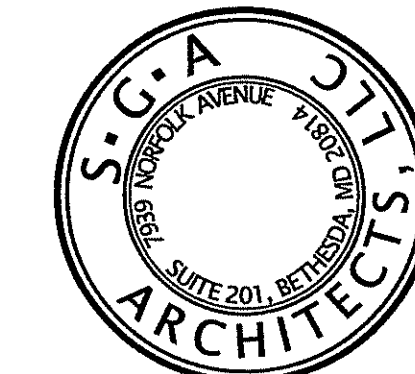
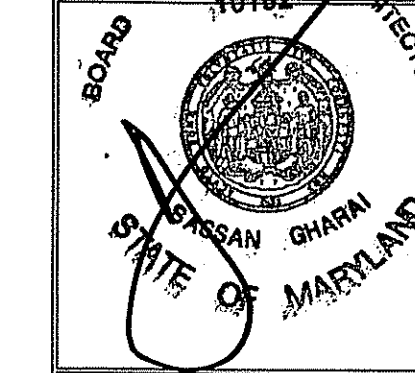


PRELIM. CONSULT: "Castle at Forest  
Glen - 10 Old Post Office Road  
(Capitol View Park Historic District)

31/7-02F 10 Post Office Road  
(Capitol View Historic District)



(T) 301-652-6263  
(F) 301-652-6488



REVISIONS	

ISSUED  
8-12-02 SGA DEMO PERMIT

OWNER:  
THOMPSON FAMILY PROPERTIES, LLC  
10563 METROPOLITAN AVENUE  
KENSINGTON, MD 20895

THE CASTLE AT THE GLENN  
JERRY THOMPSON & ASSOCIATES  
10 OLD POSTOFFICE ROAD  
SILVER SPRING, MD 20910

DRAWN	RAM
CHECKED	SGA
SCALE	AS NOTED
FILE	THE CASTLE
SHEET TITLE COVER SHEET	

SHEET  
**C-1**  
OF 3

**PROJECT TEAM**

**ARCHITECT:**  
SGA ARCHITECTS, LLC  
7439 NORFOLK AVENUE #201  
BETHESDA MD 20814  
TEL: 301-652-6263 x13  
CONTACT: RODRIGO AVELLANEDA

**OWNER**  
THOMPSON FAMILY PROPERTIES, LLC  
10563 METROPOLITAN AV.  
KENSINGTON, MD 20895  
TEL: 703-978-8153  
CONTACT: DARRYL KAN

**CONTRACTOR**  
FISHER & STRACHAN, INC.  
11820 COAKLEY CR.  
ROCKVILLE, MD 20852  
TEL: 301-881-0025  
CONTACT: BO STRACHAN

**MATERIAL SYMBOLS**

	Brick Masonry		Batt Insulation
	Concrete Masonry		Rigid Insulation
	Earth		Wood (Rough Framing)
	Porous Fill		Wood (Blocking)
	Concrete		Wood (Finish Grade)
	Steel		Gypsum Drywall

**GRAPHIC SYMBOLS**

	BUILDING SECTION/ WALL SECTION		DOOR NUMBER
	ELEVATION		EQUIPMENT NUMBER
	COLUMN DESIGNATION		ROOM/SPACE NUMBER
	WINDOW NUMBER		REVISION NUMBER
	WALL TYPE		DETAIL
	ELEVATION DATUM LINE		

**BUILDING DATA**

LOCATION: 10 POST OFFICE ROAD, SILVER SPRING, MD 20910

OWNER: THOMPSON FAMILY PROPERTIES, LLC

SCOPE OF WORK: DEMOLITION OF INTERIOR PARTITIONS, CEILING FINISHES, FLOOR FINISHES AND PLUMBING FIXTURES.

APPLICABLE CODES:  
BOCA BUILDING CODE 1996  
NFPA 101 1991 LIFE SAFETY CODE

**CODE ANALYSIS**

BUILDING DATA	EXISTING
USE GROUP (SECTION 505.1)	B
OCCUPANT LOAD	
	B 168
	168
	TOTAL LOAD 168
TYPE OF CONSTRUCTION	5B
TENANT SEPARATION	NON SEPARATED
SQUARE FOOTAGE	16,200
HEIGHT OF BUILDING	21'-0"
NUMBER OF STORIES	2 & BASEMENT
FIRE ALARM	NO
BUILDING SPRINKLERED	NO
NUMBER OF EXITS	3
MAX. EXIT ACCESS DISTANCE	55'-0"

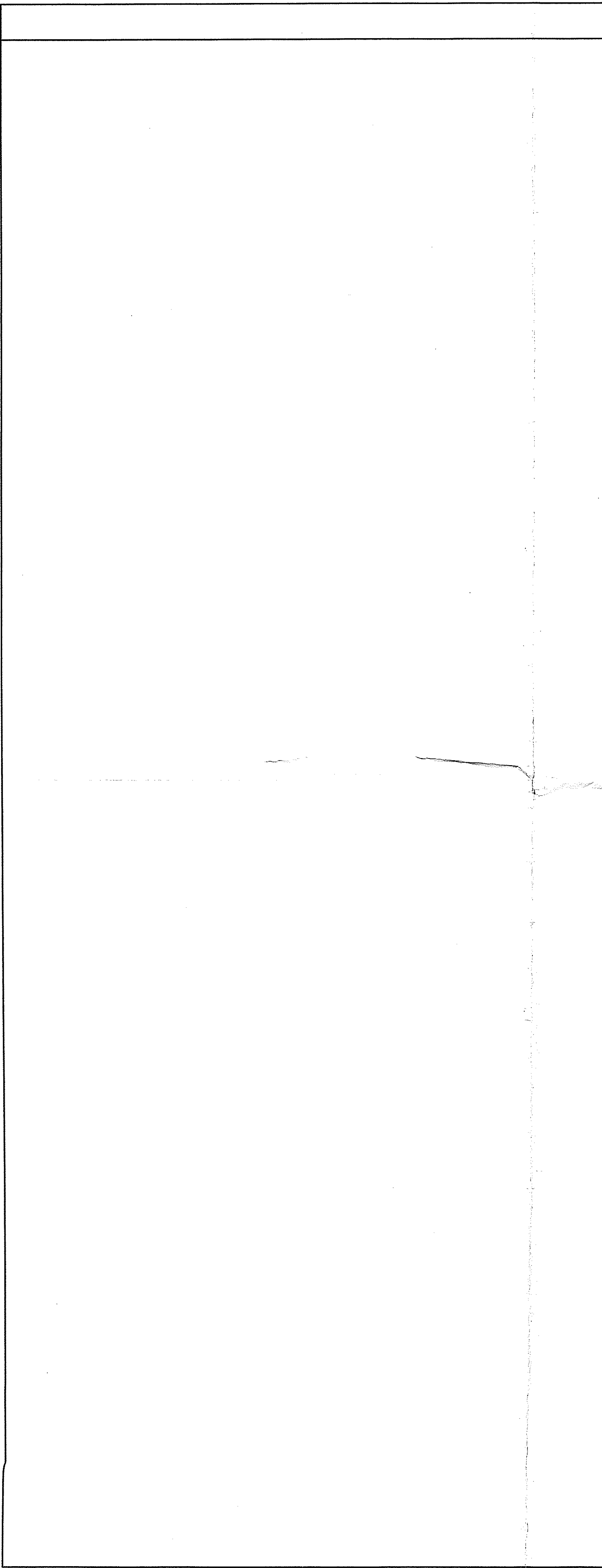
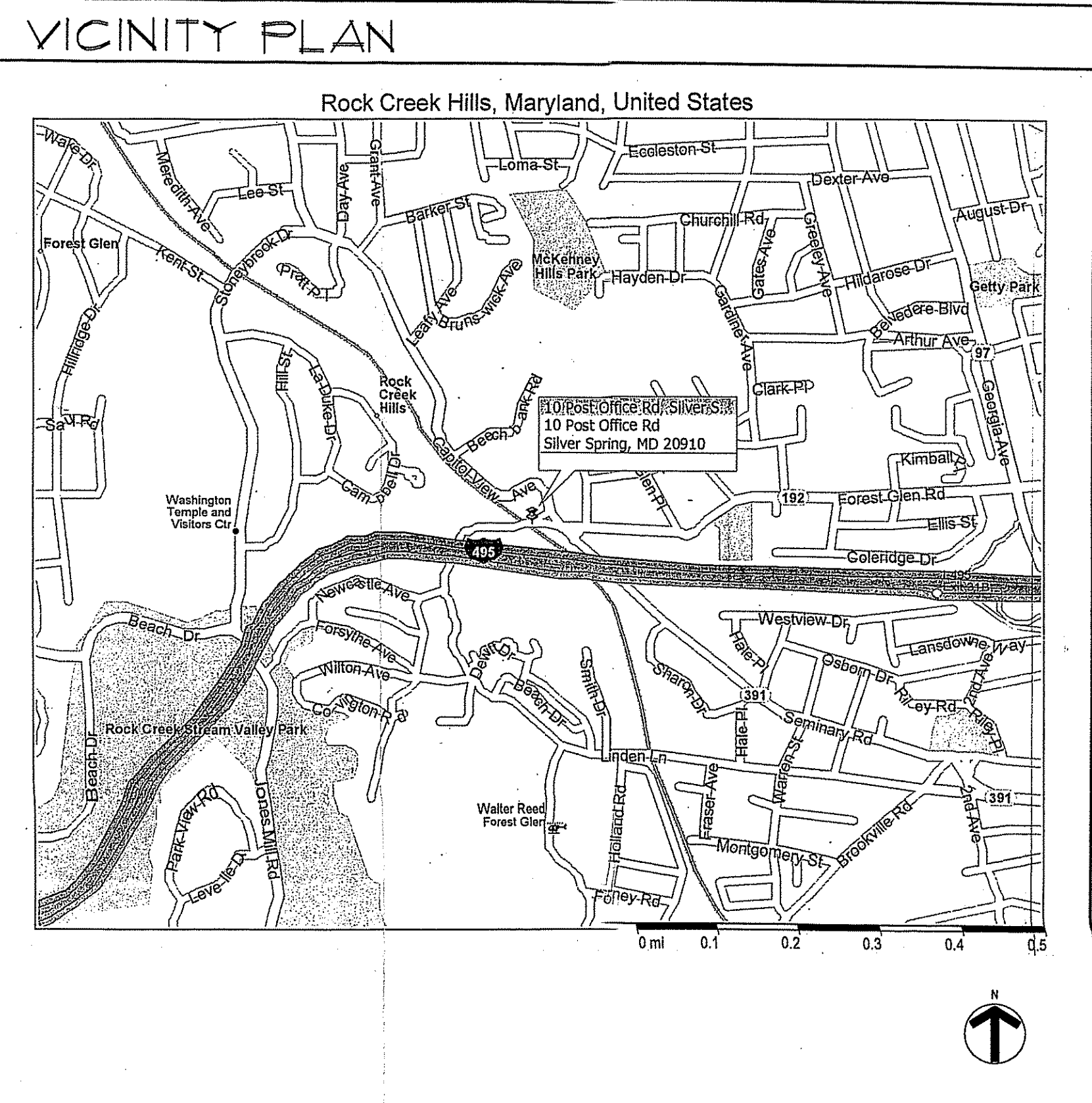
**ABBREVIATIONS**

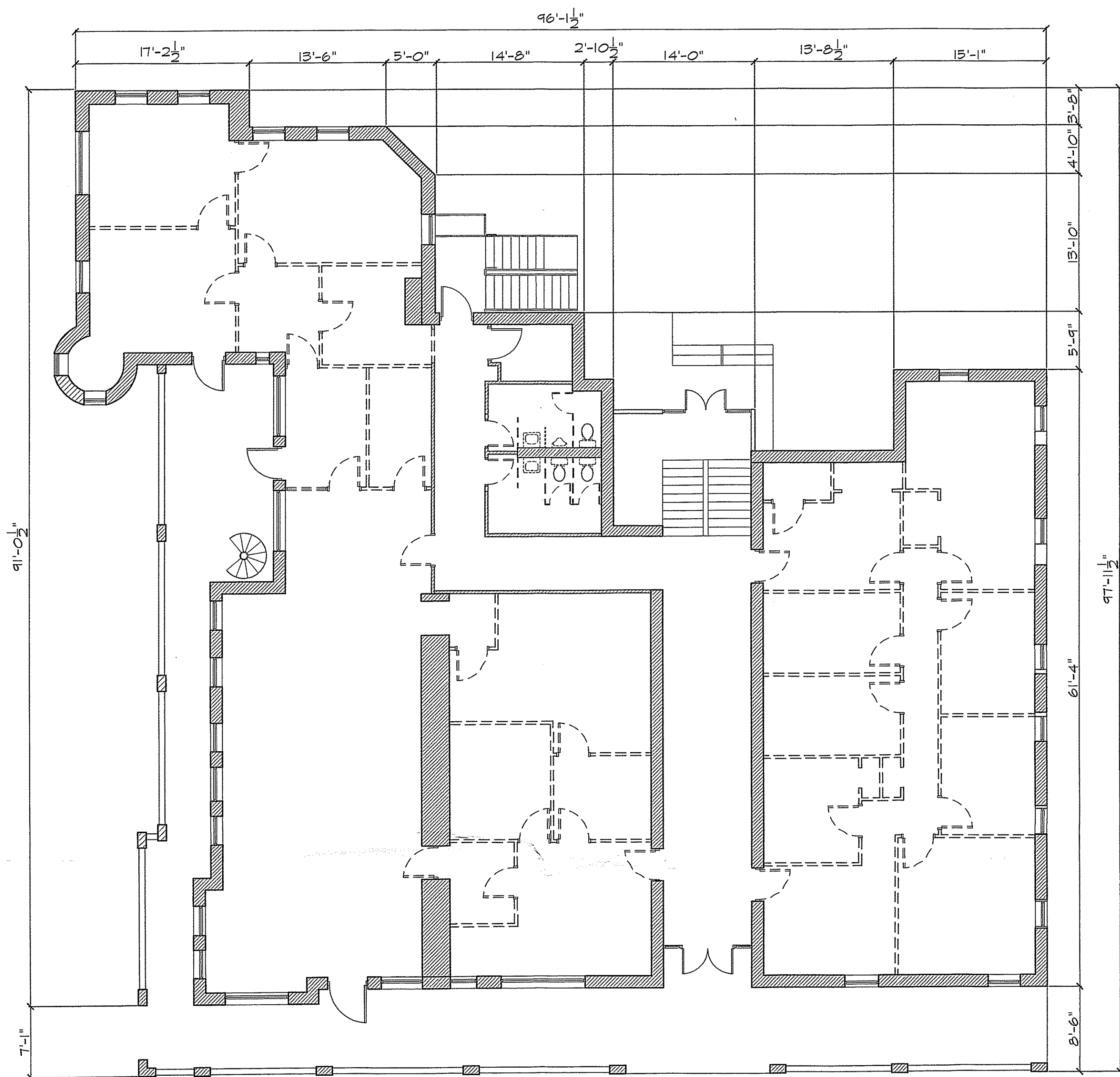
ADD'L	ADDITIONAL	KD	KNOCKDOWN
ADJ	ADJACENT	KO	KNOCKOUT
AF	ABOVE FINISH FLOOR	KV	KILOVOLT
ALT	ALTERNATE	KVA	KILOVOLT - AMPERES
ALUM	ALUMINUM	KW	KILOWATT
APFL	APPLICABLE	LB	POUND
AMP	AMPERE	LF	LINEAR FEET
APPROX	APPROXIMATELY	LH	LEFT HAND
ARCH	ARCHITECTURAL	LTG	LIGHTING
ACT	AQUACREST CLG TILE	LTS	LIGHTS
BD	BOARD	M	MARBLE
BLDG	BUILDING	MAS	MASONRY
BLKG	BLOCKING	MATL	MATERIAL
B.O.	BOTTOM OF	MAX	MAXIMUM
BOT	BOTTOM	MEMB	MEMBRANE
BSG	BEARING	MFG	MANUFACTURER
BTWN	BETWEEN	MICRO	MICROVALE
		MIN	MINIMUM
CFM	CUBIC FEET-MINUTE	MISC	MISCELLANEOUS
C.J.	CONTROL JOINT	MUR	MURTURE RESISTANT
CLG	CEILING	MTD	MOUNTED
CLR	CLEARANCE	MTL	METAL
CLR	CLEARANCE	MECH	MECHANICAL
CMU	CONC. MASONRY UNIT	MEZZ	MEZZANINE
COL	COLUMN	N	NORTH
COPT	COMMUNICATION	NIC	NOT IN CONTRACT
CONC	CONCRETE	NO	NUMBER
CONF	CONFERENCE	NTS	NOT TO SCALE
CONST	CONSTRUCTION		
COORD	COORDINATE	OC	ON CENTER
CORR	CORRIDOR	OFF	OFFICE
CORR	CORRIDOR	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
		PCF	POUNDS/CUBIC FOOT
DBL	DOUBLE	FLAM	FLAME
DEMO	DEMOLITION	FLYD	FLYWOOD
DF	DRAINING FOUNTAIN	FL	FLATE
DIA	DIAMETER	FLN	PANEL
DIM	DIMENSION	FOL	FOLISHED
DN	DOWN	FSF	FOUNDS/SQUARE FOOT
DOWNLTS	DOWNLIGHTS	FT/FTD	FOOT/FOOT-DOWN
DR	DOOR	FS	FULL STATION (FIRE ALARM)
DWG	DRAWING	FUR	POWER
		QTY	QUANTITY
EA	EACH	RAD	RADIUS
EJ	EXPANSION JOINT	REC	RECEPTACLE
EL	ELEVATION	REF	REFRIGERATOR
ELEC	ELECTRICAL	REIN	REINFORCE
ELEV	ELEVATOR	REQD	REQUIRED
EQ	EQUAL	RES	RESIDENT
EQUIP	EQUIPMENT	REV	REVISION(S), REVISED
ETR	EXISTING TO REMAIN	RH	RIGHT HAND
EUI	EACH WAY	ROOF	ROOF
EWC	ELEC. WATER COOLER	RO	ROUGH OPENING
EXH	EXHAUST	SC	SOLID CORE WOOD VENEER
EXIST	EXISTING	SCDV	SMOKE DETECTOR
EXP	EXPANSION	SD	SECTION
FA	FIRE ALARM	SECT	SECRETARY
FC	FLOOR COVERING	SIM	SIPILAR
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATIONS
FEC	FIRE EXTINGUISHER CABINET	SQ	SQUARE FEET
FNVC	FIRE HOSE VALVE CABINET	STD	STANDARD
FN	FINISH	STC	STAND TRANS. COEFFICIENCY
FLR	FLOORING	STL	STEEL
FLUOR	FLUORESCENT	STOR	STORAGE
F.O.	FACE OF	STR	STRUT
FR	FIRE RATING	STR	STRUT
FRM	FRAME	STR	STRUT
FT	FOOT (FEET)	TEL	TELEPHONE
GA	GAUGE	TEMP	TEMPERATURE
GAL	GALLON	THK	THICKNESS
GEN	GENERATOR	TRF	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	T.O.	TOP OF
GL	GLASS, GLAZING	TRANS	TRANSITION
GWB	GYP/PLUM BOARD	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UCF	UNDER COUNTER FREEZER
HC	HANDICAPPED	UCR	UNDER COUNTER REF.
HCPV	HOL. CORE MASONITE VEN.	UL	UNDERWRITERS LABORATORY
HCV	HOL. CORE WOOD VEN.	UNO.	UNLESS NOTED OTHERWISE
HWK	HARDWARE		
HT	HOLLOW METAL	V	VOLTS
HORIZ	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	VEN	VENEER
HU	HOT WATER	VERT	VERTICAL
HWH	HOT WATER HEATER	VISIT	VISITABLE
HT	HEIGHT	V.I.F.	VERIFY IN FIELD
HR	HOUR	VT	VINYL TILE
		YIC	VINYL WALL COVERING
N	NCH	W	WATTS
INSUL	INSULATE(D), (ION)	WC	WALL COVERING
INT	INTERIOR	WD	WOOD
JAN	JANITOR	WS	WET STACK
JT	JOINT	WT	WEIGHT
J-BOX	JUNCTION BOX	W/	WITH
		YD	YARD

**DRAWING INDEX**

C-1 COVER SHEET  
D-1 BASEMENT & 1ST FLR DEMO PLAN  
D-2 SECOND FLR DEMO PLAN

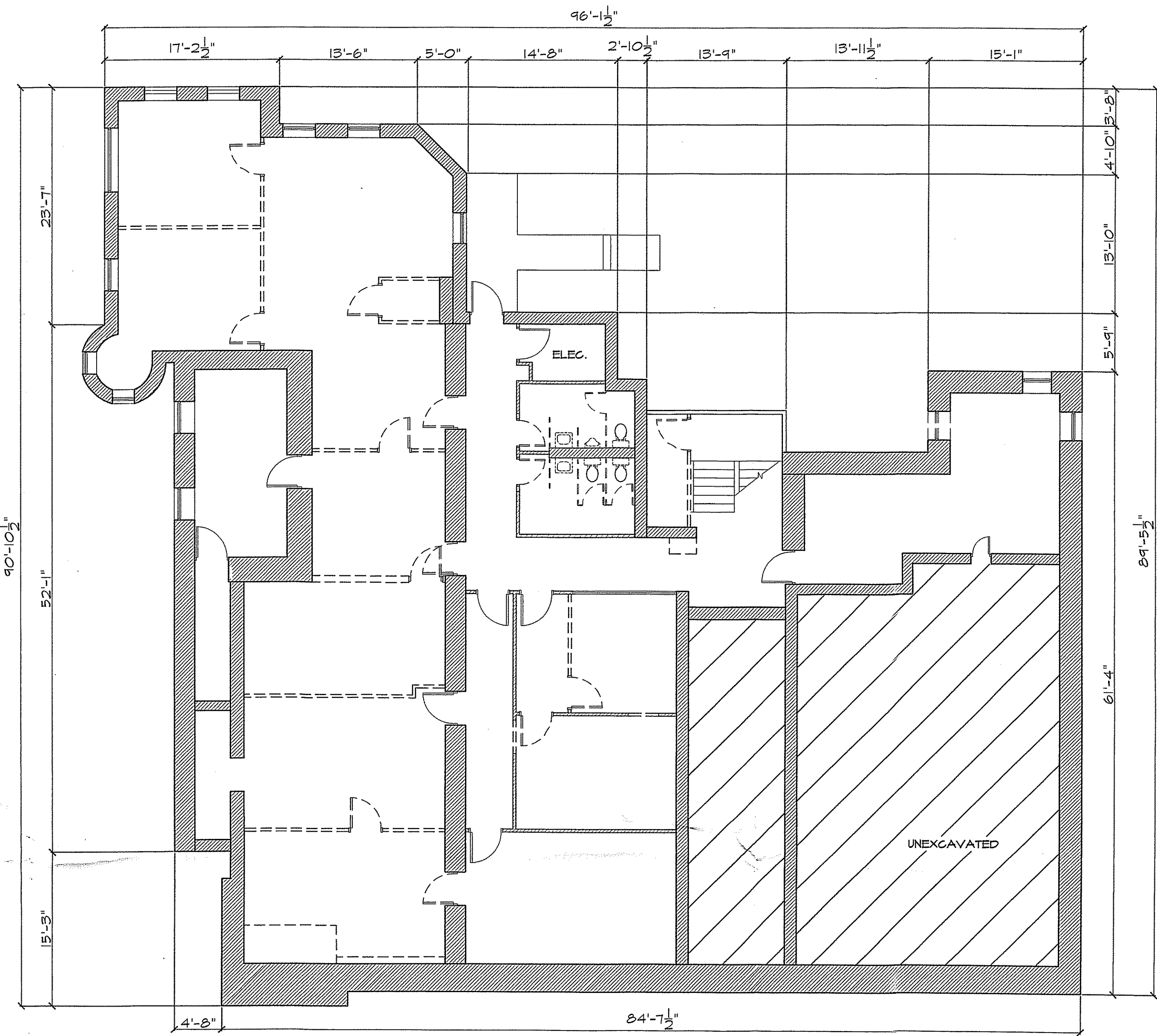
APPROVED  
Montgomery County  
Historic Preservation Commission  
10/17/02





FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



BASEMENT DEMOLITION PLAN

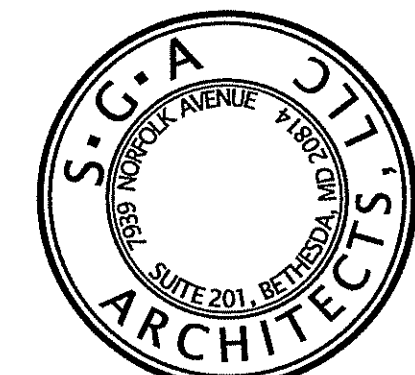
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DEMOLITION NOTES:

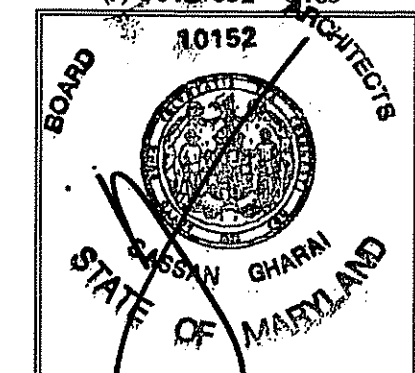
1. REMOVE PARTITIONS, DOORS & FRAMES AS SHOWN DASHED.
2. REMOVE PLUMBING FIXTURES SHOWN AS DASH. CAP PIPING AT SLAB OR WALL WHERE APPLICABLE.
3. REMOVE ACT CEILING GRID AND TILE IN ALL AREAS.
4. REMOVE FLOOR FINISH IN ALL AREAS.
5. REMOVE ALL OUTLETS & ELECTRICAL WIRING IN WALLS.
6. CONTRACTOR TO SALVAGE DOOR AND DOOR FRAMES THAT MAY BE REUSED.

LEGEND

- PARTITIONS TO BE DEMOLISHED.
- EXISTING WALLS TO REMAIN.



(T) 301-652-6263  
(F) 301-652-6463



REVISIONS

ISSUED  
9-12-02 SGA DEMO PERMIT

OWNER:  
THOMPSON FAMILY PROPERTIES, LLC  
10563 METROPOLITAN AVENUE  
KENSINGTON, MD 20895

THE CASTLE AT THE GLENN  
JERRY THOMPSON & ASSOCIATES  
10 OLD POSTOFFICE ROAD  
SILVER SPRING, MD 20910

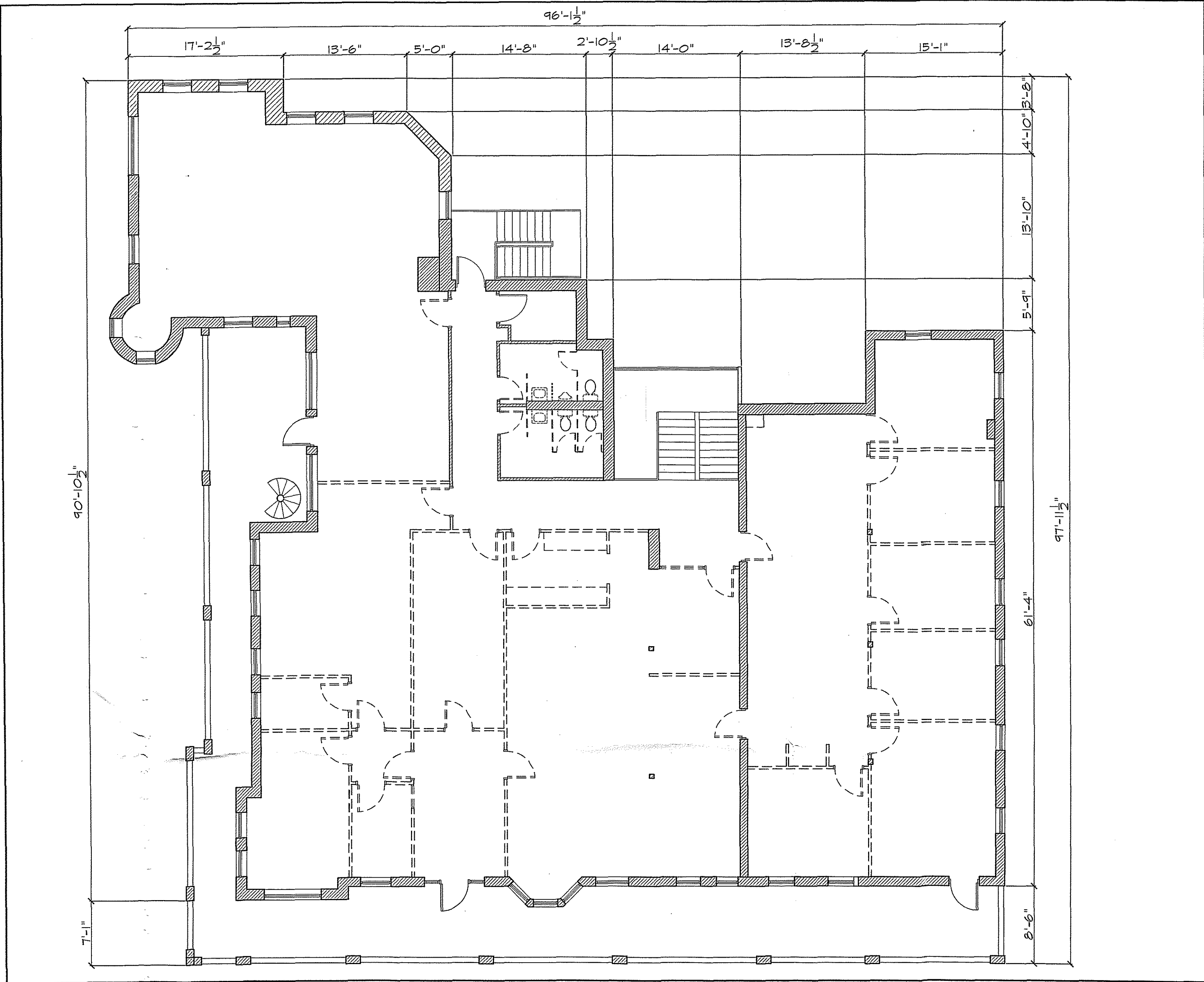
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SCALE	AS NOTED
FILE	THE CASTLE

SHEET TITLE  
BASEMENT &  
FIRST FLOOR  
DEMOLITION PLAN

SHEET

D-1

OF 3

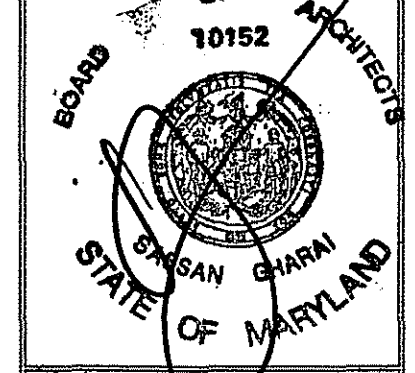


**SECOND FLOOR DEMOLITION PLAN**  
 SCALE: 1/8" = 1'-0"

- DEMOLITION NOTES:**
1. REMOVE PARTITIONS, DOORS & FRAMES AS SHOWN DASHED.
  2. REMOVE PLUMBING FIXTURES SHOWN AS DASH. CAP PIPING AT SLAB OR WALL WHERE APPLICABLE.
  3. REMOVE ACT CEILING GRID AND TILE IN ALL AREAS.
  4. REMOVE FLOOR FINISH IN ALL AREAS.
  5. REMOVE ALL OUTLETS & ELECTRICAL WIRING IN WALLS.
  6. CONTRACTOR TO SALVAGE DOOR AND DOOR FRAMES THAT MAY BE REUSED.
- LEGEND**
- PARTITIONS TO BE DEMOLISHED.
  - ▨ EXISTING WALLS TO REMAIN.



(T) 301-652-6263  
 (F) 301-652-6463



REVISIONS	

ISSUED  
 8-12-07 SGA DEMO PERMIT

**OWNER:**  
 THOMPSON FAMILY PROPERTIES, LLC  
 10563 METROPOLITAN AVENUE  
 KENSINGTON, MD 20895

**THE CASTLE AT THE GLENN**  
**JERRY THOMPSON & ASSOCIATES**  
 10 OLD POSTOFFICE ROAD  
 SILVER SPRING, MD 20910

DRAWN	RAM
CHECKED	SGA
SCALE	AS NOTED
FILE	THE CASTLE

**SHEET TITLE**  
 SECOND FLOOR  
 DEMOLITION PLAN

**SHEET**  
**D-2**  
 OF 3



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

**HISTORIC AREA WORK  
PERMIT**

IssueDate: 9/19/2002

Permit No: 285841  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT:

THOMPSON FAMILY PROPERTIES, LLC  
3212 MCCOMAS AVENUE  
KENSINGTON MARYLAND 20895

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: CONSTRUCT, ALTER, INSTALL AND REPAIR. Conditions to work with staff on paint removal to assure preservation of stonework

PREMISE ADDRESS 10 POST OFFICE RD  
SILVER SPRING MD 20910-

LOT 7 BLOCK 37  
LIBER ELECTION DISTRICT  
FOLIO SUBDIVISION  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

PARCEL ZONE  
PLATE GRID

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10 Post Road	<b>Date:</b>	09/11/02
<b>Applicant:</b>	Thompson Family Properties, LLC	<b>Report Date:</b>	09/4/02
<b>Resource:</b>	Capitol View Historic District	<b>Public Notice:</b>	08/25/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Site Number:</b>	31/7-02F	<b>Staff:</b>	Robin D. Ziek
<b>PROPOSAL:</b>	Renovate, alter, and add rear addition		
<b>RECOMMEND:</b>	Approve		

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary Resource in Historic District  
**STYLE:** Eclectic (castellated with Mediterranean Revival porch)  
**DATE:** 1923

**PROPOSAL**

The applicant came before the HPC on 5/22/02 for a Preliminary Consultation for the work which is now being proposed in the HAWP. At that meeting, the comments were highly favorable (see Circle 2<sup>nd</sup> - 56).

The applicant proposes to clean up the building, and make a few modifications (see Circle 10-11). This includes modifying the rear entrance with a new glass addition, modifying the existing balcony edge with the addition of a rail to meet code, and removing the last arch of the porch (the porte-cochere) to facilitate truck entry into the rear parking lot.

**STAFF DISCUSSION**

The proposal is modest, and will facilitate the repair and continued use of the structure. The rear addition is quite distinct from the front, and reflects the existing condition with a modern rear entrance. The proposed refurbishing of the windows and the modification of the window openings on the east side of the building will help bring this side back closer to its original condition. Staff notes that, with the proposed paint

removal mentioned as item 5 on Circle 10 , the applicant should use the most gentle means possible to prevent damage to the stone or joints.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b) 1:

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,

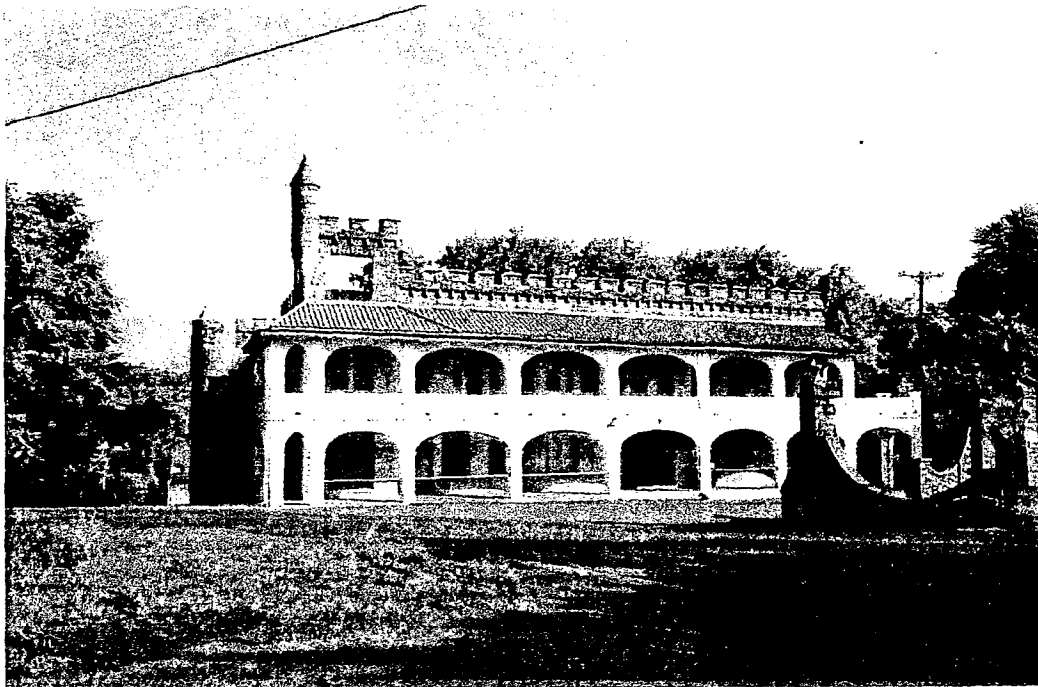
and with the Secretary of the Interior's *Guidelines* 9 :

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with subject to the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office at 240-777-6210 prior to commencement of work, and not more than two weeks following completion of work.

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

**10 POST OFFICE ROAD  
SILVER SPRING, MARYLAND**



**JERRY THOMPSON & ASSOCIATES, INC.**  
10563 Metropolitan Avenue  
Kensington, MD 20895



August 20, 2002

Ms. Robin Ziek  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

RECEIVED

AUG 21 2002

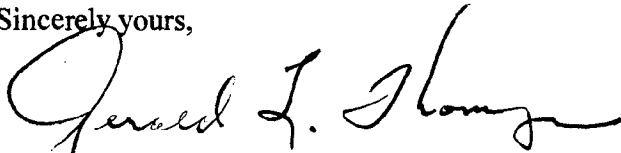
Dept. of Permitting Services  
Division of  
Casework Management

Dear Ms. Ziek:

Attached is our Application for Historic Area Work Permit for the property known as the "Castle" at 10 Post Office Road, Silver Spring, MD 20910.

Should you have any questions regarding this submission, please call Mr. Darryl Kan at (703) 978-8153. He, as well as Mr. James Bispo, are assigned as the company's agents for this project.

Sincerely yours,



Gerald L. Thompson  
Chairman



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Darryl Kan  
Daytime Phone No.: (703) 978-8153

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Thompson Family Properties, LLC Daytime Phone No.: (301) 933-1000

Address: 3212 McComas Avenue Kensington, MD 20895  
Street Number City Street Zip Code

Contractor: See Attachment A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Darryl B. Kan Daytime Phone No.: (703) 978-8153

Address: 8921 Victoria Road, Springfield, VA 22151

**LOCATION OF BUILDING/PREMISE**

House Number: 10 Sheet: Post Office Road

Town/City: Silver Spring, MD 20910 Nearest Cross Street: Capitol View Ave, Forest Glen Rd, Seminary Rd

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

Liter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

1B. Construction cost estimate: \$ \$1,200,000

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line       Entirely on land of owner       On public right of way/easement

*I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.*

Darryl B. Kan  
Signature of owner or authorized agent

August 20, 2002  
Date

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

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

Application/Permit No.: 285841 Date Filed: 8/21/02 Date Issued: \_\_\_\_\_

**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:

See Attachment B

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

See Attachment C

**2. SITE PLAN**

See Attachment D

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

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

**3. PLANS AND ELEVATIONS**

See Attachment E

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

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes 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**

See Attachment F

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**

See Attachment G

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

**6. TREE SURVEY**

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/779-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

**ATTACHMENT A:**

**General Contractor:** Fisher and Stracham  
11820 Coakley Circle  
Rockville, MD 20852  
Maryland Construction License No. 15764345  
Contact: Richard (Beau) Stracham  
(301) 881-0025

**Architect:** SGA Architects,  
7939 Norfolk Avenue, Suite 201  
Bethesda, MD 20814  
Registration No. 10152 Sassan Gharai  
Contact: Rodrigo Avellaneda  
(301) 652-6263

**Agents For Owner:** James L. Bispo  
995 Little Creek Road, Ext.  
Belhaven, NC 27810  
(252) 964-6365

Darryl B. Kan  
8921 Victoria Road  
Springfield, VA 22151  
(703) 978-8153

# HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

<b>Owner's mailing address</b> 3212 McComas Avenue Kensington, MD 20895	<b>Owner's Agent's mailing address</b> 8921 Victoria Road Springfield, VA 22151
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Ivanor Corporation 6 Post Office Road Silver Spring, MD 20910	
John & Jean Doran 9710 Capitol View avenue Silver Spring, MD 20910	

g addresses: noticing table

## APPLICATION FOR HISTORIC AREA WORK PERMIT

### ATTACHMENT B:

The building known as the "Castle" sits at the juncture of Capitol View Avenue, Forest Glen Road, and Seminary Road. The building itself is faced by a short street -- Post Office Road. The property essentially is the gateway to the Capitol View Park Historic District.

The original building was designed and built in the late 1800's to complement the school buildings of the National Park Seminary Girls School. Stone and stucco were used for the exterior and capped with a crenelated stone roof parapet. The other existing stonework are the west end corner tower structure and the small roof tower at the east end of the roof line. The remainder of the original building, front and west side have a stucco/paint coating. The east side is just painted. The front of the structure is also faced with a porch the entire length of the building plus about twelve feet extending past the building on the east side.

It appears that a second building was added behind the "Castle" some time later (date unknown). Still later, it appears the two buildings were joined together, which accounts for the difference in the flooring levels. The addition seems to be made of concrete and painted and the joint made of concrete, wood, and glass.

Other than a fence that surrounds the property on three sides, the building sits on an open area devoid of any type of vegetation.

The property on the east side fronting on Capitol View Avenue houses a restaurant and general store, both of which are not open.

## APPLICATION FOR HISTORIC AREA WORK PERMIT:

### ATTACHMENT C:

The work proposed for the "Castle" renovation project involves some minor alterations to the exterior facade. We believe that the changes will have no significant effect on the overall ambiance of the building or to the historic district. We see no environmental impact to the area and its surroundings. We also believe these changes will provide a visually enhanced structure by bringing all parts of the building into a much smoother design -- in its modifications and coloring -- and provide a very nice entry into the historic district.

