

9829 Capital View ave.  
Capital View H.D.

2012 HWY



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 9/20/12

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #610096—alterations to house

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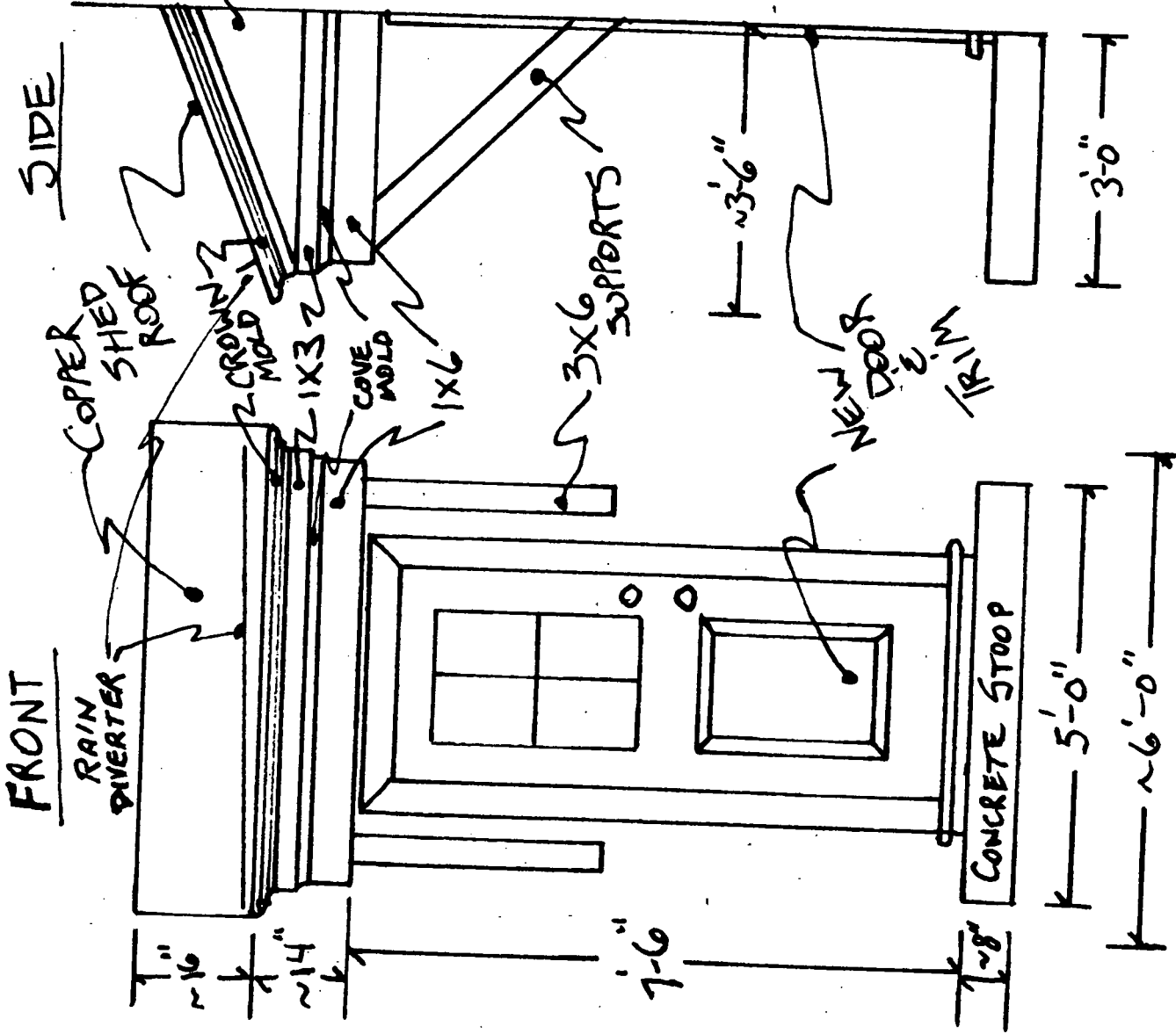
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on September 19, 2012.

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: Philip and Nancye Bonomo  
Address: 9829 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.





FLAT PANELS ON GABLES

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature]

NOTES:

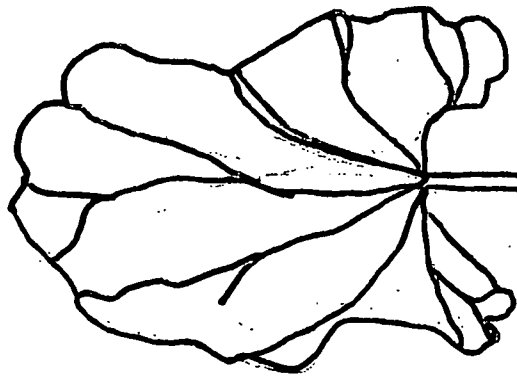
- ROOF PEAK COULD " BE LOWERED UP TO 4".
- REVEALS FOR EACH TIER OF CORNICE COULD ALSO BE REDUCED, FOR A TOTAL OF 3"-4".

PROPOSED PORCH ROOF #2  
 BONOMO RESIDENCE  
 9829 CAPITOL VIEW AVE.  
 AUG 13, 2012

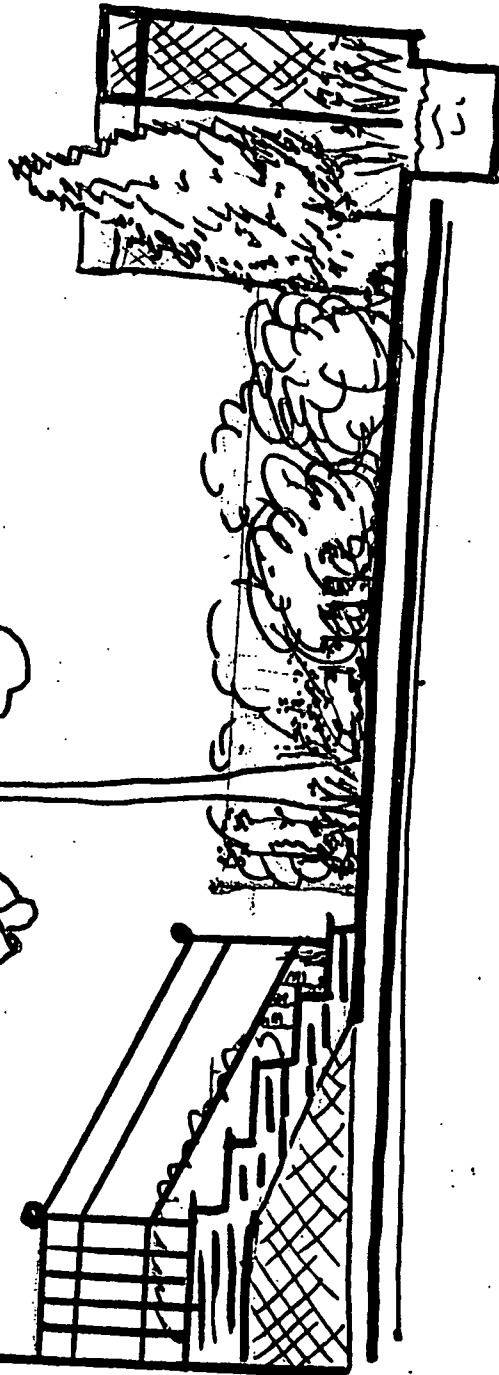
Calloway - Schooley House  
 9829 Capitol View Ave.  
 Silver Spring, MD 20910

Calloway-Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

Appendix # 8

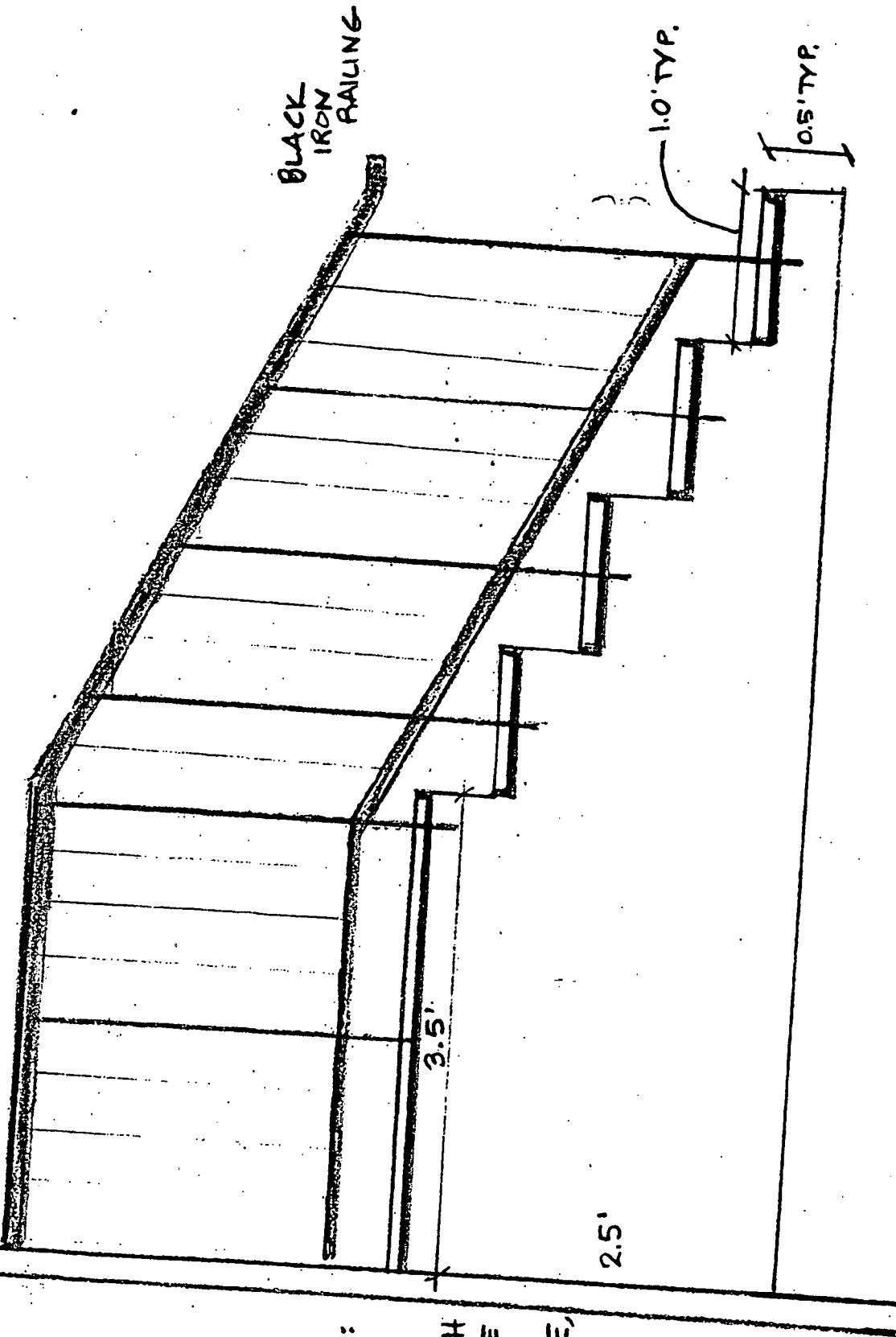


APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



BONOMO RESIDENCE PATIO - NORTH ELEVATION  
SCALE 1" = 4'-0"

STOOP & STEPS:  
 REINFORCED  
 CONCRETE &  
 PA FLAGSTONE  
 AND LOCAL  
 VENEER STONE,  
 MORTARED



BONOMO RESIDENCE  
 REAR STOOP / STEPS ELEVATION  
 1" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*

Calloway-Schooley House  
 9829 Capitol View Ave.  
 Silver Spring, MD 20910

*Case I - I*

HPC 9/19/12

HAWP 31/06-12E

ATTN: Anne Fothergill

The LAP and EXECUTIVE Board of the Capitol View Park Citizens Association unanimously supports the HAWP for alterations to the front porch, replacement of front and rear door, construction of rear covered entry, and expansion of stone patio on this Outstanding Resource in our Capitol View Park Historic District. We concur with the HPC staff report of approval and the MHT approval.

Carol Ireland and Duncan Tebow, Co-chairs Capitol View Park LAP

Susan Brady, President, Capitol View park Citizens Association

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9829 Capitol View Avenue, Silver Spring	<b>Meeting Date:</b>	9/19/12
<b>Applicant:</b>	Philip and Nancye Bonomo	<b>Report Date:</b>	9/12/12
<b>Resource:</b>	Outstanding Resource Capitol View Park Historic District	<b>Public Notice:</b>	9/5/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-12E	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Alterations to front porch, replacement of front and rear doors, construction of rear covered entry, and expansion of stone patio

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Capitol View Park Historic District – Calloway-Schooley House  
**STYLE:** Queen Anne  
**DATE:** 1891

**PROPOSAL**

The applicants are proposing to:

- Repair and restore the front porch including limited replacement of rotten wood
- Repair wood siding including limited in-kind siding replacement as needed
- Replace front door with new wood front door with half flight and wood screen door
- Construct a wooden overhang above the rear door with copper roofing and install new wood door (see Circle 20 )
- Replace rear concrete steps with stone steps and install new iron railing (see Circle 22 )
- Enlarge existing flagstone patio with flagstone to 27' x 28'; patio located behind house

Note: The applicants submitted the work to Maryland Historical Trust (MHT) for a state tax credit and MHT found that the proposed work meets the Secretary of the Interior's *Standards for Rehabilitation*.

**APPLICABLE GUIDELINES**

When reviewing alterations within the Capitol View Park Historic District, *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 #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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 State Historic Preservation Office, Maryland Historical Trust, reviewed the proposed workscope and found that it meets the Secretary of the Interior's Standards for Rehabilitation. The proposed work involves repair, restoration and limited replacement in-kind of those building materials that are determined to be beyond repair. The proposed changes to the house are at the rear of the house and are in keeping with the review criteria. Staff recommends approval.

### **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, 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.



ALP # 610096

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

AUG 29 2012

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: nmcbonomo@gmail.com Contact Person: Nancye Bonomo  
Daytime Phone No.: 301-589-7397  
Tax Account No.: na  
Name of Property Owner: Philip + Nancye Bonomo Daytime Phone No.: 301-589-7397  
Address: 9829 Capitol View Ave Silver Spring MD 20910  
Street Number City State Zip Code  
Contractor: To be determined Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING PREMISE

House Number: 9829 Street: Capitol View Ave  
Town/City: Silver Spring Nearest Cross Street: Leafy Ave  
Lot: 2 Block: 35 Subdivision: 0005  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Reze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: steps, patio roof over steps  
1B. Construction cost estimate: \$ 44,825  
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 n/a  
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] 8/29/12  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 610096 Date Filed: 8/29/12 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 MHT application

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

See attached MHT application

Please note - appendix 7 was revised at MHT request. Revised drawing was the one approved.

