ST FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL TYPES:

TYPICAL EXTERIOR WALL: 2"x6" WOOD STUDS 16" O.C. w/ R-15 INSULATION, w/ VAPOR BARRIER, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, & SIDING/BRICK. SEE ELEVATIONS. INTERIOR FINISH TO BE 1/2" GYP. BD. UNLESS OTHERWISE NOTED.

TYPICAL NON-BEARING INTERIOR PARTITION: 2"x4" WOOD STUDS 16" O.C. w/ 1/2" GYP. BD. EACH SIDE. INCREASE WALL THICKNESS AS REQUIRED TO ALIGN FINISHES WHERE SHOWN.

PLANS PREPARED IN ACCORDANCE WITH THE FOLLOWING CODES: INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL ENERGY CONSERVATION CODE 2002 EDITION

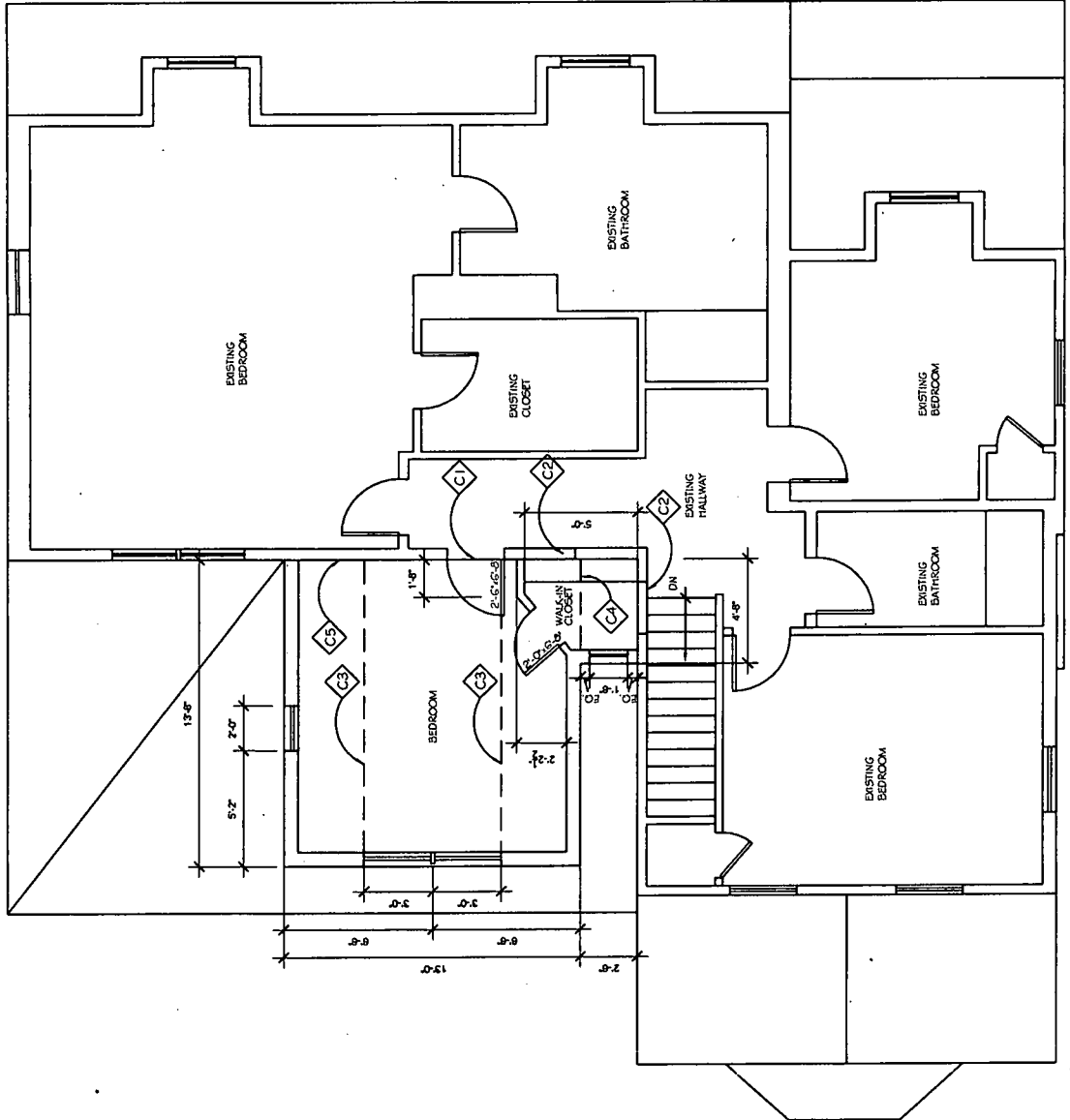
DRAWN BY: EMC

DATE: 5/3/13

A-2

CONSTRUCTION NOTES:

- C1 ALIGN FINISH FLOOR OF ADDITION WITH EXISTING FINISH FLOOR
- C2 PROVIDE INFILL WALL AT EXISTING WINDOW LOCATION
- C3 LINE OF CHANGE IN CEILING ABOVE; REFER TO SECTION
- C4 LINE OF SLOPING CEILING ABOVE
- C5 EXISTING EXTERIOR SIDING TO BE REMOVED; PROVIDE NEW 1/2" GYP. BD. FINISH, TYP.

