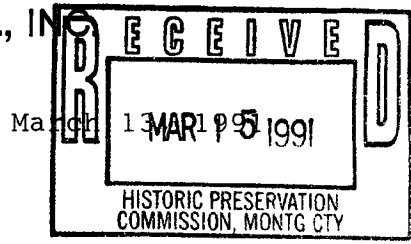


31/7-91A 9915 Capitol View Avenue
Capitol View Park

317 case file

WELTY CONSTRUCTION CO., INC.
1017 Crawford Drive
Rockville, MD 20851
Phone 279-0845



Laura McGrath
Historic Preservation
Dept. of Housing & Community Development
Montgomery County
51 Monroe St., Suite 1001
Rockville, MD 20850

Re: 9915 Capitol View
Ave., Kensington
Lot 8, Block 32
Capitol View Park
Silver Spring, MD

Dear Laura:

This is to inform you of the plans to protect the large oak tree on the 9915 Capitol View Ave. building lot during the construction of a new single family dwelling. You will recall that the Historic Preservation Commission requested that we seek expert advice on the protection of the oak tree during construction activities. Start of construction is planned for the week of March 18, 1991.

We have obtained the advice of Mr. Michael Rogers (tree expert licensed in the State of Maryland), Timberline Tree Experts, Inc. Prior to the start of excavation for the basement and footings, we will construct a simple, temporary barrier around the tree, within the lot, to prevent 1) encroachment by construction equipment over root areas and 2) piling of dirt over the root system. The barrier, at its nearest point, will be about 13 feet from the trunk of the tree. Deep basement excavation (5 to 6 feet in depth) at a corner near the tree, is not expected to be nearer than about 14 feet from the tree. In case a main feeder root is encountered, it will be severed with a clean cut.

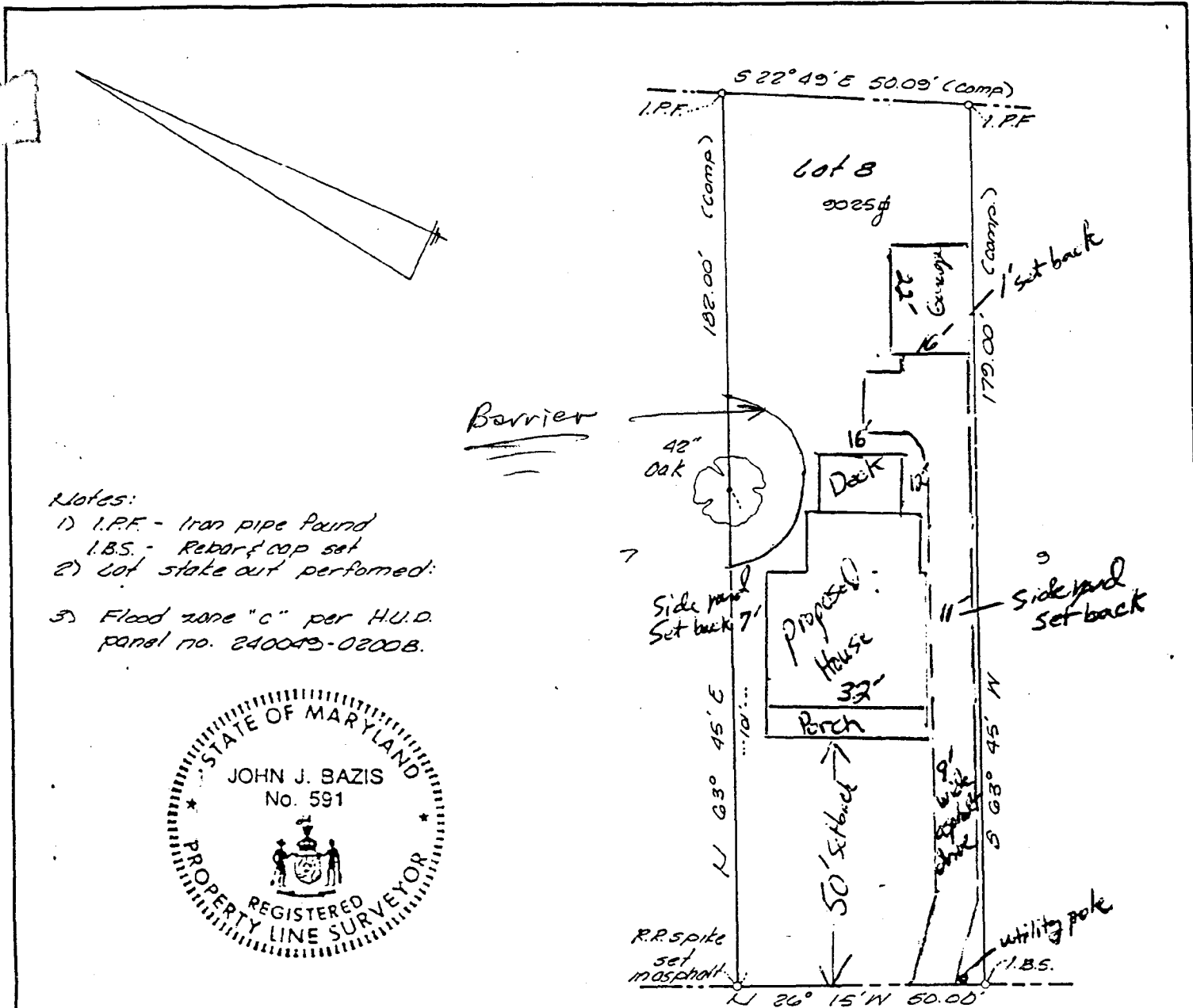
The portion of the new structure nearest the tree (15 to 16 feet) will be over a crawl space and will require footing excavation of only two feet depth, generally above the root system. Overall, we anticipate minimal damage to the tree's root system.

Please see the enclosed plat showing location of the tree, house and protective barrier. Should you have any questions concerning the above, please call me on 301-530-7492.

Sincerely,
Carl Welty
Carl Welty
Secretary/treasurer

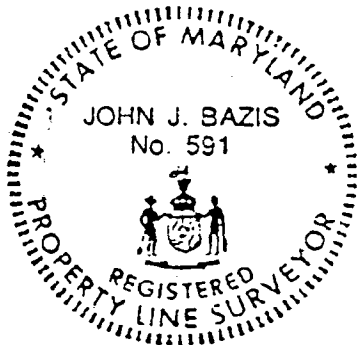
Enclosure
cc: Michael Rogers, Timberline

NOTE: This location for title purposes only - not to be used for determining property lines.



