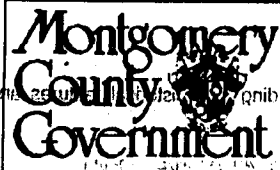


317-97G 9903 Leafy Ave. Silver Sp.
(Capitol View Historic District)

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON: Sherry Zuckerman
 DAYTIME TELEPHONE NO.: (202) 622-8489
 TAX ACCOUNT #: 994964
 NAME OF PROPERTY OWNER: Robert & Sherry Zuckerman
 DAYTIME TELEPHONE NO.: (202) 622-8489
 ADDRESS: 9903 Leafy Avenue, Silver Spring, MD 20910
 CITY STATE ZIP CODE
 CONTRACTOR: CHEVY CHASE DESIGN BUILD GROUP, INC.
 TELEPHONE NO.: (301) 907-8610
 CONTRACTOR REGISTRATION NUMBER: 412866
 AGENT FOR OWNER: CHEVY CHASE DESIGN BUILD
 DAYTIME TELEPHONE NO.: (301) 907-8610

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER: 9903 STREET: Leafy Avenue
 TOWN/CITY: Silver Spring NEAREST CROSS STREET: Capitol View Avenue
 LOT: 26 BLOCK: 35 SUBDIVISION: CAPITOL VIEW PARK PLANS AND ELEVATIONS: 3
 LIBER: FOLIO PARCEL:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Room Addition Slab A/C

Construct: Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other

1B. CONSTRUCTION COST ESTIMATE \$ 20,328

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT: 5 feet

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line Entirely on land of owner On public right of way/easement TREE SURVEY

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: Carl Zuckerman Date: Jan 22, 1997

APPROVED: [Signature] For Chairman, Historic Preservation Commission

DISAPPROVED: [Signature] Date: 1/21/97

APPLICATION/PERMIT NO.: 9701220075 DATE FILED: 1/21/97 DATE ISSUED: 1/21/97

SEE REVERSE SIDE FOR INSTRUCTIONS

37B-97G

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

1. WRITTEN DESCRIPTION OF PROJECT

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

TWO-STORY CRECOD WITH PORCH TO NORTHEAST AND ENTRY AT GRADE FROM
THE SOUTHWEST, ON FLAT SITE. NEW ADDITION WILL BE WITHIN DRIPLINES
OF TWO TREES, WITH CALIPERS OF 24" AND 30".

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

1. SECOND STORY BEDROOM ADDITION OVER EXISTING DECK ON SOUTHEAST ELEVATION.
EXISTING DECK IS TO BECOME SCREENED-IN PORCH.
2. SECOND STORY BUMP-OUT FOR TUB/SHOWER ON NORTHEAST ELEVATION

2. SITE PLAN

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

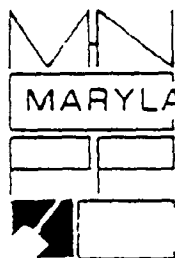
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



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

DATE: 2/13/97

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

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal 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 for your county building permit review, 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.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

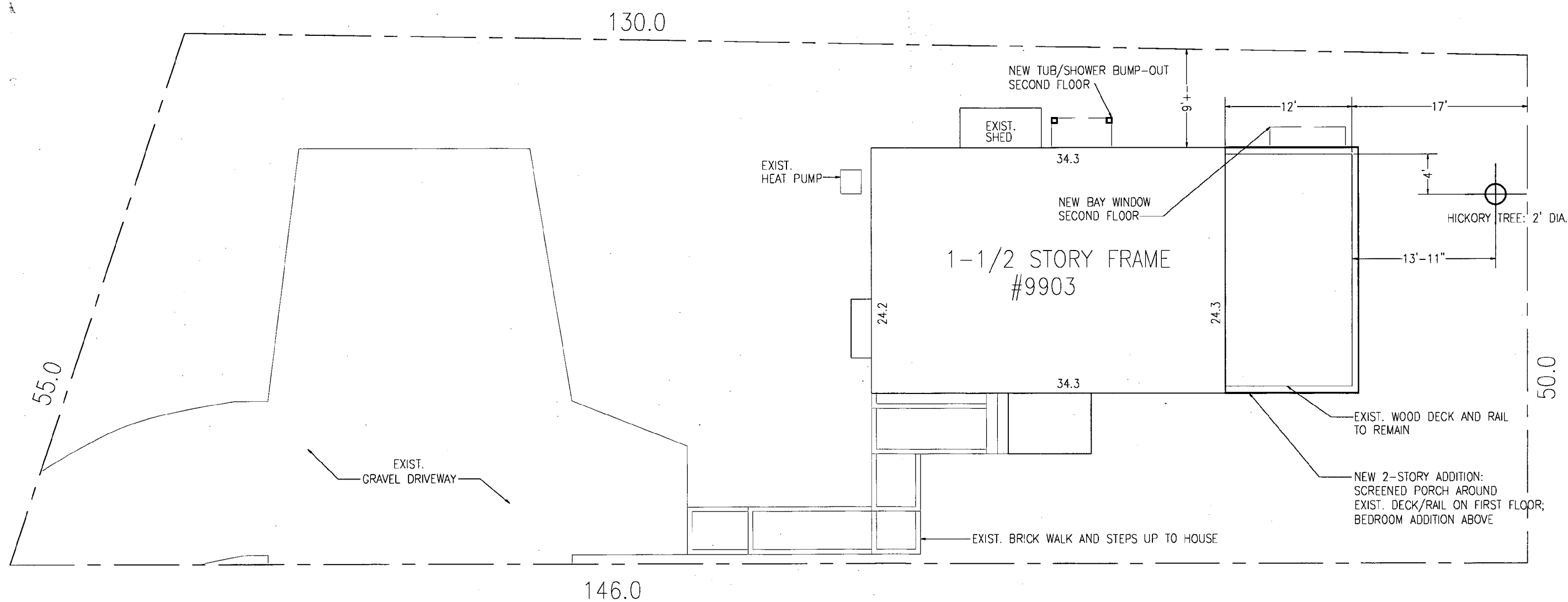
Thank you very much for your patience and good luck with your project!

**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMODELING**

6708 WISCONSIN AVE
SUITE 201
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



NOTE: BASE INFORMATION FOR SITE PLAN TAKEN FROM SURVEY PERFORMED BY SNIDER, BLANCHARD & ASSOC., INC., GAITHERSBURG, MD

LOT 26, BLOCK 35
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MD
FLOOD ZONE "C" PER HUD PANEL NO. 0200B
RECERTIFIED 3-10-88

PROPOSED SITE PLAN
SCALE: 1" = 10'

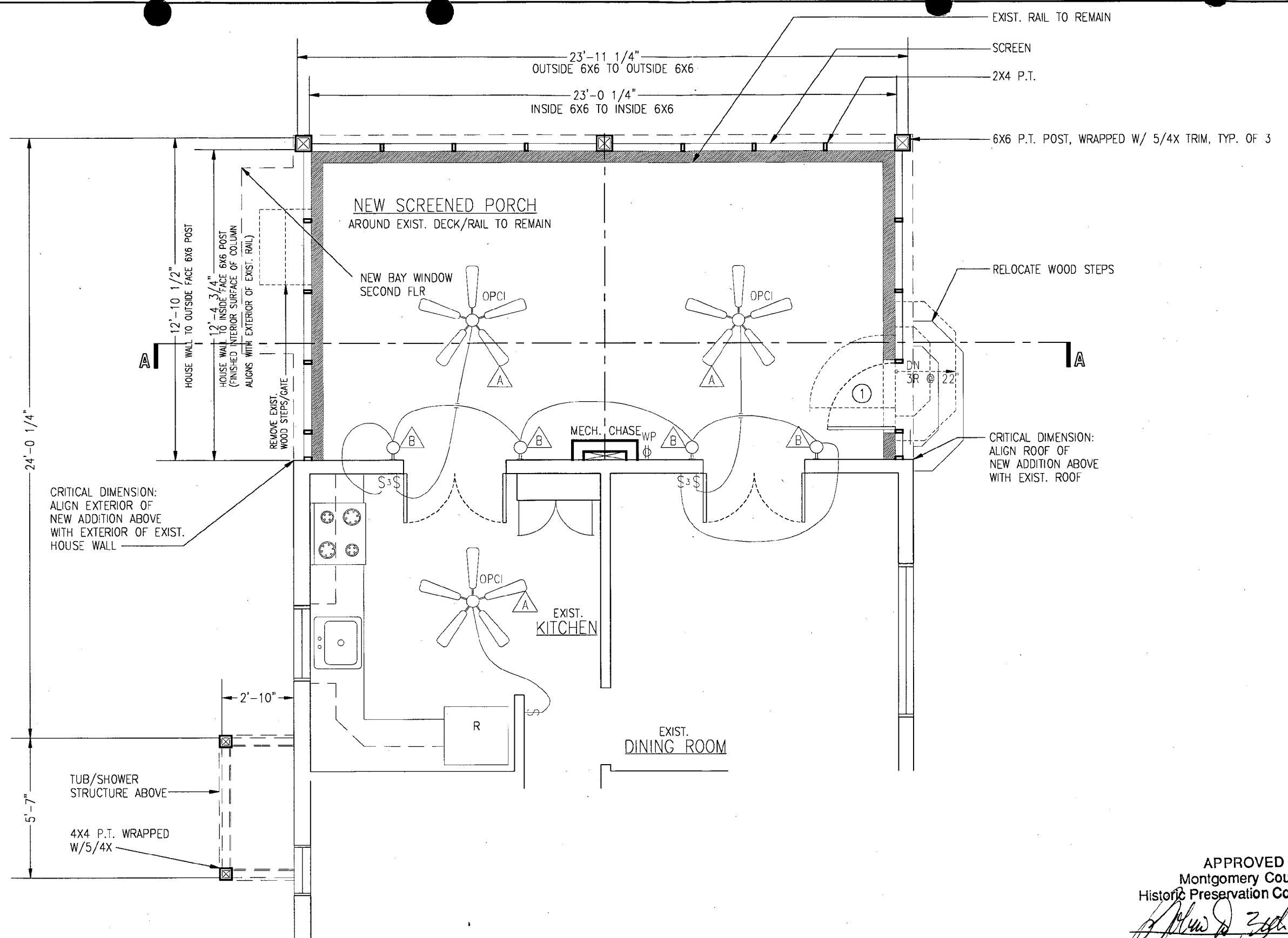
APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 2/12/97

DATE	DRAWN BY	CHECKED BY
AS-BUILT 1/2/97	SURA	SURA
PROPOSED 1/10/97	SURA	SURA
SPEC		
CONTRACT 1/22/97	SURA	SURA
HAWP 1/22/97	SURA	SURA
PERMIT		

SHEET NO.

A-1



PROPOSED PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

----- EXIST. WALLS TO BE REMOVED
——— EXIST. WALLS TO REMAIN
= NEW CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 1/13/97

**the
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CHASE
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BUILD
GROUP**

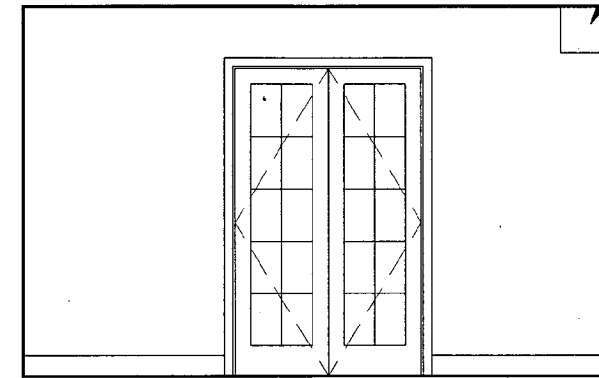
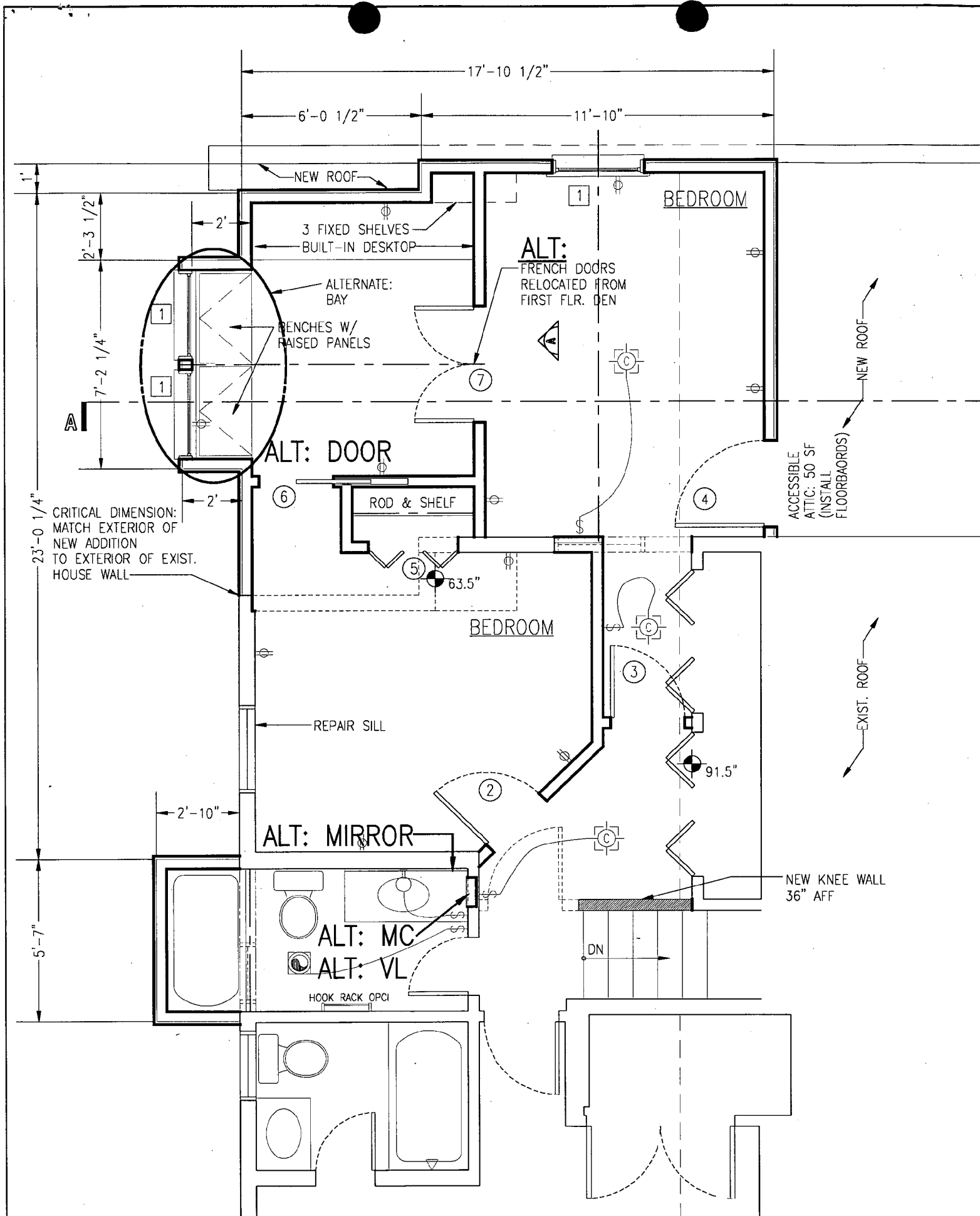
ADDITIONS
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ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910

DATE	DRAWN BY	CHECKED BY
1/2/97	SURA	SURA
1/10/97	SURA	SURA
1/22/97	SURA	SURA
1/22/97	SURA	SURA

SHEET NO.
A-2



ELEVATION A
SCALE: 1/4" = 1'-0"

PROPOSED SECOND
FLOOR PLAN

SCALE: 1/4" = 1'-0"

--- EXIST. WALLS
TO BE REMOVED ——— EXIST. WALLS
TO REMAIN ——— NEW CONSTRUCTION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 2/12/07

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ADDITIONS
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DATE	DRAWN	CHECKED	BY
1/2/97	SURA		
1/10/97	SURA		
1/22/97	SURA		
1/22/97	SURA		

SHEET NO.

