



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 5/20/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1114248 - Siding Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the May 14, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

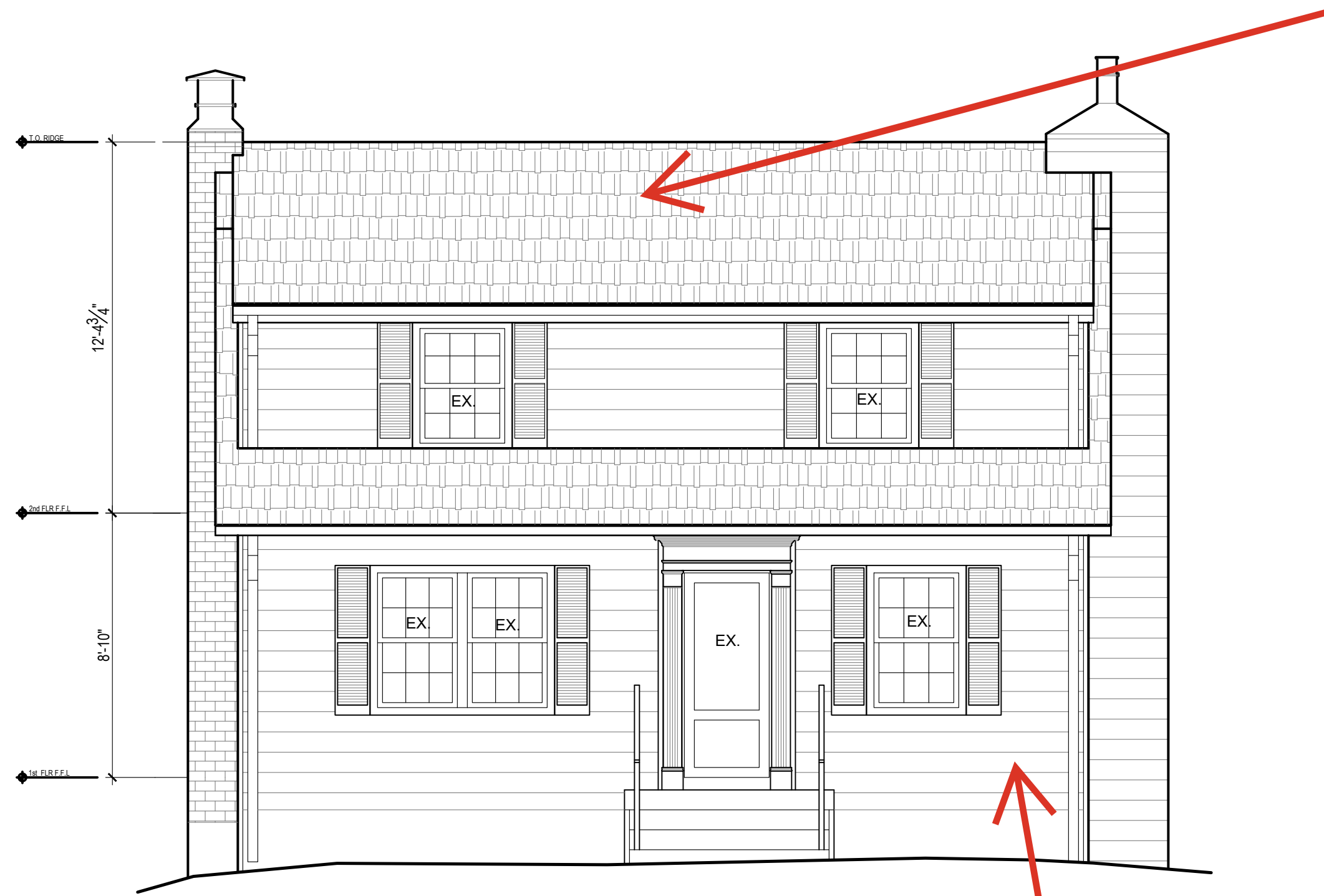
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Daniel Cafritz
Address: 10113 Grant Ave., 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 work is complete, the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

