

2011

9715 Capitol View
Capitol View Park H.D.

I-D and
II-A

April 27, 2011

Historic Preservation commission

Re: HAWP: 31/07-11D

The LAP and Executive Committee of the Capitol View Park Citizens Association concur with HPC Staff recommendation of approval for window replacement of the non-contributing resource at 10003 Grant Avenue.

The LAP and Executive Committee appreciate and agree with staff recommendations for the preliminary consultation at 9715 Capitol View Avenue that the applicant apply for an HAWP. Comments by committee members are positive with the alterations and expansion that will enhance this first house at the south entry to our District.

Carol Ireland and Duncan Tebow, Co-chairs of CVPCA LAP

The Capitol View Park Civic Association Executive Committee

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9715 Capitol View Avenue, Silver Spring	Meeting Date:	4/27/11
Applicant:	Chris Cook (Miche Booz, Architect)	Report Date:	4/20/11
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	Public Notice:	4/13/11
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Addition and alterations to house

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: Nominal (Non-Contributing) Resource within the Capitol View Park Historic District
STYLE: Colonia Revival
DATE: 1928

HISTORIC CONTEXT

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

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

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

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

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

PROPOSAL

The applicant is proposing to construct a 19' x 38' 8" addition to the east (right) side of the house. The second floor will be enlarged by using a steeper side gabled roof form with front and rear shed dormers. The plans show what appear to be shingles or board and batten in the gable ends and horizontal siding below, an asphalt shingle roof and metal roofs on the dormers and porches (specific materials not specified). The plans also show a full front porch and a new masonry chimney on the west side. The applicant proposes to install solar panels on the roof.

Proposed plans are in Circles _____ and photos of existing conditions are in Circles _____.

APPLICABLE GUIDELINES

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

Sector Plan:

Nominal Resources: These houses of themselves are of no architectural [or] historical significance, but through their contiguity to the significant resources have some interest to the historic district.

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 # 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 *Sector Plan for Capitol View* defines this house as a Nominal Resource which means “these houses of themselves are of no architectural [or] historical significance, but through their contiguity to the significant resources have some interest to the historic district.” Therefore, the review of alterations to this house is essentially how the changes will impact the overall streetscape and historic district and not the architectural features of the house.

This Nominal Resource sits at the edge of the historic district on Capitol View Avenue. It is on a block of three other similarly scaled houses and across from larger buildings and next to an apartment building which is outside the historic district.

The addition involves expanding the house with a second story and a large side addition. Even with this sizeable expansion, the house is still scaled appropriately for this location and the streetscape. The proposed design and materials are also in keeping with the adjacent resources and the historic district. There is a large tree to the left of the house that the applicants have avoided impacting by locating the addition on the right side.

The applicant is a contract purchaser of this house and needs to know whether the proposal is supported before purchasing the house. Since it is a nominal resource significant alterations are allowed to the house and staff has no concerns in terms of the impact to the streetscape and historic district. Additionally, the applicant would like to install solar panels for energy efficiency and staff supports those since they also will not adversely impact the historic district.

Staff recommends that the HPC provide the applicants with guidance on:

- the proposed side addition and second story expansion of this house
- the proposed size, style, and materials of the house (many materials were not specified so the Commission should convey their preference for compatibility with the historic district)

STAFF RECOMMENDATION

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

Anne Fothergill
Montgomery County Historic Commission
Silver Spring, Maryland

April 11, 2011

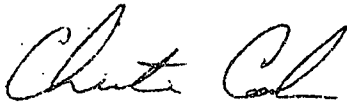
Re: Request for Preliminary Consultation 9715 Capitol View Avenue

Dear Ms. Fothergill,

I would like to schedule a preliminary consultation on April 27th with the HPC to discuss adding an addition to the residence at 9715 Capitol View Ave, Silver Spring MD, in Capitol View Park Historic district. As the plans I forwarded to you indicate, I would like to add an addition to the existing structure approximately 19 feet in width and attached to the east side. In addition I would change the roof pitch and include a full front porch on the house and add a new stone fireplace and chimney. The new addition will include a new kitchen, family room, bathrooms and expanded bedrooms. The elevation drawings I have submitted provide a view of the finished exterior of the home. This new structure will be constructed in the Craftsman style using historically appropriate materials but will also be a model of energy efficiency.

The aforementioned property is owned by Maria Betancourt under contract to me for sale contingent upon a satisfactory consultation with the HPC. If the contract proceeds, I would settle on and become owner on or about June 25, 2011. The further description of the property is Lot P41, block 34, district 13, sub 005 and is in a R60 zoning designation.

My contact information is below. Thank you for your help in bringing this matter before the HPC.



