

HPC # 31/07-03G 10209 Capitol View Av  
Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 20, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 312847, for a rear addition and new shed construction at 10209 Capitol View Avenue, Capitol View Park Historic District

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The HPC staff has reviewed and stamped the attached construction drawings. The conditions of approval are:

1. No tree larger than 6" in diameter will be removed in order to undertake this project.
2. The proposed skylight will be flat and not of the "bubble" variety.
3. The window and door specifications will be reviewed and approved by staff prior to the issuance of the written HAWP approval.
4. Full size, scaled drawings will be provided to staff for review and stamping prior to the issuance of the written HAWP approval.

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

Applicant: Jeff Cooper and Rebecca Hirsh

Address: 10209 Capitol View Avenue, 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 arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
555 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

JUL 21 2003

Dept. of Permitting  
Division of  
Casework Management

Contact Person: Jeff Cooper

Daytime Phone No.: (h) 301-565-9199 (w) 301-405-5130

Account No.: 00997364

Name of Property Owner: Jeff Cooper & Rebecca Hirsch Daytime Phone No.: 301-565-9199 301-652-2566 ext. 269

Address: 10209 Capitol View Ave. Silver Spring MD 10209  
Street Number City State Zip Code

Tractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Tractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: Same Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: Meredith Ave.

Lot: 7 Block: 2 Subdivision: Block 2 Capital View Park

Parcel: Plat book #12, plat #805

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**IA. CHECK ALL APPLICABLE:**

**CHECK ALL APPLICABLE:**

- |   |  |  |  |                                    |   |   |                               |  |
|---|--|--|--|------------------------------------|---|---|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Blaze               | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input checked="" type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |   |                               |  |

1B. Construction cost estimate: \$ 70,000

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: \_\_\_\_\_

2D. 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.

Rebecca Hirsch  
Signature of owner or authorized agent

July 14, 2003  
Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/20/04

Application/Permit No.: 312847 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 the historical features and significance:

Remove existing deck, add room to back  
of house, add new decks. optional custom  
frame garden house to replace existing shed

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

None.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the 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.



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215 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-6370

DPS - #8

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301/563-3400

RECEIVED  
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Division 05  
Casework Manager

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Contact Person: Jeff Cooper  
Daytime Phone No.: (h) 301-565-9199 (w) 301-405-5130

ax Account No.: 00997304

Name of Property Owner: Jeff Cooper & Rebecca Hirsch Daytime Phone No.: 301-565-9199 301-652-2566 ext. 269

Address: 10209 Capitol View Ave. Silver Spring MD 10209  
Street Number City Street Zip Code

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Contractor Registration No.: \_\_\_\_\_

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Signature of owner or authorized agent

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Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 5/20/04

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SEE REVERSE SIDE FOR INSTRUCTIONS

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Window specs  
Door

SKYLIGHT ON EAST  
ADDITION?

- scaled drawings or  
dimensions exist?

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

10209 Capitol View Ave.  
Silver Spring, MD 20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

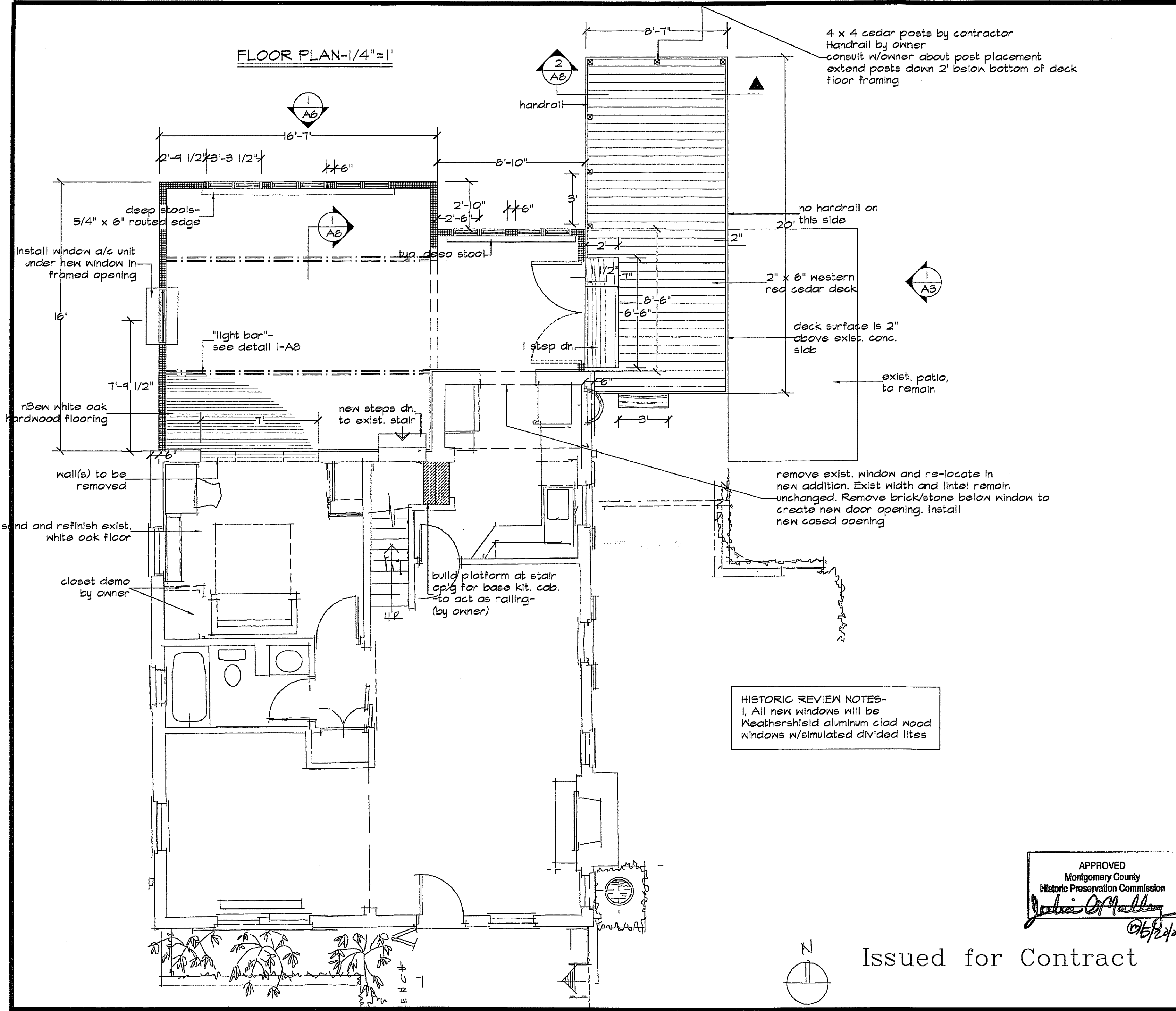
Clara V. Cosgrove  
10211 Capitol View Ave.  
SS MD 20910

Bob Bathis  
10205 Capitol View Ave.  
SS MD 20910

Barry Malko  
10208 Capitol View Ave.  
SS MD 20910

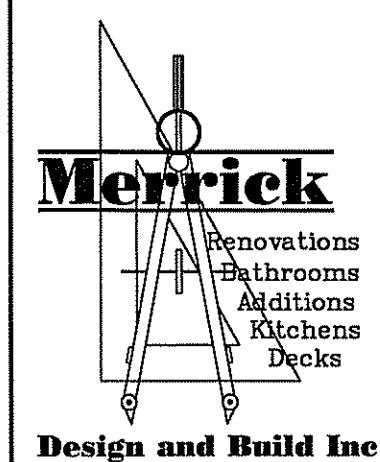


FLOOR PLAN-1/4"=1'



Project Info.  
Jeff Cooper  
Rebecca Hirsch

10209 Capital View Ave.  
Silver Spring, Md. 20901  
Merrick Project Number  
**166**



301-946-2356  
301-946-2898 FAX  
  
dmerrick@mbdi.us

MHC 38984  
DC 253 39806172

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Issue Dates  
Preliminary-3/23/04  
Revision-4/19/04  
Contract-5/19/04

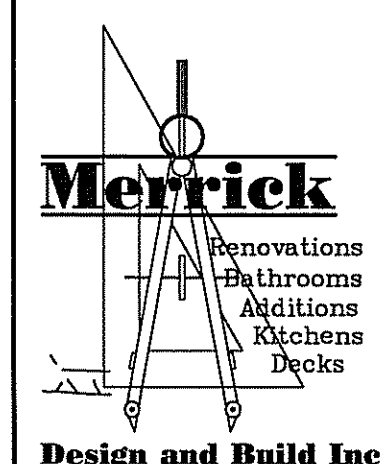
SHEET NUMBER

**A1**

Issued for Contract

Project Info.  
 Jeff Cooper  
 Rebecca Hirsch

10209 Capital View Ave.  
 Silver Spring, Md. 20901  
 Merrick Project Number  
**166**



301-946-2356  
 301-946-2898 FAX

dmerrick@mdbi.us

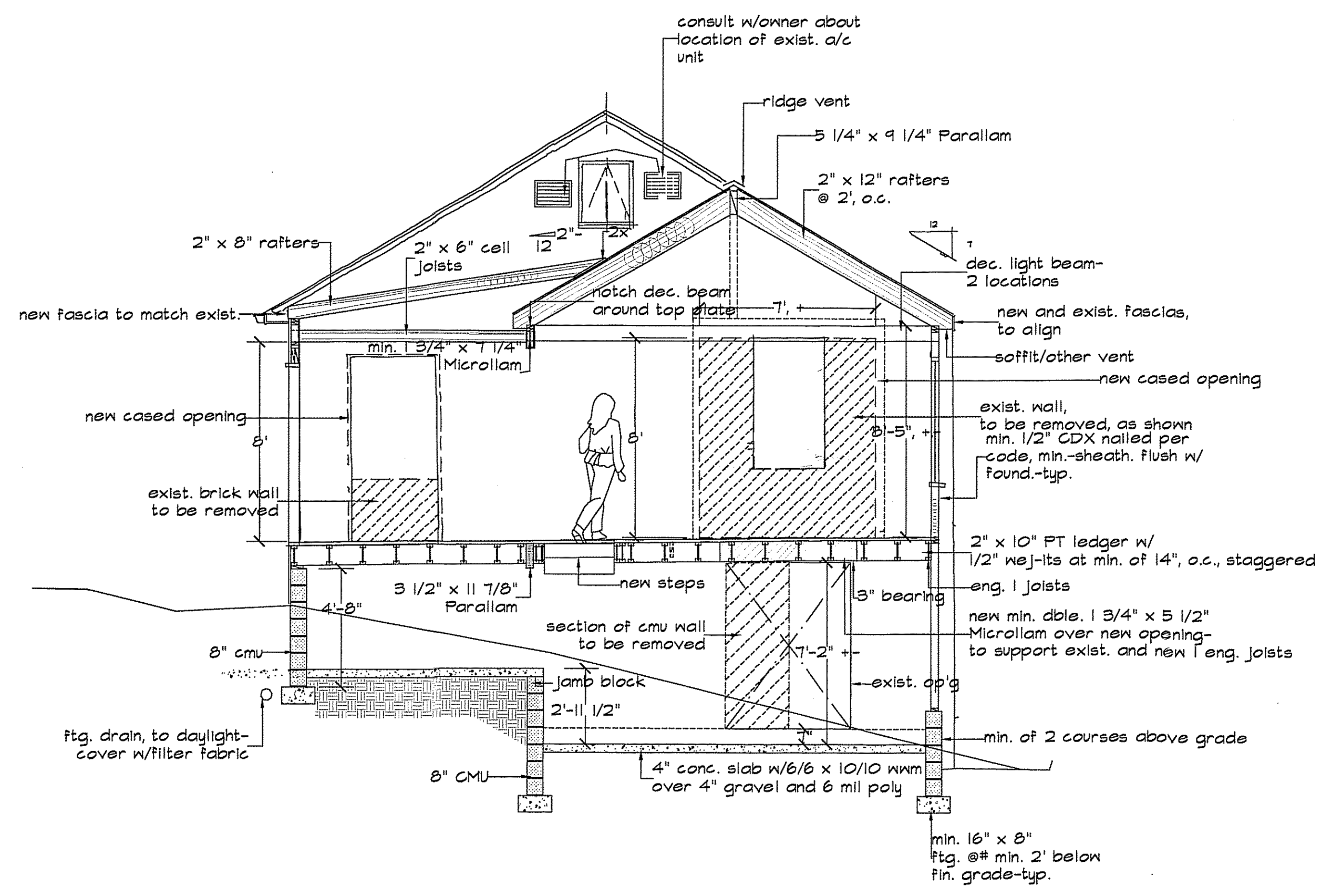
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 Revision-4/19/04  
 Contract-5/19/04

SHEET NUMBER

**A2**

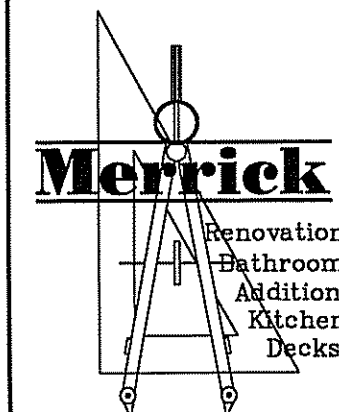


REAR SECTION PLAN-1/4"=1'

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Project Info.  
Jeff Cooper  
Rebecca Hirsch

10209 Capital View Ave.  
Silver Spring, Md. 20901  
Merrick Project Number  
**166**



**Merrick**  
Renovations  
Bathrooms  
Additions  
Kitchens  
Decks  
**Design and Build Inc.**

301-946-2356  
301-946-2898 FAX

dmerrick@mdbi.us

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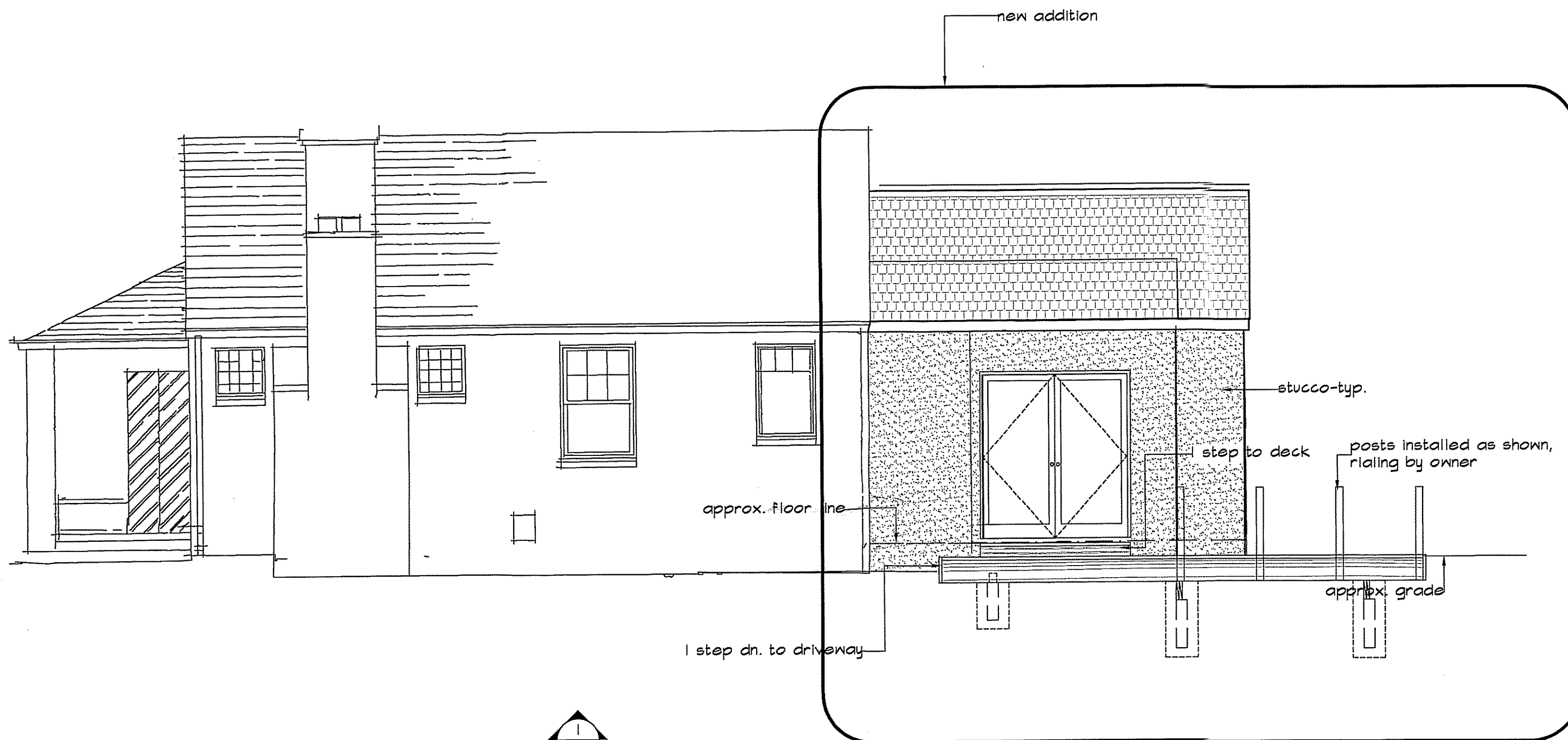
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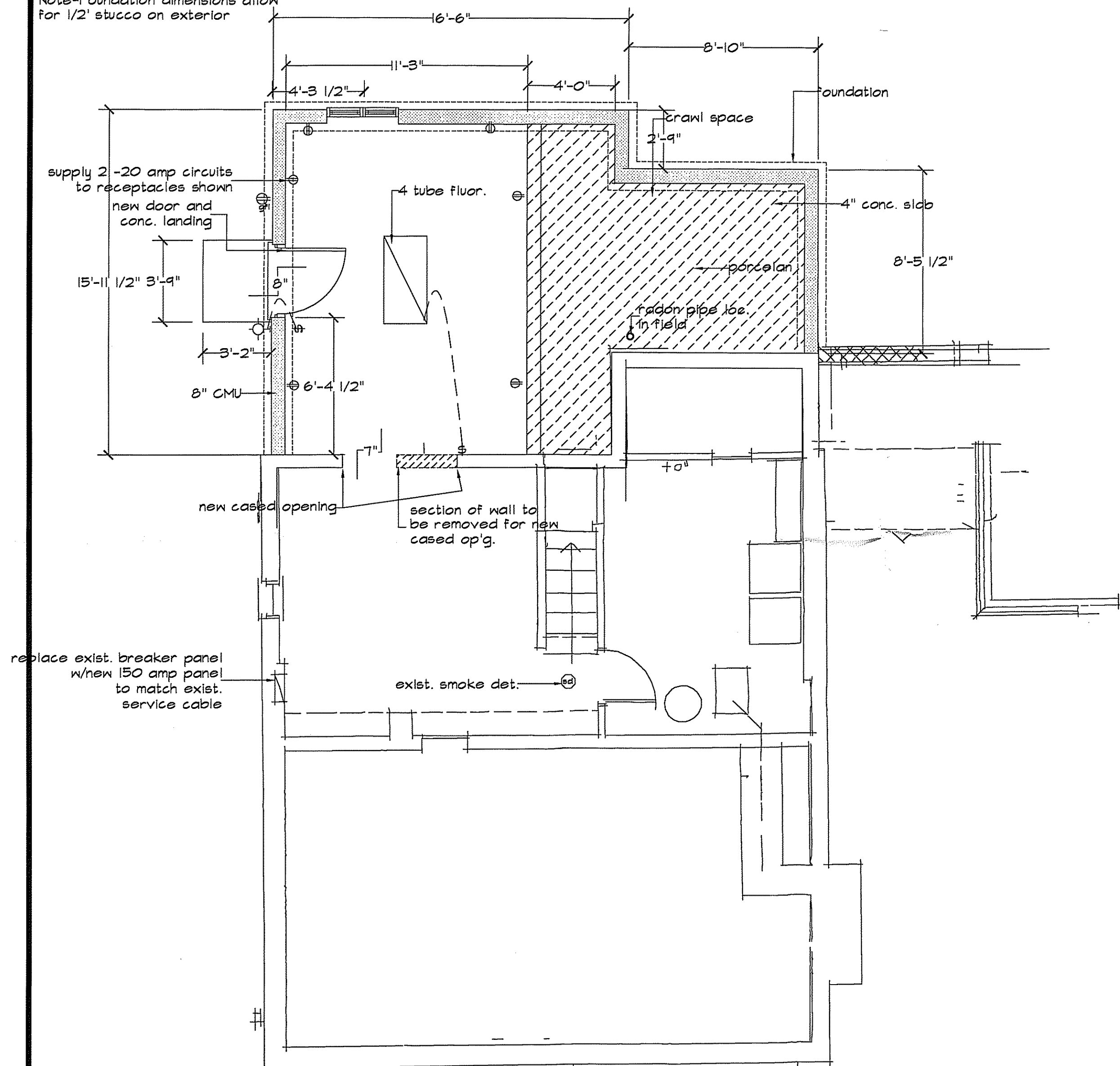


