

31-7-95E 10108 Day Avenue
(Capitol View Park Historic Dist)



May 9, 1996

Nancy Garrison
10108 Day Avenue
Silver Spring, MD 20910

Dear Ms. Garrison:

Your architect, Steve Kleinrock, called to inform me that you are going to need to replace the siding at your house at 10108 Day Avenue in the Capitol View Park Historic District.

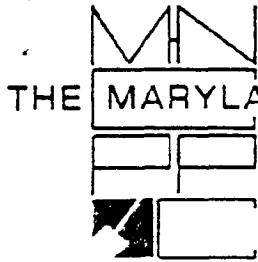
Given that this house is a modern structure within the district and given that you will be replacing the siding with a comparable wood siding that will be painted with an opaque stain, I feel that this work can be considered normal repair. Thus, it will not need to be reviewed as a Historic Area Work Permit.

This letter will serve as your approval to replace the existing siding with new wood siding in a comparable/matching configuration and painted with an opaque stain.

Please call me if you have any questions on this matter. My number is 495-4570.

Sincerely,

Gwen Marcus
Historic Preservation Coordinator



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

DATE: Sept. 29, 1995

MEMORANDUM

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

FROM: Gwen Marcus^{RDZ}, 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: _____

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

Applicant: Nancy Garrison & John Garrison

Address: 10108 DAY AVENUE, CAPITOL VIEW PARK

***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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-8370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Nancy Garrison (owner)
or Steven Kleinrock (architect)
 DAYTIME TELEPHONE NO. (202) 514-1531 or 202-8330

TAX ACCOUNT # 4049405
 NAME OF PROPERTY OWNER Nancy Garrison & John Gunn DAYTIME TELEPHONE NO. (202) 514-1531
 ADDRESS 10108 Day Ave., Silver Spring CITY MD STATE 20910 ZIP CODE
 CONTRACTOR to be selected TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER Steven Kleinrock, Architect DAYTIME TELEPHONE NO. (202) 265-8330

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10108 STREET Day Avenue
 TOWN/CITY Silver Spring [Kensington] NEAREST CROSS STREET Capital View Ave
 LOT 28 BLOCK 21 SUBDIVISION Capital View Park
 LIBER 6440 FOLIO 590 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 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 \$ 15,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS - No water or sewer involved

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.

Nancy C. Garrison Signature of owner or authorized agent August 30, 1995 Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 9/27/95

APPLICATION/PERMIT NO: 9509010061 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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:

Single family home - contemporary style - grey siding - dark roof - decks
Surrounded by trees + gardens
No historic features of structure

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

Replace existing windows with new + additional windows; construct
small bays on east + south with window seats (for better view of gardens)
No impact on environmental setting or historic district

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. To match existing materials.

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, 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: SEPT. 28, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus^{MDZ}, 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.

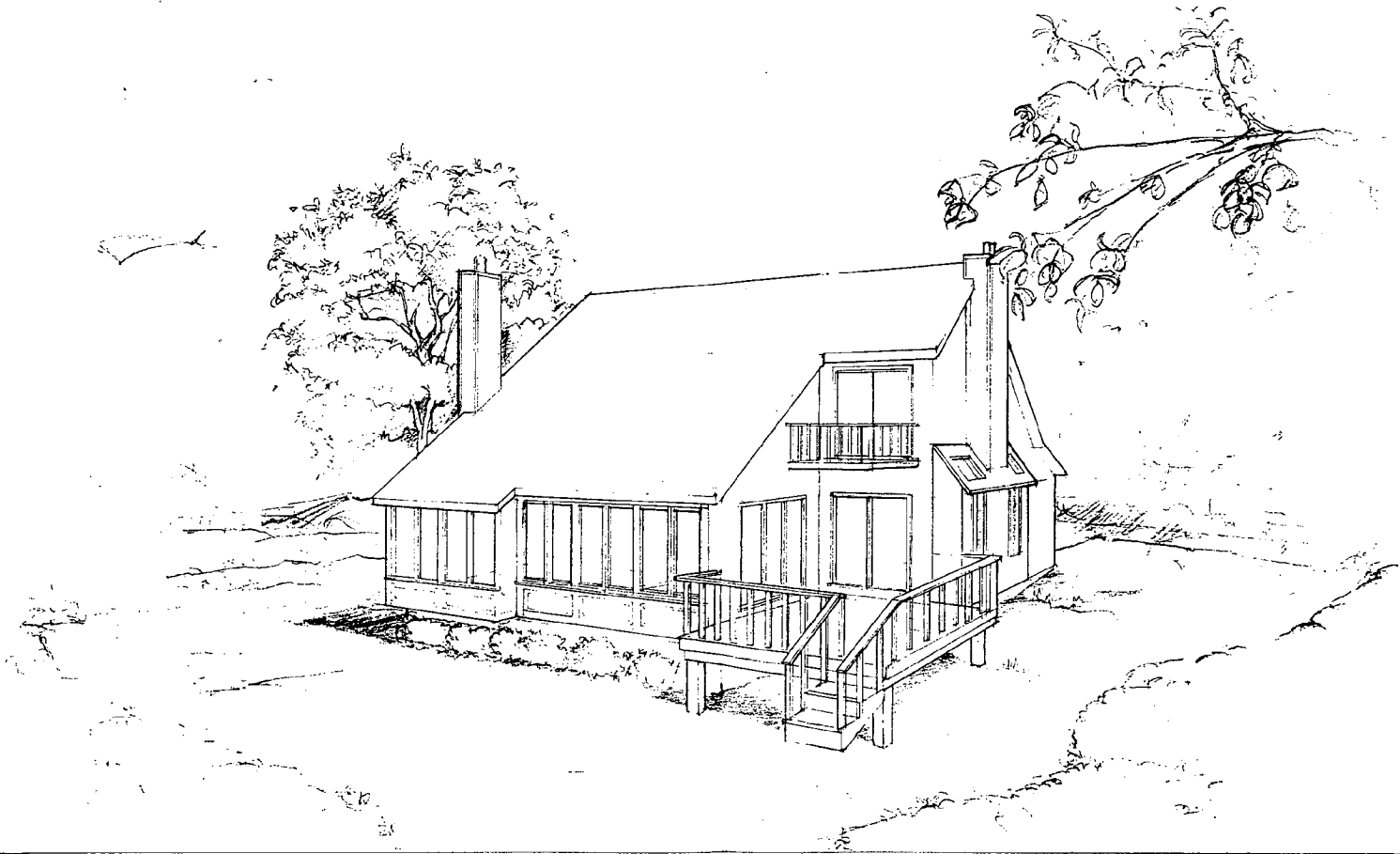
* When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing 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!

* DEP typically looks for one stamp on 1 set of permit drawings - You may ask your architect to stop by when the drawings are complete, & we'll stamp one set. Otherwise, you can try going through all the stamped concept drawings attached.



STEVEN KLEINROCK ASSOCIATES
ARCHITECTS
1633 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265-8363

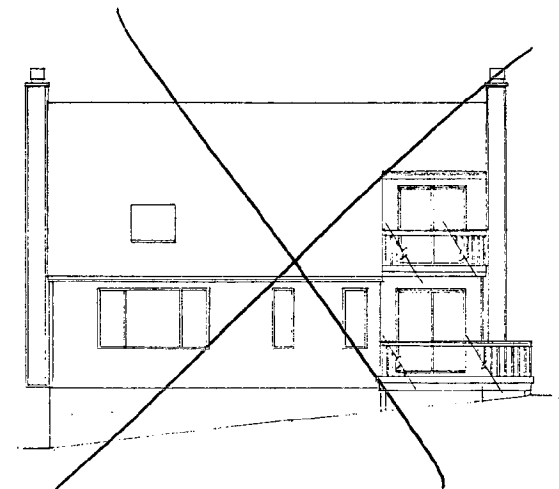
GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1995

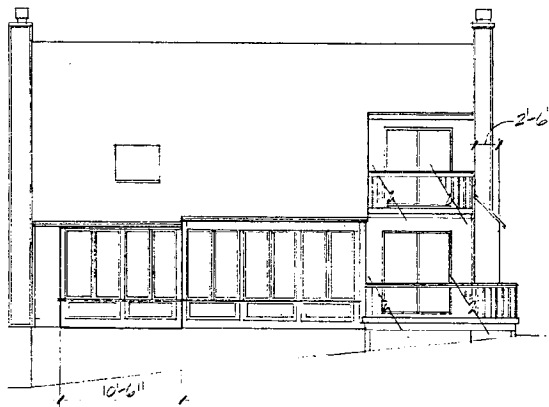
APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature] 9/28/95





EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

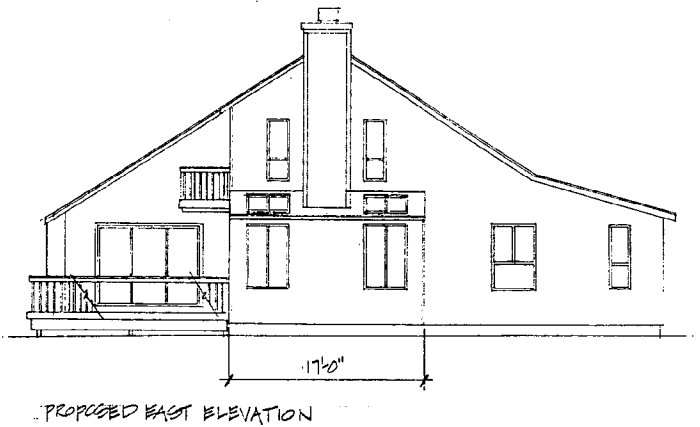
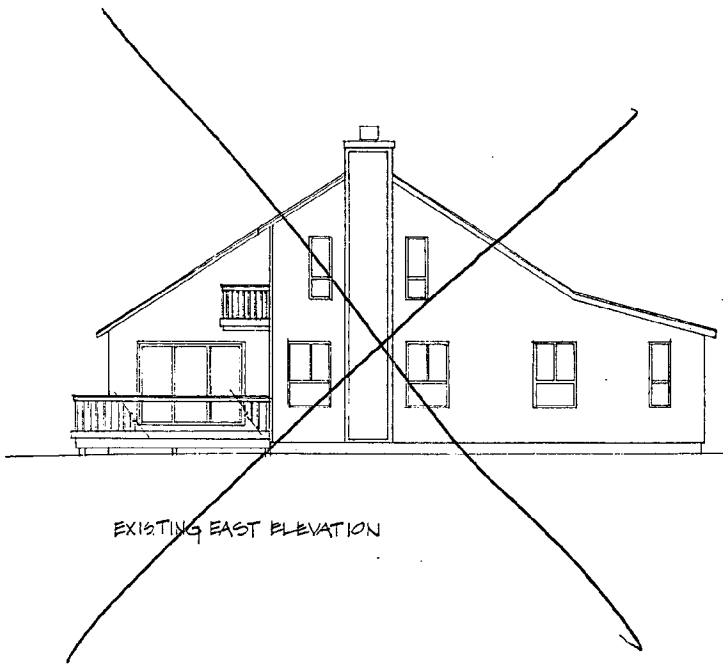
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GARRISON - GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1995

APPROVED
Montgomery County
Historic Preservation Commission

9



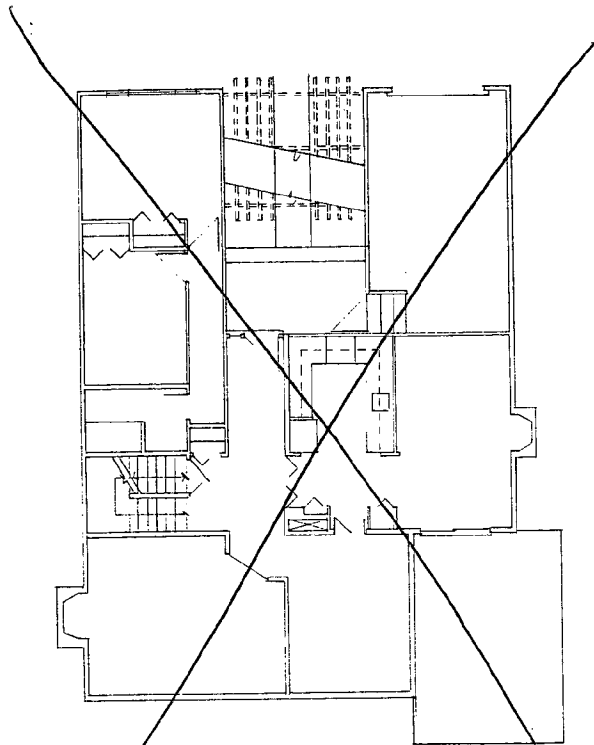
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GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

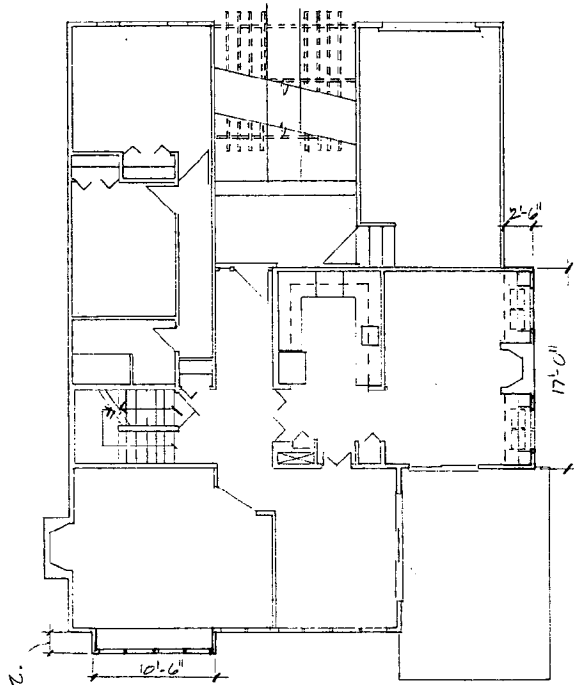
DATE: AUGUST 22, 1995

APPROVED
Montgomery County
Historic Preservation Commission

10



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

STEVEN KLEINROCK ASSOCIATES
 ARCHITECTS
 1633 CONNECTICUT AVENUE, N.W. • WASHINGTON, D.C. • 20009
 202/265-8330 • FAX 202/265-8363

GARRISON • GANNON RESIDENCE
 10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 19

APPROVED
 Montgomery County
 Historic Preservation Commission

11

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10108 Day Avenue

Meeting Date: 9/27/95

Resource: Capitol View Park Historic District

Review: HAWP

Case Number: 31/7-95E

Tax Credit: No

Public Notice: 9/13/95

Report Date: 9/20/95

Applicant: Nancy Garrison and John Gannon

Staff: Robin D. Ziek

PROPOSAL: Alter windows; extend living area

RECOMMEND: APPROVAL

DATE OF CONSTRUCTION: 1982

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: New home within Historic District. The applicants' property was subdivided from the adjacent property, upon which is located a prominent historic bungalow at 10106 Day Avenue. The applicants' property is oriented to the entry drive which is off of Day Avenue, so the rear of their house actually faces Capitol View Avenue.

