

2010 HAMP

10110 Capital View One.
Capital View Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 1/13/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #539508

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with conditions** by the HPC on July 14, 2010. The conditions of approval are:

1. The foundation of the addition will be parged block or painted stucco; final material selection to be reviewed and approved at the staff level.
2. There will be one inch of space between the boards on the deck railing or the spacing will match the dimensions of the existing deck railing; final design to be reviewed and approved at the staff level.

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: Ana Robles and Jean Claude Zenklusen
Address: 10110 Capitol View Avenue, Silver Spring

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





DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
246 777 1277

DPS - #8

A

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: MICHAEL J. SAUBI
Daytime Phone No.: 202-236-4644

Tax Account No.: _____
Name of Property Owner: ANA ROBLES + JEAN CLAUDE ZENKLUSEN Daytime Phone No.: 301-587-8544
Address: 10110 CAPITOL VIEW AVENUE SILVER SPRING, MD 20916
Street Number City Street Zip Code
Contractor: TRI-VISTA USA Phone No.: 888-814-8748
Contractor Registration No.: _____
Agent for Owner: TRI-VISTA USA Daytime Phone No.: 888-814-8748

LOCATION OF BUILDING/PREMISE

House Number: 10110 Street: CAPITOL VIEW AVENUE
Town/City: SILVER SPRING, MD Nearest Cross Street: LEE STREET
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AAC Stab 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: \$ 150K
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.

Signature of owner or authorized agent: for TRIVISTAUSA, LLC Date: 6/2/10

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/13/12
Application/Permit No.: 539508 Date Filed: _____ Date Issued: _____

539508

Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, January 09, 2012 1:16 PM
To: 'snesbitdc@gmail.com'; Sherry N (nesbitarchitect@gmail.com)
Subject: RE: 10110 Capitol View Avenue

Thanks for your message. The owners have not submitted permit sets of plans so there is no approval paperwork yet. When you are ready, you can drop off three sets of plans at my office and I will review and stamp them. I keep one set and you take two to DPS for building permits.

Thanks,
Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

Fothergill, Anne

Subject: FW: 10110 Capitol View Avenue
Attachments: 10110CAPVIEWSHEET6.pdf; 10110CAPVIEWSHEET1.pdf; 10110CAPVIEWSHEET2.pdf;
10110CAPVIEWSHEET3.pdf; 10110CAPVIEWSHEET4.pdf; 10110CAPVIEWSHEET5.pdf;
10110CAPVIEWSHEET7 ROOF.pdf

From: Sherry Nesbit [<mailto:snesbitdc@gmail.com>]
Sent: Friday, November 04, 2011 2:42 PM
To: Fothergill, Anne
Cc: jz44m@nih.gov; roblesa@yahoo.com
Subject: Re: 10110 Capitol View Avenue

Hi Anne,

I have enclosed the revised drawings; 4 sheets of plans and 3 sheets of elevations.

The main revision to the original historic plans is that we are proposing to do a smaller renovation of the garage area. We propose rebuilding the existing wood garage and placing a family room over this area. The old deck (second level) will be rebuild to match existing and be smaller. The new family room (second level) will cantilever out two more feet above the existing garage towards the back of the garage. The new dormer over the main house is the same except for some inside rearranging of the bathroom area.

In addition we have Incorporating other items that were mentioned in the historic review. We are using wood siding in lieu of precast stone at the garage. We propose parging over the existing concrete masonry wall of the mud room. We are matching the the existing railing design. We are using 8" lap siding to differentiate it from the existing 11" siding.

Please call me if you have any questions or comments about the plans.

Sherry Nesbit
Nesbit Architect, LEED AP
202-415-4852



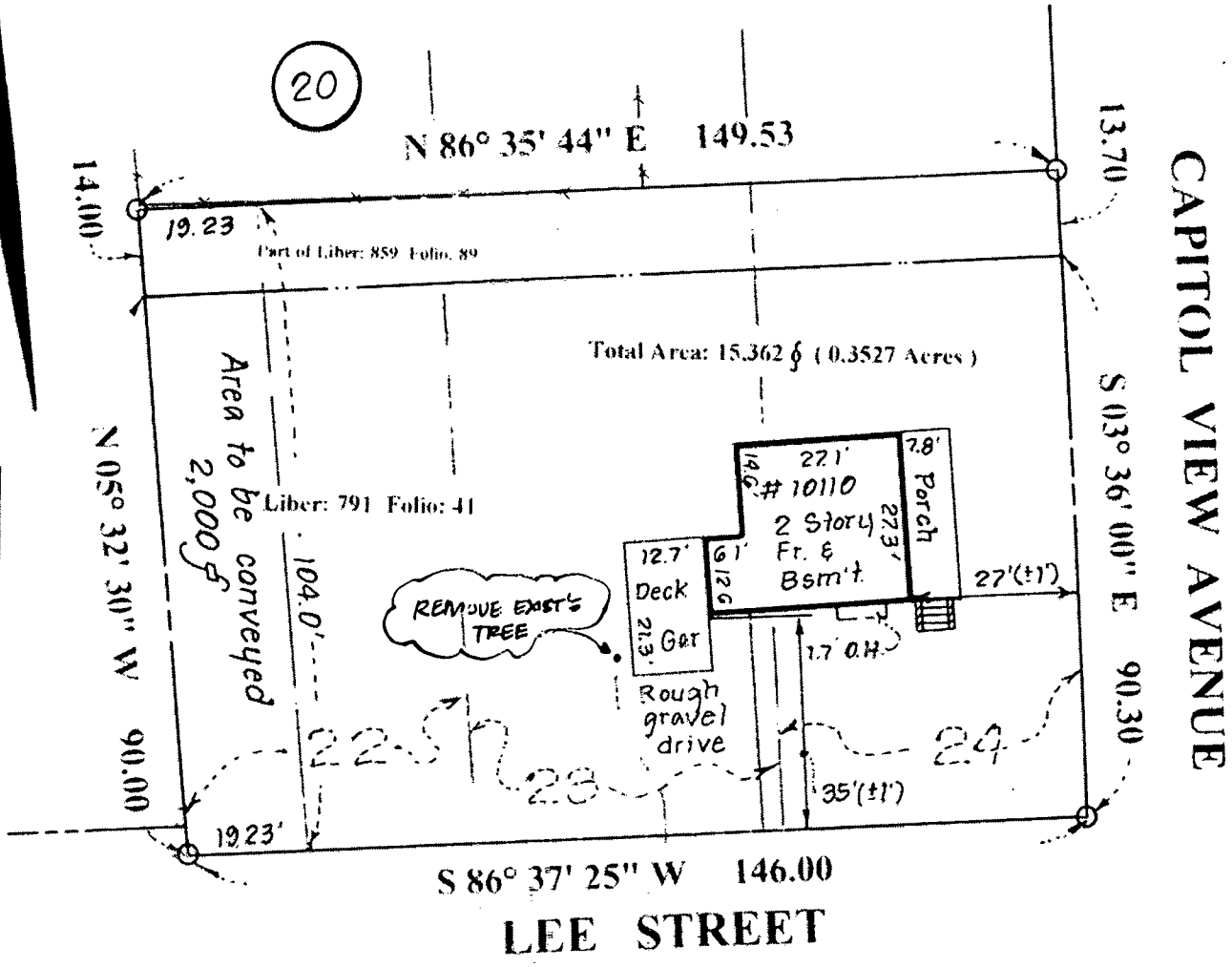
Nov. 15
staff item



EXISTING

OK ✓

20

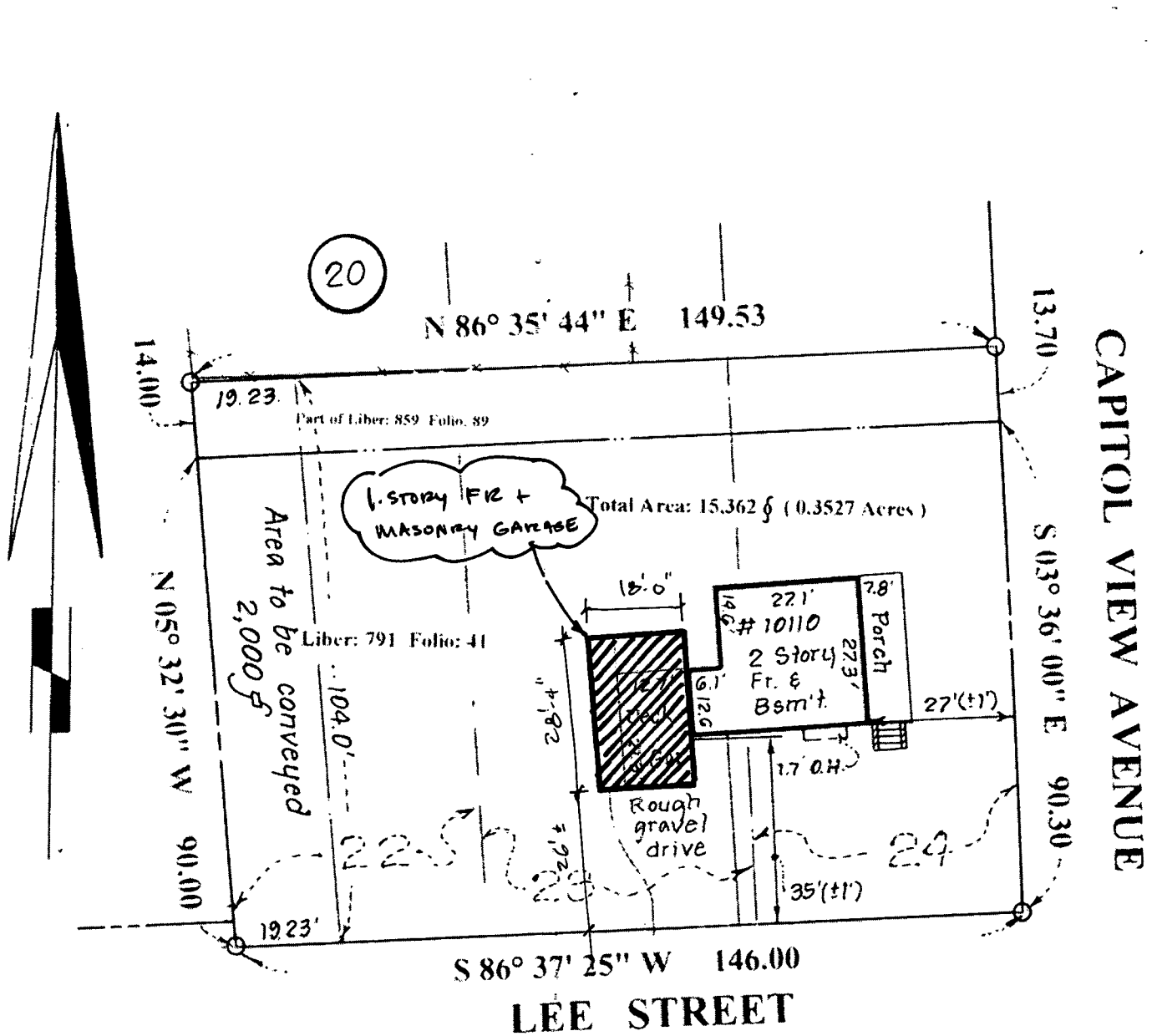


Net Area: 13,362 $\frac{1}{2}$

Plat Reference: Plat Book: A
Plat: 9

Scale: 1":30'

PROPOSED

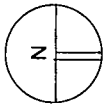


Net Area: 13,362 ♂

Plat Reference:

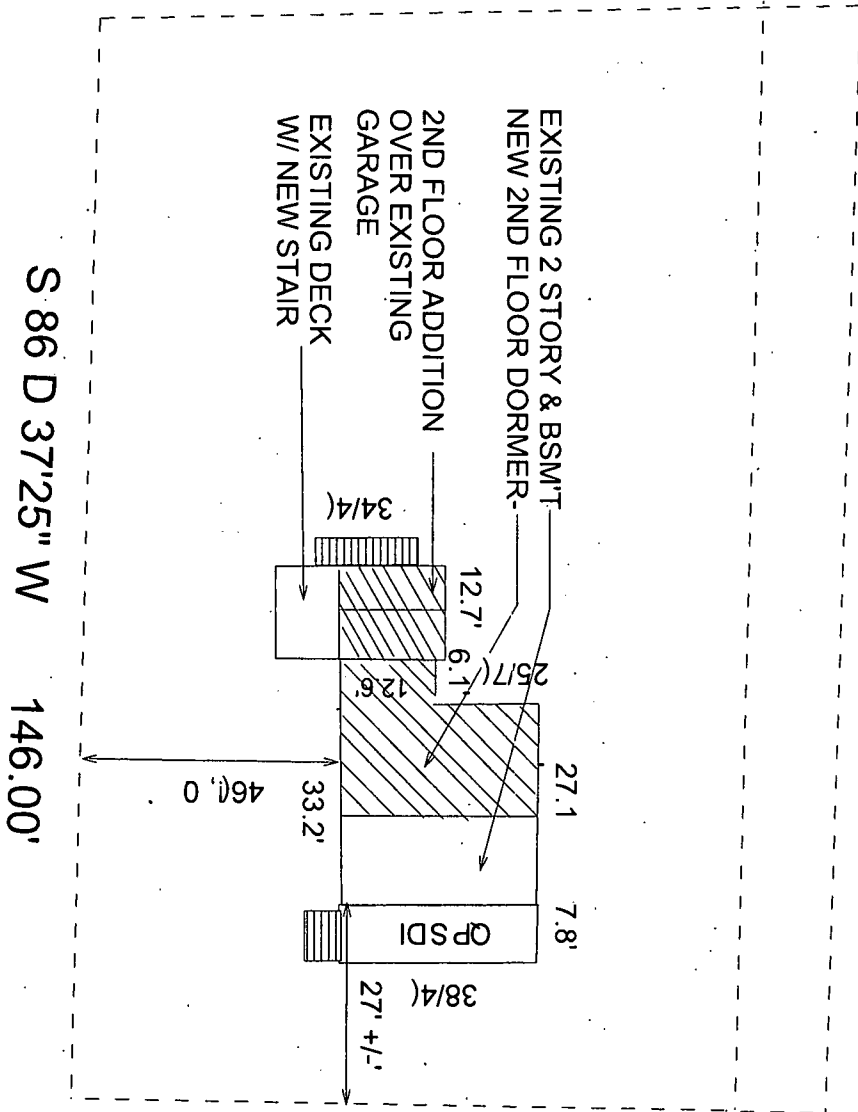
Plat Book: A
Plat: 9

Scale: 1":30'



Revised

N05D 32'30"W 90.00' 14.00'



N 86 D 35'44" E 149.53'

S 86 D 37'25" W 146.00'

LEE STREET

S 03D 36'00"E 90.30' 13.70'

10110 CAPTIAL VIEW AVENUE

220208122.11 JTUPS.D

QSPQPTFEITJF!QMBO
2#31(1#

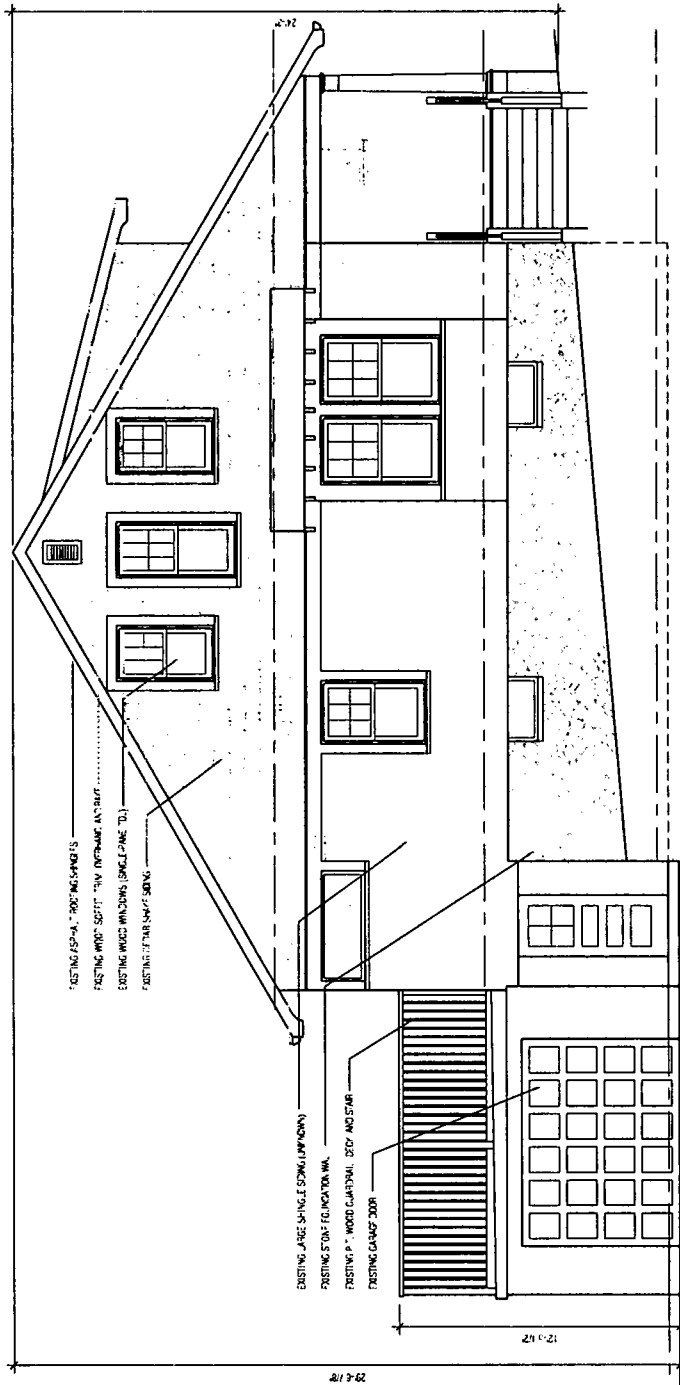
SPCMFTQ.FOLM/TFOISFTJEFODF
21221IDBQJUBMWF!BWF
TJWFS!TQS.JH-INE!31: 21

TI FSSZIOFTCJ!BSDI JFDU
313.526.5963

D!P!Q2



ROBLES / ZENKLUSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910



EXISTING

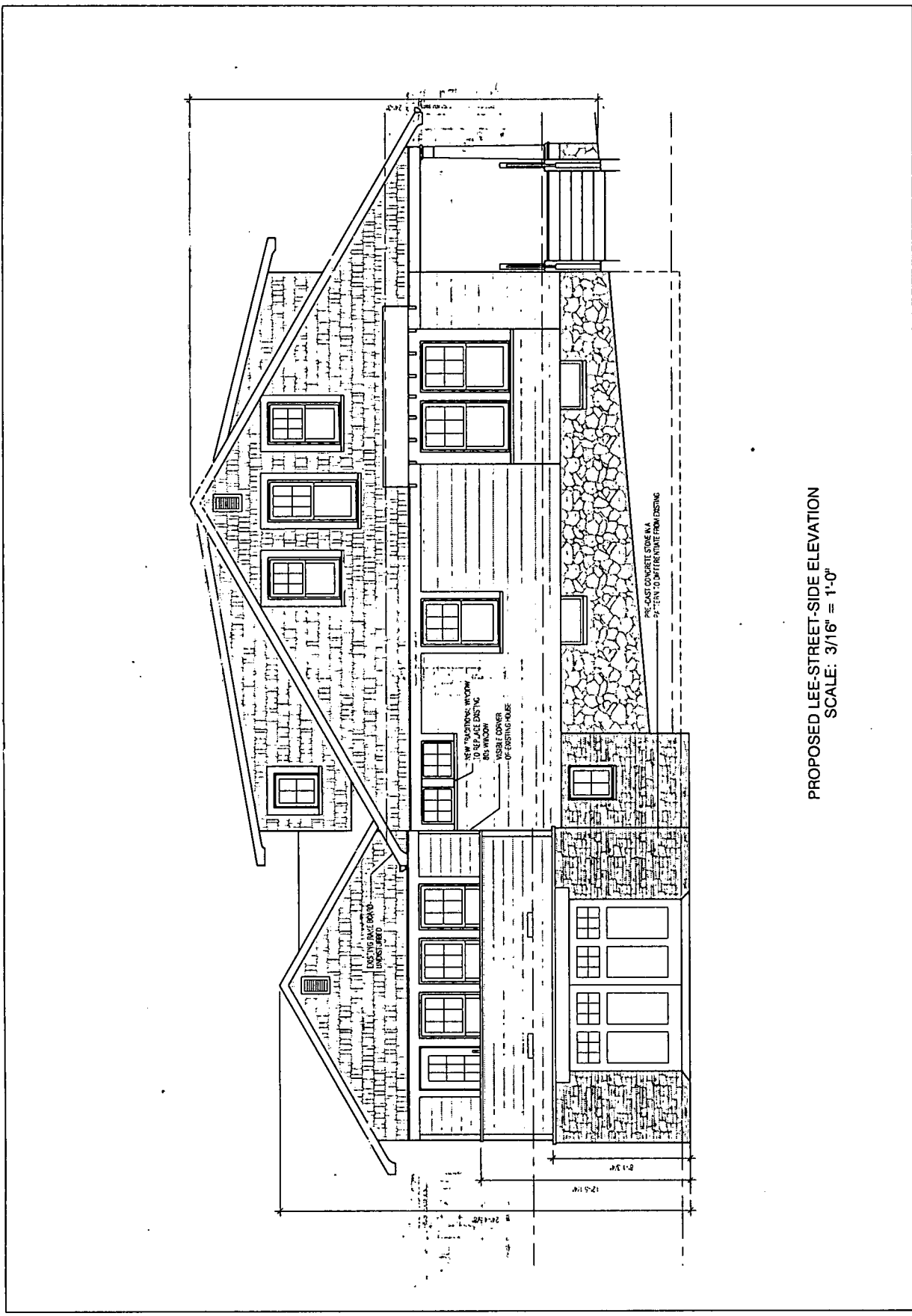
EXISTING LEE-STREET-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