A-3

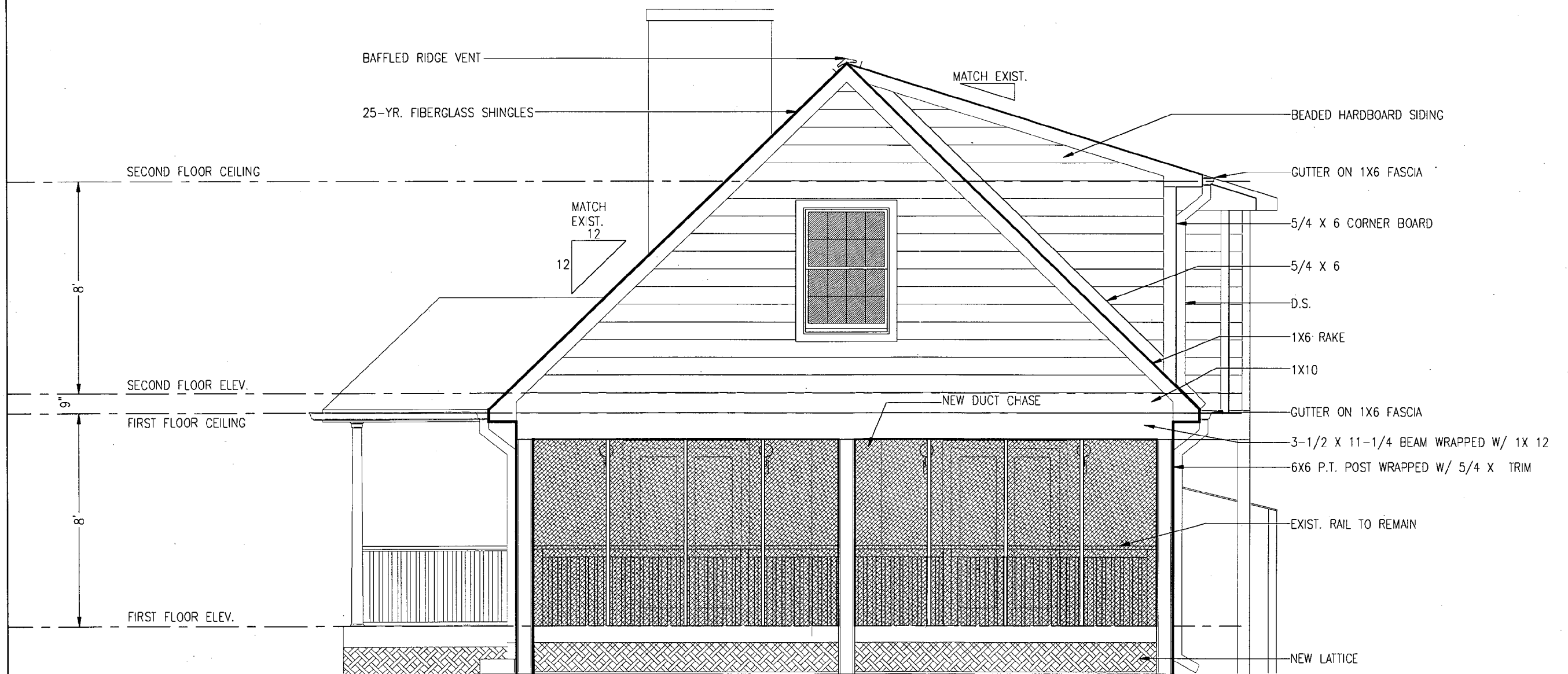
**the
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**ADDITIONS
REMODELING**

6708 WISCONSIN AVE
SUITE 201
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ZUCKERMAN RESIDENCE
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DATE	DRAWN	CHECKED	BY
AS-BUILT	1/2/97	SURA	
PROPOSED	1/10/97	SURA	
SPEC			
CONTRACT	1/22/97	SURA	
HAMP	1/22/97	SURA	
PERMIT			



PROPOSED SIDE ELEVATION: SOUTHEAST

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1/23/97

SHEET NO.
A-5

**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMODELING**

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BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



EXIST. PROPOSED ADDITION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 1/22/97

SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION: SOUTHWEST

DATE	DRAWN	CHECKED	BY
AS-BUILT	1/2/97	SURA	
PROPOSED	1/10/97	SURA	
SPEC			
CONTRACT	1/22/97	SURA	
HAMP	1/22/97	SURA	
PERMIT			

SHEET NO.

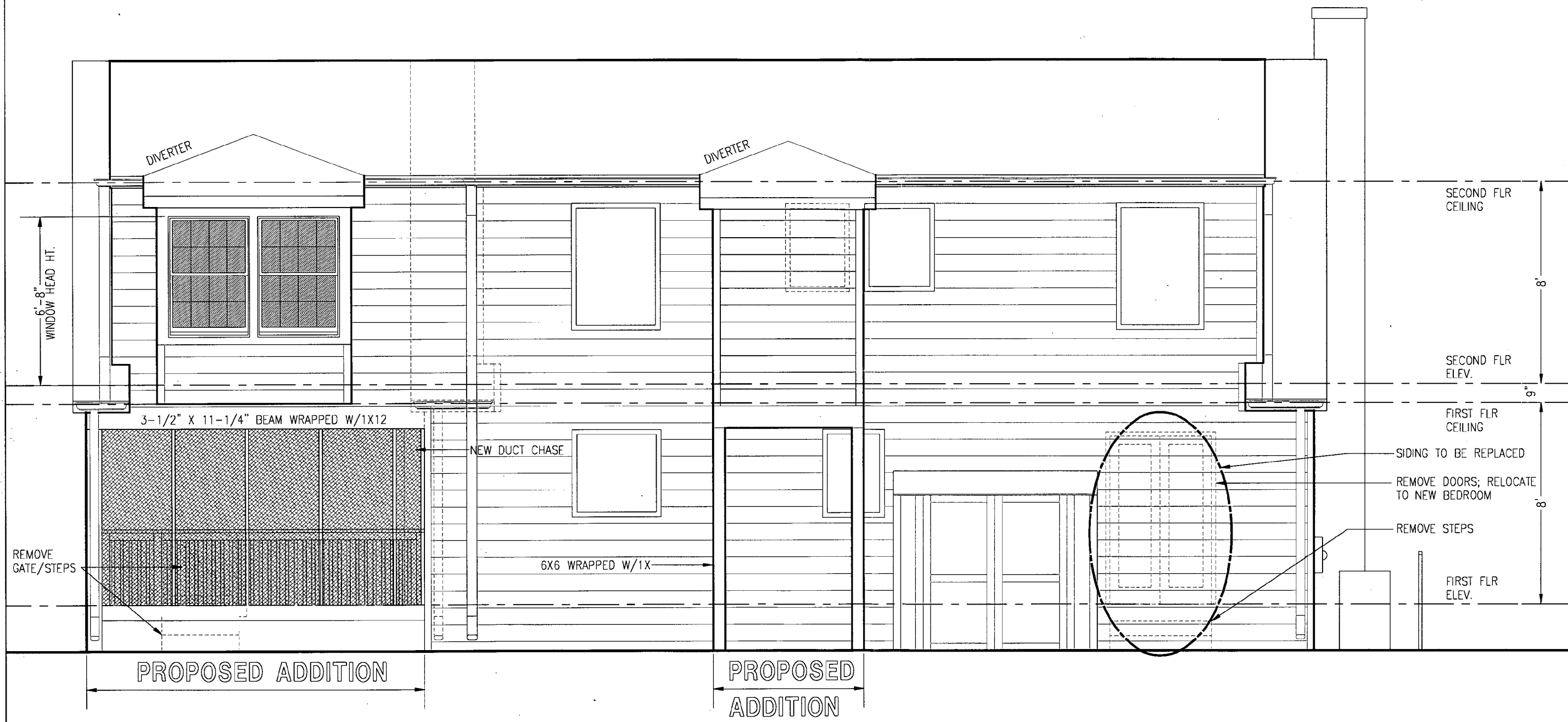
A-6

**the
CHEVY
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DESIGN/
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**ADDITIONS
REMODELING**

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ZUCKERMAN RESIDENCE
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SILVER SPRING, MD 20910



PROPOSED REAR ELEVATION: NORTHEAST

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1/22/97

DATE	1/2/97	1/10/97	1/22/97	1/22/97
AS-BUILT	SURA	SURA	SURA	SURA
PROPOSED	SURA	SURA	SURA	SURA
SPEC				
CONTRACT				
HAWP				
PERMIT				

SHEET NO.

A-7

APPROVED
Montgomery County
Historic Preservation Commission

WINDOW SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	SIZE	GRILLES/SCREENS	TYPE	MATL.	R.O.	NOTES
1	3	ANDERSEN	3046		Y/Y	DH	WOOD/ VINYL		1 WINDOW: ALTERNATE

ELECTRICAL FIXTURE SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	LAMP	NOTES
A	3	OPCI	-----	-----	FAN
B	4	OPCI	-----	-----	WALL SCONCES: PORCH
C	3	LIGHTOLIER	1076	75W	HALL AND BEDROOM

DOOR SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	SIZE	GRILLES/SCREENS	TYPE	MATL.	HARDWARE	NOTES
1	1			2'-8" X 6'-8"	N / Y		WOOD		SCREEN DOOR: PORCH
2	1	MORGAN OR EQ.		2'-6" X 6'-8"	N / N	H.C.			BEDROOM DOOR
3	1	MORGAN OR EQ.		2'-6" X 6'-8"	N / N	H.C.			BEDROOM DOOR
4	1			V.I.F.: 3050 (5'-0" TOTAL WIDTH)	N / N	S.C.			ALTERNATE ATTIC ACCESS DOOR
5	1	MORGAN OR EQ.		PAIR: 1'-6" X 6'-8" (3'-0" TOTAL WIDTH) BIFOLD	N / N	H.C.			CLOSET DOORS
6	1	MORGAN OR EQ.		2'-6 X 6'-8 POCKET	N / N	H.C.			ALTERNATE BEDROOM DOOR
7	1	EXISTING		4068 V.I.F.					ALTERNATE RELOCATED FRENCH DOORS

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 2/13/97

**the
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DATE	AS-BUILT	PROPOSED	SPEC	CONTRACT	HAWP	PERMIT
1/2/97		1/10/97		1/22/97	1/22/97	
	SURA	SURA		SURA	SURA	

SHEET NO.

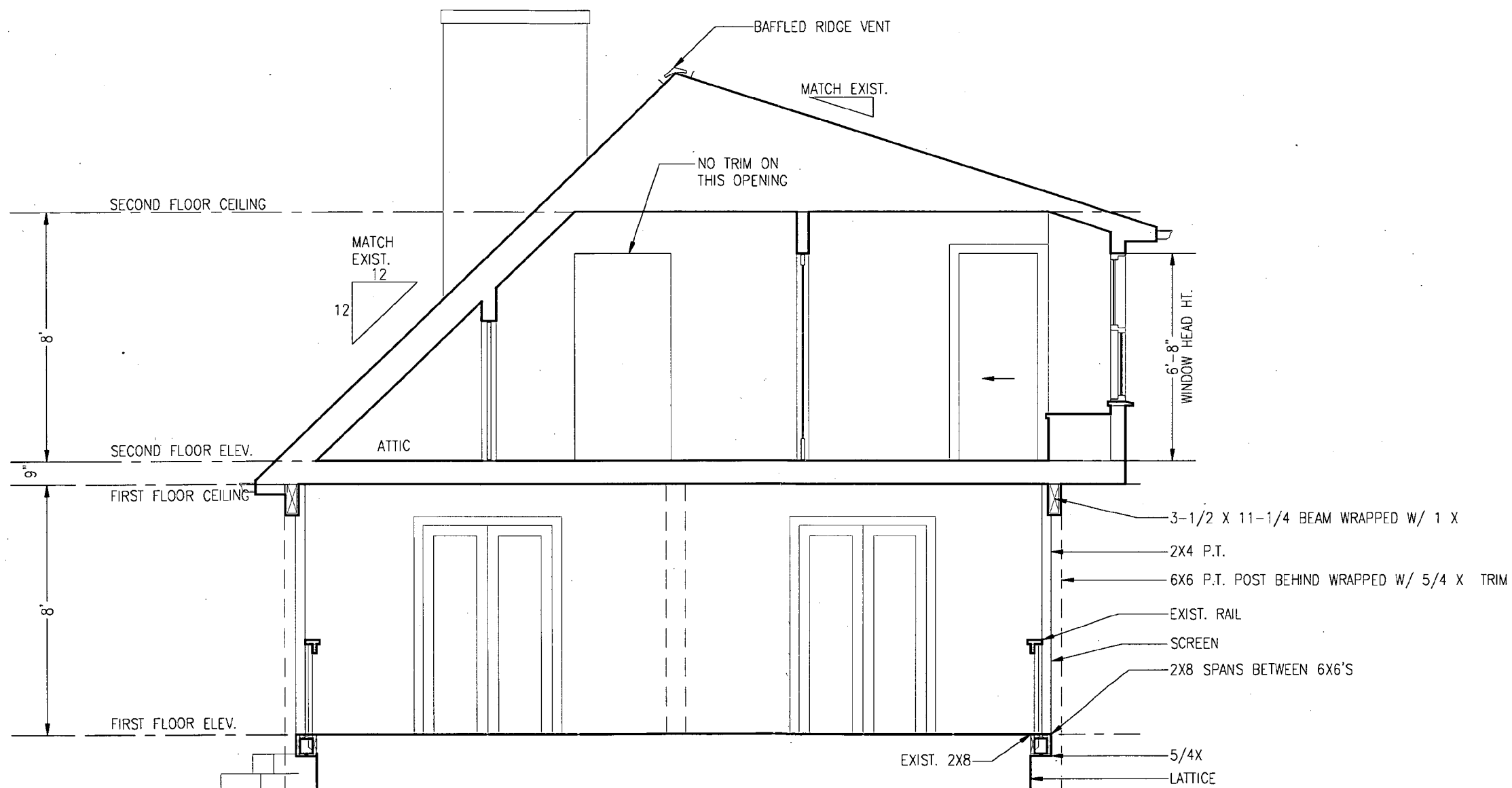
A-8

**the
CHEVY
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DESIGN/
BUILD
GROUP**

**ADDITIONS
REMODELING**

6708 WISCONSIN AVE
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ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



SECTION A-A

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
1/23/97

DATE	DRAWN	CHECKED	BY
AS-BUILT	1/2/97	SURA	
PROPOSED	1/10/97	SURA	
SPEC			
CONTRACT	1/22/97	SURA	
HAWP	1/22/97	SURA	
PERMIT			

SHEET NO.

A-4

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9903 Leafy Avenue	Meeting Date: 2/12/97
Resource: Capitol View Park Historic District	Review: HAWP
Case Number: 31/7-97B	Tax Credit: No
Public Notice: 1/29/97	Report Date: 2/5/97
Applicant: Robert and Sherry Zuckerman	Staff: Robin D. Ziek
PROPOSAL: Side and rear addition	RECOMMENDATIONS: APPROVAL w\CONDITIONS

RESOURCE SUMMARY

RESOURCE: Capitol View Park Historic District
STYLE: Cape Cod (1986)
SIGNIFICANCE: "Nominal" [Non-Contributing]
PROJECT DESCRIPTION: Two-story side addition, and rear bath addition

PROJECT DESCRIPTION

The subject project is adjacent to one of the Victorian homes on Capitol View Avenue, but this 1-1/2 story Cape Cod is a Non-Contributing resource on a small lot which was subdivided out of the parcel with the Victorian house fronting on Capitol View Avenue in the 1980's. The house itself was built in 1986.

