

31/7-98H 9816 Capitol View Avenue  
(Capitol View Historic District)

**PhoneTools**



Tel. : (937) 981-4163

Fax :

# Message :

Dear Ms. Kephart:

I just received a FAX from you. However, it did not receive properly. Could you please try and send it again? The distortion started at the FROM: line and nothing else is readable. Or perhaps it is better to send an e-mail. I can handle attachments.

Thanks,

Joe Moore

TARA LEHNER

514 Boyd Ave.

Greenfield, Ohio 45123 - 1020

Phone #

+ FAX: 937.981.4163

**From : Retired  
Joseph P. Moore**

**To : Montgomery County Department of  
Ms. Perry Kephart**

**Date : 11/24/98**

**Page(s) : 1**

To: "Joe Moore" <jpmoore@bright.net>  
Priority: Normal  
Subject: Re: Your 11-24-1998 9:15 AM FAX  
November 24, 1998

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MEMORANDUM

To: Joseph P. Moore  
From: Perry Kephart, Historic Preservation  
Subject: Schedule for Appeals on HPC Decision.

We received your facsimile message on November 22, 1998 regarding the timing for the appeals for any HPC decision. Chapter 24A of the Montgomery County Code (24A-7h) stipulates that "any applicant may appeal a decision of the commission within 30 days from the date on which the commission's decision is made public. . ." which is 15 days after the close of record or November 12, 1998. You have 30 days from that date, or until December 12, 1998, to file your appeal with the Board of Appeals.

The Board of Appeals address is 100 Maryland Avenue, Rockville, MD 20890.

If you have further questions, please call me at 301-563-3400. I will be out of the office until November 30.

*Revised 11/25/98, as per  
discussion w/ Legal Dept. - Tara.  
RDZ*

*Dec. 24<sup>th</sup>*

Perry - wed 11/25/98

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Tara from legal called, because Mr. Moore had called her..he didnt' get the FAX and was still concerned about the dates for his time to appeal the case.

I reviewed the dates , as noted in your file, about the Written Denial being dated 11/24, and she said that in her opinion, Mr. Moore has 30 days from that date, or until December 24th. I called Jeff Zyonz, and he said fine...and I rewrote your FAX to Moore with the revised dates.

Tara said that, although it would be nice to have gotten the Written Denial out within 15 days, no one has been hurt by this, so that it doesn't matter...

And it's fine to give Moore the extra time anyway , if he needs it... Tara also asked me to FAX the written denial to Moore, which I did today. Also, she got an Ohio address from him, and I am mailing him a hard copy directly today, with the memo reviewing the dates for his appeal.

Talk to me on Monday, if you have further questions.

Robin



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

TO: Joseph P. Moore

FROM: *RDZ* Robin D. Ziek, Historic Preservation Section

SUBJECT: Schedule for appeals on HPC decisions

DATE: November 25, 1998

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We received your FAX of 11/22/98 regarding the timing for the appeals for any HPC decision. Chapter 24A of the County Code (24A-7.(h) stipulates that "the applicant may appeal a decision of the commission within 30 days from the date on which the commission's decision is made public..." As discussed with our Legal Department, the date by which the commission's decision is made public is the date when the chairman of the HPC issues the written decision. For your project, that date is November 24, 1998. You therefore have 30 days from that date, or until December 24, 1998, to file your appeal with the Board of Appeals.

Their address is Board of Appeals, 100 Maryland Avenue, Rockville, MD 20850 (301) 217-6600.

I hope this answers your question. If you have any further questions, please call Perry Kephart at (301) 563-3400. She will be out of the office until November 30th. If you need immediate assistance, please call the same number and ask for me.

## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 9816 Capitol View Avenue, Silver Spring      **Meeting Date:** 10/28/98  
**Resource:** Capitol View Park Historic District      **Review:** HAWP  
**Case Number:** 31/7-98H      **Tax Credit:** None  
**Public Notice:** 10/14/98      **Report Date:** 10/21/98  
**Applicant:** Joseph P. Moore      **Staff:** Perry Kephart  
**PROPOSAL:** Demolition      **RECOMMEND:** Denial

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### **BACKGROUND**

The yellow wood frame, two-bay 1½ story, front-gabled Bungalow with lapped siding at 9816 Capitol View Avenue is a contributing resource and a familiar landmark in the Capitol View Park Historic District. The house is clearly seen on the left at the top of the big curve as one enters the historic district from the south along Capitol View Avenue.

The house is set at the front of a 52,475 foot lot (lots 20 - partial lot 27 on the attached map, circle 8) that has no other improvements at this time. The only access to the property from Capitol View is a short driveway immediately adjacent to the house. The driveway leads to a lower level basement garage. The land drops off from the front to the back of the property (east to west) and from northern wider section to the narrower southern area. The Metropolitan (now CSX) railroad line runs behind the length of the property. There are several mature shade trees on the lot including hickory, oak and locust.

The Sears-type house was built in 1928. The house is currently owned by a trust whose executors live at a distance from the Washington area. The applicant told staff that they now wish to sell the property. The property has been occupied for several decades by various tenants including members of the Moore family.

Two appraisals have been made of the property. In neither report was the property identified as being in a historic district nor was there any discussion of compliance with Chapter 24A of the Montgomery County Code regarding the preservation of a historic resource. Valuation was based on the removal of the existing dwelling and the development of the site with five new single-family dwellings with no recognition of the requirement that any development would be subject to review by the Historic Preservation Commission.

The historic district in which the resource is located is significant as an example of a railroad community that began with the construction of the Metropolitan Branch of the B & O Railroad in the 1870's. The two major building styles that reflect the early years of the community

are large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century.

The present proposal was the subject of a Preliminary Consultation with the HPC on September 9, 1998. The recommendation at that time was that the applicant consider options other than demolition.

### **PROPOSAL**

The applicant, who is one of two executors for the trust that owns the property, proposes to demolish the house.

### **STAFF DISCUSSION**

As noted in the Capitol View & Vicinity Approved and Adopted Sector Plan, July 1982, "Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles." The bungalow at 9816 Capitol View is an integral and highly visible part of the historic district streetscape.

The Capitol View Park Historic District Local Advisory Panel will be submitting written testimony from the LAP and from other interested parties voicing their opposition to the proposed demolition. They will also be presenting their views at the October 28 HPC meeting.

The applicant, in his September 1, 1998 letter to the commission, lists a number of structural concerns that, in his opinion, justify demolition. These include drainage problems, a foundation that is settling unevenly on the right rear corner and lack of insulation. These problem areas were pointed out to staff on a site visit. It is not apparent that the deterioration is sufficiently advanced to be beyond the scope of normal rehabilitation or to warrant demolition. Mitigating steps such as, for example, the installation of storm windows, insulation, structural reinforcements, or grading could all be investigated further. Lead paint abatement is a normal part of historic property maintenance and literature on the subject is available to the applicant.

James Shimro, a licensed structural engineer from Shimro Engineering, inspected the property at the request of staff. He concurred with Mr. Moore that the roof rafters were 2x4's and that the center beam in the basement needs further reinforcing, but he indicated that both problems could be reasonably remedied and did not justify demolition. He did not concur with any of the other concerns listed in Mr. Moore's letter of September 1, 1998. He determined that the house is structurally sound and should not be demolished.

At this time, no plans for development of the property have been submitted to the HPC. Although the appraiser made the recommendation to demolish the residence, demolition of the house in anticipation of development that may or may not take place certainly should not be considered. However, staff also met with Malcolm Shaneman from the Development Review Section of M-NCPPC to determine if the existing house would create problems for a potential

developer. He confirmed that the existence of the historic structure would not impede development of the property.

It is important to note that the size of the house is not a reason to demolish. There is substantial room behind the house for it to be enlarged to the rear. A Historic Area Work Permit application for alterations in design and material must be brought to the HPC to be approved, but changes to the rear of the structure are generally given lenient review.

To summarize, demolition of the historic resource will not enhance the value of the property nor will it expedite development. There are no structural or space limitation problems or sufficient deterioration such that demolition should be considered. Staff recommends that rehabilitation of the historic resource rather than demolition be pursued as means of enhancing the value of the property. Staff further recommends that the applicant or prospective buyers also investigate solutions to the drainage situation as part of a comprehensive rehabilitation plan. The HPC could ask that any proposal for development of the property that is submitted to the HPC also address the drainage situation and include a rehabilitation and/or modification plan for the house.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **deny** the HAWP application to demolish the historic residence at 9816 Capitol View Avenue, Silver Spring. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and Secretary of the Interior's Standards for Rehabilitation #1, #2, #9, and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

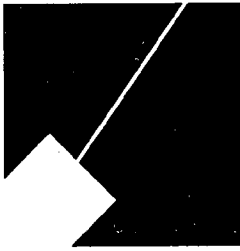
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

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

New additions and adjacent or related new construction will 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.



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

November 24, 1998

**MEMORANDUM**

TO: Joseph P. Moore

FROM: Perry Kephart, Historic Preservation Planner 

SUBJECT: Schedule for appeals on HPC decision.

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We received your facsimile message on November 22, 1998 regarding the timing for the appeals for any HPC decision. Chapter 24A of the Montgomery County Code (24A-7h) stipulates that "the applicant may appeal a decision of the commission within 30 days from the date on which the commission's decision is made public. . ." The date the decision was made public was November 12, 1998. You have 30 days from that date, or until December 12, 1998, to file your appeal with the Board of Appeals.

Their address is Board of Appeals, 100 Maryland Avenue, Rockville, MD 20850

I hope this answers your question. If you have further questions, please call me at 301-563-3400.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Joe Moore FAX NUMBER: 937-981-4163

FROM: Robin Ziek

DATE: 11-25-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 10

NOTE: As Requested . Hard copy to follow in

The mail -

Robin Ziek

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/217-6370

DPS - #8



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSEPH P. MOORE

Daytime Phone No.: (301) 585-5115  
650-8549

Tax Account No.: 996 280

Name of Property Owner: JEROME C. & J. P. MOORE TRUSTEE Daytime Phone No.: (301) 585-5115

Address: 9816 CAPITOL VIEW AVE SILVER SPRING MD 20910-1030  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

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

### LOCATION OF BUILDING/PREMISE

House Number: 9816 ~~CAPITOL~~ Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN ROAD

Lot: 20, 21, 22 PTS 23, 24, 25, 26, 27 Block: 31 Subdivision: \_\_\_\_\_

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

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

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |  |  |                                       |  |   |                               |                               |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab         | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |  |   |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_  
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.

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved:  Signature: \_\_\_\_\_ Date: 11-28-98  
Application/Permit No.: 9809160112 Date Filed: 9/16/98 Date Issued: \_\_\_\_\_

**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:

9/11/98  
PREVIOUSLY  
SUBMITTED  
No Meeting Has been held 9/9/98

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

REMOVE EXISTING STRUCTURE AT  
7811 CAPITAL VIEW - TO REDUCE  
POTENTIAL HEALTH & SAFETY HAZARD

2. **SITE PLAN**

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

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

FAILURE TO APPROVE PHASE RESPONSIBILITY AND  
LIABILITY FOR ANY INJURIES  
OUT HISTORIC PRES. COMM. J  
WON HAN

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.

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

4. **MATERIALS SPECIFICATIONS**

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**

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

6. **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, (301/279-1355).

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.

**HISTORIC PRESERVATION COMMISSION**

of

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-563-3400**

Case No. 31/7-98H      Received September 16, 1998

Public Appearance October 28, 1998

Before the Montgomery County Historic Preservation Commission

Application of Jerome C. Moore and J. P. Moore, Trustee  
9816 Capitol View Avenue, Silver Spring

**DECISION AND OPINION OF THE COMMISSION**

Decision of the Commission: DENY the Applicant's proposal to demolish the single family residence.

Commission Motion: At the October 28, 1998 meeting of the Historic Preservation Commission, Commissioner Soderberg presented a motion to deny the application to demolish the residence. Commissioner Spurlock seconded the motion. Commissioners, Jordan, Spurlock, Lanigan, Trumble and Soderberg voted in favor of the motion. Commissioners Kousoulas and Hondowicz were absent. The motion passed 5-0.

**BACKGROUND:**

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the Master Plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On September 16, 1998, Jerome C. Moore and J. P. Moore Trustee completed an application for a Historic Area Work Permit (HAWP) to demolish a single family residence.

9816 Capitol View Avenue is designated a contributing resource in the Capitol View Park Historic District designated as an amendment on the Master Plan For Historic Preservation In Montgomery County in 1982. It is also designated in the Approved and Adopted Sector Plan for Capitol View and Vicinity as an amendment to the Master Plan, Kensington-Wheaton Planning Area VII; and an amendment to the General Plan for the Physical Development of the Maryland. The designation lists the residence as:

- 1917 - 1935: Characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district. No. 22: 9816 Capitol View Avenue, Block 31, Lots 20-21.
- Spatial Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic settings. 9816 Capitol View Avenue, Lots 22-27.

Houses in the Capitol View Park District meet the following criteria:

- 1a: Has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation;

- 1d: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;
- 2d: Represents a significant and distinguishable entity whose components may lack individual distinction;
- 2e: Represents an established and familiar visual feature of the County due to its singular physical characteristic or landscape.

The historic resource is part of the district's contribution to the County's heritage as an example of a railroad community which developed gradually over the past 110 years. "The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch of the B & O. After its genesis, Capitol View Park developed so as to exhibit most building styles 'typical' in the development of suburban Montgomery County. Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district development as a visual example of suburban development styles. This emphasis on the contiguous visual architectural contribution of the district is the basis for the boundary (of the historic district)."

The house is a prominent feature of the viewshed of the main thoroughfare through the historic district. The topography and the roads of the historic district are such that after entering the district from the south on Capitol View Avenue, which is a narrow two-lane paved road, one travels past a small country store. The road then curves sharply downhill to the left past a number of small cottages and then ascends a long grade with wooded lots on the right and the railroad tracks on the left before curving uphill to the right, away from the tracks, and past a homestead Queen Anne residence on the right. At that point the road curves left past the subject property that is very close to the road on the left.

The subject property is a Bungalow Style house built on Lot 21 in 1928. Representative bungalows as seen in an excerpt from the Unabridged Reprint from Sears, Roebuck and Co. of the Sears, Roebuck Catalog of Houses, 1926 indicate that the house style and building materials are characteristic of the Sears, Roebuck houses of that period. The house is located on one building lot that is part of a grouping of eight building lots that also have large mature shade trees. The lots together comprise the environmental setting for the historic resource.

#### **EVIDENCE IN THE RECORD:**

A written staff recommendation on this case was prepared and sent to the Commission on October 21, 1998. At the October 28, 1998 Historic Preservation Commission meeting, staff person Perry Kephart showed 35MM slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed demolition as it was not consistent with the historic or architectural character of the Capitol View Park Historic District.

Staff's specific concerns about the proposed demolition that constituted reasons for denial were:

1. The destruction of the house is not justified in order to develop the property. No plans for development of the property have been submitted, but staff consulted with Malcolm Shaneman from the Development Review Section of the Maryland-National Capital Park and Planning Commission to determine if the existence of the subject property would affect the potential development of the site. Mr. Shaneman stated that the continued existence of the historic structure would not delay or otherwise impede further development of the property.
2. Any new construction within the district, including any new construction in the environmental setting of the subject property would continue to be subject to review by the HPC whether or not the historic residence was demolished. Staff pointed out that the demolition would have no effect on the review process for further changes or construction at the subject property and cannot be justified for that reason.
3. The removal of the property is not warranted for structural reasons. James Shemro, P.E., a licensed structural engineer, reported to staff that he had inspected the visible structural condition of the house and found it to be fair to good. He found the house to be generally structurally sound and repairable. He saw no structural reason for demolition. No structural justification, in staff's opinion, could be found for its demolition.
4. The size of the house is not a reason to demolish. Staff pointed out that there is substantial building space on Lot 21 behind the house such that it could be enlarged to the rear. A Historic Area Work Permit application for alterations to the rear of a historic structure are subject to lenient review by the HPC. There are no space limitations that would justify demolition.
5. The bungalow built in 1928 is an integral part of the historic district that meets the architectural criteria for designation, not for the separate entities in the district, but for the properties that, as grouped, are a visual example of suburban development styles. These include large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century. Demolition of the structure would negatively impact the integrity of the district and is extremely problematic.

Staff also pointed out that any adverse drainage situations that may exist at the site would not be alleviated by removal of the historic building. The drainage problem areas as noted by the applicant are at a separate location from the structure. Demolition of the structure is not required in order to investigate and implement solutions to the drainage situation.



Staff also pointed out that the properties have not been listed for sale at the time that the application was reviewed.

An arrangement with the Montgomery County Parks Department to purchase the property as a part of the right-of-way for future modifications to Capitol View Avenue by the State Highway Administration as described in the Capitol View Sector Plan was not implemented as SHA indicated that the project was not in their work plan. The Parks Department owns a number of historic structures and had not included demolition as a contingency of the transaction.

The applicant, Jerome C. Moore, was not present.

The applicant, Joseph P. Moore (J. P. Moore Trustee), came forward to testify. He explained to the Commission that he was born in 1931 and had lived at the subject property all of his life. He pointed out that he was unable to find a model home in the excerpt from the Sears catalog that resembled his house. He explained that he and his brother, Jerry, are trustees for the testamentary trust of his father and that they wished to sell the property. He indicated that four of the eight building lots are more or less buildable lots, and that three of the lots are not buildable as they are partial lots. They did not want to rent the property and do not want to leave it unoccupied. He does not believe that the property will sell with the house and trees on it.

The Chair of the Capitol View Park Local Advisory Panel, Emily Volz, came forward to testify. She noted that an individual might care to purchase the property as there are few such properties in the area that have that much land so close to town. She also noted that it does not have to be offered just to developers. She also pointed out the importance of the property as part of the viewshed along Capitol View Avenue. She indicated that the LAP is concerned that the demolition of the house would set a bad precedent for the historic district, particularly as there are a number of other historic houses in the district with settings that also include lots that could be developed.

A memorandum, dated October 25, 1998, from the Local Advisory Panel of Capitol View Park was included in the hearing. It asks, that with all due respect to Mr. Moore and his long family association with Capitol View Park, that the historic district deserves his respect in return. They pointed out that it is not usual in any neighborhood to raze a house in order to sell a property. They pointed out that this is the first historic district designated in Montgomery County and that allowing the demolition would be to make a mockery of the ideals that led to the designation of the district. They went on to note that with properly targeted advertising, they did not feel the Mr. Moore would have any difficulty selling his property at an attractive price due to the scarcity of such sizeable and attractive properties in close proximity to town. They urged that greater than usual consideration be given to the application for demolition as it would constitute an irrevocable action that would severely damage "the character of the historic district at its remarkably unspoiled eastern gateway where one truly experiences a sense of stepping back in time."

A letter, dated October 28, 1998, from Duncan E. Tebow and Elizabeth Tebow who reside at

9811 Capitol View Avenue, and from David Clough and Mary McCleaf who reside at 9809 Capitol View Avenue, was included in the hearing. It stated that the Moore family have been good neighbors for the twenty years that they have lived on the avenue and "this makes is embarrassing and, ultimately, out of the question for us to appear at a public hearing to oppose the current request. Consequently we are providing this letter to you as evidence of our opposition." They indicated that they support the Historic District concept and join with the LAP and many of their neighbors in being saddened that Mr. Moore cannot find some way of selling his property in a way that would be in keeping with the letter and the spirit of the "status of our community". It goes on to urge the HPC "to be consistent with your charge" and deny the application.

A letter, dated October 28, 1998, from James Shemro of Shemro Engineering Associates was included in the hearing. It documented the specific findings that had been included in an oral report to staff on Mr. Shemro's review of the visible structural system of the building. This letter discussed the existing structural systems, the existing condition of the structural system, the capacity of the structural system, and, finally, the general engineering opinion of structural viability. Mr. Shemro concludes by saying, "The house has not been maintained properly for a number of years, resulting in the need for numerous minor repairs as outlined above. However, the fundamental structural system of the house is sound. Minimal foundation wall settlement suggests proper foundation conditions. Additionally, the primary structural elements (rafters, joists, etc.) do not indicate an over-stressed condition, except for the roof if analyzed using current codes. The roof was built consistent with codes of the time of construction. To the best of my information, knowledge, and belief, this house is generally structurally sound and repairable. I see no structural reason for its demolition."

Commissioner Trumble opened the discussion by the Commission by ascertaining how many lots were being discussed and whether there were historic district development guidelines. On being told that there were seven lots in addition to the site of the house that would be subject to review, but that the review is architectural review by the HPC, Commissioner Trumble concluded that these are reasonably easy lots to develop and that there are a variety of options for development that are open. He encouraged the applicant that "it could certainly be within your interests as well as that of your neighbors to come forward with a plan to develop. . . , get your money out for your family, and I think would be a win win situation."

Helen Wilkes, from the Kensington Land Trust, came forward to testify that the County's easement program should be discussed with the applicant and that there should be investigation of the possibility of finding some financial means of preserving the land intact without development.

Mr. Moore responded that he had called Park and Planning as he thought the property would make a "nice little park" and was directed to Bill Gries who was interested in purchasing the property for the road re-alignment and not as a park and that Mr. Moore "spent seven months fussing around with that situation." Mr. Moore indicated that he would "love to see it as a nice park, but there is no money for that kind of stuff."

## **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987. In particular Standards #1, #2, #5, #6, #9, and #10 are applicable in this case:

- Standard 1: A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.
- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its

environment.

**Standard 10:** New additions and adjacent or related new construction will 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.

Based on this, the Commission finds that:

1. 9816 Capitol View Avenue, Silver Spring is a contributing resource in the Capitol View Park Historic District. For this reason, it is essential to preserve the historic character, including the residence, of this resource and maintain its integrity. As a contributing resource in a historic district, proposed demolition of the property requires the highest level of review.
2. The destruction of the house is not justified in order to develop the property. Retention of the historic resource on the property would not delay or otherwise impede further development of the property. Changes can be made within the guidelines for preservation if related new construction, if removed, leave the essential form and integrity of the historic property unimpaired.
3. Inclusion of demolition in any plan for new construction within the district, including any new construction in the environmental setting of the subject property would be counter to good preservation practices as it requires a major change in a resource specifically noted in the designation of the Capitol View Park Historic District, and a change in the streetscape.
4. The demolition of the property is not warranted for structural reasons. Historic features are to be repaired rather than replaced - or demolished.
5. The demolition of the property because of its size is not justified. New additions, exterior alterations that shall not destroy historic materials are within the standards for rehabilitation if they are compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
6. The proposal for demolition constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the contributing resource and the Capitol View Park Historic District as a whole.


**CONCLUSION:**

The Commission was guided in its decision by Chapter 24A and by the Secretary of the Interior's

**Standards for Rehabilitation.**

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a0 of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Jerome C. Moore and J. P. Moore, Trustee for a Historic Area Work Permit (HAWP) to demolish the residence at 9816 Capitol View Avenue, Silver Spring in the Capitol View Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

  
\_\_\_\_\_  
George Kousoulas, Chairperson  
Montgomery County  
Historic Preservation Commission

November 24, 1998  
Date

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Thursday, August 20, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Dear Ms. Kephart:

I did not include the Wilbur J. Cohen house across the street at 9819 Capitol View Avenue, Silver Spring, MD 20910-1030 yesterday as I do not know who lives there. I believe that the Cohen's still own the property. I do not know where the Cohen's live, perhaps in Chicago.

People are living in the house, but I assume that they rent. I do not know their names. Anyway, perhaps you can just address your letter to Resident or something.

Across the road and down the hill a bit is the old Barbee house, 9809 Capitol View Ave., David C. Clough.

Also across the street and down the hill a bit, in the old, what I call, the "Herbert's" house, Duncan E. Tebow, at 9811 Capitol View.

So, those are the closest houses across the street. Up the hill, next to the Cohen property is 9829 Capitol View, which I always knew as the "Schooley" house. Margaret H. and Paul Irvin live there.

Immediately next door to 9816 is the "Keating" house. The Keating's lived there as I grew up, then Marge Keating married one of the Herbert boys from across the street and Marge lived there for many years, then the Greenwalds and now Charles E. Fallow, 9822 Capitol View Ave.

5

Next to the "Keating" house at 9826 Capitol View is what I always knew as the "Jones sister's" house. Mrs. Keating next door had four or five sisters who lived next door to her, and their name was Jones. Roger S. Friedman lives at 9826 Capitol View now.

The only thing that I remember about 9830 Capitol View Avenue was that around 1948 or so, I visited with Polly Beverage who was baby sitting a child or children. I don't remember seeing the children. Polly lived up on Barker. She was from Maine. Her father was a speech writer for Roosevelt. Anyway, we had a few kisses and things. But, I believe that today George S. Carr lives at 9830 Capitol View Avenue now.

Next to that is a now vacant lot. That was the "Kelley" house. It burned down many years ago. Mrs. Kelley was a World War I widow. Her husband had bad lungs from mustard gas used in World War I. He was a house painter by trade. They had three boys and maybe five girls. Mr. Kelly died early on and Mrs. Kelley raised her family there.

Next to the Kelley house, down my the railroad tracks was the "Morgan" house. Nels Morgan was about 8 or 9 years younger than me, but my younger brother knew him. That is 9834 Capitol View Avenue, Linda W. Case, and John E. Rayburn. I am sure that John E. Rayburn will have plenty to say about things. He asked to buy the property and to remodel the house and rent it out. I believe that he owns 9830 too. Anyway, he doesn't want to pay the highest and best value for the property. He is looking at around \$100,000.00 or something. But, with the building lots being so valuable, that is out of the question.

As far as anyone down the hill and around the corner, I do not know or have never known any of those people. Back in the woods, down what is now Beechbank Road, was where the Brown's lived. Mr. Brown was Mr. Barbee's wife's brother. Mrs. Brown baby sat us three kids for a while in late 1941 and into 1942 or so. None of the house on Beechbank were there as I grew up.

Well, Ms. Kephart, I don't know how else to help you with the notification of the meeting on September 9, 1998.

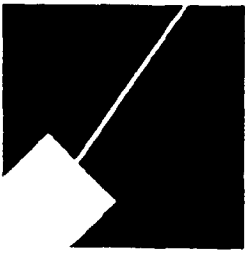
I would still like to receive a letter from you restating what you told me on the telephone Wednesday afternoon, August 12, 1998. My older sister is more than just a little upset by your pronouncement.

Best regards,

Joseph Prudhomme Moore

(6)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 10.28.98

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *glu*  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

           Approved

  X   Denied

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

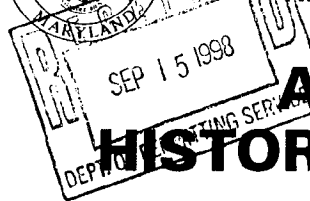
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Joseph P. Moore, Trustee

Address: 9816 Capitol View Ave. Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.





**RETURN TO:** DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850  
 301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSEPH P. MOORE  
 Daytime Phone No.: (301) 585-5115  
650-8549

Tax Account No.: 996280  
 Name of Property Owner: Jerome C. & J. P. Moore TRUSTEE Daytime Phone No.: (301) 585-5115  
 Address: 9816 CAPITOL VIEW AVE SILVER SPRING MD 20910-1030  
Street Number City State Zip Code

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

**LOCATION OF BUILDING/PREMISE**

House Number: 9816 ~~CAPITOL~~ Street: CAPITOL VIEW AVE  
 Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN ROAD  
 Lot: 20, 21, 22 PTS 23, 24, 25, 26, 27 Block: 31 Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \_\_\_\_\_  
 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.

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved:  Signature: \_\_\_\_\_ Date: 11-28-98  
 Application/Permit No.: 9809160117 Date Filed: 9/16/98 Date Issued: \_\_\_\_\_

**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.

9/11/98  
PREVIOUSLY  
SUBMITTED  
No Meeting Was held Wed 9/9/98

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

REMOVE EXISTING STRUCTURE AT  
811 CAPITAL VIEW - TO REDUCE  
POTENTIAL HEALTH & SAFETY HAZARD

2. **SITE PLAN**

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

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

FAILURE TO APPROVE AFFECTS RESPONSIBILITY AND  
LIABILITY FOR ANY INJURIES  
OUT OF HISTORIC PRES. COMM. - J  
W. B. S. H. / H. C. Z.

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.

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

4. **MATERIALS SPECIFICATIONS**

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**

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

6. **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, (301/279-1355).

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

DATE: 10-28-98

TO: Local Advisory Panel/Town Government / Capitol View Park HD

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner *pk*

SUBJECT: Historic Area Work Permit Application - HPC Decision

---

The Historic Preservation Commission reviewed this project on October 28, 1998.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Thursday, August 20, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

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Best regards,

Joseph Prudhomme Moore

(6)

for BOA - do

valid

already platted lots.  
a ~~23~~ DPS is picked up  
world -

1) conflict w/ mp v2.  
r/w for road widening  
70' - (shows

2) DPS want us to permit  
or

DPS - us via permit  
then ~~BMV~~ ~~PC~~ (PB)

agreed party.