888 814 8743
 808 N. Denville Street
 Arlington, Virginia 22201
TRV VISTA
 USA

ROBLES / ZENKLUSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

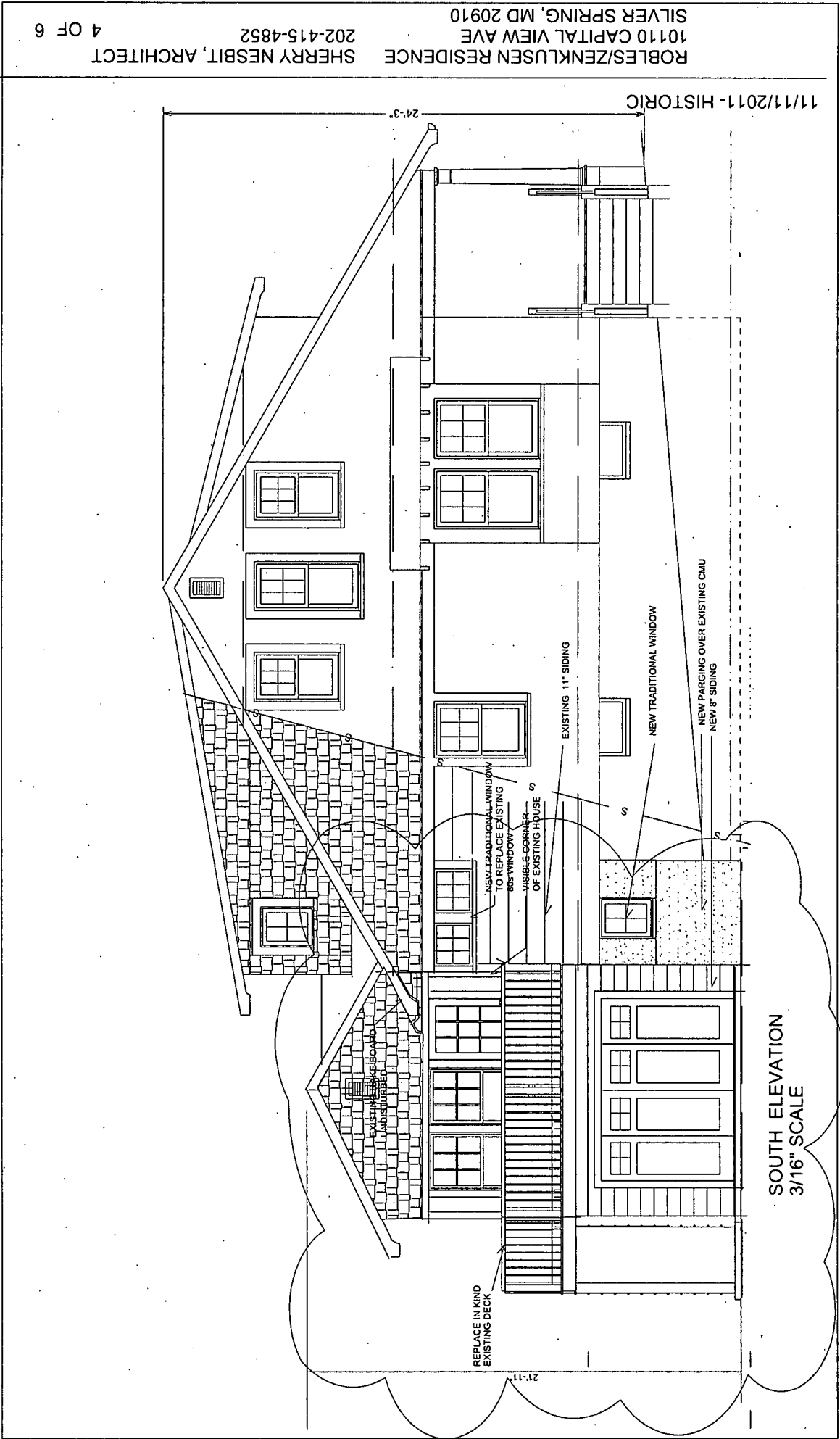
HISTORIC
 09 28 10
E-7

Approved



PROPOSED LEE-STREET-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

Revised



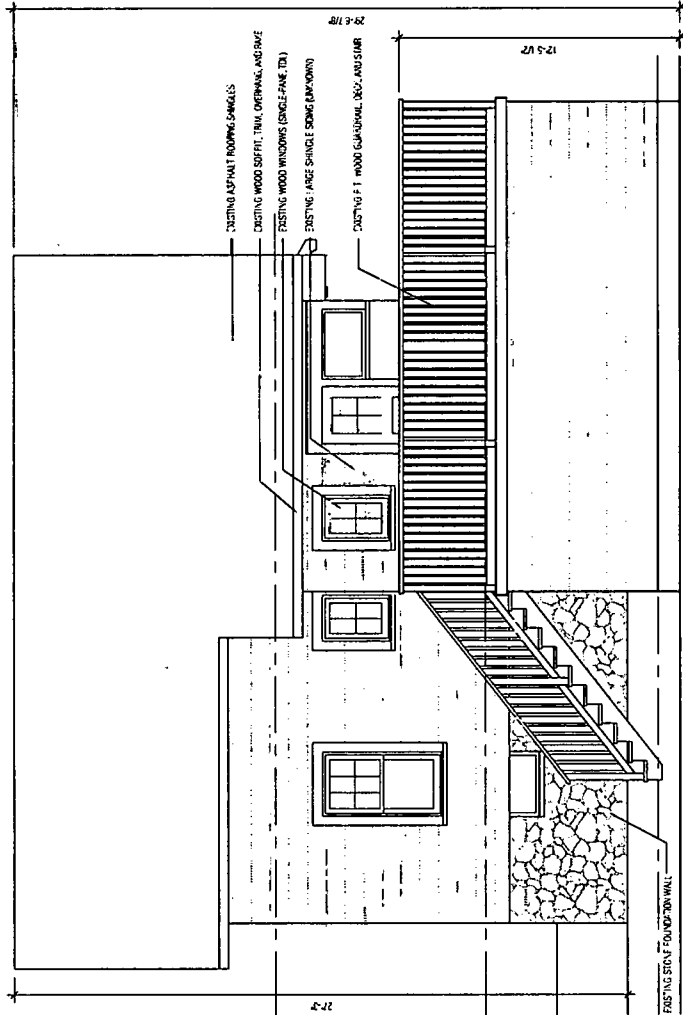
HISTORIC 03
06 28 10

E-4

ROBLES / ZENKLUSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

808 N. Danville Street
Arlington, Virginia 22201
888.814.8748

USA
PRT-VISTA



EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

Existing

808 N. Danville Street
Arlington, Virginia 22201
888.814.8748

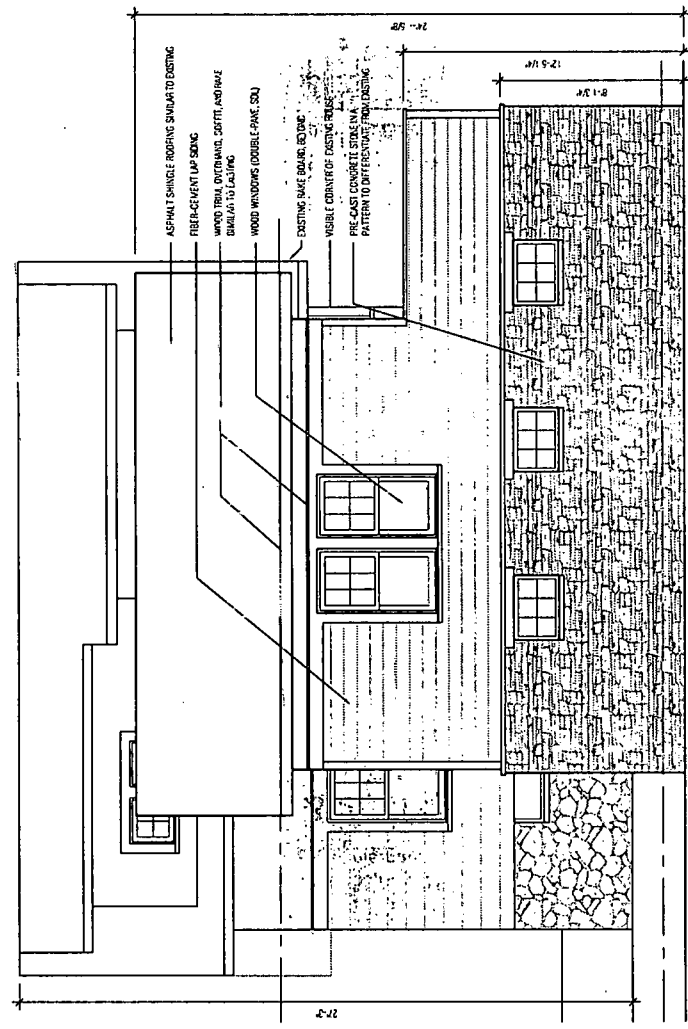
TRI VISTA
USA

ROBLES / ZENKLUSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

HISTORIC 03
06 28 10

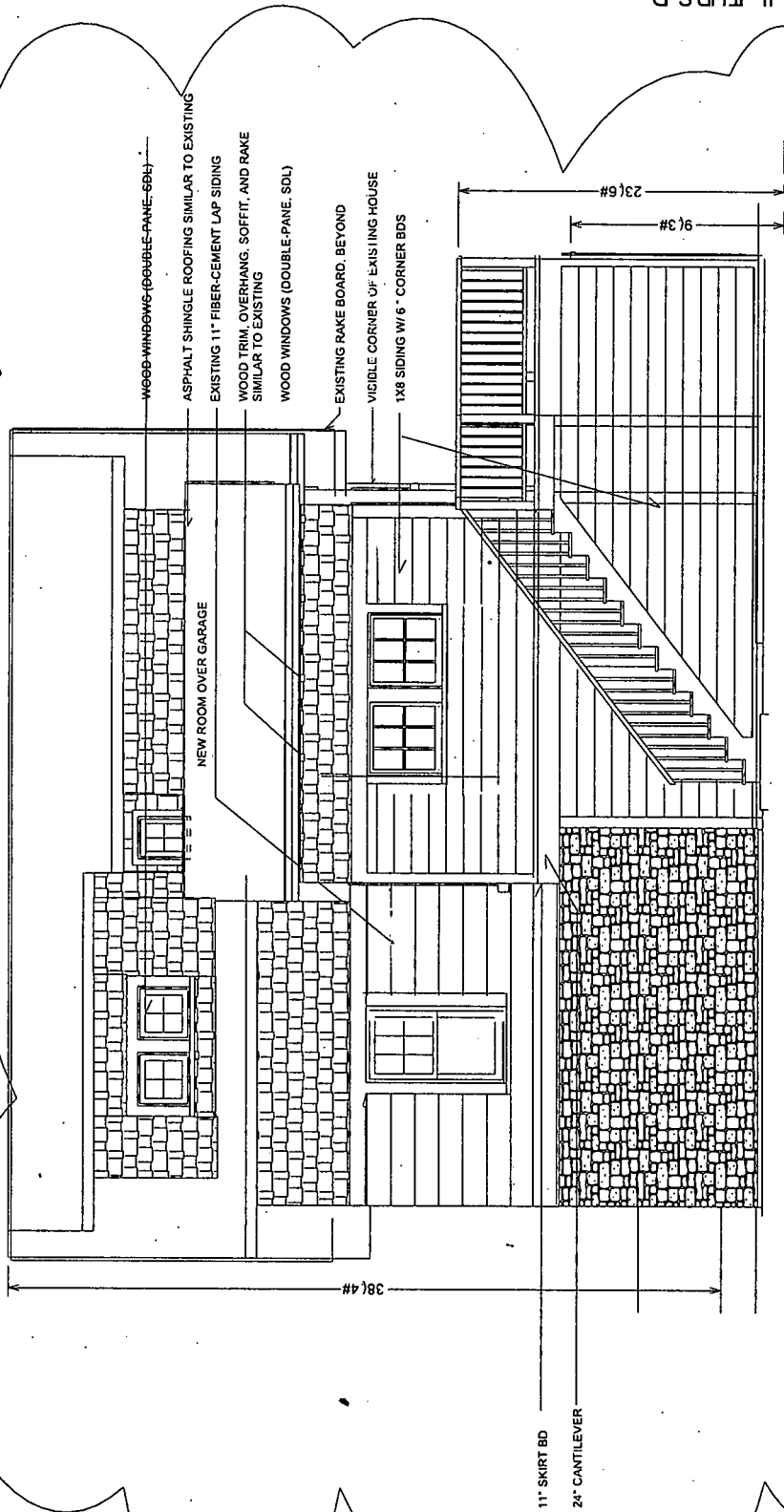
E-8

APPROVED



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

Revised



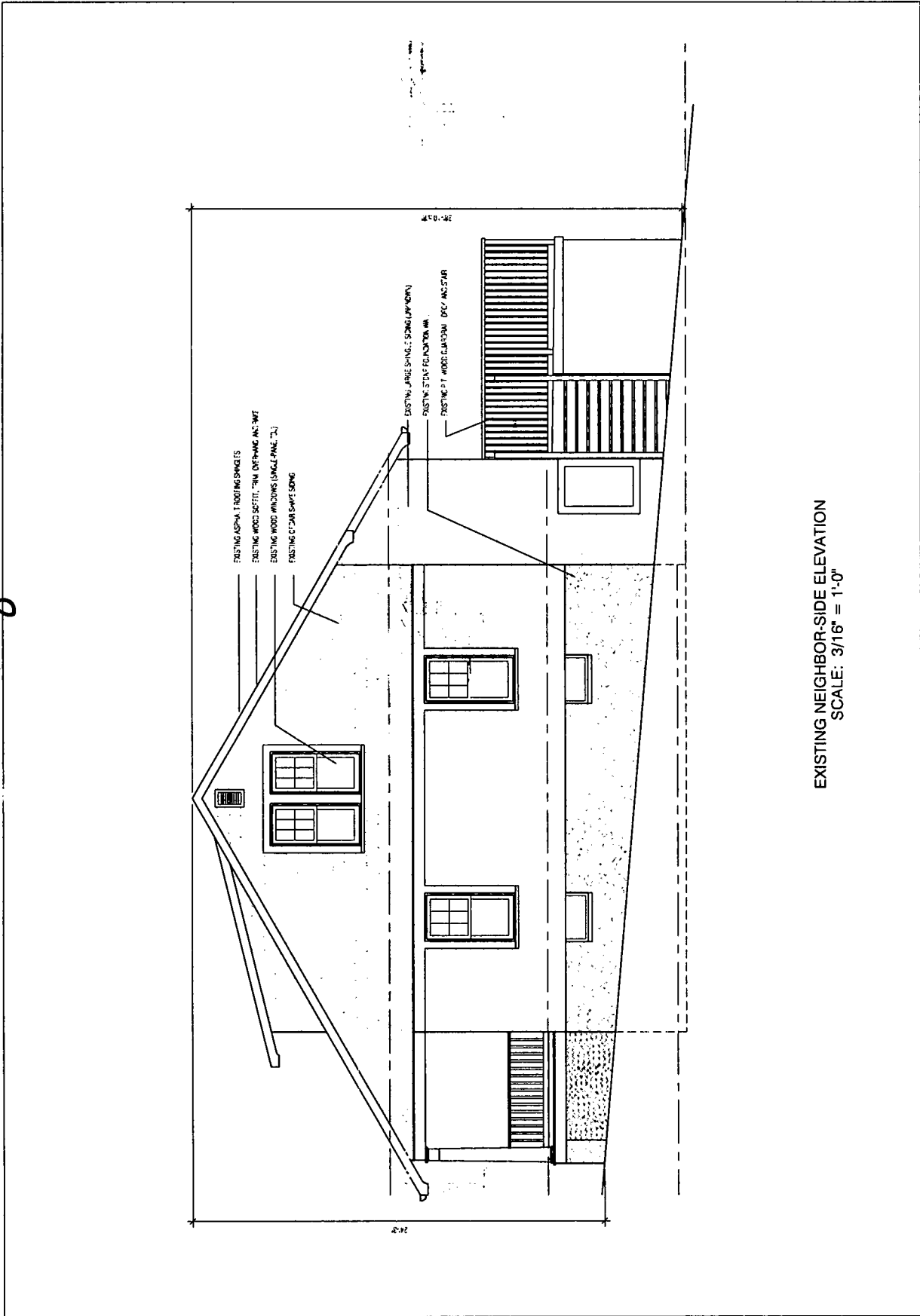
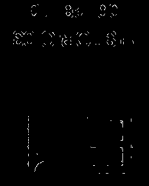
SOUTH ELEVATION
3/16" SCALE

22020122.11 JUPSD

SPCMFTQ FOLMWTFOISFTLEFODF
TJMFSLTQSOJH-NE131: 21
21221DBQJBMWF XIBWF
313.526.5963
T1 FSSZIOFTCUJIBSDI JFDU
7/13/17

ROBLES / ZENKLUSEN RESIDENCE

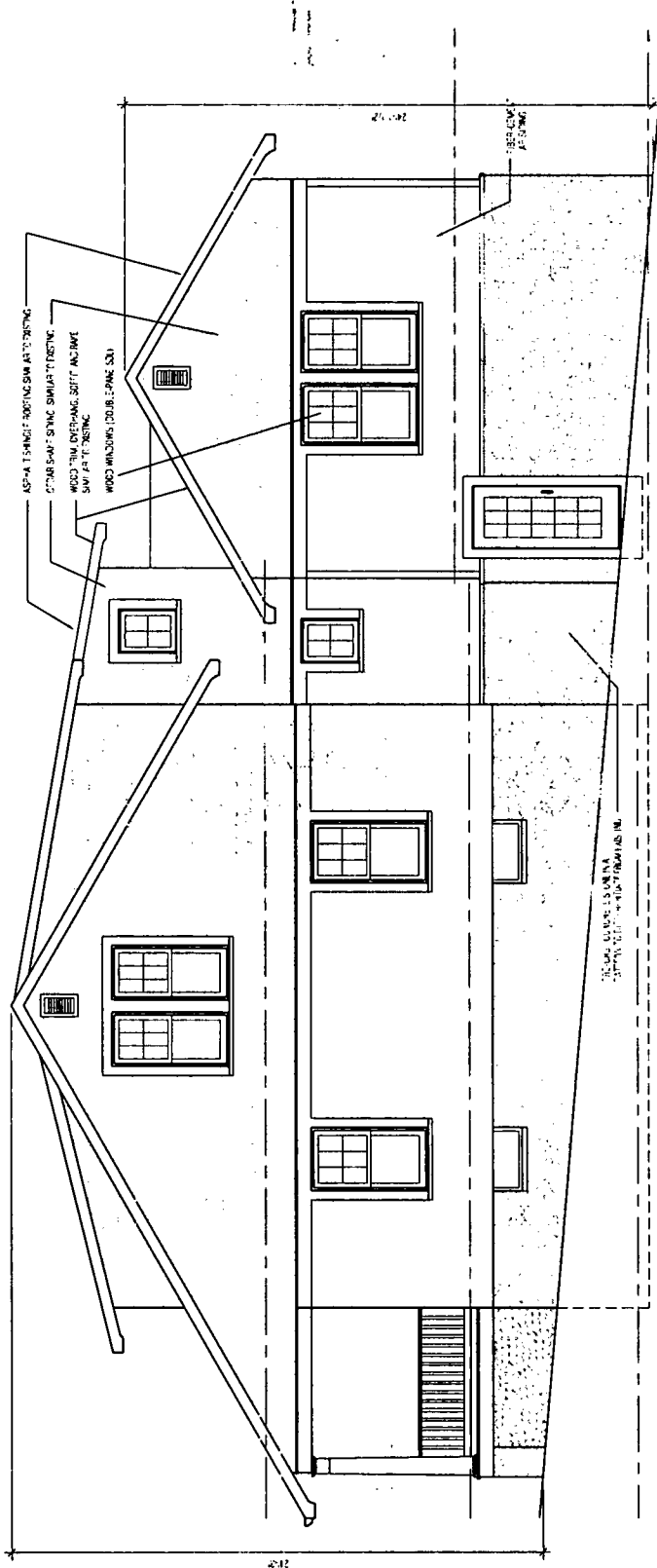
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910



existing

EXISTING NEIGHBOR-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

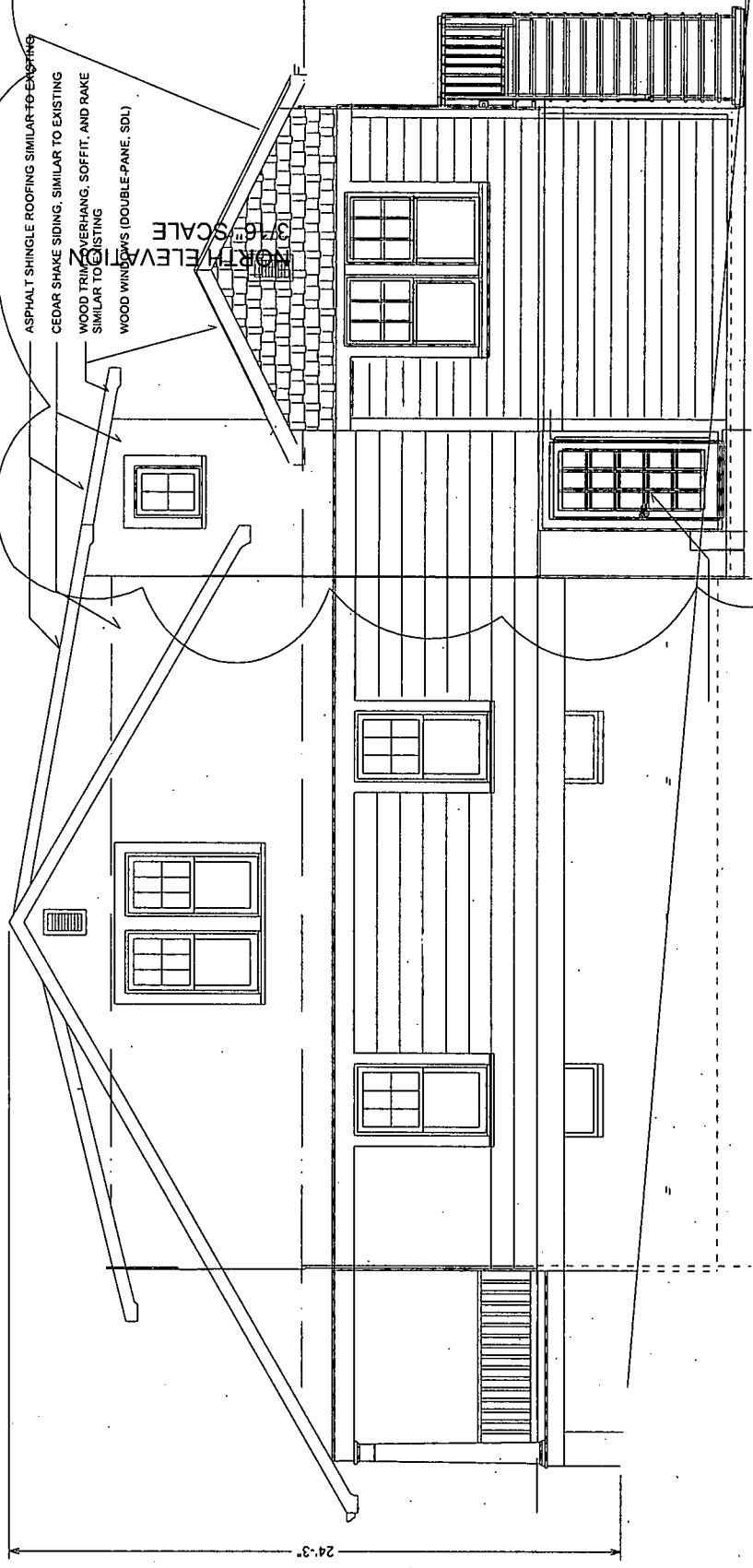
ROBLES / ZENKLUSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910



PROPOSED NEIGHBOR-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

Approved

Revised



ASPHALT SHINGLE ROOFING SIMILAR TO EXISTING
CEDAR SHAKE SIDING, SIMILAR TO EXISTING
WOOD TRIM OVERHANG, SOFFIT, AND RAKE
SIMILAR TO EXISTING
WOOD WINDOWS (DOUBLE-PANE, SDL)

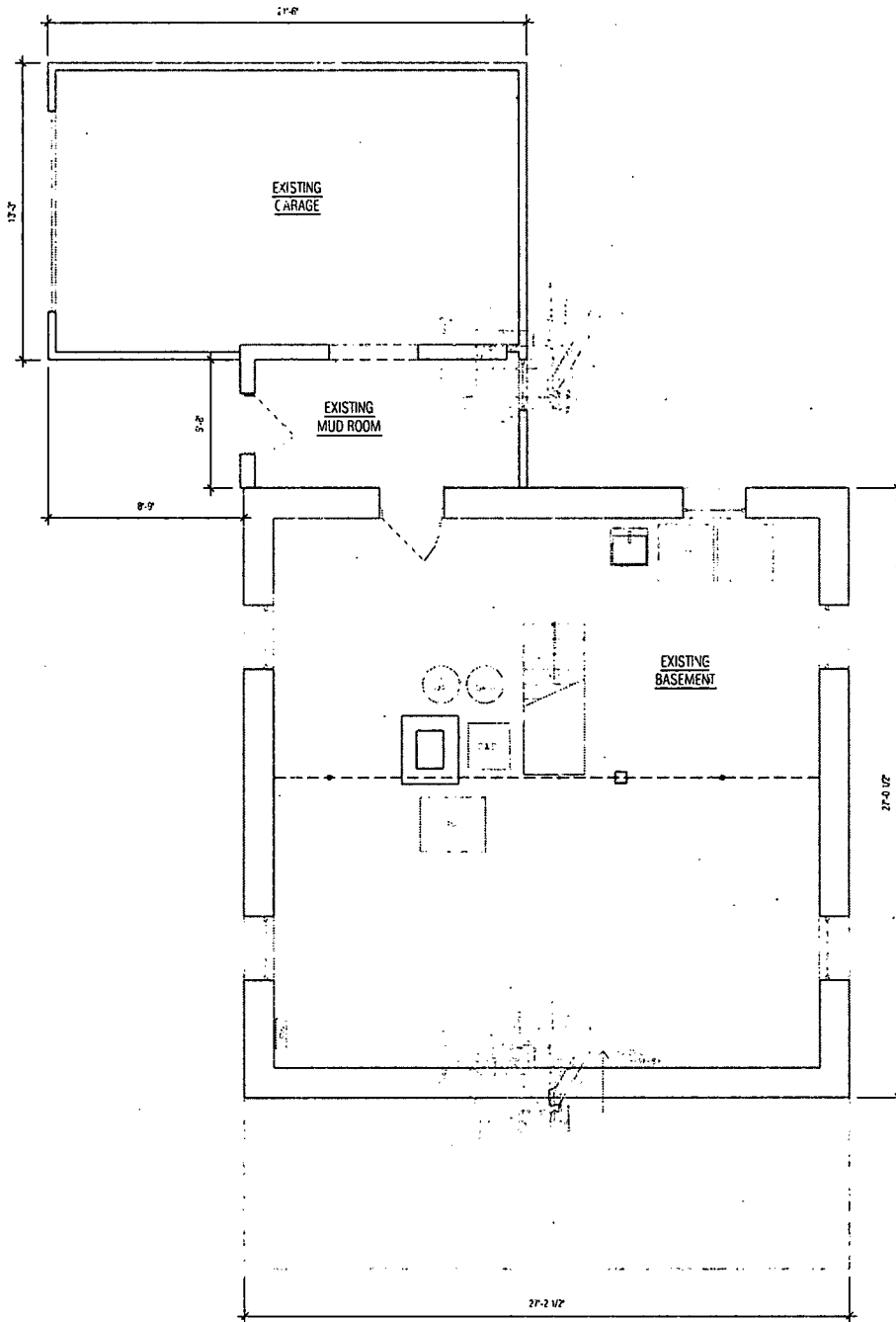
NORTH ELEVATION
3/16\"/>

24'-3\"/>

SOUTH ELEVATION
3/16\"/>

11/11/2011 - HISTORIC

Existing



EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"

A-1

HISTORIC 03
06 28 10

ROBLES / ZENKLUSEN RESIDENCE

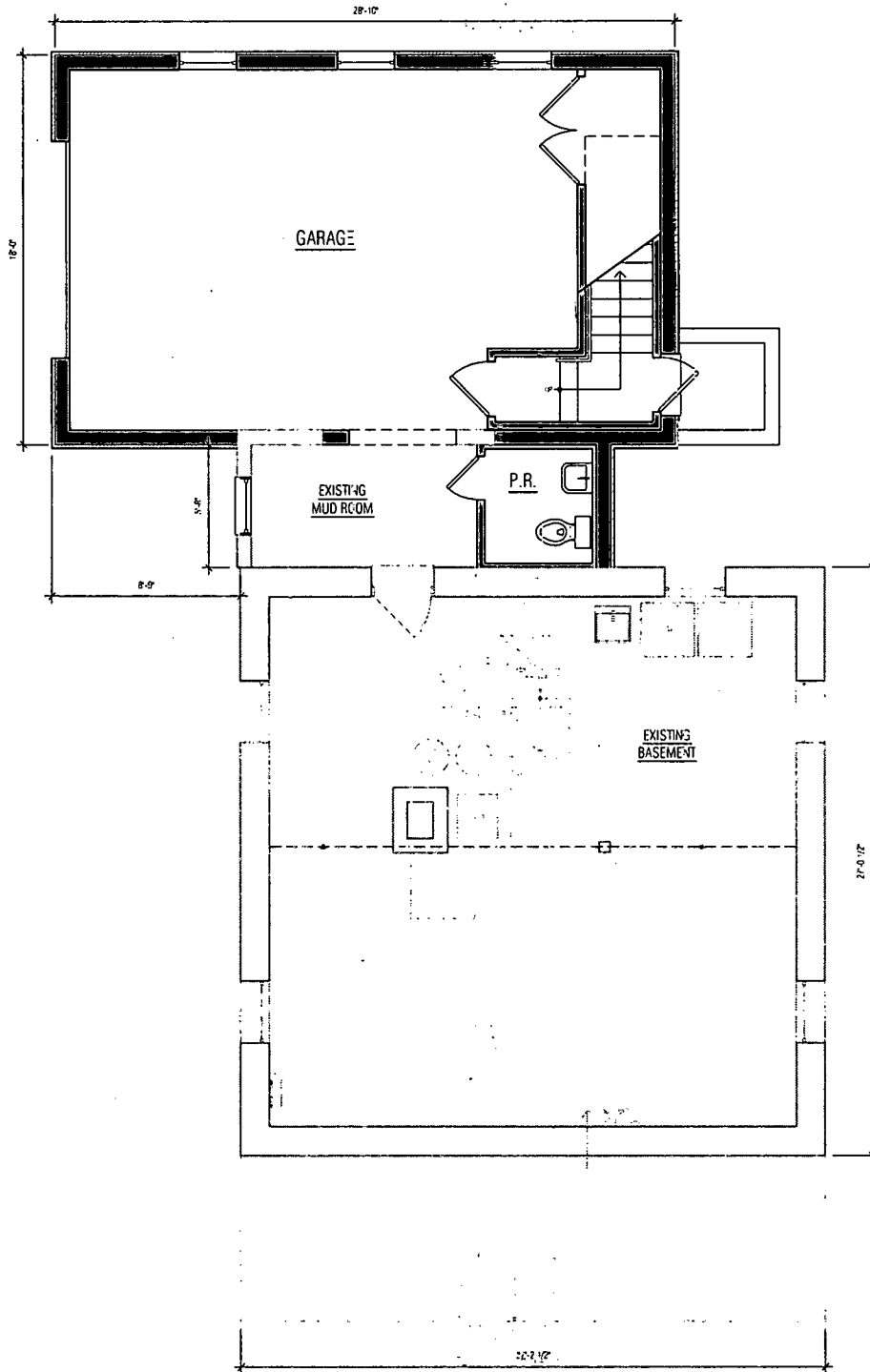
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA

806 N. Darville Street
Arlington, Virginia 22201
388.814.8748

20

Approved



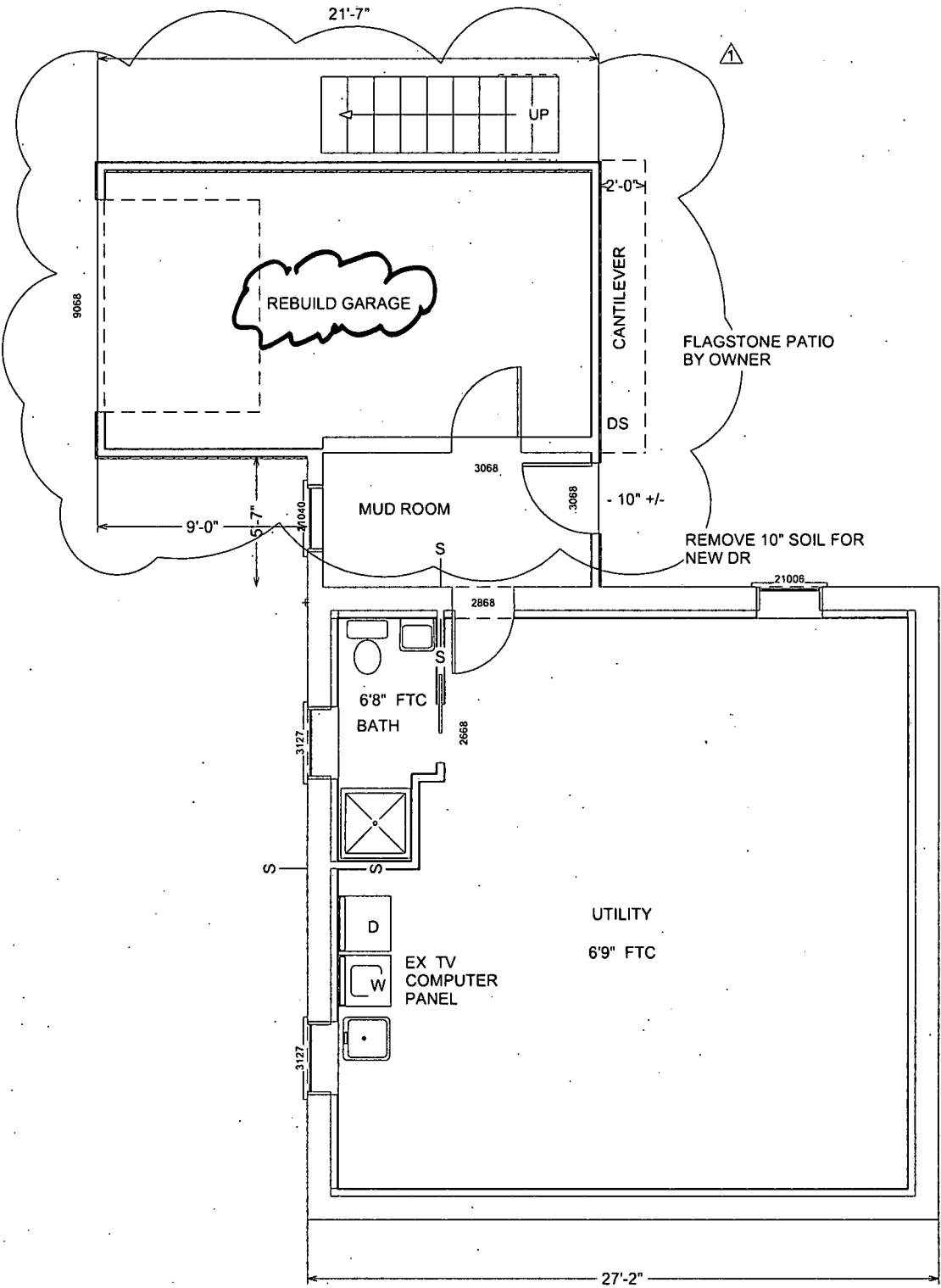
PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

A-4
HISTORIC 03
06 28 10

ROBLES / ZENKLUSEN RESIDENCE
1C110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA
238 N. Centre Street
Arlington, Virginia 22201
888.814.6748

revised



11/11/2011- HISTORIC

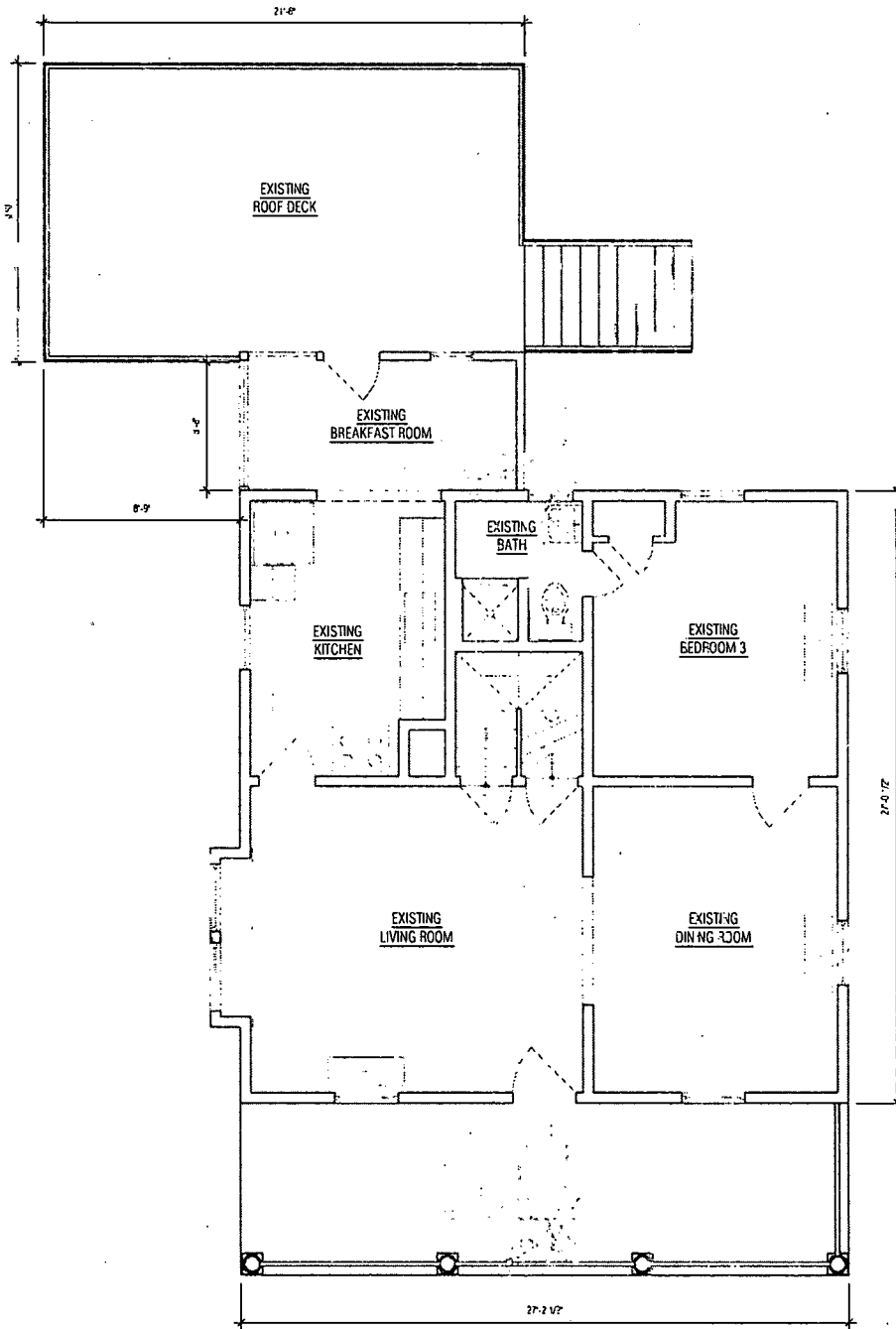
PROPOSED BASEMENT PLAN
3/16"=1'-0"