PROPOSAL: The proposed work is restricted to the south and east elevations. Changes on the south side include removing a bay window and two other windows, and installing a uniform line of windows along the south side. The proposed work on the east side consists of a small addition which will essentially box in the existing chimney and provide an extra 2-1/2' of space for the interior.

RECOMMENDATION: Approval
 Approval with conditions:

1. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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.

①



250 Hungerford Drive, ROCKVILLE, Maryland 20850
(301) 217-6370

Historic Preservation Commission (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Nancy Garrison (owner)
or Steven Kleinrock (architect)

TAX ACCOUNT # 4049405 DAYTIME TELEPHONE NO. (202) 514-1531 or 202-8330

NAME OF PROPERTY OWNER Nancy Garrison & John Gunn DAYTIME TELEPHONE NO. (202) 514-1531

ADDRESS 1010A Day Ave., Silver Spring, MD 20910
CITY STATE ZIP CODE

CONTRACTOR to be selected TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER Steven Kleinrock, Architect DAYTIME TELEPHONE NO. (202) 265-8330

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1010A STREET Day Avenue

TOWN/CITY Silver Spring [Kensington] NEAREST CROSS STREET Capital View Ave

LOT 28 BLOCK 21 SUBDIVISION Capital View Park

LIBER 6940 FOLIO 540 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

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 \$ 15,000.

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

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Nancy Garrison Signature of owner or authorized agent August 30, 1995 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 950905061 DATE FILED: _____ DATE ISSUED: _____

2

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

1. WRITTEN DESCRIPTION OF PROJECT

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Single family home - contemporary style - grey siding - dark roof - decks
Surrounded by trees + gardens
No historic features of structure

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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

M + C Vercaart
10106 Day Ave
Silver Spring, MD
20910

R. Nowak +
D. Bergman
10112 Day Ave
Silver Spring, MD
20910

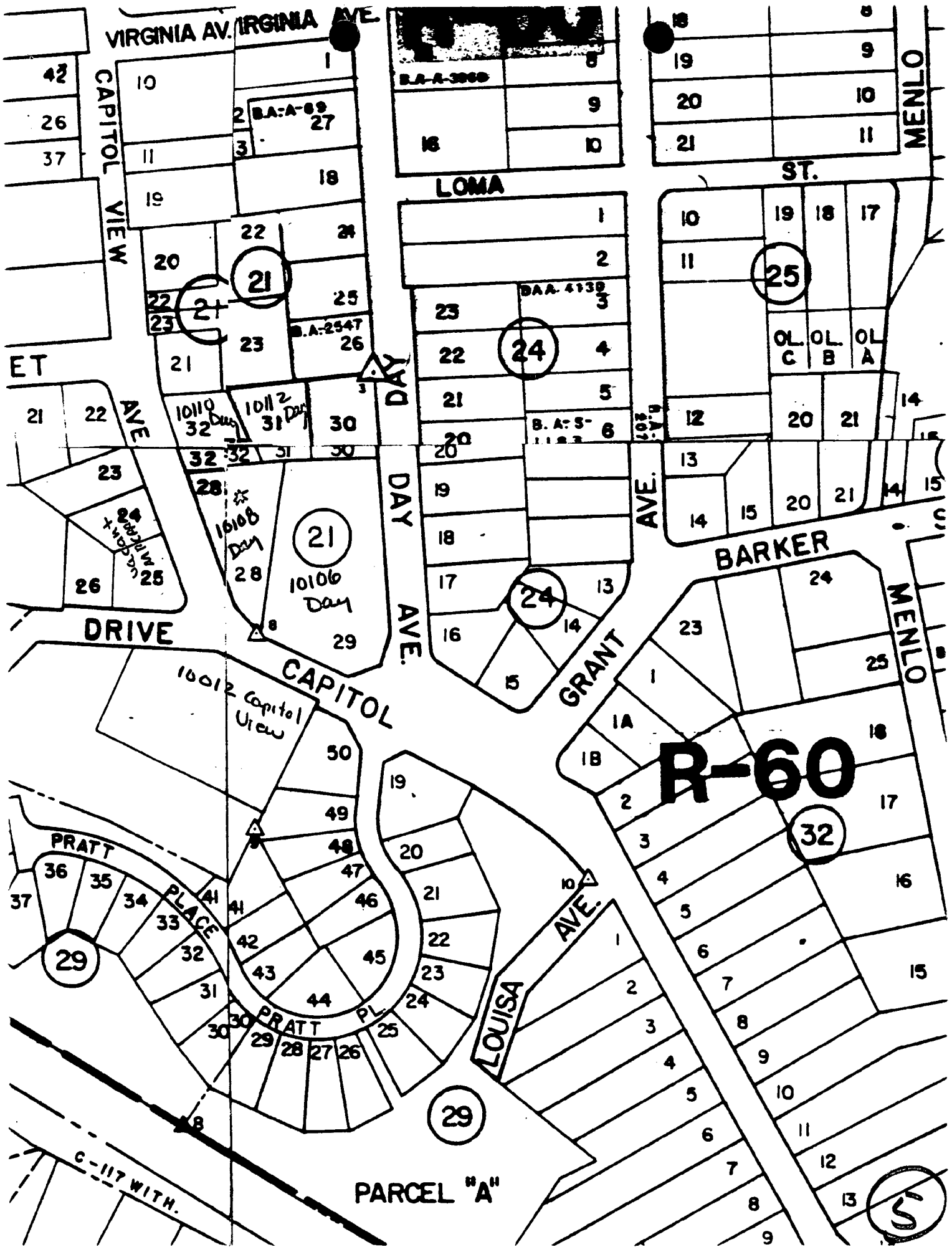
S. Diamond +
S. Hazlett
10110 Day Ave
Silver Spring, MD
20910

Maria F. McCulloch
10012 Capitol View Ave
Silver Spring, MD
20910

Maria F. McCulloch
4800 Upton St NW
Washington, D.C. 20016

Maryland National Capital
Park + Planning Cmn
8787 Georgia Ave
Silver Spring MD 20910

4



VIRGINIA AV. VIRGINIA AVE.

CAPITOL VIEW

B.A.-A-3900

8
9
10

18	8
19	9
20	10
21	11

MENLO

LOMA

ST.

1
2
3
4
5
6

B.A.A.-4130

B.A.-S-1182

10	19	18	17		
11	25				
		OL C	OL B	OL A	
12	20	21			
13					
14	15	20	21	14	15

ET

AVE

DAY DAY DAY AVE.

AVE.

DRIVE

BARKER

GRANT

MENLO

CAPITOL

R-60

PRATT

PLACE

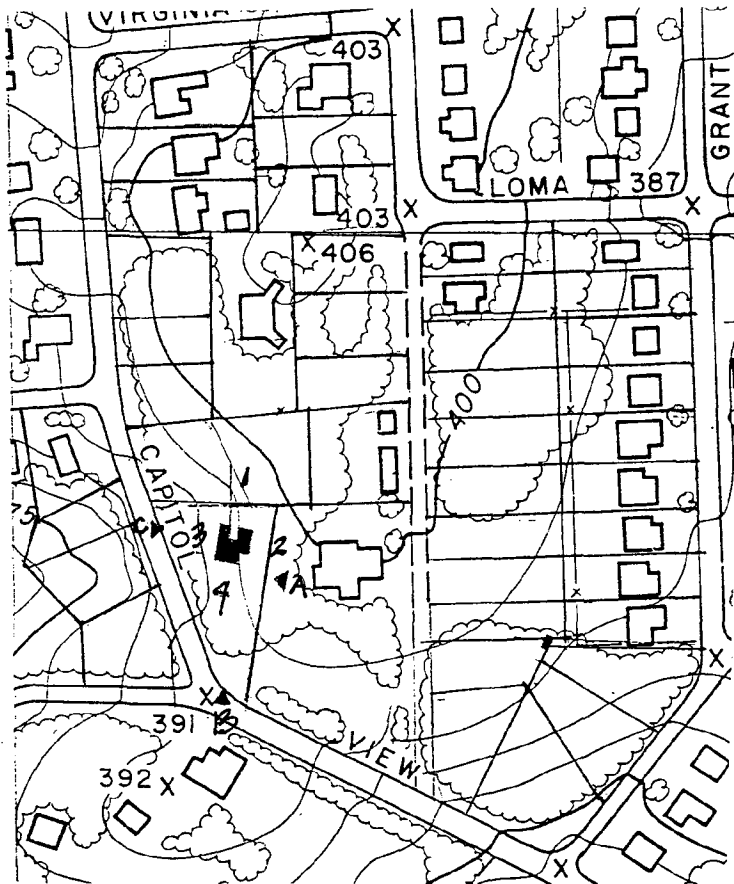
LOUISA

AVE.

PARCEL "A"

C-117 WITH.

(S)



This area topographic map is dated October, 1965 and was obtained from MNCPPC. Approximate location of subject house (Lot 28) and lot lines have been added. Other houses constructed after 1965 are not shown.

STEVEN KLEINROCK ASSOCIATES
ARCHITECTS

1633 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265- 8363

GARRISON • GANNON RESIDENCE

10108 Day Avenue, Silver Spring, MD
DATE: AUGUST 20, 1995

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BUILD. 16 LOCATION SURVEY

LOT 28

BLOCK 21

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

MAGRIS, HENDRICKS AND WITMER, PA

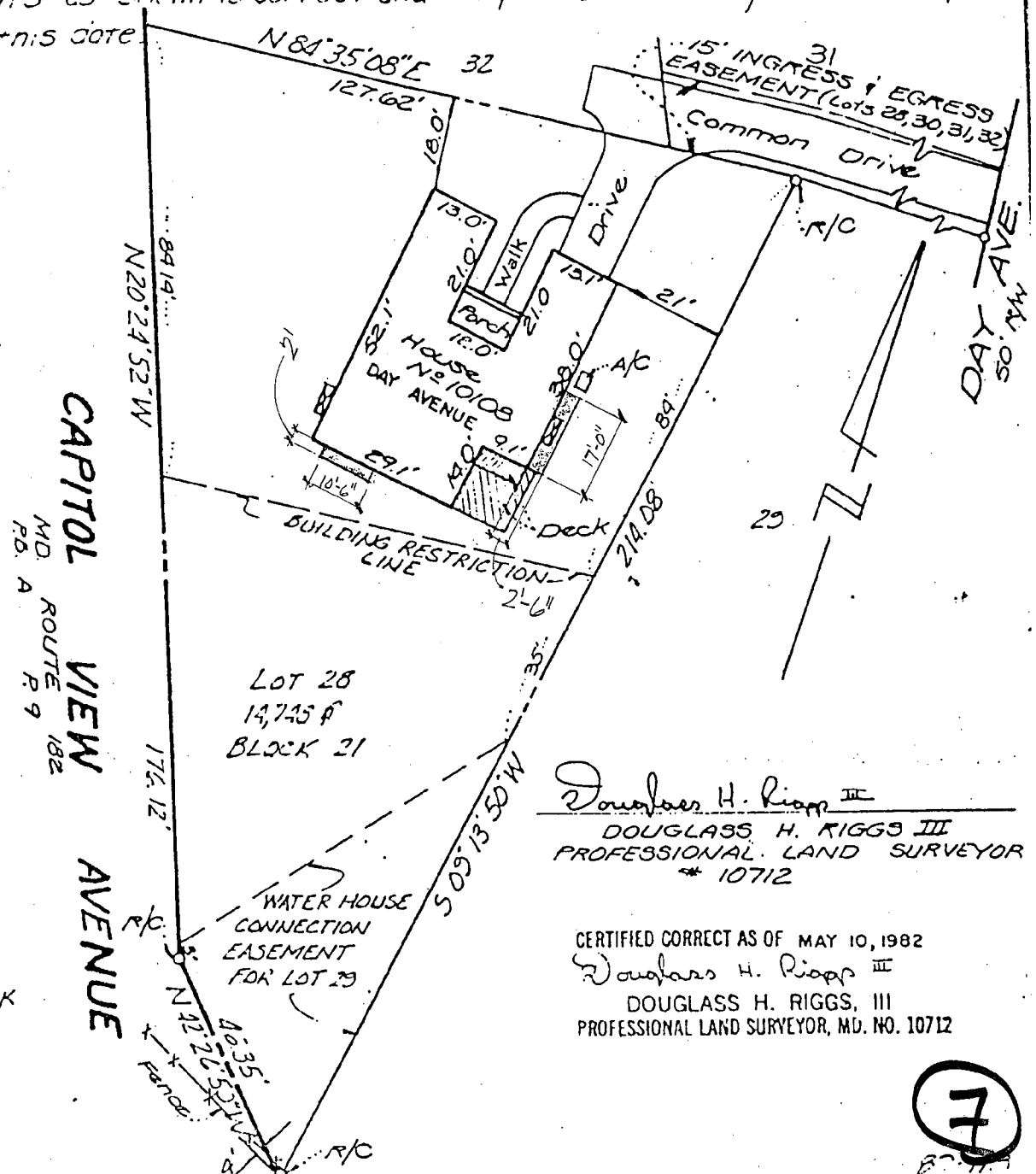
ENGINEERS SURVEYORS
15209 FREDERICK ROAD
ROCKVILLE, MD 20850
340-8705

SCALE 1" = 30'

DATE: 11/11/81

certify that the plot shown is correct and is as recorded among the Land Records of Montgomery County Maryland in Plot Book 113 as Plot 13320. The location measurements as shown is correct and they were located by a transit tape made this date.