SIDE ELEVATION-1/4"=1'

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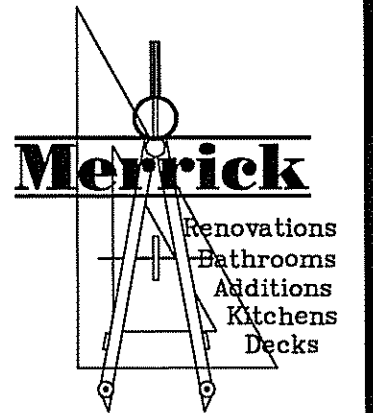
FOUNDATION PLAN-1/4"=1'  
w/electrical lay-out

Note-Foundation dimensions allow for 1/2' stucco on exterior



Project Info.  
Jeff Cooper  
Rebecca Hirsch

10209 Capital View Ave.  
Silver Spring, Md.20901  
Merrick Project Number  
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301-946-2356  
301-946-2898 FAX

dmerrick@mdbi.us

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Contract-5/19/04

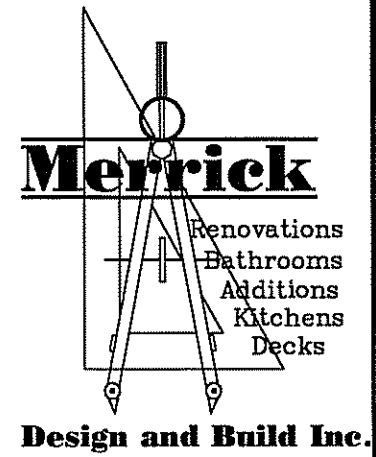
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Project Info.  
 Jeff Cooper  
 Rebecca Hirsch

10209 Capital View Ave.  
 Silver Spring, Md. 20901  
 Merrick Project Number  
**166**



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 301-946-2898 FAX

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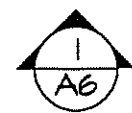
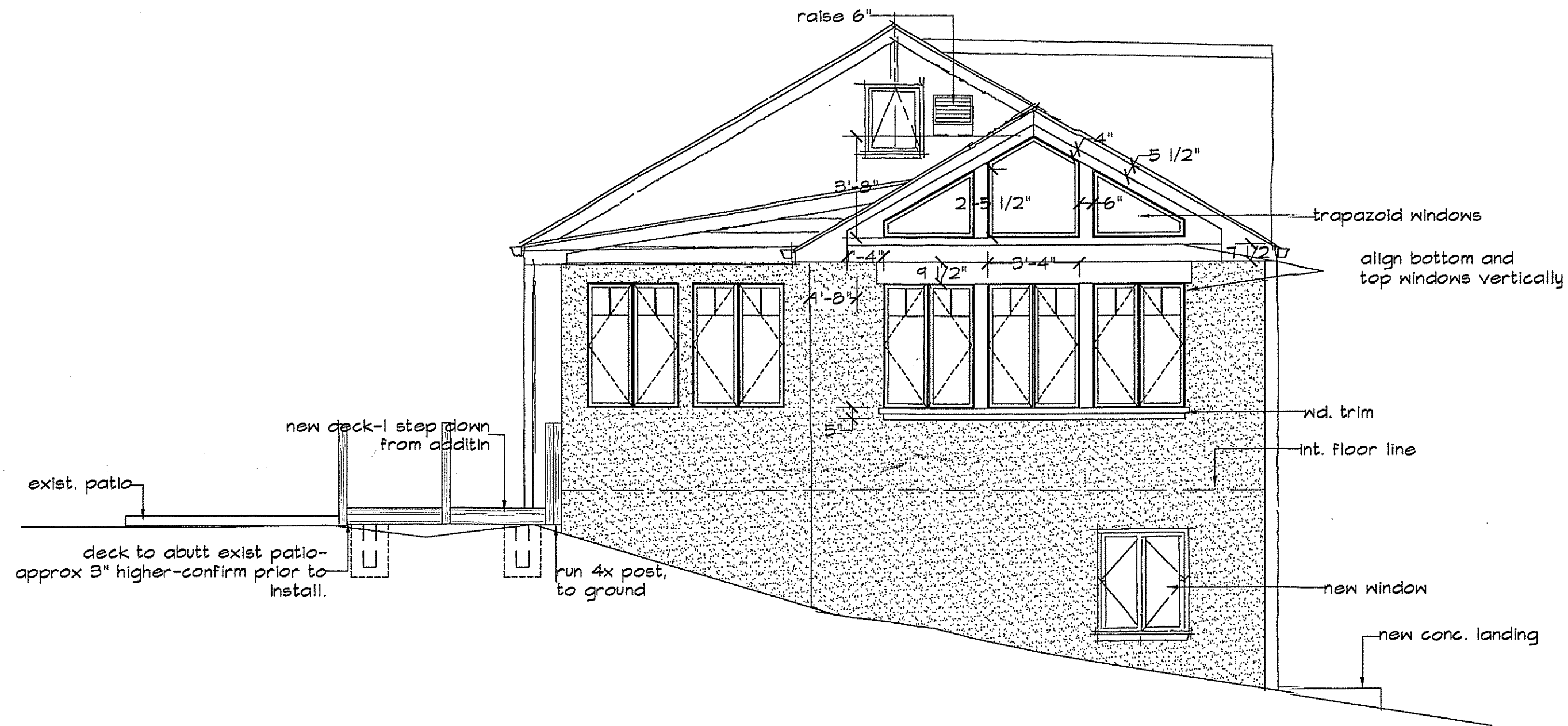
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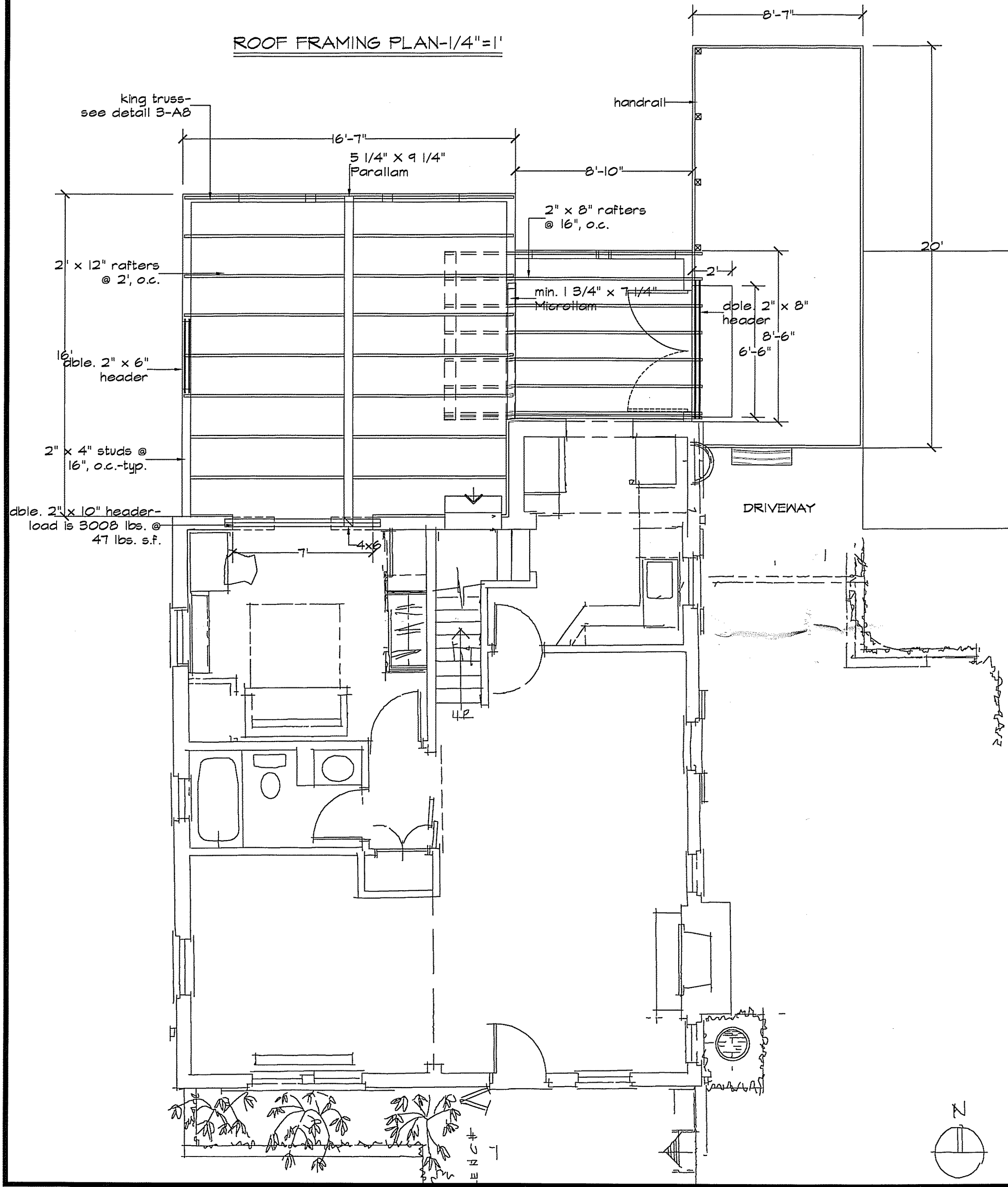
**A5**



REAR ELEVATION-1/4"=1'

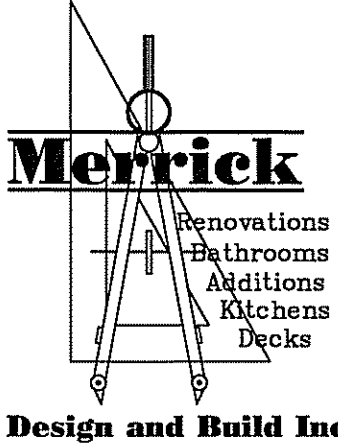
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**ROOF FRAMING PLAN-1/4"=1'**



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 Jeff Cooper  
 Rebecca Hirsch

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 Silver Spring, Md. 20901  
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 301-946-2898 FAX

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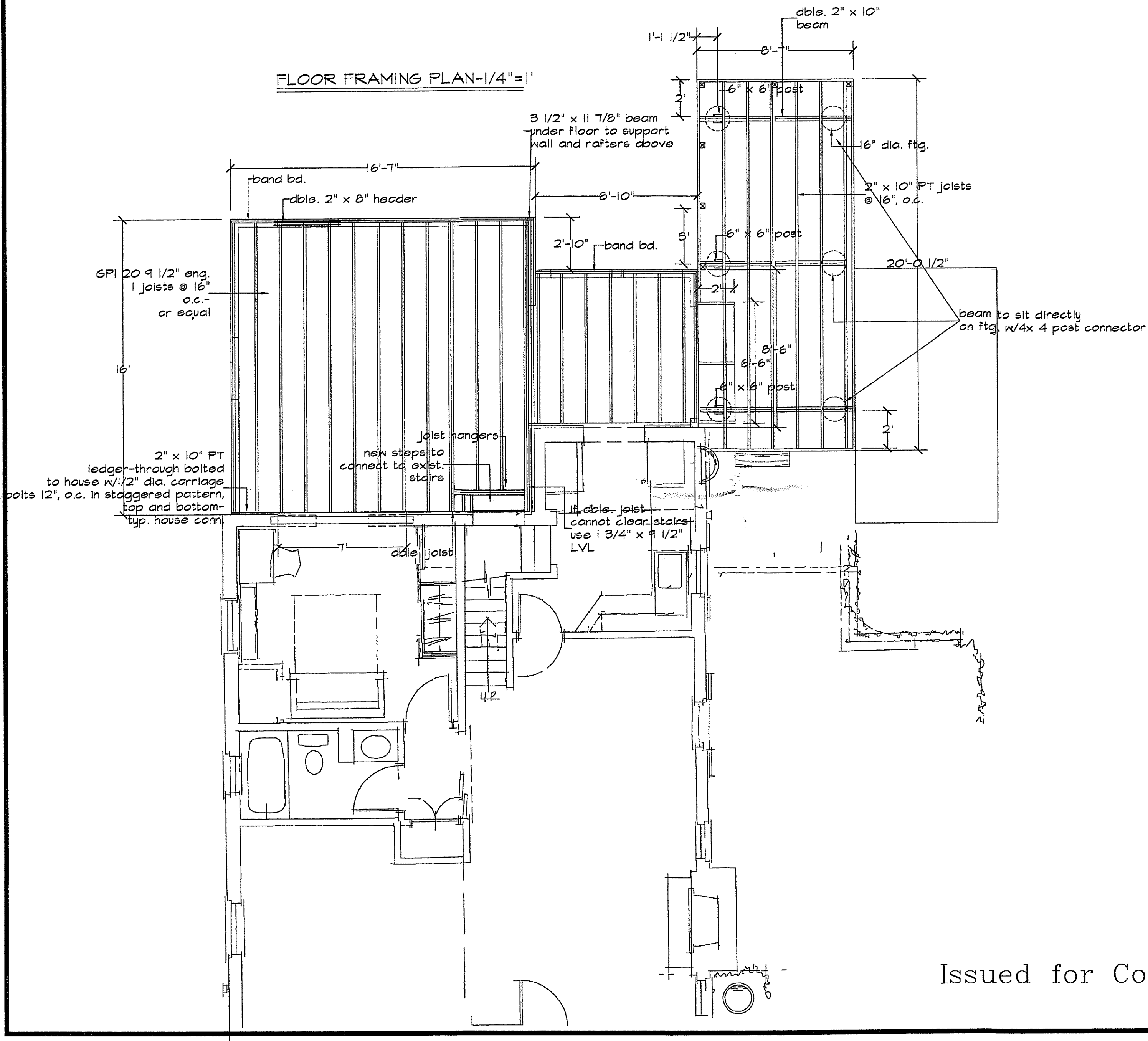
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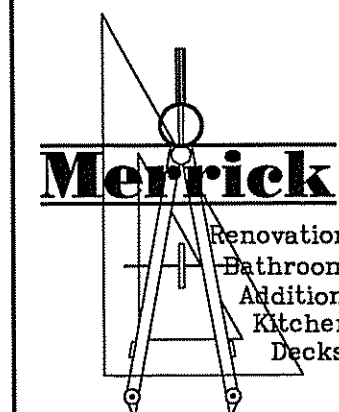


FLOOR FRAMING PLAN-1/4"=1'



Project Info.  
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 Rebecca Hirsch

