

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

<b>Address:</b>	9912 Capitol View Ave., Silver Spring	<b>Meeting Date:</b>	2/25/2026
<b>Resource:</b>	1935+ (Nominal) Capitol View Park Historic District	<b>Report Date:</b>	2/18/2026
<b>Applicant:</b>	Russell Gossett	<b>Public Notice:</b>	2/11/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case No.:</b>	1147866	<b>Staff:</b>	Devon Murtha
<b>PROPOSAL:</b>	Deck demolition, new rear construction, new deck construction, and new patio		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The fiber cement board must be installed with a smooth finish, not a faux wood grain. Updated specifications must be provided to Staff to verify the condition prior to final approval of the HAWP

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Nominal (1935- ) Resource in the Capitol View Park Historic District  
**STYLE:** Bungalow  
**DATE:** 1946



*Figure 1: Subject property is annotated with a yellow star.*

**PROPOSAL**

The applicant is proposing to demolish the existing rear deck and construct a new rear deck with an enclosed foundation-level workroom addition on the rear of the residence. The scope of work also includes the construction of new, exterior stairs and a reconstruction of the existing rear patio. Materials include fiber cement siding, Trex composite decking, and vinyl windows.



Figure 2: Existing rear elevation.



Figure 3: Proposed rear elevation.



Figure 4: Existing (left) and proposed (right) west side elevations.

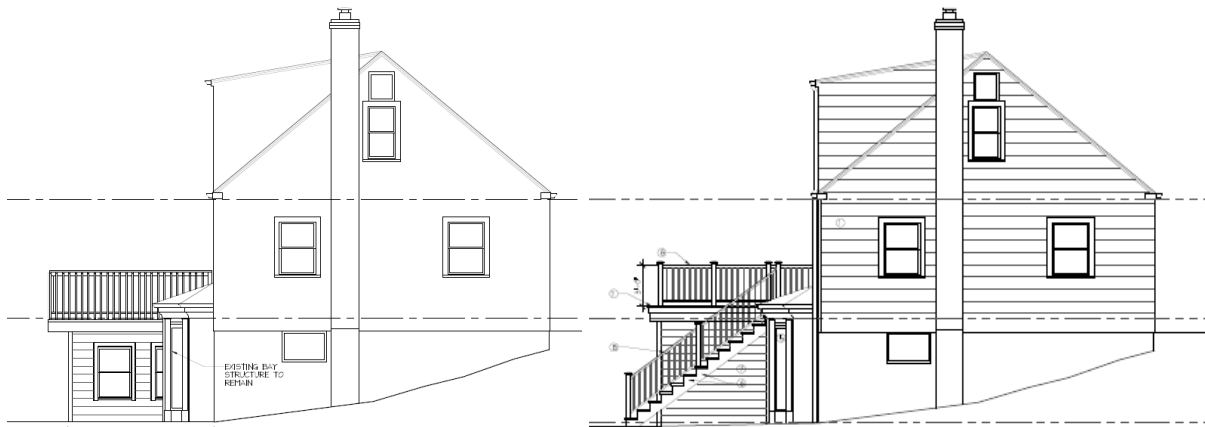


Figure 5: Existing (left) and proposed (right) east side elevations.

## **APPLICABLE GUIDELINES**

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)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring*. The pertinent information in these documents is outlined below.

### ***Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)***

Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.

### ***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 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.

***Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring***

Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material

**STAFF DISCUSSION**

The subject property is a one-story frame minimal traditional style house with a side-gabled roof and front dormers. The single-family dwelling was constructed in 1946 and is a Nominal Resource (1935+) within the Capitol View Park Historic District.



*Figure 6: View of subject property from right-of-way along Capitol View Avenue.*



*Figure 7: Rear view of the subject property.*

Staff is generally supportive of the proposal and recommends approval.

The *Sector Plan* classifies the subject property as a ‘Nominal’ resource with “no architectural [or] historical significance.” Based on both the *Standards* and Chapter 24A-8(d), the main concern for this project is the impact of the alterations on the surrounding district and historic resources. The alterations to the property are located to the rear of the structure and will not be at all visible from the right-of-way. The visibility is further impacted by the topography of the site, which slopes down dramatically from the street level; the majority of the work will be at the foundation level. Staff finds this proposal will have no meaningful impact on the district.

Staff finds that the proposed materials are generally in keeping with the character of the resource and will not be visible from the right-of-way. Per *Policy No. 24-01*, the deck flooring does not need to meet the qualifications of compatible substitute material. Although Staff finds no issue with installation of fiber cement siding; however, Staff believes that the faux wood grain texture, is not appropriate. The proposed exaggerated faux wood grain pattern does not match the texture of traditional, painted wood siding. In the Capitol View Park Historic District, the HPC has typically approved fiber cement plank board siding with a smooth finish.

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10*, and *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)* as outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application with final approval delegated to staff:

1. The fiber cement board must be installed with a smooth finish, not a faux wood grain. Updated specifications must be provided to Staff to verify the condition prior to final approval of the HAWP

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation #2, and 10*,

and with *Policy No. 24-01: Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring*

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 301-495-1328 or

[devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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	*	*	*	*	*		*

# Stump-Gossett Residence

Written description of deck/workroom rebuild project

Prepared: January 30, 2026

## DESCRIPTION OF PROPERTY

The subject property is an existing one-and-a-half story frame residence constructed in 1946, located at **9912 Capitol View Avenue** in the Capitol View Park Historic District. The property is situated on Part of Lot 5, Block 31, Capitol View Park, with a lot size of 8,793 square feet. The house is set back from Capitol View Avenue with an existing asphalt driveway on the south side of the property. The rear yard includes an existing patio area and an existing basement-level structure at the rear of the house.

The rear of the property, where all proposed work will occur, is not visible from Capitol View Avenue. Adjacent properties include residential lots to the north (Part of Lot 6) and south (Part of Lot 4).

## DESCRIPTION OF WORK PROPOSED

Overview:

Replacement of the existing deck and patio with a new wood deck over an unconditioned, enclosed basement-level workroom addition at the rear of the existing residence. Work also includes a new patio constructed from salvaged existing patio materials. All proposed work is located at the rear of the house and will not be visible from Capitol View Avenue.

The project scope includes demolition of the existing rear deck and patio, construction of a new enclosed workroom at the basement level, construction of a new wood deck above the workroom at the main floor level, new exterior stairs connecting the deck level to the lower yard, and reconstruction of the patio using salvaged materials from the existing patio.

## WORK ITEMS

*Work Item 1: Demolition*

### **Description of Current Condition:**

The existing rear deck is a wood structure in deteriorated condition attached to the rear elevation of the house at the main floor level. An existing patio is located at grade level in the rear yard. An existing basement-level space is present at the rear of the house.

### **Proposed Work:**

Demolish the existing rear deck in its entirety. Remove the existing patio; patio materials will be salvaged for reuse in the new patio construction. Selective demolition at the existing basement level as required for the new workroom addition.

#### *Work Item 2: New Enclosed Workroom (Basement Level Addition)*

##### **Description of Current Condition:**

The existing basement level at the rear of the house includes an unconditioned space. The area is currently underutilized.

##### **Proposed Work:**

Construct a new unconditioned, enclosed workroom addition at the basement level at the rear of the existing residence. The workroom will be located beneath the new deck structure. Construction will include new concrete footings, wood framing, exterior walls with siding to match or complement the existing house, new windows and doors, and electrical service for lighting and outlets. The workroom will provide functional workspace and storage. A new basement lighting plan is included in the scope.

#### *Work Item 3: New Wood Deck (Main Floor Level)*

##### **Description of Current Condition:**

The existing deck at the main floor level is deteriorated and in need of replacement.

##### **Proposed Work:**

Construct a new wood deck at the main floor level above the new enclosed workroom. The deck will connect to the existing house at the rear elevation and will include new wood railings, stairs to the lower yard level, and associated structural framing. The deck structure will be supported by new concrete footings. The new deck will feature composite decking (Trex Transcend or similar, color to be determined) with wood posts and aluminum balusters painted to match house trim.

#### *Work Item 4: New Patio*

##### **Description of Current Condition:**

An existing patio is located in the rear yard. Patio materials are to be salvaged during demolition.

##### **Proposed Work:**

Construct a new patio at grade in the rear yard using salvaged materials from the existing patio. The new patio location and extent are shown on the site plan.

## *Work Item 5: Site Improvements*

### **Description of Current Condition:**

The rear yard slopes from the main floor level down to the basement/lower yard level. Circulation between levels is limited.

### **Proposed Work:**

New exterior stairs will connect the deck level to the lower patio and yard area. All site work is confined to the rear yard and will not alter the front or side yard areas visible from Capitol View Avenue. No changes to the existing asphalt driveway or front walkway are proposed.