Christopher Cook
7956 Arden Ct
Dunn Loring VA 22027
240-687-3306
ccook@e3energy.com

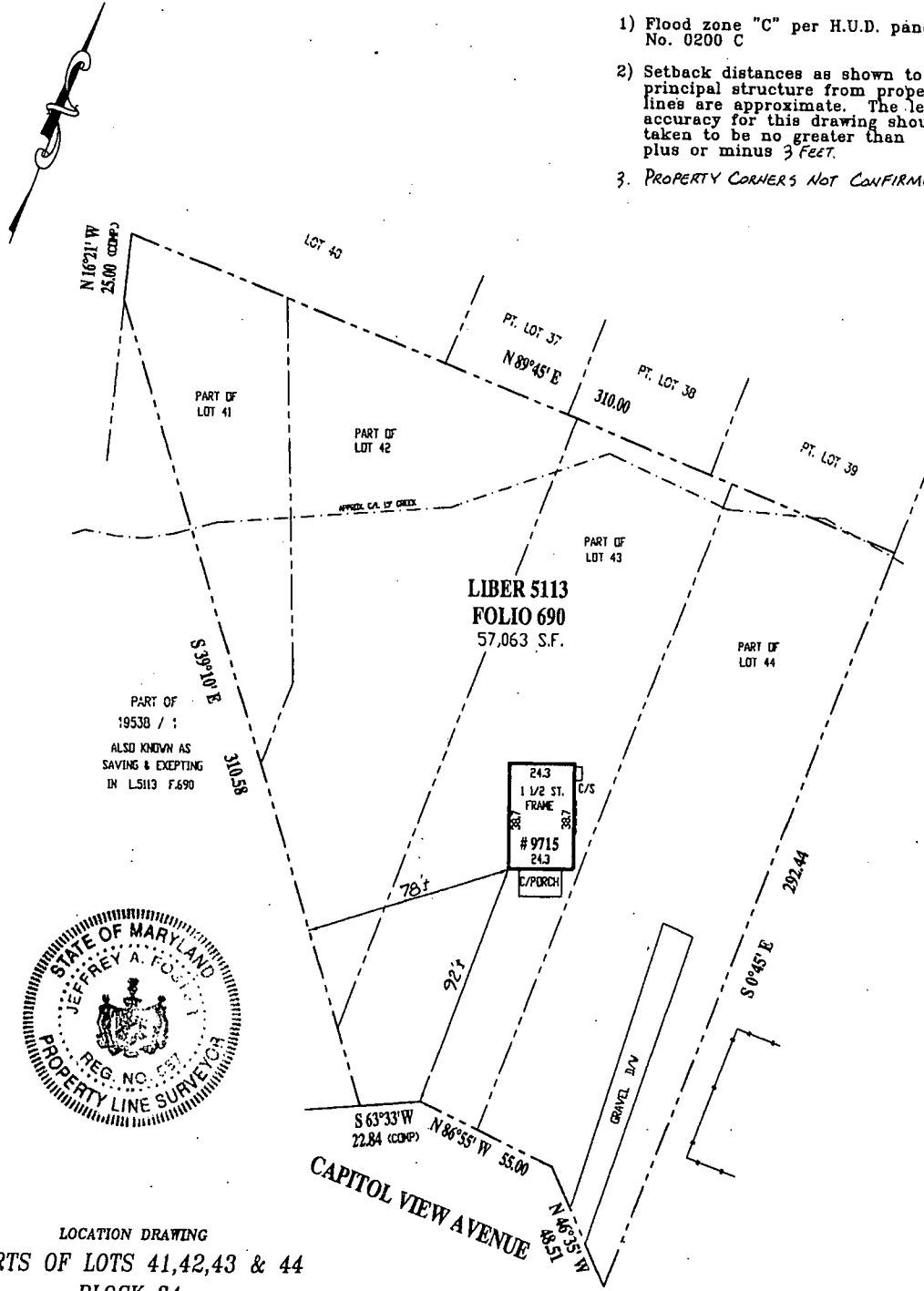
9715
Capitol
View
avenue

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200 C
- 2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
3. PROPERTY CORNERS NOT CONFIRMED.




**LIBER 5113
FOLIO 690
57,063 S.F.**

PART OF
1953B / 1
ALSO KNOWN AS
SAVING & EXCEPTING
IN L5113 F.690



LOCATION DRAWING
PARTS OF LOTS 41, 42, 43 & 44
BLOCK 34
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

