



— 31/7-93H 10003 Grant Avenue —
Capitol View Park Historic District

Lynn Sandra Kahn, Ph.D.

LSK ASSOCIATES

10003 Grant Avenue

Silver Spring, MD 20910

Pictures

Set #1 (Better Set)



House Around Corner on
Barker Which Inspired
Proposed Design



View of 2 Story Houses
on Grant & Barker - View
from 10003 Grant



View of 2 Story Houses on
Grant Ave from My Driveway



10002 Grant / Facing
Neighbour

Nearby 100-year old house
ornaments - also inspired
proposed design





10005 Grant / North Neighbor









Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 064-40-6433

NAME OF PROPERTY OWNER Lynn S. Kahn TELEPHONE NO. 301-588-3270
(Contract/Purchaser) (Include Area Code)

ADDRESS 10003 Grant Ave Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR Williford Contracting TELEPHONE NO. 301-933-2541
CONTRACTOR REGISTRATION NUMBER 43702

PLANS PREPARED BY Menegus Assoc. TELEPHONE NO. 202-625-6629
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10003 Street Grant Avenue

Town/City Silver Spring Election District 8

Nearest Cross Street Capital View

Lot 1-A Block 32 Subdivision Capital View Park

Liber _____ Folio _____ Parcel _____

IA. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other Evolve Hand
210 steps of Rock Vapour
27500 Rock

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepee

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes On historical district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 WSSC 02 Septic 01 WSSC 02 Well

03 Other _____ 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:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. 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.

Lynn S. Kahn Nov 22, 1993
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission
Signature Albert B. Randall Date December 20, 1993

APPLICATION/PERMIT NO: 9311240070 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10003 Grant Avenue Meeting Date: 12/15/93
Resource: Capitol View Park Hist. Dist. HAWP/Addition
Case Number: 31/7-93H Tax Credit: No
Public Notice: 12/01/93 Report Date: 12/08/93
Applicant: Lynn S. Kahn Staff: Patricia Parker
PROPOSAL: Raise roof/add living space RECOMMEND: Approval
Add attached garage w/conditions

BACKGROUND/DISCUSSION:

This proposal is for a complete alteration to a nominal resource in the Capitol View Park Historic District, including changes in mass, style, material and form. The changes are so significant that this proposal is akin to construction of a completely new house.

The Capitol View Park Historic District is characterized by much diversity, with a wide range of architectural styles, reflecting changes that occurred from the 1880's to the present.

The structure which is the subject of this application is adjacent to other nominal resources, and directly across the street from other relatively contemporary structures which are outside the district. Up the street and around the corner on Barker Street are a mixture of styles from 1917-1930.

STAFF DISCUSSION:

The existing structure is one-story with a one-story addition at the rear. At the time the district was created, this building was classified as a nominal resource, and it is surrounded by nominal resources of differing styles. For this reason, staff feels that the proposed alterations need to be reviewed leniently, with an emphasis on how the altered structure will affect the overall streetscape and character of the historic district.

Second story additions or expansions should be appropriate to the surrounding streetscape in terms of scale and massing. Two-story houses face 10003 Grant Avenue, and its neighbor to the north is one-story with a two-story addition. Therefore, staff feels that a two-story structure on this particular lot would be appropriate.

Staff has some concern about the applicant's decision to use a stylistic (i.e. pseudo-Victorian) approach to change the overall appearance of the structure. This approach does not enhance the building's compatibility with the other very eclectic houses in the immediate neighborhood, and - when finished - the house will be atypically elaborate for its block.

A simpler, less stylized design may be preferable in this case, rather than attempting to replicate Victorian styling. However, recognizing the structure's location within the district and because of the leniency required in reviewing nominal structures, staff is not recommending specific changes to the architectural detailing which is proposed.

Another issue of significant concern is that the proposal indicates an attached garage. Attached garages are not typical in the Capitol View Park Historic District, and even new construction in the district that the HPC has reviewed in the past has usually been required to have detached garages.

The attached garage in this proposal is problematic in that it increases the mass of the structure at the streetscape. Although the existing structure has a carport, the openness of that structure is less troubling from a massing perspective. Staff strongly recommends that any garage associated with 10003 Grant Avenue should be detached and posterior to the front facade, preferably located farther to the rear of the lot.

In addition, staff recommends that the applicant maintain the existing setback from the street at the front. That is, the new front porch and two-story bay should be no closer to the street than the existing open front porch. To this end, the applicant should submit a site plan showing the footprint of the new house on the lot with the new porch and bay so that staff can confirm the front yard set back.

As a final note, staff would simply comment that it is unfortunate that plain, unadorned, one-story cottages may be lost to the Capitol View Historic District over time as other owners choose to rebuild their houses.

RECOMMENDATION:

With the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(d):

In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding

historic resources or would impair the character of the historic district;

with Standard #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Conditions of approval:

1. The proposed garage must be detached and placed to the rear of the main house.
2. The front of this house should be in line with adjacent houses. The new porch and bay should be no closer to the street than the existing open front porch. The applicant must submit a site plan showing the footprint of the new house on the lot with the new porch and bay so that staff can confirm the front yard set back.
3. The chimney shall be brick.
4. The vinyl siding shall be non-reflective matte finish without wood grain having a minimum of .042" guage thickness.



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House Number 10003 Street Grant Avenue

Town/City Silver Spring Election District 8

Nearest Cross Street Capital View

Lot 1-A Block 32 Subdivision Capital View Park

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|-----------------------|----------|--|----------------------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revision | Porch Deck | Fireplace Shed Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) Other <u>Expand Attic/Ai</u> | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000
2nd story Roof Replace Inside Renovation
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepe
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes in historical district

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.

