

10005 Grant Avenue
Silver Spring
Cap. View
3/7

Preliminary
Consultation

FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420

FOR: #PC

To: *Conne Fothergill*
Telephone: *3015633400*
Title: *Planner*
Organization: *HPC*
Date: *8/13/08*

*Re 10005 grant are
Preliminary Consultation.*

Sincerely,
Carol

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER: 2

Sending Fax: 240-283-0696

Receiving Fax: *3015633412*

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

8/13/08

HPC

10005 Grant Avenue

Preliminary Consultation

ATTN: Anne Fothergill

The Capitol View Park Executive Board looks favorably on the recommendations of the HPC staff for 10005 Grant Avenue. Conceptionally the Board agrees that the proposed initial plan would improve the existing structure but we need to have complete elevations to review the finished plan on any submitted HAWP.

Sincerely,

Betsy Tebow, President
Capitol View Park Citizens Association

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

withdrawn before MPC hearing

III-B

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10005 Grant Avenue, Silver Spring	Meeting Date:	8/13/08
Applicant:	Arbor Homes, LLC (Alan Adler, Agent)	Report Date:	8/6/08
Resource:	Non-Contributing Resource Capitol View Park Historic District	Public Notice:	7/30/08
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	Alterations and additions to house		

STAFF RECOMMENDATION

Staff recommends that applicant make any revisions requested by the Historic Preservation Commission and then apply for a Historic Area Work Permit.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
DATE: c. 1940

PROPOSAL

The applicant is proposing major alterations to the existing house. The footprint of the house will remain the same, but the partially open carport will be enclosed and a second story will be built above it. The front of the house will have a full second story and the chimney will be removed. The one-story right side extension (later addition) will remain but its roof will change and there will be a new front entry to the house (the current entry is not the original entry). The front and the new roof will be approximately three feet higher than the existing roof ridge. The form of the rear double gallery will remain with some alterations to materials.

The proposed materials include Hardie plank lap siding, stucco on the front of the first floor, and the proposed left side addition/enclosure will be a different material, perhaps stone or wood shingles. The applicants will install wood windows with simulated divided lights and wood railings. There will be a wood trellis across part of the front façade above the first floor.

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 *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

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:

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

10005 Grant is on the edge of the historic district—see map in Circle 11. It is directly across from houses that are outside the historic district and the adjacent properties are also Non-Contributing resources. The one-story house to the left is on higher ground because of the grade change and the two-story house to the right sits on lower ground. The applicant provided a height and massing study, but for the three houses' height it should be noted that it does not show the grade change. Included in this staff report are photos of the house and the block.

The house at 10005 Grant has been altered a lot over the years. It is unclear when exactly the house was built. The state tax records say 1935 but it does not appear in the 1941 Klinge map and it does appear in the 1948 Klinge map. The applicant states that the large rear addition was built in the early 1960s and it is possible that at that time the front façade was changed with the addition of the chimney and the brick. Overall, the house has clearly been altered substantially and retains little of its original form, detail, and integrity.

As this is a Non-Contributing Resource to the district, the applicant has a fair amount of flexibility in terms of what can be done with this property so long as it is compatible with the streetscape and the historic district.

The applicant has selected compatible siding materials that are approvable for a Non-Contributing Resource—Hardie plank, stucco, stone and wood—and a design that is appropriate for this historic district which has many different house styles and types.

Staff appreciates that the applicant is not increasing the footprint and is incorporating the existing carport

into the house to gain interior space. Although it is on the front elevation, the removal of the chimney is allowable since it is not an original feature.

One change that the Commission may want to discuss is whether the applicant should increase the pitch of the new roof, which is something they have requested of applicants in the past. The Commission will need to decide whether making the roof ridge higher and the house taller than the adjacent houses would be something they can support in this case because it would not be much taller and it would not impact historic resources.

Also, staff would advise that the applicant submit more detailed plans for the final HAWP application plus floor plans and existing elevations and include any proposed changes to the site like changes to fencing and trees.

Overall, since the house is a Non-Contributing resource surrounded by non-historic houses, staff is supportive of the proposed major changes to this house which do not increase the lot coverage and do not adversely impact the streetscape.

STAFF RECOMMENDATION

Staff recommends that applicant make any revisions requested by the Historic Preservation Commission and then apply for a Historic Area Work Permit.

APPLICATION FOR 491348 HISTORIC AREA WORK PERMIT

Contact Person: Alan Adler
 Daytime Phone No.: 301-675-5349
 Tax Account No.: 00996974
 Name of Property Owner: Estate of Margaret Thompson Daytime Phone No.: 301-874-1920
 Address: 8305 Sharon Dr. Frederick MD 21704
Street Number City State Zip Code
 Contractor: Arbox Homes LLC Phone No.: 301-675-5349
 Contractor Registration No.: BC 3520
 Agent for Owner: Robert Clark Daytime Phone No.: 301-874-1920

LOCATION OF BUILDING/PREMISE

House Number: 10005 Street: Grant Ave
 Town/City: Silver Spring Nearest Cross Street: Barker St.
 Lot: P1 Block: 32 Subdivision: Capital View Park
 Liber: 2915 Folio: 364 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input checked="" type="checkbox"/> Stab	<input checked="" type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimate: \$ 20,000

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 existing cinderblock retaining wall
along south side of property line to remain.
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: chain link fence on proper
 On party line/property line
 Entirely on land of owner
 On public right of way/easement to be removed

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.

Alan Adler, managing member
Signature of owner or authorized agent
 Arbox Homes, LLC (Agent for owner)
 Date: 7-23-08
(4)

1. WRITTEN DESCRIPTION OF PROJECT

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

3 Bedroom, 1 1/2 bath single family home on .18 acre lot; with no known historical features or historical significance -

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

Demolish ~~House~~ ~~with~~ ~~same~~ ~~plans~~ ~~to~~ ~~construct~~ ~~of~~ ~~a~~ ~~new~~ ~~home~~. Raise Roof on main structure, enclose existing 'open' garage + add a second story on top. House footprint to remain the same. Front elevation to change as shown in attached drawings.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

Owner's mailing address	Owner's Agent's mailing address
Estate of Margaret Thompson 8305 Sharon Dr. Frederick MD 21704	MR + MRS Clark 8305 Sharon Dr. Frederick MD 21704
Adjacent and confronting Property Owners mailing addresses	
Lynn Kahn 10003 Grant Ave Silver Spring MD 20910	Ligita Goldschmidts 10007 Grant Ave Silver Spring MD 20910
Jerzy Witas et al 9927 Capital View Ave Silver Spring MD 20910	Daniel Nascimento 10002 Grant Ave Silver Spring MD 20910
Loretta Krovk 10004 Grant Ave Silver Spring MD 20910	

Engineer's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by this plat and that there are no encroachments on either side of property lines.

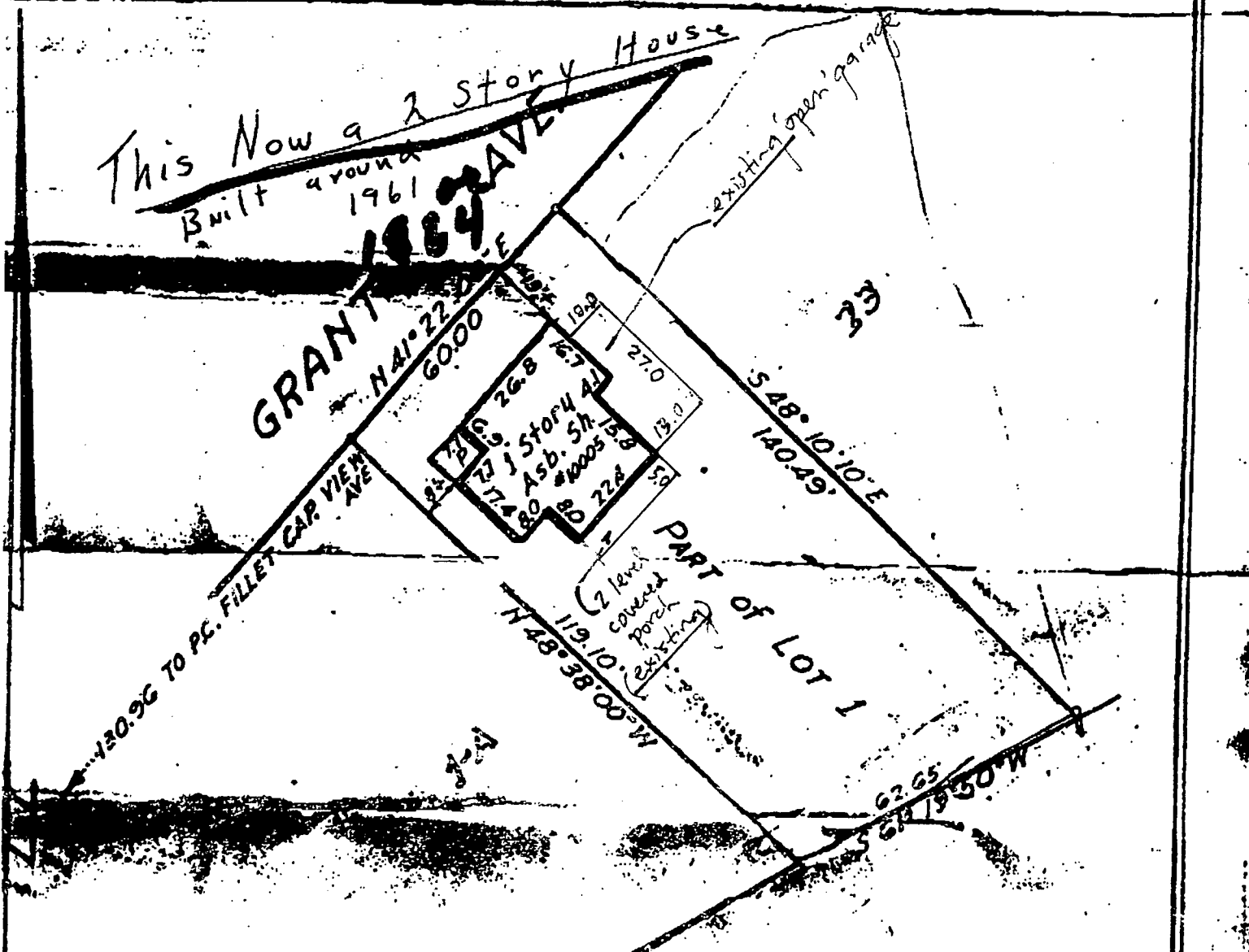
July 2, 1954

Maddox & Hopkins Inc.
 Engineers & Surveyors

Plat Book A
 Plat 9

By: *Robert Hopkins*

* arbor homes is proposing to add a second story above the existing 'open' garage & also proposing to enclose the garage area at the front & rear to make a family room.



