

31/07-06L 9715 CAPITOL VIEW AVE  
Capitol View Park Historic District

Ave.



FILE

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: September 28, 2006

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #432413, front porch alterations

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 at the September 27, 2006 meeting.

- 1. The railing will not be installed. Alternative landscaping solutions will be sought instead.*

The HPC staff has reviewed and stamped the attached construction drawings.

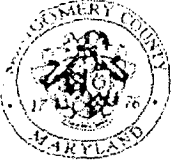
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Maria Bretancourt

Address: 9715 Capitol View Ave, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 301/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDUARDO SALAZAR  
 Daytime Phone No.: 240-8766444  
 Tax Account No.: 995753  
 Name of Property Owner: MARIA BETANCOURT Daytime Phone No.: 240-8766444  
 Address: 9715 Capital View Ave Silver Spring MD 20910  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9715 Street: Capital View Ave.  
 Town/City: Silver Spring Nearest Cross Street: Seminary rd.  
 Lot: P41 Block: 34 Subdivision: \_\_\_\_\_  
 Liber: 5113 Folio: 0690 Parcel: 000

(PT Lots 42, 43+44)

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

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Tear	<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: \$ 1200

1C. If this is a revision of a previously approved active permit, see Permit # NO

**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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: \_\_\_\_\_

Approved:  WITH CONDITION For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia Wally Date: 9/27/06  
 Application/Permit No.: 432813 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**WRITTEN DESCRIPTION OF PROJECT**

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

Screen Porch Build with Painted 2x4  
this porch was not original on the house.

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

Remove 2x4 partitions and Screen and Build  
a wood railing as most likely was original  
at the house. primed wood will be used to  
be painted white on Railings & balusters.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 7 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 decline 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.

## Oaks, Michele

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**Subject:** Edwardo Savatas  
**Entry Type:** Phone call  
**Start:** Mon 6/27/2005 7:40 AM  
**End:** Mon 6/27/2005 7:40 AM  
**Duration:** 0 hours  
**Answered Call:** X  
**Called:** X

9715 Capitol View Avenue, CVP  
wants to set up a meeting to look at the property - to build a garage and an addition.

240-876-6444

left message on June 28th.

July 11 - 13

June 2005						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2005						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2005						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2005						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JAN  
FEB  
MAR  
APR  
MAY  
JUN  
JUL

**11 MONDAY**  
192/173

8am - Randy Cunas @ 10129 Grant

9:30 - Kerry Richards @ Meadowbrook

Birthday lunch - 12:30

**12 TUESDAY**  
193/172

9am - [unclear] - [unclear] 3rd Ave.

11am - Conference call w/ Betsy at  
Hanson Design Build

**13 WEDNESDAY**  
194/171

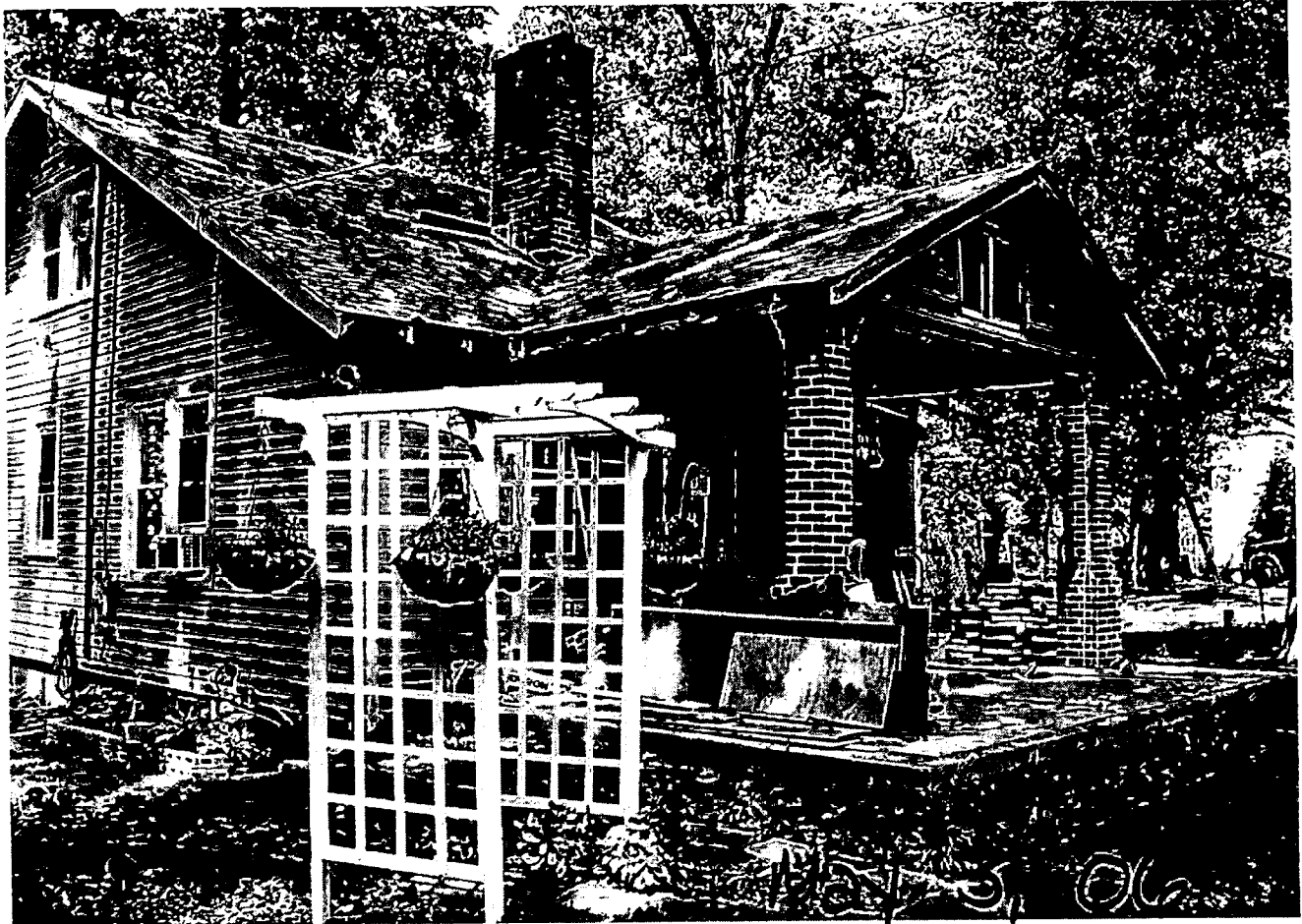
8am Sign review mtg w/ Mnd Atlantic

11:30 Meeting

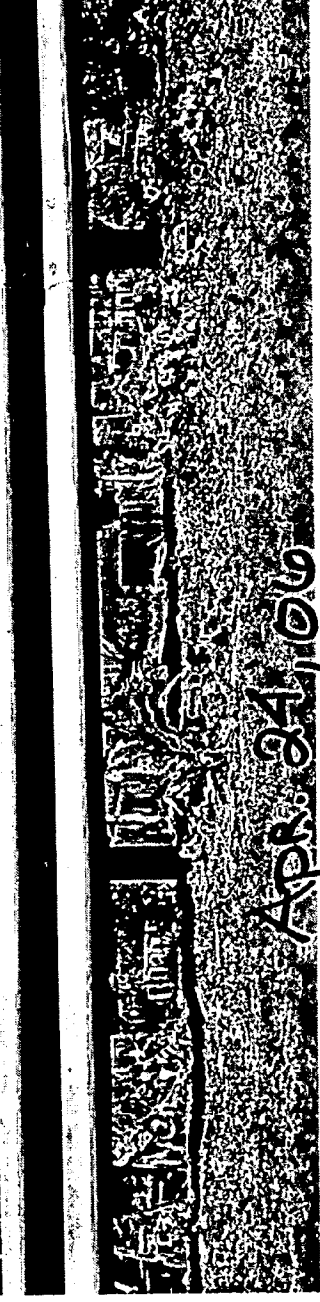
Pu-Duc - 1:30

9715 Capitol View

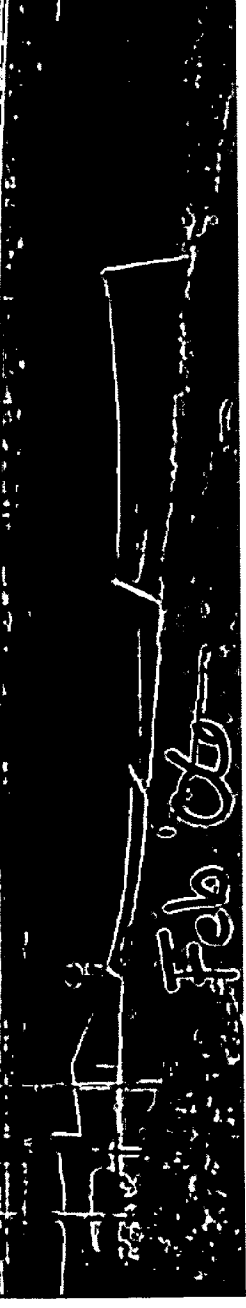
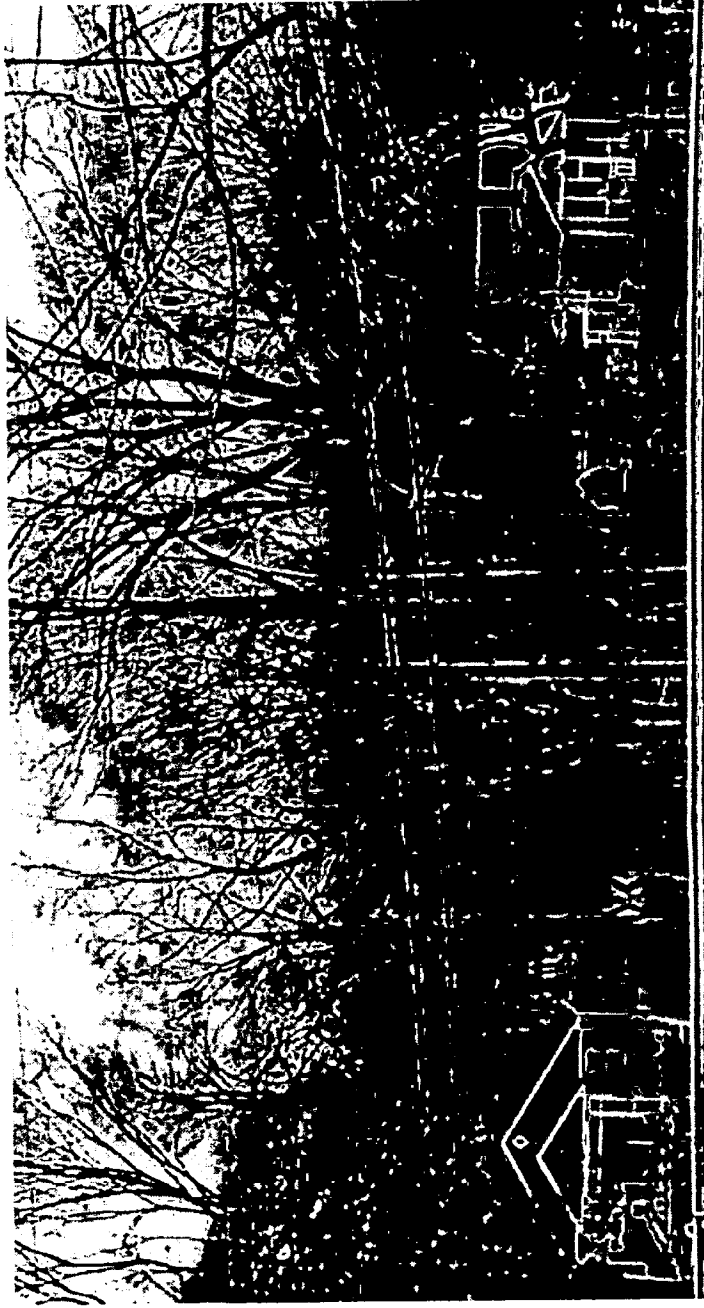
F 11