Lynn S. Kahn
Signature of owner or authorized agent (agent must have signature notarized on back)

Nov. 22, 1993
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311240070 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE: \$ _____



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:

Existing house gives general appearance of Cape Cod Cottage because of symmetrical 1 story facade with gable roof, however it is probably more accurately classified as Builder's Ranch House. House has existing one story addition at the rear. Most significant environmental feature is 48" caliper oak + 8' from rear addition. House has minimal aesthetic or historical value.

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

Proposed addition will stop water damage to house and add a second story over main body of house. Work will not go beyond existing building footprint with exception of bay window and porch. House will maintain residential scale and Victorian detailing will be in sympathy with eclectic neighbors. Impact on environmental setting will be minimal. Overall, project will bring house of minimal aesthetic value more in line with loveliness of historic district. From existing porch looking up Grand Ave., all houses in view have 2 stories and show at least 3 styles (see pictures)

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:

With front porch, two story bay gable roof and double hung windows, addition will be Victorian in spirit. Front porch roof will reduce scale of facade, as will use of 6" trim and narrow clapboard siding.

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

Because of modest size and negligible aesthetic value of existing house, any renovation and expansion will have dramatic impact. However, desired renovation and addition is fairly seamless and belies fact something has been "added on."

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

Work conforms to context of existing building stock and applies historical details in a way that is harmonious with neighboring houses and historic district.

3. Project Plan: See Attached Front-Side Plans; detailed drawings submitted pending concept approval.
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.

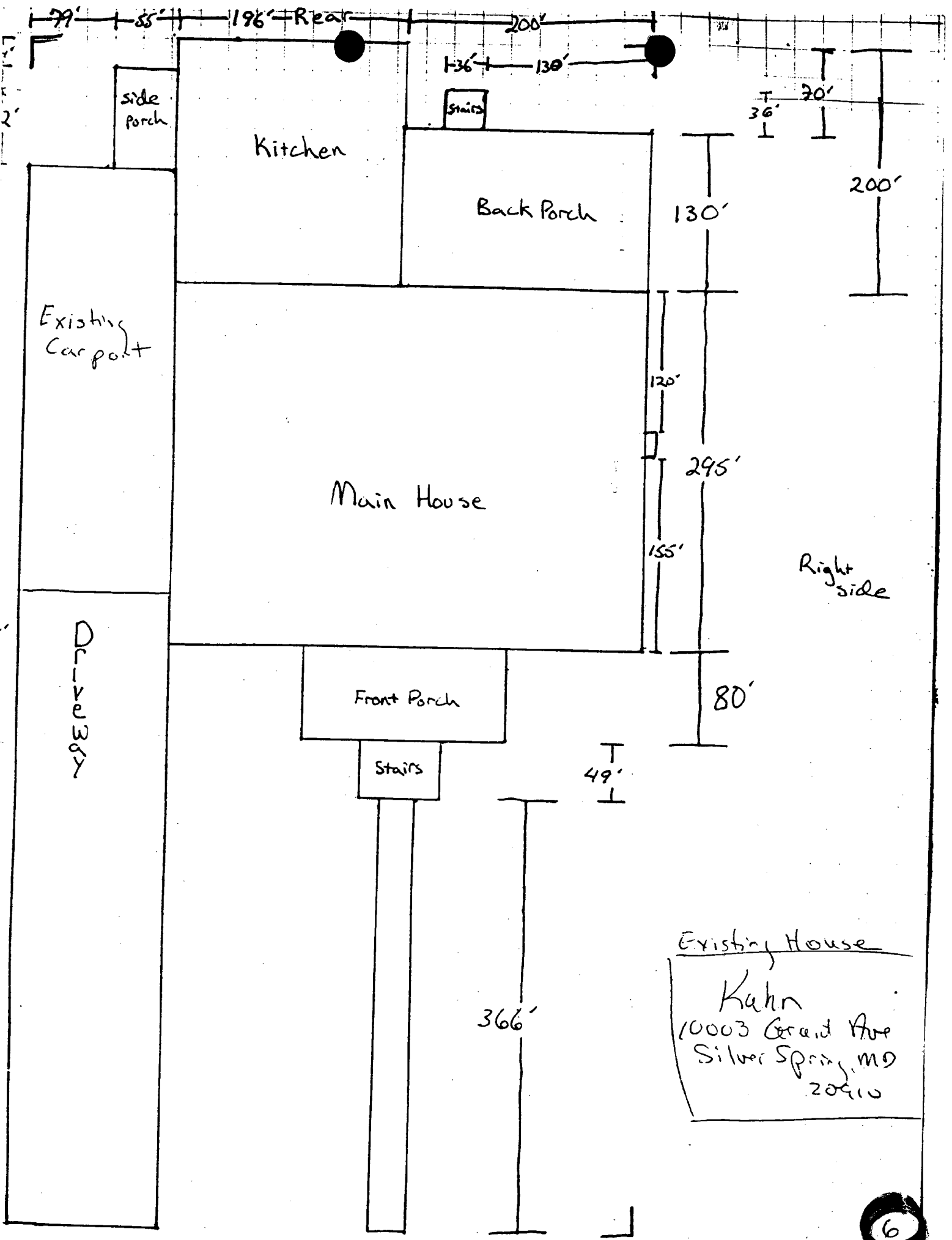
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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.