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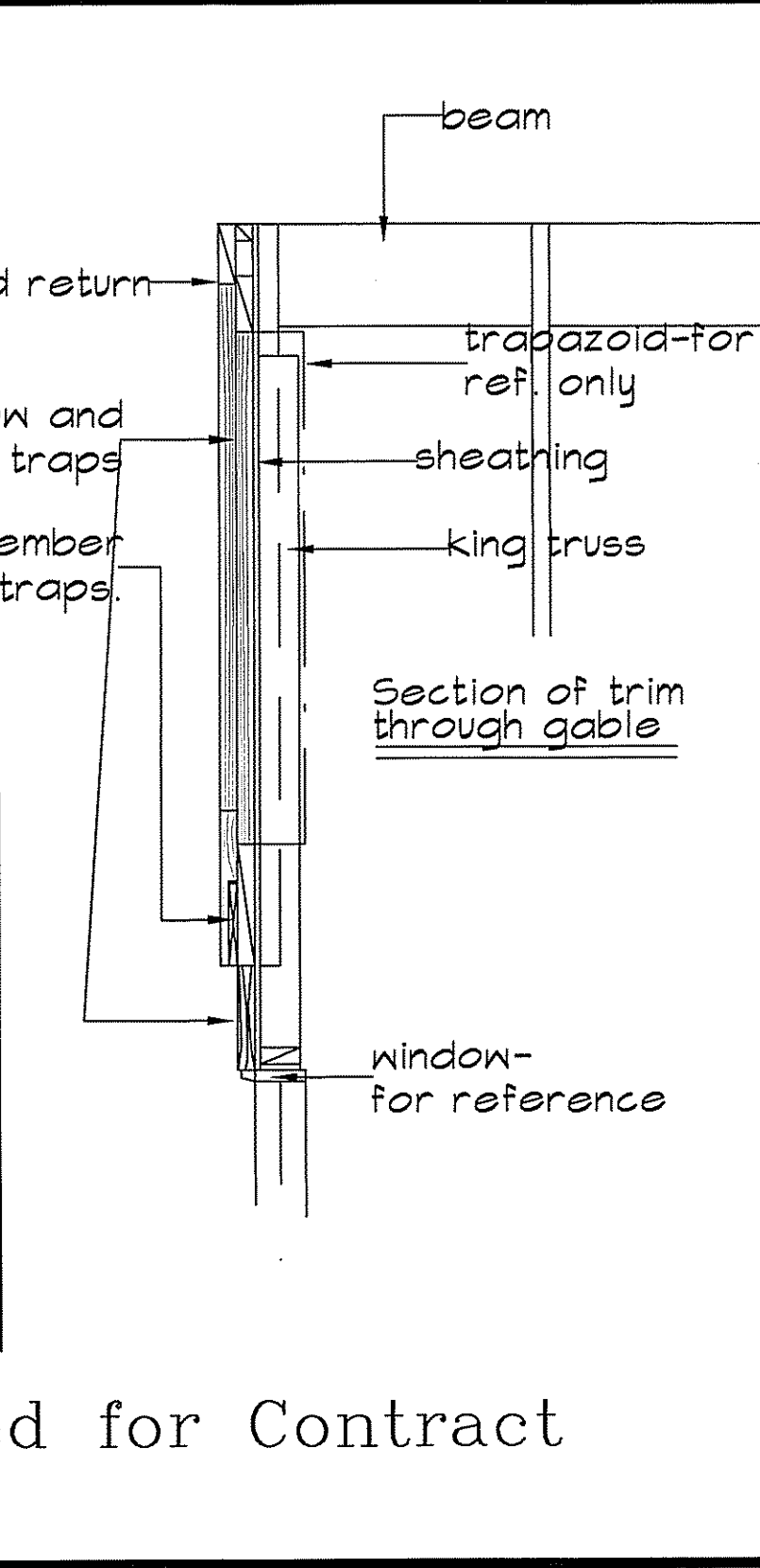
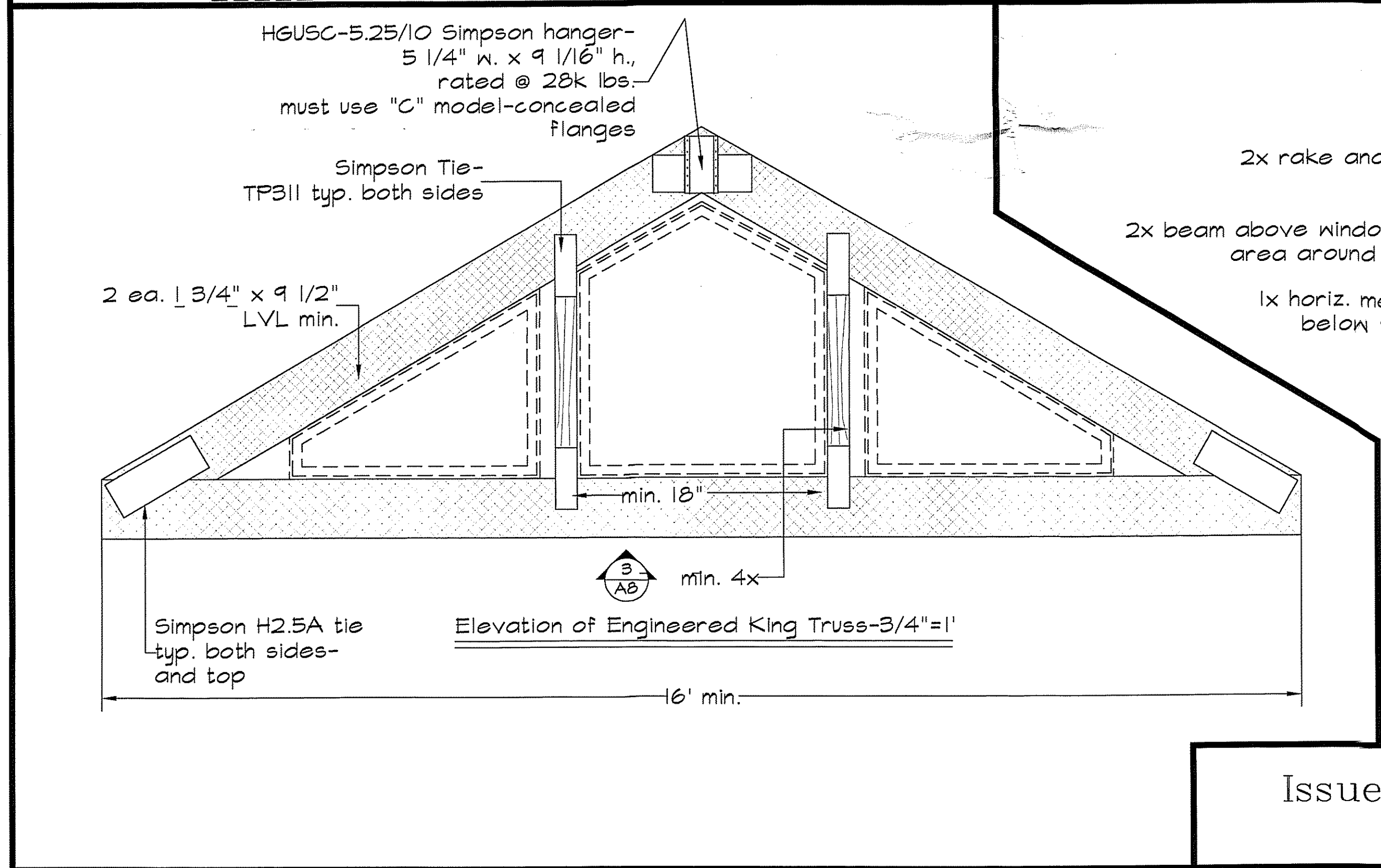
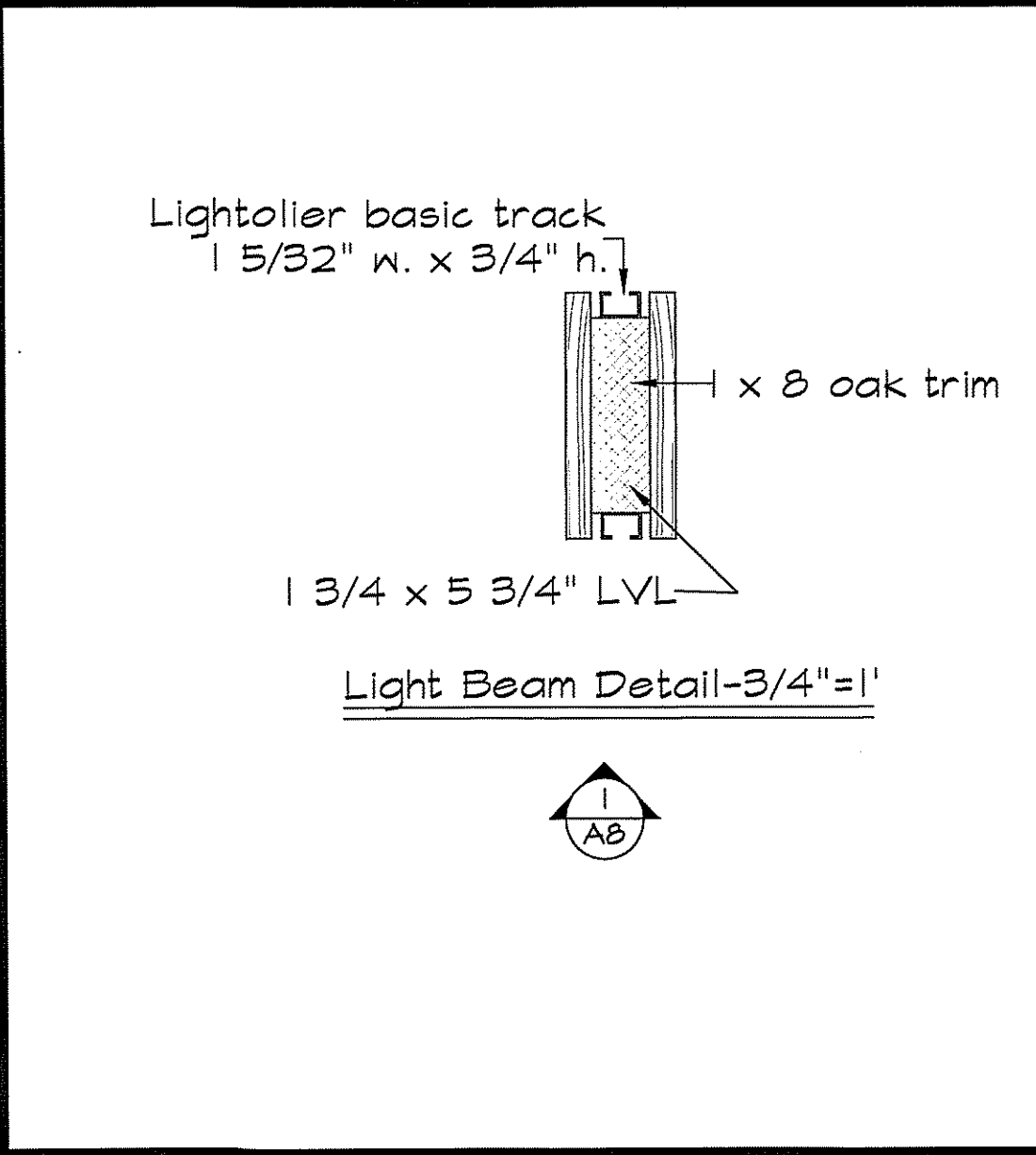
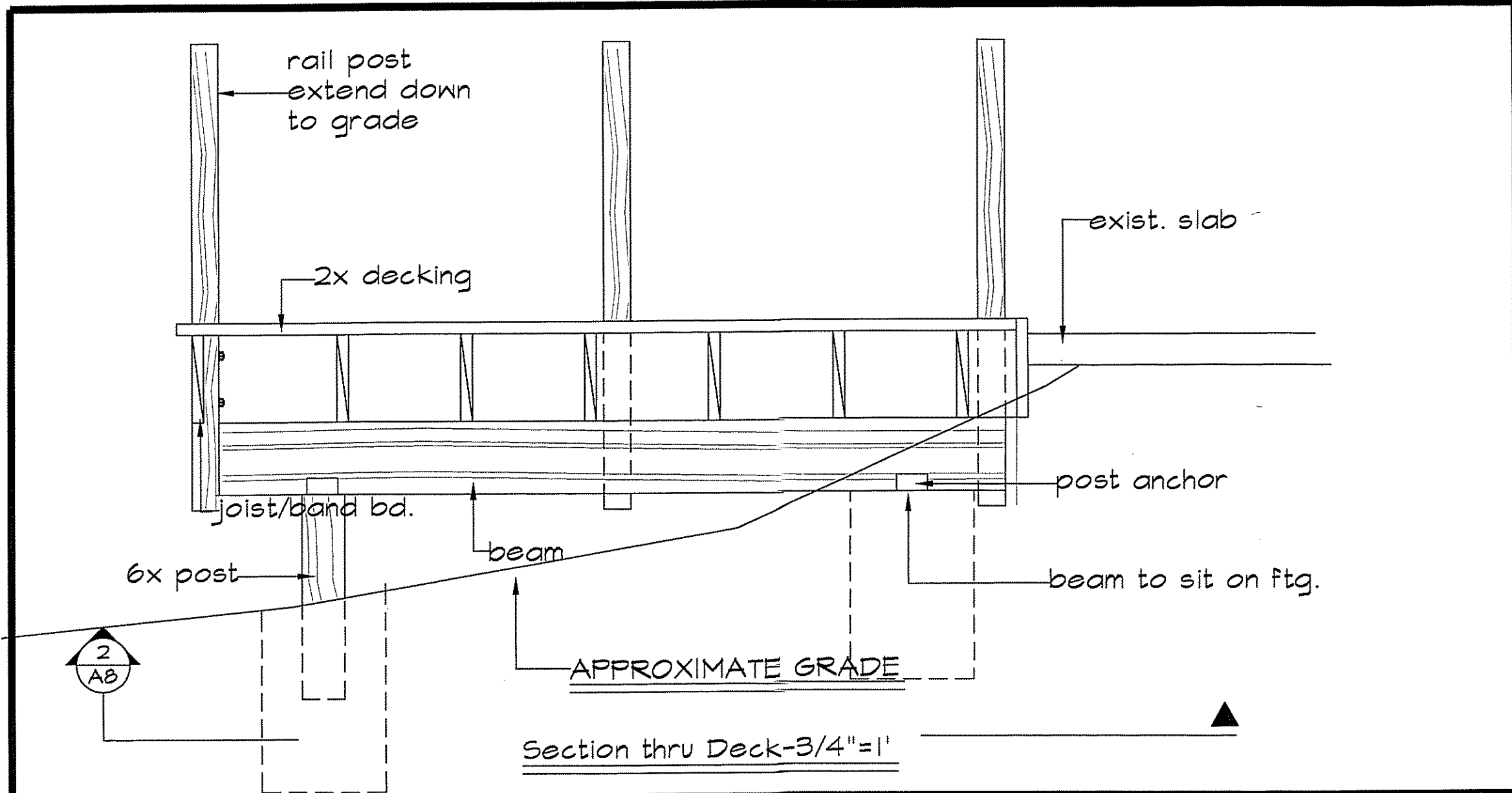
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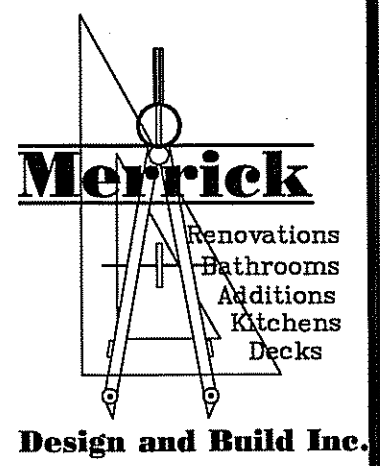
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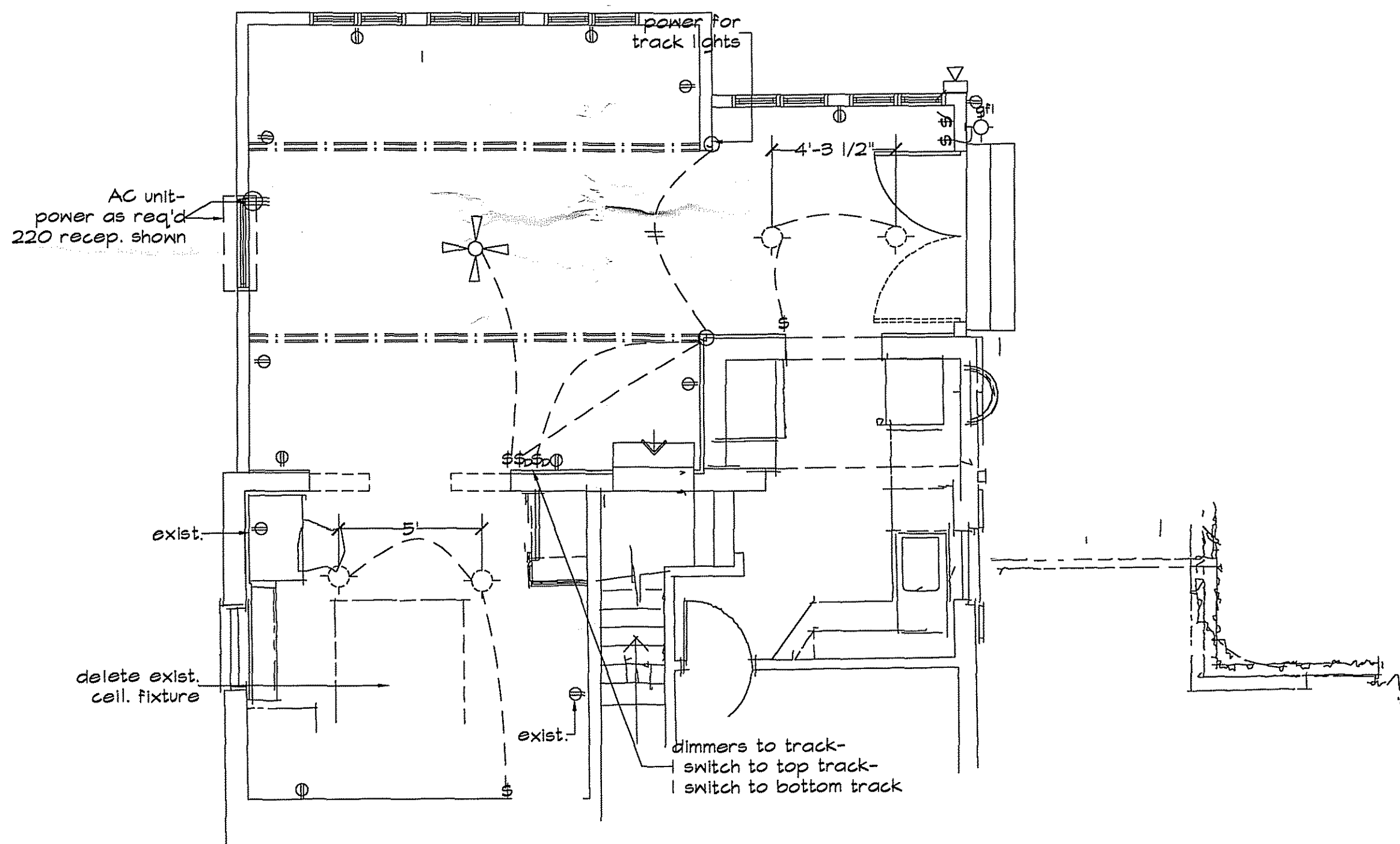
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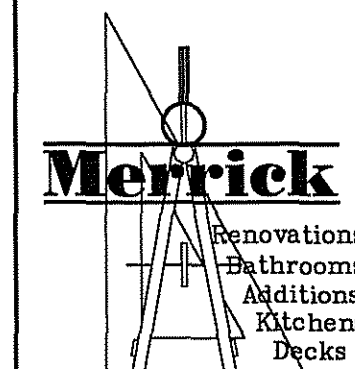
ELECTRICAL PLAN-1/4"=1'



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SHEET NUMBER

**AP**

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 10209 Capitol View Ave, Silver Spring      **Meeting Date:** 08/13/03  
**Resource:** Non-Contributing Resource      **Report Date:** 08/06/03  
                  **Capitol View Park Historic District**  
**Review:** HAWP      **Public Notice:** 07/30/03  
**Case Number:** 31/07-03G      **Tax Credit:** None  
**Applicant:** Jeff Cooper and Rebecca Hirsh      **Staff:** Michele Naru

**PROPOSAL:** Rear Addition and New Shed Construction

**RECOMMEND:** Approval w/ conditions

---

**RECOMMENDATION:**

Staff recommends that the Commission approve this HAWP application with the following conditions:

1. No tree larger than 6” in diameter will be removed in order to undertake this project.
2. The proposed skylight will be flat and not of the “bubble” variety.
3. The window and door specifications will be reviewed and approved by staff prior to the issuance of the written HAWP approval.
4. Full size, scaled drawings will be provided to staff for review and stamping prior to the issuance of the written HAWP approval.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within Capital View Park Historic District.  
**STYLE:** Craftsman  
**DATE:** 1935 to Present

This 1-1/2 story, three bay, front gabled, Craftsman influenced dwelling is located within the Capitol View Park Historic District. The front entry is covered with a pyramidal roof portico supported by simple, square brick columns. The principal elevation is detailed with painted brick on the main level and stucco with half-timbered detailing in the gable end. The roof sheathed in asphalt shingles fashions an exterior end chimney constructed of brick.

The subject lot contains several mature trees, none of which will be impacted as part of this proposed project.

## **PROPOSAL:**

The proposal is to:

1. Demolish an existing non-contributing shed currently located near the Northwest corner of the house. Remove an existing, wood deck from the rear elevation of the house.
2. Construct a two-story rear addition. This addition will be set on a concrete slab foundation and will be of frame construction, faced in stucco and cedar horizontal siding and sheathed in asphalt shingles to match the existing house. The height of this proposed addition is to be lower than the existing roof's peak, to establish the hierarchy of massing.
3. Construct a garden house on an existing concrete slab (the current location of the abovementioned shed proposed to be removed.) The garden house will be of frame construction clad in stained, 6" horizontal cedar siding and detailed with a small 7' x 8' porch, to be located on the garden house's north elevation (and within the existing concrete slab's boundaries.)
4. Construct a 7'6" x 20' wood deck between the proposed new addition and garden house. The wood deck will be detailed with a stained, wood trellis.
5. Install a new cedar gate in the location of the existing wooden gate and fence.
6. Install various retaining walls and planter boxes to develop proposed rear landscape plan.

## **STAFF DISCUSSION:**

Staff notes that this proposal for a rear addition and new shed installation to this non-contributing resource should receive the most lenient level of design review. The Commission generally reviews alterations to non-contributing resources in terms of their impact to the streetscape and the landscape features of the historic district. The rear addition is suitably scaled to the site, and will not adversely affect the patterns of open space. The existing house has a significant rear yard where the new addition and garden house will be sited. The majority of this rear yard will still be retained as open space, due in part to the location of proposed addition and garden house. The addition is to be sited in the location of an existing deck and the proposed garden house will be sited on the location of the current shed and its existing concrete slab. The amount of open space between the neighboring houses will be unchanged. Staff feels that the rhythm of the streetscape will not be affected by these proposed additions to the current property.

After several attempts to contact the applicant, staff has not acquired a door and window schedule for the proposed addition. Staff recommends that the applicant be required to provide

the Commission with specification sheets outlining the manufacturer, model and description of product for the windows and doors to be used in this new addition.

The proposed alterations are in keeping with the character of the house. The addition is compatible to the existing architectural style. Staff notes that the addition is set back a couple of inches on its east elevation to differentiate the original from the addition. The proposed roofline is lower than the existing structure.

Staff notes that this property contains several large trees, which contribute to the landscape of the historic district. The applicants have not submitted to the Commission a desire to remove any of these trees in order to construct this addition.

Finally, it has been a Commission policy to only approve “flat” skylights on new construction, which is not visible from the public right-of-way. Staff is recommending that the specification for the proposed “bubble” skylight be changed to a flat skylight of the same dimensions.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #9 and #10:

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.

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.

and with the conditions:

1. No tree larger than 6” in diameter will be removed in order to undertake this project.
2. The proposed skylight will be flat and not of the “bubble” variety.

3. The window and door specifications will be reviewed and approved by staff prior to the issuance of the written HAWP approval.
4. Full size, scaled drawings will be provided to staff for review and stamping prior to the issuance of the written HAWP approval.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

OPS - #8

✓

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

RECEIVED

JUL 21 2003

Dept. of Permitting  
 Division of  
 Casework Management

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeff Cooper  
 Daytime Phone No.: (h) 301-565-9199 (w) 301-405-5130

Account No.: 00997364

Name of Property Owner: Jeff Cooper & Rebecca Hirsch Daytime Phone No.: 301-565-9199 301-652-2566 ext. 269

Address: 10209 Capital View Ave. Silver Spring MD 10209  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: Same Street \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: Meredith Ave.

Lot: 7 Block: 2 Subdivision: Block 2 Capital View Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plat book #12, plat #805

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |  |  |  |                                    |   |   |  |  |
|---|--|--|--|------------------------------------|---|---|--|--|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch                    | <input checked="" type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input checked="" type="checkbox"/> Single Family |  |  |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |   |  |  |

1B. Construction cost estimate: \$ 70,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AUCTIONS**

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.

Rebecca Hirsch  
 Signature of owner or authorized agent

July 14, 2003  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**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:

Remove existing deck, add room to back of house, add new deck. optional custom frame gardenhouse to replace existing shed

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

None.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the 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.