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STUMP - GOSSETT Residence  
EXTERIOR RENOVATION  
9912 Capitol View Ave.  
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EXISTING EXTERIOR ELEVATIONS

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No.	Date

PRINTING LOG

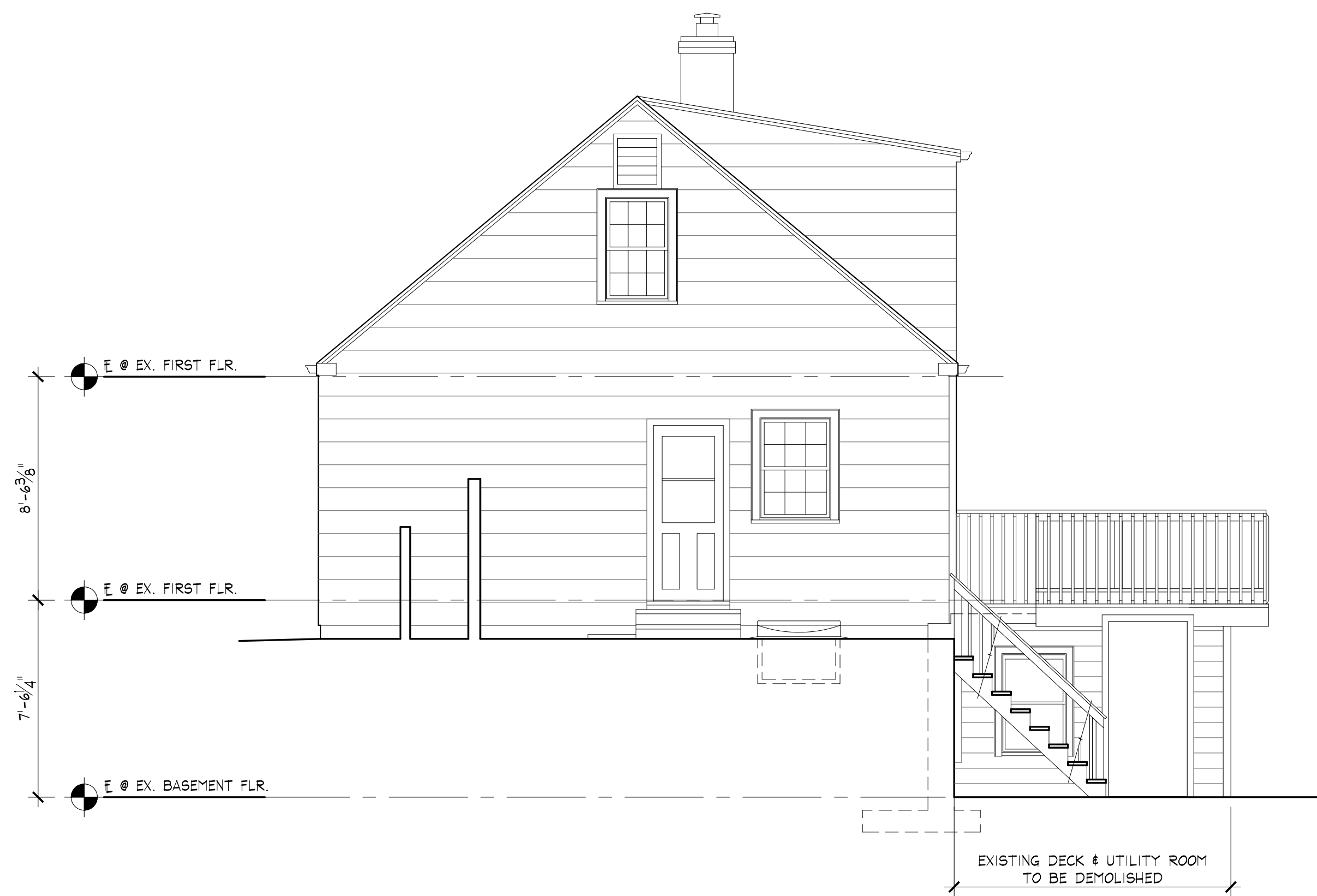
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Proj. No.: 2404