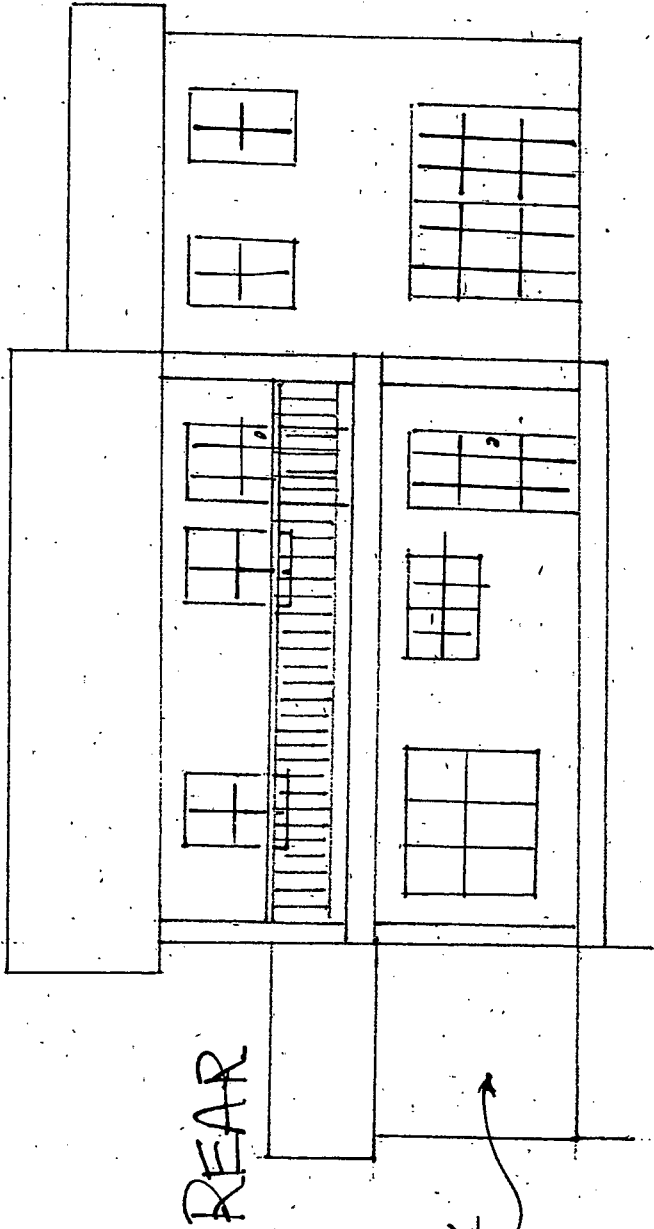
Part of 1132

OK use

→ simulated divided light windows - (wood)

→ typical wood Railings

ALL hardiplank at Rear



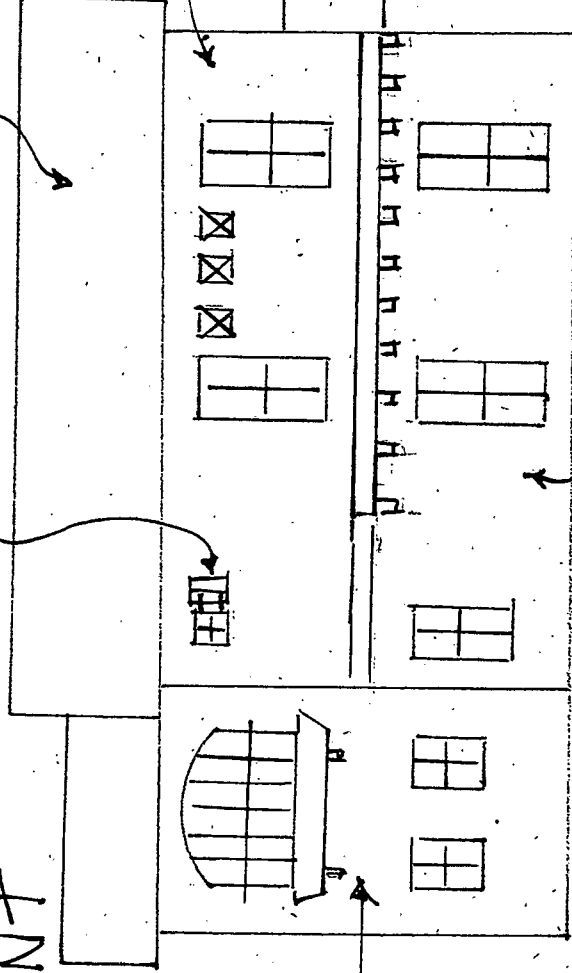
wood shaker asphalt shingles

FRONT

wood shaker

hardiplank

Proposed changes to:
 10005 Grant Ave
 Silver Springs
 1/8" = 1'-0"



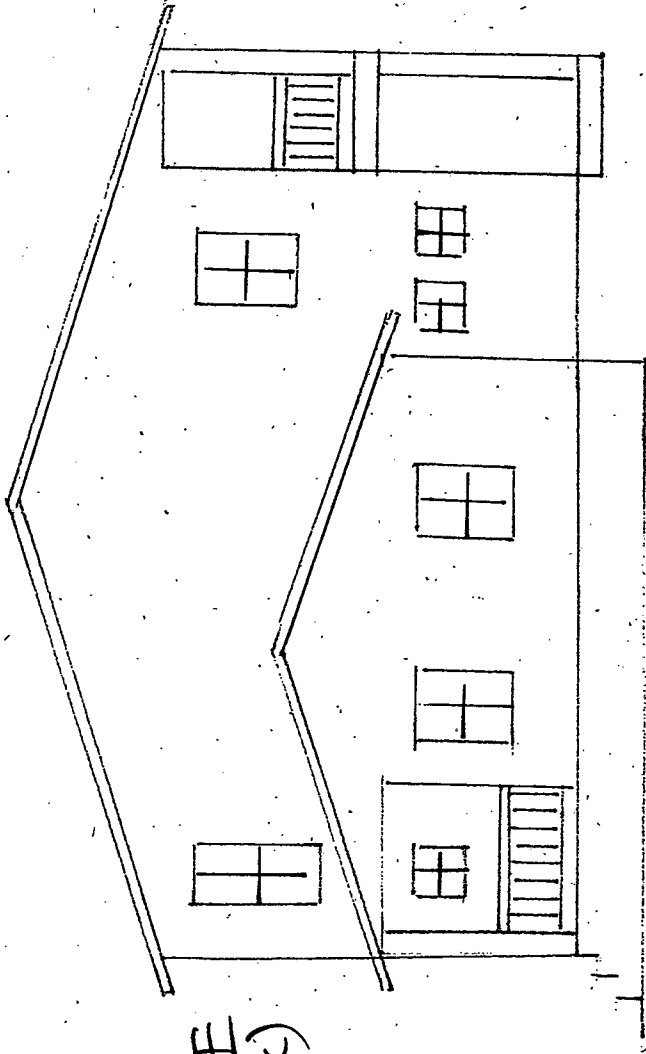
stone

stucco

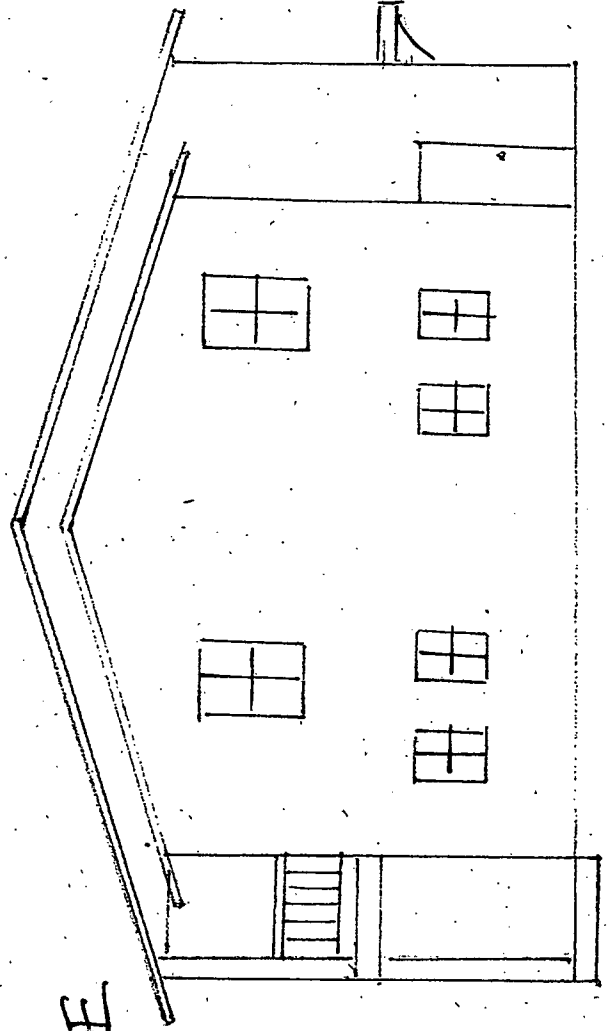
stucco

existing concrete steps

ARBOR HOMES 301-675-5249

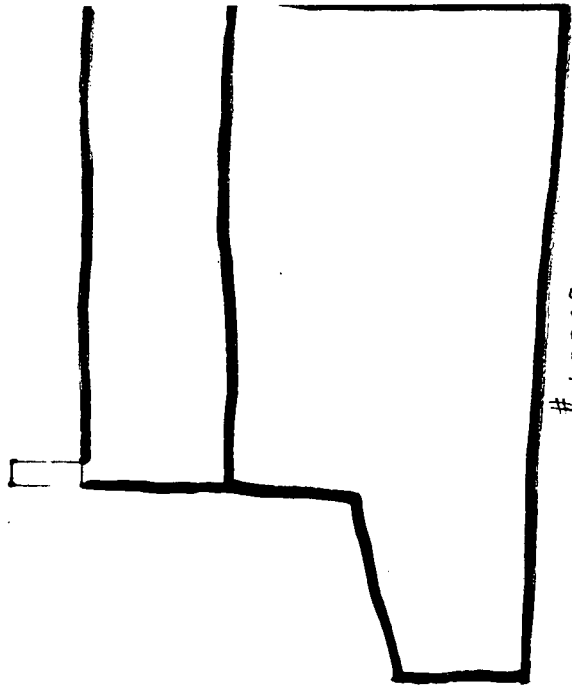


RIGHT SIDE
(all hardi plank)

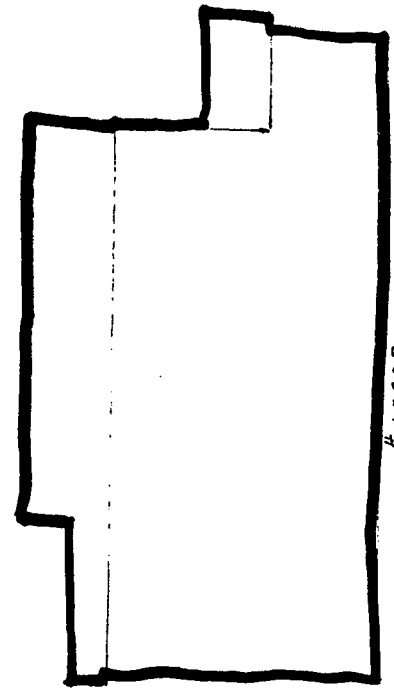


LEFT SIDE
(all hardi plank)

ARBOR HOMES 301-615-5345

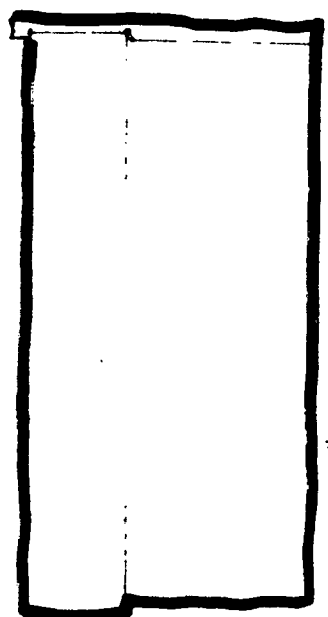


#10003



#10005

Messina Studio - 10 scale
Floor #10005: Fram. v. frame.



