

PRELIM. CONSULT. 9819 Capitol View Ave.
(Capitol View Park Historic Dist.)



11
11
11
11

**HISTORIC PRESERVATION COMMISSION**

Isiah Leggett
County Executive

Jef Fuller
Chairperson

September 17, 2007

Mr. Bruce Cohen
90 Monroe Street #408
Rockville, MD 20850

Re: Removal of tree at 9819 Capitol View Ave in Capitol View Park Historic District

Dear Mr. Cohen,

I have received your Historic Area Work Permit application regarding the above-referenced tree, which documents the assessment that this tree is dead/dying or a hazard and in severe decline.

Upon review of your application and the pictures provided, we have determined that due to the health and hazard of the subject tree, the removal of the tree is allowed.

This letter serves as your permission to remove the tree without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

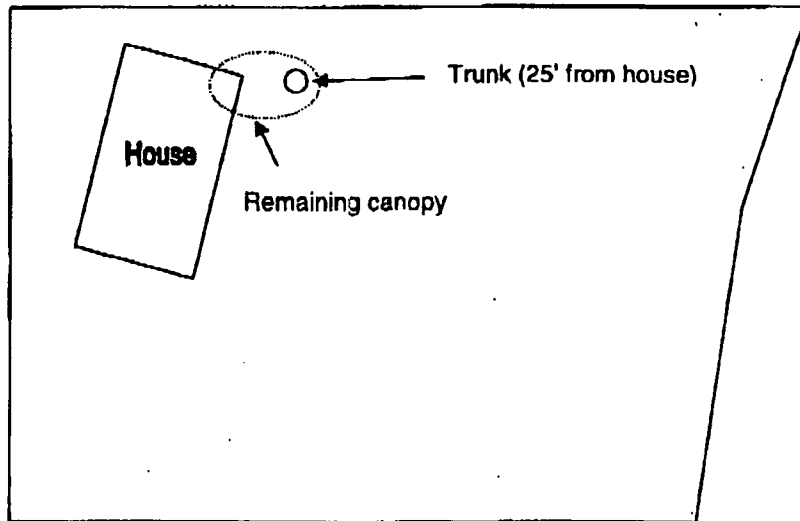
Sincerely,

Anne Fothergill,
Senior Planner
Historic Preservation Section, M-NCPPC



**Attachment to HAWP for
9819 Capitol View Avenue
Silver Spring, MD 20910**

↑
M
T
P
L
E
A
S
A
N
T
↓



August 2007



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Isiah Legget
County Executive

Jef Fuller
Chairperson

August 21, 2007

Carla Reid Joyner, Director
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Ms. Joyner,

This letter is to confirm the Historic Preservation Commission has verified that the submitted diagram of the owner's property for the removal of the tree is sufficient for the purpose of processing a Historic Area Work Permit at this time.

If you have any questions, please do not hesitate to contact me at (301) 563-3400.

Sincerely,

Joshua Silver
Senior Planner

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Druce Cohen

Daytime Phone No.: 301-816-9394

Tax Account No.: 00995161

Name of Property Owner: ELISE COHEN ET AL FAMILY Daytime Phone No.: 301-816-9394

Address: 90 MONROE ST #408 ROCKVILLE MD 20850
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: BRUCE COHEN Daytime Phone No.: 301-816-9394

LOCATION OF BUILDING/PREMISE

House Number: 9819 Street: Capitol View Ave.

Town/City: Silver Spring Nearest Cross Street: Leafy Ave.

Lot: 21 Block: 35 Subdivision: ~~005~~ Capitol View Park

Liber: ~~13716~~ JAS Folio: ~~526~~ 207 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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.

Signature of owner or authorized agent

Date

DESCRIPTION OF PROJECT

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

2-story frame house built
in 1907

MNCPPC owns surrounding
lots.

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

Poplar tree is dying and needs
to be removed. It is protect
the house. The remaining
branch is over the house.
See photos.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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.

Silver, Joshua

From: Lucas, Gail [Gail.Lucas@montgomerycountymd.gov]
Sent: Tuesday, September 18, 2007 12:32 PM
To: Manarolla, Kevin
Cc: Silver, Joshua; Fothergill, Anne
Subject: RE: permit #'s to purge from your records

Done.

Gail M. Lucas

Permitting Services Manager
255 Rockville Pike, 2nd floor
Rockville, MD 20850
240-777-6267 - office
240-777-6262 - fax

-----Original Message-----

From: Manarolla, Kevin [mailto:Kevin.Manarolla@mncppc-mc.org]
Sent: Monday, September 17, 2007 2:50 PM
To: Lucas, Gail
Cc: Silver, Joshua; Fothergill, Anne
Subject: permit #'s to purge from your records

Please purge permit #'s:

463654 for 9819 Capitol View Ave – tree removal

463507 for 9901 Capitol View Ave – tree removal

Thank you.

Kevin Manarolla
Senior Administrative Assistant
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax

Fothergill, Anne

From: cohenbb [b.cohen@vanderbilt.edu]
Sent: Thursday, April 24, 2003 6:52 AM
To: Fothergill, Anne
Subject: Good morning

Hello, Anne --

I was OK with the Commission's sentiment. Merely moving the lot line is not what I would have preferred; but I can live with that IF we can now agree on a price. In the audience last night, there was a developer who is willing to buy all of the lots for more than the latest appraisal, without contingencies.

I prefer to preserve wooded character, so it behooves us to find a price that makes sense.

Please let Legacy Open Spaces know today, if possible, that HPC supports moving the lot line (approximately 17 feet). I have already sent LOS an email to this effect. But it would be useful if it comes from you.

Bruce

Bruce B. Cohen
b.cohen@vanderbilt.edu

Address: 11120 Troy Road
Rockville, MD 20852-2436

301-816-9394

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9819 Capitol View Avenue	Meeting Date:	04/23/03
Applicant:	Bruce Cohen	Report Date:	04/16/03
Resource:	Primary Resource	Public Notice:	04/09/03
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	n/a	Staff:	Anne Fothergill

PROPOSAL: Demolition of garage; rotation of building

RECOMMEND: Revise and proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource, Capitol View Park Historic District
STYLE: Bungalow
DATE: House: 1907; garage: circa 1945

This house is a Primary Resource in the Capitol View Park Historic District. Capitol View Park is a residential community that was developed along the B & O Railroad Metropolitan Branch between Forest Glen and Kensington in the latter part of the 19th century. This house was built in the first wave of construction in this area from 1870-1916. Capitol View Avenue is a two-lane road that serves as an important access route between Connecticut Avenue in Kensington and Georgia Avenue in Silver Spring. The road, originally laid out in 1887, has numerous sharp bends, hills and poor sight distances and is a narrow roadway without shoulders.

The house at 9819 Capitol View Avenue sits off the road down a long, wooded driveway. The five-bay frame bungalow is 1½ stories with white clapboarding. There is a gable roof which had a dormer addition in the 1920s. The front porch faces south overlooking the woods and has four columns, a balustraded railing, and on its flat roof another decorative balustrade. The south gable above the porch has fish-scale shingles. Behind the house is a two-car frame garage that was built in the 1940s.

The applicant and his family own all three lots that this house and garage sit on and the approximately 14 undeveloped lots that surround them. The house straddles two lots at an angle and the garage sits on the third lot.

PROPOSAL

The applicant's family bought this house in 1948, and the applicant grew up in this house and raised his children in the house. Presently the house is rented.

For this preliminary consultation the applicant proposes to do three things:

- Rotate the house so it sits straight on one lot and doesn't straddle a lot line
- Demolish the existing garage
- Build a new 2-car garage to the left of the newly-sited house

In rotating the house and demolishing the garage, the applicant would then have two grandfathered lots with no buildings on them (see Circles 5+6). He plans to sell these two adjacent lots as well as the approximately 14 other lots surrounding his house that his family owns. It is possible these lots will be sold either to a developer or to Montgomery County's Legacy Open Space Program.

His proposal includes building a new foundation for the house which has been sinking, and he plans to create a usable basement, which the house does not currently have. He has not submitted detailed plans for repairs at this time; this proposal is only for the house rotation and the new foundation.

The new proposed garage would be located farther east than the existing garage and the applicant would need to extend the driveway to the side of the (rotated) house to the garage's new location. The proposed new garage is 24' x 24' with clapboard siding and fish-scale shingles in a style similar to the existing house (see Circle 7).

STAFF DISCUSSION

Staff feels strongly that, from a preservation standpoint, moving houses is NOT something that can generally be recommended. The *Secretary of the Interior's Standards for Rehabilitation* state that "removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting [is not recommended]." In the past, the HPC has only approved moving of historic buildings if there was no other alternative and if the building was threatened due to a public project, such as road construction. The HPC has never approved moving a building so as to free up another lot for a private owner. ★

However, staff is very concerned about the fate of the approximately 14 wooded lots surrounding the 3 lots that this house and garage sit on. If sold to a developer, as might possibly occur, it is likely that the construction of some new houses would be approved by the HPC. This could have a major impact on the house and the character of the Historic District.

At this point, the HPC and staff cannot know whether the applicant will end up in an agreement to sell the property to a developer or to Legacy Open Space. Therefore, staff feels it is appropriate to only consider the applicant's proposal in terms of the house and the garage, not all 17 lots.

In that case, staff has concerns with this proposal because there is no need to rotate this house. In

fact, the applicant has stated no argument for rotating the house other than aligning it within the lot lines—which he states in his application is desirable so he can sell the lots.

The house does need foundation work, but that could be done in its current location. And where the house sits now works better for the setting. The house was originally located at this skewed angle to take advantage of the wooded vista created by the terrain. The house is set on a small hill and beyond the front porch the land drops off into a wooded slope. The house is located down a long driveway from Capitol View Avenue and in rotating it, the front would technically face the road although it would not affect the streetscape as it would not be visible.

If the applicant can submit a compelling preservation reason for moving the house, that might be considered. However, based on this preliminary consultation application and not considering future development options, staff encourages the applicant to work on restoring the house in its existing location.

The garage was built in the 1940s by the previous owner. The applicant has stated that the previous owner built it with wood he collected from the Chesapeake Bay (see Circles 8+9 for photos). It is in poor condition and would need to be extensively repaired to be useable. Staff again would encourage the applicant to work to repair it and use it for the storage space that the applicant desires in the house's new proposed basement.

Staff is not opposed to a new garage for the applicant's car(s) but would need to see a site plan for the new garage with the house not rotated.

The Capitol View Park Local Advisory Panel's comments are attached in Circle 17. As part of the Legacy Open Space proposal, they are open to the house rotation, although they acknowledge similar concerns as staff in terms in their reluctance to move a historic resource. They did not comment on the applicant's proposal for the rotation, demolition, and new construction separately from the larger 17-lot overall development/preservation proposal.

STAFF RECOMMENDATION

Staff recommends that the applicant revise their plans based on the above staff report, the LAP's comments, and the Commission's discussion and then return to the HPC with their HAWP application.

Historic Preservation Commission
Steven Spurlock, Chair
M-NCPPC
Silver Spring, MD

February 21, 2003

Dear HPC Commissioners,

Having met Thursday (2/20/03) with staff of the HPC, Legacy Open Spaces and the Capitol View Park Citizens' Association, I am writing to put forth the proposal we discussed to preserve the house and wooded lots at 9819 Capitol View Avenue. As you may know, Legacy Open Spaces has proposed to purchase 14 of the 17 lots owned by various members of my family. My two sons and I happen to own the existing house and three lots that Legacy Open Spaces did not propose to buy; and they are both in Africa in the Peace Corps, so I am representing them in this regard.

In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation.

I would be pleased to answer questions you may have.

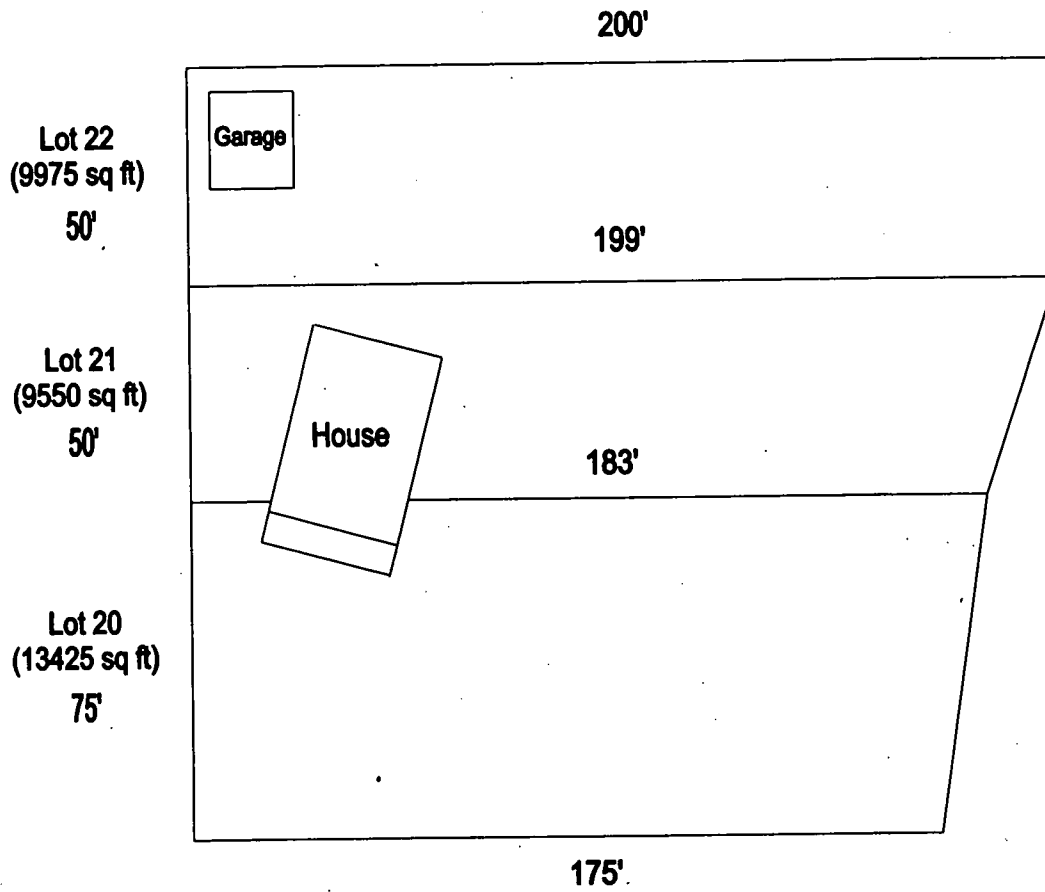
Sincerely,

[Bruce Cohen]

11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu

BEFORE

MT PLEASANT



AFTER

**M
T
P
L
E
A
S
A
N
T**

**Lot 22
(9975 sq ft)
50'**

To be acquired by LOS

**Lot 21
(~12400 sq ft)
65'**



House

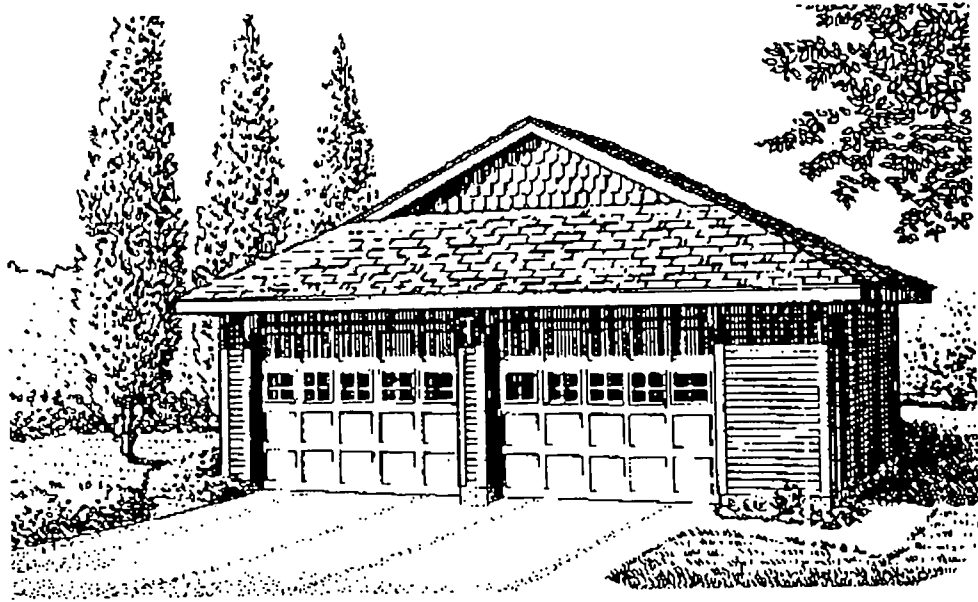


Garage

**Lot 20
(~10580 sq ft)
60'**

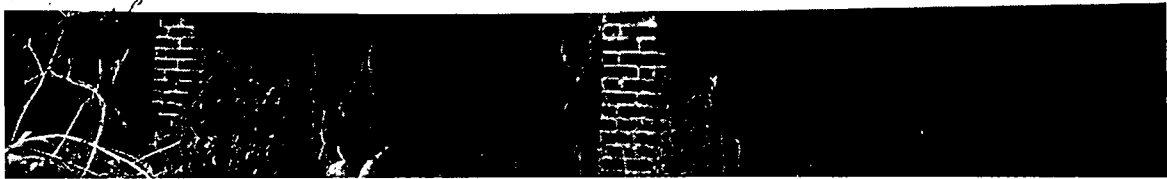
To be acquired by LOS (?)

175'



Two-car garage (24' x 24') with clapboard siding and fish-scale shingles.

