

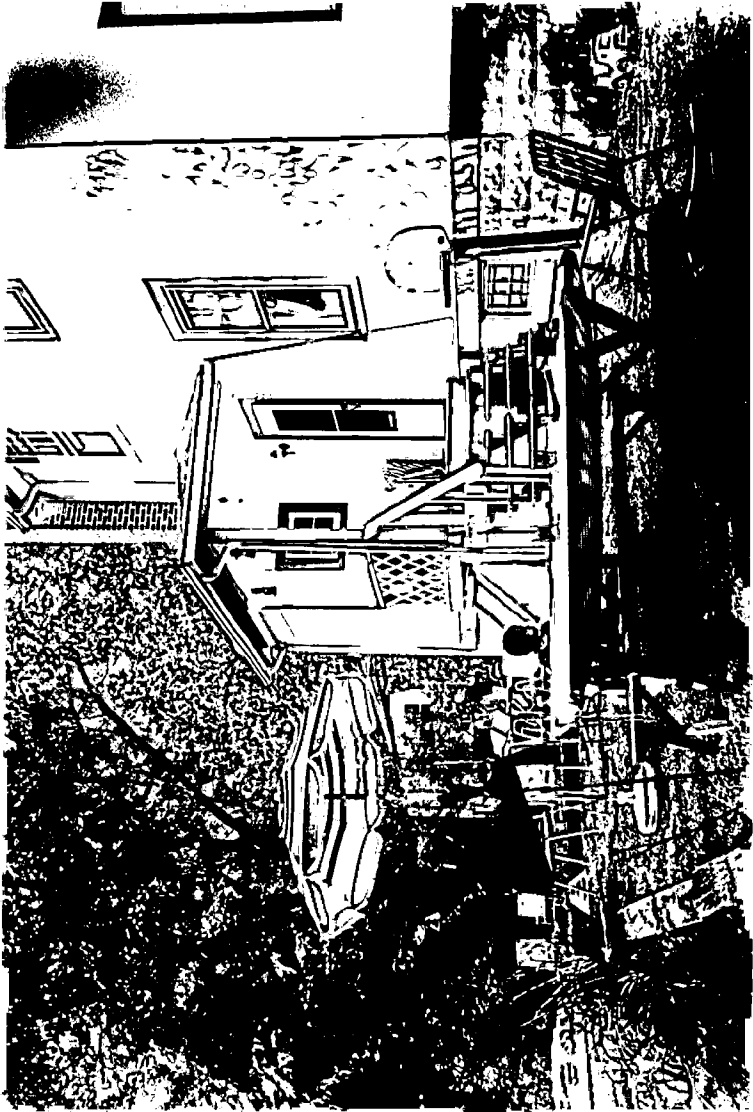
31/7-93C 9826 Capitol View Avenue  
Capitol View Park Historic District

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**

Friedman / Berger  
9826 Capital View Avenue 317-930  
Capital View Historic District  
HPC 8/18/93









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

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

DATE: 8.18.93

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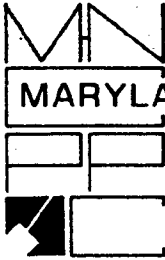
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

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, 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.

Thank you very much for your patience and good luck with your project!



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
Division of Development Services and Regulation  
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 8.18.93

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 should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: ROGER FRIEDMAN & ROZ BEROZA

Address: 9826 CAPITOL VIEW AVENUE



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 99 6894

NAME OF PROPERTY OWNER Roger Friedman & Roz Bevoza TELEPHONE NO. 201-537-7403  
(Contract/Purchaser) (Include Area Code)

ADDRESS 9826 ... CITY ... STATE MD ZIP 20910

CONTRACTOR LANDWORKS INC TELEPHONE NO. 301-495-9445  
CONTRACTOR REGISTRATION NUMBER 410155

PLANS PREPARED BY LANDWORKS INC TELEPHONE NO. 301-495-9445  
(Include Area Code)

REGISTRATION NUMBER N/A

### LOCATION OF BUILDING/PREMISE

House Number 9826 Street ...

Town/City SILVER SPRING Election District ...

Nearest Cross Street LANEY AVE

Lot 16, 17 Block 31 Subdivision ...

Liber ... Folio ... Parcel ...

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |   |                                     |   |                                    |   |   |                                    |                               |                                |  |
|---|-------------------------------------|---|------------------------------------|---|---|------------------------------------|-------------------------------|--------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair    | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck   | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Shed | <input type="checkbox"/> Solar | <input type="checkbox"/> Woodburning Stove |
| <input type="checkbox"/> Wreck/Raze           | <input type="checkbox"/> Move       | <input type="checkbox"/> Install        | <input type="checkbox"/> Revocable | <input type="checkbox"/> Revision         | <input type="checkbox"/> Fence/Wall (complete Section 4) Other <u>...</u> |                                    |                               |                                |  |
- Circle One: A/C Slab Room Addition
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # ...
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY ...
- 1E. IS THIS PROPERTY A HISTORICAL SITE? ...

