

31/7 10210 Capitol View Ave.  
HAWP 14-87



Montgomery County Government

MEMORANDUM

TO: Robert Hubbard  
 Department of Environmental Protection

FROM: Bobbi Hahn, Executive Director  
 Historic Preservation Commission *BH*

SUBJECT: 10210 Capitol View Avenue, Silver Spring

DATE: June 27, 1988

On June 5, 1987, Thomas and Elizabeth Flavin of the above address, which is located within the Capitol View Park Master Plan historic district (#31/7), received approval for an Historic Area Work Permit (our #HAWP 14-87) to put an addition on their house. At its June 16, 1988, meeting the Historic Preservation Commission granted an amendment to that permit approval as per the attached drawings. The main changes were the slight increase in height of the addition and the construction of a hyphen connector between the existing house and the addition. It is my understanding that these changes were incorporated into the plans submitted by the Flavins to DEP for their Montgomery County building permit and that your permit covers the plans with these amendments.

*Dec 22, 1988*

BH:tyh

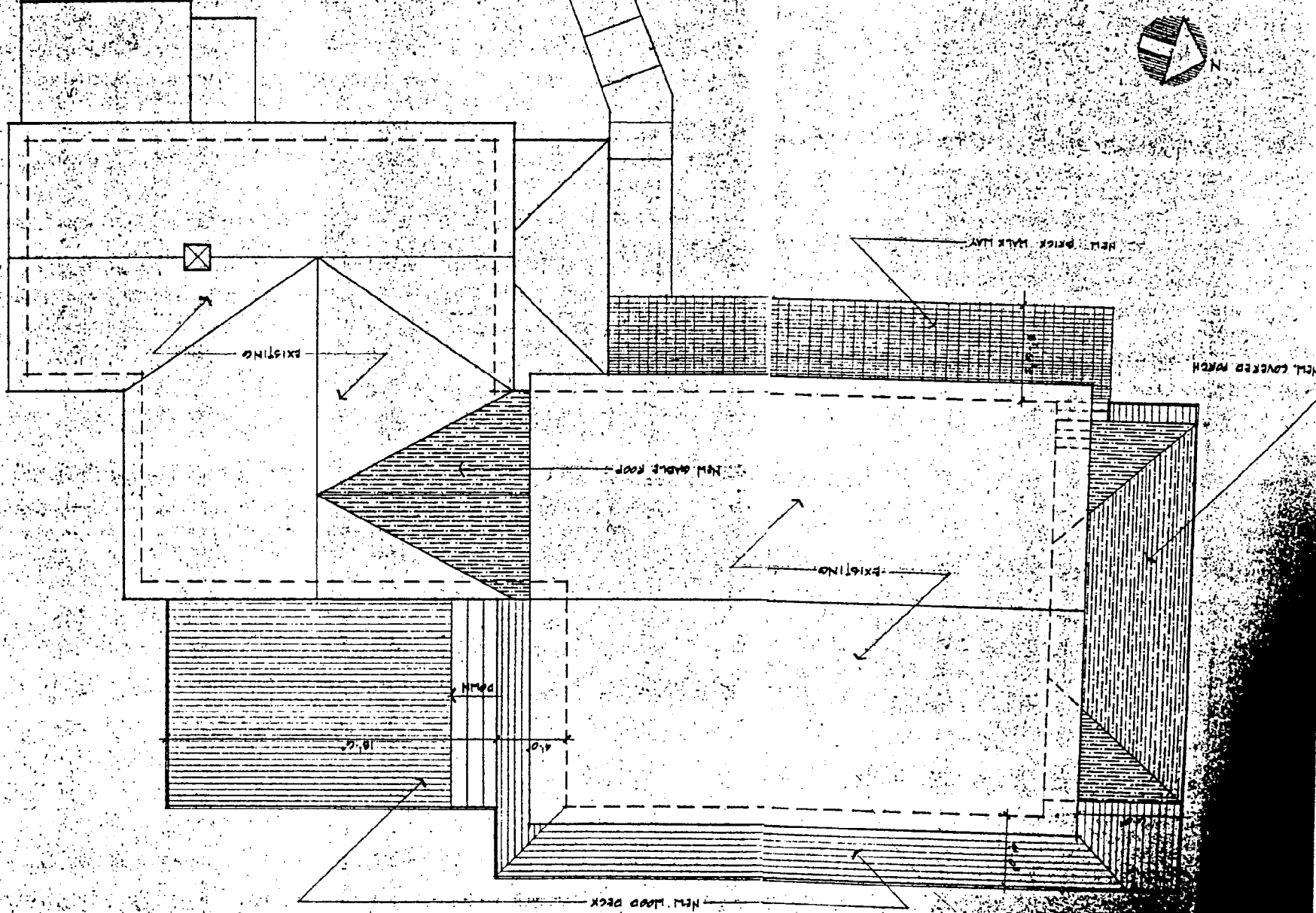
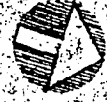
0776E

*Mr. Robinson D.E.P.*

*I have reviewed the plans submitted to D.E.P. by Mr. Flavin - The elevations conform to the information submitted to the H.P.C. Since the work is to bring the existing house into conformance w/ the ordinance, please go ahead & issue the building permit*

*Steven Kave*  
*[Signature]*

ROOF / FLOOR PLAN



EXISTING

NEW ROOF

EXISTING

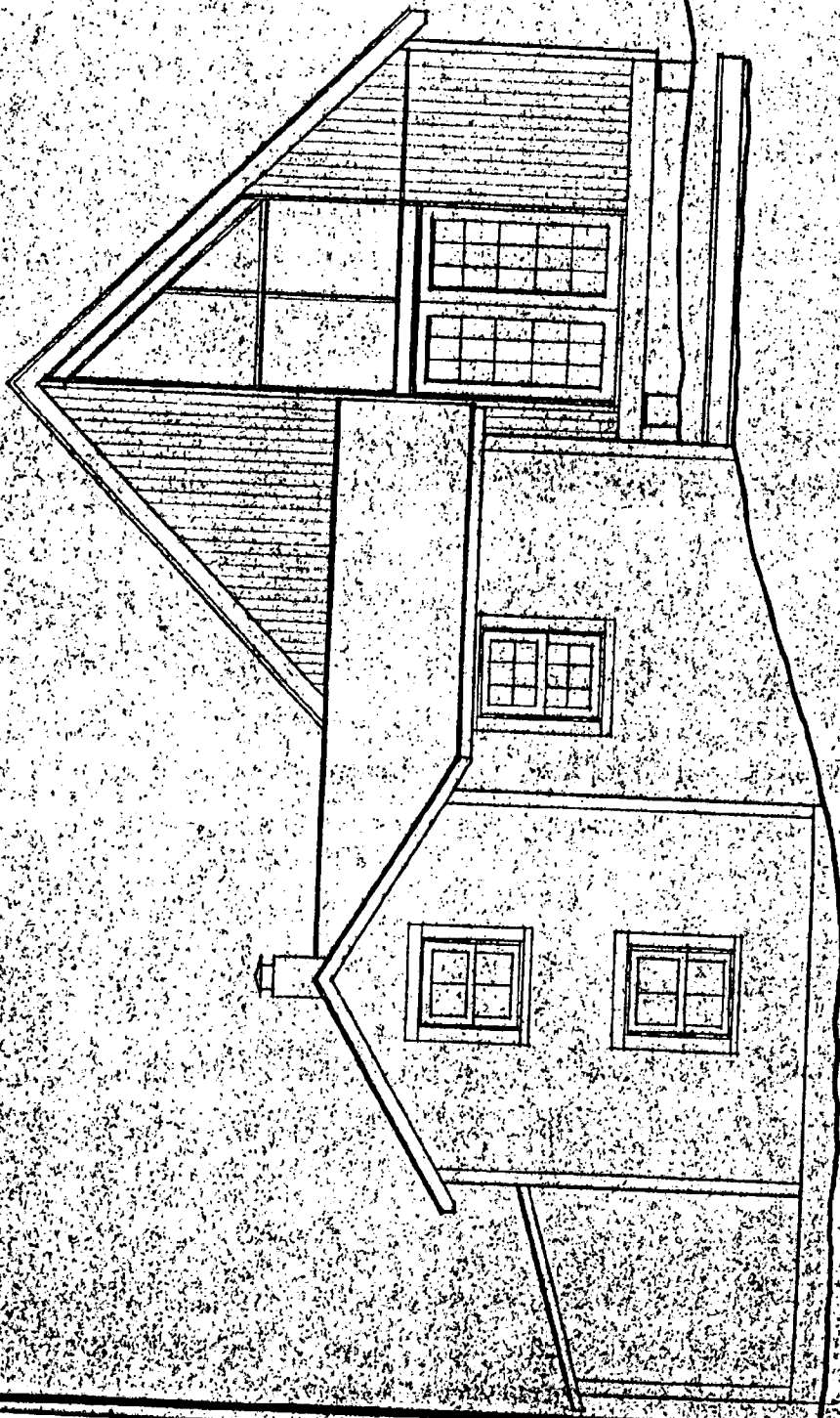
NEW BRICK WALK WAY

NEW COVERED WALK

4' 0"

