

10122 Capital View Avenue 2011 HAWP
Capital View H.D. 3/17



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting Chairperson

Date: 3/10/11

MEMORANDUM

TO: Carla Reid, 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 #561112—walkway replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on March 9, 2011. The condition of approval is:

1. The wooden front porch steps will not be replaced with stone.

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: David and Ruta Kadonoff
Address: 10122 Capitol View Avenue, 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.





DEPARTMENT OF PERMIT SERVICES
STATIONED AT THE STATE HOUSE, 301 N. GLEBE ROAD, SUITE 200
BETHESDA, MARYLAND 20814

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RUTH KADONOFF

Daytime Phone No.: (202) 205-8999 or (202) 236-6271

Tax Account No.: 03422901

Name of Property Owner: DAVID + RUTH KADONOFF Daytime Phone No.: (202) 205-8999 or (202) 236-6271

Address: 10122 CAPITOL VIEW AVE, SILVER SPRING, MD 20910
Street Number City Street Zip Code

Contractor: held by HPC staff this info Phone No.: _____

Contractor Registration No.: not required for nature of application

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10122 Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street: VIRGINIA AVE

Lot: 47 Block: 1 Subdivision: 5

Liber: 4172 Folio: 284 Parcel: N888

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
- Single Family
- Fence/Wall (complete Section 4)
- Other: replace front walk + steps

1B. Construction cost estimate: \$ 5000

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 _____ feet _____ 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.

Ruth Kadonoff
Signature of owner or authorized agent
2/12/11
Date

Approved: with one condition For Chairperson, Historic Preservation Commission for Leslie Miles

Disapproved: _____ Signature: AE Date: 3/10/11

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

SEE REVERSE SIDE FOR INSTRUCTIONS

270556
FEB 10 2011
see record books

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single-family home, built 1926. Not individually designated historic, but within Capital View Park historic district. Current front walk is poured concrete, concrete steps from driveway to walk, wooden steps from walk to porch. Existing walk + steps cracked, present tripping hazards and need to be replaced.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace current walk and 2 sets of steps (driveway to walk and walk to porch) with Pennsylvania bluestone. Work will not affect structure and will improve appearance and safety.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

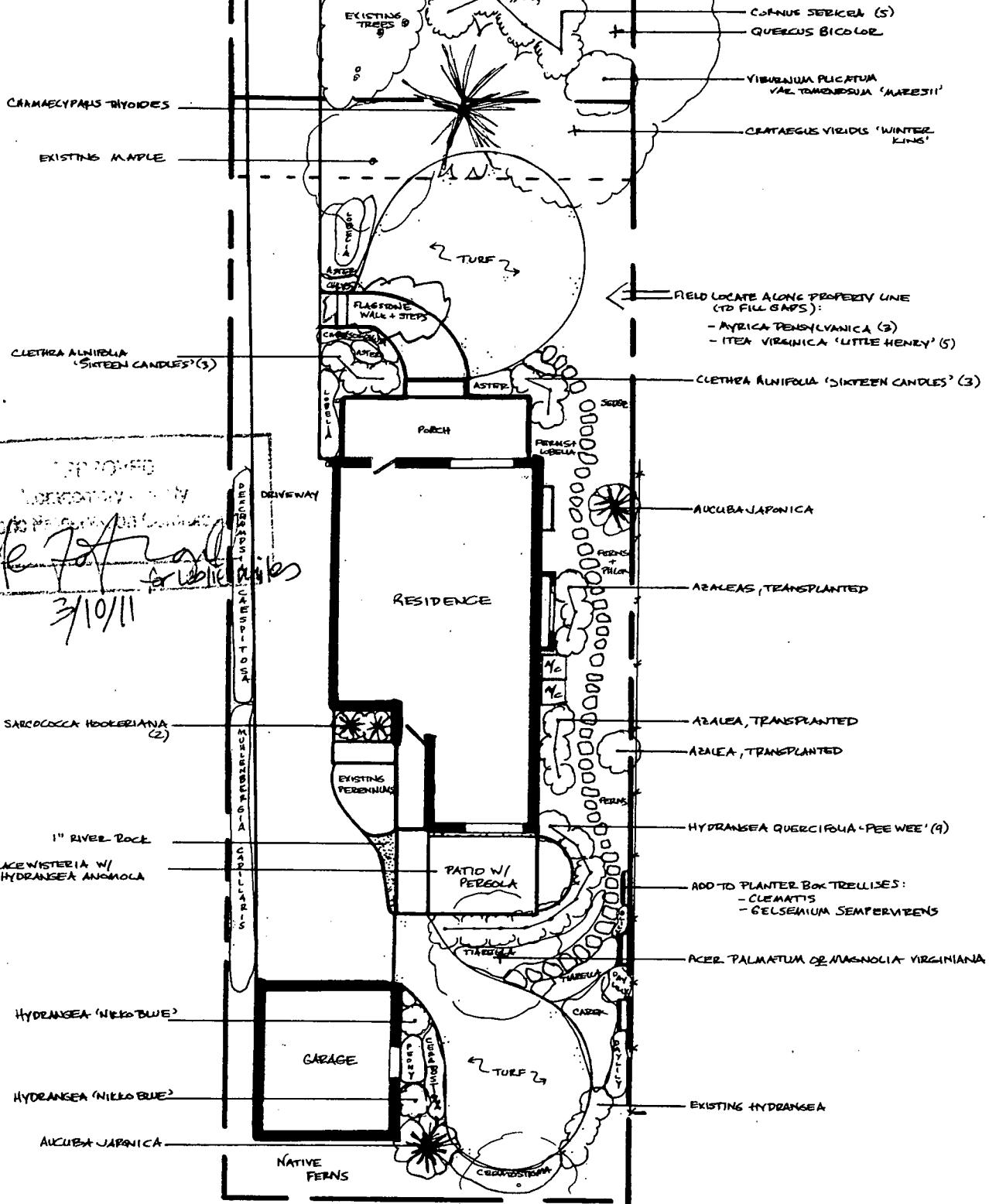
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