Notes:

- 1) I.P.F. - Iron pipe found
- I.B.S. - Report & cap set
- 2) Lot stake out performed:
- 3) Flood zone "C" per H.U.D. panel no. 240043-0200B.





Location of House
 Lot 8, Block 32
Capitol View Park
 Montgomery County, Maryland

9915
 Capitol View Avenue

9101300053

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

| | | |
|---|---|--|
| SURVEYOR'S CERTIFICATE "I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."  REGISTERED SURVEYOR MARYLAND NO. 591 | REFERENCES PLAT BK. <i>A</i> PLAT NO. <i>3</i> |  SNIDER & ASSOCIATES, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100 |
| | LIBER FOLIO | |



Montgomery County Government

January 24, 1991

Carl Welty
Welty Construction Co., Inc.
1017 Crawford Drive
Rockville, Maryland 20851

RE: HPC Case No. 31/7-91A

Dear Mr. Welty:

As you know, at its January 23, 1991, meeting, the Historic Preservation Commission approved your permit to construct a house at 9915 Capitol View Avenue with several conditions. These conditions are as follows:

1. A tree professional must be engaged to monitor and protect the large oak tree at the rear of the property from adverse effects that may result from excavation and other construction activities.
2. A 1 1/2 car garage may be constructed at the rear of the property as shown.
3. 2 new Dogwood trees, approximately 2" in caliper, should be planted at the front of the property to replace the 9" caliper Dogwood that must be removed for construction.

If you have any questions about these conditions, please feel free to call me or Alison Vawter at 217-3620.

Sincerely,

A handwritten signature in cursive script that reads "Laura E McGrath".

Laura McGrath,
Planning Specialist

2460E

19 January 1991

Capitol View Park LAP Meeting

Chairman: John Moran

In Attendance:

David Clough
Duncan Tebow
John Moran
Ron Isaksen
Mike Radke
Carol Ireland
Walter Meyer

Agenda:

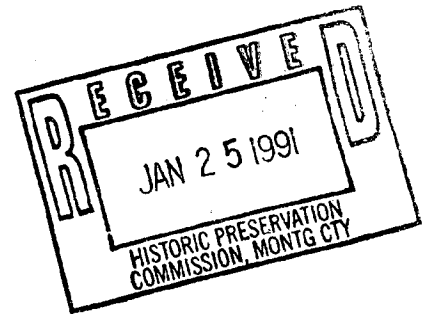
1. 10110 Day Street: Construction of screen porch over existing wood deck. After a brief discussion it was unanimously agreed that the porch would be compatible with the existing house.

2. ~~Walty Construction: Lot 5, Block 32~~ Capitol View Avenue. HPC had discussed the possibility of requiring the builder to have a gravel drive instead of an asphalt drive. The LAP felt that because of maintenance problems it would be better to have the asphalt. The HPC had suggested the possibility of a smaller garage behind the house. The LAP felt that because the garage is behind the house and because of several existing 2-car garages in the immediate area that the builder be allowed to construct the 2-car garage.

3. Adler Construction. The LAP is pleased that Adler Construction is scaling down the size of the already approved houses. It had been felt that the original houses were too large for the existing lots.

4. Hoobler Construction: 10215 Meredith Avenue. The LAP visited the proposed site for a new construction. Since there are already two large houses on the block it was felt that this house would not be too large in scale because of the size of the lot. However, the LAP is concerned that in the future any construction on the adjacent lot to this house be limited in scale and wait for realignment of Capitol View Avenue.

The LAP will be represented by Carol Ireland at the County Council PHED report on HPC. She is to report back to the Committee.



The LAP will schedule regular meetings on Saturday once a month to review any plans submitted by HPC. It was felt that HPC would save time and money by FAXing reports to the LAP. This proposal will be made to Alison Vawter for consideration. Perhaps HPC can recommend a solution to the random sending of information to the LAP's which makes it difficult to schedule regular meetings. Because of the randomness it is sometimes difficult to call together 8-9 people on short notice to comment on important changes proposed for our Historic District.

It also was strongly suggested that HPC give us immediate feedback on HPC decisions so that the LAP can know of construction or alterations to the neighborhood. This will save the LAP approaching developers and neighbors who we might feel are in violation of Historic Regulations when they have been granted a Work Permit to begin alterations or construction.

The LAP will advertise in the local newspaper to ask for volunteers who would be interested in filling one or two vacancies.

Mike Radke will be the acting Chairperson until a final election is held.

Carol Ireland: Secretary

HAWP PROCESSING CHECKLIST

Case No. 31791A

Address: 9915 Capital View Ave, UVP

Items Submitted:

Other Items Submitted: Color photographs

NEW CONSTRUCTION

| WRITTEN DESCRIPTION | PROJECT INTENT | PROJECT PLAN | TREE SURVEY | DESIGN FEATURES | FACADES | MATERIAL SPECIFICATIONS | PHOTOGRAPHS | PROPERTY OWNER ADDR. |
|-------------------------|----------------|--------------|-------------|-----------------|---------|-------------------------|-------------|----------------------|
| NEW CONSTRUCTION | * | * | * | * | * | * | * | * |
| ADDITIONS | * | * | * | * | * | * | * | * |
| PARTIAL/TOTAL DEMO. | * | * | * | | | | * | * |
| DECKS/PORCHES | * | * | * | * | * | * | * | * |
| FENCES/WALLS | * | * | * | | | * | * | * |
| DRIVES/PARKING AREAS | * | * | * | * | | * | * | * |
| MAJOR LANDSCAP./GRADING | * | * | * | * | | * | * | * |
| TREE REMOVAL | * | * | * | * | | * | * | * |
| SIDING/ROOFING CHANGES | * | * | * | | * | * | * | * |
| WINDOW/DOOR CHANGES | * | * | * | * | * | * | * | * |
| MASONRY REPAIR/REPOINT | * | * | * | | * | * | * | * |
| SIGNS | * | * | * | | * | * | * | * |

Copy of Application sent to LAP: 1-7-91

Appearance Advertised: 1-9-91

Applicant/Prop. Owners Notified: 1-9-91

Revisions sent to LAP: _____

Commission Action: Approved X Denied _____
 Approved with conditions: See Attached Letter

Copy of App. to Applicant: 1-15-91 Original Submission to DEP: 1-24-91

Decision logged on index card _____

Appropriate minutes filed: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: January 16, 1991

CASE NUMBER: 31/7-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 9915 Capitol View Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

As you will recall, the applicant met with the Commission in December for a preliminary consultation on a proposal to construct a 1 1/2 story home at 9915 Capitol View Avenue. The Commission commented favorably on the proposal and advised the applicant to return for an Historic Area Work Permit with proposed garage elevations.

