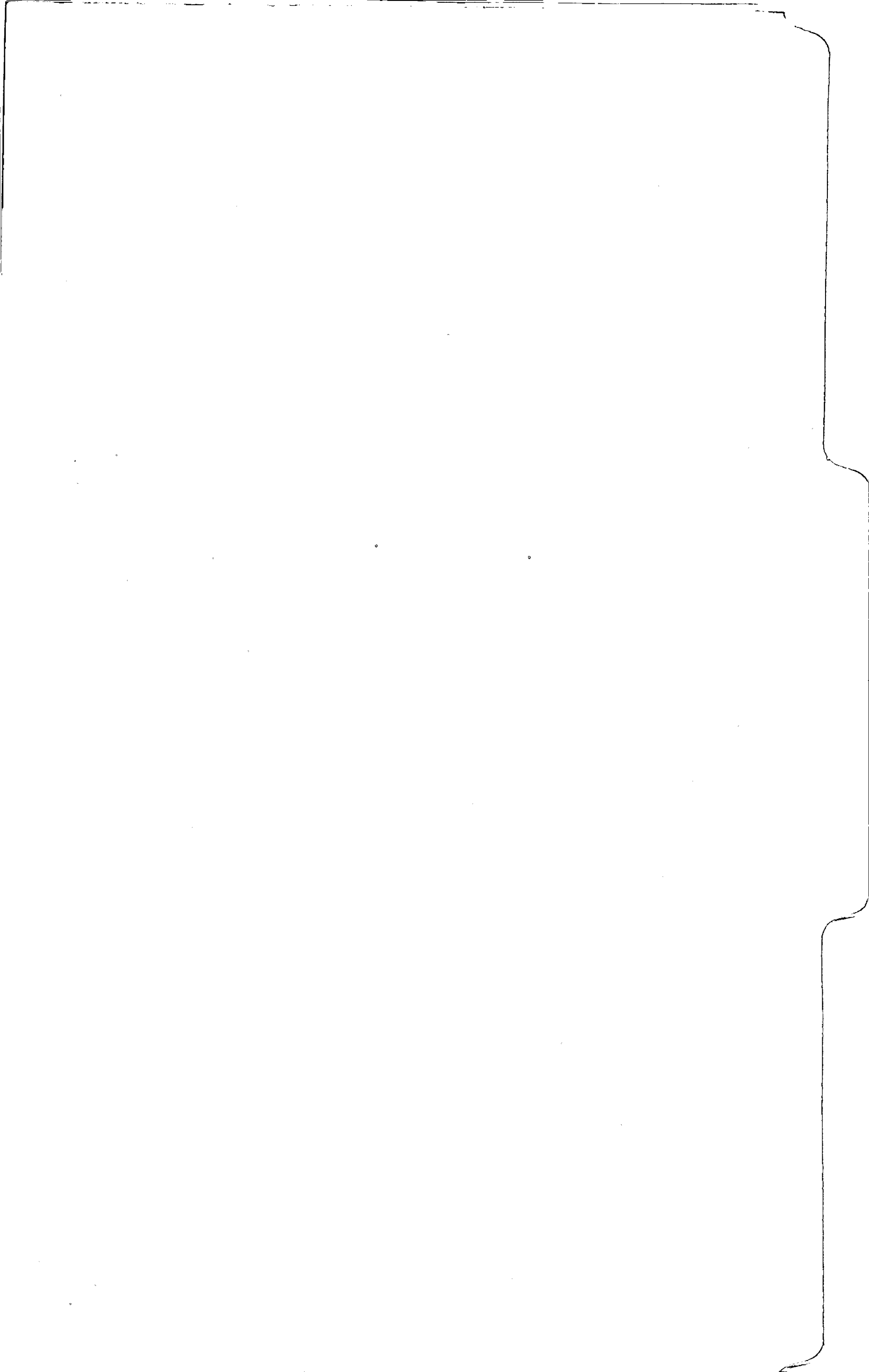


2011 MAP

10012 Capitol View Avenue
Capitol View Park H.D.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 5/12/11

MEMORANDUM

TO: Carla Reid, 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 #566695—window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on May 11, 2011.

