

31/7-91K

6 Post Office Road
Silver Spring



Montgomery County Government

February 4, 1994

Richard DeCelle
Peter Andresen
11605 Grandview Avenue
Wheaton, MD 20902

Dear Mr. DeCelle and Mr. Andresen:

I am writing to express the Historic Preservation Commission's condolences on the fire which you experienced at the Forest Glen Country Store. All the Commissioners were very saddened and concerned to hear of the damage to your historic building.

We were also pleased to read in the newspaper that you are planning to renovate and reopen. The Forest Glen Country Store is a real asset - to not only the Capitol View Park Historic District, but also to the overall inventory of historic buildings in the County.

As you are proceeding with your work, please keep in mind the County's property tax credit for historic buildings. 10% of the costs of exterior repairs, which are approved by the Historic Preservation Commission through the Historic Area Work Permit process, can qualify as a direct subtraction from your County property tax bill (please see attached information sheet).

Please let the Commission know if we can assist you in any way as you rebuild, and please remember the Historic Area Work Permit process if your efforts on the exterior go beyond repair or replacement with matching materials.

We wish you the best of luck in your rebuilding work, and look forward to the reopening of the store. If you have questions on the property tax credit or Historic Area Work Permit process, please call either Gwen Marcus or Nancy Witherell at 495-4570.

Sincerely,

A handwritten signature in cursive script that reads "Albert B. Randall".

Albert B. Randall
Chairperson, HPC

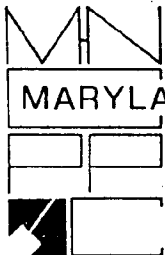
Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570

31/7 - 91K
SLIDES

3/7-98A
SES



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application

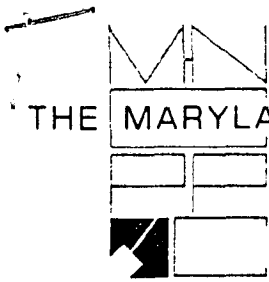
The Montgomery County Historic Preservation Commission, at their meeting of 7/24/91 reviewed the attached application by IVANOR CORPORATION for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

- Attachments:
1. HAWP APPLICATION
 2. _____
 3. _____
 4. _____
 5. _____

hawpok.dep



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: July 25, 1991

SUBJECT: Historic Area Work Permit Application - Approval
of Application/Release of Other Required Permits

Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 15-5-995514

NAME OF PROPERTY OWNER BOYANIS 1987 TELEPHONE NO. (301) 900-1000
(Contract/Purchaser)

ADDRESS 1000 ... CITY ... STATE ... ZIP ...

CONTRACTOR ... TELEPHONE NO. ...
CONTRACTOR REGISTRATION NUMBER ...

PLANS PREPARED BY ... TELEPHONE NO. ...
(Include Area Code)

REGISTRATION NUMBER ...

LOCATION OF BUILDING/PREMISE

House Number ... Street ...

Town/City ... Election District ...

Nearest Cross Street ...

Lot ... Block ... Subdivision ...

Liber ... Folio ... Parcel ...

1A. TYPE OF PERMIT ACTION: (circle one)

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

1B. CONSTRUCTION COSTS ESTIMATE \$...

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # ...

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY ...

1E. IS THIS PROPERTY A HISTORICAL SITE? ...

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (<input checked="" type="checkbox"/>) WSSC	02 () Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 (<input checked="" type="checkbox"/>) WSSC	02 () Well
03 () Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT ... feet ... inches

4B. 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 (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairman, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850



Application for Building Permit

Tax Account No: 13-5-995514

NAME OF APPLICANT IVANOR CORP. DAYTIME TELEPHONE NO. (301) 585-0303
 ADDRESS 6 POST OFFICE RD, SILVER SPRING, MD 20910
 CONTRACTOR THOMAS JOHNSON CONTRACTOR REG. NO. MHLC 20912
 CONTRACTOR ADDRESS P.O. Box 58 KENSINGTON, MD 20895 TELEPHONE NO. (301) 585-3332
 PLANS PREPARED BY FRANK M. STEADMAN REGISTRATION NO. 9335 TELEPHONE NO. (301) 352-2116

LOCATION OF BUILDING/PREMISE: In an Impact Fee Area? No Yes If YES, name area _____
 HOUSE NUMBER 6 STREET POST OFFICE RD
 TOWN/CITY (SILVER SPRING) NONE ELECTION DISTRICT 13TH
 NEAREST CROSS STREET CAPITOL VIEW AVE.
 LOT _____ BLOCK P 37 OR LIBER _____ FOLIO _____ PARCEL _____
 SUBDIVISION CAPITOL VIEW PARK
RECORDED PLAT NAME (NOT MARKET NAME)

PART ONE:

1A. TYPE OF PERMIT ACTION:
 Construction Move Install PORCH
 Extend/Add Repair
 Alter Demolish

1B. PRINCIPAL USE: (Circle one) Assembly Boarding House
 Business Commercial Swimming-Pool Educational
 Hotel Industrial Institutional Mercantile
 Motel Multi-Family Restaurant Place of Worship
 Public Utility Single Family Storage Townhouse
 Fence Misc. Structure PORCH

1C. CONSTRUCTION COST ESTIMATE \$ 1,000

1D. IF TYPICAL PLANS AND DETAILS PREVIOUSLY APPROVED SEE PERMIT NO. _____

1E. IS THIS PROPERTY A HISTORICAL SITE? YES - APPROVAL RECEIVED 7/24/91

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 NEW RESIDENTIAL BUILDINGS (MODERATELY PRICED DWELLING UNITS)

Is this dwelling unit part of a larger project that will ultimately contain 50 or more dwelling units? (This question DOES NOT apply to dwelling units being constructed in the RE 1, RE 2 zones.) (Check One) Yes No

If YES, please complete and attach the following to your FIRST Building Permit Application associated with the project:
 Agreement to build MPDU's. Staging plan for the construction of MPDU's.
 Statement of land owned in Montgomery County. Approved Subdivision or Development Plan.

PART FOUR: COMPLETE ONLY FOR PERMIT APPLICATIONS IN IMPACT FEE AREAS

Do you have approved development impact fee credits you intend to apply to this application? Yes No

If YES, attach a copy of approved credit determination from DEP. How much credit do you wish to apply to this application? _____

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

AFFIDAVIT

I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

8/1/91
Date

IVANOR CORP.
By: [Signature], V.P.
Signature of Applicant
(Property owner or owner's authorized agent*)

IVANOR CORP.
Name (print)

*If authorized agent, complete Affidavit on back of application

APPROVED _____ For Chief, Division of Construction Codes Enforcement
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ 120.00 RECEIPT NO: 74098
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE: \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____
 USE CODE: _____ IMPACT TAX: \$ _____ RECEIPT NO: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Joan E. Simons
and Gwen Marcus

DATE: July 17, 1991

CASE NUMBER: 31/7 - 91K

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View PROPERTY ADDRESS: 6 Post Office Rd.

TAX CREDIT ELIGIBLE: No

DISCUSSION:

This property, a 1-story and basement Victorian, has been identified as a primary resource in the Capitol View^{park} Historic District. The Forest Glen Country Store is said to be the oldest commercial building in the district (c.1883). The applicant is proposing to construct a 2-story wooden porch on the rear of the building which will be similar in appearance to the existing 1-story porch on the Capitol View Avenue side of the store. Existing windows and door will remain, and a new second floor door opening to the new porch will be added. The door is an old single light commercial door with mail slot.

STAFF RECOMMENDATION:

The proposed wooden porch is compatible in materials with the existing porch. The proportion and style are also compatible with the existing 1-story porch, and there are ample precedents for 2-story porches on Victorian structures. The reuse of an old commercial door is also appropriate. Although the upper portion of the porch is visible from Capitol View Avenue, the lower part is obscured by a free-standing facade which provides access to a small garden. Staff recommends approval of the application based on Criterion 24-8(b)(1) and the following Secretary of the Interior's Standards for Rehabilitation:

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

SENT TO LAP: July 08, 1991
SENT TO APPLICANT: July 17, 1991

COMMENTS RECEIVED: NO

ATTACHMENTS

1. HAWP Application and Attachments
2. Master Plan Information



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-5-995514

NAME OF PROPERTY OWNER IVANOR CORP. TELEPHONE NO. (301) 585-0303
(Contract/Purchaser) (Include Area Code)

ADDRESS 6 POST OFFICE RD, SILVER SPRING, MD 20910
CITY STATE ZIP

CONTRACTOR NATIONAL CAPITAL BUILDERS TELEPHONE NO. (301) 585-3332
CONTRACTOR REGISTRATION NUMBER MHIC 20912

PLANS PREPARED BY OWNER/CONTRACTOR TELEPHONE NO. (301) 585-3332
(Include Area Code)

REGISTRATION NUMBER MHIC 20912

LOCATION OF BUILDING/PREMISE

House Number 6 Street POST OFFICE RD.