ROBLES/ZENKLUSEN RESIDENCE
10110 CAPITAL VIEW AVE
SILVER SPRING, MD 20910

SHERRY NESBIT, ARCHITECT
202-415-4852

1 OF 6

Existing



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

A-2

HISTORIC 03
06 28 10

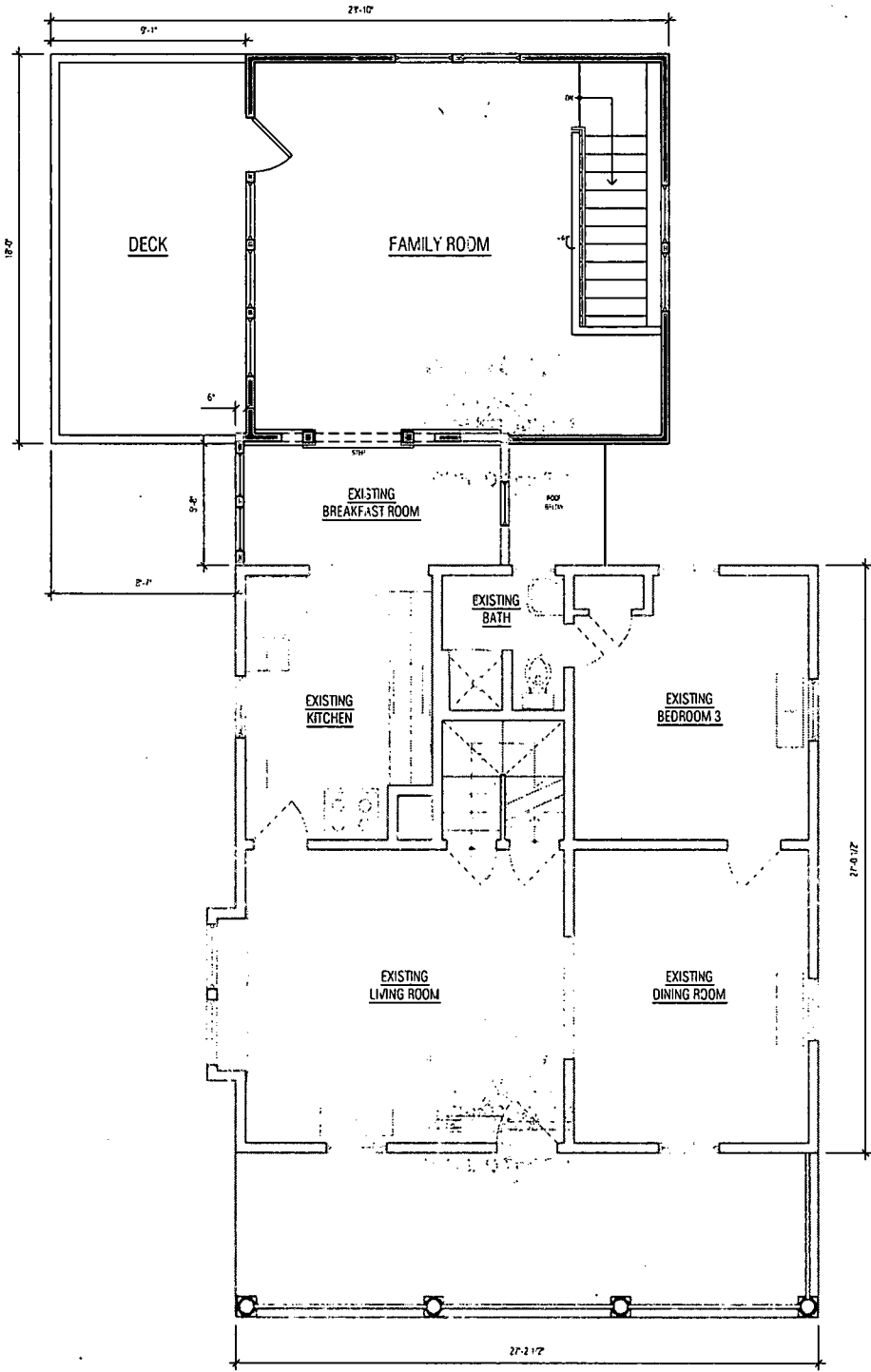
ROBLES / ZENKLUSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA

803 N. Darville Street
Arlington, Virginia 22201
888.814.8748

Approved



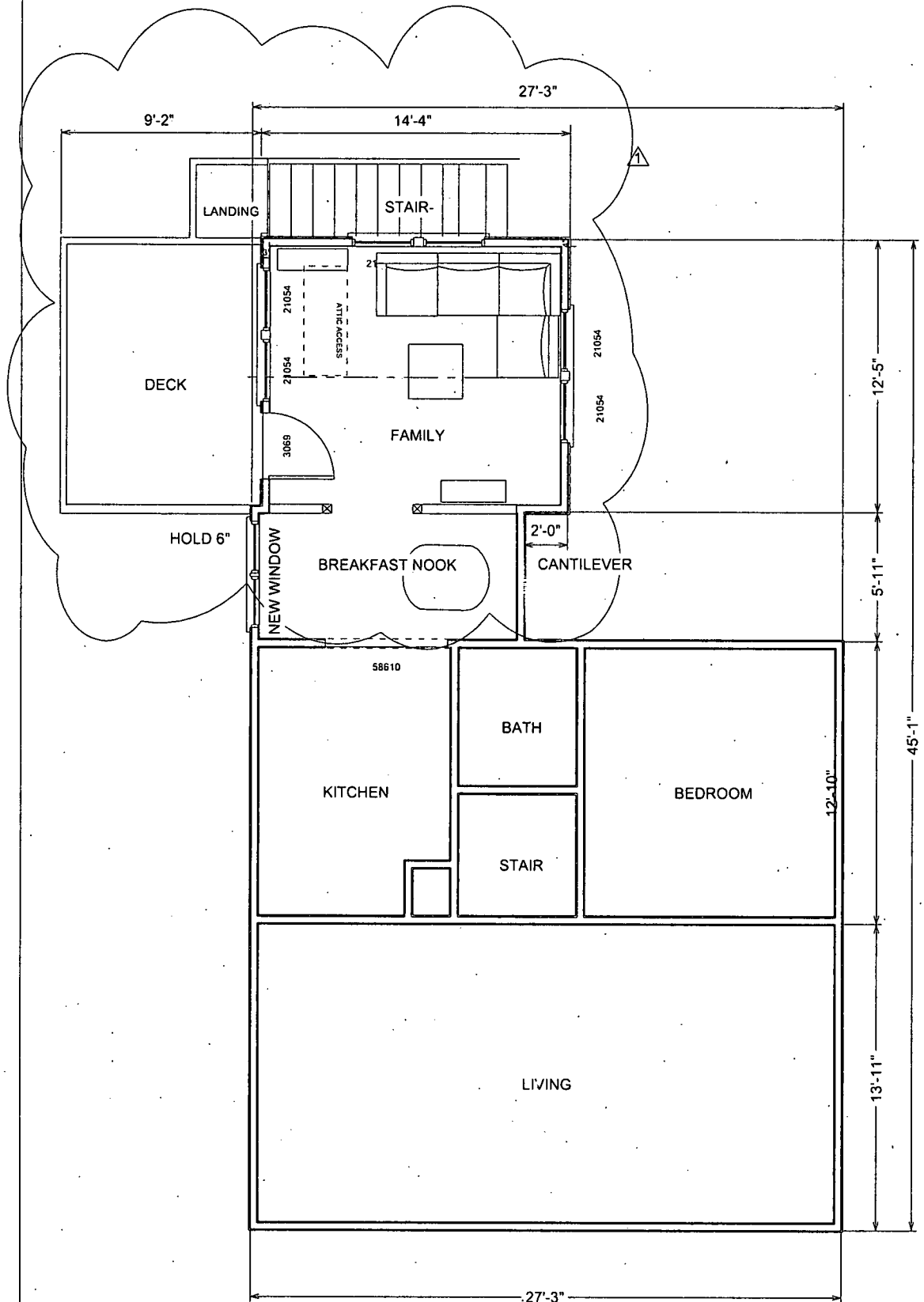
PROPOSED 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-5
HISTORIC 03
06 28 10

ROBLES / ZENKLUSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA
808 N. Daville Street
Arlington, Virginia 22201
888.614.6748

Revised



11/11/2011- HISTORIC

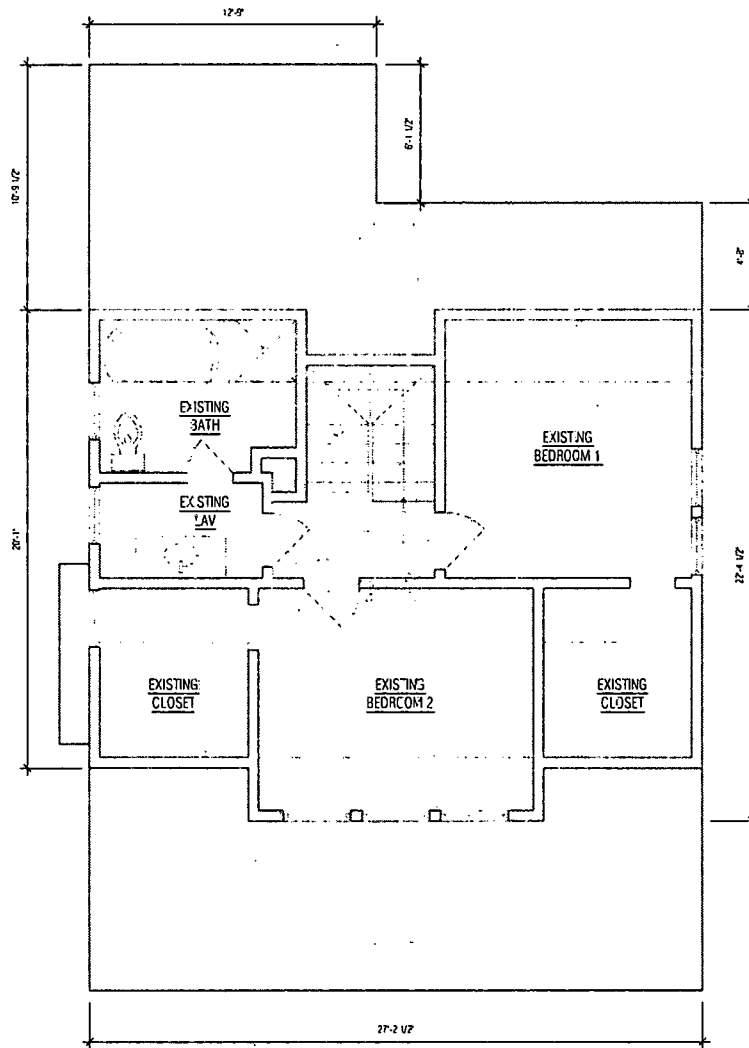
PROPOSED FIRST FLOOR PLAN
3/16"=1'-0"

ROBLES/ZENKLUSEN RESIDENCE
10110 CAPITAL VIEW AVE
SILVER SPRING, MD 20910

SHERRY NESBIT, ARCHITECT
202-415-4852

2 OF 6

Existing



EXISTING 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-3

HISTORIC 03
06 28 10

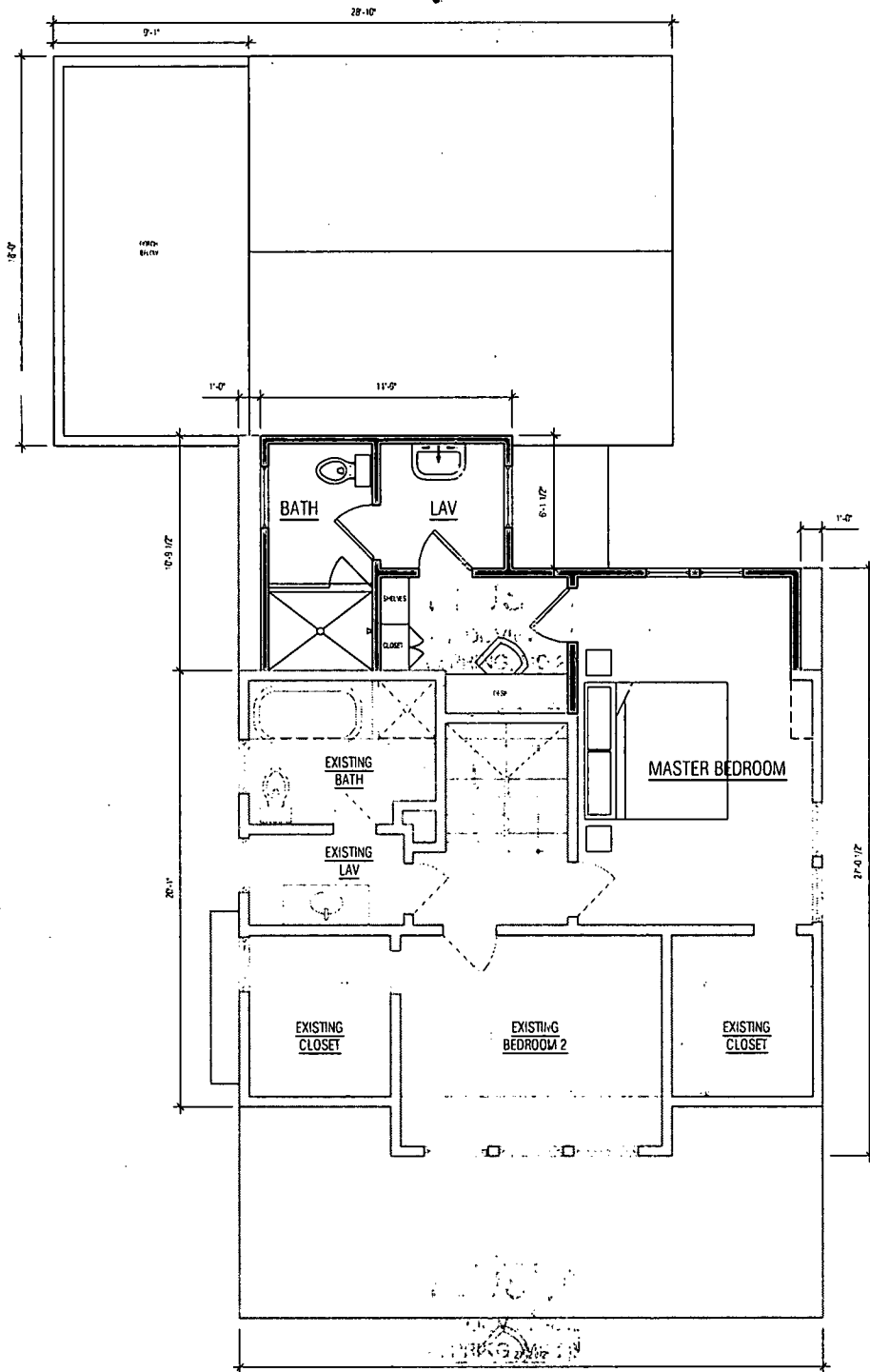
ROBLES / ZENKLUSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA

808 N. Orange Street
Arlington, Virginia 22201
588.614.6746

Approved



PROPOSED 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

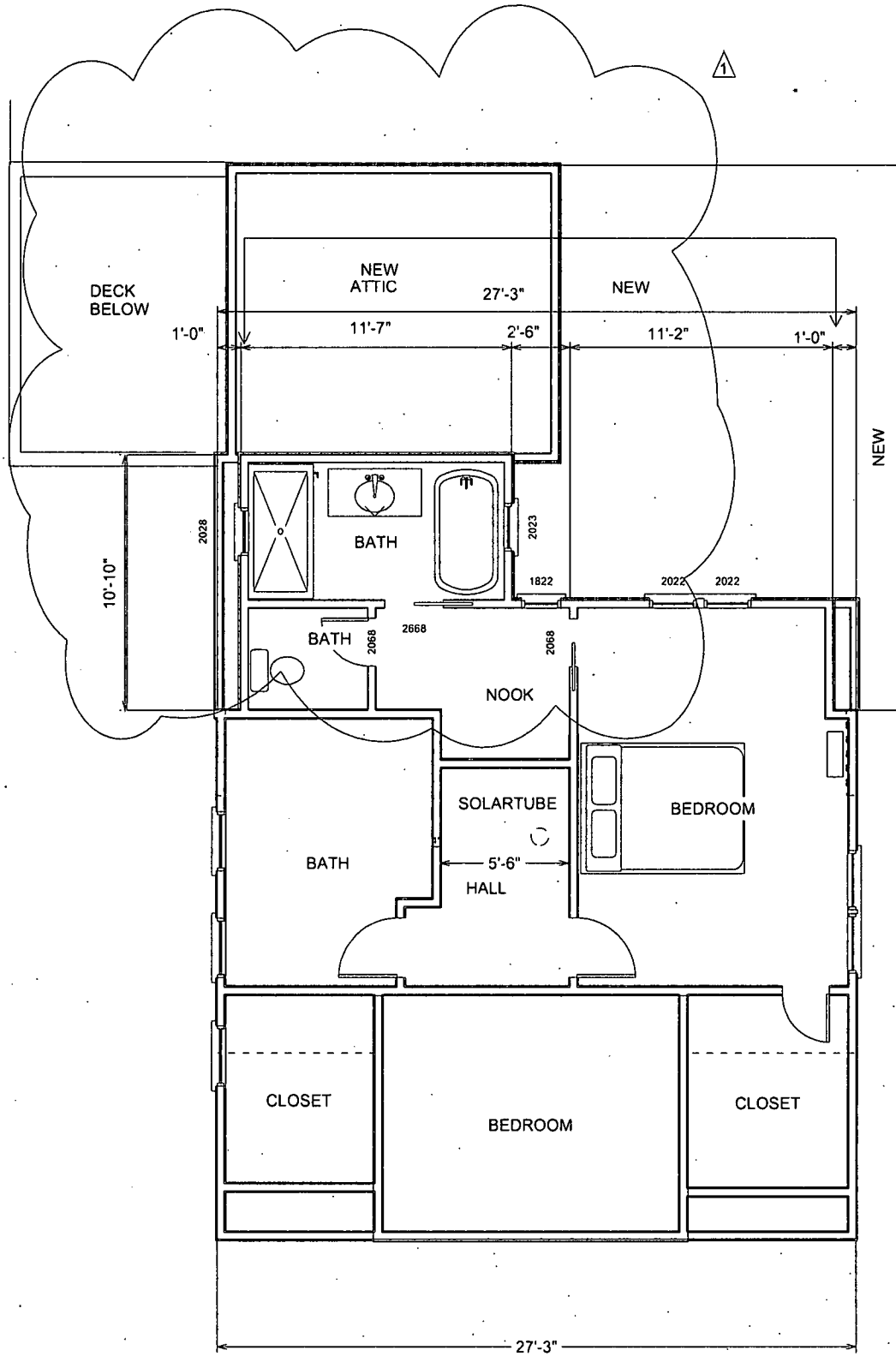
A-6
HISTORIC CB
06 28 10

ROBLES / ZENKLUSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

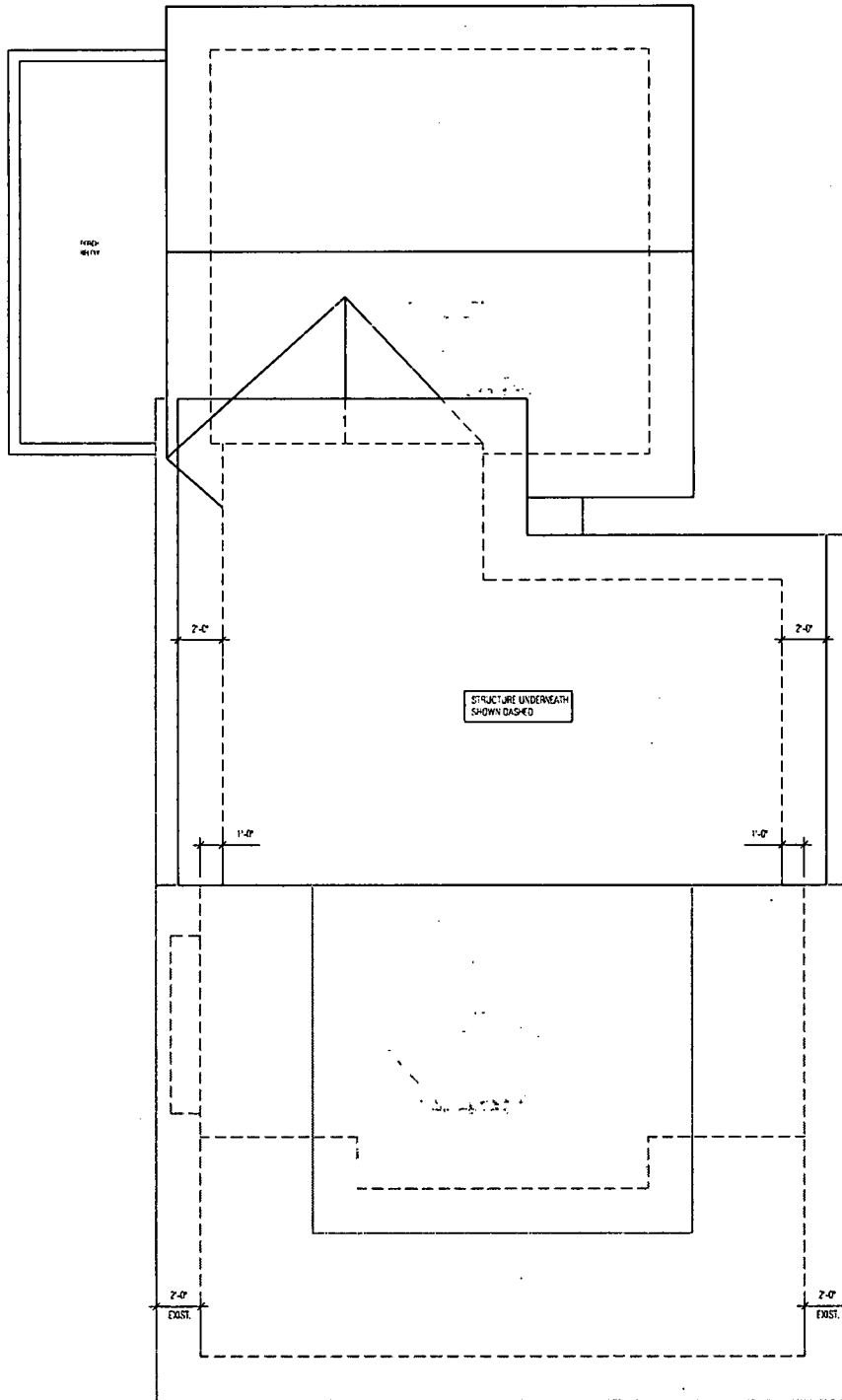
USA
TRI-VISTA
808 N. Danville Street
Arlington, Virginia 22201
888.814.6743

25

Revised



APPROVED



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

A-7

HISTORIC 03
06 28 10

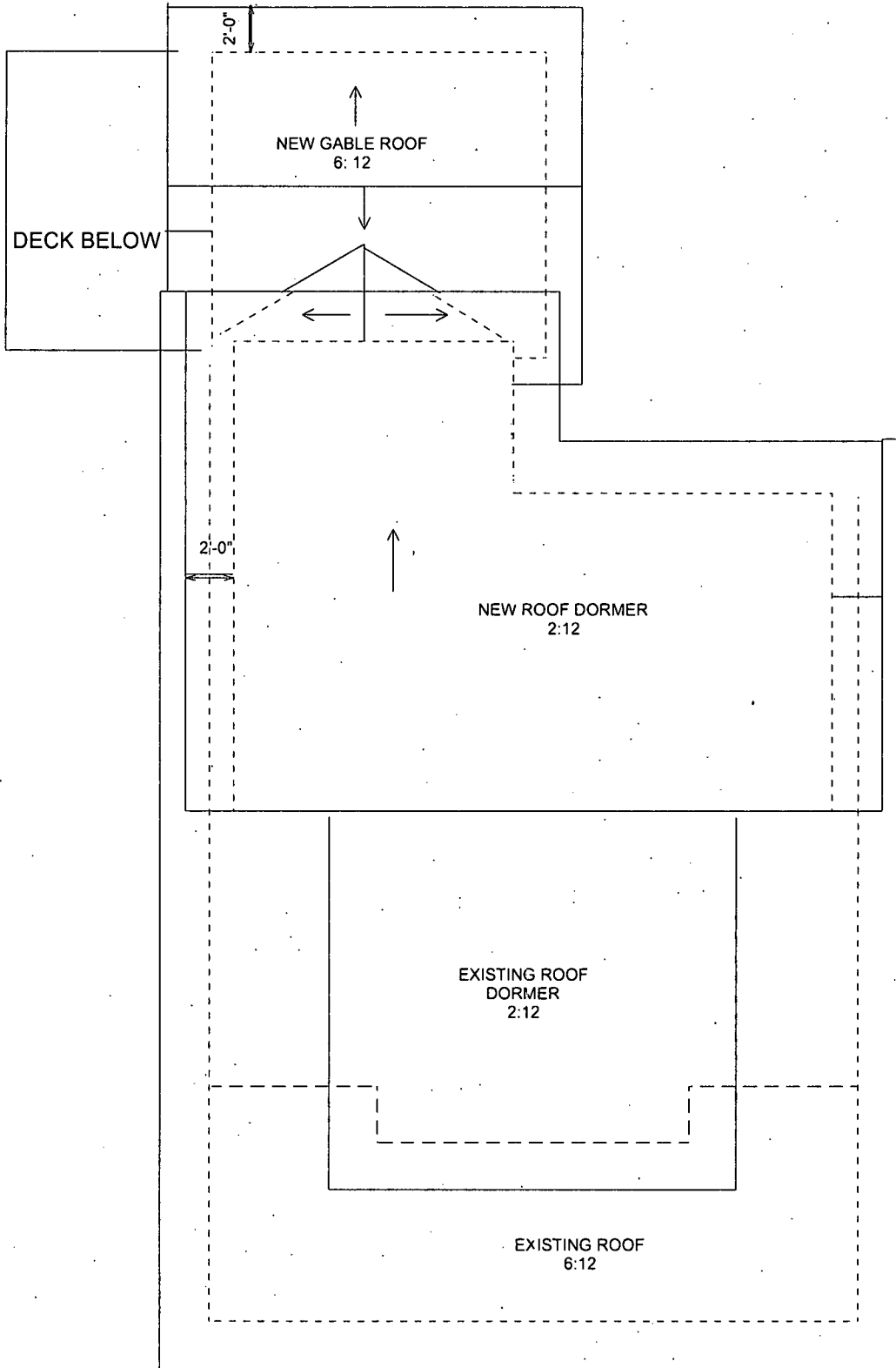
ROBLES / ZENKLUSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

USA
TRI-VISTA

808 N. Dumble Street
Arlington, Virginia 22201
888-814-8748

Revised



11/11/2011- HISTORIC

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

ROBLES/ZENKLUSEN RESIDENCE
10110 CAPITAL VIEW AVE
SILVER SPRING, MD 20910

SHERRY NESBIT, ARCHITECT
202-415-4852

OF

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10110 Capitol View Avenue, Silver Spring	Meeting Date:	7/14/10
Applicant:	Ana Robles and Jean Claude Zenklusen	Report Date:	7/7/10
Resource:	Contributing Resource Capitol View Park Historic District	Public Notice:	6/30/10
Review:	HAWP	Tax Credit:	None
Case Number:	31/7-10E	Staff:	Anne Fothergill

PROPOSAL: Rear addition, rear dormer, garage expansion, and tree removal

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. The foundation of the addition will be parged block or painted stucco; final material selection to be reviewed and approved at the staff level.
2. There will be one inch of space between the boards on the deck railing or the spacing will match the dimensions of the existing deck railing; final design to be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District
STYLE: Craftsman Bungalow
DATE: 1926

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on June 23, 2010. At that time, the HPC was overall very supportive of the addition's size, scale, and massing but recommended making a few changes to the design and materials before submitting an application (more detail can be found in the Staff Discussion section). Staff had not yet received the meeting transcript at the time of the staff report.

PROPOSAL

The applicants are proposing to construct a one story plus basement rear addition and a rear shed dormer to expand the second story. The gable roofed rear addition is 20' x 18'. Off the addition, above the garage is a 9' x 18' deck. The addition has three windows and one door to the deck on the left side, two windows on the right side and on the rear. The dormer has four small windows, two on the rear and one on each side.

They also propose to enlarge the existing attached garage at the rear left side of the house. The garage will

be 5' deeper and 7' wider on the yard side of the house. The new garage door will be larger than the existing door and there will be a new entry door to the garage on the right side of the house. The deck above the garage will have a low wall of fiber cement siding.

The existing door on the left side at the foundation level will be removed and replaced with a small window. One foundation level window will be removed from the right side of the existing house. A new window will be added to the first floor on the right side of the rear breakfast room extension. On the first floor left side, the existing replacement window will be removed and two smaller wood windows will be installed in that opening.

The proposed materials for the addition are cedar shakes, fiber cement siding, wood trim, wood windows and doors with simulated divided lights, asphalt shingle roof, and pre-cast concrete stone veneer foundation.

The applicants propose to remove one holly tree located behind the house.

Existing and proposed plans are in Circles 10-26 and photos of existing conditions are in Circles 29P-50P.

APPLICABLE GUIDELINES

When reviewing alterations within the Capitol View Park Historic District, the *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.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard # 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 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

The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The applicants were initially proposing a full two story rear addition and staff commends them for consulting with staff and reducing the size and scale of the addition. The current proposal includes a rear

dormer expansion and a one story addition at the rear of the house, which are reasonable additions to this bungalow which is a contributing resource to the historic district.

Because this is a corner property, the left side has more visibility from the side street. The applicants have proposed the garage expansion towards the right and rear so that there is no additional extension out from the left plane of this house. The applicants also did not propose that the new addition extend out to the left, which helps lessen the visual impacts of the addition. The existing deck over the garage extends beyond the left plane of the house, and the proposed deck will extend the same amount and be as visible as the existing conditions.

At the Preliminary Consultation, the Commission was supportive of the proposed addition and dormer and recommended the following changes:

- Create an inset on the left side (Lee Street side)
- Change the roof connection to the new addition
- Change the foundation from cultured stone to painted stucco or parged block
- Lighten the addition's materials—possibly shakes in the gable end and horizontal siding below
- Open the deck railing for more transparency and ventilation (add space between vertical or horizontal boards)

The applicants responded to almost all of these recommendations and the proposal now allows the original house to read clearly and its architectural details to remain intact. The applicants are proposing a 6" inset on the Lee Street side and the shed dormer walls are inset one foot. The addition has shake siding on the second floor and horizontal siding on the first floor.

However, there are two parts of the proposal that don't reflect the Commission's recommended changes. The existing deck railing has wood boards that are very close together but with a small space between them (see Circle 27). Initially the applicants proposed a low wall of wood shakes for the deck and the Commission recommended more transparency. The applicants are now proposing horizontal cement fiber siding to create a low privacy wall. The applicants are concerned about privacy and would prefer the railing as proposed. Since this deck is such a visible element that protrudes off the side of the house and the Commission was very clear in their guidance, staff recommends that some openness be created. Staff is recommending that the applicants provide one inch between the horizontal boards or the amount of space that exists between the boards on the existing deck.

The second concern is the foundation material. Again, the Commission gave clear guidance to not use cultured stone and recommended a parged or painted stucco foundation. The applicants have changed the veneer pattern so it is different from the original stone for differentiation. A neighbor has sent a letter supporting this proposal (see Circle 29). Because the HPC was specific in their feedback, staff is recommending the change from the pre-cast concrete stone veneer to a stucco or parged foundation.