18' 0"

NEW FLOOR DECK



REAR ELEVATION - EXISTING

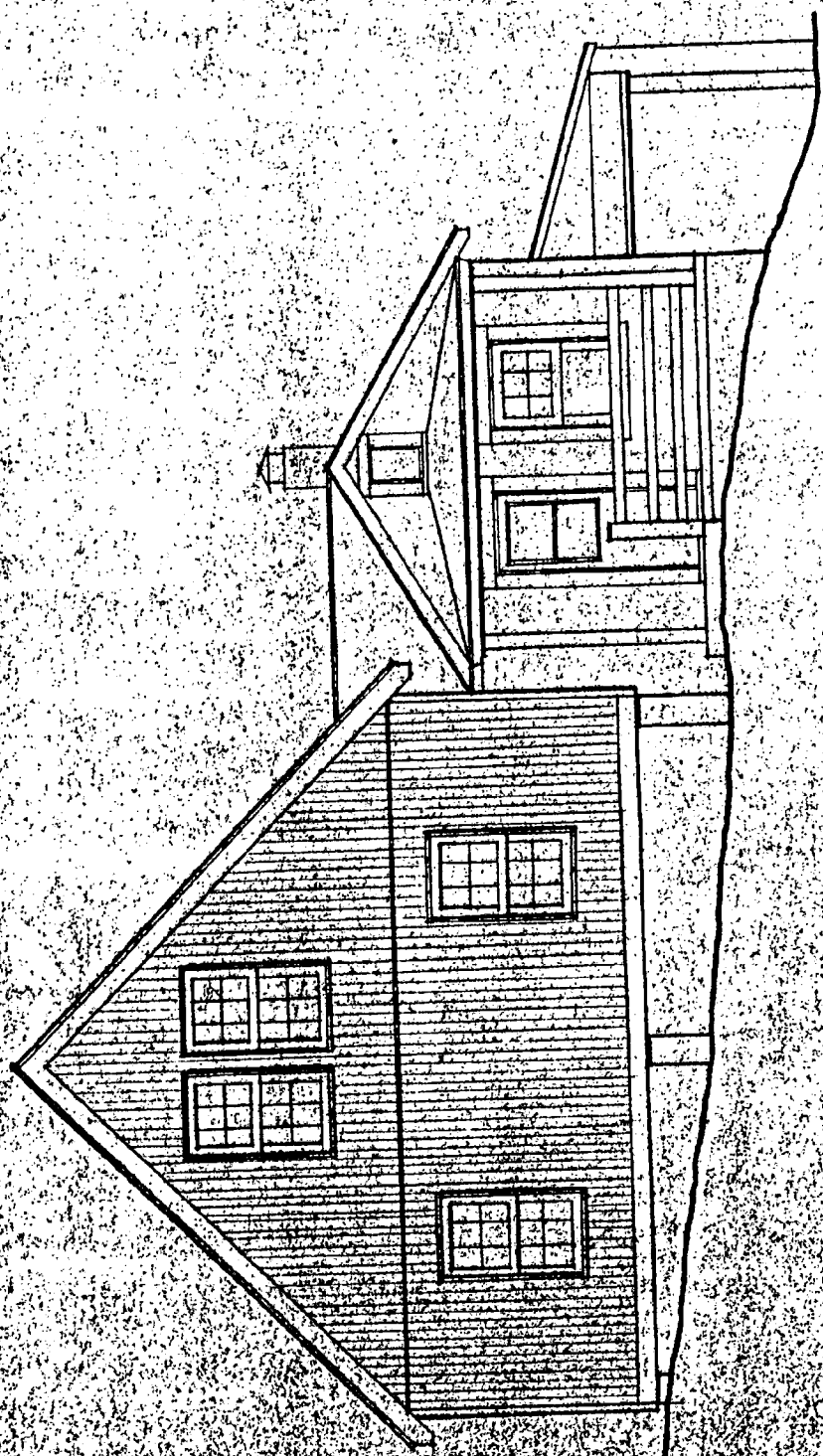
LEFT



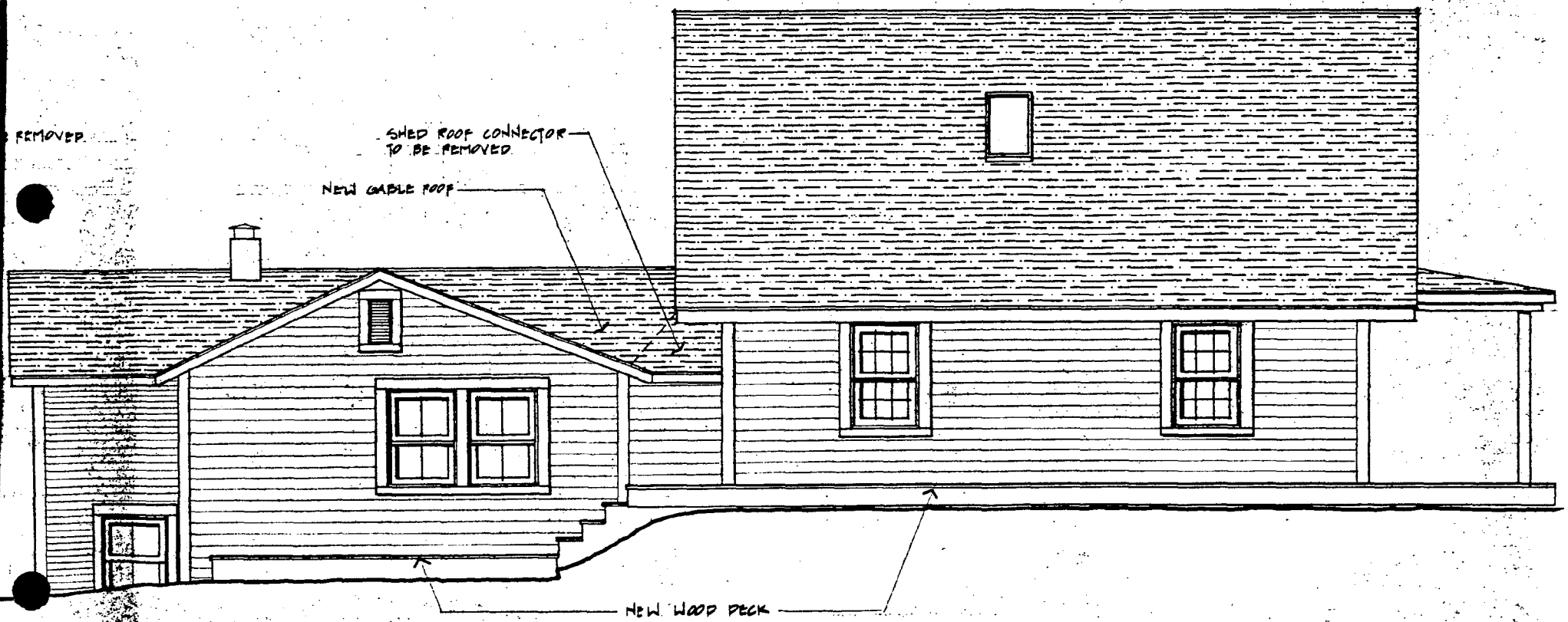
4

3

2



FRONT ELEVATION EXISTING



REMOVED

SHED ROOF CONNECTOR  
TO BE REMOVED

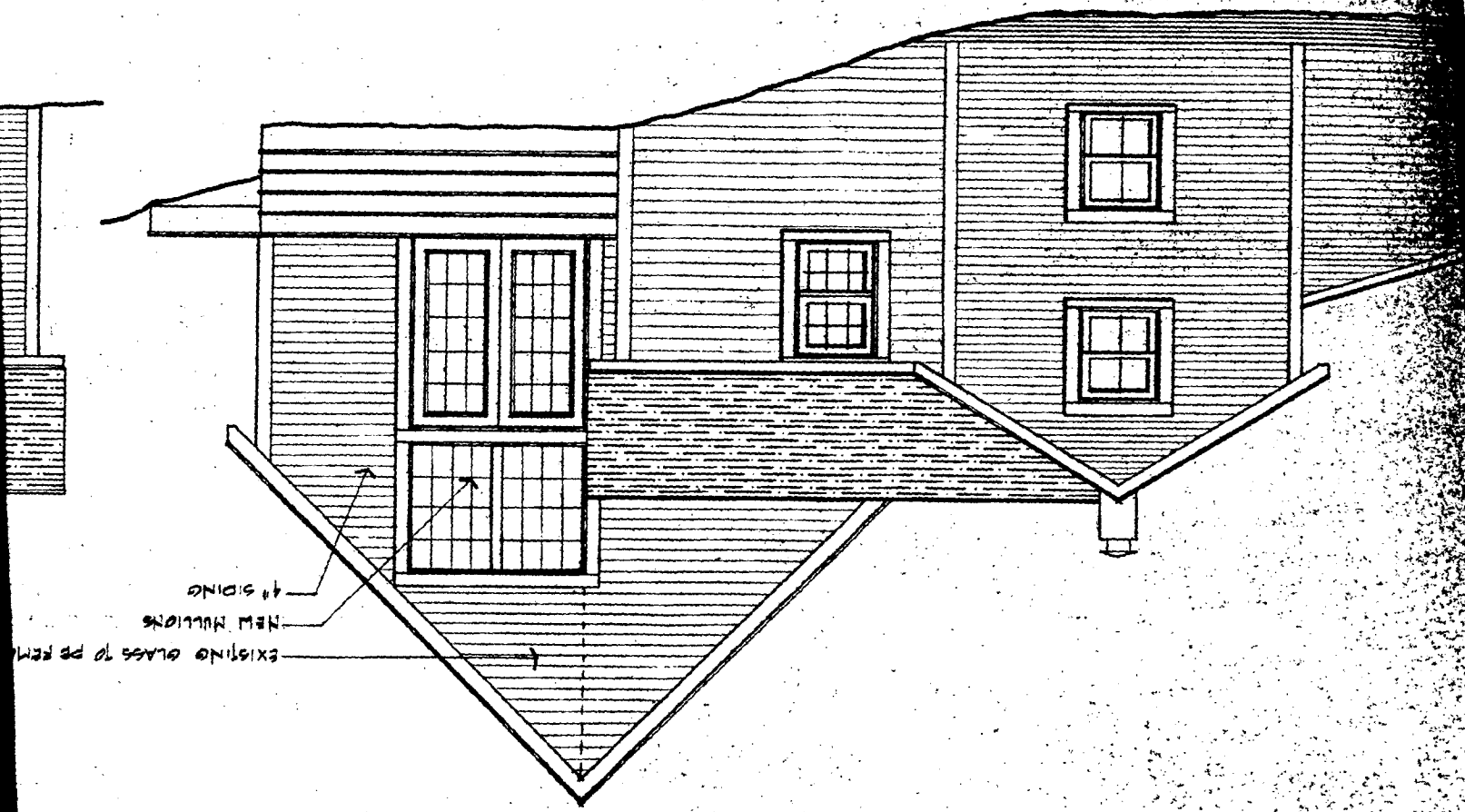
NEW GABLE ROOF

NEW WOOD DECK

LEFT SIDE ELEVATION

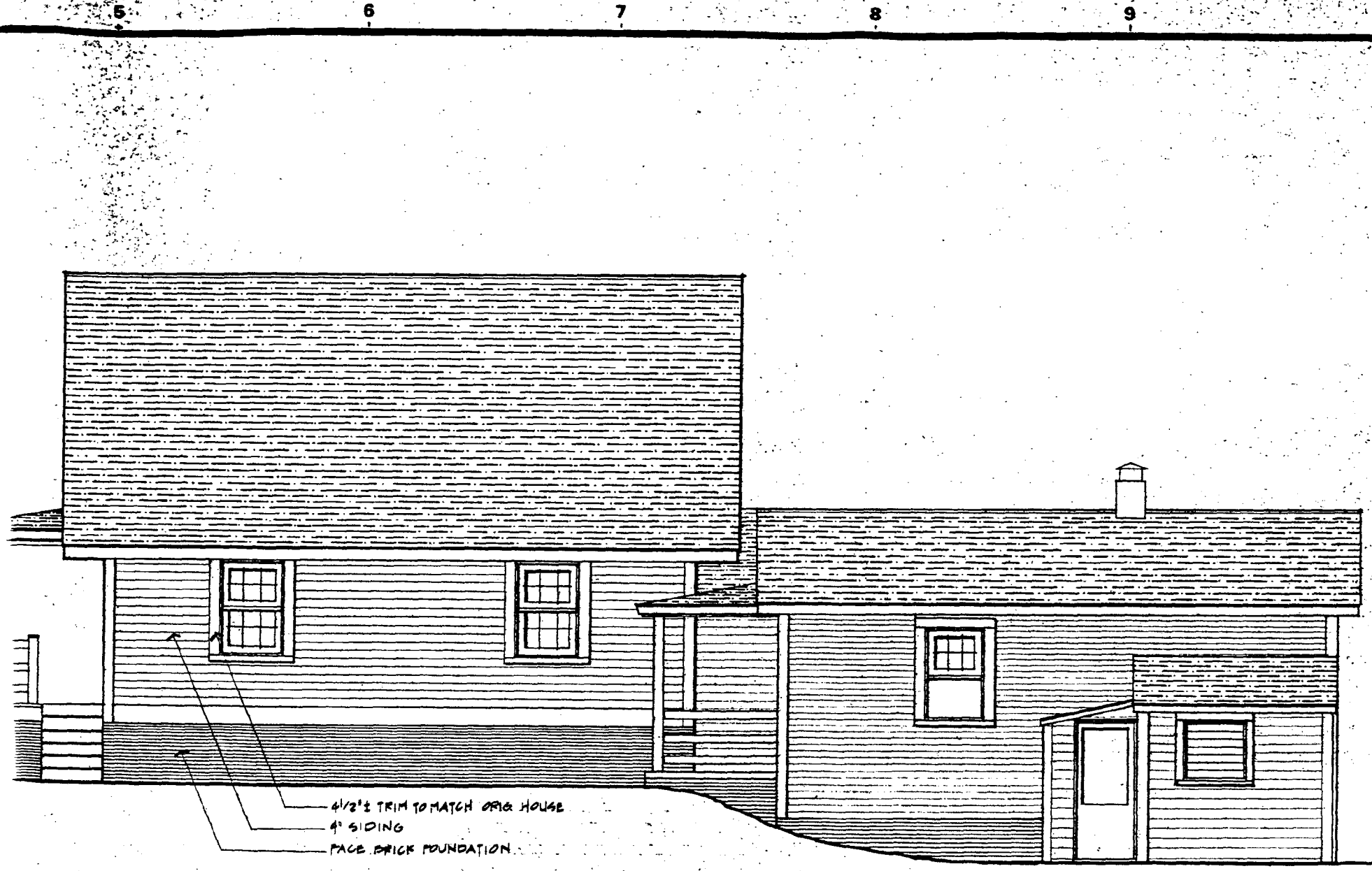
