

31/07-011 9904 Capitol View Ave  
(Capitol View Park HD)

**HISTORIC PRESERVATION COMMISSION**

**of**

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-563-3400**

Case No. 31/7-01I      Received August 15, 2001

Public Appearance September 12, 2001

Before the Montgomery County Historic Preservation Commission

Application of Martha Moulden  
9904 Capitol View Avenue, Silver Spring

**DECISION AND OPINION OF THE COMMISSION**

Decision of the Commission: DENY the Applicant's proposal to install vinyl siding.

Commission Motion: At the September 12, 2001 meeting of the Historic Preservation Commission, Commissioner Velasquez presented a motion to deny the application to install vinyl siding. Commissioner Watkins seconded the motion. Commissioners Williams, Spurlock, O'Malley, Watkins, Velasquez, Breslin and Harbit voted in favor of the motion. Commissioners Lesser and DiReggi were absent. The motion passed 7-0.

**BACKGROUND:**

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the Master Plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On September 12, 2001, Martha Moulden completed an application for a Historic Area Work Permit (HAWP) to install vinyl siding on a single family residence.

9904 Capitol View Avenue is designated a contributing resource in the Capitol View Park Historic District designated as an amendment on the Master Plan For Historic Preservation In Montgomery County in 1982. It is also designated in the Approved and Adopted Sector Plan for Capitol View and Vicinity as an amendment to the Master Plan, Kensington-Wheaton Planning Area VII; and an amendment to the General Plan for the Physical Development of the Maryland. The designation lists the residence as:

- 1917 - 1935: Characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district. No. 22: 9816 Capitol View Avenue, Block 31, Lots 20-21.
- Spatial Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic settings. 9816 Capitol View Avenue, Lots 22-27.

Houses in the Capitol View Park District meet the following criteria:

- 1a: Has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation;
- 1d: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;

- 2d: Represents a significant and distinguishable entity whose components may lack individual distinction;
- 2e: Represents an established and familiar visual feature of the County due to its singular physical characteristic or landscape.

The historic resource is part of the district's contribution to the County's heritage as an example of a railroad community which developed gradually over the past 115 years. "The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch of the B & O. After its genesis, Capitol View Park developed so as to exhibit most building styles 'typical' in the development of suburban Montgomery County. Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district development as a visual example of suburban development styles. This emphasis on the contiguous visual architectural contribution of the district is the basis for the boundary (of the historic district)."

The house is a prominent feature of the viewshed of the main thoroughfare through the historic district. The topography and the roads of the historic district are such that after entering the district from the south on Capitol View Avenue, which is a narrow two-lane paved road, one travels past a small country store. The road then curves sharply downhill to the left past a number of small cottages and then ascends a long grade with wooded lots on the right and the railroad tracks on the left before curving uphill to the right, away from the tracks, and past a homestead Queen Anne residence on the right. At that point the road curves left past a number of bungalows, including the subject property, interspersed with non-contributing residences.

The subject property is a Bungalow Style house built on Lot 9 between 1917 and 1935. Representative bungalows as seen in an excerpt from the Unabridged Reprint from Sears, Roebuck and Co. of the Sears, Roebuck Catalog of Houses, 1926 indicate that the house style and building materials are characteristic of the Sears, Roebuck houses of that period. A design called "The Conway" found on Page 6 of the catalog reprint is the same as that of the subject property. The house is located on one building lot with a garage and chicken shed at the rear. To the left are two non-contributing property, 9900 and 9902. To the right is a contributing property, 9906, a Colonial Revival Cottage.

### **EVIDENCE IN THE RECORD:**

A written staff recommendation on this case was prepared and sent to the Commission on September 5, 2001. At the September 12, 2001 Historic Preservation Commission meeting, staff person Perry Kephart Kapsch showed 35MM slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed siding installation as it was not consistent with the historic or architectural character of the Capitol View Park Historic District.

Staff's specific concerns about the proposed demolition that constituted reasons for denial were:

1. The installation of artificial siding is not justified in order to maintain the property. Both local and state tax credit programs are available to defray the cost of repairing and painting the existing wood siding. The local incentive of 10%, and state incentive of 25%, of the cost of maintenance underscore the importance of retaining and preserving the material integrity of historic properties.
2. Installation of an out-of-period material would also substantially decrease the historic value of the individual property. The "Conway" bungalow design used for the house are seen in an excerpt from the Unabridged Reprint from Sears, Roebuck and Co. of the Sears, Roebuck Catalog of Houses, 1926 indicate that the house style and building materials are characteristic of the Sears, Roebuck – or catalog – houses of that period. As an intact example from the period of significance, it is important that the house with its original building materials be preserved.
3. The Sears bungalow built between 1917 and 1935 is an integral part of the historic district that meets the architectural criteria for designation, not for the separate entities in the district, but for the properties that, as grouped, are a visual example of suburban development styles. These include large Queen Anne houses from the late 19<sup>th</sup> and early 20<sup>th</sup> century and more modest Sears-type kit houses from the early 20<sup>th</sup> century. Use of artificial siding on the structure would negatively impact the integrity of the district and is extremely problematic.
4. As is true for most structures, the walls and trim, together with the roof and windows, form the majority of the exterior area and architecture of the building. Covering a significant portion of the historic exterior with an out-of-period material would destroy the historic integrity of the building with such a large percentage of the surface no longer intact.
5. Use of vinyl siding can cause irreparable damage to the historic wood cladding when moisture is trapped against the wood layer by the vinyl layer.
6. The addition of vinyl siding is not recommended as a method of mitigating lead paint situations. Information on the proper methods of dealing with lead paint is widely available.
7. Where wood siding from the era of construction has been maintained, it has been shown to be a long lasting and effective cladding for historic buildings. Vinyl siding does not have a comparable record for durability. In the case of original siding that is too deteriorated to be retained, new wood siding material to match the original is available

8. The house is owned by the family who first built it and is the family from which the name of Leafy Avenue was taken.

The applicant's agent from Home Depot, Ron Toole, was not present.

The applicant's son, James Patrick Moulden, came forward to testify. He explained to the Commission that he would like to improve the house by maintaining its appearance and any and all unique architectural features. He indicated that he did not want to alter what had been his family's home for five generations. He pointed out that any decorative moldings and brackets would be left in their original condition.

The neighbor of the applicant, Cindy Thorpe from 9902 Capitol View Avenue came forward to testify. She noted that she had lived next door to the subject property for 24 years and had known Leafy Clives, the grandmother of James Patriot Moulden, and mother of the applicant. She noted that the house has been maintained, and that it had been built by Leafy's husband, Charles. She requested that the application be approved with the original brackets preserved so that the house could be more easily maintained. She noted that 21<sup>st</sup> century products should be used, products that Mr. Charles Clives did not have when he built the house. She also expressed concern that lumber is not easily accessible and the applicant may have difficulty finding replacement lumber.

A letter, dated August 5, 2001 from Lucinda K. Thorpe, who resides at 9902 Capitol View Avenue was included in the hearing. It stated that the applicant has been a neighbor for 24 years. It states that the grandson of the builder, Patrick Moulden grew up at the property and has shown an active interest in maintaining the property. She added that it was her hope that the siding would be approved and that the contractor would be able to get started without further delays so that the job could be completed before cold weather comes.

An e-mail dated August 30, 2001 from the Capitol View Park HPC Local Advisory Panel, signed by Terrance Ireland, Chair, reported that the LAP that the type of siding is important with respect to preserving the historic content of the house.