The applicant proposes to work within the existing footprint, by straddling the existing side deck to enlarge the upper floor of the house. The existing deck would be enclosed as a **screened-in porch**, and the **second floor expanded over this porch** to provide more bedroom space. The applicants would like the option to **replace the existing french doors** on the southeast elevation with thermal-glazed french doors of a similar appearance.

On the rear elevation, the applicant proposes a **small bump-out** to provide extra room for a tub/shower in a reconfigured bathroom. This addition on the 2nd floor would be supported by posts in the ground. They also propose the **removal of double doors** on the rear elevation, and match the existing siding to patch over this opening.

The ambiance of the Capitol View Park Historic District may be characterized as "the house in the woods". The urban forest is a dominant feature and provides the backdrop for the tight configuration on Capitol View Avenue, and the loose configuration for houses on the side streets.

Even this new house feels like a "house in the woods", even though the subject property is a small lot and the woods are "borrowed" from the neighbors.

GENERAL STAFF COMMENTS

The proposed work will have no adverse affect on the District or on the immediate neighbors. The proposed massing of the house is consistent with the existing massing. Even though the house will be enlarged, it is virtually within the footprint of the existing house and therefore, will minimize the effect on the environmental setting for the house.

Staff feels that the design of the house might be improved if the rear addition is wholly enclosed down to grade. Perhaps the enclosed space on the ground level could be used for storage space or as replacement for the shed currently on the rear of the house. This is not a condition, but merely a suggestion by staff.

The application states that the new addition will be within the driplines of two mature trees. One of these trees, a hickory, is shown on Circle 14, 15. The other tree (30" caliper) is actually on the neighbor's property and is also shown, in its approximate location, on Circle 14, 15. Since the actual building coverage is no greater than the existing coverage, damage to these trees should be minimal. Ground disturbance for the new construction is actually going to be limited to three footings on the southeast side, and two footings on the northeast or rear elevation. However, construction is a disturbing activity in general. Staff feels that it would be advisable to consult with an arborist and perhaps feed both trees prior to and/or during the construction process to promote their health and growth.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find this 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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS

- 1) The applicant consult with an arborist and follow any recommendations in terms of protecting and feeding the two mature trees which may be affected by the proposed construction.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994964

CONTACT PERSON Sherry Zuckerman

DAYTIME TELEPHONE NO. (202) 622-8489

NAME OF PROPERTY OWNER Robert & Sherry Zuckerman

DAYTIME TELEPHONE NO. (202) 622-8489

ADDRESS 9903 Leafy Avenue, Silver Spring, MD - 20910

CITY STATE ZIP CODE

CONTRACTOR CHEVY CHASE DESIGN BUILD GROUP, INC.

TELEPHONE NO. (301) 907-8610

CONTRACTOR REGISTRATION NUMBER 46866

AGENT FOR OWNER CHEVY CHASE DESIGN BUILD

DAYTIME TELEPHONE NO. (301) 907-8610

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 9903 STREET Leafy Avenue

TOWN/CITY Silver Spring NEAREST CROSS STREET Capitol View Avenue

LOT 26 BLOCK 35 SUBDIVISION CAPITOL VIEW PARK

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE:

Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	Repair	Move	<input checked="" type="checkbox"/> Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
Wreck/Raze	Install	Revocable	Revision	Fence/Wall (complete Section 4)	Single Family	Other				

CIRCLE ALL APPLICABLE: A/C Slab Room Addition

1B. CONSTRUCTION COST ESTIMATE \$ 20,328.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Carl Landon Signature of owner or authorized agent

Jan 22, 1997 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

3

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

1. WRITTEN DESCRIPTION OF PROJECT

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

TWO-STORY "CAPE COD" WITH PORCH TO NORTHEAST AND ENTRY AT GRADE FROM
THE SOUTHWEST, ON FLAT SITE. NEW ADDITION WILL BE WITHIN DRIP LINES
OF TWO TREES, WITH CALIPERS OF 24" AND 30".

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

1. SECOND STORY BEDROOM ADDITION OVER EXISTING DECK ON SOUTHEAST ELEVATION.
EXISTING DECK IS TO BECOME SCREENED-IN PORCH.
2. SECOND STORY BUMP-OUT FOR TUB/SHOWER ON NORTHEAST ELEVATION

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mr. & Mrs. John Cummings
990 Leafy Avenue
Silver Spring, MD 20910