9819 Capitol View Avenue



front porch



left side of house

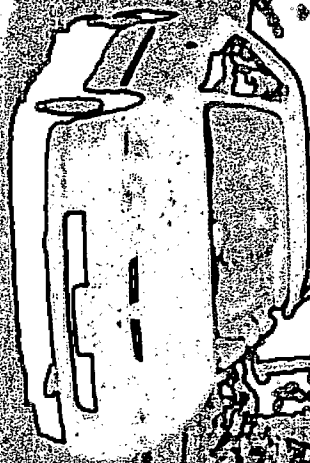


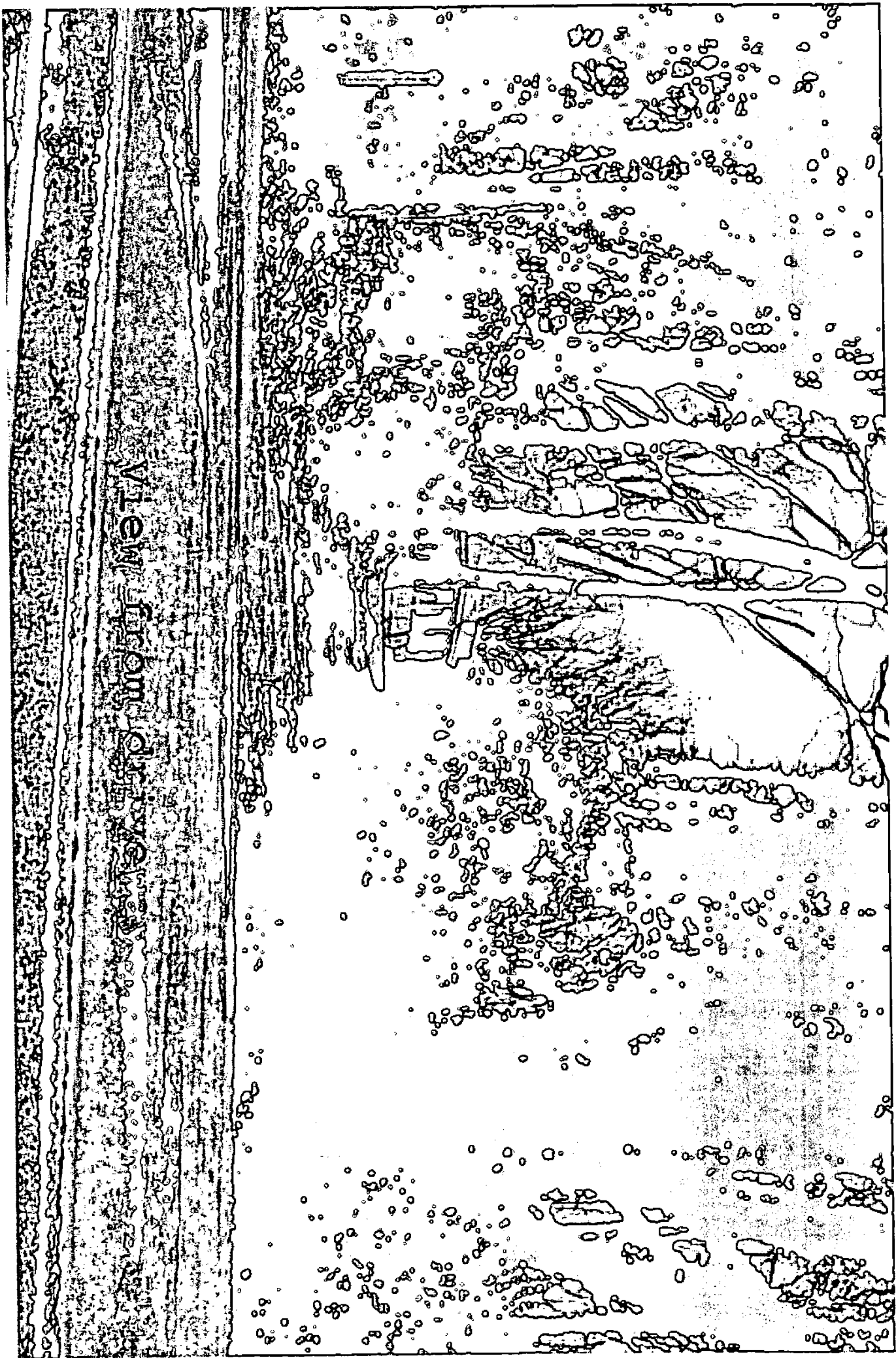
front porch/woods



garage

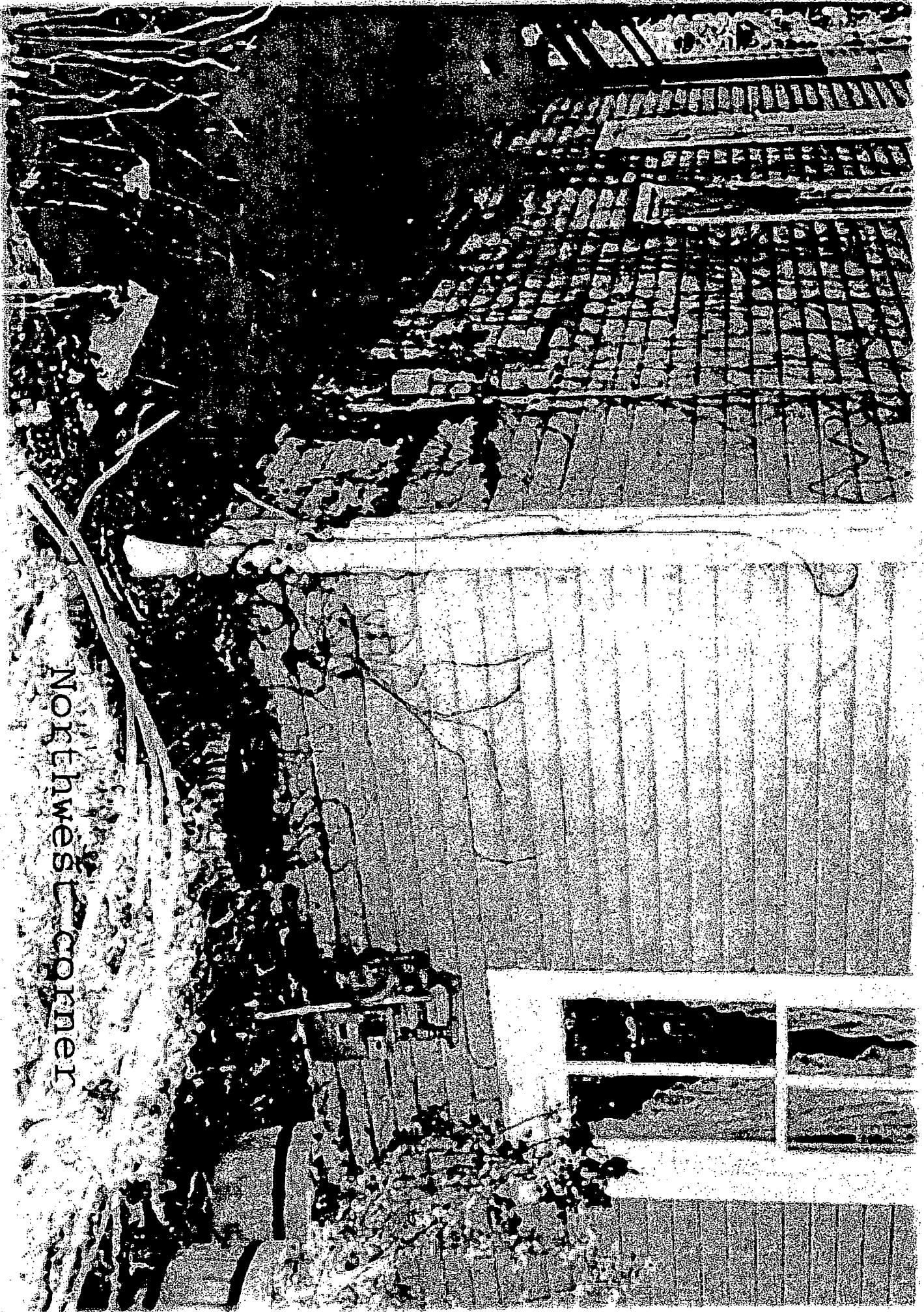
Frontage-9819 Capitol View Avenue



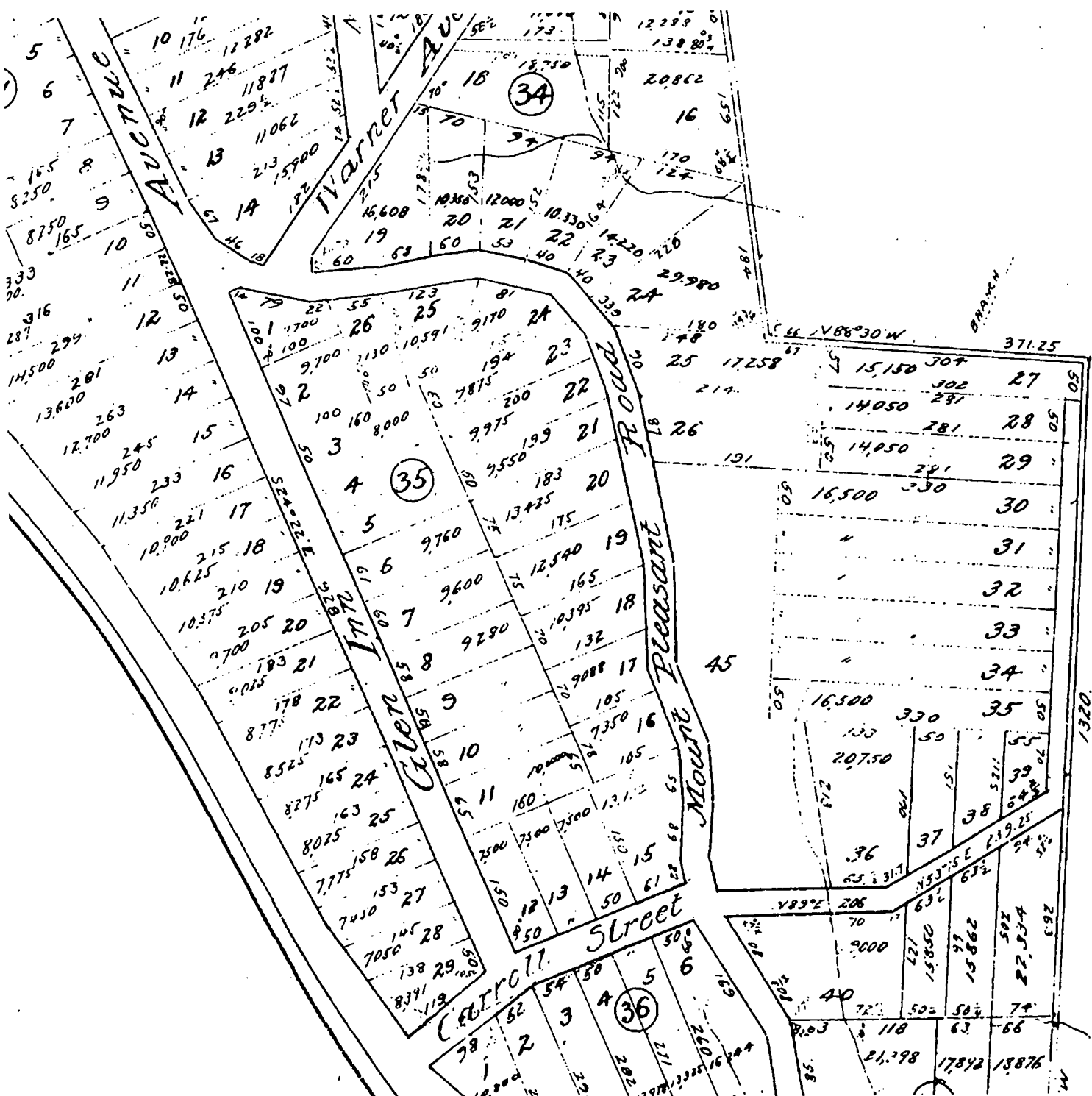


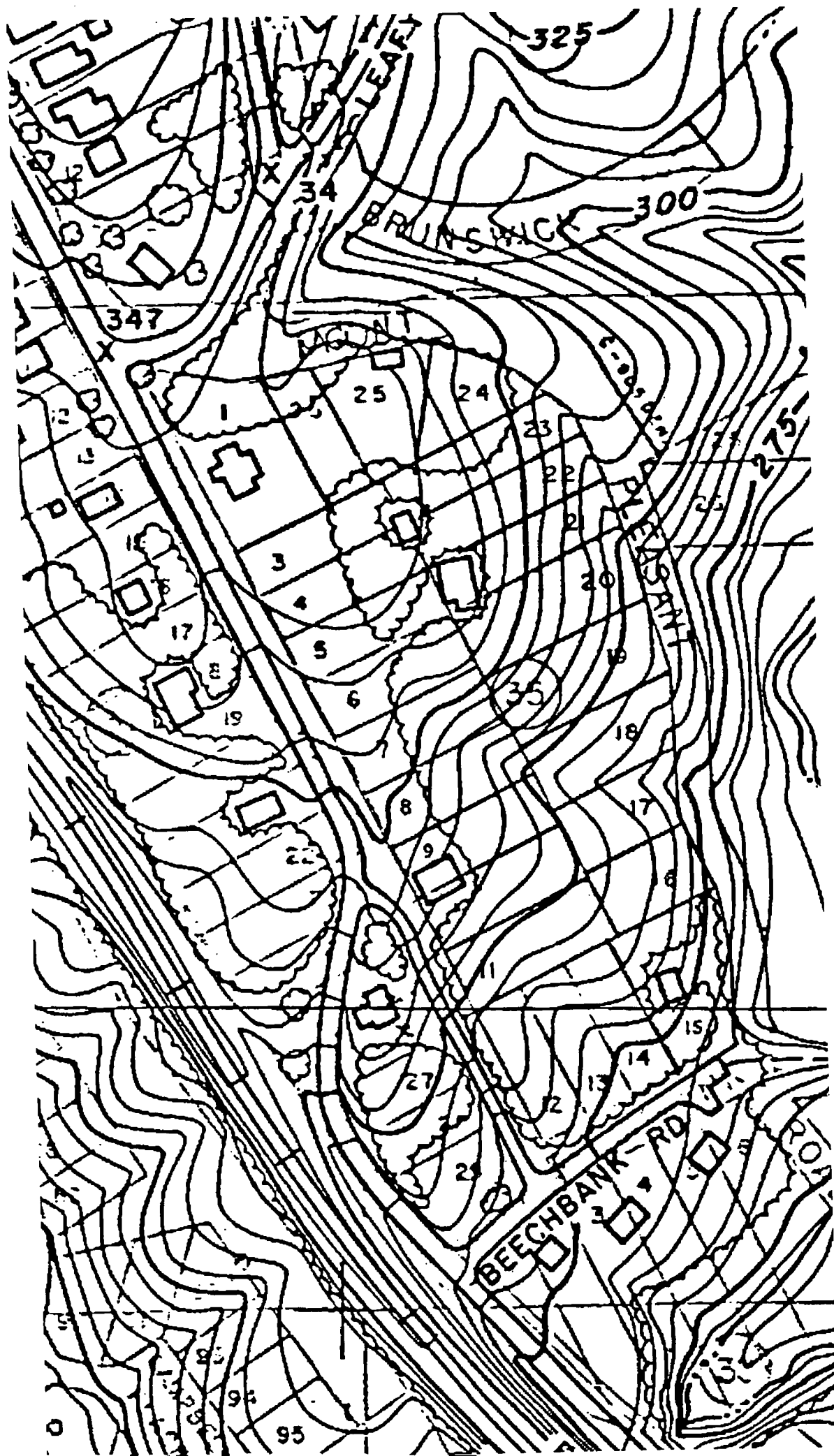
Floor joists at
south end





Northwest corner





FAX COVER SHEET

CAPITOL VIEW PARK
HPC LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-563-3400

Title: Planning Staff

Organization: Montgomery Count Department of Park & Planning

Date: 20 December 2002

Dear Planners:

Message:

Subject: Legacy Open Space Ideas Set Forward by Bruce Cohen

It has recently come to the attention of the LAP for Capitol View Park that there is the possibility that a rather large partly wooded area of the historic district generally known as the Cohen property is being considered for purchase by Montgomery County as part of the Legacy Open Space program.

Given this panel's long standing position that the historic setting of the community is largely dependent on the large amount of open space and significant areas of trees, we were delighted to hear of this possibility.

We understand that the property is owned by the Cohen family. Mr Bruce Cohen has spoken to the Capitol View Citizens Association and to the LAP about this. Presently, Mr Cohen wishes to make some changes to the house on the site and to retain the option to build 2 additional houses on part of the site that would not be involved in the Legacy Open Space program. He wishes to rotate the current house, which is listed as a primary historic resource, so that it will not encroach on the lots to either side. These 3 lots are not part of the anticipated legacy open space, but are located within it. This rotation will allow him to construct two houses for his family on either side of the existing house.

The LAP suggested that the problem might be solved more easily by getting a lot line easement, although there may be other practical reasons for rotating the house.

To our knowledge, no request has been made to the Historic Preservation Commission for consideration of this matter.

While the LAP does not generally agree that the movement or rotation of historic resources is something that should be encouraged, we would like you to know that in this instance we think that the potential benefit to the community does genuinely outweigh any adverse affect on the historic district. We hope that the commission and its staff will take this into consideration when time comes to comment on this opportunity for open space preservation within our historic district.

10023 Menlo Avenue
Silver Spring, Maryland 20910-1055
Phone: 301-588-4420

September 2, 2002

Bruce B. Cohen
11120 Troy Road
Rockville, Maryland 20852-2436

Dear Mr. Cohen:

The Local Advisory Panel (LAP) has asked me to write you to request that you formally submit to the LAP the plan you have developed for the Cohen Family house and the surrounding land. We may want to include your letter as an attachment to any letter that we send to the Historical Preservation Commission of Montgomery County.

At a recent meeting of the LAP, the members were positively disposed to supporting your package proposal. There was a general feeling that changing the perspective of the house would not affect its historical value, but there would be a benefit to as much specificity about this change as possible. One member of the LAP has had experience with formal realignment of boundaries. She stated that the cost was minimal. Such an approach might help you in the short term to make feasible the building on lots 20 and 22.

The LAP wishes to apologize to you for taking this long to get to your proposal. It was the case that the Chair and an important LAP member were in Europe for two weeks.

Sincerely,



Terrence Ireland
Chair, Local Advisory Panel (LAP)

C. Terrence Ireland
Chair, Local Advisory Panel
10023 Menlo Avenue
Silver Spring, MD 20910-1055

September 21, 2002

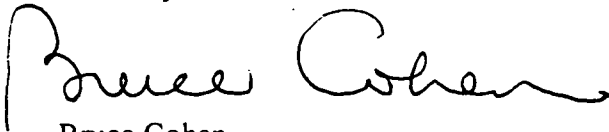
Dear Mr. Ireland,

I am writing to request the Local Advisory Panel's consideration of my plan to elevate and rotate my house at 9819 Capitol View Avenue. The house, as it is presently situated, crosses a lot line and faces neither Capitol View Avenue nor Mt. Pleasant Road. Moreover, the space beneath the house is not useful despite our efforts in the 1950's to dig out some of the dirt to accommodate a workbench and a few power tools. Accordingly, I would like to place the house on a new foundation as close to its present location as possible but entirely within lot 21 and parallel to the lot lines.

And on the two adjoining lots, 20 and 22, I would eventually like to build a home for each of my two sons. To preserve the setting for the existing house, I anticipate building each of the two new houses as far from the existing house as possible. In effect, the locations of the three houses would create an equilateral triangle -- with the two new houses near Mt. Pleasant and the existing house (on it new foundation) closer to Capitol View Avenue.

I ask for the support of the Local Advisory Panel for these proposals and would be glad to respond to any questions or comments you may have.

Sincerely,



Bruce Cohen
11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu

Fothergill, Anne

From: cohenbb [b.cohen@vanderbilt.edu]
Sent: Wednesday, April 16, 2003 1:34 PM
To: Fothergill, Anne
Subject: Refinements



House & Lots
Revised.doc

Anne --

I found another survey of the house and lots, completed by American Topographic Engineers (Bethesda, MD) in 1950.

Based on this earlier and very precise survey, I made a few modifications to the BEFORE and AFTER drawings. The changes are relatively small, but the attached drawings are more accurate.

In the "After" version, you'll note that the lot line between Lots 20 & 21 is moved. I am assuming an adjustment of approximately 15 feet. A minor resubdivision would allow moving the lot line approximately 6.5 feet. That is OK, but I believe the HPC will prefer to move the lot line the full 15 feet --

as in the "After" drawing. This presumably would entail a more extensive administrative process, but I think it would be worth the effort.

I look forward to your report.

Bruce

Bruce B. Cohen
b.cohen@vanderbilt.edu

Address: 11120 Troy Road
Rockville, MD 20852-2436

301-816-9394

RE: Cohen Property at 9819 Capitol View Avenue

The proposal to rotate the house is prompted by discussions with Legacy Open Spaces to buy 15 or 16 lots my brothers and I own.

Whether or not I can rotate the house will have implications for the disposition of the remaining lots we own.

Assuming permission is granted to rotate the house, I propose to use all of the proceeds of the sale of lot 20 to elevate & rotate the house, build a new foundation, and rehabilitate the house.

Sewer hookup: \$15,000

Painting: \$10,000

Porch: \$10,000

Rotation: \$30,000

Foundation: \$20,000

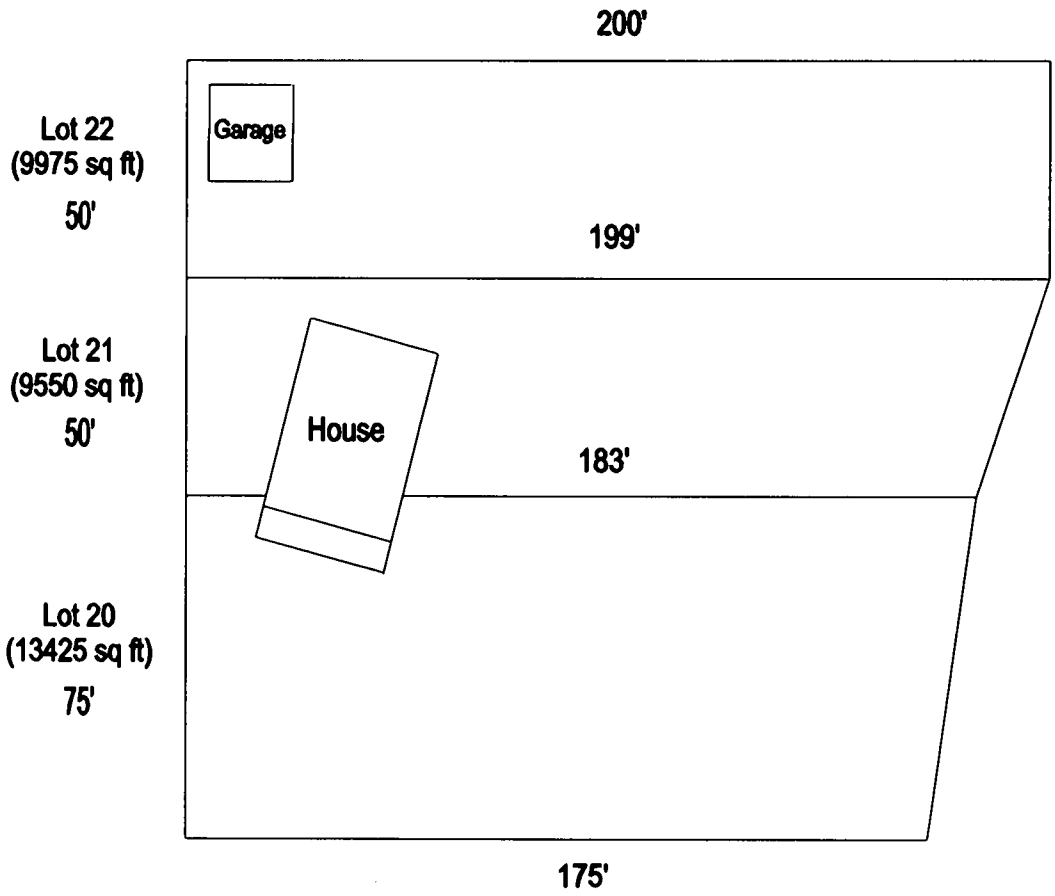
Rehabilitation (electric & plumbing): \$30,000

I would like to live in the house for the remainder of my life, but if permission to rotate the house is not granted, my incentive to remain in the house is minimal. Alternative offers from developers become more attractive.

The house is within 4" of grade on the west side. It has been materially altered when the roof was cut and raised. We have installed jacks in the basement to curtail settling, but a new foundation would enable a contractor to install additional support.

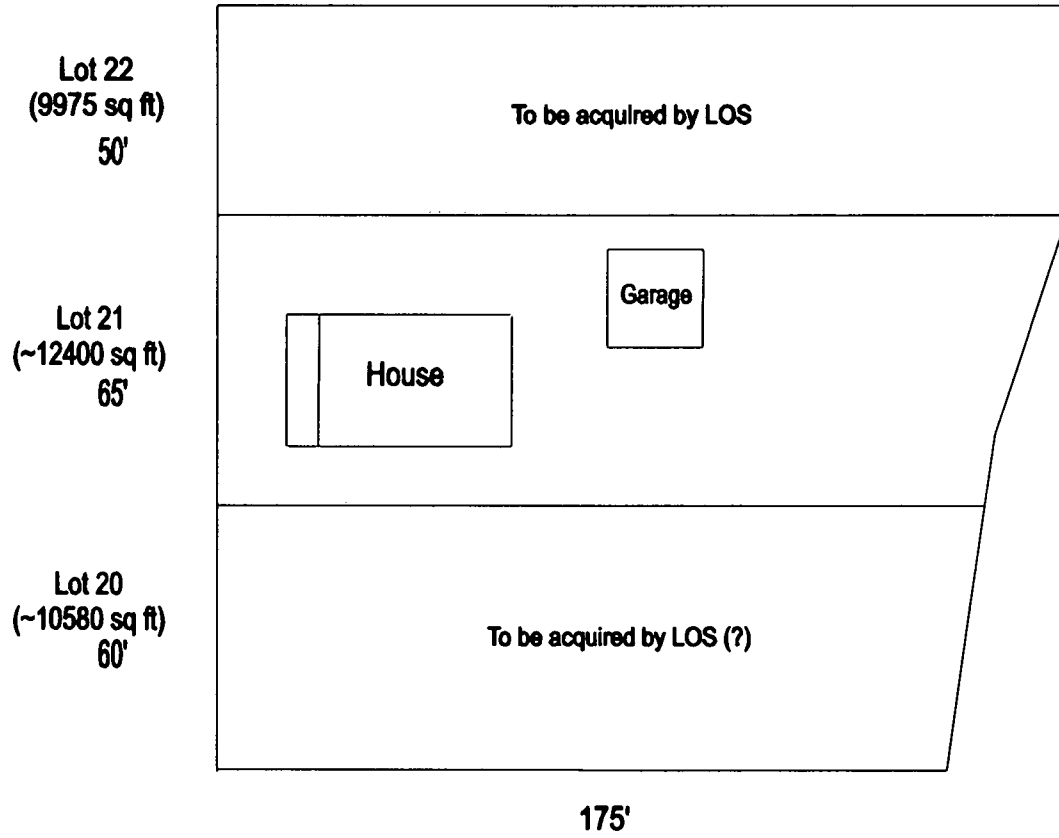
BEFORE

MT PLEASANT



AFTER

**M
T
P
L
E
A
S
A
N
T**



HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-23-03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: My proposal to rotate house

NAME: BRUCE COITEN

COMPLETE MAILING ADDRESS: 11120 Troy Rd
Rockville MD 20852

REPRESENTING (INDIVIDUAL/ORGANIZATION): Self

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-23-03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Cohen Property

NAME: John Cummings

COMPLETE MAILING ADDRESS: 9907 LEAFY AVE
SILVER SPRING, MD

REPRESENTING (INDIVIDUAL/ORGANIZATION): Residents of
Capitol View

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4/23/2003

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: PRELIM. COUNCIL
ITEM III B

NAME: DUNCAN TEBOW

COMPLETE MAILING ADDRESS: 9811 CAPITOL VIEW AVE
S.S., MD 20910

REPRESENTING (INDIVIDUAL/ORGANIZATION): C.V.P., LAP

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4/23/03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III 13 Cohen house

NAME: Ron Isaksen

COMPLETE MAILING ADDRESS: 2802 Beechbank Rd.
Silver Spring, MD

REPRESENTING (INDIVIDUAL/ORGANIZATION): self

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

4/53/03

III to Corporation

For Parker

5803 Corporation Inc.

2144 2011, 1/10

2012

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: April 23, 2003

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Cohen Family property /
in connection with Legacy Open Space proposal

NAME: Diane M. Cameron

COMPLETE MAILING ADDRESS: 3102 Edgewood Rd.