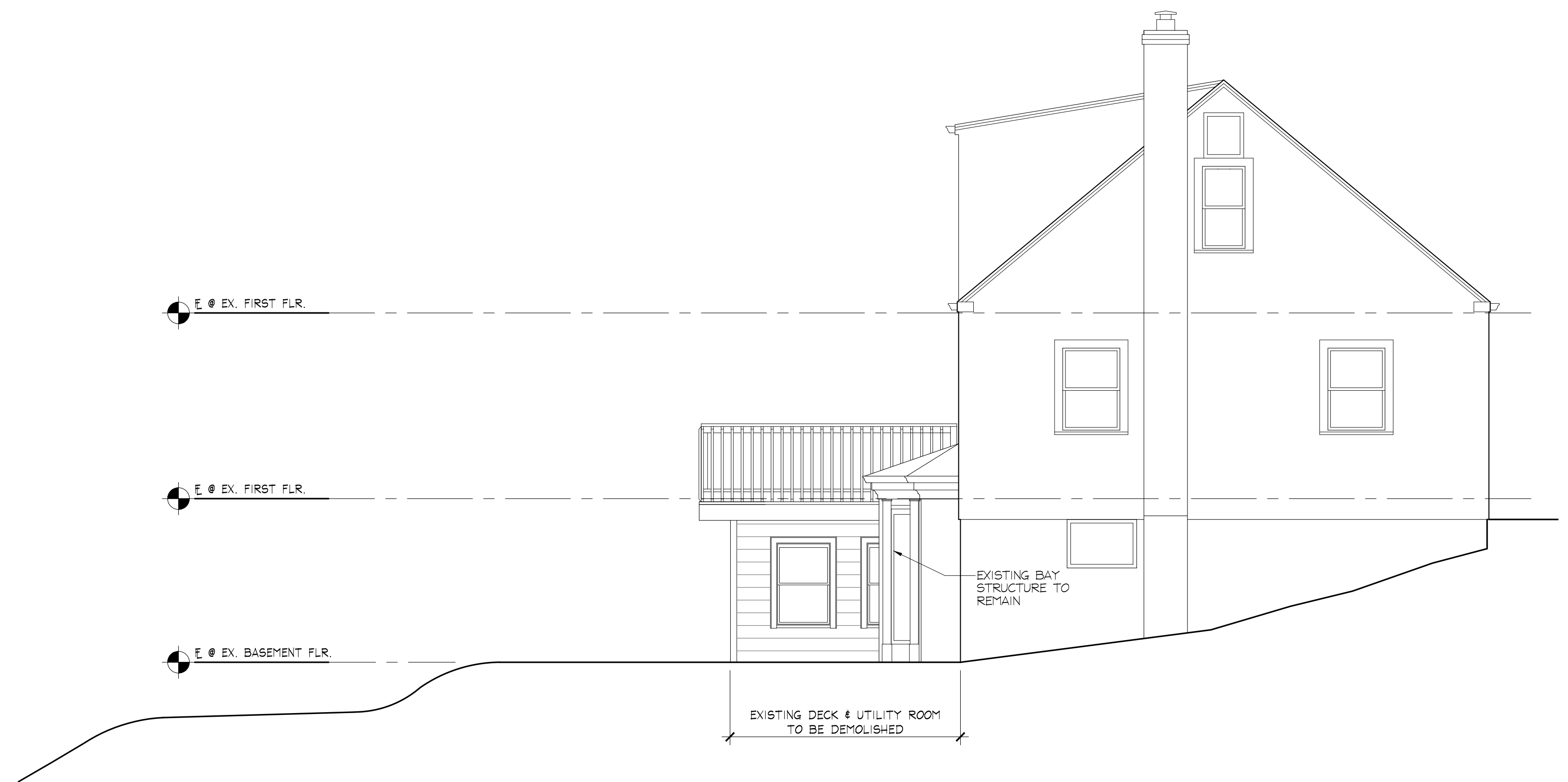
EC-2



1 EXISTING SOUTH (REAR) ELEVATION  
EC-2 1/4" = 1'-0"



2 EXISTING WEST (SIDE) ELEVATION  
EC-2 1/4" = 1'-0"



3 EXISTING EAST (SIDE) ELEVATION  
EC-2 1/4" = 1'-0"



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EXISTING FLOOR PLANS

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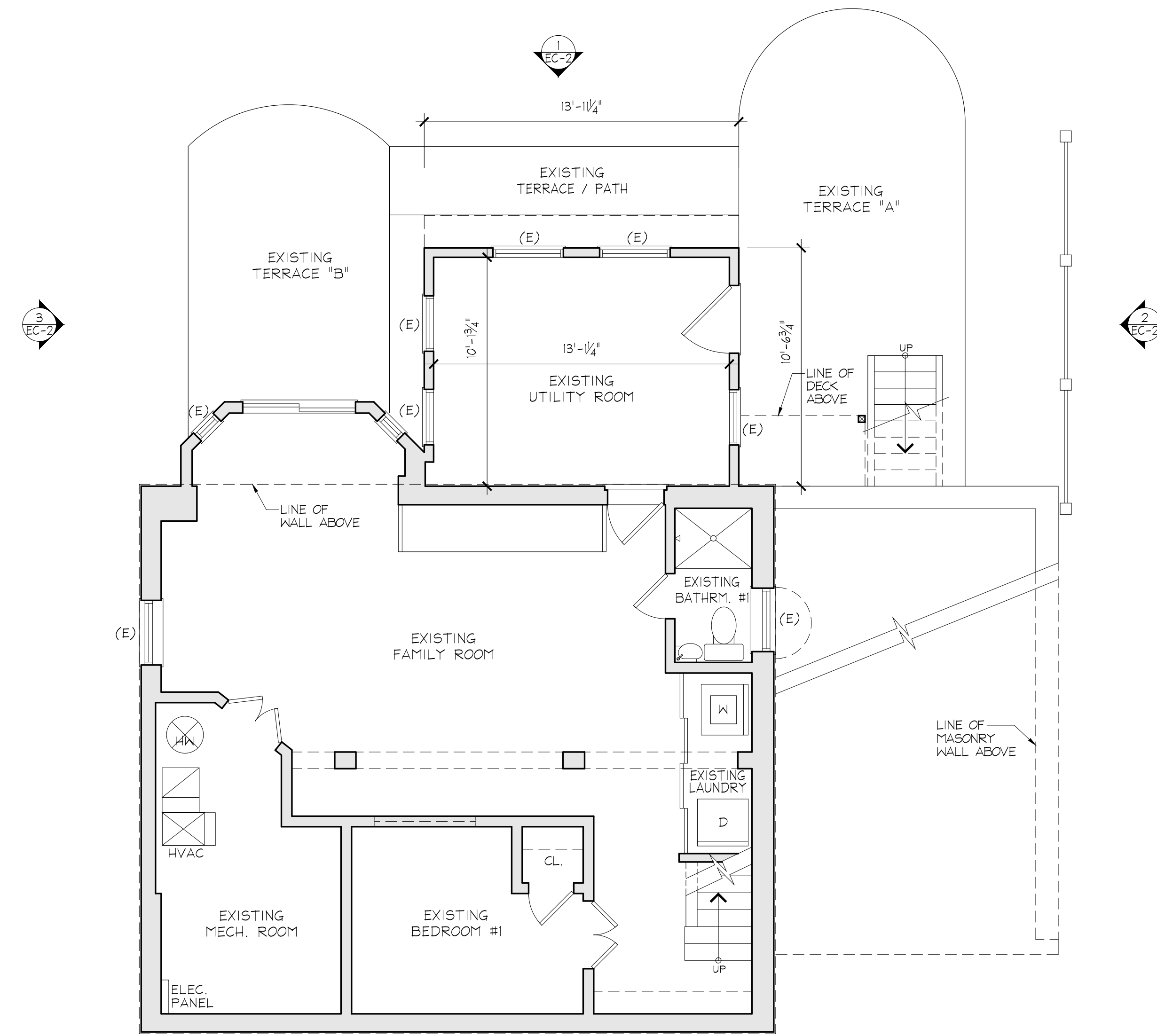
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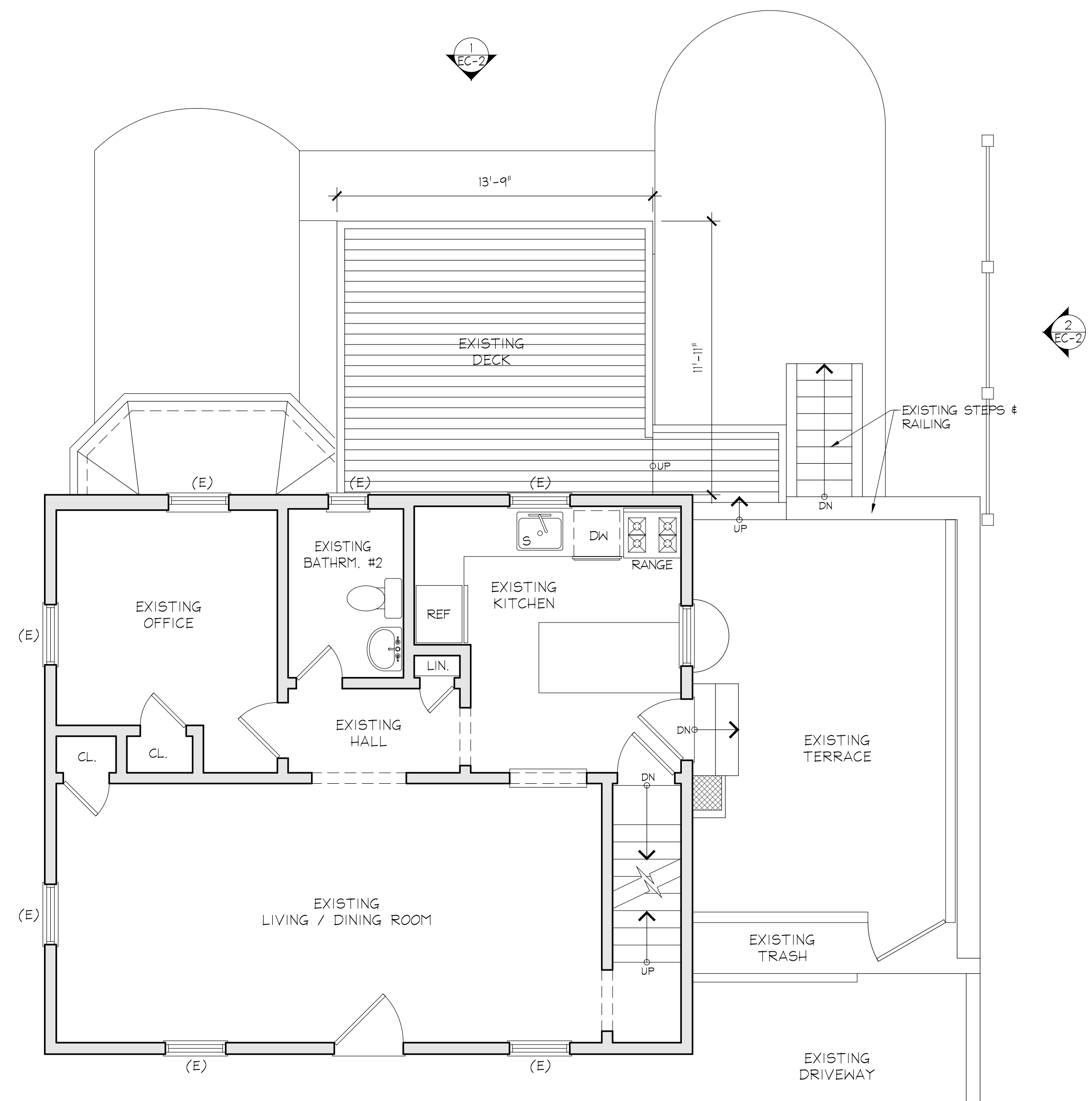
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10-29-24	EXISTING CONDITIONS

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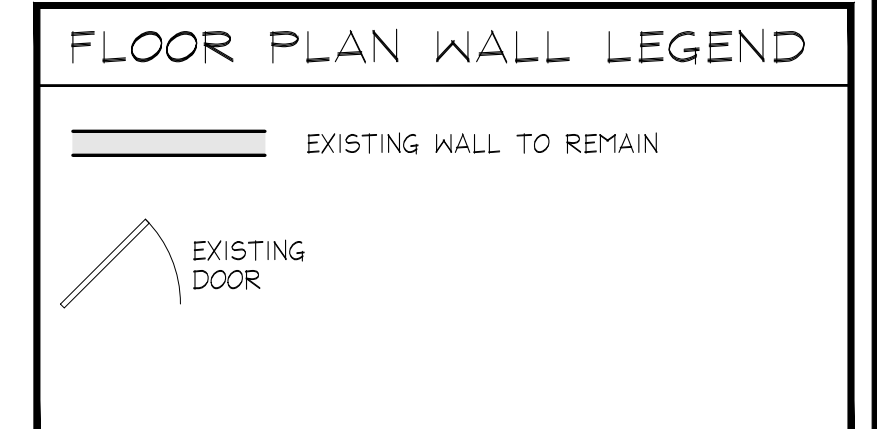
**EC-1**



