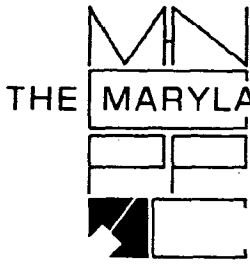


31/7 10212 Capitol View Ave.  
3-85

31/7-97A 10212 Capitol View Ave.  
(Capitol View Historic District)



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

DATE: 2/12/97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County 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 ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Charles H. J. Edward

Address: 10212 Capitol View Ave Silver Spring

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

# HISTORIC AREA WORK PERMIT

Contact Person: Catherine Edward  
Daytime Phone No.: (301) 981-0420  
or Harvey Edward, (301) 949-7006  
Tax Account No.: 994667  
Name of Property Owner: Charles E. and J. H. EDWARD Daytime Phone No.: (301) 949-7006  
Address: 3300 Wake Drive Kensington, Maryland 20895  
Street Number City State Zip Code  
Contractor: None selected at this time. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Capitol View Avenue  
Town/City: Silver Spring Nearest Cross Street: Stoneybrook Road and Capitol View Avenue  
Lot: 23 Block: 1 Subdivision: 5  
Liber: 6016 Folio: 608 Parcel: —

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ less than \$2000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## 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

3A. Height 6 feet 0 inches Approximately with posts slightly higher.

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.

Catherine Edward  
Signature of owner or authorized agent

7 January 1997  
Date

Approved: ✓

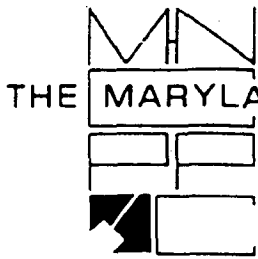
Disapproved: \_\_\_\_\_

Signature: [Signature]

For Chairperson, Historic Preservation Commission

Date: 2/12/97

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



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

DATE: 2/12/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gmk*  
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!