Overall, the proposed additions are at the rear, smaller and lower, and allow the historic house to remain the prominent massing. This is a contributing, not outstanding, resource, and staff recommends that the HPC approve the HAWP application with the two conditions reflecting their feedback from the Preliminary Consultation.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 377 1277

DPS - #8

A

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: MICHAEL J. SAUBI

Daytime Phone No.: 202-236-4644

Tax Account No.: _____

Name of Property Owner: ANA ROBLES + JEAN CLAUDE ZENKLUGEN Daytime Phone No.: 301-587-8544

Address: 10110 CAPITOL VIEW AVENUE SILVER SPRING, MD 20916
Street Number City State Zip Code

Contractor: TRI-VISTA USA Phone No.: 888-814-8748

Contractor Registration No.: _____

Agent for Owner: TRI-VISTA USA Daytime Phone No.: 888-814-8748

LOCATION OF BUILDING/PREMISE

House Number: 10110 Street: CAPITOL VIEW AVENUE

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

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 150K

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.

Signature of owner or authorized agent for TRIVISTA USA, LLC 6/2/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

539508

6

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

Owner's mailing address ANA ROBLES + JEAN CLAUDE ZENKLUSEN 10110 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910	Owner's Agent's mailing address TRI-VISTA USA 808 N. DANVILLE STREET ARLINGTON, VA 22201
Adjacent and confronting Property Owners mailing addresses	
SEE ATTACHED	

Ms. Janice Rodgers
10106 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Perry Degener
3102 Lee Street
Silver Spring MD 20910
USA

Mr. & Ms. James Alward
10109 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Gregory Belliston
10113 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Charles Ritchie
3107 Lee Street
Silver Spring MD 20910
USA

Mr. & Ms. Timothy Simpson
10112 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Emil Hansen
10111 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Hector Mimiaga
10107 Capitol View Ave.
Silver Spring MD 20910
USA

Fothergill, Anne

From: Robert Braddock [rbraddock@redhousearch.com]
Sent: Monday, June 28, 2010 5:15 PM
To: Fothergill, Anne
Cc: Ana Robles; Jean Claude Zenklusen; Michael Sauri
Subject: 1011C Capitol View Avenue - Re-Submission Documents
Attachments: E-8.pdf; A-1.pdf; A-2.pdf; A-3.pdf; A-4.pdf; A-5.pdf; A-6.pdf; A-7.pdf; E-1.pdf; E-2.pdf; E-3.pdf; E-4.pdf; E-5.pdf; E-6.pdf; E-7.pdf

Anne,

Attached, please find PDF files of the Revised Drawings for the Robles / Zenklusen Residence. We present the following revisions:

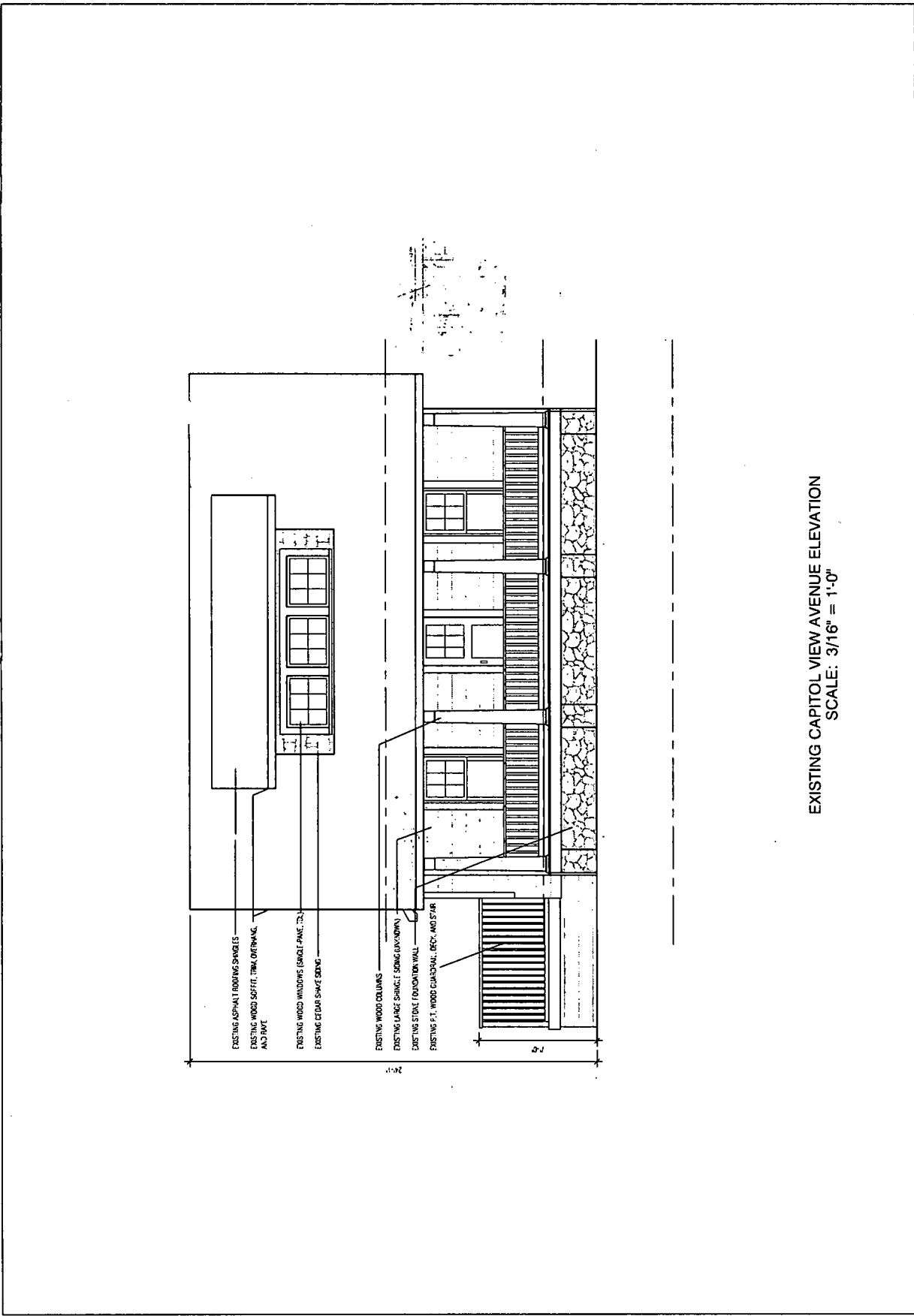
1. The rear addition has been set in from the existing rear corner by 6" on the Lee Street side.
2. The existing Lee street rake board and end-detail now sit undisturbed, and the new rake board intersects 6" behind it.
3. The rear shed dormer walls have each been set in from the plane of the existing 2nd Floor wall by 1'-0".
4. The rear shed dormers show 2'-0" overhangs to match existing. Due to the set-in, the new overhangs will set in 1'-0" from the existing overhangs.
5. The roof plan now shows the complexities of the existing walls and overhangs, as well as the overbuild (cricket) that will be necessary to shed water at the juncture of old and new.
6. The elevations now show lap siding at the 1st Floor level and shake siding at the 2nd Floor level. This is similar to existing, but does not match existing (as per the Board opinions).
7. The basement level will be clad in a pre-cast concrete stone, with a pattern that is traditional but not a copy of the existing. The document Preservation Brief 16 instructs us that this is a reasonable and approved material.
8. The deck area of the addition shows the same privacy screening as the previous design. Considering the street frontage, this is an understandable issue of necessity for the owners.

Let me know if you require more information.

Thanks.

Bob

Robert T. Braddock, AIA
Principal
Red House Architects, PLLC
703-346-9819 tel
703-547-0356 fax
www.redhousearch.com



EXISTING CAPITOL VIEW AVENUE ELEVATION
 SCALE: 3/16" = 1'-0"

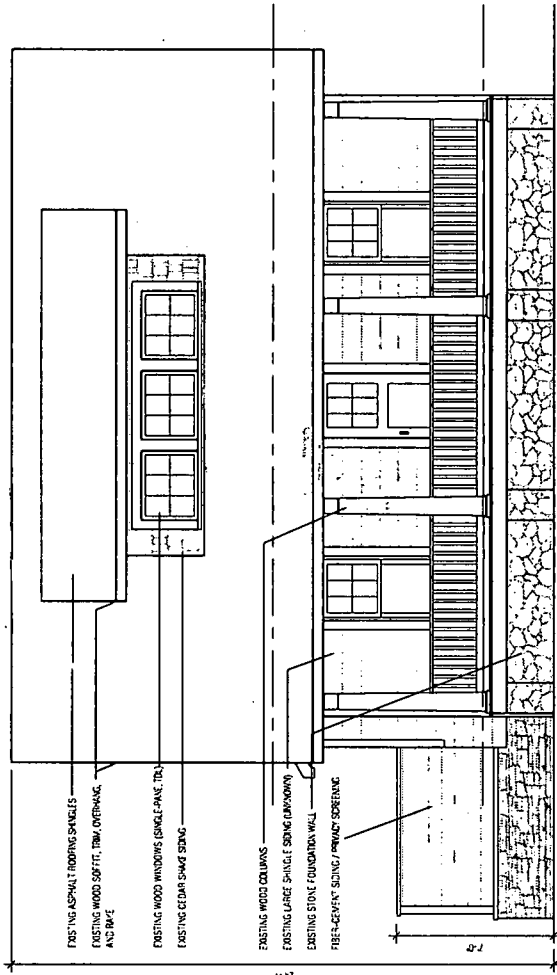
808 N. Capital Street
 Arlington, Virginia 22201
 888.814.3745

TRV · VISTA
 USA

ROBLES / ZENKLUSEN RESIDENCE
 101 10 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

HISTORIC 03
 09 28 10

E-6



PROPOSED CAPITOL VIEW AVENUE ELEVATION
 SCALE: 3/16" = 1'-0"



FROM LEE ST.

NOTE SPRING &

56



GARAGE AND DECK

57

27

Holly to be removed
↓



July 2, 2010

Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD
email

RE: Ana Robles and Jean Claude Zenklusen rear addition, HPC Case. No. 31/07 - 10E

Dear Members of the HPC:

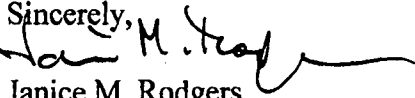
I am writing in support of the application of my neighbors, Ana Robles and Jean Claude Zenklusen, to construct a rear addition, and specifically in support of their current proposal to use a cast concrete, stacked stone veneer design, for the foundation of the addition.

I understand that almost all aspects of their construction proposal have been approved, but that the Commission has suggested using stucco (or parged block) for the foundation of the addition, in order to distinguish it from the stone foundation of the original house. I want to strongly object to using stucco/parged block. I am among the neighbors who will be most affected by the Robles/Zenklusen's addition. I am their next door neighbor (on the other side of Lee St.), and every time I come or go I see the side of their house, which is the side that contains the garage entry. My view is probably the clearest view of where the new addition will join the existing house, and I appreciate the desire to have a pleasing aesthetic - a desire I completely share. I also understand that a goal of preservation guidelines is to appropriately distinguish the new construction from the original foundation. All I can say is that I would greatly prefer the stacked stone/cast concrete the Zenklusens are proposing. I have lived in several stucco houses for long periods of my life, and it is not, in my view, a pleasing facade, and I do not believe the combination of stucco with the existing stone foundation would be pleasing - it would not be to me.

I understand that the proposed cast concrete/stacked stone veneer is an approved material under the relevant regulations and guidelines. In such circumstances, i.e., where there are equally acceptable alternatives that meet relevant requirements, it seems to me that the preferences of the owners and their neighbors - who will be most affected by the decision - should receive the Commission's approval.

Thank you for your consideration.

Sincerely,


Janice M. Rodgers
10106 Capitol View Ave.
Silver Spring, MD 20910

All I can say
All I have

Plans from June 23rd Preliminary Consultation through page 28P

1. 10/1/01
2. 10/1/01
3. 10/1/01
4. 10/1/01

1. 10/1/01
2. 10/1/01
3. 10/1/01
4. 10/1/01

1. 10/1/01
2. 10/1/01
3. 10/1/01
4. 10/1/01

**Narrative Summary of the
Addition to the:
Robles / Zenklusen Residence
10110 Capitol View Avenue
Silver Spring, MD 20910**

Existing

The Robles / Zenklusen Residence sits at the corner of Capitol View Avenue and Lee Street. The land falls down Lee Street, from Capitol View. Hence, from the Capitol View side, the dominant view is of the front porch and front roof. The existing garage, being at the basement level, is not even noticeable. From the Lee Street side, the entire elevation comes into view.

Goals

The spatial goals of the Robles / Zenklusen Project were: (a) to expand the existing attached garage, (b) to create a family room space above the garage, and (c) to expand the existing master bedroom, to include a closet/library and bathroom. Additionally, the architectural goals were: (a) to preserve the historic fabric of the existing house, where possible, and (b) to make the proposed construction sensitive to the existing construction, in terms of massing, form, and finish.

Garage

The existing garage is attached to the main house, though it obviously dates from a later era. The roof of the existing garage is an existing deck with wood guardrail in a tight pattern, for privacy. The proposed garage will expand 5' to the rear and 7' to the neighbor-side. This will accommodate the combined needs of parking, working, storage, and stairs. The proposed garage:

1. will not project any further towards Lee Street than does the current garage,
2. will be clad in Cultured Stone, to replicate the existing stone base course,
3. will include a deck above, with privacy guardrail, extending no further to Lee Street than does the current one
4. will include windows with muntin pattern similar to existing
5. will include a new garage door of the "carriage-house" style, with expressed panels and glass lights.

Family Room

The proposed family room and attached roof deck will occupy the same footprint as the proposed garage. We believe the space is reasonably sized to accommodate the spatial needs of the garage below, the staircase, and the roof deck, all while not cutting off light to the back windows of the existing house. The family room level:

1. will be clad in cedar shake or other, similar to existing
2. will have windows and doors with muntin patterns similar to existing
3. will reflect the existing house in roof pitch, overhangs, soffits, and rake detail
4. will be roofed in asphalt shingles, similar to existing

Master Bedroom Suite

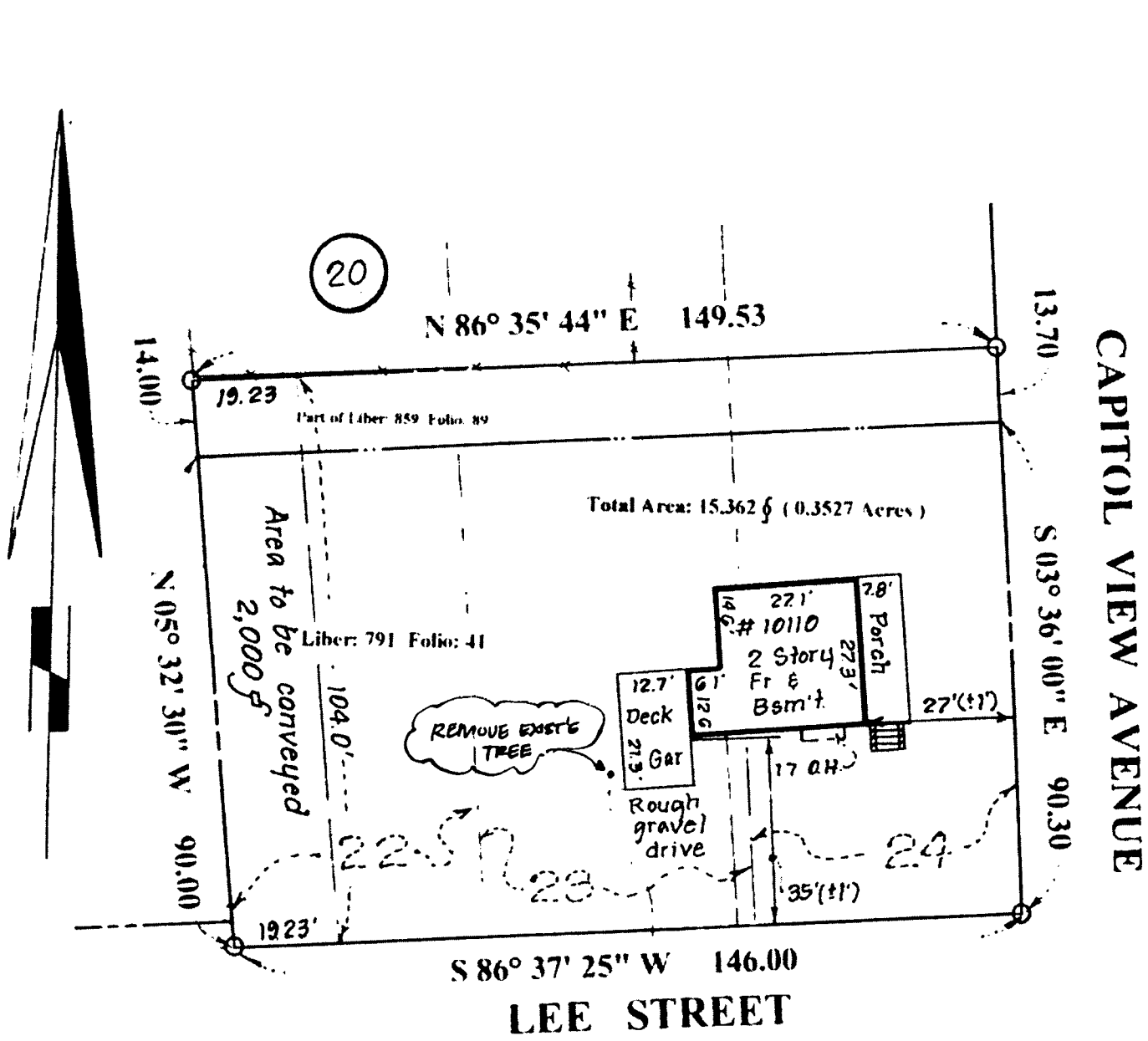
The proposed master bedroom expansion will be placed all to the rear of the house. The new space will be accommodated by pitching a new dormer roof, similar to the existing one at the front. We believe the space is reasonably sized for a closet/library area and bathroom. The expanded area:

1. will be clad in cedar shake, similar to existing
2. will have windows of a size and muntin pattern similar to existing
3. will reflect the existing house in overhang, soffit, and rake detail
4. will be roofed in asphalt shingles, similar to existing
5. will be visually separated from the main roof by the existing 2' overhangs

Conclusion

In accordance with good practice, we believe the proposed elements will be in harmony with the existing historic fabric. The proposed massing of the garage and family room will defer to the historic main house by being a separate and respectful form, rather than one large mass extended from the main house. Also, the proposed elements will project no further toward either street than does the existing building. Finally, the proposed elements will achieve a visual separation from the existing historic main house.

EXISTING



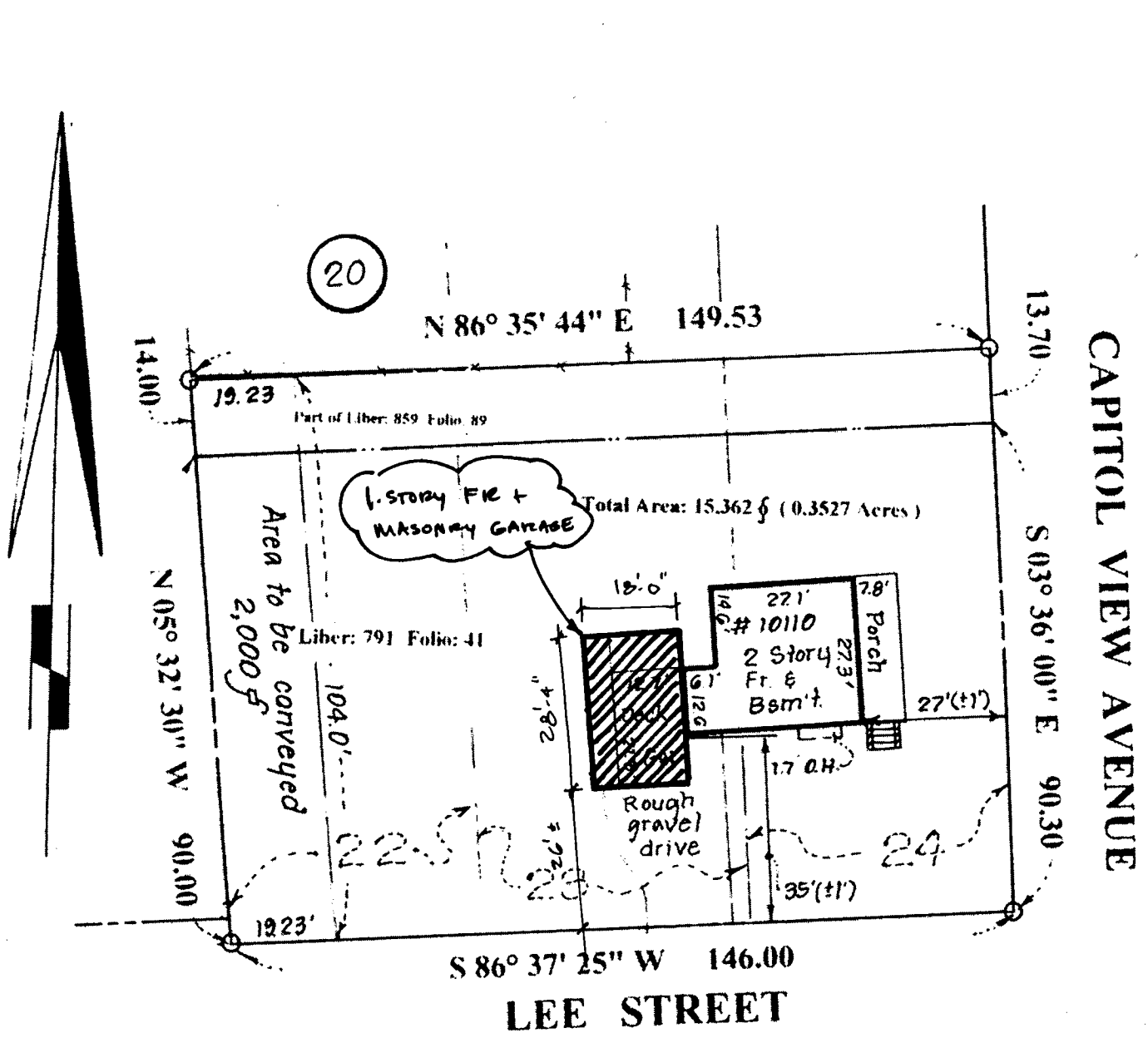
Net Area: 13,362 \pm

Plat Reference:

Plat Book: A
Plat: 9

Scale: 1"=30'

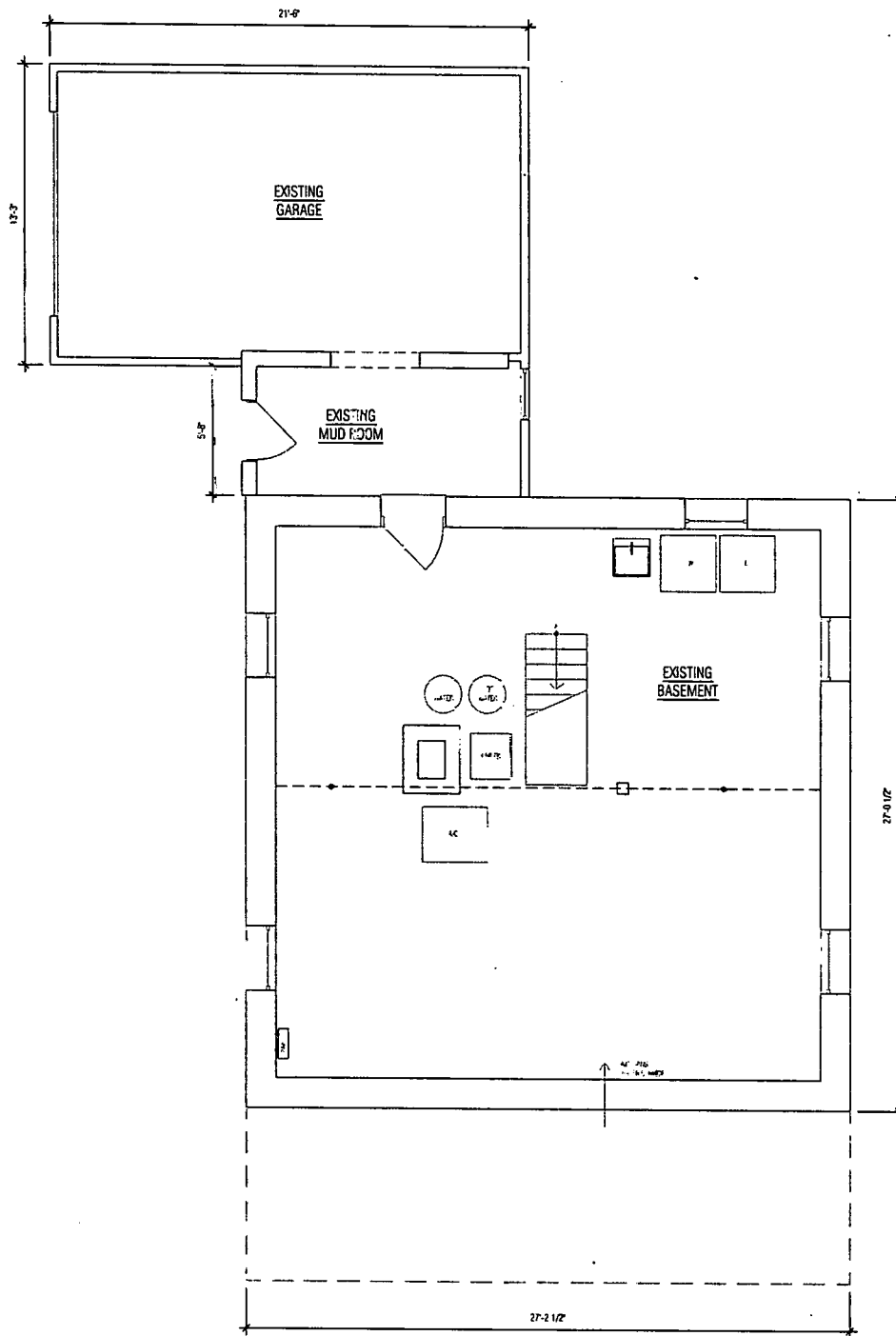
PROPOSED



Net Area: 13,362 sq ft

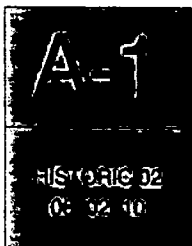
Plat Reference: Plat Book: A
Plat: 9

Scale: 1"=30'



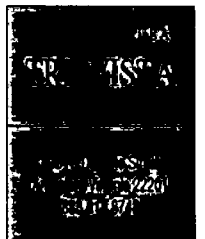
EXISTING BASEMENT PLAN
SCALE 3/16" = 1'-0"

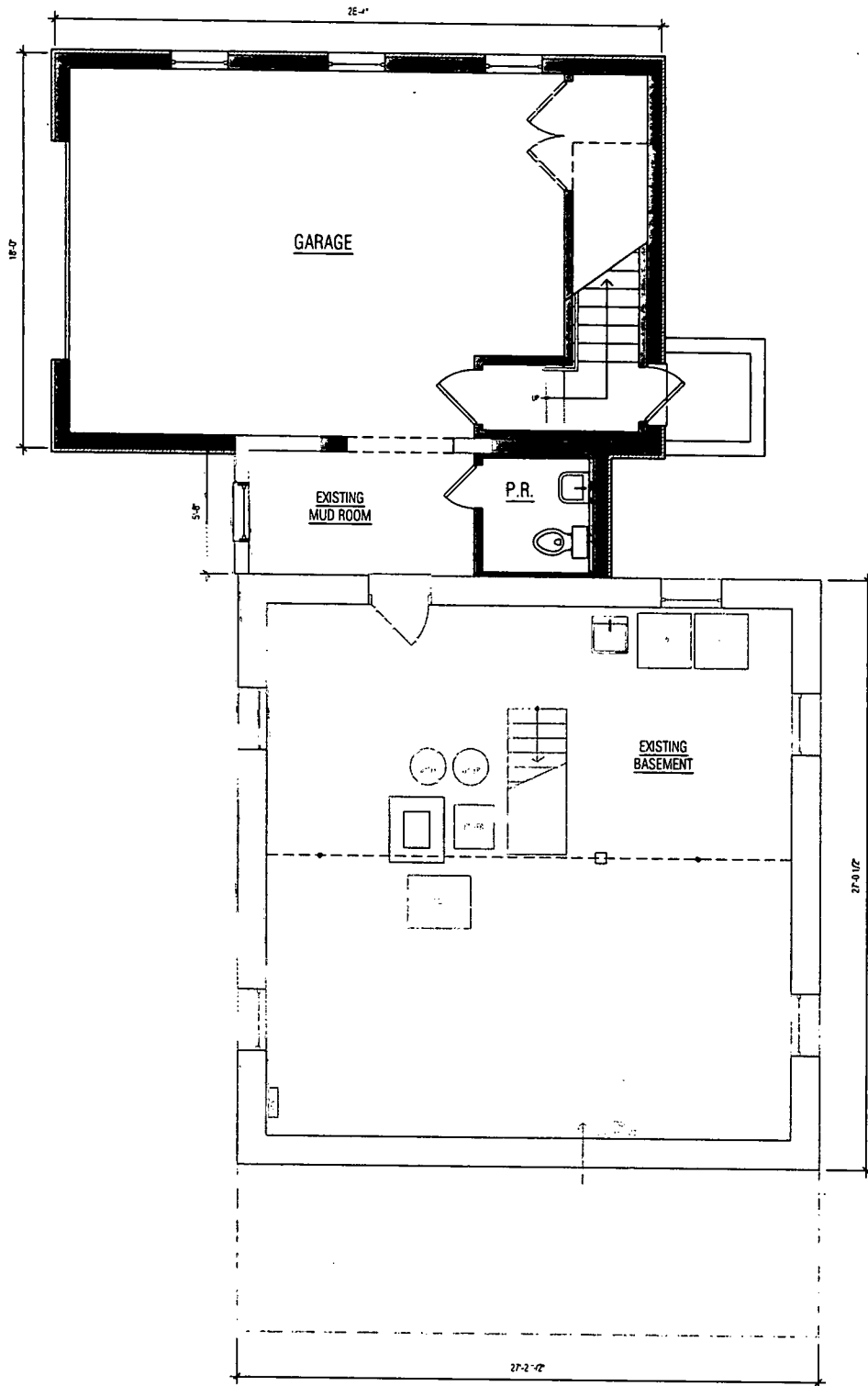
(13) P



ROBLES / ZENKULSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910





PROPOSED BASEMENT PLAN
SCALE: 3/16" = 1'-0"