2. **SITE PLAN**

see MHT application

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 MHT application

You must submit 7 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 MHT application

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

na

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.

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.

# 600596

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

Owner's mailing address	Owner's Agent's mailing address
9829 Capitol View Ave Silver Spring, MD 20910	
Adjacent and confronting Property Owners mailing addresses	
Rogen Friedman & Roz Berozon 9826 Capitol View Ave Silver Spring, MD 20910	Cohen Property Legacy Open Space 9811-9827 Capitol View Ave Silver Spring, MD 20910
George & Sarah Carr 9830 Capitol View Ave Silver Spring, MD 20910	Clarence & Marybelle Waldorff 9901 Capitol View Ave Silver Spring, MD 20910
Ron Murray 9834 Capitol View Ave Silver Spring, MD 20910	Robert & Sherry Zuckerman 9903 Leafy Ave Silver Spring, MD 20910

MARYLAND DEPARTMENT OF PLANNING  
MARYLAND HISTORICAL TRUST  
MARYLAND SUSTAINABLE COMMUNITIES  
REHABILITATION TAX CREDIT APPLICATION  
PART 1 - CERTIFICATION OF SIGNIFICANCE

RECEIVED  
JUL 24 2012

HOMEOWNER APPLICATION

BY: \_\_\_\_\_

2012-134

MHT Project No. (MHT Office Use Only)

Instructions: Refer to the instructions prior to completing this application. No certification determination will be made unless the submitted application form is complete. If additional space is needed, please attach blank corresponding sheets.

1. **Name of property (if applicable):** Calloway-Schooley House  
Address of property: Street 9829 Capitol View Ave State Legislative District: 18  
City/Town: Silver Spring County: Montgomery Zip: 20910  
Name of historic district (if applicable): Capitol View Park

CHECK ALL THAT APPLY:  National Register historic district  National Register individually designated property  locally designated historic district  
 individually designated local landmark  pending National Register or local individual designation  pending National Register or local historic district designation  
MHT Easement Property?  yes  no

2. **Check nature of request:**  
 Certification that the structure contributes to the significance of the above-named historic district.  
 Certification that the structure has been individually designated under local law (designation documentation required).  
 Preliminary determination that the structure pending National Register or local designation appears to meet "certified historic structure."  
*PLEASE DO NOT SIGN THIS FORM*

3. **Project contact: (if different from owner)**  
Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
Daytime telephone number: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

4. **Owner:**  
*I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.*  
Name: Philip and Nancye Bonomo Authorized Signature: [Signature] Date: 7/22/12  
Social Security Number (or Taxpayer Identification Number): 219-64-4824 (Philip) 313-84-8429 (Nancye)  
Street: 9829 Capitol View Ave  
State: MD Zip: 20910 Daytime telephone number: 301-589-7397 City: Silver Spring  
E-mail address: nmcbonomo@gmail.com philipbonomo@gmail.com

MHT Office Use Only:

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Tax Credit Application - Part 1" for the above-named property and hereby determines that the property:

- Is a "certified historic structure."
- Appears to meet "certified historic structure" criteria, pending official National Register or local designation.
- Is not a "certified historic structure" because it is not individually listed on the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria (details attached).

8/14/12  
Date

[Signature]  
Maryland Historical Trust Authorized Signature

MARYLAND DEPARTMENT OF PLANNING  
MARYLAND HISTORICAL TRUST  
MARYLAND SUSTAINABLE COMMUNITIES  
REHABILITATION TAX CREDIT APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION  
HOMEOWNER APPLICATION

RECEIVED  
JUL 24 2012

BY: \_\_\_\_\_

2012-134

MHT Project No (MHT Office Use Only)

Instructions: Please refer to the instructions prior to completing this application. A determination by the Maryland Historical Trust with respect to certification of rehabilitation plans for a proposed project is made on the basis of this application form. In the event of any discrepancy between the information in this application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of property (if applicable):** Calloway-Schooley House  
Address of property: Street: 9829 Capitol View Ave State Legislative District: 18  
City/Town: Silver Spring County: Montgomery Zip: 20910

- CHECK ALL  Listed as individually designated on the National Register of Historic Places; give date of listing: \_\_\_\_\_
- THAT APPLY:  Located in a National Register Historic District; name of district: \_\_\_\_\_
- Designated individually under local law or located in a local historic district; name of local district: Capitol View Park
- Pending National Register or local designation (final designation must be in place by the end of the calendar year in which the rehabilitation project is completed)

Has a Part 1 Application (Certification of Significance) been submitted for this property within the last five years?  Yes  No (If no, refer to "Completing Part 1" in the Homeowner Application Instructions for information on how to proceed with submitting a new Part 1)

2. **Data on proposed rehabilitation project:**

CHECK ONE OF THE FOLLOWING FOR BUILDING USE DESCRIPTION:

- Primary/secondary residence  Mixed-use residential/commercial  Owner-occupied residential co-op unit

("A 'single-family, owner-occupied residence' means a structure or a portion of a structure occupied by the owner and owner's immediate family as their primary or secondary residence")

Floor area in square feet before rehab: app. 3600 Floor area in square feet after rehab: no change Date building was originally constructed: 1891

Is this a phased project?  Yes  No (If yes, a separate Part 2 application must be submitted for each 24-month phase)

Est. project start date: 9/1/2012 Est. project completion date: 12/1/2012 Estimated Qualified Rehabilitation Expenditures Total: \$ 42,825

Note: Final Qualified Rehabilitation Expenditures and receipts must be itemized by work item on the Part 3 Application "Itemized Expense Spreadsheet". (Refer to the Homeowner Application Instructions for more information)

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT:

- Insurance claim reimbursement funds  Other local and/or state financial incentives (i.e. grants, loans, energy tax credits)\*

\*Specify type of funding and source (if applicable): Montgomery County HPC tax credit

(Refer to the Homeowner Application Instructions for more information on the effect of additional/non-private funding on rehabilitation expenditures eligible for the tax credit)

3. **Owner:**

I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Philip Bonomo

Name(s): Nancye Bonomo Authorized Signature(s): [Signature] Date: 7/22/12  
Social Security Number (or Taxpayer Identification Number): 313-84-8429 (Nancye) 219-64-4624 (Philip)  
Street: 9829 Capitol View Ave City/Town: Silver Spring State: MD Zip: 20910  
Daytime telephone number: 301-589-7397 E-mail address: nmcbonomo@gmail.com philipbonomo@gmail.com

MHT Office Use Only:

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Rehabilitation Tax Credit Application - Part 2" for the above-named property and has determined:

- that the proposed rehabilitation project described herein meets the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- that the proposed rehabilitation project described herein will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- that the proposed rehabilitation project described herein does not meet the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied. Details attached.

8/14/12  
Date

[Signature]  
Maryland Historical Trust Authorized Signature

**PART 1 - CERTIFICATION OF SIGNIFICANCE  
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) \_\_\_\_\_

Property Name \_\_\_\_\_ Property Address \_\_\_\_\_

**4. Description of physical appearance:**

This five bay by three bay, two and a half story, L-shaped house faces southwest. Built on a fieldstone foundation, the house has lavender-purple novelty siding up to the second level and fishscale shingles at the second level and above. There is a round three story tower with a conical roof of the southwest elevation. The southwest porch has a half hipped roof supported by three turned posts. The southwest double doors are glass and wooden paneled and are surmounted by a single light transom. There is a two story addition with a shed roof on the northeast elevation. The west corner of this addition has attached, enclosed covered steps leading into the basement. The east corner of this addition has only novelty siding and a concrete foundation and appears to be a later addition. The northeast glass and wooden paneled doorway may be reached by four poured concrete steps flanked by wrought iron hand railing. There is a one story bay window covered with a metal roof on the southeast elevation

The house has an intersecting gable roof. There are two interior chimneys with corbelled caps.

Four of the six original fireplaces remain in the house. The turret of this house provides three distinct rooms: a rectangular foyer on the first floor; a semi-circular room on the second floor; and a complete circular room on the third floor. The first floor, with the exception of the addition, has 3" wide heart-of-pine wood floors. The remainder of the house, with the exception of the bathrooms, has 2" heart-of-pine wood floors. All windows, with the exception of the addition, are two-over-two double-hung wood-framed windows

The property consists of two lots totalling 17,400 sq. ft. (Montgomery County subdivision 0005, block 35, lots 1 and 2) The grounds are well landscape and contain many large trees, perennial and herb gardens, lawns, and water elements. Particularly interesting is the "umbrella tree." Mr. Schooley made this by cross-cutting and leaving the roots of one of the two elms exposed. There are three significant white oaks, measuring 13-17' in circumference, which provide significant shade to the house and property. A small pond with a diameter of roughly 4ft. in the northwest corner of the property and a fountain on the northeast edge of the rear patio provide water elements to the property.

In 2004 the property adjacent to this property (south, south-east) known as "The Cohen Property" was purchased by Maryland National Capital Park and Planning Commission (M-NCPPC) through the Legacy Open Space Program. The county acquired 3.158 acres of this undeveloped land to preserve and protect this environmentally and historically significant land.

Date of construction: 1891 Source of date: Maryland Historic Trust, Inventory Form for State Historic Sites Survey  
Type of construction (i.e. brick, wood frame, etc.): wood frame Date(s) of Alteration(s): unknown  
Has building been moved?  no  yes (if yes, when? \_\_\_\_\_ )

**4. Statement of significance:**

"This building is significant as one of the first structures to be built in the new subdivision known as Capitol View Park, a stop along the Metropolitan Branch of the B&O Railroad, located between Forest Glen and Kensington. In 1890, James Ford of Washington, DC bought 5 lots and built his home the following year. The view from the 3rd floor of this house gave Capitol View its name. In 1908, Mr. Ford sold the property to Charles and Freddie Schooley, who were returning to the area after teaching American Indians in Colorado. The Schooleys operated a private elementary school here from 1920 to 1938; Mrs. Schooley taught the three R's and provided instruction in French, Latin, algebra and art. She herself was an accomplished artist and author of children's books and poetry. The Schooleys sold the house in 1951 to the present owners. Mr. Calloway, who died in early 1979, was reportedly the last of General Pershing's original soldiers." - Taken from the Maryland Historical Trust ACHS Summary Form, dated 2/79

On May 13, 1988, Peter L. Rinek and Cynthia I. Rinek, owners at the time, settled a Deed of Easement with the Maryland Historical Trust to preserve and maintain the property and its historic, cultural, scenic, and aesthetic properties. The Rineks purchased the property in May 1988. In March of 1994 the property was purchase by Paul L. and Margaret H. Irvin. The property was then purchased by current owners Philip A. and Nancye M. Bonomo in June 2004.

**5. Photographs and maps:**

Attach map of historic district boundaries with property clearly marked (if applicable) to application and include photographs (see *Photographic Requirements*)

MARYLAND DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST
MARYLAND SUSTAINABLE COMMUNITIES
REHABILITATION TAX CREDIT APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION

MHT Project No (MHT Office Use Only)

Instructions: Please refer to the instructions prior to completing this application. A determination by the Maryland Historical Trust with respect to certification of rehabilitation plans for a proposed project is made on the basis of this application form. In the event of any discrepancy between the information in this application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property (if applicable): Calloway-Schooley House State Legislative District: 18

Address of property: Street: 9829 Capitol View Ave City/Town: Silver Spring County: Montgomery Zip: 20910

- CHECK ALL [ ] Listed as individually designated on the National Register of Historic Places; give date of listing:
THAT APPLY: [ ] Located in a National Register Historic District; name of district:
[ X ] Designated individually under local law or located in a local historic district; name of local district: Capitol View Park
[ ] Pending National Register or local designation (final designation must be in place by the end of the calendar year in which the rehabilitation project is completed)

Has a Part 1 Application (Certification of Significance) been submitted for this property within the last five years? [ ] Yes [ X ] No (If no, refer to "Completing Part 1" in the Homeowner Application Instructions for information on how to proceed with submitting a new Part 1)

2. Data on proposed rehabilitation project:

CHECK ONE OF THE FOLLOWING FOR BUILDING USE DESCRIPTION:

- [ X ] Primary/secondary residence [ ] Mixed-use residential/commercial [ ] Owner-occupied residential co-op unit

("A 'single-family, owner-occupied residence' means a structure or a portion of a structure occupied by the owner and owner's immediate family as their primary or secondary residence")

Floor area in square feet before rehab: app. 3600 Floor area in square feet after rehab: no change Date building was originally constructed: 1891

Is this a phased project? [ ] Yes [ X ] No (If yes, a separate Part 2 application must be submitted for each 24-month phase)

Est. project start date: 9/1/2012 Est. project completion date: 12/1/2012 Estimated Qualified Rehabilitation Expenditures Total: \$ 42,825

Note: Final Qualified Rehabilitation Expenditures and receipts must be itemized by work item on the Part 3 Application "Itemized Expense Spreadsheet". (Refer to the Homeowner Application Instructions for more information)

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT:

- [ ] Insurance claim reimbursement funds [ X ] Other local and/or state financial incentives (i.e. grants, loans, energy tax credits)\*

\*Specify type of funding and source (if applicable): Montgomery County HPC tax credit

(Refer to the Homeowner Application Instructions for more information on the effect of additional/non-private funding on rehabilitation expenditures eligible for the tax credit)

3. Owner:

I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Philip Bonomo

Name(s): Nancye Bonomo Authorized Signature(s): [Signature] Date: 7/22/12

Social Security Number (or Taxpayer Identification Number): 313-84-8429 (Nancye) 219-64-4624 (Philip)

Street: 9829 Capitol View Ave City/Town: Silver Spring State: MD Zip: 20910

Daytime telephone number: 301-589-7397 E-mail address: nmcbonomo@gmail.com philipbonomo@gmail.com

MHT Office Use Only:

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Rehabilitation Tax Credit Application - Part 2" for the above-named property and has determined:

- [ ] that the proposed rehabilitation project described herein meets the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
[ ] that the proposed rehabilitation project described herein will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
[ ] that the proposed rehabilitation project described herein does not meet the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied. Details attached.