LEFT

REAR ELEVATION



EXISTING GLASS TO BE REM.  
NEW MULLIONS  
4" SIDING





1/2" TRIM TO MATCH ORIG HOUSE  
 4" SIDING  
 FACE BRICK FOUNDATION

SIDE ELEVATION

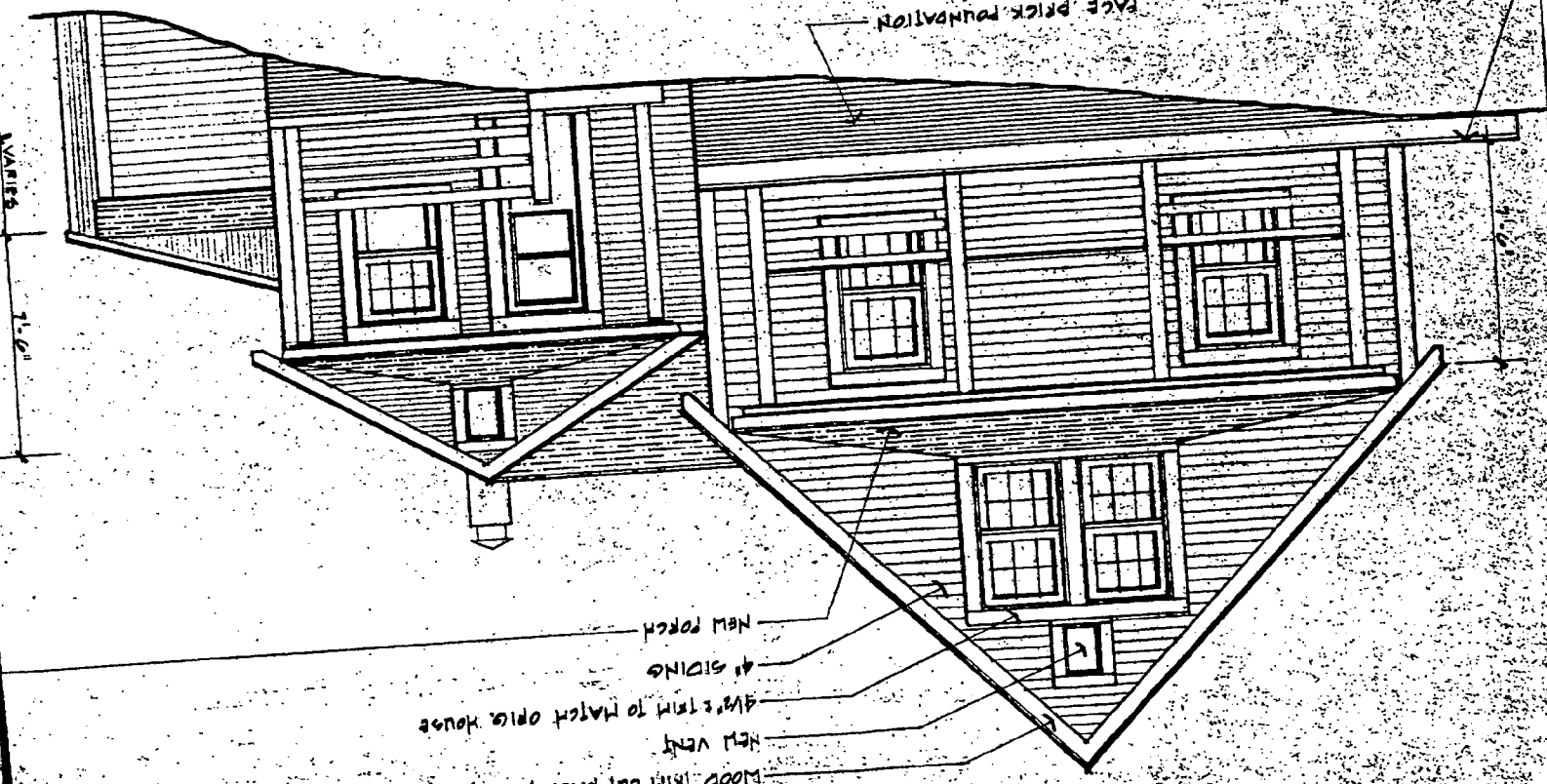
NO. DE  
 REV

FRONT ELEVATION

SCALE 1/4" = 1'-0"

FACE BRICK FOUNDATION

WOOD DECK



VARIABLES

1'-0"

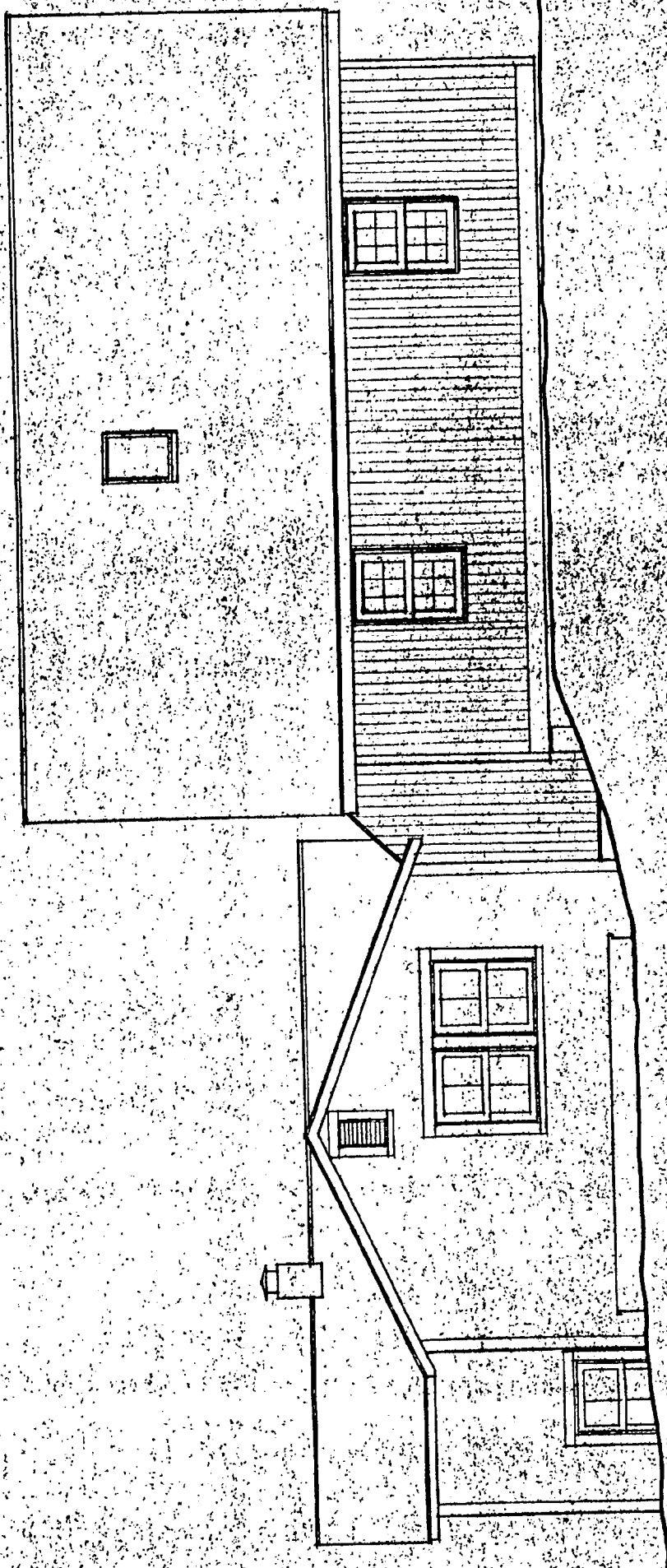
- WOOD TRIM CUT BACK TO MATCH EXIST. HOUSE
- NEW VENT
- 4"x4" TRIM TO MATCH OPPOSITE HOUSE
- 4" SIDING
- NEW PORCH

T. SIDE

3

2

1



LEFT SIDE ELEVATION - EXISTING



CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION

SILVER SPRING, MARYLAND 20910

Historic Preservation Commission  
Rockville , Maryland

June 15.1988.

