CAPITOL VIEW PARK H.D.





### HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive

William Kirwan
Chairperson

Date: December 19, 2013

**MEMORANDUM** 

TO:

Diane R. Schwartz Jones, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #655164, construction of rear yard deck

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 4, 2013 meeting.

Applicant:

Nestor DiNegro and Jillian Diesner

Address:

10211 Capitol View Avenue, Silver Spring





### 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850

### ANI HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: TEFF Frashwe
	Daytime Phone No.: (361) 67 4-388 0
Tax Account No.:	
Name of Property Owner: Wester Dillegro / J. Wan D	iconordaytime Phone No.: (2021487 - 5454
Address: 10211 Capital View Ave, Silv.	er Spary, mo 20910
Contractor: CHF DECK Co	·
Contractor Registration No.: 37.070	Priorie No.:
Agent for Owner: Teff Rashive	Daytime Phone No.: <u>381 (6791-3090</u>
LOCATION OF BUILDING/PREMISE	
House Number: 10211 Capitol View Ave so	reet
Town/City: 3: Www Spring / mo Nearest Cross Str	
Lot: Block: 2 Subdivision: Cay i	rol View Park
Liber: Folio: Parcel:	END DIGHT OF THE THE THE PERSON OF
rate.	
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE:	ALL APPLICABLE:
Construct □ Extend □ Alter/Renovate □ A/C	Slab
☐ Move ☐ Install · ☐ Wreck/Raze ☐ Sole	ar 🗆 Fireplace 🗆 Woodburning Stove 🔲 Single Family
	ce/Wall (complete Section 4)
1B. Construction cost estimate: \$ 7,000.	
•	N/A
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADI	DITIONS
2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic	03 🗆 Other:
2B. Type of water supply: 01 🗹 WSSC 02 🗆 Well	03 🗆 Other: 10 (ASERIDADA SEALISTICA
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	1.
	<b>A</b>
3A. Height feet inches	द्वेत्युक्त कृत् <u>विस्त</u>
<ol> <li>Indicate whether the fence or retaining wall is to be constructed on one of the sign and an object at state and a better the second probability.</li> </ol>	•
On party line/property line	On public right of way/easement
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l hereby certify that I have the authority to make the foregoing application, that t approved by all agencies listed and I hereby acknowledge and accept this to be	ne application is correct, and that the construction will comply with plans a condition for the issuance of this permit.
	* 3v88// /*
× Ifffille	11/9/13
Signature of owner or authorized egent control of the state of the	Hat U.S. B. St. Mark Mark Co. B. Date.
N V	
Approved:	person, Historic Preservation Commission
Disapproved® - 11 th 1124 tube contra Signature: 12 contra contra signature: 12 contra	Date: 12/19/17 to
Application/Permit No.: 655164	to Filed:

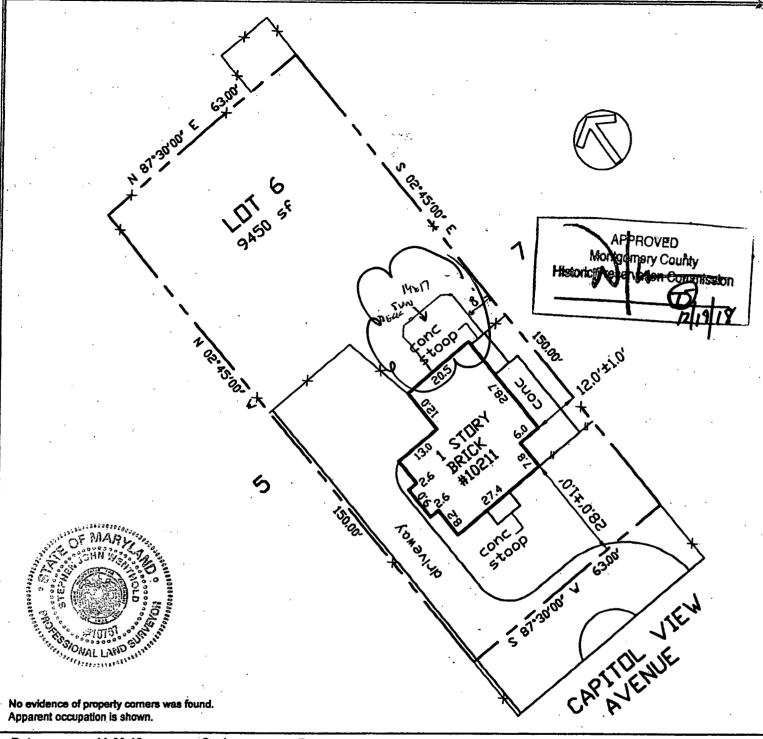
### THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

