

8822-119-DHT
WOODVILLE

3611-0-15 HWP

A K SERVICES

Drafting - Permit Services
Consulting - Design Services

Alan Kinney

(301) 351-5929

Answer

*I'll be in the field most
of the day. Can you call
if there are any more
changes?*

THANKS ALAN

stamped
plans in bin
~~copy room~~

11-8-07

AF

301-

625-

9200

pasolis@

act.com

8822 1st ave. Woodstock

8822
1st 3



4094



4097



first 6



Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, July 10, 2008 10:19 AM
To: 'pasolis@aol.com'
Subject: 8822 1st Avenue

Pat,

Last night the Historic Preservation Commission approved some of your proposed changes. Specifically, you have HPC approval to:

- 1) Remove the existing asphalt driveway
- 2) Install a brick paver driveway as shown in your plan—to the left of the house where the existing driveway is but stopping at the front of the house
- 3) Install a brick paver patio at the rear of the house with arbor/grill

However, they did not approve the brick driveway side extension for the parking/turnaround area. If you want to come back to them to request that, you will need to submit a HAWP application. But as I mentioned I do not expect that they will approve it.

Also, they were concerned about the amount of impervious surface with all the new brick in back. If the patio size could be reduced any to reduce impervious areas, that would be recommended.

Please drop off your final site plan when you have it and I can stamp it for you and send a copy to DPS.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

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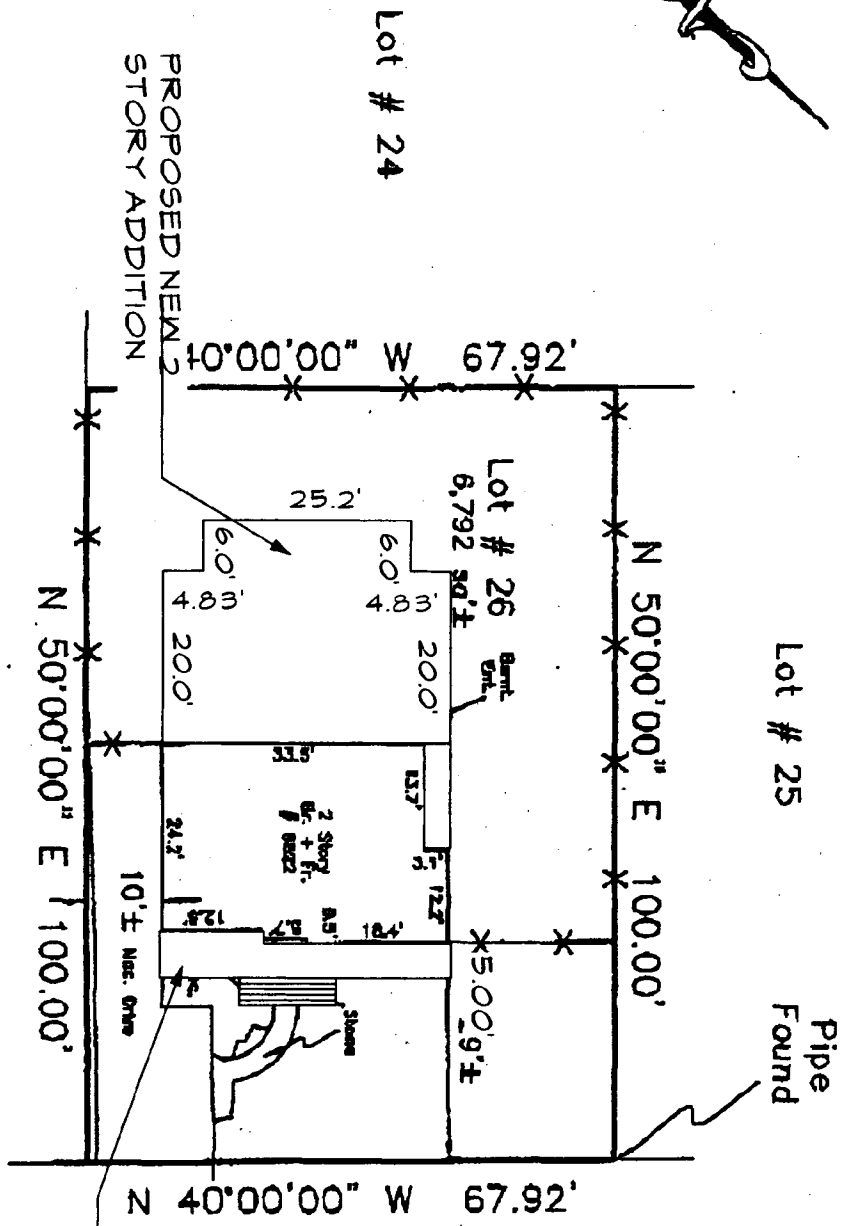
Staff Item
July 9, 2008
Anne Fothergill

In 2007 the HPC approved an addition at the rear of 8822 First Avenue (Non-Contributing resource in Woodside Locational Atlas Historic District) and it is now under construction. The owner would now like to make a few changes to the site:

- (yes)
- Change driveway material from asphalt to brick; ~~remove driveway extension from left side of the house and enlarge driveway to area in front of the house for turnaround area~~
 - Install brick patio at rear of house
 - Install wood arbor on patio at rear of house

Note: For a Non-Contributing resource, an owner only needs HPC approval if the proposed change is considered a substantial alteration.

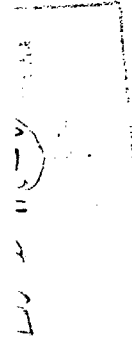
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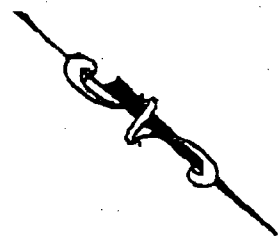


First Avenue
60' R/W

NEW FRONT PORTICO

Existing conditions
w/addition





New Proposed
ARBOR WITH
OUTDOOR KITCHEN

New
PROPOSED
BRICK PAVER
PATIO

EXISTING DRIVE
TO BE
REMOVED
NEW PROPOSED
LAWN AREA

Plantings Area

PROPOSED NEW 2
STORY ADDITION

Plantings

Lot # 24

EXIST
TREE

Lot # 26
6,792 sq ft

60' 0"

200'

157'

242'

124'

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

10' 0"

PAVED GARDEN Lot # 25

LAWN AREA

Plantings

Pipe
Found

LAWN AREA

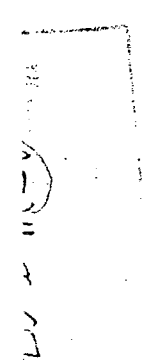
N 40'00"00" W 67.92'

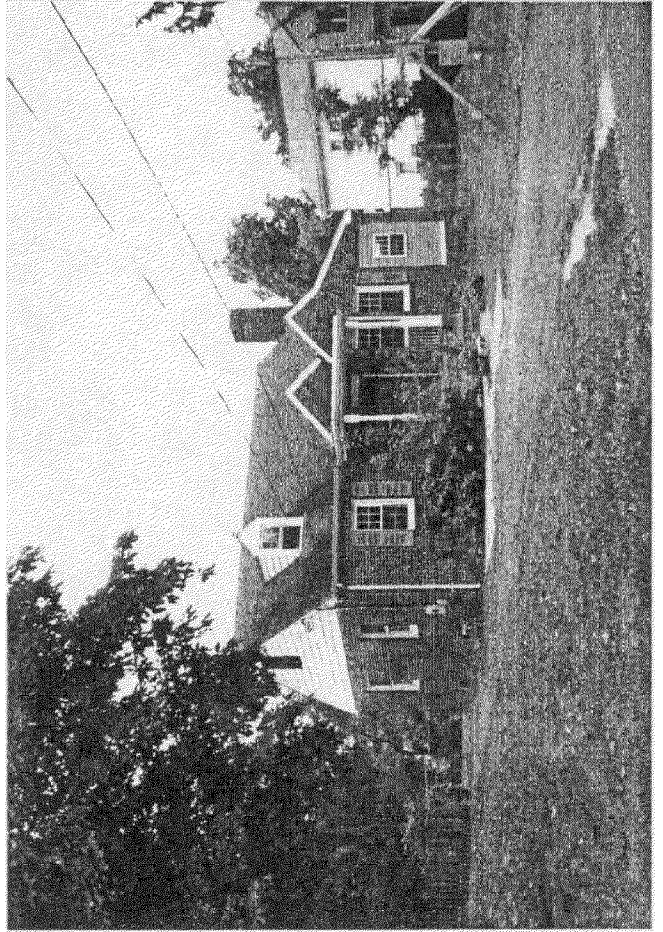
First Avenue
60' R/W

NEW FRONT PORTICO

New Proposed
BRICK PAVER
DRIVEWAY

- Key
- PAVED DRIVEWAY
 - LAWN
 - PLANTINGS
 - NEW STAIRS
 - EXIST TREE
 - PAVED GARDEN
 - ARBOR 14x14
LVL. 2. x 2x12 POSTS



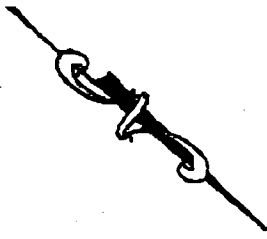


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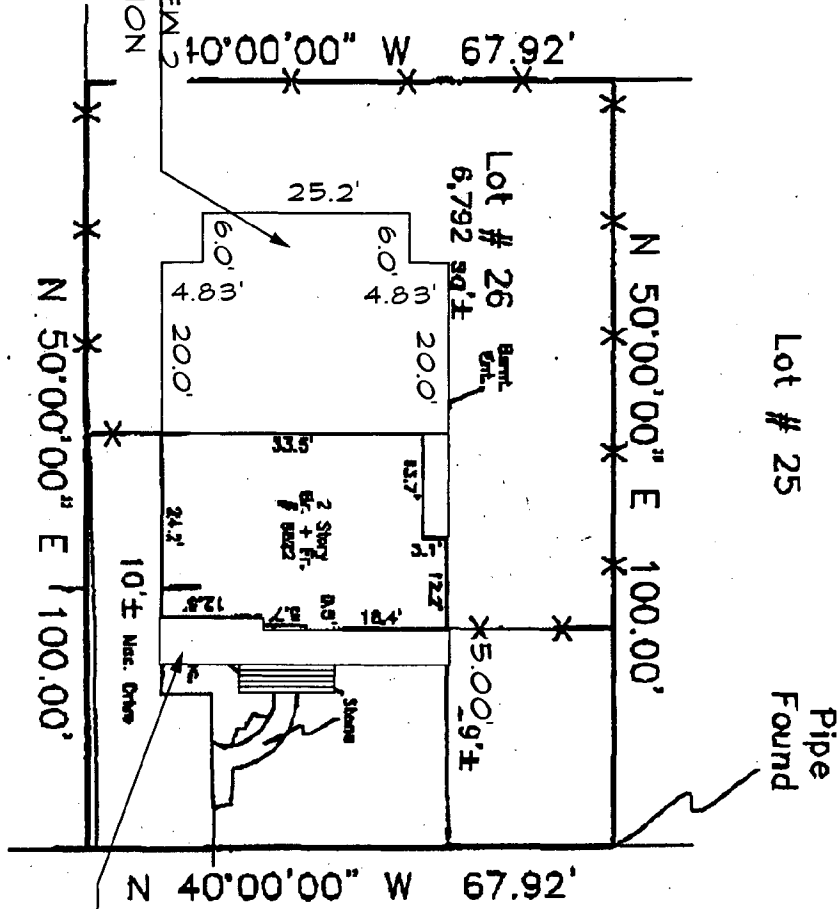
- Change driveway material from asphalt to brick; remove driveway extension from left side of the house and enlarge driveway to area in front of the house for turnaround area
- Install brick patio at rear of house
- Install wood arbor on patio at rear of house

Note: For a Non-Contributing resource, an owner only needs HPC approval if the proposed change is considered a substantial alteration.