Mr. & Mrs. Paul Irvin
8929 Capitol View Avenue
Silver Spring, MD 20910

Mr. Bruce Cohen
~~8812~~ 9819 Capital View Avenue
Silver Spring MD 20910



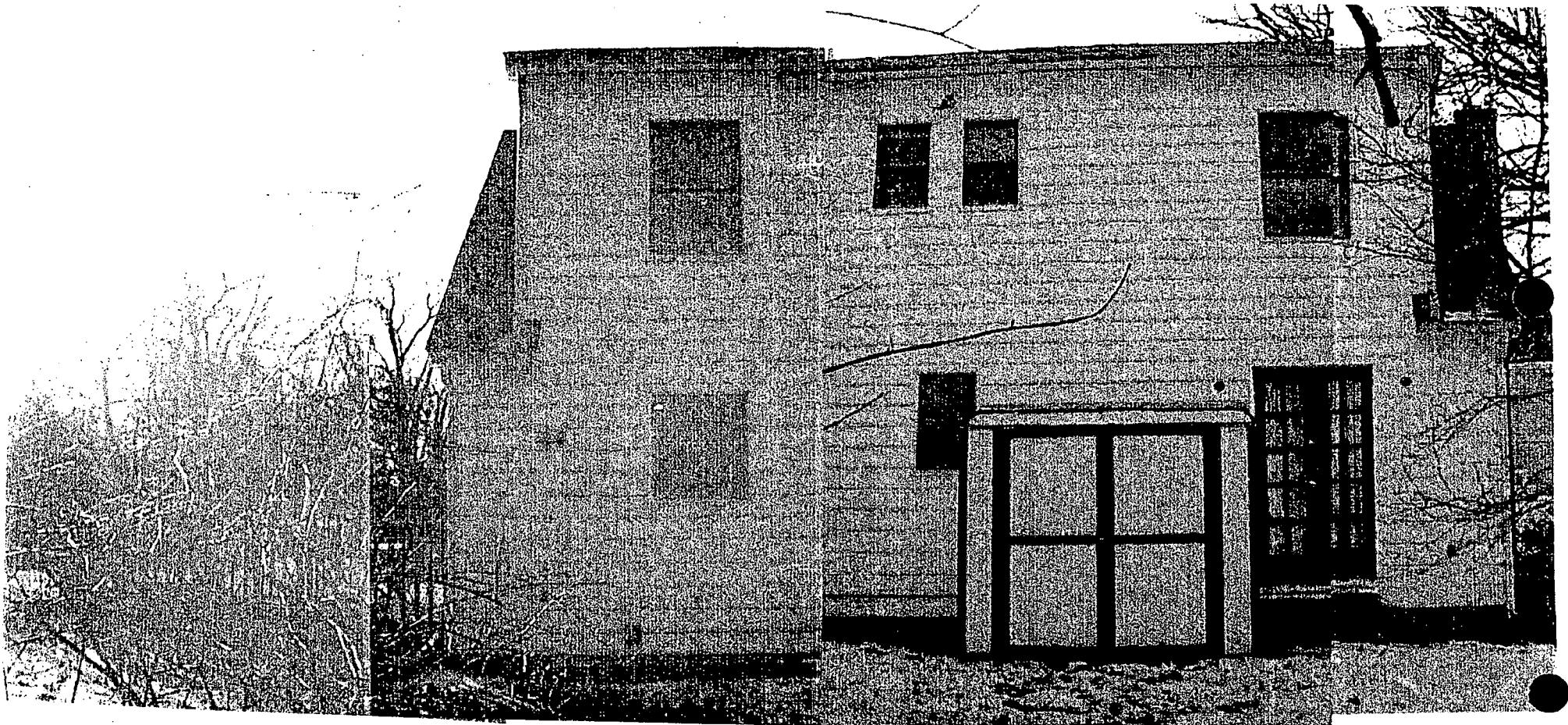
SIDE ELEVATION: SOUTHEAST



SIDE ELEVATION: NORTHWEST

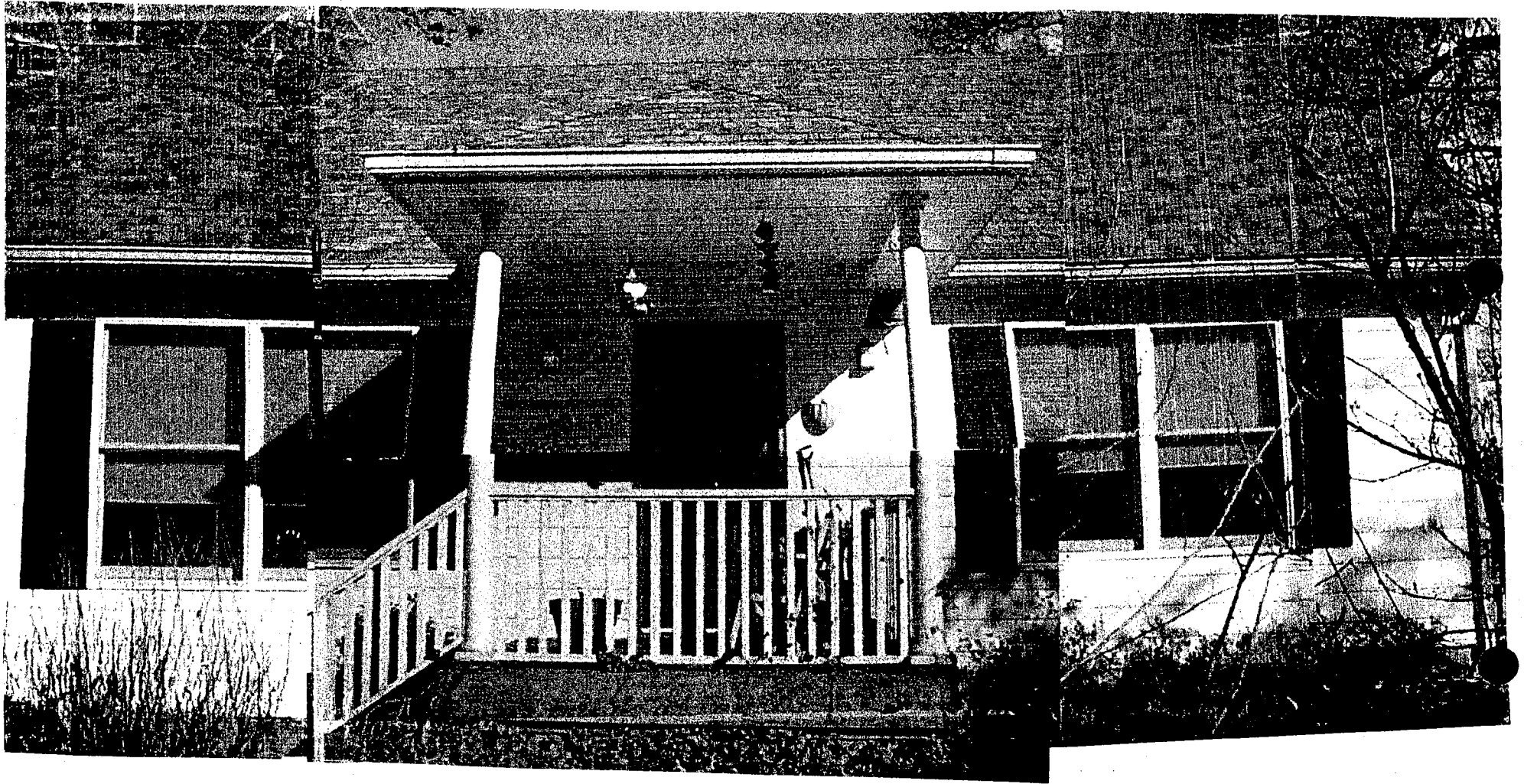
6

4



REAR ELEVATION: NORTHEAST

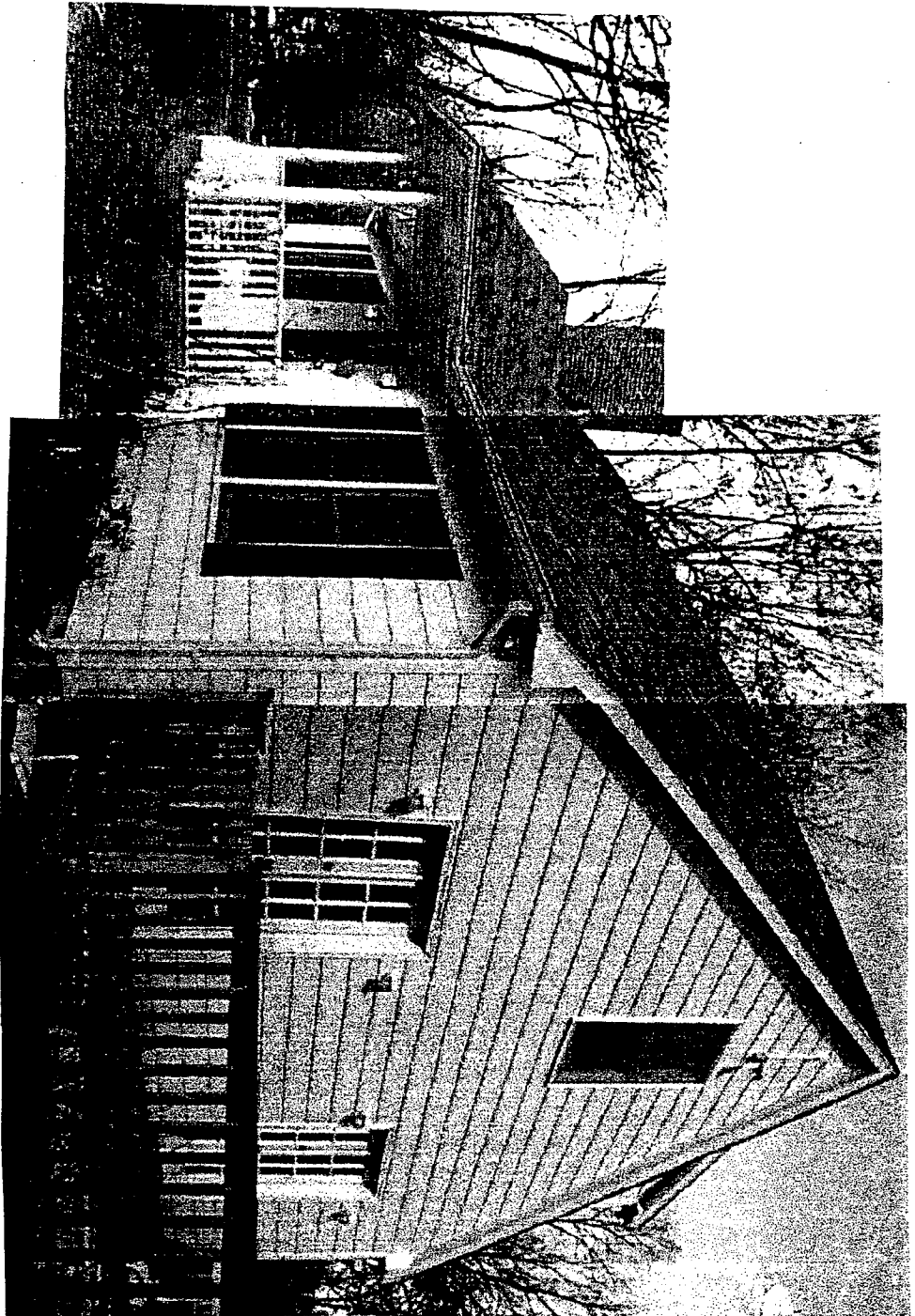
7



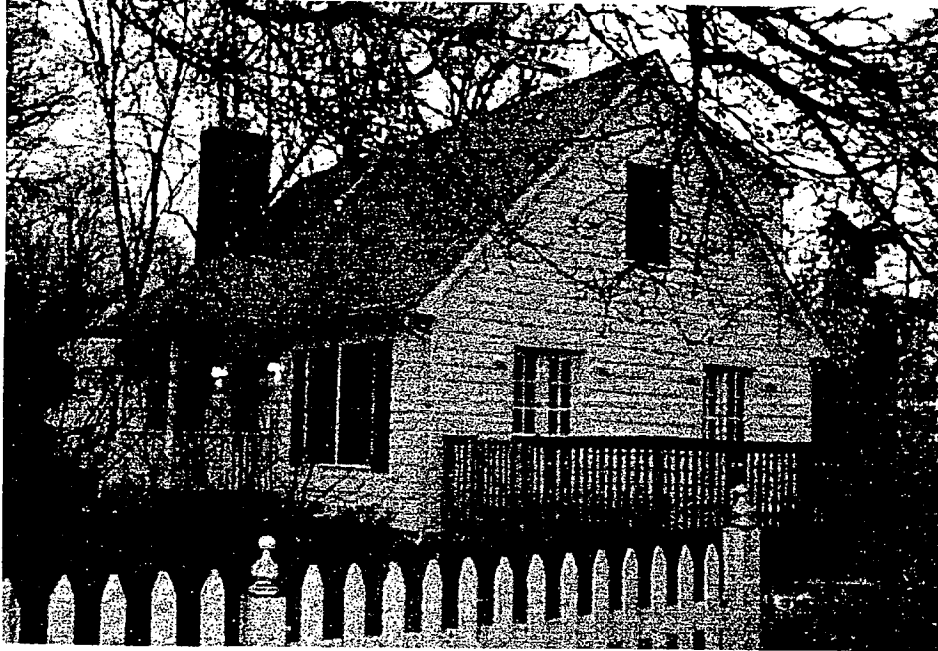
FRONT ELEVATION: SOUTHWEST



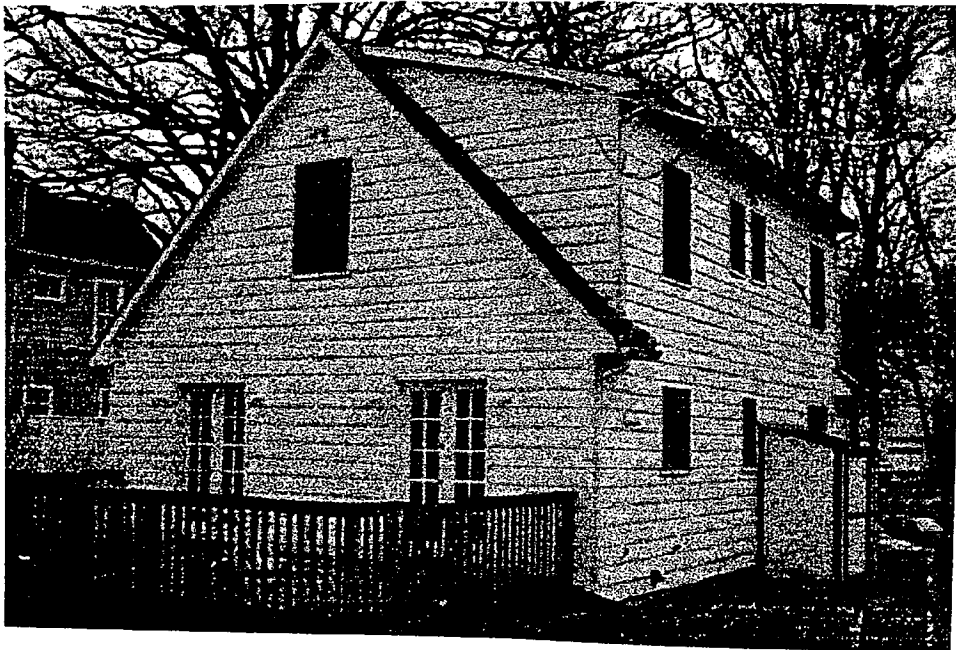
6



DETAIL: AREA OF NEW ADDITION



CORNER VIEW: SOUTH



CORNER VIEW: EAST



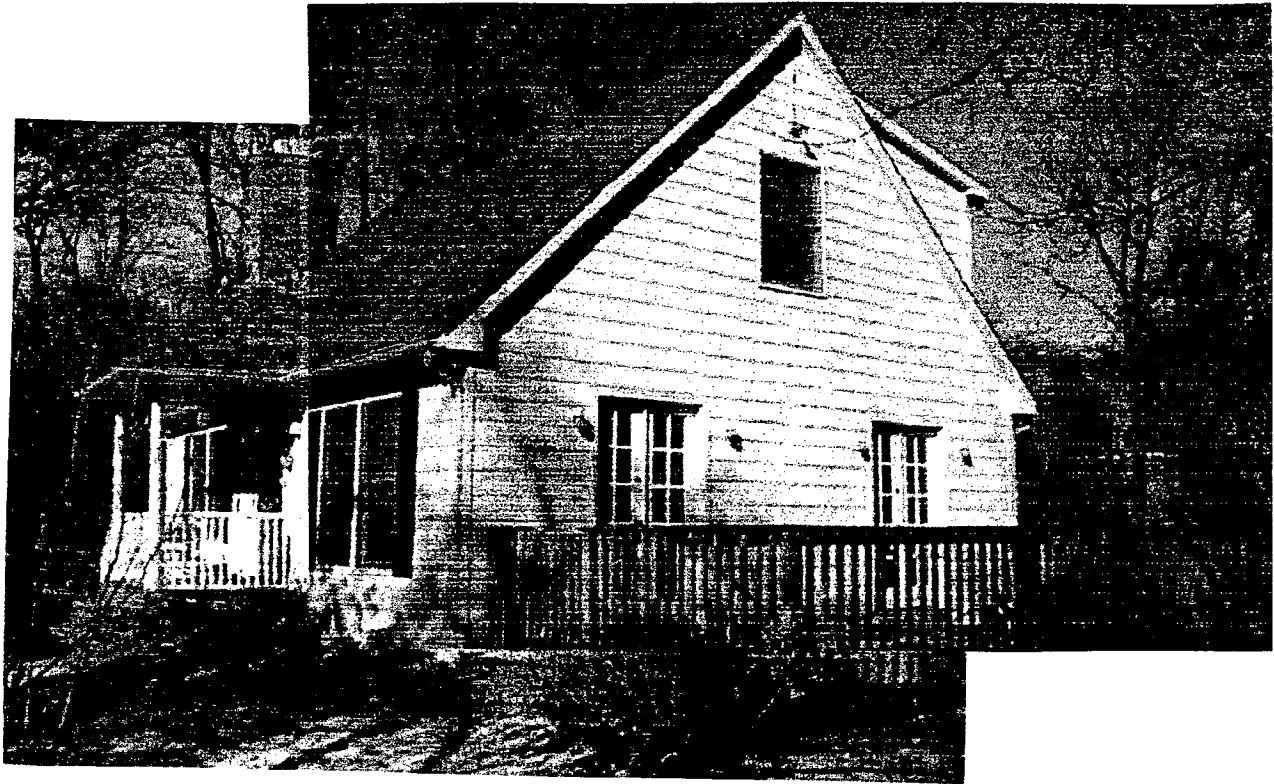
CORNER VIEW: NORTH



CORNER VIEW: WEST



VIEW FROM NEIGHBOR'S PROPERTY



VIEW FROM NEIGHBOR'S PROPERTY



VIEW FROM LEAFY AVENUE

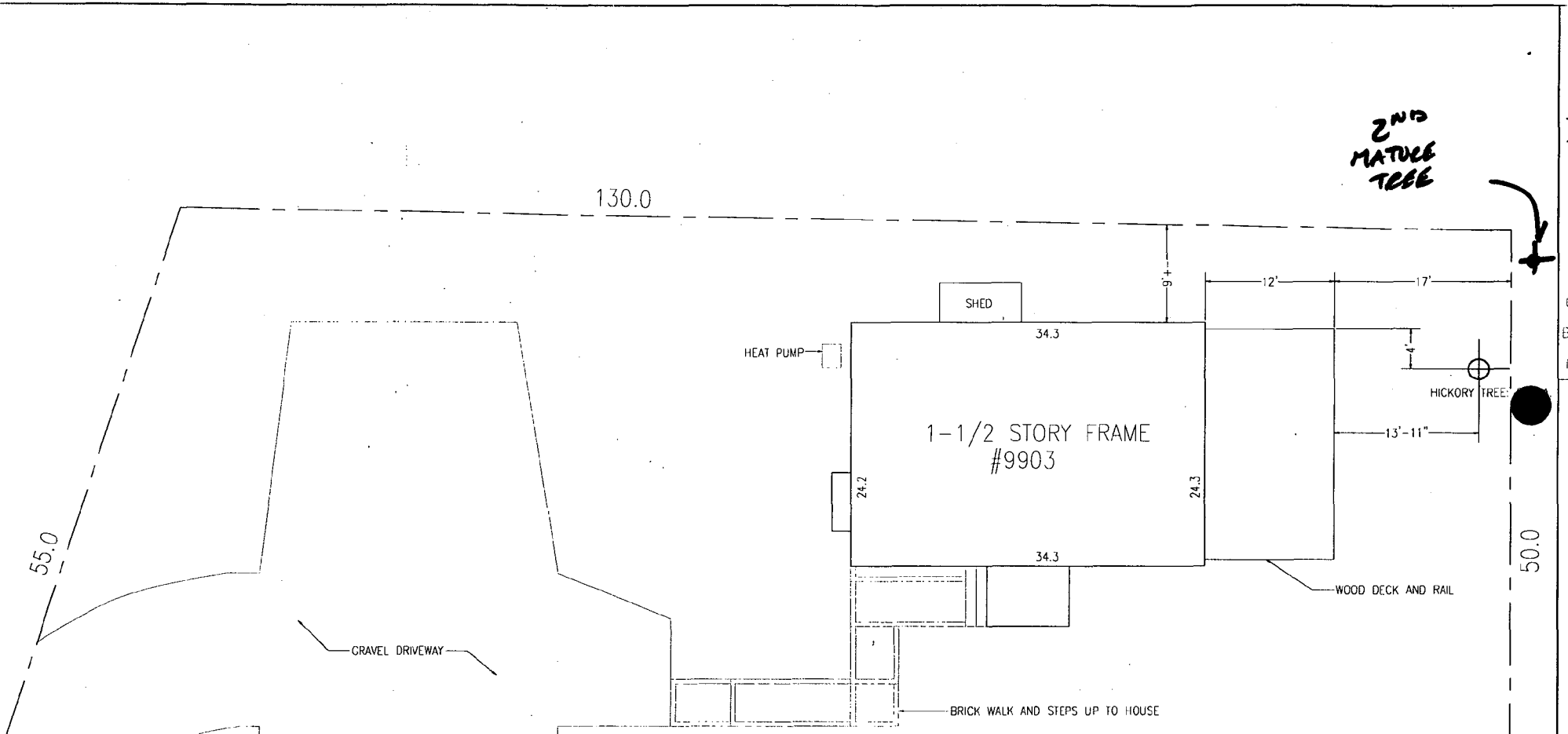


VIEW FROM RT. 192

2ND
MATURE
TREE

130.0

55.0



DATE DRAWN CHECKED BY

146.0

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NOTE: BASE INFORMATION FOR SITE PLAN TAKEN FROM SURVEY PERFORMED BY SNIDER, BLANCHARD & ASSOC., INC., GAITHERSBURG, MD

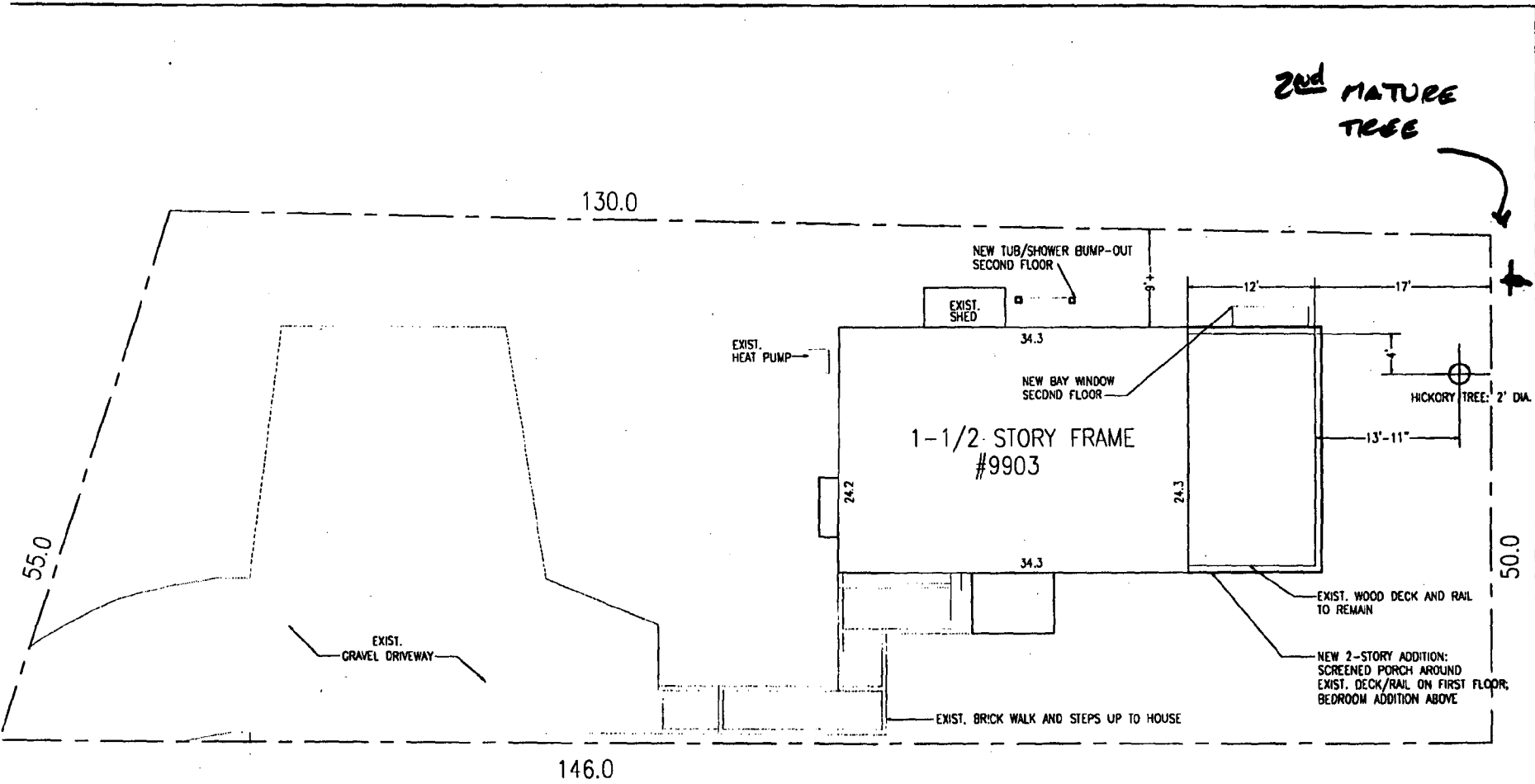
LOT 26, BLOCK 35
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MD
FLOOD ZONE "C" PER HUD PANEL NO. 0200B
RECERTIFIED 3-10-88

EXISTING SITE PLAN

SCALE: 1" = 10'



114



**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMODELING**
6708 WISCONSIN AVE
SUITE 201
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910

NOTE: BASE INFORMATION FOR SITE PLAN TAKEN FROM SURVEY PERFORMED BY SNIDER, BLANCHARD & ASSOC., INC., GAITHERSBURG, MD

LOT 26, BLOCK 35
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MD
FLOOD ZONE "C" PER HUD PANEL NO. 0200B
RECERTIFIED 3-10-88