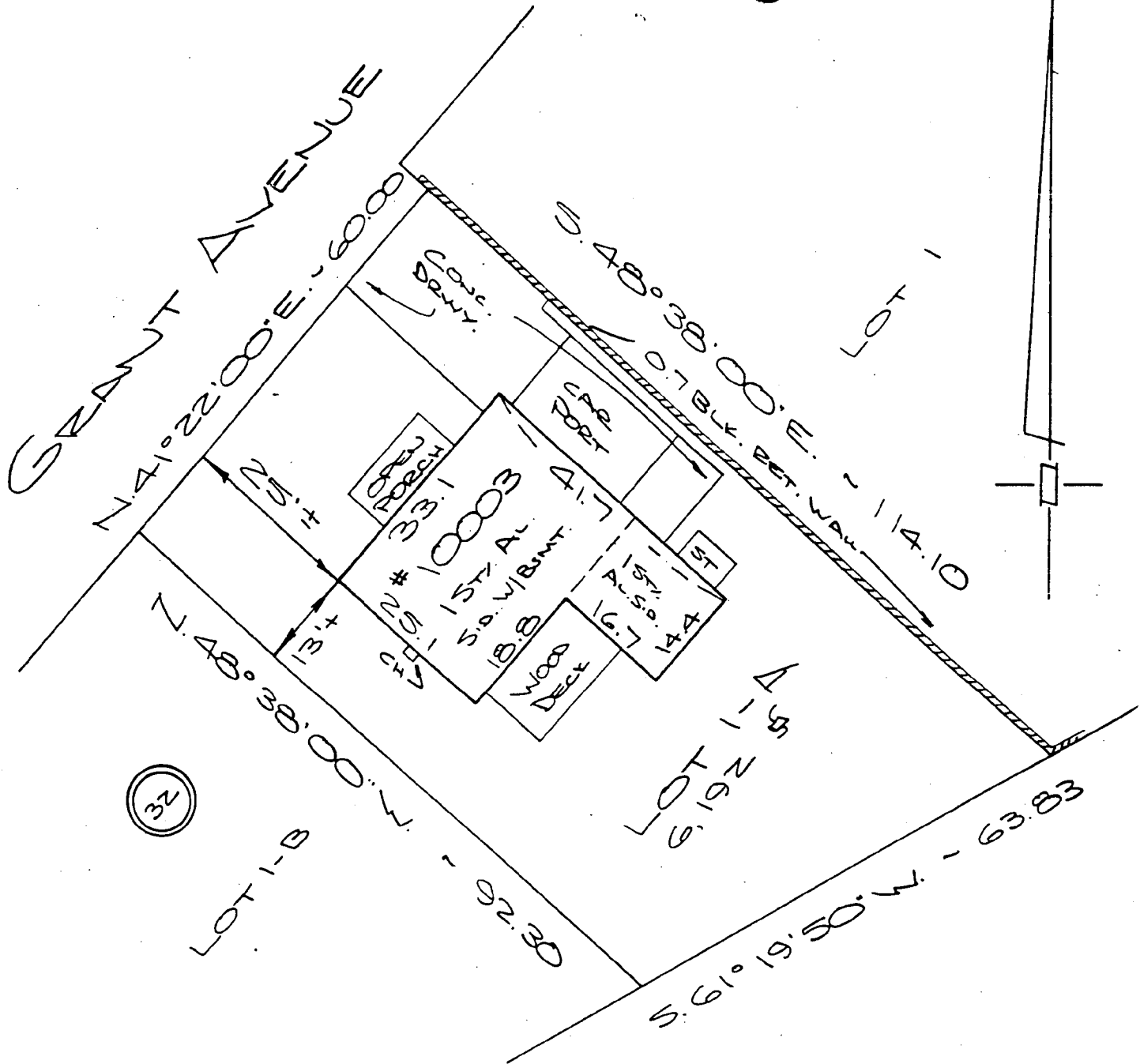
1. Name Margaret Thompson (North)
 Address 10005 Grant Ave
 City/Zip Silver Spring, MD 20910
2. Name William Moulden (South)
 Address 9929 Capitol View Ave
 City/Zip Silver Spring, MD 20910

3. Name Jerzy Witas (East)
Address 9927 Capitol View Ave
City/Zip Silver Spring, MD 20910
4. Name Prof. Nascimento (Across Street)
Address 10002 Grant Ave.
City/Zip Silver Spring, MD 20910
5. Name _____
Address _____
City/Zip _____
6. Name _____
Address _____
City/Zip _____
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E



Existing House
 Kahn
 10003 Grand Ave
 Silver Spring, MD
 20910



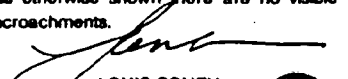
Note: This property does not lie within the designated hazard area shown on the map of the National Flood Insurance Program.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
LOT 1-A BLOCK 32
CAPITAL VIEW PARK
MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 31 Plat 1973 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.


LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: August 31, 1988

CASE: 1320-88

FILE: 31433

7

SIDE ELEVATION

1/4"=1'-0"

LATTICE

EXTG DECK W/
NEW RAIL & TRIM

EXTG KITCHEN
W/ NEW SIDING
AND ROOF

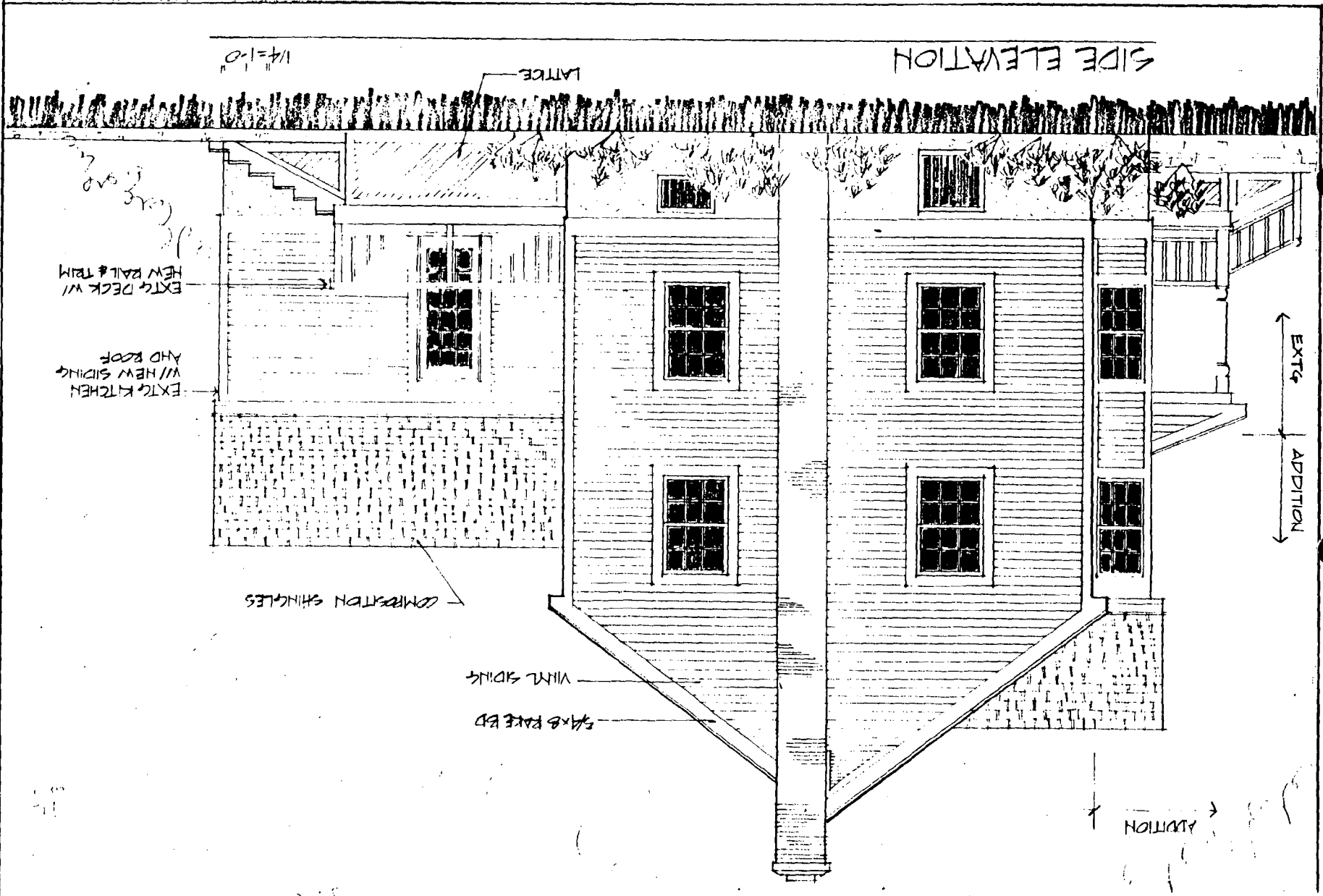
COMPOSITION SHINGLES

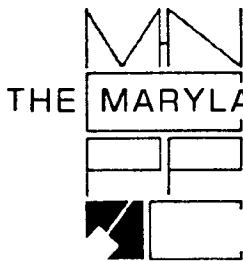
VINYL SIDING

SPAX B RAKE ED

EXTG
ADDITION

ADDITION





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
Design, Zoning, and Preservation Division
M-NCPPC

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

DATE: December 20, 1993

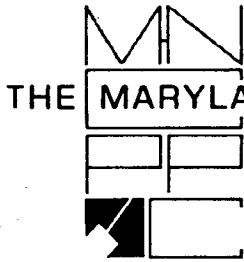
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