Lot # 24

PROPOSED NEW 2
STORY ADDITION



N 50'00"00" E 100.00'

N 50'00"00" E 100.00'

N 40'00"00" W 67.92'

First Avenue
60' R/W

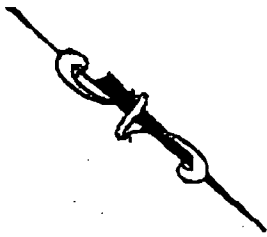
Lot # 25

Pipe Found

NEW FRONT PORTICO

Existing conditions
w/ addition

APPROVED
 [Signature]
 [Date]



New Proposed ARBOR with OUTDOOR KITCHEN

New Proposed BACK PAVER PATIO

EXISTING DRIVE. TO BE REMOVED
NEW PROPOSED LAWN AREA

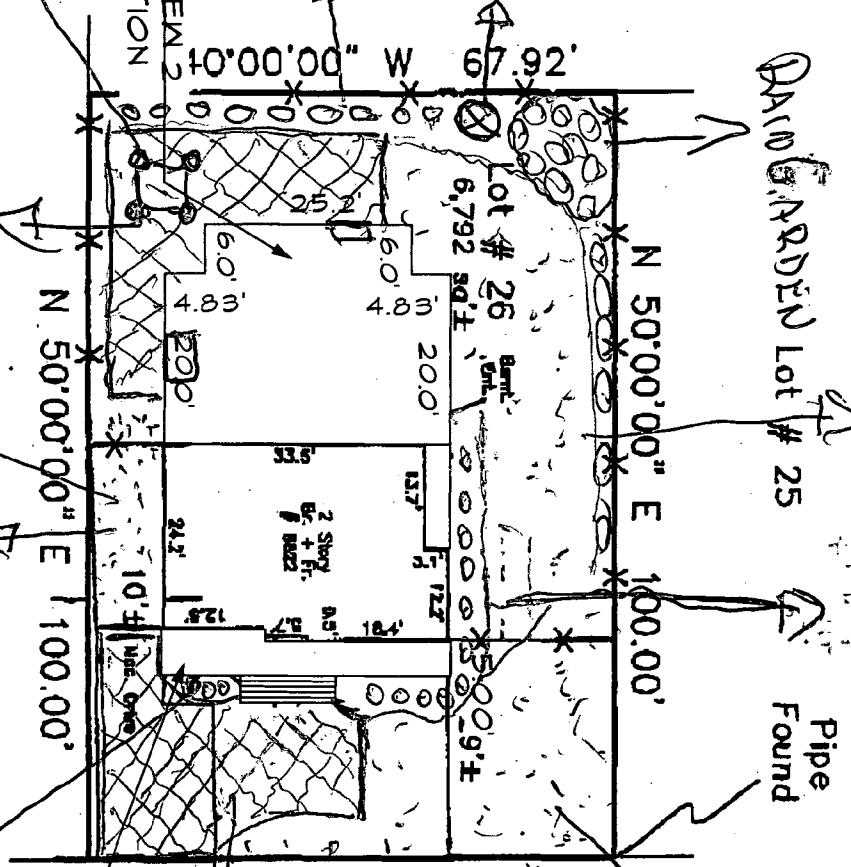
NEW FRONT PORTICO

PROPOSED NEW 2 STORY ADDITION

Lot # 24

Plantings

EXIST TREE



LAWN GARDEN Lot # 25

LAWN AREA

PLANTINGS

Pipe Found

LAWN AREA

N 40'00" W 67.92'

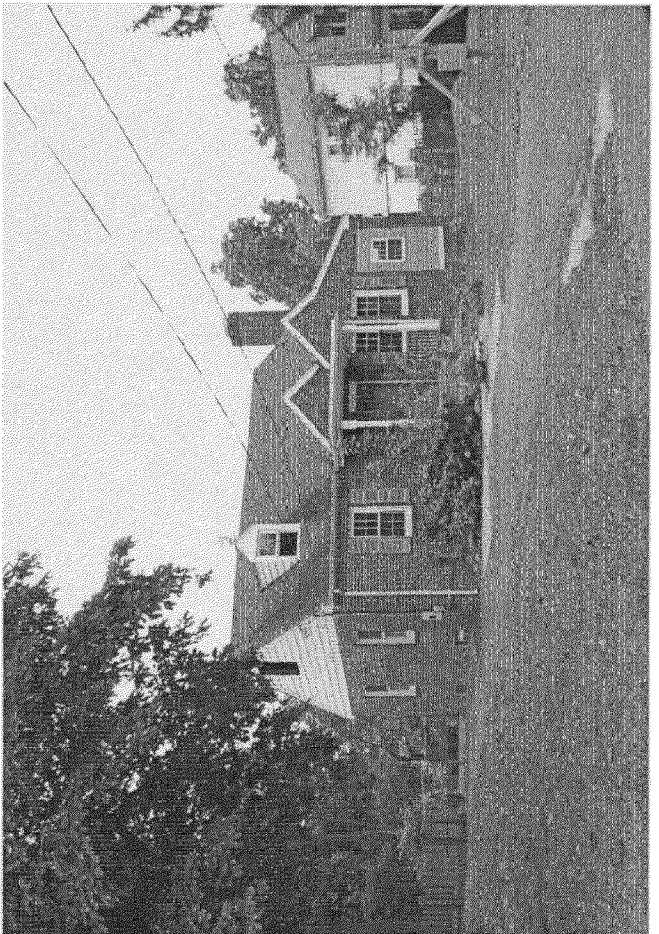
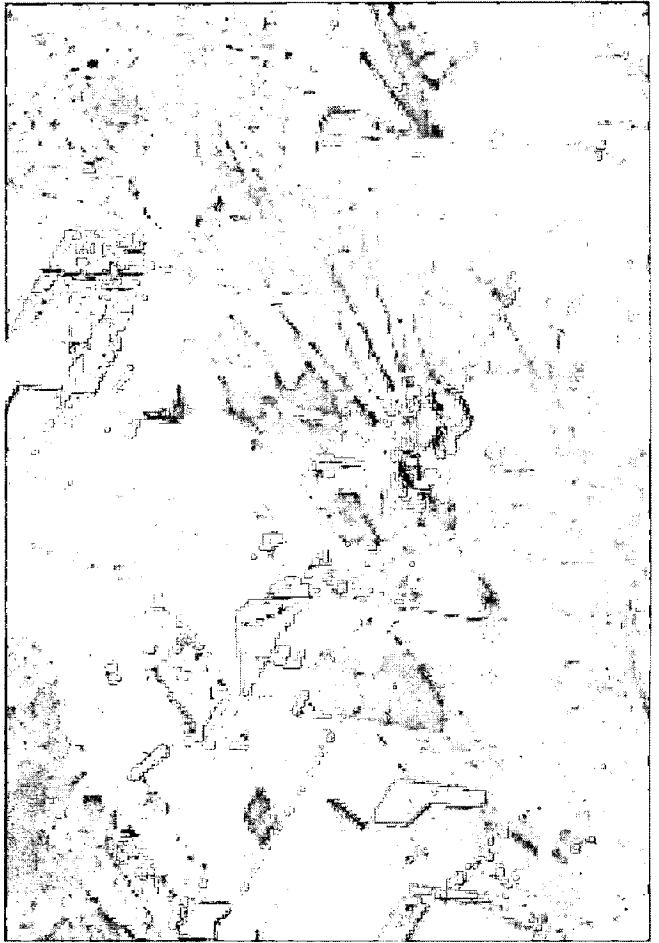
First Avenue
60' R/W

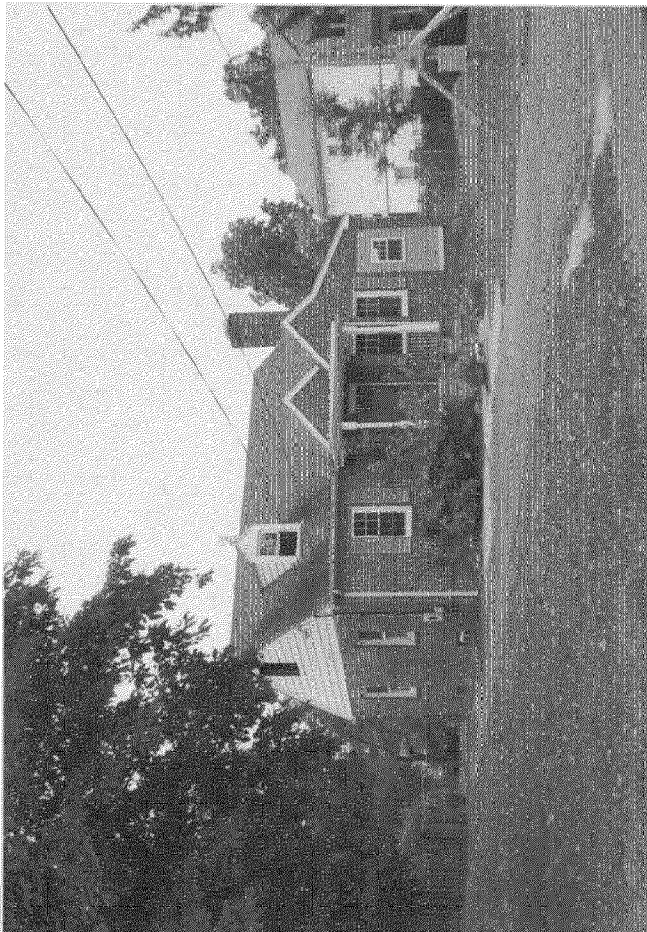
NEW FRONT PORTICO

New Proposed Back Paver Driveway

- Key
- PAVER DRIVEWAY
 - LAWN
 - PLANTINGS
 - NEW STAIRS
 - EXIST TREE
 - LAWN GARDEN
 - ARBOR 14x14 6x6 Post 2x10 RAFTERS

APR 2011
11/11/11







HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 11/08/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill (AP)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #463222 - Addition and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the September 26, 2007 meeting. The conditions of approval are:

1. The front porch will have a wood inset picket railing.
2. Steps from the front porch, side and rear doors to grade will be wood.
3. Front door and French doors will be wood.
4. Front porch will have wood tongue and groove flooring.
5. The two front dormers will have a gabled roof without the side extensions.
6. The right side elevation of the rear addition will have a 6-12" inset behind the office (where existing house ends).
7. Rear addition footprint will be reduced by approximately 200 SF and lot coverage will be approx. 25%.
8. Height of rear addition will be lowered to approximately 27' at roof ridge with 8/12 or similar pitch.
9. The front façade will be simplified to have better balance.
10. Final plans will be submitted to the HPC via staff for final approval

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: Sasan N. Et Al Chalezamini
Address: 8822 First 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240777-6370

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
 301/563-3400

Patricia
 301 85
 202-437-1743

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Kinney
 Daytime Phone No.: 301 351 5929
 Tax Account No.: 01090120
 Name of Property Owner: Sasan N Et Al Chalezamni dothers
 Address: 11501 Alexander Manor Silver Spring Md 20905
 Street Number: 11501 City: Silver Spring State: MD Zip Code: 20905
 Contractor: 5010 (Homeowner contractor)
 Contractor Registration No.: Homeowner doing work
 Agent for Owner: Alan Kinney / AK Services Daytime Phone No.: 301 351 5929

LOCATION OF BUILDING/PREMISE

House Number: 8822 Street: 1st Ave
 Town/City: Silver Spring Nearest Cross Street:
 Lot: Block: 27 Subdivision:
 Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Tear Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$
 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

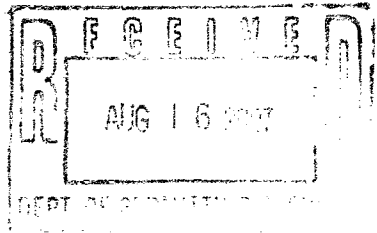
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of Owner or Authorized Agent: AKinney Date: 8/16/07

Approved: with 10 conditions by Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 11-8-07
 Application/Permit No: 463223 Date Filed: 8/16/07 Date Issued:

Edt 6/2/05

SEE REVERSE SIDE FOR INSTRUCTIONS



**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:

The structure is a one story, two bedroom, 1/2 bath single family home w/ walk out basement and finished attic. Structure is finished w/ brick veneer and partial siding. Total of 900 sq ft.

