

9902 Capitol View Avenue, Silver Spring

Preliminary Consultation

Capitol View Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: June 11, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #537095, alterations and additions to house and new garage construction

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 May 26, 2010 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 David Blaufarb

Address: 9902 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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mnccpc-mc.org to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: David Blaufarb
Daytime Phone No.: 301 613 2057

Tax Account No.: _____

Name of Property Owner: David N Blaufarb Daytime Phone No.: 301 613 2057
Address: 9102 Capitol View Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Self Phone No.: 301 613 2057

Contractor Registration No.: MHC # 33750

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9902 Capitol Street: Capitol View Ave
Town/City: Silver Spring Nearest Cross Street: Leahy Ave
Lot: 10 Block: 31 Subdivision: Capitol View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 150,000.00

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.

David N Blaufarb Signature of owner or authorized agent 5/5/10 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 7/2/10
Application/Permit No.: 537098 Date Filed: _____ Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9902 Capitol View Avenue, Silver Spring	Meeting Date:	05/26/2010
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	05/19/2010
Applicant:	David Blaufarb	Public Notice:	05/12/2010
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-10D	Staff:	Josh Silver

PROPOSAL: For alterations and additions to house and new garage construction

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

BACKGROUND

On March 24, 2010 the HPC held a Preliminary Consultation hearing for alterations and additions to the house and construction of a new garage. A majority of the HPC supported the proposed alterations to the house with minor design revisions and the construction of a two-bay, 1 ½ story garage in the rear yard of the property.

The HPC recommended removing the circular window and expanding the porch roof and shed roof dormer on the front elevation and roof pitch.

There was general support from the HPC for construction of two-car, 1 ½ story garage in the rear yard of the property. The HPC requested additional detail from the applicant that showed the garage from the public right-of-way. A minor reduction in the size of the garage was recommended to achieve compatibility with the adjacent accessory structure and scale of the main house (See attached HPC meeting transcript on Circles 22-39).

PROPOSAL

Alterations to house: The applicant is proposing to alter the subject resource by adding a second story to the roof of the existing massing. The proposed design program consists of raising the existing roof by approximately 3-4', adding a shed roof dormer and steep pitched gable at the front and shed roof dormer on the rear roof pitch. No expansion of the existing building footprint is proposed. A small wooden deck is proposed for the rear elevation.

The proposed alterations include a new stucco exterior chimney on the south (left) side elevation, a shed roof covered entry porch on the front (east) elevation and modifications to the existing asymmetrical addition on the rear (west) elevation.

Material specifications include a prefinished standing seam metal roof on the shed roof dormers, asphalt shingles on the pitched roofs, fiber cement siding and shingles, and wooden true divided light double-hung and casement windows.

New garage construction: Construct a 480 s.f. (building footprint), two-bay, 1 ½ story garage in the rear yard of the subject property. A portion of the proposed garage will be below street level due to a change in topography. Material specifications for the proposed garage include wooden reverse board and batten siding, an asphalt shingle roof, and true divided light wooden carriage style doors. The applicant proposes to reuse the wooden true divided light windows removed from the main house on the proposed garage.

An existing shared driveway on the right side of the house that terminates roughly at the rear wall plane will be extended using gravel to provide egress/ingress to the proposed garage.

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. 1
- (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 alterations to the house and construction of a new garage at the subject property. The proposed work is consistent with Chapter 24A-8(b) (1) & (2) and Standards #9 & 10.

The proposed design responds directly to the HPC's comments at the Preliminary Consultation. The applicant has removed the circular window, extended the shed roof dormer along the front roof pitch and expanded the porch roof across front elevation.

The scale of the proposed garage has been slightly reduced and the design simplified to mitigate potential impacts on the streetscape of the historic district. The proposed two-bay, 1 ½ story garage is substantially setback from the public right-of-way and a portion of the garage will be below street level due to a change in grade, as such a garage this size will have negligible impact on the streetscape of the historic district.

The proposed work is compatible in character and nature with the neighborhood context and will not impact the streetscape of the historic district. The proposed material treatments are appropriate for alterations and new construction on a non-contributing resource property. Staff is recommending that the HPC approve the HAWP application.

The proposed work is also consistent with *The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

14.0 ACCESSORY STRUCTURES & OUTBUILDINGS

14.2 New accessory structures and outbuildings should be compatible with the primary structure.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-3(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.



J

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

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HISTORIC AREA WORK PERMIT**

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Tax Account No.: _____
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Contractor: Self Phone No.: 301 613 2057
Contractor Registration No.: MHC #33750
Agent for Owner: _____ Daytime Phone No.: _____

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Town/City: Silver Spring Nearest Cross Street: Leafly Ave
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Liber: _____ Folio: _____ Parcel: _____

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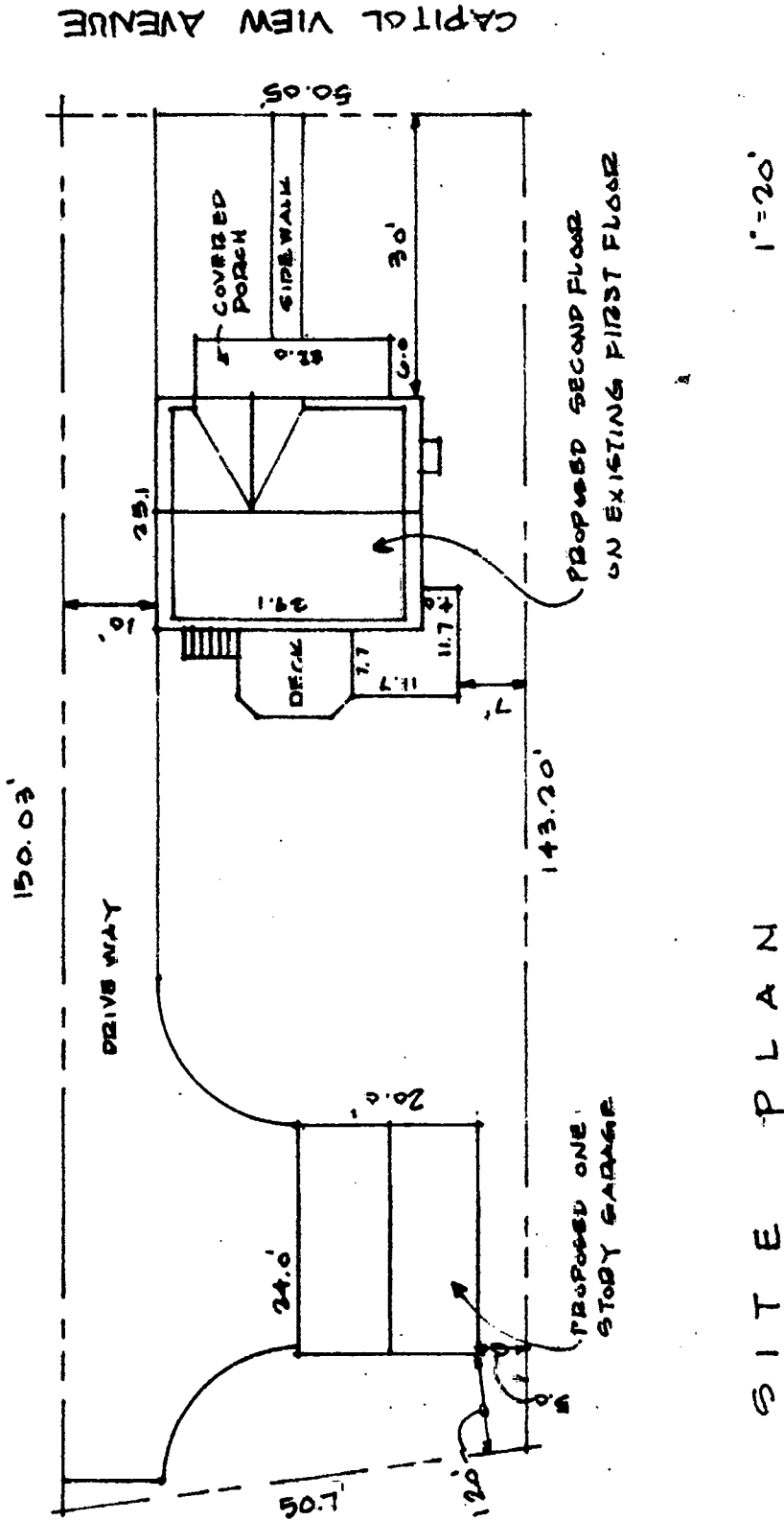
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, 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.

David N Blaufarb 5/5/10
Signature of owner or authorized agent Date

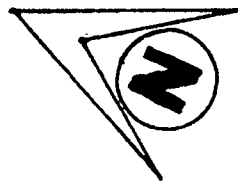
Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 537095 Date Filed: _____ Date Issued: _____

5



S I T E P L A N

1" = 20'



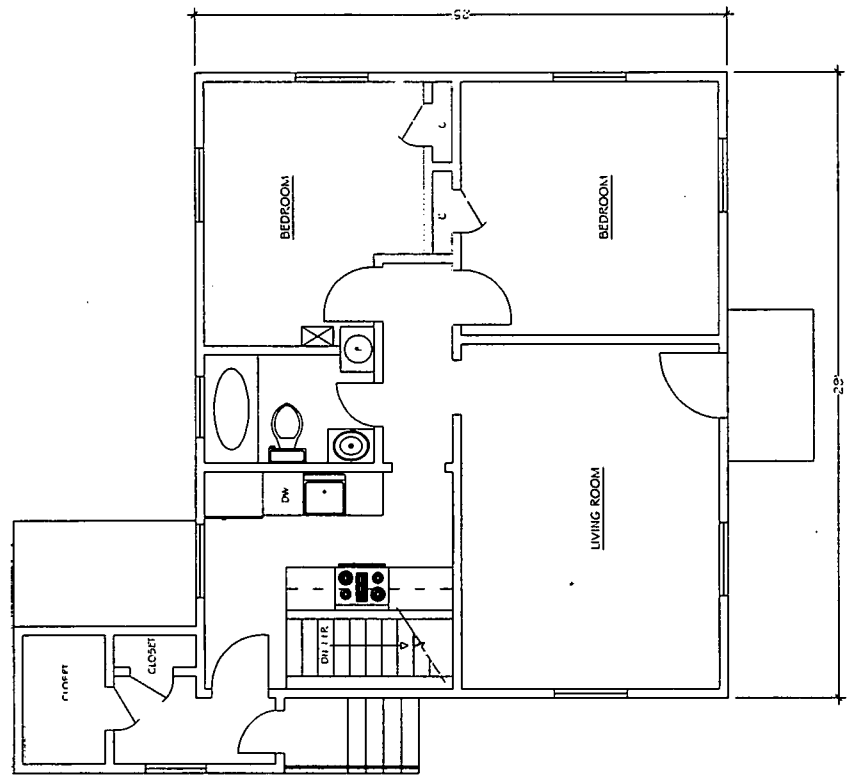
PROPOSED IMPROVEMENTS TO:
 9902 CAPITOL VIEW AVENUE
 KENSINGTON, MARYLAND



03/14/10
1

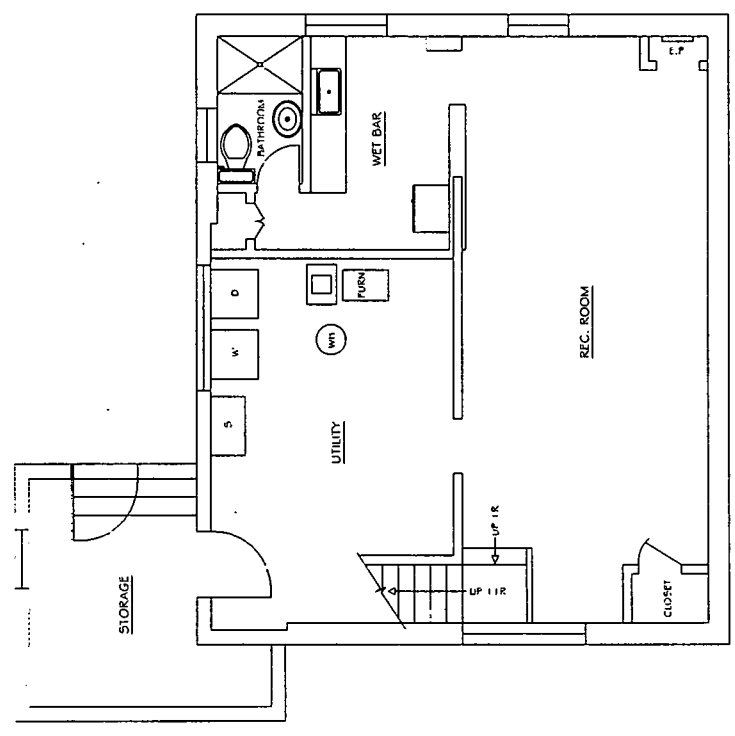
BLAUFARB
9902 CAPITOL VIEW AVE.
KENSINGTON, MD 20895

SCOTT W. STERL, AIA PLLC
1473 WAGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246



SCALE 1/4" = 1'0"

1ST FLOOR

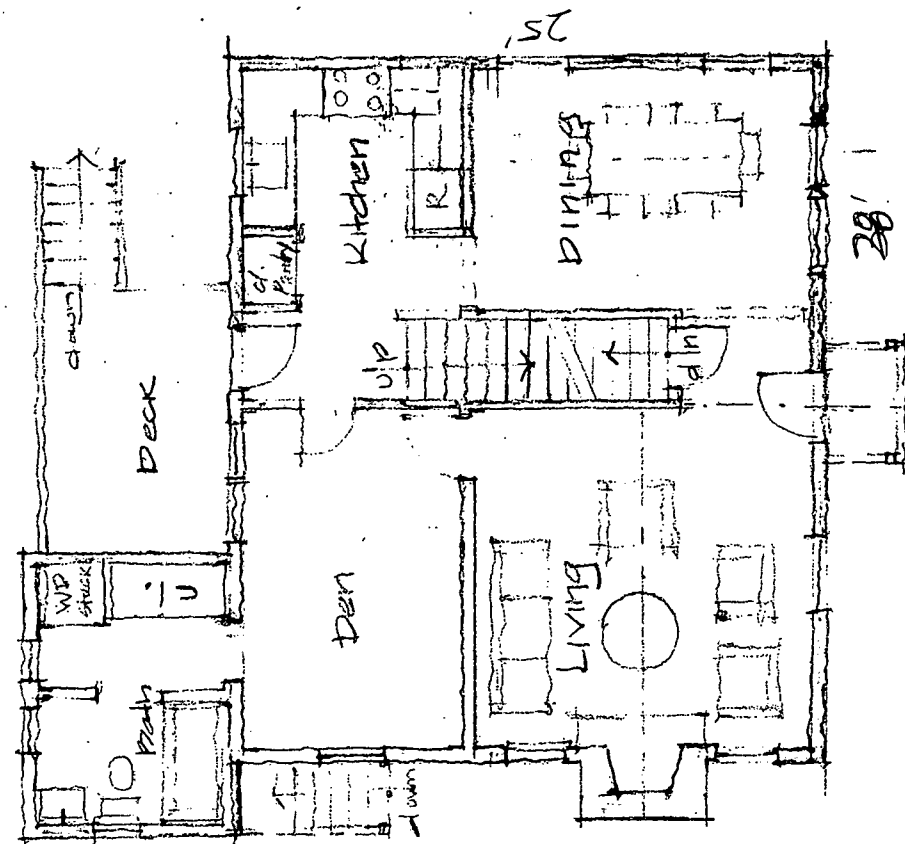


SCALE 1/4" = 1'0"

BASEMENT FLOOR PLAN

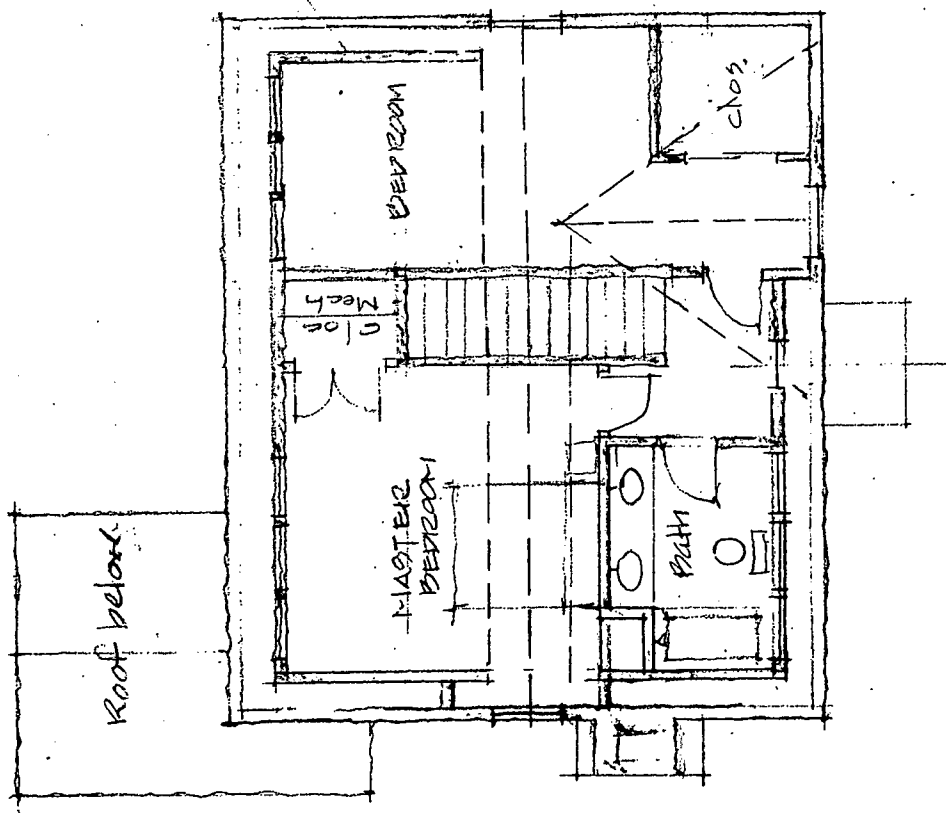
Existing





FIRST FLOOR PLAN

1/8" = 1'-0"

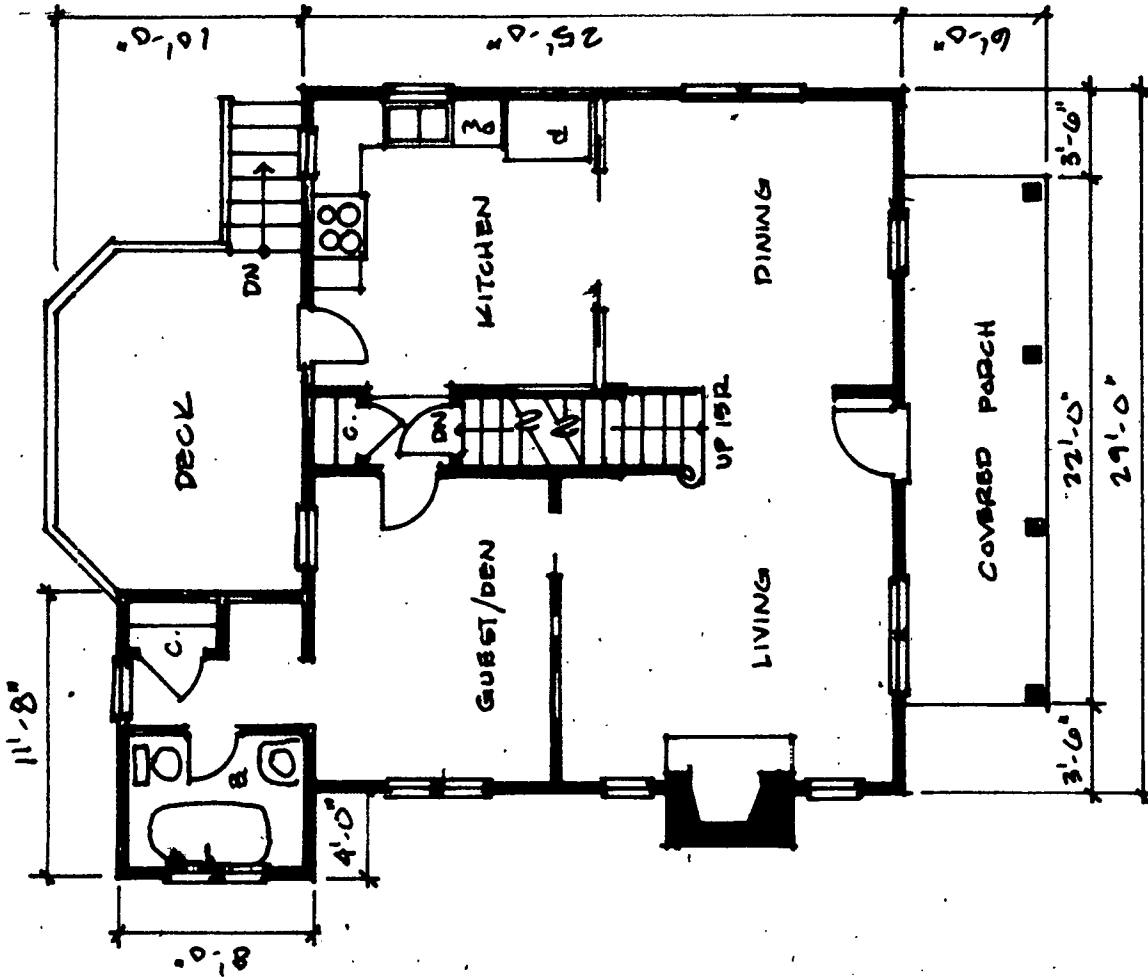


SECOND FLOOR PLAN

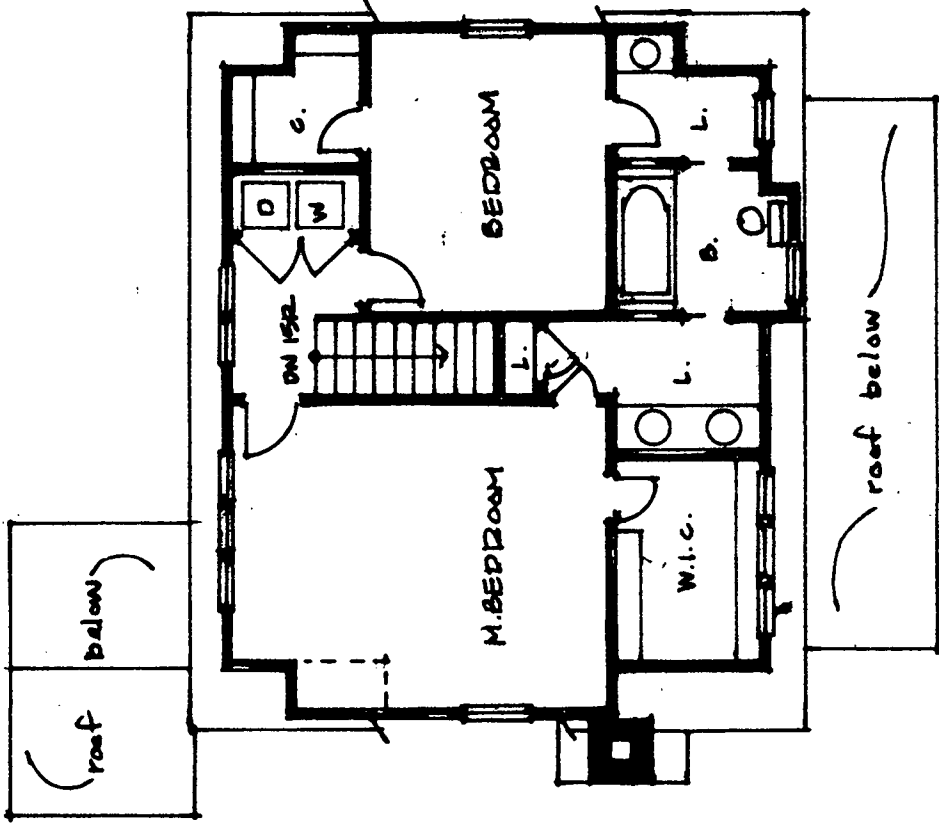
1/8" = 1'-0"

ORIGINAL PROPOSAL (PRELIMINARY CONSULTATION)



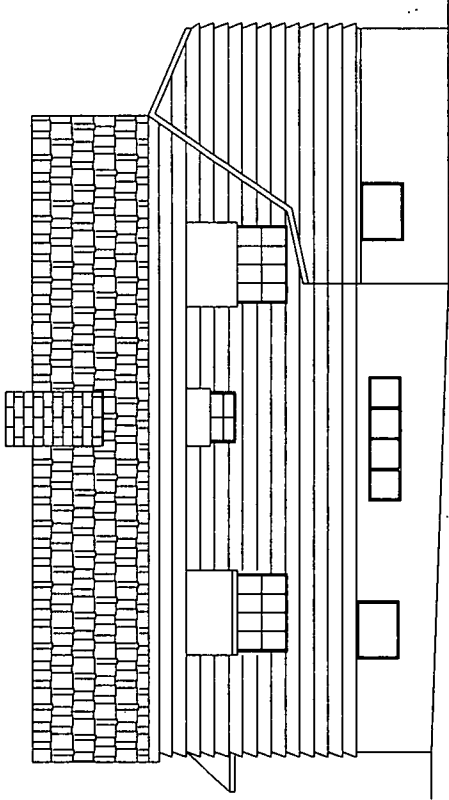


FIRST FLOOR PLAN 18'-11-0"



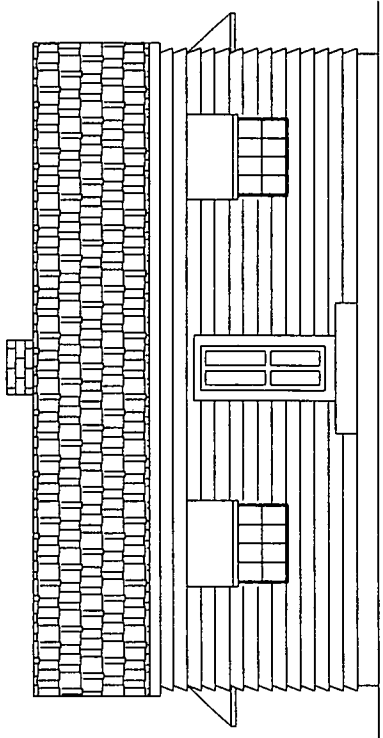
SECOND FLOOR PLAN 18'-11-0"

SCOTT W. STERL, AIA PLLC 1473 WAGGAMAN CIRCLE MCLEAN, VA 22106 703-734-6246		BLAUFARB 9902 CAPITOL VIEW AVE. KENNINGTON, MD 20895	03/14/10 2
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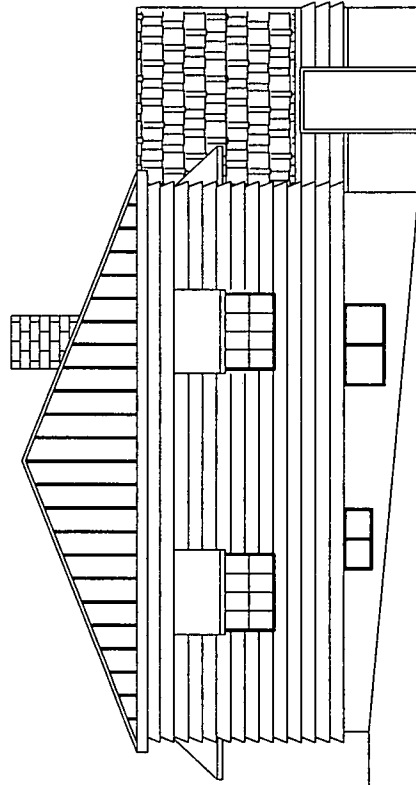
WEST ELEVATION

SCALE 1/4" = 1'0"



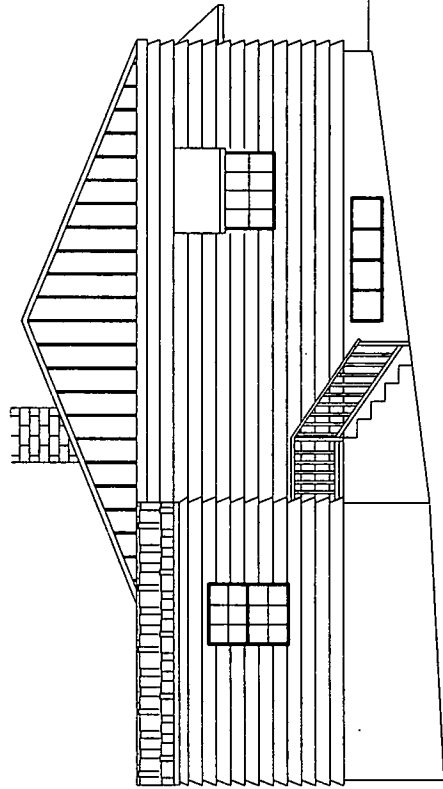
EAST ELEVATION

SCALE 1/4" = 1'0"



NORTH ELEVATION

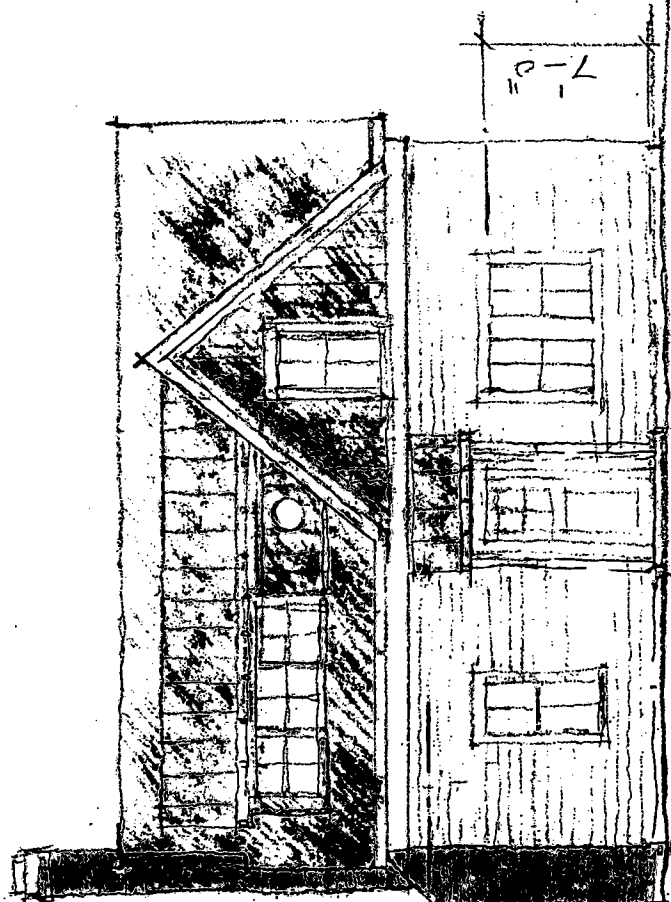
SCALE 1/4" = 1'0"