On the exterior portions of the building, the following modifications and construction are proposed:

1. At the front of the building, a new low wall and guard rail will replicate the second floor wall and rail system to replace the existing railing on the ground floor. A new guard rail will be fabricated for the second floor to meet height codes and as a safety precaution. The large grill-work on the roof will be cleaned, repainted, and re-installed.

Remove the last arch of the portico share (porto cochiere) that juts out on the east side of the building. This would provide easier access to the building on the east side and would not detract from the building itself. This part of the structure has crumbled in places and provides no structural support for the remainder of the portico share.

2. On the east side, we are proposing to not only add two windows each on the first and second floors but also align the windows one over the other. This will in effect clean up the window architecture on this side and we think will give a more pleasing presentation of the building from a side that is visible from the streets.

3. At the back of the building, we would modify the entry to provide ground level access, provide a new glass facade that will blend with the other parts of the building that will surround it, install an elevator to facilitate handicap access to each floor and add a protective canopy to the back entry. Also, two new windows will be installed on the first and second floors, in the center of the back portion of the building, over the existing door.

4. On the west side, Within the limits of the existing porch, a set of stairs will be installed to allow access to the basement. A small section wall will be installed on the porch to create an enclosed porch, accessible from the interior only, to provide a secluded area for the administrative staff.

5. Paint will be removed from the stonework to restore all the stonework to as near as possible to its original natural color. The remainder of the building will be cleaned and repainted to a neutral color so that it will not compete with the stonework. There are no plans to remove the pebble dash stucco finish on portions of the existing building.

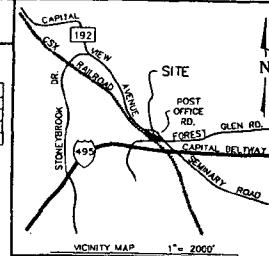
6. On the interior of the building, all of the first and second floors and parts of the basement will be gutted and new office complexes will be constructed. (See New Basement, First Floor, and Second Floor designs.)



PLAT No.:

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1138.23'	20.67'	132°29'	10.34'	S 73°19'48" W	20.67'
C2	172.00'	88.00'	22°38'03"	34.45'	S 20°41'55" E	87.85'
C3	184.00'	42.10'	132°08'33"	21.14'	S 34°28'10" E	42.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°33'01" E	17.06'
L2	S 27°22'27" W	19.79'



TAX MAP No. HP562

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to John T. Doran by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

- All of the land conveyed by CSX Transportation, Inc. by deed dated January 5, 1990 and recorded in Liber 13898 at Folio 094, and
- All of the land conveyed by John T. Doran and Jean L. Doran by deed dated June 10, 1971 and recorded in Liber 4082 at Folio 731;

And a subdivision of the land conveyed to United Rentals (North America), Inc. by the following conveyances as recorded among said Land Records:

- All of the land conveyed by John T. Doran, Sr. by deed dated August 25, 1998 and recorded in Liber 18259 at Folio 468, and
- All of the land conveyed by John T. Doran, Sr. and Jean L. Doran by deed dated August 25, 1998 and recorded in Liber 18259 at Folio 463; and also being a resubdivision of all or part of Lots 1-6, Block 37, and part of Lots 7 & 8, Block 38 as delineated on a plat of subdivision entitled "CAPITOL VIEW PARK" as recorded among said Land Records in Plat Book A as Plat No. 8; and the Pleasant Street area abandoned by M.C.P.B. Resolution No. 02-0248. We hereby certify that, once engaged as described in the owners' certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area included on this plat is 48,748 square feet or 1.07319 acres, including 3,880 square feet of street dedication.

2/21/02  
Date

*Douglas H. Riggs*  
Douglas H. Riggs, II  
Professional Land Surveyor  
Md. Reg. No. 10712



**OWNERS' CERTIFICATE**

John T. Doran and Rentals Unlimited (North America), Inc., a Delaware Corporation, owners of the property shown hereon, hereby adopt this plat of subdivision and resubdivision; dedicate the streets as shown hereon to public use. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages or trusts, affecting the property included in this plat of subdivision and resubdivision.

2/15/02  
Date

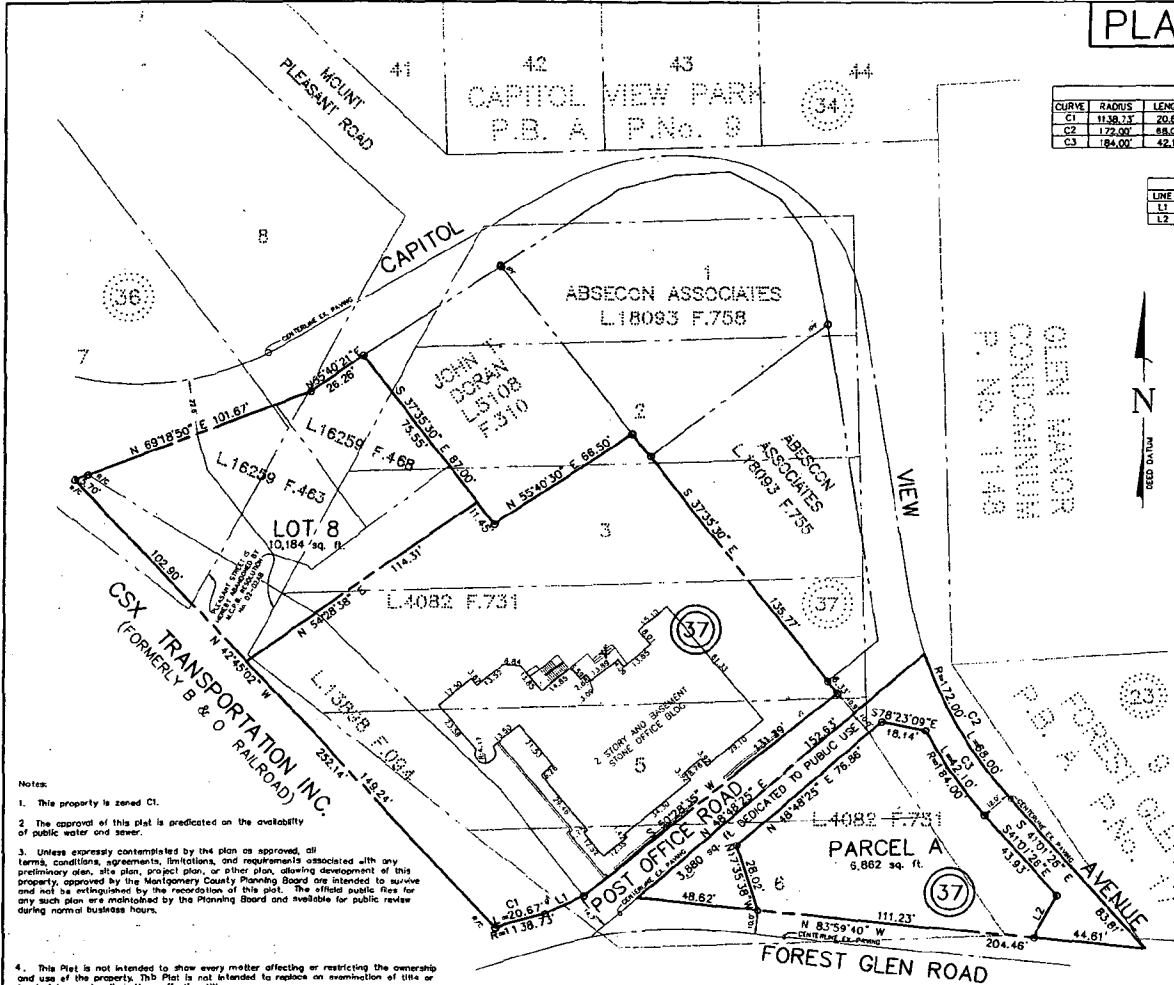
*John T. Doran*  
John T. Doran

United Rentals (North America), Inc.,  
a Delaware Corporation

*John R. Stone*  
John R. Stone, President

2/15/02  
Date

**SUBDIVISION RECORD PLAT**  
LOTS 7 & 8, &  
PARCEL A, BLOCK 37  
**CAPITOL VIEW PARK**  
ELECTION DISTRICT No. 13  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' FEBRUARY, 2002  
**MACRIS, HENDRICKS & GLASCOCK, P.A.**  
ENGINEERS • PLANNERS • SURVEYORS  
9220 WIGHTMAN ROAD, SUITE 120  
MONTGOMERY VILLAGE, MD 20886  
(301) 670-0840

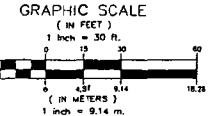


- Notes:
- This property is zoned C1.
  - The approval of this plat is predicated on the availability of public water and sewer.
  - Unless expressly contemplated by the plan as approved, all laws, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat. The affidavits filed for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - Capitol View Avenue is a Water Planned right-of-way according to the CAPITOL VIEW and VICINITY sector plan dated July 1982 and may be redesign.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-02010 entitled "CAPITOL VIEW PARK".
  - By recording of this plat, the area abandoned by M.C.P.B. Resolution No. 02-0248 is zoned C1 in accordance with Section 59-A-1.72 of the Zoning Ordinance of Montgomery County, Maryland.

**LEGEND**  
RP = Iron Pipe Found  
R/C = Rebar with Cap

**PLAT TABULATION**

Number of Lots	= 2
Number of parcels	= 1
Area of Lots	= 58,006 sq. ft.
Area of Parcels	= 6,862 sq. ft.
Area of Street Dedication	= 3,880 sq. ft.
Total Area	= 48,748 square feet or 1.07319 acres



FOR PUBLIC WATER AND SEWER ONLY 201927021004210561

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *March 15, 2002*  
*John T. Doran* CHAIRMAN  
*Barbara A. Collier* SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: *MAY 9, 2002*  
*John T. Doran* DIRECTOR

DATE: 5/21/2002  
Plat No. 22215

M.N.C.P. & P.C. RECORD FILE No. 617-91

12



EXISTING FRONT ELEVATION

SCALE: 3/32" = 1'-0"

THE CASTLE

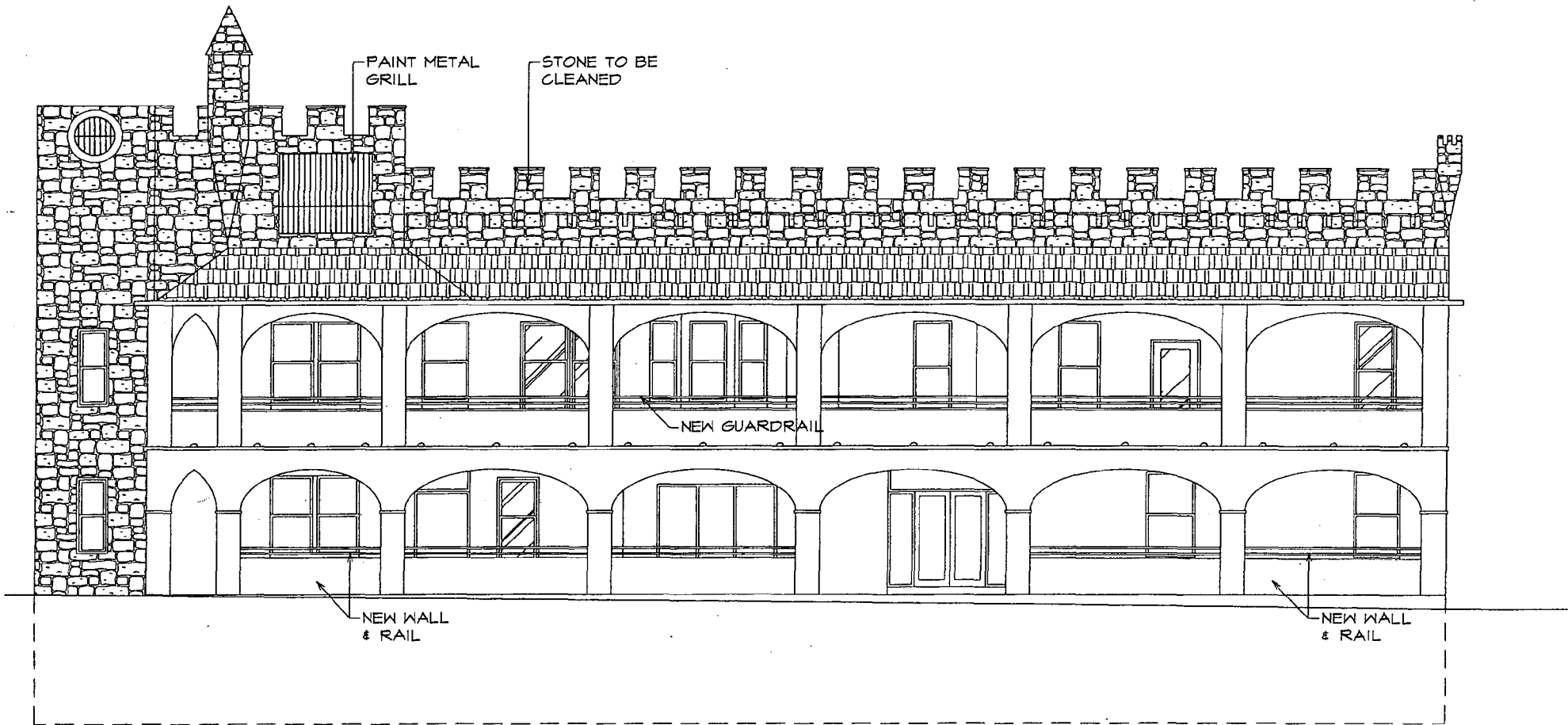
08-14-02

7 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD





NEW FRONT ELEVATION

SCALE: 3/32" = 1'-0"

NOTES:

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



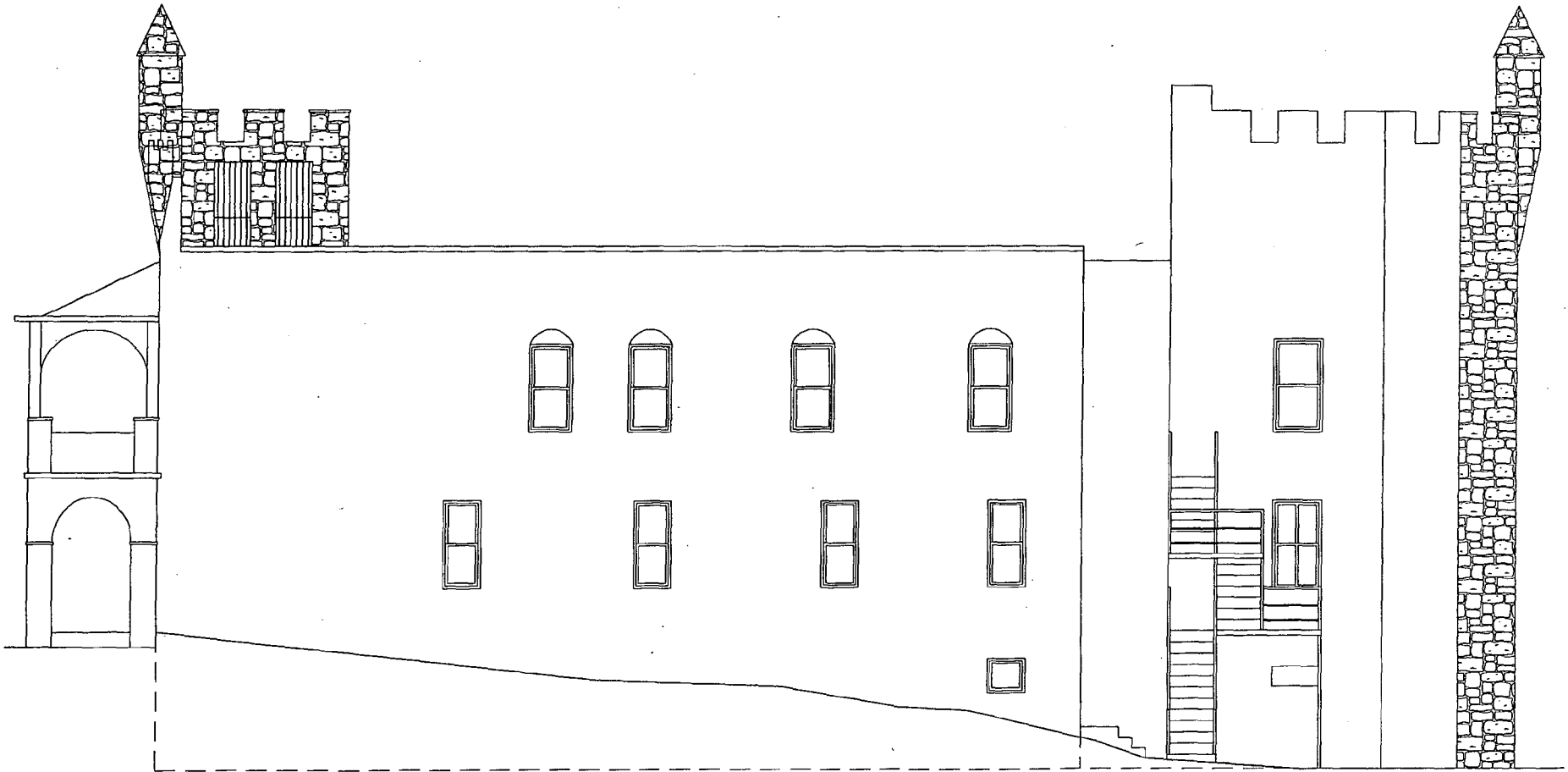
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

11 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"

THE CASTLE

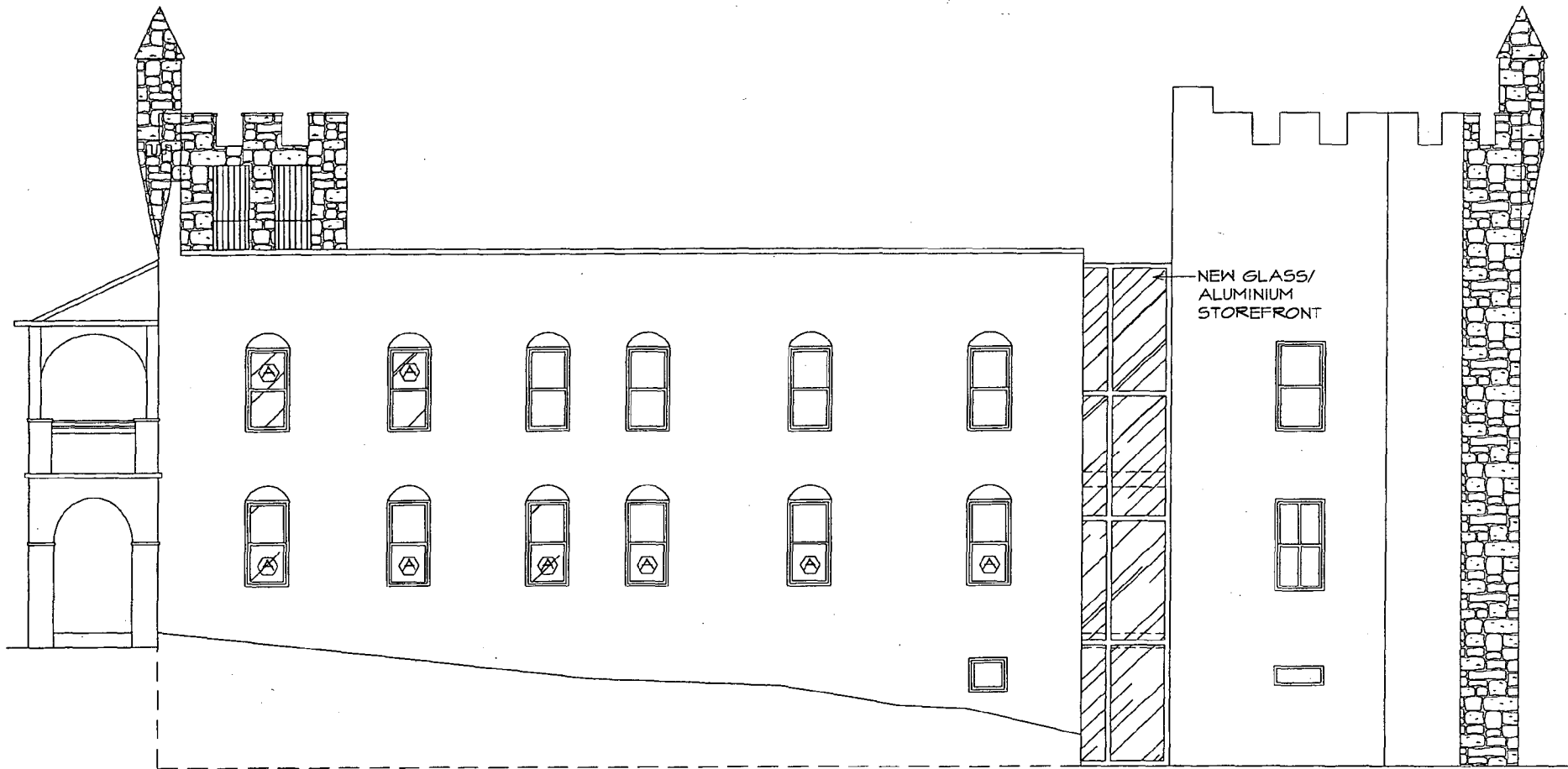
08-14-02

JERRY THOMPSON & ASSOCIATES, INC

8 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD





NEW EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

NOTES:

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



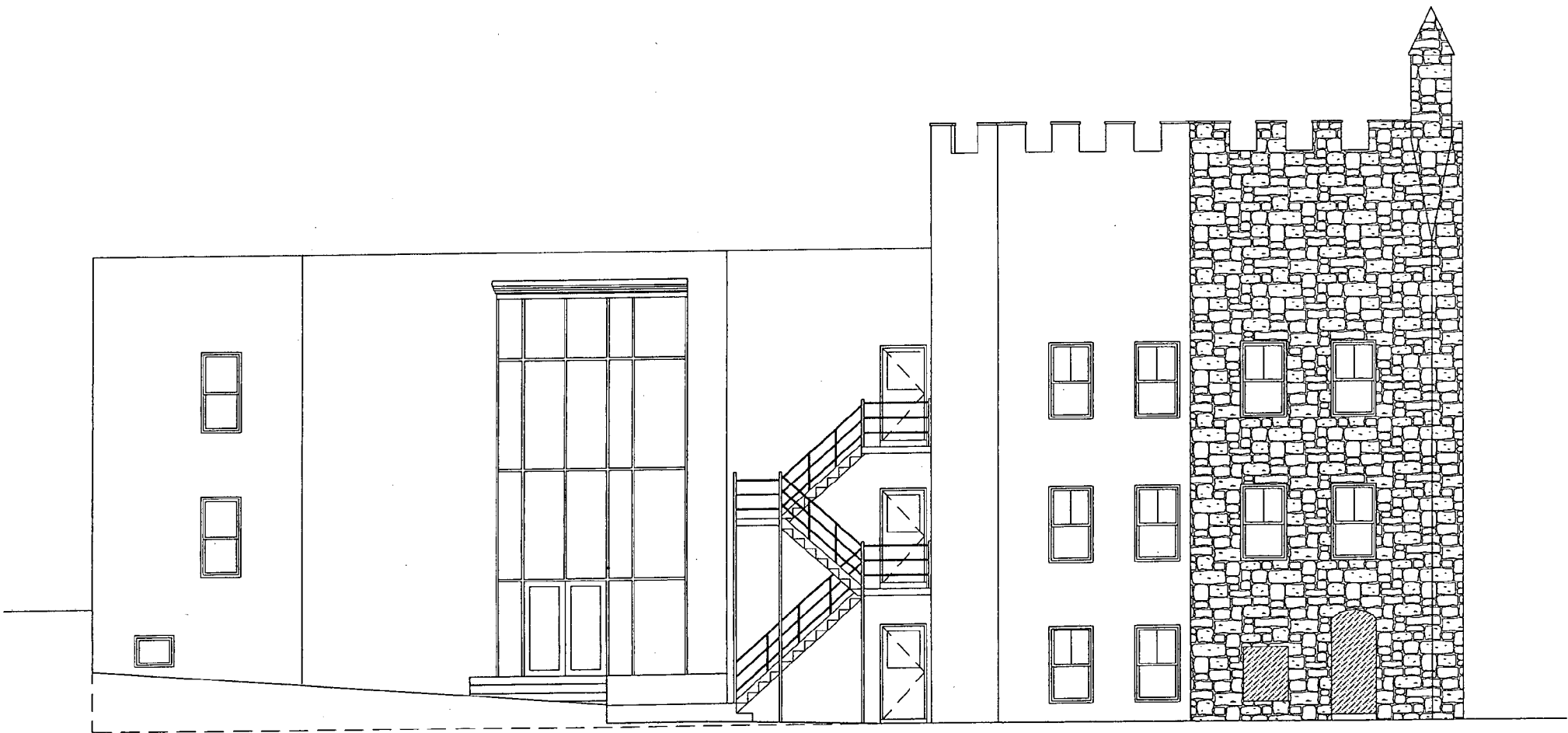
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

13 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



EXISTING BACK ELEVATION

SCALE: 3/32" = 1'-0"



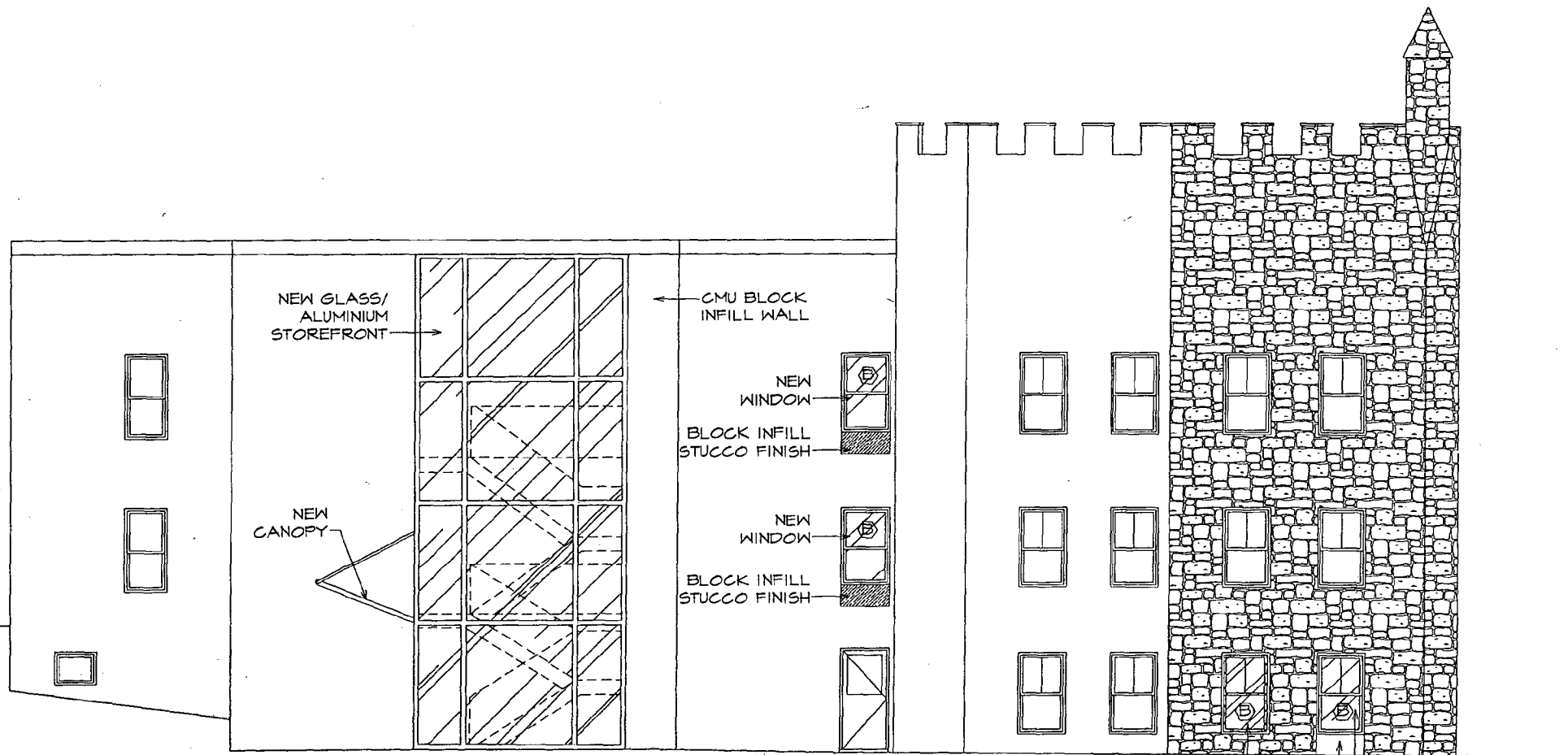
THE CASTLE

08-14-02

10 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



**NEW BACK ELEVATION**

SCALE: 3/32" = 1'-0"

**NOTES:**

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.

NEW WINDOW

NEW WINDOW  
BLOCK INFILL  
STUCCO FINISH



**THE CASTLE**

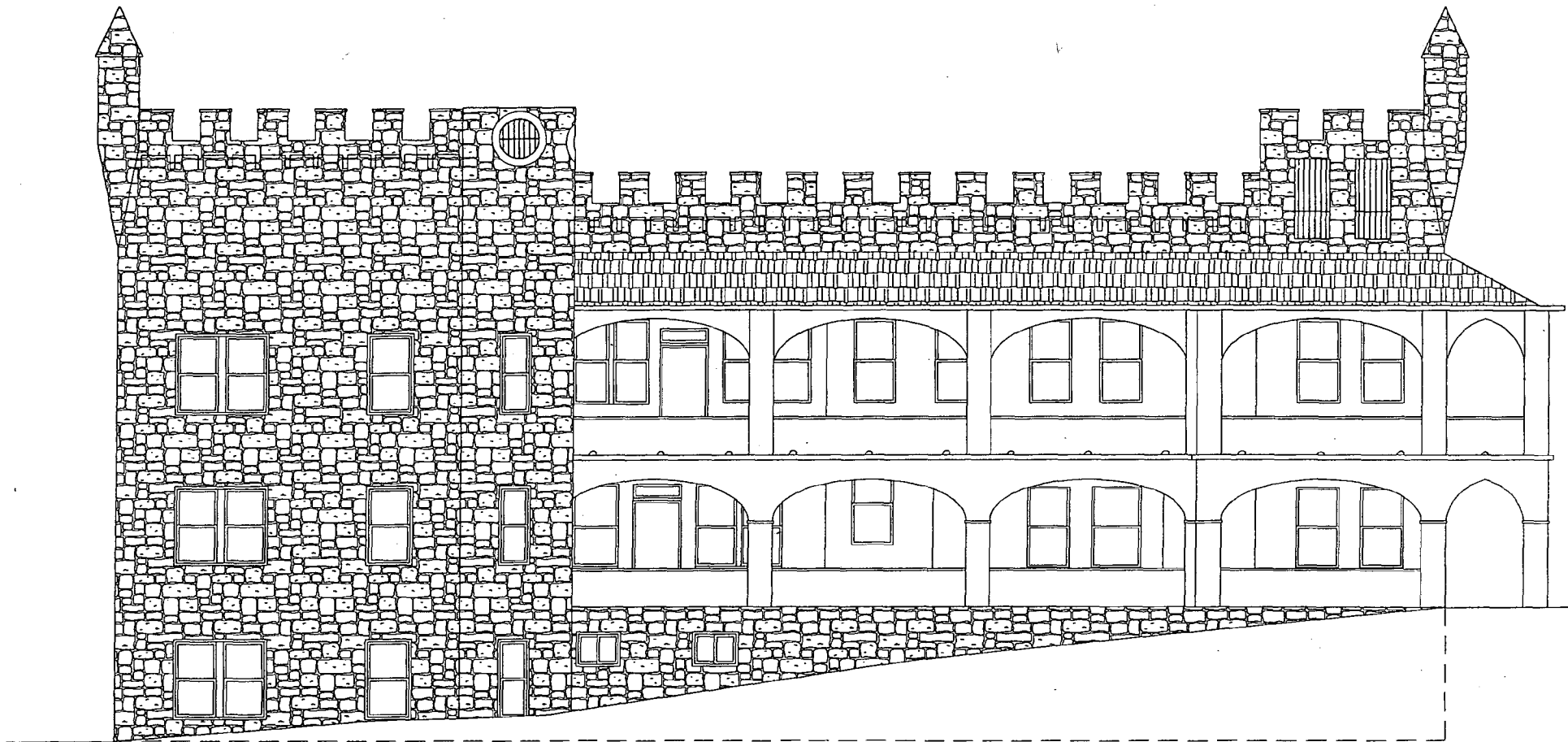
08-14-02

JERRY THOMPSON & ASSOCIATES, INC

12 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD

(2)



EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



THE CASTLE

08-14-02

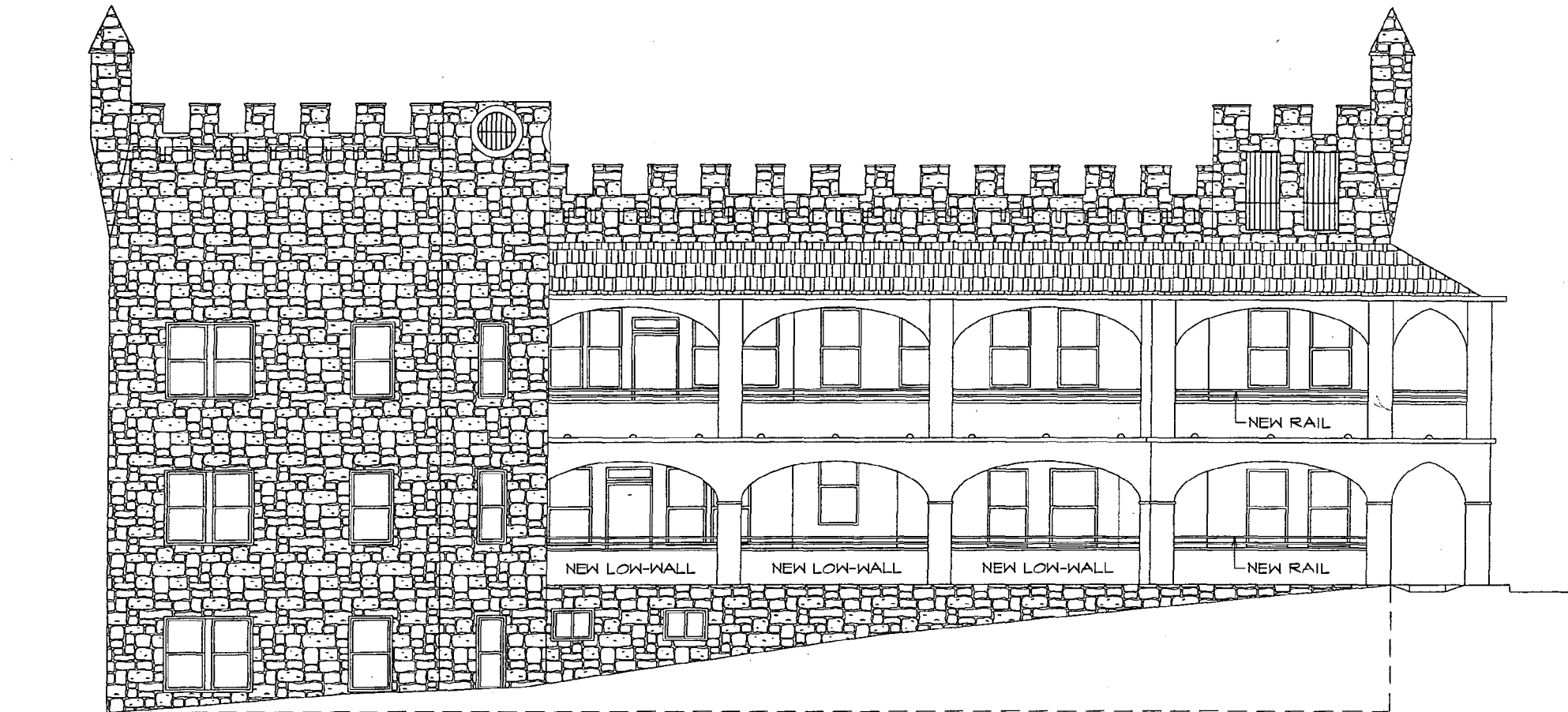
9 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD

37





**NEW**  
~~EXISTING~~ WEST ELEVATION  
 SCALE: 3/32" = 1'-0"

NOTES:

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



THE CASTLE

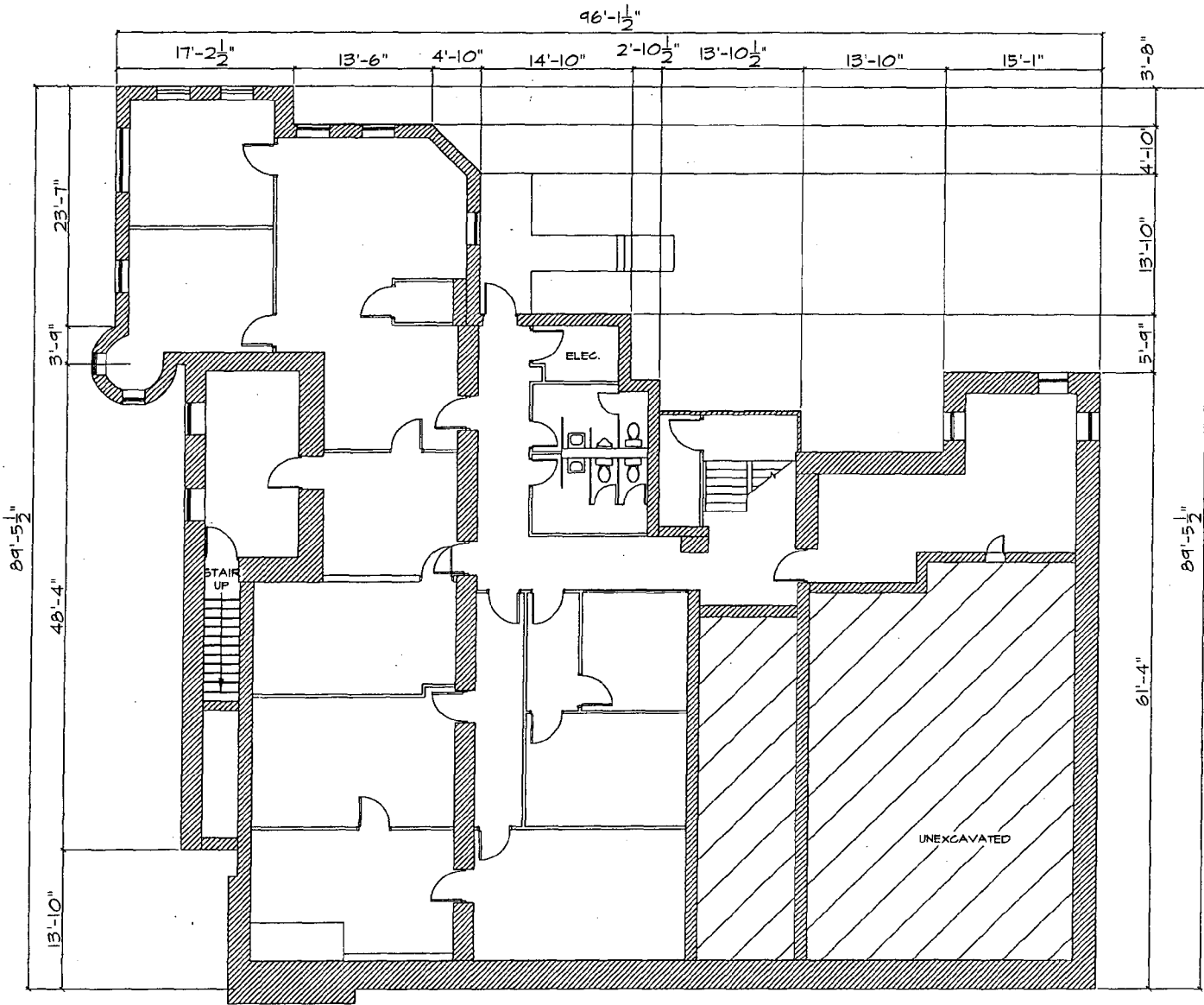
08-14-02

JERRY THOMPSON & ASSOCIATES, INC

14 OF 14

10 POST OFFICE RD  
 SILVER SPRING, MD

20



EXISTING BASEMENT FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

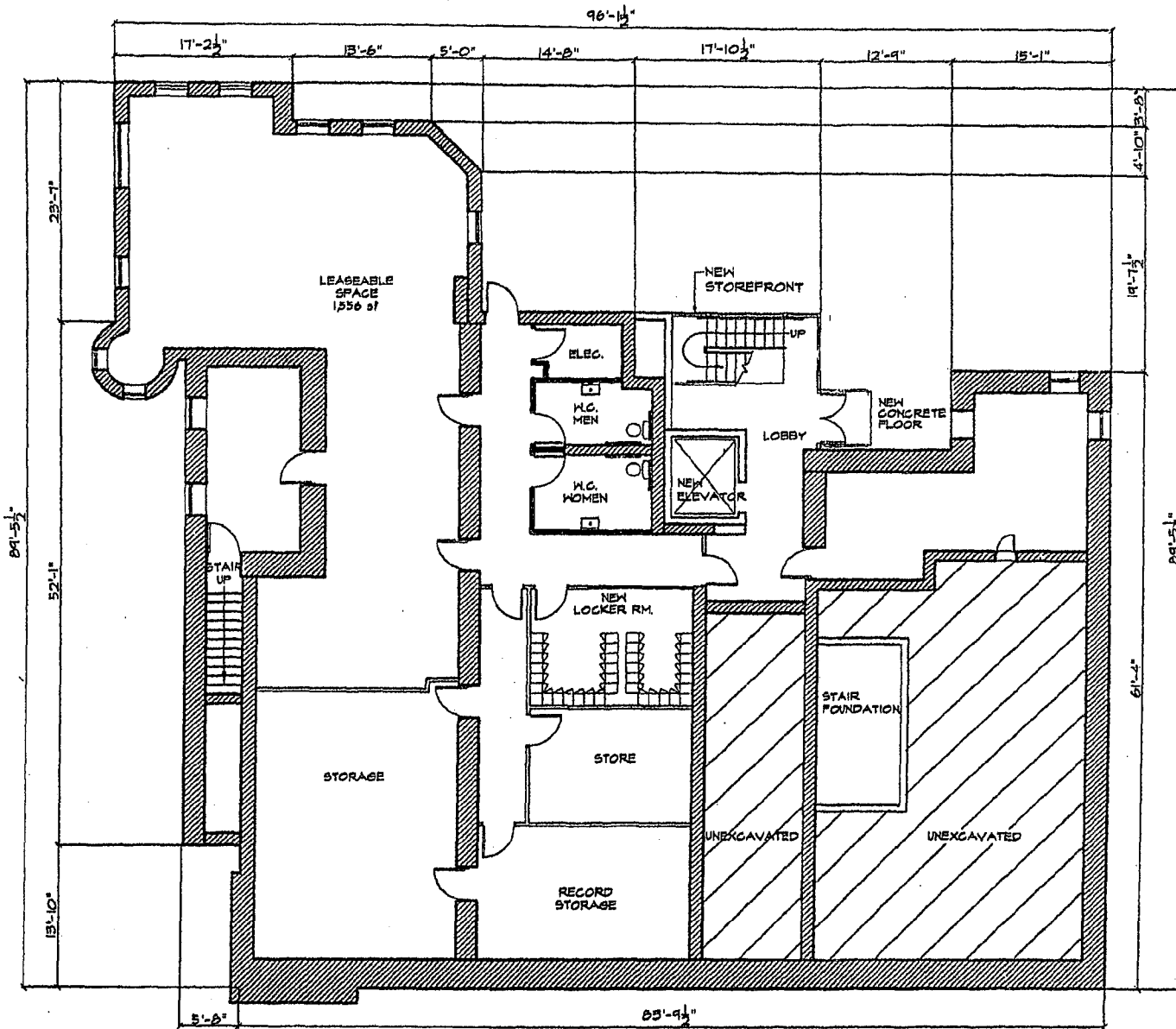


THE CASTLE  
 08-14-02

JERRY THOMPSON & ASSOCIATES, INC

1 OF 14

10 POST OFFICE RD  
 SILVER SPRING, MD



PARTITION LEGEND

 EXISTING WALL  
 NEW PARTITION

NEW BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"



