

#31/7-93K 10003 Grant Avenue
Capitol View Park Historic District

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Capitol View Park Historic District

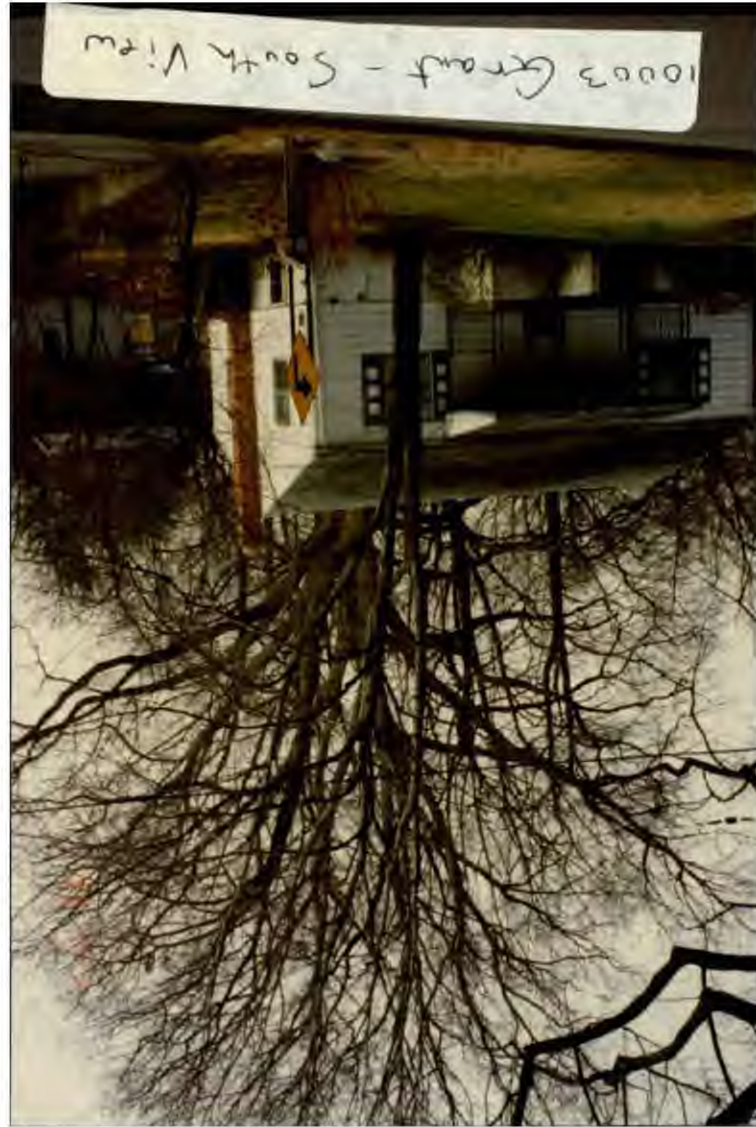
3117-93K

APC 01/26/94





10003 Grant - North Neighbor

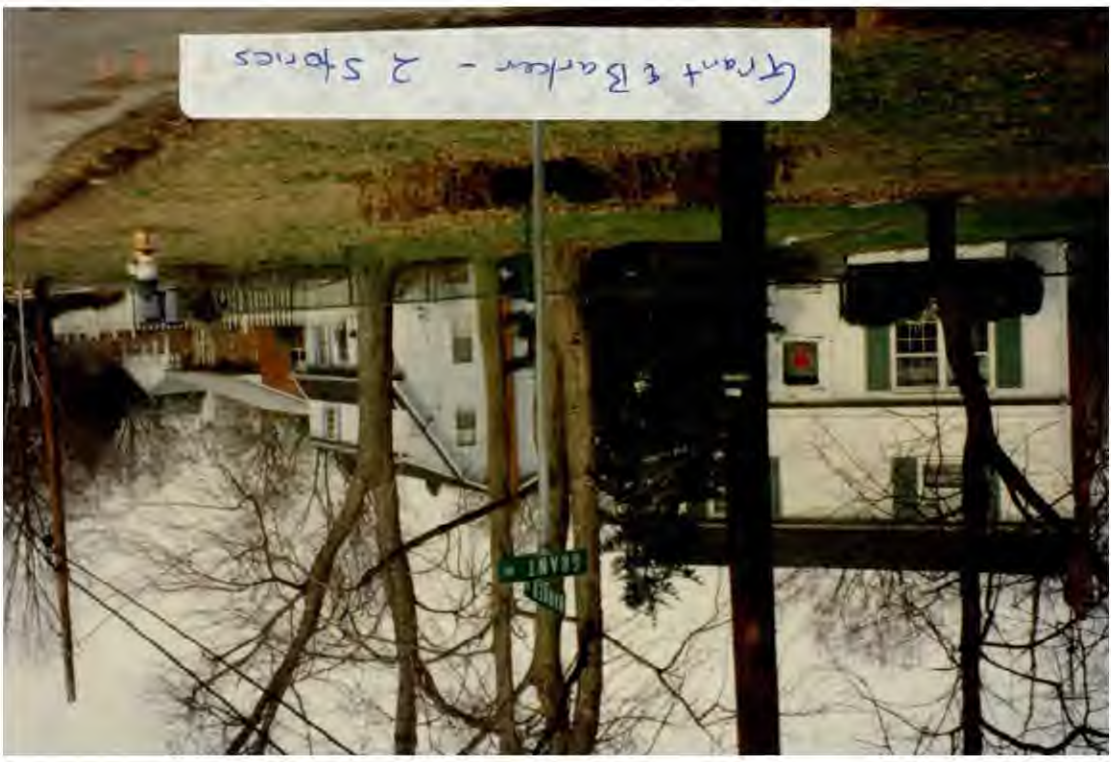






10000 Grant - Facing

Grant & Barker - 2 stories





Grant to Loma - 100+yr old
home



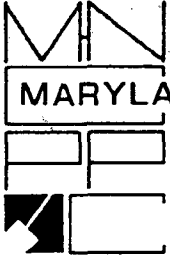


Grant to Bulker - Eclectic Style



Grant to Menlo - Vict. Style

mailed 2/1/94



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: January 27, 1994

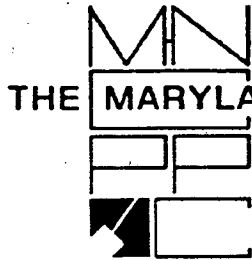
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

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: January 27, 1994

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

Approved Denied

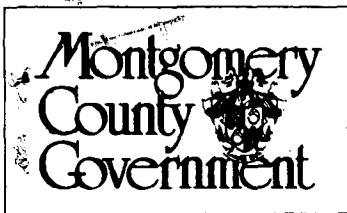
Approved with Conditions: _____

(1) Column supports for the carport should be simple 4" x 4" or 6" x 6" posts, rather than turned posts.

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

Applicant: Lynn S. Kahn

Address: 10003 Grant Avenue



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. 301-583-3270
(Contract/Purchaser) (Include Area Code)

ADDRESS 10003 Grant Ave Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR Willford Contracting TELEPHONE NO. 301-933-2541
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY Menegus Assoc. TELEPHONE NO. 402-625-6629
(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 1-2 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
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other <u>see notes</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 35,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 11240000 - not issued

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

1E. IS THIS PROPERTY A HISTORICAL SITE? no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

Lynn S Kahn Signature of owner or authorized agent (agent must have signature notarized on back) Dec 11 1993 Date

APPROVED X W. J. ... For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date January 27 1994

APPLICATION/PERMIT NO: 9401040063 FILING FEE: \$ -0-

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS



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)

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CITY STATE ZIP

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CONTRACTOR REGISTRATION NUMBER

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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 _____

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
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other <u>Raise Roof</u>
						<u>Add Space, Replac</u>
						<u>in Q</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9311240070

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? In historic 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 _____	

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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 of the issuance of this permit.