### 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 <u>...</u> |                                    |
- 2B. TYPE OF WATER SUPPLY
- |  |                                  |
|--|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC  | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other <u>...</u> |                                  |

### 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 of owner or authorized agent (agent must have signature notarized on back) Roger Friedman Date 7/20/93

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED  Signature Albert B. Randall Date 8-18-93

APPLICATION/PERMIT NO: 9307291068 FILING FEE: \$ ...

DATE FILED: ... PERMIT FEE: \$ ...

DATE ISSUED: ... BALANCE \$ ...

OWNERSHIP CODE: ... RECEIPT NO: ... FEE WAIVED: ...

SEE REVERSE SIDE FOR INSTRUCTIONS



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9826 Capitol View Avenue	Meeting Date: 8/18/93
Resource: Capitol View Park Historic District	HAWP/Alteration
Case Number: 31/7-93C	Tax Credit: No
Public Notice: 08/04/93	Report Date: 08/11/93
Applicant: Roger Friedman and Roz Beroza	Staff: Patricia Parker
PROPOSAL: New Construction/ Porch	RECOMMEND: Approval

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The applicant proposes the construction of a new enclosed rear porch addition on Lot # 16 located on Capitol View Avenue in Capitol View Park. The proposed wood frame addition will tie into the existing covered porch, enlarging the space by 168 square feet and it will add a new adjacent side stair. The existing stair would be demolished. The entire porch area (old and new) would then be enclosed with black screening. All new materials such as the roof, downspouts, gutters and paint colors will match the color and materials of the existing 1920's house. The balustrade will be composed of white square pickets with the handrail painted to match the house trim.

STAFF DISCUSSION/BACKGROUND

The Capitol View Park Historic District is an example of a railroad community which developed gradually over the past 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch of the B & O. The architecture of the structures individually is generally vernacular; but as a whole, these resources meet the criteria for district designation as a visual example of suburban development styles.

The district is bounded by Edgewood Road on the north, Carroll Knolls on the East and the Metropolitan Branch of the B&O Railroad on the Southwest.

Capitol View Park was designated in 1982 as a Historic District and placed on the Master Plan for Historic Preservation. This property, located at 9826 Capitol View Avenue on Lot #16, is located within the Historic District and is of the period between

1917 and 1935. Properties representative of this period are characterized by small lots, regularity of setbacks, and are predominantly of the bungalow style. They are considered to be contributing resources to the historic character of the district.

The application is very considerate of the style, materials and surroundings of this structure. As such, the proposal is to keep the existing porch, enlarge and enclose it. The addition is simple in construction and matches the existing house materials and color whenever possible. The recurring rectangular form of the screened bays and latticework below the floorline is typical for a house of this period and style.

Staff feels that new construction should be compatible in scale, massing and materials with existing structures. Further, that new construction should take into account the vernacular character of existing structures. Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive. In this proposal, these concepts have been articulated.

#### STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historical site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 996894

NAME OF PROPERTY OWNER Roxy Friedman & Roz Beroza TELEPHONE NO. 301-587-7403  
(Contract/Purchaser) (Include Area Code)

ADDRESS 9826 CAPITOL VIEW AVENUE SILVER SPRING, MD 20910  
CITY STATE ZIP

CONTRACTOR LAND WORKS INC TELEPHONE NO. 301-495-9045  
CONTRACTOR REGISTRATION NUMBER 40155

PLANS PREPARED BY LAND WORKS INC TELEPHONE NO. 301-495-9045  
REGISTRATION NUMBER N/A

### LOCATION OF BUILDING/PREMISE

House Number 9826 Street CAPITOL VIEW AVENUE

Town/City SILVER SPRING Election District \_\_\_\_\_

Nearest Cross Street LEAFY AVE

Lots 16,17 Block 31 Subdivision CAPITOL VIEW PARK  
PART OF IS

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

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

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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.

*[Handwritten signature]*

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2 1/2 story, woodframe, stucco house built in 1923; located on 1/2 acre wooded lot with three sheds & backing on railroad tracks; in Capitol View Park Historic Area. This is a very early "suburban" community that retains ~~the~~ "rural feel" to the present day.

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

Proposed 12' x 14' screened-in porch to be built to extend living-area off existing covered porch at rear of home. Roof, paint trim color and downspouts will match house. Porch-style handrail typical of porches of the 1920's era. Charcoal-color screens; approximately 3' high lattice panels below porch will be consistent with the 1920's period. (See attached drawing) We intend for the screen porch to fit easily into the materials, color, architecture and rural tone of the large backyard and neighborhood.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*Screened porch, 12' x 14' with 3' high lattice under  
the porch. Floor is pressure treated southern yellow  
pine lumber treated with water sealer. Fasten on  
porch stairs painted Patriot Blue to match house trim.  
All pickets painted white. Rtg will match existing material.  
Charcoal color screens and rectangular shaped screened sections to match.*

b. the relationship of this design to the existing resource(s): *double-hung design  
extension of existing small covered porch  
in rear of home with stairs going down  
same side preserving same graphic pattern.*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

*The proposed screened-in porch is consistent with the  
architectural design & visual aesthetic feel of the  
backyard, the house and the neighborhood. We value the  
historicity of our home, and have worked to plan  
this porch in a way that fits-in neatly with the early  
1920s design & materials. We see no adverse effects on*

3. Project Plan: *Historic preservation.*

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name George & Sarah Carr  
 Address 7830 Capital View Ave  
 City/Zip Silver Spring, MD 20910
2. Name Charles & Bebbie Fallow  
 Address 9822 Capitol View Ave  
 City/Zip Silver Spring, MD 20910

3.

