

31/7 9834 Capitol View Ave.
31/7-89V



Montgomery County Government

MEMORANDUM

DATE: 11/20/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: *JBC*
Jared B. Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 11/16 reviewed the attached application by Linda Case for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP
2. Plans
3. Photos
4. Site Plan
5. _____

JBC:av

1199E

Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: 11/8/89

CASE NUMBER: 31/7 - 89V

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 9834 Capitol View Ave.
Silver Spring 20910

DISCUSSION:

The applicant is proposing several changes at the side and rear elevations, as follows: 1) expansion, roof heightening, and ultimate conversion of an existing shed roof workroom into a "solarium", 2) addition of 84 square feet of first floor space (kitchen) to an area which had previously been converted from a porch to living space; 3) expansion of an existing deck. All of these projects are more fully described in the attached statement of "project intent."

STAFF RECOMMENDATION:

Staff recommends approval of all aspects of the proposal based on criterion 24A-8(b)(1). The LAC recommends approval based on criteria 24A-8(b)(2) and (3).

ATTACHMENTS:

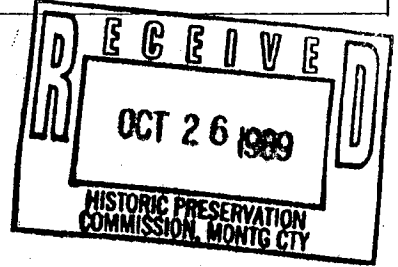
1. HAWP Application
2. Applicant's Addendum
3. LAC Comments
4. Site Plan
5. Photographs
6. Proposed Elevations
7. Proposed First Floor Plan
8. Sectional Plan
9. Deck Plan

JBC:av
1466E



Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850
~~1000 MARYLAND HIGHWAY, ROCKVILLE, MARYLAND 20850~~
279-8094 ~~279-1333~~



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 99630
996291

NAME OF PROPERTY OWNER Linda W. Case TELEPHONE NO. 301-588-8172
(Contract/Purchaser) (Include Area Code)

ADDRESS 9834 Capitol View Ave Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR M E Thaden TELEPHONE NO. 301-258-9760

PLANS PREPARED BY M E Thaden CONTRACTOR REGISTRATION NUMBER MHIC 12640
TELEPHONE NO. " " "

REGISTRATION NUMBER MHIC 12640

LOCATION OF BUILDING/PREMISE

House Number 9834 Street Capitol View Ave

Town/City Silver Spring MD Election District 13

Nearest Cross Street Leafy Ave.

Lot 30 Block parts of 5-12, lot 13 Subdivision Capitol View Park

Liber A 5 Folio 207 Parcel _____
454 232
262 374

- 1A. TYPE OF PERMIT ACTION (circle one) Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 40,000-
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? in historic district.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

[Signature]

[Signature]

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:)

- existing house + outbuildings to be re-roofed
also - all to receive mottled beige/brown roofing
- siding to match existing house
- Present connected outbuildings are being enlarged & converted to living space. A small eating area off kitchen is being enlarged.

(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

November 3, 1989

TO: Mr. Jared Cooper

FROM: Linda Case, John Rayburn
9834 Capitol View Ave.
Silver Spring MD 20910
301-588-8172

RE: Application for Remodeling

Here is the additional information on our application that you requested. Please let us know if you need any more material.

1. The scale on all elevations is 1/4" = 1'
2. Attached is a new site plan showing north direction and scale
3. To give a clear idea of changes as well as project intent, attached is a blow-up of the house footprint labeling the areas of change and a written description follows of what that change consists of. Please note that no change will be made to the original existing house and no change will be visible from the front of the house.

CHARACTERIZATION: The original house was built in 1870 by Farmer Brown as a farmhouse on 200+ acres. It is now situated on approximately 2 acres on a panhandle-type lot and is barely visible in winter from Capitol View Ave. It is, however, the oldest remaining house in the Capitol View Park historic district.

CONTEXT: The property is not viewable from the road - Capitol View Ave. It is viewable only from the rear of neighbors houses. It is fairly well centered on it's 2 acre lot with many trees and bushes. The rear of the property is additionally isolated by a sub-division storm drainage system which preserves even more open space.

PROJECT INTENT:

Area A (Solarium Addition) - is the remodeling of an existing attached unheated shed now used as a workroom. It is in a very poor shape with old termite damage to structural members and the bottom of the rear wall badly chewed by "varmint." The shed appears to date from about 1930-40 and has a concrete and cinderblock base, German siding of slightly wider reveal than the existing house and finished lumber showing in the rafter tails. Our intent is to turn this into living space which requires raising the shed roof and moving the rear wall back 2' and the right side wall out 4'. The roof will be changed from a shed roof to a gable roof and together with the new kitchen roof line will create a more uniform flow from the most visible elevation than the existing polyglot of roof styles. The new roofing material will be 25 year fiberglass shingles in a beige/brown color and will replace black rolled roofing. All siding will be new wood siding to match the existing house German siding.

Area B (Kitchen addition) - is the addition of 7' x 12' of first floor space to a one story section of the house that is a converted old

Mr. Jared Cooper
page two - 9834 Capitol View Ave.

porch. This change will be visible only from the rear of the house and the railroad side of the house. Siding will be wood German siding to match existing. Roof will be as above. Windows are as shown on plans and will be trimmed as the existing house windows are trimmed.

Area C (Wood Deck)- is the extension of an existing deck. Material would be pressure treated and it would be visible only from the rear and railroad sides of the house.

MATERIAL SPECIFICATIONS:

Siding: All new areas will be sided with German wood siding to match as closely as possible.

Roofing: present roof is red asphalt and black rolled. All new roofing will be 25 year fiberglass shingles in a beige/brown color.

Windows: Present house has a predominance of double hung - 2 over 2. It also has muntined and unmuntined type old fashioned casements as well as fixed glass. New windows in kitchen area will be painted wood casements. New glass areas will be steel frames with insulated Low E glass painted to match existing house and trimmed to match existing trim detail.

Skylights: There are two skylights to be installed on railroad side of solarium roof. They will not be visible from the street, or the front or driveway side of the house.