[Handwritten signature]
A.F.P. Inc
[Handwritten initials]



CAPITOL VIEW AVENUE
MD. ROUTE 182
RD. A

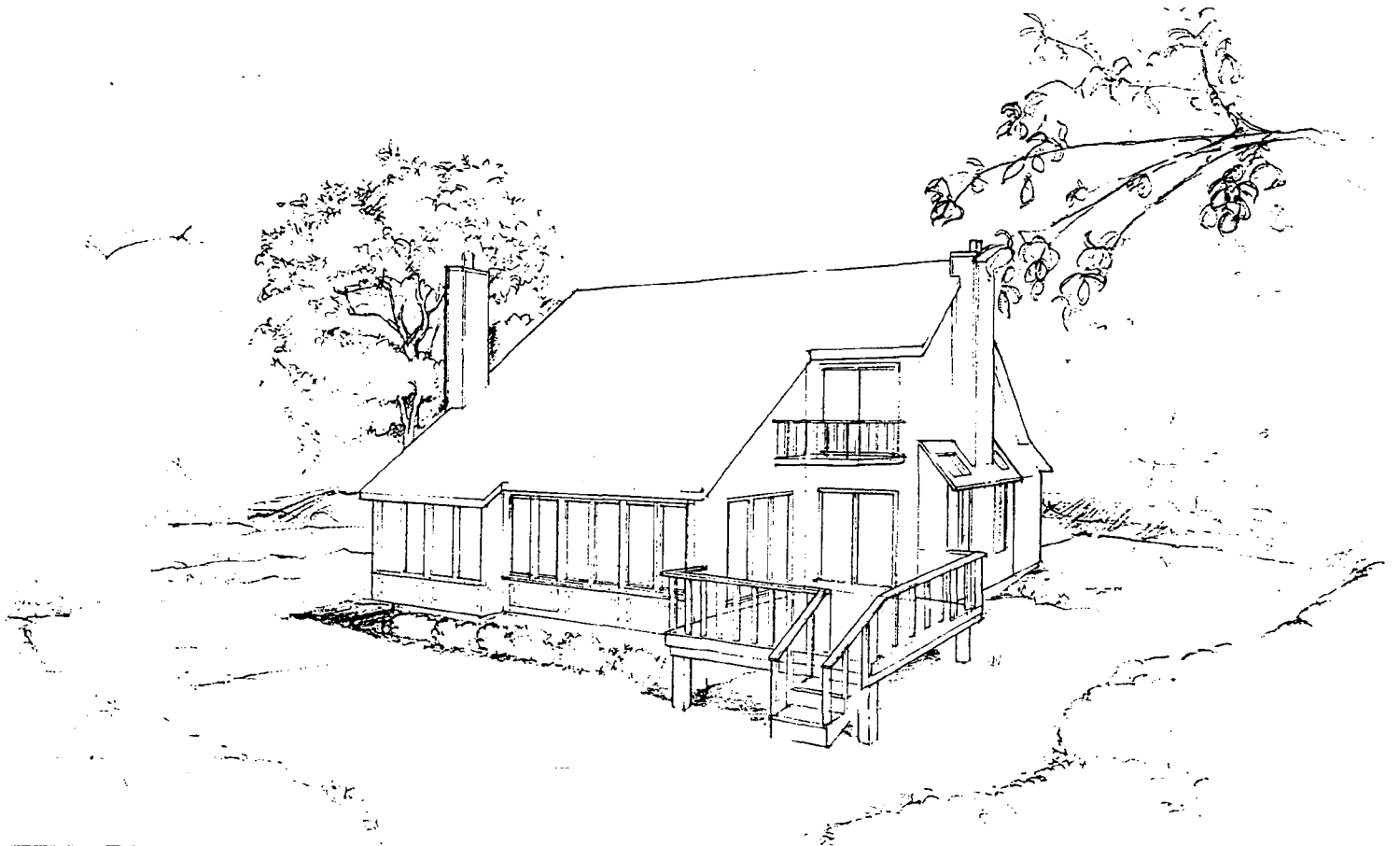
STONEBROOK DRIVE

Douglas H. Riggs III
DOUGLASS H. RIGGS III
PROFESSIONAL LAND SURVEYOR
10712

CERTIFIED CORRECT AS OF MAY 10, 1982
Douglas H. Riggs III
DOUGLASS H. RIGGS, III
PROFESSIONAL LAND SURVEYOR, MD. NO. 10712

7

R/C = Rebar & Cap

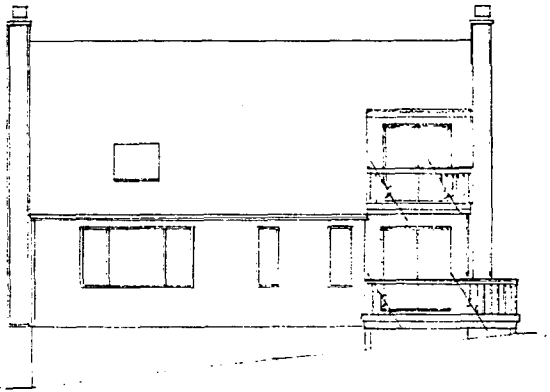


STEVEN KLEINROCK ASSOCIATES
ARCHITECTS
1000 CONNECTICUT AVENUE, N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265-8363

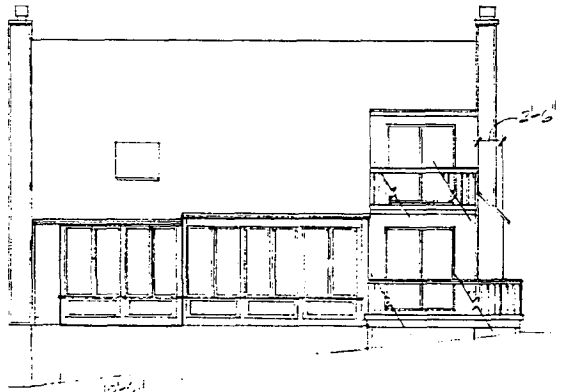
GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1995

8



EXISTING SOUTH ELEVATION

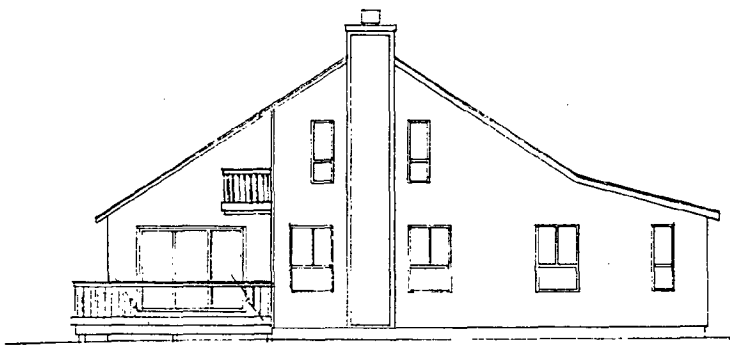


PROPOSED SOUTH ELEVATION

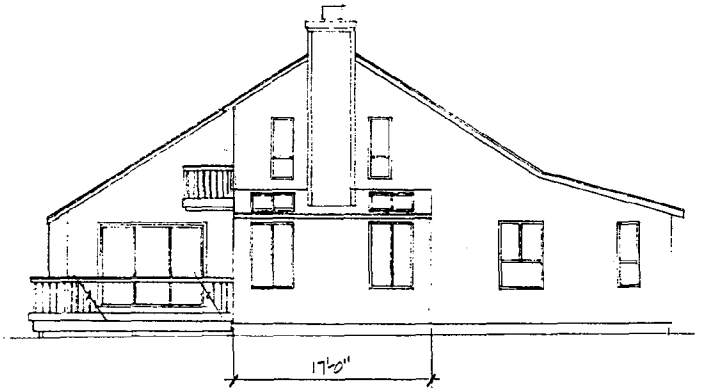
STEVEN KLEINROCK ASSOCIATES
ARCHITECTS
CONNECTICUT AVENUE, N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265-8363

GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1985



EXISTING EAST ELEVATION

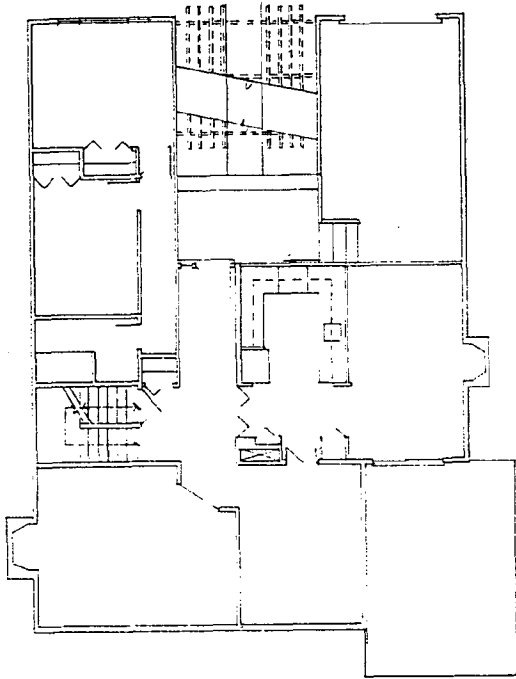


PROPOSED EAST ELEVATION

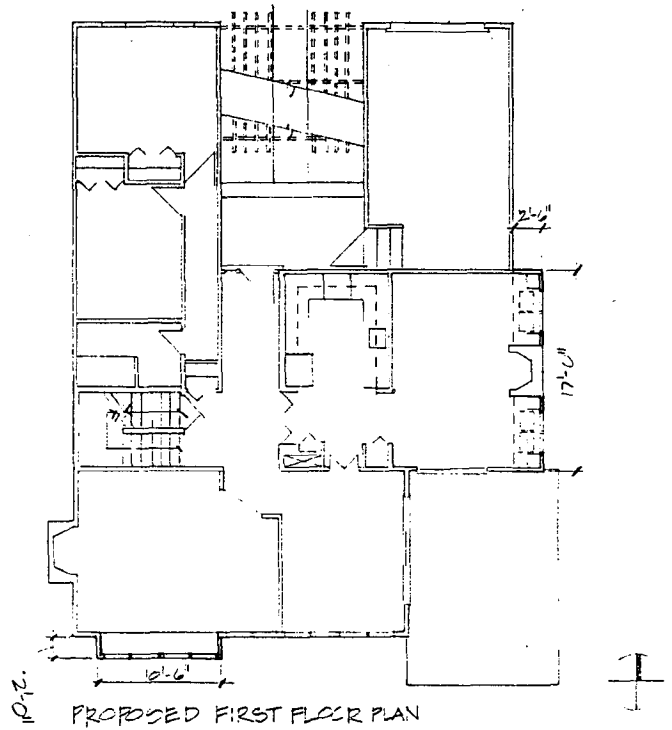
STEVEN KLEINROCK ASSOCIATES
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202/265-8330 • FAX 202/265-8363

GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1995



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

STEVEN KLEINROCK ASSOCIATES
ARCHITECTS
33 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265-8363

GARRISON • GANNON RESIDENCE
10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1983

11



NORTH FACADE



EAST FACADE

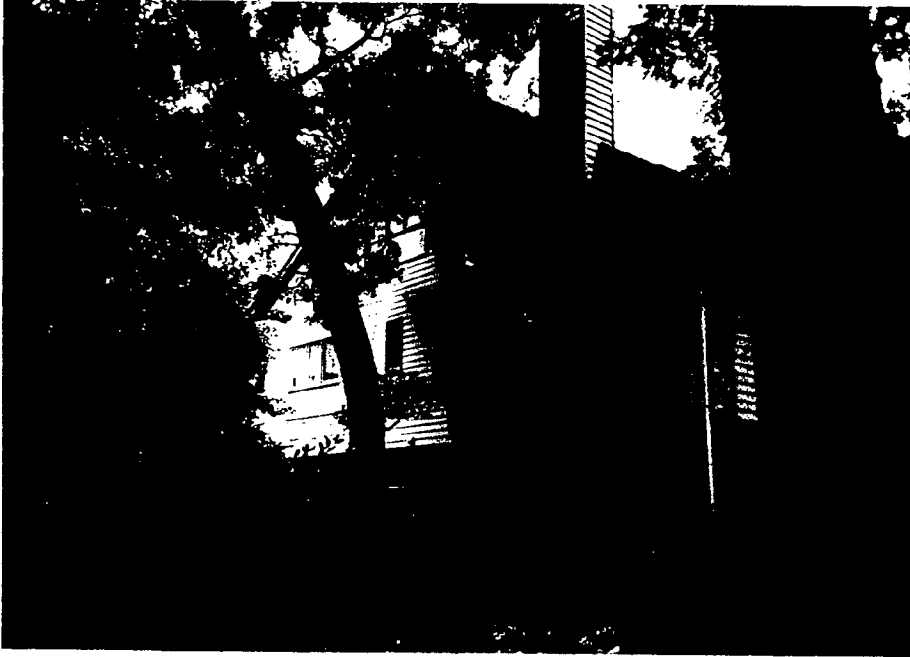
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ARCHITECTS

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GARRISON • G.