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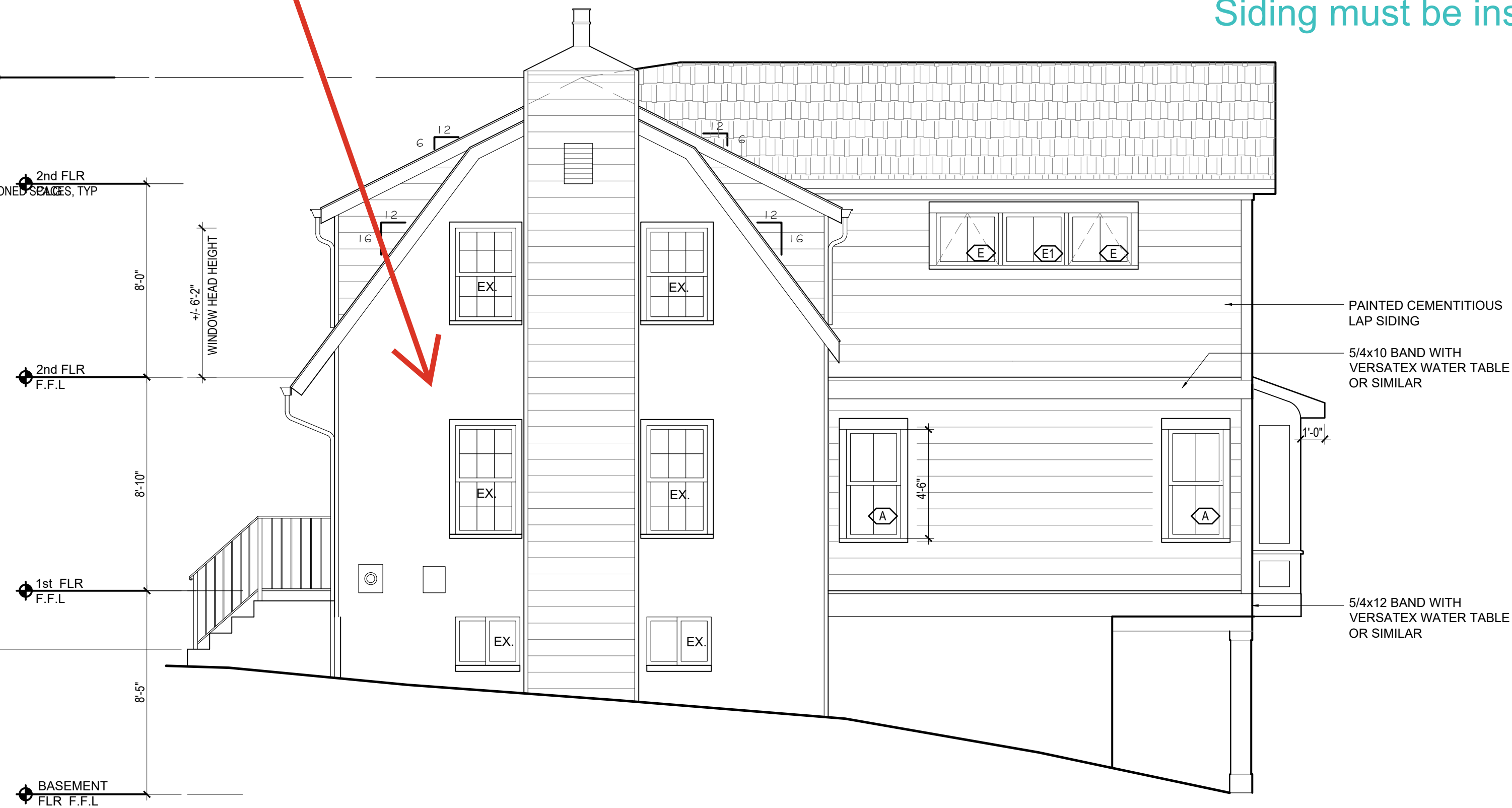
Asphalt shingles to be replaced
to match material being used at approved addition



