

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

<b>Address:</b>	9910 Capitol View Ave., Silver Spring	<b>Meeting Date:</b>	11/17/2021
<b>Resource:</b>	1935+ (Non-Contributing) <b>Capitol View Park Historic District</b>	<b>Report Date:</b>	11/10/2021
<b>Applicant:</b>	Kijana & Tracyann Mburu	<b>Public Notice:</b>	11/3/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	969273	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b> Partial Demolition, Building Addition, and construction of a Deck			

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** 1935+ (Non-Contributing) Resource in the Capitol View Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1944



*Figure 1: 9910 Capitol View Ave.*

## **PROPOSAL**

The applicant proposes to demolish the existing side porch and construct a side-projecting addition.

## **APPLICABLE GUIDELINES**

### ***Capitol View Park Historic District***

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

### ***Montgomery County Code; Chapter 24A-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 the 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 *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 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.
- 10. New additions and adjacent or related new construction shall 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 DISCUSSION**

The subject property is a Cape Cod with vinyl siding, vinyl windows, and an architectural shingle roof. On the right side of the house, there is a concrete side porch with a pent roof. The house was constructed in 1944 and is considered a non-contributing resource to the Capitol View Historic District.

The applicant proposes to demolish the existing side porch and construct a side projecting addition.

Staff finds the existing side porch does not contribute to the historic or architectural significance of the house or surrounding district and recommends the HPC approve its demolition.

The proposed addition follows the form, materials, and architectural details of the existing house, with a side rectangular bay topped by a shed roof. One front-facing dormer will be installed on the addition. The proposed addition will be set back from the front wall plane by 1' 11" (one foot, eleven inches) with a roof ridge 1' 3" (one foot, three inches) lower than the existing roof ridge. The proposed addition, including the proposed bay, projects 7' 3" (seven feet, three inches) from the existing wall plane.

The applicant proposes to install roof shingles, vinyl siding, vinyl windows, and fiberglass doors to match the existing materials on the house.

Staff finds that side additions to resources to considered 'Contributing' or 'Outstanding' are generally disfavored due to their impact on the massing of the historic resources. In this instance, the subject property does not contribute to the historic character of the district and its importance is that it reinforces the general settlement pattern and forms found throughout the district. Also of note, this section of the district was developed after the identified periods of significance for the district, with three houses to the north of the subject property constructed in 1946 and the house to the south was constructed in 1994. Staff finds the form of the addition is compatible with the house and will not detract from the character of the district as a whole.

Staff finds that the materials selected for the addition including vinyl siding, vinyl windows, and fiberglass doors would not generally be appropriate for buildings in the Capitol View Historic District constructed before 1935. However, the proposed materials are all consistent with the existing materials on the house and, Staff finds, will visually blend in with the existing construction. Staff finds requiring typical materials for new construction (i.e. fiber cement siding, clad windows and doors) would result in an incongruous appearance that would stand out from the surrounding district. Staff finds the proposed materials are appropriate for the subject property.

At the rear of the proposed addition, the applicant proposes constructing a wood deck. The deck will be approximately 9' (nine feet) square with wooden stairs that project to the rear. Staff finds this feature will not be visible from the right-of-way, is an appropriate material and, because this is a non-contributing resource, should be approved as a matter of course.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), having found that the proposal 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* #2, 9, and 10

and with the general condition that the applicant shall present an electronic set 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 969273  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Mburu, Kijana / Mburu. Tracyann

E-mail: kmburu@gmail.com /  
tkburnett21@yahoo.com

Address: 9910 Capitol View Avenue

City: Silver Spring Tax Account No.: 00995720

Daytime Phone: 919-395-5921 / 336-682-5367

**AGENT/CONTACT (if applicable):**

Name: Marcos Ramirez

E-mail: sales@nidolindo.com

Address: 1620 Cady Dr.

City: Silver Spring Zip: 20902

Daytime Phone: 202-701-8103

Contractor Registration No.: 136770

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property HP53

Is the Property Located within an Historic District? ☒ Yes/District Name Capitol View Park  
☐ 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.

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 supplemental information.

Building Number: 9910 Street: Capitol View Ave.

Town/City: Silver Spring Nearest Cross Street: Leafy Ave.

Lot: P6 Block: 31 Subdivision: 0005 Parcel: 0000

**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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition   | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                  | <input 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.