11/23/06



Apr. 24, 1966



Feb '66



## Cap View Ave

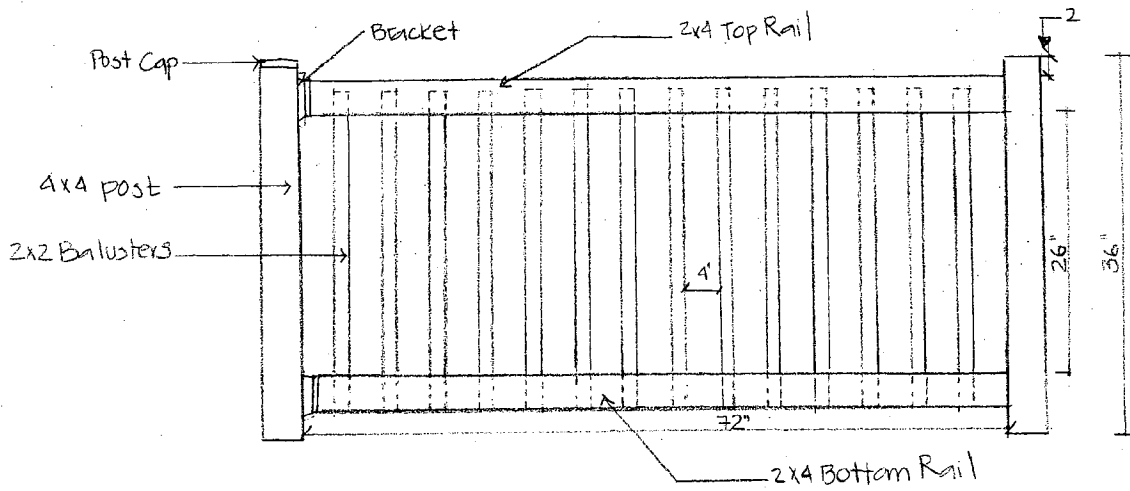
- need site visit (or at least a clarifying call)
- pull "before" pics

need to include other items such as  
the front gable

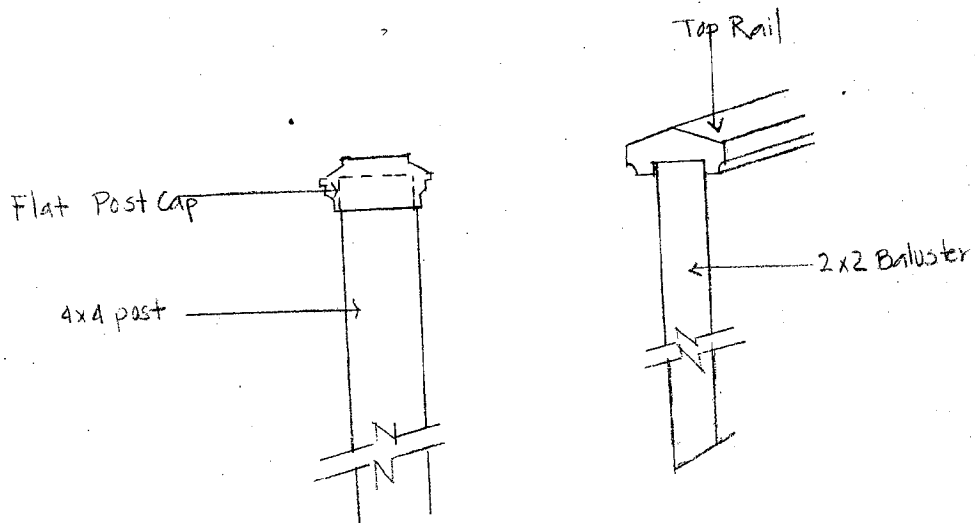
o need plat/site plan

32

30



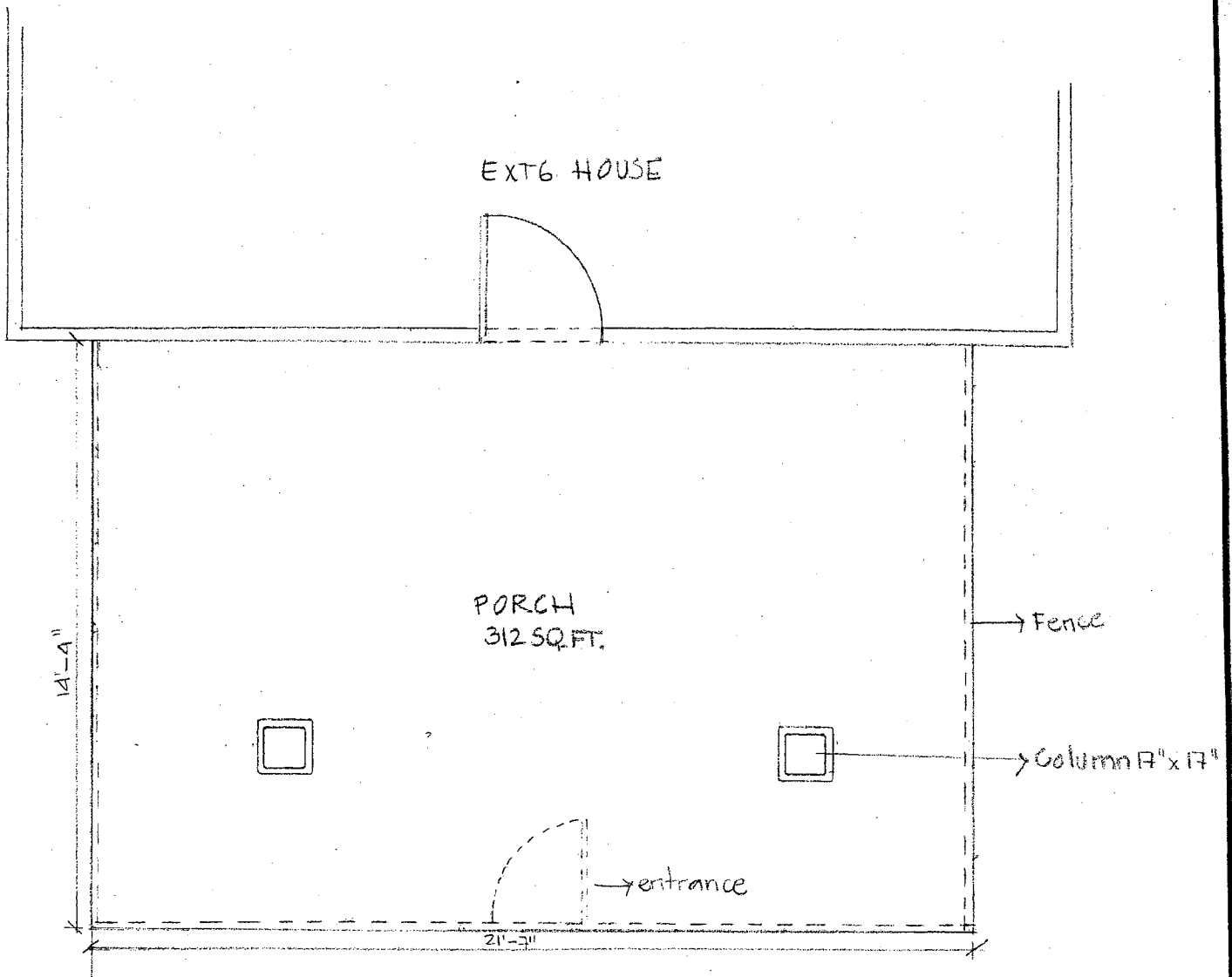
RAILING DETAIL  
NOT TO SCALE



PROFILES  
NOT TO SCALE

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

Owner's mailing address	Owner's Agent's mailing address
9715 CAPITOL VIEW AVE. SILVER SPRING MD 20910	
Adjacent and confronting Property Owners mailing addresses	
9717 Capital view ave MRS NANCY SCALA 301-565 4543	
9723 Capital view not owner available.	
9706 Capital view ave house for sale empty.	