REPRESENTING (INDIVIDUAL/ORGANIZATION): Friends of Homewood Park

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/ organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-23-03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Capitol View Park Historic District
Bruce Cohen home relocation - 9819 Capitol View Ave

NAME: John Parrish

COMPLETE MAILING ADDRESS: 9009 Fairview Rd SS MD 20910

REPRESENTING (INDIVIDUAL/ORGANIZATION): Individual

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4/23/03

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: Cohen Property

NAME: Catherine Lowmy

COMPLETE MAILING ADDRESS: 10209 Menlo Ave
Silver Spring, MD 20910

REPRESENTING (INDIVIDUAL/ORGANIZATION): Individual

I support the re-orientation of the Cohen house

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9819 Capitol View Avenue	Meeting Date:	04/23/03
Applicant:	Bruce Cohen	Report Date:	04/16/03
Resource:	Primary Resource	Public Notice:	04/09/03
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	n/a	Staff:	Anne Fothergill

PROPOSAL: Demolition of garage; rotation of building

RECOMMEND: Revise and proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource, Capitol View Park Historic District
STYLE: Bungalow
DATE: House: 1907; garage: circa 1945

This house is a Primary Resource in the Capitol View Park Historic District. Capitol View Park is a residential community that was developed along the B & O Railroad Metropolitan Branch between Forest Glen and Kensington in the latter part of the 19th century. This house was built in the first wave of construction in this area from 1870-1916. Capitol View Avenue is a two-lane road that serves as an important access route between Connecticut Avenue in Kensington and Georgia Avenue in Silver Spring. The road, originally laid out in 1887, has numerous sharp bends, hills and poor sight distances and is a narrow roadway without shoulders.

The house at 9819 Capitol View Avenue sits off the road down a long, wooded driveway. The five-bay frame bungalow is 1½ stories with white clapboarding. There is a gable roof which had a dormer addition in the 1920s. The front porch faces south overlooking the woods and has four columns, a balustraded railing, and on its flat roof another decorative balustrade. The south gable above the porch has fish-scale shingles. Behind the house is a two-car frame garage that was built in the 1940s.

The applicant and his family own all three lots that this house and garage sit on and the approximately 14 undeveloped lots that surround them. The house straddles two lots at an angle and the garage sits on the third lot.

PROPOSAL

The applicant's family bought this house in 1948, and the applicant grew up in this house and raised his children in the house. Presently the house is rented.

For this preliminary consultation the applicant proposes to do three things:

- Rotate the house so it sits straight on one lot and doesn't straddle a lot line
- Demolish the existing garage
- Build a new 2-car garage to the left of the newly-sited house

In rotating the house and demolishing the garage, the applicant would then have two grandfathered lots with no buildings on them (see Circles **5+6**). He plans to sell these two adjacent lots as well as the approximately 14 other lots surrounding his house that his family owns. It is possible these lots will be sold either to a developer or to Montgomery County's Legacy Open Space Program.

His proposal includes building a new foundation for the house which has been sinking, and he plans to create a usable basement, which the house does not currently have. He has not submitted detailed plans for repairs at this time; this proposal is only for the house rotation and the new foundation.

The new proposed garage would be located farther east than the existing garage and the applicant would need to extend the driveway to the side of the (rotated) house to the garage's new location. The proposed new garage is 24' x 24' with clapboard siding and fish-scale shingles in a style similar to the existing house (see Circle **7**).

STAFF DISCUSSION

Staff feels strongly that, from a preservation standpoint, moving houses is NOT something that can generally be recommended. The *Secretary of the Interior's Standards for Rehabilitation* state that "removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting [is not recommended]." In the past, the HPC has only approved moving of historic buildings if there was no other alternative and if the building was threatened due to a public project, such as road construction. The HPC has never approved moving a building so as to free up another lot for a private owner.

However, staff is very concerned about the fate of the approximately 14 wooded lots surrounding the 3 lots that this house and garage sit on. If sold to a developer, as might possibly occur, it is likely that the construction of some new houses would be approved by the HPC. This could have a major impact on the house and the character of the Historic District.

At this point, the HPC and staff cannot know whether the applicant will end up in an agreement to sell the property to a developer or to Legacy Open Space. Therefore, staff feels it is appropriate to only consider the applicant's proposal in terms of the house and the garage, not all 17 lots.

In that case, staff has concerns with this proposal because there is no need to rotate this house. In

fact, the applicant has stated no argument for rotating the house other than aligning it within the lot lines—which he states in his application is desirable so he can sell the lots.

The house does need foundation work, but that could be done in its current location. And where the house sits now works better for the setting. The house was originally located at this skewed angle to take advantage of the wooded vista created by the terrain. The house is set on a small hill and beyond the front porch the land drops off into a wooded slope. The house is located down a long driveway from Capitol View Avenue and in rotating it, the front would technically face the road although it would not affect the streetscape as it would not be visible.

If the applicant can submit a compelling preservation reason for moving the house, that might be considered. However, based on this preliminary consultation application and not considering future development options, staff encourages the applicant to work on restoring the house in its existing location.

The garage was built in the 1940s by the previous owner. The applicant has stated that the previous owner built it with wood he collected from the Chesapeake Bay (see Circles 8+9 for photos). It is in poor condition and would need to be extensively repaired to be useable. Staff again would encourage the applicant to work to repair it and use it for the storage space that the applicant desires in the house's new proposed basement.

Staff is not opposed to a new garage for the applicant's car(s) but would need to see a site plan for the new garage with the house not rotated.

The Capitol View Park Local Advisory Panel's comments are attached in Circle 17. As part of the Legacy Open Space proposal, they are open to the house rotation, although they acknowledge similar concerns as staff in terms in their reluctance to move a historic resource. They did not comment on the applicant's proposal for the rotation, demolition, and new construction separately from the larger 17-lot overall development/preservation proposal.

STAFF RECOMMENDATION

Staff recommends that the applicant revise their plans based on the above staff report, the LAP's comments, and the Commission's discussion and then return to the HPC with their HAWP application.

Historic Preservation Commission
Steven Spurlock, Chair
M-NCPPC
Silver Spring, MD

February 21, 2003

Dear HPC Commissioners,

Having met Thursday (2/20/03) with staff of the HPC, Legacy Open Spaces and the Capitol View Park Citizens' Association, I am writing to put forth the proposal we discussed to preserve the house and wooded lots at 9819 Capitol View Avenue. As you may know, Legacy Open Spaces has proposed to purchase 14 of the 17 lots owned by various members of my family. My two sons and I happen to own the existing house and three lots that Legacy Open Spaces did not propose to buy; and they are both in Africa in the Peace Corps, so I am representing them in this regard.

In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation.

I would be pleased to answer questions you may have.

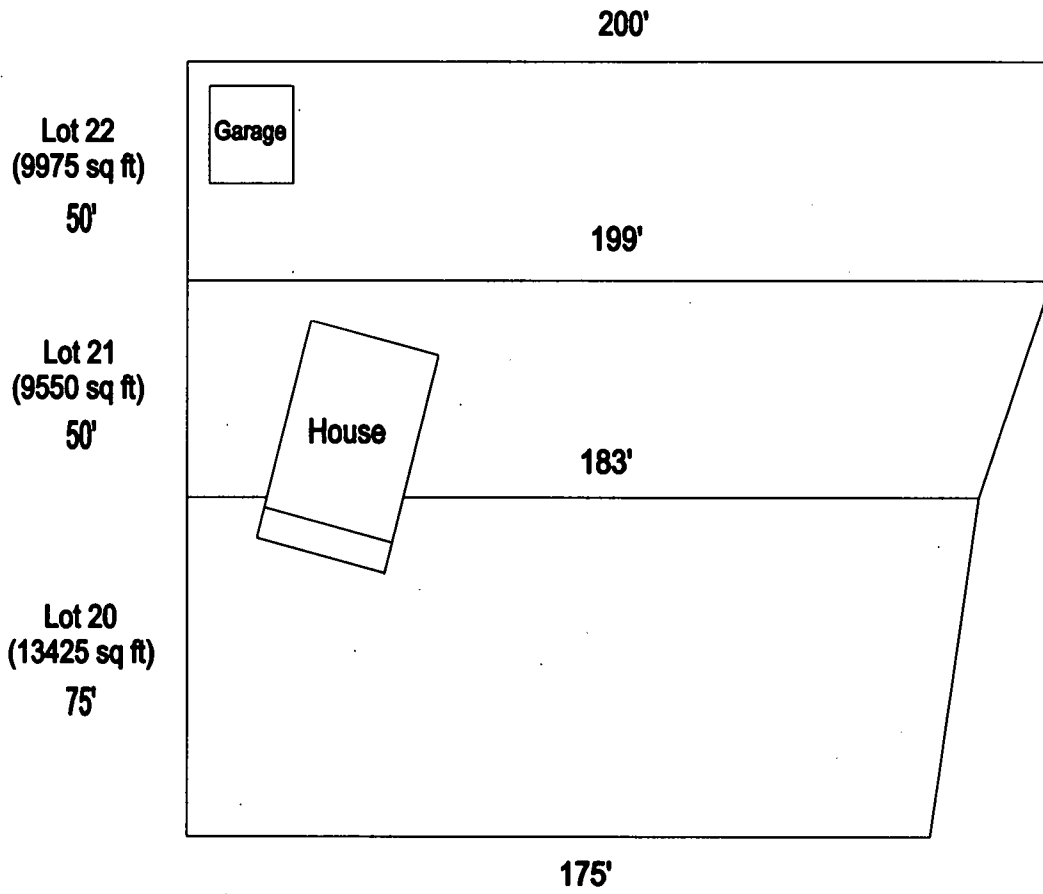
Sincerely,

[Bruce Cohen]

11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu

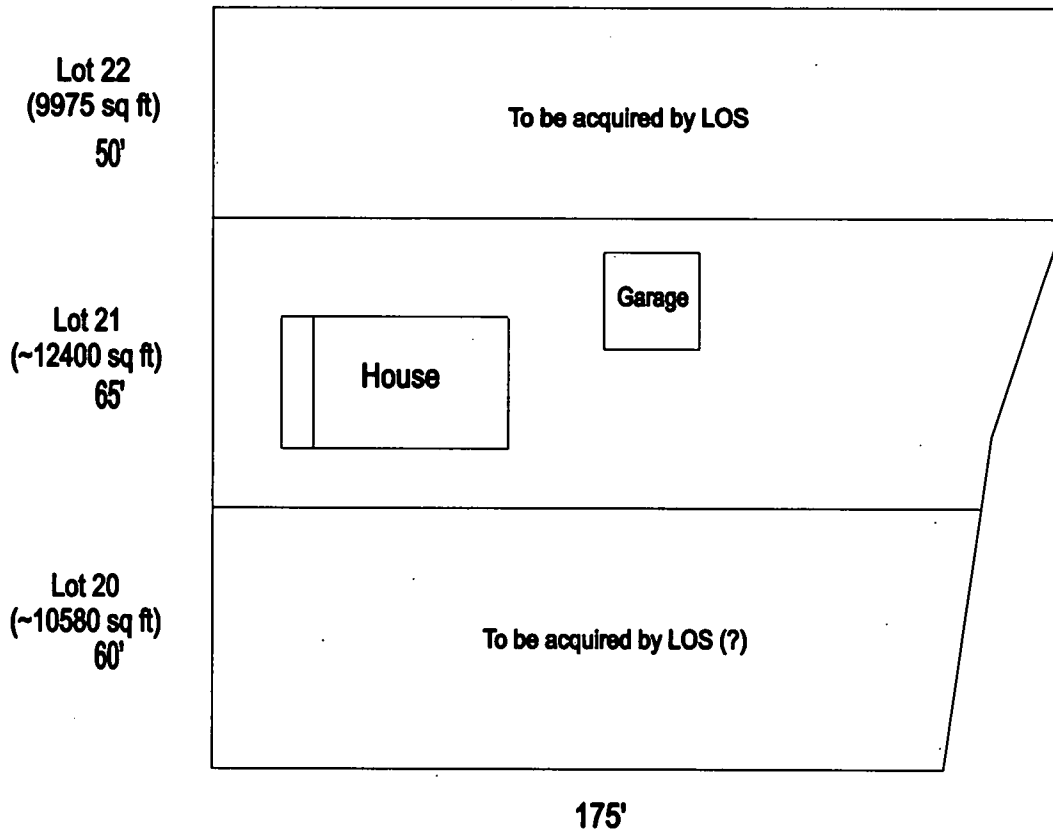
BEFORE

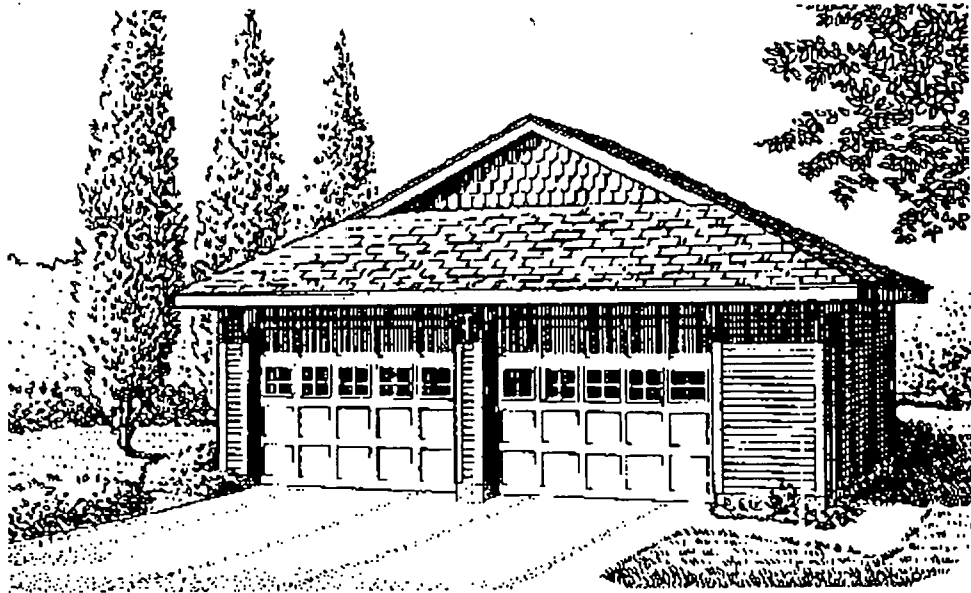
MT PLEASANT



AFTER

**M
T
P
L
E
A
S
A
N
T**





Two-car garage (24' x 24') with clapboard siding and fish-scale shingles.