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

10209 Capitol View Ave.  
Silver Spring, MD 20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Clara V. Cosgrove  
10211 Capitol View Ave.  
SS MD 20910

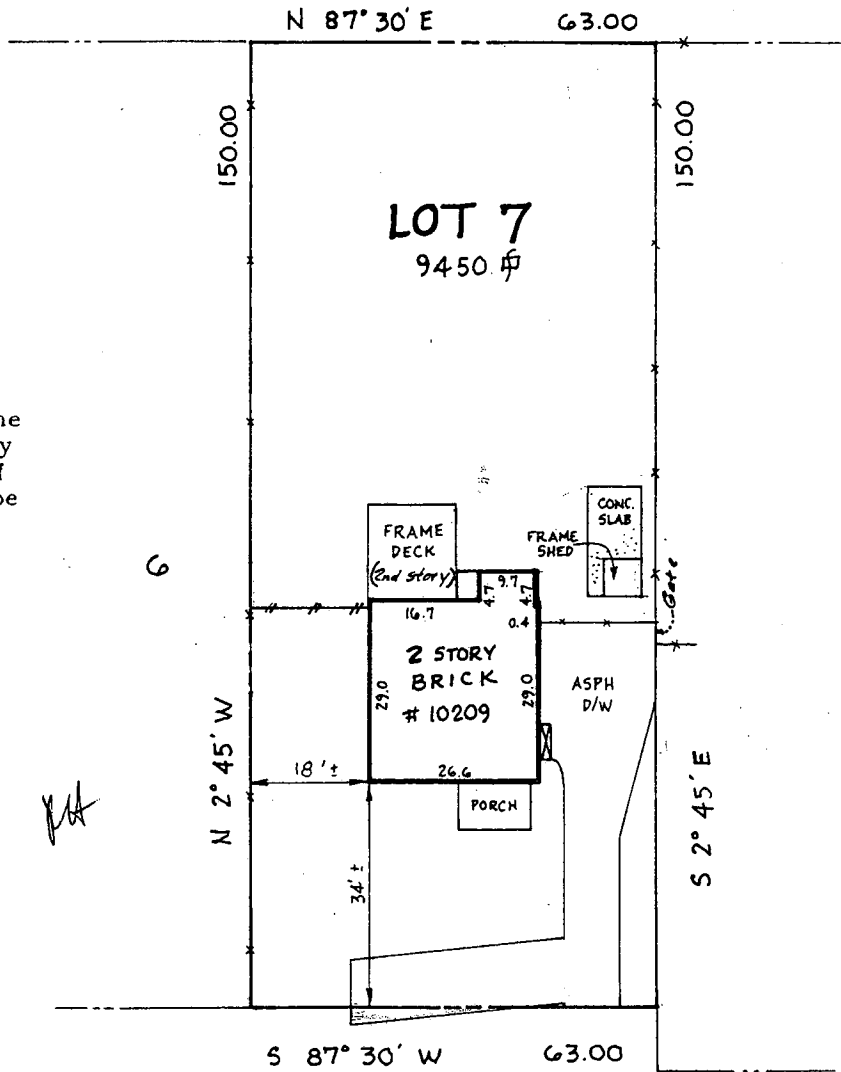
Bob Bathis  
10205 Capitol View Ave.  
SS MD 20910

Barry Malko  
10208 Capitol View Ave.  
SS MD 20910



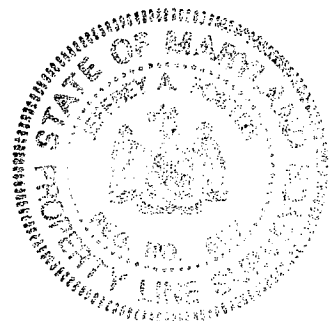
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



Notes

1. Flood zone "C" per H.U.D. panel No. 0200 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.
3. Recertified : 8-29-99  
Changes : Wood Fence



LOCATION DRAWING  
LOT 7, BLOCK 2  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MARYLAND

CAPITOL VIEW AVENUE

SURVEYOR'S CERTIFICATE

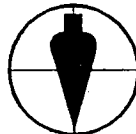
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*Jeffrey A. Foster*  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES

PLAT BK. 12  
PLAT NO. 805

LIBER  
FOLIO



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

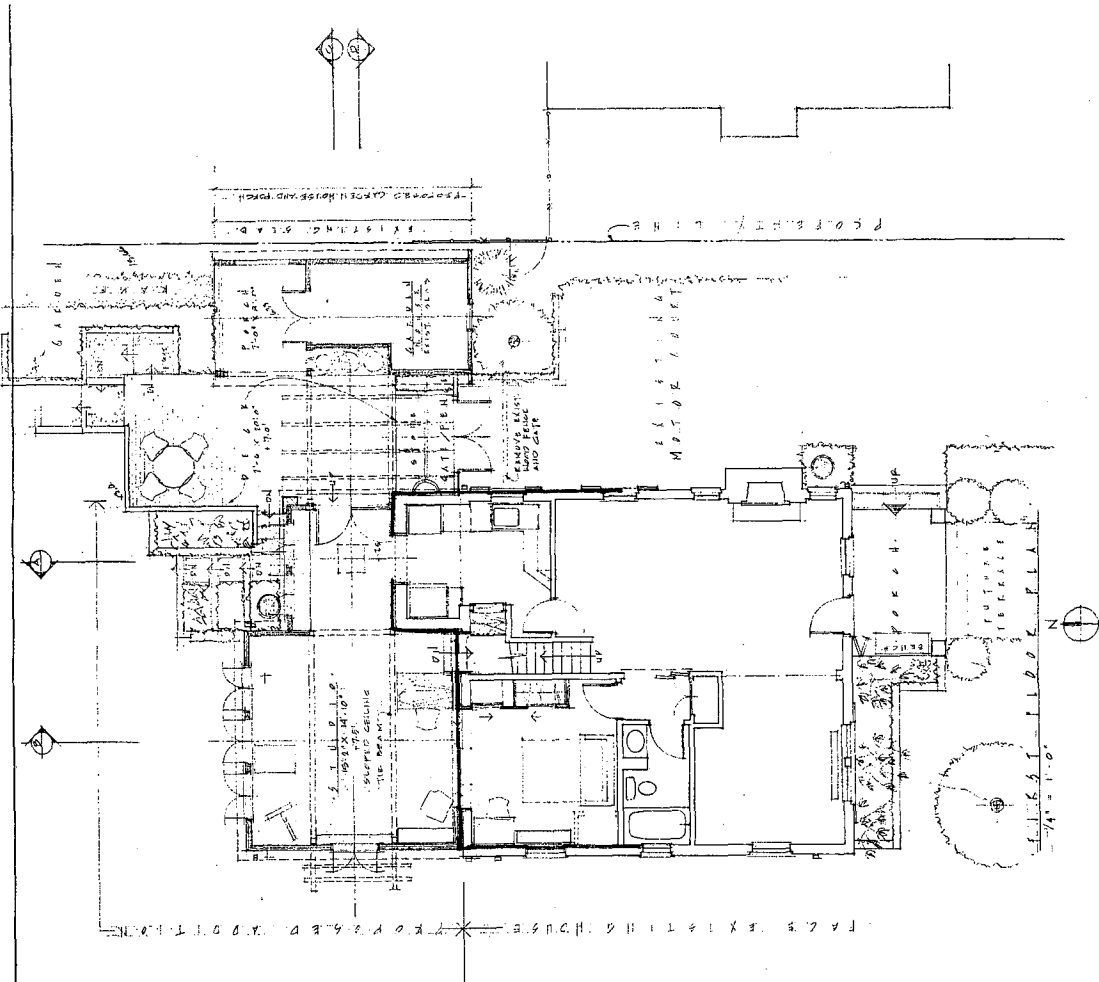
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WALL CHECK:

DRAWN BY: M.A.S.

HSE. LOC.: 8-20-96

JOB NO.: 96-2539

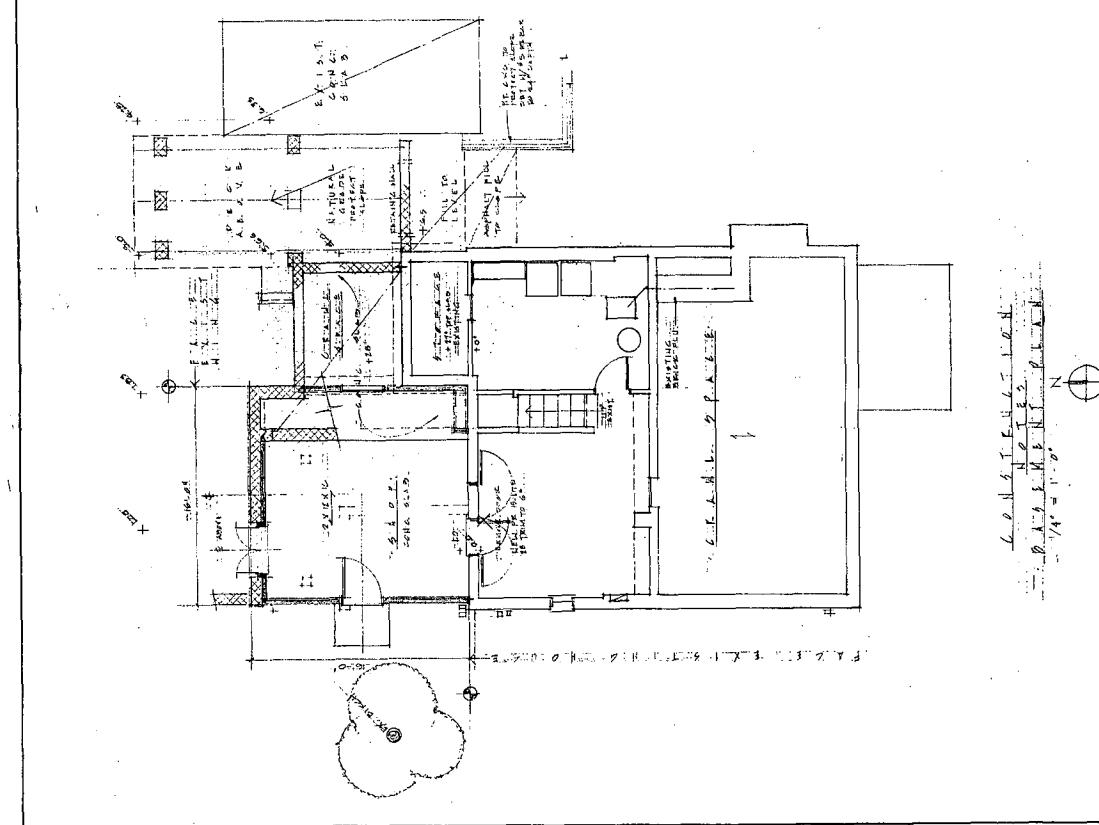


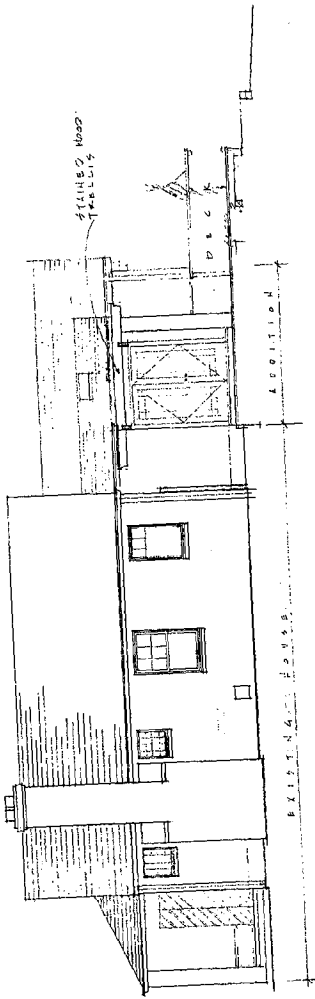
SK-10  
 20 MAY '98  
 CALVIN CORELL  
 DEC. 2011

DECK LEVEL	15'
MAIN LEVEL	345'
CEILING	250'
CEILING	650'
CEILING	125'
CEILING	730'

**PROPOSED ADDITION**  
**10209 CAPITOL VIEW AVENUE**  
 KENSINGTON, MARYLAND 20810

CALVIN CORELL CONSULTING ARCHITECT  
 1110 CHERRY HILL ROAD, ARLINGHAM, MD 20770  
 cc@calvincorell.com  
 410-278-1110  
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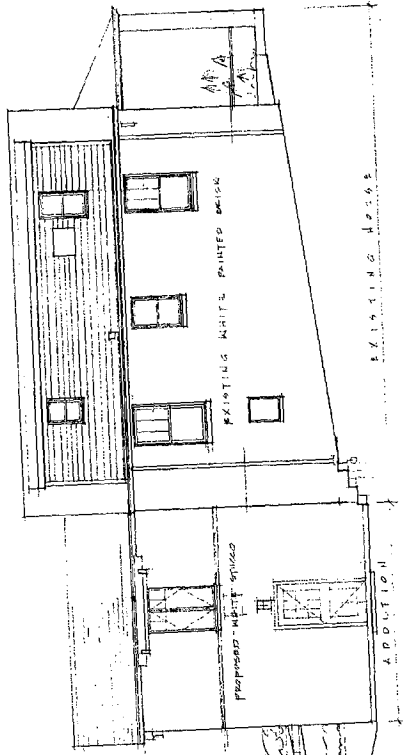


ADDITION

STAINED HARD PLYWOOD

EXISTING HOUSE

ELEVATION



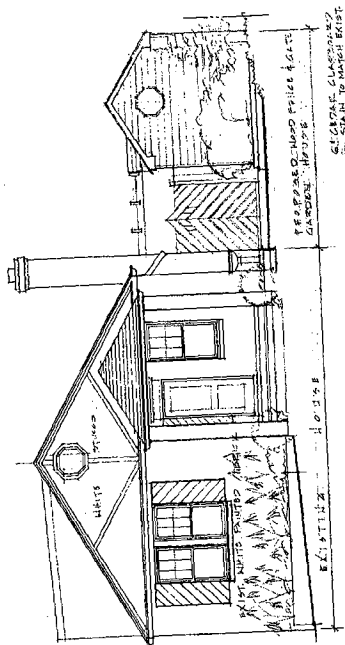
ADDITION

EXISTING WHITE PAINTED BRICK

EXISTING HOUSE

ELEVATION

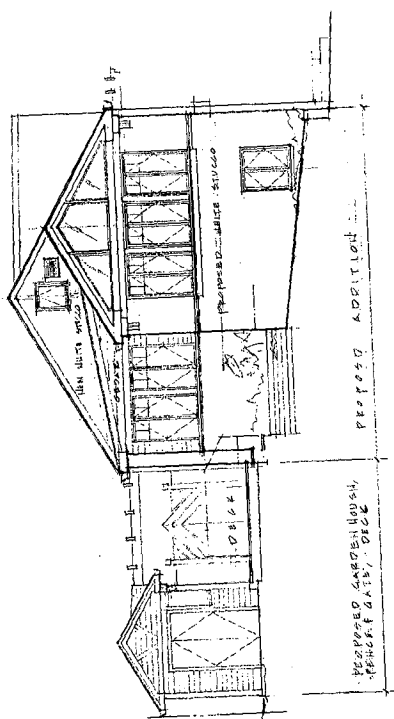
SCALE: 1/4" = 1'-0"



EXISTING HOUSE

PREPARED GARDEN HOUSE, REMOVE GATE, DECK

ELEVATION



PROPOSED ADDITION

PREPARED GARDEN HOUSE, REMOVE GATE, DECK

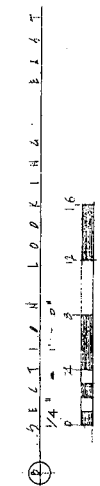
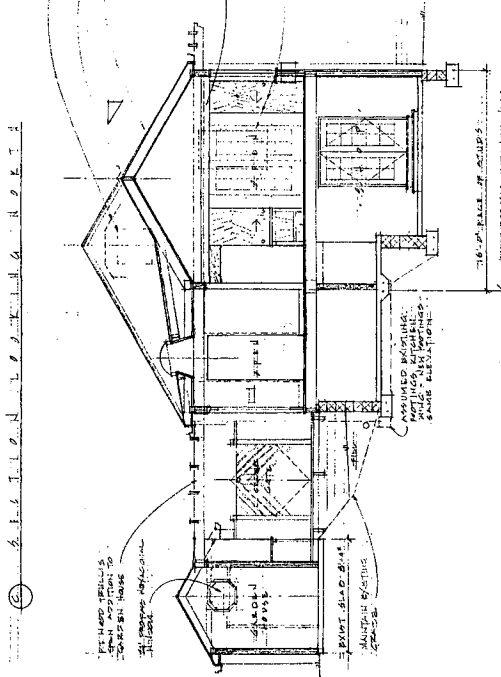
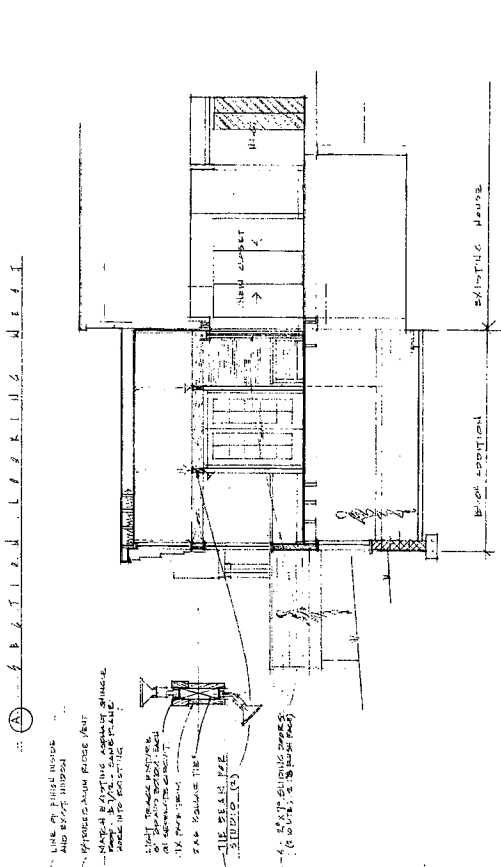
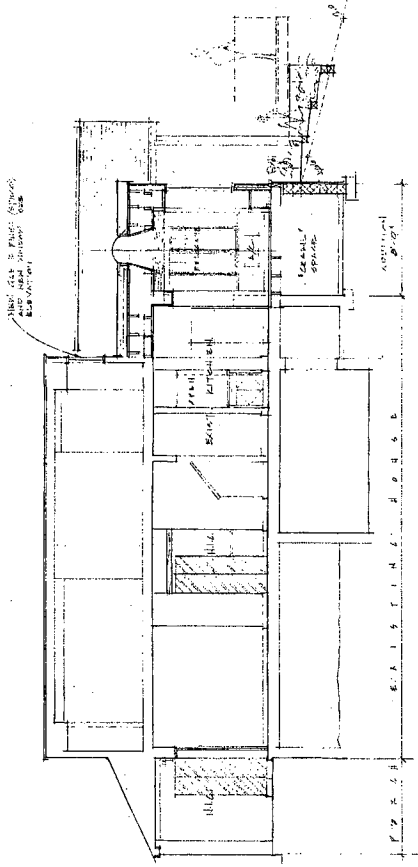
ELEVATION

PROPOSED ADDITION  
10209 CAPITOL VIEW AVENUE  
KENSINGTON, MARYLAND 20810

CALVIN CORELL CONSULTING ARCHITECT  
1116 CHERRY HILL ROAD, SUITE 100, WOODBRIDGE, MARYLAND 20681  
WWW.CALVINCORELL.COM  
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3/11/09  
CALVIN CORELL  
ARCHITECT  
DESIGN

21-12  
 00 MAY 05  
 21-12  
 21-12



PROPOSED ADDITION  
 10209 CAPITOL VIEW AVENUE  
 KENSINGTON, MARYLAND 20810

CALVIN CORELL CONSULTING ARCHITECT  
 1110 CHERRY HILL ROAD, ARLING, MD 20813  
 301-455-1111  
 WWW.CALVINCORELL.COM  
 CONTACT FOR THE FULL SET OF DRAWINGS AND FOR THE PROJECTS LISTED



10209 Capital View Ave.



North Side



North Side



10209 Capitol View Ave.



South side, facing street.



East side



10209 Capitol View Ave.



West Side



West Side



10209 Capitol View Ave.



Existing Shed and Concrete Slab  
East Side



10209 Capitol View Ave.



South side, facing street.



