

31/7-998 9816 Capitol View Ave.
(Capitol View Park Historic Dist)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-14-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit - 31/7-99C (9903250080)

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

Approved Denied

Approved with Conditions: _____

1) portico over front door to be re-designed

2) staff approval of new design

3) porch windows to be 6 light casements

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: Design Homes

Address: 9816 Capital 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.



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: Joe Alfandre

Daytime Phone No.: 301-946-9500

Tax Account No.: 2283876

Name of Property Owner: Design Homes Daytime Phone No.: 301-946-9500

Address: 10423 Amory Ave #180c Kensington MD 20895
Street Number City Street Zip Code

Contractor: Design Homes, LLC Phone No.: 301-946-9500

Contractor Registration No.: 3464

Agent for Owner: Joe Alfandre Daytime Phone No.: 301-946-9500

LOCATION OF BUILDING/PREMISE

House Number: 9816 Street: Capitol View Ave, Silver Spring

Town/City: Capitol View Park Nearest Cross Street: Stoneybrook Rd

Lot: 21 Block: 31 Subdivision: Capitol View Park

Liber: _____ Folio: _____ Parcel: I.D. 13-0099628

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 60,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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

3017650705

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.

Joe Alfandre Signature of owner or authorized agent Date: 3-24-99

APPROVED

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/14/99

Application/Permit No.: 9903250080 Date Filed: 3/25/99 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:

Sears Craftsman house circa 1920's, Capital View Park setting.
CSX Railroad tracks adjacent.

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

Addition 1st Floor rear 7 ft. Break in plane, offset from original rear of house. Utilize existing windows. No environmental disturbance. Enclosure of existing front screen porch to create inglenook. Addition entry porch. Optional rear deck.
Also, request for preliminary discussion on new, adjacent houses.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

4

Confronting property owners:

9808 Capitol View Ave. -
Silver Spring, MD 20910

David C. Clough, Jr.

9811 Capitol View Ave. -
Silver Spring, MD 20910

Duncan E. Tebow

9819 Capitol View Ave -
Silver Spring, MD 20910

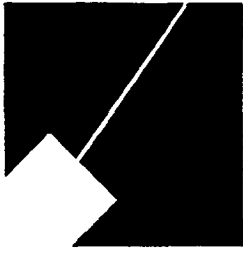
Eloise B. Cohen

adjoining property owner:

9822 Capitol View Ave. -
Silver Spring, MD, 20910

Charles W. Fallow

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:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

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

SUBJECT: Historic Area Work Permit Application - HPC Decision 31/7-99c

The Historic Preservation Commission reviewed this project on 4-14-99.
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



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4/14/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

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

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

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

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9816 Capitol View Avenue, Silver Spring **Meeting Date:** 04/14/99
Resource: Capitol View Park Historic District **Public Notice:** 03/31/99
Case Number: ~~346-99B~~ 347-99C **Report Date:** 04/07/99
Review: HAWP **Tax Credit:** None
Applicant: Design Homes, LLC (Joe Alfandre) **Staff:** Perry Kephart
PROPOSAL: Alterations **RECOMMEND:** Approval

DATE OF CONSTRUCTION: 1928

SIGNIFICANCE: Contributing Resource in Capitol View Park Historic District

ARCHITECTURAL DESCRIPTION: Wood-frame, 2-bay, 1½ story, front gable, Sears-type Bungalow with lapped wood siding. There is a front-gabled screen porch to the right of the front entry.

PROPOSAL: The applicant proposes to:

1. Remove the shed roof back porch enclosure and the lean-to next to it at the rear of the house.
2. Extend the house 7 feet to the rear by means of a shed roof addition with paired one-pane french doors flanked by 6/1 windows. Paired 6/1 windows are also to be included at the rear and on both sides. The ground level is proposed to be constructed of parged cement and have a door at grade leading to the garage area.
3. Construct a wood rear deck at the first floor level with steps leading to grade. The deck is to have a painted wood railing with inset wood pickets.
4. Enclose the screened front porch with 6/1 windows on all three sides.
5. Construct a front gabled entry portico with red or dark brick 24" side walls, a brick walk, and brick or concrete steps leading down to the driveway.

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498

The new construction is to be of wood frame with wood siding (except where noted). The windows are to be double-glazed with shadow bar muntins. The doors at front and rear are to be of wood (optional metal core) with either vertical lower panels and lights above or with paneling appropriate to the Sears-type style of the historic resource.

1

STAFF DISCUSSION

The rehabilitation of the house is part of a larger project that includes construction of houses on 4 or 5 of the lots on either side of the existing resource. The infill project is the subject of a separate preliminary consultation.

The proposed alterations are in keeping as to design and materials with the style of the house. The applicant is to be commended for modifying the interior of the house to meet contemporary standards without significantly altering the exterior of the structure.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

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

and with the Secretary of the Interior Guideline #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.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Joe Alfandre

Daytime Phone No.: 301-946-9500

Tax Account No.: 2283876

Name of Property Owner: Design Homes Daytime Phone No.: 301-946-9500

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1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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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.

Joe Alfandre
Signature of owner or authorized agent

3-24-99 (3)
Date

Approved: _____ For Chairperson, Historic Preservation Commission

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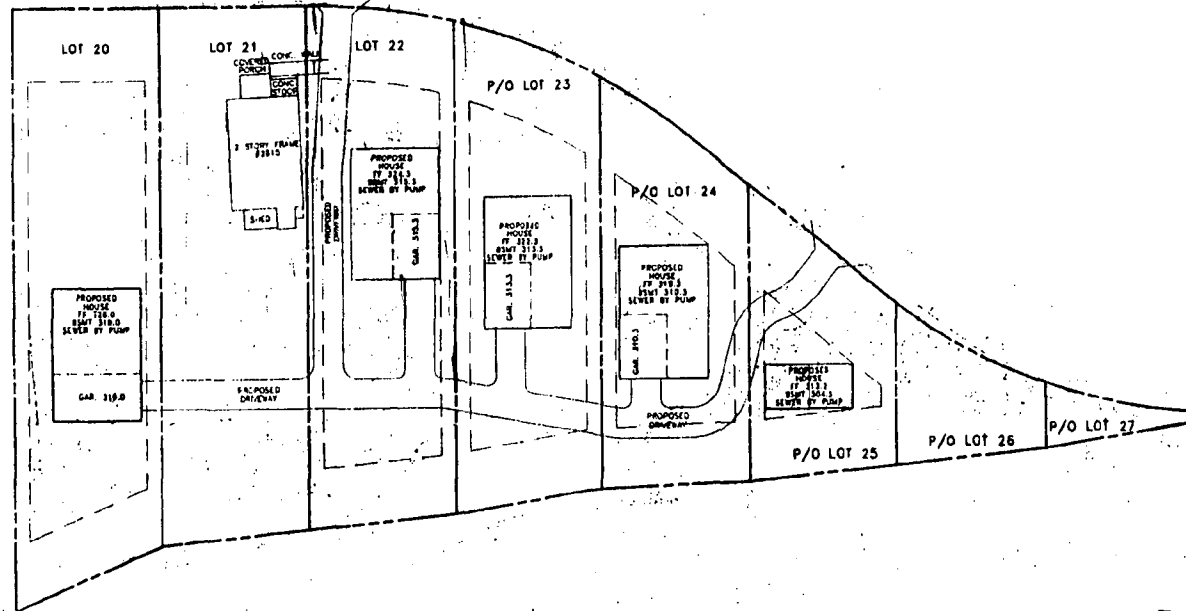
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4

VICINITY MAP 1"=2000'

CAPITOL VIEW AVENUE 9816 Capitol View Ave



NOTES

1. TOPOGRAPHY SHOWN HEREON PER FIELD SURVEY BY THIS OFFICE IN THE DATUM OF THE N. T. S. C.
2. TREES SHOWN PER FIELD SURVEY BY THIS OFFICE
3. BOUNDARY OUTLINE, UTILITY INFORMATION AND ADJOINING IMPROVEMENTS TAKEN FROM RECORD INFORMATION TOGETHER WITH FIELD LOCATIONS.

9

<p>CONCEPTUAL SITE PLAN HOUSE CONSTRUCTION LOTS 20 - 22 & PART OF LOTS 23-27, BLOCK 31 CAPITOL VIEW PARK AS RECORDED IN PLAT BOOK A AT PLAT NUMBER 9 WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND</p>			<p>DATE MAR 24 1999</p>	<p>DRAWN CMF</p>																														
					<p>SCALE 1"=30'</p>	<p>CHECKED DATE 3/99</p>																												
<p>FOWLER ASSOCIATES, INC. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 255 NORTH WASHINGTON STREET, SUITE 300 ROCKVILLE, MD 20850 (301) 782-2377</p>			<p>JOB NUMBER 99-006</p>	<p>DRAWING NO. 1 of 1</p>																														
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	BY																												<p>DATE 3/23/99</p>	
NO.	DATE	BY																																

APR 24 1999
 FOWLER ASSOCIATES

BUILT by OUR CUSTOMERS at SUBSTANTIAL SAVINGS



THE WESTLY

All material was very good and sufficient. The lumber was superior, so carpenters aid, to any that could be obtained here. We highly recommend your "Honor Bill" houses. Hope that everyone that builds one will be as pleased as we are in cost, convenience and comfort.
ALBERT J. KEGEL,
 519 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.

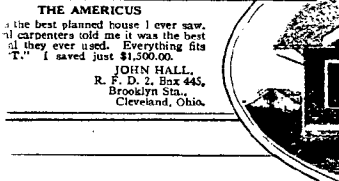
CLARENCE L. PARKER,
 19 Olmstead Ave.,
 Dearborn, Mich.



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 Adeline. Your service, quality and cost have made me a booster for "Honor Bill" homes.

HENRY M. JUNG,
 4223 Lowry Ave.,
 Norwood, Ohio.



THE AMERICUS

This is the best planned house I ever saw. The carpenters told me it was the best of all they ever used. Everything fits T. I saved just \$1,500.00.
JOHN HALL,
 R. F. D. 2, Box 445,
 Brooklyn St.,
 Cleveland, Ohio.



THE CONWAY

I built the house myself, with help only after the roof was on and the weather boarding. I estimate I saved between \$1,500.00 and \$2,000.00.
J. A. Paddelford,
 1309 Monroe St.,
 N. E.,
 Washington, D. C.



THE ELSMERE

I figure about \$1,300.00 saved by getting it Ready Cut from Sears, Roebuck and Co.
FRED W. KRUMP,
 R. 1, Box 9919,
 West Albany, N. Y.



OLIVIA

I am well pleased I am thinking of buying another.
WILLIAM BRYAN,
 R. F. D. 7, Box 8,
 Elkhart, Ind.