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

Proposed is at 2 story structure, four bedrooms, 3 1/2 bath family home w/ garage. Will be finished w/ brick veneer & siding. Total sq ft is 3212 sq ft. Proposed to remove roof of selected areas & add new structure to existing. The foundation will be crawl space.

see plans

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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

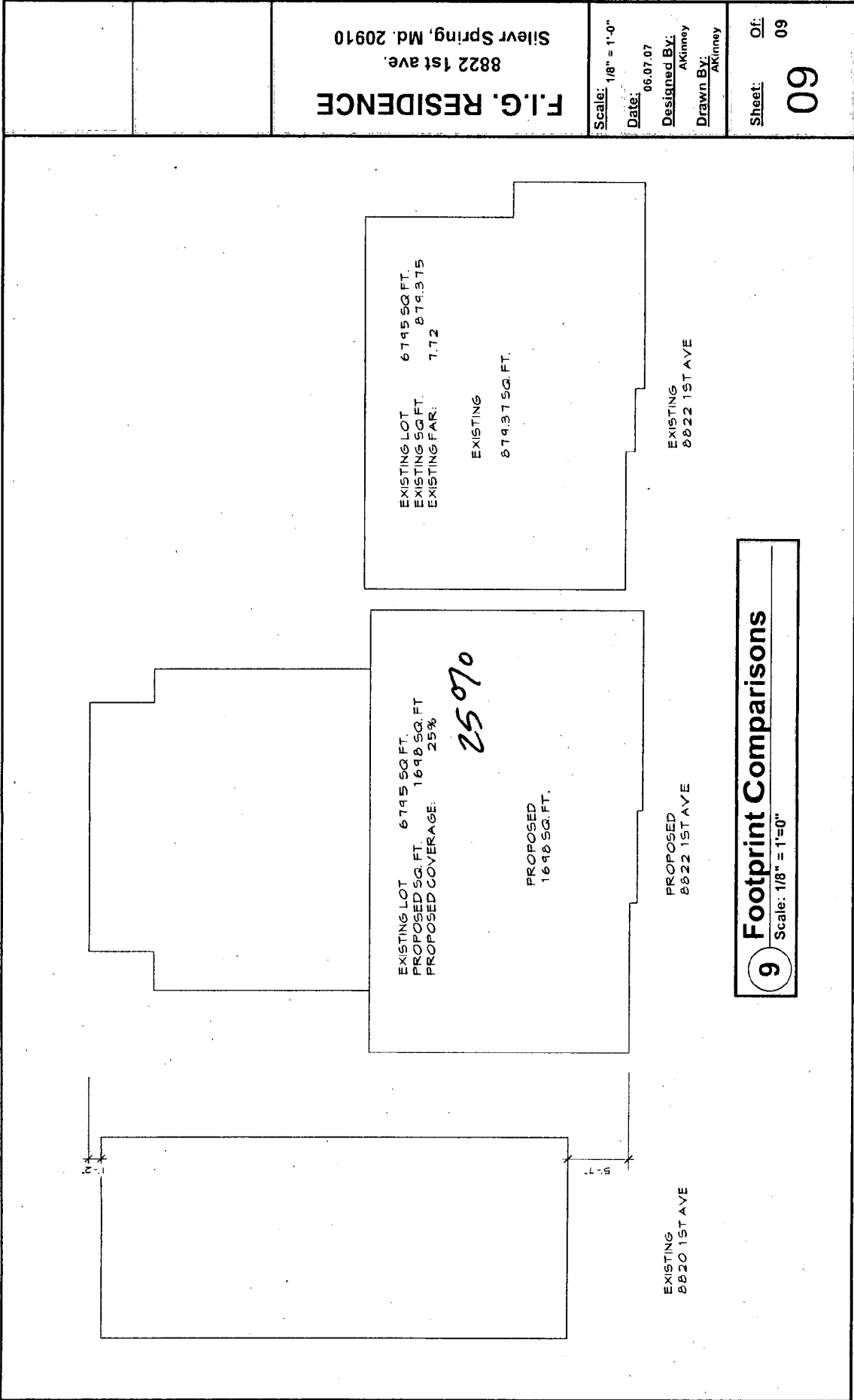
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

Fothergill, Anne

Subject: FW: 8822 1st ave

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Approved by HPC
10-10-07



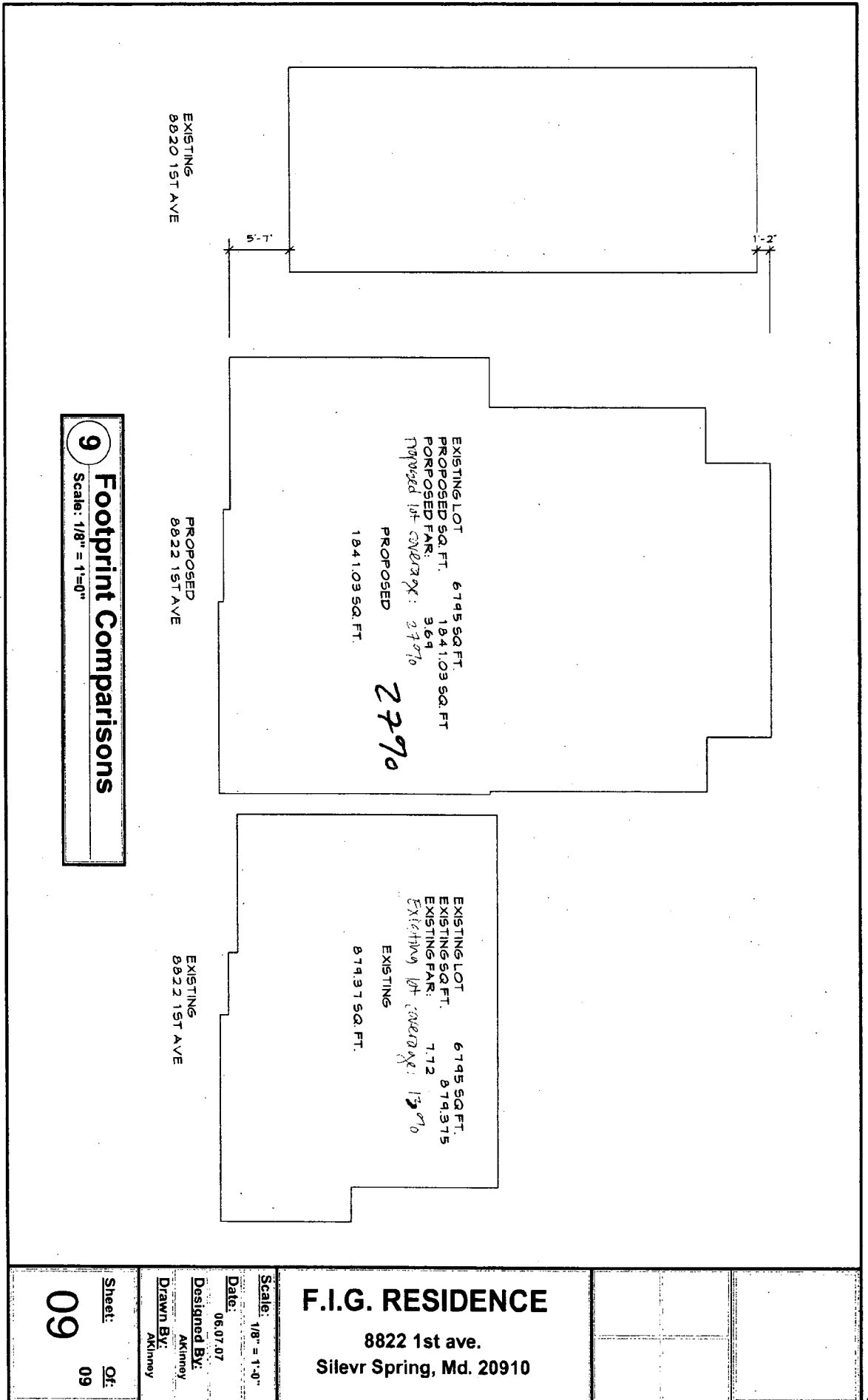
9 Footprint Comparisons
 Scale: 1/8" = 1'-0"

NEW

F.I.G. RESIDENCE

8822 1st ave,
 Silver Spring, Md. 20910

Scale: 1/8" = 1'-0"
 Date: 06.07.07
 Designed By: AKINNEY
 Drawn By: AKINNEY
 Sheet: 09
 Of: 09



9 Footprint Comparisons
 Scale: 1/8" = 1'-0"

HAWP

F.I.G. RESIDENCE

8822 1st ave.
 Silevr Spring, Md. 20910

Scale: 1/8" = 1'-0"

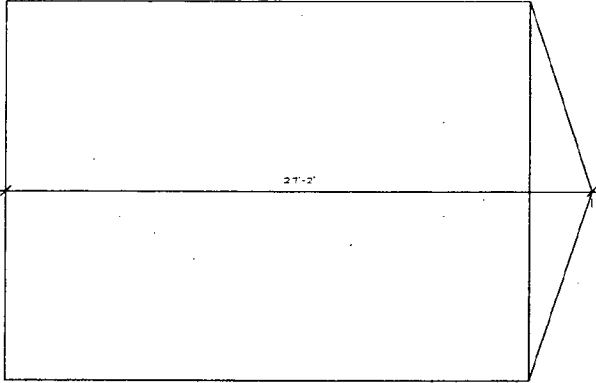
Date: 06.07.07

Designed By: Akimov

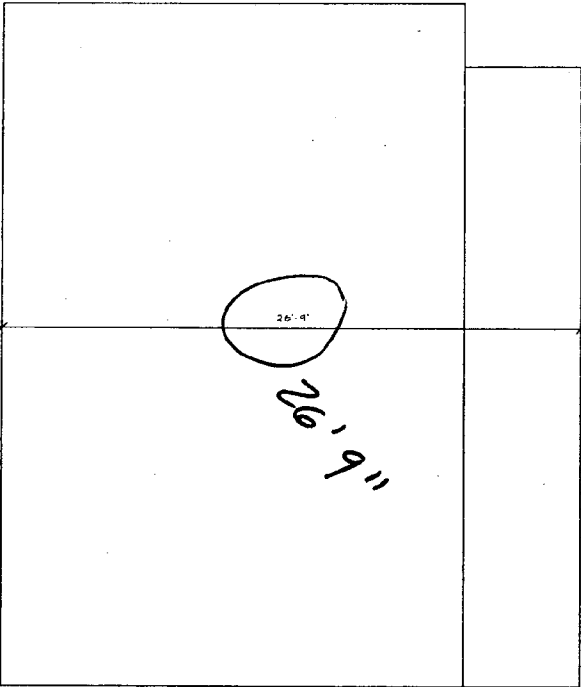
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Sheet: **09** Of: 09

17

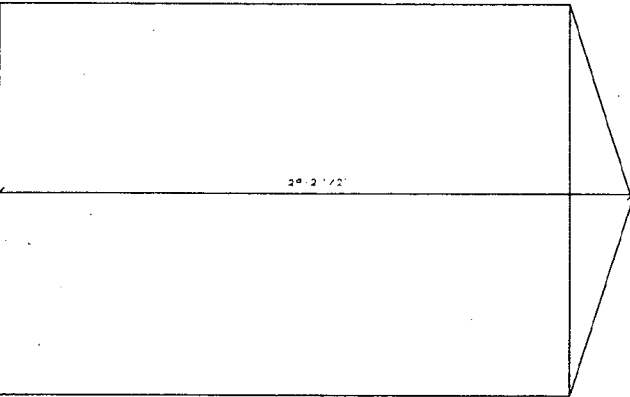


8820 1st ave



8822 1st ave

26'-4"
29'-6"