Name

Peter & Cindie Rinek

Address

9829 Capitol view Ave.

City/Zip

Silver Spring, MD 20910

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

Roger S. Friedman  
9826 Capitol View Avenue  
Silver Spring, Maryland 20910

**TO:** Historic Preservation Commission

**FROM:** Roger Friedman and Roz Beroza

**DATE:** July 28, 1993

**RE:** Application for Historic Area Work Permit for building a screened-in porch on back of house.

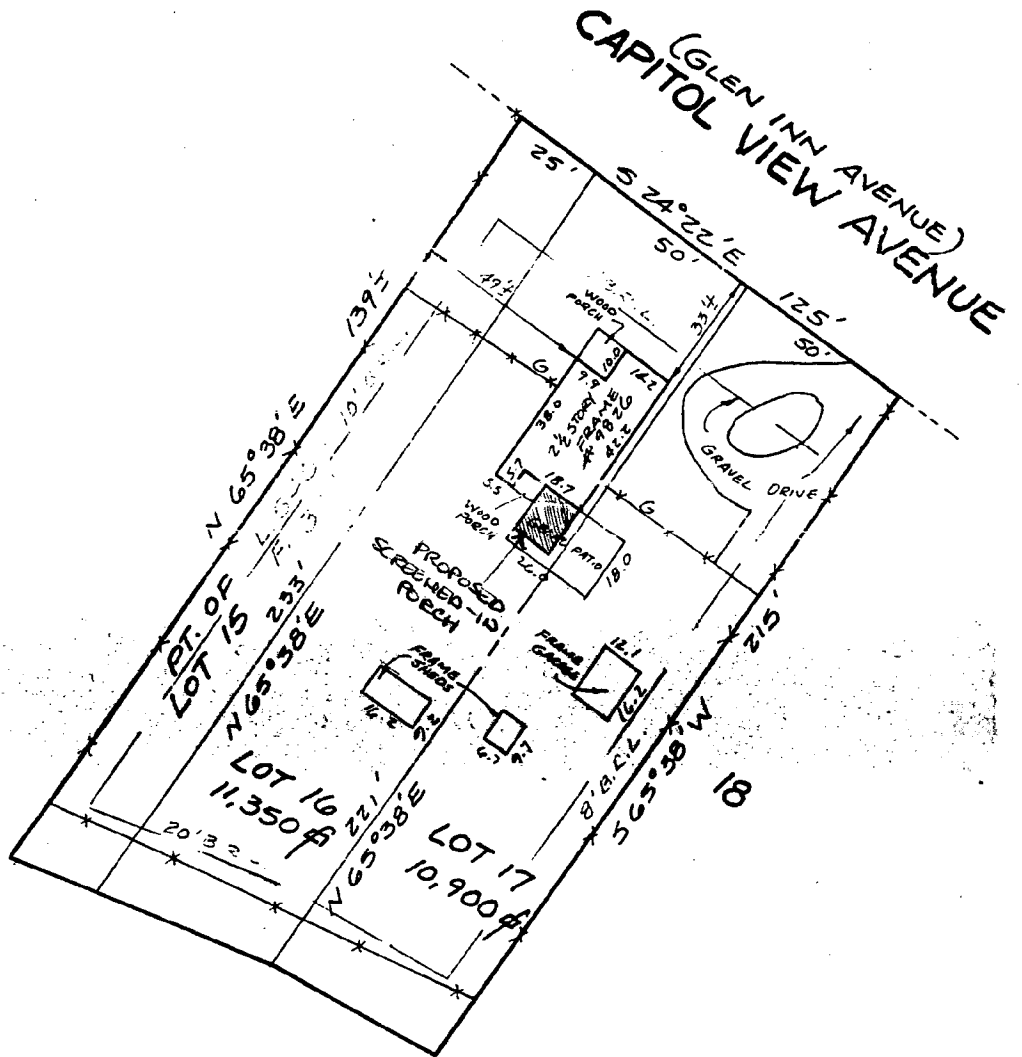
Enclosed are the requested materials for the application for an Historic Area Work Permit:

1. Completed Application and Required Attachments
2. Photos of context and back of house
3. Site Survey with screened-in porch drawn to scale.
4. Plans for the screened-in porch
5. List of neighbors

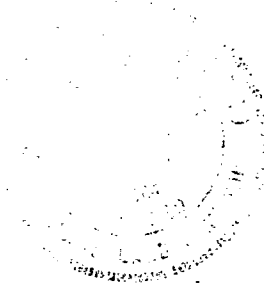
We appreciate your facilitating of this application. We respect and value the historicity and country-side beauty of our yard and neighborhood and ask that you support us in this planned project.




