

31/7-95G 2801 Barker St., S.Sp  
(Capitol View Pk. Historic Dist)

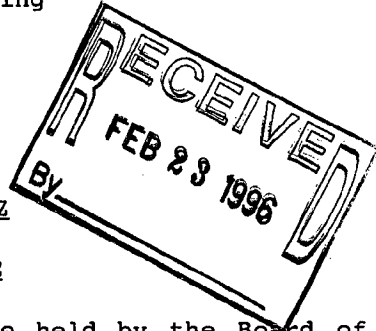
BOARD OF APPEALS  
for  
MONTGOMERY COUNTY

Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
(301)217-6600

Case No. A-4480

APPEAL OF HARRY AND EMILY C. VOLZ

NOTICE OF CORRECTED HEARING DATE



Please take notice that a public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, Second Floor Davidson Memorial Hearing Room, on the 8th day May, 1996, at 1:30 p.m. or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-A-4.11(b) of the Zoning Ordinance (Chap. 59, Mont. Co. Code, 1984, as amended).

The appellant charges administrative error on the part of the Historic Preservation Commission in its approval with conditions of an Application for Historic Area Work Permit, dated December 21, 1995, contending that Sections 24A-8(b) and 24A-8(d) of the Montgomery County Code were misinterpreted. In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "charging document" (appeal) is attached to this notice.

The subject property is Lot 17, Block 18, Capital View Park Subdivision, located at 2801 Barker Street, Silver Spring, Maryland, in the R-60 Zone.

Notices forwarded this 13th day of February, 1996, to:

Harry and Emily C. Volz  
County Attorney  
Alan M. Wright, Senior Assistant County Attorney  
Director, Historic Preservation Commission  
Gwen Marcus, Historic Preservation Coordinator Design, M-NCPPC  
Robin D. Ziek, Historic Preservation Commission  
Robert Hubbard, Chief, Division of Development Services and  
Regulation, Department of Environmental Protection  
Members, Board of Appeals  
Allied Civic Group  
Capital View Park Citizens Association  
Spanish Speaking People of Bethesda

County Board of Appeals

by:

A handwritten signature in cursive script that reads "Tedi S. Osias". The signature is written over a horizontal line.

Tedi S. Osias  
Executive Secretary to the Board

FOR  
MONTGOMERY COUNTY, MARYLAND  
(301) 217-6600

Date Filed 1/22/96  
Hearing Date 5/8/96  
Hearing Time 1:30 pm

APPEAL CHARGING ERROR  
IN ADMINISTRATIVE RULING OR ACTION  
Please note instructions on reverse side.  
Attach additional sheets if required for answers.

Appeal is hereby made pursuant to Section 2-112 of the Montgomery County Code 1984, as amended, from the decision or other action of an official or agency of Montgomery County specified below which Appellant contends was erroneous.

Official or agency from whose ruling or action this appeal is made MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Brief description of ruling or action from which this appeal is made (attach duplicate copy of ruling or document indicating such action): OUR APPLICATION FOR AN HAWP WAS APPROVED WITH THE CONDITION THAT NO SKYLIGHT BE INSTALLED ON THE SOUTH (FRONT) ELEVATION.

Date of that ruling or action: DEC. 20, 1995

Brief description of what, in appellant's view, the ruling or action should have been: THE HAWP SHOULD HAVE BEEN APPROVED WITHOUT THE CONDITION, AS RECOMMENDED BY THE STAFF.

Number of section, and subsection if any, of the Montgomery County Code 1984, as amended, or citation or other statutory provision, which appellant contends was misinterpreted: ~~24A-8(b)(2)~~; 24A-8(b)(2); 24A-8(d)

Error of fact, if any, involved in the ruling or action from which this appeal is made: SEE ATTACHED

Error of law, if any, involved in the ruling or action from which this appeal is made: SEE ATTACHED

Question(s) of fact, if any, presented to the Board by this appeal: \_\_\_\_\_

Question(s) of law, if any, presented to the Board by this appeal: SEE ATTACHED

Description of real property, if any, involved in this appeal: Lot 17, Block 1B  
Parcel \_\_\_\_\_, Subdivision CAPITOL VIEW PARK, Street and Number 2801 BARKER ST.  
Town SILVER SPRING, Zone \_\_\_\_\_

Appellant's present legal interest in above property, if any:  Owner (including joint ownership). \_\_\_\_\_ Lessee. \_\_\_\_\_ Contract to lease or rent. \_\_\_\_\_ Contract to purchase. \_\_\_\_\_ Other (describe)

Statement of appellant's interest, i.e., manner in which appellant is aggrieved by the ruling or action complained of (as property owner or otherwise): SEE ATTACHED

Further comments, if any: SEE ATTACHED

I hereby affirm that all of the statements and information contained in, or filed with this appeal are true and correct.

Signature of Attorney \_\_\_\_\_

Address of Attorney \_\_\_\_\_

Telephone Number \_\_\_\_\_

Hayley A. Volz  
Emily C. Volz  
Signature of Appellant(s)

8132 W. Beach Dr, NW  
Address of Appellant(s)  
Wash., DC 20012-7287

202 726 5735  
Telephone Number

In our view, the Montgomery County Historic Preservation Committee erred in its interpretation of at least one part of section 24A of the Montgomery County Code (1984, Revised) in the case 37/3-95MM. Even though HPC Staff Report recommended acceptance of our project in its entirety under section 24A-8(b)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 the historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter", the Commission as a condition rejected our proposal to place two skylights on the front side of the roof (south elevation) in the new construction proposal.

We understand that Section 24A of the Montgomery County Code is designed to protect historic resources within the County's designated historic districts. As the staff report points out however, which none of the commissioners contradicted at the hearing, the historic resource needing protection in this case is the beautiful, heavily treed 1-1/4 acre site. The house itself is not part of the streetscape, being set back 190 feet from Barker Street, well concealed by many trees, which include a number of tall evergreens along the street frontage. The skylights would have no discernible impact on the district given these conditions, and as the house is not considered to be of historic significance, neither the property, nor the historic district, nor the case by case review of projects would be damaged.

With regard to the building itself, as the staff report noted, again without opposition from the commissioners at the hearing, this house is a hodgepodge of architectural styles and eras. The original turn of the century bungalow has additions on the east, west, and south from the fifties and seventies. The styles of the additions are not in keeping with the original building, and indeed have almost completely obscured the original character of the south facade. Our effort has been to bring some unification to the style, enhancing the entire property by giving architectural integrity to the house, while yet preserving a style appropriate to this already eclectic historic district.

Considering the fact that the site, not the building, is the historic resource and that the house is not only not part of the streetscape, but is virtually unnoticeable from the street, it is our view that the Commission could have agreed with the Staff Report or could easily have granted us permission to include these skylights under section 24A-8(d) which calls for it to "be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district." Three of the Commissioners did vote to accept our project, citing this section of the Code. We believe this assessment to be correct as it is difficult to imagine that two skylights on a house that is not considered of historic significance and which is not part of the streetscape would have a "serious" adverse impact on "the historic or architectural value of surrounding historic resources or would impair the character of the historic district."

The objections which the commissioners made to the skylights at the hearing were of a general nature, with discussion of "shafts of light in the night sky", and the "awkward juxtaposition" of modern skylights on historic houses. As stated earlier, our house is not a historic example of any particular style or era, having evolved to this point in awkward leaps of style which we wish to bring into harmony visually and contextually within the historic area, while creating a house for today that may someday even be considered worth preserving in its own right. The many trees will obscure any disturbance of "light shafts" that might otherwise disquiet anyone who made it a point of searching out a view of the house from the street.

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The appellant charges administrative error on the part of the Historic Preservation Commission in its approval with conditions of an Application for Historic Area Work Permit, dated December 21, 1995, contending that Sections 24A-8(b) and 24A-8(d) of the Montgomery County Code were misinterpreted. In accordance with Chapter 2A, Administrative Procedures Act, a copy of the "charging document" (appeal) is attached to this notice.

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Notices forwarded this 9th day of February, 1996, to:

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Director, Historic Preservation Commission  
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Robin D. Ziek, Historic Preservation Commission  
Robert Hubbard, Chief, Division of Development Services and  
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Spanish Speaking People of Bethesda

County Board of Appeals

by:

Tedi S. Osias  
Tedi S. Osias  
Executive Secretary to the Board

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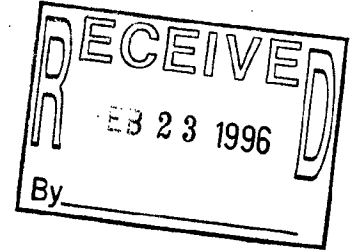
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We respectfully request that the Board of Appeals act in our favor upon this appeal.

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Please take notice that a public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland, Second Floor Davidson Memorial Hearing Room, on the 5th day May, 1996, at 1:30 p.m. or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-A-4.11(b) of the Zoning Ordinance (Chap. 59, Mont. Co. Code, 1984, as amended).

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County Board of Appeals

by: Tedi S. Osias  
Tedi S. Osias  
Executive Secretary to the Board



Date Filed 1/22/96  
Hearing Date 5/8/96  
Hearing Time 1:30 pm

APPEAL CHARGING ERROR  
IN ADMINISTRATIVE RULING OR ACTION

Please note instructions on reverse side.

Attach additional sheets if required for answers.

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Brief description of ruling or action from which this appeal is made (attach duplicate copy of ruling or document indicating such action): OUR APPLICATION FOR AN HAWP WAS APPROVED WITH THE CONDITION THAT NO SKYLIGHT BE INSTALLED ON THE SOUTH (FRONT) ELEVATION.

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Question(s) of fact, if any, presented to the Board by this appeal: \_\_\_\_\_

Question(s) of Law, if any, presented to the Board by this appeal: SEE ATTACHED

Description of real property, if any, involved in this appeal: Lot 17, Block 1B  
Parcel \_\_\_\_\_, Subdivision CAPITOL VIEW PARK, Street and Number 2001 BARKER ST.  
Town SILVER SPRING, Zone \_\_\_\_\_

Appellant's present legal interest in above property, if any:  Owner (including joint ownership). \_\_\_\_\_ Lessee. \_\_\_\_\_ Contract to lease or rent. \_\_\_\_\_ Contract to purchase. \_\_\_\_\_ Other (describe) \_\_\_\_\_

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Further comments, if any: SEE ATTACHED

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Signature of Attorney \_\_\_\_\_

Address of Attorney \_\_\_\_\_

Telephone Number \_\_\_\_\_

Hayley A. Vogt  
Emily C. Vogt  
Signature of Appellant(s)

8132 W. Beach Dr., NW  
Address of Appellant(s)  
WASH., DC 20012-2207

202 726 5735  
Telephone Number

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*M-NCPPC*

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Further comments, if any: SEE ATTACHED

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Signature of Attorney

*Emily C. Volz*  
Signature of Appellant(s)

Address of Attorney

8132 W. Beach Dr, NW  
Address of Appellant(s)  
Wash, DC 20012-2237

Telephone Number

(OVER)

202 726 5735  
Telephone Number

BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS  
(PLEASE SEE INFORMATION ON REVERSE SIDE)

NAME	ADDRESS (PLEASE ADD ZIP CODE)	LOT	BLOCK
• MRS. MRS. BLAIR TURNER	2901 BARKER ST. S.S. MD 20910		
• MR. MARK CALENDER	10017 LEAFY AVE. S.S. MD 20910		
• SYLVAN MANDR NURSING HOME	2700 BARKER ST. S.S. MD 20910		
• DR. TRAN	10116 LESLIE ST. S.S. MD 20910		
• MR. JOHN VAN DYKE	10118 LESLIE ST. S.S. MD. 20910		
• MR. WILLIAM SHER	2905 BARKER ST. S.S. MD 20910		

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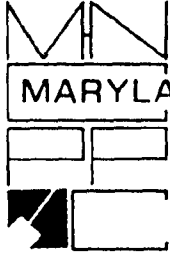
Considering the fact that the site, not the building, is the historic resource and that the house is not only not part of the streetscape, but is virtually unnoticeable from the street, it is our view that the Commission could have agreed with the Staff Report or could easily have granted us permission to include these skylights under section 24A-8(d) which calls for it to "be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district." Three of the Commissioners did vote to accept our project, citing this section of the Code. We believe this assessment to be correct as it is difficult to imagine that two skylights on a house that is not considered of historic significance and which is not part of the streetscape would have a "serious" adverse impact on "the historic or architectural value of surrounding historic resources or would impair the character of the historic district."

The objections which the commissioners made to the skylights at the hearing were of a general nature, with discussion of "shafts of light in the night sky", and the "awkward juxtaposition" of modern skylights on historic houses. As stated earlier, our house is not a historic example of any particular style or era, having evolved to this point in awkward leaps of style which we wish to bring into harmony visually and contextually within the historic area, while creating a house for today that may someday even be considered worth preserving in its own right. The many trees will obscure any disturbance of "light shafts" that might otherwise disquiet anyone who made it a point of searching out a view of the house from the street.

Our final point is that the skylights in question are not mere architectural whimsy. They will play a key role in bringing sunlight into a principal room of the house—the spacious eat-in kitchen. Without these skylights, which will bring in a significant amount of southern light, the kitchen would be substantially less cheerful and virtually without sunlight as all of the kitchen windows face north. We believe the condition recommended by the HPC would impose an undue hardship on us as provided in section 24A-8(b)5 because this is the room in the house which will

see the most daylight use. For functional and aesthetic reasons, the addition is so designed as to create a double height side-entry hall with a stair that will be the **only** legal stair to the second floor, requiring us to move the south-facing glazed exterior door that **now** brings sunlight into the kitchen. To make up for this necessary condition, we have proposed skylights on the south roof to re-introduce the penetration of sunlight into the kitchen area. We truly expect that the proposed skylights will add immeasurably to our quiet enjoyment of our property and we believe that the HPC Staff Report correctly states that our project **in its entirety** is consistent with the purposes of Chapter 24A-8(b)2.

We respectfully request that the Board of Appeals act in our favor upon this appeal.



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

DATE: 12/21/95

**MEMORANDUM**

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

FROM: Gwen Marcus, <sup>PO2</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied  
 Approved with Conditions: \_\_\_\_\_

NO SKYLIGHTS TO BE INSTALLED ON SOUTH ELEVATION.  
SKYLIGHTS APPROVED ON NORTH ELEVATION.

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

Applicant: Mr. & Mrs. Harry Vole @ 8132 West Beach Drive  
Washington, DC 20012

Address: PROJECT ADDRESS: 2801 BARKER ST, CAPITOL VIEW PARK HISTORIC DISTRICT

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



# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2610484 -

CONTACT PERSON EMILY C. VOLZ

DAYTIME TELEPHONE NO. (202) 726-5735

NAME OF PROPERTY OWNER MR. + MRS. HARRY VOLZ DAYTIME TELEPHONE NO. 202-334-6425 (MR.)  
(202)-726-5735 (MRS.)

ADDRESS 8132 WEST BEACH DR. NW WASH-DC 20012

CITY STATE ZIP CODE

CONTRACTOR EMILY C. VOLZ OR OTHER TELEPHONE NO. (202) 726-5735

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

AGENT FOR OWNER SELF DAYTIME TELEPHONE NO. (202) 726-5735

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2801 STREET BARKER ST.

TOWN/CITY CAPITOL VIEW PARK, SS. NEAREST CROSS STREET SILVER SPRING, WARREN ST. LEAFY AVE

LOT 17 BLOCK 10 SUBDIVISION CAPITOL VIEW PARK

LIBER 07590 FOLIO 0657 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

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

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ \$100,000

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 \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:

On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/assessment \_\_\_\_\_

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.

Emily C. Volz AIA  
Signature of owner or authorized agent

Nov. 19, 1995  
Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

(5)

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Rare 1/4 acre partially wooded site with house of eclectic components built over about 80 yrs., partially wood frame, partially brick masonry, not visible from the street.

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

Extend upward from one-story @ 1950 brick masonry addition to create a 2nd story Master Suite, with intent to improve and unify the facade such that it has a sense of balance + completeness now lacking. No change to footprint of house as it exists is foreseen.

2.

**SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

6

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2801 Barker Street Meeting Date: 12/20/95  
Resource: Capitol View Park Historic District Review: HAWP  
Case Number: 37/3-95MM Tax Credit: Partial  
Public Notice: 12/6/95 Report Date: 12/13/95  
Applicant: Mr. and Mrs. Harry Volz Staff: Robin D. Ziek  
**PROPOSAL:** Renovation of existing house **RECOMMEND:** APPROVAL

---

BACKGROUND

**RESOURCE:** Capitol View Park Historic District

**STYLE:** Altered frame bungalow with two brick additions

**DATE:** ca. 1902

**PROJECT DESCRIPTION:** Add second story to existing one-story addition; install new wood windows (true divided light) for consistency; remove existing attic dormer on south elevation; replace existing doors.

STAFF DISCUSSION

The Capitol View Park Historic District Amendment to the Master Plan was adopted on 7/14/82. As stated in the Amendment, it is "significant to the County's heritage as an example of a railroad community which developed gradually over the past 100 years." Individually, most of the resources have little distinction; but collectively, the Historic District includes a collection of buildings which is representative of suburban development styles in Montgomery County.

Existing Conditions

The property at 2901 Barker Street (the Hahn House), was originally a small frame cottage sitting in the middle of four acres of wooded land with a stream in the back. Examples of what this property originally looked like may still be seen on Barker Street. Over time, however, the structure has been enlarged while the parcel has been reduced to 1-1/2 acres. The only readily visible remnant of the original bungalow is the attic dormer with three small windows.

The existing structure now has three separate portions: the central block which is frame, with a machine-cut wood shake siding on the west side attic level and dormers and along the north and east elevations, and lapped wood weatherboard on the west second floor; a two-story brick addition to the west; and a one-story brick addition to the east. The original house included an open porch area on the first floor and an enclosed porch room on the second floor. Subsequently (1970's?), the front elevation of the central block was altered by enclosing the first floor porch with modern glass windows, and setting skylights in the porch

①

roof: In addition, several of the second-story windows have been replaced by a single sheet of glass.

The brick additions on both the west and east sides were built sometime after WW II, probably in the 1950's or 1960's. The west addition has two stories and is wholly of brick; the east addition has only one story of brick. The chimney on the east addition extends above the two-story level so as to extend beyond the center roof.

The house currently has many different types of windows. This includes metal windows, wood windows with snap-in muntins, wooden casement windows, wooden double-hung windows, picture windows. They illustrate a multitude of muntin patterns and proportions, including 8/8, 6/1, 1/1, 8 lights/casement, 4 lights/casement.

### Proposal for alterations

The applicant's stated intention with the proposal is to unify the house into a single composition. The proposed alterations would address imbalance of the additions, the varying siding materials, and the varying window styles and materials, and lack of natural light on the interior. The applicant is an architect, and has approached this project in its entirety, although the construction would be accomplished incrementally.

The "big moves" in the proposal include: (1) addition of a second story on the east wing to balance the other two story sections of the house; (2) replacement of most of the windows with wooden true-divided light windows; (3) use of one type of wood siding (lapped weatherboard) on the second story for the center block and for the east wing; (4) the addition of a center dormer at the second floor level (with the removal of the existing attic dormer) and (5) the addition of skylights in the east second story addition on both the north and south sides, and in the west addition on the north elevation. The proposal also includes the addition of a deck at the rear (north) of the house, as well as a new open porch on the east wing.

### STAFF DISCUSSION

The Hahn property has been a notable feature in the Historic District mostly because of its extensive open space at the edge of the District - when the District was designated, the parcel included 4 acres. Currently, the subject property includes only 1-1/2 acres, although much of the original 4 acres is still open with landscaping that utilizes the stream and stream valley.

The current proposal will not affect the open space of the site as the existing footprint of the house will remain unchanged. Staff has therefore focused on the possible effects of the proposal on the District from the perspective of siting, massing, materials, and impact on the neighboring properties.

The building is located in the middle of the parcel, at a level significantly below the elevation of Barker Street. Because of this grade change, the apparent mass of the house is diminished. Entering the private driveway, one would be at approximately the same level as the main roof of the house. The house is not readily visible from Barker Street during the winter, and would be difficult to see at all in the summer when the trees are full.

The additional second story on the east wing will increase the mass of the house. In addition, the use of unifying elements such as similar dormers on the front in each wing, and the use of similar windows throughout the house will also have the effect of increasing the

apparent massing of the house. It will still read as three individual blocks, but the disparate identity of each block will be wrapped into one image.

The proposed use of true-divided light wood windows, and wood siding for the house is consistent with the recommended use of natural materials in the Historic District.

### STAFF RECOMMENDATION

Staff notes that the existing cottage has already been significantly altered both inside and out. This proposed work will complete the alteration of the building from a small cottage to a large comfortable country house. While this is a change from the size and scale of the original house, it is not an essentially a change from the existing house. Therefore, the new alterations seem less significant in terms of the specific resource and more significant in terms of the overall effect on the District.

The size of the existing house or the new size which the house will be if this proposal is approved by the HPC is consistent with other homes found within the Historic District. As noted in the Master Plan Amendment, the Historic District is notable for the range and variety of homes within its boundaries.

The proposed project will not have any effect on adjacent properties. The house sits in isolation now. The nearest neighbor to the east is at a substantially lower elevation facing a different street in another neighborhood outside of the Historic District. The neighbor to the west is a new large modern house with essentially the same long two-story massing as is seen in the proposed project (although somewhat larger). The nearest neighbor on Barker Street is a new "Victorian" replica, and this sits at a substantial distance away from the subject house. In addition, the nearest neighbors to the south are all new homes built on Leafy Avenue.

Staff notes that this property was designated a Primary Resource in the Capitol View Park Historic District even though the house was altered to the existing conditions at the time of designation. The Primary Resource designation was assigned mostly for the extensive open space surrounding the existing structure, as the extensive tree cover throughout the District is a key element in the feel and character of the District. Staff feels that there are three essential elements to this proposal which the HPC may wish to comment upon. They are:

- 1) The proposed removal of the original attic dormer and the proposed construction of a dormer at the second-story level in the central block;
- 2) The proposed use of skylights on the south (front) facade;
- 3) The integration of all of the pieces of the disparate architecture.

Staff has discussed these issues with the applicant. With regard to item (1), staff has suggested that the applicant consider other design alternatives which will permit the retention of the original attic dormer while still altering the roofline at the second story central block to allow more light into the sun room at the second floor. Staff feels that consideration should be given to the fact that this is just a fragment of the original house which has been extensively altered already. Perhaps this is most clearly seen in comparison to the remaining bungalows on Barker Street, which are single block 1-1/2 story bungalows with open front porches and steep roofs.

With regard to item (2), the proposed use of additional skylights on the south facade in the east wing involves new construction only. There are existing skylights on the south facade

in the central block as part of the entry sunroom, and staff feels that additional skylights in the east wing may be considered more in the light of changes involving new construction.

With regard to item (3), staff recognizes that this proposal will complete the alteration of the resource from a simple bungalow to a larger country house. However, the process has been mostly completed already, and staff feels that the primary issues are therefore the effect on the District rather than the effect on the individual resource.

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 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;

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

4

Mr. & Mrs. Harry A. Volz  
8132 West Beach Dr. NW  
Washington, DC 20012

November 19, 1995

MEMORANDUM

Re: 2801 Barker Street  
Capitol View Historic District  
Silver Spring, MD 20910

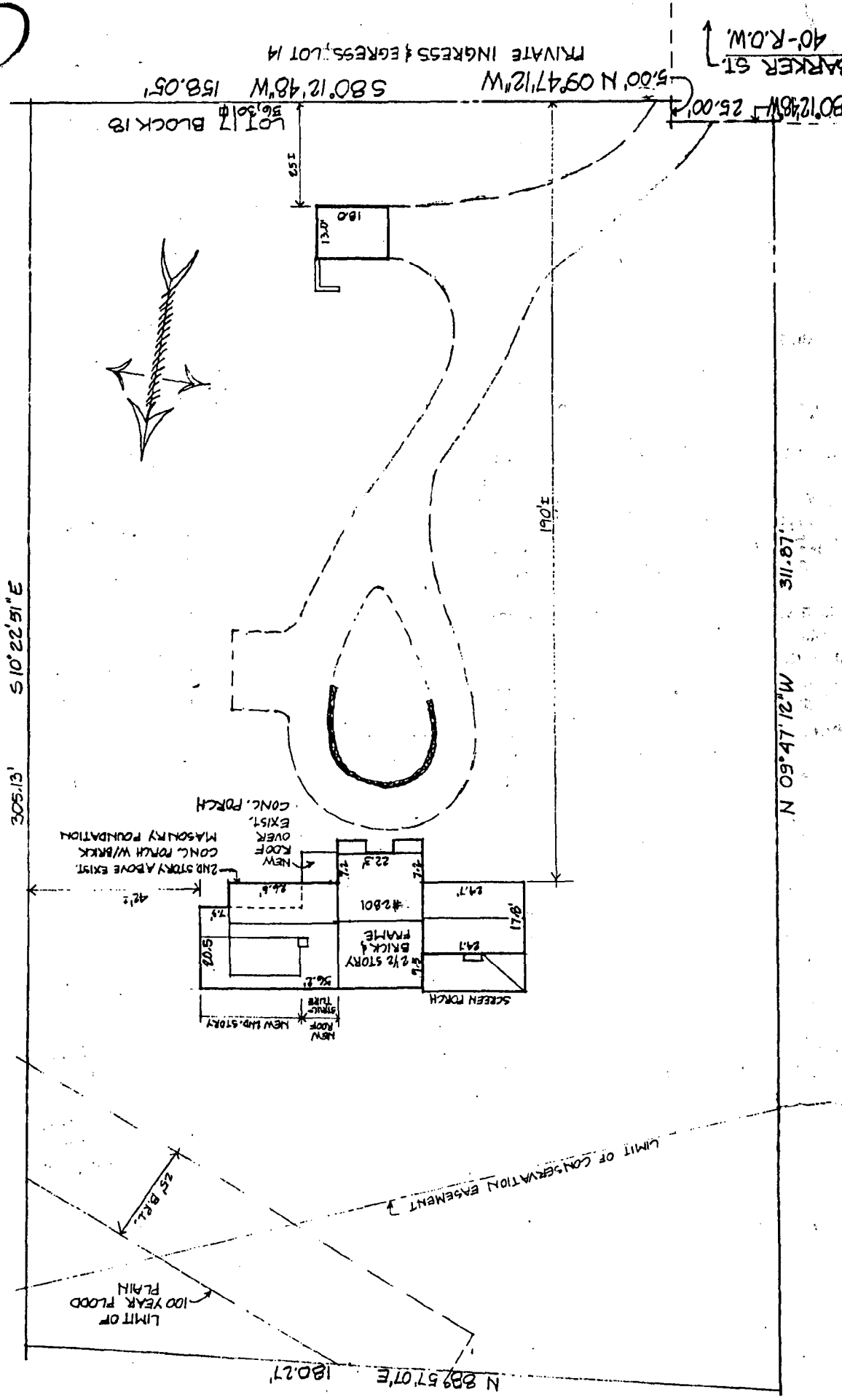
The property at 2801 Barker Street is comprised of a charmingly wooded one and one-quarter acre parcel of land with a modestly scaled but moderately large house set almost 200' back from and out of view of the street. The house is composed of several period styles, sometimes jarringly combined. The original light wood-frame structure, with rubble stone foundation, was built around 1902, as a small rural summer cottage. Some remodeling may have taken place prior to a major expansion and interior remodeling of the house, undertaken around 1950. The impact of this work, which included large brick masonry additions to the east and west sides of the cottage, was to alter substantially the appearance characteristics of the house and indeed, the entire property. The design of the two-story west wing shows some success in fitting into its context, while establishing a grander style of house. The east wing, designed as a self-contained living unit is simply a jarring one-story appendage with a low slope roof and an awkward tall chimney, so designed as to clear by two feet the roof of the adjacent original two-story center section. (see photos) There is literally no sense that the builder had any appreciation of the existing house and site features. This unfortuitous addition has the effect of keeping the house permanently off balance, as the photos and elevations amply depict. An upper story addition similar in massing to the west wing, would be a welcome improvement. The more recent addition of a glass entrance vestibule, while sophisticated and attractive, has further obscured the original structure from view, leaving the roof and attic dormer as modest visible reminders that the house was once a simple cottage. As well, many of the original windows in both the cottage section and the west wing have been replaced with incompatible insulated metal windows with grills instead of authentic divided lites. Indeed the house is so radically altered and is so eclectic in its composition that it no longer has an identifiable style.

Currently, the house has inadequate bedrooms for our family and only one bath on the second floor. As new owners, we wish to make some improvements to the house, including the addition of a master bedroom and bath. The property attracted us in part because we believe it is possible and desirable aesthetically to add a master suite as a second story to the poorly conceived east wing, simultaneously creating a dream house for us and establishing a balanced and stylistically more unified massing and front facade, while also retaining the informal, country home feel created by the best elements of the present structure.

The proposed elevations are intended to provide the visual cues to explain this effort. New elements were designed to complement the parts of the structure to which they most closely correspond. We sincerely believe that this effort, if permitted to proceed, will substantially enhance the property in its entirety, and will create a house worthy of the beauty of the location and the protection of the historic district.

7

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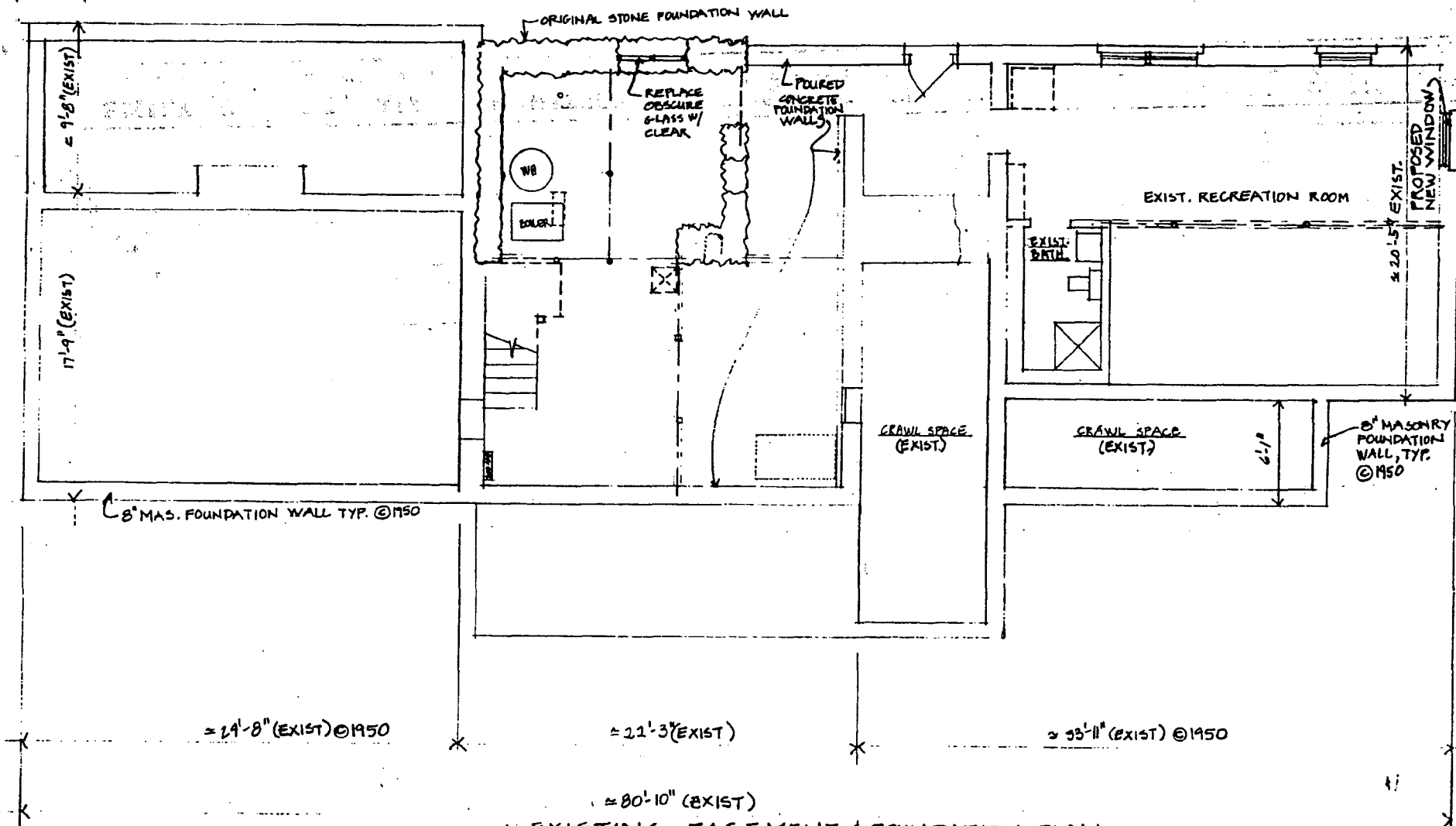
EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

SITE PLAN  
 1/16" = 1'-0"

VOLZ RESIDENCE  
 2801 BARKER ST. CAPITOL VIEW #2  
 SILVER SPRING, MD. 20910

SP-1





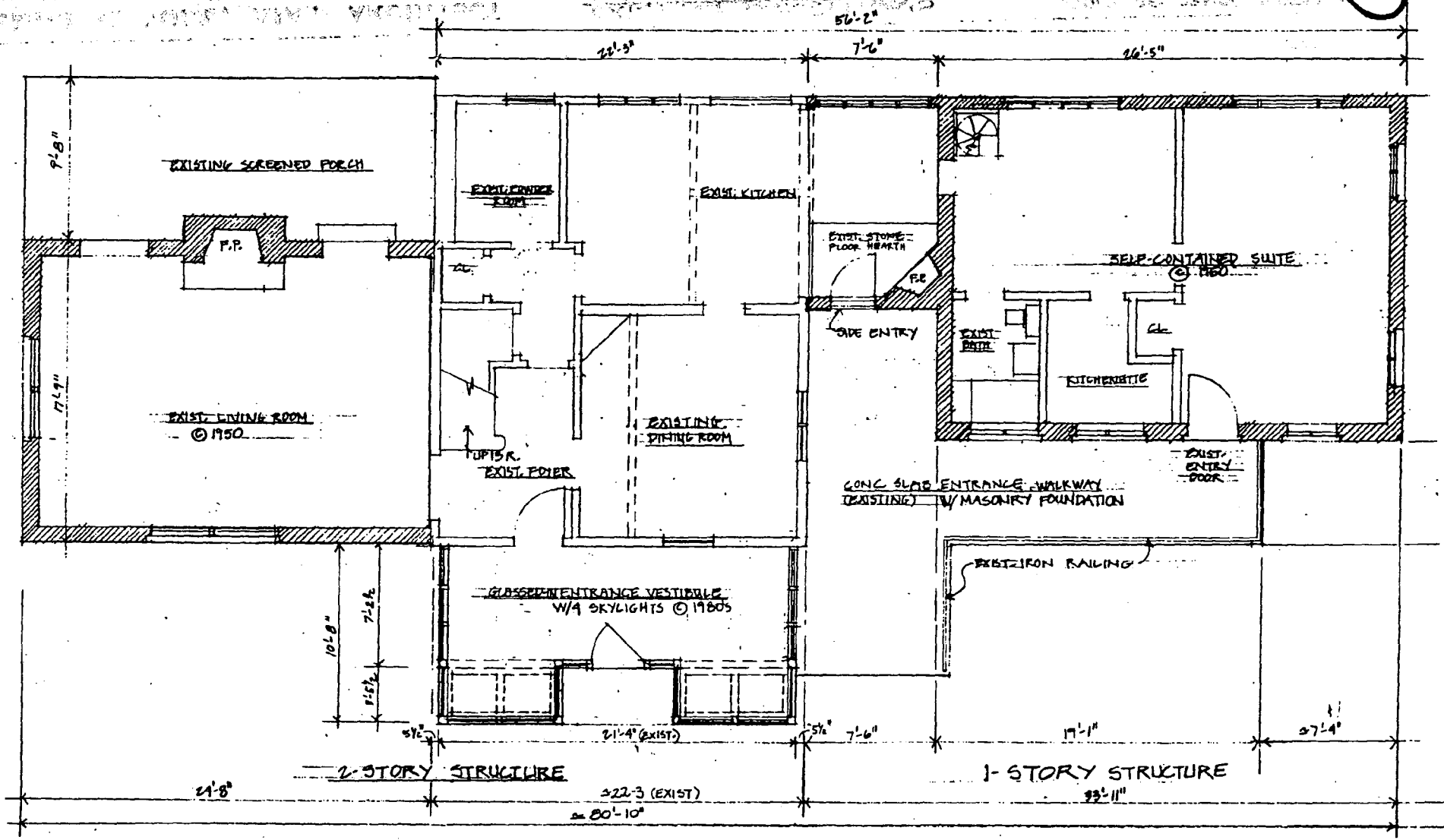
EXISTING BASEMENT & FOUNDATION PLAN  
 1/4" = 1'-0" (NO ADDITIONS ARE PROPOSED @ THIS LEVEL)