#10007

outside the historic district

Grant

Capital View

10005

N/C

N/C

N/C



Front of house
10005 Grant Ave



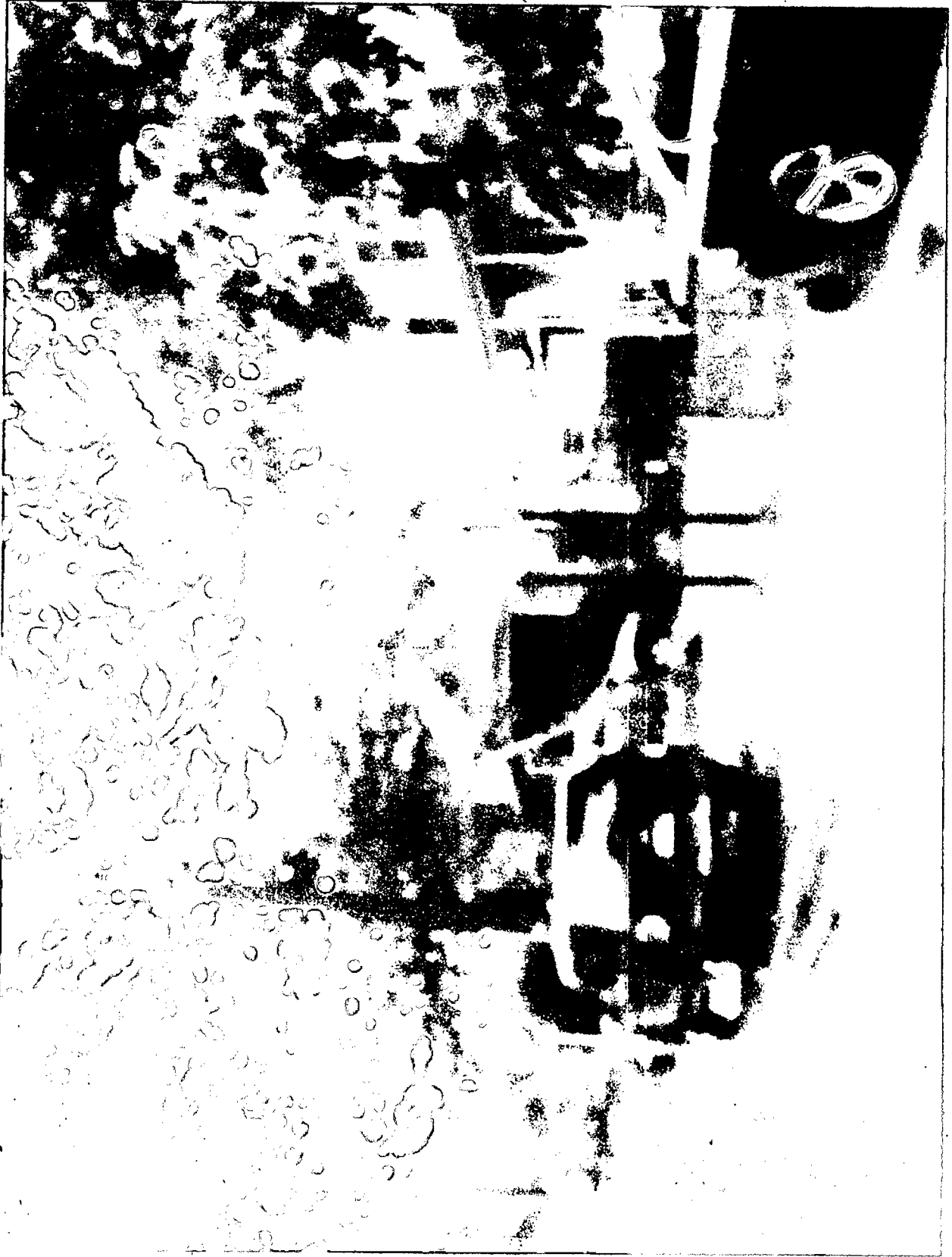
Rear of house
10005 Grant Ave



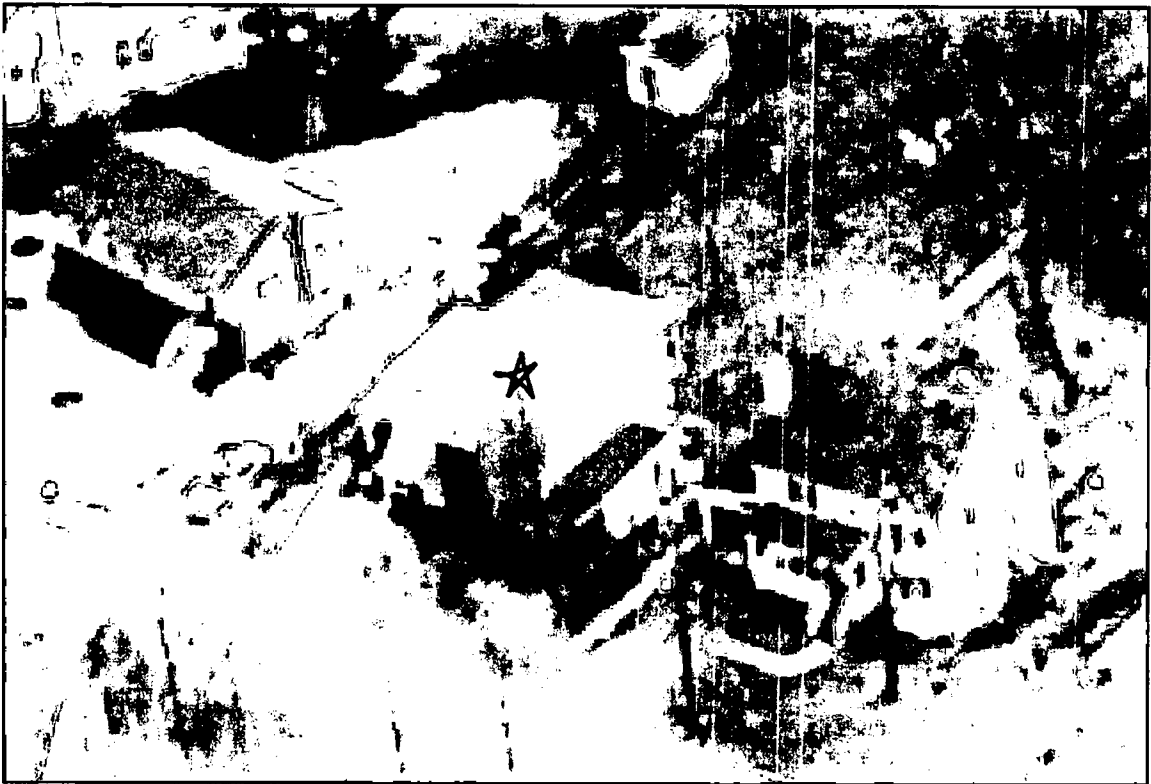
Left side of house
10005 Grant Ave.