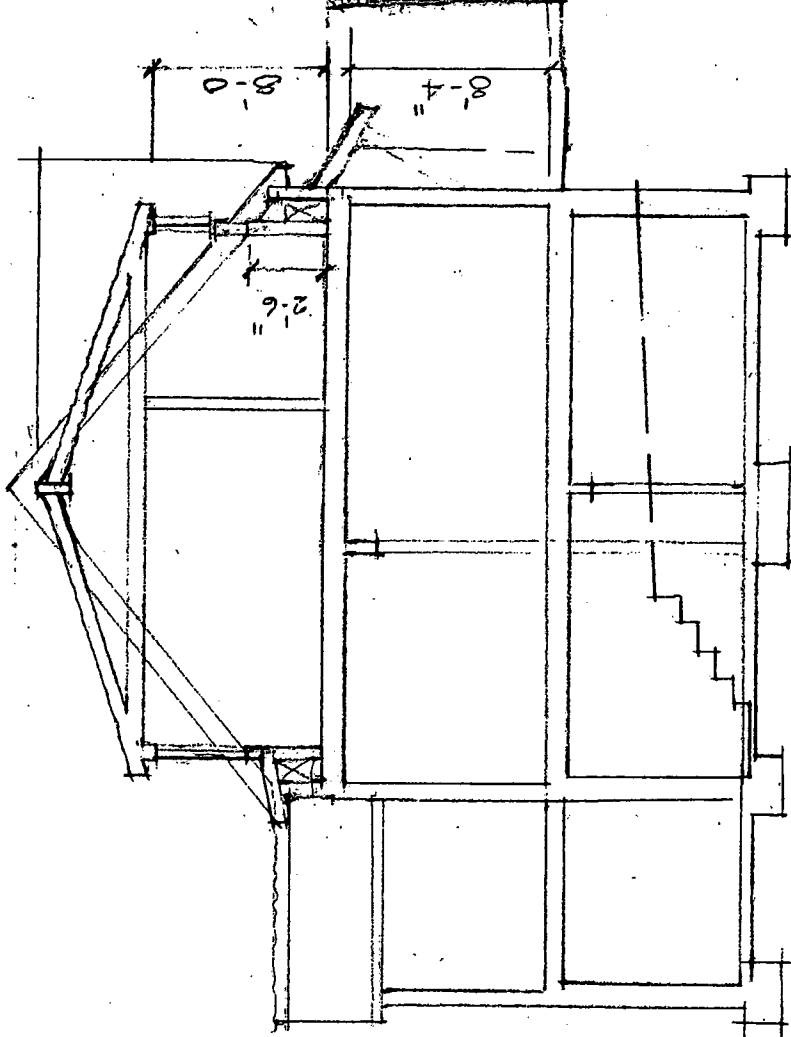
SOUTH ELEVATION

SCALE 1/4" = 1'0"

Existing

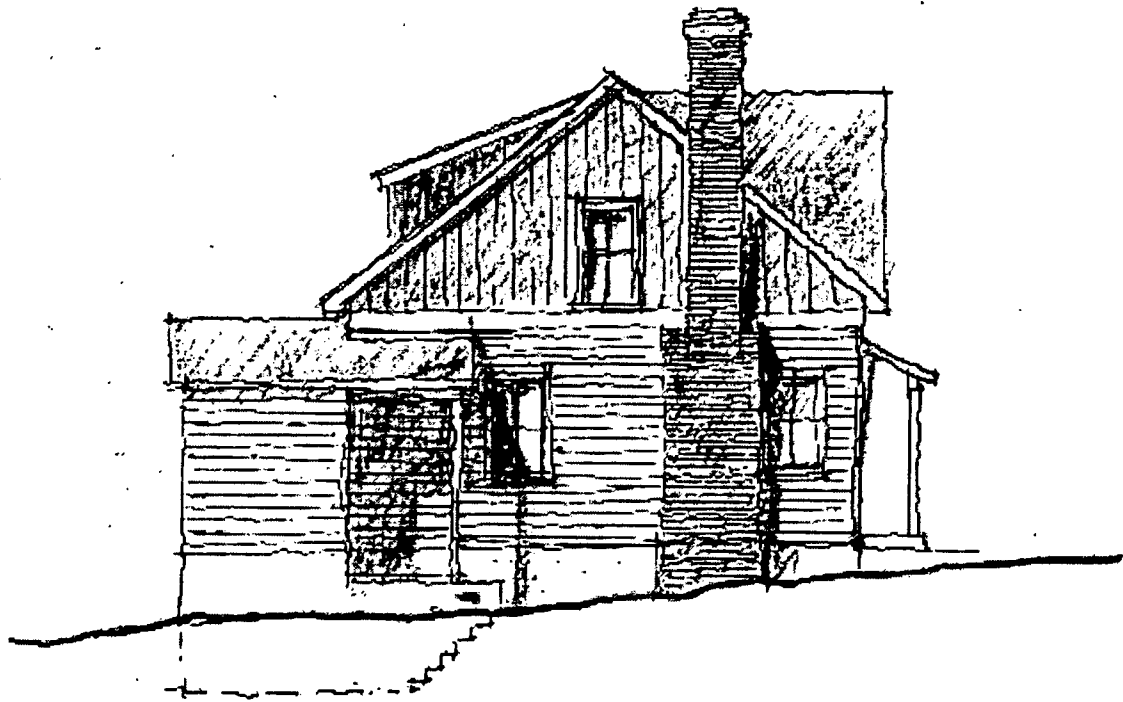


F R O N T E L E V A T I O N
 $\frac{1}{8}'' = 1'-0''$



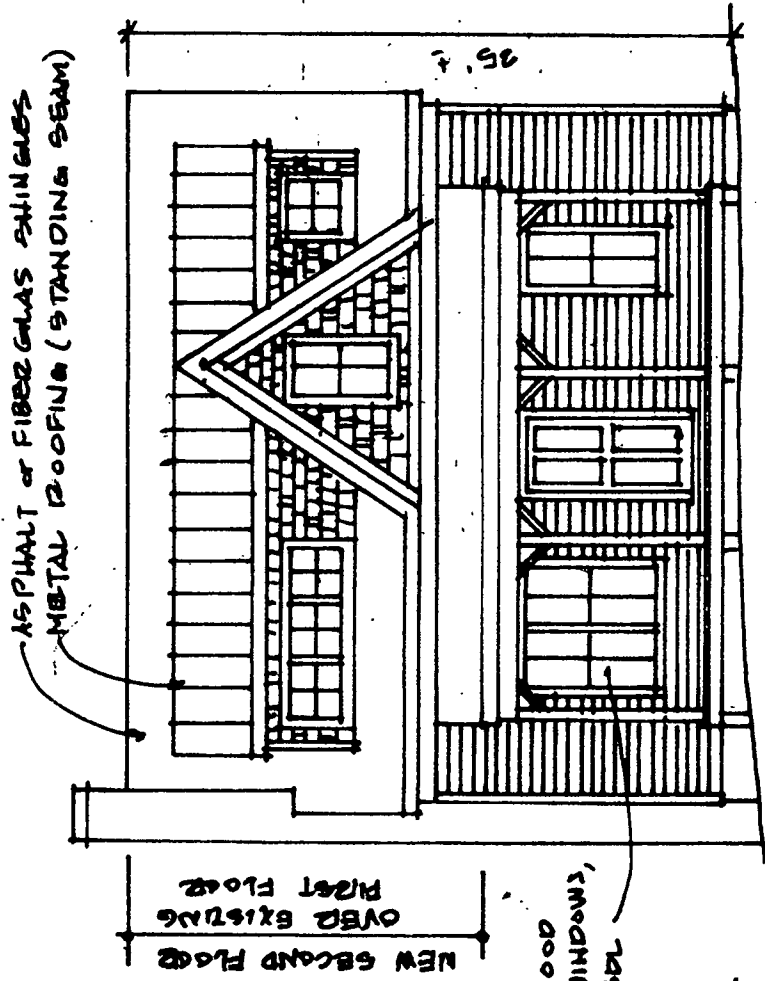
S E C T I O N
 $\frac{1}{8}'' = 1'-0''$

ORIGINAL PROPOSAL (PRELIMINARY CONSULTATION)

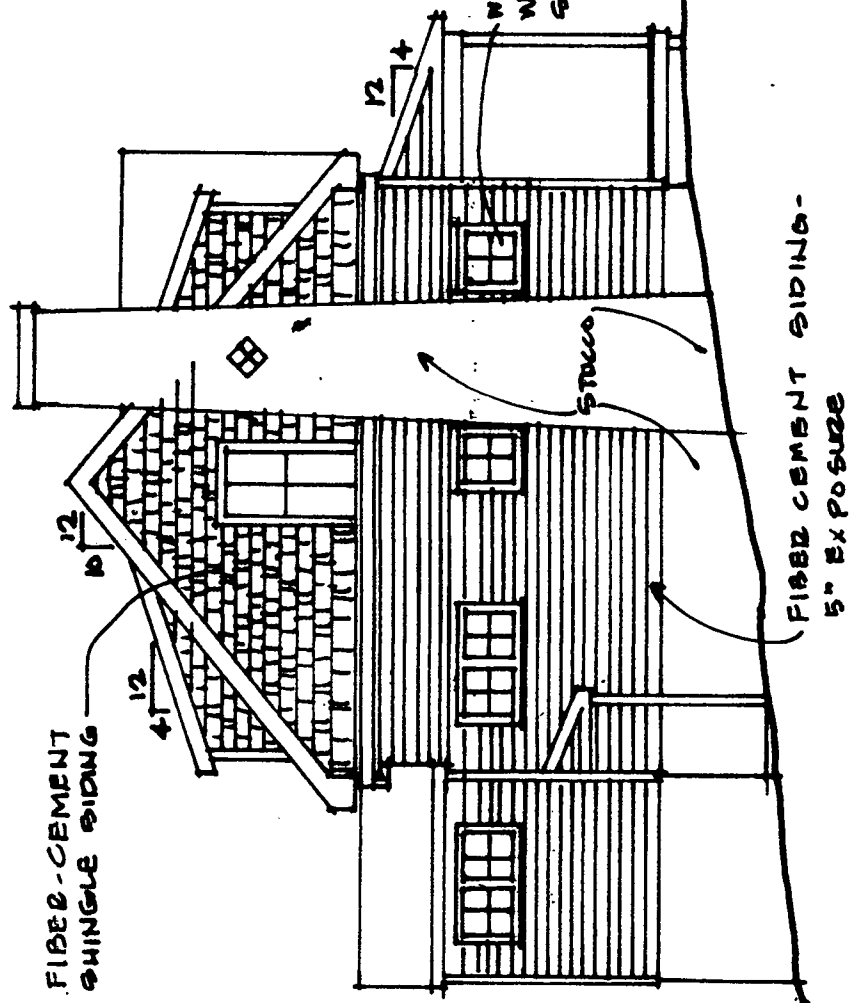


9902 Capitol View Ave.
SIDE ELEVATION

ORIGINAL PROPOSAL (PRELIMINARY CONSULTATION)

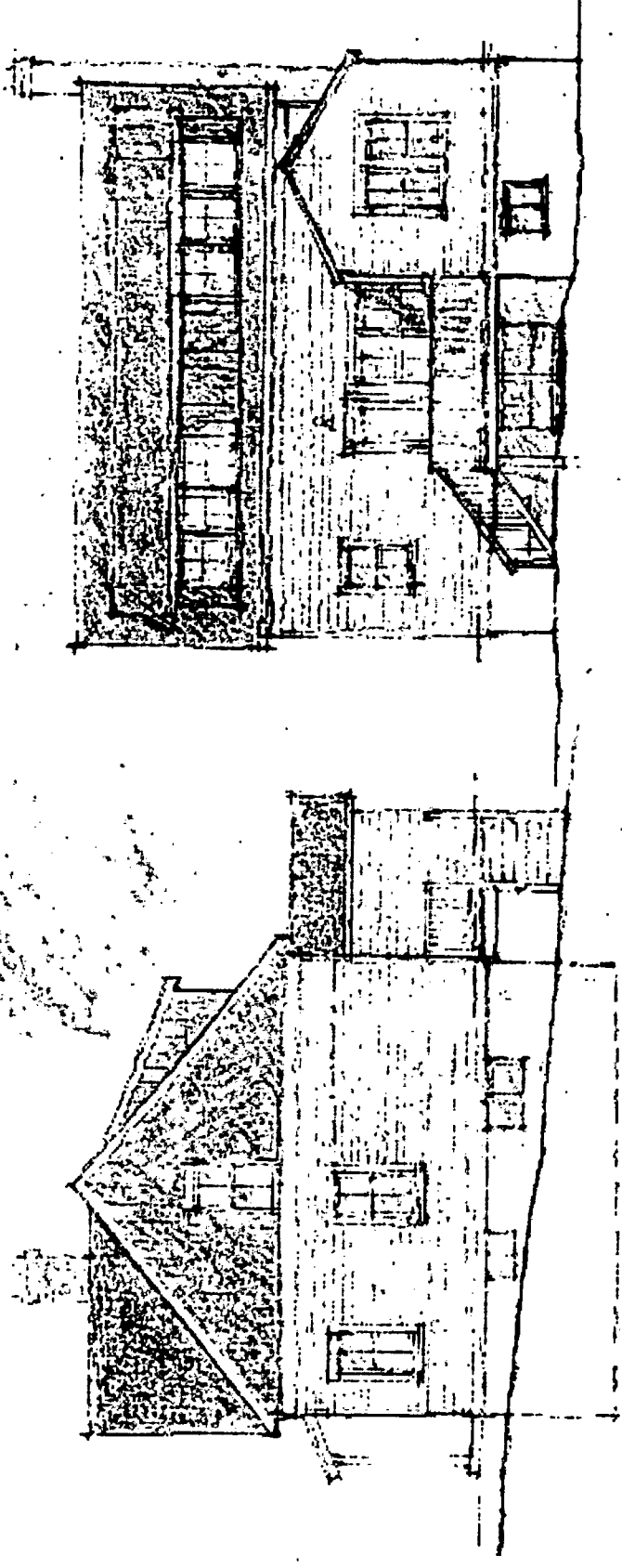


NORTHEAST ELEV. 1/8"=1'-0"



SOUTHEAST ELEVATION 1/8"=1'-0"

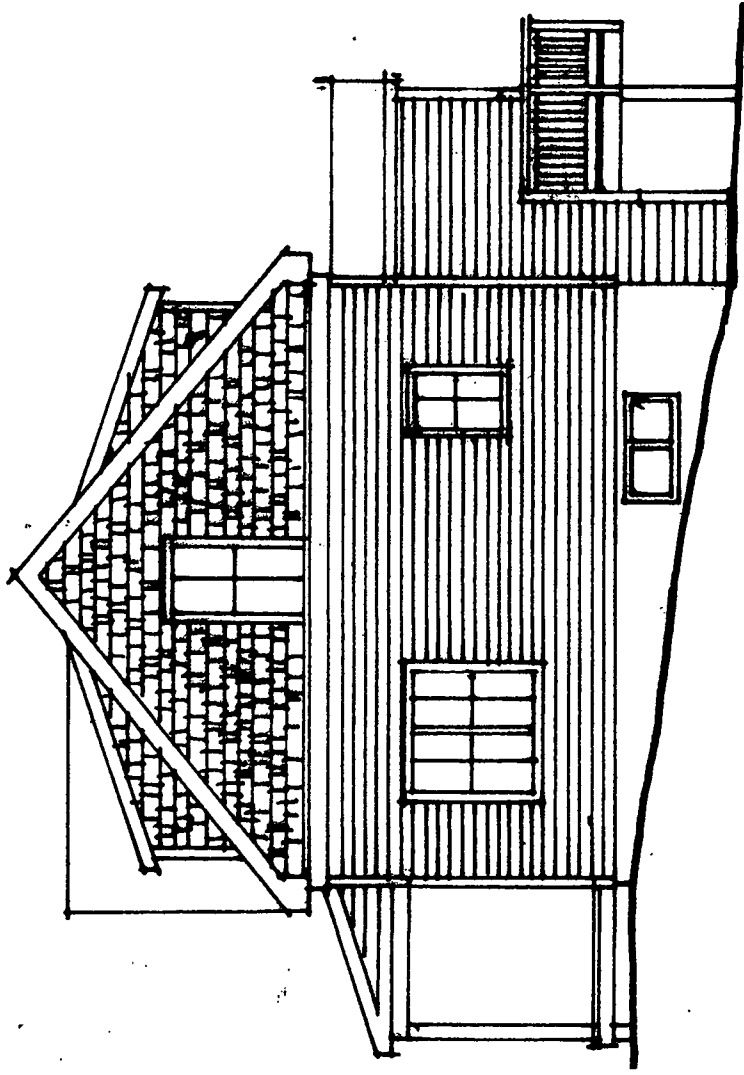
REVISED PROPOSAL (HAWP)



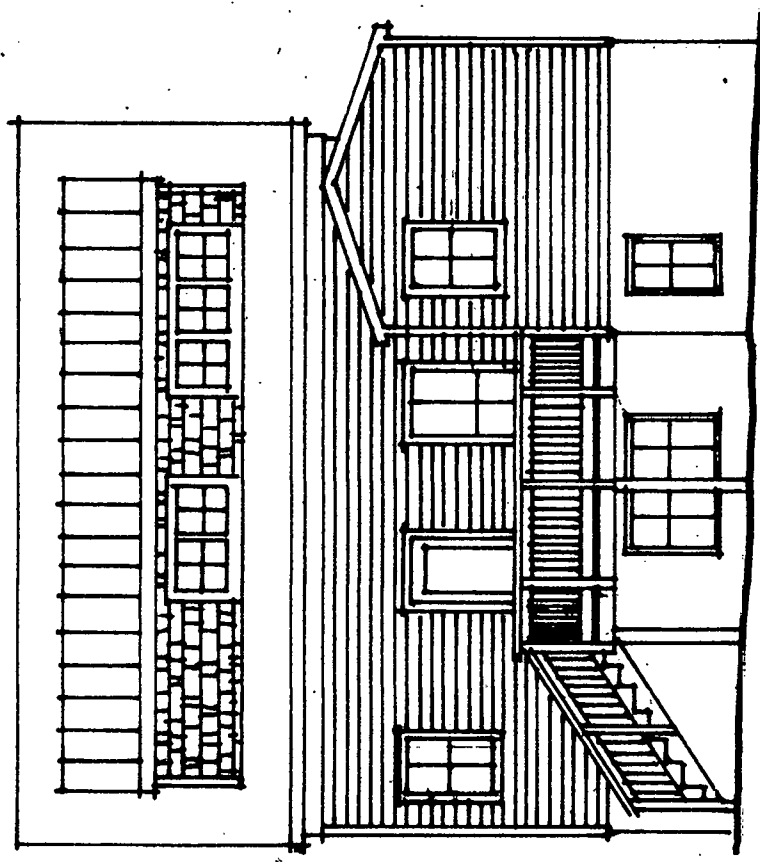
R E A R E L E V A T I O N

S I D E E L E V A T I O N

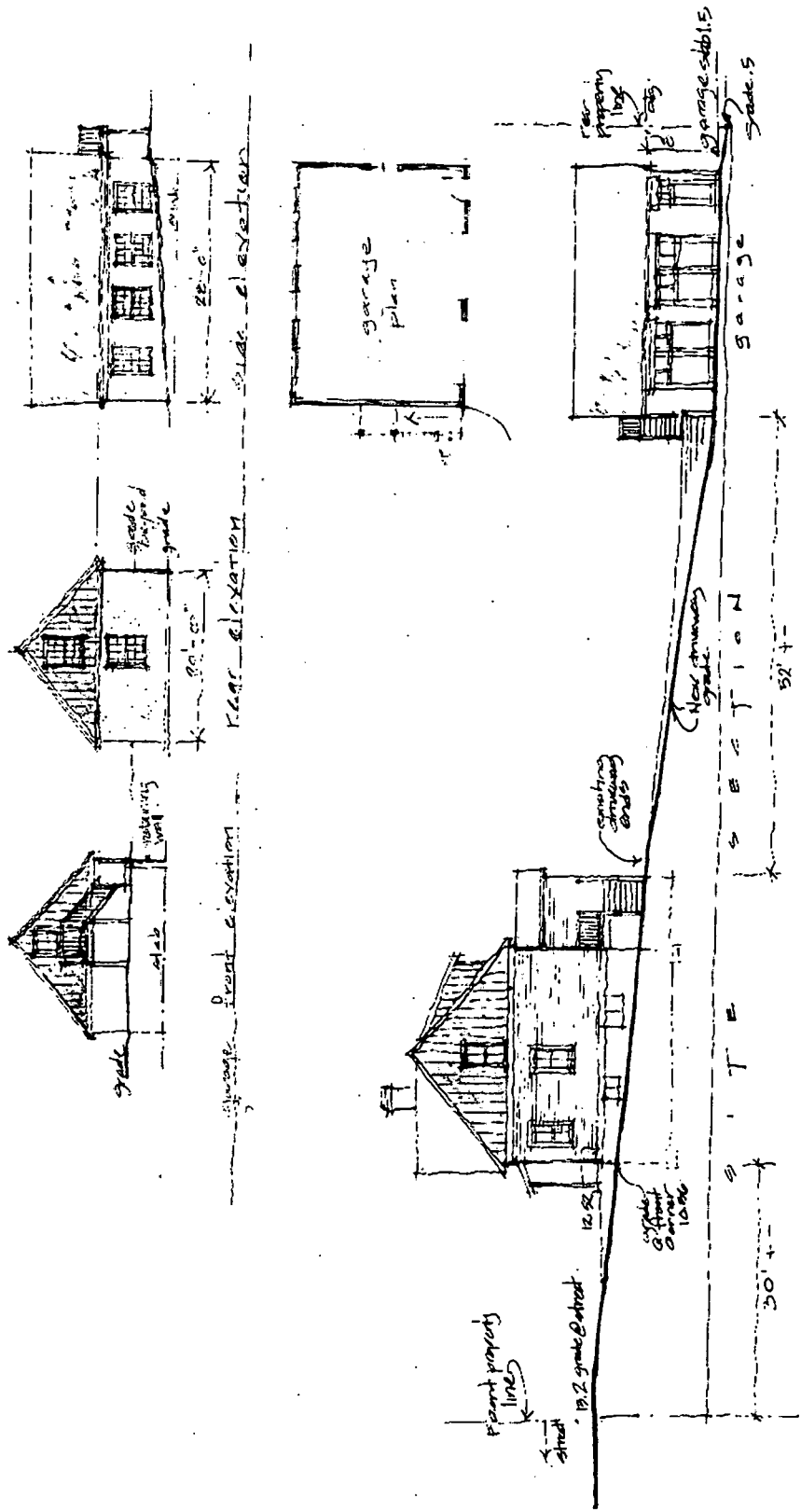
ORIGINAL PROPOSAL (PRELIMINARY CONSULTATION)



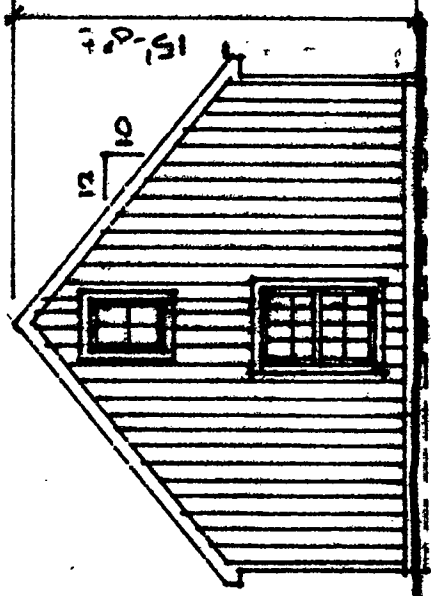
NORTHWEST ELEVATION $\frac{1}{8}'' = 1'-0''$



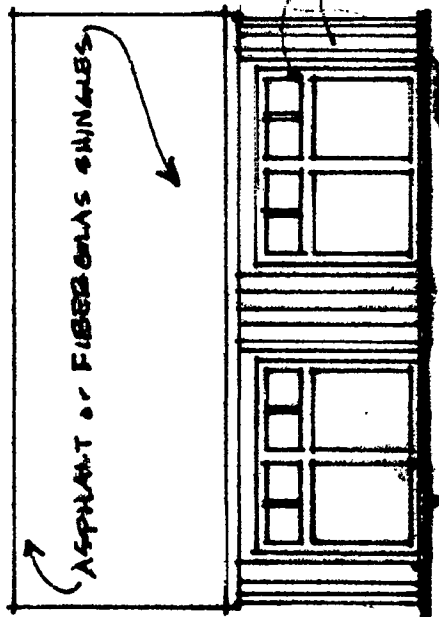
SOUTHWEST ELEV. $\frac{1}{8}'' = 1'-0''$



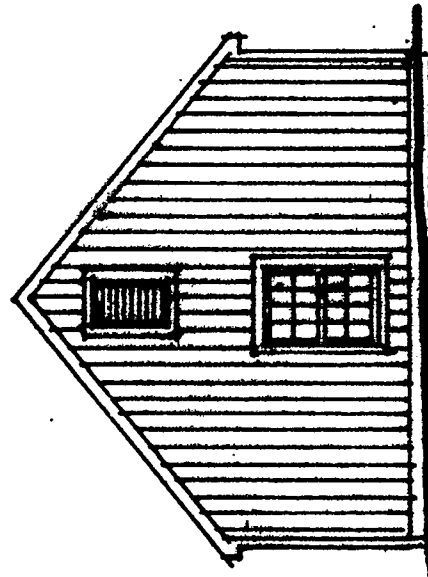
ORIGINAL PROPOSAL (PRELIMINARY CONSULTATION)



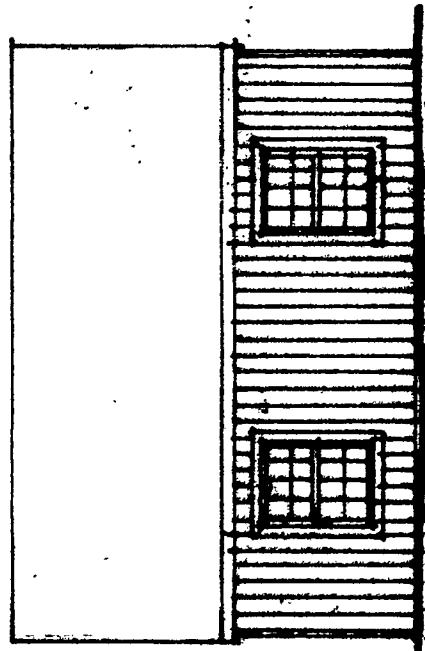
NE ELEV



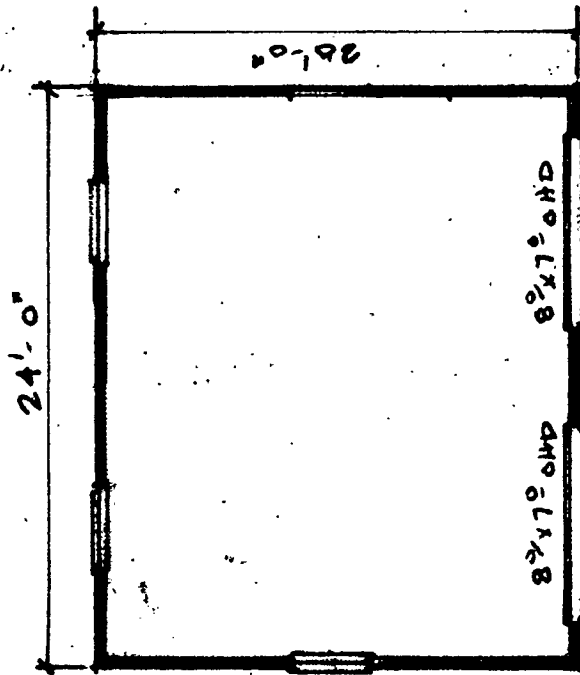
NW ELEV



SW ELEV



SE ELEV



PLAN

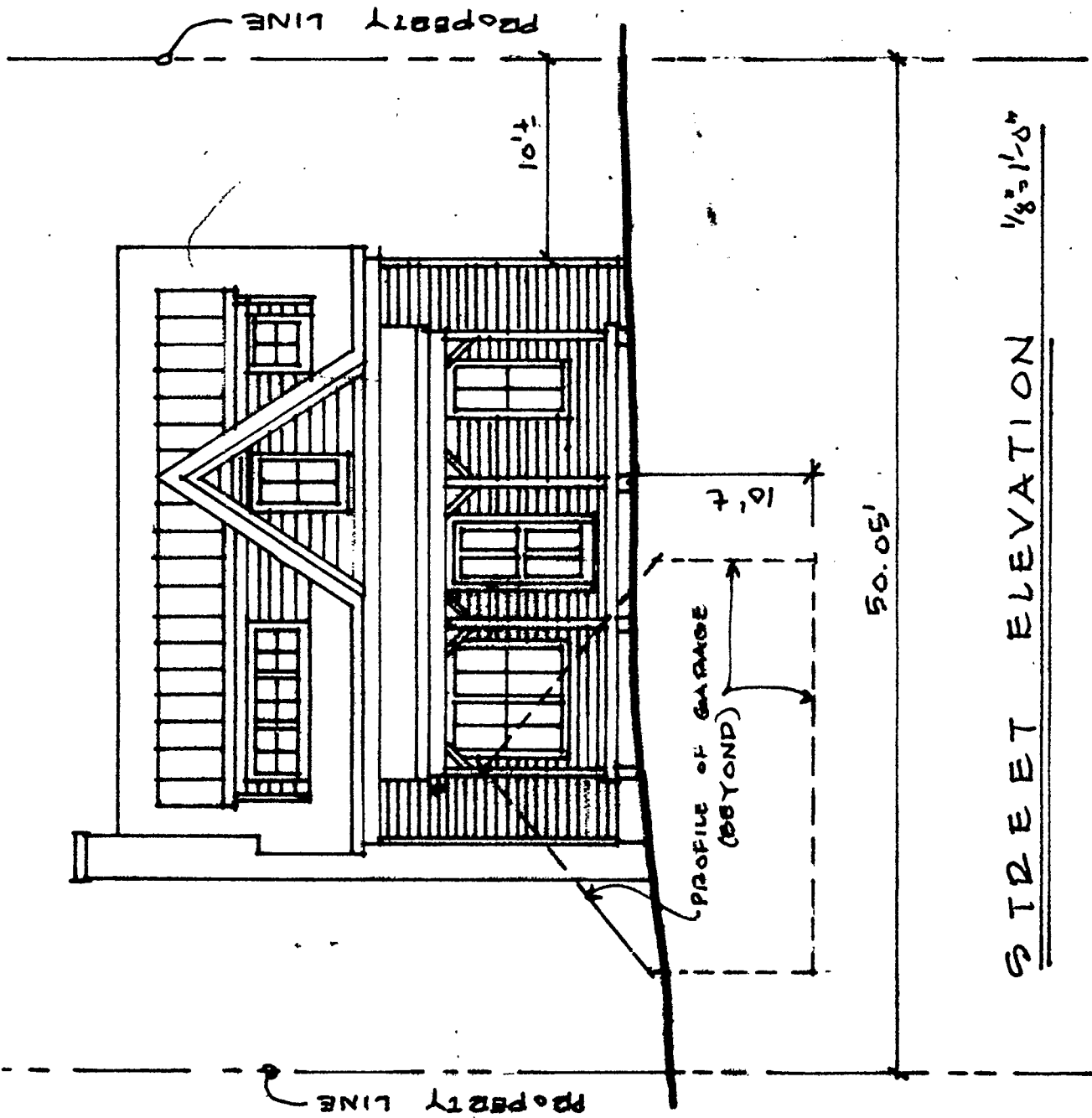
17

GARAGE PLAN & ELEVATIONS

1/8" = 1'-0"