Date Maryland Historical Trust Authorized Signature



## PART 2 – DESCRIPTION OF REHABILITATION HOMEOWNER APPLICATION

MHT Project No. (MHT Office Use Only) \_\_\_\_\_

Property Name \_\_\_\_\_ Property Address \_\_\_\_\_

**4. Project contact (if different than owner):**

Name: \_\_\_\_\_  
 Street: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Daytime telephone number: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**5. DETAILED DESCRIPTION OF PROPOSED REHABILITATION / PRESERVATION WORK**

Includes any site work, alterations, and new construction. Complete blocks below.

<b>Number 1</b>	Architectural Feature: <u>Wood frame front porch</u> Approximate Date of Feature: <u>1900-1950</u>	Describe work and impact on existing feature:  The proposed work will restore the porch to its original condition. Rotten wood will be replaced. Original railings and turned posts will be kept in place, except where they are rotten. The three tall turned posts supporting the roof will be retained. The posts and railings along the steps will be replaced with similar wooden posts and railings. When possible, railings and moldings will be sourced from salvage yards to match current ones. When necessary, new railing and molding will be purchased/produced to match the current pieces. The floor of the porch will be replaced with 3" wood flooring. The framing of the porch will be replaced with new wood lumber. The ceiling of the porch will be scraped and sanded. The entire porch will be primed and painted. The screen and front doors to the house will be sanded and painted; all hinges and hardware will be stripped and reused, except in situations where the original hardware is not useable. In that case, new, matching hardware will be used. No new architecture features will be added to the porch.
Describe existing feature and its condition: The southwest-facing front porch is wood frame, 24'x12'2" feet at the widest, and 15'6"x6'1" at the narrowest. There are 6, 8' x1' steps leading to the front door of the house. Along the steps are two railings. The porch has a shingled roof that is supported by three turned posts. The raised porch is approximately 4 ft off the ground, in line with the first floor of the house. The porch is supported by wooden framing which is covered with lattice. The floor of the porch is 3" wooden flooring. The ceiling of the porch is 3" wooden boards. The double screen front doors of the house open onto the front porch, while the double glass-paneled front doors open into the house.  Currently, there are significant areas of rotten wood on the porch. There is question as to the structural integrity and safety of the porch at this time.  Photo #: <u>2-19</u> Drawing #: <u>NA</u>		
<b>Number 2</b>	Architectural Feature: <u>Exterior painting</u> Approximate Date of Feature: <u>1980's</u>	Describe work and impact on existing feature:  The entire house will be scraped, primed, and sanded, as needed. Wood will be repaired where needed. If any wood is beyond repair, it will be replaced with similar wood. Shutters will be repaired, using wooden materials. Original shutter hardware (hinges, etc) will be cleaned and reused. Joints will be caulked, holes filled, windows glazed as needed. The entire house will be painted with two coats of paint, including trim, eaves, fascia boards, windows and shingles. We are currently researching historically appropriate colors for the house, using references such as " In addition, we are exploring a consultation with James Martin of "The Color People" to advise on historic colors that are appropriate for the period home. With the exception of color, no changes will be made to the exterior in the painting process.
Describe existing feature and its condition: The wooden house is currently painted in a light lavender color with dark lavender and white trim. From discussions with neighbors, it is believed the lavender color was added in the 1980's. It is believed the main structure of the house had always been painted white before this time. There is no evidence of any other paint color on the main sturcture of the house. There is evidence from chipping paint that the shutters were at one time painted dark green, and the porch at one time was blue. The paint is chipped and missing in many places. There are areas of minor wood damage from the elements. Several of the shutters are also in need of repair.  Photo #: <u>all photos show paint</u> Drawing #: <u>NA</u>		
<b>Number 3</b>	Architectural Feature: <u>Rear Door</u> Approximate Date of Feature: <u>unk- not original</u>	Describe work and impact on existing feature:  The entire door frame will be replaced with matching wood. The door will be replaced with a similar door, made of wood and will include a top-half window. A wooden screen door, with screens on the top and bottom will be added. A metal threshold will replace the current one.
Describe existing feature and its condition: The rear door to the house is attached to an addition to the house. The door faces northeast. The frame is painted wood while the door is solid wood with a top-half window. The threshold is metal with wood underneath. At one time there was a wooden screen door in front of the door but it is not longer in place.  Photo #: <u>32-36, 41</u> Drawing #: <u>App. 7</u>		

**PART 2 – DESCRIPTION OF REHABILITATION  
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) \_\_\_\_\_

Property Name \_\_\_\_\_ Property Address \_\_\_\_\_

<p><b>Number</b> 4</p>	<p>Architectural Feature: <u>Portico over rear door</u> Approximate Date of Feature: <u>NA</u></p>	<p>Describe work and impact on existing feature: We propose to add a free-hanging portico above the rear door, which is currently exposed to the elements. The rear door of the house is attached to a early addition to the house, while the area from which the portico will hang is a later addition. The portico will mirror the roof of the east-facing first floor bay windows in design. It will include a three-sided cooper roof, dental moldings, and wooden buttresses. The portico will be 6'6" wide, 3'6" high, and 3'9" deep. Drawings of the proposed portico are included in Appendix 8.</p>
<p>Describe existing feature and its condition: None. The northeast side of the house is a two story addition to the original structure. The west end of the addition, includes a two story later addition. Working off reports from neighbors who have lived in the area for 50+ years, the west end of the addition where the rear door is located was added as a first floor screened-in porch. The second floor was added later and the screened porch was enclosed. We have not been able to determine when these changes were made, but documents submitted to the state in the 1980s indicate that the work was done prior to the 1980's. The wood on the second floor is siding, unlike the remainder of the house that has fishscale shingles on the second floor. In addition, the siding for the entire addition does not align with the siding on the rest of the house, offering further evidence that it was added at a later date. The foundation is poured concrete, rather than the field stone foundation along the rest of the house. The windows on the later addition are more modern than the windows on the remainder of the house. Photo #: <u>24-26, 28-29, 31-37, 41</u> Drawing #: <u>Appx 7</u></p>		
<p><b>Number</b> 5</p>	<p>Architectural Feature: <u>Rear Steps</u> Approximate Date of Feature: <u>unk- not original</u></p>	<p>Describe work and impact on existing feature: We propose to replace the current concrete steps with stone steps. The new stone steps will be 6" in height to meet current building and safety codes. This will entail adding an additional step (changing the number of steps from 4 steps to 5 steps.) The steps will be 12" deep by 4'10" wide, as currently. In addition, we will also add a 3'6" stone landing at the top step to aid in entry to the house. All stone will be Pennsylvania flagstone. The stones will be selected that best match the original fieldstone foundation of the house. Stones will also be used to cover the existing concrete foundation to match the steps and the remaining foundation of the house. A new iron railing will be added to fit the new steps. Photos of the proposed new railing are included in Appendix 10.</p>
<p>Describe existing feature and its condition: The northeast-facing rear steps to house are attached to an early addition to the house. It is unclear when the steps were added to the house, but as they reach an addition, we conclude that they are not original to the house. The steps approach an area of the house which was once a screened porch (according to neighbors), but which at some point (in the past 50 years) was converted into an enclosed living space. The steps end at a flagstone patio. The steps are currently made of concrete with an iron railing. There are 4 steps ranging in height from 8-10" This height does not comply with current code and they are difficult and potentially dangerous to climb. Each step is 12" deep by 4'10" wide. Photo #: <u>31-37, 41, 46-47</u> Drawing #: <u>Appx 8, 9, 10</u></p>		
<p><b>Number</b> 6</p>	<p>Architectural Feature: <u>Rear Patio and walkways</u> Approximate Date of Feature: <u>unknown</u></p>	<p>Describe work and impact on existing feature: We propose to enlarge the existing patio using the existing flagstones and additional matching stones. The enlarged area will incorporate the area that is currently hard dirt, to the north of the current patio. No trees will be removed in this process. The new patio will measure approximately 27'x28'. The walkway from the driveway will end into the expanded patio. The current azalea bed along the northeast side of the house will be expanded to meet the expanded patio. The two small steps of this walkway will be combined into one larger step that is more visually apparent to prevent tripping. The walkway along the north-northwest side of the house from the driveway to the front of the house will be enhanced with additional, larger stones to visually encourage guests to enter the house through the grand front entrance. Additionally, we are working with The Honeybee Group of Silver Spring, MD to install historically accurate plantings in these areas and throughout the property</p>
<p>Describe existing feature and its condition: The current flagstone patio is at the rear of the house facing northeast and is 15'x15' (current footprint is shown in appendix 5). The flagstones are uneven. There is a patch of earth to the north of the patio that is heavily shaded by a beech tree and a very large white oak tree. The patio is not visible from the road or the front of the house. It is marginally visible from driveway. It is not visible from any other homes. There is a rectangular flagstone path from the driveway to the rear door that contains two very small steps which are difficult to see. There is a separate naturally cut stone path leading to the front of the house along the north-northwest side of the house. This path is not visible from the road, but is visible from the front, side and rear of the house. Photo #: <u>37-42, 58-59</u> Drawing #: <u>App. 5, 8</u></p>		
<p><b>Number</b> 7</p>	<p>Architectural Feature: _____ Approximate Date of Feature: _____</p>	<p>Describe work and impact on existing feature:</p>
<p>Describe existing feature and its condition:</p>		

**CONDITIONS SHEET**  
**Heritage Preservation Certification Application**

MHT Project Number: 2012-134

Property Name and Address Calloway-Schooley House, 9829 Capitol View Ave., Silver Spring, MD

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

Any deteriorated exterior wood elements that require replacement must be replaced with materials that match the existing in material and visual qualities.

Exterior woodwork, including but not limited to siding and trim, must be prepared for painting using the gentlest means possible including hand-sanding and hand-scraping for paint removal, and cleaning using a water-based solution with mild detergent and a soft-bristled brush. High-pressured power washing to clean and/or remove paint is not permitted due to the fact that it may potentially force water underneath and behind wood elements and cause moisture to become trapped behind historic material.

You must not install stone veneer over the concrete portion of the foundation on the rear elevation. The Secretary of the Interior's Standard 3 states, "Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."

Please note that failure to comply with any of the above conditions may result in a denial of final certification.

Date

8/14/12

Maryland Historical Trust Authorized Signature

## **List of Appendices**

**Calloway Schooley House, 9829 Capitol View Ave, Silver Spring, MD**

**2012 Historic Work Application**

**Appendix 1- Overview of location of Capitol View Park**

**Appendix 2- Location of property (M:31-7-54) in Capitol View Park Historic Area**

**Appendix 3- Capitol View Park Historic Boundaries (with property marked)**

**Appendix 4- Map from Maryland Department of Assessments and Taxation. (note- Mount Pleasant was an unfinished road and is now driveway and overgrown woods)**

**Block 35, Lot 1-9831 Capitol View Ave (undeveloped)**

**Lot 2- 9829 Capitol View Ave (location of historic resource)**

**Appendix 5- Survey of property from 1994.**

**Appendix 6- Location of Capitol View Park Open Space "Cohen Property" 9829 Capitol View Ave is noted.**

**Appendix 7- Drawing of proposed portico over rear door**

**Appendix 8- Drawing of proposed steps and patio- Note- steps will be all stone.**

**Appendix 9- Detailed drawing of proposed steps**

**Appendix 10- Photo of proposed iron railing. In addition, note style of steps. Proposed steps will be similar in design.**