20 Me San

1.	W	RITTEN DESCRIPTION OF PROJECT
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		and vinil siding on gables. No historical features
		evident, located in historic district according to Montro
		County Dernit Office. House built in 1934
		Device Position 10134
		, ,
		** <b>y</b>
	b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
		Du. 10 a 14 XII pressure, treated, tree-standing
		Sundeck on rear of noise, with access from
_		rear of side porch (EAST-side of house).
•		
2.	SIT	TE PLAN
	Cit	and an investment and the second of the seco
	Sm	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	8.	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, tresh dumpsters, mechanical equipment, and landscaping.
	٠.	site retained sections trainingly, interest, points, seconds, desir dumpsters, mechanical equipment, and landscaping.
3.	PL	ANS 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.
	ā.	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.
		er gall and a strategy and the control of the contr
-	•	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 a facade affected by the proposed work is required.
		The second secon
I.	MA	<u>TERIALS SPECIFICATIONS</u>
_	Gen	eral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your
	Ces	ign drawings.
j.	PHO	DTOGRAPHS
	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.
-	Б.	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 photographic many and the properties of the description of the placed on the front of photographic many and the placed on the front of photographic many and the placed on the front of photographic many and the placed on the photographic many and the ph
5.	TRE	E SURVEY
	If yo	ou 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 tille an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.
7.	ADI	DRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
	shot	ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list uld 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 street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, build, (201, 230, 138)

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.



Date:

11-23-10

Scale: 1'= 25' Drn: R.C.d.

NO TITLE REPORT FURNISHED

Plat Book:

12

805

Plat No.: Work Order:

Address:

10-2230

**10211 CAPITOL VIEW AVENUE** 

**District**:

13

Jurisdiction: MONTGOMERY COUNTY, MD

**LOCATION DRAWING** 

LOT 6 **BLOCK 2** 

**CAPITOL VIEW PARK** 

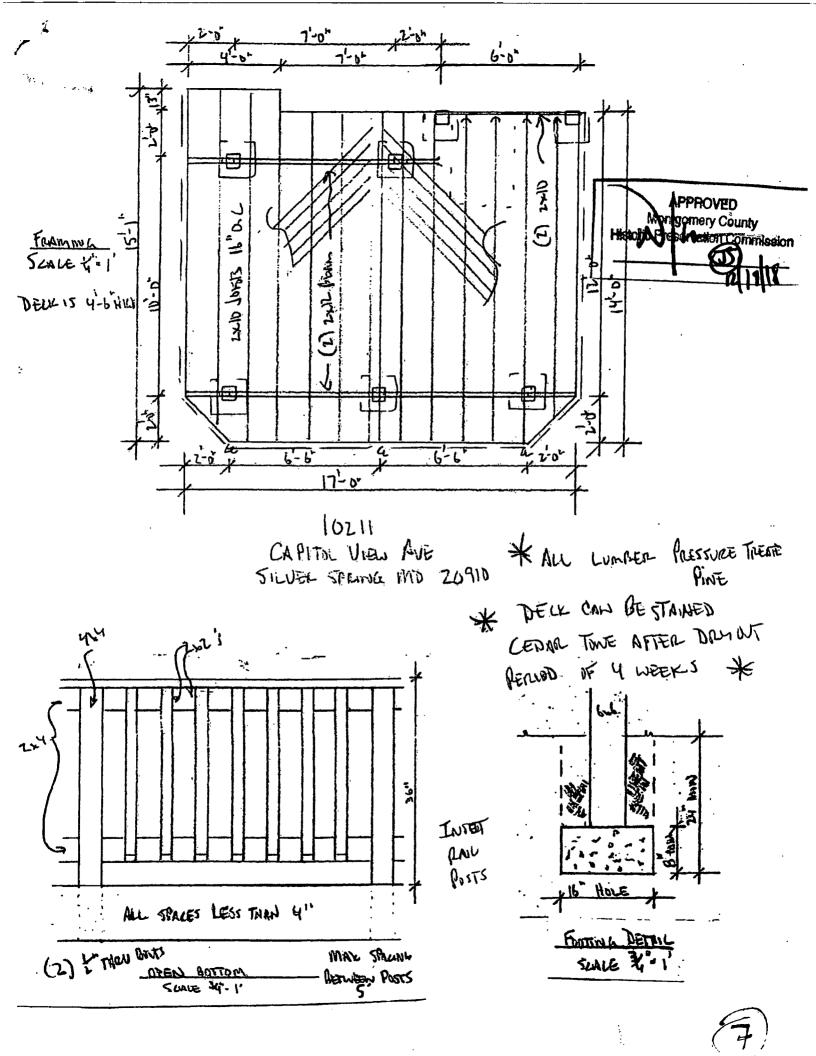
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

