



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chairman

June 10, 2026

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 #1160025 – Accessory Structure Demolition and New
Accessory Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

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.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1160025 at: 10113 Grant Ave., Silver Spring

submitted on: 6/1/2026

has been reviewed and determined that the proposal fits into the following category/categories:

☐ Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

☐ Installation of vents or venting pipes in locations not visible from the public right-of-way;

☐ New gutters and downspouts;

☐ Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

☐ Removal of accessory buildings that are not original to the site or non-historic construction;

☐ Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

☐ Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

☐ Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

☐ Installation of storm windows or doors that are compatible with the historic resource or district;

☐ Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

☐ Construction of fences that are compatible with the historic site or district in material, height, location, and design;

☐ Fence is lower than 48" in front of rear wall plane;

☐ Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

☐ Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

☒ Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

☐ Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

☐ Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

☐ Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

☐ Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

☐ Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

☐ Replacement tree required as a condition; and,

☐ Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Brueckert on 6/10/2026. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1160025
DATE ASSIGNED _____

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

APPLICANT:

Name: Daniel Cafritz
Address: 10113 Grant Ave
Daytime Phone: 202-222-8073

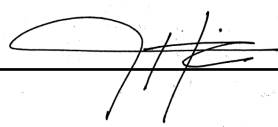
E-mail: daniel@cafritzbuilders.com
City: Silver Spring Zip: 20910
Tax Account No.: 00996358

AGENT/CONTACT (if applicable):

Name: Laurence Cafritz Builders
Address: 7520 Hampden Ln

E-mail: daniel@cafritzbuilders.com
City: Bethesda Zip: 20814
Contractor Registration No.: 40582

Daytime Phone: 202-222-8073

Montgomery County
Historic Preservation Commission


of Historic Property _____
District? ☒ Yes/District Name Capitol View Park
☐ No/Individual Site Name _____
/Environmental Easement on the Property? If YES, include a
from the Easement Holder supporting this application.

Are Approvals /Reviews Required as part of this Application?
(Certificate of Appropriateness, Variance, Record Plat, etc.?) If YES, include information on these reviews as
supplemental information.

REVIEWED
By Dan Bruechert at 7:42 pm, Jun 10, 2026

Building Number: 10113 Street: Grant Ave
Town/City: Silver Spring Nearest Cross Street: Loma St
Lot: 11 Block: 25 Subdivision: 0005 Parcel: _____

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:

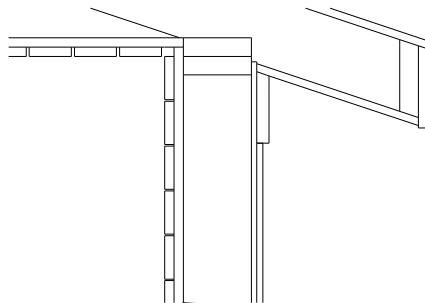
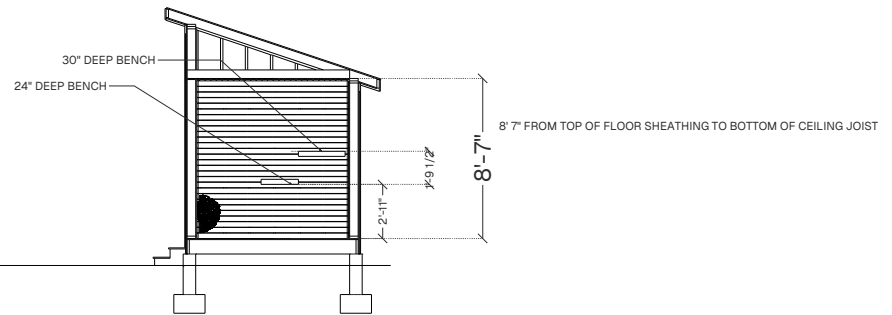
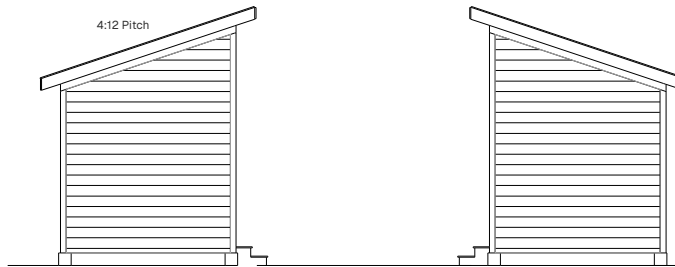
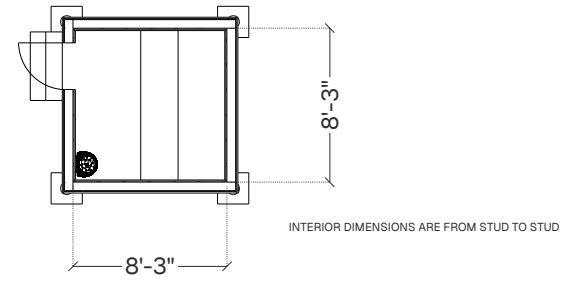
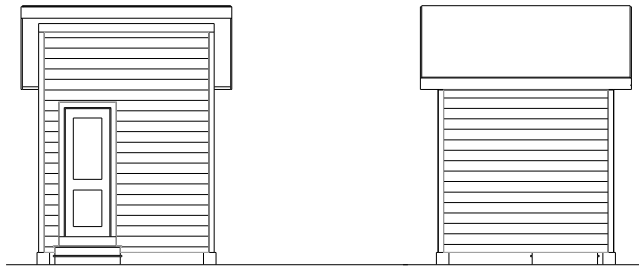
- | | | |
|--|--|---|
| ☐ New Construction | ☐ Deck/Porch | ☒ Shed/Garage/Accessory Structure |
| ☐ Addition | ☐ Fence | ☐ Solar |
| ☒ Demolition | ☐ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☐ Window/Door |
| | | ☐ Other: _____ |