EXT6 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

MARIA BELANCOURT RES.  
9715 CAPITAL VIEW AVE  
Silver Spring 20910



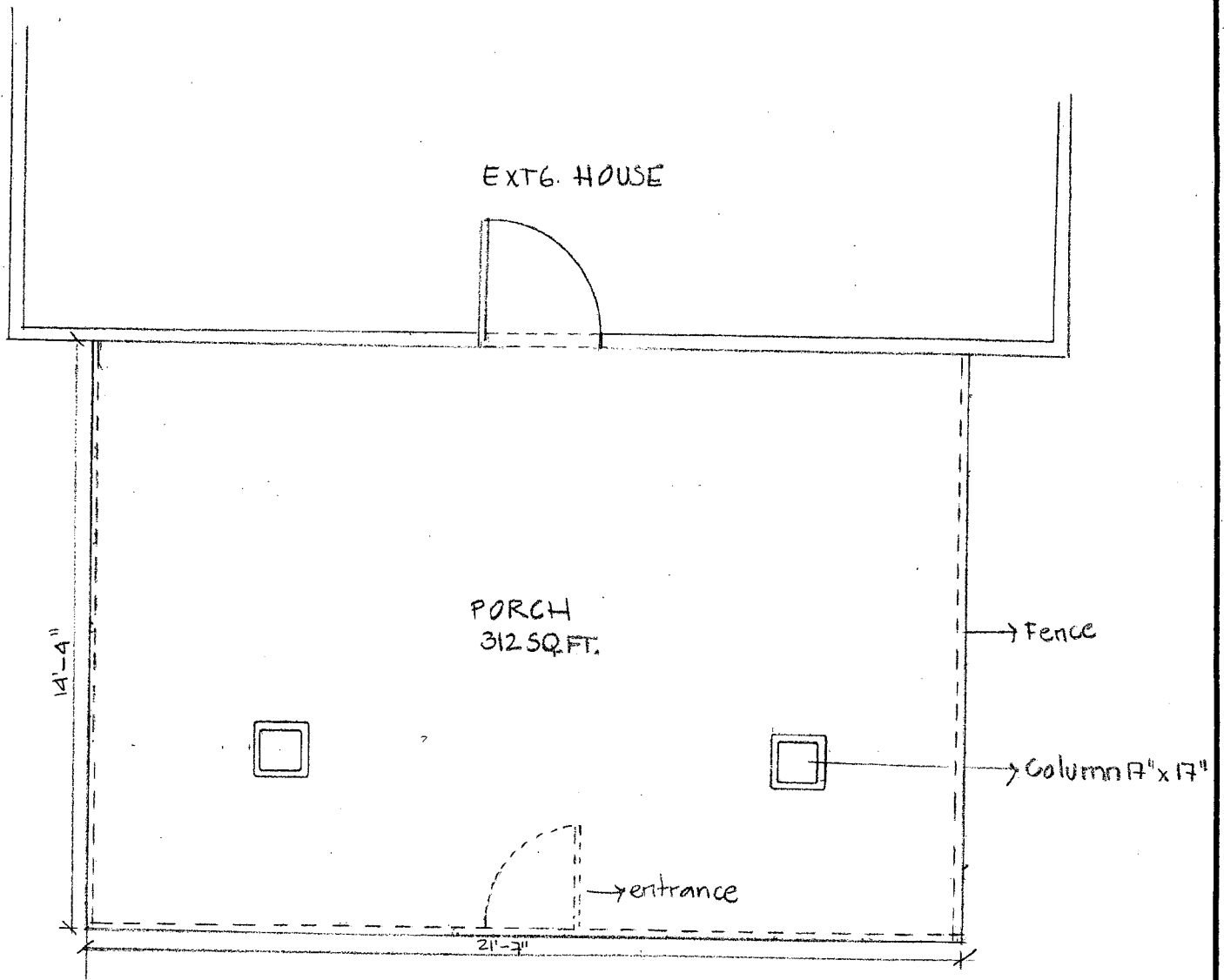








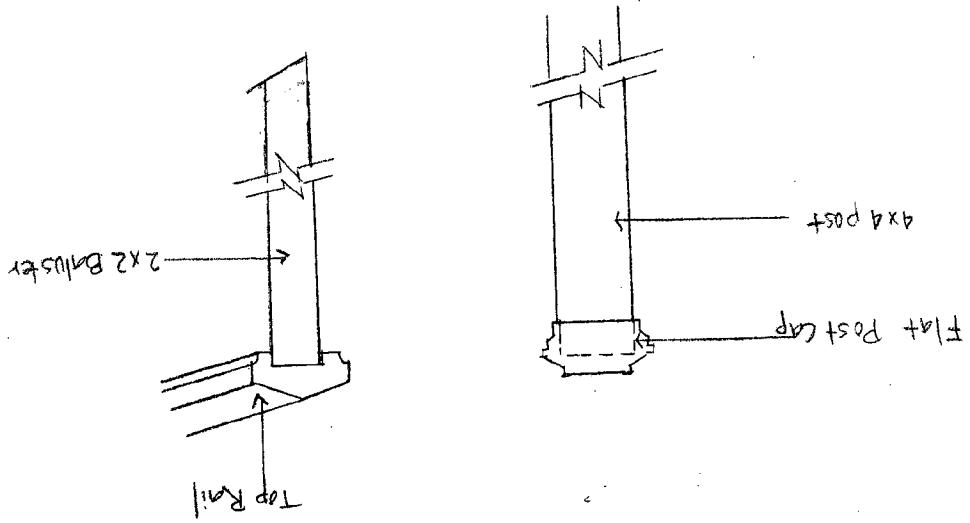




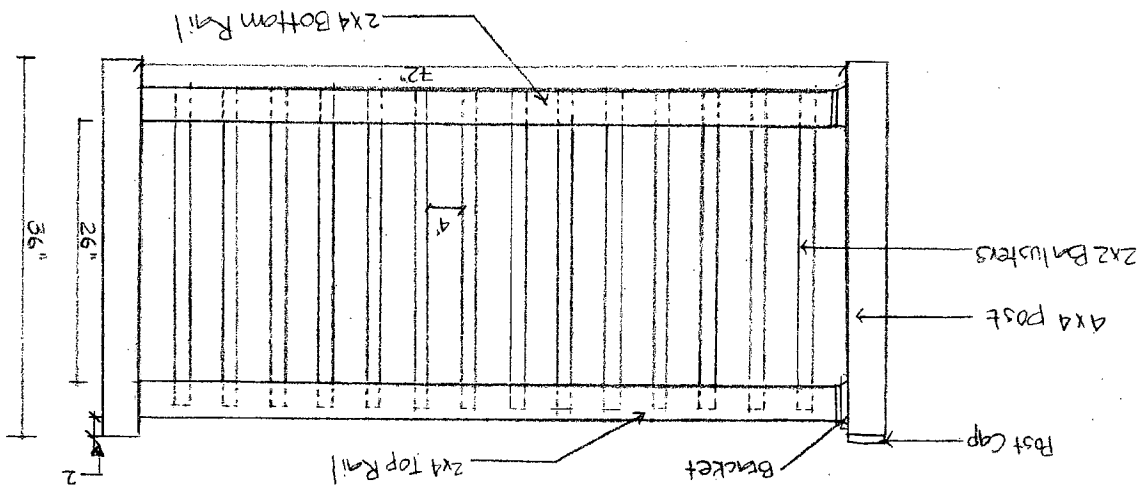
EXTG FLOOR PLAN  
SCALE: 1/4" = 1'-0"

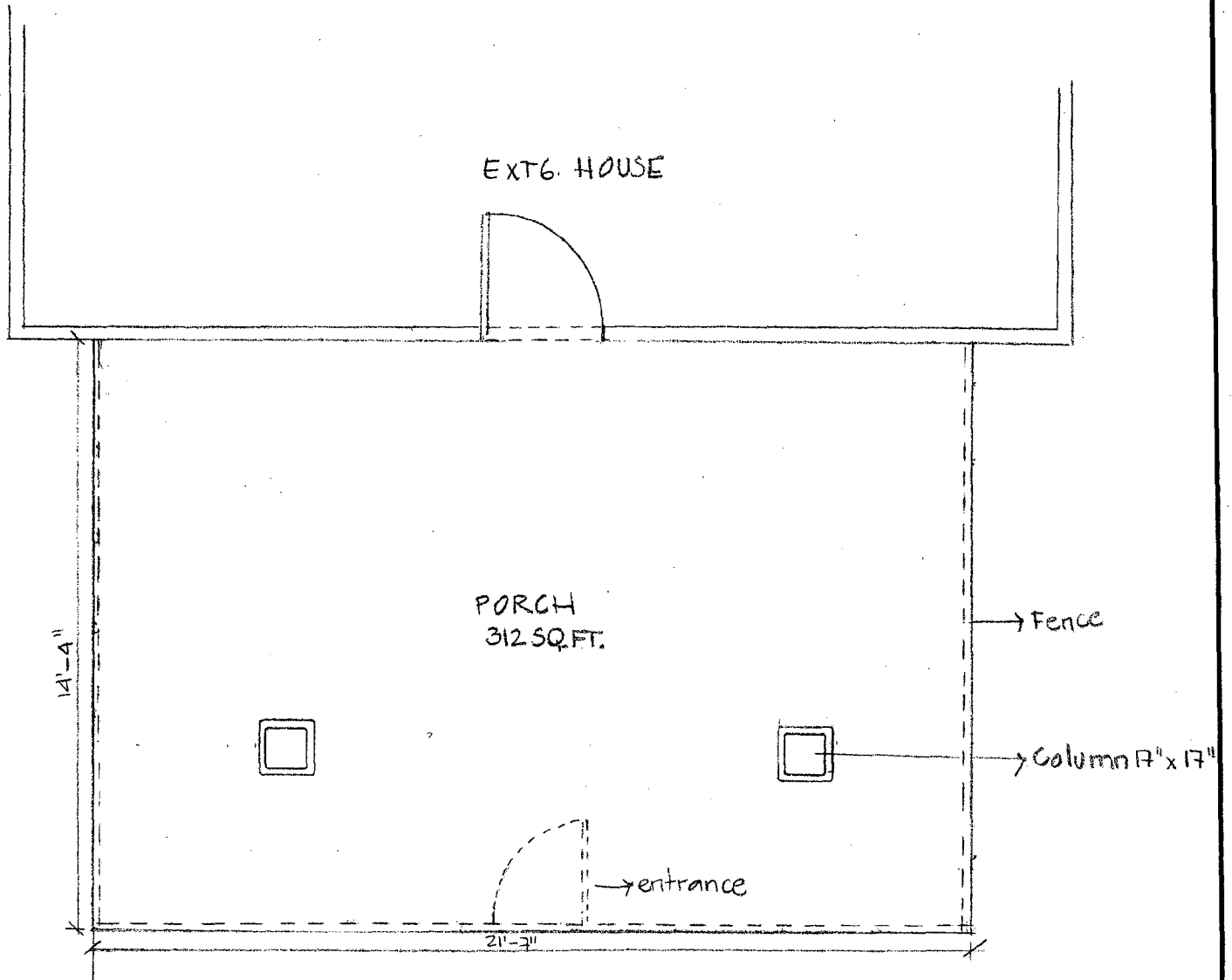
MARIA BETANCOURT RES:  
9715 CAPITOL VIEW AVE.  
Silver Spring 20910

RAILS  
NOT TO SCALE



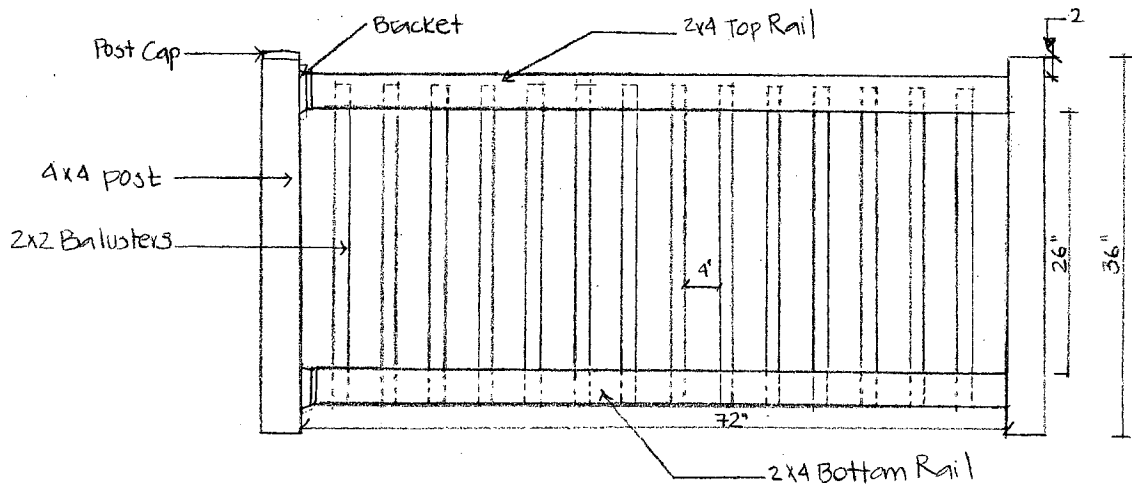
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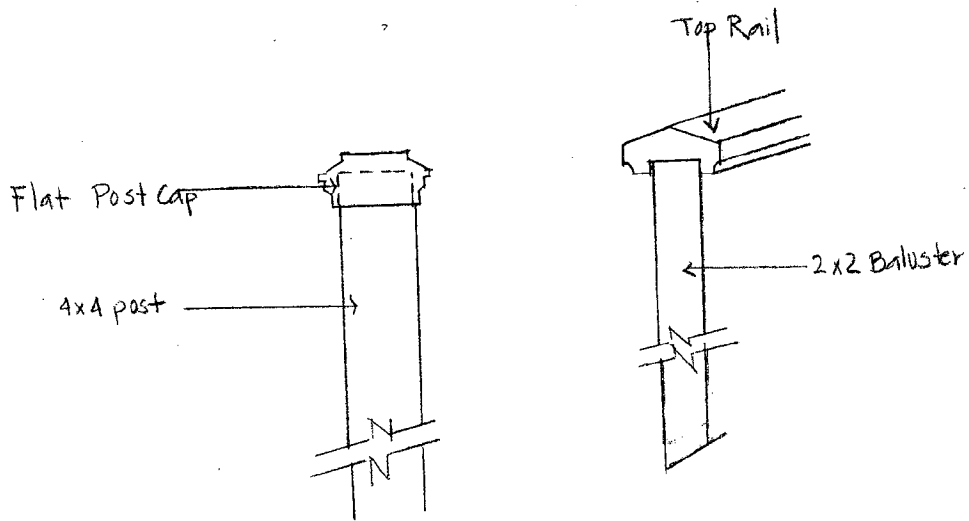


EXT6 FLOOR PLAN

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



RAILING DETAIL  
NOT TO SCALE



PROFILES  
NOT TO SCALE

500 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60

Maryland State Archives



Copied from Liber J.A. No. 5, folio 207.