PROPOSED SITE PLAN

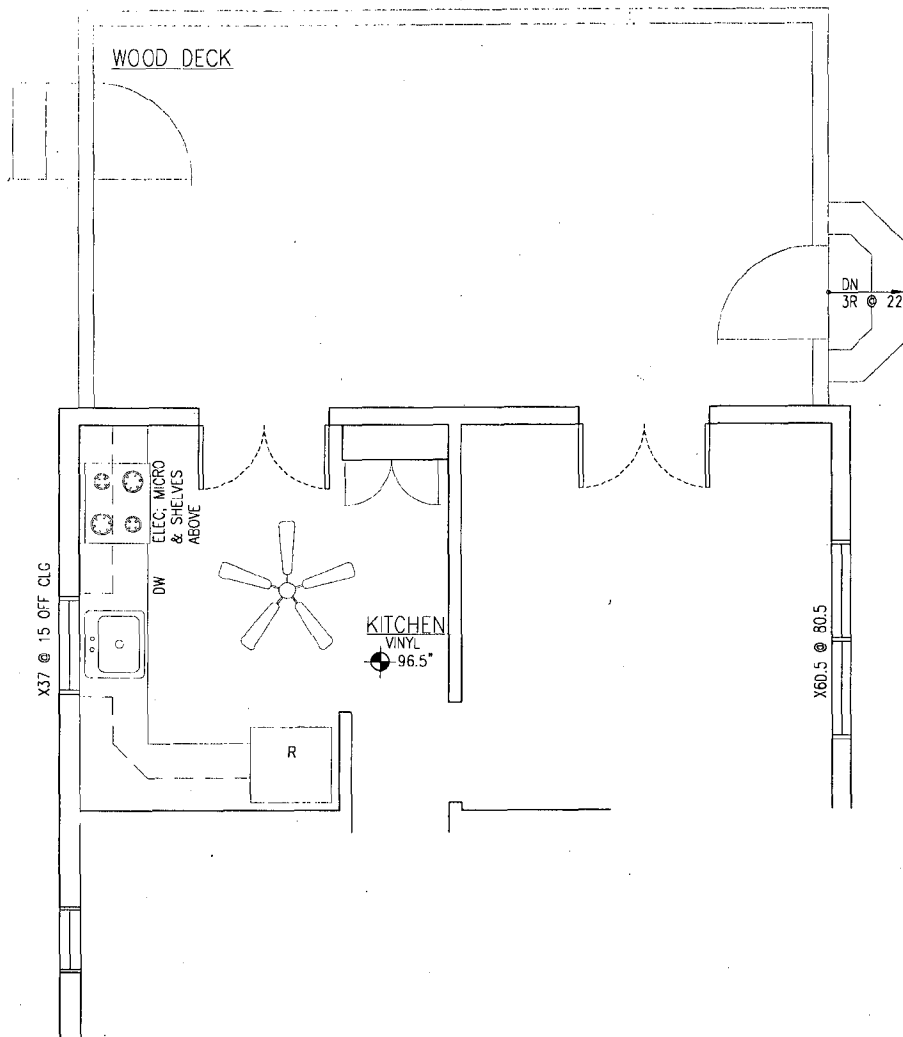
SCALE: 1" = 10'

DATE	BY	REVISION
1/2/97	SAURA	AS-BUILT
1/10/97	SAURA	PROPOSED
1/22/97	SAURA	CONTRACT SPEC
1/22/97	SAURA	HWMP
1/22/97	SAURA	PERMIT

SHEET NO.

A-1

15



PARTIAL ASBUILT FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

16

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7

DATE

BY

**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMOVED**

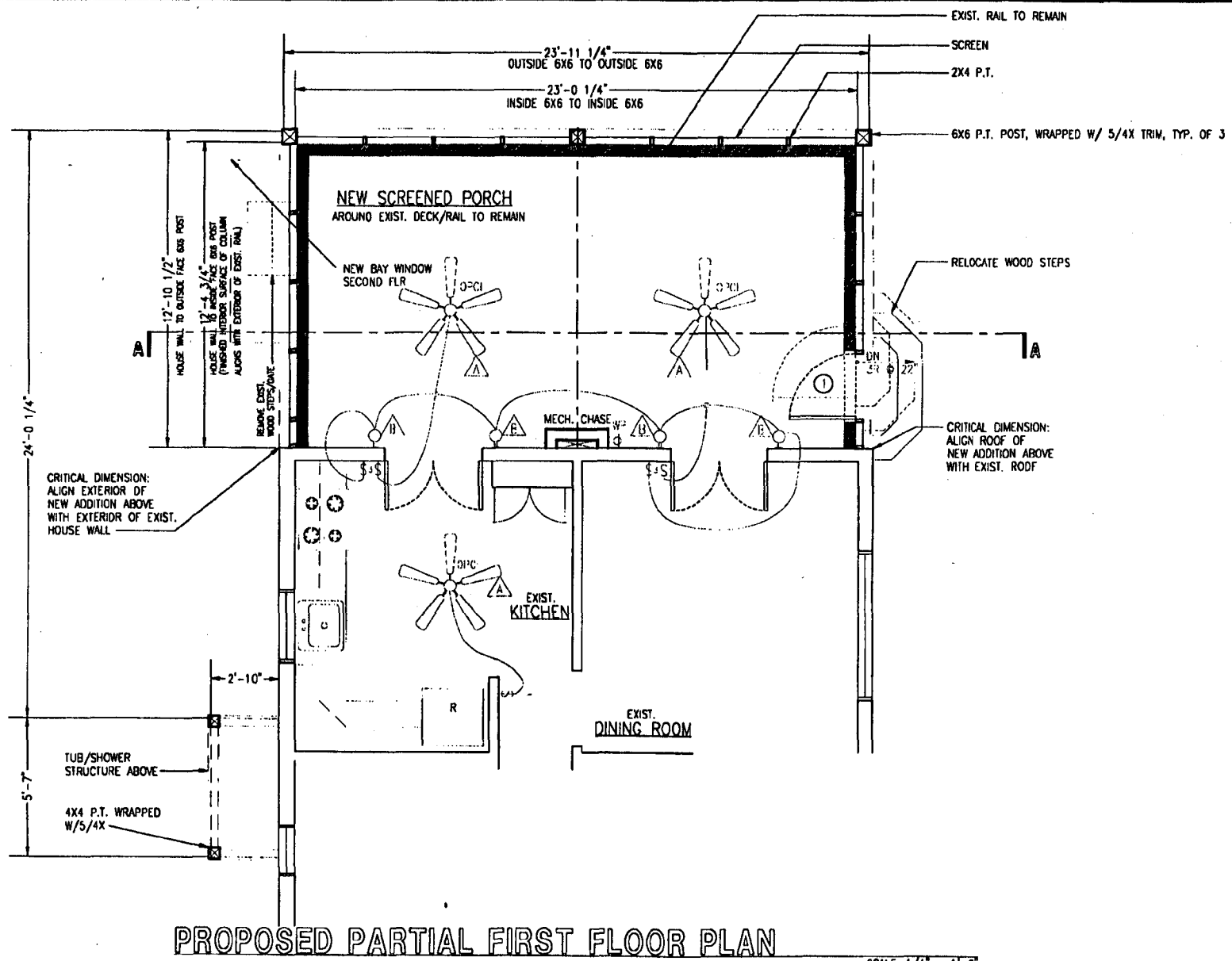
6708 WISCONSIN AVE
SUITE 201
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910

DATE	ISSUED FOR	BY
AS-BUILT	1/2/97	SAURA
PROPOSED	1/10/97	SAURA
SPEC		
CONTRACT	1/22/97	SAURA
HAMP	1/22/97	SAURA
PERMIT		

SHEET NO.

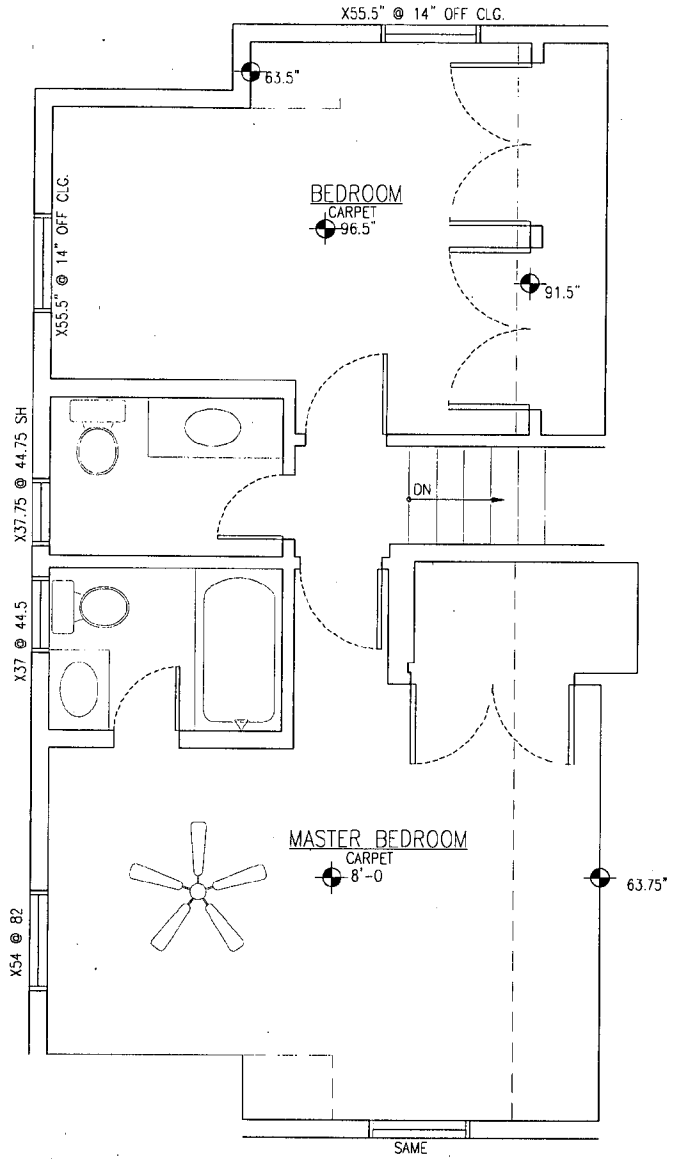
A-2



PROPOSED PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

--- EXIST. WALLS TO BE REMOVED ——— EXIST. WALLS TO REMAIN = = = NEW CONSTRUCTION

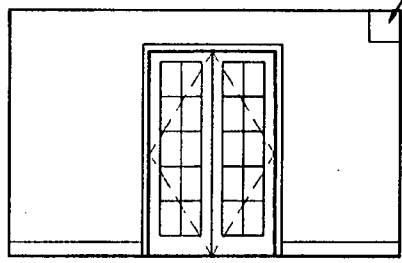
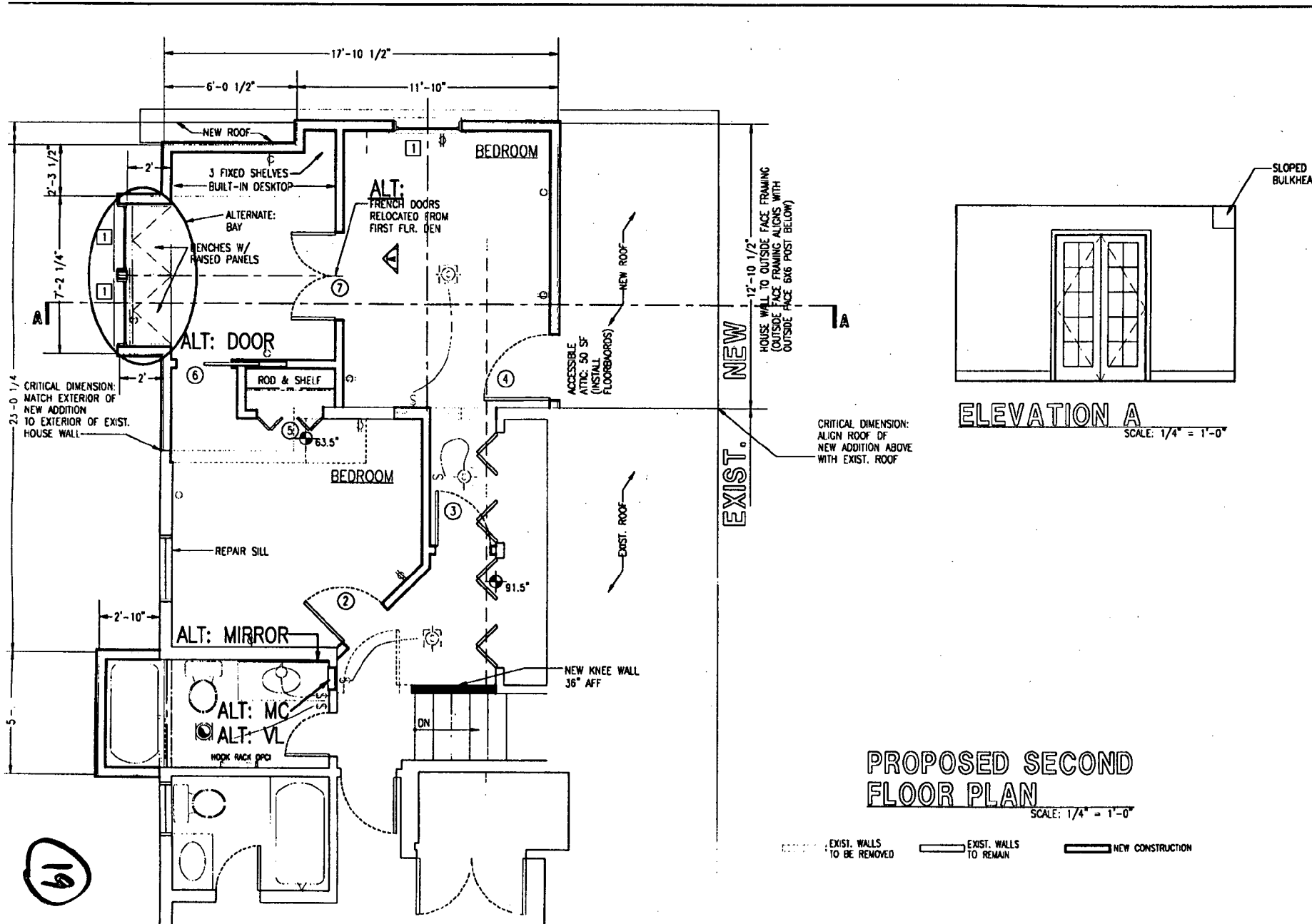