8824 1st ave

8 Elevation Comparisons
Scale: 3/16" = 1'-0"

NEW

F.I.G. RESIDENCE

8822 1st ave.
Silver Spring, Md. 20910

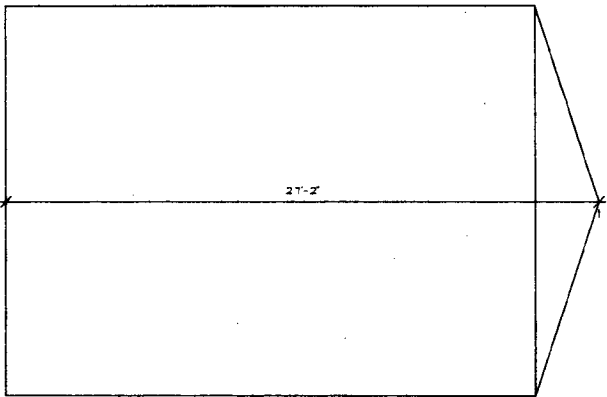
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Date: 06.07.07

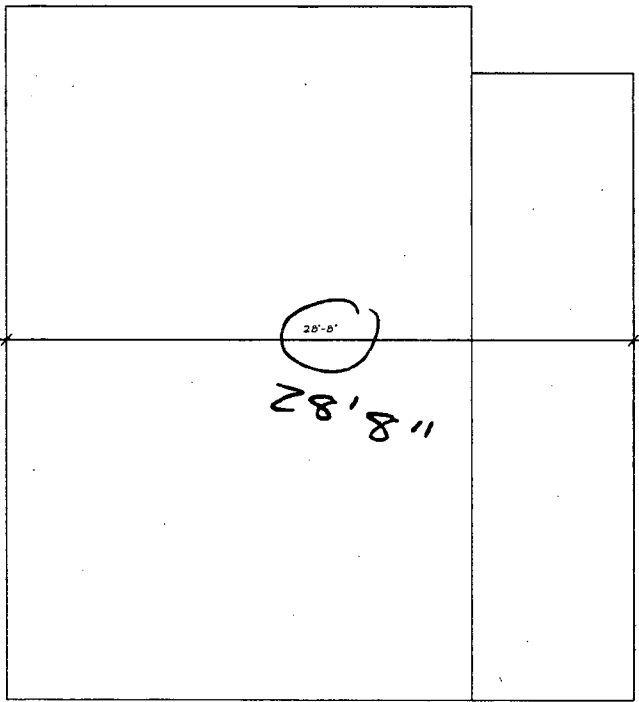
Designed By: Akhney

Drawn By: Akhney

Sheet: **08** Of: 09

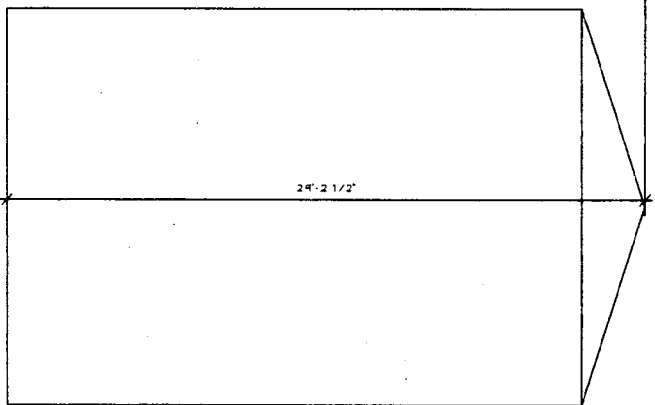


8820 1st ave



8822 1st ave

118'82



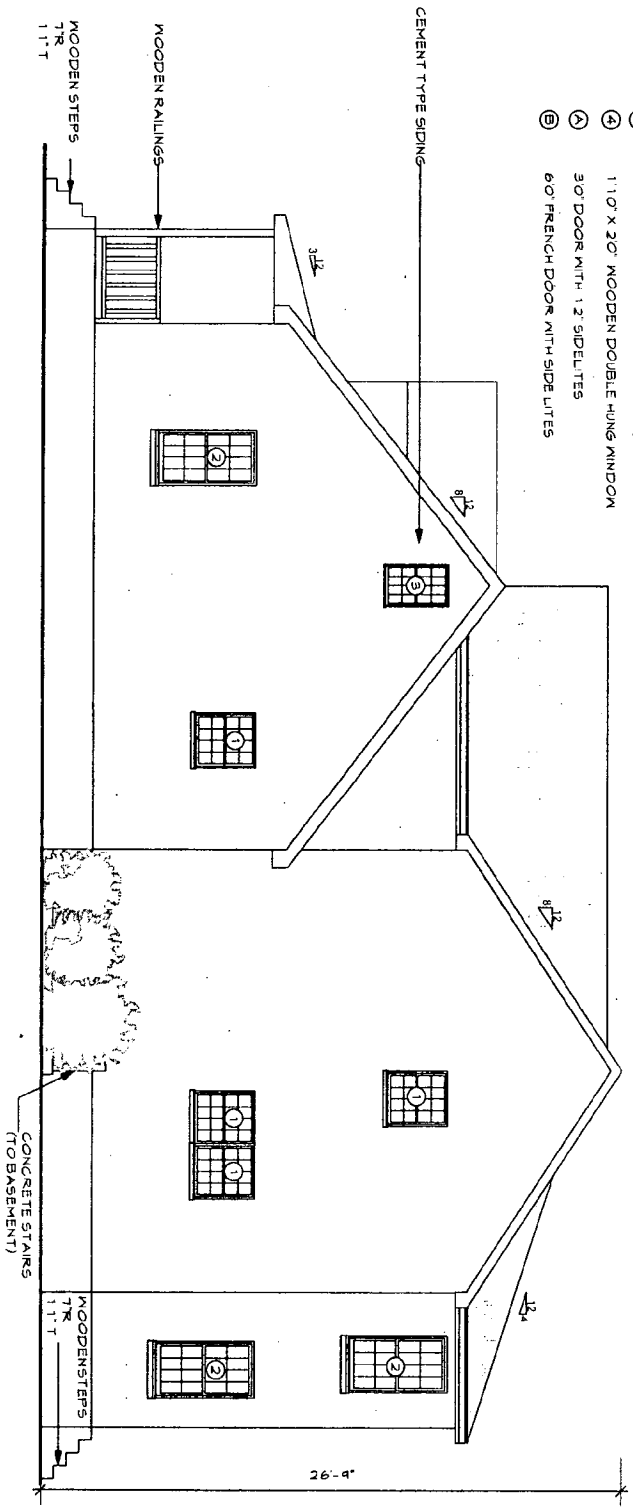
8824 1st ave

8 Elevation Comparisons
Scale: 3/16" = 1'-0"

HAWP

Sheet: 08 Of: 09	Drawn By: AKINNEY	F.I.G. RESIDENCE 8822 1st ave. Silver Spring, Md. 20910	Scale: 3/16" = 1'-0" Date: 06.07.07	Designed By: AKINNEY
	Date: 06.07.07			

- ① 28" X 30" WOODEN DOUBLE HUNG WINDOW
- ② 28" X 41" WOODEN DOUBLE HUNG WINDOW
- ③ 11" X 30" WOODEN DOUBLE HUNG WINDOW
- ④ 11" X 20" WOODEN DOUBLE HUNG WINDOW
- ⑤ 30" DOOR WITH 12 SIDELITES
- ⑥ 60" FRENCH DOOR WITH SIDE LITES

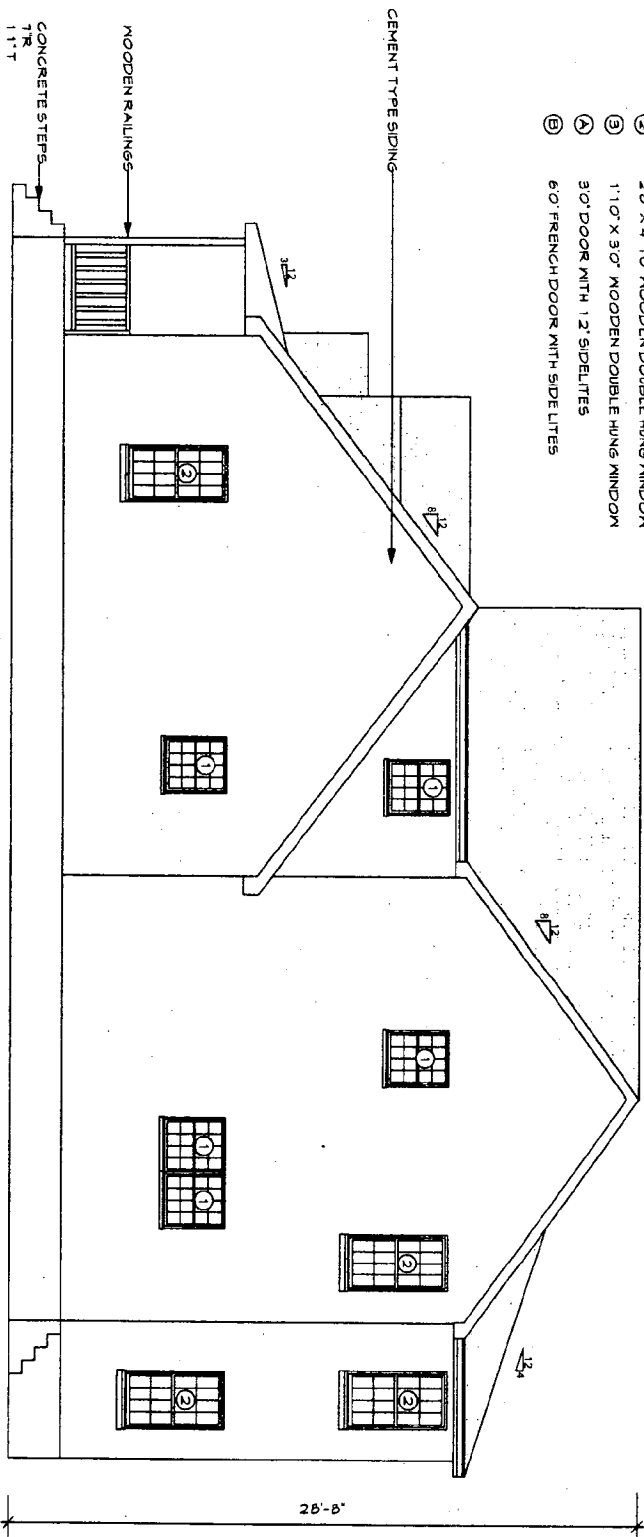


7 Proposed Left Elevation
 Scale: 3/16" = 1'-0"

NEW

	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910		
Date: 06.07.07 Designed By: Akimney Drawn By: Akimney	Scale: 3/16" = 1'-0"	Sheet: 07 Of: 09	

- ① 2'6" X 3'0" WOODEN DOUBLE HUNG WINDOW
- ② 2'6" X 4' 1'0" WOODEN DOUBLE HUNG WINDOW
- ③ 1'1'0" X 3'0" WOODEN DOUBLE HUNG WINDOW
- ④ 3'0" DOOR WITH 1'2" SIDELITES
- ⑤ 6'0" FRENCH DOOR WITH SIDE LITES