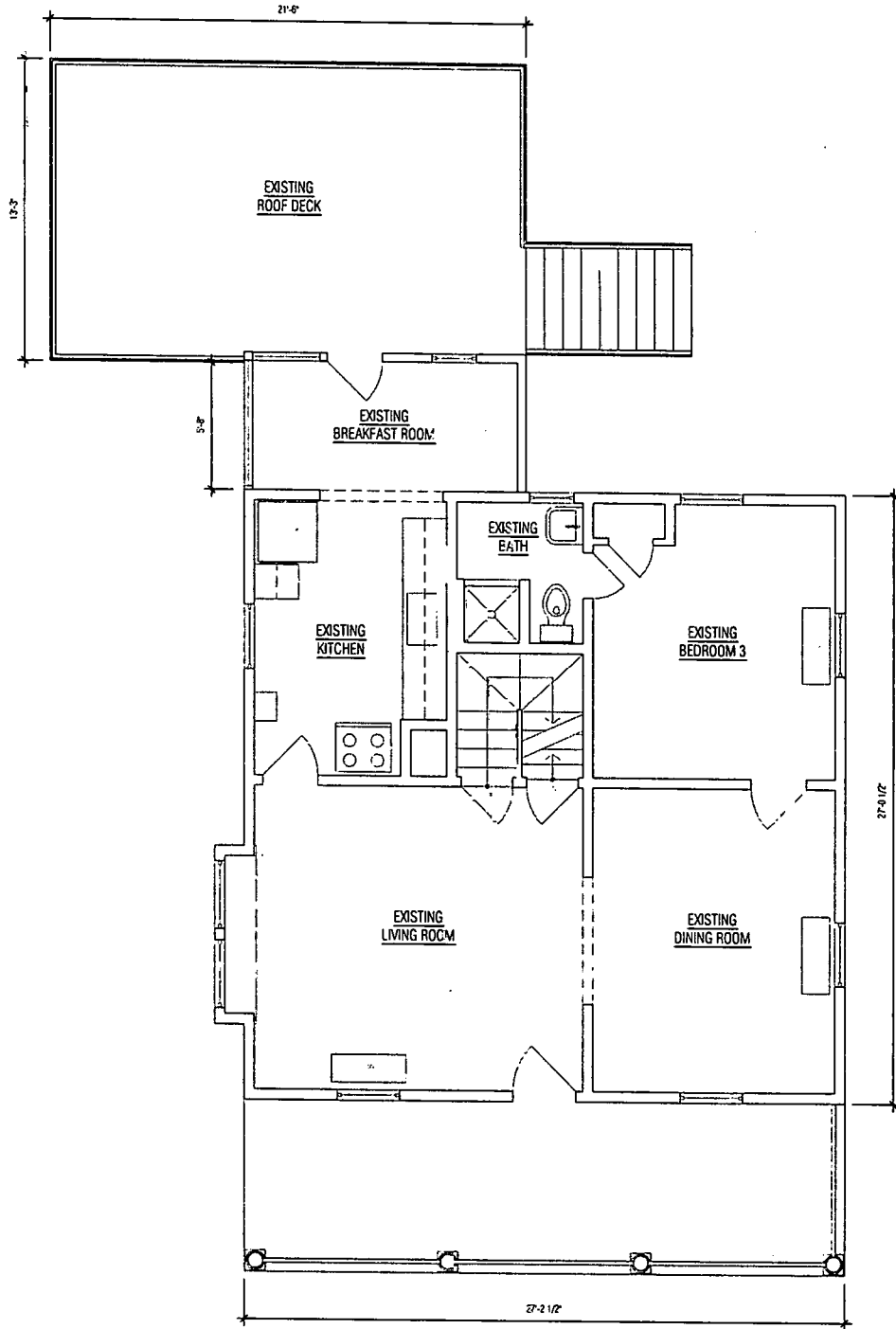
14 P

A-4
11/16/08 02
03 12 13

ROBLES / ZENKULSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

PRE-VISTA
EX-10110-02
11/16/08 02
03 12 13



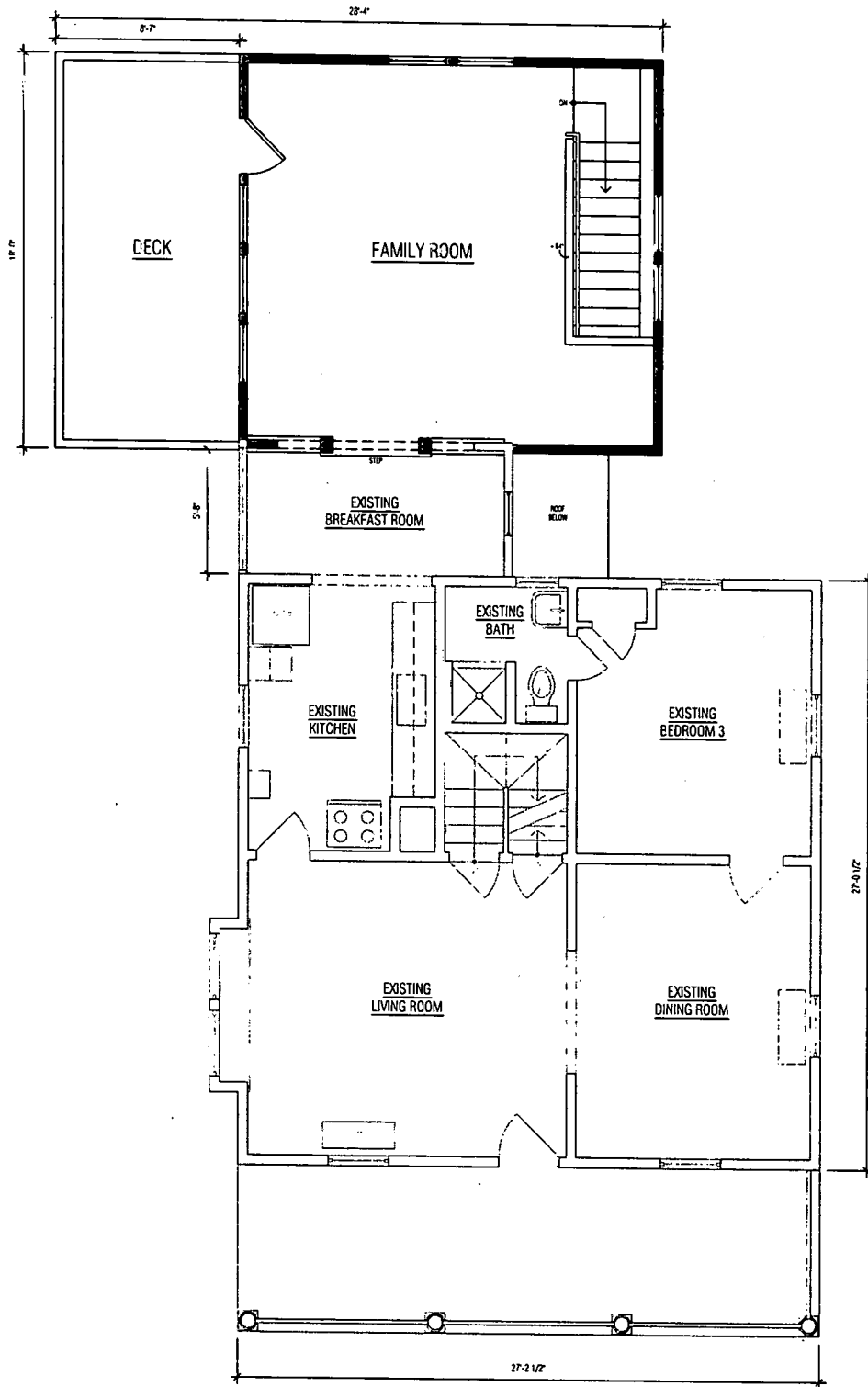
EXISTING 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"

15 P

A-2
 HISTORIC 02
 03 02 10

ROBLES / ZENKULSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

TRIO VISTA
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910



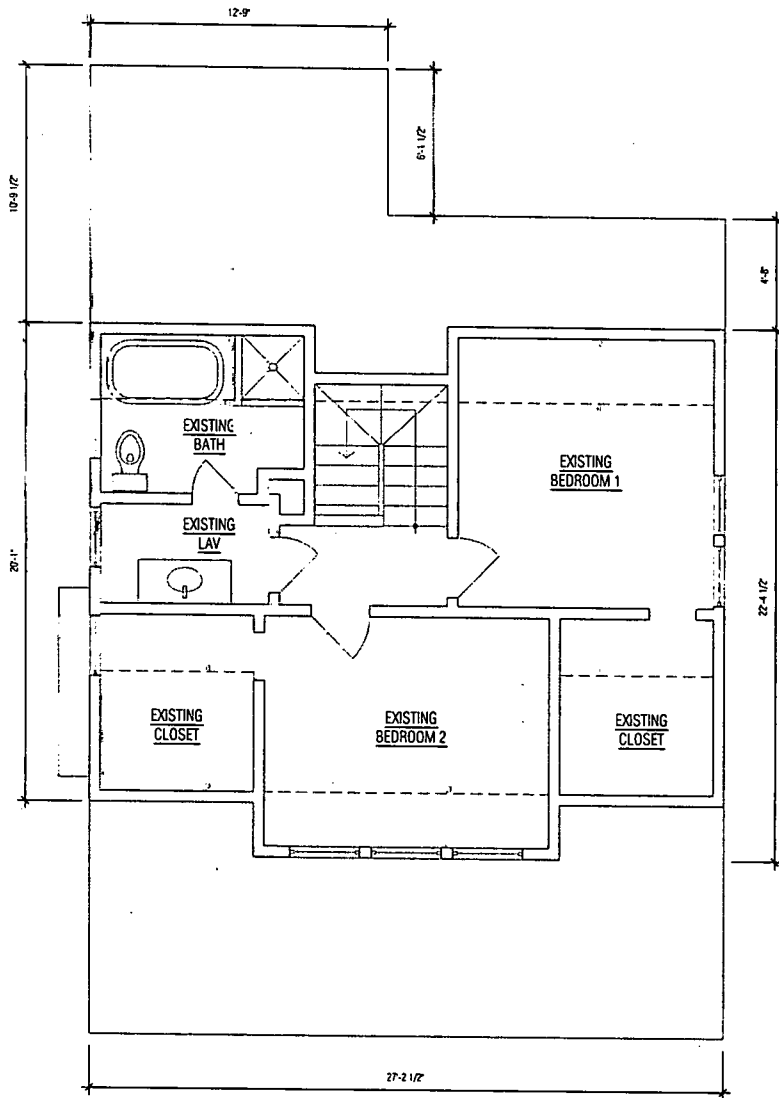
PROPOSED 1st FLOOR PLAN
 SCALE: 3/16" = 1'-0"

(16) P

A-5
 H.S. ROBERTS & ASSOCIATES
 03 02 10

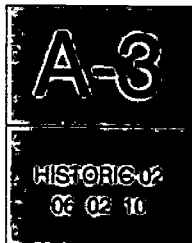
ROBLES / ZENKULSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

TRI-VISTA
 REAL ESTATE

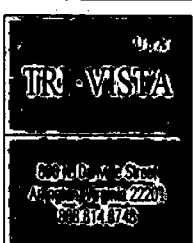


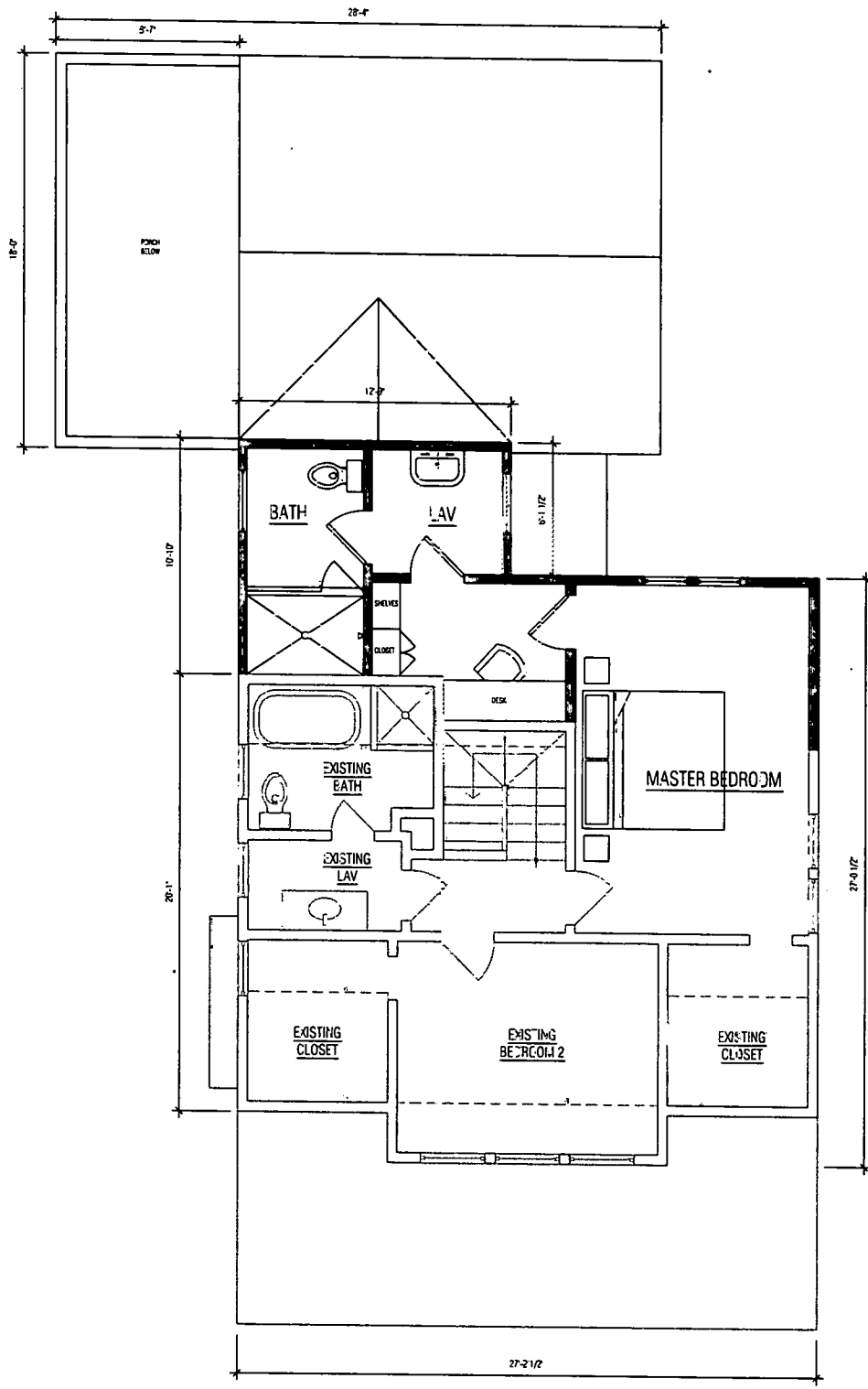
EXISTING 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

17 P



ROBLES / ZENKULSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910





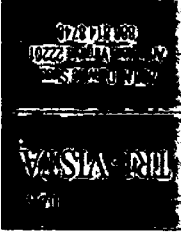
PROPOSED 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

18 P

A-6
HISTORIC 02
06 02 10

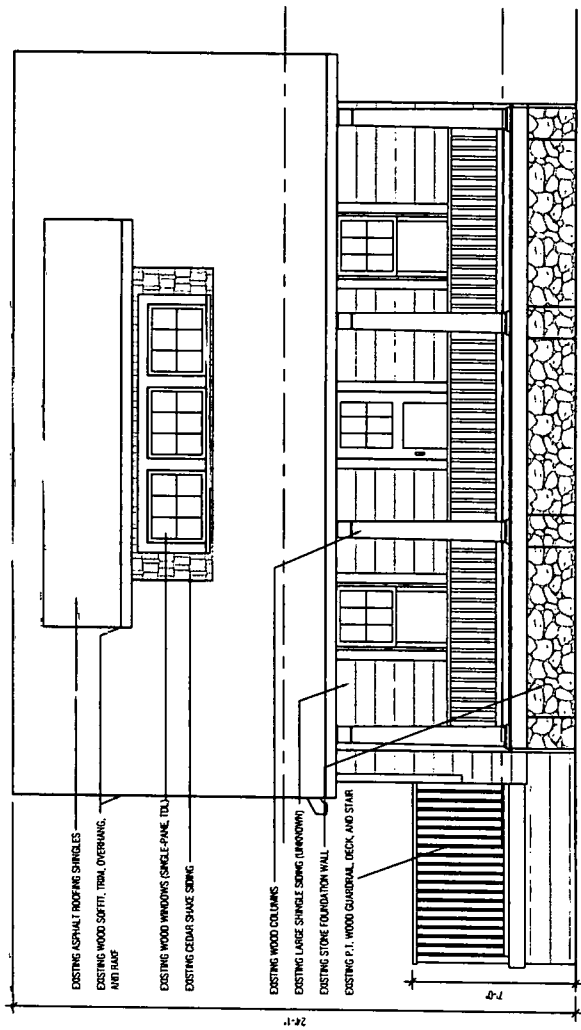
ROBLES / ZENKULSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, M.D 20910

TRU VISTA
CONSTRUCTION GROUP



ROBLES / ZENKULSEN RESIDENCE

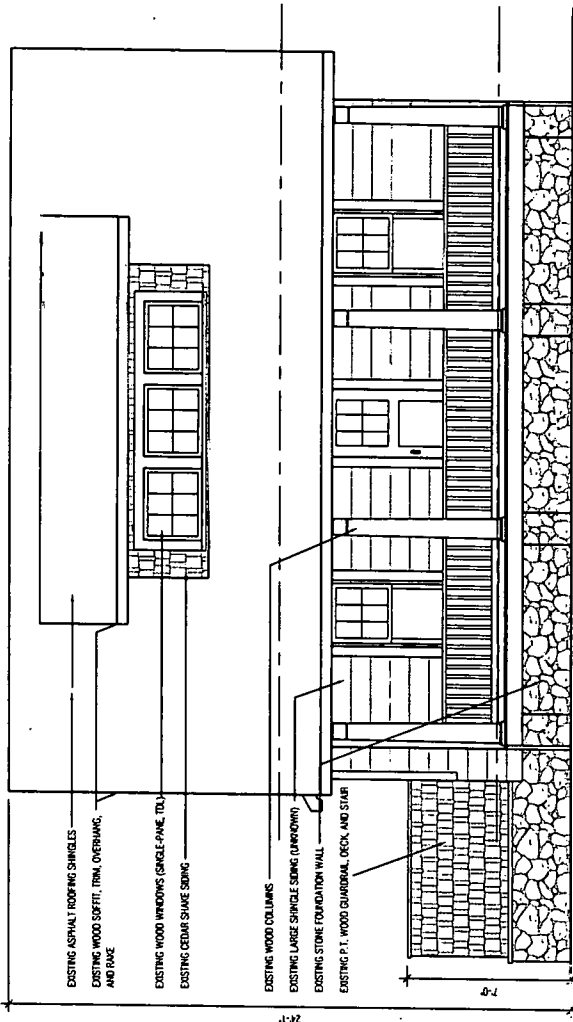
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910



EXISTING CAPITOL VIEW AVENUE ELEVATION
SCAI F 3/16" = 1'-0"

ROBLES / ZENKULSEN RESIDENCE

0110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

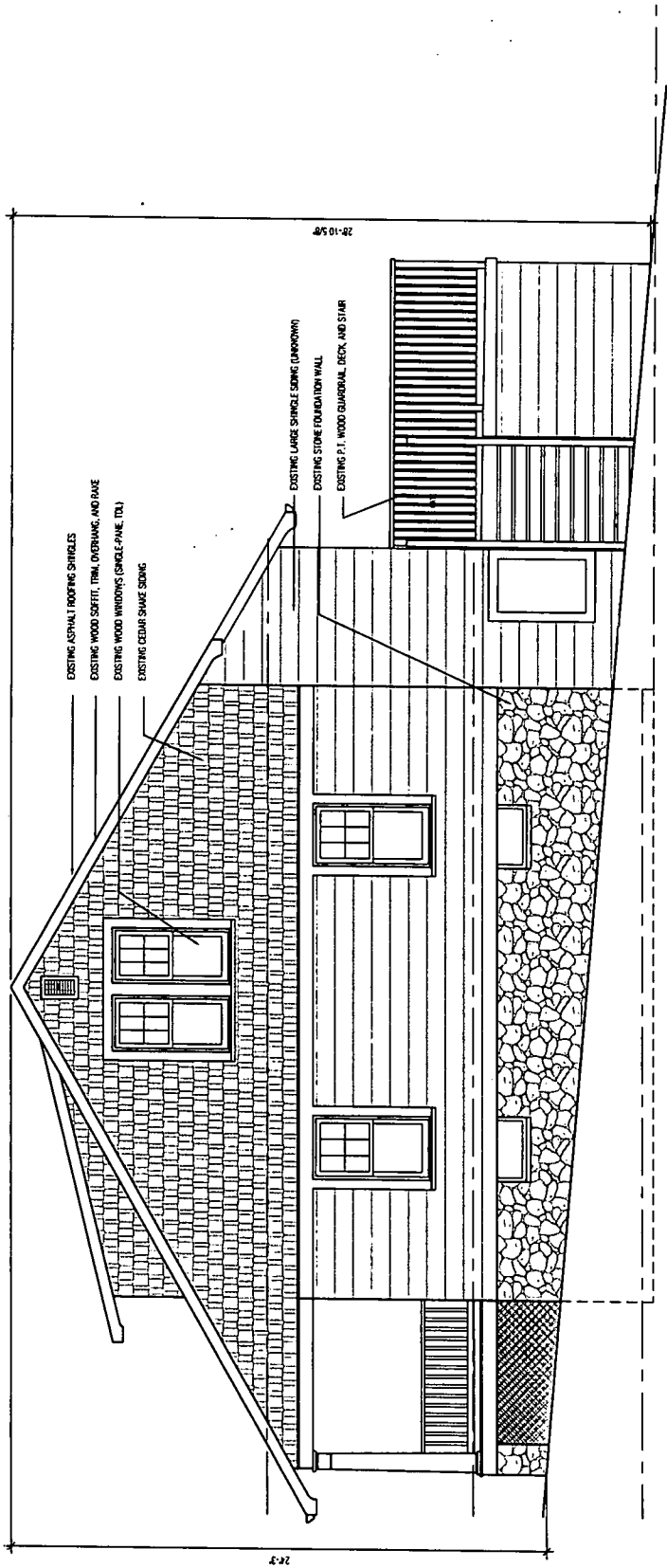


PROPOSED CAPITOL VIEW AVENUE ELEVATION
SCALE: 3/16" = 1'-0"

07/27/02
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910
 TRV VISIA
 USA

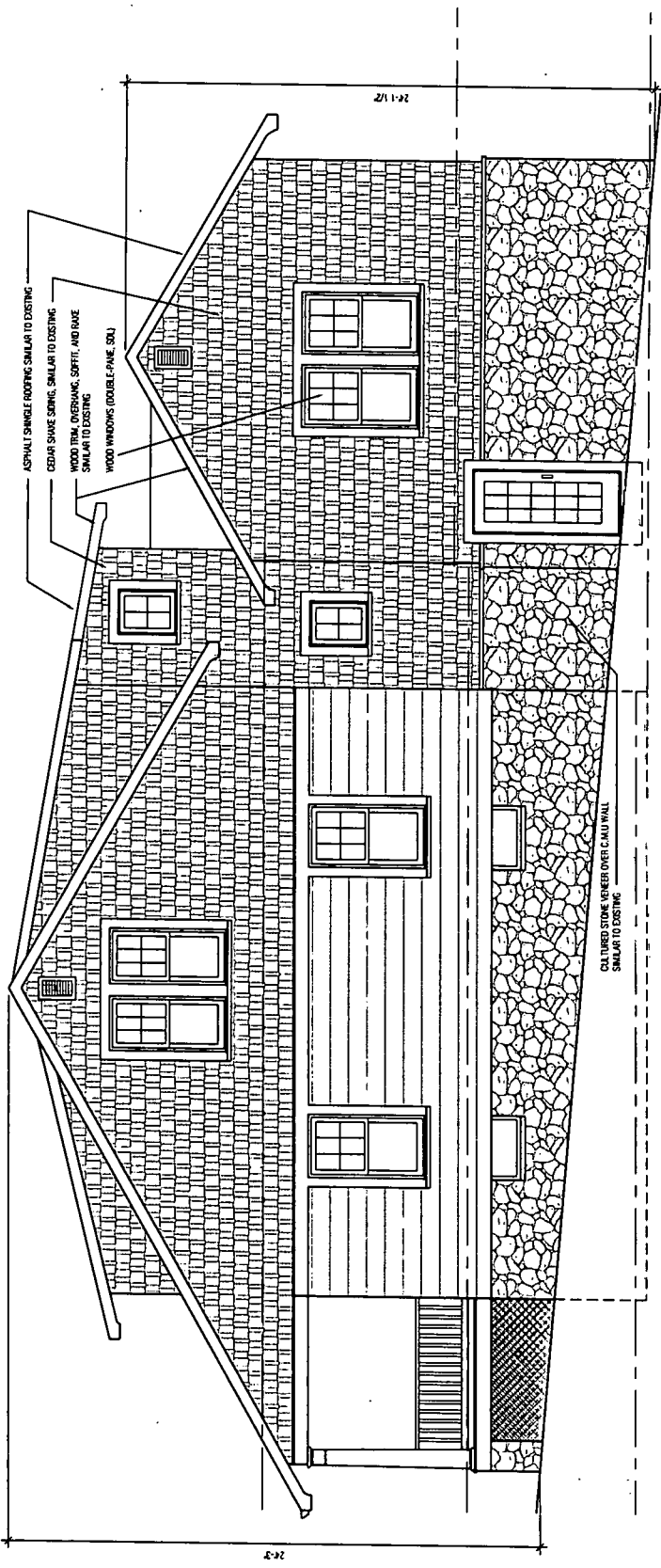
ROBLES / ZENKULSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

06 02 10
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910



EXISTING NEIGHBOR-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

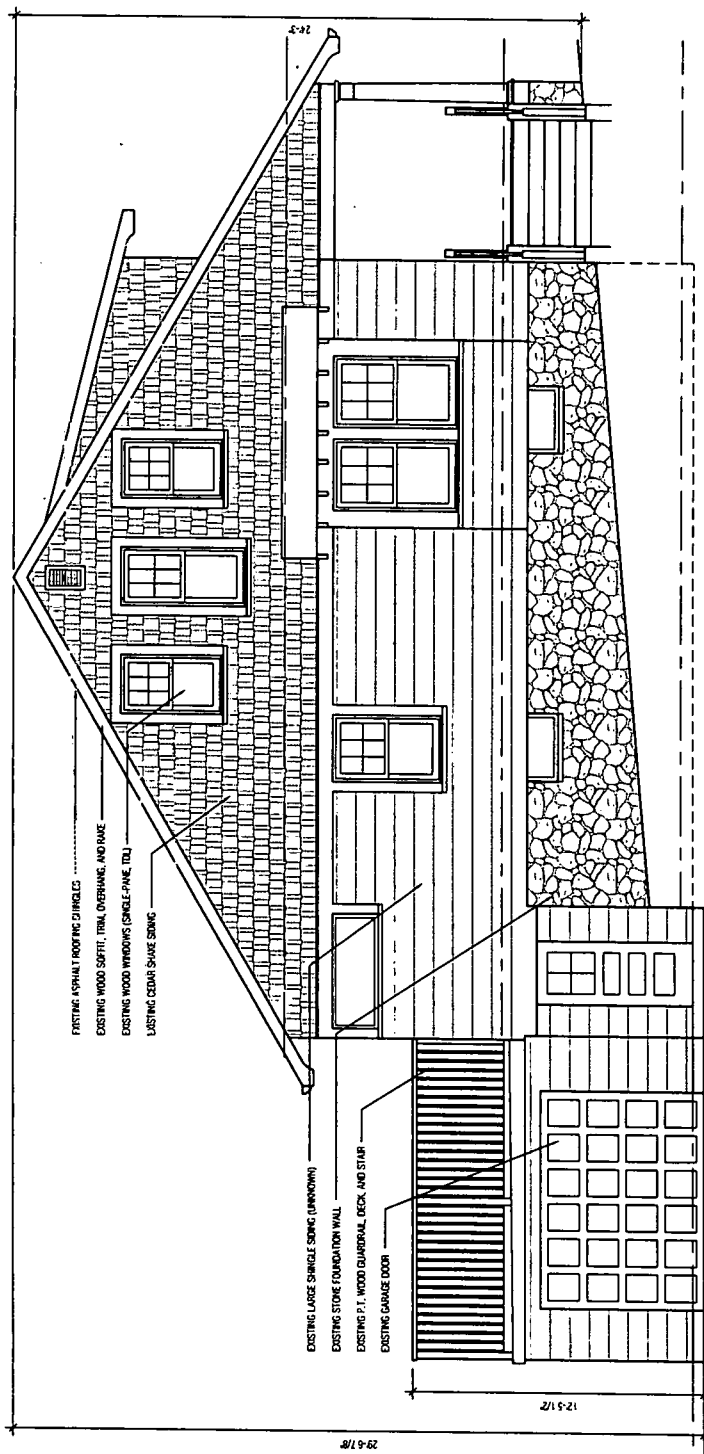
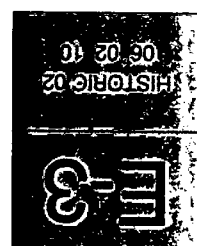
ROBLES / ZENKULSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910



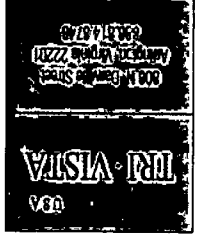
PROPOSED NEIGHBOR-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



ROBLES / ZENKULSEN RESIDENCE
 10110 CAPITOL VIEW AVENUE
 SILVER SPRING, MD 20910

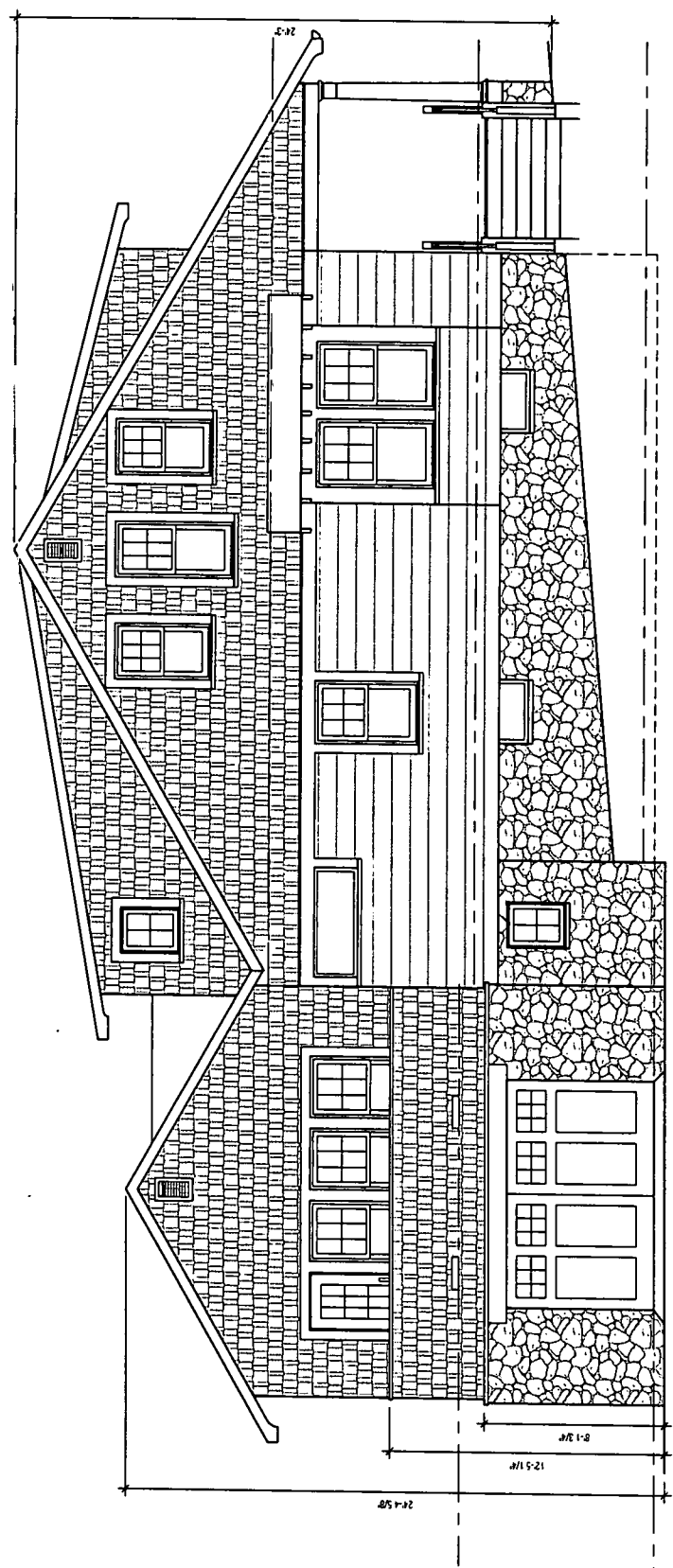


EXISTING LEE-STREET-SIDE ELEVATION
 SCALE: 3/16" = 1'-0"