Base line for RR  
 @ 125 x 25 = 3,125



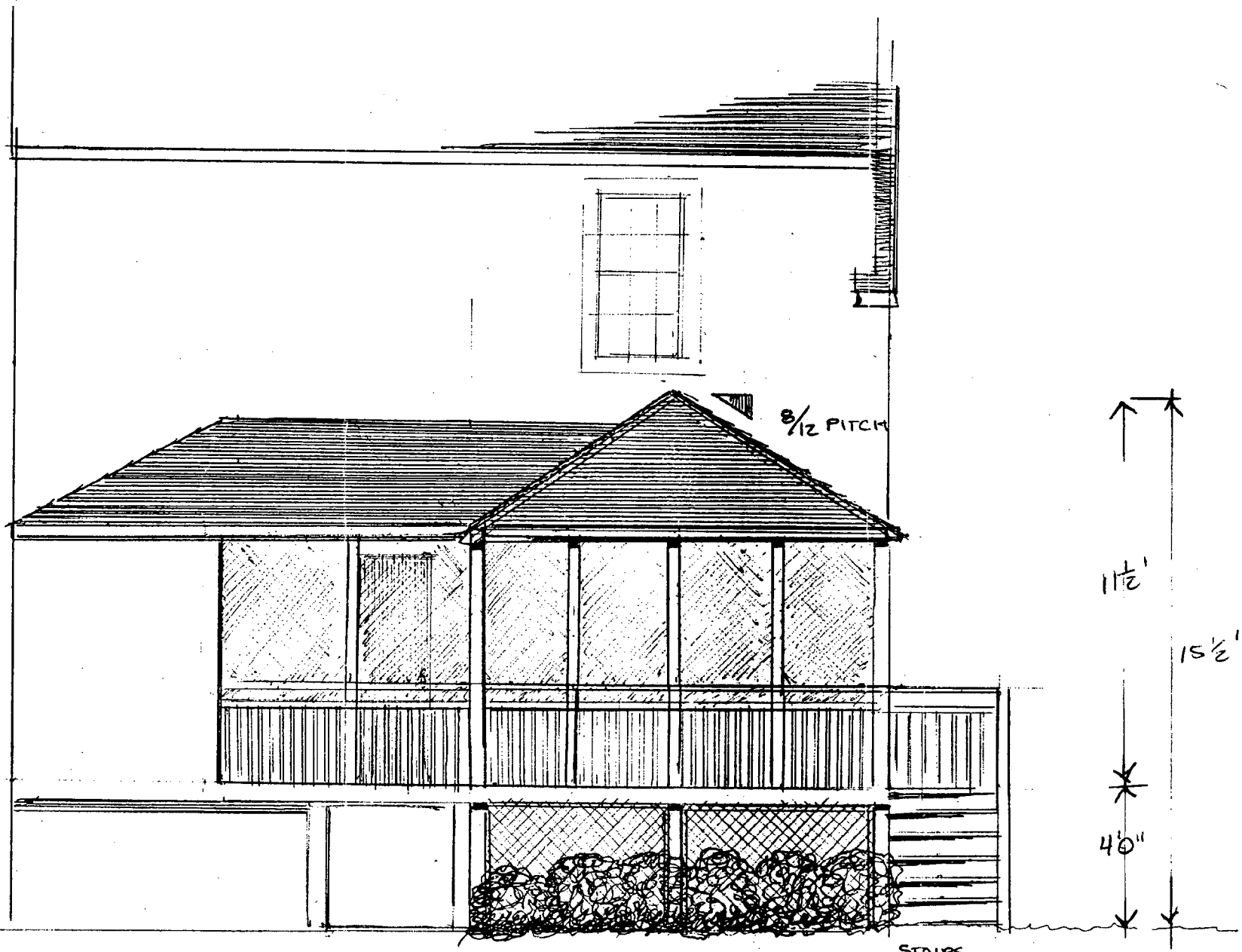
LOCATION OF HOUSE  
 LOTS 16 & 17, PART OF LOT 15 BLOCK 31  
**CAPITOL VIEW PARK**  
 MONTGOMERY COUNTY, MD.



PROFESSIONAL  
 SURVEYOR  
 MONTGOMERY COUNTY, MD.