Town/City SILVER SPRING Election District 13TH

Nearest Cross Street CAPITOL VIEW AVE

Lot PART OF 37 Subdivision CAPITOL VIEW PARK
Block

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|---|-------------------------------------|---|------------------------------------|--|--------------------------------|------------------------------------|-------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Shed | <input type="checkbox"/> Solar | <input type="checkbox"/> Woodburning Stove |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other | | | | |
- Circle One: A/C Slab Room Addition
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 4000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? LOCATED IN HISTORICAL AREA

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

IVANOR CORP.
 By: [Signature] VP 6/26/91
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9106270063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

FOREST GLEN COUNTRY STORE LOCATED AT POST
OFFICE ROAD AND CAPITOL VIEW AVE NEAR SEMINARY
ROAD + FOREST GLEN ROAD INTERSECTION IN FOREST
GLEN. ENTRANCE TO CAPITOL VIEW PARK HISTORIC
DISTRICT. OLDEST COMMERCIAL BUILDING IN
DISTRICT (C. 1883).

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

CONSTRUCT PORCH ON REAR OF BUILDING. PORCH
TO BE IDENTICAL IN APPEARANCE TO EXISTING
PORCH ON CAPITOL VIEW AVE SIDE OF EXISTING
STORE. SHOULD HAVE NO IMPACT WHATSOEVER
ON THE HISTORIC RESOURCE, ENVIRONMENTAL SETTING,
OR HISTORIC DISTRICT, BUT INSTEAD WILL ENHANCE
THE SITE IN APPEARANCE AND FLEXIBILITY.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

PROPOSED DESIGN WILL BE IDENTICAL TO EXISTING PORCH,
APPEARANCE OF STRUCTURE TO BE ENHANCED IN TERMS OF
SCALE AND MASSING, NO CHANGE IN TERMS OF MATERIALS,
DETAILS AND LANDSCAPING.

- b. the relationship of this design to the existing resource(s):

DESIGN TO BE COMPLETELY RELATED TO EXISTING
STRUCTURE AND IDENTICAL TO EXISTING PORCH.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

WORK PROPOSED CONFORMS TO REQUIREMENTS IN THAT
IT IS AN EXTENSION AND ENHANCEMENT OF THE STRUCTURE
IN KEEPING WITH THE AGE AND SIGNIFICANCE OF
THE EXISTING STRUCTURE.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name JOHN T. DORAN (C/O RENTAL TOOLS & EQUIPMENT CO.)
 Address 4900 UPHUR ST.
 City/zip BLADENSBURG, MD. 20710
2. Name GLEN MANOR CONDOMINIUM ASSN. (C/O MR. CHUCK COHEN)
 Address 9730 GLEN AVE (#101)
 City/zip SILVER SPRING, MD. 20910

3. Name EVANOR CORP.
Address P.O. Box 58
City/Zip KENSINGTON, MD, 20895

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

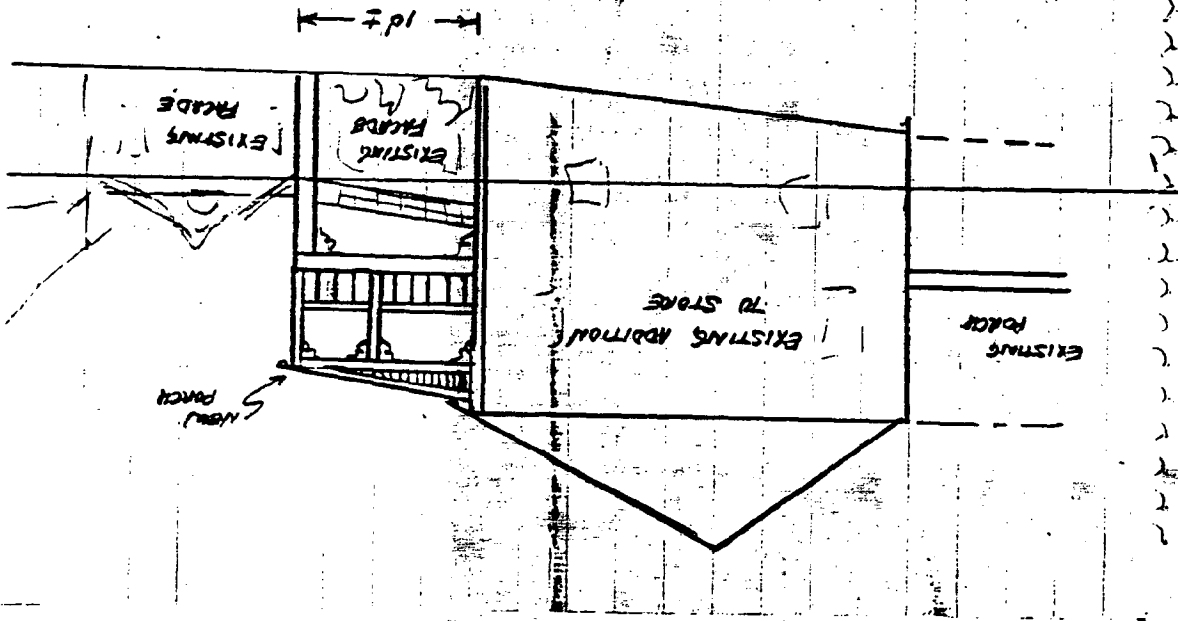
-4- EVANOR CORP.
By [Signature] VP
6/26/91

6/28/91

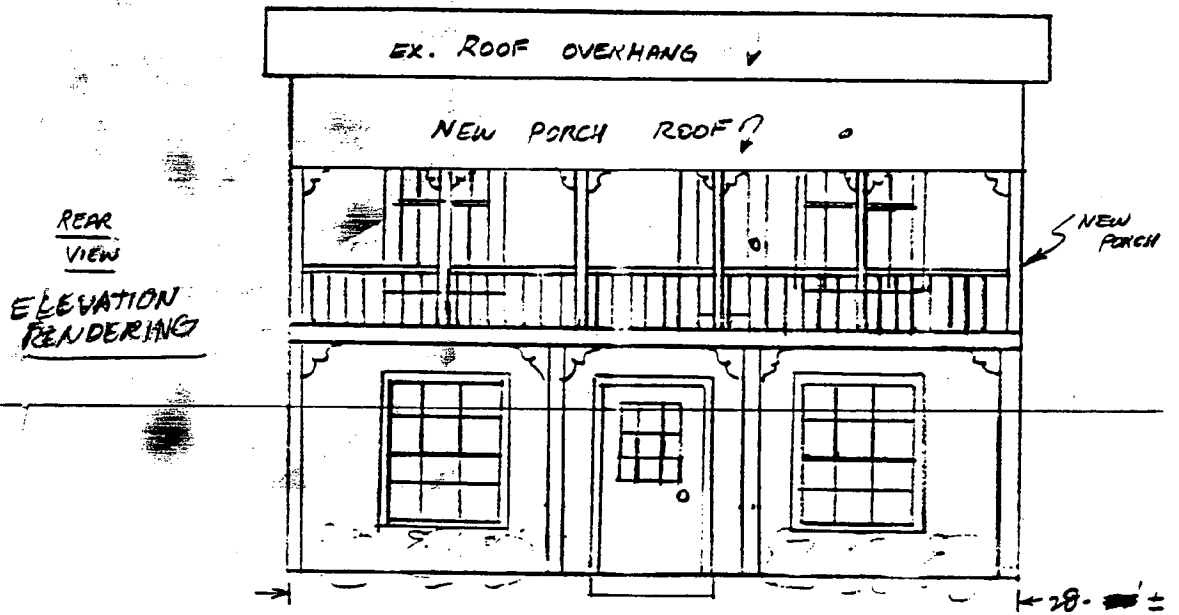
NO CHANGES IN SITE FEATURES OR CONTOURS

NOT TO SCALE

NORTH SIDE VIEW
ELEVATION
RENDERING



ONE STORY AND BASEMENT
FRAME COMMERCIAL GENERAL STORE
C. 1883

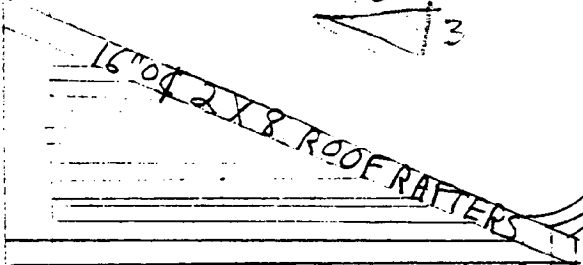
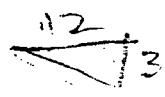
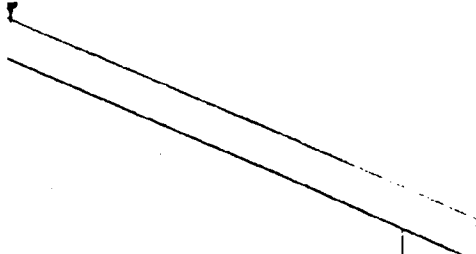


NOTES: NEW PORCH ON REAR OF STORE TO BE AS IDENTICAL IN DESIGN TO EXISTING SIDE PORCH AS POSSIBLE. PORCH TO BE SAME WIDTH AS REAR OF STORE. DOORS & WINDOWS EXISTING EXCEPT DOOR TO PORCH.