East side



10209 Capitol View Ave.



West Side



West Side



10209 Capitol View Ave.



Existing Shed and Concrete Slab  
East Side



10209 Capital View Ave.



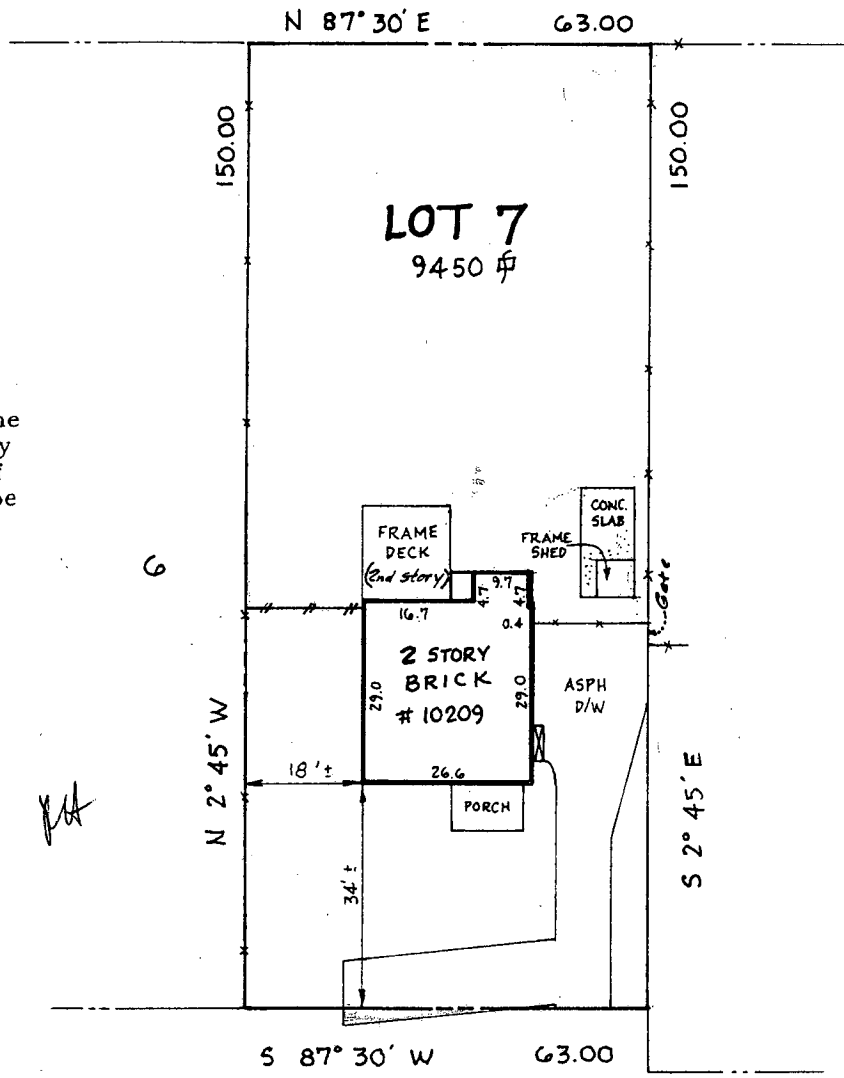
North Side



North Side

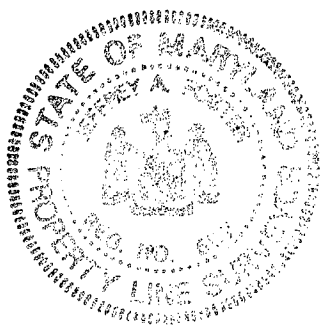
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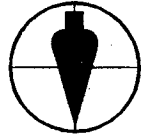
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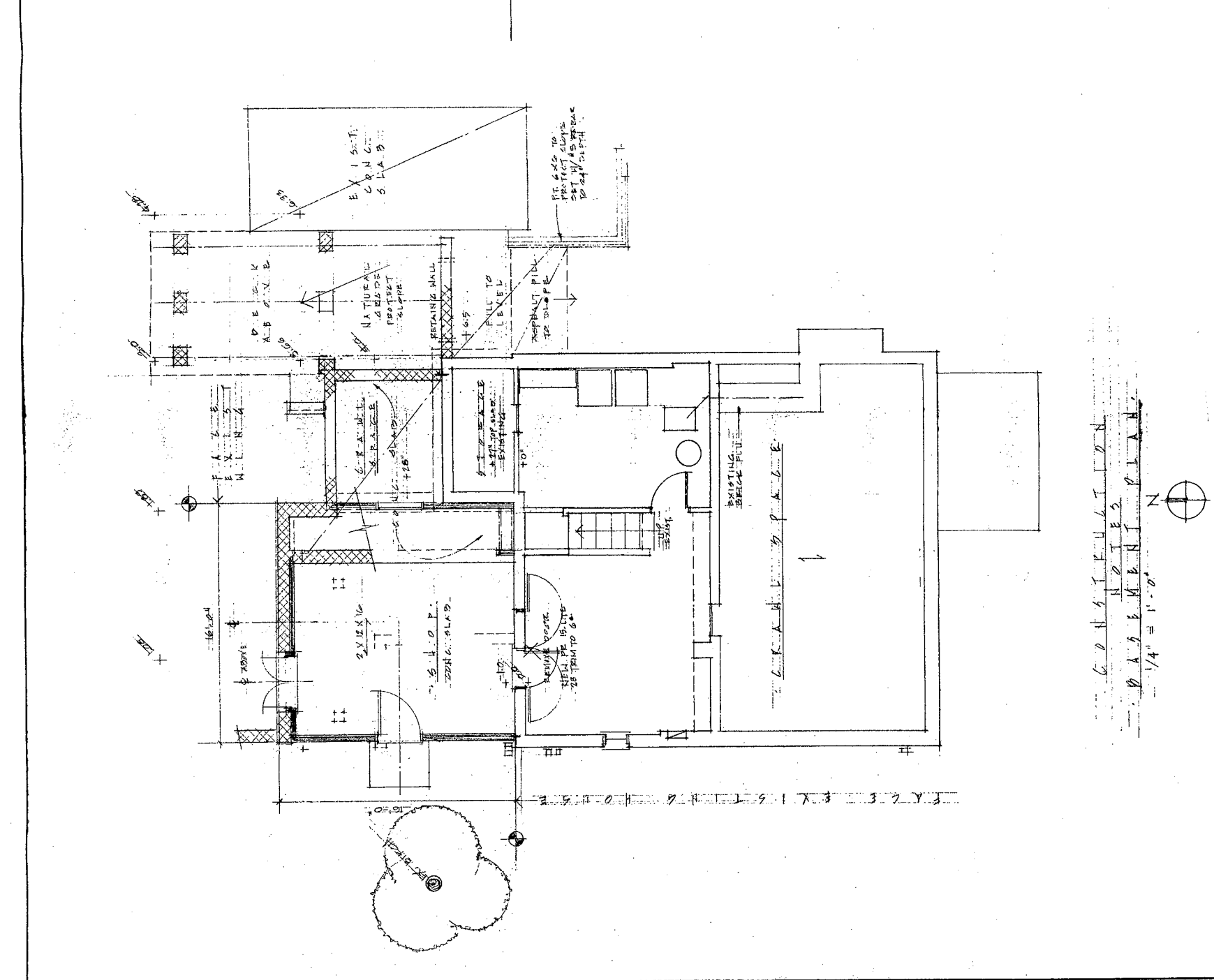
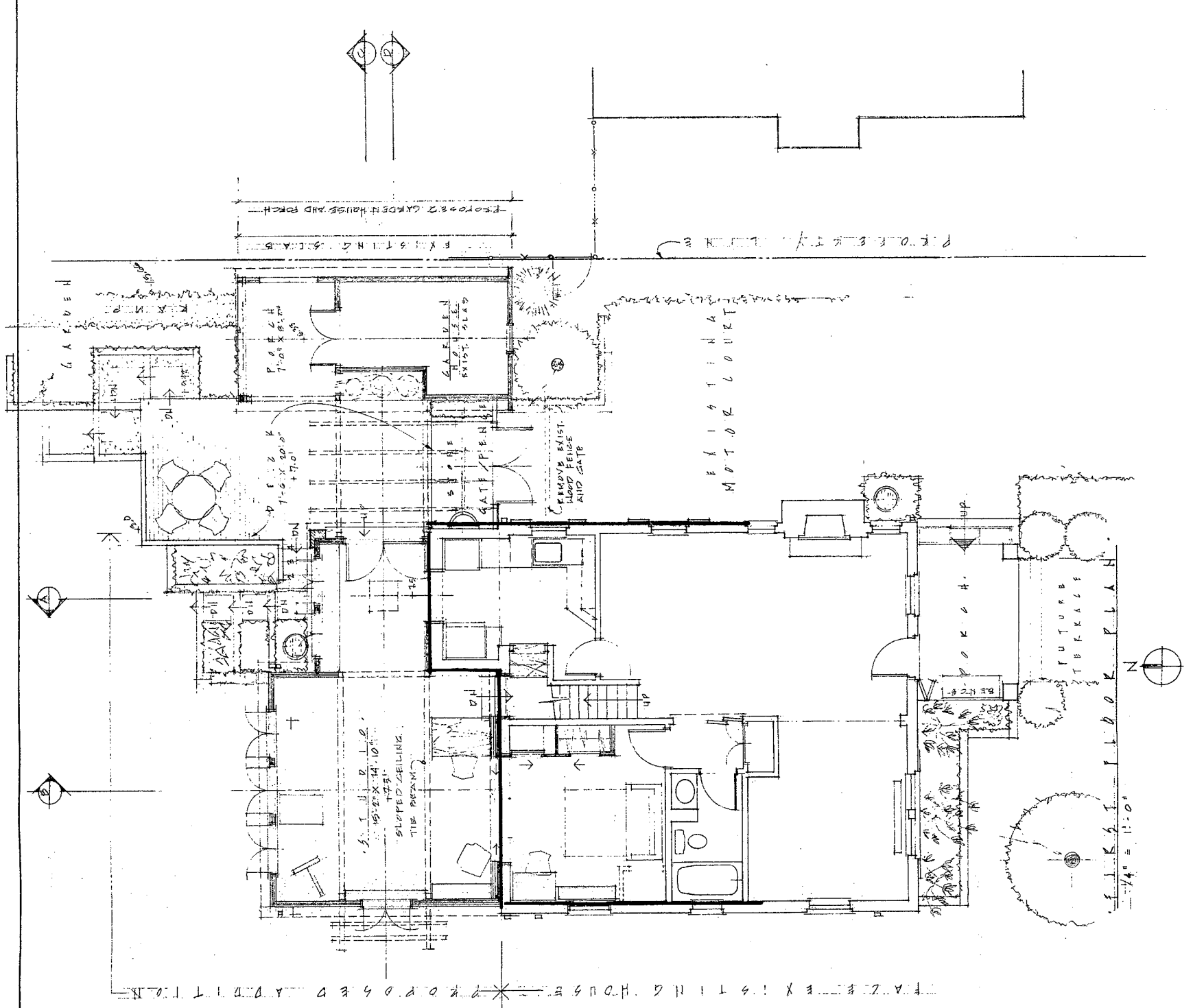
1. Flood zone "C" per H.U.D. panel No. 0200 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.
3. Recertified : 3-29-99  
Changes : Wood Fence



LOCATION DRAWING  
 LOT 7, BLOCK 2  
 CAPITOL VIEW PARK  
 MONTGOMERY COUNTY, MARYLAND

CAPITOL VIEW AVENUE

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	<b>REFERENCES</b> PLAT BK. 12 PLAT NO. 805	 <b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
	<b>LIBER</b> <b>FOLIO</b>	



SK-10  
20 MAY 05  
SCHEMATIC  
DBS:JLL

GRAPHIC SCALE  
0 4 8 12 FEET

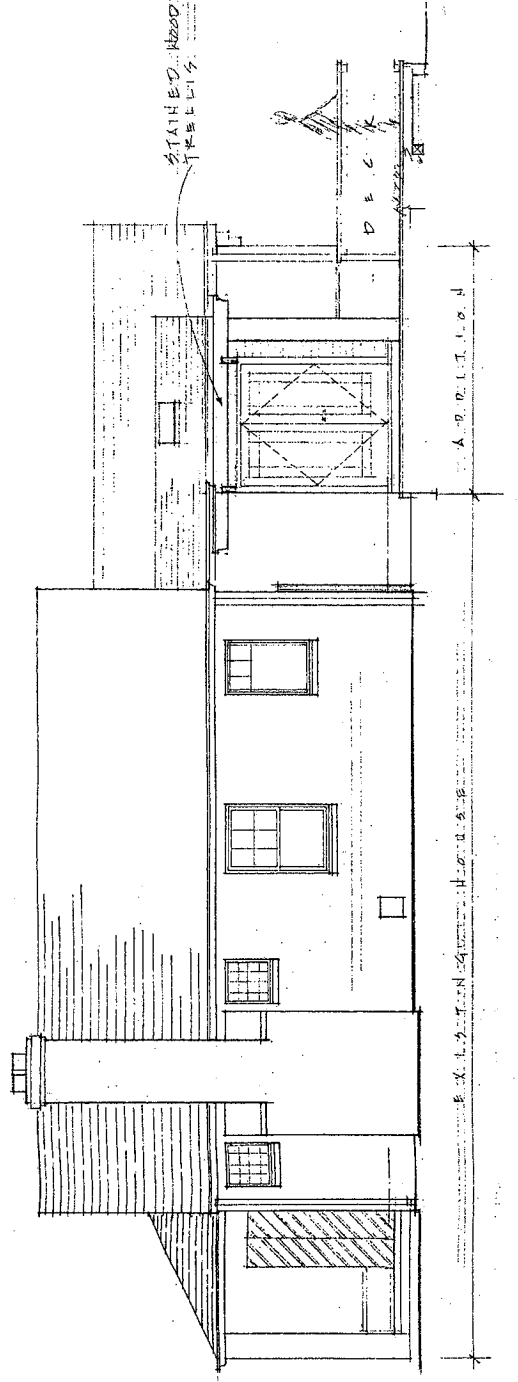
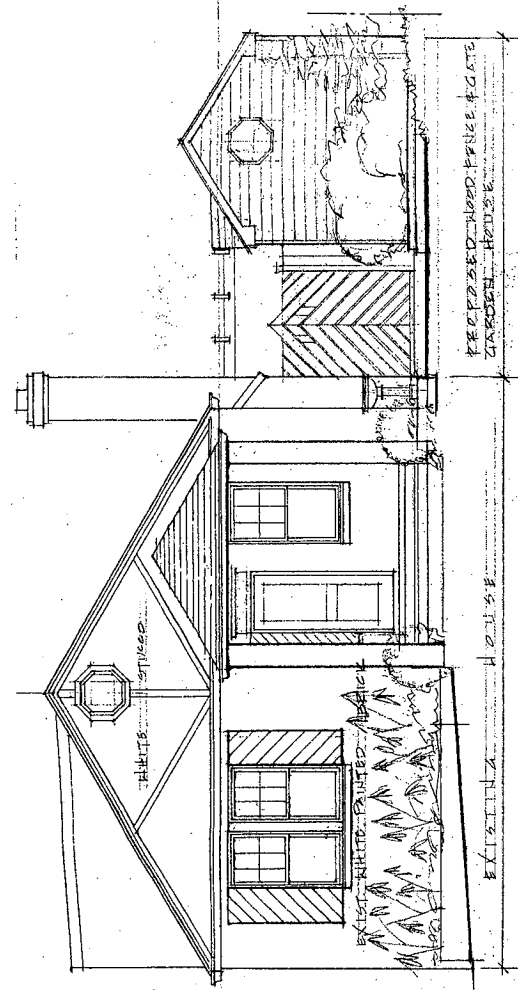
DECK 150/2	75
MAIN LEVEL	328
CHOP	256
GARDEN HOUSE	260
PORCH 50/2	128
	1,000

**PROPOSED ADDITION**  
**10209 CAPITOL VIEW AVENUE**  
KENSINGTON, MARYLAND 20810

**CALVIN CORELL CONSULTING ARCHITECT**  
1104 CHERRY HILL ROAD • ADELPHI • MD 20785  
c3a@cc1p1.com

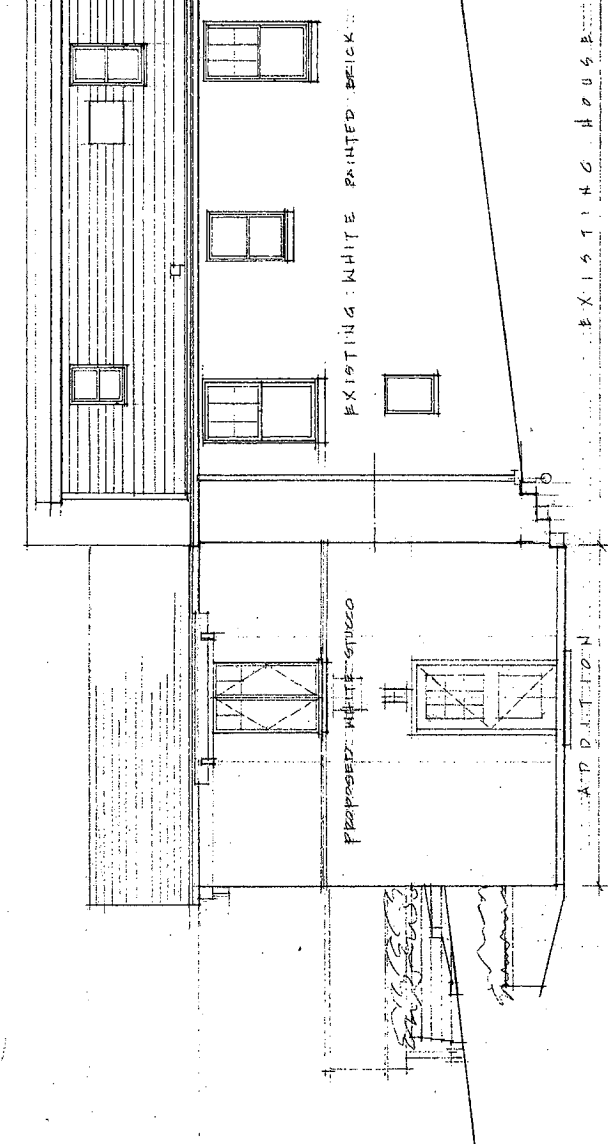
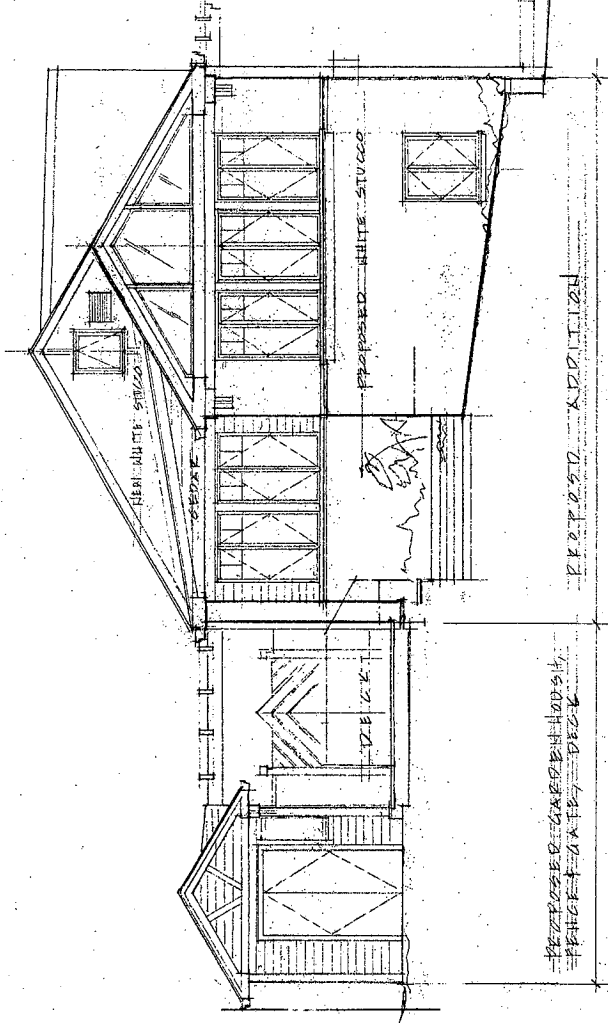
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STAINED WOOD TRUSS  
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 STAINED WOOD TRUSS