EXISTING

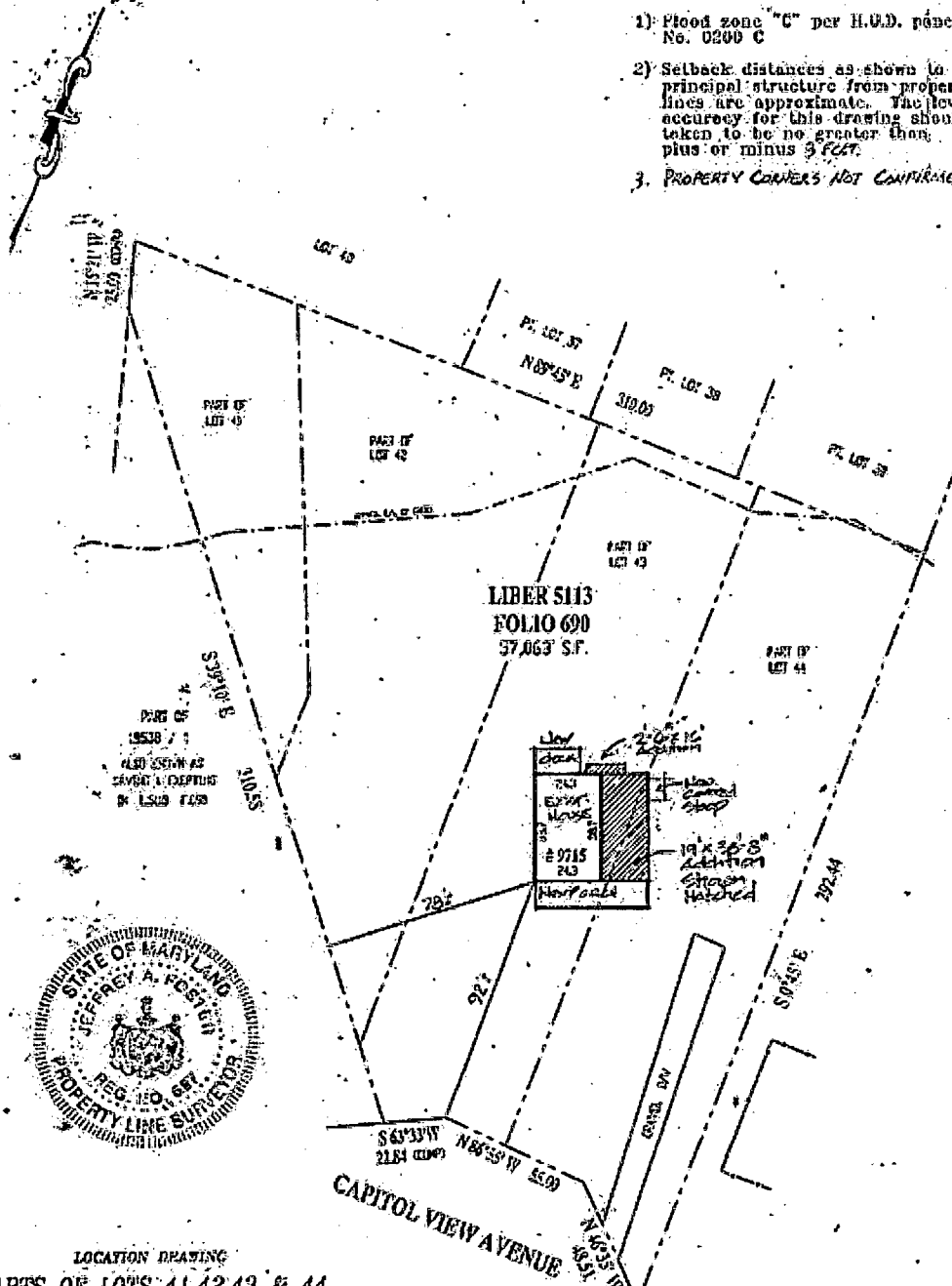
SURVEYOR'S CERTIFICATE		REFERENCES	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. A	
		PLAT NO. 9	
LIBER 5113 FOLIO 690	DATE OF LOCATIONS	SCALE:	1" = 50'
	WALL CHECK:	DRAWN BY:	E.M.G.
	HSE. LOC.: 02-10-04	JOB NO.:	04-0582

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 527

2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of coefficients.

Notes:

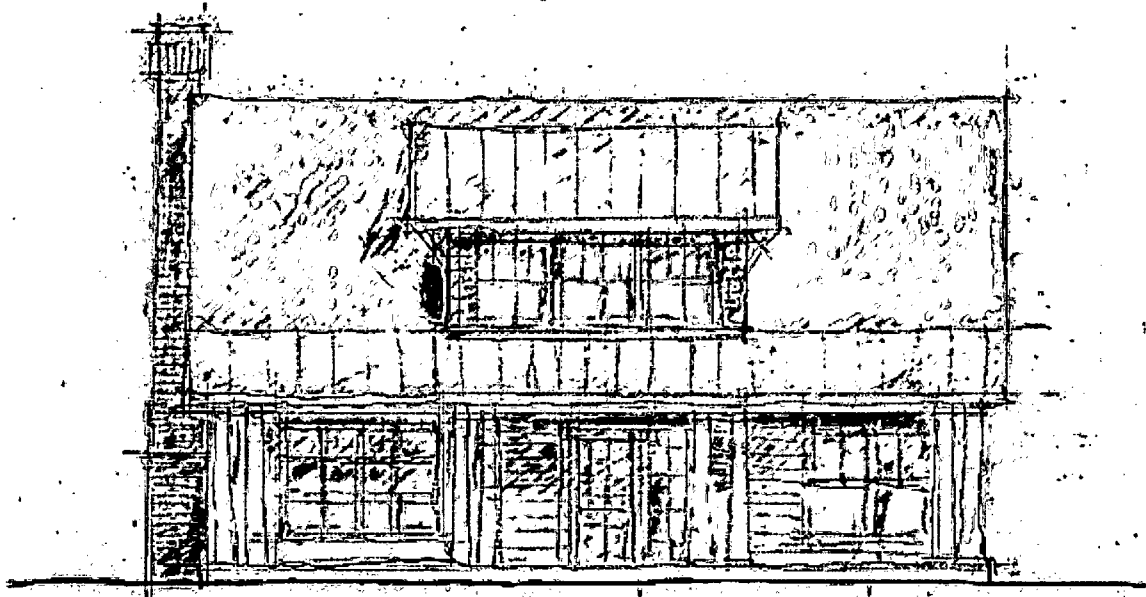
- 1) Flood zone "C" per H.O.D. panel No. 0200 C
- 2) Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
3. PROPERTY CORNERS NOT CONFIRMED.