RUTA + DAVID KADONOFF PITCHEL

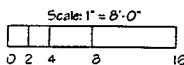


TOP 1000
 LORATORY
 3/10/11
 [Handwritten signature]

KADANOFF RESIDENCE

10122 Capitol View Ave
 Silver Spring, MD 20910

LANDSCAPE MASTER PLAN - JUNE 2010



the honeybee group, llc
 a LANDSCAPE CONSULTING & DESIGN
 SILVER SPRING, MARYLAND
 301.681.0631

QUINA + DAVIE ARCHITECTURE PAGE 8

Case I - E

March 9, 2011

HPC

ATTN: Anne Fothergill

HAWP 31/07-11B

The Executive Committee and the Local Advisory Panel of the Capitol View Park Citizens Association concurs with the staff recommendation of approval with conditions for the Contributing Resource at 10122 Capitol View Avenue, Silver Spring. We agree that his HAWP for replacement of the existing concrete walkway and the wooden front porch steps should be expedited.

The Executive Committee

Carol Ireland and Duncan Tebow Co-chairs of the Local Advisory Panel

The Capitol View Park Citizens Association

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10122 Capitol View Avenue, Silver Spring	Meeting Date:	3/9/11
Resource:	Contributing Resource Capitol View Park Historic District	Report Date:	3/2/11
Applicant:	David and Ruta Kadonoff	Public Notice:	2/23/11
Review:	HAWP	Tax Credit:	No
Case Numbers:	31/07-11B	Staff:	Anne Fothergill
Proposal:	Replacement of front walkway and front porch steps		

STAFF RECOMMENDATION

Approval

Approval with conditions

1. The wooden front porch steps will not be replaced with stone.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District
STYLE: Colonial Revival
DATE: 1926

PROPOSAL

The applicants are proposing to replace the existing concrete walkway and two steps to the driveway with Pennsylvania bluestone. They also propose to replace the wooden front porch steps on the house with stone steps.

APPLICABLE GUIDELINES

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 1 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application with one condition** as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: RUTA KADONOFF

Daytime Phone No.: (202) 205-8999 or (202) 236-6271

Tax Account No.: 03422901

Name of Property Owner: DAVID + RUTA KADONOFF Daytime Phone No.: (202) 205-8999 or (202) 236-6271

Address: 10122 CAPITOL VIEW AVE, SILVER SPRING, MD 20910
Street Number City Street Zip Code

Contractor: told by HPC staff this info Phone No.: _____

Contractor Registration No.: not required for nature of application

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10122 Street: CAPITOL VIEW AVE
Town/City: SILVER SPRING Nearest Cross Street: VIRGINIA AVE
Lot: 47 Block: 1 Subdivision: 5
Liber: 4172 Folio: 284 Parcel: N888

PART ONE: TYPE OF PERMIT ACTION/TIMBER

1A. 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: replace frontwalk + steps

1B. Construction cost estimate: \$ 5000

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 _____ feet _____ 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.

Ruth B. Kadonoff 2/12/11
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 56112 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3/13/11
15 REC'D
AR
Date Received in DPS: _____
Mail Log # 270556
FEB 16 2011
Assigned To: Leonard Woods

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Single-family home, built 1926. Not individually designated historic, but within Capitol Views Park historic district. Current front walk is poured concrete, concrete steps from driveway to walk, wooden steps from walk to porch. Existing walk + steps cracked, present tripping hazards and need to be replaced.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace current walk and 2 sets of steps (driveway to walk and walk to porch) with Pennsylvania bluestone. Work will not affect structure and will improve appearance and safety.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