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

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: December 20, 1993

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved _____ Denied

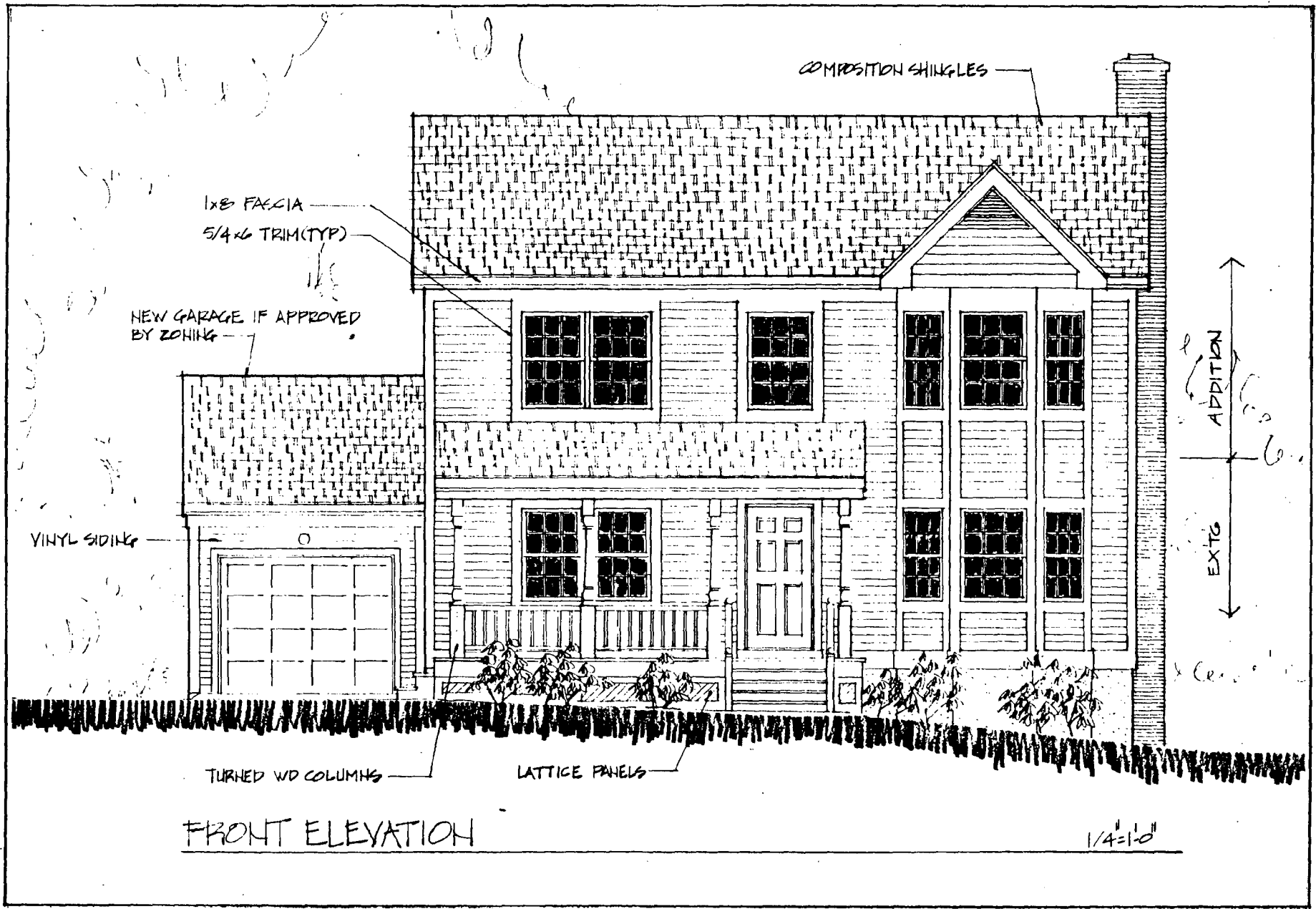
X Approved with Conditions: _____

- ① Proposed Garage must be detached and placed to the rear of the house.
 - ② Front of house in line w/ adjacent houses; Applicant to submit site plan
 - ③ All brick chimney.
 - ④ Vinyl siding shall be non-reflective matte finish without wd. grain. 0.42" gauge thickness.
 - ⑤ ~~Front bay must be deleted; no changes to carport other than maintenance.~~
- The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

*Condition #5
only
supervised
by
Permit #
9401040063*

Applicant: Lynn S. Kahn

Address: 10003 Grant Avenue



1x8 FASCIA
5/4x6 TRIM (TYP)

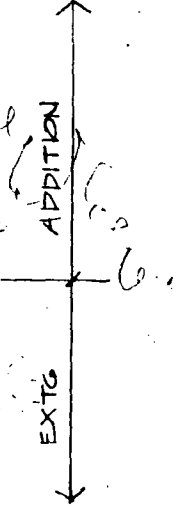
NEW GARAGE IF APPROVED
BY ZONING

VINYL SIDING

COMPOSITION SHINGLES

TURNED WD COLUMNS

LATTICE PANELS



FRONT ELEVATION

1/4" = 1'-0"

OUTLINE SPECIFICATION

KAHN RESIDENCE

DOORS - Front - Solid core wood with raised panels
Garage - Wood panel
Kitchen - Clad wood with tempered glass

WINDOWS - Clad wood with double glazing and divided lights
as manufactured by Marvin windows or approved equal

SIDING - Vinyl siding*to be Cambridge 3" Clapboard by Wolverine
Technologies.

SHINGLES - Composition strip type shingles as manufactured by
Certainteed Corporation or approved equal.