NOT TO SCALE
6/26/91

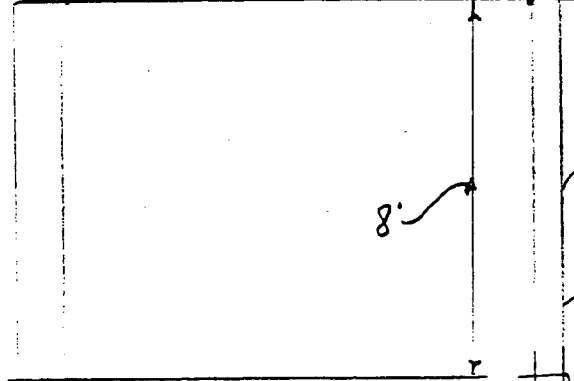
EXISTING ROOF

NORTH
SIDE
ELEVATION



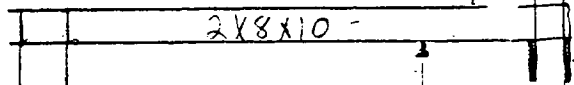
1/2" PLY WOOD
15/16 FELT
CERTAINTEED 20
ROOF SHINGLES

EXISTING
VG BUILDING



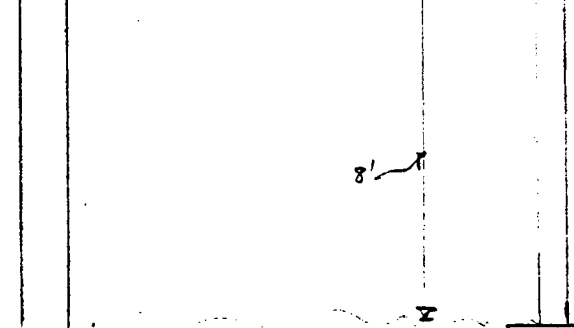
4x4 post.

PORTLAND CEMENT RAILING 36" HIGH
SECTIONS NO MORE THAN 7' LO



2x8x10

2x12's
BOLTED TO 6x6 post.



CONCRETE

SCALE
1/4" = 1'

6/26/91

JOIST FLOOR PLAN

SCALE 1/4" = 1'

6x6 post

see attached

2x8 BRACING

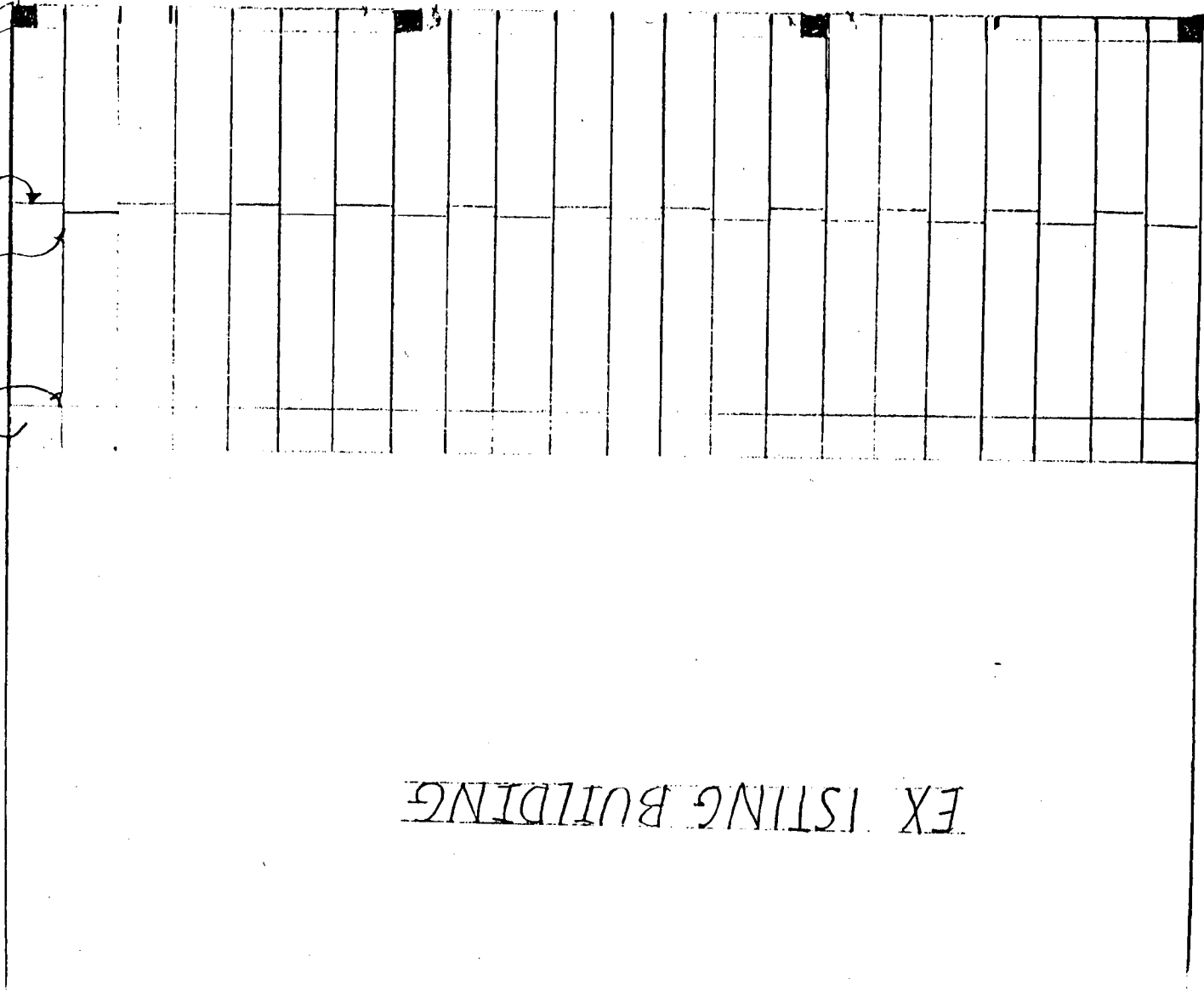
2x8x10 16d

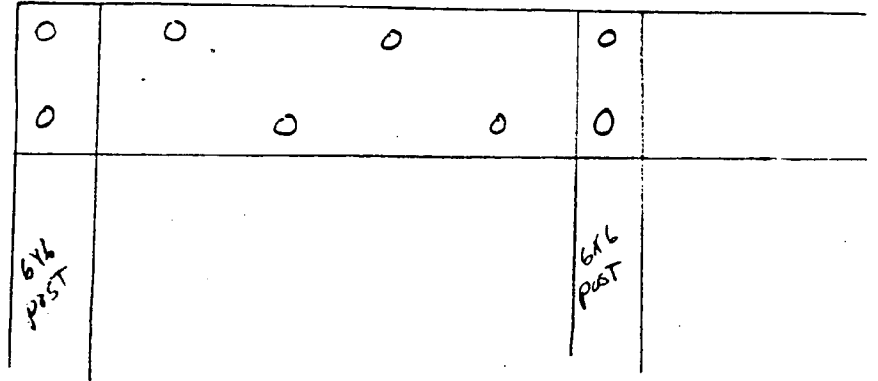
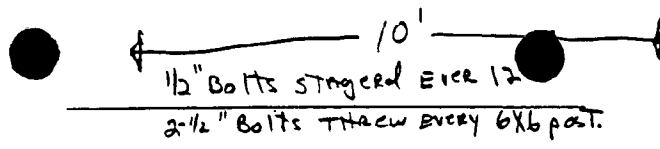
JOIST TO ST ON
MINOR WALL

12" EXISTING
WALL

EXISTING BUILDING

N →





NOT TO SCALE

POST AND STRINGER DETAIL

= plywood
 15/16 FCLT
 CERTAINTEED 20
 ROOF SHINGLES

post.

porch railing 36" High.
 SECTION NO MORE THAN 7' LONG

2x12's
 ALT'd to 6x6 post.