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.

Daniel Cafritz
Signature of owner or authorized agent

6/1/2026

Date



FURR OUT STUDS AND CEILING JOISTS W/ 1X2 TO CREATE AIR GAP BEHIND T&G CEDAR

WALL DETAIL



REVIEWED

By Dan Bruechert at 7:44 pm, Jun 10, 2026

GENERAL NOTES

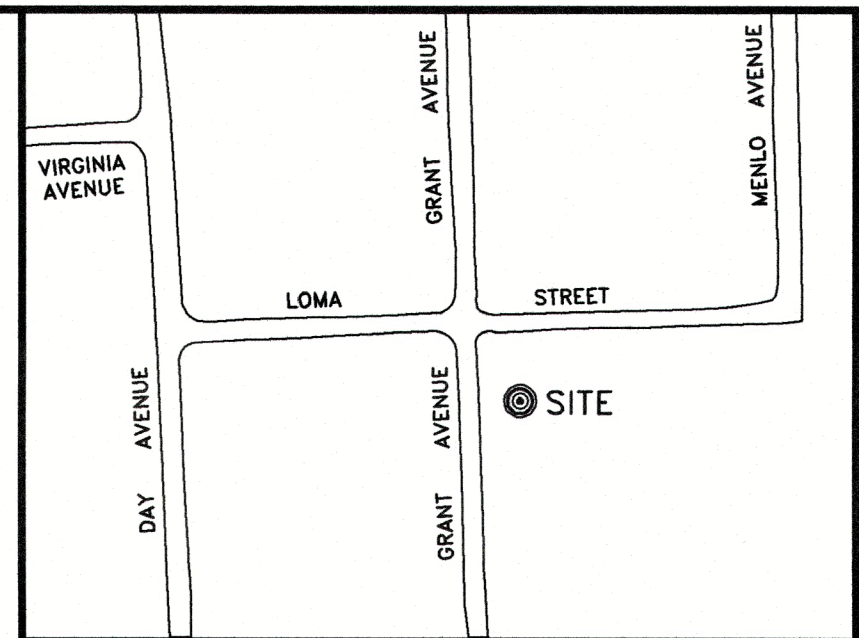
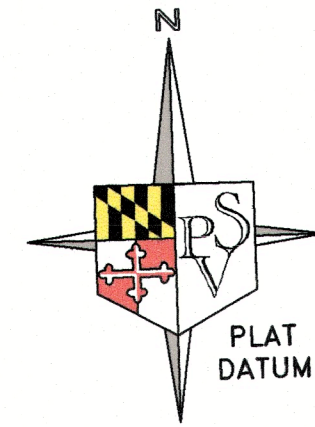
SURVEY:

