

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10204 Capitol View Ave., Silver Spring	<b>Meeting Date:</b>	04/25/2018
<b>Resource:</b>	Nominal (Non-Contributing) Resource (Capitol View Park Historic District)	<b>Report Date:</b>	04/18/2018
<b>Applicant:</b>	Ricky Salazar (Maria Wilson, Architect)	<b>Public Notice:</b>	04/11/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	31/07-18B	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Below grade window well and egress window installation		

**STAFF RECOMMENDATION:**

- ☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Nominal (Non-Contributing Resource) within the Capitol View Park Historic District  
**STYLE:** Modern  
**DATE:** 1951

**PROPOSAL:**

The applicant proposes the following work items at the subject property:

- Remove an existing raised planting bed that is connected to the front/right corner of the house.  
*Please note that this part of the proposal was completed before the applicant was aware that a HAWP was required for the project, and staff has since directed the applicant to stop all work until the HPC approves the application.*
- Excavate the area of the existing raised planting bed at the front/right corner of the house.
- Install a covered window well in front of the basement-level window on the front/right corner of the house.
- Replace the existing 4' wide basement-level window on the front/right corner of the house with a 4' wide by 4' deep sliding vinyl egress window.

The proposed alterations will be mostly below grade, where they will be negligibly visible from the public right-of-way. The Commission typically exercises greater leniency when reviewing proposals for basement-level alterations at Non-Contributing Resources.

## **APPLICABLE GUIDELINES:**

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

### **Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Capital View Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: depermitexpediting@gmail.com Contact Person: Maria Wilson  
Tax Account No.: 00996393 Daytime Phone No.: (202) 320-2338  
Name of Property Owner: Ricky SALAZAR Daytime Phone No.:  
Address: 10204 Capitol View Ave Silver Spring 20910  
Street Number City State Zip Code  
Contractor: Aqua Guard Waterproofing Phone No.: 301 595 9691  
Contractor Registration No.: 38760  
Agent for Owner: Maria Wilson Daytime Phone No.: 202 320 2338

### LOCATION OF BUILDING/PREMISES

House Number: 10204 Capitol View Street Capitol View Ave  
Town/City: Silver Spring Nearest Cross Street:  
Lot: 18 Block: 1 Subdivision: 0005  
Liber: Folio: Parcel:

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

#### 1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☒ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

#### CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: Egress Window

1B. Construction cost estimator: \$ 8,500

1C. If this is a revision of a previously approved active permit, see Permit # 832913

### 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.

Maria Wilson  
Signature of owner or authorized agent

3/5/18  
Date

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

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

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Install an egress window  
and window well in the basement.

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

No effect

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

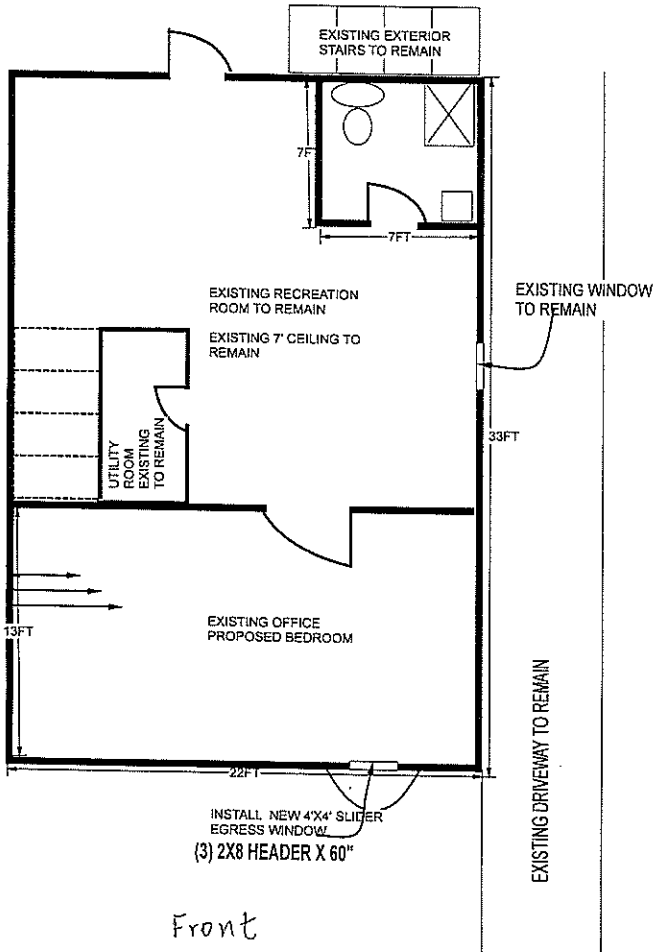
6. **TREE SURVEY**

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**GENERAL STRUCTURAL  
ARRANGEMENT APPROVED  
SUBJECT TO FURTHER  
APPROVAL OF CONSTRUCTION**