LOCATION DRAWING
 PARTS OF LOTS 41, 42, 43 & 44
 BLOCK 34
 CAPITOL VIEW PARK

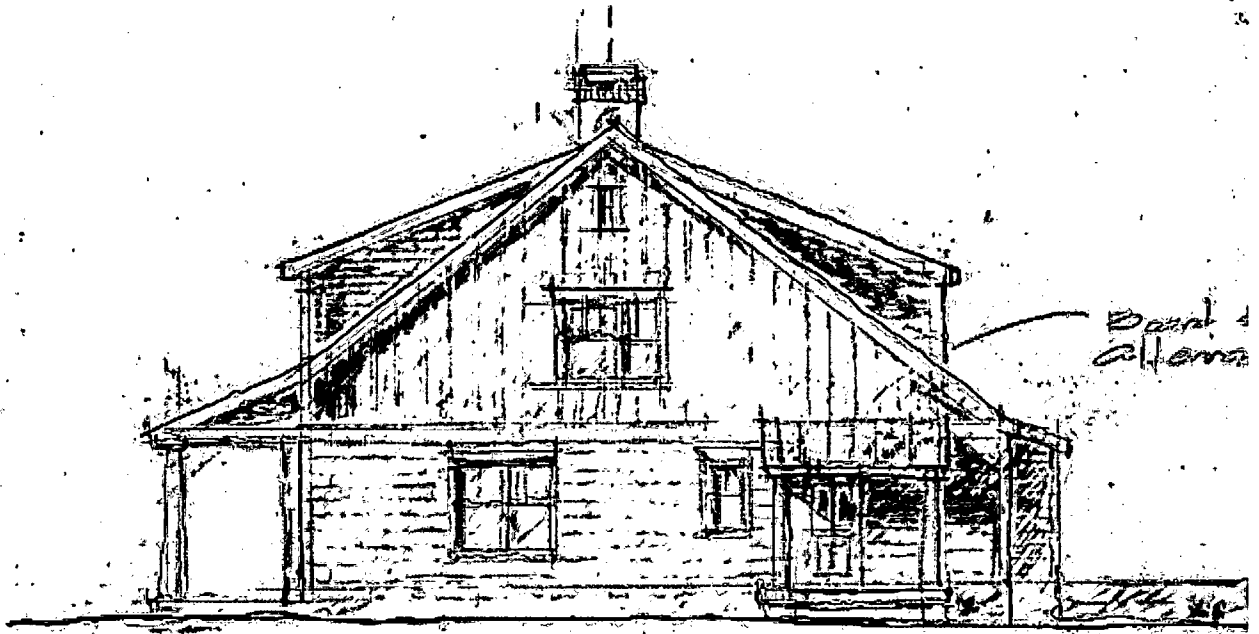
9715 Capitol View Ave.
 Site Plan 1" = 50'

Proposed



FRONT ELEVATION

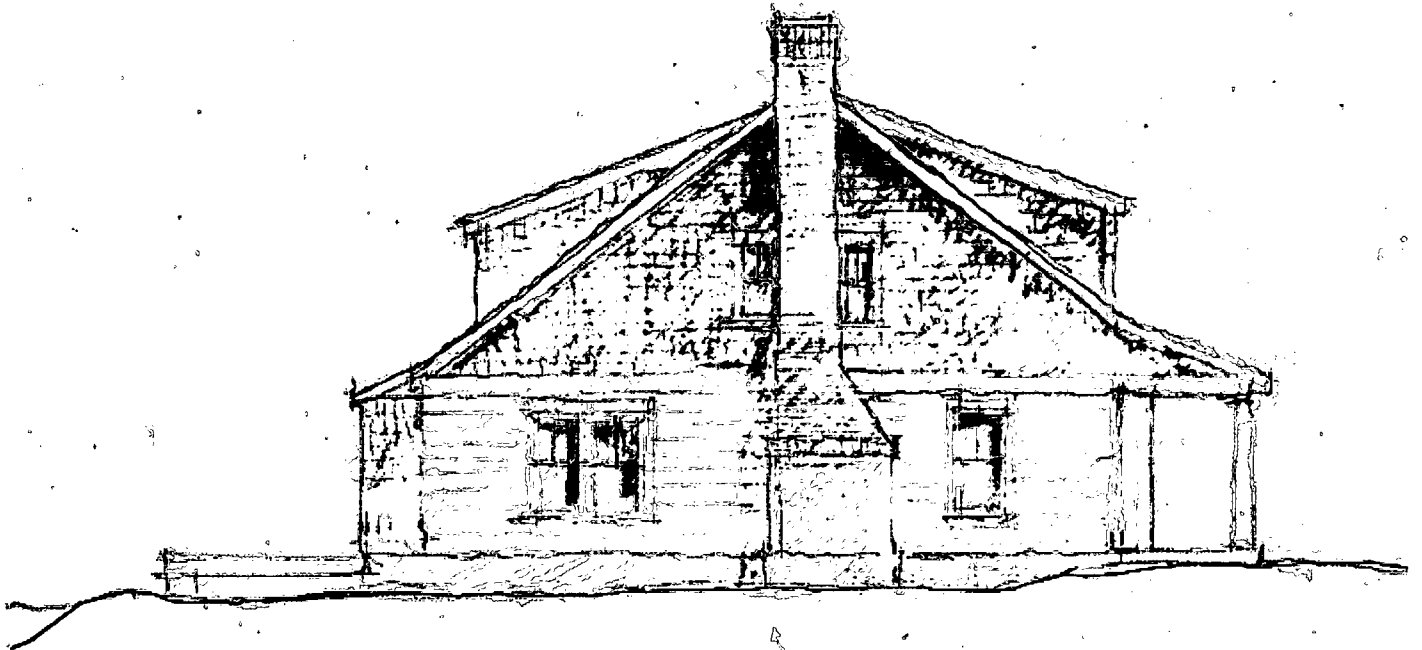
MICHEBO	
ARCHIT	
123456789	101112
13141516	17181920



