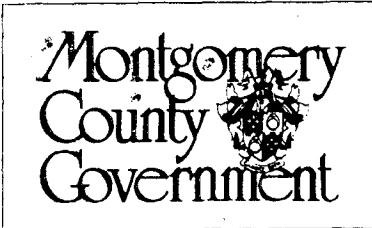


31/7 9829 Capitol View Ave.

HAWP 11-88



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland. 20850.
~~279-1327~~
279-8097

51 Monroe Street, Rm. 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Peter & Cynthia Rinek TELEPHONE NO. 585 9338
(Contract/Purchaser) (Include Area Code)

ADDRESS 9829 Capital View Ave, Silver Spring MD 20910
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Peter Rinek CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER 74a

LOCATION OF BUILDING/PREMISE

House Number 9829 Street Capital View Avenue

Town/City Silver Spring Election District _____

Nearest Cross Street Leahy

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair	Circle One: A/C	<input type="radio"/> Slab	<input type="radio"/> Room Addition			
<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input checked="" type="radio"/> Install	<input type="radio"/> Revocable	<input type="radio"/> Porch	<input type="radio"/> Deck	<input type="radio"/> Fireplace			
		<u>new road</u>	<input type="radio"/> Revision	<input checked="" type="radio"/> Fence/Wall (complete Section 4)			<input type="radio"/> Shed	<input type="radio"/> Solar	<input type="radio"/> Woodburnin
							<input type="radio"/> Other	<u>Roof</u>	

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC 02 () Septic

03 () Other _____

2B. TYPE OF WATER SUPPLY

01 () WSSC 02 () Well

03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 9 feet 0 inches for screen 42" for picket fence

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner

3. On public right of way/easement _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 5.1.88

APPROVED X 2YA 8 (6)(1)+(2) For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 5/23/88

APPLICATION/PERMIT NO: HAWP 11-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

~~Wicket~~ ^{Lattice} fence: entirely made of wood. color to be painted white, board frame with lattice panels with wooden finials
Picket fence: made of wood, color to be painted white
Roof: existing slate roof cannot be repaired. Do expense, a slate look a like. (GAF, Slateline) Asphalt shingle. Same color. Shingle has shadow lines of slate. Metal standing seam roof on front porch and back flat roof

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

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, et PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

29'-0"

OPEN

DOOR

PANEL

PANEL

LATTICE PANEL

2" x 6" POST

ANGLE REST

FOOTING

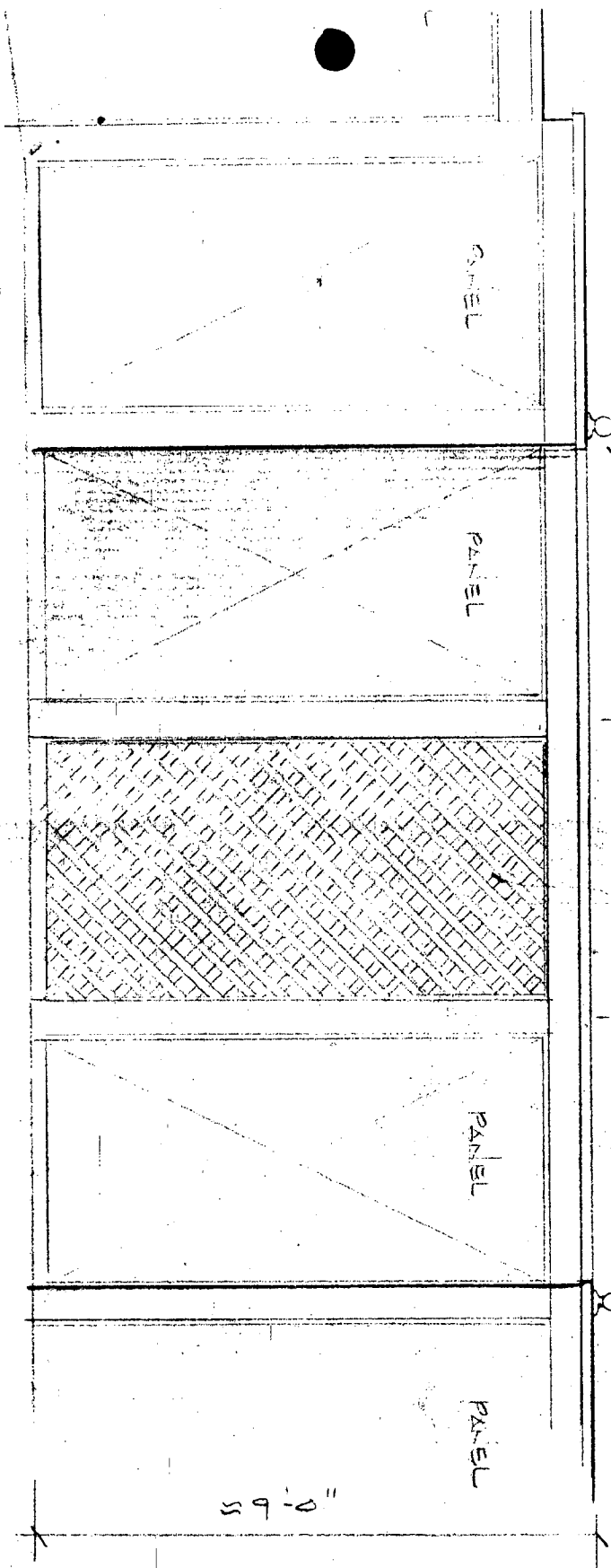
2'-6"

SECTION A

2" FINISH

3'-0" TYP

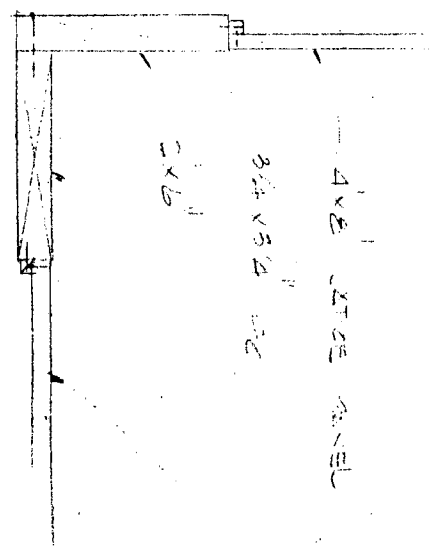
TYP LATTICE PANEL

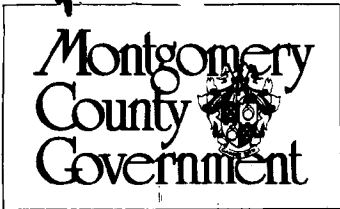


LATTICE FENCE

SECTION B

ANGLE REST





Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____
REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

LOCATION OF BUILDING/PREMISE _____

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- 1. On party line/Property line _____
- 2. Entirely on land of owner _____
- 3. On public right of way/easement _____ (Revocable Letter Required).

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

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used):

~~Fence~~
~~Fence~~ ^{Lattice} fence is entirely made of wood. color to be painted white, board frame with lattice panels with wooden finials

Picket fence: made of wood, color to be painted white

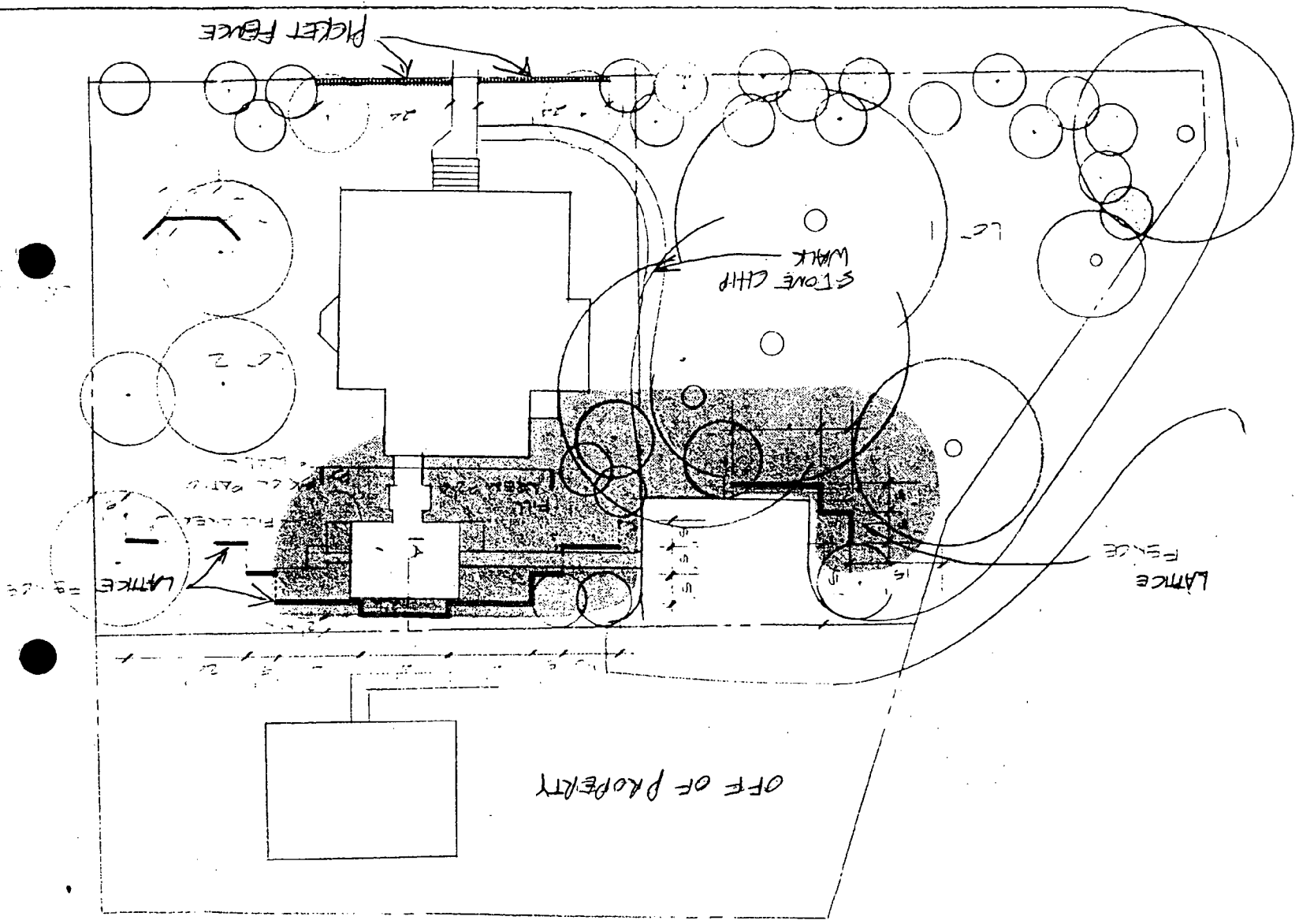
Roof: existing slate roof cannot be repaired. Due to expense, a slate look a like. (GAF Slateline) Asphalt shingle. Same color. Shingle has shape and shadow lines of slate. Metal standing seam roof on front porch and back flat roof.

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

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

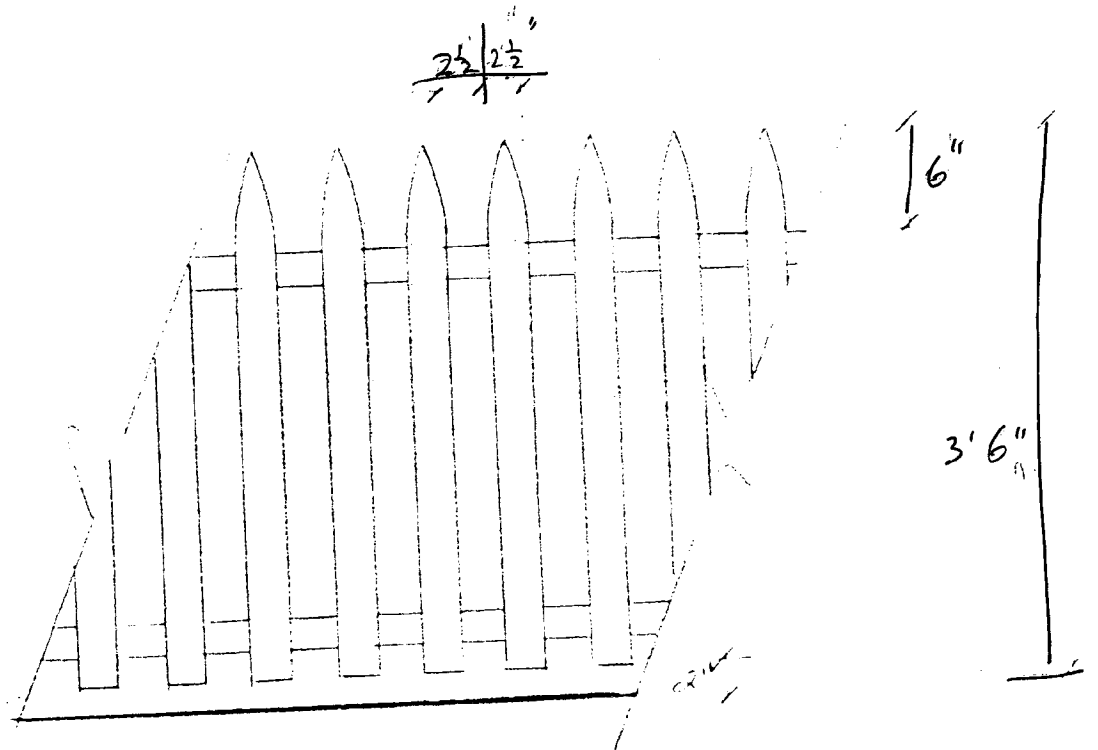
MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

NOTE THE REVERSE SIDE
OF THE PLAN





Lattice
Fence
9'



PICKET FENCE

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capital View historic district.

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

c. Address of Property: 9829 Capital View Ave

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

Pete Rinek Cynthia Rinek
9829 Capital View Ave
(h) 585 9338 (w) 827 8333

e. Is this property a contributing resource within the historic district? Yes No

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No

II. Description of work proposed

a. Briefly describe proposed work:

Lattice and picket fences
new roof

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

c. Is the work visible from the street? Yes

d. What are the materials to be used? fence: wood
roof: metal & Asphalt

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

The fence yes but no for the roof. too to the expense a substitute look a like proposed.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1, 2, 3, 4, 5, 6

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

Roof to be premium asphalt type brand GAF Slateline Class A Asphalt Roof Shingles. Also fences as per attached plan dated.

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 5/2/88

Date of LAC meeting at which application was reviewed: 5/2/88

Form completed by: Jon [Signature] Title: Chairman

Member of: L.A.C. Capital View Park

Proposal

D & L LOGUE • ROOFING CONTRACTORS, INC.

MAIN OFFICE
Hwy. 925-N • Box 277-X
Waldorf, Maryland 20601
301-843-1093

BRANCH OFFICE
7640-D Airpark Road
Gaithersburg, Maryland 20879
301-840-5820

PROPOSAL SUBMITTED TO Peter & Cynthia Renik		PHONE 827-8333	DATE March 23, 1988
STREET 809 Richmond Avenue		JOB NAME 9829 Capital View Avenue	
CITY, STATE AND ZIP CODE Silver Spring, Maryland 20910		JOB LOCATION Silver Spring, Maryland 20910	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

We will tear off existing slate.
 We will tear off existing metal roofs. Except the top rear flat roof, the one that has 90 lb. mineral roll roofing.
 We will then install 1 ply of 30 lb. felt paper.
 We will then install Supra Slate. Color of your choice: Pennsylvania Gray, Bangor Black or Rutland Red. Please circle your choice and sign _____.
 Flashing will be done with 20 lb. tin.
 Flashing includes the following:

- Step flashing as necessary.
- 3x3 flashing.
- 2 chimney flashings.
- 1 lower front porch flashing.
- 1 side bay flashing.
- 1 rear lower shed roof flashing.

We will do metal work around and behind the castle. Includes cricket valley flashing. Metal to be painted by us. Color of your choice: Black, Brown, Gray, Green or Red. Please circle your choice and sign _____.

We will clean up and remove all debris caused as a result of our work.
 All wood decking shall be replaced if necessary, at a rate of \$3.00 a square foot. This amount will be added to the contract price.
 All decorative wood shingles and cornices that will have to be disturbed will be replaced at the rate of \$25.00 an hour labor and material. This amount will be added to the contract price.

GUARANTEE: For a period of two years. In the event water leakage occurs within the period of guarantee, due to defective materials or workmanship furnished by our company, we hereby agree to repair the same without charge.

Note: All work will be done according to the guidelines specified by the historic society.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Thirty-three thousand one hundred and fifty dollars and 00/100----- dollars (\$33,150.00).

Payment to be made as follows:

One-third down, one-third half way through the job and the remainder third is due upon

completion of the job. Accounts past due will be subject to a monthly 1.5% service charge.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Lundy E. Logue V.P. of D & L Logue Roofing

Note: This proposal may be withdrawn by us if not accepted within Twenty (20) days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

Help for Restorers of Historic Houses

Maryland Program Provides 'Last Resort' Financing for Buyers

By H. Jane Lehman
Special to The Washington Post

By most standards, Peter and Cindy Rinek seemed like ideal candidates for a mortgage. The Silver Spring couple was, after all, going to make an ample \$60,000 down payment on a \$230,000 house, and their combined incomes could easily support the \$1,500 payment on the \$170,000 loan for which they had applied.

But three lenders turned them down because of the house they had chosen to buy: a stately yet dilapidated Queen Anne Victorian.

The house was appraised at \$30,000 more than its purchase price, but the lenders were convinced that the structure, built in 1891, would only last another 20 years in its current condition—10 years less than the 30-year financing the Rineks were seeking.

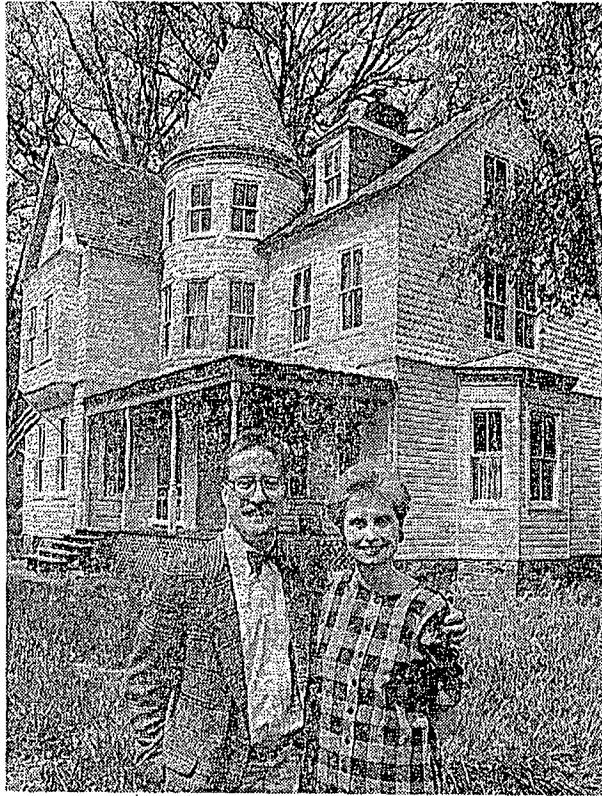
As it turns out, any one of the lenders would have gladly made the loan provided the Rineks had already completed the restoration work that they planned on the Calloway-Schooley House, in the Capitol View Historic District just north of the Capital Beltway near Kensington. Not surprisingly, the Rineks weren't about to undertake the repairs—which they estimate will cost \$50,000 even after doing much of the work themselves—on a place they didn't yet own.

Such a dilemma is "fairly common" among buyers looking to buy a historic property to fix up, said Penny Jones, director of the Center for Historic Houses, a referral service for private owners of historic homes run by the National Trust for Historic Preservation, which is headquartered in the District.

The Rineks found a way out of the situation. This week they moved into the turreted, 4,200-square-foot home with six fireplaces, a parlor and library after obtaining financing through the Maryland Historic Trust.

Unlike the conventional lenders that rejected the application, the state agency was undeterred by the fact that the roof needed immediate replacement, many of the wall cavities lay exposed due to fallen plaster, and the plumbing and electrical systems required attention. For their part, the Rineks were happy to agree to a preapproved program of spending on the repairs over the next two years.

As it turned out, the Rineks are getting an excellent deal. Their mortgage rate is an enviable 7 per-



BY RICH LIPSH—THE WASHINGTON POST

Peter and Cindy Rinek in front of their Queen Anne Victorian near Kensington.

cent calculated on a 30-year repayment schedule, although the balance of the note is due in 20 years. If they had been willing to settle for a straight 20-year loan, they could have gotten a 6.2 percent rate, but, as Peter Rinek explained, "We wanted the smaller monthly payments and we know we're never going to be there in 20 years."

Although the Rineks spent several months searching for a historic home to restore, scouring the Virginia countryside as far away as Leesburg and poking around the "outrageously expensive" possibilities in the District, Rinek said they now realize how fortunate they were to settle on one in Maryland. The state program is one of the few sources of assistance available to individual buyers who want to restore old homes.

What loan or grant programs that do exist elsewhere, including those in the District and Virginia, are geared toward nonprofit organizations or supply money for rehabilitation work rather than acquisition, ac-

ording to Bill Pensak, chief of Maryland's Office of Preservation Services. Federal tax credits are limited to income-producing historic properties.

Other historic home buyers facing the Rineks' predicament without benefit of governmental assistance might be tempted to scrape up the cash to buy the property and then refinance it for the money to make the improvements. Such a strategy could, however, hurt the purchaser's tax situation, according to Leo P. Natali, vice president of First Chesapeake Mortgage, a local lender that regularly finances "unusual" properties, including historic houses.

Under the 1988 tax rules, interest paid on a mortgage to purchase a home remains fully deductible. But when money is borrowed to refinance a property, the interest writeoff is limited to that paid on the first \$100,000 of the loan amount.

The buyer's best bet, Natali said, would be to take out a mortgage with a term that does not exceed the

See REHAB, E4, Col. 1

ACRUSA

Historic Preservation Commission, Maryland

Montgomery Journal

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Request of Thomas Flavin, 10210 Capitol View Park Avenue, for amendment to HAWP #14-87, Capitol View Park historic district(#31/7).
2. Application of Linda and Lowell Arye for an addition to 10001 Pratt Place, CVP(#31/7).
3. Application of Peter and Cynthia Rinck, 9829 Capitol View Avenue, CVP(#31/7), for a fence and to install a new roof.
4. Application of James and Margaret Cooper, 3948 Washington Street, Kensington historic district(#31/6) to install a 6' fence on rear and side of property.
5. Application of M/M Mattingly, 3918 Prospect Street, Kensington historic district(#31/6) to construct a fence.
6. Application of Avery-Flaherty Builders to construct a new home at 10232 Carroll Place, Kensington historic district(#31/6).

The Public Hearing will be held on Thursday, May 19, 1988, at 8:30 p.m., County Office Building, first floor auditorium, 100 Maryland Avenue, Rockville. For further information contact Bobbi Hahn, 279-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1001, Rockville, MD. 20850.

May 16, 1988

O5D7802600