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: Cynthia Eicher
Address: 10012 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Cynthia Eicher
Daytime Phone No.: 301-587-8953
301-512-5959

Tax Account No.: 1874235

Name of Property Owner: Cynthia Eicher Daytime Phone No.: _____
Address: 10012 Capital View Ave Silver Spring MD 20910
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____
Architect Agent for Owner: Jan Laurie Daytime Phone No.: (301)580-1180

LOCATION OF BUILDING PREMISE

House Number: 10012 Capital View Ave Capital View Ave
Town/City: Silver Spring Nearest Cross Street: Stoneybrook
Lot: _____ Block: 28 Subdivision: Capital View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ [REDACTED] \$5,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Cynthia Eicher
Signature of owner or authorized agent

4-12-2010
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 5/12/11
Application/Permit No.: 56695 Date Filed: _____ Date Issued: _____

4-20-11

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

1. WRITTEN DESCRIPTION OF PROJECT

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

- ① Replace 4 Vinyl windows in 3rd Floor dormers with outward opening wooden french casement windows. Wooden mullions will match spacing of vinyl windows will wood mullions to match profile of existing kitchen casement window.
- ② Replace boarded-up basement window to match other existing basement window (no bars or storms)
- ③ Redirect/Remove exhaust pipe to interior chase if possible

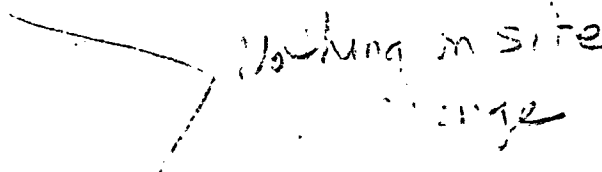
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

This will improve house and return to greater historical accuracy. Existing vinyl windows have cracks and holes which could be contributing to water in 2nd floor ceiling

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 end of the adjoining properties. All labels should be placed on the front of photographs.

NA

6. TREE SURVEY

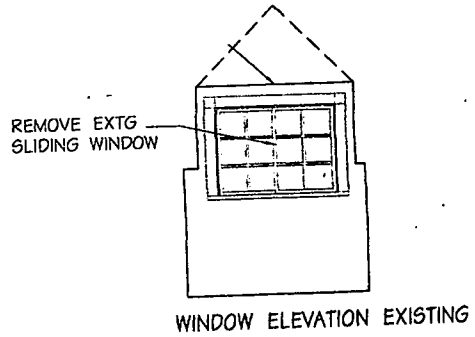
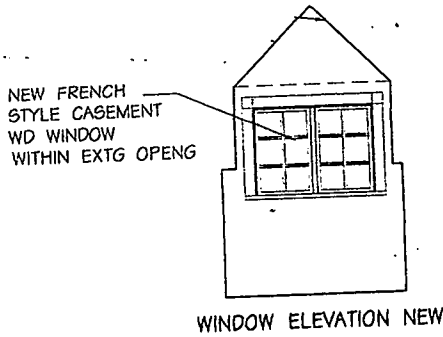
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