<b>SURVEYOR'S CERTIFICATE</b> THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. IN L 540 F. 327; P. B. A NO. 9 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.  REGISTERED LAND SURVEYOR MD # 9164	<b>REFERENCES</b> PLAT BK. A PLAT NO. 9	<b>SNIDER, BLANCHARD, LAUGHLAND &amp; TACIK, INC.</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544		
	<b>LIBER</b> FOLIO	<b>DATE OF LOCATIONS</b> WALL CHECK: HSE. LOC.: 7-10-85 BOUNDARY:	2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100	SCALE: 1" = 50' DRAWN BY: CEW JOB NO.: 85-1108

-7-



3/12 PITCH



11 1/2'

15 1/2'



40"

STAIRS TO GRADE

SCREENED PORCH  
FRONT ELEVATION

SCALE = 1" = 4'

SHINGLES, GUTTERS,  
AND PAINT TRIM TO  
MATCH HOUSE

"PORCH" - STYLE  
HANDRAIL  
&  
PICKETS

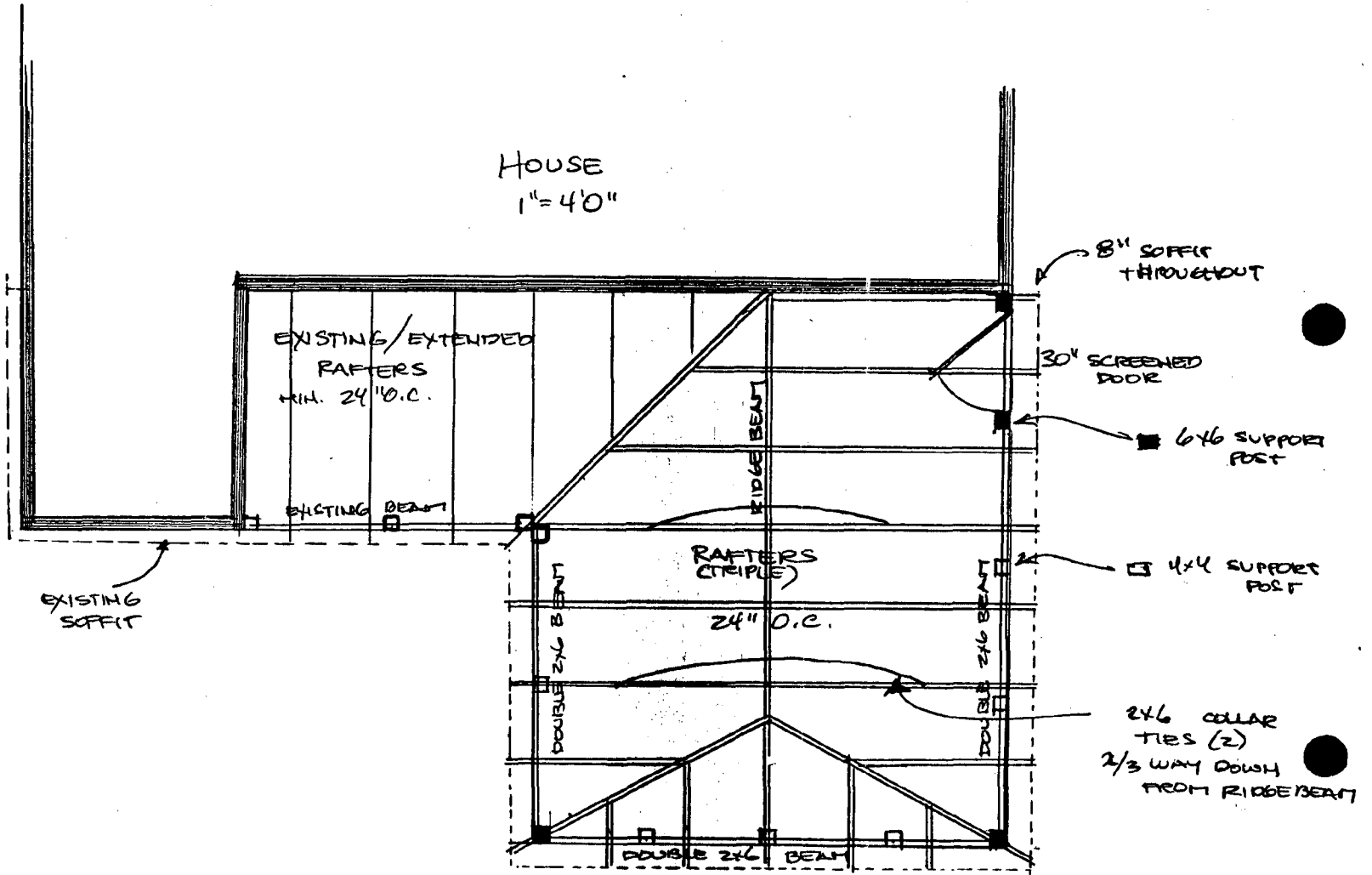
LATTICE  
BELOW

36"

SCREENED-PORCH  
SIDE ELEVATION

SCALE: 1/4" = 1'