REVISED PROPOSAL (HAWP)

S&S

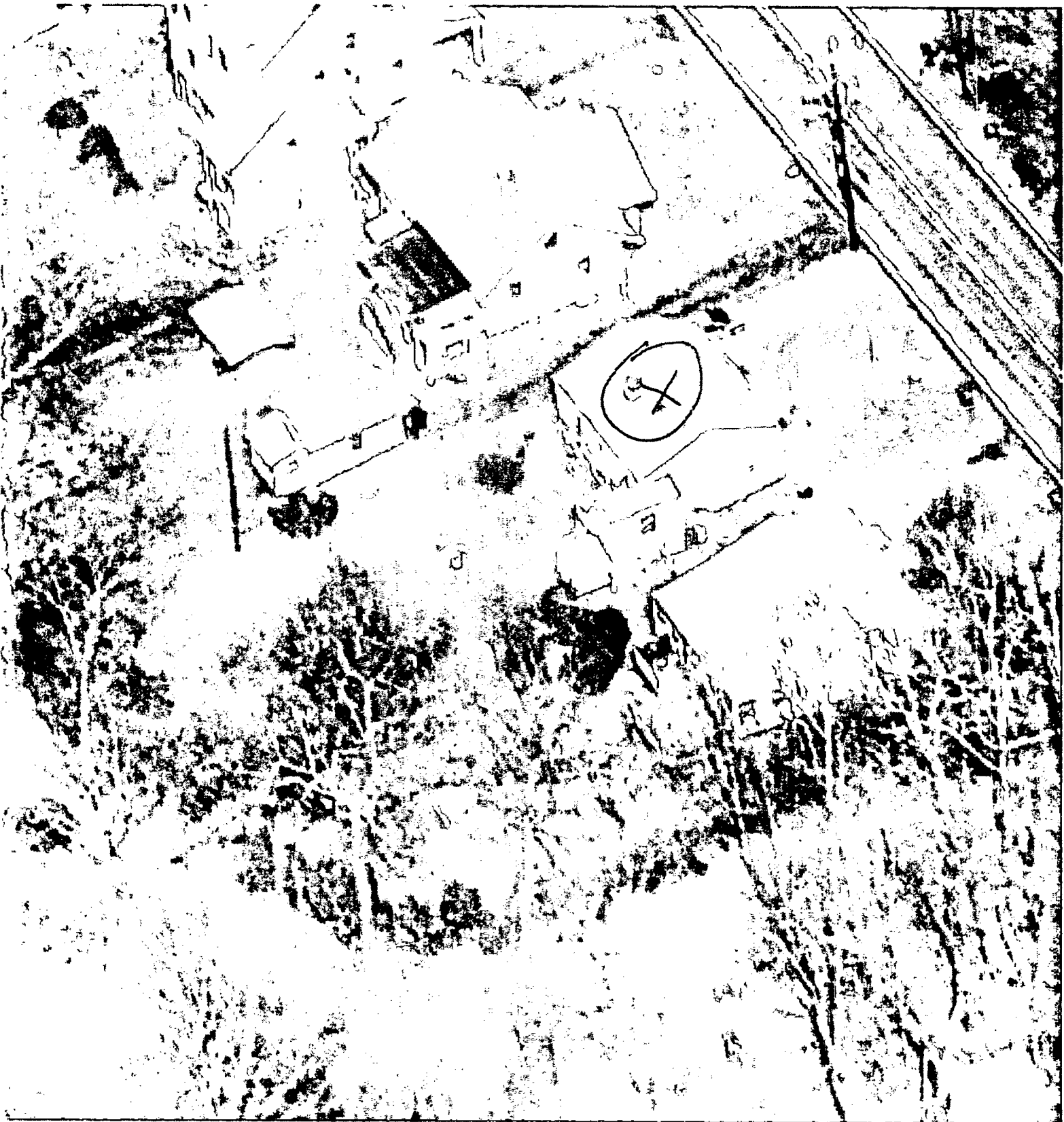


REVISED PROPOSAL (HAMP)

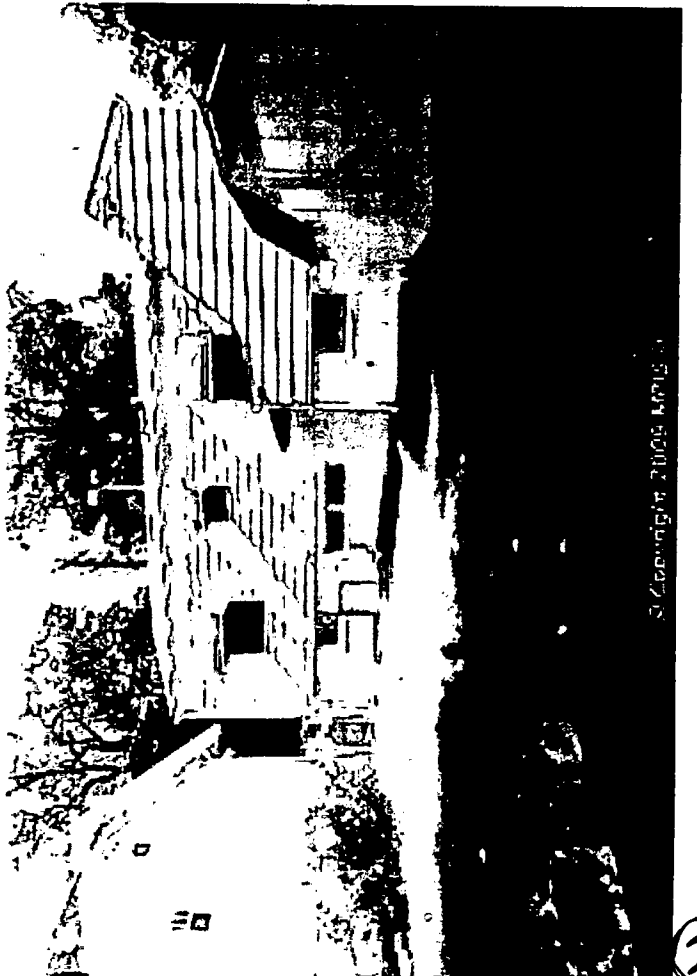
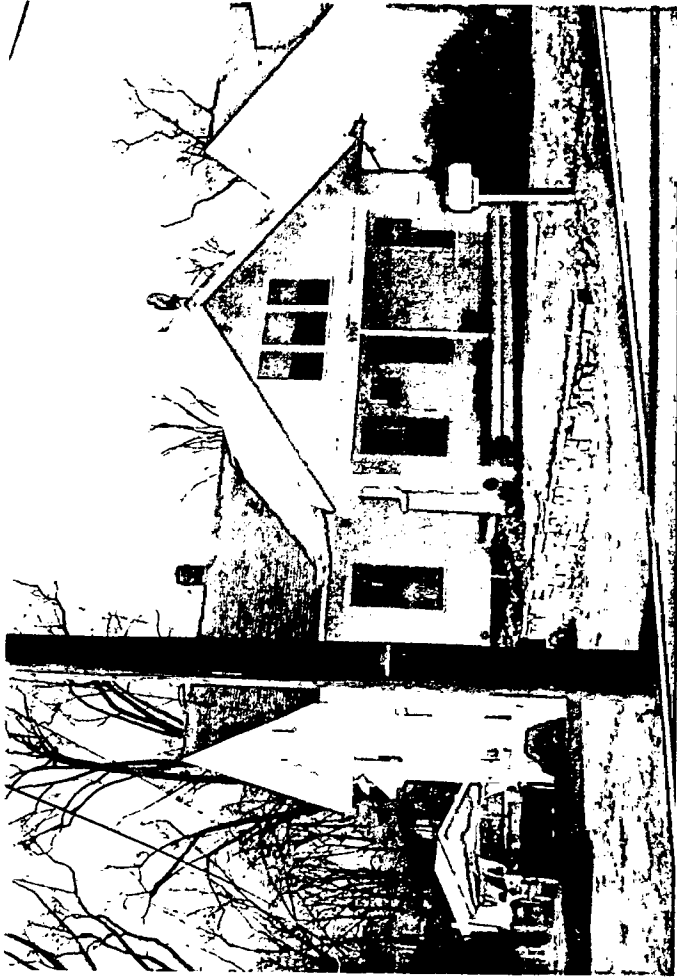




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HPC Meeting Transcript

March 24, 2010

1 we routinely approve concrete siding for additions, we do
2 not on the historic massing approve concrete siding. Can I
3 have a motion?

4 MR. KIRWAN: I move we accept the staff
5 recommendation for this case, and approve as noted, approve
6 the staff recommendation and deny it.

7 MS. MILES: Do I have a second?

8 MS. HEILER: I second the motion.

9 MS. MILES: All in favor please signify by raising
10 your right hand?

11 (VOTE.)

12 MS. MILES: The motion carries unanimously, and
13 the HAWP will be denied.

14 MR. GREEN: Thank you for your time. Can I get a
15 copy of this record as soon as possible?

16 MS. MILES: I believe it will be a couple of weeks
17 before it will be completed; but yes, of course. Thank you
18 for coming.

19 The next matter on our agenda is a preliminary
20 consultation for a proposed addition and alteration to a
21 property at 9902 Capital View Avenue in Silver Spring.

22 MR. SILVER: And there's a staff report. 9902
23 Capital View Avenue, Silver Spring, is a non-contributing
24 resource located within the Capitol View Park historic
25 district.

23

1 This is a two-part proposal. The applicant is
2 proposing extensive alterations to the existing non-
3 contributing resource, as you see in the photo on the screen
4 or in front of you.

5 This includes raising the second, adding a second
6 story by raising the roof of the existing roof; the
7 installation of a dormer, shed roof dormer on the front and
8 back, and the introduction of a cross, steeply pitched
9 cross-gable in the front roof plane as well.

10 Other alterations include changes to the siding
11 treatments, roofing, as well as some other modifications to
12 the existing asymmetrical addition at the rear.

13 The materials specifications include prefinished
14 standing seam metal roofing on the shed roof, asphalt
15 shingles on the pitched roof, fiber cement siding, and
16 shingles and a combination of wood and double hung true
17 divided light and casement windows. Other architectural
18 elements that are proposed include the chimney on the left
19 side elevation, a shed roof covered entry on the front
20 elevation, and as I pointed out already, some modifications
21 to the asymmetrical addition at the rear.

22 No expansion of the existing building footprint is
23 proposed, and a small wooden deck is also proposed in the
24 rear elevation.

25 The second element of the proposal includes

1 construction of a new garage at the rear of the property. I
2 believe this is as far back in the rear of the property, I
3 stand to be corrected, when the applicant and architect come
4 up, but nonetheless, it is in the rear.

5 It is 560 square feet, which is the building
6 footprint, one and a half story garage. The garage
7 materials include reverse board and batten siding, asphalt
8 shingles, and the applicant is proposing to take the
9 existing windows, as you see in the house here, and reuse
10 them in the proposed garage.

11 This also, in order to accommodate a garage in the
12 proposed location, there is a, I call it a shared driveway
13 situation, but nonetheless there are two distinct driveways.
14 As you can see there is a Honda Element in the photo. The
15 driveway would need to be extended into the rear yard for
16 egress/ingress to the proposed garage. The applicant has
17 proposed either asphalt or gravel. And that is to be
18 determined for a driveway application material.

19 Staff largely supports the proposed design concept
20 to raise the roof of the existing house, and the
21 introduction of a new shed dormer at the rear. It is a non-
22 contributing resource. Your design review emphasis should
23 focus on the compatibility of the alterations and new
24 construction as it relates to the streetscape of the
25 historic district, and the neighborhood context in the

1 vicinity properties.

2 The proposal to raise the roof will have a
3 negligible impact on the streetscape of the district. The
4 ridge height of the contributing resource, which is to the
5 right. This property is flanked by a non-contributing
6 resource on the left, contributing resource on the right.

7 The contributing resource on the right is higher,
8 within the subject resource, due to a change in topography.
9 And the project architect has indicated that this proposal,
10 as we see it here, would either be at or probably lower,
11 actually, than the ridge height of the contributing resource
12 to the right.

13 Staff's concern is with regard to the proposed
14 roof forms on the front and the fenestration as proposed.
15 Staff is recommending that the applicant simplify the
16 proposed roof form. Specifically, I'm referring to the
17 steeply pitched cross-gable that's proposed to be introduced
18 to the roof plane, as well as some changes to the
19 fenestration. That is all contingent on a change in room
20 form, and elimination of the round window in that shed roof
21 dormer.

22 And moving onto the garage, staff supports a
23 garage at this property. I actually don't have an issue
24 with extending the driveway. I think it would be my
25 preference, you know, to use something that is more

1 permeable in surface than asphalt. There is an existing
2 asphalt driveway there now. It stops at the rear, roughly
3 the rear wall plane of the house.

4 But staff does not support the size of the garage.
5 As I pointed out in circle four of the staff report, the
6 building footprint for the house itself is roughly 800
7 square feet, and the garage would be 560 square feet,
8 approximately.

9 The design concept materials I support. I've
10 outlined three bullet points on circle four that I requested
11 the HPC give the applicant guidance on. I don't need to
12 read those. You have those in front of you. But the house,
13 the garage and material treatments. And I will go through a
14 few photos here for you to orient you to the property.

15 As I said, the house on the left on the bottom of
16 your screen is a non-contributing resource. The subject
17 property is -- yes, non-contributing, non-contributing, and
18 then contributing on the right. And then I believe it would
19 be contributing and then another non-contributing resource.

20 Just another angle of the house, and then some
21 elevations. There's the asymmetrical addition I referred to
22 which I believe is a stairwell, I believe. And then sort of
23 looking down, that would be the property immediately to the
24 right, which is the contributing resource to give you a
25 sense.

1 Standing at the, roughly the rear wall plane of
2 the subject resource, looking into the rear yard at the
3 garage location, the extension of the driveway, you will
4 note there is a small, perhaps it was a garage at one point,
5 I call it an accessory structure at this point, to the
6 right. I have a photo of that as well, to give you a sense
7 of the size of that.

8 This would be from the streetscape looking back
9 toward roughly the garage location. And that's the adjacent
10 accessory structure, to give you a sense of scale and size.
11 And that is all I have for photos. I can take any
12 questions.

13 MS. MILES: Are there any questions for Josh? Can
14 the applicants please come forward? Good evening. Just
15 turn on your mics, please, and state your name for the
16 record?

17 MR. BLAUFARB: My name is David Blaufarb.

18 MR. BOOZ: And I'm Miche Booz.

19 MS. MILES: Okay. You have seven minutes. Please
20 go ahead.

21 MR. BOOZ: Let's see. I'm the architect. We're
22 hoping to do a contextual redesign of this house that I
23 think fits in with the neighborhood. We've been driving
24 around sort of looking and trying to characterize what is
25 Capital View Park exactly, and I think when we were trying

1 to meet the program requirements of the house, which
2 included a half-story on top of this single-story house.

3 We were looking to some of the forms that existed
4 in Capitol View Park, and to do something that was
5 contextual but not replicative, by using fiber cement in
6 various ways, using color and texture that we feel like this
7 house is compatible.

8 I actually brought some -- it seems like all the
9 pictures that have been shown are actually of this side of
10 the street, which is characterized by small houses of nice
11 scale, with the exception of the Sears House, which is right
12 there. That model is called the Conway. But all the other
13 houses are nicely scaled, either bungalows or two-story
14 houses. But characterized by vinyl siding, aluminum siding,
15 and essentially been messed with, badly, most of them.

16 And we're proposing a house with more solid
17 materials and I suspect would actually be more compatible
18 than what is there now.

19 I don't think that the idea of doing a shed dormer
20 on the front is going to help the proportions of this house,
21 which is the suggestion by staff. I think that the gable,
22 which is not really a cross-gable, it's a front gable, which
23 is subordinate to the main ridge, which is parallel to the
24 street, which is what the pattern of the house or the street
25 really is.

1 All of the houses on this street have ridges that
2 run parallel to the street, but many of them, I don't know
3 if you look directly across the street -- I'll pass this
4 around. This is the unseen -- which is characterized by
5 ridges that run parallel to the street, but are all
6 punctuated by substantial dormers or gables facing the
7 street.

8 With regards to the garage in the back, it is the
9 largest garage for the size of this house, but it is, if you
10 saw the sight section that we cut, it is really not going to
11 be visible for the street. So we are asking for a larger
12 than would be characterized as a normal dependency building
13 in the back. But it is at the extreme back to the five-foot
14 setback as far as it can go. And it is subsumed into as
15 much as it can be.

16 MS. MILES: Did you prepare a sight line from the
17 street of where the garage might be visible?

18 MR. BOOZ: Do you see the sight section?

19 MS. MILES: What circle is it on?

20 MR. TRESEDER: It's 15.

21 MR. BOOZ: Circle 15.

22 MS. MILES: What I'm looking for is from the
23 front, from the street?

24 MR. BOOZ: No. We could. I guess if you were
25 going to line up the ridge, it is roughly windowsill height

1 of the first floor addition.

2 MS. MILES: Do Commissioners have any questions
3 for the applicant?

4 MR. TRESEDER: I just have a comment that actually
5 might clarify the garage issue. You're going to run into an
6 accessory building setback issue with the zoning for
7 anything -- you know, as soon as a building is more than 24
8 feet, you have to add additional setback according to the
9 new accessory rules for Montgomery County. So a 28-foot
10 garage will require a nine-foot setback on the side yard.
11 And rather than lose that, you might prefer to shrink the
12 garage down to 24 feet.

13 MR. BOOZ: Yes.

14 MR. TRESEDER: That's really not our business, but
15 I am just suggesting it is --

16 MR. BOOZ: That's good information.

17 MR. TRESEDER: -- that might sort of solve that
18 problem.

19 MR. BLAUFARB: I got the setback from you.

20 MR. TRESEDER: Also, any height higher than 15
21 feet requires additional side yard setback. These are
22 relatively new rules that were promulgated for accessory
23 structures. So that's --

24 MR. BOOZ: That might solve, stop some arguments.

25 MR. TRESEDER: Exactly.

1 MR. BLAUFARB: So what was that -- excuse me. I'm
2 sorry. What was that? It was more than 20 feet?

3 MR. TRESEDER: 24.

4 MR. BLAUFARB: 24 square?

5 MR. TRESEDER: In any one direction.

6 MR. BLAUFARB: Any one direction. Okay. So --

7 MR. TRESEDER: On the side, on the side facing the
8 side yard --

9 MR. BOOZ: The side yard.

10 MR. TRESEDER: -- or the rear. Either one.

11 MR. BLAUFARB: We had started with a concept of a
12 24-foot square two-car garage, which we wanted to set in the
13 rear of the building, sort of aligning with the driveway.
14 There's a large tree in our neighbor's yard behind us that
15 the roots would have been disturbed by the construction of
16 that garage, and so we thought if we put it on the side of
17 the lot, the left side of the lot, that we could avoid
18 disturbing those tree roots.

19 And then it became an issue of how can you turn,
20 you need enough space to turn into the garage in front. So
21 we then thought we would make it not 24 feet but just 20
22 feet deep, and try and make up for the lost square footage
23 by adding to the length of the building. So the square
24 footage is actually slightly less than it would have been
25 had it been 24 by 24, something like 20 square feet less.

1 So anyway, that was how the thinking progressed
2 and how we ended up with a building 28 by 20 instead of 24
3 by 24. Maybe we'll go back to 24 by 24. That might be the
4 solution.

5 MS. WHITNEY: Well then, perhaps my questions and
6 minor concerns about the garage are no longer warranted.
7 But in case they are warranted, I see that it's a 5 percent
8 grade, slope from the house to the garage? That almost
9 looks like what I'm seeing on the drawings. And my concern
10 was asphalt or gravel driveway. Asphalt, all of that
11 asphalt on a 5 percent grade, I just wanted to mention rain,
12 runoff, because your neighbors also have asphalt.

13 MR. BLAUFARB: Right.

14 MS. WHITNEY: And that just becomes a huge parking
15 lot, with a 5 percent grade, right into your garage. You
16 may have a flooded garage.

17 MR. BLAUFARB: Right. Well, we had planned on
18 putting it a foot and a half above the immediate grade of
19 the structure itself. So it was going to be slightly
20 elevated. So there would be a slight ramp up to the garage
21 floor. But duly noted, and gravel would probably mitigate
22 that somewhat.

23 MR. KIRWAN: Just a quick clarification. It looks
24 to be about a 12-foot, little less than 12-foot elevation
25 change from the street to the garage slab elevation? Is

1 that about right?

2 MR. BLAUFARB: Yeah, I think that's right.

3 MR. TRESEDER: I have another question. Do you
4 know why the people put the sunshades on the north side of
5 the existing house?

6 MR. BLAUFARB: No.

7 MR. BOOZ: I don't know, to keep people from
8 photographing from an airplane? I don't know.

9 MS. HEILER: Or beauty.

10 MR. TRESEDER: I guess.

11 MS. MILES: Do any other members of the
12 Commission have any comments or questions for the applicant?

13 Well, I would just weigh in that I think the garage is
14 pretty large for the scale of the house, for the scale of
15 the lot, for the surrounding lots. And I would have liked,
16 I would still like to see even in a reduced size, I would
17 like to see a view from, a sight line view from the street.

18 I think it was very useful that you brought a
19 photograph of the opposite house, which reflects a similar
20 cross-gable. Otherwise, it would have looked pretty
21 anomalous, given the streetscape that we see. But I would
22 agree with staff that the circular window is probably a
23 little off on this overall. So I would like to ask the
24 members of the Commission to just weight in on both the
25 proposed elevation and the garage, so that we can give some

1 feedback to the applicant as they go back and refine their
2 work.

3 MR. TRESEDER: I'm comfortable with the front
4 elevation. I probably would have some additional comments
5 on materials. I notice you show a new chimney. I would
6 hope that would be a real brick chimney, and not some kind
7 of artificial material.

8 MR. SILVER: Actually, it's stucco.

9 MR. BLAUFARB: It's stucco. The staff report
10 points out it's stucco.

11 MR. TRESEDER: Oh, it is?

12 MR. BLAUFARB: Yes.

13 MR. TRESEDER: But it's stucco on masonry?

14 MR. SILVER: Yes.

15 MR. TRESEDER: Okay. And even though, since this
16 is a non-contributing, I don't think this would be an issue
17 that would affect my vote necessarily, but I would like you
18 to look into true standing seam roofing. And I know it's
19 more expensive, but in fact I'd like to show you an example
20 of when this prefab stuff was attempted to be integrated
21 with a single roof, and the detailing is horrendous. And I
22 don't think you'd like it, so just a word of warning on
23 that.

24 MR. BLAUFARB: Okay.

25 MS. WHITNEY: My only comments, again, were about

1 the elevation down to the grade down to the garage. And I
2 do also agree that that garage just seems a little
3 disproportionate to the size of the property. Just a
4 consideration.

5 MR. KIRWAN: I generally agree with the previous
6 two Commissioners. And I saw that house that you brought
7 the photograph of, when I was looking at the property
8 earlier. And I think there are also some things on that
9 house that might be interesting to look at just to further
10 the scheme a little bit. I think the way the gable on that,
11 the house you've brought, and meets the, produces, sponsors
12 the front porch over the door, might be something
13 interesting to help bring the scale of that roof down over
14 the front doors with there being such a dividing line
15 between the new roof and the lower part of the building.

16 There's also an interesting element to that where
17 the main body roof of the house reappears on the other side
18 of the gable. This is helpful to point it out. The roof of
19 the house really completes itself.

20 And I'm wondering, too, if maybe, you know, maybe,
21 and this is not a critical element, but maybe the dormer
22 continues on through the -- in a sense, through the front
23 gable so it reappears on into the house and sort of the
24 dormer just completes itself sitting on that main roof, as
25 it does on the back side, too, so it would almost be sort of

1 symmetrical, and it might produce a little bit more
2 headroom, too.

3 But I think those are elements, to me, that might
4 sort of help sort of ground the roof elements a little bit
5 more, so they don't seem as scattered as I think the staff
6 were sort of seeing on initial review.

7 I think, I mean, I would love for you to consider
8 a front porch. There are terrific front porches on this
9 street. I think that could really help the scale on the
10 front and side of this house, but again, I don't think
11 that's, to me, a critical element for approval of this
12 project.

13 The garage, you know, I'm a little less bothered
14 by the garage because it seems to sit so far back on the
15 site, and so far down below the street. You know, it sounds
16 like the garage may take care of itself through some of
17 these zoning requirements, might reduce in scale anyway.
18 But I'm not all that bothered by the garage right now.

19 MS. HEILER: I also don't have a problem with the
20 garage because it is so far back, and it seems to be low
21 enough to not be very visible from the street.

22 I think you've succeeded in making it, this house,
23 much more compatible with the neighborhood. It just matches
24 everything else that's there. Like the staff, I was a
25 little disconcerted by the round window. I'm hoping there

1 are some other round windows on that street. Otherwise,
2 that was my only objection, and it's, you know, it wouldn't
3 be grounds for denying approval. I just found it kind of
4 shocking.

5 MR. SWIFT: Yes. I think the front gable is an
6 interesting attempt at being compatible without replicating,
7 you know, the adjacent contributing structures. I have no
8 problem with that. I think the garage is a bit big. I
9 think it is mitigated by being down and back on the site,
10 but you know, somewhere in between what it is and the
11 adjacent properties accessory building, I think, would
12 appear more appropriate.

13 MR. BLAUFARB: It sounds like it may be illegal,
14 too.

15 MS. MILES: We don't endorse illegality. Did
16 anybody have any comments about materials, other than the
17 remark about the chimney? No concerns about materials? I
18 agree that what you've proposed is certainly more attractive
19 and in keeping with the character of the street than what's
20 existing. And I think it will be a vast improvement.

21 I'm sure you'll play with the roof lines. This is
22 not, obviously, final scale drawings. But I think that
23 Commissioner Kirwan had some useful things to say on that
24 subject. And I would agree that while not necessary, a
25 porch is a very appealing feature in this community, and if

1 it is at all possible to incorporate one into your plan, I
2 think it would be a nice softening feature for the house.

3 I do think that the more you use natural
4 materials, although you are surrounded by unnatural ones,
5 the more appealing your house will be. And I also would
6 encourage you to, not just because of the legal issues, I
7 think that the garage is out of scale. And although you are
8 right, it's lower, and I would like to see a sight line
9 view, I think that a two-plus garage is more than I would
10 like to see in a neighborhood on this, with this size lots
11 and these size houses.

12 So I think you've got some guidance to go back
13 with. Do you have any questions?

14 MR. BLAUFARB: Only that we were considering
15 perhaps using instead of the board and batten in the gable
16 in the shed dormer, perhaps using shingles, just natural
17 cedar shingles.

18 MS. MILES: I see nodding. I don't see anybody
19 recoiling in horror.

20 MR. KIRWAN: I think that a really great material
21 to use, and would be very appropriate.

22 MS. MILES: Okay. All right.

23 MR. BLAUFARB: Well, thank you very much.

24 MS. MILES: Thank you. The next item on the
25 agenda is the approval of the minutes. Are they ready, for

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9902 Capitol View Avenue, Silver Spring	Meeting Date:	3/24/10
Applicant:	David Blaufarb (Miche Booz, Architect)	Report Date:	3/17/10
Resource:	Non-Contributing Resource Capitol View Park Historic District	Public Notice:	3/10/10
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Josh Silver

PROPOSAL: For alterations and additions to the house and garage construction

STAFF RECOMMENDATION

Staff recommends that the applicant respond to the feedback they receive from the HPC at the Preliminary Consultation and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Modern
DATE: 1944

HISTORIC INFORMATION

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

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

entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

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

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

PROPOSAL

Alterations to house

The applicant is proposing to alter the subject resource by adding a second story to the roof of the existing massing. The proposed design program consists of raising the existing roof by approximately 3-4', adding a shed roof dormer and steep pitched cross gable on the front roof pitch and shed roof dormer on the rear roof pitch. No expansion of the existing building footprint is proposed. A small wooden deck is proposed for the rear elevation.

Architectural and material specifications for the proposed alterations include a new stucco exterior chimney on the south (left) side elevation, shed roof covered entry on the front (east) elevation and modifications to the existing asymmetrical addition on the rear (west) elevation.

Material specifications include prefinished standing seam metal roofing on the shed roof dormers, asphalt shingles on the pitched roofs, fiber cement siding and shingles, and a combination of wooden double-hung, true divided light and casement windows.

New garage construction

The proposal also includes construction of a 560 s.f. (building footprint), 1 ½ story garage at the rear of the subject property. Material specifications for the proposed garage include reverse board and batten cladding, asphalt shingle roof to match the proposed house and wooden true divided light carriage style doors. The applicant is proposing to reuse the wooden true divided light windows from the house for the proposed garage. An existing shared driveway on the right of the house terminates at roughly the rear wall plane. The applicant proposes to extend the existing driveway using either gravel or asphalt from the rear wall plane of the house for egress/ingress to the proposed garage.

APPLICABLE GUIDELINES

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

Sector Plan:

"Capitol View Avenue...was originally laid out in 1887, has numerous sharp bends and hills, poor sight distances at intersections, and narrow roadway width without shoulders." The *Plan* states that two of the

planning goals are: “to preserve the historic nature of the Capitol View Community” and “to assure a high degree of public safety to residents and users of the area.”

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
 - (2) 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:

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

a 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

Alterations to house

Staff supports the applicants proposed design concept to raise the roof of the existing house and the introduction of a new shed roof dormer at the rear of the house. The subject resource is a non-contributing resource; as such design review emphasis should focus on the compatibility of the alterations and new construction as it relates to the adjacent properties and streetscape of the historic district. The immediate neighborhood context contains a combination of one –to- two story houses and predominantly side gable roof forms. The adjacent resources are categorized as non-contributing on the left and contributing on the right.

The applicant's proposal to raise the roof approximately 3-4' will have negligible impact on the streetscape of the historic district. The ridge height of the contributing resource to the right is higher than the subject resource due to a change in topography. The project architect has indicated the maximum ridge height of the subject resource will be at or lower than the ridge height of the adjacent property to the right.

Staff recommends the applicant simplify the proposed roof forms on the front roof pitch by eliminating the cross-gable to achieve compatibility with the predominant side gable roof forms of other properties in the immediate vicinity. Removal of the cross-gable would assist in ensuring that the subject resource reads as subordinate to the character defining pitched roof cross-gable roof form on the contributing resource to the right. Staff also recommends modifying the proposed fenestration pattern of the front roof features if an alternate roof form is recommended by the HPC. Staff recommends eliminating the round window from the shed roof dormer on the front and introducing a more symmetrical window treatment in its place for compatibility with the proposed window treatments for the rest of the house.

New garage construction

Staff supports the construction of a new garage at the subject property. However, staff does not support the garage as proposed. While the proposed location in the rear yard and change in topography assist in mitigating potential visual impacts on the streetscape of the historic district, the garage size is incompatible with the primary structure. The proposed building footprint for the house is roughly 800 s.f., the proposed garage footprint is 560 s.f. Staff supports the general design concept and material treatments for the proposed garage, but recommends a reduction in size for compatibility with the primary structure, neighborhood context and garage on the adjacent property to the right. Staff recommends relocating the proposed stairs on the front elevation to the rear and the installation of a gravel driveway application for the proposed extension.