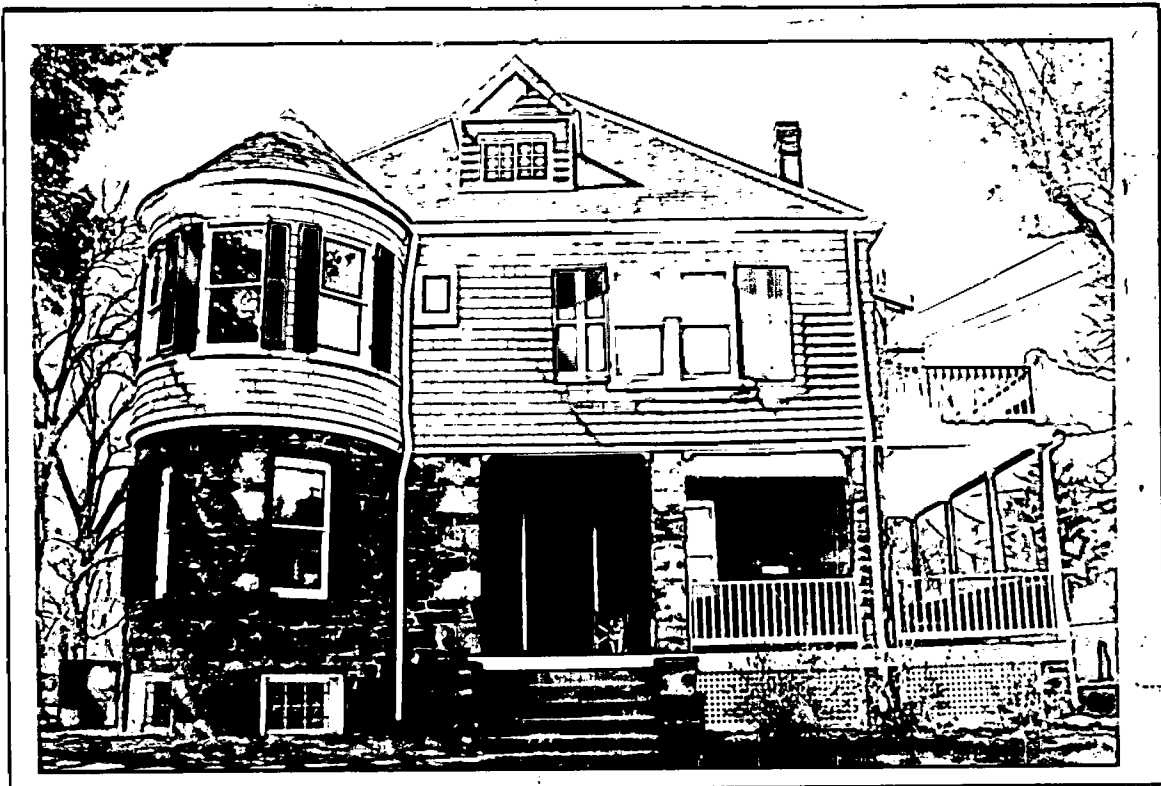
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Eicher Window elevation



Wooden windows with wood mullions to match
Contour of existing kitchen window
See attached

Existing Elevation Front



Existing Elevation from Right of Way North (Side)