9819 Capitol View Avenue



front porch



left side of house

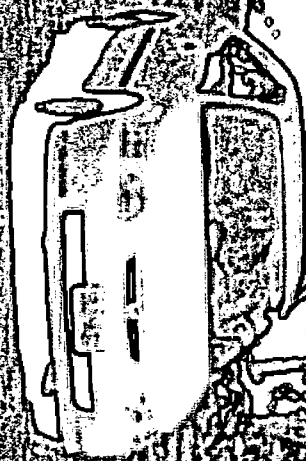


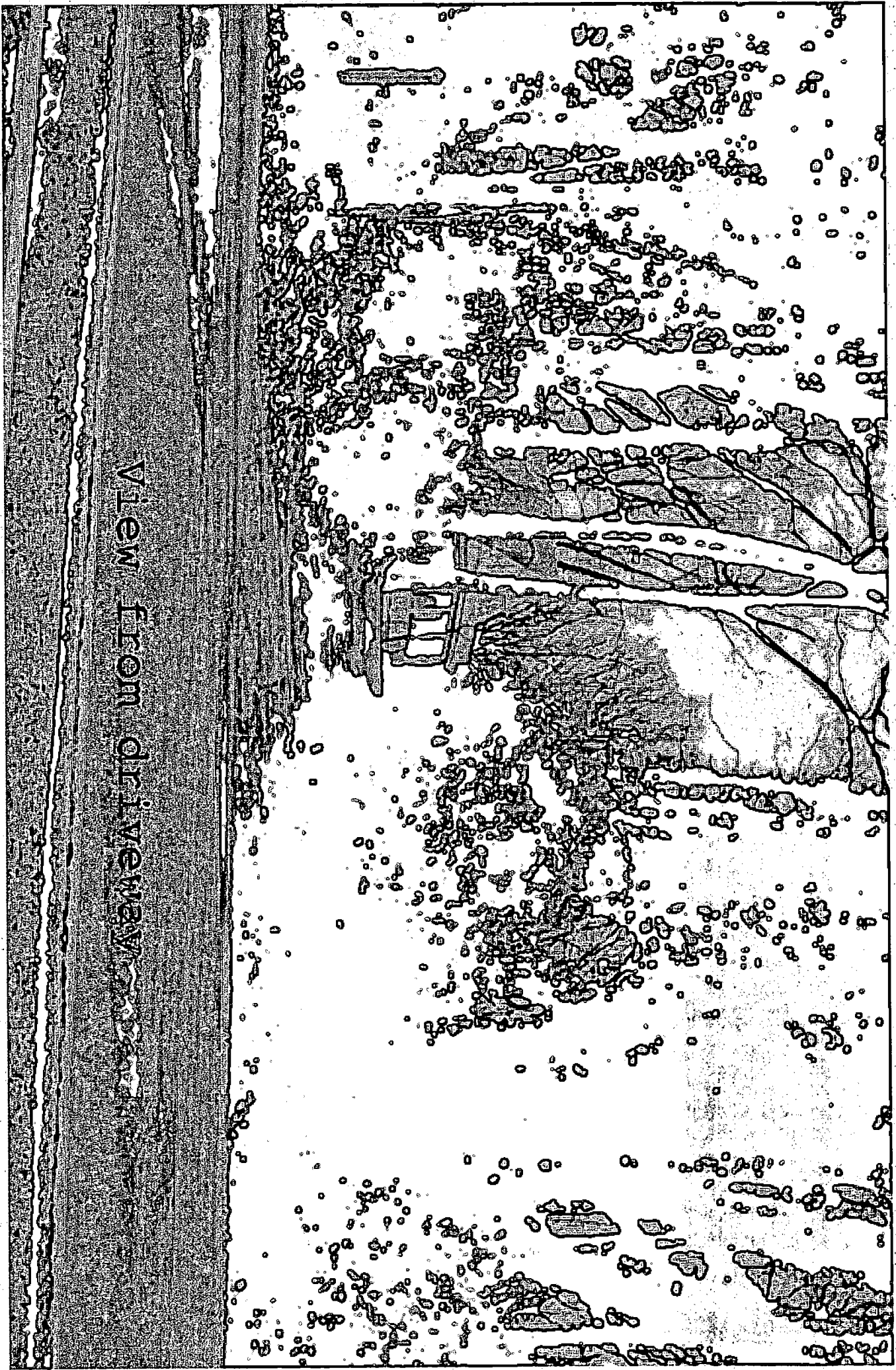
front porch/woods



garage

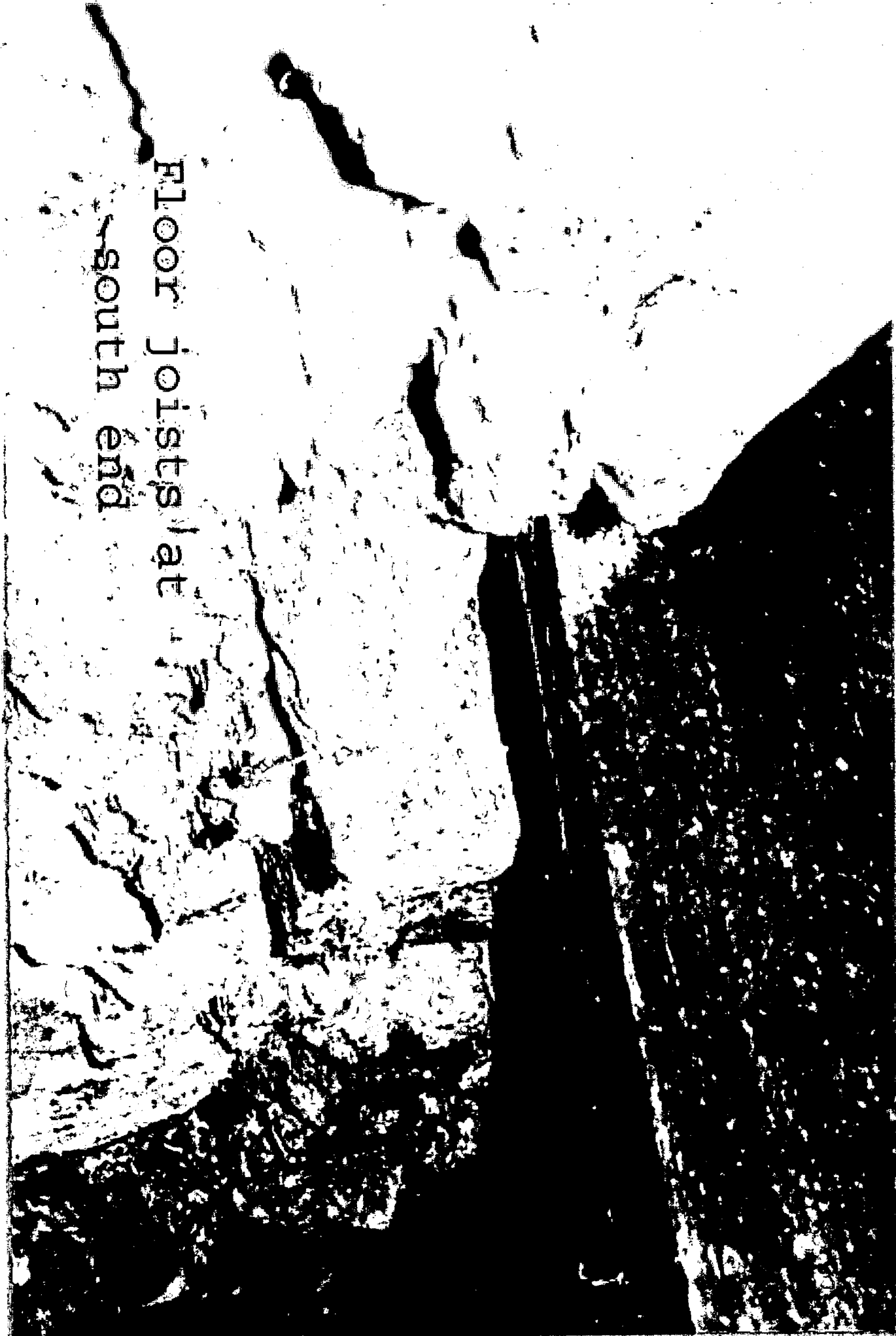
Frontage-9819 Capitol View Avenue

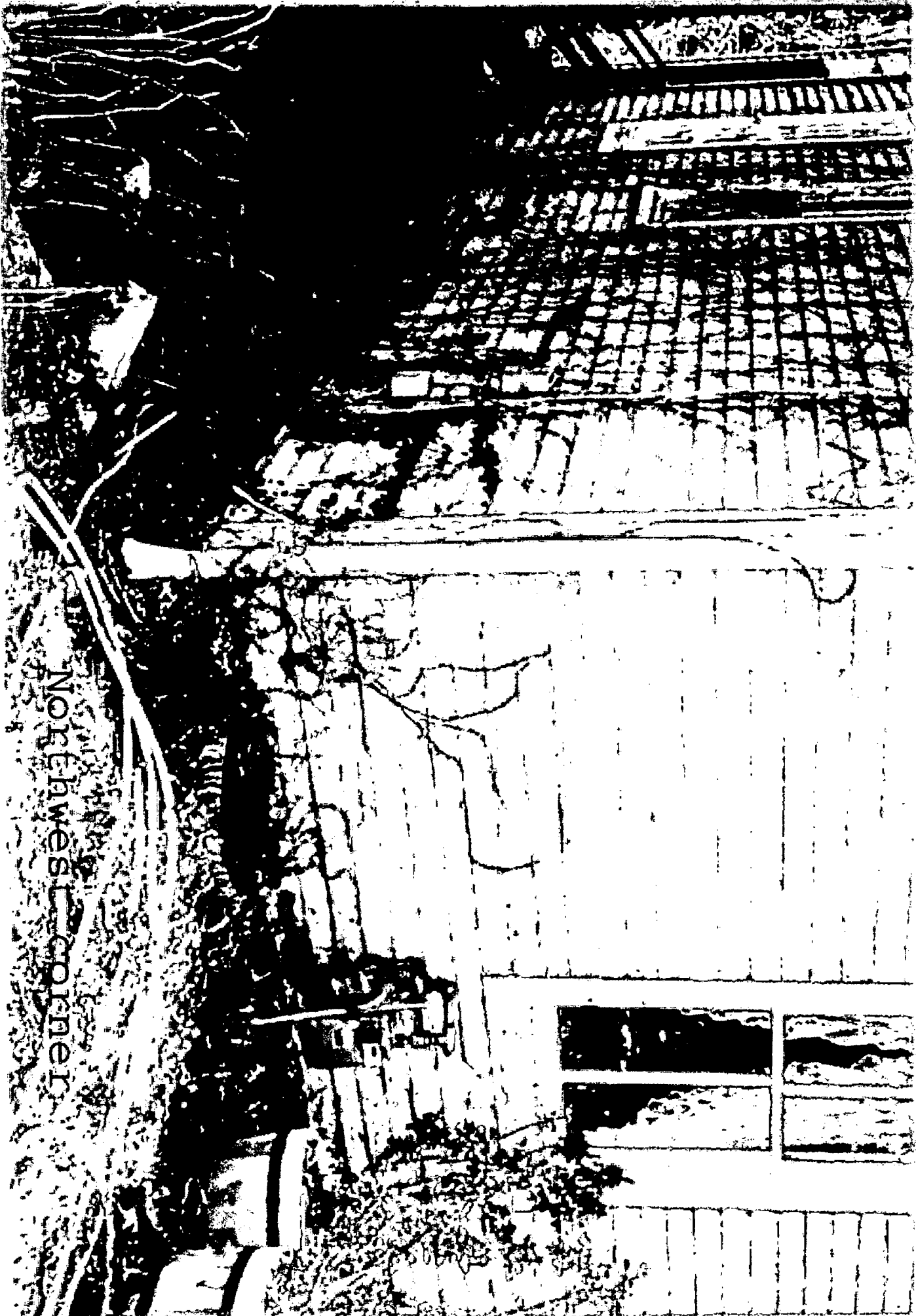




VIEW FROM DRIVEWAY

Floor joists at
south end





NORTHWEST CORNER

American Topographic Engineers

Registered Maryland-Virginia
 7136 WISCONSIN AVENUE
 BETHESDA 14, MARYLAND

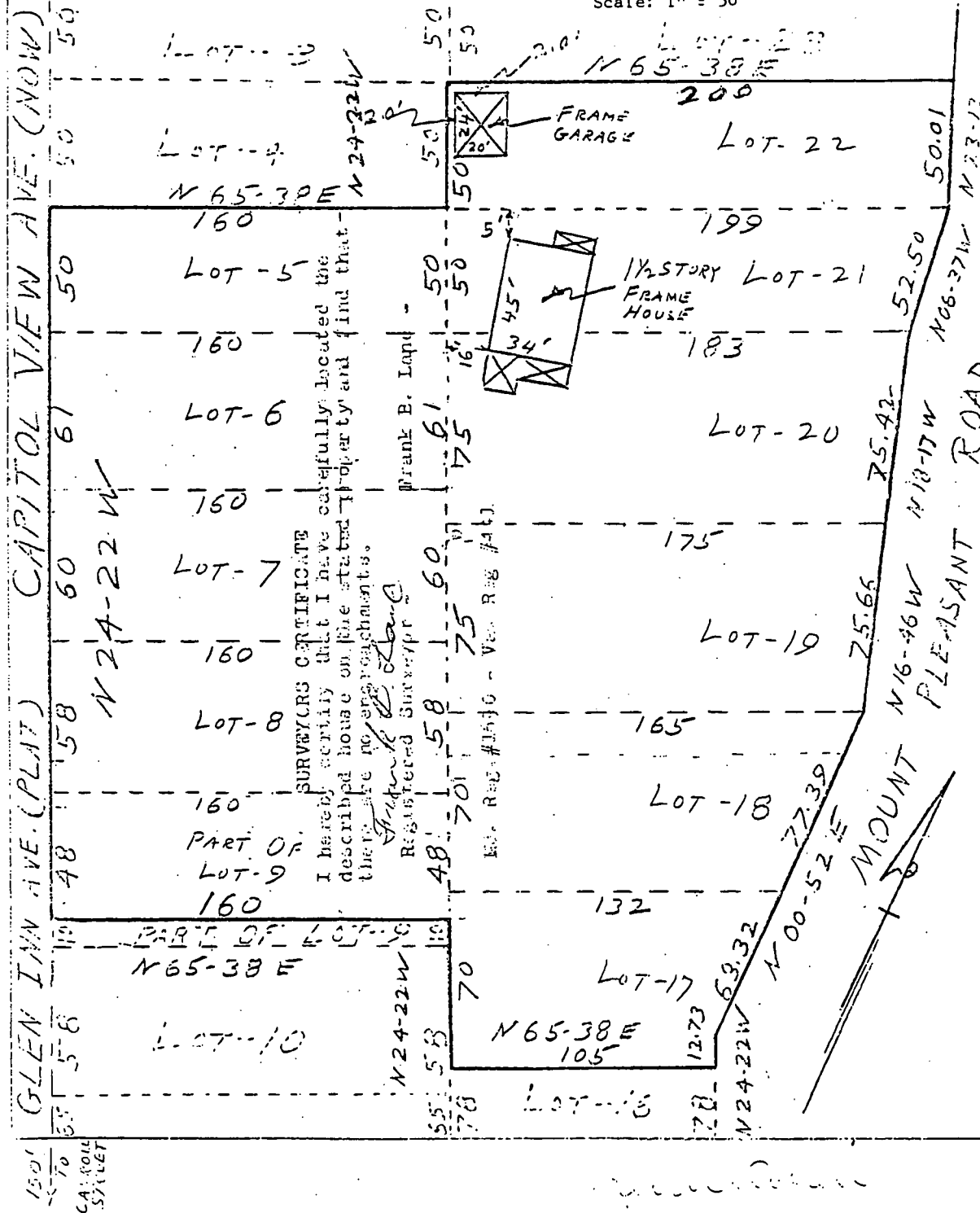
F. B. LANE
 E. C. WENDLER

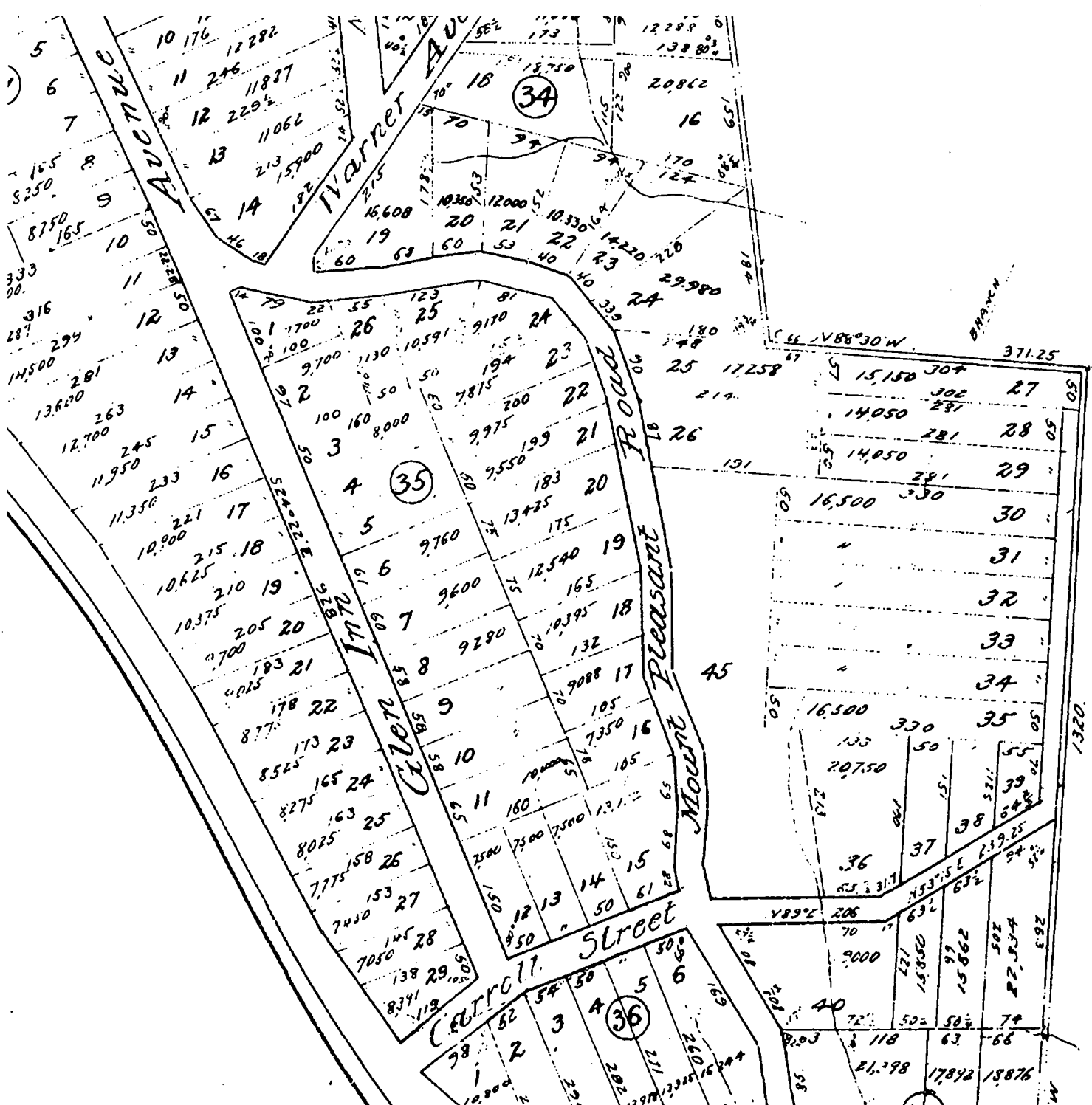
WISCONSIN 8978

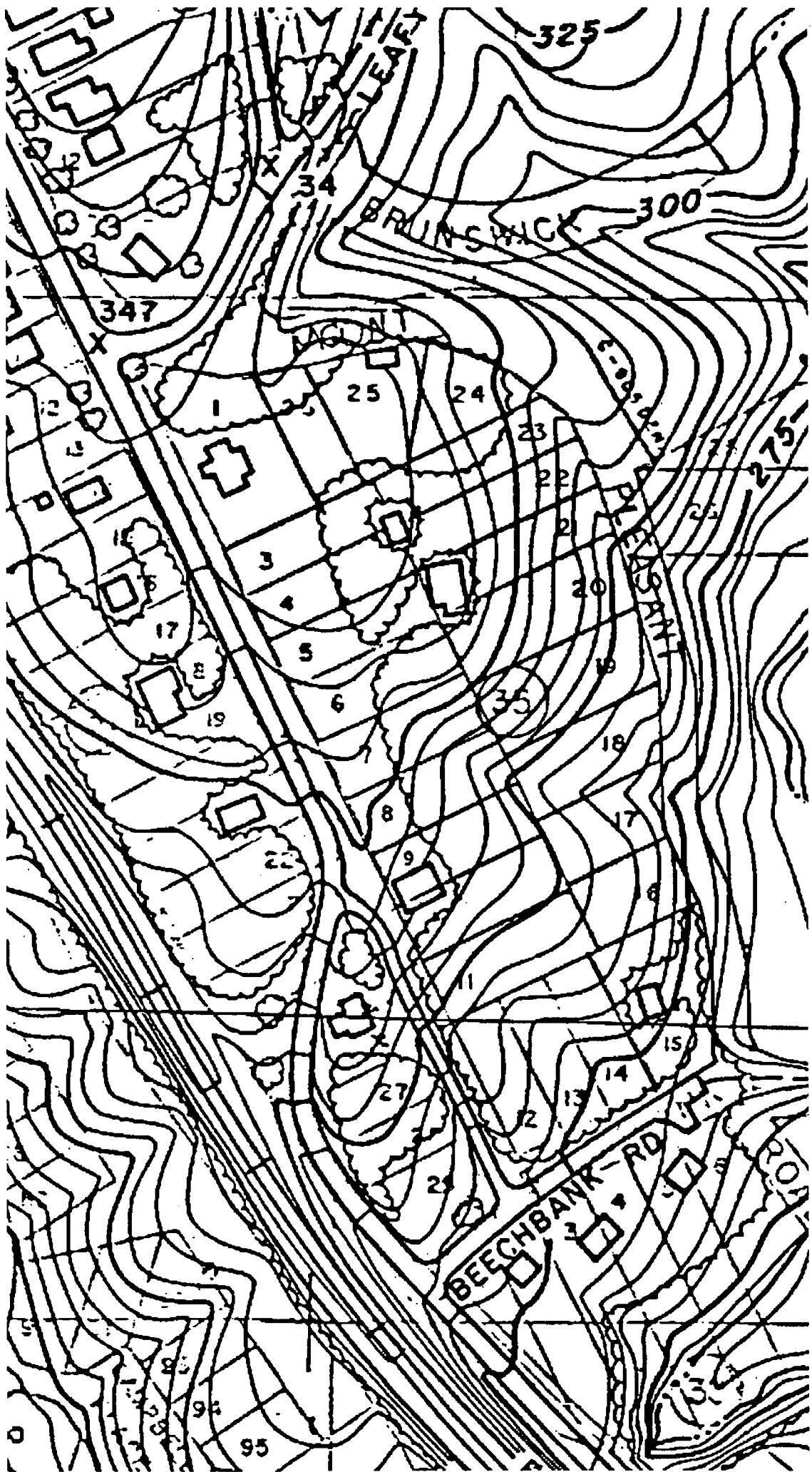
September 14, 1950

AT-1248 - L.T.R. #11883

House Location Plat
 9819 Capitol View Avenue
 Lots 5,6,7,8,17,18,19,20,21,22 &
 Part of Lot 9, Block 35
 Capitol View Park, Mont. Co., Md.
 Plat Book A at 9
 Scale: 1" = 50'







FAX COVER SHEET

CAPITOL VIEW PARK
HPC LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-563-3400

Title: Planning Staff

Organization: Montgomery Count Department of Park & Planning

Date: 20 December 2002

Dear Planners:

Message:

Subject: Legacy Open Space Ideas Set Forward by Bruce Cohen

It has recently come to the attention of the LAP for Capitol View Park that there is the possibility that a rather large partly wooded area of the historic district generally known as the Cohen property is being considered for purchase by Montgomery County as part of the Legacy Open Space program.

Given this panel's long standing position that the historic setting of the community is largely dependent on the large amount of open space and significant areas of trees, we were delighted to hear of this possibility.

We understand that the property is owned by the Cohen family. Mr Bruce Cohen has spoken to the Capitol View Citizens Association and to the LAP about this. Presently, Mr Cohen wishes to make some changes to the house on the site and to retain the option to build 2 additional houses on part of the site that would not be involved in the Legacy Open Space program. He wishes to rotate the current house, which is listed as a primary historic resource, so that it will not encroach on the lots to either side. These 3 lots are not part of the anticipated legacy open space, but are located within it. This rotation will allow him to construct two houses for his family on either side of the existing house.

The LAP suggested that the problem might be solved more easily by getting a lot line easement, although there may be other practical reasons for rotating the house.

To our knowledge, no request has been made to the Historic Preservation Commission for consideration of this matter.

While the LAP does not generally agree that the movement or rotation of historic resources is something that should be encouraged, we would like you to know that in this instance we think that the potential benefit to the community does genuinely outweigh any adverse affect on the historic district. We hope that the commission and its staff will take this into consideration when time comes to comment on this opportunity for open space preservation within our historic district.

10023 Menlo Avenue
Silver Spring, Maryland 20910-1055
Phone: 301-588-4420

September 2, 2002

Bruce B. Cohen
11120 Troy Road
Rockville, Maryland 20852-2436

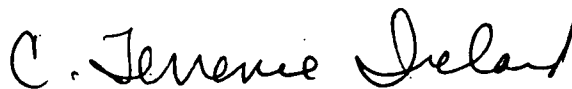
Dear Mr. Cohen:

The Local Advisory Panel (LAP) has asked me to write you to request that you formally submit to the LAP the plan you have developed for the Cohen Family house and the surrounding land. We may want to include your letter as an attachment to any letter that we send to the Historical Preservation Commission of Montgomery County.

At a recent meeting of the LAP, the members were positively disposed to supporting your package proposal. There was a general feeling that changing the perspective of the house would not affect its historical value, but there would be a benefit to as much specificity about this change as possible. One member of the LAP has had experience with formal realignment of boundaries. She stated that the cost was minimal. Such an approach might help you in the short term to make feasible the building on lots 20 and 22.

The LAP wishes to apologize to you for taking this long to get to your proposal. It was the case that the Chair and an important LAP member were in Europe for two weeks.

Sincerely,



Terrence Ireland
Chair, Local Advisory Panel (LAP)

C. Terrence Ireland
Chair, Local Advisory Panel
10023 Menlo Avenue
Silver Spring, MD 20910-1055

September 21, 2002

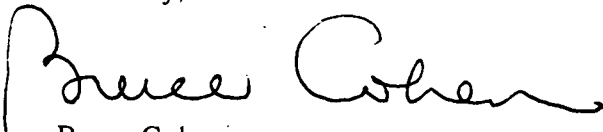
Dear Mr. Ireland,

I am writing to request the Local Advisory Panel's consideration of my plan to elevate and rotate my house at 9819 Capitol View Avenue. The house, as it is presently situated, crosses a lot line and faces neither Capitol View Avenue nor Mt. Pleasant Road. Moreover, the space beneath the house is not useful despite our efforts in the 1950's to dig out some of the dirt to accommodate a workbench and a few power tools. Accordingly, I would like to place the house on a new foundation as close to its present location as possible but entirely within lot 21 and parallel to the lot lines.

And on the two adjoining lots, 20 and 22, I would eventually like to build a home for each of my two sons. To preserve the setting for the existing house, I anticipate building each of the two new houses as far from the existing house as possible. In effect, the locations of the three houses would create an equilateral triangle -- with the two new houses near Mt. Pleasant and the existing house (on its new foundation) closer to Capitol View Avenue.

I ask for the support of the Local Advisory Panel for these proposals and would be glad to respond to any questions or comments you may have.

Sincerely,



Bruce Cohen
11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu

Fothergill, Anne

From: cohenbb [b.cohen@vanderbilt.edu]
Sent: Wednesday, April 16, 2003 1:34 PM
To: Fothergill, Anne
Subject: Refinements



House & Lots
Revised.doc

Anne --

I found another survey of the house and lots, completed by American Topographic Engineers (Bethesda, MD) in 1950.