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.

Every day interesting testimonials come from "Honor Bill" Modern Home customers. They tell of the money saved, satisfaction with our quality materials, architectural plans, specifications, service and easy payment plan. There are no worries. Our guarantee protects you in every way.



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 Home. I have saved about \$1,500.00, of which I credit about \$1,000.00 to labor saved by the "Honor Bill" ready cut means.
A. H. BREWOOD,
 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,
 4114 Ingomar St.,
 Chevy 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 \$1,500.00.
W. E. O'NEIL,
 715 Maple St.,
 Wamego, Kan.



Elsmere

I have nothing but praise for both material and service.
JOSEPH DeHAVEN,
 Gettysburg, Pa.



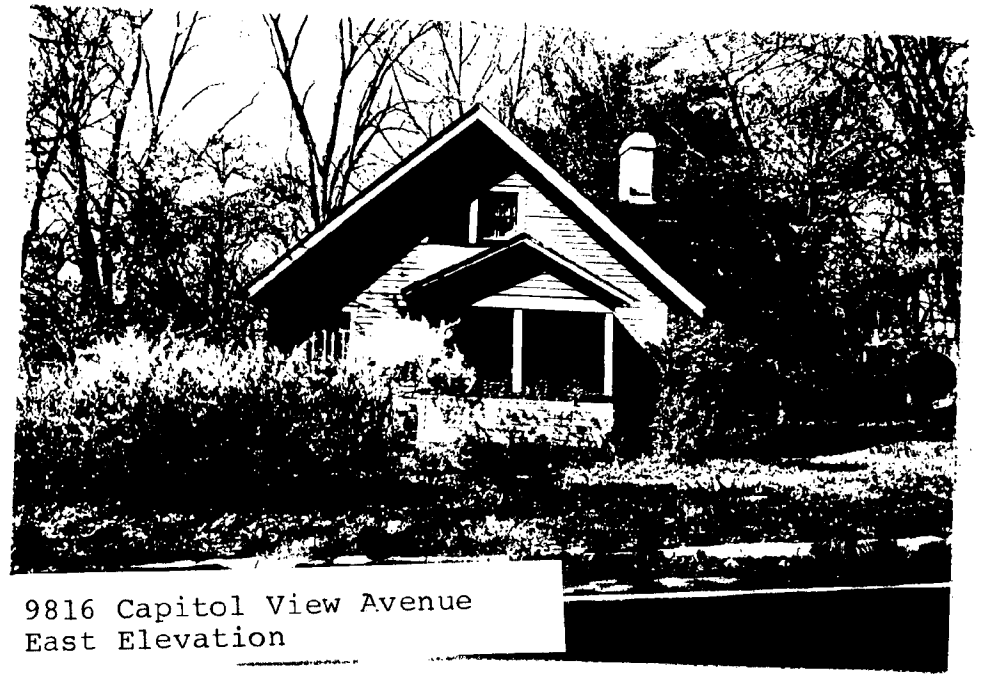
Woodland
 Thank you for the efficient services rendered. The house was erected in a wonderfully short period.
LOUIS T. MACKE,
 Cincinnati, Ohio.

7

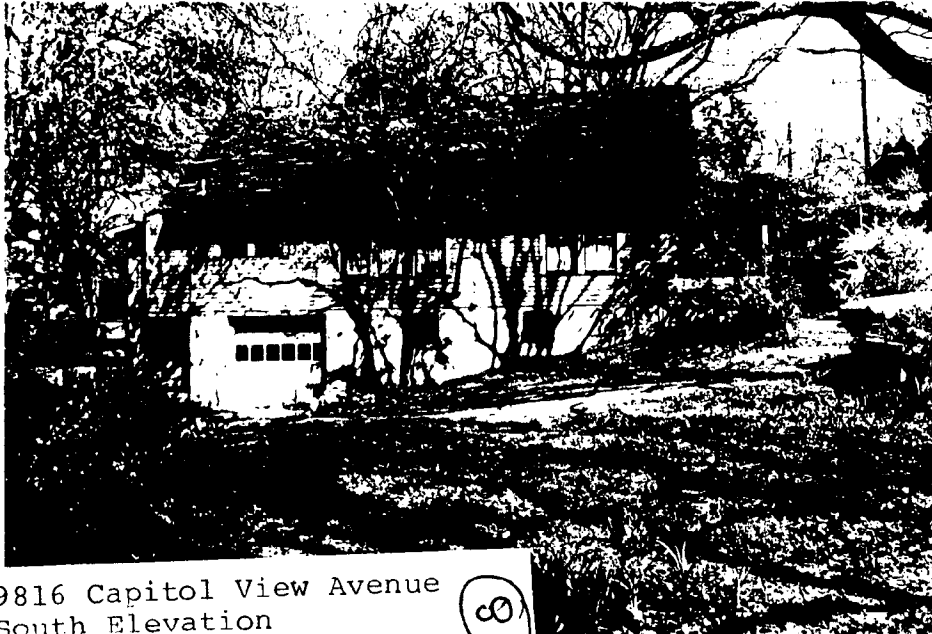
Existing



9816 Capitol View Avenue
North Elevation



9816 Capitol View Avenue
East Elevation



9816 Capitol View Avenue
South Elevation

20

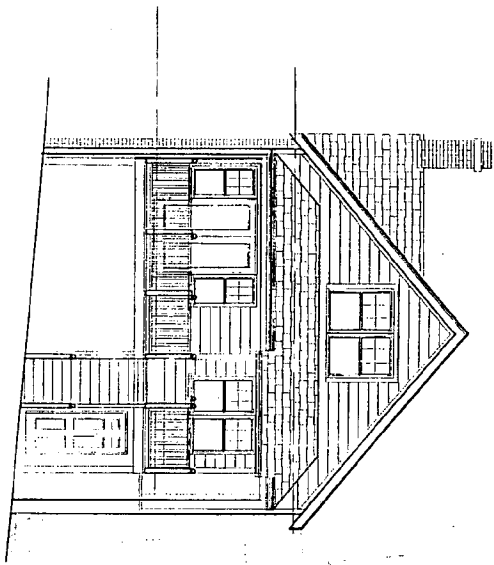


9816 Capitol View Avenue
West Elevation

6

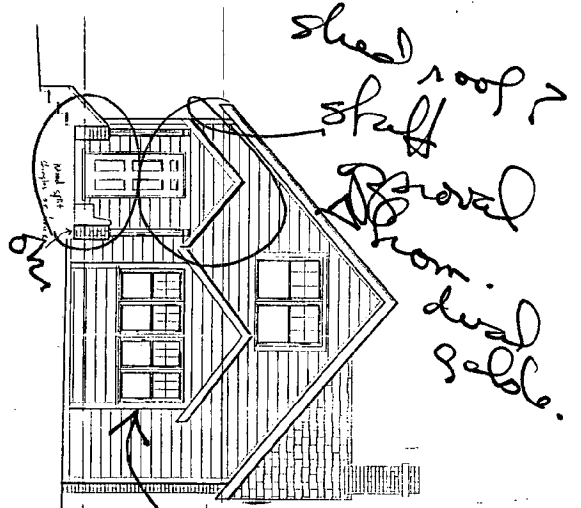
REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

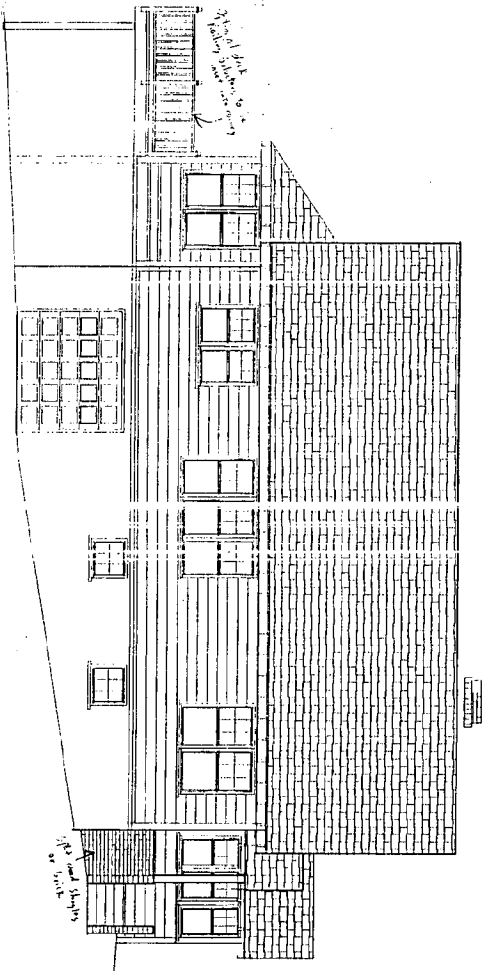
1/4" = 1'-0"



Height
Cement

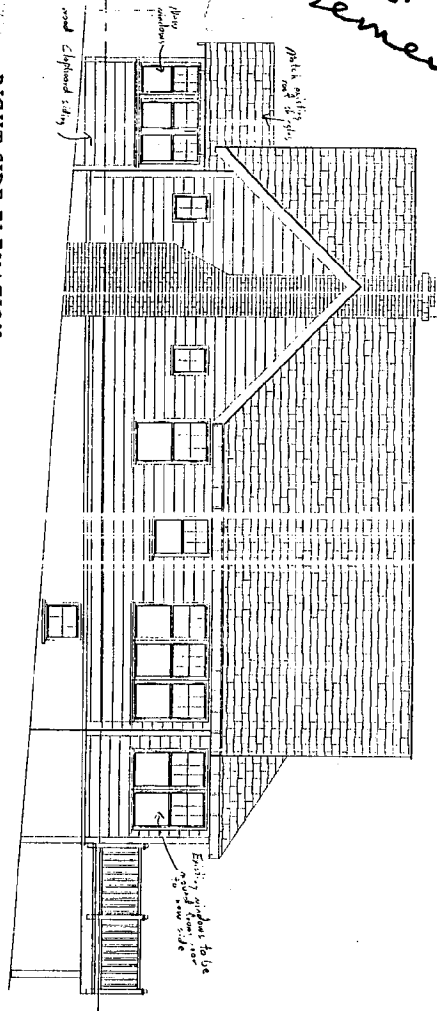
LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