STAINED WOOD TRUSS  
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STAINED WOOD TRUSS  
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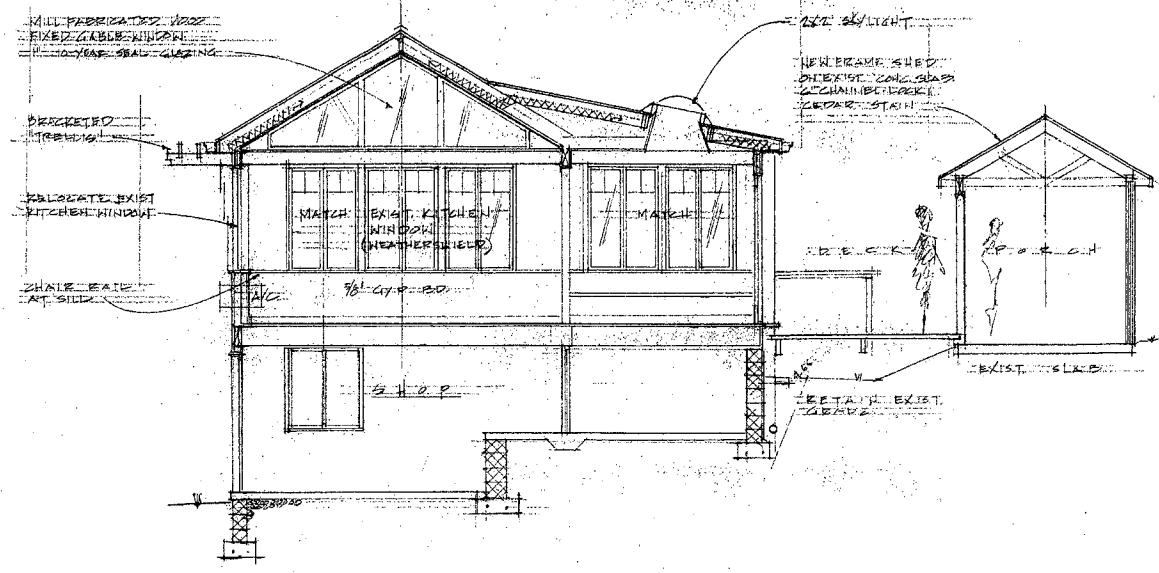
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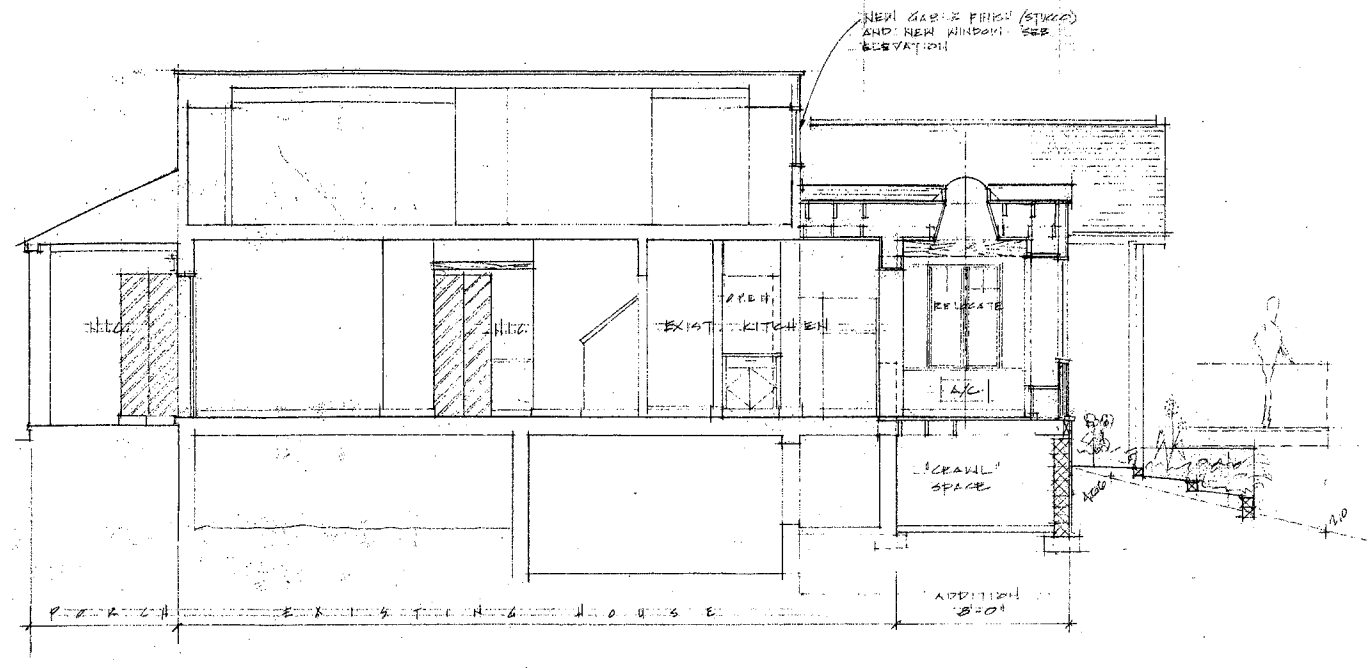
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 KENSINGTON, MARYLAND 20910

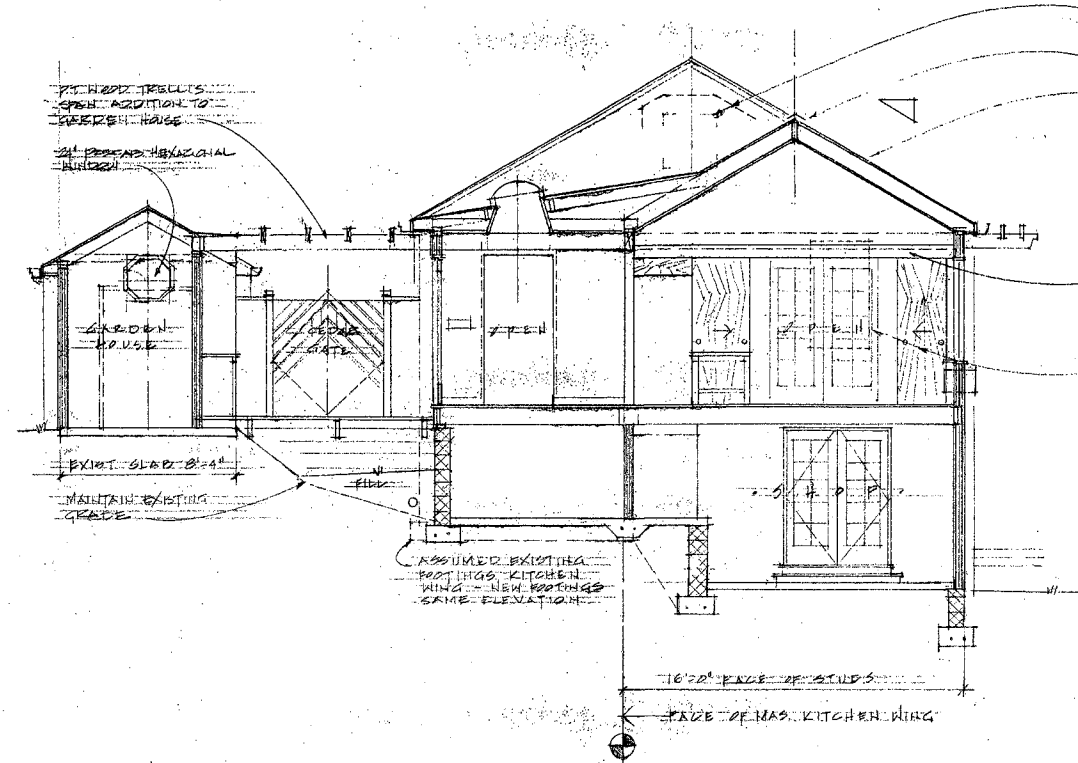
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 20 MAY 2015  
 SCHEMATIC  
 DESIGN



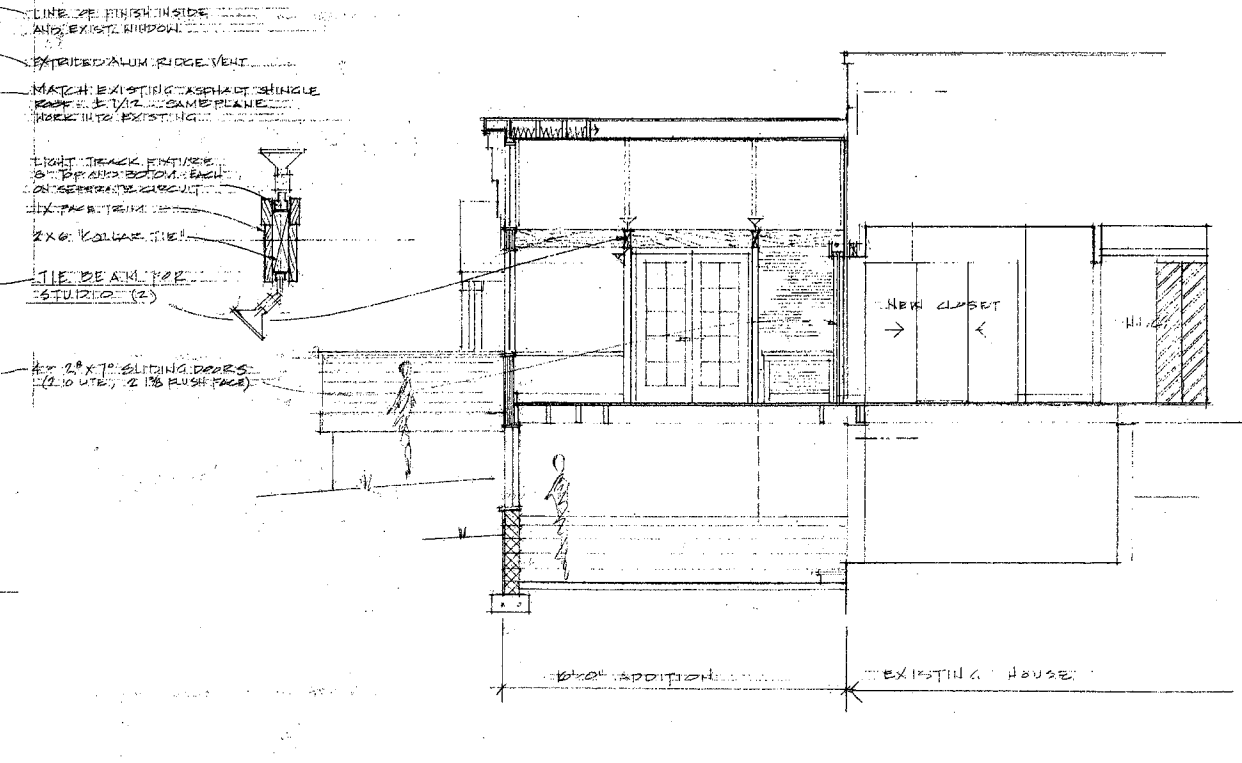
C SECTION LOOKING NORTH



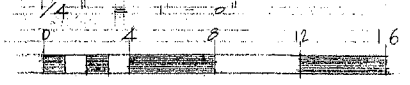
A SECTION LOOKING WEST



D SECTION LOOKING SOUTH



B SECTION LOOKING EAST

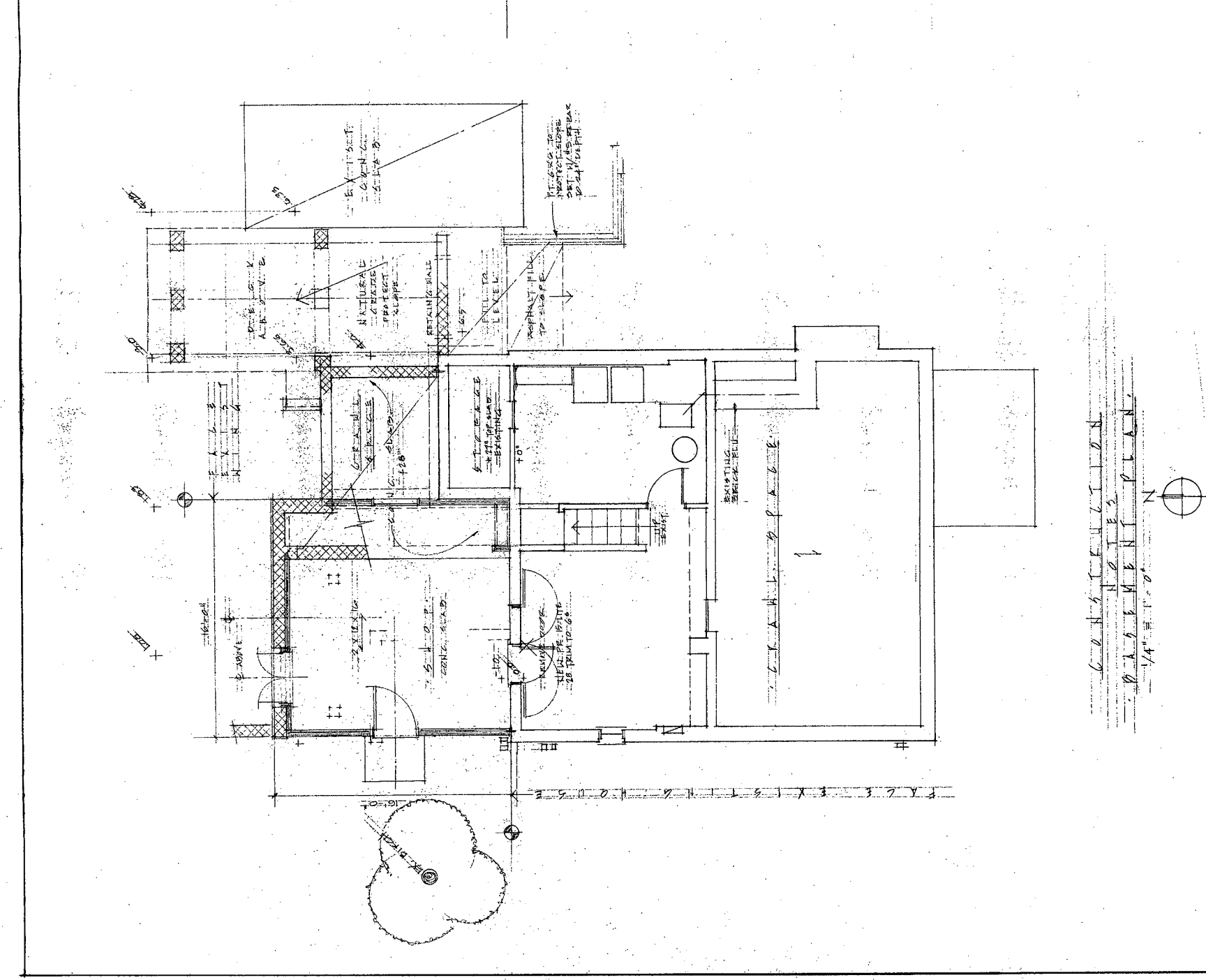
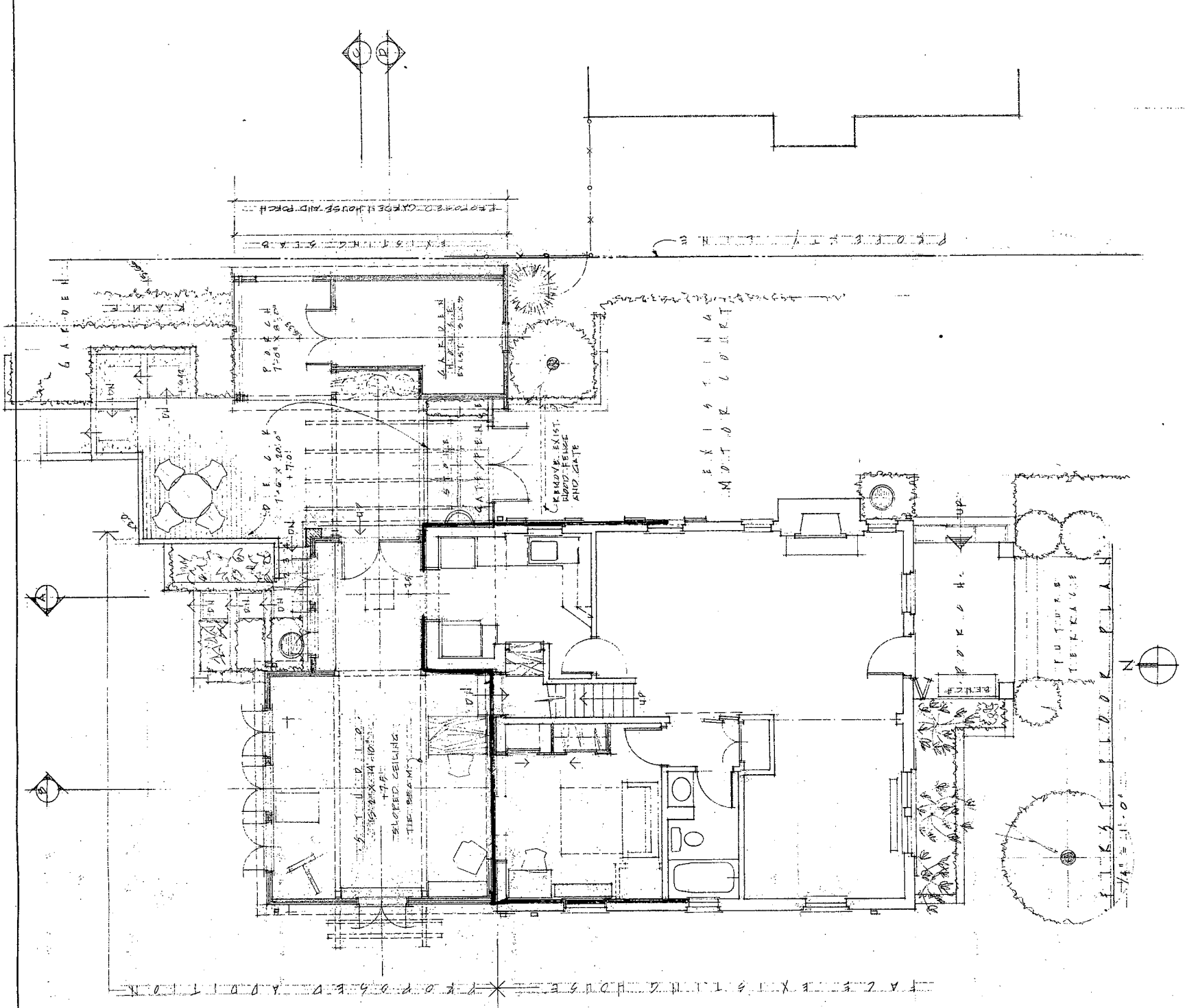


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PROPOSED ADDITION  
 10209 CAPITOL VIEW AVENUE  
 KENSINGTON, MARYLAND 20910

SK-12  
 10.11.03  
 SCHEMATIC  
 DESIGN





SK 10  
20 MAY 09  
SCHEMATIC DESIGN

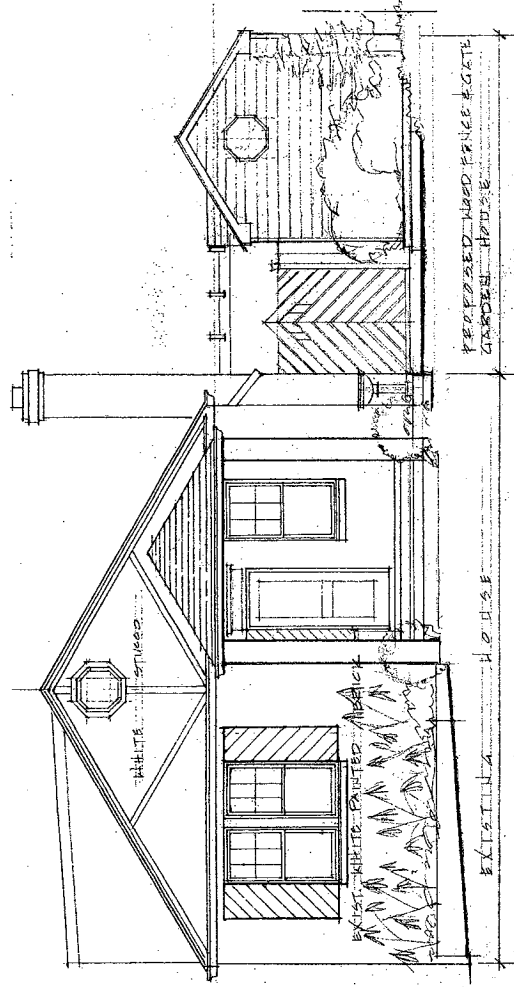
SPACING  
0 4 8 12 FEET

DECK 1500/2	75
MAIN LEVEL	325
CHOP	256
GARAGE HOUSE	600
PERCH 50/2	100
	788

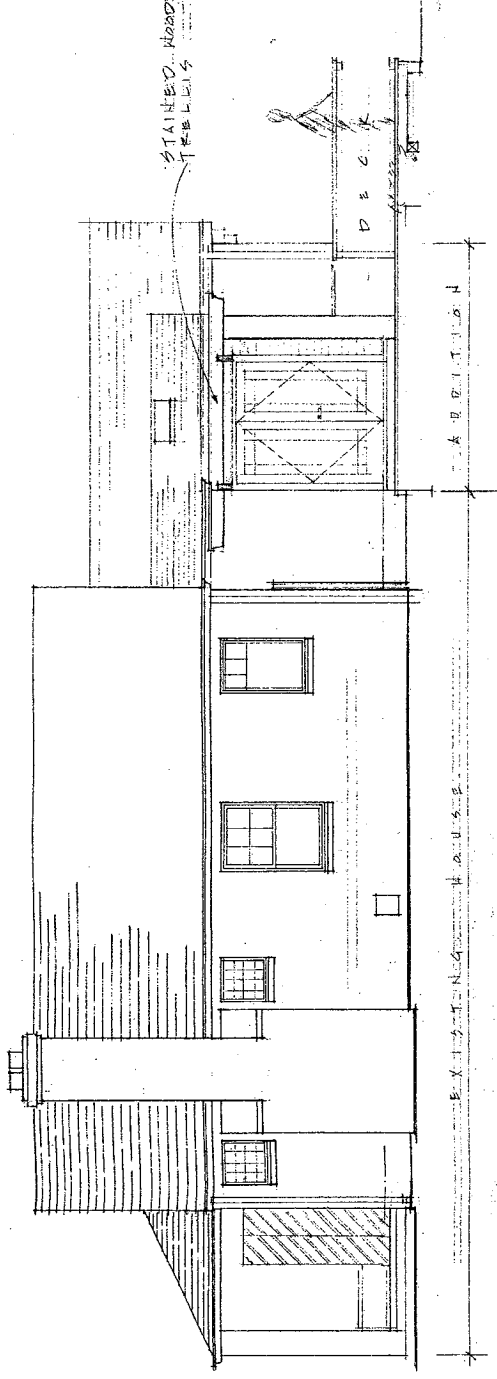
PROPOSED ADDITION  
10209 CAPITOL VIEW AVENUE  
KENSINGTON, MARYLAND 20910