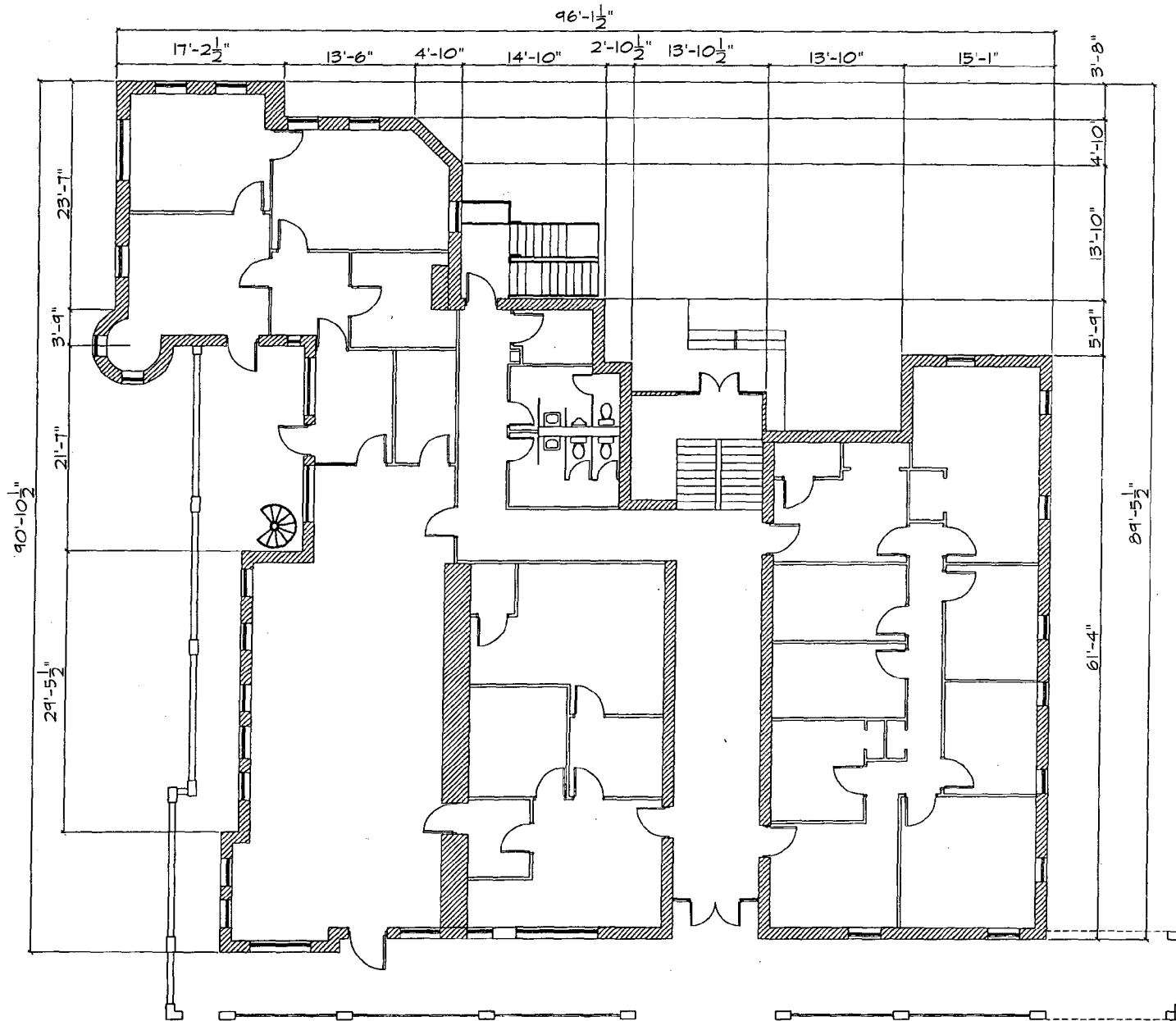
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

4 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



EXISTING FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

THE CASTLE

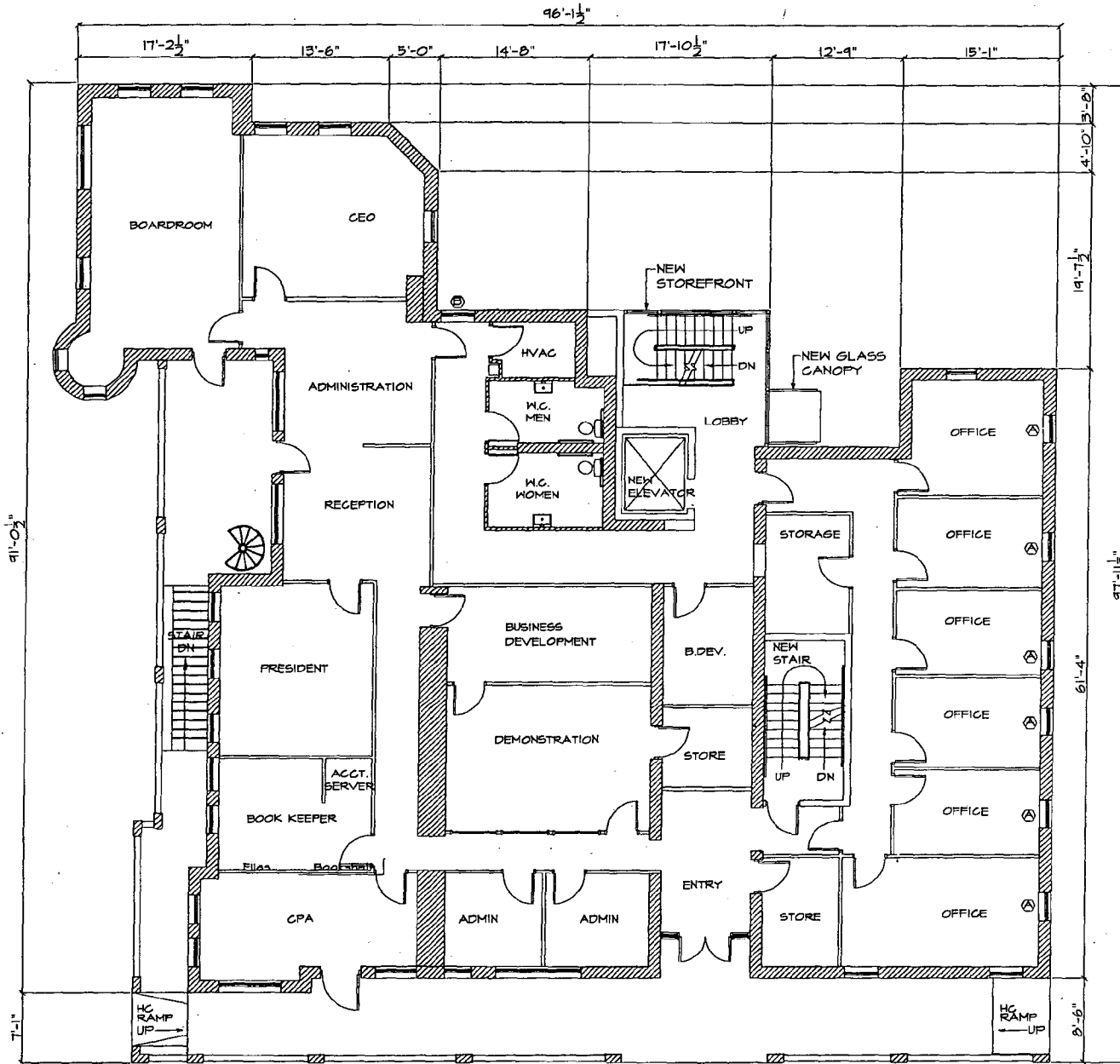
08-14-02

2 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
 SILVER SPRING, MD





PARTITION LEGEND

- EXISTING WALL
- NEW PARTITION

NEW FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

THE CASTLE

08-14-02

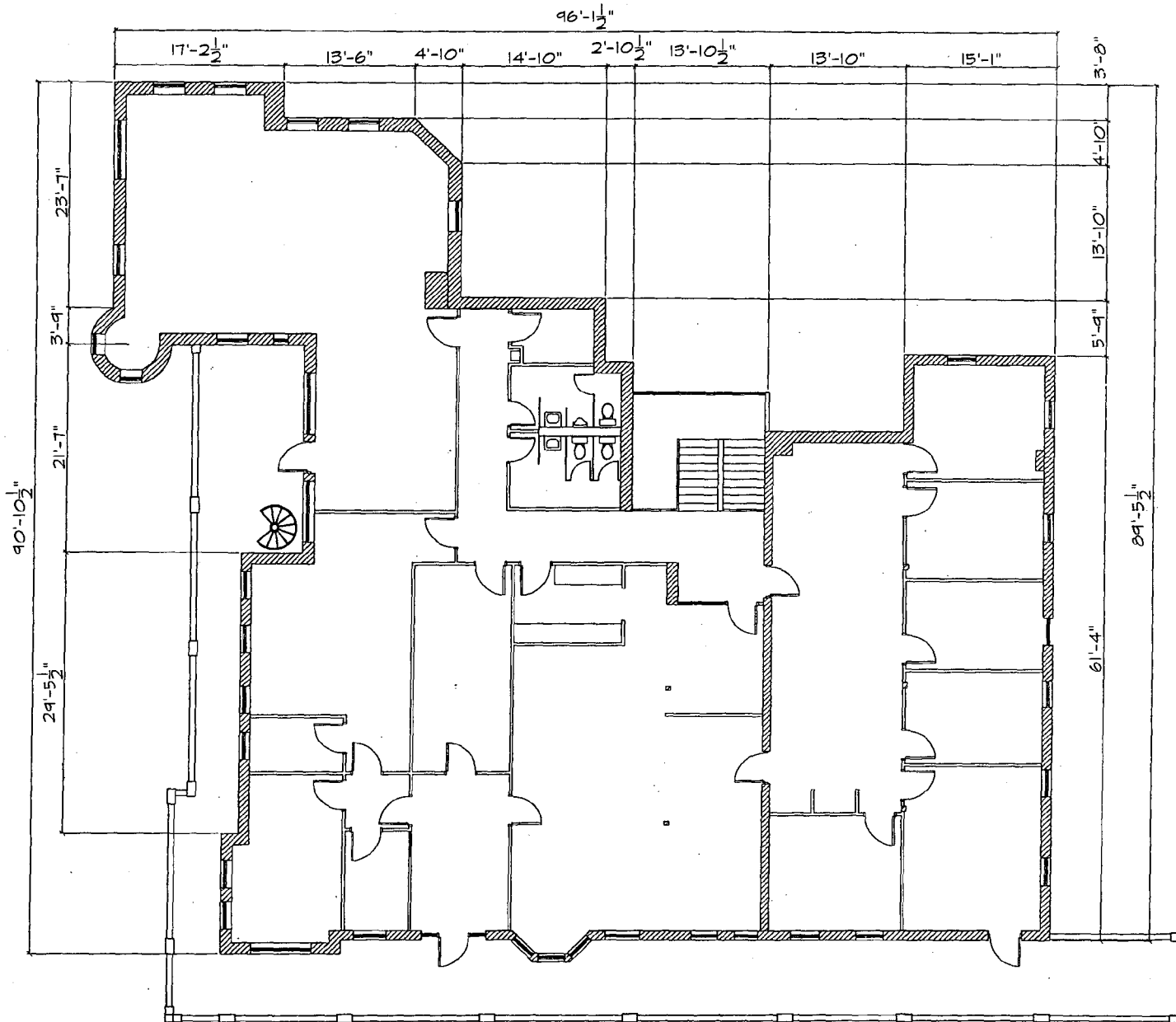
JERRY THOMPSON & ASSOCIATES, INC

5 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



24



EXISTING - SECOND FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



THE CASTLE

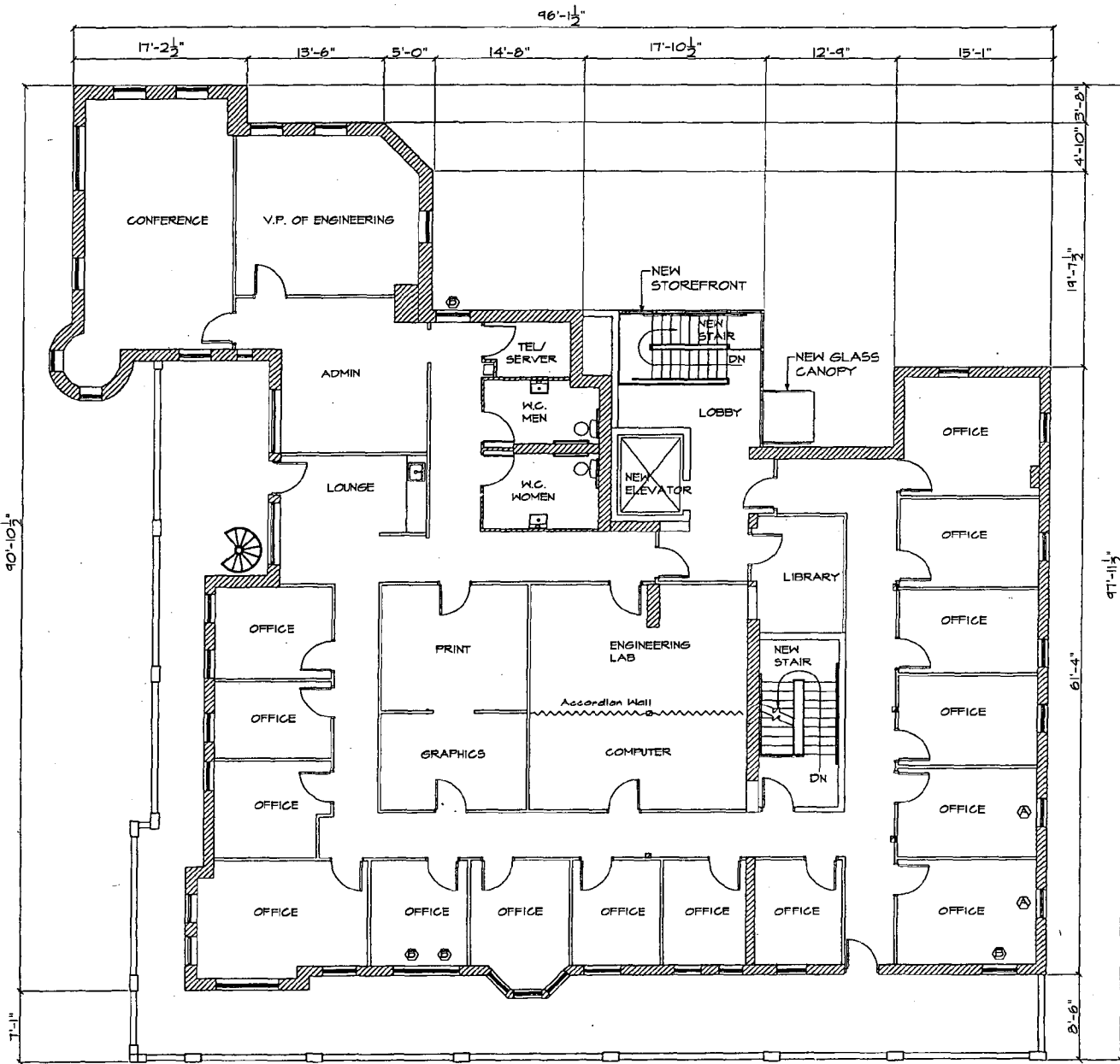
08-14-02

JERRY THOMPSON & ASSOCIATES, INC

3 OF 14

10 POST OFFICE RD  
 SILVER SPRING, MD

158



**PARTITION LEGEND**

EXISTING WALL  
 NEW PARTITION

**NEW SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

6 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD

26

## SPECIFICATIONS

### EXTERIOR FINISHES

- STONE TO BE CLEANED AND REPOINTED AS NECESSARY.
- PATCH STUCCO AS NECESSARY.
- PAINT EXTERIOR WALLS.

### EXTERIOR WINDOWS:

- EXISTING WINDOWS TO BE REPAINTED AND REPAIRED AS NECESSARY.
- NEW WINDOWS TO BE ALUMINUM, LOW-E, DBL GLAZED.

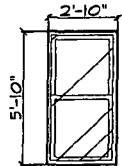
### NEW STOREFRONT

- ALUMINUM STOREFRONT, KAWNER OR SIMILAR.
- GLAZING: LOW-E INSULATED GLASS.

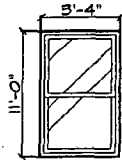
### NEW RAILING:

- METAL RAILING, PAINTED.

## WINDOW SCHEDULE



A  
ALUMINUM  
DOUBLE HUNG



B  
ALUMINUM  
DOUBLE HUNG



THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



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HISTORIC PRESERVATION COMMISSION  
MONTGOMERY COUNTY, MARYLAND

-----X  
:  
HISTORIC PRESERVATION COMMISSION  
MAY MEETING  
:  
:  
-----X

A meeting in the above-entitled matter was held on  
Wednesday, May 22, 2002, commencing at 7:40 p.m., at 8787  
Georgia Avenue, Silver Spring, Maryland before:

CHAIRMAN:  
Steven Spurlock

 **COPY**

28

HISTORIC PRESERVATION COMMISSION  
MONTGOMERY COUNTY, MARYLAND

A meeting was held on Wednesday, May 22, 2002,  
commencing at 7:40 p.m. at 8787 Georgia Avenue, Silver  
Spring, Maryland.

MEMBERS OF THE COMMITTEE:

Steven Spurlock, Chair  
Susan Velasquez  
Julia O'Malley  
Lynne B. Watkins

Lisa Kinard  
Douglas Harbit  
Steven Breslin

APPEARANCES

Robin Ziek, Staff  
Perry Kapsch, Staff  
Gwen Wright, Staff

Gus Bauman  
Peter Sallee  
Lorraine Purcell  
Gerald Thompson  
Norman Bernhardt

1 something else.

2 MR. HARBIT: There is no canopy on this is that  
3 correct?

4 MR. BERNHARDT: Yeah. I think my architect had  
5 transferred that design detail over from 7030 to 7034. But,  
6 it's not essential if you want to do it without the canopy.  
7 That's fine.

8 MR. HARBIT: Right, without the canopy. With the  
9 additional condition that there be no canopy.

10 MR. BERNHARDT: I'll send a letter to Travis Price  
11 with that.

12 MS. VELASQUEZ: I'll second.

13 MR. SPURLOCK: All those in favor raise your right  
14 hand. All those opposed. Motion passes unanimously.

15 MR. BERNHARDT: Well, thank you very much for the  
16 process here. I've enjoyed being here.

17 MR. SPURLOCK: Actually, we do have one more.

18 MR. HARBIT: Mr. Chairman, I'd like to move that  
19 we approve the staff report which is a denial for Case No.  
20 37/3-02N for the property at 7034 Carroll.

21 MS. ZIEK: Can I interrupt for a second? We have  
22 a suggestion that perhaps the applicant would just withdraw  
23 the historic area work permit at this point and --

24 MR. BERNHARDT: Well, I'd like to get the approval  
25 on the addition.

1 MS. ZIEK: No, but for the second building 7030  
2 Carroll Avenue.

3 MR. SPURLOCK: We're discussing the -

4 MS. WRIGHT: There's sort of a procedural issue  
5 which is if you do remove and actually do a denial, staff  
6 has to write a 15-page denial document and send it to the -

7 MR. SPURLOCK: It also allows you to modify and  
8 come back if you want to work with staff.

9 MR. BERNHARDT: That makes sense, sure.

10 MR. SPURLOCK: So, if you would just state for the  
11 record.

12 MR. BERNHARDT: I formally withdraw that  
13 application for 7030 Carroll.

14 MR. HARBIT: So, you've withdrawn 37 --

15 MR. BERNHARDT: 7030 Carroll, yeah.

16 MR. HARBIT: Okay. Thank you.

17 MR. BERNHARDT: Thank you very much.

18 MR. SPURLOCK: So, for the record the applicant  
19 has withdrawn Case I, 37/3-02N. The next item on our agenda  
20 this evening is a preliminary consultation. Can we have  
21 staff report please?

22 MS. ZIEK: Just for the record, I want to note  
23 that the Capital View Park local advisory panel has provided  
24 us with some comments and those were provided to the HPC  
25 prior to this meeting and they are being provided to the

1 applicant as well. The subject property 10 Post Office Road  
2 has also been known as the Castle. It's an office building  
3 now that has gone through many phases and it is part of the  
4 entry gateway for the Capital View Park historic district  
5 and it's certainly included that as an outstanding resource  
6 but it has also more to do in many ways with the National  
7 Park Seminary which is across the glen which is now our  
8 beltway. And, the castle was designed in a picturesque  
9 manner as well in complement with the National Park Seminary  
10 with granite stones cut in a -- with a rough cut face and  
11 crenellations and little turrets up at the roof level. And,  
12 all in all it's very much of a landmark in this part of our  
13 county.

14 The applicant is the contract purchaser and is  
15 coming to the Commission prior to actually closing on the  
16 purchase of the building because he wants to be assured of  
17 the possibility of making the revisions that he needs to do  
18 in order to successfully operate a business out of this  
19 property. The proposal -- my understanding is the very most  
20 important thing would be the possibility to construct a rear  
21 addition with a new stairway and an elevator. The building  
22 doesn't have an elevator at this point. There are basically  
23 two floors of commercial space and then there is a basement.  
24 And, the elevator would give the applicant handicap  
25 accessibility to the entire property. So, this is a very

1 important feature and that's the first thing that the  
2 applicant is asking for.

3           Let me show the slides on the other things because  
4 I think that they're kind of tied into how the building --  
5 This is a view of the building with -- I'm standing with my  
6 back to the railroad tracks and you can see this really  
7 wonderful building. It's got a Spanish tile roof over the  
8 front porch. Otherwise it's basically a flat roof. You can  
9 see the granite crenellations at the parapet. The building  
10 is basically granite and it's got a stuccoed two-story  
11 piazza porches with the arched openings on the two sides.  
12 The one side facing the railroad track which I think these  
13 sides address actually the Seminary. And, then the other  
14 side which -- also part of this site is this parking lot  
15 which has been enclosed with this stone wall to sort of  
16 delineate the parking area with the swooping wall or curving  
17 walls and the pictures upon each pier. It's again, it's all  
18 in this sort of picturesque manner.

19           Here's a slightly better picture of that. But,  
20 then on the side that faces the Capital View General Store  
21 you can see it's just a flat parched face. And, part of the  
22 proposal is to actually remove the last bay of the porch on  
23 this where it protrudes into their entranceway. This was  
24 originally conceived of as a portico so you could have drop  
25 off under cover and people could just get right onto the

1 porch.

2           Let me see, I have a better view here. Is a  
3 better of the entrance into their rear parking area. And, I  
4 think the applicant can talk a little bit about some of his  
5 concerns have to do with being able to actually negotiate  
6 the turns. As you can see from the first photograph, Post  
7 Office Road is extremely narrow and so my understanding is  
8 that there has been some difficulty with trucks perhaps  
9 negotiating these narrow turns and getting into the back. I  
10 think the applicant will elaborate about that.

11           I wanted to show you the windows. The original  
12 windows are two over two. There are I would say probably at  
13 the second floor level there's a very good percentage still  
14 on specifically these two facades, the major facades the two  
15 over two windows are preserved. I'll show you some more on  
16 the other elevations. The windows have pretty much been  
17 removed on the side elevation at the second story window  
18 they're just one over one wood sash. On the first floor  
19 level actually there is no sash. Somebody has put in fixed  
20 I'd say glazing. I think it's actually some kind of Lexan  
21 or plastic. So, the applicant may wish to talk to you about  
22 his future plans for the windows.

23           I just wanted to talk a little bit about the  
24 condition of those piers. They're brick with a substantial  
25 stucco finish. It's a very hard cement finish. And, in

1 fact, I think what happened here is somehow or other the  
2 cement was chipped off and it took off some of the brick.  
3 So, it's got a lot of portland in it somehow. And also,  
4 this is portland or cement. So, this part of the portico is  
5 in rather poor condition. There's major cracks along this  
6 whole corner.

7 This is a view from the back. The back parking  
8 area. As you can see there has been a rear addition with  
9 the major glazing area and this rear portion -- the proposal  
10 at this point is mostly is in a floor plan concept where  
11 those back corners that now jog in and out would basically  
12 be filled in and there would be room for a good stairway and  
13 an elevator. The applicant hasn't really gotten as far as  
14 elevations and he knows that he would have to do that but I  
15 think we have the sense that some good elevations would be  
16 possible. That is just again a view of the back. This is  
17 the side. You can see the windows, the alterations to the  
18 windows.

19 Oh, I just want to show you. This is a view at  
20 the corner. Again, with my back to the railroad tracks you  
21 can see the granite on the left part of the slide and it's  
22 been painted. The front elevation has been painted and then  
23 further on past this initial block there are some pebble  
24 dash stucco again. So, there have been some alterations on  
25 the front and I think the applicant had also some ideas



1 about what he wanted to do there.

2 And, then this is the portion of the building that  
3 faces the railroad tracks. Right where this porch jogs into  
4 the right in the foreplane of this photograph, the basement  
5 stairs would begin and they would go down in that very  
6 narrow portion of the porch here. And, at the end of the  
7 wall where the stairs would actually have reached the  
8 basement level. At this first floor level they would add in  
9 a stripe of porch railing to match the existing railing.  
10 And, that would make the back portion of this porch area  
11 basically more like a balcony, the sense of a balcony. You  
12 could go outside from the inside offices but you couldn't  
13 get there from here as you can right now. And, this would  
14 allow you to get down to the basement and have access out of  
15 the basement.

16 MS. WRIGHT: Do you want me to point on the slide  
17 where that wall would be approximately?

18 MS. ZIEK: Sure. Gwen wants to show exactly where  
19 the stair would run. I think that will be very helpful.

20 MS. WRIGHT: The stair would start here and run to  
21 about there.

22 MS. ZIEK: Right. And, then the porch railing  
23 would be right where her hand is. I think we can have the  
24 lights now and I can review the specific items that the  
25 applicant is talking about. The addition, the removal of

1 that last bay, the east bay, the portico share will single  
2 bay of the front porch, install the basement and on the east  
3 side there is a shadow line where there was an existing  
4 window and he wants to match up the windows on the side  
5 facing the shop, the General Store. So, items 4 and 5 in  
6 the staff report address the reworking of a little bit of  
7 the windows on the facade facing the general store. And,  
8 then there is also a lot of work that he's been talking  
9 about in his application about repairs and maintenance work  
10 and some of that, of course, doesn't need a historic area  
11 work permit.

12 But, I will point out that any work in terms of  
13 taking off existing paint or if you wanted to take off the  
14 pebble dash stucco finish, that would need a historic area  
15 work permit because it's considered a change. So, that  
16 would be something that you would want to discuss. If the  
17 applicant wants to discuss that with you as a possible  
18 future proposal. But, the preliminary consultation is the  
19 time for the applicant to ask all the questions and for you  
20 all to be very clear so that he can have a very clear  
21 understanding of whether he should go forward and buy the  
22 building or not. I'll be happy to answer any questions.

23 MR. SPURLOCK: Any questions of staff? Would you  
24 like to step forward please? State your name for the  
25 record.

1 MR. THOMPSON: My name is Gerald Thompson. I am  
2 the Chair and CEO of Gerry Thompson Associates, Inc., an  
3 airport and air traffic control consulting firm who  
4 currently has offices at Kensington across from - lumber and  
5 - townhouses. And, Daryl Kahn is with me. He's a member of  
6 the board, our board of directors and he is the chairman of  
7 the building committee who is supposed to manage this change  
8 in this building if we buy it or if we don't buy this one,  
9 wherever we go to do that. That we've outgrown the space  
10 we're in and we're looking for a new home essentially for  
11 our own company. Now, as this turns out it has 60,800  
12 square feet in it as we propose it and we will need about  
13 12,00 ourselves at the moment. We will lease it for the  
14 time until we fill it up in the future. I didn't come  
15 prepared for this kind of a format, sorry. Maybe I'd better  
16 use your slides if I could and I will show you what I have  
17 in mind. Again, which was similar to hers.

18 MR. SPURLOCK: There's a portable microphone if  
19 you could please take that.

20 MR. THOMPSON: We have no real intent to change  
21 any of this except the paint. The paint is coming off. You  
22 can rip off four or five feet of seven layers of paint on  
23 this building now fairly easily by just walking along there.  
24 So, we're going to have to do something with that finish on  
25 there. Now, the second thing we'd like to change as far as

1 the paint is concerned is we're looking at ways to clean up  
2 the stone and remove the paint that somebody has put on I  
3 don't know when. So, as far as this tile is concerned the  
4 preliminary review of this tile says there's nothing wrong  
5 with that and it will probably stay pretty much what it is.  
6 There is some rot and damage along the supporting structures  
7 and we'll have to rehash those to get them back to where  
8 they ought to be. I don't know whether you can see this or  
9 not. Is there a better view for that?

10 We propose to remove this piece of the porch by  
11 literally sawing it off. It has been hit by something and  
12 is fairly well damaged at the moment and it's frankly, in  
13 our view, not very adverse to the building. This is  
14 gorgeous but that piece for whatever reason doesn't do much  
15 for it, in my view at least. I'd like to look at those  
16 windows on the east. You have a better shot of these  
17 windows somewhere.

18 MS. ZIEK: Should I keep scrolling through the  
19 slides?

20 MR. THOMPSON: You have a slide that shows this  
21 whole wall.

22 MS. ZIEK: Sure, let me look.

23 MR. THOMPSON: Here. These, I think, are the  
24 original holes for these windows. These, I believe, are  
25 not. Someone has just cut these in and all of these windows

1 are simply a pane of glass inserted in there with moldings  
2 around them as such. And, what we're proposing to do is to  
3 add two windows that look like this over here which would  
4 give the same light into the offices inside but one of  
5 these, at least, if not the other one probably was already  
6 there. In other words, I think there were six windows  
7 across here originally and if we could somehow replicate  
8 even this little business here. I don't know what they  
9 looked like across the bottom but I would propose to  
10 replicate the second floor on the first so that when we got  
11 done we ended up with this kind of a setup all the way  
12 across, the six windows - The east end then would have  
13 twelve windows on such.

14 Now, all of those windows, by the way, on the  
15 second floor of that part -- because I don't know who put  
16 these in but they're modern, vinyl wrapped windows as are a  
17 lot of the back windows of this particular set. This set is  
18 just panes of glass. Now, if I could go to the back.

19 MR. SPURLOCK: Before you go, what would you  
20 propose to put for the new, if you did the new windows that  
21 you'd like to install there?

22 MR. THOMPSON: I haven't had a strong opinion on  
23 that frankly. I mean, I'd be happy to work with somebody on  
24 how to go about doing this and whether or not we should  
25 replace these windows with something that looks closer to

1 the old ones or whatever. We don't have a strong opinion on  
2 that. We will ask our architect to work with you guys or  
3 whoever we're supposed to to try to figure out the real  
4 design as long as it's not crazy from our point of view.

5 MR. SPURLOCK: Thank you.

6 MR. THOMPSON: What we're looking for is the  
7 structural view of it as opposed to the specifics of the  
8 windows. Can I go to the back maybe is the next major thing  
9 is probably the one thing that would cause us to change our  
10 view about this building. What we propose to do is to  
11 remove this piece and the building we're proposing to add is  
12 slightly out from this one because it needs to be big enough  
13 to sit the elevator right there and then comes across and  
14 meets this building about there. This exterior staircase  
15 that door becomes a window. This door down here remains and  
16 the new back is here. And, the idea that we're playing with  
17 is how to emulate or mimic the front porch in this area. In  
18 other words, put some kind of a tile looking roof here that  
19 slopes down over this area that's maybe ten foot wide and  
20 maybe twenty something feet long. And, I think it would add  
21 to the back of the building.

22 Another view of this back if I can get to is this  
23 piece here, the one that shows this piece here. There are  
24 three finishes on this building originally or in it's  
25 original state it looks it was built in three segments and

1 there are three finishes. The stone, this is that dimpled  
2 stucco that looks like it was blown on with a gun or  
3 something. And, then this is a smooth stucco. I don't  
4 propose to change any of that really, I mean as such. But,  
5 if you come down to Capital View and you look at this  
6 building, you see this is a gray stone thing. You see this  
7 is a yellow or beige painted structure with the parapets  
8 changing colors along the way here and, frankly, it's ugly.  
9 We need to somehow tie that to that by color or whatever.  
10 And, I'm not talking about changing the plaster. I'm  
11 talking about changing the paint so like when this and this  
12 come together as more of the same thing.

13 I think this can be different entirely, more like  
14 the front. But, that piece we need to somehow get the  
15 colors more - Other things, I mean, there's a whole bunch  
16 of things like this window here has been concreted in and I  
17 would like to open it up and there's a few things like that,  
18 not a lot. But, generally, those are -- oh, let's take on  
19 the porch I guess. Can I get back to the porch on the  
20 railroad side?

21 Right now there is a tunnel under there and there  
22 was something there at one time. Probably, access to the  
23 basement and it was filled in here. There's a window you  
24 look and see there that's now concrete. And it, apparently,  
25 went into this room and along this corridor into the

1 basement. And, so that's down there now and it's full  
2 largely of spiders and things like that. And, what I'd like  
3 to do is just cut a hole in there so that you had access to,  
4 there's a particularly valuable piece of - property that  
5 would have access to the front of the building. I don't  
6 think it changes the character at all of the building.

7           The other thing most interesting is we were  
8 talking about building this little porch here which extends  
9 our corporate reception area outside so it's the centerpiece  
10 of the corporation - exterior porch on which would be very  
11 nice. I can't think of anything else at the moment.

12           MR. SPURLOCK: Thank you. Why don't we get the  
13 lights back on.

14           MR. THOMPSON: And, I' about to have to make up my  
15 mind whether I should buy this property.

16           MR. SPURLOCK: Why don't we go ahead and start  
17 questions and then we can give some opinions.

18           MS. WATKINS: I don't really have any questions.  
19 I think the proposal is very feasible. It's something that  
20 could support -- it's great to see you taking on such a  
21 large project and creating a historic office space which  
22 should be nice. So, I could support everything you're  
23 doing.

24           MS. VELASQUEZ: I will have to agree. I think  
25 it's a great idea to clean that east side up, those windows,



1 make them a lot nicer looking and maybe more sympathetic to  
2 the building. I think staff is going to be an invaluable  
3 resource to you if you want to work with them on finding  
4 window texture suggestions. They're very, very  
5 knowledgeable. I don't have any problems with removing that  
6 portico share piece of the last arch because I think the  
7 building will be fine without it and I think the reality is  
8 for you to use this building you're going to have to be able  
9 to drive a car through there and not have it continually  
10 hit.

11 I could support this application but, obviously,  
12 it needs tweaking and fine-tuning and more definitive  
13 things. But, the general concept I could very easily  
14 support.

15 MR. BRESLIN: Well, breaking it into parts. I  
16 think the elevator in the back could be done very well and I  
17 think the fact it'll make the building more viable, more  
18 valuable is a good thing. And, that's in back of the -  
19 spacious addition would probably look better. I think the  
20 basement access could be done in such a way that it wouldn't  
21 really have an impact on the physical face. I think that  
22 could be done well. I think the east side if it was done  
23 well, I think wouldn't have an impact on the building.

24 The one thing that I would question is the portico  
25 share because it was a part of the historic fabric. I could

1 see why the architect did it. And, before I supported that  
2 I'd like to some background as to the extent of the damage  
3 and maybe a plan showing how the traffic circulates just to  
4 demonstrate you couldn't overcome your access another way.

5 MR. HARBIT: I would strongly encourage you to buy  
6 the property. It will be a signature for your company and I  
7 didn't hear -- there's very little I heard that I would even  
8 have a second thought about. One thing that I didn't hear  
9 anything about was the walls around the parking area. I  
10 don't know what you have planned for those.

11 MR. THOMPSON: I don't have a plan for them yet.

12 MR. HARBIT: But, if you keep them and dress them  
13 up, integrated them into your property it would be great. I  
14 don't have a problem removing that last portico share on the  
15 end just because I can see there has -- it's not appropriate  
16 for current traffic patterns and it does not, I don't think,  
17 severely impact historic elements of the building. And, I  
18 don't have a problem with the stairway to the basement  
19 either.

20 MS. O'MALLEY: Well, I would want to say that I'm  
21 thrilled with your plan. I think it's wonderful that you  
22 are considering working on this building and keeping it,  
23 getting it up to speed. And, it's really an entranceway in  
24 both directions. It's an entrance for the Seminary area and  
25 also for the Capital View area. And, an awful lot of people

1 go past there every day, including me. So, I'm excited  
2 about your plan and I would encourage you to work on those  
3 walls of the parking and it sounds like you'll probably work  
4 with the windows on the first floor front as well. You  
5 didn't mention those.

6 MR. THOMPSON: I don't have -- I didn't realize  
7 the significance of the windows until I talked to her. But,  
8 I don't see a problem with the windows there. In our plan  
9 we will ask to replace one window with a door and one door  
10 with a window and things like that. But, I think they can  
11 salvage the materials if it's desirable from one place to  
12 another. And, the reason for that is to allow access out on  
13 that porch, the upper porch to our people so they can  
14 circulate in the building. But, otherwise I don't -- I  
15 mean, they've got lead paint on them and I've got to figure  
16 out what to do with that. There's a whole family of  
17 problems but I don't have a problem with that.

18 MS. O'MALLEY: And, I like the idea of removing  
19 the paint from the stone on the front.

20 MR. THOMPSON: That's not over yet but I want very  
21 much to do that.

22 MS. O'MALLEY: But, I'm thrilled with your plan.

23 MS. KINARD: I would just like to add I am really  
24 encouraged by your plan but I have a couple of questions for  
25 you. When you remove the paint from the structure would you

1 consider retaining the original color that's there? If you  
2 can find out what the original color is. It looks like  
3 there's been very --

4 MR. THOMPSON: There's been four or five colors  
5 including green and I'm not sure you want the green.  
6 There's a number of colors. I actually would like to retain  
7 something similar to what's there now except for that one  
8 element of the back which, I think, might be better  
9 something else. In fact, it may be better to take all the  
10 paint off clear down to the plaster and just put some  
11 finishing material the plaster. Plaster is rather nice.  
12 It's a rough, stoney kind of plaster there and it's also  
13 across the front of the building inside the porch. There's  
14 this rough plaster material. And, if it's feasible to take  
15 the paint off of that thing and just treat it somehow so  
16 that it remains there, that may be the nicest thing you  
17 could do to it. And, it would tie it to the stone because  
18 it's nearly the color of the stone.

19 MS. KINARD: I would also just like to echo  
20 Commissioner Breslin's comments about if you could perhaps  
21 have a study on the driveway or the traffic flowing through  
22 that or not a study, but just look into that.

23 MR. THOMPSON: There's a telephone cable there  
24 too. You've got to go under a telephone cable to get in  
25 there right now. You can't get in there anyway other than

1 through under this telephone cable. It's, what you call it,  
2 a guide wire for the pole there. So, that whole side of the  
3 building access needs to be worked over so you can get in  
4 there really with anything bigger than a passenger car.  
5 And, you need to get the garbage truck in there among other  
6 things and the snow plow and all the rest. Now, you can do  
7 it on the other end I'll admit that but you can't do it on  
8 this end at all. And, what I'd like to do is to circulate  
9 traffic around the back of that building. Besides that, I  
10 find this thing rather ugly myself even though I realize you  
11 don't.

12 MS. KINARD: And, then your idea of having the  
13 basement and the enclosed porch is that what you're thinking  
14 about?