NOTES:

1. EGRESS WINDOW SHALL BE FABRICATED.
2. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9'2" WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36" □ □ □ THE AREA OF THE WINDOW WELL SHALL ALLOW EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

MONTGOMERY COUNTY  
DEPARTMENT OF PERMITTING SERVICES

APPROVED [Signature] DATE 4-5-18  
ZONING CLASS R-6A PAGE 2 of 3  
BOARD OF APPEALS CASE EXT 44

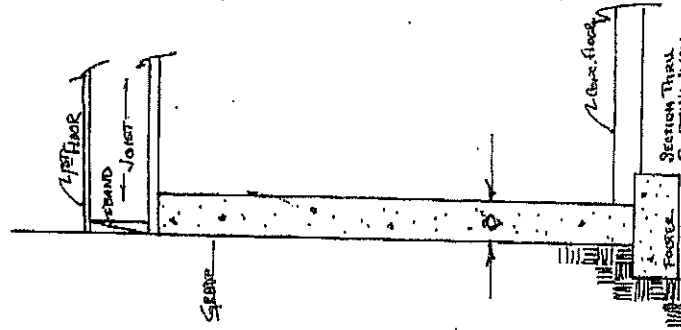
Date: 4/4/2018 Author: RICARDO PORTALES FOR AQUAGUARD Project: 10204 CAPITAL VIEW DR  
Comments:  
CONTRACTOR:  
AQUAGUARD WATERPROOFING  
6820 DISTRIBUTION DRIVE  
BELTSVILLE MD 20705  
(301)595-9571

PROVIDE  
STEEL LINTEL AS PER IRC  
R705.8.3 NO LESS THAN 4" BEAR

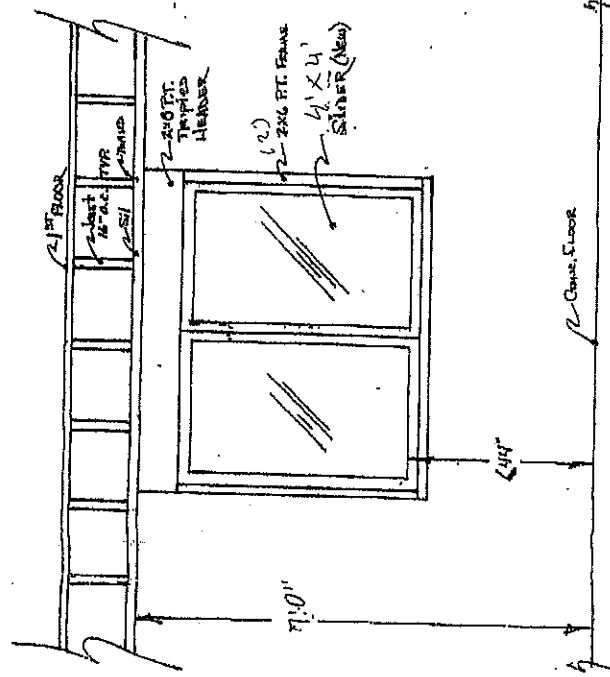
3-1/2" x 2-1/2" x 3/8"

weep holes  
spacing  $\leq 33"$  oc

→ HEADER AS PER  
IRC R602.7  
HEADER SUPPORT  
AS PER IRC R602.7



Scale: 1/2\" = 1'