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

Raise roof, expand attic space to full living space, replace siding and windows, repair 2 porches and upgrade car port

See attached, "Specifications"

(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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

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 all applicable laws and regulations 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 Chairperson, Historic Preservation Commission

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 with symmetrical 2 story facade and gable roof. Has existing one story addition at rear. Most significant environmental feature is 48" caliper, 225 yr. old oak 8' from rear addition. This is a nominal resource structure.

- 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 increase living space, and prevent water damage to house. This nominal resource house is in historic district known for ECLECTIC STYLES — there is no one predominate house style. The proposed addition and enhancement of existing house will not go beyond existing building footprint. Proposed style will maintain residential scale & Victorian detailing in sympathy with eclectic neighbors (see photos). Impact on environmental setting will be negligible.

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 balanced by two story bay windows, addition will be Victorian in spirit. Front porch roof will reduce scale of facade, while contributing to horizontal/vertical balance. Narrow clapboard siding and 6" w.o.c trim complete integrated design.

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

Obviously a dramatic change, yet seamless fit with eclectic neighbors. Historic review is requested to enhance this minimal resource housing.

- 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 & applies historical details in a way that is harmonious with eclectic neighbors.

3. Project Plan: See Attached Plans & Photos

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 7929 Capitol View Ave
City/Zip Silver Spring MD 20910

3.

Name

Terzy Witas

Address

5er24 Witas
9927 Capitol View Ave

East

City/Zip

Silver Spring, MD 20910

4.

Name

Prof. Nascimento

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

OUTLINE SPECIFICATION

KAHN RESIDENCE

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

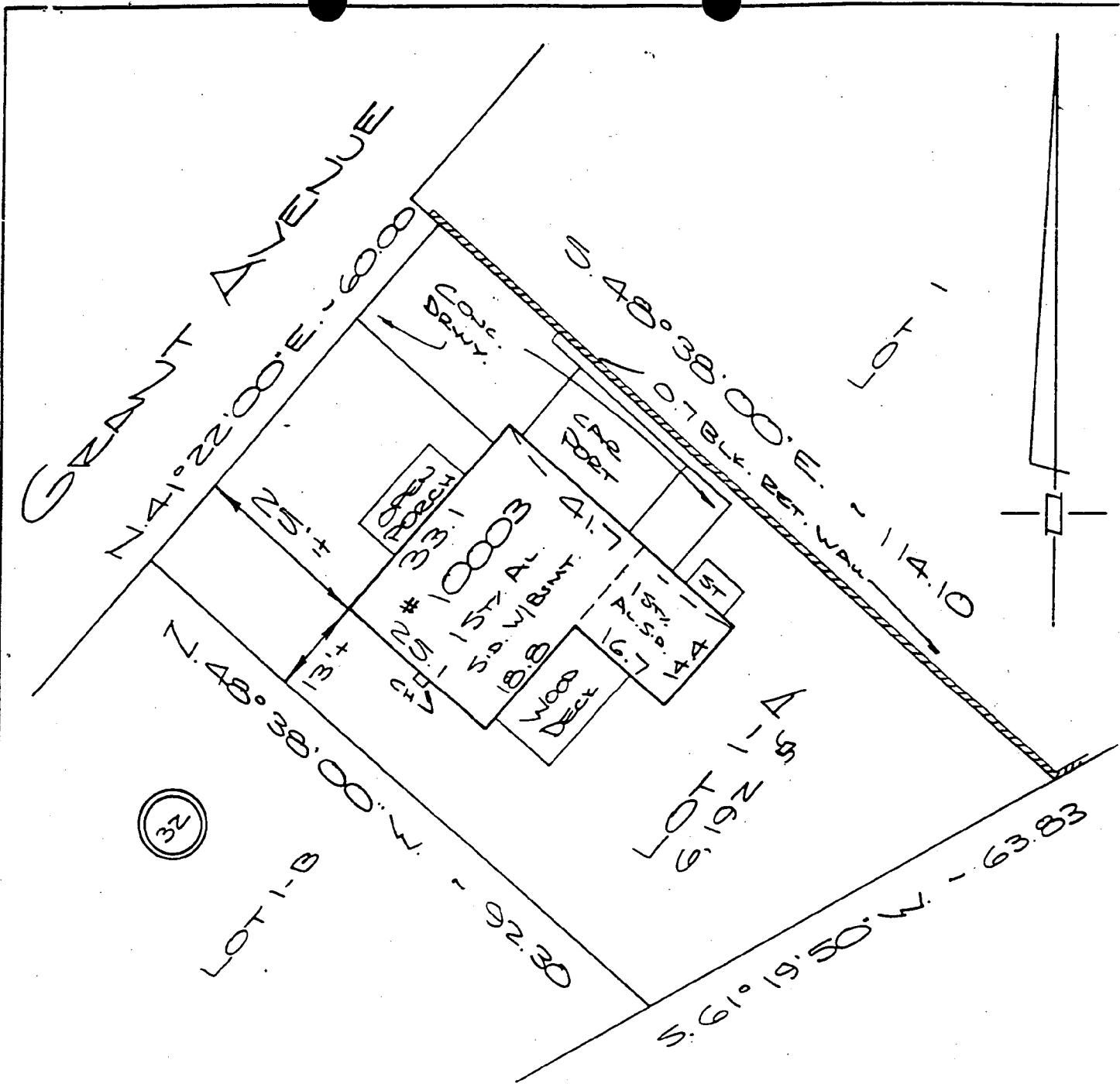
WINDOWS - Clad wood with double glazing and divided lights
as manufactured by Marvin windows or approved equal

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.





Note: This property does not be
 subject to the
 hazard of
 on the part of the
 flood insurance program

CAPITOL SURVEYS

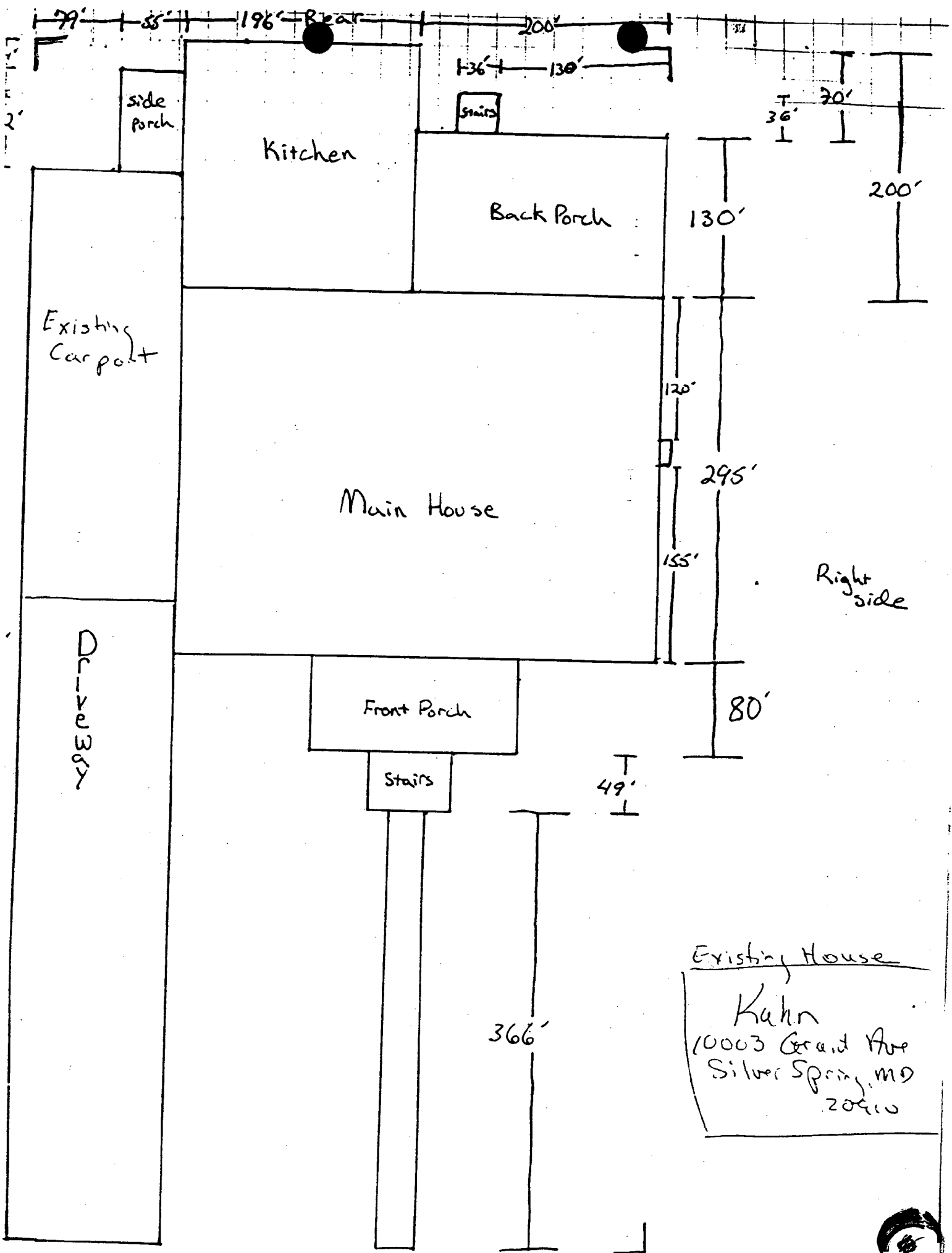
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