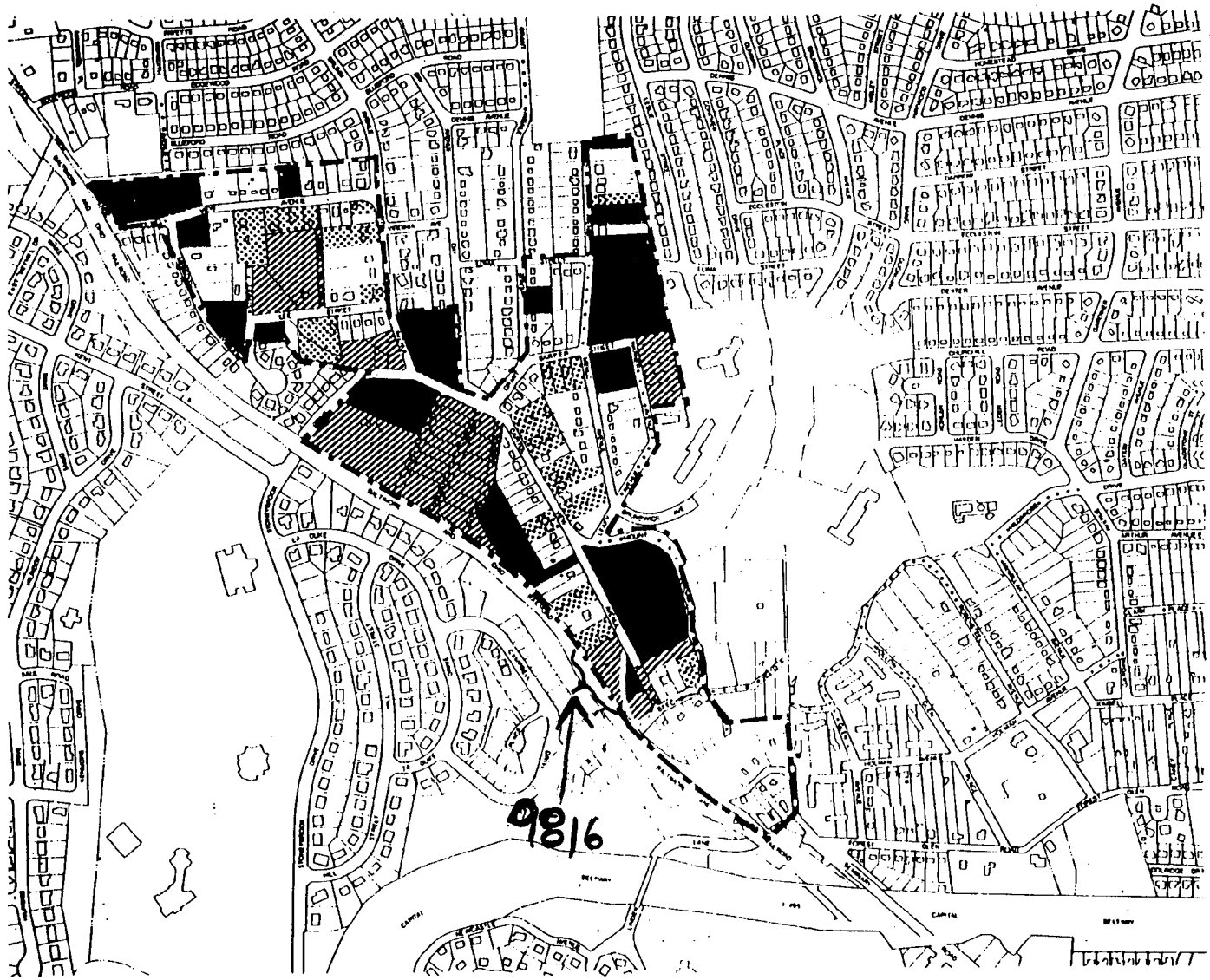
(May issue 2023 even w/  
r/w right thru it).

ms 3 buildable plus existing  
- didn't take bottom <sup>3/4</sup> of  
combine

- can build on 20/22/23 <sup>4/10</sup>

- where they ever consensa  
ded





DPS generally  
to combine road dedication



**APPROVED #31/7**  
~~PROPOSED~~  
**HISTORIC DISTRICT**

--- Historic District Boundary

**RESOURCES**

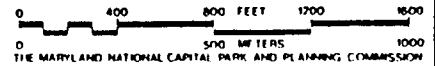
-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 - )
-  Spatial

# Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



21



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

9



Tim Sloan/GAZETTE

Residents of Capitol View, which features many old and unusual homes, must abide by building restrictions because of the neighborhood's historic designation.

# Like it or not, Capitol View is historic

SS GAZETTE  
Residents accept building restrictions

by Vanessa Phillips  
Staff Writer

One hundred years ago, the Capitol View Park neighborhood in Silver Spring was a bustling railroad village near Forest Glen, where trains stopped on their way from Washington.

As the area developed, various forms

## Montgomery in Microcosm Part III

of architecture began to comprise Capitol View, making the neighborhood a hodge-podge of history through its homes.

A walk through Capitol View Park today proves it is not a cookie-cutter neighborhood, a typical suburban subdivision. There are grandiose Victorian homes,

charming bungalows and even mail-order homes from the Sears catalogs of yesteryear.

Capitol View's distinction led it to becoming the county's first historic district in 1982. Residents in Capitol View, known for their political activism, say their fight to garner the designation for the area was an act to preserve the special nature of the neighborhood.

"Developers wanted to come in and

build twin towers. We wanted to have some sort of say," said Carol Ireland, member of the Capitol View Park Historical Society.

"Our community was like a backwater. Nobody really knew about us. With the Beltway and the Metro nearby, land is getting scarce. People are beginning to find us," said Roberta Hahn, who is also part of the historical society and a former member of the county's Historic Preservation Commission.

Homeowners who wish to make renovations and builders who want to develop must obtain a historic area work permit, which is granted by the county's Historic Preservation Commission (HPC). The commission must review plans to assure the new reconstruction will fit into the historic — but eclectic — character of the neighborhood.

A local advisory panel also reviews plans, often visiting the homes or an area slated for work.

Residents who follow the regulations can receive tax credits from the state for helping to maintain the historic area.

The restrictions placed on neighborhood work range from limiting a deck on the back of a Victorian house to preserving old trees.

"The HPC is not always going to let you do what you want to do," said Linda Case, a resident who lives in the oldest area home and had renovations done. Nevertheless, Case and her husband worked closely with the neighborhood panel to make sure their plans fit historic criteria.

Continued on next page

34



# CAPITOL VIEW

"When most people step back, they see it's for the best," said Hahn, a member of the neighborhood advisory panel. "Usually, if you tell people (ahead of time), it's not a problem. It's when people get caught after final plans are made, it gets sticky."

Problems can come in the form of neighbors unwilling to listen to HPC, or builders who aim to construct as much as possible on the smallest parcel of space.

"Sometimes with developers, you have more of a control, because you can issue a stop-work order. With private property, you have enforcement powers, but it gets harder," said Gwen Marcus, historic preservation coordinator for the Maryland-National Capital Park and Planning Commission.

Punishment for violators of historic regulations can come in the form of warnings, stop-work orders and fines. But Marcus said the county wants to try and mend the relationship with the violator before punishment.

"Sometimes, it's just a misunderstanding. Historic designation is something that is hard for a lot of developers and owners to understand. We try not to come in as the heavy-handed government," she said. Often, negotiations lead to a compromise between the county and developers.

While neighbors said they respect HPC's tough task, some wonder about its effectiveness.

"The boards are less willing to challenge now" than they were 10 years ago, said Roger Friedman, president of the local civic association.

"The HPC works hard, but its (regulations) are impossible to enforce," said resident Steve Kramer.

While residents and staff working agree enforcement can be tough, they still see the historic designation as important.

"We don't want to keep things exactly the same," said Diane Smith, past president of the civic association. "We want to use the homes as a reminder to what we came from."

"Some people think the HPC is not strict enough," said Hahn. "But HPC takes into consideration the many things" to keep a house livable.

"We're not going to stop the development, but at least we're going to make it more compatible," she said.

"There is a contingent not as happy to have the government stepping in to regulate," said Ireland.

But Ireland said the historic designation prevents large-scale development, such as previous plans for townhouses on Pratt Place, which were reduced.

Some residents can see literally in their backyard what happens to development outside the historic district. Just outside the historic district is a tract of land adjacent to Leafy House, a home for

seniors, where the trees have been cleared to make way for 10 single-family homes. Although residents said they know developers are within legal bounds, they still are upset to see the work.

"Because it's outside the historic district, the developers have a good deal more leverage," said County Councilman Derick Berlage (D-5, Silver Spring), who has lived in Capitol View Park for a year. "But I still am concerned to see the amount of tree loss."

Berlage said under a bill that has been passed by the County Council since that particular development began its plans, construction projects are prevented from cutting down so many trees.

"One constant in our neighborhood is the trees. Some people don't think about them until they're gone," said Hahn.

The HPC and Capitol View neighbors are beginning to think about future trends which affect the historic designation, including the prevalence of infill development, where homes are added to remaining parcels of land.

Sometimes infill creates difficult situations for HPC, such as on Meadowneck Court, where new homes are being added to an area surrounded by dwellings constructed in 1982.

Sometimes, the local panel reviews the characters of just four or five nearby homes, or one block, to determine what can and cannot be added, said Hahn.

"Because of the HPC, infill development within the historic district has been much more sensitive," said Berlage. "Historic preservation is a balance. You want to preserve the character and give reasonable discretion to the homeowners."

Capitol View likely will face an ongoing battle between its historic designation and new construction.

"What's unique about Capitol View is how much construction has been going on there since it became a historic district," said Marcus.

Neighbors said that for better or for worse, they will continue to fight and maintain the unique area in which they have chosen to live.

"I think most people in the neighborhood aren't aware with the newer homes that they're under the rules, regulations and benefits of an historic district. I see the pluses and minuses," said Case.

"When you live in Capitol View, you get a sense of history every day," said Berlage.

In the upcoming final installment of "Montgomery in Microcosm," neighbors will evaluate the issues facing Capitol View Park.

35

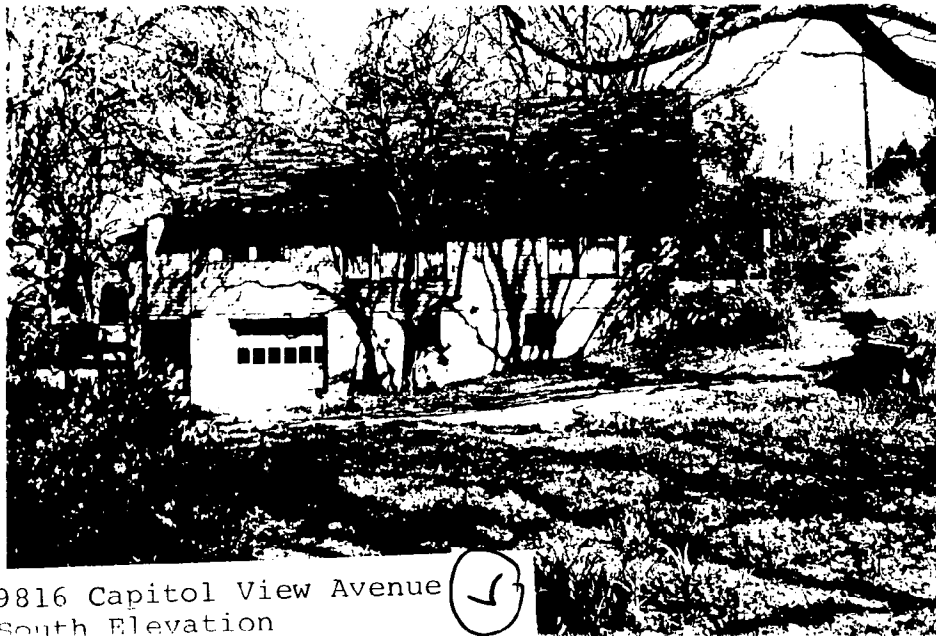
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9816 Capitol View Avenue  
North Elevation



9816 Capitol View Avenue  
East Elevation



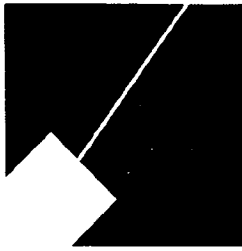
9816 Capitol View Avenue  
South Elevation

5



9816 Capitol View Avenue  
West Elevation

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**FAX TRANSMITTAL SHEET**

**Historic Preservation Section  
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Joseph Moore FAX NUMBER: 301 585 5115

FROM: Perry Keplart

DATE: 19 August 98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 2

NOTE:

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***PhoneTools***



Tel. : (937) 981-4163

Fax : 301 585-5115

***Message :***

**From :**

Joseph P. Moore

**To :**

Perry Kephart

**Date :** 08/18/98

**Page(s) :** 2

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5x 50

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\$ 225.000. net. cash.

per phone conv. w/  
Joe Moore 10/27/98

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 9816 Capitol View Avenue, Silver Spring	<b>Meeting Date:</b> 10/28/98
<b>Resource:</b> Capitol View Park Historic District	<b>Review:</b> HAWP
<b>Case Number:</b> 31/7-98H	<b>Tax Credit:</b> None
<b>Public Notice:</b> 10/14/98	<b>Report Date:</b> 10/21/98
<b>Applicant:</b> Joseph P. Moore	<b>Staff:</b> Perry Kephart
<b>PROPOSAL:</b> Demolition	<b>RECOMMEND:</b> Denial

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**BACKGROUND**

The yellow wood frame, two-bay 1½ story, front-gabled Bungalow with lapped siding at 9816 Capitol View Avenue is a contributing resource and a familiar landmark in the Capitol View Park Historic District. The house is clearly seen on the left at the top of the big curve as one enters the historic district from the south along Capitol View Avenue.

The house is set at the front of a 52,475 foot lot (lots 20 - partial lot 27 on the attached map, circle 8) that has no other improvements at this time. The only access to the property from Capitol View is a short driveway immediately adjacent to the house. The driveway leads to a lower level basement garage. The land drops off from the front to the back of the property (east to west) and from northern wider section to the narrower southern area. The Metropolitan (now CSX) railroad line runs behind the length of the property. There are several mature shade trees on the lot including hickory, oak and locust.

The Sears-type house was built in 1928. The house is currently owned by a trust whose executors live at a distance from the Washington area. The applicant told staff that they now wish to sell the property. The property has been occupied for several decades by various tenants including members of the Moore family.

Two appraisals have been made of the property. In neither report was the property identified as being in a historic district nor was there any discussion of compliance with Chapter 24A of the Montgomery County Code regarding the preservation of a historic resource. Valuation was based on the removal of the existing dwelling and the development of the site with five new single-family dwellings with no recognition of the requirement that any development would be subject to review by the Historic Preservation Commission.

The historic district in which the resource is located is significant as an example of a railroad community that began with the construction of the Metropolitan Branch of the B & O Railroad in the 1870's. The two major building styles that reflect the early years of the community

are large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century.

The present proposal was the subject of a Preliminary Consultation with the HPC on September 9, 1998. The recommendation at that time was that the applicant consider options other than demolition.

### **PROPOSAL**

The applicant, who is one of two executors for the trust that owns the property, proposes to demolish the house.

### **STAFF DISCUSSION**

As noted in the Capitol View & Vicinity Approved and Adopted Sector Plan, July 1982, "Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles." The bungalow at 9816 Capitol View is an integral and highly visible part of the historic district streetscape.

The Capitol View Park Historic District Local Advisory Panel will be submitting written testimony from the LAP and from other interested parties voicing their opposition to the proposed demolition. They will be also be presenting their views at the October 28 HPC meeting.

The applicant, in his September 1, 1998 letter to the commission, lists a number of structural concerns that, in his opinion, justify demolition. These include drainage problems, a foundation that is settling unevenly on the right rear corner and lack of insulation. These problem areas were pointed out to staff on a site visit. It is not apparent that the deterioration is sufficiently advanced to be beyond the scope of normal rehabilitation or to warrant demolition. Mitigating steps such as, for example, the installation of storm windows, insulation, structural reinforcements, or grading could all be investigated further. Lead paint abatement is a normal part of historic property maintenance and literature on the subject is available to the applicant.

James Shimro, a licensed structural engineer from Shimro Engineering, inspected the property at the request of staff. He concurred with Mr. Moore that the roof rafters were 2x4's and that the center beam in the basement needs further reinforcing, but he indicated that both problems could be reasonably remedied and did not justify demolition. He did not concur with any of the other concerns listed in Mr. Moore's letter of September 1, 1998. He determined that the house is structurally sound and should not be demolished.

At this time, no plans for development of the property have been submitted to the HPC. Although the appraiser made the recommendation to demolish the residence, demolition of the house in anticipation of development that may or may not take place certainly should not be considered. However, staff also met with Malcolm Shaneman from the Development Review Section of M-NCPPC to determine if the existing house would create problems for a potential

developer. He confirmed that the existence of the historic structure would not impede development of the property.

It is important to note that the size of the house is not a reason to demolish. There is substantial room behind the house for it to be enlarged to the rear. A Historic Area Work Permit application for alterations in design and material must be brought to the HPC to be approved, but changes to the rear of the structure are generally given lenient review.

To summarize, demolition of the historic resource will not enhance the value of the property nor will it expedite development. There are no structural or space limitation problems or sufficient deterioration such that demolition should be considered. Staff recommends that rehabilitation of the historic resource rather than demolition be pursued as means of enhancing the value of the property. Staff further recommends that the applicant or prospective buyers also investigate solutions to the drainage situation as part of a comprehensive rehabilitation plan. The HPC could ask that any proposal for development of the property that is submitted to the HPC also address the drainage situation and include a rehabilitation and/or modification plan for the house.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission deny the HAWP application to demolish the historic residence at 9816 Capitol View Avenue, Silver Spring. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and Secretary of the Interior's Standards for Rehabilitation #1, #2, #9, and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

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

New additions and adjacent or related new construction will 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.



SEP 15 1998  
DEPT. OF HISTORIC PRESERVATION SERVICES

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSEPH P. MOORE

Daytime Phone No.: (301) 585-5115  
650-8549

Tax Account No.: 996 280

Name of Property Owner: Jerome C. & J. P. Moore TRUSTEE Daytime Phone No.: (301) 585-5115

Address: 9816 CAPITOL VIEW AVE SILVER SPRING MD 20910-1030  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

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

## LOCATION OF BUILDING/PREMISE

House Number: 9816 ~~CAPITOL~~ Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN ROAD

Lot: 20, 21, 22 PTS 23, 24, 25, 26, 27 Block: 31 Subdivision: \_\_\_\_\_

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

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |  |  |                                       |  |   |                               |                               |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab         | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |  |   |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

\_\_\_\_\_  
Signature of owner or authorized agent Date

(4)

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

9/11/98

1. **WRITTEN DESCRIPTION OF PROJECT**

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

PREVIOUSLY

SUBMITTED

Meeting was held Wed 9/9/98

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

REMOVE EXISTING STRUCTURE AT

7816 CAPITAL VIEW TO REDUCE

POTENTIAL HEALTH & SAFETY HAZARD

2. **SITE PLAN**

FAILURE TO APPROVE ~~PH~~ RESPONSIBILITY AND LIABILITY FOR ANY INJURIES ONTO HISTORIC PRES. COMM.

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

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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**

a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

5

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 650-8549  
e-mail: jpmoore@bright.net

Monday September 1, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Re: Preliminary Consultation 10:00 p.m. Wednesday, September 9, 1998

Dear Ms. Kephart:

The house, here at 9816 Capitol View Avenue, Silver Spring, MD, is 70 years old.

Capitol View Avenue is a State of Maryland Road. For more that 34 years, we had asked the State of Maryland to help us out by putting a curb or something along the road in front of the house to help keep the torrents of water from overrunning the property and washing out the foundation causing the house to collapse. No help from the State of Maryland was forthcoming.

About 36 years ago, my father and my brother built a limestone wall, really a type of curb along the front of the house to try and keep the water out of the yard and away from the house and the foundation.

The wall/curb helped, but still, in heavy rains, the water rushes down the hill and floods the yard and forces its way into the basement, through it, and out under the garage door.

For about 40 years the rain water would overrun the yard and flood the basement. The foundation, which is built of 12" x 12" by 4" thick terra cotta blocks and coated with about a 2" skim coat of cement, is no longer sound.

Facing the house, the right front corner of the front porch has settled about 4" below level.

Facing the house, on the right side, the chimney is pulling away from the house as it is settling. The back right corner of the house has settled and the entire corner is sinking down.

About 25 years ago, one of the tenants knocked out one of the terra cotta block posts in the center of the basement causing the main support beam to crack and the whole first floor started to drop into the basement. We were called about the problem and rushed over to install some floor jacks and we tried to reinforce the main beam with a duchman, a 2 by 12" and it is now supported by floor jacks as well.

The attic floor rafters are 2 x 4's and not the usual 2 x 6", or more, and that renders the attic floor incapable of carrying much weight. In fact, at least two of the attic floor rafters are split in the right back corner causing the attic floor to sag. The entire right back corner of the house is giving way.

Seventy (70) years of railroad trains going in both directions and the resultant vibrations have contributed to the settling and breaking up of the house.

Also, seventy (70) years of road traffic has added to the vibrations that have rattled the house time after time after time, causing further damage. The problem was especially bad when Capital View Avenue, a State Route, was a truck route. For those of you who are familiar with Capital View Avenue, it is ridiculous to think that the State would have allowed huge trucks to use this road, but they did and the heavy trucks, especially the concrete trucks and the 18 wheelers really did a number on the soundness of the house. Today, it is the transit busses which still cause a rumbling throughout the house when they pass by, especially when lugging up the hill in front of the house.

During the first 30 or so years, lead based paint was used on the exterior as well as the interior, windows, window sills, baseboards and so forth. By today's standards, lead based paint is a hazard to occupants of a house.

The house was a summer cottage built in 1928 by a Washington, D.C. doctor and was not lived in during the winter. There is no insulation in the walls. The house is a one bedroom house. The bedroom has six (6) windows and it is impossible to heat it in the winter. In fact the heating bill for a house this size is very high.

The house has numerous problems and it is now unsound and should be demolished.

Very truly yours,

Joseph Prudhomme Moore

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Thursday, August 20, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Dear Ms. Kephart:

I did not include the Wilbur J. Cohen house across the street at 9819 Capitol View Avenue, Silver Spring, MD 20910-1030 yesterday as I do not know who lives there. I believe that the Cohen's still own the property. I do not know where the Cohen's live, perhaps in Chicago.

People are living in the house, but I assume that they rent. I do not know their names. Anyway, perhaps you can just address your letter to Resident or something.

Across the road and down the hill a bit is the old Barbee house, 9809 Capitol View Ave., David C. Clough.

Also across the street and down the hill a bit, in the old, what I call, the "Herbert's" house, Duncan E. Tebow, at 9811 Capitol View.

So, those are the closest houses across the street. Up the hill, next to the Cohen property is 9829 Capitol View, which I always knew as the "Schooley" house. Margaret H. and Paul Irvin live there.

Immediately next door to 9816 is the "Keating" house. The Keating's lived there as I grew up, then Marge Keating married one of the Herbert boys from across the street and Marge lived there for many years, then the Greenwalds and now Charles E. Fallow, 9822 Capitol View Ave.

Next to the "Keating" house at 9826 Capitol View is what I always knew as the "Jones sister's" house. Mrs. Keating next door had four or five sisters who lived next door to her, and their name was Jones. Roger S. Friedman lives at 9826 Capitol View now.

The only thing that I remember about 9830 Capitol View Avenue was that around 1948 or so, I visited with Polly Beverage who was baby sitting a child or children. I don't remember seeing the children. Polly lived up on Barker. She was from Maine. Her father was a speech writer for Roosevelt. Anyway, we had a few kisses and things. But, I believe that today George S. Carr lives at 9830 Capitol View Avenue now.

Next to that is a now vacant lot. That was the "Kelley" house. It burned down many years ago. Mrs. Kelley was a World War I widow. Her husband had bad lungs from mustard gas used in World War I. He was a house painter by trade. They had three boys and maybe five girls. Mr. Kelly died early on and Mrs. Kelley raised her family there.

Next to the Kelley house, down my the railroad tracks was the "Morgan" house. Nels Morgan was about 8 or 9 years younger than me, but my younger brother knew him. That is 9834 Capitol View Avenue, Linda W. Case, and John E. Rayburn. I am sure that John E. Rayburn will have plenty to say about things. He asked to buy the property and to remodel the house and rent it out. I believe that he owns 9830 too. Anyway, he doesn't want to pay the highest and best value for the property. He is looking at around \$100,000.00 or something. But, with the building lots being so valuable, that is out of the question.

As far as anyone down the hill and around the corner, I do not know or have never known any of those people. Back in the woods, down what is now Beechbank Road, was where the Brown's lived. Mr. Brown was Mr. Barbee's wife's brother. Mrs. Brown baby sat us three kids for a while in late 1941 and into 1942 or so. None of the house on Beechbank were there as I grew up.

Well. Ms. Kephart, I don't know how else to help you with the notification of the meeting on September 9, 1998.

I would still like to receive a letter from you restating what you told me on the telephone Wednesday afternoon, August 12, 1998. My older sister is more than just a little upset by your pronouncement.

Best regards,

Joseph Prudhomme Moore

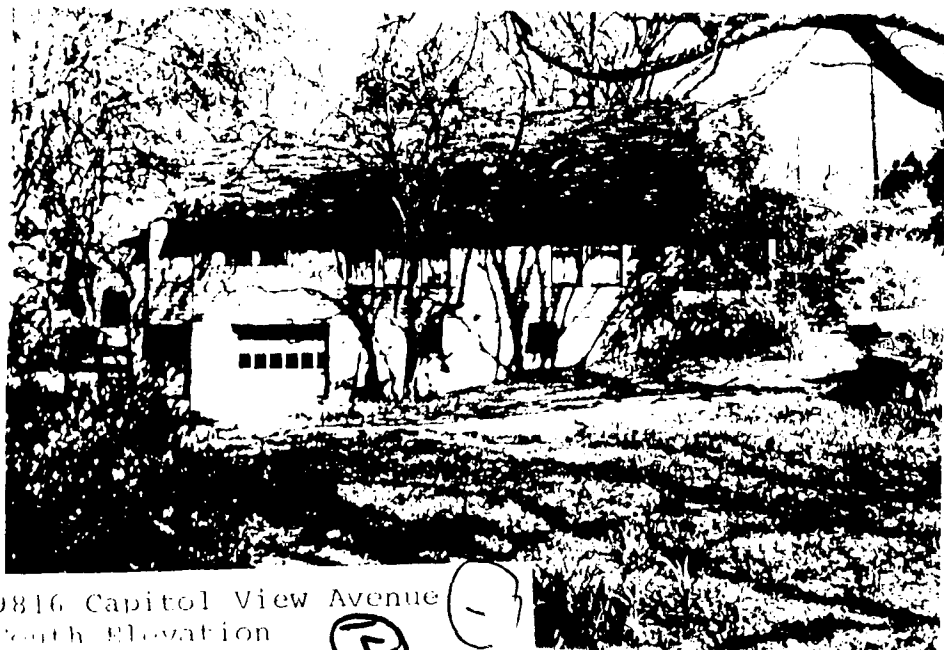
10



9816 Capitol View Avenue  
North Elevation



9816 Capitol View Avenue  
East Elevation



9816 Capitol View Avenue  
South Elevation

(14)



9816 Capitol View Avenue  
West Elevation

## Thickness of Hardwood Flooring

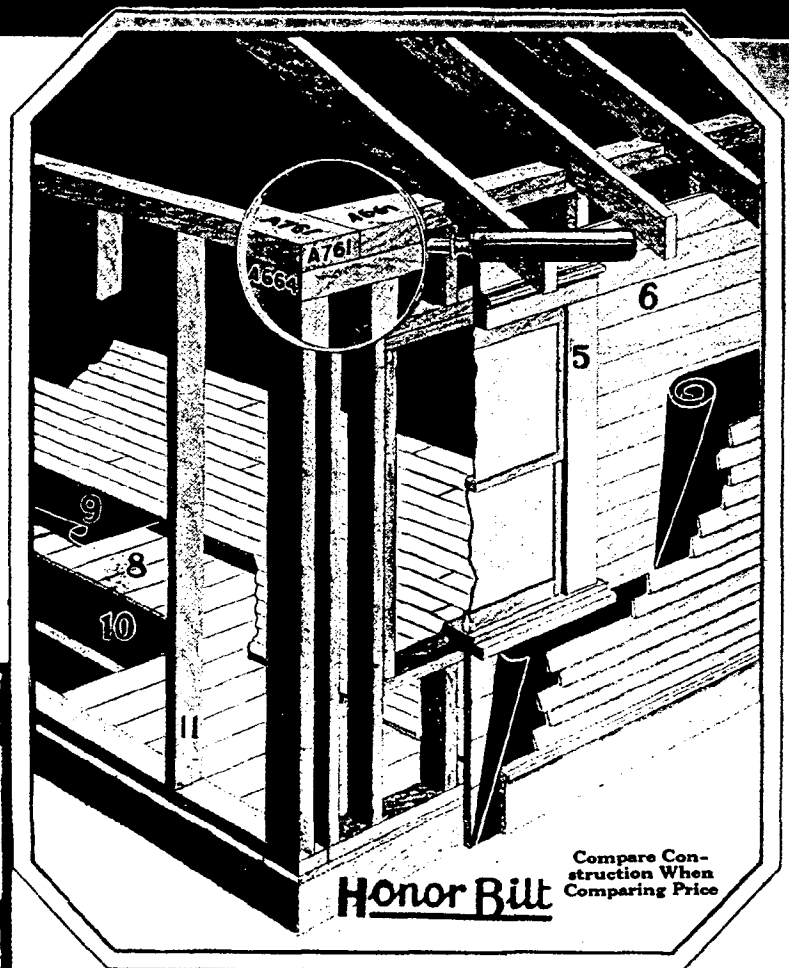
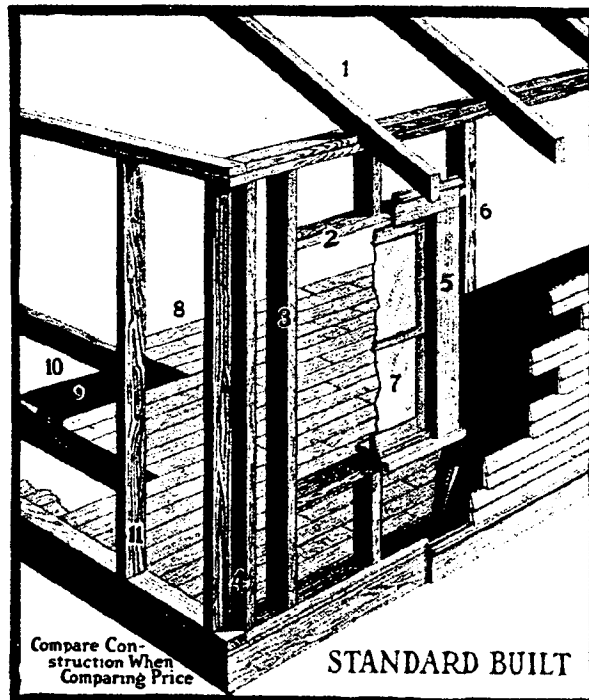
When we specify oak or maple flooring, we furnish it  $1\frac{1}{8}$  inch thick, to be laid over the subfloor. Be sure to consider this point when comparing our prices with others.

We furnish shellac and extra durable floor varnish for our maple floors, and paste filler and extra durable floor varnish for our oak floors.