Proposed

REMODELING OF A KENSINGTON BUNGALOW FOR
JOSEPH ALFANDRE COMPANY
KENSINGTON, MARYLAND

ELEVATIONS

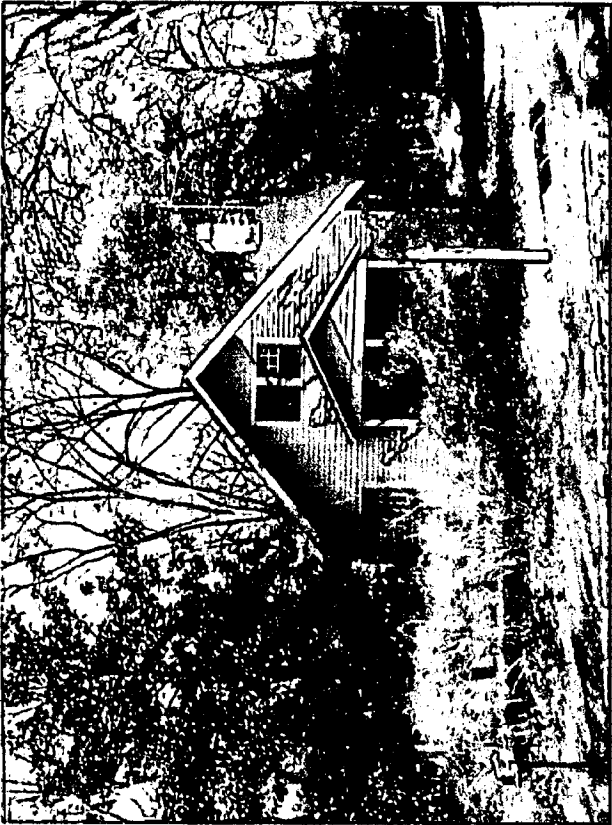


I. THOMAS WALSMAN, ARCHITECT

1950 DANNESTOWN RD. DANNESTOWN, MD. 20718 (301) 924-2248

3-24-99

A-2



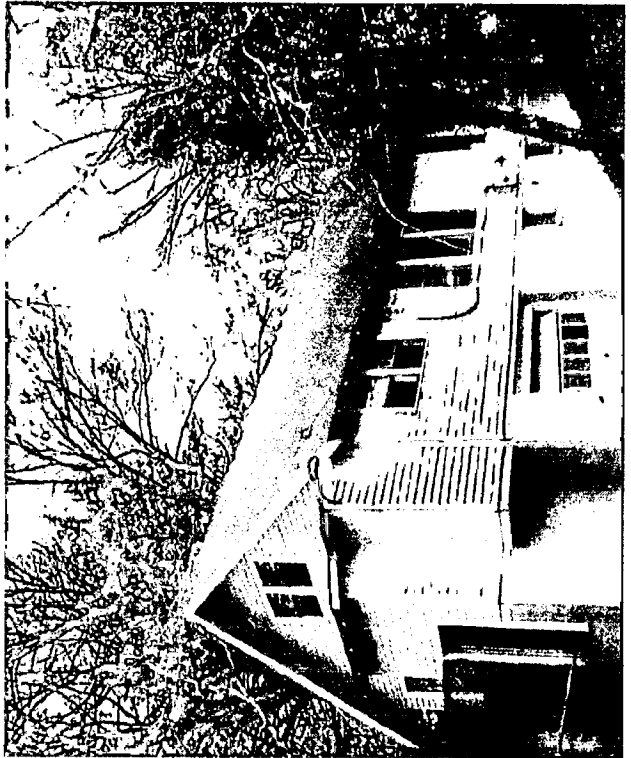
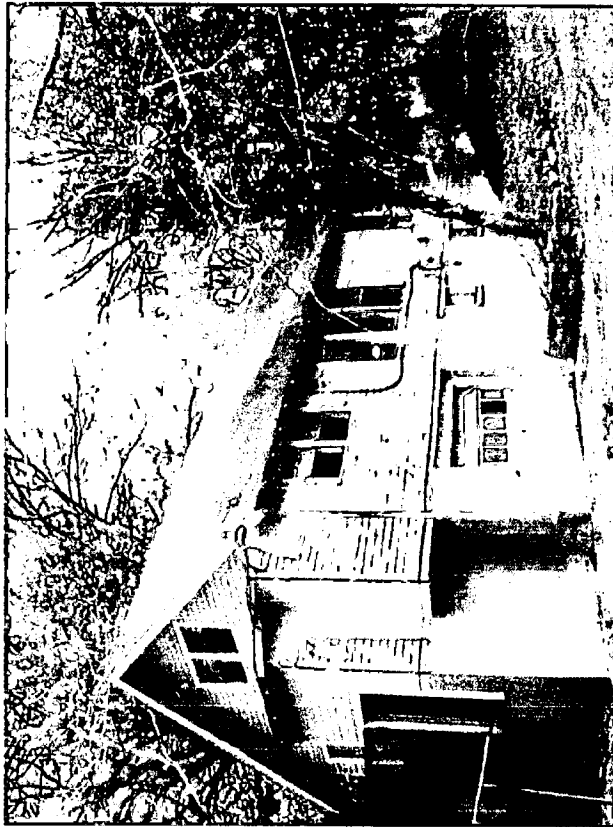
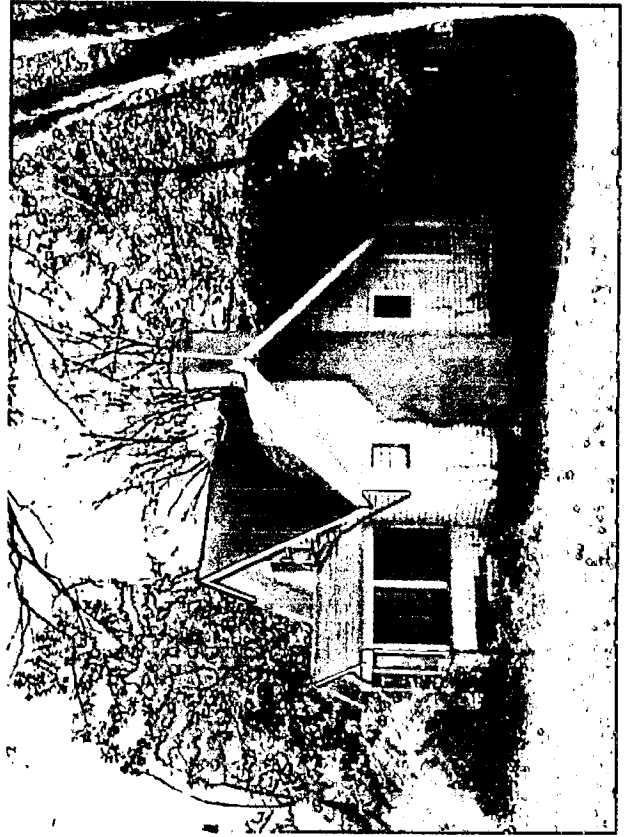
Existing



11

Proposed
FRONT ELEVATION

1/4" = 1'-0"



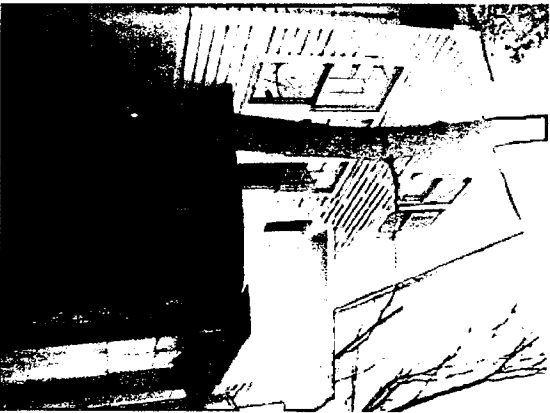
Existing



Proposed
REAR ELEVATION

1/4" = 1'-0"

13



14

Existing

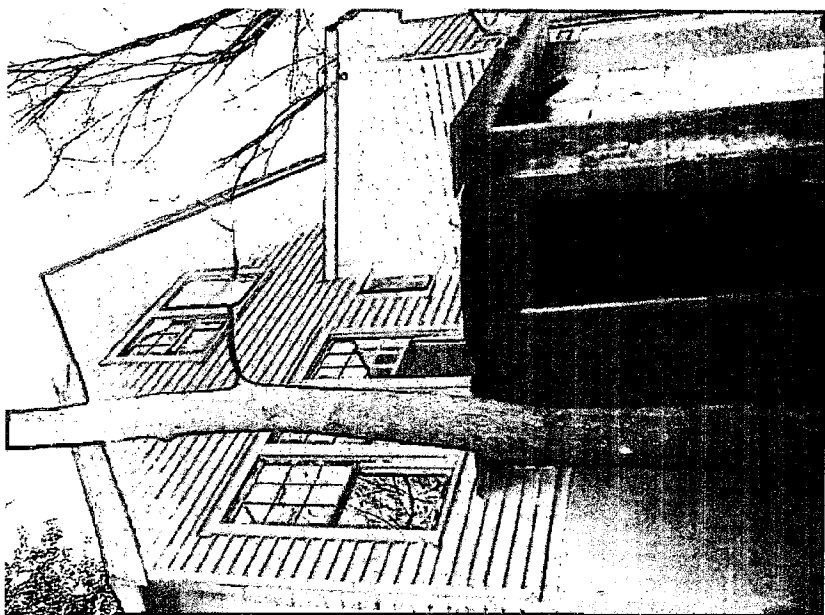
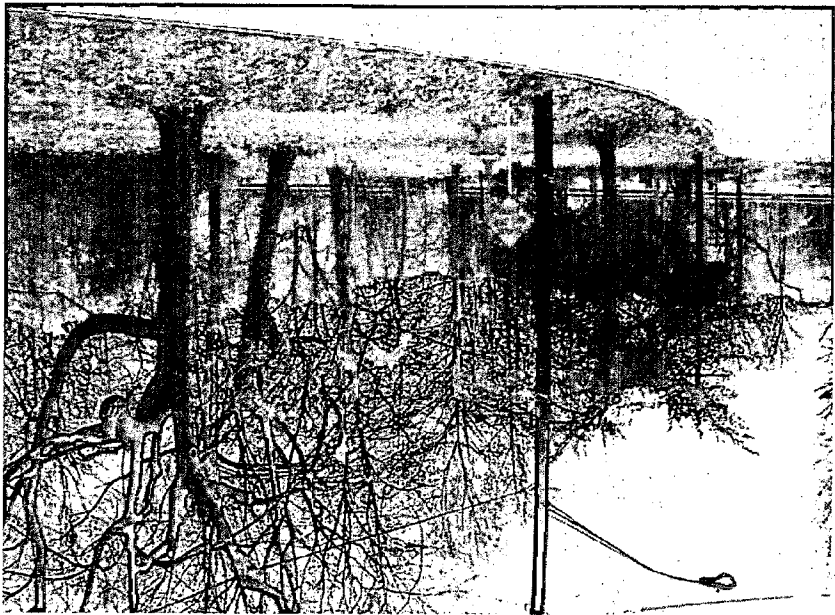