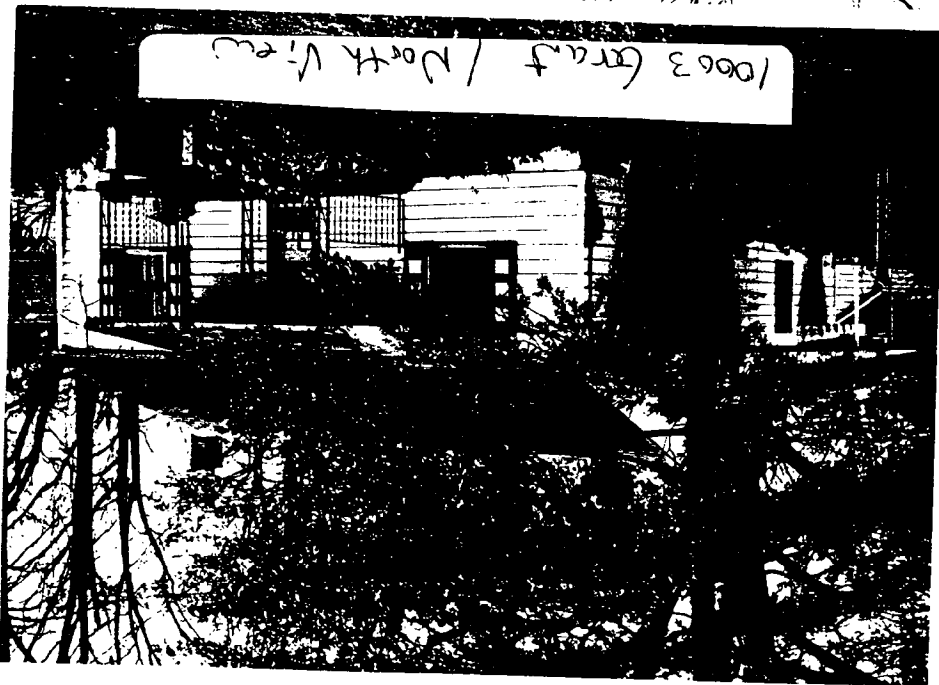
TRIM - Wood corner boards, rake boards, window and door trim in
sizes indicated on the drawings.