SCALE
 1/4" = 1'

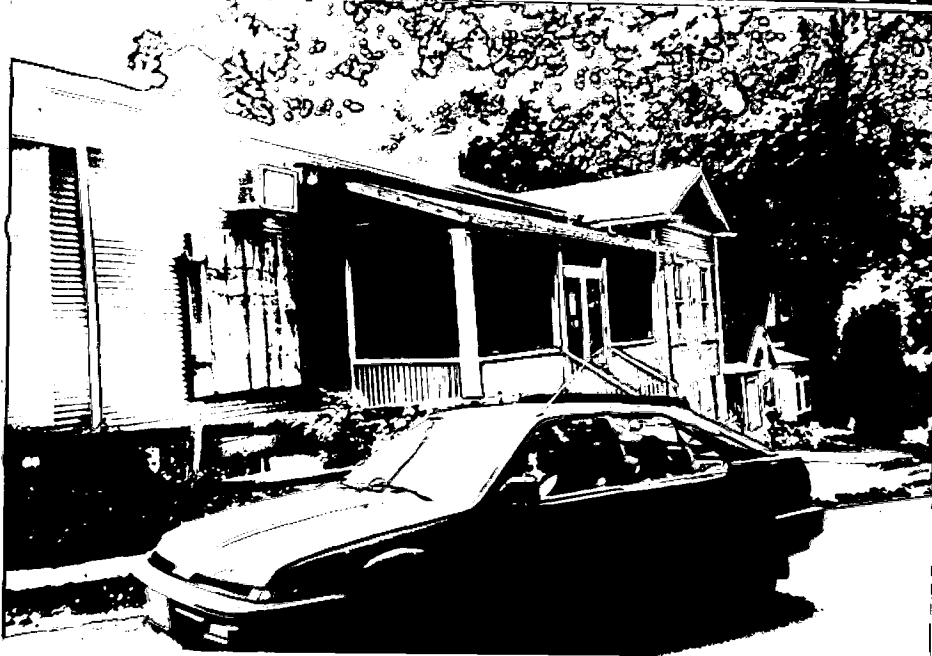
6/26/91



VIEW FROM CAPITOL
VIEW AVE. LOOKING
SE SHOWING EXISTING
AND LOCATION OF
PROPOSED PORCHES



FRONT VIEW OF STORE
LOOKING W



CLOSE UP VIEW OF EXI
PORCH FROM CAPITOL
VIEW AVE LOOKING W



CLOSE UP VIEW OF EXISTING
PORCH SHOWING LANCHEENY
DETAIL LOOKING W.



SE VIEW FROM
REAR SHOWING LOCATION
OF PROPOSED PORCH
THROUGH DOORS OF
EXISTING FACADE

renovation
stairs/door?

HISTORIC PRESERVATION

Historic preservation offers an opportunity to the people of Montgomery County, and the Capitol View community, to protect the remaining vestiges of a rich local heritage. Some of these resources are significant by themselves; some significant as a group, whether in suburban communities or in rural settings. The challenge is to weave protection of these historical resources into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

In 1978, the Montgomery County Council enacted an interim ordinance on alteration or demolition of historic resources. A critical first step toward a County-wide preservation plan, this ordinance was designed to extend some protection to historic resources until a permanent preservation ordinance could be passed. The interim ordinance worked in concert with the Locational Atlas and Index of Historic Sites. Each of the resources included in the Atlas was subject to the review procedures specified in an anti-demolition ordinance. In addition, the resources on the Atlas were included in the State Inventory of Historic Sites and, were subject to protection through a review process.

In 1979, the County Council adopted the Master Plan for Historic Preservation and the Historic Preservation Ordinance. At that time, a County-wide Historic Preservation Commission was established to administer the Master Plan and Ordinance and to become a central clearinghouse for County historic preservation activities. The Commission evaluates and recommends historic resources for inclusion in the Master Plan for Historic Preservation, based on criteria defined in the Ordinance and described below:

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period, or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

The Commission also recommends to the Planning Board the designation of historic districts. Local historic district advisory committees may be appropriate for the administration of the district and local communities may wish to appoint such committees. The committee's work could include development of local design review guidelines which would set a standard for physical changes which could be made in the district. They would also monitor design activities in their districts for the County Historic Preservation Commission. Local guidelines would be based on the Design Guidelines Handbook, and would be subject to the approval of the Commission.

In addition, the Commission reviews historic resources on a periodic basis and makes recommendations to the Montgomery County Planning Board considering placing these resources on the Master Plan for Historic Preservation. The Planning Board then holds a Public Hearing to make its determination considering the purposes of the ordinance, and balancing the importance of the historic resource with other public interests. If the Planning Board decides to place the historic resource on the Master Plan For Historic Preservation, it then recommends a Master Plan Amendment to the County Council. As in the case with any master plan amendment, the County Council may hold a hearing before it acts. Upon approval by the Council and adoption by the Planning Board of the proposed amendment, the historic resource would then become designated on the master plan, and, thus, subject to the protection of the ordinance.

To assure that alternations to designated Historic Sites, or historic resources within an Historic District, are compatible with their historic and cultural features and are

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consistent with their protection, an historic area work permit is required. This permit system is administered by the Historic Preservation Commission. An applicant for an historic area work permit must demonstrate that the permit should be issued. In granting the permit, the Commission may include provisions to ensure that the work done is consistent with the historic or cultural value of the historic resource. Historic area work permits may be required for new construction, alternation or repairs, and would not be limited to any one period or architectural style. Historic area work permits are required for public as well as private development, using design review guidelines prepared by the Planning Board. If there is a conflict between the Building Code and the work permit, the latter would prevail, so long as basic health and safety requirements of the building codes are met.

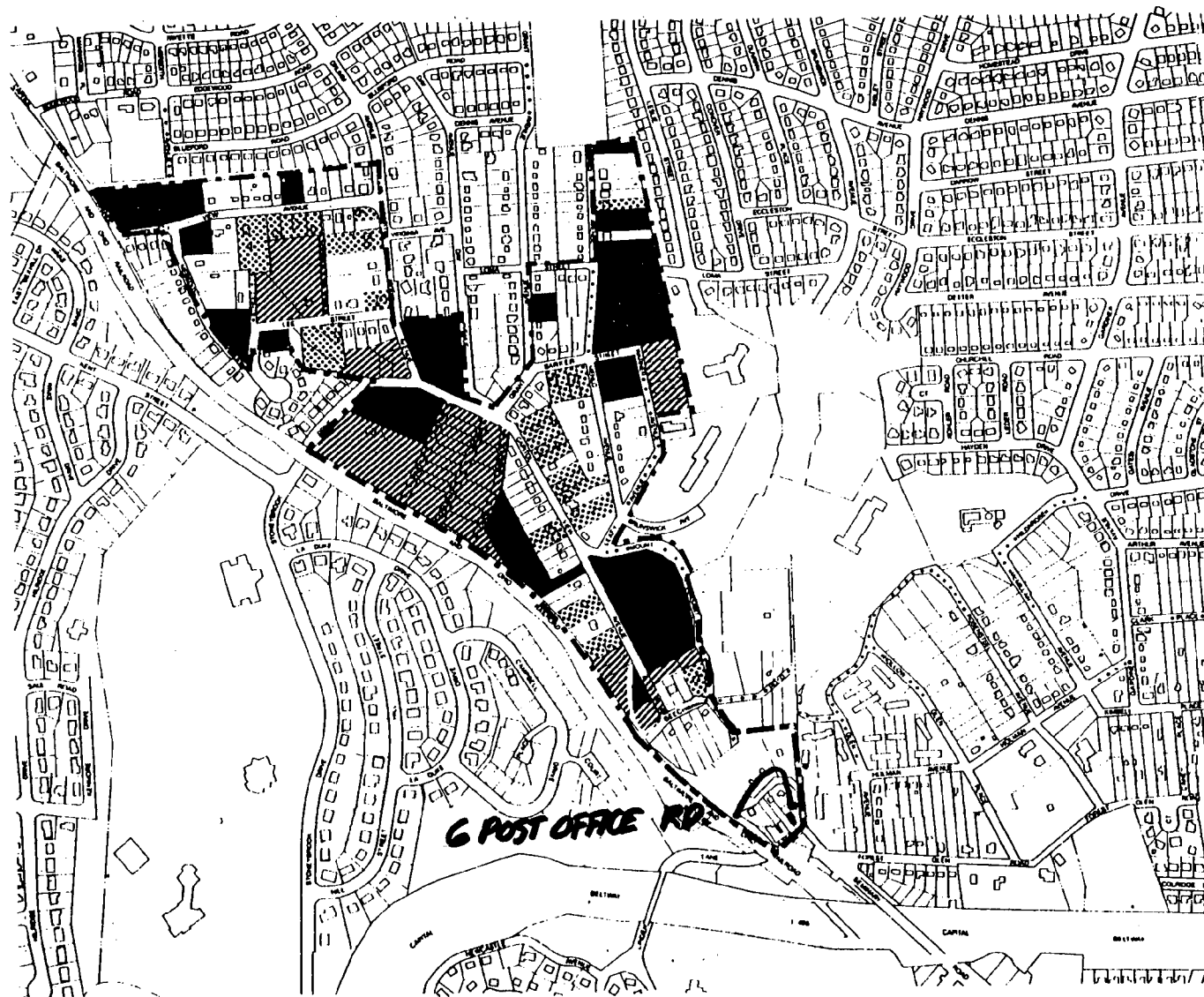
Before an historic resource which is not on the Master Plan for Historic Preservation can be demolished or substantially altered, the resource must be reviewed by the Planning Board after receiving the recommendation of the Commission. If the Planning Board finds that the resource should be placed on the Master Plan, then it will initiate a Master Plan Amendment. The demolition permit would then be withheld for 6 months, or until the Council acts on the Amendment. If the Council does not adopt the Amendment, the demolition permit would be issued. If it is adopted, a work permit would be required.