## Cut Through a Portion of the Roof

**What Do You Find?** Here are full size extra clear Red Cedar Shingles of the best quality obtainable. Their serviceable and lasting qualities are too well known to need further comment. The illustration in the upper left hand corner of the opposite page shows the extra thickness of our 5-2 Extra Clear Red Cedar Shingles we furnish when wood shingles are specified with "Honor Bilt" Homes, compared with the standard \*A\* grade 6-2 shingles generally furnished for most houses.

Cut and search throughout any "Honor Bilt" Modern Home; you will find every detail in every section represents the choicest material.



"Honor Bilt" Modern Homes are illustrated and described on pages 1 to 112, inclusive

## "Honor Bilt" Is the Better Home for You

### Here Are the Reasons:

An "HONOR BILT" home means a home of guaranteed quality. It means the best in quality of workmanship and in quality of material—also architectural and free plan service (see pages 17 to 19). Judge for yourself by examining the two illustrations on this page. See the difference between Standard Built construction and "HONOR BILT" construction.

Naturally, a Standard Built house will cost less than an "HONOR BILT" house of the same size. But the thirteen reasons clearly explain why the "HONOR BILT" is well worth the low price we charge.

### Standard Built Construction

(See picture above)

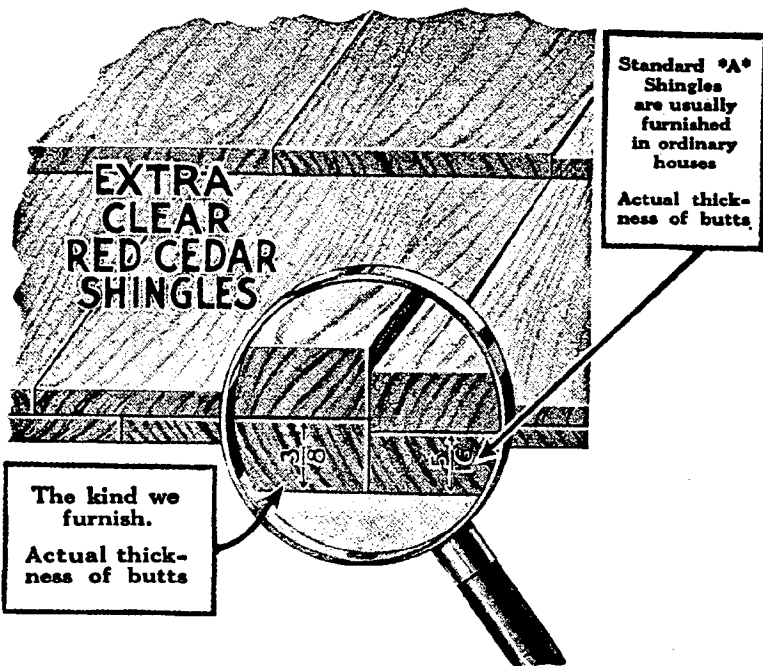
- 1—Rafters, 2x4 inches, 22 $\frac{3}{8}$  INCHES APART.
- 2—SINGLE PLATES over doors and windows.
- 3—SINGLE STUDDINGS at sides of doors and windows.
- 4—TWO STUDS at corners.
- 5—Outside casing  $\frac{1}{2}$  INCH THICK.
- 6—NO wood sheathing.
- 7—All glass, SINGLE STRENGTH.
- 8—NO SUB-FLOOR.
- 9—Tarred felt under floors and siding.
- 10—Joists, 2x8, are placed 22 $\frac{3}{8}$  INCHES APART.
- 11—Studdings, 2x4 inches, 14 $\frac{3}{8}$  INCHES APART.
- 12—Star "A" 6-2 Red Cedar Shingles for roof.
- 13—All outside paint, two coats.

Standard Built Homes are illustrated and described on pages 113 to 120, inclusive.

### "Honor Bilt" Construction Illustrated Above

- 1—Rafters, 2x6 or 2x4 inches (larger where needed), 14 $\frac{3}{8}$  INCHES APART.
- 2—DOUBLE PLATES over doors and windows.
- 3—DOUBLE STUDDINGS at sides of doors and windows.
- 4—THREE STUDS at corners.
- 5—Outside casing, 1 $\frac{1}{8}$  INCHES THICK.
- 6—High grade WOOD SHEATHING,  $1\frac{1}{8}$  inch thick.
- 7—All glass over 24x26 inches is HIGH QUALITY DOUBLE STRENGTH.
- 8-9—DOUBLE FLOORS WITH HEAVY BUILDING PAPER between the subfloor and finished floor.
- 10—2x8-inch joists, or 2x10 where needed, 14 $\frac{3}{8}$  IN. APART.
- 11—Studdings, 2x4 inches, 14 $\frac{3}{8}$  INCHES APART.
- 12—Best Grade of clear Cedar Shingles, Oriental Asphalt Shingles or Oriental Slate Surfaced Roll Roofing, guaranteed for seventeen years, as specified.
- 13—All outside paint, three coats of guaranteed paint, shingle stain (when shingles are used as siding), two brush coats.





**Cut a Window and Frame in Two**

**What Do You Find?** The outside casings are 1 1/8 inches thick and the sills of our window and sash frames made of red cypress, the very best wood for the purpose. The frames are of high grade, practically clear lumber. Frames are cut to fit exact size of the window for which they are intended. The sills are leakproof, an exclusive feature of "Honor Bilt" homes.

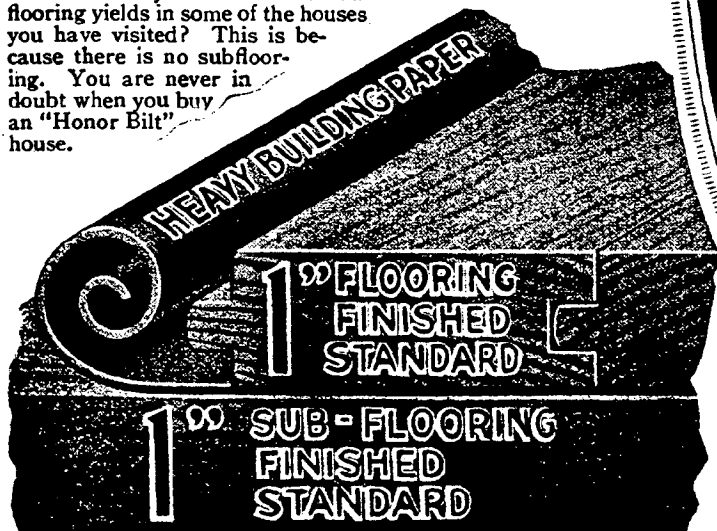
Red cypress is a much more costly lumber than is generally used for this purpose, but "Honor Bilt" specifications always calls for the best. Hence red cypress for our frames.

The glass for all windows over 24x26 inches is of double strength; nearly twice as thick as the ordinary glass.

**Cut Up a Portion of an "Honor Bilt" Floor**

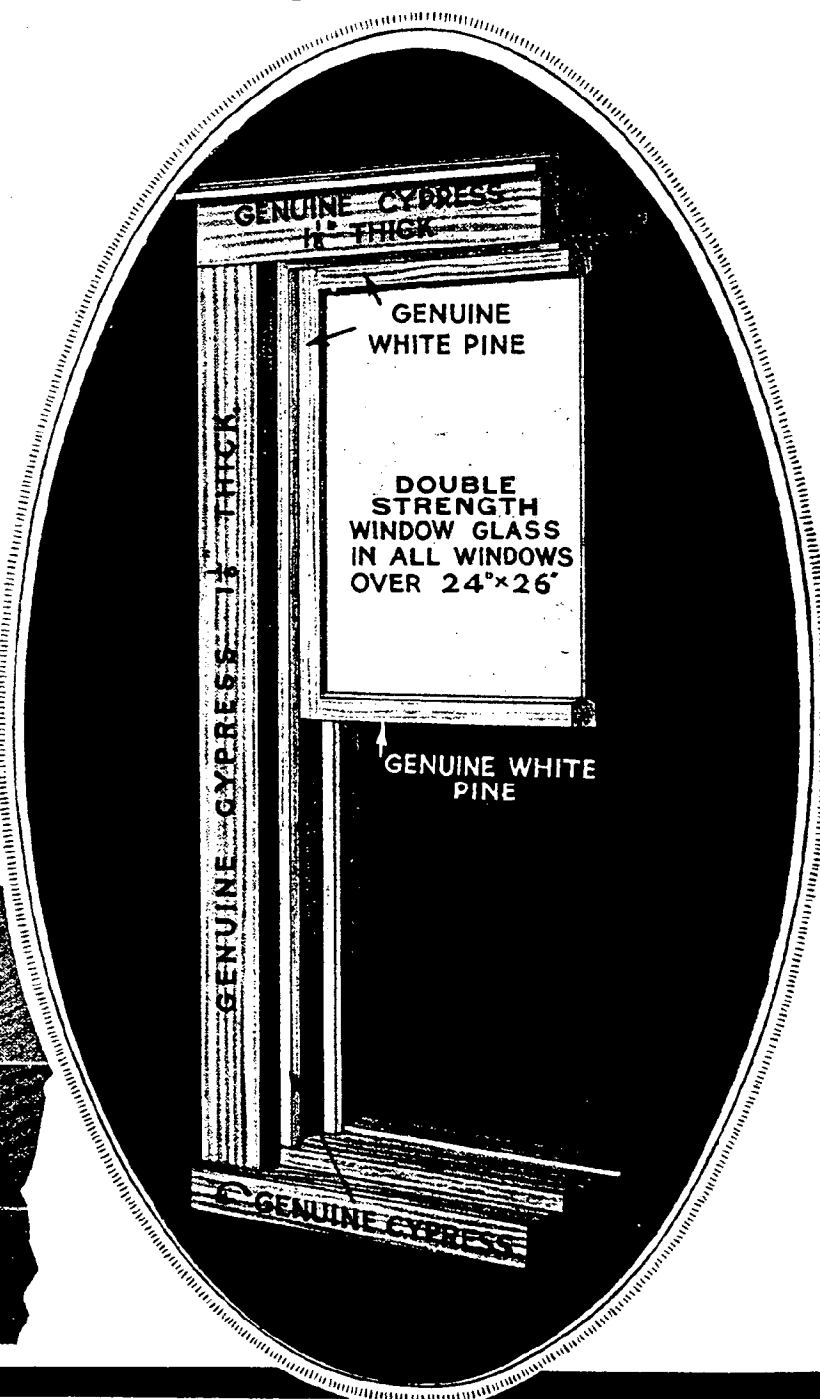
**What Do You Find?** The illustration shows you the subflooring and finished flooring used in our "Honor Bilt" Modern Homes. Each is one inch thick. You can easily see this makes solid, strong, durable and warm floors. Notice the extra heavy building paper between the subflooring and the finished flooring. No chance for drafts to circulate through here.

When considering the purchase of any house, investigate the question closely and be sure to insist on double floors. They will reduce heat bills and protect your health. Have you ever noticed how the flooring yields in some of the houses you have visited? This is because there is no subflooring. You are never in doubt when you buy an "Honor Bilt" house.



**Look Into the Remotest Corner of an "Honor Bilt" House**

Look between the walls, underneath the floors or beneath the shingles. Look anywhere, for that matter. You will always find that an "Honor Bilt" house is genuine through and through. Furthermore, you will always find that the quality specified in an "Honor Bilt" house is always best suited to the purpose for which it is intended. For example, inspect the kind and grade of window and sash frames.



## FIVE ROOMS, BATH AND PORCH



**THE ARGYLE** is a bungalow home that will not be too extreme and yet is entirely different from a cottage. The exterior is finished in shingles, except the gables and porch which call for stucco. It is neat, well arranged and solidly constructed. We have included the most popular built-in fixtures, thus saving both room and the need of purchasing bulky pieces of furniture, such as bookcases and kitchen cabinets. Moreover, careful study of the Argyle floor plan reveals as much actual accommodation and more convenience than the usual six or seven-room two-story house.

Artistic owners are very enthusiastic. Their letters freely praise our free architectural service, good material, solid construction and money saved on their homes. "A \$7,500.00 house," you might say, and you would be right if it were built in the ordinary way. Yet, by our "Honor Bill" system, we are able to furnish the materials so you can build The Argyle for a great deal less.

**The Living Room.** From the front porch, with its bungalow porch rail, you enter the living room. It is 12 feet 2 inches wide and 15 feet 11 inches long. A fine craftsman brick mantel sits in the center of the right wall. On each side of mantel is a built-in bookcase, glazed with leaded glass doors. A casement ash, corresponding in style with top of the front window, is directly above each bookcase. There is ample wall space for furniture and piano. Light and ventilation from two sides.

**The Dining Room.** You pass through a wide cased opening from the living room into the dining room, size 12 feet 2 inches by 11 feet 4 inches. Here the walls are paneled. Four windows in a recessed bay insure a cheerful atmosphere that adds rest when the family dines.

**The Kitchen.** A swinging door leads from the dining room to the ideal kitchen. It is 12 feet 2 inches by 9 feet 2 inches in size. On each side of space for sink are upper and lower cupboards. A complete cabinet is built on the opposite wall. There is ample space for a stove, table and other needed furniture. Three windows provide light and air. The grade entrance keeps cool and dirt out. Stairs lead to yard and basement.

**The Bedrooms.** A hall opens from the dining room and connects with the two bedrooms and bath. Hall has a roomy coat closet and also a linen closet. The front bedroom has a clothes closet with shelf. There is a front and also a side window. The rear bedroom, too, has a clothes closet with hat shelf. There are two windows on this side. Bathroom is conveniently located between bedrooms.

**Honor Bill**

### The Argyle

No. P17018A "Already Cut" and Fitted

**\$2,150.00**

**Basement.** Excavated basement with concrete floor. Room for furnace, laundry and storage.

**Height of Ceilings.** Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet high from floor to joists.

#### What Our Price Includes

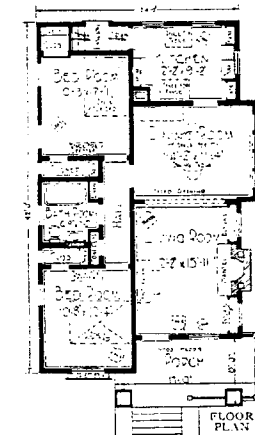
At the price quoted we will furnish all the material to build this five-room house, consisting of:

**Lumber:** Lath;  
**Roof Shingles:** Best Grade Thick Cedar;  
**Siding:** Best Grade Thick Cedar Shingles;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
**Flooring:** Clear Maple for Kitchen and Bathroom; Clear Oak for Other Rooms Fir for Porch;  
**Porch Ceiling:** Clear Douglas Fir or Pacific Coast Hemlock;  
**Finishing Lumber:** High Grade Millwork (see pages 110 and 111);  
**Interior Doors:** Two Vertical Panel Design of Douglas Fir;  
**Trim:** Beautiful Grain Douglas Fir or Yellow Pine;  
**Kitchen Cupboards:** Medicine Case;  
**Brick Mantel:** Windows, California Clear White Pine;  
**Paint:** Building Paper; Sash Weights;  
**Eaves Trough and Down Spout;** Chicago Design Hardware (see page 132);  
**Paint for Three Coats Outside Trim;** Stain for Shingles on Walls for Two Brush Coats;  
**Shellac and Varnish for Interior Trim and Doors;** Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors.

**Complete Plans and Specifications.** Built on concrete foundation and excavated under entire house. We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144

Can Be Built on 33-Foot Lot  
 This house can be built with the porches reversed. See page 3.



#### OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$153.00 extra. See page 109.  
 Stained Asphalt Spheres, guaranteed 17 years, instead of wood shingles for roof, \$44.00 extra.  
 Oak Doors and Trim in living room and living room, \$75.00 extra.  
 Storm Doors and Windows, \$64.00 extra.  
 Storm Doors and Windows, galvanized wire, \$38.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades, see pages 130 and 131.

SEARS, ROEBUCK AND CO.

## FIVE ROOMS AND BATH



**Honor Bill**

### The Sunlight

No. P3221 "Already Cut" and Fitted

**\$1,620.00**

**IN THIS** modern five-room bungalow the architects have carefully planned every detail, that every inch of space is used to the best advantage. A careful study of the floor plan will reveal that the arrangement is ideal in every particular, resulting in the greatest amount of comfort, the lowest cost of fuel and minimum cost of upkeep. The careful planning of the "Sunlight" relieves the usual household drudgery. The high quality materials are the same as in all "HONOR BILL" homes. The low price is due: First, to the careful thought in its planning, and second, to the fact that the materials are figured at factory prices.

Front and rear gables ornamented with wood shingles, which can be stained in a pleasing tone. Porch, 24 by 8 feet, protects the front windows and door from snow, rain and sun. It makes an ideal place to enjoy the pleasant weather. Here is room for porch swing and furniture. A nice place for the kiddies to play. An enclosed rear entry is a feature.

**The Living Room.** Three steps lead to the front porch, which opens into the living room through an eight-light panel door. The arrangement of the floor plan permits either a combination living room and dining room, or separate rooms. The living room, size 12 feet 8 inches wide by 12 feet 2 inches long, has space for piano, davenport and other furniture. Windows on two exposures provide plenty of light and ventilation.

**The Dining Room.** A wide cased opening leads from the living room to dining room. Here a buffet may be placed on the inside wall. Here the family may dine in a cheerful atmosphere. Double windows supply an abundance of light and fresh air.

**The Kitchen.** A swinging door leads from the dining room into the kitchen. Here the architect has considered the daily tasks of the housewife. The range space and sink are so arranged as to take all of the "backaches" out of the work. Near by is a convenient cupboard for china, glassware and utensils. Plenty of air and light is provided by two windows. The rear door leads to an enclosed entry with stairway to basement, and outside entrance. Space is provided for refrigerator.

**The Bedrooms.** Passing from the dining room, you enter a hall that connects with the two bedrooms and bathroom. Directly off the hall is a linen closet. The front bedroom is of good size. A clothes closet is provided with a shelf and wardrobe pole. There is a rear bedroom, size 10 feet 2 inches by 10 feet, with clothes closet. Each bedroom has two windows, giving ample light and ventilation. The arrangement of bathroom provides for tub in a recess, toilet and lavatory.

**The Basement.** Space for laundry, storage rooms and fuel bins.

**Height of Ceilings.** Basement, 7 feet high from floor to ceiling. Main floor, 9 feet from the floor to ceiling.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

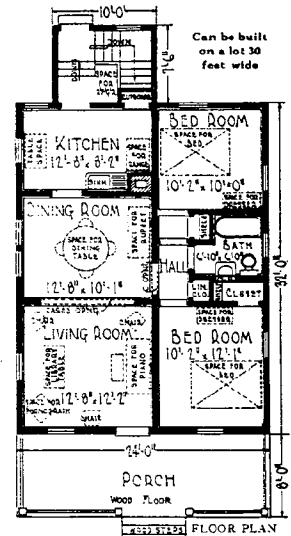
**Lumber:** Lath;  
**Roofing:** Best Grade Clear Red Cedar Shingles;  
**Siding:** Clear Cypress, or Clear Red Cedar, Bevel;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
**Flooring:** Clear Douglas Fir or Pacific Coast Hemlock;  
**Porch Ceiling:** Clear Grade Douglas Fir or Pacific Coast Hemlock;  
**Finishing Lumber:** High Grade Millwork (see pages 110 and 111);  
**Interior Doors:** Two Cross Panel Design of Douglas Fir;  
**Trim:** Beautiful Grain Douglas Fir or Yellow Pine;  
**Medicine Case;** Windows of California White Pine;  
**40-Lb. Building Paper; Sash Weights;** Eaves Trough; Down Spout;  
**Stanford Design Hardware** (see page 132);  
**Paint for Three Coats Outside Trim and Siding;** Stain for Shingles of Gables for Two Brush Coats;  
**Shellac and Varnish for Interior Trim and Doors.**

#### Complete Plans and Specifications.

Built on concrete foundation and excavated under entire house.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144



Sheet Plaster and Plaster Finish to take the place of wood lath, \$146.00 extra. See page 109.  
 Stained Asphalt Spheres, for roof, instead of wood shingles, \$39.00 extra.  
 Oak Doors, Trim and Floors in living and dining room. Maple Floors in kitchen and bathroom, \$126.00 extra.  
 Storm Doors and Windows, \$31.00 extra.  
 Storm Doors and Windows, galvanized wire, \$33.00 extra.  
 Price prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

SEARS, ROEBUCK AND CO.

## FIVE ROOMS—NEAT PORCH



Honor Bill

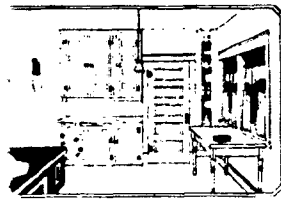
### The Clyde

No. P930A "Already Cut" and Fitted  
\$1,666.00

THE CLYDE has been built in many sections of the country by customers who tell of their satisfaction. Their letters see our "Honor Bill" system, the quality of lumber and millwork. Some tell of the money saved and our reliable service. Others write having sold their home at a profit and bringing another Sears, Roebuck and Co. "Honor Bill" home.

Wood Shingle panels and tapered columns, brackets and other little touches make The Clyde an unusually well balanced and attractive house which will look as well on a narrow lot as on a wide one.

**The Living Room.** Entering the living room, it is rising to find low large and light it is. It extends fully across the house and has three windows besides handsome glass door and a seat on each side of the mantel. A mantel and fireplace occupy the center of left wall with a seat on each side. The size of room is 10 feet 2 inches by 14 feet 2 inches. It is rich good shape and arrangement that no matter what set of furniture you have, they can always be comfortably and attractively placed.



ben showing cabinets we furnish with No. P930A

For Our Easy Payment Plan See Page 144

**The Dining Room.** The wide eaved opening into the dining room adds to the light and the feeling of spaciousness. Here you have the two windows pouring light right over the table. Opposite is a big wall space that will accommodate a buffet.

**The Kitchen.** From the dining room you enter the kitchen, which is an unusually compact, convenient workroom. Standing at the sink you are close to the window and the table. Kitchen cabinet is near range space. The grade entrance is a modern improvement that you will like better the longer you live in the house. It has space for ice box, bins for carrying things between basement and yard and makes the kitchen easier to heat.

**The Bedrooms.** A hall is open from the dining room that connects with the two bedrooms and bath. There is a clothes closet off each bedroom. The bathroom has a medicine case and is lighted by a window.

**Basement.** Excavated basement under the entire house. Room for storage, furnace and laundry.

**Height of Ceilings.** Basement, 7 feet from floor to joists. Main floor, 9 feet from floor to ceiling.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow consisting of:

**Lumber:** Lath;  
**Roofing:** Best Grade Clear Red Cedar Shingles;  
**Siding:** Clear Cypress or Clear Red Cedar, Bevel;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;

**Flooring:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Finishings:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Porch Flooring:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Interior Doors:** Five-Cross Panel Design Douglas Fir;

**Trim:** Beautiful Grain Douglas Fir or Yellow Pine;

**Mantel:** Madeline Case; **Kitchen Cabinets:** 40-Lb. Building Paper; **Sash Weights:** 40-Lb. Building Paper; **Sash Weights:** 40-Lb. Building Paper;

**Staircase:** 40-Lb. Building Paper; **Staircase:** 40-Lb. Building Paper;

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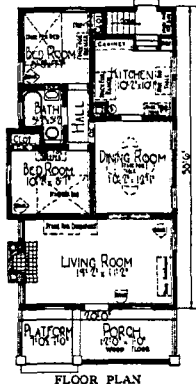
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Can be built on a lot 28 feet wide

#### OPTIONS

Shed Plaster and Plaster Finish, instead of wood lath, \$132.00 extra. See page 109.

Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$33.00 extra.

Oak Doors, Trim and Floors in living room and dining room, Maple Floors in kitchen and bathroom, \$128.00 extra.

Storm Doors and Windows, \$53.00 extra.

Screen Doors and Windows, galvanized wire, \$35.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

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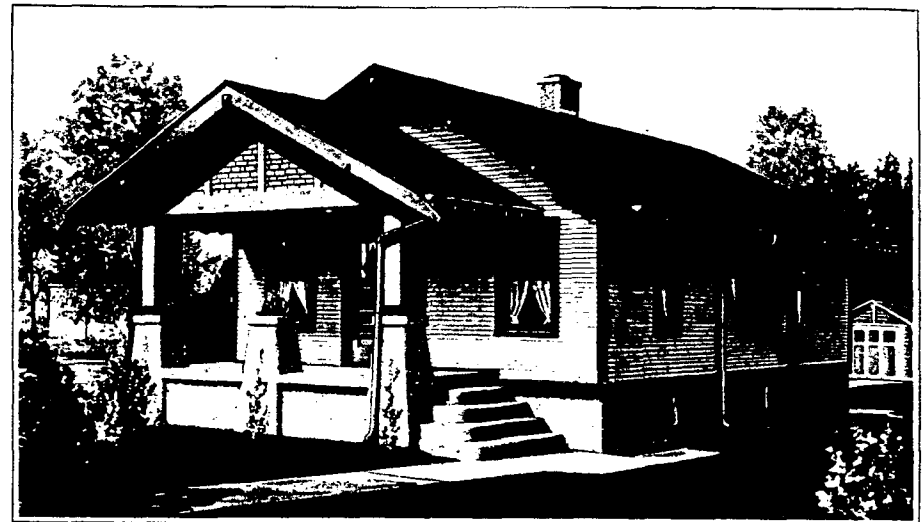
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## FOUR ROOMS AND BATH



Honor Bill

### The Olivia

No. P7028 "Already Cut" and Fitted  
\$1,283.00

THE OLIVIA bungalow surely deserves its great popularity because it is one of the best planned four-room-with-bath bungalows. Here the architect has created a beautiful and harmonious design and, in addition, has planned the greatest amount of available floor space without wasting one inch.

Observe the beautiful front porch with large gable roof with exposed rafters and fancy verge boards. Note the artistic arrangement of concrete columns and how the center one provides a convenient place for a jardiniere or flower box. Then, note the shingled gables and paneled columns. Follow the lines of this home from front to rear and there will be no doubt in your mind that this is a most attractive home. Gray painted trim with a white color body will make this the "niftiest" house in your block.

The front porch, 16 feet by 7 feet, is delightful. It may be screened in summer and glazed in winter. A swing or a lounging chair, with table, lamp and rug, and the porch is converted into a sun room.

**The Living Room.** Size, 10 feet 8 inches by 15 feet 2 inches. Long wall space permit the placing of furniture and piano in a pleasing manner. There is plenty of light and ventilation from two windows and glazed front door.



Cabinets Furnished in Kitchen

utensils and other kitchen needs. A table can be placed under the two windows. Directly off the kitchen is a large closet with two shelves. A door leads down three steps to the rear entry, where there is space for an ice box. Steps to basement are here, also.

**The Bedrooms.** From the living room a hall connects with the two bedrooms and bath. Front bedroom is 10 feet 2 inches by 10 feet 8 inches, and rear bedroom is 10 feet 2 inches by 9 feet 7 inches. Each bedroom has a clothes closet. There are two windows in each bedroom, permitting cross ventilation and light.

The bathroom plumbing is arranged on one wall, saving material and labor. The bathroom has a medicine cabinet and a window.

**Basement.** Excavated basement with concrete floor. Room for furnace, laundry and storage.

**Height of Ceilings.** Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet from floor to joists.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this four-room bungalow, consisting of:

**Lumber:** Lath;  
**Roofing:** Best Grade Clear Red Cedar Shingles;  
**Siding:** Clear Grade Cypress or Clear Red Cedar, Bevel;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;

**Flooring:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Finishings:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Porch Flooring:** Clear Grade Douglas Fir or Pacific Coast Hemlock;

**Interior Doors:** Five-Cross Panel Design Douglas Fir;

**Trim:** Beautiful Grain Douglas Fir or Yellow Pine;

**Mantel:** Madeline Case; **Kitchen Cabinets:** 40-Lb. Building Paper; **Sash Weights:** 40-Lb. Building Paper;

**Staircase:** 40-Lb. Building Paper; **Staircase:** 40-Lb. Building Paper;

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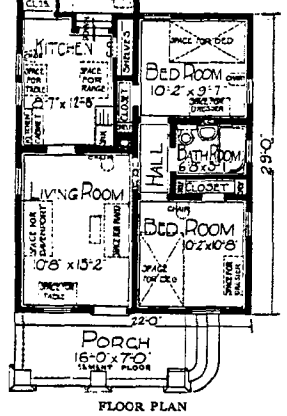
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**Staircase:** 40-Lb. Building Paper; **Staircase:** 40-Lb. Building Paper;

This house can be built with rooms reversed See page 3.

Can be built on a lot 28 feet wide.



#### OPTIONS

Shed Plaster and Plaster Finish, in take the place of wood lath, \$124.00 extra. See page 109.

Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$34.00 extra.

Oak Doors and Windows, \$41.00 extra.

Screen Doors and Windows, galvanized wire, \$28.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

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For Our Easy Payment Plan See Page 144

## FIVE-ROOM BUNGALOW HOME



This is a masterpiece in a five-room "HONOR BILT" bungalow. The front porch, size 12 feet by 6 feet, with massive stucco columns, and the soft, toned shingle siding and gable siding, produce a perfect, pleasing effect. The Wellington has been built in many of the choicest locations and is wherever it is built. It has found a market at a profit of about \$2,000.00 over cost.

Use of 12-foot studding, the main beams are 2 feet 11 inches above the foundation, giving an unusual height to the flower box beneath the front porch and the massive brick chimney on the elevation.

Living Room. Crossing the porch, you enter through an eight-light glazed door, 12 feet 4 inches by 15 feet 7 inches, of sunshine and air from three windows. A red brick mantle is located on the outside either side of the fireplace are hinged windows. The ceiling is ornamented by 4. Here is space for a piano, davenport or culture.

Dining Room. The arrangement of the living room permits an unobstructed view side-cased opening, allowing the two rooms into one very large room. If so desired, room walls are ornamented with milled in high class buildings. A large double window an abundance of light and air. This is 14 feet 4 inches by 11 feet 3 inches. Plenty of space to seat the happy family living room table. Space is provided for inside wall.