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

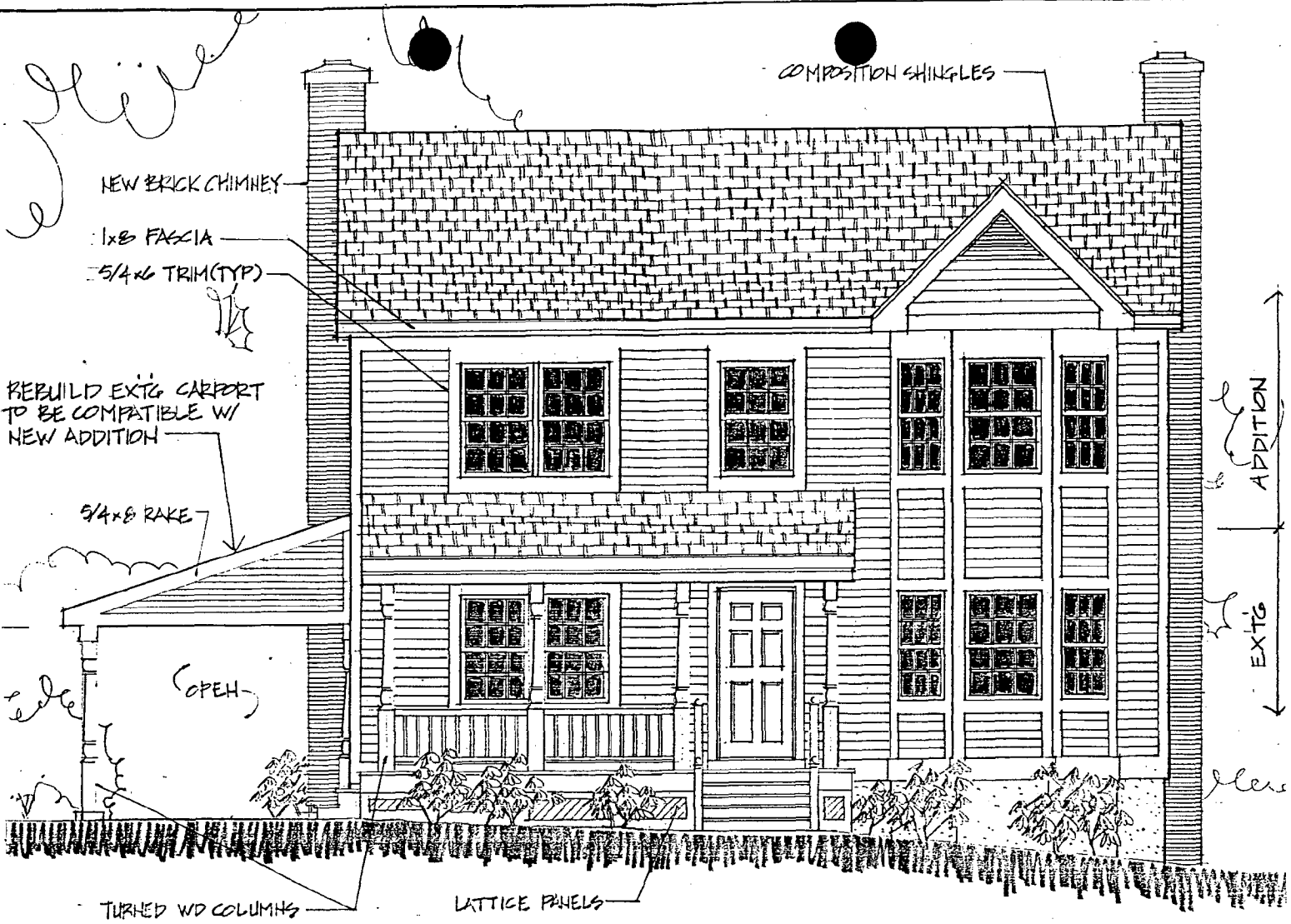
I hereby certify that the position of all the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: August 31 1988 CASE: 1320-88 FILE: 31433