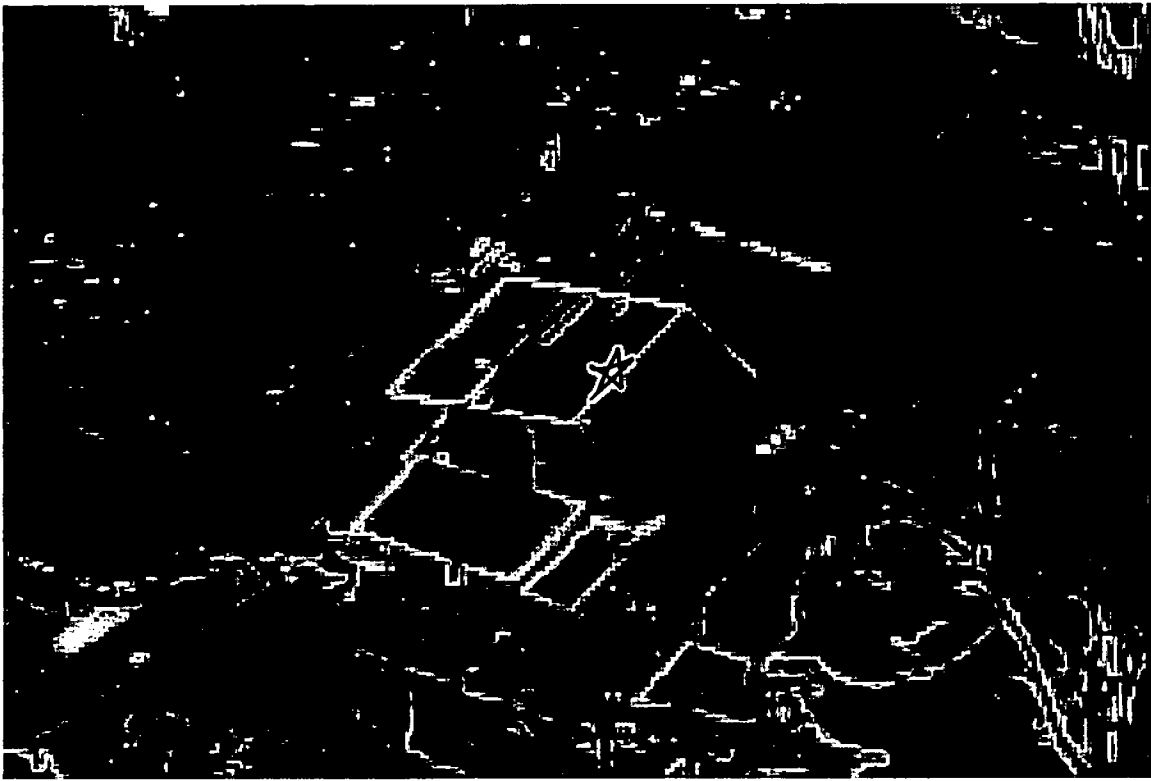


Grant Ave looking south



Grant are looking north

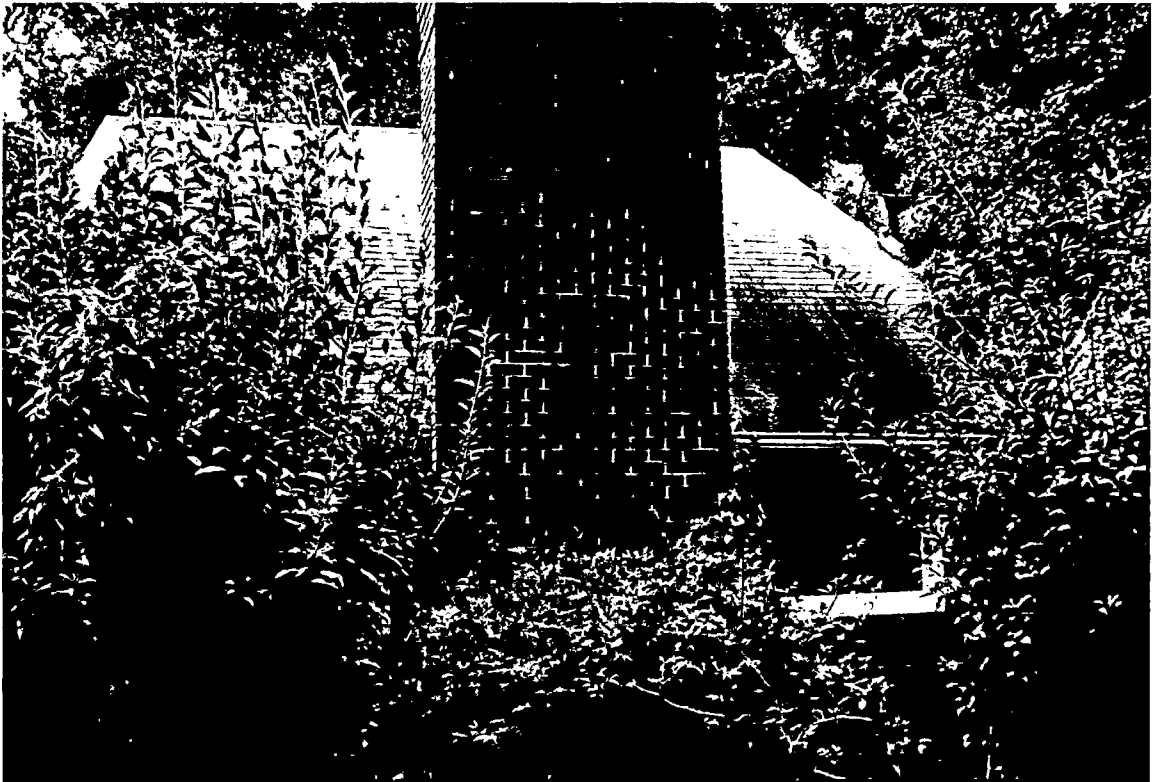




10005 Grant



10005 Grant







across the street

adjacent house to left



front of 10005



looking down Grant toward
Capitol view

looking up Grant toward 10005



houses across Grant



adjacent house to left

adjacent house to right



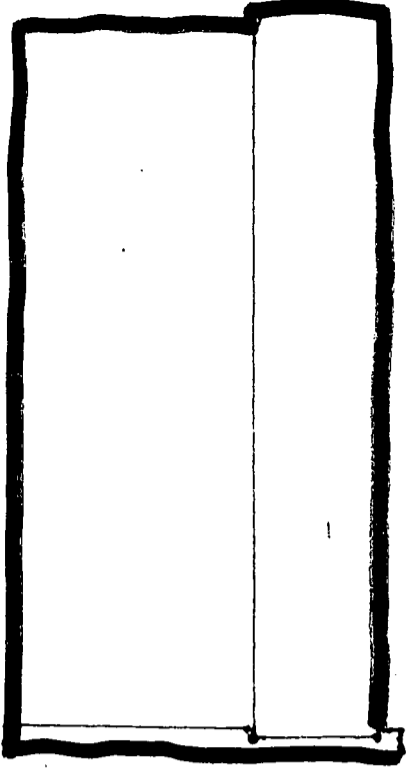
← 10005

28

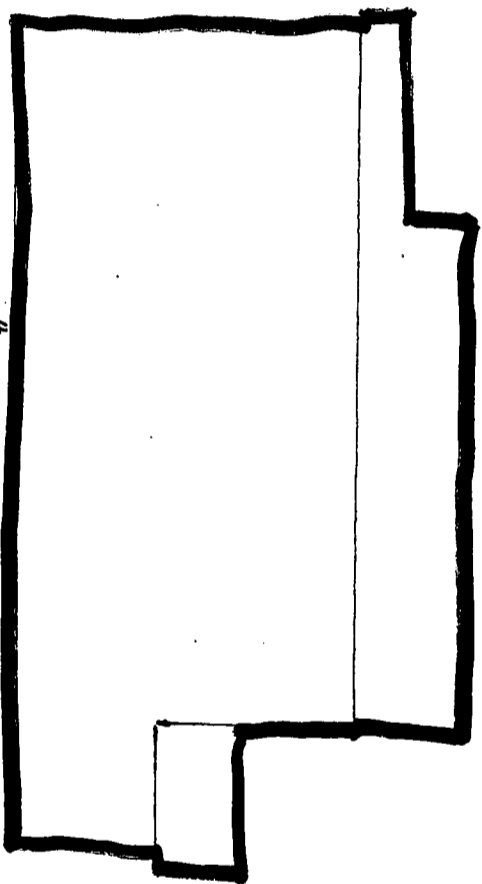
10005 Grant



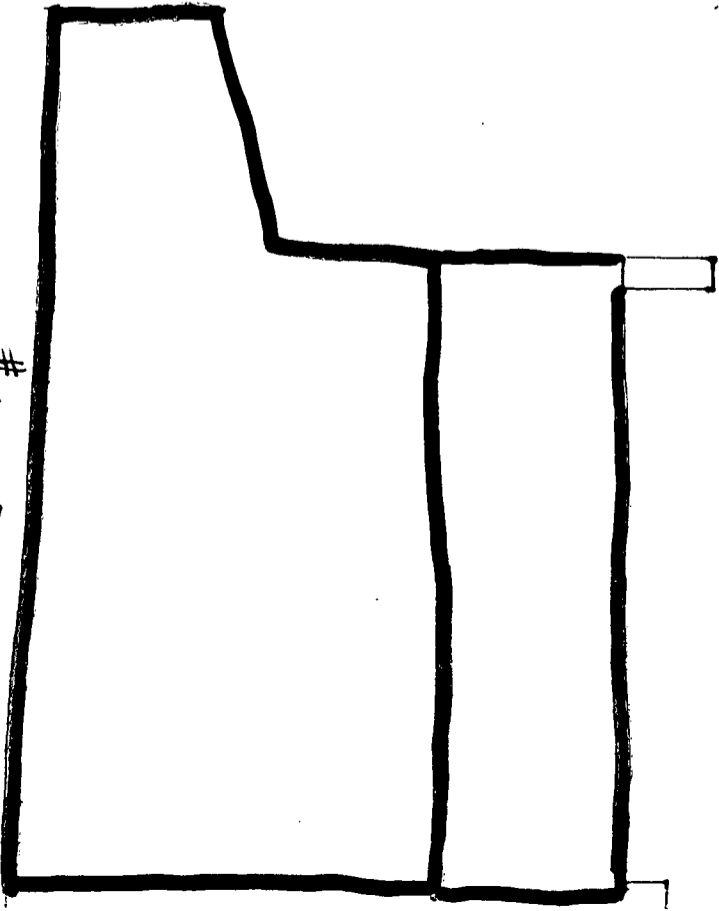
#10007



#10005



#10003



Messia Study - 10 Scale
For #10005 Grant Avenue

Arbon-Honda
2801 Beechbank Rd
Silver Spring, Md. 20910
(301) 675-5349 Alon-Cell
(443) 255-2575 Barbara-Cell

July 31, 2008


Re: #10005 Grant Avenue
Capital view Park

Dear Ann:

Pursuant to our above application for a historic area work permit, we are aware that given the time crunch, that this will be a preliminary review during the hearing on August 13th & not, a formal application/review. We will provide you with all remaining information/drawings by August 20th for having the formal hearing on September 10th.

Thanks so much!

Sincerely,

* 
Alon Adler
managing member

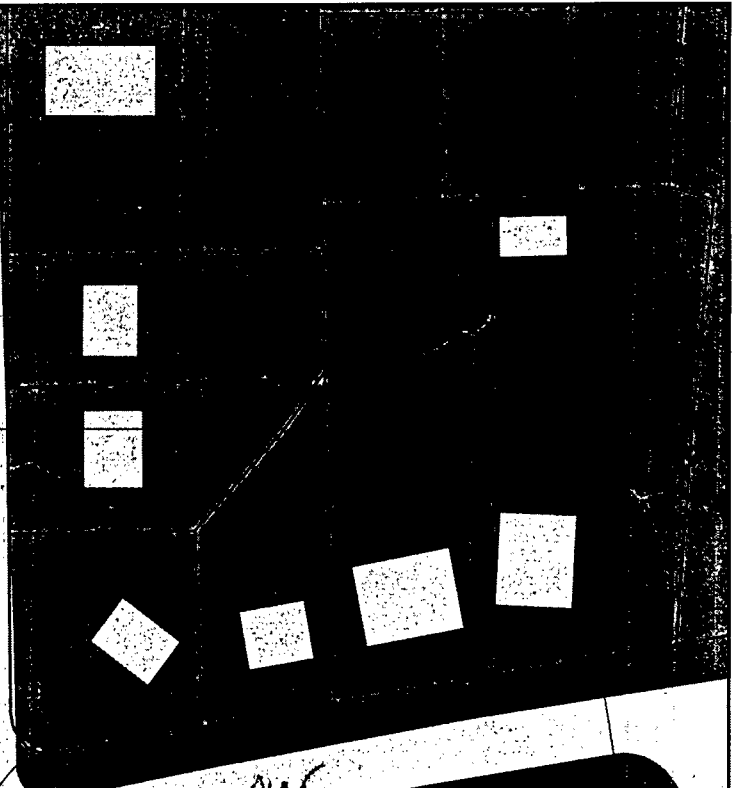
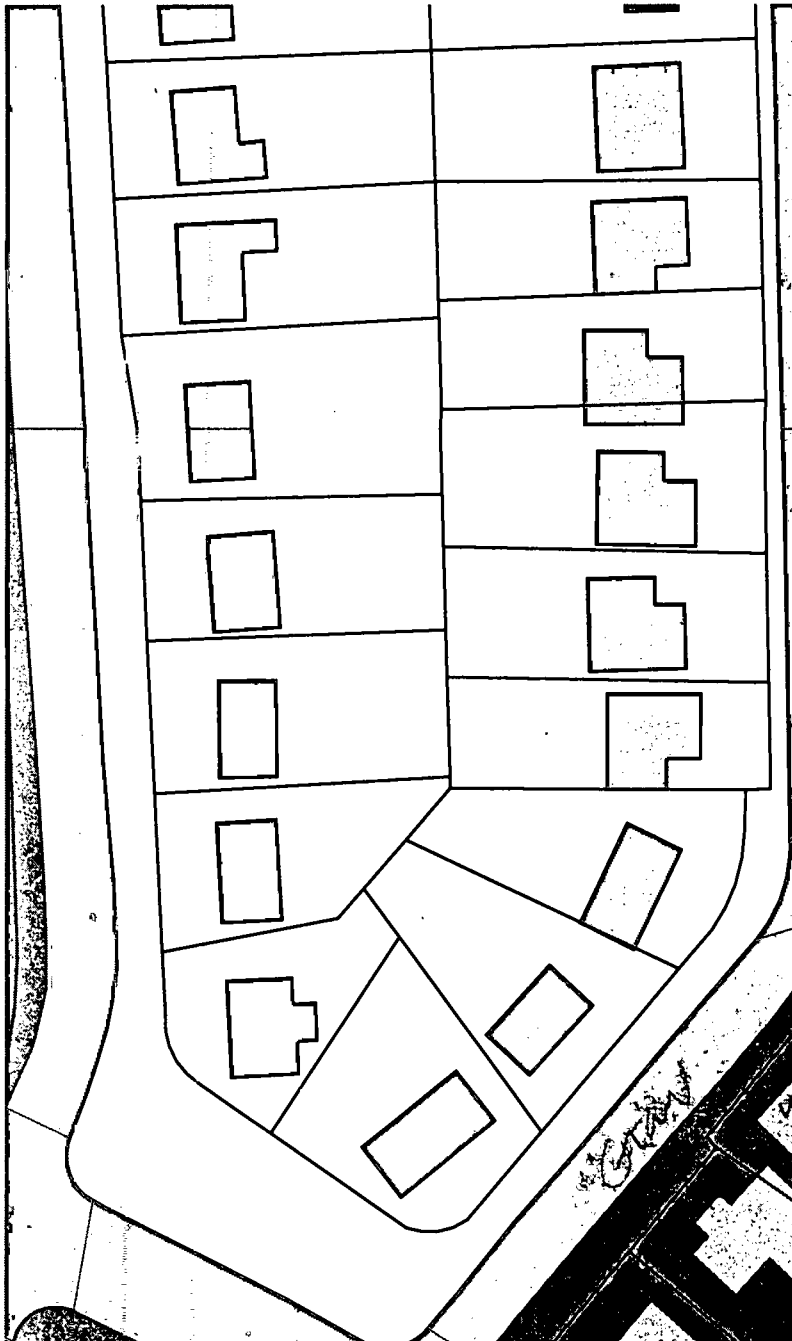
Handwritten text at the top of the page, possibly a title or header.