The proposal under consideration is identical to that reviewed by the Commission in December. The applicants are proposing a 1 1/2 story wood frame house, 32' wide X 40' long on a lot that is 50' X approximately 180', with cedar shingles, a roof of fiberglass shingles, and full-length front porch. 3 gable-roof dormers project from the front of the house. The rear 12' of the house would be inset several feet so that this portion of the house is only 27' wide. The house is set back 50' from the front property line, 7' from the north property line, and 11' from the south property line.

Also included in the application is a proposed landscaping plan, which includes installation of an asphalt driveway, slate walk, and a variety of foundation plantings. A 9" Dogwood tree located in the center of the property will have to be removed for construction.

The applicant has also included garage elevations for a 1 1/2 car garage (16' X 22') and a 2 car garage (20' X 16'). Roofing and siding materials will match those of the house.

STAFF RECOMMENDATION:

As noted previously, staff finds the proposed house to be very compatible with adjacent houses in terms of design and overall scale and setback. Staff recommends approval of the application based on criterion 24A-8 (b)(1), including approval of the two garage options.

SENT TO LAP: 1-6-91
SENT TO APPLICANT: 1-16-91

COMMENTS RECEIVED: NO

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Elevations
3. Landscaping Plan
4. Photos

2430E



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

4111

TAX ACCOUNT # 00996178

NAME OF PROPERTY OWNER Thomas and E.A. Grason TELEPHONE NO. (301) 506-1811
(Contract/Purchaser) Welty Construction Co., Inc. (Include Area Code)

ADDRESS 1017 Crawford Dr. Rockville Masterland 20851 ZIP

CONTRACTOR Welty Construction Co., Inc. TELEPHONE NO. (301) 279-0845
CONTRACTOR REGISTRATION NUMBER 2862

PLANS PREPARED BY Welty Construction Co., Inc. TELEPHONE NO. (301) 279-0845
(Include Area Code)

REGISTRATION NUMBER NA

LOCATION OF BUILDING/PREMISE

House Number 9915 Street Capitol View Ave.

Town/City Silver Spring Election District 12

Nearest Cross Street Grant Ave.

Lot 8 Block 32 Subdivision Capitol View Park 005

Liber 655 Folio 6680 Parcel _____

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

| | | | | | | |
|---|-------------------------------------|---|------------------------------------|--|--------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair | Circle One: A/C | Slab | Room Addition |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other | <input type="checkbox"/> Solar |
| | | | <input type="checkbox"/> Revision | | | <input type="checkbox"/> Woodburning Stove |

1B. CONSTRUCTION COSTS ESTIMATE \$ 115,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Potomac Electric Power Co.

1E. IS THIS PROPERTY A HISTORICAL SITE? No, it is within 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 _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) [Signature] Date 1-23-91

APPROVED [Signature] Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 1-23-91

APPLICATION/PERMIT NO: 0174130257 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.)

[This section contains multiple horizontal lines for describing the proposed work, but the entire page is crossed out with a large 'X'.]

(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

[Handwritten signature]

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:

The building lot has no existing structures. It is located between two lots with single family homes. Homes in the vicinity are single family, modest, primarily 1½ story bungalows. The building lot slopes slightly and is open with a maintained lawn and few trees. Two large oaks constitute the significant features on the lot. One (right and rear of lot) is dead and will be removed, the other (left and midway to rear of lot) will be protected. SEE ATTACHED PHOTOS, ATTACHMENT 1.

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

The project is within a historic district and is a new single family home with an optional 1½ or 2 car detached garage to rear of house. House will be a 1½ story bungalow, frame structure with front dormers. House is designed to blend well with homes along that section of Capitol View Ave. Exterior of house and garage will be cedar, stained light gray with white trim, consistent with paint tones on nearby homes.

2. Statement of Project Intent:

Short, written statement that describes:

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

Proposed new house (1½ story bungalow with dormers at front) is designed to blend with nearby homes in style, scale, materials and finish. Nearby homes are generally 1 to 1½ story frame with white or light color paint. Dormers are common. Landscaping, typical of nearby homes, will consist of evergreens and flowering shrubs along the front of the house. See ATTACHMENT 2, for landscaping.

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

Building lot is void of resources except for one large healthy oak tree which will be protected. The new house is designed to be consistent with existing homes along both sides of Capitol View Ave. SEE ATTACHMENT 3, for existing trees.

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

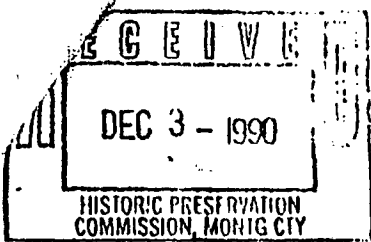
Design of proposed project, new home, meets the design criteria specified in Section 24A-8, Paragraph (b), Criteria 1 and 2.

3. Project Plan:

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

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

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



WILSON CONSTRUCTION CO., INC.

1017 Crawford Drive
Rockville, MD 20851
Phone 279-0845

12-3-90

General Features of House Proposed for 9915 Capitol View Avenue, Silver Spring, Maryland