The HPC must provide the applicant with guidance on the following items:

- The appropriateness of the proposed roof forms and alterations as it relates to the adjacent properties and streetscape of the historic district
- The appropriateness of constructing a 1 ½ story, 2 ½ car garage and extension of the existing driveway
- The appropriateness of the proposed material treatments for the house and new garage.

STAFF RECOMMENDATION

Staff recommends that the applicant:

- Simplify the proposed roof forms on the front roof pitch by eliminating the cross-gable to achieve compatibility with the predominant side gable roof forms of other properties in the immediate vicinity
- Modify the proposed fenestration pattern of the front roof features if an alternate roof form is recommended by the HPC
- Reduce the size of the proposed garage footprint for compatibility with the primary structure, neighborhood context and garage on the adjacent property to the right.
- Respond to the feedback they receive from the HPC at the Preliminary Consultation and return for a Historic Area Work Permit.



STATE OF MARYLAND DEPARTMENT OF PERMITTING SERVICES
 135 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 410/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Blaufarb
 Daytime Phone No.: 301 613 2057

Tax Account No.: 00996724
 Name of Property Owner: David Blaufarb Daytime Phone No.: 301 613 2057
 Address: 9902 Capitol View Ave Silver Spring MD 20910
Street Number State Zip Code
 Contractor: Kensington Construction Inc. Phone No.: 301 613 2057
 Contractor Registration No.: BC 3779 / MHIC # 33749
 Agent for Owner: Self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9902 Capitol View Ave Street _____
 Town/City: Silver Spring Nearest Cross Street: Leafy Ave
 Lot: Part of 10 Block: 31 Subdivision: Capital View Park
 Liber: Flat back A Folio: 9 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reuse	<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 type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 175,000⁰⁰

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

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.

David Blaufarb _____ 2/23/10
Signature of Owner or Authorized Agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

6

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

1. WRITTEN DESCRIPTION OF PROJECT

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

*A one story rambler over a block basement
set on State road #192 in an area of
developed lots, R60 zoning*

*There are no known historic features to
this building.*

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

*Remodel existing rambler into a contextual
one and a half story house. This house is
situated next to an historic resource house.
Build a two car garage in the rear
corner of the lot.*

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

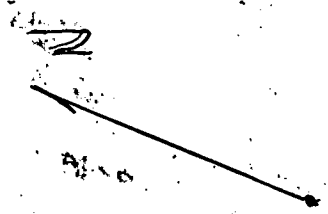
6. TREE SURVEY

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

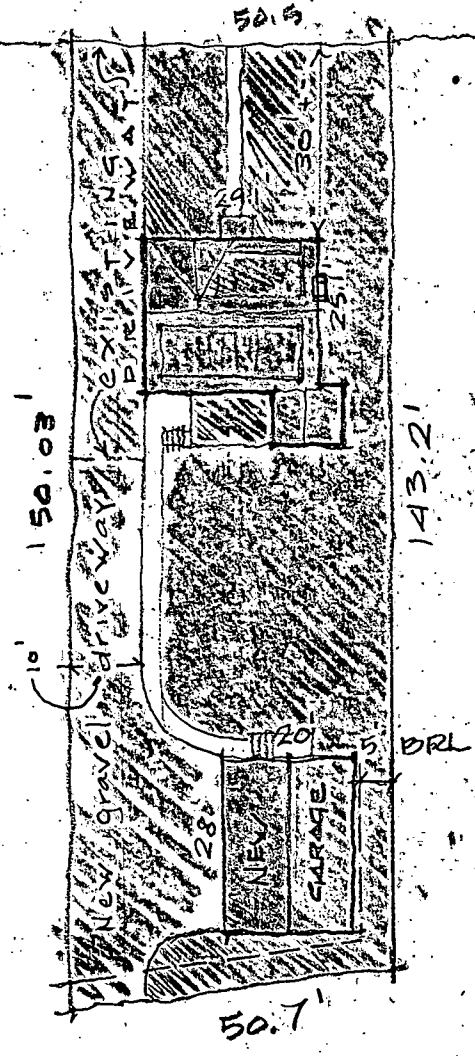
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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



CAPITOL VIEW AVENUE



MICHE BOOZ	ARCHITECT
208 Market Street Brookville, MD 20633	
tel: 301 774 6911 fax: 301 774 1908	

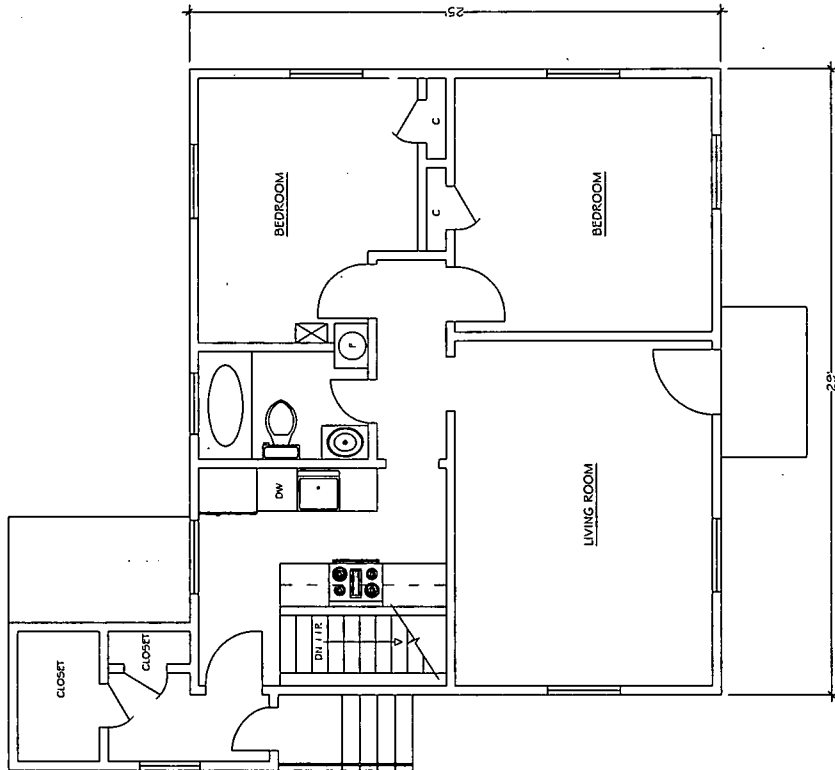
S C H E M A T I C S I T E P L A N 9 9 0 2 C a p i t o l V i e w A v e .

1" = 30' +

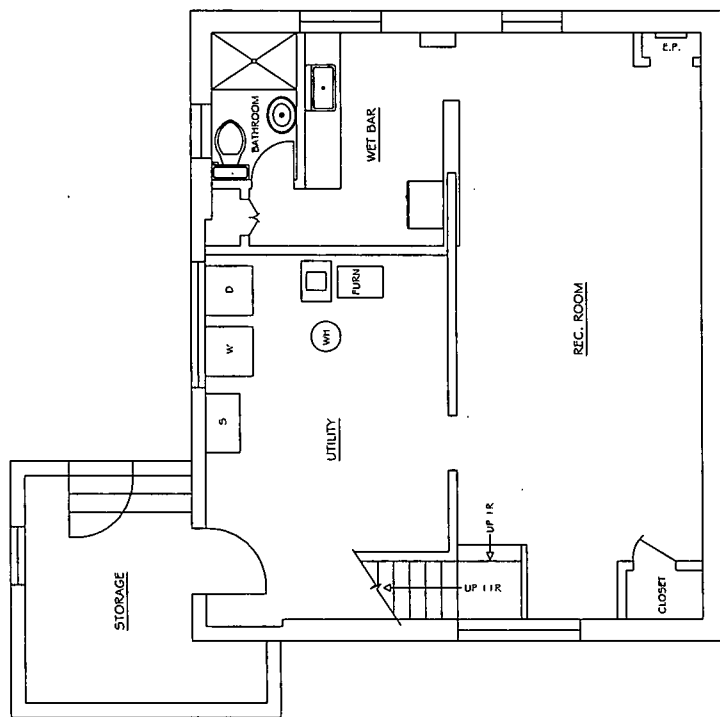
03/14/10
1

BLAUFRAB
9902 CAPITOL VIEW AVE.
KENSINGTON, MD 20895

SCOTT W. STERL, AIA PLLC
1473 WAGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246

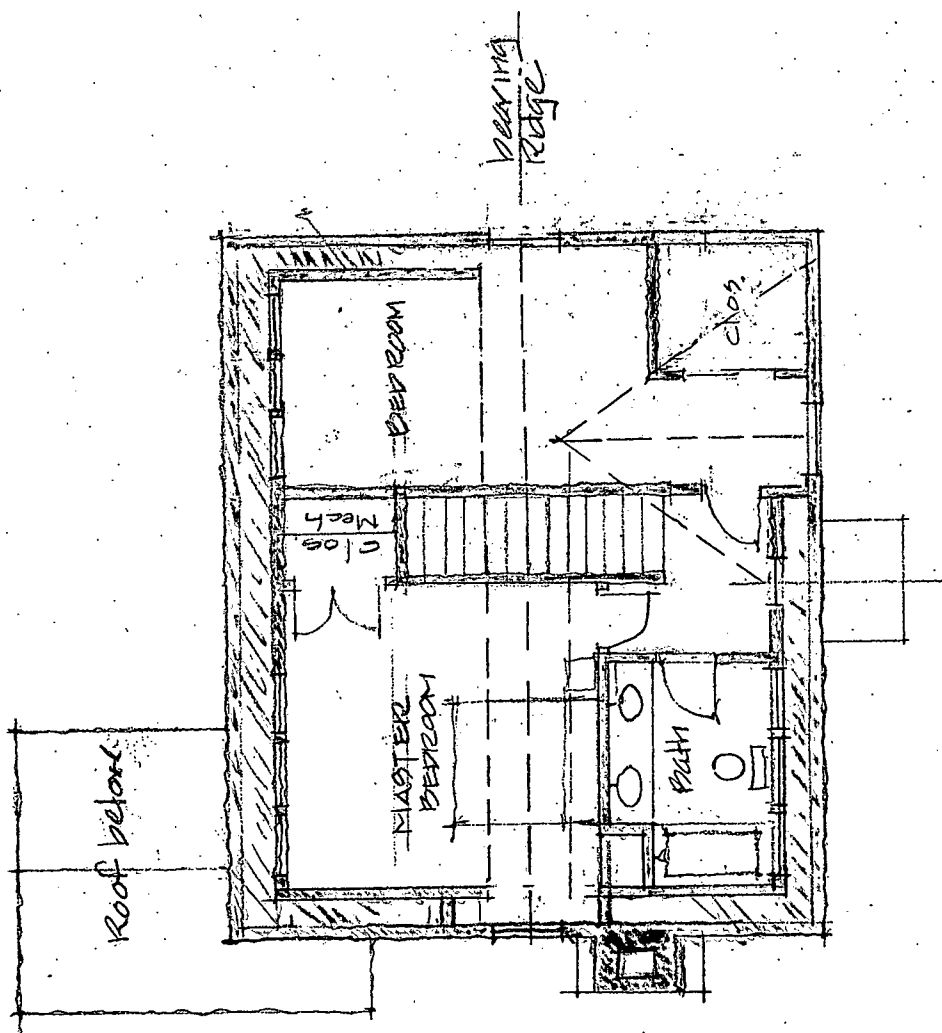


SCALE 1/4" = 1'0" 1ST FLOOR

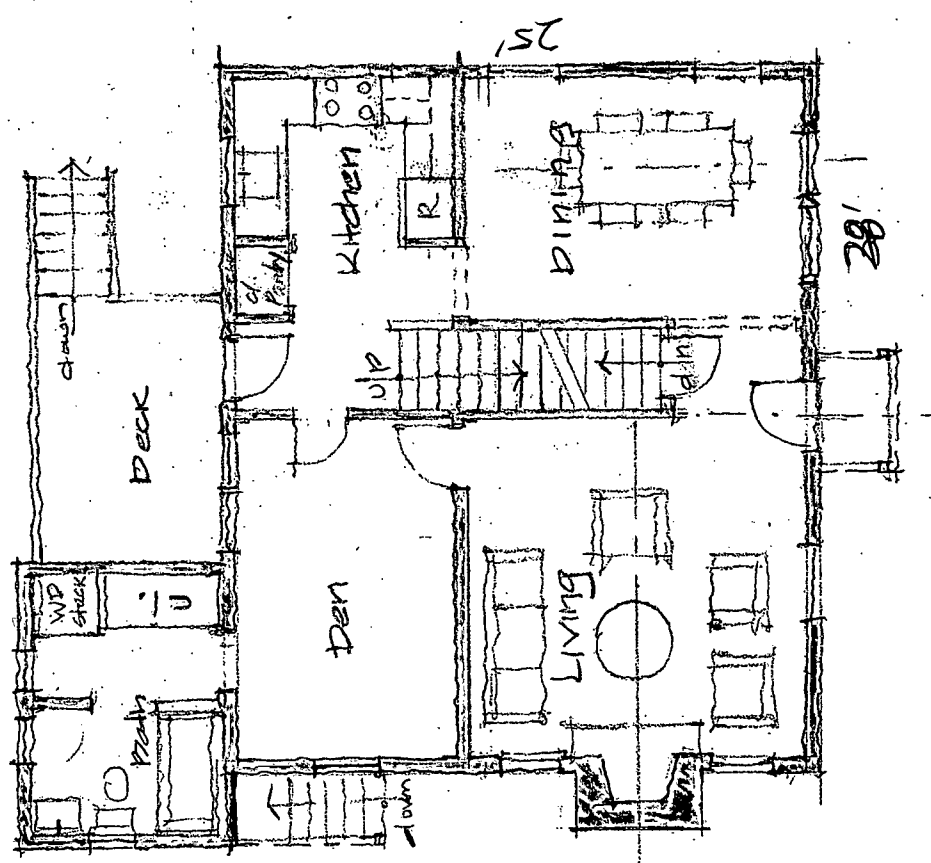


SCALE 1/4" = 1'0" BASEMENT FLOOR PLAN

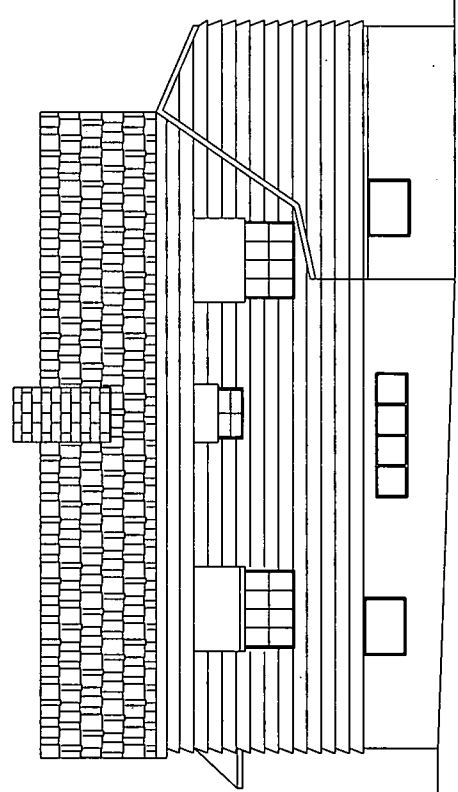
Existing



SECOND FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$

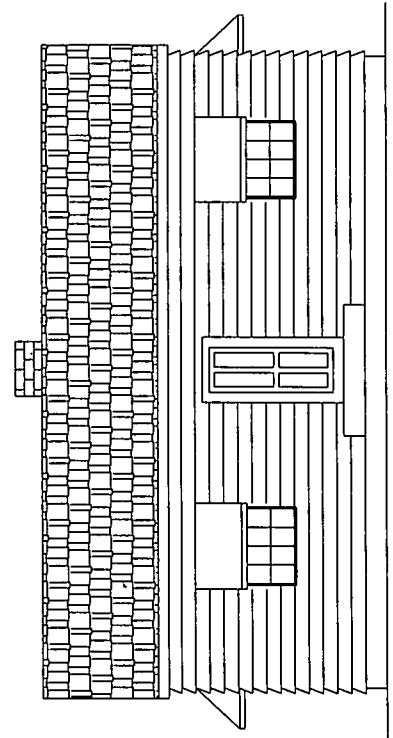


FIRST FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$



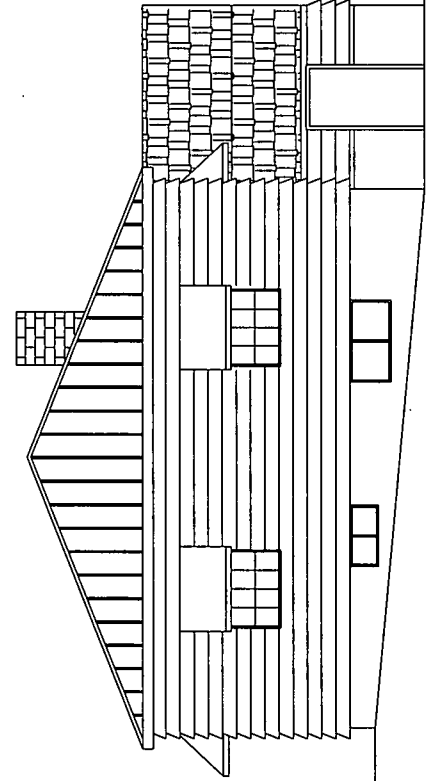
SCALE 1/4" = 1'0"

WEST ELEVATION



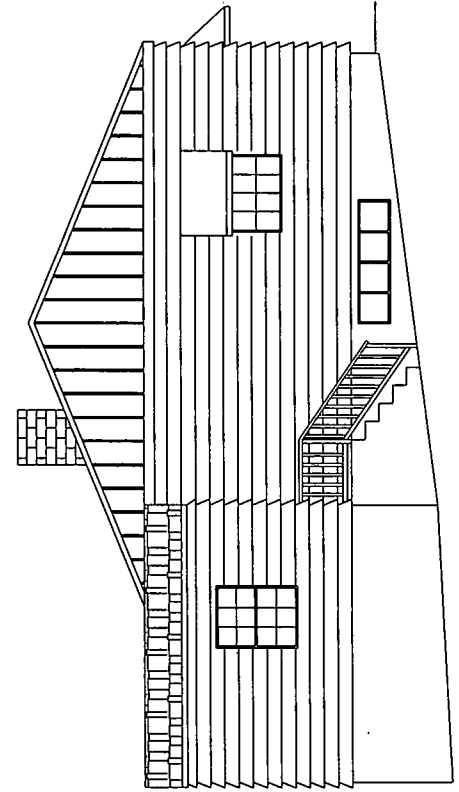
SCALE 1/4" = 1'0"

EAST ELEVATION



SCALE 1/4" = 1'0"

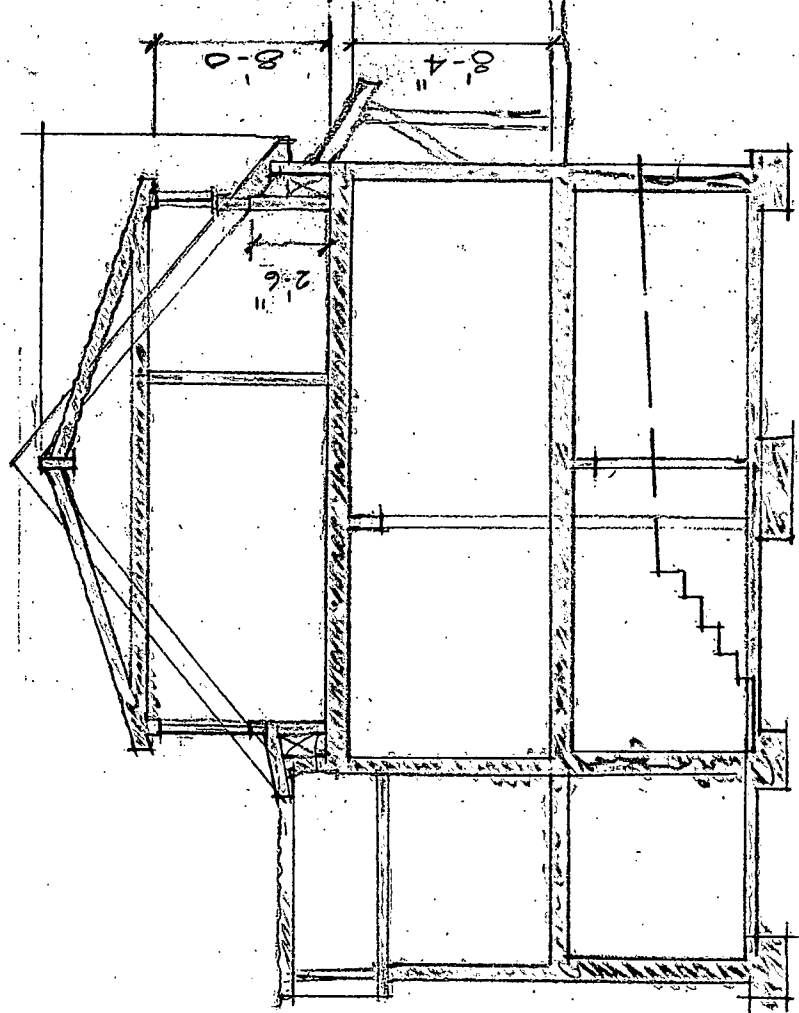
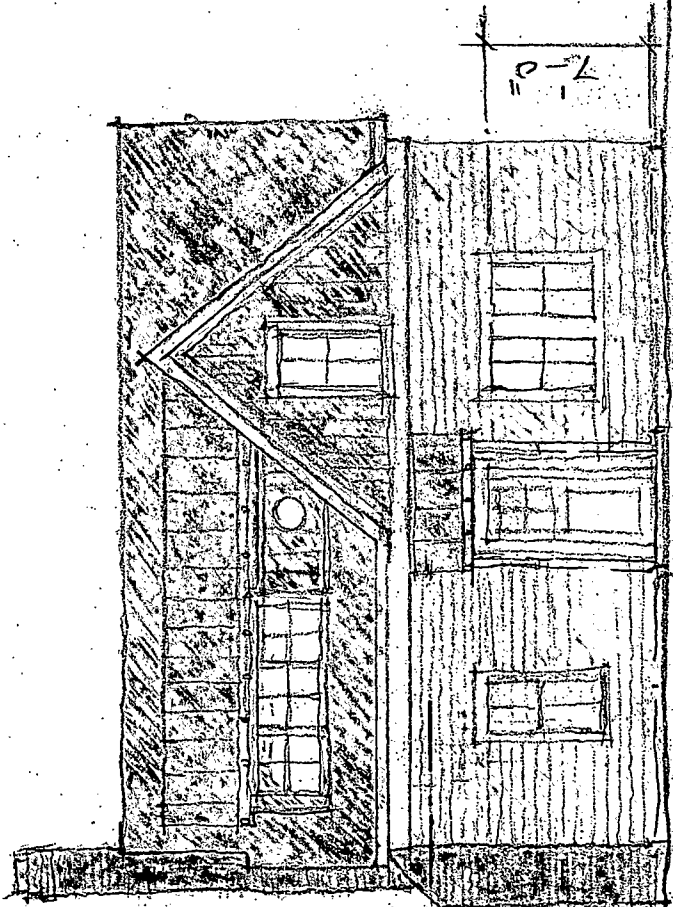
NORTH ELEVATION



SCALE 1/4" = 1'0"