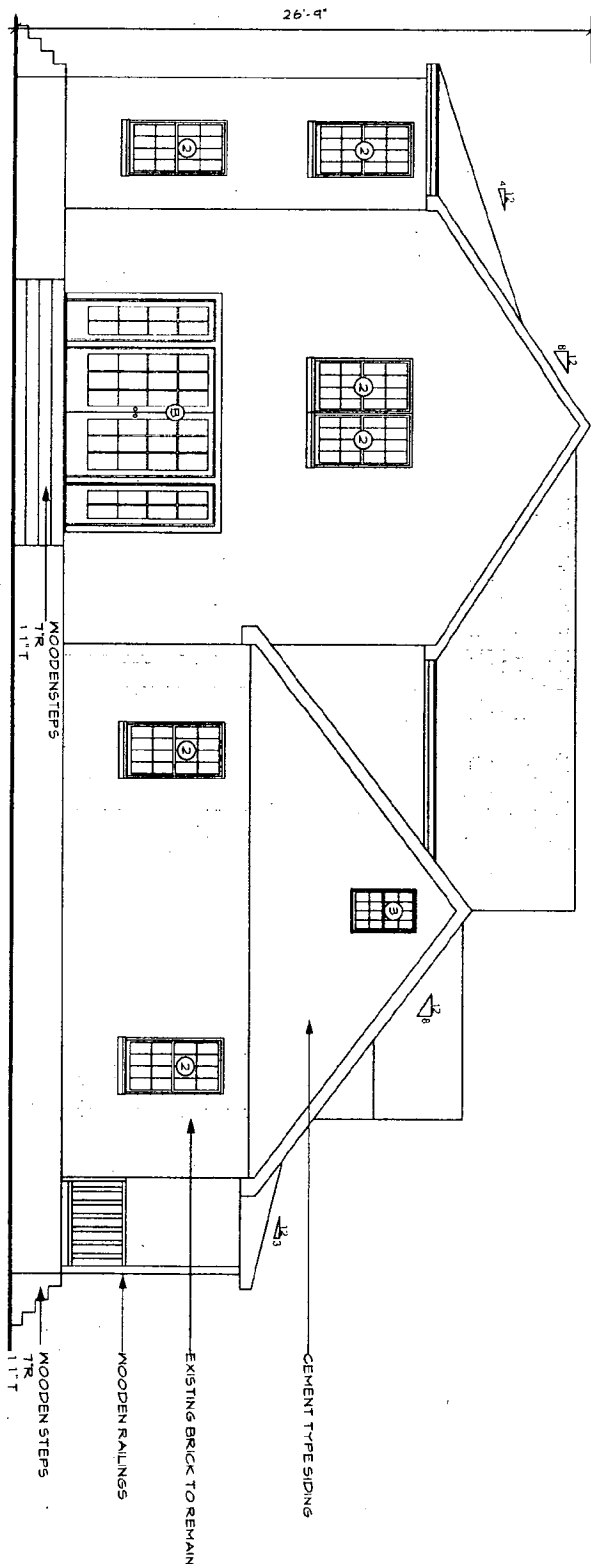
7 Proposed Left Elevation
Scale: 3/16" = 1'-0"

Right

HAWP

7 Scale: 3/16" = 1'-0"	F.I.G. RESIDENCE 8822 1st ave. Silver Spring, Md. 20910	
Date: 06.07.07 Designed BY: AKINNEY Drawn BY: AKINNEY	Scale: 3/16" = 1'-0"	Sheet: 07 Of: 09

15"



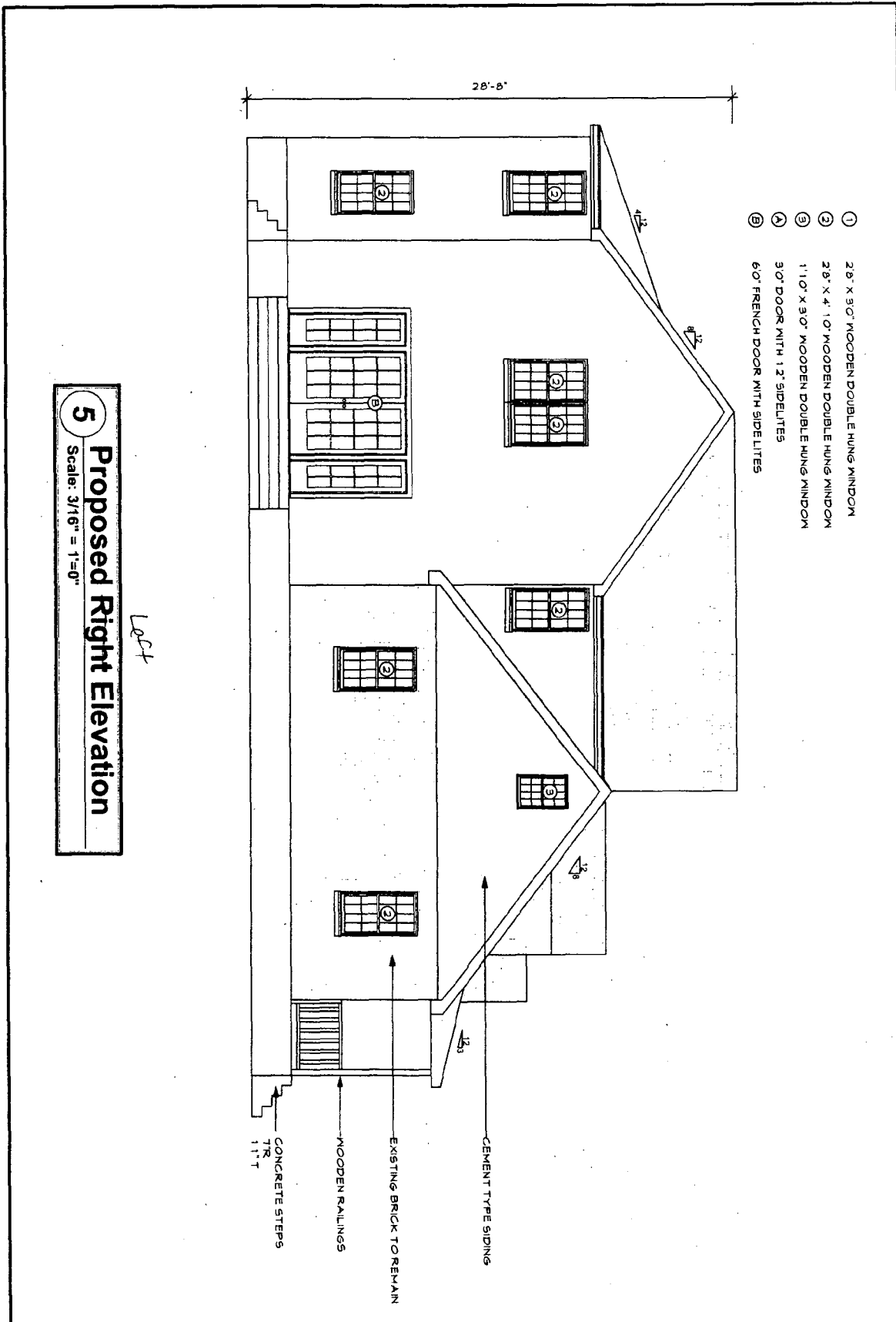
- ① 2 1/2" X 3 1/2" WOODEN DOUBLE HUNG WINDOW
- ② 28" X 41" WOODEN DOUBLE HUNG WINDOW
- ③ 11"0" X 5"0" WOODEN DOUBLE HUNG WINDOW
- ④ 11"0" X 20" WOODEN DOUBLE HUNG WINDOW
- ⑤ 3'0" DOOR WITH 12" SIDE LITES
- ⑥ 6'0" FRENCH DOOR WITH SIDE LITES

5 Proposed Right Elevation
 Scale: 3/16" = 1'-0"

left

NEW

<p>F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910</p>	<p>Scale: 3/16" = 1'-0" Date: 06.07.07 Designed BY: AKINNEY Drawn BY: AKINNEY</p>	<p>Sheet: 05 Of: 09</p>
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- ① 28" X 30" WOODEN DOUBLE HUNG WINDOW
- ② 28" X 4" 10" WOODEN DOUBLE HUNG WINDOW
- ③ 110" X 30" WOODEN DOUBLE HUNG WINDOW
- ④ 30" DOOR WITH 12" SIDELITES
- ⑤ 60" FRENCH DOOR WITH SIDE LITES

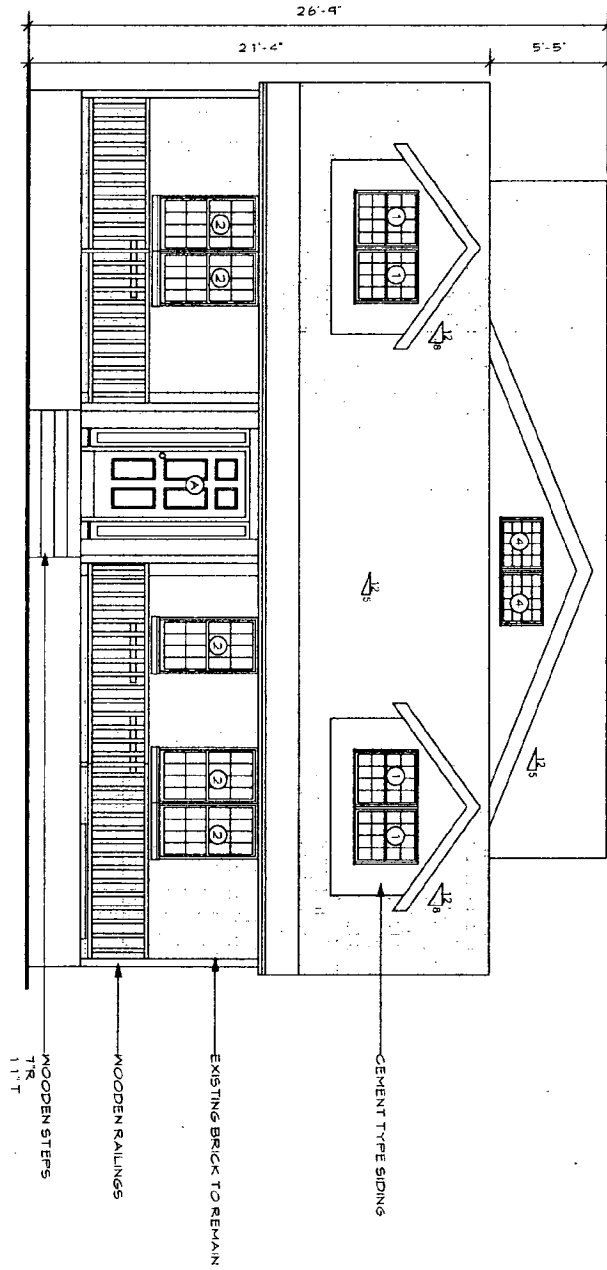
5 Proposed Right Elevation
 Scale: 3/16" = 1'-0"

MWP

<p>Scale: 3/16" = 1'-0"</p>	<p>F.I.G. RESIDENCE</p> <p>8822 1st ave. Silver Spring, Md. 20910</p>	<p>Date: 08.07.07</p> <p>Designed BY: Akimney</p> <p>Drawn BY: Akimney</p>	<p>Sheet: 05</p> <p>Of: 09</p>
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14

- ① 26' x 30" WOODEN DOUBLE HUNG WINDOW
- ② 26' x 4 10" WOODEN DOUBLE HUNG WINDOW
- ③ 11'0" x 30" WOODEN DOUBLE HUNG WINDOW
- ④ 11'0" x 20" WOODEN DOUBLE HUNG WINDOW
- ⑤ 30" DOOR WITH 1 2" SIDELITES
- ⑥ 60" FRENCH DOOR WITH SIDELITES

