

31/7-94H 9912 Capitol View Avenue  
Capitol View Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9912 Capitol View Avenue                      Meeting Date: 11/16/94  
Resource: Capitol View Park Historic                      HAWP: Alterations  
                    District  
Case Number: 31/7-94H    Tax Credit: No  
Public Notice: 11/02/94    Report Date: 11/09/94  
Applicant: Marcie Foster & Howard Rowett                      Staff: Patricia Parker  
PROPOSAL: Remove window, wall & flagstone                      RECOMMEND: Approval w/  
                    patio; Construct rear walk-out    condition  
                    bay

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BACKGROUND

The applicant proposes the construction of a new walk-out bay at the rear of a non-contributing nominal resource in the Capitol View Park Historic District. The adjacent properties on both sites of this resource are nominal. Across Capitol View Avenue, the subject property is confronted by houses built between 1917-1935 - contributing resources in the district. (See Capitol View Park Historic District plan attached)

The proposal includes the removal of an existing window, a portion of the rear wall and flagstone patio. In this enlarged opening, located at basement grade ground level, a proposed walk-out canted bay would be constructed measuring 10' wide at the opening. The opening would include one set of 5' wide french doors having 15 lites and screen doors, flanked each side by 1'-2" wide 10 lite sidelight panels. Fypon engaged columns would be situated each side of the double-door opening and Fypon dentils would be used within the fascia board above the opening. Roofing would be copper.

STAFF DISCUSSION

The proposed change to a very well-maintained cottage-style house, though totally contained in the rear, of the property is more ornate than it needs to be. The detailing is inconsistent with the very simple style of the house and staff suggests that the walk-out bay form receive less detail. Staff also feels that snap-in muntins should not be used. Staff recommends either single pane or true-divided light.

Less detail would be considerate of the style, materials and surroundings of the resource. If this property were a contributing resource, staff would include this commentary as a condition

for HAWP approval. However, staff does recognize that this property is a non-contributing nominal resource. As such, it should receive more lenient review. Staff feels that the new construction, if simplified, would be compatible in scale, massing and materials with existing structures.

The applicant proposes that an existing window opening would be enlarged and removal of a portion of the existing concrete block wall would provide for the new canted bay opening. This new opening would be located at the rear of the property.

The property has a very generous rear yard and therefore, these proposed changes would be significantly removed from the property at the rear of this lot. The proposed change would be visible by the adjacent property to the east; but the property at 9914, to the west would be blocked from view because of an existing shed appendage at the rear.

Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive. This proposal favorably addresses this concept.

#### STAFF RECOMMENDATION

With the following condition, 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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

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;

Condition:

1) Snap-in muntins shall not be used within the openings. New openings should be either single pane or true divided light.

and with the following general condition:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

*Call Contractor when Historic Permit is Ready*

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Marcie Foster & Howard Rowett, III TELEPHONE NO. (301) 585-0007  
(Contract/Purchaser) (Include Area Code)

ADDRESS 9912 Capitol View Avenue Silver Spring MD 20910  
CITY STATE ZIP

CONTRACTOR MMR Home Improvements TELEPHONE NO. (301) 251-6185  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Koh & Whitcomb TELEPHONE NO. (410) 799-5663  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 9912 Street Capitol View Avenue

Town/City Silver Spring Election District 13

Nearest Cross Street Leafy Avenue

Lot 5 Block 31 Subdivision Capitol View Park

Liber 3025 Folio 13 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	Oeck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
					Other	<u>DOOR</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 9,000

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

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

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

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.

Marcie A. Foster 10/25/94  
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: 9410260061 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_ FEE WAIVER: (4)

## SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

### REQUIRED ATTACHMENTS

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

The house is a 2 story frame cape cod with an above ground basement built in 1947. The exterior is asbestos shingle painted light grey with white trim. Located on Capitol View Avenue in Capitol View Park, the house is surrounded by homes representing a variety of styles. For instance, the houses on either side are the same construction, style and size and were built at the same time by the same builder. However, the two homes across the street (9911 and 9913 CVA) could be described as victorian bungalows and were built in approximately 1920. A third house across the street (9915 CVA) is a cape cod built in 1991. Thus, the street is an eclectic mix of homes. The house, as noted on the attached location survey, sits on the front third of the lot.