Proposed
LEFT SIDE ELEVATION

1/4" = 1'-0"

15

Existing





Proposed
RIGHT SIDE ELEVATION

1/4" = 1'-0"

17

Confronting property owners:

9808 Capitol View Ave. - David C. Clough, Jr.
Silver Spring, MD 20910

9811 Capitol View Ave. - Duncan E. Tebow
Silver Spring, MD 20910

9819 Capitol View Ave - Eloise B. Cohen
Silver Spring, MD 20910

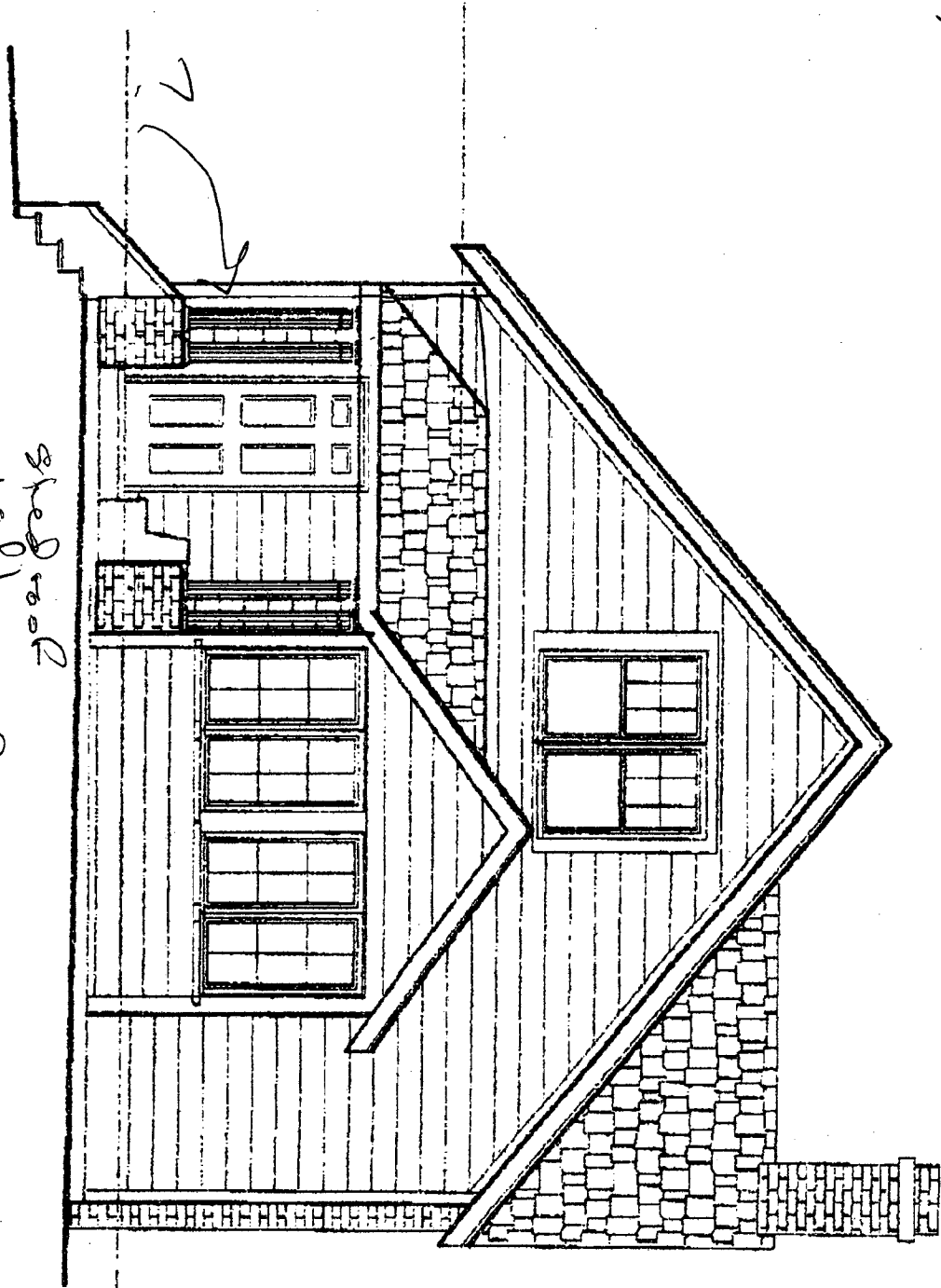
adjoining property owner:

9822 Capitol View Ave. - Charles W. Fallow
Silver Spring, MD, 20910

For
563-3412

FRONT ELEVATION

*shed roof
rafter ends*



1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



Confronting property owners:

9808 Capitol View Ave. -
Silver Spring, MD 20910

David C. Clough, Jr.

9811 Capitol View Ave. -
Silver Spring, MD 20910

Duncan E. Tebow

9819 Capitol View Ave -
Silver Spring, MD 20910

Eloise B. Cohen

adjoining property owner:

9822 Capitol View Ave. -
Silver Spring, MD, 20910

Charles W. Fallow



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



RIGHT SIDE ELEVATION 1/4" = 1'-0"



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



LEFT SIDE ELEVATION 1/4" = 1'-0"

REMODELING OF A KENSINGTON BUNGALOW FOR
JOSEPH ALFANDRE COMPANY
 KENSINGTON, MARYLAND

ELEVATIONS

I. THOMAS WALSMAN, ARCHITECT

1920 DARNESTOWN RD. DARNESTOWN, MD. 20878 (301) 926-5388

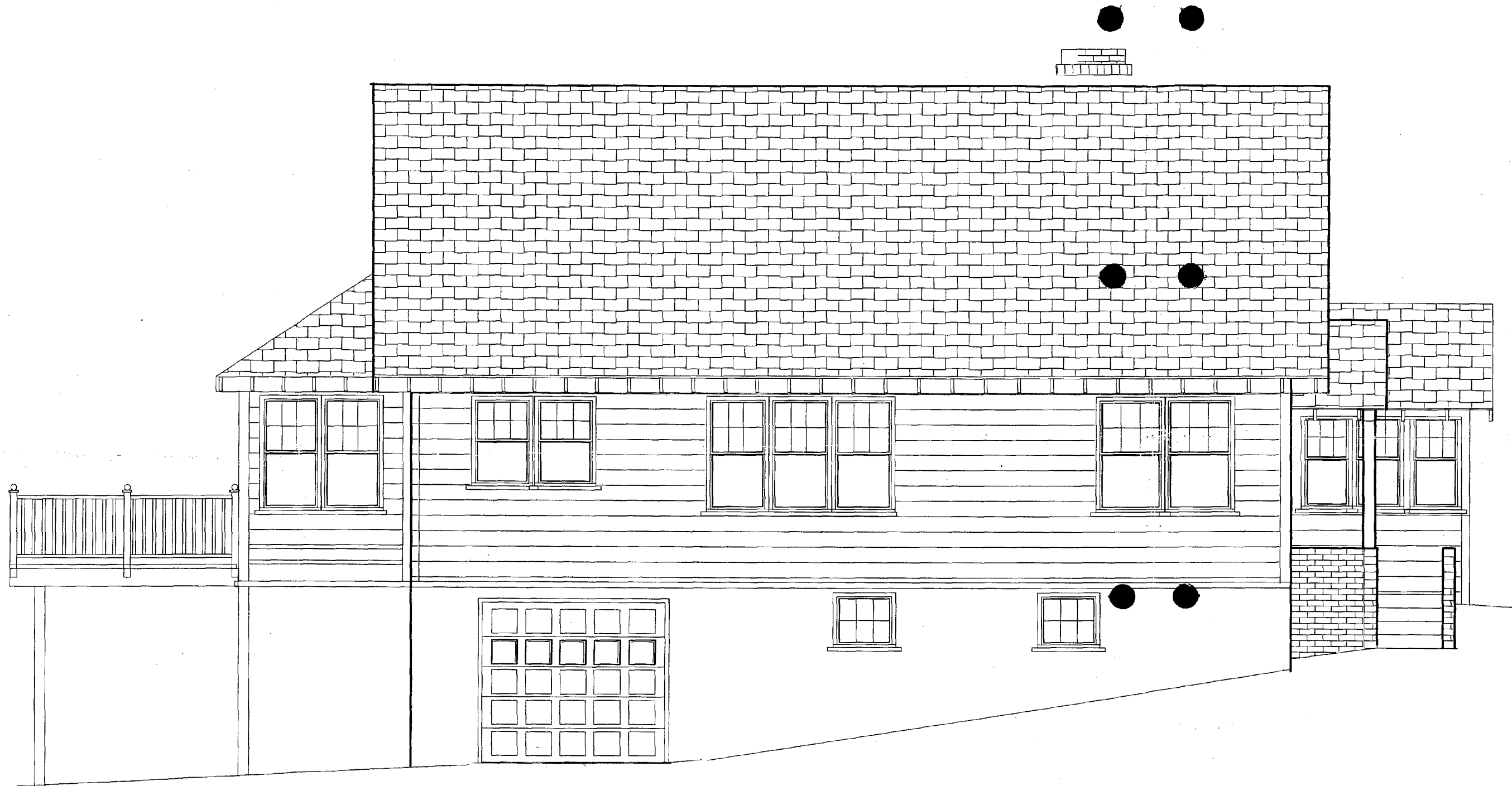
3-24-99

A-2



RIGHT SIDE ELEVATION

1/4" = 1'-0"