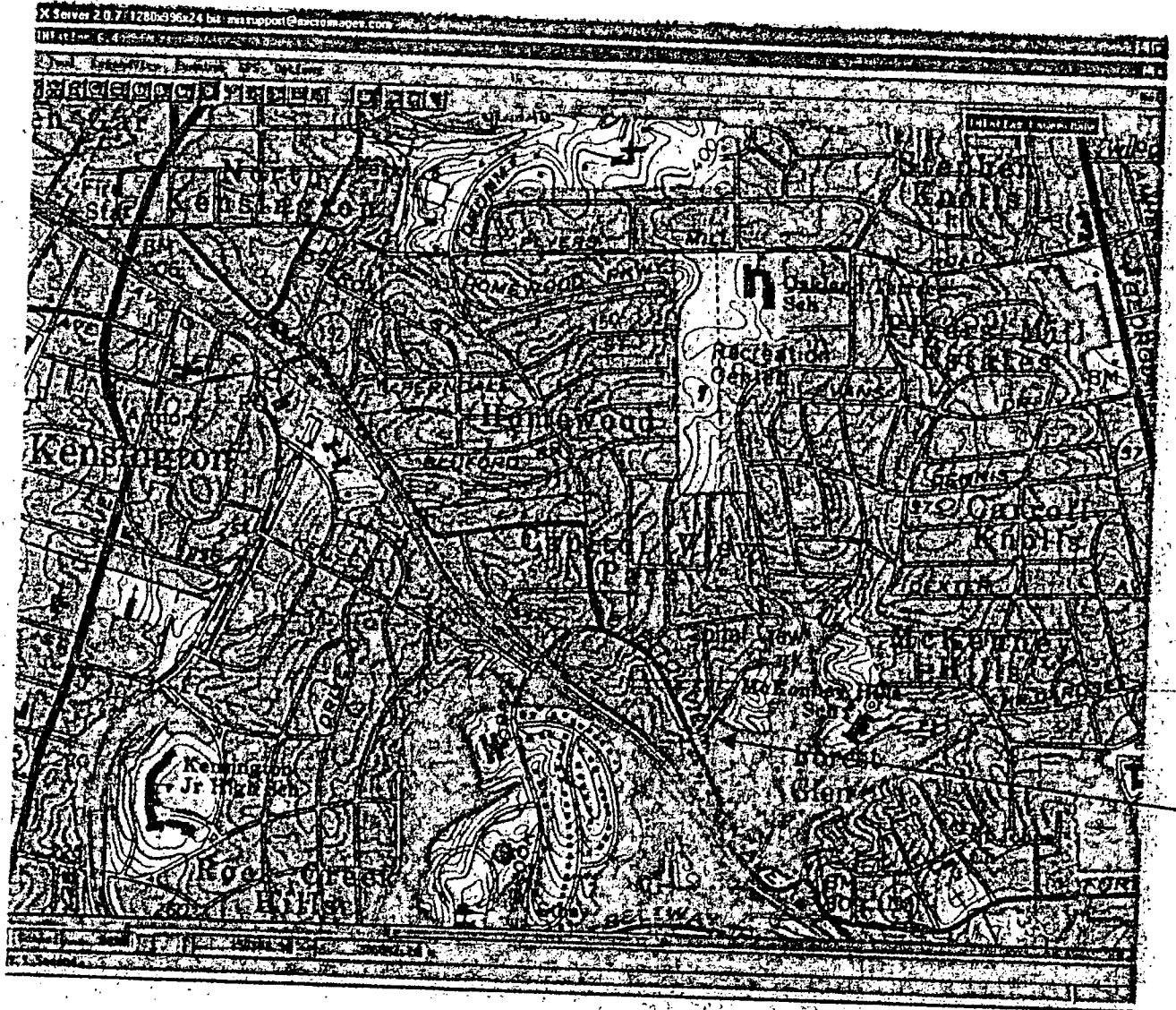
**Appendix 11- Index of Photos**

Appendix # 1

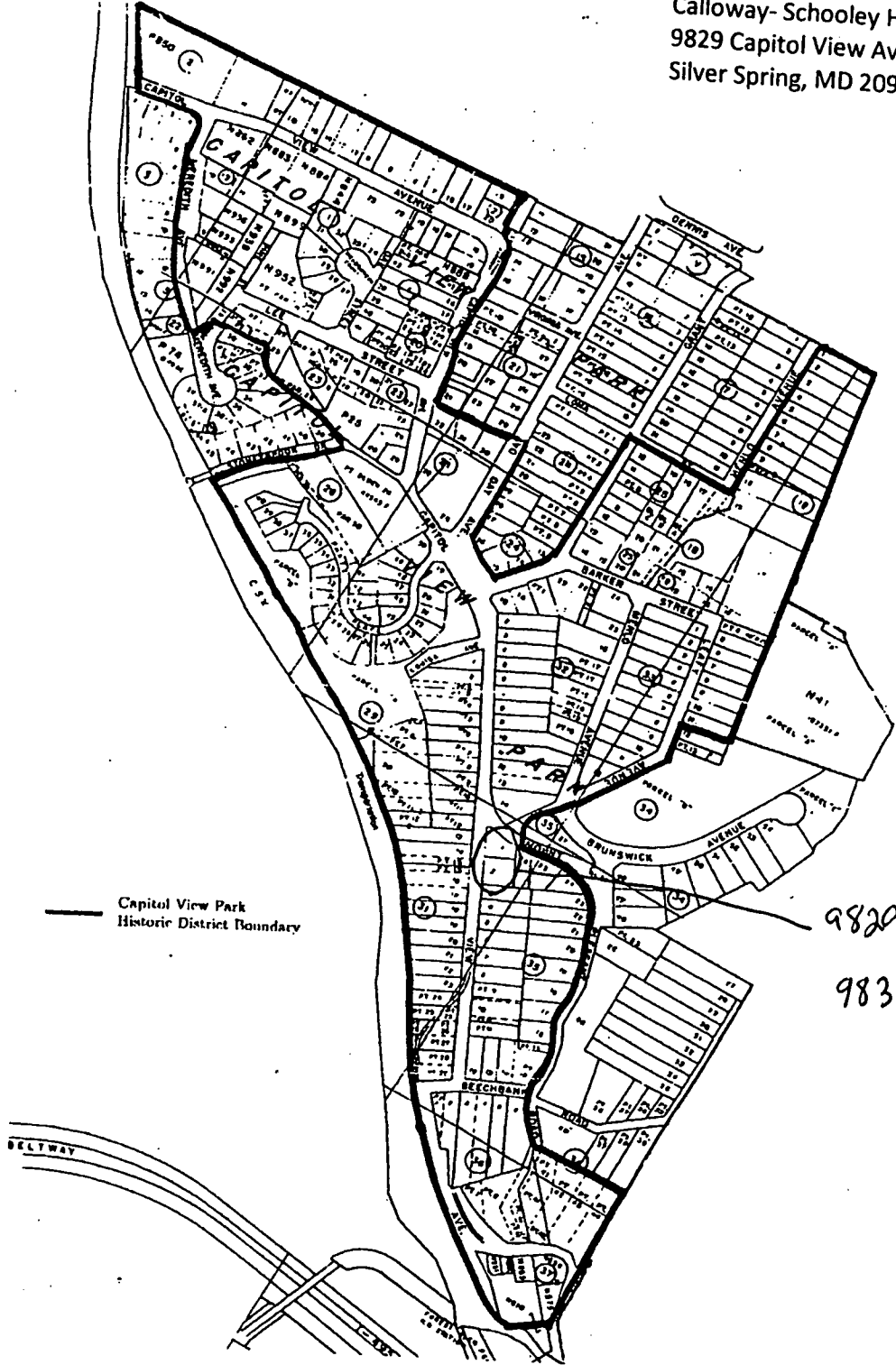
Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

M: 31-7-54

Calloway-Schooley House  
9829 Capitol View Ave.  
Kensington Quad  
Montgomery County



Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910



Capitol View Park  
Historic District Boundary

9829 Capitol View Ave.  
(lot 2)  
9831 Capitol View Ave  
(lot 1)

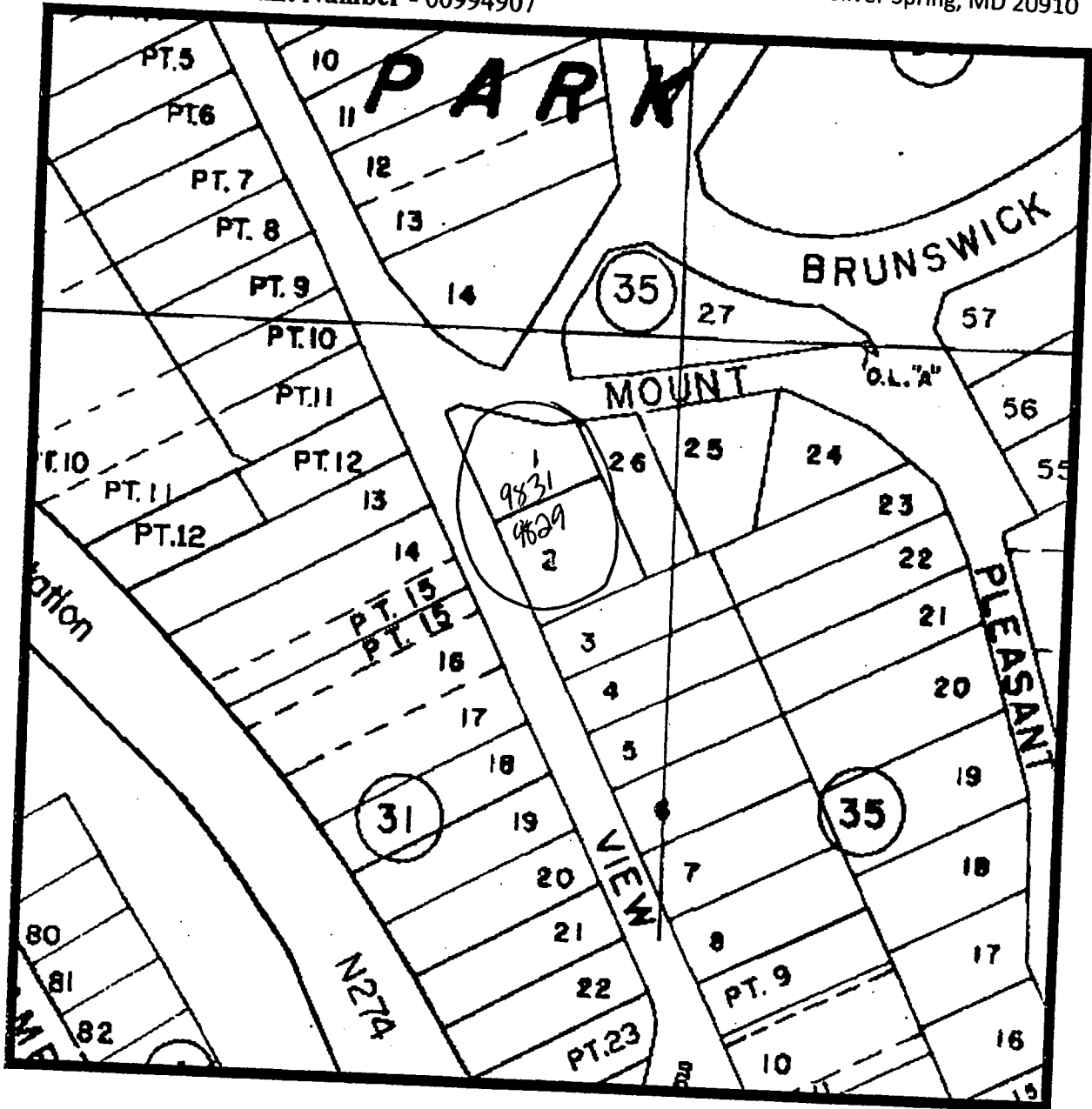


Maryland Department of Assessments and Taxation  
MONTGOMERY COUNTY  
Real Property Data Search

Appendix # 4

Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

District - 13 Account Number - 00994907



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at

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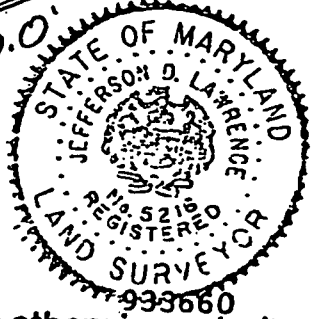
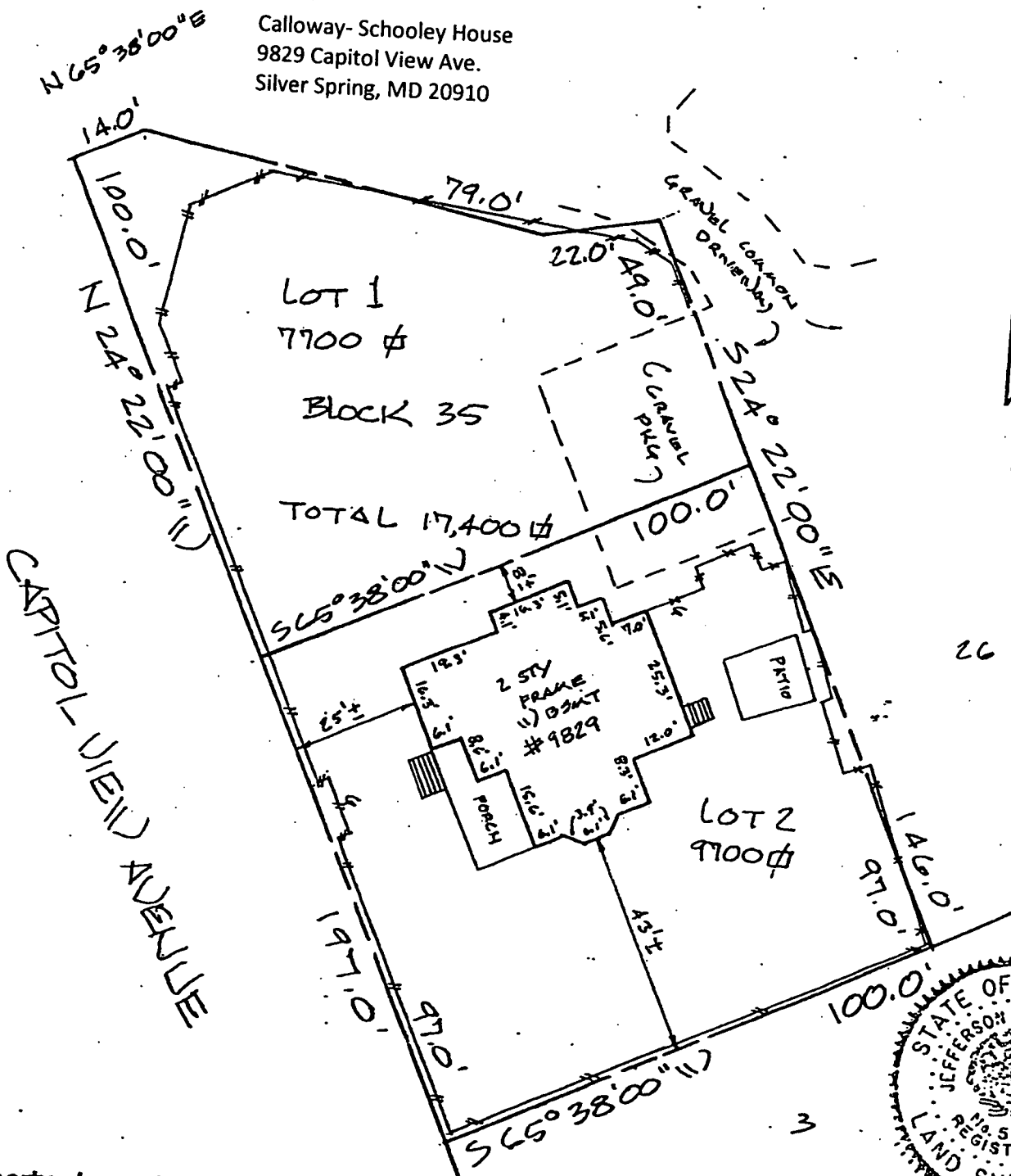
# TDL, LIMITED

16220 FREDERICK AVENUE  
GAITHERSBURG, MARYLAND 20877  
(301) 840-8747

Appendix # 5

Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

NOTE: Zoned R-60 per Tax Assessment Records;  
Subdivision Plat prior to 1954.  
Set Backs Of:  
Front: 25' or established front line of majority of bldgs.  
Sides: Total 18' minimum 8' Corner 25' or 15'  
Rear: Recorded lot Dec. 31, 1953-7' each.  
Recorded lot Mar. 6, 1928-40' to 50' lots 5' each.  
20'



Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'  
RECORDED IN:  
PLAT BOOK: A  
PLAT: 9

**HOUSE LOCATION**  
LOTS 1 & 2 BLOCK 35  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained in this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: January 25, 1994

*Jefferson D. Lawrence*  
JEFFERSON D. LAWRENCE,  
PROFESSIONAL LAND SURVEYOR #5216