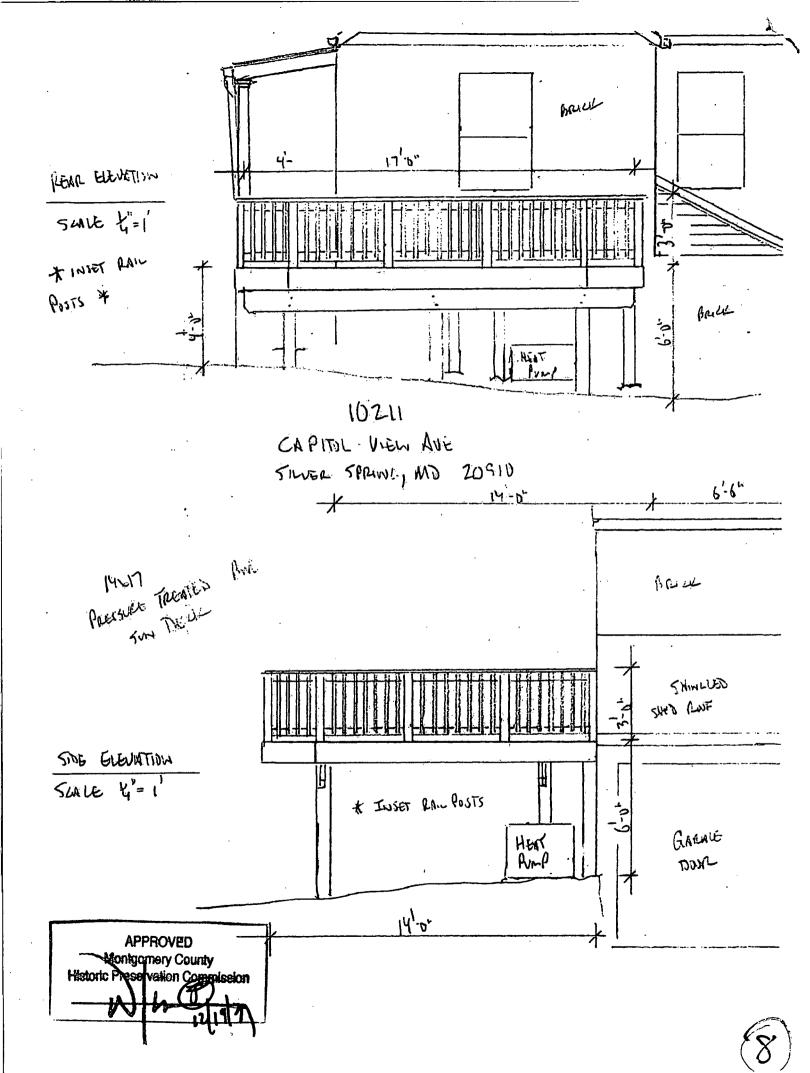
### Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.



Meridian Surveys, Inc. 811 Russell Avenue Suite #301 Gaithersburg, MD 20879 (301) 721-9400







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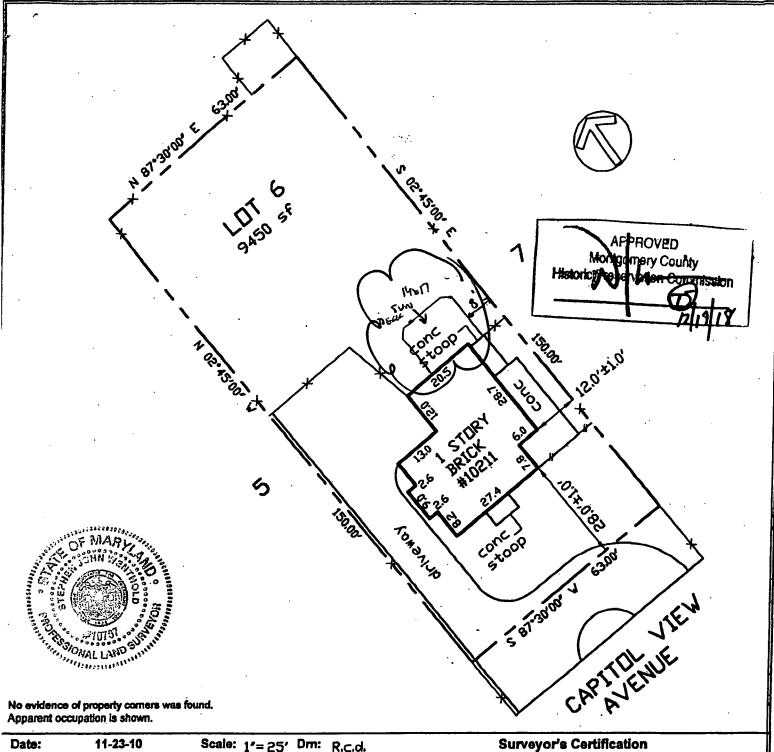