203

AMERICAN TOPOGRAPHIC ENGINEERS

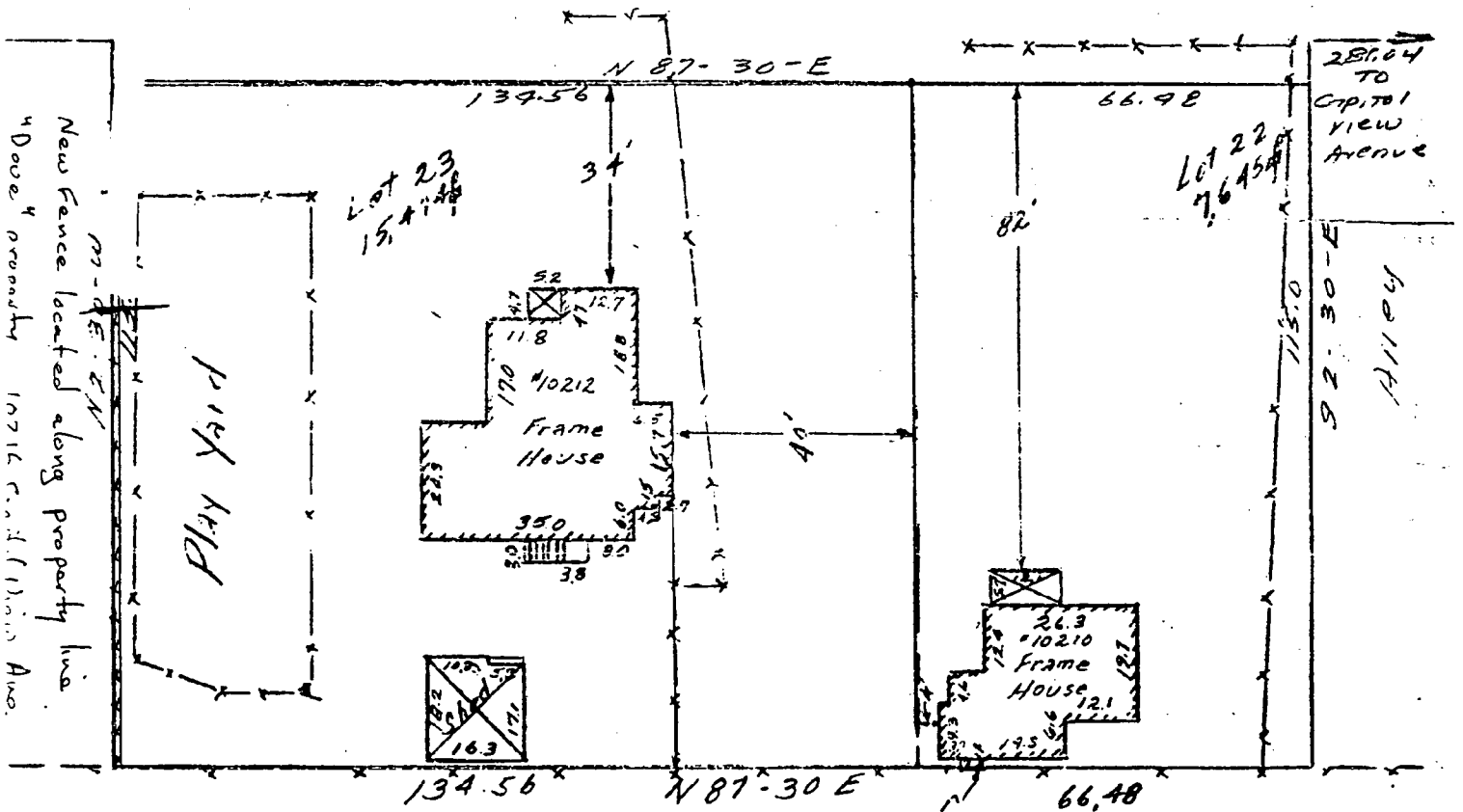
Surveyors & Topographers

BETHESDA, MARYLAND

ATL 28203 JMSO 8023 House Location Plat 10210 & 10212 Capitol View Ave. 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



New Fence located along property line in Dove's proximity 10216 Capitol View Ave.

Play Yard

Lot 23  
151.41

Lot 22  
76.45

APPROVED  
Montgomery County  
Historic Preservation Commission

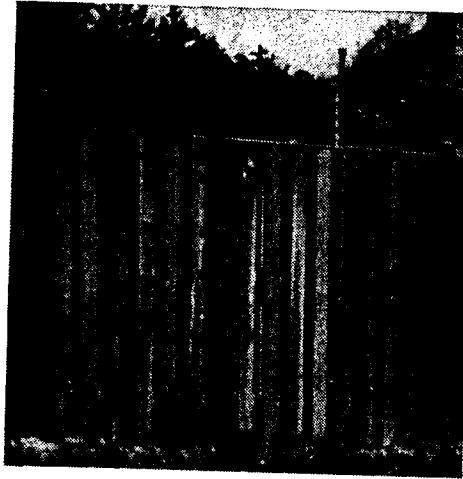
*[Signature]* 2/12/97

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 1590 VA REG NO 441 FRANK B. LAKE, REGISTERED SURVEYOR

*[Signature]*

IAWP Application for 10212 Capitol View Ave, Silver Spring, MD 20910

**WYNGATE WITH** 1900.00  
**CAPBOARD** metal caps  
standard



Typical fence. This photograph is taken from Potomac Fences, Inc brochure. The new fence would have aluminum caps instead of the posts shown in order to match the existing fences in the rear of 10212 Capitol View Avenue.

APPROVED  
Montgomery County  
Conservation Commission  
*Perry Keplear* 2/12/97

Addresses of Adjacent and Confronting Property.

Adjacent Property.

(1) John Dove  
10216 Capitol View Ave  
Silver Spring, Maryland 20910

Mailing Address:

John Dove  
4002 Decatur Avenue  
Kensington, Maryland 20895

Confronting Property.

(2) Bill Enderlin  
10213 Capitol View Ave  
Silver Spring, Maryland 20910

(3) August Zinsser  
10217 Capitol View Ave  
Silver Spring, Maryland 20910



**Expedited**  
**Historic Preservation Commission Staff Report**

**Address:** 10212 Capitol View Avenue  
**Resource:** ~~Takoma Park~~ <sup>Capitol View Park</sup> Historic District  
**Case Number:** 31/7-97A  
**Review:** HAWP  
**Applicant:** Charles E. H. & J. H. Edward

**Meeting Date:** 02/12/97  
**Public Notice:** 01/29/97  
**Report Date:** 02/05/97  
**Tax Credit:** No  
**Staff:** Perry Kephart

---

**DATE OF CONSTRUCTION:** Circa 1921

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** Hipped roof frame cottage with 1960's side addition.