Pursuant to Sec. 408-D, Chapter 32, Acts of the General Assembly of Maryland, Session of 1914, I hereby certify that this plat is a true and accurate copy of the original recorded in Liber J.A. No. 5, folio 207, one of the land records of Montgomery County, of which it purports to be a copy.

W. Ernest Offutt,  
County Surveyor for Montgomery County.

# MAP OF CAPITOL VIEW PARK AT CAPITOL VIEW STATION ON THE METRO- POLITAN BRANCH OF THE B&O. RAIL ROAD.

Surveyed by John D. Grady  
for MARY R. HARR Surveyor.  
May 16<sup>th</sup> 1887.

Scale: 1" = 200'.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9715 Capitol View Ave, Silver Spring	<b>Meeting Date:</b>	9/27/2006
<b>Resource:</b>	Contributing Resource <b>Capitol View Park Historic District</b>	<b>Report Date:</b>	9/20/2006
<b>Applicant:</b>	Maria Bretancourt (Eduardo Salazar, Agent)	<b>Public Notice:</b>	9/13/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/07-06L RETROACTIVE	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	front porch alterations		

**RECOMMENDATION:** Approve with Conditions

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following condition:

1. The railing will be moved such that it spans the piers of the porch.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the **Capitol View Park Historic District**  
**STYLE:** Bungalow/Cottage  
**DATE:** c.1928

This small frame 1-story bungalow is one of three similar houses along Capitol View Avenue. It has an asphalt shingled side-gable roof with a gable front projecting porch. The piers are brick and the porch sits on a concrete slab that extends beyond the cover of the porch roof. The front porch had been enclosed with screening.

**SIGNIFICANCE**

Capitol View Park is an example of a railroad community, which developed gradually over 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch B&O. Most Capitol View structures possess little distinction as architectural entities. When grouped, however, these resources are a contiguous visual architectural example of suburban development styles.

## **HISTORIC INFORMATION**

The following are excerpts from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

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

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

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

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

### **PROPOSAL:**

1. Remove screened porch enclosure
2. Remove artificial siding and octagonal vent from gable end of porch.
3. Install a 3' high inset picket wood railing/fence.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.



**Montgomery County Code; Chapter 24A**

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

**Secretary of the Interior's Standards for Rehabilitation** (Circle 4):

**STAFF DISCUSSION**

It is never optimal to review a Historic Area Work Permit application retroactively, but the applicant in this case was very responsive to Staff and removed additional framing that was being built at the time the violation was noticed. The screened porch enclosure and artificial siding and octagonal vent on the gable end of porch were removed in approximately April 2006. When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer yes, but with conditions.

The first two work items are recommended for approval because they remove non-historic alterations from the building. A with its neighbors, the porch would have been open. The material, design, and scale of the railing proposed are all appropriate too the historic house and neighborhood. However, the location of the railing is problematic as it sits at the edge of the concrete slab rather than falling between the piers of the porch. It is neither a railing nor a fence at this point.

Porch railings and fences have both been approved on Contributing Resources within the district. With this in mind, Staff recommends approval provided that the railing is moved such that it spans the piers of the porch. An alternative to staff's recommendation would be to make the railing a true picket fence and increase the area of the yard that it encloses. This also would be in keeping with the character of the historic district.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

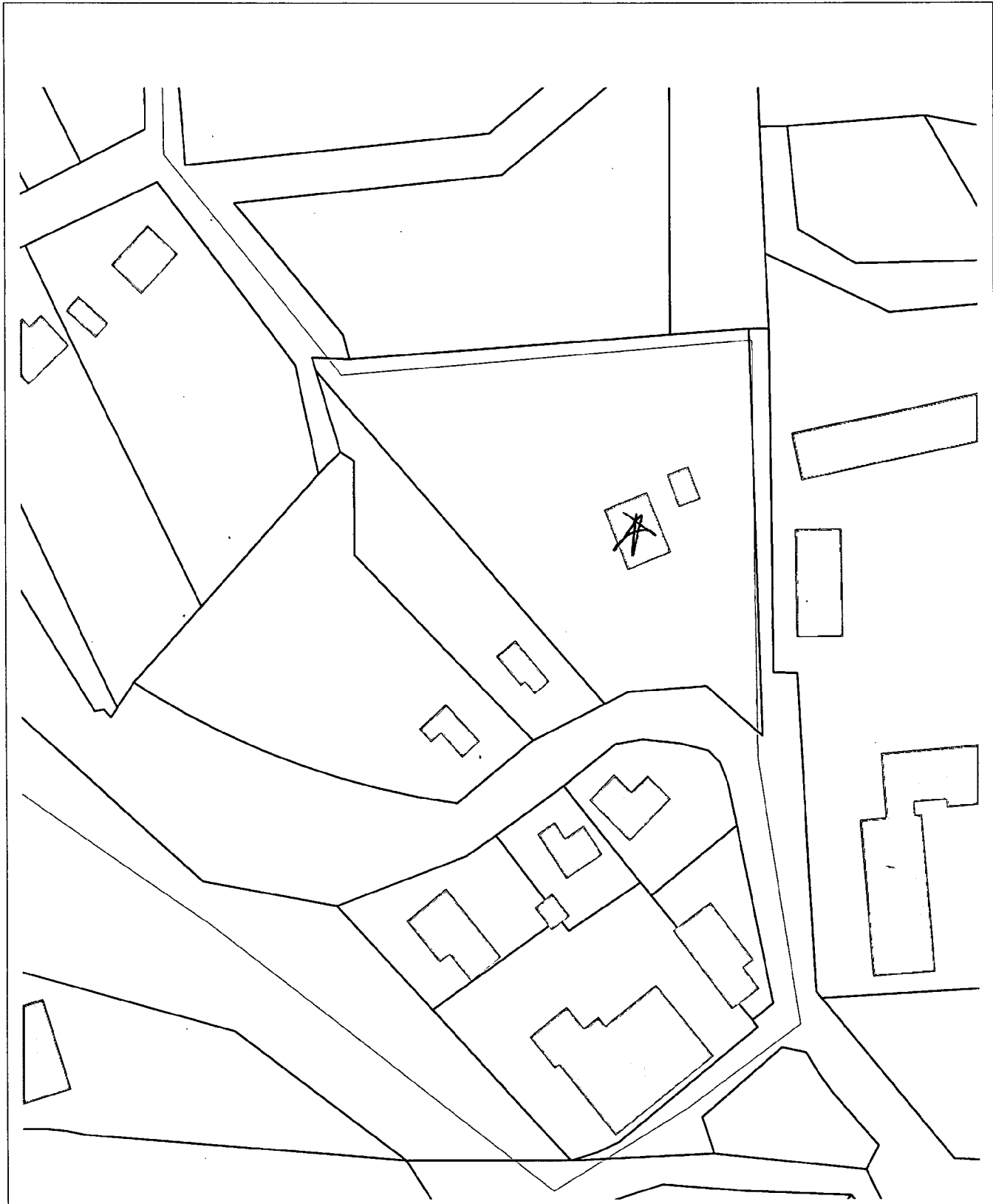
and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

## Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
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.



Casual User Application

Notice:  
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.  
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M-NCPPC  
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



5



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 335 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 (301) 771-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDUARDO SALAZAR  
 Daytime Phone No.: 240 8766444

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: MARIA BETANCOURT Daytime Phone No.: 240 8766444  
 Address: 9715 Capital View Ave Silver Spring MD 20910  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9715 Street: Capital View Ave  
 Town/City: Silver Spring Nearest Cross Street: Seminary rd  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Revision  Install  Wreck/Make  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: \$ 1200

1C. If this is a revision of a previously approved active permit, see Permit # NO

**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.

\_\_\_\_\_  
 Signature of owner or authorized agent Date

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

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

Application/Permit No.: 432713 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

6

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

**WRITTEN DESCRIPTION OF PROJECT**

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

Screen Porch Build with Painted 2x4  
this porch was not original on the house.

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

Remove 2x4 partitions and Screen and Build  
a wood railing as most likely was original  
at the house. Primed wood will be used to  
be painted white on Railings & balusters.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