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Main body of handwritten text, consisting of several paragraphs of cursive script.



barker



by 1941

1943



APPLICATION FOR ⁴⁹¹³⁴⁸ HISTORIC AREA WORK PERMIT

Contact Person: Alan Adler
Daytime Phone No.: 301-675-5349

Tax Account No.: 00996974
Name of Property Owner: Estate of Margaret Thompson Daytime Phone No.: 301-874-1920
Address: 8305 Sharon Dr. Frederick MD 21704
Street Number City Street Zip Code
Contractor: ARBOX HOMES LLC Phone No.: 301-675-5349
Contractor Registration No.: BC 3520
Agent for Owner: Robert Clark Daytime Phone No.: 301-874-1920

LOCATION OF BUILDING/PREMISE

House Number: 10005 Street: Grant Ave
Town/City: Silver Spring Nearest Cross Street: Barker St.
Lot: P1 Block: 32 Subdivision: capital view park
Liber: 2915 Folio: 364 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 20,000

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 existing cinderblock retaining wall
along south side of property line to remain.
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: chain link fence on property
 On party line/property line Entirely on land of owner On public right of way/easement to be removed

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.

Alan Adler managing member
Signature of owner or authorized agent
Arbox-Homes, LLC (Agent for owner)
1-23-08
Date

1. WRITTEN DESCRIPTION OF PROJECT

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

3 Bedroom, 1 1/2 bath single family home
on .18 acre lot, with no known historical features
or historical significance.

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

Demolish House with future plans for construction of
a new home.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

1003 Grant Avenue, Silver Spring
[HPC Case # 3107-110]
Capital View Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: May 6, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #565069, window replacement

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 April 27, 2011 meeting.

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

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: Lynn Kahn

Address: 10003 Grant 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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lynn Kahn
Daytime Phone No.: 301-588-3270

Tax Account No.: 00997182

Name of Property Owner: Lynn S Kahn Daytime Phone No.: 301-588-3270

Address: 10003 Grant Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Home Professionals Phone No.: 410-757-2658

Contractor Registration No.: 121023 (mhc)

Agent for Owner: N.A. Daytime Phone No.: N.A.

LOCATION OF BUILDING/PREMISE

House Number: 10003 Street: Grant Ave
Town/City: Silver Spring Nearest Cross Street: Capitol View
Lot: 1-A Block: 32 Subdivision: Capitol View
Liber: 8457 Folio: 891 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wrack/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: Windows

1B. Construction cost estimate: \$ 3000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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/assessment

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.

Lynn Kahn
Signature of owner or authorized agent

4/5/11
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/5/11

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

(1)

**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:

- ① Poorly designed 90x40" combination window installed in 1996 prevents placement of appliances to address bad back/health (e.g. move oven from under peninsula to wall next to window)
 - ② Kitchen window (covered for 22 years) violates personal privacy (36x54)
 - ③ Dining room window (covered & nailed closed for 22 years) violates personal privacy (36x54)
- No HISTORIC SIGNIFICANCE

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

- Keep existing wood trim on outside
- ① Replace w/ wood low-E-4 glass combination window (24x34 + 21x40)
 - ② Replace w/ wood low-E-4 double hung (24x28)
 - ③ Replace w/ wood low-E-4 double hung (24x28)

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.

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- 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 8" 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, (301/278-1355).

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.

**Old Framing: 10003 Grant Ave Silver Spring MD 20910
Combination Window: Picture and 2 Casements**

Window Unit

W: 107"

H: 53 1/4

**From ground to
bottom of unit:**
75 1/2

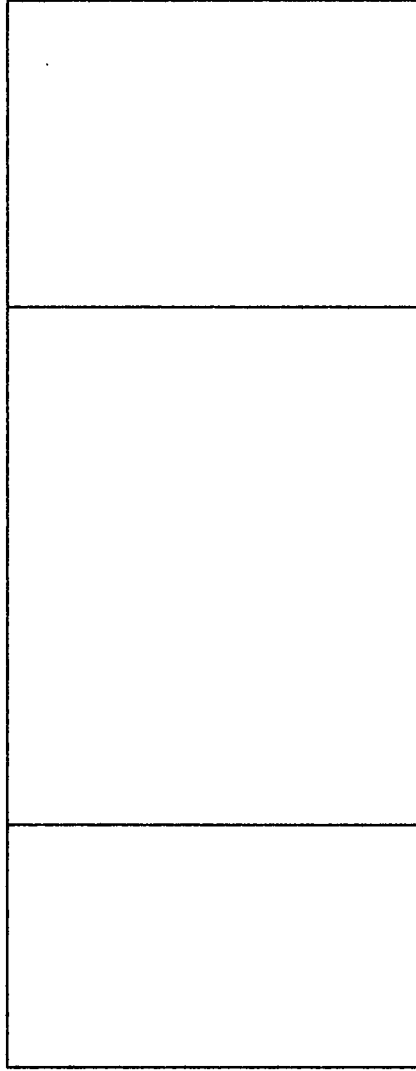
Outside Trim:

Left & Right:

5 1/2

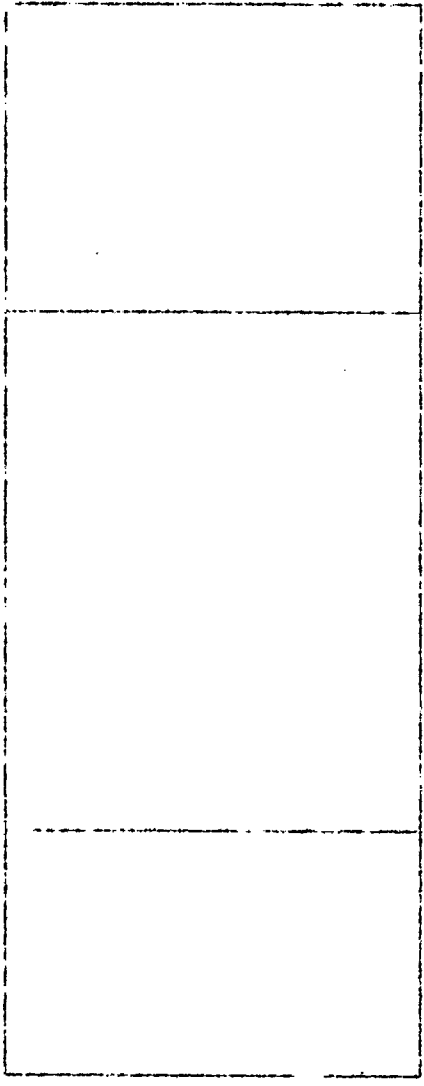
Top & Bottom:

6 3/4



APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/5/11

Press QM print review and then 30001 : print 17 bio
 combination window: Print and save



Print window

"TOP : W

H : 22 : H

of browser menu

: print to method

2' 2V

: print outside

: print 8 19 J

2' 2

: print & bottom

2' 3 2

Print

**New Framing: 10003 Grant Ave Silver Spring MD 20910
Combination Window: Picture and 2 Casements**

Window Unit

W: 84"

H: 53 1/4

**From ground to
bottom of unit:**
75 1/2

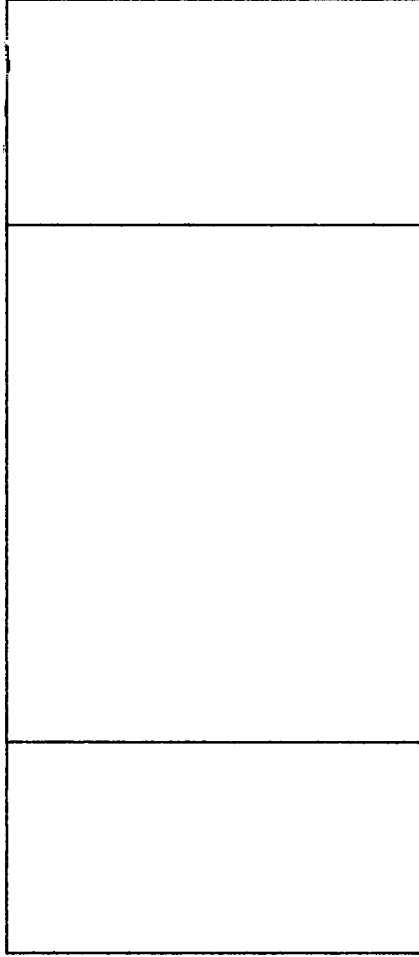
Outside Trim:

Left & Right:

5 1/2

Top & Bottom:

6 3/4



APPROVED
Montgomery County
Historic Preservation Commission
WCS
5/31/11



4/3/8

Top & Bottom:

2 1/2"

Left & Right:

Outside Trim:

2 1/2"

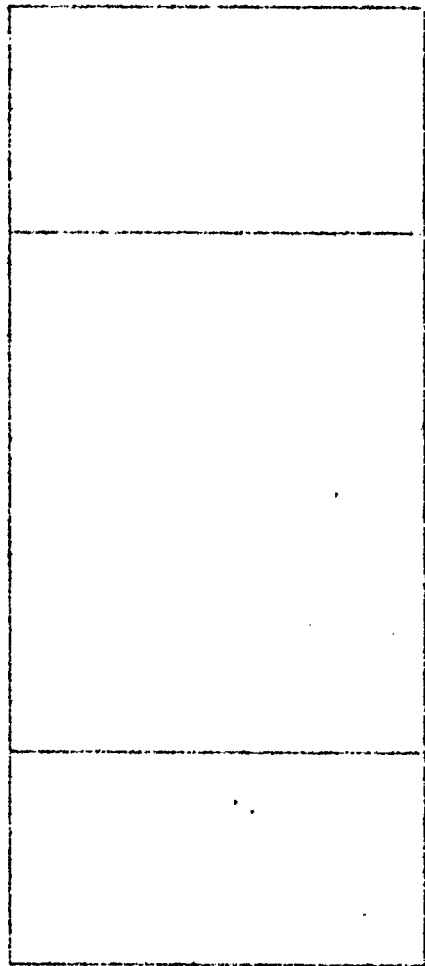
Bottom of Unit:

Flow through to

H: 23 1/2"

W: 84"

Window



Combination Window: Picture and S Casement
 New Estimating: 10003 CTRW: 10003 CTRW: 10003 CTRW: 10003 CTRW

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10003 Grant Avenue, Silver Spring	Meeting Date:	04/27/2011
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	04/20/2011
Applicant:	Lynn Kahn	Public Notice:	04/13/2011
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-11D	Staff:	Josh Silver
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

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

STYLE: Modern

DATE: 1944

PROPOSAL

The applicant is proposing to remove and replace an existing 90" x 40" wooden combination (fixed and double-hung) window on the rear elevation addition section of the house with an 82" x 40" wooden combination window of the same style.

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 *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

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.

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 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:

#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.

#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

Staff supports the proposed removal and replacement of the combination window at the subject the property. The proposed change is on an addition section at the rear of a Non-Contributing Resource. The proposed change will have no impact on the streetscape of the historic district. Staff recommends approval of this HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

- (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

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

AP# 565069

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Lynn Kaha

Daytime Phone No.: 301-588-3270

Tax Account No.: 00997182

Name of Property Owner: Lynn S Kaha Daytime Phone No.: 301-588-3270

Address: 10003 Grant Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Home Professionals Phone No.: 410-757-2658

Contractor Registration No.: 121023 (MHIC)

Agent for Owner: N.A. Daytime Phone No.: N.A.

LOCATION OF BUILDING/PREMISE

House Number: 10003 Street: Grant Ave

Town/City: Silver Spring Nearest Cross Street: Capitol View

Lot: 1-A Block: 32 Subdivision: Capitol View

Liber: 8457 Folio: 891 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: Windows

1B. Construction cost estimate: \$ 3000

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.

Lynn Kaha
Signature of owner or authorized agent

4/5/11
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 565069 Date Filed: _____ Date Issued: _____





HISTORIC PRESERVATION COMMISSION

301883-3400

HISTORIC AREA WORK PERMIT APPLICATION FOR

Contractor Name: John J. ...
 Address: ...
 City: ...
 State: ...
 Zip: ...
 Phone: ...
 Project Name: ...
 Location: ...