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

\_\_\_\_\_  
Date

Adjacent and Confronting Properties:

Silver Spring, MD 20910

9908 Capitol view Avenue

9911 Capitol View Avenue

9912 Capitol View Avenue

9834 Capitol View Avenue



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

**Owner's mailing address**

Kijana & Tracyann Mburu  
 9910 Capitol View Avenue  
 Silver Spring, MD 20910

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

Marcos Ramirez  
 Nido Lindo Home Improvement, LLC  
 1620 Cody Drive  
 Silver Spring, MD 20902

**Adjacent and confronting Property Owners mailing addresses**

Russell Gossett  
 9912 Capitol View Avenue  
 Silver Spring, MD 20910

Laura Dennis  
 9908 Capitol View Avenue  
 Silver Spring, MD 20910

Work Item 1: Concrete porch demolition

Description of Current Condition:

Concrete porch with roof that leads to kitchen and front of the house.

Proposed Work: Add a dining room and have a open kitchen concept with a front door leading to the front of the house. The rear door will lead to the new back deck.

Work Item 2: New additional bedroom

Description of Current Condition:

No bedroom

Proposed Work: Add an extra bedroom to the 2nd floor as part of the living space

Work Item 3: New deck

Description of Current Condition:

No deck

Proposed Work: Add a deck that will lead to the new dining room addition and stairs leading to the backyard



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

Property includes a 1 & 1/2 Story (plus basement), 1176 sq. ft. Cape Cod Style Single-Family Home with Vinyl Siding, Asphalt Roof, and right side Concrete Porch. Land property is 7697 sq. ft. and includes a paved driveway, level front paver walkway, rear paver patio, and rear 8' x 10' shed set on a concrete slab.

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

The project will include the complete demolition of the existing concrete porch floor and roof structure located on the right hand side of the house. The proposed home addition is approx. 115 sq. ft. with a prop bay window that will go from the first floor to the 2nd floor. There will also be a 81 sq. ft. attached deck on the back side of the house.

The 1st floor addition will add a dining room as part of an open kitchen concept. It will have its own independent entrance as well as a back door leading to the deck.

The 2nd floor addition will become an additional bedroom to the house.

The new home addition will match the existing house siding, windows, and asphalt roof. The basement will not be extended with the new home addition. The addition will be built on piers as specified in the architectural drawings.

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Tree survey not provided, as no trees will be impacted by the proposed right-side home addition. Pictures of the current right side concrete porch, which will be replaced by the proposed addition, along with the surrounding land area have been included.





## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 13 Account Number - 00995720							
Owner Information									
Owner Name:		MBURU KIJANA G MBURU TRACYANN K				Use: Principal Residence: RESIDENTIAL Deed Reference: /51820/ 00061			
Mailing Address:		9910 CAPITOL VIEW AVE SILVER SPRING MD 20910-1032							
Location & Structure Information									
Premises Address:		9910 CAPITOL VIEW AVE SILVER SPRING 20910-1032				Legal Description: CAPITOL VIEW PARK			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
HP53	0000	0000	13020005.16	0005		31	P6	2022	
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1944		1,176 SF				7,697 SF		111	
Value Information									
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
1 1/2	YES	STANDARD UNIT	FRAME/	4	2 full				
Value Information									
Base Value			Value			Phase-in Assessments			
			As of			As of			
			01/01/2019			07/01/2021			
			274,500			399,100			
			124,600						
			399,100						
Land:			274,500						
Improvements			124,600						
Total:			399,100						
Preferential Land:			0						
Transfer Information									
Seller: MAGUIRE JOHN J & MARA E		Date: 03/25/2016		Price: \$350,000					
Type: ARMS LENGTH IMPROVED		Deed1: /51820/ 00061		Deed2:					
Seller: SHAPIRO, JONATHAN A		Date: 07/12/2006		Price: \$385,000					
Type: ARMS LENGTH IMPROVED		Deed1: /32654/ 00032		Deed2:					
Seller: RALPH E & M M HOOVER		Date: 06/03/1997		Price: \$128,500					
Type: ARMS LENGTH IMPROVED		Deed1: /14910/ 00688		Deed2:					

Exemption Information			
Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Special Tax Recapture: None			
Homestead Application Information			
Homestead Application Status: No Application			
Homeowners' Tax Credit Application Information			
Homeowners' Tax Credit Application Status: No Application			Date:



240 620 3040 T  
240 235 4400 F

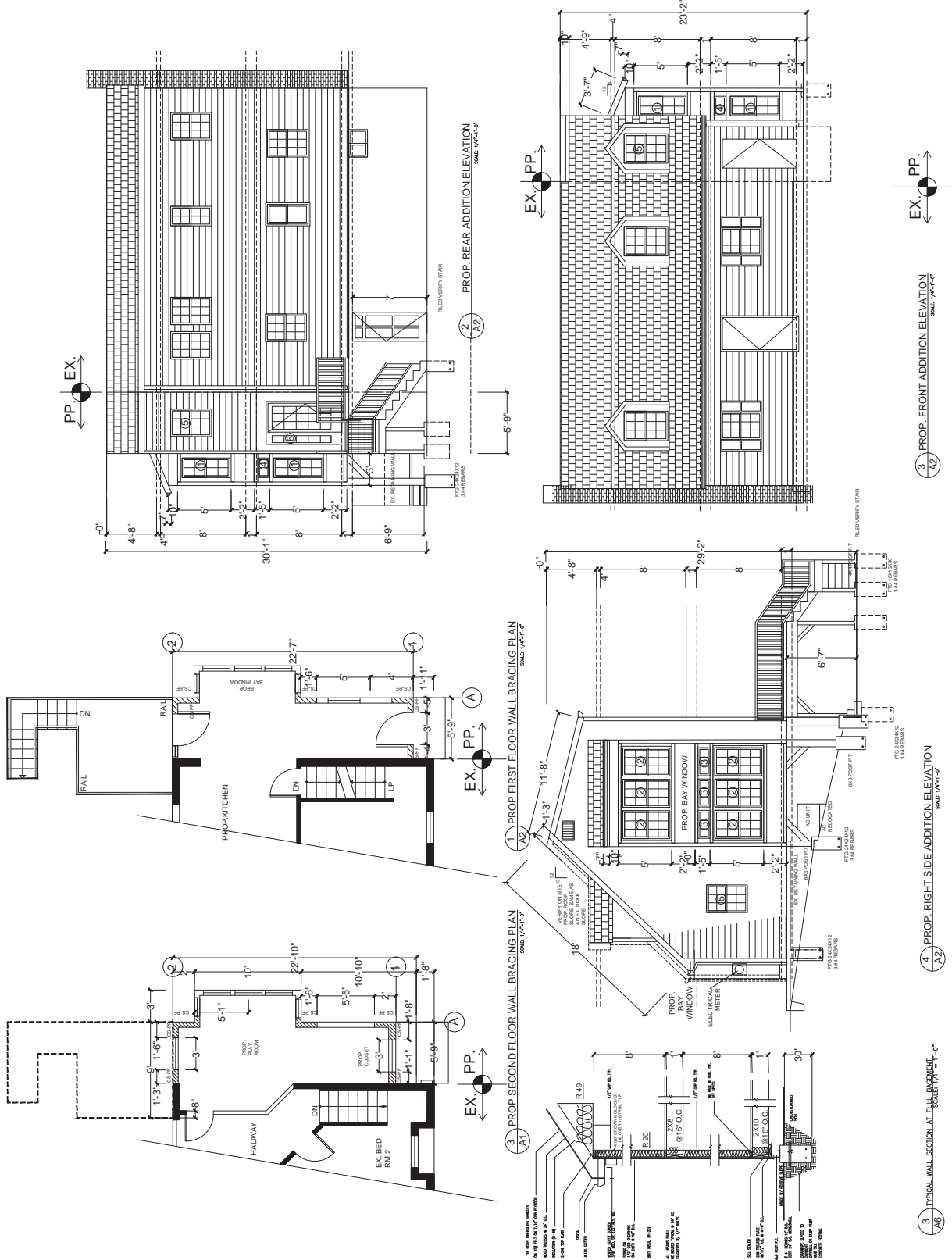
CHARLOTTE, NC  
ROCKVILLE, MD  
TANZ ARCHITECTS

A001 PLAN ELEV

DRAWING

MBURU RES  
PROPOSED RIGHT SIDE  
ADDITION  
9900 CAPITOL VIEW AVE,  
SILVER SPRING, MD 20910

DATE	05/13/21
SHEET	A 002
SCALE	
CHECKED	
DESIGNED	
PROJECT	
PERMIT DATE	

































ABC SUPPLY - CHEVERLY # 240  
5800 COLUMBIA PARK ROAD  
CHEVERLY MD 20785 301-386-4400



**Project Informa on (ID #5502105 Revision  
#8752217)**

[Hide](#)

**Project Name:** RAMIREZ MARCOS **Customer:**  
**Contact Name:**  
**Phone (Main):**  
**Phone (Cell):**  
**Customer Type:**  
**Terms:**

**Quote Date:** 10/26/2021 **Submi**  
**ed Date:**  
**PO#:** QQ000  
  
**Sales Rep Name:** WALTER D. WILSON  
**Salesperson:**

**Delivery Informa on**

[Show](#)