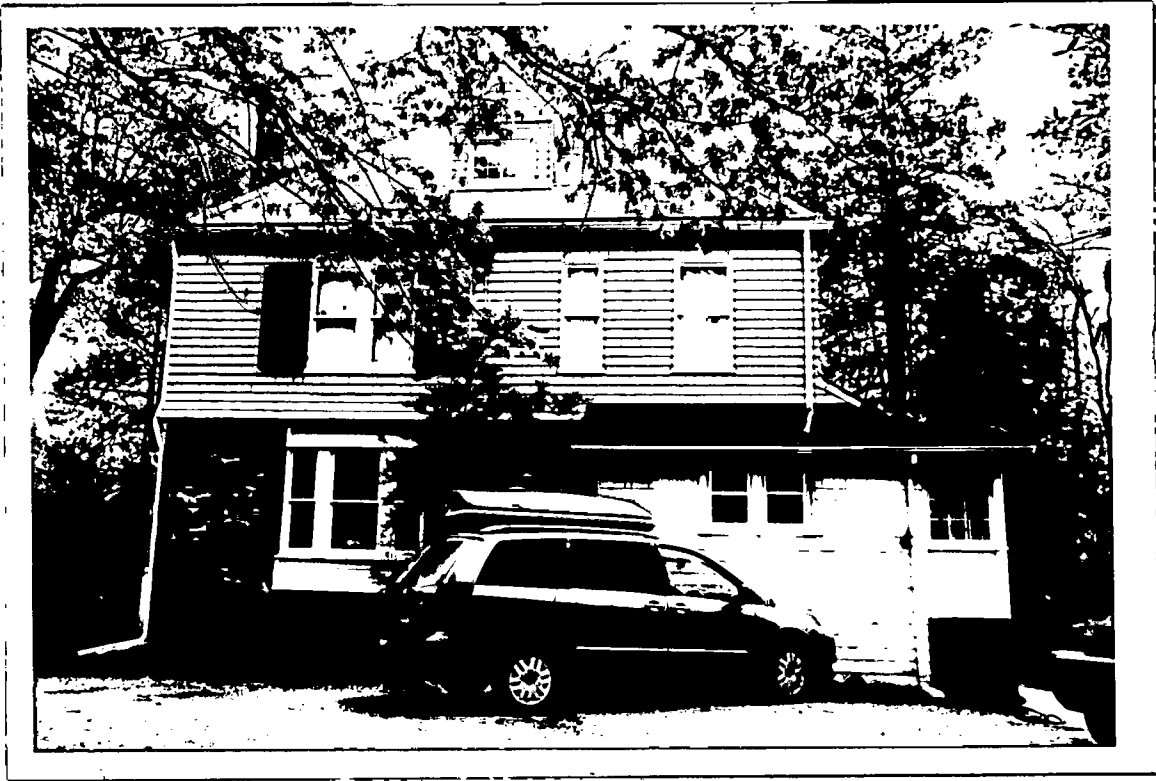


Existing from South (Side)



Eicher

Existing from Rear



Eicher



Existing .
vinyl window



Kitchen window
mullion profile to
be used for
replacement dormer
windows

Eicher

Existing Vinyl Window



Rain
Water
Pools
in here
on all 4
Windows

This one has
cracks for water
to leak through

Cracks /
holes



Explain why water

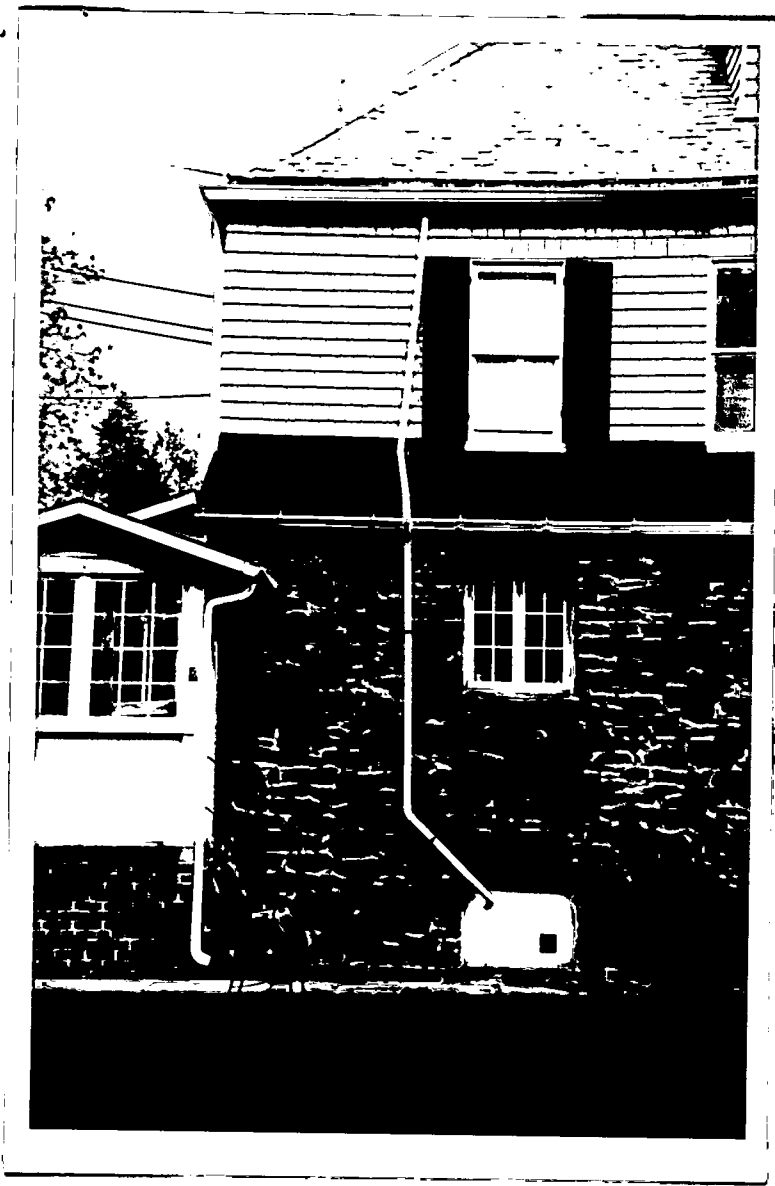
Water
falls
in here
on all of
mountain
This area
cracks for water
to leak through

