

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9900 Capitol View Ave., Silver Spring	Meeting Date:	9/23/2020
Resource:	1936+ (Nominal) Capitol View Park Historic District	Report Date:	9/16/2020
Applicant:	Jim Fustero	Public Notice:	9/9/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-20H	Staff:	Dan Bruechert
PROPOSAL:	Rear door and accessory structure alterations		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Nominal (1936+) Resource to the Capitol View Park Historic District
STYLE: Colonial Revival
DATE: 1944



Fig. 1: 9900 Capitol View Avenue, Silver Spring

PROPOSAL

The applicants propose to install a rear storm door where there is no existing storm door and to install windows in the existing shed. The non-historic shed in the rear yard has triple-track storm windows, but never had permanent windows installed.

These changes will not affect historic features and will not be visible from the public right-of-way.

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.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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 ensure 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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

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

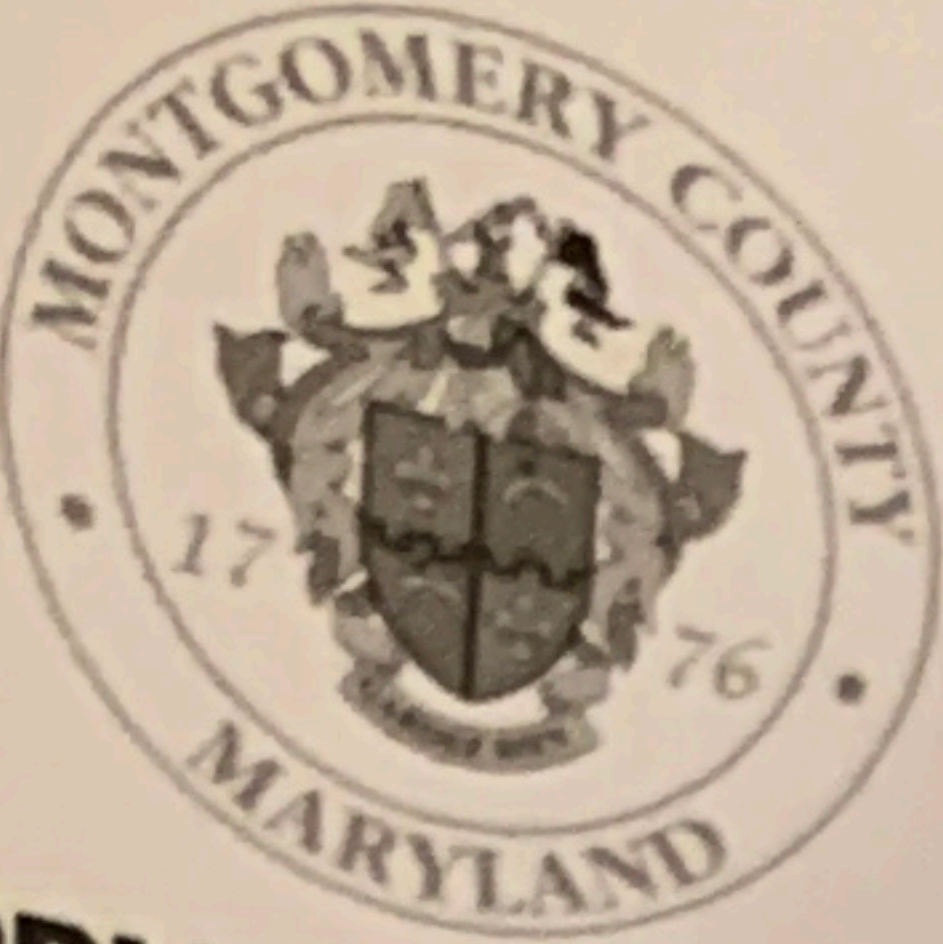
and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10;*

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

925103

APPLICANT:

Name: JIM FUSTERO

E-mail: JFUSTERO@YAHOO.COM

Address: 9900 CAPITOL VIEW AVE

City: SILVER SPRING Zip: 20910

Daytime Phone: 301-897-8943

Tax Account No.: 00996861

AGENT/CONTACT (if applicable):

Name: N/A

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District?