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

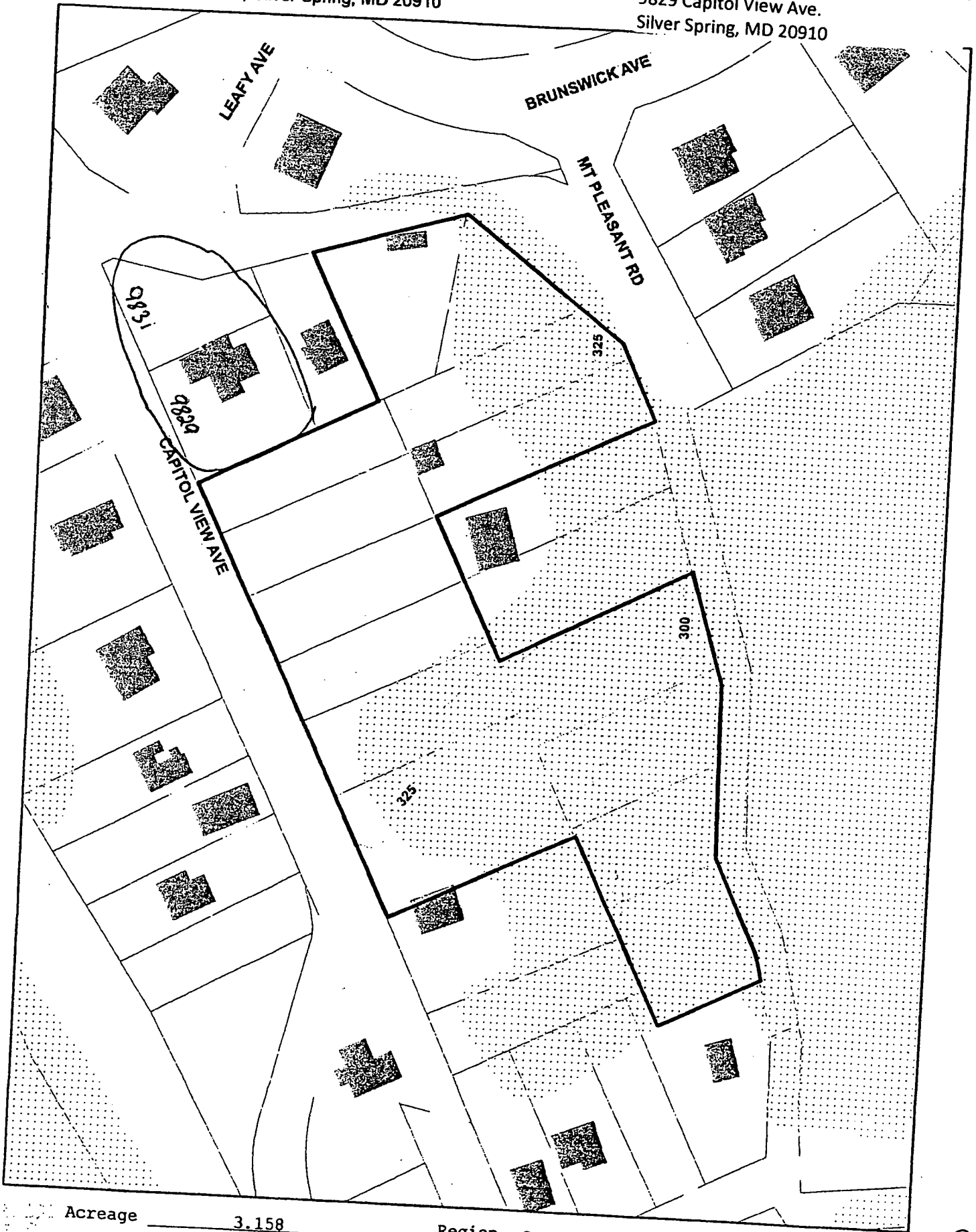


# Capitol View Park Open Space

9829 Capitol View Ave, Silver Spring, MD 20910

- Appendix # 6

Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

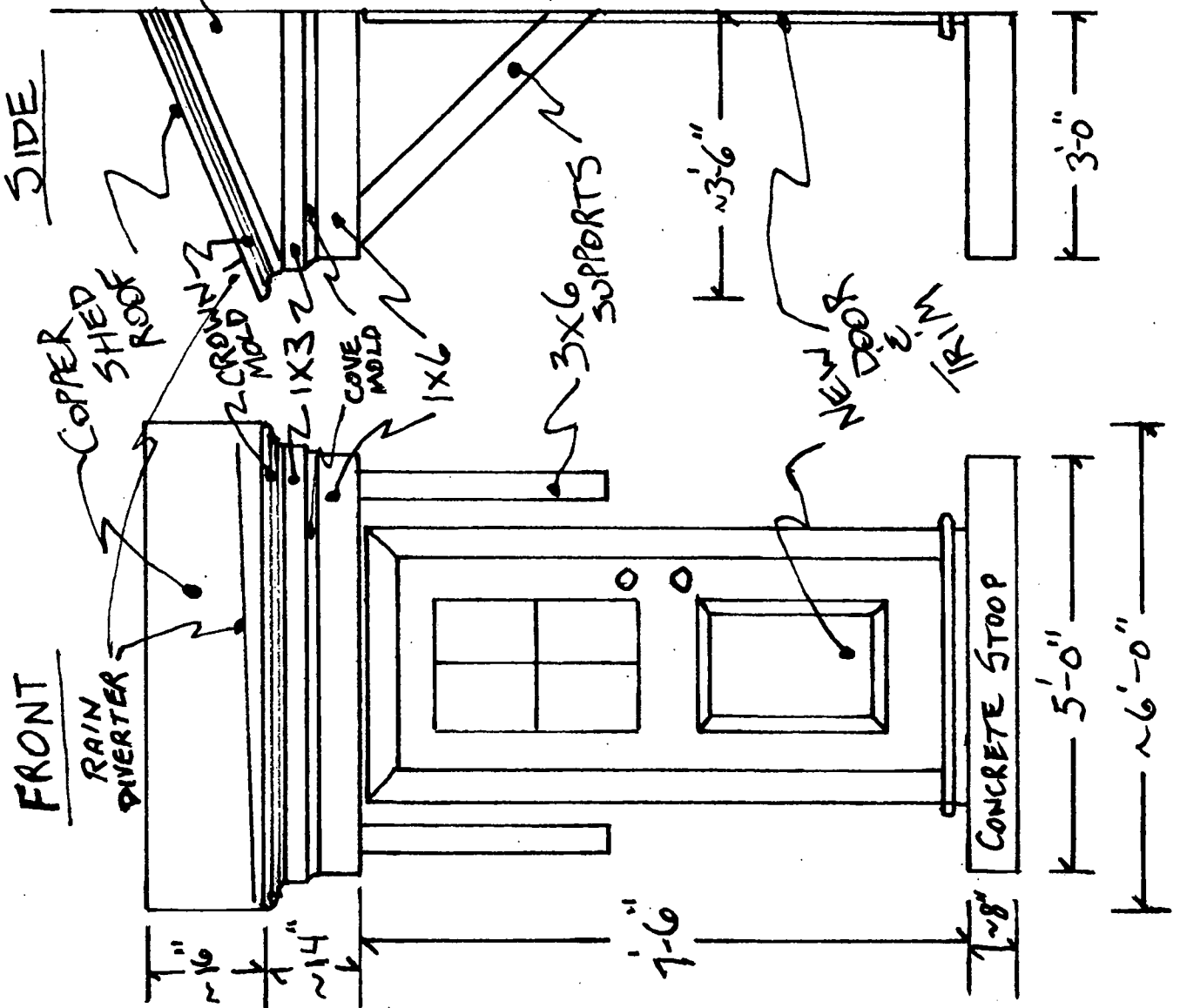


Acreage 3.158  
Facility Code A29

Region S  
Area MB

Date 05-08-2007

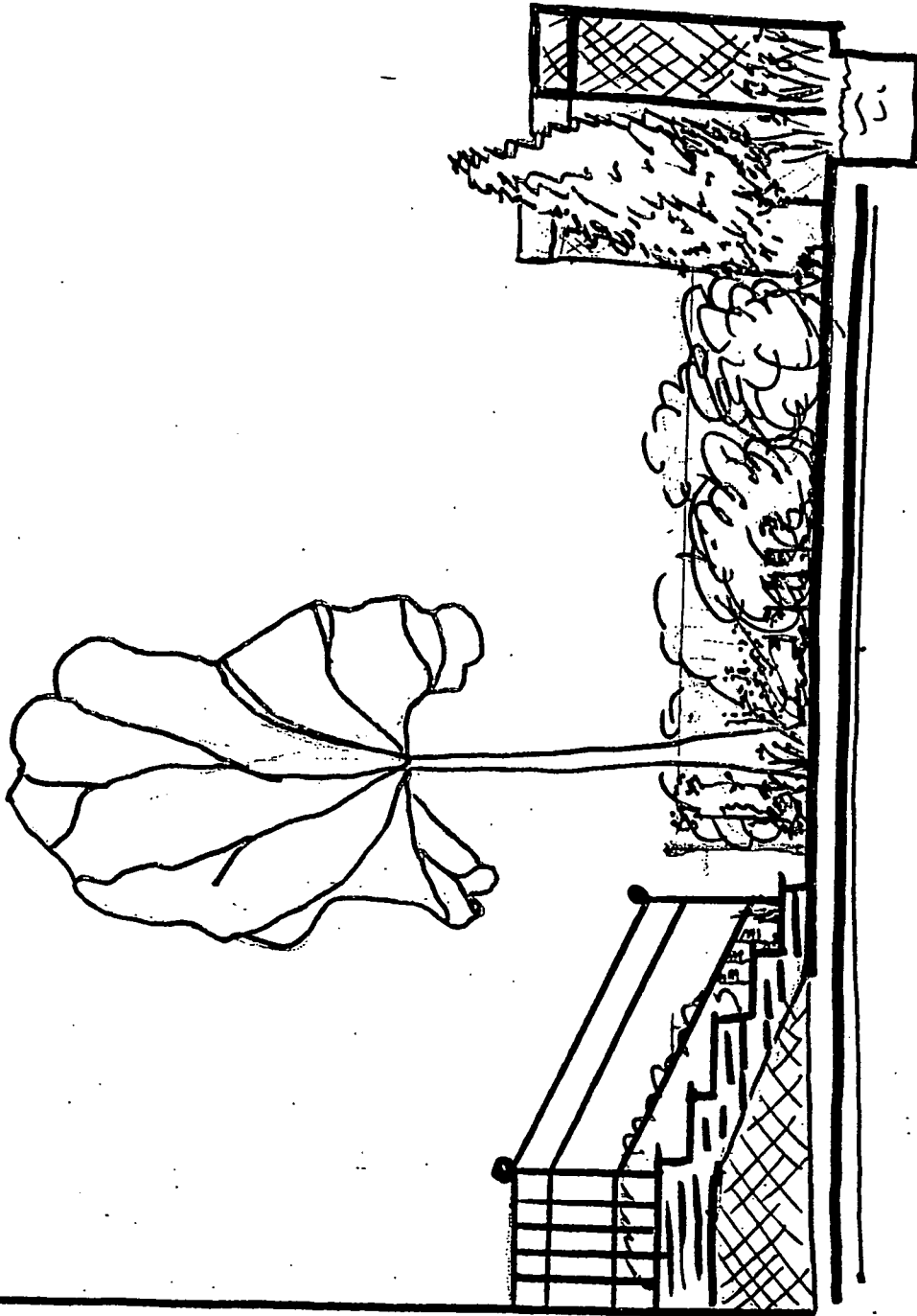
N  
1" = 100'



NOTES:

- ROOF PEAK COULD " BE LOWERED UP TO 4".
- REVEALS FOR EACH TIER OF CORNICE COULD ALSO BE REDUCED, FOR A TOTAL OF 3"-4".

PROPOSED PORCH ROOF #2  
 BONOMO RESIDENCE  
 9829 CAPITOL VIEW AVE.  
 AUG 13, 2012

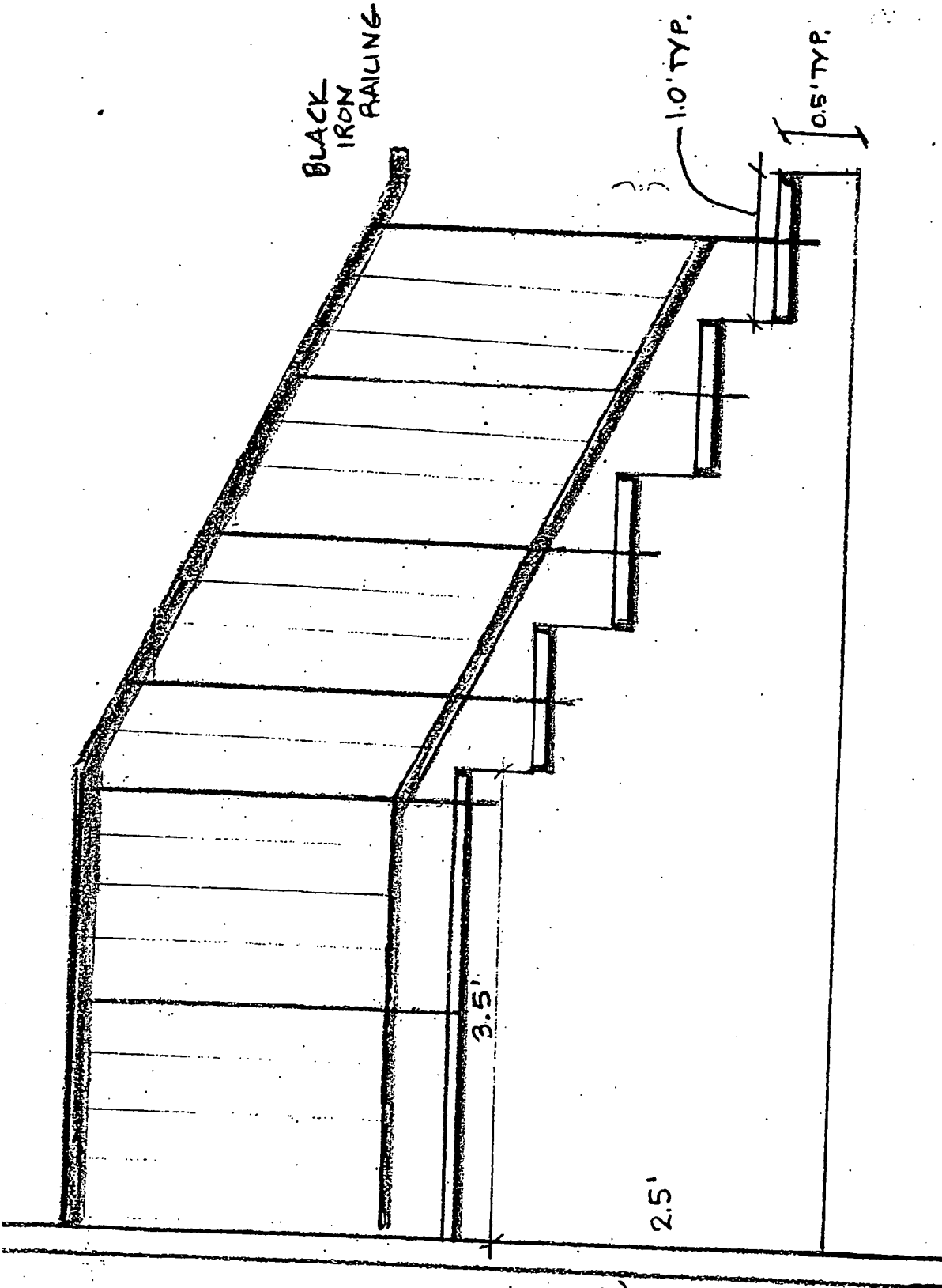


BONOMO RESIDENCE PATIO - NORTH ELEVATION

SCALE 1" = 4'-0"

