

6 Post Office Road
Capitol View Park N.J.

2012 HAMP



HISTORIC PRESERVATION COMMISSION

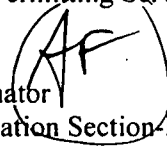
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 2/9/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #587952—rear patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 8, 2012.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Spiro Gioldasis
Address: 6 Post Office Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.



Name of Property Owner: SPIRO GIOVANNIS Daytime Phone No.: _____
 Address: 6 POST OFFICE RD SILVER SPRING MD 20910
Street Number City Street Zip Code
 Contractor: OWNER Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: POST OFFICE RD
 Town/City: SILVER SPRING Nearest Cross Street: SEMINARY RD
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO
 1B. Construction cost estimate: \$ 1,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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 30 feet 30 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.

[Signature] Signature of owner or authorized agent 11-23-2011 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 2/10/12
 Application/Permit No.: 587952 Date Filed: _____ Date Issued: _____

Case V - 6

HPC February 8, 2012

HAWP31/07-12A RETROACTIVE

ATTN Anne Fothergill

The Capitol View Park LAP and Executive Board agree with staff recommendation that the HPC approve this RETROACTIVE application for 6 Post Office Road, Silver Spring. Comments by the Executive Board and the LAP recommend that the applicant NOT use brick on the floor of the proposed patio because it is felt that a smooth surface with cement would be safer for wheelchairs and persons with handicaps. The existing brick pillars are compatible with the building itself. It also is preferred that any HAWP in the future be submitted before work begins.

Sincerely,



LAP and Executive Board

Capitol View Park Citizens Association

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Post Office Road, Silver Spring	Meeting Date:	2/8/12
Resource:	Nominal Resource Capitol View Park Historic District	Report Date:	2/1/12
Applicant:	Spiro Gioldasis	Public Notice:	1/25/12
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-12A RETROACTIVE	Staff:	Anne Fothergill
PROPOSAL:	Installation of rear patio and fencing		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following condition:

1. The patio will be brick.

PROPERTY DESCRIPTION

SIGNIFICANCE: Fowler's Market/Forest Glen County Store - Nominal Resource
STYLE: Colonial Revival
DATE: 1918

HISTORIC CONTEXT

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are

found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROPOSAL

The applicants are proposing to install a rear patio that is concrete with brick piers and metal fencing around the patio. See plan and photos in Circles _____.

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)*, 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:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use

and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (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:

Standard #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 proportion, and massing to protect the integrity of the property and its environment.

Standard # 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 DISCUSSION

While this building is listed as a Nominal Resource in the *Master Plan* it is a neighborhood landmark because of its prominent location and history as a store for the community. Additionally, the State Historic Preservation Office has found the Capitol View Park historic district eligible for the National Register. Staff supports a patio behind this building for outdoor restaurant seating as being in keeping with the Guidelines. The Montgomery County *Design Guidelines* recommend that “in new landscape designs, use materials that are compatible with the historic property and the neighborhood.” Staff finds that a brick patio would tie into the brick piers and existing bricks on the building and would be more compatible with the building and the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(2);

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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: SAIRO GIOVANNIS
Daytime Phone No.: 240-515-7206

Tax Account No.: _____
Name of Property Owner: SAIRO GIOVANNIS Daytime Phone No.: _____
Address: 6 POST OFFICE RD SILVER SPRING MD 20910
Street Number City Street Zip Code
Contractor: OWNER Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: POST OFFICE RD
Town/City: SILVER SPRING Nearest Cross Street: SEMINARY RD
Lot: _____ Block: _____ Subdivision: _____
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 Fence/Wall (complete Section 4) Other: PATIO

1B. Construction cost estimate: \$ 1,000

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

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 5' feet 30" 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.

[Signature] Signature of owner or authorized agent 11-23-2011 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 587952 Date Filed: _____ Date Issued: _____