TREES: Note that no trees are to be removed or are impacted in any way by the proposed project.

Please let us know if we need further submissions. Thank you for your help.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capital View Park historic district.

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

c. Address of Property: 9837 Capital View Ave
Silver Spring Md. 20910

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

Linda W. Case
Silver Spring Md 20910

(h) _____ (w) _____

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:

*Addition to back of house and construction of deck. Addition to change current roof line.
New-Roof*

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

c. Is the work visible from the street? NO.

d. What are the materials to be used? Siding - German to match existing hardwood siding on main portion of house
Roof - fiberglass (textured), color weathered oak.

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

other buildings

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?

24A-8 (b) (2), (3)

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)

Siding To match prevailing German hardwood siding.

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

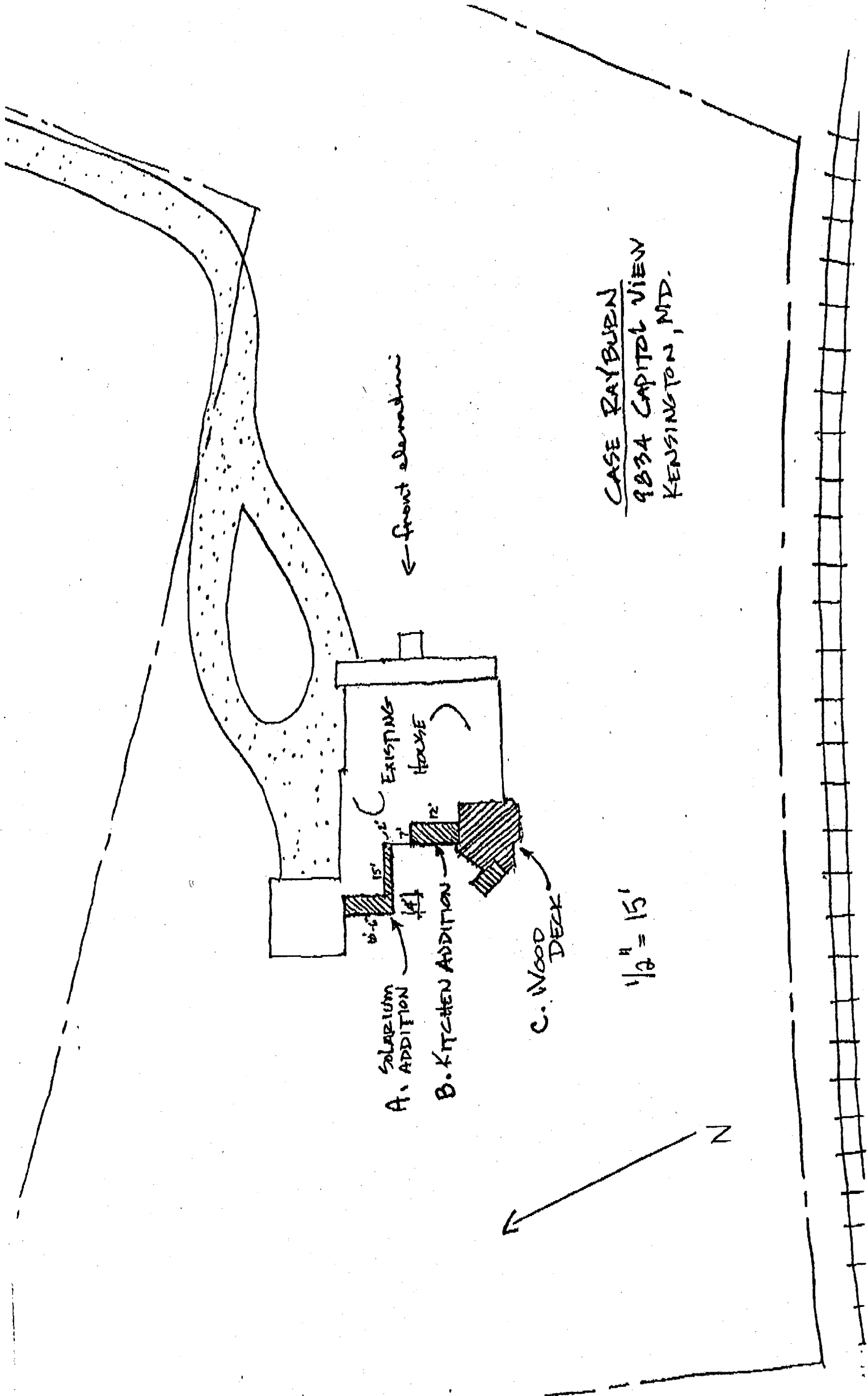
Date on which application received: 10-25-89

Date of LAC meeting at which application was reviewed: 10-25-89

Form completed by: John B. Moran Title: Chairman LAC

Member of: Capital View Park

Date: 10-25-89



CASE RAYBUEN
 9834 CAPITOL VIEW
 KENSINGTON, MD.