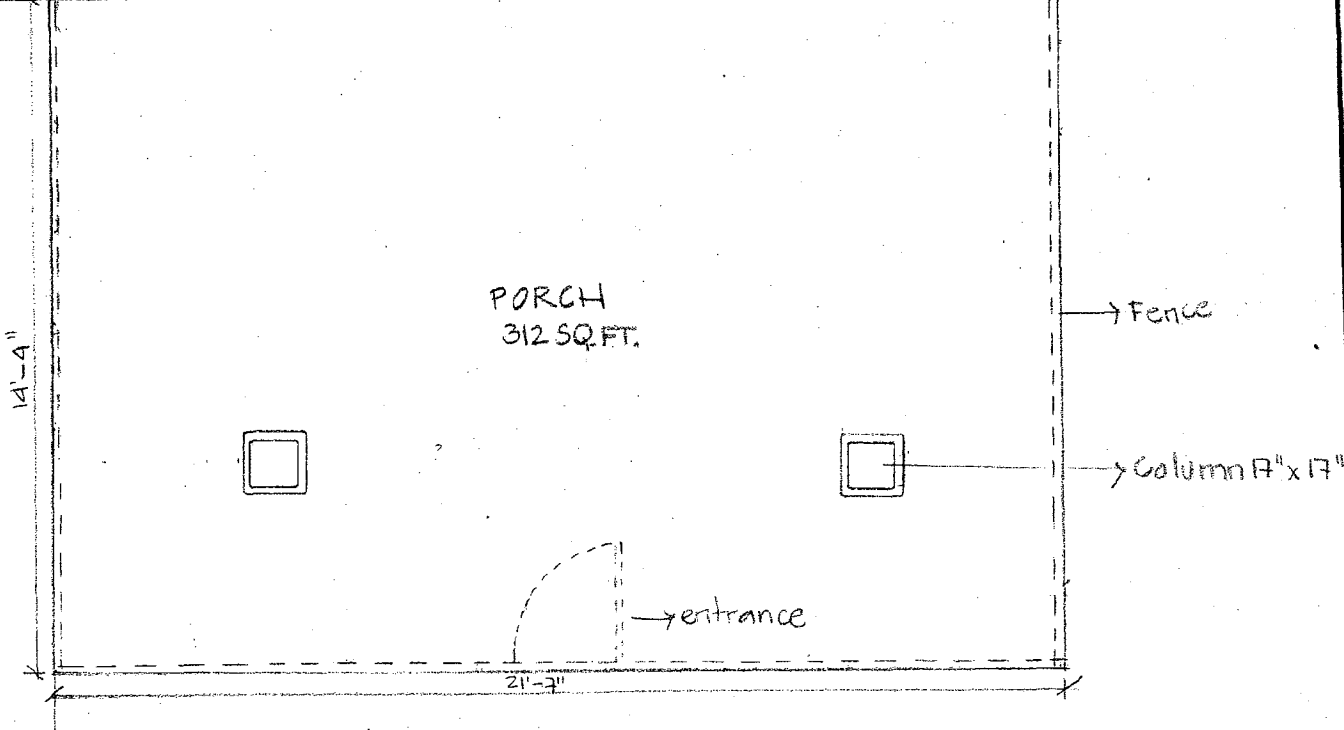
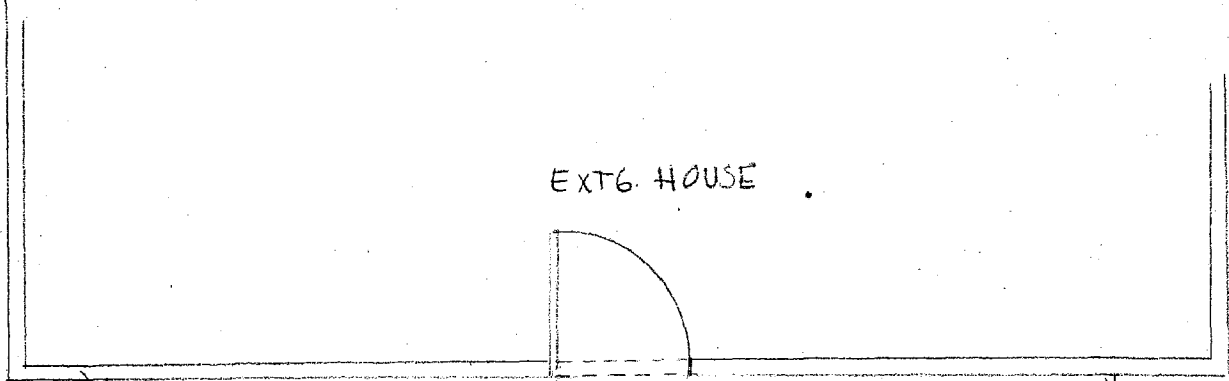
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**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

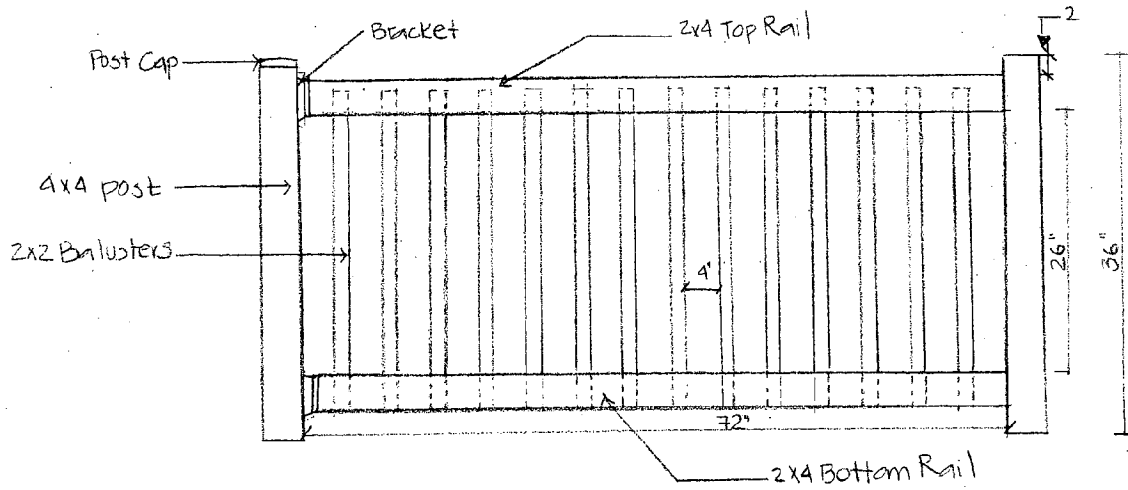
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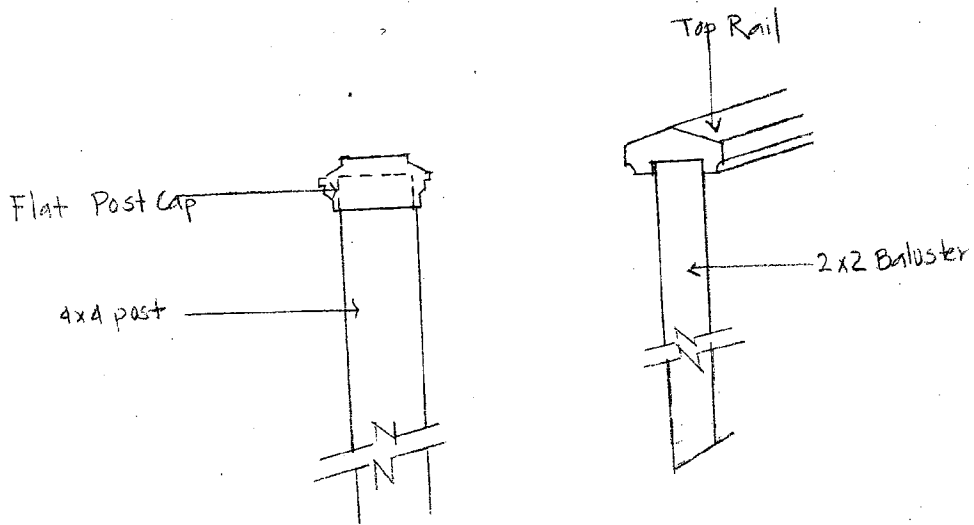
7



EXTG. FLOOR PLAN  
SCALE: 1/4" = 1'-0"



RAILING DETAIL  
NOT TO SCALE



PROFILES  
NOT TO SCALE

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

Owner's mailing address	Owner's Agent's mailing address
9715 Capital view Ave. Silver Spring MD 20910	
Adjacent and confronting Property Owners mailing addresses	
9717 Capital view ave Mrs NANCY SCALA 301-565 4543	
9723 Capital view not owner available.	
9706 Capital view ave house for sale empty.	





## THE MONTGOMERY COUNTY HISTORIC PRESERVATION TAX CREDIT

---

To encourage the restoration and preservation of privately owned structures designated on the *Master Plan for Historic Preservation*, either individually or within a historic district, the Montgomery County Council in 1984 passed legislation providing for a tax credit against County real property taxes (Chapter 52, Article VI). The tax credit is 10% of documented expenses for exterior maintenance, restoration, or preservation work. The work must be certified eligible by the Historic Preservation Commission (HPC).

### ELIGIBLE WORK MUST MEET ALL OF THE FOLLOWING CRITERIA:

1. Be certified by the HPC as contributing to the restoration or preservation of sites listed on the *Master Plan for Historic Preservation* either individually or within an historic district;
2. Be exterior work only;
3. Be undertaken with a previously approved Historic Area Work Permit (HAWP) if alterations that require a HAWP are proposed; **OR**
4. Be ordinary maintenance exceeding \$1,000 in expense; the work must be subsequently certified (at the time the tax credit application is reviewed by the HPC) as being consistent with the purposes of Chapter 24A, the County's historic preservation ordinance;
5. Be performed by a licensed contractor.

### THE TAX CREDIT IS ALLOWABLE FOR:

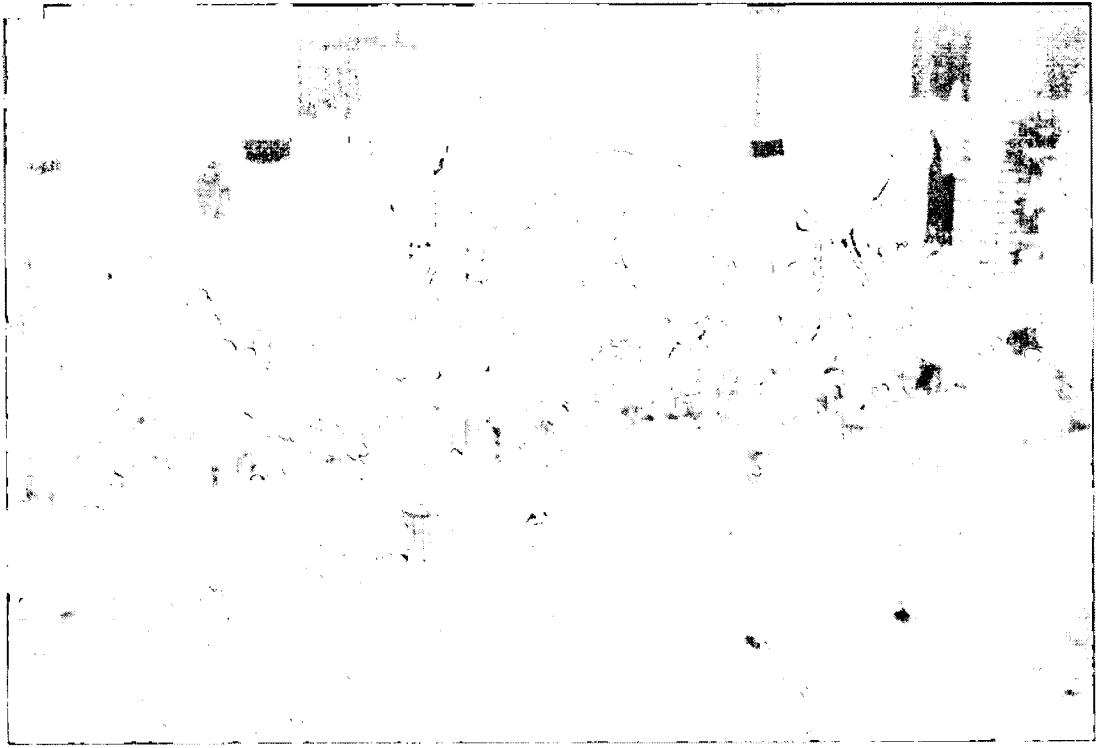
In summary, eligible work includes repairs, restoration, or preservation of exterior features of designated structures. Examples of eligible projects would include (but not be limited to):