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301/863-3400

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	mus	t file an accurate tree survey identif	rying the size, locat	ion, and speci	es of each tre	of at least	that dimension.	Signliffe or no		****
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Date:

Plat Book:

12

Plat No.: 805 Work Order:

NO TITLE REPORT FURNISHED

10-2230

Address:

**10211 CAPITOL VIEW AVENUE** 

District

Jurisdiction: MONTGOMERY COUNTY, MD

**LOCATION DRAWING** 

LOT 6 **BLOCK 2** 

CAPITOL VIEW PARK

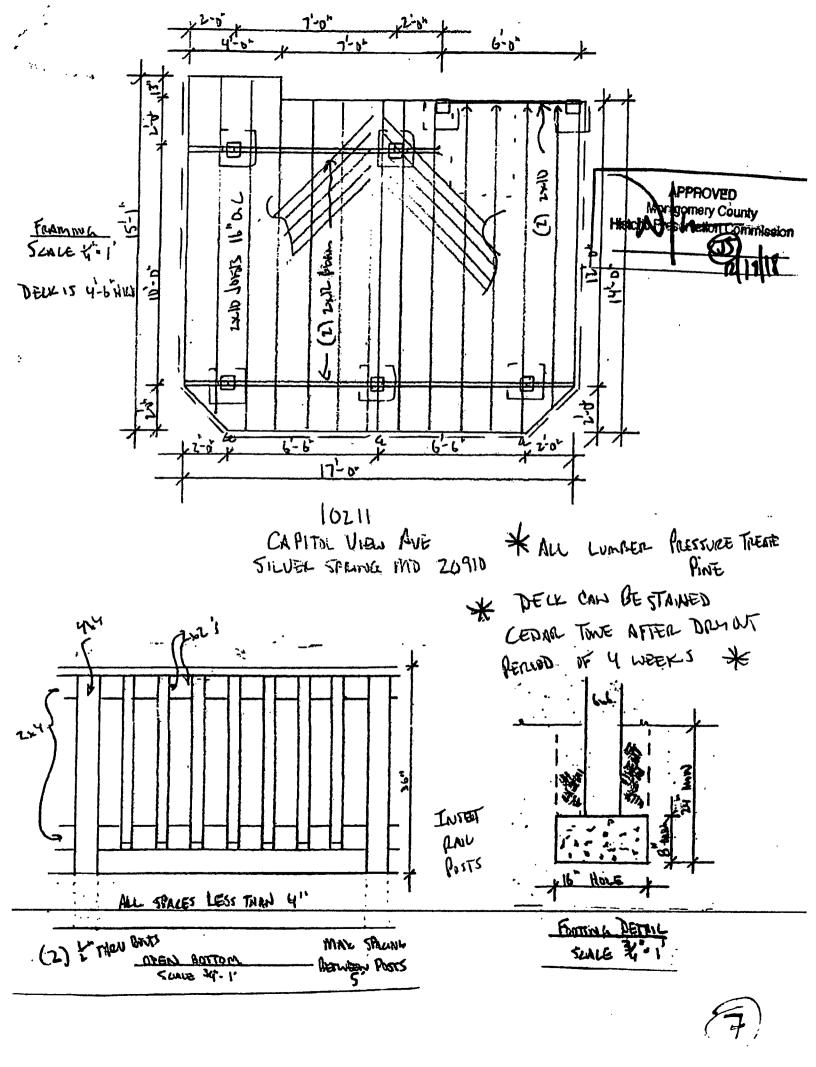
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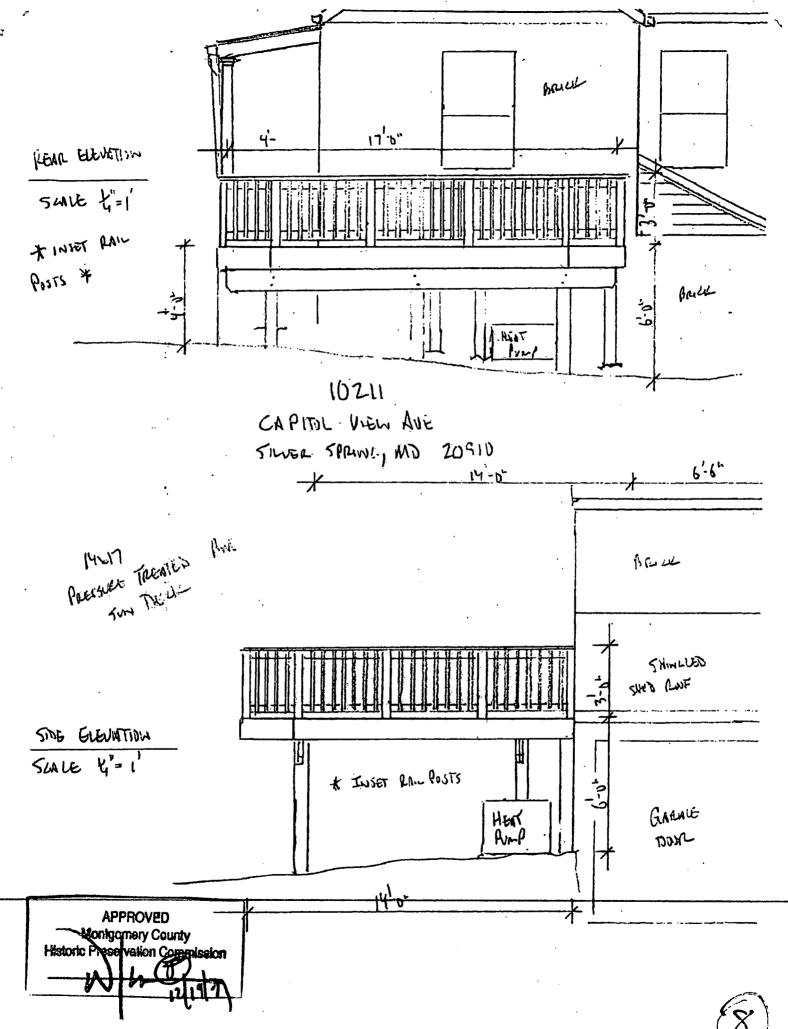
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## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Teff Frashwe	
Daytime Phone No.: (361) 67 4-3980	
Tax Account No.:	
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Address: 10211 Capitol View Ave, Silver Spring, ml 20910  Street Number City: State Zip Code	
Contractor: CHF Deck Co  Phone No.: (3>1) 428-9748	
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Agent for Owner: Teff Grashve Daytime Phone No.: 301 674-3880	
LOCATION OF BUILDING/PREMISE	
House Number: 10211 Capitol View Ave Street	
Town/City: Silver Spring/MD Nearest Cross Street:  Lot: Block: Subdivision: Cap i to   View Park	
Liber: Folio: Parcel:	
RART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE:  CHECK ALL APPLICABLE:	
Construct	hed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family	/
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:	
1B. Construction cost estimate: \$ 7,060	
1C. If this is a revision of a previously approved active permit, see Permit # \(\bigvert\)	
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2A. Type of sewage disposal: 01 🖃 WSSC 02 🗆 Septic 03 🗔 Other:	
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N/A .	
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	