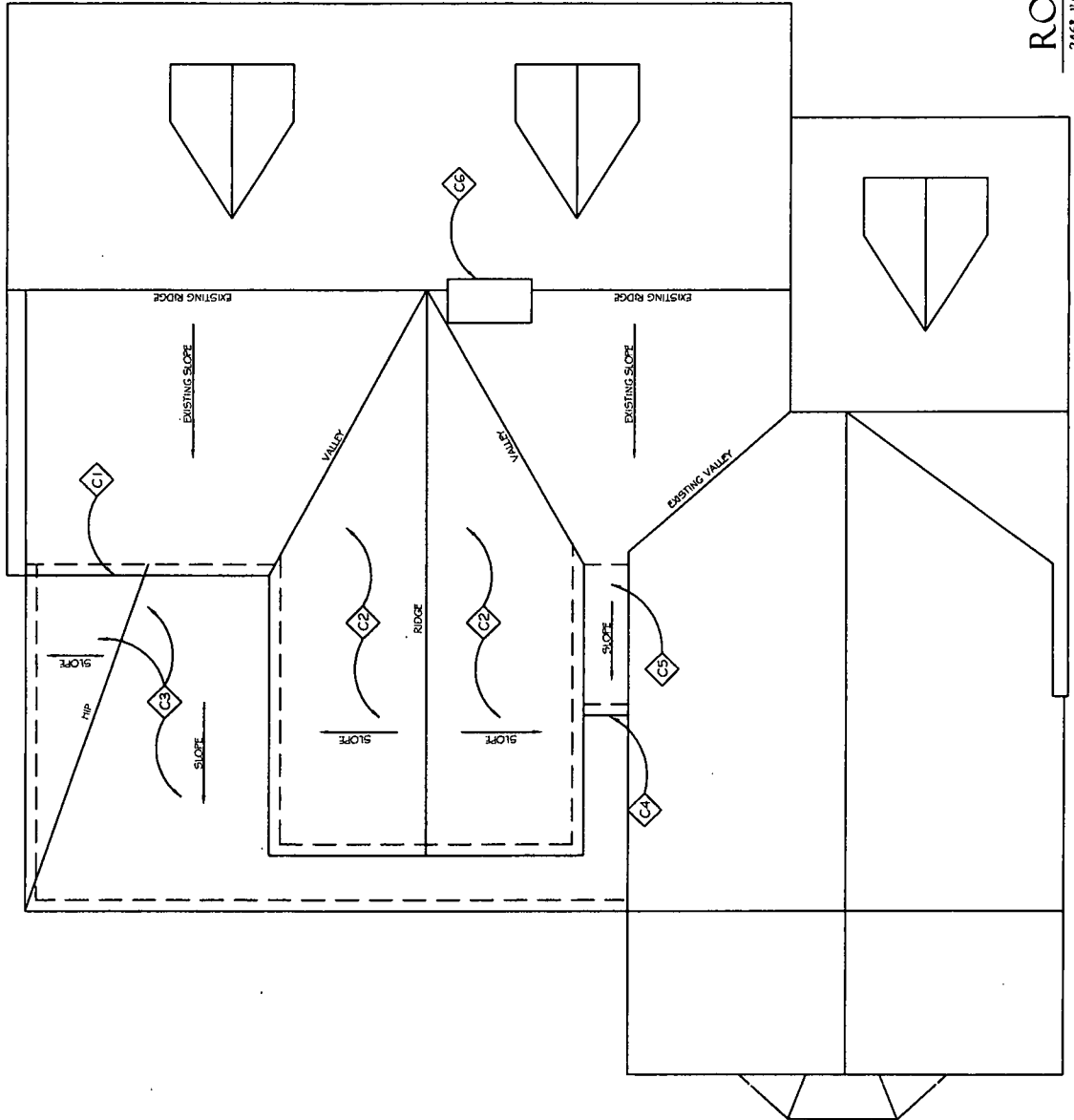


2ND FLOOR PLAN