Dear Commissioners.

As President of the Capitol View Park Citizen's Association I am writing you to express the neighborhood's pleasure with the plan which Mr. and Mrs. Tom Flavin are presenting to the HPC. Mr. Flavin has worked hard to tie in his addition with his old house. The Citizen's Association heard the LAC report at our last meeting and had no objections to the plans which Mr. Flavin submitted.

It is my understanding that the LAC had no objections to the plans and the community would like to see that the Flavins can start work as soon as possible so that they can get use from this addition. As President of the Citizens Association I would hope that the Historic Preservation Commission would allow acceptance of the plans you will see tonight. The neighborhood is concerned not only about Historic Preservation but also allowing private property owners the best usage of their own homes and land.

Ours is a close knit community and we need to be open with each other and work together to maintain not only what we have historically but also what will come in the future.

Yours sincerely

Rudolf K. Cebulla , President  
Capitol View Park Citizens Association

9 June 1988

Historic Preservation Commission  
Rockville, Maryland

Dear Commissioners:

Enclosed are the plans submitted by Mr. Thomas Flavin. He also has given the LAC supporting evidence that lowering the new structure 3 feet would be prohibitively expensive and would probably kill large trees on his neighbor's land. We are submitting this documentation along with the plans.

The LAC is pleased that Mr. Flavin has worked so hard to rectify a difficult situation. The LAC and the Community are in agreement that the plans are acceptable. In the future all applicants will be notified that they need to consult with the LAC and/or HPC if changes are made to plans that are submitted and accepted by both organizations.

We feel that the architect Mr. Flavin hired has come up with a plan that brings the new addition into a much better harmony with the old existing cottage.

It is our hope that the Community, HPC and the LAC have learned from this experience and that a similar problem will not happen again.

Cordially,

Carol Ireland  
Secretary  
Captiol View Park LAC

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

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 of Property: 10210 Capitol View Park Avenue  
Silver Spring, MD 20910

d. Property owner's name, address and phone number:

Tom Flavin, 10210 Capitol View Avenue,

(h) 565-0596

(w) \_\_\_\_\_

e. Is this property a contributing resource within the historic district? Yes \_\_\_\_\_ No x secondary resource

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes \_\_\_\_\_ No x

II. Description of work proposed

a. Briefly describe proposed work:

Applicant has hired an architect to modify addition to bring it into conformity with original plans & to compliment the original house.

b. Is this work on the front, rear, or side of the structure?  
Front

c. Is the work visible from the street?

Yes

d. What are the materials to be used?  
Wood

e. Are these materials compatible with existing materials? How? If not, why? Yes.

III. 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?

5 Vote was unanimous in accepting this plan.

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

\_\_\_\_\_

b. Disapproval of Work

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

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

IV. Additional comments.

The applicant has submitted these plans to correct changes that were made to the addition from the original plans that were submitted. He has hired an architect to remedy the original problem which stemmed from changes made to the initial plan which which was accepted by the LAC and HPC but not implemented by the contractor.

Date on which application received: 6 June 1988

Date of LAC meeting at which application was reviewed: 6 June 1988

Form completed by: Carol Ireland Title: Secretary

Member of: Capitol View Park LAC

Date: \_\_\_\_\_



**ARMSTRONG TREE & GUTTER SERVICE, INC.**

12612 CELTIC COURT  
ROCKVILLE, MARYLAND 20850  
(301) 251-3767

MD. TREE EXPERT LICENSE #198  
MD. HOME IMPROVEMENT LICENSE #19731

June 6, 1988

RAY ARMSTRONG, PRESIDENT  
CAROL ARMSTRONG, VICE PRESIDENT

Mr. Tom Flavin  
10210 Capitol View Avenue  
Silver Spring, Maryland

Dear Mr. Flavin:

In my opinion, cutting down through the root system two feet out from the addition to your home will seriously damage the root system of the neighboring maple tree, possibly causing die back or even death of the tree. The cutting of the root system would also weaken the support mechanisms of the tree, increasing the likelihood of the tree's falling. I think the likelihood of these consequences is high enough that I would not consider making such cuts if the tree were my own.

Thank you for the opportunity to be of service.

Yours very truly,

*Ray Armstrong*



**E. EUGENE PAGE**  
**GENERAL CONTRACTING COMPANY**

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5224 57th AVENUE • RIVERDALE, MARYLAND 20737 • (301) 277-7673

June 1, 1988

Mr. Thomas Flavin  
10210 Capitol View Ave.  
Silver Spring, Md.

**PURPOSE**

I purpose to furnish all necessary labor, material and insurance to complete the following:

Install new foundation system as approved by local existing building codes to facilitate lowering of existing addition from pre-existing dwelling located at above address.

This contractor shall be held responsible for the replacement of any small shrubs, sidewalks and fences damaged in the normal course of work.

The finished addition shall be thirty six inches lower than the existing height, but still on the vertical plane as before. On my own, I used the scale of thirty six inches, but allow for twelve inches either way, at same price.

Although I intend to exercise the utmost care and follow acceptable building procedure, I will in no way be held responsible for any of the following:

Death or damage to any larger trees. (Six inches or larger at base)

Erosion of soil.

Dampness in addition.

Any damage to any part of addition, or anything within addition, which may suffer from addition being too close to, or in contact with, soil.

**TERMS AND CONDITIONS**

For the sum of \$23,500.00 (Twenty Three Thousand, Five Hundred Dollars) to be paid as follows:

Eight Thousand Dollars upon signing contract.

Eight Thousand Dollars when addition is lowered.

Balance upon completion of job.

**AGREEMENT**

I am in agreement with the above, and you are directed to proceed with job.

Thomas Flavin  
Homeowner.

Eugene Page  
Contractor  
#6405

10210 Capitol View Avenue  
Silver Spring, Maryland 20910  
May 10, 1988

Historic Preservation Commission  
100 Maryland Avenue  
Rockville, Maryland 20850

Dear Commission Members:

This is a request to amend Historic Building Permit 8707140269 on the following points.

- 1) The addition was constructed is 3 feet higher than shown in the original drawing. This adjustment was necessary because of grading problems and to avoid killing two adjacent mature trees.
- 2) The addition is joined at the rear to the original house by a 4' by 4' connector which accommodates the stairs that transition between the two floor levels. This connector made it possible to preserve more of the original home's facade than was previously shown. Approximately 4 square feet of original clapboard siding was removed versus 96 square feet of clapboard siding as first proposed.
- 3) In the rear of the addition there is a large (4' x 20') south-facing trapezoidal window wall. All windows visible from Capitol View Avenue are double-hung windows with muntins compatible with the original house.

In addition, I would like to submit for your consideration an alternative use of 2 1/2" or 3" clapboard vinyl siding instead of the 4" hardboard siding originally proposed. The vinyl siding (with a matte, non-embossed surface) will permit a much closer match to the original house's clapboard. It will also facilitate the enclosure of the crawl-space under the addition. This is because it is easier to work with in combination with masonry and is moisture-proof, which is not the case with hardboard.

Thank you for your consideration of these proposals.

Yours truly,



Thomas H. Flavin

**MEMORANDUM**

TO: The Flavins

FROM: The Montgomery County Historic Preservation Commission,  
Local Advisory Committee

DATE: April 12, 1988

RE: Violation of Historic Work Permit No. HAWP 14-87

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The LAC will meet Saturday, April 16, 1988 at 10210 Capital View Avenue, from 10 A.M. to 10:30 A.M. The meeting will determine a schedule for bringing the construction in progress at 10210 Capital View Avenue in compliance with the approved Historic Work Permit.

A schedule for bringing the following significant violations into conformance will be determined.

1. Lowering the height of the new constructions so that it is acceptably proportional to the original cottage.
2. Providing the same foundational level so as to keep the new construction on the same level as the original cottage.
3. Correcting the floor plan to provide for the approved "L" adjoining addition floor plan.
4. Adjusting the eave levels.
5. Providing the porch on the new construction mirroring that on the original cottage.
6. Clapboard siding, windows, window framing and rake to match that of the original cottage.