4512UGB

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

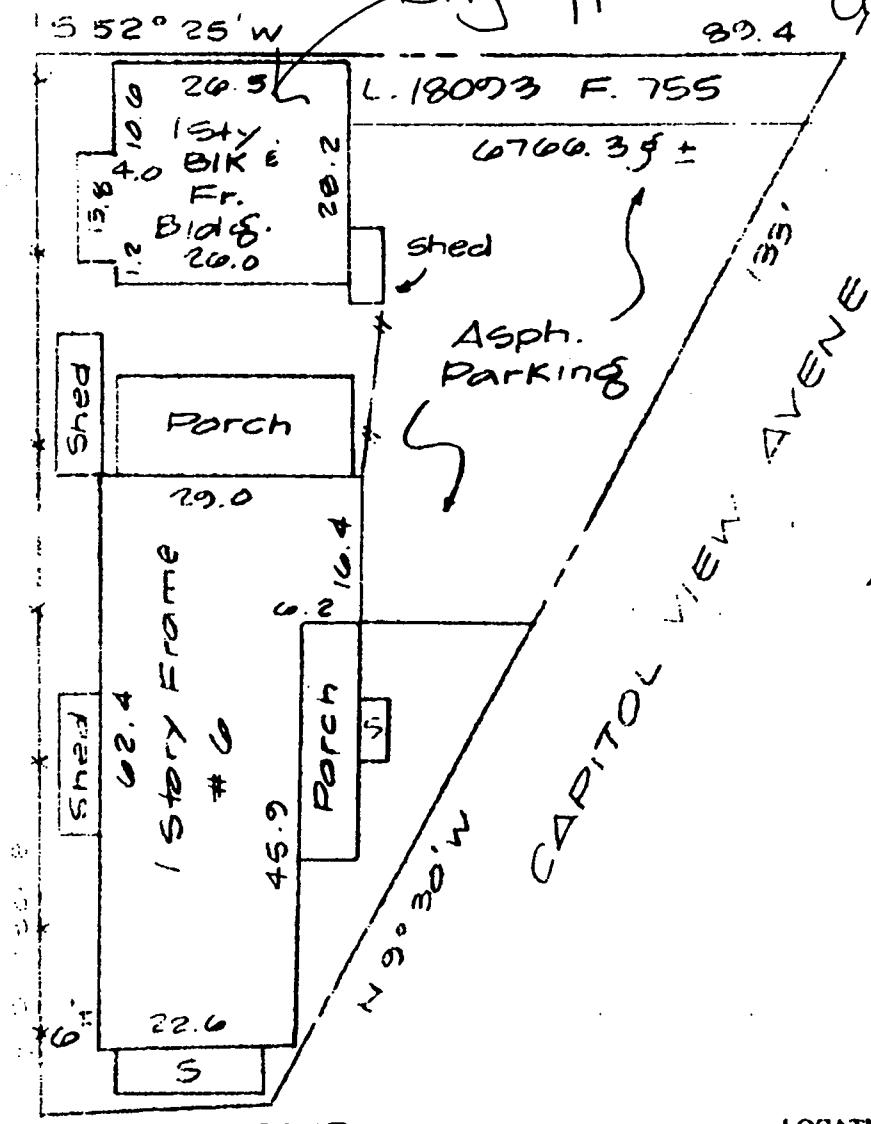
Location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

APPROVED
Montgomery County
Historic Preservation Commission
David Haller
12/2/05

Bldg approved for demolition.

IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- o = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
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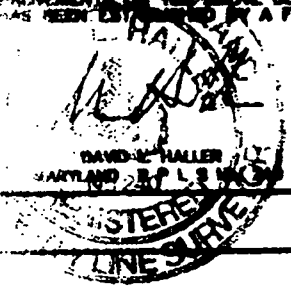


S 52° 25' W 89.4
L. 18093 F. 755
6700.35 ±
Asph. Parking
CAPITOL VIEW AVENUE
N 9° 30' W
S 50° 30' E 20.17
WEST OFFICE ROAD

LOCATION OF HOUSE
ABSECON ASSOCIATES
PROPERTY
LIBER 18093, FOLIO 755
MONTGOMERY COUNTY, MARYLAND
FLOOD ZONE C PER FEMA MAP

Property Corners Found

CERTIFICATE
I CERTIFY THAT THE POSITION OF ALL THE
IMPROVEMENTS ON THE ABOVE DESCRIBED
PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