Don't
Call me

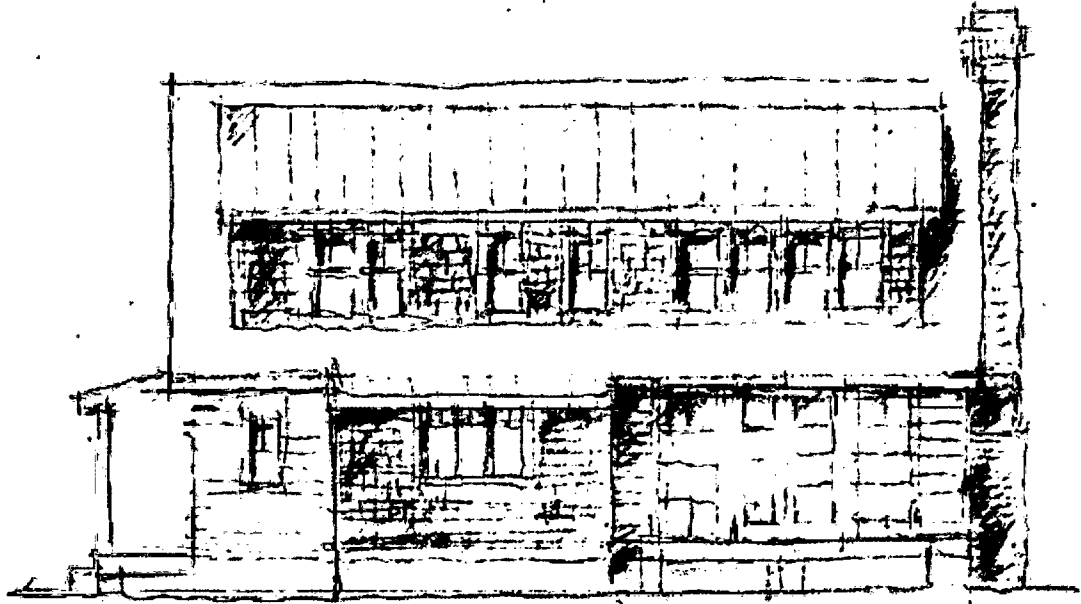
EAST ELEVATION
1/8" = 1'-0"

MICHEBO	
ARCHITECT	
221 N. W. 2nd Ave.	22 22
MIAMI, FL 33127	23 23



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

MICHE BOI	
ARCHITECT	
<small>DESIGNED BY</small>	<small>DATE</small>
<small>DRAWN BY</small>	<small>NO.</small>



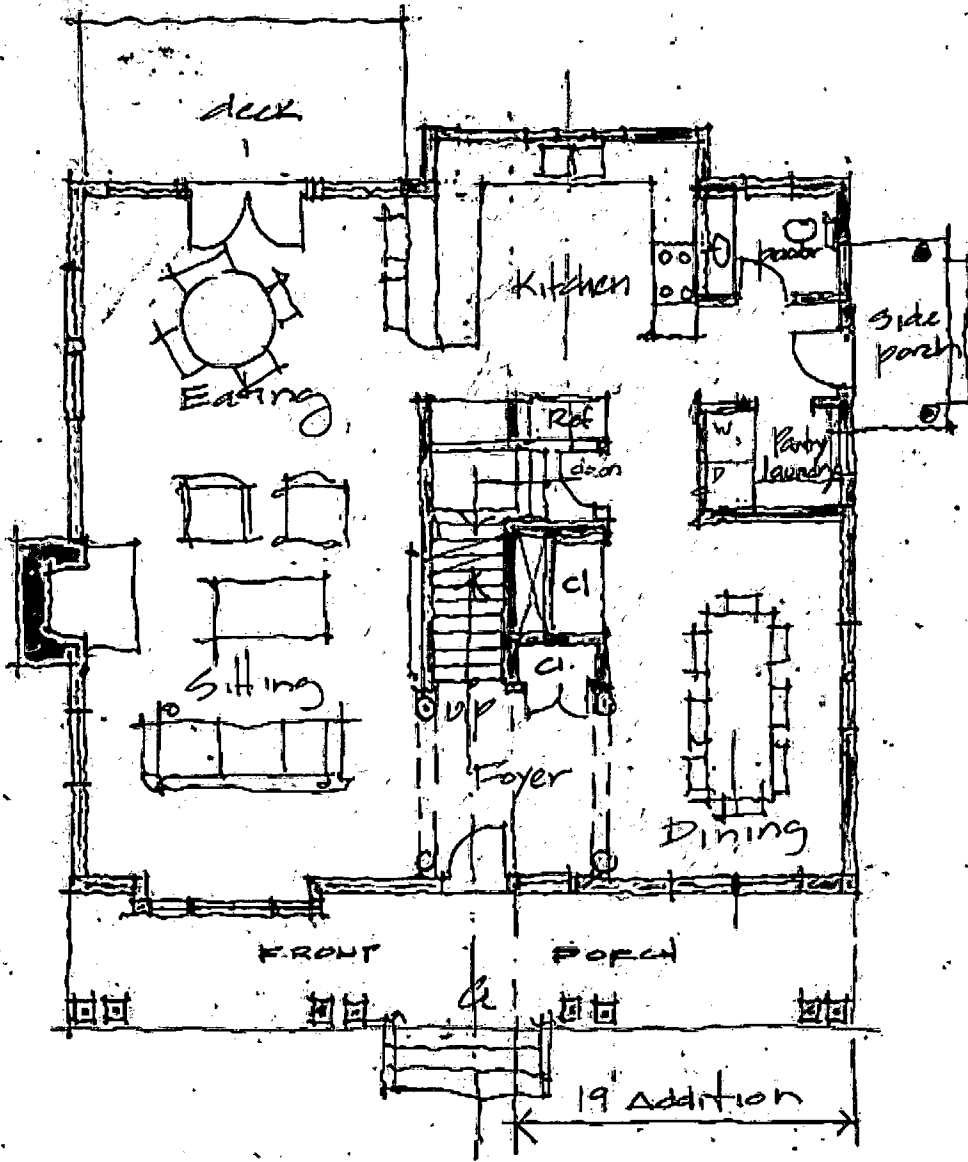
REAR ELEVATION
1/8" = 1'-0"