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	and viryl siding on go evident, located in histori	^ -	<u>tatures</u> In Montgon
	County permit office. Ho	use builtin 1934,	
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_	Historic Preservation Commission	No.	Approved:
_	e)e()	Signature of owner or authorized agent	
	٤١/٥/١١	W/////////////////////////////////////	W X

N/A

Tax Credit:

## EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10211 Capitol View Avenue, Silver Spring Meeting Date: 12/4/13

Resource: Non-Contributing Resource Report Date: 11/27/13

Capitol View Park Historic District

Public Notice: 11/20/13

Applicant: Nestor DiNegro and Jillian Diesner

Review: HAWP

Case Number: 31/07-13F

PROPOSAL: Construction of rear yard deck

### STAFF RECOMMENDATION

Staff recommends that the HPC <u>approve</u> the HAWP application.

### PROPERTY DESCRIPTION

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

STYLE: Modern DATE: 1935-present

### **PROPOSAL**

The applicant is proposing to construct 17'0" x 14'0", pressure-treated wooden deck in the rear yard of the subject property. Access to deck will be from an existing concrete landing on the east elevation of the house. The deck and handrails will be stained after a four week dry-out period.

### **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 <u>approve</u> the HAWP 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 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.



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

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Contractor Registration No.: 37 870
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Thouse resilient to the total of the state o
Town/City: Siver Spring / MD Nearest Cross Street:  Lot: Block: Subdivision: Cap i to   View Park
Lot: Block: Subdivision: VV W Park
Liber: Parcel:
PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:  CHECK ALL APPLICABLE:
Construct
2 To 2 State 2 House Addition 2 Function by Deck 2 Sheet
□ Revision □ Repair □ Revocable □ Fence/Wall (complete Section 4) □ Other:  1B. Construction cost estimate: \$ 7,060
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 ØFTAINING WALL