Yes/District Name CAPITOL VIEW
____No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as NO supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

James P. Fustero
Signature of owner or authorized agent

8-25-202
Date

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

Owner's mailing address

9900 CAPITOL VIEW
AVE.
S.S. MD 20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

9901 CAPITOL VIEW
AVE
S.S. MD
20910

9902 CAPITOL VIEW
AVE
S.S. MD
20910

9834 CAPITOL VIEW
AVE.
S.S. MD
20910

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1944 BUNGALOW

NO HISTORICAL FEATURES

Description of Work Proposed: Please give an overview of the work to be undertaken:

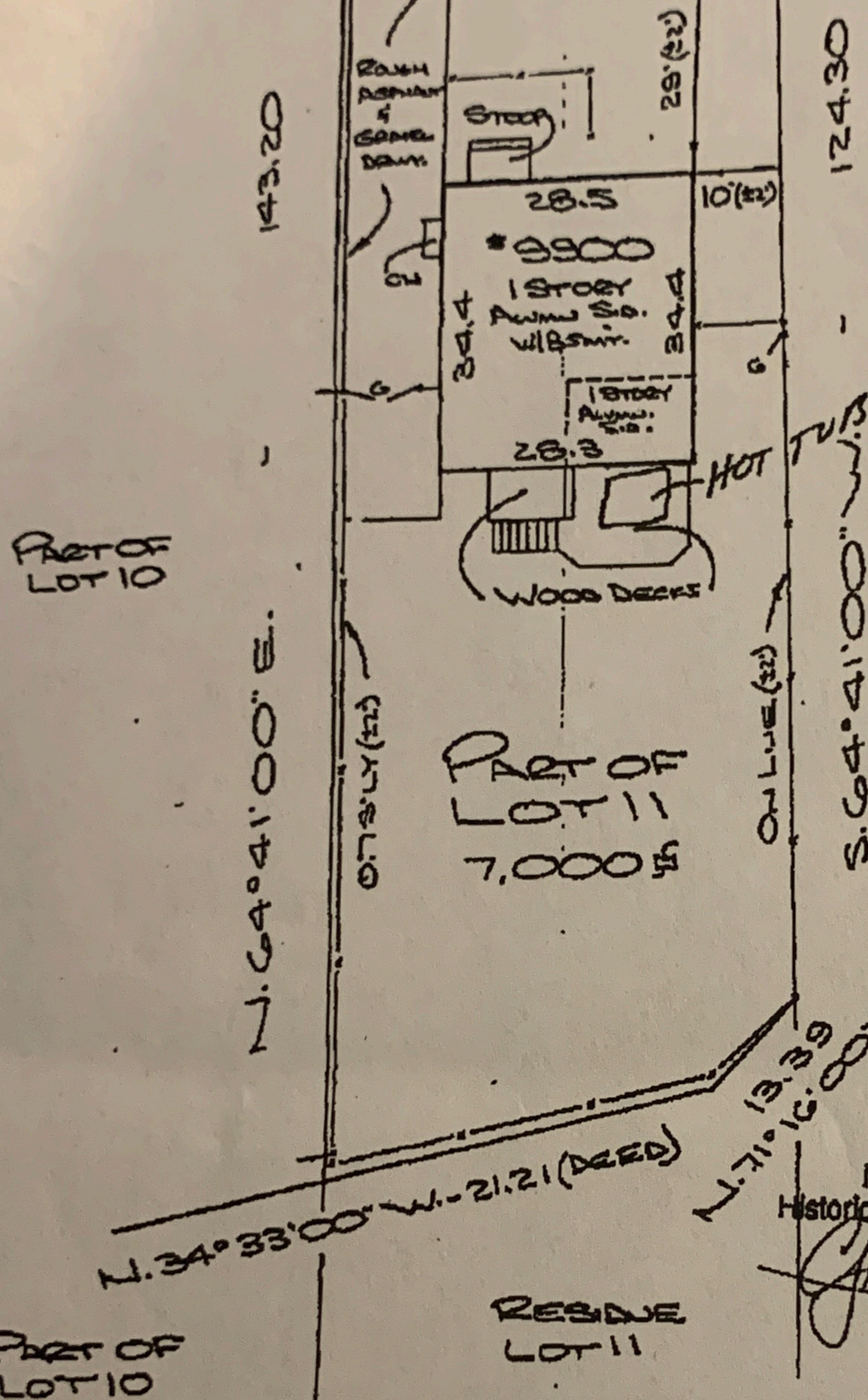
ADD A STORM DOOR TO REAR OF
HOUSE, CURRENTLY NO STORM
DOOR. JUST A WOOD DOOR.
WEATHERED LOOKING ON BOTTOM.