Kitchen. A swinging door leads to the kitchen. Well arranged housewife's workroom. Preliminary becomes a pleasure because of saving space. The built-in cupboard, where on utensils and provisions can be stored, feature. Cross ventilation and light are a window on the side, and another in the door opens into a rear entry, which leads to the basement or to the outside. Directly from the kitchen door, space is provided for

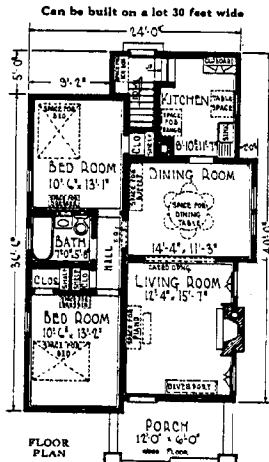
**Honor Bilt**  
**The Wellington**  
No. P3223 "Already Cut" and Fitted  
**\$1,988.00**

**The Bedrooms and Bath.** A small hall, directly off the dining room, connects with two large bedrooms and bathroom—an ideal arrangement. Immediately off the hall is a coat closet. Each bedroom has a closet with hat shelf and wardrobe pole. Each bedroom has two windows, giving light and cross ventilation.

**The Basement.** Basement with cement floor under the entire house. There is ample space for a work bench, laundry, storage and fuel.

**Height of Ceilings.** Basement, 7 feet from floor to ceiling. Main floor, 8 feet 6 inches from floor to ceiling.

**What Our Price Includes**  
At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:  
**Lumber:** Lath;  
**Roofing:** Best Grade Clear Red Cedar Shingles;  
**Siding:** Clear Cypress or Clear Red Cedar, Bevel;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
**Flooring:** Best Grade Thick Cedar Shingles;  
**Interior Doors:** Two Vertical Panel Design of Douglas Fir or Yellow Pine;  
**Windows of California Clear White Pine;**  
**Exterior Doors:** Two Vertical Panel Design of Douglas Fir or Yellow Pine;  
**Medicine Case;**  
**Brick Mantel;**  
**Windows of California Clear White Pine;**  
**40-Lb. Building Paper** (see page 132);  
**Exterior Trim and Down Spout;**  
**Chicago Design Hardware** (see page 132);  
**Paint:** Three Coats Outside Trim and Siding;  
**Stain:** Two Brains Coats for Shingles on Walls;  
**Shellac and Varnish** for Interior Trim and Doors;  
**Shelvac, Putty Filler and Floor Varnish** for Oak and Maple Floors.  
**Complete Plans and Specifications.**  
We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bilt" Houses on pages 12 and 13.



**OPTIONS**  
Sheet Plaster and Plaster Finish in place of wood lath, \$147.00 extra. See page 109.  
Original Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$48.00 extra.  
Oak Doors and Trim in living room and dining room. Maple Floors in kitchen and bathroom, \$85.00 extra.  
Storm Doors and Windows, \$52.00 extra.  
Screen Doors and Windows, galvanized wire, \$34.00 extra.  
For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

P602

SEARS, ROEBUCK AND CO.

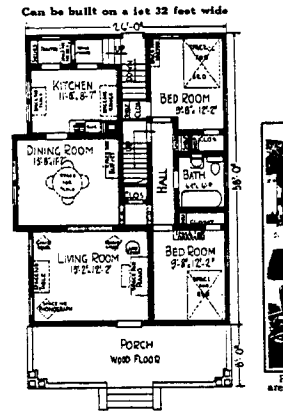
## FIVE OR EIGHT ROOMS AND BATH



**THE SHERIDAN** is a popular type of bungalow, planned to give the utmost livable space for its size, 28 by 38 feet. The upkeep cost is very small. All the materials are high grade. Porch extends across the entire front of the bungalow and is 25 feet wide by 8 feet deep. It may be screened or glazed and used as a most desirable room.

**Honor Bilt**  
**The Sheridan**  
No. P3224 "Already Cut" and Fitted  
**\$2,245.00**

**FIRST FLOOR**  
The Living Room. A view of the living room suggests a comfortable home. Plenty of space permits placing of piano, furniture and pictures. Size, 15 feet 2 inches wide by 12 feet 2 inches deep. Room is well lighted and cross ventilated by the double front window and the two casement windows at the side.  
The Dining Room. Living and dining rooms were planned and may be used as one room or as separate rooms, being connected by a closed opening. Dining room is well lighted by double window and thorough ventilation is assured. There is ample space to seat and serve the family; also space for a buffet.



**FIRST FLOOR PLAN**

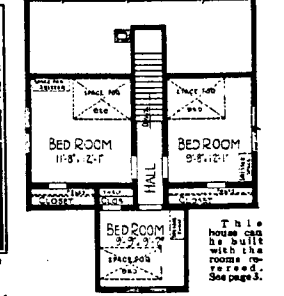
**The Kitchen.** The kitchen is entered from dining room by a swinging door. Sink is immediately inside the door, with space for range alongside. Table space is arranged under double window. Windows afford light and ventilation. A door connects with pantry that is equipped with shelves and lighted by window. There is space for refrigerator, cool from door in entry. A door also opens to entry where steps lead to outdoors and to basement.  
The Bedrooms. Through an open passage you enter a conveniently located hall leading to bedrooms and stairway to second floor. In finishing the hall and bedrooms attention was given to the creation of service closets. A coat closet is located in passage from dining room to hall, with a linen closet to the hall. If front bedroom has ample space for furniture and a clothes closet with pole and shelf. Abundant light and air come from two windows. Rear bedroom has one clothes closet with shelf and wardrobe pole and another closet with shelf. Lighted and ventilated by two windows.  
The Bathrooms. Bathroom is conveniently located between the two bedrooms. A medicine case with plate glass mirror is furnished.  
**SECOND FLOOR**  
An enclosed stairway leads to second floor. The plan calls for three bedrooms and clothes closets for just the small cost of finishing them. See options under floor plan.  
**Basement.** Room for furnace, laundry and storage.  
**Height of Ceilings.** Main floor, 8 feet 7 inches, floor to ceiling. Second floor, 8 feet 2 inches, floor to ceiling. Basement, 7 feet, concrete floor to ceiling joist.



Partial view showing living room and dining room of the Sheridan. There are many other ways to furnish this bungalow home.

**What Our Price Includes**  
At the price quoted we will furnish all of the material to build this five-room bungalow, consisting of:  
**Lumber:** Lath;  
**Roofing:** Oriental Slate Surfaced Shingle;  
**Siding:** Clear Cypress or Clear Red Cedar, Bevel;  
**Framing Lumber:** No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
**Flooring:** Clear Grade Douglas Fir or Pacific Coast Hemlock;  
**Plumbing Lumber:** High Grade Millwork (see pages 110 and 111);  
**Interior Doors:** Two Vertical Panel Design of Douglas Fir;  
**Windows:** Beautiful Grains Douglas Fir or Yellow Pine;  
**Medicine Case;**  
**Windows of California Clear White Pine;**  
**Chicago Design Hardware** (see page 132);  
**Paint:** For Three Coats Outside Trim and Siding;  
**Stain:** and Varnish for Interior Trim and Doors.  
Built on a concrete foundation and excavated under entire house.  
We guarantee enough material to build this house. Price does not include cement, brick or plaster.  
**Complete plans and specifications.**  
"Honor Bilt" construction explained on pages 12 and 13.

**OPTIONS**  
Sheet Plaster and Plaster Finish in place of wood lath, \$174.00 extra. With attic, \$271.00 extra. See page 109.  
Storm Doors and Windows, \$56.00 extra. With attic, \$89.00 extra.  
Screen Doors and Windows, galvanized, \$37.00 extra. With attic, \$47.00 extra.  
Oak Doors, Trim and Floors for living and dining room. Maple Floors in kitchen and bathroom, \$142.00 extra.  
For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.



**FINISHED SECOND FLOOR PLAN, \$241.00 Extra**

For Our Easy Payment Plan See Page 144

P602

SEARS, ROEBUCK AND CO.

Page 33



# SHEMRO

ENGINEERING  
ASSOCIATES

6902 WEST AVENUE, BETHESDA, MD 20815 301-718-8113 FAX: 301-718-2243 E-MAIL: SHEMRO@AOL.COM

## RECORD OF TRANSMITTAL

DATE: 10/28/98  
PROJECT #: 99 283.00  
PROJECT NAME: 9816 Capital View Avenue  
TO: M-NCPPC

VIA:  
 3 FAX (#OF PAGES)  ORIG TO FOLLOW (Y OR N)  
 COURIER  MAIL  
 OVERNIGHT  SEPARATE COVER

ATTENTION: Perry Kephart

COPIES:	DESCRIPTION:	DATE:
1	Resume	
1	Firm Profile	

REMARKS:

FILE:

COPY:

SIGNED: J. Shemro

2:57 PM, 10/28/98

**SHEMRO**  
ENGINEERING  
ASSOCIATES

**FIRM PROFILE**

Shemro Engineering Associates is a structural consulting firm in Bethesda, Maryland. Established in February 1994, the firm currently employs a staff of three engineers, one drafter, and an administrative person.

Mr. James D. Shemro, owner and principal, has designed residential and commercial buildings ranging from single- and multi-family homes to office buildings of over 700,000 square feet. As a Senior Associate with James Madison Cutts Consulting Structural Engineers (JMC) for 13 years, Mr. Shemro worked on both new and existing buildings. He was responsible for the structural modifications necessary for installation of modern mechanical systems in both the U. S. Pension Building and the Vice President's Mansion in Washington, DC. He also directed structural modifications to the National Park Service's Building #43 in Harper's Ferry, West Virginia. This historic stone building was reinforced to withstand flooding of the Shenandoah River and renovated for museum use.

During his tenure at JMC, Mr. Shemro was also in charge of structural design of large buildings such as the world headquarters buildings for the MCI Corporation and the Government Employees Insurance Company (GEICO). Tight site conditions and building height restrictions required suspending the thirteenth floor of the MCI building from its roof structure. The 350,000 square foot GEICO building was designed to withstand seismic loading with the peak velocity-related acceleration coefficient of  $A_v=0.15$ .

Currently Shemro Engineering Associates is involved in several renovation projects, including renovation of the Stone Warehouse in Fredericksburg, Virginia. This historic three story structure, built in the early 1800's, will be used by the local chapter of the Archeological Society of Virginia as a museum. At the Dearbought Farmhouse and Cooperage in Frederick, Maryland, Mr. Shemro is involved in the stabilization and renovation of the partially collapsed historic stone farmhouse and the renovation of the cooperage out-building. At the Milestone Waters Residence in Germantown, Maryland, work includes evaluation and replacement of deteriorated framing, stabilization of foundation walls and reinforcing the failing chimney of the historic structure.

Shemro Engineering Associates also provides services for the design of new structures such as the nine million dollar addition to the mid-field terminal at Dulles International Airport for United Airlines. This project required construction documents to be ready for bid within six weeks of authorization to proceed. While completing the terminal expansion design, the design of the addition to the medical training facility at Andrews Air Force Base, Virginia, was completed. Other unusual structures include the stretched fabric roof structure for the Shot Tower subway stop in Baltimore, Maryland.

Shemro Engineering Associates has also provided building evaluation reports on numerous government and non-government structures, such as housing units at the Navy Yard, Washington, DC, the Naval Academy, Annapolis, Maryland, and other residential building towers and office buildings.

Mr. Shemro has also provided services as an expert witness in both Washington, DC and Montgomery County, MD.

# SHEMRO

ENGINEERING  
ASSOCIATES

JAMES D. SHEMRO, PE

---

## EDUCATION:

**THE PENNSYLVANIA STATE UNIVERSITY**  
Bachelor of Architectural Engineering  
Structural Option - 1979

## PROFESSIONAL BACKGROUND:

1994 Principal/Owner  
**SHEMRO ENGINEERING ASSOCIATES**  
Bethesda, MD

1984-94 Senior Associate  
**JAMES MADISON CUTTS**  
**STRUCTURAL ENGINEERS**  
Washington, DC

1983-84 Staff Engineer  
Bechuel Power Corporation  
Ann Arbor, MI

1980-82 Staff Engineer  
**JAMES MADISON CUTTS**  
**STRUCTURAL ENGINEERS**  
Washington, DC

1979-80 Staff Engineer  
**GILLUM-COLACO**  
**STRUCTURAL ENGINEERS**  
Washington, DC

## REGISTRATIONS:

Maryland, Michigan, Pennsylvania, Rhode Island,  
Virginia, Missouri, Delaware, & Washington, DC

## ORGANIZATIONAL AFFILIATIONS:

American Society of Civil Engineers  
American Consulting Engineers Council  
American Institute of Steel Construction  
American Concrete Institute

Mr. Shemro is the owner of Shemro Engineering Associates, a structural engineering firm. Mr. Shemro has designed residential and commercial buildings ranging from single- and multi-family homes to office buildings of over 700,000 square feet.

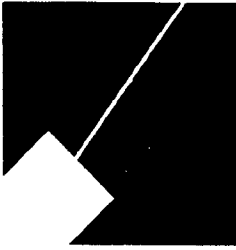
As a Senior Associate with James Madison Cutts Consulting Structural Engineers for 13 years, Mr. Shemro developed an ardent commitment to the conservation of existing structures. He was responsible for the structural modifications necessary for installation of modern mechanical systems in both the U. S. Pension Building and the Vice President's Mansion in Washington, DC. He also directed structural modifications to the National Park Service's Building #43 in Harper's Ferry, West Virginia. This historic stone building was reinforced to withstand flooding of the Shenandoah River and renovated for museum use.

Currently Shemro Engineering Associates is providing professional services for renovation of the Stone Warehouse in Fredericksburg, Virginia. The historic three story structure built in the early 1800's will be used by the local chapter of the Archeological Society of Virginia for a modest museum. At the Dearbought Farmhouse and Cooperage in Frederick, Maryland, Mr. Shemro is involved in the stabilization and renovation of the partially collapsed historic stone farmhouse and the renovation of the cooperage out-building. At the Milestone Waters Residence in Germantown, Maryland, work includes evaluation and replacement of deteriorated framing, stabilization of foundation walls and reinforcing the failing chimney of the historic structure.

Other current work includes the expansion to the Medical Training Facility at Andrews Air Force Base, improvements to the existing pedestrian bridge at Frederick Avenue in Rockville, MD, and the expansion of the Federal Inspection Services facility at Dulles International Airport.



M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**FAX TRANSMITTAL SHEET**

**Historic Preservation Section  
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Jim Skimro FAX NUMBER: 301.718.2243

FROM: Perry Kophart

DATE: 10-28-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: \_\_\_\_\_

NOTE:

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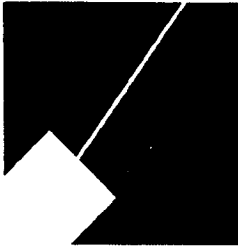
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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section  
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Jim Sh. mro FAX NUMBER: 301-718-2243

FROM: Perry Kephart

DATE: 10-27-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE: See reference to you on the  
second page of the letter -  
Will be important to have your  
resume / qualifications to include in  
the public records of this case,  
Thank - P.

## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 9816 Capitol View Avenue, Silver Spring      **Meeting Date:** 09/09/98  
**Resource:** Capitol View Park Historic District      **Review:** Preliminary Consultation  
**Case Number:** Not applicable      **Tax Credit:** None  
**Public Notice:** 08/26/98      **Report Date:** 09/02/98  
**Applicant:** Joseph P. Moore      **Staff:** Perry Kephart  
**PROPOSAL:** Demolition      **RECOMMEND:** Consider Other Options

---

### **BACKGROUND**

The yellow frame Bungalow at 9816 Capitol View Avenue is a contributing resource and a familiar landmark in the Capitol View Park Historic District. The house is set at the front of a 52,475 foot lot (lots 20 - partial lot 27 on the attached map, circle \_\_\_) that has no other improvements at this time. The house is clearly seen on the left at the top of the big curve as one enters the historic district from the south along Capitol View Avenue.

The only access to the property from Capitol View is a short driveway immediately adjacent to the house. The driveway leads to a lower level basement garage. The land drops off from the front to the back of the property (east to west) and from northern wider section to the narrower southern area. The Metropolitan (now CSX) railroad line runs behind the length of the property. There are several mature shade trees on the lot including hickory, oak and locust.

The Sears-type house was built in 1928. The house is currently owned by an estate or trust whose executors live at a distance from the Washington area. They now wish to sell the property. The property has been occupied for several decades by various tenants including members of the Moore family.

Two appraisals have been made of the property. In neither report was the property identified as being in a historic district nor was there any discussion of compliance with Chapter 24A of the Montgomery County Code regarding the preservation of a historic resource. Valuation was based on the removal of the existing dwelling and the development of the site with five new single-family dwellings.

The historic district in which the resource is located is significant as an example of a railroad community that began with the construction of the Metropolitan Branch of the B & O Railroad in the 1870's. The two major building styles that reflect the early years of the community are large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century.

## **PROPOSAL**

The applicant, who is one of two executors for the estate or trust that owns the property, proposes to demolish the house.

## **STAFF DISCUSSION**

As noted in the Capitol View & Vicinity Approved and Adopted Sector Plan, July 1982, "Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles." The bungalow at 9816 Capitol View is an integral and highly visible part of the historic district streetscape.

The applicant in his letter to the commission lists a number of structural concerns which he feels justify demolition. These include drainage problems, a foundation that is settling unevenly on the right rear corner and lack of insulation. These problem areas were pointed out to staff on a site visit. It is not apparent that the deterioration is sufficiently advanced to be beyond the scope of normal rehabilitation or to warrant demolition. Mitigating steps such as, for example, the installation of storm windows, insulation, structural reinforcements, or grading could all be investigated further. Lead paint abatement is a normal part of historic property maintenance and literature on the subject is available to the applicant.

Staff has indicated to the applicant that the size of the house is not a reason to demolish. There is substantial room behind the house for it to be enlarged to the rear. A Historic Area Work Permit application for alterations in design and material must be brought to the HPC to be approved, but changes to the rear of the structure are generally given lenient review.

At this time, no plans for development of the property have been submitted to the HPC. Although the appraiser made the recommendation to demolish the residence, demolition of the house in anticipation of development that may or may not take place certainly should not be considered. In any case, it should be emphasized that there is nothing to indicate that the existence of the historic structure would in any way impede any potential development of the property.

## **STAFF RECOMMENDATION**

Staff recommends that demolition not be considered until rehabilitation of the historic resource has been investigated thoroughly. Staff further recommends that the applicant or prospective buyers also investigate solutions to the drainage situation as part of a comprehensive rehabilitation plan for the historic resource. The HPC should ask that any proposal for development of the property that is submitted to the HPC should also address the drainage situation and include a rehabilitation, as well as a possible modification, plan for the house.

# MEMORANDUM

Oct. 25, 1998

**FROM:** The Local Advisory Panel (L.A.P.) of Capitol View Park,  
Montgomery County, Maryland

Carol Ireland  
Jennie Ritchie  
Betty Scott  
Duncan Tebow  
Emily C. Volz, AIA, Chair

**TO:** Ms. Perry Kephart  
Office of Historic Preservation  
Maryland National Capital Park and Planning Board  
Montgomery County, MD

Dear Ms. Kephart,

In response to HAWP application # 996280 the L.A.P. has the following comments.

With all due respect to Mr. Moore and his long family association with Capitol View Park, we feel bound to comment that the Historic District deserves his respect in return. It is not usual in any neighborhood to raze a house in order to sell a property. To allow an owner to do so in an historic district would make a mockery of the ideals that initially led to the designation of this area as such a district, **indeed the first such district in Montgomery County.**

In the view of the L.A.P., it would appear that Mr. Moore must surely have other means by which to divest himself of this property without resorting to demolishing the house in which he grew up. With the scarcity of such sizeable and attractive properties in close proximity to town we are hard pressed to imagine that, with properly targeted advertising, Mr. Moore would have any difficulty selling his property at a price attractive to himself, especially with the low interest rates that are widely available today.

We urge greater than usual consideration be given this application as the irrevocable action Mr. Moore is contemplating would severely damage the character of the historic district at its remarkably unspoiled eastern gateway where on truly experiences a sense of stepping back in time.

Respectfully submitted,



Emily C. Volz, AIA, Architect  
Chair

9811 Capitol View Ave.  
Silver Spring, MD 20910

Montgomery County Historic Preservation Commission  
c/o MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

October 28, 1998

Dear Historic Preservation Commission Members:

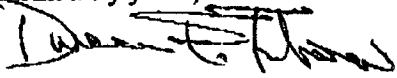
We are writing in relation to Case Number 31/7-98H, the application by Mr. Joseph P. Moore for permission to demolish his family home at 9816 Capitol View Avenue.

The Moore family have been good neighbors of ours for the twenty years that we have lived across the street from them on Capitol View Avenue. This makes it embarrassing and, ultimately, out of the question for us to appear at a public hearing to oppose the current request. Consequently we are providing this letter to you as evidence of our opposition.

We support the Historic District concept and join with the LAP and many of our neighbors in being saddened that Mr. Moore cannot find some way of selling his property that is not in keeping with the letter and spirit of the status of our community.

We urge you to be consistent with your charge and deny this application.

Sincerely yours,

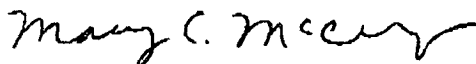


Duncan E. Tebow, 9811 Capitol View Ave.



Elizabeth Tebow, 9811 Capitol View Ave.

David Clough, 9809 Capitol View Ave. *DC*



Mary McCleaf, 9809 Capitol View Ave.

**SHEMRO**  
ENGINEERING  
ASSOCIATES

October 28, 1998

Perry Kephart  
Historic Preservation Section  
Montgomery County Department of Parks and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: 9816 Capital View Avenue  
Kensington, MD

Dear Ms. Kephart:

This letter is intended to serve as documentation of my findings from my site visit of October 2, 1998, to assess the structural condition of the house. My review of the building was limited to the visible structural system only.

#### **EXISTING STRUCTURAL SYSTEMS**

The house was reportedly built in 1923 or 1928. The roof is framed with 2x4 rafters spaced at roughly 23" centers, spanning side to side. 2x4 collar ties are present at every other rafter, located roughly at the one-third point from the ridge. In general, 2x4 stud knee walls extend the full length of the house along both sides of the attic space at approximately the mid-span of the rafters. The one exception is the knee wall along the south side which does not extend east past the north-south bearing wall below.

The roof of the front porch is likely framed with 2x4 rafters at 24" centers with 2x4 ceiling joists. The floor is framed in wood, supported on a masonry perimeter foundation wall. No access exists to the crawl space below. Also, no basement vents are visible.

The floor of the attic is framed differently in the front portion of the house than in the rear portion. In the front, the attic floor joists span front-to-back with 2x6's at 16" centers, spanning 14'-6" to a bearing wall which extends north-south immediately east of the stair to the attic. The rear portion is framed side-to-side with 2x4's at 16" centers. The center wall below running east-west serves as a bearing wall.

The first floor is framed with 2x8 joists spanning north-south. The center of the house is supported with a wood beam comprised of 3-2x8's spanning roughly 9'-0". The original supports for the center beam appear to have been 8"x12" structural clay tile (SCT) piers. One pier has been removed and two adjustable steel columns have been installed to replace it.

The basement walls appear to have been built using SCT and brick masonry. The foundations are unknown, but are likely to have been concrete spread footings.

#### **EXISTING CONDITION OF THE STRUCTURAL SYSTEM**

The general condition of the basic structural system of the building is fair to good.

A limited amount of damage has occurred in the southwest corner of the first floor framing due to water saturation. The floor sheathing and the ends of a few joists have begun to rot.

A portion of the first floor framing, roughly central to the entire house, indicates a previous opening, roughly four feet by two feet. This opening has been closed, but was improperly framed.

The roof sags considerably on the south side, as does a small area directly behind the chimney on the north side. Numerous areas of the beaded board roof sheathing outside the exterior walls of the house have been replaced with plywood.

The siding on the north elevation, west of the chimney, appears to be pulling away from the chimney. The cause is likely to be typical settlement of the building. The settlement is commensurate with the age of the house and does not appear excessive. Parging on the exterior of the basement wall in this area, as well as the mortar joints of the masonry on the interior, do not exhibit major large cracks, suggesting that the movement has proceeded very slowly and is not currently a problem. It is likely that the majority of the movement occurred sometime in the past. The south wall appears relatively level. Within the house, the fireplace hearth has pulled away from the chimney. This is a localized problem in the floor framing.

The front steps have settled somewhat. This settlement is likely due to settlement of fill soils originally placed during construction of the house.

The front porch has settled significantly in the northeast corner. The floor boards in that corner move when stepped on, suggesting that the floor joists below have rotted significantly. The top of the windows in the front of the porch slope significantly down to the northeast corner.

### CAPACITY OF THE STRUCTURAL SYSTEM

This house is believed to be a Sears, Roebuck and Company (SRC) house. Reprints of the catalog for these houses indicate the framing of this house to be consistent with what SRC catalogs refer to as "Standard Built Construction." It is not likely, however, that the house was originally designed to have the upper level occupied. That level is now used not only as storage, but as living space. If the upper level was not occupied, then the house structure would be consistent with houses of its time.

However, the major components of the structural system, however, have been analyzed relative to current building codes. The roof rafters alone are not adequate to span from the ridge to the eave. They are adequate, if we consider support from the attic floor joists by way of the knee walls. However, the attic floor joists do not have sufficient capacity to support the roof rafters. To reinforce the attic floor, new 2x12 joists could be added to each floor joist. This reinforcement would provide for bedroom use of the attic space as well as adequate support to the roof. The knee wall along the south side would have to be extended to the front wall of the house. Within the knee walls in the front portion of the attic, 2-2x12's could be included to span over the front living room area. In lieu of providing second level living space, the roof could be reinforced by adding new 2x6 rafters to each existing rafter.

The first floor joists are adequately sized to provide residential use capacity. The center beams spanning east-west will require additional posts, such as adjustable steel posts, or 6x6 timbers.

### GENERAL ENGINEERING OPINION OF STRUCTURAL VIABILITY

The house has not been maintained properly for a number of years, resulting in the need for numerous minor repairs as outlined above. However, the fundamental structural system of the house is sound. Minimal foundation wall settlement suggests proper foundation conditions. Additionally, the primary structural elements (rafters, joists, etc.) do not indicate an over-stressed condition, except for the roof if analyzed using current codes. The roof was built consistent with codes of the time of construction.

To the best of my information, knowledge, and belief, this house is generally structurally sound and repairable. I see no structural reason for its demolition.

Please understand that the recommendations presented here are limited to assessment of the general condition of the building structure and the effort required to make it compliant with current codes. The work described here is not intended to provide a complete detail list of repairs needed and should not be considered to any extent to be a complete description of work required.

Sincerely,



James D. Shemro, PE





# Montgomery County Government

April 16, 1982

Mr. Jerome C. Moore  
9213 Main Street  
W. Bloomfield, NY 14585

Survey Number: R-4100-82-20  
Receipt of Notice: 12-28-81  
Date of Reinspection: 4-14-82  
Reinspected by: A. Hepler  
Location: 9816 Capitol View Avenue

Dear Mr. Moore:

A reinspection was made of your property as referenced above. This reinspection revealed that although some of the violations listed in our previous letter dated 12-21-81 had been corrected, several conditions included in that notice and order of 12-21-81 still had not been corrected. Attached to this letter is a listing of these remaining violations and an outline of the remedial action necessary to insure code compliance. The remaining violations are circled in red.

Please be advised that the Montgomery County Code requires that all conditions specifically listed in the original notice and order of 12-21-81 be corrected. The violations cited are based on the housing requirements set forth in Chapter 26 of the Laws of Montgomery County 1972, known as the Housing Standards. Section 26-20 Penalty for violations of chapter; injunctive, etc., relief, contains the various criminal and civil legal remedies available to the courts and county to correct continued violations of the Housing Standards. These remedies include imposition of fines, and petition for temporary or permanent injunctions.

We realize that you may have encountered problems or difficulties which may have adversely affected the time needed for completion of some of these items. However, the time limits contained in the notice and order of 12-21-81 have expired. We have received no request, based on supportable facts, for an extension of those time limits. We are scheduling a final reinspection for thirty (30) days from receipt of this notice. Failure to correct the violations will result in appropriate legal action. If you cannot complete all items listed within this time limit, please request an extension from this office in writing. When you reply, please refer to the above location.

Sincerely,

Alan D. Hepler, Inspector  
Housing Code Enforcement Section

5:30  
6:30  
352-  
5000

Attachment

CERTIFIED

HCE-2

Department of Housing and Community Development  
Housing Code Enforcement Section

101 Fleet Street, Rockville, Maryland 20850, 301/279-1496



EXTERIOR

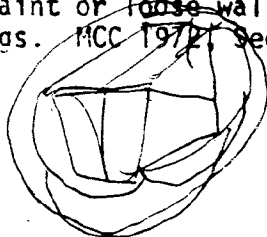
- ① Remove all accumulations of trash, rubbish (including abandoned vehicles) debris, refuse and garbage scattered about the grounds. Maintain the grounds in a clean condition on a continuing basis. A regular and routine maintenance effort must be instituted, and continued, to prevent the accumulation of trash and debris. More frequent or improved trash and garbage collection may be an important factor, but there is an apparent necessity for supervised cleaning and maintenance on a routine, scheduled and frequent basis. MCC 1972, Sec. 26-10(a).

For information regarding the removal of abandoned vehicles, call 840-2453.

- ② Repair or replace deteriorated masonry. Structure must be free of loose or crumbling masonry materials and free of material which may fall. MCC 1972, Sec. 26-8(a). *side of garage door*
- ③ (Rear) Repair porch floor or rails to provide structural soundness. Porch floors and rails must be kept free of holes and deteriorated surfaces. MCC 1972, Sec. 26-8(c). *Paint*
- ④ (To include shed attached at rear of house) Paint, by May 31, 1982, exterior trim, doors, windows and/or wood siding. Scrape and remove all loose and deteriorated paint before painting. MCC 1972, Sec. 26-8(g). *trim off*
- ⑤ (Basement) Replace the missing, broken or cracked window glass. MCC 1972, Sec. 26-8(b).

INTERIOR

- ⑥ Provide smoke detectors. The Housing Standards Code required smoke detectors to be installed by July 1, 1978. (See attachment for details). MCC 1972, Sec. 26-21. *up-stairs*
- ⑦ (Bedrooms) Repair damaged wall(s) to provide surfaces free of cracks, holes, loose plaster and flaking or peeling paint. Restore finishes to match surroundings after repairs are made. MCC 1972, Sec. 26-8(a & h). *more-down stairs*
- ⑧ (Living Room, Bathroom, Bedrooms) Repair damaged ceiling(s) to provide surfaces free of cracks, holes, loose plaster and flaking or peeling paint. Restore finishes to match surroundings after repairs are made. MCC 1972, Sec. 26-8(a & h). *fixed Michelle Painted Bath Ceiling & Wall*
- ⑨ Scrape and remove peeling paint or loose wallpaper from the wall(s) and repaint to match surroundings. MCC 1972, Sec. 26-8(a & h). *NE side*
- ⑩ Scrape and remove peeling paint or loose wallpaper from the ceiling(s) and repaint to match surroundings. MCC 1972, Sec. 26-8(a & h).



