

31/7 10112 Capitol View Ave.

31/7-89J.



Montgomery County Government

May 2, 1989

Resident
10112 Capitol View Drive
Silver Spring, Maryland 20910

Dear Resident of the Capitol View Historic District:

As the historic preservation specialist for Montgomery County, I was recently driving through the Capitol View Historic District and noticed that you were in the process of constructing a front porch or deck.

All exterior work on buildings within a County historic district must be reviewed and approved by the Historic Preservation Commission. Having no records on file for the work in progress (or recently completed), I am assuming that you have not applied for approval.

I have enclosed a Historic Area Work Permit (HAWP) application. At your earliest convenience, would you please complete the application and return it. Include a brief description of all exterior work completed or in progress, including alterations, additions, demolition, new construction, and removal of trees.

There should not be any trouble in getting the work approved; however, every resident in the district where you live is required to apply for a HAWP unless the project involves minor maintenance.

Thank you very much for your cooperation. If you have any further questions, please feel free to contact me at 217-3625.

Sincerely,

A handwritten signature in black ink, appearing to read "JBC", written over a horizontal line.

Jared B. Cooper
Historic Preservation Specialist

Enclosure

JBC:av
1095E

Historic Preservation Commission

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

Gwen
Was this approved by
the HPC?

Lucia

YES — ON
JUNE 1, 1989

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 23, 1989

CASE NUMBER: 31/7 - 89J

TYPE OF REVIEW: Retroactive HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10112 Capitol View Ave.

DISCUSSION:

At staff's request, the applicant is seeking retroactive approval of work which was completed earlier in the year on this mid 20th century cottage. The work includes a number of things which fall into the following three categories: 1), minor maintenance, 2), replacement or removal of items damaged in storm; and 3), other items. All of these work items, with the exception of the front porch replacement, are listed on page two of the attached letter from the applicant. Staff has inspected the work, and feels that none of it constitutes a negative impact in the Historic District.

STAFF RECOMMENDATION:

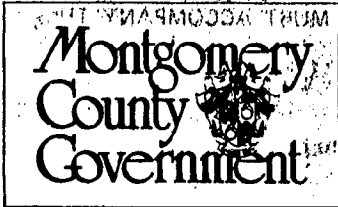
Staff recommends approval of the application as submitted. The LAC did not review the application, but is aware of the circumstances.

ATTACHMENTS:

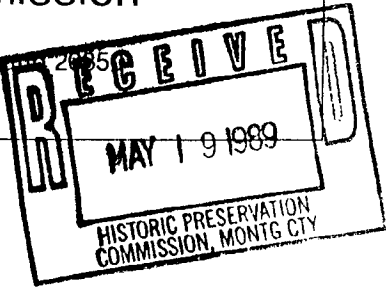
1. HAWP Application
2. Staff Letter to Applicant
3. Letter from Applicant
4. Photograph

COMMISSION ACTION:

JBC:av
1149E



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20855
 217-3625



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER DR. C. MICHAEL FORDIS AND TELEPHONE NO. 301-588-9654
 (Contract/Purchaser) MS. JEAN B. FORDIS (Include Area Code)
 ADDRESS 10112 CAPITOL VIEW AVE. SILVER SPRING, MD STATE MD ZIP 20910
 CITY
 CONTRACTOR MR. RONALD CARLSON (RONCA CONSTRUCTION) TELEPHONE NO. 301-699-0885
 CONTRACTOR REGISTRATION NUMBER 29547
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10112 Street CAPITOL VIEW AVE.

Town/City SILVER SPRING Election District 13

Nearest Cross Street LEE STREET
P+22, PT23

Lot P+24 Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

SEE ATTACHED LETTER

1B. CONSTRUCTION COSTS ESTIMATE \$ 12,400⁰⁰

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS NA

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 NA

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.

C. Michael Fordis, M.D. May 16, 1989
 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: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS



Montgomery County Government

May 2, 1989

Resident
10112 Capitol View Drive
Silver Spring, Maryland 20910

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Thank you very much for your cooperation. If you have any further questions, please feel free to contact me at 217-3625.

Sincerely,



Jared B. Cooper
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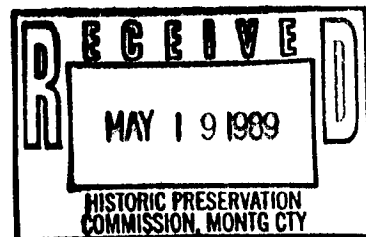
JBC:av
1095E

Historic Preservation Commission

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

May 16, 1989

Mr. Jared B. Cooper
Historic Preservation Specialist
Historic Preservation Commission
51 Monroe Street
Rockville, MD 20850-2419



Dear Mr. Cooper,

Thank you for your letter of May 2, 1989 detailing the indications for application for a Historic Area Work Permit (HAWP). I am more than happy to cooperate in providing the information you require.

All of the construction on my property at 10112 Capitol View Ave. was related to windstorm damage or maintenance as enumerated below. With the exception of a few remaining repairs and final touches, the bulk of the work had been completed by the time I received your letter on May 8 or 9, 1989.

Late in the afternoon of December 28, 1988 a windstorm struck the Washington metropolitan area with gusts of better than 75 mph. That evening my wife and I arrived home to discover that a large tulip poplar tree in the rear yard (the tree was better than 120 feet in height) had split at a fork 20 feet above ground, struck the house, and left us in the dead of winter with a new skylight, other unrequested renovations (including extensive plaster cracks on the interior surfaces that had been repainted only months before) and a lifetime supply of firewood. As we have neither basement nor garage, we had formerly used two sheds for storage. The poplar flattened one, an aluminum shed, and the second, a wooden shed recently refurbished with a new roof, floor and door, was destroyed by a locust tree that fell in the same storm.