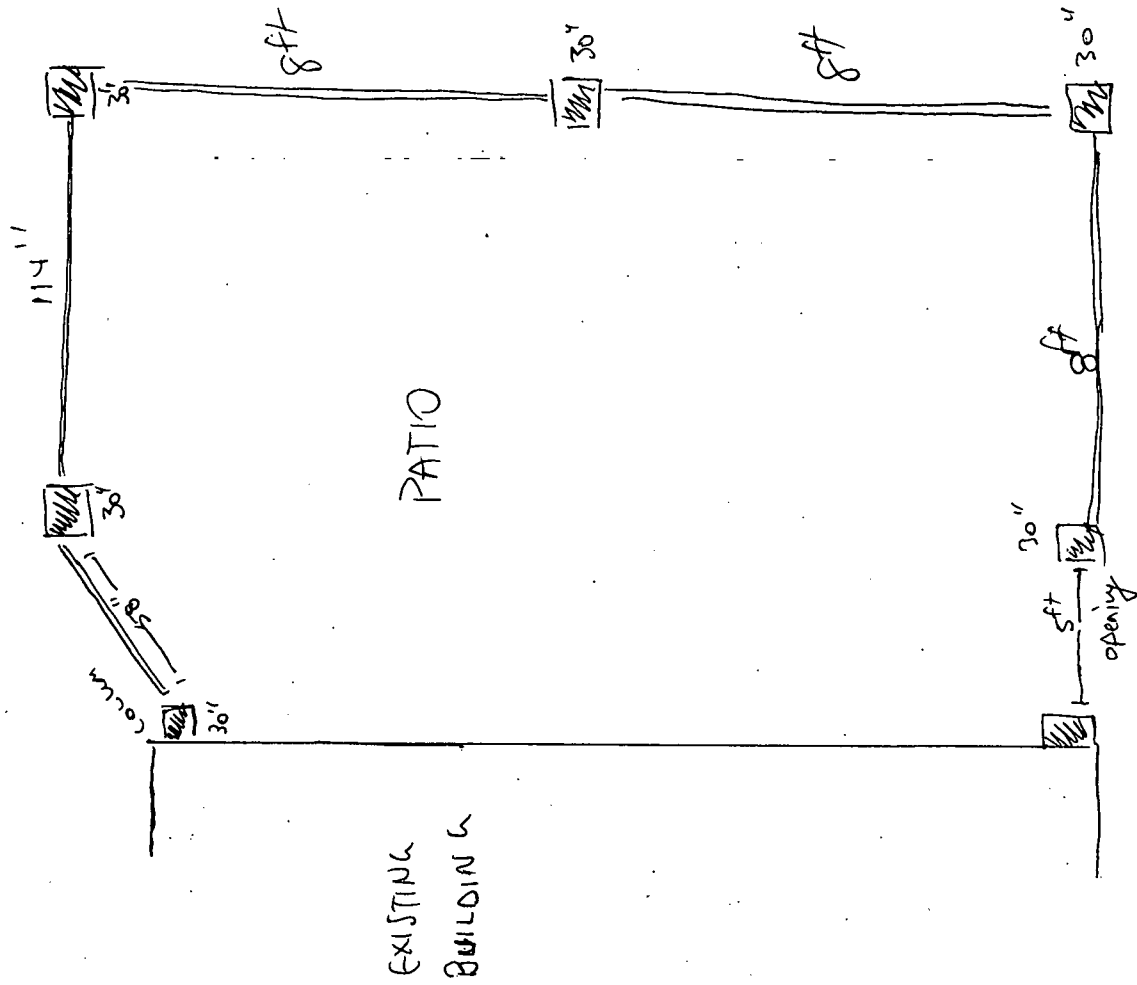


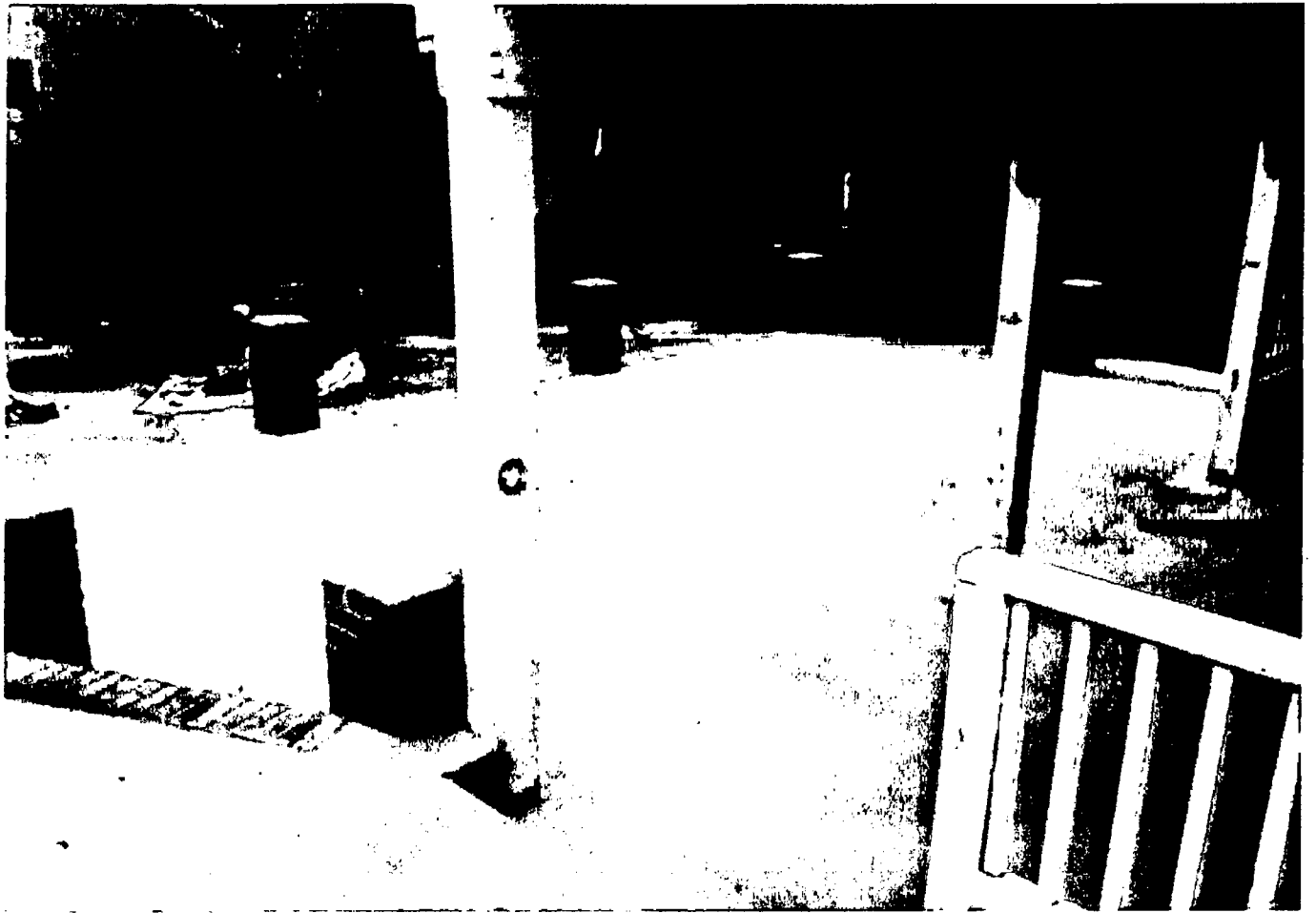
REFERENCES	
PLAT BK	
PLAT NO	
LIBER	18093
FOLIO	755

