

31/07-04K 10003 Grant Ave
Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 21, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 366448

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Lynn Kahn

Address: 10003 Grant Avenue, Silver Spring

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKY PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

RECEIVED
NOV 2 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT

Contact Person: Lynn Kahn
Daytime Phone No.: 301-580-8949

Tax Account No.: Privacy!

Name of Property Owner: Lynn Kahn Daytime Phone No.: 301-580-8949

Address: 10003 Grant Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Evergreen Fence Deck Phone No.: 301-774-2211

Contractor Registration No.: 49311

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10003 Street: Grant Ave
Town/City: Silver Spring Nearest Cross Street: Capitol View Ave
Lot: 1A Block: 32 Subdivision: Capitol View Park
Liber: 8457 Folio: 891 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: \$ 7700

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 6 feet 0 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: Lynn Kahn Date: 11/15/04

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12/15/04
Application/Permit No.: 366448 Date Filed: 11-26-04 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:

(1) Old, damaged chain link fence (east & south
and west & south)
(2) old, chain link fence atop concrete
retaining wall (north)
No historical significance

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

(1) replace with framed, solid board cedar wood
fence on my property w/ gate 4' tall
(2) cover chain link fence & concrete wall on
north w/ gate 4' tall
will improve & enhance resource, no trees cut
still see trees from road, all on my property

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 canopy 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).

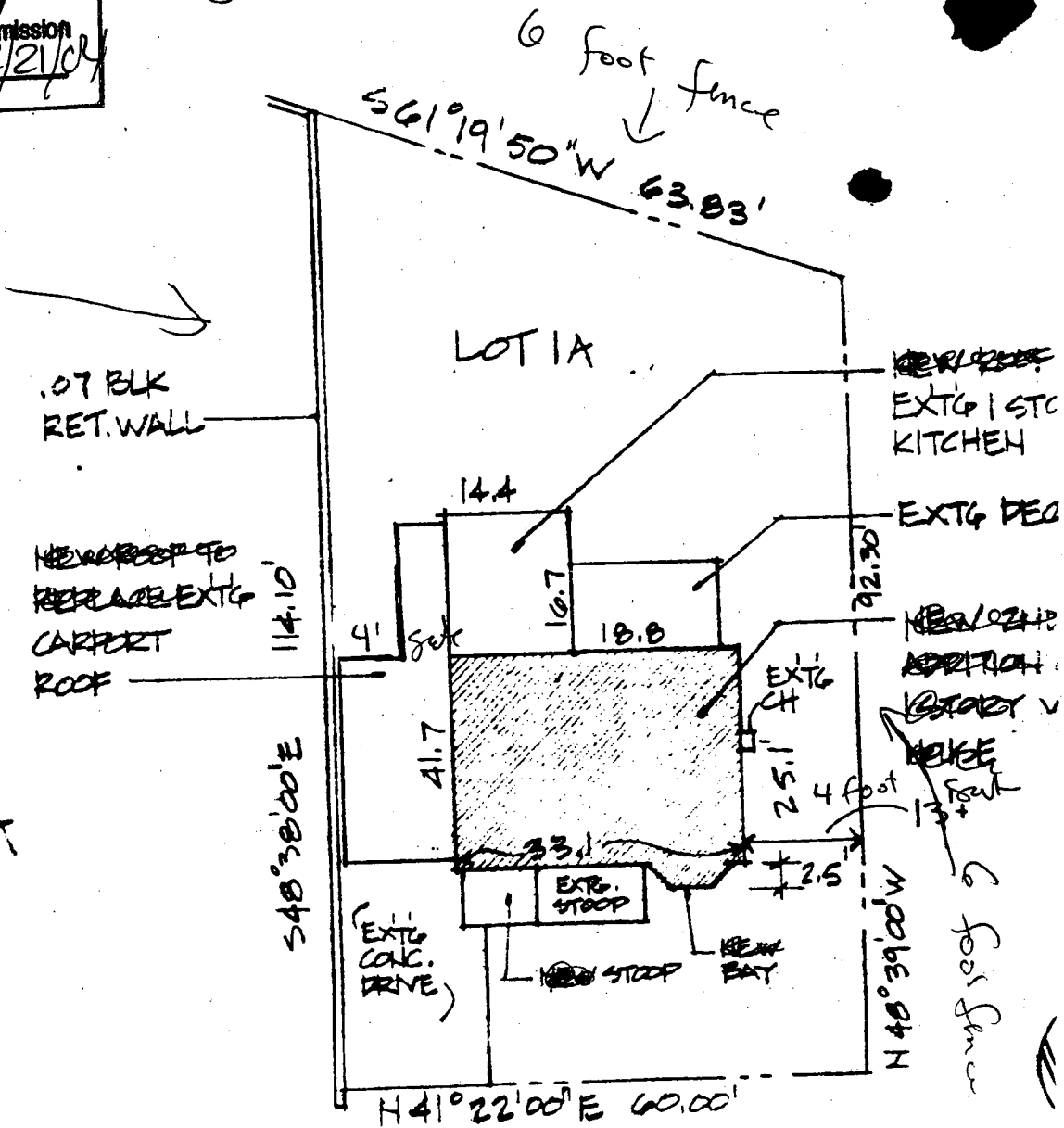
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MONTGOMERY CO., MD

*Approval includes removal of any existing fencing on the property.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 12/21/04

6 Foot Fence



SITE DATA

LOT 1-A
 BLOCK 32
 PLAT BOOK 31
 PLAT 1973
 AREA 6,192 #

BASED ON HOUSE LOCATION
 SURVEY DATED AUG 31, 1988
 BY CAPITAL SURVEYS

10003 GRANT AVENUE

SITE PLAN 1"=20'



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation commission
1109 Spring Street
Silver Spring, MD
FAX 301-563-3412

Re: Application Number 366448
10003 Grant Avenue
Silver Spring, MD 20910

Owner Lynn Kann proposes to remove an old chain link fence and replace it with a cedar wood fence. The Zoning committee of the Capitol View Park Citizens Association concurs with the HPC staff report that this proposal should be accepted.

Zoning co-chairs

Carol Ireland and Duncan Tebow

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

**Lynn S Kahn
10003 Grant Ave
Silver Spring MD 20910**

Owner's Agent's mailing address

NA

Adjacent and confronting Property Owners mailing addresses

**Margaret Thompson
10005 Grant Avenue
Silver Spring MD 20910**

**Mark Brenneman
1000 Grant Ave
Silver Spring MD 20910**

**Daniel Nascimento
10002 Grant Ave
Silver Spring MD 20910**

**Jerzy Witas
9927 Capitol View Ave
Silver Spring MD 20910**

**Marilyn Choo Woo
9929 Capitol View Ave
Silver Spring MD 20910**



Front View of My House

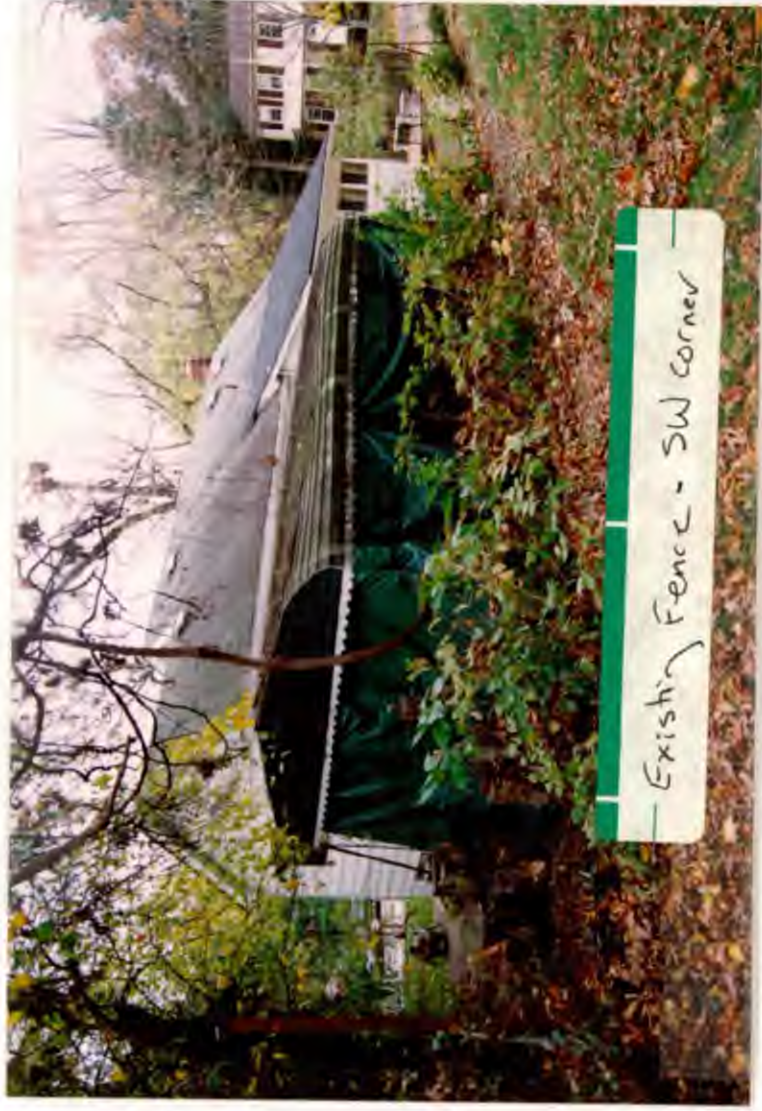


Existing fence on South *

(2)



Existing Fence on South



Existing Fence - SW Corner

3



Existing Fence - North & NW corner



Existing Fence - West

application de novo (that is, starting fresh with a new hearing) and render its own decision.

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	* ✓	* ✓	* ✓	* ✓	* ✓	* ✓	* ✓
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE INSTRUCTIONS ON DPS' HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10003 Grant Avenue, Silver Spring	Meeting Date:	12/15/04
Applicant:	Lynn Kahn	Report Date:	12/02/04
Resource:	Non-Contributing Resource Capitol View Park Historic District	Public Notice:	12/01/04
Review:	HAWP	Tax Credit:	None
Case Number:	37/07-04K	Staff:	Tania Tully
PROPOSAL: Fence replacement			
RECOMMENDATION: Approve			

PROJECT DESCRIPTION

SIGNIFICANCE: Non-contributing resource within the Capitol View Park Historic District
STYLE: Neo-Victorian
DATE: Late 20th century

PROPOSAL:

Install 6' high rear wood privacy fence within property line. Two gates would be 4' high each. The chain link fence atop the concrete wall will remain. Ownership of the wire fencing along the south and ~~west east~~ sides is uncertain, but the applicant requests approval to remove any sections that prove to be hers. Otherwise, the fencing will be placed on her property line adjacent to existing fencing.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

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; or

____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;
or

____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Lynn Kahn Signature of owner or authorized agent
11/26/04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 366448 Date Filed: 11-26-04 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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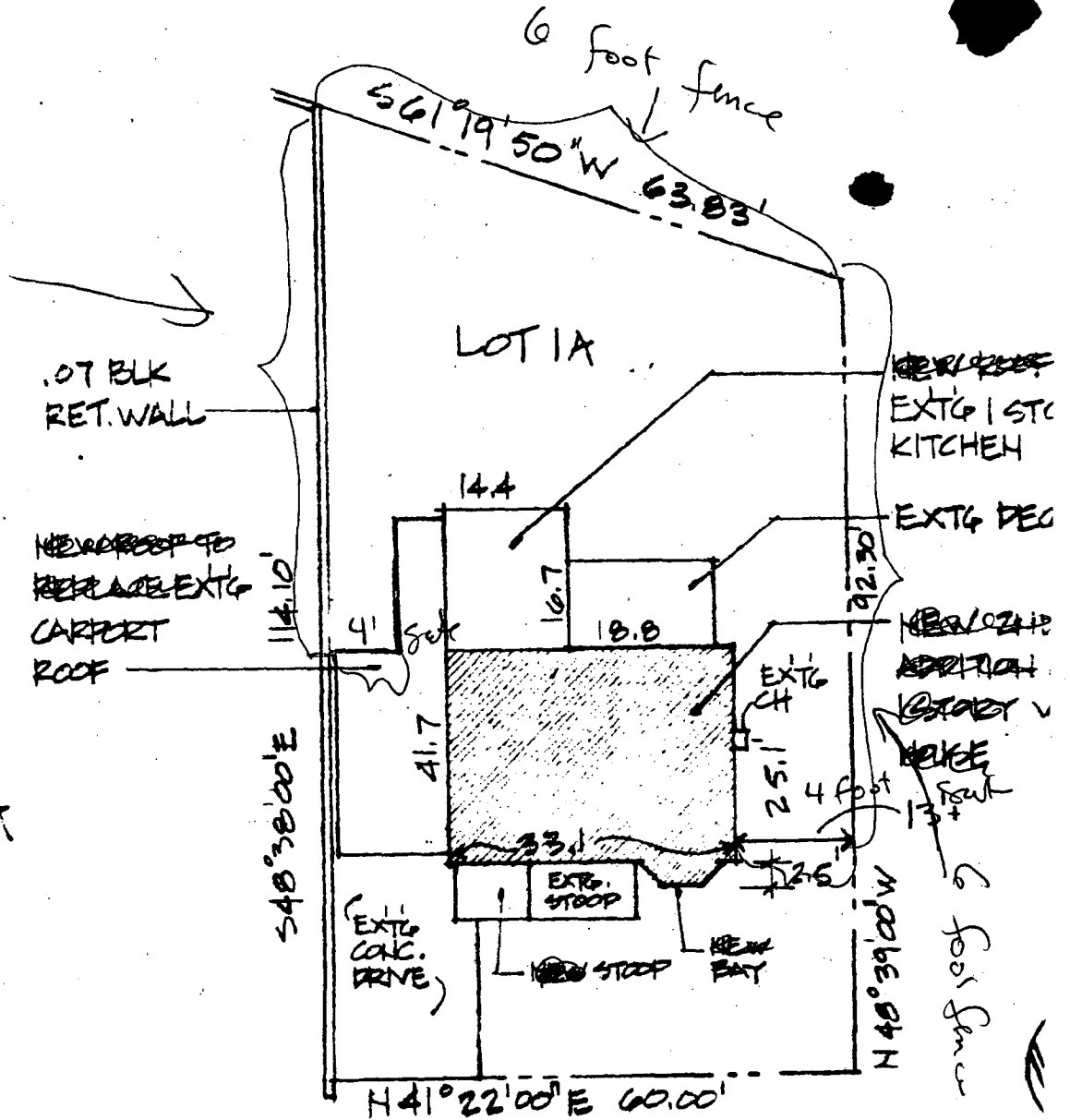
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MONTGOMERY CO., MD

6 Foot Fence



SITE DATA

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 PLAT 1973
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BASED ON HOUSE LOCATION
 SURVEY DATED AUG 31, 1988
 BY CAPITOL SURVEYS

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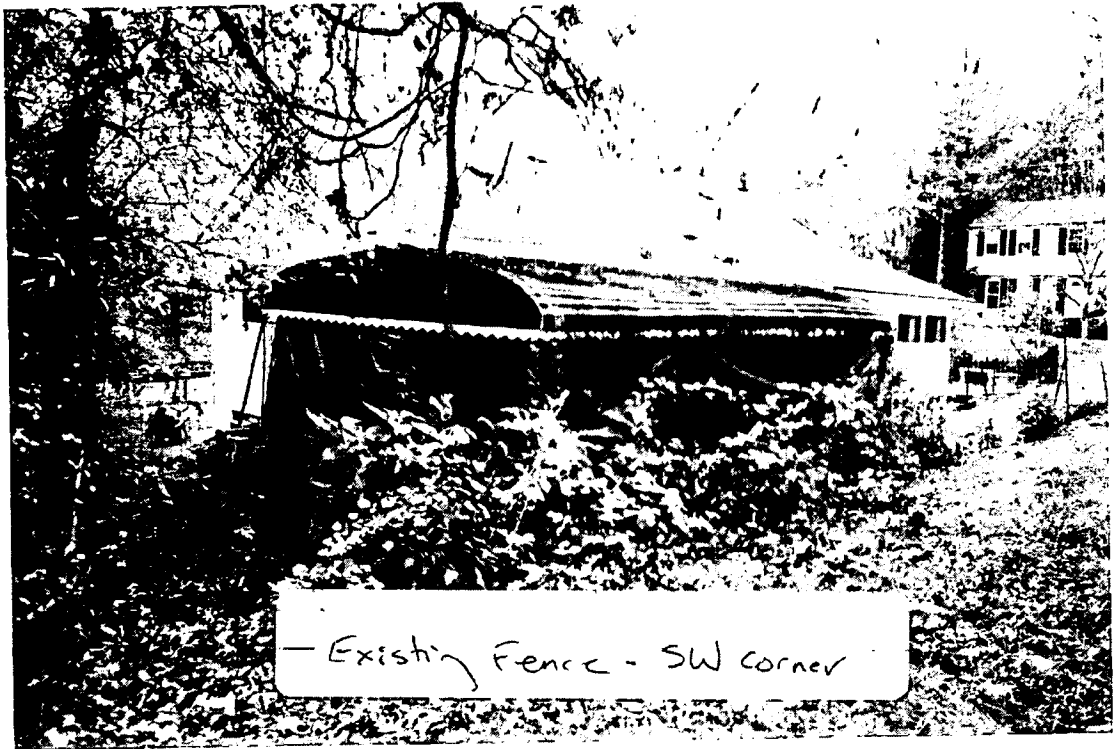
SITE PLAN 1"=20'



2



Existing fence on South



Existing Fence - SW corner

7



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Lynn S Kahn 10003 Grant Ave Silver Spring MD 20910	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
Margaret Thompson 10005 Grant Avenue Silver Spring MD 20910	Mark Brenneman 1000 Grant Ave Silver Spring MD 20910
Daniel Nascimento 10002 Grant Ave Silver Spring MD 20910	Jerzy Witas 9927 Capitol View Ave Silver Spring MD 20910
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