10108 Day Aver

12



WEST FACADE



SOUTH FACADE

ON RESIDENCE

Iver Spring, MD

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

DATE: AUGUST 30, 1995

13



A. EAST VIEW FROM NEIGHBORS YARD



B. SOUTH VIEW FROM CAPITOL VIEW AVE.

(11)



C. WEST VIEW FROM CAPITOL VIEW AVE.

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

DATE: AUGUST 30, 1995

15"

2. EAST FACADE



4. SOUTH FACADE



1. NORTH FACADE



3. WEST FACADE





A. EAST VIEW FROM NEIGHBORS YARD



B. SOUTH VIEW FROM CAPITOL VIEW AVE.



C. WEST VIEW FROM CAPITOL VIEW AVE.

STEVEN KLEINROCK ASSOCIATES
ARCHITECTS

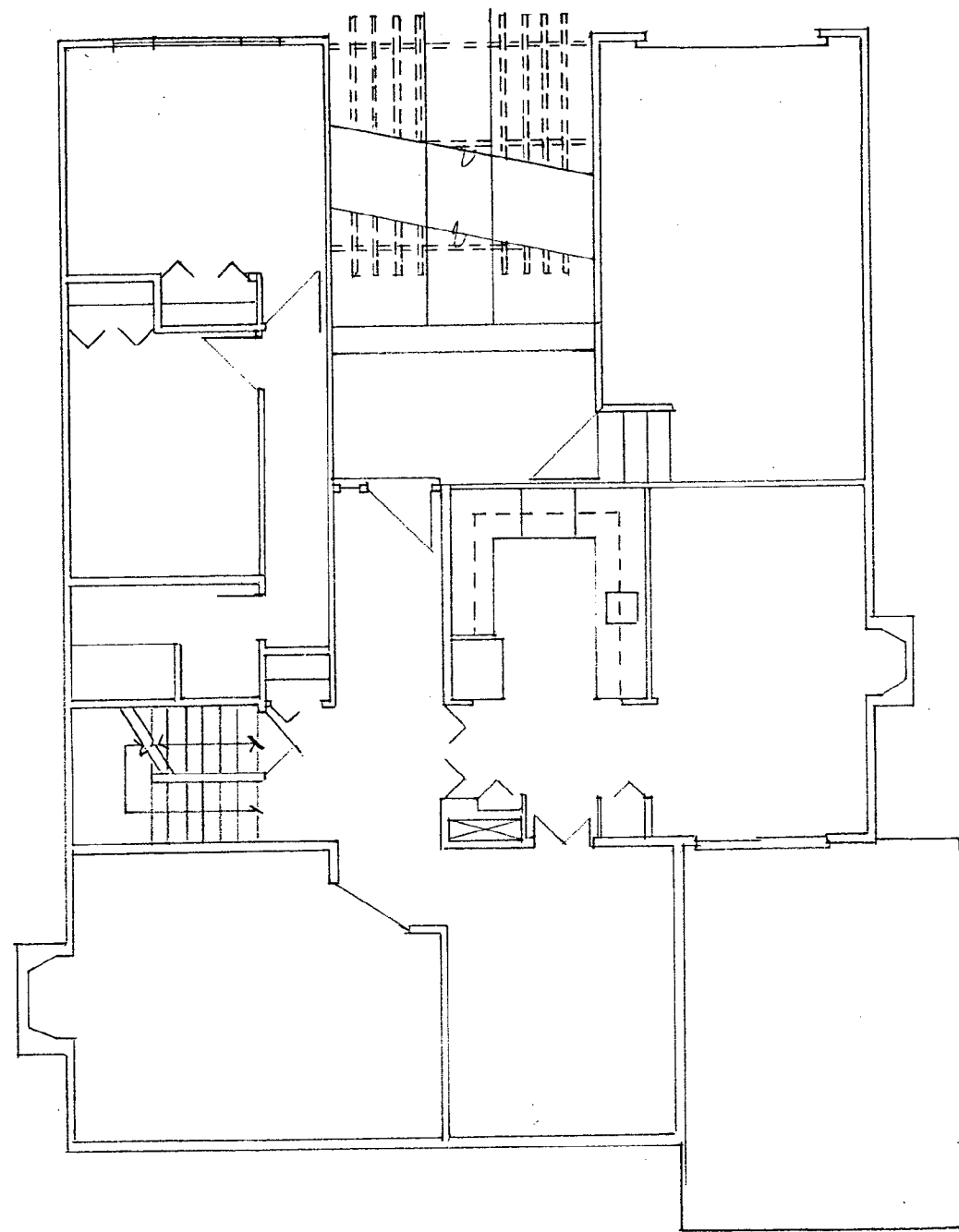
1633 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265-8363