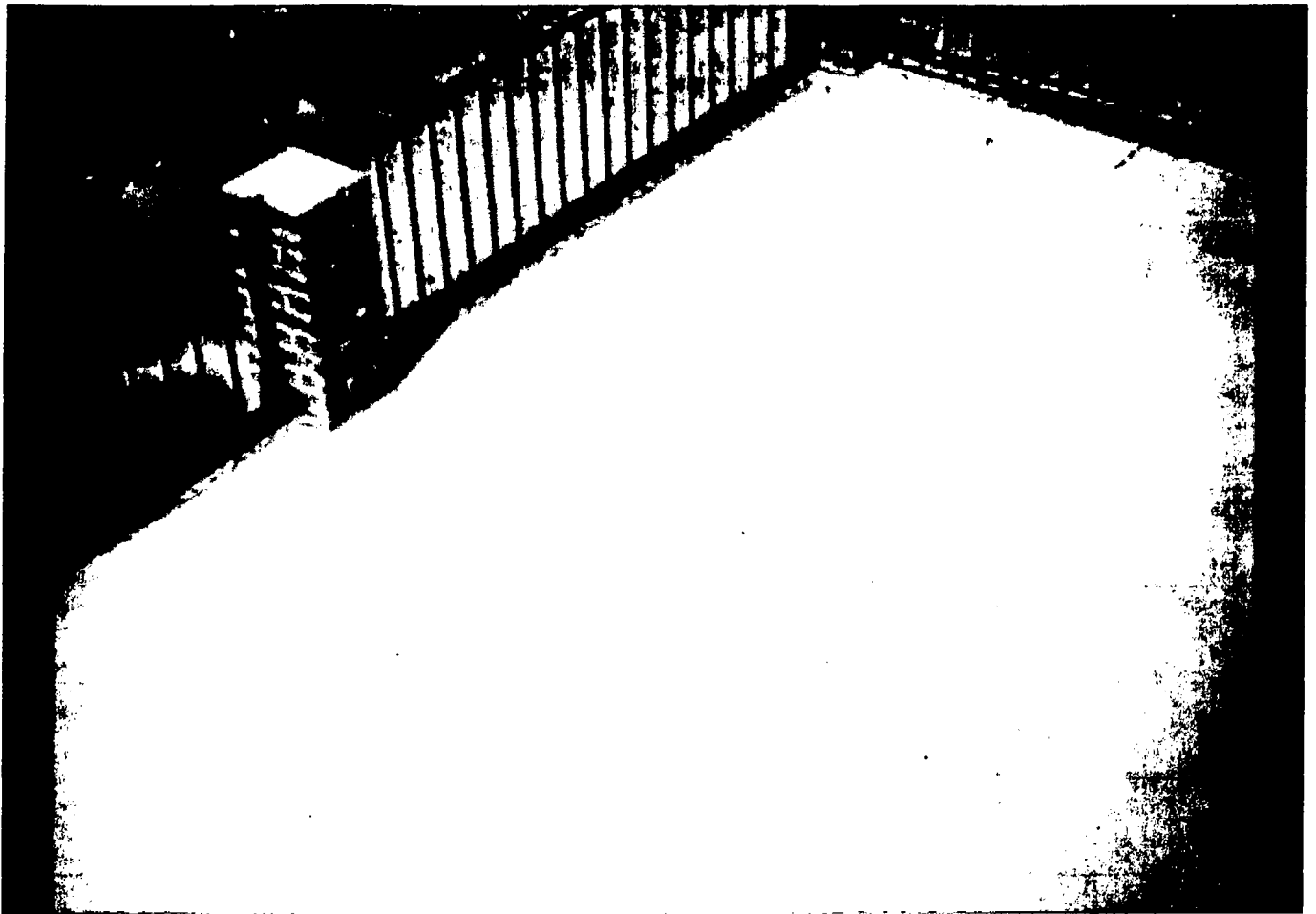
HALLER-BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2288 FAX (301)228-2248