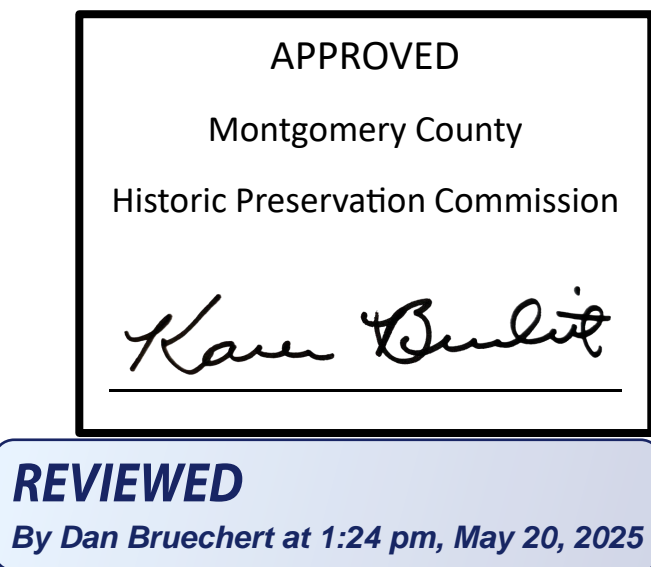
01 PROPOSED WEST ELEVATION
1/4" = 1'-0"

Replace existing aluminum siding with Hardie Plank lap siding,
to match siding being used at approved addition

Siding must be installed smooth side facing out



03 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan Bruechert at 1:24 pm, May 20, 2025

02 PROPOSED EAST ELEVATION
1/4" = 1'-0"

Replace existing aluminum siding with Hardie Plank lap siding,
to match siding being used at approved addition



04 EAST ELEVATION - EXISTING
1/4" = 1'-0"



ANTHONY WILDER
ARCHITECTURE | INTERIORS | CONSTRUCTION

10113 GRANT AVE SILVER SPRING, MD 20910
7913 MACARTHUR BLVD 2ND FLOOR CABIN JOHN, MD 20818
WWW.ANTHONYWILDER.COM

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PROFESSIONAL CERTIFICATION: HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 15914
EXPIRATION DATE: 8.14.25

Schematic Design Set	Nov. 6, 2024
MINPPC Set	Nov. 13, 2024
Check Set	Feb 21, 2025
PERMIT SET	March 13, 2025

DRAWN BY: _____
DATE: _____

PROPOSED ELEVATIONS

A04



APPROVED

Montgomery County

Historic Preservation Commission

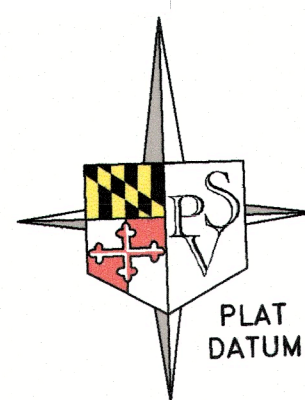
Karen Buehler

REVIEWED

By Dan Bruechert at 1:24 pm, May 20, 2025



APPROVED
Department of Permitting Services
Permit # **BUILDING-1109863**
Date **4/14/2025**
Stamped By: John Diaz