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL NA
3A. Heightinches
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
The second section of the second section of the second section of the second section section section section section sections and section section sections are sections as the second section
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.
approved by an agentical indicated and interest deciral accept and to be a continuous for the issuance of this permit.
X //////
Signature of owner or authorized egent Date
and the same of th
Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 655/64 Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

COLUMN COLUMN



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

### 1. WRITTEN DESCRIPTION OF PROJECT

8.	Description of existing structure(s) and environmental setting, including their historical features and significance:
	Small house (Istory) with brick Henear, Viny I windows
	and viryl siding on gables. No historical Features
	evident, located in historic district according to Montgon
	County permit office. House built in 1934,
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	Build a 14' x 17' pressure, Treated, Free-standing
	sundeck on rear of house, with access from
	rear of side porch (EAST-side of house).

#### 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.
- 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).



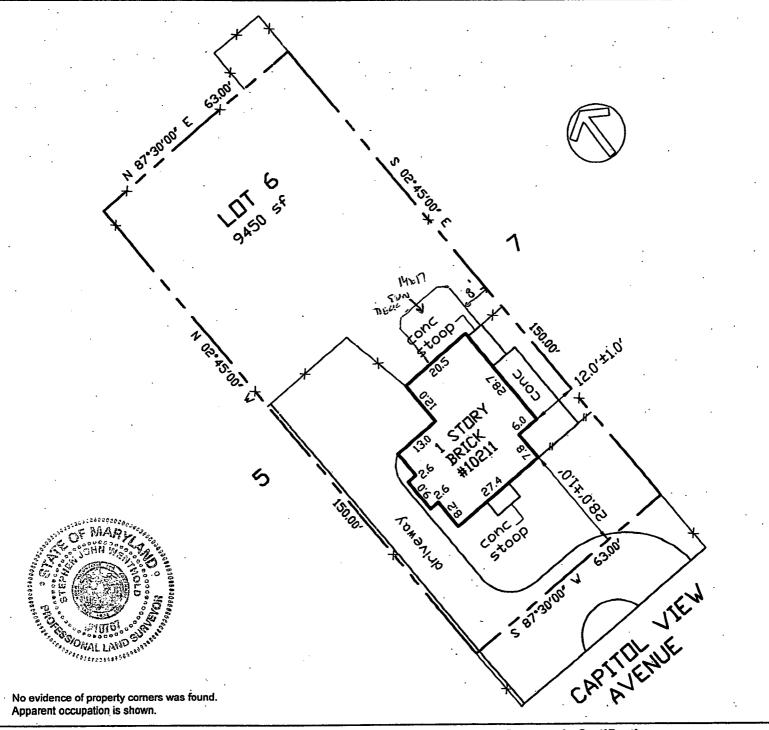
### Properties Near 10211 Capitol View Ave, Silver Spring MD 20910-1013

### Adjacent

- 10209 Capitol View, HIRSH, REBECCA
- 10213 Capitol View, ENDERLIN WILLIAM O

### Confronting

- 10210 Capitol View, FLAVIN THOMAS H & E S
- 10212 Capitol View, WHITT GORDON A JR & WHITT CATHERINE M



Date:

11-23-10

Scale: 1'= 25' Drn: R.C.d.

Plat Book: . 12

805

NO TITLE REPORT FURNISHED

Work Order:

10-2230

Address:

Plat No.:

**10211 CAPITOL VIEW AVENUE** 

District:

Jurisdiction: MONTGOMERY COUNTY, MD

**LOCATION DRAWING** 

LOT 6

**BLOCK 2** 

**CAPITOL VIEW PARK** 

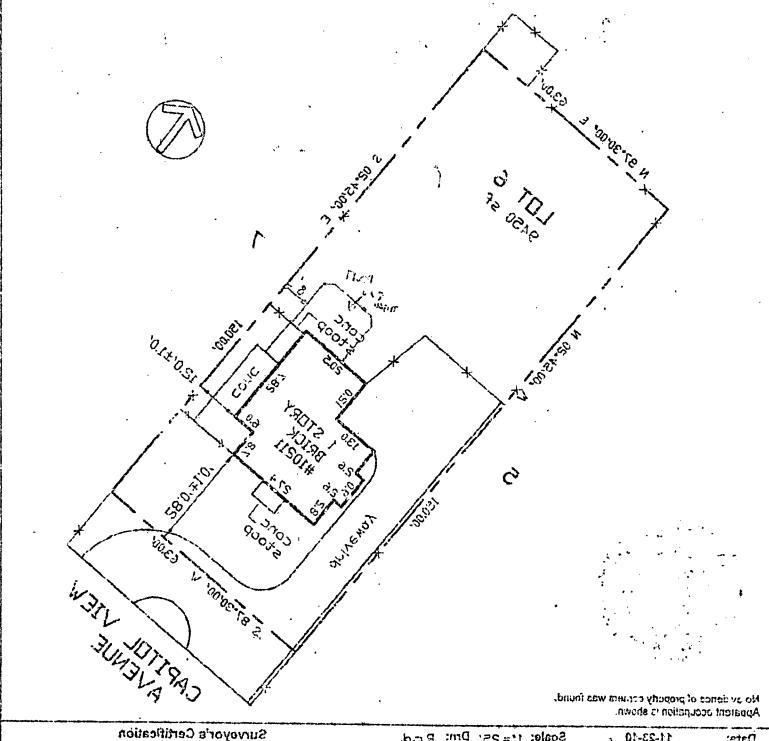
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