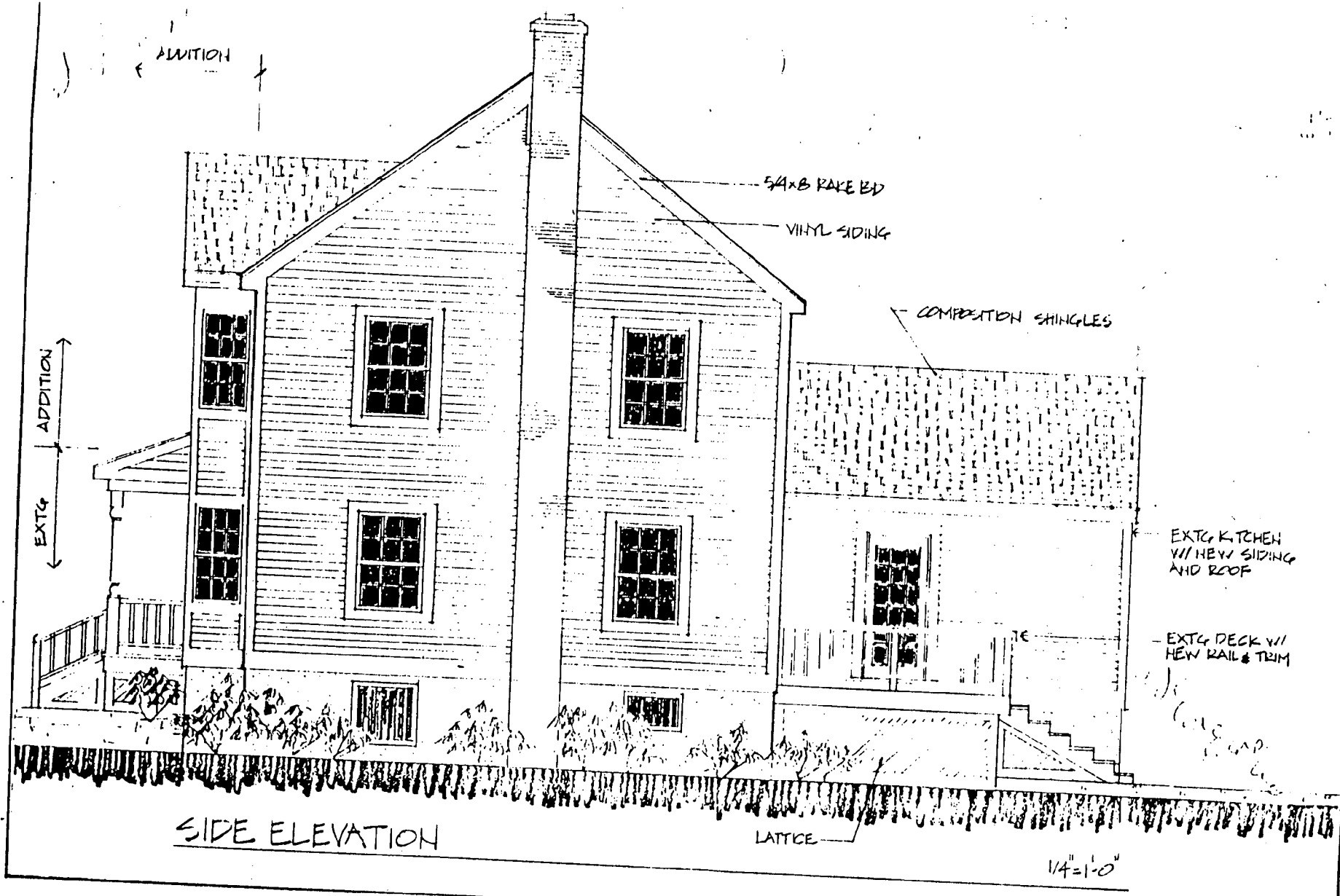


Existing House
 Kahn
 10003 Grand Ave
 Silver Spring, MD
 20910

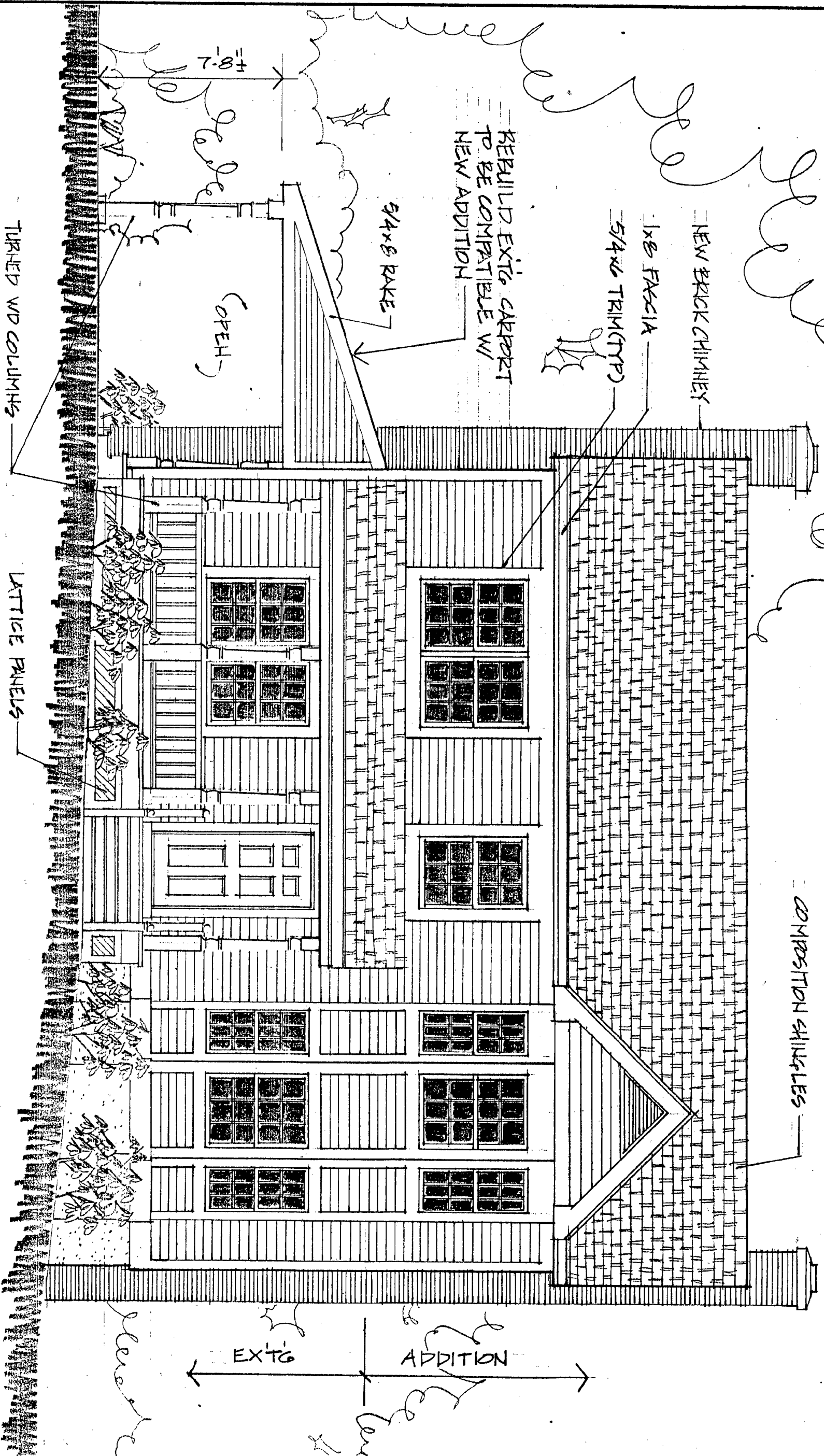


FRONT ELEVATION

1/4" = 1'-0"
12/27/93

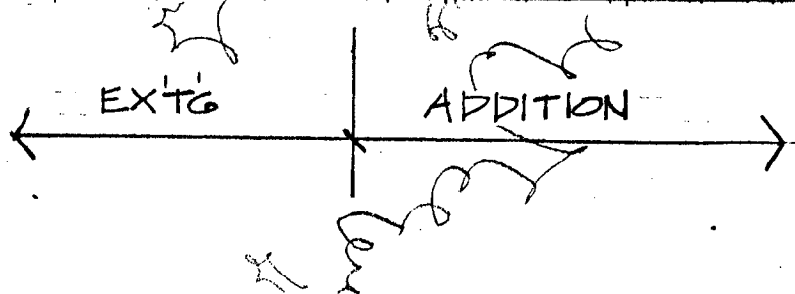


FRONT ELEVATION



1/4"=1'-0"

12/27/93



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10003 Grant Avenue	Meeting Date: 01/26/94
Resource: Capitol View Park Historic District	HAWP/Revision
Case Number: 31/7-93K	Tax Credit: No
Public Notice: 1/12/94	Report Date: 01/21/94
Applicant: Lynn S. Kahn	Staff: Gwen Marcus
PROPOSAL: Major alterations	RECOMMEND: Approval with condition

This is a revision of a Historic Area Work Permit application which was previously discussed by the HPC on December 15th. The applicant proposes to substantially alter a nominal (non-contributing) resource in the Capitol View Park Historic District. Proposed alterations include adding a full second story and completely remodelling the exterior of the structure. The proposed changes will all be done within the existing footprint. The structures on either side of 10003 Grant Avenue are also nominal (non-contributing), and the newer houses across the street are outside the district.

STAFF DISCUSSION:

The applicant's current proposal is identical to the HAWP which was reviewed and approved by the HPC on December 15th, with two exceptions: 1.) the applicant is now showing retaining the existing carport and remodelling it, rather than the attached garage which was previously proposed; and 2.) the applicant is continuing to propose construction of a bay on the front facade. The HPC's motion approving the HAWP on December 15th required elimination of the front bay.

Staff feels that the applicant has appropriately addressed the HPC's concern about retaining the existing carport, rather than building an attached garage. The proposed remodelling of the existing carport is appropriately simple. However, staff feels that the column supports for the carport should be simple 4" X 4" or 6" X 6" posts, rather than turned posts.

It terms of the proposed bay on the front facade, staff feels that this bay is appropriate for the structure. As discussed at the previous HPC meeting on this HAWP, the alterations to the existing structure are so substantial that this proposal basically constitutes new construction. Given that

the existing structure is a nominal (non-contributing) resource, staff is not troubled by this. In looking at this proposal as "new construction", staff feels that the proposed bay is similar to a number of new houses that have been constructed in the Capitol View Park Historic District. It also recalls a general architectural form found on a couple of the historic structures in the district. The addition of the bay will **not**, in staff's opinion, make the structure overly complex or "Victorianized".