The LAC requests that you supply them with a copy of the materials submitted to the County in order to secure your Building Permit. A copy of the Historic Work Permit is not necessary because the LAC already has a copy.

Sincerely,

Ron Isaksen, Chairman

Duncan Tebow  
John Moran  
Pete Wilson  
Walter Booth  
Carol Ireland  
Walter Mayer

Capital View Park  
Local Advisory Committee

April 10, 1988

Ms. Bobbi Hahn  
Executive Director  
Montgomery County Historic Preservation Commission  
GBS Building, Rm. 1009  
51 Monroe Street  
Rockville, MD 20850

Dear Ms. Hahn:

The LAC requests that a Notice of Violation and Stop Work Order be immediately issued on Historic Work Permit No. HAWP 14-87.

The work in violation is being done on the house located at 10210 Capital View Avenue. This cottage is a secondary resource listed in the Sector Plan For Capital View And Vicinity July, 1982, and built approximately 1920. It is a unique cottage within the Capital View Park Historic District.

In view of the unique character of the cottage and the homeowners' desire for additional space, the LAC worked extensively with the homeowners to accommodate their desires and to preserve the unique character of the original cottage. The LAC sought to make the desired addition appear, as much as possible, as a natural extension of the original cottage. This appearance was created by carrying to the addition the flavor and character of the original cottage. The plan adopted by the LAC and approved by HPC carefully integrated a rather large addition into a small cottage. The plan provided for an "L" shaped floor plan. To preserve the cottage's character, the original lines and elevations were carried proportionally to the addition, helping the addition to have the appearance of being an extension of the original cottage's historical and architectural nature.

The prominent features carried to the addition include:

1. The same foundation level to keep the addition on the same level as the original cottage, and to assist in preventing the addition from totally overpowering the original cottage.

2. The same roof slope and eave levels to make the addition appear acceptably proportional to the original cottage. This also restricted the height of the addition with respect to the original cottage to gain an appearance of proportionality.

3. A porch on the front of the addition mirroring the porch on the original cottage; thus, carrying an obvious

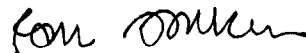
element of the original cottage to the addition.

4. Clapboard siding, windows, window framing and rake to match those of the original cottage.

Despite careful planning and extensive work with the homeowners, what was done was trucking in a "prefab-kit," mounting it on columns in the front yard, and building a shaft between the kit and the original cottage. The elevations and floor plan of the existing construction do not, in any way, reflect the approved plans. The fundamental design and vertical elevations of the current construction are fundamentally contrary to the cottage's historic and architectural nature, and the characteristics of the community. This is exactly the type of construction that HPC is in place to prevent.

The LAC therefore requests that the Notice of Violation and Stop Work Order be immediately issued. If there are any questions, contact Mr. Pete Wilson at (H) 589-4347 or (W) 588-2976, who was the LAC chairman during the above described planning.

Sincerely,

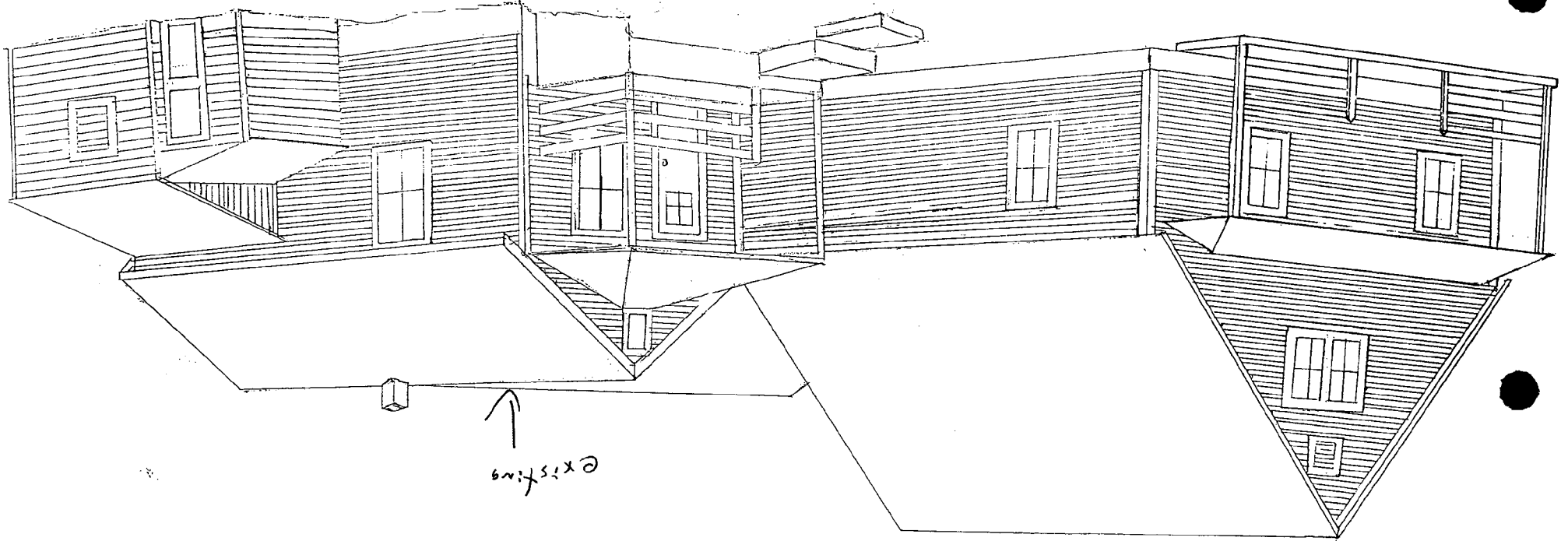


Ron Isaksen, Chairman

Duncan Tebow  
John Moran  
Pete Wilson  
Walter Booth  
Carol Ireland  
Walter Mayer

Capital View Park  
Local Advisory Committee

10210 Capitol View Avenue



existing

proposed new addition

March 28, 1988

Ms. Bobbi Hahn  
Executive Director  
Historic Preservation Commission  
100 Maryland Avenue  
Rockville, MD 20850

Dear Ms. Hahn:

It has come to our attention that the addition at 10210 Capitol View Avenue is not in conformance with the plans as submitted to and agreed to by the Historic Preservation Commission in June of 1987.

According to the plans as submitted the applicant agreed to install 4" lap hardboard siding to match the existing house, have corner battens and a front porch. None of these are in evidence at the present time. The applicant's elevation showed the roof line of the addition to be on the same level as the existing house but the addition as it is now sits on pilings instead of the ground which raises the eave line considerably above the original roof line. The applicant also agreed to install double-hung windows. This style of window is on the front. But in the rear of the addition a large floor to ceiling window has been installed. This is not in conformity with the plans.

Sincerely yours,



Ron Isaksen, Chairman  
Capitol View Park LAC  
2802 Beechbank Road  
Silver Spring, MD 20910  
565-2477

cc: Tom Flavin





# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994656

NAME OF PROPERTY OWNER Thomas H. and Elizabeth S. Flavin TELEPHONE NO. 301-565-0596  
 (Contract/Purchaser) Flavin (Include Area Code)

ADDRESS 10210 Capitol View Ave. Silver Spring, Maryland 20910  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
 (Include Area Code)

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

LOCATION OF BUILDING/PREMISE

House Number 10210 Street Capitol View Avenue

Town/City Silver Spring Election District \_\_\_\_\_

Nearest Cross Street Stoney Brook

Lot 22 Block 1 Subdivision Capitol View Park

Liber 4877 Folio 643 Parcel Plat Book 60, Plat 5013

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |            |                |           |                                 |       |               |      |       |                   |
|------------|------------|----------------|-----------|---------------------------------|-------|---------------|------|-------|-------------------|
| Construct  | Extend/Add | Alter/Renovate | Repair    | Circle One: A/C                 | Slab  | Room Addition |      |       |                   |
| Wreck/Raze | Move       | Install        | Revocable | Porch                           | Deck  | Fireplace     | Shed | Solar | Woodburning Stove |
|            |            |                |           | Fence/Wall (complete Section 4) | Other |               |      |       |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo
- 1E. IS THIS PROPERTY A HISTORICAL SITE? X

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

- 2A. TYPE OF SEWAGE DISPOSAL
- |                    |               |
|--------------------|---------------|
| 01 (X) WSSC        | 02 ( ) Septic |
| 03 ( ) Other _____ |               |
- 2B. TYPE OF WATER SUPPLY
- |                    |             |
|--------------------|-------------|
| 01 (X) 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.

