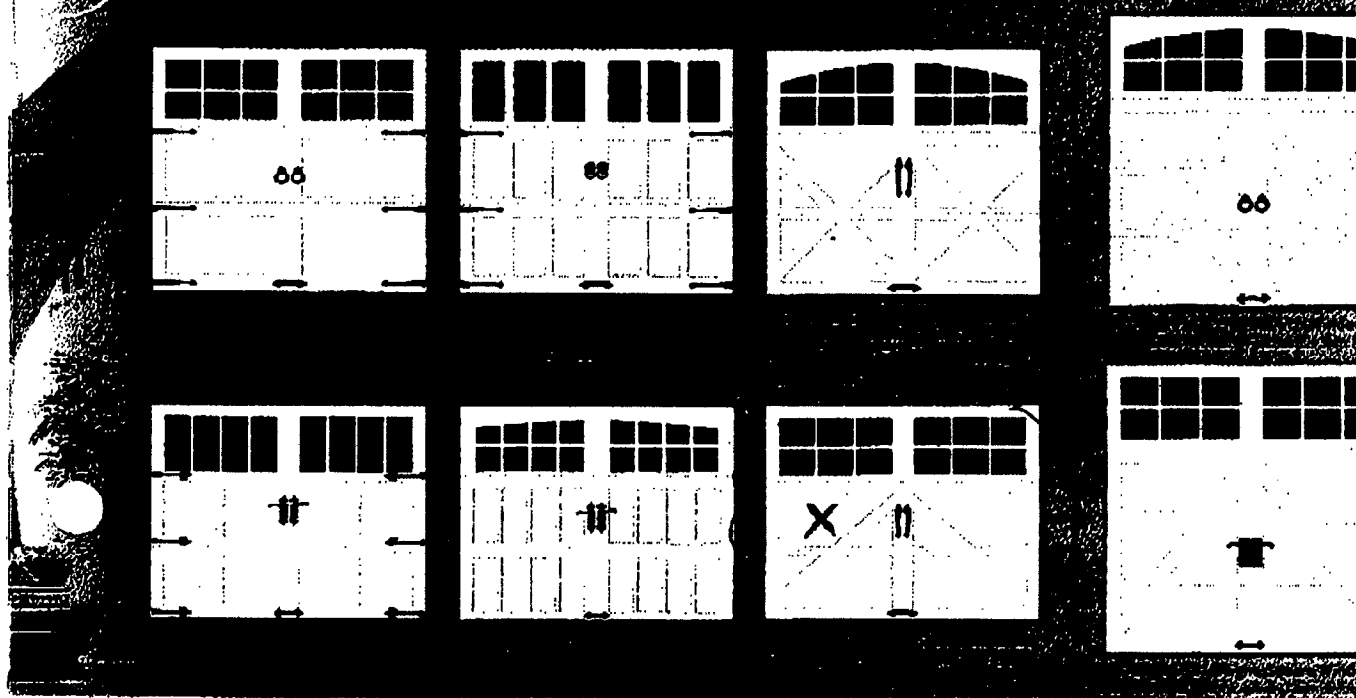


31/7-06C 10109 Grant Ave

Capitol View Historic District 31/07



Get the Look you want and the Ease of operation you require



CLOPAYDOOR.COM

RR-6

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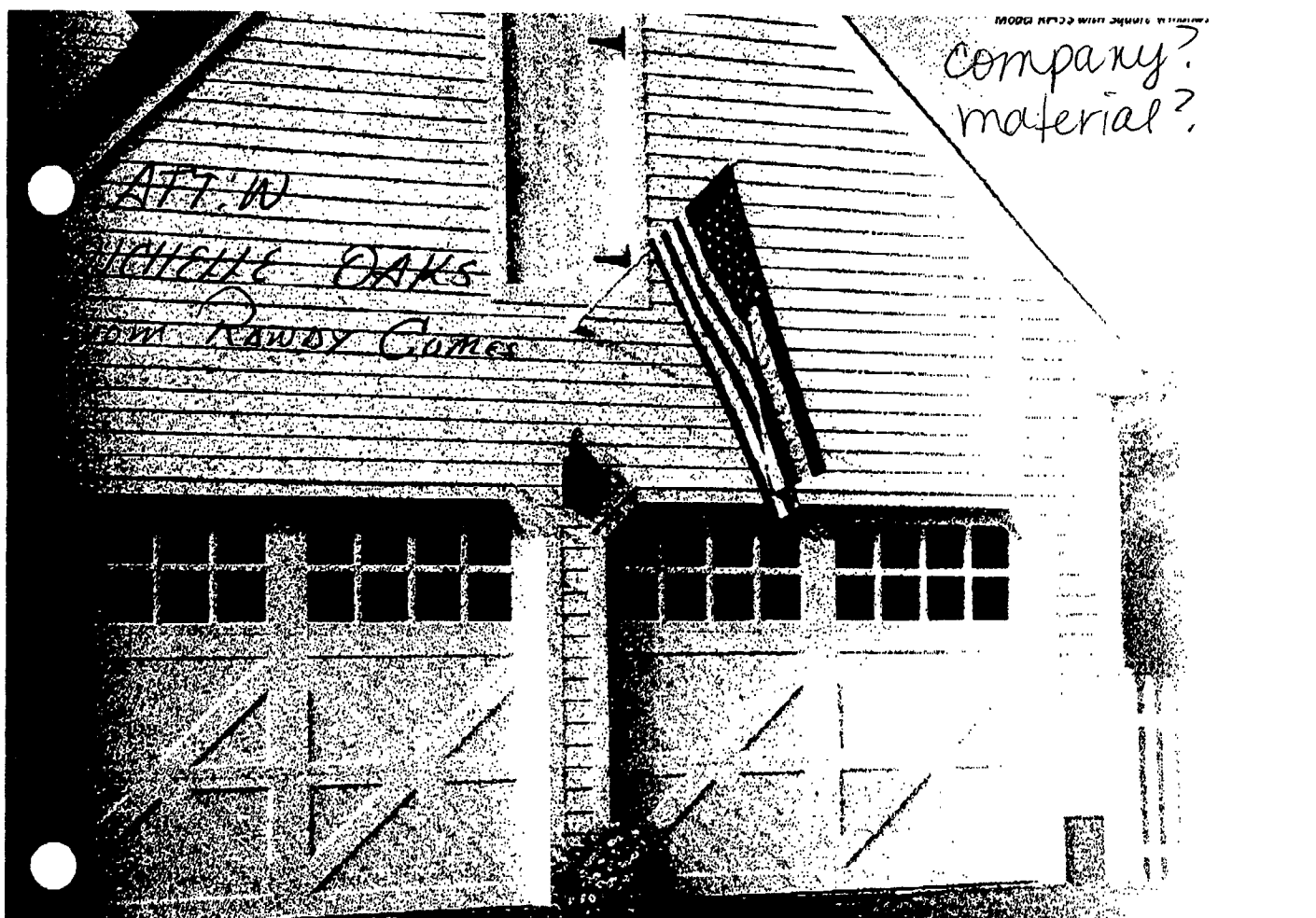
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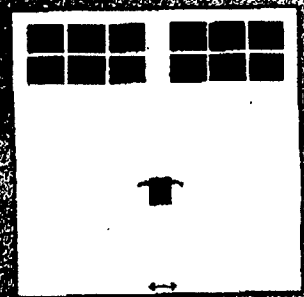
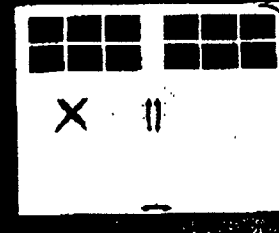
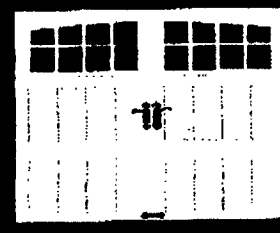
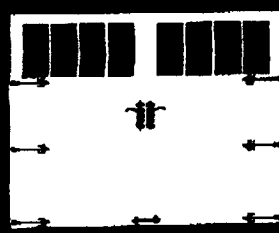
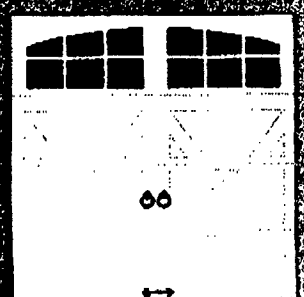
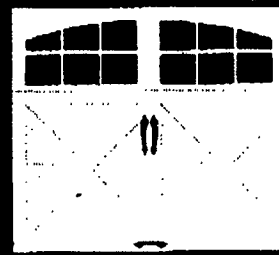
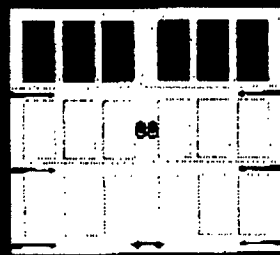
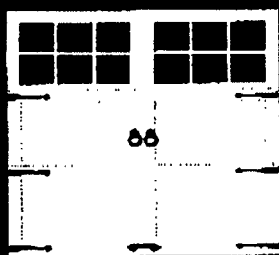
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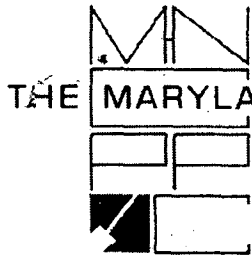
MICHELLE OAKS

from Randy Cumes



Get the *Look* you want and the *Ease* of operation you require.






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

Date: March 2, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 410490 for carriage house and driveway construction

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on February 22, 2006. This application was **APPROVED with conditions**. The conditions of approval were:

1. The design of the carriage house is altered by moving the building 12' forward, eliminating the two side wings and constructing a 12' x 24' rear addition. The total footprint not to exceed 24' x 36'.
2. The driveway's parking pad located in front of the carriage house is reduced to 24' at its maximum width in-front of the carriage house, and tapers to a 10' wide driveway to the front property line.
3. The design of the carriage house doors to be reviewed and approved by staff.
4. A tree protection plan will be prepared by a certified arborist, reviewed and approved by HPC staff and implemented prior to any work beginning on the property.
5. Revised elevations and plans to be submitted to staff for approval.

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

Applicant: Otto R. Cumes

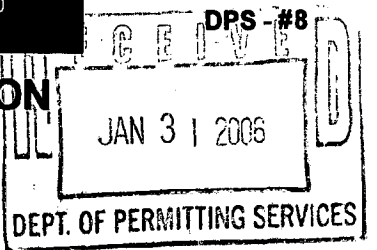
Address: 10109 Grant Avenue, Silver Spring (Capitol View Park Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approved plans.

M Historic Master Atlas



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



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Randy Cumes
Daytime Phone No. (301) 537-6379

Tax Account No.: _____
Name of Property Owner: OTTO R. CUMES Daytime Phone No.: (301) 537-6379
Address: 10109 Grant Ave. Silver Spring Md. 20910
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10109 Grant Ave. Street: _____
Town/City: Silver Spring Nearest Cross Street: Capital View
Lot: _____ Block: _____ Subdivision: Capital View Pk.
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: \$ 50,000.
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.

OTTO R. CUMES Signature of owner or authorized agent 1/31/06 Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 2/23/06
Application/Permit No.: 410490 Date Filed: 1/31/06 Date Issued: _____
EMC

**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:

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

~~W~~ CARRIAGE HOUSE WITH SIDE CARPORT ALL
WOOD EXT. SIDING TO MATCH HOUSE
10' WIDE EXPOSED AGGREGATE DRIVEWAY

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.

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.



BRANCHES TREE EXPERTS
ARBORICULTURE • FORESTRY CONSULTING

Member of: Maryland Arborist Association • National Arborist Association
Landscape Contractors Association • International Society of Arboriculture • Community Association Institute
Mid-Atlantic Association of Golf Course Superintendents • American Society of Landscape Architects

Mr Otto Cumes
10109 grant avenue
Silver Spring, Maryland 20910

Dear Mr Cumes

This is per our conversation concerning the trees on your property, and the proposed construction. Based on my survey I offer the following:

- 1) One weeping cherry 12" the proposed drive will not interfere with the root zone. The tree is fair condition.
- 2) One jap maple 15" the condition is good and the proposed drive will not effect the root zone.
- 3) One American holly 18" in fair condition proposed removal. *N/A*
- 4) One American holly 8" in good condition proposed removal.
- 5) One black locust tree 9" in fair condition proposed removal

Thank you for the opportunity to be of service, If you have any questions please feel free to call.

Sincerely:

Michael Guercin
Certified Arborist

*Per 3/2/00
phone call w/ owner
they are
moving
the entry
bldg 4 to
right -
therefore no tree
will be required
to be removed -*

COVER SHEET

BUILDING ANALYSIS

- 1) CARRIAGE HOUSE
- 2) WIDTH 24'
- 3) DEPTH 36'
- 4) HEIGHT 22'6"
- 5) NO OF FLOORS 1 WITH LOFT
- 6) 1ST FLR. SQ. FT. 864
- 7) LOFT SQ. FT. 384
- 8) GROSS SQ. FT. 1248

1) CARRIAGE HOUSE WITH LOFT

- 2) 4" MONOLITHIC SLAB WITH 16" WIDE CONT. FTG. MIN. 24" TO FIN. 6x6 1/2 W.M. 2-1/2" CONT. REBAR VAPOR BARRIER
- 3) 3" GRAVEL BASE RIGID INSULATION ON PERIMETER. 4,000 PSI WITH FIBERS
- 3) 2x4 @ 16" O.C. EXT. WALLS 1/2" GYP. BRD. OW INSIDE, R-13 INSULATION, 1/2" O.S.B. TYVEK AND WD. SIDING TO MATCH HOUSE.
- 4) 3'x3' WD. WINDOWS, WD. PANEL EXT. DOORS WITH 1x WD. TRIM
- 5) 2x10 LOFT JOISTS WITH 3/4" T&G SUB-FLR. 3 STRINGERS FOR STAIRWAY.
- 6) 3 1/2" x 11 7/8" HEADER UNDER JOISTS 7'10" LONG
- 7) FRONT O.H. WD. DOORS NOT OPERABLE
- 8) 2x8 RAFTERS @ 16" O.C., 3 1/2" x 11 7/8" LVL BEAM, 1 3/4" x 11 7/8" LVL @ DORMER 1/2" O.S.B. #30 FELT F.G. SHINGLES
- 9) CONT. ROUND METAL GUTTERS R-30 ROOF INSULATION

LIST OF PAGES

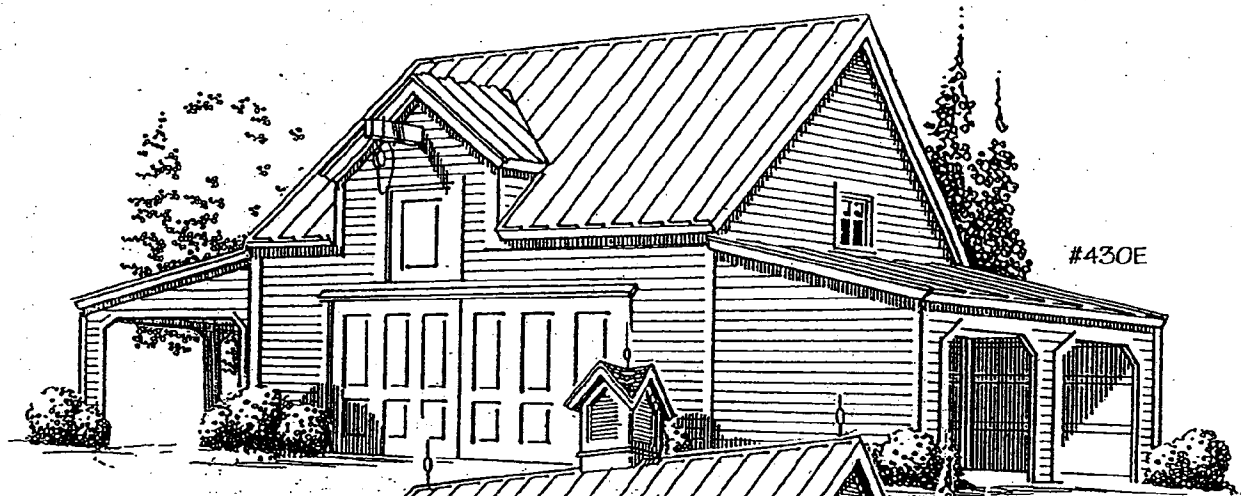
- 1 COVER - SPEC'S.
- 2 3-D ELEVATION
- 3 FRONT & REAR ELEVATION
- 4 SIDE ELEVATION
- 5 FLOOR PLAN
- 6 MONOLITHIC SLAB
- 7 DETAILED SECTION "A"
- 8 DETAILED SECTION "B"
- 9 LOFT FLR. FRAMING
- 10 ROOF FRAMING

- 10) 1 FULL BATHROOM 1-FULL KITCHEN 1 LAUNDRY ROOM FURNACE IN LOFT AREA
- 11) 6" x 10' WIDE EXPOSED AGGREGATE DRIVEWAY 4,000 PSI WITH FIBERS
- 12) ALL EXTERIOR SIDING, TRIM, GUTTERS, ROOFING TO MATCH MAIN BUILDING
- 13) ALL WORK TO BE PERFORMED ACCORDING TO MONT. COUNTY BUILDING REGULATIONS

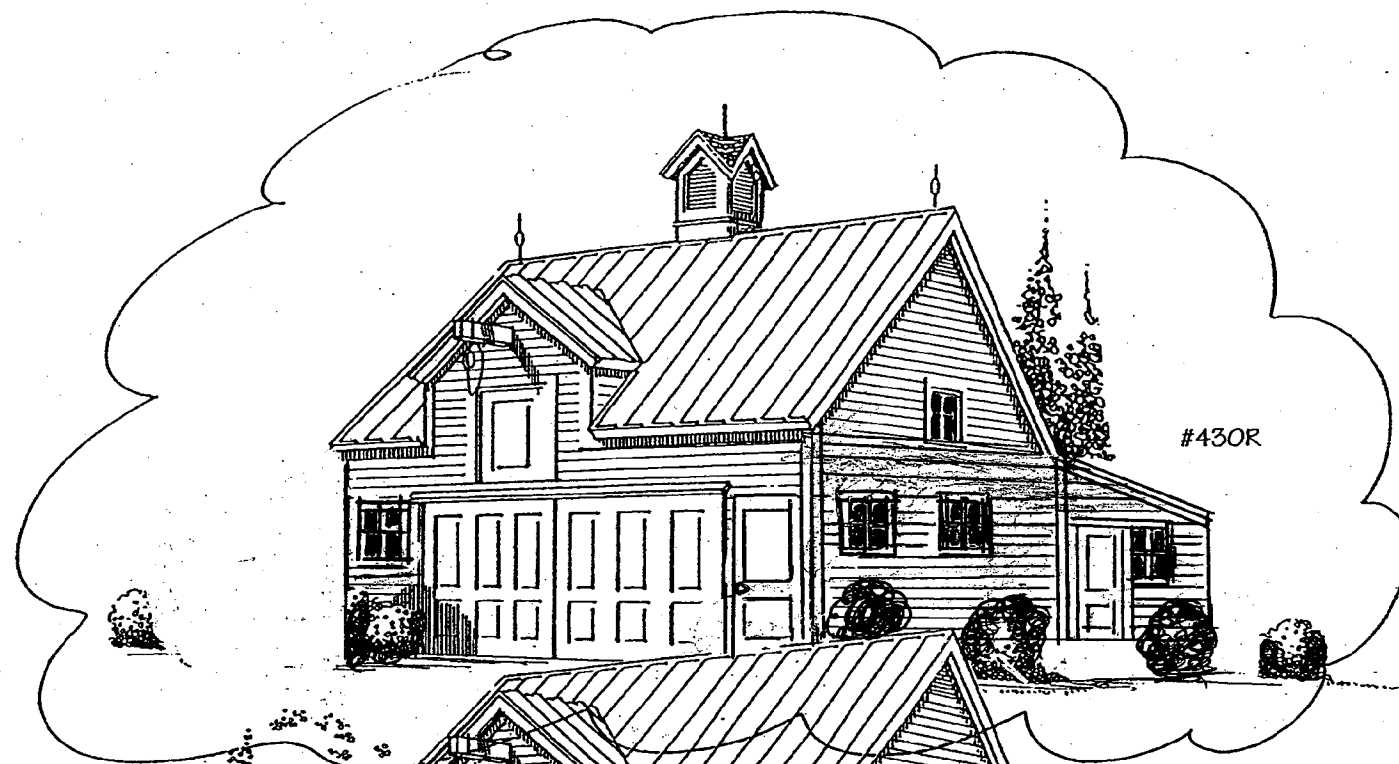
APPROVED
Montgomery County
Historic Preservation Commission