Portions of the interior of the house were exposed to the elements and required emergency repairs to minimize further damage from the numerous storms that passed through the region at the end of December and early January. Many of our personal possessions were trapped in the ruptured aluminum shed beneath an enormous trunk. We could only cover them with a tarp until the tree could be cut into sections to permit access. Repairs have continued throughout the spring and as mentioned above are nearly completed.

All materials used for repairs of storm damage to the residence were chosen to reproduce as closely as possible the appearance of the house before the damage was sustained.

Summary of Repairs

- (Maint.)* Replacement of complete roof on main structure
- (Maint.)* Replacement of gutters
- (Maint.)* Replacement of rake and fascia on side of house
- (Maint.)* Replacement of electric service from fuse box to PEPCO cable
- " Reattachment of electric meter to house by PEPCO
- " Replacement of PEPCO cable from street to house
- " Replacement of severed phone line
- Replace* Replacement of side window destroyed by falling limbs
- Replace* Repair and replacement of fence and gate
- Maint.* Repainting of exterior
- Replace* Repair of opening through roof into second story
- N.A.* Repair of master bedroom, plaster and repaint
- N.A.* Repair of living room, plaster and repaint
- N.A.* Repair of study, plaster and repaint
- N.A.* Repair of family room, plaster and repaint
- N.A.* Repair of stairwell, plaster and repaint
- N.A.* Removal from premises of debris from the sheds, house, fence
- Remove* Removal of fallen trees and limbs
- Replace* Replacement of wooden shed

JCC

OTHER
ITEMS
NOT RELATED
TO STORM
DAMAGE

During the reconstruction, I requested that the contractor complete other necessary repairs that were unrelated to the storm damage. On the exterior the additional repairs included the replacement of rear steps which were unsound and the repair of a large brick and cement slab porch in the front of the house. The slab on the front porch had cracked and settled 6-8" down from the door. Water on the slanted surface drained back toward the house so that, in winter, ice formation on the inclined cement made the surface treacherous to cross. Rather than to replace the slab with a second one that might again crack, we elected to use a wooden deck that would permit drainage and avert possible injury from falls on an uneven or icy surface. The contractor informed us that the porch, as it then stood without a protective railing, represented a technical violation of the building code. To comply with the code when the porch was repaired, a protective railing was installed and I assume that this is the structure you noticed in your trip through the area. We used high quality, treated wood of natural color to blend in with our structure and the surroundings.

With respect to the trees we sought professional assistance. Where I grew up the worst damage a storm inflicted on a tall tree was to tear off a frond or two. Indeed, it was the heavily wooded lots in Capitol View that particularly attracted us to the area. For that reason we hoped to salvage and repair as much as possible the damage done to trees on the premises. We searched for a licensed and bonded arborist who by reputation was particularly conservative in treatment. After speaking with a number of firms, we selected an arborist trained at the University of Wisconsin and who held memberships in the International Society of Arboriculture, the National Arborist Association, the American Forestry Association, and the Society of American Foresters. He explained to us in consultation that the remaining portion of the poplar was unsalvageable, represented an imminent hazard to our neighbor's residence and should be removed forthwith. The standing trunk of the locust was dead and should be removed. All of the remaining trees with damaged limbs should have those limbs appropriately treated save a spruce which was so severely diseased that he could not in conscience advise our investing in it further. We accepted his recommendations and he expeditiously implemented them before arrival of the next storm forecast to strike the area a few days later.

Enclosed is the completed application for the Historic Area Work Permit and a photograph of the exterior of the house with most of the repairs completed. If you need additional documentation of these events, I can provide copies of damage estimates and claims. I also have photographs of the damage which you are welcome to view but which I must keep for insurance reasons. You can also verify the emergency power and phone line repairs with PEPCO and C&P Telephone. The total cost for all construction outlined above, treatment for damaged trees, and debris removal came to \$12,400 not including loss of personal property.

In closing I must mention that the hardships we faced in this ordeal were mitigated in large part by the generous assistance and support of neighbors in this community. We are forever in their debt. If I can be of any further service in this matter, please do not hesitate to contact me.

Sincerely,

C. Michael Fordis

C. Michael Fordis, Jr., M.D.
10112 Capitol View Ave.
Silver Spring, MD. 20910
(301) 588-9654

enclosures: 2



10112 Capital View Ave
SILVER SPRING, MD
5-16-89



Historic Preservation Commission

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

PLEASE SEE ATTACHED LETTER

APPLICATION FOR HISTORIC AREA WORK PERMIT

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(Contract/Purchaser) MS. JEAN B. FORDIS (Include Area Code)

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CONTRACTOR R. RONALD CARLSON (RONCA CONSTRUCTION) TELEPHONE NO. 301-699-0885
CONTRACTOR REGISTRATION NUMBER 27547

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

REGISTRATION NUMBER _____

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Nearest Cross Street LEE STREET

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Michael Fordis, M.D. Signature of owner or authorized agent (agent must have signature notarized on back) May 16, 1989 Date

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Julia K... Vander Date 5/17/89

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:)

PLEASE SEE ATTACHED LETTER

(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

31/7 10112 Cap. View
Ave



South + west
Elevations

4/14/86

31/7
Capitol View Park
H.O.

100N Capitol
View Park
H.O.



3/7
Capitol View Park
H.O.
10011 Capitol
View Park HO

South elevation

4/14/86



Capital View Park H.O.
1011 Capital View Ave
South elevation
4/14/86

KODAK

31/7



Capitol View Park H.O. 2/7
1011 Capitol View Ave
North + East Elevation
9/14/06



Capitol View Park H.O. 31/7

1011 Capitol View Ave

North + ~~East~~
west Elevations

4/14/86