### **Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.



Meridian Surveys, Inc. 811 Russell Avenue **Suite #301** Gaithersburg, MD 20879 (301) 721-9400



Soale: I'= 25' Drn: R.c.d. 11-23-10 ; Date:

12 Plat Bouk. NO TITLE REPORT FURNISHED 805 Piat No:

10-2230 Work Order.

10211 CAPITOL VIEW AVENUE Address:

Platrict.

Jurisdiction: HONTGOMERY COUNTY, MD

LOCATION DRAWING

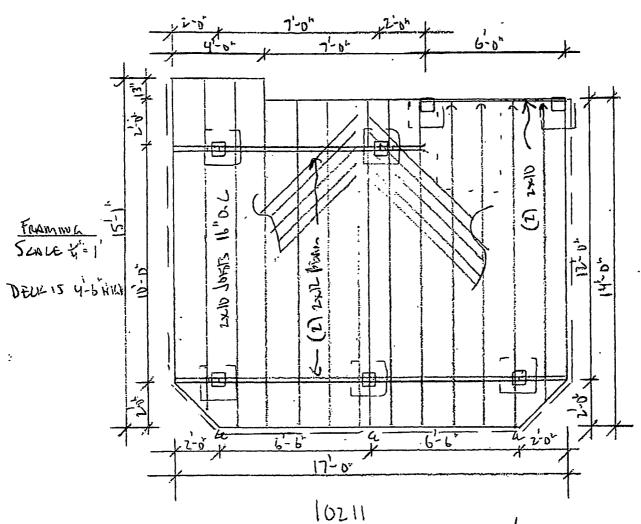
a TOL BLOCK 2

CAPITOL VIEW PARK

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless in led otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of properly cornur: Is neither guaranteed nor impfleo. Fence fines, Il shown, are approximete in tocation. Building restriction lines shown are as per available information and are subject to the interpretation of the originator

Meridian Surveys, Inc. 811 Russell Avenue Sulto #301 Gaithersburg, MD 20879 (301) 721-9400

NC (E: 15th piet is of ben all to a consumer only insoful as it is required by a to, ther or a little insurance company or its agent in contraction with confumplated frametic, finer step or estimancing. The plates rol to be relead upon for the caublatimen or local anothences, gamess, buildings, protitor existing or future imployements. This plat does not provide for the occurate Identification of property tourndary these, but such identification may not be required for the transfer of title or securing trancing of refinancing.



CAPITAL VIEW AVE SILVER SPRING MO 20910

\* ALL LUMBER PRESTURE THERE

AL SPACES LESS THRN 4"

(2) Enthan Brits
OPEN BOTTON
Scale 39-1"

Returned Ports

Scale 39-1"