NOV. 19, 1995 NORTH

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

EXISTING CONDITIONS  
 (W/ MINOR PROPOSED WINDOW CHANGE)

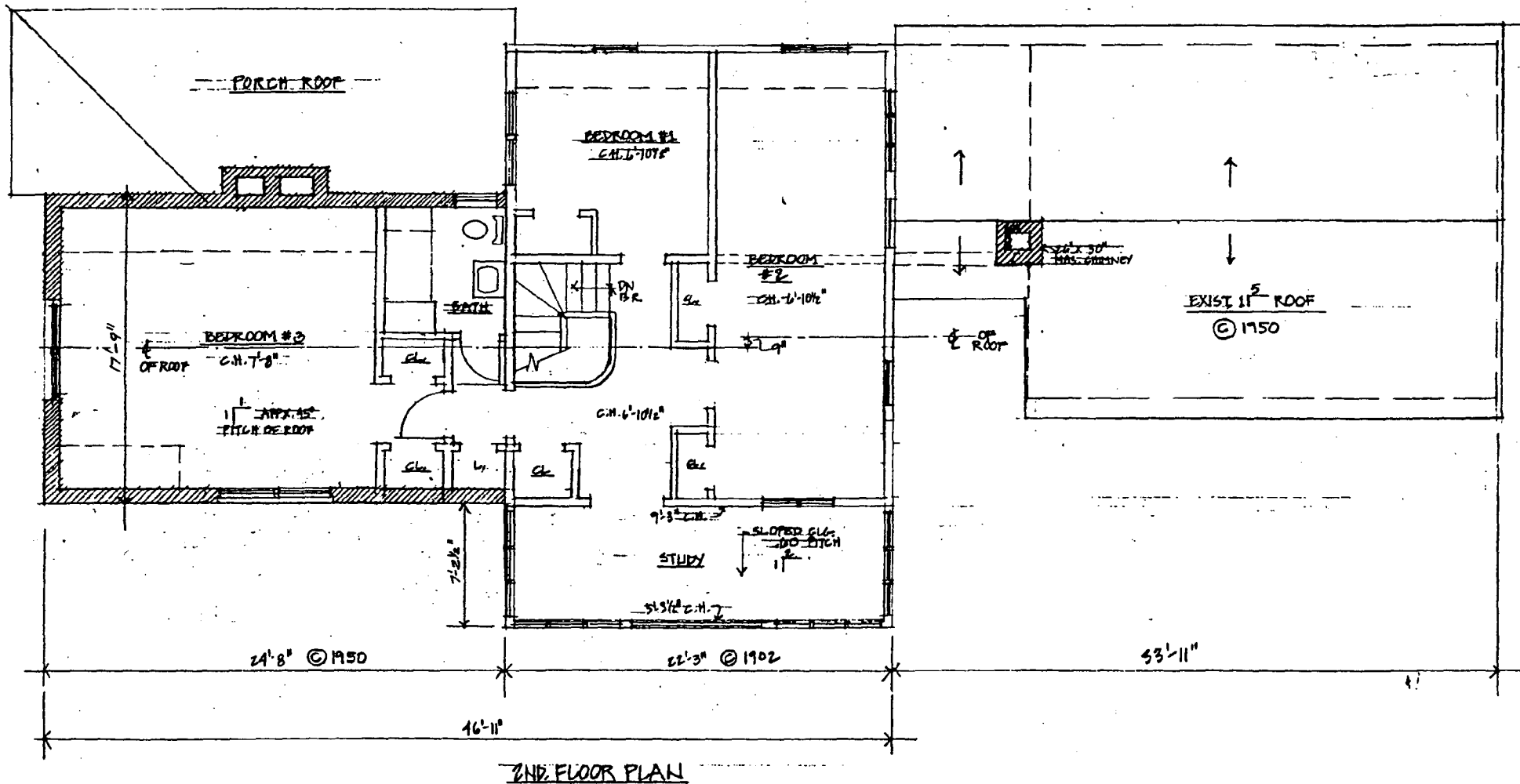
**VOLZ RESIDENCE MASTER PLAN**  
 2801 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910



NOV. 19, 1976 RCR

<p>EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p>EXISTING CONDITIONS FIRST FLOOR LEVEL 1/4"=1'-0"</p>	<p>VOLZ RESIDENCE PLAN (EXIST.) 2001 BARKER ST. CAPITAL VIEW #2 SILVER SPRING, MARYLAND 20910</p>
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11



END FLOOR PLAN

NOV. 19, 1995 NORTH

<p><b>EMILY C. VOLZ, AIA, ARCHITECT</b>        8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p><b>EXISTING CONDITIONS</b>        END FLOOR PLAN 1/4"=1'-0"</p>	<p><b>VOLZ RESIDENCE PLAN (EXIST)</b>        2801 BARKER ST. CAPITOL VIEW H.P.        SILVER SPRING, MD. 20910</p>
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NOT REEL COPY OF RE. EXAMINED BY THE ARCHITECT  
EMILY C. VOLZ, AIA, ARCHITECT

DATE: APRIL 2011  
SHEET: 1 OF 1

PROJECT NO. 2011-0110

12



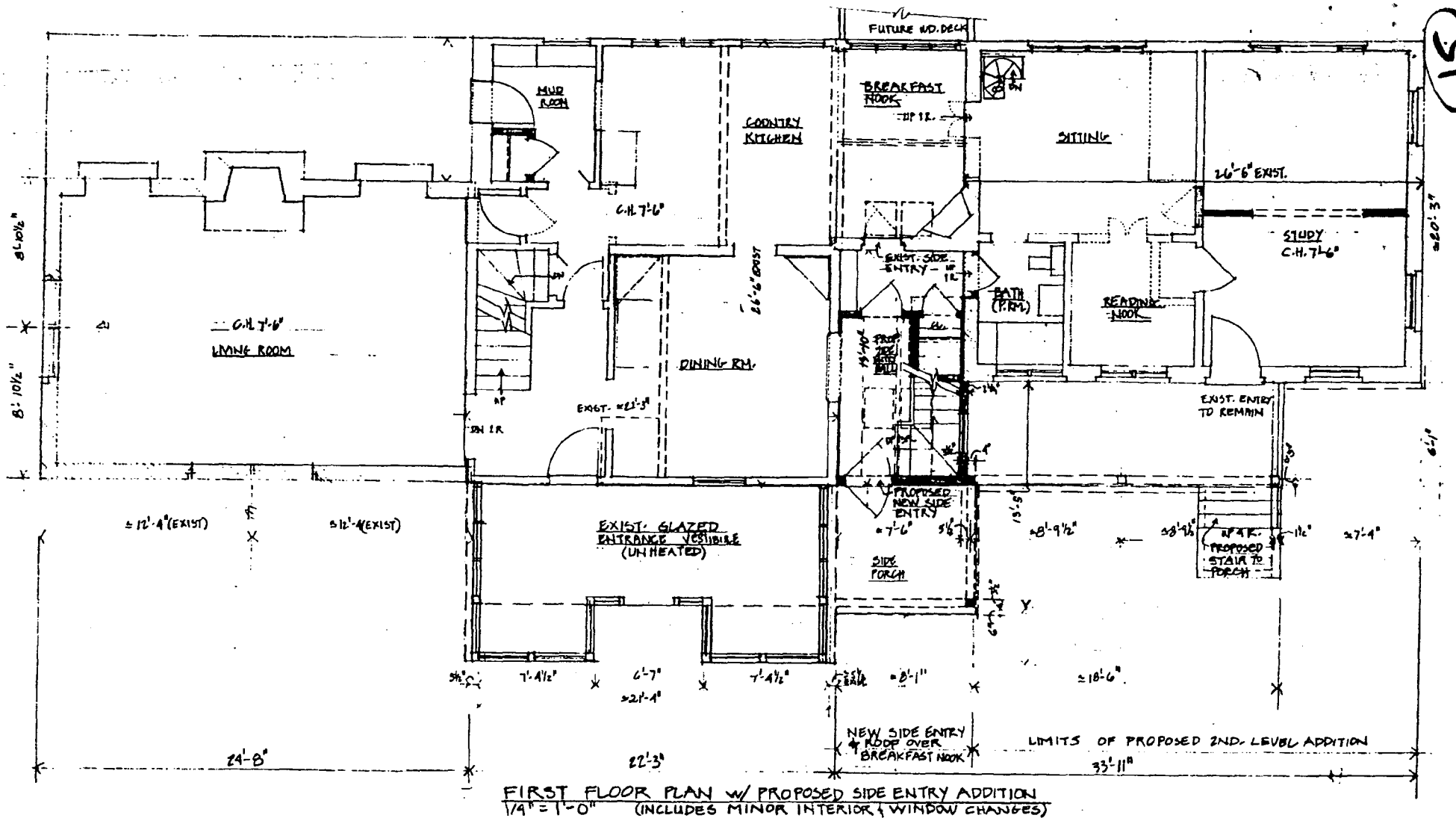
SOUTH ELEVATION (EXIST.)  
1/4" = 1'-0"

△ NON-A.D.L.  
NOV. 19

EMILY C. VOLZ, AIA, ARCHITECT  
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

EXISTING FRONT ELEVATION

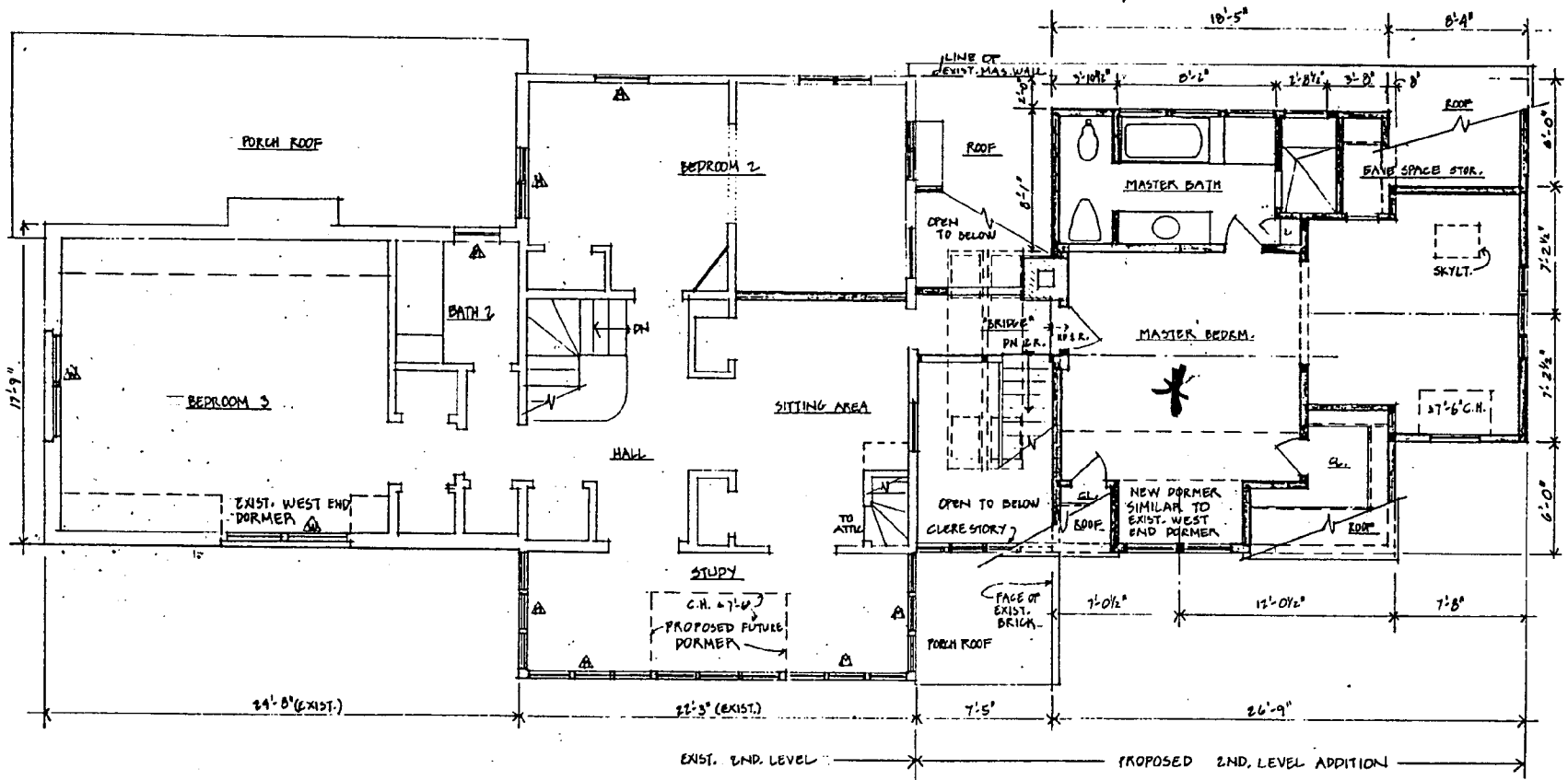
VOLZ RESIDENCE  
2801 BARKER ST. CAPITOL  
SILVER SPRING, MD. 20916



**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON, D.C. 20012

VOLZ RESIDENCE MASTER PLAN  
 2001 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MARYLAND 20910

NOV. 19, 1995 NORTH



**SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION**  
 1/4" = 1'-0"

NOTE:

- △ EXIST. METAL REPLACEMENT WINDOWS w/REMOVEABLE GRIPS TO BE REPLACED IN FUTURE w/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS w/ENERGY PANELS
- △ ORIG. WD. WINDOWS, VERY LEAKY, RATTLING SASH TO BE REPLACED AS ABOVE.

**\* REVISED MASTER BEDROOM**

DEC. 18, 1995 N

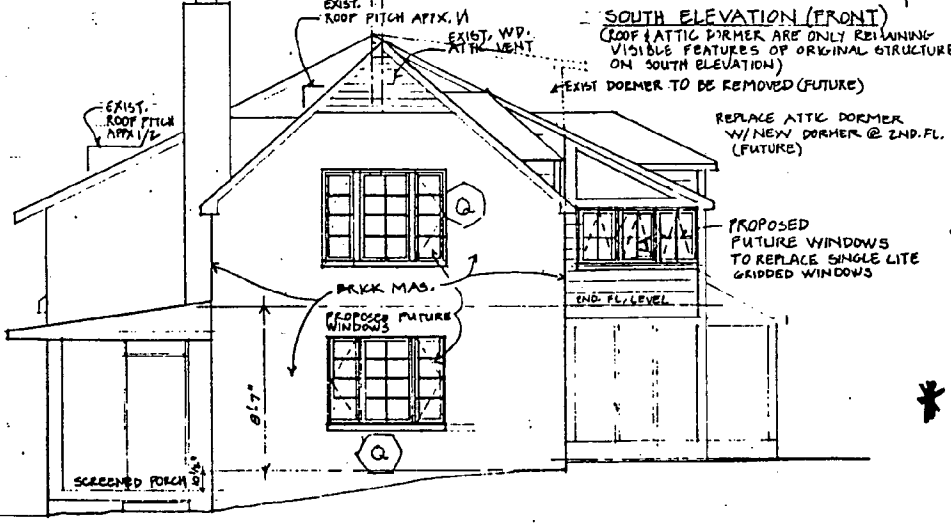
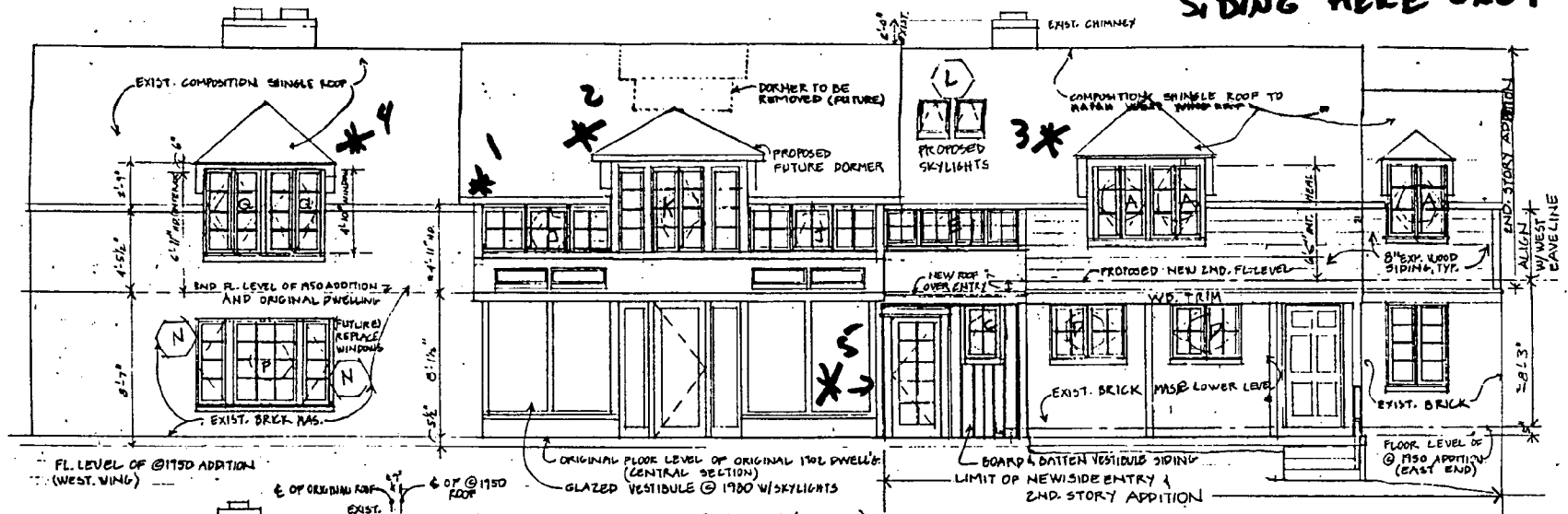
EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012	<b>VOLZ RESIDENCE MASTER PLAN</b> 2801 BARKER ST., CAPITOL VIEW H.D. SILVER SPRING, MD. 20910
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PROPOSED

REVISED

(16)

\*5 USE BOARD & BATTEN SIDING HERE ONLY

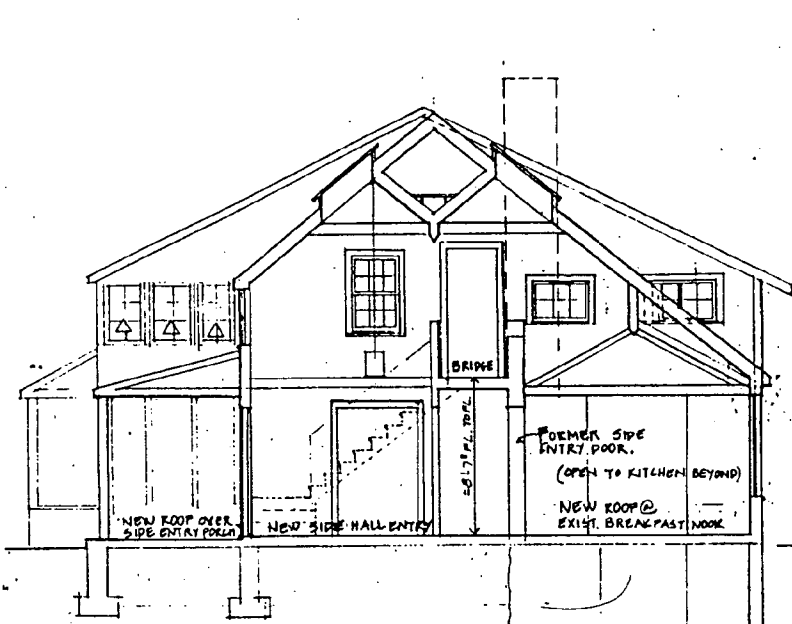


- \*1 SMALLER STRIP WINDOWS
- \*2 MORE UNIFIED CENTRAL DORMER
- \*3 1 GABLE DORMER INSTEAD OF 2 SMALLER GABLE DORMERS.
- \*4 2 CASEMENT WINDOWS.

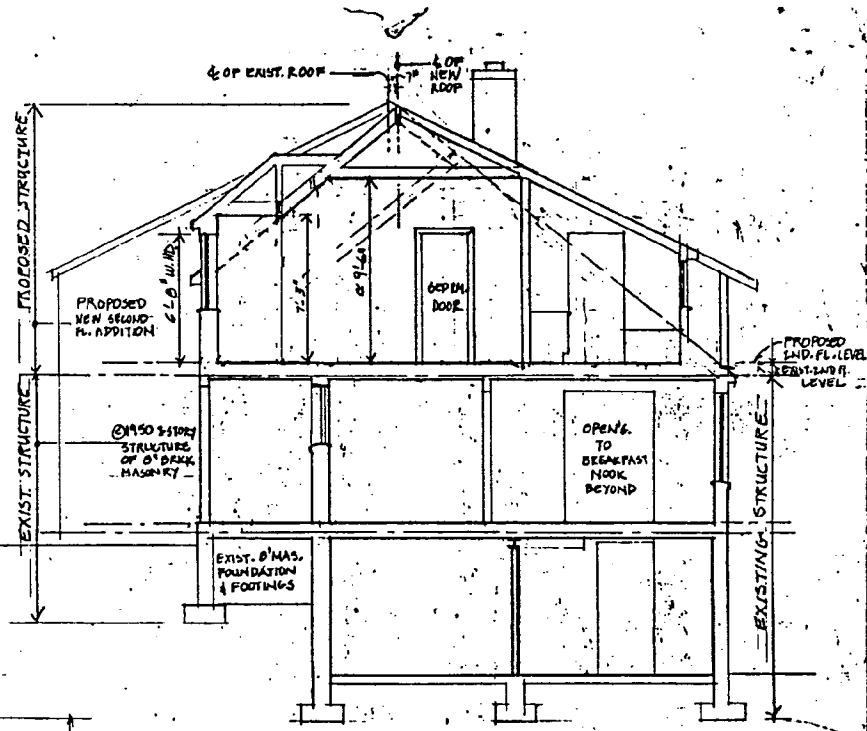
<p>EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p>ELEVATIONS 1/4" = 1'-0"</p>	<p>DEC. 16, 1995 VOLZ RESIDENCE MASTER PLAN 2801 BARKER ST. CAPITOL VIEW H.P. SILVER SPRING, MD, 20910</p>
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PROPOSED

REVISED (17)

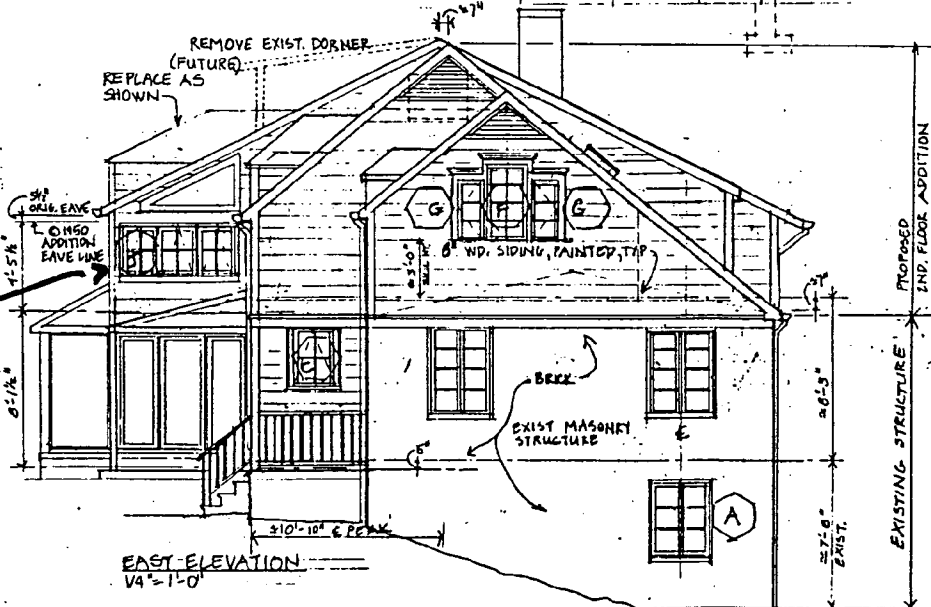


SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"

SHORTER WINDOWS \*



EAST ELEVATION  
1/4" = 1'-0"

EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW WASHINGTON D.C. 20012

DECEMBER 13, 1995  
VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOLVIEW H.D.  
SILVER SPRING, MARYLAND 20910

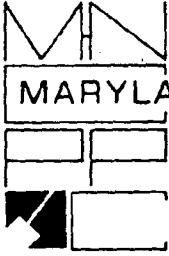
REVISED

PROPOSED

(19)



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



DATE: 3/1/94

MEMORANDUM

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

FROM: <sup>202</sup> Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

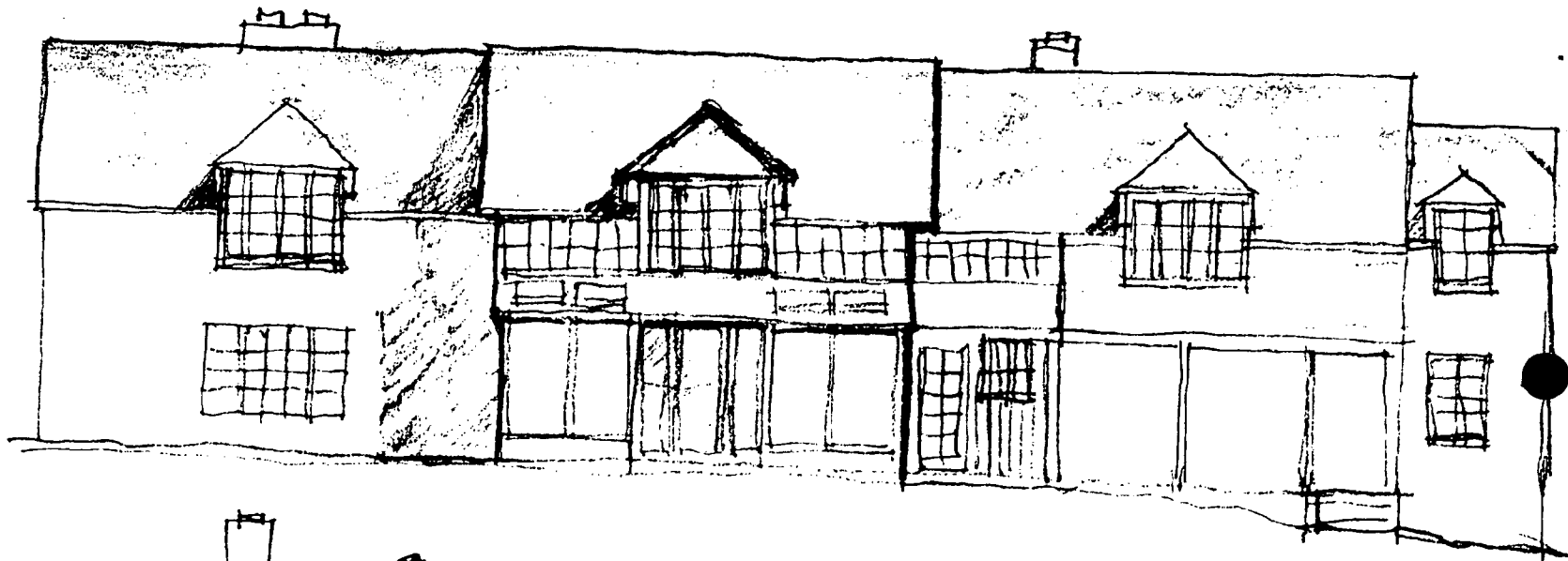
Approved with Conditions: \_\_\_\_\_

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

Applicant: Mr. + Mrs. Harry Volz Re: 2801 Barker St.  
Capitol View Park HOA,

Address: 8132 W. Beach Dr, NW, Wash, DC 20012

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



← New Central Dormer of gable end  
instead of hipped roof

APPROVED  
Montgomery County  
Historic Preservation Commission

*Arthur J. Zito* 3/1/96

PROPOSED REVISION  
of Approved  
HAWP

4

MEMORANDUM

TO: Historic Area Work Permit Applicants  
FROM: Gwen Marcus<sup>EDX</sup>, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC  
SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

*Emily - if you need to revise your building permit & you need me to stamp your drawings, just call first. I'm including a stamped copy of the concept drawings. Robin*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2801 Barker Street, Silver Spring

Meeting Date: 2/28/96

Resource: Capitol View Park Historic District

Review: **REVISION OF APPROVED  
HAWP**

Case Number: HPC Case No. 31/7-95G

Tax Credit: No

Public Notice: 2/14/96

Report Date: 2/21/96

Applicant: Mr. and Mrs. Harry Volz

Staff: Robin D. Ziek

**PROPOSAL:** Construct gable dormer  
Install wood shingle siding

**RECOMMEND:** APPROVAL

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BACKGROUND

The applicant came before the Commission on 12/21/95 for HAWP for alterations to an existing house at 2801 Barker Street. Approval w/conditions was given, and construction of the approved project is currently underway.

PROJECT PROPOSAL

1. The applicant received HPC approval for a central dormer with a hipped roof. The applicant would now like to revise the proposal to build a central dormer with a front-facing gable roof. The revised roof would be the same width as the previously approved dormer, and the gable roof would meet the main roof at the same height as the previously approved dormer.

2. The house currently is sided with wood clapboard, wood shingles, and with brick. The previous application included a proposal to use wood siding on the new portions of the house, as well as on existing portions with wood shingles so there would be only two types of siding on the house. This was approved by the HPC. However, the applicant would now like to revise the HAWP to permit the installation of wood shingles rather than wood siding on those portions of the house with siding/shingles.

STAFF DISCUSSION

Staff feels that both requests in this revision are approvable. The HPC felt, in its previous review of this HAWP, that changing the existing dormer on the house was acceptable. It follows that the proposed redesign of the new central dormer will have no effect on the resource which has already lost its integrity.

The applicant feels that the revision of the roof form of the central dormer would help reinforce the entrance, and help reinforce a hierarchy by providing some prominence to the central portion of the house through the use of a modest vertical element. Staff feels that this is consistent with the previous application.

The proposed use of wood shingles is consistent with the HPC standards of using natural building materials at historic sites and districts.

①

STAFF RECOMMENDATION

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

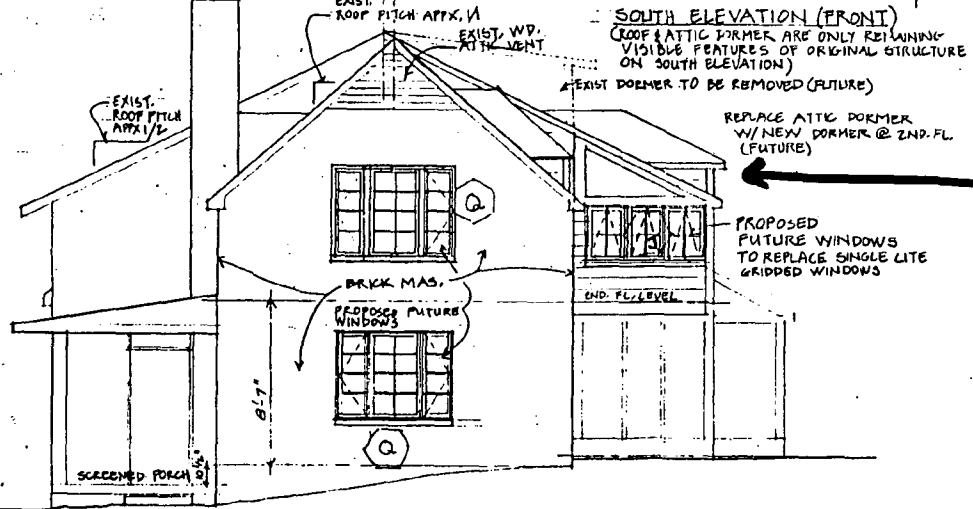
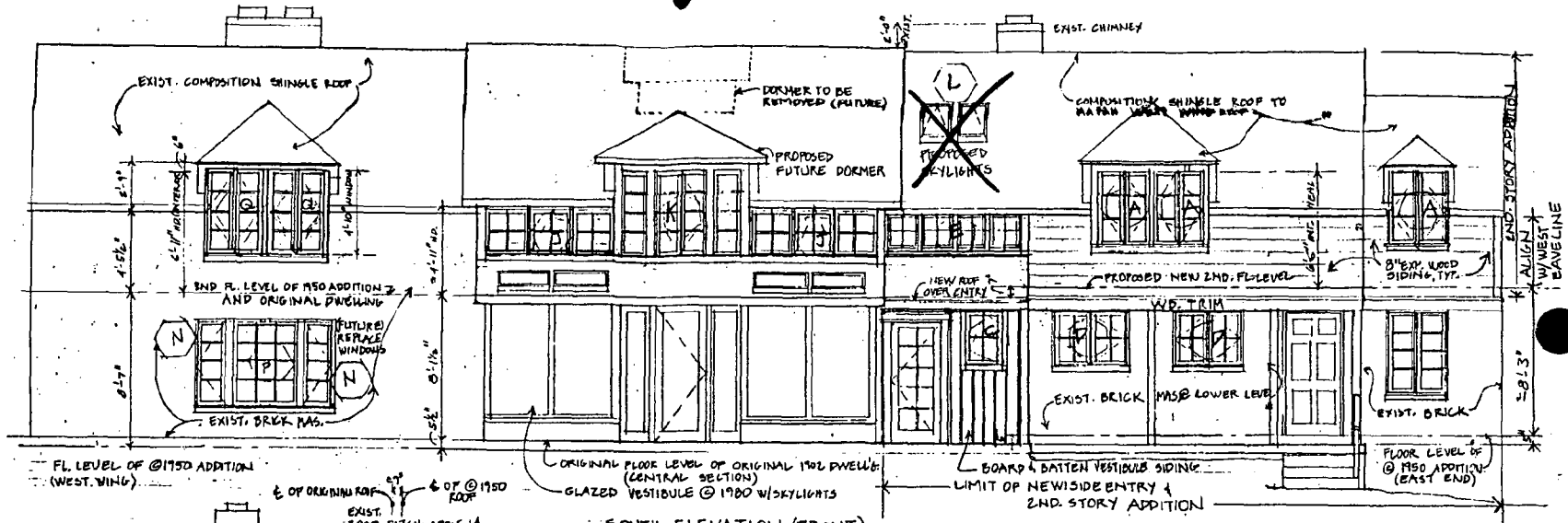
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard 10:

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.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# Central Dormer



Central dormer w/ hipped roof.