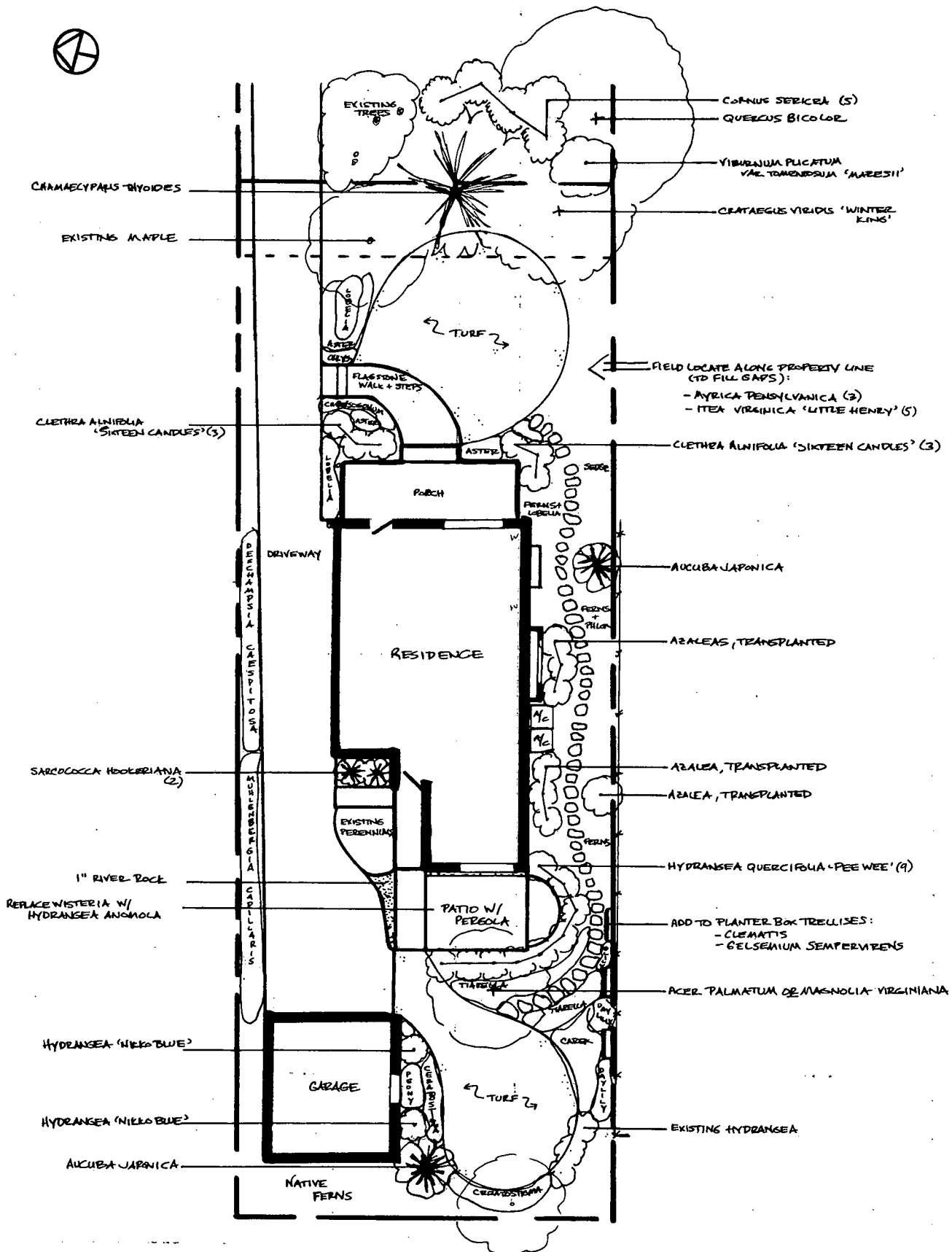
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

RUTA + DAVID KADONOFF PAGE 2

4

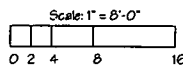
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address RUTA KADONOFF 10122 CAPITOL VIEW AVE. SILVER SPRING, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
FRANCIS G. MURRAY 10200 CAPITOL VIEW AVE SILVER SPRING, MD 20910	CHRISTINA GEMEL + NICHOLAS OESCH 10120 CAPITOL VIEW AVE. SILVER SPRING, MD 20910
RODOLFO LOPEZ 3101 VIRGINIA AVE SILVER SPRING, MD 20910	DEE WHITFORD PINCOCK + NOEL J PINCOCK 10115 MEADOWNECK CT SILVER SPRING, MD 20910



KADANOFF RESIDENCE
 10122 Capitol View Ave
 Silver Spring, MD 20910

LANDSCAPE MASTER PLAN - JUNE 2010



the honeybee group, llc
 A LANDSCAPE CONSULTING & DESIGN
 SILVER SPRING, MARYLAND
 301.481.0631

Photograph - 1016 1/2 Capitol View Ave.



Front facade - from public right-of-way (Capitol View Avenue).



Rear facade. As seen from 10115 Meadowneck Ct.

1016 1/2 Capitol View Ave. - 10115 Meadowneck Ct.



South side - facing 10120 Capitol View Ave.



North side - facing 10200 Capitol View Ave.



Front walk and steps to be replaced.



Front walk detail showing current condition and need for replacement.



Front walk detail showing current condition and need for replacement.

10122 Capitol View Avenue



(c) Copyright 2008, Pictometry International