When the Commission finds that the exterior architectural features of an Historic Site, or an historic resource within an Historic District listed on the Master Plan become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the Director of Environmental Protection may be directed to issue a written notice to the property owner about the conditions of deterioration. The owner may request a public appearance before the Commission on the necessity of repair of the structure. If, after the hearing, the Commission finds that the improvements are necessary, a Final Notice is issued, and if corrective action is not undertaken within a prescribed time, the Director of the Department of Environmental Protection may have the necessary remedial work completed and hold the expenses incurred as a lien on the property.

PROPOSED HISTORIC DISTRICT

The proposed Capitol View Park Historic District in its entirety meets the following criteria:





- 1, a: has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation;



PROPOSED HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

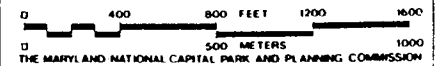
-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 -)
-  Spatial

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



21



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- 1, d: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;
- 2, d: represents a significant and distinguishable entity whose components may lack individual distinction;
- 2, e: represents an established and familiar visual feature of the County due to its singular physical characteristic or landscape.

The district also meets the following conditions set forth in Section V-B of the Guidelines for Historic Districts:

- 1. Associative (Railroad community)
- 2. Location (Contiguous grouping)
- 3. Design (Architecturally representative)

The significance of Capitol View Park to the County's heritage is as an example of a railroad community which developed gradually over the past 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch of the B & O. After its genesis, Capitol View Park developed so as to exhibit most building styles "typical" in the development of suburban Montgomery County. Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles. This emphasis on the contiguous visual architectural contribution of the district is the basis for the boundary as delineated on Map 21. The geographic contiguity and architectural cohesiveness of the resources as provided by the recommended boundary presents a sound basis for the regulation and preservation of properties significant to the districts contribution to the County.

Within the district, the resources can be grouped into four categories, each of which contributes to the district:

- 1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.

2. 1917-1935: Characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district.
3. Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.
4. Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

Resources: Premise Addresses and Environmental Settings

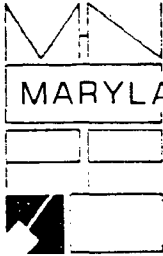
I 1870 - 1916

1. 10245 Capitol View Avenue (Dwyer House) 1.484 acres
2. 10233 Capitol View Avenue (Cooley House) Block 2, Lot 11, 28,901 sq. ft.
3. 10232 Capitol View Avenue (Scott House) 21,776 sq. ft.
4. 10203 Meredith Avenue (Vivian/Clark House) Block 19, part Lots 6-8
5. 10201 Meredith Avenue (Wolf/Kell House) Block 19, part Lots 6-8, 14,424 sq. ft.
6. 3120 Lee St. (Mullett/Thompson House) Block 23, Lots 1-2, 12,623 sq. ft.
7. 10213 Capitol View Avenue (Wolfe/Magruder House) Block 2, Lot 5, 16,000 sq. ft.
8. 10011 Capitol View Avenue (Trimble Estate) Block 21, Lots 9, 14-16, 2.61 acres.
9. 10012 Capitol View Avenue (Pratt House) Part Block 28, 44,545.9 sq. ft.
10. 10013 Stoneybrook Avenue (Shaw House) Part Block 28, 0.84 acres
11. 10109 Grant Avenue (Phillips House) Block 25, Lot 7, .58 acres
12. 2901 Barker St. (Hahn House) Block 27, Lots 1-4, Block 18, Lots 10-11, Block 34, Lots 1-3, part 4, 4 acres
13. 10221 Menlo Avenue (Lange House) Block 18, Lot 1
14. 10209 Menlo Avenue (Weiss House) Block 18, Lots 7-8, 25,600 sq. ft.
15. 10023 Menlo Avenue (Ireland House) Block 33, Lots 1-2, 1/2 acre
16. 10019 Menlo Avenue (Willson House) Block 33, Lots 3-4, 1/2 acre
17. 9834 Capitol View Avenue (Case House) Block 31, Lots 30, part 5-11, 1.5 acres

18. 9829 Capitol View Avenue (Schooley House) Block 35, Lots 1-4, 23-26, 2 acres
19. 9819 Capitol View Avenue (Cohen House) Block 35, Lots 5-8, part 9, 17-22, 2-1/2 acres
20. 9811 Capitol View Avenue (Jones/Reynolds House) Block 35, Lots 10, part 9, 13,280 sq. ft.
21. 9808 Capitol View Avenue (Barbee House) Block 31, Lots 24-27, 16,500 sq. ft.

II. 1917 - 1935

1. 10220 Capitol View Avenue, .926 acres
2. 10216 Capitol View Avenue
3. 10212 Capitol View Avenue, Block 20, Lot 23
4. 10210 Capitol View Avenue, Block 20, Lot 22
5. 10200 Capitol View Avenue
6. 10122 Capitol View Avenue
7. 10120 Capitol View Avenue
8. 10110 Capitol View Avenue
9. 3108 Lee Street
10. 10211 Menlo Avenue, Block 18, Lot 6
11. 2914 Barker Street, Block 32, Lots 21-22
12. 2910 Barker Street, Block 32, Lots 19-20
13. 9927 Capitol View Avenue, Block 32, Lot 2
14. 9925 Capitol View Avenue, Block 32, Lot 3
15. 9921 Capitol View Avenue, Block 32, Lots 4-6
16. 9913 Capitol View Avenue, Block 32, Lots 8-9
17. 9911 Capitol View Avenue, Block 32, Lot 10
18. 9907 Capitol View Avenue, Block 32, Lots 12-13
19. 9906 Capitol View Avenue, Block 31, Lot 8
20. 9904 Capitol View Avenue, Block 31, Lot 9
21. 9826 Capitol View Avenue, Block 31, Lots 16-17
22. 9816 Capitol View Avenue, Block 31, Lots 20-21
23. 2801 Beechbank Road, Block 35, Lot 15



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants
6 POST OFFICE ROAD, CAPITAL VIEW PARK

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: JULY 17, 1991

SUBJECT: Transmittal of Historic Preservation Commission
Staff Report

Attached, please find a copy of the staff report to the Historic Preservation Commission (HPC) regarding your application for a Historic Area Work Permit. This issue will be considered by the HPC on JULY 24, 1991.

This staff report and recommendation is provided to the HPC for its information and use. It is used by the HPC as background and a starting point for the Commissioner's discussion. The report is provided to you for information purposes only.

If you have any questions, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawprept.own

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

****WEDNESDAY****
July 24, 1991

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. **IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

I. WORKSESSION - 7:30 p.m.

Interviews with Candidates to fill one open position on HPC

II. HISTORIC AREA WORK PERMITS - 8:30 p.m.

- A. Stephen and Anna McHale at 10314 Armory Ave., Kensington (HPC Case No. 31/6-91F)
- B. Ivanor Corporation at 6 Post Office Rd., Silver Spring (HPC Case No. 31/7-91K)
- C. Circle Manor Nursing Home at 10231 Carroll Place, Kensington (HPC Case No. 31/6-91G)

III. Screening of Preservation Video: Our Living Heritage

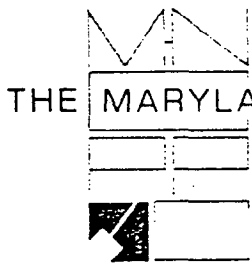
IV. APPROVAL OF MINUTES

- A. May 8, 1991 (Second Review)
- B. May 22, 1991 (Second Review)
- C. June 12, 1991 (Second Review)
- D. June 26, 1991 (First Review)

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items - Briefing on Potential Historic Preservation TDR Program

IV. ADJOURNMENT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: JULY 11, 1991

SUBJECT: Historic Preservation Commission Review of HAWP
Application

The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on JULY 24, 1991. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 8:30 P.M..

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

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**BEST
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For the best in home improvement and services, check the Let A Specialist Do It Directory daily, Monday through Friday, in The Journal Newspapers (Fairfax, Arlington, Alexandria, Montgomery and Prince George's). Pick up a copy today at your local newsstand or convenience store or call (703) 750-8600 to start home delivery.

**NOTICE
 PUBLIC HEARING**

Agence of the Chief Administrative Officer of y County will conduct a public hearing on July 25, 1991 at 7:30 P.M., in the Auditorium, the Stella B. Werner Council Office Building, rd Avenue, Rockville, Maryland. pose of the hearing will be: (1) to receive on the transfer of a modular day care facility the Stone Mill Elementary School site, 14323 View Drive, Gaithersburg, Maryland, from for Working Families, Inc. to Montgomery ; (2) to receive comments on the assignment Agreement for the land on which the modu- lited to Montgomery County. ter services may be made available for deaf y impaired citizens by providing fiva working nce notice. For additional information, ontgomery County Office of Real Estate Man- 10 North Washington Street, 3rd Floor, Rock- and 20850 or call (301) 217-6080.
 July 11, 18, 22, 1991

0793000700

of Education of ry County will is for the furnish- e below listed t the date(s) and wn. The bids will e opened in the e director of the Maintenance at omery County Park, 16651 nch Way, Rock- 0855. Specifica- be obtained at

the office of the Director of Maintenance. **MINORITY BUSINESS ENTERPRISES ARE ENCOURAGED TO RESPOND TO THIS SOLICITATION NOTICE.**
Bid #1029-91 Water Heater and Fuel Bumer Replacement - July 22, 1991 - 10:00 A.M. EDT.
 Dr. Francis G. Cary
 Director
 Division of Maintenance
 July 11, 1991
 0793001000

basis, including sanitary and/or Metropolitan District Charges shall be adjusted to date of sale and assumed thereafter by the purchaser. All settlement costs, including all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvements are being sold in an "as in" condition, without express or implied warranty as to the nature and description of the improvements as contained therein. If the Trustees cannot deliver good title to purchaser, the sole remedy shall be the return of Purchaser's deposit.