**1** EXISTING BASEMENT FLOOR PLAN  
EC-1 1/4" = 1'-0"



**2** EXISTING FIRST FLOOR PLAN  
EC-1 1/4" = 1'-0"





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EXISTING SITE PLAN

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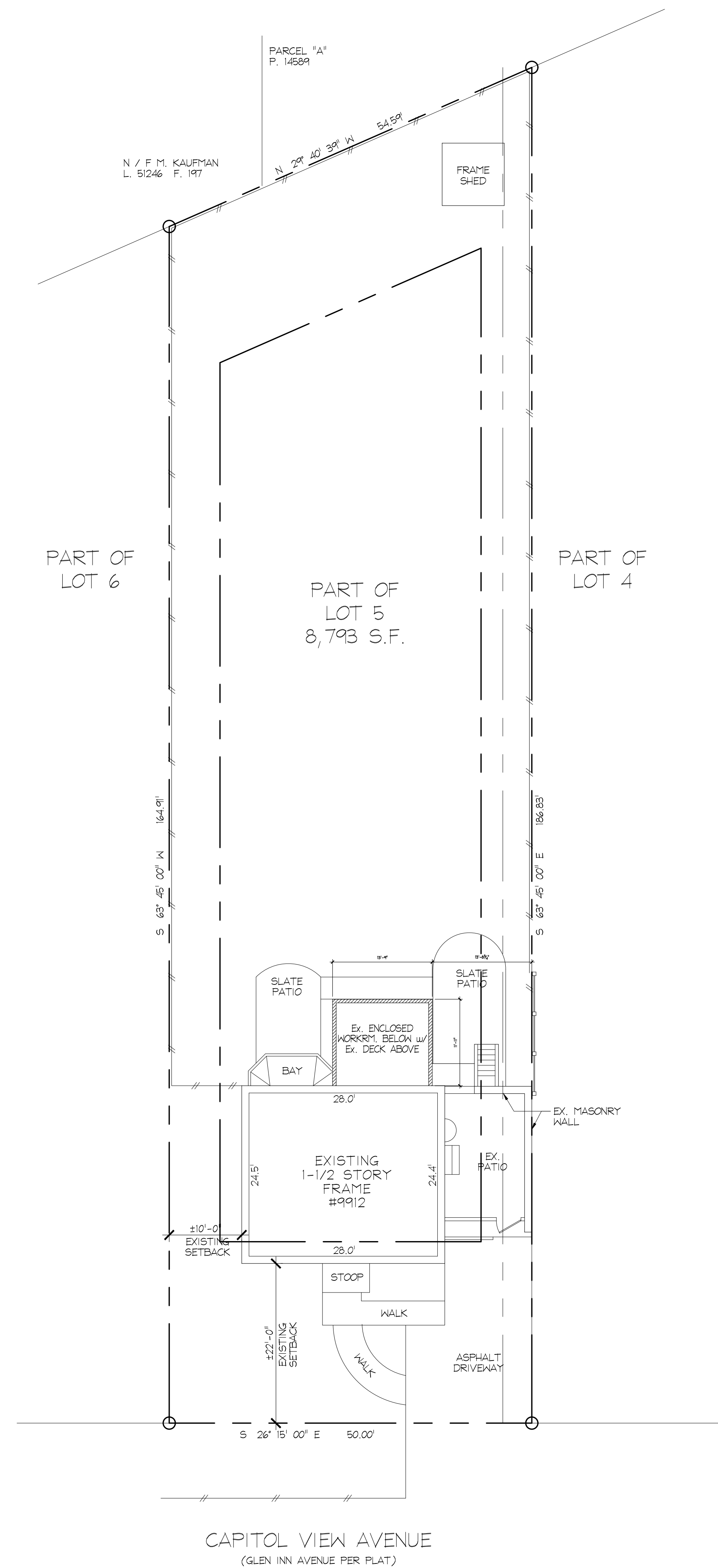
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PRINTING LOG

DATE	PURPOSE
10-29-24	EXISTING CONDITIONS

Proj. No.: 2404

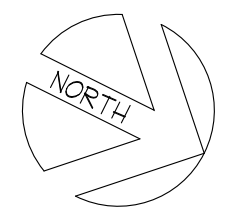
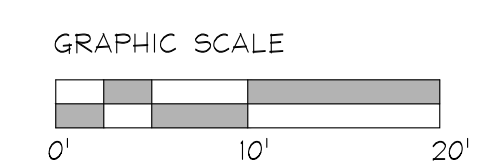
SP



LOCATION DRAWING  
PART OF LOT 5, BLOCK 31  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MARYLAND

SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024  
BASED ON A SITE PLAN SURVEY BY  
SNIDER & ASSOCIATES  
LAND SURVEYORS

1 EXISTING SITE PLAN  
SP 1" = 10'-0"





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PROPOSED ELEVATIONS

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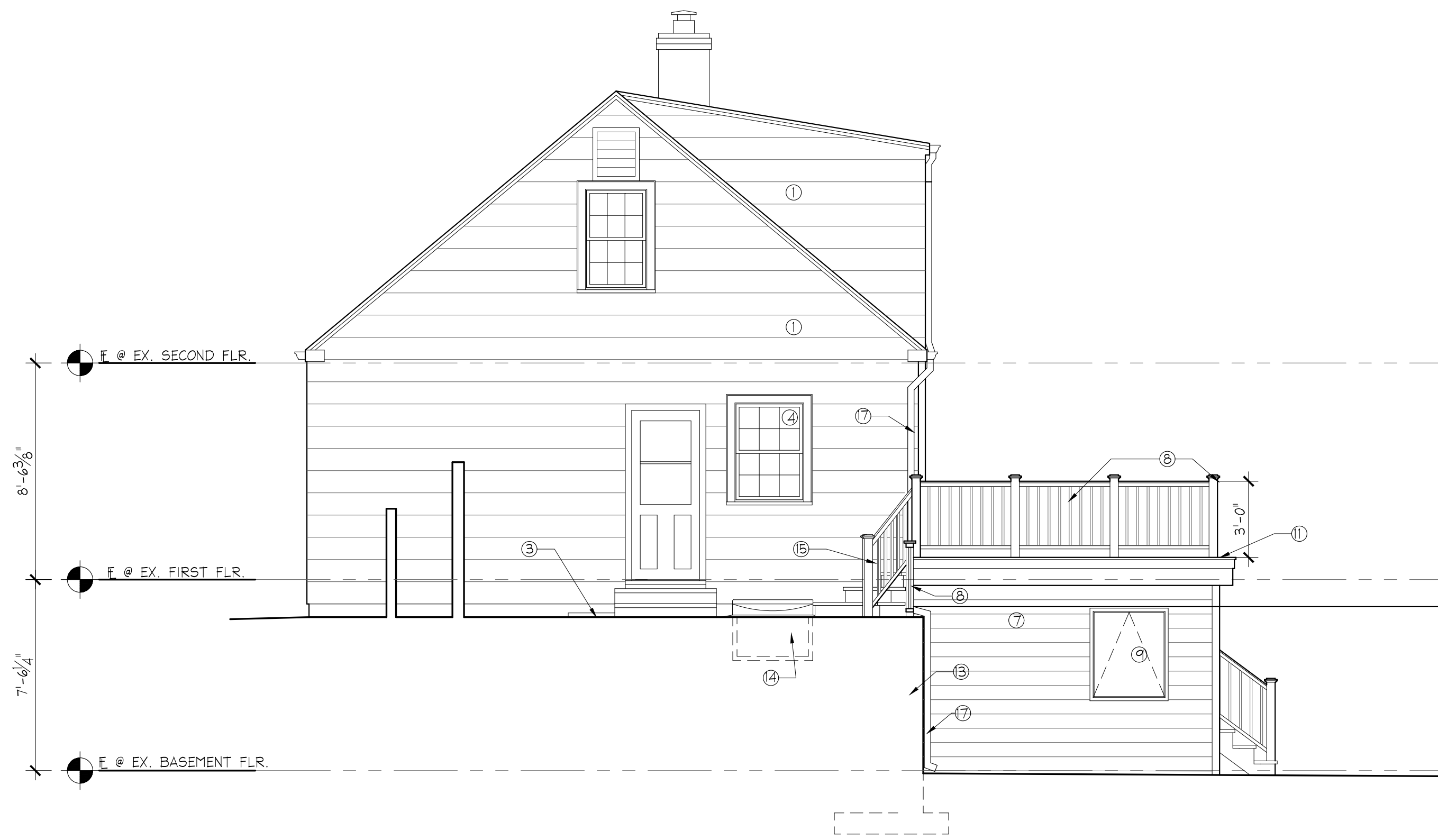
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PRINTING LOG

DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	H&P APPLICAT'N

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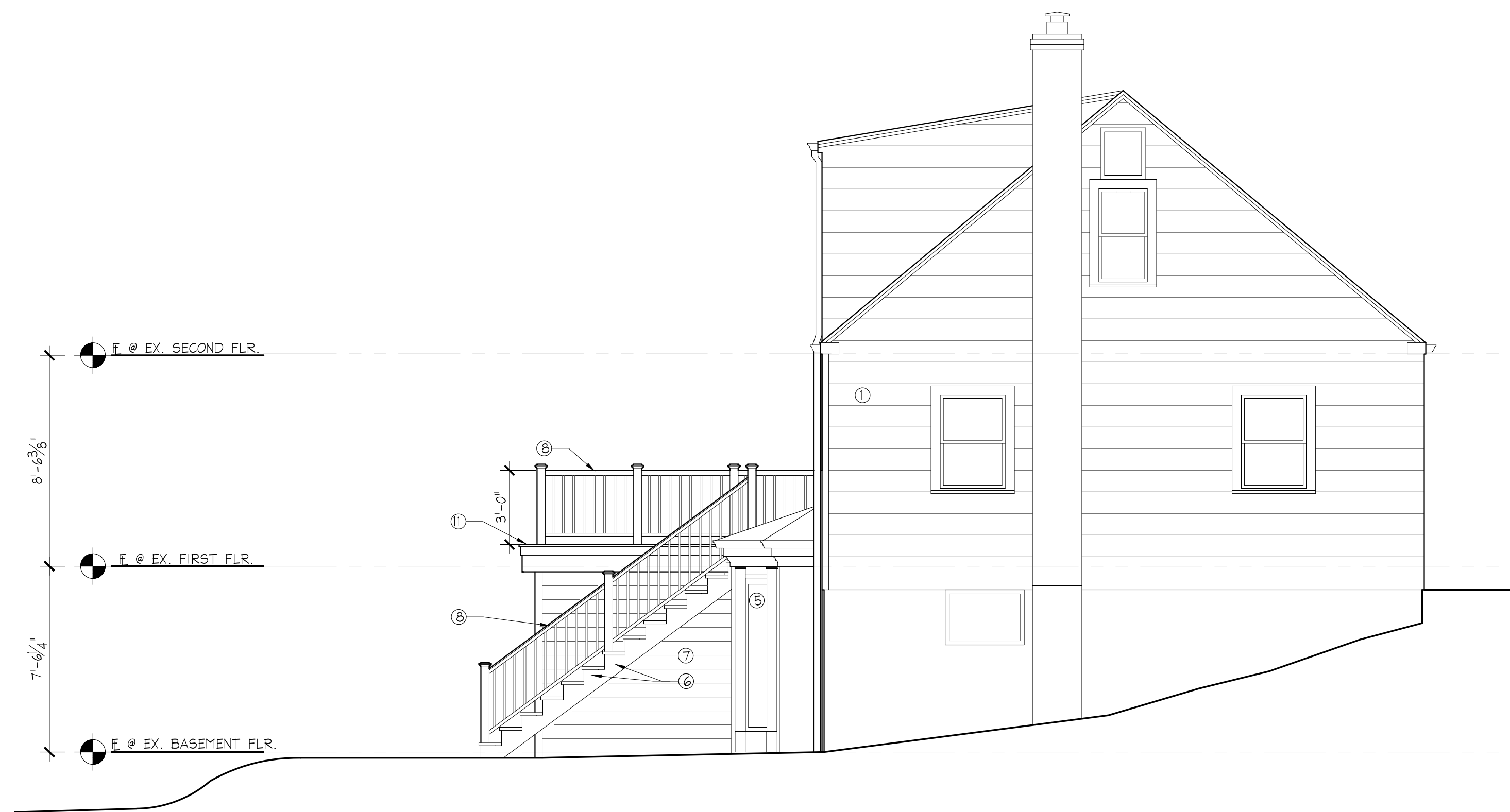
A2



1 PROPOSED WEST SIDE ELEVATION  
A2 1/4" = 1'-0"



2 PROPOSED (SOUTH) REAR ELEVATION  
A2 1/4" = 1'-0"



3 PROPOSED EAST SIDE ELEVATION  
A2 1/4" = 1'-0"

ELEVATION NOTES LEGEND

- EXISTING 12 X 24 ASBESTOS SIDING TO REMAIN.
- EXISTING FENCE TO REMAIN.
- EXISTING TERRACE TO BE EXPANDED & FLAGSTONE RESET.
- EXISTING WINDOW TO REMAIN.
- EXISTING BAY WINDOW TO REMAIN. REPAIR ROOF TO MATCH EXISTING AS NEEDED.
- REPLACE EXISTING GUTTERS AND REPAIR/REPLACE FLASHING/FASCIA AS NEEDED.
- 8.25" HARDIE PLANK FIBER CONCRETE LAP SIDING-PAINTED.
- TREX ENHANCE 6' X 36" CLASSIC WHITE COMPOSITE RAILING w/ ROUND ALUMINUM BALUSTERS IN CHARCOAL BLACK.
- NEW AWNING STYLE WINDOW. SINGLE GLAZE VINYL-CLAD WINDOW.
- NEW SKING-OUT DOORS BY THERMATRU DOORS.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING. TOASTED SAND GROOVED FINISH.
- TREX ENHANCE NATURALS 1" X 6" COMPOSITE DECKING. STAIR TREADS w/ 1" X WHITE PVC RISERS & 2" X 12" P.T. STRINGERS.
- EXISTING MASONRY RETAINING WALL TO REMAIN.
- EXISTING WINDOW WELL TO REMAIN.
- EXTEND EX. HOSE BIB UP TO CLEAR STEP
- EXTEND/REPLACE EXISTING GUTTER
- NEW 3 X 4 ALUM. DOWNSPOUT; NEW DOWNSPOUTS TO DRAIN TO DAYLIGHT