A letter, dated August 6, 2001 from Mary Road who resides at 9906 Capitol View Avenue as included in the hearing. It stated that the property at 9904 Capitol View Avenue had recently been sold, and that the new owners would like to have the house covered with vinyl siding. She commented on the exterior's desperate need for repair, the fact that the paint was chipping and peeling off, and that the house is an eyesore to the community. She also noted that the subject property is the only house in the 9900 block on the (even numbered) side of the street that is not covered in either aluminum or vinyl siding or shingles. She indicated that the new owners are interested in preserving the house and keeping it as maintenance free as possible, while still keeping the appearance of the house the same.

Commissioner Williams opened the discussion by the Commission by expressing appreciation that the house is being maintained by the same family from one generation to the next. She pointed out

that it is the mission of the Historic Preservation Commission to ensure that historic properties are retained to the highest integrity possible. In this case the HPC follows the standards of the Secretary of the Interior that do not allow for vinyl siding over historic wood siding. She indicated that historic fabric must be retained, but noted that there are financial incentives to do so.

Commissioner Velasquez added that another plus factor to consider is that, as noted by a previous speaker, wood is becoming a harder-to-renew resource, which is all the more reason to retain it on a house that already has it. She commented that houses in a few hundred years may not have the resources to build with wood, which will make this house, if well maintained, an even dearer treasure. She indicated that this is the mandate of the HPC.

**CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987. In particular Standards #2, #5, #6, #9, and #10 are applicable in this case:

- Standard 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 the property will be avoided.
- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.
- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 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.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on this, the Commission finds that:

1. 9904 Capitol View Avenue, Silver Spring is a contributing resource in the Capitol View Park Historic District. For this reason, it is essential to preserve the historic character, including the wood siding, of this resource and maintain its integrity. As a contributing resource in a historic district, proposed installation of vinyl siding on the buildings requires the highest level of review.
2. The use of vinyl siding on the house is not justified in order to maintain the property. Both local and state tax credit programs are available to defray the cost of repairing and painting the existing wood siding. Distinctive construction techniques or examples of craftsmanship are to be retained and preserved.
3. Changes to the exterior siding of the subject property would be counter to good preservation practices as it requires a major change in a resource specifically noted in the designation of the Capitol View Park Historic District, and a change in the streetscape.
4. The use of vinyl siding on the property is not warranted for structural or durability reasons. Wood siding from the era of construction has been shown to be a long lasting cladding. Historic features are to be repaired rather than replaced..
5. The concerns as to lead paint removal can be addressed by other methods that would not require use of vinyl siding.
6. Use of vinyl siding could irreparably damage the wood siding and architectural details.
7. The proposal constitutes changes that specifically impair the existing architectural features, environmental settings, and streetscape that contribute to the historic character of the contributing resource and the Capitol View Park Historic District as a whole.

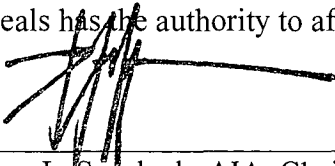


CONCLUSION:

The Commission was guided in its decision by Chapter 24A and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Martha Moulden for a Historic Area Work Permit (HAWP) to install vinyl siding on the buildings at 9904 Capitol View Avenue, Silver Spring in the Capitol View Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



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Steven L. Spürlock, AIA, Chairperson  
Montgomery County  
Historic Preservation Commission

September 26, 2001  
Date

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### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

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In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987. In particular Standards #2, #5, #6, #9, and #10 are applicable in this case:

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Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Based on this, the Commission finds that:

1. 9904 Capitol View Avenue, Silver Spring is a contributing resource in the Capitol View Park Historic District. For this reason, it is essential to preserve the historic character, including the wood siding, of this resource and maintain its integrity. As a contributing resource in a historic district, proposed installation of vinyl siding on the buildings requires the highest level of review.
2. The use of vinyl siding on the house is not justified in order to maintain the property. Both local and state tax credit programs are available to defray the cost of repairing and painting the existing wood siding. Distinctive construction techniques or examples of craftsmanship are to be retained and preserved.
3. Changes to the exterior siding of the subject property would be counter to good preservation practices as it requires a major change in a resource specifically noted in the designation of the Capitol View Park Historic District, and a change in the streetscape.
4. The use of vinyl siding on the property is not warranted for structural or durability reasons. Wood siding from the era of construction has been shown to be a long lasting cladding. Historic features are to be repaired rather than replaced.
5. The concerns as to lead paint removal can be addressed by other methods that would not require use of vinyl siding.
6. Use of vinyl siding could irreparably damage the wood siding and architectural details.
7. The proposal constitutes changes that specifically impair the existing architectural features, environmental settings, and streetscape that contribute to the historic character of the contributing resource and the Capitol View Park Historic District as a whole.

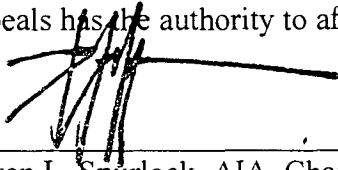


CONCLUSION:

The Commission was guided in its decision by Chapter 24A and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Martha Moulden for a Historic Area Work Permit (HAWP) to install vinyl siding on the buildings at 9904 Capitol View Avenue, Silver Spring in the Capitol View Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



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Steven L. Spurlock, AIA, Chairperson  
Montgomery County  
Historic Preservation Commission

September 26, 2001

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Date



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: RON TOOLE  
Daytime Phone No.: 443 255 6956

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MARTHA MOULDEN Daytime Phone No.: 301 585 4073  
Address: 9904 CAPITAL VIEW AVE SILVER SPRING MD 20910  
Street Number City Street Zip Code  
Contractor: RMA HOME SERVICES Phone No.: 877 632 8346  
Contractor Registration No.: 52036 443 562 0876 JOHN  
Agent for Owner: HOME DEPOT AT HOME SERVICES Daytime Phone No.: 443 255 6956 RON

LOCATION OF BUILDING/PREMISE

House Number: 9904 Street: CAPITAL VIEW AVE  
Town/City: SILVER SPRING MD Nearest Cross Street: CONNECTICUT AVE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Single Family  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 14,951  
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.

John A. Brown Signature of owner or authorized agent Date: 6-13-01

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved:  Signature: [Signature] Date: 6/12/01  
Application/Permit No.: 252553 Date Issued: 6/13/01

**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:

*Single family dwellings clapboard siding*

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

*INSTALL VINYL SIDING CLAPBOARD IN WHITE.*

**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).

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 9904 Capitol View Avenue, Silver Spring    **Meeting Date:** 09/12/01  
**Applicant:** Martha Moulden *James Moulden*    **Report Date:** 09/05/01  
(Ron Toole, Agent)  
**Resource:** Capitol View Park Historic District    **Public Notice:** 08/29/01  
**Review:** HAWP    **Tax Credit:** Yes  
**Case Number:** 31/07-01I    **Staff:** Perry Kephart Kapsch  
**PROPOSAL:** Install vinyl siding.    **RECOMMEND:** Deny

---

PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Craftsman Bungalow  
**DATE:** c. 1917-1935

*SU-LW*

Side-gable, 1½ story, 3-bay residence with lapped wood siding, wood brackets and a central front - gabled porch. The screened porch has a tripartite window in the gable. The roofing is composite shingle

PROPOSAL

The applicant proposes to install vinyl siding over the existing wood siding.

STAFF DISCUSSION

9904 Capitol View Avenue was built by the Leafy family for whom Leafy Avenue was named. It was designated as a contributing resource in the Capitol View Park Historic District in 1982. It is part of the historic district's contribution to the County's heritage as an example of a railroad community, which developed gradually over the past 115 years following the opening of the Metropolitan Branch of the B & O. The designation describes the houses built between 1917 and 1935 as contributing resources "characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of lesser architectural significance (*than the primary resources from the period 1896-1916*) but taken as a whole do contribute to the historic character of the district."