ROBLES / ZENKULSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

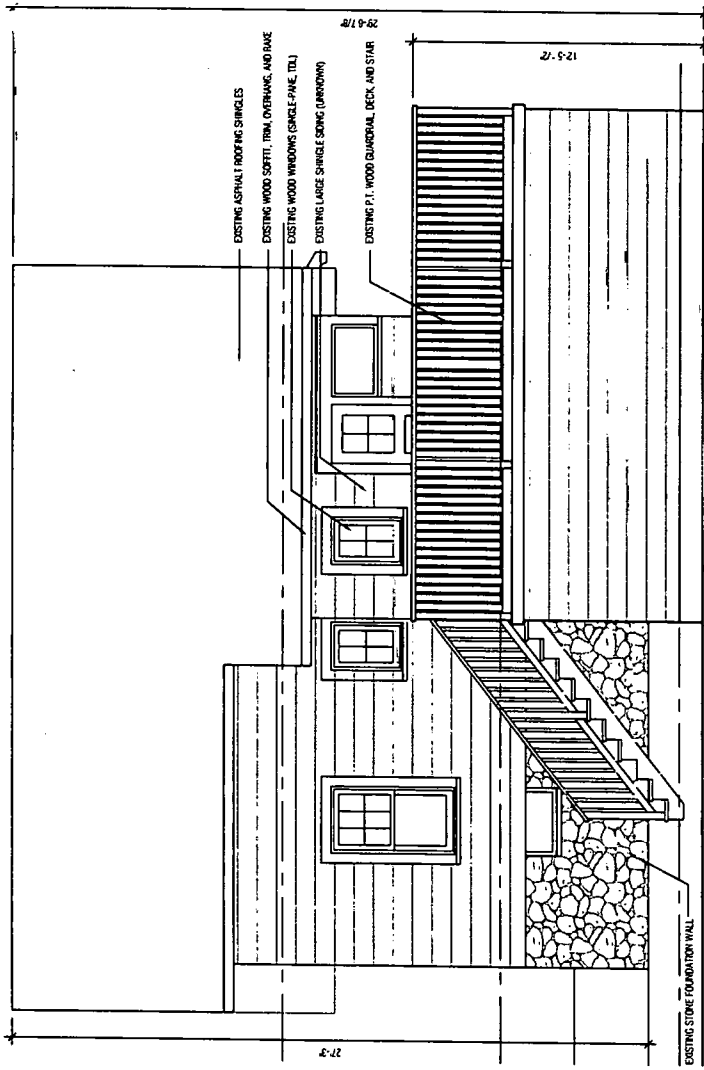


PROPOSED LEE-STREET-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

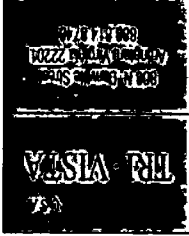
TRV VISTA
P&A

ROBLES / ZENKULSEN RESIDENCE
10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

02-12-10
P&A

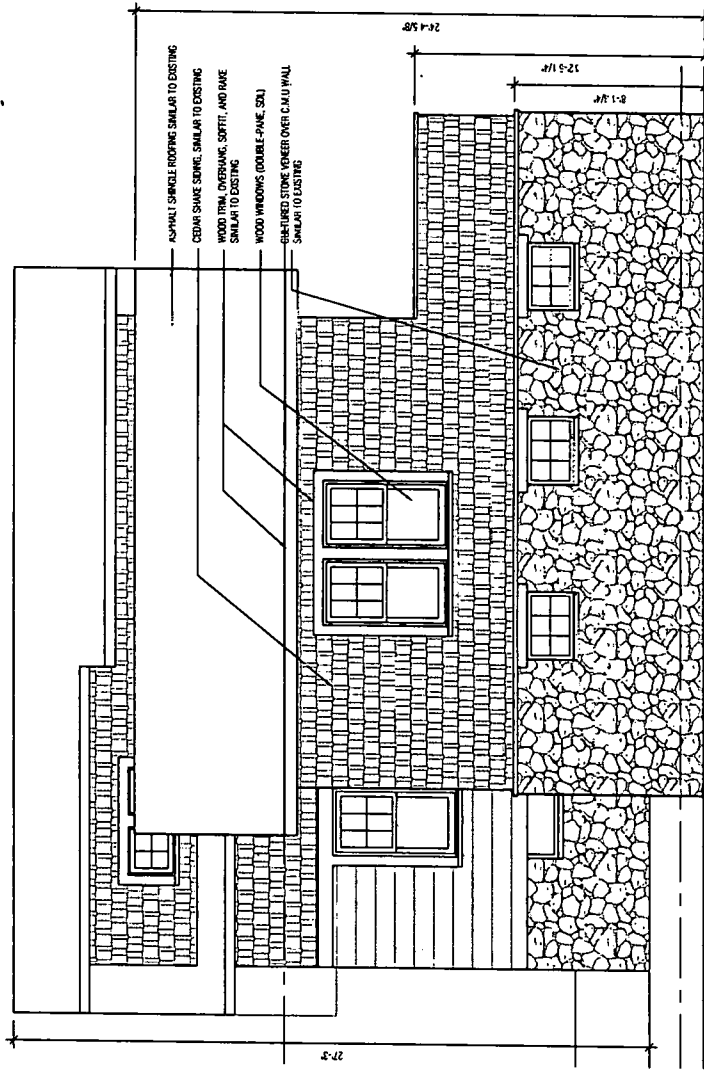
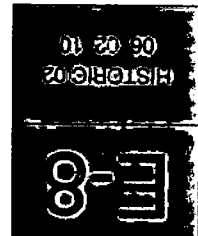


EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



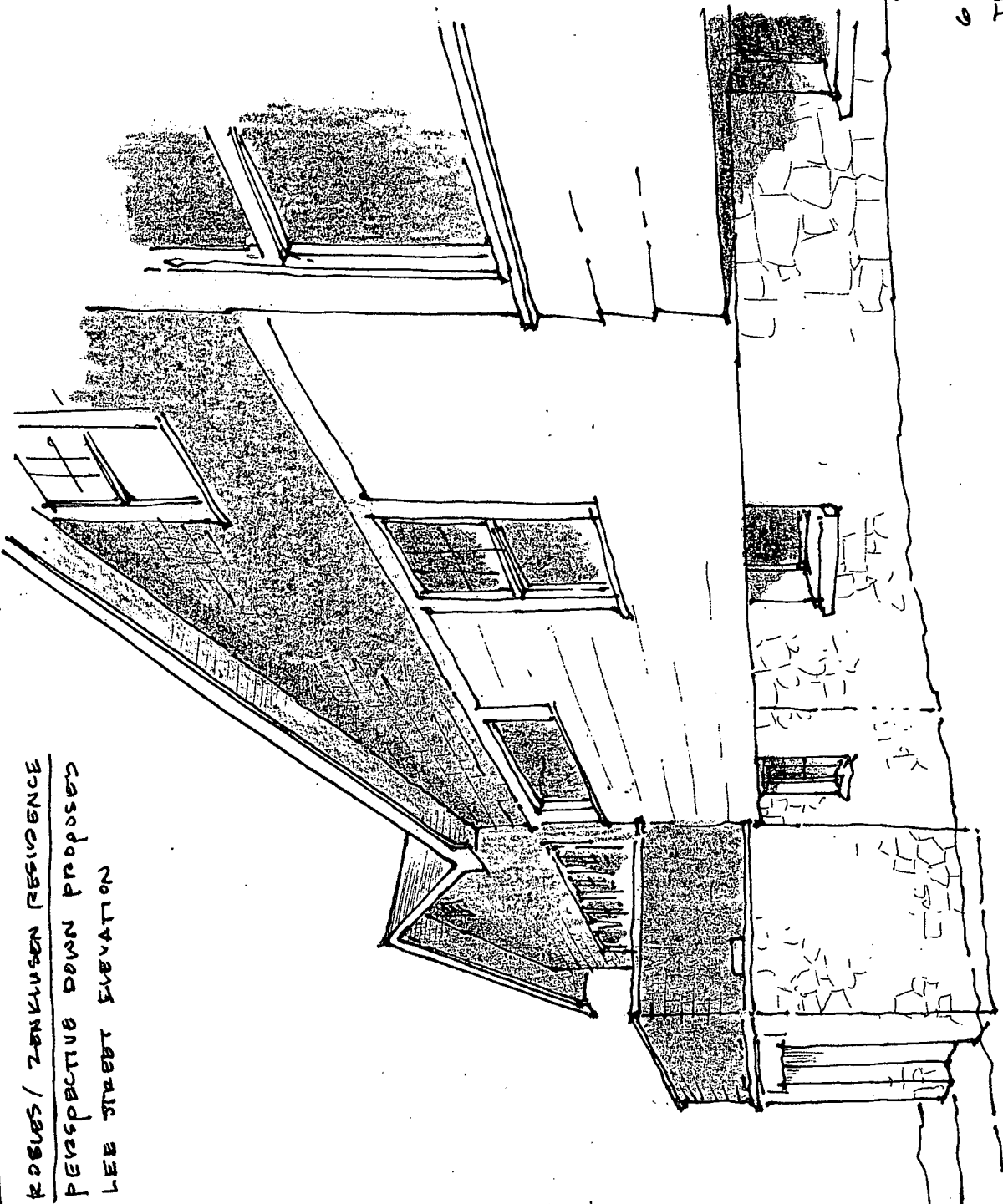
ROBLES / ZENKULSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

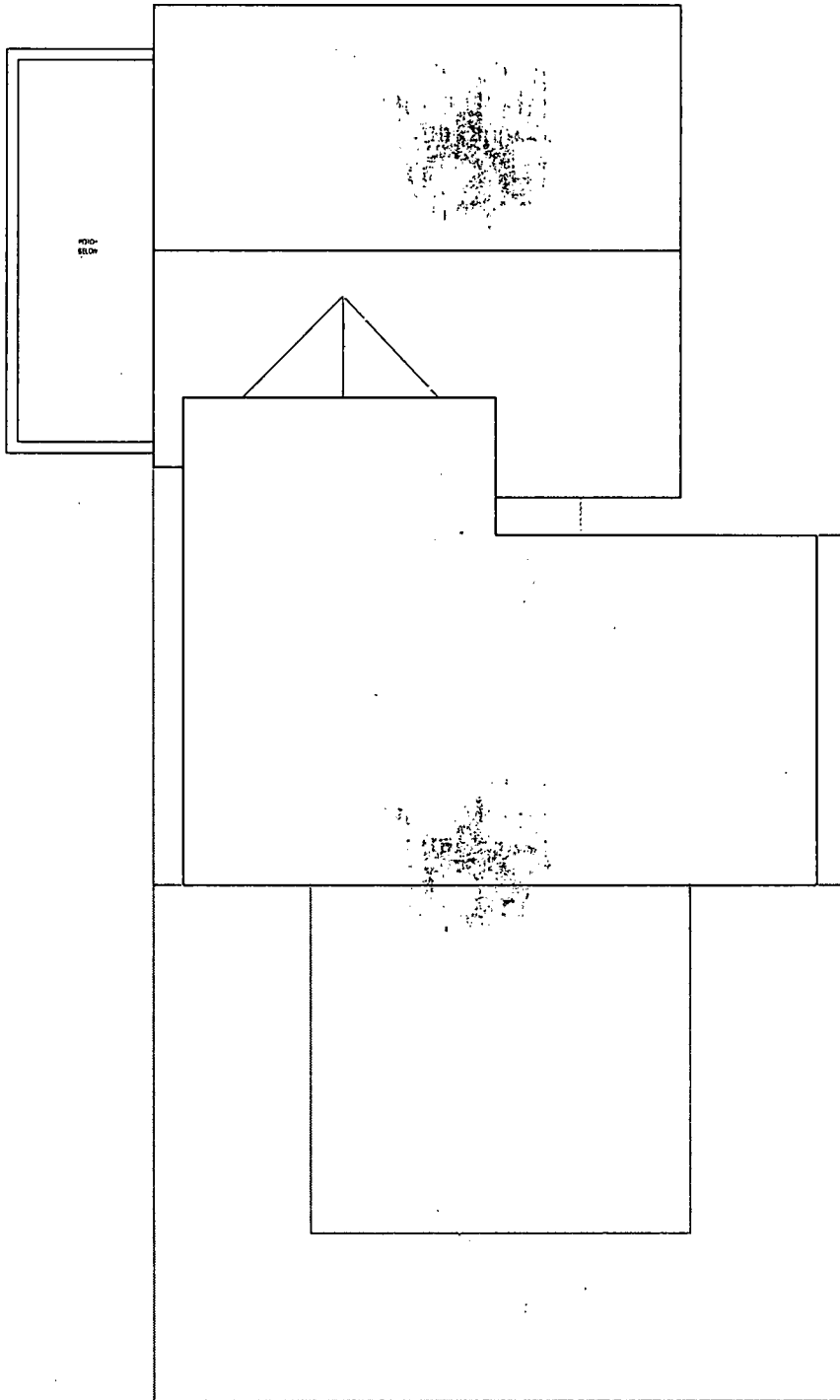


PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

ROBES / ZENKUSSEN RESIDENCE
PERSPECTIVE DOWN PROPOSED
LEE STREET ELEVATION



6-2-10
TRAVISTA-USA



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

A-7

HISTORIC 02
06 02 10

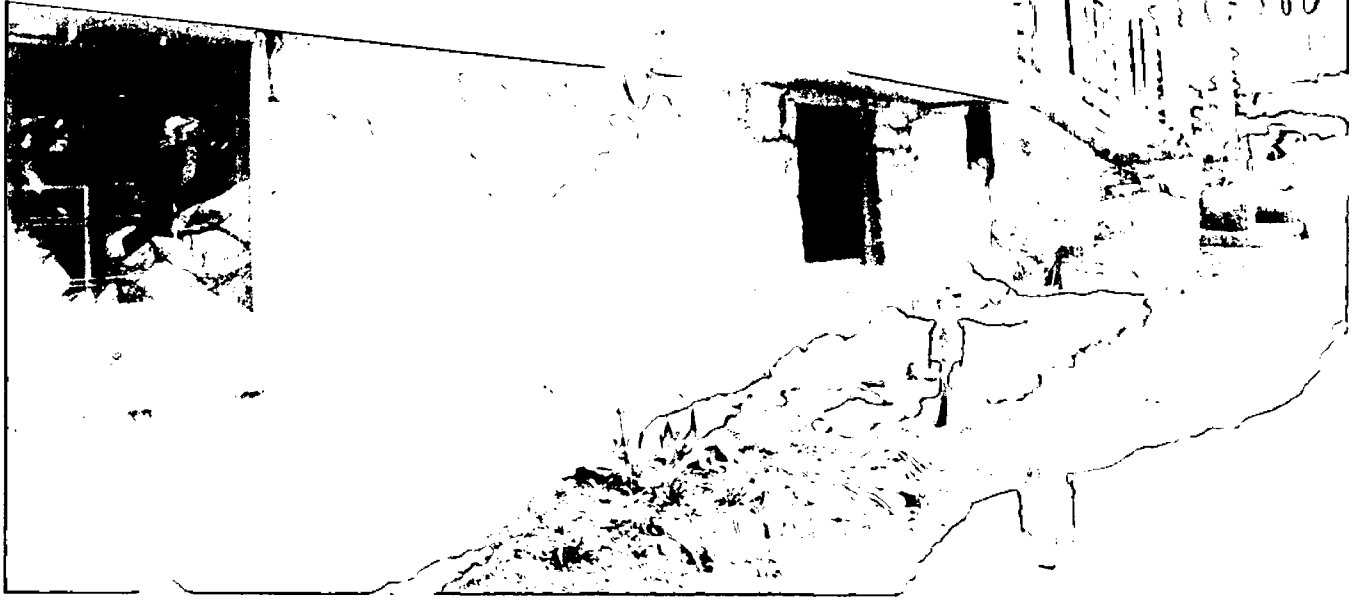
ROBLES / ZENKULSEN RESIDENCE

10110 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

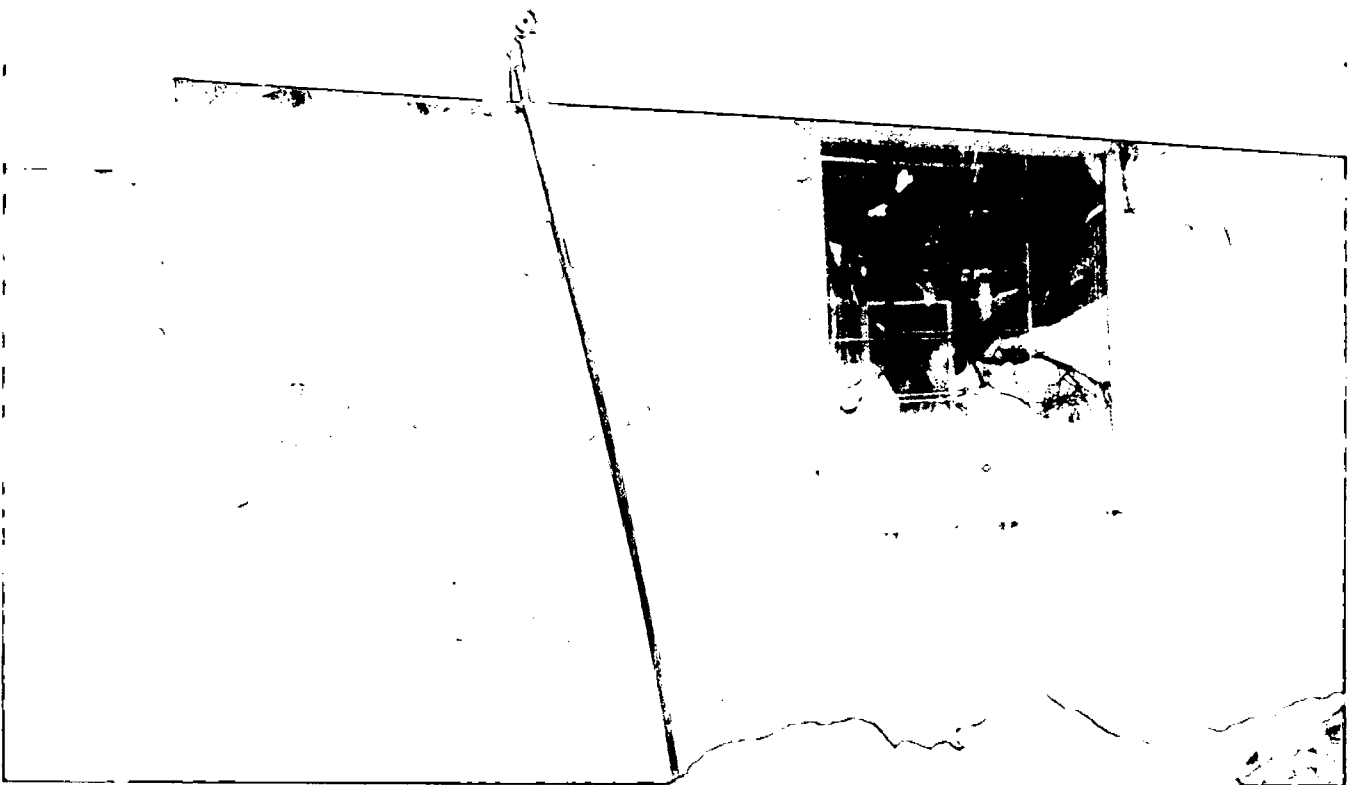
USA
TRI · VISTA

808 N. Darville Street
Arlington, Virginia 22201
888.814.8748

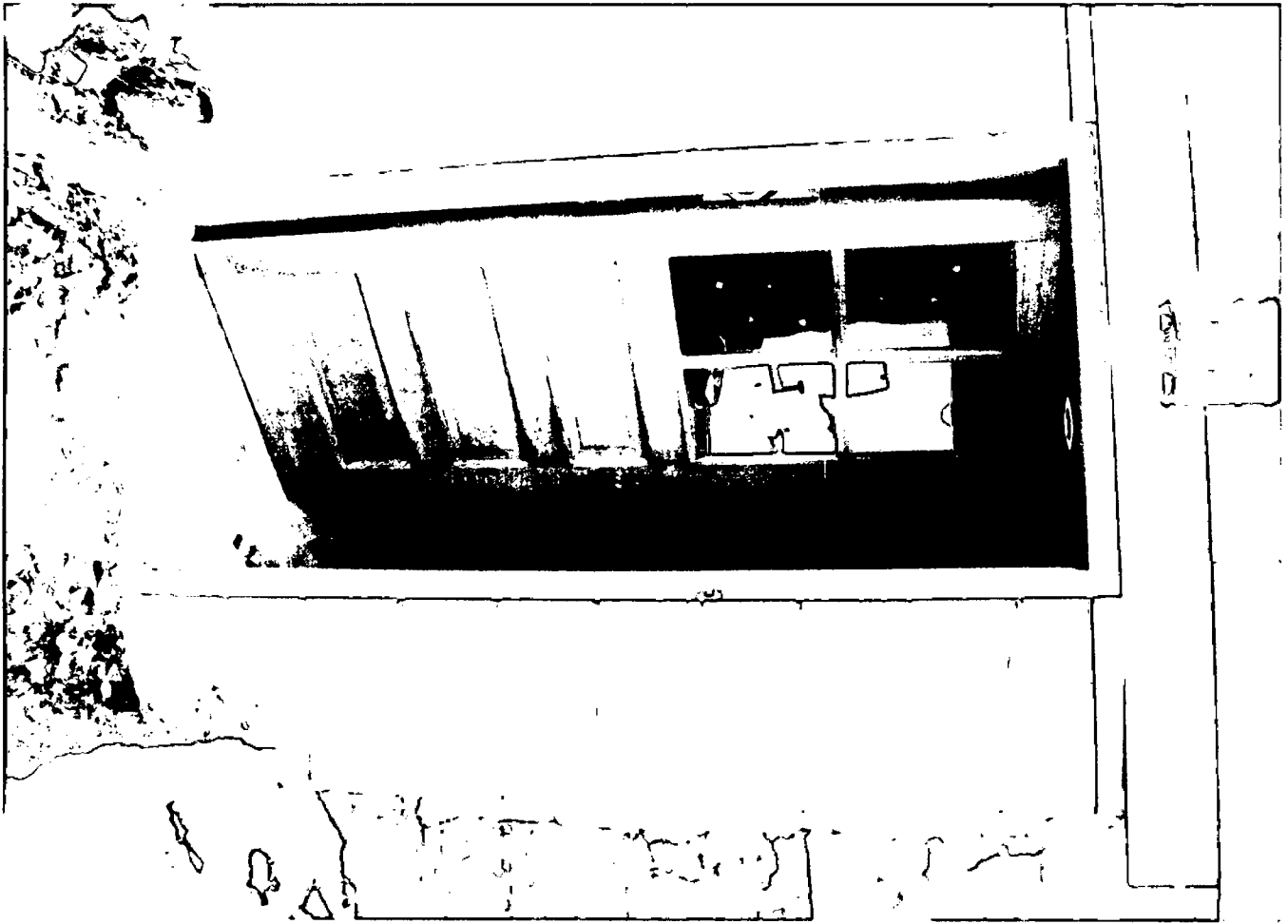
28 P



LEE STREET ELEVATION



LEE STREET ELEVATION



EXISTING MUD ROOM DOOR

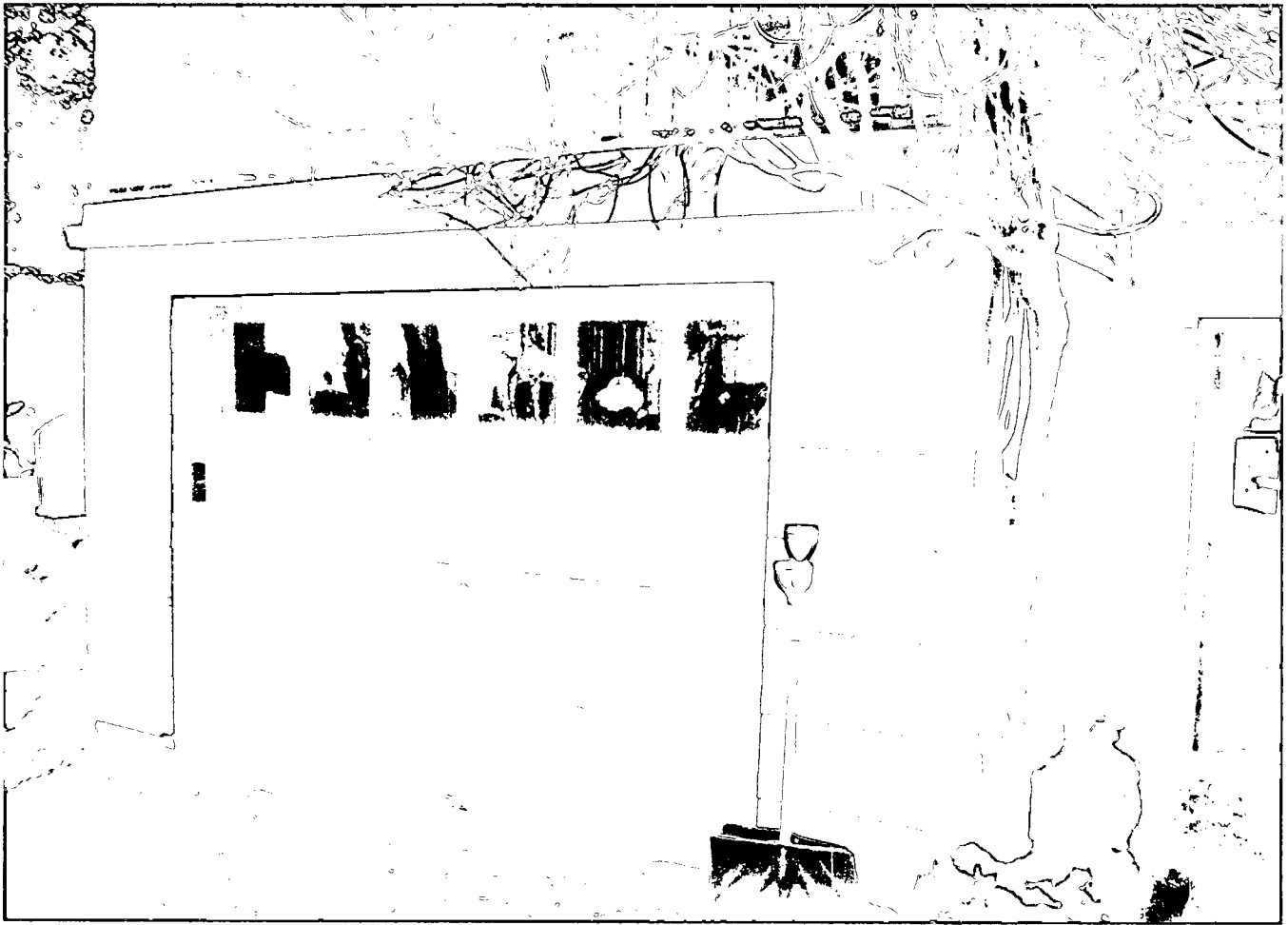
38



CORNER OF GARAGE - LEE ST. SIDE

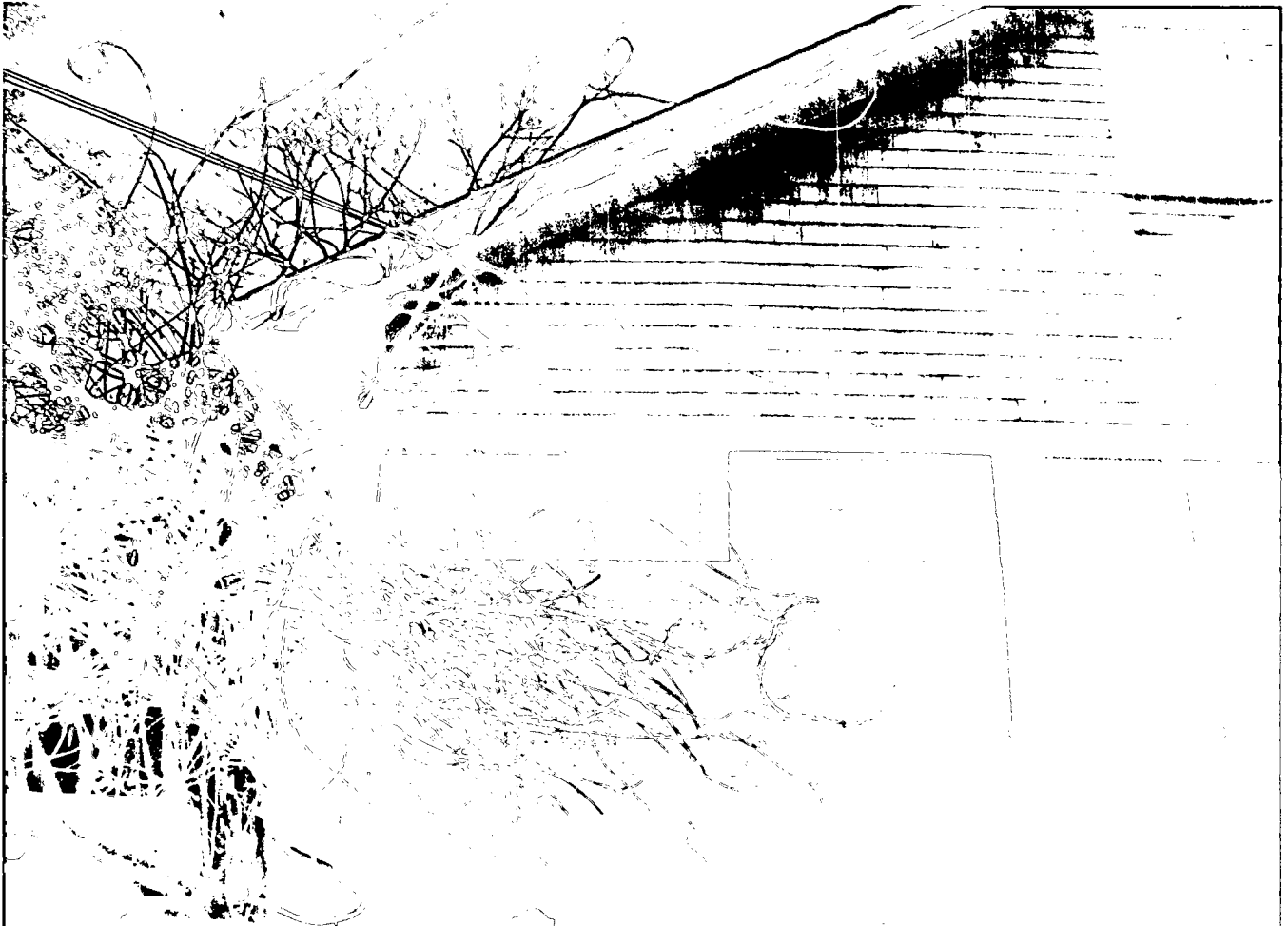
39

(30)P



GARAGE DOOR

10



WINDOW IN BREAKFAST ROOM

91



LEE ST. ELEVATION



LEE ST. ELEVATION

42

43

32



FRONT PORCH LOOKING AT LOB ST.