582 -  
1245 -  
424 -  
4271

- ①. Paint the repaired areas of the wall(s) and/or ceiling(s). MCC 1972, Sec. 26-8(a & h).
12. Provide screens suitable to protect the interior of building from insects at all operable windows and exterior door. MCC 1972, Sec. 26-6(g).
- ⑬. Provide hand rails for all stairs of three or more risers. MCC 1972, BOCA 616.5. *Last Ramp*
14. The attic cannot be used as a habitable room until corrections are made to include a smoke detector, stairwell other than the pull down type and walls and ceilings which are painted and free of holes.
- ⑮. Remove all dead electrical wire and fittings including fixtures and outlets. Montgomery County Code 1972, Sec. 26-6(d). *Dead wires core by*
- ⑯. Correct the improperly wired air conditioner circuits. MCC 1972, Sec. 26-6(d).

All of the violations listed above must be completed within 90 days of receipt of this notice. Should the (house/mobile home) become vacant it shall not be reoccupied until all repairs are completed and approved by this office. Exterior painting must be completed no later than May 31, 1982.

**Date:** 10/27/98  
**Sender:** "Joe Moore" <jpmoore@bright.net>  
**To:** KEPHART  
**Priority:** Normal  
**Subject:** Permission to walk the property at 9816 Capitol View Ave.

---

a:\PERK1027.WPS 10/27/98 1:23 PM Page - 2  
Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Tuesday, October 27, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Dear Ms. Kephart:

This letter is to authorize certain interested persons to walk the property at 9816 Capitol View Avenue, Silver Spring, Maryland 20910-1030 at their own risk. We will assume no liability for any injury, damage, or any other cause for harm brought about by their being on the property.

I understand that the purpose of any visit to the property would be with a view to a possible purchase offer.

As I indicated, we have hopes that Sterling Mehring will produce an acceptable Realty Agreement listing the property at \$259,000.00.

Mr. R. Sterling Mehring  
2505 Forest Glen Road  
Silver Spring, MD 20910-1129  
(301) 585-2600  
sterlingm@erols.com

Will see you at tomorrow night's meeting.

Very truly yours,

Joseph Prud'homme Moore

e-mail: familynews@juno.com

Very truly yours:

Joe Moore

Joan E. Ferneding and Joseph Prudhomme Moore  
514 Boyd Ave.  
Greenfield, OH 45123-1020  
(937) 981-4163 / e-mail: jpmoore@bright.net

**Date:** 10/27/98  
**Sender:** "Joe Moore" <jpmoore@bright.net>  
**To:** KEPHART  
**Priority:** Normal  
**Subject:** 9816 Capitol View Ave.

---

Dear Perry:

Here is my recent letter to Sterling Mehering:

From: jpmoore  
Subject: 9816 Capitol View Avenue  
To: Sterling Mehering  
Cc: Jerry C. Moore  
Date: Jerry C. Moore

Dear Sterling:

I now have your 10/08/98 draft of the elements of another letter of intent.

Here it is:

\$225,000.00 minimum

Cash on the barrel head.

Lot 20 is approximately 9,700 sq. feet  
Lot 21 is approximately 9,025 sq. feet  
Lot 22 is approximately 8,775 sq. feet  
Lot 23 is approximately 8,525 sq. feet  
Total 36,025 sq. feet

There is a total of 52,475 sq. feet

That leaves 16,450 sq. feet for part lots 24, 25, 26, and 27, more than enough to meet the new minimum lot size fo 6,500 sq. feet.

The 13,000 sq. foot lot on Stoney Brook and Kent went for \$120,000.00  
The other lot of approxmately 20,000 square feet, asking \$150,000.00, I was told sold for \$140,000.00. You said, I think, that Carter Willson bought it for \$120,000.00.

You have both appraisals. Neither appraisal assigned any value to the house, therefore, if the house stands, then some value has to be placed on it. Let's say that the value is only \$25,000.00.

One appraisal was for \$240,000.00. The other appraisal ran from \$200,000.00 to \$250,000.00 depending upon the fifth lot. The appraiser settled on the mid point of \$225,000.00 which is the number the Montgomery Park and Planning used to develop their proposal.

Okay, \$240,000.00 plus \$225,000.00 equals \$465,000.00 / by 2 = \$232,500.00 plus \$25,000.00 for the house or \$257,500.00.

\$240,000.00 plus the low of \$200,000.00 equals \$440,000.00 / by 2 = \$220,000.00 plus \$25,000.00 for the house or \$245,000.00.

The highs of \$240,000.00 plus \$250,000.00 equal \$490,000.00 / 2 2 = \$245,000.00 plus \$25,000.00 for the house or \$270,000.00.

Ron LaDue, Residential & Development Specialist, and I believe the President of the Montgomery County Builders Association or something walked the property and pronounced \$255,000.00.

We had a listing in the works for \$275,000.00 and that was without a house and at \$25,000.00 that would have changed the listing to \$300,000.00.

I think that \$225,000.00 with the house is a steal!

I mentioned to you that the woman from the Historic Preservation District was here on Friday, October 2, 1998, to inspect the property in preparation of the next hearing on my application for a Demolition Permit which will be on Wednesday evening October 28, 1998. She brought along a man by the name of Jim Shimro who she passed off as a Civil Engineer who would make a report on the structural condition of the house relative to its being to the point where a demolition permit is in order. I have a feeling that all was not going well for Perry Kephart.

Perry Kephart is still trying to prove that this house is a Sears kit house and as such is a Historic Resource (according to her anyway) and is worth saving as a typical structure of the period. There is, I understand, as Sears bungalow house up on Leafy.

So, Sterling, if you are serious about wanting the property, I suggest you sharpen your pencil and get busy and come up with \$225,000.00 cash, free and clear, no other costs to us. Otherwise, we will list the house and I will go on back to Ohio and let a Realtor handle it.

Best regards,

Joe Moore

e-mail: [jpmoore@bright.net](mailto:jpmoore@bright.net)

Mr. Joseph Prudhomme Moore  
514 Boyd Avenue  
Greenfield, OH 45123-1020

(937) 981-4163

e-mail: [jpmoore@bright.net](mailto:jpmoore@bright.net)

Mr. Michael J. Moore  
6608 Huntshire Drive  
Elkridge, MD 21075-6286  
(410) 796-0830

e-mail: [mjmozlo@erols.com](mailto:mjmozlo@erols.com)

My daughter - Michelle Renee Anne Moore Klein

Michelle R. Klein  
8508 Fremont Street  
New Carrollton, MD 20784-2736  
(301) 577-5969

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 650-8549  
e-mail: jpmoore@bright.net

Monday September 1, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Re: Preliminary Consultation 10:00 p.m. Wednesday, September 9, 1998

Dear Ms. Kephart:

The house, here at 9816 Capitol View Avenue, Silver Spring, MD, is 70 years old.

Capitol View Avenue is a State of Maryland Road. For more that 34 years, we had asked the State of Maryland to help us out by putting a curb or something along the road in front of the house to help keep the torrents of water from overrunning the property and washing out the foundation causing the house to collapse. No help from the State of Maryland was forthcoming.

About 36 years ago, my father and my brother built a limestone wall, really a type of curb along the front of the house to try and keep the water out of the yard and away from the house and the foundation.

The wall/curb helped, but still, in heavy rains, the water rushes down the hill and floods the yard and forces its way into the basement, through it, and out under the garage door.

For about 40 years the rain water would overrun the yard and flood the basement. The foundation, which is built of 12" x 12" by 4" thick terra cotta blocks and coated with about a 2" skim coat of cement, is no longer sound.

Facing the house, the right front corner of the front porch has settled about 4" below level.



Facing the house, on the right side, the chimney is pulling away from the house as it is settling. The back right corner of the house has settled and the entire corner is sinking down.

About 25 years ago, one of the tenants knocked out one of the terra cotta block posts in the center of the basement causing the main support beam to crack and the whole first floor started to drop into the basement. We were called about the problem and rushed over to install some floor jacks and we tried to reinforce the main beam with a duchman, a 2 by 12" and it is now supported by floor jacks as well.

The attic floor rafters are 2 x 4's and not the usual 2 x 6", or more, and that renders the attic floor incapable of carrying much weight. In fact, at least two of the attic floor rafters are split in the right back corner causing the attic floor to sag. The entire right back corner of the house is giving way.

Seventy (70) years of railroad trains going in both directions and the resultant vibrations have contributed to the settling and breaking up of the house.

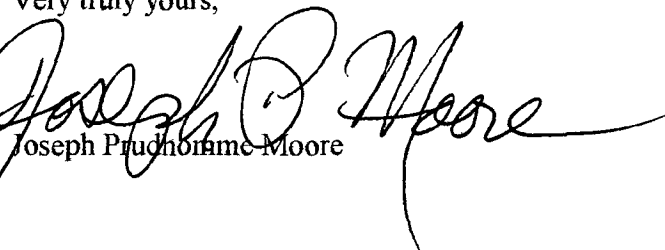
Also, seventy (70 ) years of road traffic has added to the vibrations that have rattled the house time after time after time, causing further damage. The problem was especially bad when Capital View Avenue, a State Route, was a truck route. For those of you who are familiar with Capital View Avenue, it is ridiculous to think that the State would have allowed huge trucks to use this road, but they did and the heavy trucks, especially the concrete trucks and the 18 wheelers really did a number on the soundness of the house. Today, it is the transit busses which still cause a rumbling throughout the house when they pass by, especially when lugging up the hill in front of the house.

During the first 30 or so years, lead based paint was used on the exterior as well as the interior, windows, window sills, baseboards and so forth. By today's standards, lead based paint is a hazard to occupants of a house.

The house was a summer cottage built in 1928 by a Washington, D.C. doctor and was not lived in during the winter. There is no insulation in the walls. The house is a one bedroom house. The bedroom has six (6) windows and it is impossible to heat it in the winter. In fact the heating bill for a house this size is very high.

The house has numerous problems and it is now unsound and should be demolished.

Very truly yours,



Joseph Pruchonime Moore

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

550d

**Address:** 9816 Capitol View Avenue, Silver Spring      **Meeting Date:** 10/28/98

**Resource:** Capitol View Park Historic District      **Review:** HAWP

**Case Number:** 31/7-98H      **Tax Credit:** None

**Public Notice:** 10/14/98      **Report Date:** 10/21/98

**Applicant:** Joseph P. Moore      **Staff:** Perry Kephart

**PROPOSAL:** Demolition      **RECOMMEND:** Denial

**BACKGROUND**

The yellow wood frame, two-bay 1½ story, front-gabled Bungalow with lapped siding at 9816 Capitol View Avenue is a contributing resource and a familiar landmark in the Capitol View Park Historic District. The house is clearly seen on the left at the top of the big curve as one enters the historic district from the south along Capitol View Avenue.

The house is set at the front of a 52,475 foot lot (lots 20 - partial lot 27 on the attached map, circle 8) that has no other improvements at this time. The only access to the property from Capitol View is a short driveway immediately adjacent to the house. The driveway leads to a lower level basement garage. The land drops off from the front to the back of the property (east to west) and from northern wider section to the narrower southern area. The Metropolitan (now CSX) railroad line runs behind the length of the property. There are several mature shade trees on the lot including hickory, oak and locust.

The Sears-type house was built in 1928. The house is currently owned by a trust whose executors live at a distance from the Washington area. The applicant told staff that they now wish to sell the property. The property has been occupied for several decades by various tenants including members of the Moore family.

Two appraisals have been made of the property. In neither report was the property identified as being in a historic district nor was there any discussion of compliance with Chapter 24A of the Montgomery County Code regarding the preservation of a historic resource. Valuation was based on the removal of the existing dwelling and the development of the site with five new single-family dwellings with no recognition of the requirement that any development would be subject to review by the Historic Preservation Commission.

The historic district in which the resource is located is significant as an example of a railroad community that began with the construction of the Metropolitan Branch of the B & O Railroad in the 1870's. The two major building styles that reflect the early years of the community

①

are large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century.

The present proposal was the subject of a Preliminary Consultation with the HPC on September 9, 1998. The recommendation at that time was that the applicant consider options other than demolition.

### PROPOSAL

The applicant, who is one of two executors for the trust that owns the property, proposes to demolish the house.

### STAFF DISCUSSION

As noted in the Capitol View & Vicinity Approved and Adopted Sector Plan, July 1982, "Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles." The bungalow at 9816 Capitol View is an integral and highly visible part of the historic district streetscape.

The Capitol View Park Historic District Local Advisory Panel will be submitting written testimony from the LAP and from other interested parties voicing their opposition to the proposed demolition. They will be also be presenting their views at the October 28 HPC meeting.

The applicant, in his September 1, 1998 letter to the commission, lists a number of structural concerns that, in his opinion, justify demolition. These include drainage problems, a foundation that is settling unevenly on the right rear corner and lack of insulation. These problem areas were pointed out to staff on a site visit. It is not apparent that the deterioration is sufficiently advanced to be beyond the scope of normal rehabilitation or to warrant demolition. Mitigating steps such as, for example, the installation of storm windows, insulation, structural reinforcements, or grading could all be investigated further. Lead paint abatement is a normal part of historic property maintenance and literature on the subject is available to the applicant.

James Shimro, a licensed structural engineer from Shimro Engineering, inspected the property at the request of staff. He concurred with Mr. Moore that the roof rafters were 2x4's and that the center beam in the basement needs further reinforcing, but he indicated that both problems could be reasonably remedied and did not justify demolition. He did not concur with any of the other concerns listed in Mr. Moore's letter of September 1, 1998. He determined that the house is structurally sound and should not be demolished.

At this time, no plans for development of the property have been submitted to the HPC. Although the appraiser made the recommendation to demolish the residence, demolition of the house in anticipation of development that may or may not take place certainly should not be considered. However, staff also met with Malcolm Shaneman from the Development Review Section of M-NCPPC to determine if the existing house would create problems for a potential

developer. He confirmed that the existence of the historic structure would not impede development of the property.

It is important to note that the size of the house is not a reason to demolish. There is substantial room behind the house for it to be enlarged to the rear. A Historic Area Work Permit application for alterations in design and material must be brought to the HPC to be approved, but changes to the rear of the structure are generally given lenient review.

To summarize, demolition of the historic resource will not enhance the value of the property nor will it expedite development. There are no structural or space limitation problems or sufficient deterioration such that demolition should be considered. Staff recommends that rehabilitation of the historic resource rather than demolition be pursued as means of enhancing the value of the property. Staff further recommends that the applicant or prospective buyers also investigate solutions to the drainage situation as part of a comprehensive rehabilitation plan. The HPC could ask that any proposal for development of the property that is submitted to the HPC also address the drainage situation and include a rehabilitation and/or modification plan for the house.

### STAFF RECOMMENDATION

Staff recommends that the Commission deny the HAWP application to demolish the historic residence at 9816 Capitol View Avenue, Silver Spring. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and Secretary of the Interior's Standards for Rehabilitation #1, #2, #9, and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

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

New additions and adjacent or related new construction will 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.

SEP 15 1998  
DEPT. OF PLANNING SERVICES

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSEPH P. MOORE  
Daytime Phone No.: (301) 585-5115  
650-8549

Tax Account No.: 996 280  
Name of Property Owner: Jerome C. & J. P. Moore TRUSTEE Daytime Phone No.: (301) 585-5115  
Address: 9816 CAPITOL VIEW AVE SILVER SPRING MD 20910-1030  
Street Number City State Zip Code

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

### LOCATION OF BUILDING/PREMISE

House Number: 9816 ~~CAPITOL~~ Street: CAPITOL VIEW AVE  
Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN ROAD  
Lot: 28, 21, 22 PTS 23, 24, 25, 26, 27 Block: 31 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence, Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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.

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

(4)

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

9/11/98

1. **WRITTEN DESCRIPTION OF PROJECT**

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

PREVIOUSLY  
SUBMITTED

No Meeting Was held 9/9/98

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

REMOVE EXISTING STRUCTURE AT  
PUBLIC VIEW TO REDUCE  
POTENTIAL HEALTH & SAFETY HAZARD

2. **SITE PLAN**

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

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

FAILURE TO APPROVE PRESS RESPONSIBILITY AND  
LIABILITY FOR ANY INJURIES  
OUT TO HISTORIC PRES. COMM -

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.

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

4. **MATERIALS SPECIFICATIONS**

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**

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

5

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 650-8549  
e-mail: jpmoore@bright.net

Monday September 1, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Re: Preliminary Consultation 10:00 p.m. Wednesday, September 9, 1998

Dear Ms. Kephart:

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The wall/curb helped, but still, in heavy rains, the water rushes down the hill and floods the yard and forces its way into the basement, through it, and out under the garage door.

For about 40 years the rain water would overrun the yard and flood the basement. The foundation, which is built of 12" x 12" by 4" thick terra cotta blocks and coated with about a 2" skim coat of cement, is no longer sound.

Facing the house, the right front corner of the front porch has settled about 4" below level.

Facing the house, on the right side, the chimney is pulling away from the house as it is settling. The back right corner of the house has settled and the entire corner is sinking down.

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Seventy (70) years of railroad trains going in both directions and the resultant vibrations have contributed to the settling and breaking up of the house.

Also, seventy (70) years of road traffic has added to the vibrations that have rattled the house time after time after time, causing further damage. The problem was especially bad when Capital View Avenue, a State Route, was a truck route. For those of you who are familiar with Capital View Avenue, it is ridiculous to think that the State would have allowed huge trucks to use this road, but they did and the heavy trucks, especially the concrete trucks and the 18 wheelers really did a number on the soundness of the house. Today, it is the transit busses which still cause a rumbling throughout the house when they pass by, especially when lugging up the hill in front of the house.

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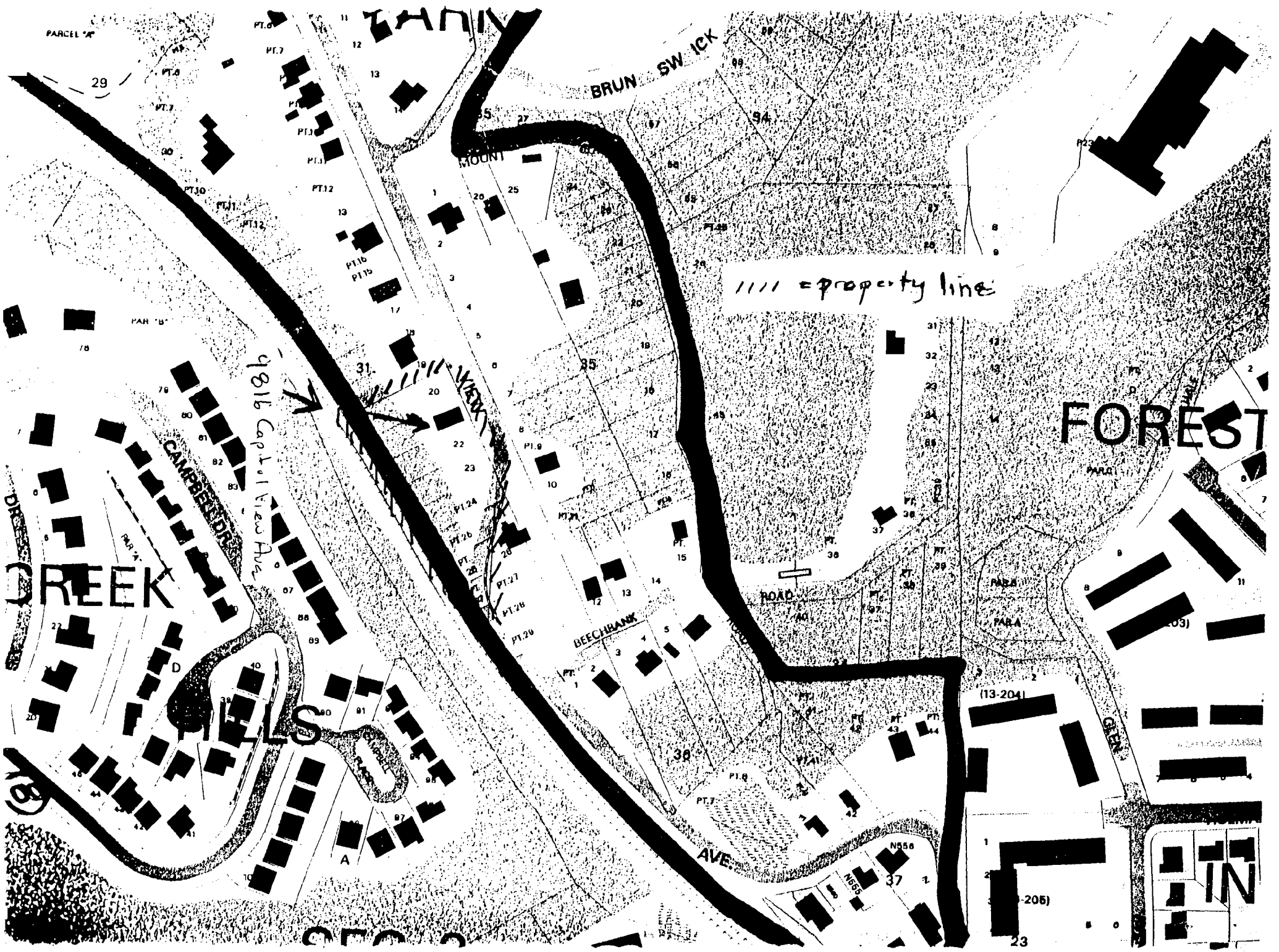
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The house has numerous problems and it is now unsound and should be demolished.

Very truly yours,

Joseph Prudhomme Moore





//// = property line

9816 Capitol View Ave

FOREST

PARCEL "A"

PAR "B"

CAMBER DR

CREEK

MOUNTAIN VIEW

BEECHBANK

ROAD

AVE

(13-204)

(-206)

IN

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Thursday, August 20, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Dear Ms. Kephart:

I did not include the Wilbur J. Cohen house across the street at 9819 Capitol View Avenue, Silver Spring, MD 20910-1030 yesterday as I do not know who lives there. I believe that the Cohen's still own the property. I do not know where the Cohen's live, perhaps in Chicago.

People are living in the house, but I assume that they rent. I do not know their names. Anyway, perhaps you can just address your letter to Resident or something.

Across the road and down the hill a bit is the old Barbee house, 9809 Capitol View Ave., David C. Clough.

Also across the street and down the hill a bit, in the old, what I call, the "Herbert's" house, Duncan E. Tebow, at 9811 Capitol View.

So, those are the closest houses across the street. Up the hill, next to the Cohen property is 9829 Capitol View, which I always knew as the "Schooley" house. Margaret H. and Paul Irvin live there.

Immediately next door to 9816 is the "Keating" house. The Keating's lived there as I grew up, then Marge Keating married one of the Herbert boys from across the street and Marge lived there for many years, then the Greenwalds and now Charles E. Fallow, 9822 Capitol View Ave.

Next to the "Keating" house at 9826 Capitol View is what I always knew as the "Jones sister's" house. Mrs. Keating next door had four or five sisters who lived next door to her, and their name was Jones. Roger S. Friedman lives at 9826 Capitol View now.

The only thing that I remember about 9830 Capitol View Avenue was that around 1948 or so, I visited with Polly Beverage who was baby sitting a child or children. I don't remember seeing the children. Polly lived up on Barker. She was from Maine. Her father was a speech writer for Roosevelt. Anyway, we had a few kisses and things. But, I believe that today George S. Carr lives at 9830 Capitol View Avenue now.

Next to that is a now vacant lot. That was the "Kelley" house. It burned down many years ago. Mrs. Kelley was a World War I widow. Her husband had bad lungs from mustard gas used in World War I. He was a house painter by trade. They had three boys and maybe five girls. Mr. Kelly died early on and Mrs. Kelley raised her family there.

Next to the Kelley house, down my the railroad tracks was the "Morgan" house. Nels Morgan was about 8 or 9 years younger than me, but my younger brother knew him. That is 9834 Capitol View Avenue. Linda W. Case, and John E. Rayburn. I am sure that John E. Rayburn will have plenty to say about things. He asked to buy the property and to remodel the house and rent it out. I believe that he owns 9830 too. Anyway, he doesn't want to pay the highest and best value for the property. He is looking at around \$100,000.00 or something. But, with the building lots being so valuable, that is out of the question.

As far as anyone down the hill and around the corner, I do not know or have never known any of those people. Back in the woods, down what is now Beechbank Road, was where the Brown's lived. Mr. Brown was Mr. Barbee's wife's brother. Mrs. Brown baby sat us three kids for a while in late 1941 and into 1942 or so. None of the house on Beechbank were there as I grew up.

Well, Ms. Kephart, I don't know how else to help you with the notification of the meeting on September 9, 1998.

I would still like to receive a letter from you restating what you told me on the telephone Wednesday afternoon, August 12, 1998. My older sister is more than just a little upset by your pronouncement.

Best regards,

Joseph Prudhomme Moore

APPROVED #31/7  
 PROPOSED  
 HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES



1870 - 1916



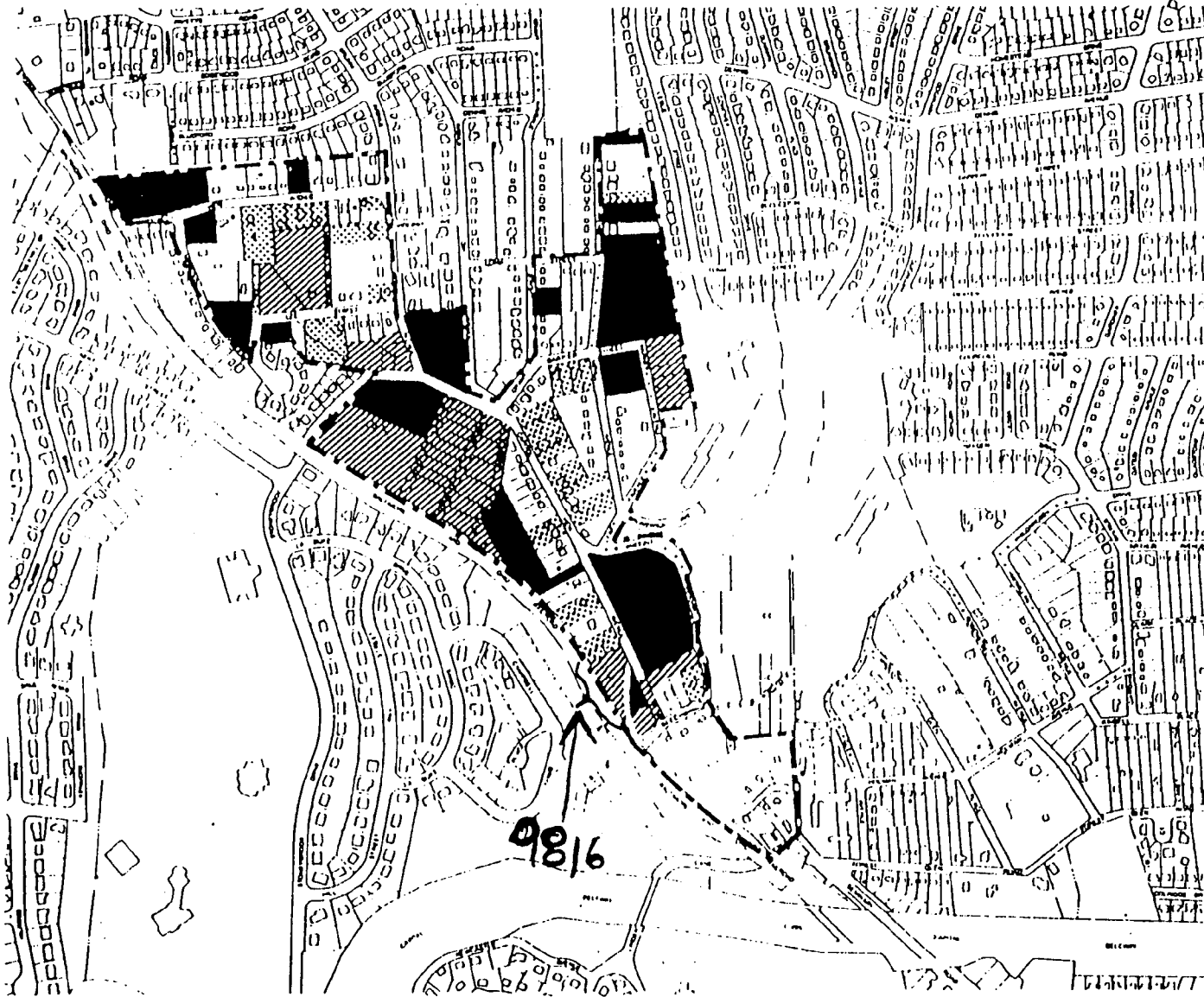
1917 - 1935



Nominal (1935 - )



Spatial

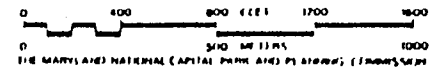


# Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



21



11



Tim Sloan/GAZETTE

Residents of Capitol View, which features many old and unusual homes, must abide by building restrictions because of the neighborhood's historic designation.

# Like it or not, Capitol View is historic

SS GAZETTE  
Residents accept  
building restrictions

by Vanessa Phillips  
Staff Writer

One hundred years ago, the Capitol View Park neighborhood in Silver Spring was a bustling railroad village near Forest Glen, where trains stopped on their way in Washington.

The area developed, various forms

## Montgomery In Microcosm Part III

of architecture began to comprise Capitol View, making the neighborhood a hodgepodge of history through its homes. A walk through Capitol View Park today proves it is not a cookie-cutter neighborhood, a typical suburban subdivision. There are grandiose Victorian homes,

charming bungalows and even mail-order homes from the Sears catalogs of yesteryear.

Capitol View's distinction led it to becoming the county's first historic district in 1982. Residents in Capitol View, known for their political activism, say their fight to garner the designation for the area was an act to preserve the special nature of the neighborhood.

"Developers wanted to come in and

See Capitol View, page A-11

have some sort of say," said Carol Ireland, member of the Capitol View Park Historical Society.