WEST ELEVATION (BUILT 1950)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
12.21.95

DEC. 16, 1995

EMILY C. VOLZ, AIA, ARCHITECT  
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

ELEVATIONS  
1/4" = 1'-0"

VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOL VIEW H.P.  
SILVER SPRING, MD. 20910

EXISTING HAWK

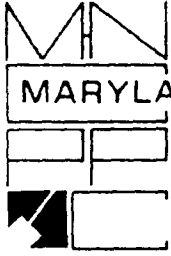
2/26/96

LAP

Says

FINE

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

DATE: 12/21/95

MEMORANDUM

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

FROM: Gwen Marcus <sup>PPC</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

NO SKYLIGHTS TO BE INSTALLED ON SOUTH ELEVATION.  
SKYLIGHTS APPROVED ON NORTH ELEVATION.

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

Applicant: MR + MRS. HARRY VOLZ @ 8132 WEST BEACH DRIVE  
WASHINGTON, DC 20012

Address: PROJECT ADDRESS: 2801 BARKER ST, CAPITOL VIEW PARK HISTORIC DISTRICT

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





RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON EMILY C. VOLZ  
 DAYTIME TELEPHONE NO. 202 726 5735  
202-334-6425 (MR.)  
 TAX ACCOUNT # 2610484-  
 NAME OF PROPERTY OWNER MR. + MRS. HARRY VOLZ DAYTIME TELEPHONE NO. (202) 726-5735 (MRS.)  
 ADDRESS 8132 WEST BEACH DR. NW WASH-DC 20012  
CITY STATE ZIP CODE  
 CONTRACTOR EMILY C. VOLZ OR OTHER TELEPHONE NO. (202) 726-5735  
CONTRACTOR REGISTRATION NUMBER  
 AGENT FOR OWNER SELF DAYTIME TELEPHONE NO. (202) 726-5735

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 2801 STREET BARKER ST.  
 TOWN/CITY SILVER SPRING, MD NEAREST CROSS STREET WARREN ST. LEAFY AVE.  
 LOT 17 BLOCK 10 SUBDIVISION CAPITOL VIEW PARK  
 LIBER 01590 FOLIO 0057 PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab  Room Addition  
 Construct  Extend  Alter/Renovate  Repair  Move  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ \$100,000  
 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 \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/assessment \_\_\_\_\_

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.

Emily C. Volz, AIA Nov. 19, 1995  
 Signature of owner or authorized agent Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 951122-0061 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Rare 1/4 acre partially wooded site with house of eclectic components built over about 80 yrs., partially wood frame, partially brick masonry, not visible from the street.

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

Extend upward from one-story @ 1950 brick masonry addition to create a 2nd. story Master Suite, with intent to improve and unify the facade such that it has a sense of balance + completeness now lacking. No change to footprint of house as it exists is foreseen.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

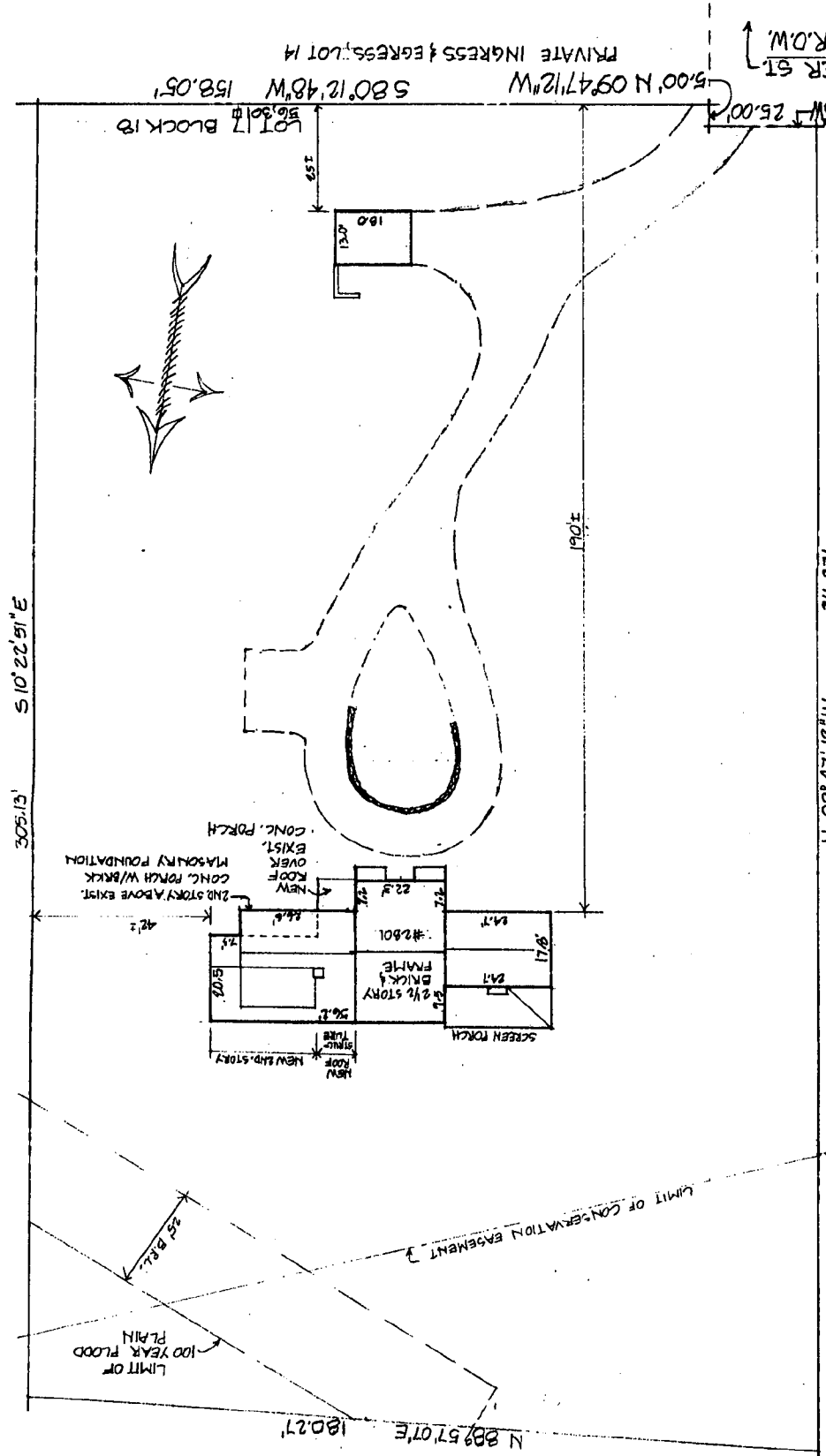
**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



580' 12' 48" W 158.05'  
 PRIVATE INGRESS & EGRESS LOT 14

BARKER ST  
 40'-R.O.W.  
 580' 12' 48" W 25.00'  
 5.00' N 09° 47' 12" W

306.13' 510' 22' 51" E

160.11'

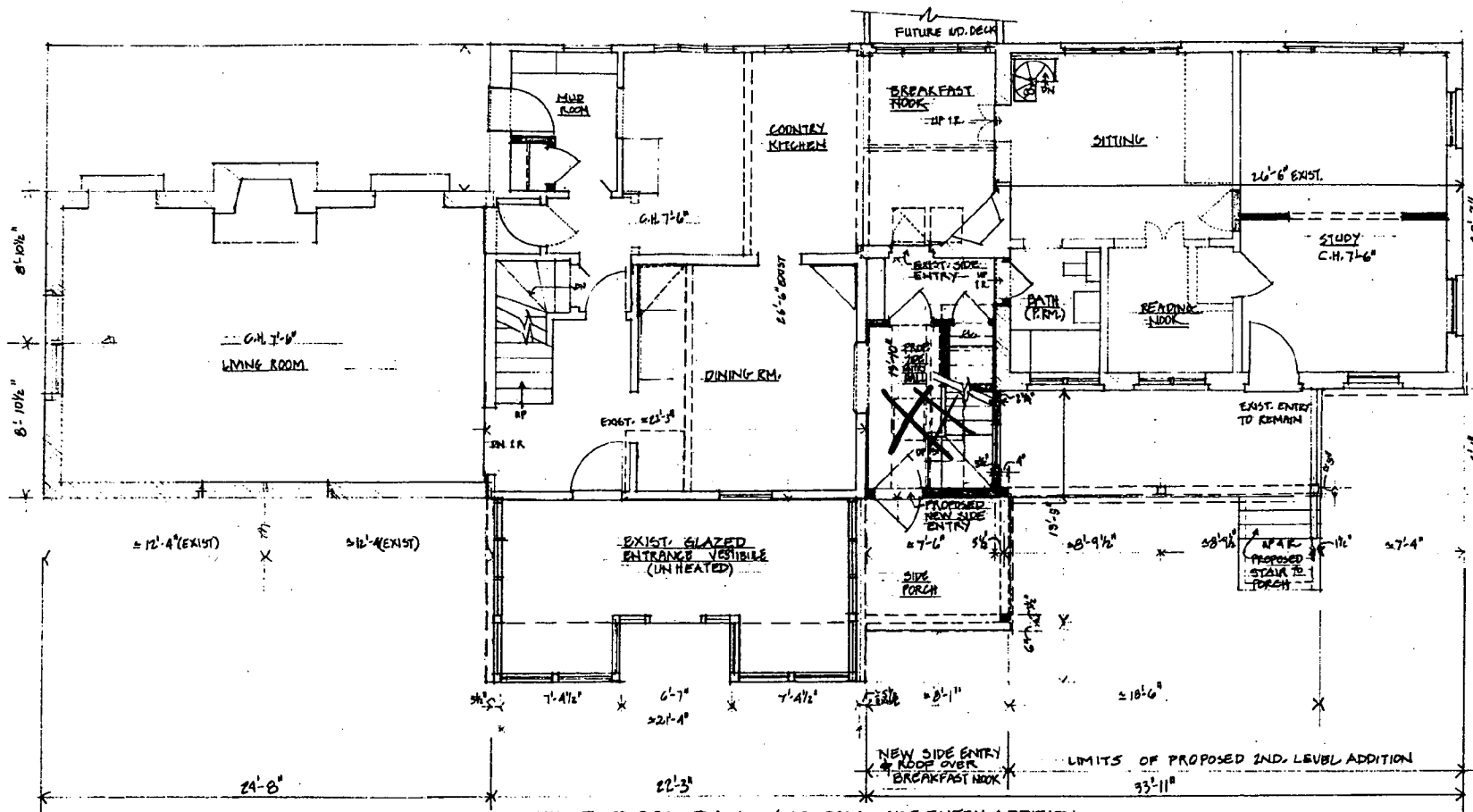
160.11' 311.87'  
 M. 21.4b.60 N

**VOLZ RESIDENCE**  
 2801 BARKER ST. CAPITOL VIEW #2  
 SILVER SPRING, MD. 20910

**SITE PLAN**  
 1/16" = 1'-0"

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

Montgomery County  
 Historic Preservation Commission  
 Approved  
 5P1  
*[Signature]* 12.21.11



FIRST FLOOR PLAN W/ PROPOSED SIDE ENTRY ADDITION  
 1/4" = 1'-0" (INCLUDES MINOR INTERIOR WINDOW CHANGES)

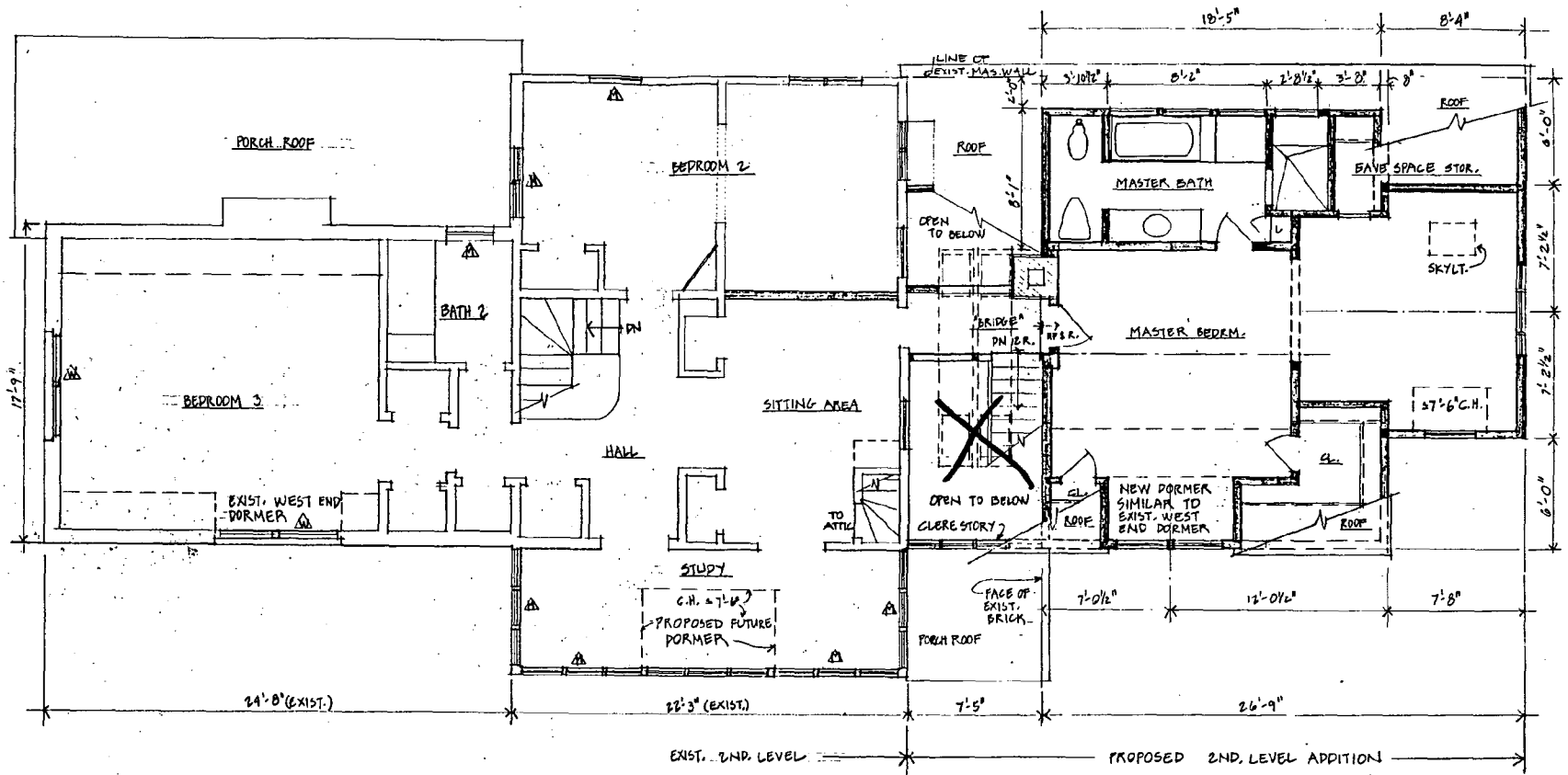
**NO SKYLIGHT  
 ON SOUTH  
 ELEVATION**

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*John D. Zick* 12-21-95  
 NOV. 19, 1995 NORTH

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MARYLAND 20910



SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION  
 1/4" = 1'-0"

NOTES:

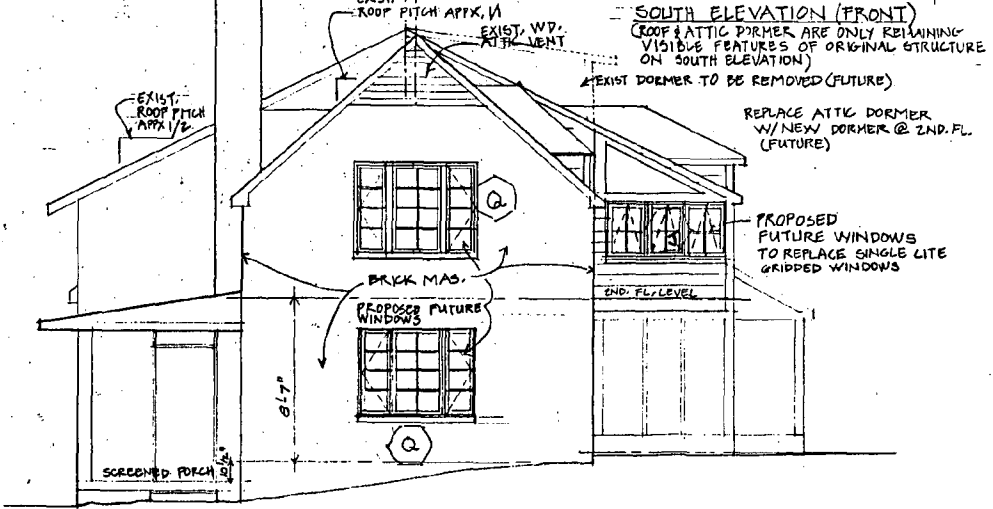
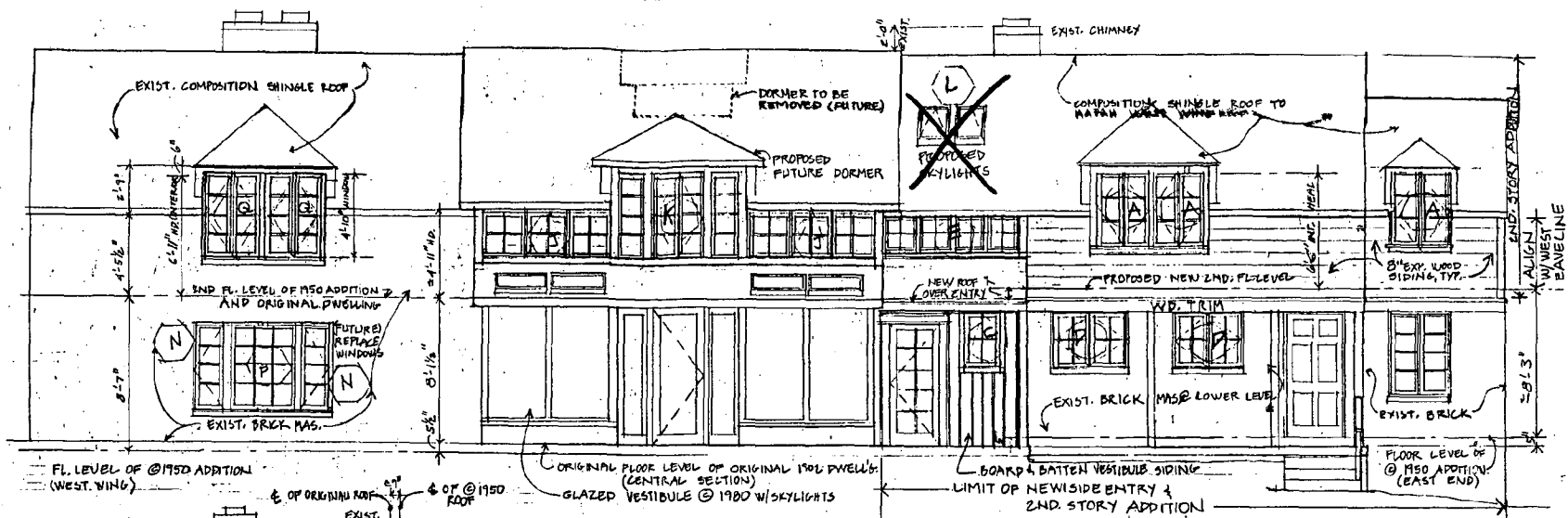
- ▲ EXIST. METAL REPLACEMENT WINDOWS W/REMOVEABLE GRIDS TO BE REPLACED IN FUTURE W/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS W/ENERGY PANELS
- ▲ ORIG. WD. WINDOWS, VERY LEAKY; RATTLING SASH TO BE REPLACED AS ABOVE.

**NO SKYLIGHT ON SOUTH ELEVATION**

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 12.31.95  
 DEC. 18, 1995

EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910



**SOUTH ELEVATION (FRONT)**  
 (ROOF & ATTIC DORMER ARE ONLY REMAINING VISIBLE FEATURES OF ORIGINAL STRUCTURE ON SOUTH ELEVATION)  
 \*EXIST DORMER TO BE REMOVED (FUTURE)

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*  
 12.21.95

WEST ELEVATION (BUILT 1950)

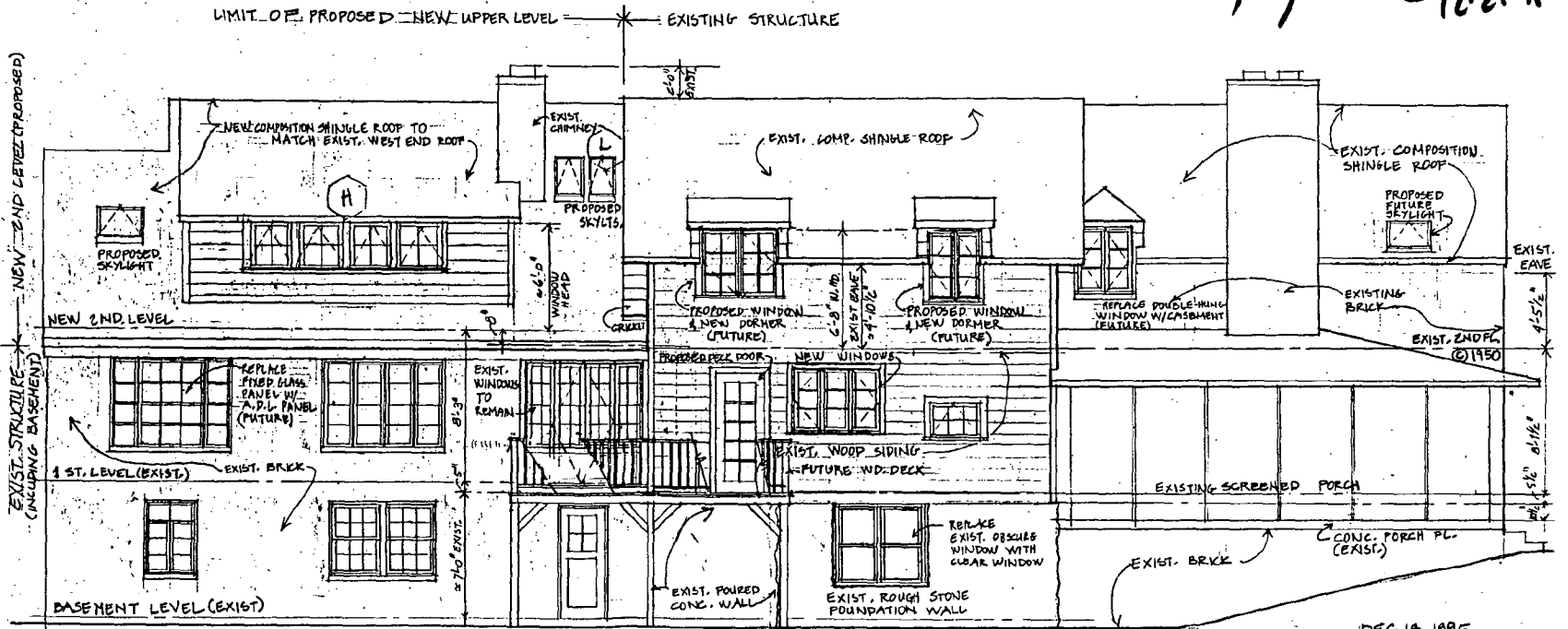
**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

**ELEVATIONS**  
 1/4" = 1'-0"

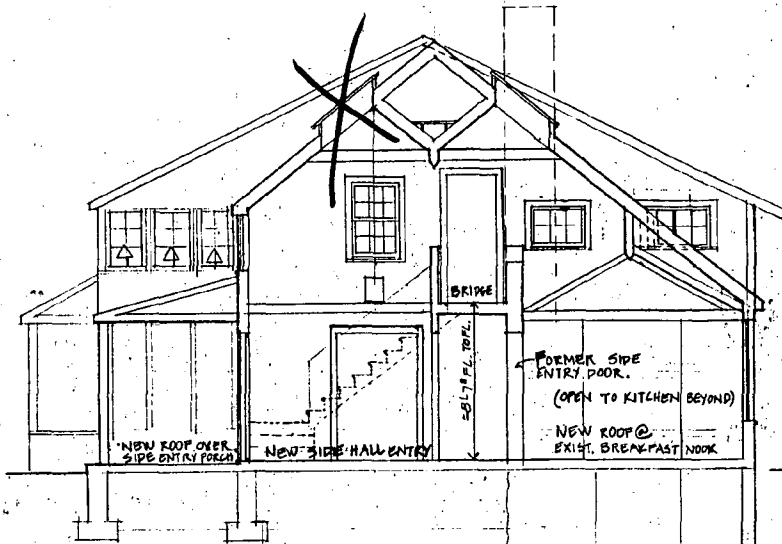
DEC. 15, 1995  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910

APPROVED  
Montgomery County  
Historic Preservation Commission

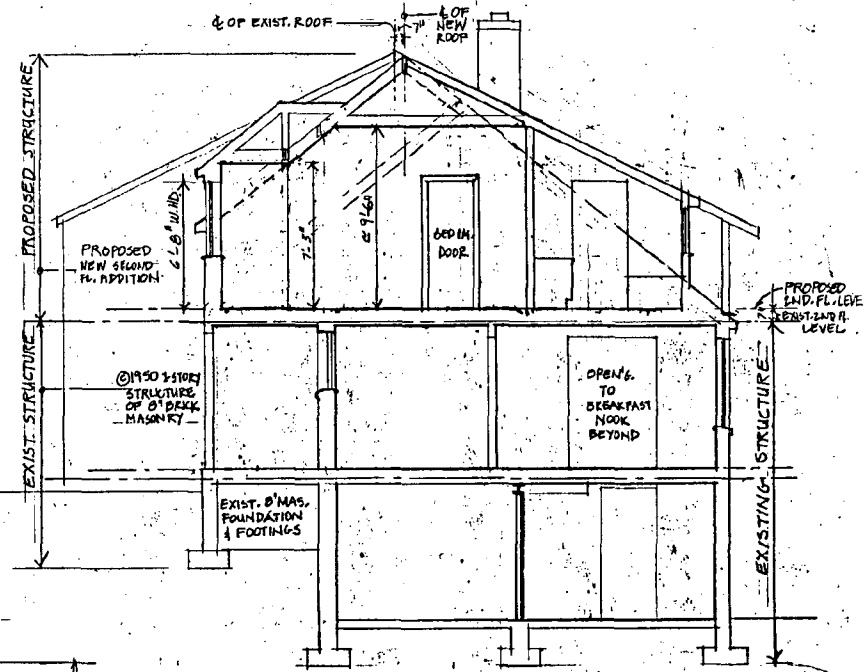
*Richard Zeh*  
12-21-95



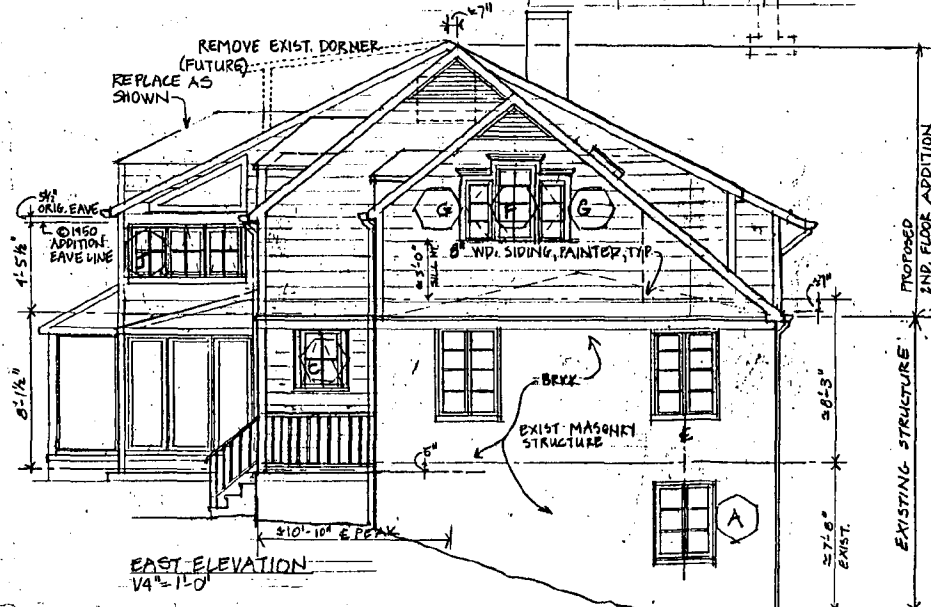
EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012  
**REAR (NORTH) ELEVATION**  
 1/4" = 1'-0"  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910  
 DEC 18, 1995



SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"



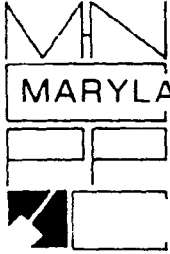
EAST ELEVATION  
1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Approved 3rd 12-21-95*  
DECEMBER 18, 1995

VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOL VIEW H.D.  
SILVER SPRING, MARYLAND 20910





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

DATE: 12-21-95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus<sup>DOE</sup>, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

---

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

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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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!

3 in more Trumble Klemmer Jordan  
4 opposed - Soberberg, Booth, Komalas  
Lanzon

①

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2801 Barker Street

Meeting Date: 12/20/95

Resource: Capitol View Park Historic District

Review: HAWP

Case Number: ~~3713-95MM~~ 31/7-95 G

Tax Credit: Partial

Public Notice: 12/6/95

Report Date: 12/13/95

Applicant: Mr. and Mrs. Harry Volz

Staff: Robin D. Ziek

**PROPOSAL:** Renovation of existing house

**RECOMMEND:** APPROVAL w/condition

BACKGROUND

① Moved by Har-Dea - Approval  
w/condition That skylights  
not be placed on the  
South-facing Roof of east  
wing. 2nd by  
Approved - 6-0-1  
Clemmer  
absent

RESOURCE: Capitol View Park Historic District

STYLE: Altered frame bungalow with two brick additions

DATE: ca. 1902

PROJECT DESCRIPTION: Add second story to existing one-story addition; install new wood windows (true divided light) for consistency; remove existing attic dormer on south elevation; replace existing doors.

STAFF DISCUSSION

The Capitol View Park Historic District Amendment to the Master Plan was adopted on 7/14/82. As stated in the Amendment, it is "significant to the County's heritage as an example of a railroad community which developed gradually over the past 100 years." Individually, most of the resources have little distinction; but collectively, the Historic District includes a collection of buildings which is representative of suburban development styles in Montgomery County.

Existing Conditions

The property at <sup>b</sup>2801 Barker Street (the Hahn House), was originally a small frame cottage sitting in the middle of four acres of wooded land with a stream in the back. Examples of what this property originally looked like may still be seen on Barker Street. Over time, however, the structure has been enlarged while the parcel has been reduced to 1-1/2 acres. The only readily visible remnant of the original bungalow is the attic dormer with three small windows.

The existing structure now has three separate portions: the central block which is frame, with a machine-cut wood shake siding on the west side attic level and dormers and along the north and east elevations, and lapped wood weatherboard on the west second floor; a two-story brick addition to the west; and a one-story brick addition to the east. The original house included an open porch area on the first floor and an enclosed porch room on the second floor. Subsequently (1970's?), the front elevation of the central block was altered by enclosing the first floor porch with modern glass windows, and setting skylights in the porch

①

roof. In addition, several of the second-story windows have been replaced by a single sheet of glass.

The brick additions on both the west and east sides were built sometime after WW II, probably in the 1950's or 1960's. The west addition has two stories and is wholly of brick; the east addition has only one story of brick. The chimney on the east addition extends above the two-story level so as to extend beyond the center roof.

The house currently has many different types of windows. This includes metal windows, wood windows with snap-in muntins, wooden casement windows, wooden double-hung windows, picture windows. They illustrate a multitude of muntin patterns and proportions, including 8/8, 6/1, 1/1, 8 lights/casement, 4 lights/casement.

### Proposal for alterations

The applicant's stated intention with the proposal is to unify the house into a single composition. The proposed alterations would address imbalance of the additions, the varying siding materials, and the varying window styles and materials, and lack of natural light on the interior. The applicant is an architect, and has approached this project in its entirety, although the construction would be accomplished incrementally.

The "big moves" in the proposal include: (1) addition of a second story on the east wing to balance the other two story sections of the house; (2) replacement of most of the windows with wooden true-divided light windows; (3) use of one type of wood siding (lapped weatherboard) on the second story for the center block and for the east wing; (4) the addition of a center dormer at the second floor level (with the removal of the existing attic dormer) and (5) the addition of skylights in the east second story addition on both the north and south sides, and in the west addition on the north elevation. The proposal also includes the addition of a deck at the rear (north) of the house, as well as a new open porch on the east wing.

### STAFF DISCUSSION

The Hahn property has been a notable feature in the Historic District mostly because of its extensive open space at the edge of the District - when the District was designated, the parcel included 4 acres. Currently, the subject property includes only 1-1/2 acres, although much of the original 4 acres is still open with landscaping that utilizes the stream and stream valley.

The current proposal will not affect the open space of the site as the existing footprint of the house will remain unchanged. Staff has therefore focused on the possible effects of the proposal on the District from the perspective of siting, massing, materials, and impact on the neighboring properties.

The building is located in the middle of the parcel, at a level significantly below the elevation of Barker Street. Because of this grade change, the apparent mass of the house is diminished. Entering the private driveway, one would be at approximately the same level as the main roof of the house. The house is not readily visible from Barker Street during the winter, and would be difficult to see at all in the summer when the trees are full.

The additional second story on the east wing will increase the mass of the house. In addition, the use of unifying elements such as similar dormers on the front in each wing, and the use of similar windows throughout the house will also have the effect of increasing the

apparent massing of the house. It will still read as three individual blocks, but the disparate identity of each block will be wrapped into one image.

The proposed use of true-divided light wood windows, and wood siding for the house is consistent with the recommended use of natural materials in the Historic District.

### STAFF RECOMMENDATION

Staff notes that the existing cottage has already been significantly altered both inside and out. This proposed work will complete the alteration of the building from a small cottage to a large comfortable country house. While this is a change from the size and scale of the original house, it is not essentially a change from the existing house. Therefore, the new alterations seem less significant in terms of the specific resource and more significant in terms of the overall effect on the District.

The size of the existing house or the new size which the house will be if this proposal is approved by the HPC is consistent with other homes found within the Historic District. As noted in the Master Plan Amendment, the Historic District is notable for the range and variety of homes within its boundaries.

The proposed project will not have any effect on adjacent properties. The house sits in isolation now. The nearest neighbor to the east is at a substantially lower elevation facing a different street in another neighborhood outside of the Historic District. The neighbor to the west is a new large modern house with essentially the same long two-story massing as is seen in the proposed project (although somewhat larger). The nearest neighbor on Barker Street is a new "Victorian" replica, and this sits at a substantial distance away from the subject house. In addition, the nearest neighbors to the south are all new homes built on Leafy Avenue.