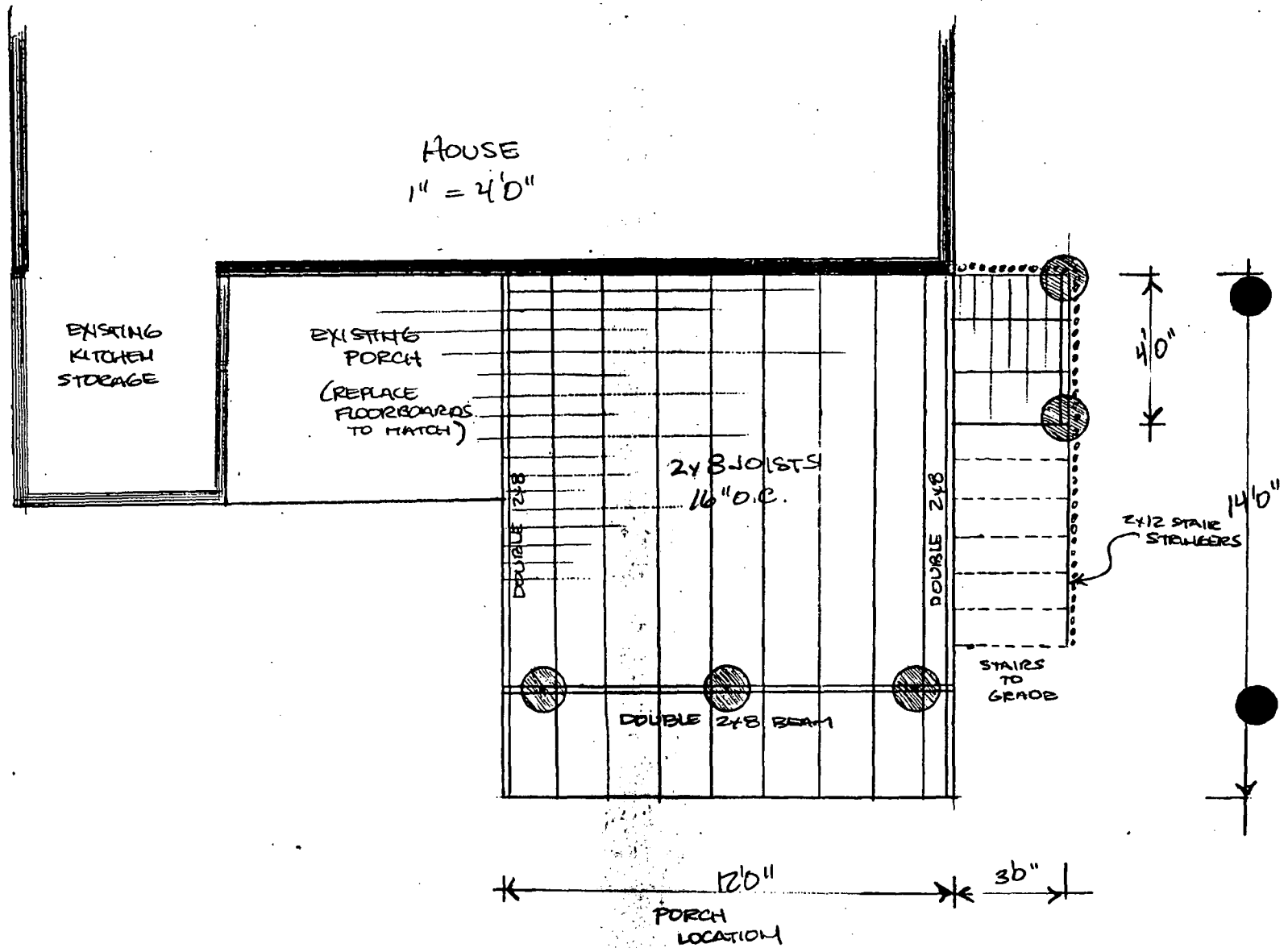
HOUSE  
1" = 4'0"