A. SOLARIUM
 ADDITION

B. KITCHEN
 ADDITION

C. WOOD
 DECK

EXISTING
 HOUSE

← front elevation

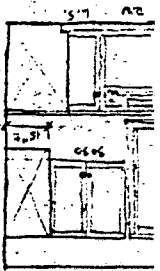
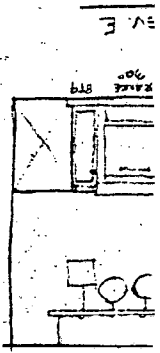
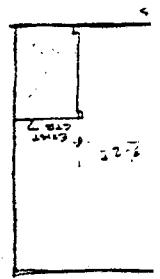
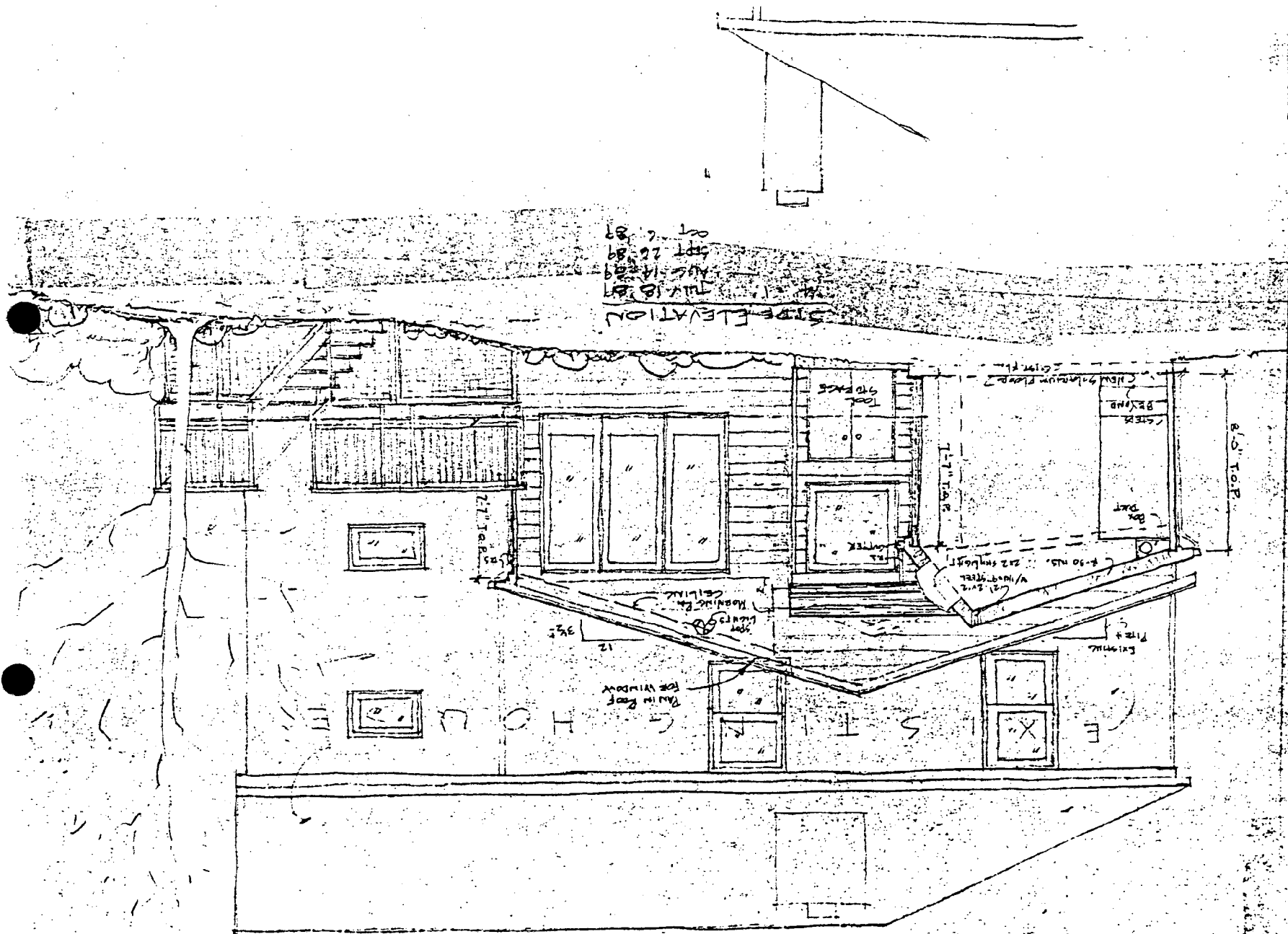
$1/2" = 15'$