15 MR. THOMPSON: Yes. I don't have a floor plan  
16 that you can see but you can in your booklet. But, you can  
17 see the area called reception inside the building is  
18 literally extended into that porch on the outside of the  
19 building.

20 MS. ZIEK: You can see that actually in the staff  
21 report with the drawing that you provided on circle ten  
22 where you can see where the new stairs would be inserted and  
23 you can see the door. Oh, that's the basement. I'm sorry,  
24 let's go to circle twelve where you can see how you have  
25 access from the reception area out to the porch which will

1 end up being sort of a balcony room.

2 MR. SPURLOCK: Is that enclosed, glazed in or just  
3 an open balcony?

4 MR. THOMPSON: No, it's just the way it is. All I  
5 see happening there is you build this whole selective stairs  
6 go down which you can't fall over so you put a small wall  
7 three feet long that matches the existing stuff. And, now  
8 you have an area that's 12 by 15 or, I'm guessing.

9 MS. ZIEK; It's not really that big.

10 MR. THOMPSON: But, it's outside and you're  
11 standing there looking at the railroad tracks. But,  
12 nevertheless, it's an extension of that reception area of  
13 the building. From my point of view, I think it's a lovely  
14 extension to the property. Now, there is also a cast iron  
15 staircase there, a circular and it goes from that porch up  
16 to the second floor porch that's original and I don't know  
17 that we'll ever use it but, on the other hand, it's a lovely  
18 piece and I propose to leave it right there around that  
19 porch.

20 MR. SPURLOCK: Commissioner Watkins do you want to  
21 add anything?

22 MS. WATKINS: No.

23 MS. ZIEK: I have a question. How many employees  
24 do you have in terms of cars that we might expect to be  
25 there every day?

1 MR. THOMPSON: Well, today we have about sixty  
2 employees but only about thirty of them are here. And so,  
3 however, we expect to have forty or so in this place.

4 MS. ZIEK: And, you have enough parking on the  
5 site?

6 MR. THOMPSON: There are -- counting all of the  
7 parking that is there now there are about fifty spaces. So,  
8 there's quite a lot more than the whatever. When we get  
9 done with the triangle, the stone triangle piece I still  
10 think there's over forty which if you take all the offices  
11 we've got and I can't remember the numbers as I sit here and  
12 multiply it times the required parking and all that, I think  
13 we're still well above the parking count. So, there's  
14 something on the order of forty in the model that I've laved  
15 out of that property.

16 Now, there's a couple of other things I should  
17 make sure you know about because I want to put this as open  
18 exposure as I can possibly make at what I'm up to. The back  
19 door. When you come into the back door today you go up  
20 three stairs to a little landing. And, you're all outside  
21 and then you go down five stairs and go in the back door.  
22 When we add this piece on we're talking about cutting a  
23 little piece out of there so that you come from the parking  
24 lot in a wheel chair, and I have one my board of directors  
25 who drives in a wheelchair into that thing without any steps

1 at all, just access. So, there is a cut there. That cut  
2 is, at most, two or three feet and then it blends out  
3 eventually into the parking area. That's there.

4 Now, as far as the outside of the area we're  
5 obviously going to want to do something with the fences and  
6 we're going to want to do some things like that. But, I've  
7 decided not to take that on right now if I can avoid it for  
8 the moment. Because I think it's going to need some work  
9 and I would like to work with somebody in the county on how  
10 they want to do the intersection of Seminary and Forest  
11 Glen, Capital View, Old Post Office Road, what do they want  
12 to do with the stuff. How do they want that to look? And,  
13 so rather than me just coming up with a scheme I would like  
14 some consultation.

15 MR. SPURLOCK: I'm sure staff can, if they can't  
16 do it themselves, can put you in touch with the people you  
17 need to talk to.

18 MR. THOMPSON: Somebody that's a party to all  
19 this. I don't have strong feelings about it other than I'd  
20 like it to look very nice.

21 MR. SPURLOCK: Well, I guess, to summarize you've  
22 -- actually, I'll add my two cents in and then I'll  
23 summarize. For the most part I think your proposal is very  
24 sound. I'm delighted to see that building find a good  
25 owner, a good home. I would be a little reticent about



1 making the back look exactly like the front. I think it  
2 might be nice if it's distinguished a little bit and not try  
3 to replicate the front of it. So, you might -- but, that's  
4 something that you could probably work with your architect  
5 on. For the most part, I don't think I've heard anybody say  
6 they had any opposition to it directly. Two of the  
7 commissioners have some concern about the <sup>Porte-cochere</sup> portico share and  
8 you may have to substantiate - that you do that a little  
9 further.

10 Also, a lot of the work you've described might be  
11 considered maintenance and you wouldn't even need our  
12 permission. You know, repairing rotten wood, - and that  
13 sort of thing if it's done in kind. Even the painting I  
14 think for the most part doesn't require our permission. I  
15 will say though that when you bring back a more formal  
16 proposal with elevations, the commissioners may want to  
17 tweak some openings. They may want to massage things a  
18 little bit. I think you've got a very strong endorsement of  
19 your proposal but I would just, if there's any deal breaker  
20 in your mind, if there's any one little thing that somebody  
21 may object to like moving a window or one door then we can't  
22 guarantee. You know, this is a preliminary consultation.  
23 We can't really guarantee every single thing that you've  
24 mentioned will be -- until we see it and until we see a  
25 drawing.

1 MR. THOMPSON: I understand that. But, at the  
2 same time I'm about to commit - to the table, right.

3 MR. SPURLOCK: No, I understand. I just want to  
4 make sure that -- we don't want to surprise you. I think  
5 everyone has given you a good strong endorsement. I think  
6 you have a very receptive group here. We've got almost all  
7 the commissioners here and I would certainly encourage you  
8 also to proceed with the endorsement of the commission for  
9 your project.

10 MR. THOMPSON: I did get a copy of the Capital  
11 View Park and Planning Commission questions. Would you like  
12 me to respond to them?

13 MR. SPURLOCK: Is there anything that anybody  
14 wants to respond to? I don't think it's necessary. They're  
15 an advisory board to us and we take into consideration what  
16 they say but they have no official capacity.

17 MR. HARBIT: And, I think you've answered the  
18 questions that were raised.

19 MS. ZIEK: And, their comments were -- there isn't  
20 anything they said that really goes against what he's  
21 proposing.

22 MR. THOMPSON: That's correct.

23 MR. SPURLOCK: Well, thank you and good luck.  
24 And, we look forward to seeing you in the near future.

25 MR. THOMPSON: We'll see how the next milestone

1 goes.

2 MR. SPURLOCK: The next item on the agenda are the  
3 minutes.

4 MS. VELASQUEZ: I've given my changes to Gwen. Do  
5 we have approval?

6 MR. HARBIT: Second.

7 MR. SPURLOCK: The minutes are approved. We've  
8 already taken care of commission and staff items unless  
9 anyone has any additional staff items. Everyone please  
10 think about this retreat leadership role.

11 MR. HARBIT: And, the dinner is June 6 is that  
12 right?

13 MR. SPURLOCK: It's 5:30 or 6:00 but I don't know  
14 that we've finalized the location.

15 MR. HARBIT: I don't think we have.

16 MS. O'MALLEY: And, there are specific issues that  
17 we need to discuss at the meeting.

18 MR. SPURLOCK: If there's something you want to  
19 discuss I think it's important to articulate that. I'm not  
20 sure we're going to have a formal agenda because it's more  
21 of a social -- it's as much a discussion with everybody just  
22 having informal discussions about our issues are.

23 MR. HARBIT: I volunteered to talk to Nancy Lesser  
24 about possibly coordinating the retreat and then email  
25 everybody else on the commission to see - I'll give the

1 staff and make sure I have everybody's current email  
2 addresses and I'll email Nancy and - back.

3 MR. SPURLOCK: We're adjourned.

4 (Whereupon, at 8:55 p.m., the meeting was  
5 adjourned.)

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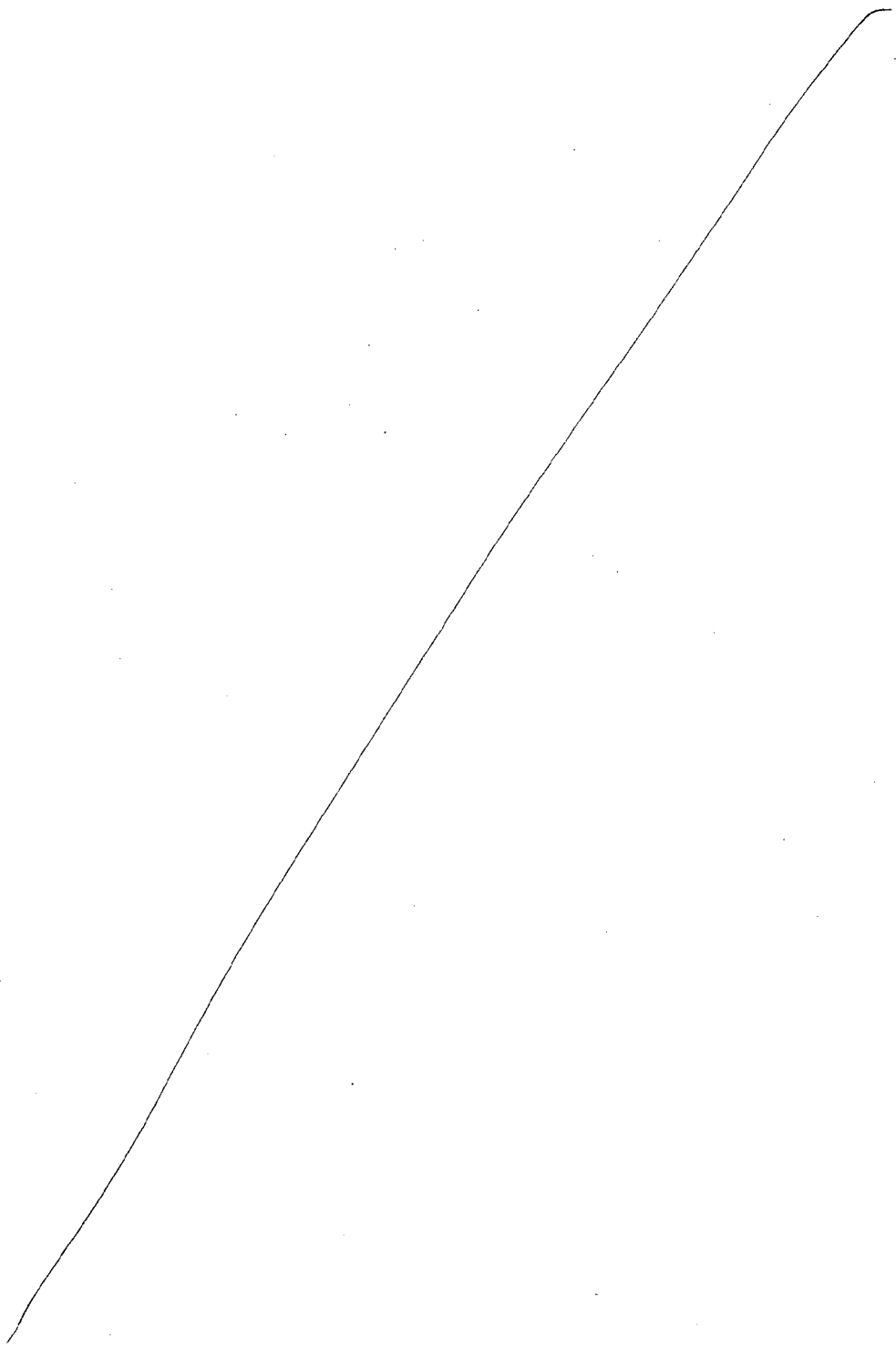
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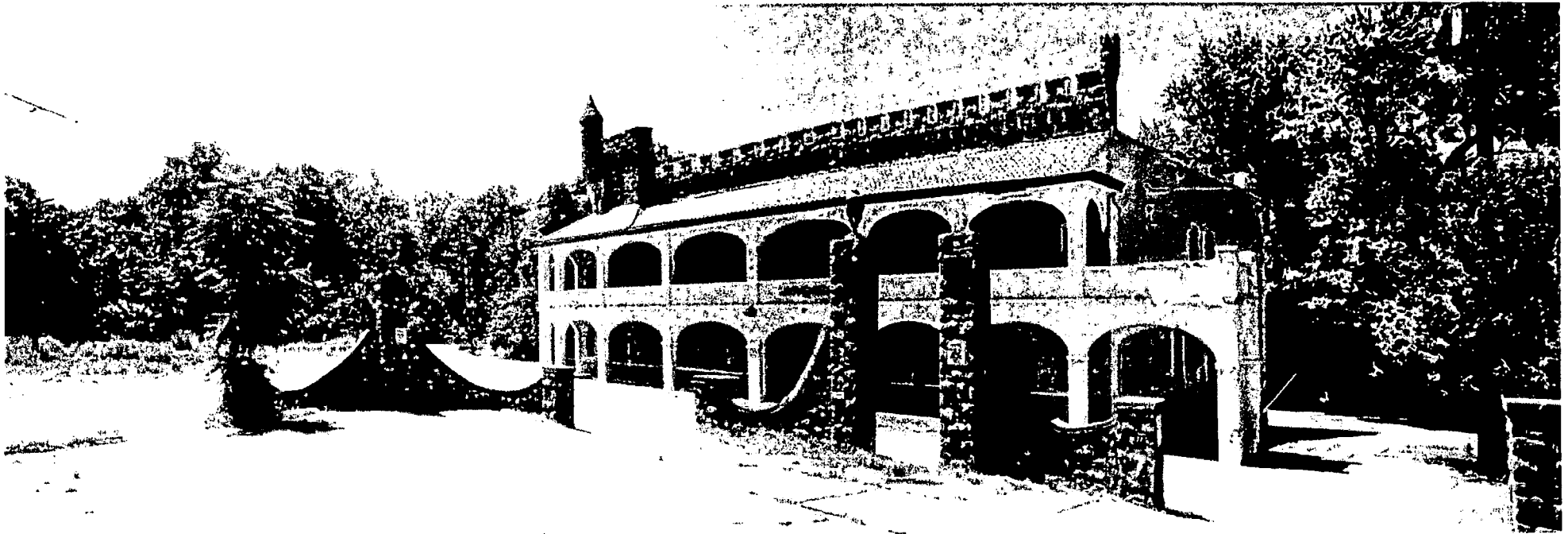
DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Historic Preservation Committee on May 22, 2002.

By:



Donna J. Escobar, Transcriber



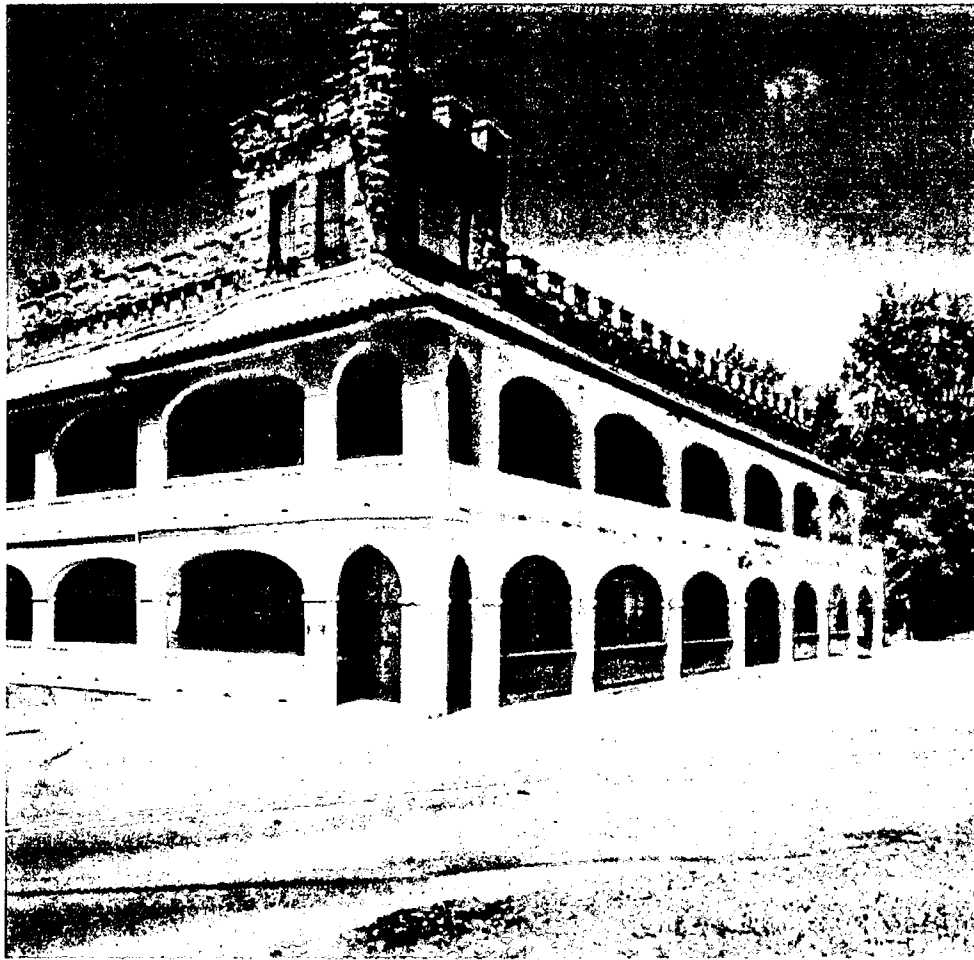


THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD





12/17/02



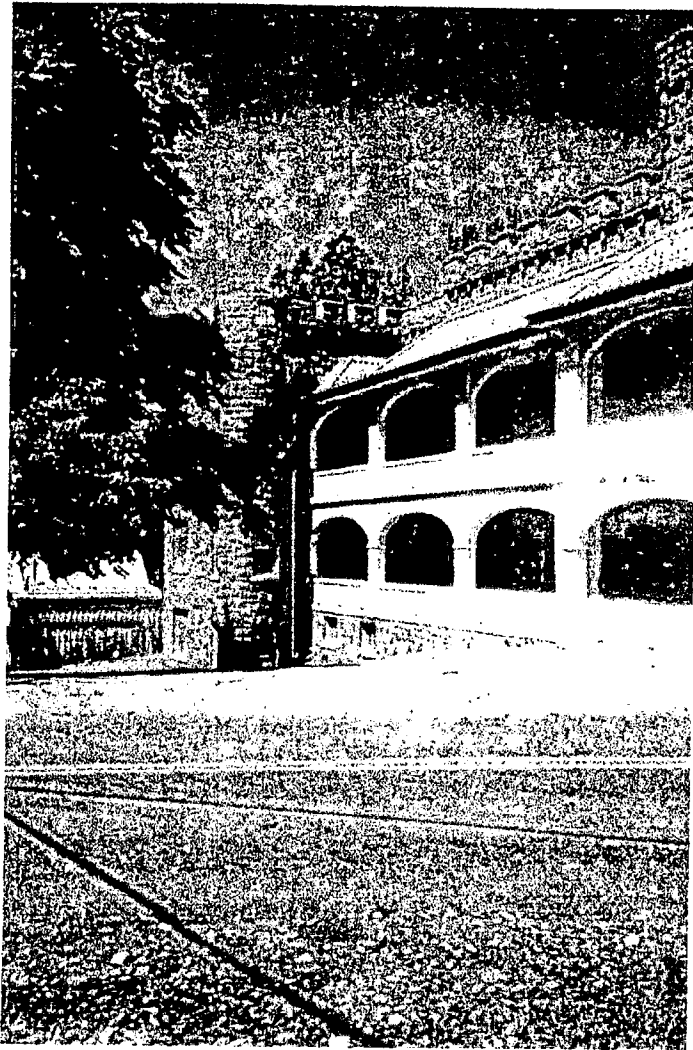
THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD

50



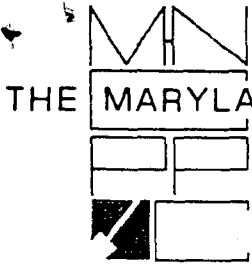
# THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD

11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Sept. 11, 2002

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *DDZ* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

*31/7-02 F*

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

Approved

Approved with Conditions: *TO work with staff on paint removal to assure preservation of stone work*

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: *Thompson Family Properties, LLC*

Address: *10 Post office Road, Silver Spring*

and 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 @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Darryl Kan  
Daytime Phone No.: (703) 978-8153

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Thompson Family Properties, LLC Daytime Phone No.: (301) 933-1000  
Address: 3212 McComas Avenue Kensington, MD 20895  
Street Number City State Zip Code

Contractor: See Attachment A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Darryl B. Kan Daytime Phone No.: (703) 978-8153  
Address: 8921 Victoria Road, Springfield, VA 22151

**LOCATION OF BUILDING/PREMISE**

House Number: 10 Street: Post Office Road  
Town/City: Silver Spring, MD 20910 Nearest Cross Street: Capitol View Ave, Forest Glen Rd, Seminary Rd  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ \$1,200,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Darryl B. Kan Signature of owner or authorized agent August 20, 2002 Date

Approved: X w/conditions \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/11/02  
Application/Permit No.: 285844 Filed: 8/21/02 Date Issued: \_\_\_\_\_

**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:

See Attachment B

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

See Attachment C

**2. SITE PLAN**

See Attachment D

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**

See Attachment E

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 features 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**

See Attachment F

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**

See Attachment G

- 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 drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10 Post Road	<b>Date:</b>	09/11/02
<b>Applicant:</b>	Thompson Family Properties, LLC	<b>Report Date:</b>	09/4/02
<b>Resource:</b>	Capitol View Historic District	<b>Public Notice:</b>	08/25/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Site Number:</b>	31/7-02F	<b>Staff:</b>	Robin D. Ziek
<b>PROPOSAL:</b>	Renovate, alter, and add rear addition		
<b>RECOMMEND:</b>	Approve w/ Conditions		

(1) Work with staff about removing

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary Resource in Historic District  
**STYLE:** Eclectic (castellated with Mediterranean Revival porch)  
**DATE:** 1923

**PROPOSAL**

The applicant came before the HPC on 5/22/02 for a Preliminary Consultation for the work which is now being proposed in the HAWP. At that meeting, the comments were highly favorable (see Circle 2<sup>nd</sup> - 56).

The applicant proposes to clean up the building, and make a few modifications (see Circle 10-11). This includes modifying the rear entrance with a new glass addition, modifying the existing balcony edge with the addition of a rail to meet code, and removing the last arch of the porch (the porte-cochere) to facilitate truck entry into the rear parking lot.

**STAFF DISCUSSION**

The proposal is modest, and will facilitate the repair and continued use of the structure. The rear addition is quite distinct from the front, and reflects the existing condition with a modern rear entrance. The proposed refurbishing of the windows and the modification of the window openings on the east side of the building will help bring this side back closer to its original condition. Staff notes that, with the proposed paint

removal mentioned as item 5 on Circle 10, the applicant should use the most gentle means possible to prevent damage to the stone or joints.

### STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b) 1:

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,

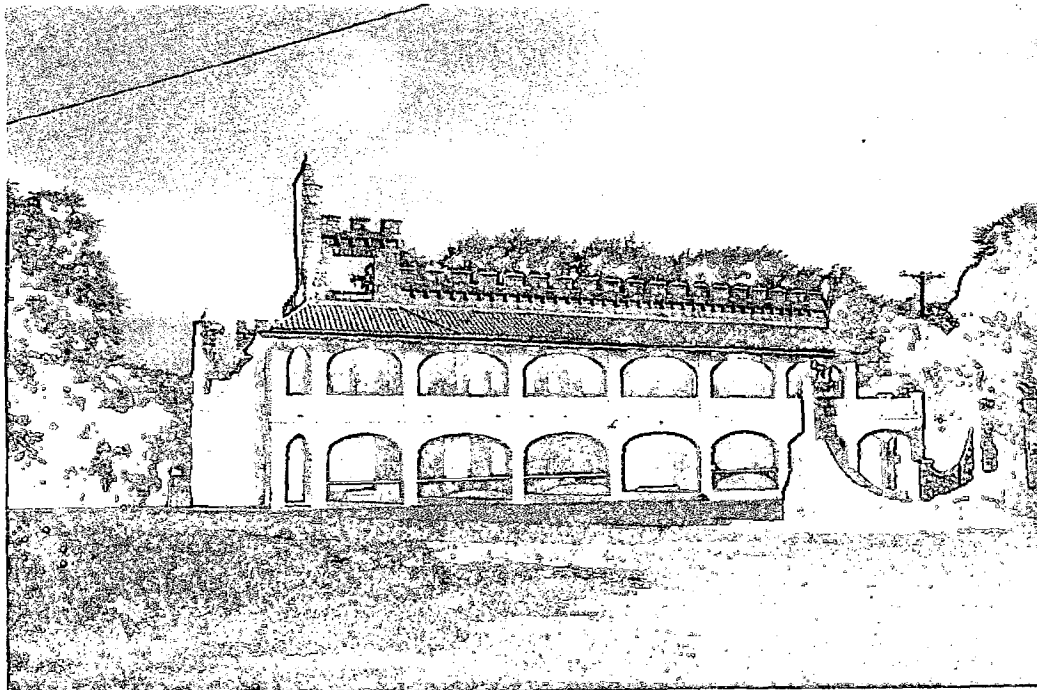
and with the Secretary of the Interior's *Guidelines 9* :

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with subject to the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office at 240-777-6210 prior to commencement of work, and not more than two weeks following completion of work.

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

**10 POST OFFICE ROAD  
SILVER SPRING, MARYLAND**



**JERRY THOMPSON & ASSOCIATES, INC.**  
10563 Metropolitan Avenue  
Kensington, MD 20895



August 20, 2002

Ms. Robin Ziek  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910

RECEIVED

AUG 21 2002

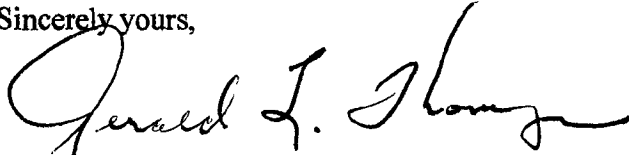
Dept. of Planning Services  
3120 21st  
Costwork Management

Dear Ms. Ziek:

Attached is our Application for Historic Area Work Permit for the property known as the "Castle" at 10 Post Office Road, Silver Spring, MD 20910.

Should you have any questions regarding this submission, please call Mr. Darryl Kan at (703) 978-8153. He, as well as Mr. James Bispo, are assigned as the company's agents for this project.

Sincerely yours,



Gerald L. Thompson  
Chairman



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
100 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
87-8370

DPS - #0

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Darryl Kan  
Daytime Phone No.: (703) 978-8153

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Thompson Family Properties, LLC Daytime Phone No.: (301) 933-1000  
Address: 3212 McComas Avenue Kensington, MD 20895  
Street Number City State Zip Code

Contractor: See Attachment A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Darryl B. Kan Daytime Phone No.: (703) 978-8153  
Address: 8921 Victoria Road, Springfield, VA 22151

### LOCATION OF BUILDING/PREMISE

House Number: 10 Street: Post Office Road  
Town/City: Silver Spring, MD 20910 Nearest Cross Street: Capitol View Ave, Forest Glen Rd, Seminary Rd  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Reuse  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$1,200,000

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: \_\_\_\_\_  
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### 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.

Darryl B. Kan  
Signature of owner or authorized agent

August 20, 2002  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 285844 Date Filed: 8/21/02 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

5

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:

See Attachment B

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

See Attachment C

2. SITE PLAN

See Attachment D

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.

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5. PHOTOGRAPHS

See Attachment G

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

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

**Owner's mailing address**

3212 McComas Avenue  
Kensington, MD 20895

**Owner's Agent's mailing address**

8921 Victoria Road  
Springfield, VA 22151

**Adjacent and confronting Property Owners mailing addresses**

Ivanor Corporation  
6 Post Office Road  
Silver Spring, MD 20910

John & Jean Doran  
9710 Capitol View avenue  
Silver Spring, MD 20910

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

**ATTACHMENT A:**

**General Contractor:** Fisher and Stracham  
11820 Coakley Circle  
Rockville, MD 20852  
Maryland Construction License No. 15764345  
Contact: Richard (Beau) Stracham  
(301) 881-0025

**Architect:** SGA Architects,  
7939 Norfolk Avenue, Suite 201  
Bethesda, MD 20814  
Registration No. 10152 Sassan Gharai  
Contact: Rodrigo Avellaneda  
(301) 652-6263

**Agents For Owner:** James L. Bispo  
995 Little Creek Road, Ext.  
Belhaven, NC 27810  
(252) 964-6365

Darryl B. Kan  
8921 Victoria Road  
Springfield, VA 22151  
(703) 978-8153

## APPLICATION FOR HISTORIC AREA WORK PERMIT

### ATTACHMENT B:

The building known as the "Castle" sits at the juncture of Capitol View Avenue, Forest Glen Road, and Seminary Road. The building itself is faced by a short street -- Post Office Road. The property essentially is the gateway to the Capitol View Park Historic District.

The original building was designed and built in the late 1800's? to complement the school buildings of the National Park Seminary Girls School. Stone and stucco were used for the exterior and capped with a crenelated stone roof parapet. The other existing stonework are the west end corner tower structure and the small roof tower at the east end of the roof line. The remainder of the original building, front and west side have a stucco/paint coating. The east side is just painted. The front of the structure is also faced with a porch the entire length of the building plus about twelve feet extending past the building on the east side.

It appears that a second building was added behind the "Castle" some time later (date unknown) . Still later, it appears the two buildings were joined together, which accounts for the difference in the flooring levels. The addition seems to be made of concrete and painted and the joint made of concrete, wood, and glass.

Other than a fence that surrounds the property on three sides, the building sits on an open area devoid of any type of vegetation.

The property on the east side fronting on Capitol View Avenue houses a restaurant and general store, both of which are not open.

## APPLICATION FOR HISTORIC AREA WORK PERMIT:

### ATTACHMENT C:

The work proposed for the "Castle" renovation project involves some minor alterations to the exterior facade. We believe that the changes will have no significant effect on the overall ambiance of the building or to the historic district. We see no environmental impact to the area and its surroundings. We also believe these changes will provide a visually enhanced structure by bringing all parts of the building into a much smoother design -- in its modifications and coloring -- and provide a very nice entry into the historic district.

On the exterior portions of the building, the following modifications and construction are proposed:

1. At the front of the building, a new low wall and guard rail will replicate the second floor wall and rail system to replace the existing railing on the ground floor. A new guard rail will be fabricated for the second floor to meet height codes and as a safety precaution. The large grill-work on the roof will be cleaned, repainted, and re-installed.

Remove the last arch of the portico share (porto cochiere) that juts out on the east side of the building. This would provide easier access to the building on the east side and would not detract from the building itself. This part of the structure has crumbled in places and provides no structural support for the remainder of the portico share.

2. On the east side, we are proposing to not only add two windows each on the first and second floors but also align the windows one over the other. This will in effect clean up the window architecture on this side and we think will give a more pleasing presentation of the building from a side that is visible from the streets.

3. At the back of the building, we would modify the entry to provide ground level access, provide a new glass facade that will blend with the other parts of the building that will surround it, install an elevator to facilitate handicap access to each floor and add a protective canopy to the back entry. Also, two new windows will be installed on the first and second floors, in the center of the back portion of the building, over the existing door.

4. On the west side, Within the limits of the existing porch, a set of stairs will be installed to allow access to the basement. A small section wall will be installed on the porch to create an enclosed porch, accessible from the interior only, to provide a secluded area for the administrative staff.

5. Paint will be removed from the stonework to restore all the stonework to as near as possible to its original natural color. The remainder of the building will be cleaned and repainted to a neutral color so that it will not compete with the stonework. There are no plans to remove the pebble dash stucco finish on portions of the existing building.

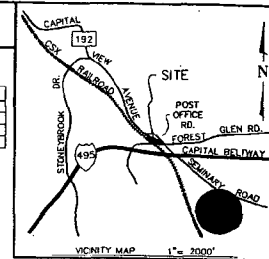
6. On the interior of the building, all of the first and second floors and parts of the basement will be gutted and new office complexes will be constructed. (See New Basement, First Floor, and Second Floor designs.)



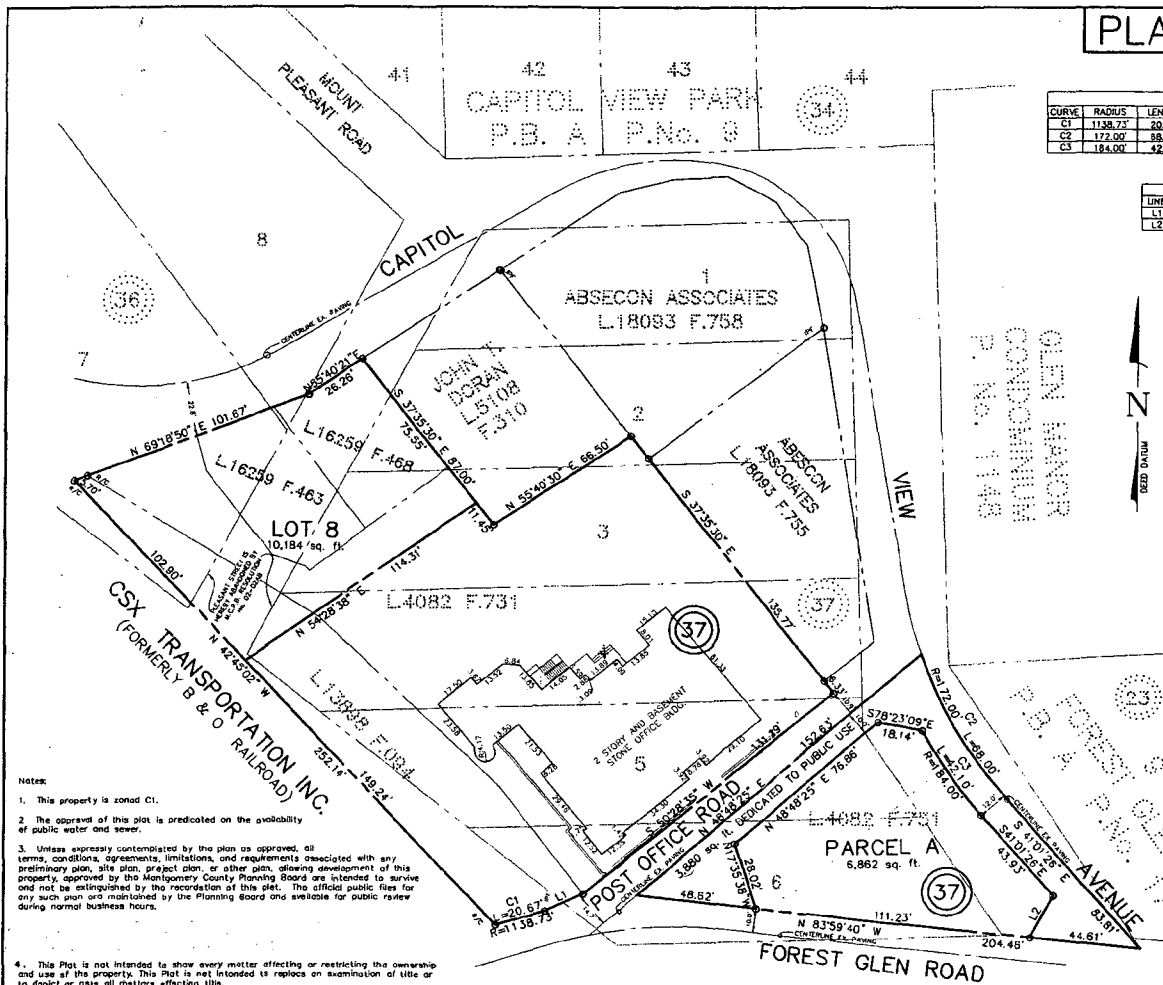
PLAT No.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1138.73'	20.67'	102°25'	10.34'	S 73°19'46" W	20.67'
C2	172.00'	88.00'	22°39'04"	34.46'	S 29°41'55" E	87.52'
C3	184.00'	42.10'	130°33'	21.14'	S 34°28'10" E	42.91'

LINE	BEARING	DISTANCE
L1	N 84°23'01" E	12.66'
L2	S 27°29'27" W	18.78'



TAX MAP No. HP562



GLEN HAVEN  
 CONDOMINIUM  
 P. No. 148

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plot shown hereon is correct: that it is a subdivision of the lands conveyed to John T. Doran by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

- All of the land conveyed by CSX Transportation, Inc. by deed dated January 5, 1990 and recorded in Liber 13898 at Folio 054, and
- All of the land conveyed by John T. Doran and Jean L. Doran by deed dated June 10, 1971 and recorded in Liber 4052 at Folio 731;

And a subdivision of the land conveyed to United Rentals (North America), Inc. by the following conveyances as recorded among said Land Records:

- All of the land conveyed by John T. Doran, Sr. by deed dated August 25, 1998 and recorded in Liber 19229 at Folio 468, and
- All of the land conveyed by John T. Doran, Sr. and Jean L. Doran by deed dated August 25, 1998 and recorded in Liber 19259 at Folio 463; and also being a subdivision of all or part of Lots 2-6, Block 37, and part of Lots 7 & 8, Block 36 as delineated on a plat of subdivision entitled "CAPITOL VIEW PARK" as recorded among said Land Records in Plat Book A as Plat No. 9; and the adjacent Street was abandoned by M.C.P.B. Resolution No. 02-02AB. We hereby certify that, once engaged as described in the owners' certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 42,748 square feet or 1.07319 acres, including 3,880 square feet of street dedication.

2/21/02  
Date

*Douglas H. Riggs, III*  
 By: Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712



**OWNERS' CERTIFICATE**

John T. Doran and Rentals Unlimited (North America), Inc., a Delaware Corporation, owners of the property shown hereon, hereby adopt this plat of subdivision and redivision; dedicate the streets as shown hereon to public use. As owners of this subdivision, we, our successors and assigns, will set all property corner markers and any other required monumentation, to be set by a registered Professional Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages or trusts, affecting the property included on this plat of subdivision and redivision.

2/15/02  
Date

*John T. Doran*  
 John T. Doran

United Rentals (North America), Inc.  
 a Delaware Corporation

2/15/02  
Date

*John M. Mans, President*  
 John M. Mans, President

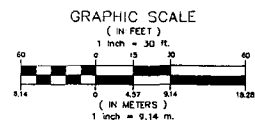
**Notes:**

- This property is zoned C1.
- The approval of this plot is predicated on the availability of public water and sewer.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of this property. This Plat is not intended to replace an examination of title or to depict or state all matters affecting title.
- Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity sector plan dated July 1982 and may be realigned.
- This plot is limited to uses and conditions as required by Preliminary Plan No. 1-D201D entitled "CAPITOL VIEW PARK".
- By recording of this plot, the area abandoned by M.C.P.B. Resolution No. 02-02AB is zoned C1 in accordance with Section 59-A-1.72 of the Zoning Ordinance of Montgomery County, Maryland.