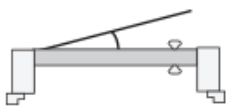
**Unit Detail**

[Hide All Configura on Op ons](#)

Item: 0001: Ext 36" x 80" S262-GBGCW LHI 6 9/16" FrameSaver

Loca on:

Quan ty: 2



EXTERIOR  
Left-Hand Inswing

**Configura on Op ons**

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configura on (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 1/2 Lite
- **Glass Type:** Clear
- **Glazing Type:** Insert
- **Glass Style:** GBG
- **Insula on:** Insulated Glass
- **Grille Type:** White Contour Bar
- **Model:** S262-GBGCW
- **Frame Material:** FrameSaver

**Handing:** Le Hand Inswing

- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Brushed Nickel
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Op on:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Op on:** No
- **Kick Plate:** None
- **Mail Slot:** None
- **Sill Cover:** No
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"

**Total Unit Width(Includes Exterior Casing):** 37 5/8"

**Total Unit Height(Includes Exterior Casing):** 84"



Company Name: ABC SUPPLY

Sales Order:

Purchase Order:

Contractor: MARCOS

Job Name:

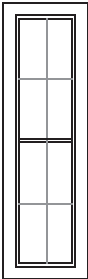
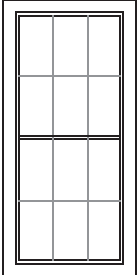
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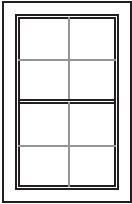
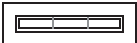

Account Name: #240 CHEVERLY MD (DC-WALT) EXTREME

Entered By: mmargolis

Status:

Created On: October 26, 2021

Line	Qty.	Description	Size
			(W x H)
1	4	<div>New eXtreme 450 Double Hung with J-Channel - White - Clear - Standard Low-E/Argon - 5/8 Contour - 1Hx1V-1Hx1V (White) - Roll Formed Half Screen - Standard Mesh - 1 Lock (White)</div> <div>(Opening Size: 18 1/2 W x 58 1/2 H , Egress Opening Size: 13.25 W x 23.44 H (2.16 SQ.FT)) - DP35: Size Tested 36" x 74" - U Factor: 0.31, SHGC: 0.25 Meets ENERGY STAR in region(s): [SOUTHERN]</div> <div></div>	18" x 58" ES
2	6	<div>New eXtreme 450 Double Hung with J-Channel - White - Clear - Standard Low-E/Argon - 5/8 Contour - 1Hx2V-1Hx2V (White) - Roll Formed Half Screen - Standard Mesh - 2 Locks (White)</div> <div>(Opening Size: 28 1/2 W x 58 1/2 H , Egress Opening Size: 23.25 W x 23.44 H (3.78 SQ.FT)) - DP35: Size Tested 36" x 74" - U Factor: 0.31, SHGC: 0.25 Meets ENERGY STAR in region(s): [SOUTHERN]</div> <div></div>	28" x 58" ES

3	3	<div>New eXtreme 450 Double Hung with J-Channel - White - Clear - Standard Low-E/Argon - 5/8 Contour - 1Hx1V-1Hx1V (White) - Roll Formed Half Screen - Standard Mesh - 1 Lock (White)</div> <div>(Opening Size: 27 1/2 W x 42 1/2 H , Egress Opening Size: 22.25 W x 15.44 H (2.39 SQ.FT)) - DP35: Size Tested 36" x 74" - U Factor: 0.31, SHGC: 0.25 Meets ENERGY STAR in region(s): [SOUTHERN]</div> <div></div>	27" x 42" ES
4	6	<div>New eXtreme 450 Picture Window with J-Channel - White - Clear - Standard Low-E/Argon - Double Strength - 5/8 Contour - 0Hx2V (White)</div> <div>(Opening Size: 28 1/2 W x 9 1/2 H ) - DP50: Size Tested 72" x 72" - U Factor: 0.26, SHGC: 0.27 Meets ENERGY STAR in region(s): [NORTHERN] [NORTH-CENTRAL]</div> <div></div>	28" x 9" ES
5	4	<div>New eXtreme 450 Picture Window with J-Channel - White - Clear - Standard Low-E/Argon - Double Strength - 5/8 Contour - 0Hx1V (White)</div> <div>(Opening Size: 18 1/2 W x 9 1/2 H ) - DP50: Size Tested 72" x 72" - U Factor: 0.26, SHGC: 0.27 Meets ENERGY STAR in region(s): [NORTHERN] [NORTH-CENTRAL]</div> <div></div>	18" x 9" ES

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