N



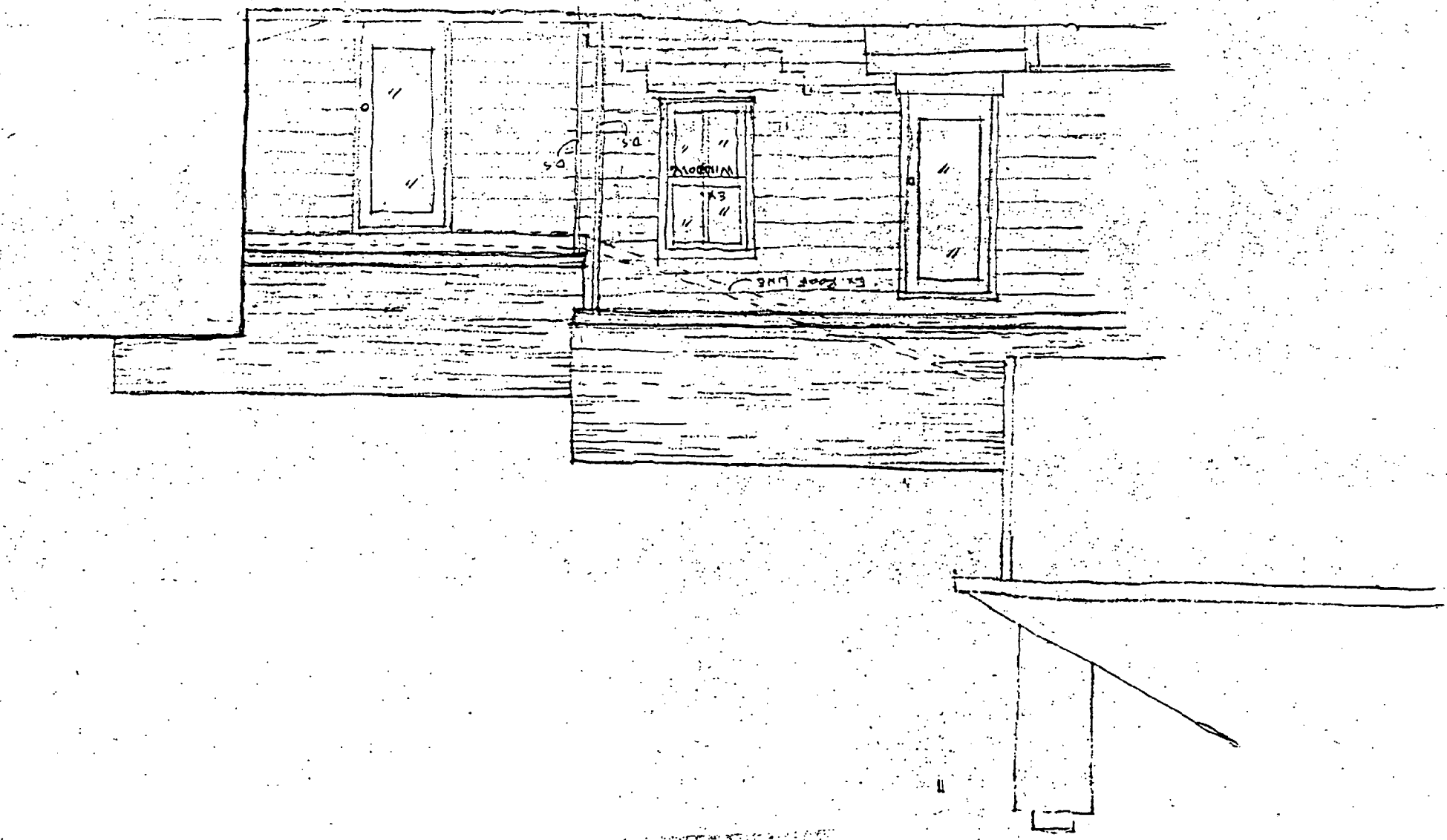
JUL 18 89
AUG 14 89
SEPT 26 89
OCT 7 89

SIDE ELEVATION

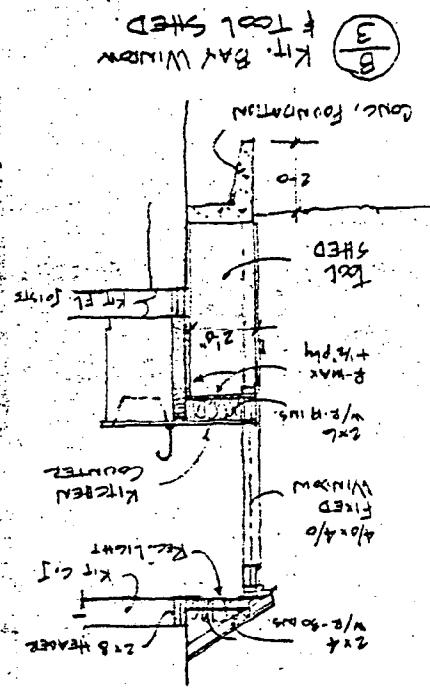
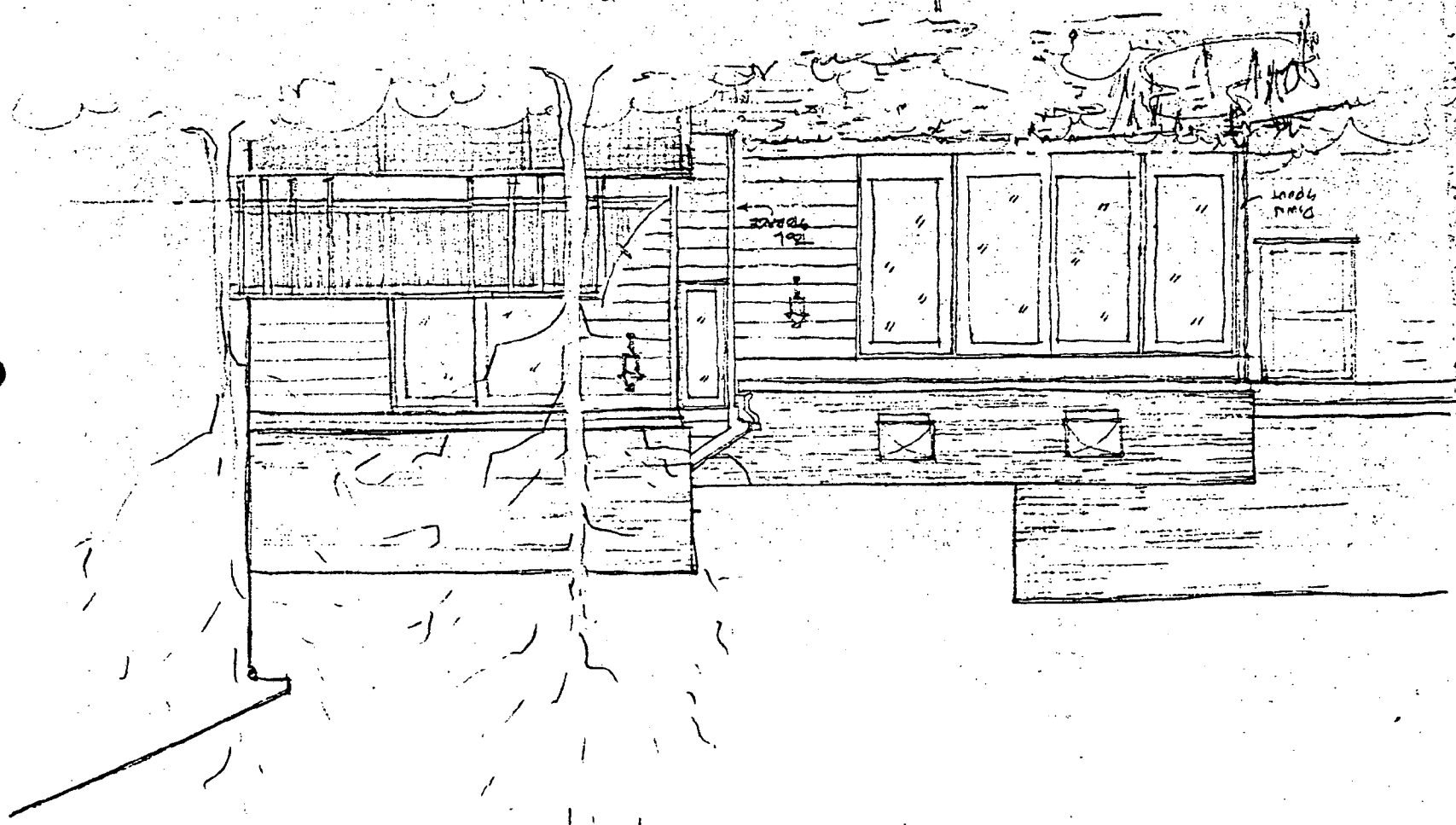