Michelle [Signature]
3/2/00

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016



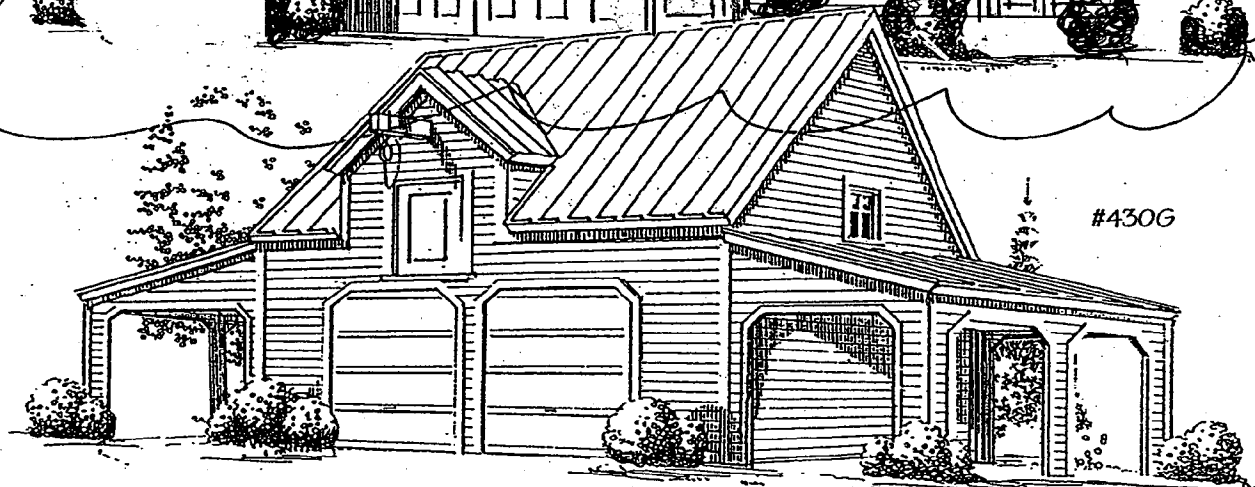
#430E



#430R



#430H



#430G

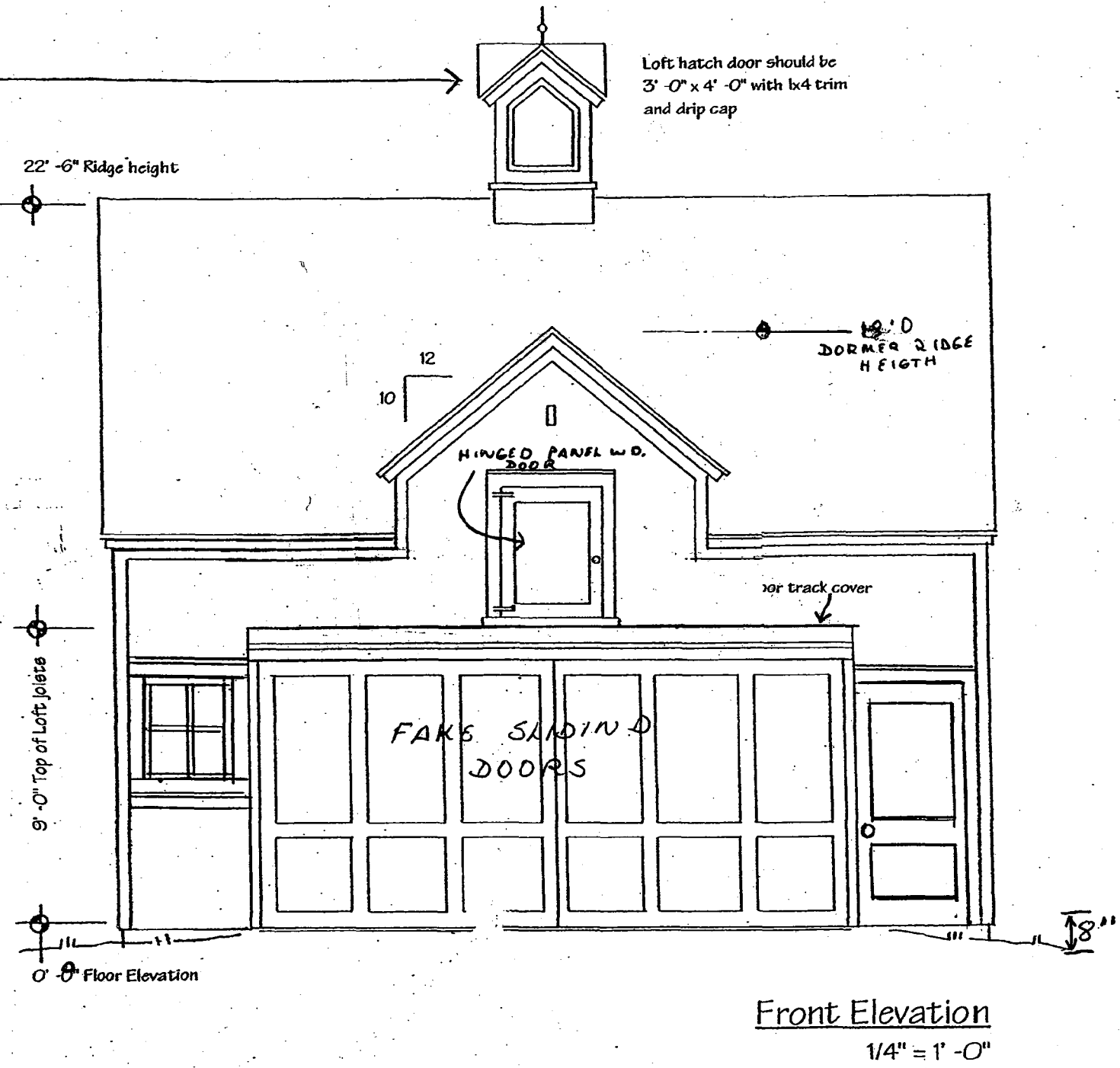
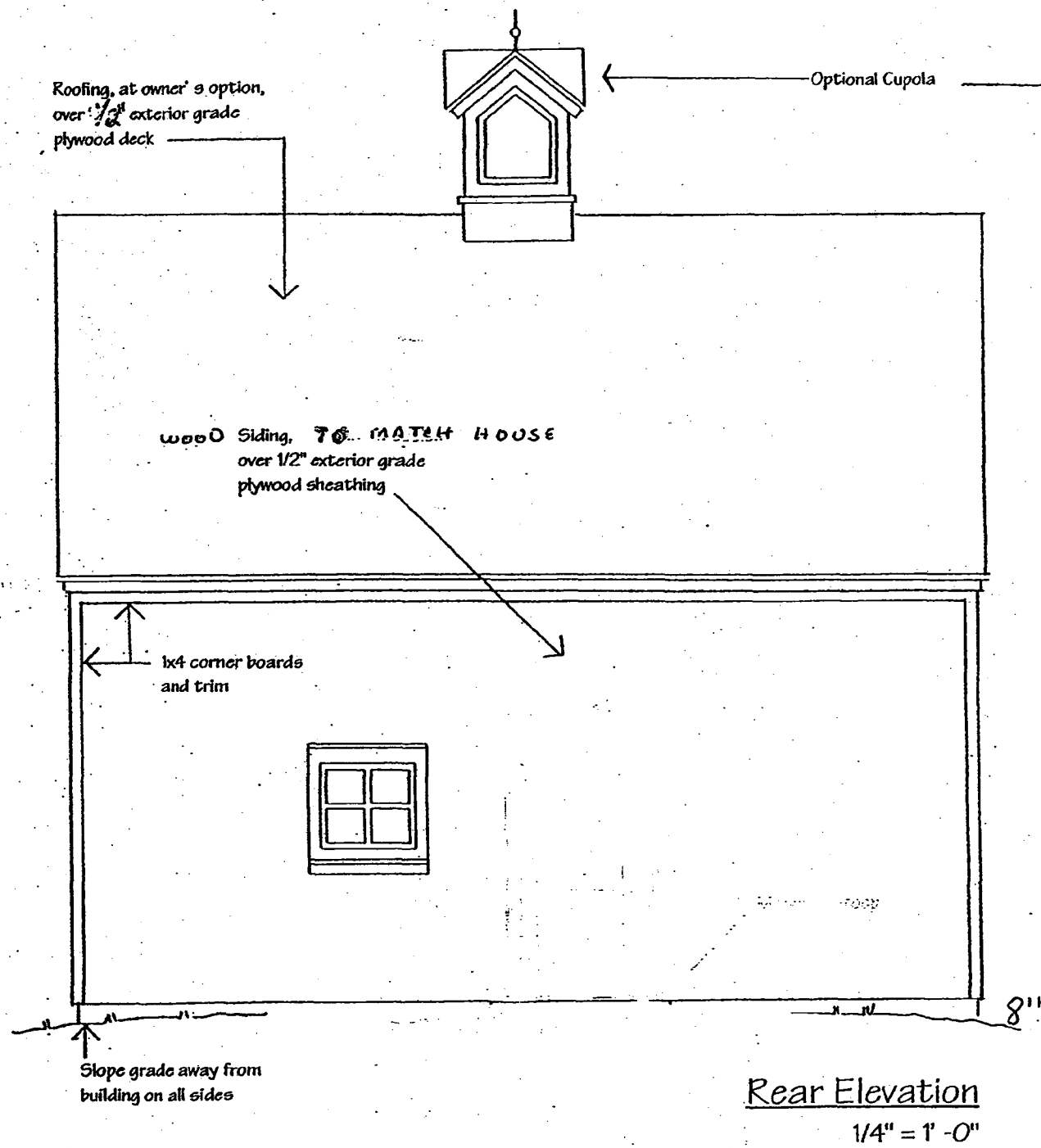
Sample Designs

- #430R Elm Ridge Barn - Add an Open Shelter (A2) on one side and a Workshop (A1) on the other
- #430H Elm 4-Bay Coach House- Add two Garages (A1) on the sides
- #430G Elm Grove Garage- Add two Carports (A3) on the sides and use overhead doors (Dwg.#5)
- #430E Elmville Barn - Add an Open Shelter (A2) on one side and a Carport (A3) on the other.

NO SCALE

2

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016



Loft hatch door should be 3'-0" x 4'-0" with 1x4 trim and drip cap

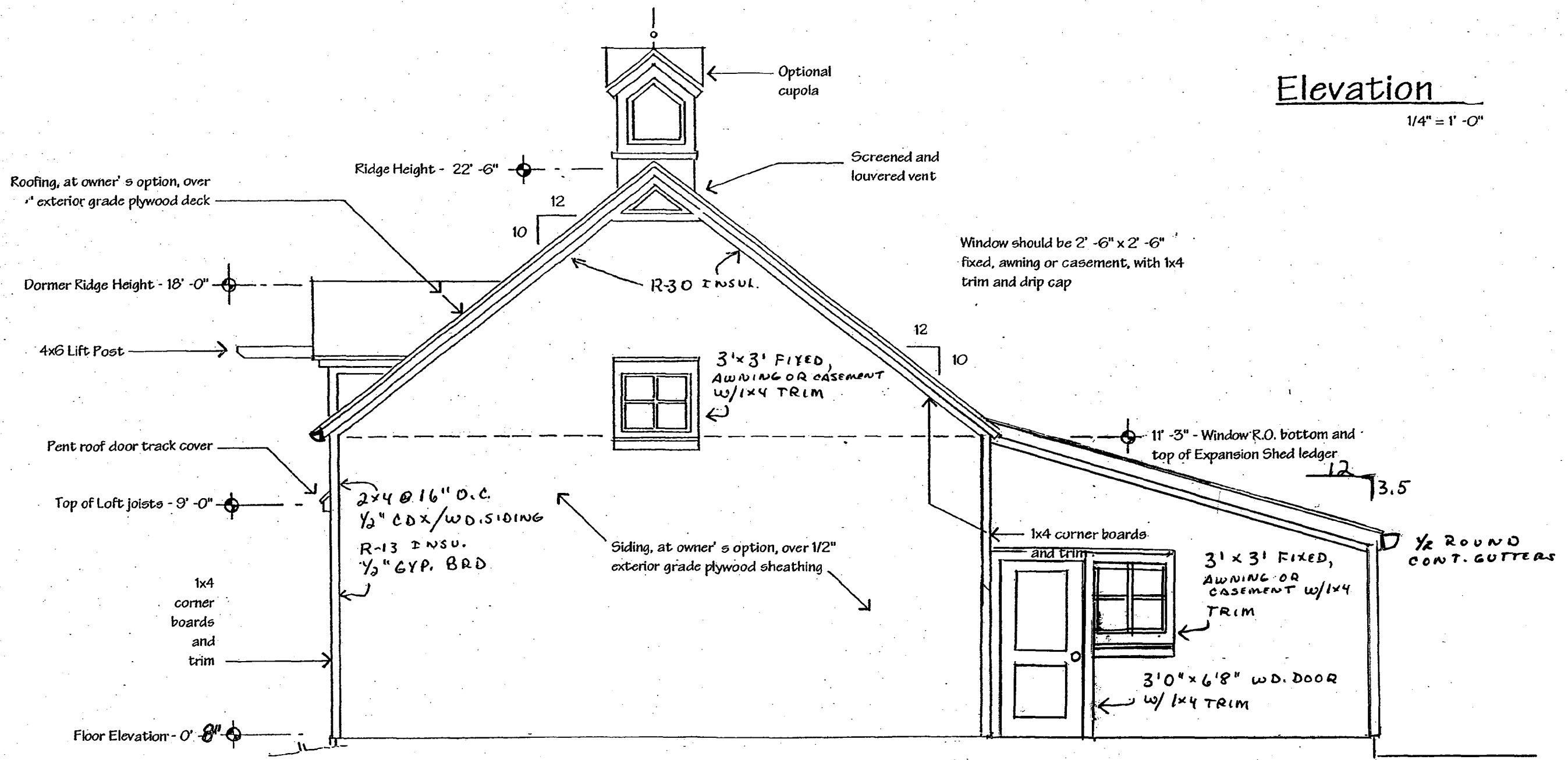
Window should be fixed, awning or casement, with 1x4 trim and drip cap

3

CUMES CARRIAGE HOUSE
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Elevation

1/4" = 1'-0"



Right Side Elevation

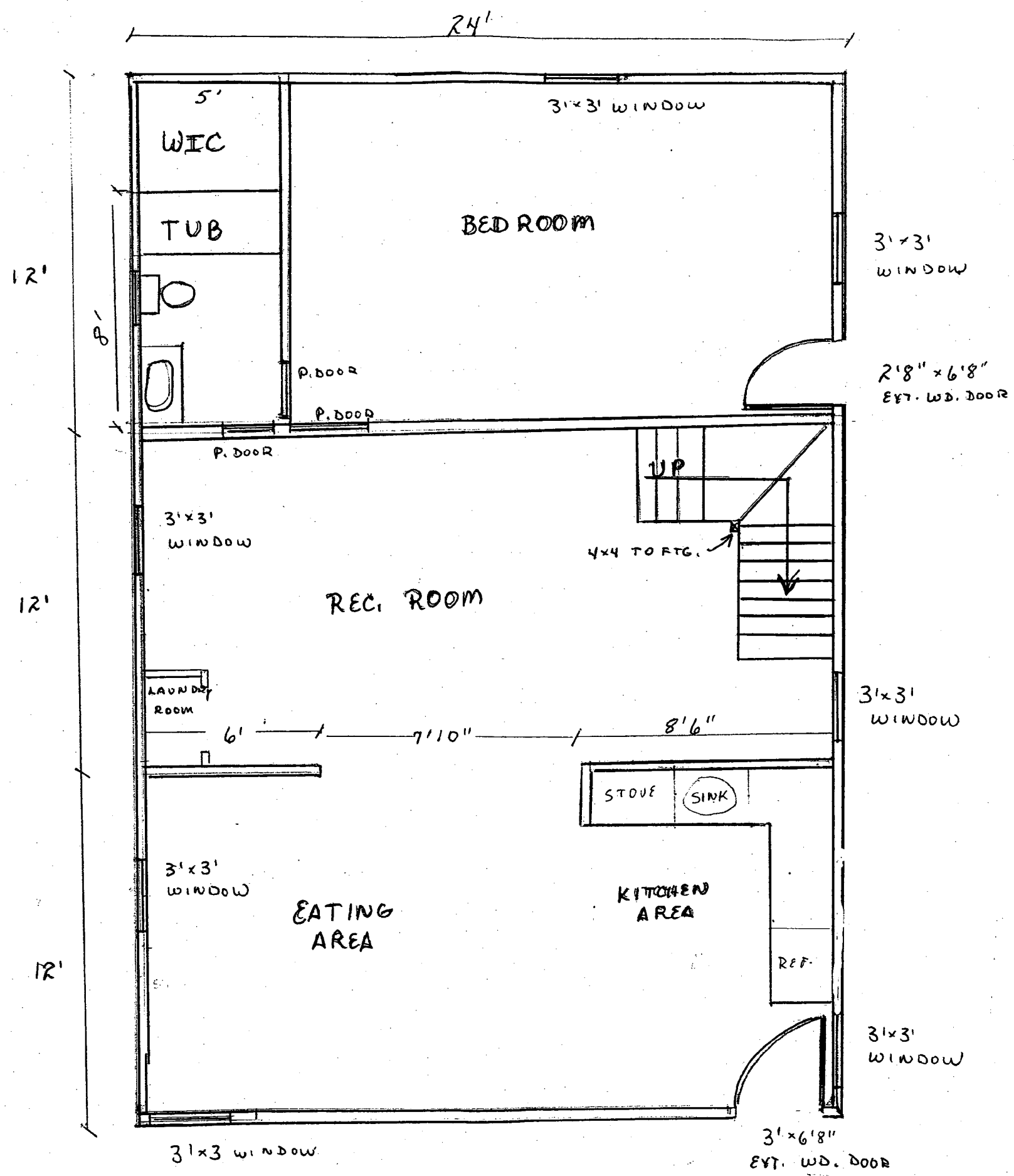
1/4" = 1'-0"

Left Side is a mirror image of this

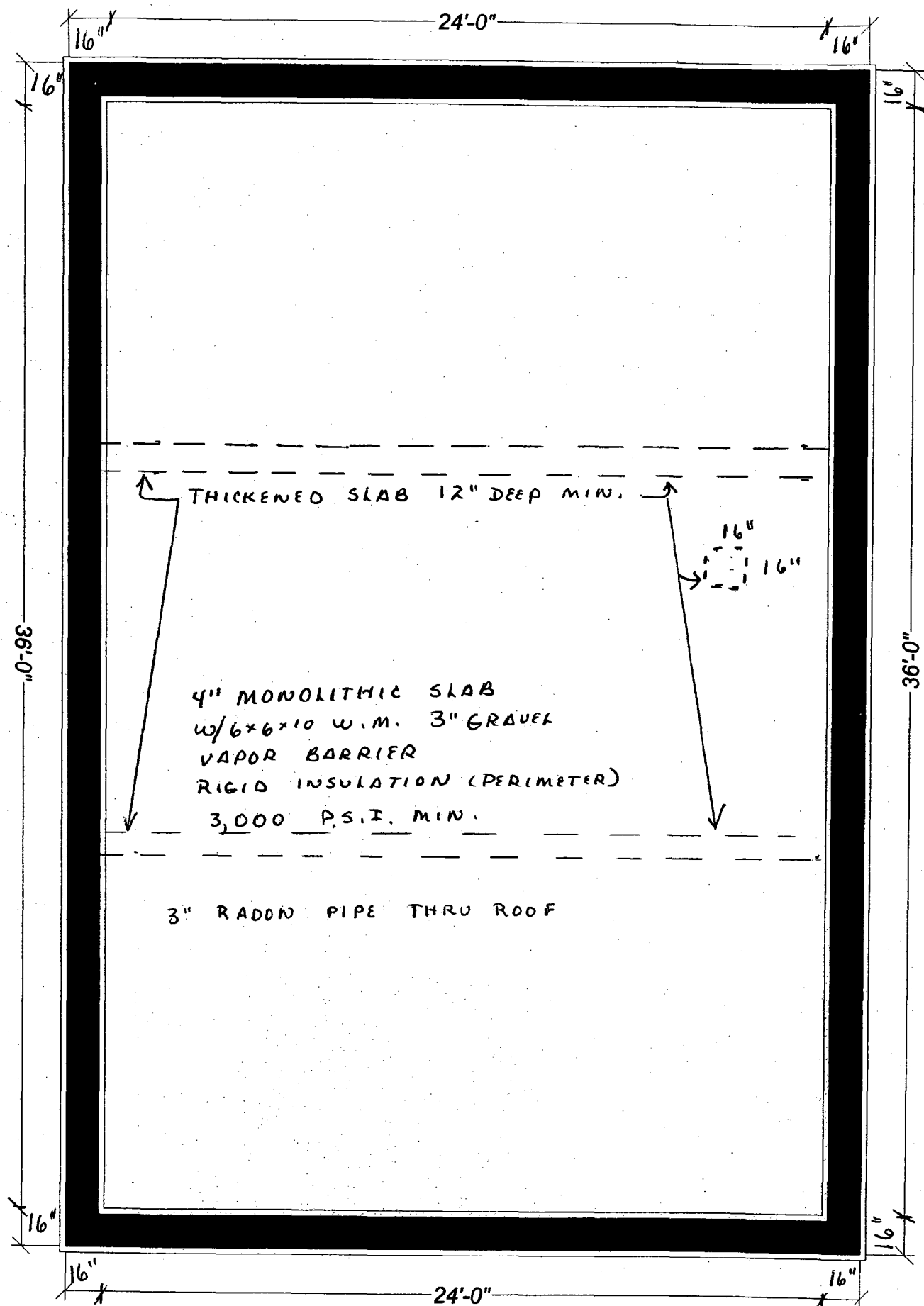
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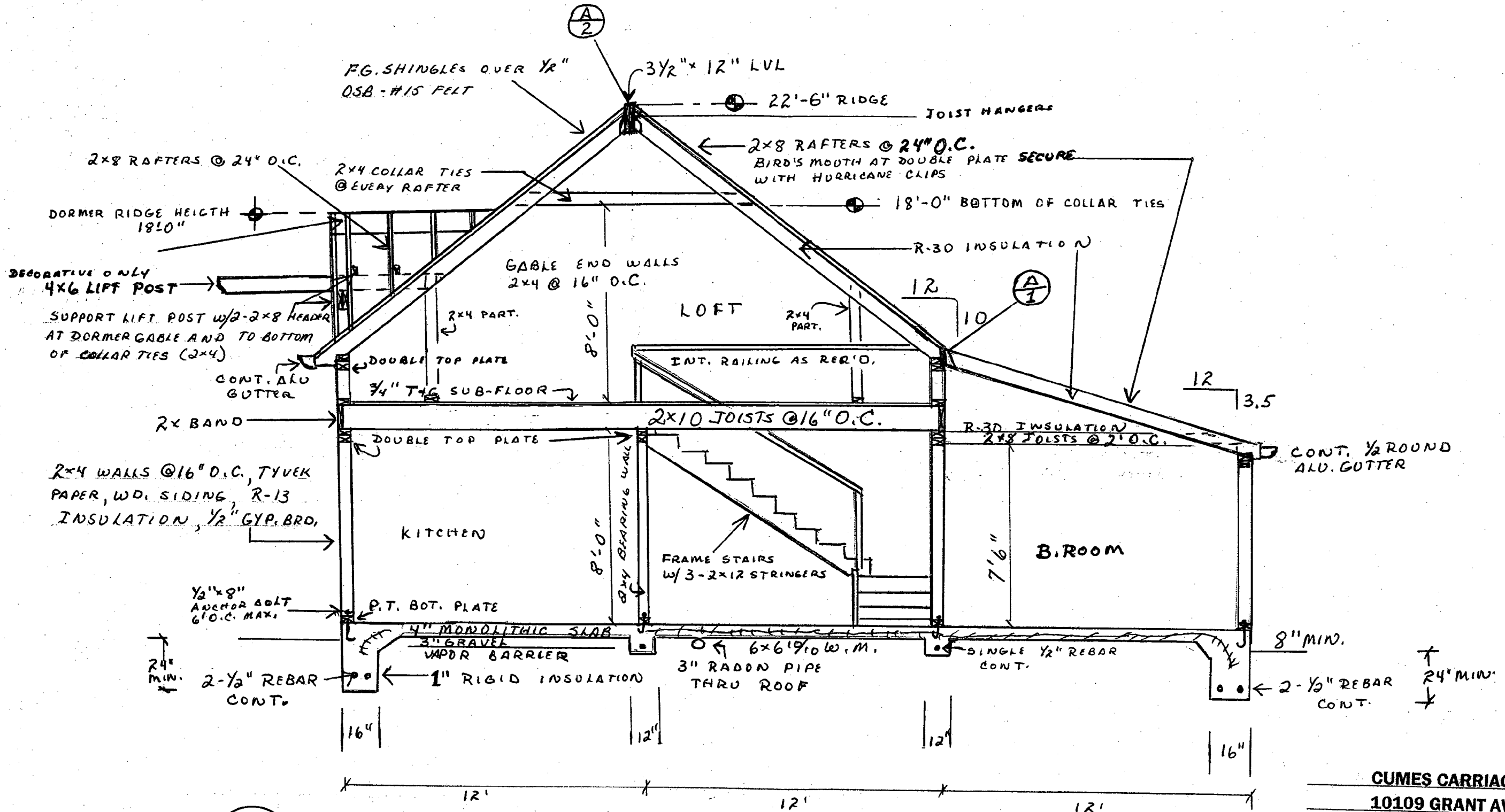


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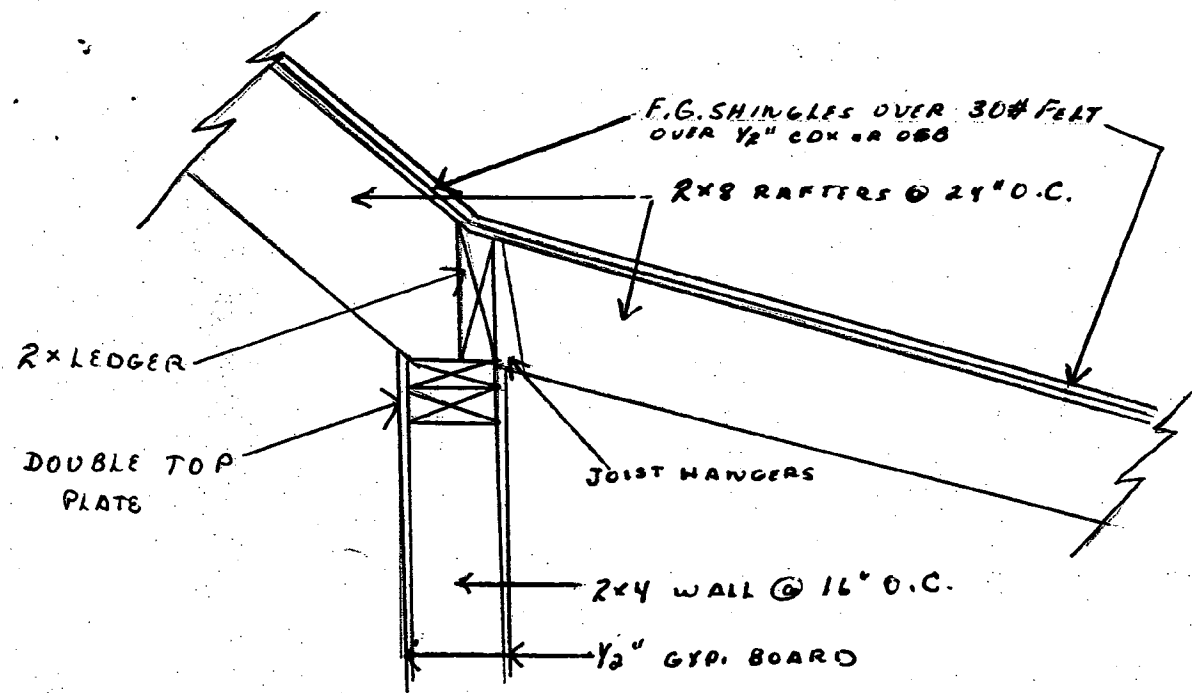
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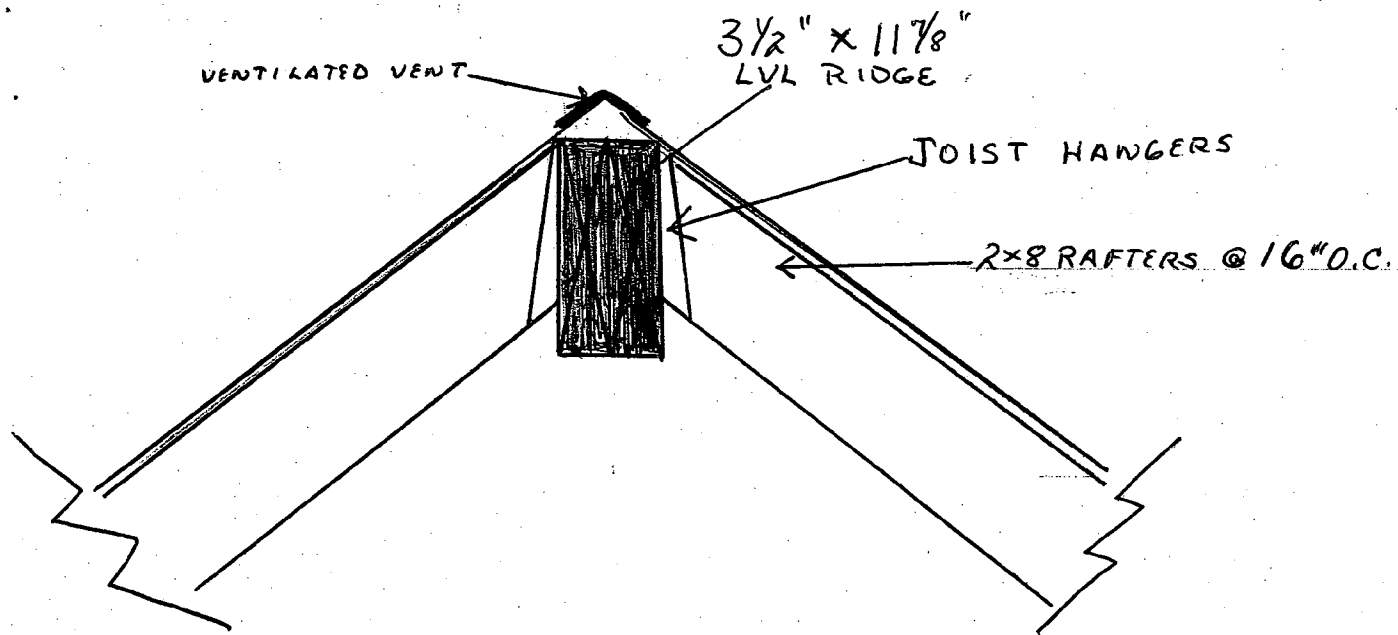