ASBUILT SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DRAWN BY
DATE



ELEVATION A
SCALE: 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

--- EXIST. WALLS TO BE REMOVED ——— EXIST. WALLS TO REMAIN = = = NEW CONSTRUCTION

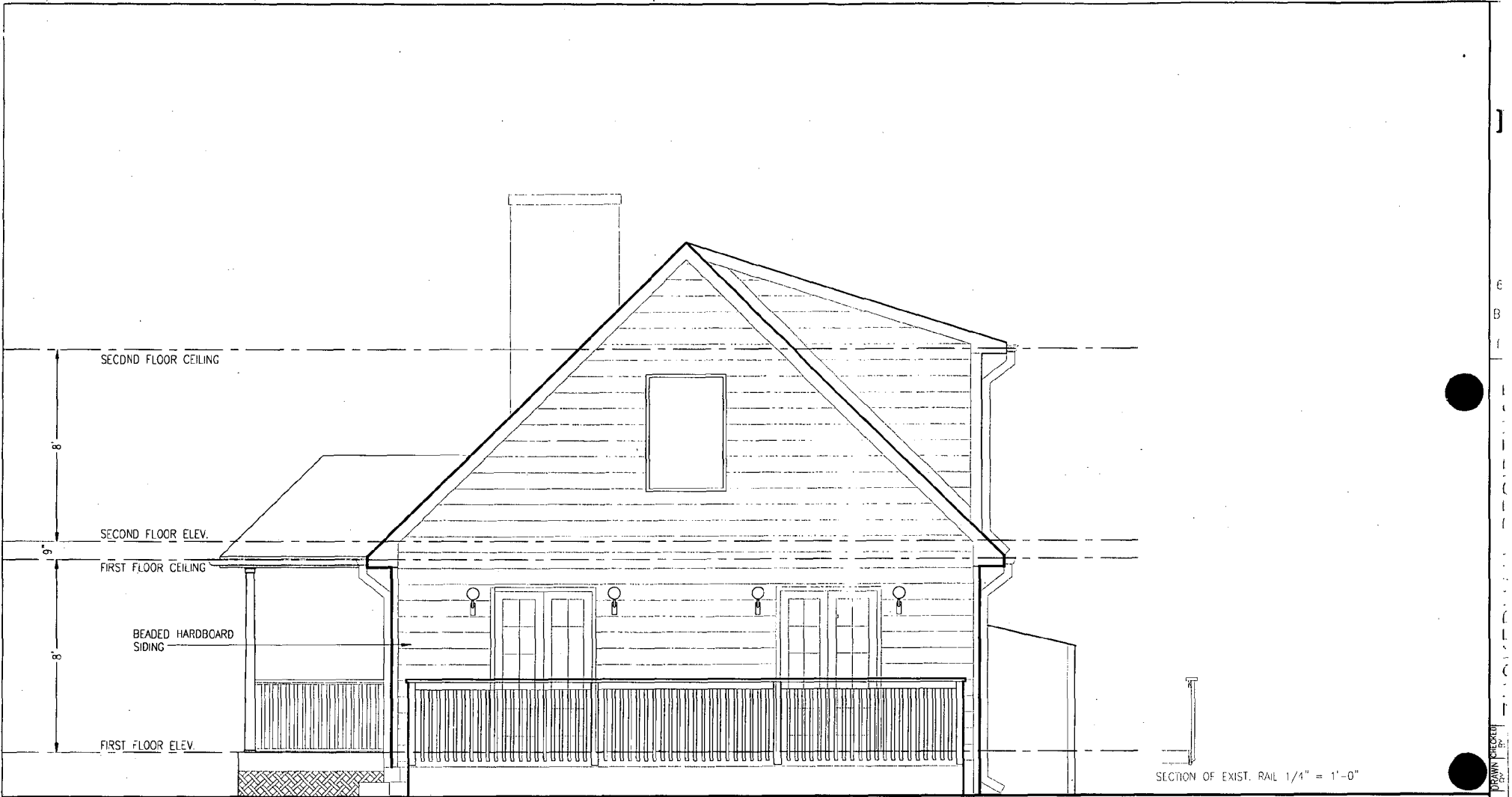
the CHEVY CHASE DESIGN/BUILD GROUP
ADDITIONS REMOD
6708 WISCONSIN AVE SUITE 201
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910

DATE	PERMIT	BY
AS-BUILT 1/2/97	SURA	
PROPOSED 1/10/97	SURA	
SPEC		
CONTRACT 1/22/97	SURA	
HAMP		
PERMIT		

SHEET NO.
A-3

19



ASBUILT SIDE ELEVATION: SOUTHEAST

SCALE: 1/4" = 1'-0"

20

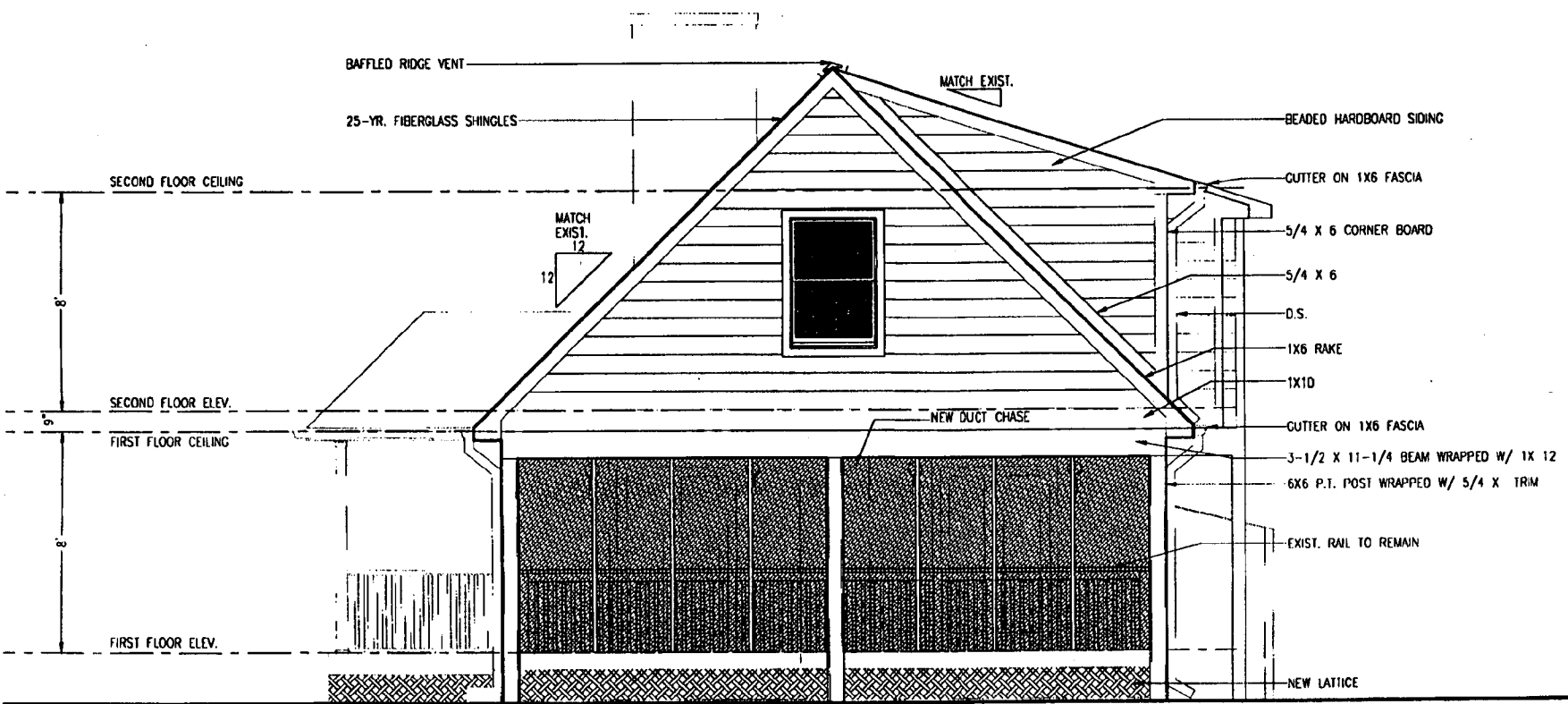
DATE: _____ DRAWN BY: _____ CHECKED BY: _____

**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMAINING**

6708 WISCONSIN AVE
SUITE 201
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



DATE	BY	DESCRIPTION
AS-BUILT	1/2/97	SURA
PROPOSED	1/10/97	SURA
SPEC		
CONTRACT	1/22/97	SURA
PAWP	1/22/97	SURA
PERMIT		

PROPOSED SIDE ELEVATION: SOUTHEAST

SCALE: 1/4" = 1'-0"

SHEET NO.

A-5

12



ASBUILT SIDE ELEVATION: NORTHWEST

SCALE: 1/4" = 1'-0"

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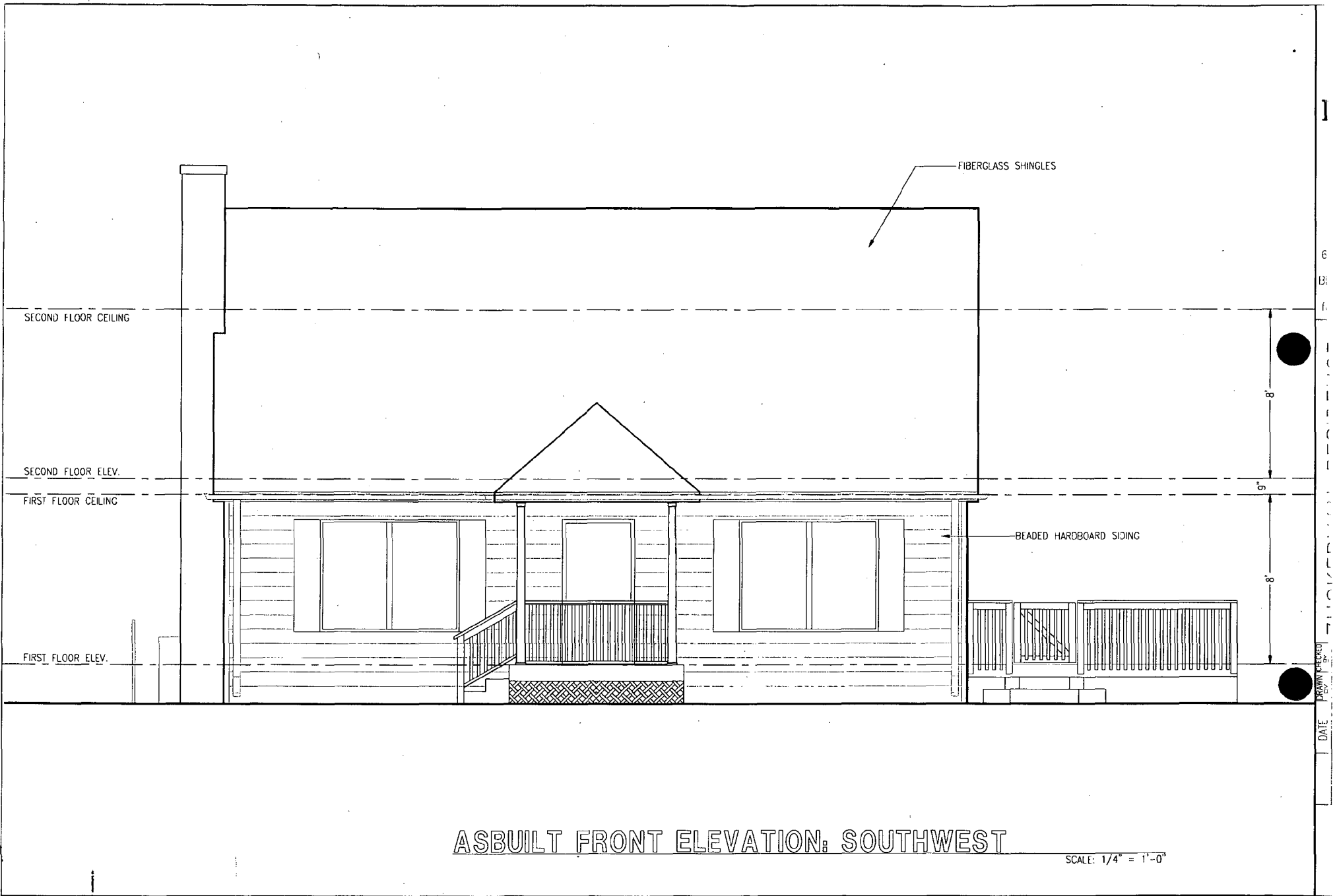
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BY