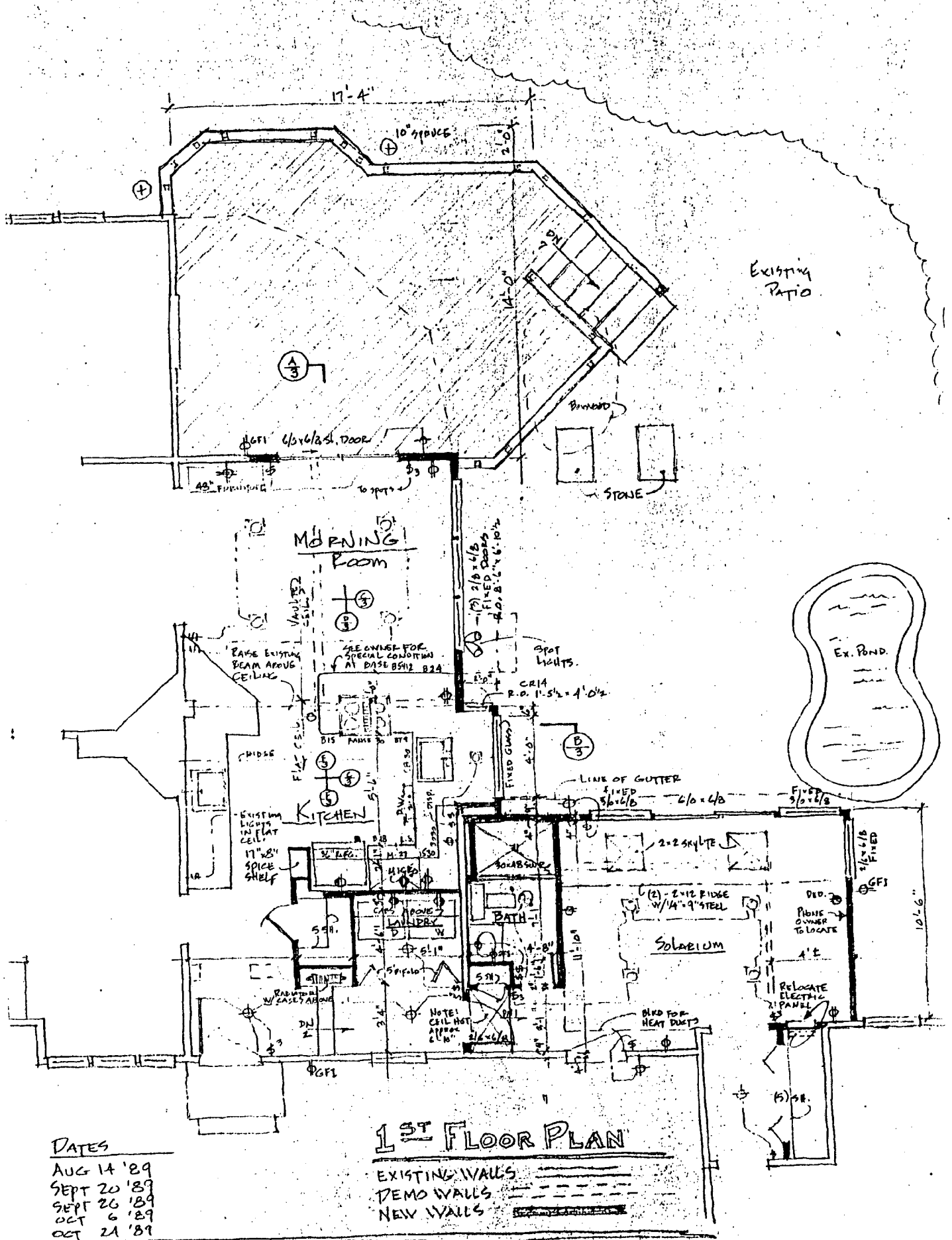
1/4" = 1'
FRONT ELEVATION
JULY 18.89
OCT 6.89
OCT 24.89