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 involves removing a basement window (as noted on the attached photograph) and a section of the basement wall located at the rear of the house and replacing it with french doors set in a walkout bay to provide attractive access from the interior family room to the outdoors. This will also permit additional light into the basement level. At present, the only exterior exit on the basement level is through the wooden shed which is attached to the rear of the house. This shed is used for storage. This modification cannot be viewed from the street as it is on the rear of the house. Because the shed blocks the view of the neighbor to the right, it can only be viewed by the neighbor located at 9910 CVA. However, the owners anticipate that this modification will greatly enhance the exterior appearance of the home from the rear.

2. Statement of Project Intent:

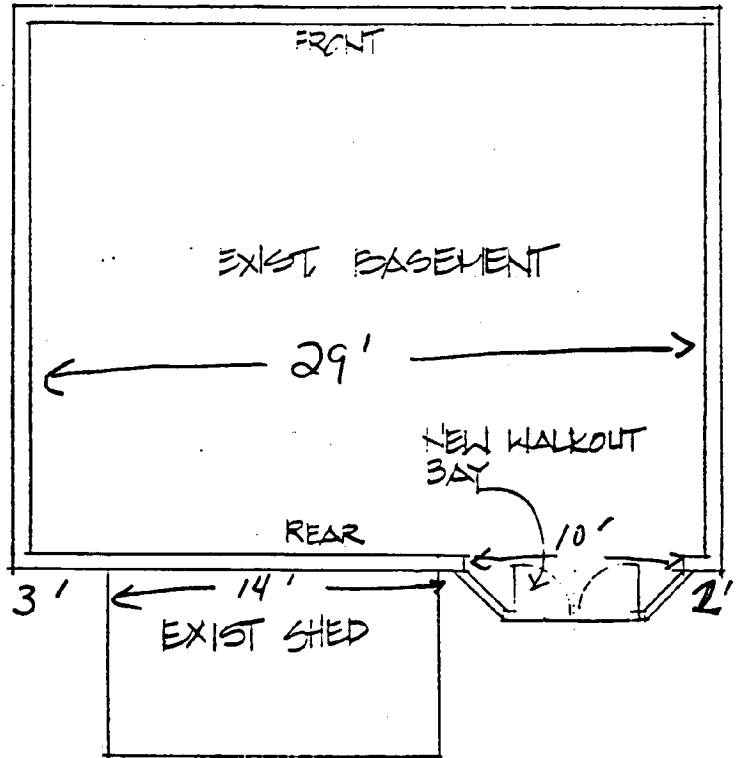
- a. The proposed design is a bay walkout consisting of one set of 5' french doors with 1' side light panels on either side. The trim is white dentil molding which will match the front door trim. The roof of the bay will be copper. A stone patio runs across the back of the house. The new doors would open onto patio. Small shrubs and plantings border the patio.

- b. The new door replaces a small window. The new door will provide access directly to the yard from the family room and permit additional light into the interior.

2. c. This modification is consistent with the present style of the house, provides attractive access to the exterior, and enhances the overall appearance of the rear of the house.

3. Project Plan:

The house is a 2 story frame cape cod built in 1947. The shed was a modification made by one of the previous owners (date and by whom unknown). Simple site drawing follows. More complex drawings of the design features prepared by the architect are attached.



4. Tree Survey - N/A
5. Design Features (see attached drawings)
6. Facades (see attached drawings)
7. Materials Specifications (see attached drawings)
- 8/9 Photos of Resources/Photos of Context (see attached)
10. Addresses of Adjacent Property Owners:

Mrs. Maxine Hoover  
9910 Capitol View Avenue  
Silver Spring, MD 20910

Mr. & Mrs. Robert Smirnoff  
9914 Capitol View Avenue  
Silver Spring, MD 20910

10. Addresses (continued)

Mr. & Mrs. Lief Blad  
9915 Capitol View Avenue  
Silver Spring, MD 20910

Ms. Mary Alexander/Mr. Steve Malone  
9913 Capitol View Avenue  
Silver Spring, MD 20910

Mr. & Mrs. Michael McCurry  
9911 Capitol View Avenue  
Silver Spring, MD 20910



32.