- 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



VICINITY MAP

NOT TO SCALE

LEGEND

EXISTING CONTOURS= 100

EXISTING SPOT GRADE= 100.0'

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
MARYLAND PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 06-2026

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

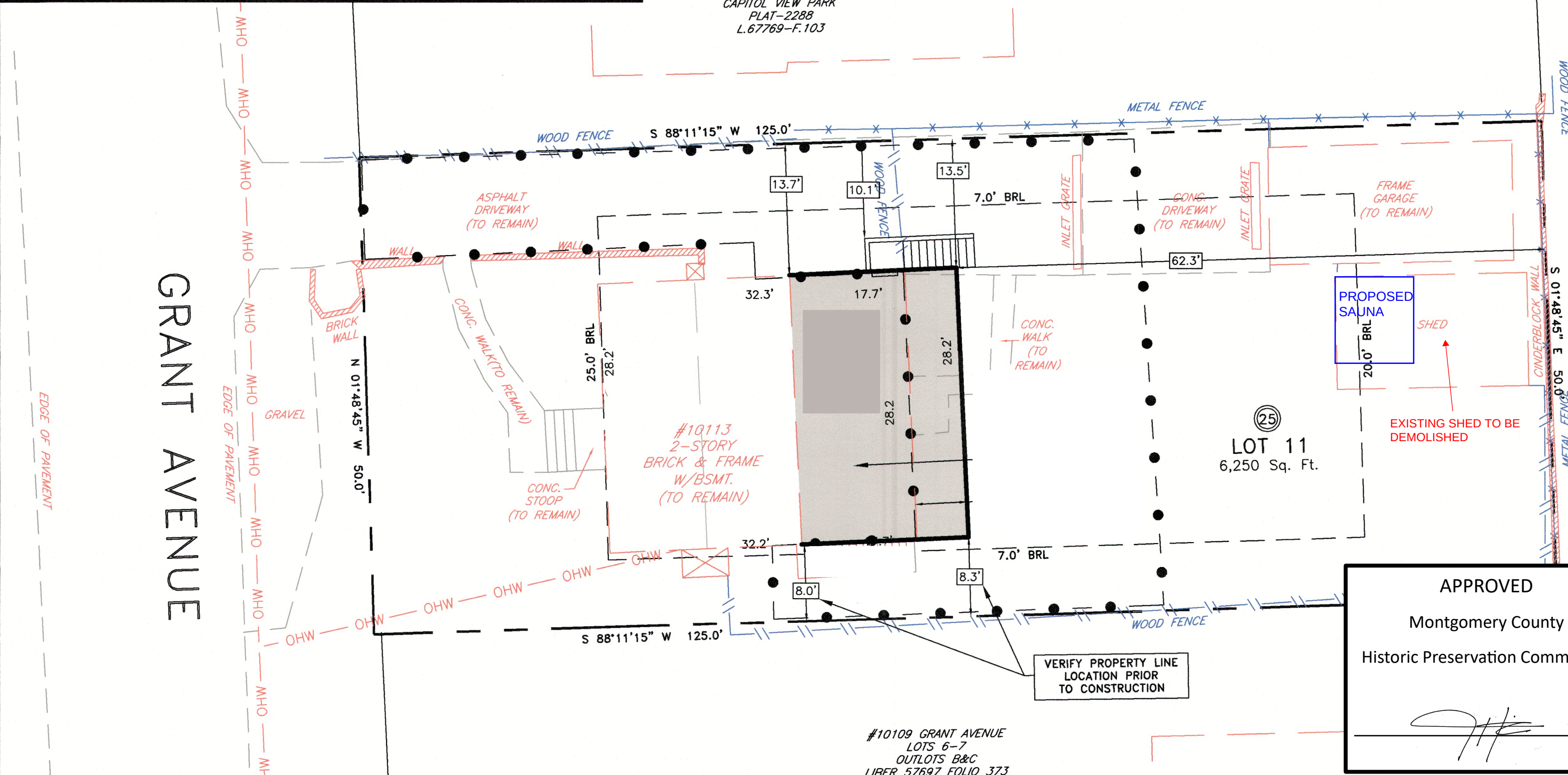
JOB No. 24-135
DATE: 11-12-24
DRAWN: CJM
SHEET: 1 OF 1