Richard Krampf, Trustee
 Steven H. Hofberg, Trustee
 July 11, 18, 25, 1991

0783001500

**NOTICE OF PUBLIC APPEARANCE
 BEFORE THE
 MONTGOMERY COUNTY
 HISTORIC PRESERVATION
 COMMISSION FOR THE
 PURPOSE OF ACTING ON THESE
 AND OTHER ITEMS:**

**HISTORIC AREA WORK PERMIT
 APPLICATIONS PENDING:**

1. D.S. Ringland at 4722 Dorset Ave., Chevy Chase (HPC Case No. 35/36-91E) - Continued from July 10, 1991
2. Stephen and Anna McHale at 10314 Army Ave., Kensington (HPC Case No. 31/6-91F).
3. Ivanor Corporation at 6 Post Office Rd., Silver Spring (HPC Case No. 31/7-91K).
4. Circle Manor Nursing Home at 10231 Carroll Place, Kensington (HPC Case No. 31/6-91G).

The regularly scheduled Public Appearance during which these and other items will be considered will be held on Wednesday, July 24, 1991, at 7:30 p.m., in the MRO Auditorium, Maryland-National Capital Park and Planning Commission Building, 8787 Georgia Avenue, Silver Spring, MD. For further information, contact Gwen Marcus at 495-4570, at the Historic Preservation Commission Office, 8787 Georgia Avenue, Silver Spring, MD 20910.

July 11, 1991

0793001200

feet of the westerly line of Lot 10, Block 9 as shown on a plat of subdivision known as Bradley Farms recorded in Plat Book 23, Plat 1450 among the aforesaid Land Records

4. South 02° 55' 00" West, 400.11 feet to the point of beginning containing 37,996.64 square feet or 0.8723 acres of land.

Being part of the property conveyed to Rosario G. Guerzon and Melba Eunice Guerzon by Deed dated June 9, 1978 and recorded on July 2, 1976 in Liber 4805 at folio 111 among the aforesaid Land Records.

Lot 17 (hereinafter referred to as "Parcel 1"), known as premises 9121 River Road, is improved by a two-story brick and stone single-family detached dwelling containing 8 bedrooms, 5 full baths, 3 half baths, 8 fireplaces, 5 car attached garage, finished basement, tennis court and two inground pools.

Part of Lot 18 (hereinafter referred to "Parcel 2"), known as 9119 River Road, is an unimproved building lot containing 170,541.36 (206,538 - 37,998.64) square feet or 3.91508 (4.78738 - 0.87230) acres.

Parcels 1 and 2 will be sold subject to easements, rights-of-way, building restriction lines, septic area restriction lines and all other matters of record; and, subject also to the rights of redemption granted to the Secretary of the Treasury pursuant to 26 U.S.C. §7425(d).

Terms of Sale

Parcels 1 and 2 will first be offered separately, will then be offered as an entirety and will then be sold to the bidder or bidders offering the highest aggregate sum thereof. At the time of sale, a deposit of \$200,000 will be required for Parcel 1, a deposit of \$50,000 for Parcel 2 and a deposit of \$250,000 if both parcels are sold as an entirety, such deposit or deposits to be in the form of a cashier's check, or in such other form as the Trustees may determine in their sole discretion. The balance in cash, with interest at twelve and one-half percent (12.5%) per annum from the date of sale to the date of settlement, shall be payable within twenty (20) days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Time is of the essence. Compliance with terms of sale shall be made within twenty (20) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Samuel S. O. Marsh
 John W. Gill, Jr.
 William C. O. Burr
 Substitute Trustees

July 11, 18, 25, 1991

0753001900

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

M I N U T E S

July 24, 1991

Present

Walter Booth
Joseph Brenneman
Ellen Pratt Harris
Martha Lanigan
Kenneth Norkin
Albert Randall

Guests

Stephen McHale
Peter Andreson
Gary Hibbs
Ms. Robinson
David Yankanich

Absent

George Kousoulas
Barbara Wagner

Staff

Gwen Marcus
Rose McGuire
Joan Simons

Counsel

Christopher Hitchens (absent)

* * * * *

The July 24, 1991 meeting of the Historic Preservation Commission convened at 7:30 p.m., Vice Chairperson Albert Randall presiding.

I. WORKSESSION

At 7:30 p.m., two candidates were interviewed to fill one open position on the Historic Preservation Commission. Screening of the MNCPPC video Our Living Heritage was the next item on the agenda, which lasted until 8:50 p.m.

II. HISTORIC AREA WORK PERMITS

A. Stephen and Anna McHale at 10314 Armory Ave., Kensington (HPC Case No. 31/6-91F)

The Vice-Chairperson opened the public record on this case. He inquired whether HPC staff had given proper notice about the case. Staff responded that the case was advertised in the July 11 issue of the Montgomery Journal.

Architect Joan Simons of the Urban Design Division, whom Gwen Marcus introduced as the person helping her to process historic area work permits, presented the staff report and recommendations. The applicants' proposal is to relocate and enlarge a window opening on the rear, and add a small square window on the side of their 2-story Victorian, located in the Kensington Historic District and designated as a primary resource in the district. Ms. Simons stated that staff recommended approval of the applicants' proposal. Staff's recommendation for approval was based Criterion 24-8(b)(1) of the Historic Preservation Ordinance and Standard 9 of the Secretary of the Interior's Standards for Rehabilitation which follows:

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

The Vice-Chairperson asked if the Commissioners had any questions to ask of the staff. He noted that the LAP had been notified of applicant's proposal and asked if any comments were received. Ms. Simons responded that staff had received verbal comments from the LAP and members recommended approval. Mr. McHale, the applicant was then invited comment or, if he desired, to make a presentation. However, he declined to do so and stated that he was present to answer any questions the Commissioners may have. Commissioner Harris asked Mr. McHale if the trim to be placed on the new window would match that of the existing on the remainder of the house. Mr. McHale responded affirmatively. With respect to the architectural history of the house, Commissioner Norkin asked if the rear of the house was largely of original fabric and structure. Mr. McHale stated that with the exception of a back porch that was added about three years ago, the exterior of the back of the house is original. In as much as the plan provides for insulated glass windows, Commissioner Lanigan asked Mr. McHale if the insulated glass would look substantially different from the existing glass windows. The existing windows, according to Mr. McHale, are storm windows and the insulated glass windows would probably look more original than the existing storm windows. There being no additional questions or comments from the Commissioners, applicant, nor audience, the Vice-Chairperson closed the public record on this case. Commissioner Brenneman moved that the historic area work permit

be granted to Stephen and Anna McHale of Kensington based on Criteria 24A-8(b)(1):

that the proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

Additionally, the Commissioner moved that the historic area work permit be granted to the McHales based on Standard 9 of the Secretary of the Interior's Standards for Rehabilitation. The Vice-Chairperson seconded the motion, and the motion was passed unanimously.

B. Ivanor Corporation at 6 Post Office Rd., Silver Spring (HPC Case No. 31/7-91K)

The Vice-Chairperson opened the public record on this case. He asked if a representative of Ivanor Corporation were present at the meeting. Mr. Peter Andreson identified himself as the representative and Vice President of Ivanor Corporation. Gwen Marcus of HPC staff confirmed that the case was advertised in the July 11 issue of the Montgomery Journal. Joan Simons presented the staff report and recommendation on the applicant's proposal to construct a wooden porch on the rear of an existing Victorian commercial structure. The property, known as the Forest Glen Country Store, has been noted as the oldest commercial building in the Capitol View Park Historic District. Ms. Simons stated that staff recommends that the application be approved. With respect to construction of the second floor door opening and addition of a door, the Vice-Chairperson asked if an historic area work permit had been previously granted to the applicant. Ms. Simons responded that she did not believe so. Commissioner Brenneman asked if a permit was required to construct the door opening; he said it appeared that the applicant had started work on the door opening then stopped. According to the applicant, addition of a second floor door opening to the new porch has begun. Other work was being done on the interior, according to Mr. Andreson, and the rear window was in such bad condition that it had begun to deteriorate. Thus he made a door opening from what was once the window, and subsequently applied for an historic area work permit for both the door and porch. The Vice-Chairperson asked staff if any comments were received from the Local Advisory Panel. Ms. Simons stated that she had spoken to Mike Radke, head of the LAP, and he said that he would call her back, but he had not called back as yet. Commissioner Norkin confirmed with Mr. Andreson that a wall facade currently exists along Capitol View Avenue providing access to a small garden in the rear, and that from Capitol View Avenue, the lower portion of the proposed porch would essentially not be visible. Commissioner Brenneman inquired about a fire at the property and the extent of damage. Mr. Andreson explained that an outbuilding on the property was destroyed, the rear of the building was scorched, and windows in the rear were broken.

