EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 10204 Capitol View Ave., Silver Spring  Meeting Date: 04/25/2018
Resource: Nominal (Non-Contributing Resource) (Capitol View Park Historic District)  Report Date: 04/18/2018
Applicant: Ricky Salazar (Maria Wilson, Architect)  Public Notice: 04/11/2018
Review: HAWP  Staff: Michael Kyne
Case Number: 31/07-18B

PROPOSAL: 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: deperemitexpediting@gmail.com  Contact Person: Maria Wilson

Tax Account No.: 00 996393  Daytime Phone No.: (202) 320-2338

Name of Property Owner: RICKY SERRAU  Daytime Phone No.: 301-595-9671

Address: 10204 Capitol View Ave SIVER SPRING 20910

Contractor: AquaGuard Waterproofing  Phone No.: 301-595-9671

Contractor Registration No.: 364180

Agent for Owner: Maria Wilson  Daytime Phone No.: 202-300-2338

LOCATION OF BUILDING/LOT

House Number: 10204  Street: Capitol View Ave

Town/City: SIVER SPRING  Nearest Cross Street: 

Lot: 18  Block: 1  Subdivision: 0005

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:
- [ ] Construct
- [ ] Extend
- [x] Alter/Remodel
- [ ] HVAC
- [ ] Slab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [x] Move
- [x] Install
- [ ] Wreck/Raze
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Stove
- [ ] Single Family
- [ ] Revision
- [ ] Repair
- [ ] Renovate
- [ ] Fence/Wall (complete Section 4)
- [ ] Other: Egress Window

1B. Construction cost estimate: $8,1500

1C. If this is a revision of a previously approved active permit, see Permit # 832993

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal:
- [ ] 01 WSSC
- [ ] 02 Septic
- [ ] 03 Other:

2B. Type of water supply:
- [ ] 01 WSSC
- [ ] 02 Wall
- [ ] 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAILING WALL

3A. Height
- [ ] Feet
- [ ] Inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- [ ] On property line
- [ ] Entirely on land of owner
- [ ] On public right of way/assessment

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 Date: 8/5/18

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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, content. 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 UNTO 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 62" WITH A MINIMUM HORIZONTAL PROJECTION
   AND WIDTH OF 36" E.O.C.
   THE AREA OF THE WINDOW WELL SHALL ALLOW EMERGENCY
   ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

Date: 4/16/16

AARON RIGGIO PORTABLES FOR AQUAGUARD PROJECT: 10204 CAPITAL VIEW DR

COMMENTS:
CONTRACTOR:
AQUAGUARD WATERPROOFING
8600 DISTRIBUTION DRIVE
WILMINGTON DE 19808
(302) 592-9171
Provide steel lintel as per IRC R703.8.3 no less than 4" beam
3 3/8" x 2 1/2" x 3/8"
Weep holes spacing ≤ 33" OC
Header as per IRC R602.7
Header support as per IRC R602.7

General structural arrangement approved
Subject to further approval of construction

832913
10204 Capital View Dr
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

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

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**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