cracks

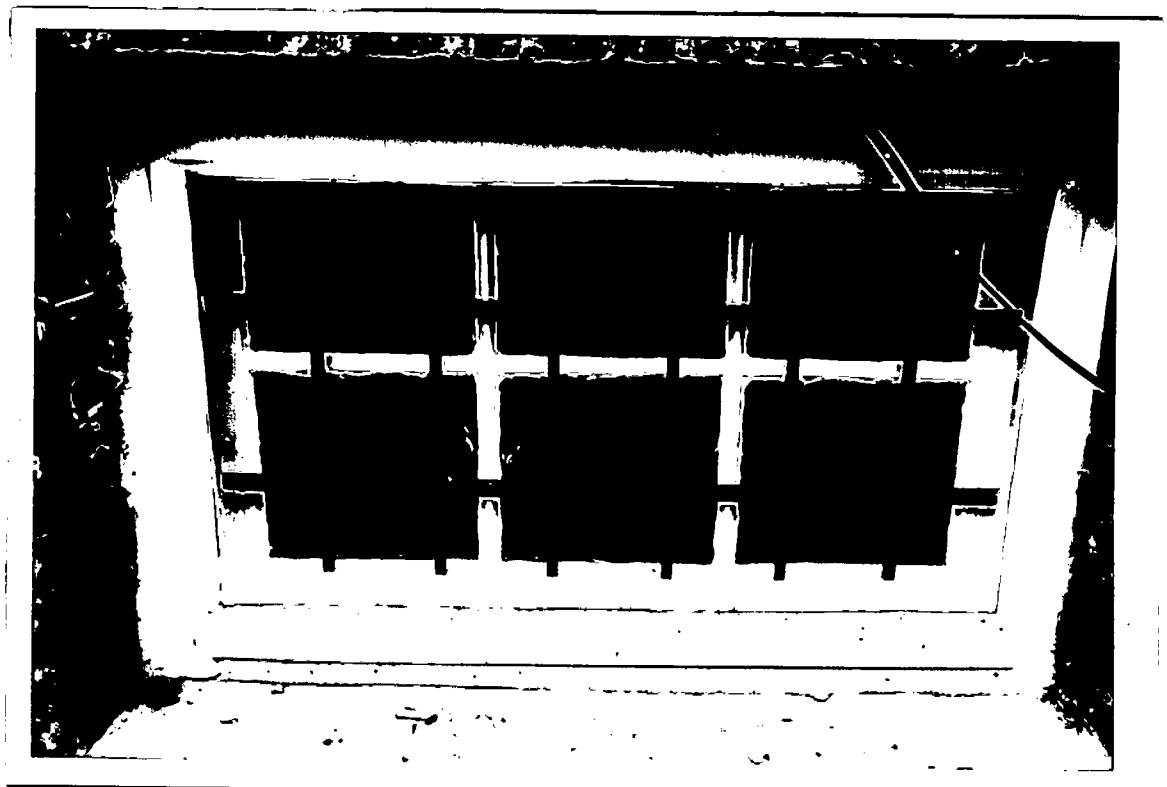
Notes

Fisher

Boarded-up basement
window
and exhaust pipe to
be re directed inside
if possible



Current
Basement Window
Profile (without bars or
storm window on replacement)