With respect to the existing 1-story porch on the east side of the building, Commissioner Harris asked if it were an historic porch or a recent addition. According to Mr. Andreson, the porch was proba-

bly added in the 1920's. Commissioner Booth noted that the existing side porch is glass-enclosed; he asked if the proposed porch would be glass enclosed and what was the purpose of the porch. Mr. Andreson explained that he did not intend for the porch to be glass-enclosed. Further, he stated that perhaps the porch would be used for customers to eat outside, or it could be an extension of the total environment of the store. The Vice-Chairperson asked if the Commissioners and audience had any further questions or comments. There being none, he closed the public record on the case. Commissioner Norkin moved to approve the historic area work permit application of Ivanor Corporation based on the criteria in Chapter 24A, Section 8(b)(1), and Standard 9 of the Secretary of the Interiors' standards. Commissioner Brenneman seconded the motion, which was carried 5-0 with one abstention.

C. Circle Manor Nursing Home at 10231 Carroll Place, Kensington (HPC Case No. 31/6-91G)

The Vice-Chairperson opened the public record on this case. He asked if a representative of Circle Manor Nursing Home was present at the meeting. Gary Hibbs, Administrator in Training, and David Yankovich, Maintenance Supervisor, identified themselves as representatives of Circle Manor Nursing Home. The Vice-Chairperson asked staff if the case had been advertised. Joan Simons confirmed that the case was advertised in the July 11 issue of the Montgomery Journal. The applicant was required by DEP to install a fence around the dumpster area of the Circle Manor Nursing Home in order to comply with DEP's County-wide effort to screen dumpsters. In addition to a slide presentation, Ms. Simons presented the staff report and recommendations on the applicant's proposal to install 52 lineal feet of 7'-0 chain link fence around the dumpster area of the Nursing Home. Staff noted that this structure is a primary resource and is situated on 4 acres in the Kensington Historic District. Staff's concern is that use of the proposed chain link fence, which would be visible in the district, is not compatible with the character of the district. Staff therefore recommended that the applicant install wooden vertical slatted fencing in the most visible areas and install chain link fencing in the least visible area which also has regular contact with trucks servicing the dumpster. Ms. Simons stated that staff's concerns had been discussed with the applicants who agreed to amend the permit request as recommended by staff.

The Vice-Chairperson expressed that involvement of DEP with HPC raised an interesting question in that should a conflict between DEP and HPC occur concerning historic area work permits, as he understood it, the HPC's decision would prevail. He asked staff what their understanding was concerning the matter. Gwen Marcus explained that essentially DEP wanted to have dumpsters in Montgomery County screened, and she believes the requirement is especially appropriate in residential historic districts. Further, she stated that in this situation, the goals of DEP and HPC are very much the same; the issue is how to implement the goal.

The Vice-Chairperson asked if the applicants were proposing to paint the fence white to blend in with the overall color scheme of the property. Mr. Hibbs responded that he and HPC staff had discussed the color of the fence earlier and, if the Commission would prefer the fence to be painted white, he would agree to painting the fence white.

The extent of visibility of the fence in terms of the view from patients' rooms, the public right-of-way and immediately surrounding streets was an issue raised by Commissioner Norkin. The applicants' photographs and additional slides presented specific vistas of the dumpster area which helped to clarify and resolve the issue. Gwen Marcus explained that the matter concerning the fence is not only a visibility issue, but also an aesthetic one. The fence will create an enclosure for the dumpster and both of the parallel fence sections should be wood for the sake of symmetry. The one gate would be chain-link, providing a sense that it is a cohesive enclosure. The Vice-Chairperson noted that ideally, it would be nice to have a wood fence all around the dumpster. However to accommodate the problem or possibility of dumpster trucks knocking down the fence occasionally, the position of the chain link portion of the fence appeared to be practical. He asked if the applicants had a problem with the entire fence being wood. Mr. Yankanich responded that he had talked to a representative of the fence company who told him that based on his experience with installing dumpster enclosures, for purposes of durability, it would be more practical to place the chain link fence in front of the dumpster. For the record, Ms. Marcus asked the Commissioners if they had any questions or concerns about the wooden fence in the photograph submitted by the applicants which they proposed to install, other than whether or not the fence would be painted. The consensus of the Commissioners was that they agreed that, with the exception of the gate, the fence would be a wooden one as shown in the submitted photographs and painted white.

Commissioner Norkin noted that it is not the practice of HPC to require houses to be painted any particular color; he inquired of the other Commissioners if HPC could require fences to be painted certain colors. The Vice-Chairperson responded that if the stipulation about the color of the fence were contained in the amended application, and the Chair ruled it as such, recognizing the Commission's interest in doing so, then the applicant would be bound by the application as provided.

The Vice-Chairperson asked if the Commissioners, HPC staff, or anyone from the audience wanted to discuss the case further. A gentleman in the audience commented that having been in construction, he has had experience with chain link fence, and chain link fence has a series of faults. In particular, the style chosen by the applicants, which has plastic lapping, has a tendency to tear and rip, and in hot weather, the plastic tends to fall. Further, he suggested that HPC should probably inquire about the upkeep of the chain link fence. The Vice-Chairperson asked if the applicants had any observations about the gentleman's comments. The applicants responded that, if the gentleman was correct, they could replace the chain link fence. In addition, Mr. Hibbs asked if the Commission routinely did follow-up on

HAWP construction. Ms. Marcus responded that HPC staff would want to check and make sure that the work that is approved tonight is carried out in the way in which it ultimately gets approved, but HPC does not make regular inspections. Further, Ms. Marcus noted for the record that Circle Manor Nursing Home has a good track record of maintaining its property and taking good care of the resources on the property, and if the fence does need maintenance, she felt confident that Circle Manor would take care of the fence. Commissioner Booth noted that, in as much as the Nursing Home is located in the Kensington Historic District, if the fence should become dilapidated, the local citizenry would let both the Nursing Home and HPC know. Commissioner Harris raised the question of whether it would be possible to stain the wooden fence with an opaque white stain; the advantage would be that the maintenance staff would not have to be concerned about the paint peeling off the fence in a couple of years.

The Vice-Chairperson stated that the public record was closed on the case, and asked if any Commissioner wanted to make a motion. He noted that when one does make a motion, one does not need to read the Secretary of the Interior's guideline; one need only reference the number of the guideline as stated in the staff report. Further, Ms. Marcus noted that HPC staff would try to structure the staff recommendations in a way that the Commissioners could reference the recommendations easily in making their motions. Additionally, the Vice-Chairperson suggested that before the motion is made, the Commissioners and HPC staff should state what they believe the applicant's current revised application requests, so that the motion that is made reflects that understanding. Moreover, he explained that as he understood it, the current application would include two lengths of vertical slatted wood fence (as illustrated in photographs submitted by the applicants), which will either be stained or painted white to blend with the buildings, and a gate of chain link that will be at the front of the dumpster area. The applicants were asked if this description was agreeable. They responded affirmatively. The overall understanding with regard to the amended application was so noted by the Vice-Chairperson. Commissioner Harris moved that the historic area work permit submitted by Circle Manor Nursing Home be approved as amended by the staff recommendations as outlined in their staff report, including the recommendation that southernmost and northernmost fence segments be amended to be constructed of wood, vertical slatting, and the gates will be chain-linked with either vinyl or wooden slats. She noted that the amendment to this application is that the wooden fence sections be painted or stained. Commissioner Harris moved that the application be accepted based on Criteria 24-D-8(b)(1). Commissioner Norkin seconded the motion. All Commissioners voted in favor of the motion. The Vice-Chairperson noted that the motion was unanimously approved. The applicants inquired about what procedure they must follow now that the HAWP had been approved. Ms. Marcus explained that the following day, HPC staff would send a letter to DEP stating what the HPC approved. HPC would also send a copy of the letter to the applicant. As quickly as DEP receives the letter, it should proceed to issue a permit, then the applicants can begin work.

III. APPROVAL OF MINUTES

- A. May 8, 1991 (Second Review)
- B. May 22, 1991 (Second Review)
- C. June 12, 1991 (Second Review)
- D. June 26, 1991 (First Review)

The Vice-Chairperson asked if anyone wanted to make additions or changes to the four sets of minutes. Gwen Marcus noted for the record that Barbara Wagner, who was out of town, sent through the mail some fairly minor changes to the May 8, 1991 minutes, and those changes would be made. There being no other comments, the Vice-Chairperson stated that the minutes stand approved.