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 301-537-6379 301-588-1016



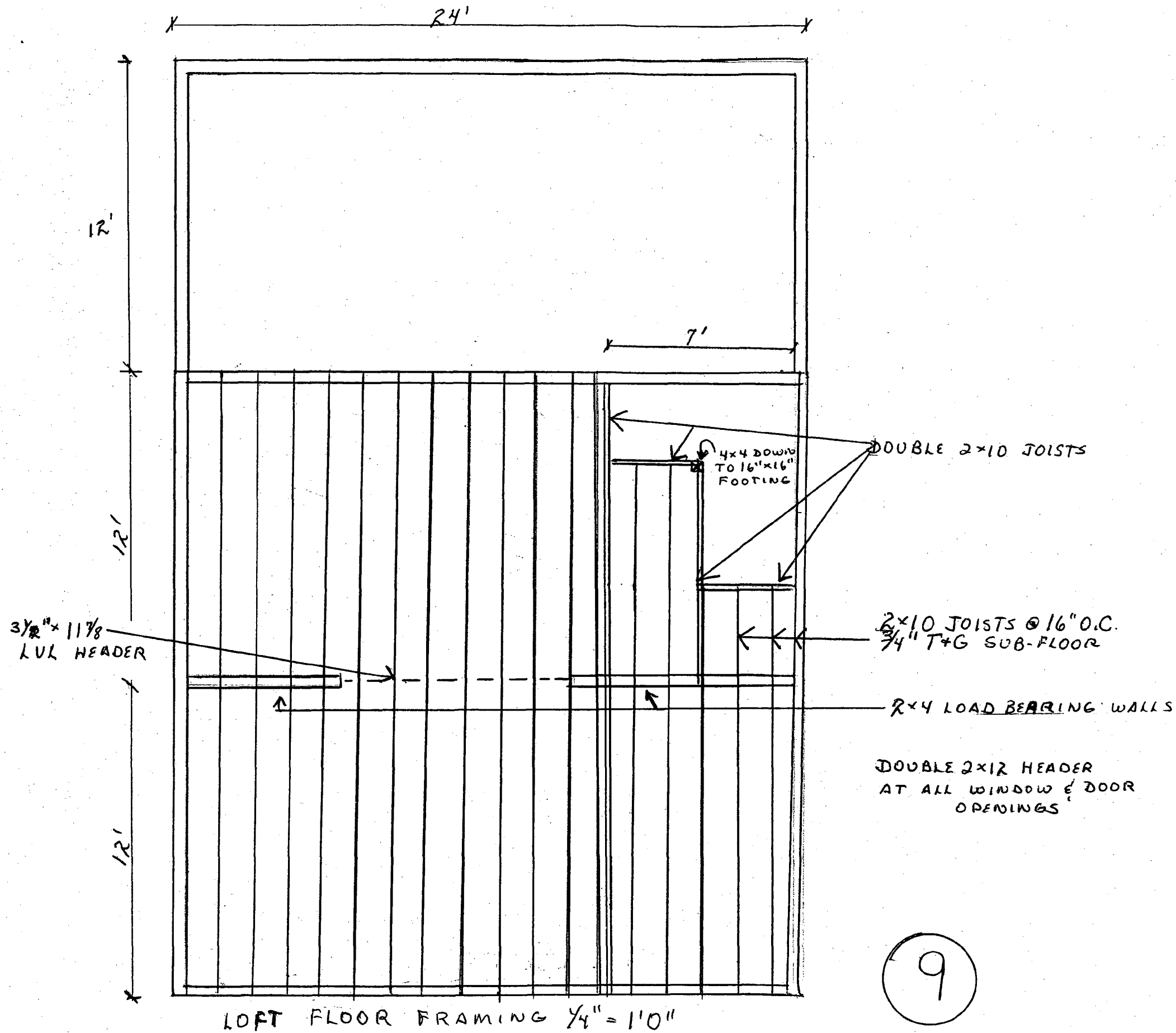
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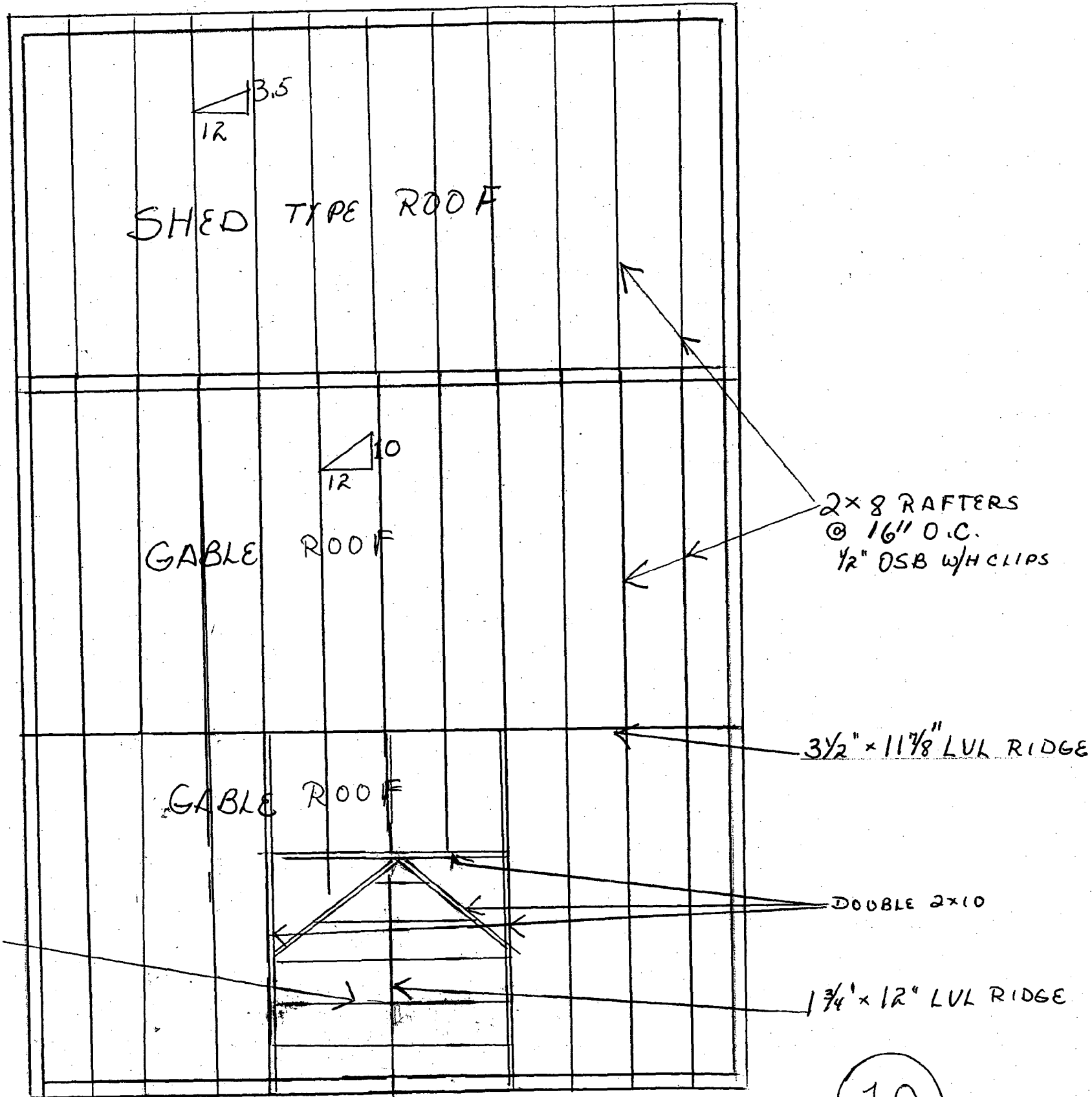
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8 B

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016



CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016



2x8 RAFTERS
@ 16" O.C.

2x8 RAFTERS
@ 16" O.C.
1/2" OSB w/H CLIPS

3 1/2" x 11 7/8" LVL RIDGE

DOUBLE 2x10

1 3/4" x 12" LVL RIDGE

ROOF FRAMING 1/4" = 1' 0"

10

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

II-A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10109 Grant Avenue, Silver Spring **Meeting Date:** 02/22/06
Applicant: Otto (Randy) Cumes **Report Date:** 02/15/06
Resource: **Outstanding Resource** **Public Notice:** 02/08/06
 Capitol View Park Historic District
Review: HAWP **Tax Credit:** N/A
Case Number: 31/07-06C
PROPOSAL: New Carriage House Construction **Staff:** Michele Oaks
RECOMMEND: Approval with Conditions

WASHINGTON EXAMINER

RECOMMENDATION: Staff recommends that the Commission support this HAWP application with the conditions that:

1. The design of the carriage house is altered by eliminating the two, side wings. *MOVING ~~THE~~ 2' FORWARD.*
 The total footprint not to exceed 24' x 24' *112' x 24' SIDE WING*
TO 12' EN2. OF BLDG. (117) STALLING
2. The driveway's parking pad located in front of the carriage house is reduced to 24' at its maximum width in-front of the carriage house, and tapers to a 10' wide driveway to the front property line.
3. The design of the carriage house doors to be reviewed and approved by staff.
4. A tree protection plan will be prepared by a certified arborist, reviewed and approved by HPC staff and implemented prior to any work beginning on the property.

BACKGROUND: *5 REVISED ELEVATIONS & PLANS SUBMITTED TO STAFF*

In October 2004, the applicant applied for and received approval from the HPC to rehabilitate the historic house by:

1. Removing the existing asbestos shingle siding on the house and exposing and repairing the existing lap siding.
2. Repairing and rehabilitating the original windows.
3. Reconstructing missing, window trim from existing trim.
4. Reconstructing a new full-width front porch.
5. Rehabilitating the rear two, story porch.
6. Painting the entire house.
7. Replacing the non-original front door with a new, wood door compatible with the existing architectural style of the house.
8. Installing new storm windows.

As the attached photos will convey, staff would like to take this opportunity to commend the applicant's sympathetic rehabilitation of this outstanding historic resource. Additionally, we

thank him for his cooperation and his willingness to work and keep in contact with staff throughout the rehabilitation project.

HISTORIC CONTEXT:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Frederick Pratt built the impressive stone and shingle *Pratt House*, 10012 Capitol View Avenue, in 1895.

Capitol View Park includes a small commercial district near the site of the railroad station. The building known as *The Castle*, 10 Post Office Road, began as a general store and post office in 1883. National Park Seminary's headmaster John Cassedy enlarged the structure and his successor James Ament transformed the business into an early sort of shopping center. Several small stores, post office, and apartments were united in a castle theme created by granite crenellations and turrets. Nearby, William Fowler operated a grocery store by 1925. The one-story *Fowler's Store* still stands, known today as Forest Glen Country Store.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

ARCHITECTURAL DESCRIPTION:

| | |
|---------------|--|
| SIGNIFICANCE: | Outstanding Resource within Capitol View Park Historic District. |
| STYLE: | Colonial Revival/Victorian Alterations |
| DATE: | 1893 |

This 2-1/2-story, four square, dwelling with pyramidal roof is located within the Capitol View Park Historic District. The house is set-upon a stone foundation and is clad in lap siding. The windows are 12/1 and are detailed with an entablature with a simple frieze. The original slate,

pyramidal roof is currently sheathed in asphalt shingle. The rear façade contains a two-story gallery porch detailed with turned posts and set upon a brick pier foundation. The dormers have been modified from gable to hipped and 2/2 windows were installed.

A re-constructed full-width front porch was completed on 2005.

The subject lot contains several mature trees, many of which have been damaged and uprooted as the result of the Summer 2004 storms.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Guidelines for Rehabilitation

- #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 a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #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.

PROPOSAL:

The applicant is proposing to:

1. Construct a 1-1/2 story carriage house measuring 48' L x 24' W 26'3" H with cupola. The applicant is proposing to clad the structure in painted, wood siding trimmed out in wood with an asphalt shingle or standing seam metal roof.
2. Install an exposed aggregate concrete driveway with parking pad.

****No trees will need to be removed from the property for this project.**

CALCULATIONS:

| | |
|--------------------------------------|------------------------------|
| Existing lot: | 25,371 sq.ft. |
| Approx. Footprint of House | 1,870 sq.ft. |
| Proposed Footprint of Carriage House | 1,152 sq.ft. |
| Approx. Footprint of Driveway | 1,460 sq.ft. |
| Existing lot coverage: | 7% |
| Proposed lot coverage: | 17% (with driveway included) |

STAFF DISCUSSION:

The conceptual design and location of the carriage house is consistent with the architectural style of the historic house and established streetscape patterns within the historic district. However, staff is concerned with the size of the proposed carriage house. The footprint of the proposed carriage house is 1,152 sq. ft. This is only 700 sq. ft. smaller than the footprint of the historic house. An urban outbuilding historically was this urban use. Staff suggests that the building's wings be eliminated, turning the building into a simple 24'W x 24'L structure, which is a more appropriate footprint size (576 sq.ft.) for this house and the historic district (see staff's proposed modification drawings on circles 20 & 21).

The design for the garage doors should be re-explored. Staff would like to see overhead garage doors or fixed doors that are designed to replicate barn doors (see example on circle 22).

Typically the Commission only approves the installation of new driveways on outstanding resources that are constructed with gravel. However, the steep grade of this lot does not make gravel driveways a realistic option. The applicant is proposing an exposed aggregate concrete driveway, which would provide a similar look of gravel and therefore, staff would not object to this application. Staff, however, is concerned with the size of the parking pad proposed at the end of the driveway. This size is being driven in large part by the width of the carriage house - having a paved surface in front of the entire building. The amount of impermeable surface proposed is too significant and as such, staff recommends a reduction in the amount of paving in the parking pad (see staff proposed modification drawing on circle 20).

Also, staff requires that a certified arborist be hired to evaluate the proposed construction plan for the driveway and carriage house and generate a tree protection plan for the trees on the

subject property. We recommend that the Commission require that the plan be reviewed and approved by HPC staff prior to the issuance of the HAWP permit.

Finally, staff encourages the applicant to consider the donation of an easement to the State or County government. This easement would help the owner to manage and maintain the newly rehabilitated house, provide for the future of the property, and also provide the owner with some financial incentives.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b)1, 2 and 3:

and with the Secretary of the Interior's Standards for Rehabilitation.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project.

M Historic ^{11/19/06} _{A+105}



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

DPS - #8
JAN 31 2006
DEPT. OF PERMITTING SERVICES

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Randy Cumes
Daytime Phone No. (301) 537-6379

Tax Account No.: _____
Name of Property Owner: OTTO R. CUMES Daytime Phone No.: (301) 537-6379
Address: 10109 Grant Ave. Silver Spring Md. 20910
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10109 Grant Ave. Street
Town/City: Silver Spring Nearest Cross Street: Capital View
Lot: _____ Block: _____ Subdivision: Capital View Pk.
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: \$ 50,000.
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.

Otto R. Cumes Signature of owner or authorized agent 1/31/06 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 410490 Date Filed: 1/31/06 Date Issued: _____
ERC

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

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

REAR CARRIAGE HOUSE WITH SIDE CARPORT ALL
WOOD EXT. SIDING TO MATCH HOUSE
10' WIDE EXPOSED AGGREGATE DRIVEWAY

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.

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.

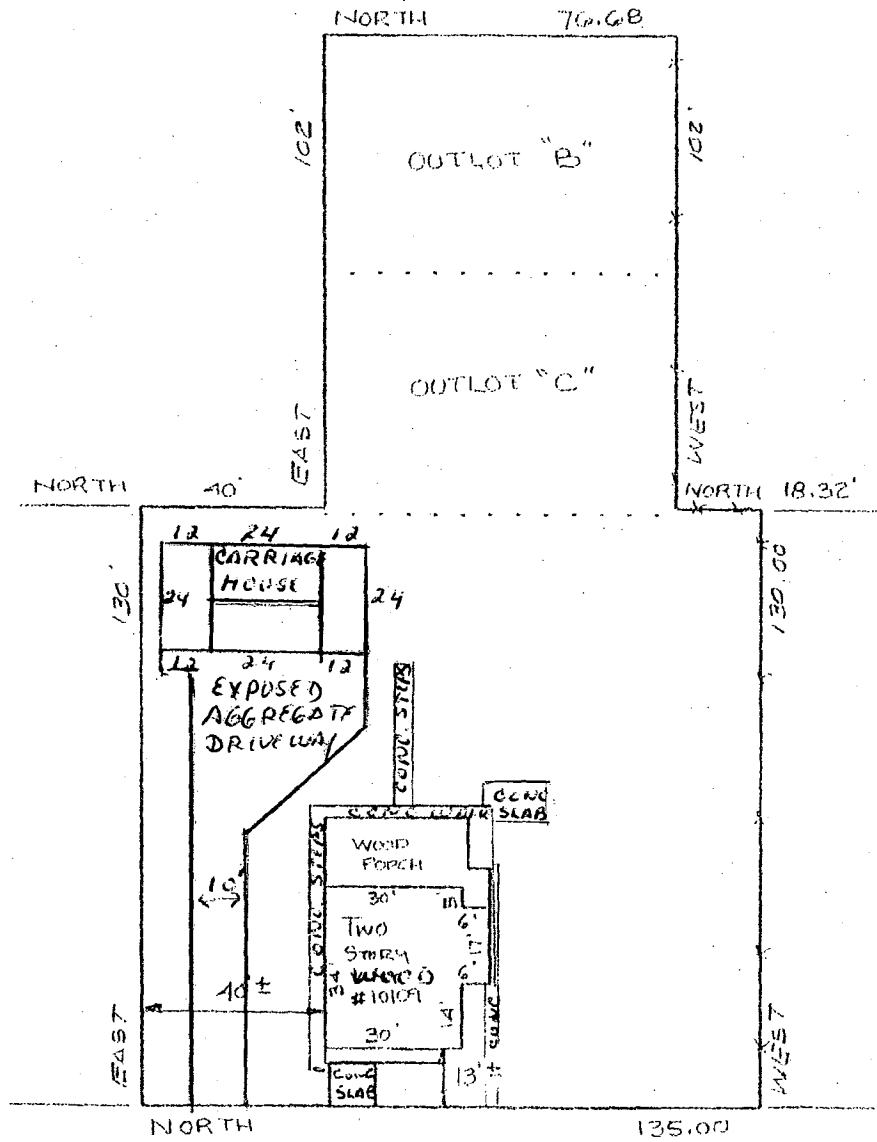
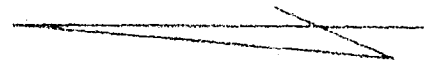
6. TREE SURVEY

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).

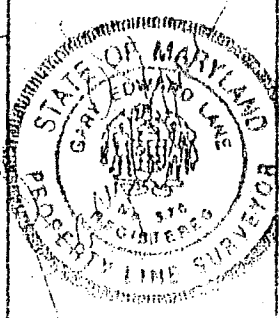
CAPITAL VIEW PARK
MONTGOMERY COUNTY
MARYLAND



GRANT AVENUE
HOUSE LOCATION DRAWING

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED BY ACCEPTED FIELD PRACTICES. THIS HOUSE LOCATION SURVEY IS NOT FOR THE DETERMINING PROPERTY LINES, AND NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, AND LOT CORNERS HAVE NOT BEEN SET BY THIS SURVEY.



SURVEY ASSOCIATES #1

CONSULTING LAND SURVEYORS AND PLANNERS
9890 LYON AVENUE
LAUREL, MARYLAND 20723

(301) 206-5470

FAX (301) 970-2514

SCALE
1" = 40'

DWG. BY
GEL

CASE No.
99-6108-28

LIBER 3932
FOLD 158

ELECTION DISTRICT
13

COUNTY
MONTGOMERY

PLAT BOOK A 8 52
PLAT NO 3 4105

DATE
09/04/01

8

COVER SHEET

SHEET# LIST OF DRAWINGS

| | |
|----|-----------------------------------|
| 1 | COVER SHEET |
| 2 | 3-D ELEVATION |
| 3 | FRONT ELEVATION |
| 4 | FRONT/REAR ELEVATIONS |
| 5 | FOOTING/SLAB DETAIL |
| 6 | SECTION |
| 7 | FRAMING DETAILS |
| 8 | MONO. SLAB SIDE ELEV. EXT. DETAIL |
| 9 | FLOOR PLAN |
| 10 | LOFT FLOOR PLAN |
| 11 | ROOF FRAMING |

BUILDING ANALYSIS

| | |
|----------------------------------|-------|
| 1) HEIGHT | 22'6" |
| 2) NO OF FLOORS | 1 |
| 3) 1 st FLOOR SQ. FT. | 869 |
| 4) LOFT SQ. FT. | 869 |
| 5) GROSS SQ. FT. | 1738 |

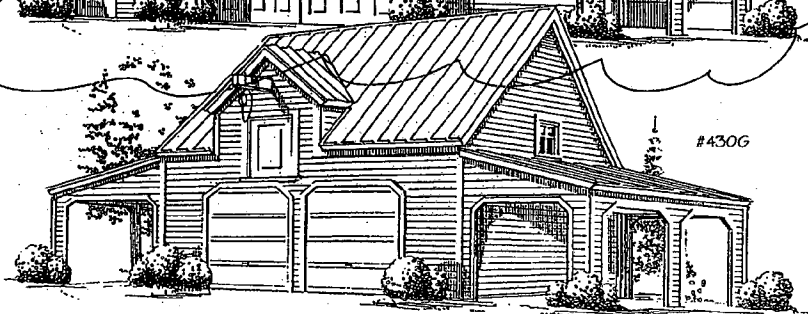
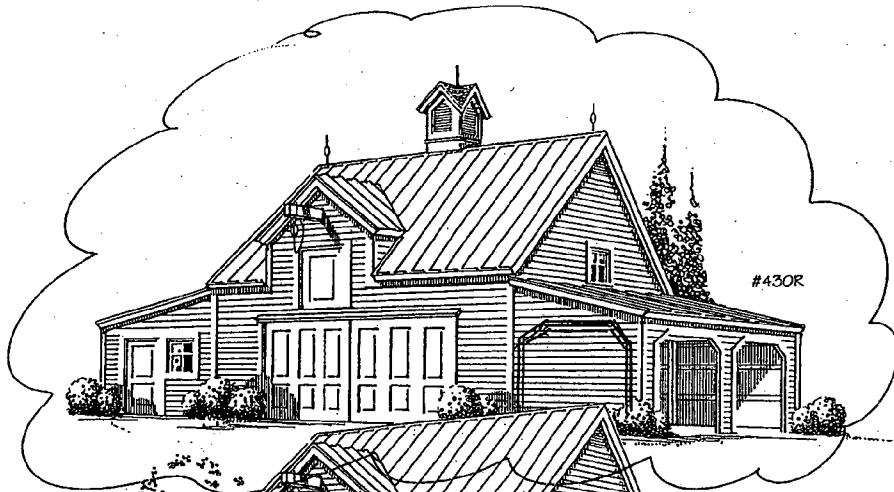
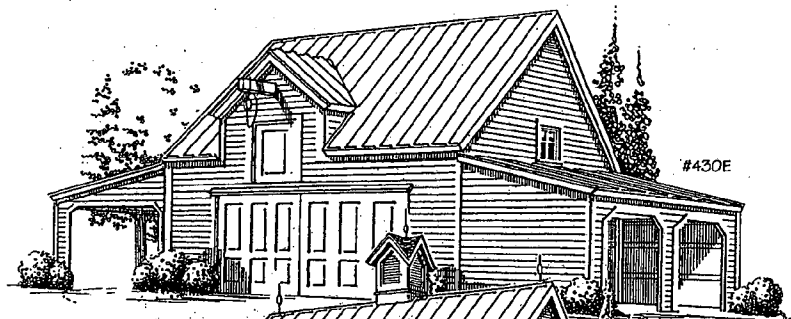
- 1) CARRIAGE HOUSE WITH SIDE CARPORT
- 2) 4" MONOLITHIC SLAB, 16" WIDE CONT. FOOTING W/RADON PIPE
- 3) 2x4 EXTERIOR WALLS, 1/2" EXT. OSB, WOOD SIDING
- 4) R-13 INSULATION ON WALLS R-30 ON ROOF 1/2" GYP. BRD.
- 5) 5'x8" BATHROOM 9'x12' KITCHEN
- 6) 3' WIDE WOOD STAIRS TO LOFT
- 7) 2- 8'x9' WOOD SLIDING DOORS (NOT OPERABLE)
- 8) OPEN CARPORT
- 9) 1x EXTERIOR TRIM
- 10) WOOD WINDOWS AND DOORS
- 10) 2x8 RAFTERS, 1/2" OSB, F.G. SHINGLES (METAL ROOF OPT.)
- 11) CONT. 1/2" CIRCLE GUTTERS + D. SPOUTS
- 12) EXPOSED AGGREGATE DRIVEWAY 10' WIDE TO STREET
- 13) CARPORT AND SIDE ROOM LEDGER BOLTED W/ 1/2" x 5 1/2" LAGS 16" O.C.
- 14) 3 STRINGERS FOR 36" WIDE STAIRS
- 15) 2- 1 3/4" x 11 3/8" LVL 24' LONG W/ 4x4 AT ENDS
- 16) JOIST HANGERS AS REQ'D.
- 17) 1 3/4" x 14" LVL RIDGE