44



FRONT PORCH LOOKING AT CAPITOL VIEW AVE

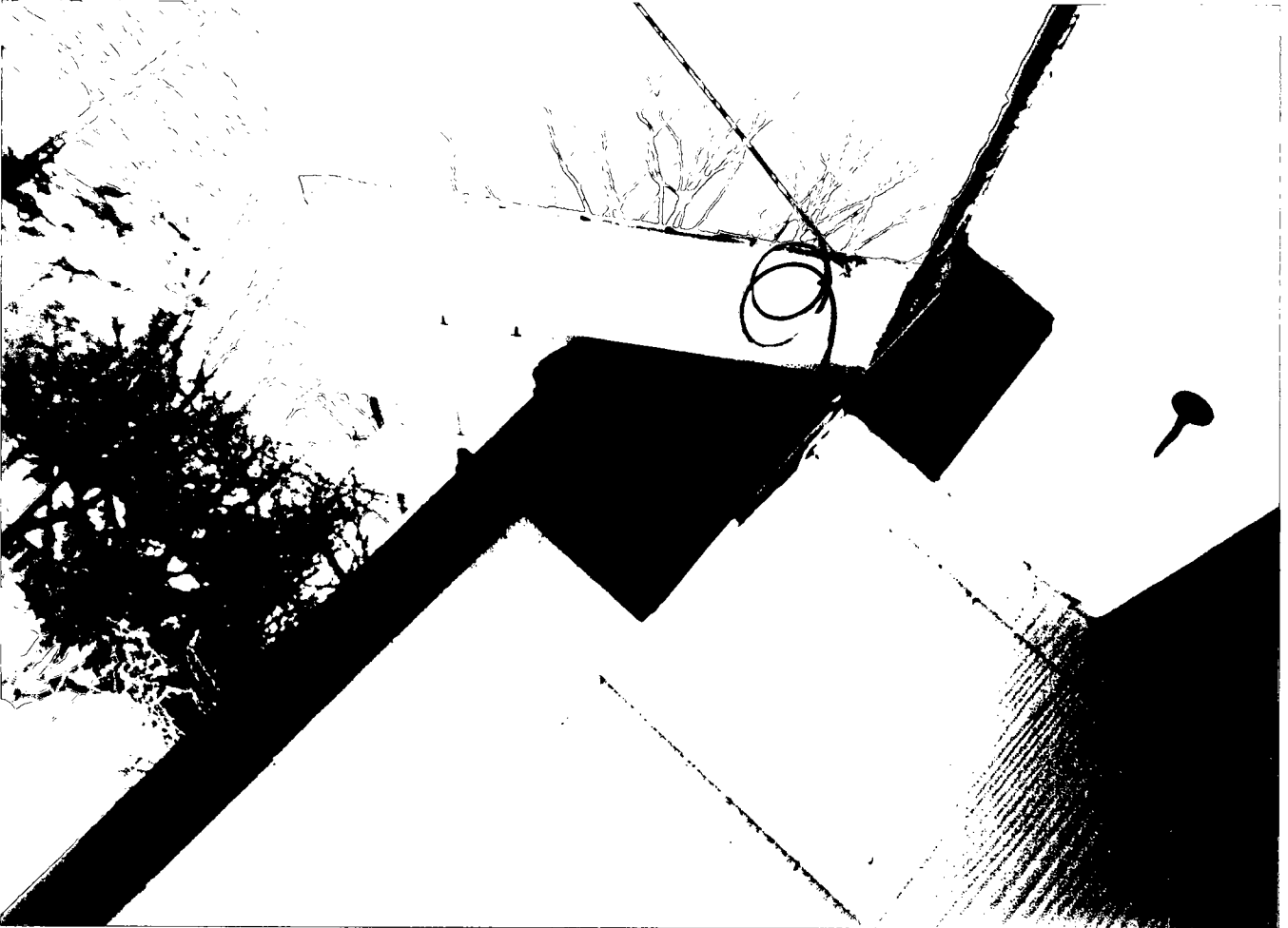
45

(33) P



FRONT PORCH

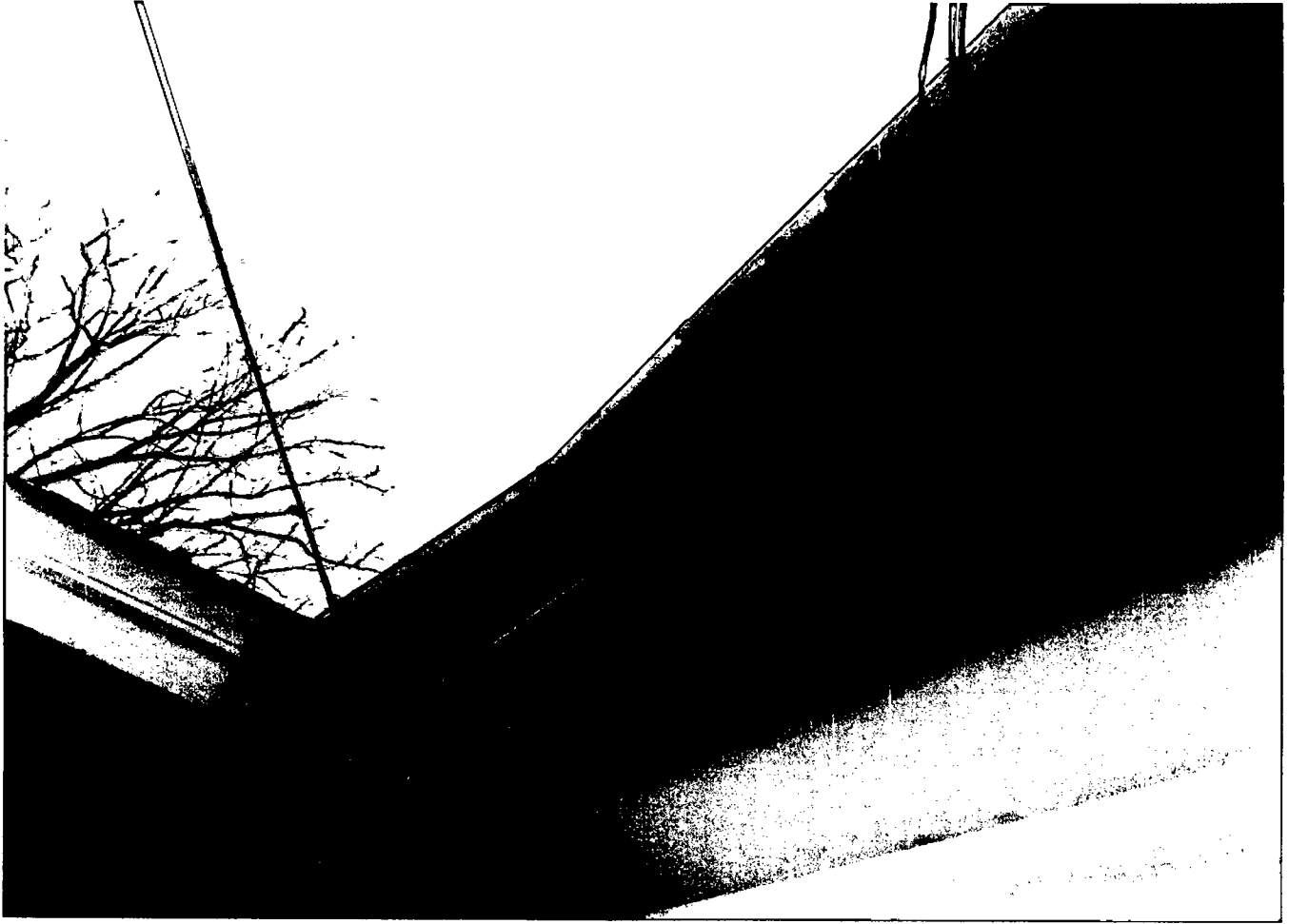
46



BOX BAY OVERHANG

47

(34)



SOFFITS

48



porch beam

49



LEE ST. ELEVATION

50



LEE ST. ELEVATION

51

36 P



LEE ST. ELEVATION

52



LEE ST. ELEVATION

53



GARAGE ELEVATION

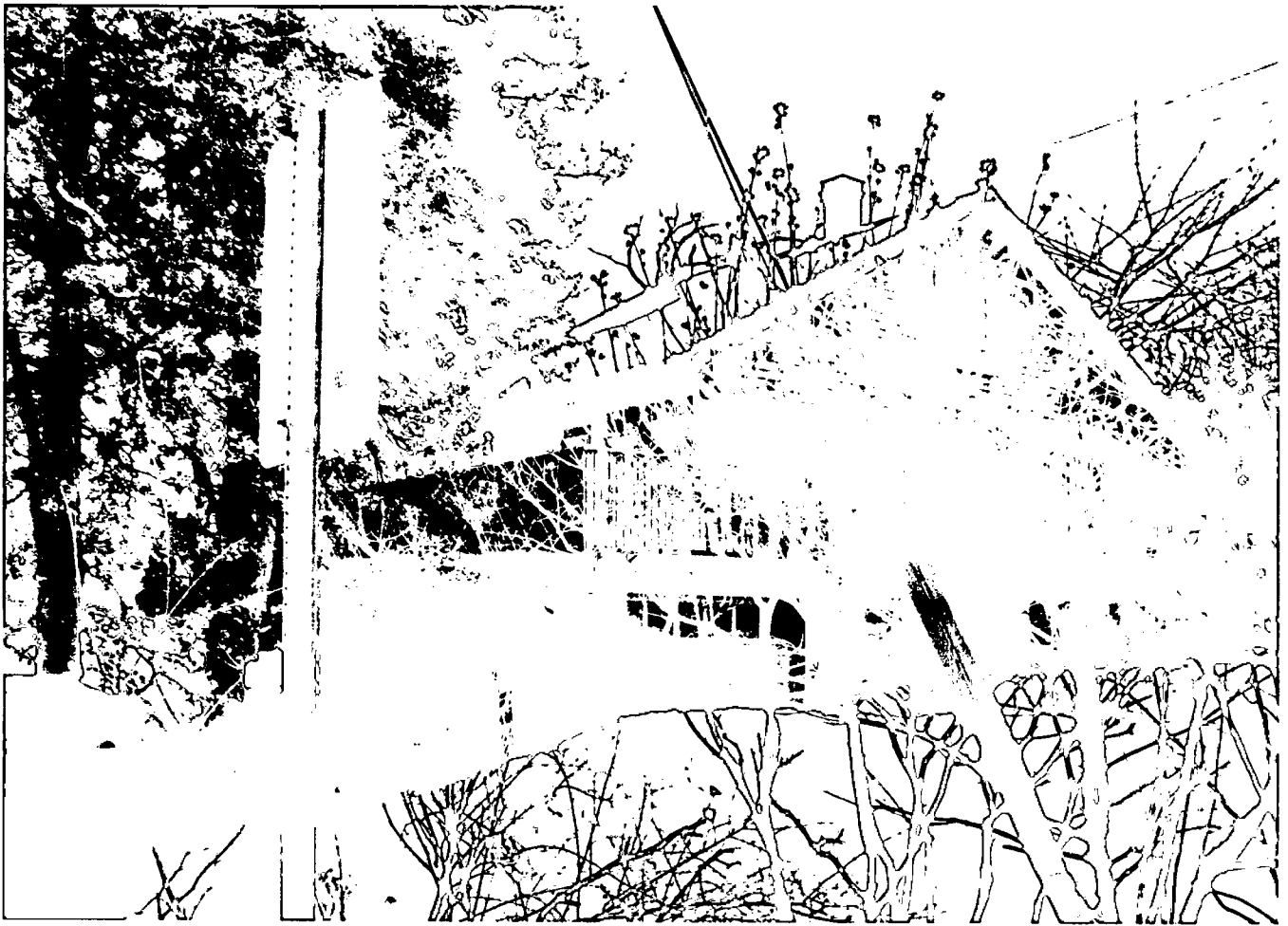
54



GARAGE ELEVATION

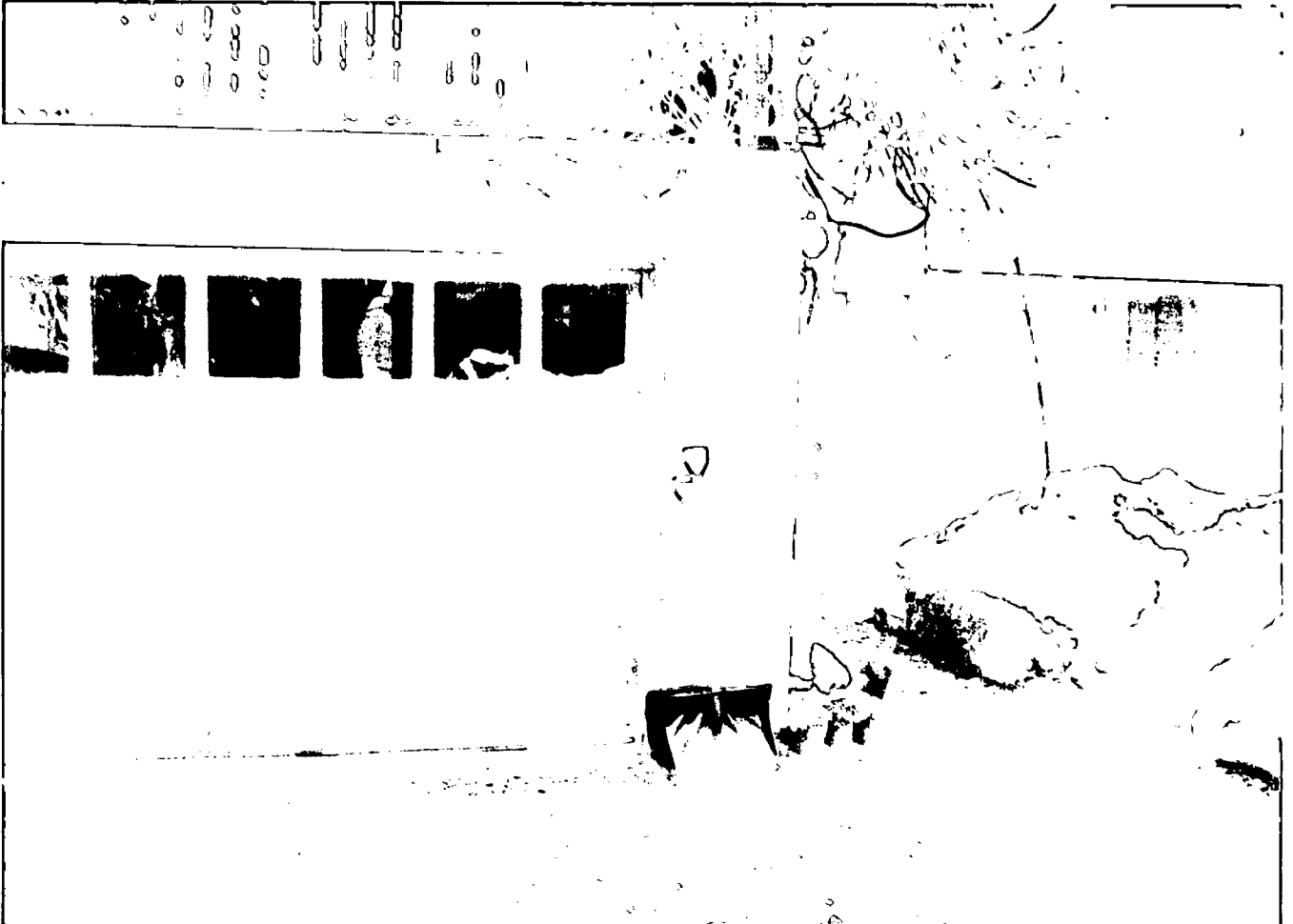
55

34⁷



FROM LEE ST

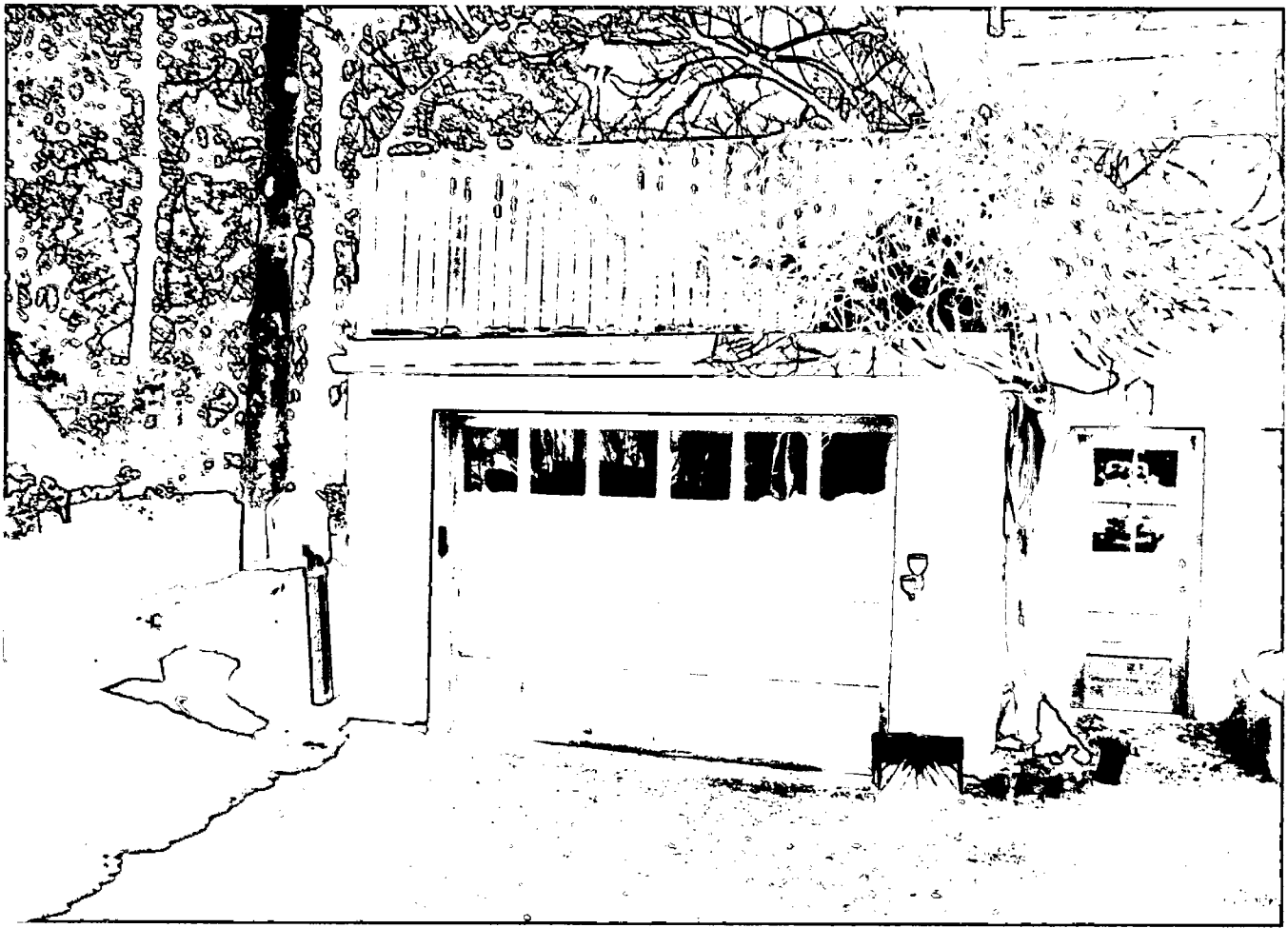
56



GARAGE AND DOCK

57

P
39



GARAGE + DECK

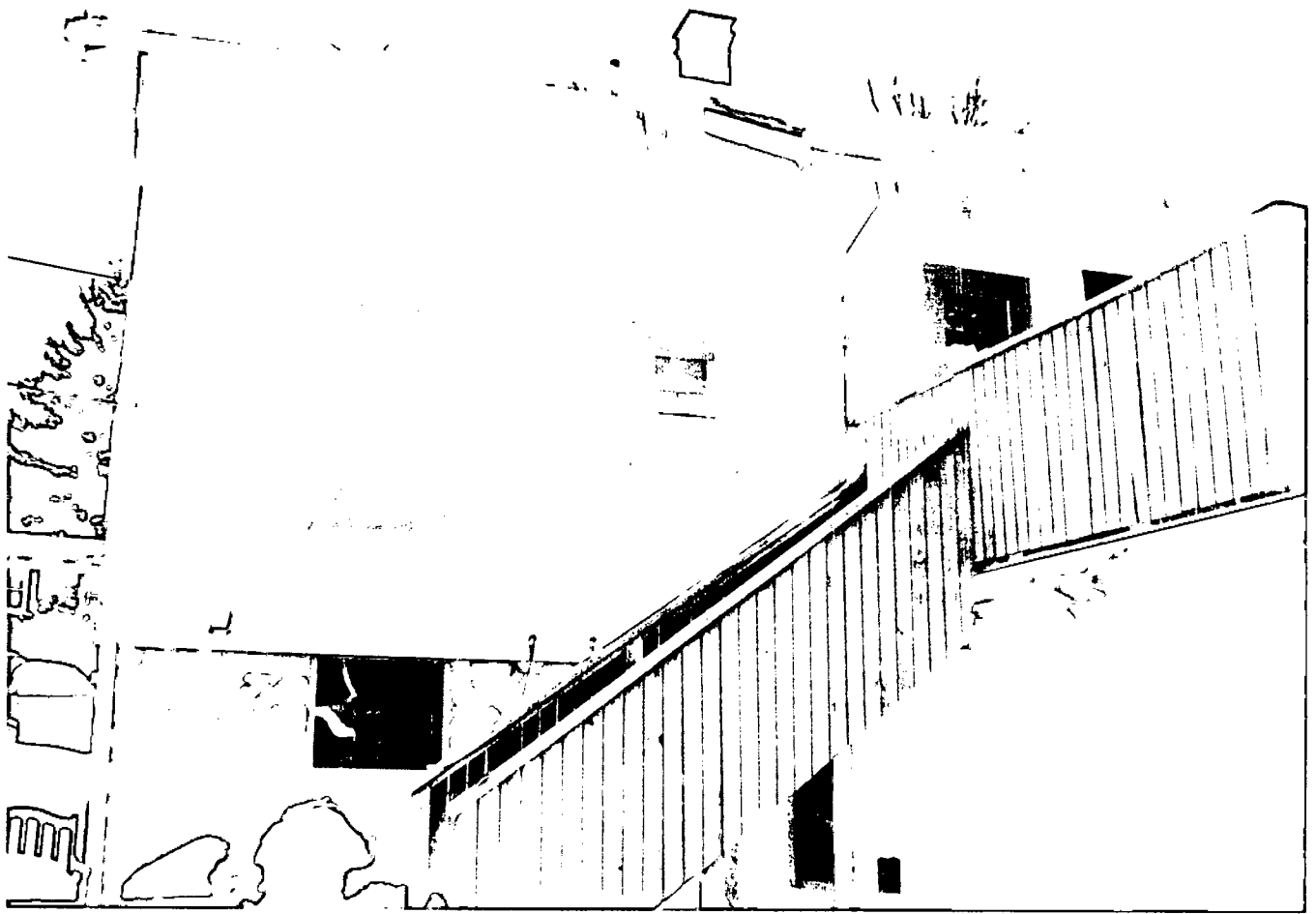
58



REAR ELEVATION + STEPS

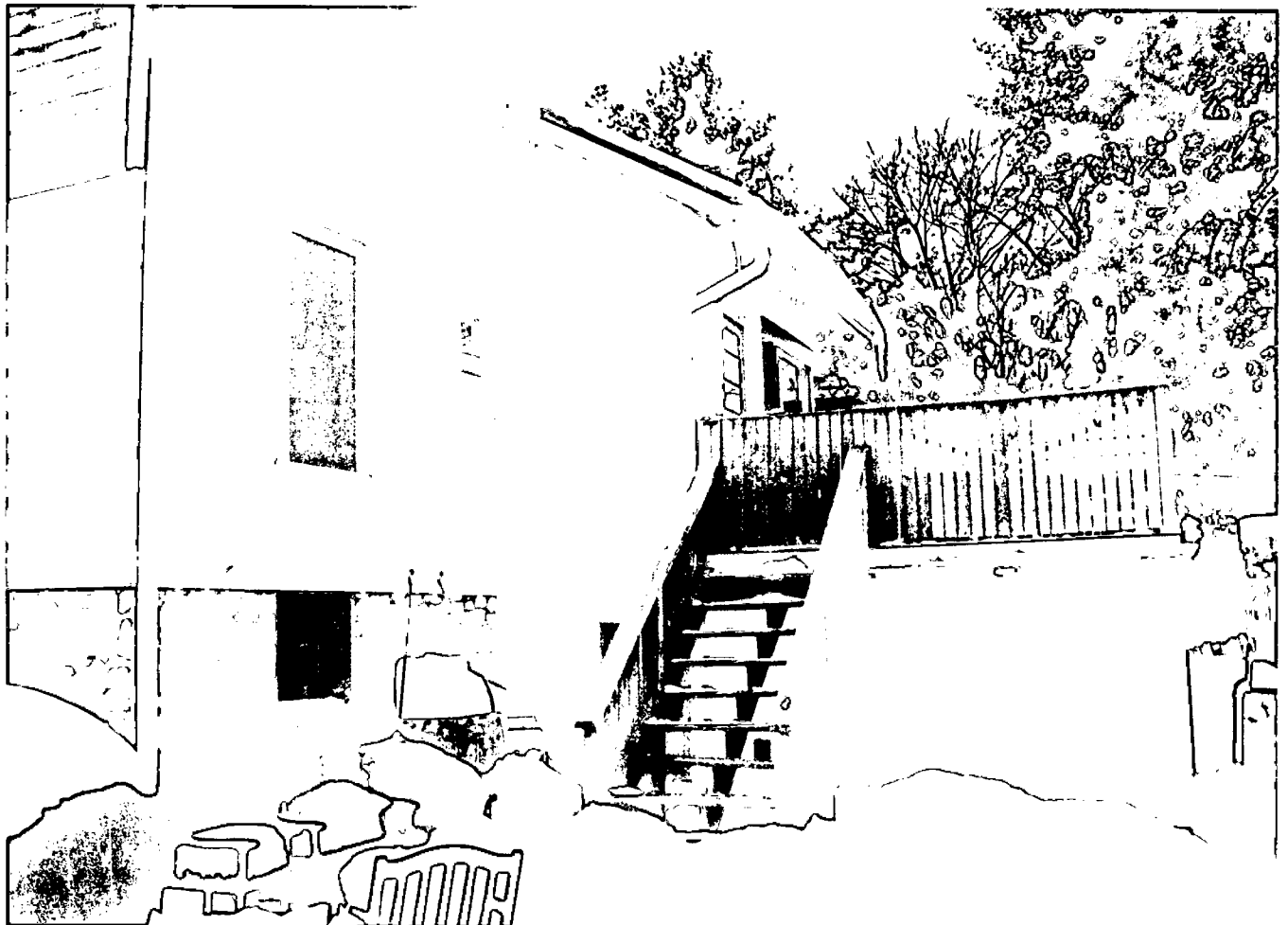
59

7
40



REAR ELEVATION + STEPS

60



REAR CORNER, GARAGE, DECK

61

A
41



REAR CORNER

62



NEIGHBOR-SIDE ELEVATION

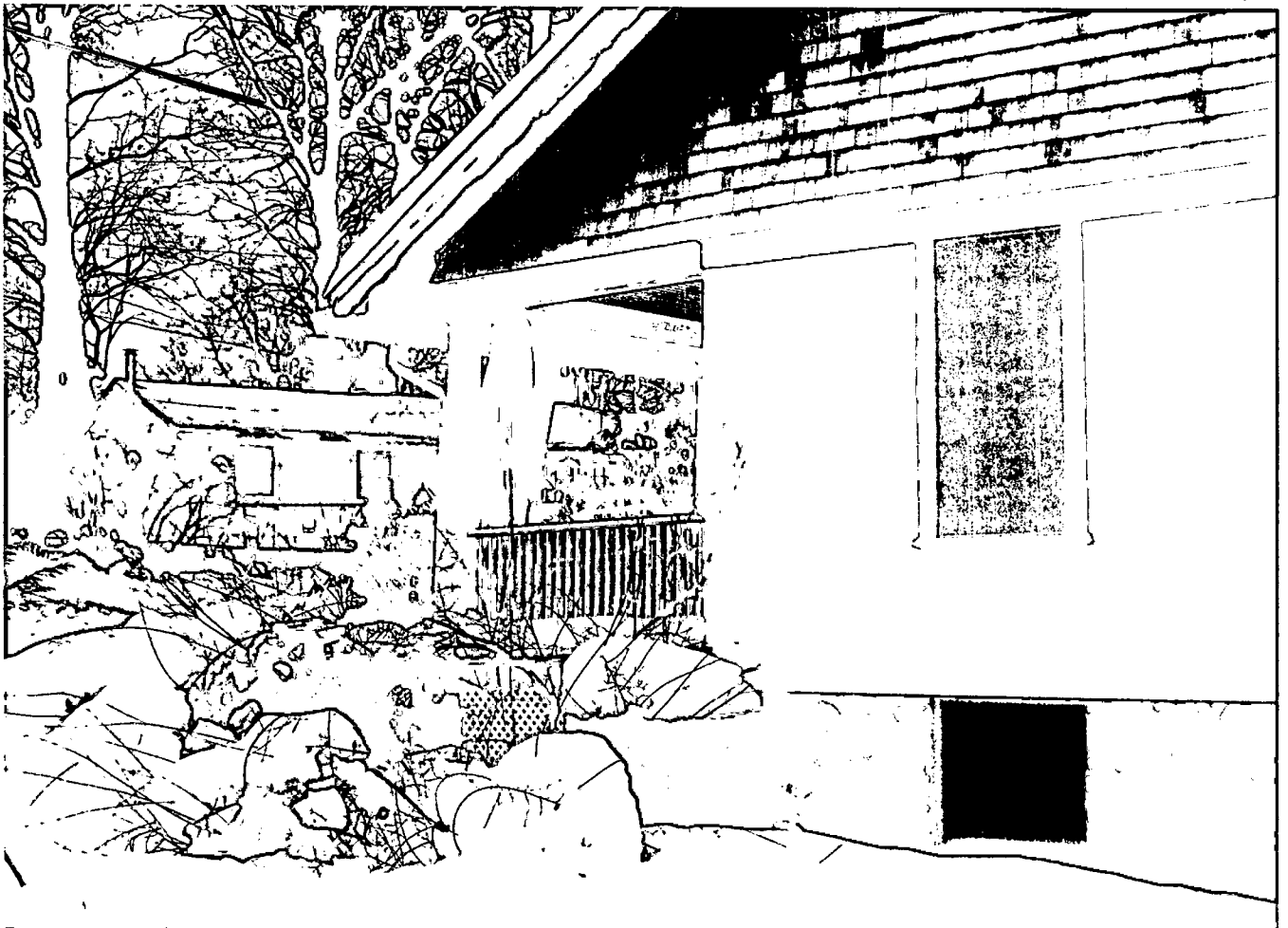
63

P
42



REAR CORNER, GARAGE, + STAIRS

64



FRONT PORCH AND EXTERIOR VIEW FIVE.