Thomas H. Flavin

Signature of owner or authorized agent (agent must have signature notarized on back)

May 27, 1987

Date

APPROVED X 28A-8(6)5 For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_

Signature Adrian Kuhn

Date June 5, 1987

APPLICATION/PERMIT NO: HAWP 14-87

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:)

Erect a 1½ story, 24' x 28' addition on the northeast front of the existing house. This addition will be of wood frame construction, will use double-hung windows with muntins, and be sided with 4" lap hardboard siding. It will be shingled with silver grey asphalt shingles compatible with the original roof. The addition will be painted grey with white trim, matching the original house. The window casings and corner batten boards will be 4½" pine, compatible with the original house. The drip edge on the eaves line will be 2" pine. A 4' x 24' porch will be on the northern front of the addition. It will be roofed and shingled in a manner compatible with the original house's porch. Supporting beams and railings will be matches to the original porch lumber dimensions and will be painted white.

(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



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

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

NAME OF PROPERTY OWNER Thomas H. and Elizabeth E. Flavin TELEPHONE NO. 301-565-0596  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10210 Capitol View Ave, Silver Spring, Maryland 20910

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

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

### LOCATION OF BUILDING/PREMISE

House Number 10210 Street Capitol View Avenue

Town/City Silver Spring Election District \_\_\_\_\_

Nearest Cross Street Stoney Brook

Lot 22 Block 1 Subdivision Capitol View Park

Liber 4877 Folio 643 Parcel Plat Book 60, Plat 5013

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000.00

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? X

### 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.

Thomas H. Flavin \_\_\_\_\_ Date May 27, 1997  
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED X 24A 81635 For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: HAWP 14-87 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:)

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(If more space is needed, attach additional sheets on plain or lined paper to this application)

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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

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capitol View historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 10210 Capitol View Avenue  
Silver Spring, MD 20910

d. Property owner's name, address and phone number:

Thomas H. and Elizabeth S. Flavin  
10210 Capitol View Avenue  
(h) 565-0596 (w) 496-4713

e. Is this property a contributing resource within the historic district? Yes \_\_\_\_\_ No \_\_\_\_\_.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes \_\_\_\_\_ No \_\_\_\_\_.

II. Description of work proposed

a. Briefly describe proposed work:

To erect a 1 1/2 story, 24' x 28' addition on the left front side of the existing house.

b. Is this work on the front, rear, or side of the structure?

Left front.

c. Is the work visible from the street?

Yes.

d. What are the materials to be used?

Sided with 4" lap hardboard siding, trimmed with pine, shingled with asphalt

e. Are <sup>shingles.</sup> these materials compatible with existing materials? How? If not, why?

Yes, the existing house is sided with lap siding, trimmed with pine, and roofed with asphalt shingles.

III. 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?

section B - 5  
B - 6

- 2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

The new addition should include the porch area to match existing one on original house.

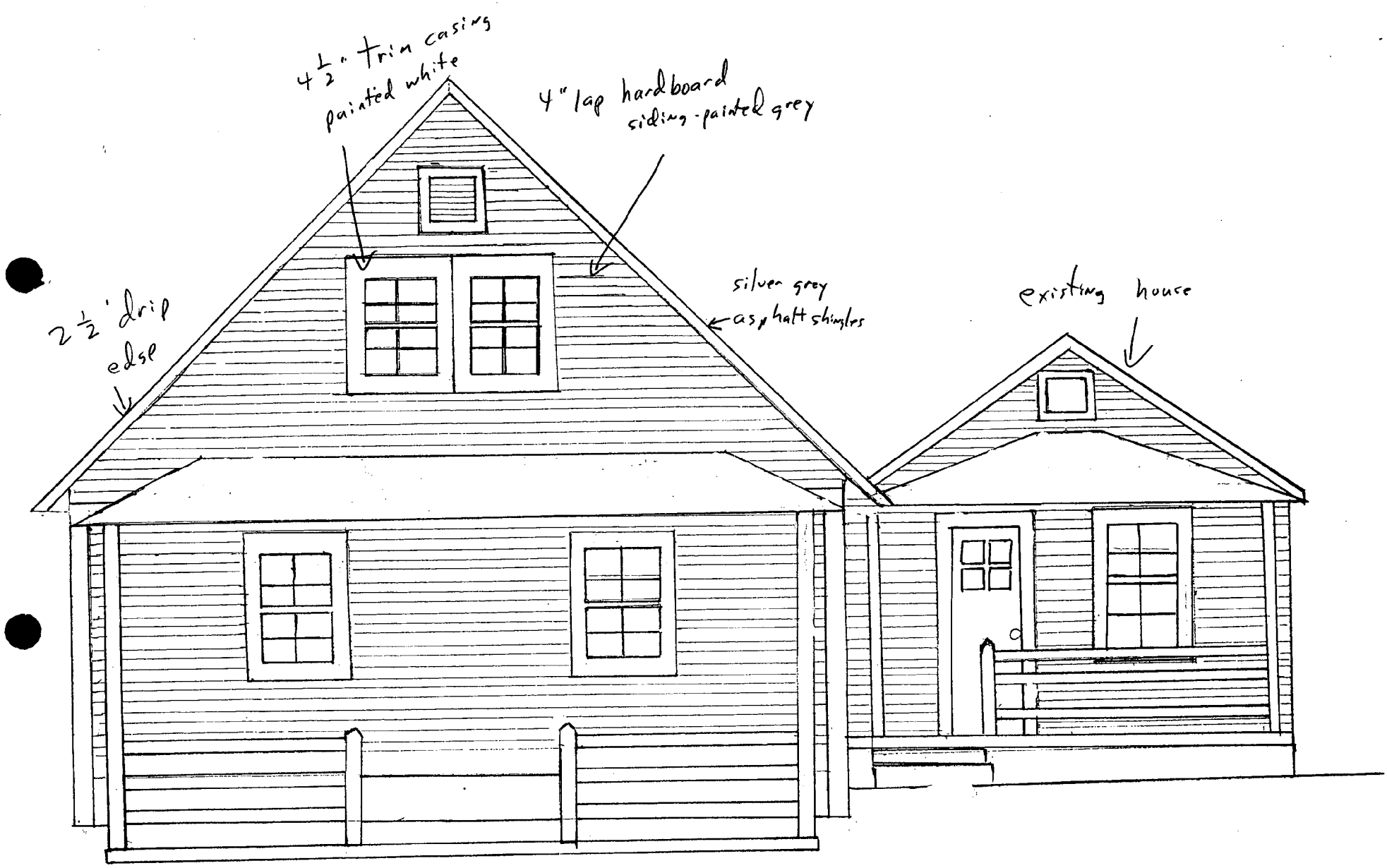
b. Disapproval of Work

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

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

IV. Additional comments

Date on which application received: 4/29/87  
 Date of LAC meeting at which application was reviewed: 4/29/87  
 Form completed by: Peter Wilson Title: Chairperson  
 Member of: Capital View  
 Date: 5/20/87