Covering the lapped wood siding would compromise the historic and architectural character of the historic district and should not be approved. Although vinyl and aluminum siding is seen in the historic district, this was installed before the district was designated, or was approved for non-contributing structures. As the first historic district to be designated by Montgomery County, Capitol View Park Historic District has been the subject of review by the Historic Preservation Commission for many proposed changes including a number of applications for artificial siding, none of which have been approved for contributing or outstanding resources. The subject property is a prominent feature of the streetscape, clearly visible from the main thoroughfare, Capitol View Avenue. It - and its neighbor, 9906 - are flanked by out-of-period in-fill homes. They are conspicuously identifiable as part of the historic fabric of the district. Changes to the subject property would negatively impact the streetscape as a whole.

Replacement of the wood siding with an out-of-period material would also substantially decrease the historic value of the individual property. Representative bungalows as seen in an excerpt from the Unabridged Reprint from Sears, Roebuck and Co. of the Sears, Roebuck Catalog of Houses, 1926 indicate that the house style and building materials are characteristic of the Sears, Roebuck - or catalog - houses of that period. As an intact example from the period of significance, it is important that the house with its original building materials be preserved.

As with many structures, the walls and trim, together with the roof and windows, form the majority of the exterior area and architecture of the building. Covering a significant portion of the total historic exterior with an out-of-period material destroys the integrity of the building and should not be approved.

The applicant is to be commended for the concerns expressed that the house be properly maintained, but the use of vinyl siding cannot be considered as a satisfactory maintenance practice. Covering of original cladding material with vinyl can cause irreparable damage to the historic wood cladding when moisture is trapped against the wood layer by the vinyl layer.

Concerns with regard to lead paint removal are brought into proper perspective in numerous publications. Information on the proper methods of dealing with lead paint on historic structures is widely available. The addition of vinyl siding is not recommended as a method of mitigating lead paint situations.

Where wood siding from the era of construction has been maintained, it has been shown to be a long lasting and effective cladding for historic buildings. Vinyl siding does not have a comparable record for durability. In the case of original siding that is too deteriorated to be retained, new wood siding material to match the original is available. A HAWP is not required to paint original siding or to replace it **in kind** - that is, to replace wood with wood, and there are knowledgeable craftsmen in this area qualified to maintain the historic cladding.

The argument that the expense of maintaining painted wood cladding justifies the elimination of historic materials should not be considered. Both local and state tax credit and refund programs are available to defray the cost of repairing and painting the wood siding. The financial incentives offered at both the state and county level of government underscore the importance of retaining and preserving the material integrity of historic sites and districts.

STAFF RECOMMENDATION

Staff recommends that the Commission *deny the* HAWP application as required by Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2, #5, #6, and #9:

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 the property will be avoided.

Distinctive features, finishes, and construction techniques or example of craftsmanship that characterize a property shall be retained and preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary physical, or pictorial evidence.

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.

James Belich 5 generation  
wants to see the family  
Cindy Thorpe - neighbor  
healy Klees. mother of Martha Moulder.  
Charles Klees.  
should be allowed to maintain  
wood hard to renew.  
Kim - missionary NPC to preserve  
historic fabric  
SV - wood is becoming a premium  
material - becoming more  
precious.



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

DPS - #8

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APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: RON TOOLE  
Daytime Phone No.: 443 255 6956

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MARTHA MOULDEN Daytime Phone No.: 301 585 4073  
Address: 9904 CAPITAL VIEW AVE SILVER SPRING MD 20910  
Street Number City State Zip Code  
Contractor: RMA HOME SERVICES Phone No.: 877 632 8346  
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Agent for Owner: HOME DEPOT AT HOME SERVICES Daytime Phone No.: 443 255 6956 RON

LOCATION OF BUILDING/PREMISE

House Number: 9904 Street: CAPITAL VIEW AVE  
Town/City: SILVER SPRING MD Nearest Cross Street: CONNECTICUT AVE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
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: \$ 14,951  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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.

John A. Brown  
Signature of owner or authorized agent

6-13-01  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: 8/15/01 Date: \_\_\_\_\_  
Application/Permit No.: 25255.3 Date Filed: 7/3/01 Date Issued: \_\_\_\_\_

4

**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:

Single Family Dwellings Clapboard Siding

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

Install Vinyl Siding Clapboard in White.

**2. SITE PLAN**

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

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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.

5



SKETCH ADDENDUM

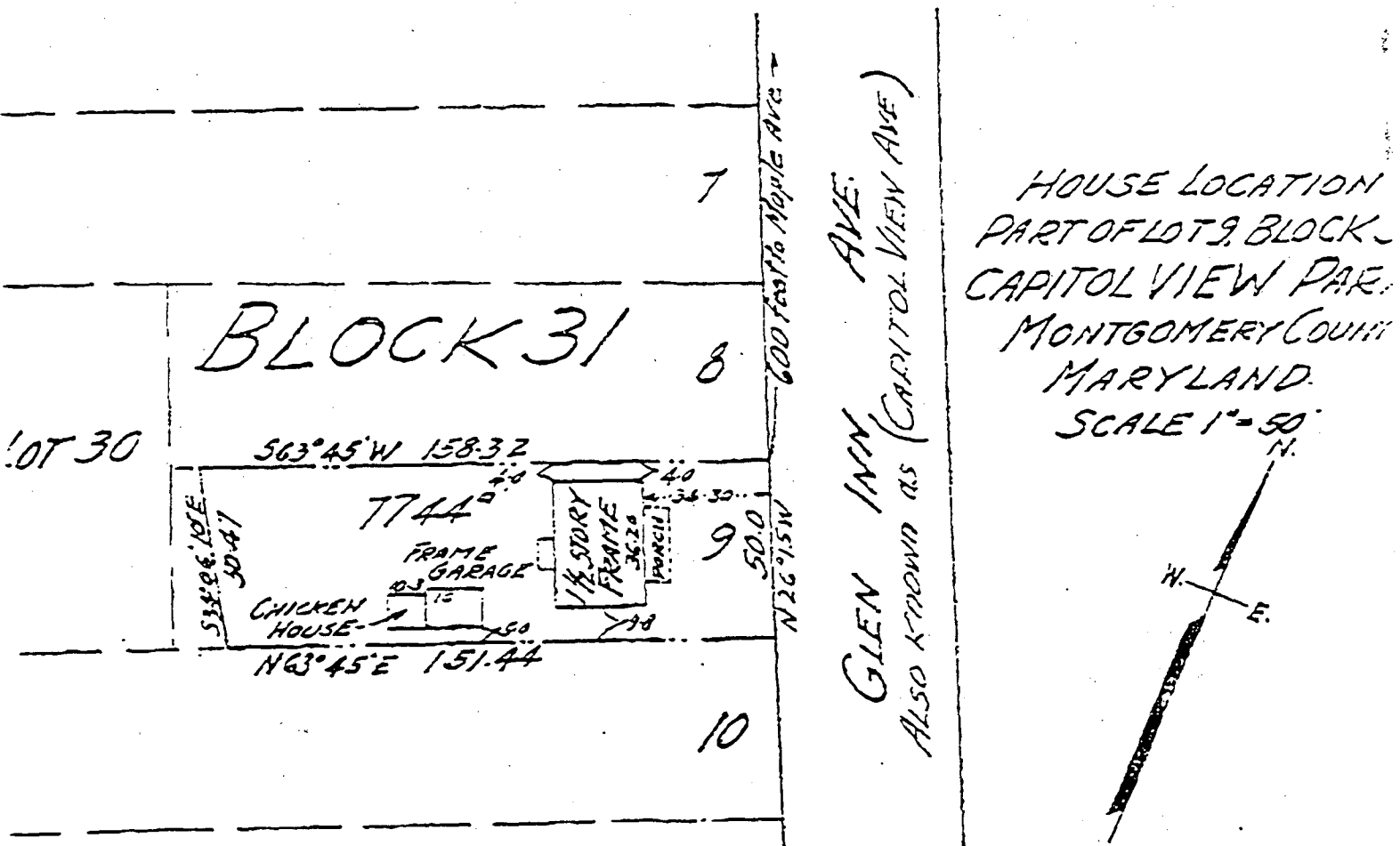
Borrower/Client	RE: ESTATE OF LEAFY V. CLEAVE		
Property Address	9904 CAPITOL VIEW AVENUE		
City	SILVER SPRING	County	MONTGOMERY
Lender	CLIENT: BRADSHAW, THOMAS & YEATMAN	State	MARYLAND
		Zip Code	20910