①

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016

410490

⑤



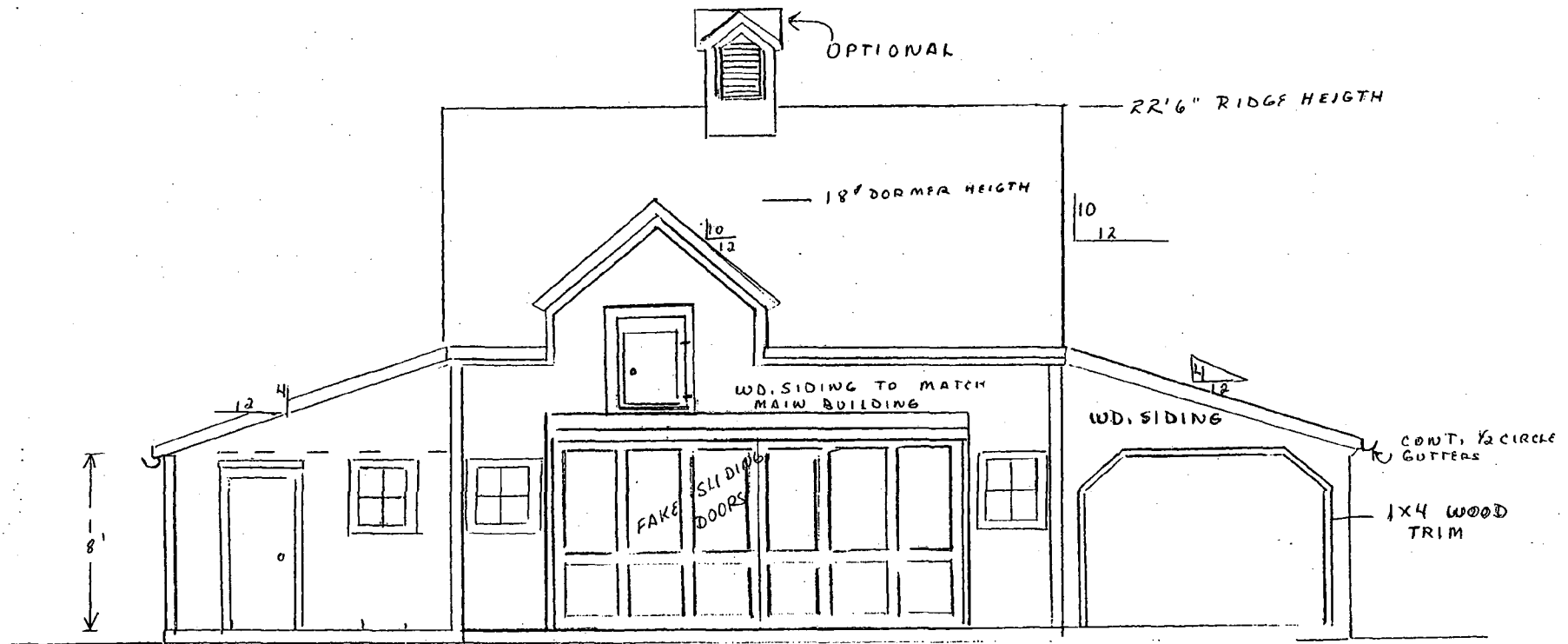
Sample Designs

- #430R Elm Ridge Barn - Add an Open Shelter (A2) on one side and a Workshop (A1) on the other
- #430H Elm 4-Bay Coach House- Add two Garages (A1) on the sides
- #430G Elm Grove Garage- Add two Carports (A3) on the sides and use overhead doors (Dwg.#5)
- #430E Elmville Barn - Add an Open Shelter (A2) on one side and a Carport (A3) on the other

2

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

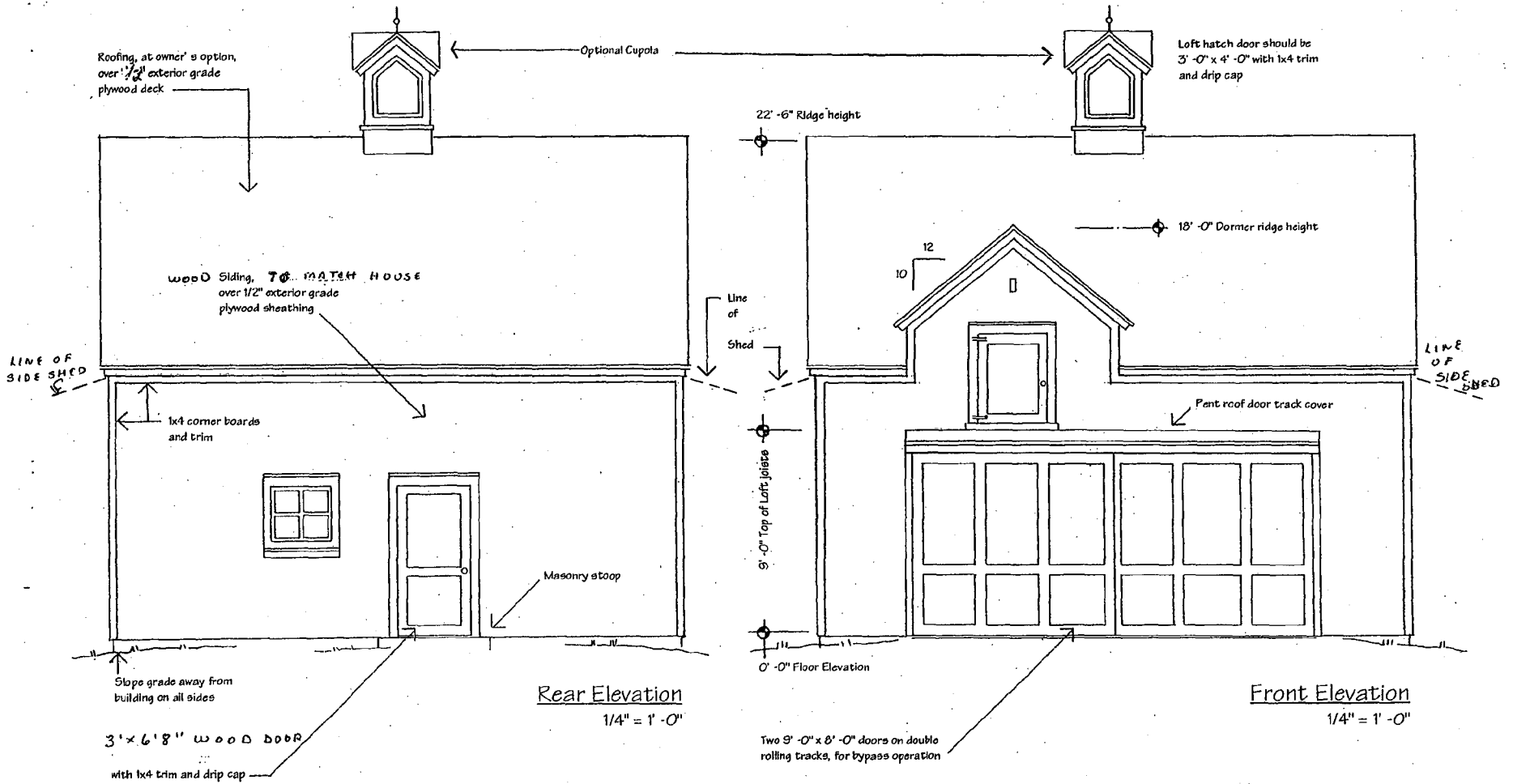
10



3

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379301-588-1016

11



Rear Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

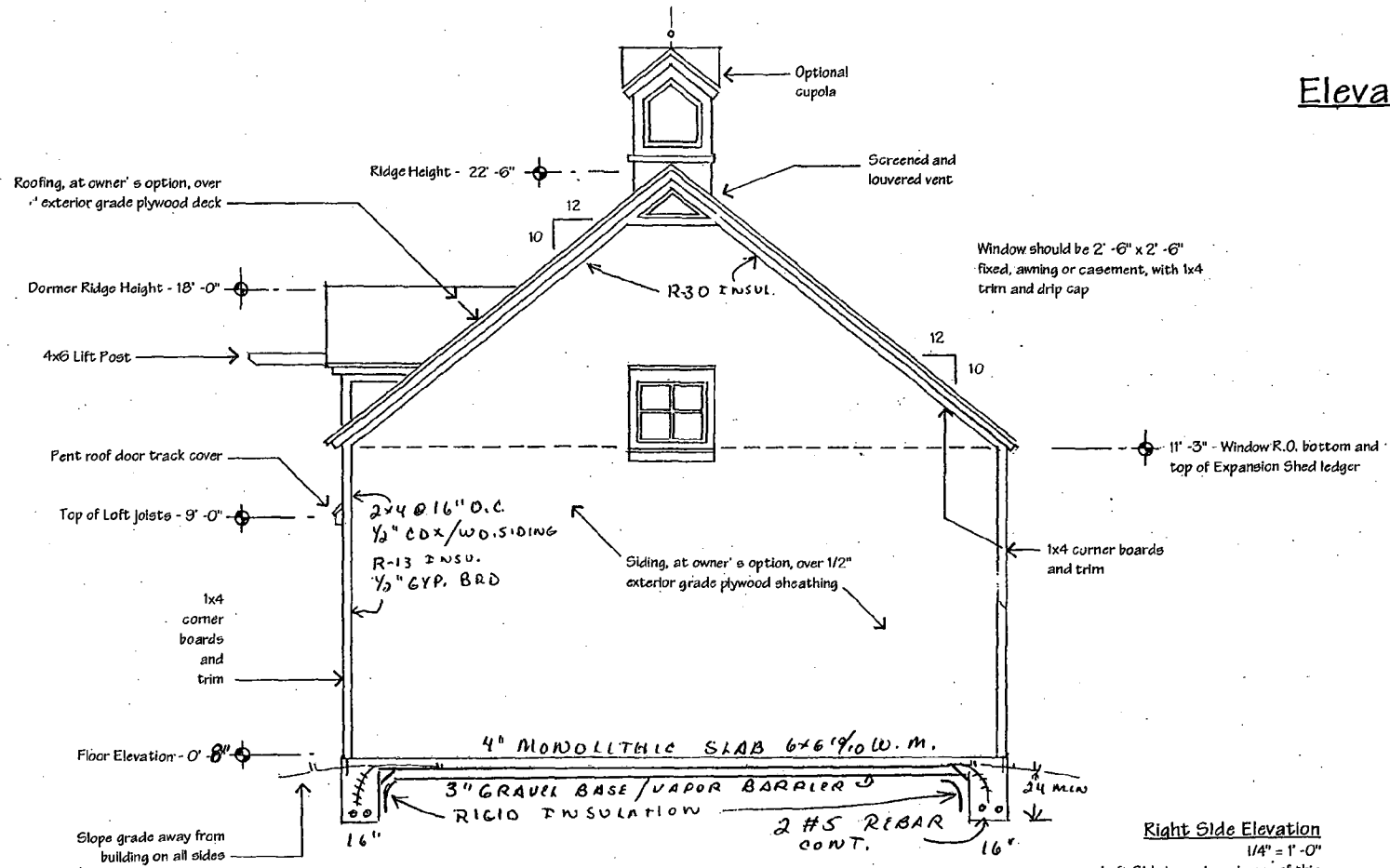
4

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

12

Elevation

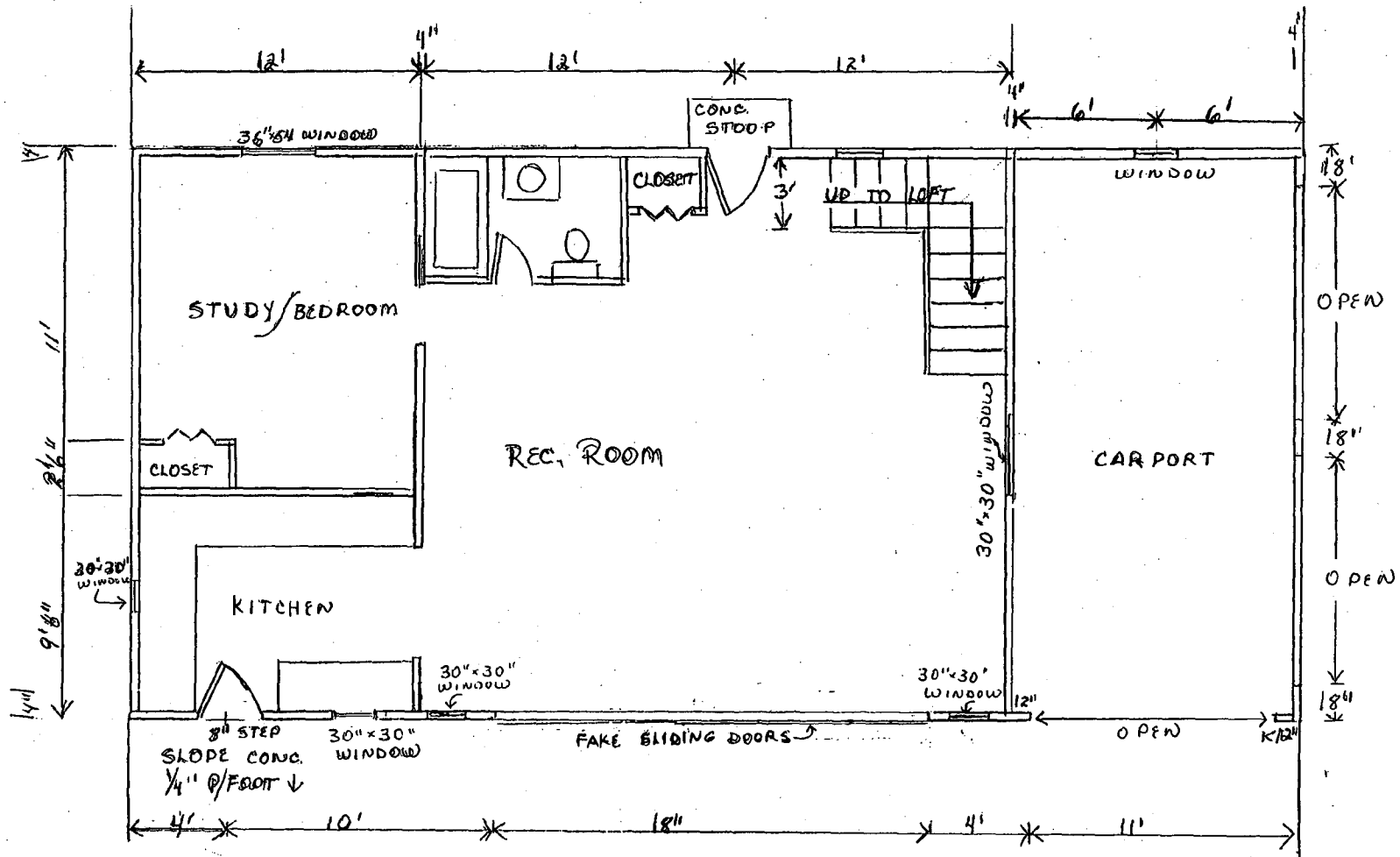
1/4" = 1'-0"



8

QUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016

501

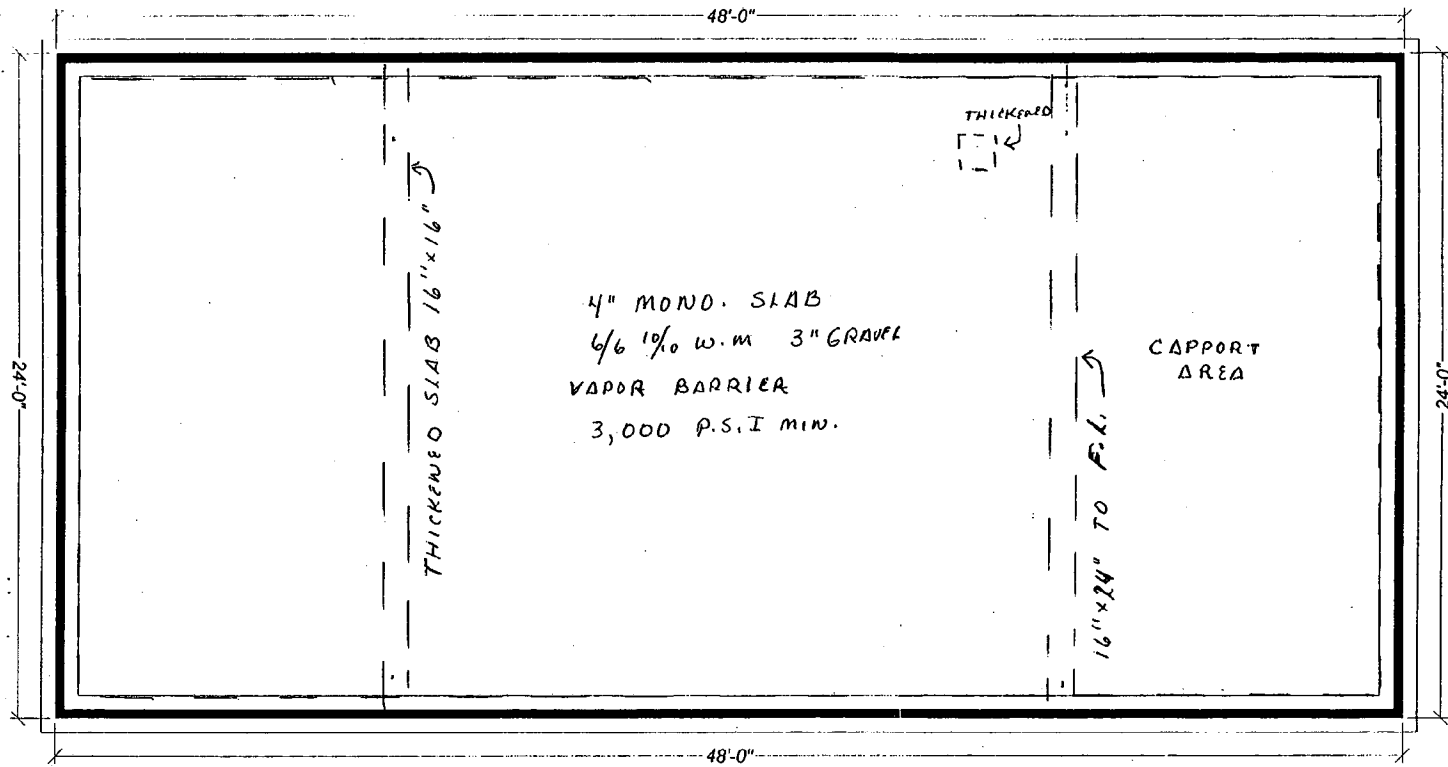


FLOOR PLAN 1/4" = 1'0"

9

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-9379 301-588-1016

71



FLOOR PLAN MONOLITHIC SLAB $1/4 = 1'0''$

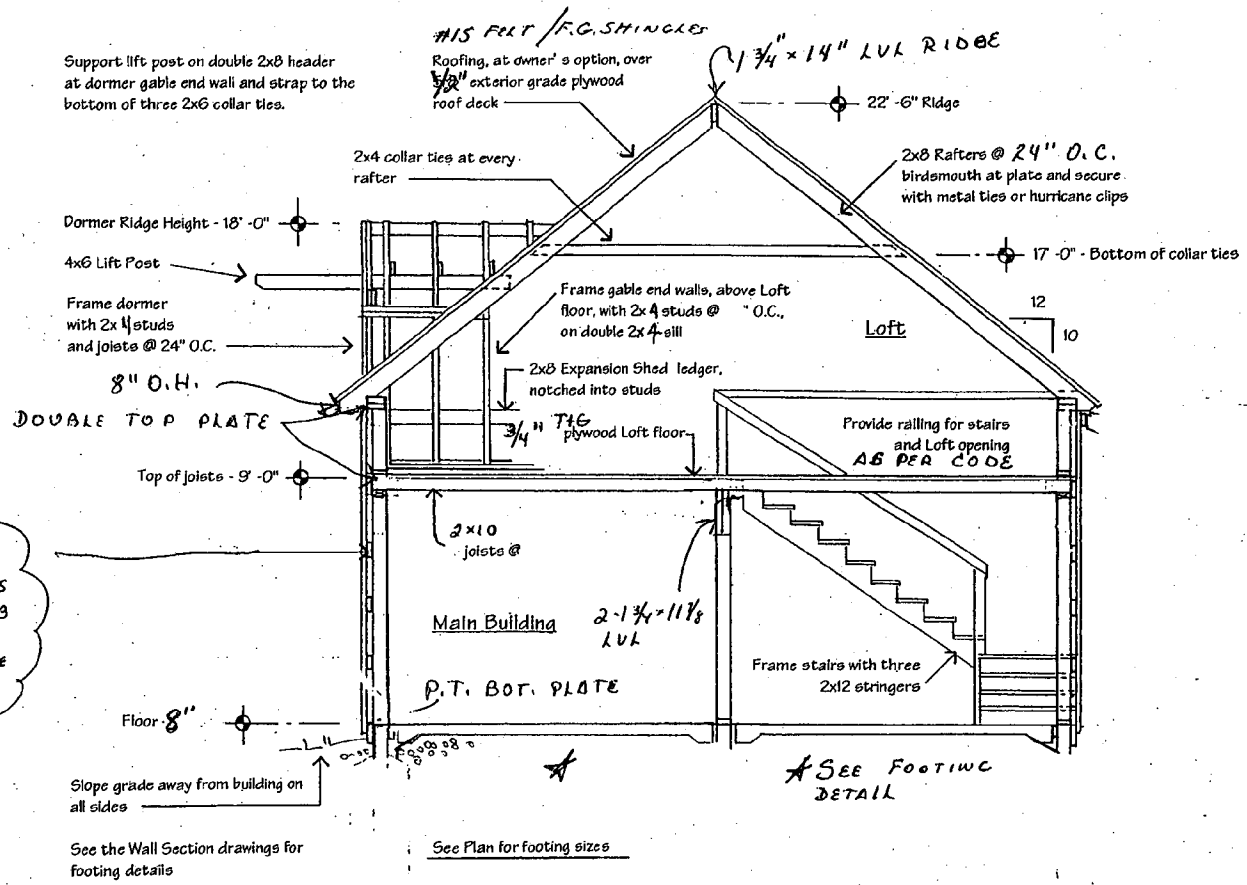
5

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379/301-588-1016

15

Building Frame Section F1

1/4" = 1'-0"



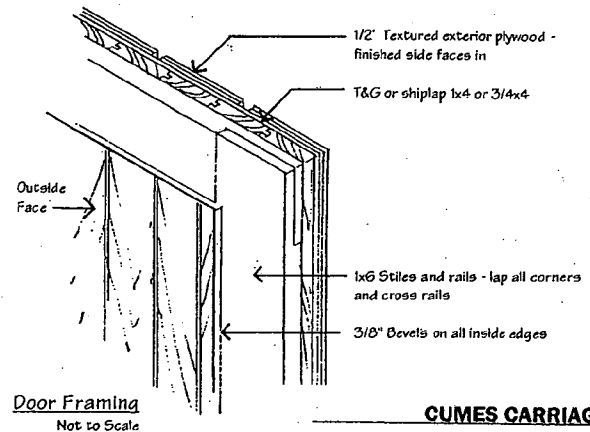
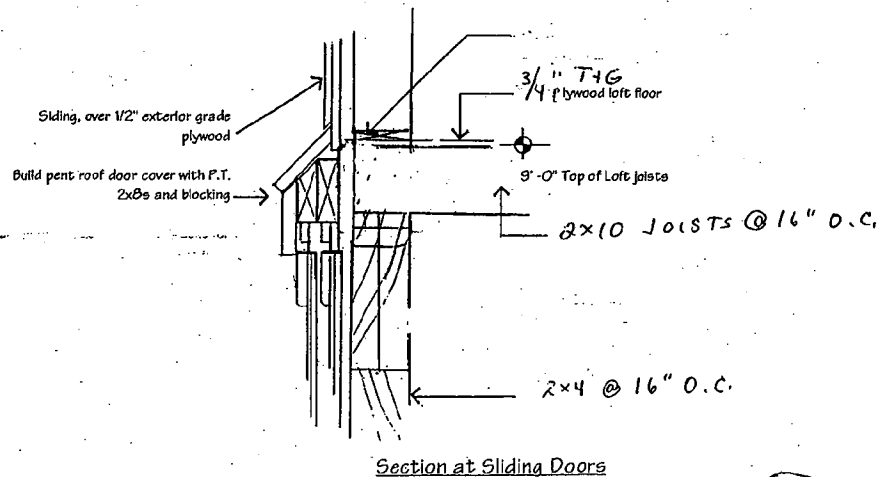
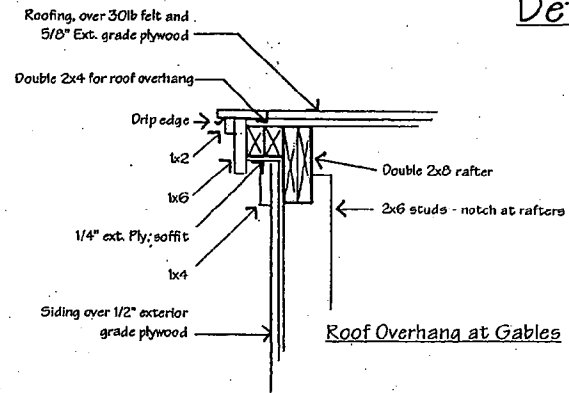
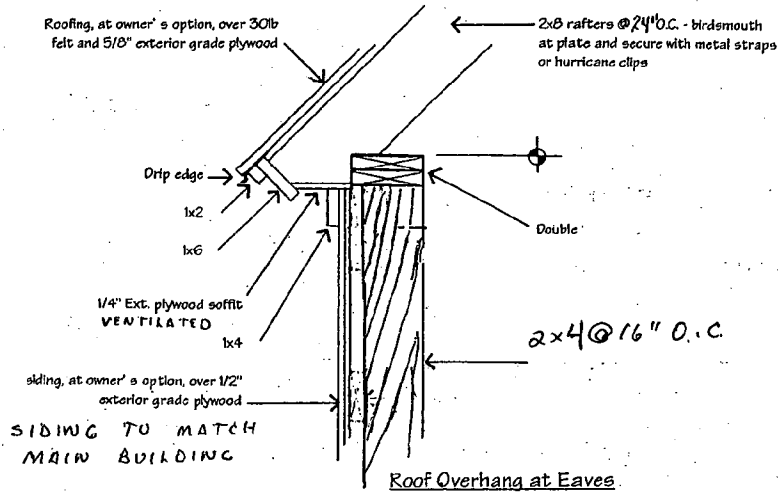
OPTIONAL
 2x4 EXT. WALLS
 16" O.C. 1/2" OSB
 WOOD SIDING
 DOUBLE TOP PLATE
 P.T. BOT. PLATE