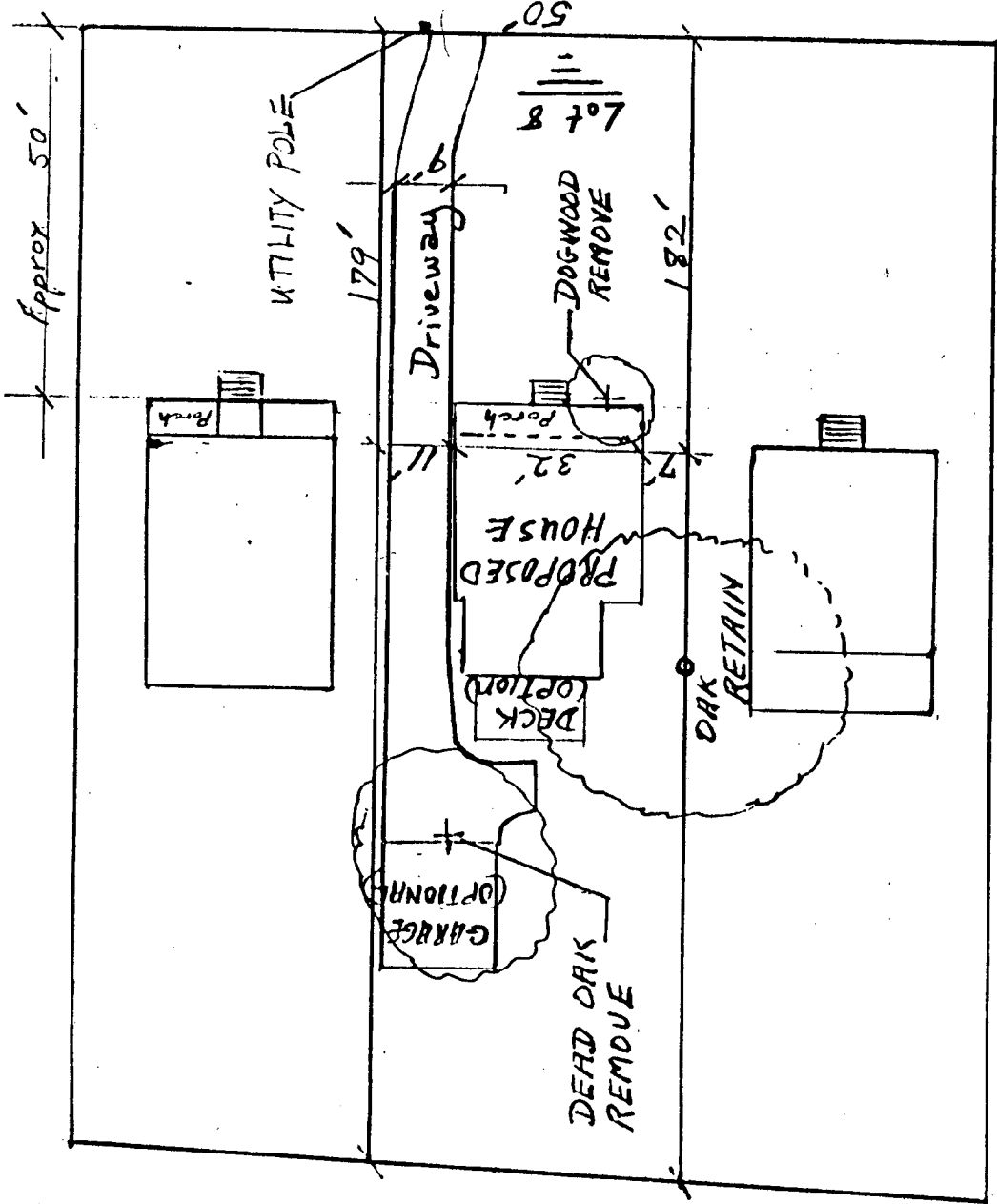
- o Single family, 1½ story, wood frame home with front dormers and porch.
- o Front porch under roof and with deck of treated wood.
- o Lattice surround on porch deck.
- o Cedar siding stained light gray with white trim.
- o Fiberglass shingles.
- o Brick fireplace and chimney.
- o Double hung windows.
- o White aluminum gutters and downspouts.
- o Basement/foundation walls of poured concrete.
- o Optional two car garage of wood frame to match house in right rear yard.
- o Asphalt driveway.
- o Optional 10 X 14 deck on rear of house constructed of treated lumber.

3

5

1" = 30'
SITE PLAN
Lot 8, Block 32
Capitol View Park

6



Lot
Cap.
SIT.



PROPOSED HOUSE

50'

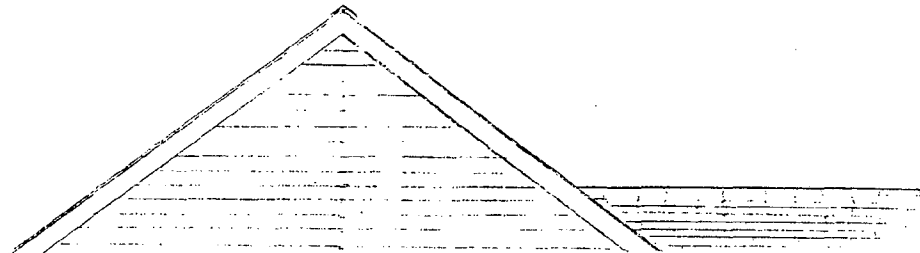
9915 CAPITOL VIEW AVE.
SILVER SPRING MARYLAND
LOT 8, BLOCK 32, CAPITOL VIEW PARK

ELEVATION WITH ADJACENT HOMES

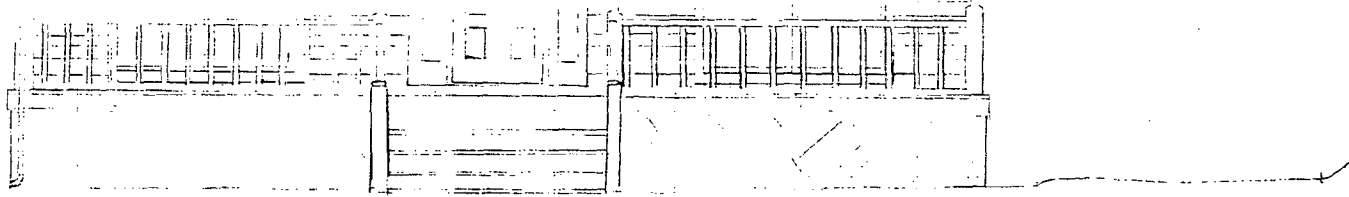
1/8" = 1'