*Surveyor's Signature*

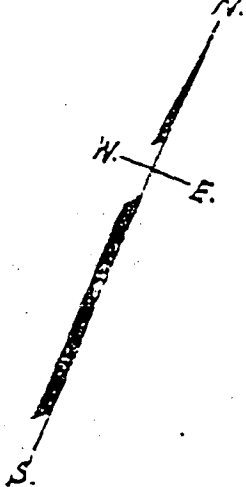
STATE OF MARYLAND  
COUNTY OF MONTGOMERY

ATTN: John BROWN

I, Joseph N. Starkey, a duly licensed surveyor, hereby certify that I have personally examined and surveyed the parcel of land described in the \_\_\_\_\_ to \_\_\_\_\_ bearing date of the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, which land is in the City of \_\_\_\_\_, State of \_\_\_\_\_, and described as follows:



HOUSE LOCATION  
PART OF LOT 9, BLOCK  
CAPITOL VIEW PAR.  
MONTGOMERY COUNTY  
MARYLAND.  
SCALE 1" = 50'



Street No. 1802 GLEN INN AVE. this property being situated on the WEST side of said street. AVE

This property is located 100 feet in a SOUTHERLY direction from

(8)



Wolverine® Siding Systems  
Brought to you by The Home Depot

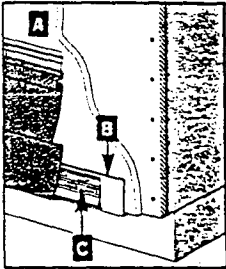


Wolverine®  
SIDING SYSTEMS  
*Great looks that last.*



# Let Home Depot build your Siding System from the ground up.

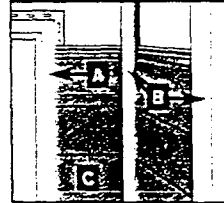
## The Right Beginning



- **Premium Insulation (A)** — A rigid insulation creates a flat nailing surface, minimizes air infiltration and makes your home more energy efficient.
- **Foundation Cap (B)** — The foundation for our siding, virtually eliminating air infiltration and moisture at the base of the wall.

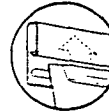
- **Steel Starter System (C)** — Our galvanized steel starter strip insures that the wall starts straight and stays straight, bottom to top.

## Beauty, Performance & Durability



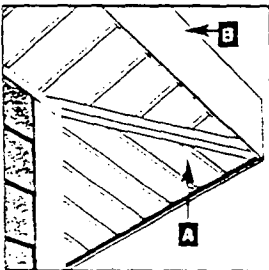
- **J-Channel (A)** — Serves as a weather barrier and attractive trim around all windows and doors.
- **Inside & Outside Corner Posts (B)** — Significantly reduces air and water infiltration, seals any cracks and creates a finished, more authentic look.

- **Premium Vinyl Siding (C)** — We install the industry's #1 quality rated siding.



- **Perma-Tab Locking System** — Provides a permanent lock at the top panel so that when we put it up, it stays up.

## Soffit and Fascia

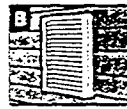


- **Soffit (A)** — Our low-maintenance ventilated vinyl soffit system covers eaves and overhangs and helps prevent moisture damage and ice dams.
- **Fascia (B)** — Fascia board will be covered with premium PVC aluminum coil to create a finished, virtually maintenance-free look to your home.

## The Finishing Touches



- **MountMASTER™ (A)** — These provide a finished look around light fixtures, faucets, dryer vents, etc.



- **Gable Vents (B)** — Reduce heat build-up in the attic during the summer months. Available in coordinating colors.



- **Custom Fabricated Trim (C) (optional)** — We'll wrap your window and door casings with PVC aluminum coil to create a maintenance-free finished look.

**Congratulations.**  
Your new Siding System is now complete.

**1-800-79-DEPOT**

**Wolverine**  
Great looks that last.™

Proudly sold, furnished and installed by RMA Home Services Inc., a Home Depot authorized contractor. License numbers available upon request. Colors shown are reproduced by the lithographic process and may vary from actual colors. Consult product samples for color accuracy. Warranty available for examination prior to purchase.

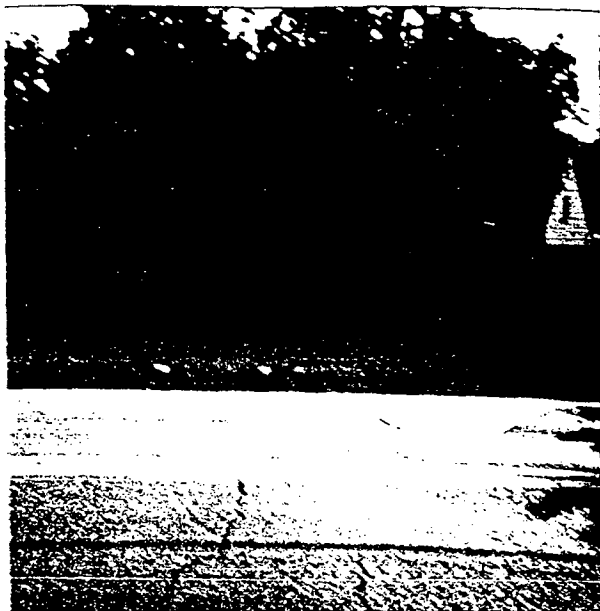
Wolverine, Millennium, SmartWall, NailTight, PermaFlex, GripLock, American Legend, Encore, PermaColorPVC, SureVision55 and Restoration Craftsman are all Registered Trademarks of Wolverine Siding Systems.

AHSW 5/00 © RMA Home Services, Inc.





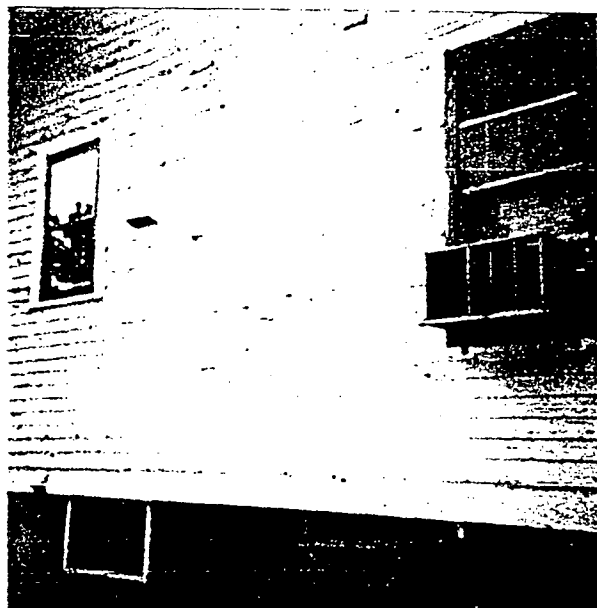
9904 Back



9904 - Front  
Moulden



9904 - Back  
Moulden



9904 - Left Side  
Moulden

(9)

9902 Capitol View Avenue  
Silver Spring, Maryland 20910  
August 5, 2001

Montgomery County Historical Society  
Rockville,  
Maryland

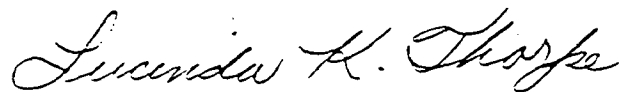
Gentlemen:

For 24 years I have lived at the return address. It was my privilege to live next to and get to know the widow of the man who built the Sears home at 9904 Capitol View Avenue. It is also my pleasure to watch his grandson, Mr. Patrick Moulden, grow up and show an active interest in maintaining the property at 9904.