6

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379/301-588-1016

10

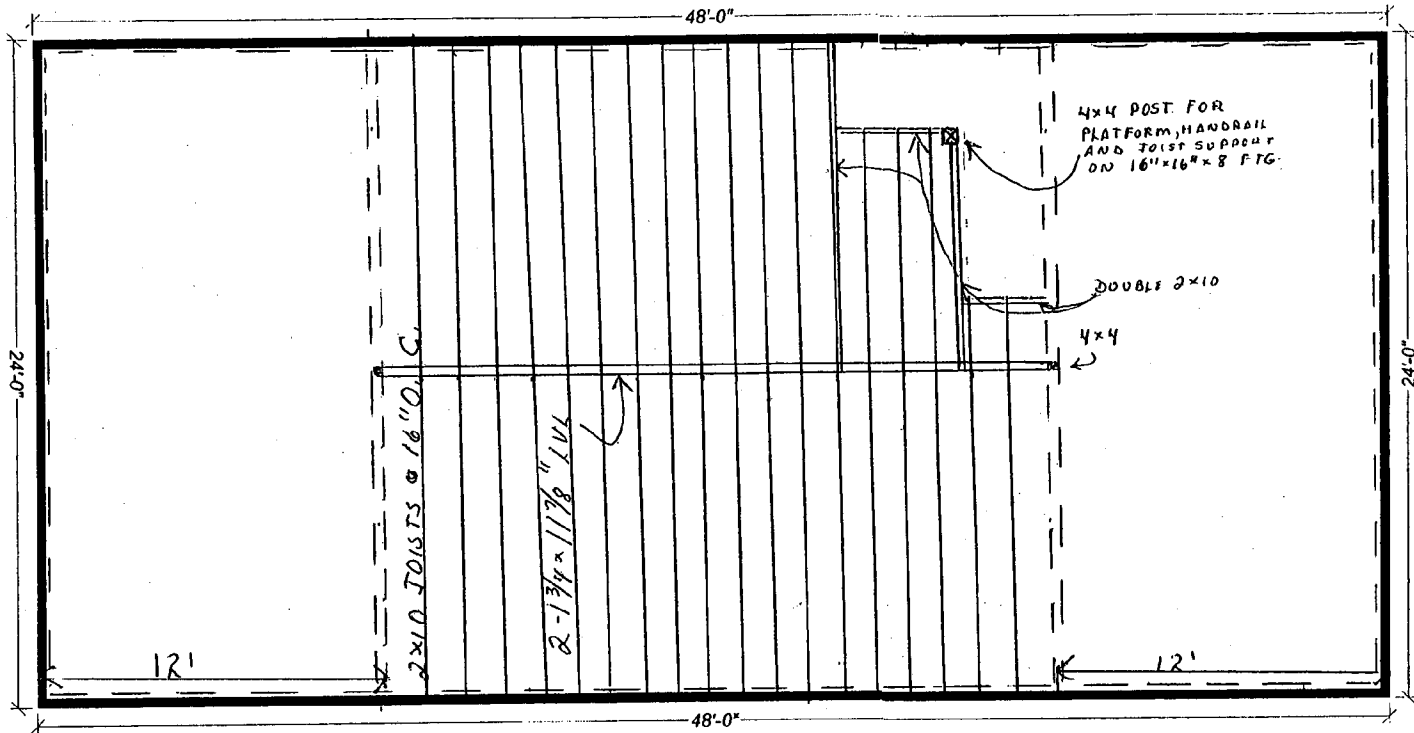
Typical
Details D1
1" = 1'-0"



CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

7

17

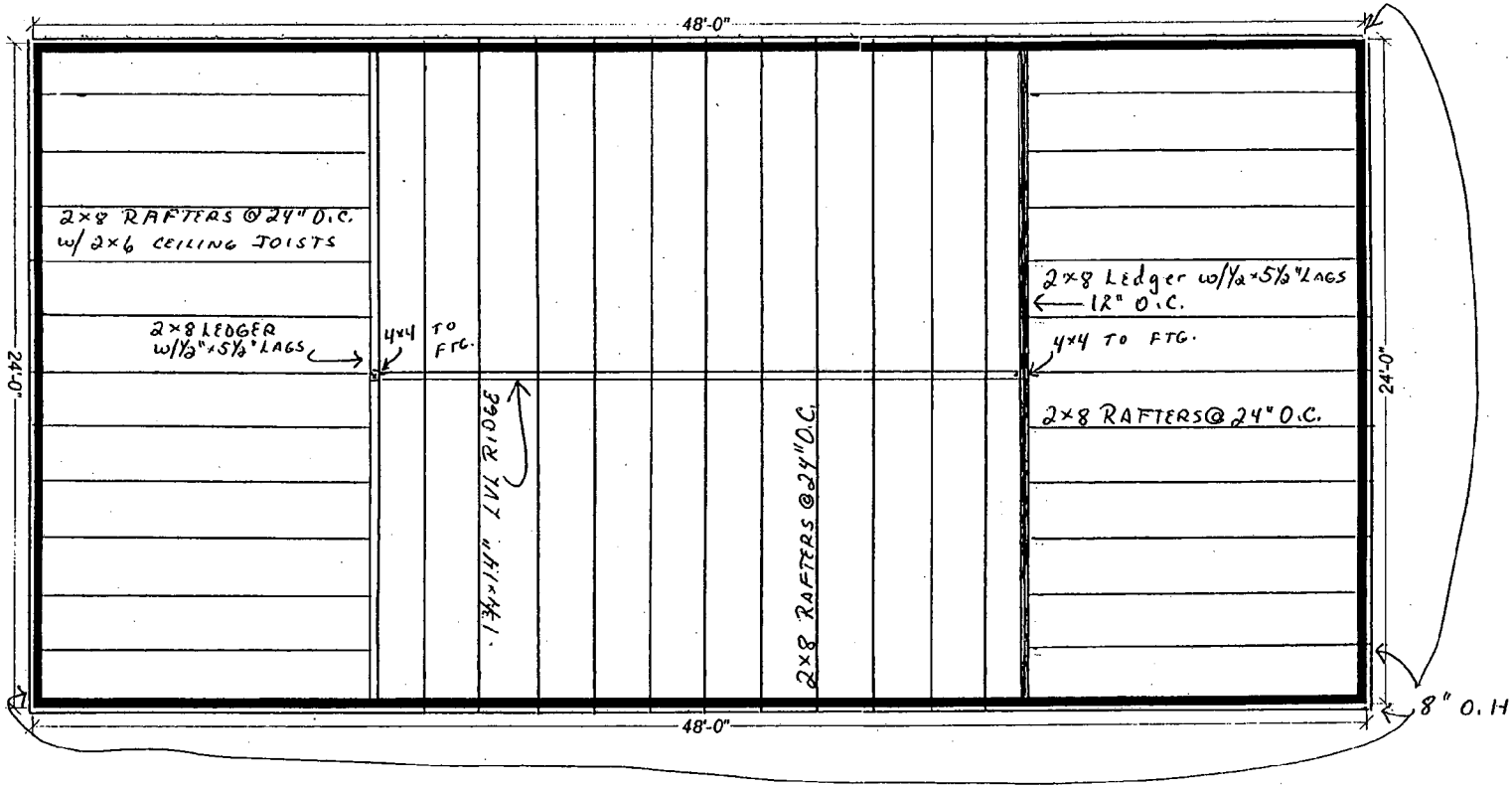


LOFT FLOOR FRAMING $\frac{1}{4}'' = 1' 0''$

10

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379/301-588-1016

18

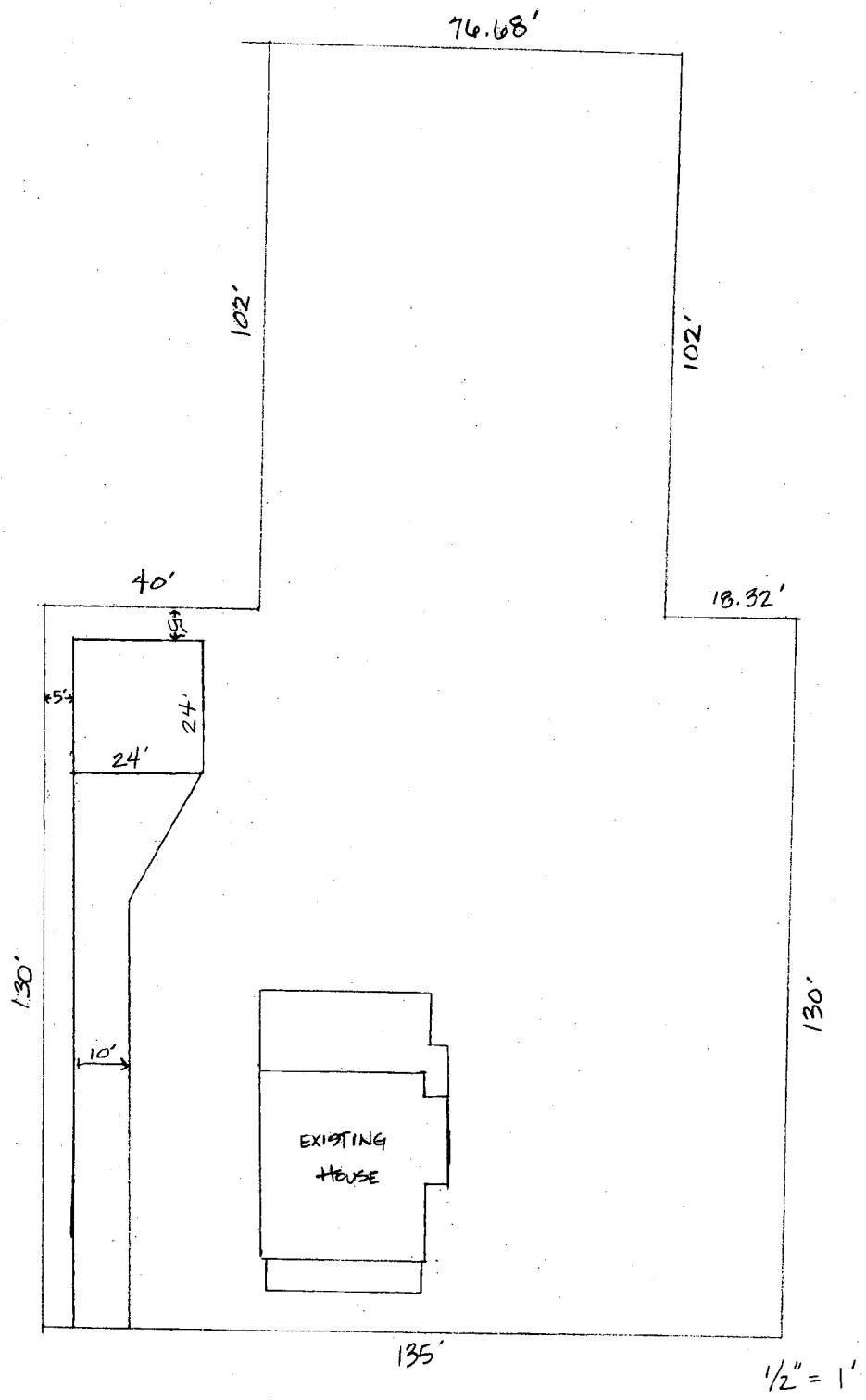


ROOF FRAMING 1/4" = 1'0"

11

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016

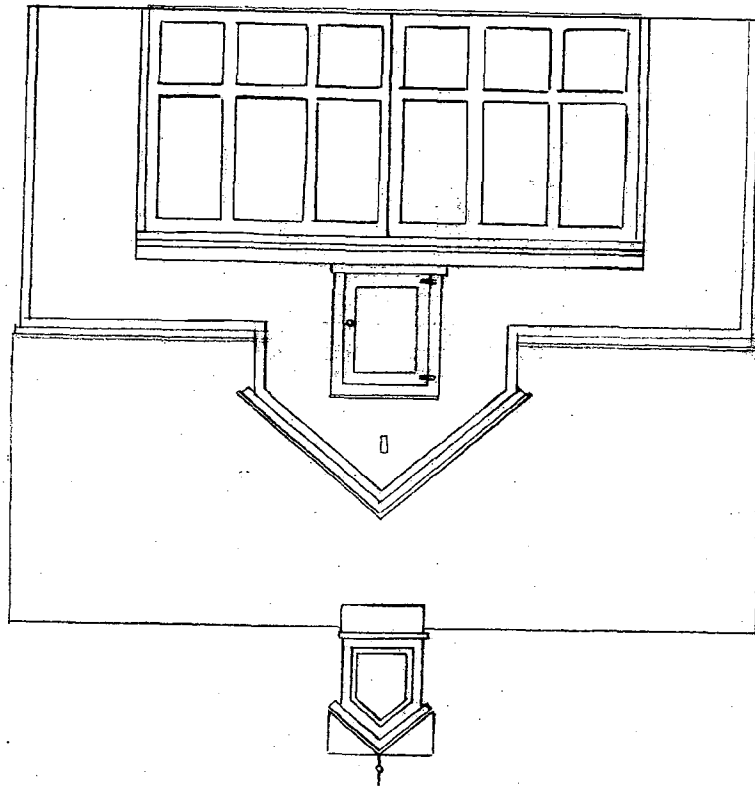
19

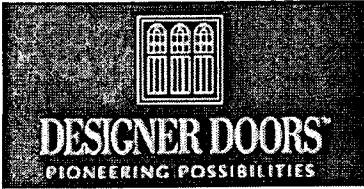


STAFF PROPOSED MODIFICATIONS TO SITE PLAN

20 ←

START PROPOSED
MODIFICATIONS TO
FRONT ELEVATION





- COMPANY OVERVIEW
- ARCHITECTURAL LEGACY
- BUILDING
- TIMBERCRAFT DOORS
- STUDIO OF PRODUCTS
- FOR THE
- DOWNLOAD BROCHURES
- CONTACT US
- HOME

BECAUSE EVERY ENTRANCE MAKES AN IMPRESSION

STUDIO OF PRODUCTS

Commissioned

- Gallery
- Extreme Weather
- Packages
- Door Details

Limited Editions

- European Inspirations
- Door Details
- American Greats
- Door Details

Walk-Through Doors

- Gallery
- Door Details
- Design Styles - Eur. Insp.
- Design Styles - Am. Greats

Swing Garage Doors

Decorative Hardware

- Pulls
- Latches
- Hinges

Installation

Finishing



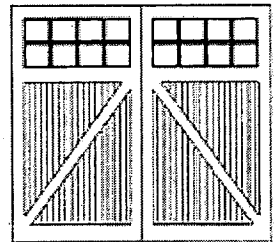
PROJECT NO. 1221
DOOR MODEL BSVH-242

Designer Doors has hundreds of standard design styles and options available. For the complete product portfolio, please contact your territory manager. | [click here](#) |

EUROPEAN INSPIRATIONS

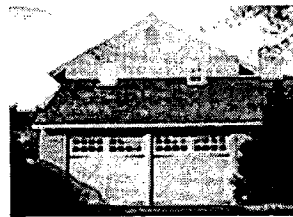
Carrozza Family
Carriage Door Appearance

Arched doors prevalent in the 17th and 18th Century Baroque Era were inspired by Roman arches and now characterize the French Country look