Based on this earlier and very precise survey, I made a few modifications to the BEFORE and AFTER drawings. The changes are relatively small, but the attached drawings are more accurate.

In the "After" version, you'll note that the lot line between Lots 20 & 21 is moved. I am assuming an adjustment of approximately 15 feet. A minor resubdivision would allow moving the lot line approximately 6.5 feet. That is OK, but I believe the HPC will prefer to move the lot line the full 15 feet --

as in the "After" drawing. This presumably would entail a more extensive administrative process, but I think it would be worth the effort.

I look forward to your report.

Bruce

Bruce B. Cohen
b.cohen@vanderbilt.edu

Address: 11120 Troy Road
Rockville, MD 20852-2436
301-816-9394

Wright, Gwen

From: Wistow, Graeme (NIH/NEI) [WistowG@NEI.NIH.GOV]
Sent: Monday, April 21, 2003 2:03 PM
To: Sandberg, Brenda; Wright, Gwen; Turgeon, John; kyzyl@his.com; malexander@starband.net; Gries, William
Cc: 'cohenbb'
Subject: HPC & Legacy Open Spaces

Hi:

With regard to the LOS offer for the Cohen property at 9819 Capitol View Avenue and related lots, as a neighbor (on Beechbank Avenue), I wanted to put on record my support for the proposed offer and for Mr Cohen's request to reorient the existing house.

His request seems perfectly reasonable to me.

Graeme Wistow Ph.D.
Chief, Section on Molecular Structure and Function,
National Eye Institute,
Room 331, Building 6,
National Institutes of Health,
Bethesda, MD 20892-2740 USA
tel: 301-402-3452
fax: 301-496-0078
Email: graeme@helix.nih.gov

FAX COVER SHEET

CAPITOL VIEW PARK
HPC LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420

FOR: GWEN WRIGHT

To: Gwen Wright

Telephone: 301-563-3400

Title: Historic Preservation Coordinator

Organization: HPC, Montgomery Count Department of Park & Planning

Date: 21 February 2003

Dear Gwen:

Message:

Subject: Legacy Open Space Ideas Set Forward by Bruce Cohen

I have attached the original fax sent to HPC on December 20, 2002. Note that it explains that Bruce Cohen wishes to construct 2 houses for his family. The 3 lots that include the house are owned in a family partnership by Bruce and his 2 sons with Bruce Cohen as the general partner.

From our meeting with you on Friday, February 7, 2003, we thought that staff had not been aware of Bruce Cohen's plans.

Bruce Cohen has agreed to come to a meeting with the HPC with the LAP, the President of the Capitol View Park Citizens Association, together with other elected members of the Association, and other interested residents of Capitol View Park. We think that it would be useful if one of the commissioners would be able to attend, and perhaps a representative from Legacy Open Space.

Sincerely,

Terrence Ireland
Chair, CVPLAP

NUMBER OF PAGES SENT INCLUDING THIS COVER: 3

Sending Fax: 301-588-7284

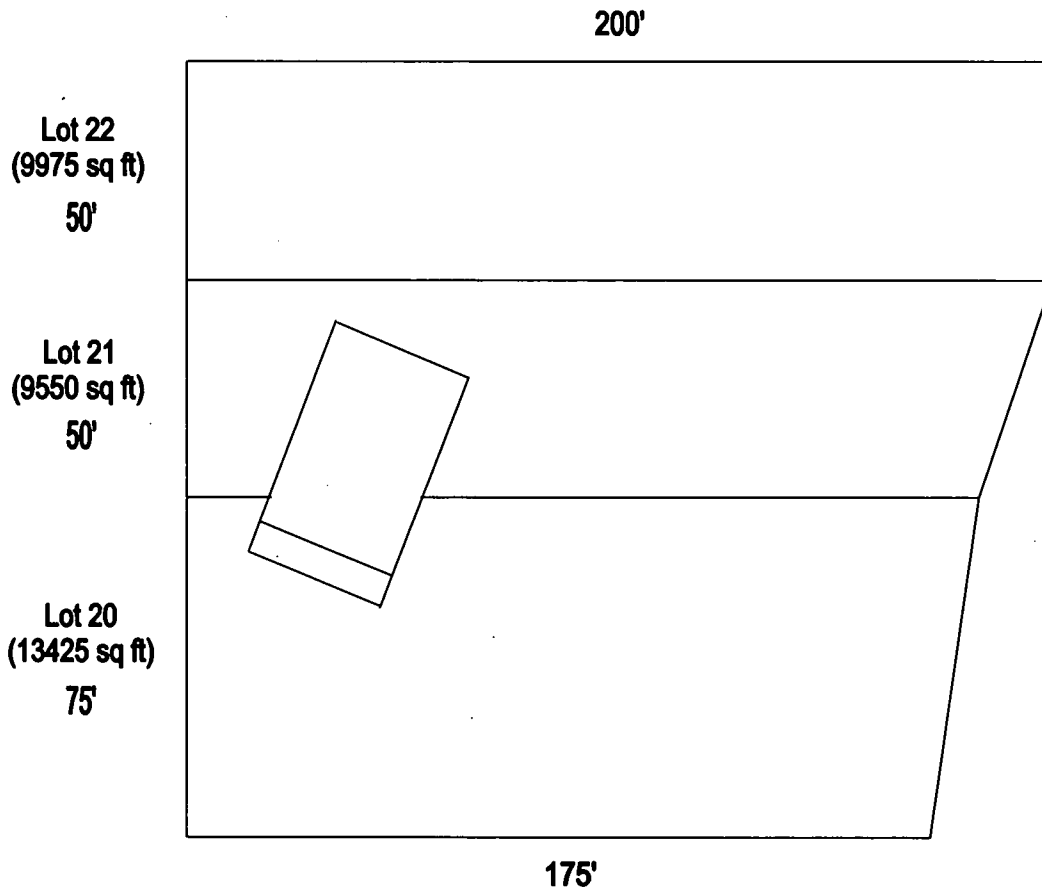
Receiving Fax: 301-563-3412

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Please call 301-588-4420 in the event of transmission difficulty.

BEFORE

MT PLEASANT



AFTER

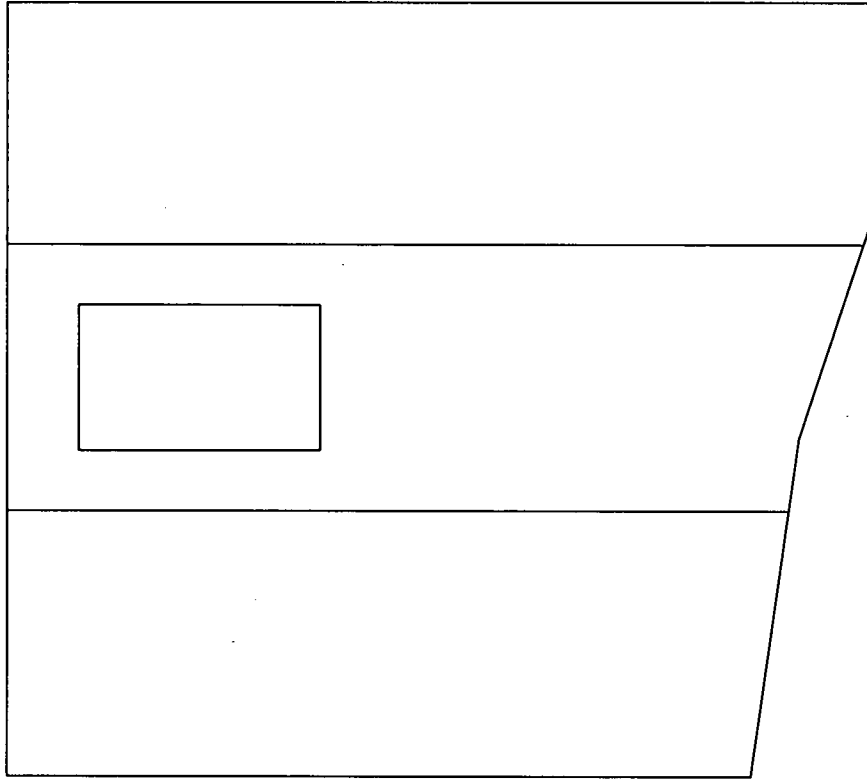
**M
T
P
L
E
A
S
A
N
T**

200'

**Lot 22
(~10970 sq ft)
55'**

**Lot 21
(~11400 sq ft)
60'**

**Lot 20
(~10580 sq ft)
60'**



175'

February 21, 2003

Historic Preservation Commission
M-NCPPC
Silver Spring, MD

Dear HPC;

Having met Thursday (2/20/03) with staff of the HPC, Legacy Open Spaces and the Capitol View Park Citizens' Association, I am writing to put forth the proposal we discussed to preserve the house and wooded lots at 9819 Capitol View Avenue. As you may know, Legacy Open Spaces has proposed to purchase 14 of the 17 lots owned by various members of my family. My two sons and I happen to own the existing house and three lots that Legacy Open Spaces did not propose to buy; and they are both in Africa in the Peace Corps, so I am representing them in this regard.

In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts on Mt.Pleasant; but I welcome your guidance in this regard.

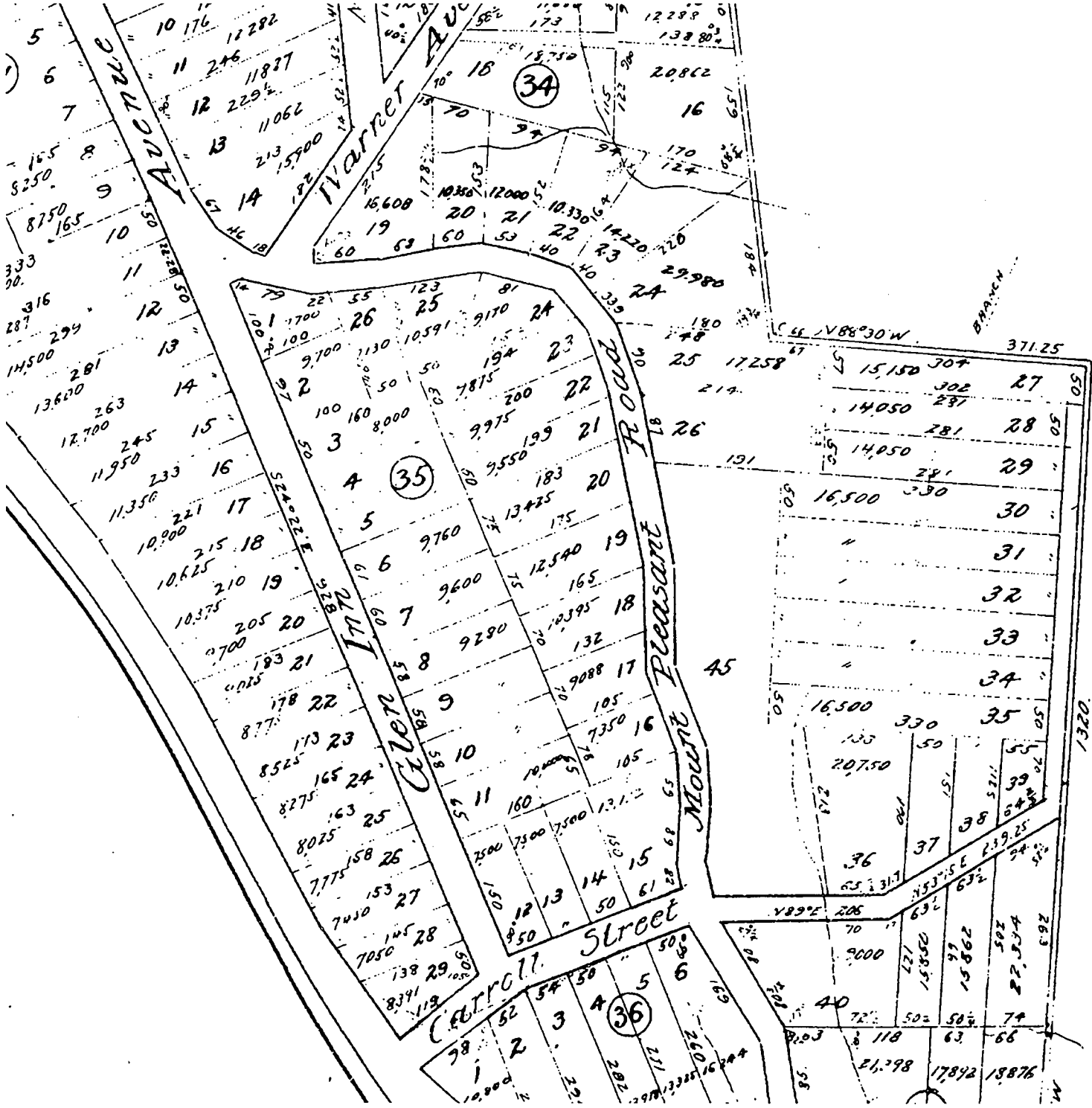
Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation.

I would be pleased to answer questions you may have.

Sincerely,

Bruce Cohen



5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66

10 176
11 246
12 229
13 11062
14 15900
15 1700
16 11350
17 10900
18 10625
19 10375
20 9700
21 8025
22 8775
23 8525
24 8275
25 8025
26 7775
27 7450
28 7050
29 8391
30 10000
31 1700
32 9700
33 1130
34 10591
35 50
36 8000
37 9760
38 9600
39 9280
40 9088
41 105
42 7350
43 105
44 160
45 7500
46 7500
47 150
48 850
49 12
50 13
51 14
52 15
53 16
54 17
55 18
56 19
57 20
58 21
59 22
60 23
61 24
62 25
63 26
64 27
65 28
66 29

12289
13880
20862
16
170
124
14220
220
29980
180
278
25 17258
219
191
371.25
15,150
14,050
14,050
16,500
16,500
20,750
330
20750
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66

-----Original Message-----

From: cohenbb [mailto:b.cohen@vanderbilt.edu]
Sent: Monday, April 07, 2003 8:52 AM
To: Wright, Gwen
Subject: RE: Meeting on April 23

Dear Ms. Wright --

The only item I would add (to the items you already stated, below) would be consideration of the garage. I would like to replace the garage with another structure on lot 12, more compatible with the house.

Bruce

>===== Original Message From "Wright, Gwen" <Gwen.Wright@MNCPPC.ORG>
>=====

>Dear Mr. Cohen:

>

>The HPC meeting on April 23rd will be a public meeting and notification will be sent to adjacent property owners, interested community groups, etc.

>

>However, I do want to clarify that the preliminary consultation needs to be on physical changes that you - as the property owner - wish to make on the property. That is the only thing over which the HPC has any legal jurisdiction. The HPC cannot consult on which lots Legacy Open Space (LOS) should purchase - that is a negotiation between you and LOS.

>

>It is my understanding from your February 23rd letter that the physical change to the property on which you wish to get feedback from the HPC is:

>

>"In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue - - even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

>

>Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

>

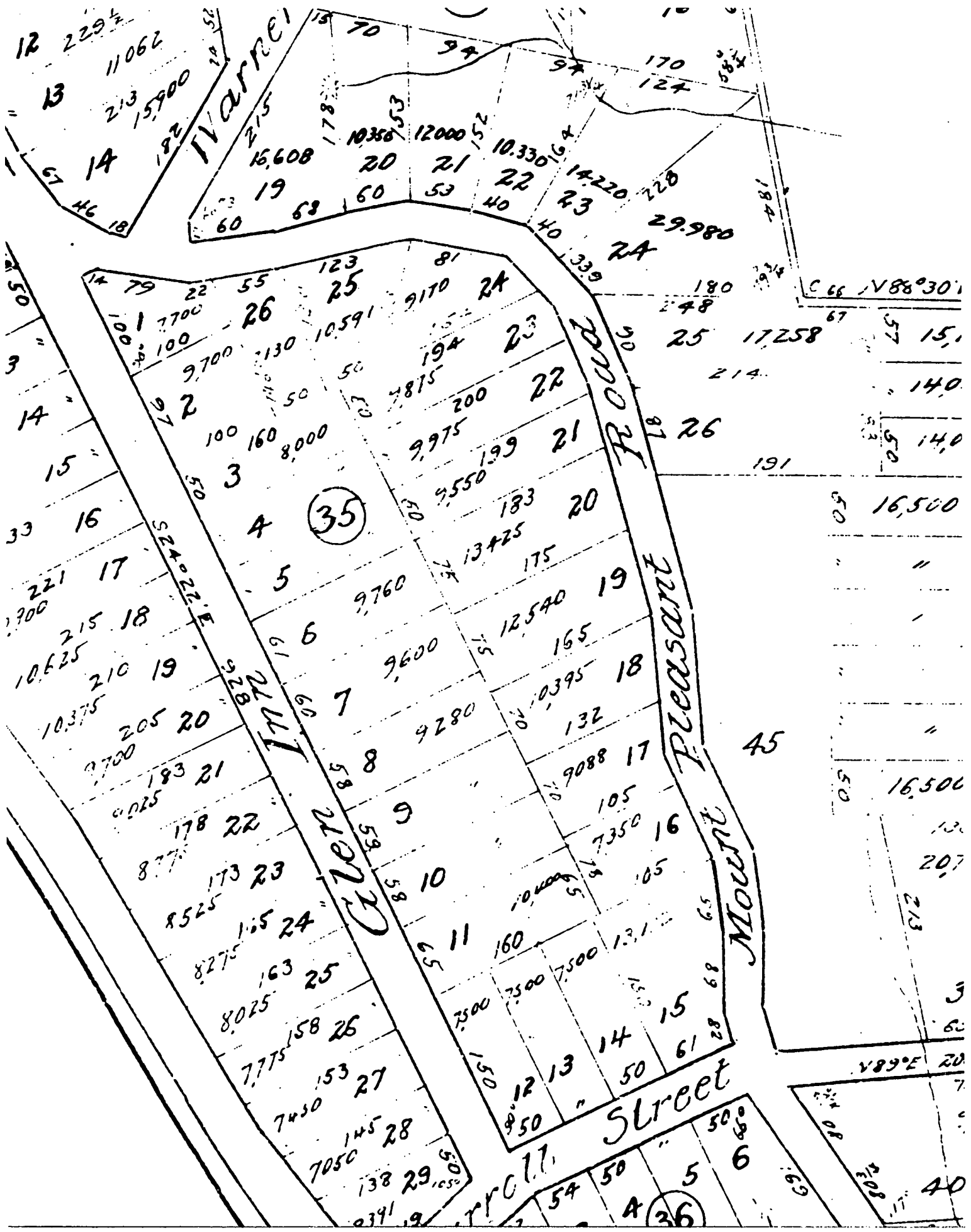
>To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation."

>

>Please verify for me that this is the item on which you wish to have the Preliminary Consultation.






>

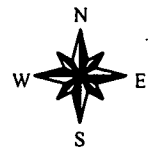
>Gwen Wright



Proposed Legacy Open Space Purchase
 Lots Owned By Cohen Family
 Capitol View Park



-  Buildings
-  Property Lines
-  Proposed Area of Purchase
- Natural Features
-  Streams
-  Woodlands



Date of Map: March 2003

Historic Preservation Commission
Steven Spurlock, Chair
M-NCPPC
Silver Spring, MD

February 21, 2003

Dear HPC Commissioners,

Having met Thursday (2/20/03) with staff of the HPC, Legacy Open Spaces and the Capitol View Park Citizens' Association, I am writing to put forth the proposal we discussed to preserve the house and wooded lots at 9819 Capitol View Avenue. As you may know, Legacy Open Spaces has proposed to purchase 14 of the 17 lots owned by various members of my family. My two sons and I happen to own the existing house and three lots that Legacy Open Spaces did not propose to buy; and they are both in Africa in the Peace Corps, so I am representing them in this regard.

In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

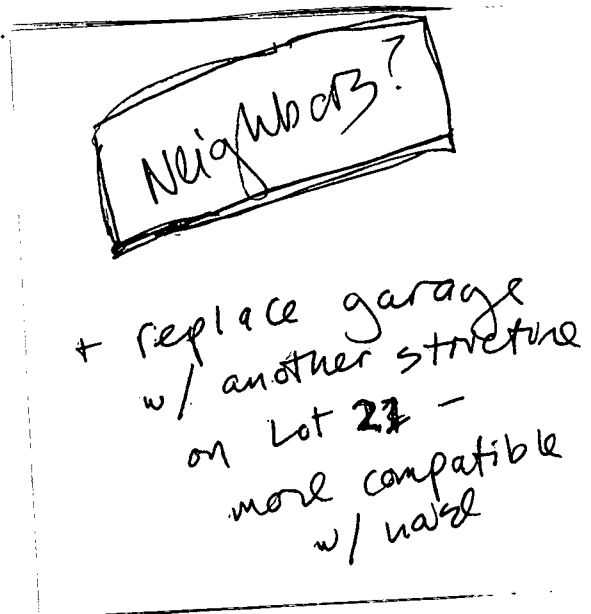
To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation.

I would be pleased to answer questions you may have.