RECOMMENDATION:

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

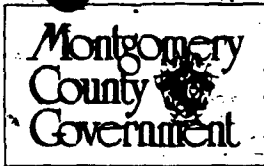
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

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;

and with the condition(s):

- 1.) The column supports for the carport should be simple 4" X 4" or 6" X 6" posts, rather than turned posts.



Historic Preservation Commission

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217-3625

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PLANS PREPARED BY Menegus Assoc. CONTRACTOR REGISTRATION NUMBER
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Nearest Cross Street Capital View
Lot 1-A Block 32 Subdivision Capital View Park
Liber Folio Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
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Wreck/Raze Move Install Revocable Revision
Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other Base Coat
Add Space, Replace, etc.
1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9311240070 - not issued
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
1E. IS THIS PROPERTY A HISTORICAL SITE? In historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. TYPE OF SEWAGE DISPOSAL
01 (X) WSSC 02 () Septic
03 () Other
2B. TYPE OF WATER SUPPLY
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Signature of owner or authorized agent (agent must have signature notarized on back) Date Dec 31, 1993

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED Signature Date
APPLICATION/PERMIT NO: 9401040063 FILING FEE: \$ -0-
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:

Existing house gives general appearance of Cape Cod cottage with symmetrical 2 story facade and gable roof. Has existing one story addition at rear. Most significant environmental feature is 48" caliper, 225 yr. old oak 8' from rear addition. This is a nominal resource structure.

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Short, written statement that describes:

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

Obviously a dramatic change, yet seamless fit with eclectic neighbors. Historic review is requested to enhance this minimal resource housing.

- 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 & applies historical details in a way that is harmonious with eclectic neighbors.

3. Project Plan: See Attached Plans & Photos

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

- a. the scale, north arrow, and date;
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 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

Address 3er24 Witas
9927 Capitol View Ave (East)

City/Zip Silver Spring, MD 20910

4.

Name Prof. Nascimento

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 _____

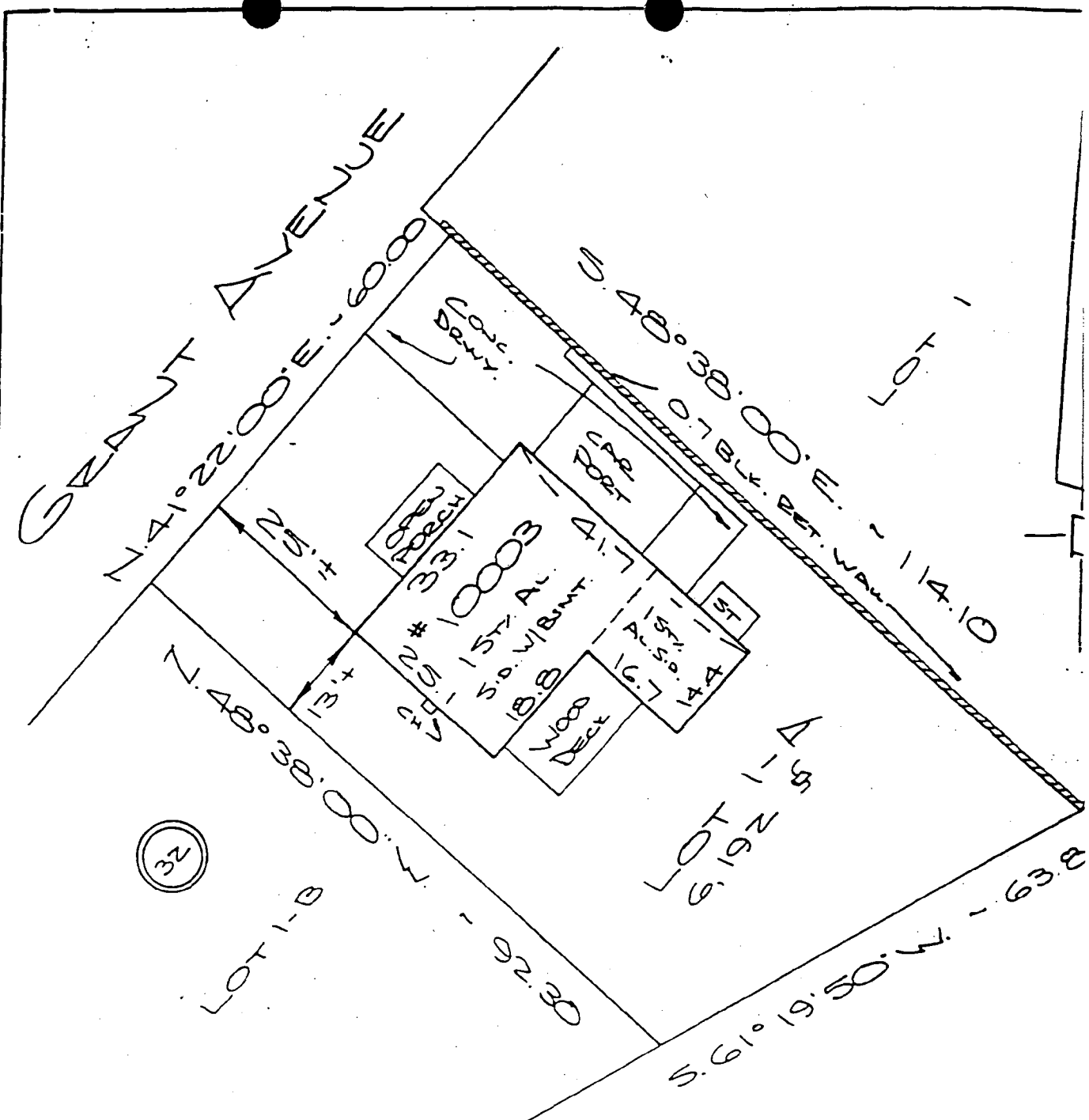
8.

Name _____

Address _____

City/Zip _____

1757E



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.