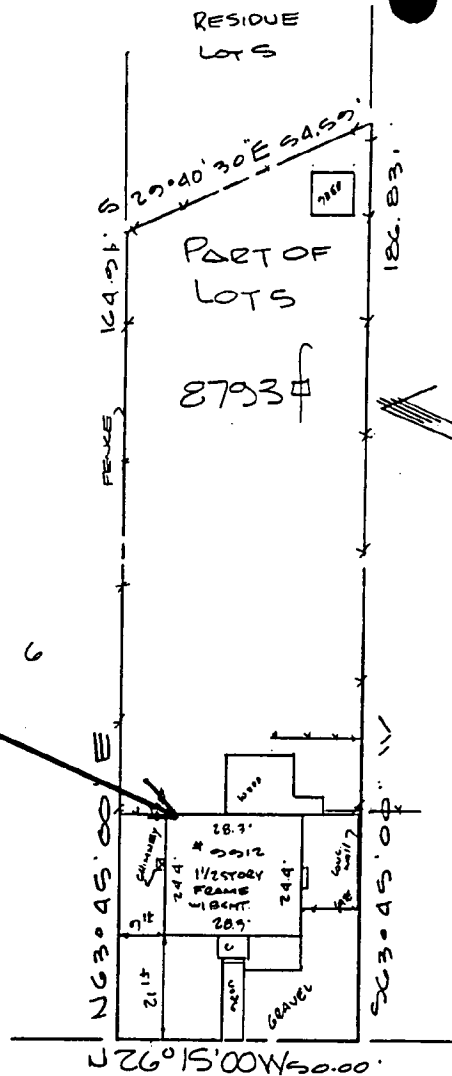
Marcie & Howard Rowett  
9912 Capitol View Avenue  
Silver Spring, MD 20910

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 260

7.2.79

NOTE: DESCRIPTION RECORDED IN L 644'S F. 210 DOES NOT CLOSE.