4 1/2" trim casing  
painted white

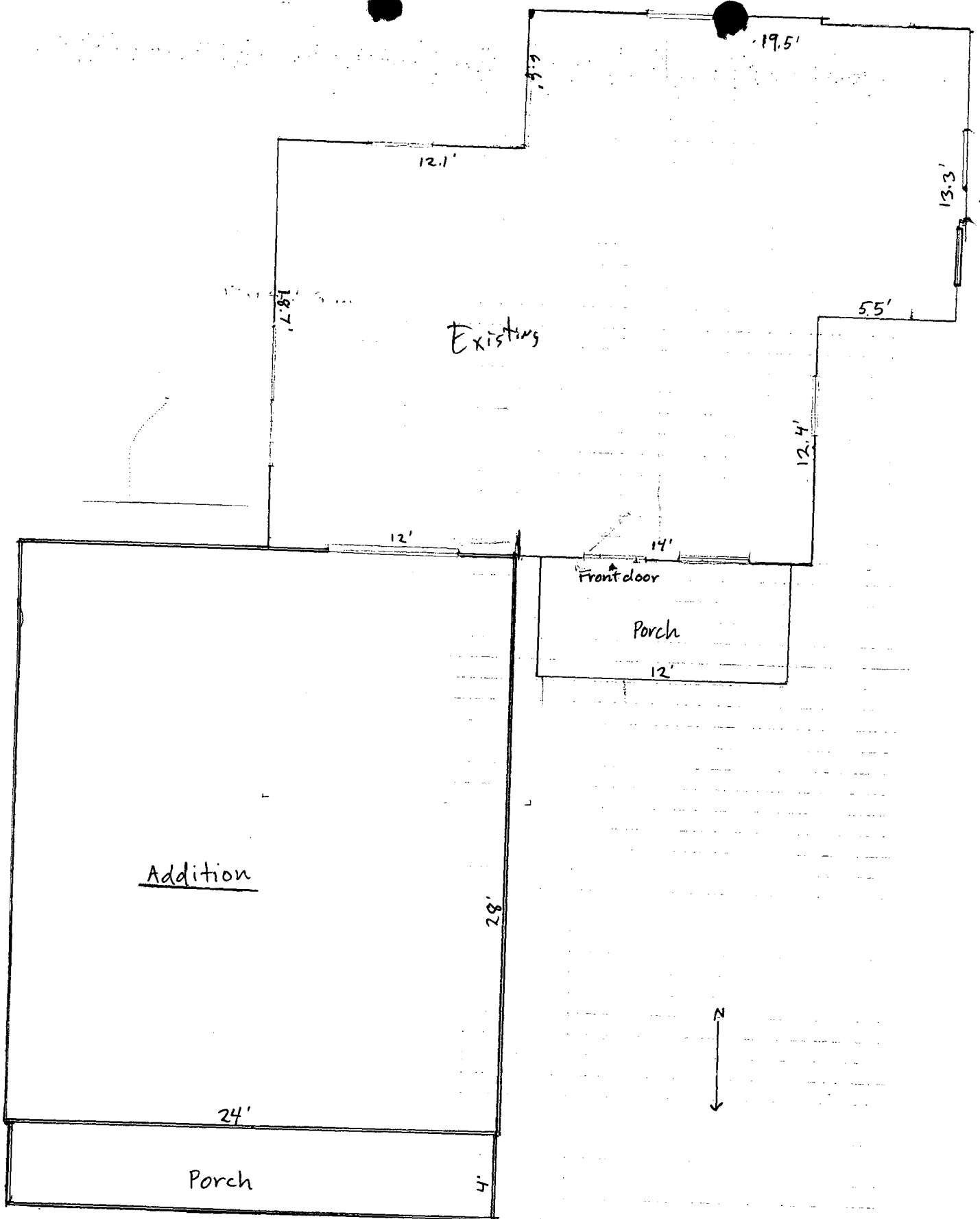
4" lap hardboard  
siding - painted grey

2 1/2" drip  
edge

silver grey  
asphalt shingles

existing house

10210 Capitol View Avenue



10210 Capitol View Avenue





28203

AMERICAN  
TOPOGRAPHIC  
ENGINEERS

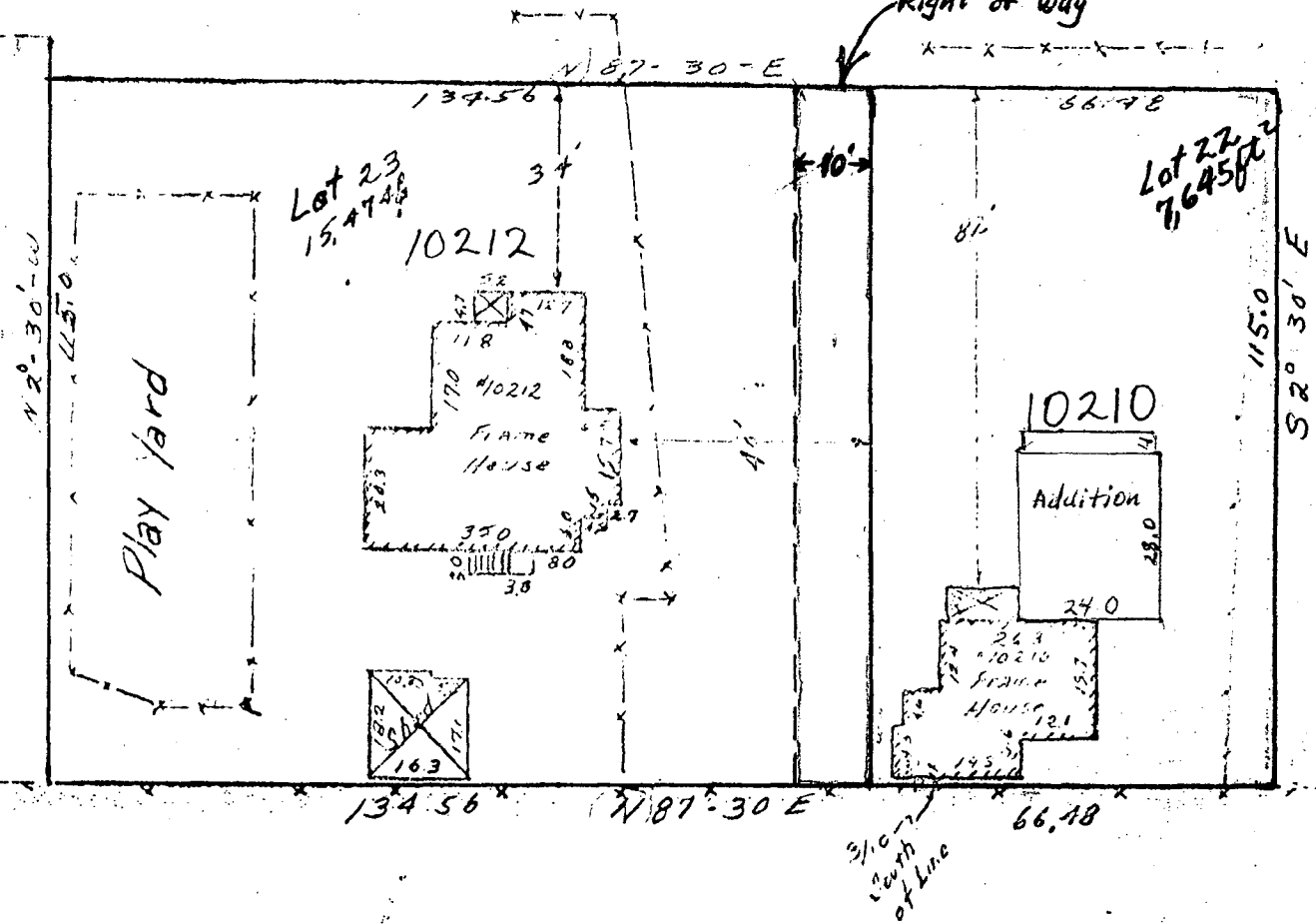
Surveyors & Topographers  
BETHESDA, MARYLAND

ATL 2213 JULY 9, 1965  
House Location Plat  
10210 & 10212 Capitol View  
Lots 22 & 23 Block 1  
Capitol View Park, Mont. Co., Md.  
Plat Book 60 Plat 5013  
Scale 1"=30' July 9, 1965

*Curve*

Capitol View Avenue

Right of way



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY  
LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT  
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT  
MD REG NO 1690 VA REG NO 441 FRANK B LANZ, REGISTERED SURVEYOR

*Frank B. Lanz*



house to left



house to right



**Montgomery County Government**

Department of Housing and Community Development  
Division of Planning  
51 Monroe Street  
Rockville, Maryland, 20850

Photographs



10210 Capitol View Avenue



10210 Capitol View Avenue

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