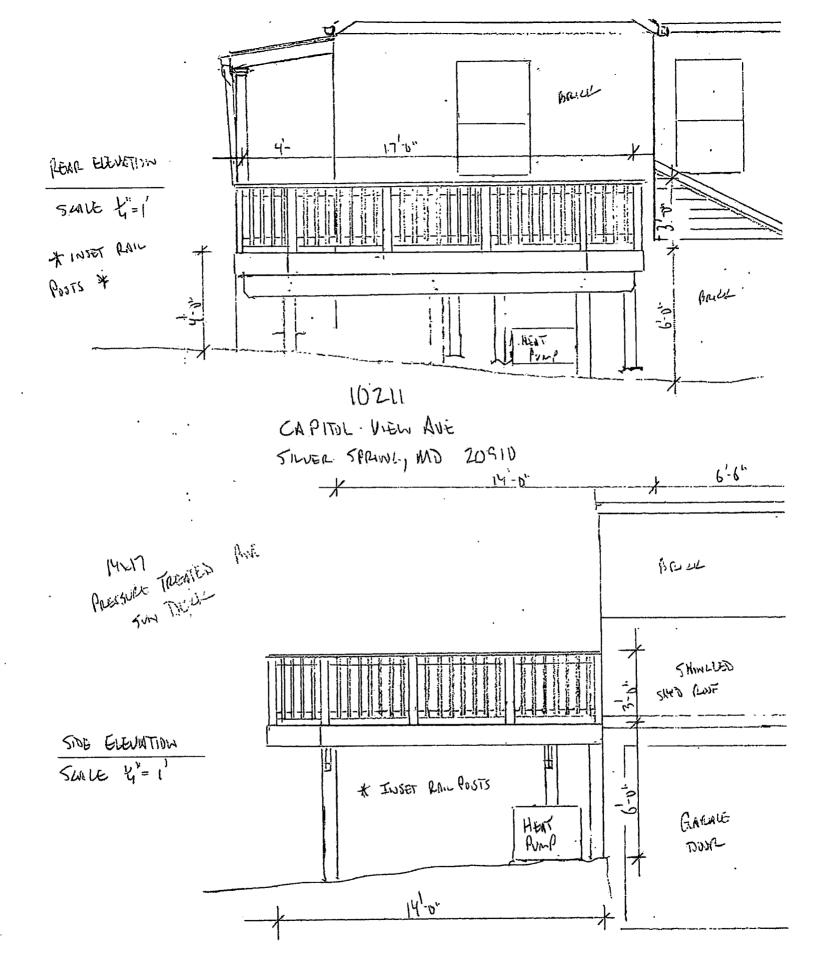
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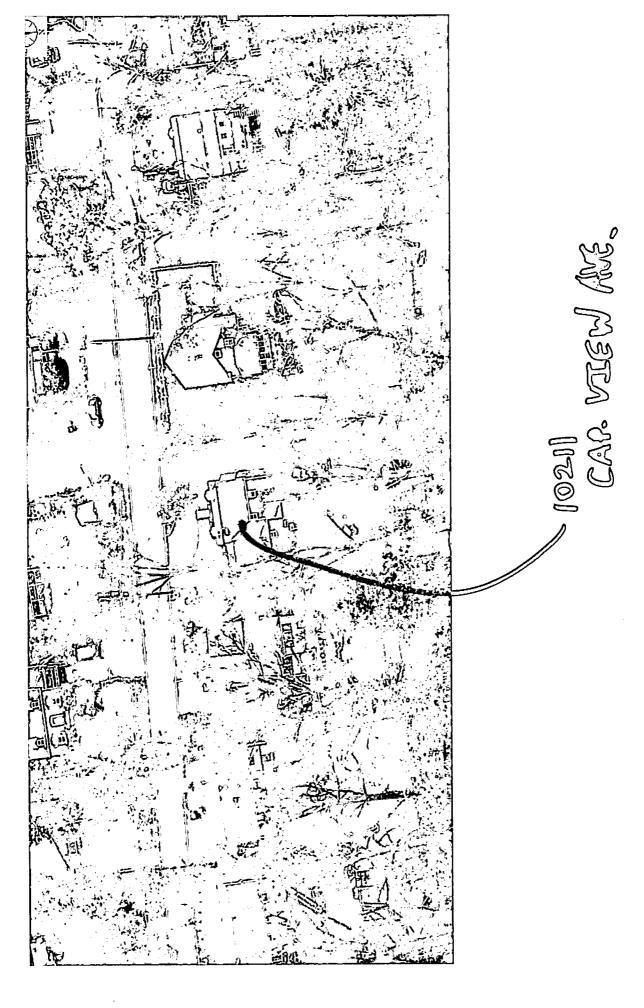
KEDAR TOWE AFTER DRIVAT

BERLOD OF 4 WEEKS \*\*

INTER PLANT POSTS

FOOTING DETRIC







10211 Capitol View Aue, Silver Spring MD 20910-1013

### FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20810
Phone: 301-588-4420

Fax: 301-588-1552 CAMELIDZ@his.com

FOR: Josh Silver

To: Sosh Silver

Telephone: 30 / 563-3400

Title: Plance
Organization: HPC

Date: 12/4/8

agreement with staff recommentation of approval for HA WP 31/07-137

Sincerely,

"Carol J. Saland

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER:

6)

Sending Fax: 301-588-1552

Receiving Fax: 301563-347

This message is intended unly for the use of the individual or entity to which it is addressed and may contain informal tion that is provileded, contidential, or exempt from disclosure under applicable Law. If the reader of this message is not the intended request or the impended requests for delivering the message is the intended request for delivering the message to the intended requests for delivering the message to the intended requests for delivering the message to the intended requests for all intended requests for the communication in error please notify us immediately by teleprone and return the original message to us at the above addingly via the u.s. postal service. Thank you.

Please call 801-588-4420 in the event of transmission difficulty.