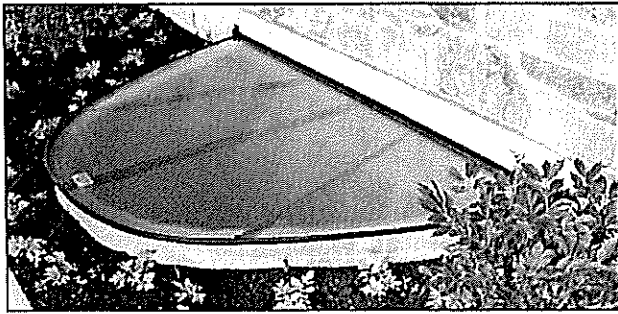


NEAR WINDOW ELEVATION

GENERAL STRUCTURAL  
ARRANGEMENT APPROVED  
SUBJECT TO FURTHER  
APPROVAL OF CONSTRUCTION

832913

10204 CAPITAL VIEW DR



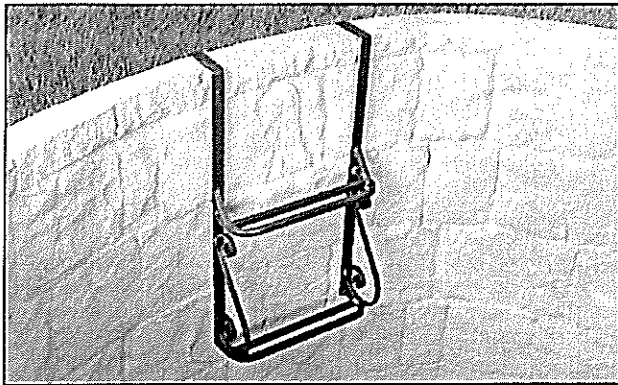
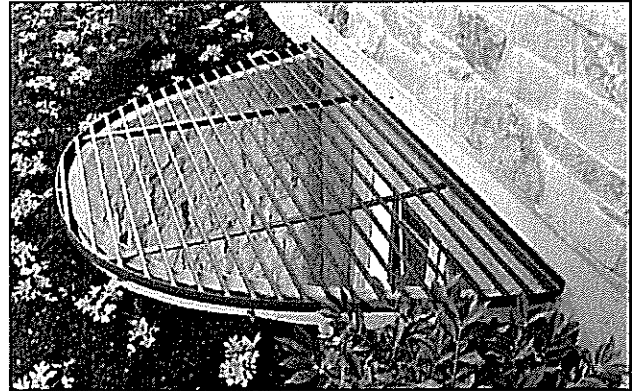
Not intended for continual foot traffic

## POLYCARBONATE COVERS

- ▶ Prevents accidental falls into window well
- ▶ Keeps leaves and debris out of window well
- ▶ Allows natural sunlight to enter your basement
- ▶ Polycarbonate material with UV light protection
- ▶ Engineered to hold up to 500 lbs

## METAL GRATES

- ▶ Prevents accidental falls into window well
- ▶ Allows ventilation for your basement
- ▶ Permits natural sunlight to enter your basement
- ▶ Engineered to hold up to 500 lbs
- ▶ Earth tone powder coat paint
- ▶ Blends with landscaping



## LADDER (OPTIONAL) SAFETY LADDERS FOR PREMIER SERIES

- ▶ Decorative design complements window well
- ▶ Facilitates escape from window well
- ▶ Earth tone powder coat paint

**ROCKWELL**  
WINDOW WELLS

MADE IN THE USA



[www.rockwellinc.com](http://www.rockwellinc.com)

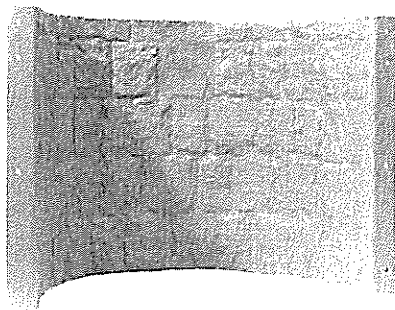
Offices: (801) 396-7020 • Springville, UT

Warranty: Rockwell, LLC offers a ten (10) year limited warranty.