IV. OTHER BUSINESS

A. Commission Items

The Vice-Chairperson asked if Commissioners had any matters they wished to discuss. Commissioner Booth expressed that at the July 10, 1991 meeting in which the Commission reviewed several sites in the Aspen Hill area, there was a reference to the Original Veirs Mill. Specifically, he was concerned about consultants finding that there was no trace of the Mill. According to Commissioner Booth, he spoke to consultant Lois Snyderman about the Original Veirs Mill. She referred him to a couple of other people who had done work in that area, and apparently not everyone agreed that there is no trace of the Original Veirs Mill. Further, Commissioner Booth stated that should the subject of the Veirs Mill be raised in the future, and if for any reason he happens not to be present at the Commission meeting, he would ask that the issue of that particular application on the site of the Veirs Mill be deferred or tabled at least until the parties that he has spoken to about Veirs Mill have had a chance to further investigate the site and submit their findings. The investigation would probably occur some time in March because, according to his sources, after winter is the best time to search for ruins or remains. Commissioner Booth noted that for something as critical as the Original Veirs Mill, if the possibility exists that there is some remnant, the Commission should await further investigation.

For the Commission's information, Gwen Marcus stated that the Aspen Hill sites would most probably come before the Commission in a worksession format with staff recommendations at the September 11 meeting. This timeframe was elected because HPC staff is trying to tie the recommendations of the HPC into the larger Aspen Hill Master Plan process. Ms. Marcus noted that the property at this time is not on the Locational Atlas. And the Commissioners could, if they

elected, make a recommendation that the issue of Original Veirs Mill site be deferred, revisited and studied at a future date when the foliage allows closer examination. Essentially, the other Aspen Hill sites would have to be moved along. As the Vice-chairperson was absent at the July 10 meeting he asked if, as he understood it, the proposal was that the site of the alleged Veirs Mill be designated as an historic site, but the indication was that there was no remnant of it to be further preserved. Ms. Marcus confirmed the Vice-Chairman's understanding as correct. She explained that in Aspen Hill, as part of the overall master plan effort, a citizens advisory committee (CAC) was put together. That citizens advisory committee gave staff a list of potential sites that are not currently on the Locational Atlas in their planning area that it thought should be researched for potential historic designation. Consultant Lois Snyderman's contract included several non-atlas, but potential historic sites. Ms. Snyderman's work did not reveal the site of the Original Veirs Mill. In addition, Ms. Marcus stated that if there is some additional information, HPC would like to obtain it. Her only concern was that the other Aspen Hill sites be addressed in a timely manner. Commissioner Norkin further explained that Ms. Snyderman and her associate presented a slide show of the resources they investigated and presented and discussed the evaluation criteria on a rating scale; since they did not know where the site of the Veirs Mill was, they could not visit it to take pictures of it. They, therefore, could not present or discuss their criteria for rating it since they could not find it. Commissioner Norkin stated that he questioned the issue of the original Veirs Mill, to clarify on the record that he was surprised that no one knew where the Mill was located. Commissioner Brenneman asked if anybody knew the approximate age of the Veirs Mill site. Ms. Marcus responded that Lois Snyderman did provide some history about when the Mill was constructed and operated and when it ceased operations. She noted one of the objectives of the new HPC staffing was to do more in-house research, rather than use consultants. Commissioner Booth shared with the Commissioners and staff that he understood from the people he spoke with that the Mill operated from the early 19th century and on into the 20th century. Prior to the widening and regrading of Veirs Mill Road to become a highway, the Mill site was very prominent. The Mill site disappeared some time after the road was widened. Further, he stated that according to some of the people he spoke with, there are older residents of the area who could definitely remember the Mill. The Mill had a rather extensive site with several additional buildings and two supporting mills as well. Commissioner Brenneman said that he believes the Veirs family still lives in Rockville, and perhaps the family could provide HPC with some information about the Mill.

B. Staff Items - Briefing on Potential Historic Preservation
TDR Program

Gwen Marcus shared with the Commissioners certain items and events of interest:

July 22 - Commissioner Kenneth Norkin presented testimony for HPC at the North Bethesda Garrett Park Public hearing.

July 25 - Kenneth Norkin will represent the Commission at the full Council Worksession on Montgomery Arms Apartments. A final vote will be taken on designation of Montgomery Arms Apartments.

July 30 - The Board of Appeals will meet on the Darnestown Presbyterian Church.

August 28 - HPC Commission will review applications for preservation grants. Staff will do an analysis and synopsis of each proposal and make recommendations which will be presented at this meeting.

September 11 - Worksession on Aspen Hill Resources

September 12 - County Council public hearing on Locational Atlas Update Amendment.

Ms. Marcus brought to the Commissioners' attention a recent historic preservation decision argued in the Supreme Court of Philadelphia, United Artists Theater Circuit Incorporated v. The City of Philadelphia. In that decision the Supreme Court of Pennsylvania said that if an historic resource is designated against an owners' objection, it essentially violates the Constitution of the State of Pennsylvania and is a taking of property. This decision surprised everyone in the preservation community and has raised serious concerns. According to Ms. Marcus, Congressman Tom Foglietta from Pennsylvania is preparing an amicus curiae brief recommending an application for reargument and a petition to intervene in this case and he is getting the members of the Congressional Arts Caucus to support this effort with him; Connie Morella is one of the members of the Congressional Arts Caucus. Further Ms. Marcus suggested that, if any of the Commissioners are so moved, perhaps they could contact Ms. Morella and remind her that this is an important case to preservationists and it is a good effort to support. She also offered to provide a copy of the brief that was prepared by Congressman Foglietta.

Another complex matter that Ms. Marcus brought to the Commissioners' attention concerned an issue that came up during the Montgomery Arms consideration. The PHED Committee reviewed Montgomery Arms and recommended it unanimously for historic designation. Bruce Adams, a member of the PHED Committee, expressed a great deal of concern about the County's apparently conflicting goals of actively encouraging high density development at its Metro stops, yet essentially disallowing density when the County designates historic sites in central business districts. Ms. Marcus explained that in other cases, for

example on a 200-acre farm, one can cluster density away from the historic site to provide an environmental setting, but because central business districts are so tight, it is very difficult to do that. According to Ms. Marcus, Bruce Adams asked the Planning Department staff to take a look at the issue of extending a transfer of development rights program (TDR) to historic resources. Ms. Marcus cited a 1972 provision in the existing Montgomery County Zoning Ordinance called "Historic Site Density Transfer", which was put in the ordinance for the Magruder House and has only been used for that particular property. She explained further that essentially it is not really a transfer of development rights; it is more akin to a clustering option. It specifies that when an historic site is located on a large tract of land classified in more than one residential zone, the County can transfer dwelling units from one zone to another in excess of the number of dwelling units otherwise permitted in the lower density zone. High level Planning staff carefully examined the idea of a transfer of development rights program. Ultimately, they came up with a number of options - all of which turned out to be fairly problematic. Staff examined TDR programs in other states where, in urban areas, transfers of development rights for historic buildings have been very successful. As Ms. Marcus explained, the problem in existing County central business districts is that everything is zoned at a relatively high density. In most of these density areas, the County Adequate Public Facilities Ordinance is in effect so that essentially there is no traffic capacity to build even at currently allowable zoning levels. If you transfer density from an historic parcel to another parcel in a CBD, either the height restrictions and/or the public facilities would require waivers. People in the broader planning world in the County are very hesitant to do that. Based on all the studies staff have done, all of the options examined had either policy problems, regulatory problems, or land use problems. Ms. Marcus concluded that given the complexity of all the problems that existed, this concept probably can not be pursued much further at this time.

Gwen Marcus also mentioned that she and Carol Kennedy spent the day with Maryland Historic Trust staff at their new offices in Crownsville on July 16. They met with Michael Day and talked to him extensively about the CLG program and things the Maryland Historical Trust can do in cooperation with Montgomery County's HPC. Mr. Day shared with them that on November 9 there will be a Statewide Preservation Conference. In October (date has not been set as yet), there will be a training session for historic preservation commissions throughout the state. Ms. Marcus stated that the meeting was very positive. The Vice-Chairperson asked if Ms. Marcus could include such forthcoming dates in the Commissioners' packet of materials so that they could be better organized.

Ms. Robinson of the Preservationist stated that as she understood it, after a lot of discussion, when the PHED committee approved the Montgomery Arms recommendation, it was contingent on some sort of transfer of density.

Commissioner Norkin noted, in as much as he would be attending the July 25 PHED Committee meeting, that he wanted to clarify and confirm the Commission position. As he understands it, the Commission wants Montgomery Arms designated without any requirements that development rights be transferred and that the Commission designates a property because it believes it is historic in and of itself. The Vice-Chairperson commented that, in addition, Commissioner Norkin should emphasize that from the Commission's perspective, Montgomery Arms warrants inclusion under the ordinance on its own merit and that the other issues, while certainly deserving of debate ought not to influence designation.

The meeting was adjourned at 10:00 p.m.

Rose McGuire
Submitted by Rose McGuire