GARRISON • GANNON RESIDENCE

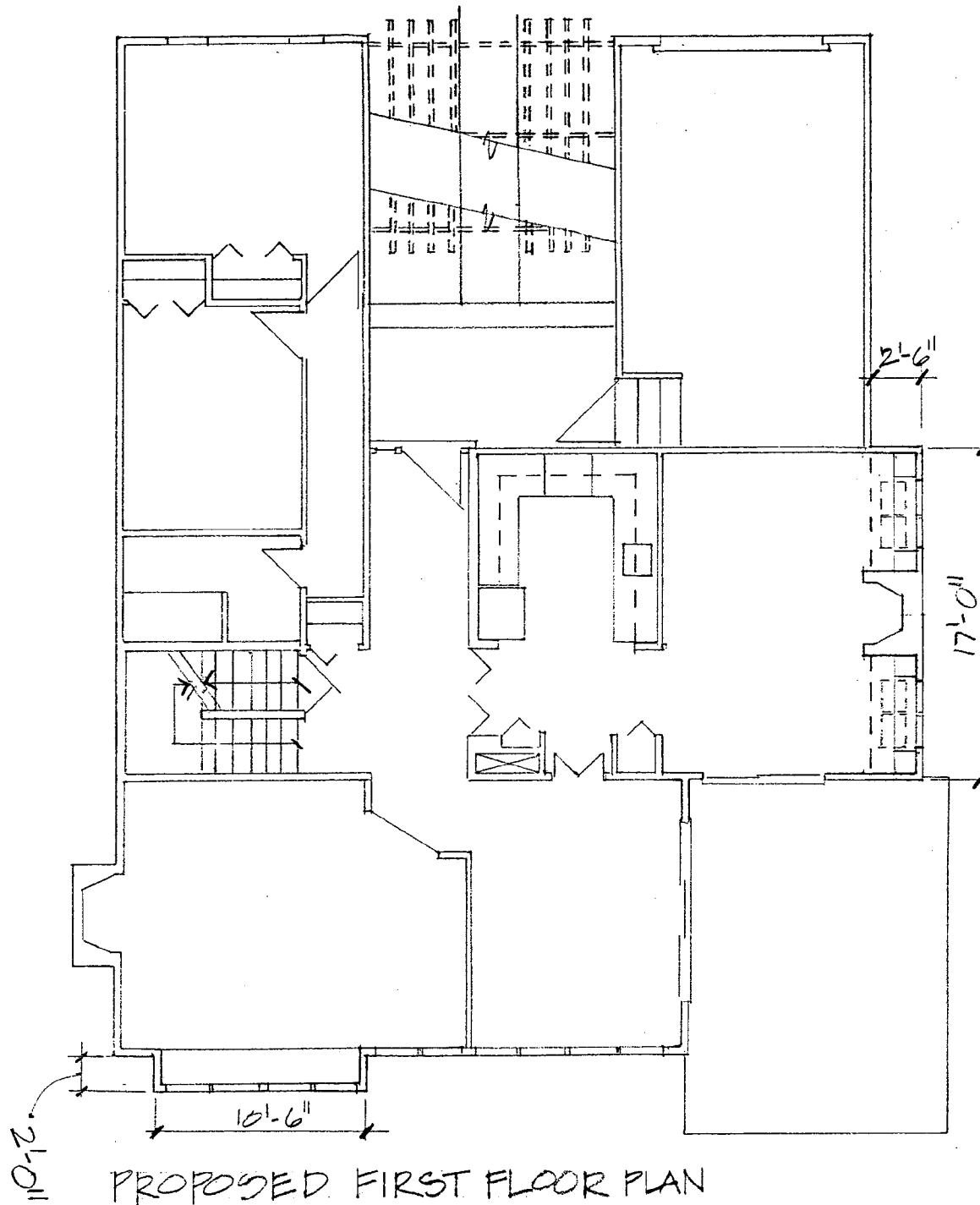
10108 Day Avenue, Silver Spring, MD

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

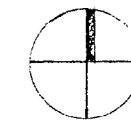
DATE: AUGUST 30, 1995

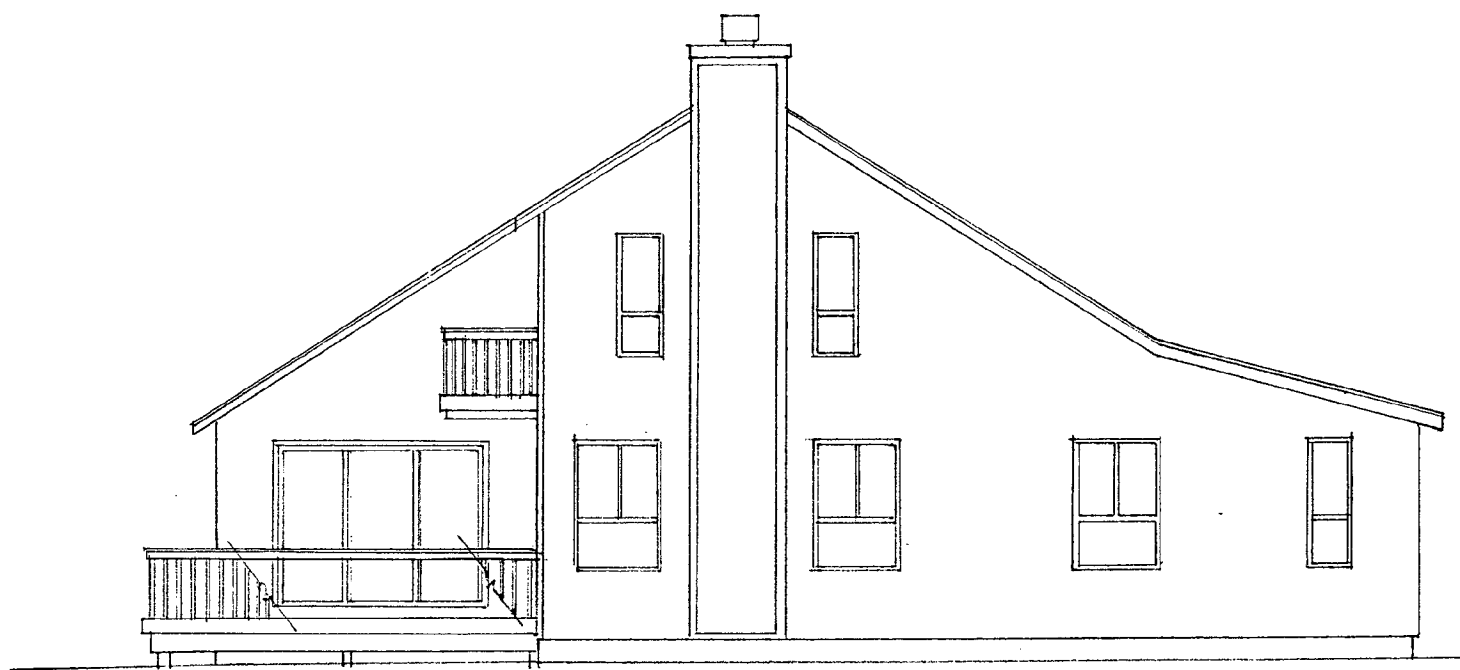


EXISTING FIRST FLOOR PLAN

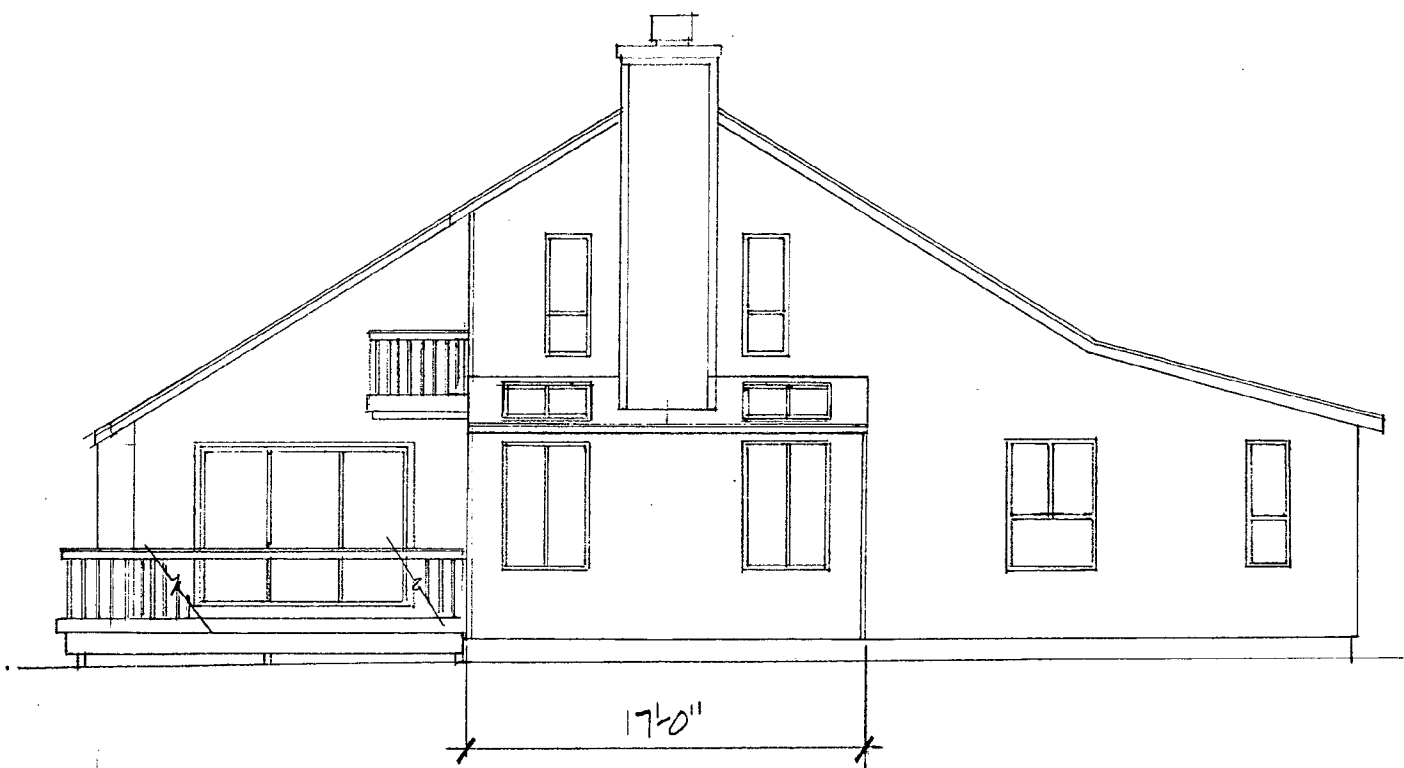


PROPOSED FIRST FLOOR PLAN





EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

STEVEN KLEINROCK ASSOCIATES
ARCHITECTS

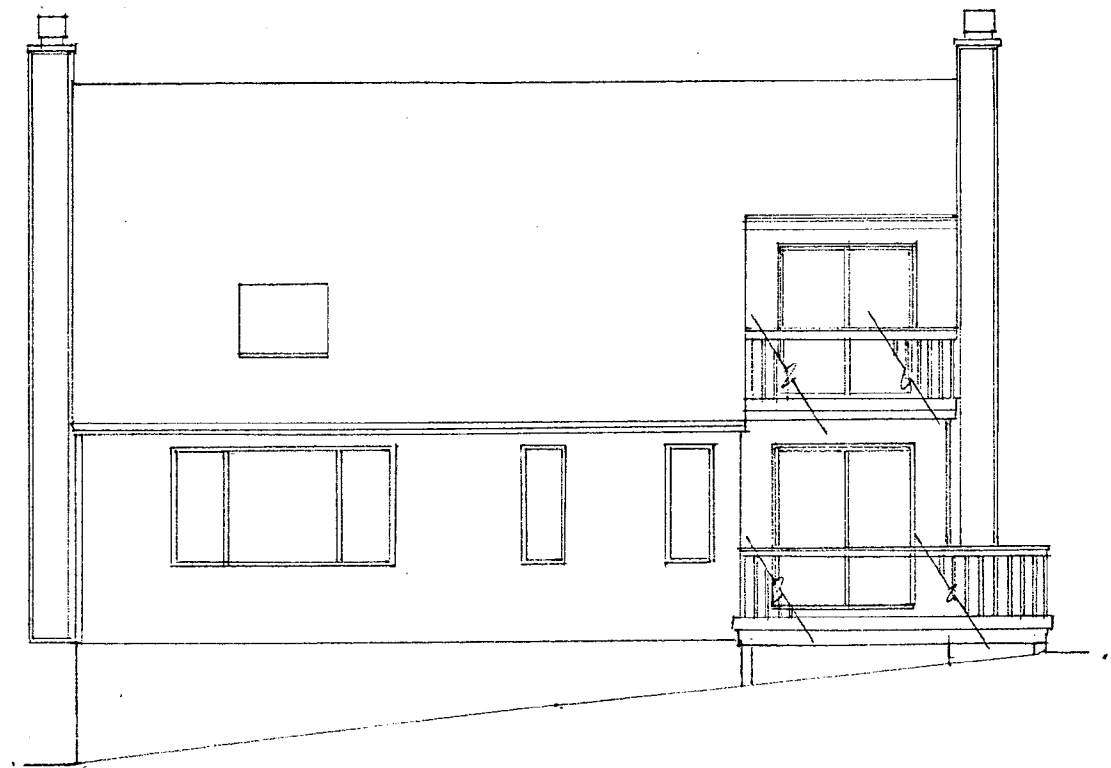
1633 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009

202/265-8330 • FAX 202/265-8363

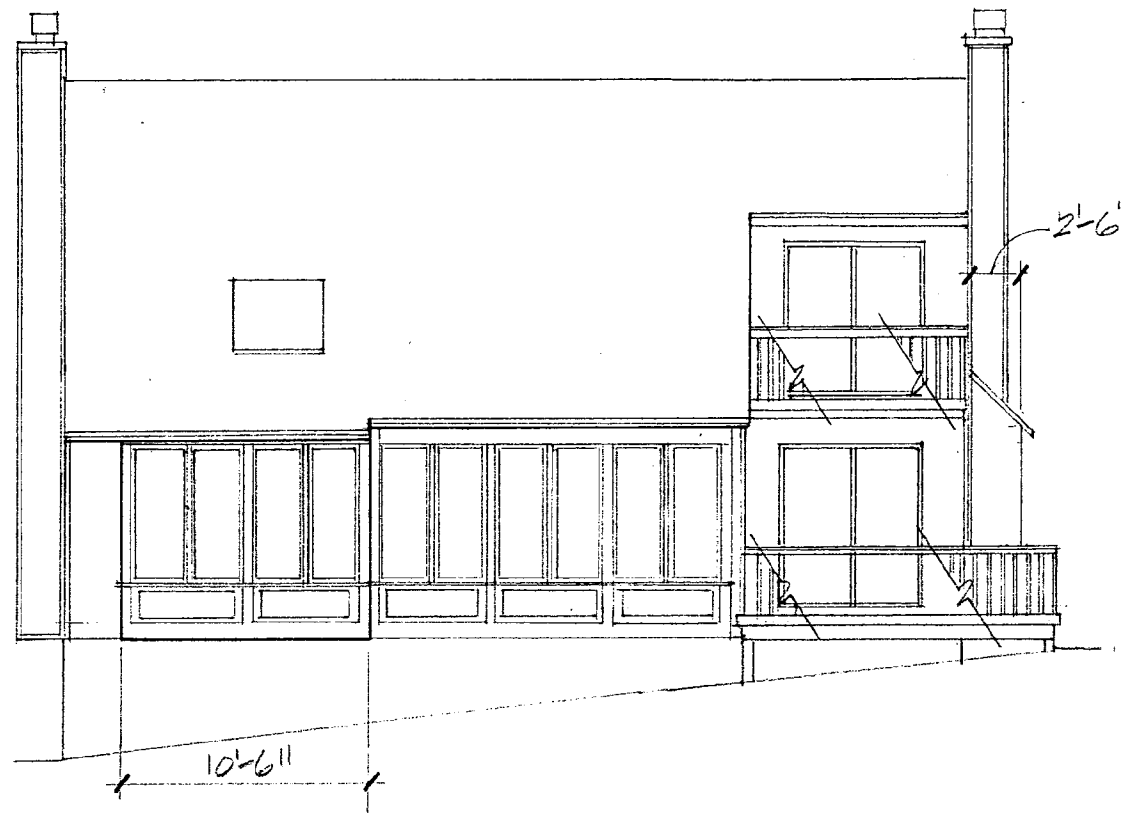
GARRISON • GANNON RESIDENCE

10108 Day Avenue, Silver Spring, MD

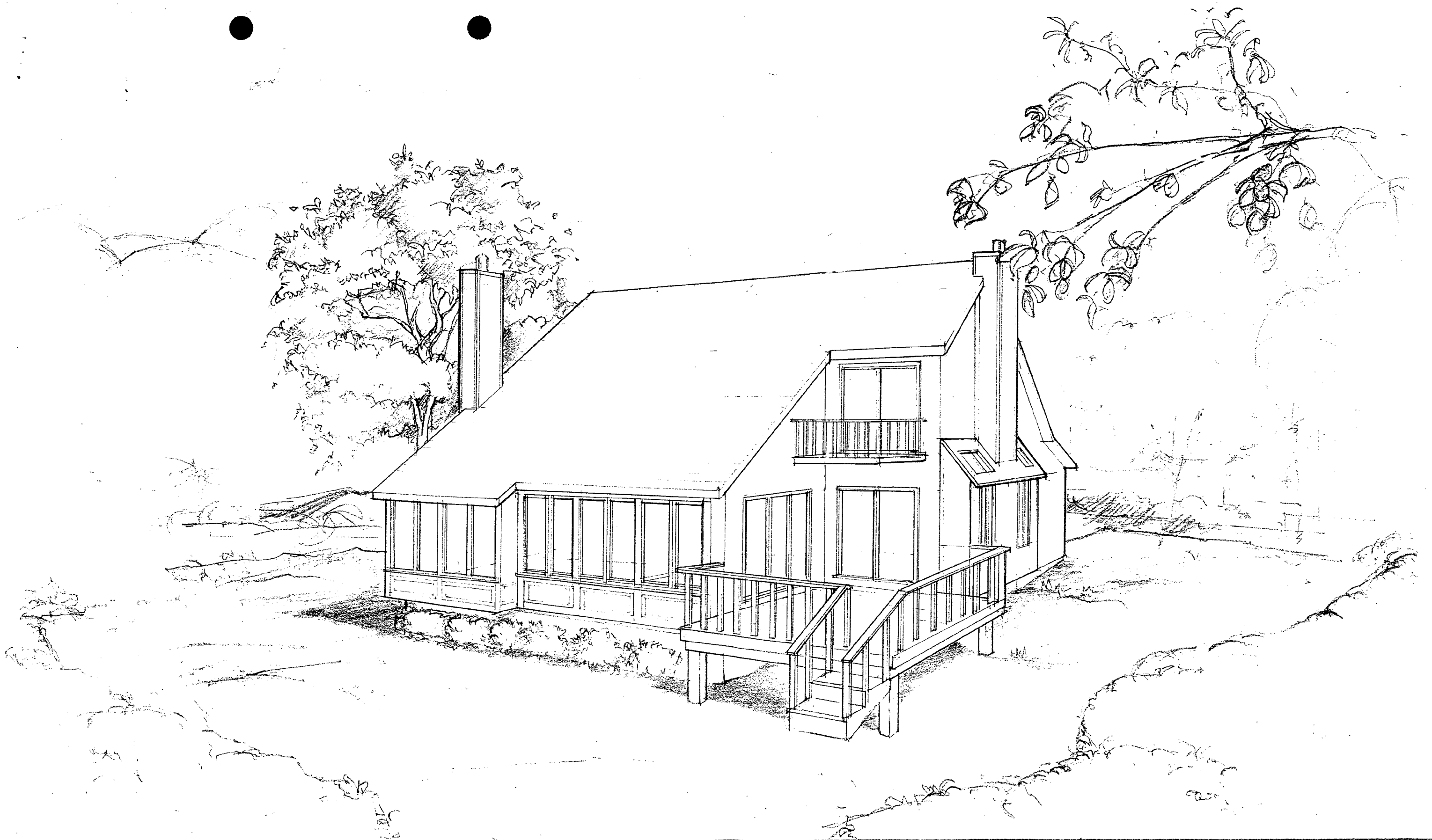
DATE: AUGUST 22, 1995



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



STEVEN KLEINROCK ASSOCIATES
ARCHITECTS

1633 CONNECTICUT AVENUE N.W. • WASHINGTON, D.C. • 20009
202/265-8330 • FAX 202/265- 8363

GARRISON • GANNON RESIDENCE

10108 Day Avenue, Silver Spring, MD

DATE: AUGUST 22, 1995

31/7 10110 Day Ave.

HAWP 14-86

Gwen
Was this ever approved?

APPROVED
9/18/86
W/ CONDITION OF
PROVIDING A
LANDSCAPE PLAN

houses still were not. Mr. Cantelon stated that the HPC's Ordinance requires that the Commission be lenient in its judgment of new construction. Mr. Wilson said that he had told the LAC that. Mr. Miskin then inquired as to what impact this new construction would be on vegetation on the lot. Mr. Treseder, representing Constructive Alternatives, stated that there was very little vegetation on the interior of the lots but one large weeping cherry tree at the rear of the property would not be disturbed. There was a hedgerow along Barker Street which they hoped to maintain as much as possible. The plans as submitted showed the driveways situated so as to miss any major trees. He stated however that the trees were probably in the public right-of-way and in some cases DOT requires some of them be removed. Mr. Mok asked about the colors of the houses. Mr. Treseder indicated that he didn't know at this time, but that they probably both would be light colors but not identical. During the discussion Ms. Brock left the meeting. Mr. Cantelon closed the record of the public hearing.


MOTION: Mr. Mok moved that the Historic Area Work Permit for houses at 2803 and 2805 Barker Street, be approved as submitted based on criteria 24-A-8 (b)(2), that they were compatible in character and nature with the features of the historic district. The motion was seconded by Mr. Moody which passed unanimously. Mr. Holl complemented the Local Advisory Committee representative on his presentation which he found very informative.

2. Mr. Cantelon opened the record of the public hearing on the application of William Plank for new construction at 10110 Day Avenue, Capitol View Park historic district. Mrs. Hahn entered into the record the notice of the public hearing which had appeared in the Journal newspaper. Mr. Wilson, stating the LAC's position, explained the LAC's objection to the house. The LAC objected on two main grounds to the plans as submitted. Because the lot has such high visibility on Capitol View Avenue, the main thoroughfare in the historic district, the LAC was concerned about the somewhat blank appearance of the end wall which would face Capitol View Avenue. They would like to have seen the house rotated somewhat on the lot for the front to face Capitol View Avenue. They were also concerned about the architectural style itself which appeared to be a series of telescoping boxes with no particular continuity either in its own architectural style or with the surrounding structures. Because of these concerns the LAC wished that more time could be devoted to working out a more acceptable plan. The two members on the Local Advisory Committee who had voted for approval of this plan did so based on the provision of the Ordinance regarding leniency for new construction. Those two

members also felt that this plan was considerably better than the previous plan which had been submitted by another builder.

Mr. Plank, applicant, stated that he had designed the house specifically with this site in mind. He felt that it tied in well not only with the site but with the other modern houses and historic resources in the surrounding area. He had made a special point to pick up architectural details from nearby historic resources. He also pointed out to the Commission that this house, being approximately 30 x 40 feet, would be the smallest house within that compound of houses and that because of the slope of the land the highest point of the roof would not be as high as the historic Trimble house on the estate. He wanted the house to reflect the character of the neighborhood which he considered to be a 50 year continuum of buildings of fairly simple economically styles. He stated that because Capitol View Avenue was so heavily traveled he had chosen not to have the front of the house face the road.