10003 Great / South View

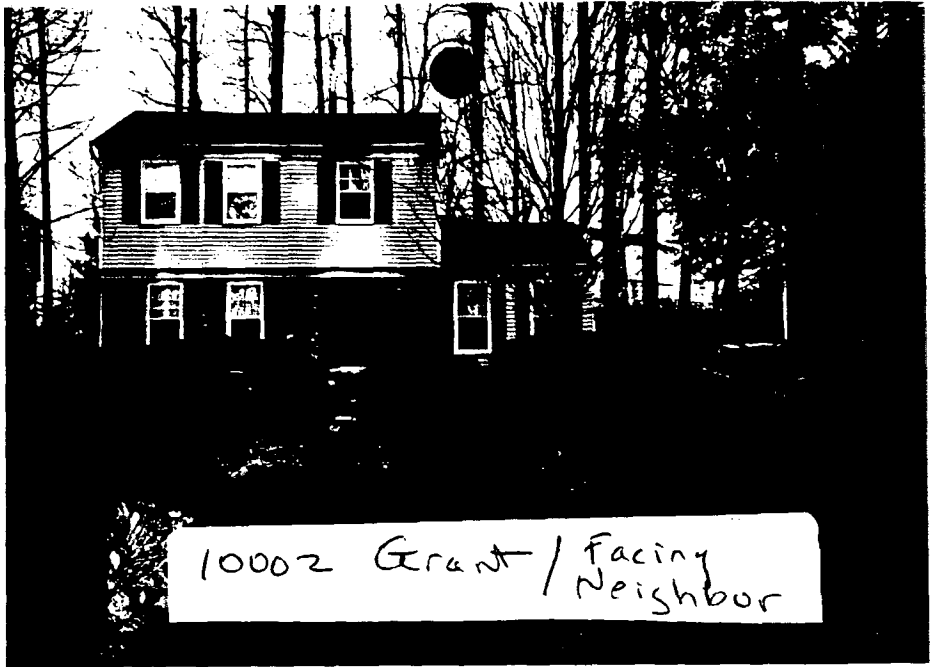


10003 Great / North View

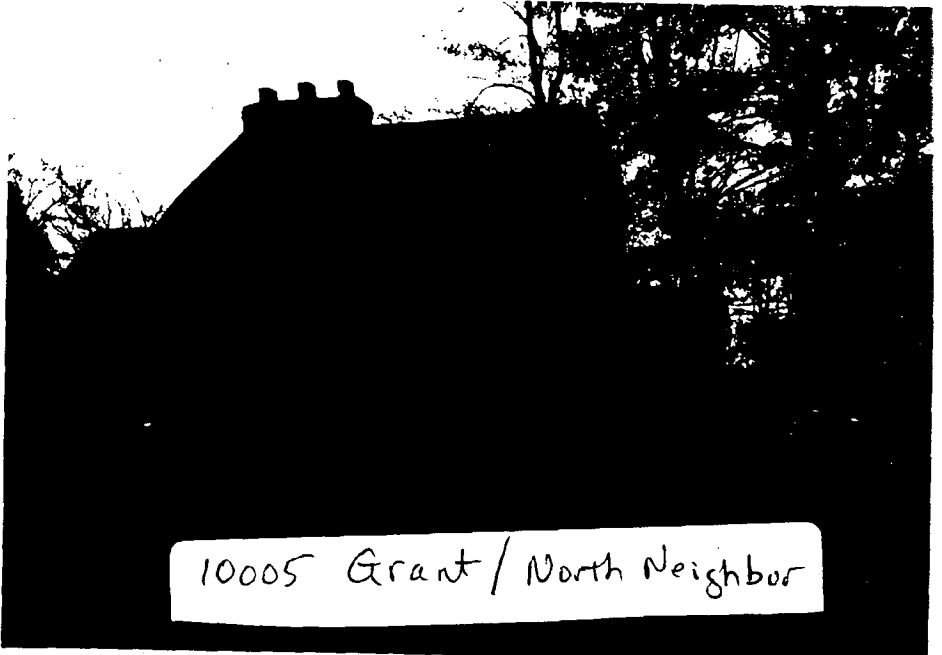


10003 Great / Front View

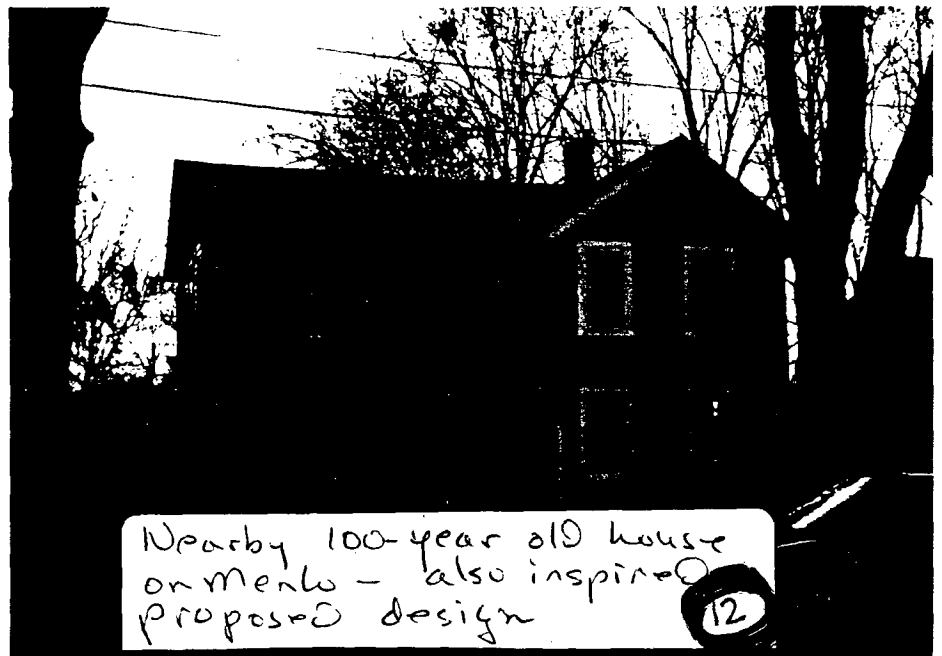




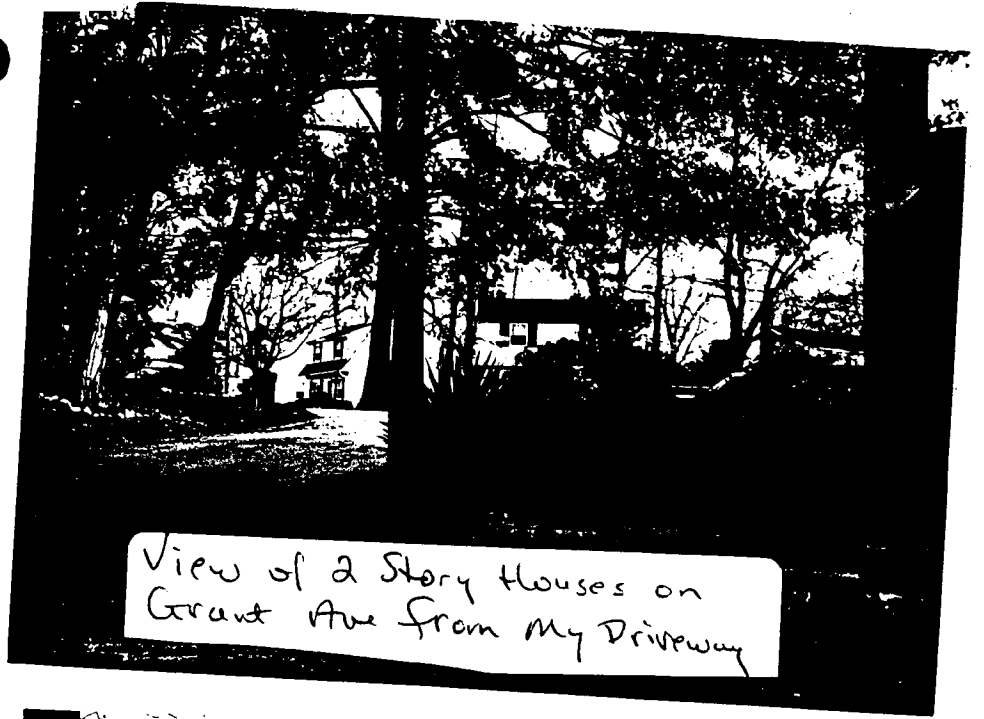
10002 Grant / Facing Neighbor



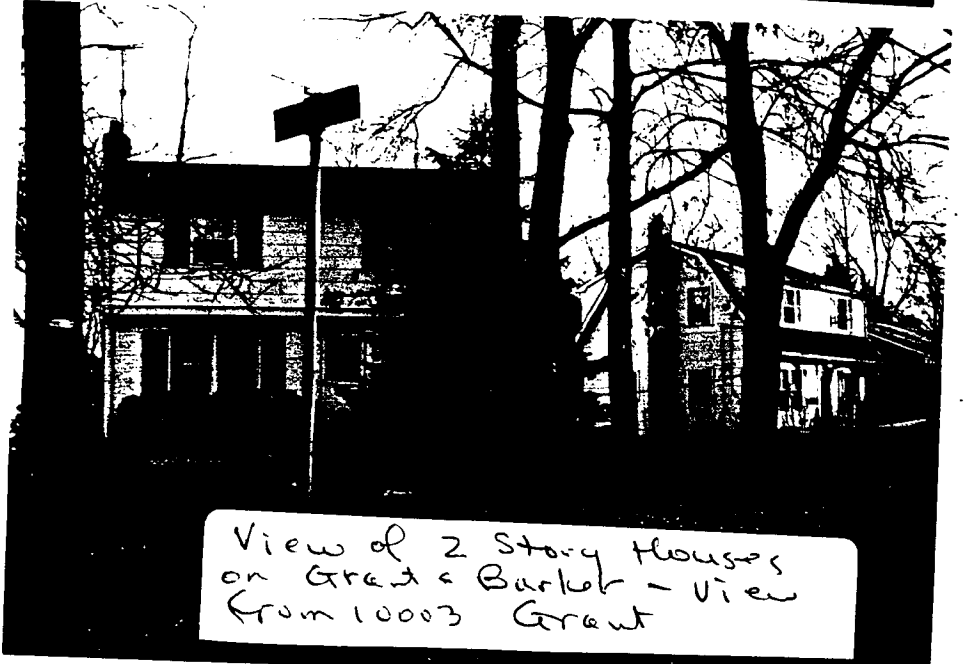
10005 Grant / North Neighbor



Nearby 100-year old house on Menlo - also inspired proposed design