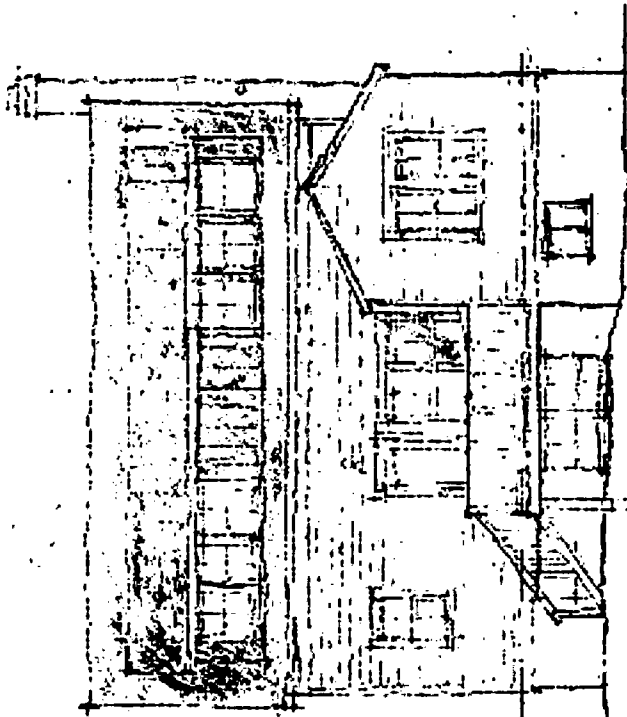
SOUTH ELEVATION

Existing

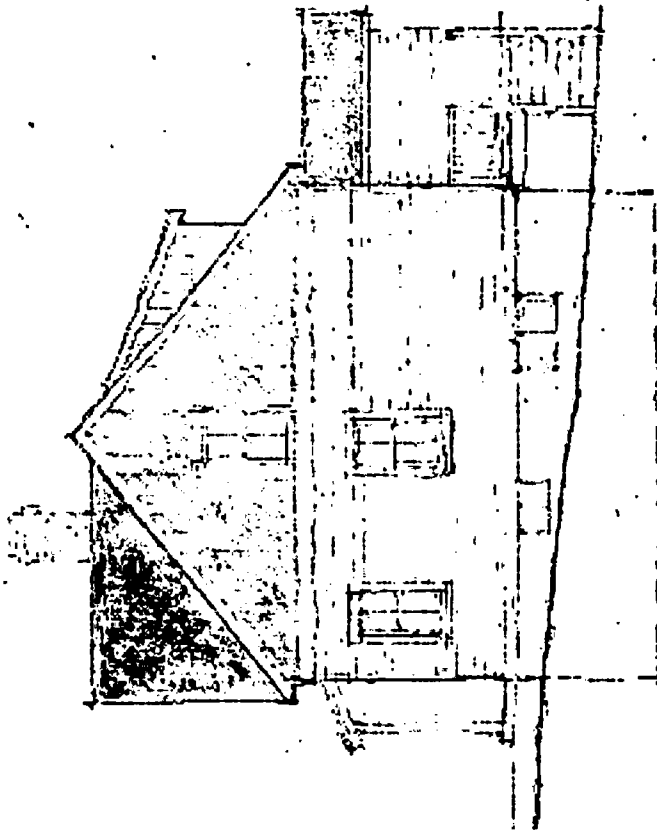


SECTION ELEVATION
 $\frac{1}{8}'' = 1'-0''$

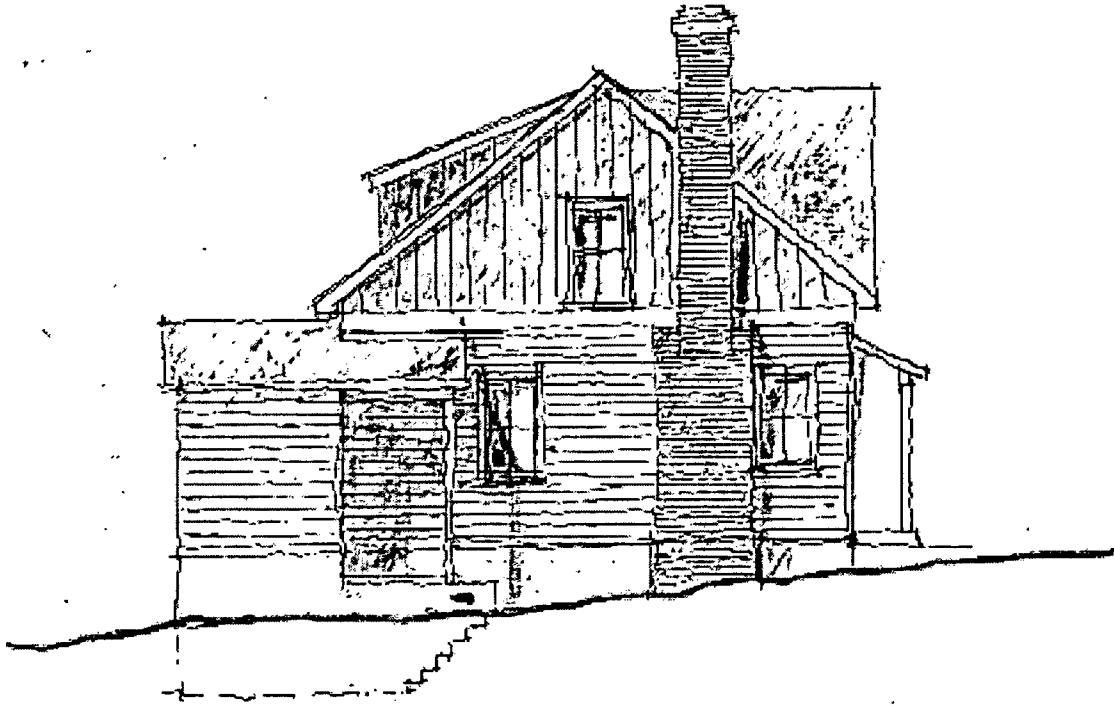
SECTION
 $\frac{1}{8}'' = 1'-0''$



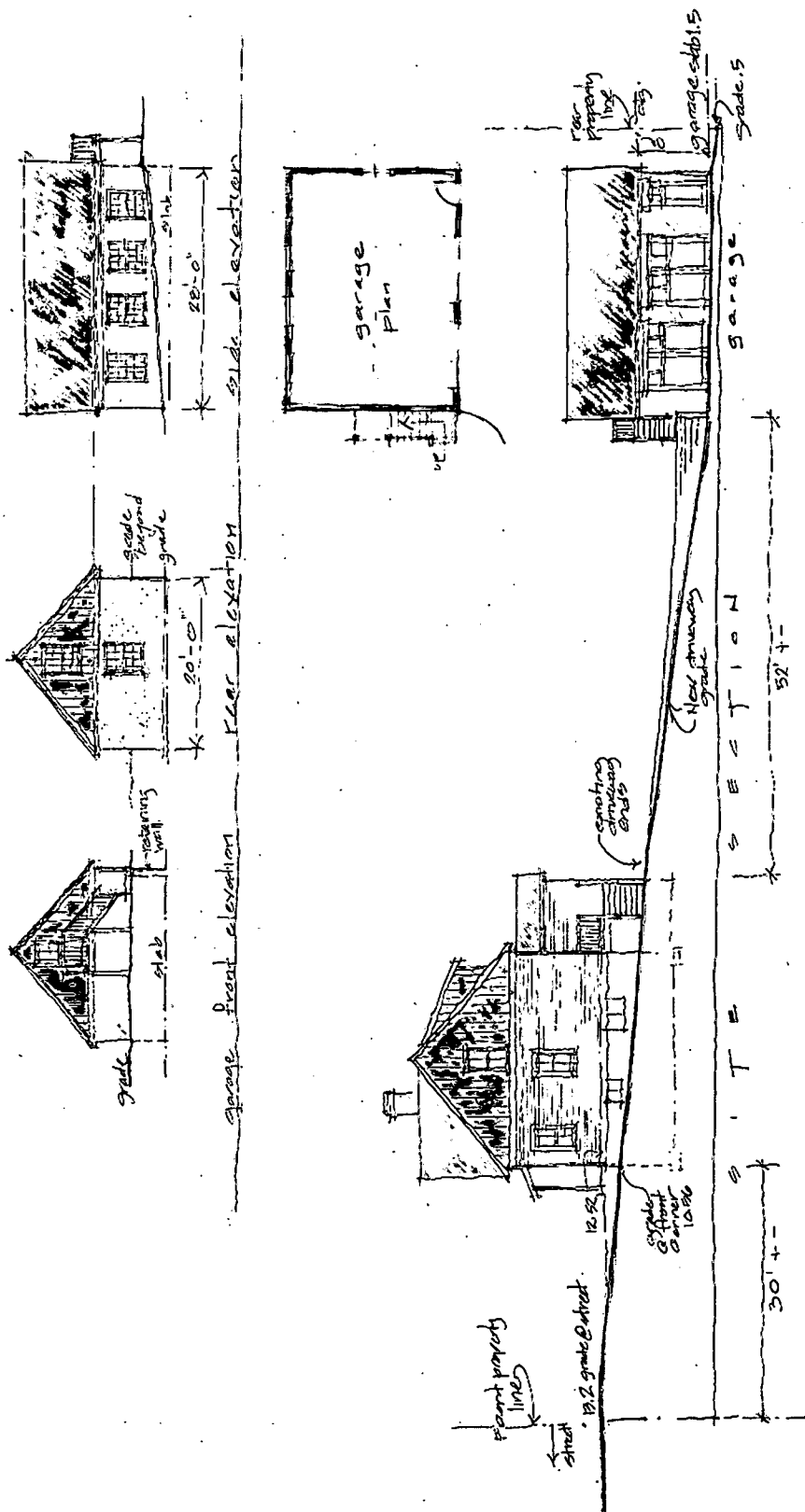
REAR ELEVATION

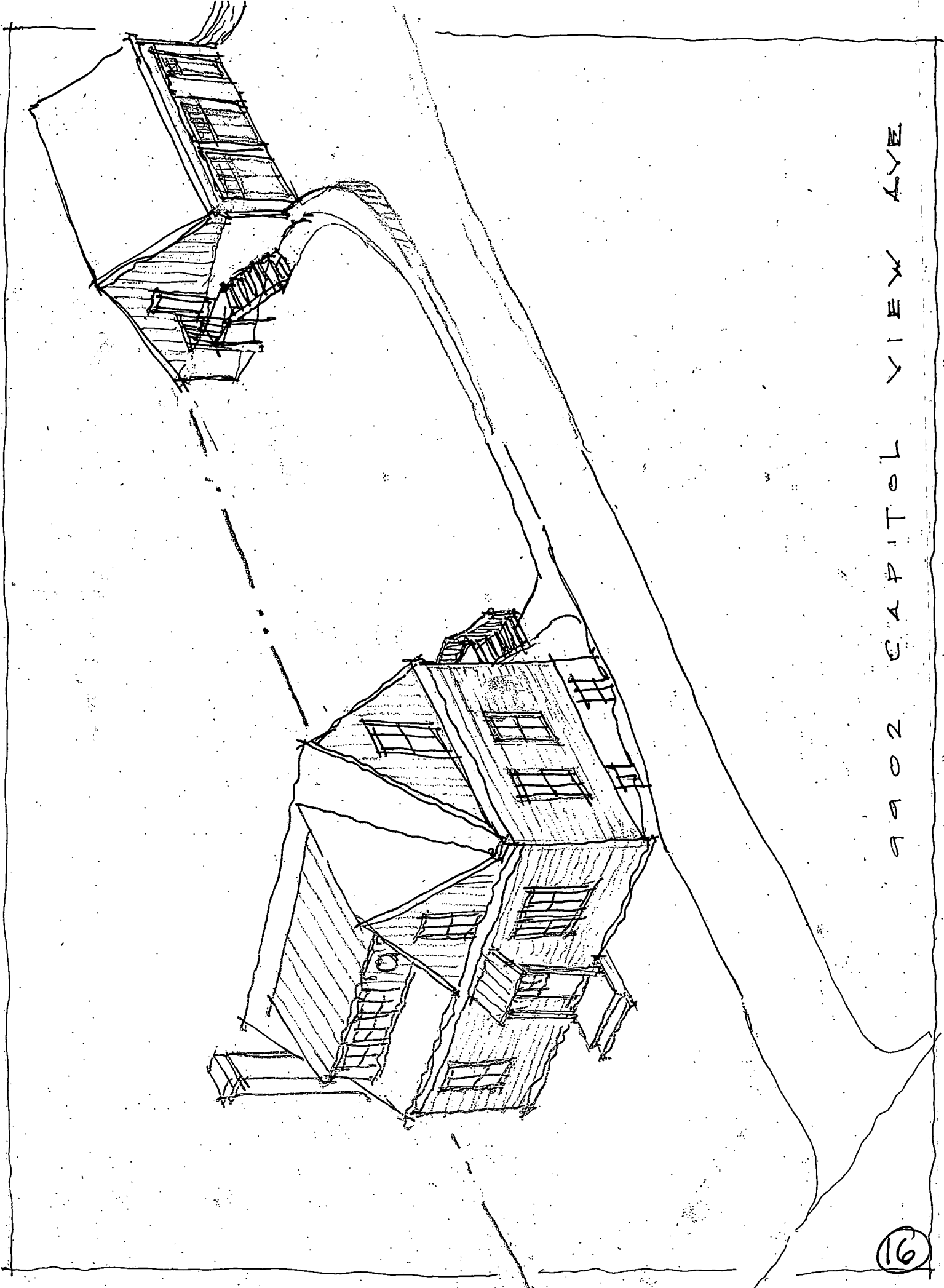


SIDE ELEVATION

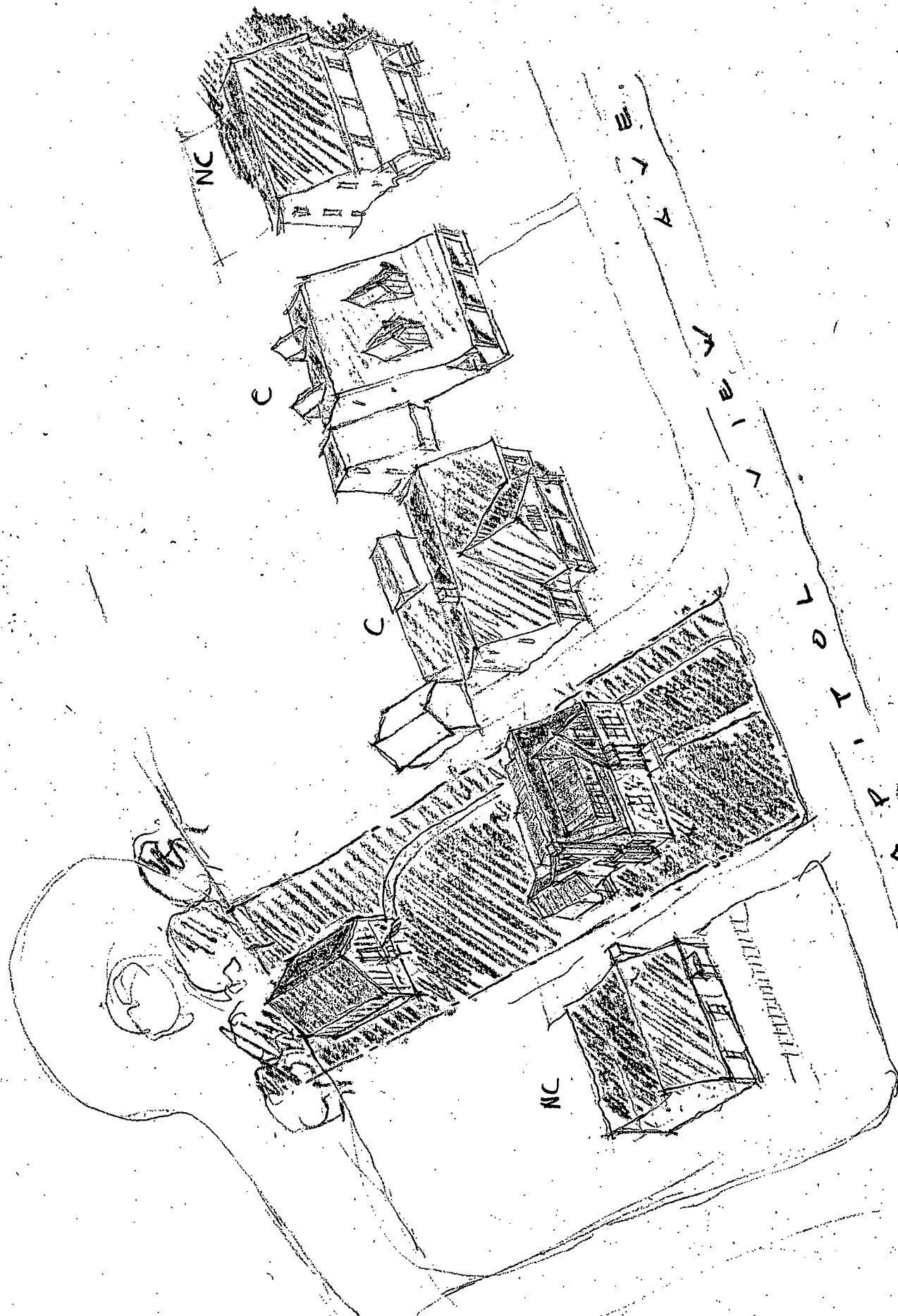


9902 Capitol View Ave.
SIDE ELEVATION





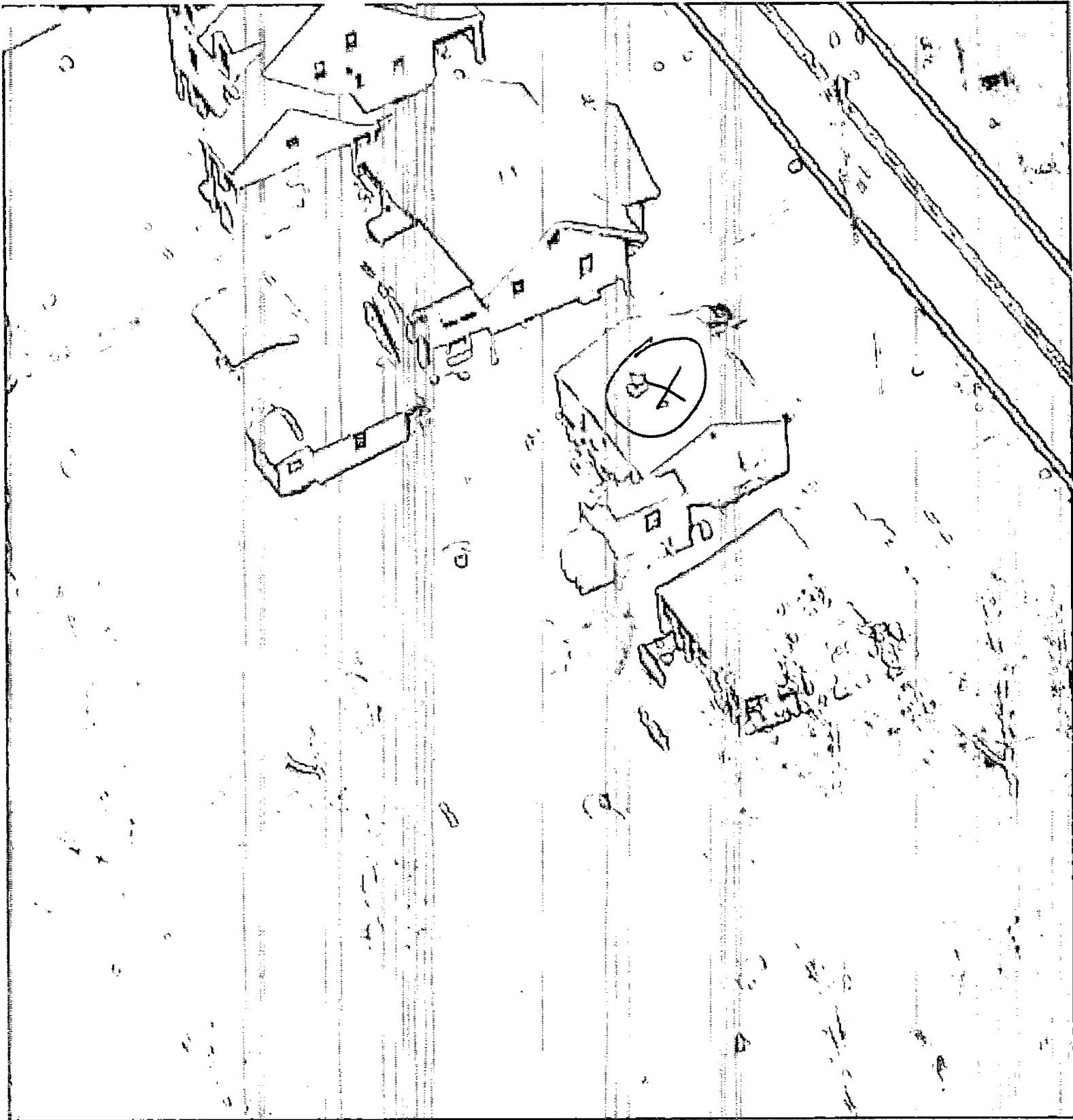
9902 CAPITOL VIEW AVE



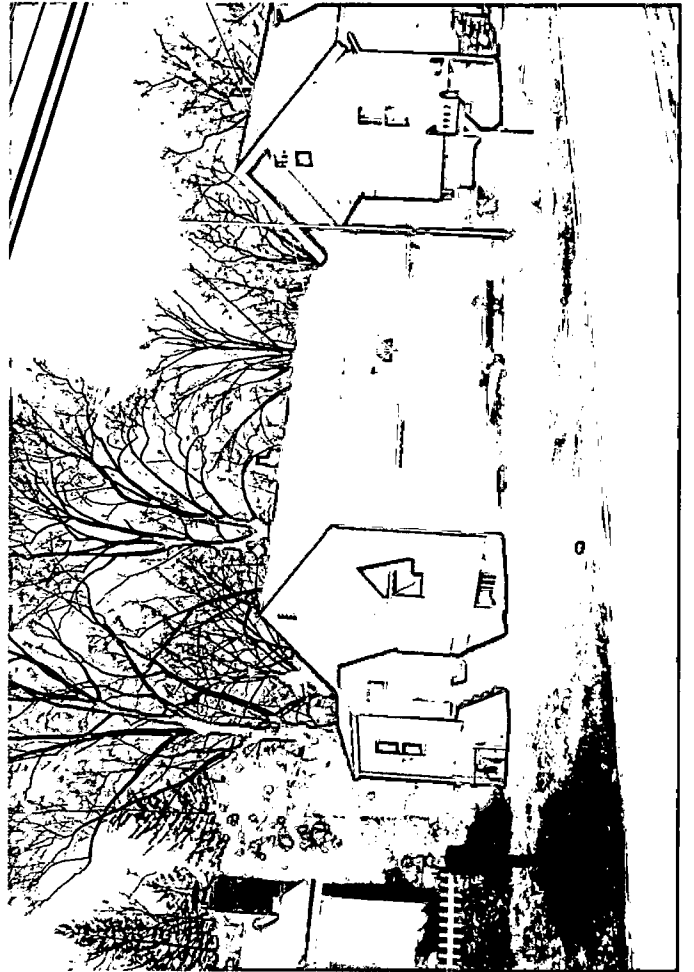
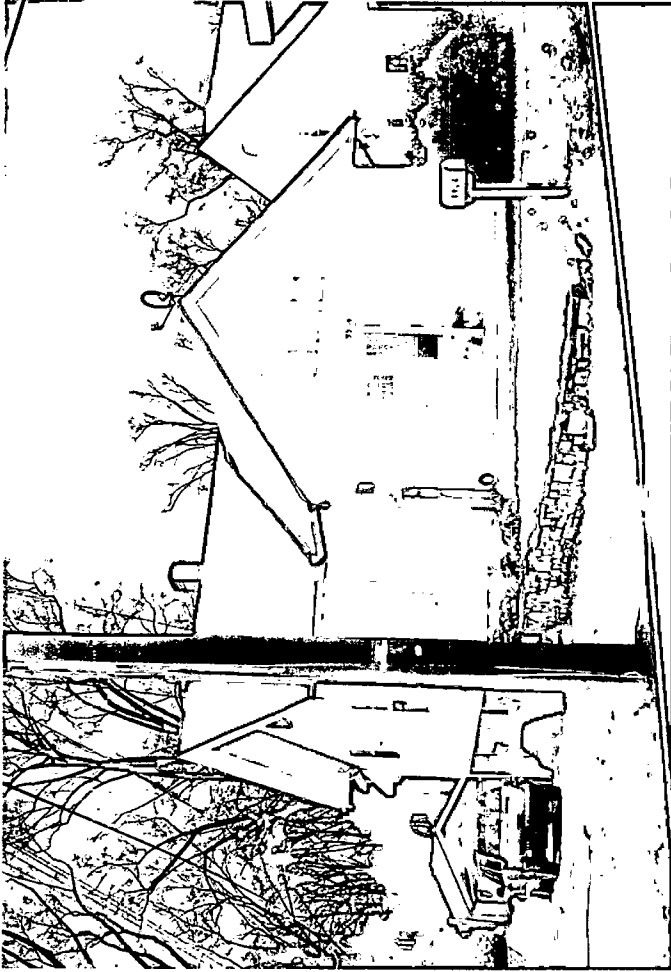
C A P I T O L S T R E E T P A T T E R N



(c) Copyright 2008, Pictometry International



(c) Copyright 2008, Pictometry International



Silver, Joshua

From: Miche Booz [mbooz@michebooz.com]
Sent: Monday, March 01, 2010 10:23 AM
To: Silver, Joshua
Subject: Fwd: 9902 Capitol View Ave

Miche Booz
AIA, LEED AP, CNCU

Miche Booz Architect
208 Market Street
Brookeville, MD 20833
p. 301 774 6911
f. 301 774 1908
www.michebooz.com

Begin forwarded message:

From: David Blaufarb <dblaufarb@hotmail.com>
Date: February 26, 2010 2:16:05 PM EST
To: <joshua.silver@mncppc.mc.org>
Subject: 9902 Capitol View Ave

Hello Josh,
Miche asked me to email you the exterior finishes.

Roofing: The flat dormer roofs front and back are prefinished standing seam metal roofing. The more steeply pitched roofs are architectural shingles for example, Certainteed Landmark.

Siding: The siding will be fiber cement clapboard. The walls of the dormers and the gables will be a different texture employing a cedar shingle look. A possible alternate on the first floor walls would be smooth cement stucco.

Windows: The double hung are two over two true divided light wood window as manufactured by Lincoln windows. The casement windows will be a similar construction with four to six lights depending on the size.

Garage: The siding will be a reverse board and batten and the roof will be the same shingles as the house.

I hope this is the information you were looking for. If you need anything else please let me know.

Thank you,
David Blaufarb

Your E-mail and More On-the-Go. Get Windows Live Hotmail Free. [Sign up now.](#)

LAP comments
Case I-E

HPC

May 26, 2010

HAWP 31/07/10D

9902 Capitol View Avenue

Silver Spring MD 20910

ATTN: Josh Silver

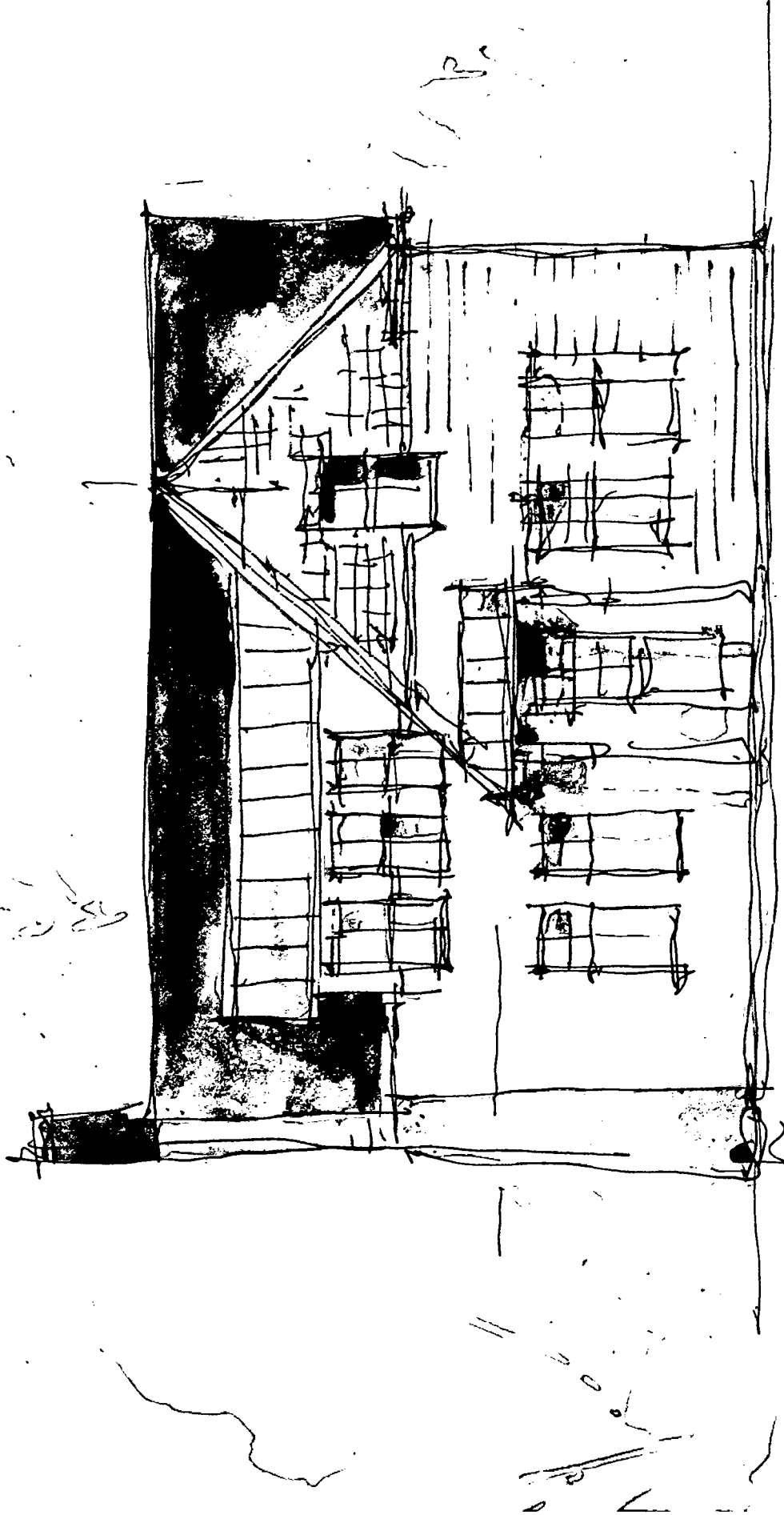
The Capitol View Park Historic Review Committee agrees with Staff Report to approve this HAWP application. The application requests alterations and additions to the existing non-contributing resource and a new garage construction. The proposal will enhance the existing street scape along the main road of our Historic District.

Sincerely

Caro Ireland and Duncan Tebow, Co-chairs

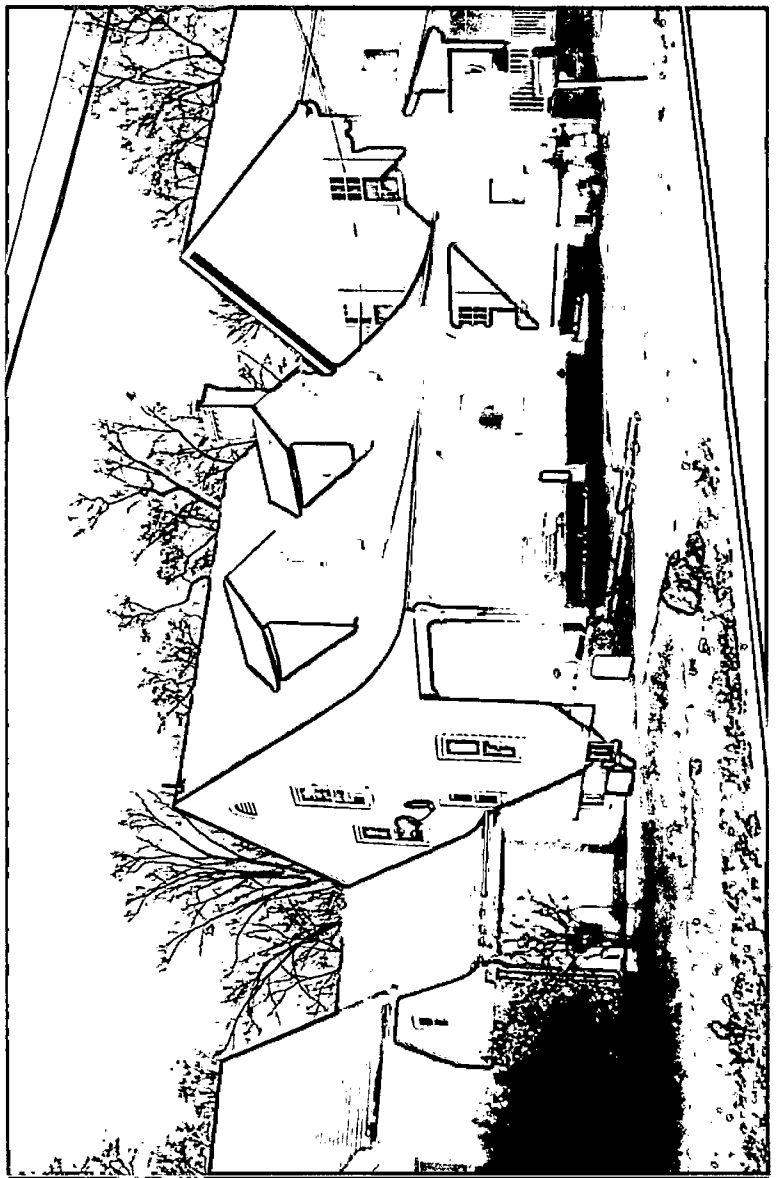
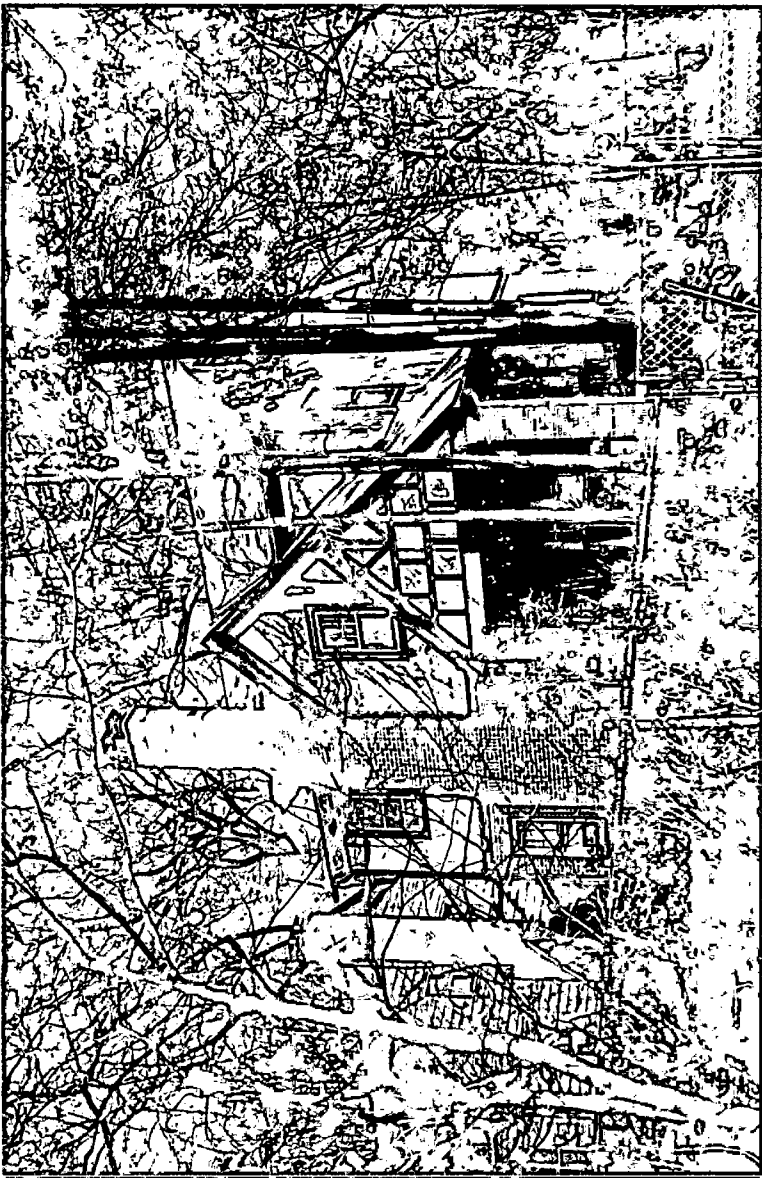
Capitol view Park Historic Review Committee