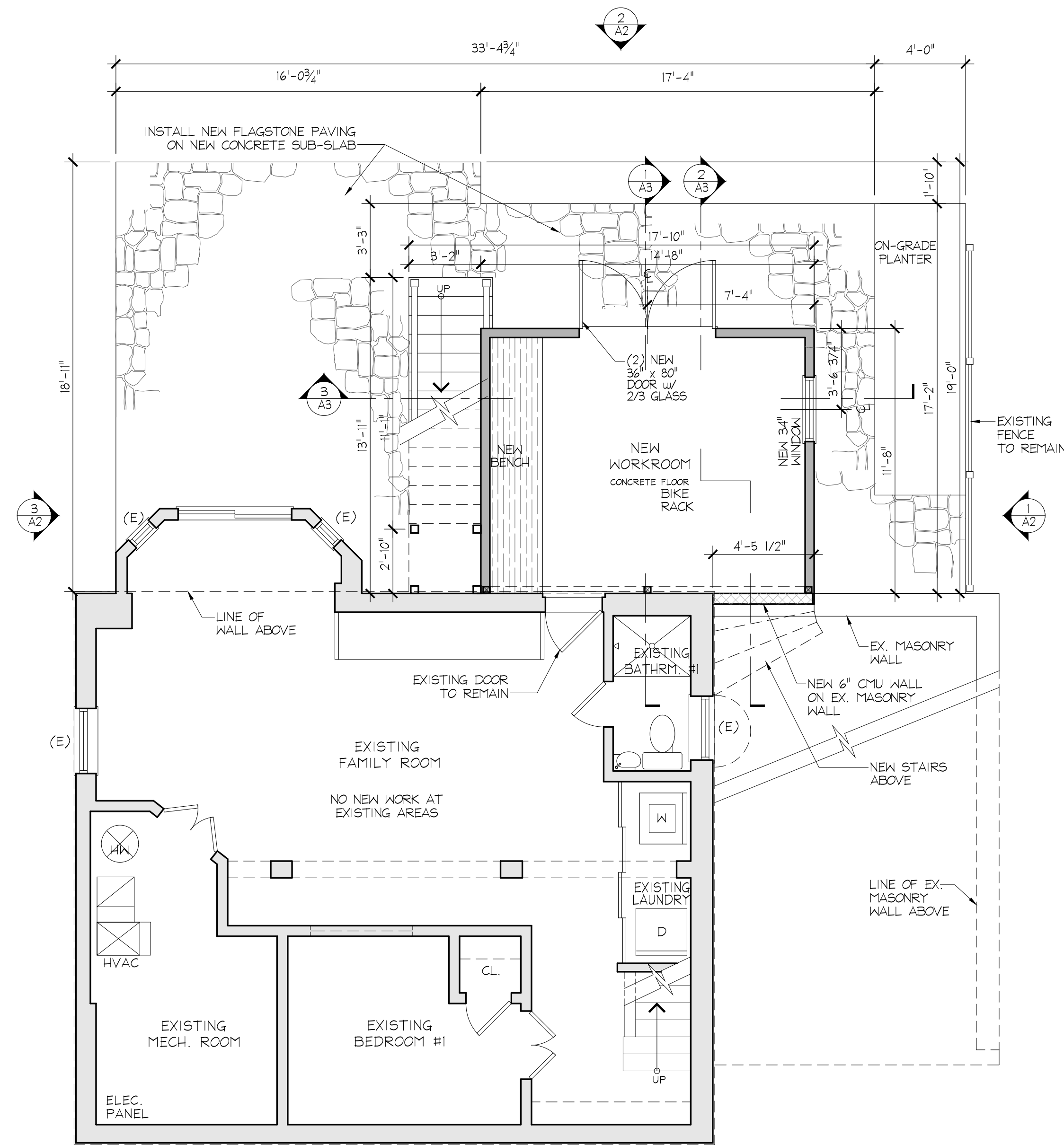
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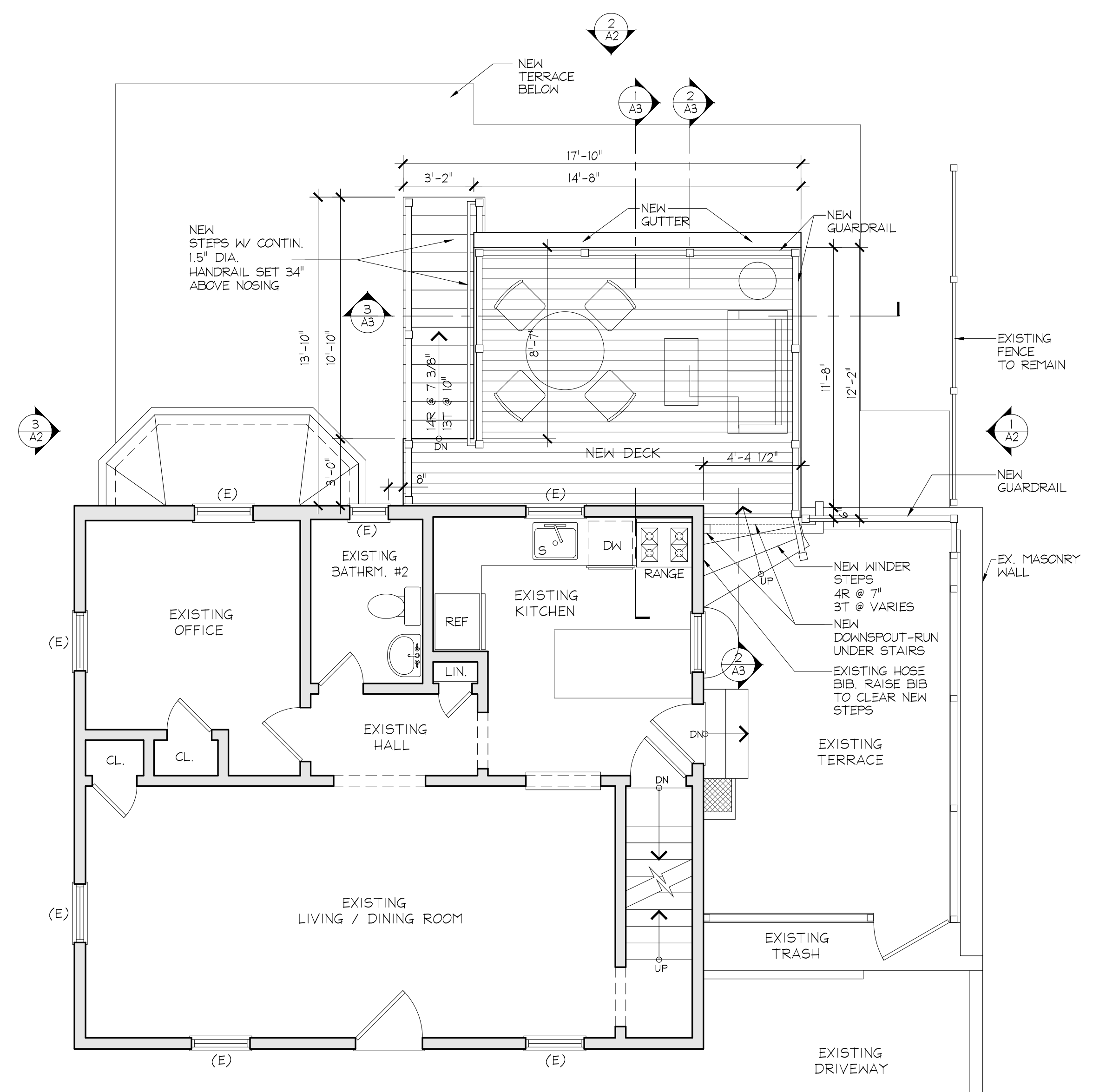
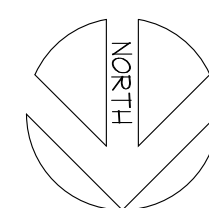
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PROPOSED BASEMENT & DECK PLANS

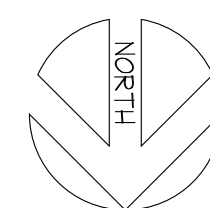
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1  
A1 PROPOSED "NEW WORKROOM" BASEMENT LEVEL PLAN  
1/4" = 1'-0"



2  
A1 PROPOSED "NEW DECK" / FIRST FL. LEVEL PLAN  
1/4" = 1'-0"



FLOOR PLAN WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2X FURRED WALL
	NEW 2X4 STUD WALL
	NEW 2X6 STUD WALL
	NEW CMU WALL
	NEW BRICK WALL
	EXISTING DOOR
	NEW DOOR


REVISIONS	
No	Date

PRINTING LOG	
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	HAKP APPLICAT'N

Proj. No.: 2404

A1

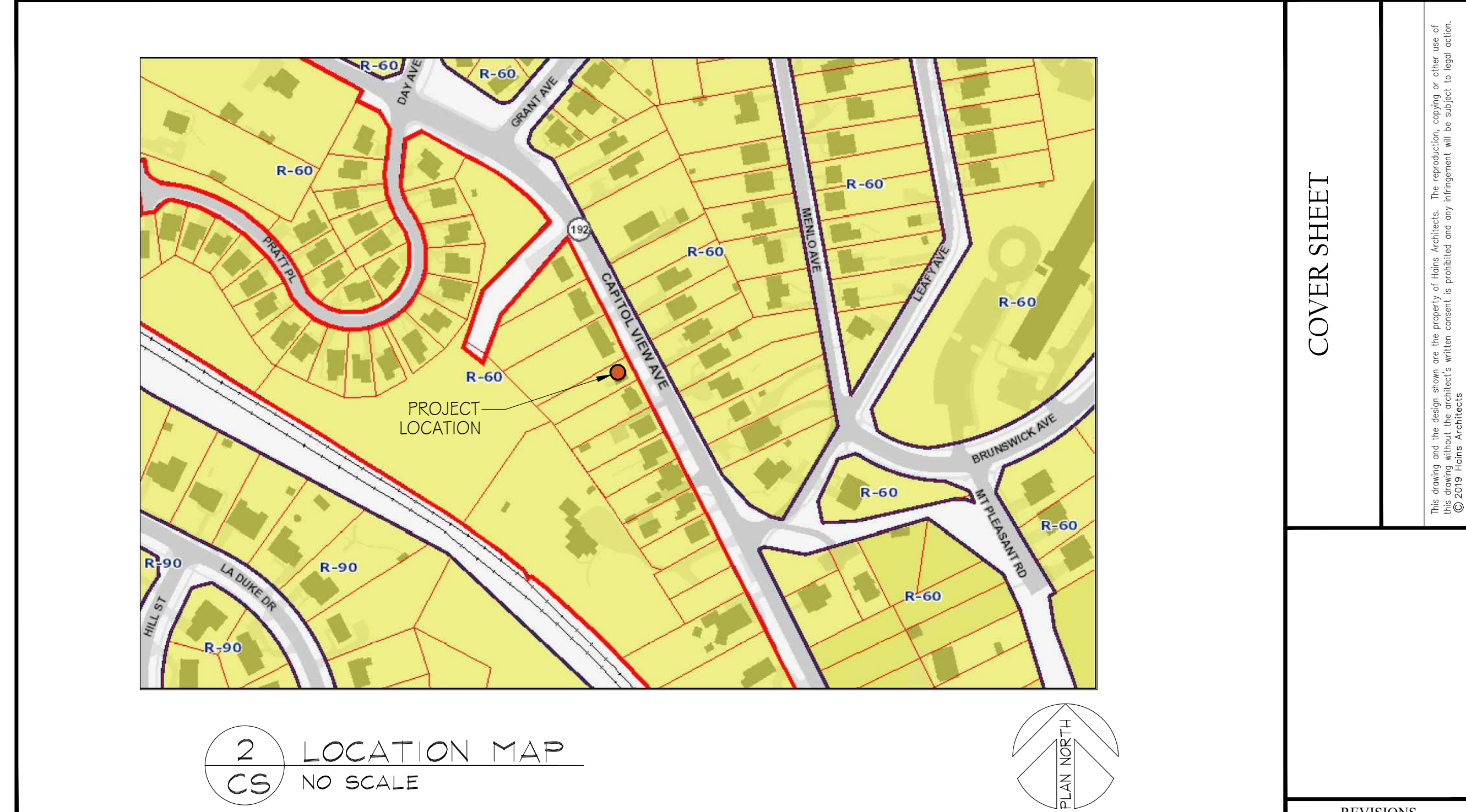
CODE INFORMATION			
ZONE	R-60		
LOT	P5		
BLOCK	31		
LOT SIZE	8,793 SQ. FT.		
EXISTING COVERAGE	11.02% = 963.43 SQ. FT.		
PROPOSED COVERAGE	11.21% = 979.63 SQ. FT.		
PERCENTAGE OF LOT COVERAGE ALLOWED	35%		
MAX. BUILDING HEIGHT	35'-0"		
ACTUAL BUILDING HEIGHT	(UNCHANGED)		
REQUIRED SETBACKS			
FRONT YARD S.B.	25'-0"		
SIDE YARD S.B.	7'-0" EACH SIDE (LOT RECORDED BEFORE 1/1/54)		
REAR YARD S.B.	20'-0"		
CONSTRUCTION TYPE	5B		
USE GROUP	RESIDENTIAL		
APPLICABLE CODES			
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)			
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)			
2021 IRC & IEBC AMENDMENTS 13-24			
MONTGOMERY COUNTY CODE CHAPTER 8- BUILDINGS			
CHAPTER 17- ELECTRICAL			
NATIONAL ELECTRIC CODE (NFPA) 70			
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) #ER 13-24			
2013 NFPA 13D W/ LOCAL NFPA 13D AMENDMENTS			
MARYLAND SMOKE ALARM LAW			
SCOPE OF WORK			
REPLACEMENT OF EXISTING DECK AND PATIO WITH A NEW WOOD DECK OVER AN UNCONDITIONED, ENCLOSED, BASEMENT WORK ROOM ADDITION AT THE REAR OF AN EXISTING RESIDENCE. WORK ALSO INCLUDES REPLACING ON-GRADE STONE PATIO WITH NEW STONE OVER CONCRETE SUB-SLAB.			
INDEX OF DRAWINGS			
CS	COVER SHEET & SITE PLAN	EI	PROPOSED ELECTRICAL PLANS
D1	DEMOLITION PLANS & ELEVATIONS		
A1	PROPOSED BASEMENT AND DECK PLANS		
A2	PROPOSED ELEVATIONS		
A3	PROPOSED SECTIONS		
A4	DETAILS		
S1	FOOTING AND FRAMING PLANS		
S2	LOWER FLOOR WIND BRACING PLAN		