Project Description: ...
 Location: ...
 City: ...
 State: ...
 Zip: ...

1A. OTHER WORKS: Excavation, Foundation, Masonry, Roofing, Siding, Windows, Doors, Painting, Other: ...

1B. TYPE OF WORK: Major, Minor, Other: ...

1C. HEIGHT: ... feet

I hereby certify that I have the authority to make the foregoing application and accept the responsibility for the accuracy of the information provided and that the construction will comply with the provisions of the National Historic Preservation Act and the Commission's regulations.

Approved: ...
 Date: ...

SEE REVERSE SIDE FOR INSTRUCTIONS



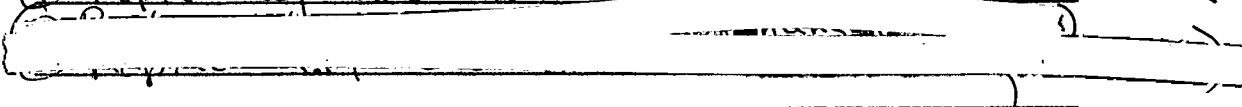
**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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 - ① Replace w/ wood low-E.4-pane combination window (24+3/4" x 21 x 40)
- 

2. SITE PLAN

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

APPLICANT INFORMATION

1. Name of applicant (Print name)
2. Address (Print address)
3. City (Print city)
4. State (Print state)
5. Zip (Print zip)
6. Telephone (Print telephone)
7. Date of birth (Print date)
8. Sex (Print sex)
9. Race (Print race)
10. Education (Print education)
11. Occupation (Print occupation)
12. Social Security Number (Print number)

GENERAL INFORMATION

1. How long have you lived in this area?
2. How long have you lived in this country?
3. How long have you lived in this state?
4. How long have you lived in this city?
5. How long have you lived in this neighborhood?

RELIGION

1. What is your religion?
2. How long have you practiced your religion?
3. How do you practice your religion?

EMPLOYMENT HISTORY

1. Name of employer (Print name)
2. Address (Print address)
3. City (Print city)
4. State (Print state)
5. Zip (Print zip)
6. Telephone (Print telephone)
7. Dates of employment (Print dates)
8. Position held (Print position)
9. Duties performed (Print duties)

PROFESSIONAL REGISTRATION

1. Name of professional organization (Print name)
2. Address (Print address)
3. City (Print city)
4. State (Print state)
5. Zip (Print zip)
6. Telephone (Print telephone)
7. Dates of registration (Print dates)
8. Registration number (Print number)

REFERENCES

1. Name of reference (Print name)
2. Address (Print address)
3. City (Print city)
4. State (Print state)
5. Zip (Print zip)
6. Telephone (Print telephone)
7. Relationship to applicant (Print relationship)

FREE ZONE

1. Have you ever been convicted of a crime?
2. Have you ever been convicted of a crime involving moral turpitude?
3. Have you ever been convicted of a crime involving dishonesty or fraud?
4. Have you ever been convicted of a crime involving violence or the use of a firearm?
5. Have you ever been convicted of a crime involving the sale of controlled substances?
6. Have you ever been convicted of a crime involving the possession of a firearm?
7. Have you ever been convicted of a crime involving the possession of a dangerous weapon?
8. Have you ever been convicted of a crime involving the possession of a deadly weapon?
9. Have you ever been convicted of a crime involving the possession of a firearm or a dangerous weapon or a deadly weapon?
10. Have you ever been convicted of a crime involving the possession of a firearm or a dangerous weapon or a deadly weapon or a firearm or a dangerous weapon or a deadly weapon?

ADDRESS OF APPLICANT AND CURRENT EMPLOYMENT ADDRESS

1. Name of applicant (Print name)
2. Address (Print address)
3. City (Print city)
4. State (Print state)
5. Zip (Print zip)
6. Telephone (Print telephone)
7. Name of employer (Print name)
8. Address (Print address)
9. City (Print city)
10. State (Print state)
11. Zip (Print zip)
12. Telephone (Print telephone)

PLEASE PRINT IN INK OR TYPE THE INFORMATION ON THE FOLLOWING PAGE



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

Owner's mailing address	Owner's Agent's mailing address
10003 Grant Ave Silver Spring, MD 20910	—
Adjacent and confronting Property Owners mailing addresses	
Scott & Regina Rabenhorst 10005 Grant Ave Silver Spring, MD 20910	Todd & Justine Handelman 10000 Grant Ave Silver Spring, MD 20910
Daniel Nascimento 10002 Grant Ave Silver Spring, MD 20910	Jerzy Witas 9927 Capitol View Ave Silver Spring, MD 20910
Marilyn Choo Woo 9929 Capitol View Ave Silver Spring, MD 20910	

STATE APPLICATION FOR MARRIAGE AND DOMESTIC PARTNERSHIP
 (Owner's Right, Adult and Consenting Person's Consent)

Owner's name and address

For the state's use only

Subject and consenting property of each party to the state

MONTGOMERY County, MD.

10003 Grant Ave

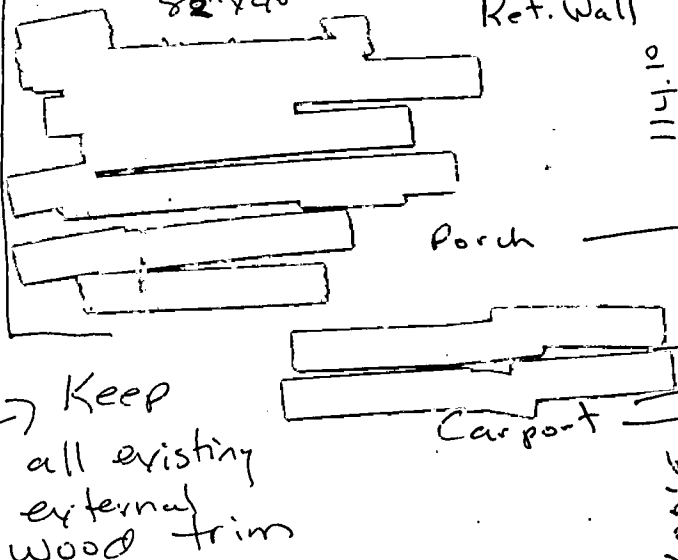
Silver Spring, MD 20910

SITE PLAN 1" = 20'

Proposed Changes

- ① Window 1 - replace with all wood 82" x 40"

.07 BLK Ret. Wall



Keep all existing external wood trim

Site Data

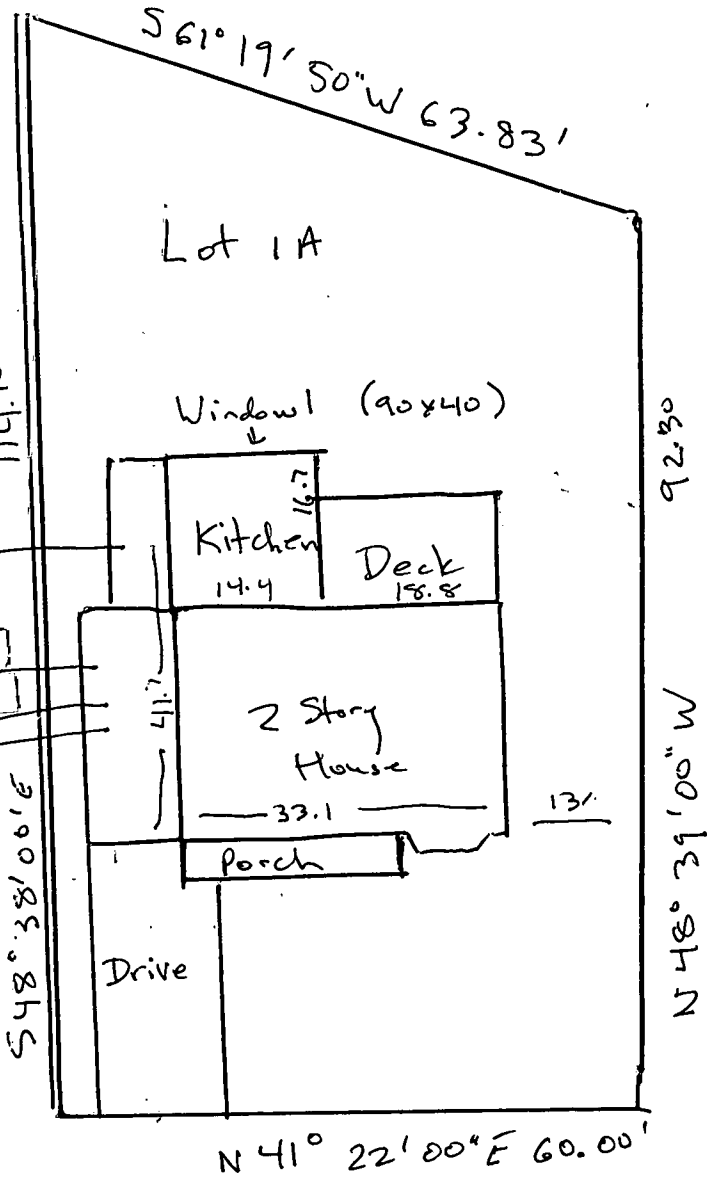
Lot 1-A

Block 32

Plat Book 31

Plat 1973

Area 6.192 sq. Ft.