Capitol view Park Citizens Association



9902 Capitol. View Arc
FRONT ELEVATION

M. Booz Architect

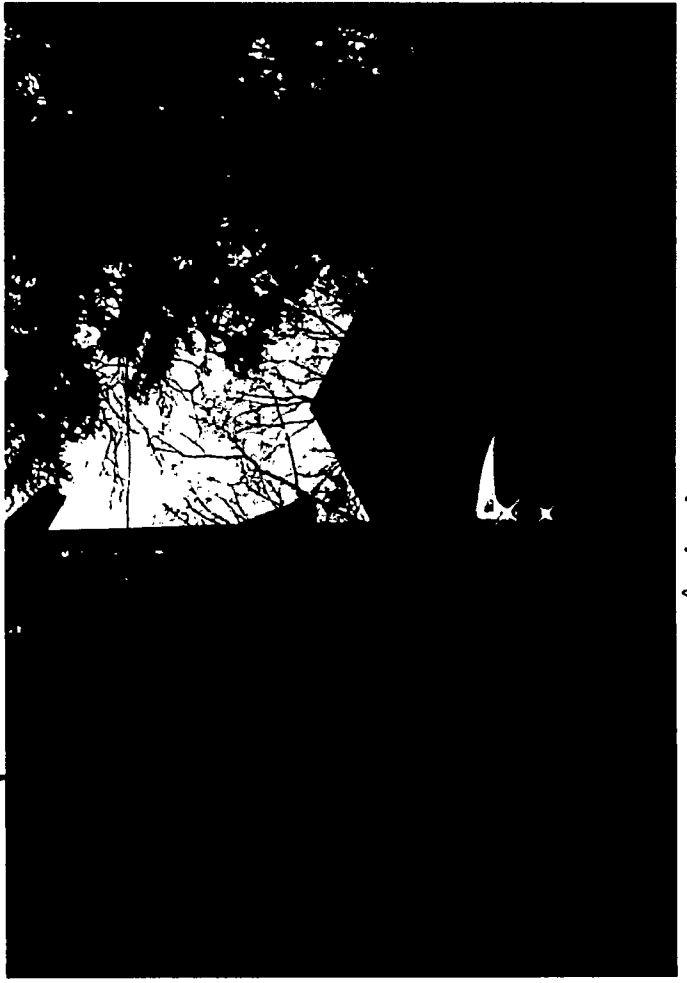




10123 Capitol View.



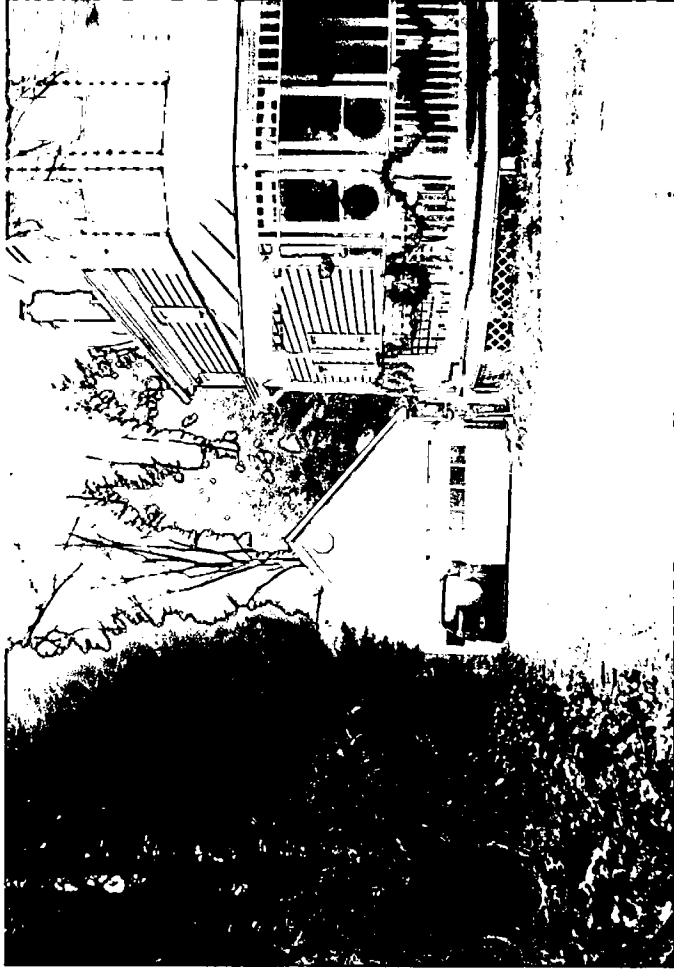
10323 Capitol View Ave



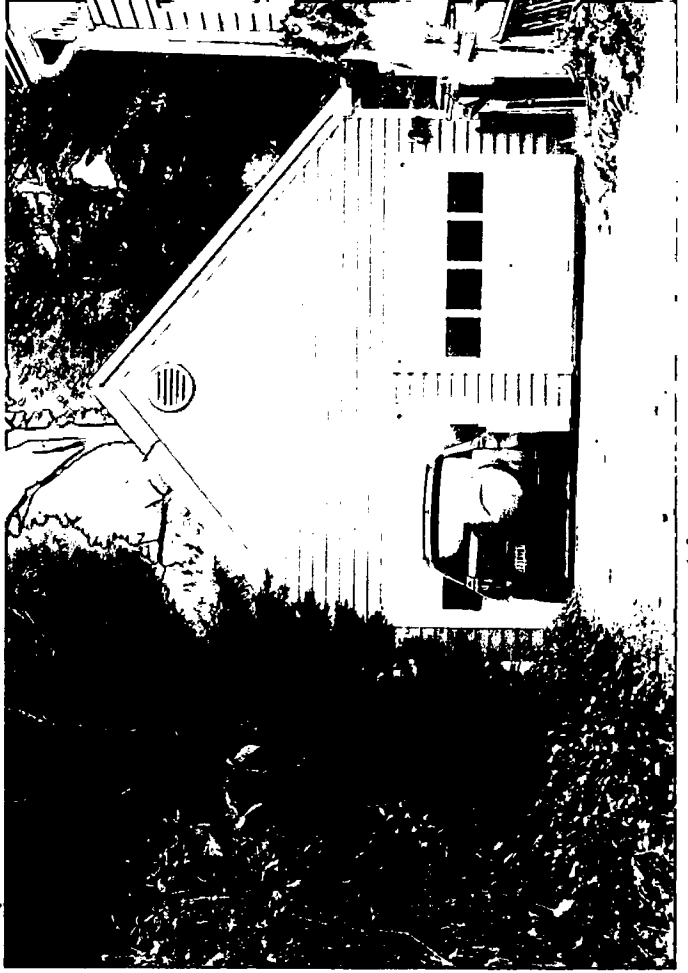
10122 Capitol View



10323 Capitol View Ave



10202 Meredith Ave



10202 Meredith Ave

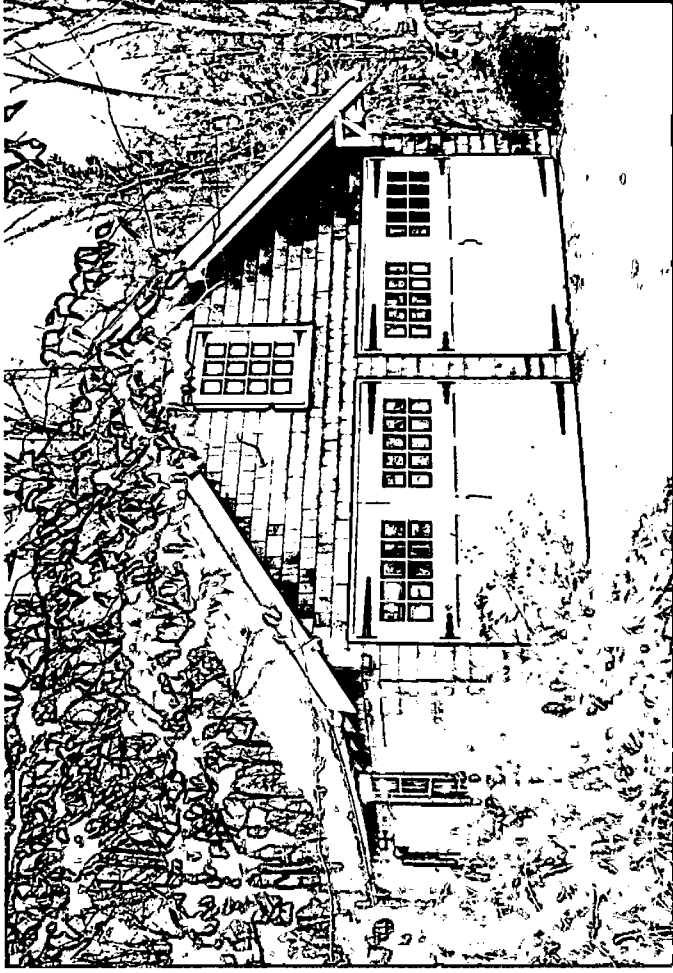


9921 Capitol View Ave

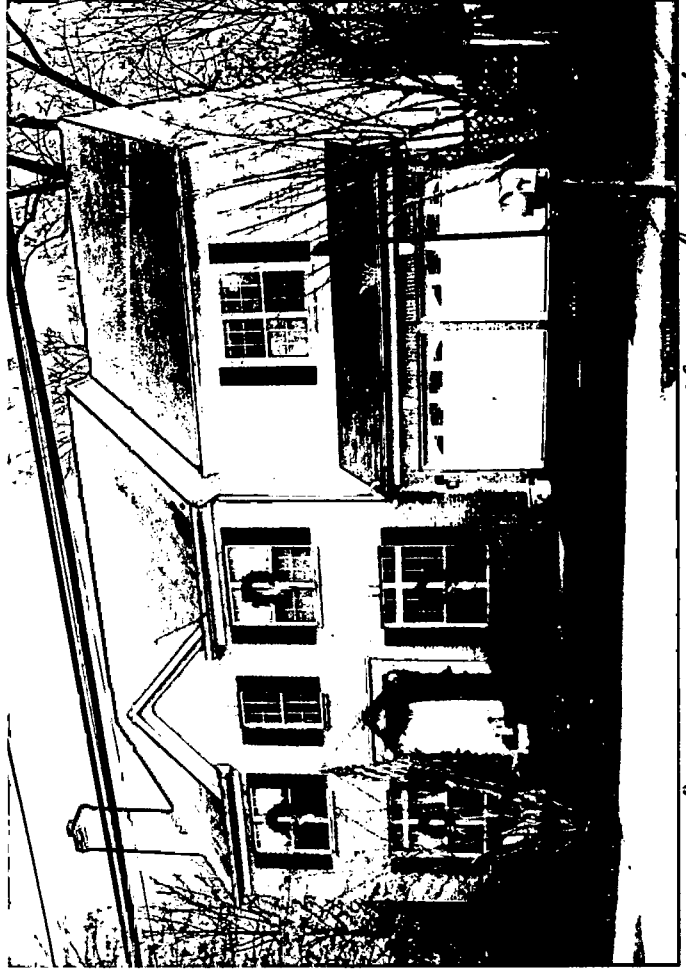


9809 Capitol View Ave

9902 CV Ave.



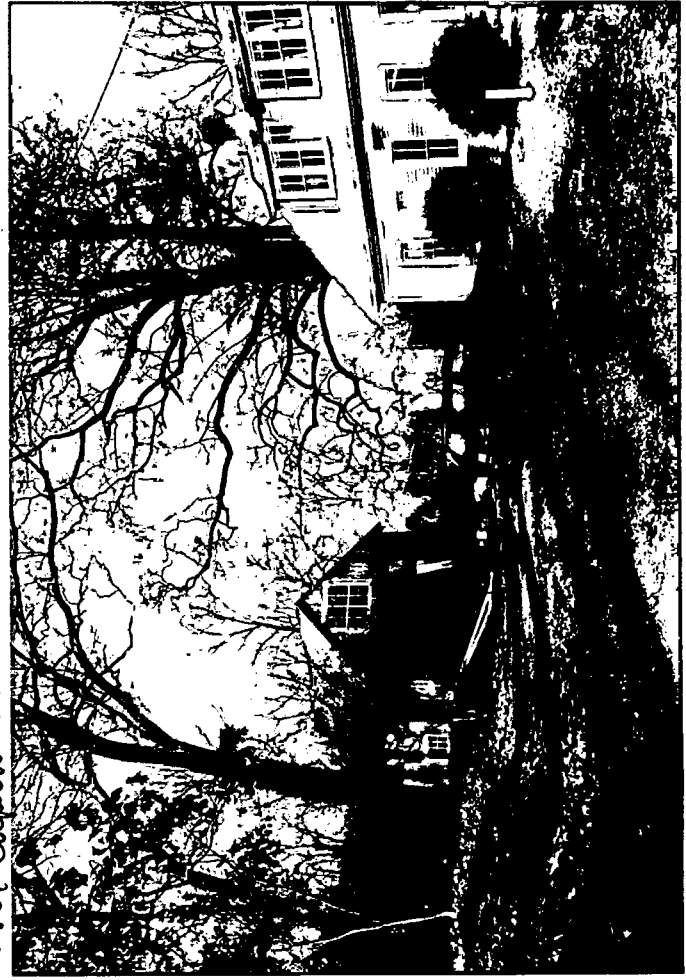
9910 Hollow Glen Pl. I built this one in '95