Staff notes that this property was designated a Primary Resource in the Capitol View Park Historic District even though the house was altered to the existing conditions at the time of designation. The Primary Resource designation was assigned mostly for the extensive open space surrounding the existing structure, as the extensive tree cover throughout the District is a key element in the feel and character of the District. Staff feels that there are three essential elements to this proposal which the HPC may wish to comment upon. They are:

- 1) The proposed removal of the original attic dormer and the proposed construction of a dormer at the second-story level in the central block;
- 2) The proposed use of skylights on the south (front) facade;
- 3) The integration of all of the pieces of the disparate architecture.

Staff has discussed these issues with the applicant. With regard to item (1), staff has suggested that the applicant consider other design alternatives which will permit the retention of the original attic dormer while still altering the roofline at the second story central block to allow more light into the sun room at the second floor. Staff feels that consideration should be given to the fact that this is just a fragment of the original house which has been extensively altered already. Perhaps this is most clearly seen in comparison to the remaining bungalows on Barker Street, which are single block 1-1/2 story bungalows with open front porches and steep roofs.

With regard to item (2), the proposed use of additional skylights on the south facade in the east wing involves new construction only. There are existing skylights on the south facade

in the central block as part of the entry sunroom, and staff feels that additional skylights in the east wing may be considered more in the light of changes involving new construction.

With regard to item (3), staff recognizes that this proposal will complete the alteration of the resource from a simple bungalow to a larger country house. However, the process has been mostly completed already, and staff feels that the primary issues are therefore the effect on the District rather than the effect on the individual resource.

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 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;

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON EMILY C. VOLZ  
 TAX ACCOUNT # 2610484 - DAYTIME TELEPHONE NO. (202) 726-5735  
 NAME OF PROPERTY OWNER MR. + MRS. HARRY VOLZ DAYTIME TELEPHONE NO. 202-334-6425 (MR.)  
(202)-726-5735 (MRS.)  
 ADDRESS 8132 WEST BEACH DR. NW WASH-DC 20012  
 CITY STATE ZIP CODE  
 CONTRACTOR EMILY C. VOLZ OR OTHER TELEPHONE NO. (202) 726-5735  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER SELF DAYTIME TELEPHONE NO. (202) 726-5735

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2801 STREET BARKER ST.  
 TOWN/CITY CAPITOL VIEW PARK, SS. NEAREST CROSS STREET SILVER SPRING, WARREN ST. LEAFY AVE.  
 LOT 17 BLOCK 10 SUBDIVISION CAPITOL VIEW PARK  
 LIBER 07590 FOLIO 0057 PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ \$100,000  
 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 \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Emily C. Volz, AIA  
 Signature of owner or authorized agent

Nov. 19, 1995  
 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

(5)

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

Rare 1/4 acre partially wooded site with house of eclectic components built over about 80 yrs., partially wood frame, partially brick masonry, not visible from the street.

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

Extend upward from one-story @ 1950 brick masonry addition to create a 2nd. story Master Suite, with intent to improve and unify the facade such that it has a sense of balance + completeness now lacking. No change to footprint of house as it exists is foreseen.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

6

Mr. & Mrs. Harry A. Volz  
8132 West Beach Dr. NW  
Washington, DC 20012

November 19, 1995

MEMORANDUM

Re: 2801 Barker Street  
Capitol View Historic District  
Silver Spring, MD 20910

The property at 2801 Barker Street is comprised of a charmingly wooded one and one-quarter acre parcel of land with a modestly scaled but moderately large house set almost 200' back from and out of view of the street. The house is composed of several period styles, sometimes jarringly combined. The original light wood-frame structure, with rubble stone foundation, was built around 1902, as a small rural summer cottage. Some remodelling may have taken place prior to a major expansion and interior remodelling of the house, undertaken around 1950. The impact of this work, which included large brick masonry additions to the east and west sides of the cottage, was to alter substantially the appearance characteristics of the house and indeed, the entire property. The design of the two-story west wing shows some success in fitting into its context, while establishing a grander style of house. The east wing, designed as a self-contained living unit is simply a jarring one-story appendage with a low slope roof and an awkward tall chimney, so designed as to clear by two feet the roof of the adjacent original two-story center section. (see photos) There is literally no sense that the builder had any appreciation of the existing house and site features. This unfortunious addition has the effect of keeping the house permanently off balance, as the photos and elevations amply depict. An upper story addition similar in massing to the west wing, would be a welcome improvement. The more recent addition of a glass entrance vestibule, while sophisticated and attractive, has further obscured the original structure from view, leaving the roof and attic dormer as modest visible reminders that the house was once a simple cottage. As well, many of the original windows in both the cottage section and the west wing have been replaced with incompatible insulated metal windows with grills instead of authentic divided lites. Indeed the house is so radically altered and is so eclectic in its composition that it no longer has an identifiable style.

Currently, the house has inadequate bedrooms for our family and only one bath on the second floor. As new owners, we wish to make some improvements to the house, including the addition of a master bedroom and bath. The property attracted us in part because we believe it is possible and desirable aesthetically to add a master suite as a second story to the poorly conceived east wing, simultaneously creating a dream house for us and establishing a balanced and stylistically more unified massing and front facade, while also retaining the informal, country home feel created by the best elements of the present structure.

The proposed elevations are intended to provide the visual cues to explain this effort. New elements were designed to complement the parts of the structure to which they most closely correspond. We sincerely believe that this effort, if permitted to proceed, will substantially enhance the property in its entirety, and will create a house worthy of the beauty of the location and the protection of the historic district.

7

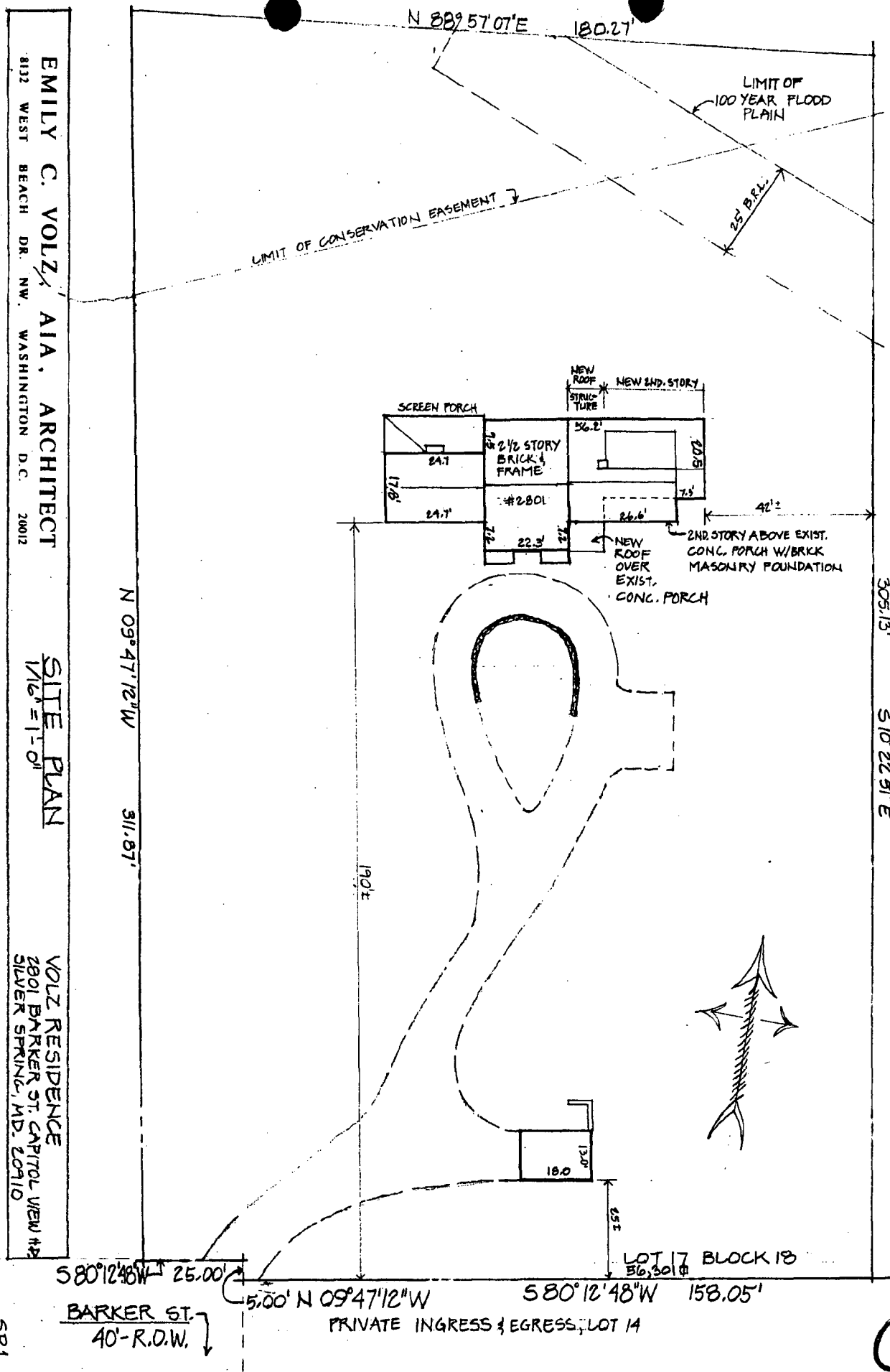


EMILY C. VOLZ, AIA, ARCHITECT  
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

SITE PLAN  
1/16" = 1'-0"

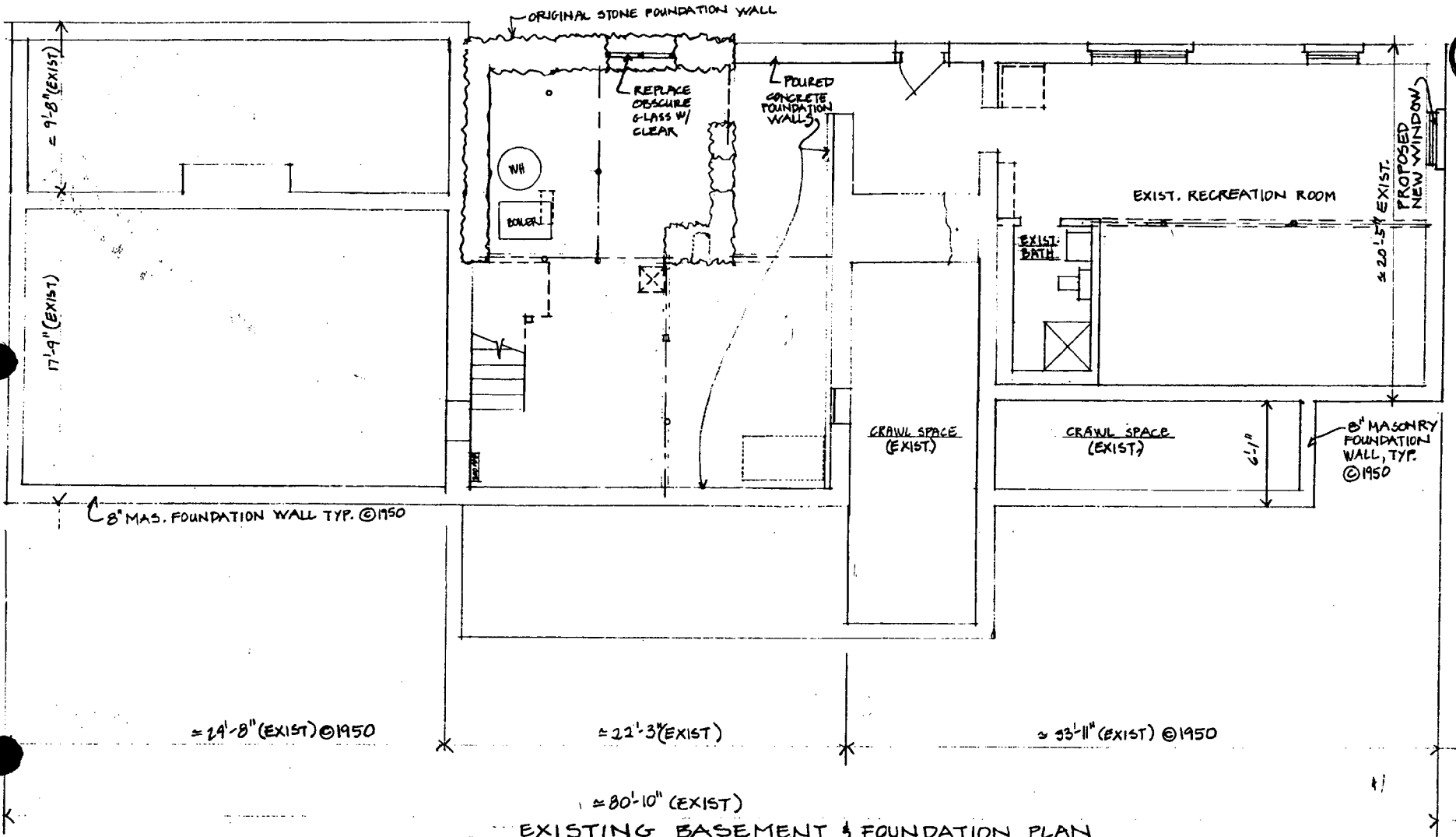
VOLZ RESIDENCE  
2801 BARKER ST. CAPITOL VIEW #42  
SILVER SPRING, MD. 20910

SP1



8

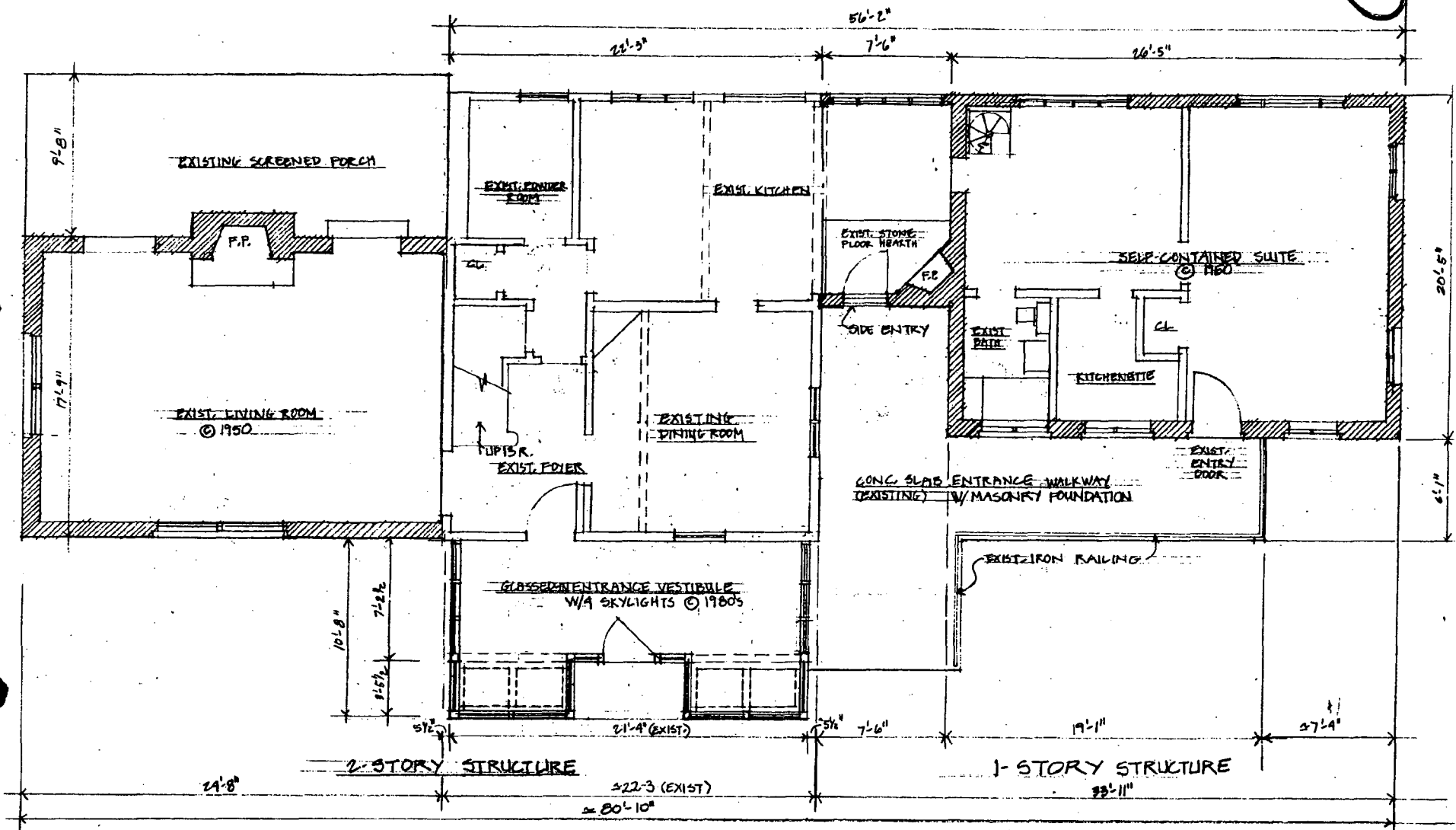
9



**EXISTING BASEMENT & FOUNDATION PLAN**  
 1/4" = 1'-0" (NO ADDITIONS ARE PROPOSED @ THIS LEVEL)

NOV. 19, 1995 NORTH

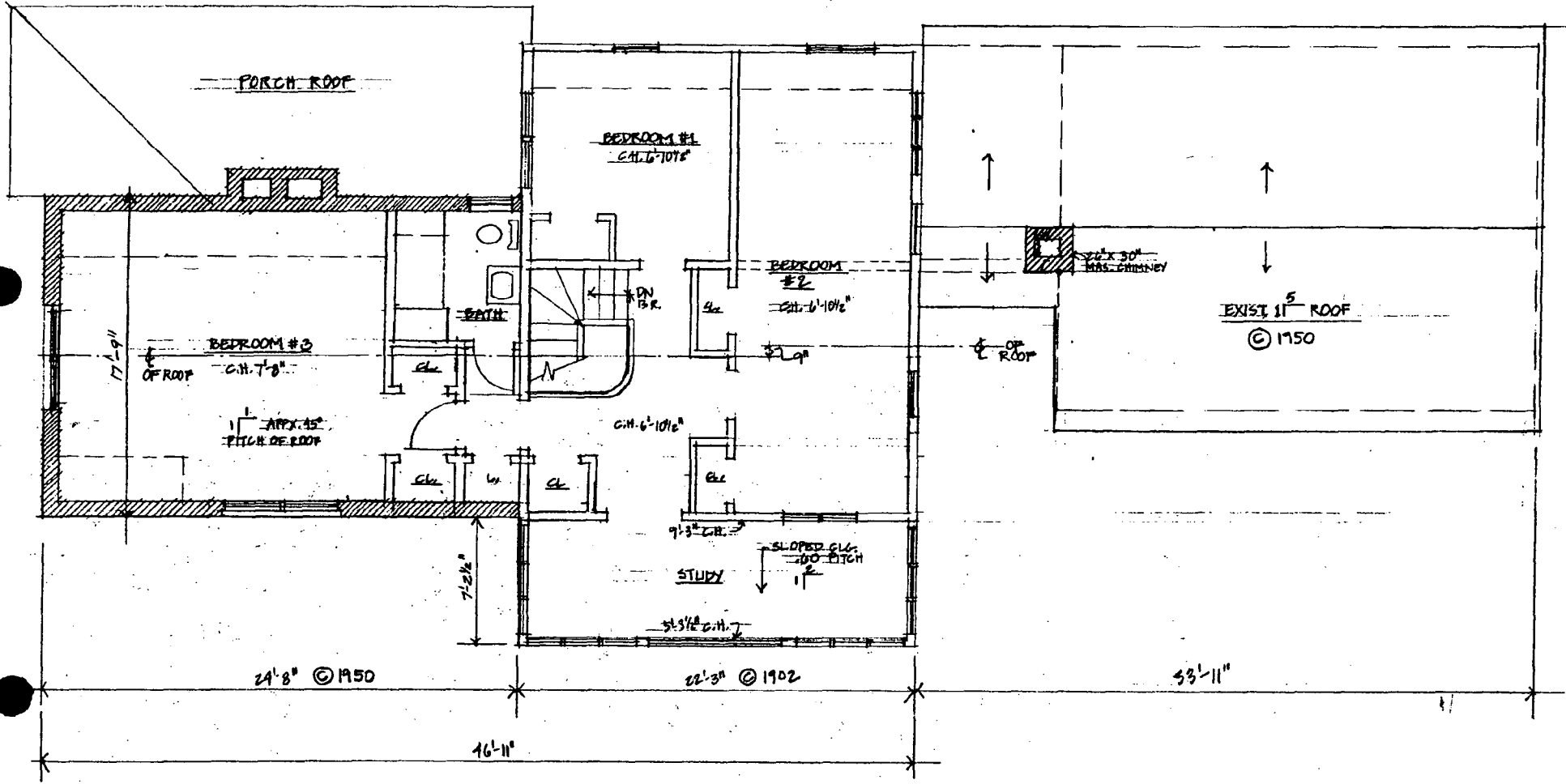
<p><b>EMILY C. VOLZ, AIA, ARCHITECT</b>        8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p><b>EXISTING CONDITIONS</b>        (W/ MINOR PROPOSED WINDOW CHANGE)</p>	<p><b>VOLZ RESIDENCE MASTER PLAN</b>        2801 BARKER ST., CAPITOL VIEW H.D.        SILVER SPRING, MD. 20910</p>
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NOV. 19, 1978

<p><b>EMILY C. VOLZ, AIA, ARCHITECT</b> 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p><b>EXISTING CONDITIONS</b> FIRST FLOOR LEVEL 1/4"=1'-0"</p>	<p>VOLZ RESIDENCE PLAN (EXIST.) 2801 PARKER ST. CAPITAL VIEW #2 SILVER SPRING, MARYLAND 20910</p>
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11



2ND FLOOR PLAN

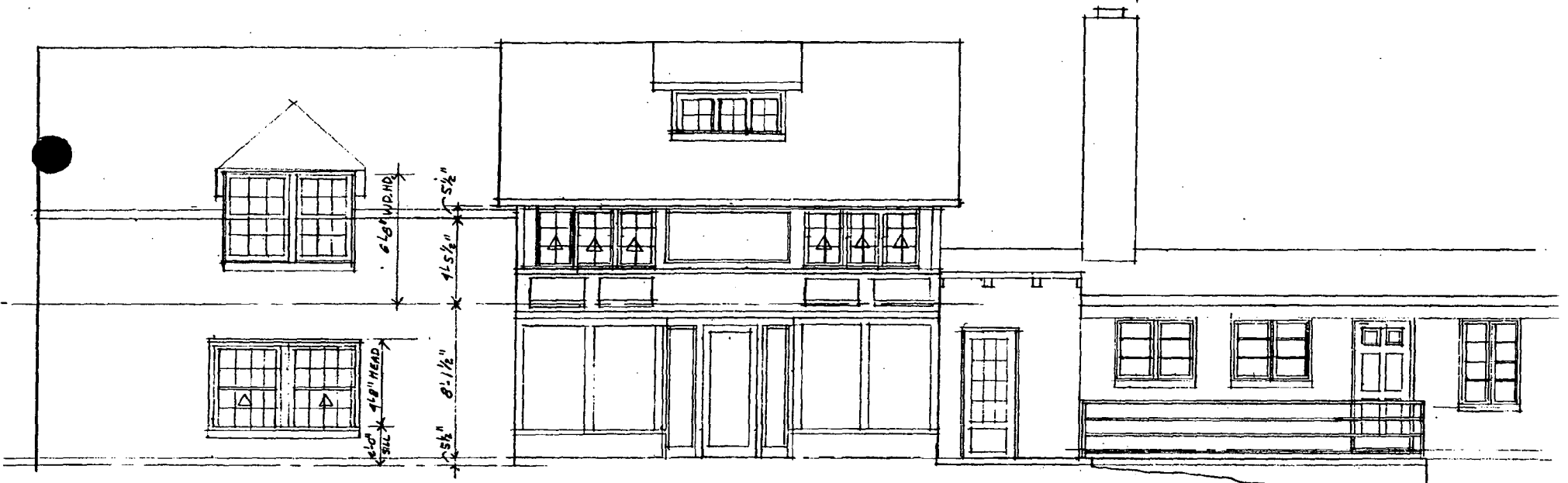
NOV. 19, 1995 NORTH

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

**EXISTING CONDITIONS**  
 2ND FLOOR PLAN 1/4"=1'-0"

**VOLZ RESIDENCE PLAN (EXIST)**  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910

E.C.-3



SOUTH ELEVATION (EXIST.)  
1/4" = 1'-0"

△ NON-A.D.C. WINE  
NOV. 19, 1993

**EMILY C. VOLZ, AIA, ARCHITECT**  
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

EXISTING FRONT ELEVATION

VOLZ RESIDENCE  
2301 BARKER ST. CAPITOL VIEW  
SILVER SPRING, MD. 20910

13



EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

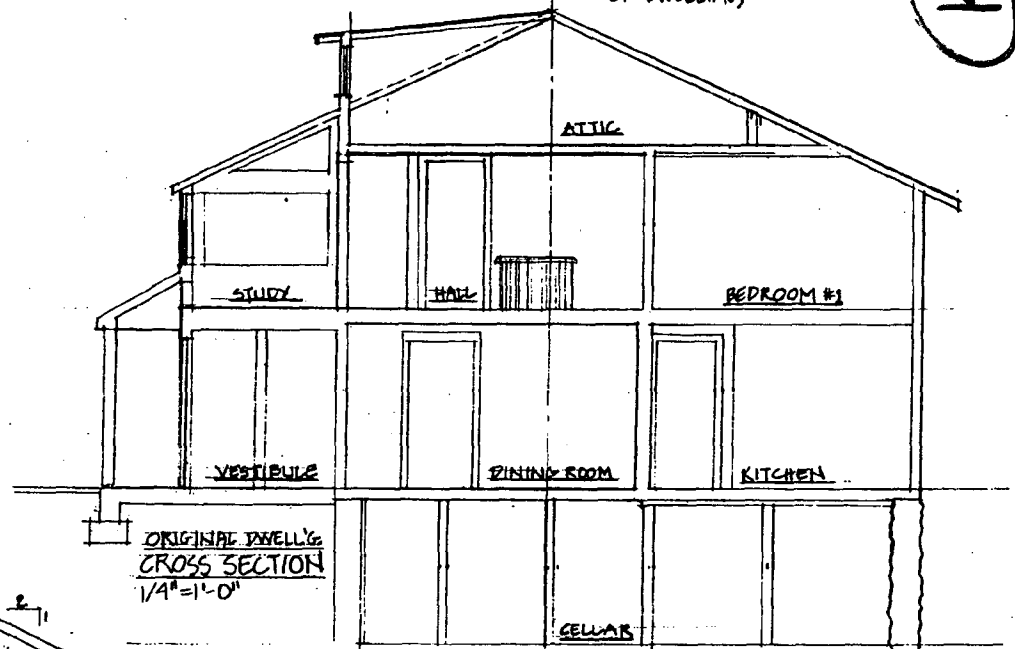
REAR ELEVATION  
 1/4" = 1'-0" (NORTH)

NOV. 19, 1995  
 VOLZ RESIDENCE  
 2801 BARKER ST. CAPITOL VIEW H-1  
 SILVER SPRING, MD. 20910

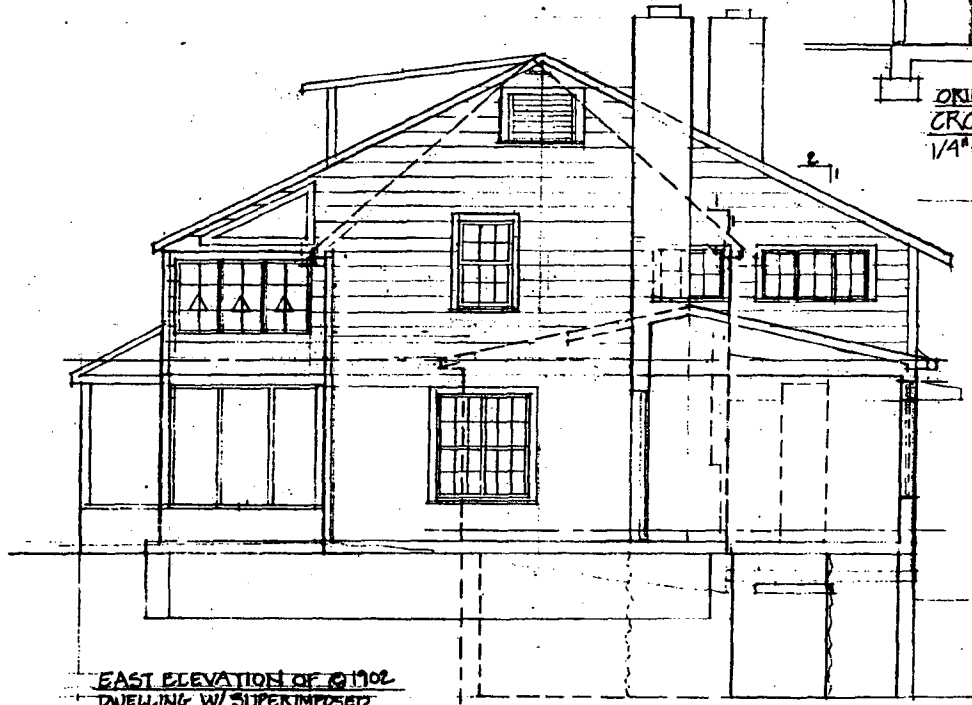
EC

(A)

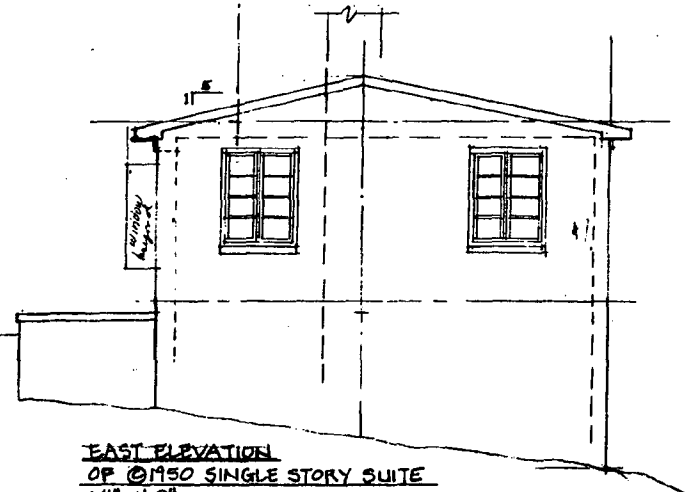
§ OF MAIN ROOF  
(ORIGINAL PORTION  
OF DWELLING)



ORIGINAL DWELLING  
CROSS SECTION  
1/4" = 1'-0"



EAST ELEVATION OF ©1902  
DWELLING W/ SUPERIMPOSED  
CROSS-SECTION OF ©1950 ADDITION  
1/4" = 1'-0"



EAST ELEVATION  
OF ©1950 SINGLE STORY SUITE  
1/4" = 1'-0"

NOV. 19, 1995

EMILY C. VOLZ, AIA, ARCHITECT

8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

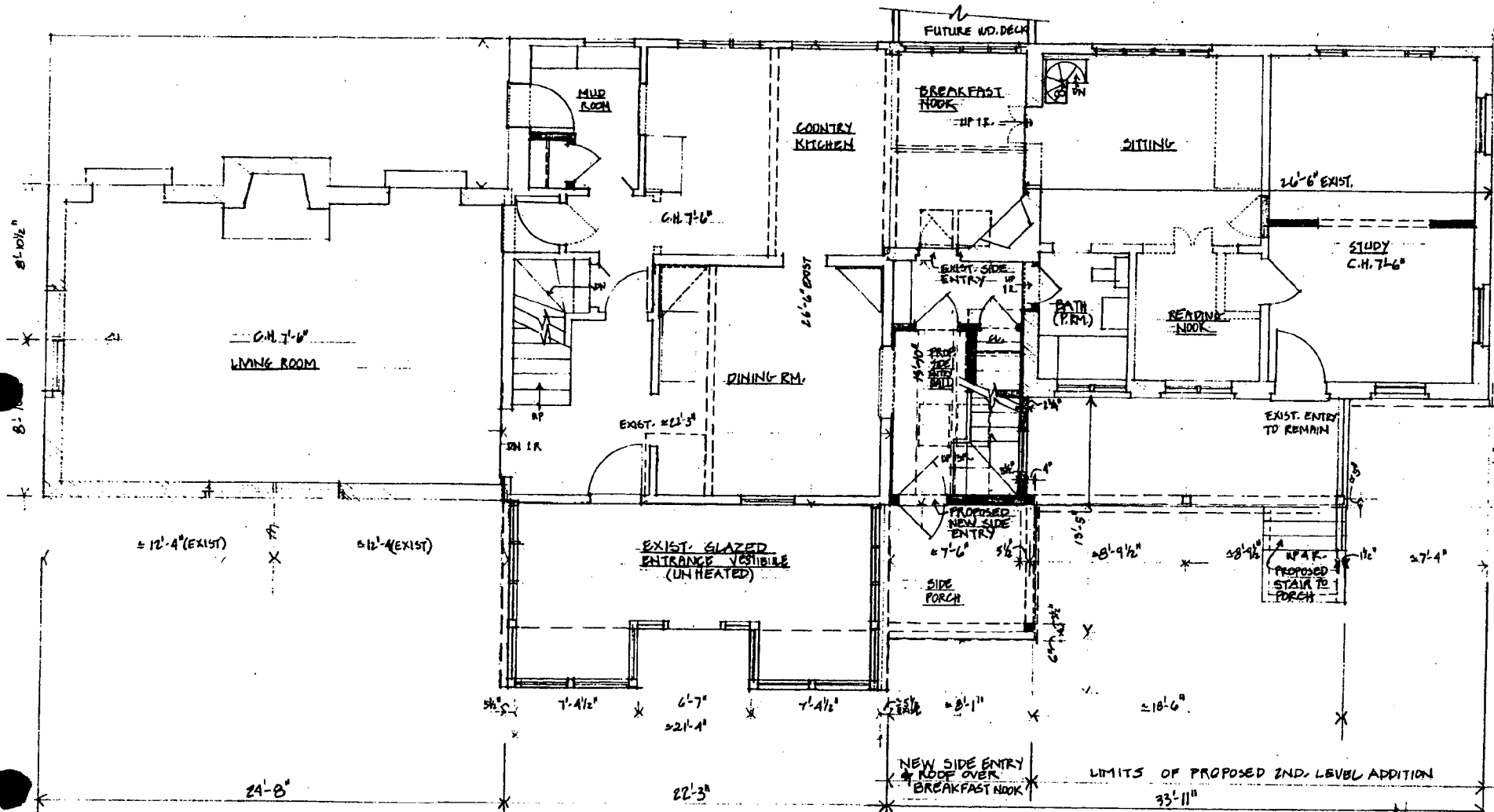
EXISTING ELEVATIONS

& SECTIONS 1/4" = 1'-0"