Calloway-Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910

Appendix # 8



STOOP & STEPS:  
 REINFORCED  
 CONCRETE &  
 BLOCKS, WITH  
 PA FLAGSTONE  
 AND LOCAL  
 VENEER STONE,  
 MORTARED

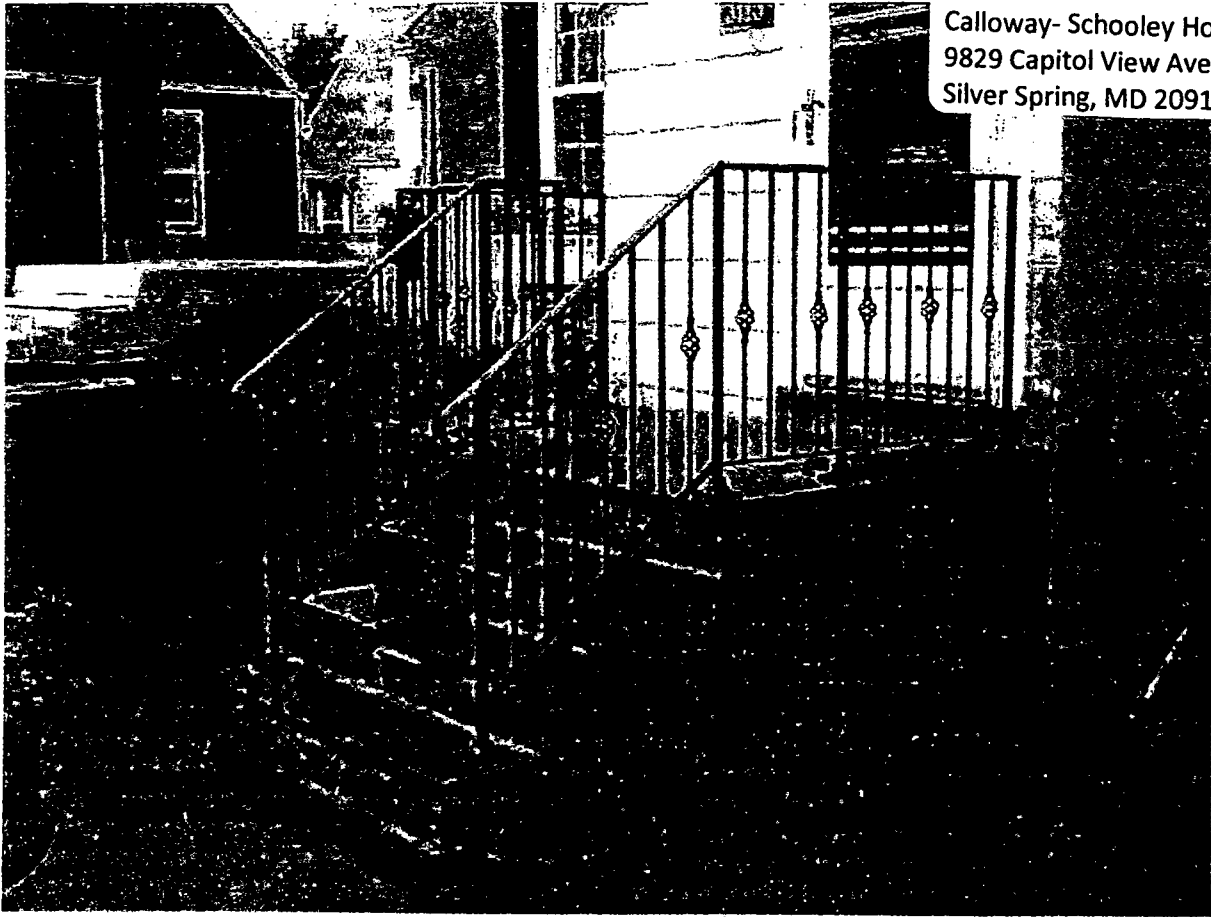
BONOMO RESIDENCE  
 REAR STOOP / STEPS ELEVATION

1" = 1'-0"

Calloway-Schooley House  
 9829 Capitol View Ave.  
 Silver Spring, MD 20910

Appendix # 10

Calloway- Schooley House  
9829 Capitol View Ave.  
Silver Spring, MD 20910



Railing

Index of Photos

Calloway- Schooley House

Photo #	Date	Location	Description
1	22-Jun-12	Southwest elevation- across Capitol View Ave	Front of house
2	22-Jun-12	Southwest elevation, facing east	Front porch- overview
3	22-Jun-12	Southwest elevation, facing northeast	Shows front door and deterioration of front steps
4	22-Jun-12	Southwest elevation, facing northeast	Deterioration of railing and front steps
5	22-Jun-12	Southwest elevation, taken from porch, facing southwest	Front steps, railing and floor- deterioration
6	22-Jun-12	Southwest elevation, facing northeast	Close-up of double front doors, including screen doors
7	22-Jun-12	Southwest elevation, facing east	Front porch, front shutters
8	22-Jun-12	Southwest elevation, taken from front porch, facing west	Steps to front porch and railings
9	22-Jun-12	Southwest elevation, taken from front porch, taken facing southwest	Front porch railing and floor
10	22-Jun-12	Southwest elevation, taken from front porch, taken facing southwest	Front porch railing and turned post
11	22-Jun-12	Southwest elevation, taken from front porch, facing south	Front porch railing and turned post
12	22-Jun-12	Southwest elevation, taken from front porch, facing northeast	Front porch railing and floors, note deterioration on floor
13	22-Jun-12	Southeast elevation, taken from front porch, facing west	Front porch- railings, turned posts,
14	22-Jun-12	Southwest elevation, taken from front porch, facing northwest	Front porch railings, front doors
15	22-Jun-12	Southwest elevation, taken from front porch, facing west	Shows close-up of porch floor deterioration
16	22-Jun-12	Southwest elevation, taken from front porch, facing southeast	Close-up of turned post detail
17	22-Jun-12	Southwest elevation, facing north	Lattice-front porch lower portion including lattice
18	22-Jun-12	Southwest elevation, facing northeast	Deteriorating porch structure and lattice
19	22-Jun-12	Southeast elevation, facing north	Front porch- shows deteriorating floor, support, and lattice
20	22-Jun-12	Southeast Elevation, facing northwest	Full side of house
21	22-Jun-12	Southeast Elevation, facing north	Bay window
22	22-Jun-12	Southeast Elevation, facing northwest	Bay window close-up
23	22-Jun-12	Southeast Elevation, facing northwest	Bay window, detail of chipping paint
24	22-Jun-12	Southeast Elevation, facing northwest	Bay window, molding

Appendix # 11







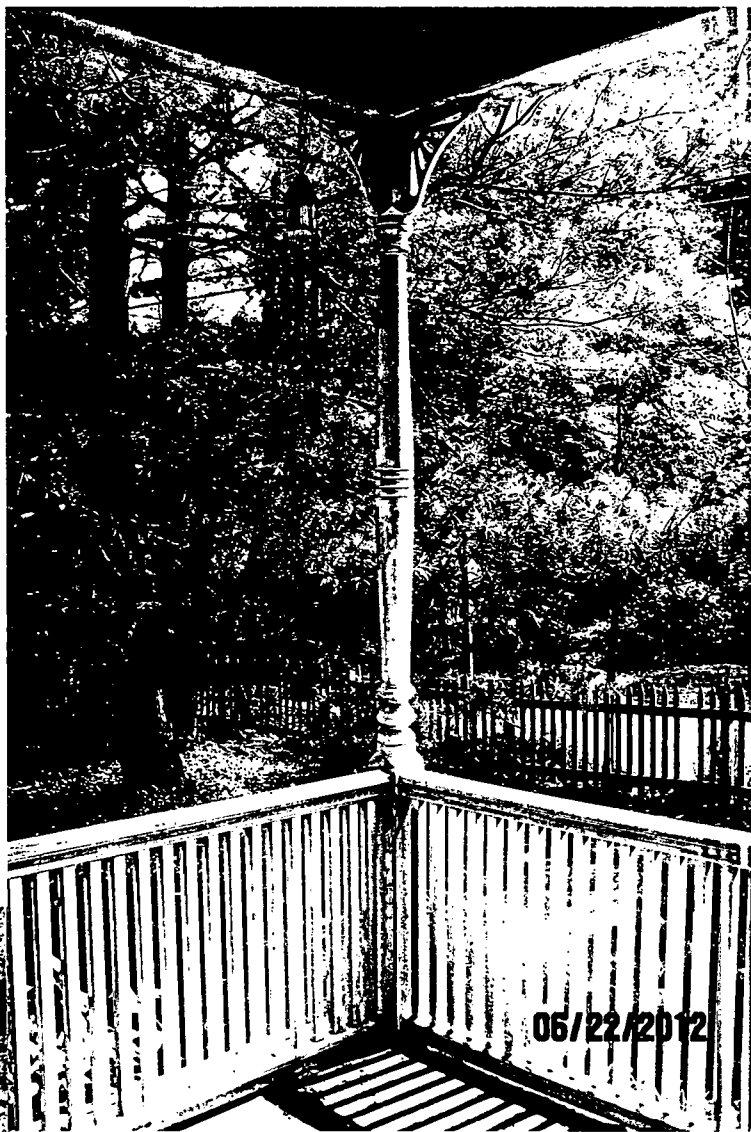




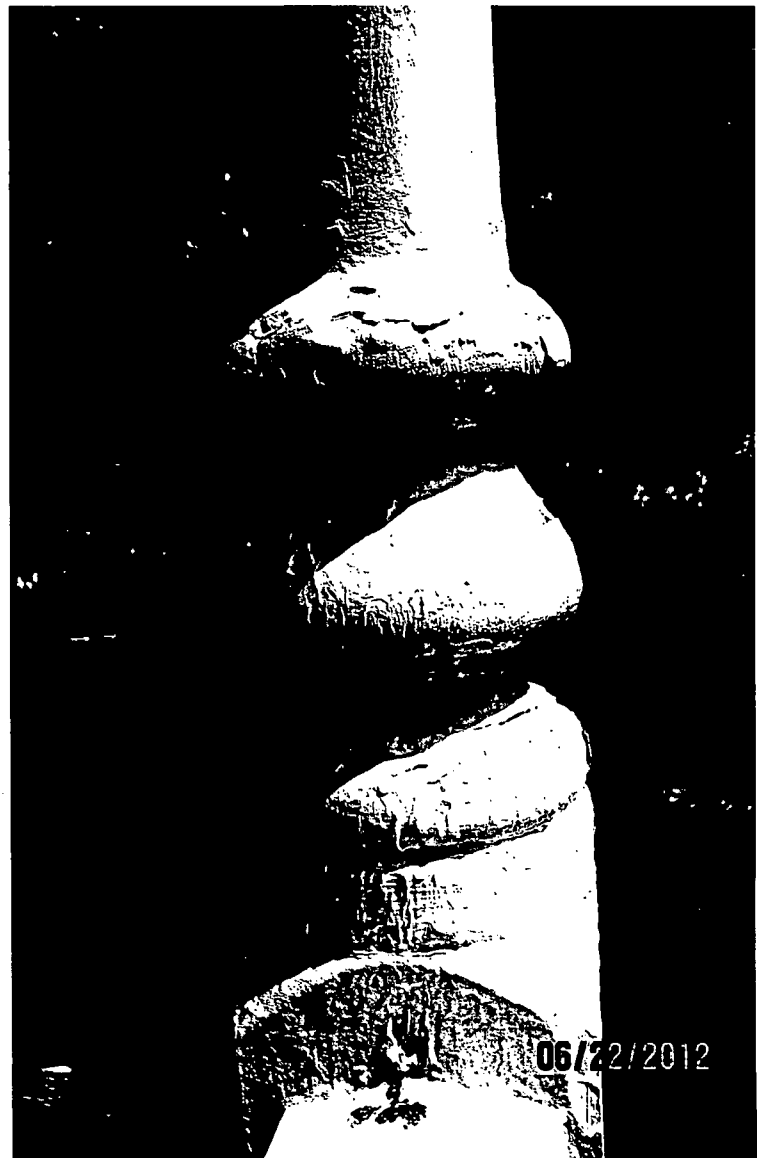
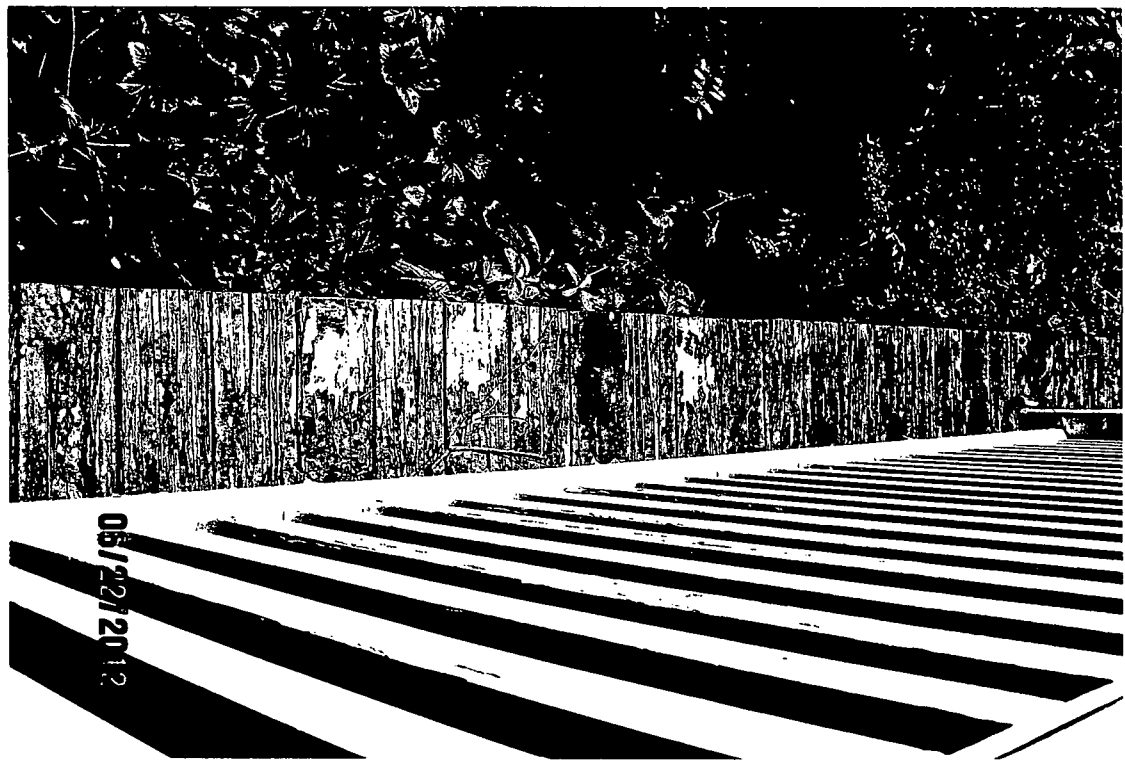