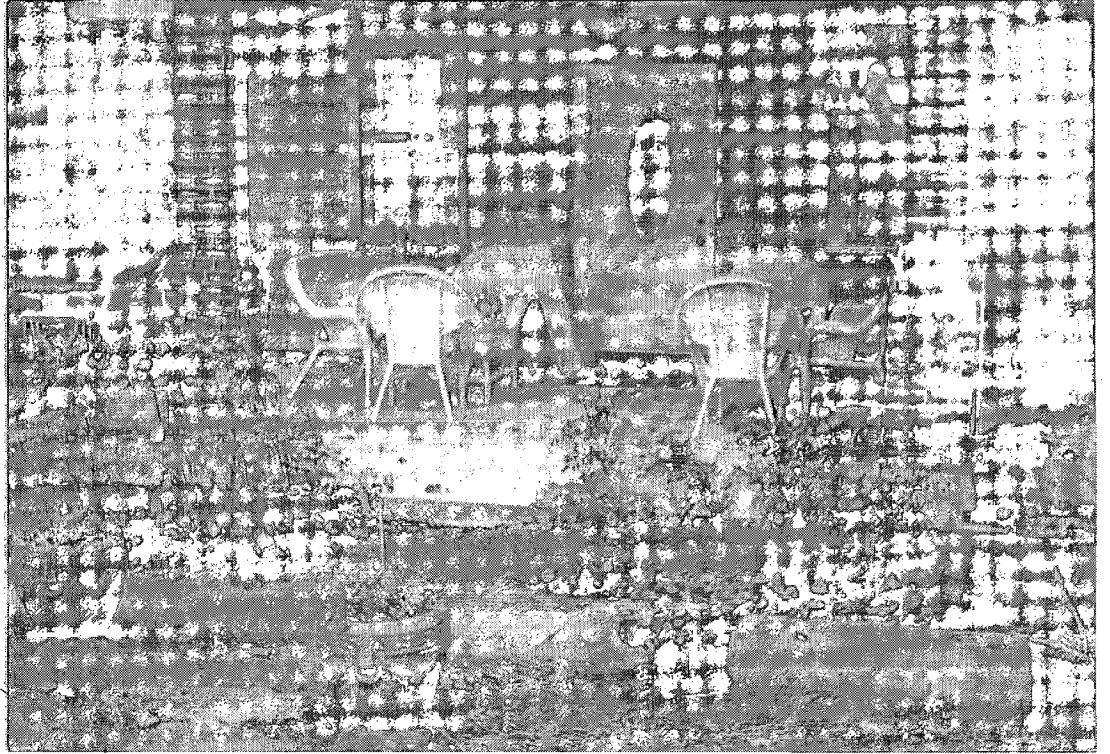
- Painting
- Repairing roofs or replacing them in-kind
- Repairing or restoring windows
- Repairing architectural trim or ornament
- Uncovering and repairing original siding
- Repointing brick or stone foundations or chimneys
- Restoring a documented feature such as a dormer or porch that was previously altered or removed
- Repairing and maintaining outbuildings such as barns and garages.

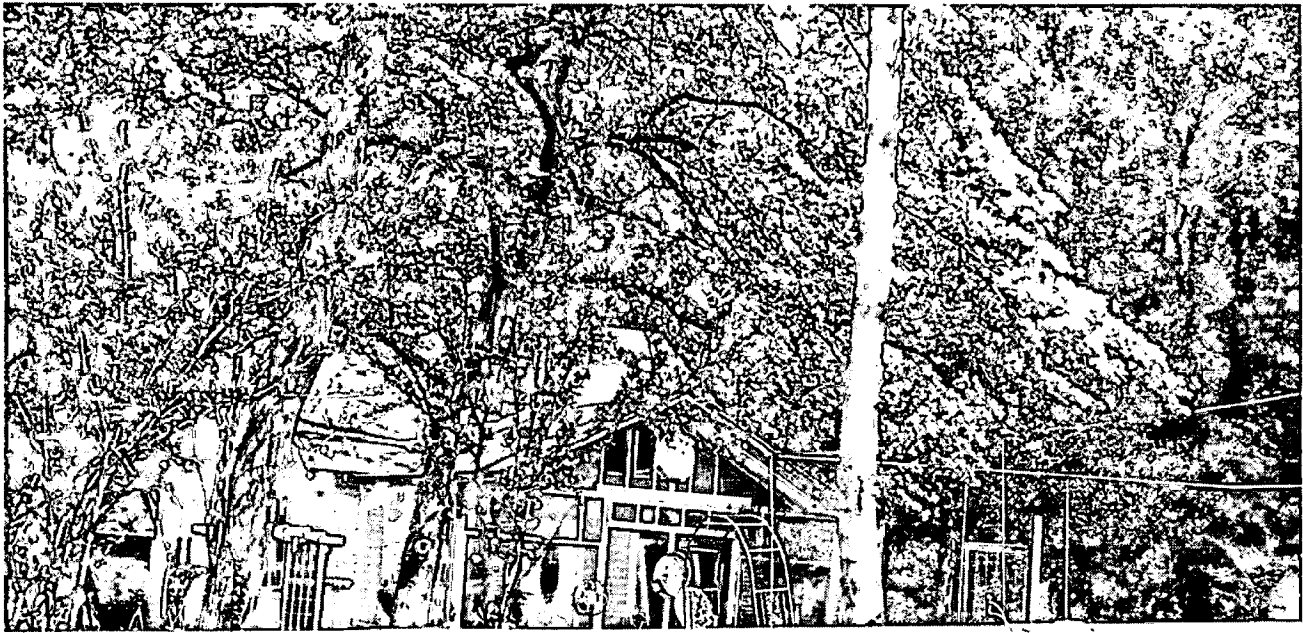
### THE TAX CREDIT IS NOT ALLOWABLE FOR:

Examples of ineligible expenditures include:

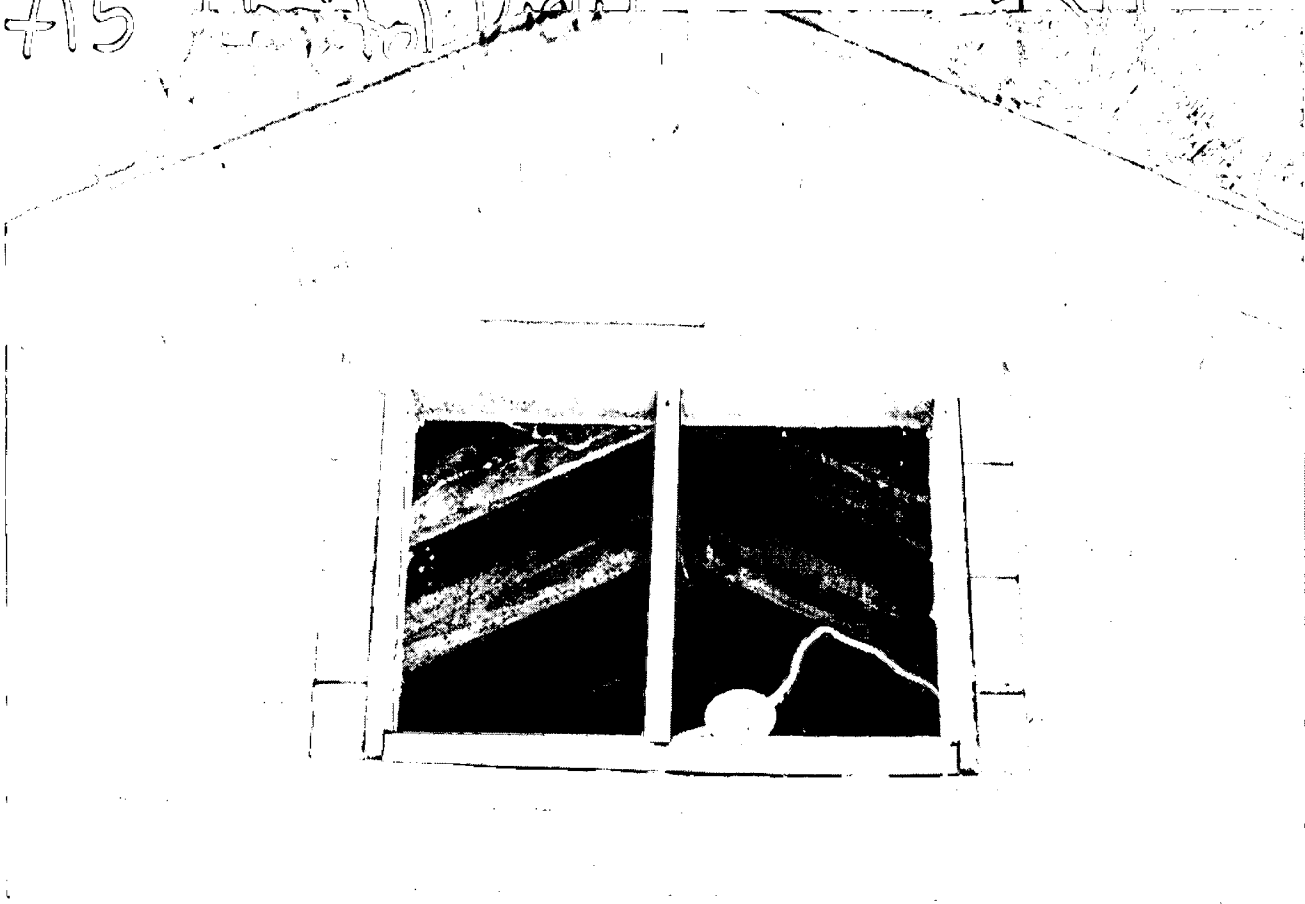
- New construction of a structure, or a new addition to an historic building
- Work requiring an approved HAWP that is completed without the approval of the HPC
- Interior work
- The value of labor unless performed by a licensed contractor
- Landscaping
- Repaving driveways
- Replacing features (such as windows) with new features that are not identical in size and material, and repairing mechanical equipment
- Tool and equipment purchases
- Professional services (design fees, annual pest control, structural reports)







9715 Frontal View



(14)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9715 Capitol View Ave, Silver Spring Meeting Date: 9/27/2006  
 Resource: Contributing Resource Report Date: 9/20/2006  
 Capitol View Park Historic District  
 Applicant: Maria Bretancourt (Eduardo Salazar, Agent) Public Notice: 9/13/2006  
*in attendance*  
 Review: HAWP Tax Credit: None  
 Case Number: 37/07-06L RETROACTIVE Staff: Tania Tully

PROPOSAL: front porch alterations

① Caroline  
② Lee

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION: Unanimous

Staff is recommending that the HPC approve this HAWP application with the following condition:

- 1. ~~The railing will be moved such that it spans the piers of the porch.~~ *not be installed. Alternative L.S. solutions to be sought.*

*Want to put wood slats in vent opening*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District  
 STYLE: Bungalow/Cottage  
 DATE: c.1928

This small frame 1-story bungalow is one of three similar houses along Capitol View Avenue. It has an asphalt shingled side-gable roof with a gable front projecting porch. The piers are brick and the porch sits on a concrete slab that extends beyond the cover of the porch roof. The front porch had been enclosed with screening.

*Want fence for decorative purpose*

SIGNIFICANCE

Capitol View Park is an example of a railroad community, which developed gradually over 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch B&O. Most Capitol View structures possess little distinction as architectural entities. When grouped, however, these resources are a contiguous visual architectural example of suburban development styles.