DOOR MODEL BSVN-442

Provencal



DOOR MODEL BCVH-442

Regency



DOOR MODEL BSVH-442

Carrozza

Semi

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22



24

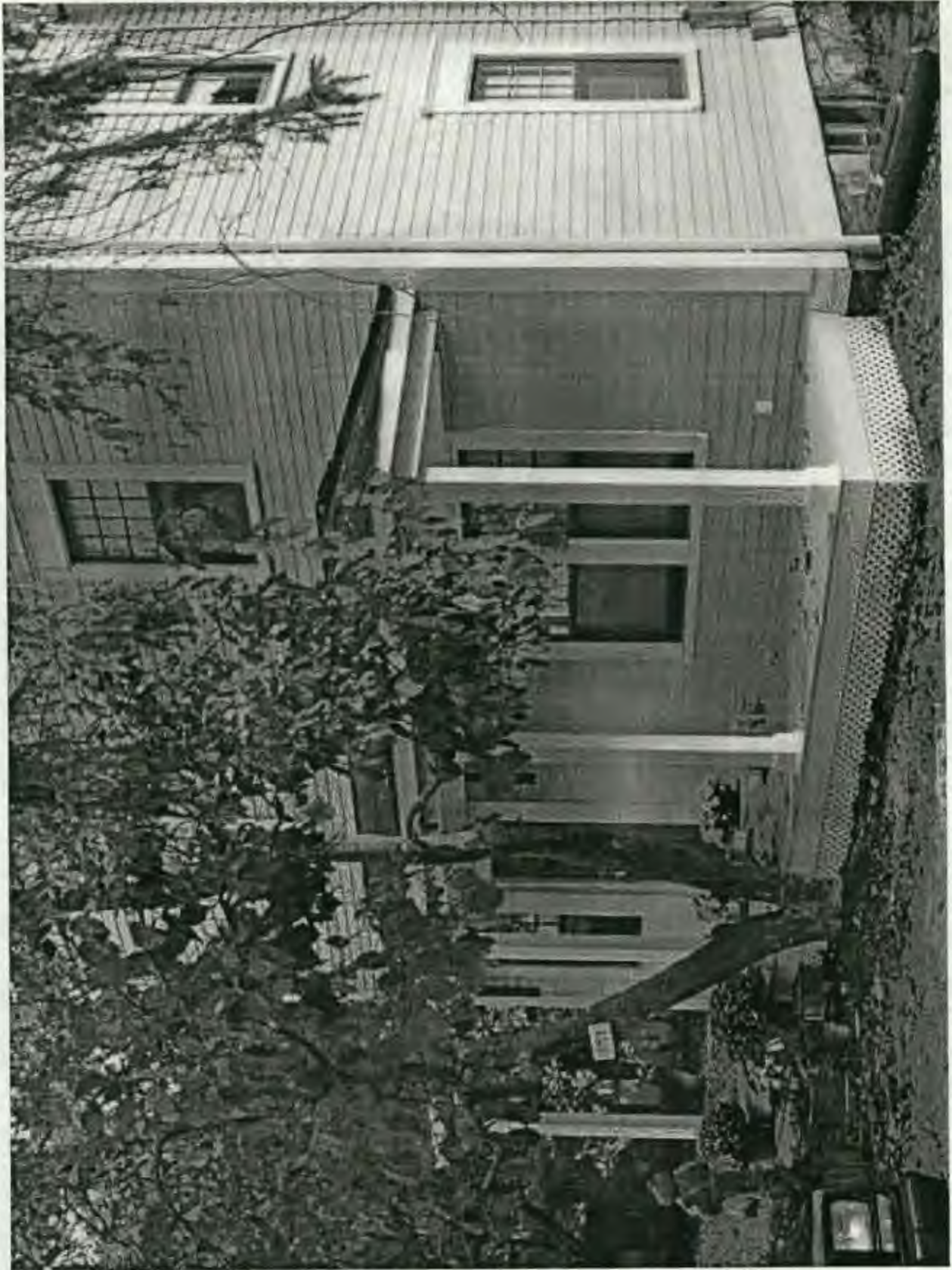




25

20

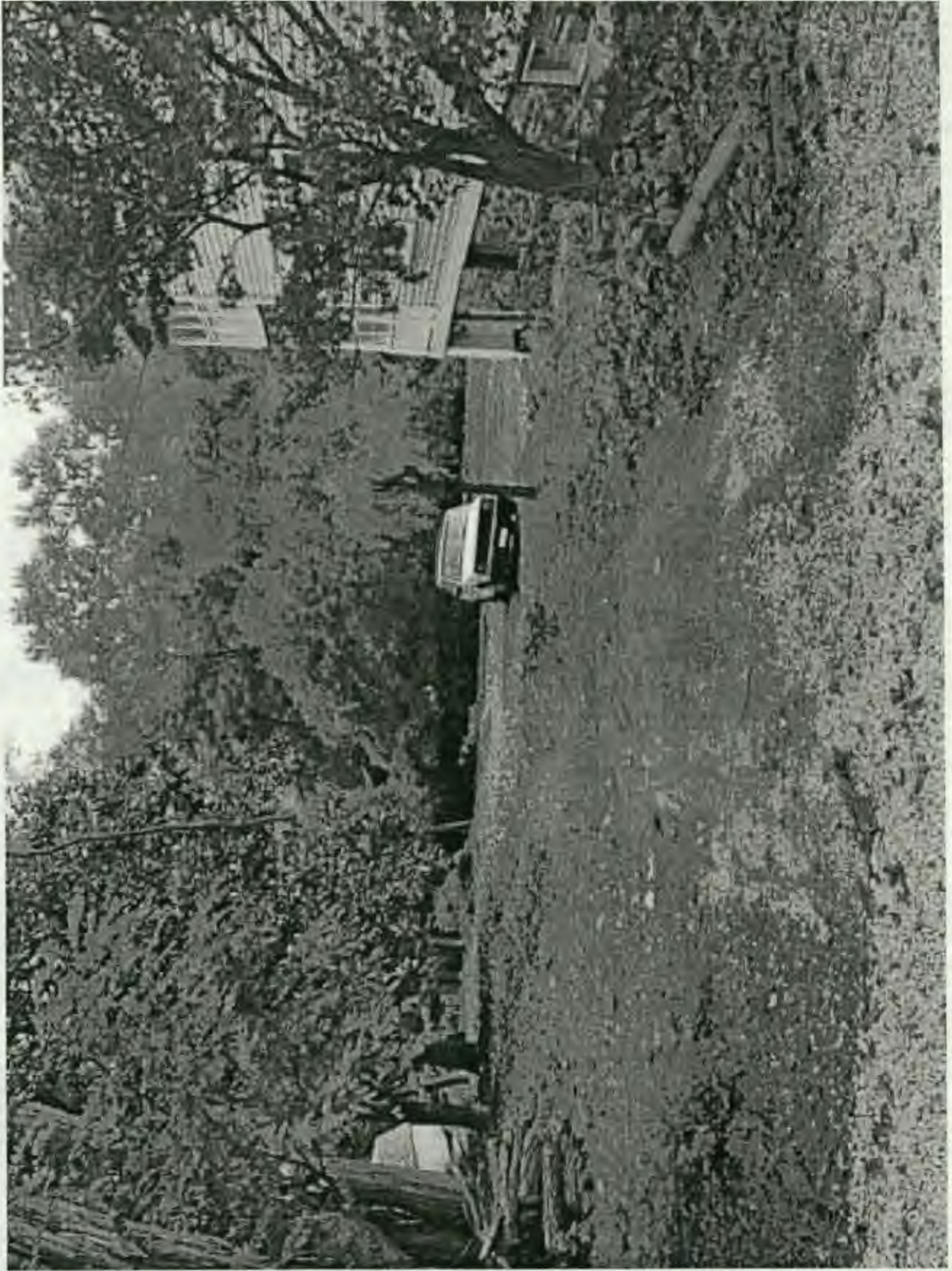




27

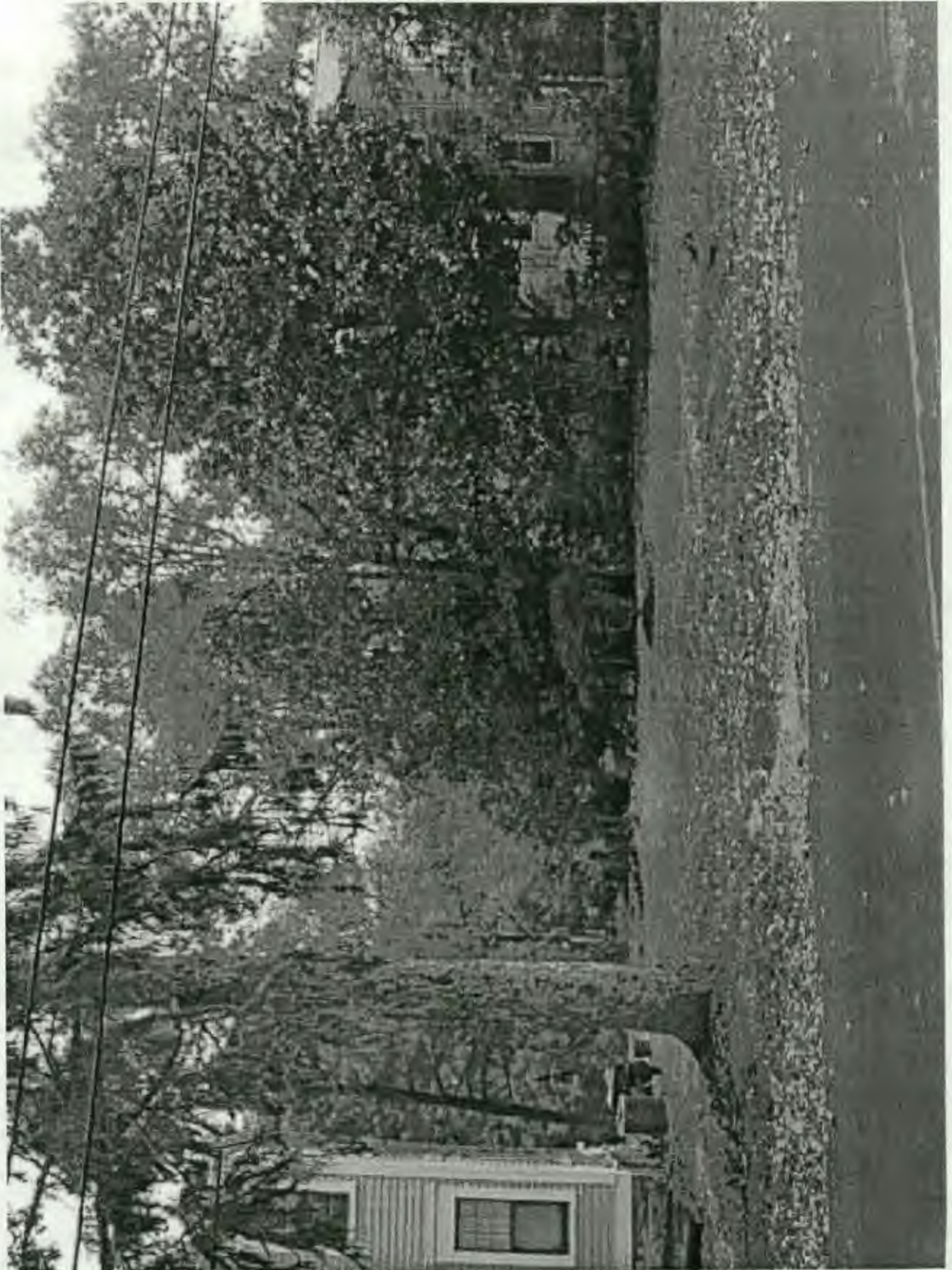


28



30



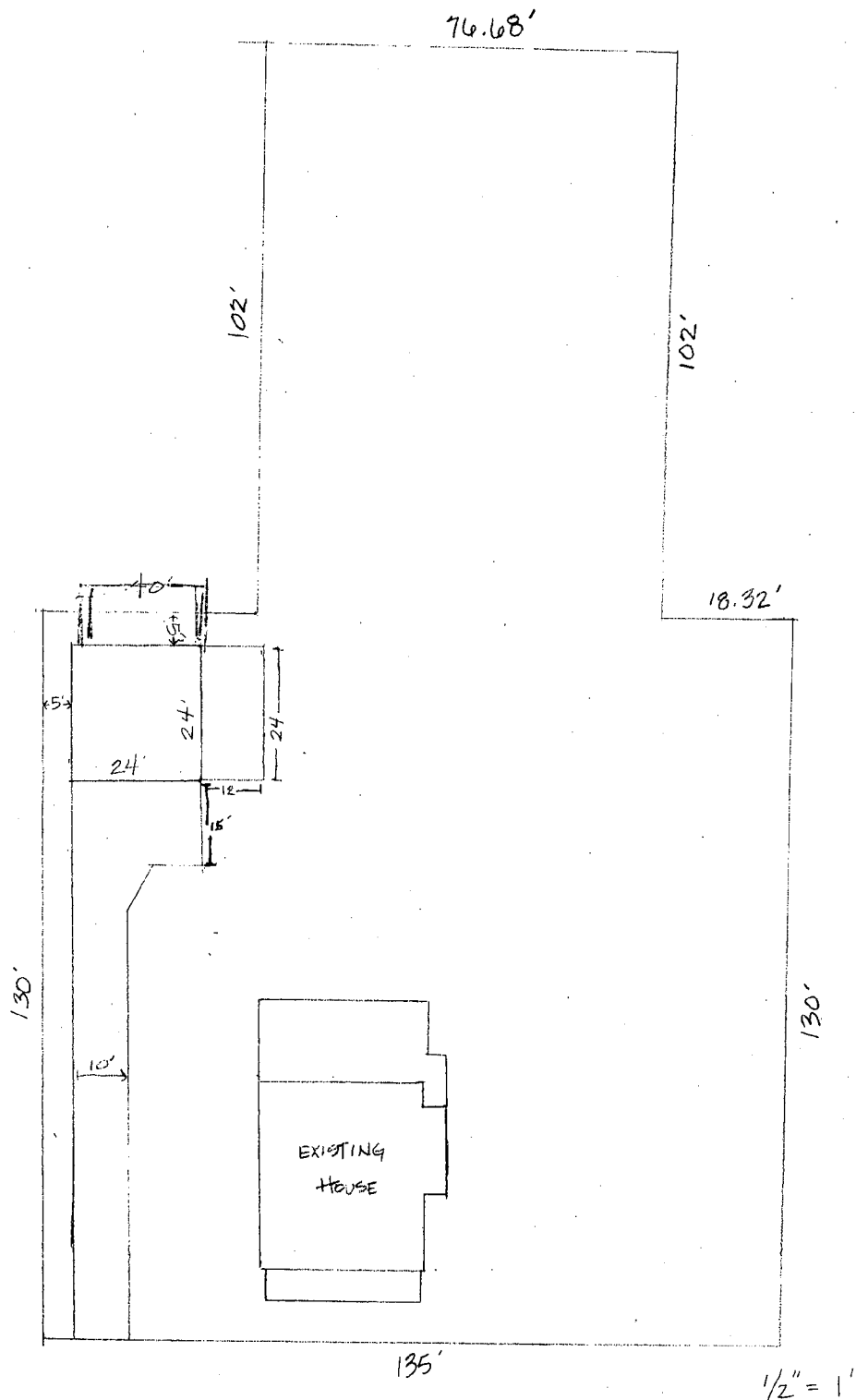


31

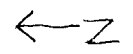
JEF

COMPATIBLE

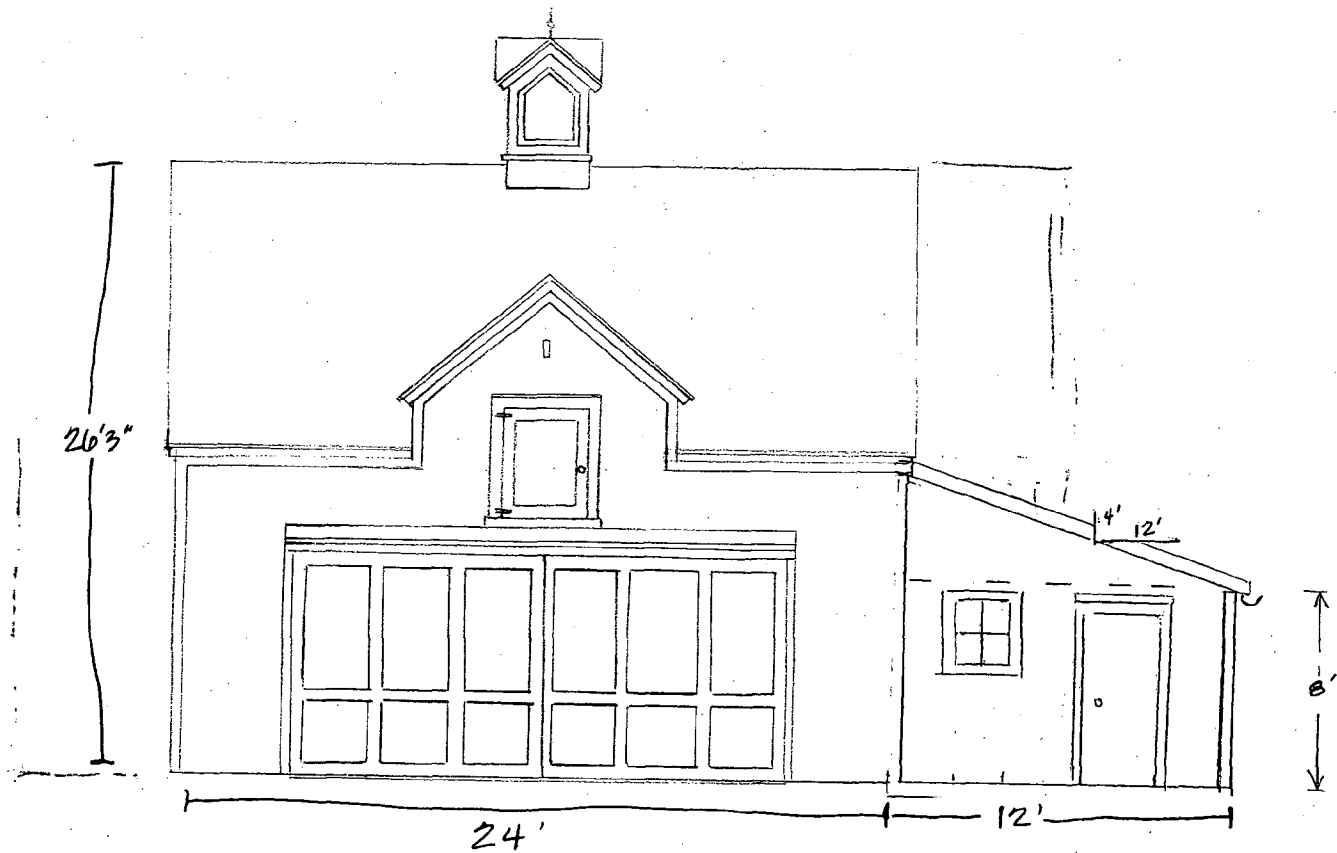
~~BI~~ SYMMETRICAL



1/2" = 1'



OWNER PROPOSED MODIFICATIONS
TO SITE PLAN



OWNER PROPOSED
MODIFICATIONS TO
FRONT ELEVATION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 10109 Grant Avenue, Silver Spring | Meeting Date: | 02/22/06 |
| Applicant: | Otto (Randy) Cumes | Report Date: | 02/15/06 |
| Resource: | Outstanding Resource Capitol View Park Historic District | Public Notice: | 02/08/06 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 31/07-06C | | |
| PROPOSAL: | New Carriage House Construction | Staff: | Michele Oaks |
| RECOMMEND: | Approval with Conditions | | |

RECOMMENDATION: Staff recommends that the Commission support this HAWP application with the conditions that:

1. The design of the carriage house is altered by eliminating the two, side wings. The total footprint not to exceed 24' x 24'.
2. The driveway's parking pad located in front of the carriage house is reduced to 24' at its maximum width in-front of the carriage house, and tapers to a 10' wide driveway to the front property line.
3. The design of the carriage house doors to be reviewed and approved by staff.
4. A tree protection plan will be prepared by a certified arborist, reviewed and approved by HPC staff and implemented prior to any work beginning on the property.

BACKGROUND:

In October 2004, the applicant applied for and received approval from the HPC to rehabilitate the historic house by:

1. Removing the existing asbestos shingle siding on the house and exposing and repairing the existing lap siding.
2. Repairing and rehabilitating the original windows.
3. Reconstructing missing, window trim from existing trim.
4. Reconstructing a new full-width front porch.
5. Rehabilitating the rear two, story porch.
6. Painting the entire house.
7. Replacing the non-original front door with a new, wood door compatible with the existing architectural style of the house.
8. Installing new storm windows.

As the attached photos will convey, staff would like to take this opportunity to commend the applicant's sympathetic rehabilitation of this outstanding historic resource. Additionally, we

thank him for his cooperation and his willingness to work and keep in contact with staff throughout the rehabilitation project.

HISTORIC CONTEXT:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Frederick Pratt built the impressive stone and shingle *Pratt House*, 10012 Capitol View Avenue, in 1895.

Capitol View Park includes a small commercial district near the site of the railroad station. The building known as *The Castle*, 10 Post Office Road, began as a general store and post office in 1883. National Park Seminary's headmaster John Cassidy enlarged the structure and his successor James Ament transformed the business into an early sort of shopping center. Several small stores, post office, and apartments were united in a castle theme created by granite crenellations and turrets. Nearby, William Fowler operated a grocery store by 1925. The one-story *Fowler's Store* still stands, known today as Forest Glen Country Store.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within Capitol View Park Historic District.
STYLE: Colonial Revival/Victorian Alterations
DATE: 1893

This 2-1/2-story, four square, dwelling with pyramidal roof is located within the Capitol View Park Historic District. The house is set-upon a stone foundation and is clad in lap siding. The windows are 12/1 and are detailed with an entablature with a simple frieze. The original slate,

pyramidal roof is currently sheathed in asphalt shingle. The rear façade contains a two-story gallery porch detailed with turned posts and set upon a brick pier foundation. The dormers have been modified from gable to hipped and 2/2 windows were installed.

A re-constructed full-width front porch was completed on 2005.

The subject lot contains several mature trees, many of which have been damaged and uprooted as the result of the Summer 2004 storms.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Guidelines for Rehabilitation

- #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 a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #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.

PROPOSAL:

The applicant is proposing to:

1. Construct a 1-1/2 story carriage house measuring 48’ L x 24’ W 26’3” H with cupola. The applicant is proposing to clad the structure in painted, wood siding trimmed out in wood with an asphalt shingle or standing seam metal roof.
2. Install an exposed aggregate concrete driveway with parking pad.

****No trees will need to be removed from the property for this project.**

CALCULATIONS:

| | |
|--------------------------------------|------------------------------|
| Existing lot: | 25,371 sq.ft. |
| Approx. Footprint of House | 1,870 sq.ft. |
| Proposed Footprint of Carriage House | 1,152 sq.ft. |
| Approx. Footprint of Driveway | 1,460 sq.ft. |
| Existing lot coverage: | 7% |
| Proposed lot coverage: | 17% (with driveway included) |

STAFF DISCUSSION:

The conceptual design and location of the carriage house is consistent with the architectural style of the historic house and established streetscape patterns within the historic district. However, staff is concerned with the size of the proposed carriage house. The footprint of the proposed carriage house is 1,152 sq. ft. This is only 700 sq. ft. smaller than the footprint of the historic house. An urban outbuilding historically was this urban use. Staff suggests that the building’s wings be eliminated, turning the building into a simple 24’W x 24’L structure, which is a more appropriate footprint size (576 sq.ft.) for this house and the historic district (see staff’s proposed modification drawings on circles 20 & 21).

The design for the garage doors should be re-explored. Staff would like to see overhead garage doors or fixed doors that are designed to replicate barn doors (see example on circle 22).

Typically the Commission only approves the installation of new driveways on outstanding resources that are constructed with gravel. However, the steep grade of this lot does not make gravel driveways a realistic option. The applicant is proposing an exposed aggregate concrete driveway, which would provide a similar look of gravel and therefore, staff would not object to this application. Staff, however, is concerned with the size of the parking pad proposed at the end of the driveway. This size is being driven in large part by the width of the carriage house - having a paved surface in front of the entire building. The amount of impermeable surface proposed is too significant and as such, staff recommends a reduction in the amount of paving in the parking pad (see staff proposed modification drawing on circle 20).

Also, staff requires that a certified arborist be hired to evaluate the proposed construction plan for the driveway and carriage house and generate a tree protection plan for the trees on the

subject property. We recommend that the Commission require that the plan be reviewed and approved by HPC staff prior to the issuance of the HAWP permit.

Finally, staff encourages the applicant to consider the donation of an easement to the State or County government. This easement would help the owner to manage and maintain the newly rehabilitated house, provide for the future of the property, and also provide the owner with some financial incentives.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b)1, 2 and 3:

and with the Secretary of the Interior's Standards for Rehabilitation.

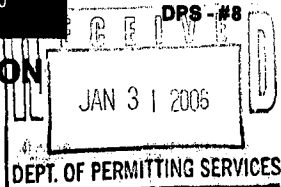
with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project.



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

M Historic Images Atlas

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Randy Cumes
Daytime Phone No. (301) 537-6379

Tax Account No.: _____
Name of Property Owner: OTTO R. CUMES Daytime Phone No.: (301) 537-6379
Address: 10109 Grant Ave. Silver Spring Md. 20910
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10109 Grant Ave. Street _____
Town/City: Silver Spring Nearest Cross Street: Capital View
Lot: _____ Block: _____ Subdivision: Capital View Pk.
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: \$ 50,000.

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.

Otto R. Cumes
Signature of owner or authorized agent

1/31/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 410490 Date Filed: 1/31/06 Date Issued: _____
ENC

6

**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:

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

REAR CARRIAGE HOUSE WITH SIDE CARPORT ALL
WOOD EXT. SIDING TO MATCH HOUSE
10' WIDE EXPOSED AGGREGATE DRIVEWAY

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.

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 end 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, 1301/279-1355).

COVER SHEET

SHEET# LIST OF DRAWINGS

| | |
|----|-----------------------------------|
| 1 | COVER SHEET |
| 2 | 3-D ELEVATION |
| 3 | FRONT ELEVATION |
| 4 | FRONT/REAR ELEVATIONS |
| 5 | FOOTING/SLAB DETAIL |
| 6 | SECTION |
| 7 | FRAMING DETAILS |
| 8 | MONO. SLAB SIDE ELEV. EXT. DETAIL |
| 9 | FLOOR PLAN |
| 10 | LOFT FLOOR PLAN |
| 11 | ROOF FRAMING |

BUILDING ANALYSIS

| | |
|----------------------------------|-------|
| 1) HEIGHT | 22'6" |
| 2) N ^o OF FLOORS | 1 |
| 3) 1 st FLOOR SQ. FT. | 869 |
| 4) LOFT SQ. FT. | 869 |
| 5) GROSS SQ. FT. | 1738 |

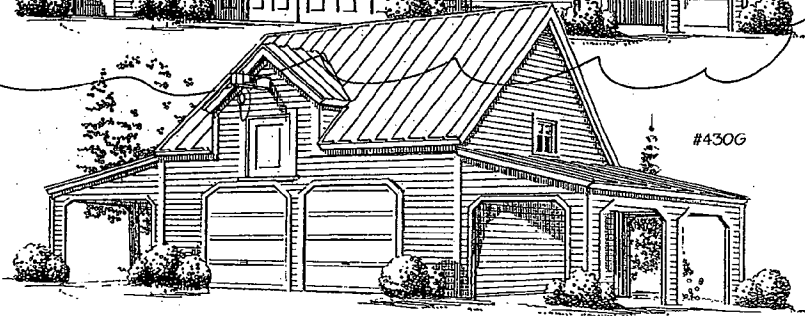
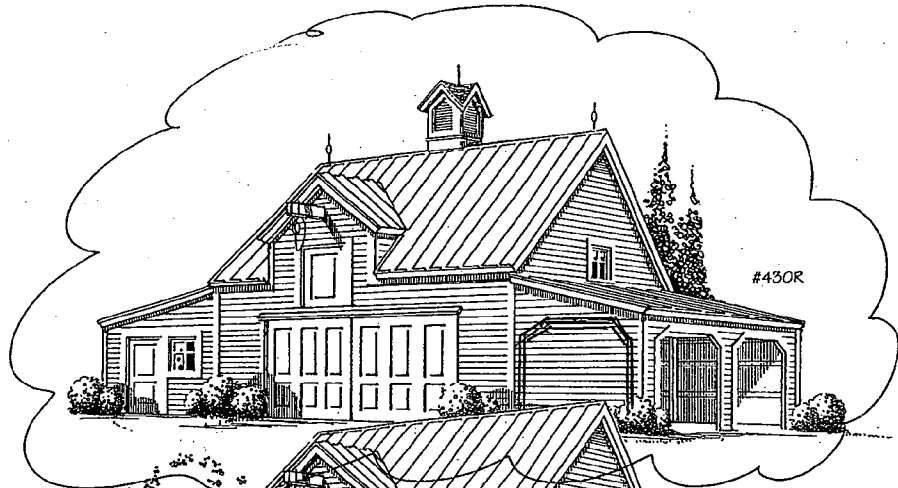
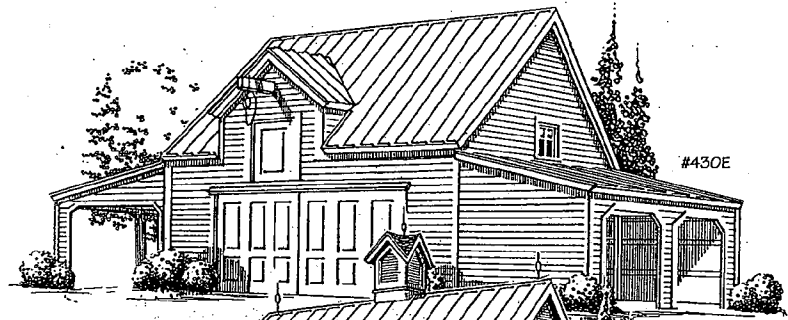
- 1) CARRIAGE HOUSE WITH SIDE CARPORT
- 2) 4" MONOLITHIC SLAB, 16" WIDE CONT. FOOTING w/ RADOON PIPE
- 3) 2x4 EXTERIOR WALLS, 1/2" EXT. OSB, WOOD SIDING
- 4) R-13 INSULATION ON WALLS R-30 ON ROOF 1/2" GYP. BRD.
- 5) 5'x8" BATHROOM 9x12' KITCHEN
- 6) 3' WIDE WOOD STAIRS TO LOFT
- 7) 2- 8'x9" WOOD SLIDING DOORS (NOT OPERABLE)
- 8) OPEN CARPORT
- 9) 1x EXTERIOR TRIM
- 10) WOOD WINDOWS AND DOORS
- 10) 2x8 RAFTERS, 1/2" OSB, F.G. SHINGLES (METAL ROOF OPT.)
- 11) CONT. 1/2" CIRCLE GUTTERS + D. SPOUTS
- 12) EXPOSED AGGREGATE DRIVEWAY 10' WIDE TO STREET
- 13) CARPORT AND SIDE ROOM LEDGER BOLTED w/ 1/2" x 5/2" LAGS 16" O.C.
- 14) 3 STRINGERS FOR 36" WIDE STAIRS
- 15) 2- 1 3/4" x 11 7/8" LVL 24' LONG w/ 4x4 AT ENDS
- 16) JOIST HANGERS AS REQ'D.
- 17) 1 3/4" x 14" LVL RIDGE

①

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

0677017

②



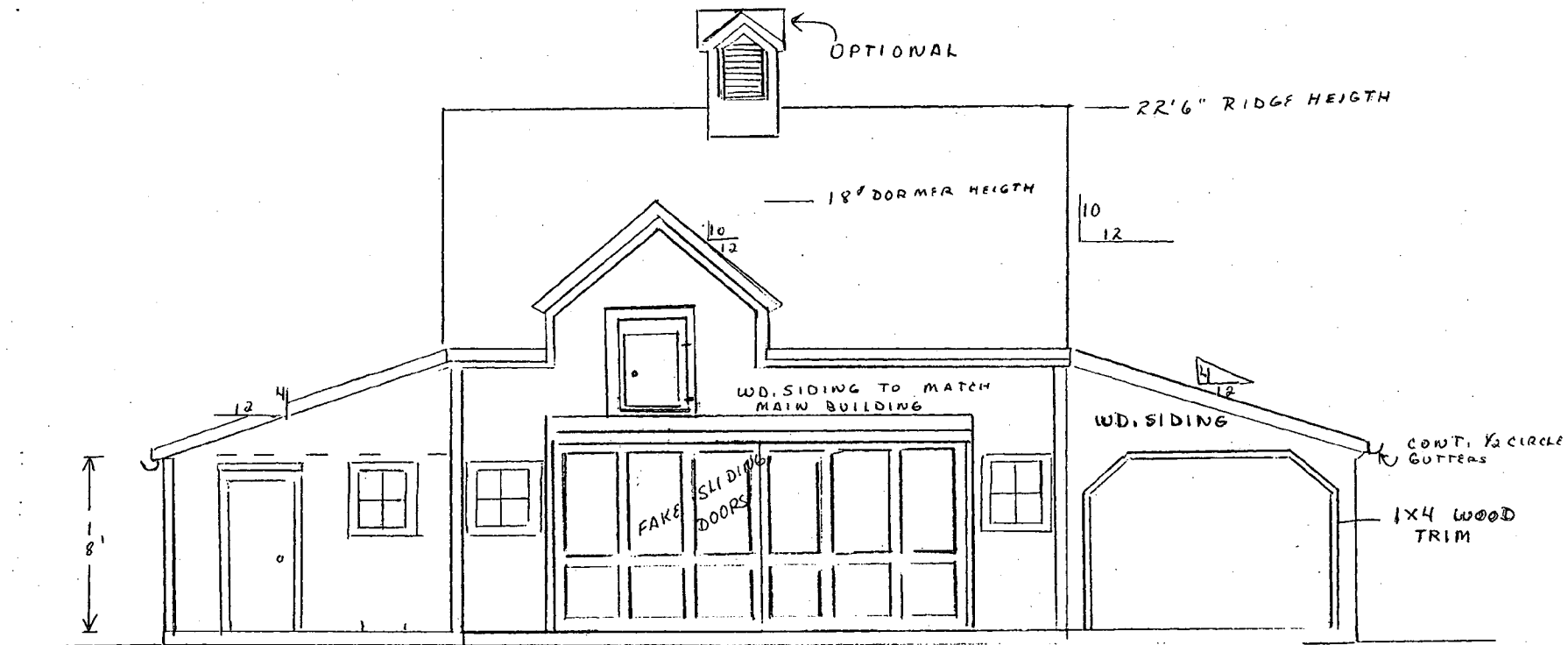
Sample Designs

- #430R Elm Ridge Barn - Add an Open Shelter (A2) on one side and a Workshop (A1) on the other
- #430H Elm 4-Bay Coach House- Add two Garages (A1) on the sides
- #430G Elm Grove Garage- Add two Carports (A3) on the sides and use overhead doors (Dwg.#5)
- #430E Elmville Barn - Add an Open Shelter (A2) on one side and a Carport (A3) on the other