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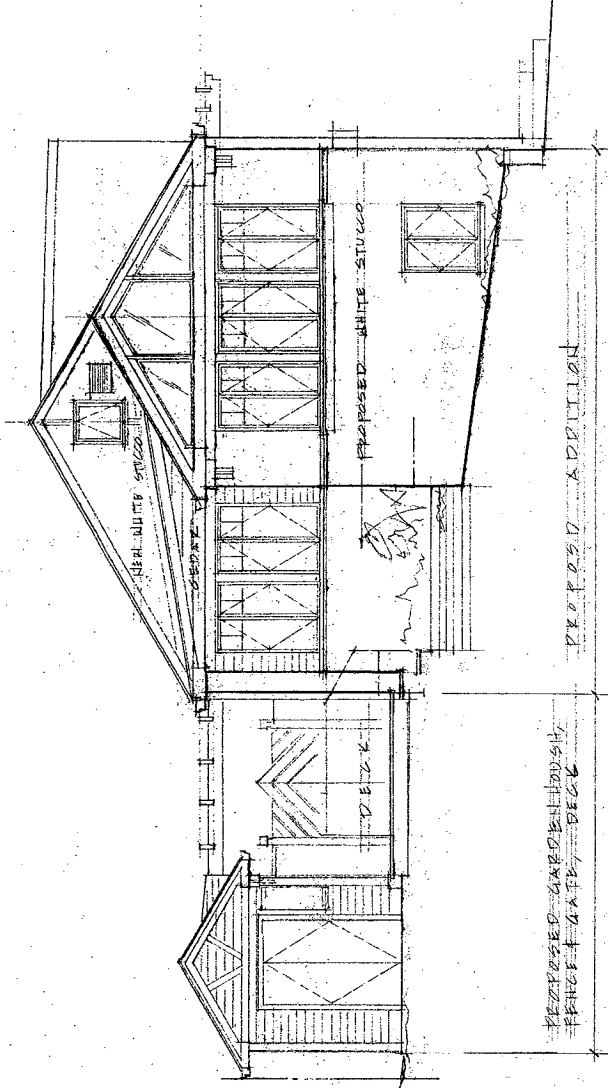
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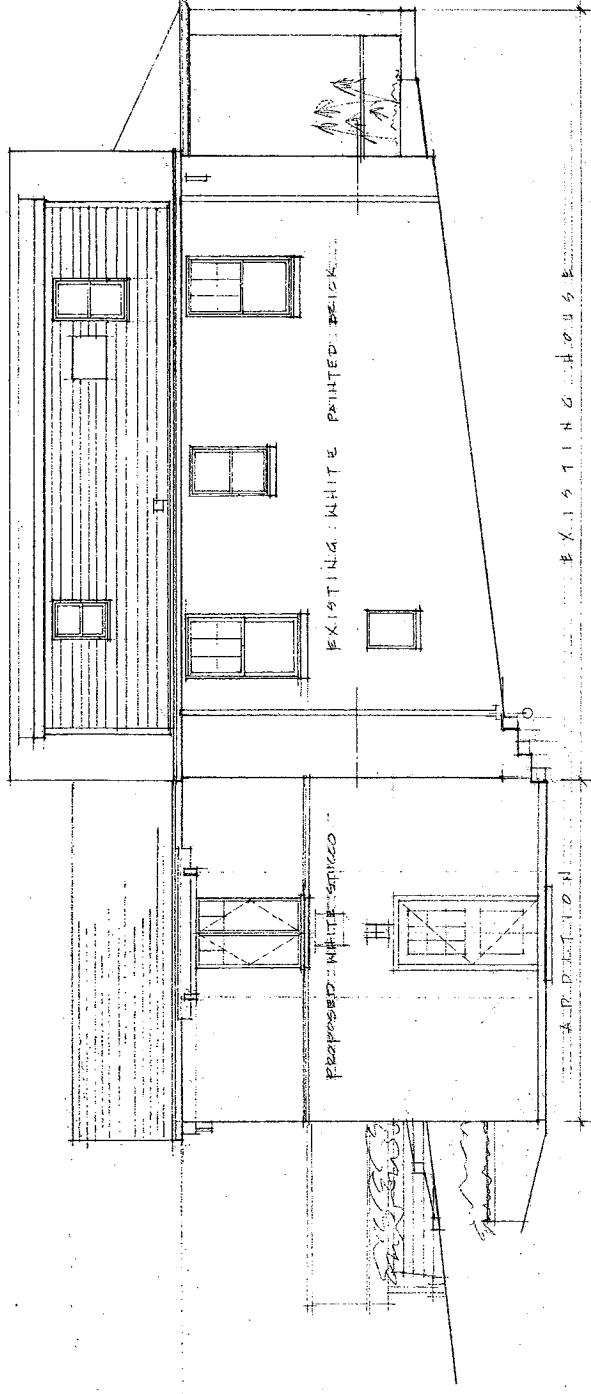
ELEVATION



ELEVATION



ELEVATION



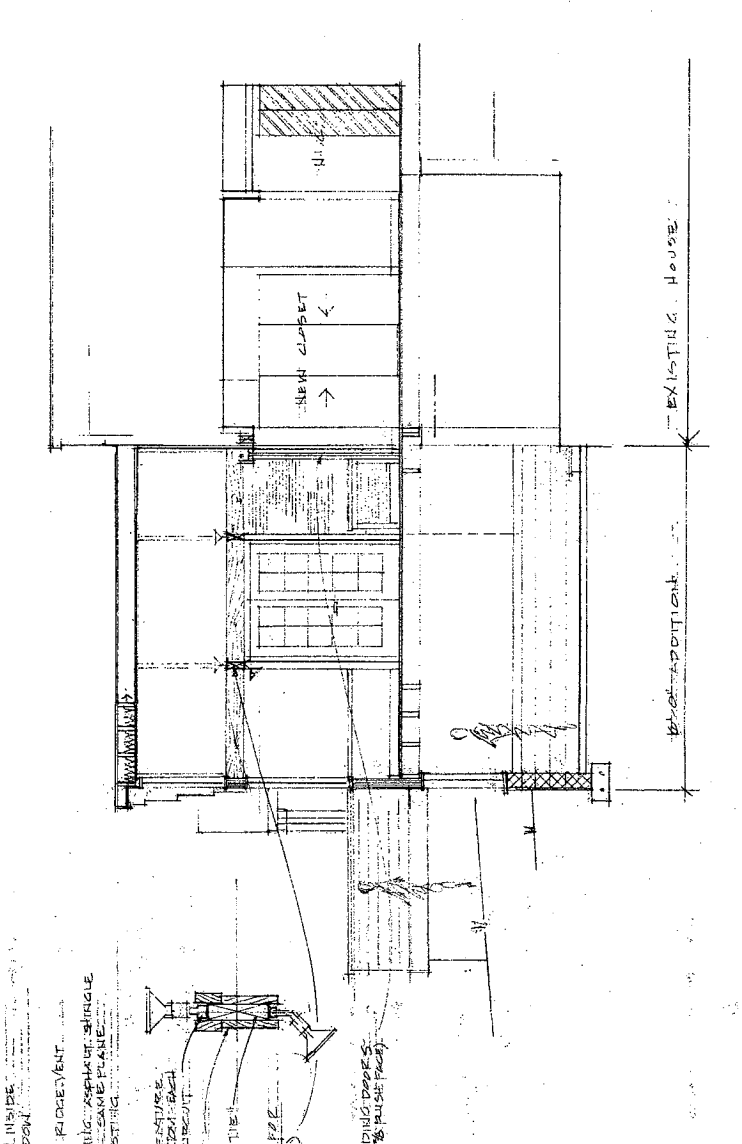
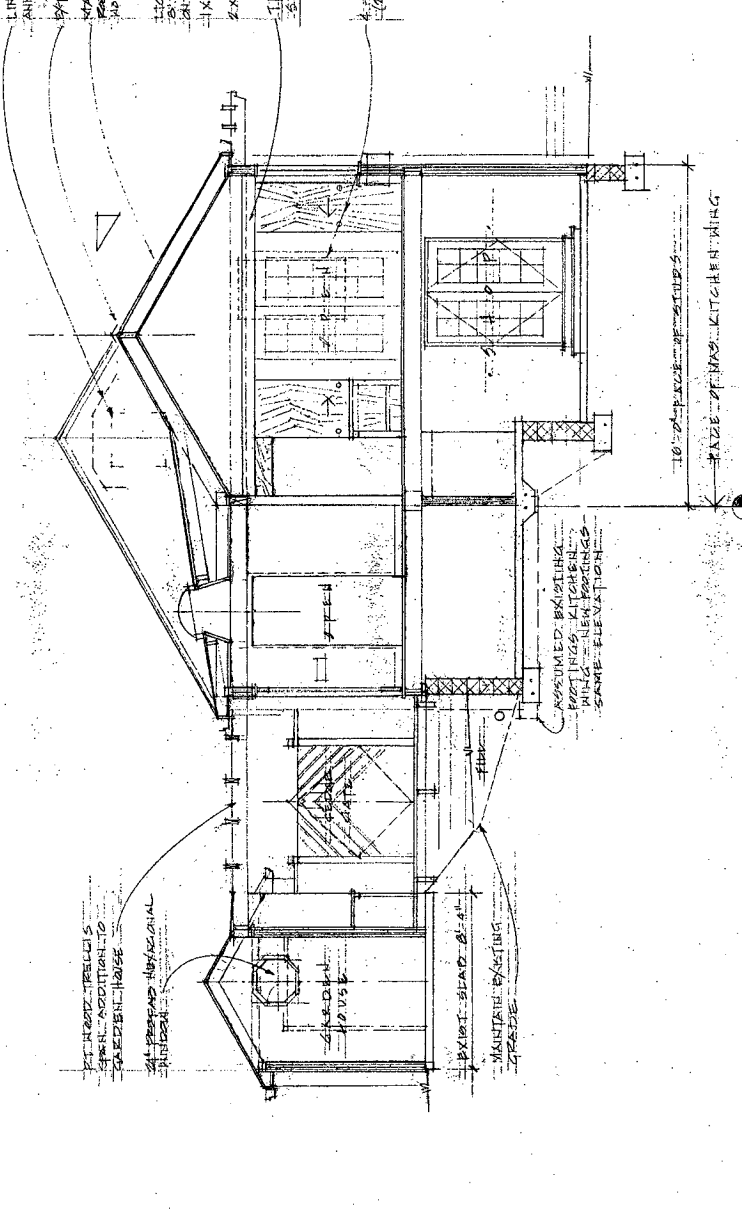
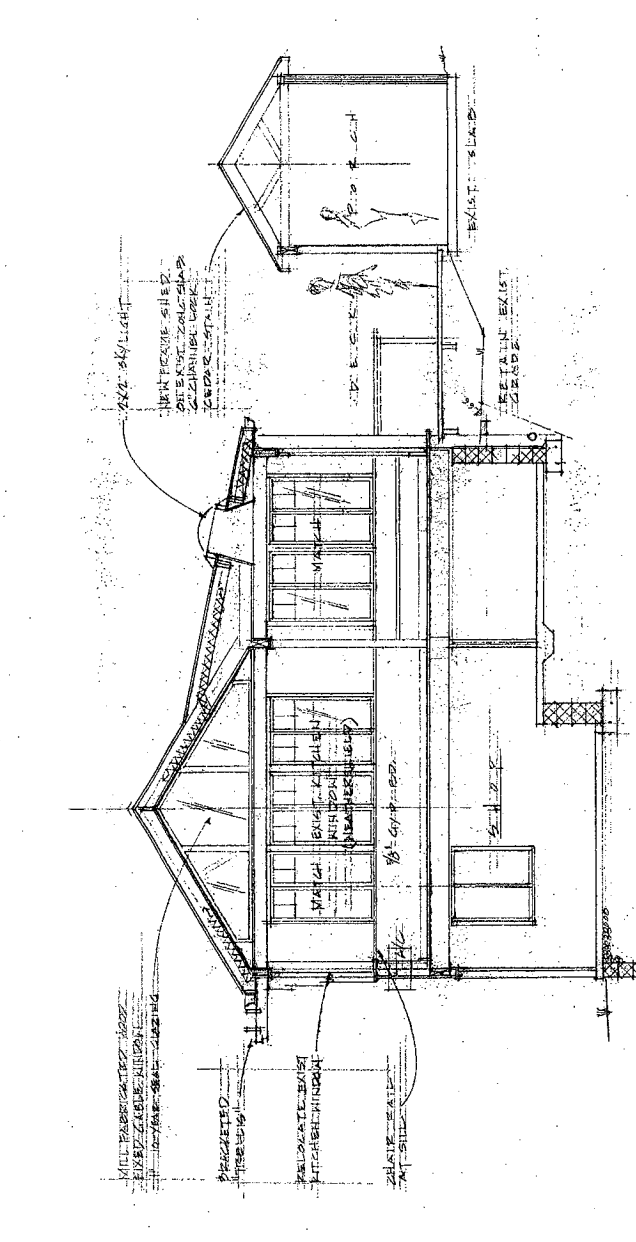
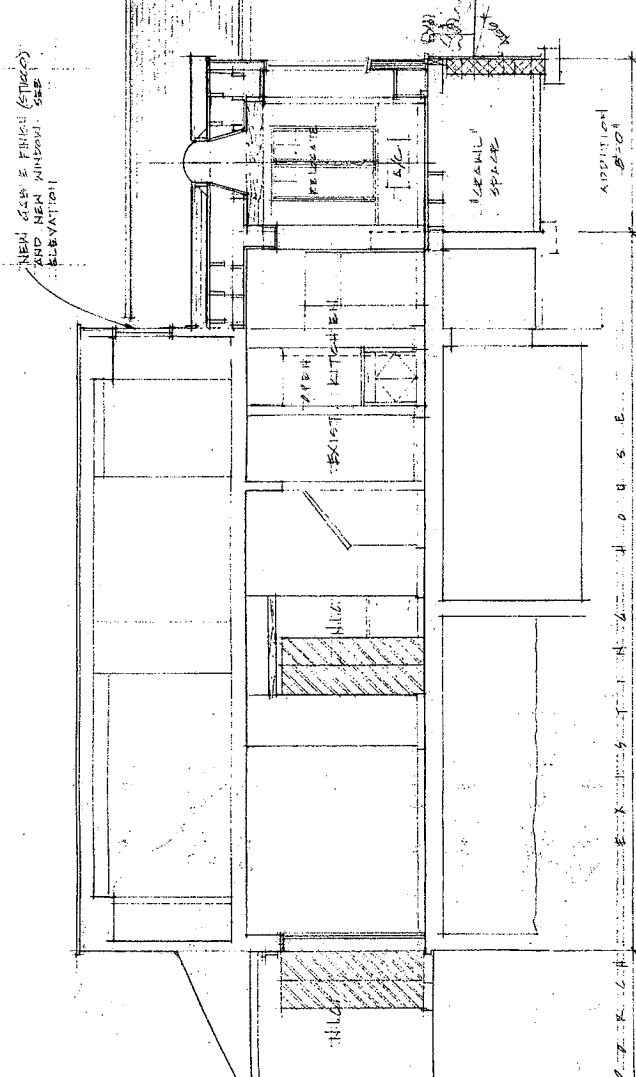
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PROPOSED ADDITION  
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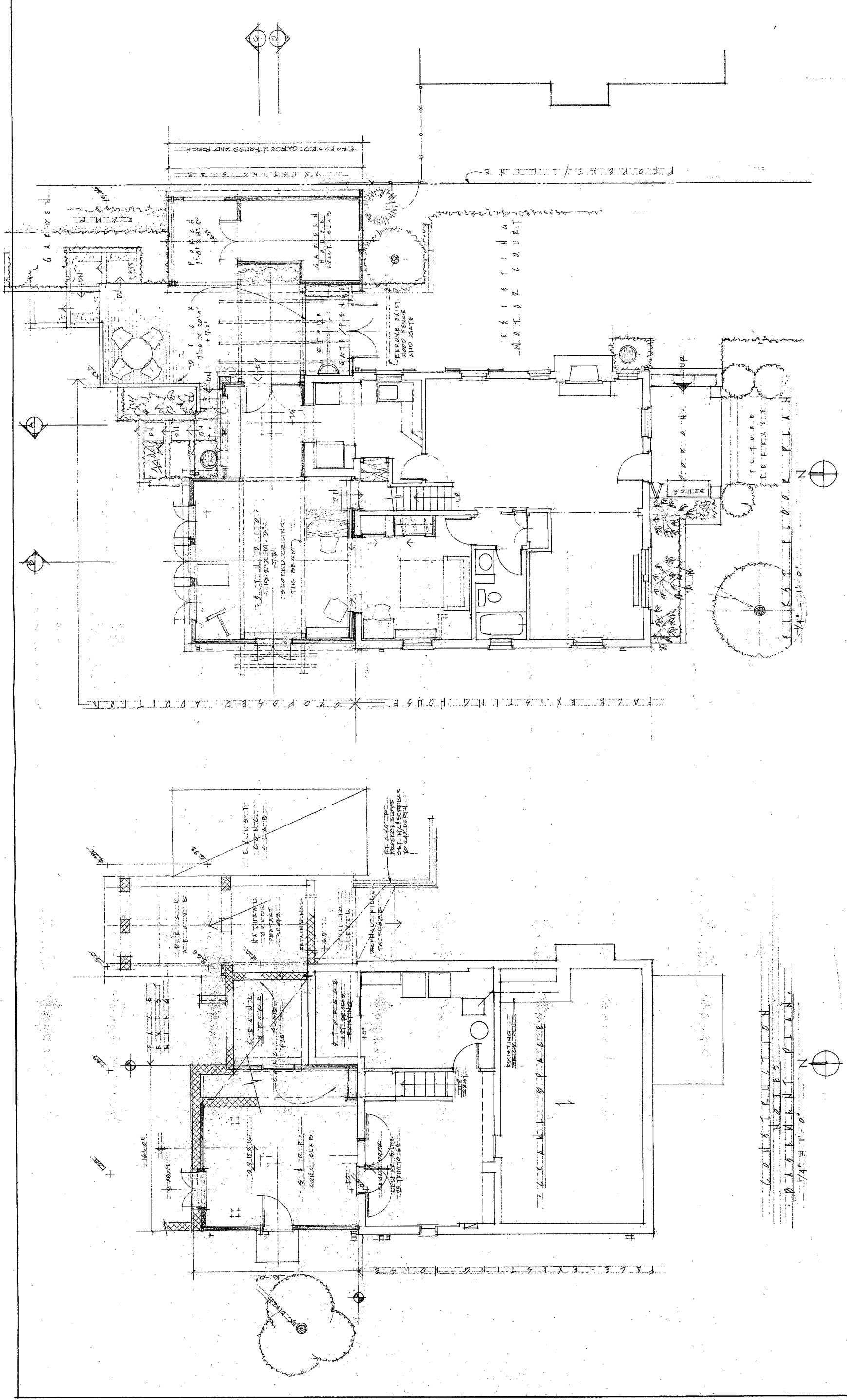
SKELL  
 20 MAY 03  
 CORELL ARCHITECTURE  
 DESIGN