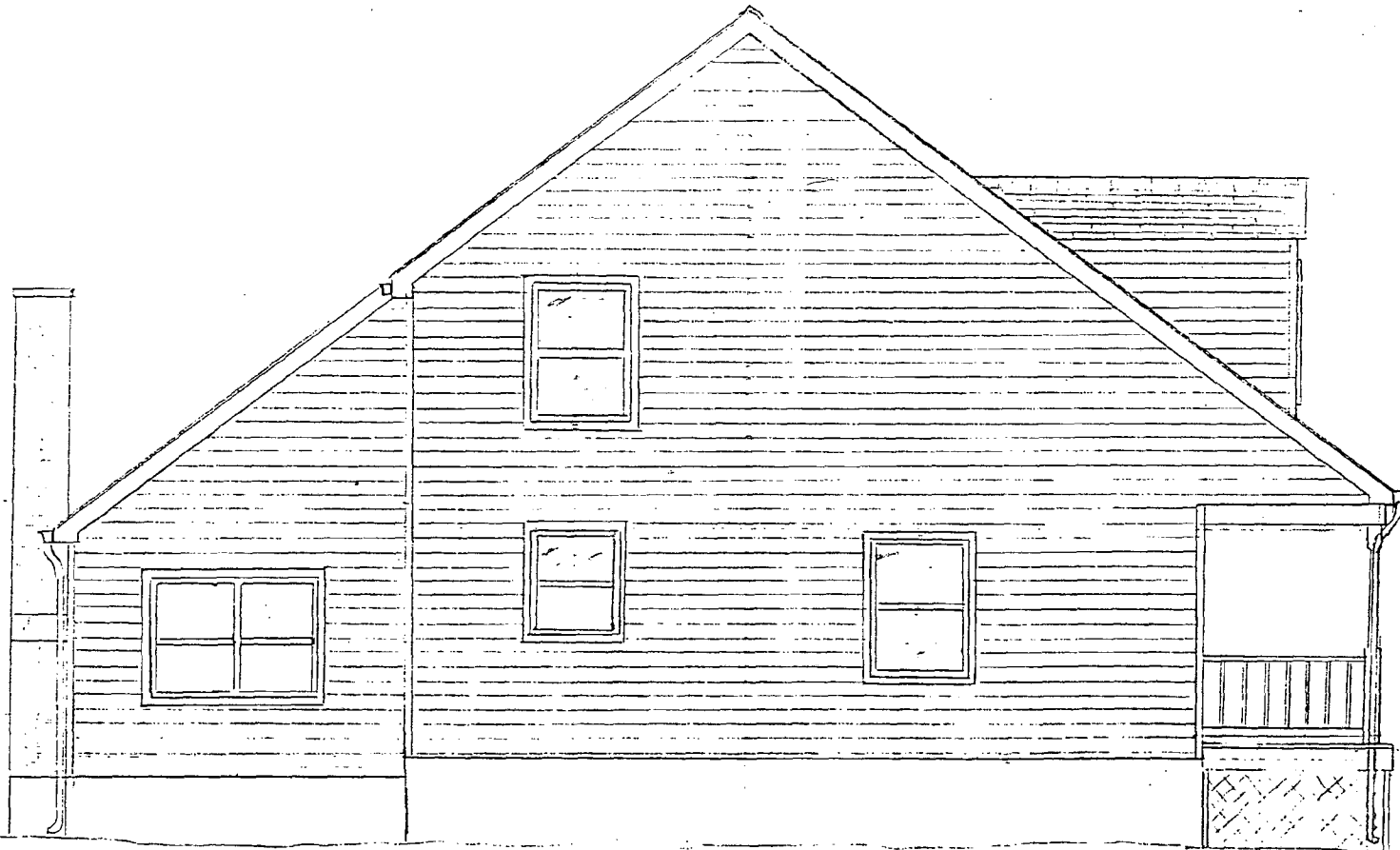
FRONT ELEVATION



8



FRONT ELEVATION



LEFT ELEVATION

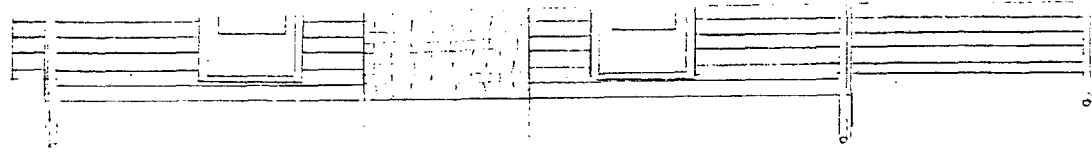
WELTY CONSTRUCTION CO., INC.

1/4" = 1"