**LEGEND**  
 I/P = Iron Pipe Found  
 R/C = Rebar with Cap

**PLAT INFORMATION**

Number of Lots	= 2
Number of Parcels	= 1
Area of Lots	= 36,008 sq. ft.
Area of Parcels	= 6,862 sq. ft.
Area of Street	= 3,880 sq. ft.
Dedication	= 3,880 sq. ft.
Total Area	= 42,748 square feet or 1.07319 acres



FOR PUBLIC WATER AND SEWER ONLY 2019710201004320561

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *March 15, 2002*  
*Carol M. Kelly* CHAIRMAN  
*Caroline A. Collier* SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *May 9, 2002*  
*John T. Doran* DIRECTOR

DATE: 2/21/2002  
 Plat No. 227-15

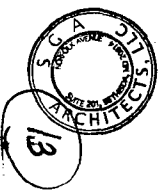
SUBDIVISION RECORD PLAT  
 LOTS 7 & 8, &  
 PARCEL A, BLOCK 37  
**CAPITOL VIEW PARK**  
 ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' FEBRUARY, 2002  
**MACRIS, HENDRICKS & GLASCOCK, P.A.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 9220 WIGHTMAN ROAD, SUITE 120  
 MONTGOMERY VILLAGE, MD 20886  
 (301) 670-0840

12



EXISTING FRONT ELEVATION

SCALE: 3/32" = 1'-0"



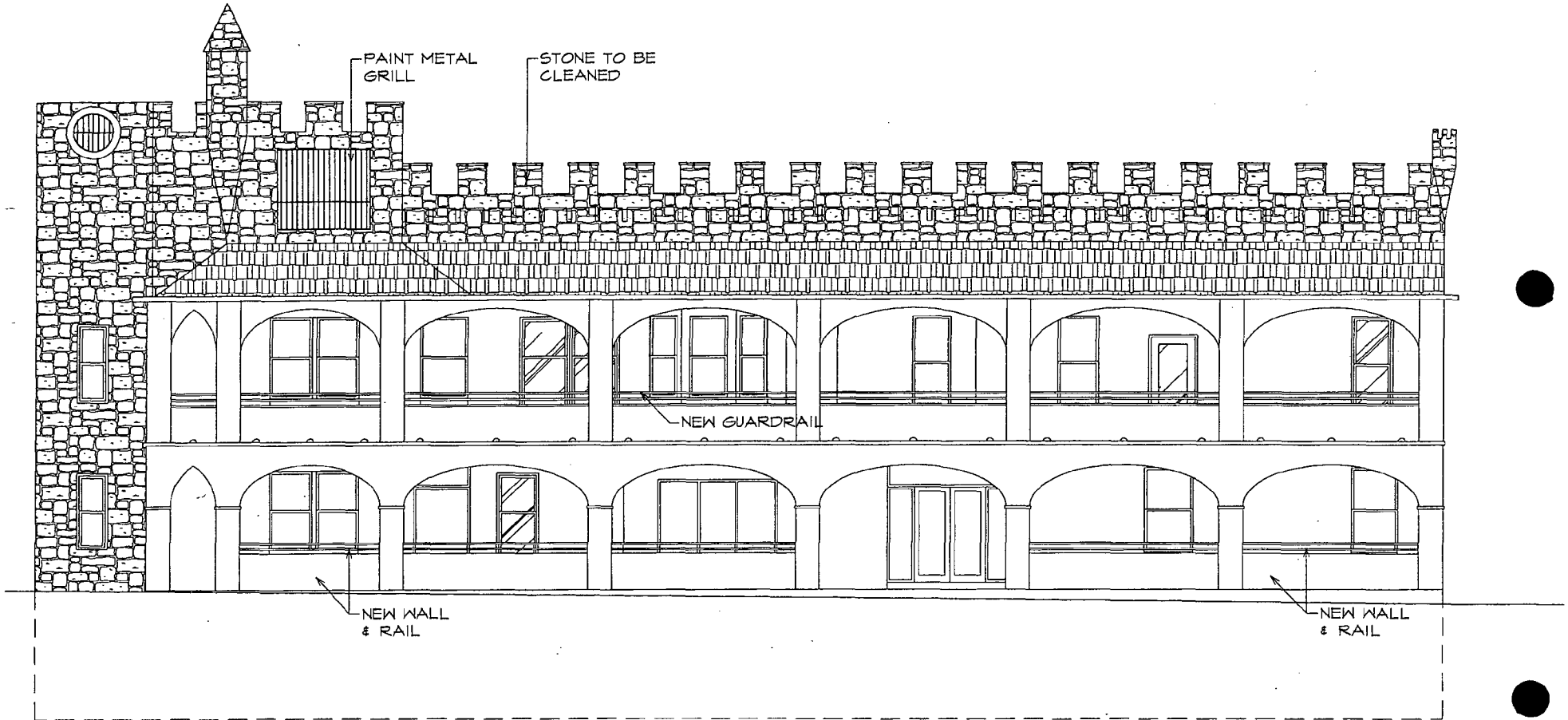
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

7 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



NEW FRONT ELEVATION

SCALE: 3/32" = 1'-0"

NOTES:

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



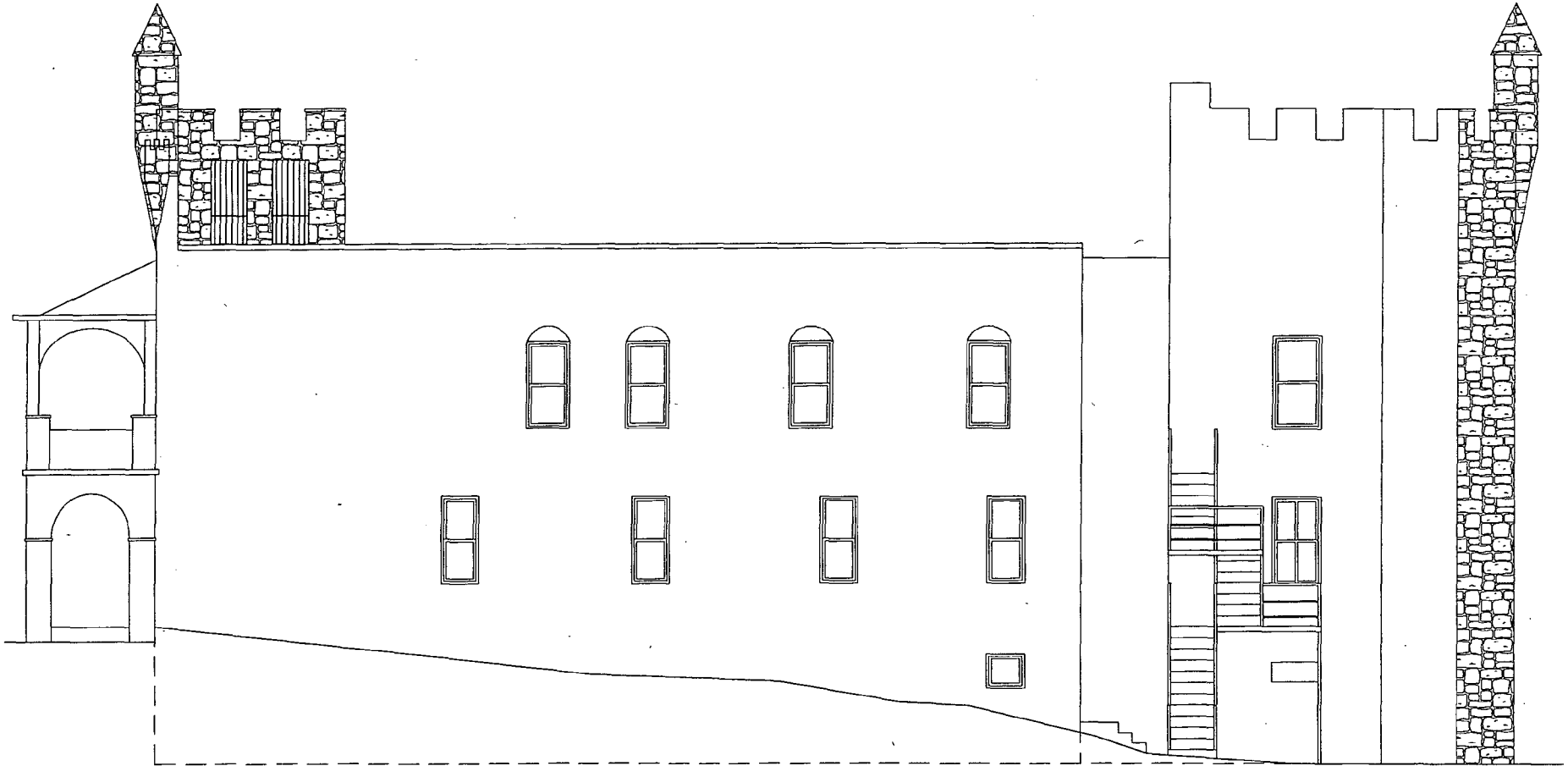
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

11 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



EXISTING EAST ELEVATION

SCALE: 3/32" = 1'-0"



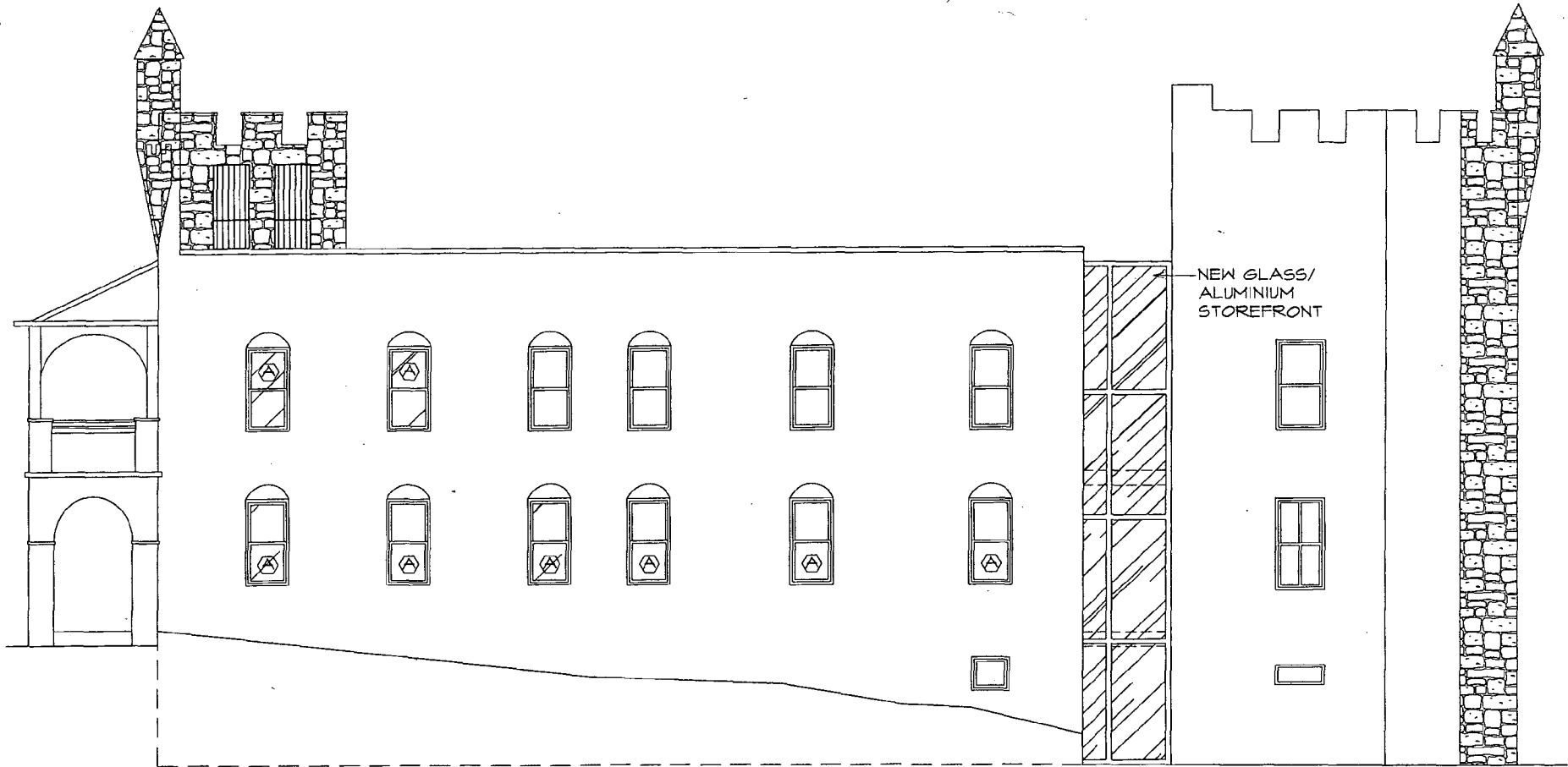
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

8 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



NEW GLASS/  
ALUMINIUM  
STOREFRONT

NEW EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

NOTES:

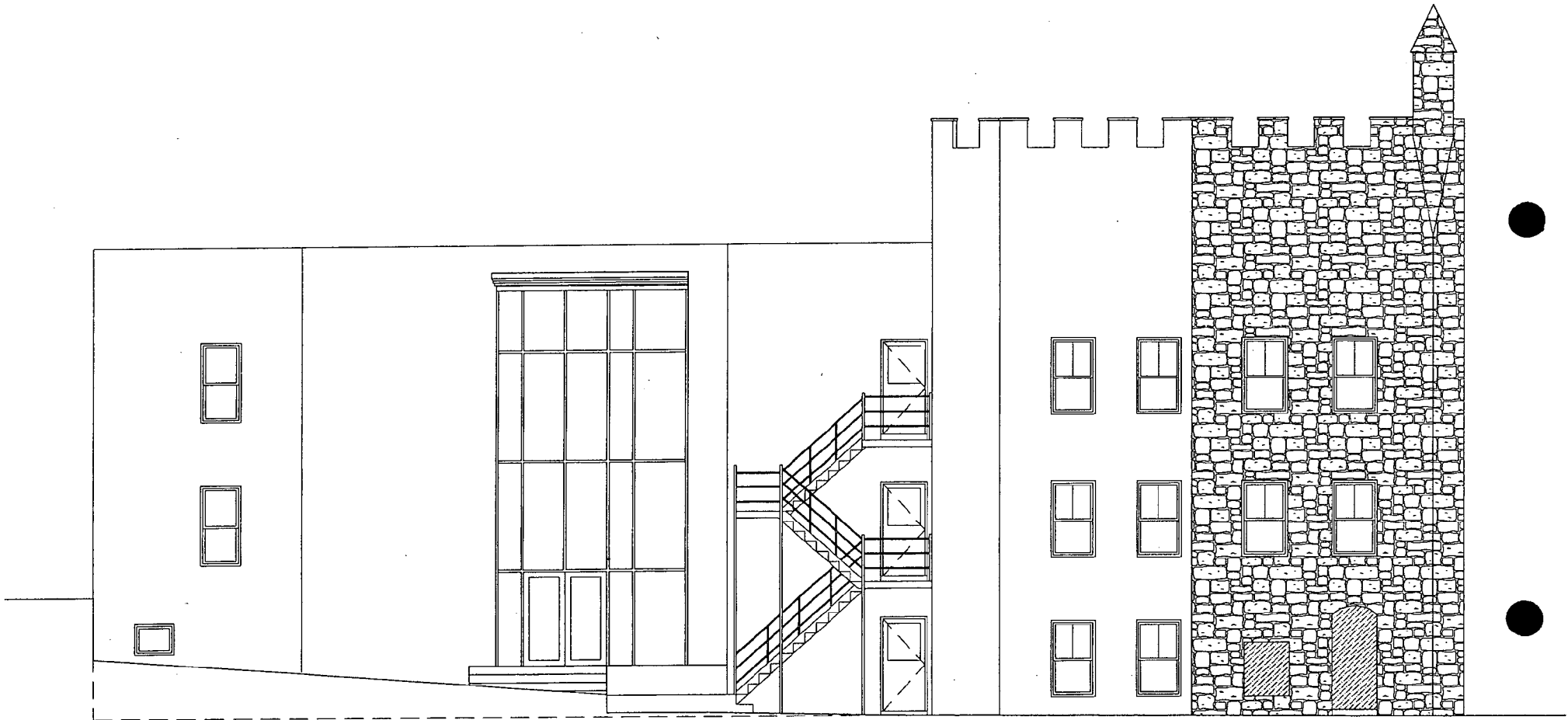
1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC



EXISTING BACK ELEVATION

SCALE: 3/32" = 1'-0"



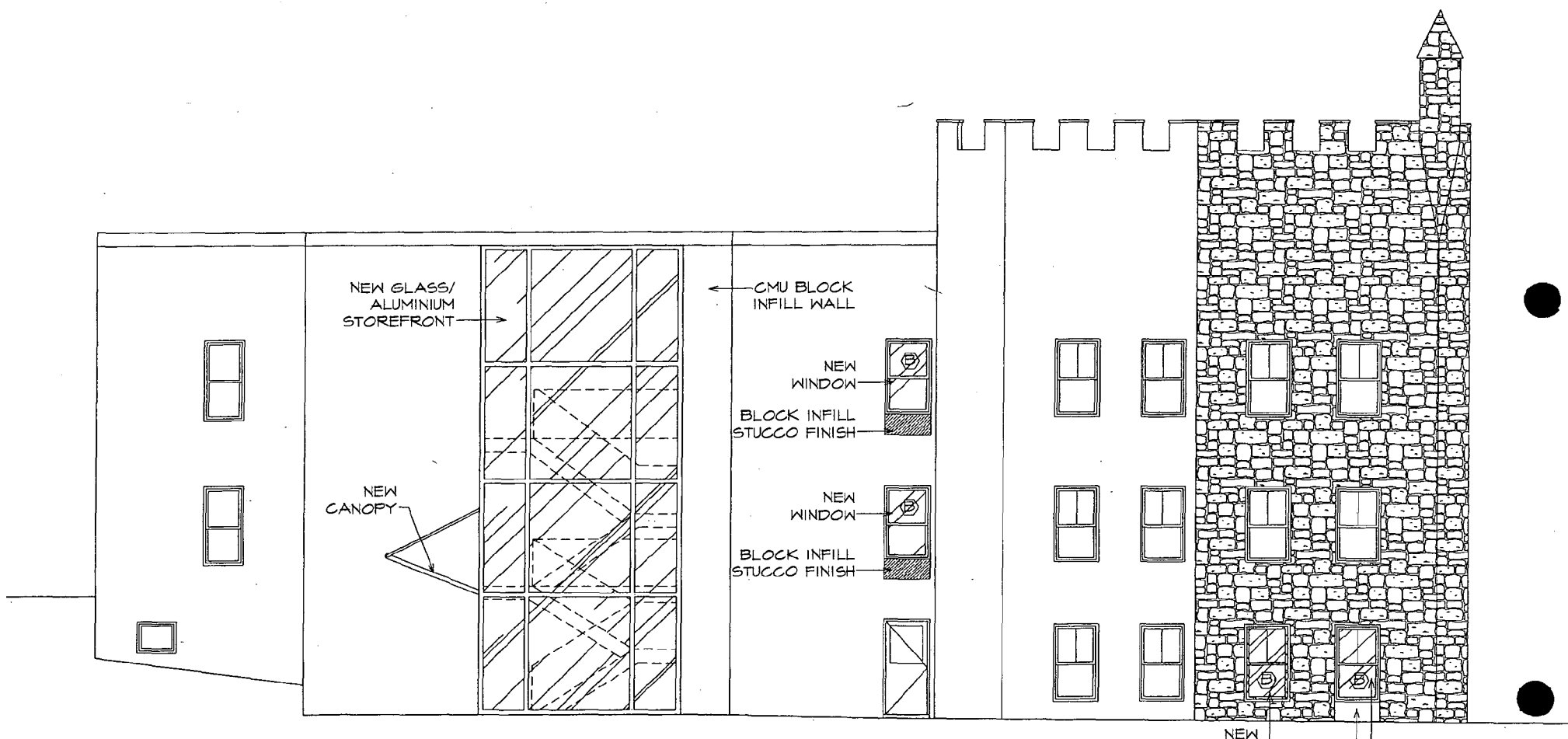
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

10 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD



**NEW BACK ELEVATION**  
 SCALE: 3/32" = 1'-0"

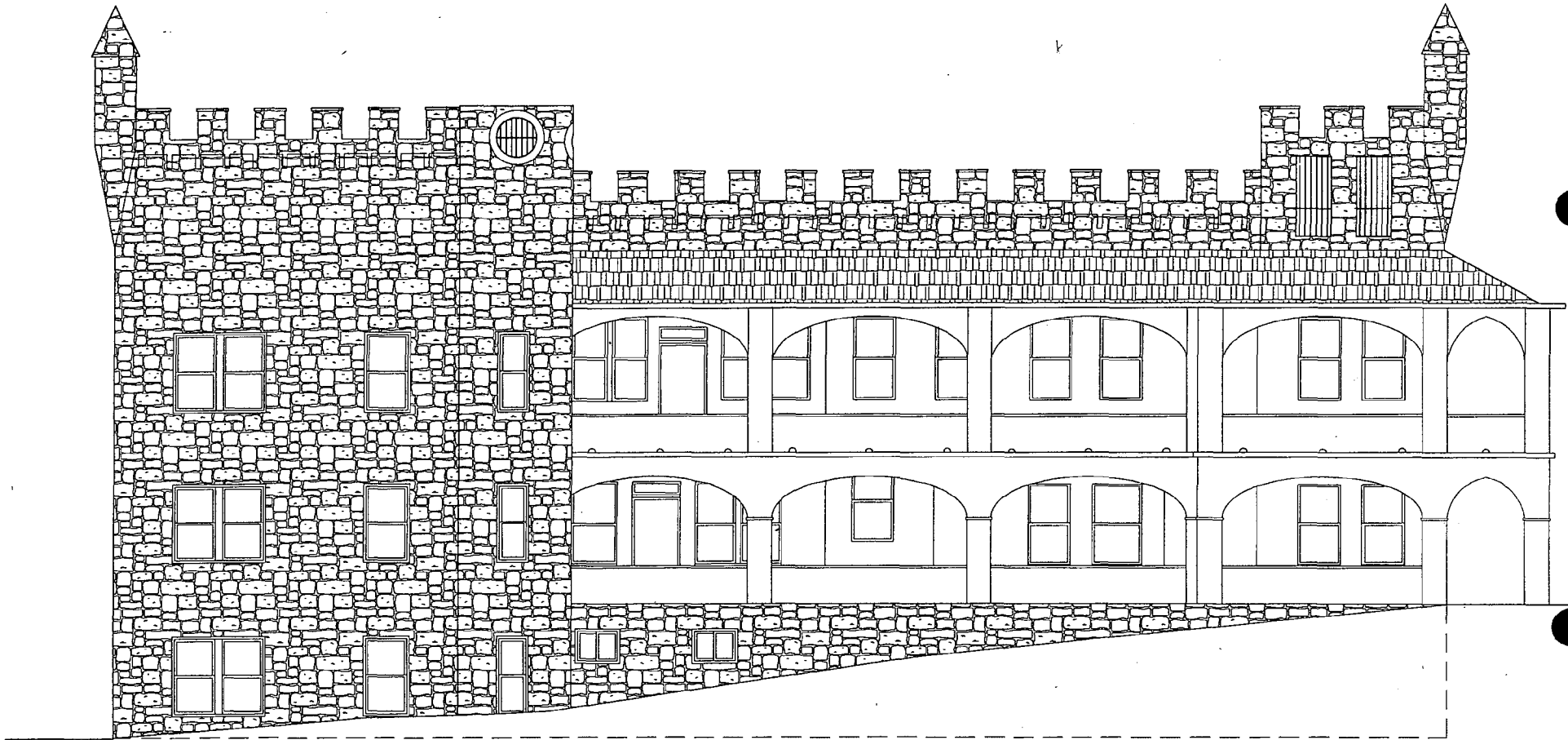
**NOTES:**

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



**THE CASTLE**  
 08-14-02

JERRY THOMPSON & ASSOCIATES, INC



EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



THE CASTLE

08-14-02

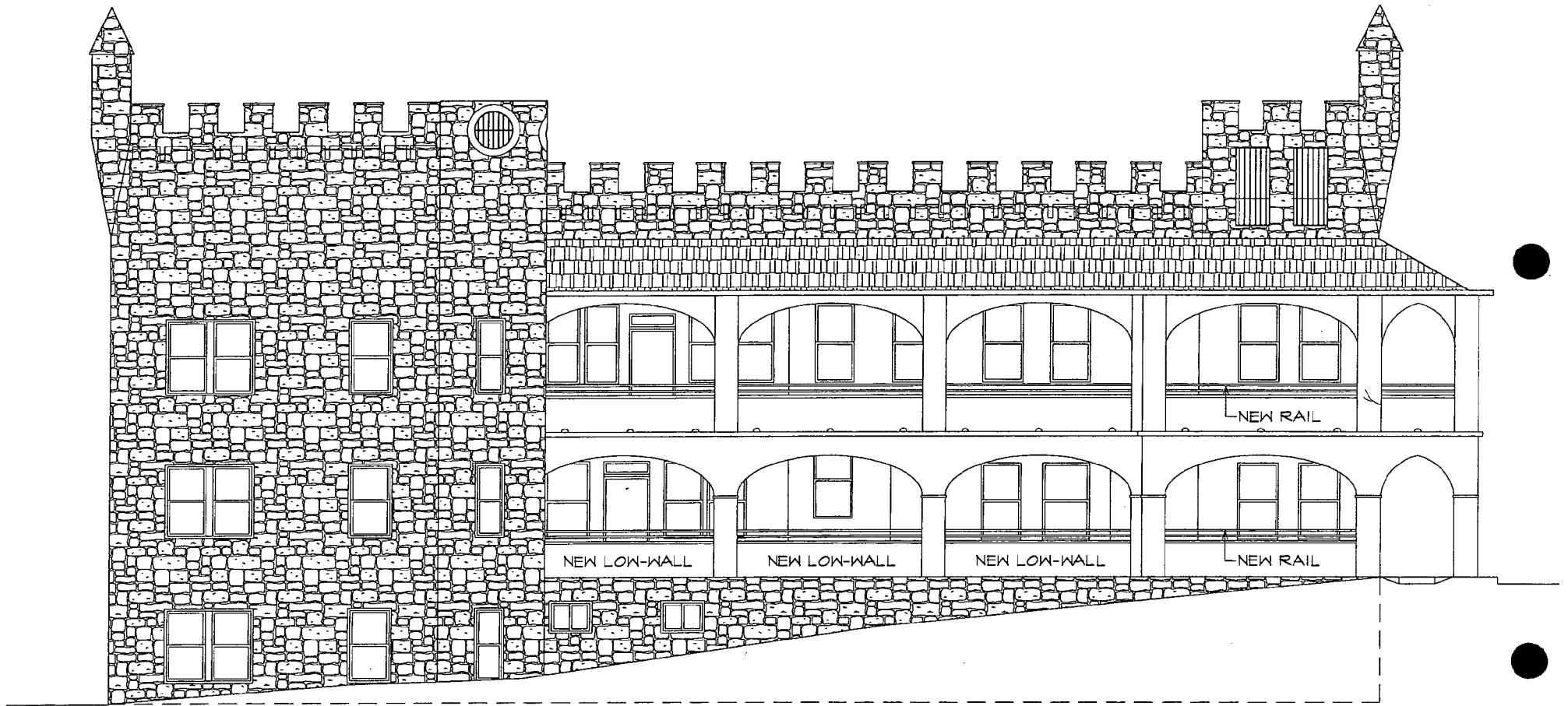
JERRY THOMPSON & ASSOCIATES, INC

9 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD

19





**NEW**  
~~EXISTING~~ WEST ELEVATION  
 SCALE: 3/32" = 1'-0"

NOTES:

1. PAINT & PATCH EXTERIOR WALLS AS NECESSARY.
2. PAINT ALL EXTERIOR WINDOWS AND DOORS.



THE CASTLE

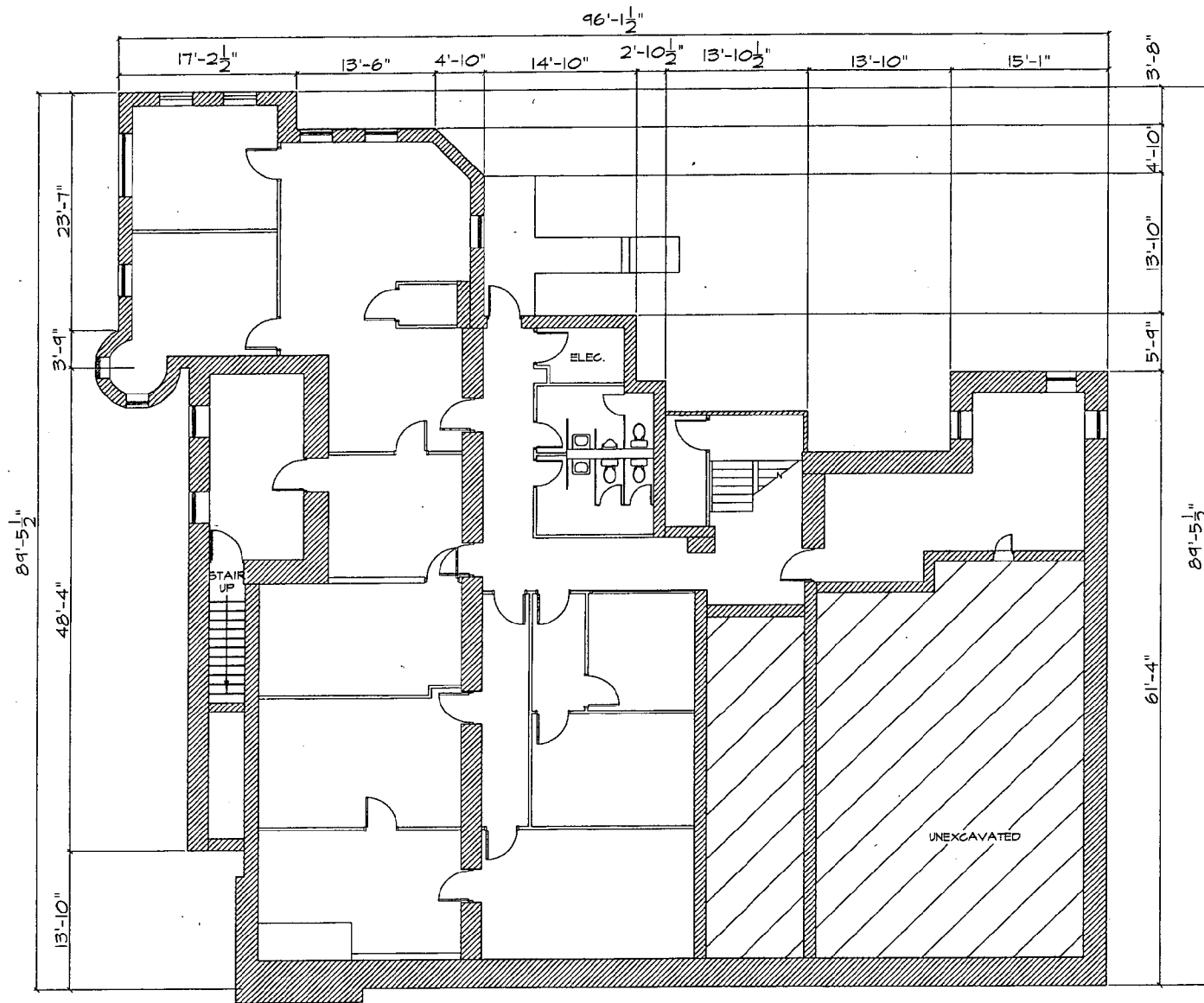
08-14-02

14 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
 SILVER SPRING, MD

20



EXISTING BASEMENT FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



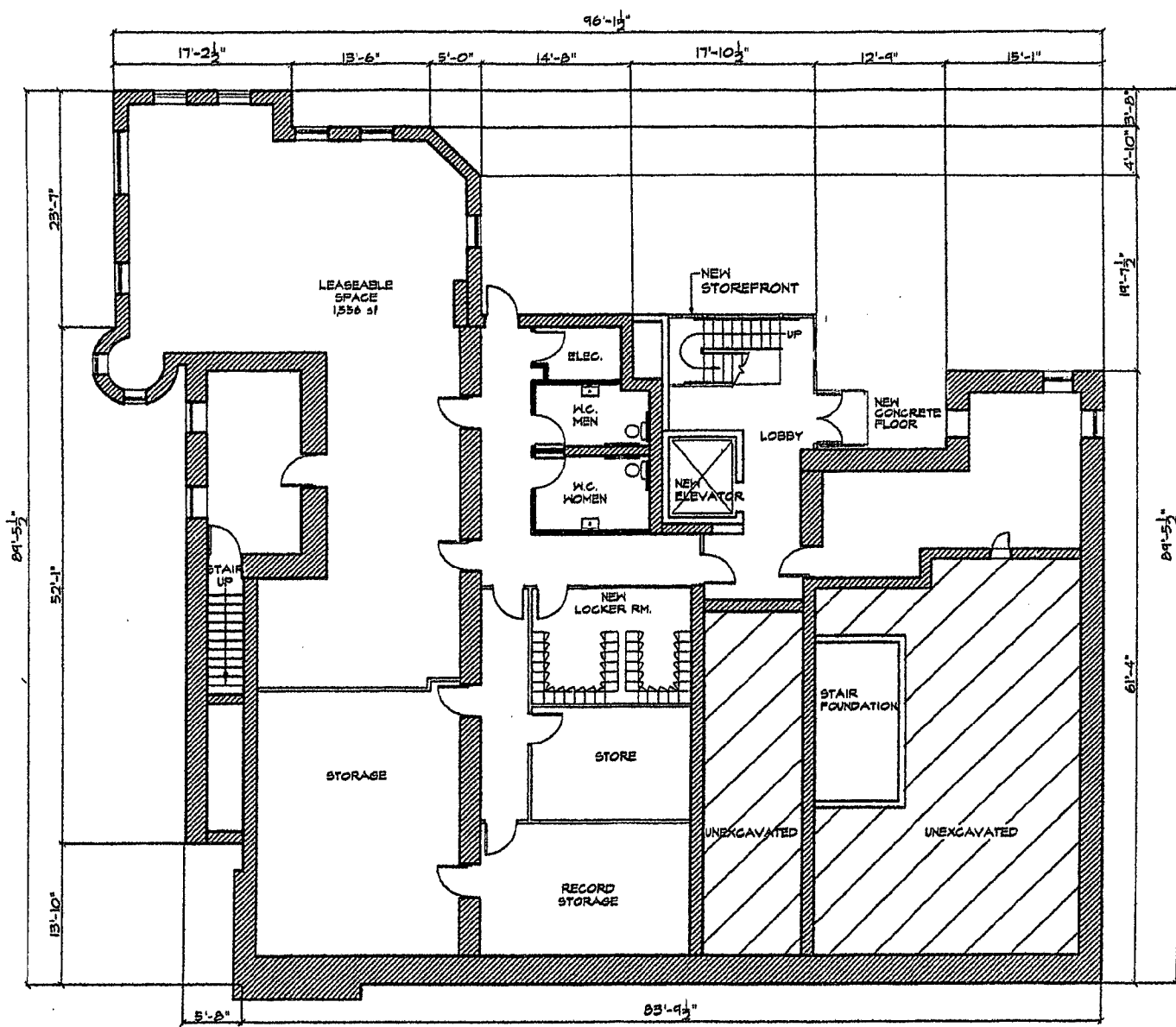
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

1 OF 14

10 POST OFFICE RD  
 SILVER SPRING, MD



PARTITION LEGEND

- EXISTING WALL
- NEW PARTITION

NEW BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"



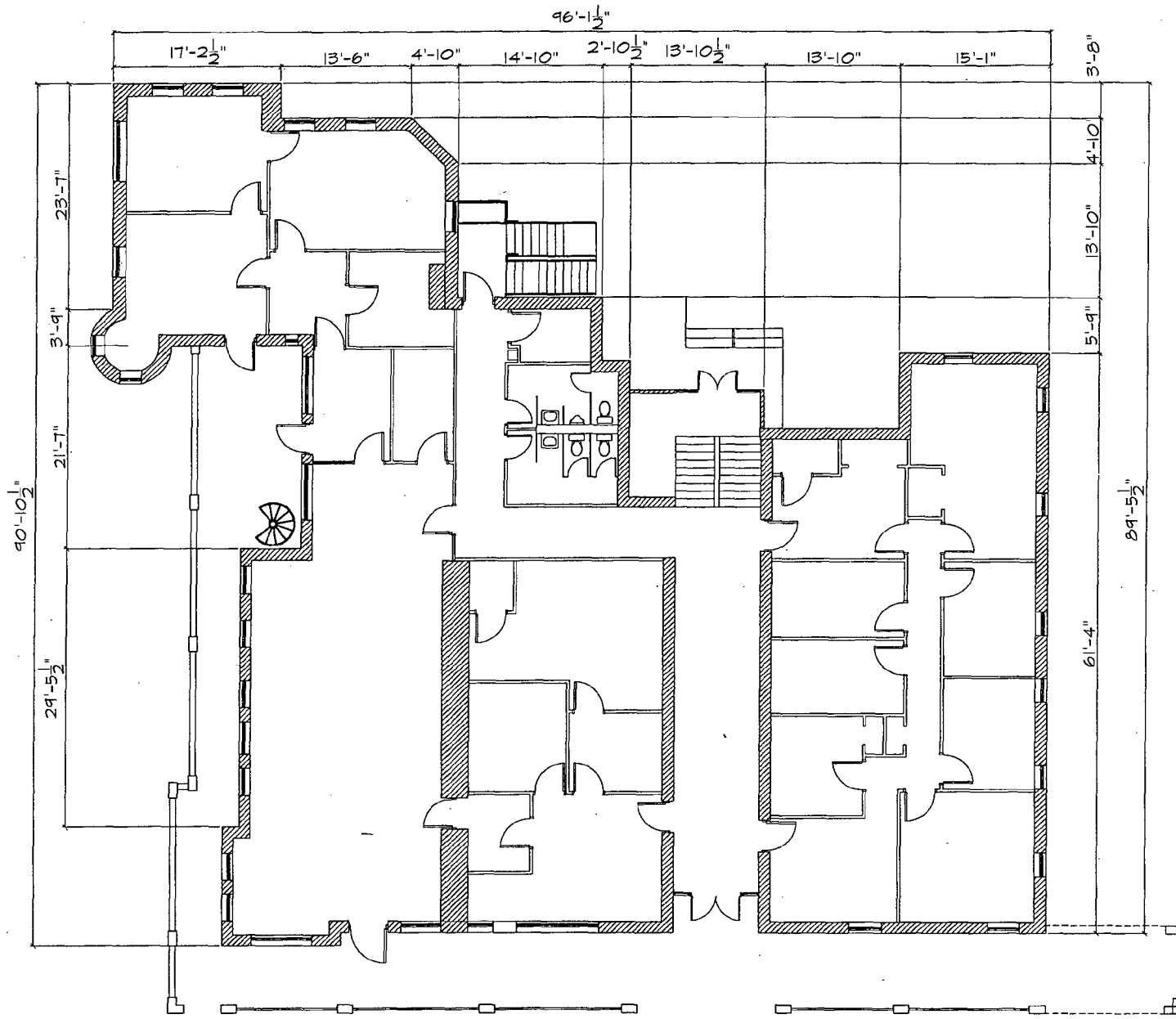
THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