2 OF 3



REAR ELEVATION
 SEPT 20 '89
 SEPT 26 '89
 OCT 6 '89
 OCT 24 '89



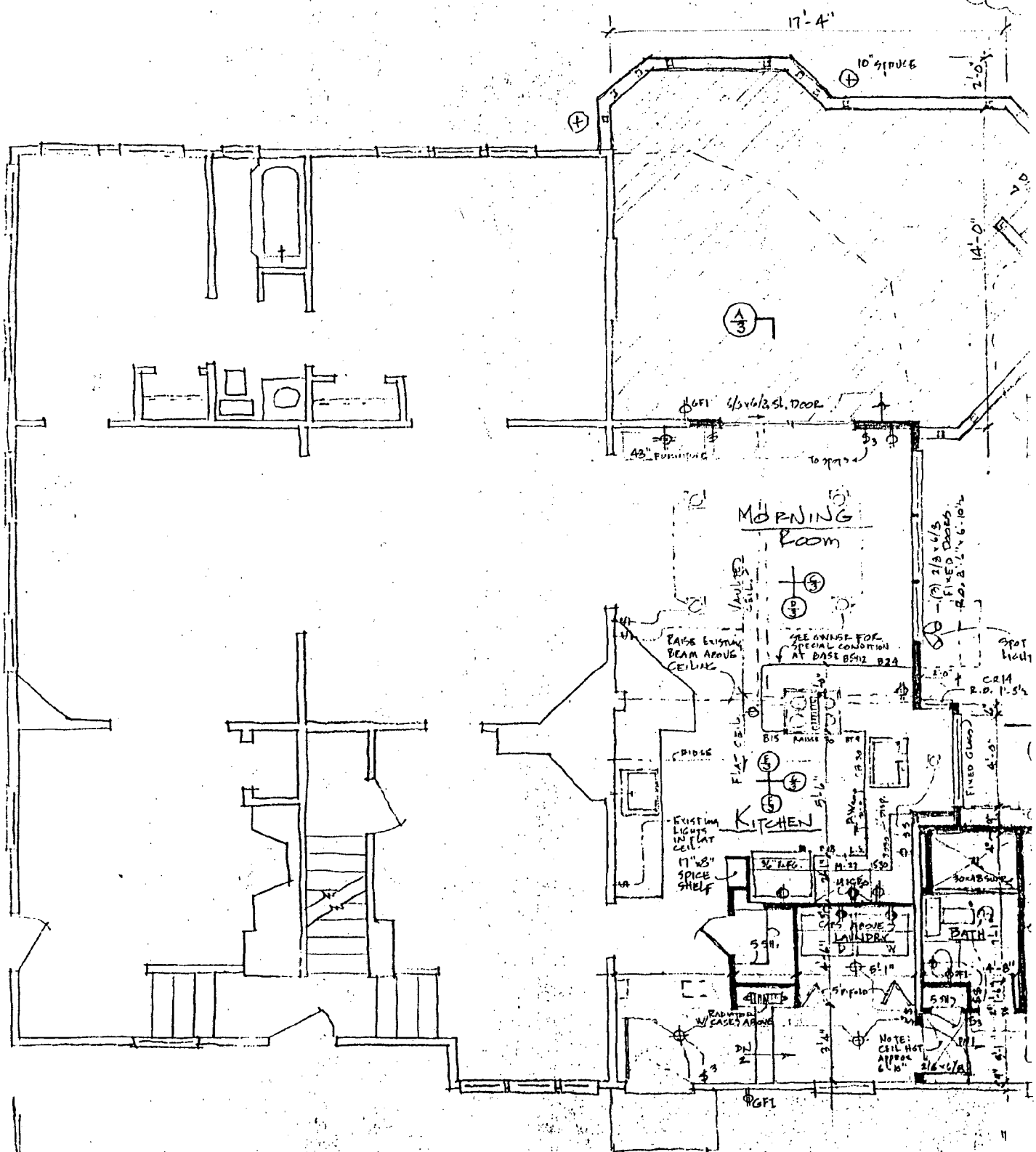


DATES

AUG 14 '89
 SEPT 20 '89
 SEPT 26 '89
 OCT 6 '89
 OCT 21 '89

1ST FLOOR PLAN

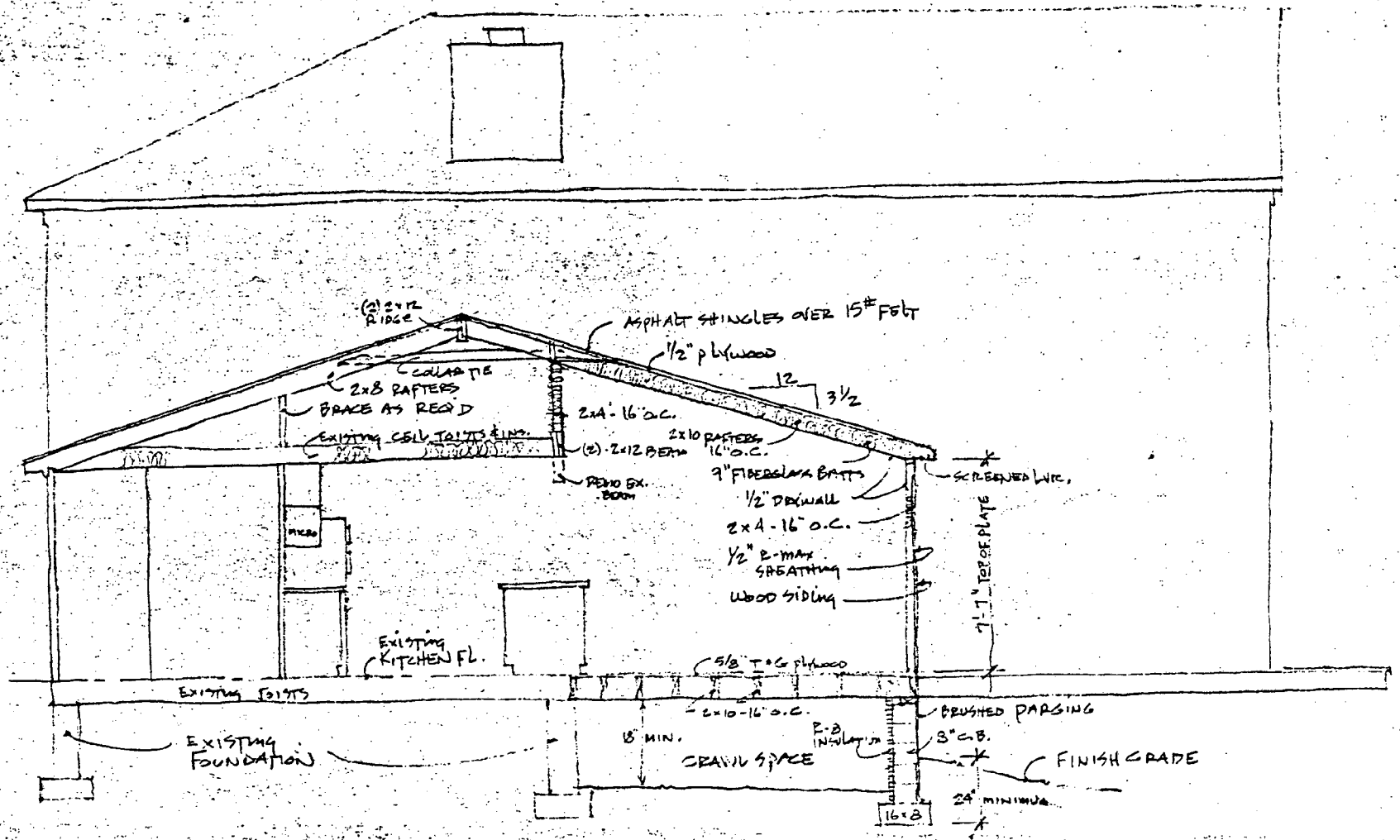
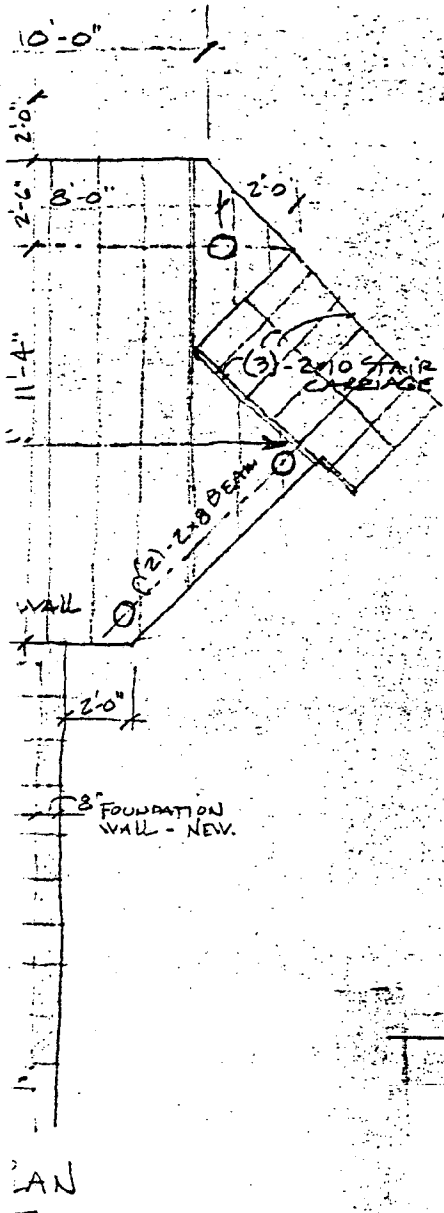
EXISTING WALLS
 DEMO WALLS
 NEW WALLS