Fothergill, Anne

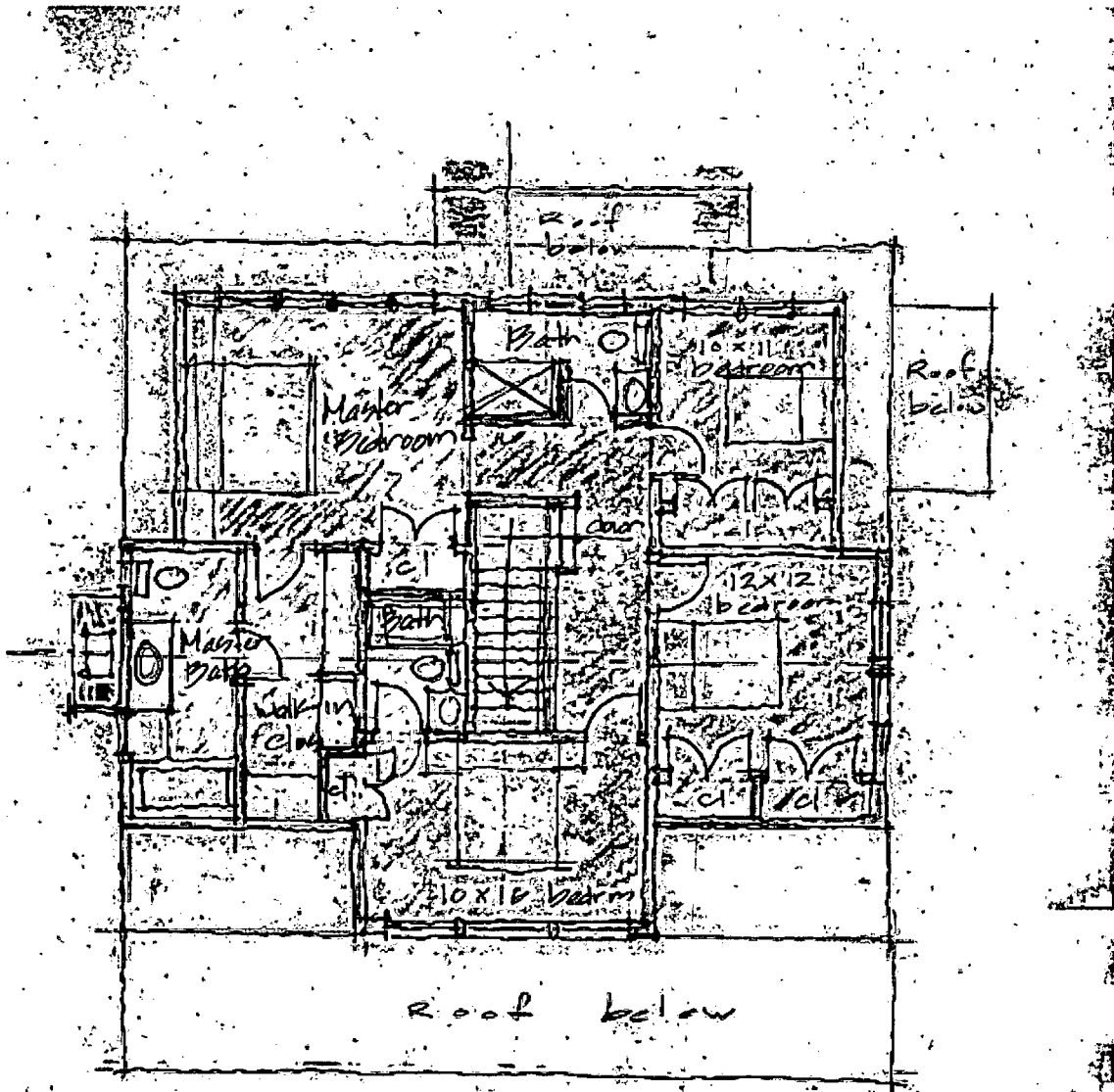
Subject:

FW: Part 2, 9715 Capitol View Ave.