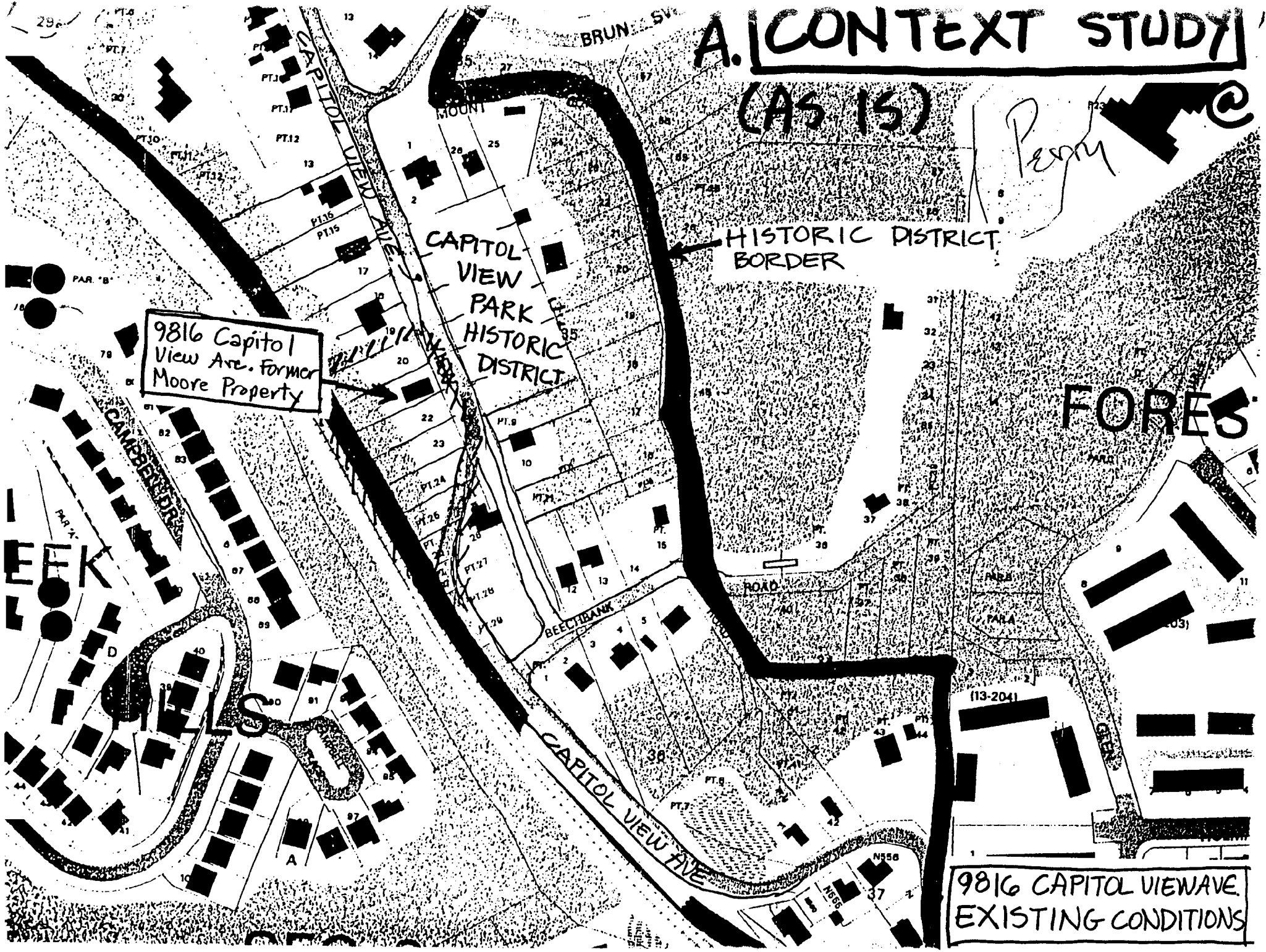


LEFT SIDE ELEVATION

1/4" = 1'-0"

A. CONTEXT STUDY (AS IS)

Perry



9816 Capitol View Ave. Former Moore Property

HISTORIC DISTRICT BORDER

CAPITOL VIEW PARK HISTORIC DISTRICT

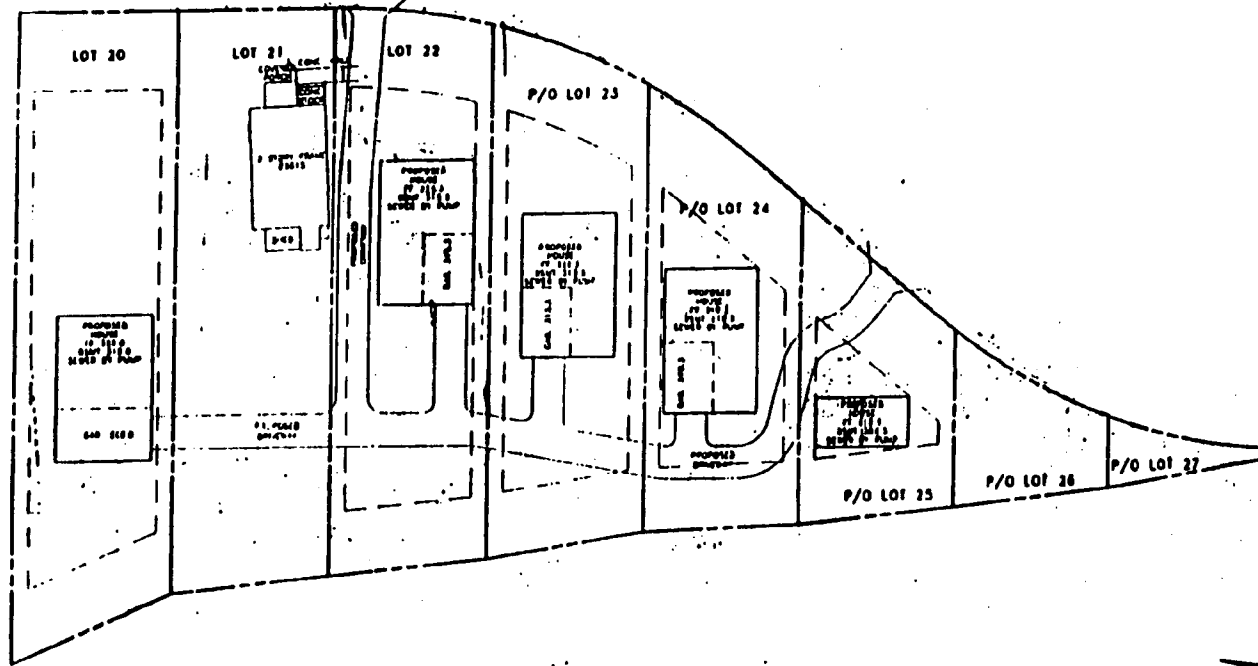
FOREST

9816 CAPITOL VIEWAVE. EXISTING CONDITIONS

CAPITOL VIEW AVENUE

9816 Capitol View Ave.

SITE PLAN to Match Context Study 'B'



NOTES

TOPOGRAPHICAL SHOW HEREON PER FIELD SURVEY BY THIS OFFICE IN THE YEAR OF 1988. ALL EASEMENTS SHOWN PER FIELD SURVEY BY THIS OFFICE. ALL NOTES, DIMENSIONS, UTILITY INFORMATION AND ADDING IMPROVEMENTS TAKEN FROM RECORD INFORMATION TOGETHER WITH FIELD LOCATIONS.

CONCEPTUAL SITE PLAN
 HOUSE CONSTRUCTION
 LOTS 20 - 22 & PART OF LOTS 23-27, BLOCK 31
CAPITOL VIEW PARK
 AS RECORDED IN
 PLAT BOOK A AT PLAT NUMBER 9

WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND

REVISIONS		
NO.	DATE	BY

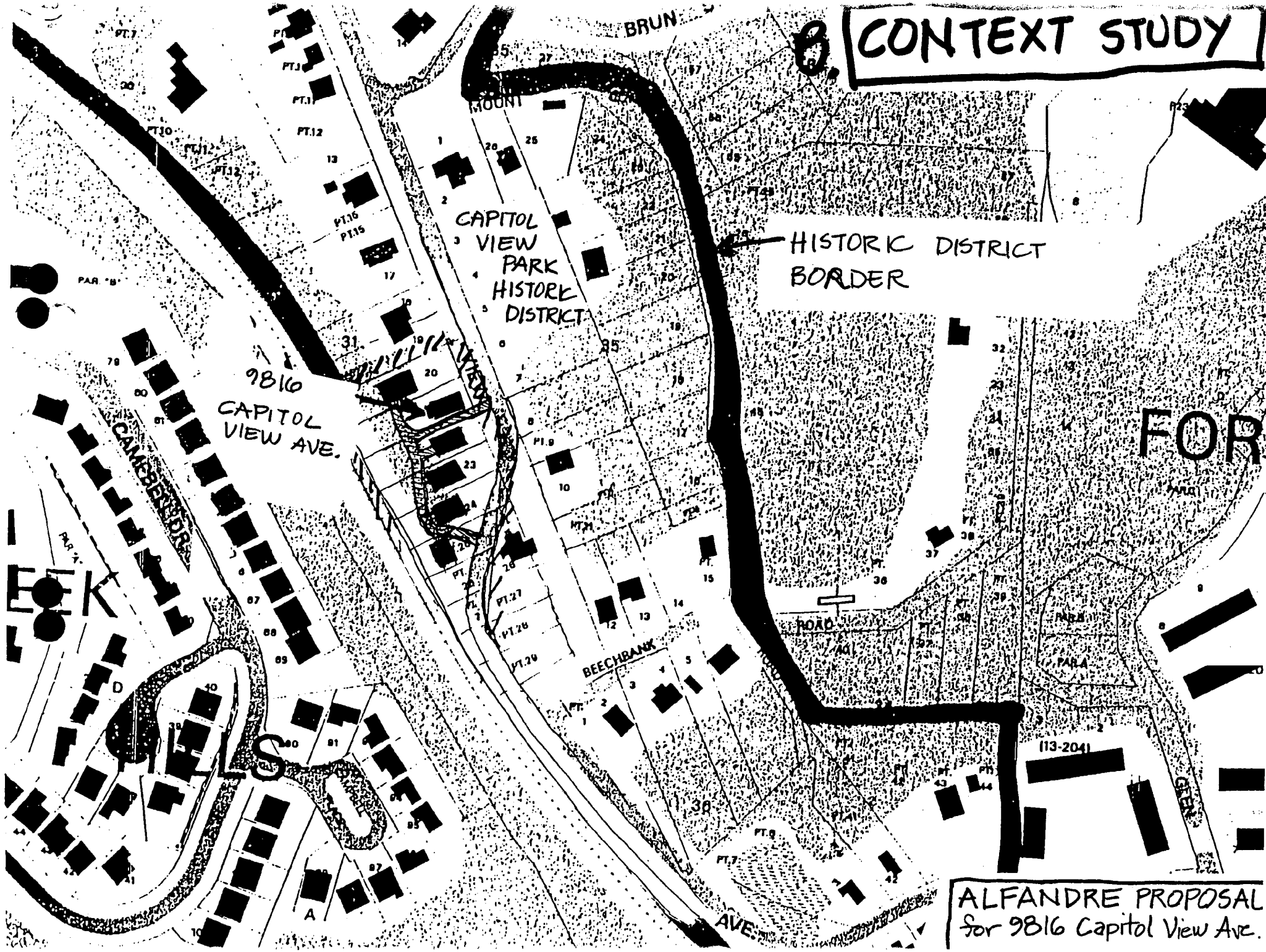
FOWLER ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 255 NORTH WASHINGTON STREET, SUITE 300
 ROCKVILLE, MD 20850
 (301) 742-7377