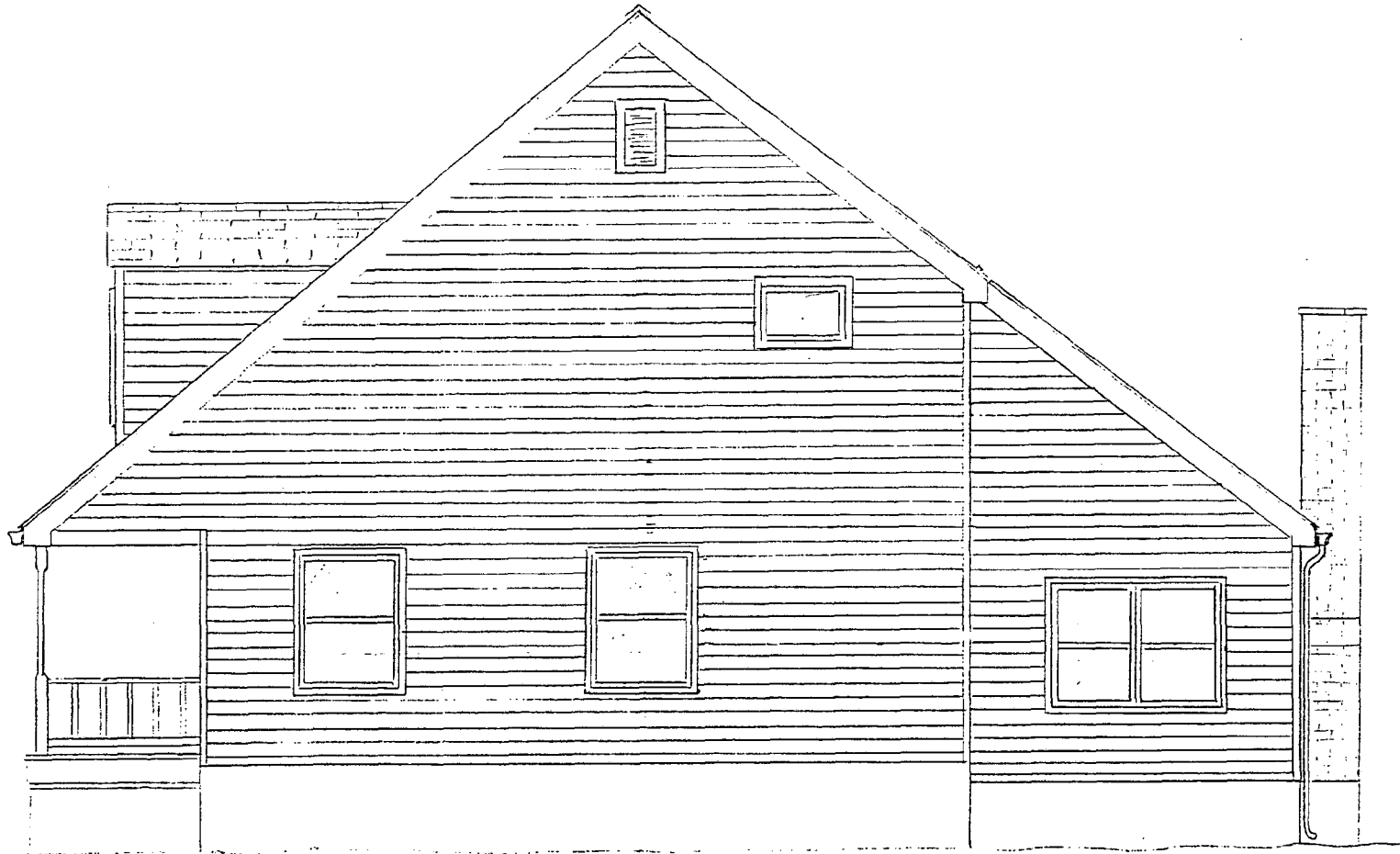
SHEET 2 OF

b

RECEIVED
JAN - 4 19
HISTORIC PRESER-
COMMISSION, MICH.



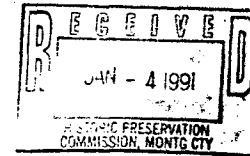
REAR ELEVATION



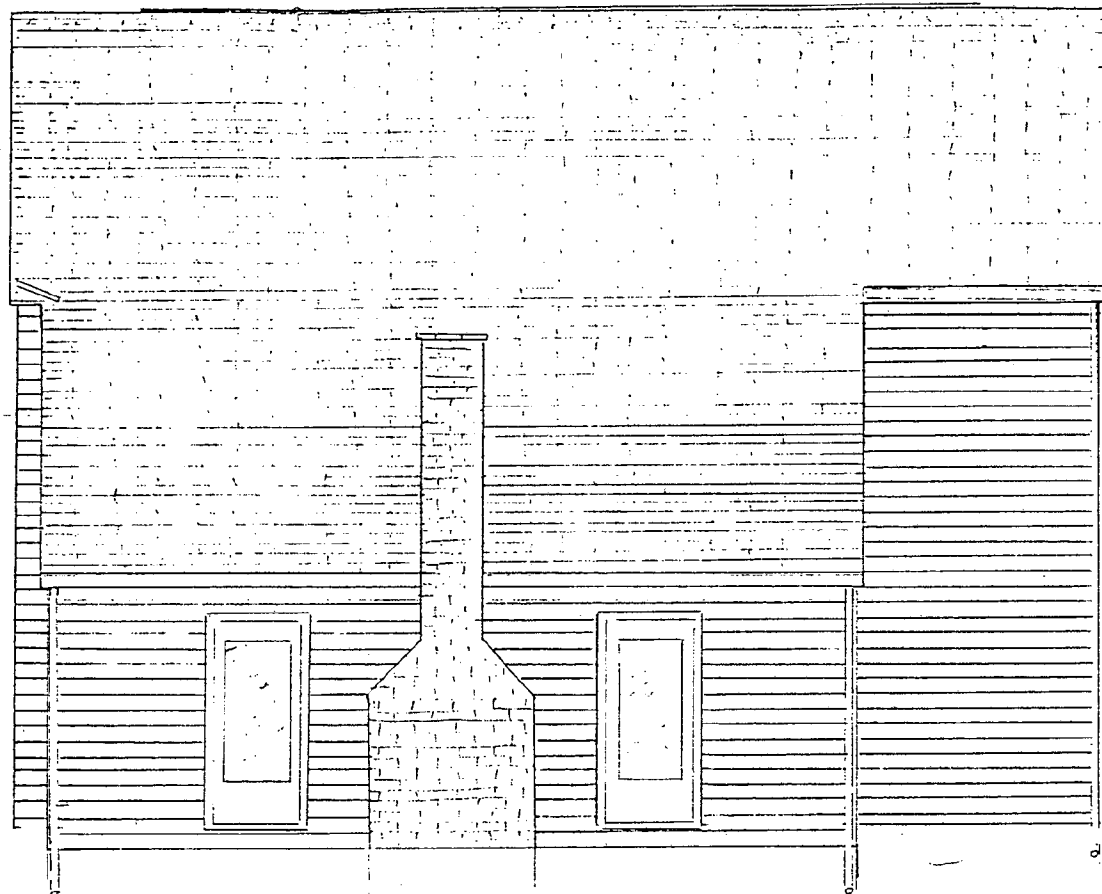
RIGHT ELEVATION

10

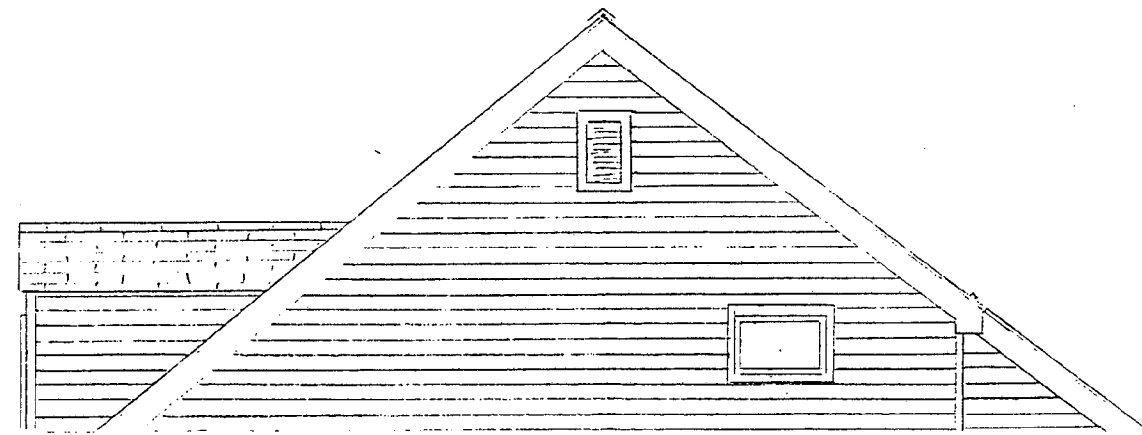
WELTY CONSTRUCTION CO., INC.