Sincerely,

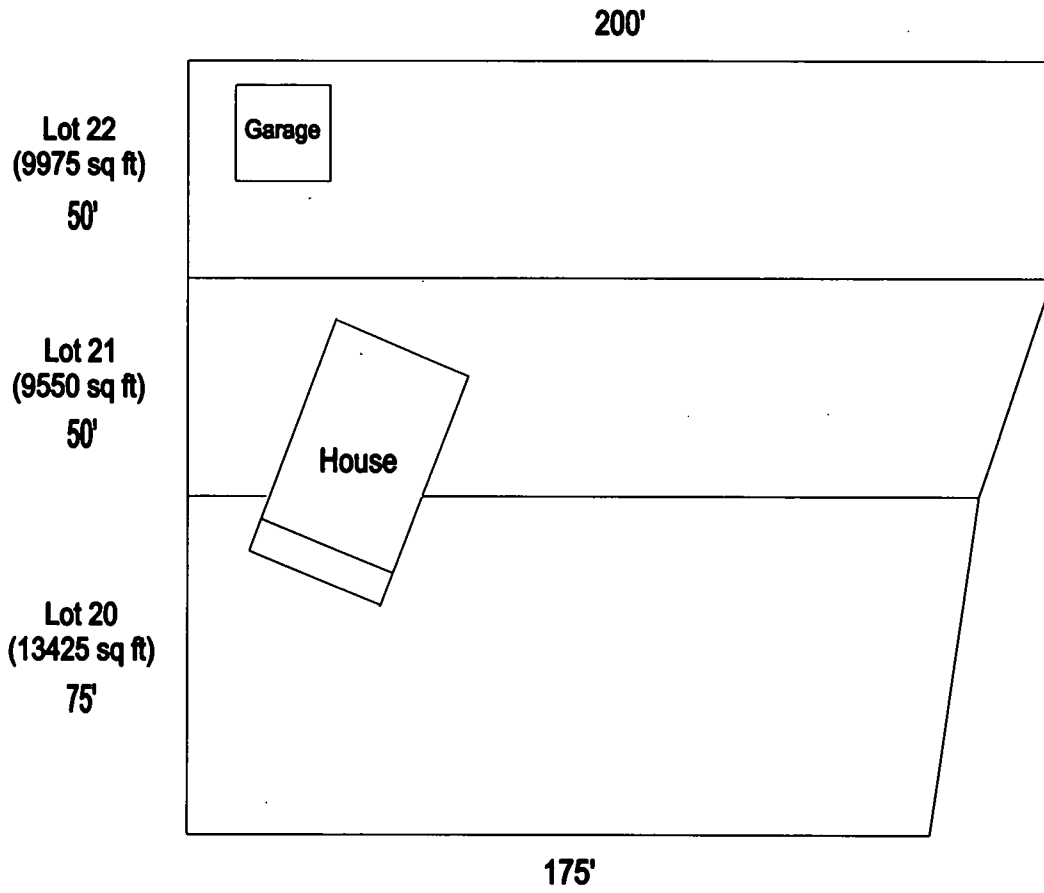
[Bruce Cohen]

11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu



BEFORE

MT
PLEASANT



AFTER

**M
T
P
L
E
A
S
A
N
T**

200'

Lot 22
(9975 sq ft)
50'

To be acquired by LOS

Lot 21
(~12400 sq ft)
65'



House



Garage

Lot 20
(~10580 sq ft)
60'

To be acquired by LOS (?)

175'

FAX COVER SHEET

CAPITOL VIEW PARK
HPC LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-563-3400

Title: Planning Staff

Organization: Montgomery Count Department of Park & Planning

Date: 20 December 2002

Dear Planners:

Message:

Subject: Legacy Open Space Ideas Set Forward by Bruce Cohen

It has recently come to the attention of the LAP for Capitol View Park that there is the possibility that a rather large partly wooded area of the historic district generally known as the Cohen property is being considered for purchase by Montgomery County as part of the Legacy Open Space program.

Given this panel's long standing position that the historic setting of the community is largely dependent on the large amount of open space and significant areas of trees, we were delighted to hear of this possibility.

We understand that the property is owned by the Cohen family. Mr Bruce Cohen has spoken to the Capitol View Citizens Association and to the LAP about this. Presently, Mr Cohen wishes to make some changes to the house on the site and to retain the option to build 2 additional houses on part of the site that would not be involved in the Legacy Open Space program. He wishes to rotate the current house, which is listed as a primary historic resource, so that it will not encroach on the lots to either side. These 3 lots are not part of the anticipated legacy open space, but are located within it. This rotation will allow him to construct two houses for his family on either side of the existing house.

The LAP suggested that the problem might be solved more easily by getting a lot line easement, although there may be other practical reasons for rotating the house.

To our knowledge, no request has been made to the Historic Preservation Commission for consideration of this matter.

While the LAP does not generally agree that the movement or rotation of historic resources is something that should be encouraged, we would like you to know that in this instance we think that the potential benefit to the community does genuinely outweigh any adverse affect on the historic district. We hope that the commission and its staff will take this into consideration when time comes to comment on this opportunity for open space preservation within our historic district.

C. Terrence Ireland
Chair, Local Advisory Panel
10023 Menlo Avenue
Silver Spring, MD 20910-1055

September 21, 2002

Dear Mr. Ireland,

I am writing to request the Local Advisory Panel's consideration of my plan to elevate and rotate my house at 9819 Capitol View Avenue. The house, as it is presently situated, crosses a lot line and faces neither Capitol View Avenue nor Mt. Pleasant Road. Moreover, the space beneath the house is not useful despite our efforts in the 1950's to dig out some of the dirt to accommodate a workbench and a few power tools. Accordingly, I would like to place the house on a new foundation as close to its present location as possible but entirely within lot 21 and parallel to the lot lines.

And on the two adjoining lots, 20 and 22, I would eventually like to build a home for each of my two sons. To preserve the setting for the existing house, I anticipate building each of the two new houses as far from the existing house as possible. In effect, the locations of the three houses would create an equilateral triangle -- with the two new houses near Mt. Pleasant and the existing house (on its new foundation) closer to Capitol View Avenue.

I ask for the support of the Local Advisory Panel for these proposals and would be glad to respond to any questions or comments you may have.

Sincerely,

A handwritten signature in black ink that reads "Bruce Cohen". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Bruce Cohen
11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu

10023 Menlo Avenue
Silver Spring, Maryland 20910-1055
Phone: 301-588-4420

September 2, 2002

Bruce B. Cohen
11120 Troy Road
Rockville, Maryland 20852-2436

Dear Mr. Cohen:

The Local Advisory Panel (LAP) has asked me to write you to request that you formally submit to the LAP the plan you have developed for the Cohen Family house and the surrounding land. We may want to include your letter as an attachment to any letter that we send to the Historical Preservation Commission of Montgomery County.

At a recent meeting of the LAP, the members were positively disposed to supporting your package proposal. There was a general feeling that changing the perspective of the house would not affect its historical value, but there would be a benefit to as much specificity about this change as possible. One member of the LAP has had experience with formal realignment of boundaries. She stated that the cost was minimal. Such an approach might help you in the short term to make feasible the building on lots 20 and 22.

The LAP wishes to apologize to you for taking this long to get to your proposal. It was the case that the Chair and an important LAP member were in Europe for two weeks.

Sincerely,



Terrence Ireland
Chair, Local Advisory Panel (LAP)

Historic Preservation Commission
Steven Spurlock, Chair
M-NCPPC
Silver Spring, MD

February 21, 2003

Dear HPC Commissioners,

Having met Thursday (2/20/03) with staff of the HPC, Legacy Open Spaces and the Capitol View Park Citizens' Association, I am writing to put forth the proposal we discussed to preserve the house and wooded lots at 9819 Capitol View Avenue. As you may know, Legacy Open Spaces has proposed to purchase 14 of the 17 lots owned by various members of my family. My two sons and I happen to own the existing house and three lots that Legacy Open Spaces did not propose to buy; and they are both in Africa in the Peace Corps, so I am representing them in this regard.

In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would include constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation.

I would be pleased to answer questions you may have.

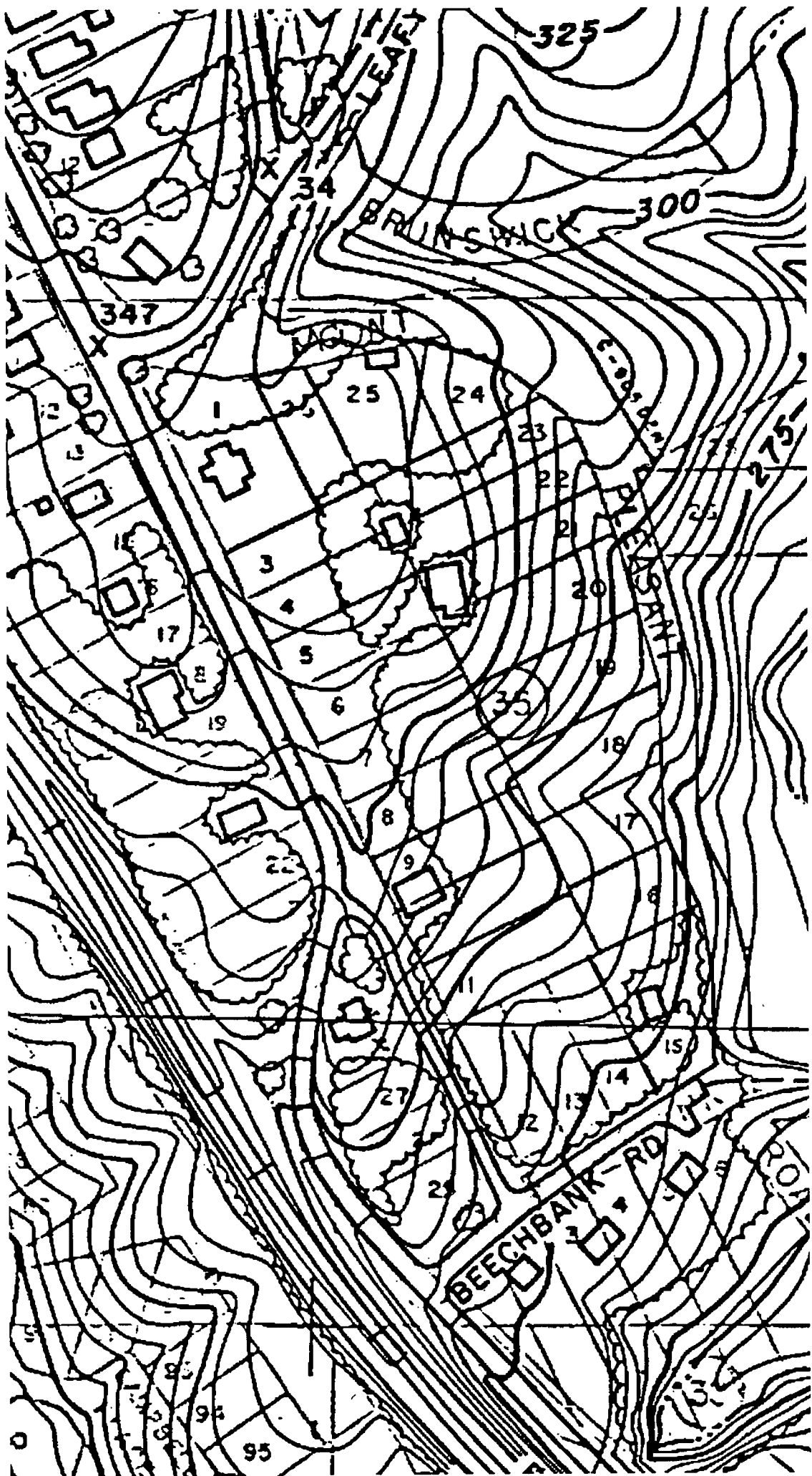
Sincerely,

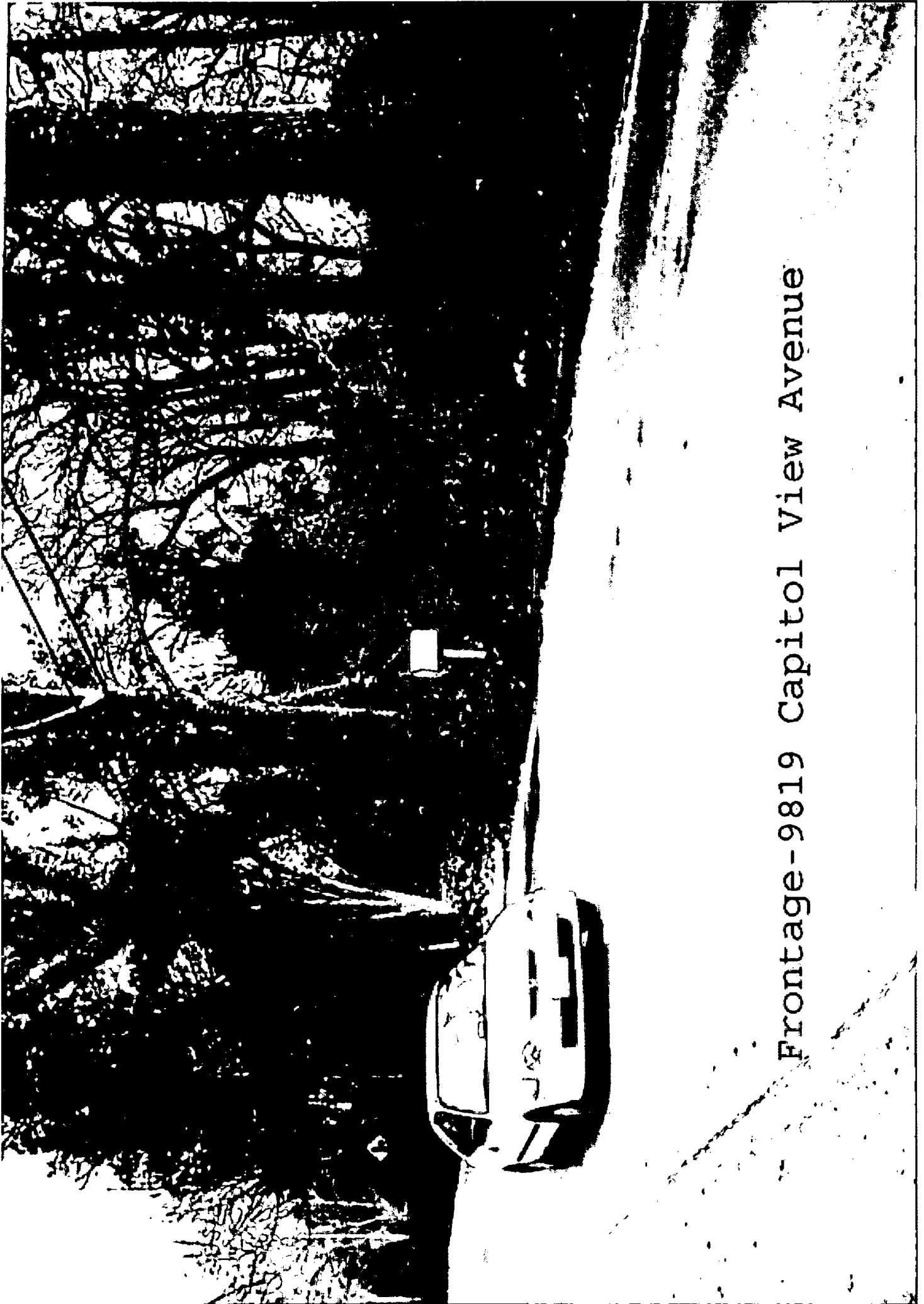
[Bruce Cohen]

11120 Troy Road
Rockville MD 20852-2436
301-816-9394
b.cohen@vanderbilt.edu



Two-car garage (24' x 24') with clapboard siding and fish-scale shingles.





Frontage-9819 Capitol View Avenue



View from driveway



Floor joists at
south end



Northwest corner

American Topographic Engineers

Registered Maryland-Virginia
7136 WISCONSIN AVENUE
BETHESDA 14, MARYLAND

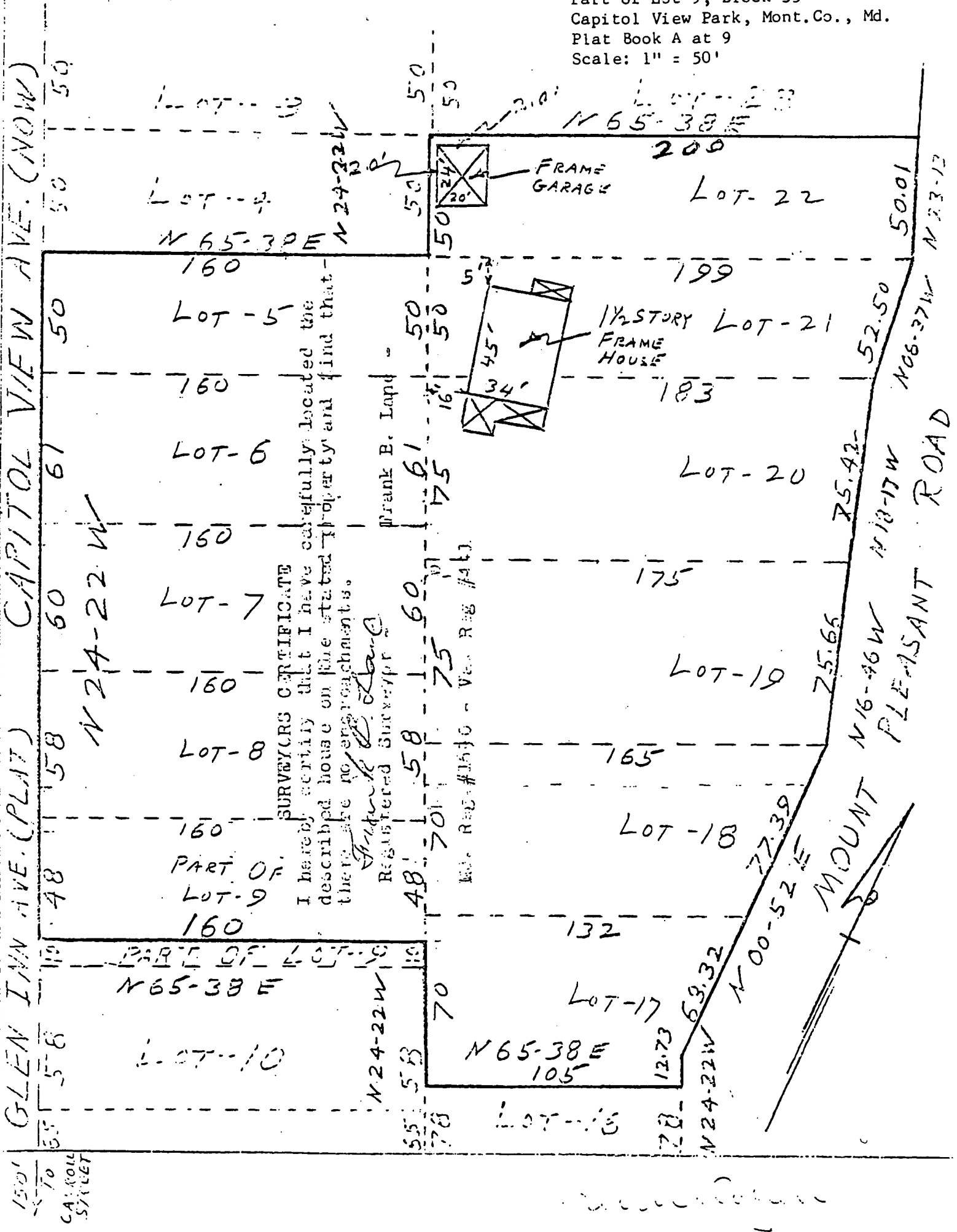
F. B. LANE
E. C. WENDLER

WISCONSIN 8978

September 14, 1950

ATB #1248 - L.T.R. #1888

House Location Plat
9819 Capitol View Avenue
Lots 5,6,7,8,17,18,19,20,21,22 &
Part of Lot 9, Block 35
Capitol View Park, Mont. Co., Md.
Plat Book A at 9
Scale: 1" = 50'



ACHS SUMMARY FORM

1. Name: Cohen House

2. Planning Area/Site Number: 31/7/13 Capitol View H.D. 3. M-NCPPC Atlas Reference: Map 21 H-4

4. Address: 9819 Capitol View Avenue, Silver Spring

5. Classification Summary

Category <u>building</u>	Previous Survey Recording <u>M-NCPPC</u>
Ownership <u>private</u>	Title and Date: <u>Inventory of Historical Sites - 1976</u>
Public Acquisition <u>NA</u>	
Status <u>occupied</u>	
Accessible <u>no</u>	Federal <u> </u> State <u>X</u> County <u>X</u> Local <u> </u>
Present use <u>private residence</u>	

6. Date: 1907

7. Original Owner:

8. Apparent Condition

a. good b. altered c. original site

9. Description: This 5 bay by 5 bay, 1½ story house is set into a hillside facing south. Built on fieldstone foundations, the house has white clap-boarding and a gable roof, covered by brown asbestos shingles. The original well is located near the back door, and is now covered with an iron disc. Outbuildings include a 2-car frame garage and a former chicken coop.

The interior has a central hall. Original stairway newel posts are decorated with beading and a floral motif at the Capitol.

From 1957-1961 the house was rented and occupied by a nursery school.

An outdoor stairway, and other changes were made to meet fire code standards.

10. Significance: This house represents the second wave of construction in Capitol View Park, and demonstrates the convenience of its proximity to the Capitol.

It was built by Eleanor and William Lannan in 1907, and was sold to Frank and Nellie Hewitt in 1929, then to Oliver and Esther Peterson in 1944. Ms. Peterson was the Giant Company's consumer expert who joined the Federal Government as the first Special Assistant to the President for Consumer Affairs under President Johnson and re-appointed by President Carter in 1977 as Director of the U.S. Office of Consumer Affairs -- as well as the Special Assistant post.

The Petersons established a cooperative nursery school in their house for their own 4 children as well as others in the neighborhood.

The present owners bought the property in 1948. Wilbur J. Cohen is a University of Michigan professor and a government bureaucrat, having served under 6 presidents from Roosevelt to Carter. He was Secretary of HEW under President Johnson.

The son of the owner, Bruce Cohen, now occupies the house.

11. Researcher and date researched: Eloise Cohen - 5/79

Candy Reed
Architectural
Description

12. Compiler: Peg Coleman

13. Date Compiled: 6/79

14. Designation
Approval

15. Acreage: 2½ acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Cohen House

2 LOCATION

STREET & NUMBER

9819 Capitol View Avenue

CITY, TOWN

Silver Spring

___ VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Wilbur J. Cohen and Eloise B. Cohen

Telephone #: 313/663-6931

STREET & NUMBER

620 Oxford Road

CITY, TOWN

Ann Arbor

___ VICINITY OF

STATE, zip code
 Michigan 48104

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 1467

Folio #: 565

STREET & NUMBER

CITY, TOWN

Rockville

STATE
 Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

___ FEDERAL STATE COUNTY ___ LOCAL

DEPOSITORY FOR
 SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE
 Maryland 20855

DESCRIPTION

CONDITION

— EXCELLENT
 GOOD
— FAIR

— DETERIORATED
— RUINS
— UNEXPOSED

CHECK ONE

— UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
— MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This five bay by five bay, one and a half story rectangular house is set into a hillside facing south.

Built on fieldstone foundations, the house has white clapboarding and butt shingles at the south gable peak. The south porch has a flat roof with a decorative balustrade supported by four round wooden Doric columns and enclosed by a balustraded railing. The front (south) door, of glass and wood paneling is surmounted by a single-light transom. There is a screened porch on the north elevation with a shed roof and tongue and groove siding. The north door is glass and wooden paneled and is surmounted by a single light transom. An open string run of nineteen wooden steps leads to the second level on the north elevation. Double glass paneled doors open onto the porch.