DATE OF PLANS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: EB
ME. LOC: 11-2-05	JOB NO: 05-2730E
BOUNDARY:	

THIS LOCATION FOR MORTGAGE PURPOSES FOR Goldstein







6 Post office Road



(c) Copyright 2003, Pictometry International Corp.

prior to recent renovations





11



Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, August 03, 2011 1:58 PM
To: 'Hrycak, Peter'
Cc: 'Scala-Demby, Susan'; Whipple, Scott
Subject: 6 Post Office Road, Silver Spring

It has been brought to our attention that work is being done at the restaurant at 6 Post Office Road (corner of Capitol View and Forest Glen), Silver Spring without an approved Historic Area Work Permit.

The owner of the building, Spiro Gioldasis, is familiar with the Historic Area Work Permit process and I tried to contact him but his cell phone was not accepting messages (cell #443-745-3940). The new tenants of the building were not there when I went by this afternoon. The work in question is a rear patio and possible new signage without approval from the Historic Preservation Commission.

Checking the DPS web site, I do not see that they have applied for a HAWP:
<http://permittingservices.montgomerycountymd.gov/dpstmpl.asp?url=/status/AdPermits.asp&ID=190444>

The owner has two permits from 2005 and 2006 for this building but in the system they are both attached to wrong addresses (one is listed for his property next door and one for his mailing address):

<http://permittingservices.montgomerycountymd.gov/dpstmpl.asp?url=/status/Showpermits.asp&PERMIT=412095&APTYPE=1058>
(HAWP #412095)

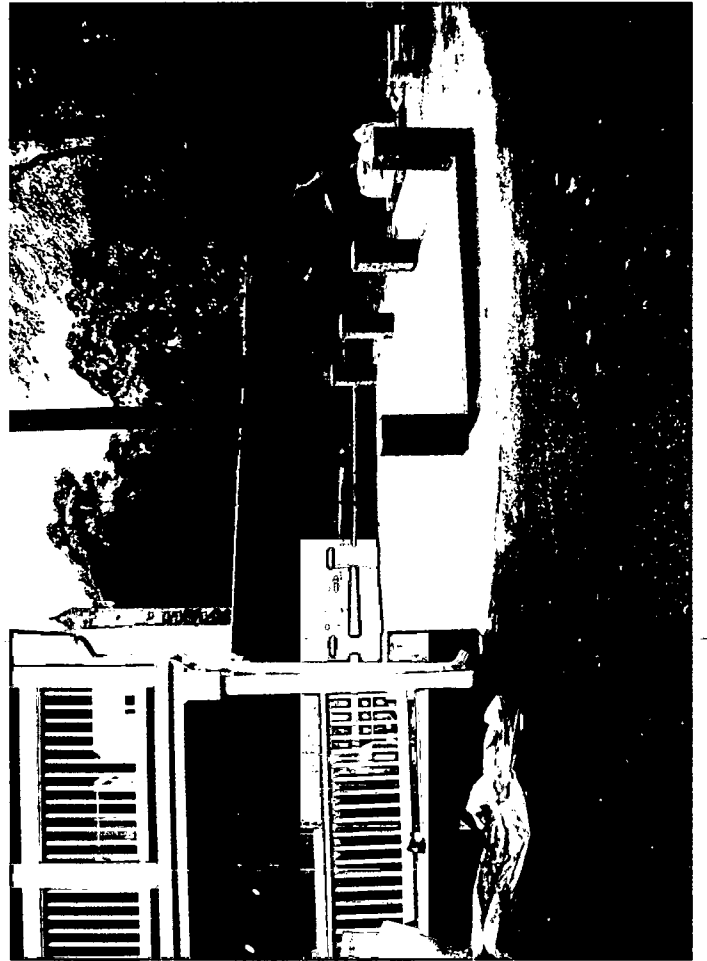
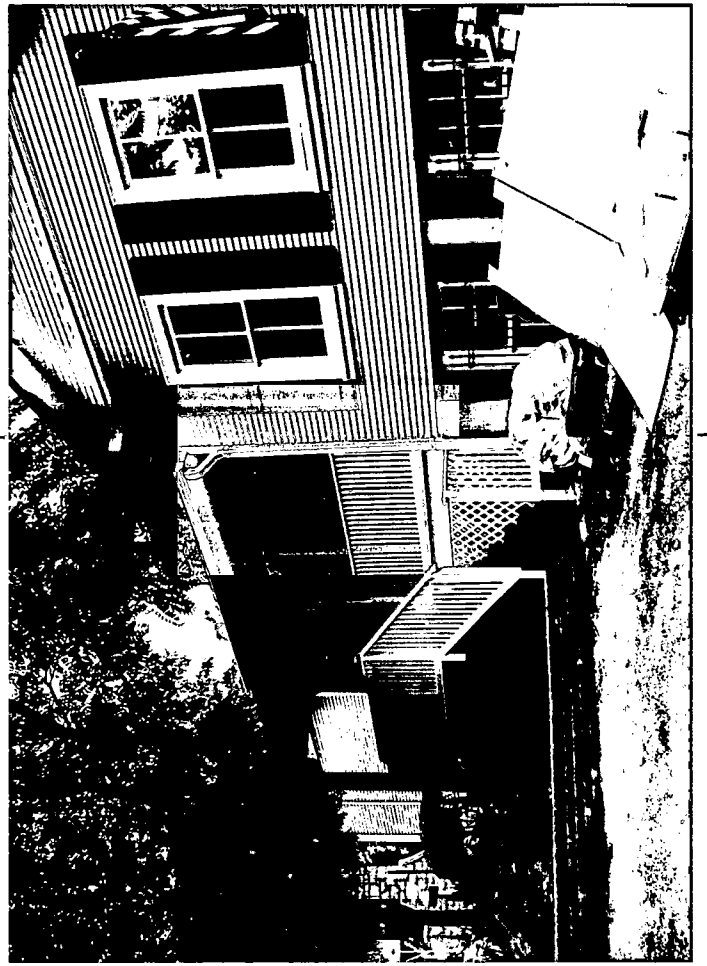
<http://permittingservices.montgomerycountymd.gov/dpstmpl.asp?url=/status/Showpermits.asp&PERMIT=405292&APTYPE=1058>
(HAWP# 405292)