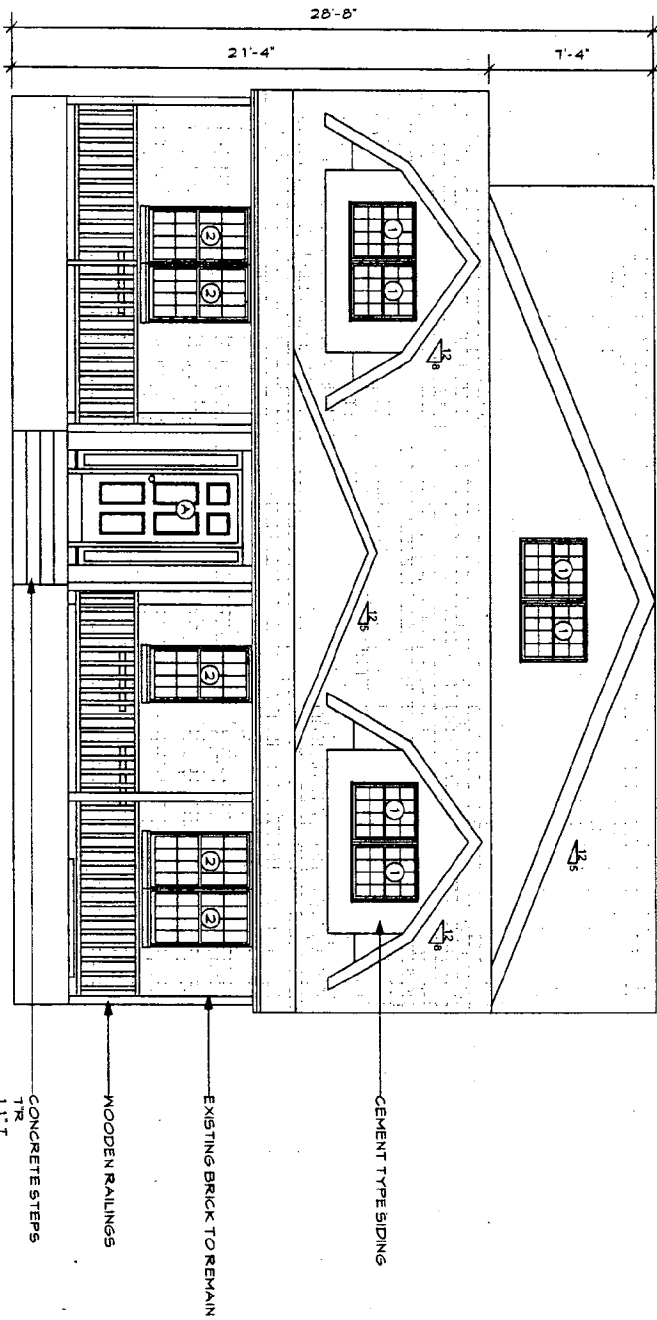


4 Proposed Front Elevation
 Scale: 3/16" = 1'-0"

NEW

F.I.G. RESIDENCE	
8822 1st ave. Silevr Spring, Md. 20910	
Date: 06.07.07 Designed BY: Akimoy Drawn BY: Akimoy	Scale: 3/16" = 1'-0" Sheet: 04 Of: 09

- ① 28' X 30" WOODEN DOUBLE HUNG WINDOW
- ② 28' X 4' 10" WOODEN DOUBLE HUNG WINDOW
- ③ 1'10" X 3'0" WOODEN DOUBLE HUNG WINDOW
- ④ 3'0" DOOR WITH 1 2" SIDELITES
- ⑤ 6'0" FRENCH DOOR WITH SIDELITES

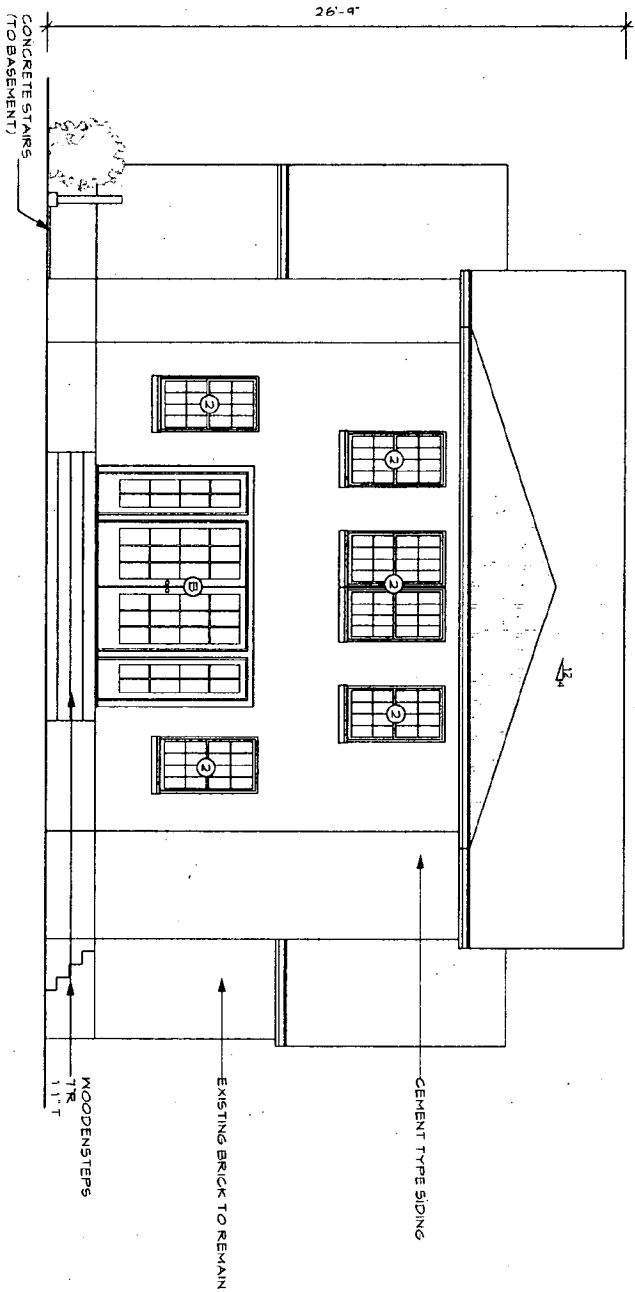


4
Proposed Front Elevation
 Scale: 3/16" = 1'-0"

HAWP

<p style="font-size: 2em; font-weight: bold;">04</p>	<p>Sheet: 04 Of: 09</p>	<p>Scale: 3/16" = 1'-0" Date: 06.07.07 Designed By: Akiney Drawn By: Akiney</p>	<p style="font-size: 1.5em; font-weight: bold;">F.I.G. RESIDENCE</p> <p>8822 1st ave. Silevr Spring, Md. 20910</p>	<p style="font-size: 2em; border: 1px solid black; border-radius: 50%; padding: 5px;">13</p>
--	---	--	---	--

- ① 28" x 30" WOODEN DOUBLE HUNG WINDOW
- ② 28" x 4' 10" WOODEN DOUBLE HUNG WINDOW
- ③ 1'10" x 8'0" WOODEN DOUBLE HUNG WINDOW
- ④ 1'10" x 20" WOODEN DOUBLE HUNG WINDOW
- ⑤ 30" DOOR WITH 12" SIDELITES
- ⑥ 60" FRENCH DOOR WITH SIDE LITES

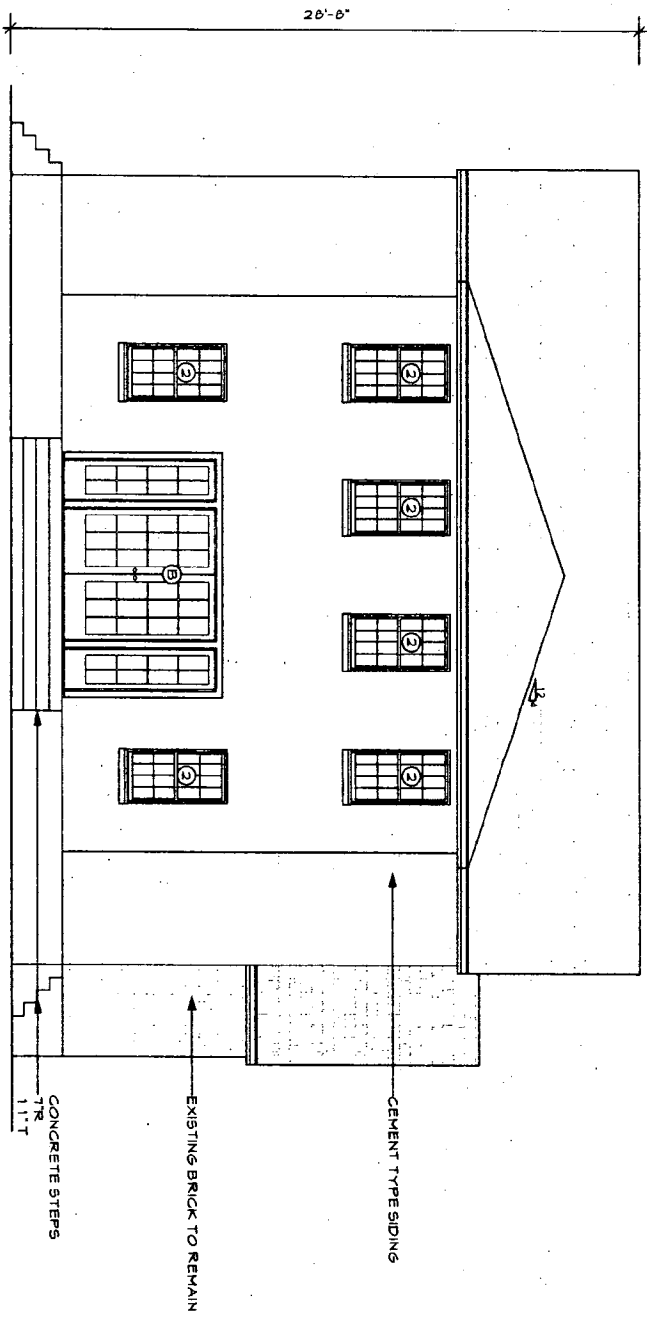


6 Proposed Rear Elevation
 Scale: 3/16" = 1'-0"

NEW

	F.I.G. RESIDENCE 8822 1st ave. Silver Spring, Md. 20910		Scale: 3/16" = 1'-0" Date: 06.07.07 Designed By: Akimney Drawn By: Akimney
Sheet: 06 Of: 09			

- ① 26' X 36' WOODEN DOUBLE HUND WINDOW
- ② 26' X 4' 10" WOODEN DOUBLE HUND WINDOW
- ③ 1' 10" X 36" WOODEN DOUBLE HUND WINDOW
- ④ 30" DOOR WITH 12" SIDELITES
- ⑤ 60" FRENCH DOOR WITH SIDE LITES