VOLZ RESIDENCE  
2801 BARKER ST, CAPITOL VIEW H.D.  
SILVER SPRING, MD. 20910

EL-6

SD



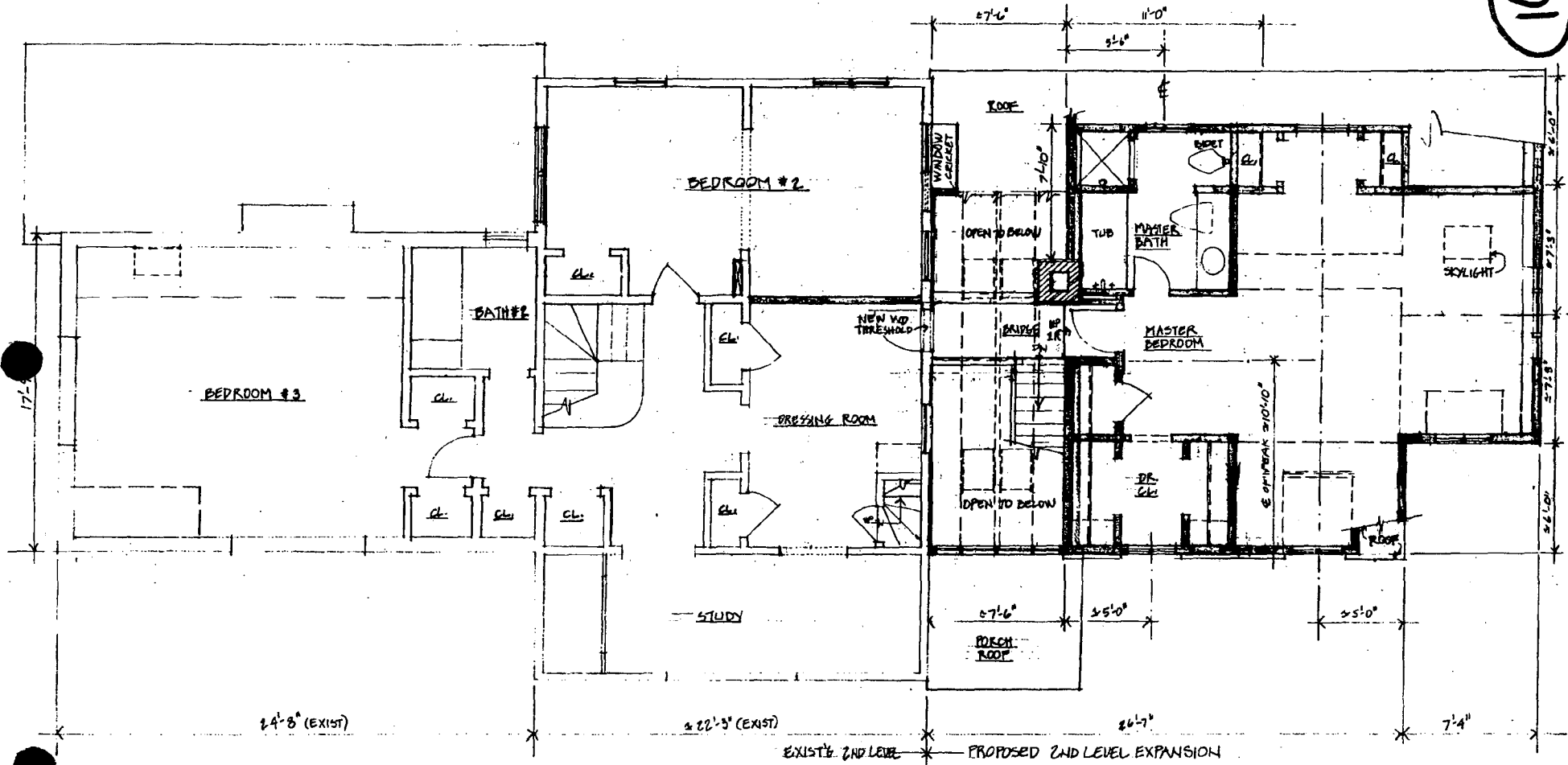
FIRST FLOOR PLAN W/ PROPOSED SIDE ENTRY ADDITION  
 1/4" = 1'-0" (INCLUDES MINOR INTERIOR & WINDOW CHANGES)

NOV. 19, 1915 NORTH

EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MARYLAND 20910



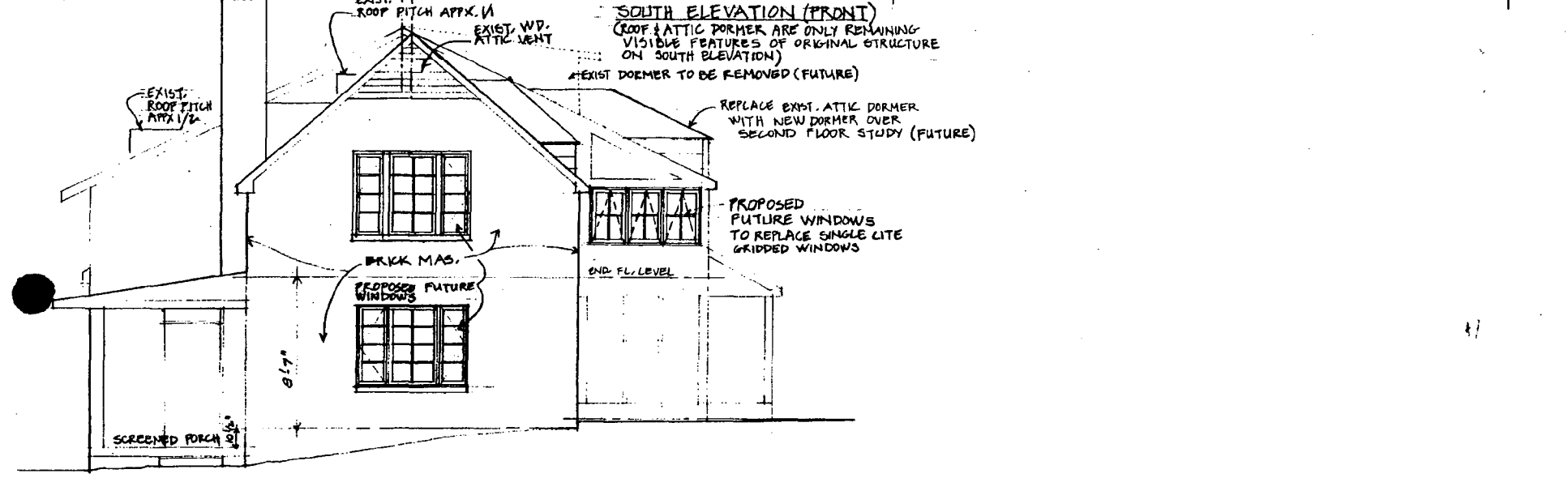
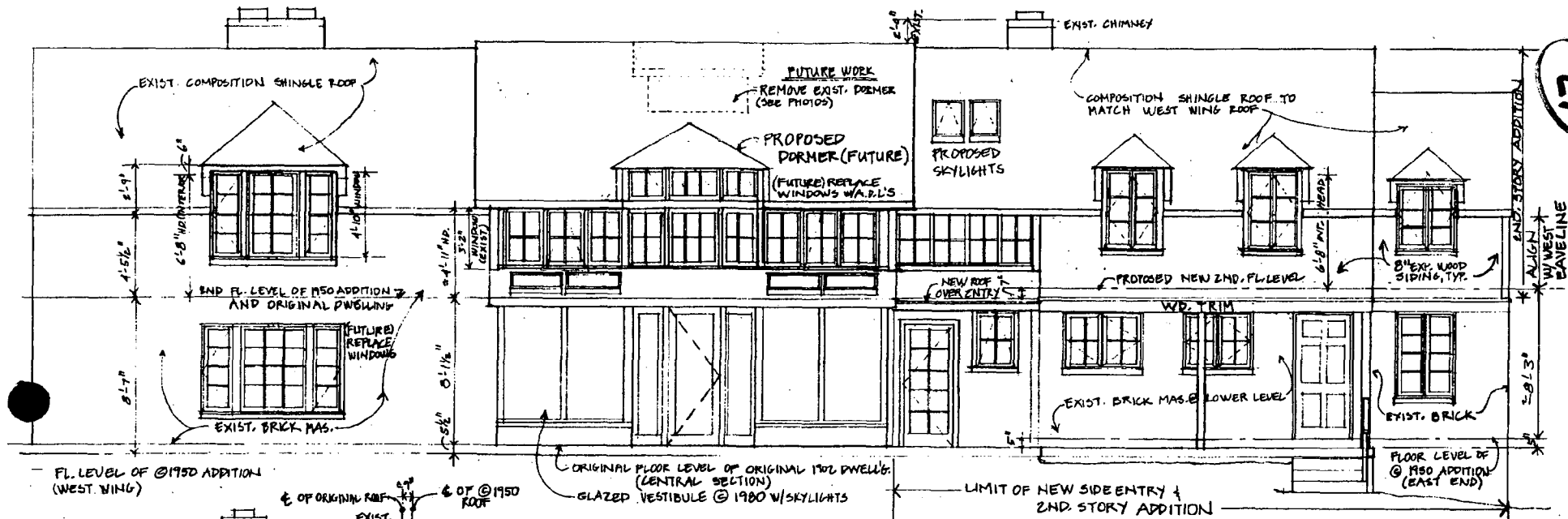


SECOND FLOOR PLAN W/ PROPOSED MASTER BEDROOM/BATH ADDITION  
 1/4" = 1'-0" [INCLUDES MINOR INTERIOR CHANGES & WINDOW CHANGE PROPOSALS (FUTURE)]

NOV. 17, 1995

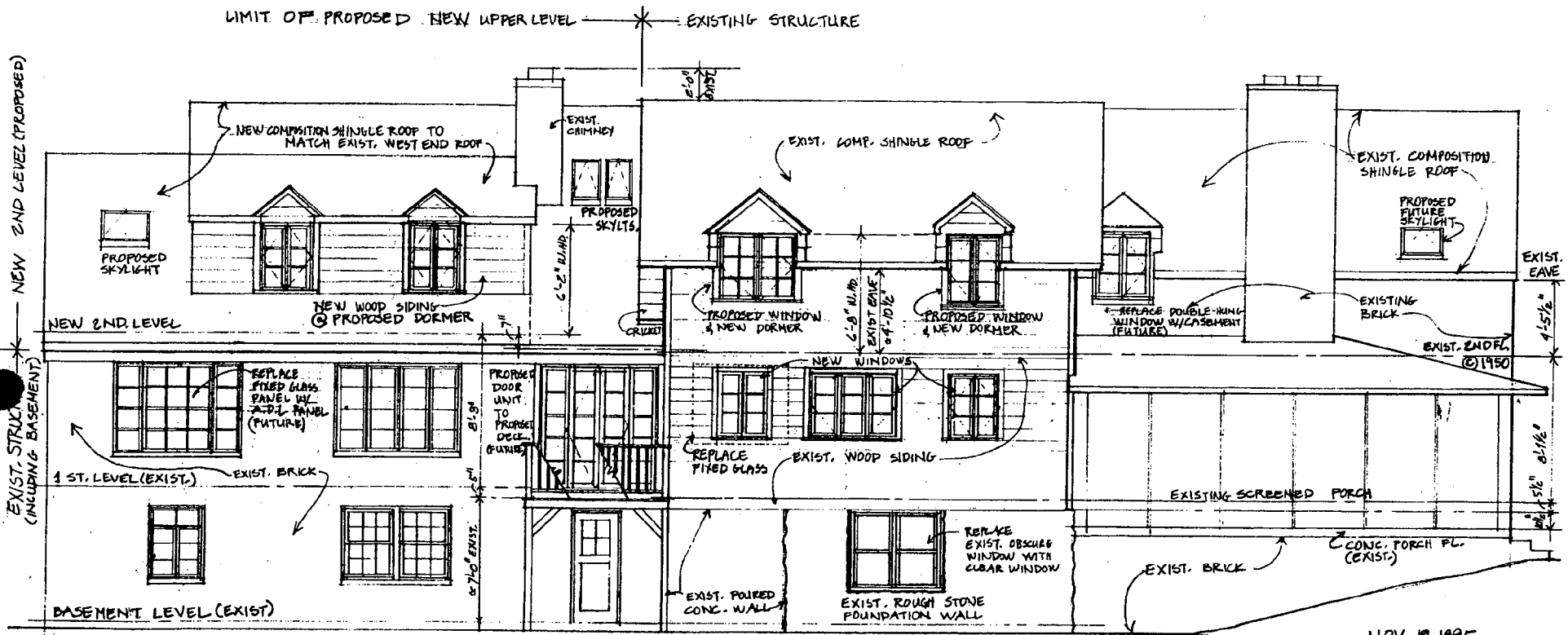
<b>EMILY C. VOLZ, AIA, ARCHITECT</b>	<b>VOLZ RESIDENCE MASTER PLAN</b> 2801 BARKER ST. CAPITOL VIEW H.D. SILVER SPRING, MARYLAND 20910
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012	

17



WEST ELEVATION (BUILT 1950)

<p><b>EMILY C. VOLZ, AIA, ARCHITECT</b>          8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p><b>ELEVATIONS</b>          1/4" = 1'-0"</p>	<p>NOV. 19, 1995          VOLZ RESIDENCE MASTER PLAN          2801 BARKER ST. CAPITOL VIEW H.D.          SILVER SPRING, MD. 20910</p>
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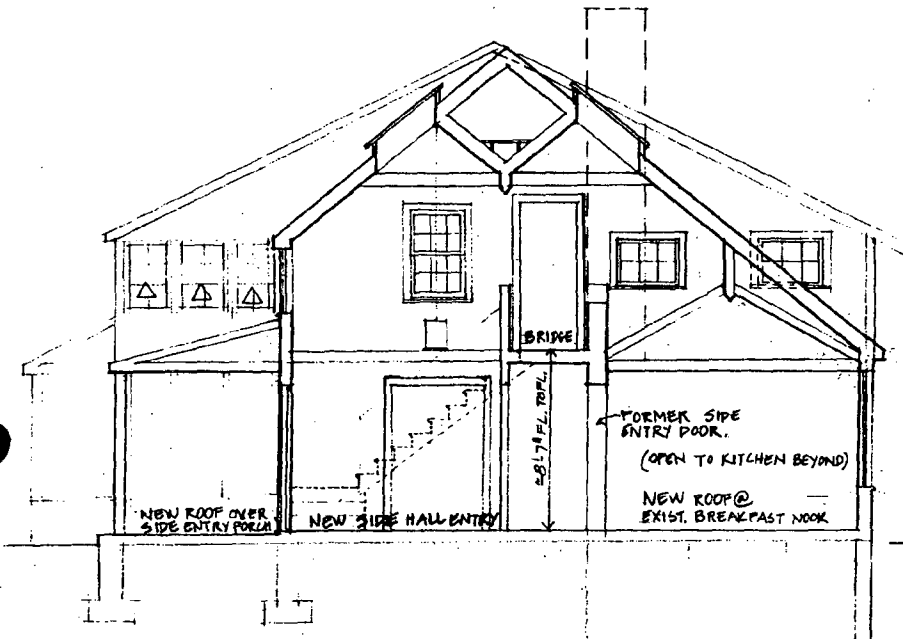


EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

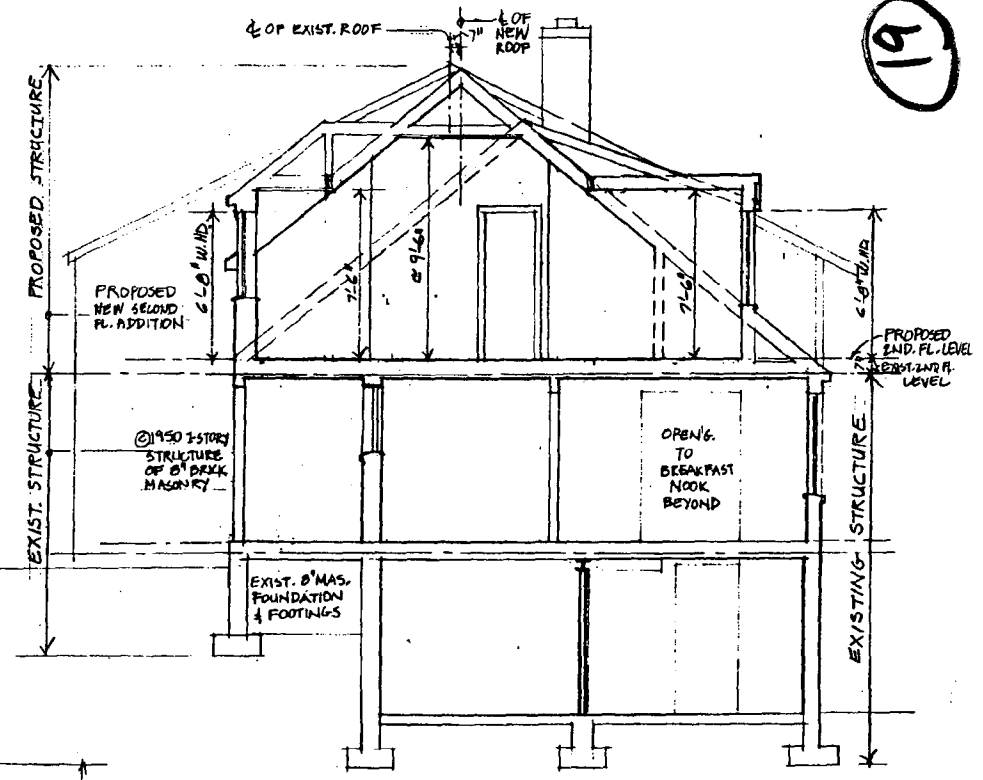
REAR (NORTH) ELEVATION  
 1/4" = 1'-0"

NOV. 11, 1995  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910

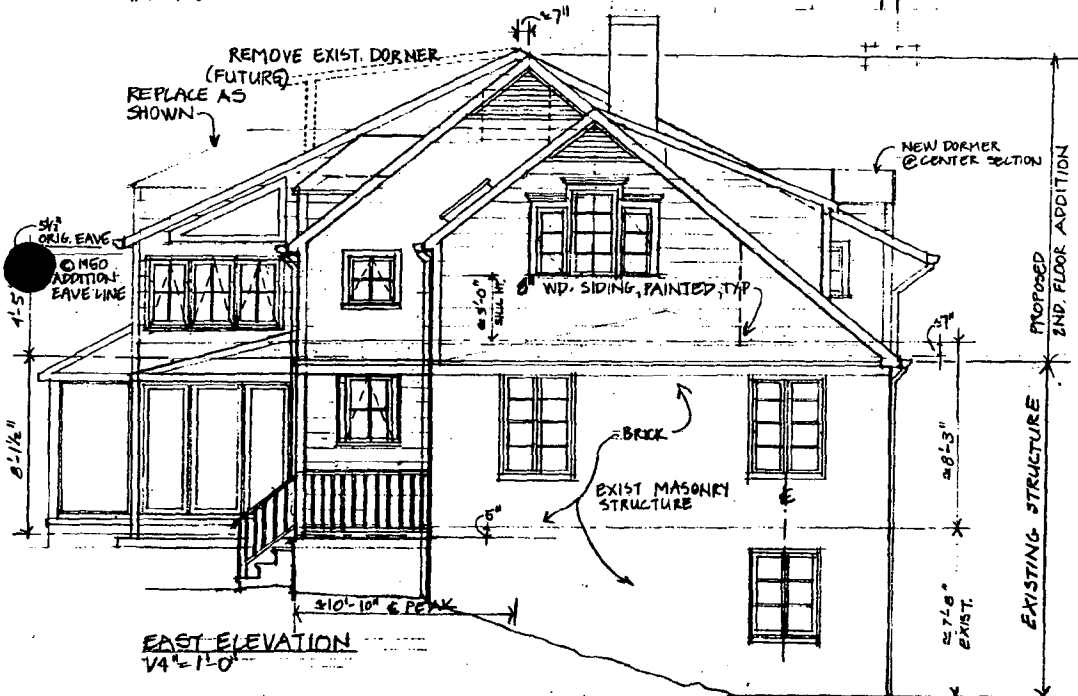
19



SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

NOV. 19, 1995

VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOL VIEW H.D.  
SILVER SPRING, MARYLAND 20910

Blair Turner  
2901 Barker St.  
Silver Spring, MD 20910

Mark Calender  
10017 Leafy Ave.  
Silver Spring, MD 20910

Sylvan Manor Nursing  
Home  
2700 Barker St.  
Silver Spring, MD 20910

Dr. Tran  
10116 Leslie St.  
Silver Spring, MD  
20910

John Van Dyke  
10118 Leslie St.  
Silver Spring, MD. 20910

Mr. William Sher  
2905 Barker St.  
Silver Spring, MD 20910





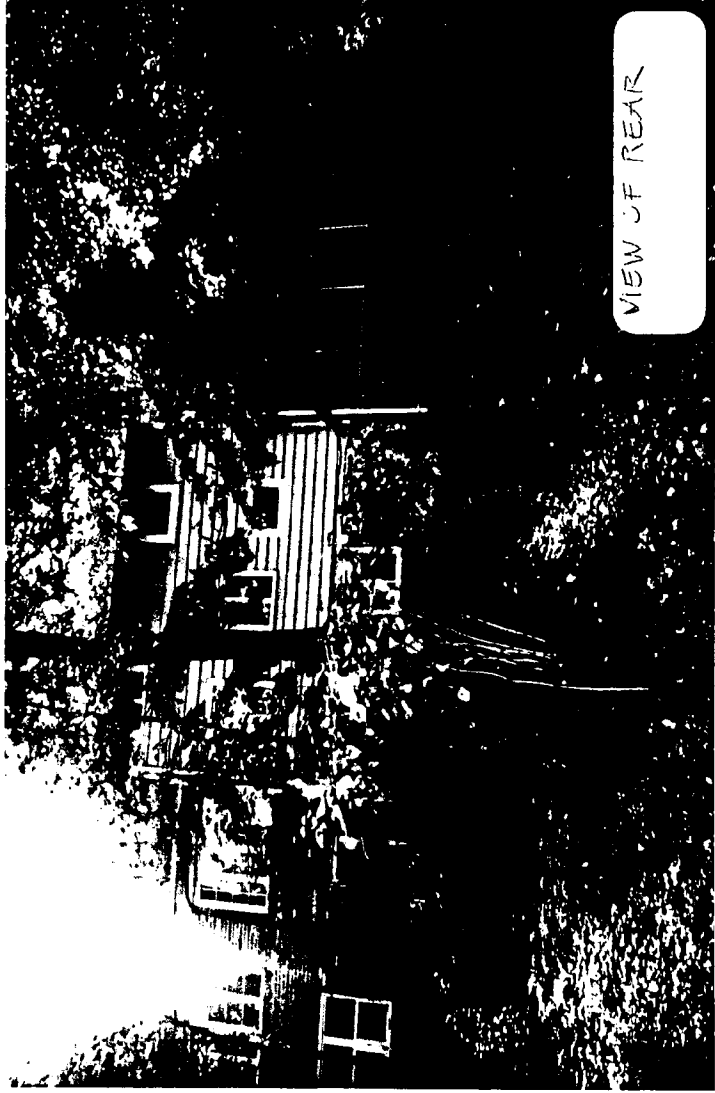
VIEW OF HOUSE  
FR. APPROACH DRIVE



CLOSER VIEW w/  
EAST & WEST  
WINGS VISIBLE



VIEW OF GLAZED  
ENTRY VESTIBULE  
5-14-64

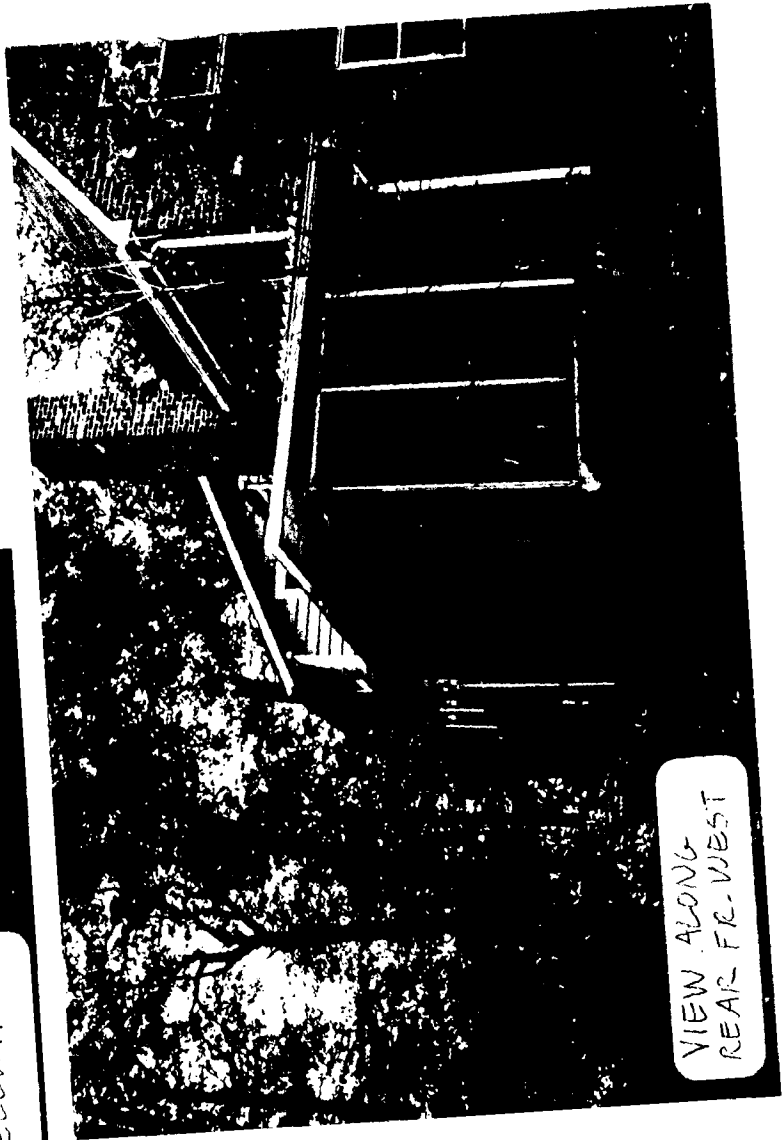


VIEW OF REAR

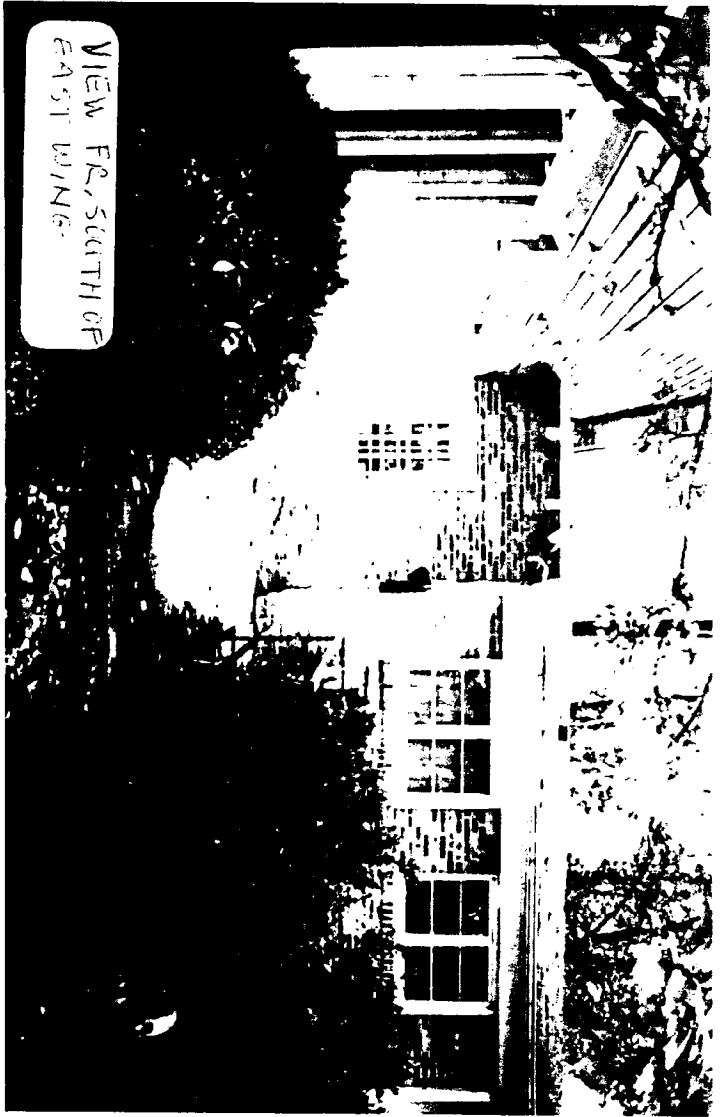




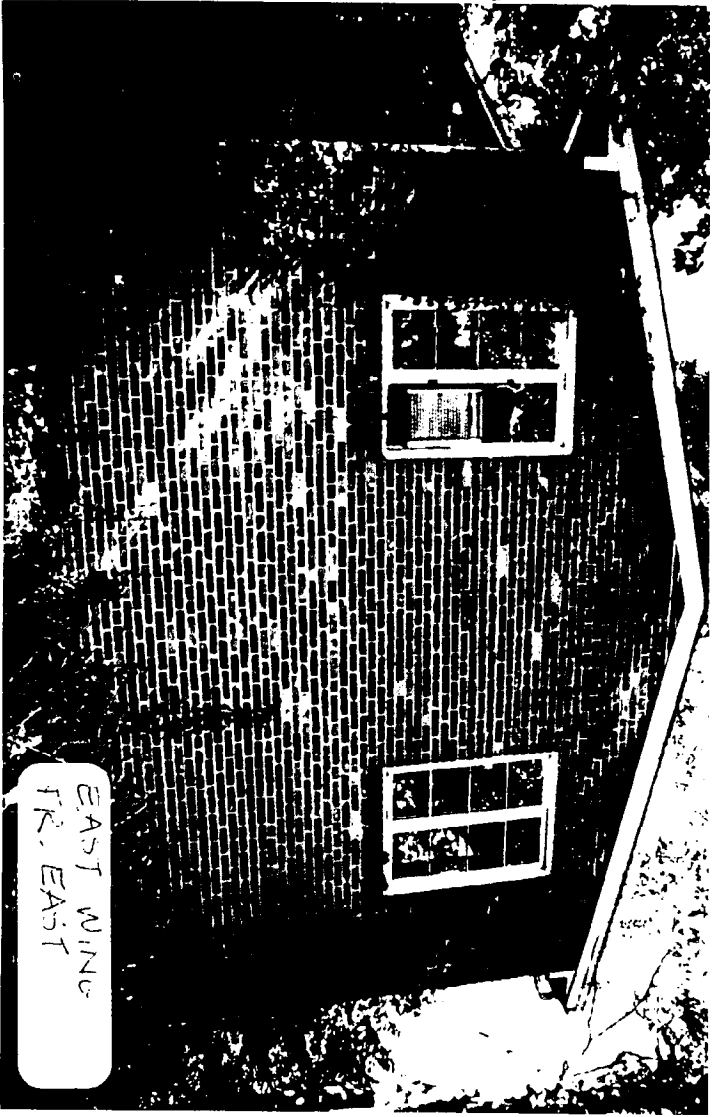
WEST WING  
END ELEVATION



VIEW ALONG  
REAR FR. WEST



VIEW FR. SOUTH OF  
EAST WING.

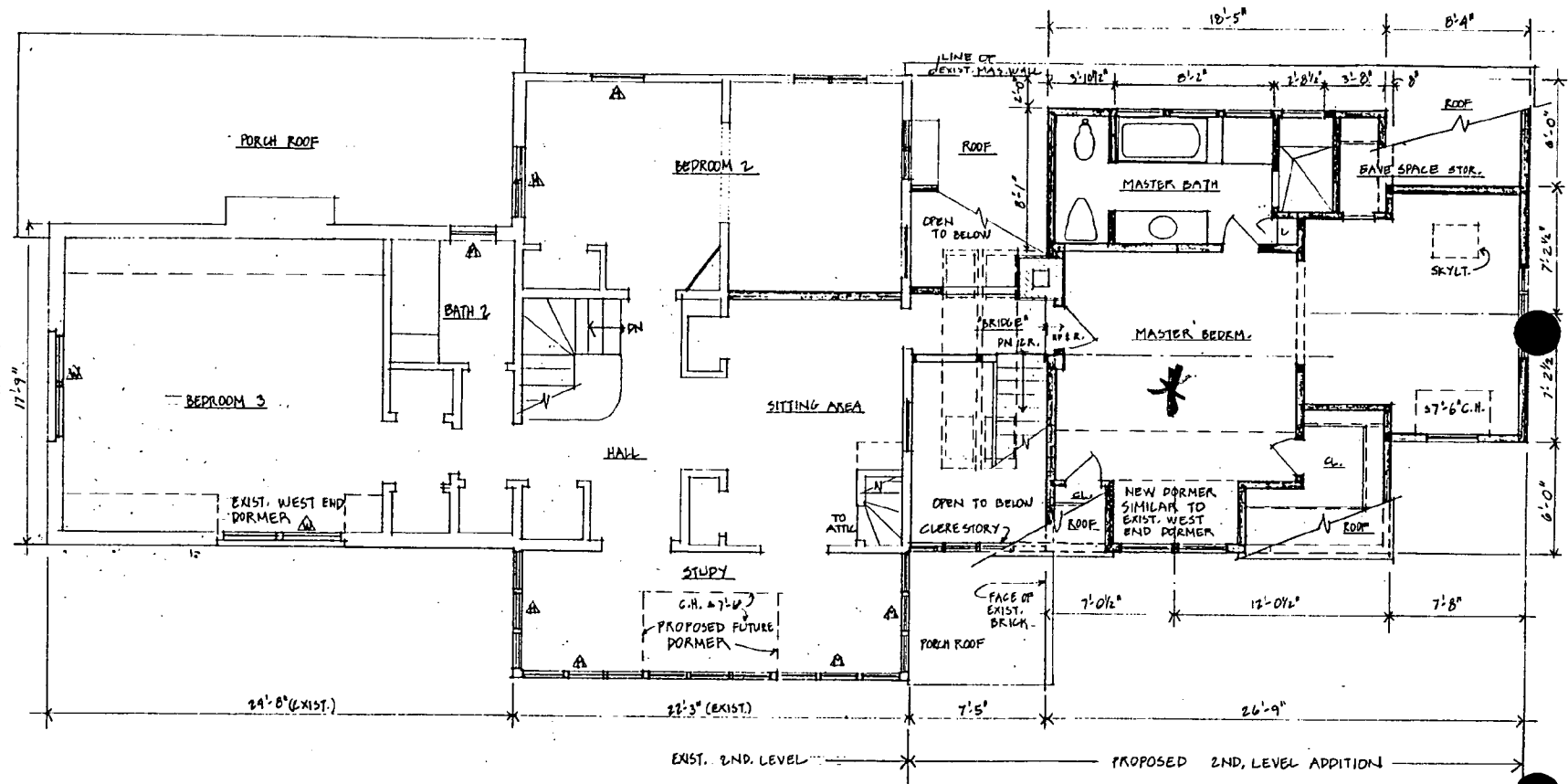


EAST WING  
FR. EAST



RAILING DETAIL  
@ EAST WING





SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION  
1/4" = 1'-0"

NOTE:   
 ▲ EXIST. METAL REPLACEMENT WINDOWS W/REMOVEABLE GRIPS TO BE REPLACED IN FUTURE W/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS W/ENERGY PANELS  
 ▲ ORIG. WD. WINDOWS, VERY LEAKY; RATTLING SASH TO BE REPLACED AS ABOVE.