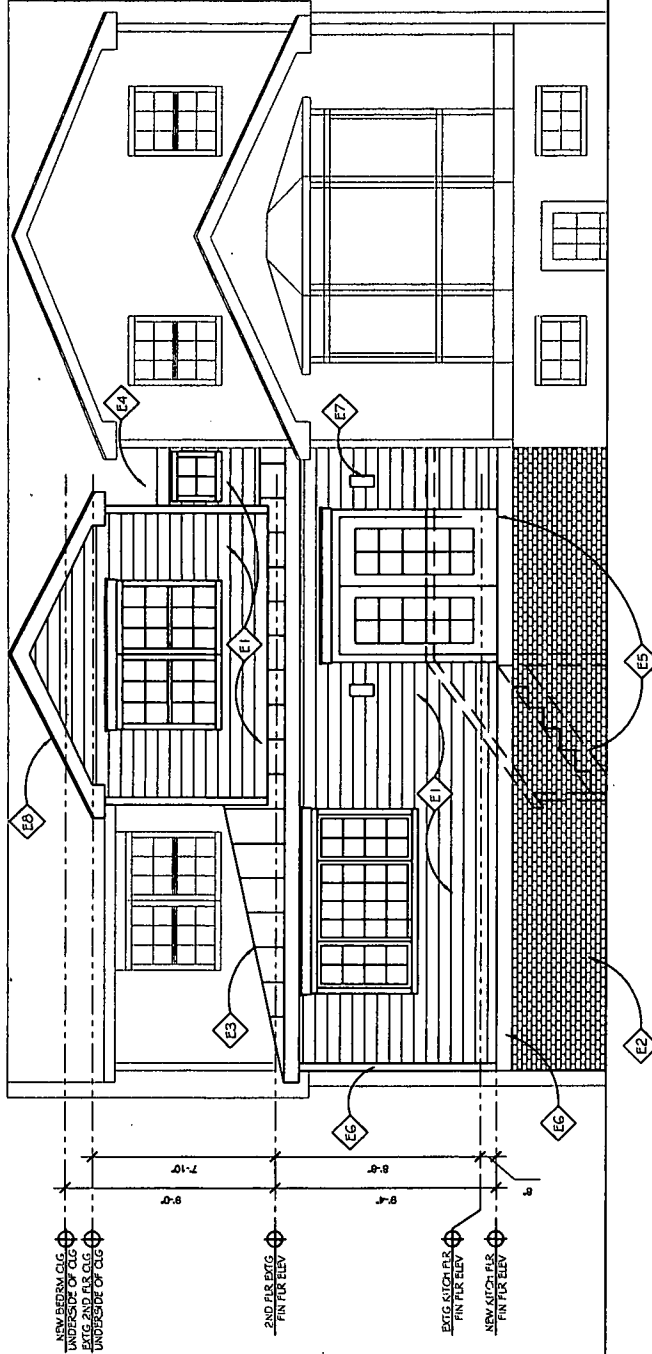
SCALE: 3/16"=1'-0"

CONSTRUCTION NOTES:

- C1) LINE OF EXISTING EAVE
- C2) NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING ROOF
- C3) NEW STANDING SEAM METAL ROOF. COLOR: T85
- C4) EXTEND EXISTING SLOPED ROOF OVER NEW ADDITION; SEE 2ND FLR PLAN
- C5) PROVIDE NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING ON EXTENDED ROOF
- C6) EXISTING CHIMNEY



ROOF PLAN
 3/16"=1'-0"



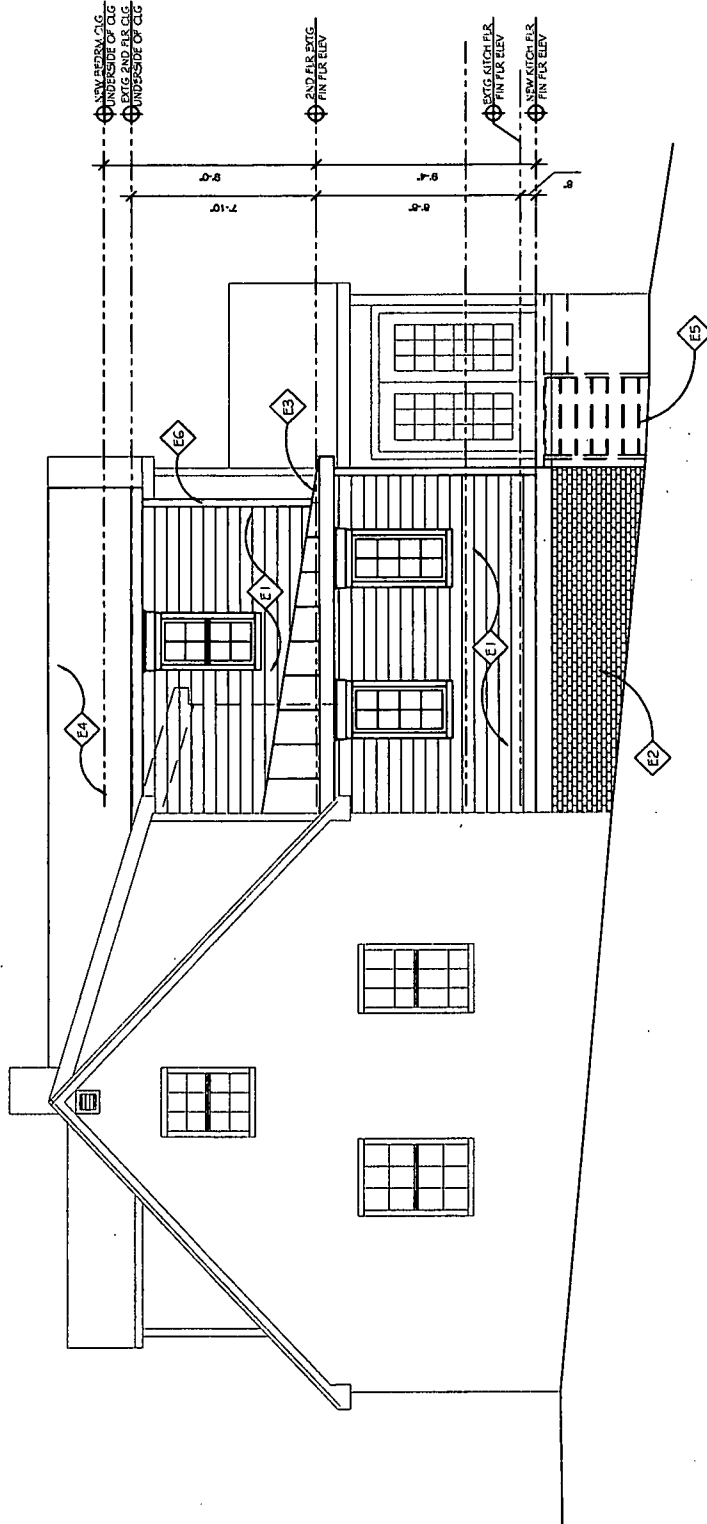
REAR ELEVATION

SCALE: 3/16"=1'-0"

ELEVATION NOTES:

- E1 NEW HARDY-PLANK SIDING TO MATCH EXISTING
- E2 NEW BRICK TO MATCH EXISTING COLOR, TBS
- E3 NEW STANDING SEAM METAL ROOF. EXTEND EXISTING SLOPED ROOF OVER NEW ADDITION; PROVIDE NEW ASPHALT SHINGLE ROOF TO MATCH EXISTG ROOF
- E4 EXISTING DECK TO BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW DOOR
- E5 NEW SIDING TRIM AND BAND BOARD PAINTED TO MATCH EXISTING TRIM COLOR
- E6 NEW EXTERIOR LIGHT SCOFFCES AT EACH SIDE OF DOORS, TBS
- E7 NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING ROOF
- E8

(=)



SIDE ELEVATION

SCALE: 3/16"=1'-0"

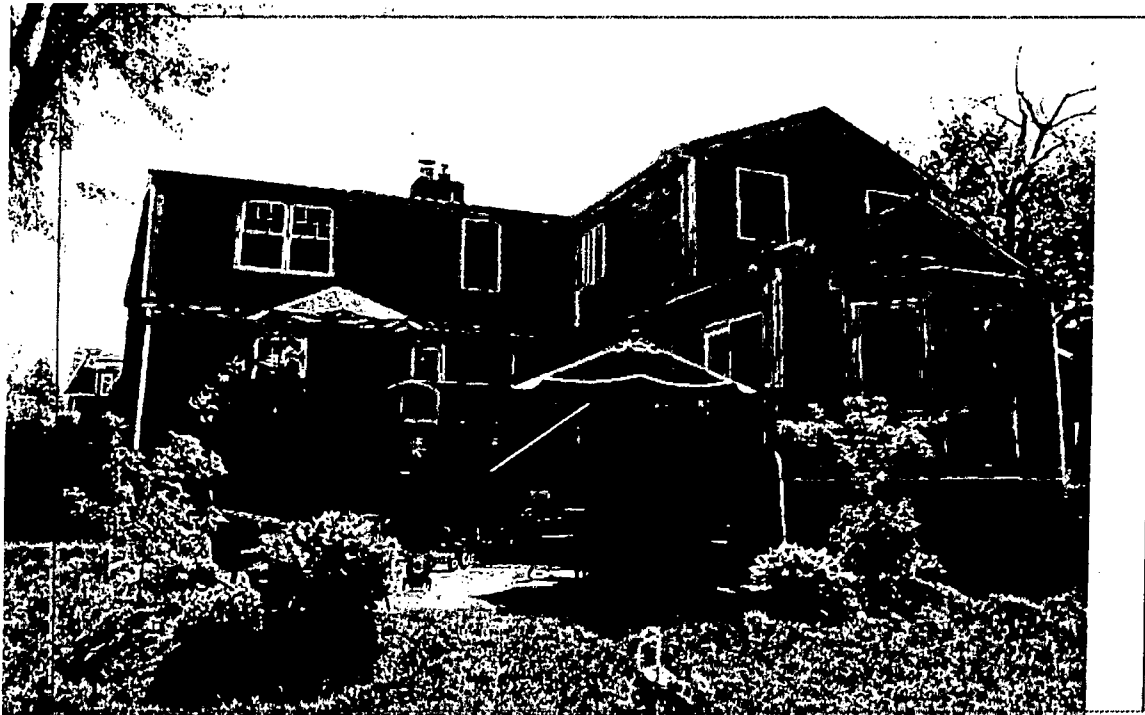
ELEVATION NOTES:

- E1 > NEW HARDI-PLANK SIDING TO MATCH EXISTING
- E2 > NEW BRICK TO MATCH EXISTING
- E3 > NEW STANDING SEAM METAL ROOF, COLOR: T85
- E4 > NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING
- E5 > EXISTING DECK TO BE MODIFIED AS REQUIRED TO ACCOMMODATE NEW DOOR
- E6 > NEW SIDING TRIM AND BAND BOARD PAINTED WHITE TO MATCH EXISTING TRIM

Existing Property Condition Photographs (duplicate as needed)



Detail: EASTERN SIDE FACING CAPITOL VIEW



Detail: WESTERN SIDE SHOWING AREA AFFECTED BY ADDITION

Applicant: SIMPSON

Page: 2

(13)

10112 Capitol View



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10112 Capitol view



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