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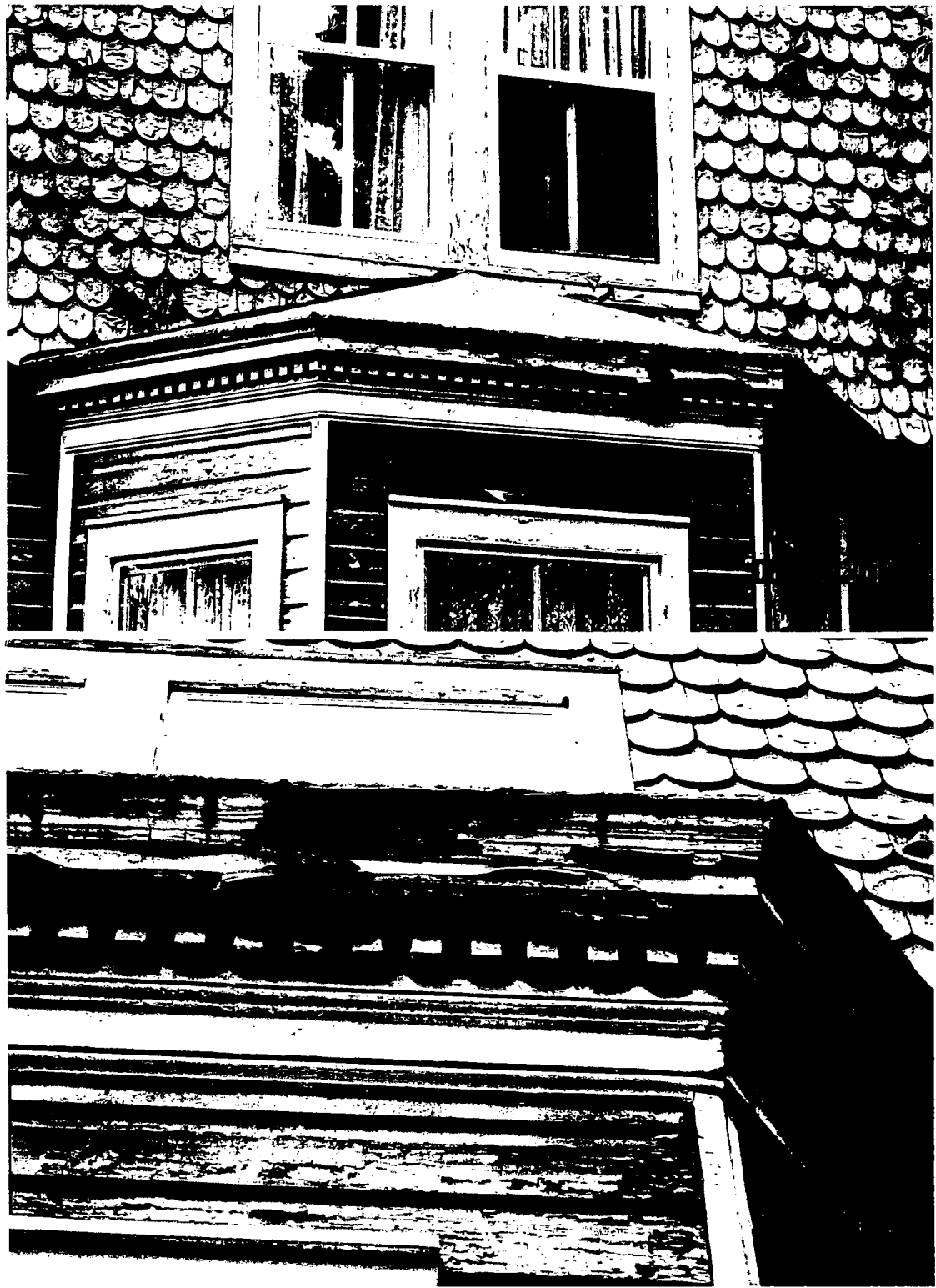








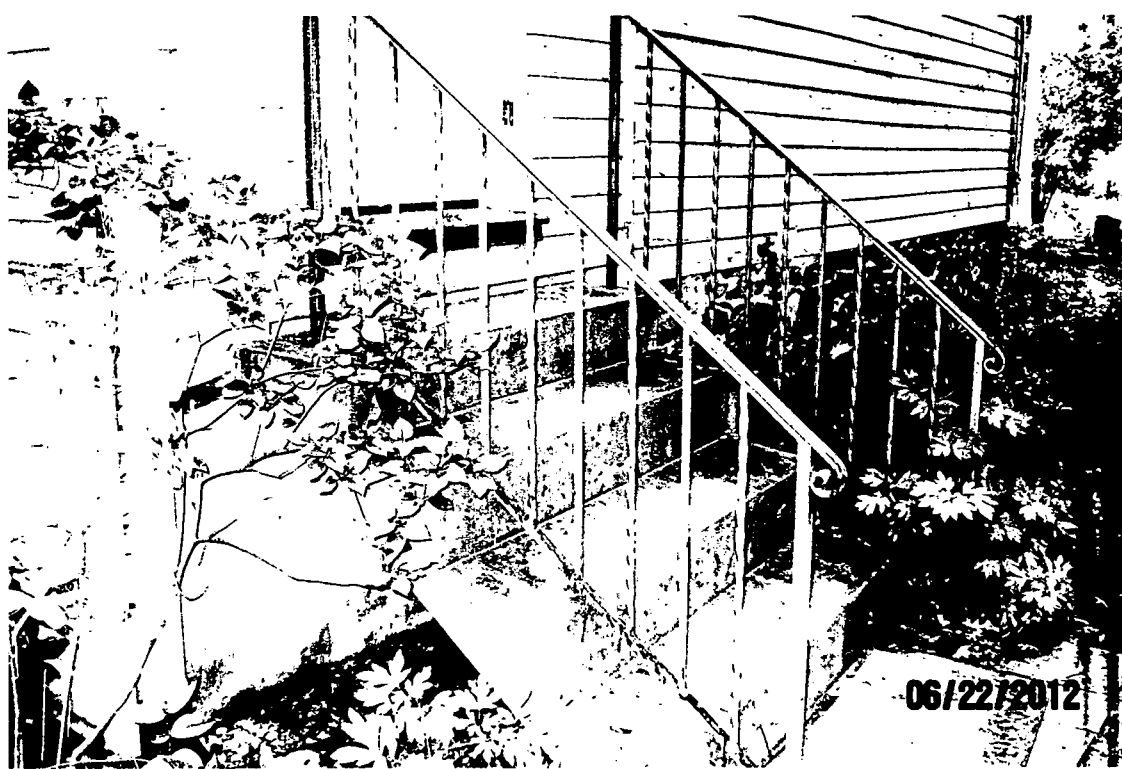






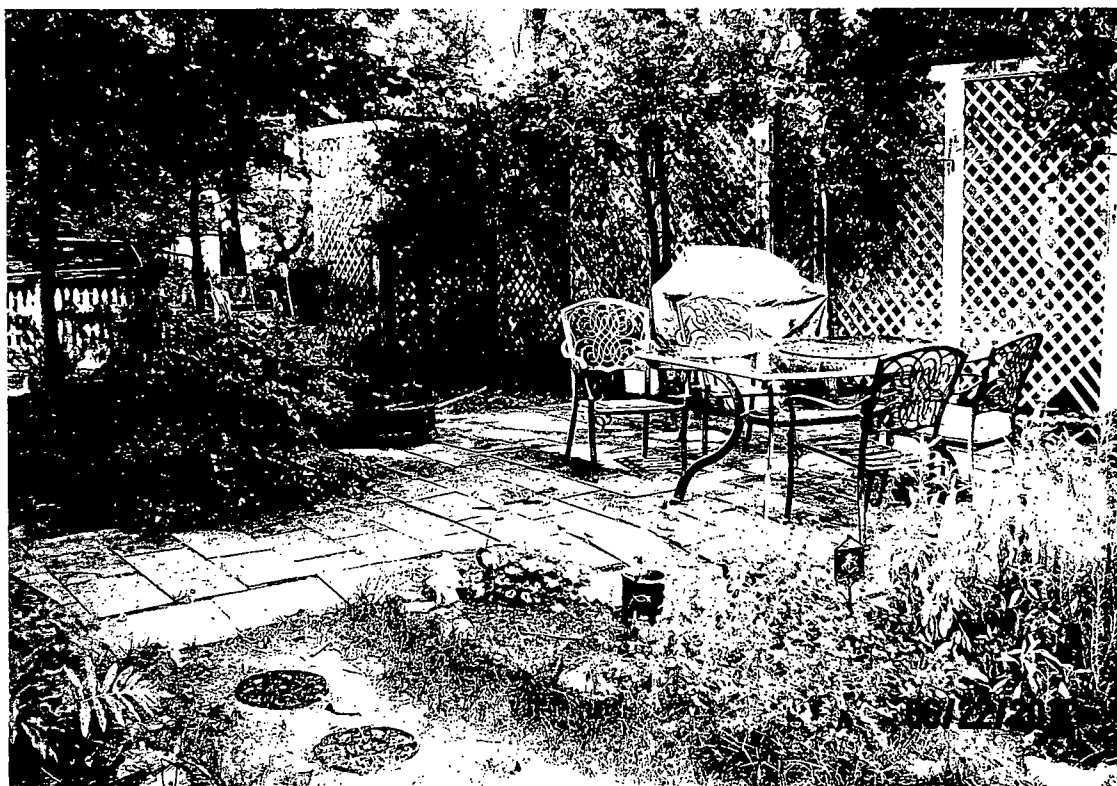
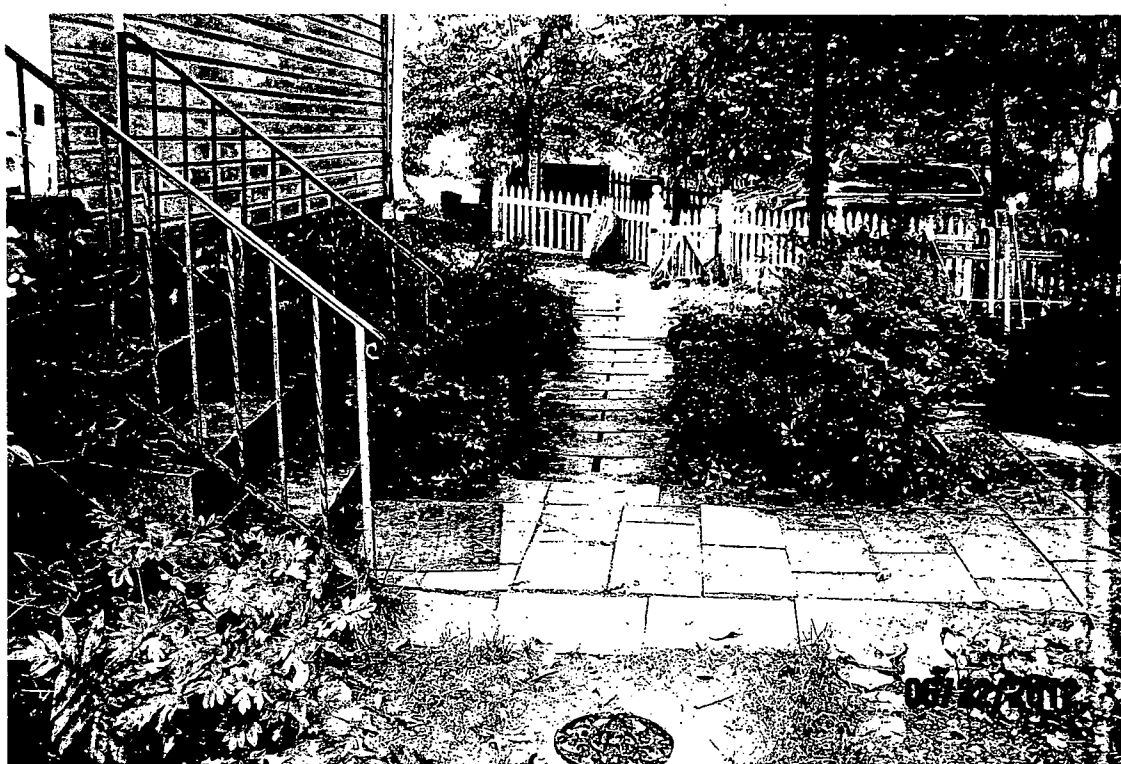