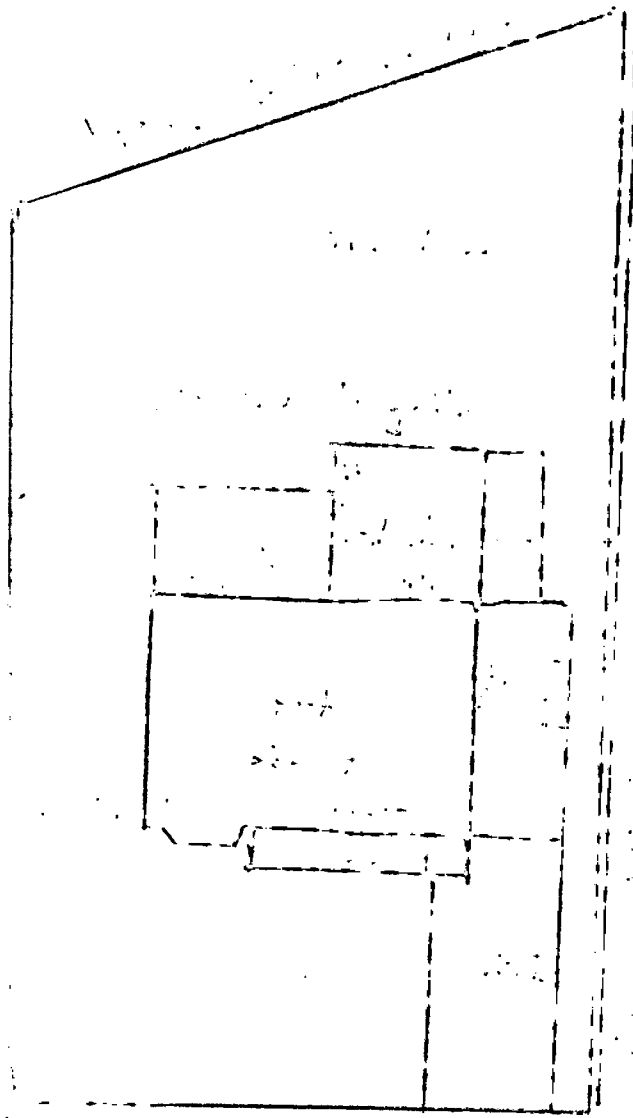


Based on house location survey
Aug. 31, 1988 Capital Surveys



KAHN Date - April 4, 2011



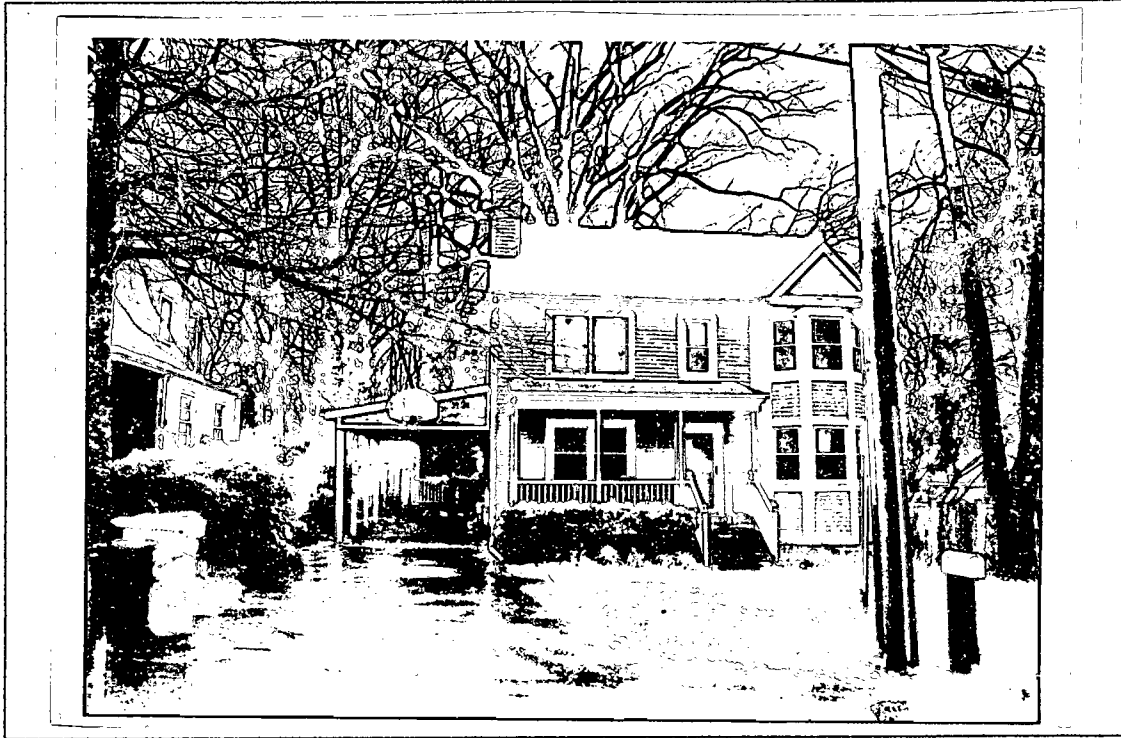


Handwritten notes in Arabic script, partially legible.

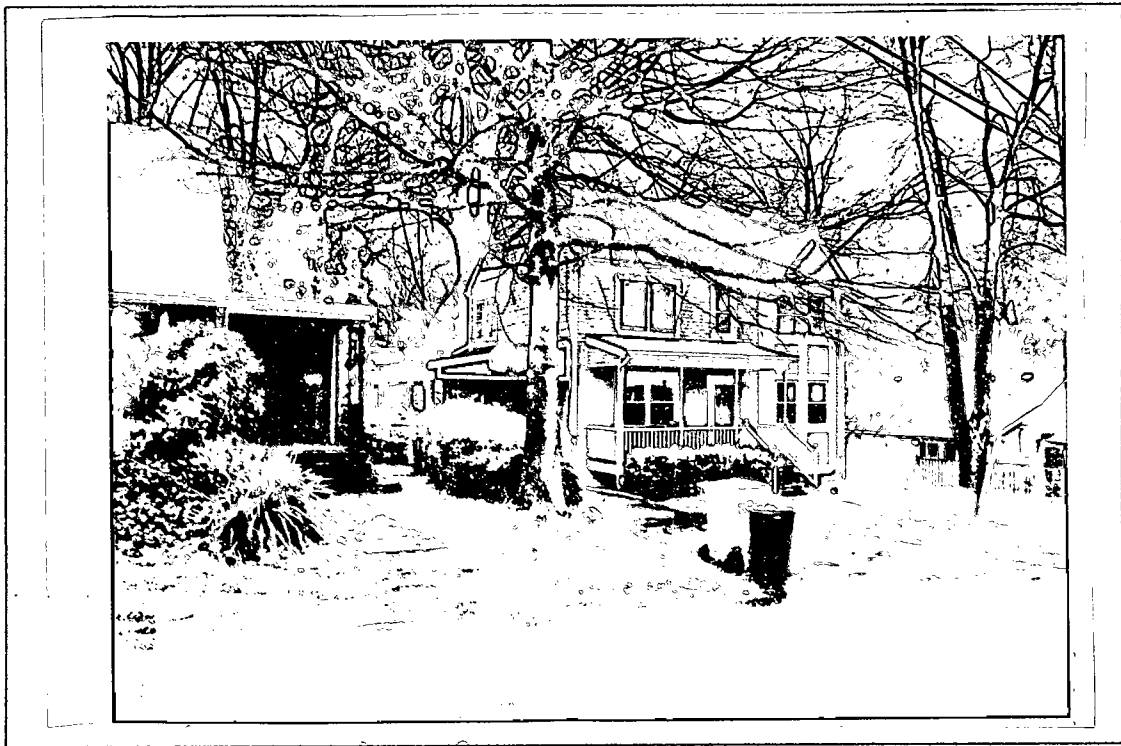
Handwritten notes in Arabic script, including the word "Nina" and other illegible text.

Handwritten notes in Arabic script, including the word "Moxde" and other illegible text.

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of house - proposed window changes not visible



Detail: Front from angle - window changes not visible

Applicant: Kahn, Lyon

Existing Property Condition Photographs (duplicate as needed)



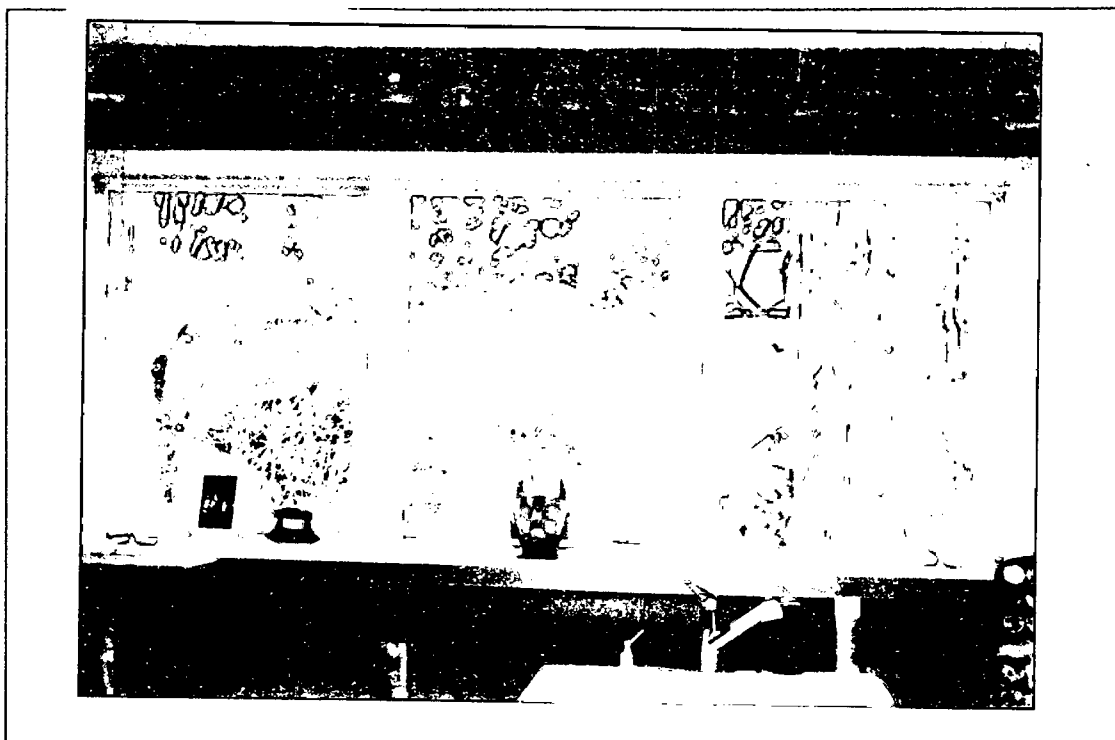
Detail: large kitchen window from back fence line



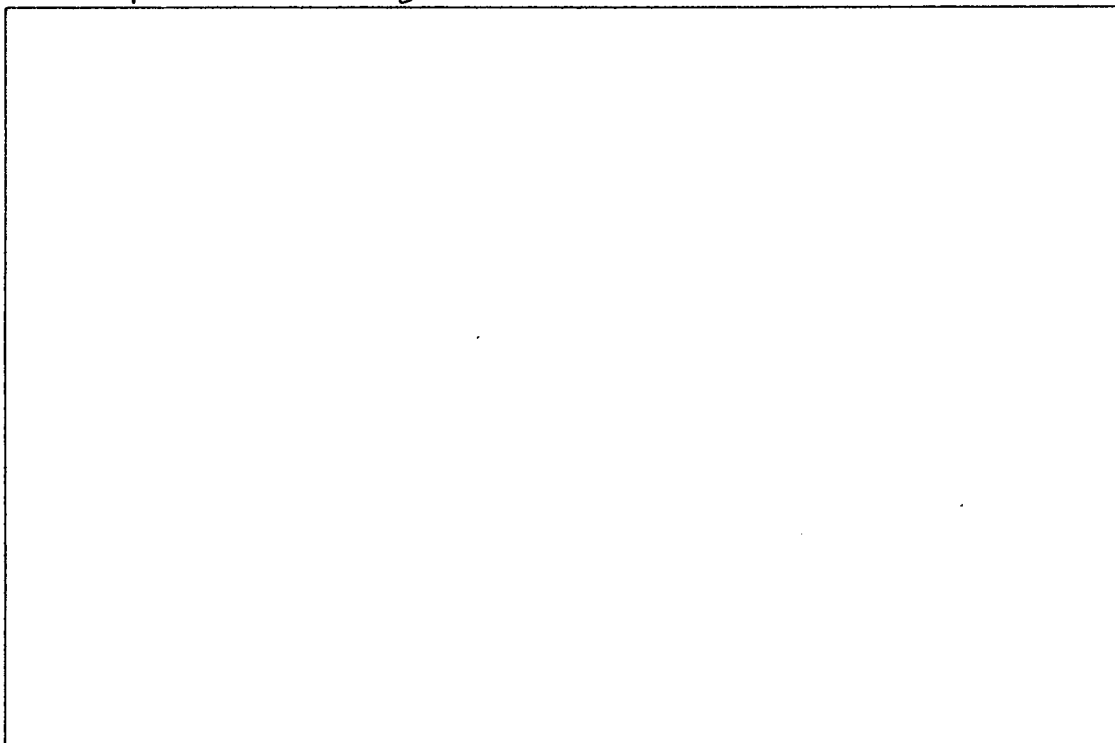
Detail: large kitchen window - I see no neighbors, proposed change not visible

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: close up view from large window —
proposed change not visible from street or neighbors



Detail: _____

Applicant: Kaha Lynn

Silver, Joshua

From: Lynn Kahn [lskahn111@gmail.com]
Sent: Tuesday, April 19, 2011 8:12 AM
To: Silver, Joshua
Subject: modify permit application 565069

Per our conversation yesterday, I decided to keep the two old 36x54 inch windows that were part of the original house. I do want to keep my application to replace the existing 90 inch combination window (one picture window, casements on either side) in the kitchen with an 82 inch all wood combination window.