DATE 3/89	DRAWN CUP
CHECKED SAH	DATE 3/89
20 NUMBER 89-005	DATE 3/89

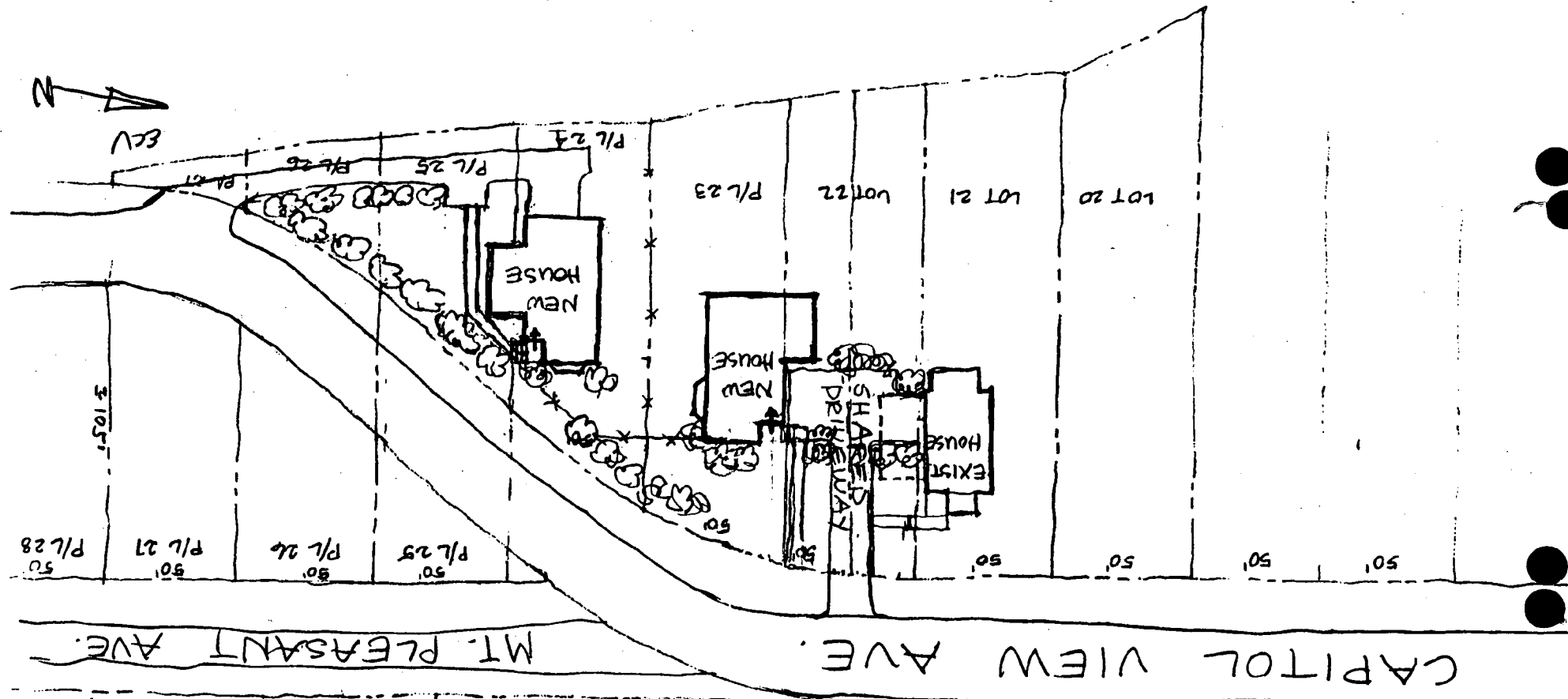
MAR 24 1989

9

CONTEXT STUDY



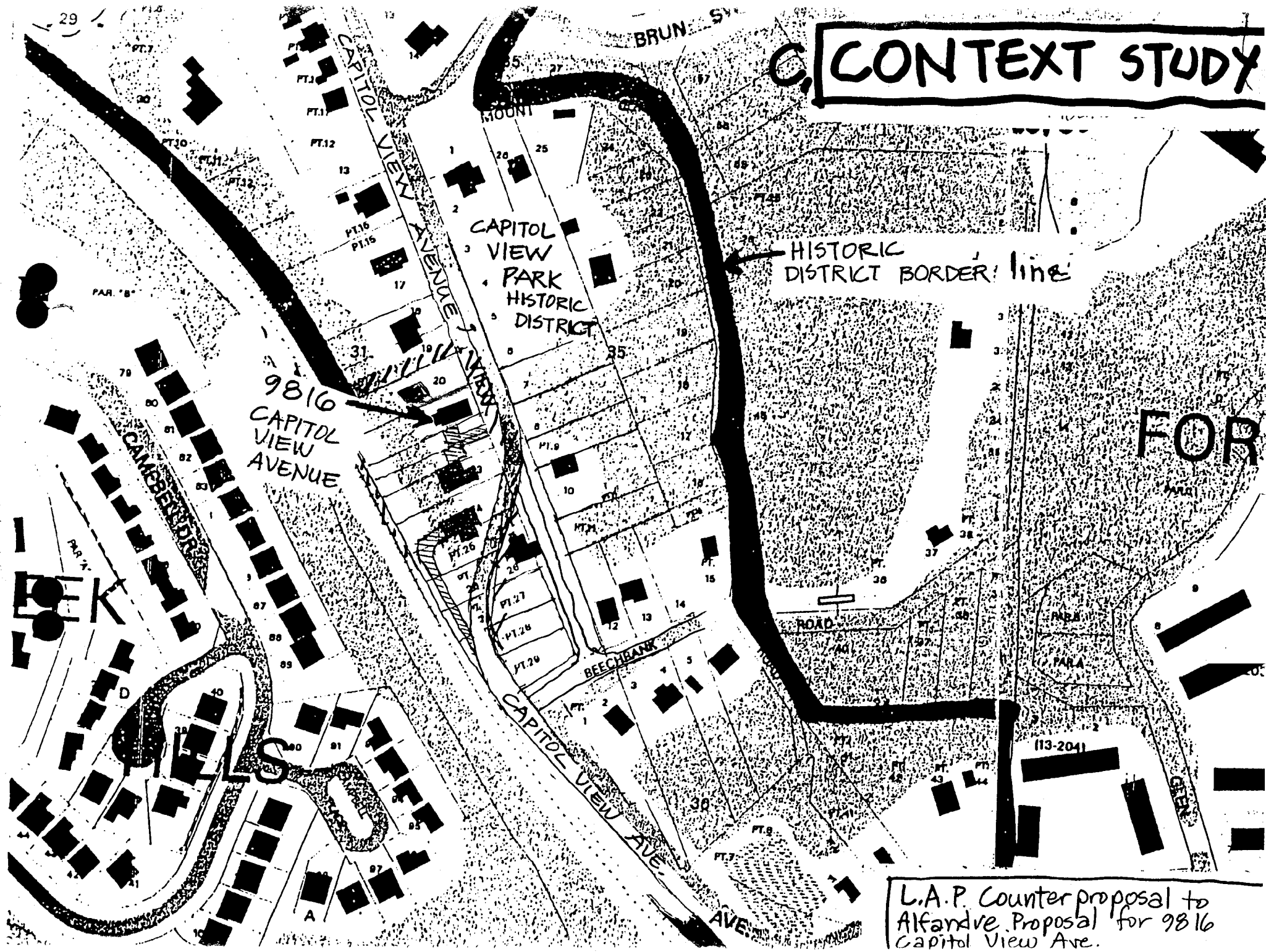
ALFANDRE PROPOSAL
for 9816 Capitol View Ave.



DRAFT
 9816 Capitol View Ave
 SITE PLANS
 MATCH context
 Study C.11 context

150'	45'	58'	58'	58'	60'	61'	50'	50'
		10	9	8	7	6	5	4

C. CONTEXT STUDY



L.A.P. Counter proposal to
Alfandve Proposal for 9816
Capitol View Ave.

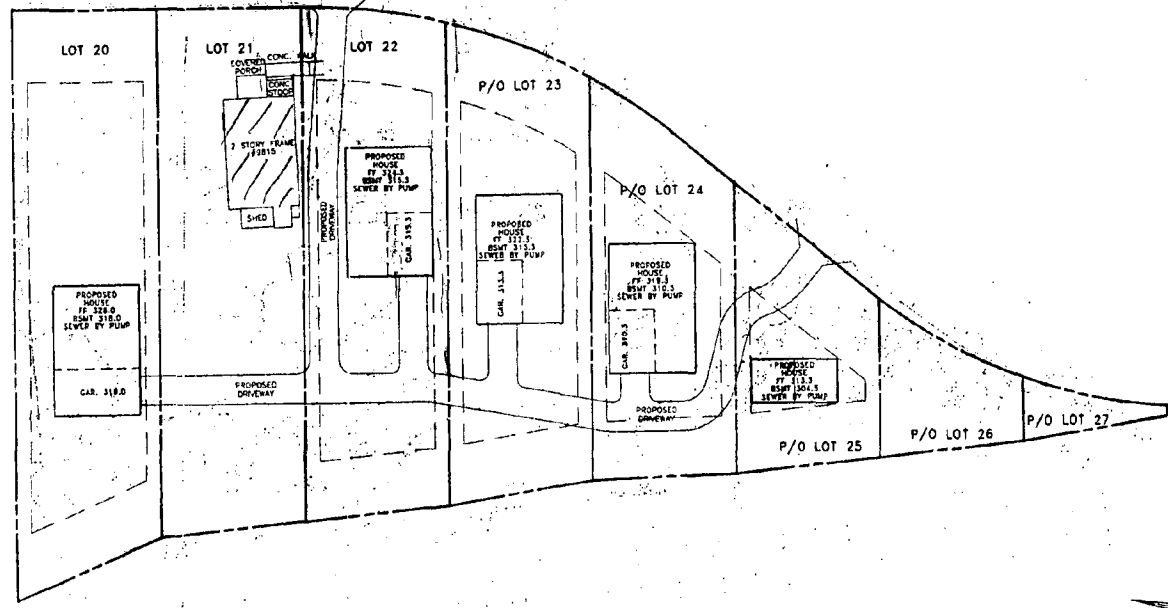


FRONT ELEVATION

1/4" = 1'-0"

VICINITY MAP 1"=2000'

CAPITOL VIEW AVENUE 9816 Capitol View Ave
(existing)



NOTES

1. TOPOGRAPHY SHOWN HEREON PER FIELD SURVEY BY THIS OFFICE IN THE DATUM OF THE A. S. C.
2. TREES SHOWN PER FIELD SURVEY BY THIS OFFICE.
3. BOUNDARY OUTLINE, UTILITY INFORMATION AND ADJOINING IMPROVEMENTS TAKEN FROM RECORD INFORMATION TOGETHER WITH FIELD LOCATIONS.