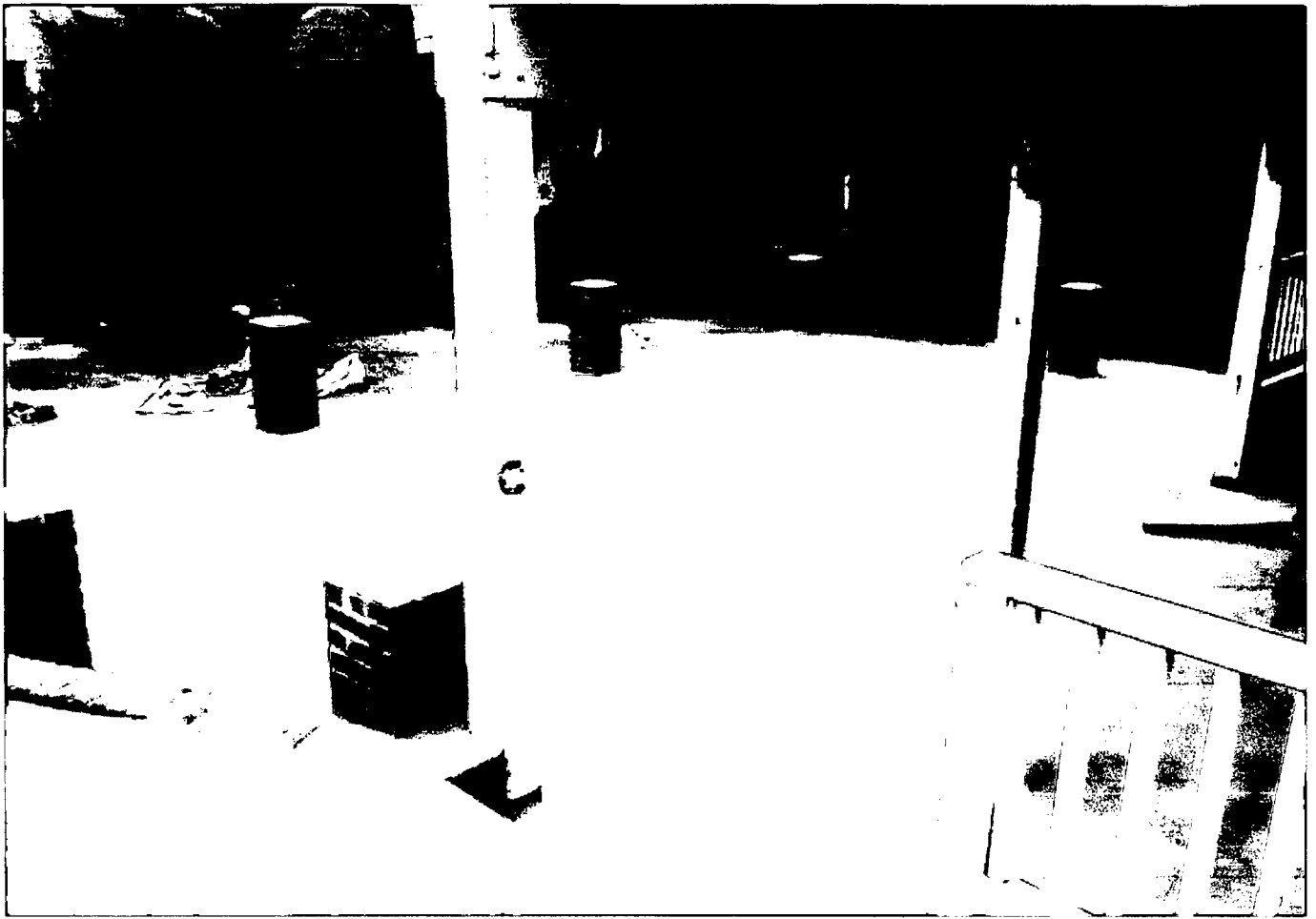
Please send someone out to take a look. It is possible that the patio is on previous approved plan but it is difficult to tell and I was not the staff person in 2006. If you would like me to send you my photos of the patio and sign, let me know.