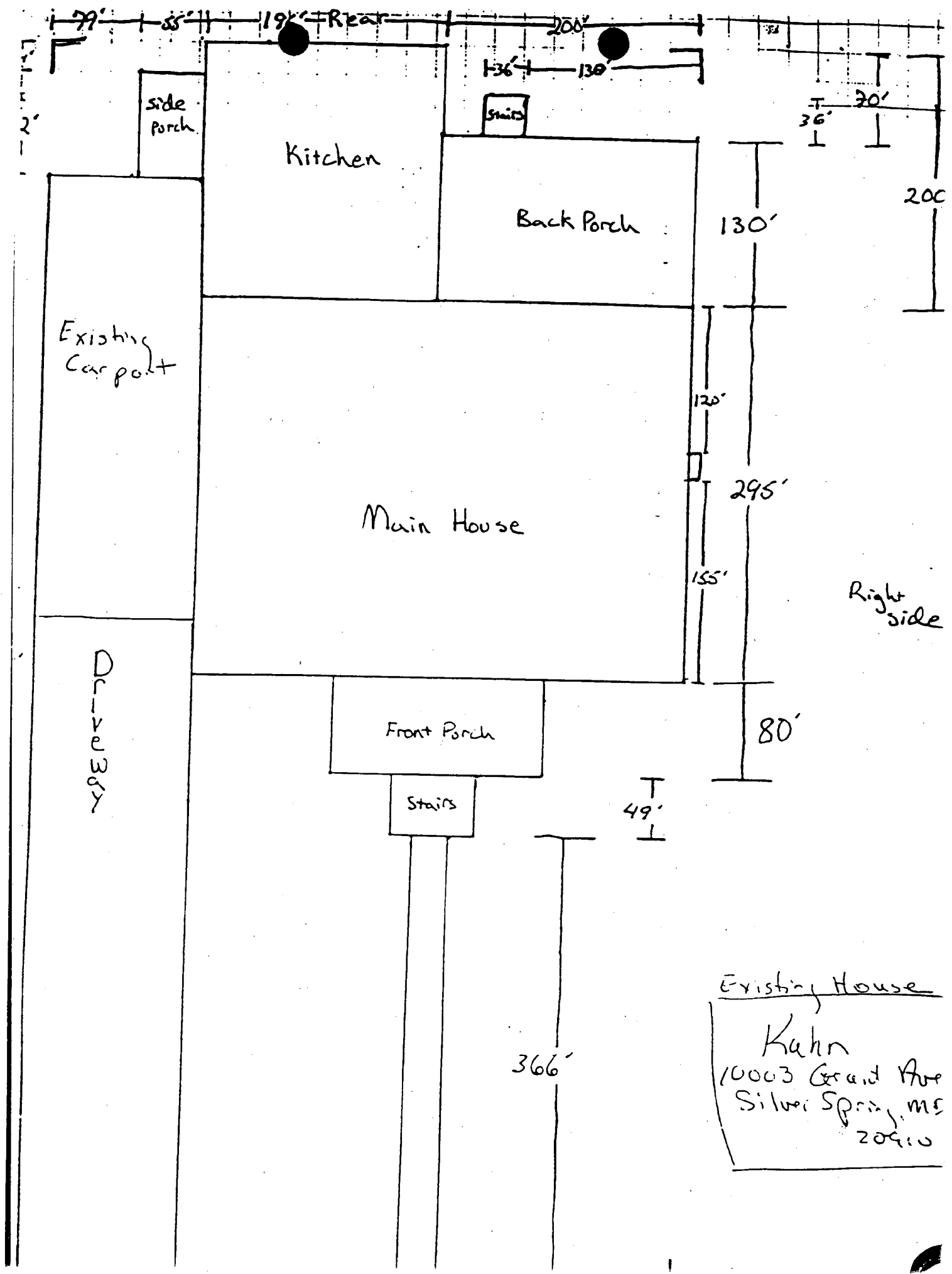
HOUSE LOCATION
LOT 1-A BLOCK 32

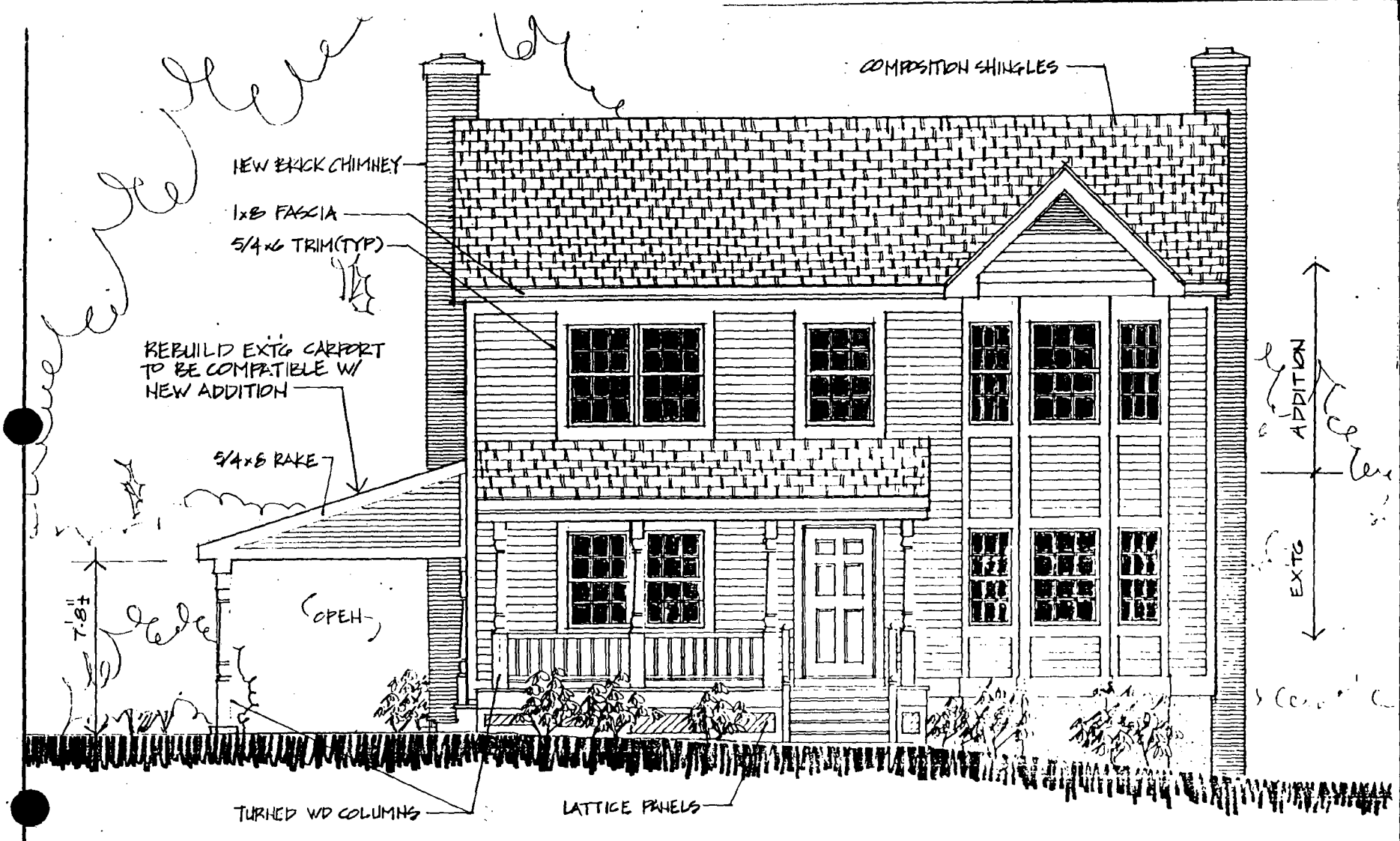
CAPITAL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 31 Plat 1973 Scale 1" = 20'

I hereby certify that the positions of the existing improvements on the described property have been established by a transit tape measurement or less otherwise shown there are encroachments.

Louis Cohen
LOUIS COHEN
Registered Land Surveyor





COMPOSITION SHINGLES

NEW BRICK CHIMNEY

1x8 FASCIA

5/4x6 TRIM(TYP)

REBUILD EXTG CARPORT
TO BE COMPATIBLE W/
NEW ADDITION

5/4x6 RAKE

7'-8"

(OPEN)