4 OF 14

10 POST OFFICE RD  
SILVER SPRING, MD

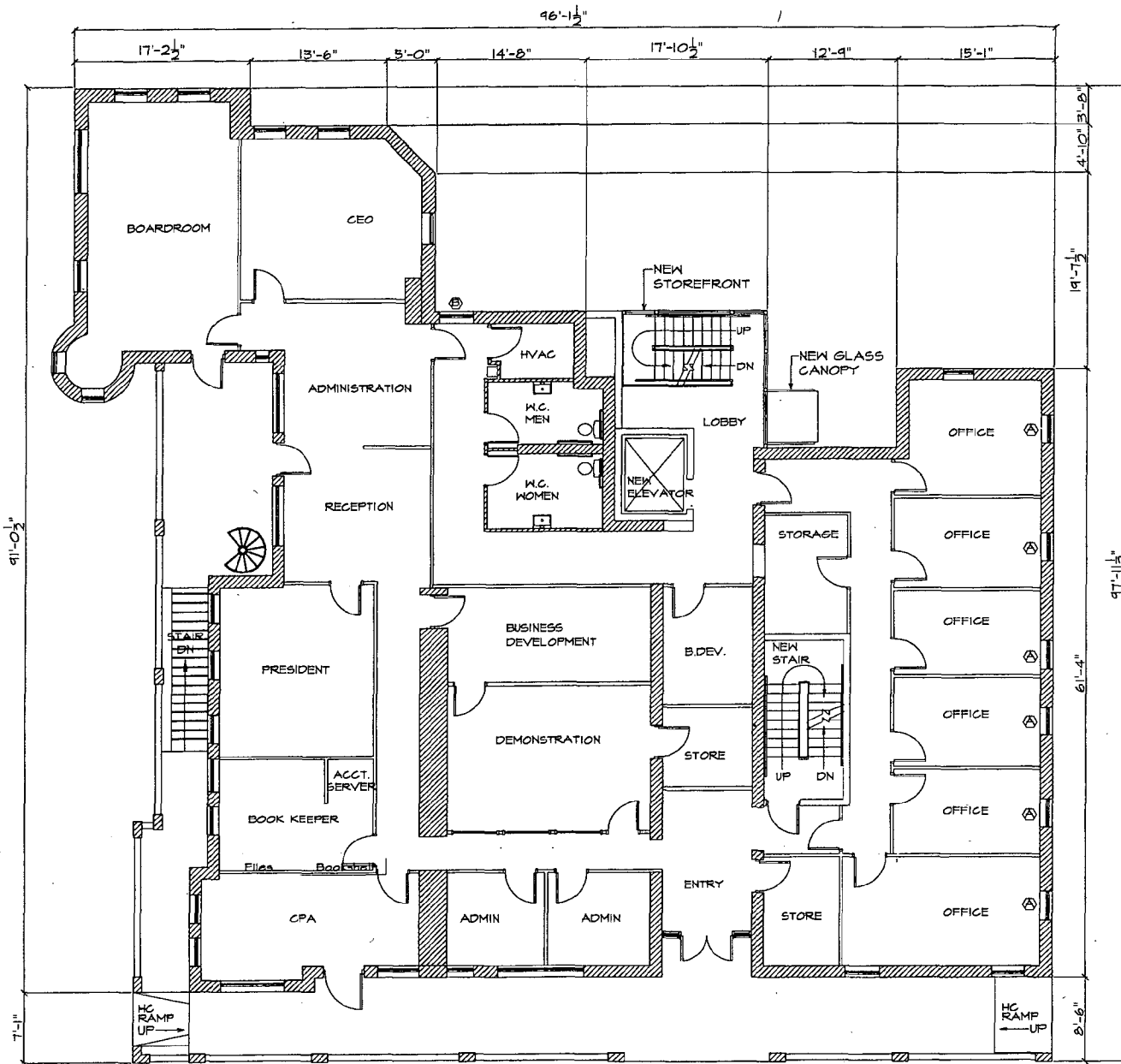


EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



THE CASTLE  
 08-14-02

JERRY THOMPSON & ASSOCIATES, INC



PARTITION LEGEND

- EXISTING MALL
- NEW PARTITION

NEW FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



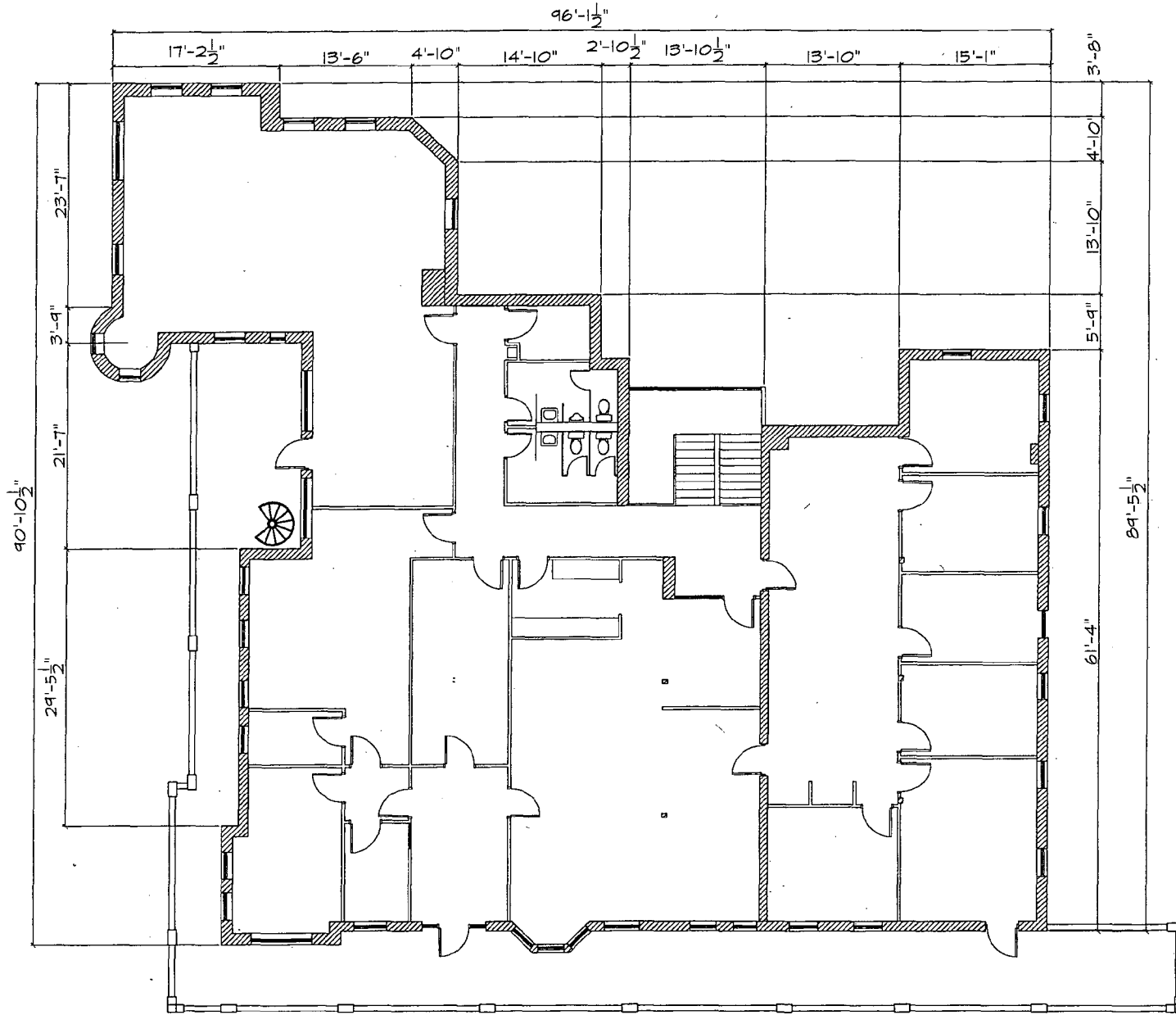
THE CASTLE

08-14-02

5 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



EXISTING - SECOND FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

THE CASTLE

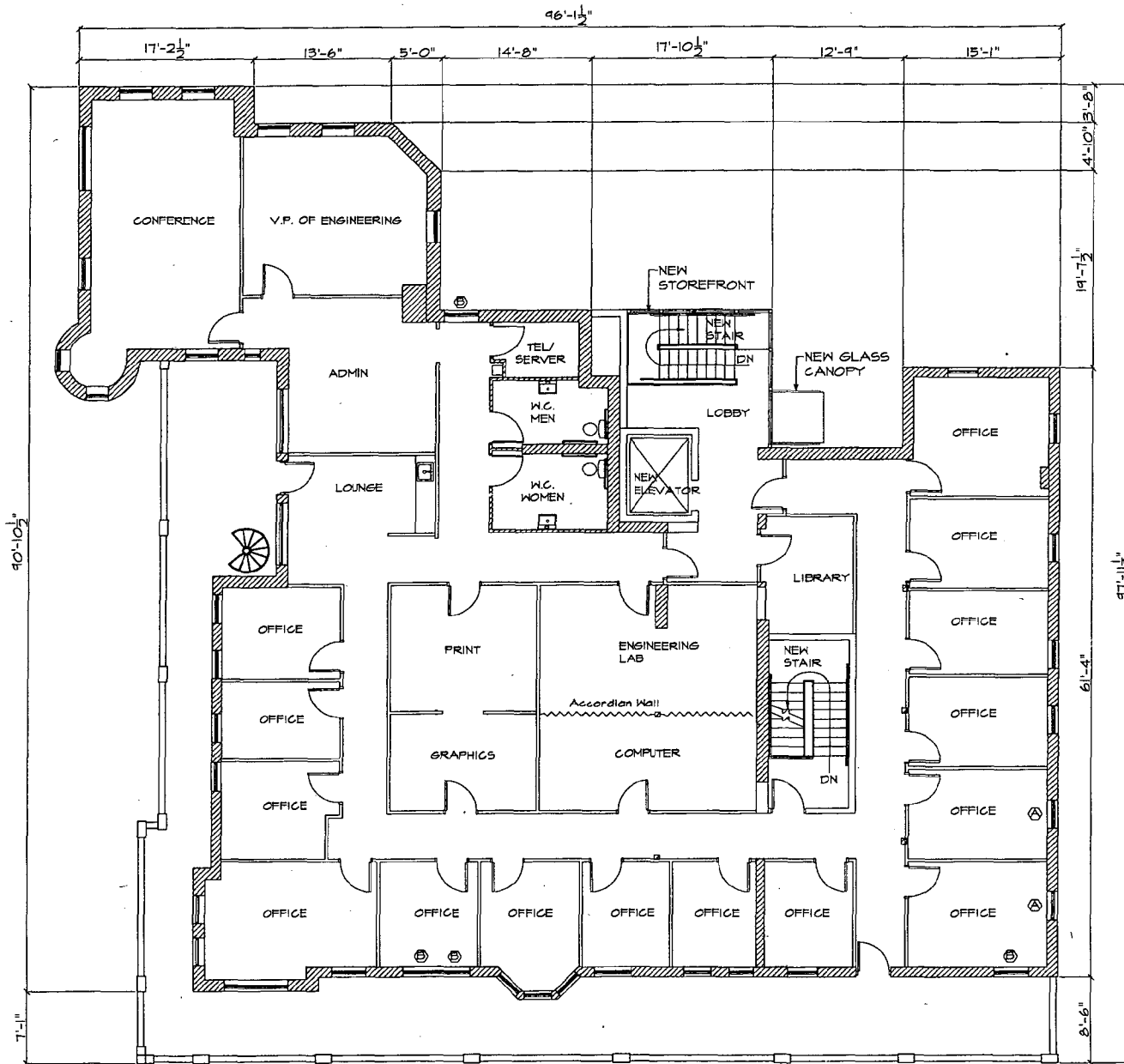
08-14-02

JERRY THOMPSON & ASSOCIATES, INC

3 OF 14

10 POST OFFICE RD  
 SILVER SPRING, MD





PARTITION LEGEND

- EXISTING WALL
- NEW PARTITION

NEW SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



THE CASTLE

08-14-02

6 OF 14

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD

## SPECIFICATIONS

### EXTERIOR FINISHES

- STONE TO BE CLEANED AND REPOINTED AS NECESSARY.
- PATCH STUCCO AS NECESSARY.
- PAINT EXTERIOR WALLS.

### EXTERIOR WINDOWS:

- EXISTING WINDOWS TO BE REPAINTED AND REPAIRED AS NECESSARY.
- NEW WINDOWS TO BE ALUMINUM, LOW-E, DBL GLAZED.

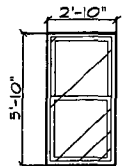
### NEW STOREFRONT

- ALUMINUM STOREFRONT, KAWNER OR SIMILAR.
- GLAZING: LOW-E INSULATED GLASS.

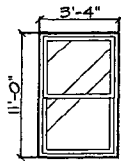
### NEW RAILING:

- METAL RAILING, PAINTED.

## WINDOW SCHEDULE



ALUMINUM  
DOUBLE HUNG



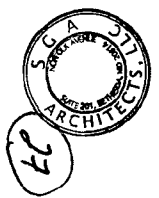
ALUMINUM  
DOUBLE HUNG

THE CASTLE

08-14-02

JERRY THOMPSON & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD





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HISTORIC PRESERVATION COMMISSION  
MONTGOMERY COUNTY, MARYLAND

-----X  
:  
HISTORIC PRESERVATION COMMISSION  
MAY MEETING  
:  
:  
-----X

A meeting in the above-entitled matter was held on  
Wednesday, May 22, 2002, commencing at 7:40 p.m., at 8787  
Georgia Avenue, Silver Spring, Maryland before:

CHAIRMAN:  
Steven Spurlock

 **COPY**

HISTORIC PRESERVATION COMMISSION  
MONTGOMERY COUNTY, MARYLAND

A meeting was held on Wednesday, May 22, 2002,  
commencing at 7:40 p.m. at 8787 Georgia Avenue, Silver  
Spring, Maryland.

MEMBERS OF THE COMMITTEE:

Steven Spurlock, Chair  
Susan Velasquez  
Julia O'Malley  
Lynne B. Watkins

Lisa Kinard  
Douglas Harbit  
Steven Breslin

APPEARANCES

Robin Ziek, Staff  
Perry Kapsch, Staff  
Gwen Wright, Staff

Gus Bauman  
Peter Sallee  
Lorraine Purcell  
Gerald Thompson  
Norman Bernhardt

1 something else.

2 MR. HARBIT: There is no canopy on this is that  
3 correct?

4 MR. BERNHARDT: Yeah. I think my architect had  
5 transferred that design detail over from 7030 to 7034. But,  
6 it's not essential if you want to do it without the canopy.  
7 That's fine.

8 MR. HARBIT: Right, without the canopy. With the  
9 additional condition that there be no canopy.

10 MR. BERNHARDT: I'll send a letter to Travis Price  
11 with that.

12 MS. VELASQUEZ: I'll second.

13 MR. SPURLOCK: All those in favor raise your right  
14 hand. All those opposed. Motion passes unanimously.

15 MR. BERNHARDT: Well, thank you very much for the  
16 process here. I've enjoyed being here.

17 MR. SPURLOCK: Actually, we do have one more.

18 MR. HARBIT: Mr. Chairman, I'd like to move that  
19 we approve the staff report which is a denial for Case No.  
20 37/3-02N for the property at 7034 Carroll.

21 MS. ZIEK: Can I interrupt for a second? We have  
22 a suggestion that perhaps the applicant would just withdraw  
23 the historic area work permit at this point and --

24 MR. BERNHARDT: Well, I'd like to get the approval  
25 on the addition.

1 MS. ZIEK: No, but for the second building 7030  
2 Carroll Avenue.

3 MR. SPURLOCK: We're discussing the -

4 MS. WRIGHT: There's sort of a procedural issue  
5 which is if you do remove and actually do a denial, staff  
6 has to write a 15-page denial document and send it to the -

7 MR. SPURLOCK: It also allows you to modify and  
8 come back if you want to work with staff.

9 MR. BERNHARDT: That makes sense, sure.

10 MR. SPURLOCK: So, if you would just state for the  
11 record.

12 MR. BERNHARDT: I formally withdraw that  
13 application for 7030 Carroll.

14 MR. HARBIT: So, you've withdrawn 37 --

15 MR. BERNHARDT: 7030 Carroll, yeah.

16 MR. HARBIT: Okay. Thank you.

17 MR. BERNHARDT: Thank you very much.

18 MR. SPURLOCK: So, for the record the applicant  
19 has withdrawn Case I, 37/3-02N. The next item on our agenda  
20 this evening is a preliminary consultation. Can we have  
21 staff report please?

22 MS. ZIEK: Just for the record, I want to note  
23 that the Capital View Park local advisory panel has provided  
24 us with some comments and those were provided to the HPC  
25 prior to this meeting and they are being provided to the

1 applicant as well. The subject property 10 Post Office Road  
2 has also been known as the Castle. It's an office building  
3 now that has gone through many phases and it is part of the  
4 entry gateway for the Capital View Park historic district  
5 and it's certainly included that as an outstanding resource  
6 but it has also more to do in many ways with the National  
7 Park Seminary which is across the glen which is now our  
8 beltway. And, the castle was designed in a picturesque  
9 manner as well in complement with the National Park Seminary  
10 with granite stones cut in a -- with a rough cut face and  
11 crenellations and little turrets up at the roof level. And,  
12 all in all it's very much of a landmark in this part of our  
13 county.

14 The applicant is the contract purchaser and is  
15 coming to the Commission prior to actually closing on the  
16 purchase of the building because he wants to be assured of  
17 the possibility of making the revisions that he needs to do  
18 in order to successfully operate a business out of this  
19 property. The proposal -- my understanding is the very most  
20 important thing would be the possibility to construct a rear  
21 addition with a new stairway and an elevator. The building  
22 doesn't have an elevator at this point. There are basically  
23 two floors of commercial space and then there is a basement.  
24 And, the elevator would give the applicant handicap  
25 accessibility to the entire property. So, this is a very

1 important feature and that's the first thing that the  
2 applicant is asking for.

3           Let me show the slides on the other things because  
4 I think that they're kind of tied into how the building --  
5 This is a view of the building with -- I'm standing with my  
6 back to the railroad tracks and you can see this really  
7 wonderful building. It's got a Spanish tile roof over the  
8 front porch. Otherwise it's basically a flat roof. You can  
9 see the granite crenellations at the parapet. The building  
10 is basically granite and it's got a stuccoed two-story  
11 piazza porches with the arched openings on the two sides.  
12 The one side facing the railroad track which I think these  
13 sides address actually the Seminary. And, then the other  
14 side which -- also part of this site is this parking lot  
15 which has been enclosed with this stone wall to sort of  
16 delineate the parking area with the swooping wall or curving  
17 walls and the pictures upon each pier. It's again, it's all  
18 in this sort of picturesque manner.

19           Here's a slightly better picture of that. But,  
20 then on the side that faces the Capital View General Store  
21 you can see it's just a flat parched face. And, part of the  
22 proposal is to actually remove the last bay of the porch on  
23 this where it protrudes into their entranceway. This was  
24 originally conceived of as a portico so you could have drop  
25 off under cover and people could just get right onto the

1 porch.

2           Let me see, I have a better view here. Is a  
3 better of the entrance into their rear parking area. And, I  
4 think the applicant can talk a little bit about some of his  
5 concerns have to do with being able to actually negotiate  
6 the turns. As you can see from the first photograph, Post  
7 Office Road is extremely narrow and so my understanding is  
8 that there has been some difficulty with trucks perhaps  
9 negotiating these narrow turns and getting into the back. I  
10 think the applicant will elaborate about that.

11           I wanted to show you the windows. The original  
12 windows are two over two. There are I would say probably at  
13 the second floor level there's a very good percentage still  
14 on specifically these two facades, the major facades the two  
15 over two windows are preserved. I'll show you some more on  
16 the other elevations. The windows have pretty much been  
17 removed on the side elevation at the second story window  
18 they're just one over one wood sash. On the first floor  
19 level actually there is no sash. Somebody has put in fixed  
20 I'd say glazing. I think it's actually some kind of Lexan  
21 or plastic. So, the applicant may wish to talk to you about  
22 his future plans for the windows.

23           I just wanted to talk a little bit about the  
24 condition of those piers. They're brick with a substantial  
25 stucco finish. It's a very hard cement finish. And, in

1 fact, I think what happened here is somehow or other the  
2 cement was chipped off and it took off some of the brick.  
3 So, it's got a lot of portland in it somehow. And also,  
4 this is portland or cement. So, this part of the portico is  
5 in rather poor condition. There's major cracks along this  
6 whole corner.

7 This is a view from the back. The back parking  
8 area. As you can see there has been a rear addition with  
9 the major glazing area and this rear portion -- the proposal  
10 at this point is mostly is in a floor plan concept where  
11 those back corners that now jog in and out would basically  
12 be filled in and there would be room for a good stairway and  
13 an elevator. The applicant hasn't really gotten as far as  
14 elevations and he knows that he would have to do that but I  
15 think we have the sense that some good elevations would be  
16 possible. That is just again a view of the back. This is  
17 the side. You can see the windows, the alterations to the  
18 windows.

19 Oh, I just want to show you. This is a view at  
20 the corner. Again, with my back to the railroad tracks you  
21 can see the granite on the left part of the slide and it's  
22 been painted. The front elevation has been painted and then  
23 further on past this initial block there are some pebble  
24 dash stucco again. So, there have been some alterations on  
25 the front and I think the applicant had also some ideas



1 about what he wanted to do there.

2           And, then this is the portion of the building that  
3 faces the railroad tracks. Right where this porch jogs into  
4 the right in the foreplane of this photograph, the basement  
5 stairs would begin and they would go down in that very  
6 narrow portion of the porch here. And, at the end of the  
7 wall where the stairs would actually have reached the  
8 basement level. At this first floor level they would add in  
9 a stripe of porch railing to match the existing railing.  
10 And, that would make the back portion of this porch area  
11 basically more like a balcony, the sense of a balcony. You  
12 could go outside from the inside offices but you couldn't  
13 get there from here as you can right now. And, this would  
14 allow you to get down to the basement and have access out of  
15 the basement.

16           MS. WRIGHT: Do you want me to point on the slide  
17 where that wall would be approximately?

18           MS. ZIEK: Sure. Gwen wants to show exactly where  
19 the stair would run. I think that will be very helpful.

20           MS. WRIGHT: The stair would start here and run to  
21 about there.

22           MS. ZIEK: Right. And, then the porch railing  
23 would be right where her hand is. I think we can have the  
24 lights now and I can review the specific items that the  
25 applicant is talking about. The addition, the removal of

1 that last bay, the east bay, the portico share will single  
2 bay of the front porch, install the basement and on the east  
3 side there is a shadow line where there was an existing  
4 window and he wants to match up the windows on the side  
5 facing the shop, the General Store. So, items 4 and 5 in  
6 the staff report address the reworking of a little bit of  
7 the windows on the facade facing the general store. And,  
8 then there is also a lot of work that he's been talking  
9 about in his application about repairs and maintenance work  
10 and some of that, of course, doesn't need a historic area  
11 work permit.

12 But, I will point out that any work in terms of  
13 taking off existing paint or if you wanted to take off the  
14 pebble dash stucco finish, that would need a historic area  
15 work permit because it's considered a change. So, that  
16 would be something that you would want to discuss. If the  
17 applicant wants to discuss that with you as a possible  
18 future proposal. But, the preliminary consultation is the  
19 time for the applicant to ask all the questions and for you  
20 all to be very clear so that he can have a very clear  
21 understanding of whether he should go forward and buy the  
22 building or not. I'll be happy to answer any questions.

23 MR. SPURLOCK: Any questions of staff? Would you  
24 like to step forward please? State your name for the  
25 record.

1 MR. THOMPSON: My name is Gerald Thompson. I am  
2 the Chair and CEO of Gerry Thompson Associates, Inc., an  
3 airport and air traffic control consulting firm who  
4 currently has offices at Kensington across from - lumber and  
5 - townhouses. And, Daryl Kahn is with me. He's a member of  
6 the board, our board of directors and he is the chairman of  
7 the building committee who is supposed to manage this change  
8 in this building if we buy it or if we don't buy this one,  
9 wherever we go to do that. That we've outgrown the space  
10 we're in and we're looking for a new home essentially for  
11 our own company. Now, as this turns out it has 60,800  
12 square feet in it as we propose it and we will need about  
13 12,00 ourselves at the moment. We will lease it for the  
14 time until we fill it up in the future. I didn't come  
15 prepared for this kind of a format, sorry. Maybe I'd better  
16 use your slides if I could and I will show you what I have  
17 in mind. Again, which was similar to hers.

18 MR. SPURLOCK: There's a portable microphone if  
19 you could please take that.

20 MR. THOMPSON: We have no real intent to change  
21 any of this except the paint. The paint is coming off. You  
22 can rip off four or five feet of seven layers of paint on  
23 this building now fairly easily by just walking along there.  
24 So, we're going to have to do something with that finish on  
25 there. Now, the second thing we'd like to change as far as

1 the paint is concerned is we're looking at ways to clean up  
2 the stone and remove the paint that somebody has put on I  
3 don't know when. So, as far as this tile is concerned the  
4 preliminary review of this tile says there's nothing wrong  
5 with that and it will probably stay pretty much what it is.  
6 There is some rot and damage along the supporting structures  
7 and we'll have to rehash those to get them back to where  
8 they ought to be. I don't know whether you can see this or  
9 not. Is there a better view for that?

10 We propose to remove this piece of the porch by  
11 literally sawing it off. It has been hit by something and  
12 is fairly well damaged at the moment and it's frankly, in  
13 our view, not very adverse to the building. This is  
14 gorgeous but that piece for whatever reason doesn't do much  
15 for it, in my view at least. I'd like to look at those  
16 windows on the east. You have a better shot of these  
17 windows somewhere.

18 MS. ZIEK: Should I keep scrolling through the  
19 slides?

20 MR. THOMPSON: You have a slide that shows this  
21 whole wall.

22 MS. ZIEK: Sure, let me look.

23 MR. THOMPSON: Here. These, I think, are the  
24 original holes for these windows. These, I believe, are  
25 not. Someone has just cut these in and all of these windows

1 are simply a pane of glass inserted in there with moldings  
2 around them as such. And, what we're proposing to do is to  
3 add two windows that look like this over here which would  
4 give the same light into the offices inside but one of  
5 these, at least, if not the other one probably was already  
6 there. In other words, I think there were six windows  
7 across here originally and if we could somehow replicate  
8 even this little business here. I don't know what they  
9 looked like across the bottom but I would propose to  
10 replicate the second floor on the first so that when we got  
11 done we ended up with this kind of a setup all the way  
12 across, the six windows - The east end then would have  
13 twelve windows on such.

14 Now, all of those windows, by the way, on the  
15 second floor of that part -- because I don't know who put  
16 these in but they're modern, vinyl wrapped windows as are a  
17 lot of the back windows of this particular set. This set is  
18 just panes of glass. Now, if I could go to the back.

19 MR. SPURLOCK: Before you go, what would you  
20 propose to put for the new, if you did the new windows that  
21 you'd like to install there?

22 MR. THOMPSON: I haven't had a strong opinion on  
23 that frankly. I mean, I'd be happy to work with somebody on  
24 how to go about doing this and whether or not we should  
25 replace these windows with something that looks closer to

1 the old ones or whatever. We don't have a strong opinion on  
2 that. We will ask our architect to work with you guys or  
3 whoever we're supposed to to try to figure out the real  
4 design as long as it's not crazy from our point of view.

5 MR. SPURLOCK: Thank you.

6 MR. THOMPSON: What we're looking for is the  
7 structural view of it as opposed to the specifics of the  
8 windows. Can I go to the back maybe is the next major thing  
9 is probably the one thing that would cause us to change our  
10 view about this building. What we propose to do is to  
11 remove this piece and the building we're proposing to add is  
12 slightly out from this one because it needs to be big enough  
13 to sit the elevator right there and then comes across and  
14 meets this building about there. This exterior staircase  
15 that door becomes a window. This door down here remains and  
16 the new back is here. And, the idea that we're playing with  
17 is how to emulate or mimic the front porch in this area. In  
18 other words, put some kind of a tile looking roof here that  
19 slopes down over this area that's maybe ten foot wide and  
20 maybe twenty something feet long. And, I think it would add  
21 to the back of the building.

22 Another view of this back if I can get to is this  
23 piece here, the one that shows this piece here. There are  
24 three finishes on this building originally or in it's  
25 original state it looks it was built in three segments and

1 there are three finishes. The stone, this is that dimpled  
2 stucco that looks like it was blown on with a gun or  
3 something. And, then this is a smooth stucco. I don't  
4 propose to change any of that really, I mean as such. But,  
5 if you come down to Capital View and you look at this  
6 building, you see this is a gray stone thing. You see this  
7 is a yellow or beige painted structure with the parapets  
8 changing colors along the way here and, frankly, it's ugly.  
9 We need to somehow tie that to that by color or whatever.  
10 And, I'm not talking about changing the plaster. I'm  
11 talking about changing the paint so like when this and this  
12 come together as more of the same thing.

13 I think this can be different entirely, more like  
14 the front. But, that piece we need to somehow get the  
15 colors more - Other things, I mean, there's a whole bunch  
16 of things like this window here has been concreted in and I  
17 would like to open it up and there's a few things like that,  
18 not a lot. But, generally, those are -- oh, let's take on  
19 the porch I guess. Can I get back to the porch on the  
20 railroad side?

21 Right now there is a tunnel under there and there  
22 was something there at one time. Probably, access to the  
23 basement and it was filled in here. There's a window you  
24 look and see there that's now concrete. And it, apparently,  
25 went into this room and along this corridor into the

1 basement. And, so that's down there now and it's full  
2 largely of spiders and things like that. And, what I'd like  
3 to do is just cut a hole in there so that you had access to,  
4 there's a particularly valuable piece of - property that  
5 would have access to the front of the building. I don't  
6 think it changes the character at all of the building.

7           The other thing most interesting is we were  
8 talking about building this little porch here which extends  
9 our corporate reception area outside so it's the centerpiece  
10 of the corporation - exterior porch on which would be very  
11 nice. I can't think of anything else at the moment.

12           MR. SPURLOCK: Thank you. Why don't we get the  
13 lights back on.

14           MR. THOMPSON: And, I' about to have to make up my  
15 mind whether I should buy this property.

16           MR. SPURLOCK: Why don't we go ahead and start  
17 questions and then we can give some opinions.

18           MS. WATKINS: I don't really have any questions.  
19 I think the proposal is very feasible. It's something that  
20 could support -- it's great to see you taking on such a  
21 large project and creating a historic office space which  
22 should be nice. So, I could support everything you're  
23 doing.

24           MS. VELASQUEZ: I will have to agree. I think  
25 it's a great idea to clean that east side up, those windows,



1 make them a lot nicer looking and maybe more sympathetic to  
2 the building. I think staff is going to be an invaluable  
3 resource to you if you want to work with them on finding  
4 window texture suggestions. They're very, very  
5 knowledgeable. I don't have any problems with removing that  
6 portico share piece of the last arch because I think the  
7 building will be fine without it and I think the reality is  
8 for you to use this building you're going to have to be able  
9 to drive a car through there and not have it continually  
10 hit.

11 I could support this application but, obviously,  
12 it needs tweaking and fine-tuning and more definitive  
13 things. But, the general concept I could very easily  
14 support.

15 MR. BRESLIN: Well, breaking it into parts. I  
16 think the elevator in the back could be done very well and I  
17 think the fact it'll make the building more viable, more  
18 valuable is a good thing. And, that's in back of the -  
19 spacious addition would probably look better. I think the  
20 basement access could be done in such a way that it wouldn't  
21 really have an impact on the physical face. I think that  
22 could be done well. I think the east side if it was done  
23 well, I think wouldn't have an impact on the building.

24 The one thing that I would question is the portico  
25 share because it was a part of the historic fabric. I could

1 see why the architect did it. And, before I supported that  
2 I'd like to some background as to the extent of the damage  
3 and maybe a plan showing how the traffic circulates just to  
4 demonstrate you couldn't overcome your access another way.

5 MR. HARBIT: I would strongly encourage you to buy  
6 the property. It will be a signature for your company and I  
7 didn't hear -- there's very little I heard that I would even  
8 have a second thought about. One thing that I didn't hear  
9 anything about was the walls around the parking area. I  
10 don't know what you have planned for those.

11 MR. THOMPSON: I don't have a plan for them yet.

12 MR. HARBIT: But, if you keep them and dress them  
13 up, integrated them into your property it would be great. I  
14 don't have a problem removing that last portico share on the  
15 end just because I can see there has -- it's not appropriate  
16 for current traffic patterns and it does not, I don't think,  
17 severely impact historic elements of the building. And, I  
18 don't have a problem with the stairway to the basement  
19 either.

20 MS. O'MALLEY: Well, I would want to say that I'm  
21 thrilled with your plan. I think it's wonderful that you  
22 are considering working on this building and keeping it,  
23 getting it up to speed. And, it's really an entranceway in  
24 both directions. It's an entrance for the Seminary area and  
25 also for the Capital View area. And, an awful lot of people

1 go past there every day, including me. So, I'm excited  
2 about your plan and I would encourage you to work on those  
3 walls of the parking and it sounds like you'll probably work  
4 with the windows on the first floor front as well. You  
5 didn't mention those.

6 MR. THOMPSON: I don't have -- I didn't realize  
7 the significance of the windows until I talked to her. But,  
8 I don't see a problem with the windows there. In our plan  
9 we will ask to replace one window with a door and one door  
10 with a window and things like that. But, I think they can  
11 salvage the materials if it's desirable from one place to  
12 another. And, the reason for that is to allow access out on  
13 that porch, the upper porch to our people so they can  
14 circulate in the building. But, otherwise I don't -- I  
15 mean, they've got lead paint on them and I've got to figure  
16 out what to do with that. There's a whole family of  
17 problems but I don't have a problem with that.

18 MS. O'MALLEY: And, I like the idea of removing  
19 the paint from the stone on the front.

20 MR. THOMPSON: That's not over yet but I want very  
21 much to do that.

22 MS. O'MALLEY: But, I'm thrilled with your plan.

23 MS. KINARD: I would just like to add I am really  
24 encouraged by your plan but I have a couple of questions for  
25 you. When you remove the paint from the structure would you

1 consider retaining the original color that's there? If you  
2 can find out what the original color is. It looks like  
3 there's been very --

4 MR. THOMPSON: There's been four or five colors  
5 including green and I'm not sure you want the green.  
6 There's a number of colors. I actually would like to retain  
7 something similar to what's there now except for that one  
8 element of the back which, I think, might be better  
9 something else. In fact, it may be better to take all the  
10 paint off clear down to the plaster and just put some  
11 finishing material the plaster. Plaster is rather nice.  
12 It's a rough, stoney kind of plaster there and it's also  
13 across the front of the building inside the porch. There's  
14 this rough plaster material. And, if it's feasible to take  
15 the paint off of that thing and just treat it somehow so  
16 that it remains there, that may be the nicest thing you  
17 could do to it. And, it would tie it to the stone because  
18 it's nearly the color of the stone.

19 MS. KINARD: I would also just like to echo  
20 Commissioner Breslin's comments about if you could perhaps  
21 have a study on the driveway or the traffic flowing through  
22 that or not a study, but just look into that.

23 MR. THOMPSON: There's a telephone cable there  
24 too. You've got to go under a telephone cable to get in  
25 there right now. You can't get in there anyway other than

1 through under this telephone cable. It's, what you call it,  
2 a guide wire for the pole there. So, that whole side of the  
3 building access needs to be worked over so you can get in  
4 there really with anything bigger than a passenger car.  
5 And, you need to get the garbage truck in there among other  
6 things and the snow plow and all the rest. Now, you can do  
7 it on the other end I'll admit that but you can't do it on  
8 this end at all. And, what I'd like to do is to circulate  
9 traffic around the back of that building. Besides that, I  
10 find this thing rather ugly myself even though I realize you  
11 don't.

12 MS. KINARD: And, then your idea of having the  
13 basement and the enclosed porch is that what you're thinking  
14 about?

15 MR. THOMPSON: Yes. I don't have a floor plan  
16 that you can see but you can in your booklet. But, you can  
17 see the area called reception inside the building is  
18 literally extended into that porch on the outside of the  
19 building.

20 MS. ZIEK: You can see that actually in the staff  
21 report with the drawing that you provided on circle ten  
22 where you can see where the new stairs would be inserted and  
23 you can see the door. Oh, that's the basement. I'm sorry,  
24 let's go to circle twelve where you can see how you have  
25 access from the reception area out to the porch which will

1 end up being sort of a balcony room.

2 MR. SPURLOCK: Is that enclosed, glazed in or just  
3 an open balcony?

4 MR. THOMPSON: No, it's just the way it is. All I  
5 see happening there is you build this whole selective stairs  
6 go down which you can't fall over so you put a small wall  
7 three feet long that matches the existing stuff. And, now  
8 you have an area that's 12 by 15 or, I'm guessing.

9 MS. ZIEK; It's not really that big.

10 MR. THOMPSON: But, it's outside and you're  
11 standing there looking at the railroad tracks. But,  
12 nevertheless, it's an extension of that reception area of  
13 the building. From my point of view, I think it's a lovely  
14 extension to the property. Now, there is also a cast iron  
15 staircase there, a circular and it goes from that porch up  
16 to the second floor porch that's original and I don't know  
17 that we'll ever use it but, on the other hand, it's a lovely  
18 piece and I propose to leave it right there around that  
19 porch.

20 MR. SPURLOCK: Commissioner Watkins do you want to  
21 add anything?

22 MS. WATKINS: No.

23 MS. ZIEK: I have a question. How many employees  
24 do you have in terms of cars that we might expect to be  
25 there every day?

1 MR. THOMPSON: Well, today we have about sixty  
2 employees but only about thirty of them are here. And so,  
3 however, we expect to have forty or so in this place.

4 MS. ZIEK: And, you have enough parking on the  
5 site?

6 MR. THOMPSON: There are -- counting all of the  
7 parking that is there now there are about fifty spaces. So,  
8 there's quite a lot more than the whatever. When we get  
9 done with the triangle, the stone triangle piece I still  
10 think there's over forty which if you take all the offices  
11 we've got and I can't remember the numbers as I sit here and  
12 multiply it times the required parking and all that, I think  
13 we're still well above the parking count. So, there's  
14 something on the order of forty in the model that I've laved  
15 out of that property.

16 Now, there's a couple of other things I should  
17 make sure you know about because I want to put this as open  
18 exposure as I can possibly make at what I'm up to. The back  
19 door. When you come into the back door today you go up  
20 three stairs to a little landing. And, you're all outside  
21 and then you go down five stairs and go in the back door.  
22 When we add this piece on we're talking about cutting a  
23 little piece out of there so that you come from the parking  
24 lot in a wheel chair, and I have one my board of directors  
25 who drives in a wheelchair into that thing without any steps

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1 at all, just access. So, there is a cut there. That cut  
2 is, at most, two or three feet and then it blends out  
3 eventually into the parking area. That's there.

4 Now, as far as the outside of the area we're  
5 obviously going to want to do something with the fences and  
6 we're going to want to do some things like that. But, I've  
7 decided not to take that on right now if I can avoid it for  
8 the moment. Because I think it's going to need some work  
9 and I would like to work with somebody in the county on how  
10 they want to do the intersection of Seminary and Forest  
11 Glen, Capital View, Old Post Office Road, what do they want  
12 to do with the stuff. How do they want that to look? And,  
13 so rather than me just coming up with a scheme I would like  
14 some consultation.

15 MR. SPURLOCK: I'm sure staff can, if they can't  
16 do it themselves, can put you in touch with the people you  
17 need to talk to.

18 MR. THOMPSON: Somebody that's a party to all  
19 this. I don't have strong feelings about it other than I'd  
20 like it to look very nice.

21 MR. SPURLOCK: Well, I guess, to summarize you've  
22 -- actually, I'll add my two cents in and then I'll  
23 summarize. For the most part I think your proposal is very  
24 sound. I'm delighted to see that building find a good  
25 owner, a good home. I would be a little reticent about



1 making the back look exactly like the front. I think it  
2 might be nice if it's distinguished a little bit and not try  
3 to replicate the front of it. So, you might -- but, that's  
4 something that you could probably work with your architect  
5 on. For the most part, I don't think I've heard anybody say  
6 they had any opposition to it directly. Two of the  
7 commissioners have some concern about the ~~portico~~<sup>Porte-cochere</sup> share and  
8 you may have to substantiate - that you do that a little  
9 further.

10           Also, a lot of the work you've described might be  
11 considered maintenance and you wouldn't even need our  
12 permission. You know, repairing rotten wood, - and that  
13 sort of thing if it's done in kind. Even the painting I  
14 think for the most part doesn't require our permission. I  
15 will say though that when you bring back a more formal  
16 proposal with elevations, the commissioners may want to  
17 tweak some openings. They may want to massage things a  
18 little bit. I think you've got a very strong endorsement of  
19 your proposal but I would just, if there's any deal breaker  
20 in your mind, if there's any one little thing that somebody  
21 may object to like moving a window or one door then we can't  
22 guarantee. You know, this is a preliminary consultation.  
23 We can't really guarantee every single thing that you've  
24 mentioned will be -- until we see it and until we see a  
25 drawing.

1 MR. THOMPSON: I understand that. But, at the  
2 same time I'm about to commit - to the table, right.

3 MR. SPURLOCK: No, I understand. I just want to  
4 make sure that -- we don't want to surprise you. I think  
5 everyone has given you a good strong endorsement. I think  
6 you have a very receptive group here. We've got almost all  
7 the commissioners here and I would certainly encourage you  
8 also to proceed with the endorsement of the commission for  
9 your project.

10 MR. THOMPSON: I did get a copy of the Capital  
11 View Park and Planning Commission questions. Would you like  
12 me to respond to them?

13 MR. SPURLOCK: Is there anything that anybody  
14 wants to respond to? I don't think it's necessary. They're  
15 an advisory board to us and we take into consideration what  
16 they say but they have no official capacity.

17 MR. HARBIT: And, I think you've answered the  
18 questions that were raised.

19 MS. ZIEK: And, their comments were -- there isn't  
20 anything they said that really goes against what he's  
21 proposing.

22 MR. THOMPSON: That's correct.

23 MR. SPURLOCK: Well, thank you and good luck.  
24 And, we look forward to seeing you in the near future.

25 MR. THOMPSON: We'll see how the next milestone

1 goes.

2 MR. SPURLOCK: The next item on the agenda are the  
3 minutes.

4 MS. VELASQUEZ: I've given my changes to Gwen. Do  
5 we have approval?

6 MR. HARBIT: Second.

7 MR. SPURLOCK: The minutes are approved. We've  
8 already taken care of commission and staff items unless  
9 anyone has any additional staff items. Everyone please  
10 think about this retreat leadership role.

11 MR. HARBIT: And, the dinner is June 6 is that  
12 right?

13 MR. SPURLOCK: It's 5:30 or 6:00 but I don't know  
14 that we've finalized the location.

15 MR. HARBIT: I don't think we have.

16 MS. O'MALLEY: And, there are specific issues that  
17 we need to discuss at the meeting.

18 MR. SPURLOCK: If there's something you want to  
19 discuss I think it's important to articulate that. I'm not  
20 sure we're going to have a formal agenda because it's more  
21 of a social -- it's as much a discussion with everybody just  
22 having informal discussions about our issues are.

23 MR. HARBIT: I volunteered to talk to Nancy Lesser  
24 about possibly coordinating the retreat and then email  
25 everybody else on the commission to see - I'll give the

1 staff and make sure I have everybody's current email  
2 addresses and I'll email Nancy and - back.

3 MR. SPURLOCK: We're adjourned.

4 (Whereupon, at 8:55 p.m., the meeting was  
5 adjourned.)

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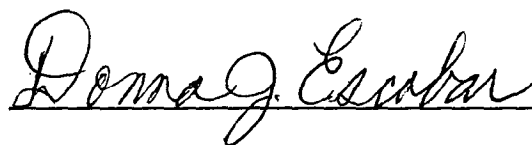
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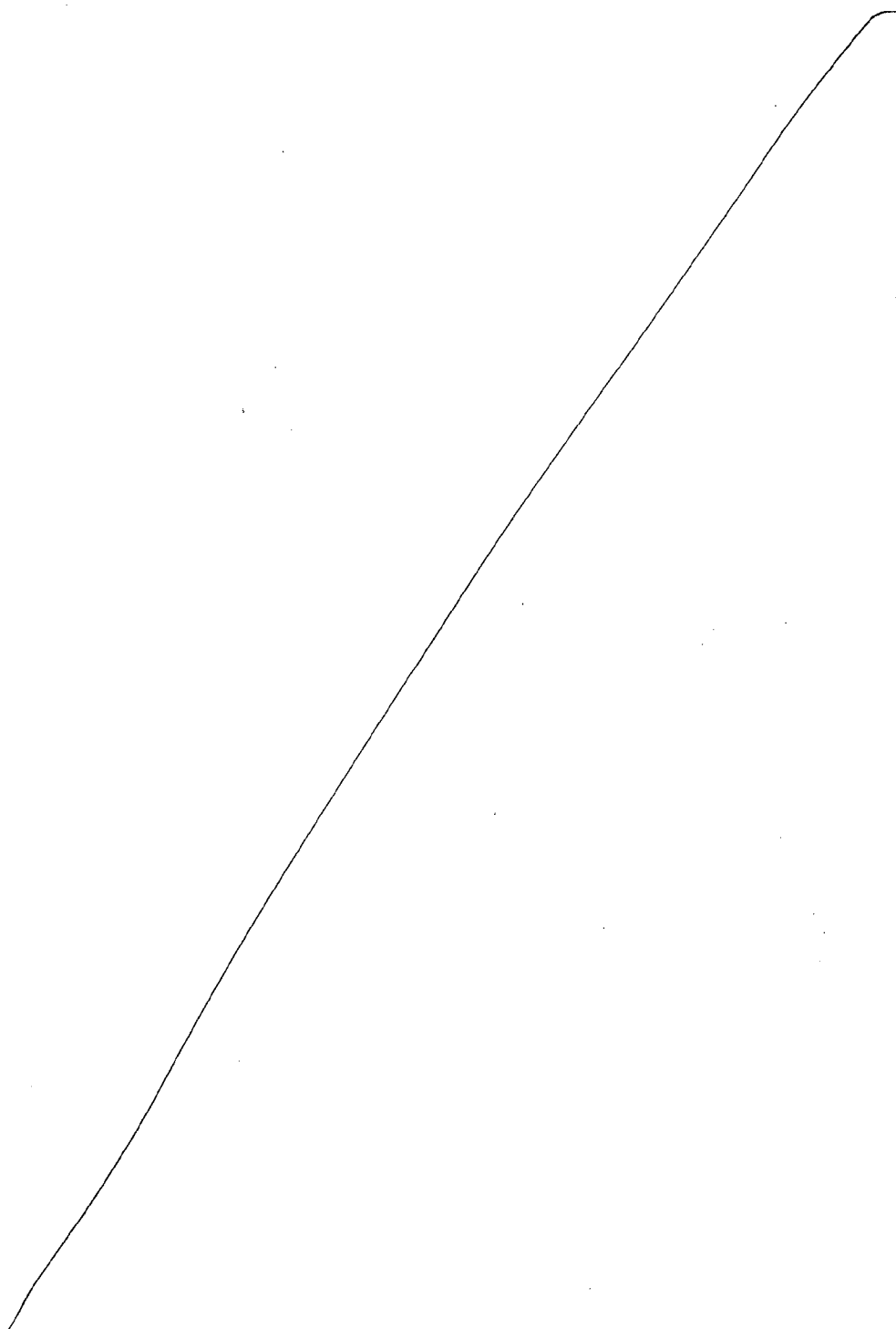
## C E R T I F I C A T E

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Historic Preservation Committee on May 22, 2002.