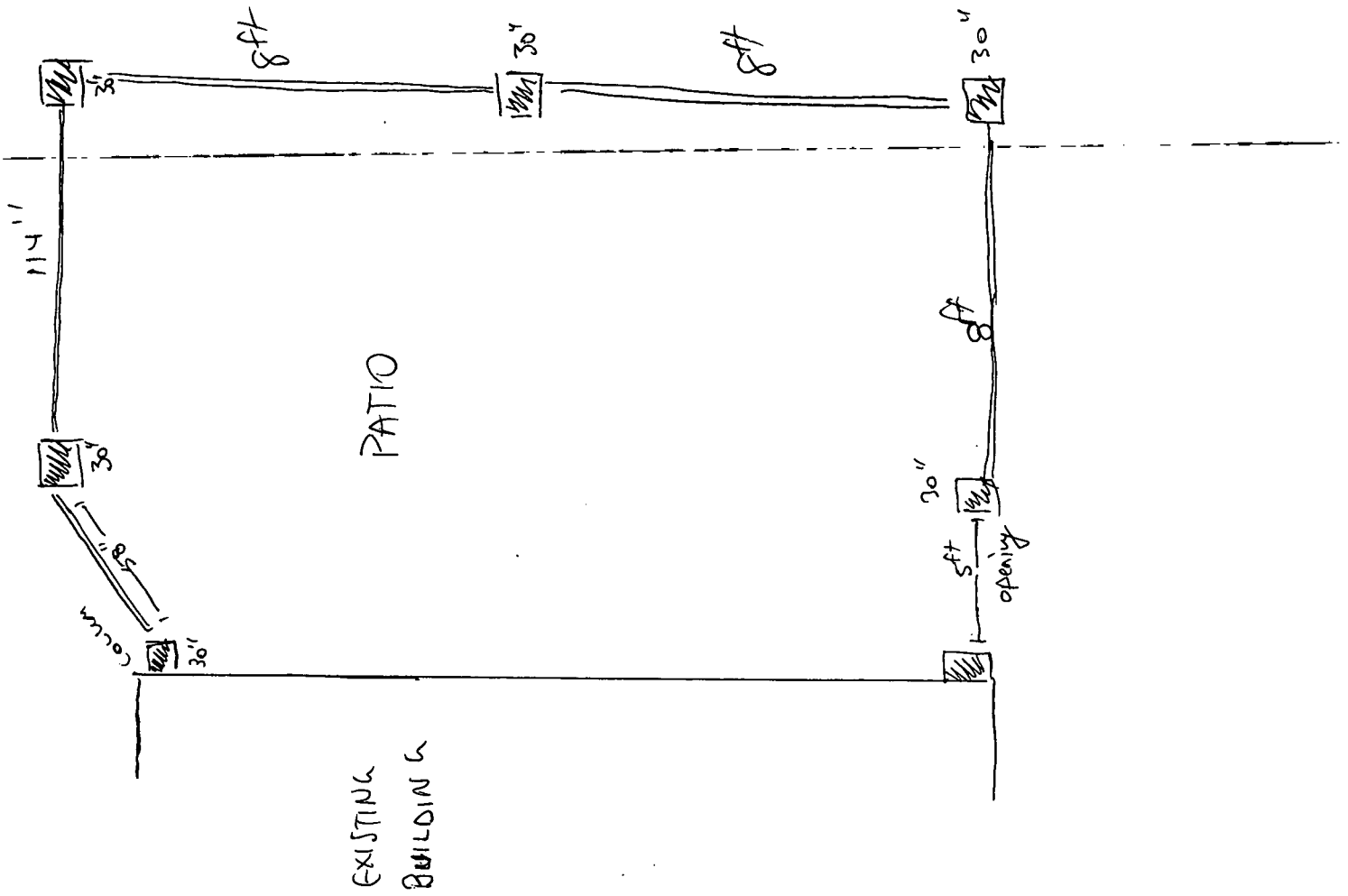
Susan, I am copying you in case this is no longer Pete's area or he is unavailable.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section Maryland-National
Capital Park and Planning Commission 301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910