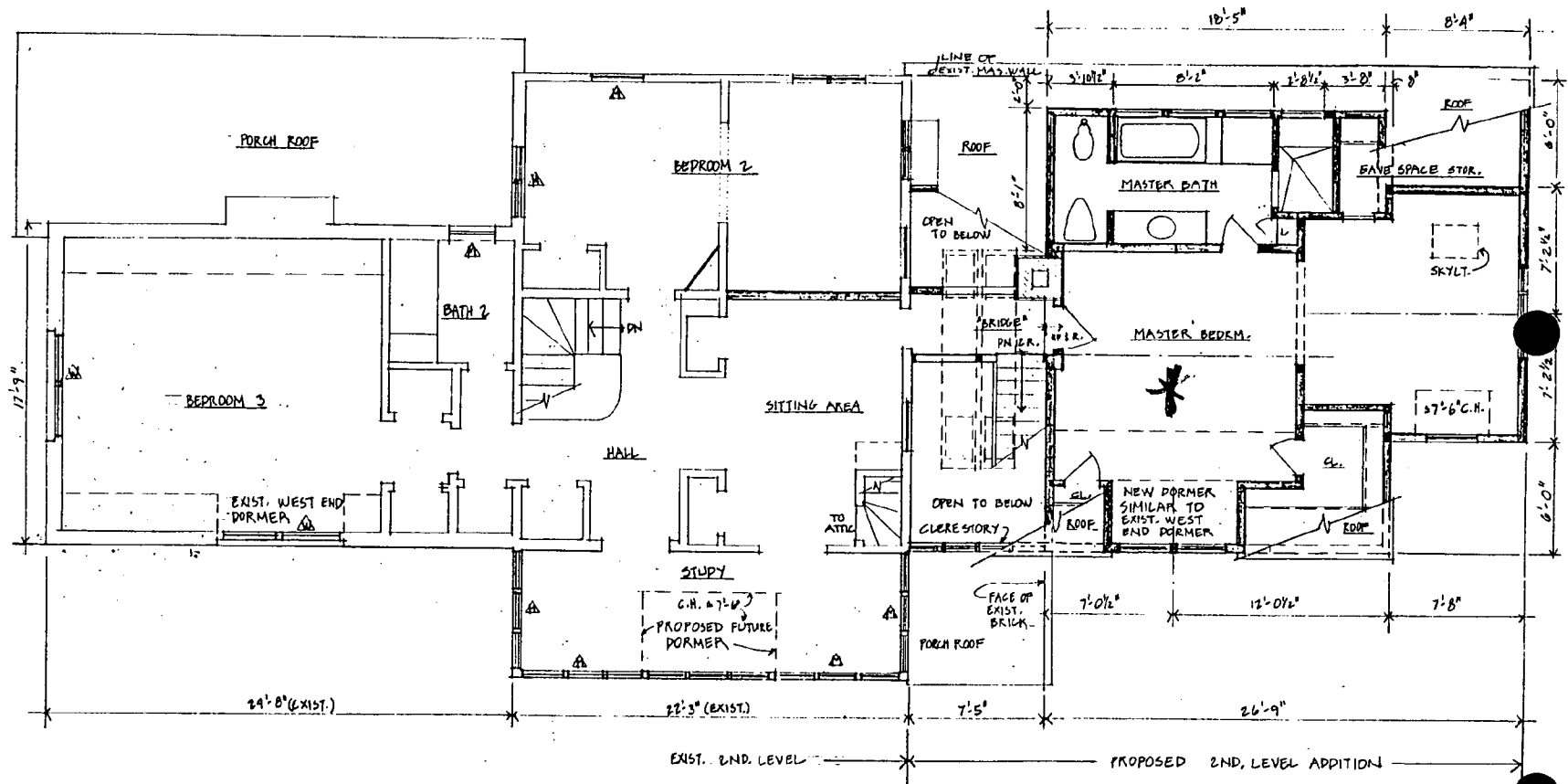
\* REVISED MASTER BEDROOM

DEC. 18, 1995

EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012	VOLZ RESIDENCE MASTER PLAN 2801 BARKER ST., CAPITOL VIEW H.D. SILVER SPRING, MD. 20910
--	--

PROPOSED

REVISED (16)



SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION  
 1/4" = 1'-0"

NOTE:   
 ▲ EXIST. METAL REPLACEMENT WINDOWS W/REMOVEABLE GRIPS TO BE REPLACED IN FUTURE W/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS W/ENERGY PANELS  
 ▲ ORIG. WD. WINDOWS, VERY LEAKY; RATTLING SASH TO BE REPLACED AS ABOVE.

**\* REVISED MASTER BEDROOM**

DEC. 18, 1995

EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

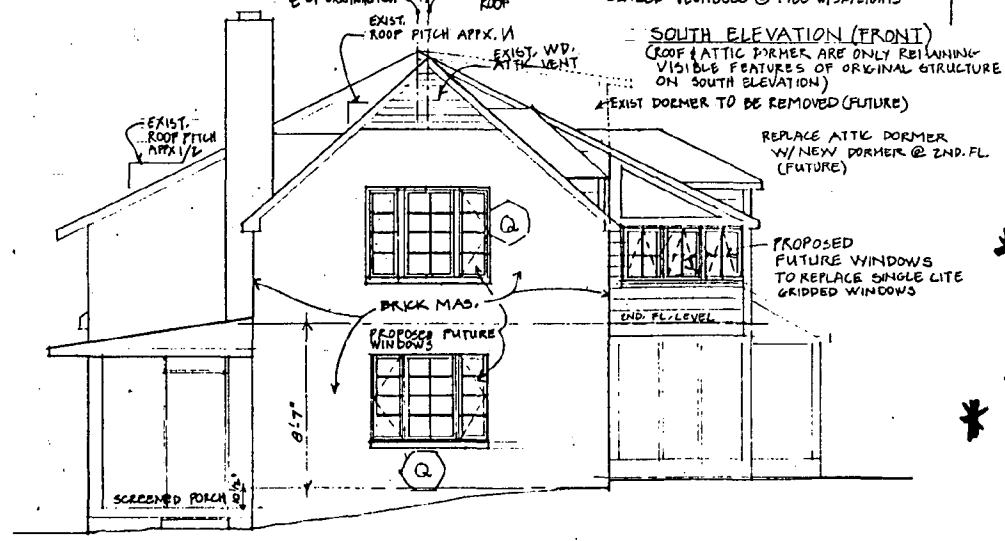
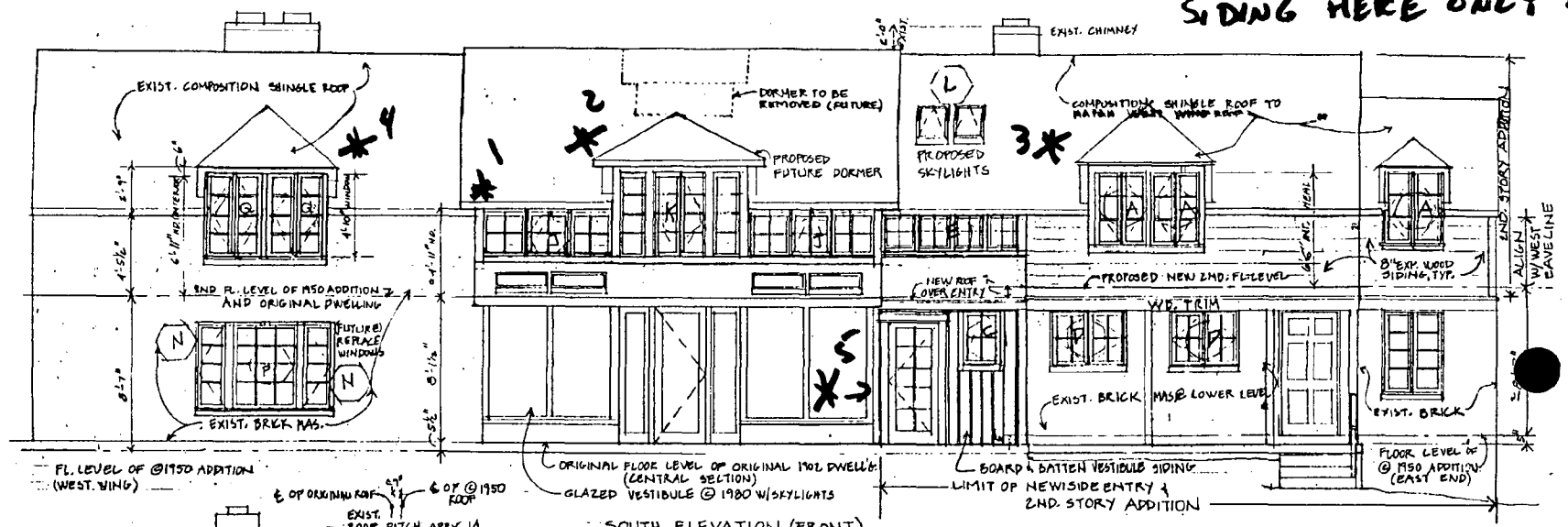
VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910

PROPOSED

REVISED

16

\* 5 USE BOARD & BATTEN SIDING HERE ONLY.



\* 1 SMALLER STRIP WINDOWS

\* 2 MORE UNIFIED CENTRAL DORMER

\* 3 1 GABLE DORMER INSTEAD OF 2 SMALLER GABLE DORMERS.

\* 4 2 CASEMENT WINDOWS.

<p>EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012</p>	<p>ELEVATIONS 1/4" = 1'-0"</p>	<p>DEC. 15, 1995 VOLZ RESIDENCE MASTER PLAN 2801 BARKER ST. CAPITOL VIEW H.P. SILVER SPRING, MD. 20910</p>
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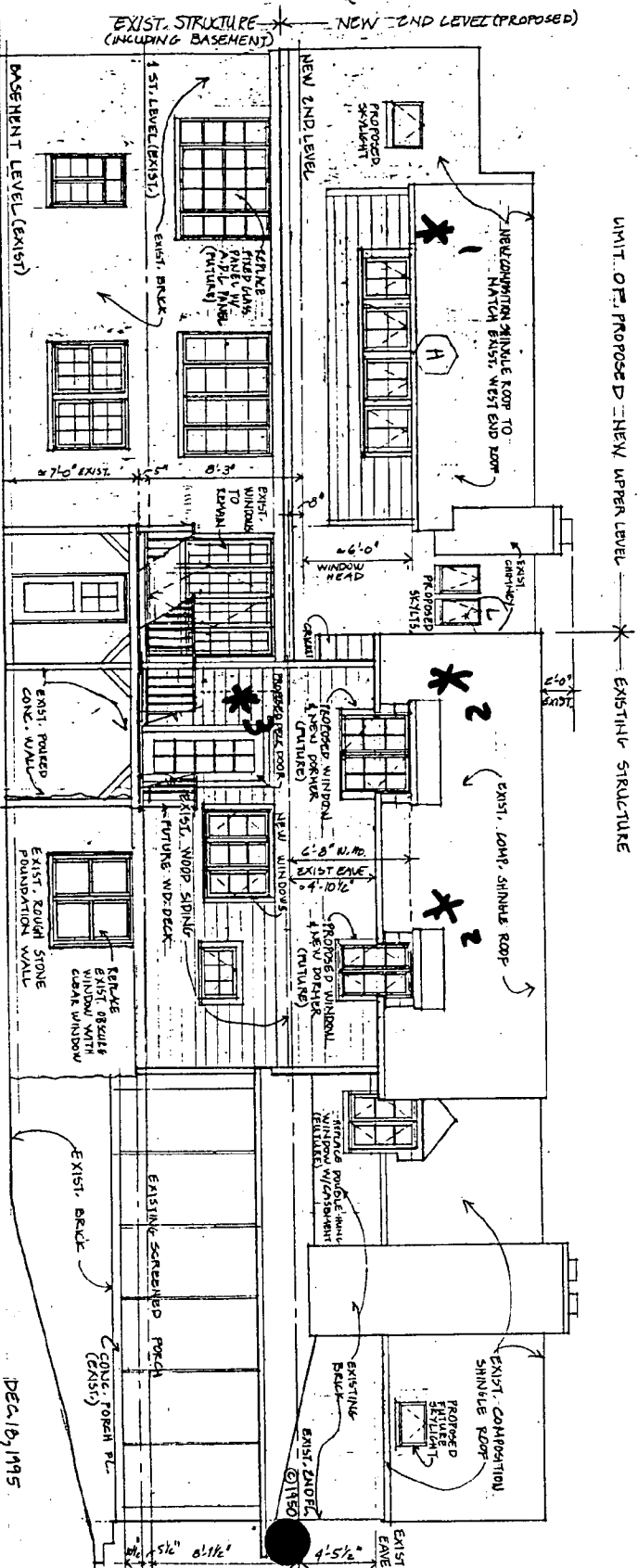
PROPOSED

REVISED (17)

\* 1 SMALLER STRIP WINDOWS  
NO GABLE DORMER WINDOWS

\* 2 SHED DORMER INSTEAD OF GABLE DORMER

\* 3 SINGLE REAR DOOR REPLACES WINDOW. DECK ENLARGED.



EMILY C. VOLZ, AIA, ARCHITECT  
8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

REAR (NORTH) ELEVATION

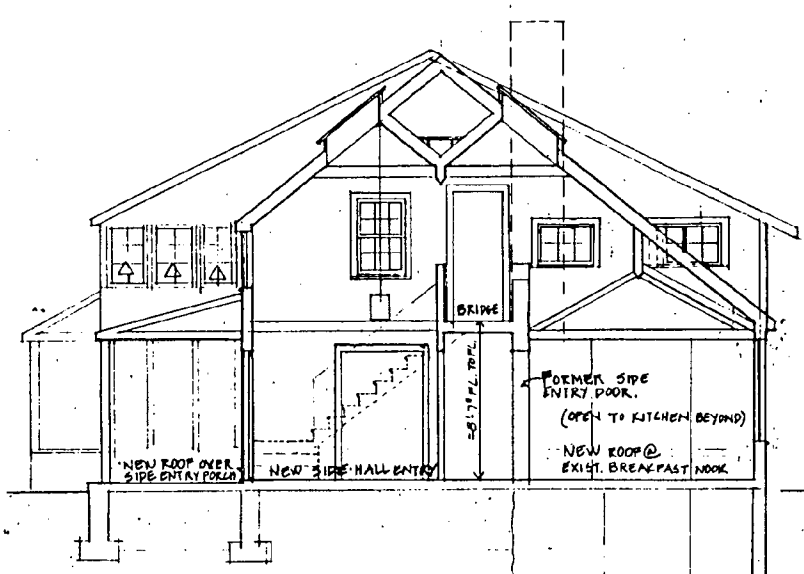
VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST., CAPITOL VIEW HD.  
SILVER SPRING, MD 20910

PROPOSED

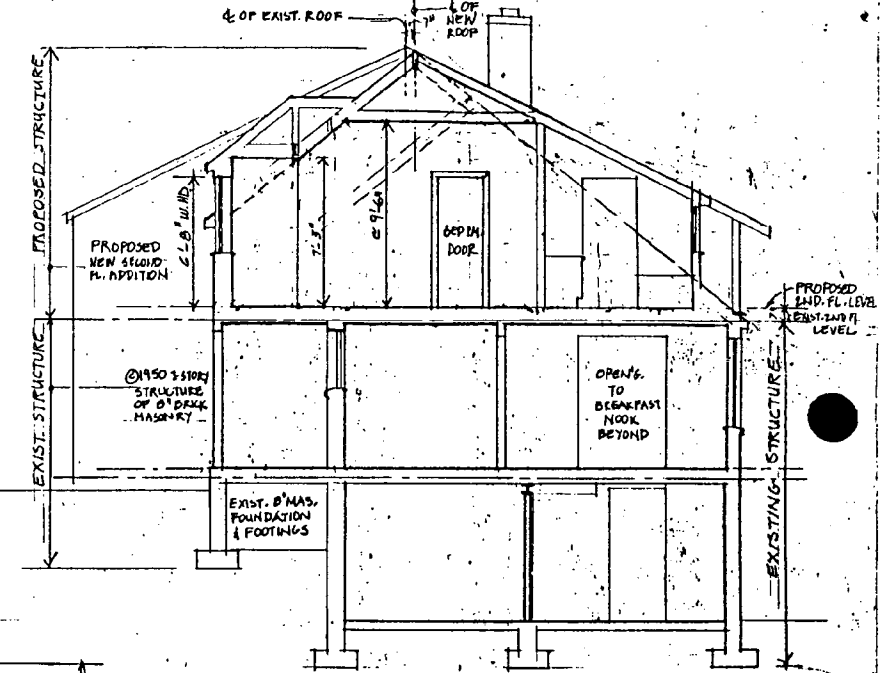
REVISED

18

Dec 18, 1995

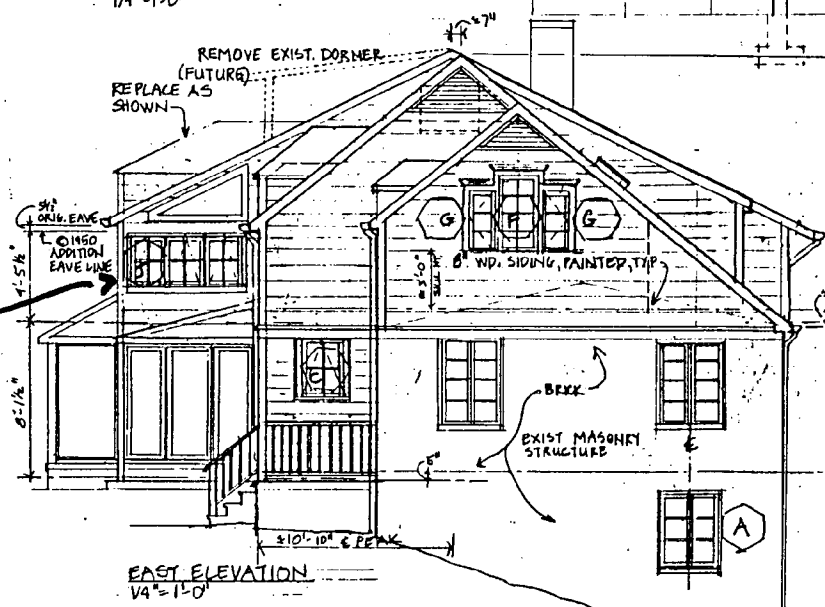


SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"

SHORTER WINDOWS \*



EAST ELEVATION  
1/4" = 1'-0"

DECEMBER 18, 1995  
VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOL VIEW H.D.  
SILVER SPRING, MARYLAND 20910

EMILY C. VOLZ, AIA, ARCHITECT 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

REVISED 6

PROPOSED

19



Dear Robin, I managed to forget to leave the window schedule, so I'm faxing it.

## WINDOW & EXTERIOR DOOR SCHEDULE

Volz Residence - 2801 Barker St., Capitol View

**Proposed**  
December 18, 1995

### WINDOWS

Item	Location	Qty.	Type	Model# / Size	Comments
A	M. Bdrm; R. Rrr	4	C	WCM 1648-2	Operating
B	Side Entry	1	C	WAWN 2436	Operating
C	Side Entry	1	A	WAWN 2436	Operating
D	P.Rm., Alcove	2	C	WCM 2436-2 or WCM 1636-3	Operating 2 Operating
E	Up'r Sd. Entry	4	DG	WCM 2024-DG	Clerestory, non-operating, Direct Glaz'd
F	M. Bedrm.	1	C	WCM 2448	Fixed
G	M. Bedrm.	2	C	WCM 1636	Operating
H	M. Bath	4	A	WAWN 2828	Operating
J	2nd Fl. Study	12	A	WAWN 2428	(FUTURE) 6 Operating
K	2nd Fl. Study	3	C	WCM 1656(1656-2)	1656 (FUTURE)
L	N.&S. Roof	4	S	Wasco 2246	N. Operating; S. Fixed
M	N. Roof. M. Br.	1	S	Velux Roof Window	Operating
N	Living Room	2	C	WCM 1656	Operating (FUTURE)
P	Living Room	1	F	Picture Unit 4556	Fixed, 12 or 16 lite (FUTURE)
Q	Living Rm.	2	C	WCM1656-2856-1656	Op./Fix./Op. (FUTURE)
	Bedroom 3	4	C	or WCM 2856-2	Operating

### EXTERIOR DOORS

Item	Location	Size	Type & Hardware	Comments
1	Side Entry	WTDR 2668	Wd. Terrace Door	10 Lite (ADL)
2	Side Entry	2668	Storm/screen door	Wood
3	Kitchen	WTDR 2668	2 - Wd. Terrace Doors	Deck Door, Porch Door; 10 Lite (ADL)
4	Kitchen	2668	Storm/screen door	Wood

### KEY TO ABBREVIATIONS

C= Casement

A= Awning

S= Skylight

ADL=Authentic Divided Lites

W = Wood

### NOTE:

Marvin or equal windows w/White energy panels; White screens & hdwr. @ operable windows,  
Wood storm/screen door; @ Door#1; Int. & Ext. primed, Jamb extensions as needed (Verify)  
All doors and windows to have authentic divided lites.

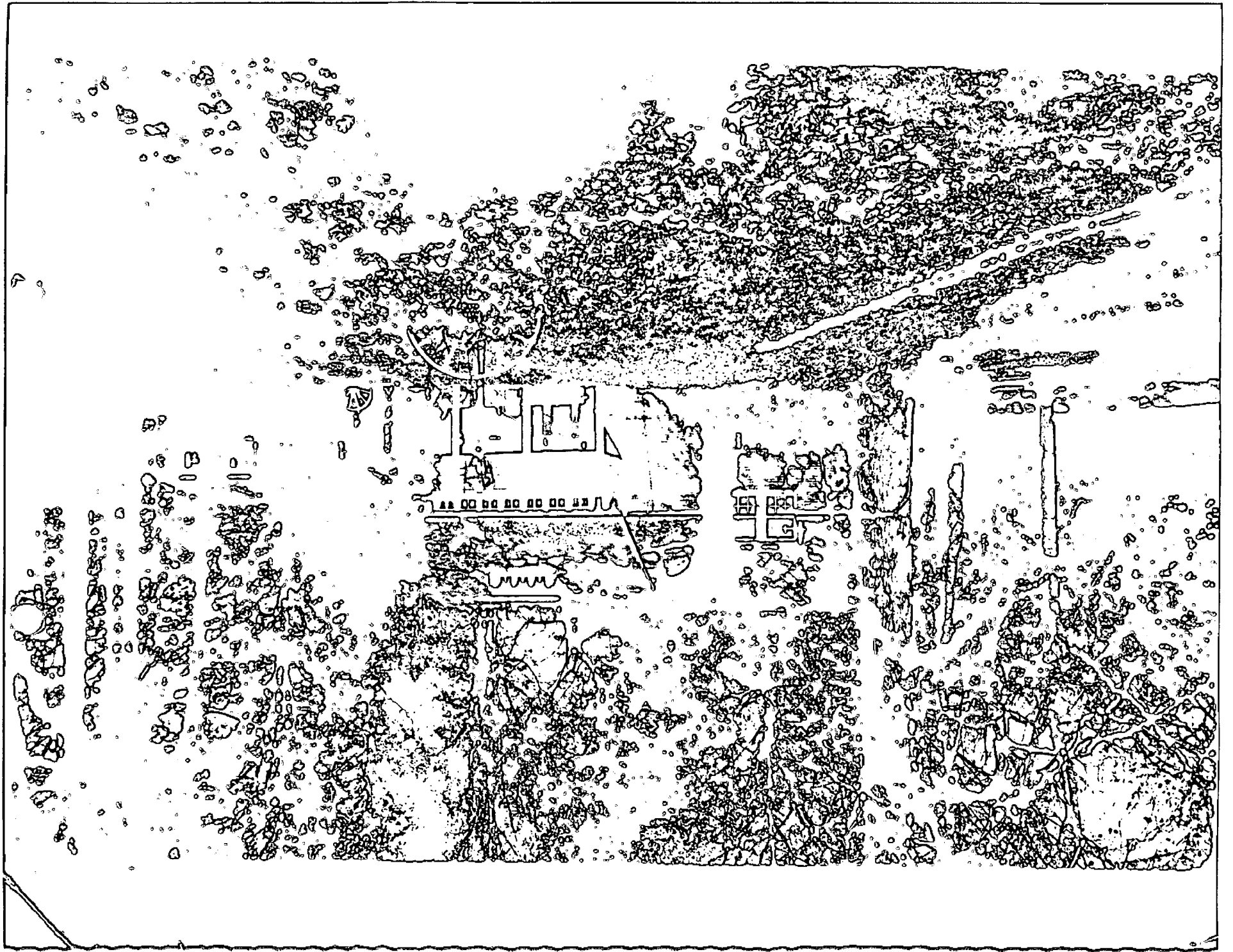
## COMMENTS FROM CAPITOL VIEW PARK LAP ON CASES FOR DECEMBER 20

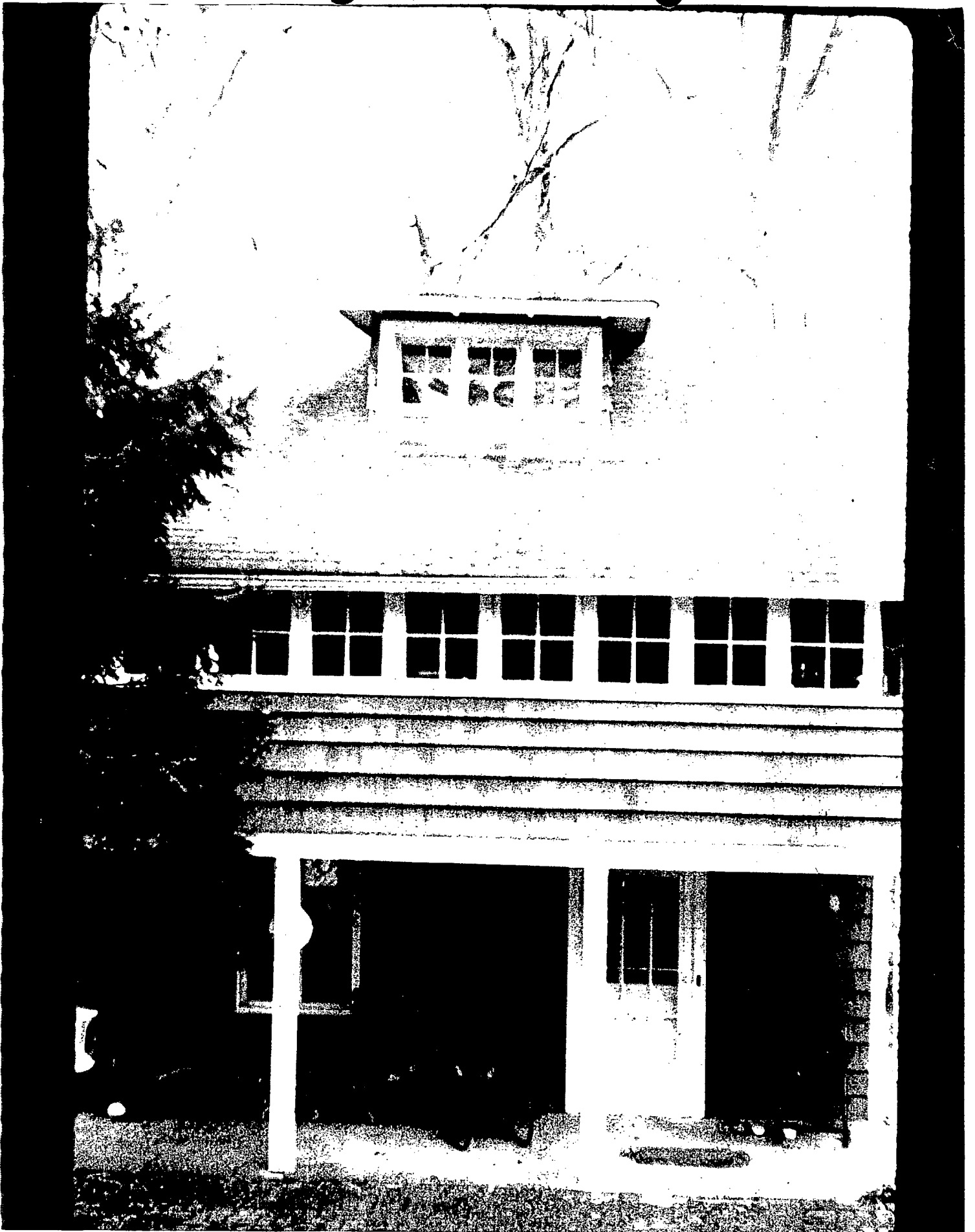
## Case # 31/7-95G Voltz

The LAP recommends approval of the project as proposed by the applicant. We believe that this is a well conceived plan that is sensitive to the character of the property. The proposal unifies the exterior of the house and does not increase the footprint while affording more living space. We disagree with one portion of the HPC staff report, i.e. item one that recommends retention of an existing attic dormer. The staff stated that the original dormer should be retained as it is one of the last pieces of the original house. The LAP believes that because the house has been so significantly changed, retaining the one dormer is unnecessary. The plans as proposed by the applicant would turn the shed dormer into a gable dormer that would match the rest of the front windows. We feel that the unified look would be better and that the applicant should be granted permission to implement her proposal as described.

## Case # 31/7 95 F Gonzalez

Although the LAP has already commented on this application and raised no objection, we do have an objection to the recommendation of the HPC staff. In its report, the staff recommends replacing the tree that was removed with another 6" tree and also recommends removal of the former tree's stump. We believe that this recommendation would result in excessive costs to the applicant. It is our understanding that dead trees have been removed from other properties without a requirement that they be replaced with the same size tree. The LAP supports the concept of reforestation but believes in this case that the condition imposed is punitive. Instead, we recommend that the applicant be required to plant a smaller tree, perhaps one 3" in diameter, and one that the property owner could put in himself. This would be less burdensome while ensuring that the tree is replaced. We also recommend that the stump be cut level to the grade of the yard but that the owner not be required to undertake further, more expensive stump removal measures.









WEST WING  
END ELEVATION



VIEW ALONG  
REAR FL. WEST



RAILING DETAIL @ EAST WING



VIEW FR. SOUTH OF EAST WING



EAST WING FR. EAST



VIEW OF  
DRIVEWAY ENTRY



VIEW INTO  
PROPERTY FR. STREET

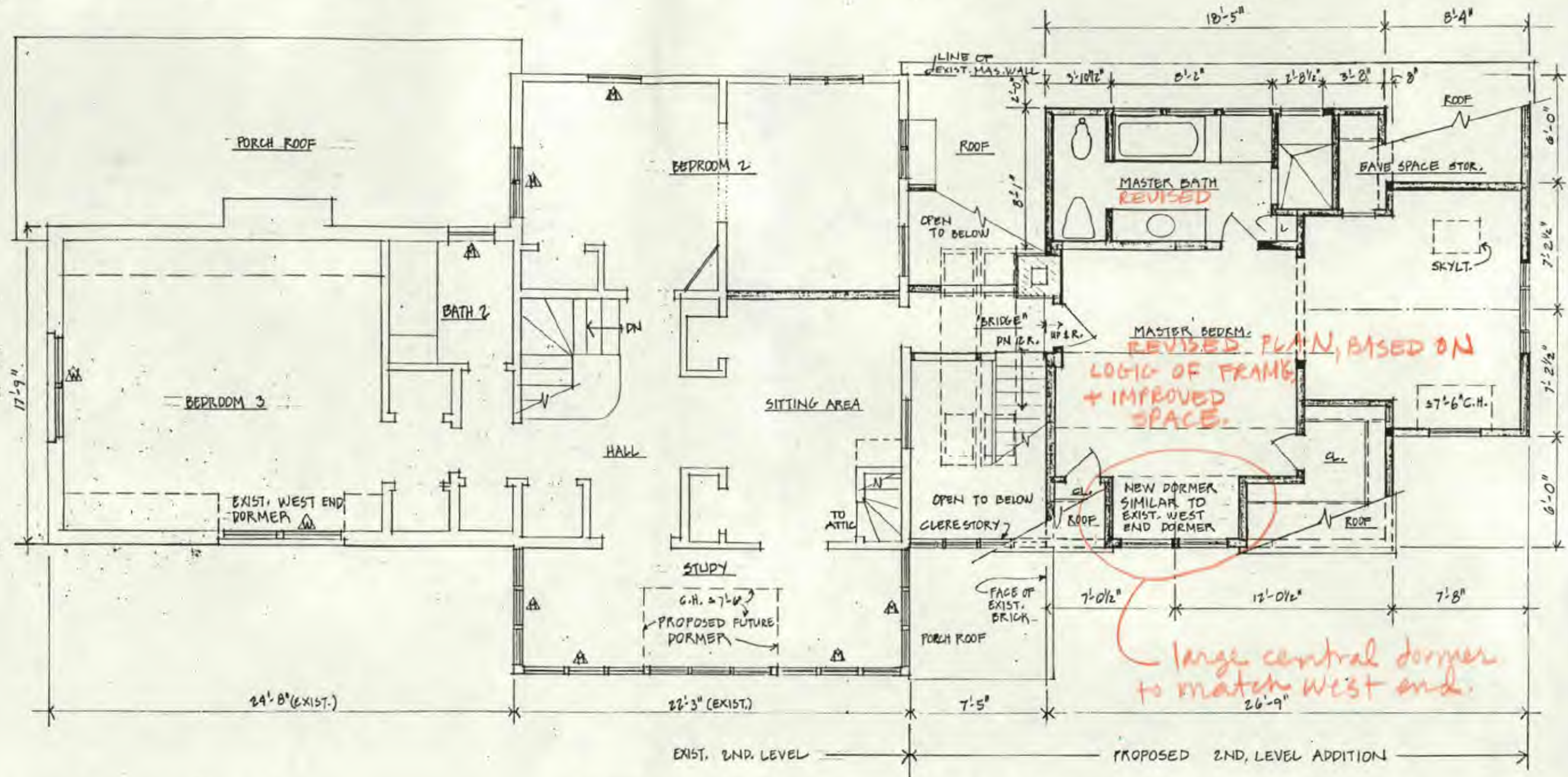




VIEW OF HOUSE  
FR. APPROACH DRIVE



CLOSER VIEW W/  
EAST & WEST  
WINGS VISIBLE



Dear Robin,  
 I believe all the red marks  
 show improvements! Hope you  
 agree! Thanks for all your  
 help. Emily Volz  
 See you Wednesday eve!