I am well aware of Mr. Moulden's desires and look forward to his being able to have siding put on this historic home in our community.

It is my hope that it won't be too much longer before the contractor can get started without further delays so that the job is completed before the cold weather comes to our area. Thank you for your attention in this matter.

Sincerely yours,



Lucinda K. Thorpe



9906 Capitol View Avenue  
Silver Spring, MD 20910

August 6, 2001

Montgomery County Historical Society  
Rockville, MD

To Whom It May Concern:

The property at 9904 Capitol View Avenue has recently been sold and the new owners would like to have the house covered with vinyl siding. The exterior is in desperate need of repair, the paint is chipping and peeling off and is an eyesore to the community.

This is the only house in the 9900 block on this side of the street that is not covered in either aluminum or vinyl siding, or shingles. The new owners interest is in preserving and keeping the house as maintenance free as possible and also keeping the appearance the same as it has always been.

Any help you can give to expedite this will be appreciated.

Sincerely,

*Mary Rode*  
Mary Rode

(18)

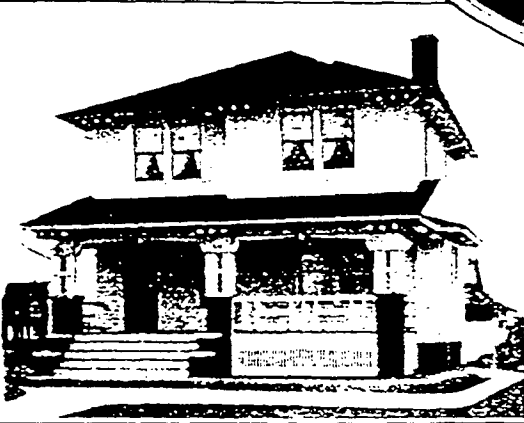
# BUILT by OUR CUSTOMERS at SUBSTANTIAL SAVINGS

**THE WESTLY**  
 All material was very good and sufficient. The lumber was far superior, so carpenters said, to any that could be obtained here. We highly recommend your "Honor Bilt" houses. Hope that everyone that builds one will be as pleased as we are in cost, convenience and comfort.  
**ALBERT J. KEGEL,**  
 5119 Jewett St.,  
 Washington, D. C.



**THE OSBORNE**  
 We are well satisfied with our "Osborne" house. The material is as good as can be got anywhere and way above the average. I made a big saving by the use of "Honor Bilt" Ready Cut material. Our feelings with your company have been unusually satisfactory and recommend you to anyone about to build.  
**CLARENCE L. PARKER,**  
 19 Elmstead Ave.,  
 Dearborn, Mich.

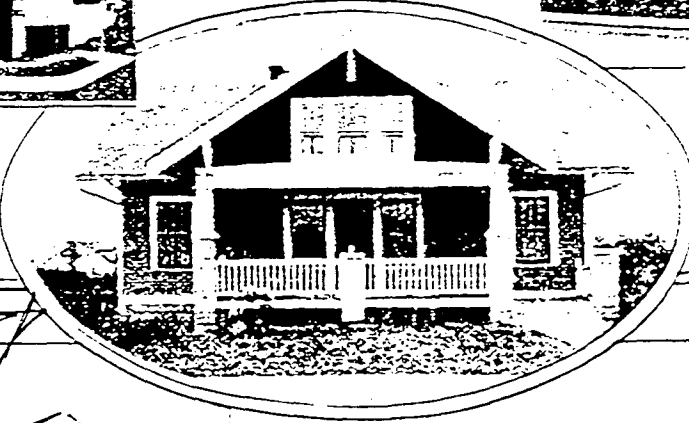
The voluntary words of our customers prove the wisdom in buying "Honor Bilt" Modern Homes. Here are just a few photographs and copies of parts of letters that were taken at random from our huge testimonial files. Over thirty-four thousand customers have purchased "Honor Bilt" Modern Homes.



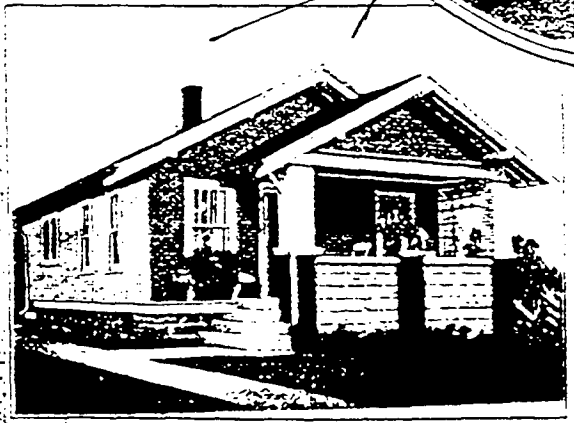
**THE AMERICUS**  
 It is the best planned house I ever saw. Several carpenters told me it was the best material they ever used. Everything fits to a "T." I saved just \$1,500.00.  
**JOHN HALL,**  
 R. F. D. 2, Box 445,  
 Brooklyn Sta.,  
 Cleveland, Ohio.



**THE LANGSTON**  
 In 1921 I bought, erected and am now living in the Americus. I have since built the Apna and now working on a Langston and an Adeline. Your service, quality and courtesy makes me a booster for "Honor Bilt" homes.  
**HENRY M. JUNG,**  
 4235 Lowry Ave.,  
 Norwood, Ohio.



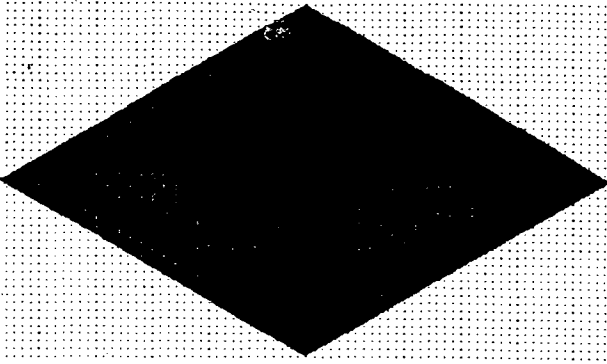
**THE CONWAY**  
 I built the house myself, with help only after the roof was on and the weather boarding. I estimate I saved between \$1,500.00 and \$2,000.00.  
**J. A. Paddelford,**  
 2500 Monroe St.,  
 N. E.,  
 Washington, D. C.



**OLIVIA**  
 I am so well pleased I am thinking of buying another.  
**WILLIAM BLYLY,**  
 R. F. D. 1, Box 5,  
 Elkhart, Ind.



**THE ELMORE**  
 I figure about \$1,500.00 saved by getting it Ready-Cut from Sears, Roebuck and Co.  
**FRED W. KROMP,**  
 R. F. Box 3908,  
 West Albany, N. Y.



# Facsimile Cover

**To:** 1-301-563-3412

**From:** Bourke, Tom

**Fax Number:** 1-301-563-3412

**Subject:** FW: HPC

**Date:** September 12, 2001

**Pages:** 2

**Note:** Sending again, fax was busy

-----  
**From:** Bourke, Tom

Sent: Tuesday, September 11, 2001 10:53 AM

To: HPC fax; Kephart, Perry (M-NCPPC); Naru, Michele (M-NCPPC); Wright, Gwen (M-NCPPC); Ziek, Robin (M-NCPPC)

Cc: 'Jerry Schiro'; Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; Wellington, Peter

Subject: HPC hearing 9/12/01

The following are the Chevy Chase Village LAP comments for the agenda items listed below.