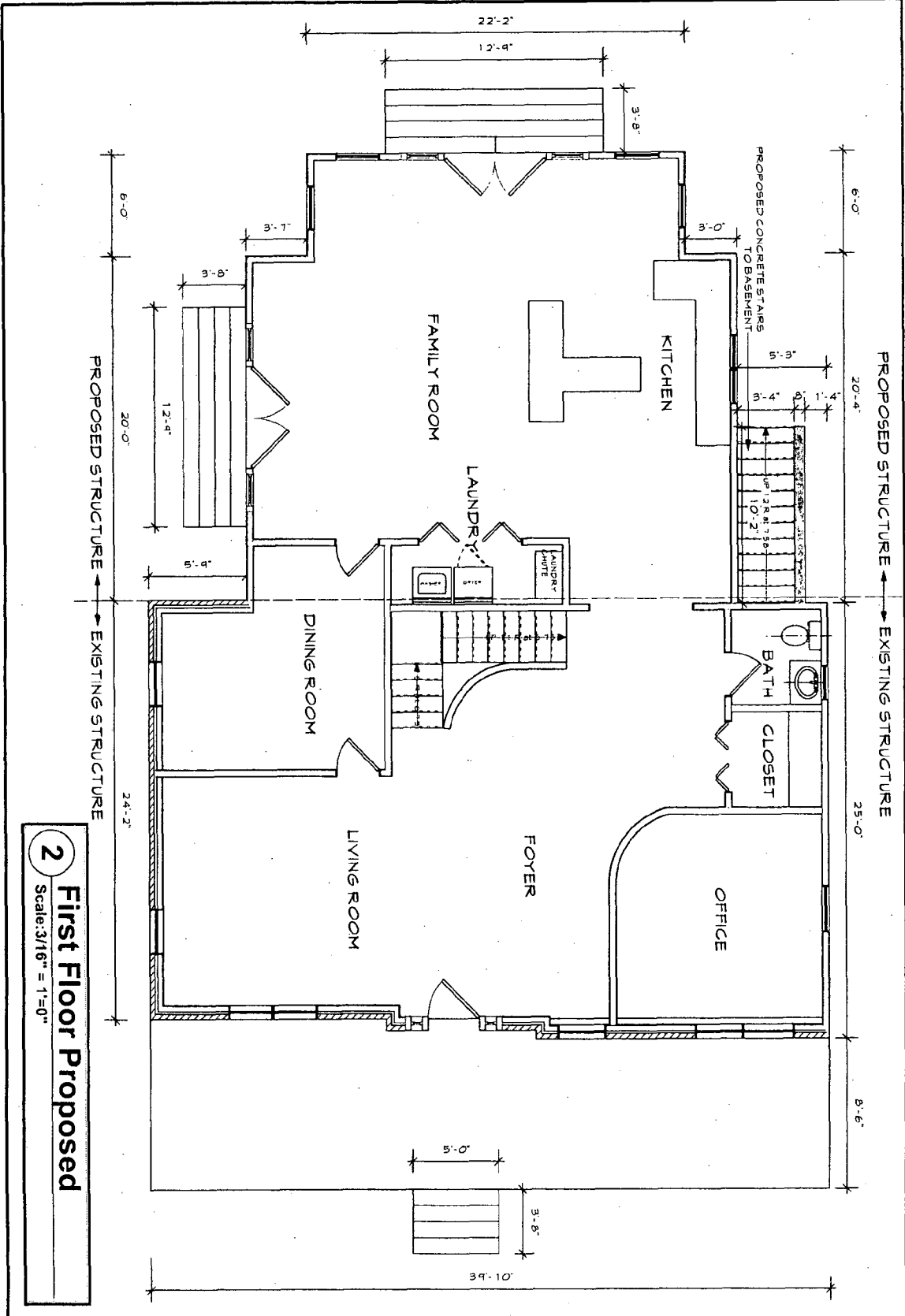


6 Proposed Rear Elevation
 Scale: 3/16" = 1'-0"

HAWP

06 Sheet: 09 Of: 09	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910	
Scale: 3/16" = 1'-0" Date: 06.07.07 Designed By: Akimney Drawn By: Akimney		