FIRST FL. PLAN
1/8" = 1'-0" ±

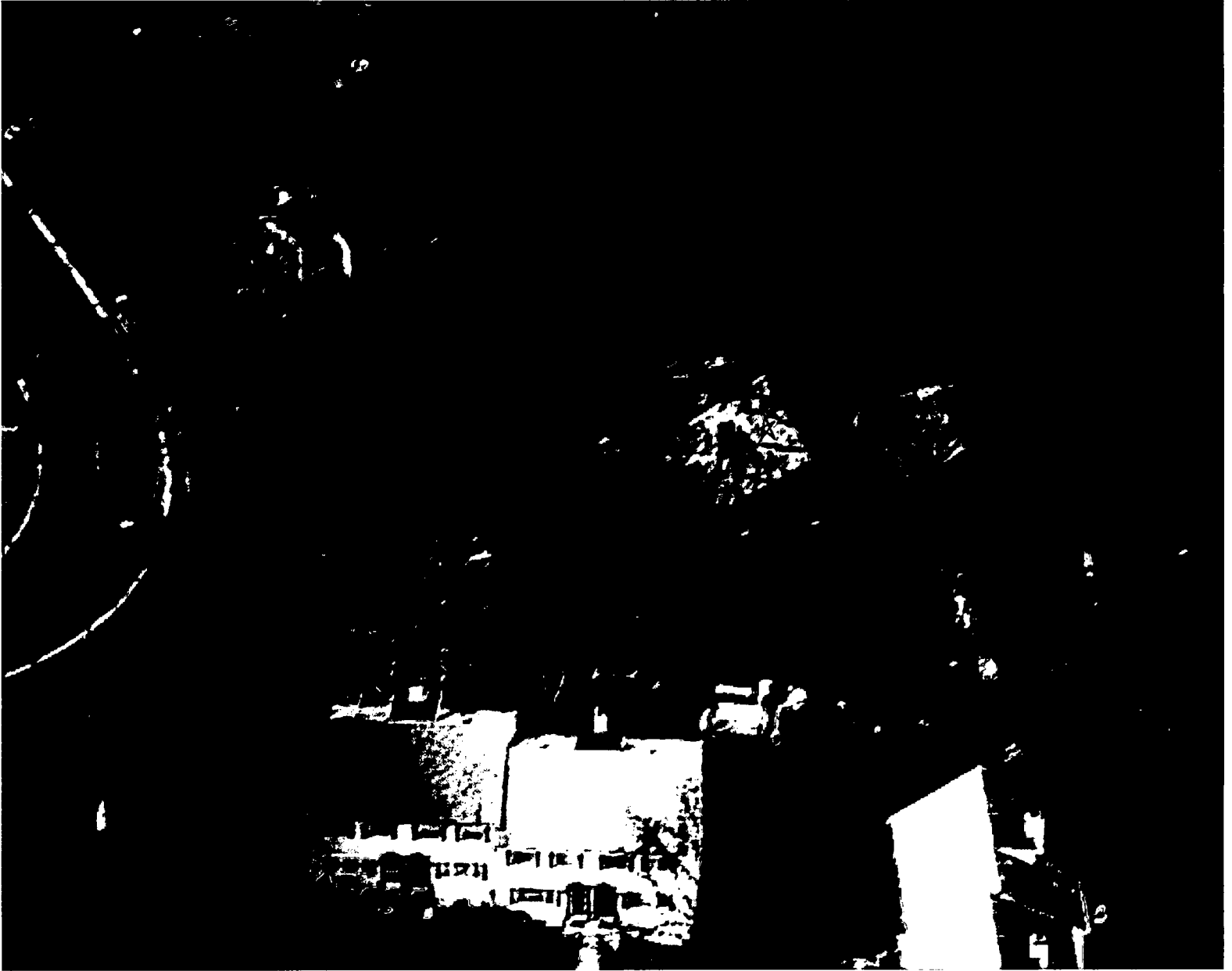
MICHE BOOZ	
ARCHITECT	
224 West 2nd St. Berkeley, CA 94704	PH: 510.841.4274 FAX: 510.841.1828



SECOND FL. PLAN
 1/8" = 1'-0" ±

MICHE BOOZ	
ARCHITECT	
275 Market Street Stockton, CA 95210	PH: 201 774 6241 FAX: 201 774 4728

9715 Capitol View



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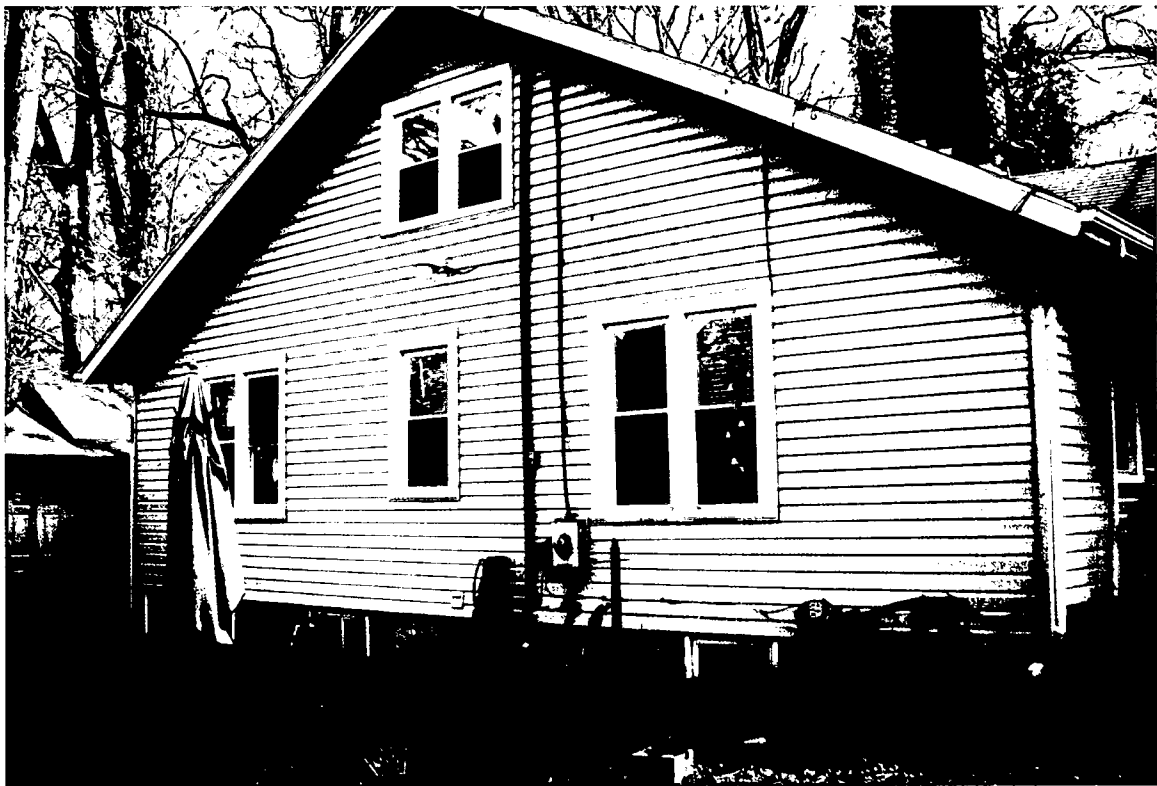