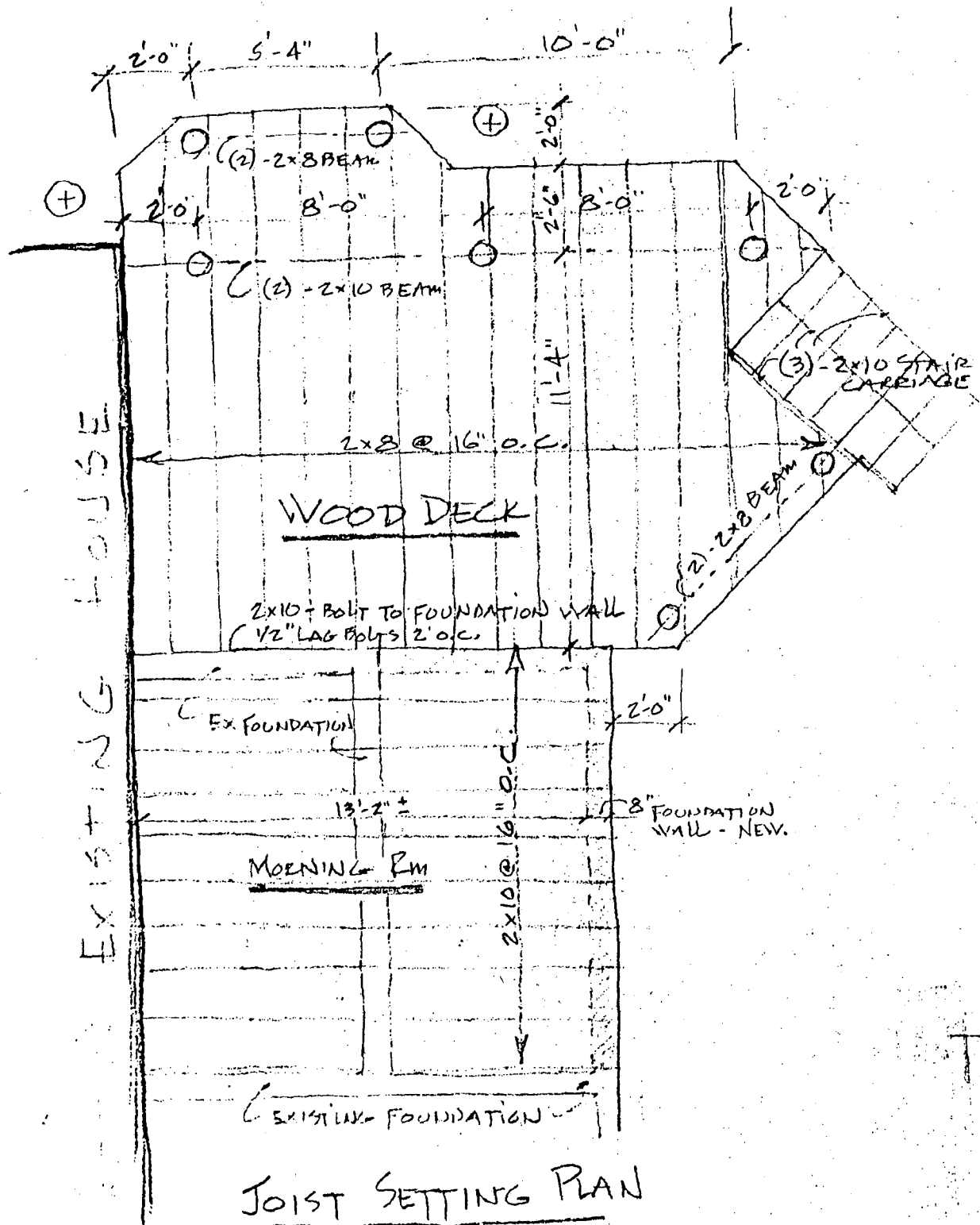
M.E. THADEN CORP
 15737 CRABBS BRANCH
 ROCKVILLE, MD. 20855
 258-7760

DATES
 AUG 14 '89
 SEPT 20 '89
 SEPT 26 '89
 OCT 6 '89
 OCT 21 '89

1ST FLOOR P
 EXISTING WALLS
 DEMO WALLS
 NEW WALLS



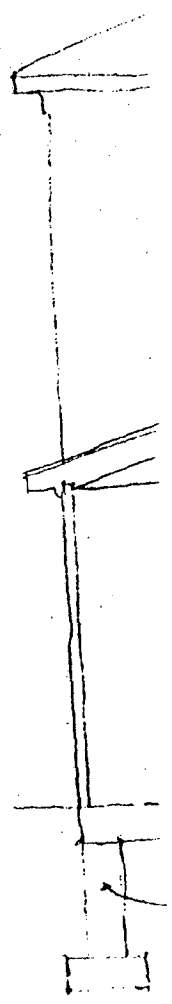
(A/3) TYPICAL SECTION
 1/4" = 1'