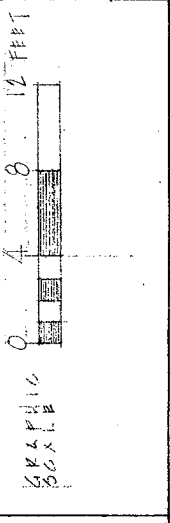
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PROPOSED ADDITION  
 10209 CAPITOL VIEW AVENUE  
 KENSINGTON, MARYLAND 20910

SK-12  
 20 MAY 05  
 SCHEMATIC  
 DESIGN



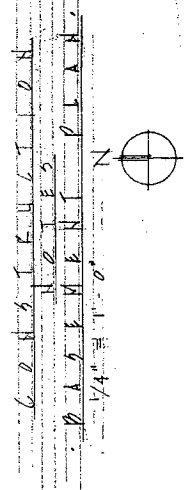
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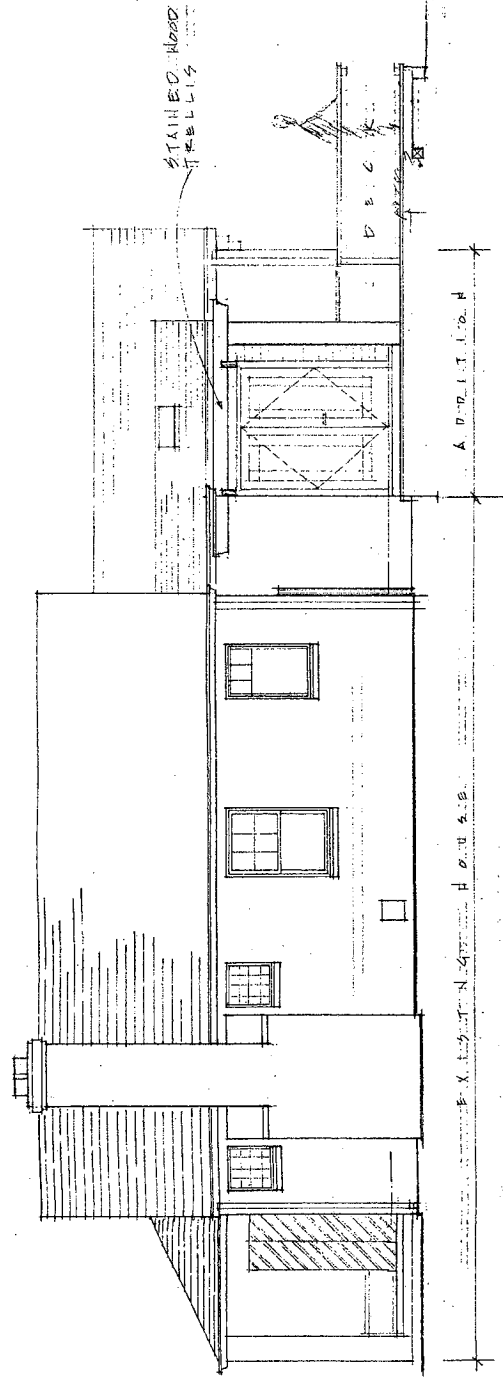
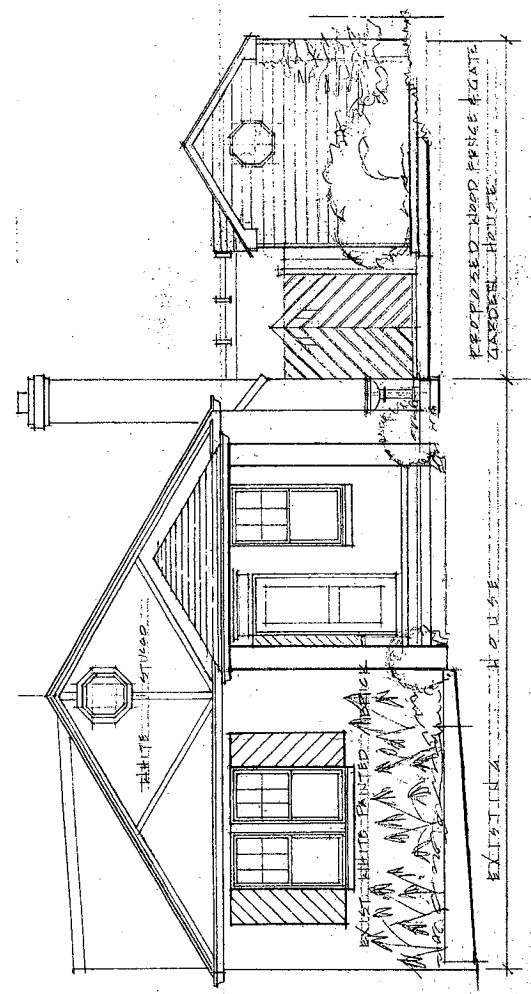


DECK 150/2	75
MAIN LEVEL	328
CHOP	252
GARDEN HOUSE	680
PORCH 50/4	100
	780

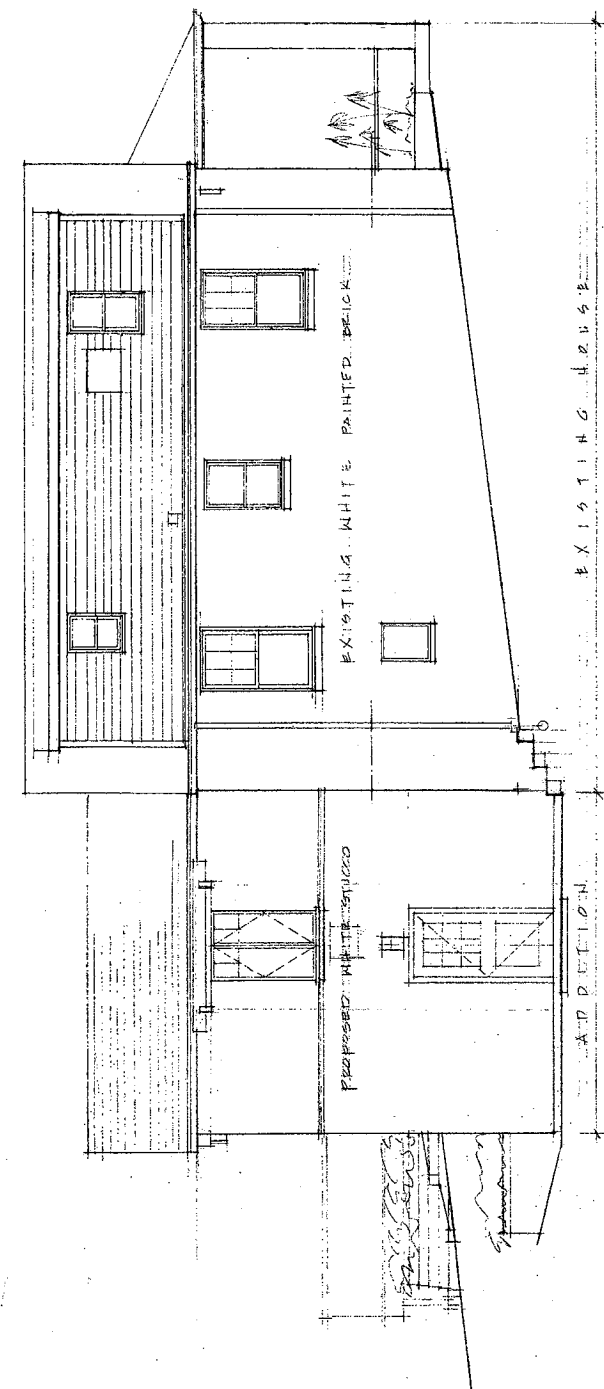
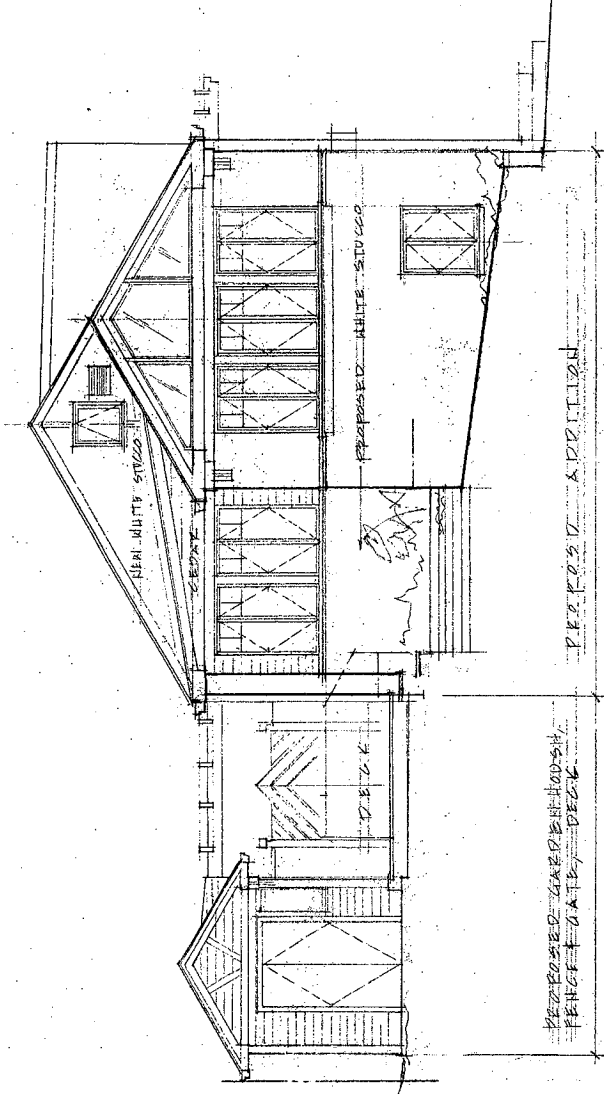
**PROPOSED ADDITION  
10209 CAPITOL VIEW AVENUE  
KENSINGTON, MARYLAND 20910**

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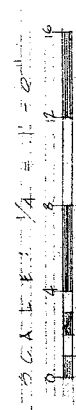




EXISTING HOUSE



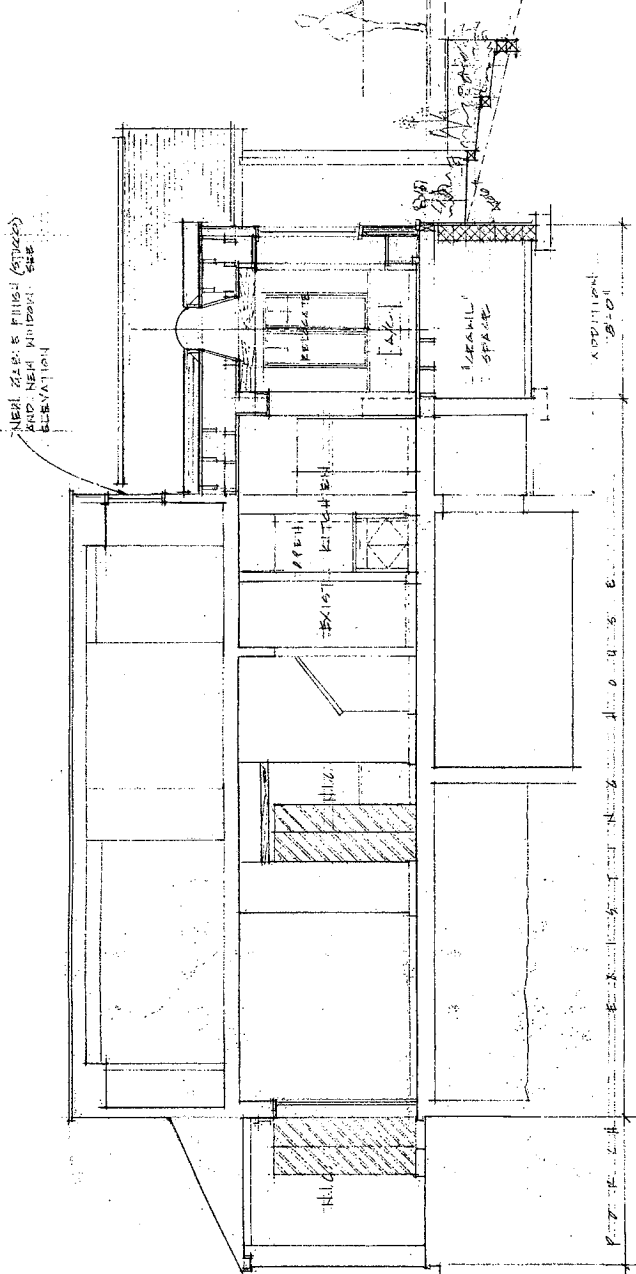
PROPOSED ADDITION



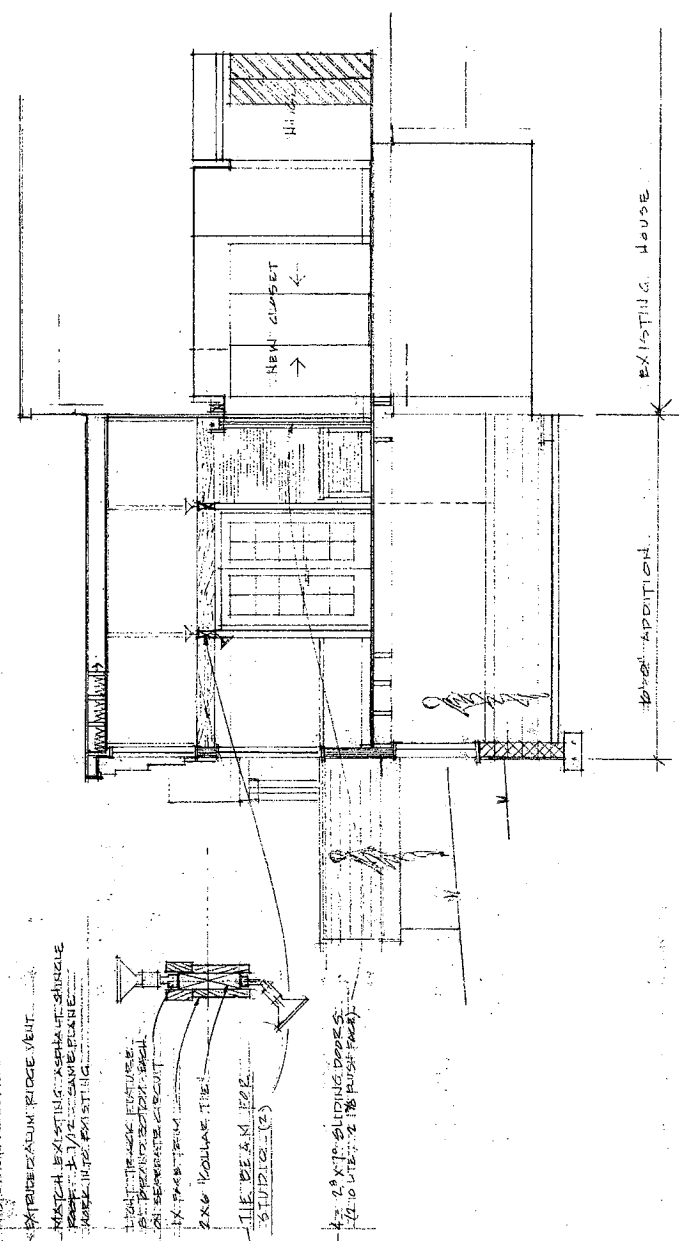
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PROPOSED ADDITION  
 10209 CAPITOL VIEW AVENUE  
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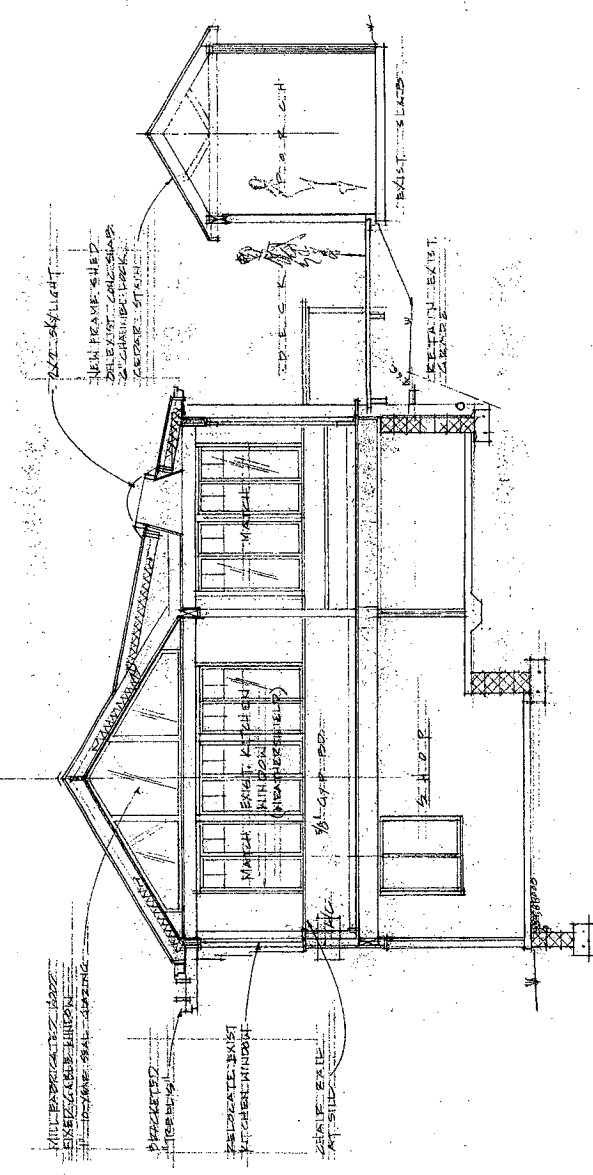
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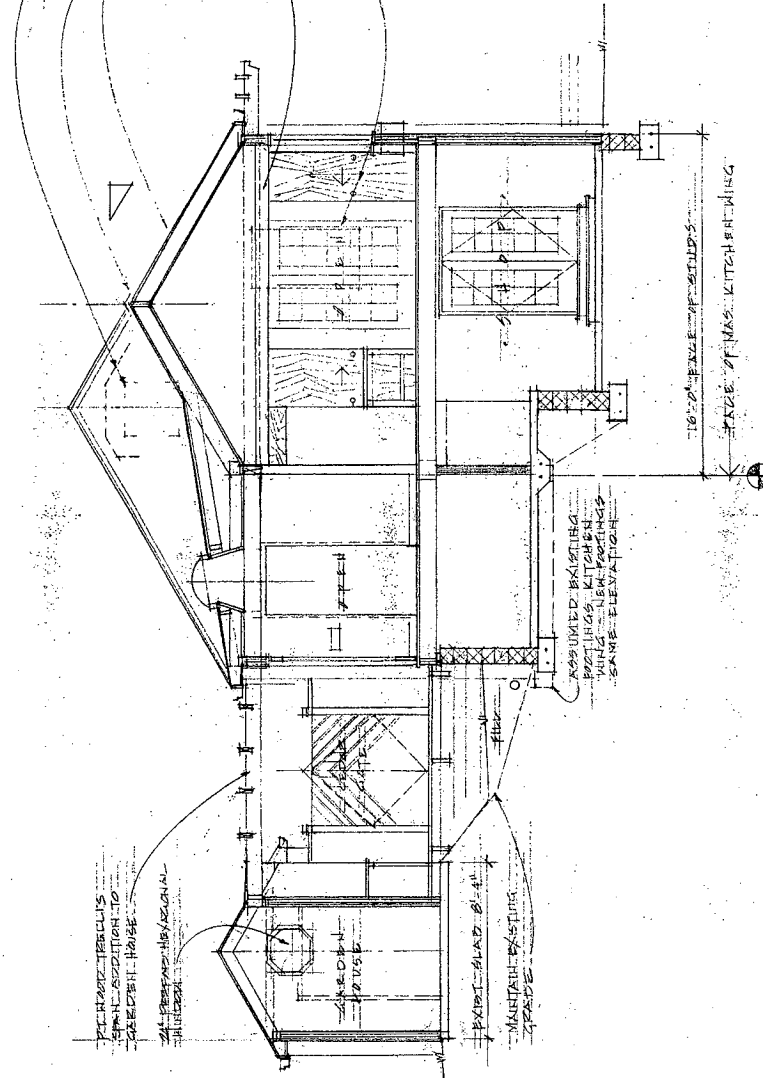
EXISTING HOUSE AND PROPOSED ADDITION ELEVATION



EXISTING HOUSE AND PROPOSED ADDITION ELEVATION



EXISTING HOUSE ELEVATION



EXISTING HOUSE AND PROPOSED ADDITION ELEVATION

EXISTING HOUSE AND PROPOSED ADDITION ELEVATION

PROPOSED ADDITION  
 10209 CAPITOL VIEW AVENUE  
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