**PROPOSAL:** Replace existing chain link fence on right property line with six foot high Wyngate (board on board) fence with metal capped posts to match existing fence across rear property line. Proposed fence would run from the rear property line forward 81" to a point parallel with the front corner of historic resource.

**RECOMMENDATION:**

- Approval
- Approval with conditions:
  1. \_\_\_\_\_
  2. \_\_\_\_\_
  3. \_\_\_\_\_

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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:

a. repair or replacement of masonry foundations with new materials that match the original closely.

b. installation of vents, venting pipes, and exterior grills,

c. new installation of gutters.

4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.

5. Removal of accessory buildings which are not original to the site nor otherwise historically significant

6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.

7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Catherine Edward

Daytime Phone No.: (301) 881-0420  
or Harvey Edward, (301) 949-7006

Tax Account No.: 994667

Name of Property Owner: Charles E.H. and J.H. EDWARD Daytime Phone No.: (301) 949-7006

Address: 3300 Wake Drive Kensington, Maryland 20895  
Street Number City State Zip Code

Contractor: None selected at this time. Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 10212 Street: Capitol View Avenue  
Town/City: Silver Spring Nearest Cross Street: Stoneybrook Road and Capitol View Avenue  
Lot: 23 Block: 1 Subdivision: 5  
Liber: 6016 Folio: 608 Parcel: —

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ less than \$2000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## 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: \_\_\_\_\_

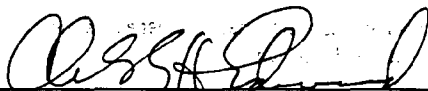
## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches Approximately with posts slightly higher.

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.

  
Signature of owner or authorized agent

7 January 1997  
Date

Approved:

For Chairperson, Historic Preservation Commission

(5)

**THE FOLLOWING ITEMS MUST BE COMPLETE 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:

There is an existing chain link fence approximately four feet inside the property line. This fence will be removed upon installation of the new fence. I do not believe the existing chain link fence has any historic significance.

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

Install a new privacy fence along the property line between the "Dove" property at 10216 Capitol View Ave and 10212 Capitol View Ave. The new fence will be similar in construction and will match in appearance the fences along the rear property line of 10212 Capitol View. The fence will be about 110 feet long. The existing chain link fence, which is approximately four feet inside the property line, will be removed. The "Dove" property at 10216 Capitol View Ave was recently issued a HAWP for a new house. (APC Case No. 31/7-96K Capitol View Park Historic District.)

**2. SITE PLAN**

Plat Plan Attached

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

Not applicable

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.

- a. 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.
- b. 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**