9907 Leafy Ave across the road street from 9901 Capitol View Ave



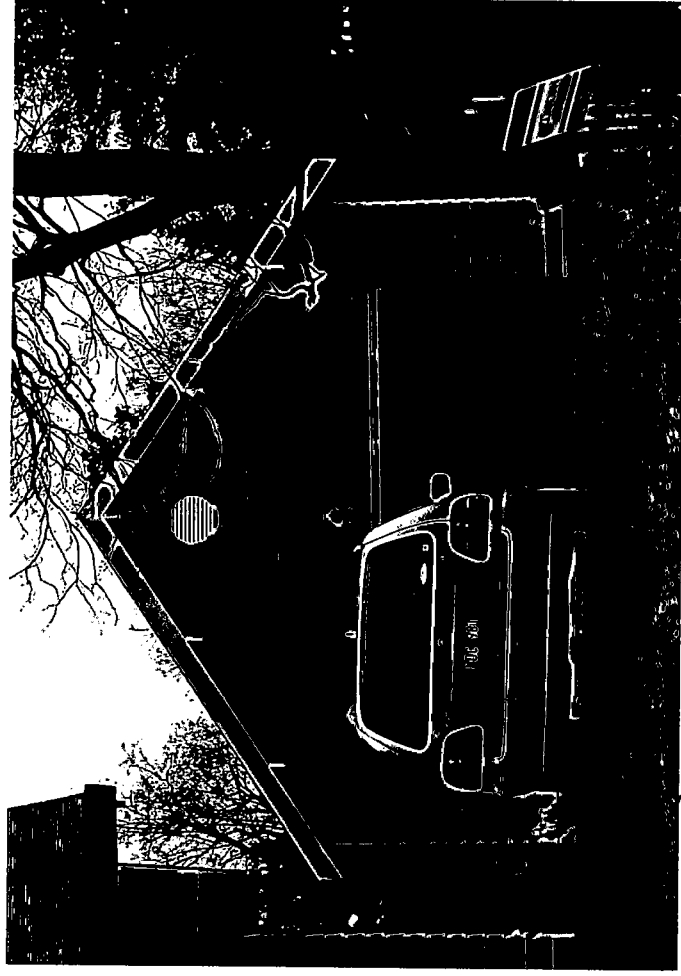
9901 Capitol View Ave



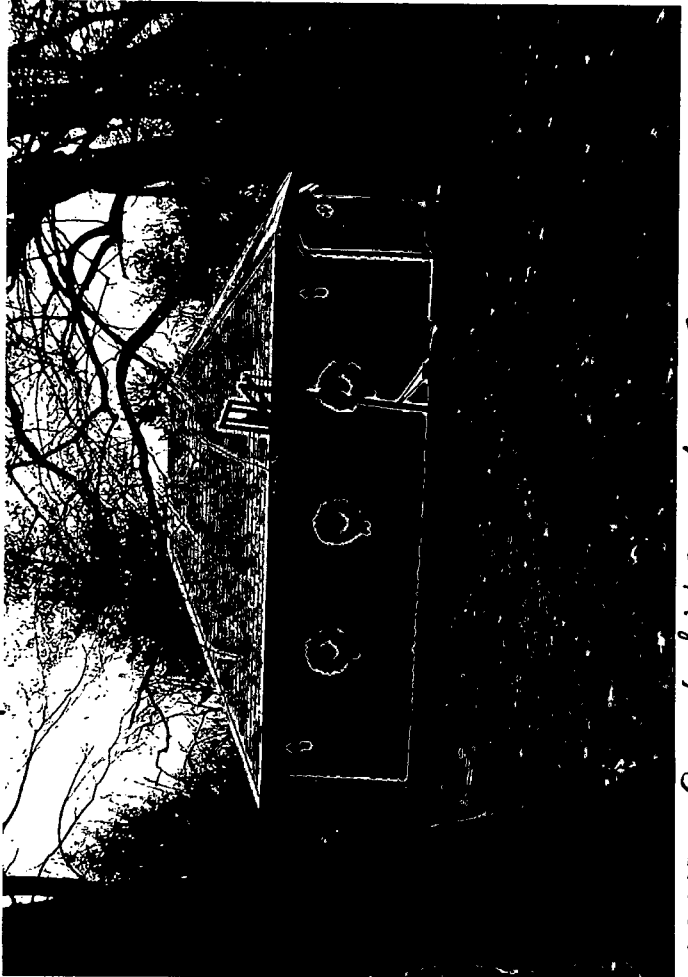
Barn at 9819 Capitol View Ave



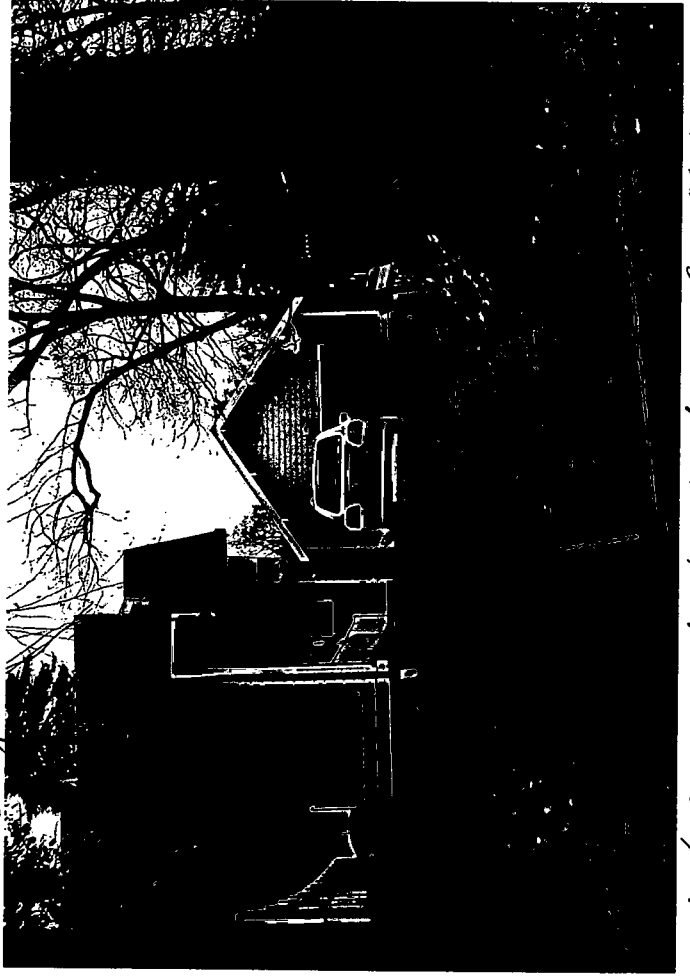
10012 Capitol View Ave



10106 Day



10012 Capitol View Ave 3 car garage



10106 Day. This house faces Capitol View across the street from 10012 Capitol View



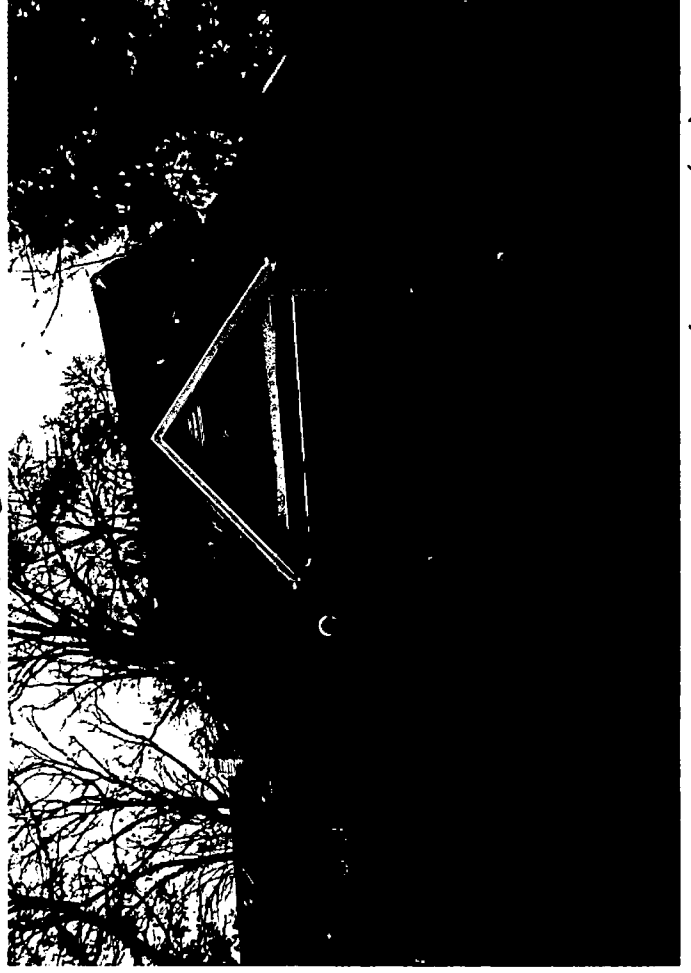
10109 Grant Ave



10109 Grant Ave



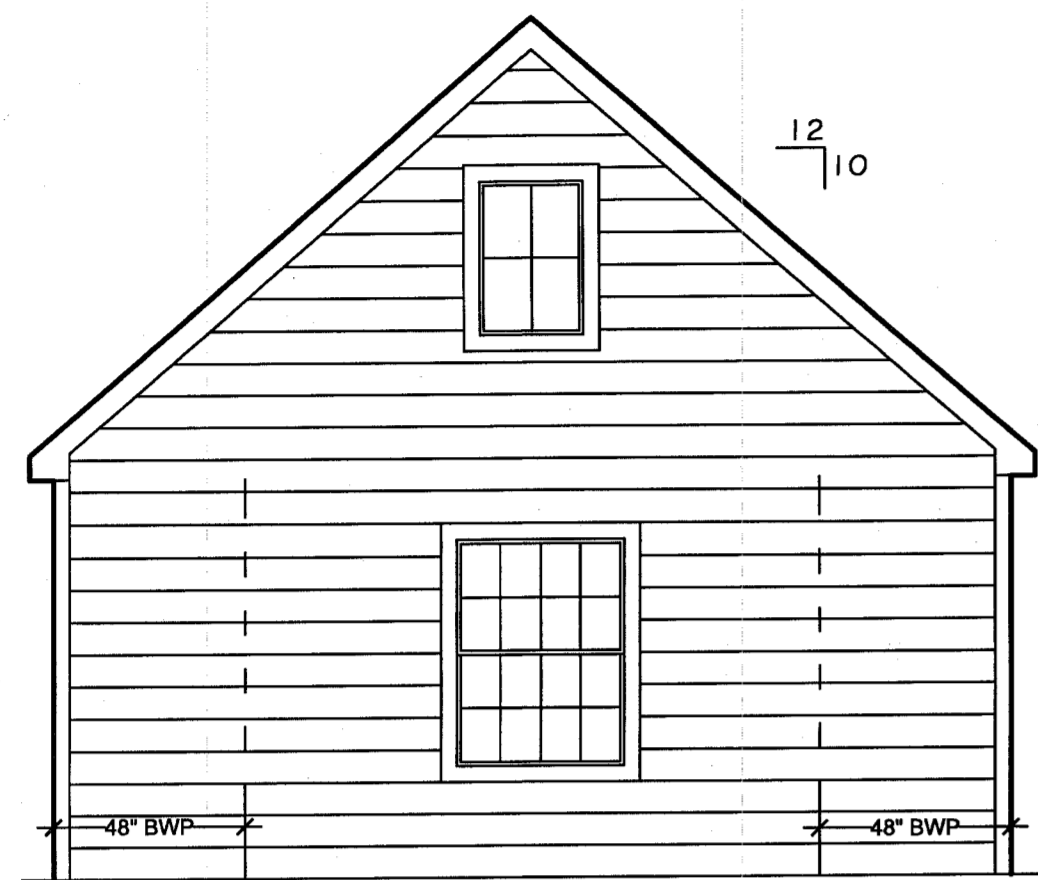
10122 Grant Ave



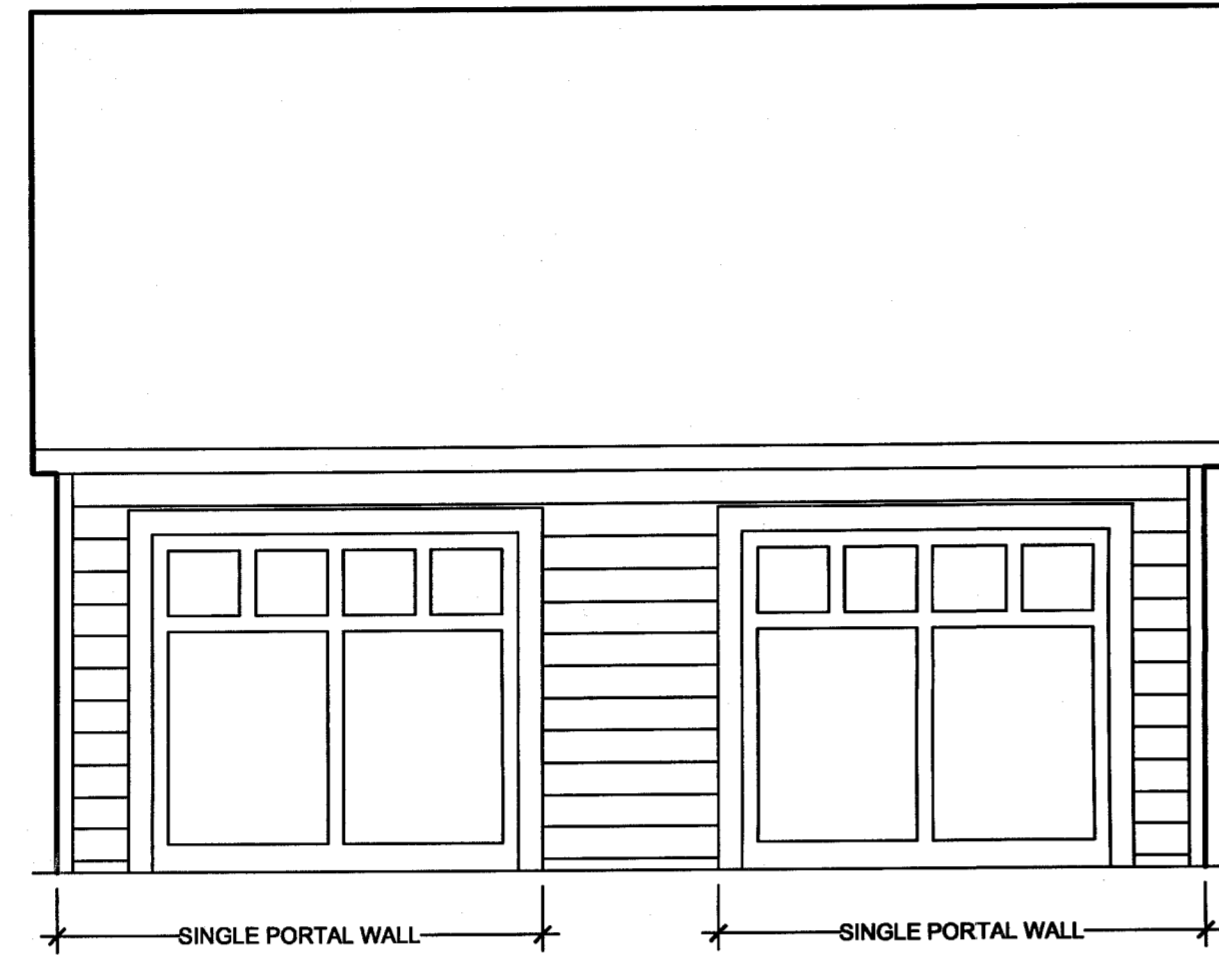
10114 Day just behind 10106 Day



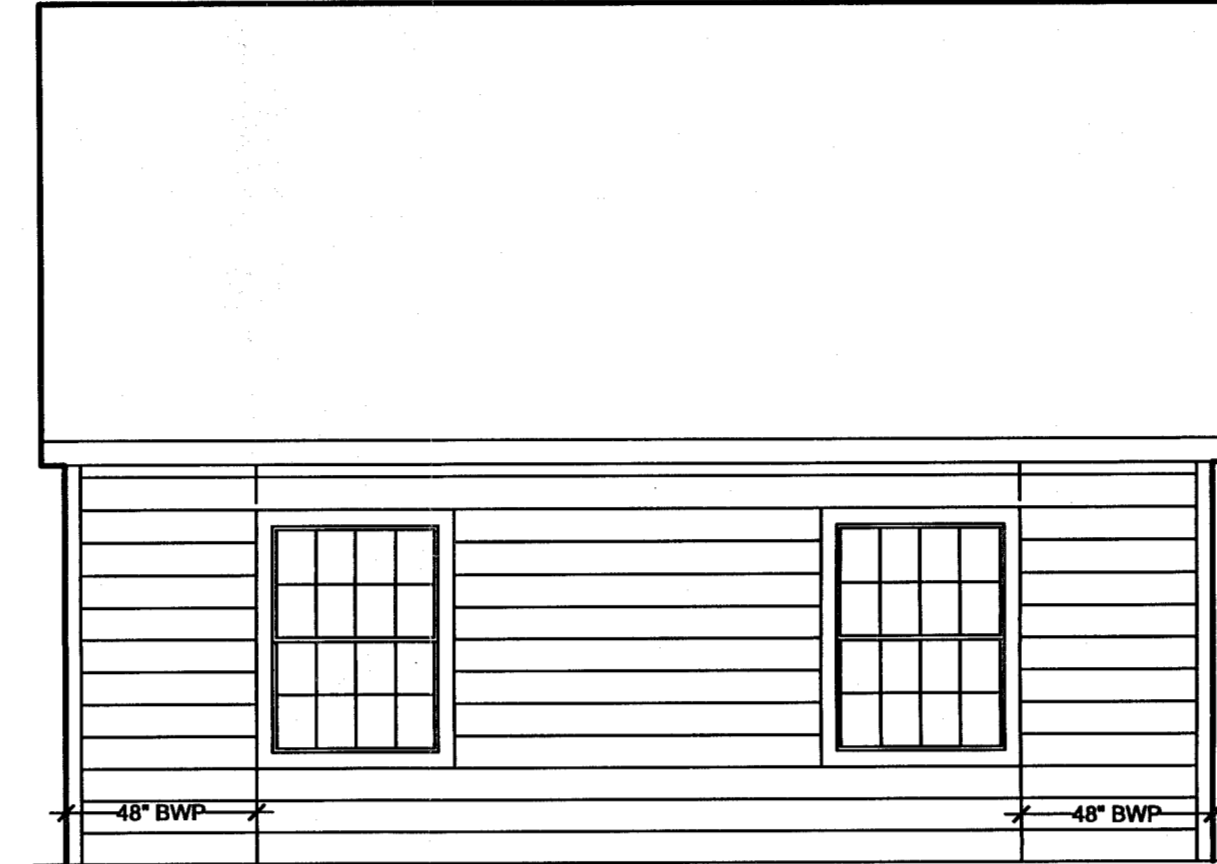
9904



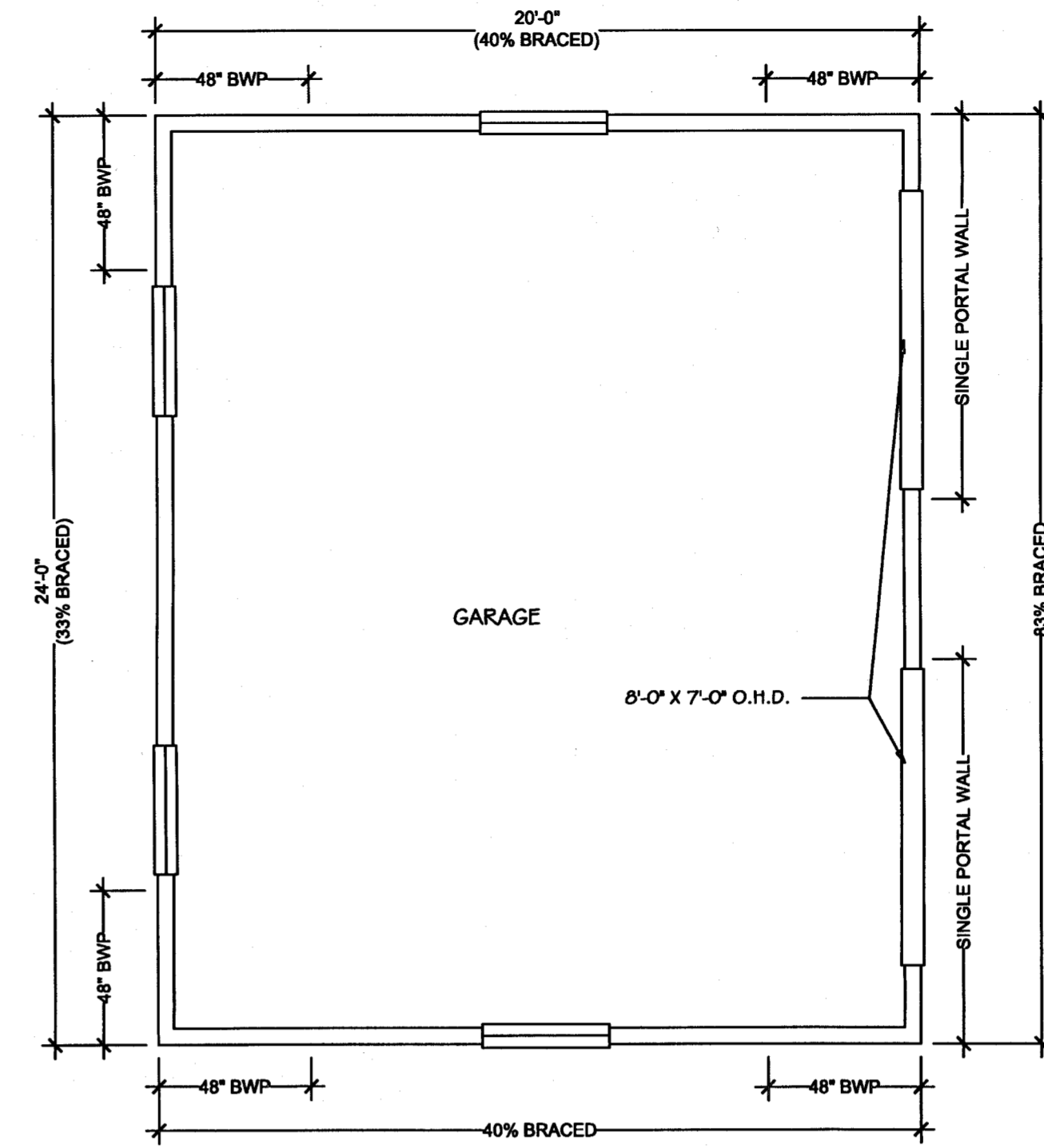
NORTH EAST ELEVATION



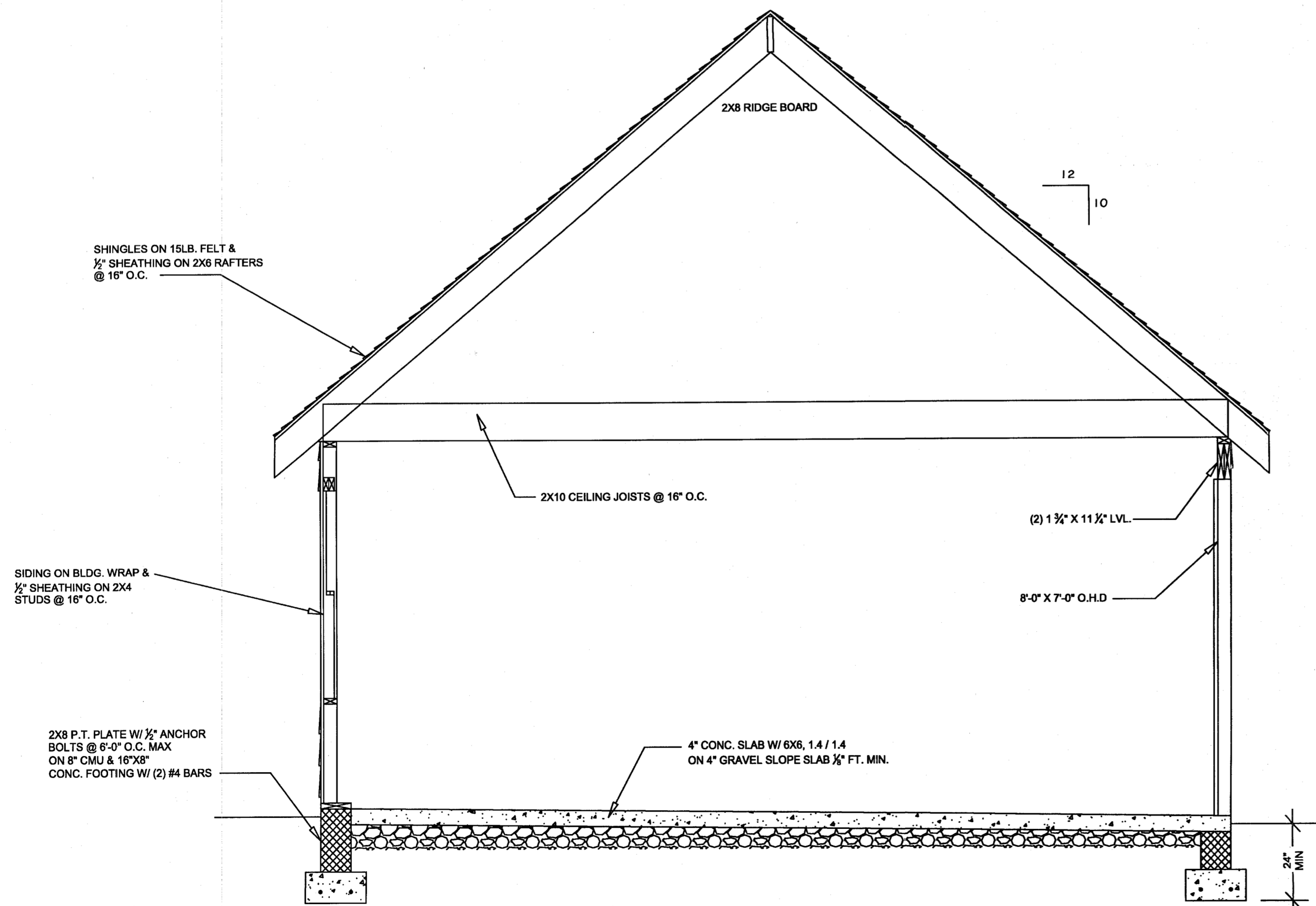
NORTH WEST ELEVATION



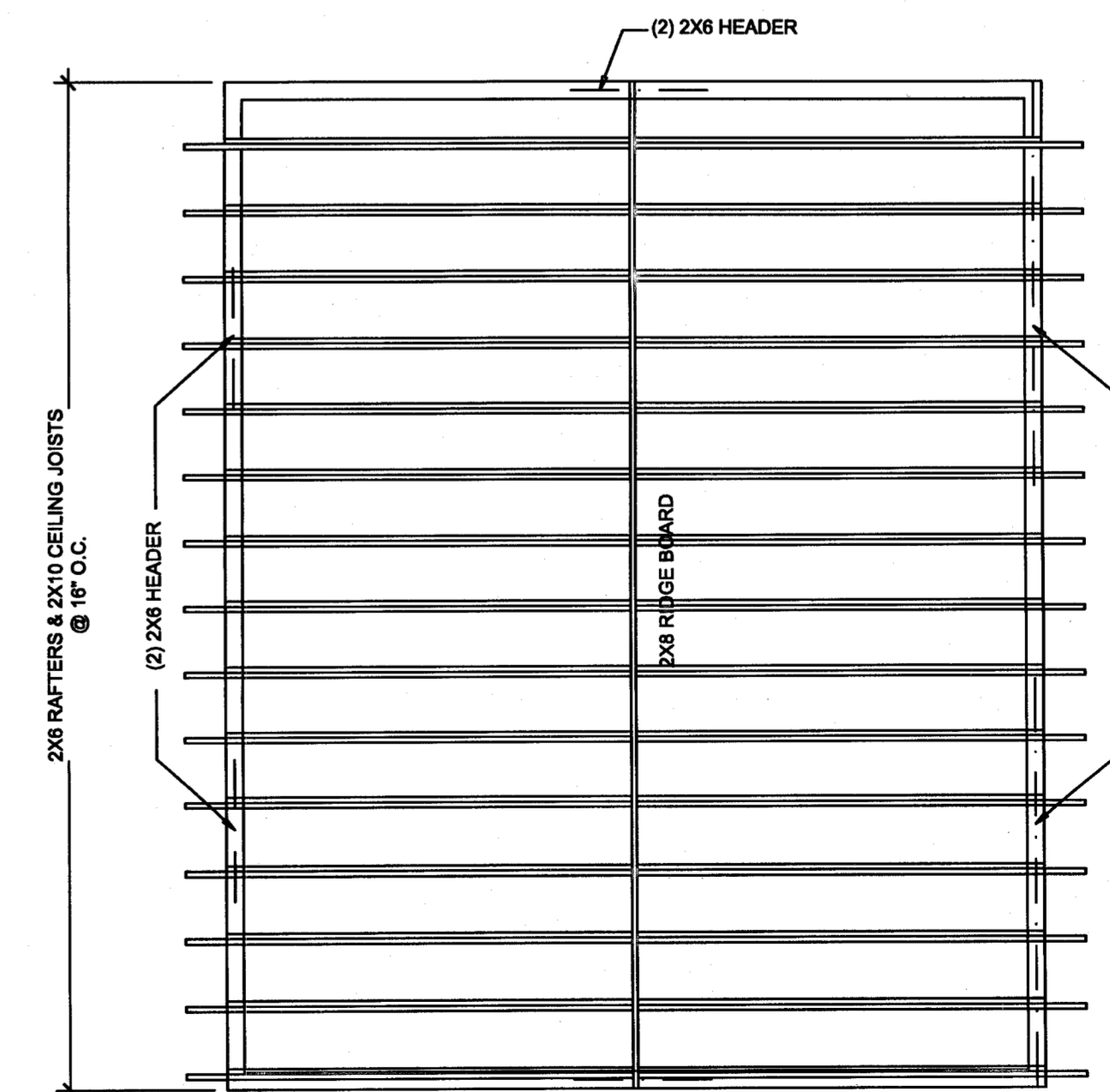
SOUTH EAST ELEVATION



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



SECTION C-C SCALE 1/2"=1'-0"

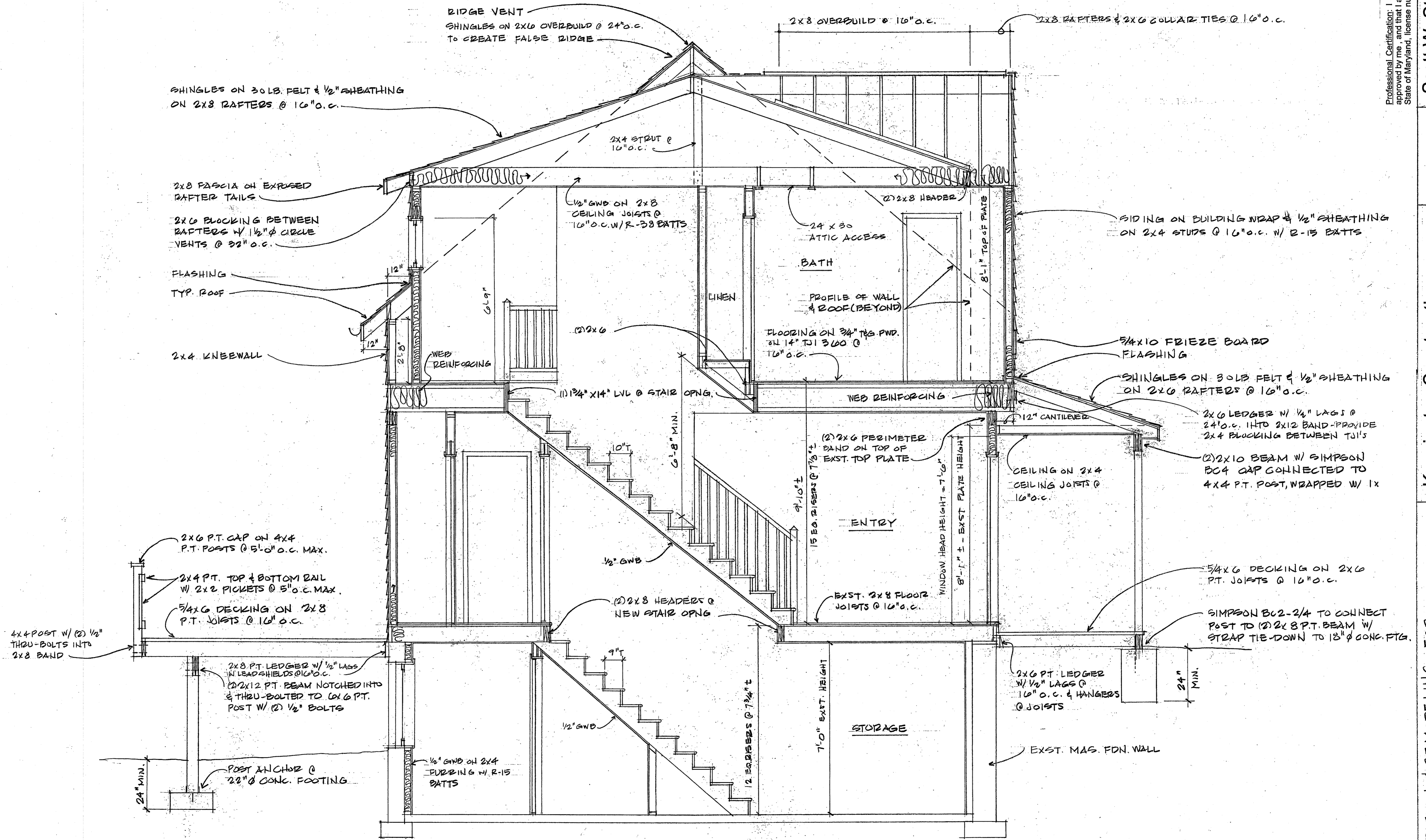


GARAGE ROOF FRAMING PLAN 1/4"=1'-0"

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11

SCOTT W. STERL, AIA PLLC
1473 WAGGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246

ADDITION & REMODELING FOR:
DAVID BLAUFARB
9902 CAPITOL VIEW AVE.
SILVER SPRING, MD 20910



SECTION A

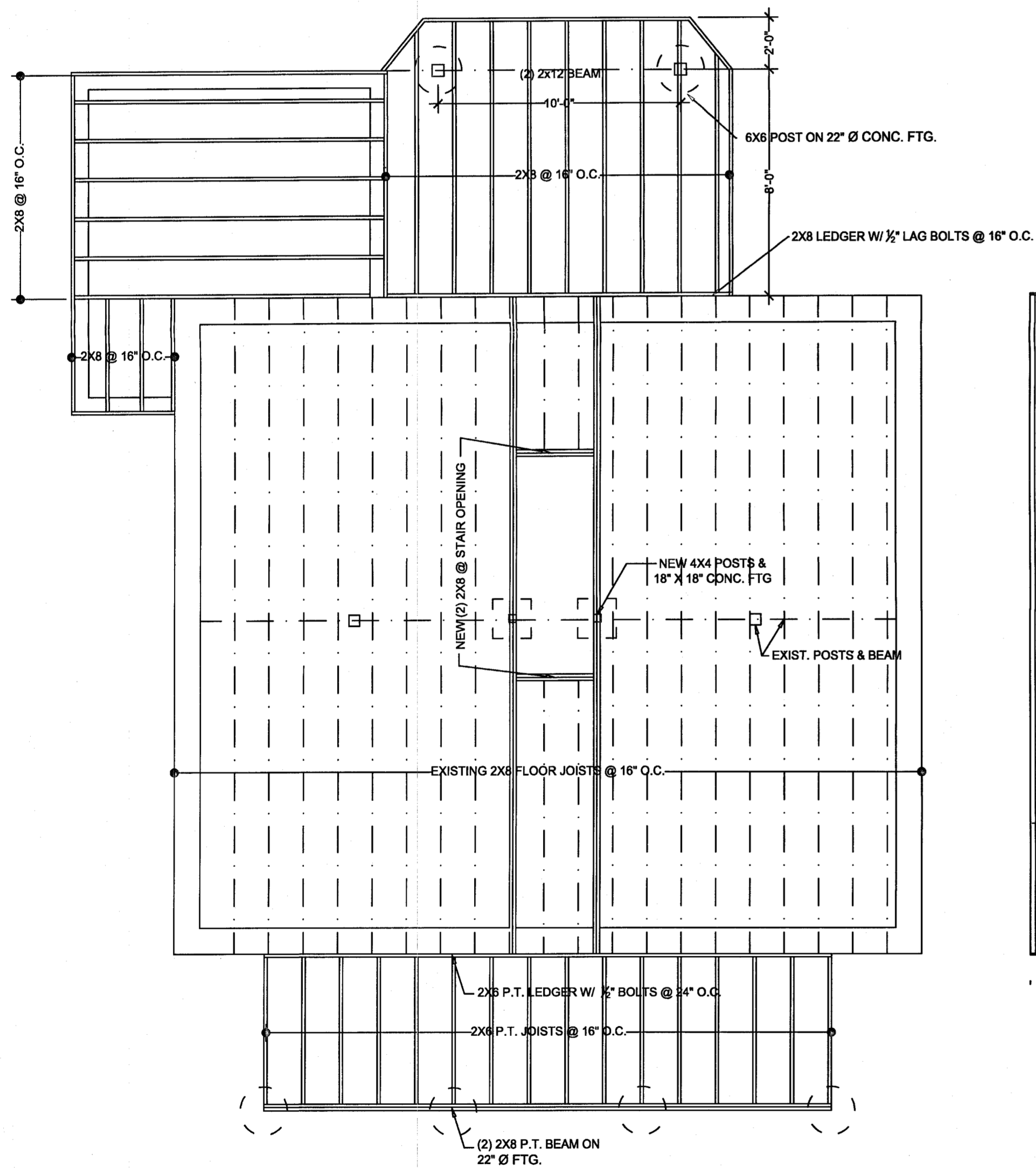
1/2" = 1'-0"

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11.

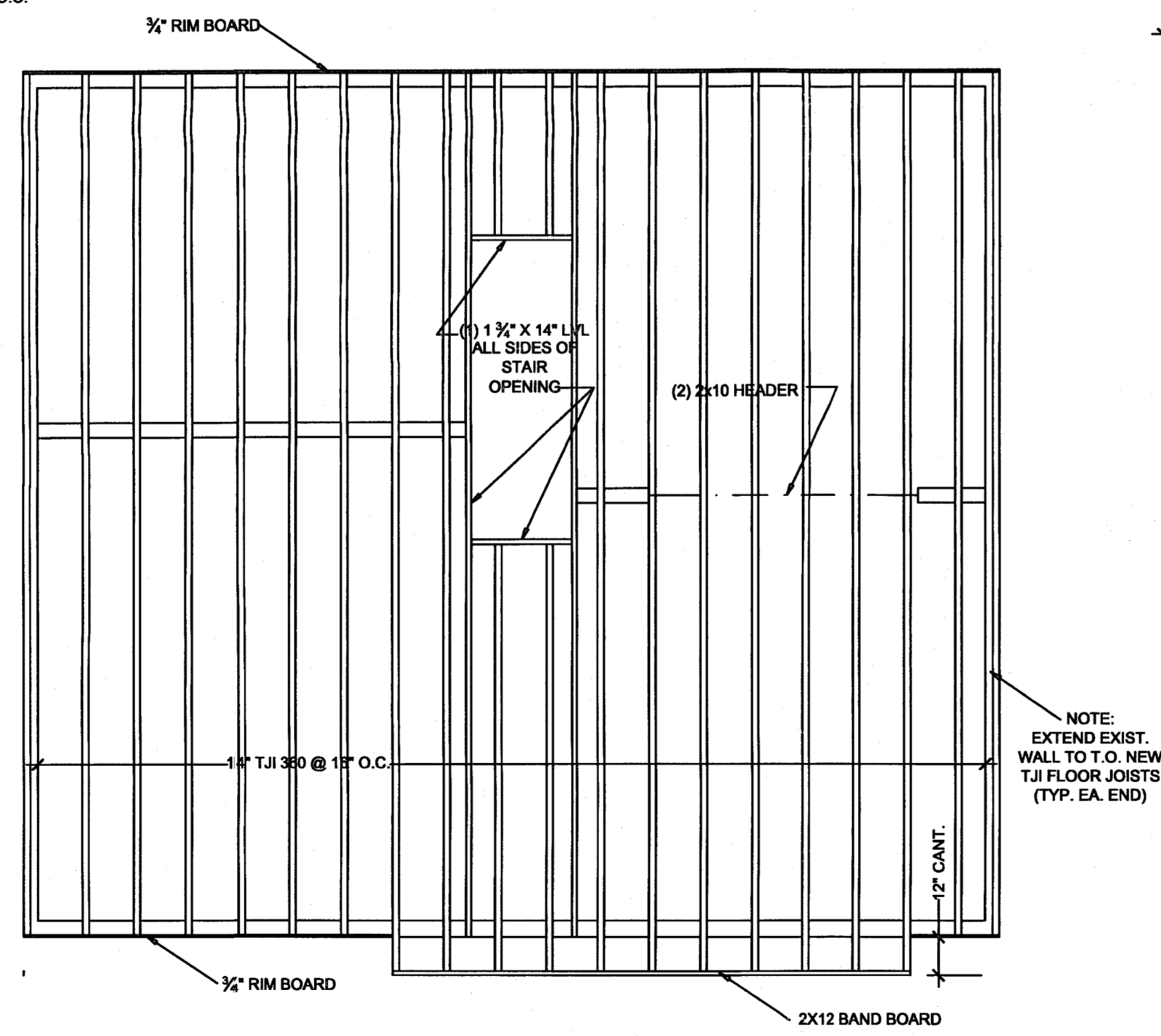
Scott W. Sterl, AIA, PLLC
 1473 Waggaman Circle
 McLean, Virginia 22101
 703-734-6246

Kensington Construction
 10421 Metropolitan Ave.
 Kensington, Maryland 20895
 301-949-3100

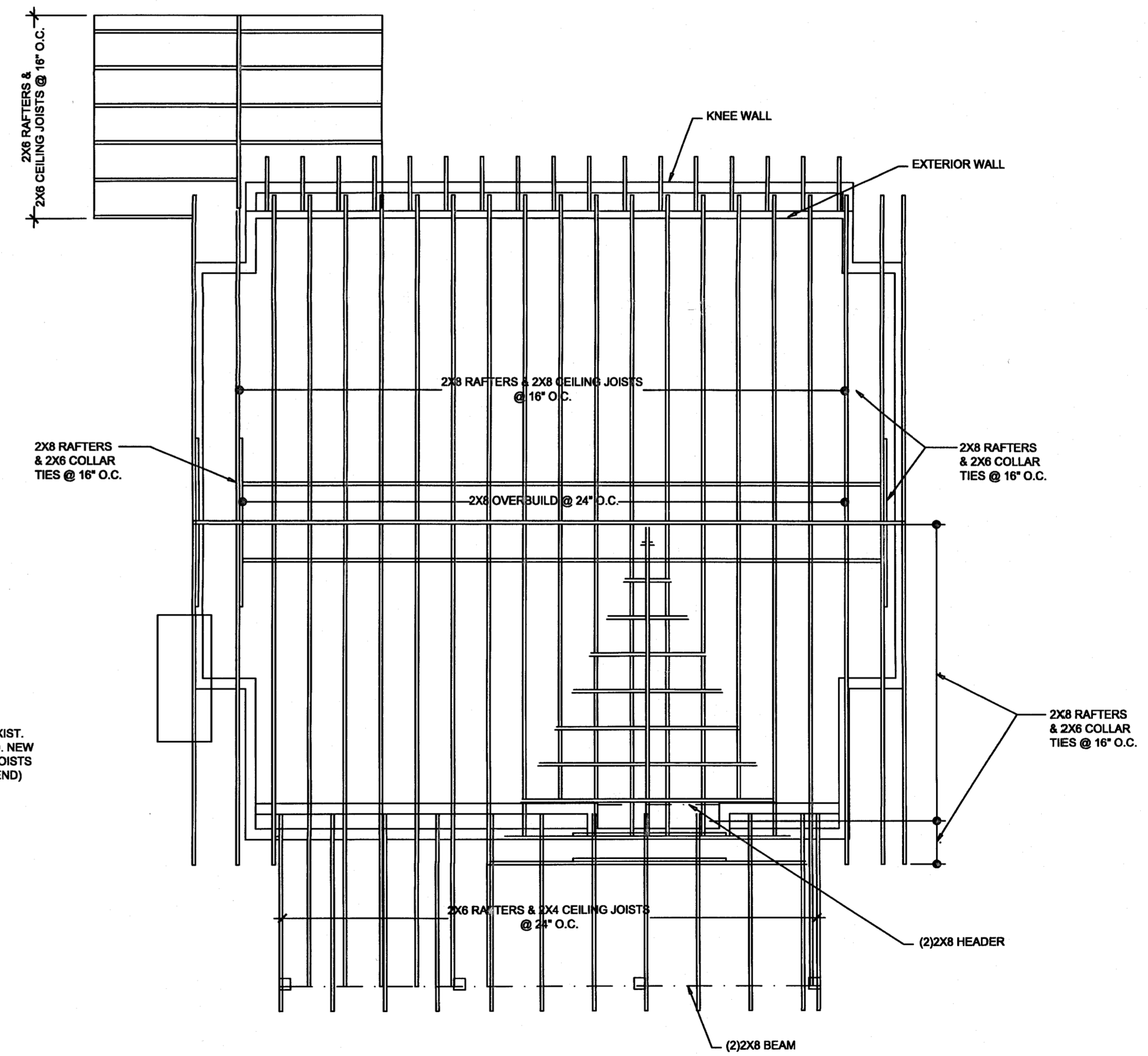
ADDITION & REMODELING FOR:
 DAVE BLAUFARB
 9902 CAPITOL VIEW AVE.
 KENSINGTON, MARYLAND 20895



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



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

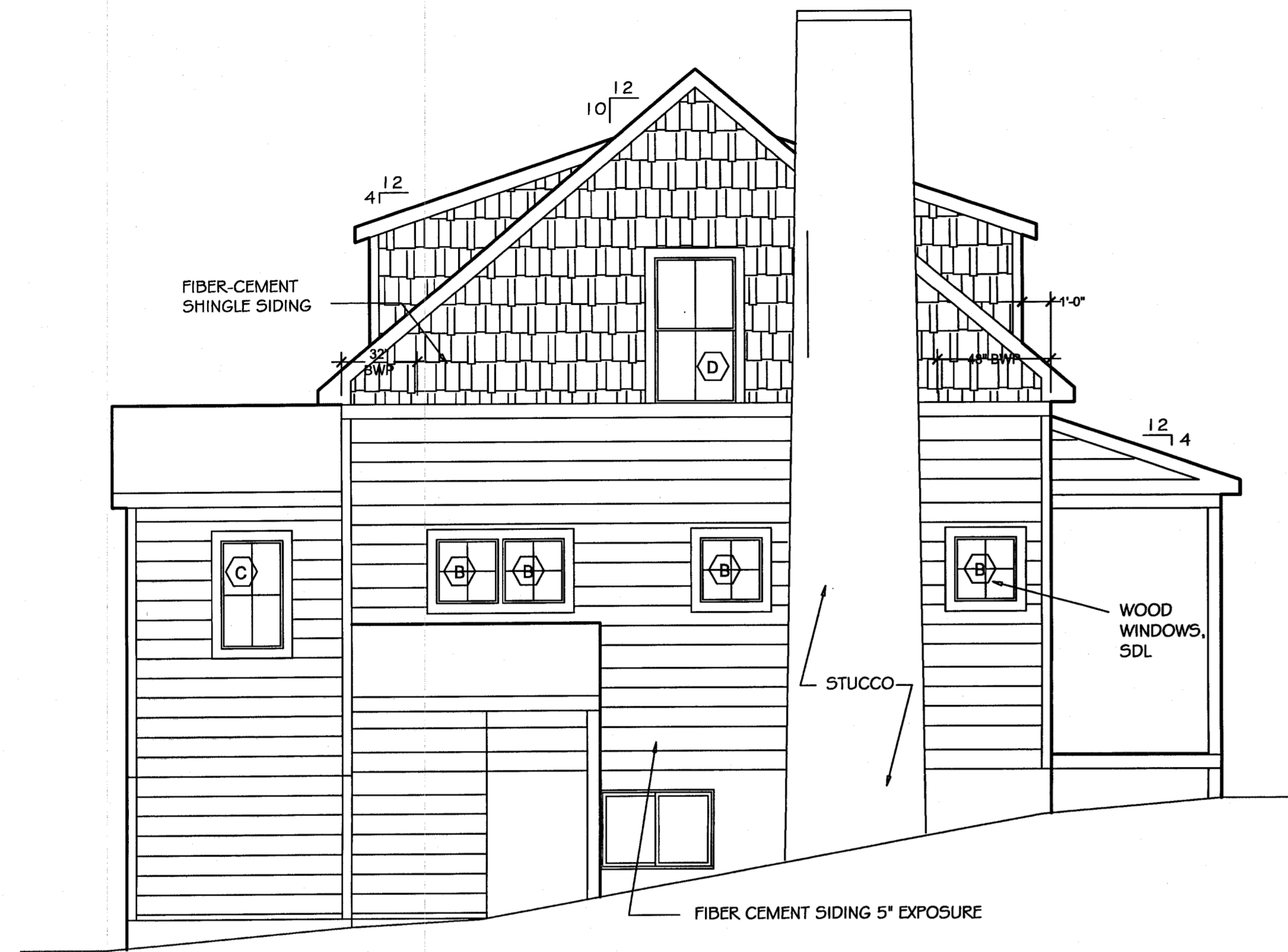


ROOF FRAMING PLAN SCALE 1/4"=1'-0"