By:



Donna J. Escobar, Transcriber



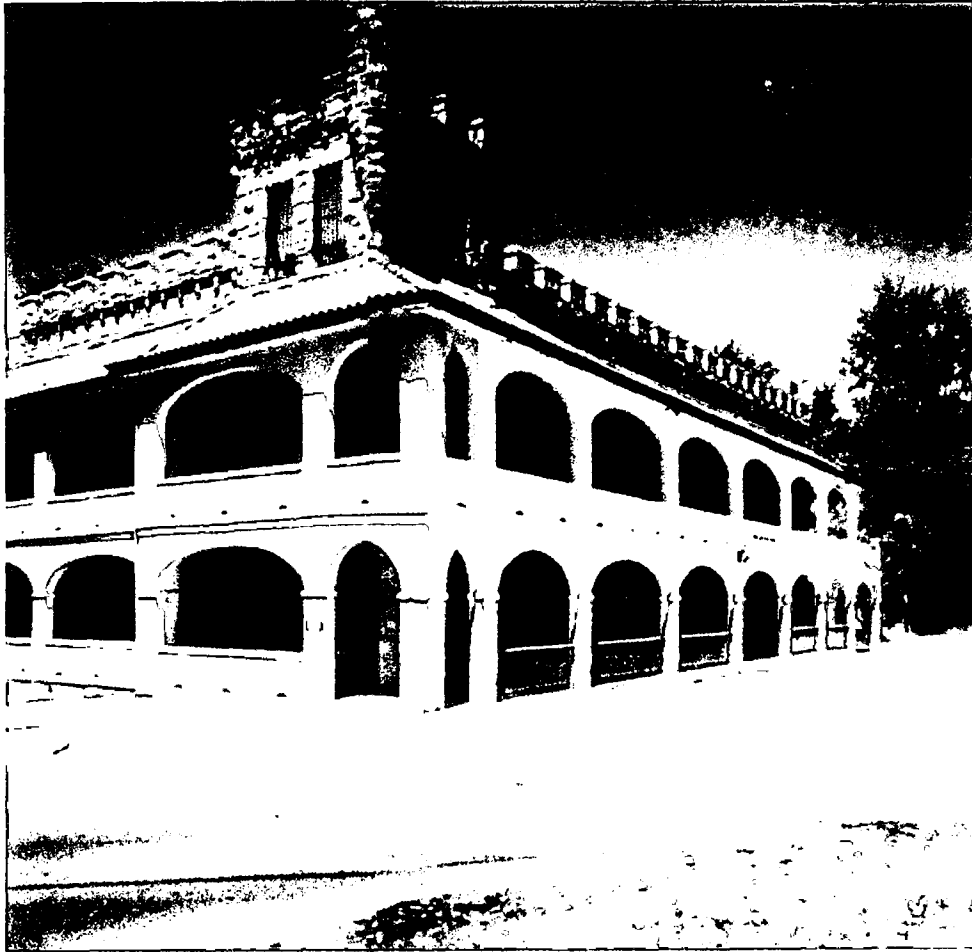


## THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



THE CASTLE

08-14-02

JTA & ASSOCIATES, INC

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SILVER SPRING, MD

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## THE CASTLE

08-14-02

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SILVER SPRING, MD

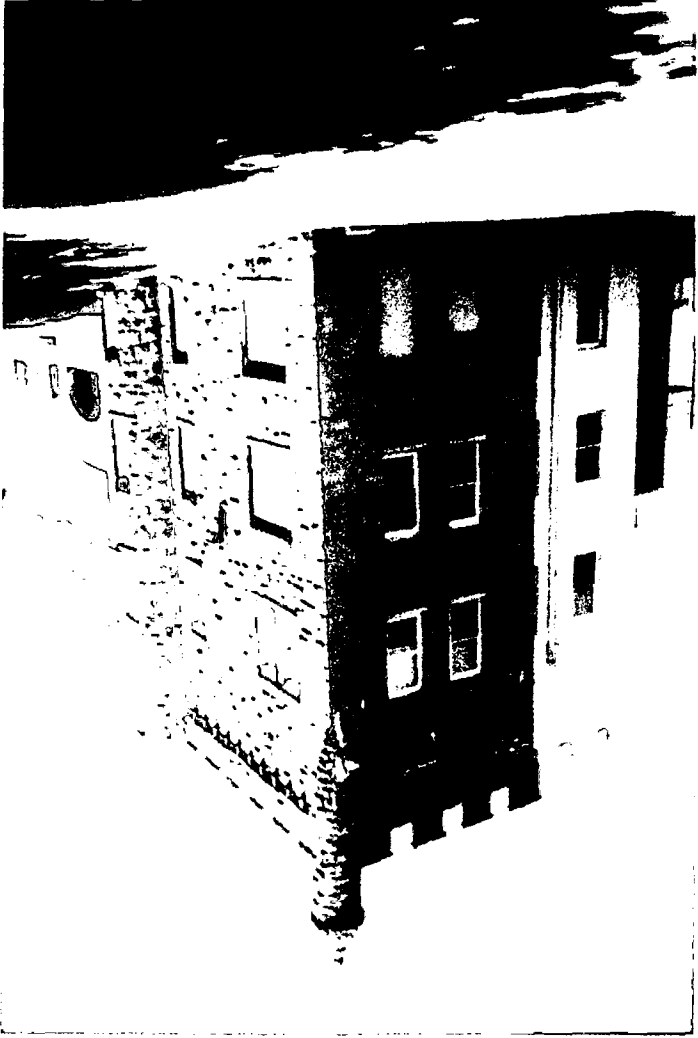


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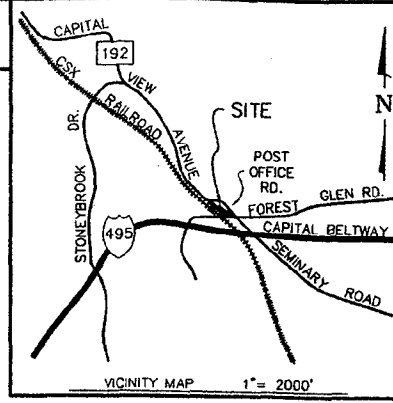
THE CASTLE

JTA & ASSOCIATES, INC

10 POST OFFICE RD  
SILVER SPRING, MD



PLAT No.



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1138.73'	20.67'	1°02'25"	10.34'	S 73°19'46" W	20.67'
C2	172.00'	88.00'	22°39'03"	34.45'	S 29°41'55" E	67.55'
C3	184.00'	42.10'	13°06'33"	21.14'	S 34°28'10" E	42.01'

LINE	BEARING	DISTANCE
L1	N 64°23'01" E	17.06'
L2	S 27°29'27" W	19.78'

TAX MAP No. HP562

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to John T. Doran by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

- All of the land conveyed by CSX Transportation, Inc., by deed dated January 5, 1990 and recorded in Liber 13898 at Folio 094, and
- All of the land conveyed by John T. Doran and Jean L. Doran by deed dated June 10, 1971 and recorded in Liber 4082 at Folio 731;

And a subdivision of the land conveyed to United Rentals (North America), Inc. by the following conveyances as recorded among said Land Records:

- All of the land conveyed by John T. Doran, Sr. by deed dated August 25, 1998 and recorded in Liber 16259 at Folio 468, and
- All of the land conveyed by John T. Doran, Sr. and Jean L. Doran by deed dated August 25, 1998 and recorded in Liber 16259 at Folio 463; and also being a subdivision of all or part of Lots 2-8, Block 37, and part of Lots 7 & 8, Block 36 as delineated on a plat of subdivision entitled "CAPITOL VIEW PARK" as recorded among said Land Records in Plat Book A as Plat No. 9; and the Pleasant Street area abandoned by M.C.P.B. Resolution No. 02-02AB. We hereby certify that, once engaged as described in the owners' certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 46,748 square feet or 1.07319 acres, including 3,880 square feet of street dedication.

2/21/02 Date

*Douglas H. Riggs*  
 Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712



**OWNERS' CERTIFICATE**

John T. Doran and Rentals Unlimited (North America), Inc., a Delaware Corporation, owners of the property shown hereon, hereby adopt this plat of subdivision and resubdivision; dedicate the streets as shown hereon to public use. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

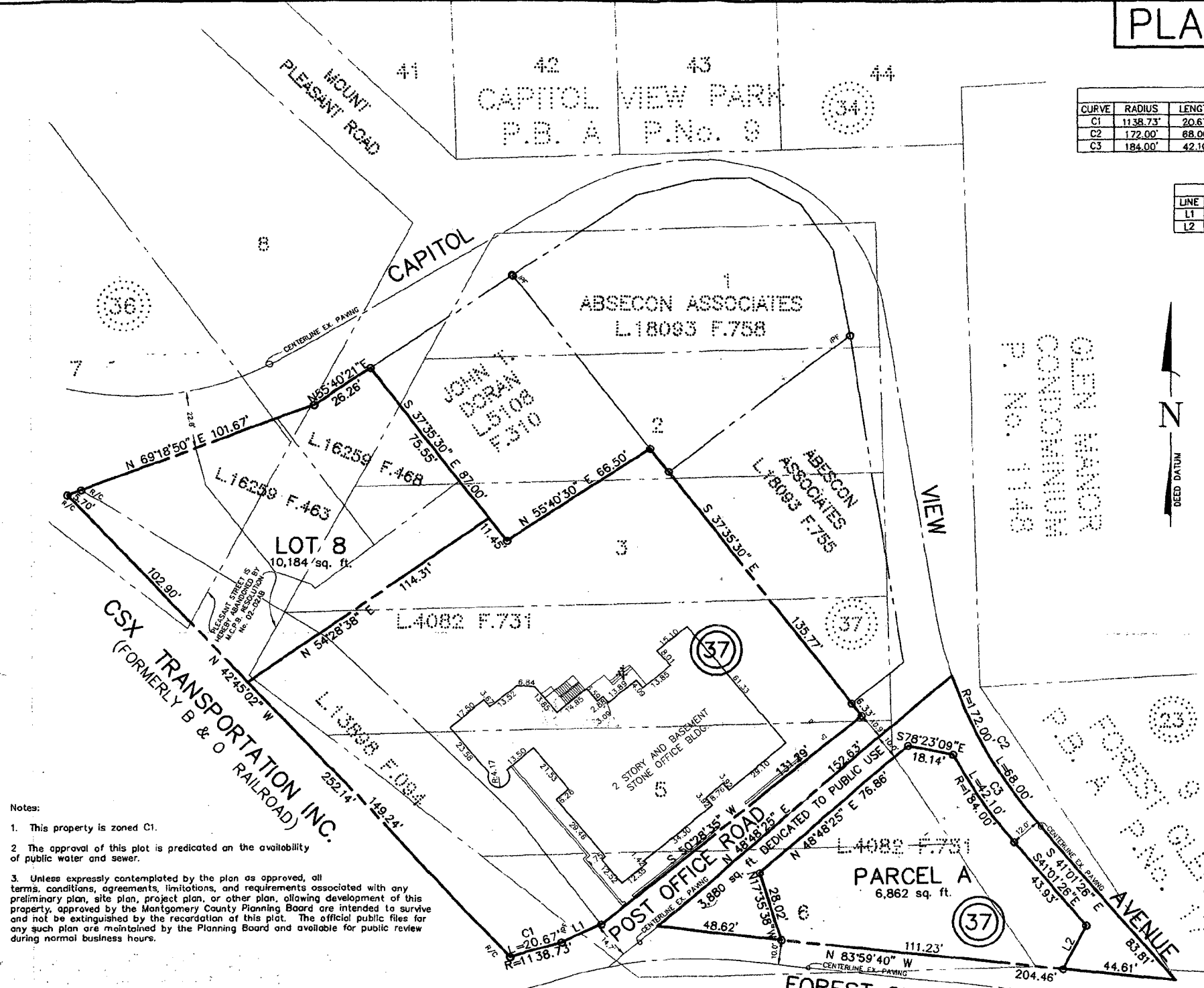
There are no suits, liens, leases, mortgages or trusts, affecting the property included in this plat of subdivision and resubdivision.

2/15/02 Date

*John T. Doran*  
 John T. Doran

United Rentals (North America), Inc.,  
 a Delaware Corporation

*John N. Milne*  
 John N. Milne, President



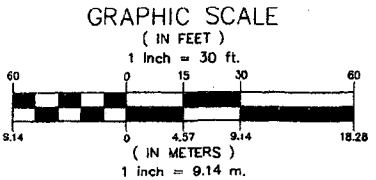
**Notes:**

- This property is zoned C1.
- The approval of this plat is predicated on the availability of public water and sewer.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity sector plan dated July, 1982 and may be realigned.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 1-02010 entitled "CAPITOL VIEW PARK".
- By recordation of this plat, the area abandoned by M.C.P.B. Resolution No. 02-02AB is zoned C1 in accordance with Section 59-A-1.72 of the Zoning Ordinance of Montgomery County, Maryland.

**LEGEND**  
 IPF = Iron Pipe Found  
 R/C = Rebar with Cop

**PLAT TABULATION**

Number of Lots	= 2
Number of Parcels	= 1
Area of Lots	= 36,006 sq. ft.
Area of Parcels	= 6,862 sq. ft.
Area of Street	= 3,880 sq. ft.
Dedication	= 3,880 sq. ft.
Total Area	= 46,748 square feet or 1.07319 acres



FOR PUBLIC WATER AND SEWER ONLY 20119210201004230561

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: March 15, 2001

*Robert Miller* CHAIRMAN  
*Barbara A. Geller* SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: May 3, 2002

*John P. ...* DIRECTOR

DATE: 5/21/2002  
 Plat No.: 222.15

SUBDIVISION RECORD PLAT  
 LOTS 7 & 8, &  
 PARCEL A, BLOCK 37  
**CAPITOL VIEW PARK**  
 ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' FEBRUARY, 2002  
**MACRIS, HENDRICKS & GLASCOCK, P.A.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 9220 WIGHTMAN ROAD, SUITE 120  
 MONTGOMERY VILLAGE, MD 20886  
 (301) 670-0840

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5/22/02

Gerald Thompson - CEO

currently with offices in Kensington,  
across from Missell Lumber

Remove paint from porches

Remove paint from stone

Roof tile OK -

Lynn - Feasible

Susan - Fine idea. OK to remove Porte Cochere

Steve - Good to have rear addition; basement access fine;

Paula - windows on east side fine.

Removal of porte cochere a question - needs more  
background of damage + plan of access  
+ traffic circulation

Doug - Supports Paul's ... OK with removal of porte cochere  
to accommodate current traffic -

Julie - Thrilled with the plan - supportive  
work on parking walls -

Lisa: ~~check~~ agrees on need for traffic lay out -  
+ ~~the~~ check out taking off paint from  
structure - + what's int. color ...

Steve Spurlock - Don't replicate the rear addition to  
new - think cupola.

*Robin*

# FAX COVER SHEET

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

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

---

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-568-3400

Title: Historic Area Work Permit Application Review

Organization: Montgomery Count Department of Park & Planning

Date: 20 May 2002

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Dear Planners:

Message:

The Capitol View Park LAP generally supports the following Preliminary Consultation, but with some specific questions:

Gerald L. Thompson, for alterations to the "Castle at Forest Glen" at 10 Old Post Office Road, Forest Glen, including small rear addition, remove portion of a porch, add second stairwell in front of building, re-roof structure, relocate windows (Capitol View Park Historic District).

The drawings we received dealt with the interior of the building, although many of the changes were to the building's exterior. Therefore, our questions go primarily to the changes listed in the Preliminary Consultation as follows:

1. We assume the reference to "remove portion of a porch" refers only to the porto cochiere on the right of the building (as you face it). If this is correct, we agree with this removal. However, it is important to retain the porch along the front of the building because it is a substantial contribution to the historical facade.
2. We are unsure of the meaning of "second stairwell in front of building." Our assumption is that this refers to an interior stairwell, not an exterior stairwell. If this is the case, we have no objections.
3. The visible part of current roof is tile. We assume that the "re-roof structure" alteration will replace or retain that tile.
4. No mention is made of the parking lot in front of the "Castle," and its walls, which are an historical resource. Through an oversight, this historical area was not included in the Captiol View Park Historical District. We are now uncertain about the ownership of this parking lot, and whether or not it is part of the plans for the "Castle." This issue needs to be clarified.

Sincerely,



Terrence Ireland  
Chair, CVPLAP

---

NUMBER OF PAGES SENT INCLUDING THIS COVER: 2

Sending Fax: 301-588-7284

Receiving Fax: 301-563-3412

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

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	10 Post Office Road	Meeting Date:	5/22/02
Applicant:	Gerald Thompson, Chairman JTA Airport and Aviation Systems	Report Date:	5/15/02
Resource:	Capitol View Park Historic District	Public Notice:	5/8/02
Review:	<b>Preliminary Consultation</b>	Tax Credit:	N/A
Resource Number:	#31/7	Staff:	Robin D. Ziek

**PROPOSAL:** Contract purchaser envisions renovations to modernize the interior, provide elevator access to upper floors, while maintaining the character of the building.

**RECOMMEND:** Proceed to HAWP

The Castle building is adjacent to the Capitol View Park general store, and together, they form the south gateway to the Capitol View Park Historic District. The Castle was designed, however, to complement the school buildings of the National Park Seminary girls' school across the Glen, and was designed in a picturesque style. The stone and stucco building has crenelations at the roof parapet, and arched openings along the extensive front and side wrap-around porch. Across Post Office Road, there is a dedicated parking area which is surrounded with a picturesque stone wall.

**PROPOSAL**

The applicant proposes the following:

1. Construct, at the rear, a small addition for a new stair and an elevator. This will provide handicapped accessibility from the rear parking lot.
2. Remove the east bay of the front porch which extends beyond the actual building.
3. Install a basement stair within the limits of the existing west porch, adding a small section of porch wall to create an exterior enclosed porch which would be accessible only from the interior.
4. Move one existing window to match the location of the existing 2<sup>nd</sup> floor window, and add two additional windows.

5. Add two new windows on the east elevation, second floor, where there apparently were windows at one time. This will set the rhythm for the windows on the east elevation.
6. The remainder of the work involves repairs and maintenance work, such as re-roofing the entire structure.

#### **STAFF DISCUSSION**

For the most part, the proposed work involves minor modifications to the structure, which will have no effect on the overall significance of the structure. The applicant has not provided any elevations because there is a sense that, if the HPC will agree to the plan concepts, a compatible elevation will be worked out.

Staff will be providing detailed views of the structure at the Preliminary Consultation, and also recommends a site visit by the HPC to consider the removal of the single bay of the front porch, to consider the window changes, and to consider the new side steps.

#### **STAFF RECOMMENDATION**

The HPC should provide specific guidance to the applicant with regard to the proposed alterations, to allow him to continue with his purchase option, or to exercise his option to drop the contract.





**AIRPORT and AVIATION SYSTEMS Planners, Designers, Engineers**

10563 Metropolitan Avenue, Kensington, Maryland 20895 USA 301-933-1000 Fax: 301-946-0855 E-mail: [atc@jta-hq.com](mailto:atc@jta-hq.com) [www.jta-atc.com](http://www.jta-atc.com)

April 30, 2002

Ms. Gwen Wright  
Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Wright:

Attached is our proposed plan for the property known as the Castle Building located at 10 Post Office Road, Forest Glen, Maryland 20910.

We respectfully request that we meet with the Historic Planning Committee at their meeting on May 22, 2002, to informally review these plans and seek their tentative concurrence.

Respectfully yours,

Gerald L. Thompson  
Chairman

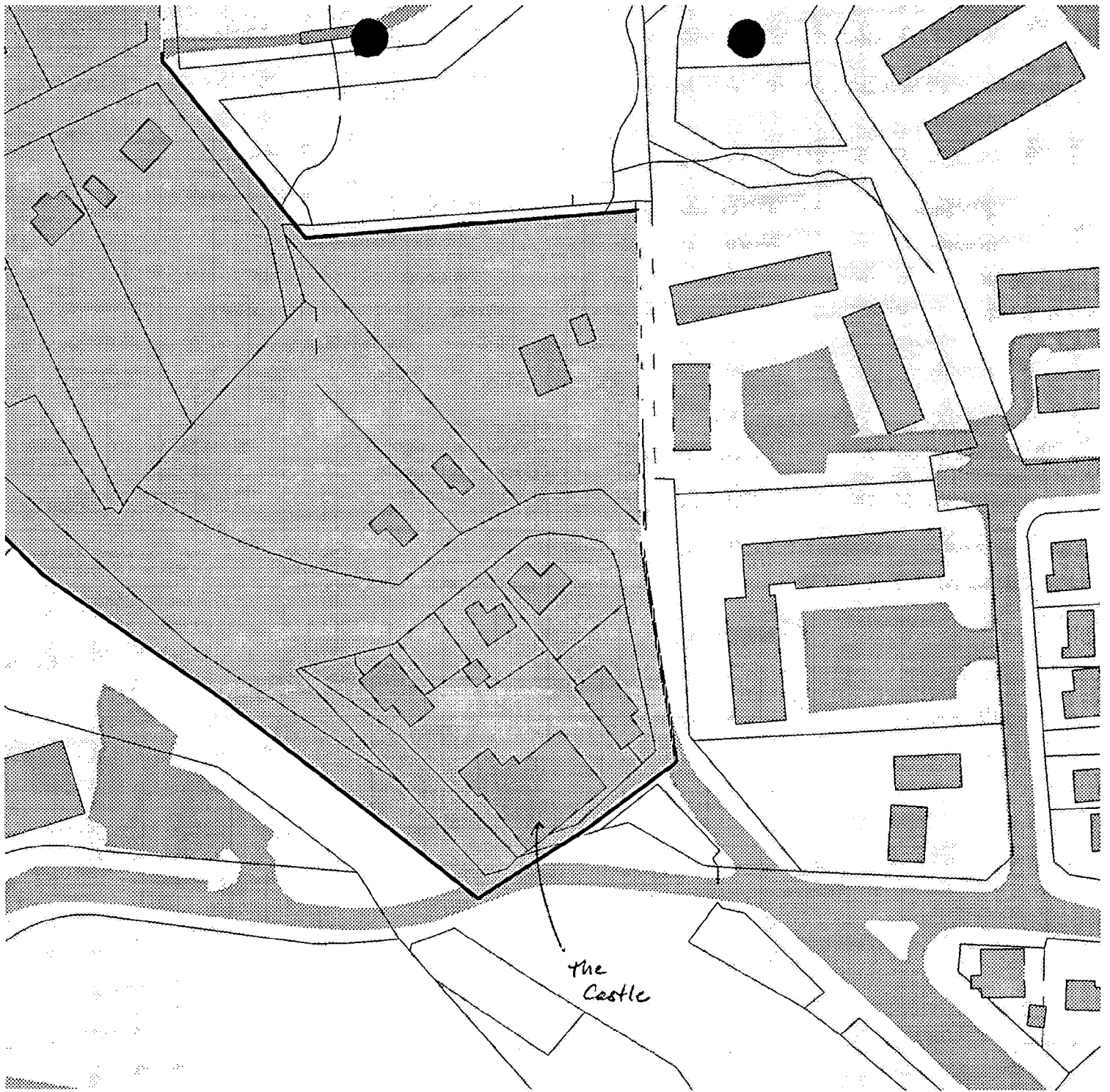
Adjacent + Confronting

Ivanox Corporation  
6 Post office Rd  
Silver Spring 20910

John + Jean L. Doran  
9710 Capital View Ave  
Silver Spring, MD. 20910

John → 9708 Capital View } Silver Spring  
Doran → 10 Post Office Rd }





The  
Castle

CAPITOL VIEW PARK HISTORIC  
DISTRICT

NORTH



Proposed Modifications to:  
10 Post Office Road

The Castle Building

JTA is proposing to buy the "Castle at Forest Glen" building and refurbish it for company use as an office building.

The Doran family, who has entered into a contract to sell the property to Rory and Nancy Coakley and Investment Properties, Inc (James Whalen), currently owns the building. Settlement on this contract is expected in the near term. JTA plans to buy the building from the Coakley's and Investment Properties.

The Castle building is located at 10 Old Post Office Road in Forest Glen, Maryland. We have been told that part of the building was built in about 1860. It was remodeled and expanded into a hotel in the 1890s to support the girl's school that is now part of the Walter Reed Hospital Annex property across the beltway for the Castle building. In the 1960s the building was remodeled and converted into an office building. Over the years the inside of the building has been modified several times and is currently in need of extensive renovations to make it into a Class A office building.

It is JTA's intent to maintain the character of the building and to modernize the interior of the building to create a Class A office building for its corporate use with minor use of the building by leased tenants.

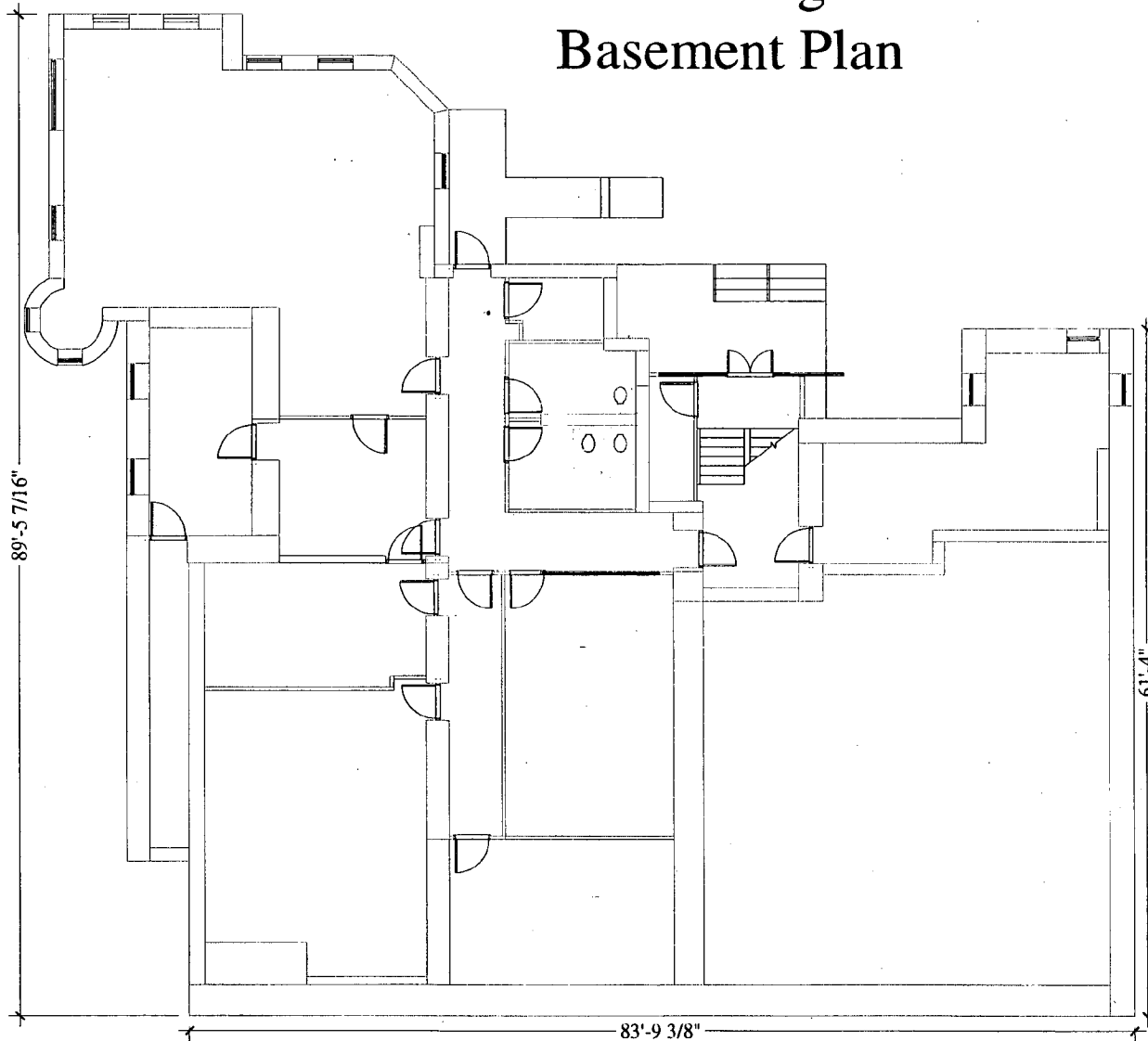
Renovations include:

- \* • Adding a small addition on the back of the building to accommodate a new stair well and elevator,
- \* • Removing the portion of the porch that extends beyond the building.
- • Establishing a second stairwell in the front of the building to meet fire code,
  - Remodeling the bathrooms and bringing them up to handicap standards,
  - Completely revamping the electrical and HVAC,
  - Refurbishing all of the office and work spaces,
- • Roofing the building,
- \* • Relocating windows in the east end of the building to what is believed to be their original locations,
- ? • Installing a staircase from west porch to basement., and
- \* • Making minor repairs to the outside of the building including painting.

General renovation plans follow. Architect's plans are available.

2

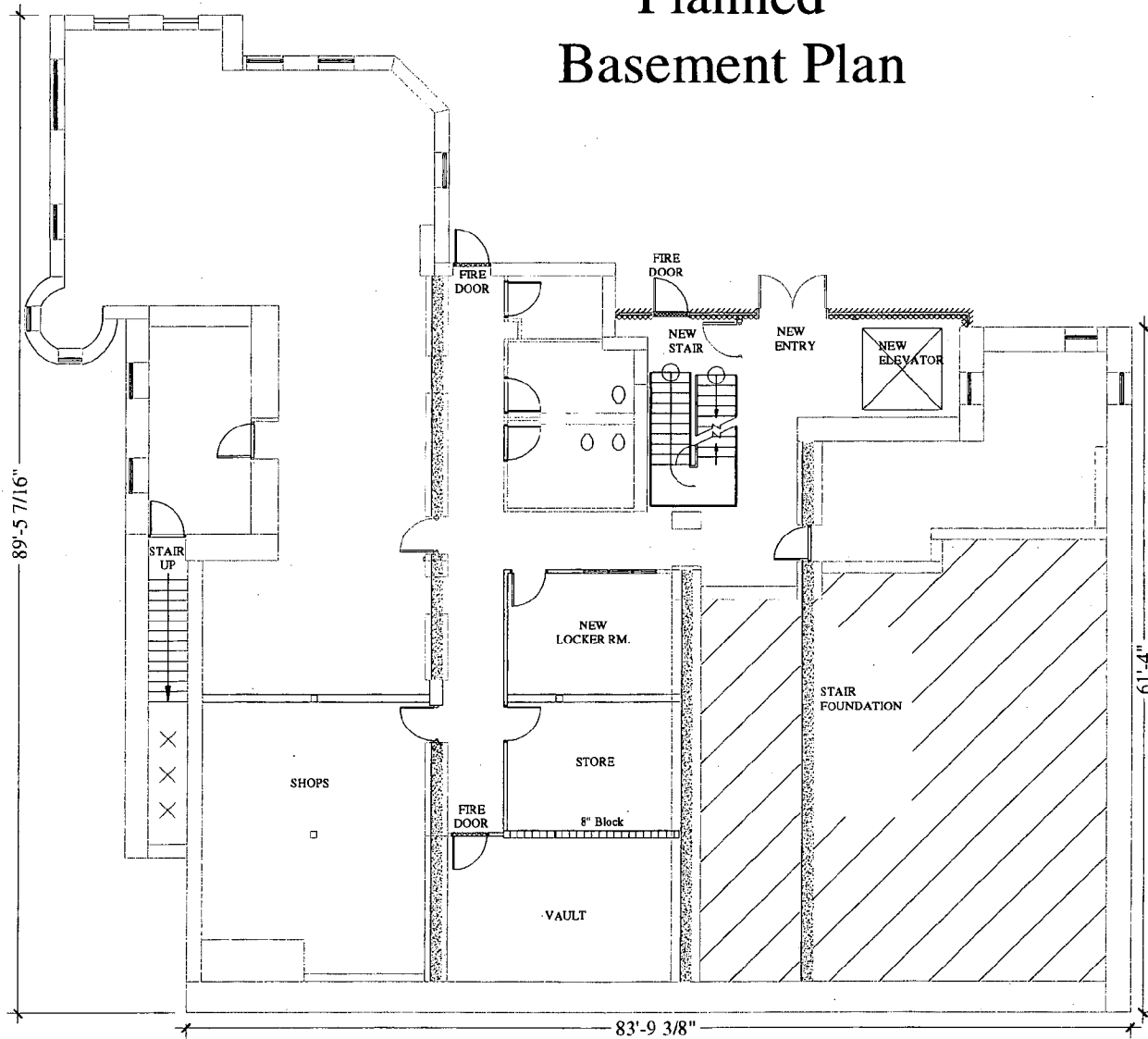
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North  
↑

6

# Planned Basement Plan



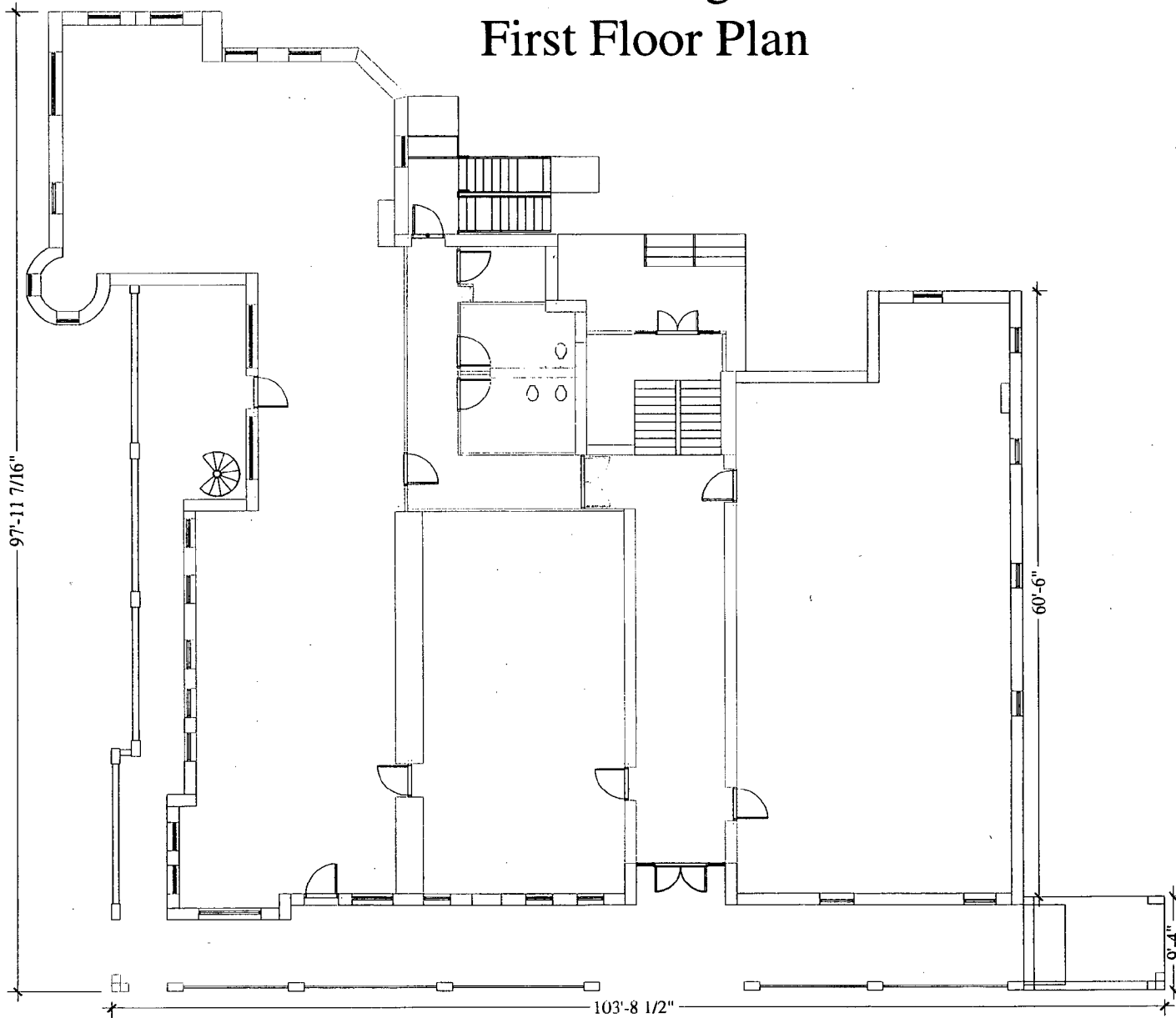
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101

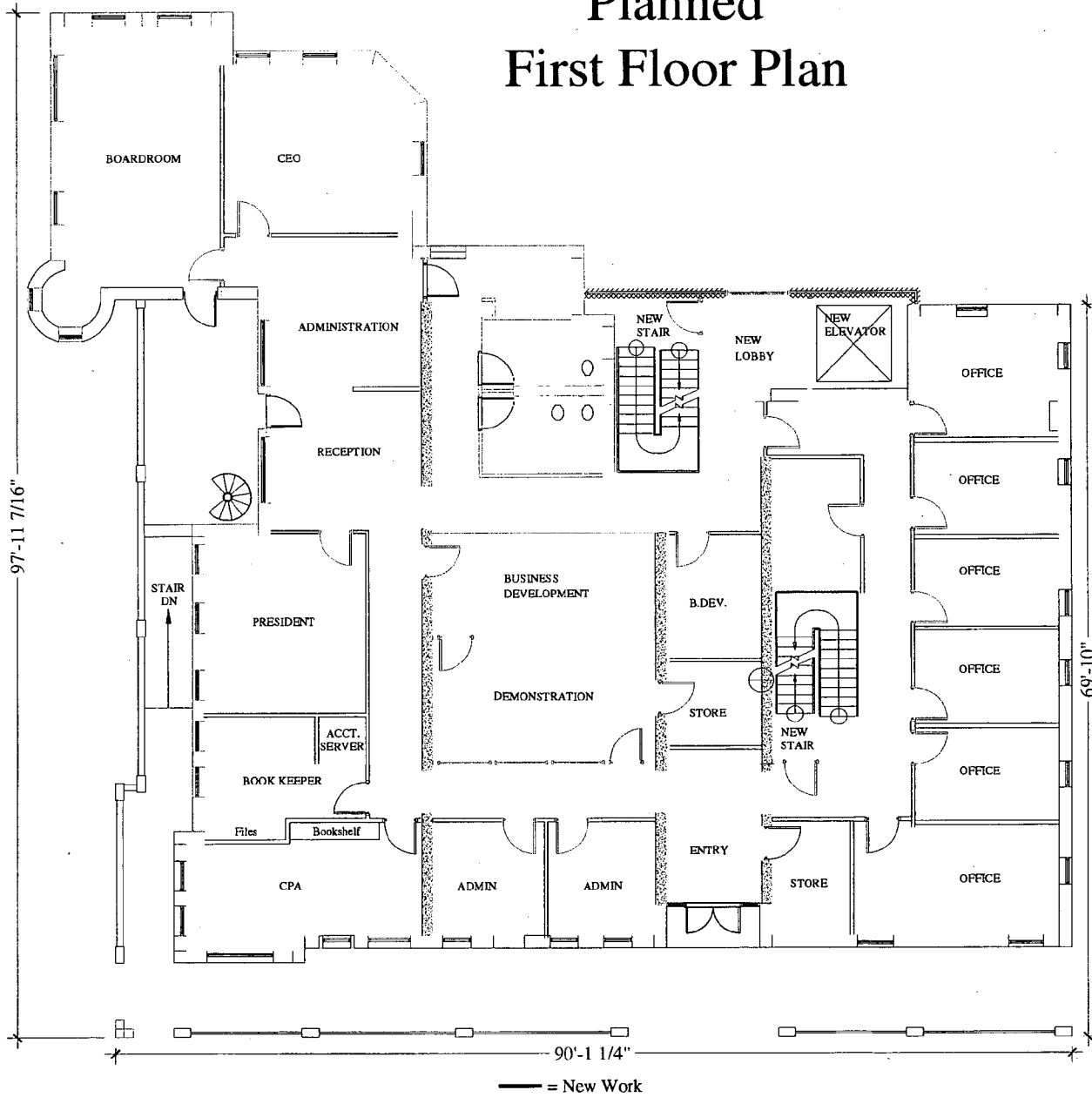


# Existing First Floor Plan



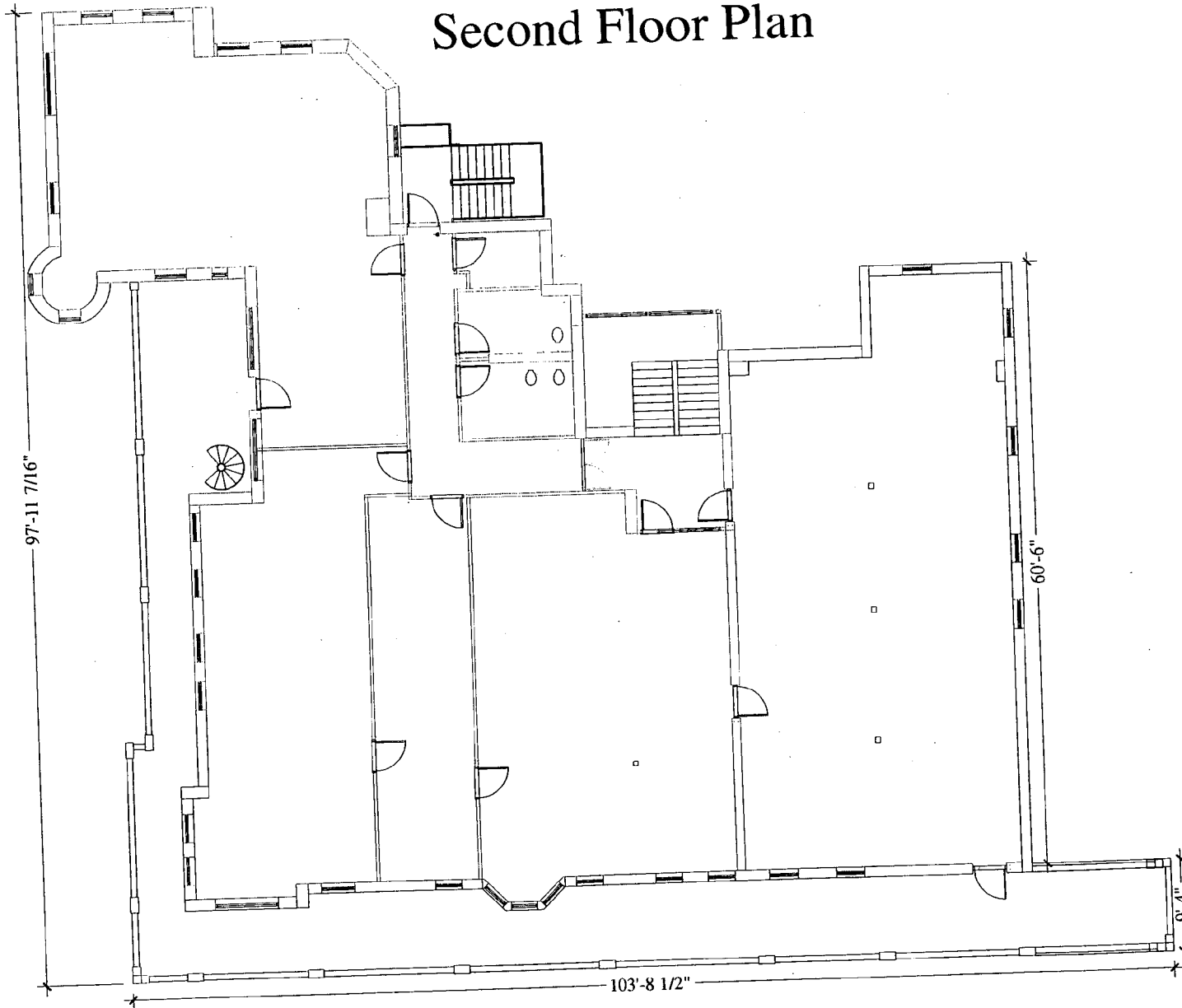
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# Planned First Floor Plan