LOCATION OF NEW DOOR



CAPITOL VIEW AVENUE

50' R/W  
FORMERLY  
GLEN INN AVENUE

IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

PART OF LOT 5 BLOCK 31  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MD

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

*Michael J. Bazie*  
Michael J. Bazie PLS#283

THIS SURVEY IS FOR TITLE PURPOSES ONLY

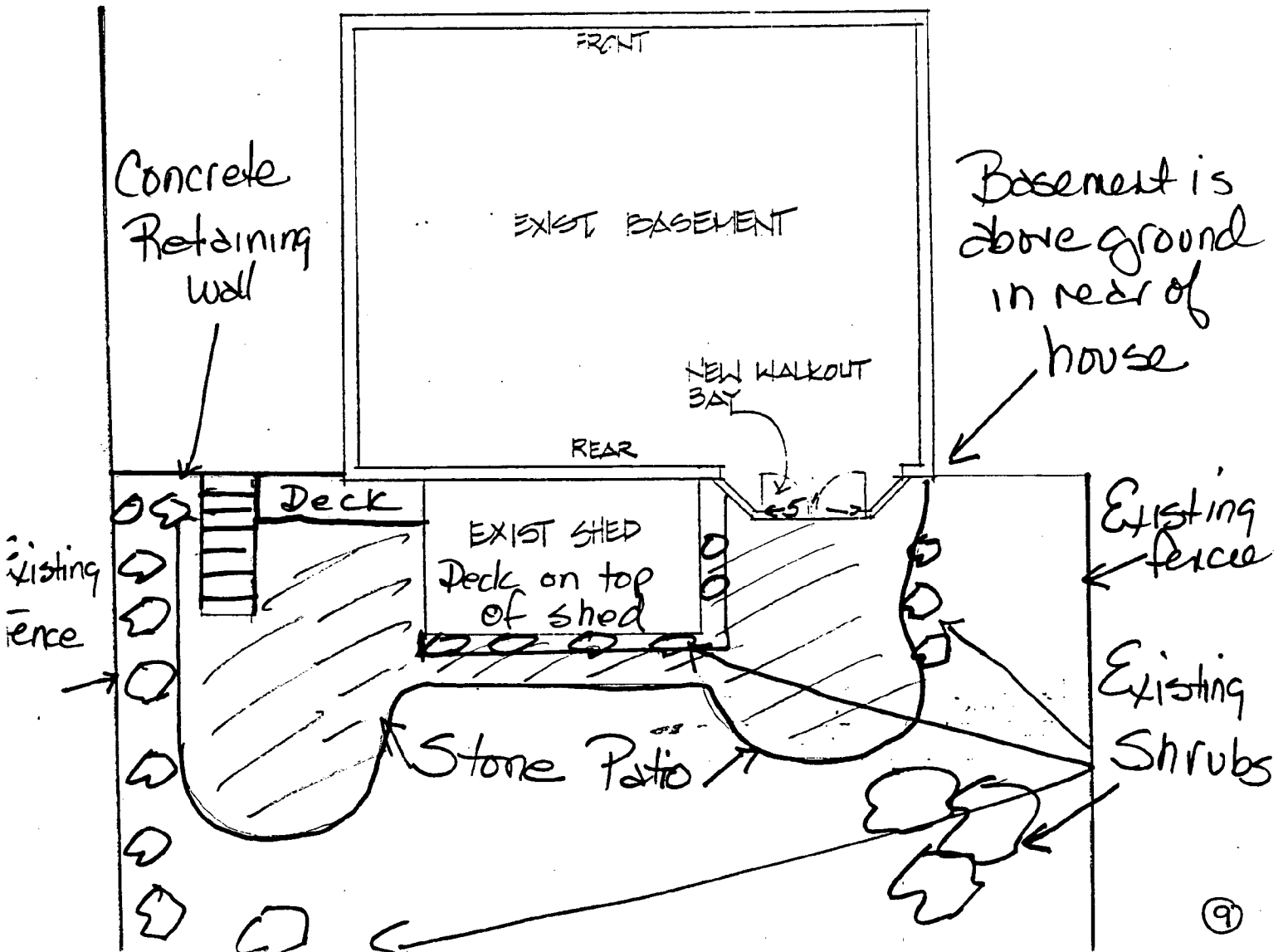
JOB # 89.23984	DATE 9.7.89
FIELD J.S.	DRAFT KLOD
RECEIVED 3.30.92	P.B. Δ P# 9
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.

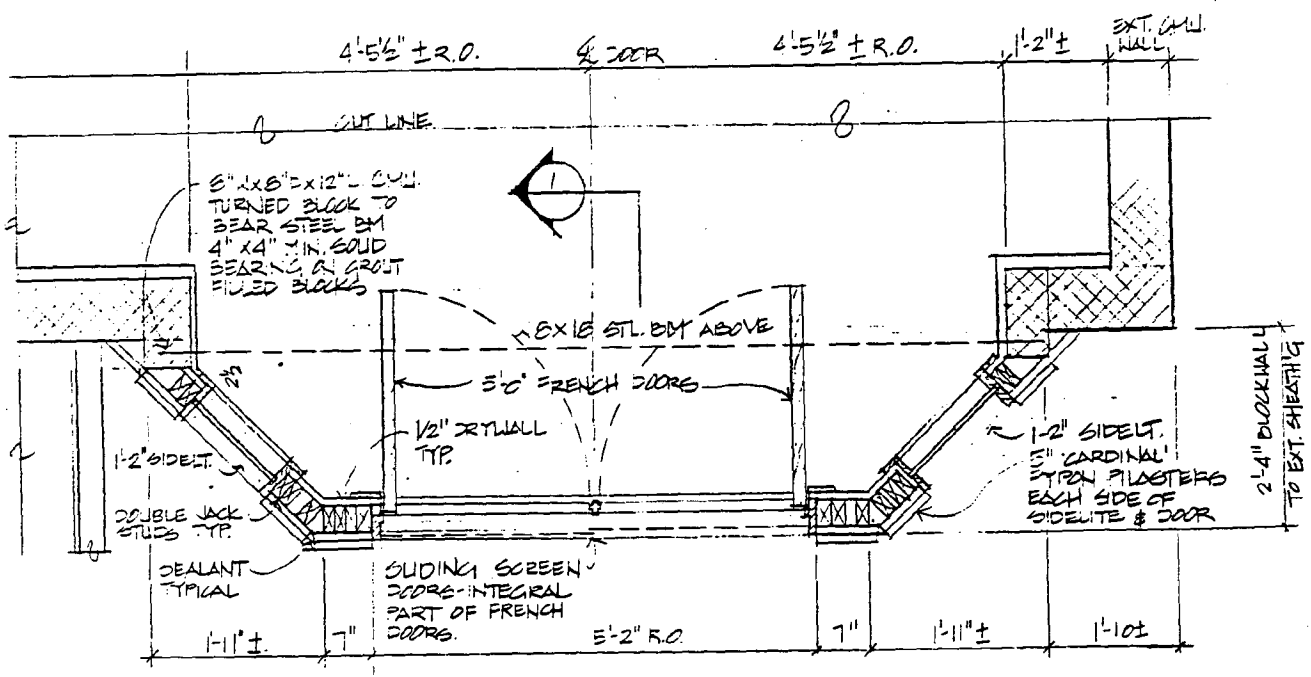
LAND SURVEYORS  
10111 COLESVILLE ROAD  
SUITE 123  
SILVER SPRING, MD 20901  
593-8005