*Perhaps a hedge or plantings would work best  
JEF + Caroline + Julie*

## **HISTORIC INFORMATION**

The following are excerpts from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

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

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

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

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

## **PROPOSAL:**

1. Remove screened porch enclosure
2. Remove artificial siding and octagonal vent from gable end of porch.
3. Install a 3' high inset picket wood railing/fence.

## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

**Montgomery County Code; Chapter 24A**

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

**Secretary of the Interior's Standards for Rehabilitation** (Circle 4):

**STAFF DISCUSSION**

It is never optimal to review a Historic Area Work Permit application retroactively, but the applicant in this case was very responsive to Staff and removed additional framing that was being built at the time the violation was noticed. The screened porch enclosure and artificial siding and octagonal vent on the gable end of porch were removed in approximately April 2006. When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer is yes, but with conditions.

The first two work items are recommended for approval because they remove non-historic alterations from the building. A with its neighbors, the porch would have been open. The material, design, and scale of the railing proposed are all appropriate too the historic house and neighborhood. However, the location of the railing is problematic as it sits at the edge of the concrete slab rather than falling between the piers of the porch. It is neither a railing nor a fence at this point.

Porch railings and fences have both been approved on Contributing Resources within the district. With this in mind, Staff recommends approval provided that the railing is moved such that it spans the piers of the porch. An alternative to staff's recommendation would be to make the railing a true picket fence and increase the area of the yard that it encloses. This also would be in keeping with the character of the historic district.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



## Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
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.



Notice:  
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.  
 Copyright ©1998

Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

5



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
245 ROCKWILE PIKE and FLOOR, ROCKVILLE, MD 20850  
NORTH SIDE

DPS - #6

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: EDUARDO SALAZAR

Daytime Phone No.: 240-8766444

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MARIA BEAUCOURT Daytime Phone No.: 240-8766444

Address: 9715 Capital View Ave Silver Spring MD 20910  
Street Number City State Zip Code

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

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

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

### LOCATION OF BUILDING/PREMISE

House Number: 9715 Street: Capital View Ave.

Town/City: Silver Spring Nearest Cross Street: Seminary rd.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Window/Race
- 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: \$ 1200

1C. If this is a revision of a previously approved active permit, see Permit # NO

### 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.

Signature of owner or authorized agent: \_\_\_\_\_

Date: \_\_\_\_\_

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

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

Application/Permit No.: 432913 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

16

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

WRITTEN DESCRIPTION OF PROJECT

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

Screen Porch Build with painted 2x4  
this porch was not original on the house.

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

Remove 2x4 partitions and Screen and Build  
a wood railing as most likely was original  
at the house. primed wood will be used to  
be painted white on Railings & balusters.

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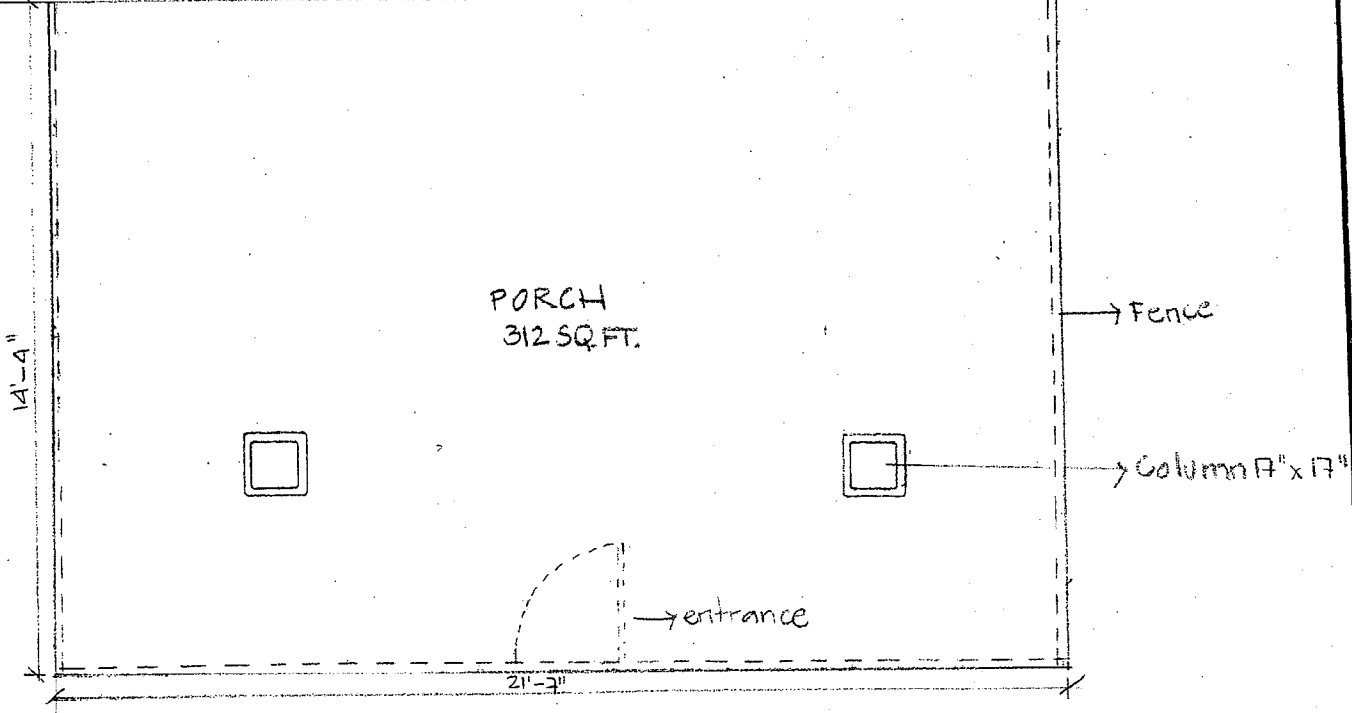
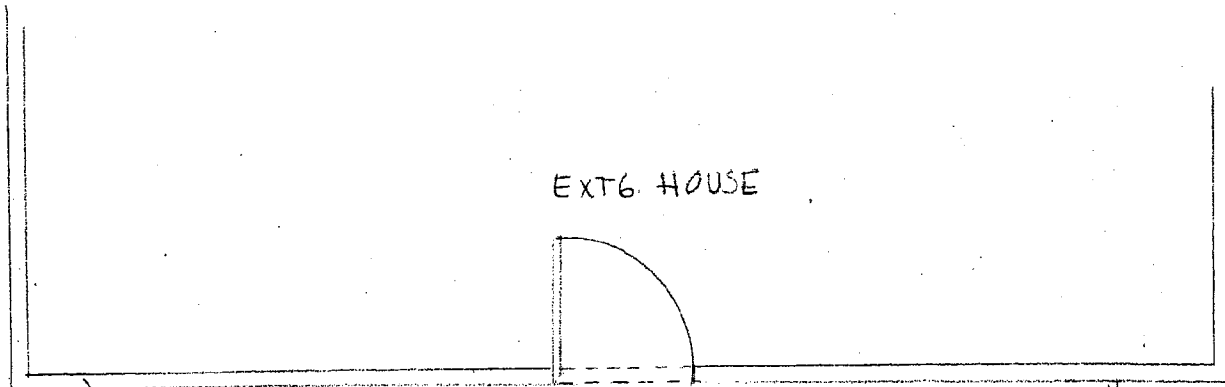
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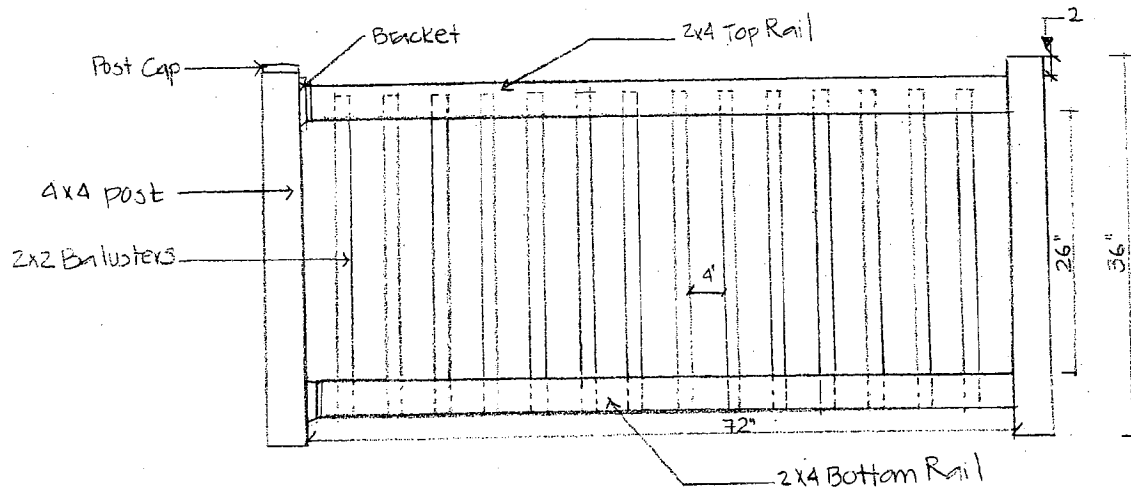
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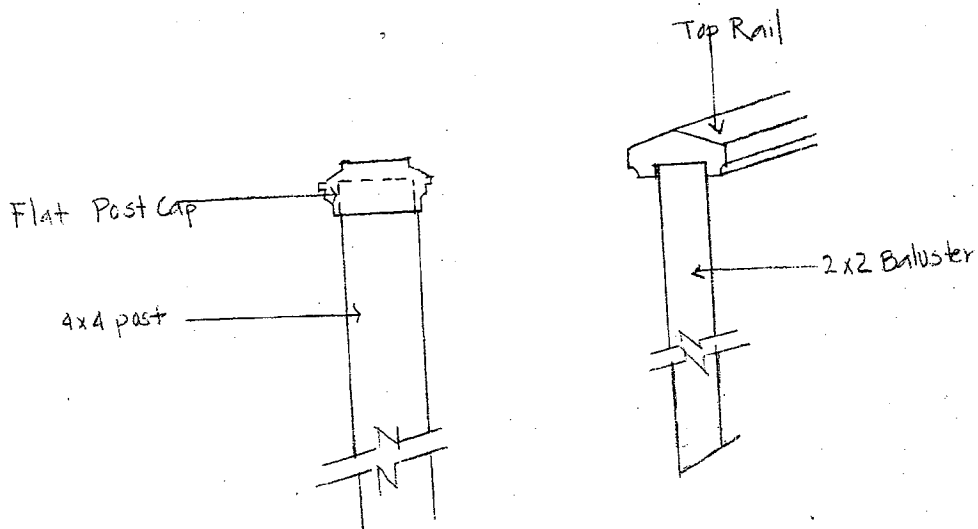
7