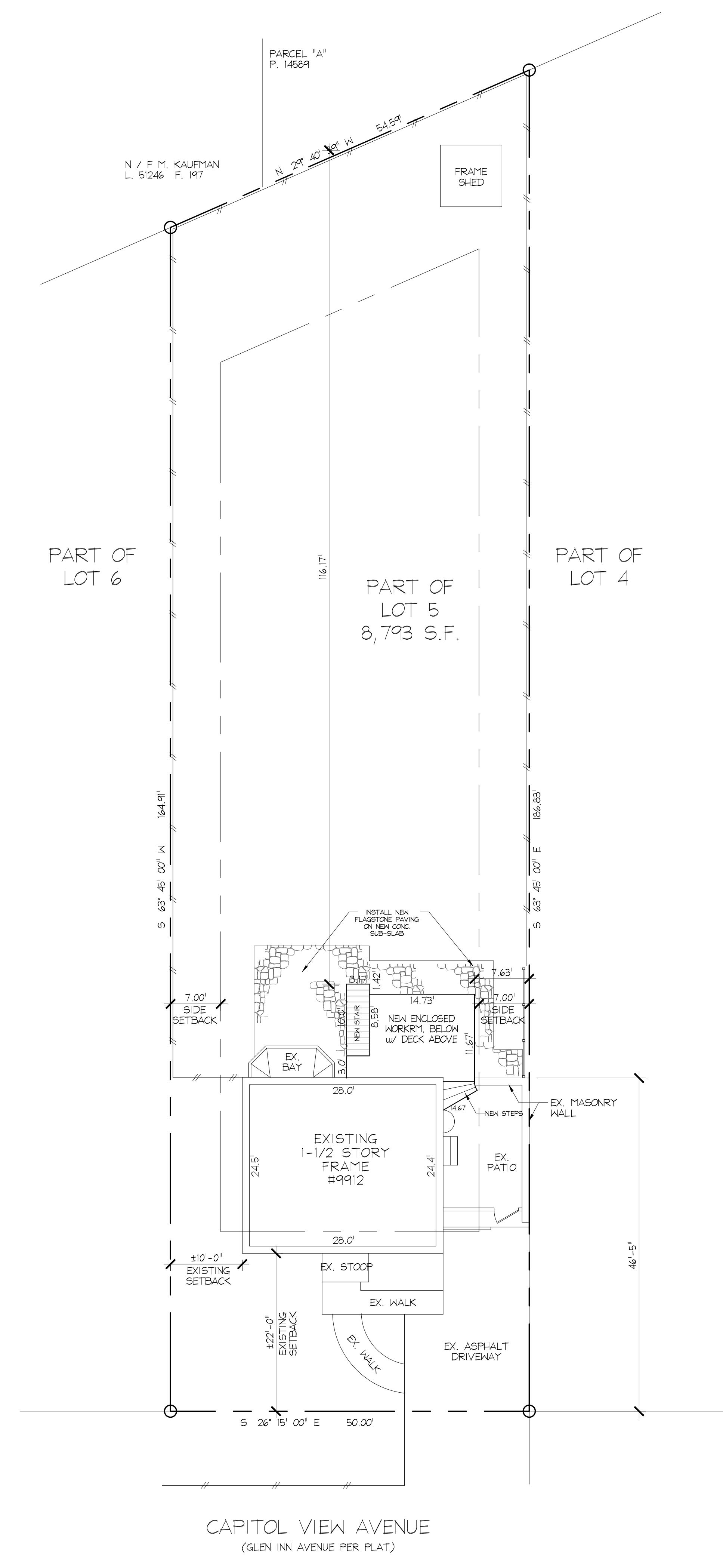
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**STUMP - GOSSETT RESIDENCE**  
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Silver Spring, MD, 20910



ABBREVIATIONS							
ABV	ABOVE APPROXIMATE(LY)	EQUIP	EQUIPMENT	MTL	METAL	R.A.	RETURN AIR
ADJ	ADJUSTABLE	E.T.R.	EXISTING TO REMAIN	MIN	MINIMUM	RM	ROOM
A.F.F.	ABOVE FINISHED FLOOR	EXIST	EXISTING	MISC	MISCELLANEOUS	SM	SIMILAR
ALT	ALTERNATE	E.J.	EXPANSION JOINT	MAX	MAXIMUM	SS	STAINLESS STEEL
ALUM	ALUMINUM	E.W.	EACH WAY	MECH	MECHANICAL	STL	STEEL
ARCH	ARCHITECTURAL	F.F.	FINISHED FLOOR	MFR	MANUFACTURER	SC	SOLID CORE
A.S.F.	ABOVE SUBFLOOR	FIXT	FIXTURE	M.O.	MASONRY OPENING	SCHED	SCHEDULE
BLK	BELOW	F.O.S.	FACE OF STUD	MDO	MEDIUM DENSITY OVERLAY	STD	STANDARD
BLDG	BUILDING	FLASH	FLASHING	N.I.C.	NOT IN CONTRACT	STRUC	STRUCTURE/STRUCTURAL
B.U.R.	BUILT-UP ROOF	FTG	FOOTING	NOT TO SCALE		SUSP	SUSPENDED
C	COURSES	FP	FIREPLACE	NOM	NOMINAL	SO	SQUARE
C.J.	CONTROL JOINT	FURR	FURRING	O.D.	OUTSIDE DIAMETER	T	TREAD(S)
CL	CENTER LINE	F.D.	FLOOR DRAIN	ON CENTER		TEL	TELEPHONE
C.T.	CERAMIC TILE	FLUOR	FLUORESCENT	OPG	OPENING	TV	TELEVISION
COL	COLUMN	FT (or')	FOOT (or FEET)	OPP	OPPOSITE	TYP	TYPICAL
CONC	CONCRETE	FRM	FRAMING	O.H.	OPPOSITE HAND	TH	THICKNESS
CMU	CONCRETE MASONRY UNIT	FRMG	FRAMING	OSCI	OWNER SUPPLIED	T&G	TONGUE & GROOVE
CONT	CONTINUOUS	GWB	GYPSONI WALLBOARD	OZ	CONTRACTOR INSTALLED	T.O.W.	TOP OF WALL
C.O.	CASED OPENING	HT	HEIGHT	OUNCE(S)		UL	UNDERSCRIBERS LABORATORY
CSCI	CONTRACTOR SUPPLIED & INSTALLED	H.B.	HOSE BIBB	PAINTED		U.N.O.	UNLESS NOTED OTHERWISE
		HORIZ	HORIZONTAL	PLATE		VERT	VERTICAL
DTL	DETAIL	H.M.	HOLLOW METAL	P. LAM	PLASTIC LAMINATE	V.B.	VAPOR BARRIER
DR	DOOR	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	PAIR	PAIR	V.T.	VINYL TILE
DWG	DRAWING	HR	HOUR	P.T.	PRESSURE-TREATED	V.I.F.	VERIFY IN FIELD
DBL	DOUBLE	INSUL	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	W/	WITH
DIA	DIAMETER	INSUL	INSULATION	PSF	POUNDS PER SQUARE FOOT	WIN	WINDOW
DIM	DIMENSION	IN (or')	INCH(ES)	%	PERCENT	WD	WOOD
DN	DOWN	JST	JOIST	PVC	POLYVINYL CHLORIDE	W/O	WITHOUT
DS	DOWNSPOUT	JST	JOIST	RISER(S)		WT	WEIGHT
ELEV	ELEVATION	LVL	LAMINATED VENEER LUMBER	REV	REVISION	W.F.	WELDED WIRE FABRIC
EA	EACH	LAV	LAVATORY	R.O.	ROUGH OPENING	YD	YARD
ELEC	ELECTRICAL	MIL	1/1000 INCH	REF	REFRIGERATOR		
EQ	EQUAL	MATL	MATERIAL	REINF	REINFORCING		