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DATE DRAWN CHECKED BY

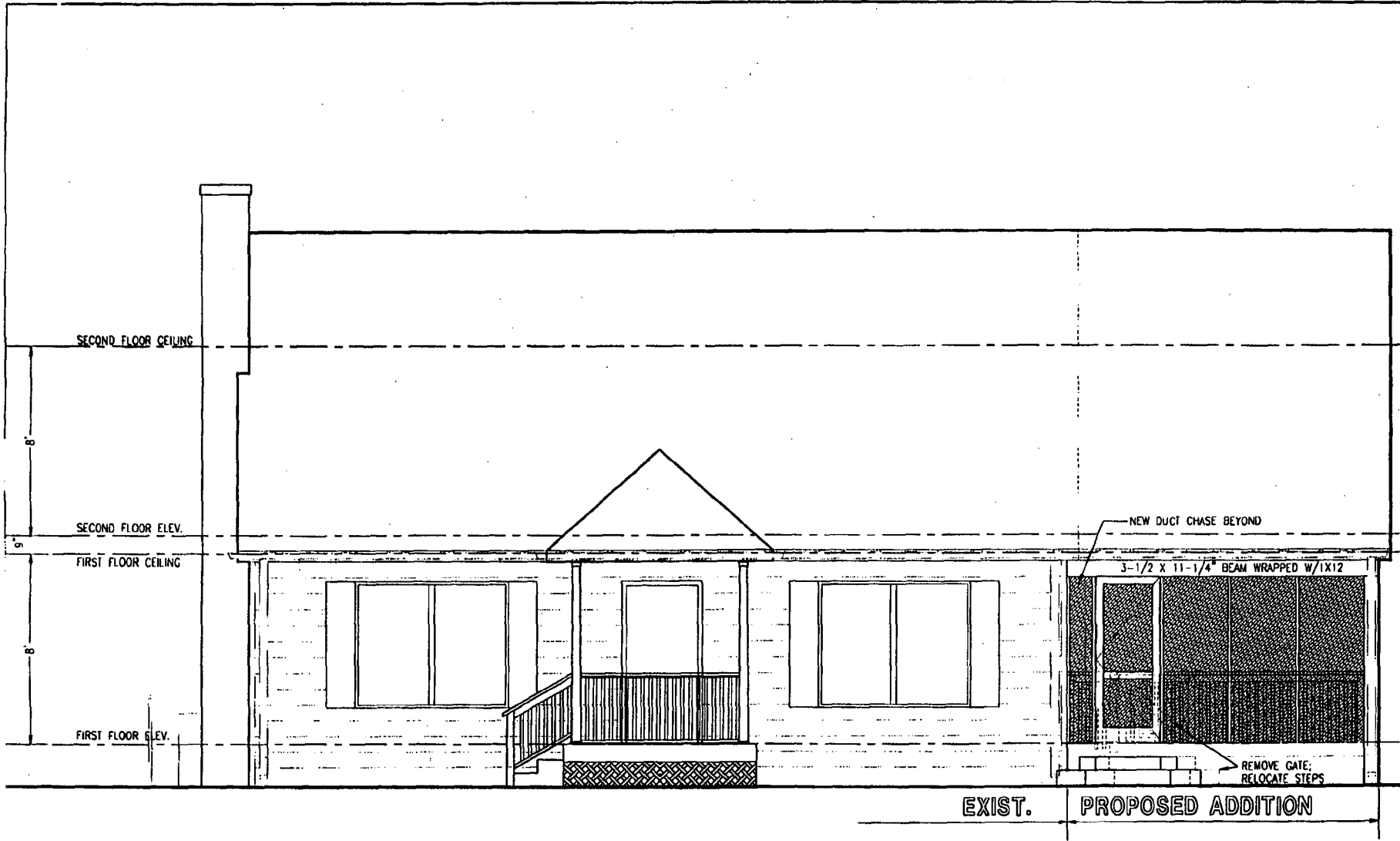
23

**the
CHEVY
CHASE
DESIGN,
BUILD
GROUP**

**ADDITIONS
REMODELING**

6708 WISCONSIN AV
SUITE 2C
BETHESDA, MD 2081
(301) 907-861
fax (301) 907-861

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



EXIST. PROPOSED ADDITION

PROPOSED FRONT ELEVATION: SOUTHWEST

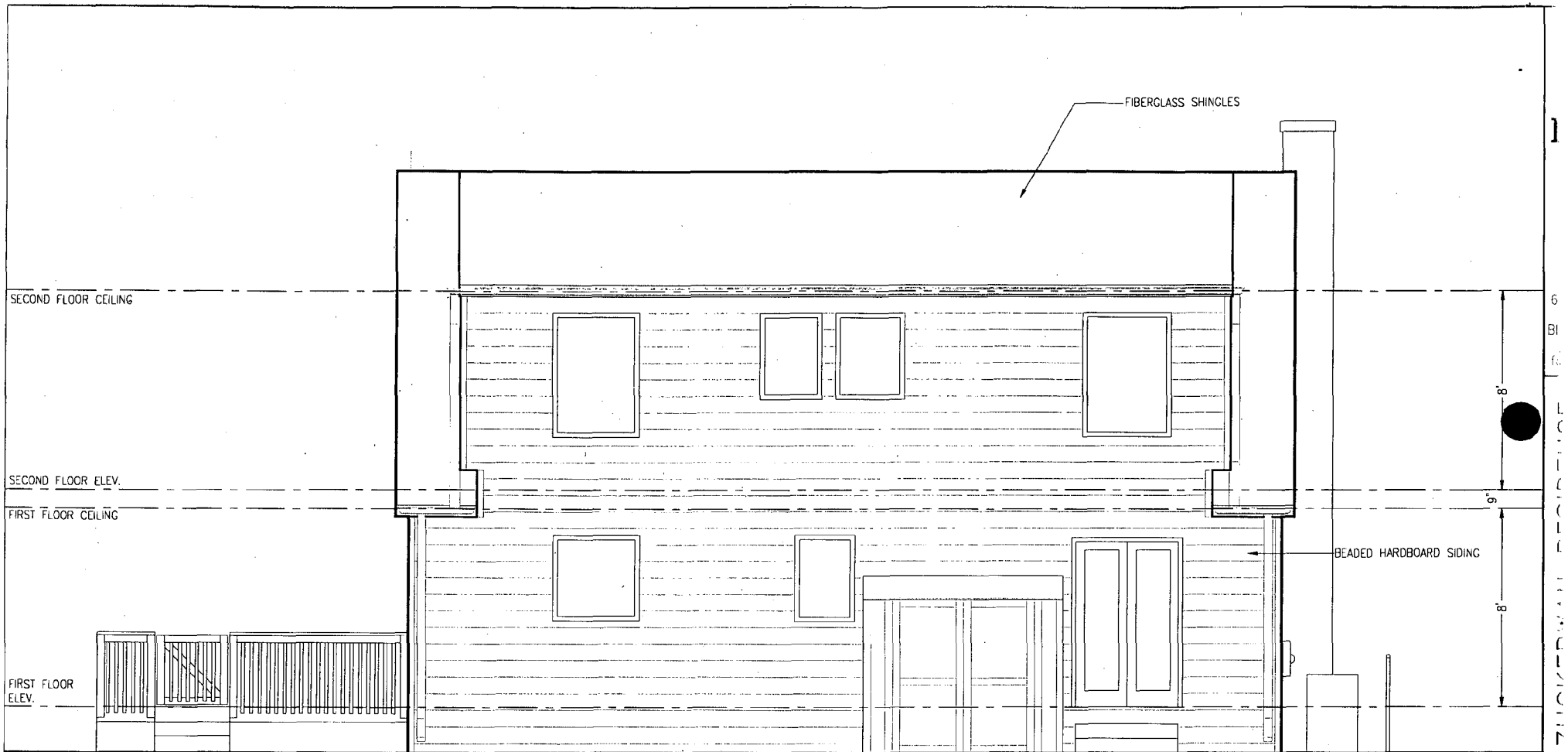
SCALE: 1/4" = 1'-0"

DATE	BY	DESCRIPTION
AS-BUILT 1/2/97	SURA	
PROPOSED 1/10/97	SURA	
SPEC		
CONTRACT 1/22/97	SURA	
HWMP		
1/22/97	SURA	
		UP-DRAFT

SHEET NO.

A-6

54



ASBUILT REAR ELEVATION: NORTHEAST

SCALE: 1/4" = 1'-0"

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DRAWN BY
DATE

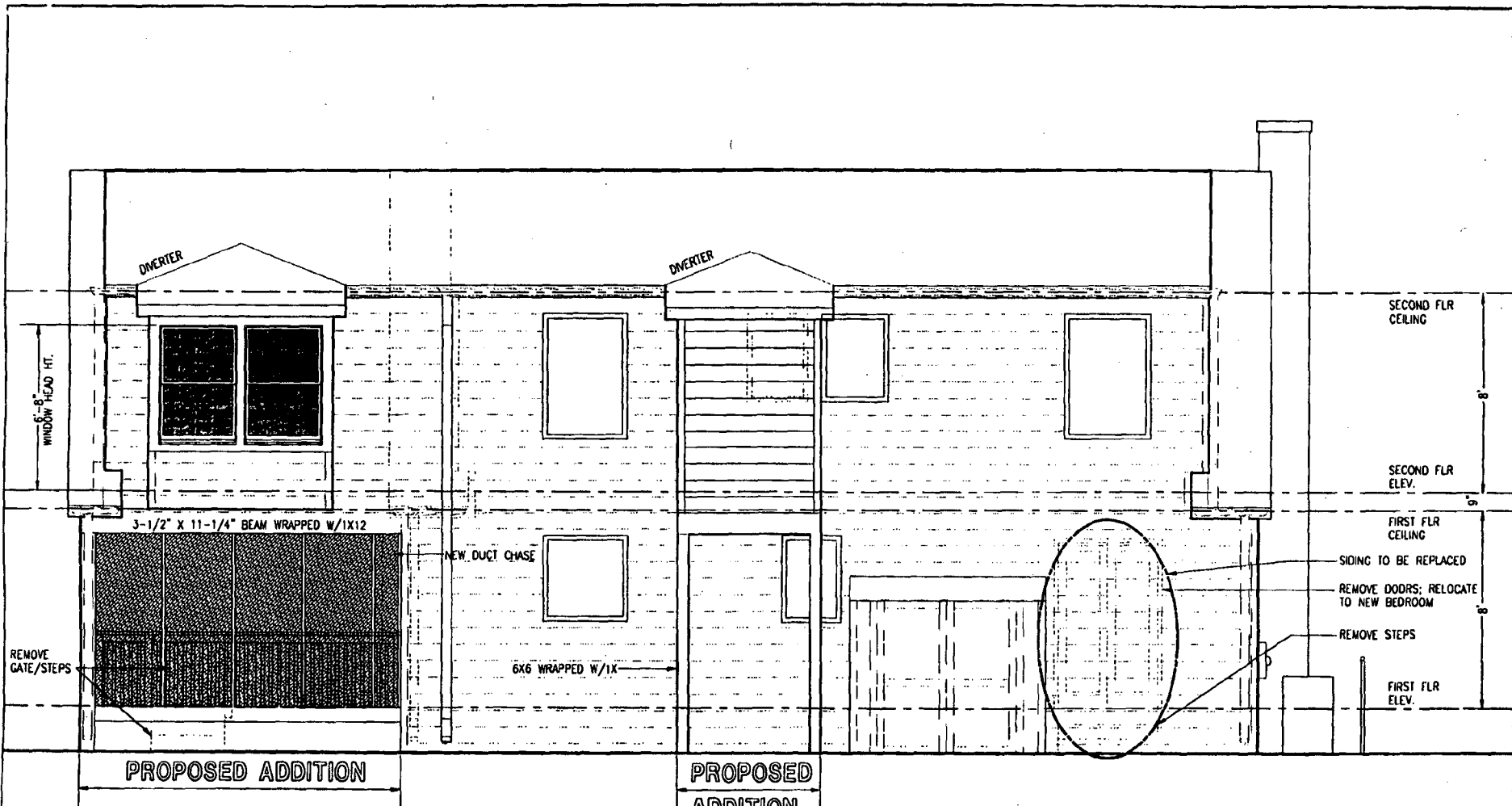
25

th
**CHEV
 CHAS
 DESIGN
 BULL
 GROU**

**ADDITION
 REMODELING**

6708 WISCONSIN A
 SUITE 2
 BETHESDA, MD 208
 (301) 907-86
 fax (301) 907-86

ZUCKERMAN RESIDENCE
 9903 LEAFY AVENUE
 SILVER SPRING, MD 20910



PROPOSED REAR ELEVATION, NORTHEAST

SCALE: 1/4" = 1'-0"

DATE	BY	DESCRIPTION
1/22/97	AS-BUILT	SURA
1/10/97	PROPOSED	SURA
1/22/97	SPEC	CONTRACT
1/22/97	PUMP	SURA
1/22/97	LOC	SURA

SHEET NO.

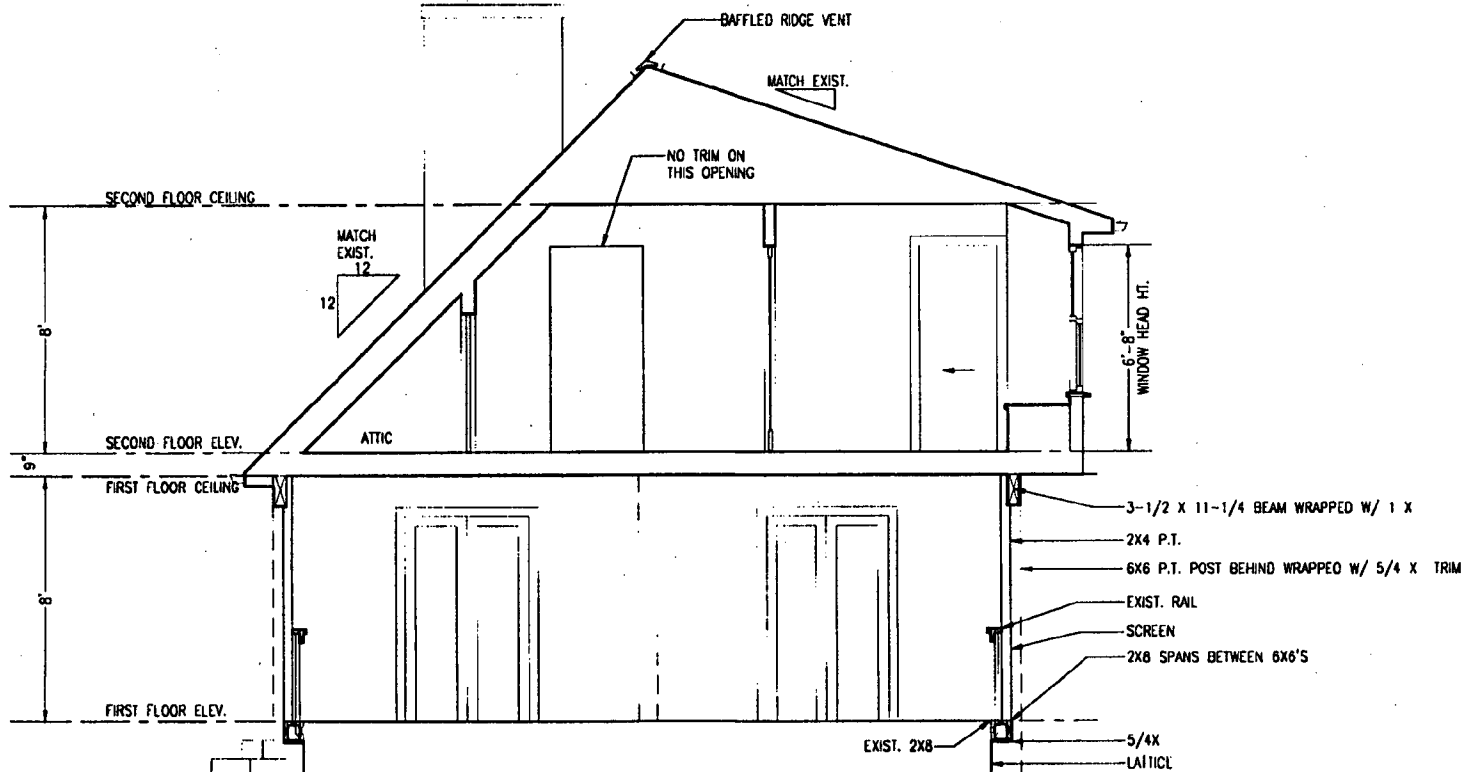
A-7

26

**ADDITIONS
REMODELING**

6708 WISCONSIN AVE
SUITE 20
BETHESDA, MD 20815
(301) 907-8610
fax (301) 907-8612

ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910



SECTION A-A

SCALE: 1/4" = 1'-0"

DATE	BY	DATE	BY
AS-BUILT	1/2/97	SURA	
PROPOSED	1/10/97	SURA	
SPEC			
CONTRACT	1/27/97	SURA	
PLUMP	1/22/97	SURA	

SHEET NO.

A-4

20

WINDOW SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	SIZE	GRILLES/SCREENS	TYPE	MATL.	R.O.	NOTES
1	3	ANDERSEN	3046		Y/Y	DH	WOOD/ VINYL		1 WINDOW: ALTERNATE

ELECTRICAL FIXTURE SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	LAMP	NOTES
A	3	OPCI	-----	-----	FAN
B	4	OPCI	-----	-----	WALL SCONCES: PORCH
C	3	LIGHTOLIER	1076	75W	HALL AND BEDROOM

DOOR SCHEDULE

MARK	QTY.	MANUF.	CATALOG #	SIZE	GRILLES/SCREENS	TYPE	MATL.	HARDWARE	NOTES
1	1			2'-8" X 6'-8"	N / Y		WOOD		SCREEN DOOR: PORCH
2	1	MORGAN DR EQ.		2'-6" X 6'-8"	N / N	H.C.			BEDROOM DOOR
3	1	MORGAN DR EQ.		2'-6" X 6'-8"	N / N	H.C.			BEDROOM DOOR
4	1			V.I.F.: 3050 (5'-0" TOTAL WIDTH)	N / N	S.C.			ALTERNATE ATTIC ACCESS DOOR
5	1	MORGAN DR EQ.		PAIR: 1'-8" X 6'-8" (3'-0" TOTAL WIDTH) BIFOLD	N / N	H.C.			CLOSET DOORS
6	1	MORGAN DR EQ.		2'-6" X 6'-8" POCKET	N / N	H.C.			ALTERNATE BEDROOM DOOR
7	1	EXISTING		4068 V.I.F.					ALTERNATE RELOCATED FRENCH DOORS

**the
CHEVY
CHASE
DESIGN/
BUILD
GROUP**

**ADDITIONS
REMODELING**

6708 WISCONSIN AVE
SUITE 20
BETHESDA, MD 20811
(301) 907-8611
fax (301) 907-8611

**ZUCKERMAN RESIDENCE
9903 LEAFY AVENUE
SILVER SPRING, MD 20910**

DATE	BY	DATE	BY	DATE	BY
AS-BUILT	1/22/97	SURA			
PROPOSED	1/22/97	SURA			
SPEC					
CONTRACT	1/22/97	SURA			
HW	1/22/97	SURA			

SHEET NO.