EXISTING HOUSE

JOIST SETTING PLAN

1/4" = 1'





Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 94630
 NAME OF PROPERTY OWNER 3830 Capital View Ave Silver Spring MD 20910 TELEPHONE NO. 301-588-8116
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 3830 Capital View Ave Silver Spring MD 20910 CITY Silver Spring STATE MD ZIP 20910
 CONTRACTOR W. J. Williams TELEPHONE NO. 301-588-4412
 CONTRACTOR REGISTRATION NUMBER PHHC 12640
 PLANS PREPARED BY A. E. Thode TELEPHONE NO. " " "
 (Include Area Code)
 REGISTRATION NUMBER PHHC 12640

LOCATION OF BUILDING/PREMISE
 House Number 3830 Street Capital View Ave
 Town/City Silver Spring MD Election District 3
 Nearest Cross Street 15th Ave
 Lot 20 Block 0413 Subdivision Capital View Park
 Liber 88 Folio 88 Parcel 88

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 Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other
 1B. CONSTRUCTION COSTS ESTIMATE \$ 92,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? no historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 11/25/99

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 11/25/99

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:)

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

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

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

Linda W. Case
Silver Spring Md 20910

(h) _____ (w) _____

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:

*Addition to back of house and construction of deck. Addition to change current roof line.
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b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street? NO.

d. What are the materials to be used? *Siding - German to match existing hardwood siding on main portion of house +*
Roof - fiberglass (textured), color weathered oak.

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

other buildings

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?

24A-8 (b) (2), (3)

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Siding To match prevailing German hardwood siding.

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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: 10-25-89

Date of LAC meeting at which application was reviewed: 10-25-89

Form completed by: John P. Moran Title: Chairman LAC

Member of: Capital View Park

Date: 10-25-89

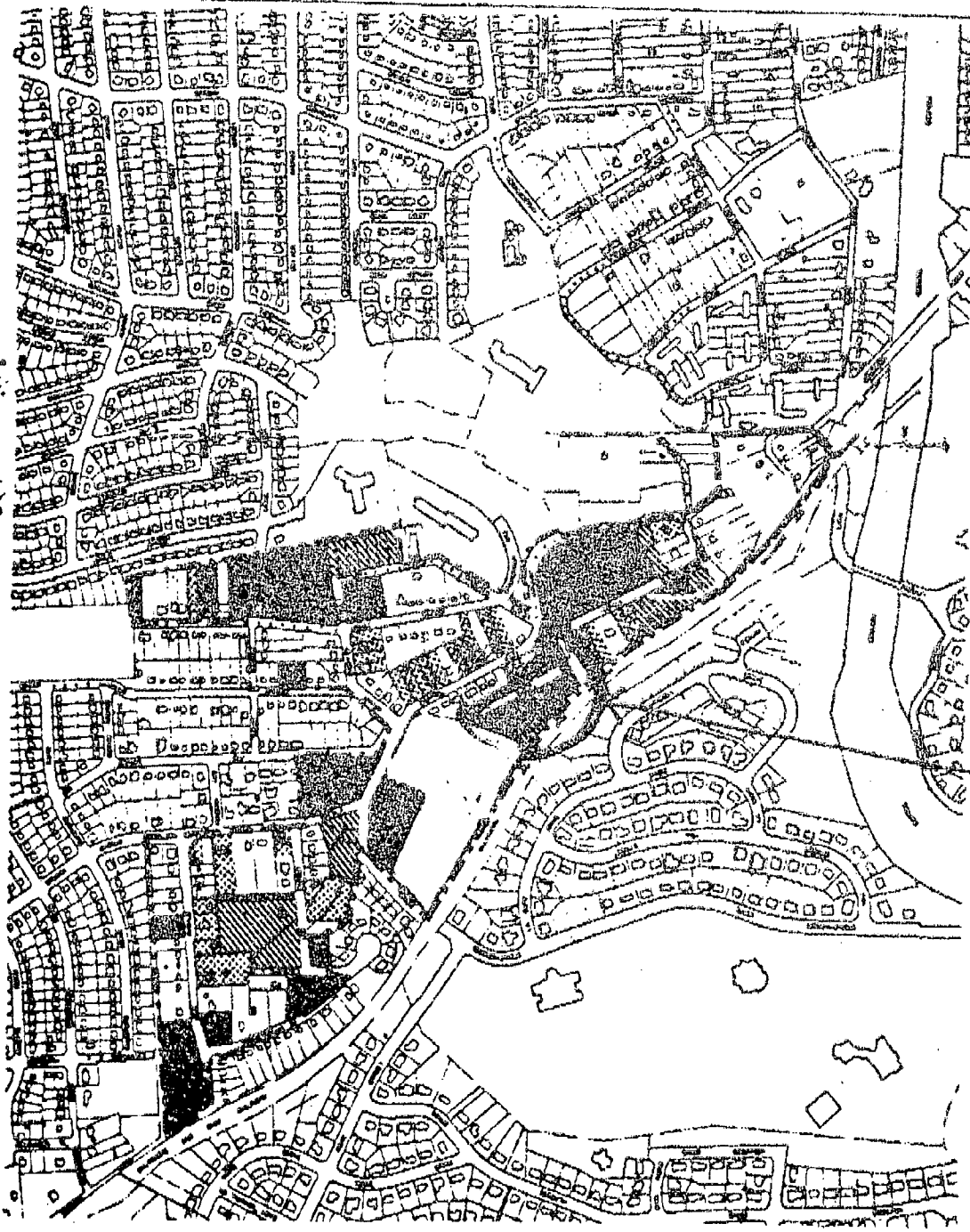
HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

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

USE: SEE: 1989
 PREPARED BY: KENSINGTON ASSOCIATION
 DATE: NOV. 3, 1989
 SCALE: 1" = 100'



9834 Capitol View Ave.

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA