

31/7-01K 10110 Day Avenue
(Capitol View Park Historic Dist

III - E Perry

11/14

Perry -

Seneca Ireland
(Capitol View LAP)

Agrees with staff
recommendation re:
10110 Day Ave.

A.



histor

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 12/18/2001

Permit No: 260851
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: SUSAN DIAMON
10110 DAY AVENUE
SILVER SPRING MD 20910

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: fence

PREMISE ADDRESS 10110 DAY AVE
SILVER SPRING MD 20910-1040

LOT 32 BLOCK 21 PARCEL ZONE R-60
LIBER ELECTION DISTRICT 13 PLATE GRID
FOLIO SUBDIVISION
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



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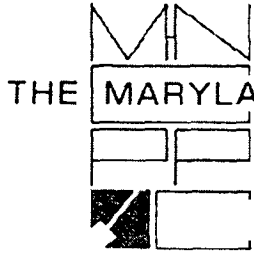
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Director, Department of Permitting Services



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

November 15, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gwr*

SUBJECT: Historic Area Work Permit
HPC Case No: 31/7-01K DPS No.: 260851

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

APPROVED APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Susan Diamond & Samuel J. Hazelett**

Address: **10110 Day Avenue, Silver Spring**


and subject to the general conditions pertinent to all Historic Area Work Permits that:

1. **HPC Staff must review and stamp the permit set of construction drawings prior to application for a building permit with Department of Permitting Services.**
2. **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 prior to commencement of work and not more than two weeks following completion of work.**

November 15, 2001

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

HPC Case No. 31/7-01K

DPS #: 260851

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) for approval.

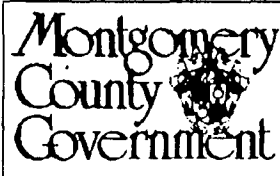
You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 240-777-6370.

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 note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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



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

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

OCT 15 2001

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (702) 737 0451
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Susan Diamond & Samuel Hazlett DAYTIME TELEPHONE NO. (301) 589 4604
 ADDRESS 10110 DAY AVE. Silver Spring MD 20910
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (702) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10110 STREET DAY Avenue
 TOWN/CITY Silver Spring NEAREST CROSS STREET CAPITOL VIEW AVE
 LOT 32 BLOCK 21 SUBDIVISION CAPITOL VIEW PARK
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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 6" inches & 4'-0"
 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.

Holt Jordan Signature of owner or authorized agent Date 10/11/01

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 11/15/01
 APPLICATION/PERMIT NO: 260851 DATE FILED: 10/15/01 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS
 21/07-01

**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:

Contemporary Infil house c 1982

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

replace chain link fencing w/ privacy fence & replace chain link fence w/ picket fence.

Relocate ~~chain link~~ chainlink fence to replace chainlink fence along Capitol View Ave.

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.
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4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

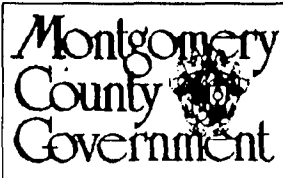
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
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APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 11/15/01
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SEE REVERSE SIDE FOR INSTRUCTIONS
 2107-01

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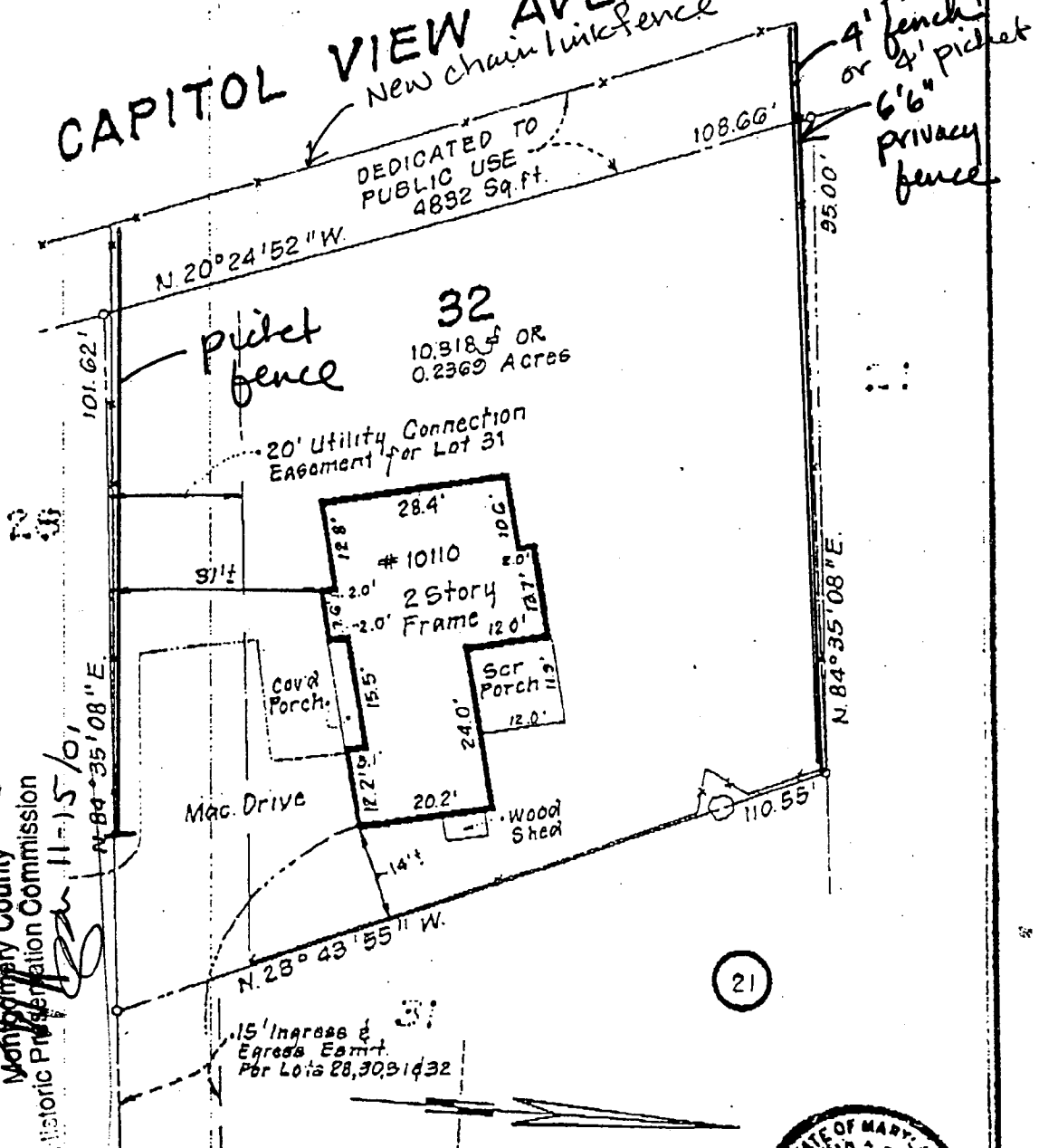
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LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

CAPITOL VIEW AVENUE

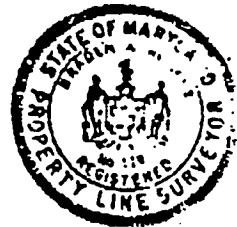
New chain link fence



APPROVED
 Montgomery County
 Historic Preservation Commission
 11-15-01

NOTE: THIS REPORT IS NOT TO BE USED AS A BASIS FOR INSURANCE PREMIUMS.

TO DAY AVENUE



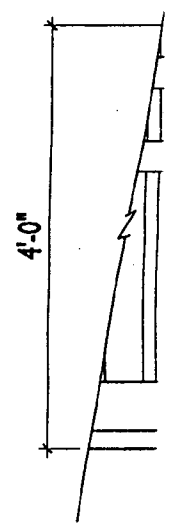
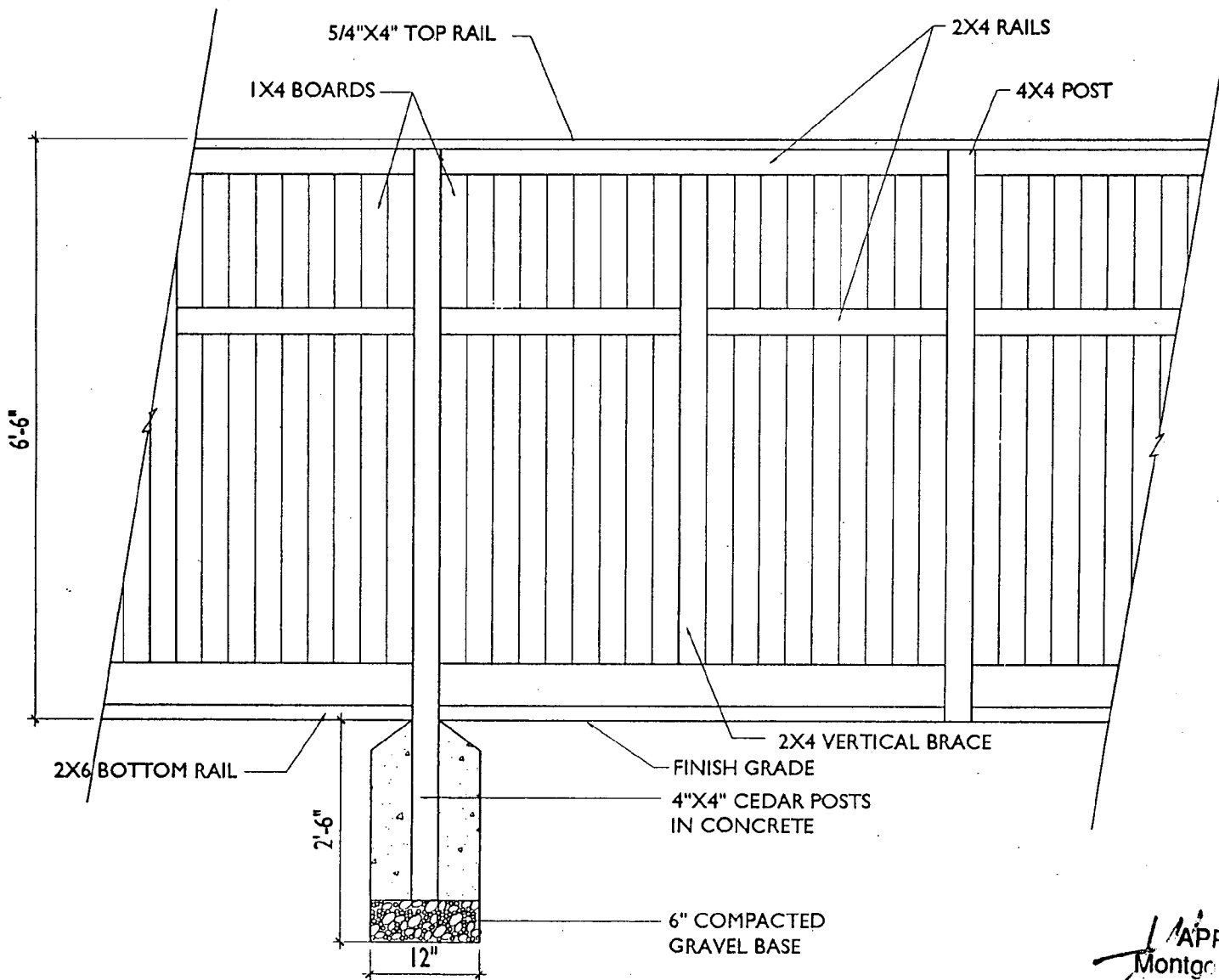
LOCATION SURVEY OF
 #10110 DAY AVENUE
 MONTGOMERY COUNTY, MD.
 SUBDIVISION

CAPITOL VIEW PARK

NO TITLE REPORT FURNISHED

LOT: 32	BLOCK: 21
PLAT BOOK: 113	PLAT NO: 13320
DATE: 10-23-97	SCALE: 1" = 20'
CASE NO: 92-1511	FILE NO: GP 92055

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.



① WOOD PRIVACY FENCE
L-6 SECTION

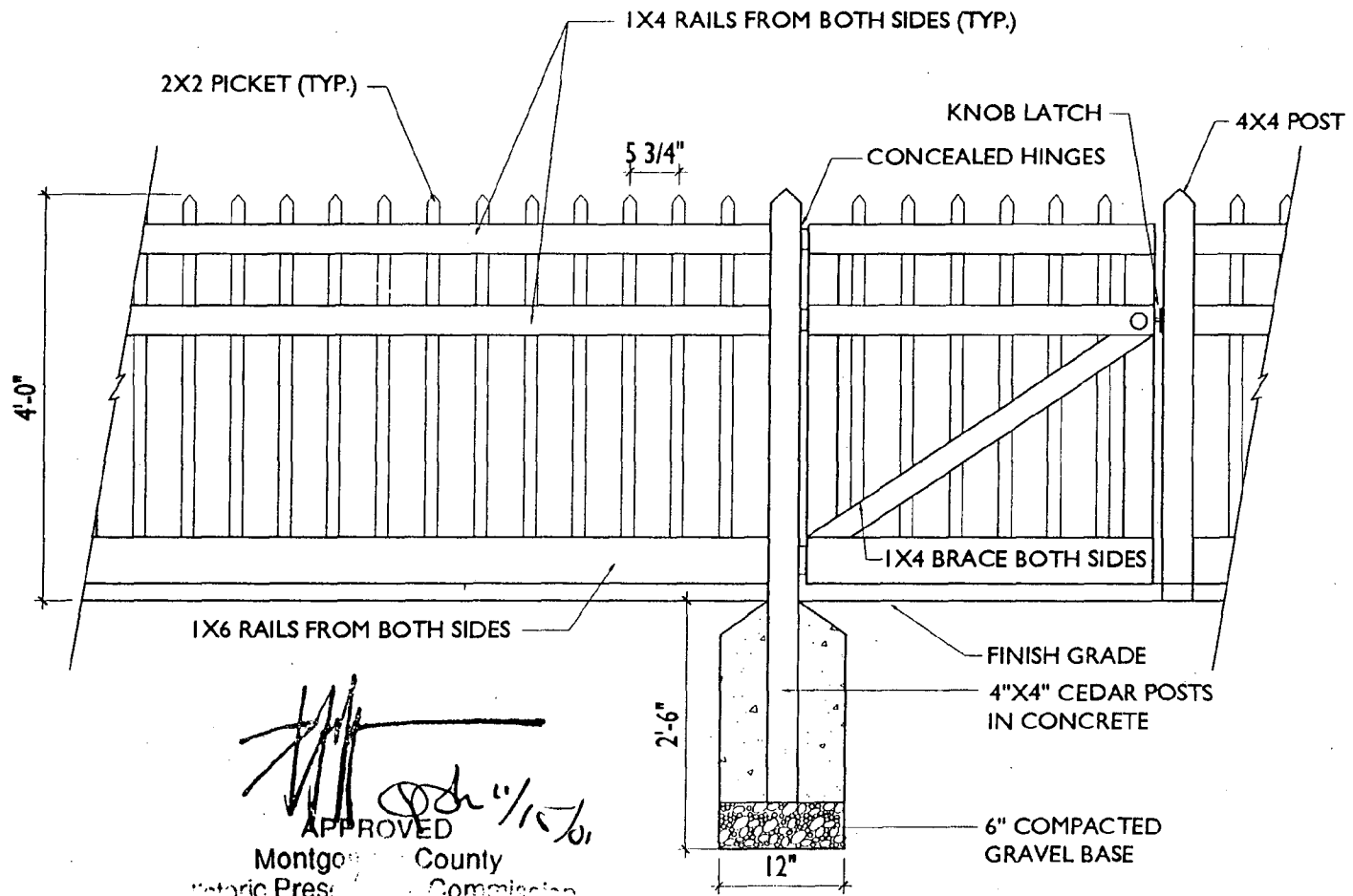
SCALE: 1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
11/15/01



L-6 SECTION

SCALE: 1/2"=1'-0"



[Signature]
APPROVED
Montgomery County
Historic Preservation Commission

2 WOOD PICKET FENCE
L-6 SECTION

SCALE: 1/2"=1'-0"

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10110 Day Avenue, Silver Spring	Meeting Date:	11/14/01
Applicant:	Suzane Diamond & Samual Hazelett	Report Date:	11/07/01
Resource:	Capital View Park Historic District	Public Notice:	10/31/01
Review:	HAWP	Tax Credit:	No
Case Number:	31/01-01K	Staff:	Perry Kapsch
PROPOSAL:	Fence Replacement	RECOMMENDATION:	Approve.

DATE OF CONSTRUCTION: c1982

SIGNIFICANCE:

- Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource – Sears, Roebuck – *Lexington*
 Contributing Resource
 Non-contributing/Out-of-Period Resource

PROPOSAL: Replace chain link fence on side of house. Install 6'6" and 4' privacy fence at rear of house. Install a 4' wood picket fence with 2x2 pickets at the front of the house.

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

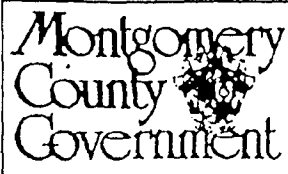
_____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

OCT 15 2001

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Holt Jordan Signature of owner or authorized agent 10/11/01 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO. 260851 DATE FILED: 10/15/01 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

31/07-01K

5

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

LIST OF CONFRONTING & ADJACENT OF 10110 DAY AVENUE
PROPERTY OWNERS

James Alward
10109 Capitol View Avenue
Silver Spring, MD 20910

Hector and Gloria Mimiaga
10107 Capitol View Avenue
Silver Spring, MD 20910

Janice Rodgers
10106 Capitol View Avenue
Silver Spring, MD 20910

Celeste & Marius Veraart
10106 Day Avenue
Silver Spring, MD 20910

Nancy Garrison
10108 Day Avenue
Silver Spring, MD 20910

Bob Nowak and David Bergman
10112 Day Avenue
Silver Spring, MD 20910

October 11, 2001

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re: Diamond / Hazelett Residence
10110 Day Avenue
Silver Spring, MD 20910

Dear Commissioners & Staff:

We are requesting approval for fencing at the Diamond / Hazelett Residence in the Capitol View Historic District. We are proposing to use the same fence approved for 10112 Day Avenue HPC # 3117-01C DPS # 245776 in the following locations:

A. Northern Property Line

1. Install a 6'-6" privacy fence along the northern property line stepping down to a 4' ht x 8' long section of picket or solid privacy fencing at Capitol view Ave. This 4' ht section is to provide street visibility for the owners at 10107 Capitol View Avenue.

B. Southern Property Line

1. Install a 4' picket fence along the southern property line

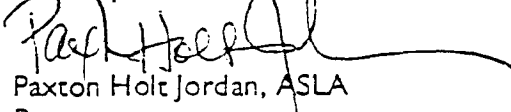
C. Western Property Line (Capitol View Avenue)

1. Replace existing chain link fence with relocated black vinyl chain link fence from the southern and eastern property lines.
(A 4' picket fence was approved for 10112 Day Avenue along the eastern property line)

Thank you for your consideration. Please call if you have any questions.

Sincerely,

Jordan Honeyman
Landscape Architecture, LLC

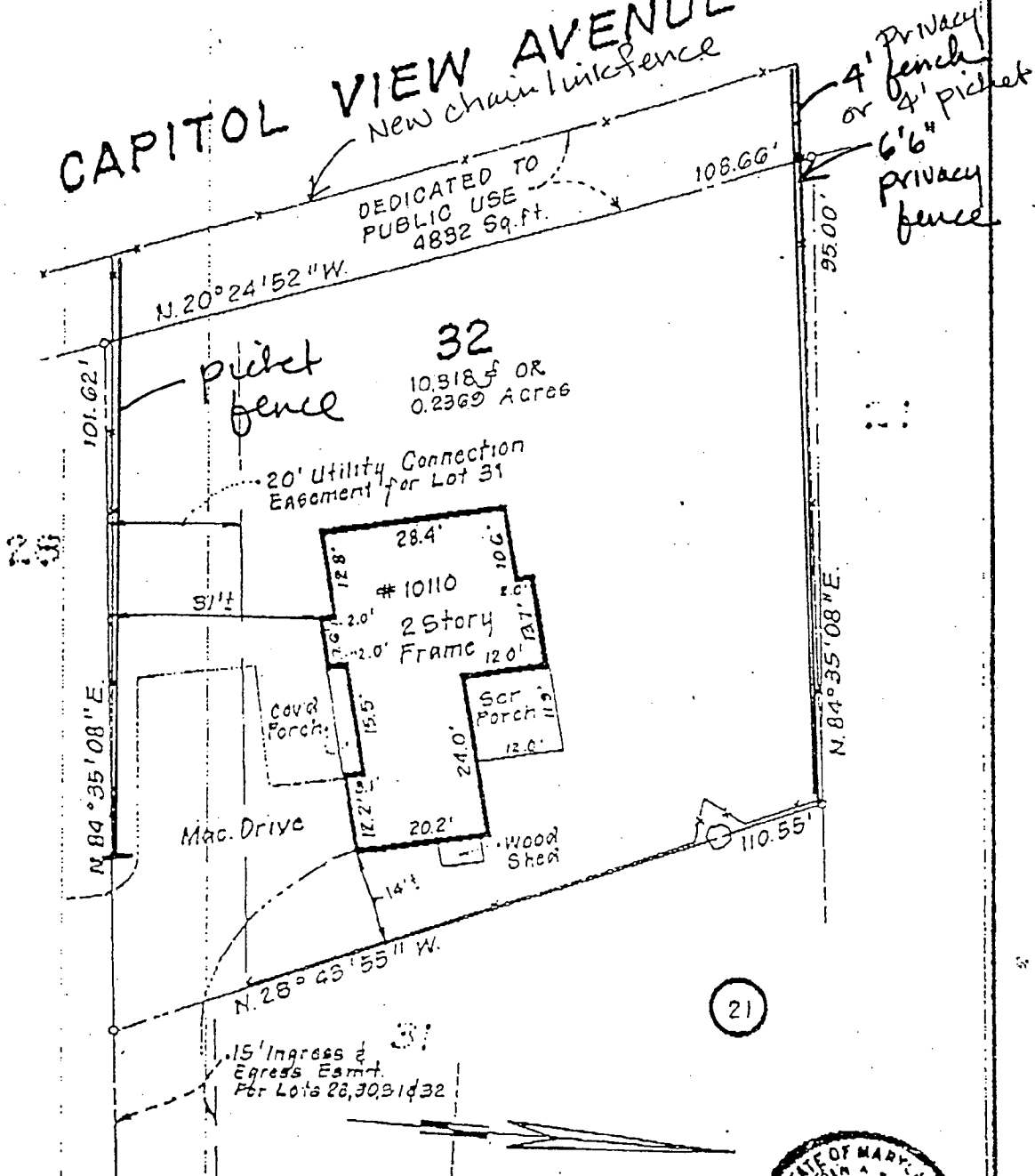

Paxton Holt Jordan, ASLA
Partner

enclosure:

application, adjacent property owners, plat plan with fence types and locations & proposed fence elevations (photos in a separate letter)

LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

CAPITOL VIEW AVENUE



NOTE: THIS REPRESENTS THE POSITION OF ALL THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED IN RELATION TO THE APPARENT TITLE LINES AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED FOR THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS.