SHEET 3 OF 69



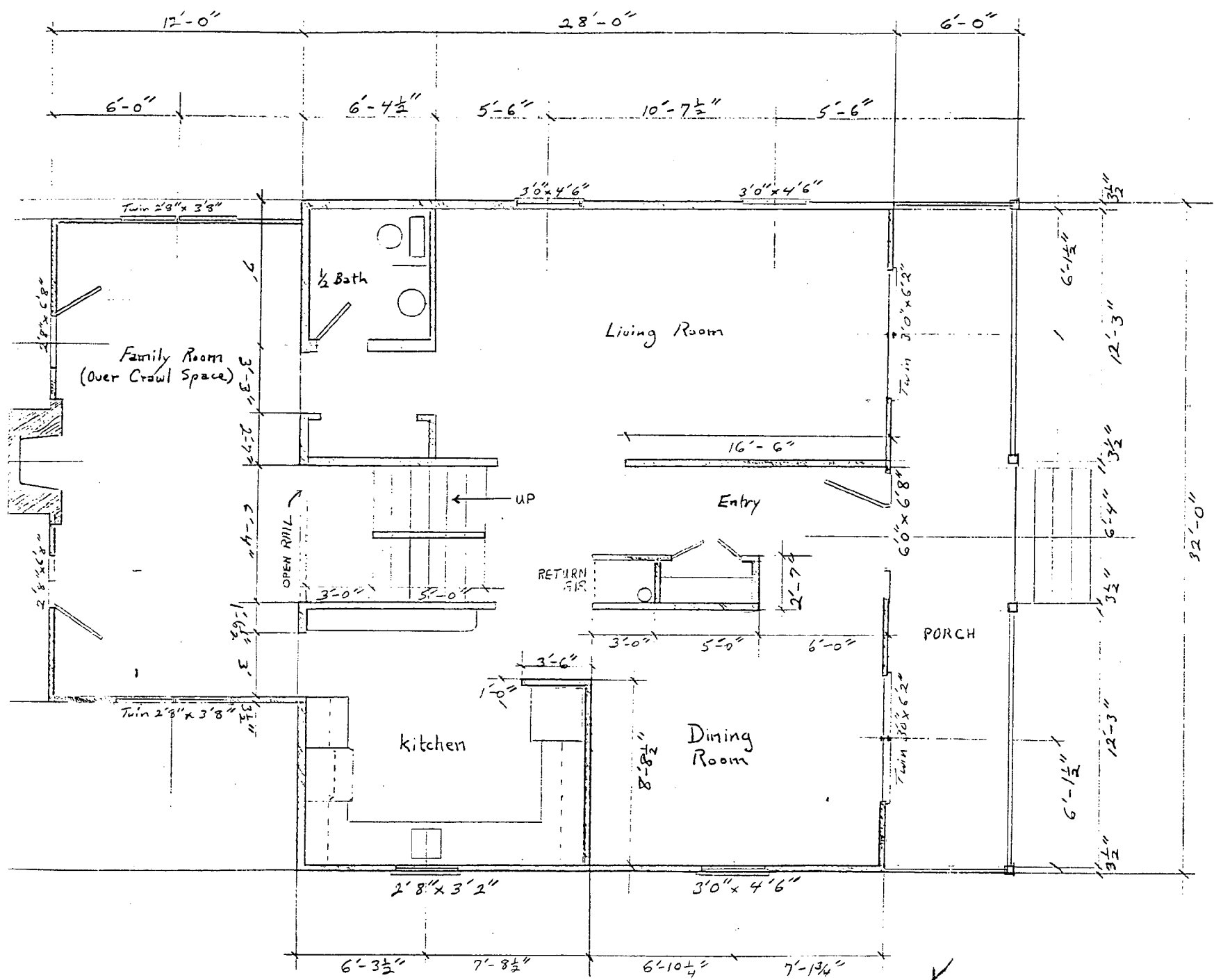
REAR ELEVATION



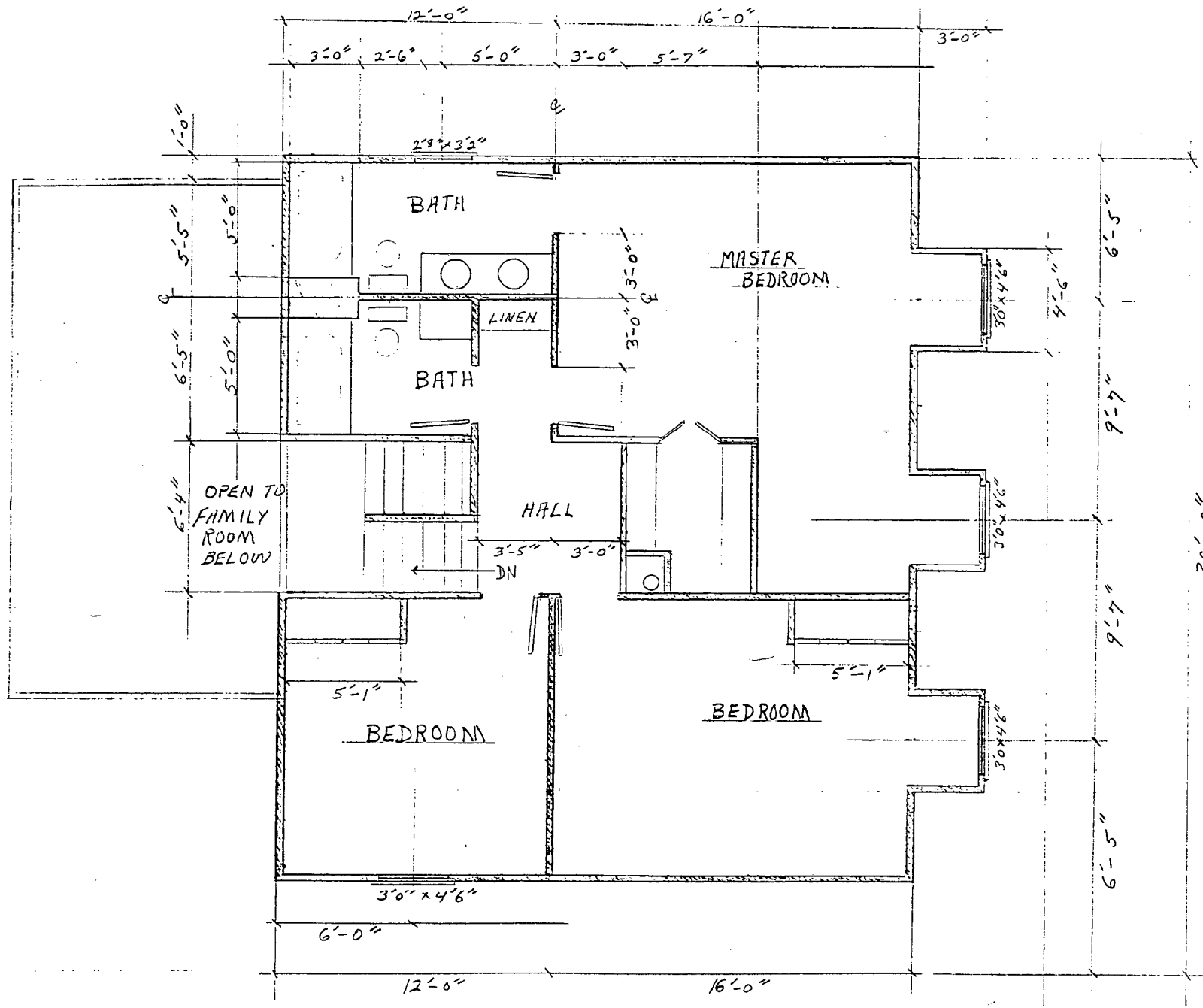
11



12



FIRST FLOOR



SECOND FLOOR

WELTY CONSTRUCTION CO., INC.

1017 Crawford Drive
Rockville, MD 20851
Phone 279-0845

January 3, 1991

Historic Preservation Commission
Dept. of Housing & Community Devel.
Montgomery County
51 Monroe Street, Suite 1001
Rockville, Maryland 20850

Re: 9915 Capitol View Ave.
Lot 8, Block 32
Capitol View Park
Silver Spring, MD

Attention: Laura McGrath

Attached are the "Application for Historic Area Work Permit" and "Supplemental Application----Required Attachments".

The plans for the house and detached garage are unchanged from those reviewed by the Commission on December 19, 1990. We are indicating an option for a 1½ car garage in response to the Commission's interest in a smaller garage. We believe the two car garage option