9

<p>CONCEPTUAL SITE PLAN HOUSE CONSTRUCTION LOTS 20 - 22 & PART OF LOTS 23-27, BLOCK 31 CAPITOL VIEW PARK AS RECORDED IN PLAT BOOK A AT PLAT NUMBER 9 WHEATON ELECTION DISTRICT NO. 13 MONTGOMERY COUNTY, MARYLAND</p>			<p>SCALE 1" = 30'</p>																									
			<p>DATE 3/99</p>	<p>DRAWN GMF</p>																								
<p>FOWLER ASSOCIATES, INC. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 255 NORTH WASHINGTON STREET, SUITE 300 ROCKVILLE, MD 20850 (301) 782-2377</p>			<p>CHECKED DATE</p>	<p>DRAWN DATE</p>																								
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			No.	DATE	BY																						<p>JOB NUMBER 99-006</p>	<p>DRAWING NO 1 of 1</p>
No.	DATE	BY																										
<p>3/23/99 GMF</p>			<p>MAR 24 1999</p>	<p>FOWLER ASSOCIATES</p>																								

A. CONTEXT STUDY

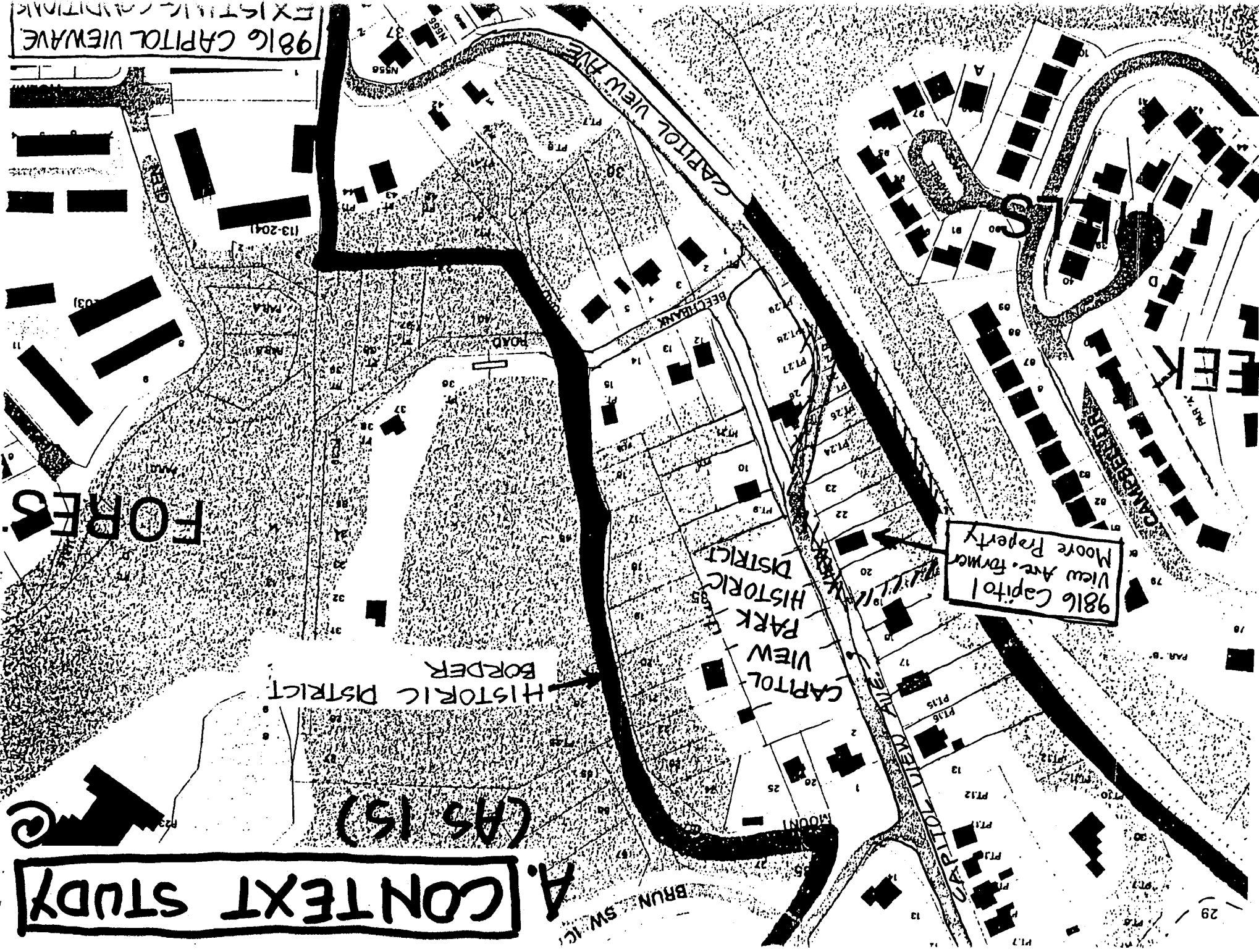
(AS 15)

HISTORIC DISTRICT BORDER

FORER

9816 Capitol View Ave. former Moore Property

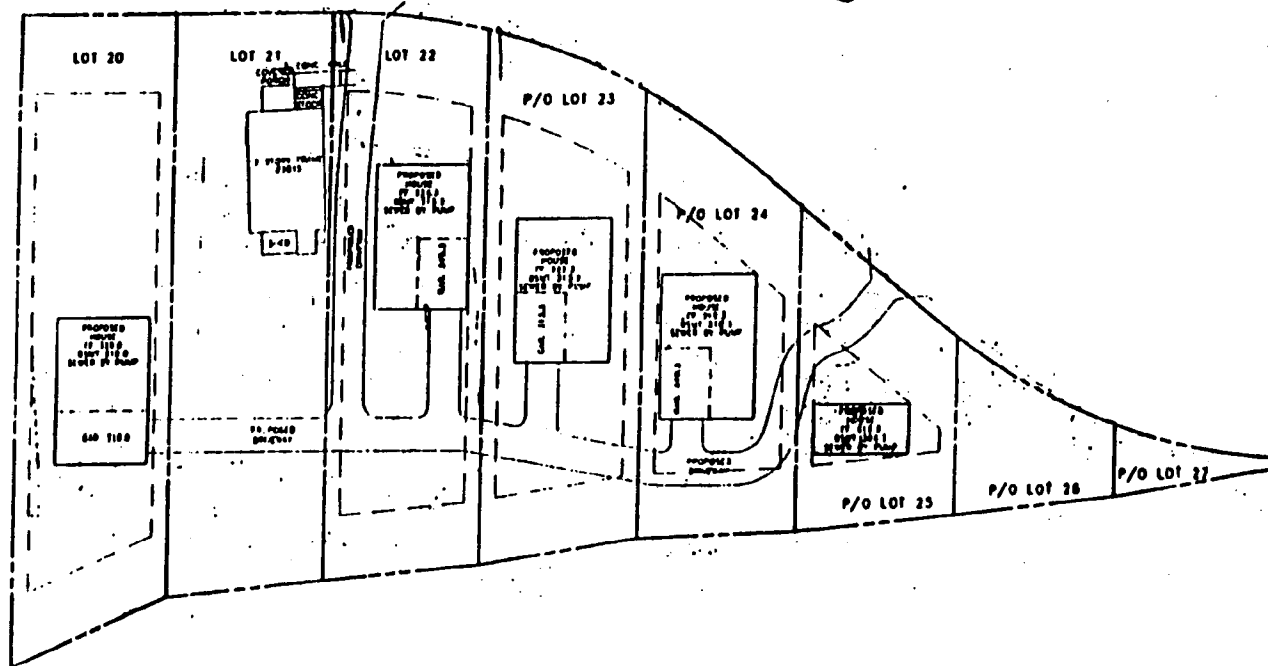
9816 CAPITOL VIEW AVE
EXISTING CONDITIONS



VICINITY MAP 1"=2000'

CAPITOL VIEW AVENUE

Alfandre Proposal
 9816 Capitol View Ave.
SITE PLAN to
Match context stud
'B'