3b.

Capitol View Avenue



#5, 6, 7



⊖ WALKOUT BAY PLAN  
SCALE: 3/4" = 1'-0"

ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 INTERIOR DESIGN

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KOH & WHITCOMB  
 8166 TAYAR DR.  
 COLUMBIA, MD. 21045  
 410-799-5663

#### DESCRIPTION OF PROPOSED WORK:

The work involves replacing an existing basement window with one set of 5' french doors set in a walkout bay. Adjacent to the doors will be one set of 1' side light panels. The roof over the bay will be copper. The trim work /molding will be made of fypon painted white and of a dentil molding design. The existing structure is a 2 story frame cape code built in 1947. The exterior is grey shingle with white trim (see supplemental application for more detail).

8/9 photos

FRONT VIEW OF  
STRUCTURE

Marcie & Howard Rowett  
9912 Capitol View Ave.  
Silver Spring, MD 20910



9914 CVA  
is located  
to left of  
structure  
when view  
from rear

REAR VIEW OF  
STRUCTURE

LOCATION OF NEW  
DOOR

9910 CVA is located to  
right of structure when  
viewed from the rear

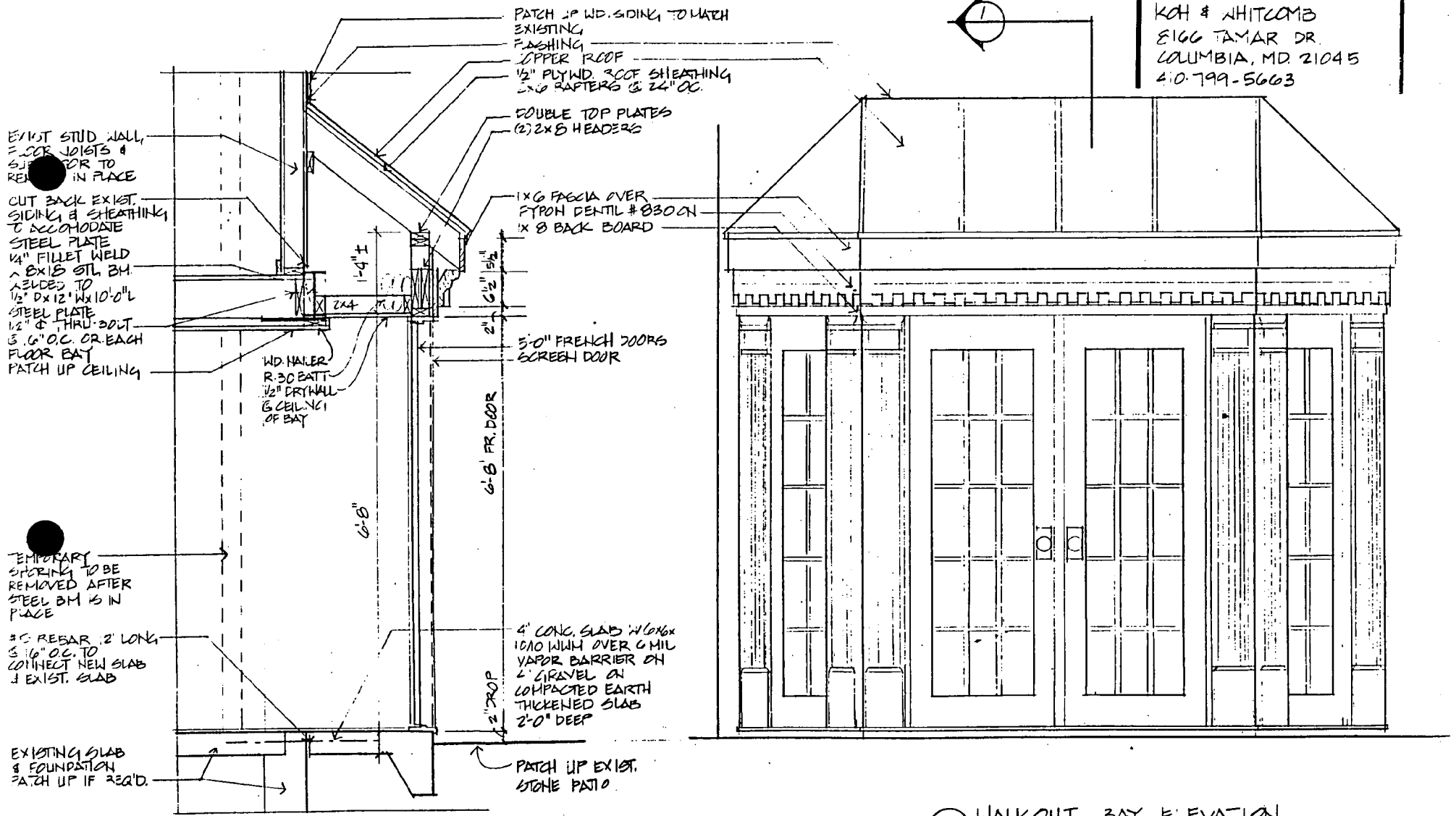
Modification is not visible to 9914 CVA due to location of shed.