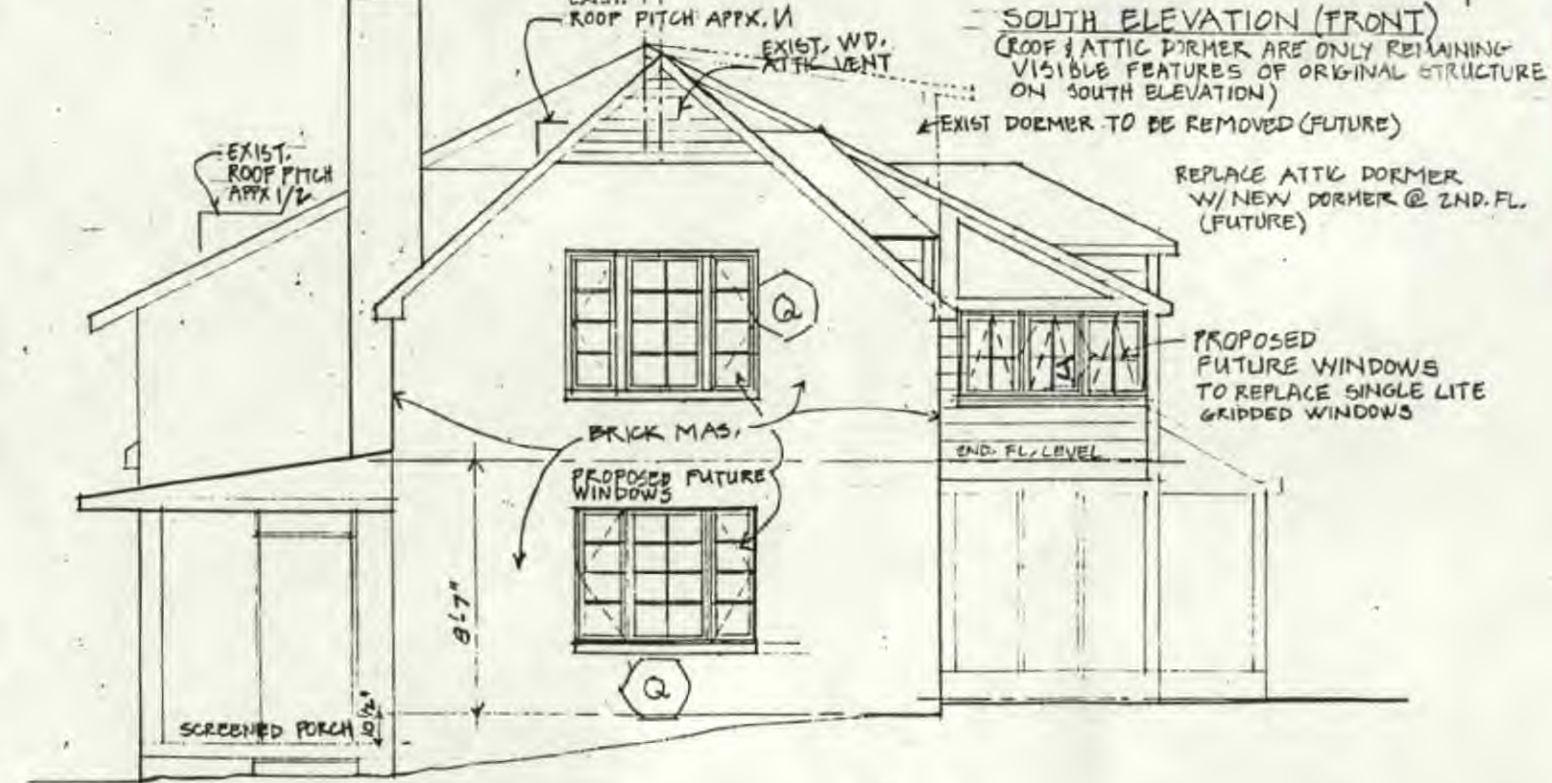
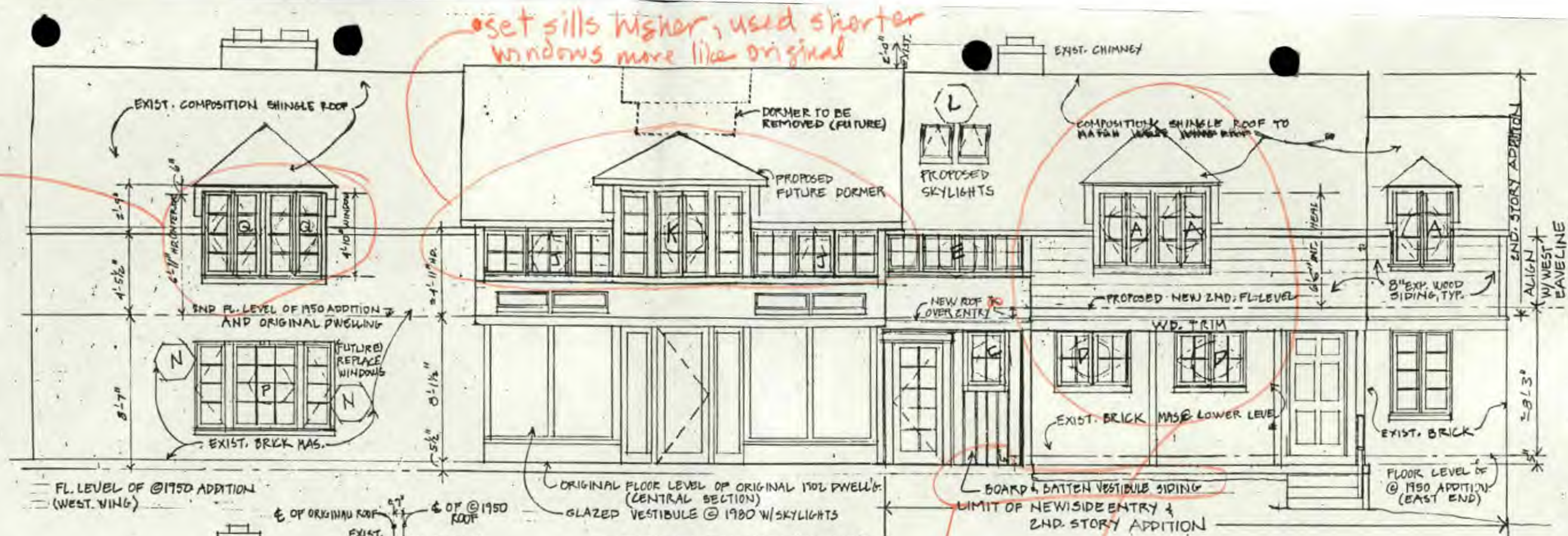
SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION  
 1/4" = 1'-0"

- NOTE:
- ▲ EXIST. METAL REPLACEMENT WINDOWS W/REMOVEABLE GRIDS TO BE REPLACED IN FUTURE W/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS W/ENERGY PANELS
  - ▲ ORIG. WD. WINDOWS, VERY LEAKY; RATTLING SASH TO BE REPLACED AS ABOVE.

DEC. 18, 1995

• pair of operating casements

• set sills higher, used shorter windows more like original



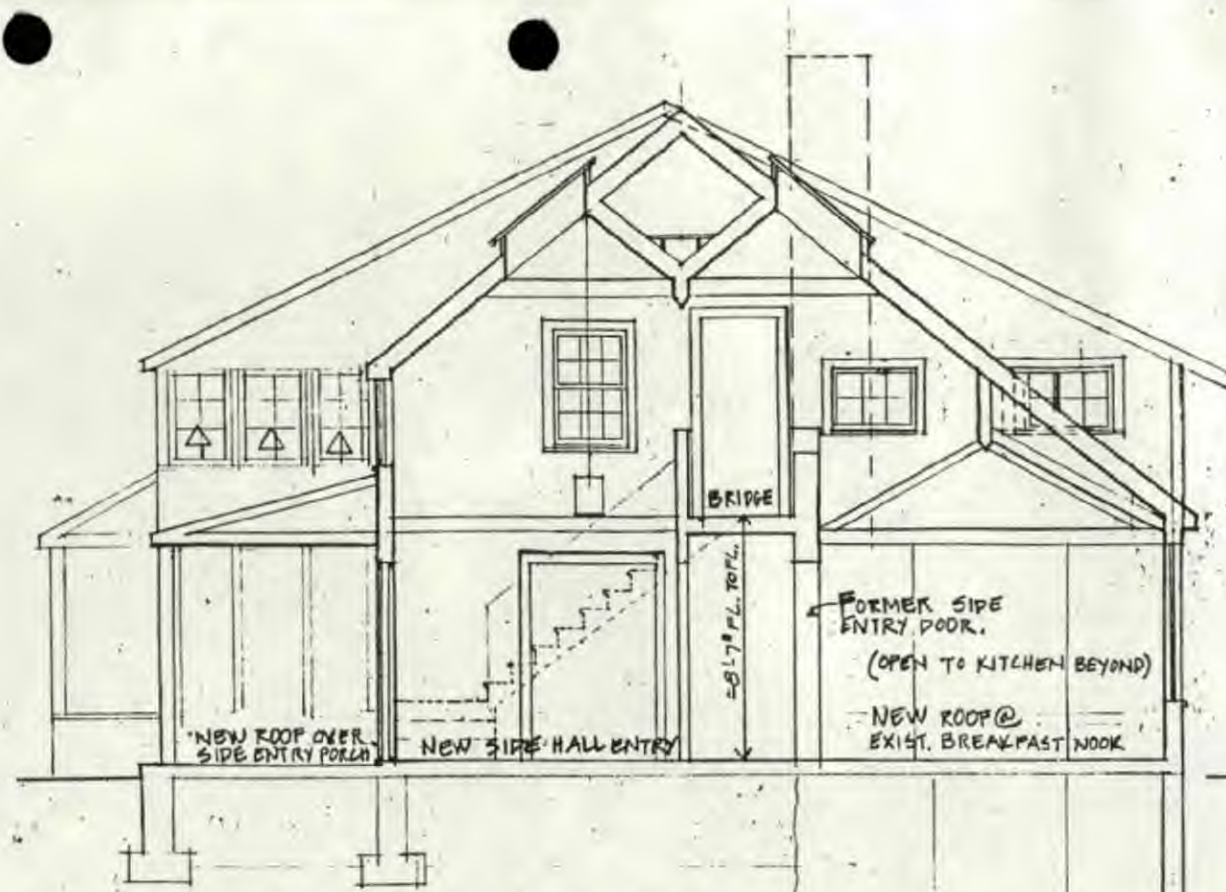
• Dormer similar to West Wing.  
 • Dormer centered on windows below  
 • Board + batten siding here because it is all under porch roof and the clapboards seem wrong to me here. I think it needs to look flatter, like the bricks.

EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

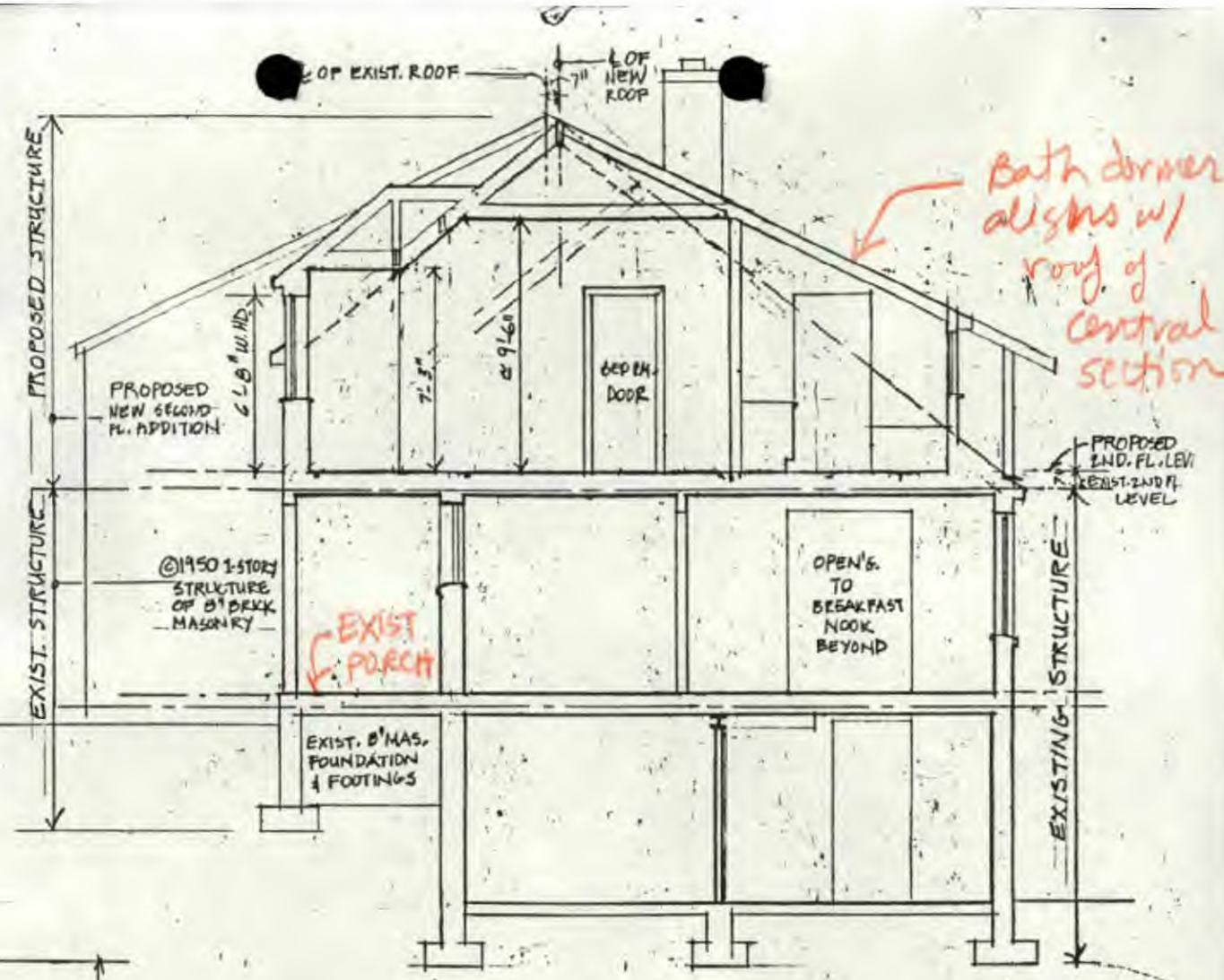
ELEVATIONS  
 1/4" = 1'-0"

DEC. 16, 1995  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.P.  
 SILVER SPRING, MD. 20910



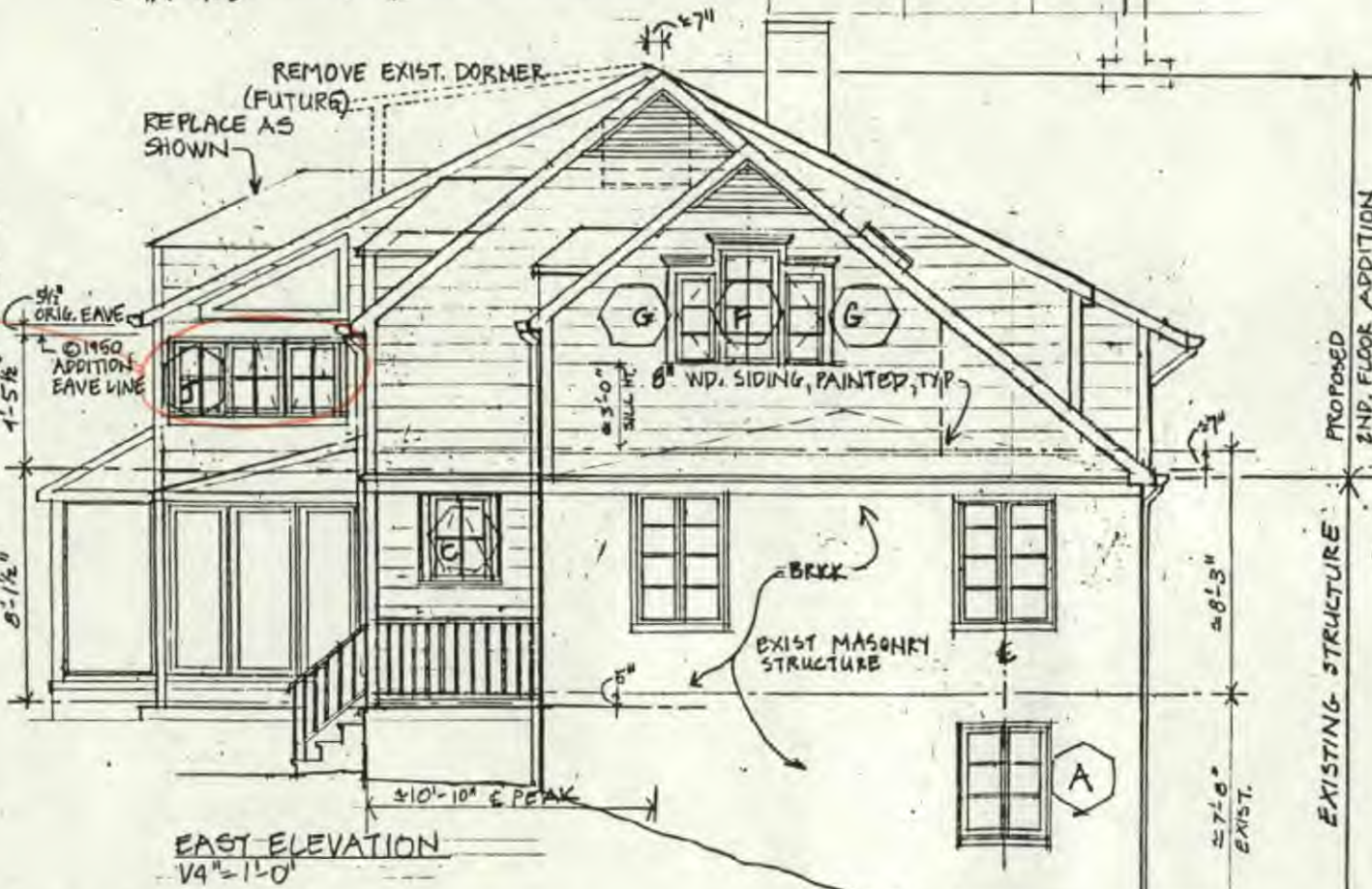


SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



*Bath dormer aligns w/ roof of central section*

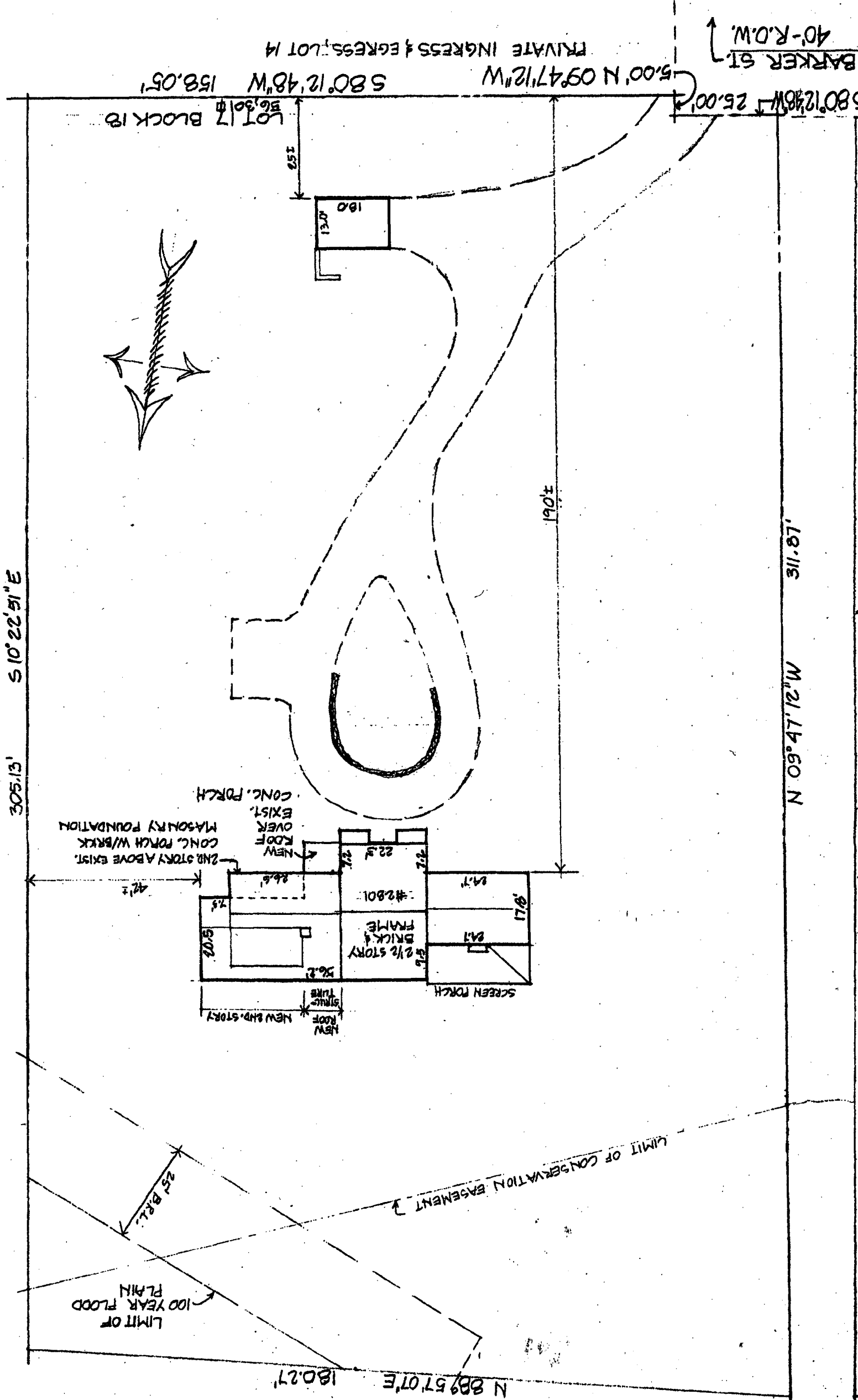
SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"



*to raise sills, shorter windows more like original bldg.*

EAST ELEVATION  
1/4" = 1'-0"

DECEMBER 18, 1995  
VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOLVIEW H.D.  
SILVER SPRING, MARYLAND 20910



**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012  
**SITE PLAN**  
 1/16" = 1'-0"  
**VOLZ RESIDENCE**  
 2801 PARKER ST. CAPITOL VIEW #2  
 SILVER SPRING, MD. 20910  
 APPROVED

Montgomery County  
 Historic Preservation Commission  
 SP-1  
 3/24/12

NEW ROOF  
 NEW END STORY  
 STRUCTURE  
 SCREEN PORCH  
 2 1/2 STORY BRICK FRAME  
 #2801  
 NEW ROOF OVER EXIST. CONC. PORCH W/ BRICK  
 2ND STORY ABOVE EXIST. MASONRY FOUNDATION  
 CONC. PORCH  
 NEW END STORY  
 STRUCTURE

LIMIT OF 100 YEAR FLOOD PLAN

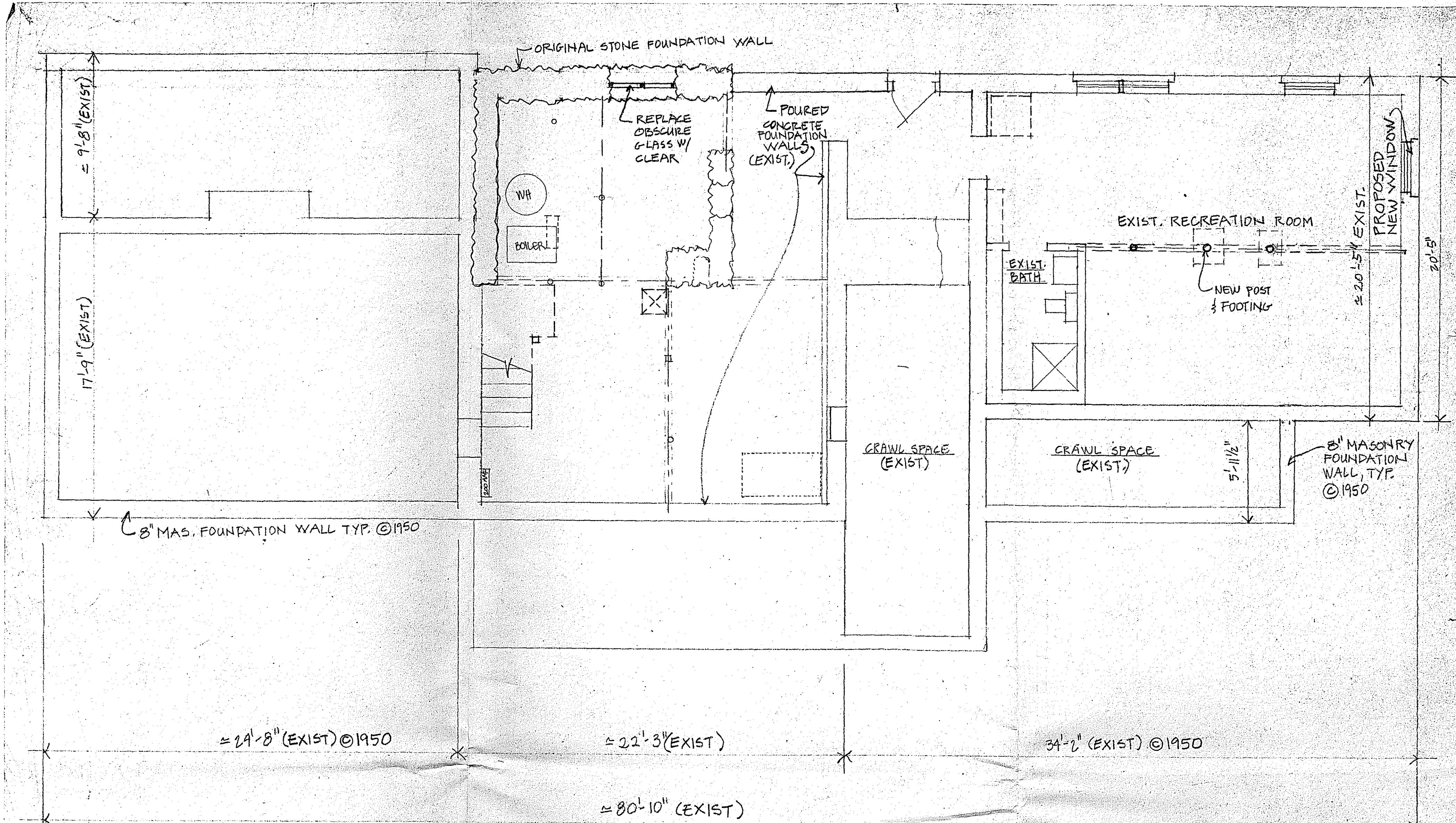
LIMIT OF CONSERVATION EASEMENT

305.13' S 10° 22' 51" E

N 09° 47' 12" W 311.87'

5.00' N 09° 47' 12" W  
 5.80' 12' 48" W 158.05'  
 PRIVATE INGRESS & EGRESS, LOT 14  
 BARKER ST 40'-R.O.W.  
 5.80' 12' 48" W 25.00'

N 88° 57' 07" E 180.27'



8" MAS. FOUNDATION WALL TYP. ©1950

24'-8" (EXIST) ©1950

22'-3" (EXIST)

34'-2" (EXIST) ©1950

80'-10" (EXIST)

**EXISTING BASEMENT & FOUNDATION PLAN**  
1/4" = 1'-0" (NO ADDITIONS ARE PROPOSED @ THIS LEVEL)

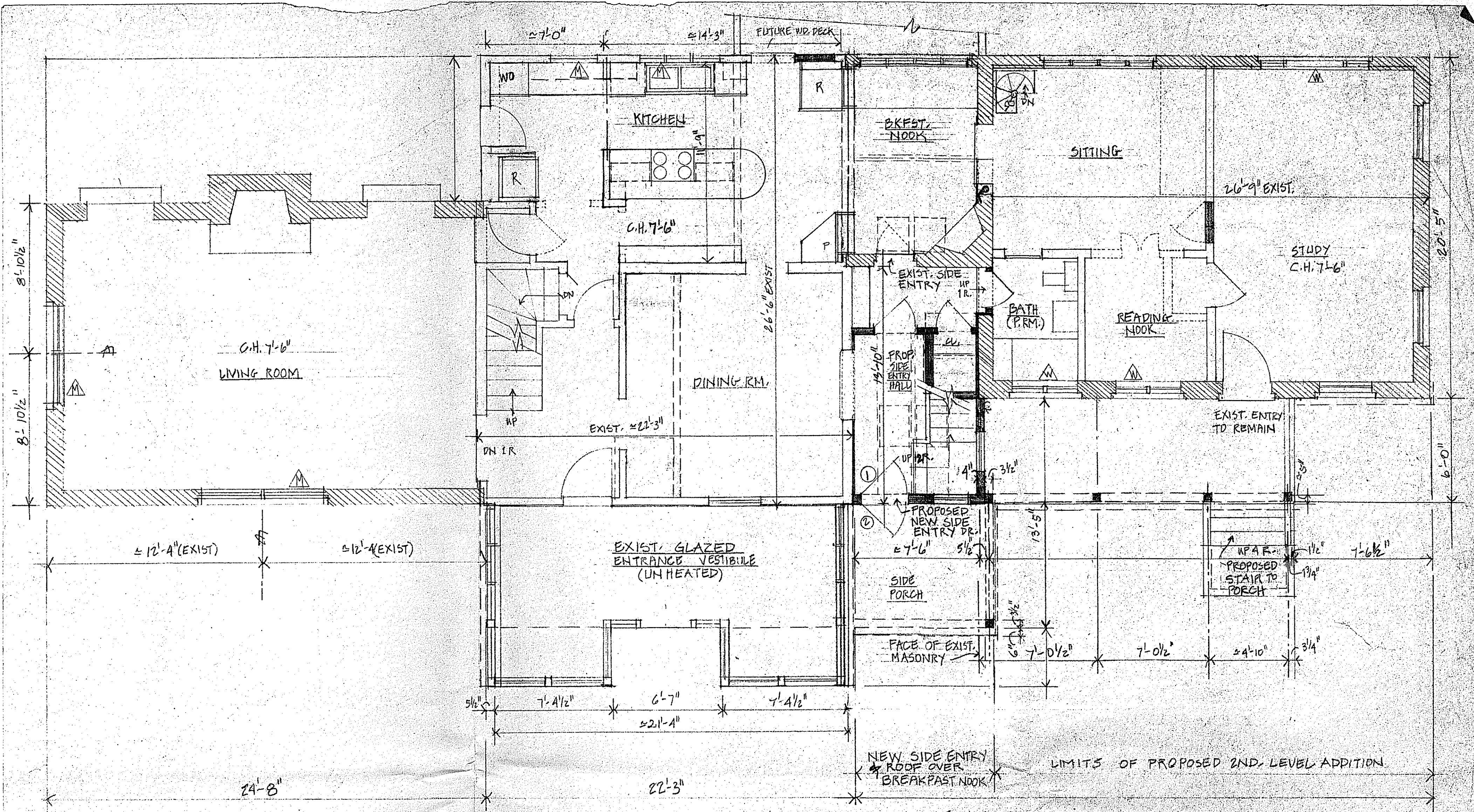
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Walker*

DEC. 18, 1995 NORTH

**EMILY C. VOLZ, AIA, ARCHITECT**  
8132 WEST BEACH DR, NW, WASHINGTON D.C. 20012

**EXISTING CONDITIONS**  
(W/ MINOR PROPOSED WINDOW CHANGE)

**VOLZ RESIDENCE MASTER PLAN**  
2801 BARKER ST, CAPITOL VIEW H.R.  
SILVER SPRING, MD. 20910



FIRST FLOOR PLAN W/ PROPOSED SIDE ENTRY ADDITION  
 1/4" = 1'-0" (INCLUDES MINOR INTERIOR & WINDOW CHANGES)

- ▲ SEE NOTE SHEET 3
- ▲ SEE NOTE SHEET 3

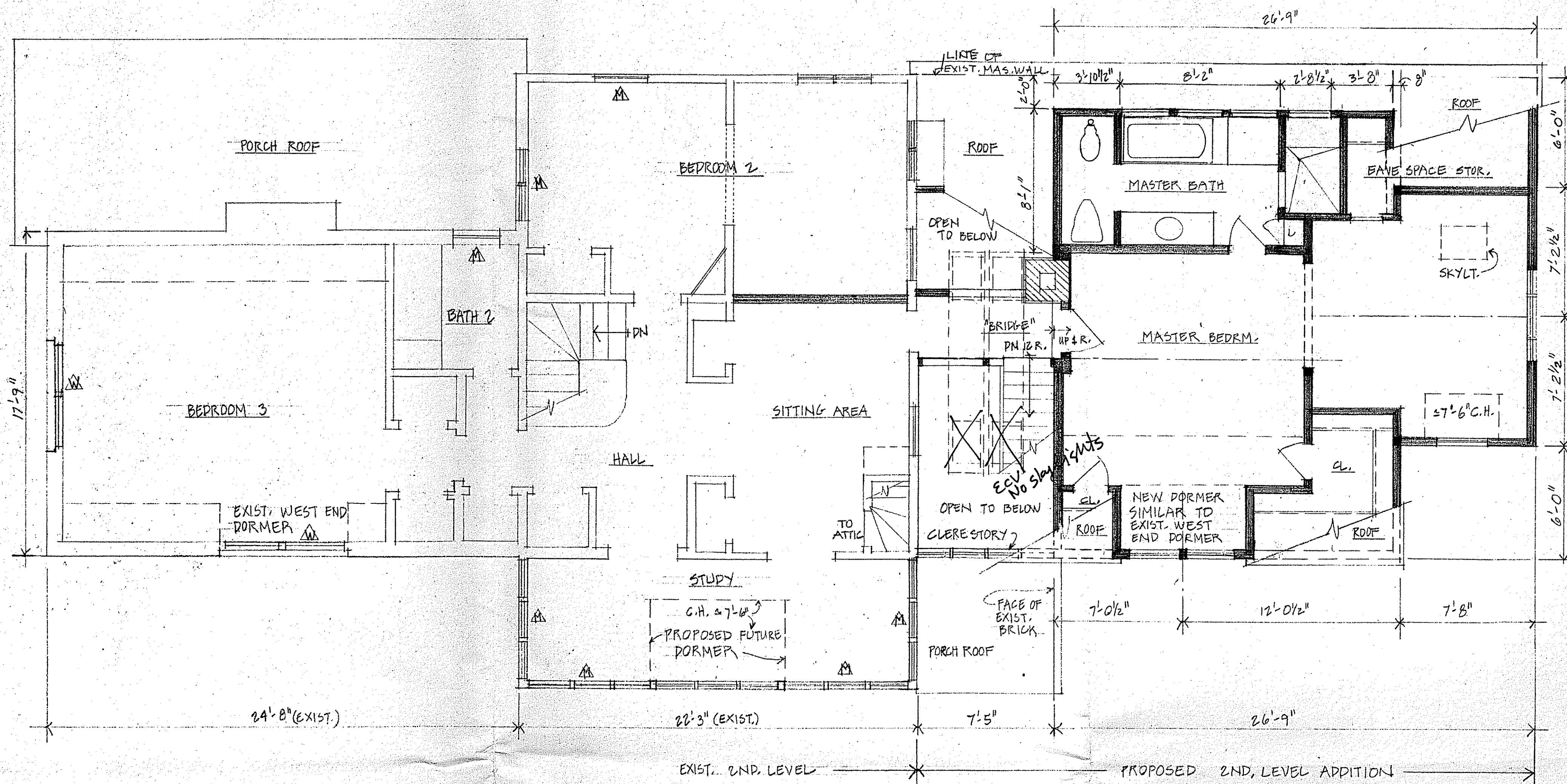
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Hubler*

DEC 18, 1995 NORTH

EMILY C. VOLZ, AIA, ARCHITECT  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