65



FROM CAPITOL VIEW AVE

66



FROM CAPITOL VIEW AVE

67

P
(44)



NELSON. SIDE PERSPECTIVE

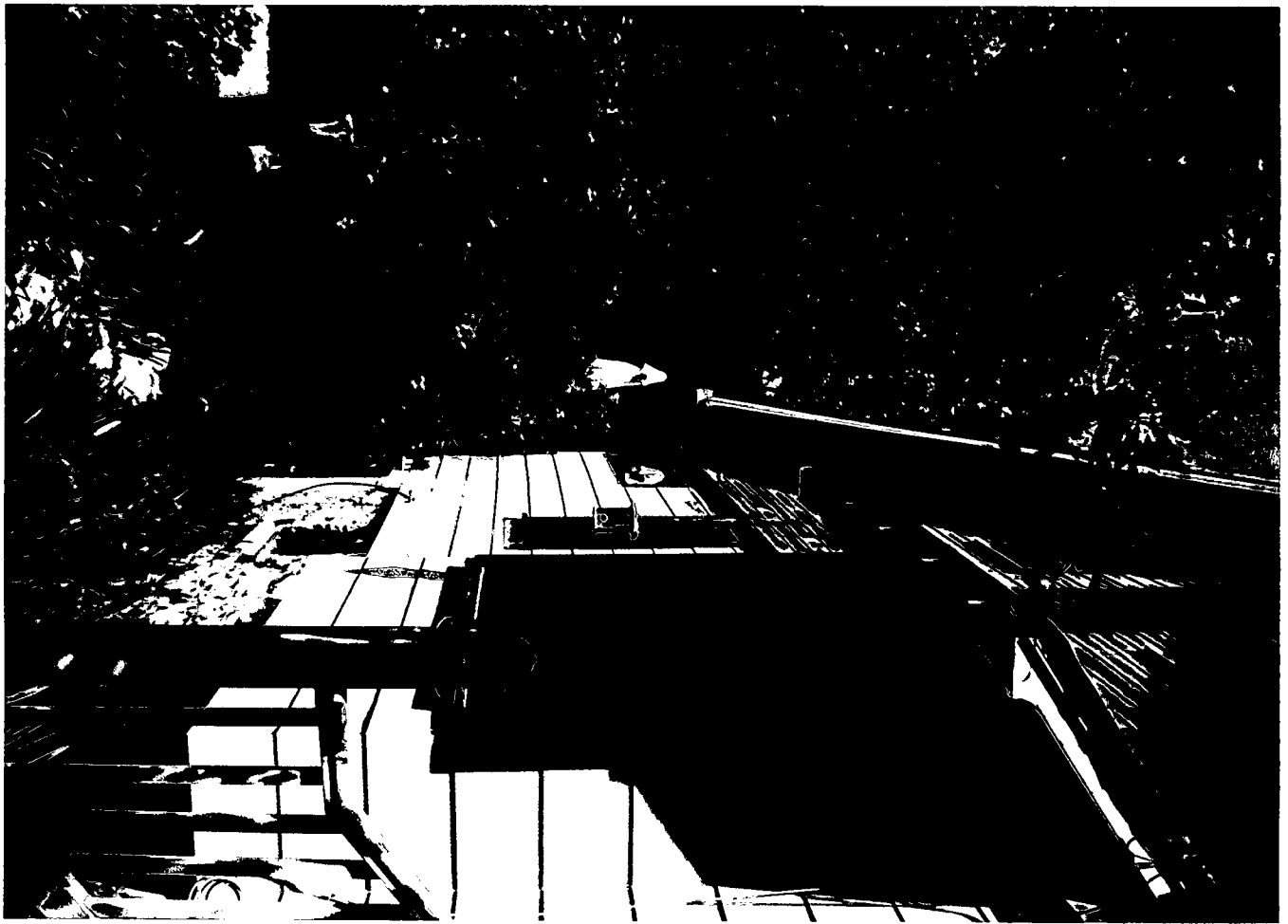
68



NELSON. SIDE PERSPECTIVE

69

P
45



LOOKING DOWN LEE ST. ELEVATION

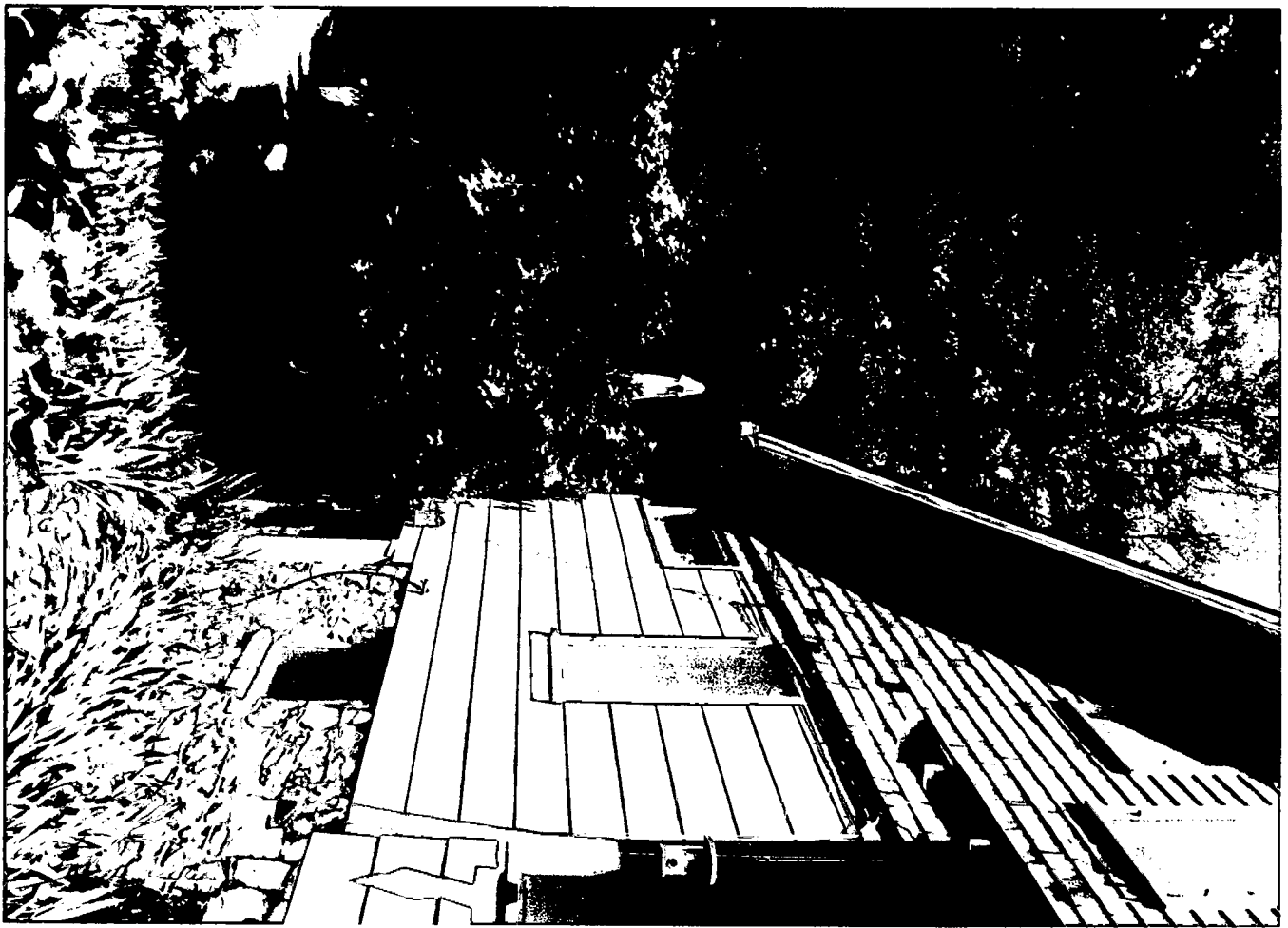
70



FRONT PORCH WALL

71

7
46



GARAGE AND ROOF DECK BEYOND HOUSE

72



GARAGE AND ROOF DECK BEYOND HOUSE

73

P
47



GARAGE BEYOND HOUSE

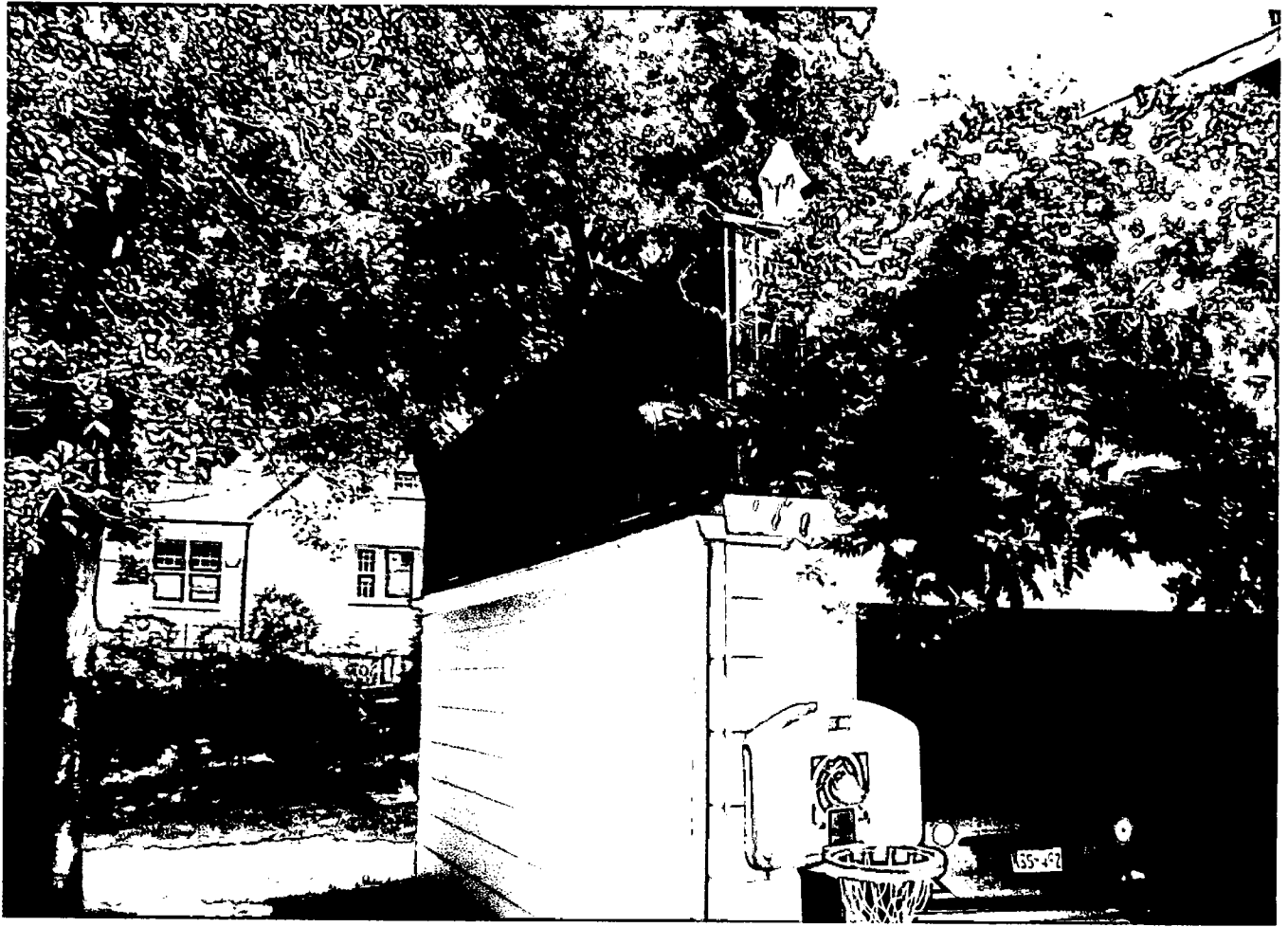
74



STONE FOUNDATION

75

48



GARAGE + ROOF DECK

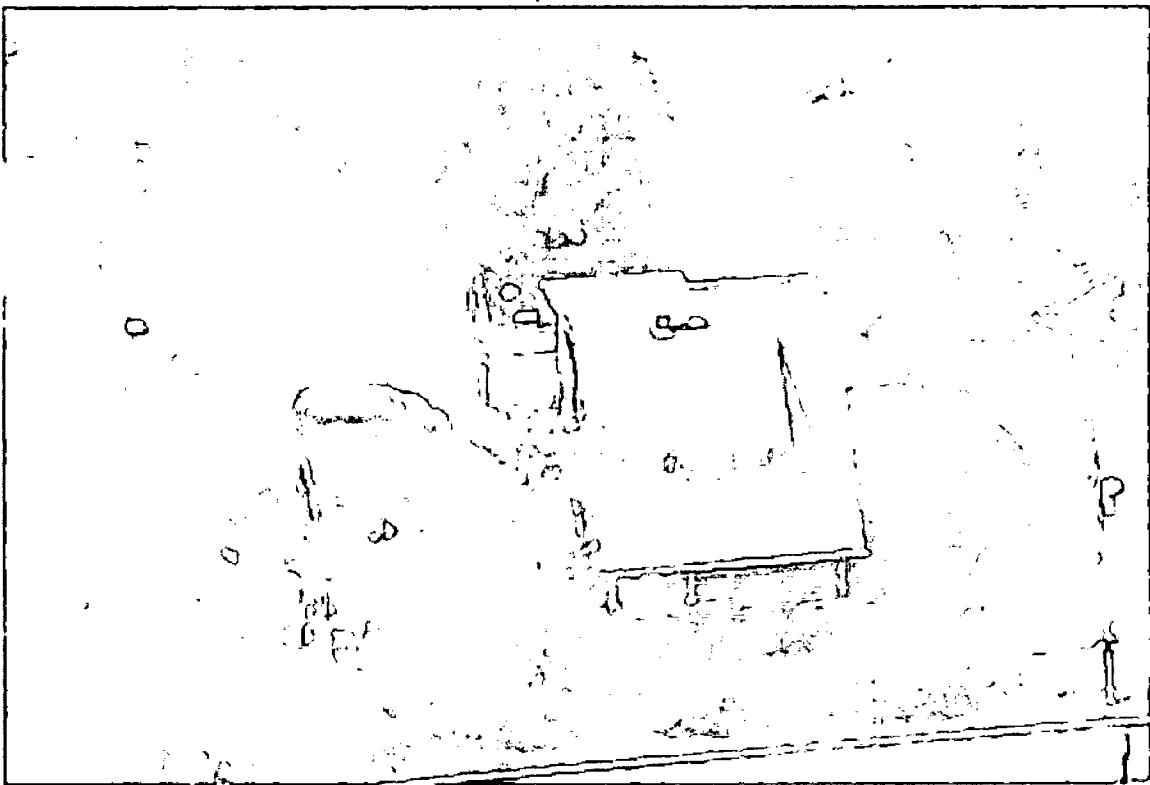
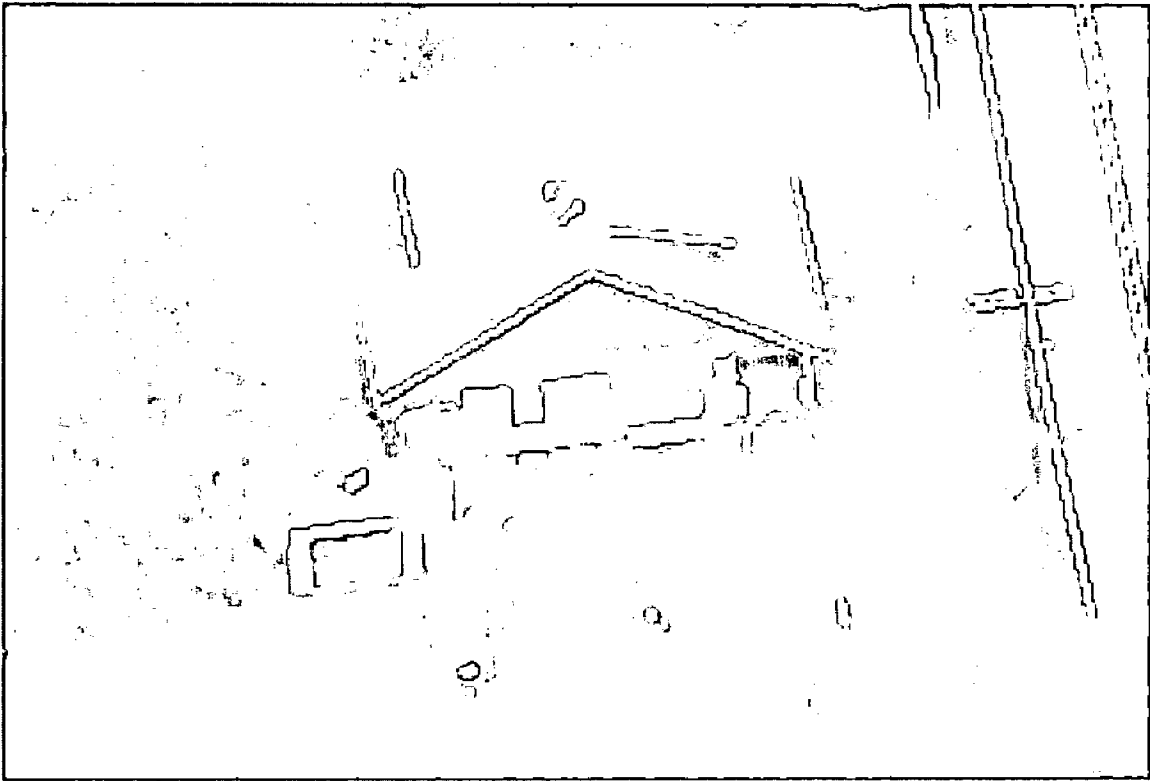
76



GARAGE + ROOF DECK

77

P
49



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10110 Capitol View Avenue, Silver Spring	Meeting Date:	6/23/10
Applicant:	Ana Robles and Jean Claude Zenklusen	Report Date:	6/16/10
Resource:	Contributing Resource Capitol View Park Historic District	Public Notice:	6/9/10
Review:	HAWP	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Rear addition, rear dormer, and garage expansion

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the comments from the HPC and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District
STYLE: Craftsman Bungalow
DATE: 1926

PROPOSAL

The applicants are proposing to construct a one story plus basement rear addition and a rear shed dormer to expand the second story. The gable roofed rear addition is 20' x 18'. Off the addition, above the garage is an 8' x 18' deck. The addition has three windows and one door to the deck on the left side, two windows on the right side and on the rear. The dormer has four small windows, two on the rear and one on each side.

They also propose to enlarge the existing attached garage at the rear left side of the house. The garage will be 5' deeper and 7' wider on the yard side of the house. The new garage door will be larger than the existing door and there will be a new entry door to the garage on the right side of the house.

The existing door on the left side at the foundation level will be removed and replaced with a small window. One foundation level window will be removed from the right side of the existing house. A new window will be added to the existing first floor on the right side of the rear breakfast room extension.

The proposed materials for the addition are cedar shakes, wood trim, wood windows and doors with simulated divided lights, asphalt shingle roof, and a stone veneer foundation to match the historic house.

The applicants propose to remove one tree and if it is 6" or greater DBH they will need to include it as part of their application.

Existing and proposed plans are in Circles 11-28 and photos of existing conditions are in Circles 29-50.

APPLICABLE GUIDELINES

When reviewing alterations within the Capitol View Park Historic District, the *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.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard # 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the

old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 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

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The applicants were initially proposing a full two story rear addition and staff commends them for consulting with staff and reducing the size and scale of the addition. The current proposal includes a rear dormer expansion and a one story addition at the rear of the house, which are reasonable additions to this bungalow which is a contributing resource to the historic district.

Because this is a corner property, the left side has more visibility from the side street. The applicants have proposed the garage expansion towards the right and rear so that there is no additional extension out from the left plane of this house. The applicants also did not propose that the new addition extend out to the left, which helps lessen the visual impacts of the addition. The existing deck over the garage extends beyond the left plane of the house, and the proposed deck will extend the same amount and be as visible as the existing conditions.

The Commission generally recommends insets at the sides for additions. The second floor dormer extends out flush with the side plane of the historic house. While the existing eaves will remain to visually break up that side wall, the HPC may recommend that the applicants inset the sides of the dormer so that it is more clearly defined. On the first floor on the left side the existing roof overhang is proposed to be cut off and connected to the new rear addition's roof. If the rear addition was inset on the left side the more visible rear left corner would still read and the eave and overhang could remain intact and visible.

Another suggestion is that the applicants may want to use this renovation as an opportunity to change the

left side replacement window to a double hung window that is more in keeping with the historic house.

The proposed materials are appropriate for this resource although the Commission may not want to see the stone foundation replicated and may prefer that the applicants use a compatible, but different, foundation material.

Overall, the proposed additions are at the rear, smaller and lower, and allow the historic house to remain the prominent massing. This is a contributing, not outstanding, resource and staff recommends that the HPC provide the applicants with clear feedback on:

- The proposed rear addition's size, scale and massing and lack of an inset on the left side
- The expanded garage
- The proposed rear dormer and the lack of an inset on the sides

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's guidance and then return for a Historic Area Work Permit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 5270

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MICHAEL J. SAURI
Daytime Phone No.: 202-236-4644

Tax Account No.: _____
Name of Property Owner: ANA ROBLES + JEAN CLAUDE ZENKLUSEN Daytime Phone No.: 301-587-8544
Address: 10110 CAPITOL VIEW AVENUE SILVER SPRING, MD 20916
Street Number City Street Zip Code
Contractor: TRI-VISTA USA Phone No.: 888-814-8748
Contractor Registration No.: _____
Agent for Owner: TRI-VISTA USA Daytime Phone No.: 888-814-8748

LOCATION OF BUILDING/PREMISE

House Number: 10110 Street: CAPITOL VIEW AVENUE
Town/City: SILVER SPRING, MD Nearest Cross Street: LEE STREET
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 150K
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.

[Signature] for TRIVISTAUSA, LLC 6/2/10
Signature of owner or authorized agent Date

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN** SEE ATTACHED

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** SEE ATTACHED

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** SEE ATTACHED

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** SEE ATTACHED

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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** SEE ATTACHED

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** SEE ATTACHED

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.

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

Owner's mailing address ANA ROBLES + JEAN CLAUDE ZENKLUSEN 10110 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910	Owner's Agent's mailing address <u>TRIE VISTA SAARI</u> 808 N. DANVILLE STREET ARLINGTON, VA 22201
Adjacent and confronting Property Owners mailing addresses	
SEE ATTACHED	

Ms. Janice Rodgers
10106 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Perry Degener
3102 Lee Street
Silver Spring MD 20910
USA

Mr. & Ms. James Alward
10109 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Gregory Belliston
10113 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Charles Ritchie
3107 Lee Street
Silver Spring MD 20910
USA

Mr. & Ms. Timothy Simpson
10112 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Emil Hansen
10111 Capitol View Ave.
Silver Spring MD 20910
USA

Mr. & Ms. Hector Mimiaga
10107 Capitol View Ave.
Silver Spring MD 20910
USA

This page intentionally left blank.

Fothergill, Anne

From: Robert Braddock [rbraddock@redhousearch.com]
Sent: Monday, June 28, 2010 5:15 PM
To: Fothergill, Anne
Cc: Ana Robles; Jean Claude Zenklusen; Michael Sauri
Subject: 10110 Capitol View Avenue - Re-Submission Documents
Attachments: E-8.pdf; A-1.pdf; A-2.pdf; A-3.pdf; A-4.pdf; A-5.pdf; A-6.pdf; A-7.pdf; E-1.pdf; E-2.pdf; E-3.pdf; E-4.pdf; E-5.pdf; E-6.pdf; E-7.pdf

Anne,

Attached, please find PDF files of the Revised Drawings for the Robles / Zenklusen Residence. We present the following revisions:

1. The rear addition has been set in from the existing rear corner by 6" on the Lee Street side.
2. The existing Lee street rake board and end-detail now sit undisturbed, and the new rake board intersects 6" behind it.
3. The rear shed dormer walls have each been set in from the plane of the existing 2nd Floor wall by 1'-0".
4. The rear shed dormers show 2'-0" overhangs to match existing. Due to the set-in, the new overhangs will set in 1'-0" from the existing overhangs.
5. The roof plan now shows the complexities of the existing walls and overhangs, as well as the overbuild (cricket) that will be necessary to shed water at the juncture of old and new.
6. The elevations now show lap siding at the 1st Floor level and shake siding at the 2nd Floor level. This is similar to existing, but does not match existing (as per the Board opinions).
7. The basement level will be clad in a pre-cast concrete stone, with a pattern that is traditional but not a copy of the existing. The document Preservation Brief 16 instructs us that this is a reasonable and approved material.
8. The deck area of the addition shows the same privacy screening as the previous design. Considering the street frontage, this is an understandable issue of necessity for the owners.

Let me know if you require more information.

Thanks.

Bob

Robert T. Braddock, AIA
Principal
Red House Architects, PLLC
703-346-9819 tel
703-547-0356 fax
www.redhousearch.com

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, June 24, 2010 2:10 PM
To: 'Michael Sauri'
Cc: Robert Braddock; ana robles; Jean Claude Zenklusen
Subject: RE: Future addition at 10110 Capitol View

I went ahead and did a written recap while it was fresh in my mind. Here is what I heard, and Ana and Bob please let me know if you heard something else. The transcript should be available in about two to three weeks. I am also happy to talk by phone.

- 1) Scale of addition is fine
- 2) Need to do an inset on left (Lee Street) side
- 3) Concern about the roof connection to the new one-story piece (maybe resolved with the inset)
- 4) Reconsider rear addition materials to make it lighter—maybe shingles in gable end and horizontal wood or hardie plank for body
- 5) Don't use cultured stone for foundation, use painted stucco or parged block
- 6) Railing for balcony should be more open for transparency—open pickets or something horizontal
- 7) After making these changes, you can proceed to application, don't need a 2nd preliminary consultation

Once you have made these changes let me know and I can take a look at the plans. Since you have already submitted your application to DPS, your revised plans can come to me. The next deadline is July 7 for the July 28th HPC meeting. There is an August 11th HPC meeting with a July 21 deadline.

thanks,
Anne

From: Michael Sauri [mailto:mjsauri@trivistausa.com]
Sent: Thursday, June 24, 2010 11:17 AM
To: Fothergill, Anne
Cc: Robert Braddock; ana robles; Jean Claude Zenklusen
Subject: Re: Future addition at 10110 Capitol View

Hi Anne,

Thanks so much for your help last night. Should we discuss the board's comments via phone, or will you be sending out an official summary? Also, I do want to touch base with you, when you are available, to make sure we follow proper protocols and most expeditious methods.

Thanks again!

Michael Sauri
TriVistaUSA: Our Thoughtful Design Builds Fine Living
808 N. Danville St.
Arlington, VA 22201
888-814-TRIV (8748)
888-814-8744 FAX
mjsauri@trivistausa.com
<http://www.trivistausa.com>



Please consider the environment before printing this e-mail

**Narrative Summary of the
Addition to the:
Robles / Zenklusen Residence
10110 Capitol View Avenue
Silver Spring, MD 20910**

Existing

The Robles / Zenklusen Residence sits at the corner of Capitol View Avenue and Lee Street. The land falls down Lee Street, from Capitol View. Hence, from the Capitol View side, the dominant view is of the front porch and front roof. The existing garage, being at the basement level, is not even noticeable. From the Lee Street side, the entire elevation comes into view.

Goals

The spatial goals of the Robles / Zenklusen Project were: (a) to expand the existing attached garage, (b) to create a family room space above the garage, and (c) to expand the existing master bedroom, to include a closet/library and bathroom. Additionally, the architectural goals were: (a) to preserve the historic fabric of the existing house, where possible, and (b) to make the proposed construction sensitive to the existing construction, in terms of massing, form, and finish.

Garage

The existing garage is attached to the main house, though it obviously dates from a later era. The roof of the existing garage is an existing deck with wood guardrail in a tight pattern, for privacy. The proposed garage will expand 5' to the rear and 7' to the neighbor-side. This will accommodate the combined needs of parking, working, storage, and stairs. The proposed garage:

1. will not project any further towards Lee Street than does the current garage,
2. will be clad in Cultured Stone, to replicate the existing stone base course,
3. will include a deck above, with privacy guardrail, extending no further to Lee Street than does the current one
4. will include windows with muntin pattern similar to existing
5. will include a new garage door of the "carriage-house" style, with expressed panels and glass lights.

Family Room

The proposed family room and attached roof deck will occupy the same footprint as the proposed garage. We believe the space is reasonably sized to accommodate the spatial needs of the garage below, the staircase, and the roof deck, all while not cutting off light to the back windows of the existing house. The family room level:

1. will be clad in cedar shake or other, similar to existing
2. will have windows and doors with muntin patterns similar to existing
3. will reflect the existing house in roof pitch, overhangs, soffits, and rake detail
4. will be roofed in asphalt shingles, similar to existing

Master Bedroom Suite

The proposed master bedroom expansion will be placed all to the rear of the house. The new space will be accommodated by pitching a new dormer roof, similar to the existing one at the front. We believe the space is reasonably sized for a closet/library area and bathroom. The expanded area:

1. will be clad in cedar shake, similar to existing
2. will have windows of a size and muntin pattern similar to existing
3. will reflect the existing house in overhang, soffit, and rake detail
4. will be roofed in asphalt shingles, similar to existing
5. will be visually separated from the main roof by the existing 2' overhangs

Conclusion

In accordance with good practice, we believe the proposed elements will be in harmony with the existing historic fabric. The proposed massing of the garage and family room will defer to the historic main house by being a separate and respectful form, rather than one large mass extended from the main house. Also, the proposed elements will project no further toward either street than does the existing building. Finally, the proposed elements will achieve a visual separation from the existing historic main house.