At this point Mr. Cantelon asked if it would be possible to develop a landscaping plan which would soften the view of the house from Capitol View Avenue and also screen the house from the noise. Mr. Mok stressed that the Local Advisory Committee in its deliberations has to consider compatibility of any proposal with the historic district. In response to Mr. Plank's concern about keeping the project economically feasible for the neighborhood Mr. Mok stated that if the plan were redesigned the massing and design could be reduced to lower the cost and still have a plan which would be compatible with the district. Mr. Holl stated that because the LAC's primary objection seemed to be the mass of the west elevation he would be in favor of the submission of a landscape plan that might soften the view. Both Mr. Wilson and Mr. Plank indicated that they were agreeable to such a solution. At this point Mr. Cantelon closed the record. During the discussion Mr. Moody left the meeting.

 MOTION: Mr. Holl moved that the application of William Plank for new construction at 10110 Day Avenue, Silver Spring, within the Capitol View Park historic district would be approved based on criterion 24-A-8 (b)(2), the proposal is compatible in character and nature with the historic, architectural and cultural features of the historic district and would not be detrimental thereto, with the condition that an acceptable landscape plan be submitted and approved by the HPC and the Local Advisory Committee. Mrs. Clarke seconded the motion. Those voting for the motion were: Mr. Holl, Mr. Miskin, Mr. Cantelon, and Mrs. Clarke. Those opposed: Mr. Mok. The motion carried.



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

III 1.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 21-5764460

NAME OF PROPERTY OWNER Leslie Miller TELEPHONE NO. 871-6389
(Contract/Purchaser) (Include Area Code)

ADDRESS 3709 Plyers Mill Rd Kensington MD 20895
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY William Plank TELEPHONE NO. 301-933-8775
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10110 Street Day Avenue

Town/City _____ Election District 13th

Nearest Cross Street Capitol View Avenue

Lot 32 Block 21 Subdivision Capitol View Park

Liber 364 Folio 381 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 90,000

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

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other _____		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.

W. Plank _____ 8/25/86 _____
 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

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:)

New Construction of a single family house.
This house has been designed for maximal energy conservation and includes many solar features as well as heavy insulation. The house is oriented 120° east of south and designed with a sawtooth south facade to protect the south facing glass from western sunlight. Materials are specified on the attached plans & specs

(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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

713 - 1

NEW CONSTRUCTION

Fill out one form for each type of work: subdivision review, grading
on building permit.

I. Location of Property

- a. Located within the Capital View historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property:
- d. Owner of property and address: BILL BLANK
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape.

- f. Is this work visible from the street? Yes
- g. Is this work visible from historic resources within the district? Yes
If so, which ones? Trumbel property

II. For site and subdivision plans

- a. How many new houses or lots are proposed? one
- b. How does the density compare with surrounding lots (note on map)? about the same
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? If so, how? N/A

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees. Never received
- b. Does the proposed grading substantially alter the existing landscape?

not to our LAC knowledge

- c. Does it cause removal of substantial vegetation? NO
 1. Is this removal detrimental to the character of the district? Not in This Case
 2. Can any detrimental effect be remedied by additional plantings?
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district?

If not, in what way?

see attached page

V. Recommendation of the Local Advisory Committee

a. Approval of work

- 1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

see attached page

- 2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

b. Recommend disapproval of work

- 1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

see attached page

- 2. How could this proposal be altered so as to be approved?

VI. Additional comments

see attached page

Date on which applicant was notified of LAC meeting Aug? 1986

Form completed by Peter Wilans

Member of Capital View

Date 9/6/86

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

MONTGOMERY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE

Date: September 5, 1986

Re: New Home Construction on Trimble Estate, Capital View Park

Item III. On Committee Review Form: Recommendations of the Local Advisory Committee (LAC).

We are not in a position to either approve or disapprove the work proposed in this application. There is not a consensus. Listed below are the major points both pro and con that our committee discussed.

A. Approval of Work

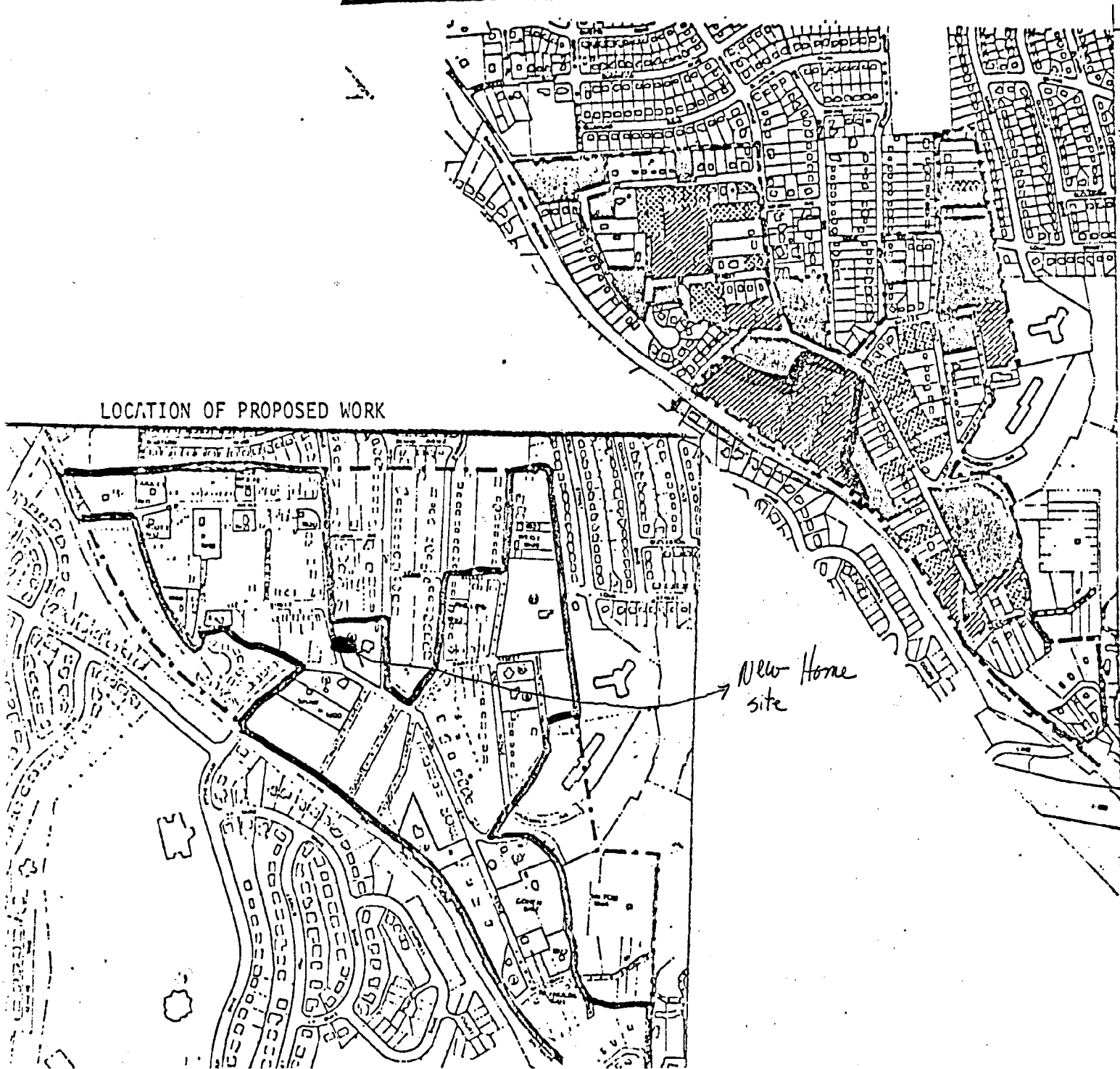
1. Which criteria found in the Ordinance for Historic Preservation. Sec. 24A-8-b
 - a. Item 5. in Section 8. was felt to be appropriate reason for approval by some members. Item C. and Item D. under Section 8. was also given as reason for possible approval

B. Disapproval of Work

1. Some members felt very strongly that the house plans as drawn are not at all in keeping with the flavor of the neighborhood. This building lot is conspicuously situated just off the junction of Stoneybrook and Capital View Avenue. It will be a predominant house in our neighborhood and it was felt the design inappropriate. Some members felt the orientation of the house on the lot was not suitable.

IV. Additional Comments.

It is important to note that all members felt that it would be beneficial for a more thorough examination of the design problems and potential solutions before any permit was issued. This building lot is on our main street and needs to be dealt with in a sensitive manner. It is felt that care and sufficient time should be spent at the design level. Scheduling problems between owner and LAC have made it impossible for us to fully address the pros and cons of this house plan.