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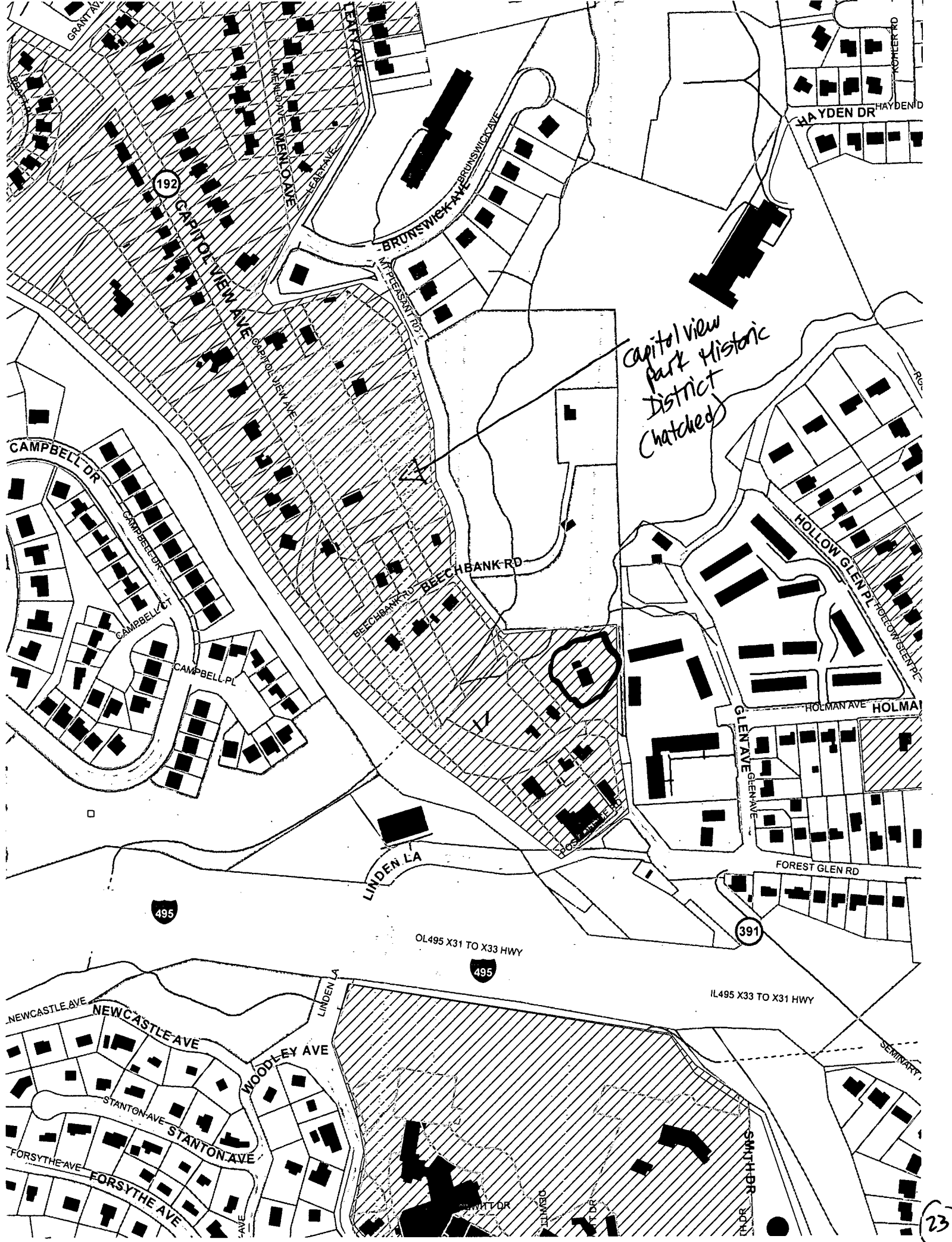












192

Capitol View Park Historic District Chatched

495

OL495 X31 TO X33 HWY

495

IL495 X33 TO X31 HWY

391



9715

192

CAPITOL VIEW AVE
CAPITOL VIEW AVE

24