"Our community was like a backwater. Nobody really knew about us. With the Beltway and the Metro nearby, land is getting scarce. People are beginning to find us," said Roberta Hahn, who is also part of the historical society, and a former member of the county's Historic Preservation Commission.

Homeowners who wish to make renovations and builders who want to develop must obtain a historic area work permit, which is granted by the county's Historic Preservation Commission (HPC). The commission must review plans to assure the new reconstruction will fit into the history.

But eclectic character of the neighborhood.

A local advisory panel also reviews plans, often visiting the homes or an area slated for work.

Residents who follow the regulations can receive tax credits from the state for helping to maintain the historic area.

The restrictions placed on neighborhood work range from limiting a deck on the back of a Victorian house to preserving old trees.

"The HPC is not always going to let you do what you want to do," said Linda Case, a resident who lives in the oldest area home and had renovations done. Nevertheless, Case and her husband worked closely with the neighborhood panel to make sure their plans fit historic criteria.

Continued on Next Page  
→  
SF

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## CAPITOL VIEW

"When most people step back, they see it's for the best," said Hahn, a member of the neighborhood advisory panel. "Usually, if you tell people (ahead of time), it's not a problem. It's when people get caught after final plans are made, it gets sticky."

Problems can come in the form of neighbors unwilling to listen to HPC, or builders who aim to construct as much as possible on the smallest parcel of space.

"Sometimes with developers, you have more of a control, because you can issue a stop-work order. With private property, you have enforcement powers, but it gets harder," said Gwen Marcus, historic preservation coordinator for the Maryland-National Capital Park and Planning Commission.

Punishment for violators of historic regulations can come in the form of warnings, stop-work orders and fines. But Marcus said the county wants to try and mend the relationship with the violator before punishment.

"Sometimes, it's just a misunderstanding. Historic designation is something that is hard for a lot of developers and owners to understand. We try not to come in as the heavy-handed government," he said. Often, negotiations lead to a compromise between the county and developers.

While neighbors said they respect HPC's tough task, some wonder about its effectiveness.

"The boards are less of a challenge now" than they were 10 years ago, said Roger Friedman, president of the local civic association.

"The HPC works hard, but its (regulations) are impossible to enforce," said resident Steve Kramer.

While residents and staff working agree enforcement can be tough, they still see the historic designation as important.

"We don't want to keep things exactly the same," said Diane Smith, past president of the civic association. "We want to use the homes as a reminder to what we came from."

"Some people think the HPC is not strict enough," said Hahn. "But HPC takes into consideration the many things" to keep a house livable.

"We're not going to stop the development, but at least we're going to make it more compatible," she said.

"There is a contingent not as happy to have the government stepping in to regulate," said Ireland.

But Ireland said the historic designation prevents large-scale development, such as previous plans for townhouses on Pratt Place, which were reduced.

Some residents can see literally in their backyard what happens to development outside the historic district. Just outside the historic district is a tract of land adjacent to Leafy House, a home for

seniors, where the trees have been cleared to make way for 10 single-family homes. Although residents said they know developers are within legal bounds, they still are upset to see the work.

"Because it's outside the historic district, the developers have a good deal more leverage," said County Councilman Derick Berlage (D-5, Silver Spring), who has lived in Capitol View Park for a year. "But I still am concerned to see the amount of tree loss."

Berlage said under a bill that has been passed by the County Council since that particular development began its plans, construction projects are prevented from cutting down so many trees.

"One constant in our neighborhood is the trees. Some people don't think about them until they're gone," said Hahn.

The HPC and Capitol View neighbors are beginning to think about future trends which affect the historic designation, including the prevalence of infill development, where homes are added to remaining parcels of land.

Sometimes infill creates difficult situations for HPC, such as on Meadowneck Court, where new homes are being added to an area surrounded by dwellings constructed in 1982.

Sometimes, the local panel reviews the characters of just four or five nearby homes, or one block, to determine what can and cannot be added, said Hahn.

"Because of the HPC, infill development within the historic district has been much more sensitive," said Berlage. "Historic preservation is a balance. You want to preserve the character and give reasonable discretion to the homeowners."

Capitol View likely will face an ongoing battle between its historic designation and new construction.

"What's unique about Capitol View is how much construction has been going on there since it became a historic district," said Marcus.

Neighbors said that for better or for worse, they will continue to fight and maintain the unique area in which they have chosen to live.

"I think most people in the neighborhood aren't aware with the newer homes that they're under the rules, regulations and benefits of an historic district. I see the pluses and minuses," said Case.

"When you live in Capitol View, you get a sense of history every day," said Berlage.

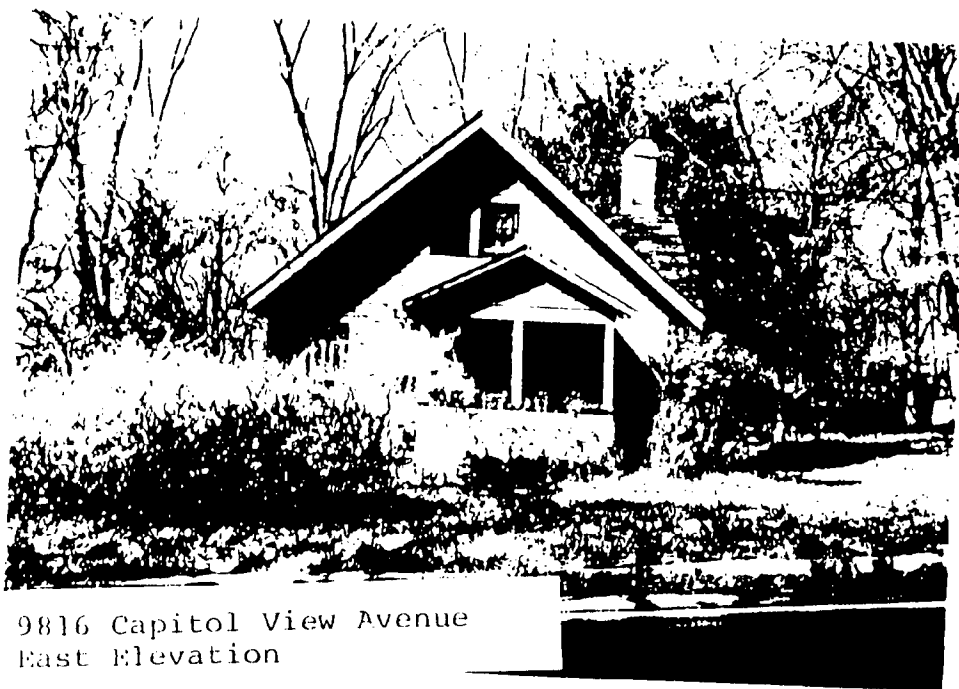
In the upcoming final installment of "Montgomery in Microcosm," neighbors will evaluate the issues facing Capitol View Park.

35

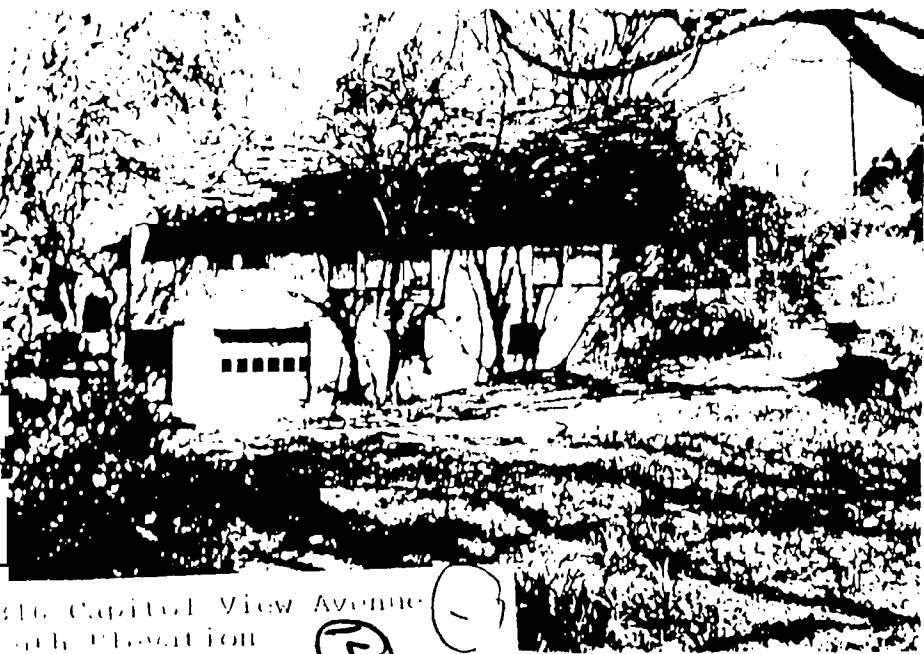
13



9816 Capitol View Avenue  
North Elevation



9816 Capitol View Avenue  
East Elevation



9816 Capitol View Avenue  
South Elevation

(12)

(1)



9811 Capitol View Ave.  
Silver Spring, MD 20910

Montgomery County Historic Preservation Commission  
c/o MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910

October 28, 1998

Dear Historic Preservation Commission Members:

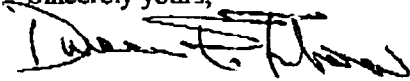
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The Moore family have been good neighbors of ours for the twenty years that we have lived across the street from them on Capitol View Avenue. This makes it embarrassing and, ultimately, out of the question for us to appear at a public hearing to oppose the current request. Consequently we are providing this letter to you as evidence of our opposition.

We support the Historic District concept and join with the LAP and many of our neighbors in being saddened that Mr. Moore cannot find some way of selling his property that is not in keeping with the letter and spirit of the status of our community.

We urge you to be consistent with your charge and deny this application.

Sincerely yours,

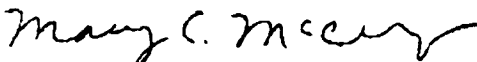


Duncan E. Tebow, 9811 Capitol View Ave.



Elizabeth Tebow, 9811 Capitol View Ave.

David Clough, 9809 Capitol View Ave. *ES.*



Mary McCleaf, 9809 Capitol View Ave.



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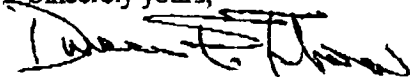
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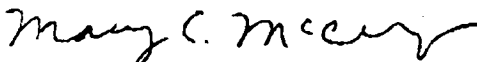


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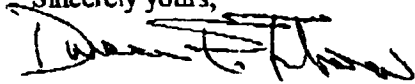
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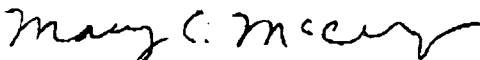


Duncan E. Tebow, 9811 Capitol View Ave.



Elizabeth Tebow, 9811 Capitol View Ave.

David Clough, 9809 Capitol View Ave. *DC*



Mary McCleaf, 9809 Capitol View Ave.

# MEMORANDUM

Oct. 25, 1998

**FROM:** The Local Advisory Panel (L.A.P.) of Capitol View Park,  
Montgomery County, Maryland

Carol Ireland  
Jennie Ritchie  
Betty Scott  
Duncan Tebow  
Emily C. Volz, AIA, Chair

**TO:** Ms. Perry Kephart  
Office of Historic Preservation  
Maryland National Capital Park and Planning Board  
Montgomery County, MD

Dear Ms. Kephart,

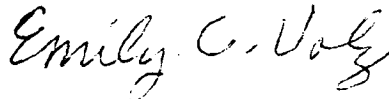
In response to HAWP application # 996280 the L.A.P. has the following comments.

With all due respect to Mr. Moore and his long family association with Capitol View Park, we feel bound to comment that the Historic District deserves his respect in return. It is not usual in any neighborhood to raze a house in order to sell a property. To allow an owner to do so in an historic district would make a mockery of the ideals that initially led to the designation of this area as such a district, **indeed the first such district in Montgomery County.**

In the view of the L.A.P., it would appear that Mr. Moore must surely have other means by which to divest himself of this property without resorting to demolishing the house in which he grew up. With the scarcity of such sizeable and attractive properties in close proximity to town we are hard pressed to imagine that, with properly targeted advertising, Mr. Moore would have any difficulty selling his property at a price attractive to himself, especially with the low interest rates that are widely available today.

We urge greater than usual consideration be given this application as the irrevocable action Mr. Moore is contemplating would severely damage the character of the historic district at its remarkably unspoiled eastern gateway where one truly experiences a sense of stepping back in time.

Respectfully submitted,



Emily C. Volz, AIA, Architect  
Chair

**SHEMRO**  
ENGINEERING  
ASSOCIATES

October 28, 1998

Perry Kephart  
Historic Preservation Section  
Montgomery County Department of Parks and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: 9816 Capital View Avenue  
Kensington, MD

Dear Ms. Kephart:

This letter is intended to serve as documentation of my findings from my site visit of October 2, 1998, to assess the structural condition of the house. My review of the building was limited to the visible structural system only.

#### EXISTING STRUCTURAL SYSTEMS

The house was reportedly built in 1923 or 1928. The roof is framed with 2x4 rafters spaced at roughly 23" centers, spanning side to side. 2x4 collar ties are present at every other rafter, located roughly at the one-third point from the ridge. In general, 2x4 stud knee walls extend the full length of the house along both sides of the attic space at approximately the mid-span of the rafters. The one exception is the knee wall along the south side which does not extend east past the north-south bearing wall below.

The roof of the front porch is likely framed with 2x4 rafters at 24" centers with 2x4 ceiling joists. The floor is framed in wood, supported on a masonry perimeter foundation wall. No access exists to the crawl space below. Also, no basement vents are visible.

The floor of the attic is framed differently in the front portion of the house than in the rear portion. In the front, the attic floor joists span front-to-back with 2x6's at 16" centers, spanning 14'-6" to a bearing wall which extends north-south immediately east of the stair to the attic. The rear portion is framed side-to-side with 2x4's at 16" centers. The center wall below running east-west serves as a bearing wall.

The first floor is framed with 2x8 joists spanning north-south. The center of the house is supported with a wood beam comprised of 3-2x8's spanning roughly 9'-0". The original supports for the center beam appear to have been 8" x 12" structural clay tile (SCT) piers. One pier has been removed and two adjustable steel columns have been installed to replace it.

The basement walls appear to have been built using SCT and brick masonry. The foundations are unknown, but are likely to have been concrete spread footings.

#### EXISTING CONDITION OF THE STRUCTURAL SYSTEM

The general condition of the basic structural system of the building is fair to good.

A limited amount of damage has occurred in the southwest corner of the first floor framing due to water saturation. The floor sheathing and the ends of a few joists have begun to rot.

A portion of the first floor framing, roughly central to the entire house, indicates a previous opening, roughly four feet by two feet. This opening has been closed, but was improperly framed.

The roof sags considerably on the south side, as does a small area directly behind the chimney on the north side. Numerous areas of the beaded board roof sheathing outside the exterior walls of the house have been replaced with plywood.

The siding on the north elevation, west of the chimney, appears to be pulling away from the chimney. The cause is likely to be typical settlement of the building. The settlement is commensurate with the age of the house and does not appear excessive. Parging on the exterior of the basement wall in this area, as well as the mortar joints of the masonry on the interior, do not exhibit major large cracks, suggesting that the movement has proceeded very slowly and is not currently a problem. It is likely that the majority of the movement occurred sometime in the past. The south wall appears relatively level. Within the house, the fireplace hearth has pulled away from the chimney. This is a localized problem in the floor framing.

The front steps have settled somewhat. This settlement is likely due to settlement of fill soils originally placed during construction of the house.

The front porch has settled significantly in the northeast corner. The floor boards in that corner move when stepped on, suggesting that the floor joists below have rotted significantly. The top of the windows in the front of the porch slope significantly down to the northeast corner.

### CAPACITY OF THE STRUCTURAL SYSTEM

This house is believed to be a Sears, Roebuck and Company (SRC) house. Reprints of the catalog for these houses indicate the framing of this house to be consistent with what SRC catalogs refer to as "Standard Built Construction." It is not likely, however, that the house was originally designed to have the upper level occupied. That level is now used not only as storage, but as living space. If the upper level was not occupied, then the house structure would be consistent with houses of its time.

However, the major components of the structural system, however, have been analyzed relative to current building codes. The roof rafters alone are not adequate to span from the ridge to the eave. They are adequate, if we consider support from the attic floor joists by way of the knee walls. However, the attic floor joists do not have sufficient capacity to support the roof rafters. To reinforce the attic floor, new 2x12 joists could be added to each floor joist. This reinforcement would provide for bedroom use of the attic space as well as adequate support to the roof. The knee wall along the south side would have to be extended to the front wall of the house. Within the knee walls in the front portion of the attic, 2-2x12's could be included to span over the front living room area. In lieu of providing second level living space, the roof could be reinforced by adding new 2x6 rafters to each existing rafter.

The first floor joists are adequately sized to provide residential use capacity. The center beams spanning east-west will require additional posts, such as adjustable steel posts, or 6x6 timbers.

### GENERAL ENGINEERING OPINION OF STRUCTURAL VIABILITY

The house has not been maintained properly for a number of years, resulting in the need for numerous minor repairs as outlined above. However, the fundamental structural system of the house is sound. Minimal foundation wall settlement suggests proper foundation conditions. Additionally, the primary structural elements (rafters, joists, etc.) do not indicate an over-stressed condition, except for the roof if analyzed using current codes. The roof was built consistent with codes of the time of construction.

To the best of my information, knowledge, and belief, this house is generally structurally sound and repairable. I see no structural reason for its demolition.

Please understand that the recommendations presented here are limited to assessment of the general condition of the building structure and the effort required to make it compliant with current codes. The work described here is not intended to provide a complete detail list of repairs needed and should not be considered to any extent to be a complete description of work required.

Sincerely,



James D. Shemro, PE

**SHEMRO**  
ENGINEERING  
ASSOCIATES

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James D. Shemro, PE

# SEARS, ROEBUCK CATALOG OF HOUSES 1926



An Unabridged Reprint  
Sears, Roebuck and Co.



# BUILT by OUR CUSTOMERS at SUBSTANTIAL SAVINGS



### THE WESTLY

All material was very good and sufficient. The lumber was of superior, so carpenters did, to any that could be obtained here. We highly recommend your "Honor Bill" material. Hope that everyone who builds one will be as pleased as we are in cost, convenience and comfort.

ALBERT J. KEGEL,  
5119 Jewett St.,  
Washington, D. C.



### THE OSBORNE

We are well satisfied with our "Osborne" house. The material is as good as can be got anywhere and way above the average. I made a big saving by the use of "Honor Bill" Ready Cut material. Our dealings with your company have been unusually satisfactory and recommend you to anyone about to build.

CLARENCE L. PARKER,  
19 Oimstead Ave.,  
Dearborn, Mich.



### THE LANGSTON

In 1921 I bought, erected and am now living in the Americus. I have since built the Alpha and now working on a Langston and an Adolphe. Your service, quality and courtesy makes me a booster for "Honor Bill" homes.

HENRY M. JUNG,  
4233 Lowry Ave.,  
Norwood, Ohio.



### THE AMERICUS

The best planned house I ever saw. A carpenter told me it was the best I they ever used. Everything fits. I saved just \$1,500.00.

JOHN HALL,  
R. F. D. 2, Box 443,  
Brooklyn Sta.,  
Cleveland, Ohio.



OLIVIA  
I am so well pleased I am building another.  
WILLIAM BLYE,  
R. F. D. 7, Box 5,  
Elsmore, Ind.

### THE CONWAY

I built the house myself, with help only after the roof was on and the weather breaking. I estimate I saved between \$1,500.00 and \$2,000.00.

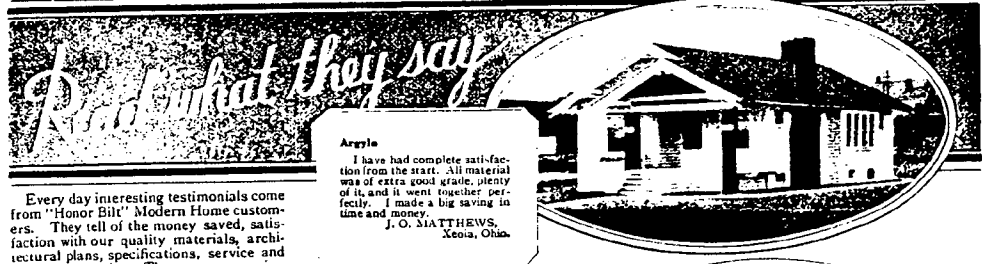
J. A. PASTERNAK,  
2300 Monroe St.,  
Washington, D. C.



### THE ELSMORE

I figure about \$1,800.00 saved by getting it Ready-Cut from Sears, Roebuck and Co.

FRED W. KROMP,  
R. 1, Box 390B,  
West Albany, N. Y.



*Read what they say*

### Argyle

I have had complete satisfaction from the start. All material was of extra good grade, plenty of it, and it went together perfectly. I made a big saving in time and money.

J. O. MATTHEWS,  
Xenia, Ohio.



Dear Sirs:  
I want to express my appreciation for the very courteous and efficient attention that I have received from you while building my "Martha (Washington)" House. I have saved about \$1,500.00, of which I credit about \$1,000.00 to labor saved by the "Honor Bill" ready cut masonry. A. H. BREWSTER, Washington, D. C.



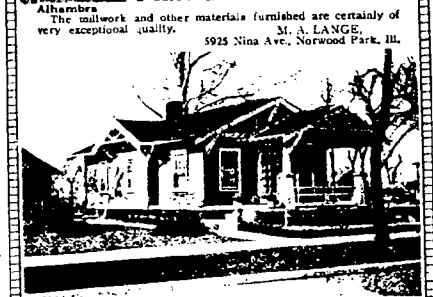
Alhambra  
The millwork and other materials furnished are certainly of very exceptional quality.  
M. A. LANGE,  
5925 Nina Ave., Norwood Park, Ill.



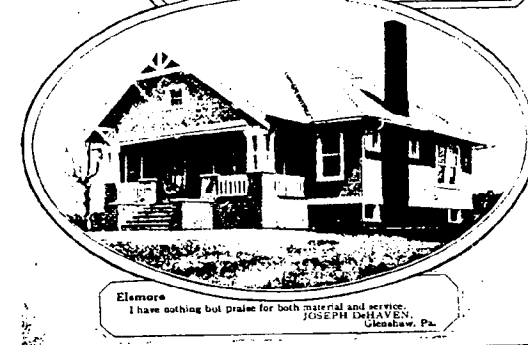
### Puritan

I wish to express my appreciation of the prompt and efficient service rendered. The whole transaction has been most satisfactory. There was sufficient material and it exceeded in quality the builder's expectations.

E. E. THOMPSON,  
1114 Incomar St.,  
Clarey Chase, D. C.

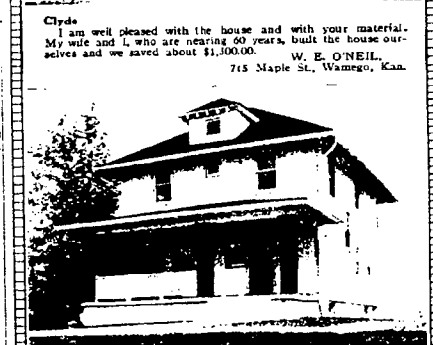


Clyde  
I am well pleased with the house and with your material. My wife and I, who are nearing 60 years, built the house ourselves and we saved about \$1,000.00.  
W. E. O'NEIL,  
715 Maple St., Wamego, Kan.



### Elsmore

I have nothing but praise for both material and service.  
JOSEPH DELHAVEN,  
Glenahaw, Pa.



Woodland  
Thank you for the efficient services rendered. The house was erected in a wonderfully short period.  
LOUIS T. MACKIE,  
Cincinnati, Ohio.

## Thickness of Hardwood Flooring

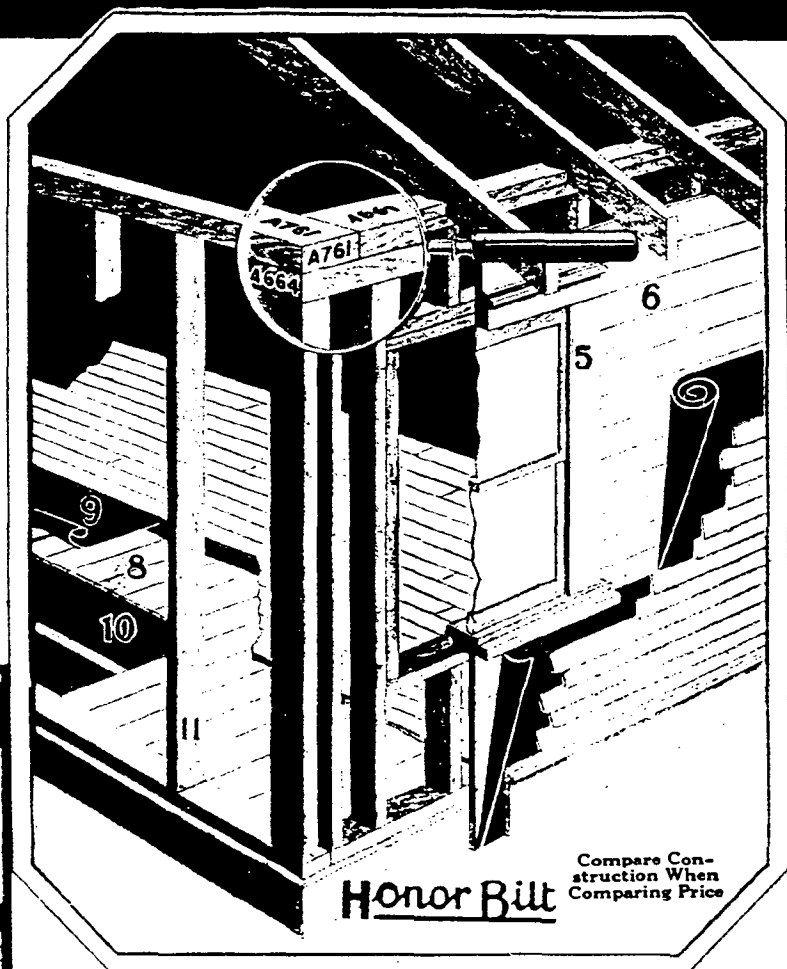
When we specify oak or maple flooring, we furnish it  $\frac{3}{4}$  inch thick, to be laid over the subfloor. Be sure to consider this point when comparing our prices with others.

We furnish shellac and extra durable floor varnish for maple floors, and paste filler and extra durable floor varnish for our oak floors.

## Cut Through a Portion of the Roof

**What Do You Find?** Here are full size extra clear Cedar Shingles of the best quality obtainable. Their viceable and lasting qualities are too well known to need further comment. The illustration in the upper left hand corner of the opposite page shows the extra thickness of our Extra Clear Red Cedar Shingles we furnish when wood shingles are specified with "Honor Bilt" Homes, compared with the standard \*A\* grade 6-2 shingles generally furnished for most houses.

Cut and search throughout any "Honor Bilt" Modern Home; you will find every detail in every section represents the choicest material.



"Honor Bilt" Modern Homes are illustrated and described on pages 1 to 112, inclusive

## "Honor Bilt" Is the Better Home for You

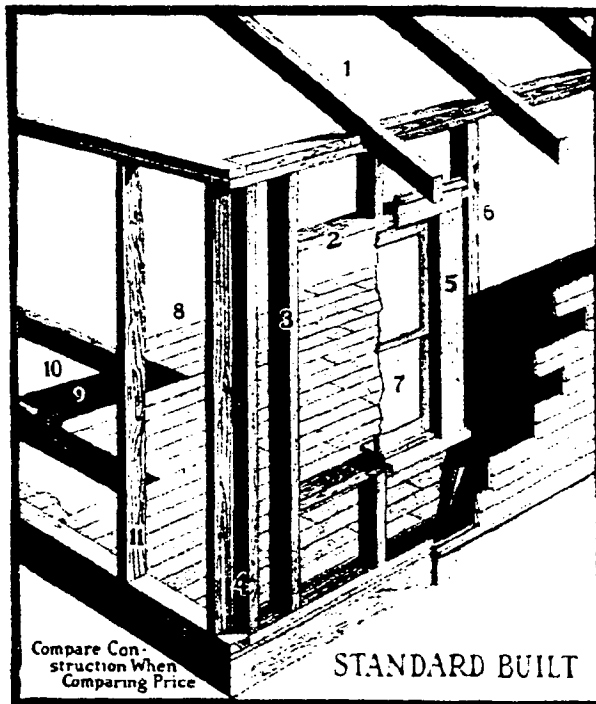
### Here Are the Reasons:

An "HONOR BILT" home means a home of guaranteed quality. It means the best in quality of workmanship and in quality of material—also architectural and free plan service (see pages 17 to 19). Judge for yourself by examining the two illustrations on this page. See the difference between Standard Built construction and "HONOR BILT" construction.

Naturally, a Standard Built house will cost less than an "HONOR BILT" house of the same size. But the thirteen reasons clearly explain why the "HONOR BILT" is well worth the low price we charge.