Eicher

Boarded up basement

Windows

and exhaust pipe to

be re-directed inside

if possible

Current

Basement Windows

Profile (with bars on

Storm Windows or replacement)

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10012 Capitol View Avenue, Silver Spring	Meeting Date:	5/11/11
Resource:	Outstanding Resource Capitol View Park Historic District	Report Date:	5/4/11
Applicant:	Cynthia Eicher	Public Notice:	4/27/11
Review:	HAWP	Tax Credit:	Partial
Case Numbers:	31/07-11D	Staff:	Anne Fothergill
Proposal:	Non-original window replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Frederick Pratt House, Outstanding Resource
STYLE: Colonial Revival
DATE: c. 1895

PROPOSAL

The applicant is proposing to install a new foundation level window in an opening that is currently boarded up. The window will be wood with simulated divided lights to match an existing basement window and will fit within the existing opening. The applicant also proposes to replace the non-original vinyl slider windows in the four dormers with wood casement simulated divided light windows in the existing openings.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mnccppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Cynthia Eicher
Daytime Phone No.: 301 587-8953
301 512-5959

Tax Account No.: 1874235

Name of Property Owner: Cynthia Eicher Daytime Phone No.: _____

Address: 10012 Capital View Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: T&D Phone No.: _____

Contractor Registration No.: _____
Architect Agent for Owner: Jan Laurie Daytime Phone No.: (301) 580-1180

LOCATION OF BUILDING PREMISE

House Number: 10012 Capital View Ave Street: Capital View Ave
Town/City: Silver Spring Nearest Cross Street: Stoneybrook
Lot: _____ Block: 20 Subdivision: Capital View Park
Liber: _____ Folio: _____ 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 type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input 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: \$ [REDACTED] \$5,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Cynthia L. Eicher
Signature of owner or authorized agent

4-12-2010
Date

9:30.11

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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- ① Replace 4 Vinyl windows on 3rd Floor dormers with outward opening wooden french casement windows. Wooden mullions will match spacing of vinyl windows with wood mullion to match profile of existing kitchen casement window.
- ② Replace boarded-up Basement window to match other existing basement window (no bars or storms)
- ③ Redirect/Remove exhaust pipe to interior chase if possible

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

This will improve house and return to greater historical accuracy. Existing vinyl windows have cracks and holes which could be contributing to water in 2nd Floor ceiling

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.

Nothing on site
will change

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.
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- 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.

NA

6. TREE SURVEY

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

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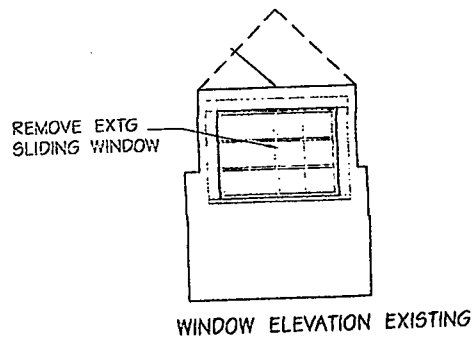
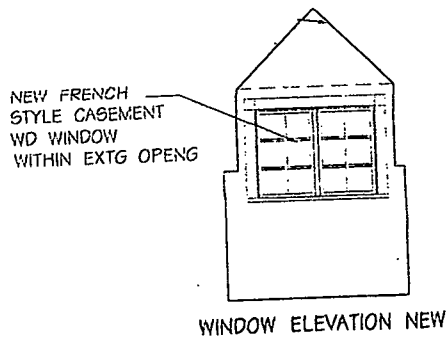
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4