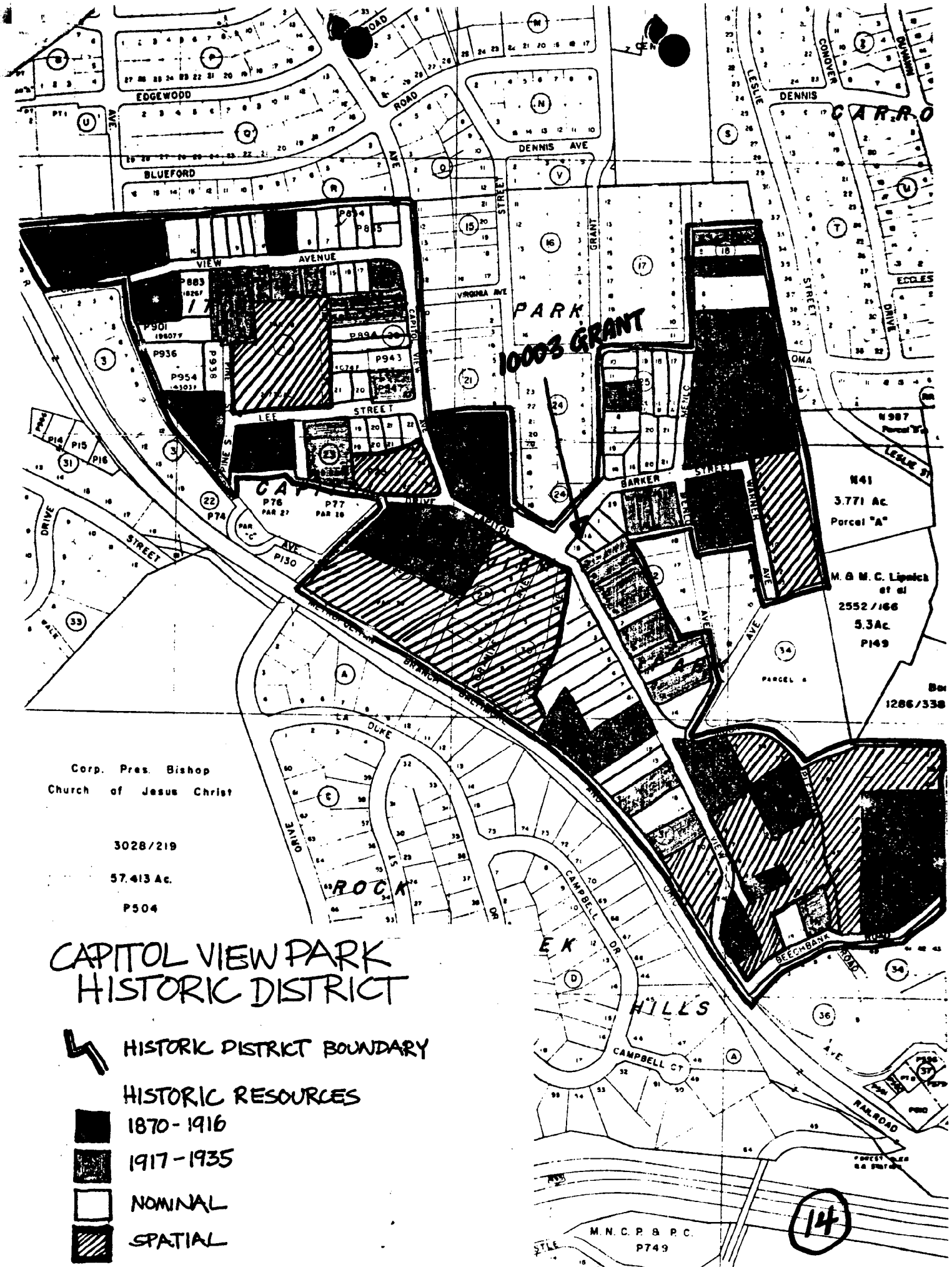
View of 2 Story Houses on Grant Ave from My Driveway



View of 2 Story Houses on Grant & Barker - View from 10003 Grant



House Around Corner on 13









Corp. Pres. Bishop
Church of Jesus Christ

3028/219

57.413 Ac.

P504

CAPITOL VIEW PARK HISTORIC DISTRICT

-  HISTORIC DISTRICT BOUNDARY
-  HISTORIC RESOURCES
-  1870-1916
-  1917-1935
-  NOMINAL
-  SPATIAL

M. N. C. P. & P. C.
P749

14