LOCATION DRAWING  
PART OF LOT 5, BLOCK 31  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MARYLAND

SITE PLAN DRAWN BY HAINS ARCHITECTS, 2024  
BASED ON A SITE PLAN SURVEY BY  
SNIDER & ASSOCIATES  
LAND SURVEYORS

REVISIONS	
No.	Description
PRINTING LOG	
DATE	PURPOSE
12-06-24	SD REVIEW
02-14-25	Prelim. Pricing
07-08-25	SD OPTIONS
09-12-25	SD FINAL REVIEW
02-09-26	H&WP APPLICATION
Proj. No.: 2404	
<b>CS</b>	



**Date:** 10.31.25

**Project:** Stump – Gossett Deck/Studio Renovation  
**Address:** 9912 Capitol View Ave Silver Spring, Md 20910

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#### GENERAL

1. Owner to obtain main building permit. Contractor to obtain trade permits.
2. Contractor shall provide construction schedule and update as required.
3. Allowances: (For material purchase. Installation & accessories include in base bid.)
  - 1) None
4. Owner Supplied, Contractor Installed (OSCI) items. [verify/add to all items below]
  - a. Decorative Light fixtures as indicated:
    - i. Exterior wall mounted fixtures: (1) Wall mounted Lights.
5. Alternates: Please price the following alternate materials. See Spec Section for details.
  - Site: line 1. 24 x 24 patio porcelain paver.

#### SITE

1. Existing Lower On-grade Patio: Carefully remove existing flagstone and save for reinstallation. Demo existing stone subbase.
  - a. Price Alt 1: Corso Italia 24" x 24" x 3/4" Quartzite Stone Look Porcelain Paver in Alpe Gray. Available from Home Depot.
2. Finish grade to be sloped to drain away from new work.
3. Seed and protect with hay new finished grade. Existing lawn disturbed by new work to be seeded and protected with hay.

#### BUILDING SHELL AND EXTERIOR

1. Foundation
  - a. Reinforced concrete footings 10"x 20"w/ 3-#4 rebar.
  - b. 8" CMU Foundation Wall. Step new foundation down to align with existing footing. Tie new footing to existing with #4 dowels grouted into existing footing.
  - c. Drain Tile: around new foundation, drain to daylight.
  - d. Waterproofing: Apply bituminous liquid waterproofing
2. Rough Framing
  - a. Exterior Walls: 2 x 4 at 16" o.c.
    - i. Sheathing: 1/2" CDX plywood
    - ii. Tyvek House Wrap

- iii. No insulation
- b. Interior Walls: 2x4 at 16" o.c.
- c. Floor System: Slab on grade.
  - i. 4e" reinforced slab over 6 mil vapor barrier on 4" crushed stone
- d. Roof System: Dbl 2x8 Joists at 16" o.c.: Slope 1/4"/ft for water drainage.
  - i. Roof Sheathing: 5/8" CDX plywood
- 3. Insulation: Studio is uncondition space
  - a. Wall Insulation: NA
  - b. Roof Insulation: NA
- 4. Exterior Siding:
  - a. Lap siding: Hardie Plank – CedarMill Face Cement Lap siding. 8.25" wide. Siding to be field painted.
    - i. Corner boards 1x4 Smooth face Boro Bd- painted.
- 5. Exterior Trim
  - a. Fascia: 1 x TruExterior (Boral) flat trim– Field Painted-Color to be selected.
  - b. Window and Door Trim: 1 x 4: TruExterior (Boral) flat trim– Painted-Color to be selected.
- 6. Decking:
  - a. Composite Decking: Trex Enhance – 1 x 6 grooved edge – hidden fastening – Toasted Sand color.
- 7. Railing:
  - a. Trex Enhance composite deck rail kit- Classic White with balusters model # 1000779212.
- 8. Masonry/Concrete:
  - a. Paint and repair existing concrete block retaining/foundation wall as needed.
- 9. Roofing
  - a. Roof membrane: Grey TPO Roof Membrane.
  - b. Bay Window Roof: repair/replace metal roof. match existing.
- 10. Flashing: prefinished metal
- 11. Downspouts and Gutters:
  - a. Finish: prefinished
  - b. 5" Ogee gutter – Aluminum prefinished.
  - c. Alum. Integrated box gutter at new studio.
  - d. 3"x 2" Downspouts on bay window. 3" x 4" downspout on new studio.
  - e. Tie downspouts to new subterranean drainage system that drains to daylight .
- 12. Windows:
  - a. Manufacturer: GC Selected
  - b. Exterior finish: White Vinyl
    - Window Type and Series: Awning or casement per elevations.
  - c. Glazing: single pane (studio is unconditioned space).
  - d. Muntins: none
  - e. Hardware: TBD
  - f. Screen color: TBD

## 13. Exterior doors:

- i. ThermaTru Doors: Smoot-Star FiberGlass Series-Flat lite frame w/ ½ lite, clear tempered glass.

## 14. Exterior Paint: primer and 2 coats of Benjamin Moore, Moorcraft Super Spec Latex House &amp; Trim Paint.

## INTERIOR of Studio Space

## 1. Interior Paint: Studio Space

- a. Walls & Ceiling: latex primer and 2 coats of Benjamin Moore latex eggshell.
- b. Wood trim: alkyd primer and 2 coats Benjamin Moore, "Super Spec" or "Super Spec Quick Dry", alkyd semi-gloss enamel.

## HVAC

1. N/A – None-Unconditioned space

## PLUMBING

## General

## 1. Upper Patio:

- a. Existing Hose Bib: extend existing hose bib under new steps to side wall of steps.

## ELECTRICAL

1. Upgrade existing electrical service, if required, for increase in electrical load.
2. All fixtures to be supplied by Contractor unless noted otherwise.
3. Studio Lights: (4) 48" L. Integrated LED hanging lights-4000K
4. Decora products at all outlets and switches, white.
5. Provide 6 GFI outlets inside studio, 2 exterior mounted -outside-at lower level, 2 outside at deck level.
6. Switch plates style: rocker + slider dimmer.

## Example Materials List for estimation purposes

### **Lower Patio**

<https://www.homedepot.com/p/Corso-Italia-Alpe-Gray-24-in-x-24-in-x-0-75-in-Quartzite-Stone-Look-Porcelain-Paver-600010000961/206946576>

Estimate assumes 325 SF

### **Siding**

Hardie panels, sized to match house as close as possible. Example:

<https://www.homedepot.com/p/James-Hardie-Hardie-Plank-HZ5-8-25-in-x-144-in-Primed-Cedar-mill-Fiber-Cement-Lap-Siding-6000265/202035444>

Estimate assumes 220 SF

### **Decking**

Based on Trex Enhance Naturals line

<https://www.lowes.com/pd/Trex-Enhance-Naturals-16-ft-Toasted-Sand-Grooved-Composite-Deck-Board/1000763612>

Estimate assumes 33 boards (16ft) includes 10% overage

### **Deck railing including stair railing:**

<https://www.lowes.com/pd/Trex-Assembled-6-ft-x-3-ft-Enhance-28-Pack-Classic-White-Composite-Deck-Rail-Kit-with-Balusters/1000779212>

Estimate assumes 46 linear feet of straight, and 15 linear feet of slope railing.













# Stump-Gossett Residence

Deck/workroom rebuild project

**FOR ADDITIONAL PHOTOS**

<https://drive.google.com/drive/folders/1hQOLk7ZR4tA1eaUQYW2aQwceZsrPYFPt?usp=sharing>



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2026

Application No: 1147866  
AP Type: HISTORIC  
Customer No: 1546332

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 9912 CAPITOL VIEW AVE  
SILVER SPRING, MD 20910

Homeowner Gossett (Primary)

## Historic Area Work Permit Details

Work Type RESREP

Scope of Work The replacement of an existing deck/workshop structure and associated site improvements at the rear of the property.