### "Honor Bilt" Construction Illustrated Above

- |   |  |
|---|--|
| <p>1—Rafters, 2x6 or 2x4 inches (larger where needed), 22<math>\frac{3}{4}</math> INCHES APART.</p> <p>2—DOUBLE PLATES over doors and windows.</p> <p>3—DOUBLE STUDDINGS at sides of doors and windows.</p> <p>4—THREE STUDS at corners.</p> <p>5—Outside casing, 1<math>\frac{1}{2}</math> INCHES THICK.</p> <p>6—High grade WOOD SHEATHING, 1<math>\frac{3}{8}</math> inch thick.</p> <p>7—All glass over 24x26 inches is HIGH QUALITY DOUBLE STRENGTH.</p> | <p>8-9—DOUBLE FLOORS WITH HEAVY BUILDING PAPER between the subfloor and finished floor.</p> <p>10—2x8-inch joists, or 2x10 where needed, 14<math>\frac{3}{8}</math> IN. APART.</p> <p>11—Studdings, 2x4 inches, 14<math>\frac{3}{8}</math> INCHES APART.</p> <p>12—Best Grade of clear Cedar Shingles, Oriental Asphalt Shingles or Oriental Slate Surfaced Roll Roofing, guaranteed for seventeen years, as specified.</p> <p>13—All outside paint, three coats of guaranteed paint, shingle stain (when shingles are used as siding), two brush coats.</p> |
|---|--|



Compare Construction When Comparing Price

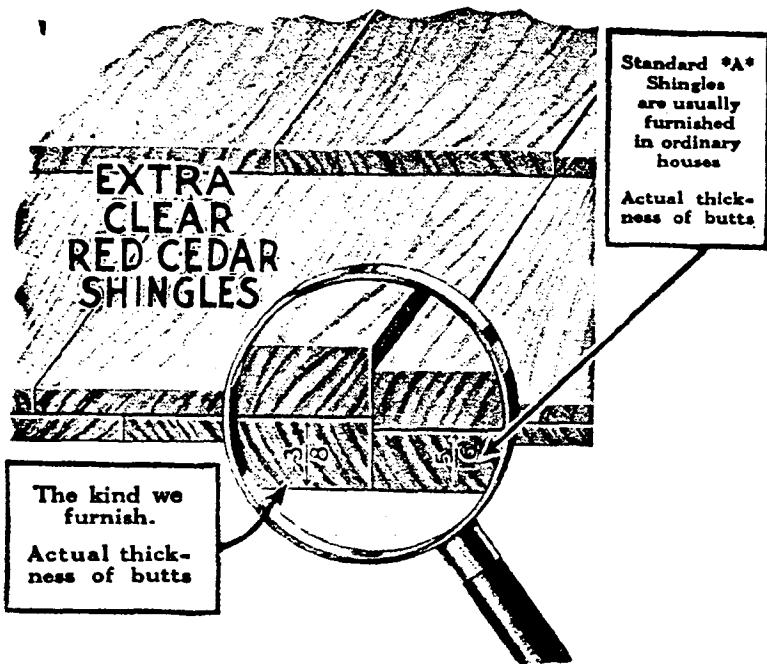
STANDARD BUILT

## Standard Built Construction

(See picture above)

- 1—Rafters, 2x4 inches, 22 $\frac{3}{4}$  INCHES APART.
- 2—SINGLE PLATES over doors and windows.
- 3—SINGLE STUDDINGS at sides of doors and windows.
- 4—TWO STUDS at corners.
- 5—Outside casing  $\frac{3}{4}$  INCH THICK.
- 6—NO wood sheathing.
- 7—All glass, SINGLE STRENGTH.
- 8—NO SUB-FLOOR.
- 9—Tarred felt under floors and siding.
- 10—Joists, 2x8, are placed 22 $\frac{3}{4}$  INCHES APART.
- 11—Studdings, 2x4 inches, 14 $\frac{3}{8}$  INCHES APART.
- 12—Star "A" 6-2 Red Cedar Shingles for roof.
- 13—All outside paint, two coats.

Standard Built Homes are illustrated and described on pages 113 to 120, inclusive.



## Look Into the Remotest Corner of an "Honor Bilt" House

Look between the walls, underneath the floors or beneath the shingles. Look anywhere, for that matter. You will always find that an "Honor Bilt" house is genuine through and through. Furthermore, you will always find that the quality specified in an "Honor Bilt" house is always best suited to the purpose for which it is intended. For example, inspect the kind and grade of window and sash frames.

### Cut a Window and Frame in Two

**What Do You Find?** The outside casings are  $1\frac{1}{8}$  inches thick and the sills of our window and sash frames made of red cypress, the very best wood for the purpose. The frames are of high grade, practically clear lumber. Frames are cut to fit exact size of the window for which they are intended. The sills are leakproof, an exclusive feature of "Honor Bilt" homes.

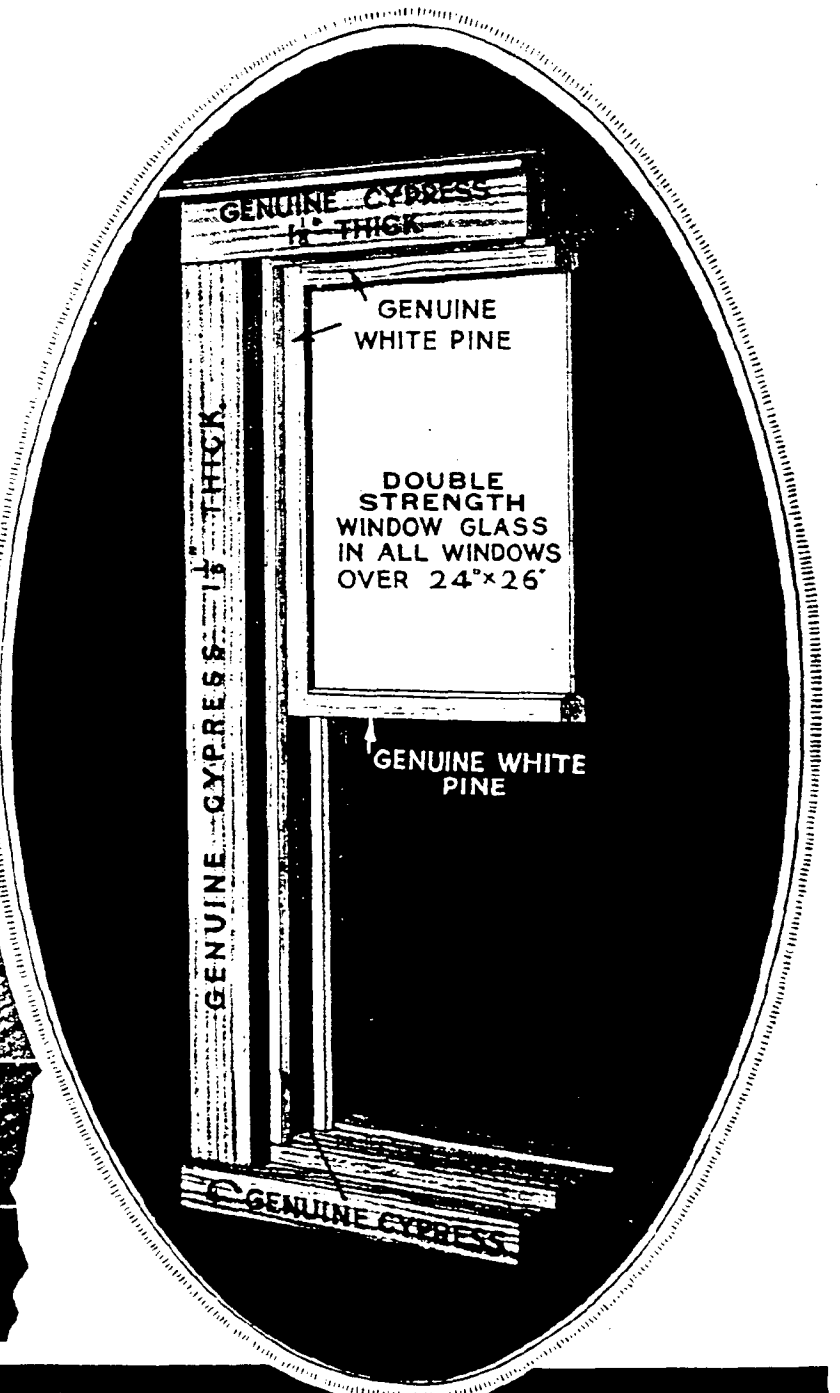
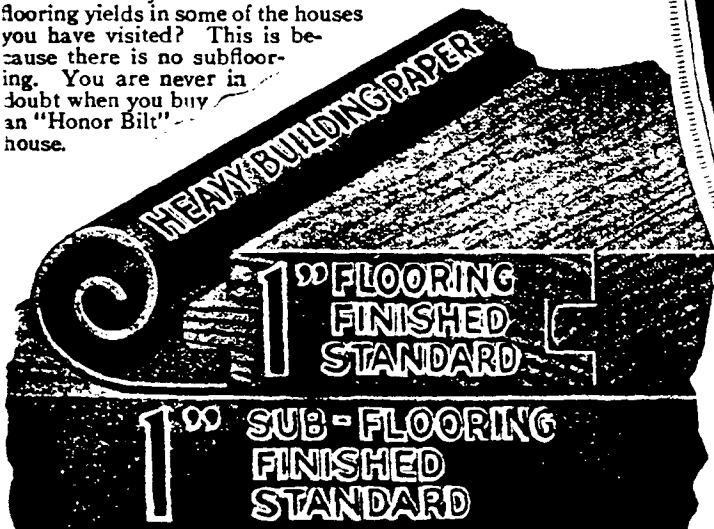
Red cypress is a much more costly lumber than is generally used for this purpose, but "Honor Bilt" specifications always calls for the best. Hence red cypress for our frames.

The glass for all windows over 24x26 inches is of double strength; nearly twice as thick as the ordinary glass.

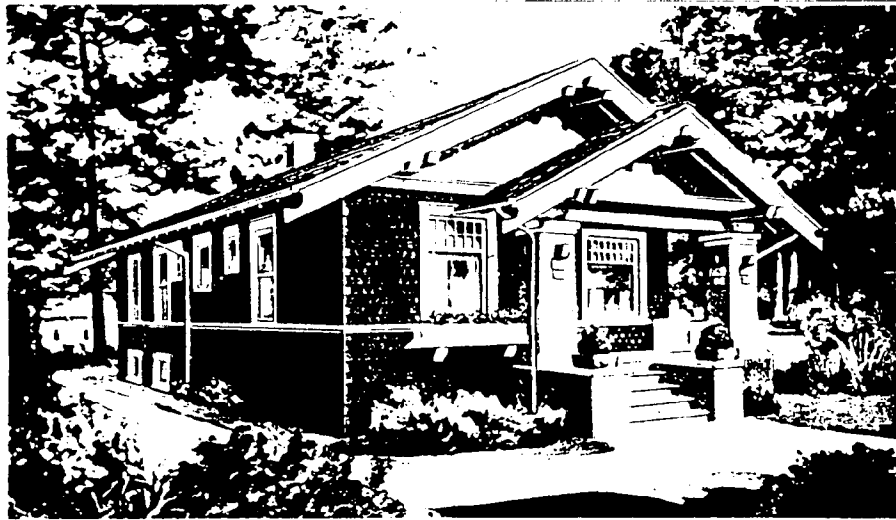
### Cut Up a Portion of an "Honor Bilt" Floor

**What Do You Find?** The illustration shows you the subflooring and finished flooring used in our "Honor Bilt" Modern Homes. Each is one inch thick. You can easily see this makes solid, strong, durable and warm floors. Notice the extra heavy building paper between the subflooring and the finished flooring. No chance for drafts to circulate through here.

When considering the purchase of any house, investigate the question closely and be sure to insist on double floors. They will reduce heat bills and protect your health. Have you ever noticed how the flooring yields in some of the houses you have visited? This is because there is no subflooring. You are never in doubt when you buy an "Honor Bilt" house.



## FIVE ROOMS, BATH AND PORCH



**THE ARGYLE** is a bungalow home that will not be too extreme and yet is entirely different from a cottage. The exterior finished in singles, except the gables and porch which call for stucco. It is neat, well-framed and solidly constructed. We have included the most popular built-in fixtures, not saving both room and the need of purchasing bulky pieces of furniture, such as refrigerators and kitchen cabinets. Moreover, a careful study of the Argyle floor plan reveals a minimum of total construction and more convenience than the usual six or seven-room two-story house.

Always there are very enthusiastic. Their letters are full of praise and appreciation for the material used in the construction and money saved on their part. In \$2,200.00 house, you make as, as you could get out of it. A lot built in the old way, way, by the "Home Bill" System, are able to find a better material so you can build The Argyle for great prices.

**The Living Room.** From the front porch, without making both rails, you enter the living room. It is 12 feet 2 inches wide and 15 feet 11 inches long. A fine station brick mantel sets in the center. The fireplace is built in each side of a mantel in a built-in bookcase, against a tiled glass door. A convenient set, or compartment, set with top of the front window, a lovely view each bookcase. There is ample wall space for furniture and plants. Light and ventilation from two sides.

**The Dining Room.** You pass through a white covered porch from the living room into the dining room, size 14 feet 2 inches by 11 feet 6 inches. Here the walls are paneled. Four windows in a recessed bay insure a cheerful atmosphere that adds to the family life.

**The Kitchen.** A swinging door leads from the dining room to the neat kitchen. It is 12 feet 2 inches by 11 feet 6 inches in size. The east side of space for sink, stove and lower cabinets. A complete cabinet built in one piece wall. There is ample space for a stove, sink and other needed furniture. Three windows give ample light and air. The grade entrance opens and dirt out. Stairs lead to yard and basement.

**The Bedrooms.** A hall opens from the dining room and connects with the two bedrooms and bath. Hall has a private coat closet and also a linen closet. There is a front and also a side window. The rear bedroom, two bay window with built-in bed. There are two windows on the side. Bathroom is conveniently located between bedrooms.

For Our Easy Payment Plan See Page 144

### The Argyle

No. P17018A "Already Cut" and Fitted

\$2,150<sup>00</sup>

**Basement.** Excavate 1 basement with concrete floor. Room for furnace, laundry and storage.

**Height of Ceilings.** Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet high from floor to ceiling.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room house, consisting of:

**Lumber; Lath;**

**Roof Shingles, Best Grade Thick Cedar;**

**Siding, Best Grade Thick Cedar Shingles;**

**Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;**

**Flooring, Clear Maple for Kitchen and Bathroom;**

**High Grade Millwork (see pages 110 and 111);**

**Interior Doors, Two Vertical Panel Design of Douglas Fir;**

**Trim, Beautiful Grain Douglas Fir or Yellow Pine;**

**Kitchen Cupboards;**

**Medicine Case;**

**Brick Mantel;**

**Windows, California Clear White Pine;**

**40-Lb. Building Paper, Sash Weights;**

**Eaves Trough and Down Spout;**

**Chicago Design Hardware (see page 132);**

**Paint for Three Coats Outside Trim;**

**Stain for Shingles on Walls for Two Brush Coats;**

**Shellac and Varnish for Interior Trim and Doors;**

**Shellac, Peata Filler and Floor Finish for sink and Maple Floors.**

Complete Plans and Specifications.

Built on concrete foundation and excavated under entire house.

We guarantee ourselves material to build this house. Price does not include cement, brick or plaster.

See description of "Honor Bill" Houses on pages 12 and 13.

Can Be Built on 33-Foot Lot

This house can be built with the rooms reversed. See page 11.



#### OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$1,100.00 extra. See page 106.

Install a built-in bookcase in each bedroom, instead of built-in bookcase, \$1,100.00 extra.

Oak Floor and Trim in living room and dining room, \$200.00 extra.

Stain Doors and Windows, \$100.00 extra.

Screen Doors and Windows, \$100.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades, see pages 130 and 131.

For Our Easy Payment Plan See Page 144

SEARS, ROEBUCK AND CO.

## FIVE ROOMS AND BATH



**The Sunlight**  
No. P3221 "Already Cut" and Fitted  
\$1,620<sup>00</sup>

**IN THIS** modern five-room bungalow the architects have carefully planned every detail, that every inch of space is used to the best advantage. A careful study of the floor plan will reveal that the arrangement is ideal in every particular, resulting in the greatest amount of comfort, the lowest cost of fuel and minimum cost of upkeep. The careful planning of the "Sunlight" relieves the usual household drudgery. The high quality materials are the same as in all "HONOR BILL" homes. The low price is due: First, to the careful thought in its planning, and second, in the fact that the materials are figured at factory prices.

Front and rear gables ornamented with wood shingles, which can be stained in a pleasing tone. Porch, 21 by 8 feet, protects the front windows and door from snow, rain and sun. It makes an ideal place to enjoy the pleasant weather. Here is room for porch swing and furniture. A nice place for the kiddies to play. An enclosed rear entry is a feature.

**The Living Room.** Three steps lead to the front porch, which opens into the living room through an eight-light panel door. The arrangement of the floor plan permits either a combination living room and dining room, or separate rooms. The living room, size 12 feet 6 inches wide by 14 feet 2 inches long, has space for plants, lampstand and other furniture. Windows on two exposures provide plenty of light and ventilation.

**The Dining Room.** A white casid opening leads from the living room to dining room. Here a buffet may be placed on the inside wall. Here the family may dine in a cheerful atmosphere. Double windows supply an abundance of light and fresh air.

**The Kitchen.** A swinging door leads from the dining room into the kitchen. Here the architect has considered the daily tasks of the housewife. The range space and sink are so arranged as to take all of the "backaches" out of the work. Near by is a convenient cupboard for china, glassware and utensils. Plenty of air and light is provided by two windows. The rear door leads to an enclosed entry, with stairway to basement, and outside entrance. Space is provided for refrigerator.

**The Bedrooms.** Passing from the dining room, you enter a hall that connects with the two bedrooms and bathroom. Directly off the hall is a linen closet. The front bedroom is of good size. A clothes closet is provided with a shelf and wardrobe pole. There is a rear bedroom, size 10 feet 2 inches by 10 feet, with double doors. Each bedroom has two windows, giving ample light and ventilation. The arrangement of bathroom provides for tub in a recess, toilet and lavatory.

**The Basement.** Space for laundry, storage rooms and fuel bins.

**Height of Ceilings.** Basement, 7 feet high from floor to ceiling. Main floor, 9 feet from the floor to ceiling.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

**Lumber; Lath;**

**Roofing, Best Grade Clear Red Cedar Shingles;**

**Siding, Clear Cypress, or Clear Red Cedar, Bevel;**

**Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;**

**Flooring, Clear Douglas Fir or Pacific Coast Hemlock;**

**Porch Flooring, Clear Side Grain Fir;**

**Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;**

**Finishing Lumber;**

**High Grade Millwork (see pages 110 and 111);**

**Interior Doors, Two Great Panel Design of Douglas Fir;**

**Trim, Beautiful Grain Douglas Fir or Yellow Pine;**

**Medicine Case;**

**Windows of California White Pine;**

**40-Lb. Building Paper, Sash Weights;**

**Eaves Trough and Down Spout;**

**Stratford Design Hardware (see page 132);**

**Paint for Three Coats Outside Trim and Siding;**

**Stain for Shingles of Gables for Two Brush Coats;**

**Shellac and Varnish for Interior Trim and Doors;**

**Shellac and Peata Filler and Floor Finish for sink and Maple Floors.**

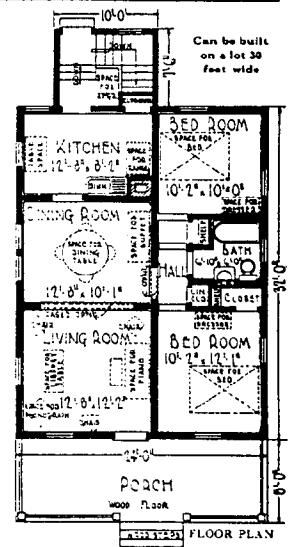
Complete Plans and Specifications.

Built on concrete foundation and excavated under entire house.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144

SEARS, ROEBUCK AND CO.



Sheet Plaster and Plaster Finish to take the place of wood lath, \$1,100.00 extra. See page 106.  
Install a built-in bookcase in each bedroom, instead of built-in bookcase, \$1,100.00 extra.  
Oak Floor and Trim in living room and dining room, \$200.00 extra.  
Stain Doors and Windows, \$100.00 extra.  
Screen Doors and Windows, \$100.00 extra.  
For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

SEARS, ROEBUCK AND CO.

**FIVE ROOMS—NEAT PORCH**



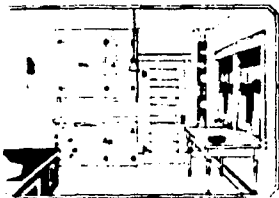
Honor Bill

**The Clyde**

No. P9030A "Already Cut" and Fitted  
**\$1,666<sup>00</sup>**

THE CLYDE has been built in many sections of the country by customers who tell of their satisfaction. Their letters say our "Honor Bill" system, the quality of our millwork. Some tell of the money and our reliable service. Others write saying they sold their home at a profit and bring another Sears, Roebuck and Co. "Honor Bill" home.

Good Shingle panels and tapered columns, brackets and other little touches make The Clyde an unusually well balanced and attractive house which will look as well on a narrow lot as on a wide one.



See kitchen cabinets as furnished with No. P9030A

**The Dining Room.** The wide eared opening into the dining room adds to the light and the feeling of spaciousness. Here you have the two windows pouring light right over the table. Opposite is a big wall space that will accommodate a buffet.

**The Kitchen.** From the dining room you enter the kitchen, which is an unusually compact, convenient workroom. Standing at the sink you are close to the window and the table. Kitchen cabinet is near range space. The side entrance is a modern improvement that you will like better the longer you live in the house. It has space for ice box. Fine for carrying things between basement and yard and makes the kitchen easier to heat.

**The Bedrooms.** A hall is open from the dining room that connects with the two bedrooms and bath. There is a clothes closet off each bedroom. The bathroom has a medicine case and is lighted by a window.

**Basement.** Excavated basement under the entire house. Room for storage, furnace and laundry.

**Height of Ceilings.** Basement, 7 feet from floor to joists. Main floor, 9 feet from floor to ceiling.

**What Our Price Includes**

At the price quoted we will furnish all the material to build this five-room bungalow consisting of:

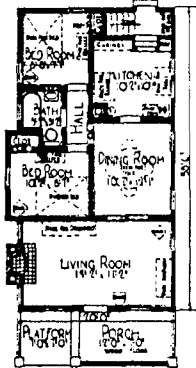
- Lumbers: Best; Clear Red Cedar Shingles;
- Roofing: Best Grade Clear Red Cedar Shingles;
- Siding: Clear Cypress or Clear Red Cedar; Bevel;
- Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
- Flooring: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Porches: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Porch Ceiling: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Finishing Lumber: Windows of California Clear White Pine;
- High Grade Millwork (see pages 110 and 111);
- Interior Doors, Five-Cross Panel Design Douglas Fir;
- Trim, Beautiful Grain Douglas Fir or Yellow Pine;
- Manuel, Medicine Case; Kitchen Cabinets;
- 40-Lb. Building Paper; Bath Weights;
- Seven Troughs; Down Spouts;
- Stratford Design Hardware (see page 132);
- Shelias and Varnish for Interior Trim and Doors;
- Stain for Two Brush Coats for Wood Shingles in Gables;
- Complete Plans and Specifications.

Built on a concrete foundation and excavated under entire house.

We guarantee enough material to build this house. Price does not include cement, brick or plaster.

See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144



Can be built on a lot 28 feet wide.

**OPTIONS**

- Sheet Plaster and Plaster Finish, instead of wood lath, \$132.00 extra. See page 109.
- Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$33.00 extra.
- Oak Doors, Trim and Floors in living room and dining room, Maple Floors in kitchen and bedrooms, \$128.00 extra.
- Storm Doors and Windows, \$33.00 extra.
- Screen Doors and Windows, galvanized wire, \$35.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

**FOUR ROOMS AND BATH**



Honor Bill

**The Olivia**

No. P7028 "Already Cut" and Fitted  
**\$1,283<sup>00</sup>**

THE OLIVIA bungalow surely deserves its great popularity because it is one of the best planned four-rooms-with-bath bungalows. Here the architect has created a beautiful and harmonious design and, in addition, has planned the greatest amount of available floor space without wasting one inch.

Observe the beautiful front porch with large gable roof with exposed rafters and fancy verge boards. Note the artistic arrangement of concrete columns and how the center one provides a convenient place for a jardiniere or flower box. Then, note the shingled gables and paneled columns. Follow the lines of this home from front to rear and there will be no doubt in your mind that this is a most attractive home. Gray painted trim with a white color body will make this the "nicest" house in your block.

The front porch, 16 feet by 7 feet, is delightful. It may be screened in summer and glazed in winter. A swing or a lounging chair, with table, lamp and rug, and the porch is converted into a sun room.

The Living Room. See 10 feet 8 inches by 15 feet 11 inches. Long wall space permit the placing of furniture and piano in a pleasing manner. There is plenty of light and ventilation from two windows and glazed front door.



Cabinets Furnished in Kitchen

utensils and other kitchen needs. A table can be placed under the two windows. Directly off the kitchen is a large closet with two shelves. A door leads down three steps to the rear entry, where there is space for an ice box. Steps to basement are here, also.

The Bedrooms. From the living room a hall connects with the two bedrooms and bath. Front bedroom is 10 feet 2 inches by 10 feet 8 inches, and rear bedroom is 10 feet 2 inches by 9 feet 7 inches. Each bedroom has a clothes closet. There are two windows in each bedroom, permitting cross ventilation and light.

The bathroom plumbing is arranged on one wall, saving material and labor. The bathroom has a medicine cabinet and a window.

Basement. Excavated basement with concrete floor. Room for furnace, laundry and storage.

Height of Ceilings. Main floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet from floor to joists.

**What Our Price Includes**

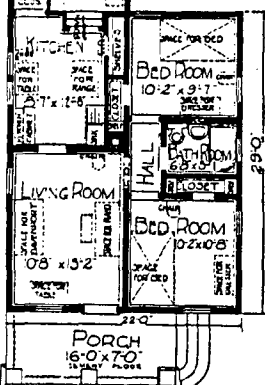
- At the price quoted we will furnish all the material to build this four-room bungalow, consisting of:
- Lumbers: Best; Clear Red Cedar Shingles;
- Roofing: Best Grade Clear Red Cedar Shingles;
- Siding: Clear Grade Cypress or Clear Red Cedar; Bevel;
- Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;
- Flooring: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Porches: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Porch Ceiling: Clear Grade Douglas Fir or Pacific Coast Hemlock;
- Finishing Lumber: Windows of California Clear White Pine;
- High Grade Millwork (see pages 110 and 111);
- Interior Doors, Five-Cross Panel Design Douglas Fir;
- Trim, Beautiful Grain Douglas Fir or Yellow Pine;
- Windows of California Clear White Pine;
- Manuel, Medicine Case; Kitchen Cabinets;
- 40-Lb. Building Paper; Bath Weights;
- Stratford Design Hardware (see page 132);
- Paint for Three Coats Outside Trim and Siding;
- Shelias and Varnish for Interior Doors and Trim;
- Medicine Case;
- Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144

This house can be built with rooms reversed. See note 1.

Can be built on a lot 28 feet wide.



**OPTIONS**

- Sheet Plaster and Plaster Finish, in place of wood lath, \$124.00 extra. See page 109.
- Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$34.00 extra.
- Storm Doors and Windows, \$41.00 extra.
- Screen Doors and Windows, galvanized wire, \$28.00 extra.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

## FIVE-ROOM BUNGALOW HOME



Honor Bill

### The Wellington

No. P3223 "Already Cut" and Fitted

\$1,988.00

This is a masterpiece in a five-room "NOR BILT" bungalow. The front porch, size 12 feet by 6 feet, massive stucco columns, the tile, the soft toned shingle sides and gable siding, produce a perfect, artistic effect. The Wellington has been one of the choicest locations and is wherever it is built. It has found a market at a profit of about \$2,000.00 to

use of 12-foot studding, the main walls are 2 feet 11 inches above the foundation, giving an unusual height single walls. An artistic touch is the flower box beneath the front and the massive brick chimney on elevation.

ing Rooms. Crossing the porch, you enter through an eight-light glazed door. The ceiling is 12 feet 4 inches by 13 feet 7 inches. Plenty of sunshine and air from three windows. A brick mantle is located on the outside either side of the fireplace are blinged down. The ceiling is ornamented by a plan. Here is space for a piano,avenport

ing Rooms. The arrangement of the living room permits an unobstructed view side case opening, allowing the two rooms into one very large room. If so desired, two walls are ornamented with moulded in high class buildings. A large double idea an abundance of light and air. The ceiling is 12 feet 4 inches by 11 feet 3 inches. Plenty of space to rest the happy family during room table. Space is provided for inside wall.

ven. A swinging door leads to the kitchen. It is arranged housewife's workroom. Precious becomes a pleasure because of saving placing the sink, stove and work table belong. The built-in cupboard, where in utensils and provisions can be stored, features. Cross ventilation and light are window on the side, and another in the side opens into a rear entry, which leads basement or to the outside. Directly kitchen door, space is provided for

The Bedrooms and Bath. A small hall, directly off the dining room, connects with two large bedrooms and bathroom—an ideal arrangement. Immediately off the hall is a coat closet. Each bedroom has a closet with hat shelf and wardrobe pole. Each bedroom has two windows, giving light and cross ventilation.

The Basement. Basement with cement floor under the entire house. There is ample space for a work bench, laundry, storage and fuel.

Height of Ceilings. Basement, 7 feet from floor to joists. Main floor, 8 feet 6 inches from floor to ceiling.

#### What Our Price Includes

At the price quoted we will furnish all the materials to build this five-room bungalow, consisting of:  
Lumber; Lath;  
Roofing, Best Grade Clear Red Cedar Shingles;  
Siding, Clear Cypress or Clear Red Cedar, Bevel;  
Above Belt Course;  
Siding, Best Grade Thick Cedar Shingles;  
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;

Flooring, Clear Maple for Kitchen and Bathroom, Clear Oak for Other Rooms;

Porch Floor, Clear Edge Grain Fir;  
Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;

Finishing Lumber;  
High Grade Millwork (see pages 110 and 111);  
Interior Doors, Two Vertical Panel Design of Douglas Fir;

Trim, Beautiful Grade Douglas Fir or Yellow Pine; Kitchen Cupboards; Medicine Case;

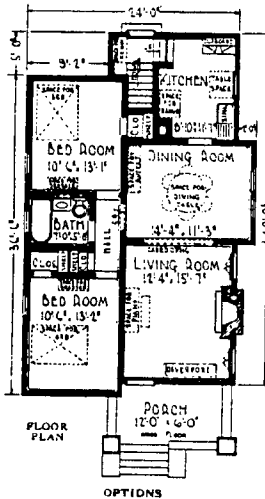
Brick Mantel;  
Windows of California Clear White Pine;  
40-Lb. Building Paper; Sash Weights;

Eaves Trough and Down Spout;  
Chicago Design Hardware (see page 132);  
Paints, Three Coats Outside Trim and Bevel Siding;

Stain, Two Brush Coats for Shingles on Wall;  
Shellac and Varnish for Interior Trim and Doors;  
Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors;

Complete Plans and Specifications.  
We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" on pages 32 and 33.

Can be built on a lot 30 feet wide



Sheet Plaster and Plaster Finish to take the place of wood lath, \$147.00 extra. See page 109.  
Ornamental Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$48.00 extra.  
3-1/2" Doors and Trim in living room and dining room, Maple Floors in kitchen and bathroom, \$32.00 extra.  
Storm Doors and Windows, \$52.00 extra.  
Screen Doors and Windows, galvanized wire, \$34.00 extra.