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Patented Technology



# CASCADE 42 SERIES



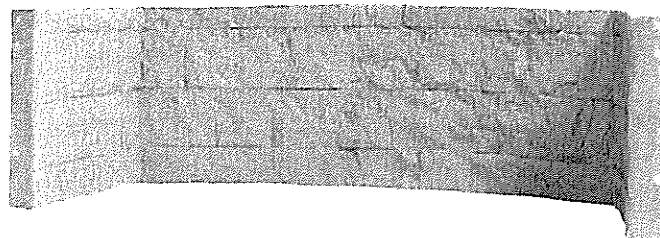
## CASCADE 42 SIZES

ITEM #	WIDTH	PROJECTION	HEIGHT	WEIGHT
422348	42	23	48	35
422336	42	23	36	25
422324	42	23	24	15

# CASCADE 66 SERIES

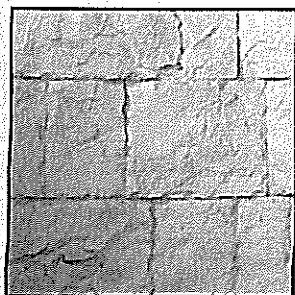
## CASCADE 66 SIZES

ITEM #	WIDTH	PROJECTION	HEIGHT	WEIGHT
662636	66	26	36	60
662624	66	26	24	40

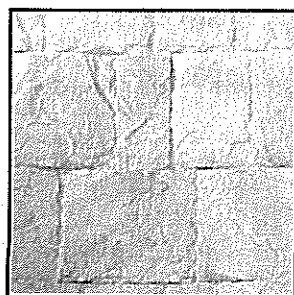


## COLOR OPTIONS

### GRAY



### TAN



## TRUE TEXTURE™

LOOKS AND FEELS LIKE REAL STONE™

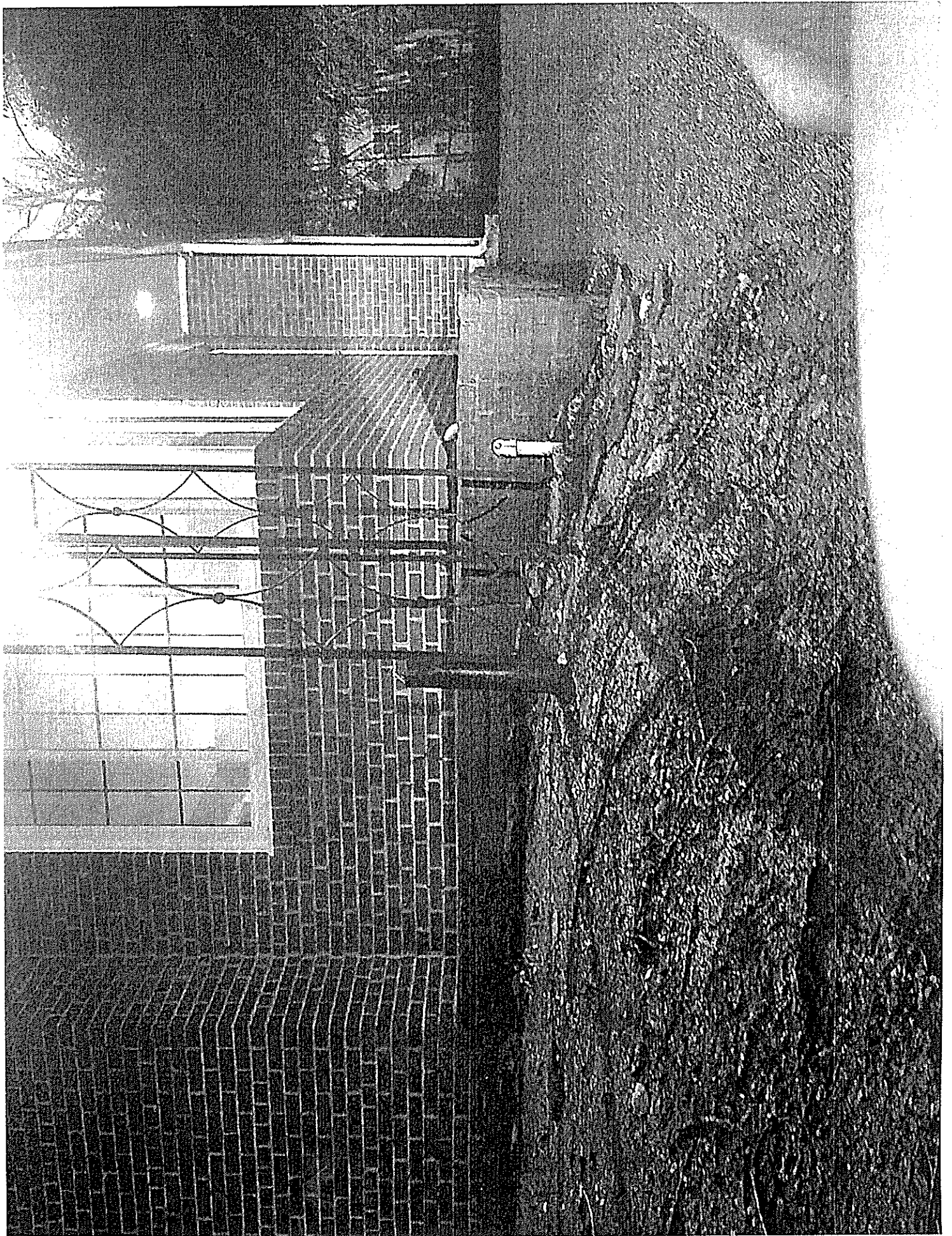
Finally there is an alternative to unattractive window wells. RockWell has duplicated in great detail the texture and color of real stone.