2

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016

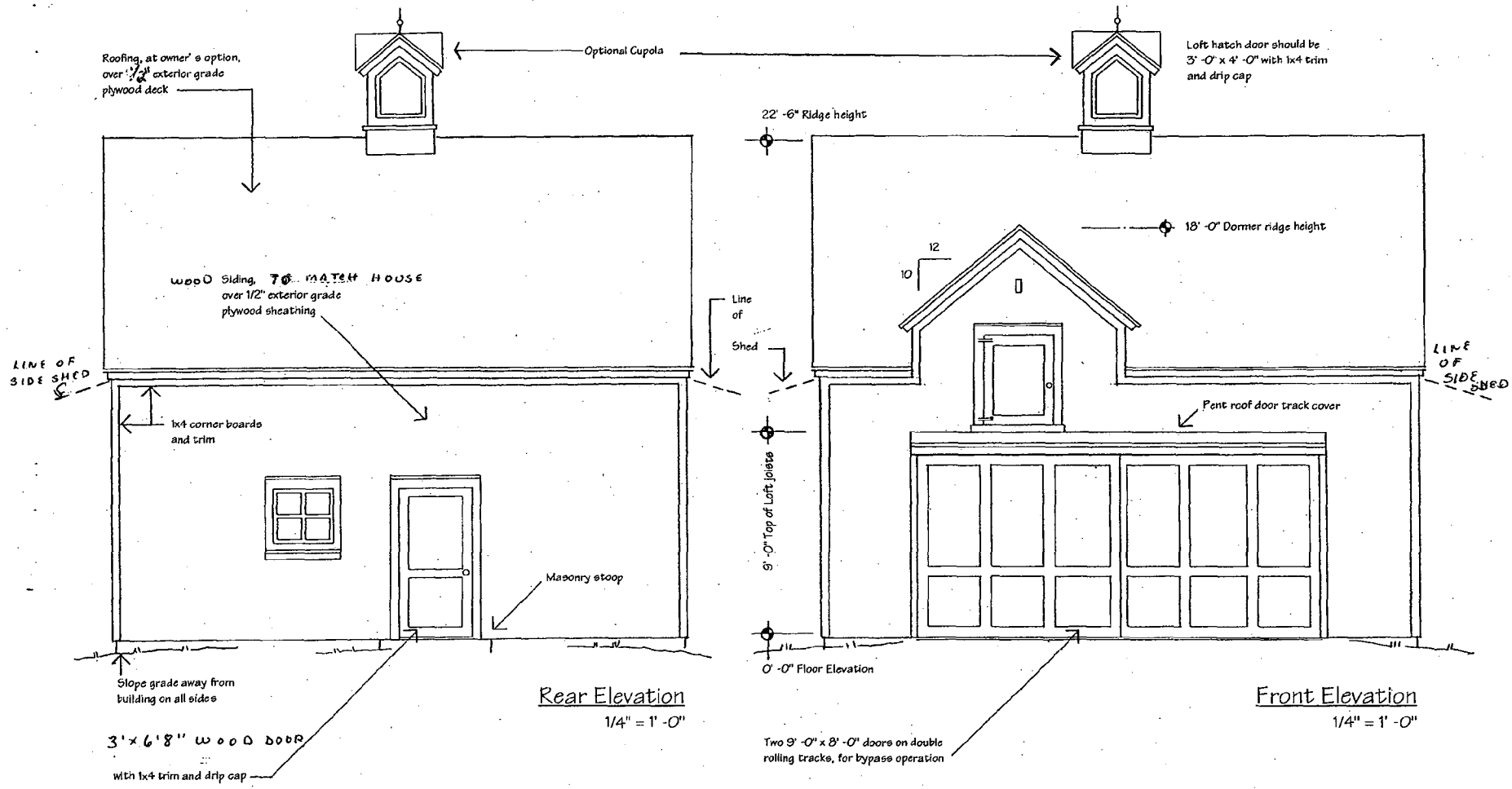
10



3

_____ **CUMES CARRIAGE HOUSE**
 _____ **10109 GRANT AVENUE**
 _____ **SILVER SPRING, MD. 20910**
 _____ **301-537-6379/301-588-1016**

11



Rear Elevation
1/4" = 1'-0"

Front Elevation
1/4" = 1'-0"

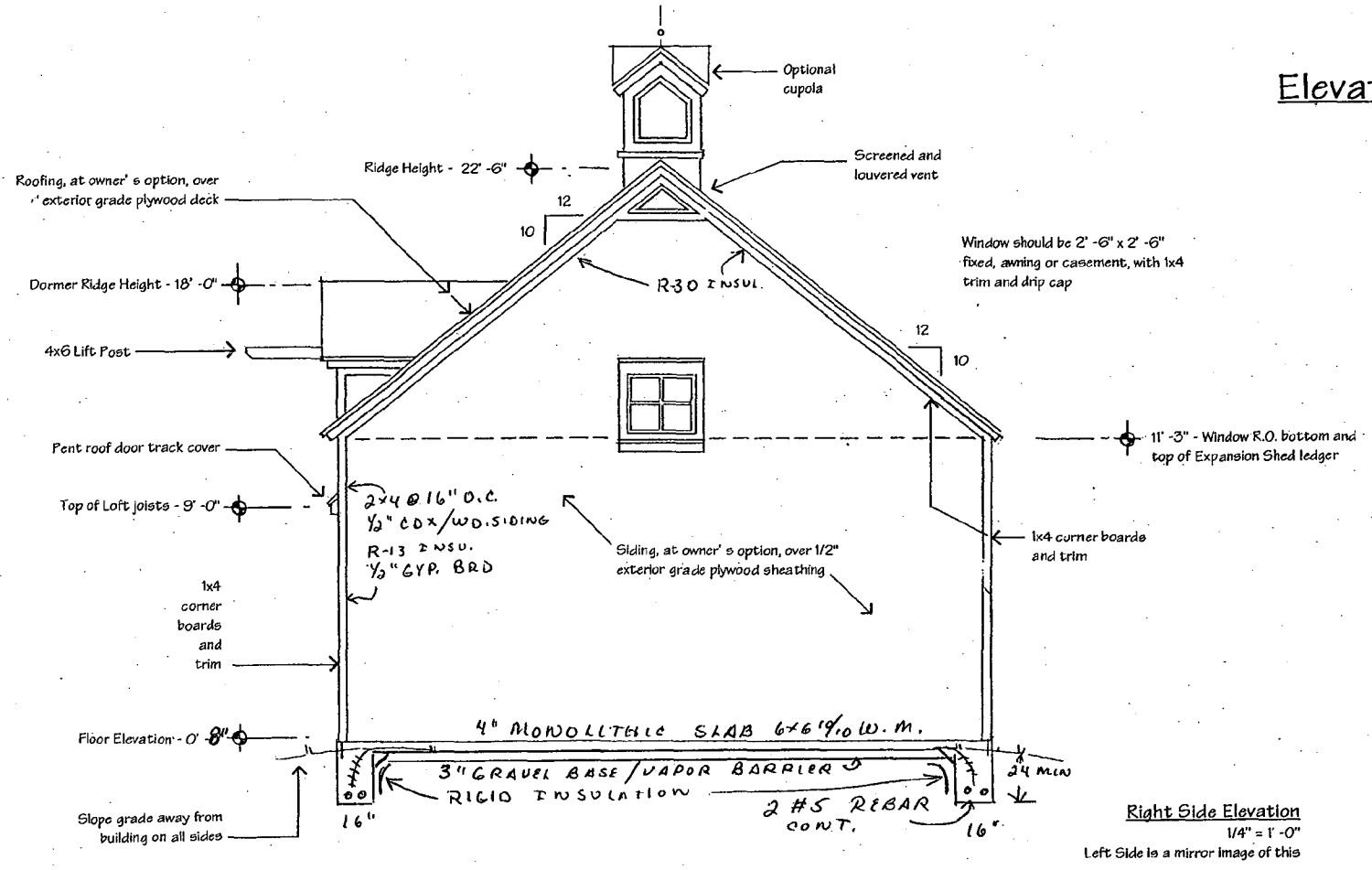
4

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379/301-588-1016

12

Elevation

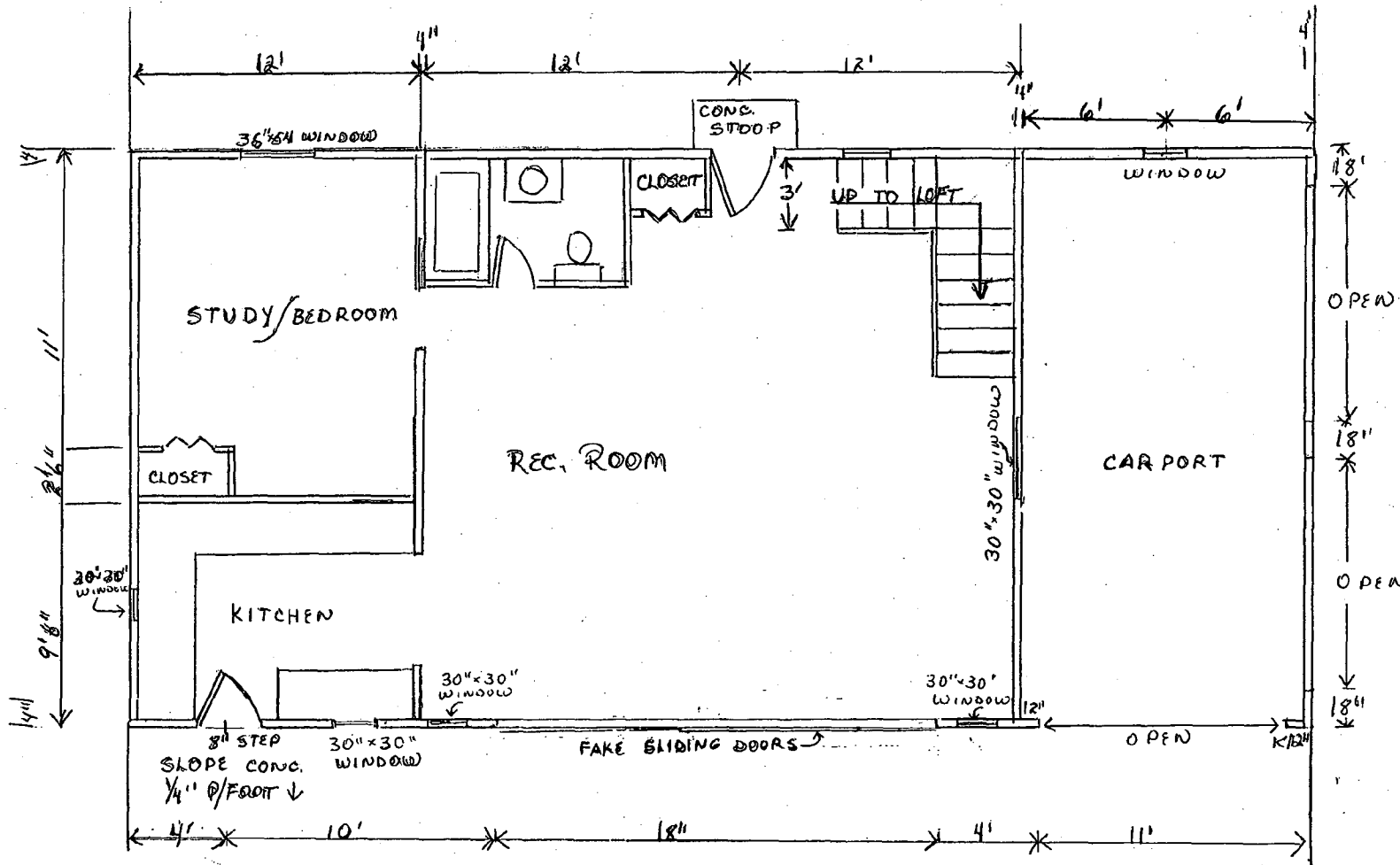
1/4" = 1' - 0"



8

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

151

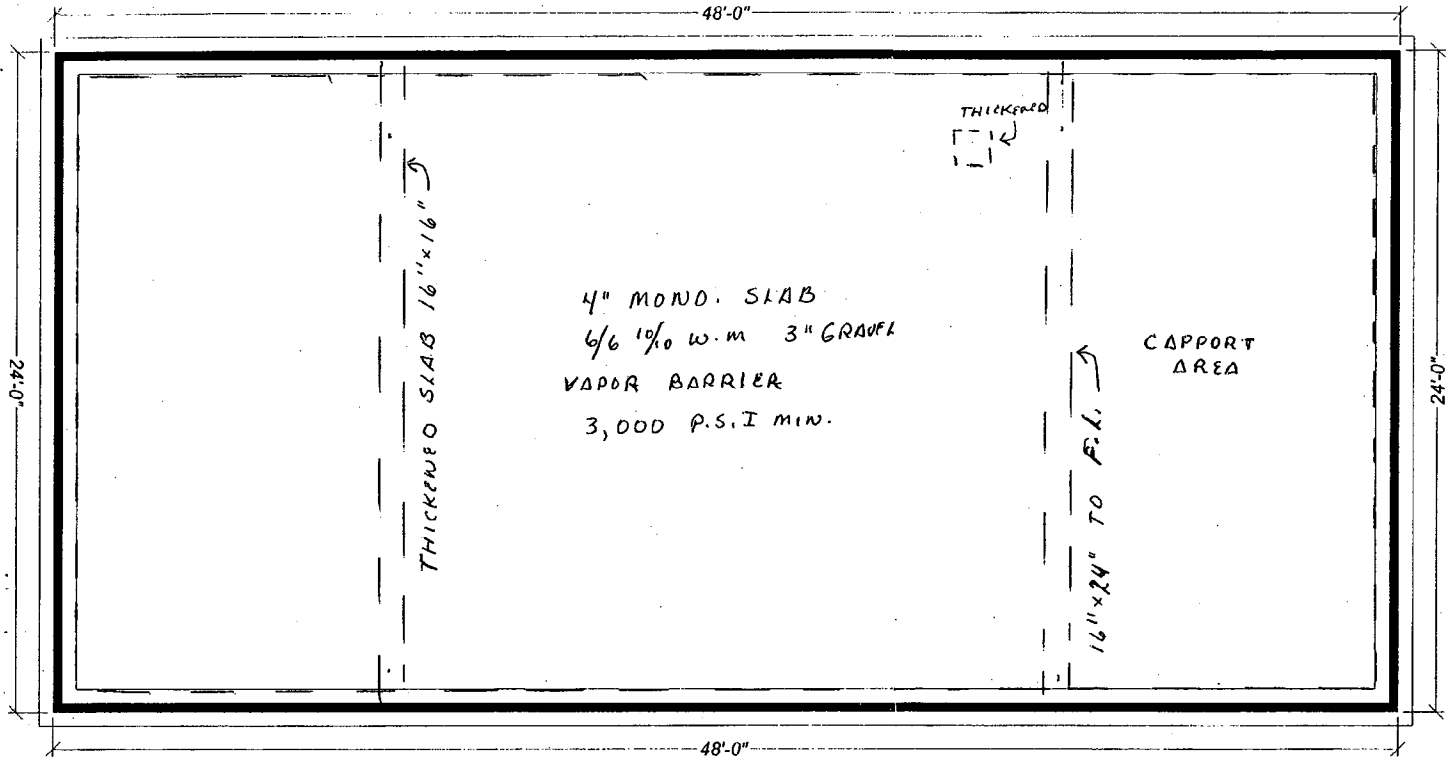


FLOOR PLAN 1/4" = 1'0"

9

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379/301-588-1016

14



FLOOR PLAN MONOLITHIC SLAB $\frac{1}{4} = 1'0''$

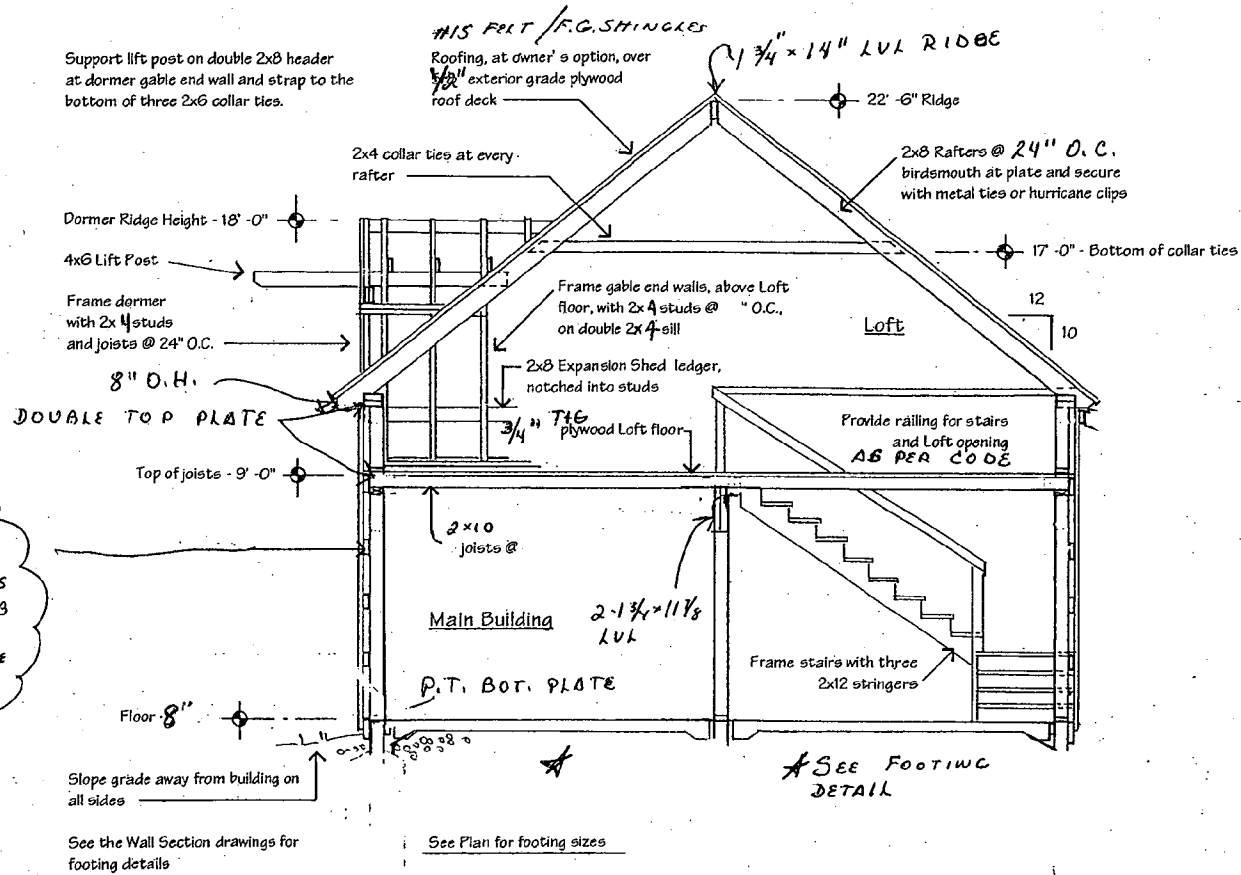
5

CUMES CARRIAGE HOUSE
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301-537-6379 301-588-1016

15

Building Frame Section F1

1/4" = 1'-0"



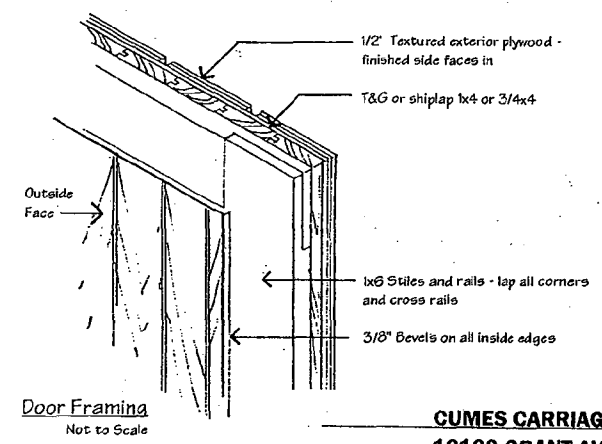
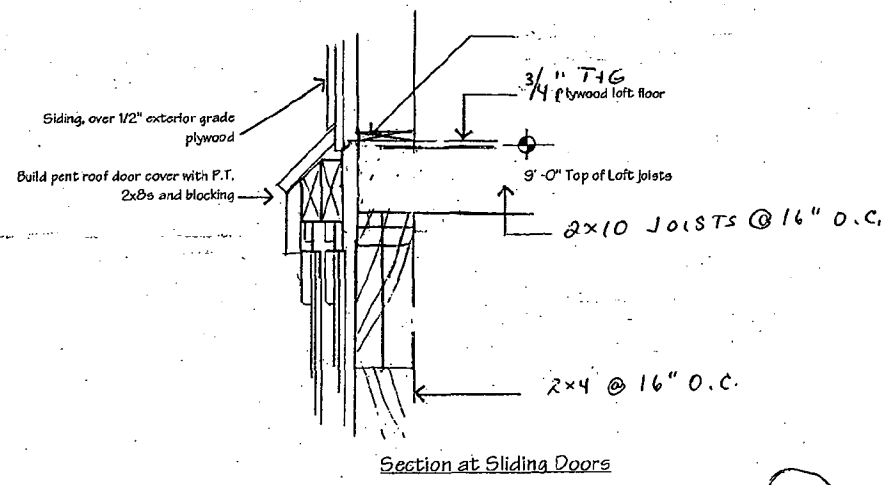
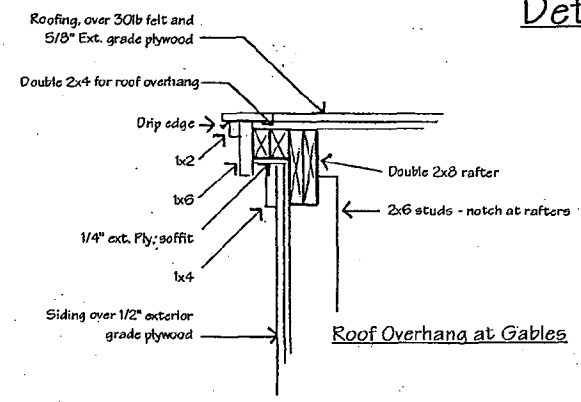
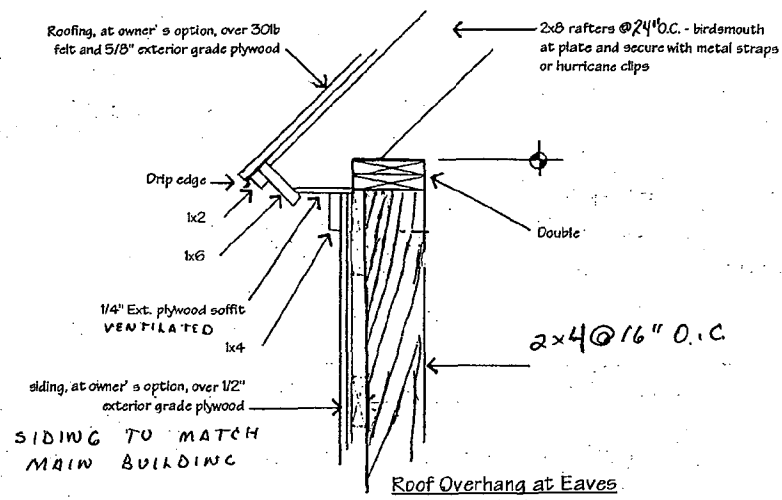
OPTIONAL
2x4 EXT. WALLS
16" O.C. 1/2" OSB
WOOD SIDING
DOUBLE TOP PLATE
@ T. BOT. PLATE

6

CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
SILVER SPRING, MD. 20910
301-537-6379 301-588-1016

10

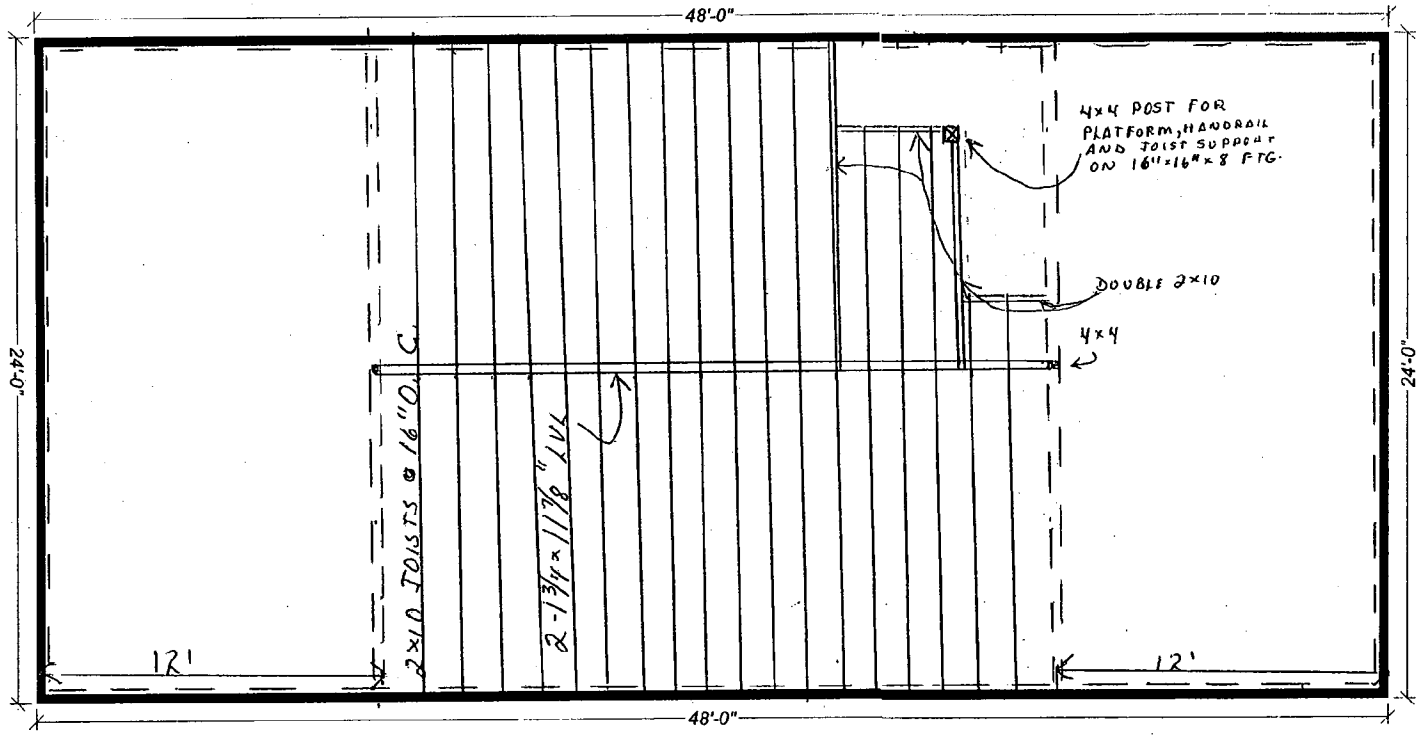
**Typical
Details D1**
1" = 1'-0"