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

GRANT AVENUE



APPROVED

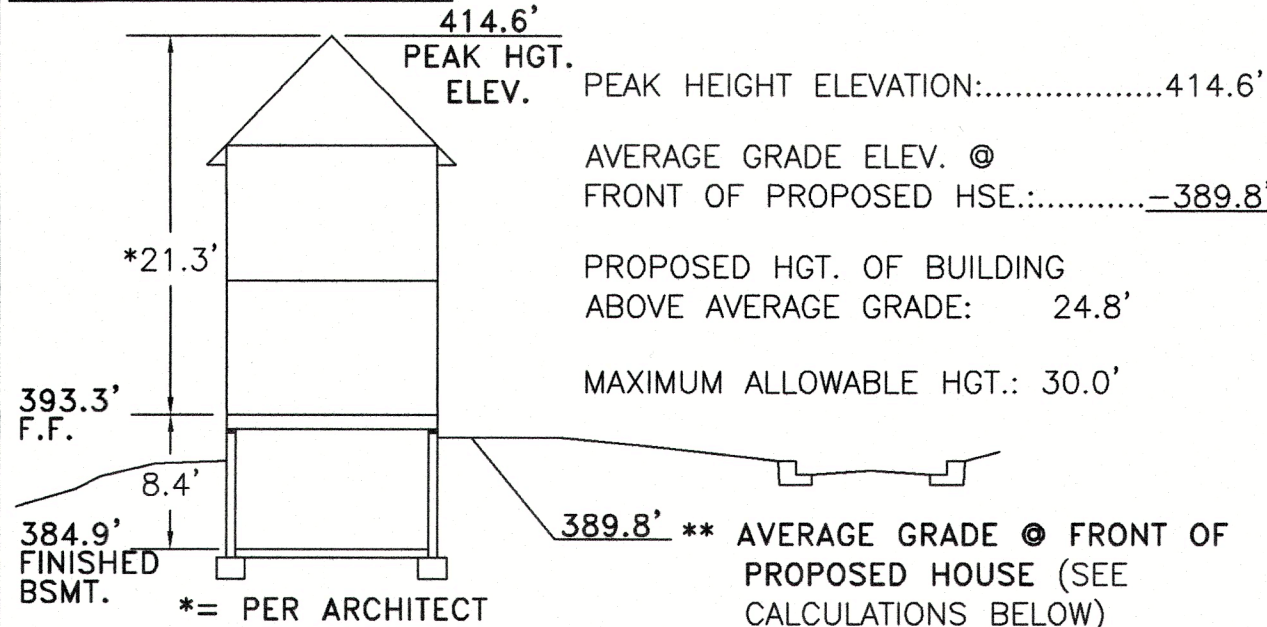
Montgomery County

Historic Preservation Commission

REVIEWED

By Dan Bruechert at 7:44 pm, Jun 10, 2026

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.

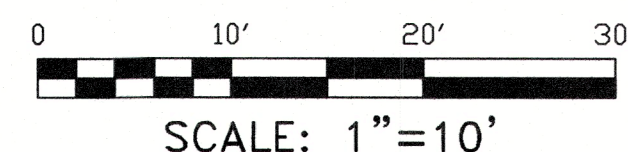
DISTURBED AREA:

- PROJECT TO DISTURB 240 SQ.FT.

- 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).

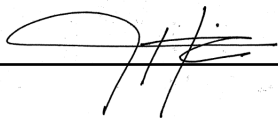
UTILITIES:

- 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

A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

REVIEWED

By Dan Bruechert at 7:46 pm, Jun 10, 2026

SHED TO BE
DEMOLISHED