LOCATION OF PROPOSED WORK

HISTORIC DISTRICT

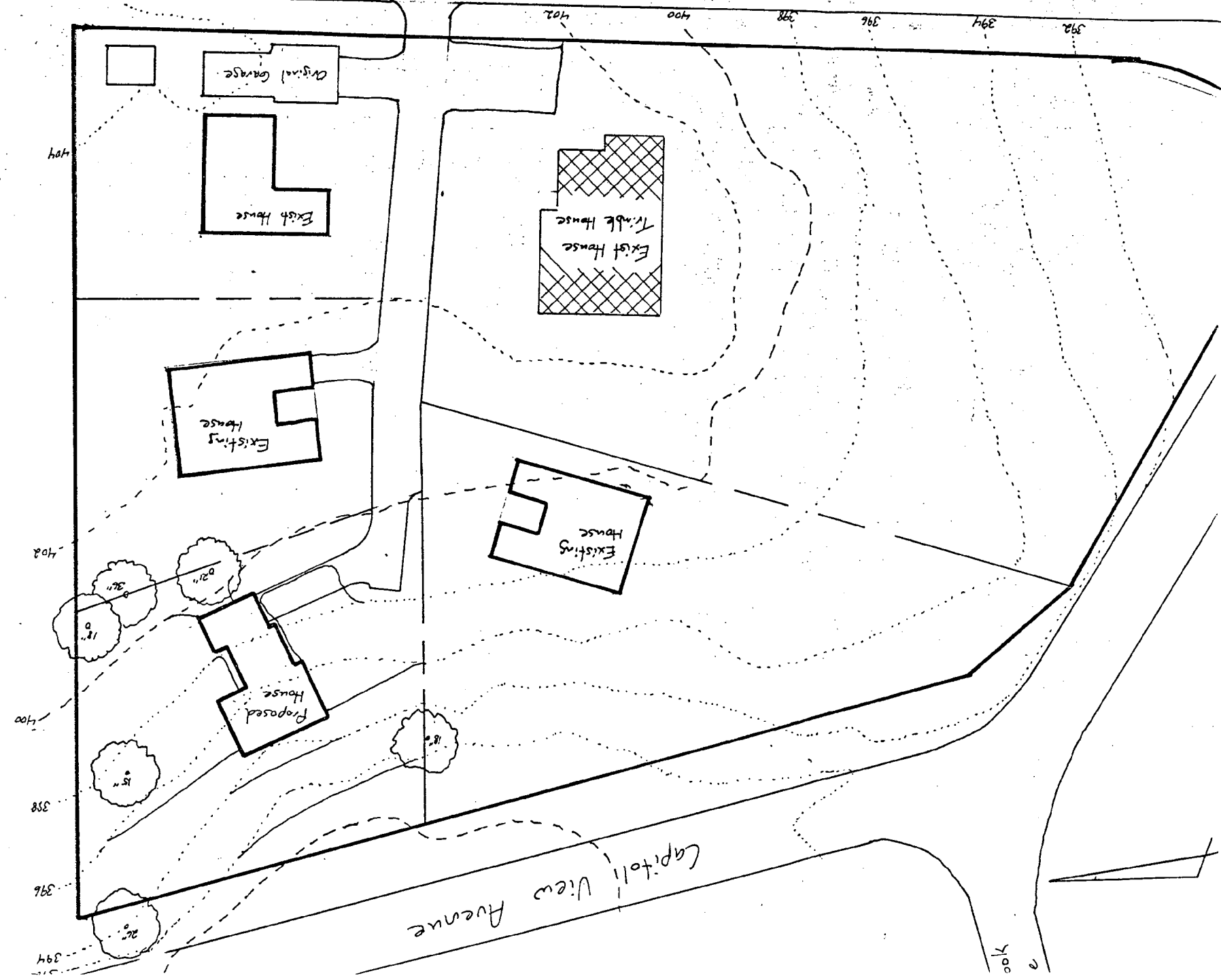
- . - . Historic District Boundary

RESOURCES

-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 -)
-  Spatial

New Home site

Day Avenue



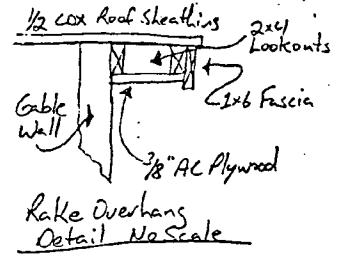
Capitol View Avenue

2
700

Fin Grade 398±

East Elevation 1/4" = 1'
Handbuilt Homes 8/18/86

B.U. Plunk
933-9775
219-7686

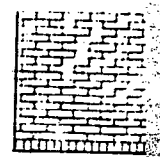
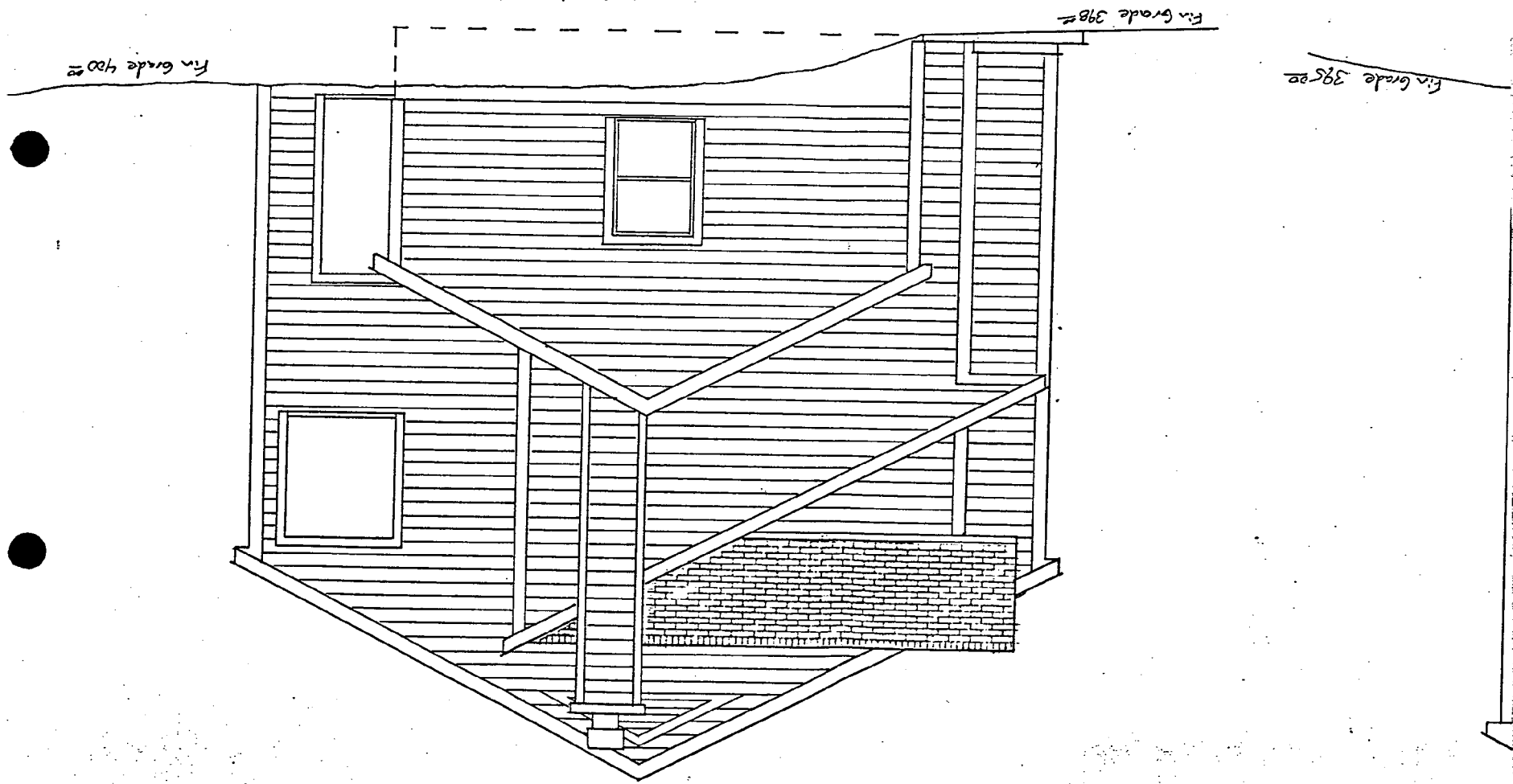


Fiberglass Shingles (Cedar Brown Color)

- * Trim to be white, siding to be tan brown to match exist. D.U.'s
- * Guttering to be standard OGEE in white aluminum

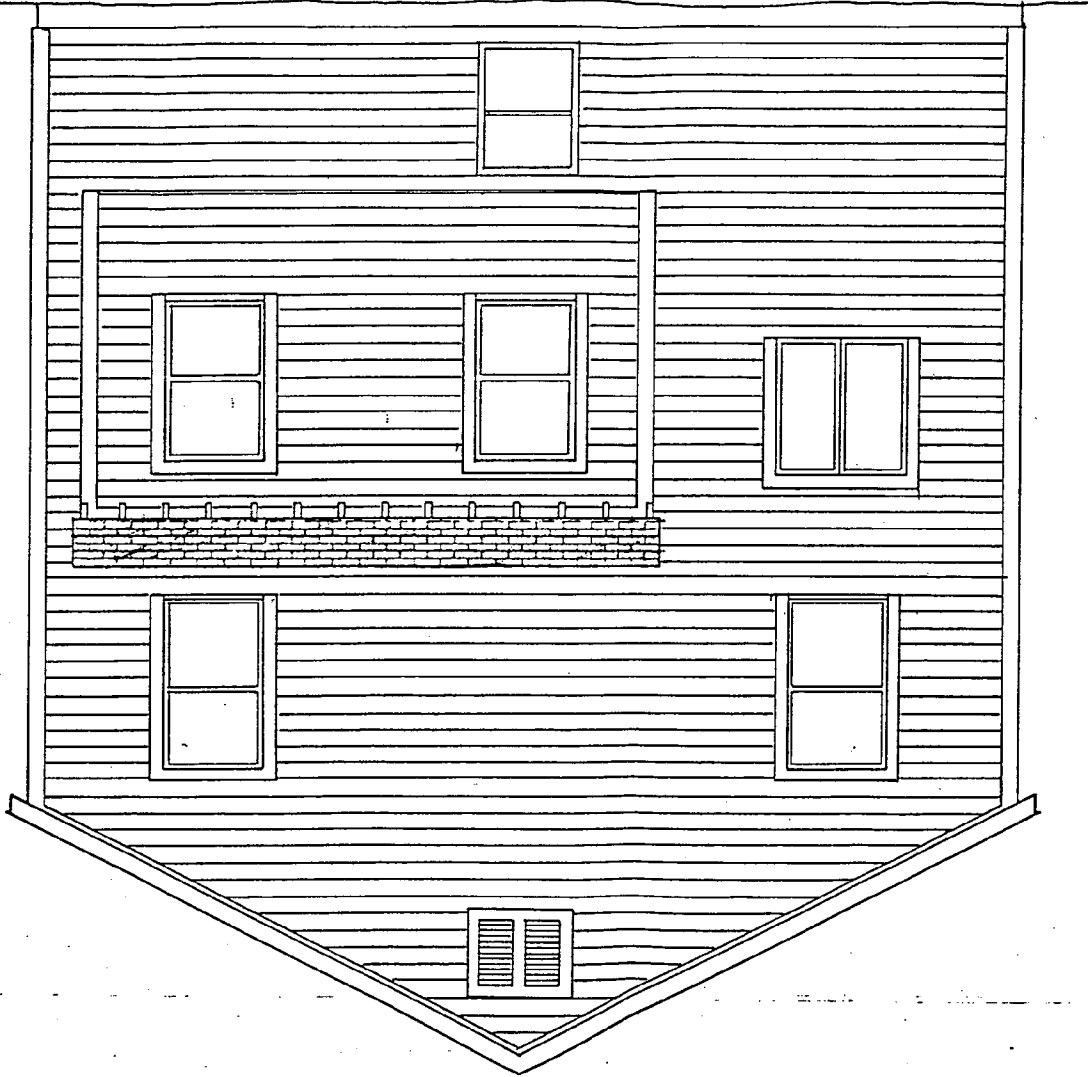
Front (South) Elevation 1/4" = 1'
Handbuilt Homes 3/18/86

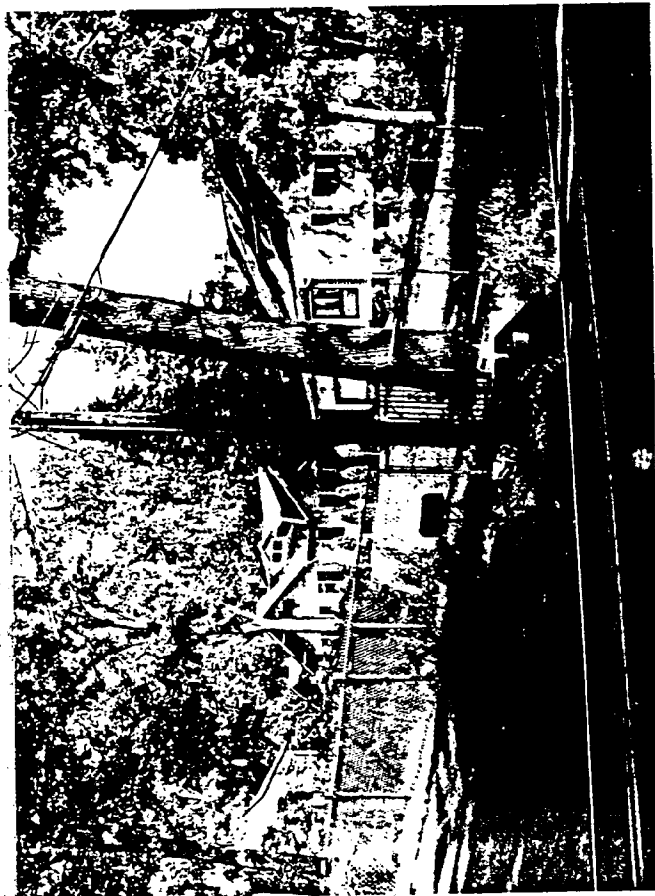
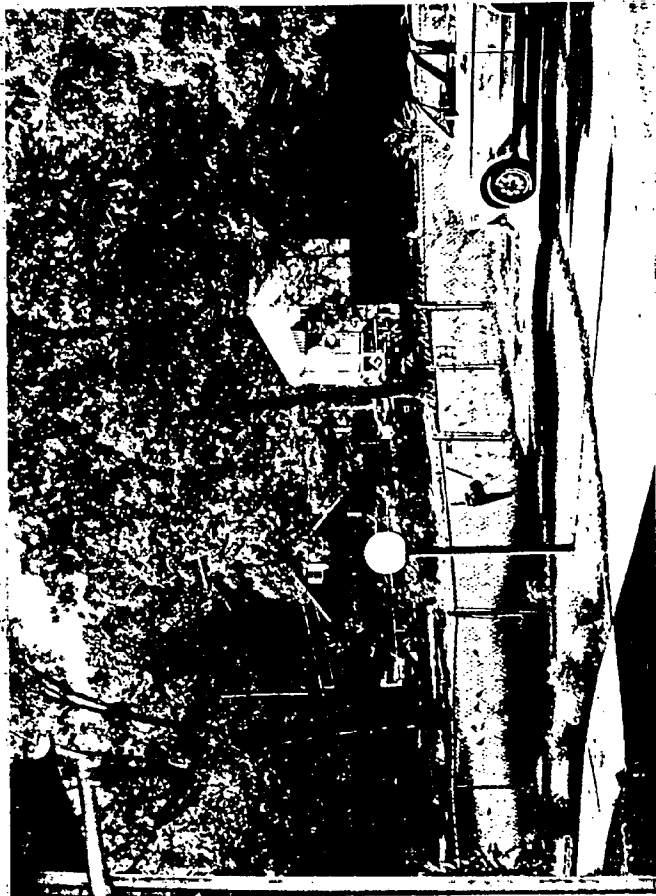
Handbuilt Homes 8/8/86
East Elevation 1/4" = 1'

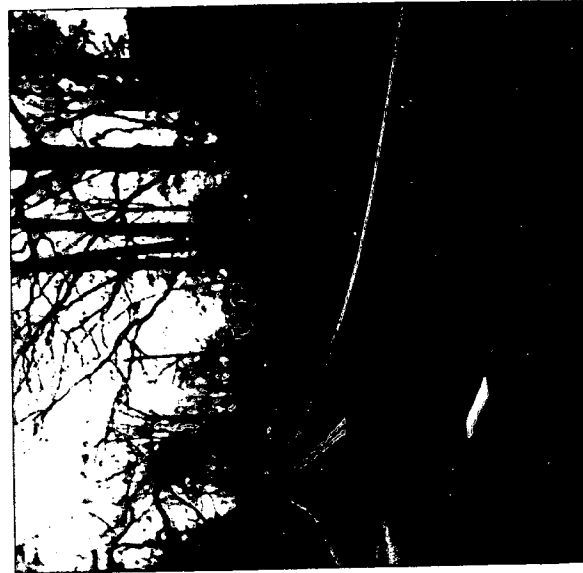
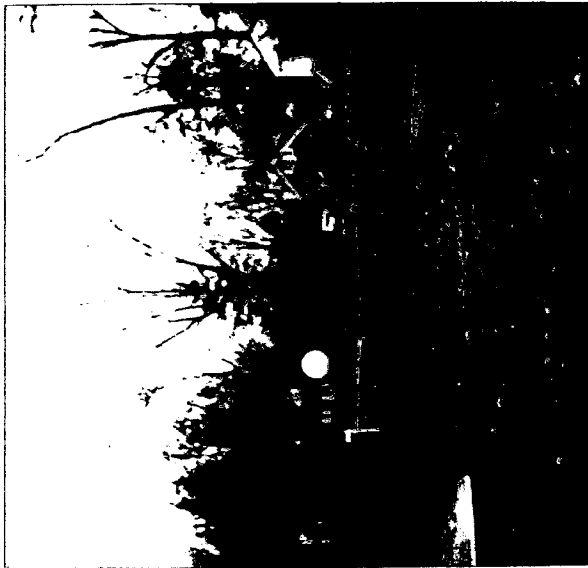