TURNED WD COLUMNS

LATTICE PANELS

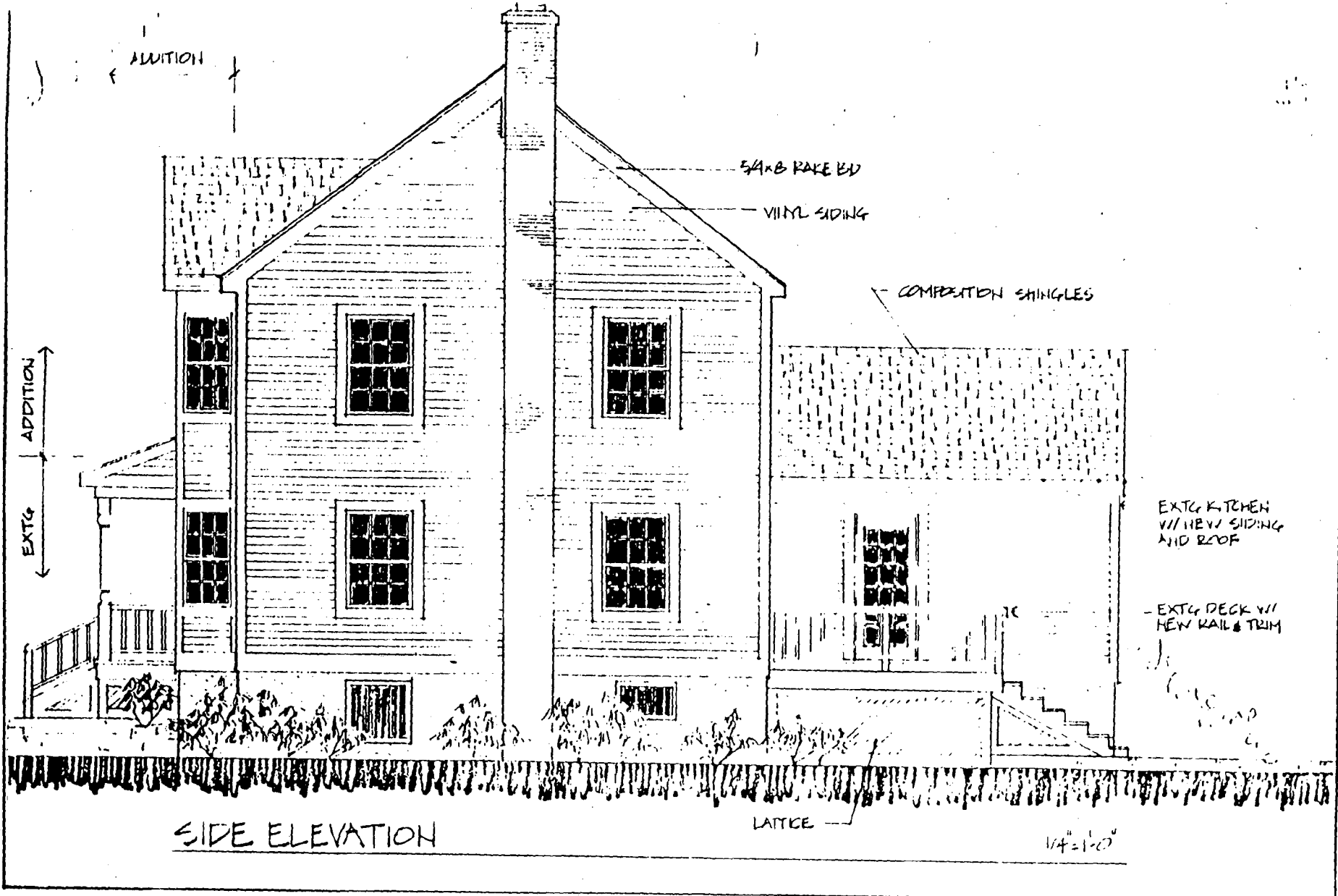
ADDITION

EXTG

FRONT ELEVATION

1/4"=1'-0"

12/27/14



ADDITION

5/8" x 8 RAKE ED

VINYL SIDING

COMPOSITION SHINGLES

ADDITION
EXTG

EXTG KITCHEN
W/ HEV SIDING
AND ROOF

EXTG DECK W/
HEV RAIL & TRIM

SIDE ELEVATION

LATTICE

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

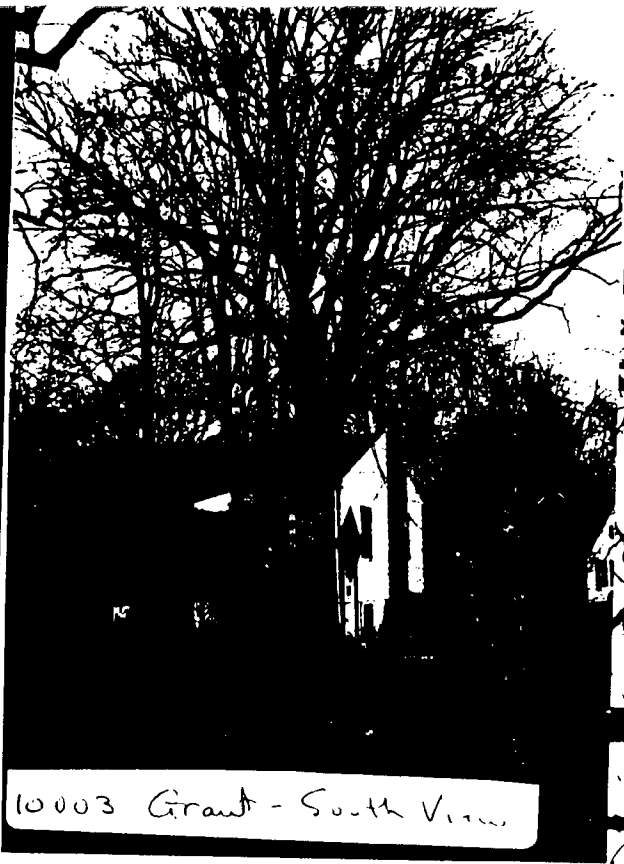
SIDING - Vinyl siding to be Cambridge 3" Clapboard by Wolverine Technologies.

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

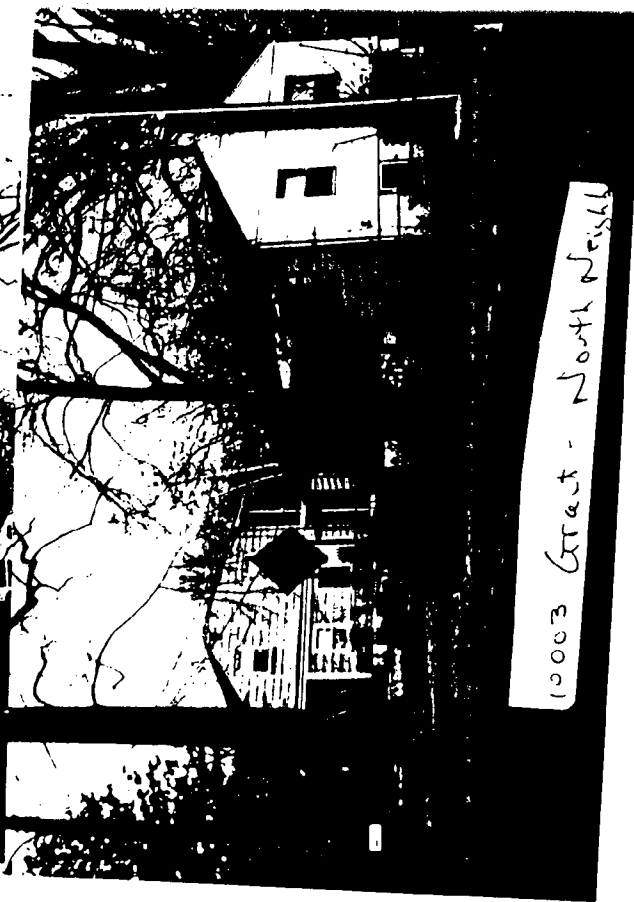
TRIM - Wood corner boards, rake boards, window and door trim in sizes indicated on the drawings.