Normally we comment after we receive the HPC staff report, but as of this writing, no LAP member has received a staff report.

Chevy Chase Village Hall  
Alterations and addition.

The LAP strongly supports the proposed design. Several members of the LAP were on the Village Committee which oversaw the design effort. The Village has worked very hard to respond to neighborhood concerns and to respect the fabric of the old building. The resulting design scheme is a net positive for historic preservation and for the continued vibrancy of this social center for the Village. The main facades of the building are left untouched and preserved. The rear façade had been redone to remove a loading dock and maintenance storage area which was totally at odds with the character of the surrounding residential street. The new additions on the rear are in the same vernacular as the existing facades and they were carefully designed so as not to take away from the Connecticut Ave entrances. It is difficult to imagine a more sensitive and respectful renovation.

F. Baschuk – 36 Primrose



#### Garage Alterations

The LAP supports the proposed design. It is clearly subject to very Lenient Scrutiny. It is an improvement to a rear accessory building which does not appear to be visible from any public street. It is charming and appropriate and should be approved.

#### Melrod – 11 West Kirke.

Demolition and reconstruction of rear addition

The LAP supports the proposed design. On the rear of the property, it is subject to lenient scrutiny. It removes a less successful addition and replaces it with an elegant and fully appropriate addition. The owners are to be thanked for their very appropriate treatment of this McKim, Mead & White resource. This is an excellent example of how houses in Chevy Chase Village should be permitted to evolve and grow with the changing times while protecting the essential character of the architecture

#### Bassindale – 12 Primrose

Side and rear additions

LAP recommends approval. Preliminary consultation in 1998 was positive. New proposal expands on prior design but is still appropriate.

#### McReady – 4 Primrose St

Wrought iron fence.

LAP recommends approval and commend neighbors for working together in such a positive manner.

SKETCH ADDENDUM

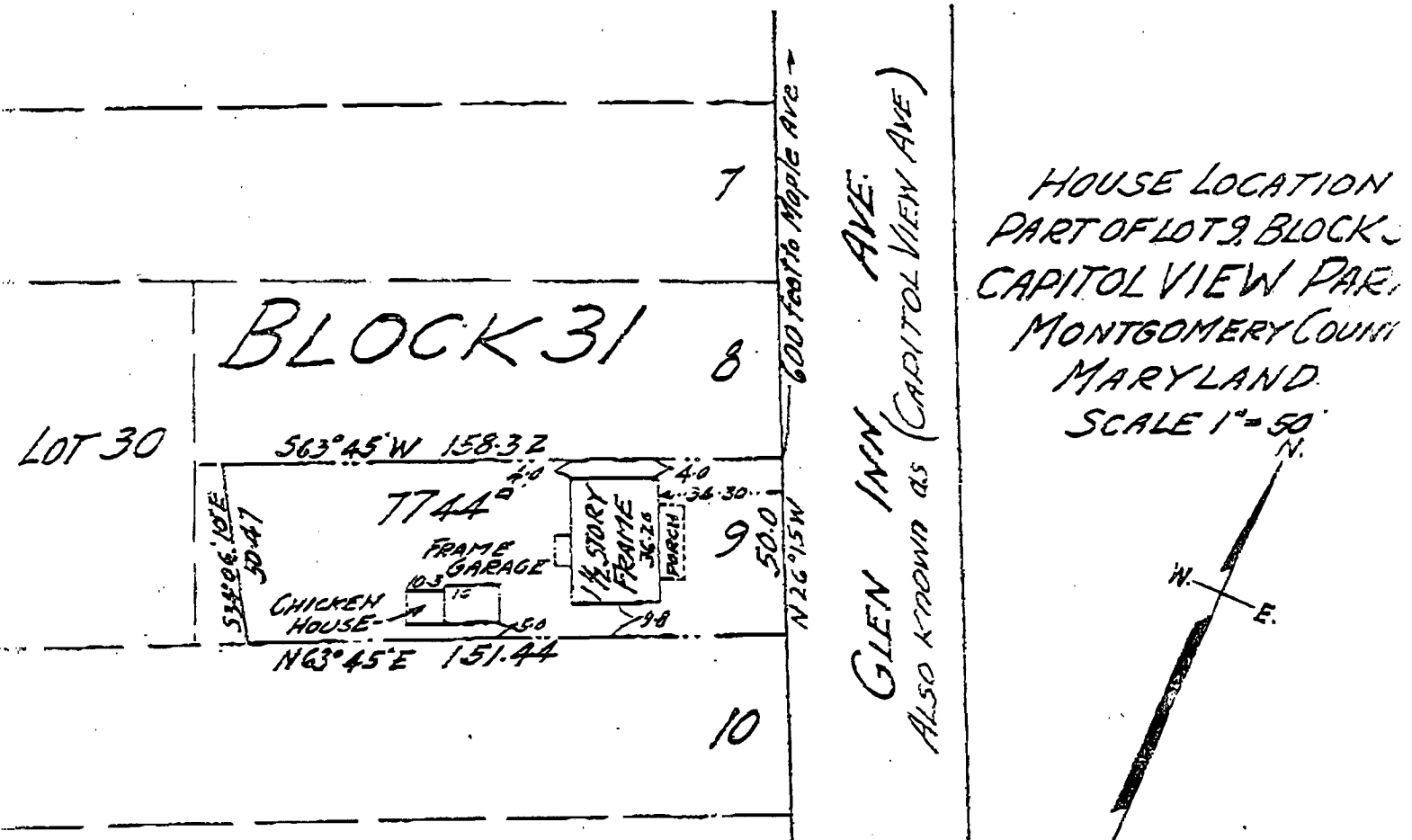
Borrower/Client	RE: ESTATE OF LEAFY V. CLEAVE		
Property Address	9904 CAPITOL VIEW AVENUE		
City	SILVER SPRING	County	MONTGOMERY
Lender	CLIENT: PRAPSHAW, THOMAS & YEATMAN	State	MARYLAND
		Zip Code	20910

*Survey & Diagram*

STATE OF MARYLAND  
COUNTY OF MONTGOMERY

ATTN: John BROWN

I, Joseph N. Starkey, a duly licensed surveyor, hereby certify that I have personally examined and surveyed the parcel of land described in the \_\_\_\_\_ to \_\_\_\_\_ bearing date of the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, which land is in the City of \_\_\_\_\_, State of \_\_\_\_\_, and described as follows:



HOUSE LOCATION  
PART OF LOT 9, BLOCK 31  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY  
MARYLAND  
SCALE 1" = 50'

Street No. 1802 GLEN INN AVE., this property being situated on the WEST side of said street. AVE  
This property is located 600 feet in a SOUTHERLY direction from

9902 Capitol View Avenue  
Silver Spring, Maryland 20910  
August 5, 2001

Montgomery County Historical Society  
Rockville,  
Maryland

Gentlemen:

For 24 years I have lived at the return address. It was my privilege to live next to and get to know the widow of the man who built the Sears home at 9904 Capitol View Avenue. It is also my pleasure to watch his grandson, Mr. Patrick Moulden, grow up and show an active interest in maintaining the property at 9904.

I am well aware of Mr. Moulden's desires and look forward to his being able to have siding put on this historic home in our community.

It is my hope that it won't be too much longer before the contractor can get started without further delays so that the job is completed before the cold weather comes to our area. Thank you for your attention in this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Lucinda K. Thorpe".