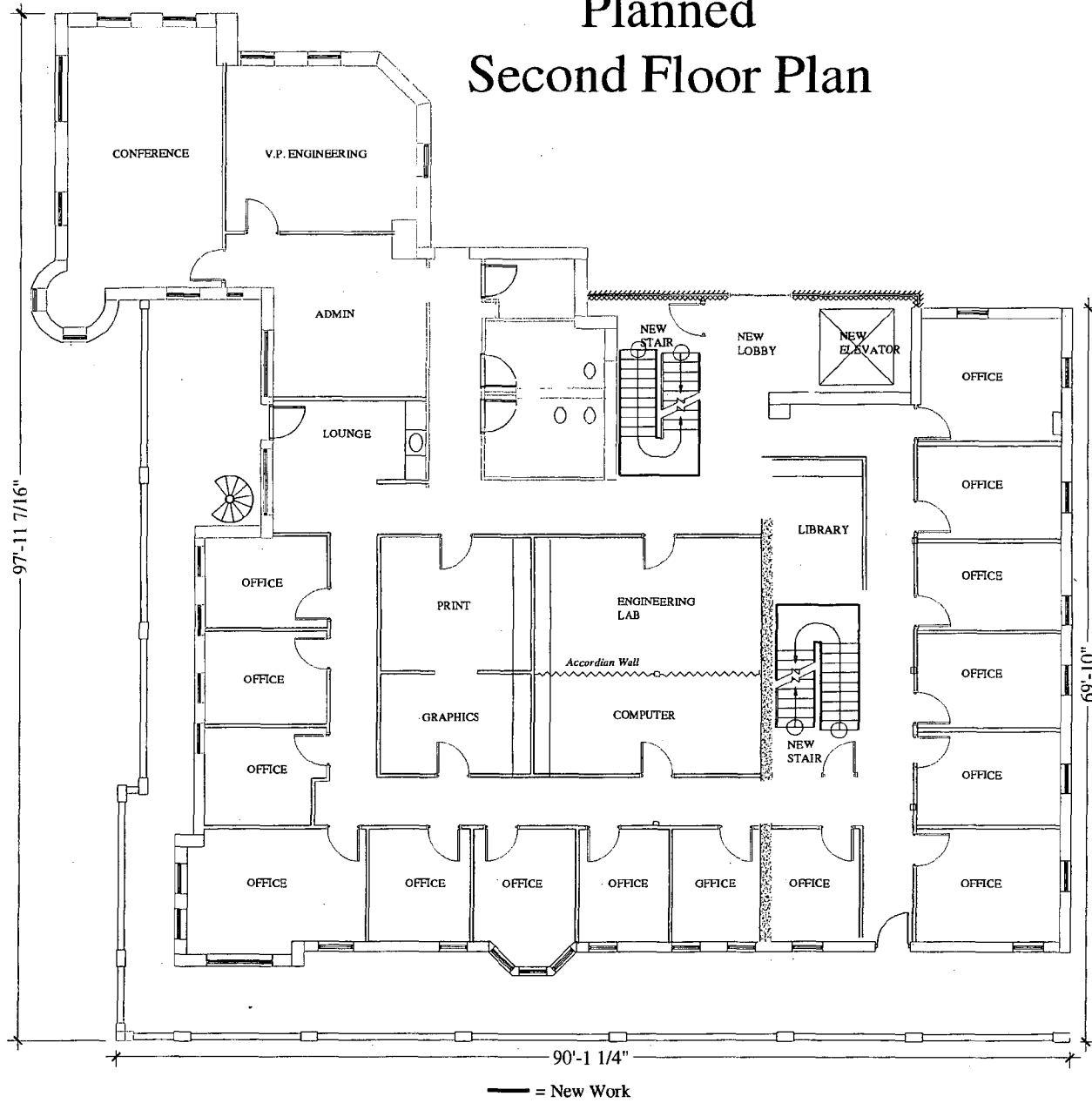
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# Existing Second Floor Plan



13

# Planned Second Floor Plan



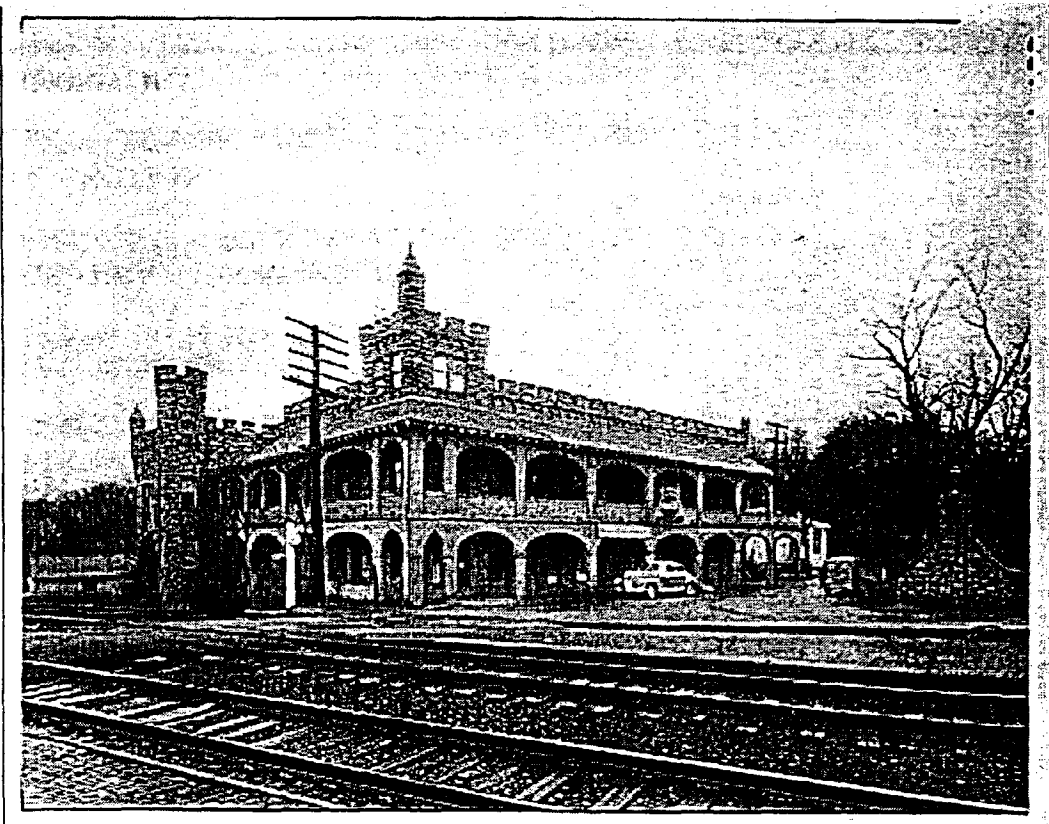
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	Bibliographic Information
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*Rock Creek*

*31/7*

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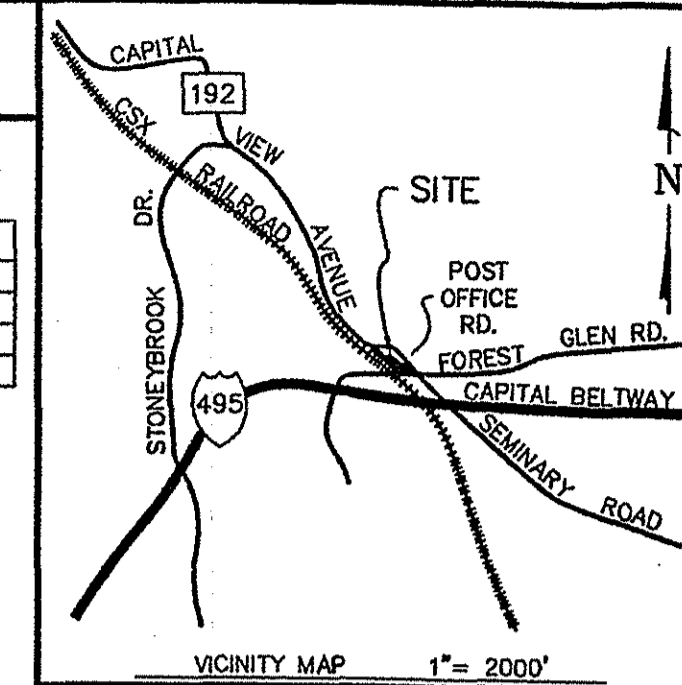


*LOOKING NORTH - EAST*

*2*

*15*

PLAT No.



TAX MAP No. HP562

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1138.73'	20.67'	1°02'25"	10.34'	S 73°19'46" W	20.67'
C2	172.00'	68.00'	22°39'03"	34.45'	S 29°41'55" E	67.55'
C3	184.00'	42.10'	13°06'33"	21.14'	S 34°28'10" E	42.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°23'01" E	17.06'
L2	S 27°29'27" W	19.78'

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to John T. Doran by the following conveyances as recorded among the Land Records of Montgomery County, Maryland:

- All of the land conveyed by CSX Transportation, Inc., by deed dated January 5, 1990 and recorded in Liber 13898 at Folio 094, and
- All of the land conveyed by John T. Doran and Jean L. Doran by deed dated June 10, 1971 and recorded in Liber 4082 at Folio 731;

And a subdivision of the land conveyed to United Rentals (North America), Inc. by the following conveyances as recorded among said Land Records:

- All of the land conveyed by John T. Doran, Sr. by deed dated August 25, 1998 and recorded in Liber 16259 at Folio 468, and
- All of the land conveyed by John T. Doran, Sr. and Jean L. Doran by deed dated August 25, 1998 and recorded in Liber 16259 at Folio 463; and also being a resubdivision of all or part of Lots 2-6, Block 37, and part of Lots 7 & 8, Block 36 as delineated on a plat of subdivision entitled "CAPITOL VIEW PARK" as recorded among said Land Records in Plat Book A as Plat No. 9; and the Pleasant Street area abandoned by M.C.P.B. Resolution No. 02-02AB. We hereby certify that, once engaged as described in the owners' certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 46,748 square feet or 1.07319 acres, including 3,880 square feet of street dedication.

2/21/02  
Date

*Douglas H. Riggs*  
 Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712



**OWNERS' CERTIFICATE**

John T. Doran and Rentals Unlimited (North America), Inc., a Delaware Corporation, owners of the property shown hereon, hereby adopt this plat of subdivision and resubdivision; dedicate the streets as shown hereon to public use. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision and resubdivision.

2/15/02  
Date

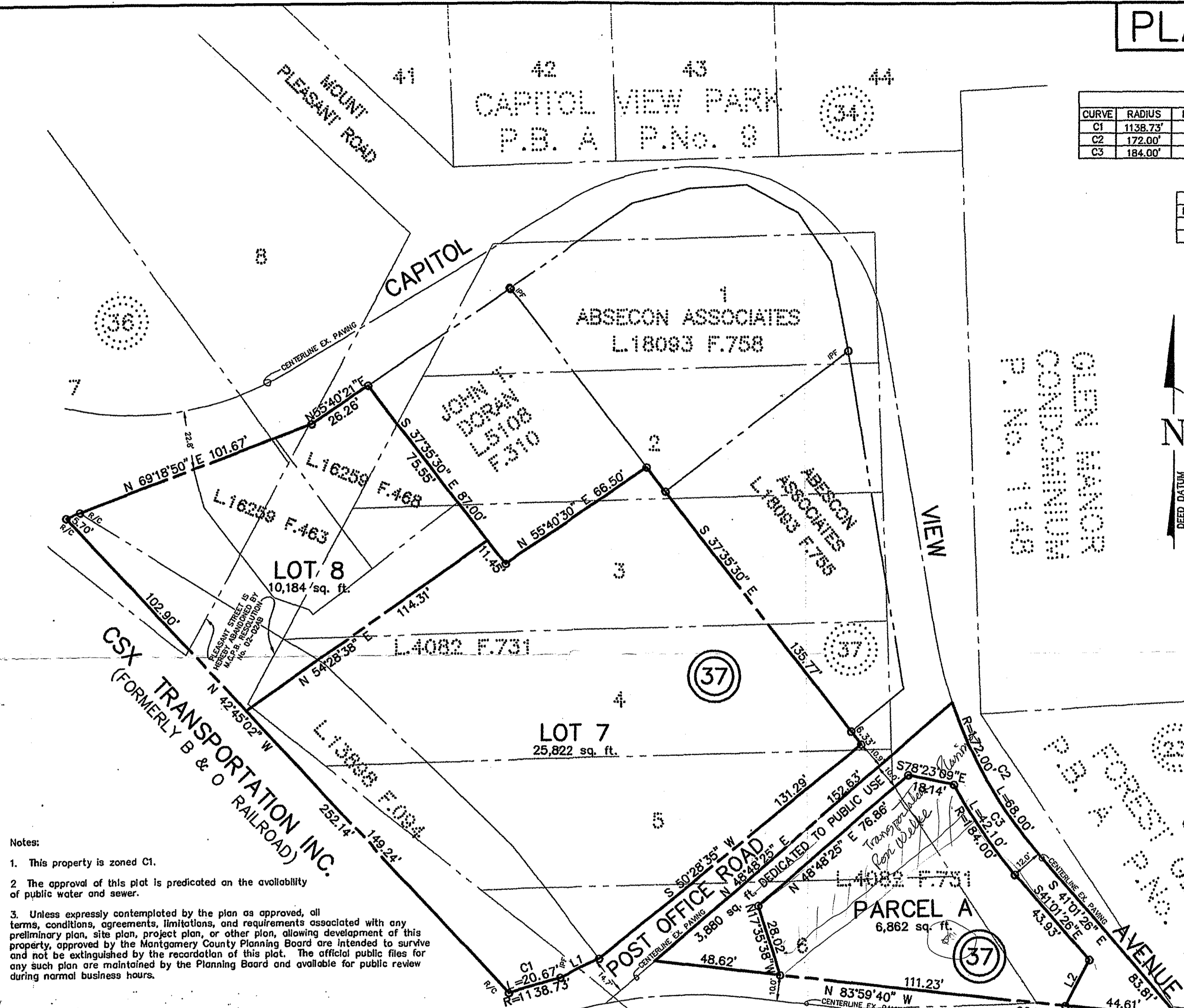
*John T. Doran*  
 John T. Doran

United Rentals (North America), Inc.  
 a Delaware Corporation

2/15/02  
Date

*John N. Milne*  
 John N. Milne, President

**SUBDIVISION RECORD PLAT**  
**LOTS 7 & 8, &**  
**PARCEL A, BLOCK 37**  
**CAPITOL VIEW PARK**  
 ELECTION DISTRICT No. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' FEBRUARY, 2002  
**MACRIS, HENDRICKS & GLASCOCK, P.A.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 9220 WIGHTMAN ROAD, SUITE 120  
 MONTGOMERY VILLAGE, MD 20886  
 (301) 670-0840

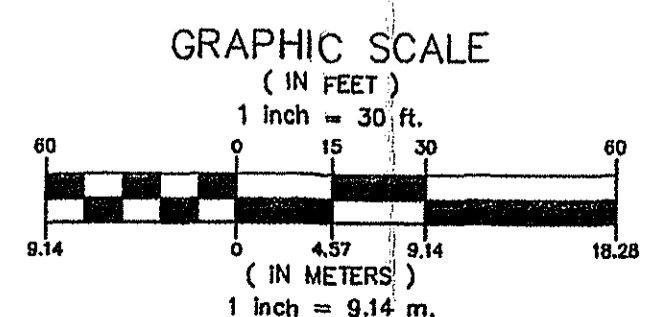


- Notes:
- This property is zoned C1.
  - The approval of this plat is predicated on the availability of public water and sewer.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity sector plan dated July, 1982 and may be realigned.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-02010 entitled "CAPITOL VIEW PARK".
  - By recordation of this plat, the area abandoned by M.C.P.B. Resolution No. 02-02AB is zoned C1 in accordance with Section 59-A-1.72 of the Zoning Ordinance of Montgomery County, Maryland.

**LEGEND**  
 IPF = Iron Pipe Found  
 R/C = Rebar with Cap

**PLAT TABULATION**

Number of Lots	= 2
Number of Parcels	= 1
Area of Lots	= 36,006 sq. ft.
Area of Parcels	= 6,862 sq. ft.
Area of Street Dedication	= 3,880 sq. ft.
Total Area	= 46,748 square feet or 1.07319 acres



FOR PUBLIC WATER AND SEWER ONLY 2019210201004230561

THE MARYLAND-NATIONAL CAPITAL PLANNING & PLANNING COMMISSION  
 MONTGOMERY COUNTY PARKING BOARD  
 APPROVED: *March 15, 2001*

*Robert M. Kelly*  
 CHAIRMAN

*Barbara A. Cheller*  
 SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. 617-91

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: *May 9, 2002*

*John P. White*  
 DIRECTOR

DATE: 5/21/2002  
 Plat No.: 22215

Proposed Modifications to:  
10 Post Office Road  
The Castle Building

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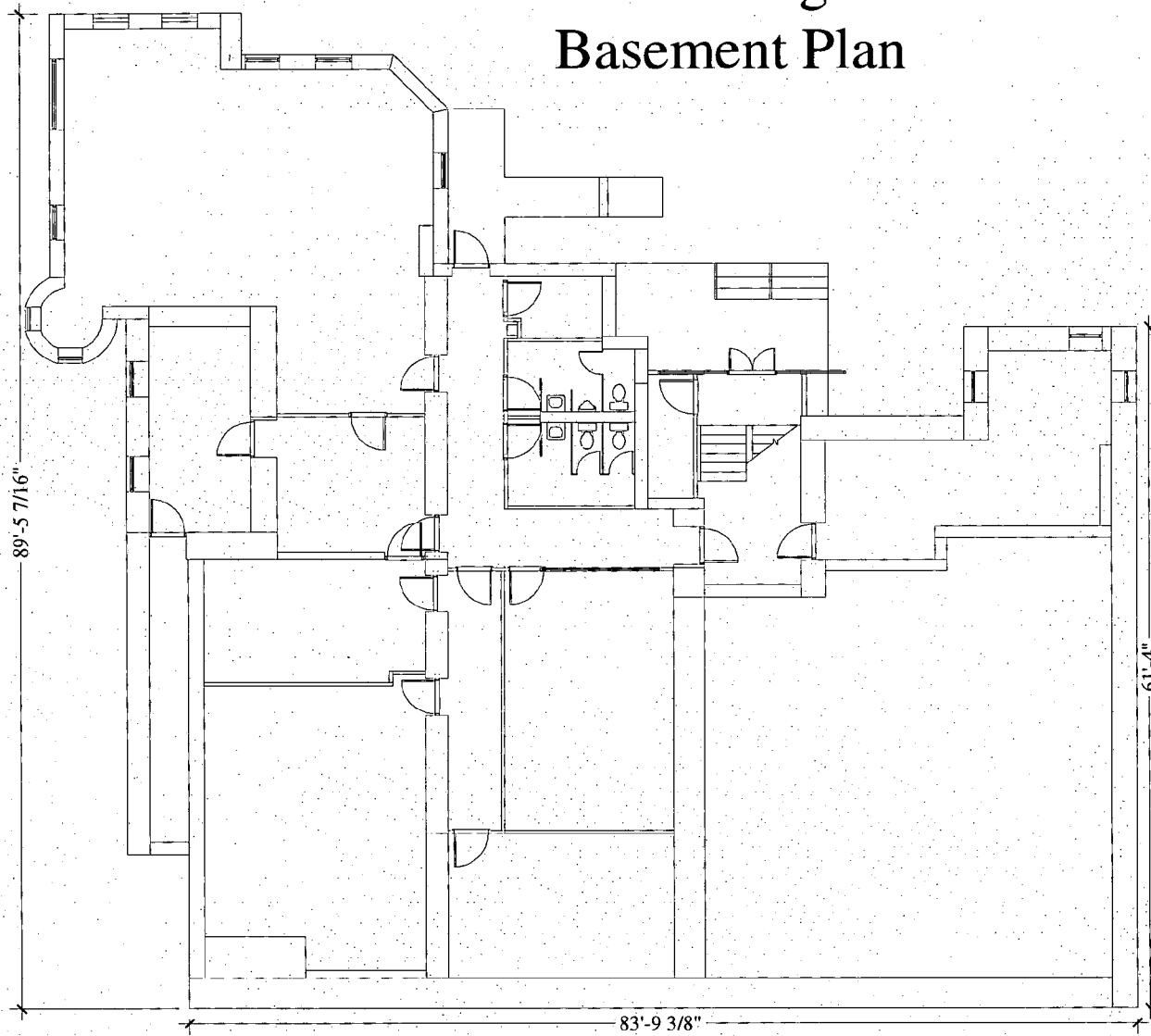
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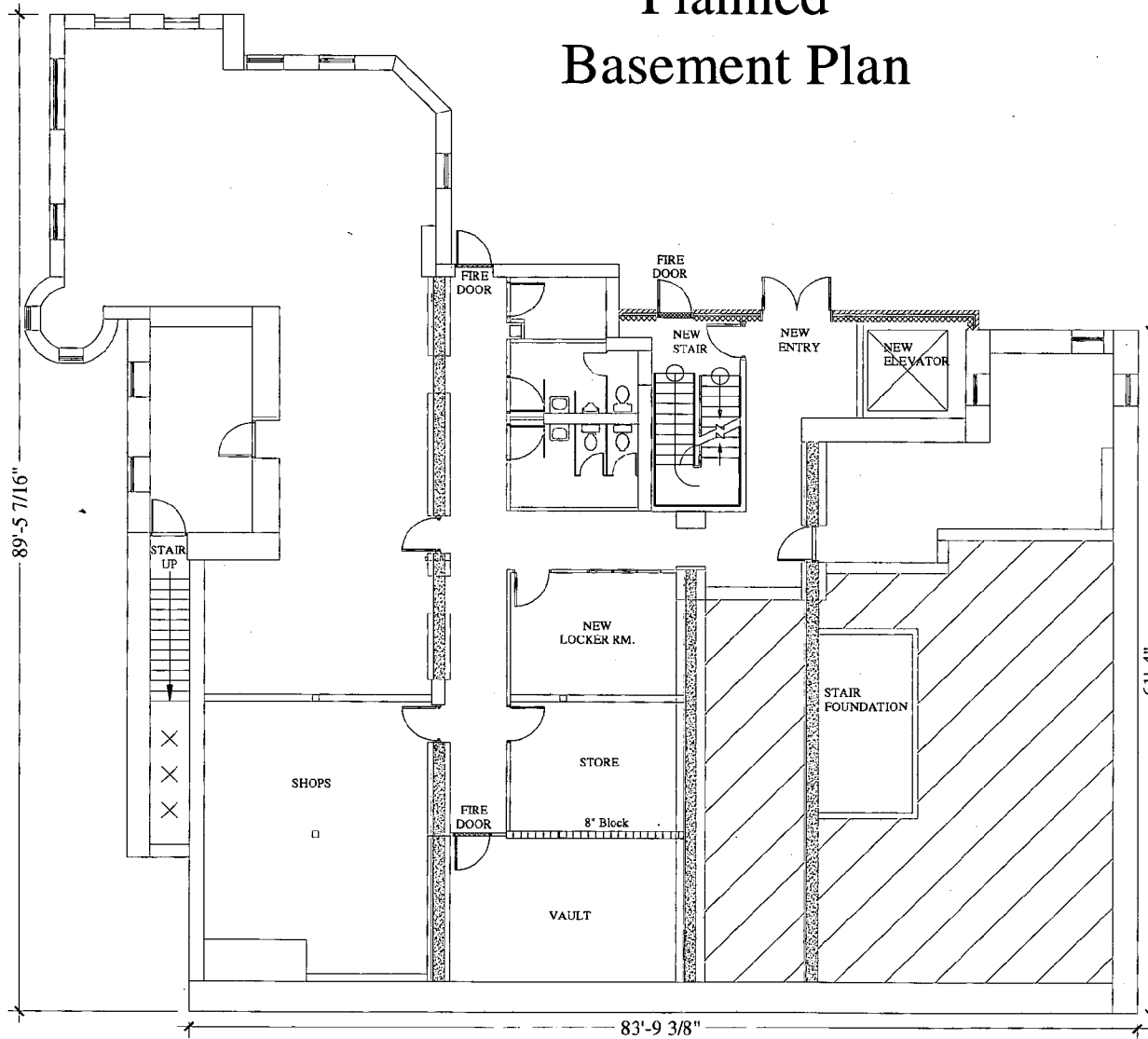
General renovation plans follow. Architect's plans are available.



# Existing Basement Plan

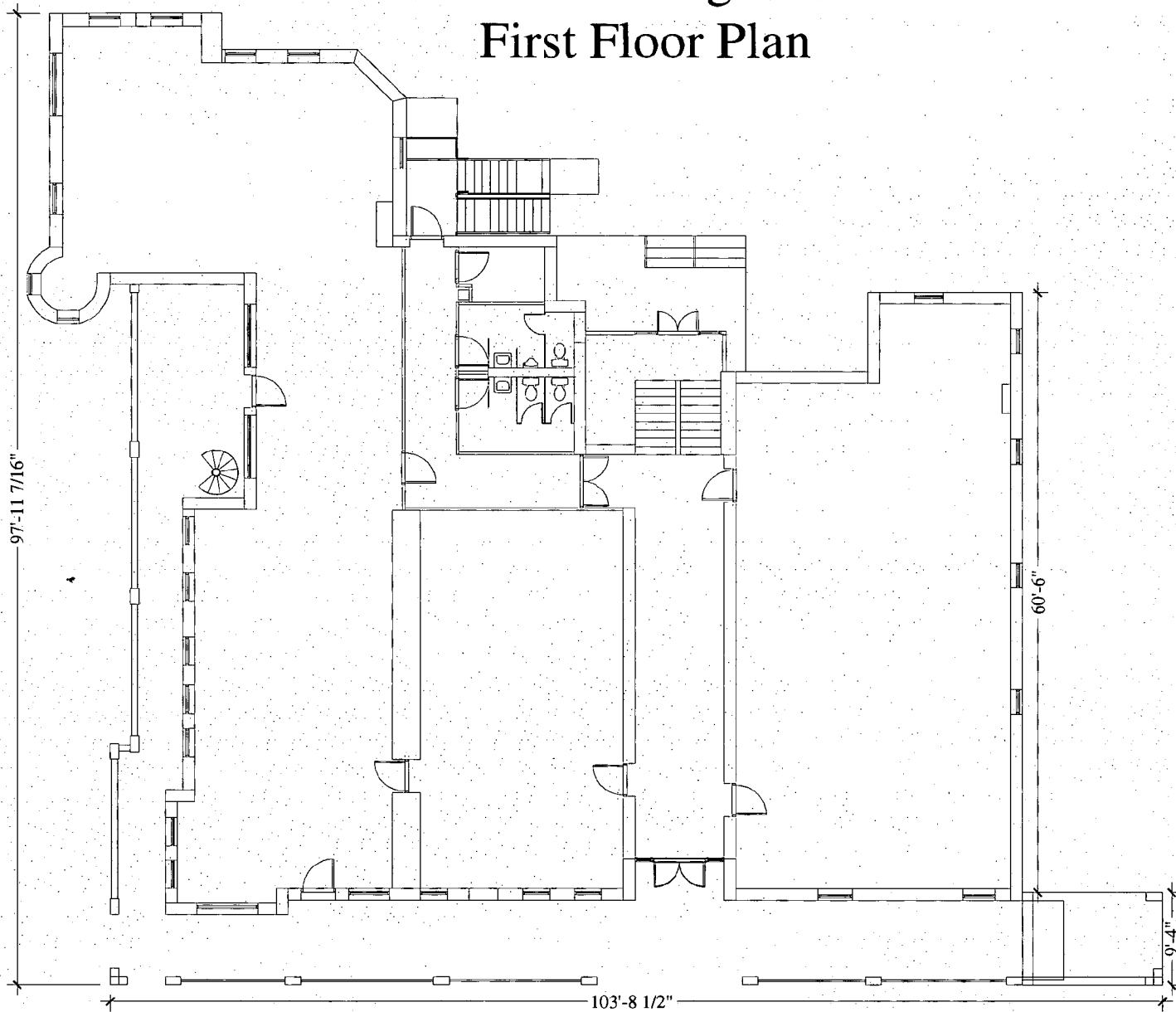


# Planned Basement Plan

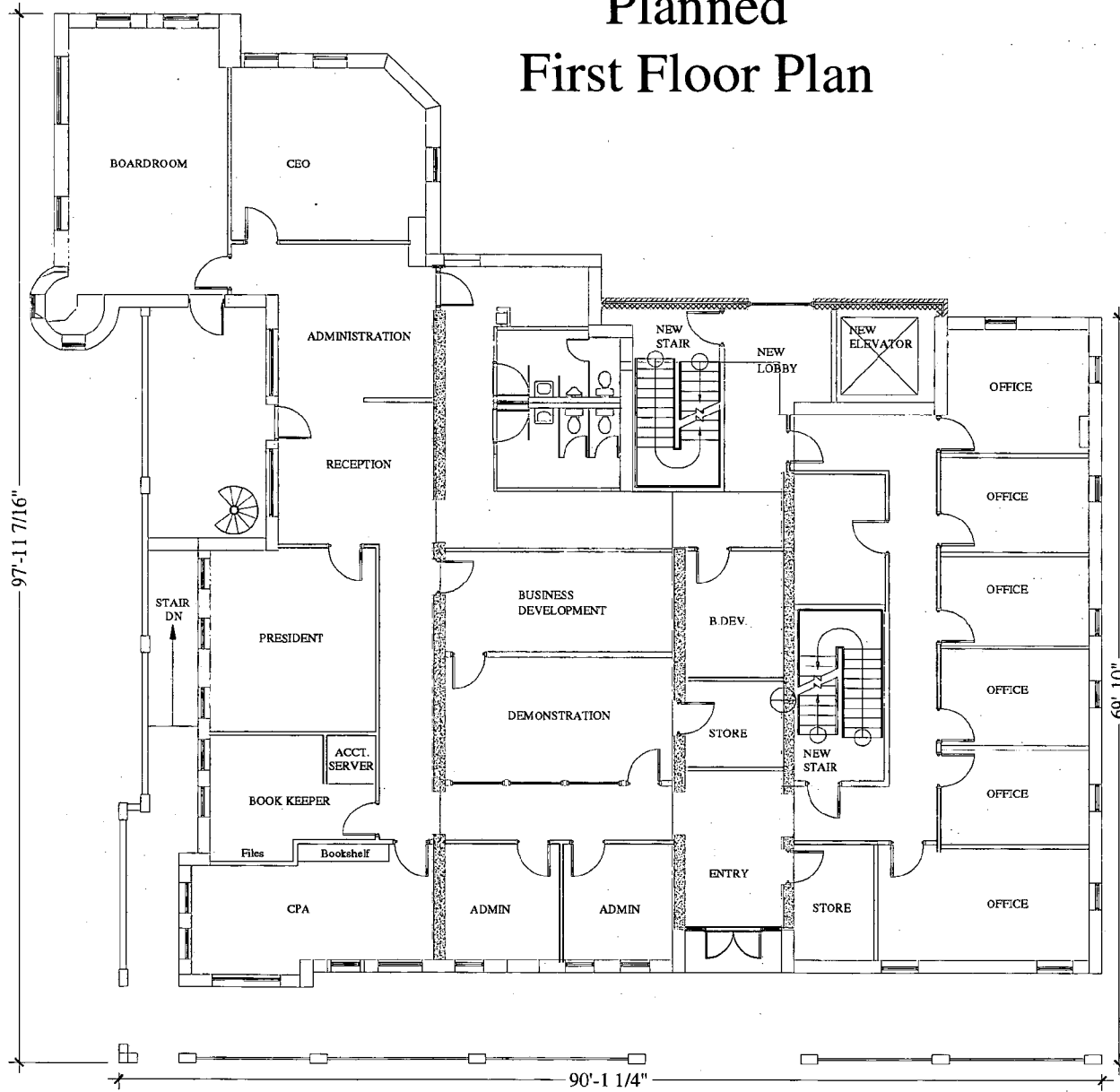


— = New Work

# Existing First Floor Plan

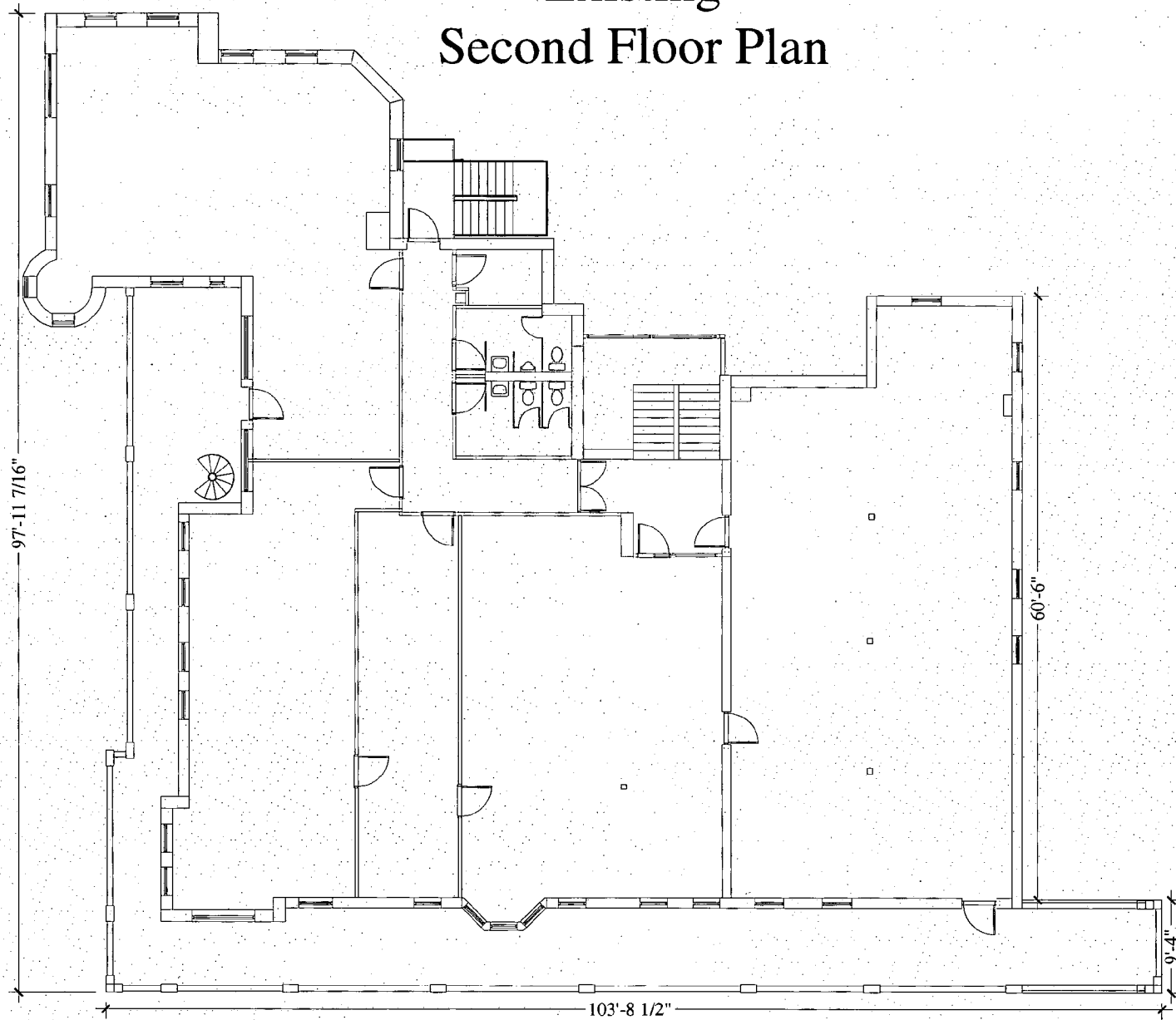


# Planned First Floor Plan

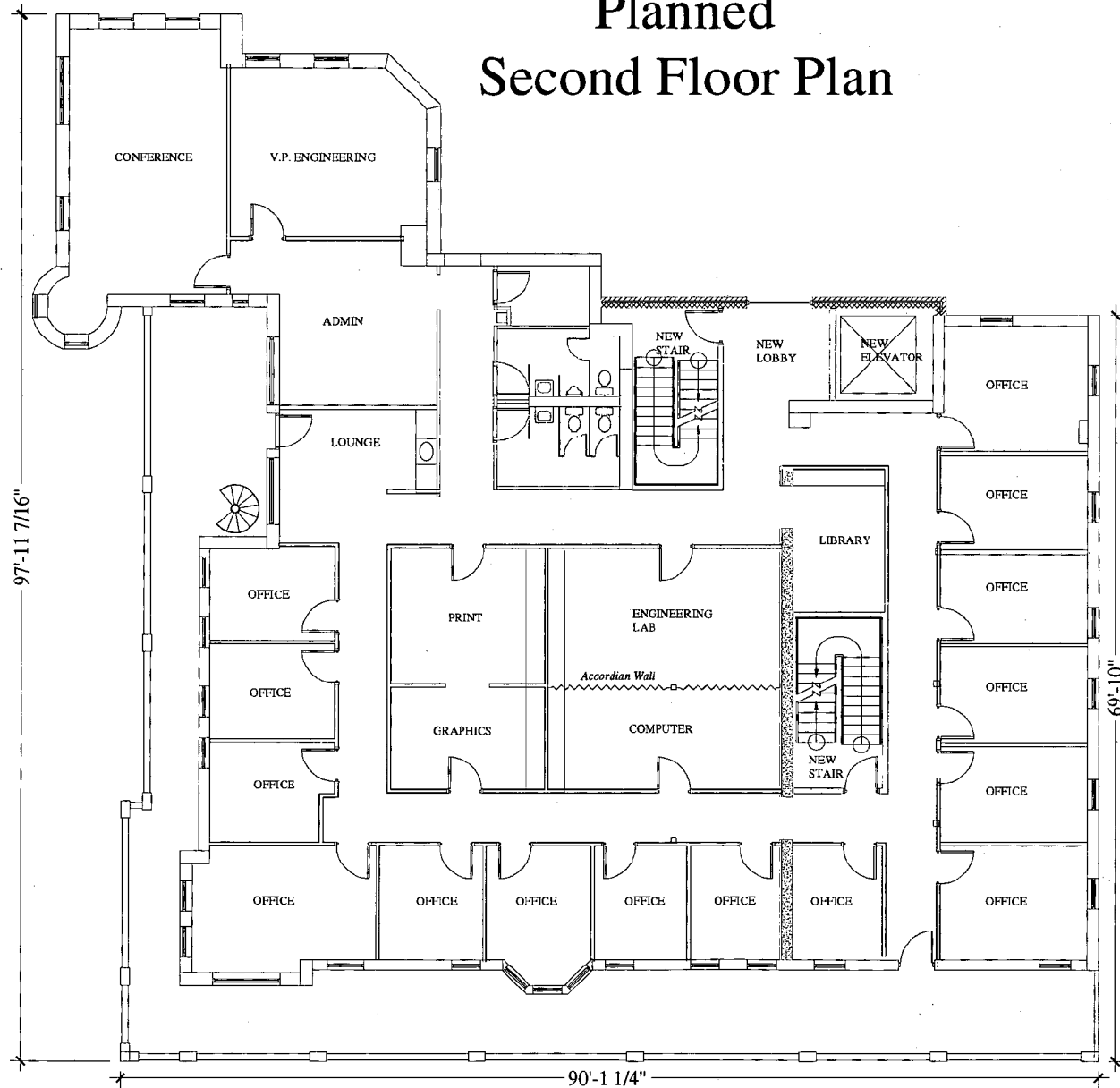


— = New Work

# Existing Second Floor Plan



# Planned Second Floor Plan



— = New Work