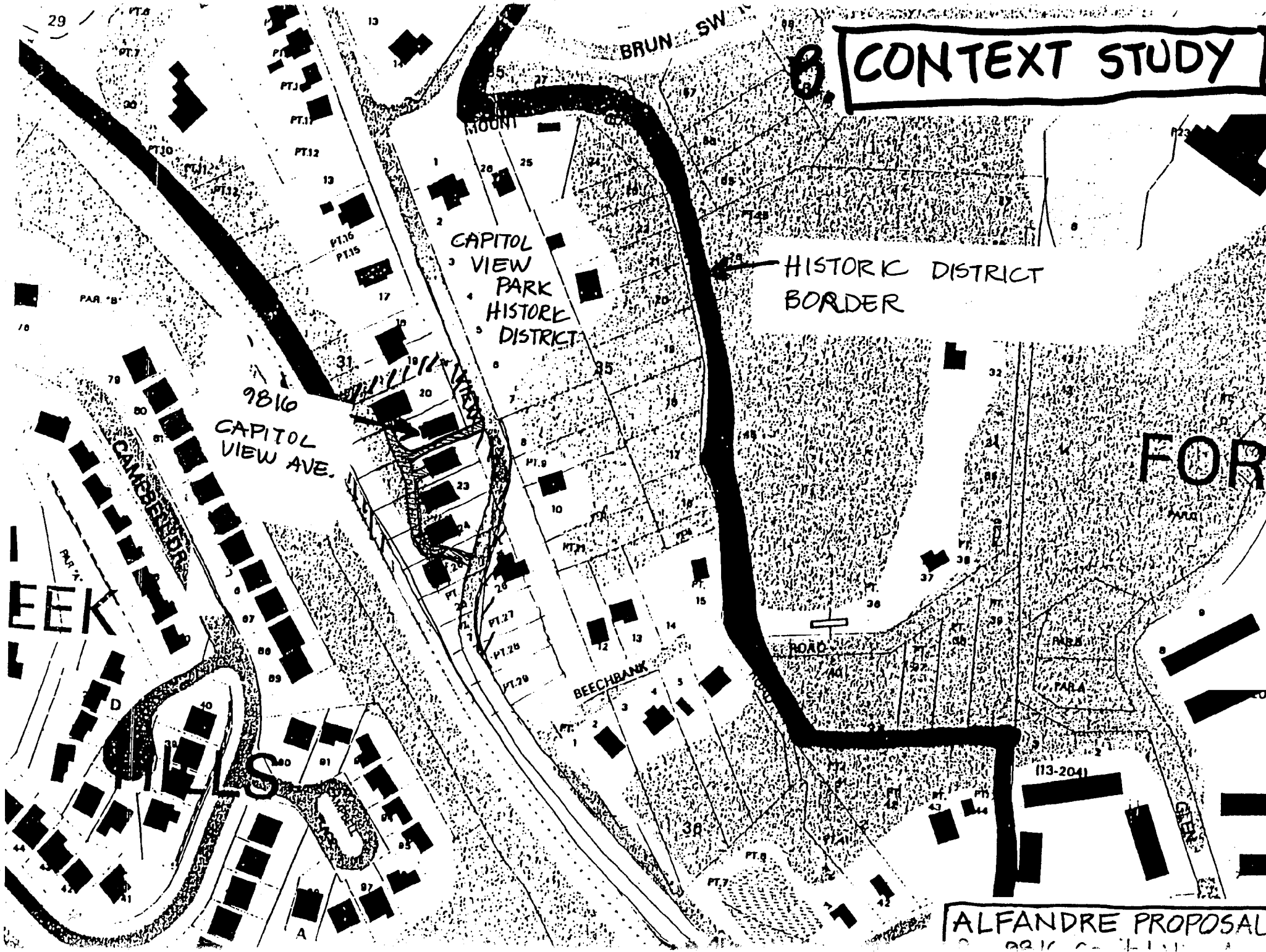
NOTES

- 1. TOPOGRAPHY SHOWN HEREON PER FIELD SURVEY BY THIS OFFICE IN THE DATUM OF THE A.S.C.
- 2. TREES SHOWN PER FIELD SURVEY BY THIS OFFICE.
- 3. NEARBY OFFLINE UTILITY IMPROVEMENTS AND ADDING IMPROVEMENTS TAKEN FROM RECORD INFORMATION TOGETHER WITH FIELD LOCATIONS.

6

<p>CONCEPTUAL SITE PLAN HOUSE CONSTRUCTION LOTS 20 - 22 & PART OF LOTS 23-27, BLOCK 31 CAPITOL VIEW PARK AS RECORDED IN PLAT BOOK A AT PLAT NUMBER 9</p>															
				<p>WHEATON ELECTION DISTRICT NO. 15 MONIGOMERY COUNTY, MARYLAND</p>											
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			No.	Date	By										<p>FOWLER ASSOCIATES, INC. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS</p>
No.	Date	By													
<p>DATE: 1/30/99 DRAWN BY: GVF CHECKED BY: GVF DATE: 1/99</p>			<p>NO. 24 000</p>												

CONTEXT STUDY



1
2
3
4
5
CAPITOL
VIEW
PARK
HISTORIC
DISTRICT

HISTORIC DISTRICT
BORDER

9816
CAPITOL
VIEW AVE.

BEECHBANK

BRUN SW

FOR

ALFANDRE PROPOSAL

(113-204)

ECK

CAMBERDRE

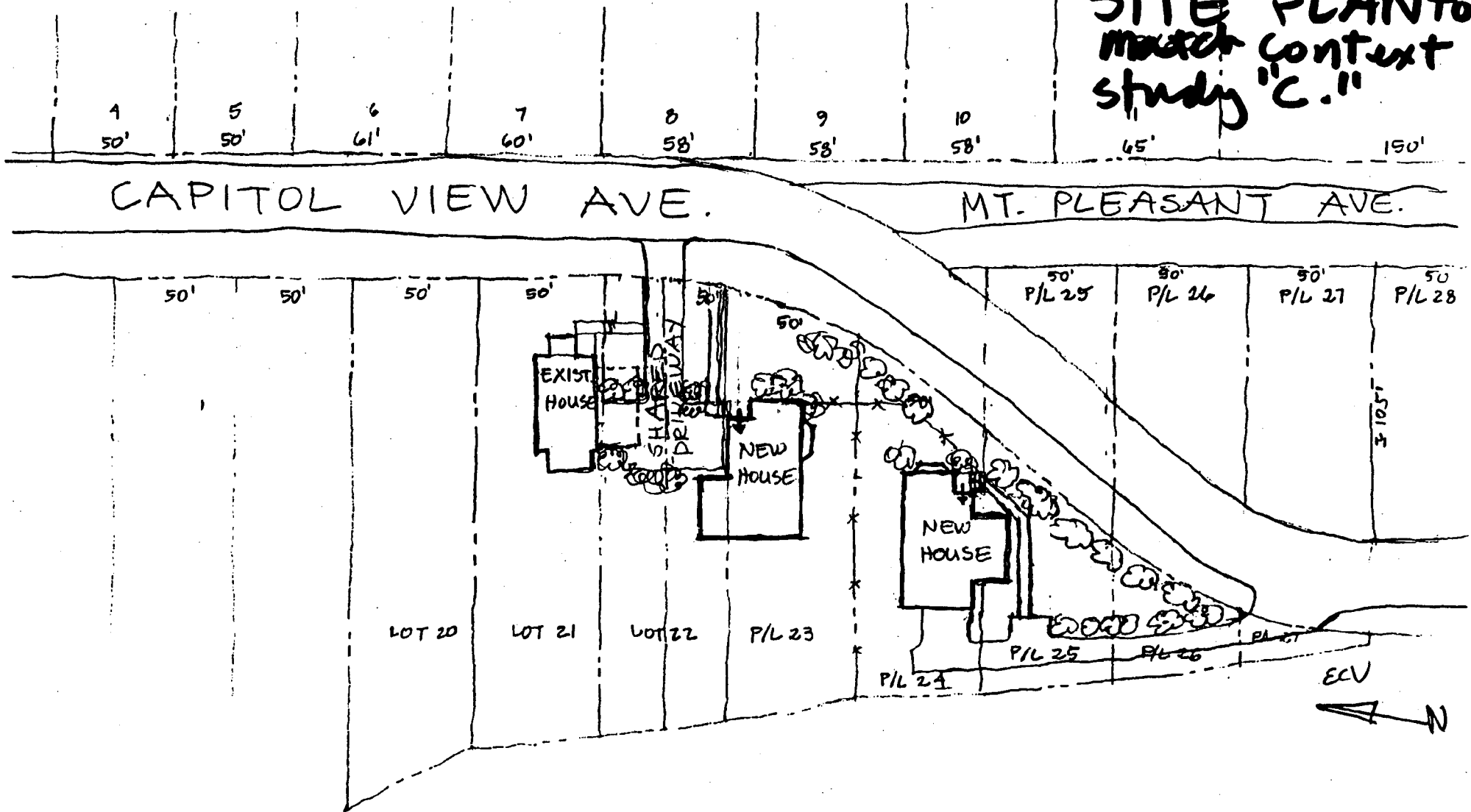
LS

GEN

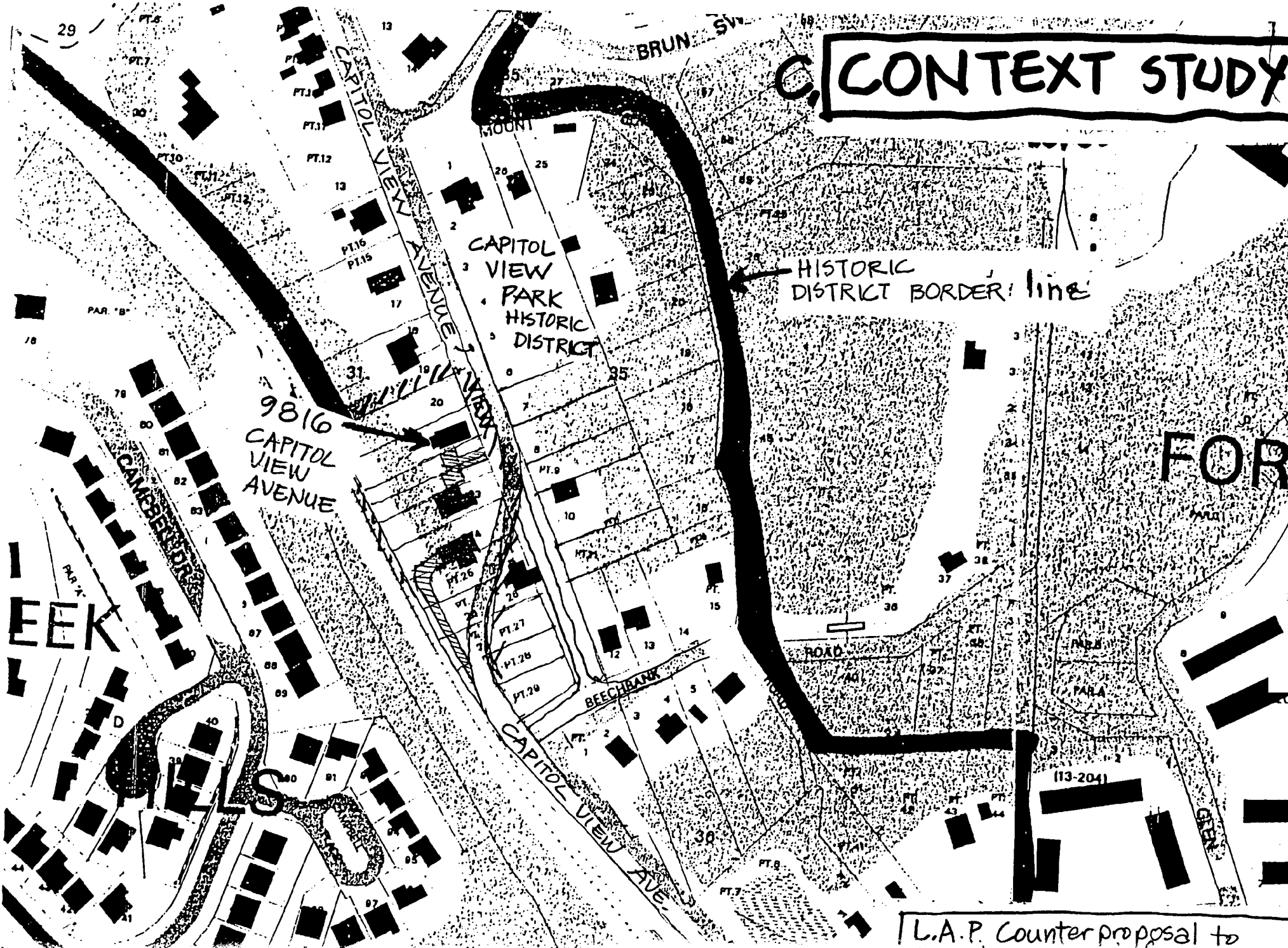
L.A.P. Counter-proposal
9816 Capitol View Ave.

DRAFT

SITE PLAN to
match context
study "C."



C. CONTEXT STUDY



HISTORIC DISTRICT BORDER line

FOR

L.A.P. Counter proposal to