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11

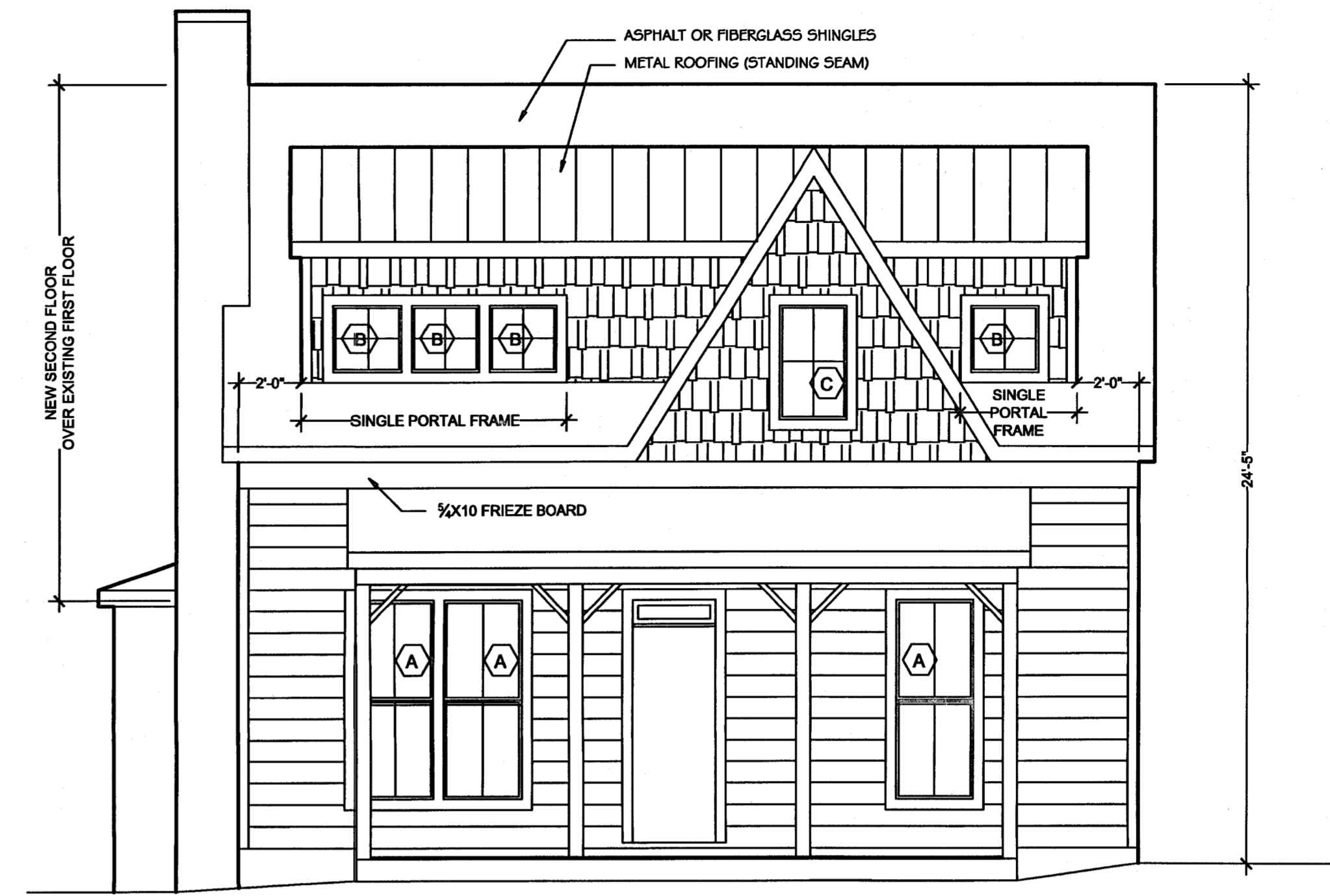
SCOTT W. STERL, AIA PLLC
1473 WAGGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246

ADDITION & REMODELING FOR:
DAVID BLAUFARB
9902 CAPITOL VIEW AVE.
SILVER SPRING, MD 20910



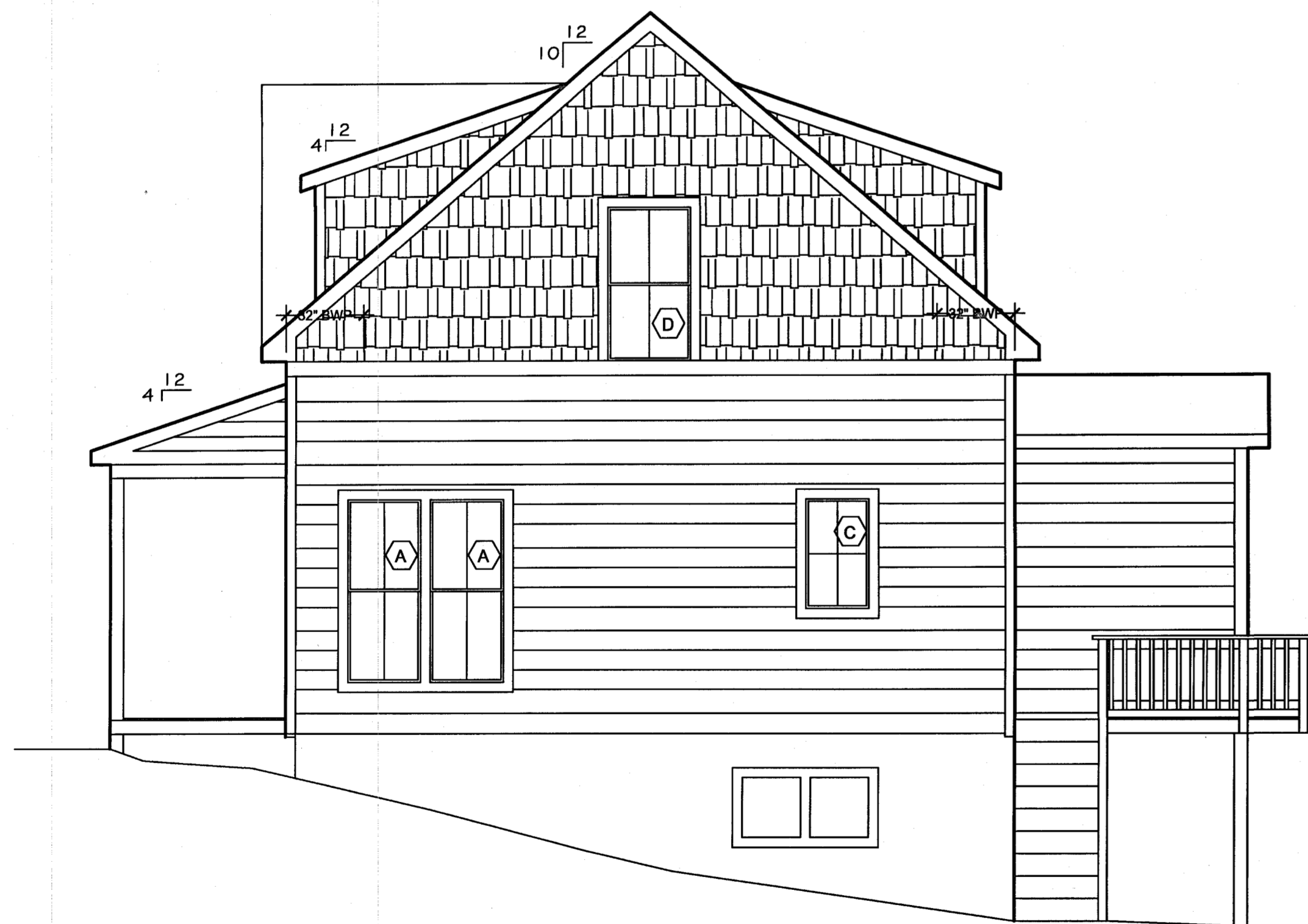
SOUTH EAST ELEVATION

SCALE 1/4"=1'0"



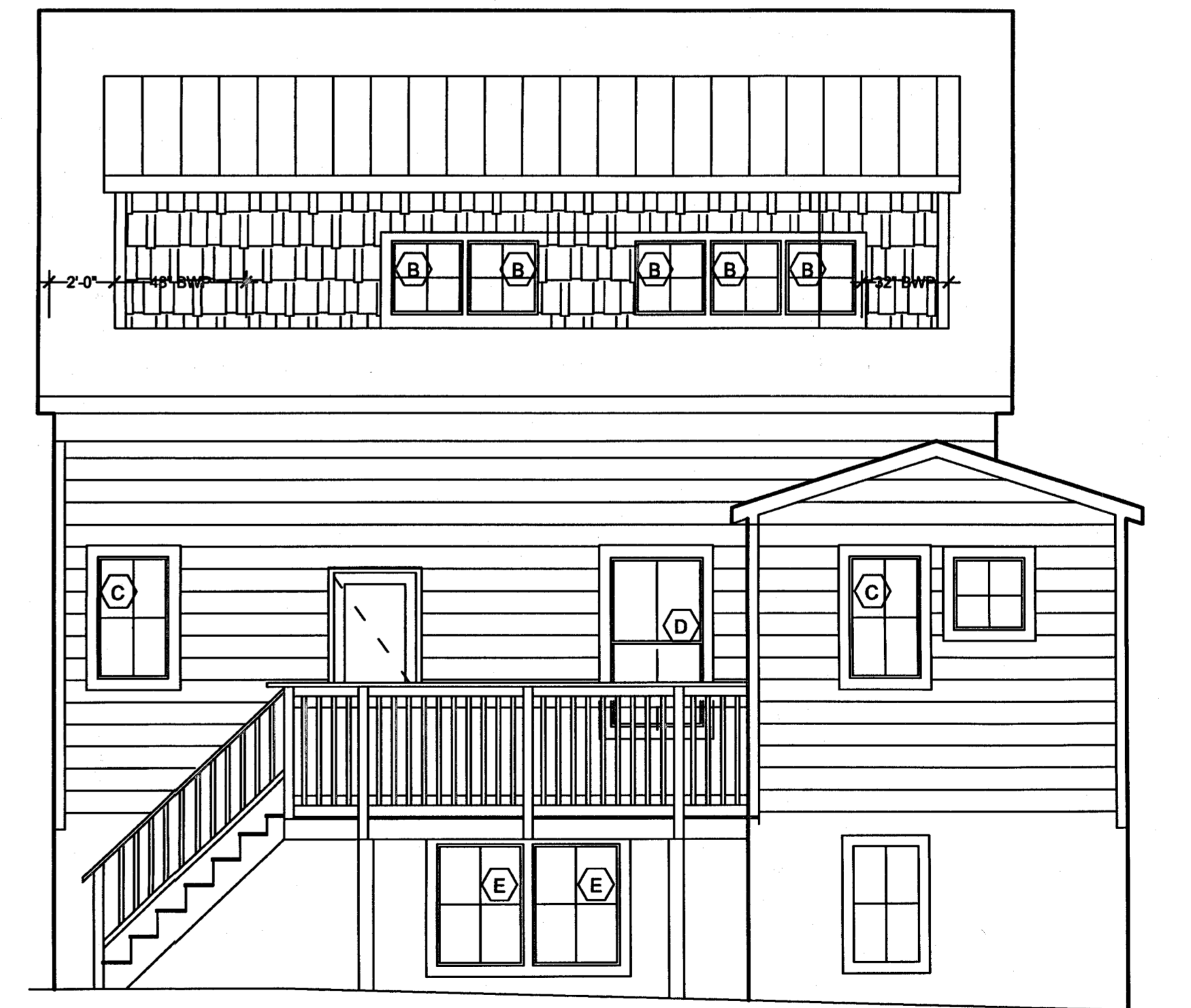
NORTH EAST ELEVATION

SCALE 1/4"=1'0"



NORTH WEST ELEVATION

SCALE 1/4"=1'0"



SOUTH WEST ELEVATION

SCALE 1/4"=1'0"

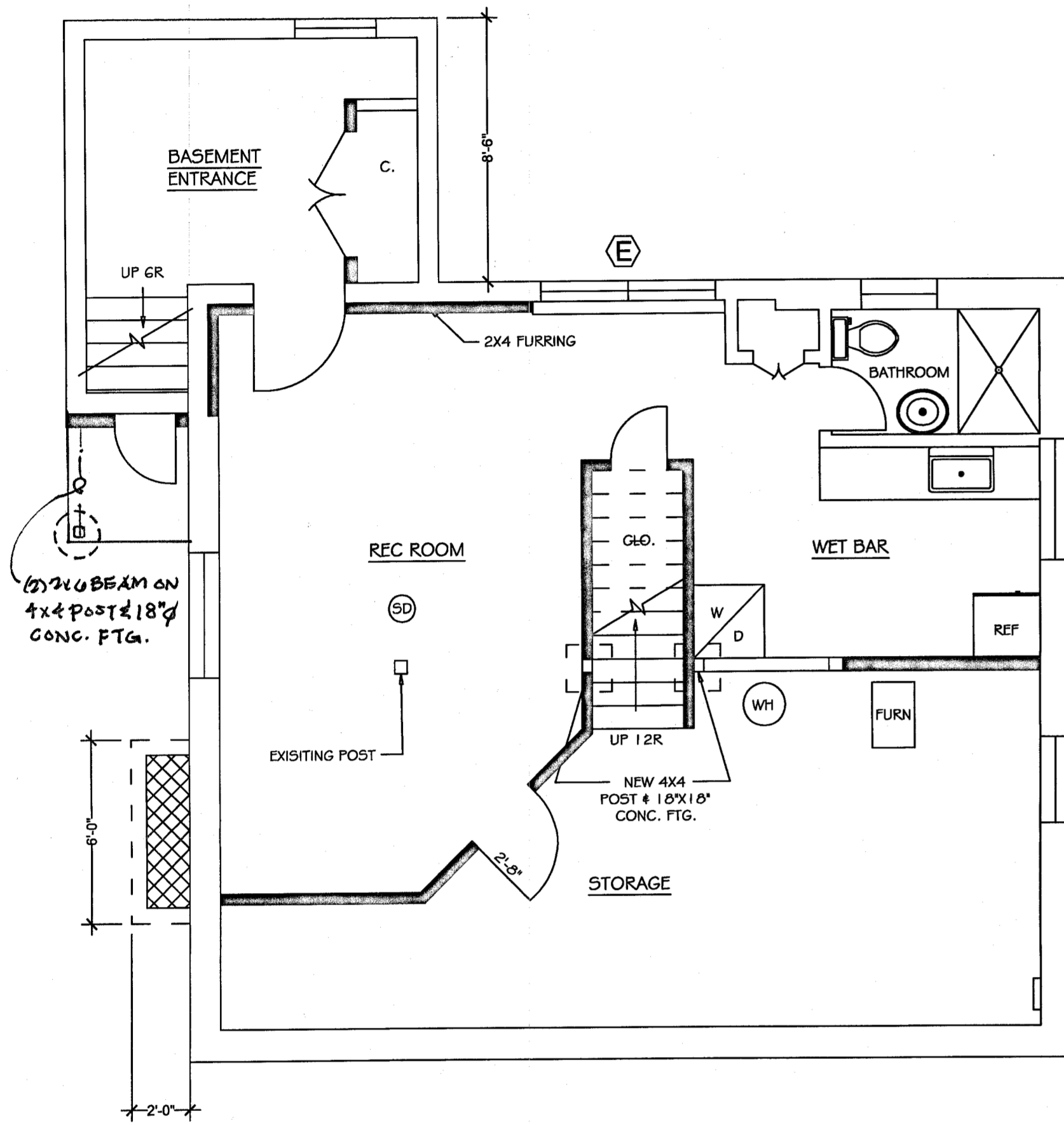
PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11

SCOTT W. STERL, AIA PLLC
1473 WAGGAMAN CIRCLE
MCLEAN, VA 22106
703-734-6246

ADDITION & REMODELING FOR:
DAVID BLAUFARB
9902 CAPITOL VIEW AVE.
SILVER SPRING, MD 20910

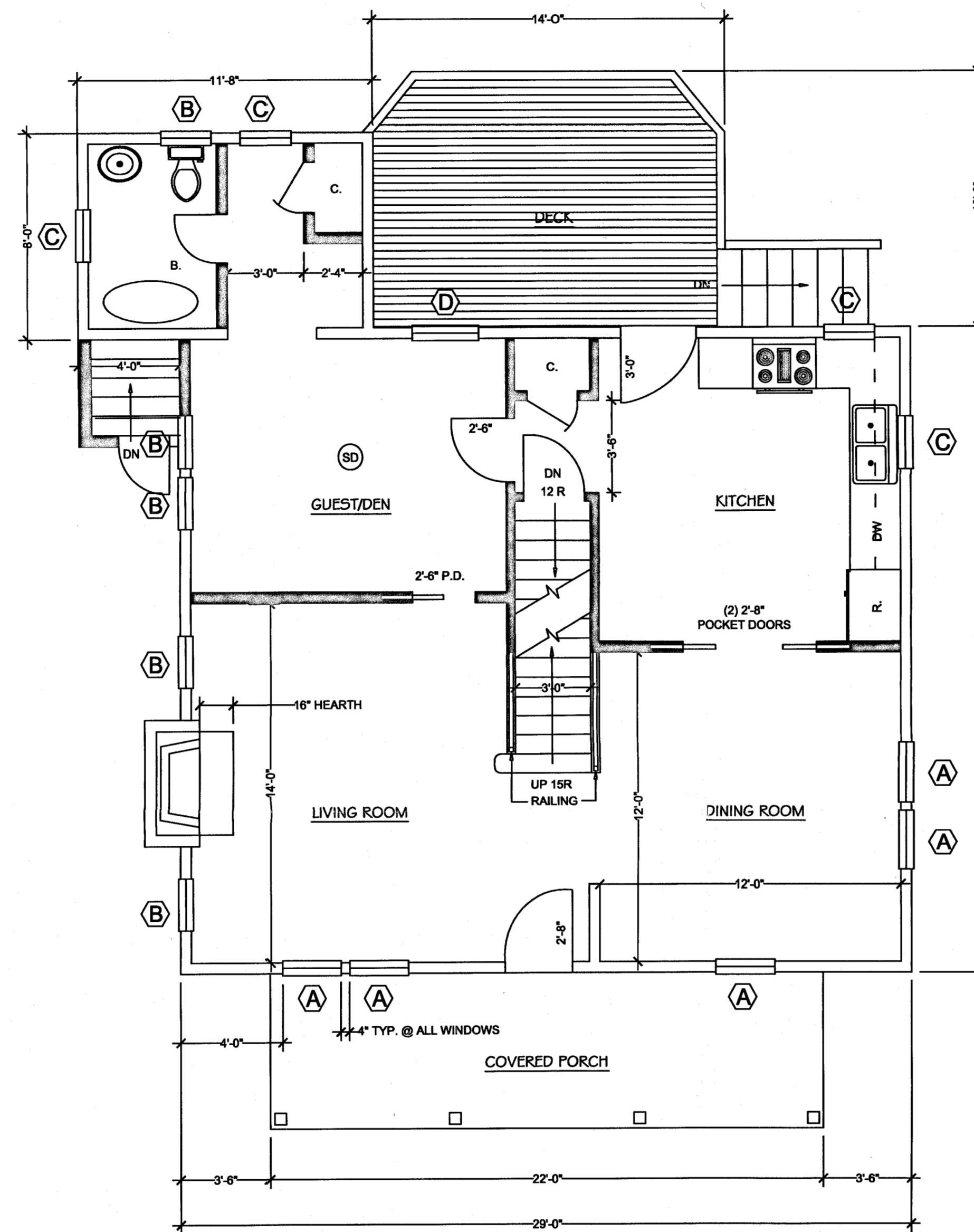
3 of 6

07/07/10



PROPOSED BASEMENT PLAN

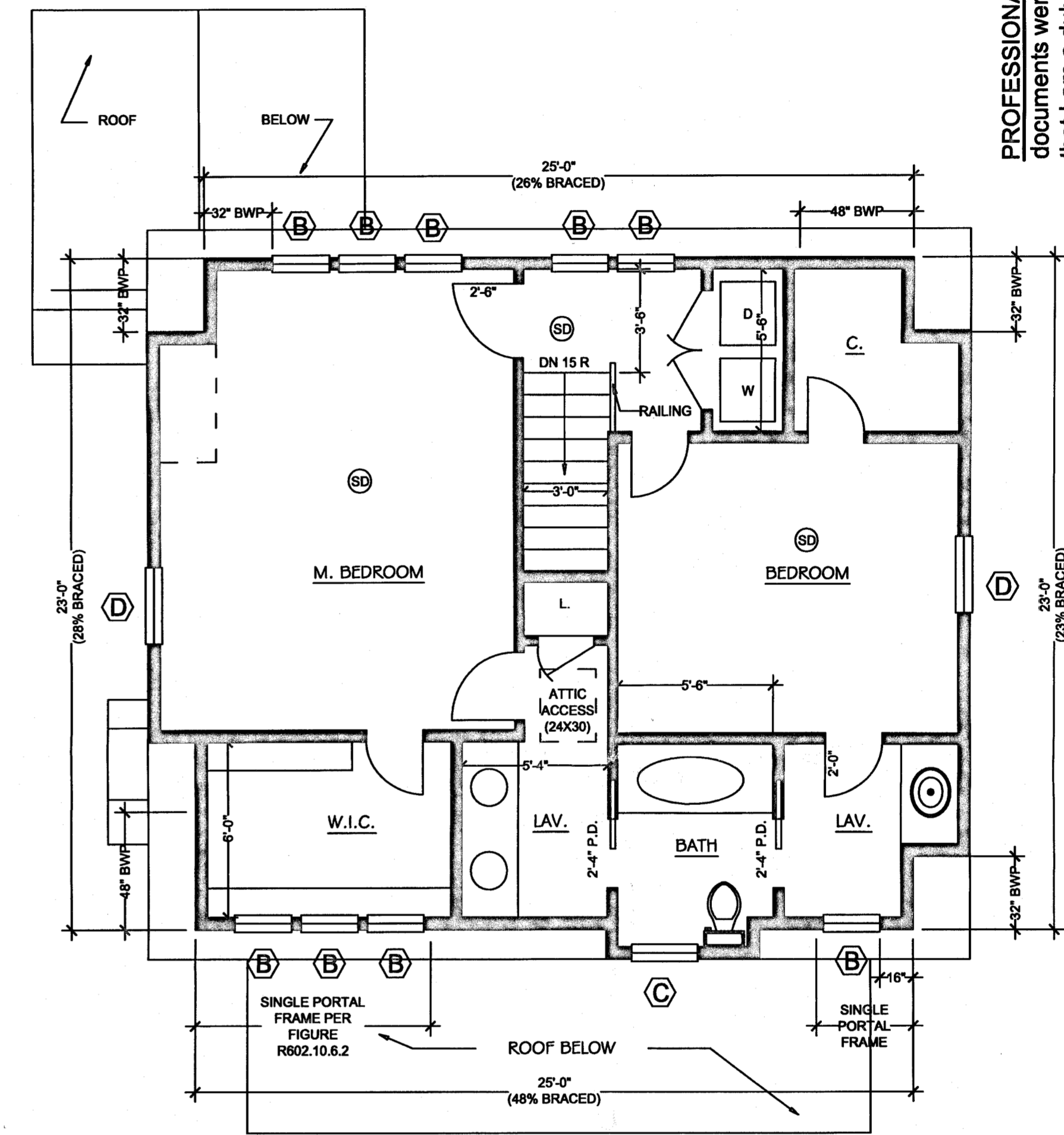
SCALE 1/4"=1'-0"



PROPOSED FIRST FLOOR

SCALE 1/4"=1'-0"

- NEW WALLS SHOWN SHADED
- BWP=BRACED WALL PANEL
- WALL BRACING PER METHOD 3 IRC 2006 R602.10.3
- (SD) = SMOKE DETECTOR



PROPOSED SECOND FLOOR

SCALE 1/4"=1'-0"

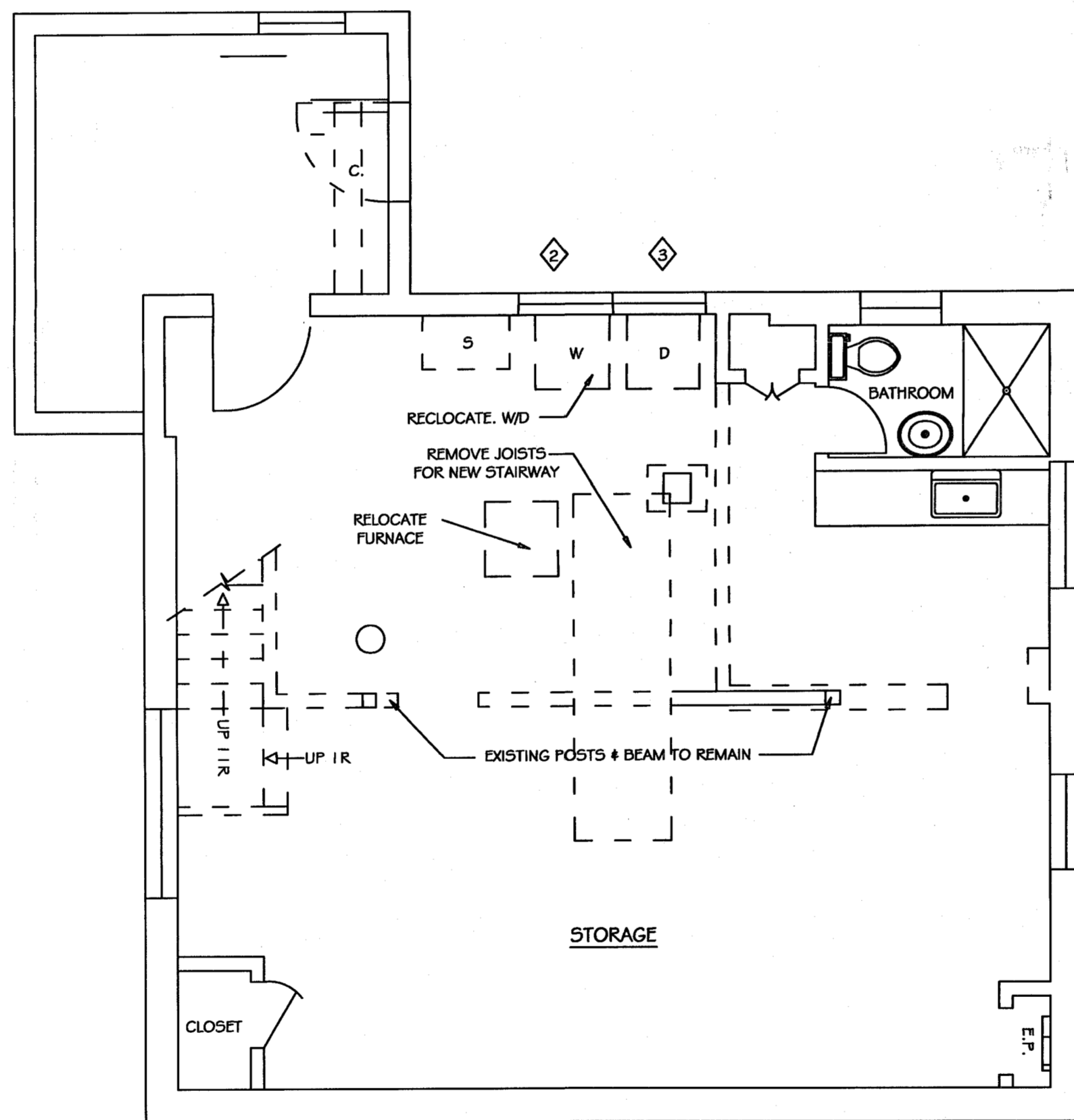
IRC 2006 DESIGN CRITERIA

Floor live load	40 psf
Roof live load	30 psf
Ground snow load	30 psf
Wind speed exposure	90 mph
Seismic design category B	
Weathering	severe
Frost line depth	24"
Termite area	moderate to heavy
Decay area	slight to moderate
Winter design temperature	13° F
Ice shield underlayment	yes, required
Floor hazard	July 2, 1979
Air freezing index	300
Mean annual temperature	55F
Framing lumber	SPF#2

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11

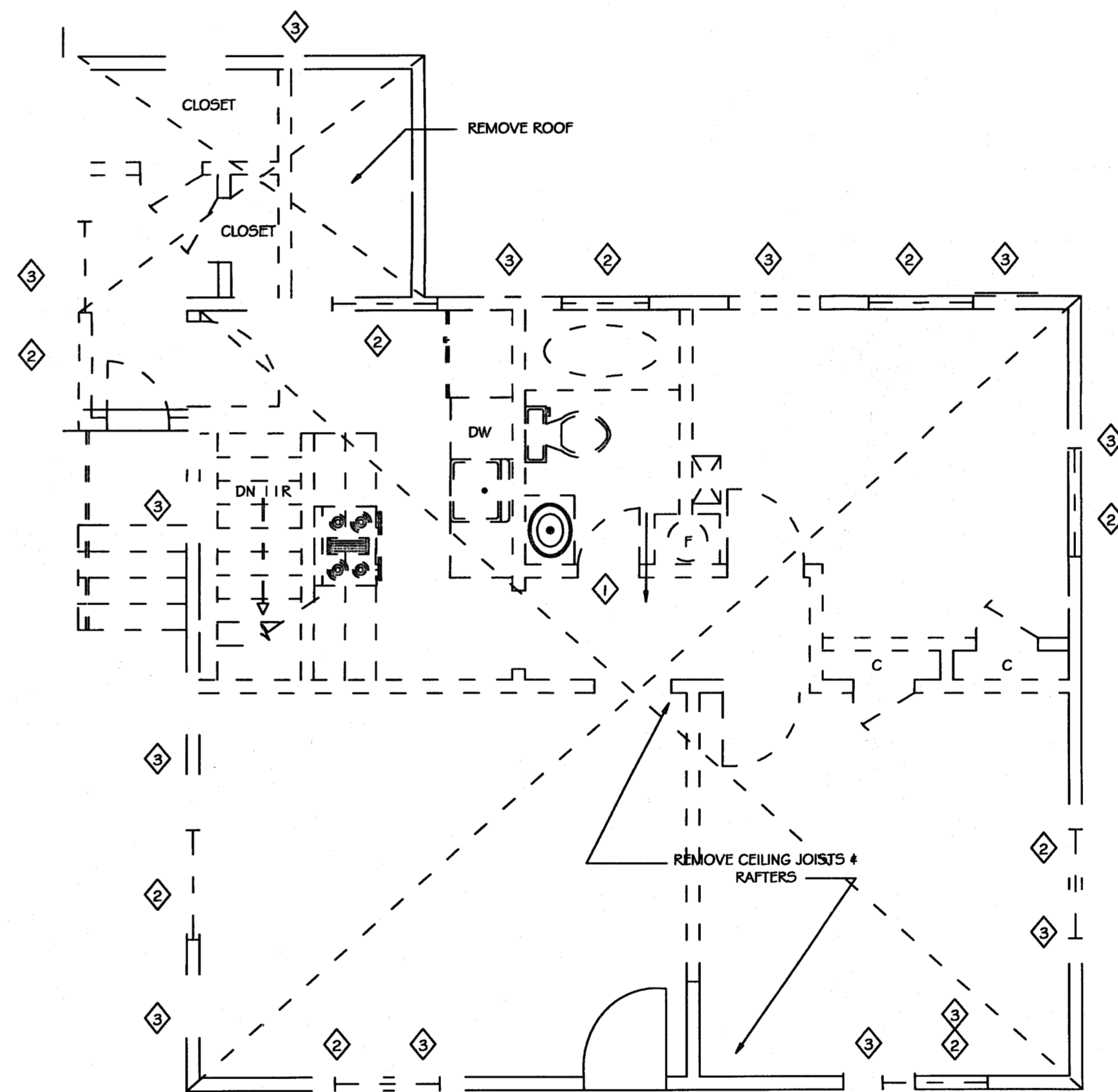
SCOTT W. STERL, AIA PLLC
 1473 WAGGAMAN CIRCLE
 MCLEAN, VA 22106
 703-734-6246

ADDITION & REMODELING FOR:
 DAVID BLAUFARB
 9902 CAPITOL VIEW AVE.
 SILVER SPRING, MD 20910



BASEMENT DEMO PLAN

SCALE 1/4"=1'-0"



FIRST FLOOR DEMO PLAN

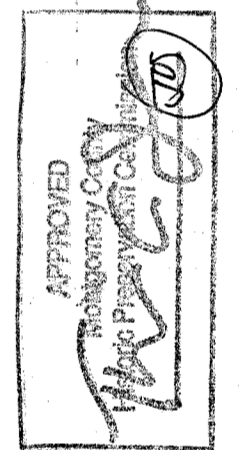
SCALE 1/4"=1'-0"

NOTES:

- REMOVE WALLS, DOORS & FIXTURES SHOWN DASHED
- REMOVE EXISTING WINDOWS & PROVIDE OPENINGS FOR NEW WINDOWS AS REQ'D
- PROVIDE OPENING FOR NEW WINDOW OR DOOR

PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9780, expiration date 12/19/11

SCOTT W. STERL, AIA PLLC
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1

of 6

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