There are two-over-two double-hung windows. On the north elevation there is a fixed single light window next to a double two-over-two double-hung window on the east and west elevations.

The house has a gable roof, covered by brown asbestos shingles, with a boxed and returned cornice line. According to Kenneth Schooley, who lived in an adjoining house, the roof was raised in the 1920s. There is an exterior stove chimney on the east elevation.

Outbuildings include a two-car frame garage and a chicken house (now used for storing firewood).

Inside the house the door and transom are framed with bullseye style framing, the length of the frame being 8½'. The hall ceiling begins two feet above that.

To the right of the central hallway is the stairway. The newel post is decorated with beading and a floral motif around the capital. The posts of the balustrade on the left side of the stairs, as well as the newel post, are the originals from when the house was built, as are the paneled doors, wooden doorknobs, and bullseye framing around the 14 doors and doorways, and the 13 windows on the first floor.

The long narrow living room with a corner fireplace is entered from the right side of the hall through a 48' wide doorway, or at the other end through a door surmounted by a transom window.

Behind the living room is the kitchen with free-standing cabinets and an old-fashioned sink. The original well, with a heavy iron disc covering it, is located near the back door. Nowadays, however, water is piped in.

To the left of the hall are a study, bedroom, and dining room with fireplace. At the end of the hall is a full bath. The decorative hot water radiators in the hall, study, bedroom and dining room are probably the originals.

The floors are of light Georgia pine. On the second floor, at the top of the stairs, is a foyer off which opens two bedrooms, a bathroom, and a large play area. A third bedroom at the front opens off the playroom; the roof of the front porch, surrounded by an old-fashioned railing, served as a 'patio' for the bedroom. The small bedroom at the back opens onto a platform that leads to an outside stairway. The master bedroom has two paneled doors and five windows some of which have original glass.

CONTINUE ON SEPARATE SHEET IF NECESSARY

(Continued on Attachment Sheet A)

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	Local History
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1907 BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

This two-story frame house is representative of the second wave of construction which occurred in Capitol View Park just after the turn of the 20th century.

The house was constructed by Eleanor and William Lannan in 1907.¹ The Lennans lived there for 22 years, then sold the property to Frank and Nellie Hewitt.² The Hewitts sold to Nellie and Percy Mays two years later who rented it out and in turn sold to Oliver and Esther Peterson.³ Mrs. Peterson was connected with the Federal Government over a long period of time as an expert in consumer affairs and as Assistant Secretary of Labor. During their four years of ownership, a cooperative nursery school was established in the house for the benefit of the four Petersons and other neighborhood children. When Oliver Peterson was named by President Truman as Labor Attache to Sweden in 1948 the house was sold to the present owners, Wilbur J. and Eloise B. Cohen.

Cohen, who came to D.C. in 1934 from Wisconsin as a research assistant to Prof. Witte, Chairman of President Roosevelt's Committee on Economic Security, helped to provide the information on which the Social Security Act was based. He played a large part in getting the Medicare and Medicaid bills through Congress. During the past 45 years he served under six Presidents - Roosevelt, Truman, Eisenhower, Kennedy, Johnson, and Carter. He was appointed Secretary of Health, Education and Welfare by President Johnson in 1968, having previously served as Assistant Secretary and Under secretary of that Department during President Kennedy's term in office. During the years when he was not connected with the government, he was a professor at the University of Michigan in the School of Social Work (1951-61) and Dean of the School of Education there (1969-78).

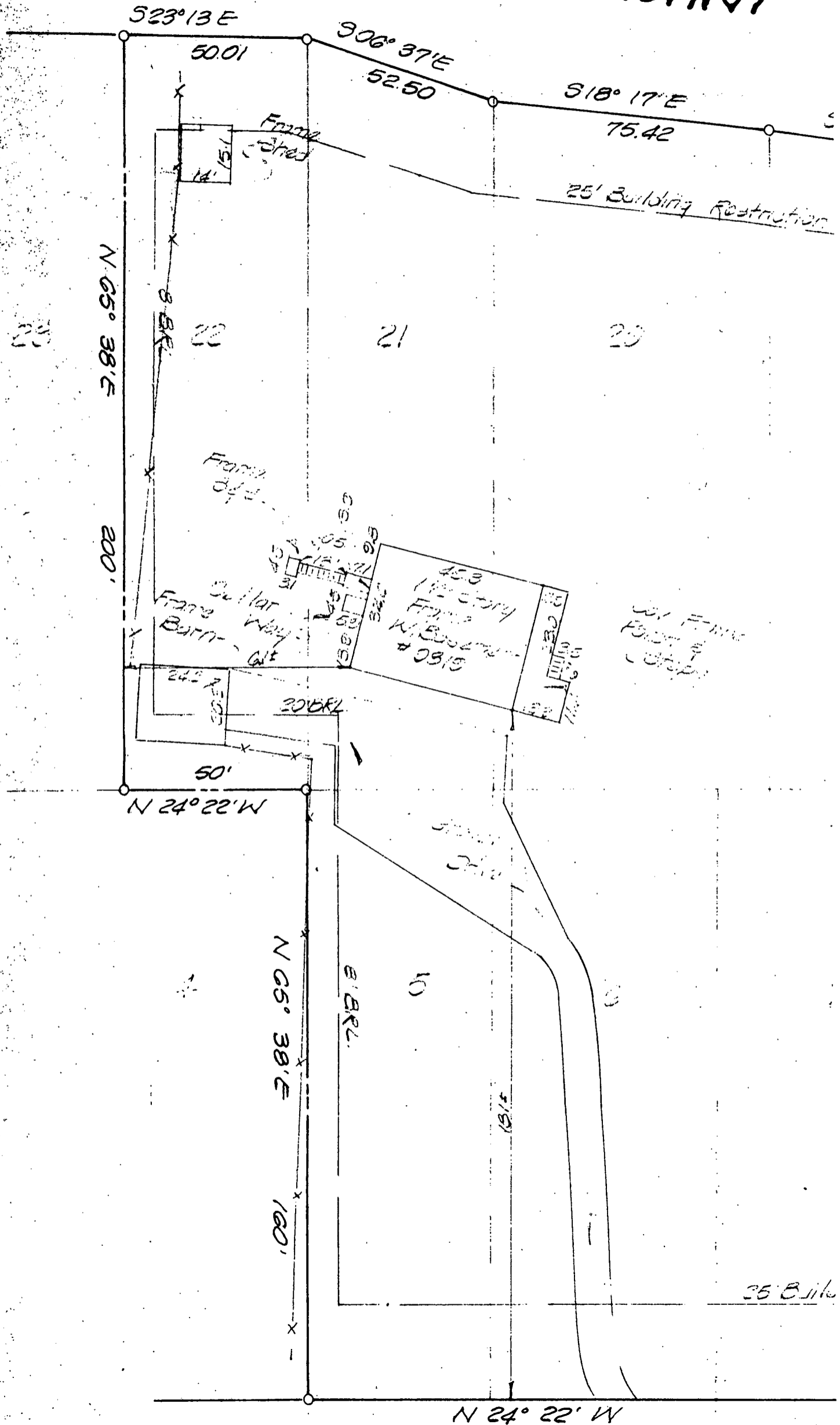
The Cohen house was rented from 1956 to 1970, and is now occupied and being worked on by Bruce Cohen, son of the owners.

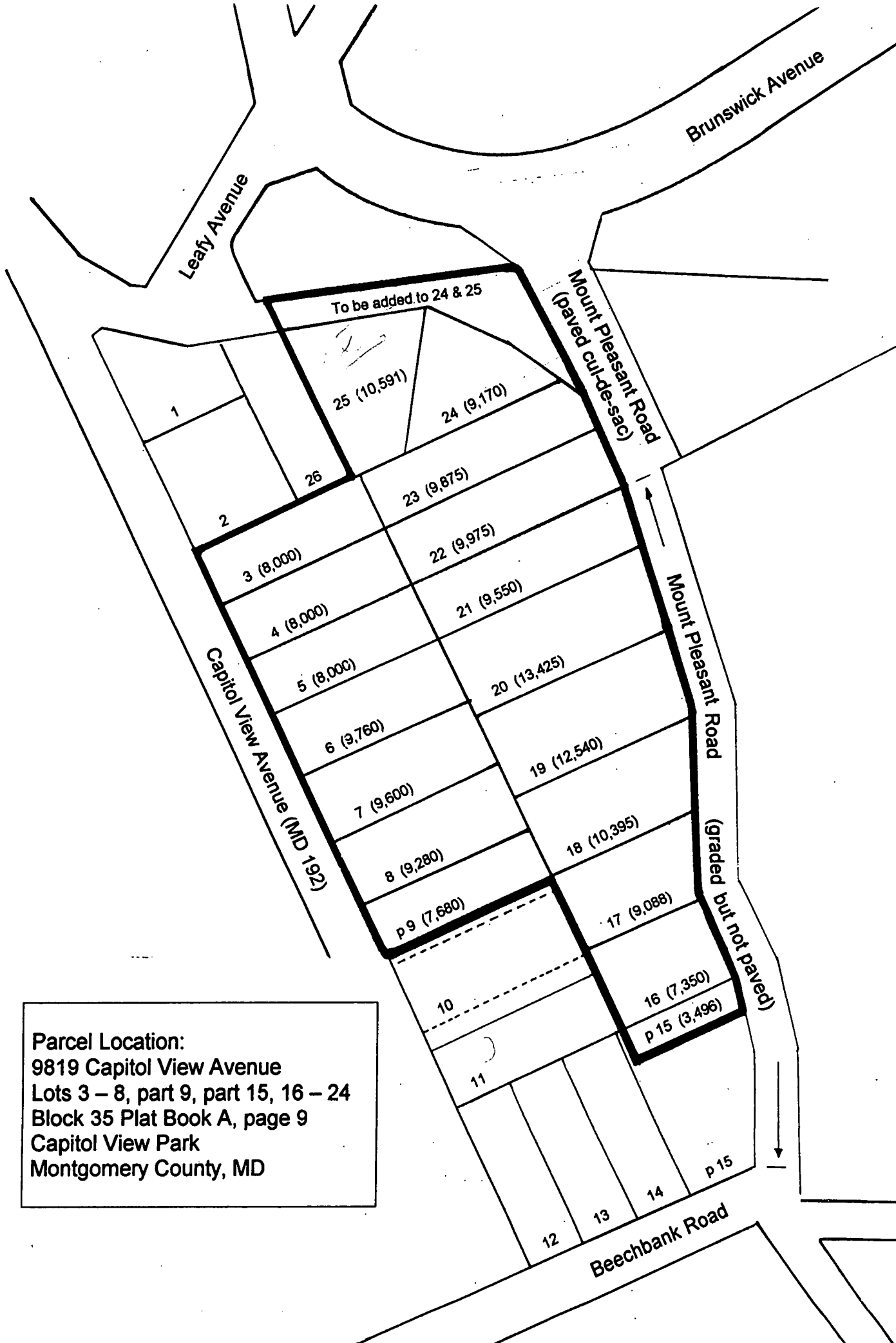
FOOTNOTES:

1. Montgomery County Assessment Records, 1907.
2. Land Records of Montgomery County, Maryland, 492/461 (1929).
3. Ibid, 938/254 (1944).

CONTINUE ON SEPARATE SHEET IF NECESSARY

MOUNT PLEASANT





Parcel Location:
 9819 Capitol View Avenue
 Lots 3 – 8, part 9, part 15, 16 – 24
 Block 35 Plat Book A, page 9
 Capitol View Park
 Montgomery County, MD

Neighbors in Capitol View Park & Homewood

Mary Alexander
9913 Capitol View Avenue Silver Spring 20910

Susan Shoaf Barton
9817 Mt. Pleasant Rd. Silver Spring 20910

Derick Berlage
10007 Leafy Avenue Silver Spring 20910-1021

Martha Bramhall & Ron Murry
9834 Capitol View Avenue Silver Spring 20910

Diane Cameron & Joseph Horgan (& Sophie)
3102 Edgewood Kensington 20895

George & Sarah Carr
9830 Capitol View Avenue Silver Spring 20910

John Cummings
9907 Leafy Avenue Silver Spring 20910

Roger Friedman & Roz Beroza
9826 Capitol View Avenue Silver Spring 20910

Jack Gleason [tcjgleason@aol.com]
10209 Menlo Avenue Silver Spring 20910

Carol Ireland & C.Terrence Ireland
10023 Menlo Avenue Silver Spring MD 20910-1055

Paul & Margaret Irvin
9829 Capitol View Avenue Silver Spring 20910

Ron Isaksen & Rosemarie Kellinger
2802 Beechbank Road Silver Spring 20910

Mrs. A. Kirscheimer
2801 Beechbank Rd. Silver Spring 20910

Leonie Menezes
3002 Edgewood Road Kensington 20895-2743

John & Carolyn McHale
10118 Day Avenue Silver Spring 20910

Kelly Perry
9814 Capitol View Avenue Silver Spring 20910

Carol Petrash
3106 Edgewood Road Kensington 20895-2745

Mona & Justin Pierce
9810 Capitol View Avenue Silver Spring 20910

PROPERTY OWNER
9812 Capitol View Avenue Silver Spring 20910

PROPERTY OWNER
9816 Capitol View Avenue Silver Spring 20910

PROPERTY OWNER
9818 Capitol View Avenue Silver Spring 20910

PROPERTY OWNER
9819 Mount Pleasant Road Silver Spring 20910

Nancy Reid
9821 Mt. Pleasant Road Silver Spring 20910

Jenny Ritchie
3107 Lee St. Silver Spring 20910-1052

Betty Scott & Jim McMullen
10232 Capitol View Avenue Silver Spring 20910-1013

Duncan E. Tebow & Betsy Tebow
9811 Capitol View Ave Silver Spring MD 20910

Emily Volz 301-588-9593
2801 Barker St. Silver Spring 20910

Graeme Wistow
2809 Beechbank Road Silver Spring 20910-1102

Sherry & Bob Zuckerman
9903 Leafy Avenue Silver Spring 20910-1012

CAPITOL VIEW PARK HISTORIC DISTRICT

Clare Lise Cavicchi, 11-28-90

One of the earliest subdivisions to develop in Montgomery County was Capitol View Park. The town was also the first historic district to be included in the County's Master Plan for Historic Preservation.

Capitol View Park developed along the B & O Railroad's Metropolitan Branch, between Forest Glen and Kensington. When constructed in 1873, the railroad bisected a farm owned by Thomas Brown. In 1882, Mary and Oliver Harr purchased the 123-and-a-half-acre portion of the farm which lay north of the tracks. This area came to be known as Capitol View Park.

The Harrs were responsible for the initial development of the community. They subdivided the land in 1887, intending to establish a community for wealthy Washingtonians searching for a rural retreat. Later, the work of the Harrs was supplemented by developers Alexander and Martin Proctor and Washington real-estate broker Frederick Pratt.

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 yards, the average of which is 12,000 square feet.

Unlike the homogenous suburban developments which 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.

Only one house in the historic district predates the subdivision. It is the Case house (9834 Capitol View Avenue) which was built c.1870 by farmer Thomas Brown and is set back from the road by a long curving driveway.

The first group of 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.

Another style of house built in this community in the 1890s and later is known as the Colonial Revival. 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

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Capitol View Park is one of a few 19th Century Montgomery County communities which developed when the Metropolitan Branch of the B&O Railroad was built through the county in the 1870's, an event which was to have significant impact on the development of the county. Since its founding in 1867, Capitol View Park has developed at a leisurely pace, a few homes at a time, until now, with its approximately 220 homes, it represents the history of suburban development in Montgomery County for the last century.

The boundaries of this community are still clearly those which circumscribed it in its original layout (see map): the B&O Railroad on the SW with much green buffer area still intact along it; the boundary line with Carroll Knolls to the east to which there are no through roads and which also boasts many acres of wooded buffer zone; and Homewood to the north, which begins with Edgewood Road and to which there is still only one through street. This isolation has allowed CVP to develop slowly and uniquely even though surrounded by urban sprawl. Represented within this small area are fine examples of every architectural style of the past 100 years: Georgian revival, Queen Anne, Victorian cottage, stick style, and bungalows of every description from the earlier years which blend in with the more recent Cape Cod's, brick colonials and split levels, and ultra modern contemporary dwellings.

In the late 1860's when Thomas Brown built the first home in what is now CVP, he built a colonial revival style home which despite its many later additions retains much of its gracious simplicity (9834 Capitol View Ave. - Case House)*. A 2 1/2 story home with novelty siding, the interior of the home contains early tin panelling on the walls of two rooms, and many unique features added by the Morgan family who owned it from 1928-1971. The history of CVP as we know it began in the 1870's with the coming of the railroad which dissected Brown's farm. In 1882 the 123 1/2 acres north of the tracks were bought by Mary and Oliver Harr.

The Harrs built their first home at 10011 Capitol View Avenue.* This dwelling burned to the ground in 1899, and the nucleus of the present home on that site was built on the same foundation in 1914. This is a bungalow style home which has since grown in every direction with major additions in 1918 and again in 1927 after it was bought by J.W. Trimble, a wealthy Washington Business man in whose estate it remained until 1960. The Trimbles spent a great deal of time and money in landscaping, planting, and maintaining their property: it is probable that their efforts followed the lines of a planned Victorian landscape originating from the time of the Harrs. It is a showcase of the neighborhood to this day.

In 1887 the Harrs filed a subdivision plat for their farm making CVP one of the earliest subdivisions in Montgomery County. The first houses built as part of the development were Victorian cottage style homes built in 1888 high on a hill supposedly overlooking the Capitol. The board and shingle Wolff-Hoberman* house, at 10201 Meredith retains much of its original exterior appearance, although the neighboring Vivian-Clarke house, at 10203 Meredith, which was built at the same time has been remodeled.

The next two houses added to CVP the wonderful shingle and novelty siding Queen Anne Victorians built in 1889. The Ireland house, 10023 Menlo*, had several early additions and several porches enclosed, and is a wonderful example of the complexity of elements and textures so prevalent in that era. The Pierman house, 10019 Menlo*, has also had several additions but still retains some of the large open porches which originally surrounded it. The grounds of this house also contain a small barn which matches the house with its fist scale shingles and novelty siding and was probably built at the same time. Both houses are on lovely large lots of nearly 1/4 acre which are filled with large trees, azaleas, and ponds.

* houses for which NHT forms have been submitted

CONTINUE ON SEPARATE SHEET IF NECESSARY

7. continued page 3

example of early 1900 architecture with its two bays and roof line which swoops down in the front to what was originally an open porch. At about the same time, Mr. Proctor constructed two stick style homes on Capitol View Avenue. The Reynolds-Jones house*, at 9811 Capitol View, was noteworthy for its early owner, Parker Jones, who was responsible for having Capitol View Avenue rerouted from in front of his door to behind his neighbor's house. That house, the Barbee house*, at 9308 Capitol View, although very modest when it was built, still showed much attention to detail as seen in the overhung windows and multipaned window effects.

The attractive and well-maintained Weiss house*, at 10209 Menlo Avenue, is a fine example of two small homes being joined to create a larger one. A small dwelling was built on this site in 1910, but by 1923 the building on the adjoining lot, which had been built in 1899, was apparently moved and added to it to create the present home.

The 20th century brought waves of bungalows. One that grew in all directions from its original modest size is the Hartman-Hahn house* at 2801 Barker Street. Two major brick additions from the 1950's flank the small shingle center portion. This home remains isolated on almost 4 acres. The 1907 Cohen bungalow*, at 9819 Capitol View, also grew, having the second story added in the 1920's. This home has had several prominent owners including Esther Petersen, the consumer advocate and former Assistant Secretary of Labor, and the present owner, Wilbur Cohen, former Cabinet officer under Presidents Kennedy and Johnson.

1911 saw the building of a modest but appealing colonial revival home with its striking pediment porch at 10233 Capitol View*. From the time of its construction until 1958 this was the home of Mr. and Mrs. Charles Cooley, he being the first Montgomery County Chief of Police.

Another variation on the bungalow style is the Wilburn-Scott house, 10232 Capitol View*, which was constructed in 1918 of redwood which has since been painted over. The design for the house was brought here from California by the builder, Charles Wilburn. The '20's brought many bungalows, such as those at 2910 and 2914 Barker Street, and 10110 Capitol View Avenue, as well as 10220 Grant and others throughout the community. A variety of styles emerged at that time, many a mixture of those that had gone before. Surely one of the most unique dwellings was Col. Hayward's house in the trees which was actually built in a tree on Leafy Avenue on the present site of Leafy House.

The neighborhood continued to grow a few houses at a time until the 1940's when a great building boom took place, adding nearly 50 homes to the community, many of them a simple bungalow style. A more leisurely growth pattern returned with the 1950's and 1960's, adding some attractive contemporary dwellings at 10017 and 10015 Menlo to the many architectural styles. And still CVP continues to grow, adding a few homes a year, as it has always done, to this diverse community.

Capitol View Park is a place rich in the history of Montgomery County but a living, working community of the present. As one walks through its 123½ acres, an area isolated by the same boundaries now as when it was platted for subdivision in 1887, one witnesses the many waves of suburban development of the last century. Remarkably, 38 of those acres are still retained in parcels of over 2 acres. It is a place where the fine older homes live happily beside their newer neighbors; a place of rustic lanes and gracious lawns and lush green spaces; a place with an abundance of unusual architectural detail. It is a unique place in Montgomery County!

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

7. continued

The Thompson-Mullett house* at 3120 Lee Street was built by the Harrs in 1891 across the street from their first two houses on Meredith. This lovely fish scale shingle and board home has had the wide front and side porches enclosed for a two story addition which uses the same materials as the original section of the house. The Calloway-Schooley house*, 9829 Capitol View Ave., was built in 1892 by Mr. James Ford and has changed very little from its original shape. It is a large, elaborate, three story frame and shingle Queen Anne Victorian with turrett and complex roofline and seems to have been the first dwelling built in CVP by an individual for his own use. From 1920 to 1938 a private elementary school for neighborhood children was run in this house by Mrs. Charles Schooley who with her husband owned the property from 1906 until 1951.