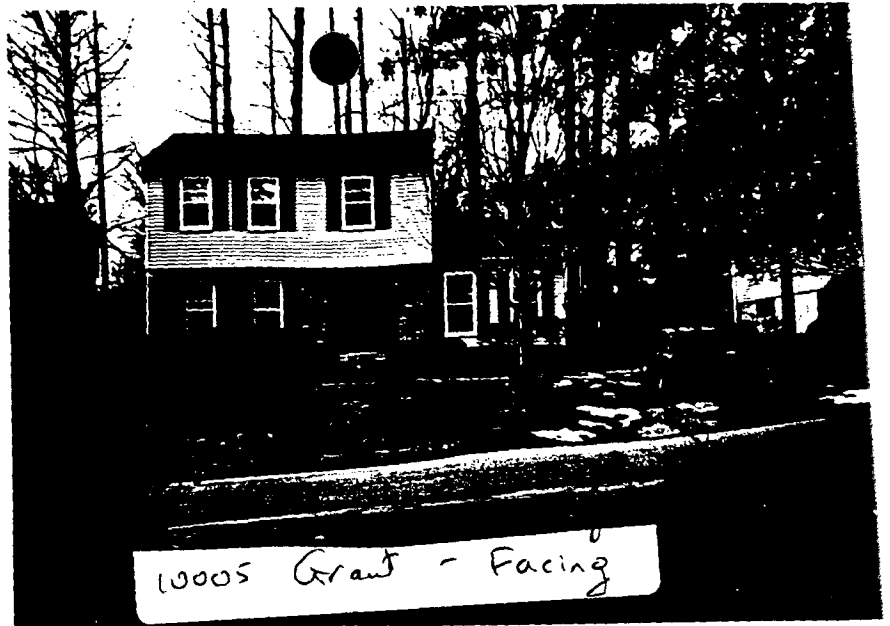
10003 Grant Ave - Front



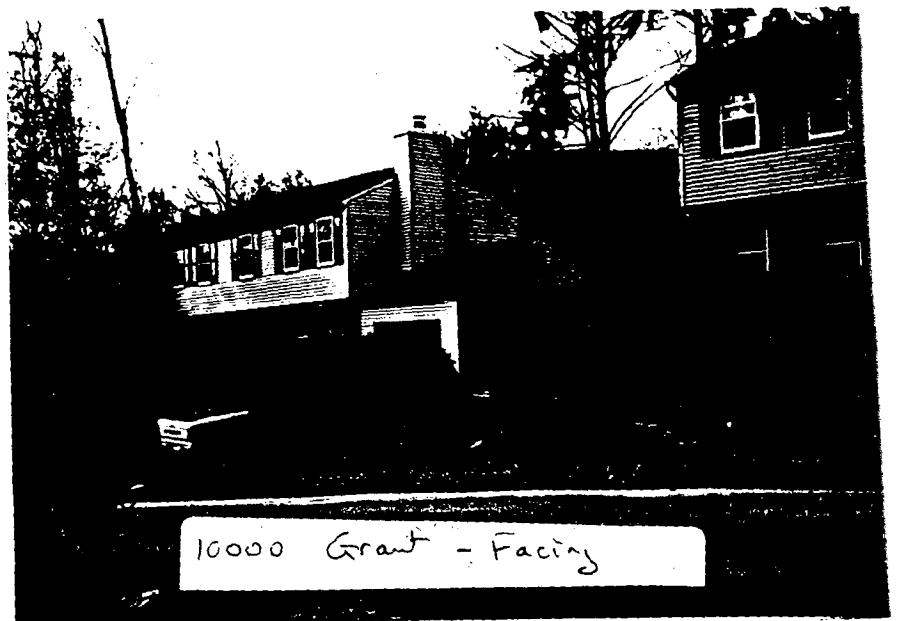
10003 Grant - South View



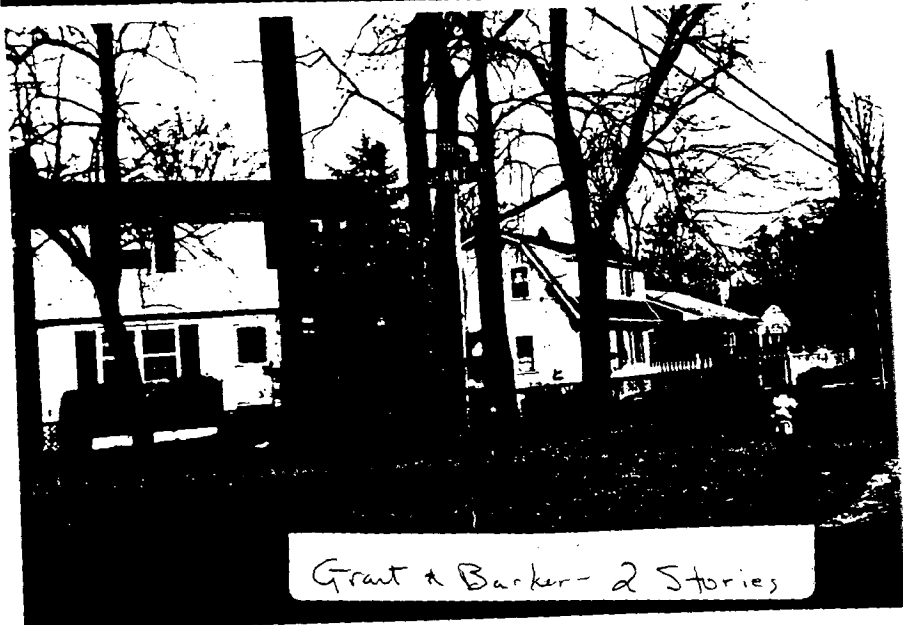
10003 Grant - North View



10005 Grant - Facing



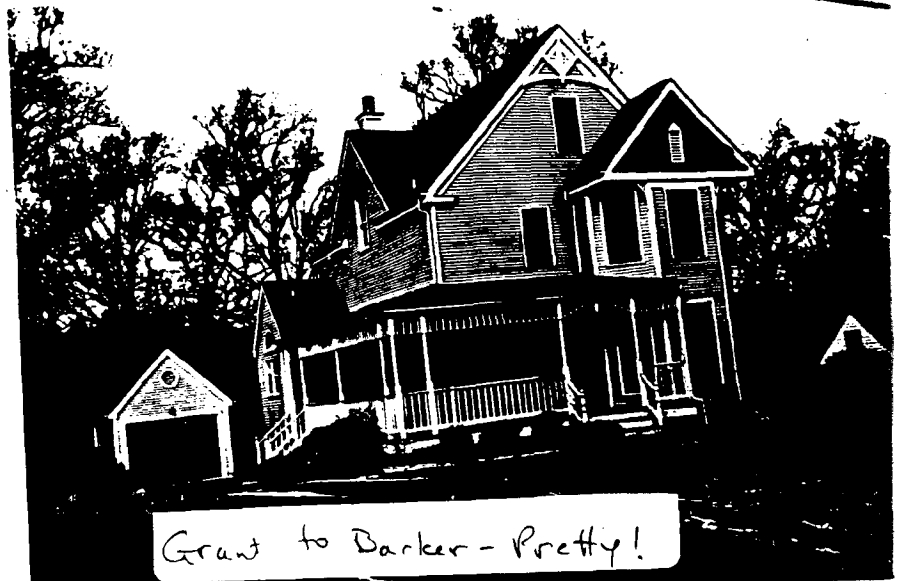
10000 Grant - Facing



Grant & Barker - 2 Stories



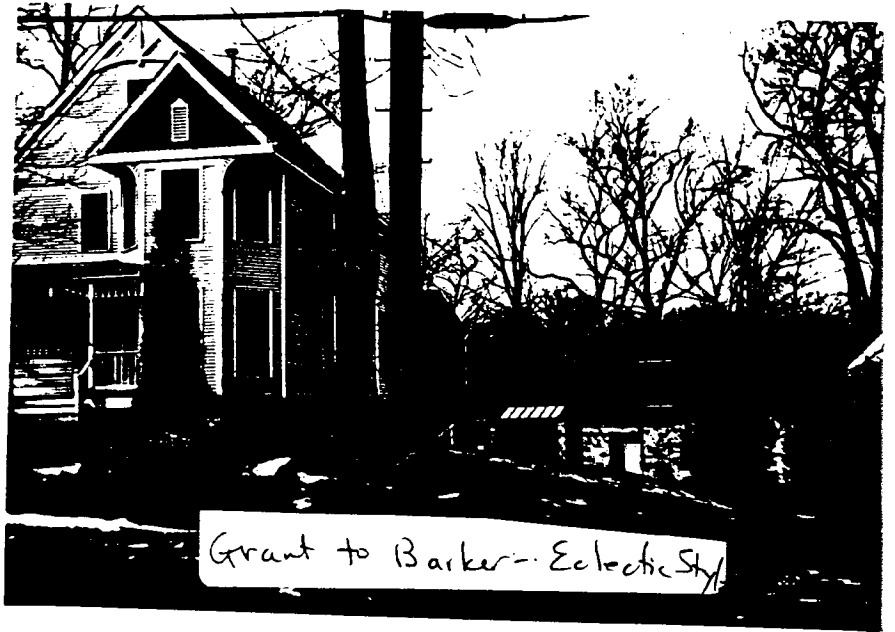
Grant to Menlo - Vict. Style



Grant to Barker - Pretty!



Grant to home - 100+ yr/o home



Grant to Barker - Eclectic Style