#5, 6, 7.

ARCHITECTURE  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 INTERIOR DESIGN

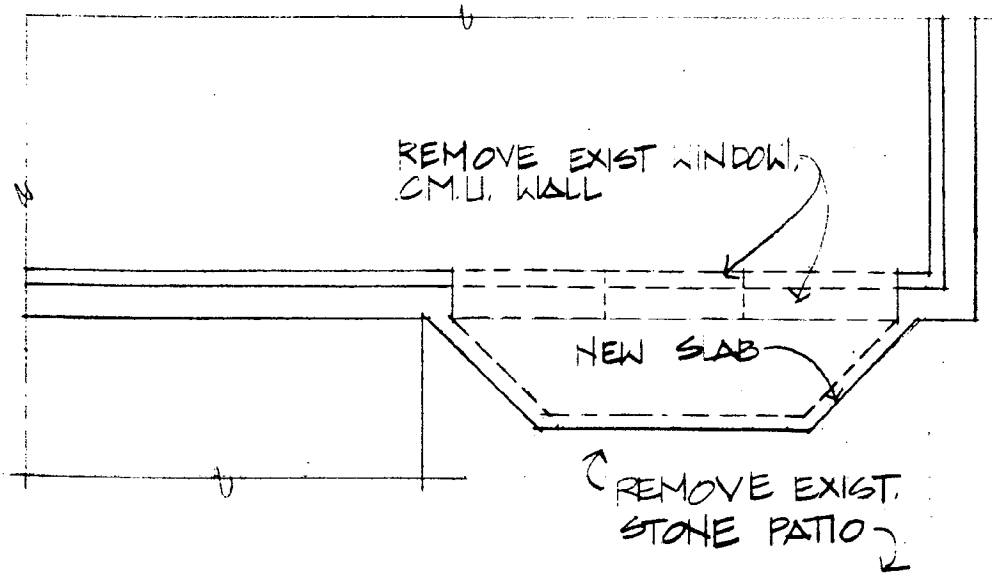
13

KOH & WHITCOMB  
 8166 TAMAR DR.  
 COLUMBIA, MD. 21045  
 410-799-5663



1 SECTION/DETAIL  
 SCALE: 3/4" = 1'-0"

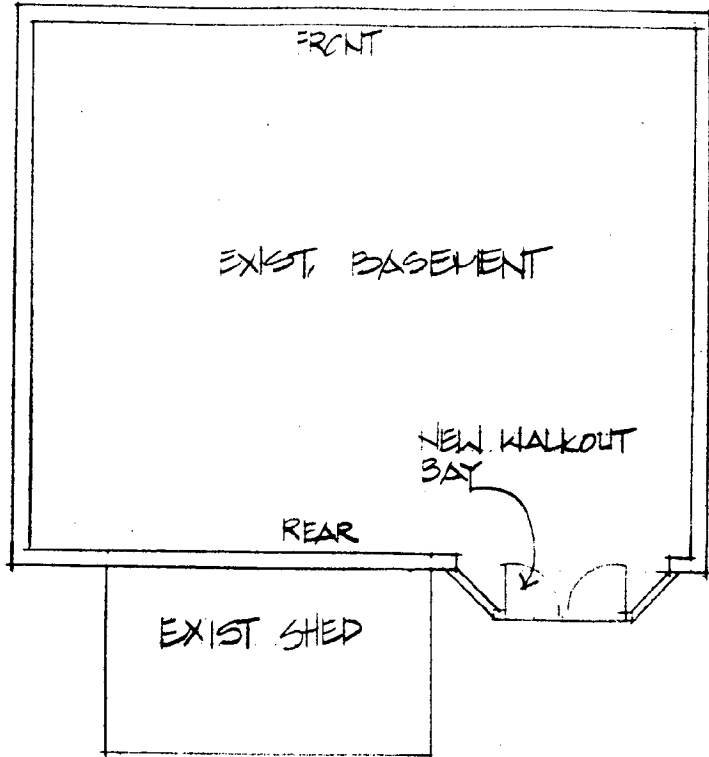
2 WALKOUT BAY ELEVATION  
 SCALE: 1/4" = 1'-0"