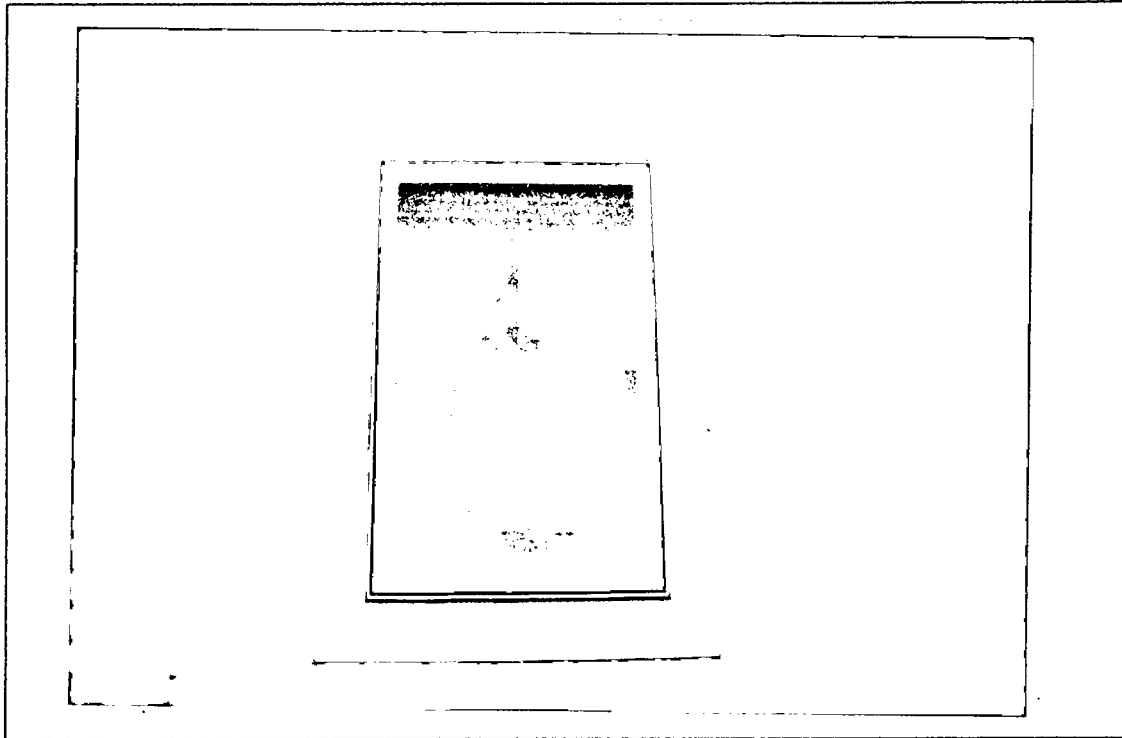
Thanks again for the helpful links on your website. I read the article on repairing and replacing historic windows and that changed my mind. I also followed links to articles on recycling construction materials and energy efficiency.

My primary rationale for my kitchen renovation is updating appliances and improving access to them (e.g., move oven out from under the existing peninsula) and re-designing walking space so I can gracefully "age in place."

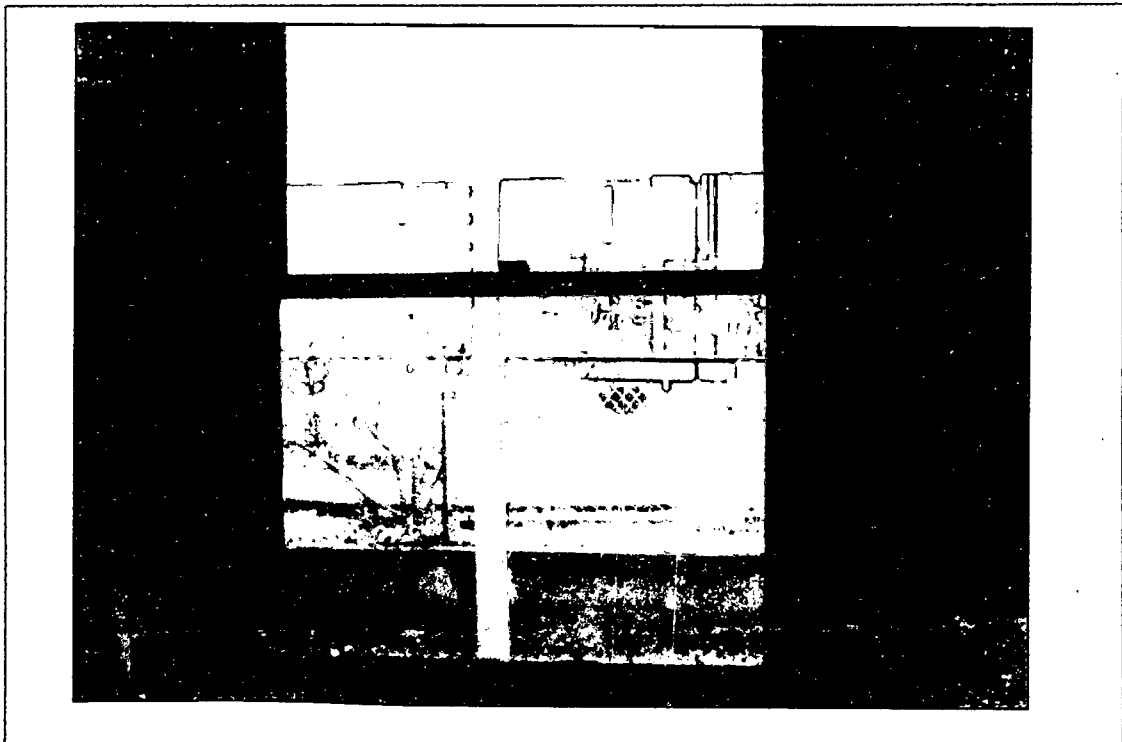
Thanks.

Lynn S. Kahn

Existing Property Condition Photographs (duplicate as needed)



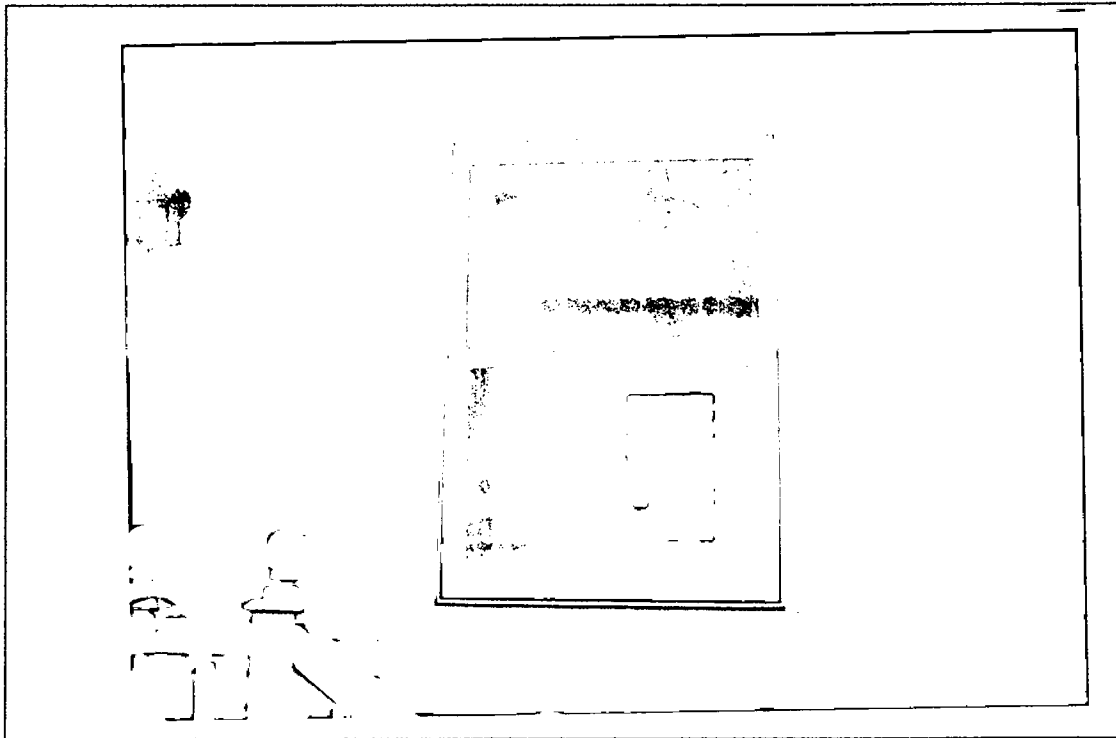
Detail: Dining Room window - neighbor sees dining room



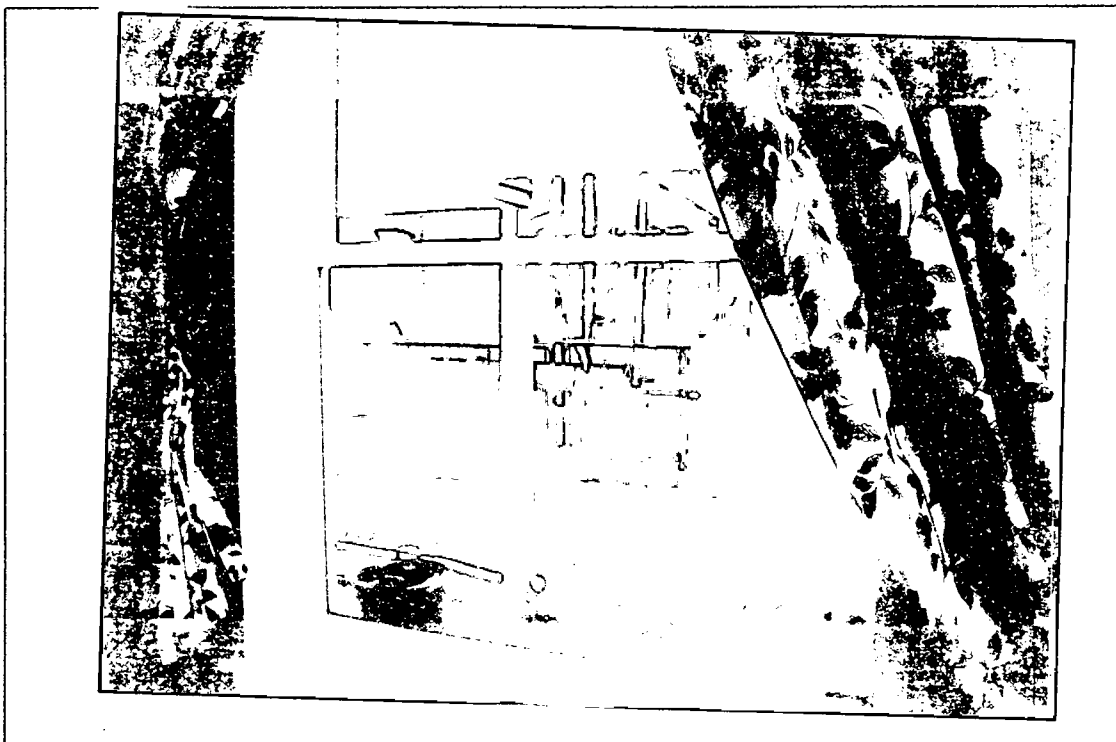
Detail: Dining Room window - I see more neighbor's storage, air conditioning, garbage cans

Applicant: Kahn, Lynn

Existing Property Condition Photographs (duplicate as needed)



Detail: Small Kitchen Window - neighbor sees into kitchen to door leading to back deck



Detail: Small kitchen window - my view of neighbor's storage on back porch