TO DAY AVENUE

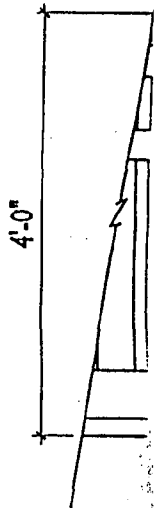
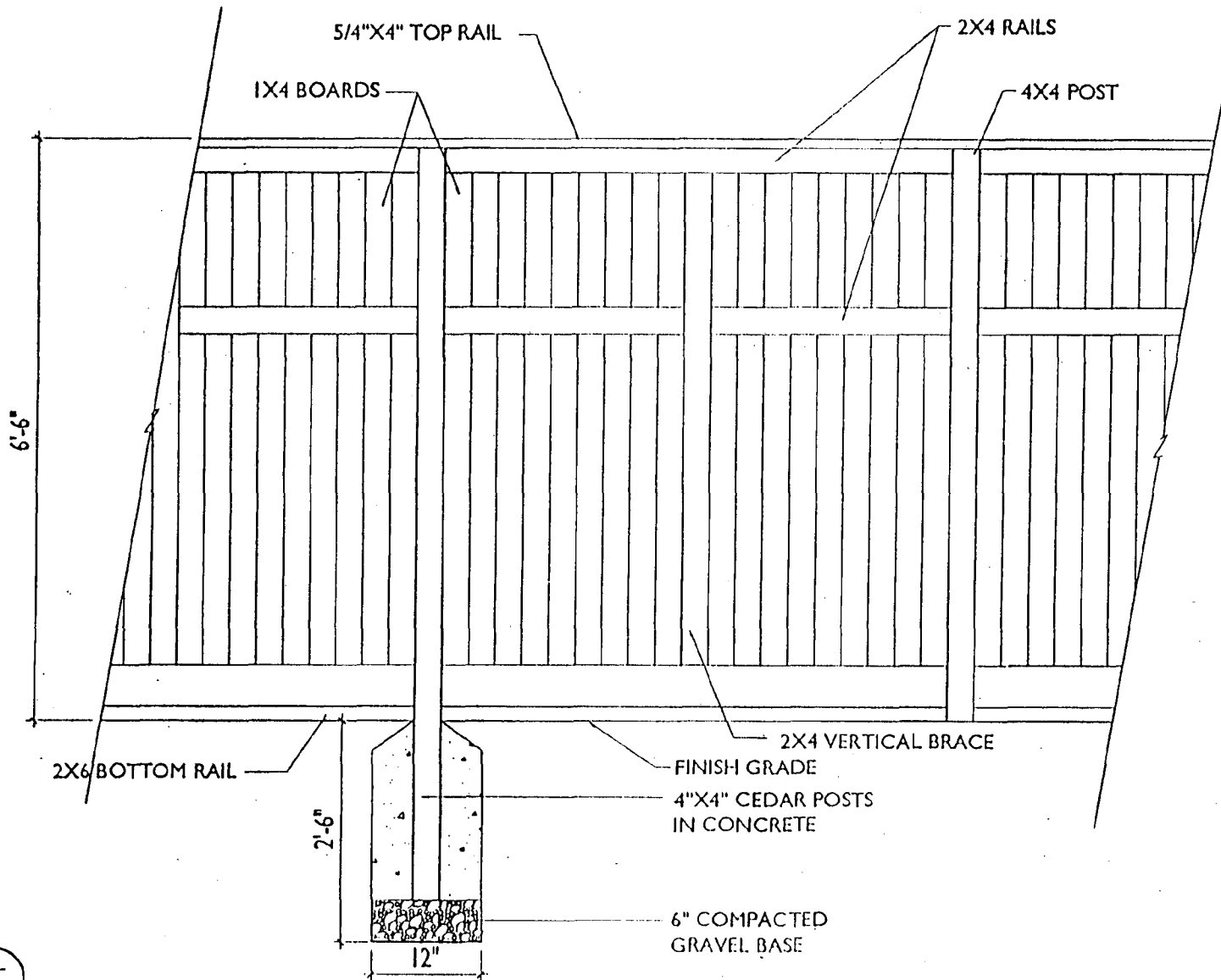


LOCATION SURVEY OF #10110 DAY AVENUE MONTGOMERY COUNTY, MD. SUBDIVISION CAPITOL VIEW PARK	LOT: 32	BLOCK: 21
	PLAT BOOK: 113	PLAT NO: 13320
	DATE: 10-23-92	SCALE: 1" = 20'
	CASE NO: 92-1511	FILE NO: GP 92055
	NO TITLE REPORT FURNISHED	

CERTIFICATION I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Graden A. Probert
 GRADEN A. ROBERT — PROP. L.S. MD. LIC. NO. 119