2

Fischer
Window elevation



Wooden windows with wood mullions to match
contour of existing kitchen window
See attached

Existing Elevation Front



Fischer

5
3

Existing Elevation from Right of Way North (Side)



Existing from South (Side)



Eicher

⑥

4

Existing from Rear

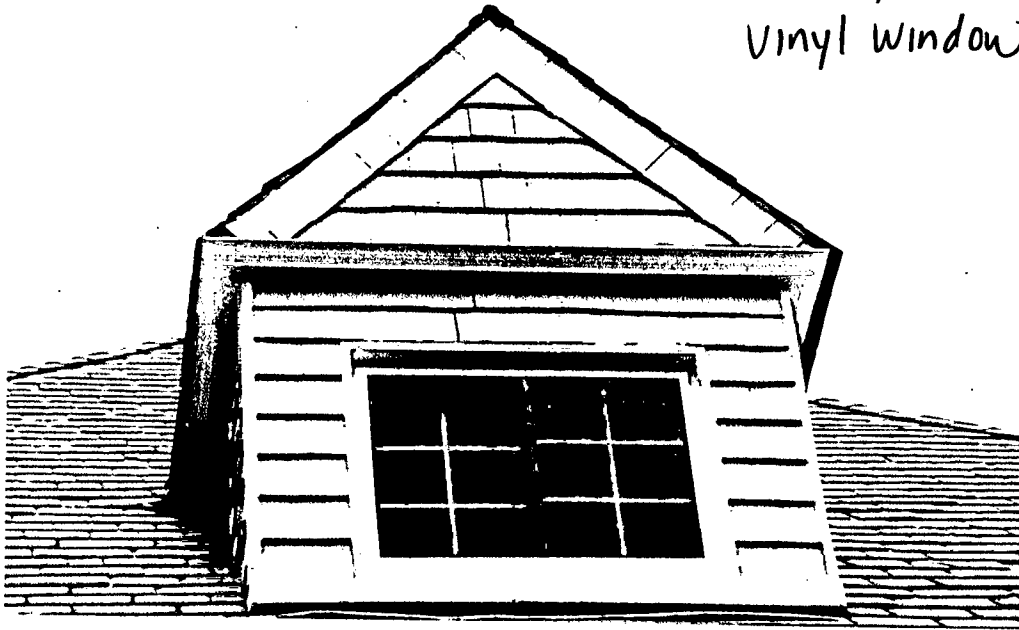


Eichen

(7)

5

Existing .
Vinyl Window



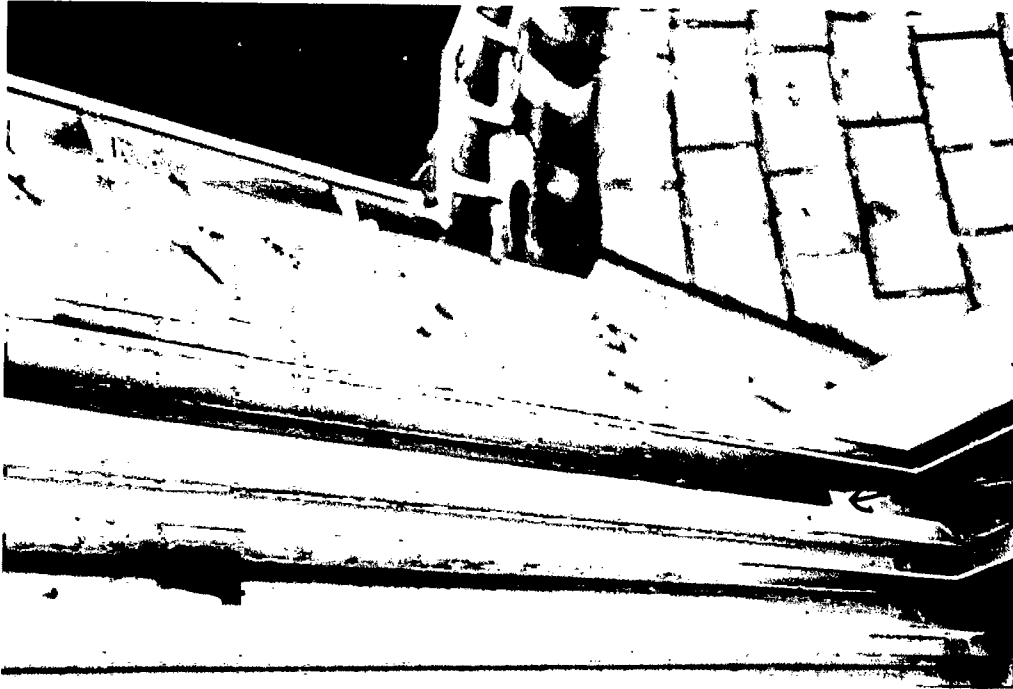
Kitchen window
mullion profile to
be used for
replacement dormer
windows