SCREENED PORCH  
ROOF FRAMING PLAN

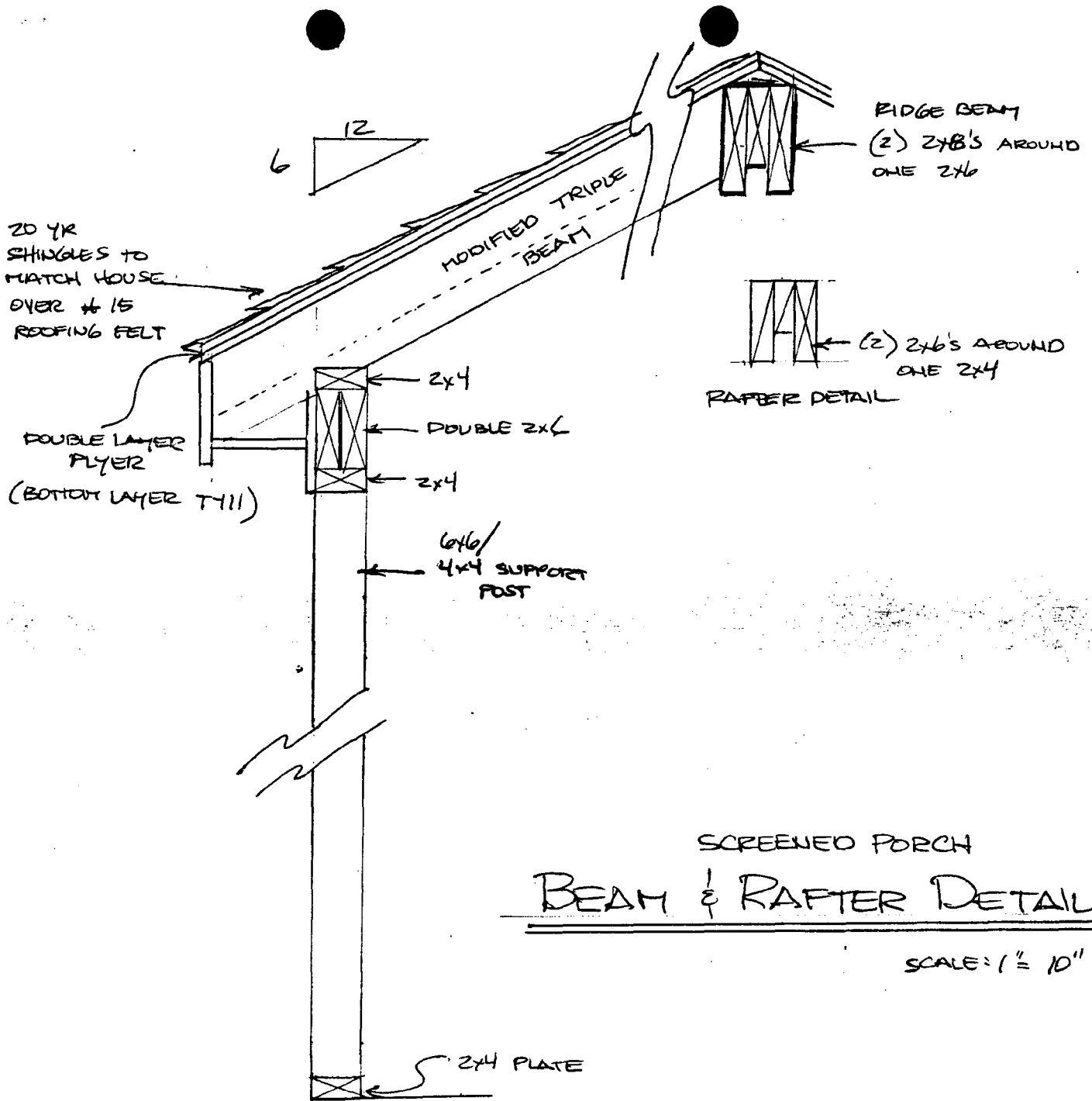
SCALE : 1" = 4'0"

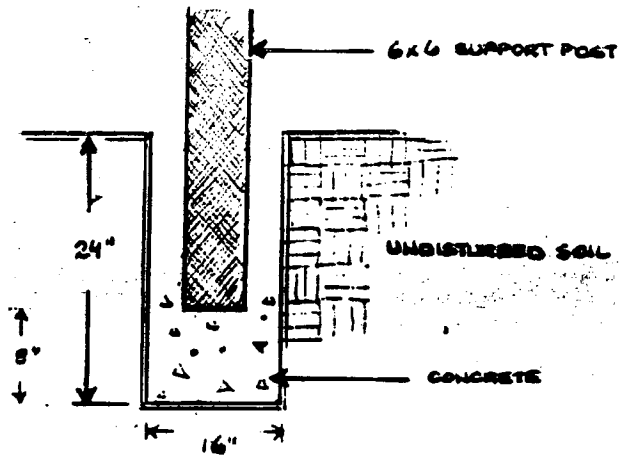
-01-



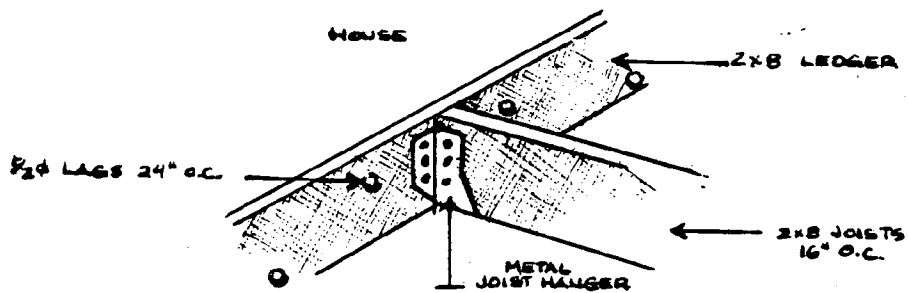
# SCREENED PORCH FLOOR FRAMING PLAN

SCALE: 1" = 4'0"