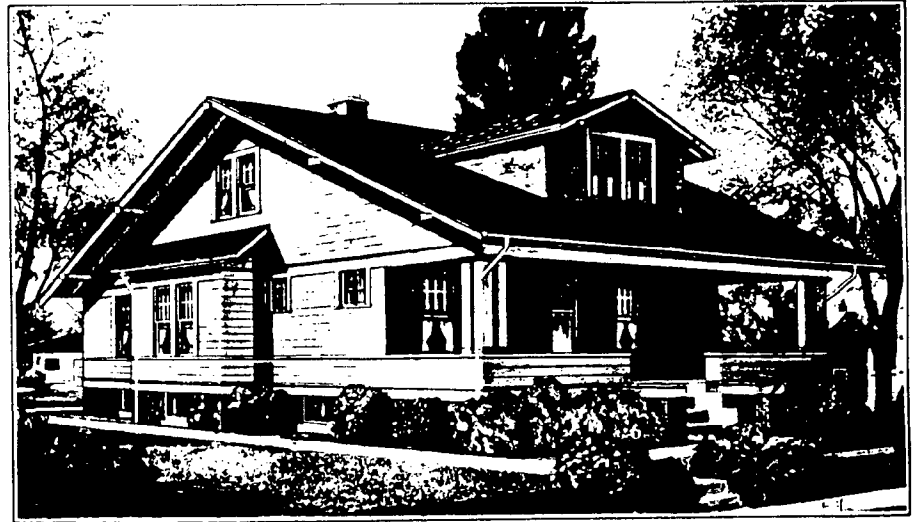
For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

P302

SEARS, ROEBUCK AND CO.

## FIVE OR EIGHT ROOMS AND BATH



Honor Bill

### The Sheridan

No. P3224 "Already Cut" and Fitted

\$2,245.00

THE SHERIDAN is a popular type of bungalow, planned to give the utmost livable space for its size, 28 by 38 feet. The upkeep cost is very small. All the materials are high grade. Porch extends across the entire front of the bungalow and is 26 feet wide by 8 feet deep. It may be screened or glazed and used as a most desirable room.

#### FIRST FLOOR

The Living Room. A view of the living room suggests a comfortable home. Plenty of space permits placing of piano, furniture and pictures. Size, 13 feet 2 inches wide by 12 feet 2 inches deep. Room is well lighted and cross ventilated by the double front window and the two cement windows at the side.

The Dining Room. Living and dining rooms were planned and may be used as one room or as separate rooms, being connected by a covered passage. Dining room is well lighted by double window and thorough ventilation is assured. There is ample space to seat and serve the family; also space for a buffet.

The Kitchen. The kitchen is entered from dining room by a swinging door. Sink is immediately under the door, with space for range alongside. Table space is arranged under double window. Windows afford light and ventilation. A door connects with pantry that is equipped with shelves and lighted by window. There is space for refrigerator, and from door in entry, a door also opens at entry where steps lead to outdoors and to basement.

The Bedrooms. Through an open passage you enter a conveniently located hall leading to bedrooms and stairway to second floor. In designing the hall and bedrooms attention was given to the creation of service closets. A coat closet is located in passage from dining room to hall, with a linen closet in the hall. Front bedroom has ample space for furniture and a closet a closet with pole and shelf. Abundant light and air come from two windows. Rear bedroom has one clothes closet with shelf and wardrobe pole and another closet with shelf. Lighted and ventilated by two windows.

The Bathroom. Bathroom is conveniently located between the two bedrooms. A medicine case with plate glass mirror is furnished.

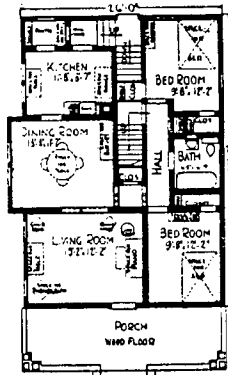
#### SECOND FLOOR

An enclosed stairway leads to second floor. The plan calls for three bedrooms and clothes closets far just the small cost of finishing them. See option under floor plan.

Basement. Room for furnace, laundry and storage.

Height of Ceilings. Main floor, 8 feet 7 inches, floor to ceiling. Second floor, 8 feet 2 inches, floor to ceiling. Basement, 7 feet, concrete floor to ceiling, stone.

Can be built on a lot 32 feet wide

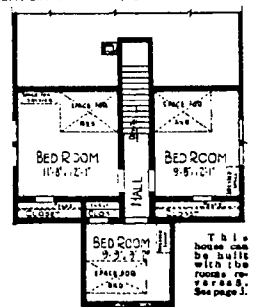


FIRST FLOOR PLAN

SEARS, ROEBUCK AND CO.



Partial view showing living room and dining room of the Sheridan. There are many other ways to furnish this bungalow home.



Planned Second Floor Plan, \$211.00 Extra

SEARS, ROEBUCK AND CO.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:  
Lumber; Lath;  
Roofing, Oriental Slate Surfaced Shingles;  
Siding, Clear Cypress or Clear Red Cedar, Bevel;  
Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
Flooring, Clear Grade Douglas Fir or Pacific Coast Hemlock;  
Porch Floor, Clear Edge Grain Fir;  
Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;  
Finishing Lumber;  
High Grade Millwork (see pages 110 and 111);  
Interior Doors, Two Vertical Panel Design of Douglas Fir;  
Trim, Beautiful Grade Douglas Fir or Yellow Pine;  
Medicine Case;  
Windows of California Clear White Pine;  
40-Lb. Building Paper; Sash Weights;  
Eaves Trough and Down Spout;  
Chicago Design Hardware (see page 132);  
Paints for Three Coats Outside Trim and Siding;  
Shellac and Varnish for Interior Trim and Doors;  
Shellac, Paste Filler and Floor Varnish for Oak and Maple Floors;  
Complete Plans and Specifications.  
We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" construction explained on pages 12 and 13.

#### OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$174.00 extra. With stucco, \$271.00 extra. See page 109.

Storm Doors and Windows, \$56.00 extra. With stucco, \$80.00 extra.

Screen Doors and Windows, galvanized wire, \$37.00 extra. With stucco, \$47.00 extra.

Oak Doors, Trim and Floors for living and dining room, Maple Floors in kitchen and bathroom, \$142.00 extra.

For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

For Our Easy Payment Plan See Page 144

P302

Page 33



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

(not mailed -  
letter arrived  
6:30P on 9/1)

September 1, 1998

Mr. Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910

Dear Mr. Moore,

Your verbal request for a Preliminary Consultation on possible demolition of the historic residence at 9816 Capitol View Avenue, Silver Spring was placed on the September 9, 1998 agenda of the Historic Preservation Commission. To date, the HPC staff has received a list of adjacent neighbors, but has not received a formal proposal for demolition giving details of the plan and reasons that a demolition is being requested. You had indicated last week that you would be faxing the information to our office. As your telephone is out of order, I have been unable to contact you by telephone yesterday or today to remind you that the materials have not arrived.

Demolition of a historic resource cannot be reviewed, even on a preliminary basis, without a formal request (such as a letter from you to the HPC) stating the reasons that demolition is requested. Your scheduled Preliminary Consultation has been removed from the agenda for the September 9, 1998 meeting. At such time as you wish to request that demolition be reviewed, please contact us in writing with the necessary information three weeks before the date of the meeting at which you would like the Preliminary Consultation to occur. The HPC generally meets on the second and fourth Wednesday of each month at 7:30 p.m.

Please call me at 301-563-3400 if I may be of further assistance.

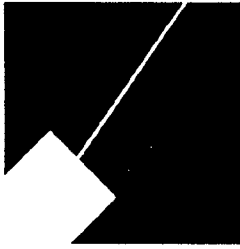
Sincerely,

A handwritten signature in black ink, appearing to read 'Perry Kephart', written over a circular scribble.

Perry Kephart  
Historic Preservation Planner



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**FAX TRANSMITTAL SHEET**

**Historic Preservation Section  
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Emily Volz FAX NUMBER: 301 495 1304

FROM: Perry Kephart

DATE: 9-8-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: ~~3~~ 4

NOTE:

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Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: [jpmoore@bright.net](mailto:jpmoore@bright.net)

Tuesday, August 18, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: [kephart@mncppc.state.md.us](mailto:kephart@mncppc.state.md.us)

Dear Ms. Kephart:

Thank you for your visit this afternoon. I am sorry that I could not locate the Realtor's calling card while you were here.

Coldwell Banker  
Stevens Realtors  
**Barbara Conboy** - Realtor  
(301) 262-6800 BUSINESS  
(301) 593-8749 FAX  
(301) 593-5330 RESIDENCE

6816 Laurel-Bowie Road  
Bowie, MD 20715

It is my understanding that you want to contact our Realtor and let her know in no uncertain terms that the property at 9816 Capitol View Avenue, Silver Spring, MD 20910-1030 is in a Montgomery County Historic Preservation District and that any prospective buyers be so informed as well, especially regarding any plans they may have for the development of the property.

I trust that you will care for and protect the two appraisals on the property here at 9816 that you borrowed from me this afternoon.

Thank you.

Best regards,

Joe Moore

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: jpmoore@bright.net

Wednesday, August 19, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: kephart@mncppc.state.md.us

Dear Ms. Kephart:

I would appreciate a letter from you confirming that part of your conversation with me late in the afternoon of Wednesday, August 12, 1998, relative to obtaining a demolition permit for the house at 9816 Capitol View Avenue, specifically in reference to my older sister. She has found your statement, well.....

To refresh your memory, I had told you that my father had died 32 years ago and had left his estate for the care and keeping of my mother who died last October 7, 1997. I told you that my older sister was 80 years old and that she had been waiting for 32 years to settle up our father's estate. My older sister, as I explained, is my half sister, her mother having died in 1925.

Your statement to me was: "Well, Mr. Moore, I hate to tell you this, but your older sister is going to be long dead and buried before you ever get a demolition permit for that house, if you ever *do* get one!"

In my opinion, that is a rather positive and forceful final statement for you to have made when at that time you had not even seen the property in question or to know little or nothing about the circumstances. It sounds to me like everything is prejudged and set in concrete even before a hearing before the board.

So, please let me have a letter from you promptly stating your position as a spokes person for the Montgomery County Historic Preservation Commission.

Very truly yours,

Joseph Prudhomme Moore

# SHEMRO

ENGINEERING  
ASSOCIATES

6902 WEST AVENUE, BETHESDA, MD 20815 301-718-8113 FAX: 301-718-2243 E-MAIL: SHEMRO@AOL.COM

## RECORD OF TRANSMITTAL

DATE: 10/28/98  
PROJECT #: 99 283.00  
PROJECT NAME: 9816 Capital View Avenue  
TO: M-NCPPC

VIA:  
 3 FAX (#OF PAGES)  ORIG TO FOLLOW (Y OR N)  
 COURIER  MAIL  
 OVERNIGHT  SEPARATE COVER

ATTENTION: Perry Kephart

COPIES:	DESCRIPTION:	DATE:
1	Report/letter	10/28/98

REMARKS:

*How would I get  
a copy of the Sears  
catalog? How many are  
there? Are they complete?*

FILE:

COPY:

SIGNED: J. Shemro

6:34 PM, 10/28/98

**SHEMRO**  
ENGINEERING  
ASSOCIATES

October 28, 1998

Perry Kephart  
Historic Preservation Section  
Montgomery County Department of Parks and Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Re: 9816 Capital View Avenue  
Kensington, MD**

Dear Ms. Kephart:

This letter is intended to serve as documentation of my findings from my site visit of October 2, 1998, to assess the structural condition of the house. My review of the building was limited to the visible structural system only.

#### **EXISTING STRUCTURAL SYSTEMS**

The house was reportedly built in 1923 or 1928. The roof is framed with 2x4 rafters spaced at roughly 23" centers, spanning side to side. 2x4 collar ties are present at every other rafter, located roughly at the one-third point from the ridge. In general, 2x4 stud knee walls extend the full length of the house along both sides of the attic space at approximately the mid-span of the rafters. The one exception is the knee wall along the south side which does not extend east past the north-south bearing wall below.

The roof of the front porch is likely framed with 2x4 rafters at 24" centers with 2x4 ceiling joists. The floor is framed in wood, supported on a masonry perimeter foundation wall. No access exists to the crawl space below. Also, no basement vents are visible.

The floor of the attic is framed differently in the front portion of the house than in the rear portion. In the front, the attic floor joists span front-to-back with 2x6's at 16" centers, spanning 14'-6" to a bearing wall which extends north-south immediately east of the stair to the attic. The rear portion is framed side-to-side with 2x4's at 16" centers. The center wall below running east-west serves as a bearing wall.

The first floor is framed with 2x8 joists spanning north-south. The center of the house is supported with a wood beam comprised of 3-2x8's spanning roughly 9'-0". The original supports for the center beam appear to have been 8"x12" structural clay tile (SCT) piers. One pier has been removed and two adjustable steel columns have been installed to replace it.

The basement walls appear to have been built using SCT and brick masonry. The foundations are unknown, but are likely to have been concrete spread footings.

#### **EXISTING CONDITION OF THE STRUCTURAL SYSTEM**

The general condition of the basic structural system of the building is fair to good.

A limited amount of damage has occurred in the southwest corner of the first floor framing due to water saturation. The floor sheathing and the ends of a few joists have begun to rot.

A portion of the first floor framing, roughly central to the entire house, indicates a previous opening, roughly four feet by two feet. This opening has been closed, but was improperly framed.

The roof sags considerably on the south side, as does a small area directly behind the chimney on the north side. Numerous areas of the beaded board roof sheathing outside the exterior walls of the house have been replaced with plywood.

The siding on the north elevation, west of the chimney, appears to be pulling away from the chimney. The cause is likely to be typical settlement of the building. The settlement is commensurate with the age of the house and does not appear excessive. Parging on the exterior of the basement wall in this area, as well as the mortar joints of the masonry on the interior, do not exhibit major large cracks, suggesting that the movement has proceeded very slowly and is not currently a problem. It is likely that the majority of the movement occurred sometime in the past. The south wall appears relatively level. Within the house, the fireplace hearth has pulled away from the chimney. This is a localized problem in the floor framing.

The front steps have settled somewhat. This settlement is likely due to settlement of fill soils originally placed during construction of the house.

The front porch has settled significantly in the northeast corner. The floor boards in that corner move when stepped on, suggesting that the floor joists below have rotted significantly. The top of the windows in the front of the porch slope significantly down to the northeast corner.

### **CAPACITY OF THE STRUCTURAL SYSTEM**

This house is believed to be a Sears, Roebuck and Company (SRC) house. Reprints of the catalog for these houses indicate the framing of this house to be consistent with what SRC catalogs refer to as "Standard Built Construction." It is not likely, however, that the house was originally designed to have the upper level occupied. That level is now used not only as storage, but as living space. If the upper level was not occupied, then the house structure would be consistent with houses of its time.

However, the major components of the structural system, however, have been analyzed relative to current building codes. The roof rafters alone are not adequate to span from the ridge to the eave. They are adequate, if we consider support from the attic floor joists by way of the knee walls. However, the attic floor joists do not have sufficient capacity to support the roof rafters. To reinforce the attic floor, new 2x12 joists could be added to each floor joist. This reinforcement would provide for bedroom use of the attic space as well as adequate support to the roof. The knee wall along the south side would have to be extended to the front wall of the house. Within the knee walls in the front portion of the attic, 2-2x12's could be included to span over the front living room area. In lieu of providing second level living space, the roof could be reinforced by adding new 2x6 rafters to each existing rafter.

The first floor joists are adequately sized to provide residential use capacity. The center beams spanning east-west will require additional posts, such as adjustable steel posts, or 6x6 timbers.

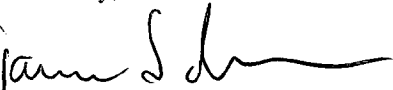
### **GENERAL ENGINEERING OPINION OF STRUCTURAL VIABILITY**

The house has not been maintained properly for a number of years, resulting in the need for numerous minor repairs as outlined above. However, the fundamental structural system of the house is sound. Minimal foundation wall settlement suggests proper foundation conditions. Additionally, the primary structural elements (rafters, joists, etc.) do not indicate an over-stressed condition, except for the roof if analyzed using current codes. The roof was built consistent with codes of the time of construction.

To the best of my information, knowledge, and belief, this house is generally structurally sound and repairable. I see no structural reason for its demolition.

Please understand that the recommendations presented here are limited to assessment of the general condition of the building structure and the effort required to make it compliant with current codes. The work described here is not intended to provide a complete detail list of repairs needed and should not be considered to any extent to be a complete description of work required.

Sincerely,



James D. Shemro, PE

Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030  
(301) 585-5115  
e-mail: [jpmoore@bright.net](mailto:jpmoore@bright.net)

Wednesday, August 19, 1998

Ms. Perry Kephart  
Historic Preservation Planner  
Montgomery County  
Department of Park & Planning  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

(301) 563-3400  
FAX: 301-563-3412  
E-MAIL: [kephart@mnccppc.state.md.us](mailto:kephart@mnccppc.state.md.us)

Dear Ms. Kephart:

In accordance with your request for a list of neighbors on Capitol View Avenue for notification of the Hearing on September 9, 1998, the following is submitted:  
Please acknowledge receipt of the list of neighbors.

Alexander, M K	9913 Cap View Ave
Alward, James M	10109 Cap View Ave
Baba, Paul M	10012 Cap View Ave
Balthis, Robert F	10205 Cap View Ave
Beckman, Laric	10116 Cap View Ave
Berman, Barbara	10107 Cap View Ave
Beroza, Rosalyn	9826 Cap View Ave
Biersner, Robert	9914 Cap View Ave
Blad, Karyn	9915 Cap View Ave
Blad, Leiv	9915 Cap View Ave
Botelho, Efigenia	10221 Cap View Ave
Carr, George S	9830 Cap View Ave
Carr, George S	9830 Cap View Ave
Carr, S B	9830 Cap View Ave
Case, Linda W	9834 Cap View Ave
Cleaves, Charles R	9904 Cap View Ave
Clough, David C	9809 Cap View Ave
Corrigan, A J	10226 Cap View Ave
Culver, John K	10229 Cap View Ave
Dale, John	9917 Cap View Ave

Dale, Mary 9917 Cap View Ave  
Duncan, Bruce S 10110 Cap View Ave  
Dwyer, M M 10245 Cap View Ave  
Eacho, Jennifer 10225 Cap View Ave  
Eacho, Michael 10225 Cap View Ave  
Elliott, Kevin P 10233 Cap View Ave  
Fallow, Charles 9822 Cap View Ave  
Ferguson, J 9708 Cap View Ave  
Fitch, J S 10223 Cap View Ave  
Flavin, Thomas H 10210 Cap View Ave  
Friedman, Roger S 9826 Cap View Ave  
Friedman, Roger S 9826 Cap View Ave  
Geyelin, Philip 9925 Cap View Ave  
Godlock, S 10212 Cap View Ave  
Hinton, S 10118 Cap View Ave  
Irvin, Margaret H 9829 Cap View Ave  
Irvin, Paul L 9829 Cap View Ave  
Jacobs, A 10226 Cap View Ave  
Jacobs, A 10226 Cap View Ave  
Jaskiewicz, Jon 10119 Cap View Ave  
Jaskiewicz, Patricia 10119 Cap View Ave  
Jaynes, L A 10229 Cap View Ave  
Kelley, T 10120 Cap View Ave  
Lester, Adam 10238 Cap View Ave  
Lester, Cindy 10238 Cap View Ave  
Luiz, Edna C 10221 Cap View Ave  
Malone, Steven L 9913 Cap View Ave  
Mccurry, Debra J 9911 Cap View Ave  
Mccurry, Michael D 9911 Cap View Ave  
Mcguire, C 9708 Cap View Ave  
McCreynolds, Richard 10204 Cap View Ave  
Meiners, Linda L 10213 Cap View Ave  
Moulden, William A 9929 Cap View Ave  
Moulden, William R 9908 Cap View Ave  
Murray, Francis J 10200 Cap View Ave  
Murray, Julie A 10200 Cap View Ave  
Noman, Jym 10129 Cap View Ave  
Nothstein, Robert L 9918 Cap View Ave  
Oliver, M 9900 Cap View Ave  
Parker, Adam H 9717 Cap View Ave  
Rayburn, John E 9834 Cap View Ave  
Rode, Arthur H 9906 Cap View Ave  
Rodgers, J M 10106 Cap View Ave  
Rowett, Howard 9912 Cap View Ave  
Rowett, Marcy 9912 Cap View Ave  
Scott, B C 10232 Cap View Ave

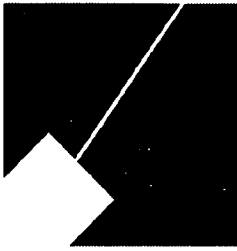


Shrader, R 10211 Cap View Ave  
Smith, D C 10122 Cap View Ave  
Stakem, James B 10117 Cap View Ave  
Standiford, Winfield 10204 Cap View Ave  
Tebow, Duncan E 9811 Cap View Ave  
Thorpe, J L 9902 Cap View Ave  
Trimble, L R 10011 Cap View Ave  
Waldroff, Clarence J 9901 Cap View Ave  
Walsh, Cheryl 9909 Cap View Ave  
Walsh, John F 9909 Cap View Ave  
Waters, Kathleen F 9920 Cap View Ave  
Willson, R S 9907 Cap View Ave  
Witas, Jerzy 9927 Cap View Ave  
Yao, Joseph S 10129 Cap View Ave  
Yao, Mary R 10129 Cap View Ave  
Zinsser, August 10217 Cap View Ave

Best regards,

Joseph Prudhomme Moore

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

August 19, 1998

Mr. Joseph P. Moore  
9816 Capitol View Avenue  
Silver Spring, MD 20910-1030

Dear Mr. Moore,

Thank you for taking the time yesterday afternoon to show me around the property at 9816 Capitol View Avenue. As we agreed, I am including your proposal for demolition of the historic resource on the site as a Preliminary Consultation on the agenda for the September 9, 1998 Historic Preservation Commission meeting.

Please forward to me by **close of business Friday, August 21, 1998**, a list of the **adjacent addresses** to the subject property so that they can be notified that the Preliminary Consultation has been placed on the September 9 agenda.

**Please understand that this Preliminary Consultation is not a Historic Area Work Permit review. It is not an approval or denial of demolition.** It is a preliminary review by the commission of your plans and reasons for demolition and reuse of the property. As we discussed on a number of occasions, an actual Historic Area Work Permit Application for demolition of a historic resource is subject to the most stringent level of review by the commission. Should the application be denied, the applicant will receive a written notification of the reasons for the denial. If there is a disagreement with the decision of the commission, the applicant may within 30 days appeal to the Board of Appeals for review of the commission's decision. I am concerned that you may have misconstrued our discussion about this process. Please be assured that the commission and the staff will try to be of assistance to you in obtaining a satisfactory resolution for your historic property.

Should you have questions about any of this, please call me at 301-563-3400.

Sincerely,

A handwritten signature in black ink that reads "Perry Kephart". The signature is written in a cursive, somewhat stylized script.

Perry Kephart  
Historic Preservation Planner

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

September 29, 1998

Jerome C. & J. P. Moore, Trustees  
9816 Capitol View Avenue  
Silver Spring, MD 20910

Dear Mr. Moore and Mr. Moore,

Your Historic Area Work Permit (HAWP) application has been received and will be placed on the agenda for review by the Montgomery County Historic Preservation Commission at the meeting scheduled for October 28, 1998.

We will be contacting you to schedule a visit to your property to study it and to take photographs for the Commission meeting. As the application is for demolition it will be necessary to inspect both the interior and exterior of the structure. We will review your application and may call you or your representative for additional information should it be needed.

If you have questions regarding the HPC review procedures for your pending case or historic preservation matters in general, please call our office at 301-583-3400.

Sincerely,

Perry Kephart  
Historic Preservation Planner

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 9816 Capitol View Avenue, Silver Spring      **Meeting Date:** 09/09/98  
**Resource:** Capitol View Park Historic District      **Review:** Preliminary Consultation  
**Case Number:** Not applicable      **Tax Credit:** None  
**Public Notice:** 08/26/98      **Report Date:** 09/02/98  
**Applicant:** Joseph P. Moore      **Staff:** Perry Kephart  
**PROPOSAL:** Demolition      **RECOMMEND:** Consider Other Options

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### BACKGROUND

The yellow frame Bungalow at 9816 Capitol View Avenue is a contributing resource and a familiar landmark in the Capitol View Park Historic District. The house is set at the front of a 52,475 foot lot (lots 20 - partial lot 27 on the attached map, circle 8) that has no other improvements at this time. The house is clearly seen on the left at the top of the big curve as one enters the historic district from the south along Capitol View Avenue.

The only access to the property from Capitol View is a short driveway immediately adjacent to the house. The driveway leads to a lower level basement garage. The land drops off from the front to the back of the property (east to west) and from northern wider section to the narrower southern area. The Metropolitan (now CSX) railroad line runs behind the length of the property. There are several mature shade trees on the lot including hickory, oak and locust.

The Sears-type house was built in 1928. The house is currently owned by an estate or trust whose executors live at a distance from the Washington area. They now wish to sell the property. The property has been occupied for several decades by various tenants including members of the Moore family.

Two appraisals have been made of the property. In neither report was the property identified as being in a historic district nor was there any discussion of compliance with Chapter 24A of the Montgomery County Code regarding the preservation of a historic resource. Valuation was based on the removal of the existing dwelling and the development of the site with five new single-family dwellings.

The historic district in which the resource is located is significant as an example of a railroad community that began with the construction of the Metropolitan Branch of the B & O Railroad in the 1870's. The two major building styles that reflect the early years of the community are large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century.

## **PROPOSAL**

The applicant, who is one of two executors for the estate or trust that owns the property, proposes to demolish the house.

## **STAFF DISCUSSION**

As noted in the Capitol View & Vicinity Approved and Adopted Sector Plan, July 1982, "Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles." The bungalow at 9816 Capitol View is an integral and highly visible part of the historic district streetscape.

The applicant in his letter to the commission lists a number of structural concerns which he feels justify demolition. These include drainage problems, a foundation that is settling unevenly on the right rear corner and lack of insulation. These problem areas were pointed out to staff on a site visit. It is not apparent that the deterioration is sufficiently advanced to be beyond the scope of normal rehabilitation or to warrant demolition. Mitigating steps such as, for example, the installation of storm windows, insulation, structural reinforcements, or grading could all be investigated further. Lead paint abatement is a normal part of historic property maintenance and literature on the subject is available to the applicant.

Staff has indicated to the applicant that the size of the house is not a reason to demolish. There is substantial room behind the house for it to be enlarged to the rear. A Historic Area Work Permit application for alterations in design and material must be brought to the HPC to be approved, but changes to the rear of the structure are generally given lenient review.

At this time, no plans for development of the property have been submitted to the HPC. Although the appraiser made the recommendation to demolish the residence, demolition of the house in anticipation of development that may or may not take place certainly should not be considered. In any case, it should be emphasized that there is nothing to indicate that the existence of the historic structure would in any way impede any potential development of the property.

## **STAFF RECOMMENDATION**

Staff recommends that demolition not be considered until rehabilitation of the historic resource has been investigated thoroughly. Staff further recommends that the applicant or prospective buyers also investigate solutions to the drainage situation as part of a comprehensive rehabilitation plan for the historic resource. The HPC should ask that any proposal for development of the property that is submitted to the HPC should also address the drainage situation and include a rehabilitation, as well as a possible modification, plan for the house.

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**PhoneTools**

Tel. : (937) 981-4163

Fax :

## Message :

For your information:

From: jpmoore

Subject: Demolition Permit at 9816 Capitol View Avenue.

To: Perry Kephart - HPC - Montgomery Co.

Cc: Michael Moore; The Kleins; Sterling Mehring

Date: Michael Moore; The Kleins; Sterling Mehring

Dear Ms. Kephart:

Please let me know what is going on!

From a letter to my legal counsel:

"On Wednesday night, October 28, 1998, at the meeting of the Historic Preservation Commission, after the commissioners voted to deny my application for a demolition permit at 9816 Capitol View Ave., Perry Kephart told me that within three weeks, I would receive a written letter of denial which would explain the reasons for the denial, etc. I have not received a letter yet. Week one - 11/4; Week two - 11/11; Week three - 11/18. I had better press her more strongly I suppose.

I quote from Montgomery County Code, Chapter 24A, Preservation of Historic Resources (the Code that all of those people refer to) 24A-7 (h) (Page 8) Appeal. In the event that any party is aggrieved by a decision of the commission, within 30 days from the date on which the commission's decision is made public, such party aggrieved may appeal to the Board of Appeals which will review the commissions's decision de novo. Etc.

Given that statement, my 30 days would expire 11/25/98, as I assume that the denial was made public that evening 10/28/98. Am I being screwed over?

**From :** Retired

**Joseph P. Moore**

**To :** Montgomer County Department of

**Ms. Perry Kephart**

**Date :** 11/22/98

**Page(s) :** 1



**Date:** 11/22/98  
**Sender:** "Joe Moore" <jpmoore@bright.net>  
**To:** KEPHART  
**cc:** "Michael Moore" <mjmozlo@erols.com>; "The Kleins" <familynews@juno.com>; "Sterling Mehring" <sterlingm@erols.com>  
**Priority:** Normal  
**Subject:** Demolition Permit at 9816 Capitol View Avenue.

---

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Given that statement, my 30 days would expire 11/25/98, as I assume that the denial was made public that evening 10/28/98. Am I being screwed over?

I talked to Perry Kephart on Tuesday, 11/17/98 and she was suggesting that I withdraw my application for demolition, as we had an offer and the buyer would not buy unless the house was part of the property. I told her that whether or not there was an offer had nothing to do with my application for demolition - two separate cases, and that I was going to appeal the decision to the Board of Appeals. She said that she guessed that she would have to go ahead and prepare the letter of denial and I said that I guessed that she had better get busy and get it done!"

It may be that I may have to get into my car tomorrow (Monday) or the next day (Tuesday) and drive over to Maryland and to go the the next meeting (Wednesday?) of the Historic Preservation Meeting and speak my piece! Or go to the Montgomery County Park and Planning Commission or even to the Montgomery County Council. But, I will NOT let 30 days go by without making an Appeal! I had thought that the clock started running as of the date of your letter. But, I am not taking any chances!

Please respond immediately!

Joseph P. Moore

Joan E. Ferneding and Joseph Prudhomme Moore  
514 Boyd Ave.  
Greenfield, OH 45123-1020  
(937) 981-4163 / e-mail: jpmoore@bright.net