VOLZ RESIDENCE MASTER PLAN  
 2801 BARBER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MARYLAND 20910





**SECOND FLOOR PLAN w/PROPOSED BEDROOM/BATH ADDITION**  
 1/4" = 1'-0"

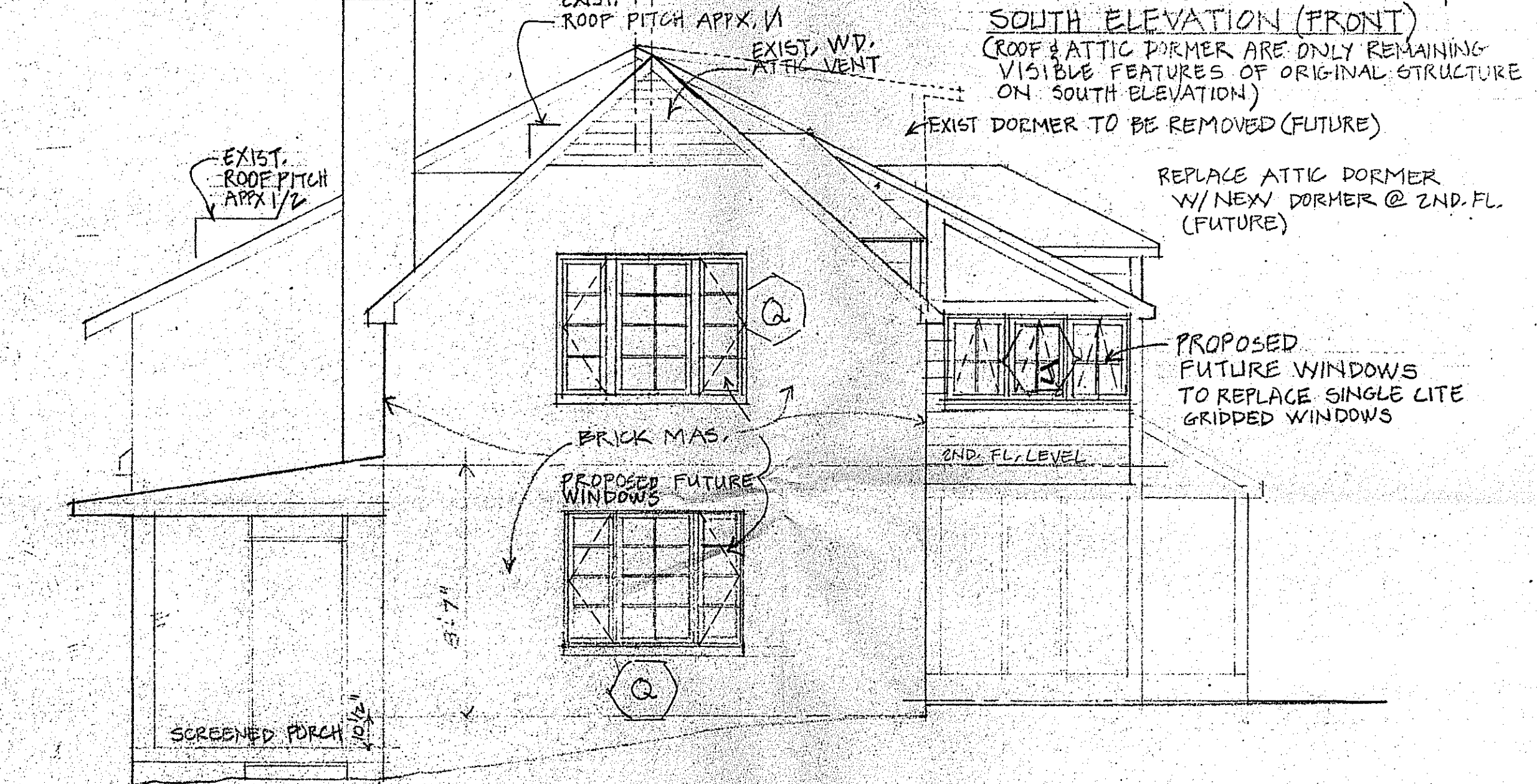
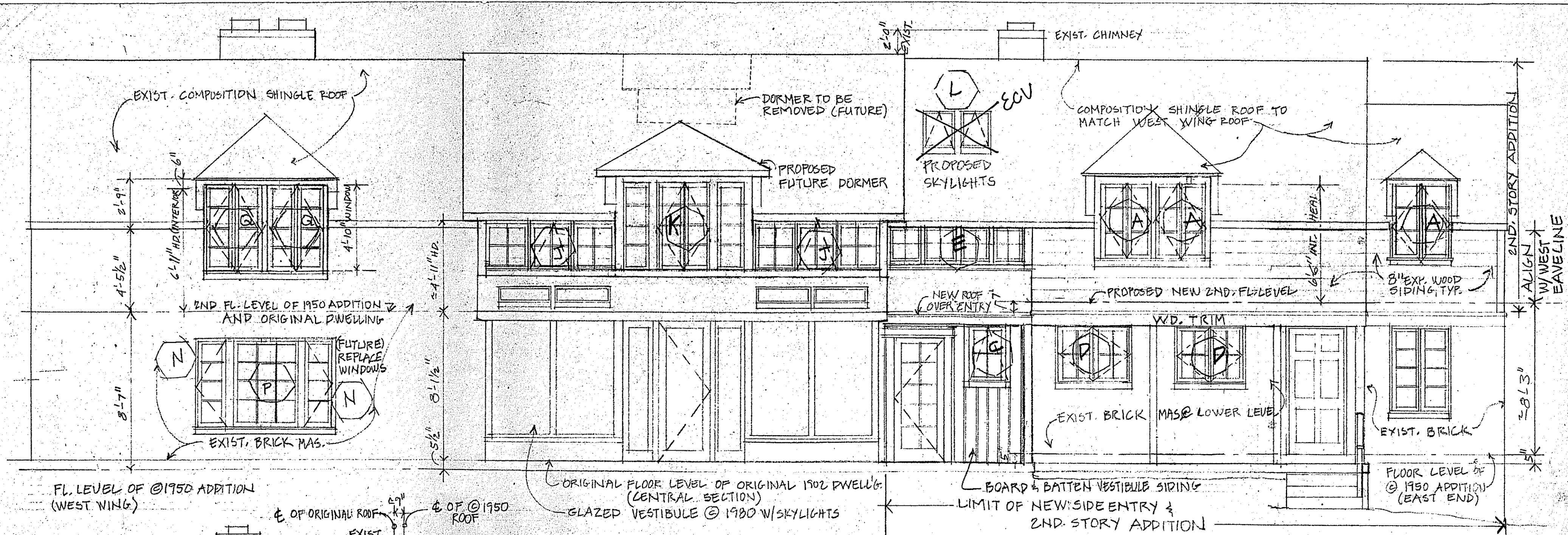
- NOTE:**
- ▲ EXIST. METAL REPLACEMENT WINDOWS W/REMOVABLE GRIDS TO BE REPLACED IN FUTURE W/ WD. WINDOWS PER ELEVATIONS, WITH AUTHENTIC DIVIDED LITE WINDOWS W/ENERGY PANELS
  - ▲ DRIG. WD. WINDOWS, VERY LEAKY; RATTLING SASH TO BE REPLACED AS ABOVE.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Francis Parker*

DEC. 18, 1995

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

**VOLZ RESIDENCE MASTER PLAN**  
 2801 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910



**SOUTH ELEVATION (FRONT)**  
 (ROOF & ATTIC DORMER ARE ONLY REMAINING VISIBLE FEATURES OF ORIGINAL STRUCTURE ON SOUTH ELEVATION)  
 EXIST. DORMER TO BE REMOVED (FUTURE)  
 REPLACE ATTIC DORMER W/ NEW DORMER @ 2ND. FL. (FUTURE)  
 PROPOSED FUTURE WINDOWS TO REPLACE SINGLE LITE GRIDDED WINDOWS

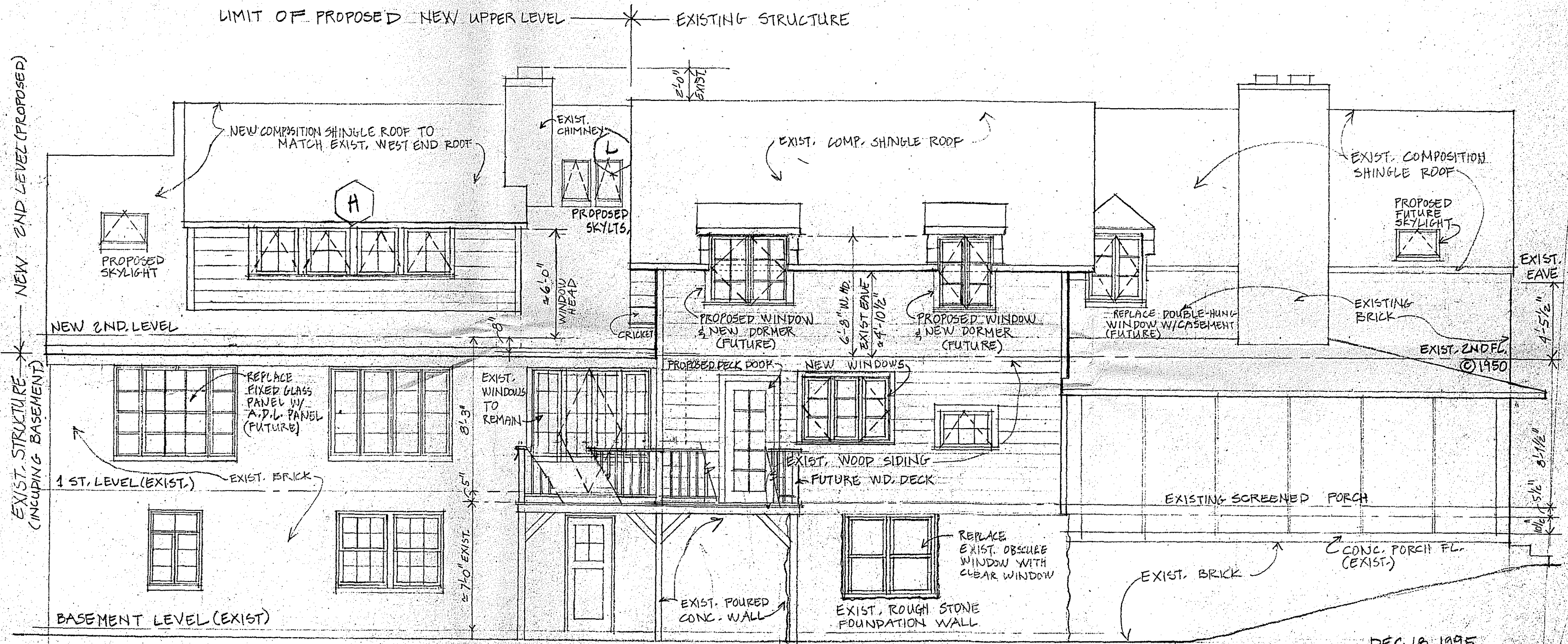
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Walker*

**EMILY C. VOLZ, AIA, ARCHITECT**  
 8132 WEST BEACH DR. NW. WASHINGTON D.C. 20012

**ELEVATIONS**  
 1/4" = 1'-0"

DEC. 16, 1995  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST. CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910

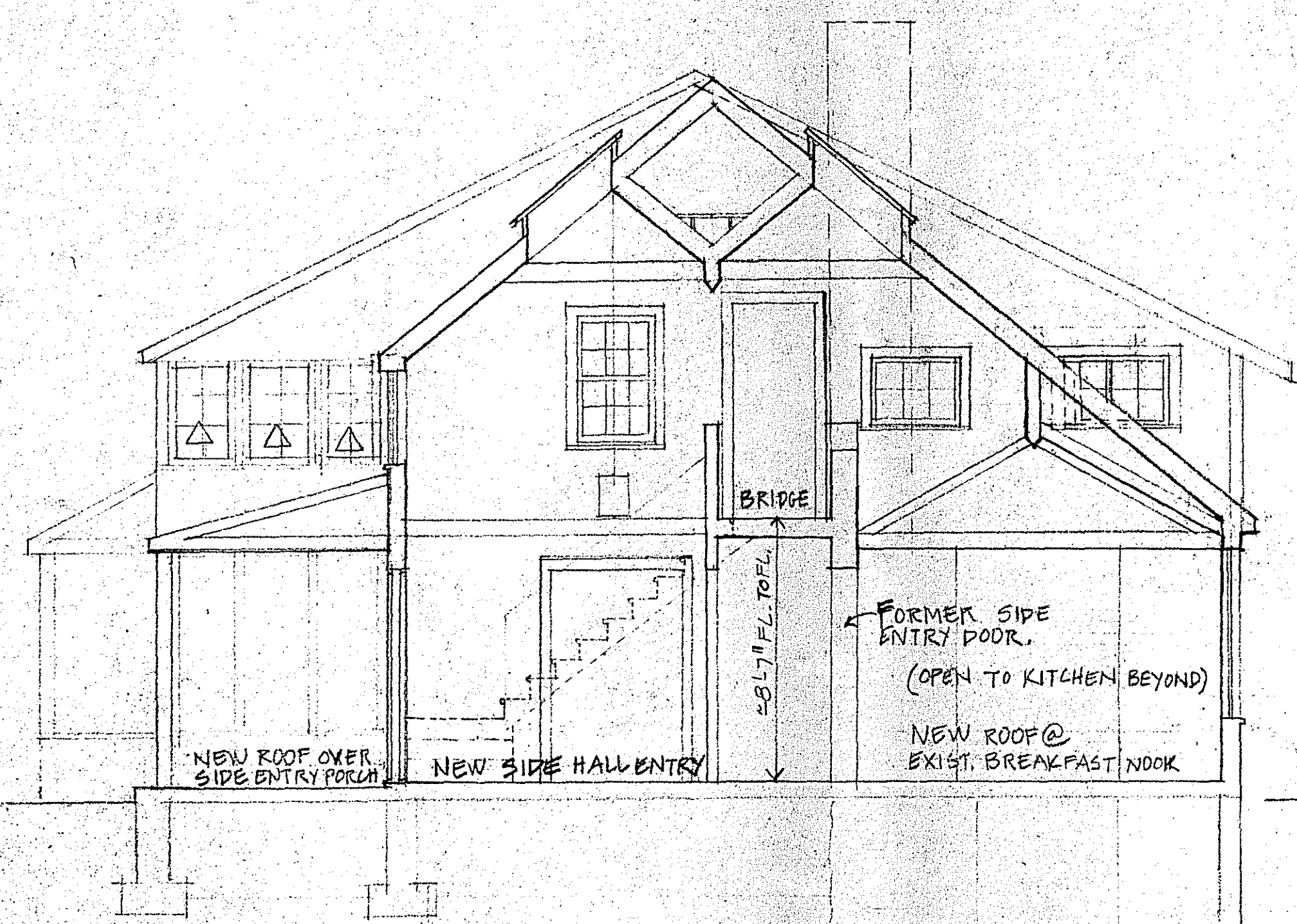
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*



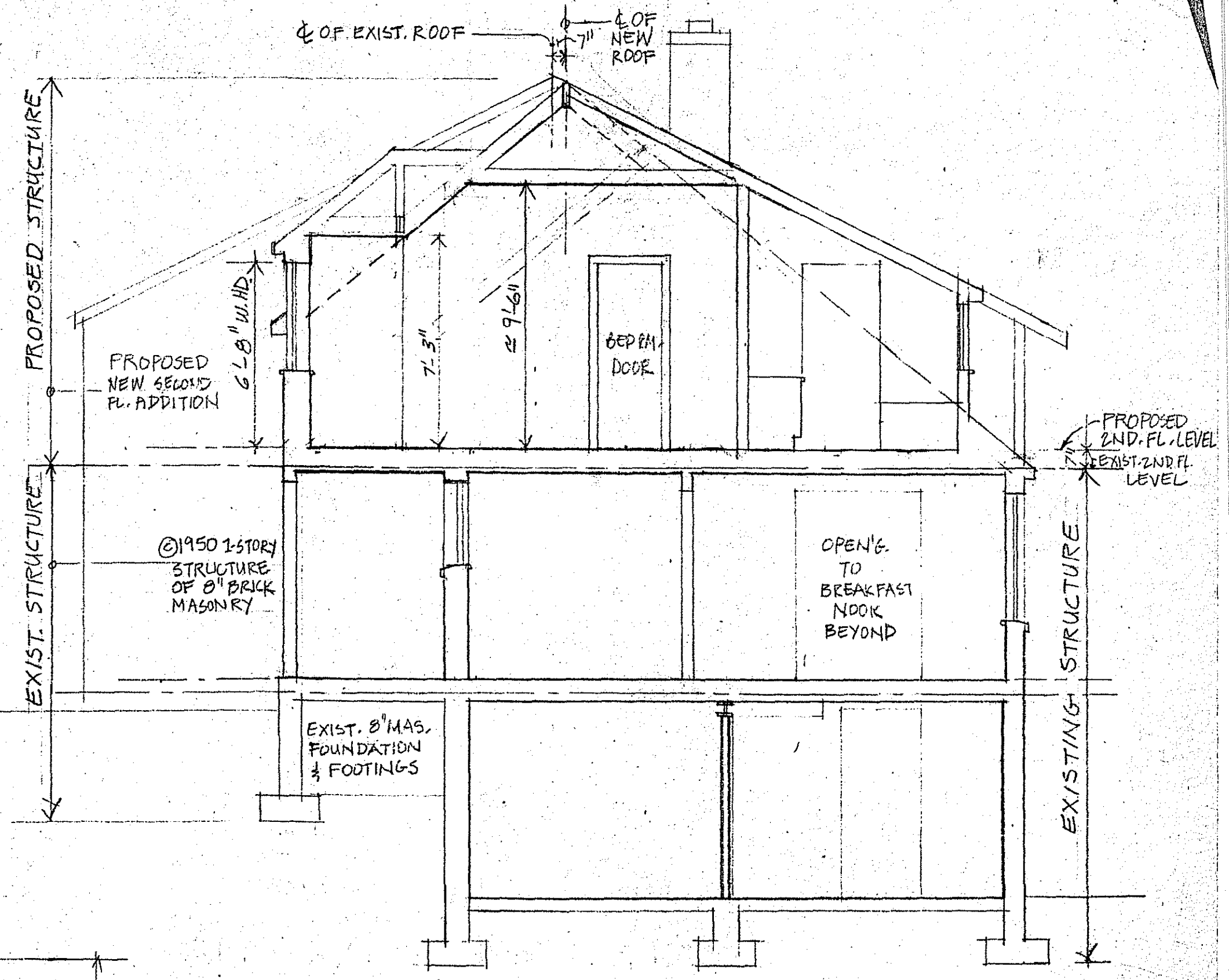
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 8132 WEST BEACH DR. NW, WASHINGTON D.C. 20012

REAR (NORTH) ELEVATION  
 1/4" = 1'-0"

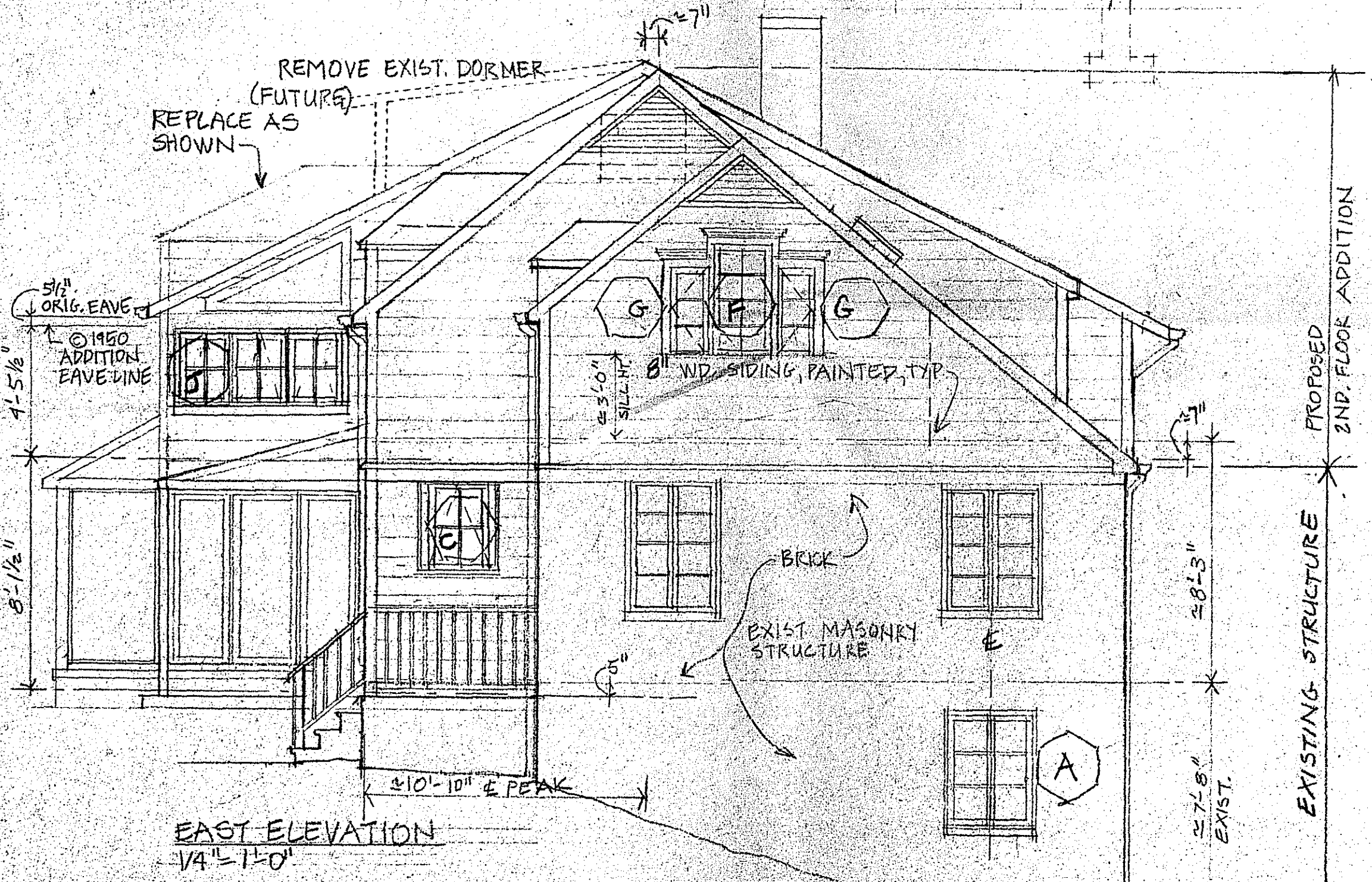
DEC. 18, 1995  
 VOLZ RESIDENCE MASTER PLAN  
 2801 BARKER ST., CAPITOL VIEW H.D.  
 SILVER SPRING, MD. 20910



SECTION @ NEW SIDE ENTRY / BREAKFAST NOOK  
1/4" = 1'-0"



SECTION @ NEW MASTER BEDROOM  
1/4" = 1'-0"

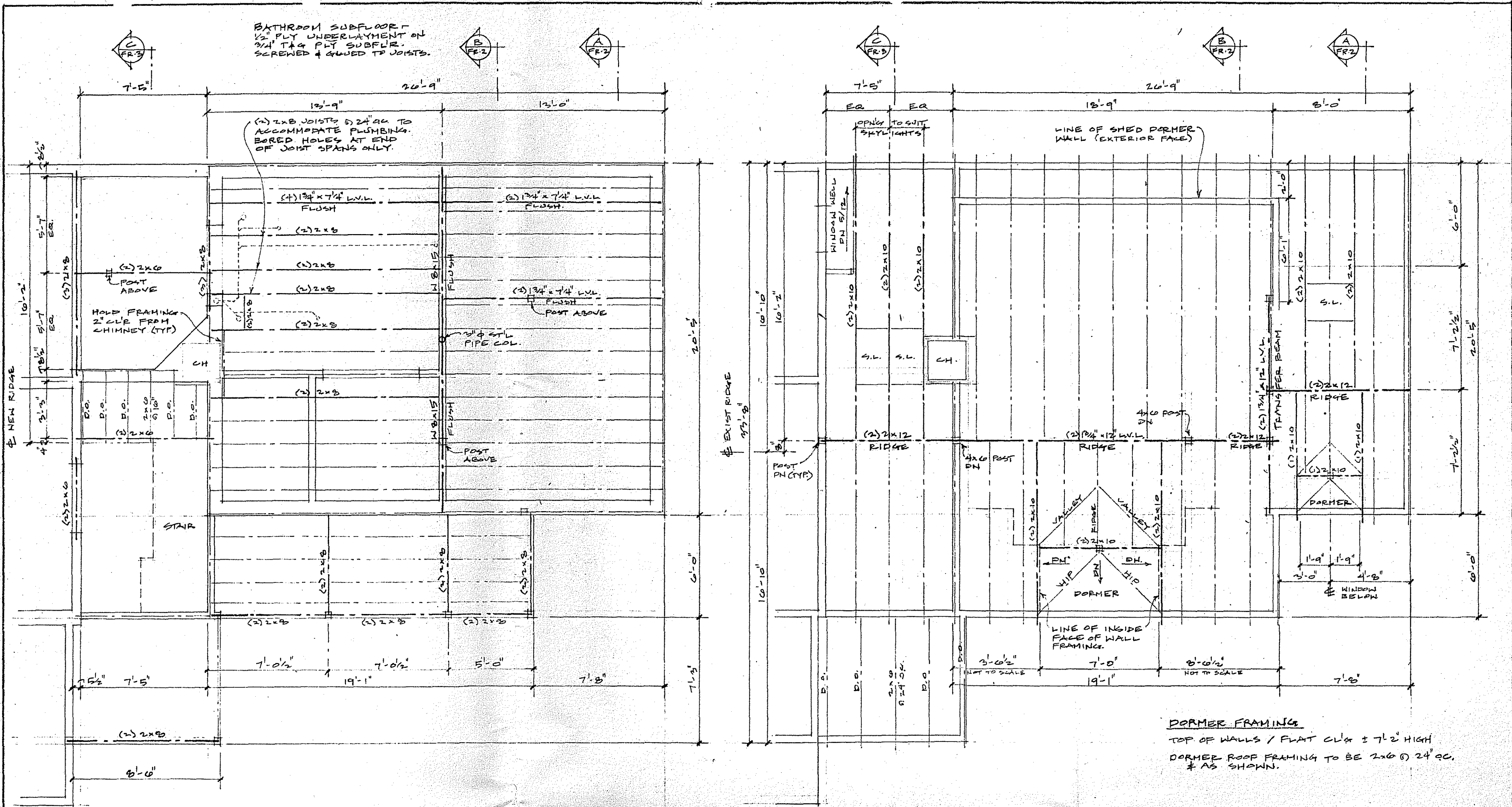


EAST ELEVATION  
1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Walker*

DECEMBER 13, 1995

VOLZ RESIDENCE MASTER PLAN  
2801 BARKER ST. CAPITOLVIEW H.D.  
SILVER SPRING, MARYLAND 20916



BATHROOM SUBFLOOR -  
1/2" PLY UNDERLAYMENT ON  
3/4" T&G PLY SUBFLR.  
SCREWED & GUNDED TO JOISTS.

(2) 2x8 JOISTS @ 24" OC TO  
ACCOMMODATE PLUMBING.  
BORED HOLES AT END  
OF JOIST SPANS ONLY.

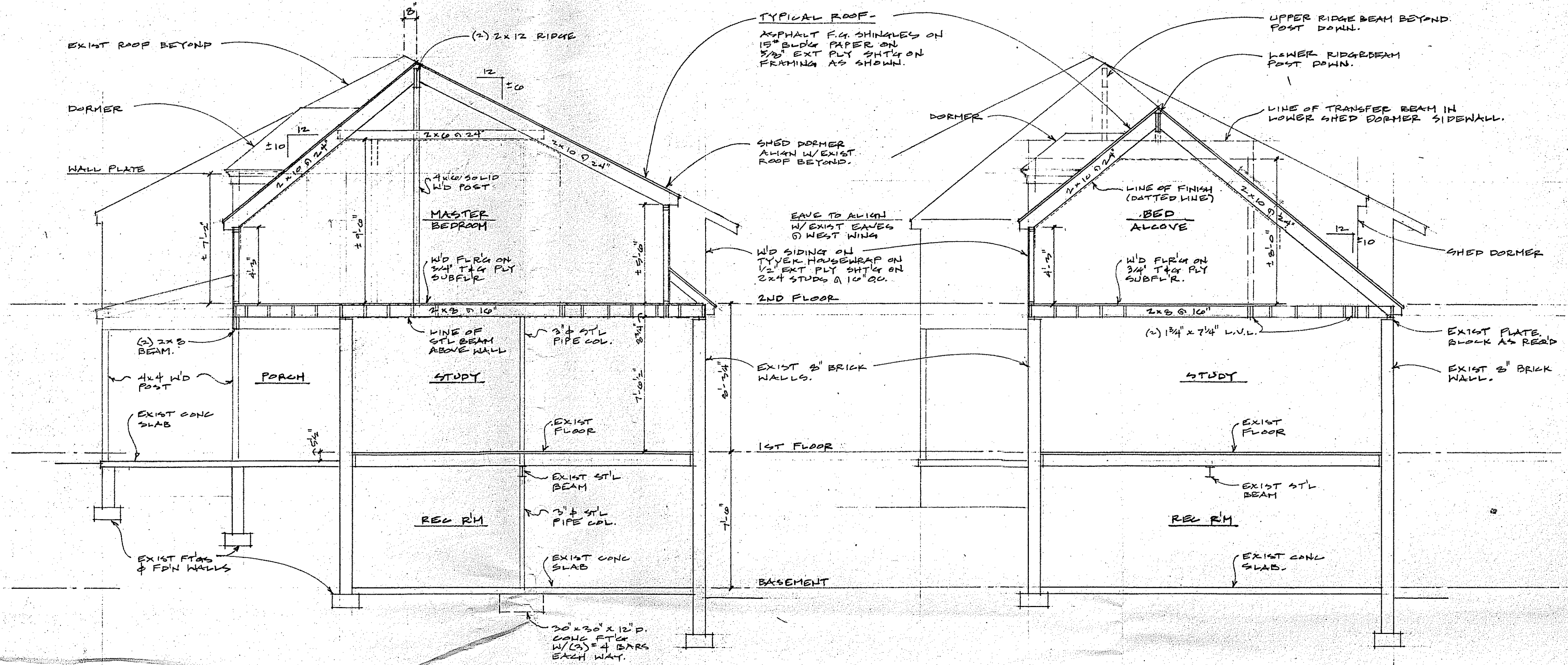
**DORMER FRAMING**  
TOP OF WALLS / FLAT CLG ± 7'-2" HIGH  
DORMER ROOF FRAMING TO BE 2x6 @ 24" OC,  
# AS SHOWN.

**2ND FLOOR FRAMING PLAN**

1/4" = 1'-0"  
FLOOR JOISTS TO BE 2x8 @ 16" OC.  
EXCEPT AS NOTED.  
BEDROOM - 30#/FT² LIVE LOAD  
BATHROOM - 40#/FT² LIVE LOAD

**ROOF FRAMING PLAN**

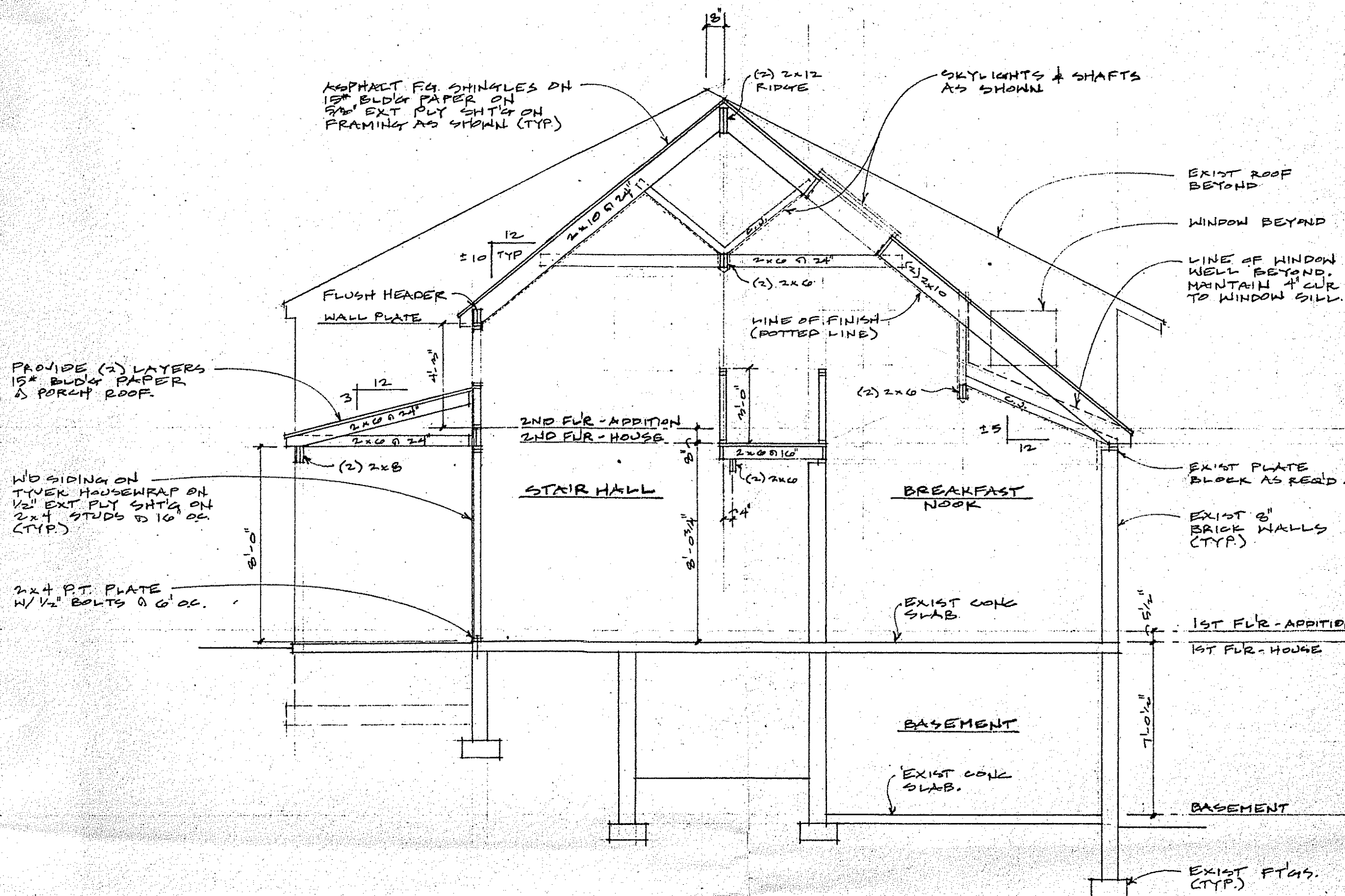
1/4" = 1'-0"  
ROOF RAFTERS TO BE 2x10 @ 24" OC,  
EXCEPT AS NOTED. #2 SPRUCE PINE FIR.  
ROOF - 30# LIVE LOAD.  
4x6 POSTS & RIDGE BEAM TO BE 3 1/2" x 6 1/2" #2 HEM FIR.  
DIMENSIONS ARE TO FACE OF MASONRY,  
FACE OF SHEATHING AT EXTERIOR,  
FACE OF FRAMING AT INTERIOR,  
± TO CENTERLINE AS NOTED.



**B SECTION**  
FR.2 1/4" = 1'-0"

**INSULATION**  
 ROOFS/Ceiling R-30 9/2" BATTs  
 WALLS- R-13 3 1/2" BATTs  
 FLOORS ABOVE UNHEATED SPACE R-19 6 1/2" BATTs  
 PROVIDE STYROFOAM VENT BAFFLES @ CATHEDRAL CEILINGs

**A SECTION**  
FR.2 1/4" = 1'-0"



C SECTION  
FR. 3  
1/4" = 1'-0"