EXT6 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



RAILING DETAIL  
NOT TO SCALE



PROFILES  
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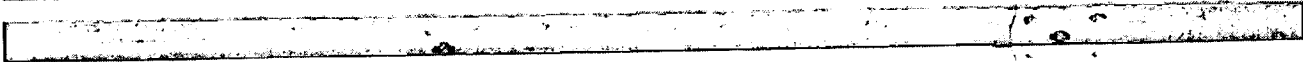
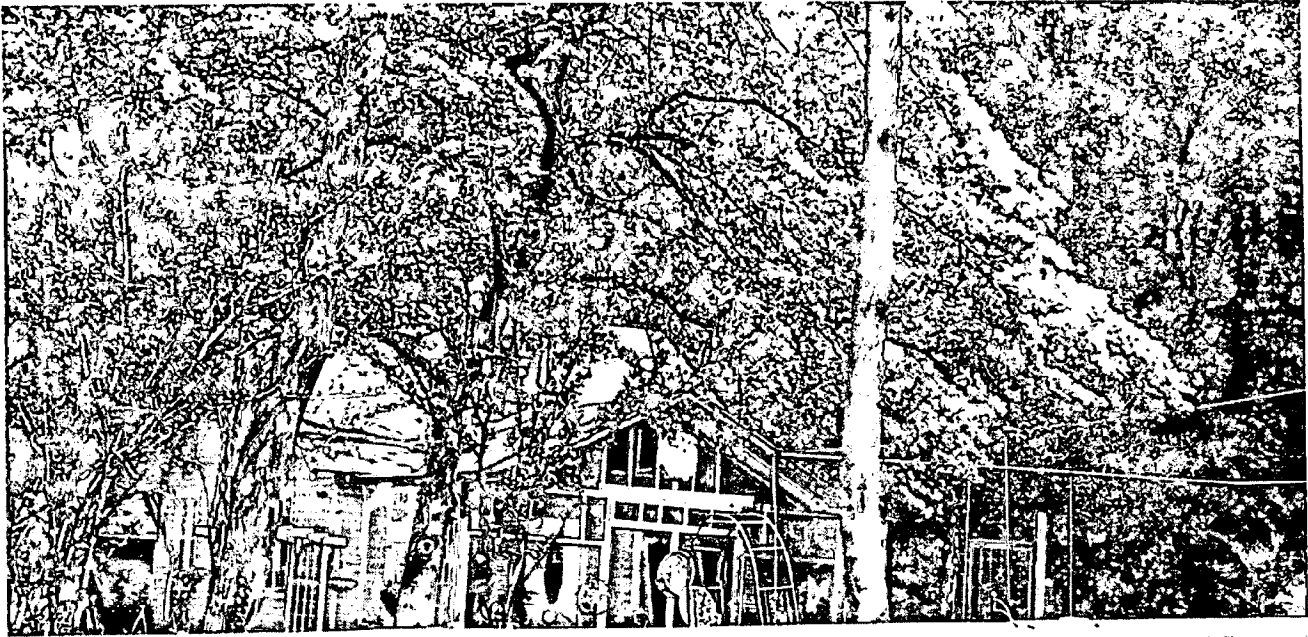
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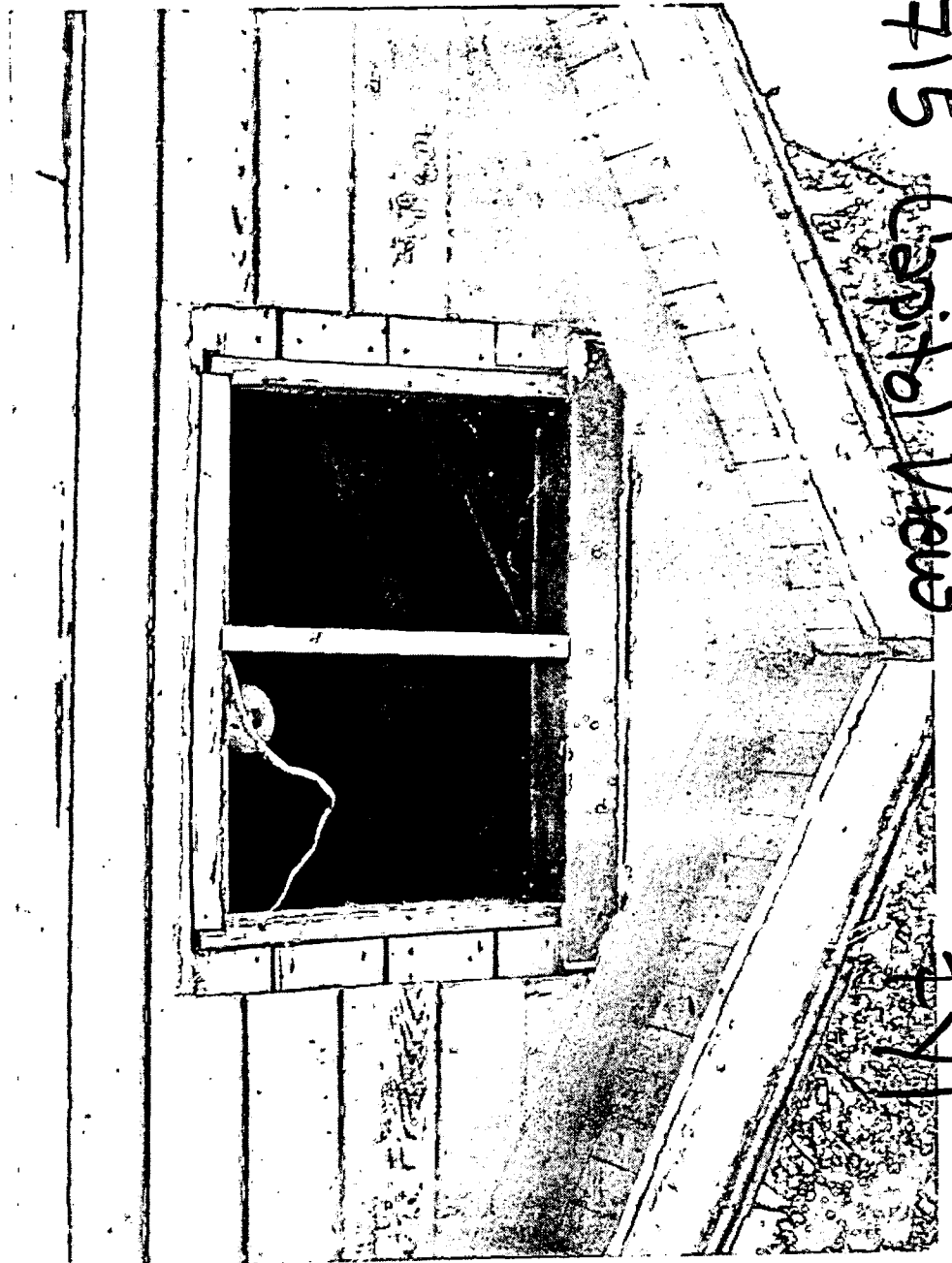
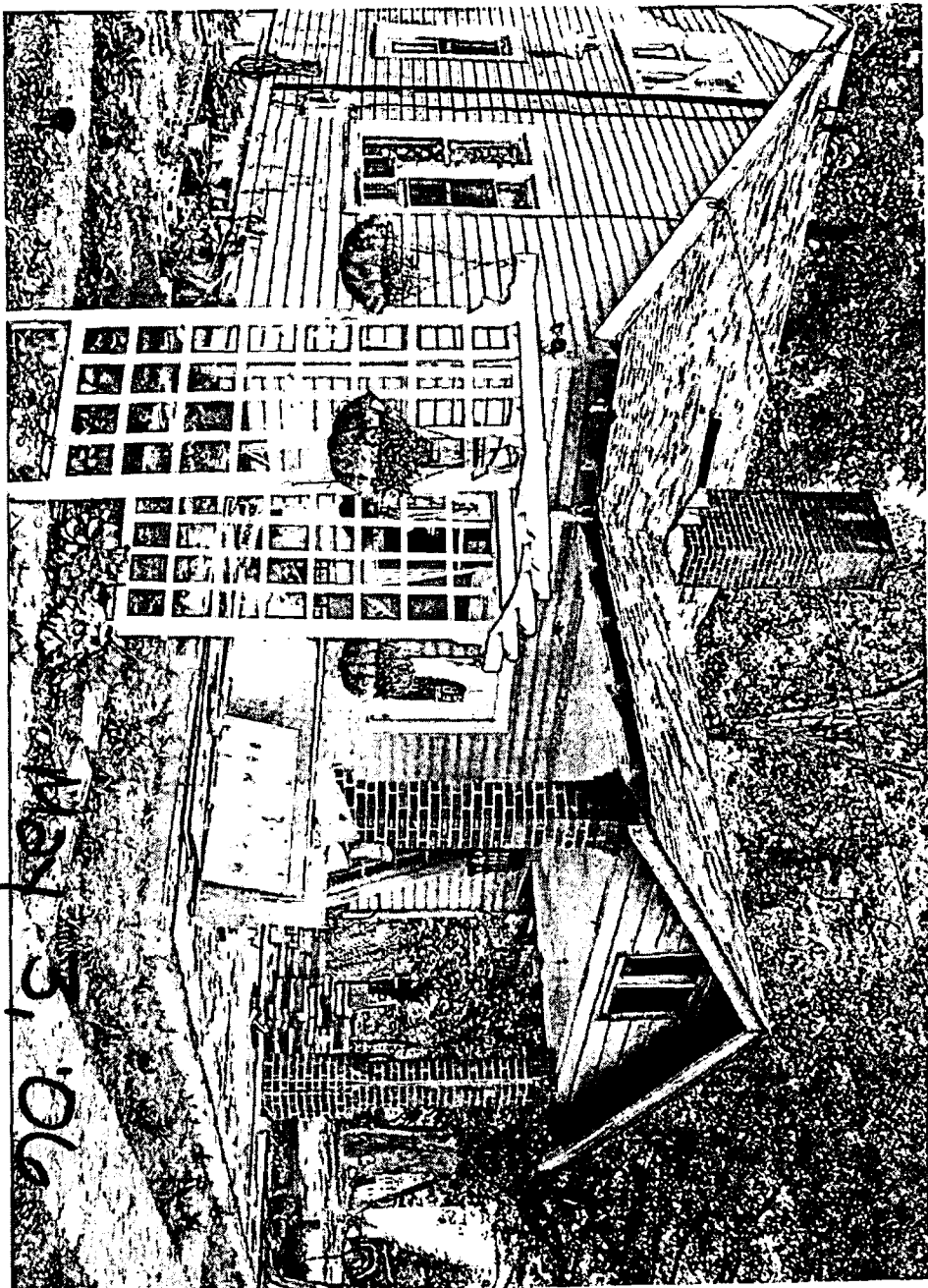
APR. 24, 06



Feb '06

(71)

90.5 feet



9715

Capital View

(71)

II. G



**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation Commission  
ATTN: Tania Tully

Re: HPC case No 37/07-06L

The Historic Review Committee of the Capitol View Civic Association and the President of the Civic Association have reviewed the request of the owners of 9715 Capitol View Avenue for retroactive alterations of the front porch of this bungalow/Cottage c. 1928. We concur with the HPC staff recommendation that the HAWP be approved with the following condition that the railing will be moved such that it spans the piers of the porch.

We appreciate the fact that HPC is supportive of the Community efforts to require HAWPs for contributing resources in our Historic district.

Sincerely,

Betsy Tebow  
President, Capitol View Park Citizens Association

Carol Ireland and Duncan Tebow, Co-chairs  
Historic Review Committee