CUMES CARRIAGE HOUSE
10109 GRANT AVENUE
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301-537-6379 301-588-1016

7

17

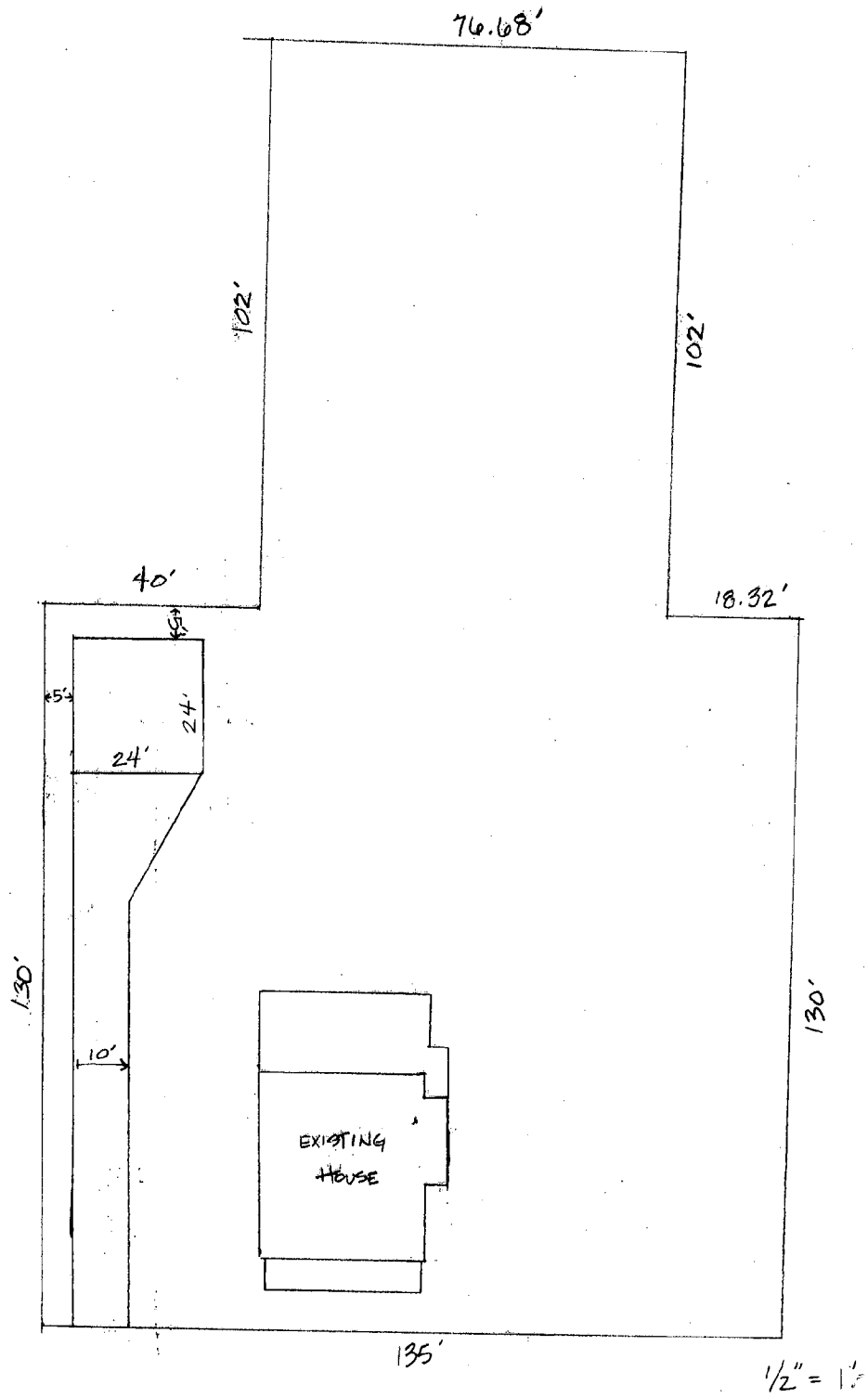


LOFT FLOOR FRAMING 1/4" = 1' 0"

10

CUMES CARRIAGE HOUSE
 10109 GRANT AVENUE
 SILVER SPRING, MD. 20910
 301-537-6379/301-588-1016

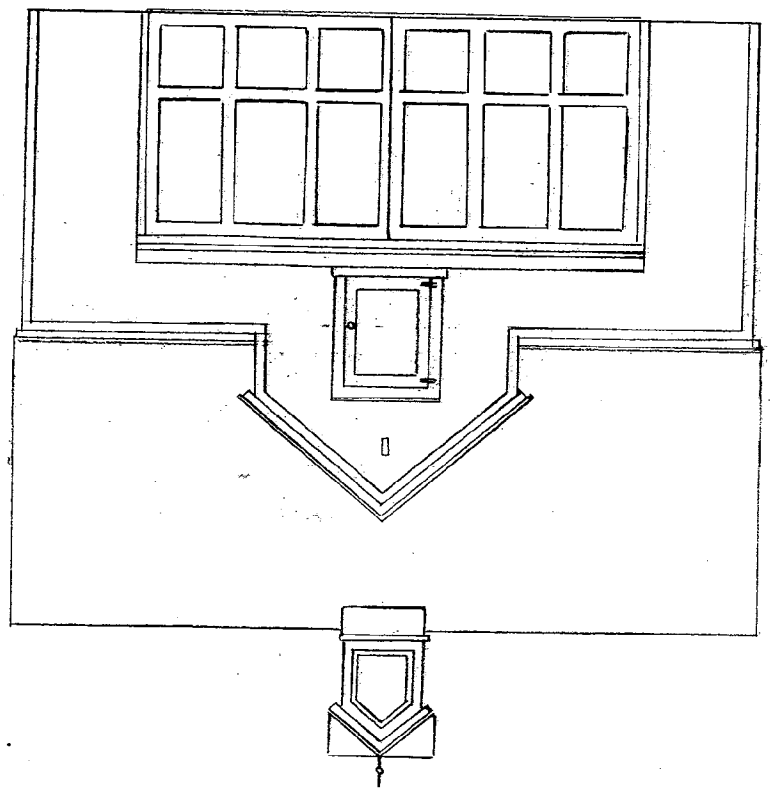
18



STAFF PROPOSED MODIFICATIONS
TO SITE PLAN

← Z
20

START PROPOSED
MODIFICATIONS TO
FRONT ELEVATION





- COMPANY OVERVIEW
- ARCHITECTURAL LEGACY
- BUILDING
- TIMBERCRAFT DOORS
- STUDIO OF PRODUCTS
- FOR THE
- DOWNLOAD BROCHURES
- CONTACT US
- HOME

BECAUSE EVERY ENTRANCE MAKES AN IMPRESSION

STUDIO OF PRODUCTS

Commissioned

- Gallery
- Extreme Weather Packages
- Door Details

Limited Editions

- European Inspirations
- Door Details
- American Greats
- Door Details

Walk-Through Doors

- Gallery
- Door Details
- Design Styles - Eur. Insp.
- Design Styles - Am. Greats

Swing Garage Doors

Decorative Hardware

- Pulls
- Latches
- Hinges

Installation

Finishing



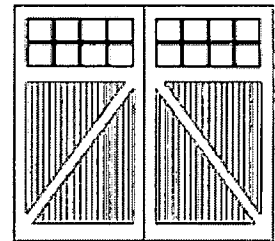
PROJECT NO. 1221
DOOR MODEL BSVH-242

Designer Doors has hundreds of standard design styles and options available. For the complete product portfolio, please contact your territory manager. | [click here](#) |

EUROPEAN INSPIRATIONS

Carrozza Family
Carriage Door Appearance

Arched doors prevalent in the 17th and 18th Baroque Era were inspired by Roman proscenium arches and now characterize the French Country look.



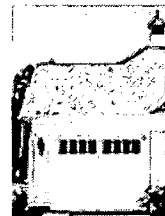
DOOR MODEL BSVN-442

Provencal



DOOR MODEL BCVH-442

Regency



DOOR MODEL BSVH-442

Carrozza

Sempino

22







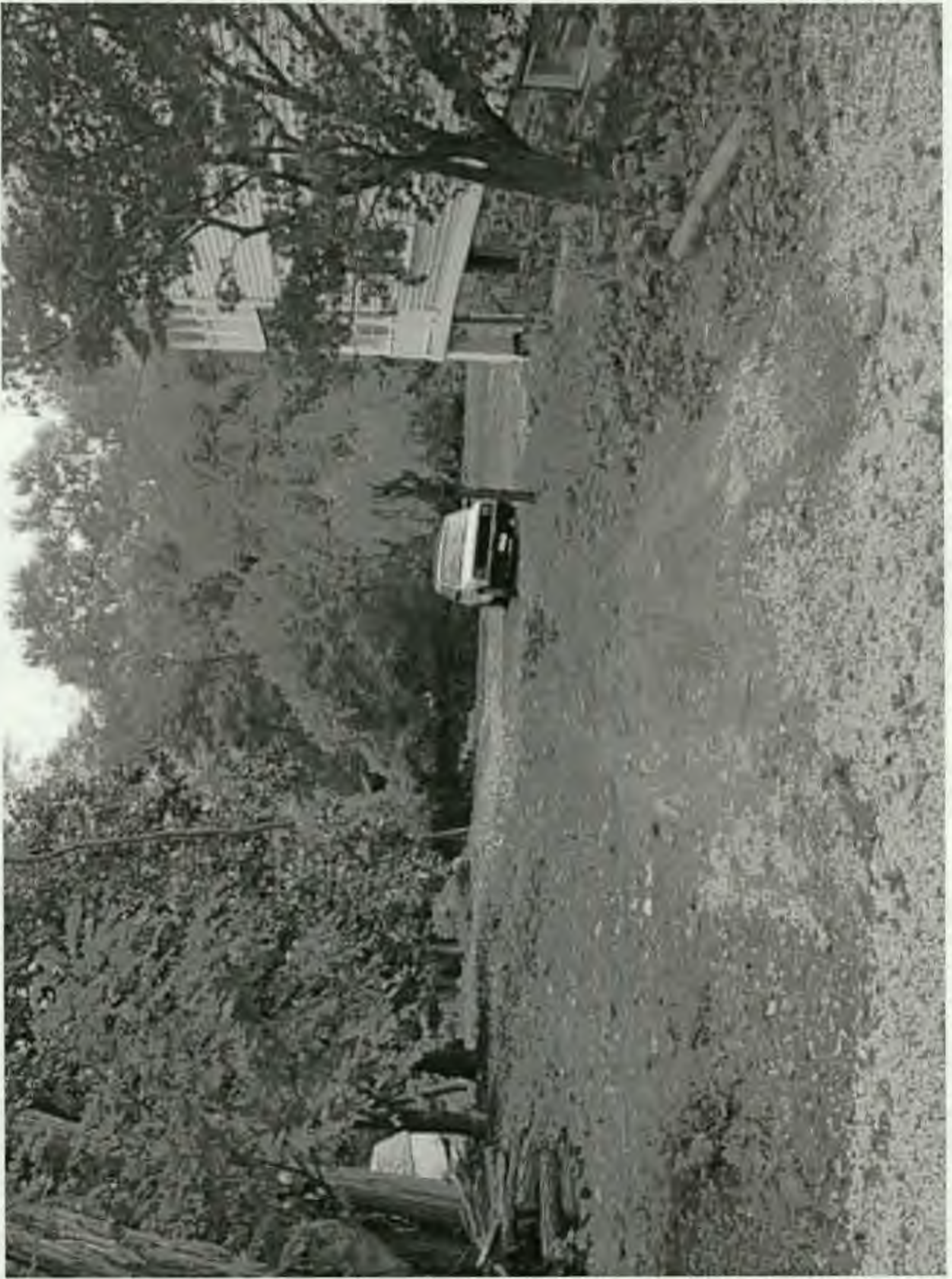




27



28

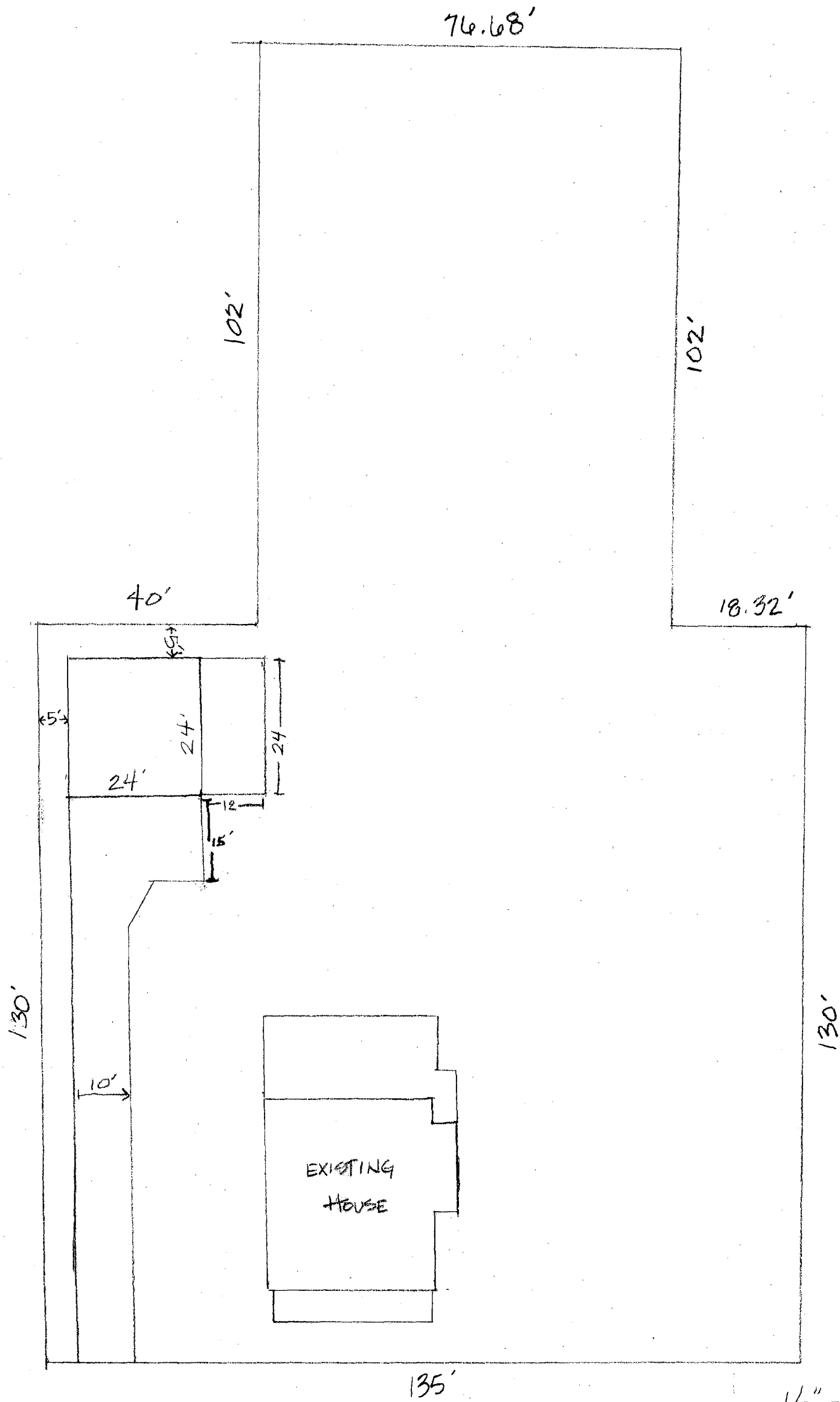


30

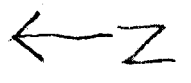




(31)

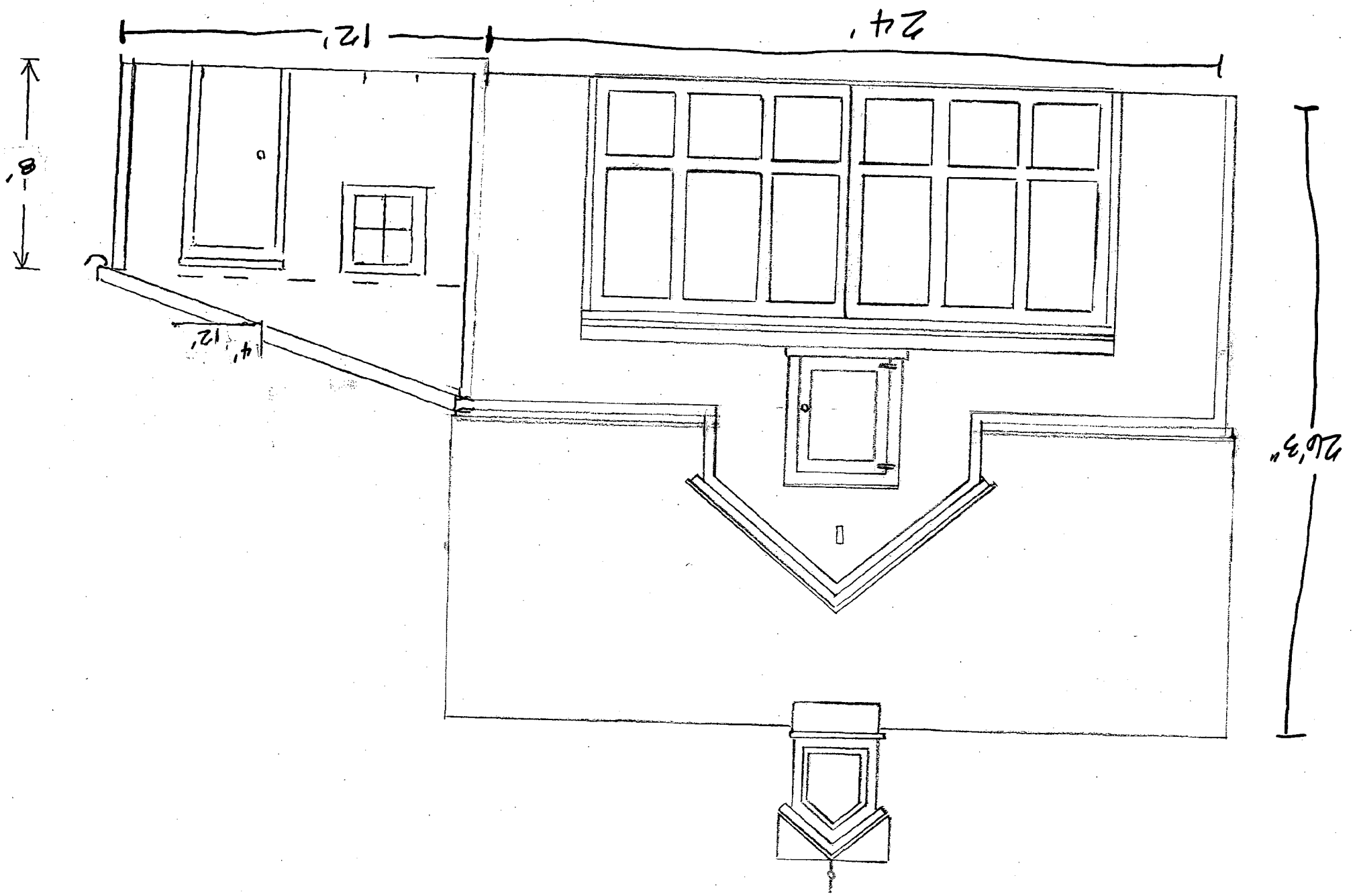


1/2" = 1'



OWNER PROPOSED MODIFICATIONS
TO SITE PLAN

OWNER PROPOSED
MODIFICATIONS TO
FRONT ELEVATION

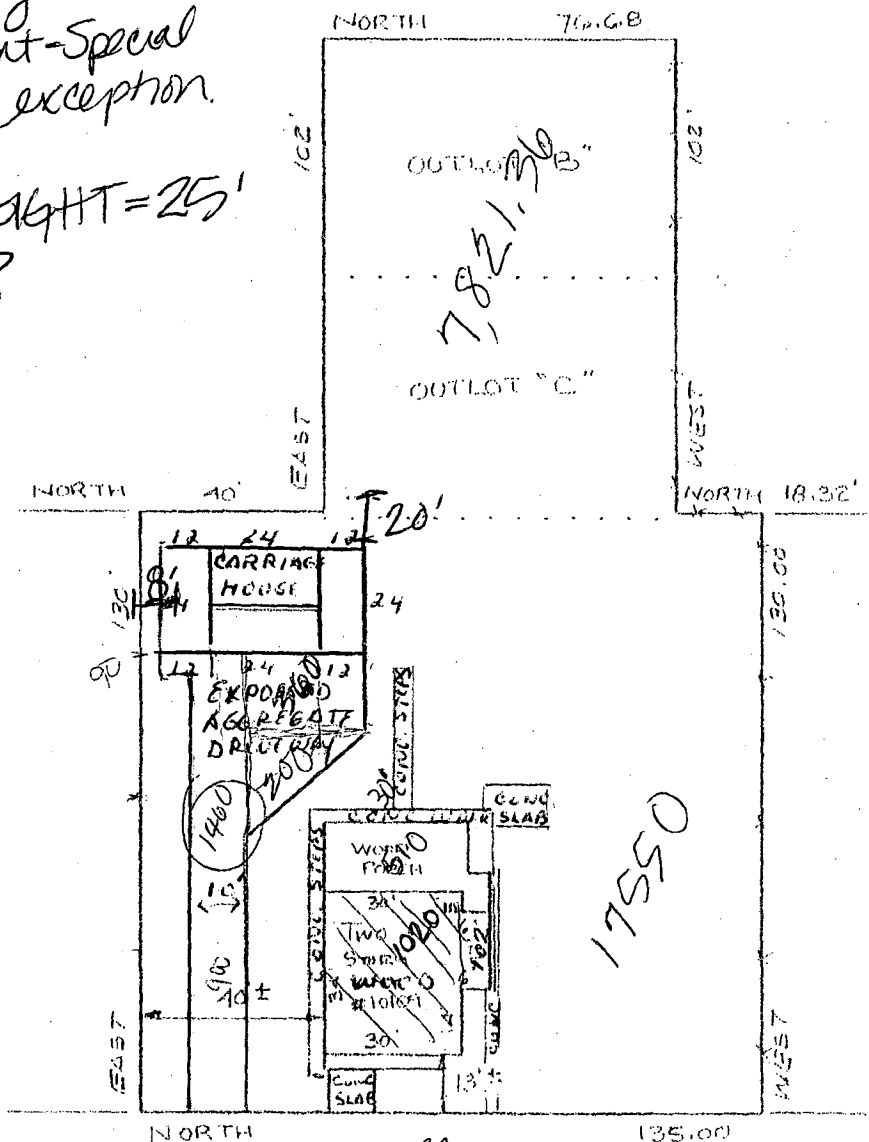


CAPITAL VIEW PARK
 MONTGOMERY COUNTY
 MARYLAND
 R-60

*left msg w/
 zoning
 specialist
 2/14/06*

*Accessory
 Apartment-Special
 exception.*

*MAX HEIGHT = 25'
 Cupola?*



29371.36

1032
 T 240 - FRONT PORCH / 1872
 GRANT AVENUE

*10109 Grant
 Ave.
 Silver Spring,
 4/10/90*

HOUSE LOCATION DRAWING

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED BY ACCEPTED FIELD PRACTICES. THIS HOUSE LOCATION SURVEY IS NOT FOR THE DETERMINING PROPERTY LINES, AND NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, AND LOT CORNERS HAVE NOT BEEN SET BY THIS SURVEY.



SURVEY ASSOCIATES #1
 CONSULTING LAND SURVEYORS AND PLANNERS
 9930 LYON AVENUE
 LAUREL, MARYLAND 20723
 (301) 206-5470 FAX (301) 970-2514

| | | |
|-------------------|-------------------------|-----------------------|
| SCALE 1" = 40' | DRG. BY GEL | CASE No 99-6108-28 |
| LIBER 3932 | ELECTION DISTRICT 13 | COUNTY MONTGOMERY |
| FOLIO 158 | | DATE 03/04/04 |
| PLAT BOOK A 8 57 | | |
| BLK 10 9 3 410 | | |