Eichen

(8)

6

Existing Vinyl Window



Rain
Water
Pools
in here
on all 4
Windows

This one has
cracks for water
to leak through

Cracks/
holes



Eicher

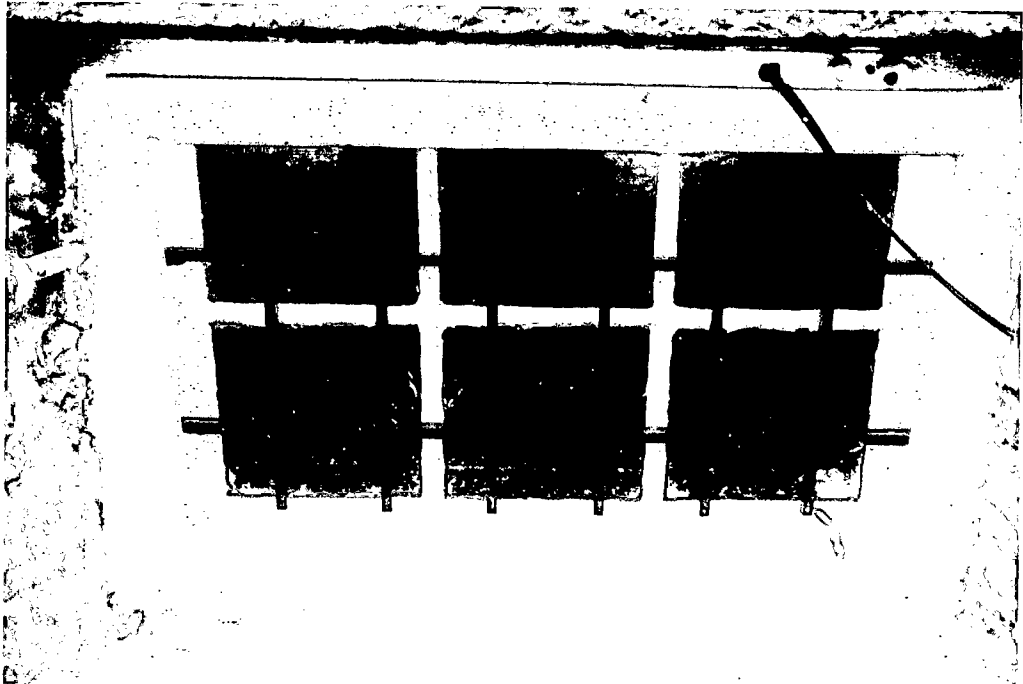
(9)

7

Boarded-up basement
window
and exhaust pipe to
be re directed inside
if possible



Current
Basement Window
Profile (without bars or
storm window or replacement)



Eicher

10

8