Proposed West Elevation 1/4" = 1' 8/24/86

Fig. 61 295 28









HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES



1870-1916



1917-1935



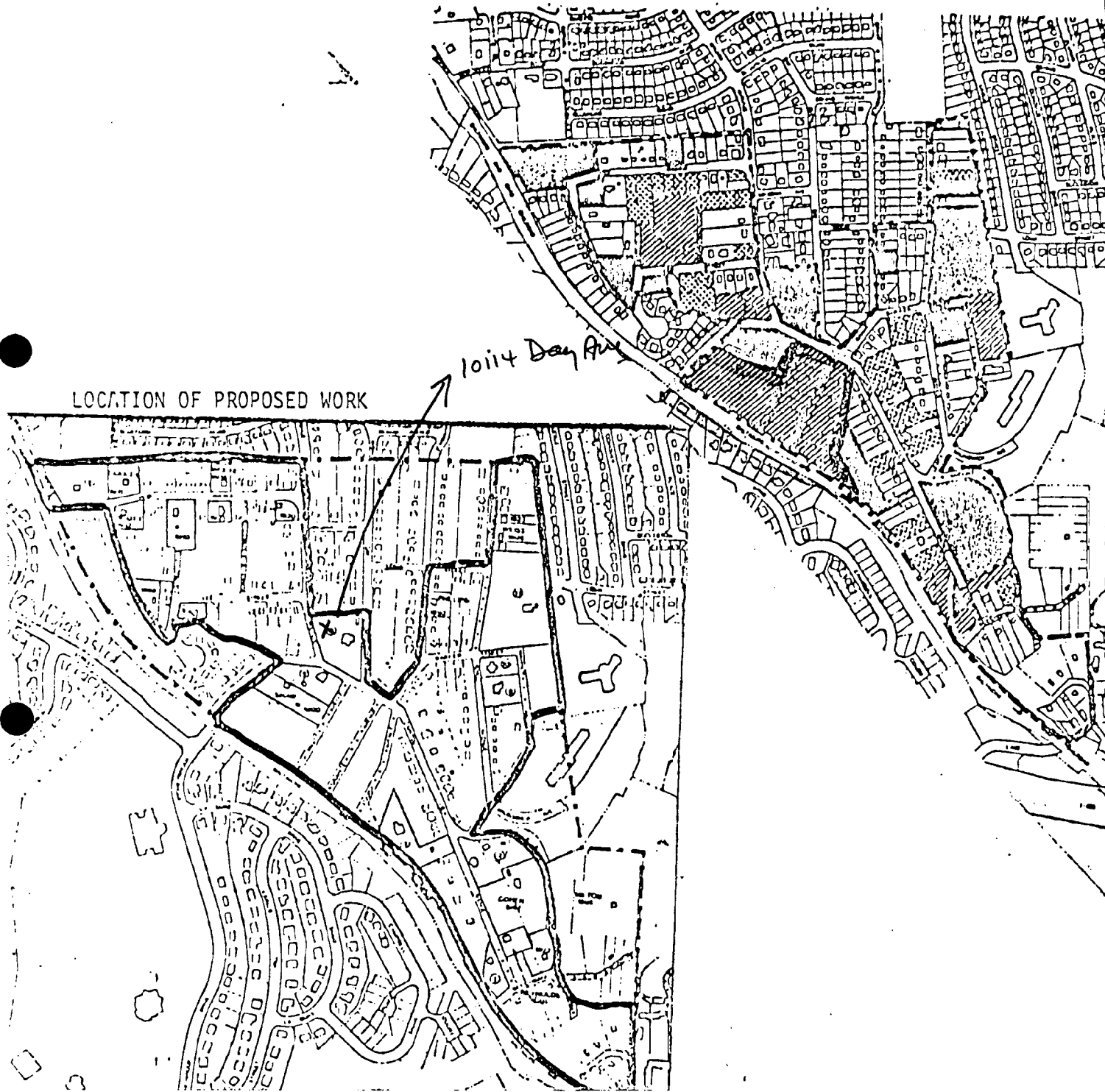
Nominal (1935-)



Spatial

LOCATION OF PROPOSED WORK

10114 Day Ave





New England Style



Philadelphia Style

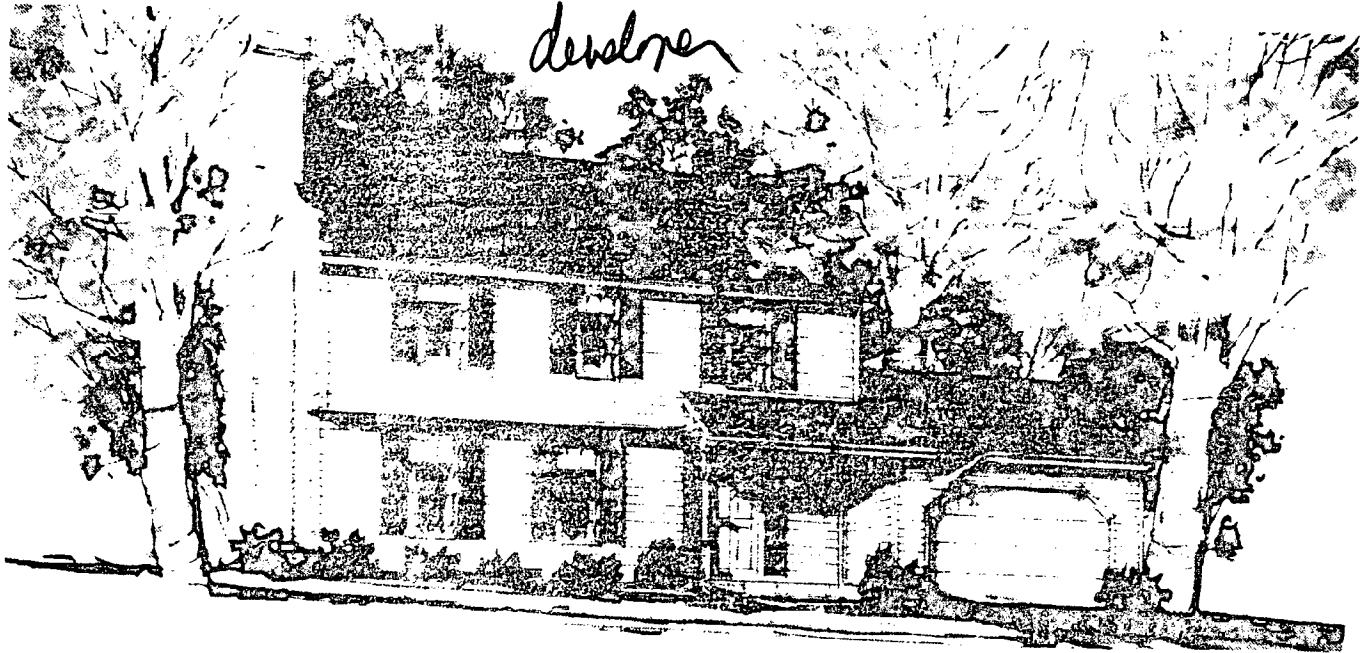
2734 TWO STORY



1st choice of developer



*2nd choice of
developer*



2828 TWO STORY

Traditional Style



**RYLAND
MODULAR
HOMES**



EQUAL HOUSING
OPPORTUNITY

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

Fill out one form for each type of work: subdivision review, grading permit, or building permit.

I. Location of Property

- a. Located within the Capitol View Park historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property: Trimble Estate 10114 Day Avenue
Silver Spring, MD 20910
- d. Owner of property and address: Prospective owner/developer
Ron Mervis, Mervis Diamond Corp. White Flint Mall, 11301 Rockville Pike
North Bethesda, Md 20795 (301) 984-9090
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape. Adjoining resource 1½ story frame bungalow
- f. Is this work visible from the street? Yes
- g. Is this work visible from historic resources within the district? Yes
If so, which ones? 1) The Trimble Bungalow 10106 Day Avenue
2) The Pratt House 10012 Capitol View Avenue

II. For site and subdivision plans

- a. How many new houses or lots are proposed? 1 new house
- b. How does the density compare with surrounding lots (note on map)?
Compatible
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? If so, how?
No

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.
- b. Does the proposed grading substantially alter the existing landscape?
- c. Does it cause removal of substantial vegetation?
 1. Is this removal detrimental to the character of the district?
 2. Can any detrimental effect be remedied by additional plantings?
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch 2 styles are presented
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district?

If not, in what way? The LAC feels that the traditional styles as presented by the developer are not compatible with the bungalow and existing modern houses adjoining this lot. It is to be noted though that the proposed house is compatible with the house which is adjacent to the lot but outside of the bounds of the original estate.

V. Recommendation of the Local Advisory Committee

a. Approval of work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

b. Recommend disapproval of work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

24A-8 (a). After lengthy discussion the LAC feels that the proposed house does not stylistically compliment the existing structures. It was felt that the proposed house is too tall in comparison to the other structures.

2. How could this proposal be altered so as to be approved?

It was felt that the side exposed to Capitol View Avenue was too stark and needs attention to detail to make it more interesting.

VI. Additional comments

The LAC is sympathetic to the problems of this lot. It was pointed out that since this lot has high visibility from Stoneybrook and Capitol View Avenues that special consideration to the design of any house put on the property is necessary. We feel that this or any developer needs to view the lot as part of the existing, historical estate and take into consideration the existing styles with variable roof lines when planning any new structure. We also realize that to make it economically feasible most developers will have to go with existing preplanned homes which limits the the number of styles especially if a developer prefers to work

Date on which applicant was notified of LAC meeting 20 November 1985 with one company.

Form completed by Carol Ireland

Member of Capitol View Park LAC

Date 26 Nov 1985

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Meris
DIAMOND CORPORATION

Ron Mervis

White Flint Mall (3rd level)
11301 Rockville Pike
North Bethesda, Md. 20795
(301) 984-9090 984-9091
Telex 248878 MDC UR (Int'l)



Montgomery County Government

Historic Preservation Commission
100 Maryland Avenue
Rockville, Maryland, 20850









View from Stonehenge road.
dot is on other side of trees



1/21/2000
Left
1/21/2000
Left
1/21/2000







View of lot from rear
of bungalow







© Copyright 1935

houses on Trimble estate



PLATE 15

Houses on Day and Grant Streets



© Mitchell & Co

backs of houses on Day St.



2. 1880-1885

houses on Trimble estate



1890

houses on Trimble estate



Houses on Trible estate

© 1911 H. H. H. 25





Menlo Street - 1940's bungalow



Menlo Street - 1940's bungalow





Beechbank Street



Beech bank Rd.



Montgomery County Government

MINI-MEMO

TO: _____

FROM: Ellen Shiner

PHONE: Caldwell Banker

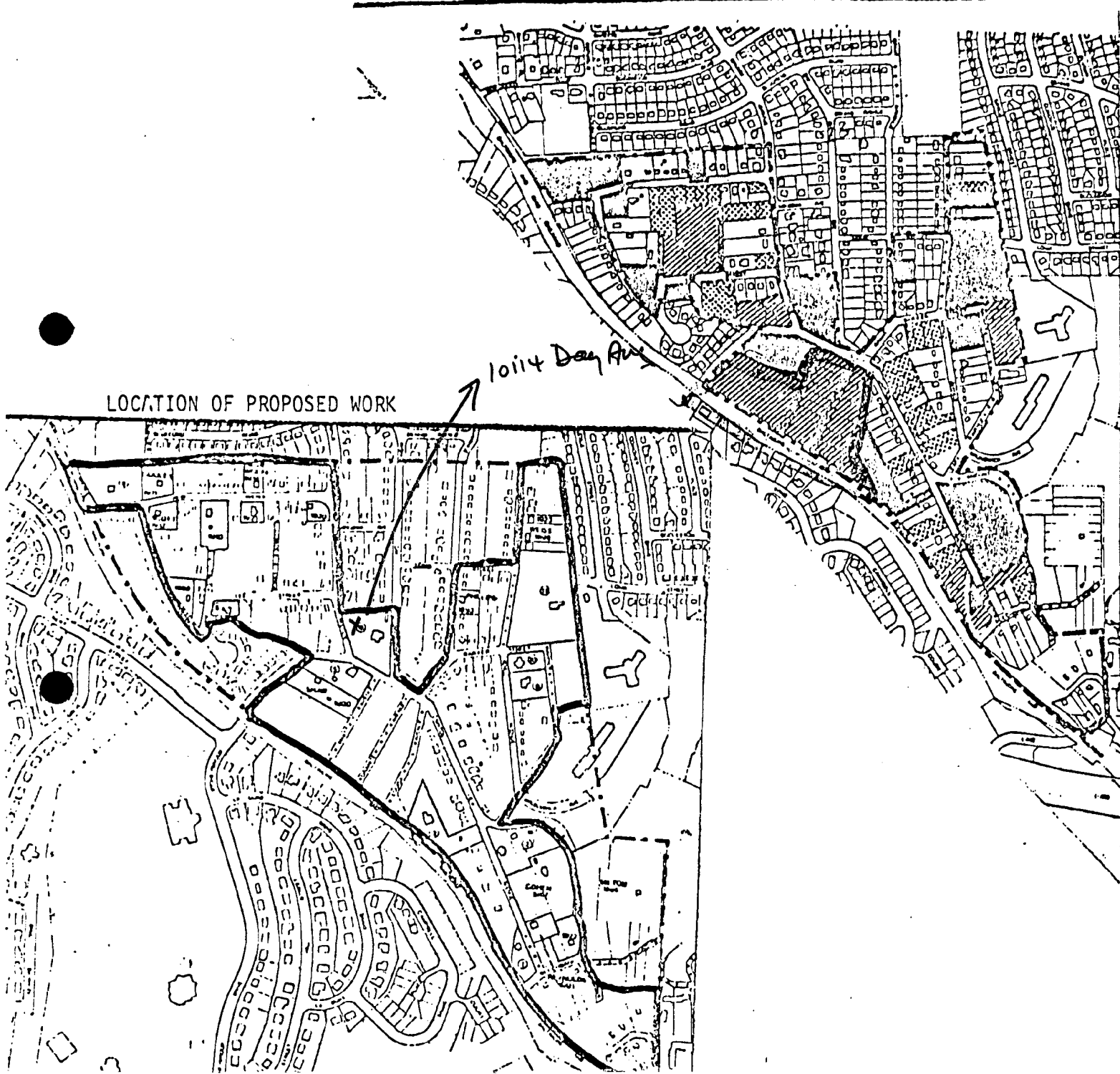
CVPHD

DATE: _____

TIME: _____

BY: _____





- Phoned
- Pls. Call
- Will Call Again
- Rt'd. Call
- Stopped by
- Wishes to See You



HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

-  1870-1916
-  1917-1935
-  Nominal (1935-)
-  Spatial



New England Style



Philadelphia Style

2734 TWO STORY



1st choice of developer



2nd choice of
developer



2828 TWO STORY

Traditional Style



**RYLAND
MODULAR
HOMES**



EQUAL HOUSING
OPPORTUNITY

CVP 31/7

Edgar

—