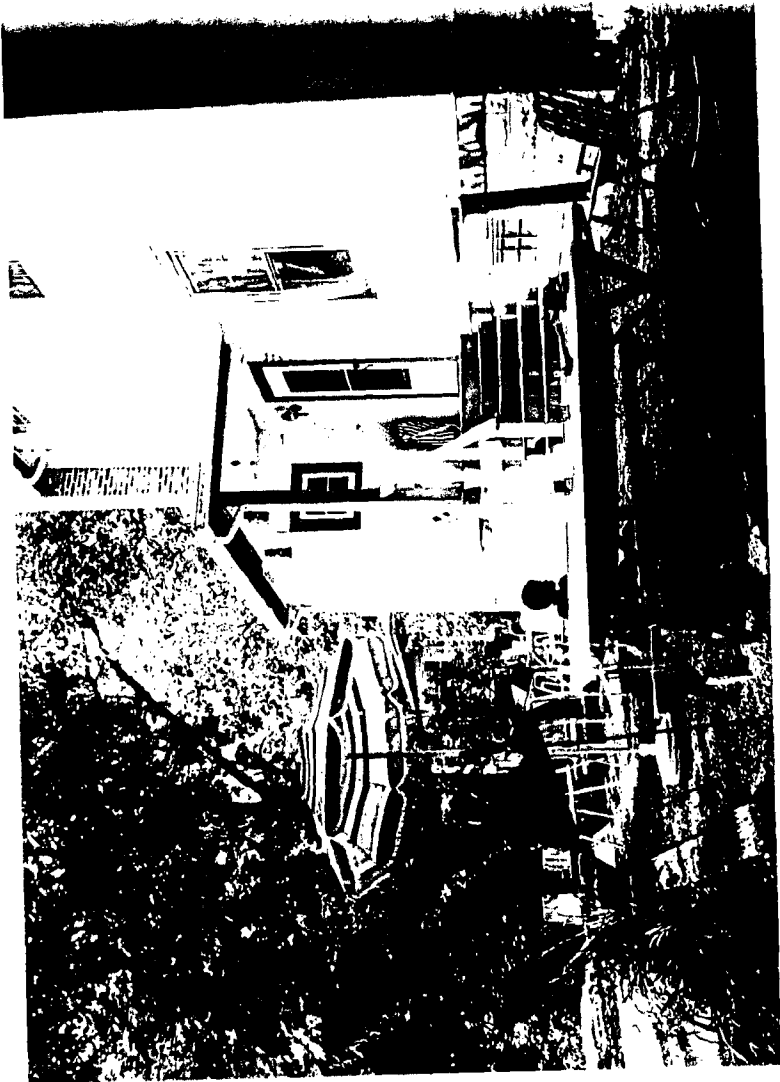
# FOOTING DETAIL



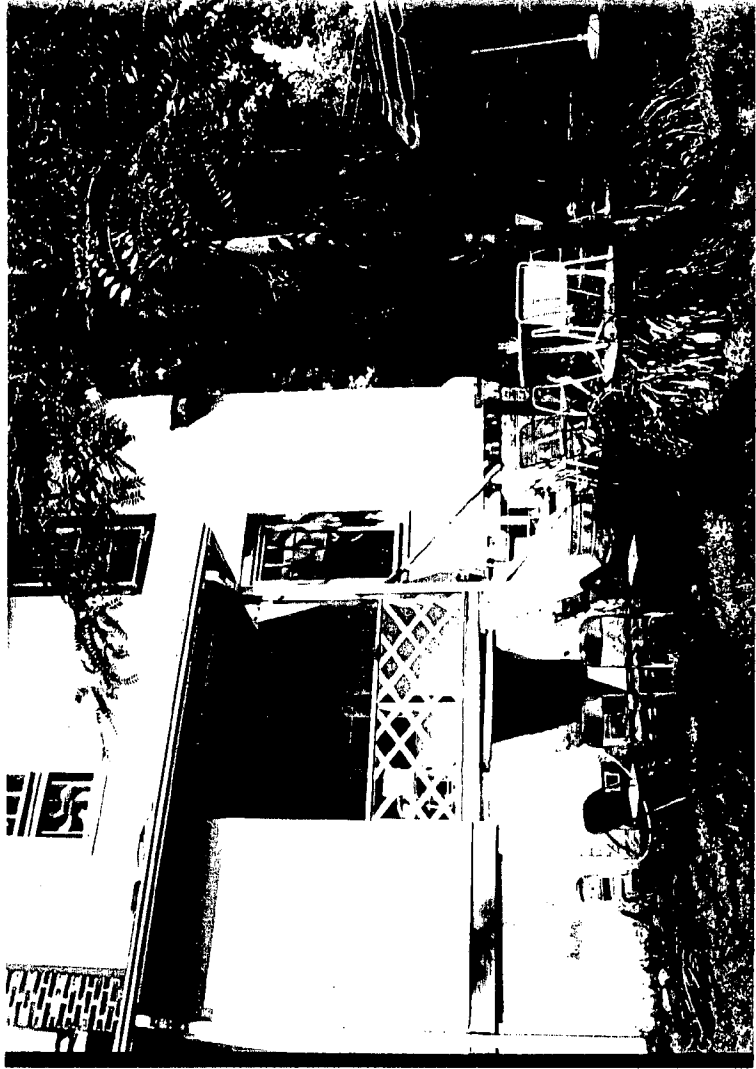
# LEDGER DETAIL

SFP

SCALE: 3/4" = 1'0"







Roger S. Friedman  
9826 Capitol View Avenue  
Silver Spring Maryland 20910

**TO:** Historic Preservation Commission

**FROM:** Roger Friedman and Roz Beroza

**DATE:** July 28, 1993

**RE:** Application for Historic Area Work Permit for building a screened-in porch on back of house.

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