19



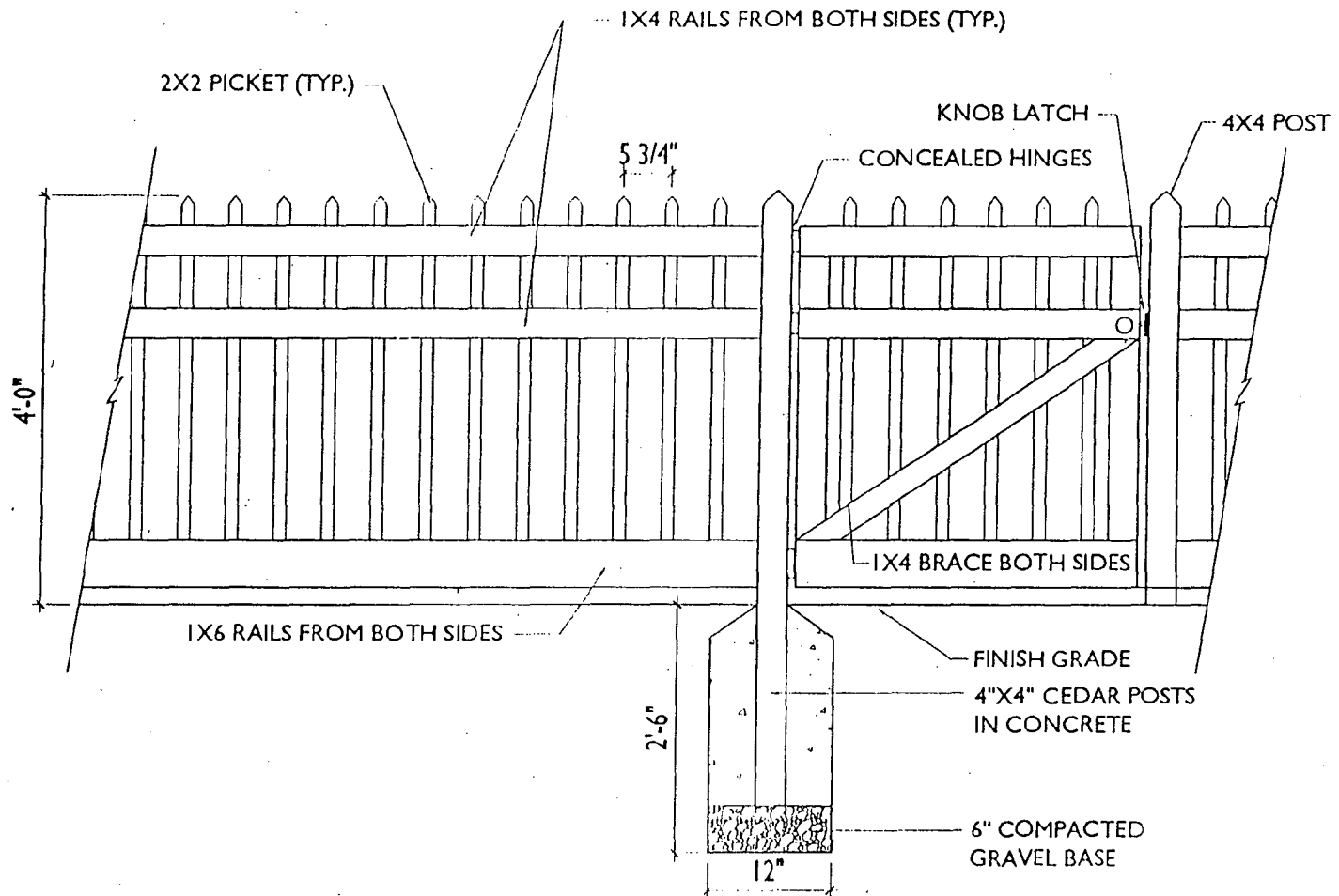
10

1 WOOD PRIVACY FENCE
L-6 SECTION

SCALE: 1/2"=1'-0"

L-6 SECTION

SCALE: 1/2"=1'-0"



11

2 WOOD PICKET FENCE
L-6 SECTION