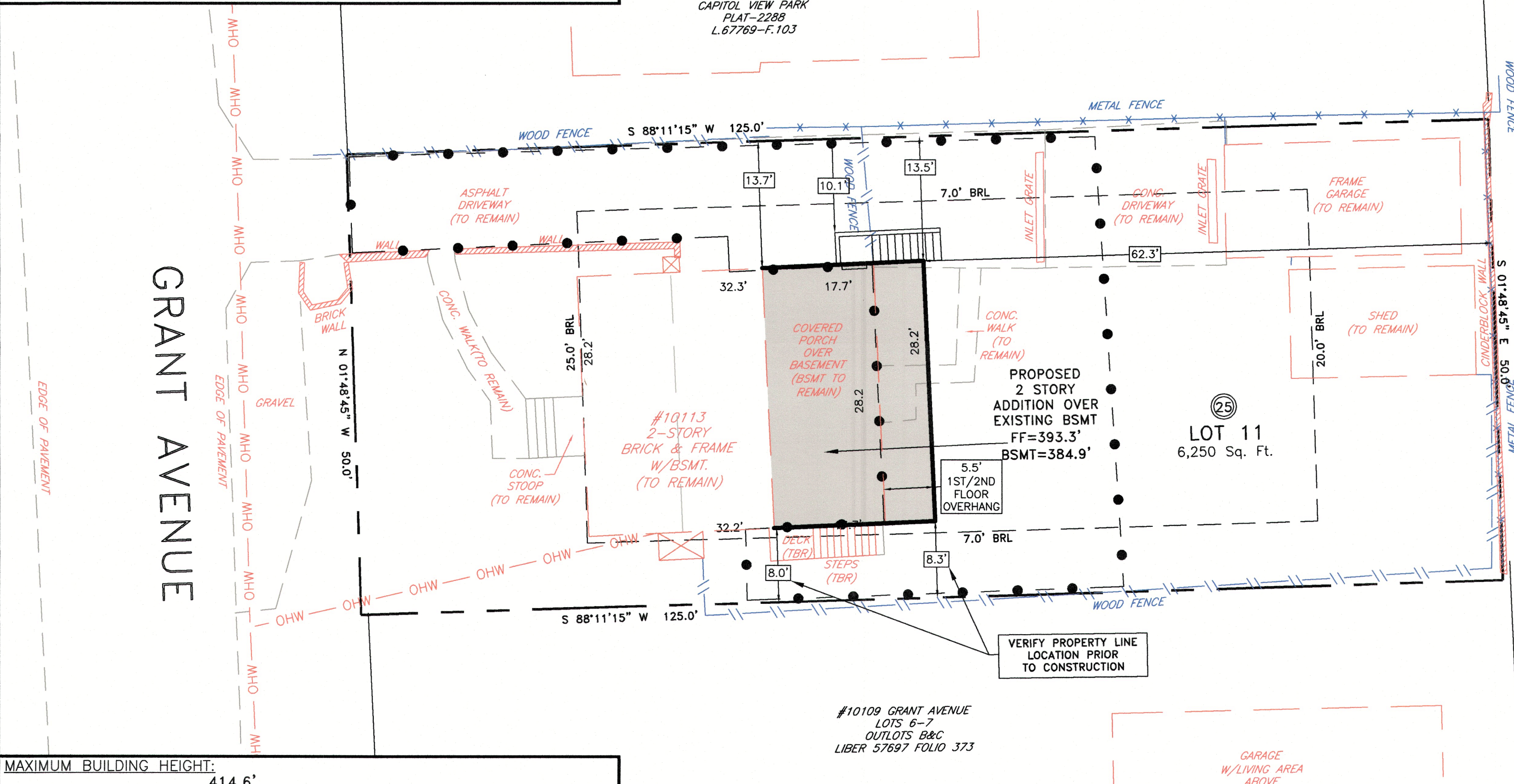


GENERAL NOTES

- SURVEY:**
- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #2288
 - VERTICAL DATUM BASED ON MARYLAND STATE PLANE NGVD88
 - NO TITLE REPORT WAS FURNISHED FOR THIS PLAN
- ZONING: (ADDITION)**
- PROPERTY ZONED: R-60
 - FRONT YARD: 25.0'
 - SIDE YARD: 7.0' (RECORDED JAN. 27, 1949)
 - REAR YARD: 20.0'
 - MAXIMUM COVERAGE ALLOWED: 35.00% (2,187 SF)
 - PROPOSED COVERAGE: 24.43% (1,527 SF)

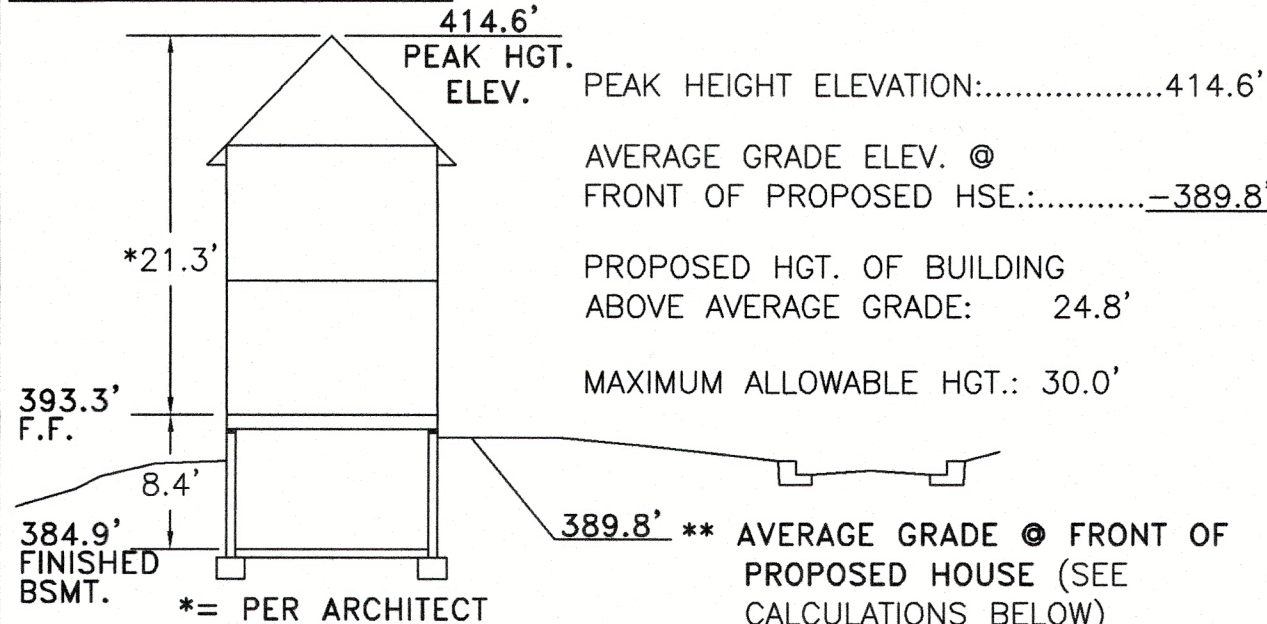
#10115 GRANT AVENUE
LOT 10 BLOCK 25
CAPITOL VIEW PARK
PLAT-2288
L.67769-F.103

#2904
LOMA STREET
LOT 19 BLOCK 25
CAPITOL VIEW PARK
PLAT-3480
L.52949-F.277



#10109 GRANT AVENUE
LOTS 6-7
OUTLOTS B&C
LIBER 57697 FOLIO 373

MAXIMUM BUILDING HEIGHT:



1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE	**AVERAGE GRADE	TOTAL
28.2' X	389.8'	= 10,995.18'
TOTALS:	28.2'	= 10,995.18'
		10,995.18'/28.2'
	AVERAGE GRADE @ FRONT OF HSE.	= 389.8'

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE), ALONG THE FRONT OF THE BUILDING PARALLEL TO THE FRONT SETBACK LINE.
AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

DISTURBED AREA:

- PROJECT TO DISTURB 2,000 SQ.FT.
- PROJECT PROPOSED EARTHWORK IS 30 C.Y. +/-.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (B-4-2).

UTILITIES:

- PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID 213NW03
- VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.

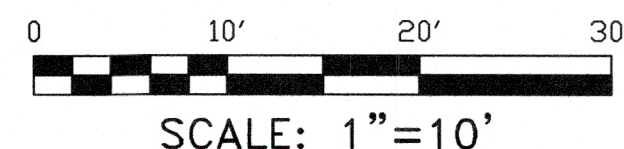
APPROVED

Montgomery County
Historic Preservation Commission

Karen Bulleit

REVIEWED

By Dan Bruechert at 1:24 pm, May 20, 2025



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOURS= 100
- EXISTING SPOT GRADE= 100.0'
- PROPOSED LIMIT OF DISTURBANCE=
- ITEMS TO BE REMOVED= TBR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Mowatt
DAVID P. MOWATT
MARYLAND PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-20-2026

REVISIONS

11-25-24 ROTATE TO ADJUSTED BOUNDARY

THIS PLAN PREPARED FOR:
LAURENCE CAFRITZ BUILDERS
7520 HAMPDEN LANE
BETHESDA, MD 20814
301-320-0125
ATTN: DANIEL CAFRITZ
DANIEL@CAFRITZBUILDERS.COM

JOB No. 24-135
DATE: 11-12-24
DRAWN: CJM
SHEET: 1 OF 1

PLOT PLAN FOR TWO STORY ADDITION

10113 GRANT AVENUE
CAPITOL VIEW PARK
LOT 11, BLOCK 25
PLAT No. 2288
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS

20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090