3

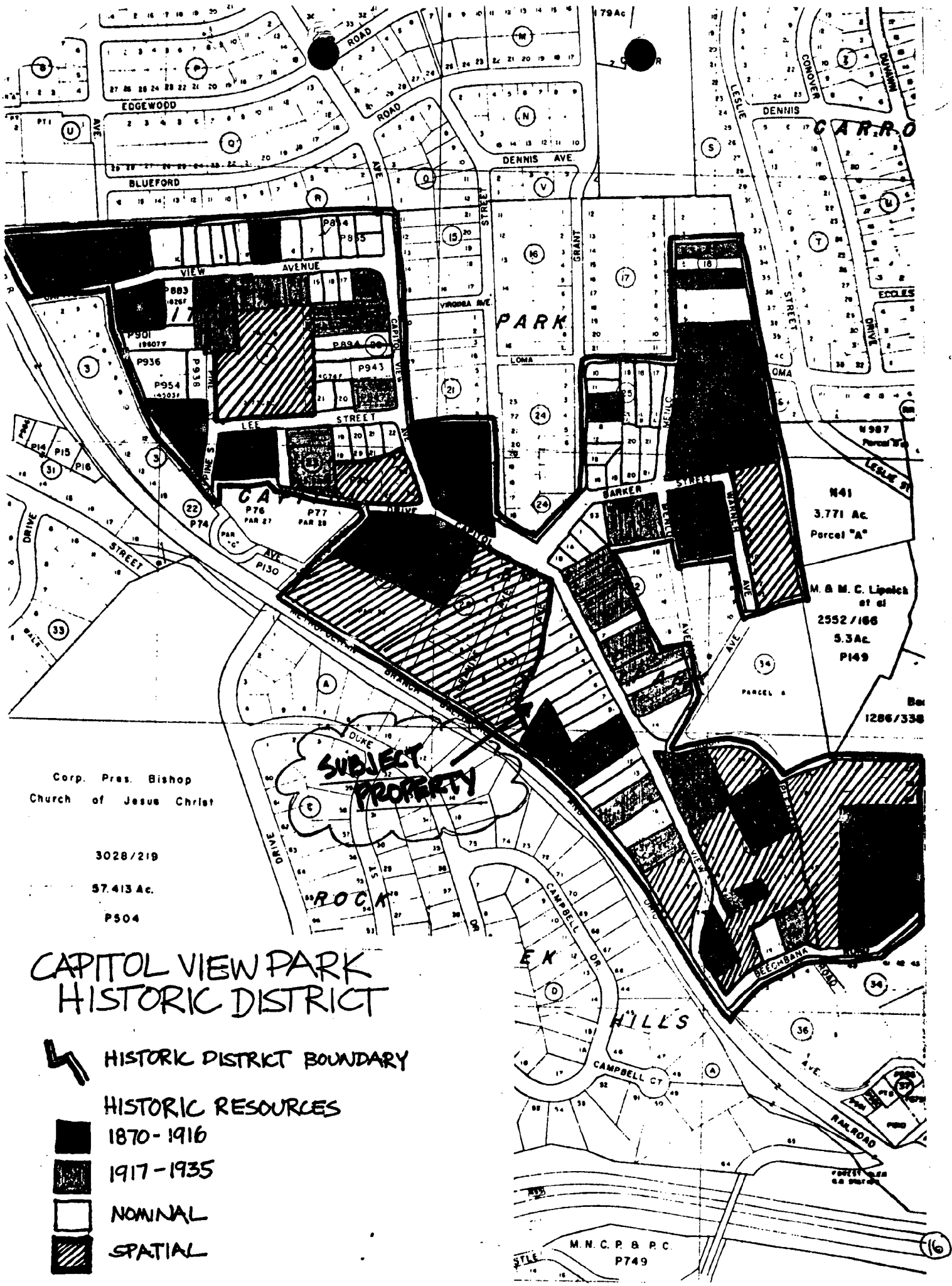
DEMOLITION PLAN

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



4 WALKOUT BAY LOCATION PLAN  
NO SCALE











Corp. Pres. Bishop  
Church of Jesus Christ

3028/219

57.413 Ac.

P504

# CAPITOL VIEW PARK HISTORIC DISTRICT

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

M.N.C.P.B.P.C.  
P749

N41  
3.771 Ac.  
Parcel "A"

M. & M. C. Lipich  
et al  
2552 / 166  
5.3Ac.  
P149

Parcel A  
Ber  
1286/338

#### DESCRIPTION OF PROPOSED WORK:

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# Historic Preservation Commission

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

*Call contractor when  
Historic Permit is  
ready*

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Marcie Foster & Howard Rowett, III TELEPHONE NO. (301) 585-0007  
 (Contract/Purchaser)

ADDRESS 9912 Capitol View Avenue Silver Spring (Include Area Code) MD 20910  
 CITY STATE ZIP

CONTRACTOR MMR Home Improvements TELEPHONE NO. (301) 251-6185

PLANS PREPARED BY Koh & Whitcomb CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. (410) 799-5663  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 9912 Street Capitol View Avenue

Town/City Silver Spring Election District 13

Nearest Cross Street Leafy Avenue

Lot 5 Block 31 Subdivision Capitol View Park

Liber. 3025 Folio 13 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	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Other	<u>DOOR</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 9,000

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

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

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

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.

Marcie A. Foster 10/25/94  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date [Date]

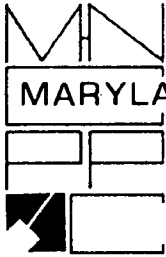
APPLICATION/PERMIT NO: 9410260061 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



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

DATE: November 16, 1994

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

\_\_\_\_\_ Approved \_\_\_\_\_ Denied

Approved with Conditions: \_\_\_\_\_

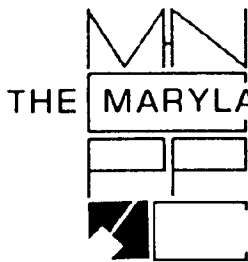
1.) Snap-in muntins shall not be used within the openings. New openings should be either single pane or true divided light.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Marcie Foster / Howard Remitt

Address: 9912 Capital View Avenue, Silver Spring, MD. 20910

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: November 16, 1994

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

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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!

8/9 photos

FRONT VIEW OF  
STRUCTURE

Marcie & Howard Rowett  
9912 Capitol View Ave.  
Silver Spring, MD 20910



REAR VIEW OF  
STRUCTURE

LOCATION OF NEW  
DOOR

9914 CVA  
is located  
to left of  
structure  
when view  
from rear

9910 CVA is located to  
right of structure when  
viewed from the rear

Modification is not visible to 9914 CVA due to location of shed.