A-8

25

MEMORANDUM

2/12/97

**FROM: Local Advisory Panel (L.A.P.) of Capitol View Park
Montgomery County, Maryland**

**Rosalie Chiara, Chair
Carol Ireland
Jennie Ritchie
Duncan Tebow
Emilly Volz**

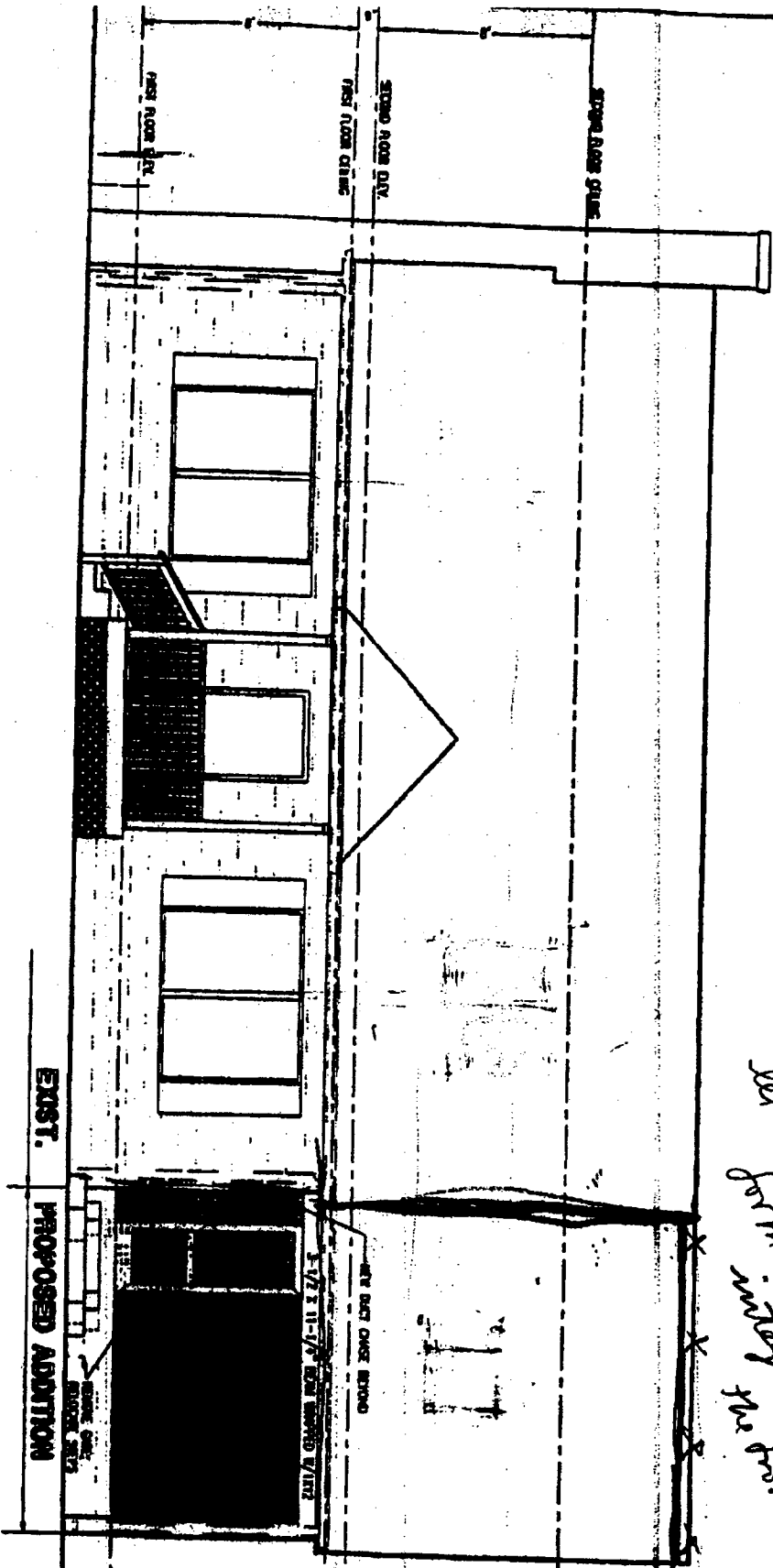
**TO: Ms. Robin Ziek
Office of Historic Preservation
Maryland National Capital Park and Planning Board
Montgomery County, MD**

Dear Ms. Ziek,

In response to HAWP application # 994964 the L.A.P. has the following comments:

1. The massing, size and character of the existing dwelling, a relatively new Cape-Cod, are well suited to the Capitol View Park ambiance. Located as it is behind and in view of the historic Queen Anne style house at 9829 Capitol View Avenue, it has a certain charm that would be diminished if the massing of the addition is allowed to unbalance the symmetry of the present style by extending the new roof along the front in the same plane as the existing roof. The committee's preference would be for the builder to drop the new roof, on the front at least, to below the rake board of the existing roof, which is the traditional way of adding a side wing, being so designed as to preserve the sense of the proportions and massing of the original house. (SEE SKETCHES)
2. The proposed rear elevation increases the already moderately disorganized appearance resulting from an attached existing shed by the addition of two so-called "bump-outs"; one to expand the bath and the other to create a window seat in a tiny proposed study. We propose that a simple modification to the second floor plan would significantly improve the rear massing. (SEE SKETCHES)

Let this all sit for a while before making any decisions on the front

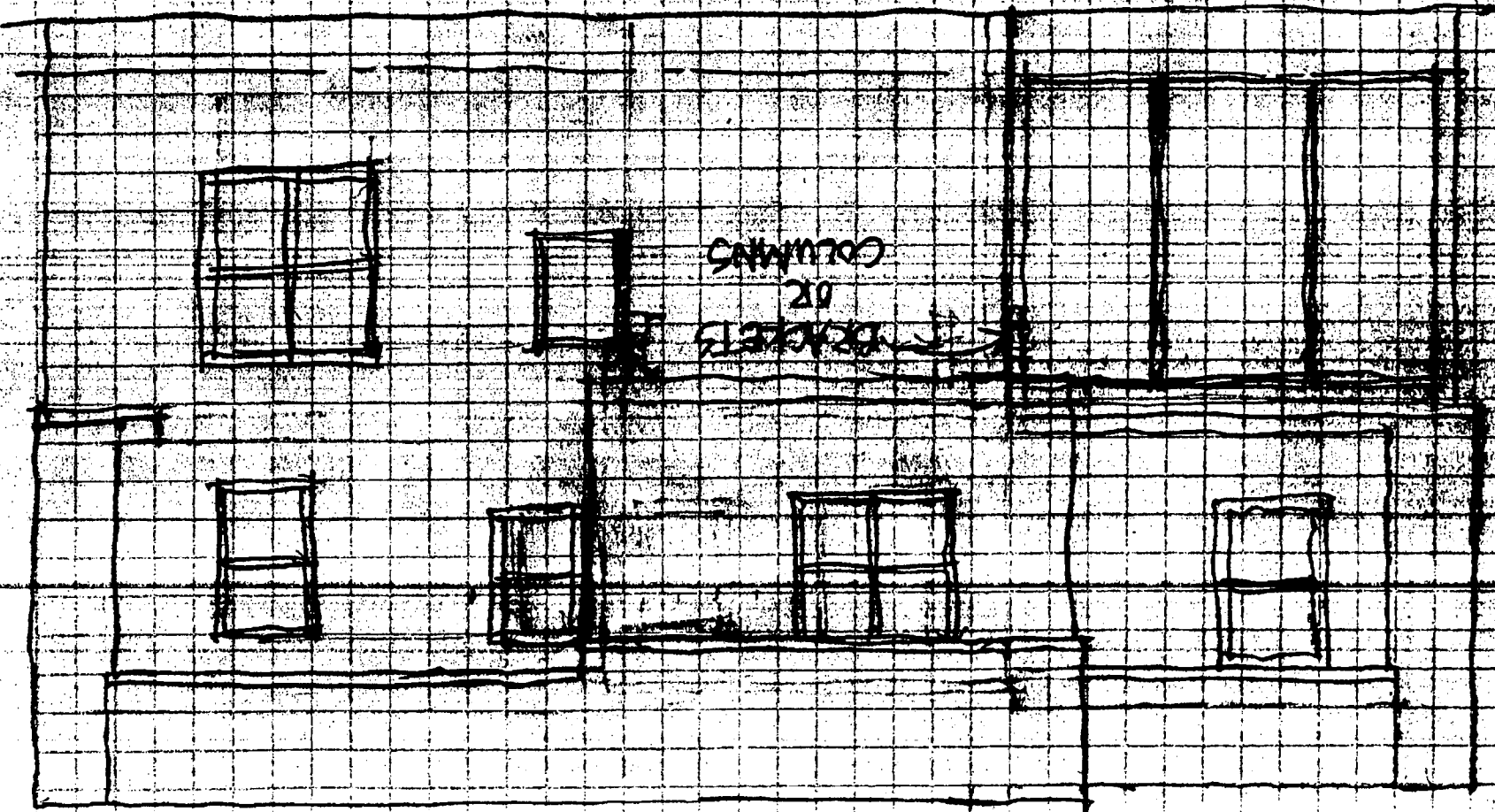


PROPOSED FRONT ELEVATION SOUTHWEST

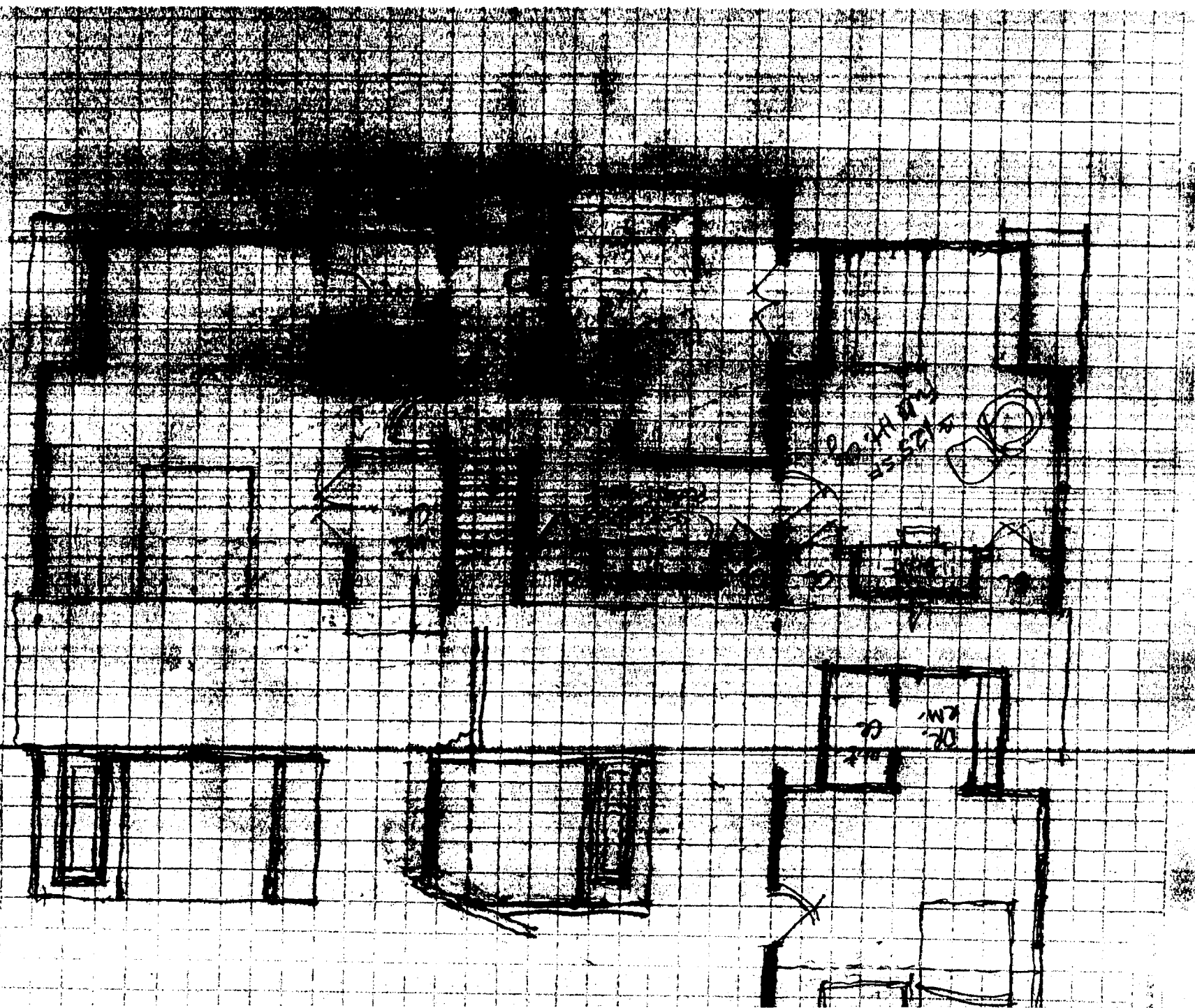
SCALE 1/4" = 1'-0"

<p>A-6</p> <p>SHEET NO.</p>	<p>DATE: 1/22/97</p> <p>BY: [Signature]</p>	<p>ZUCKERMAN RESIDENCE</p> <p>9903 LEAFY AVENUE</p> <p>SILVER SPRING, MD 20910</p>	<p>OWNER: [Name]</p> <p>ARCHITECT: [Name]</p>
	<p>DATE: 1/19/97</p> <p>BY: [Signature]</p>		

PREPARED BY _____
DATE _____



PAGE NO. _____





SIDE ELEVATION: SOUTHEAST



SIDE ELEVATION: NORTHWEST



REAR ELEVATION: NORTHEAST



FRONT ELEVATION: SOUTHWEST

DETAIL: AREA OF NEW ADDITION





CORNER VIEW: SOUTH



CORNER VIEW: EAST



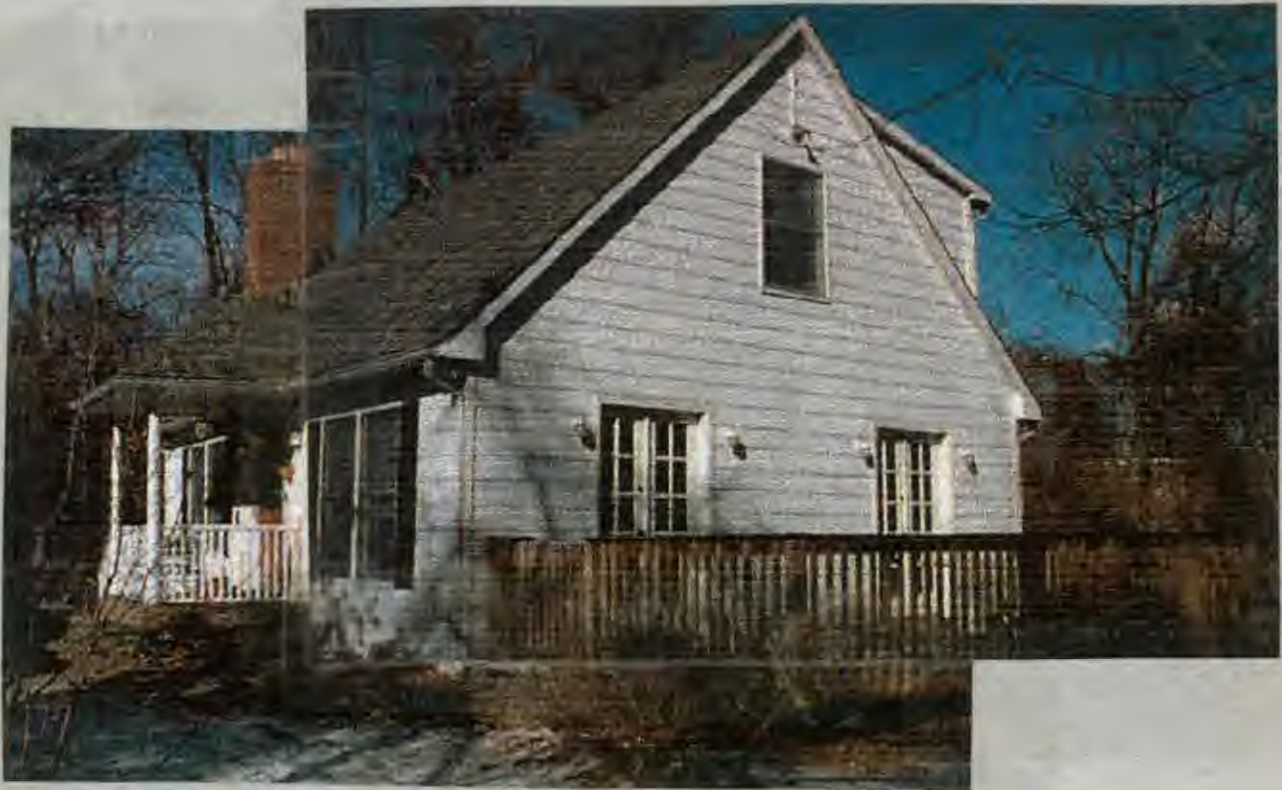
CORNER VIEW: NORTH



CORNER VIEW: WEST



VIEW FROM NEIGHBOR'S PROPERTY



VIEW FROM NEIGHBOR'S PROPERTY



VIEW FROM LEAFY AVENUE



VIEW FROM RT. 192