Lucinda K. Thorpe

9906 Capitol View Avenue  
Silver Spring, MD 20910

August 6, 2001

Montgomery County Historical Society  
Rockville, MD

To Whom It May Concern:

The property at 9904 Capitol View Avenue has recently been sold and the new owners would like to have the house covered with vinyl siding. The exterior is in desperate need of repair, the paint is chipping and peeling off and is an eyesore to the community.

This is the only house in the 9900 block on this side of the street that is not covered in either aluminum or vinyl siding, or shingles. The new owners interest is in preserving and keeping the house as maintenance free as possible and also keeping the appearance the same as it has always been.

Any help you can give to expedite this will be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Mary Rode".

Mary Rode

9902 Capitol View Avenue  
Silver Spring, Maryland 20910  
August 5, 2001

Montgomery County Historical Society  
Rockville,  
Maryland

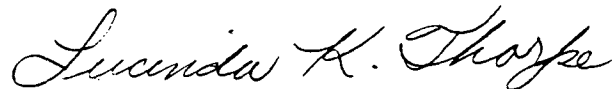
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Any help you can give to expedite this will be appreciated.

Sincerely,

*Mary Rode*  
Mary Rode



# BUILT by OUR CUSTOMERS at SUBSTANTIAL SAVINGS



### THE WESTLY

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

ALBERT J. KEGEL,  
5119 Jewett St.,  
Washington, D. C.

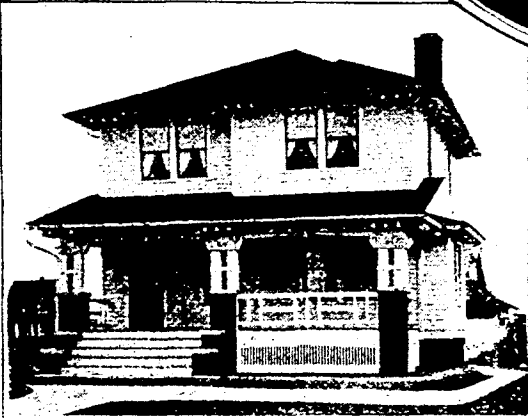


### THE OSBORNE

We are well satisfied with our "Osborne" house. The material is as good as can be got anywhere and way above the average. I made a big saving by the use of "Honor Bilt" Ready Cut material. Our dealings with your company have been unusually satisfactory and recommend you to anyone about to build.

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

The voluntary words of our customers prove the wisdom in buying "Honor Bilt" Modern Homes. Here are just a few photographs and copies of parts of letters that were taken at random from our huge testimonial files. Over thirty-four thousand customers have purchased "Honor Bilt" Modern Homes.



### THE AMERICUS

It is the best planned house I ever saw. Several carpenters told me it was the best material they ever used. Everything fits to a "T." I saved just \$1,500.00.

JOHN HALL,  
R. F. D. 2, Box 445,  
Brooklyn Sta.,  
Cleveland, Ohio.



### THE LANGSTON

In 1921 I bought, erected and am now living in the Americus. I have since built the Alpha and now working on a Langston and an Adeline. Your service, quality and courtesy makes me a booster for "Honor Bilt" homes.

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



### THE CONWAY

I built the house myself, with help only after the roof was on and the weather boarding. I estimate I saved between \$1,500.00 and \$2,000.00.

J. A. Paddleford,  
2300 Monroe St.,  
N. E.,  
Washington, D. C.



### THE ELSMORE

I figure about \$1,800.00 saved by getting it Ready-Cut from Sears, Roebuck and Co.

FRED W. KROMP,  
R. 1, Box 390B,  
West Albany, N. Y.

I am so well pleased I am thinking of buying another.  
WILLIAM BLYLY,  
R. F. D. 7, Box 5,  
Elkhart, Ind.

# FAX COVER SHEET

CAPITOL VIEW PARK  
HPC LOCAL ADVISORY PANEL  
10023 Menlo Avenue  
Silver Spring, MD 20910  
301-588-4420

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

---

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-503-3400

Title: Historic Area Work Permit Application Review

Organization: Montgomery Count Department of Park & Planning

Date: 30 August 2001

---

Dear Planners:

Message:

The Capitol View Park LAP supports the application of George and Sarah Carr, for addition at 9830 Capitol View Avenue, Silver Spring (HPC Case No. 31/07-01H) (Capitol View Park Historic District).

We have a question about a recent application from Martha Moulden (Ron Toole, Agent) for siding installation at 9904 Capitol View Avenue, Silver Spring (HPC Case No. 31/07-011) (Capitol View Park Historic District). This house is a *Sears House*, a house constructed from a kit sold by the Sears, Roebuck, and Co. It is an historic resource. Before expressing an opinion on this application, we need further details about the nature of the planned siding. This house was having work done on changing the siding several months ago without the required HPC permit. The work was apparently postponed until a HPC permit was granted. However, the type of siding is important with respect to preserving the historic content of this house.

Sincerely,

Terrence Ireland  
Chair, CVPLAP

---

NUMBER OF PAGES SENT INCLUDING THIS COVER: 1

Sending Fax: 301-588-7284

Receiving Fax: 301-503-3412

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Please call 301-588-4420 in the event of transmission difficulty.



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9904 Capitol View Avenue, Silver Spring	<b>Meeting Date:</b>	09/12/01
<b>Applicant:</b>	Martha Moulden (Ron Toole, Agent)	<b>Report Date:</b>	09/05/01
<b>Resource:</b>	Capitol View Park Historic District	<b>Public Notice:</b>	08/29/01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	31/07-011	<b>Staff:</b>	Perry Kephart Kapsch
<b>PROPOSAL:</b>	Install vinyl siding.	<b>RECOMMEND:</b>	Deny

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Craftsman Bungalow  
**DATE:** c. 1917-1935

Side-gable, 1½ story, 3-bay residence with lapped wood siding, wood brackets and a central front - gabled porch. The screened porch has a tripartite window in the gable. The roofing is composite shingle

**PROPOSAL**

The applicant proposes to install vinyl siding over the existing wood siding.

**STAFF DISCUSSION**

9904 Capitol View Avenue was built by the Leafy family for whom Leafy Avenue was named. It was designated as a contributing resource in the Capitol View Park Historic District in 1982. It is part of the historic district's contribution to the County's heritage as an example of a railroad community, which developed gradually over the past 115 years following the opening of the Metropolitan Branch of the B & O. The designation describes the houses built between 1917 and 1935 as contributing resources "characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of lesser architectural significance (*than the primary resources from the period 1896-1916*) but taken as a whole do contribute to the historic character of the district."

Covering the lapped wood siding would compromise the historic and architectural character of the historic district and should not be approved. Although vinyl and aluminum siding is seen in the historic district, this was installed before the district was designated, or was approved for non-contributing structures. As the first historic district to be designated by Montgomery County, Capitol View Park Historic District has been the subject of review by the Historic Preservation Commission for many proposed changes including a number of applications for artificial siding, none of which have been approved for contributing or outstanding resources. The subject property is a prominent feature of the streetscape, clearly visible from the main thoroughfare, Capitol View Avenue. It - and its neighbor, 9906 - are flanked by out-of-period in-fill homes. They are conspicuously identifiable as part of the historic fabric of the district. Changes to the subject property would negatively impact the streetscape as a whole.

Replacement of the wood siding with an out-of-period material would also substantially decrease the historic value of the individual property. Representative bungalows as seen in an excerpt from the Unabridged Reprint from Sears, Roebuck and Co. of the Sears, Roebuck Catalog of Houses, 1926 indicate that the house style and building materials are characteristic of the Sears, Roebuck - or catalog - houses of that period. As an intact example from the period of significance, it is important that the house with its original building materials be preserved.

As with many structures, the walls and trim, together with the roof and windows, form the majority of the exterior area and architecture of the building. Covering a significant portion of the total historic exterior with an out-of-period material destroys the integrity of the building and should not be approved.