→ In 1892, when sales of land and homes slackened, Alexander and Martin Proctor joined the Harrs as partners and sales agents for the development. The Proctors were responsible for the building of several colonial revival homes. The first of these, the Dwyer house* at 10245 Capitol View Avenue, still preserves its elegant simplicity. With its slate roof, perfect upkeep, and beautiful grounds it is one of the showplaces of the community. This home has the distinction of having been the home of the Harrs from 1899, when their first dwelling burned, until 1909 when they lost their home and last remaining acreage in CVP through an equity suit. A duplicate of this house is the Phillips house* at 10109 Grant Avenue which was built in 1893. This home retains the two story rear veranda with its French doors leading out from the lovely octagonal dining room.

Dec 21/1960
 10/21/1960
 10/21/1960

A third house built by the Proctors in 1894, and the one in which they lived until 1918, is similar to the others in its basic square design but is quite different in appearance and in its interior layout. Located on Beechbank Ave., and owned since 1937 by the Miltons*, the house is still isolated on nine woodland acres that can only be reached by a rustic bridge. Another house on the property, originally a pre-fabricate two room structure, is known as the Beekeeper's house because it was used from 1900 to 1938 to process "Beechbank Honey".

In 1895 another prominent citizen and land owner in CVP, Frederick Pratt, built his house at 10012 Capitol View Avenue* - an impressive stone and shingle dwelling. With its high ceilings, beautiful staircase, gracious bays in downstairs and second floor parlors, and lovely vistas from the large windows and several porches, it was truly a house worthy of a gentleman from Washington. This house remained in the Pratt family until 1978.

Alexander Proctor built two 'cottages' on Stoneybrook Avenue in 1900. One, the Shinn house, was a classic case of demolition-by-neglect, and was bulldozed in 1978. The other frame dwelling, at 10013 Stoneybrook, known as the Shaw house*, is a striking

CONTINUE ON SEPARATE SHEET IF NECESSARY

Ⓐ CVP

A Capitol 'Viewscape'

Nestled between busy Georgia and Connecticut Avenues and less than three miles outside the Washington Beltway lies the community of Capitol View Park. As its name suggests, the area is on high ground and before extensive development of the city it was once said to offer a view of Washington. As one enters along winding Capitol View Avenue, the community comes as an unexpected but pleasant surprise. 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 1890's to the 1980's in a setting that is scenic and almost rural in feeling. There are grand old homes dating from the time of the community's establishment in the 1880's with stately verandas and quaint turrets as well as more modest 'cottages' of the 1940's which lend a cozy air. More contemporary homes are sited on irregular lots and comfortably accommodate the older structures.

Land, that premium of housing construction in the nineteen-eighties, is plentiful, punctuating the parade of interesting architectural styles with tall old oaks and wonderful azalea and forsythia bushes. Informal, Victorian gardens give way to dense underbrush and scattered fieldstones marking the site of an old quarry. Neighbors tend gardens within earshot of the railroad on land that at the turn of the century had been used as a summer resort by Washingtonians escaping the heat of the city. A creek that once fed an old swimming hole meanders through a dense stretch of woods flanked by isolated frame houses that have seen as many as four generations make their homes there. ~~Roads which wind through the area are like country lanes, lacking sidewalks and ending unexpectedly at a stand of trees or a quiet park.~~

Unlike historic districts where a majority of the houses date from the same era, Capitol View Park offers, through its wide range and time span, a unique glimpse of history unfurling, of time changing the complexion of a neighborhood, adding character to it like the wrinkles on an octogenarian's face. In this day and age of insistent modernity, compulsive progress, and preoccupation with the future, it becomes all the more essential that we preserve a community with the grace, charm, and history of Capitol View Park.

suburban development in Montgomery County than others and are therefore less important to the CVP Historic District. The distinction is primarily based on age and uniqueness: because the twin houses at 10201 and 10203 Meredith Avenue were the first two development houses built in CVP in 1888 and the only two remaining of that style, it is in the interest of the district as a whole to have major alterations to these structures reviewed by the HPC. This is not to say that the evolution of these dwellings is any different than the evolution of numerous bungalows built in the 1940's, many of which have changed dramatically. The richness of this district is that it contains all of these kinds of structures.

The only real distinctions between 'historic resources' and 'contributing structures' are age, ~~historic resources having been built before 1910~~ and contributing structures in the 1910's and 1920's, and the fact that all of the historic resources have been researched for the Maryland Historic Trust. Because of the larger numbers of later structures (designated 'other') and because of the general eclectic nature of the community, which will allow for a wide variety of alteration, it is considered administratively difficult and aesthetically unnecessary to require the HPC to review all major alterations on the group of structures classified as 'other'.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10213 Capitol View Avenue	Meeting Date:	12/04/02
Applicant:	William Enderlin	Report Date:	11/27/02
Resource:	Capitol View Historic District	Public Notice:	11/20/02
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/07-02G	Staff:	Corri Jimenez
PROPOSAL:	Roof replacement and repave of a driveway		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. The roof will be repaired or replaced with in-kind stamped sheetmetal.
2. Tree protection will be conducted around the primary tree located on Capitol View Avenue near the applicant's driveway. Montgomery County's arborist, Steve Cary, has recommended that there be 3' distance away from the base of the trunk protected.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource
STYLE: Vernacular/Queen Anne
DATE: c. 1912

10213 Capitol View Avenue is a Primary resource in the Capitol View Historic District as a two-story, Vernacular/Queen Anne farmhouse located on a stone foundation, constructed between 1870-1916. Decorative shingles highlight the front gable and brick-patterned asphalt shingles sheathes the exterior walls. Since it was surveyed in 1979 and designated in 1982, the house has not been significantly altered (see Circle 19-23).

According to the Capitol View Historic District designation and a filed Maryland Historic Trust survey form, the house is known as the Wolfe/Magruder House and was one of the first house's built in the 29 acre community between Forest Glen and Kensington "after the original developers were no longer actively engaged in the growth of the community." The Magruders lived in the house for approximately 10 years until their daughter was killed in an accident on Capitol View Avenue. The house was then sold in 1924 to Clara V. Wolfe who remained in the house until 1942.

Fothergill, Anne

From: Wright, Gwen
Sent: Monday, April 07, 2003 11:07 AM
To: Fothergill, Anne
Subject: FW: Meeting on April 23

Some background info for you about the upcoming HPC item in Capitol View Park...I will fill you in more on Tuesday...

Gwen

-----Original Message-----

From: cohenbb [mailto:b.cohen@vanderbilt.edu]
Sent: Monday, April 07, 2003 8:52 AM
To: Wright, Gwen
Subject: RE: Meeting on April 23

Dear Ms. Wright --

The only item I would add (to the items you already stated, below) would be consideration of the garage. I would like to replace the garage with another structure on lot 12 more compatible with the house.

Bruce
21

>===== Original Message From "Wright, Gwen" <Gwen.Wright@MNCPPC.ORG>
>=====

>Dear Mr. Cohen:

>
>The HPC meeting on April 23rd will be a public meeting and notification will be sent to adjacent property owners, interested community groups, etc.

>
>However, I do want to clarify that the preliminary consultation needs to be on physical changes that you - as the property owner - wish to make on the property. That is the only thing over which the HPC has any legal jurisdiction. The HPC cannot consult on which lots Legacy Open Space (LOS) should purchase - that is a negotiation between you and LOS.

>
>It is my understanding from your February 23rd letter that the physical change to the property on which you wish to get feedback from the HPC is:

>
>"In essence, I would like to preserve the house by putting it on a new foundation and situating it parallel to the lot lines recorded in 1887. This would entail rotating the house but not entail moving the house laterally. I tend to think the front should face Capitol View Avenue -- even though the lot technically fronts Mt.Pleasant; but I welcome your guidance in this regard.

>
>Several years ago, as a stop-gap measure, we installed jacks to prevent the house from sinking further; but the renovations I am proposing would

include

constructing a new foundation to assure its structural integrity. On the west side, the house presently sits on a foundation comprised of field stones a few inches high, with no footing whatsoever.

>
>To accommodate the house, I propose a minor shift of two lot lines (see BEFORE and AFTER, attached). At some point, my sons might then opt to build a house on lots 20 and 22, on the east end of those two lots, approximately 100 feet from the existing house and at a point approximately 25 feet lower in elevation."

>
>Please verify for me that this is the item on which you wish to have the Preliminary Consultation.

>
>Gwen Wright

>
>-----Original Message-----

>From: cohenbb [mailto:b.cohen@vanderbilt.edu]
>Sent: Friday, April 04, 2003 12:46 PM
>To: Wright, Gwen; cohenbb
>Cc: Gries, William; Turgeon, John; Sandberg, Brenda; camelidz@his.com; cummings9907@comcast.net; duncantebow@comcast.net; e-volz@comcast.net; graeme@helix.nih.gov; gscarr@starpower.net; jdmcm@starpower.net; j-ritchie@nga.gov; kellygallointeriors@comcast.net; kyzyl@his.com; malexander@starband.net; mirvin@erols.com; ron@isaksenfoodservice.com; rsf9825@aol.com; sallymader@workingfamilies.com; sherryz9903@aol.com; shoafbarton@hotmail
>Subject: RE: Meeting on April 23

>
>
>I look forward to consulting with HPC on any of the proposals Legacy Open Spaces is prepared to consider. If LOS wants 14 of the 17 lots, I would like to consult with the HPC about the issues outlined in my February 32rd email.
>If LOS wants 16 of the 17 lots, then I would like to consult with the HPC about lot 21 and the house. To be on the safe side, it's probably best to discuss both scenarios.

>
>You may want to invite staff from LOS to attend, in the event that the HPC has questions for them.

>
>I know that there is great interest throughout Capitol View Park in this matter and have been asked if neighbors may attend the meeting too. Am I correct to presume it's open to the public ?

>
>Bruce

>
>>===== Original Message From "Wright, Gwen" <Gwen.Wright@MNCPPC.ORG> =====

>>Mr. Cohen:

>>
>>Great! You will be on the agenda for April 23rd. The meeting will be

at
>7:30 p.m. in the Park and Planning Auditorium at 8787 Georgia Avenue.
The
>final agenda for the meeting will be mailed next Monday. Unless I hear
>otherwise, I will assume that the issues which you want the HPC to
address in
>the Preliminary Consultation are the ones outlined in your letter and
exhibits
>that were attached to your February 23rd email.
>>
>>Gwen Wright
>>
>>-----Original Message-----
>>From: cohenbb [mailto:b.cohen@vanderbilt.edu]
>>Sent: Wednesday, April 02, 2003 11:28 AM
>>To: Wright, Gwen
>>Cc: Sandberg, Brenda; camelidz@his.com; cummings9907@comcast.net;
>>duncantebow@comcast.net; e-volz@comcast.net; kyzyl@his.com;
>>graeme@helix.nih.gov; gscarr@starpower.net; jdmcm@starpower.net;
>>j-ritchie@nga.gov; kellygallointeriors@comcast.net; mirvin@erols.com;
>>ron@isaksenfoodservice.com; rsf9825@aol.com;
>>sallymander@workingfamilies.com; sherryz9903@aol.com;
>>shoafbarton@hotmail; Turgeon, John; Gries, William;
>>malexander@starband.net
>>Subject: Meeting on April 23
>>
>>
>>It would indeed be convenient to meet with the HPC on the 23rd.
Please let
>me
>>know when and where the meeting is scheduled to take place.
>>
>>As you may know, there are several other proposals "on the table",
including
>>an offer from Legacy Open Spaces to purchase the entire 17 lots,
adjust one
>or
>>more lot lines and then re-sell the house. This is a viable option if
the
>>price were agreeable, but another alternative is for me to retain the
house
>>(with it's present orientation and no additional lots) at the LOS's
proposed
>>price.
>>
>>I continue to receive inquiries from developers (one of whom informed
me
today
>>that he will have a formal proposal prepared by the end of this week),
but I
>>would prefer an arrangement that is sensitive to the environment and
>community
>>as well as to my brothers and their families.
>>
>>I look forward to working with you and the LOS, to find an arrangement
that
>>works for all parties.
>>
>>Bruce
>>
>>===== Original Message From "Wright, Gwen" <Gwen.Wright@MNCPPC.ORG>
=====

>>>Mr. Cohen:
>>>

>>>Would it be convenient for you if we schedule this item as
Preliminary
>>Consultation on the HPC's April 23rd agenda?

>>>
>>>Gwen Wright
>>>
>>>-----Original Message-----
>>>From: Wright, Gwen
>>>Sent: Friday, February 28, 2003 2:03 PM
>>>To: 'cohenbb'; Sandberg, Brenda; Turgeon, John; kyzyl@his.com;
>>>malexander@starband.net; Gries, William
>>>Cc: camelidz@his.com; cummings9907@comcast.net;
duncantebow@comcast.net;
>>>e-volz@comcast.net; graeme@helix.nih.gov; gscarr@starpower.net;
>>>jdmcm@starpower.net; j-ritchie@nga.gov;
kellygallointeriors@comcast.net;
>>>mirvin@erols.com; ron@isaksenfoodservice.com; rsf9825@aol.com;
>>>sallymander@workingfamilies.com; sherryz9903@aol.com;
>>>shoafbarton@hotmail.com
>>>Subject: RE: Follow-up to Thursday meeting with HPC & Legacy Open
Spaces
>>>
>>>
>>>Dear Mr. Cohen:
>>>
>>>Thank you for your letter of February 23rd. I will forward it to the
HPC
>and
>ask when they would like to schedule it on an upcoming agenda.
>>>
>>>Gwen Wright
>>>
>>>-----Original Message-----
>>>From: cohenbb [mailto:b.cohen@vanderbilt.edu]
>>>Sent: Sunday, February 23, 2003 10:11 PM
>>>To: Sandberg, Brenda; Wright, Gwen; Turgeon, John; kyzyl@his.com;
>>>malexander@starband.net; Gries, William
>>>Cc: camelidz@his.com; cummings9907@comcast.net;
duncantebow@comcast.net;
>>>e-volz@comcast.net; graeme@helix.nih.gov; gscarr@starpower.net;
>>>jdmcm@starpower.net; j-ritchie@nga.gov;
kellygallointeriors@comcast.net;
>>>mirvin@erols.com; ron@isaksenfoodservice.com; rsf9825@aol.com;
>>>sallymander@workingfamilies.com; sherryz9903@aol.com;
>>>shoafbarton@hotmail.com
>>>Subject: Follow-up to Thursday meeting with HPC & Legacy Open Spaces
>>>
>>>
>>>To Gwen Marcus Wright of HPC, Brenda Sandberg and John Turgeon of
LOS, Mary
>>>Alexander of CVPCA, Terry Irelandof CVPLAP, Bill Gries of M-NCPPC,
and
>>>interested neighbors at Thursday's meeting re: 9819 Capitol View
Avenue.
>>>
>>>In the attached letter to the HPC, I outline the option we discussed
>Thursday
>>>that entails moving two lot lines and rotating the house.
>>>
>>>As events unfold, I will apprise all who asked to be contacted.
>>>
>>>Regards,
>>>
>>>Bruce
>>>
>>>-----
>>>Bruce B. Cohen
>>>b.cohen@vanderbilt.edu
>>>
>>>Address: 11120 Troy Road

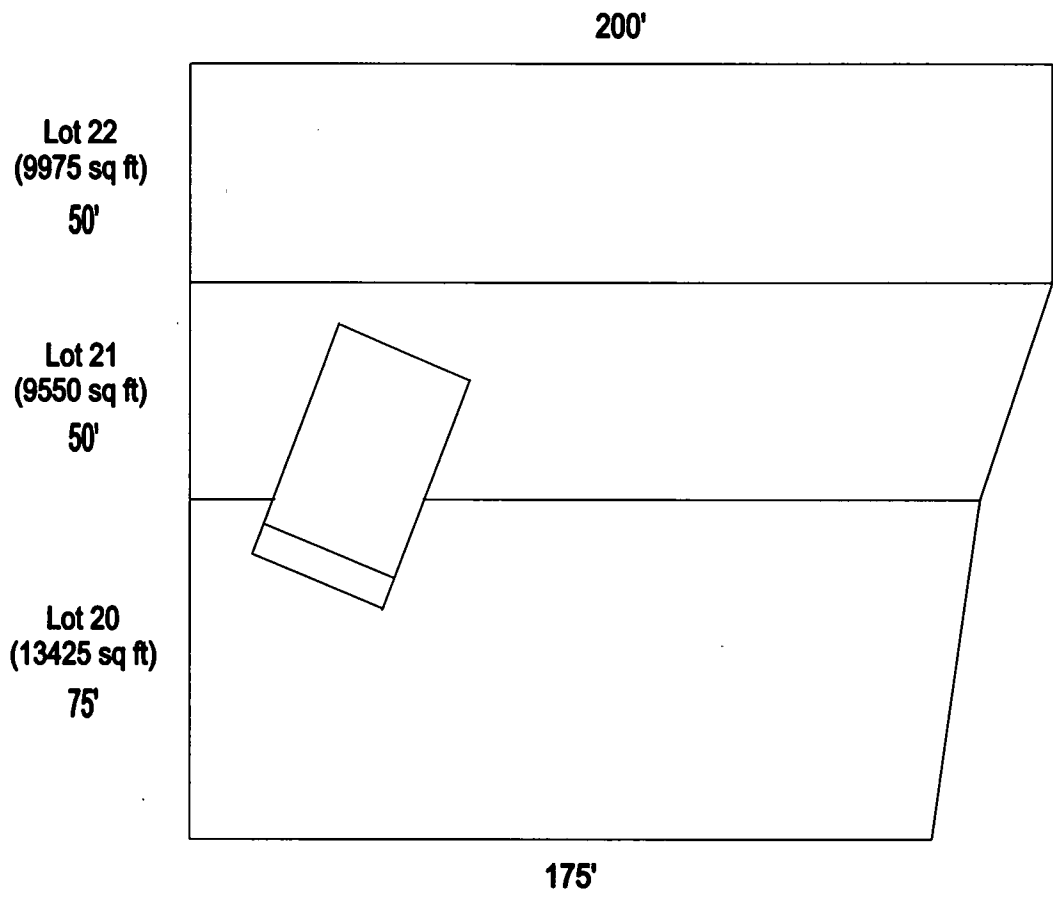
>>> Rockville, MD 20852-2436

>>>

>>> 301-816-9394

BEFORE

MT PLEASANT



AFTER

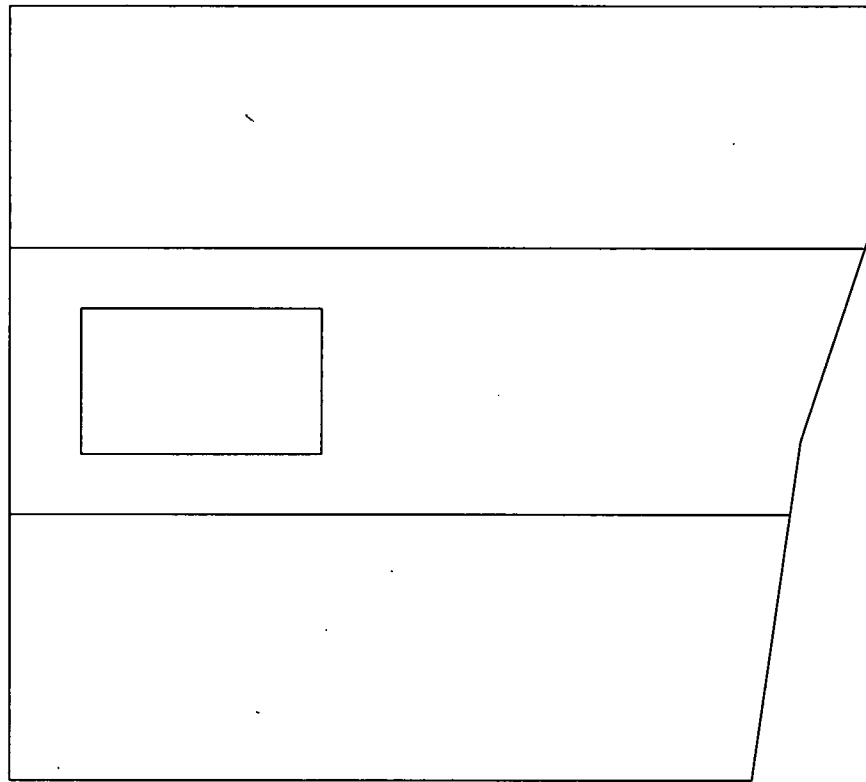
**M
T
P
L
E
A
S
A
N
T**

200'

Lot 22
(~10970 sq ft)
55'

Lot 21
(~11400 sq ft)
60'

Lot 20
(~10580 sq ft)
60'



175'

Fothergill, Anne

From: Wright, Gwen
Sent: Monday, April 07, 2003 11:08 AM
To: Fothergill, Anne
Subject: FW: Follow-up to Thursday meeting with HPC & Legacy Open Spaces



HPC.doc



LOS MAP.jpg



Plat from 1887.tif



House & Lots
20-22.doc



Frontage-CapitolVie
wAvenue.jpg...



View from
Driveway.jpg



Northwest
Corner.jpg



Floor Joists at
South End.jpg



Topo Map.gif

More info about the Capitol View Park case...

Gwen

-----Original Message-----

From: cohenbb [mailto:b.cohen@vanderbilt.edu]
Sent: Sunday, February 23, 2003 10:11 PM
To: Sandberg, Brenda; Wright, Gwen; Turgeon, John; kyzyl@his.com; malexander@starband.net; Gries, William
Cc: camelidz@his.com; cummings9907@comcast.net; duncantebow@comcast.net; e-volz@comcast.net; graeme@helix.nih.gov; gscarr@starpower.net; jdmcm@starpower.net; j-ritchie@nga.gov; kellygallointeriors@comcast.net; mirvin@erols.com; ron@isaksenfoodservice.com; rsf9825@aol.com; sallymander@workingfamilies.com; sherryz9903@aol.com; shoafbarton@hotmail.com
Subject: Follow-up to Thursday meeting with HPC & Legacy Open Spaces

To Gwen Marcus Wright of HPC, Brenda Sandberg and John Turgeon of LOS, Mary Alexander of CVPCA, Terry Ireland of CVPLAP, Bill Gries of M-NCPPC, and interested neighbors at Thursday's meeting re: 9819 Capitol View Avenue.

In the attached letter to the HPC, I outline the option we discussed Thursday that entails moving two lot lines and rotating the house.

As events unfold, I will apprise all who asked to be contacted.

Regards,

Bruce

Bruce B. Cohen
b.cohen@vanderbilt.edu

Address: 11120 Troy Road
Rockville, MD 20852-2436

301-816-9394