CASE NO. 4512UGB

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

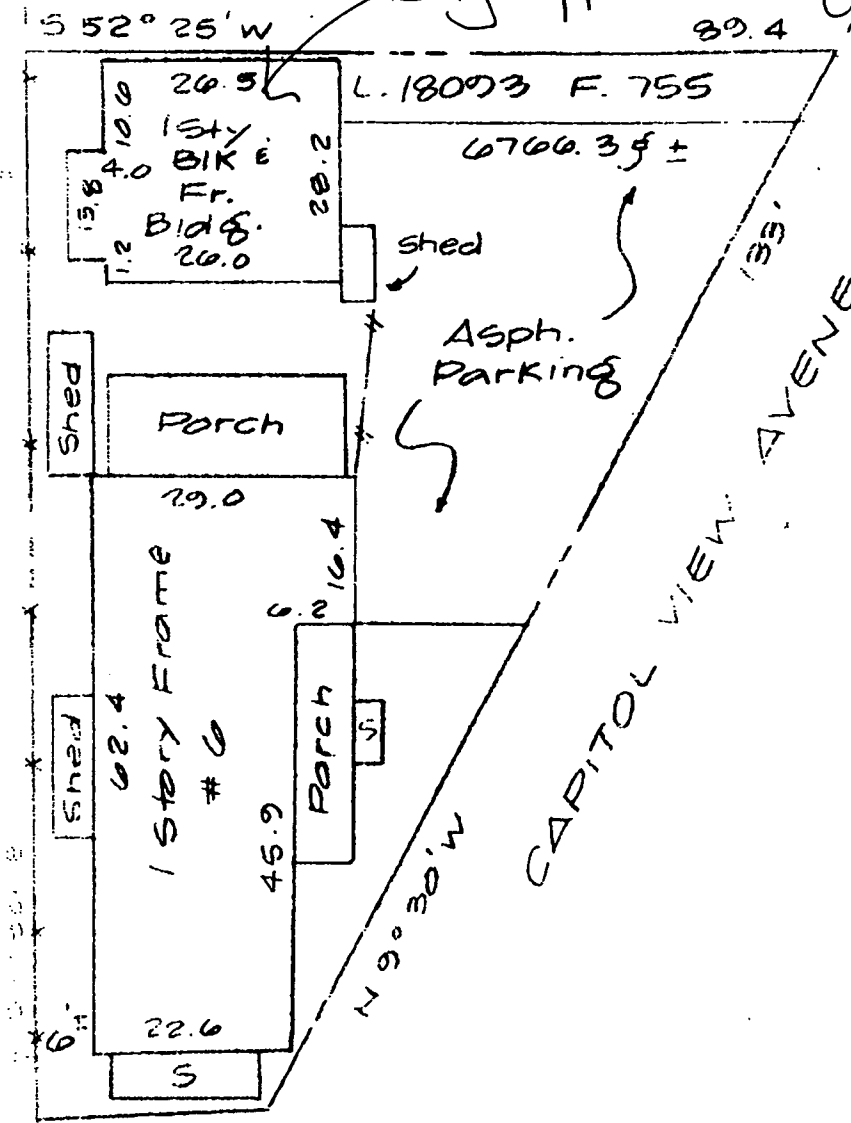
This location for title purposes only - not to be used for determining property lines. Property owner Markers Not guaranteed by this location

Bldg approved for demolition.

IMPROVEMENT LEGEND

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APPROVED
Montgomery County
Historic Preservation Commission
David Haller
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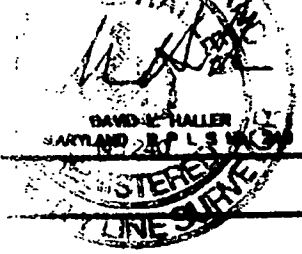


WEST OFFICE ROAD

Property Corners Found

LOCATION OF HOUSE
 ABSECON ASSOCIATES
 PROPERTY
 LIBER 18093, FOLIO 755
 MONTGOMERY COUNTY, MARYLAND
 FLOOD ZONE C PER FEMA MAP

CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE
 IMPROVEMENTS SHOWN ABOVE DESCRIBED
 HAS BEEN ESTABLISHED BY A FIELD LOCATION.



REFERENCES	
PLAT BK	
PLAT NO	
LIBER	18093
FOLIO	755

HALLER-BLANCHARD & ASSOCIATES
 P.O. BOX 1774
 FREDERICK, MARYLAND 21703
 (301)228-2266 FAX (301)228-2248

DATE OF PLANS	SCALE: 1" = 30'
DRAWN BY: BB	JOB NO.: 05-27005

THIS LOCATION FOR MORTGAGE PURPOSES FOR Goldasis