should be approved to match current buyer preferences and improve the marketability of the house in this slow market. We have identified two detached garages in that block of Capitol View Ave. (9921 and 9925) and both are two car size. There is a two car, attached carport across the street from the 9915 Lot.

Commission members also discussed the option of a gravel driveway rather than asphalt. Commission members appeared to agree with us that buyers will prefer the asphalt surface, particularly for snow removal. We looked at all driveways at homes 9900 through 9927 Capitol View Ave. and find that all but one are asphalt. Accordingly, we request approval of an asphalt driveway.

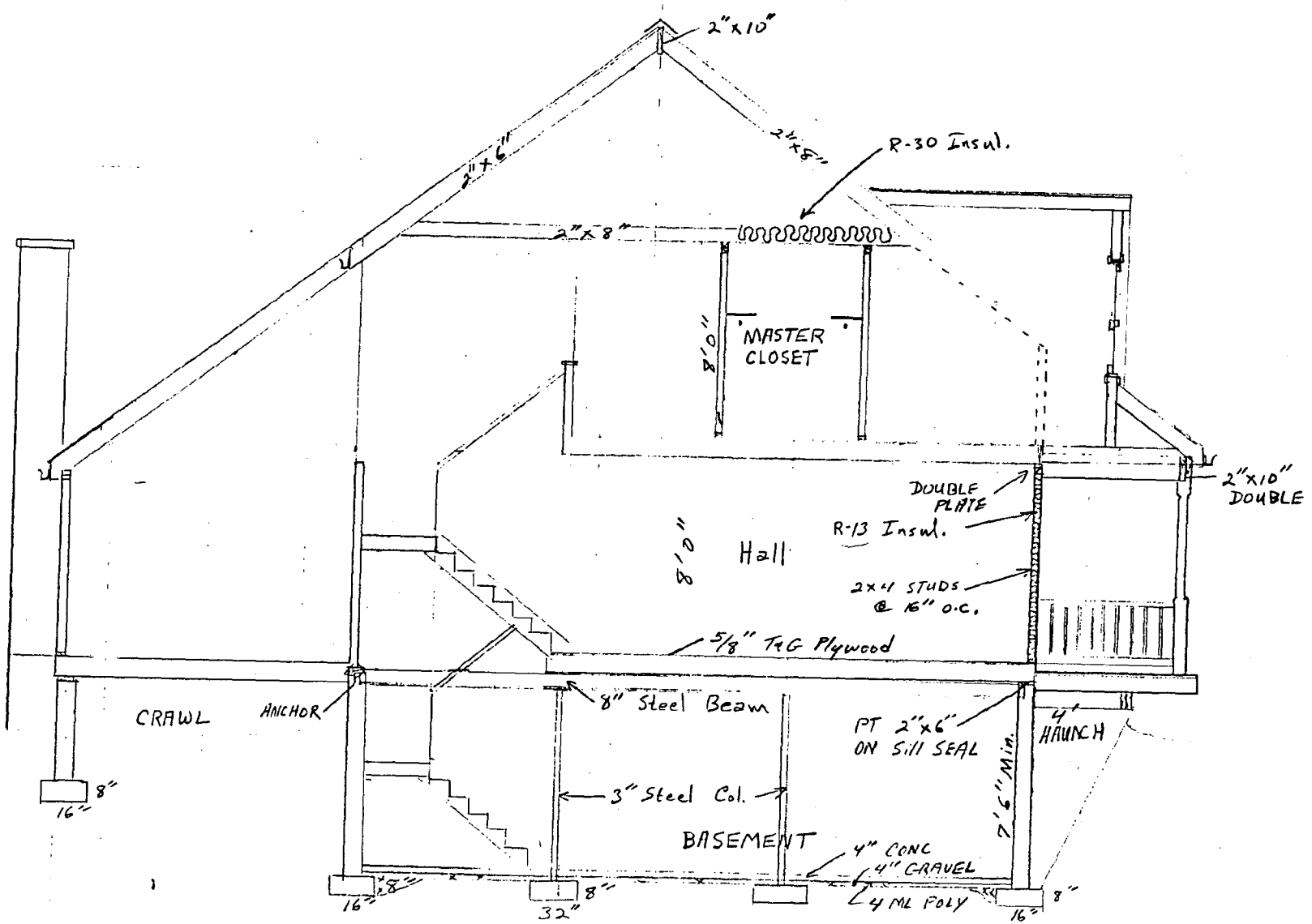
Please call us on (301) 279-0845 or (301) 530-7492 if additional information is needed.

Sincerely,

Carl G. Welty
Carl G. Welty
Sec./Treas.

9101030057

h1



SECTION