REPLACE 2 WINDOWS IN
POTTER SHED.

CURRENT WINDOWS ARE STORM
WINDOWS, WEATHERED - INSECTS,
RAIN & DEBRIS CAN ENTER.

CAPITOL VIEW AVENUE

S. 26° 29' 00" E. - 22' S. 24° 22' 00" E. - 28'



31

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED DATE 7/12/02

ZONING CLASS R-1

BOARD OF APPEALS CASE

HOT TUB

APPROVED
Montgomery County
Historic Preservation Commission

6/12/02

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING

PART OF LOT 11 BLOCK 31

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 3 Scale 1" = 20'

CASE: 567-02 FILE: 70254

DATE: APRIL 30, 2002

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

JIM FYSTERO

Work Item 1: Door

Description of Current Condition:

~~ADD A STORM~~
Door is
Weathered Wood.

Proposed Work:

ADD A STORM
Door

Work Item 2: WINDOORS

Description of Current Condition:

They ARE STORM
WINDOORS -
Weathered
RAIN, Debris &
Insects can
enter.

Proposed Work:

Replace the 2
WINDOORS - with
Double Hang
WINDOWS

Work Item 3: _____

Description of Current Condition:

Proposed Work:









CHASE REMODELING

PO#

15430-D Old Columbia Pike ~ Burtonsville, MD 20866

301-476-8488 ~ Fax: 301-476-8425

DISTRICT OF COLUMBIA
Contractors No. 399

STATE OF VIRGINIA
Contractor Class A No. 021586A

MARYLAND HOME IMPROVEMENT
Contractors No. 7890

Name: Jim & Kathy Fustero

Address: 9900 Capitol View Ave

City Silver Spring State MD Zip 20910

Home Phone: 301.897.8943

Work Phone: 301.370.7276 Jim

Cell Phone: _____

Billing or Job: ☐ Billing ☒ Job

Billing Address: _____

Billing State: _____ Billing Zip: _____

Insulators Home Exteriors, Inc. will complete the following:

Schedule of Payments

Check# or Credit Card# 9023-1430-0000-1100

Exp. 3/22 3 Digit Code: 480

Billing Zip 20910

Cash Price: \$ 1,068

Job Discount: - 15 %

Total Job Price: \$ 907

Down Payment: \$ 302

Balance at Completion: \$ 605

This contract covers and supercedes all conversations, statements and agreements, expressed or implied, between the parties, their agents or representatives.

Provia Storm Door Contract - Revised 8/13/2020

1. The following below work the contractor will supply all labors and materials for Provia Storm Door.
2. Install(1) new Provia Deluxe Storm door.
3. See attached specification sheet for full details attach with this contract details for colors, hinge side, lock set style, finish, glass and other accessories provided.
4. Model # (389) Deluxe and Style - (Self storing with half-lite Glass, Color - "SNOW MIST" with full screen.
5. The finish will be factory painted on both interior and exterior of the door. No painting is necessary.
6. Insulator's provides a five year workmanship warranty on all labor. Manufactures warranties transfer directly to the owner's after all payments are completed in full.

Approx. Start Time: 5 - 8 Weeks
Approx. Completion Time: 1 - 3 Days

All home improvement contractors and subcontractors must be licensed by the Home Improvement Commission. If you have any questions contact the Maryland Home Improvement Commission at 1-888-218-5925.
"YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF TRANSACTION."