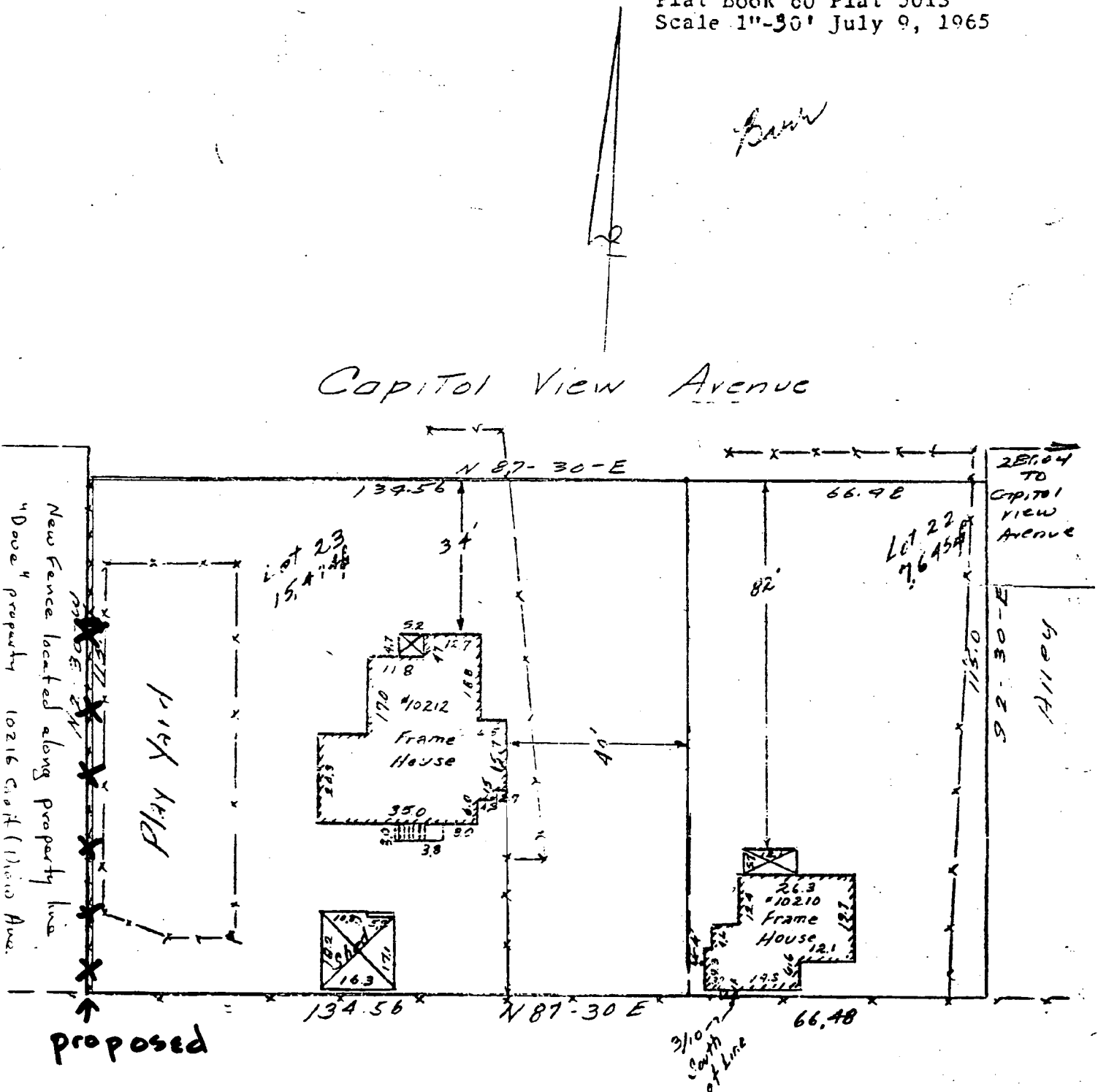
The new fence will be similar in construction and will match in appearance the fences along the rear property line of 10212 Capitol View Ave. General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings. The fence is of wood construction, approximately six feet high, with aluminum caps on the posts. Potomac Fences, Inc. WYNGATE with Capboard Fence with aluminum caps is an example (see attached).

**5. PHOTOGRAPHS**

Attached

- a. 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.
- b. 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.

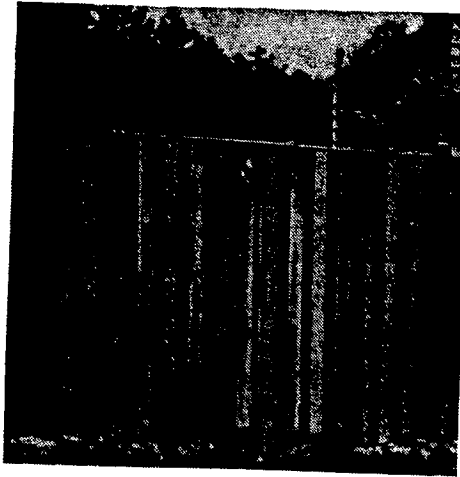
6



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 1590 VA REG. NO 441 FRANK B. LANE, REGISTERED SURVEYOR