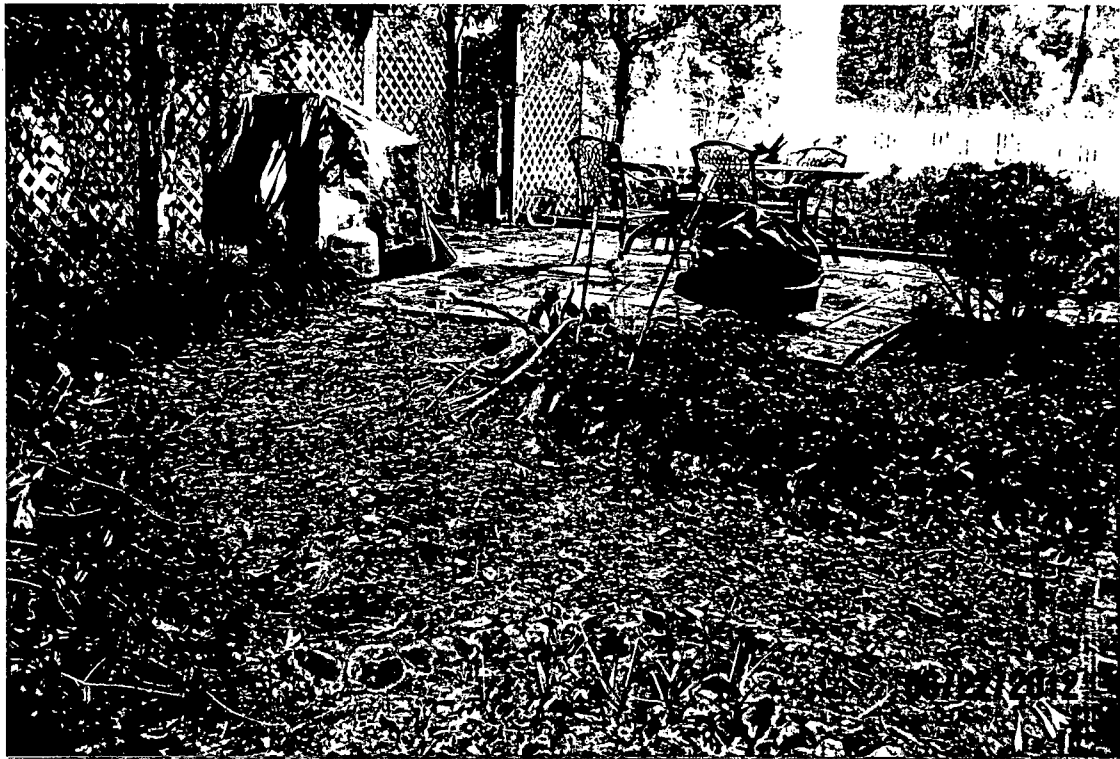










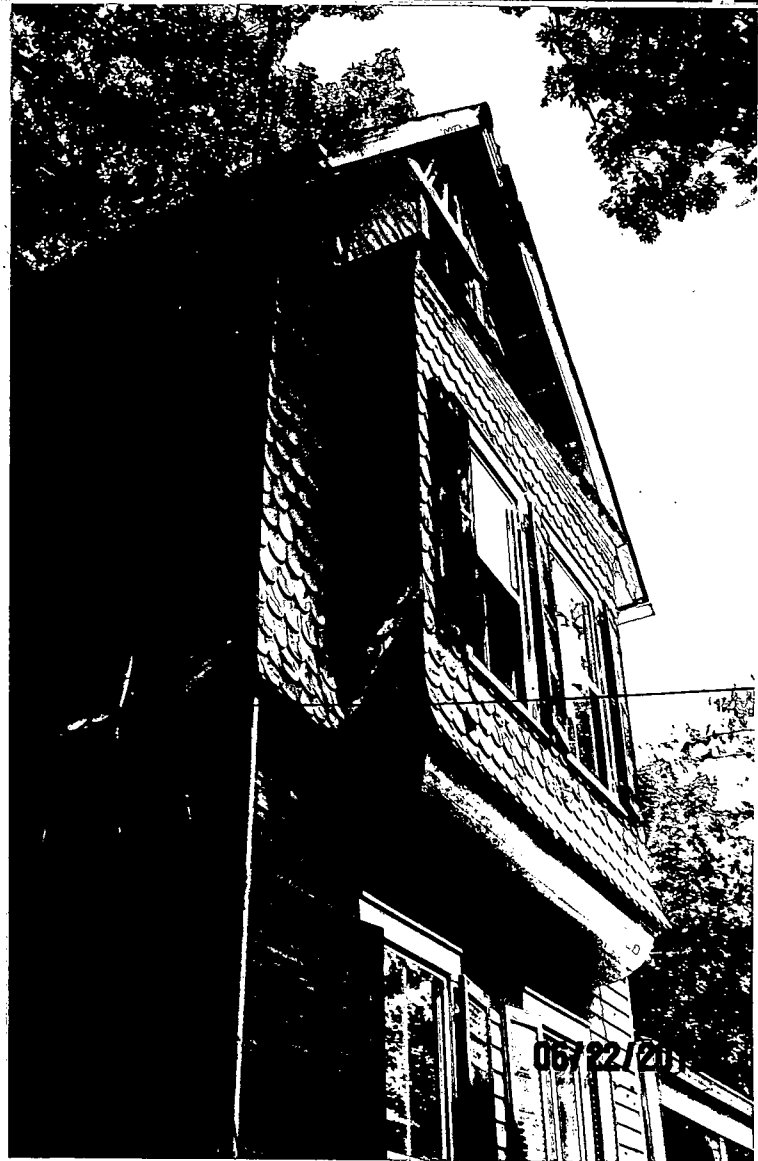








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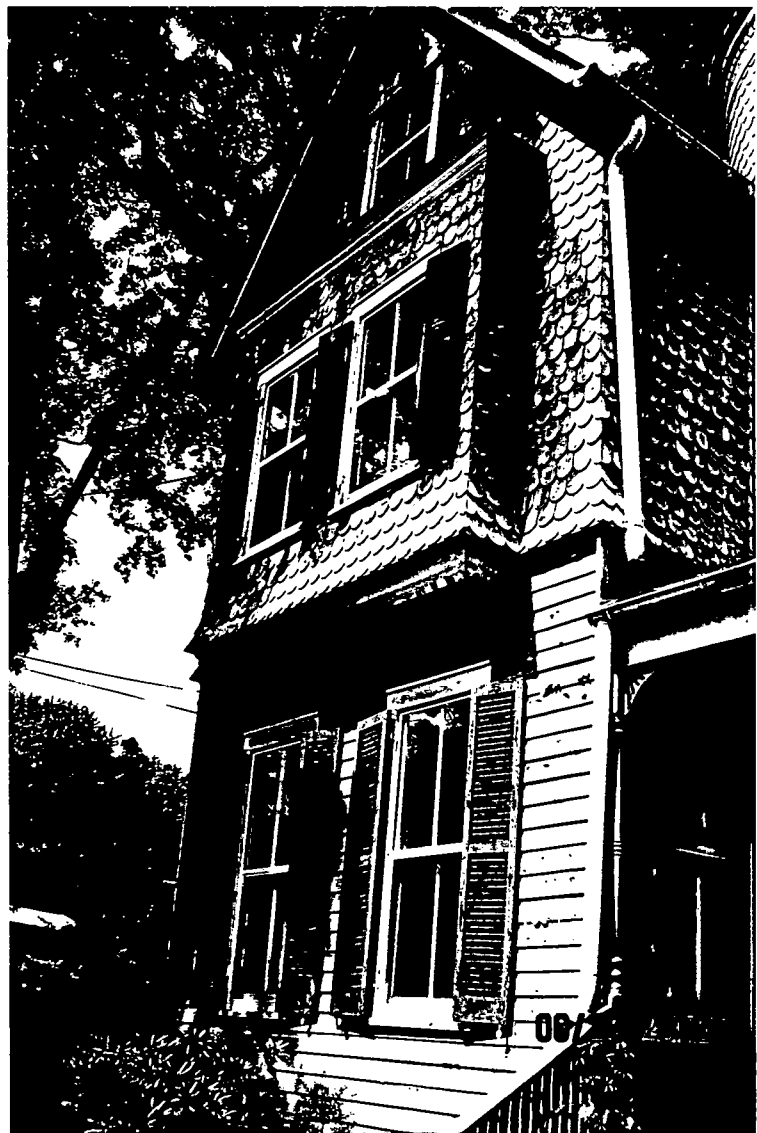


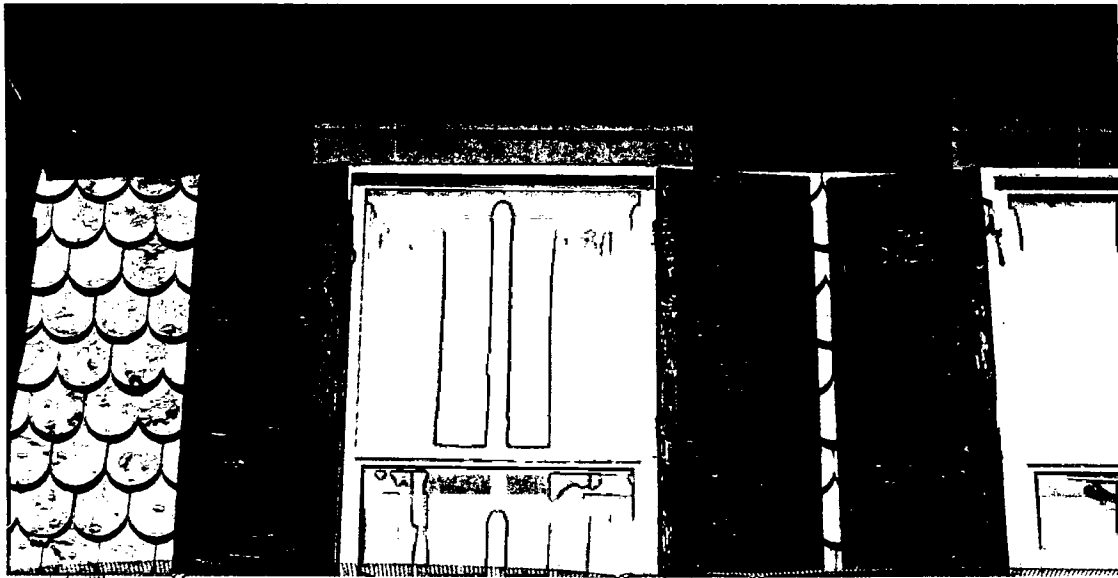
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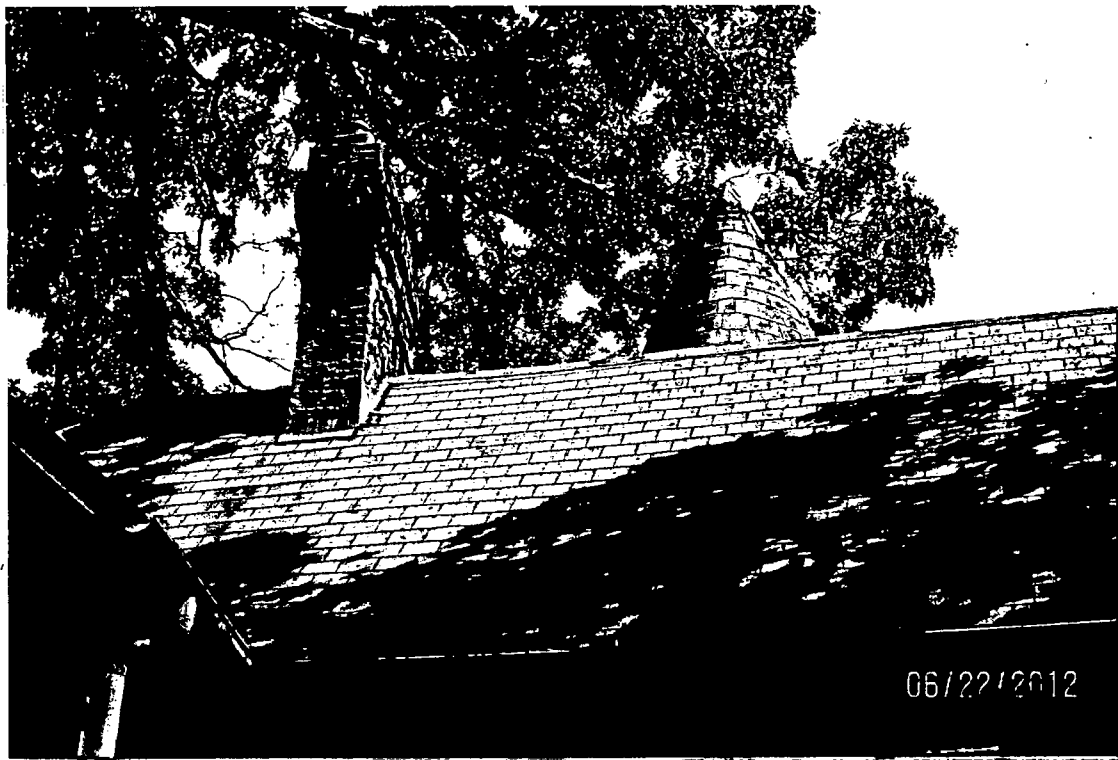






06/22/2012

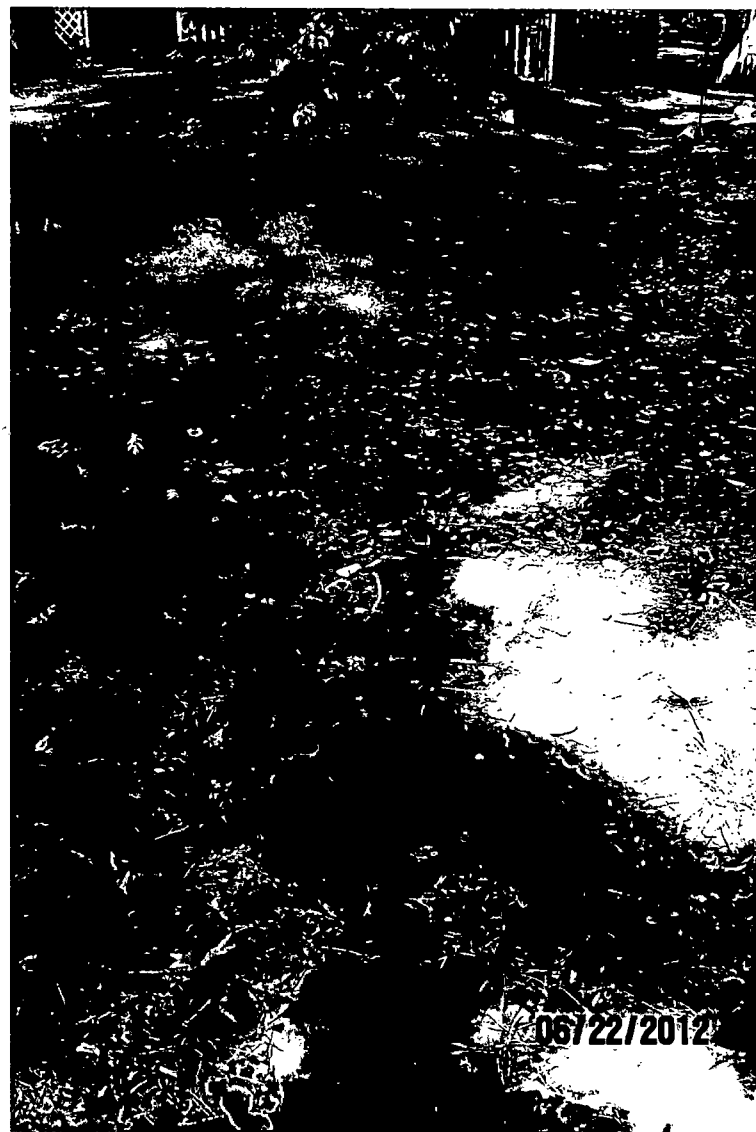




06/22/2012



2012



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9829 Cap Rd View



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