Notice to the buyer: Do not sign this contract in blank. You are entitled to a legible copy of this contract at the time you sign it. *Owner (s) agree to pay in full to the installation mechanics on the day of installation. In the event of minor defects, a lost or damaged screen or glass insert, etc. the owner (s) may withhold 10% of the balance until such defects or omissions are corrected by Insulators Home Exteriors, Inc.

Charles Reemsnyder, Senior Estimator
(240) 586-3531

IHE Representative Lic. #7890

Buyer/Owner (s)

Date: 8/14/20

15430-D Old Columbia Pike ~ Burtonsville, MD 20866

301-476-8488 ~ Fax: 301-476-8425



CHASE REMODELING

PO#

DISTRICT OF COLUMBIA
Contractors No. 399

STATE OF VIRGINIA
Contractor Class A No. 021586A

MARYLAND HOME IMPROVEMENT
Contractors No. 7890

Name: Jim & Kathy Fustero

Address: 9900 Capitol View Ave

City Silver Spring State MD Zip 20910

Home Phone: 301.897.8943

Work Phone: 301.370.7276 Jim

Cell Phone: _____

Billing or Job: ☐ Billing ☒ Job

Billing Address: _____

Billing State: _____ Billing Zip: _____

Insulators Home Exteriors, Inc. will complete the following:

Schedule of Payments

Check# or Credit Card# _____

Exp. _____ 3 Digit Code: _____	
Billing Zip _____	Cash Price: \$ 2,026
Job Discount:	- 221
Total Job Price:	\$ 1,805
Down Payment:	\$ 601
Balance at Completion:	\$ 1,204

This contract covers and supercedes all conversations, statements and agreements, expressed or implied, between the parties, their agents or representatives.

Okna Replacement Window Contract - 8/12/2020

1. **Brand: Okna 500 DX series** - Heat Seal Spacer Glass System
2. **Remove and Replace** - Partial Replacement for a total of (2) Double hung windows on this project.
3. **Color Selections** - Inside/ Outside Color: Euro-White Lock Colors: WHITE / Outside Capping Color: WHITE PVC coil
4. **Internal Grids : Not Included - Initial Here** _____.
5. All of the double hung unit will have both operable upper and lower sashes that tilt in for easy cleaning, night latches for ventilation, Locking Half Screens and Euro-White locks are Standard.
6. Unless otherwise stated, all interior and exterior moldings/trim will remain and not replaced. Cap or wrap the exterior brick moldings with custom formed PVC coil metal. Seal both interior and exterior with window caulking.
7. Caulking - As per "Bob Quote" caulk up to (14 for \$550, discounts not applicable) of the existing windows between the capping and the aluminum siding.
8. Clean up and leaving the work areas in a broom clean condition. Haul away all job related trash and old windows from property. Paint is not included under this contract.
9. The contractor shall furnish all labor and materials to complete the above scope of work outlined under this contract proposal. Chase Remodeling provides a Five (5) year workmanship warranty on all labor. Manufacturers warranties transfer directly to the owner's after receipt of full payment with warranty Card(s) completed by the contractor and mailed to the buyer(s). Okna Windows provides a limited-lifetime replacement warranty on frames, sashes, glass seals, and mechanical balance systems; see warranty for details.

Approx. Start Time: 4 - 8 Weeks

Approx. Completion Time: 1 - 3 Days

All home improvement contractors and subcontractors must be licensed by the Home Improvement Commission. If you have any questions contact the Maryland Home Improvement Commission at 1-888-218-5925.
"YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF TRANSACTION."

Notice to the buyer: Do not sign this contract in blank. You are entitled to a legible copy of this contract at the time you sign it. *Owner (s) agree to pay in full to the installation mechanics on the day of installation. In the event of minor defects, a lost or damaged screen or glass insert, etc. the owner (s) may withhold 10% of the balance until such defects or omissions are corrected by Insulators Home Exteriors, Inc.

Charles Reemsnyder, Senior Estimator
(240) 586-3531

E Representative Lic. #7890

Buyer/Owner (s) _____

Date: _____