Frank B. Lane  
⑦

**WYNGATE WITH** 1900.00  
**CAPBOARD** metal caps  
standard

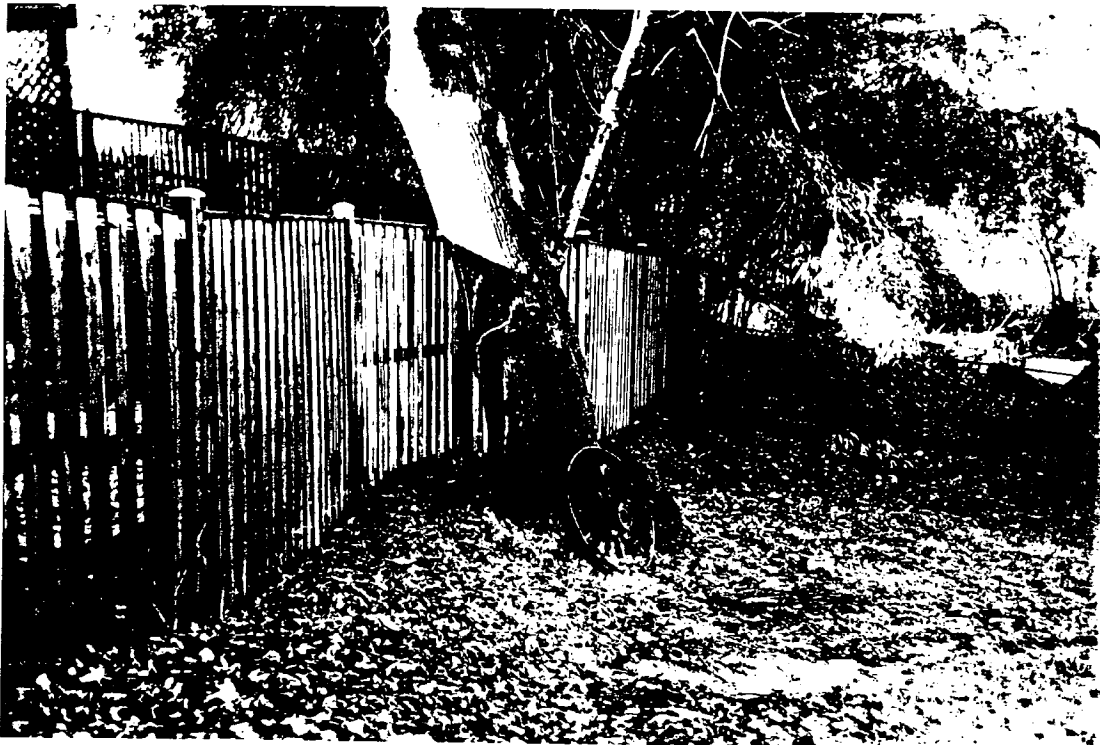


Typical Fence. This photograph is taken from Potomac Fences, Inc brochure. The new fence would have aluminum caps instead of the posts shown in order to match the existing fences in the rear of 10212 Capitol View Avenue.





Existing chain link fence which is approximately four feet inside the property line.



The proposed new fence will match in appearance the fences along the rear property line which is shown here.

Addresses of Adjacent and Confronting Property.

Adjacent Property.

(1) John Dove  
10216 Capitol View Ave  
Silver Spring, Maryland 20910

Mailing Address:

John Dove  
4002 Decatur Avenue  
Kensington, Maryland 20895

Confronting Property.

(2) Bill Enderlin  
10213 Capitol View Ave  
Silver Spring, Maryland 20910

(3) August Zinsser  
10217 Capitol View Ave  
Silver Spring, Maryland 20910

2 February 1997

Montgomery County Historic Preservation Commission  
Maryland - National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Enclosed please find a picture of 10212 Capital View Ave,  
Silver Spring, MD as requested by Perry, HPC staff.  
(Conversation with Catherine Edward on 31 Jan 1997.).

Thank You

*Charles E. H. Edward*  
Charles E. H. Edward  
(301) 949-7006



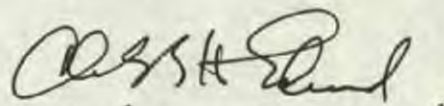
11

2 February 1997

Montgomery County Historic Preservation Commission  
Maryland - National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Enclosed please find a picture of 10212 Capital View Ave,  
Silver Spring, MD as requested by Perry, HPC staff.  
(Conversation with Catherine Edward on 31 Jan 1997).

Thank You

  
Charles E. H. Edward  
(301) 949-7006



11



Existing chain link fence which is approximately four feet inside the property line.



The proposed new fence will match in appearance the fences along the rear property line which is shown here.