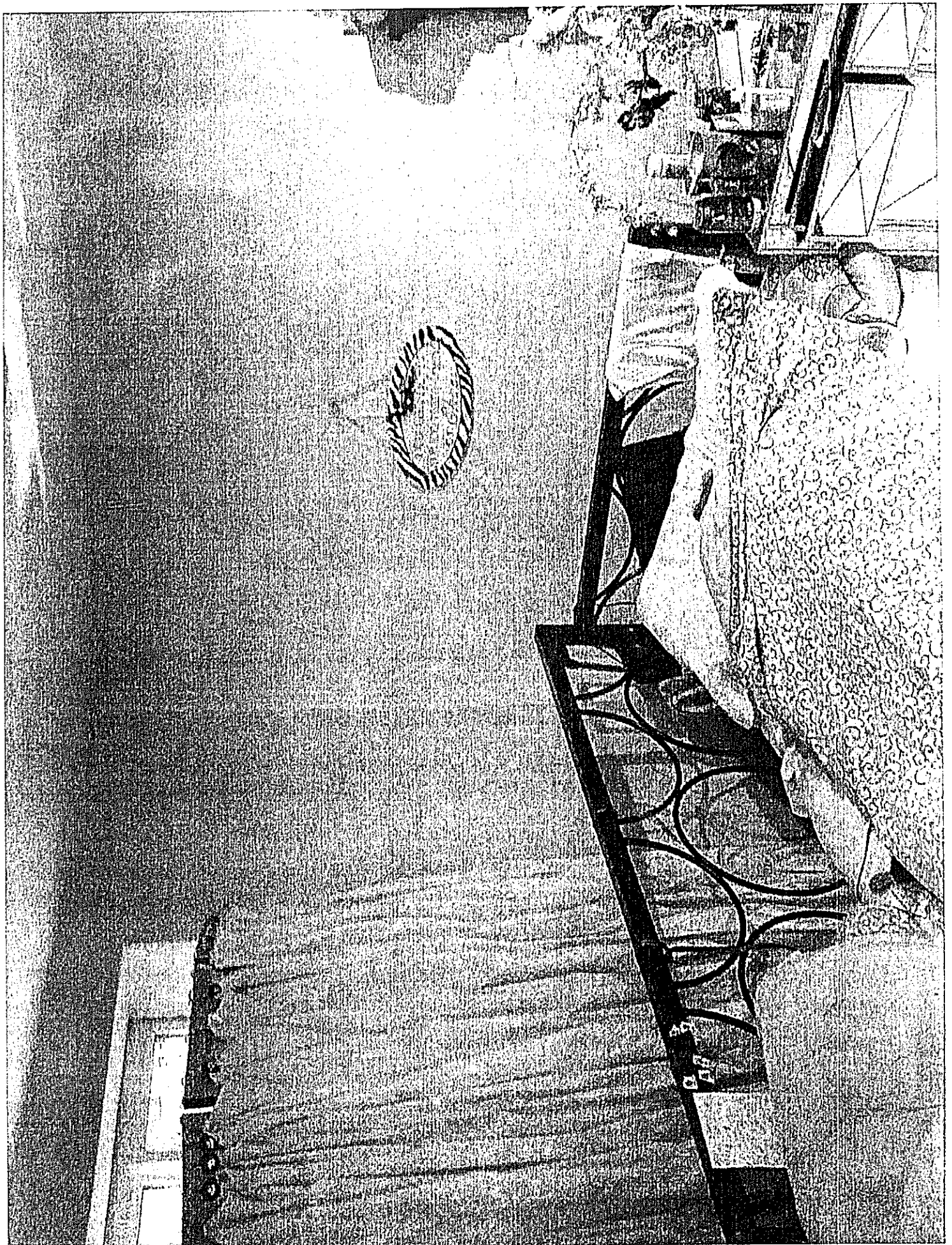
## DURABILITY

- ▶ Pea Gravel / Rock - NOT REQUIRED for Backfill
- ▶ High Strength - That Will Not Collapse from Backfill
- ▶ Resistant to Water, Frost and Extreme Temperatures
- ▶ One-Piece Rigid Composite Construction
- ▶ Rust and Rot Proof, UV Resistant













Window  
is behind wall  
at bottom of home