The applicant is to be commended for the concerns expressed that the house be properly maintained, but the use of vinyl siding cannot be considered as a satisfactory maintenance practice. Covering of original cladding material with vinyl can cause irreparable damage to the historic wood cladding when moisture is trapped against the wood layer by the vinyl layer.

Concerns with regard to lead paint removal are brought into proper perspective in numerous publications. Information on the proper methods of dealing with lead paint on historic structures is widely available. The addition of vinyl siding is not recommended as a method of mitigating lead paint situations.

Where wood siding from the era of construction has been maintained, it has been shown to be a long lasting and effective cladding for historic buildings. Vinyl siding does not have a comparable record for durability. In the case of original siding that is too deteriorated to be retained, new wood siding material to match the original is available. A HAWP is not required to paint original siding or to replace it **in kind** - that is, to replace wood with wood, and there are knowledgeable craftsmen in this area qualified to maintain the historic cladding.

The argument that the expense of maintaining painted wood cladding justifies the elimination of historic materials should not be considered. Both local and state tax credit and refund programs are available to defray the cost of repairing and painting the wood siding. The financial incentives offered at both the state and county level of government underscore the importance of retaining and preserving the material integrity of historic sites and districts.

## STAFF RECOMMENDATION

Staff recommends that the Commission *deny the* HAWP application as required by Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2, #5, #6, and #9:

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 the property will be avoided.

Distinctive features, finishes, and construction techniques or example of craftsmanship that characterize a property shall be retained and preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary physical, or pictorial evidence.

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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RON TOOLE

Daytime Phone No.: 443 255 6956

Tax Account No.:

Name of Property Owner: MARTHA MOULDEN Daytime Phone No.: 301 585 4073

Address: 9904 CAPITAL VIEW AVE SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: RMA HOME SERVICES Phone No.: 877 632 8346

Contractor Registration No.: 52036 443 562 0876 JOHN

Agent for Owner: HOME DEPOT AT HOME SERVICES Daytime Phone No.: 443 255 6956 RON

LOCATION OF BUILDING/PREMISE

House Number: 9904 Street: CAPITAL VIEW AVE

Town/City: SILVER SPRING MD Nearest Cross Street: CONNECTICUT AVE

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$ 14,951

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.

John A. Brown
Signature of owner or authorized agent

6-13-01
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 252553 Date Filed: Date Issued:

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

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*Single family dwellings Clapboard Siding*

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

*INSTALL Vinyl Siding Clapboard in White.*

**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.

5





**Wolverine® Siding Systems  
Brought to you by The Home Depot**

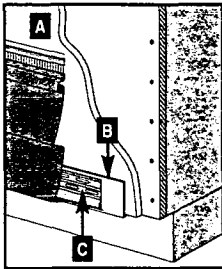


**Wolverine®**  
SIDING SYSTEMS  
*Great looks that last.™*



# Let Home Depot build your Siding System from the ground up.

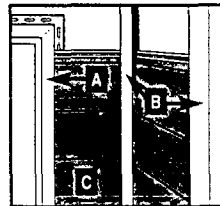
## The Right Beginning



- **Premium Insulation (A)** — A rigid insulation creates a flat nailing surface, minimizes air infiltration and makes your home more energy efficient.
- **Foundation Cap (B)** — The foundation for our siding, virtually eliminating air infiltration and moisture at the base of the wall.

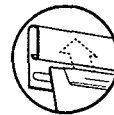
- **Steel Starter System (C)** — Our galvanized steel starter strip insures that the wall starts straight and stays straight, bottom to top.

## Beauty, Performance & Durability



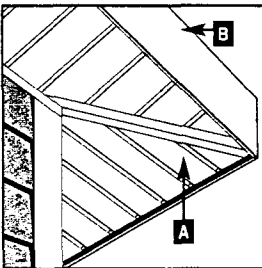
- **J-Channel (A)** — Serves as a weather barrier and attractive trim around all windows and doors.
- **Inside & Outside Corner Posts (B)** — Significantly reduces air and water infiltration, seals any cracks and creates a finished, more authentic look.

- **Premium Vinyl Siding (C)** — We install the industry's #1 quality rated siding.



- **Perma-Tab Locking System** — Provides a permanent lock at the top panel so that when we put it up, it stays up.

## Soffit and Fascia

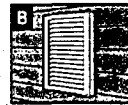


- **Soffit (A)** — Our low-maintenance ventilated vinyl soffit system covers eaves and overhangs and helps prevent moisture damage and ice dams.
- **Fascia (B)** — Fascia board will be covered with premium PVC aluminum coil to create a finished, virtually maintenance-free look to your home.

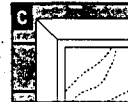
## The Finishing Touches



- **MountMASTER™ (A)** — These provide a finished look around light fixtures, faucets, dryer vents, etc.



- **Gable Vents (B)** — Reduce heat build-up in the attic during the summer months. Available in coordinating colors.



- **Custom Fabricated Trim (C) (optional)** — We'll wrap your window and door casings with PVC aluminum coil to create a maintenance-free finished look.

**Congratulations.**  
Your new Siding System is now complete.

**1-800-79-DEPOT**

**Wolverine**  
SIDING SYSTEMS  
Great looks that last.™

Proudly sold, furnished and installed by RMA Home Services Inc., a Home Depot authorized contractor. License numbers available upon request. Colors shown are reproduced by the lithographic process and may vary from actual colors. Consult product samples for color accuracy. Warranty available for examination prior to purchase.

Wolverine, Millennium, SmartWall, NailTight, PermaFlex, GripLock, American Legend, Encore, PermaColorPVC, SureVision55 and Restoration Craftsman are all Registered Trademarks of Wolverine Siding Systems.

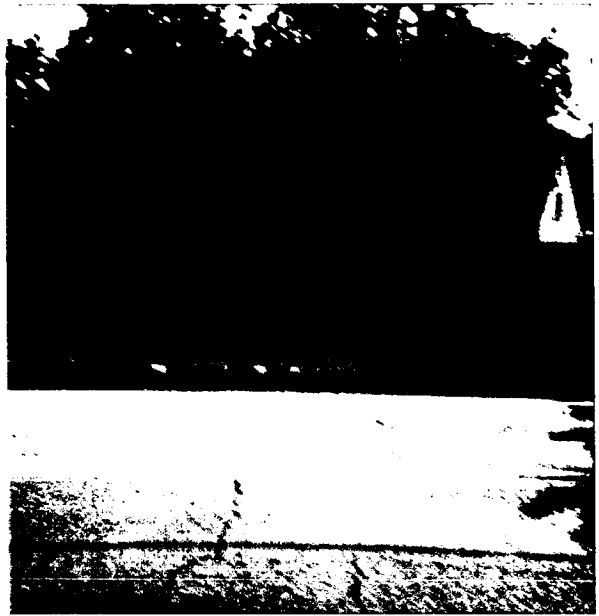
AHSW 5/00 © RMA Home Services, Inc.







9904 Back



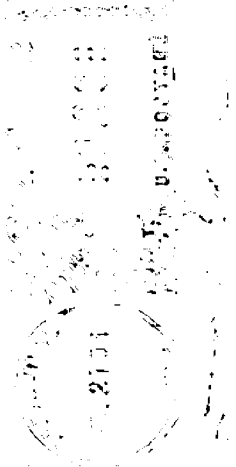
9904 - Front  
Moulden



9904 - Back  
Moulden



9904 - Left Side  
Moulden



Martha Moulden  
9929 Capitol View Avenue  
Silver Spring MD  
20910



9904 - Left Side  
Moulden



9904 - Back  
Moulden



9908- Front



↑  
9908

↑  
9906



9902 Front



9904 Back





9906 Front



9902 - Front and  
Right Side



9906-Left Side