NEW

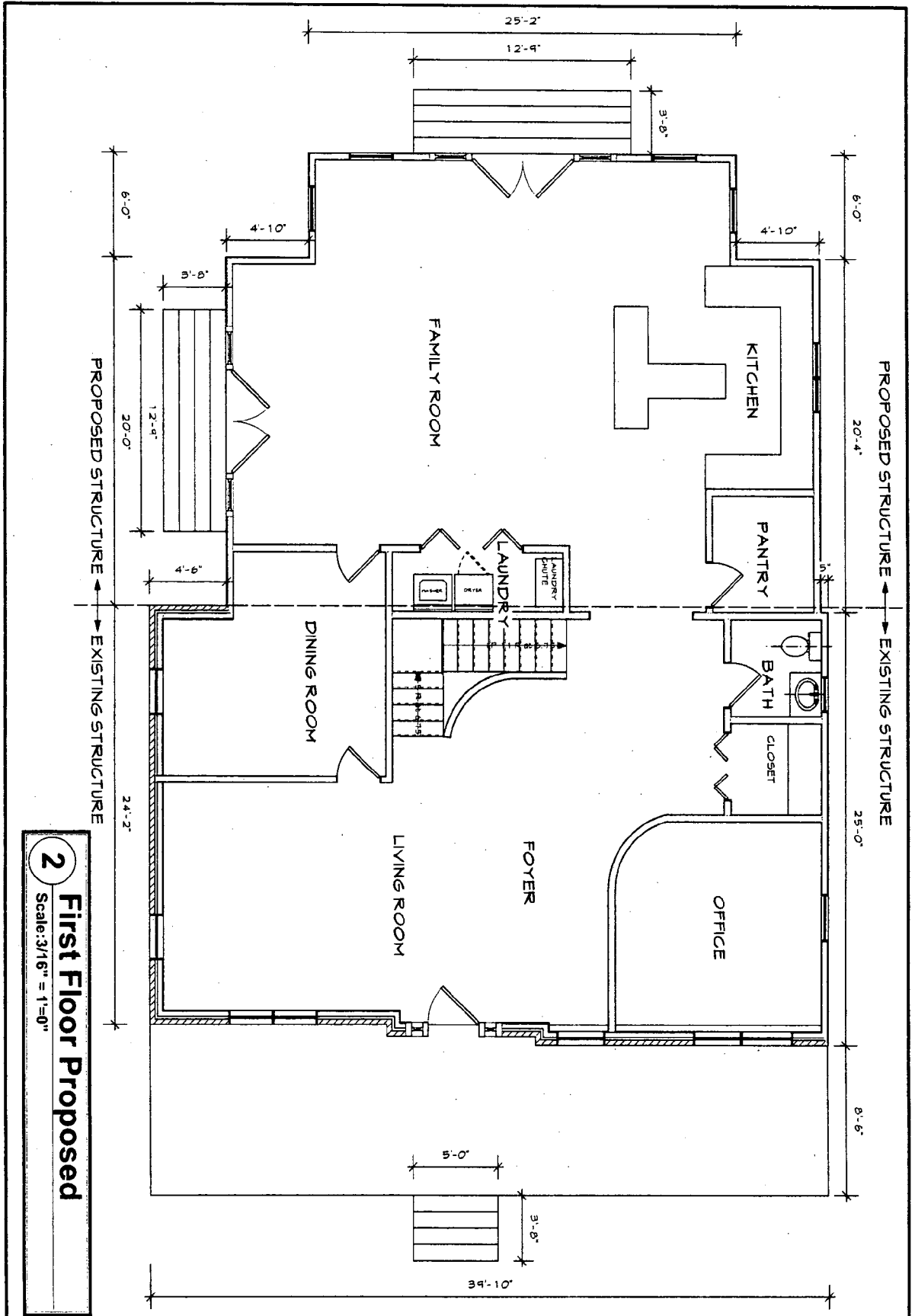


2 First Floor Proposed
 Scale: 3/16" = 1'-0"

Scale: 1/4" = 1'-0"
 Date: 06.07.07
 Designed BY: AKINNEY
 Drawn BY: AKINNEY

Sheet: **02** Of: **09**

F.I.G. RESIDENCE
 8822 1st ave.
 Silevr Spring, Md. 20910



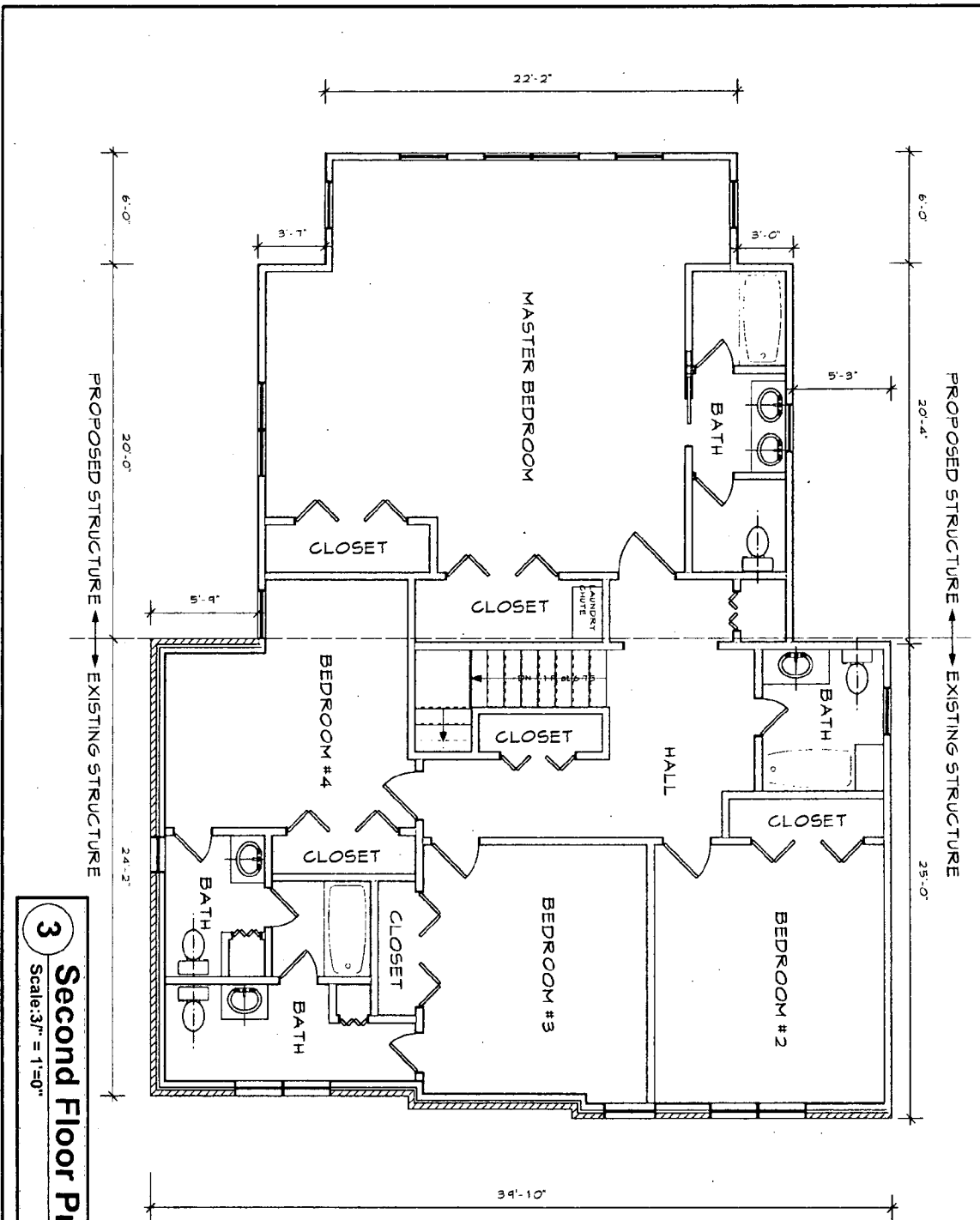
HAWP

2 First Floor Proposed
 Scale: 3/16" = 1'-0"

02 Sheet: 09 of 09	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910	Scale: 1/4" = 1'-0" Date: 06.07.07 Designed By: Akhney Drawn By: Akhney
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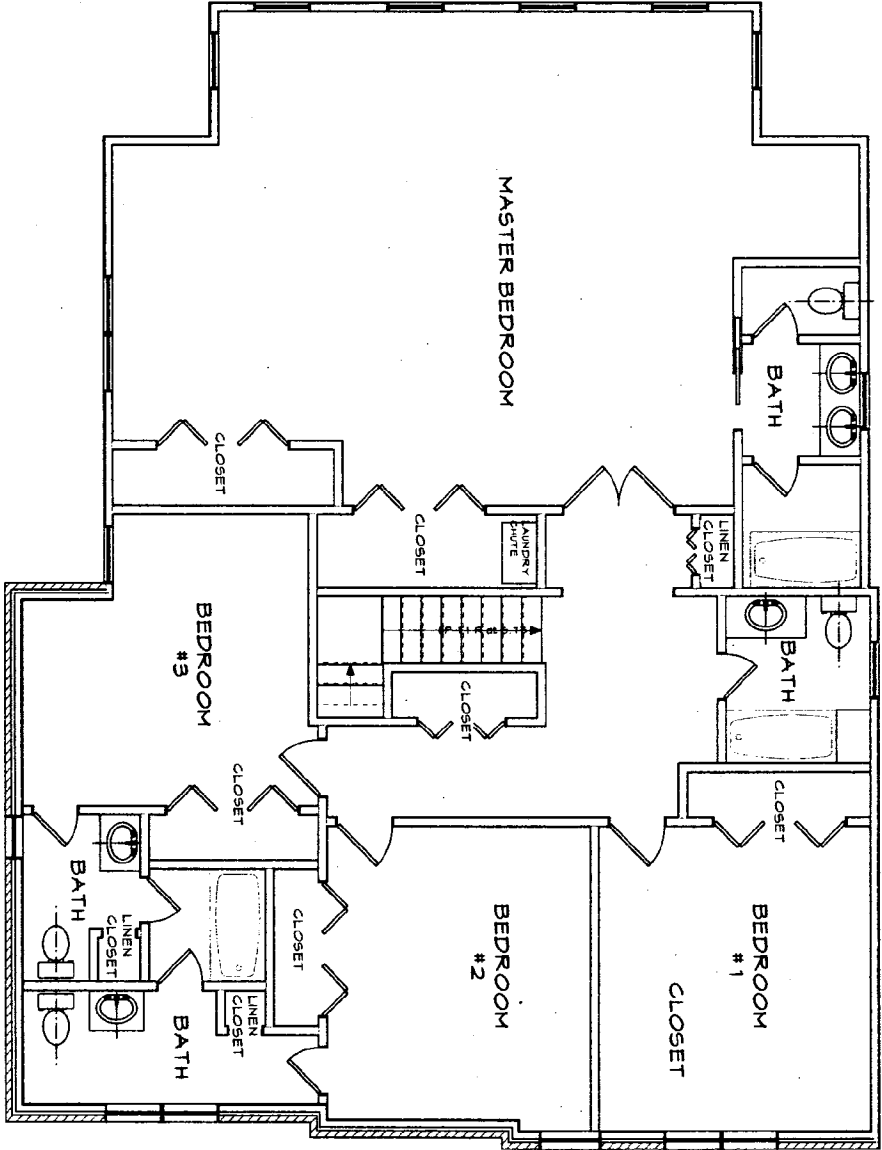
11

NEW



3 Second Floor Proposed
Scale: 3/8" = 1'-0"

03	Sheet: 09	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910
	09	
Scale: 1/4" = 1'-0"		
Date: 06.11.15.05		
Designed BY: Akimney		
Drawn BY: Akimney		



3 Second Floor Proposed
 Scale: 3/8" = 1'-0"

HAWP

F.I.G. RESIDENCE

8822 1st ave.
 Silevr Spring, Md. 20910

Scale: 1/4" = 1'-0"

Date: 06.11.05

Designed By: Akiney

Drawn By: Akiney

Sheet: 03
 Of: 09

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 8822 First Avenue, Silver Spring **Meeting Date:** 09/26/07
Applicant: Sasan Chalezamini (Alan Kinney, Agent) **Report Date:** 09/19/07
Resource: Non-Contributing Resource **Public Notice:** 09/12/07
Woodside Historic District—*Locational Atlas*
Review: HAWP **Tax Credit:** None
Case Number: 36/04-07B **Staff:** Anne Fothergill
PROPOSAL: Two-story rear addition and alterations to house

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

- 1.) The front porch will have a wood inset picket railing.
- 2.) Steps from front porch, side and rear doors to grade will be wood.
- 3.) Front door and French doors will be wood.
- 4.) Front porch will have wood tongue and groove flooring.
- 5.) All trim will be wood.
- 6.) The two front dormers will have a gabled roof without the side extensions; final design to be reviewed and approved at the staff level.
- 7.) The right side elevation of the rear addition will have a 6-12" inset behind the office (where existing house ends); final design to be reviewed and approved at the staff level.
- 8.) Rear addition footprint will be reduced by approximately 200SF and lot coverage will be approximately 25%; final design to be approved at staff level.
- 9.) Height of rear addition will be lowered to approximately 27' at roof ridge with 8/12 roof pitch.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Woodside Historic District—*Locational Atlas*
STYLE: Colonial Revival
DATE: c. 1937

HISTORY OF WOODSIDE

Woodside was identified as a potential historic district in the 1976 *Locational Atlas and Index of Historic Sites*. In 1987-89, the Woodside community sponsored an extensive photo survey and research project about the neighborhood. Much of the historical background about Woodside in this report comes from that study.

The subdivision plat for this community was submitted in 1889 by Benjamin F. Leighton (1847-1921), a Maine native who moved to Washington after the Civil War. Woodside was one of the earliest large subdivisions in the vicinity of Sligo (as downtown Silver Spring was then called.) Leighton was a banker,

businessman, professor of law and Dean of Howard University's Law School. In 1887, he became a developer when he and Richard E. Pairo laid out Brookland, along the Metropolitan Branch of the B&O Railroad. In 1889, Leighton expanded his activities into Maryland and purchased 91 acres of the former Richard T. and Laura C. Wilson farm. In addition to subdividing the property, Mr. Leighton built two homes for himself in the community (one of which is still standing.) He laid out sidewalks, planted trees, constructed a new train station for Woodside, placed covenants on lots that he sold, and promoted construction of a streetcar line (the Washington, Woodside and Forest Glen Railway and Power Company.) The plat for Woodside shows a grid-pattern of streets and regularly-laid out lots fronting on Georgia Avenue, and First and Second Avenues.

During the late 19th and early 20th centuries, a number of large Victorian homes were built throughout Woodside - usually on several lots of land. These houses were of many different styles of the period including Gothic Revival, Queen Anne, and Colonial Revival. A number of such houses were built as a speculative investment by Dr. Charles T. Caldwell. Dr. Caldwell was a medical doctor with academic affiliations. He began investing in Woodside real estate around 1898 and throughout the early decades of the 20th century devoted increasing time to his real estate activities, working closely with Leighton who sold him lots and supplied mortgages to his buyers. Historic records show that he built 8918 Georgia Avenue, 8922 Georgia Avenue and 1403 Noyes around 1907-8.

In the early 20th century, a number of bungalows were built. Throughout the rest of the 20th century, Woodside experienced additional house construction - such that there are few blocks that do not include a wide spectrum of structures in terms of age and architectural style.

Today, Woodside includes houses from the Civil War era and the original Wilson farmhouse stands at 8818 First Avenue. Many late 19th and turn-of-the-century houses from the early days of Woodside's development as a railroad community as well as early 20th century bungalows also still exist.

BACKGROUND

The applicants were not aware that their house is in the Woodside Historic District and they applied to the Department of Permitting Services (DPS) for building permits. DPS informed them that because they were proposing a substantial alteration to the house the plans would need HPC approval before they could issue a building permit.

PROPOSAL

The applicant proposes a number of major changes to this house including:

- 962 SF footprint two-story rear addition. The proposed materials for the addition are horizontal hardiplank siding, French doors on rear and left sides of the addition, wood windows and trim, and an asphalt shingle roof.
- Full width front porch and new front door
- Alterations to front dormer and additional dormer constructed
- Remove existing vinyl siding and install horizontal hardiplank siding above the existing brick first floor

No trees will be removed for this project.

See existing and proposed plans in Circles 8-15 and photos of the house in Circles 18-21 +

23-26

APPLICABLE GUIDELINES

(2)

The Woodside Historic District was placed on the Montgomery County *Locational Atlas and Index of Historic Sites* in 1976. In 1991, HPC staff began evaluating the district for designation. The evaluation was curtailed at the request of the Woodside Civic Association which requested more time to conduct community education. As a result of the preliminary research and survey work that staff had conducted at the time, the Atlas boundaries were revised. The district will remain on the *Locational Atlas* until it is brought to the HPC, the Planning Board, and the County Council for final designation consideration.

Under Chapter 24A-10 (a) an owner of a property within a *Locational Atlas* district who wants to make a substantial alteration to the house may choose to come directly to the HPC for a HAWP as if the district had already been listed on the Master Plan or they can request that the entire district be evaluated. Staff and the HPC should evaluate this HAWP proposal as if this house has been designated a Non-Contributing Resource to the Woodside Historic District.

When reviewing alterations and new construction within the Woodside Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *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

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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 environments would be unimpaired.

STAFF DISCUSSION

A Non-Contributing Resource in a historic district receives the most lenient level of design review. The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall

streetscape and environmental setting of the historic district. The house is surrounded by Non-Contributing Resources. The Commission generally supports rear additions to Non-Contributing resources as they have the least amount of impact on the streetscape.

The applicants have been working with staff to present a proposal that staff could support. However, due to numerous inconsistencies in the plans, staff only received the final plans the day before staff reports were to be submitted. Staff has reviewed them and found that the original proposal that had been for a side addition has been redesigned and they have placed the addition entirely at the rear. This reduces visibility and allows the sight lines through both sides of the house to be retained.

The overall height of the house to the roof ridge will increase seven feet four inches and that increased height is in the two-story addition behind the existing 1 ½ story house so it will be set back from the street but still visible. While a second story expansion may be allowable, one concern is that this 28' 8" house would be taller than the houses next to it. The block slopes down so that the 27' 2" house to the left is on higher ground and the 29' 2 ½" house to the right is lower. Staff recommends that the height of the house be lowered so it is not taller than the adjacent houses. The proposed pitch is appropriate for a historic district and staff recommends that the 8/12 pitch is maintained.

Generally the Commission does not support additions that double the size of a house, and definitely the HPC does not support an addition that more than doubles the footprint and massing of a house, even if it is located entirely at the rear of a Non-Contributing resource. The existing lot coverage is 13% and the proposed lot coverage is 27%, which is a very large increase. A reduction in the rear addition's footprint will allow the rear plane to be behind the adjacent house (which is setback further from the street), rather than extending beyond it as it does now. Staff has recommended that the addition be reduced and thus the reduced lot coverage would be in keeping with what the HPC generally supports in historic districts.

To differentiate between the existing house and the proposed rear addition, staff is recommending that the right side elevation of the rear addition will have a 6-12" inset behind the proposed office -- where the existing house bumps out almost 5 feet.

Staff commends the applicants for changing all of their proposed materials to materials that are compatible with a historic district. Staff has clarified a few materials in the recommended conditions of approval.

Overall, with the recommended changes, this expansion of a Non-Contributing Resource will not adversely affect the streetscape or the historic district. Staff recommends approval with nine conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application with the conditions listed on page one** as being consistent with Chapter 24A-8 (b) 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,

and with the Secretary of the Interior's *Standards for Rehabilitation*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Alan Kinney

Daytime Phone No.: 301 351 5929

Tax Account No.: 01090120

Name of Property Owner: Sasan N Et Al Chalezamini ^{others}
Phone No.: 301 351 5929

Address: 16501 Alexander Manor Silver Spring Md 20905
Street Number City State Zip Code

Contractor: 50115 (Homeowner contractor)
Phone No.

Contractor Registration No.: Homeowner doing work.

Agent for Owner: Alan Kinney / AK Services Daytime Phone No.: 301 351 5929

LOCATION OF BUILDING/PREMISE

House Number: 8822 Street: 1st Ave

Town/City: Silver Spring Nearest Cross Street: _____

Lot: _____ Block: 27 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Reuse
 - 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: _____

1B. Construction cost estimate: \$ _____

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.

AKinney
Signature of owner or authorized agent

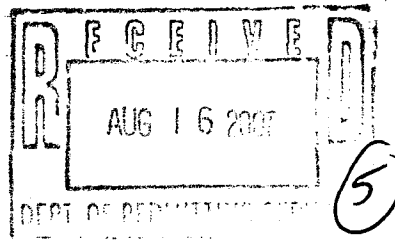
8/16/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 46322A Date Filed: 8/16/07 Date Issued: _____

See REVERSE SIDE FOR INSTRUCTIONS



**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:

The structure is a one story, two bedroom, 1/2 bath single family home w/ walk out basement and finished attic. Structure is finished w/ brick veneer and partial siding. Total of 900 sq ft.

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

Proposed is a 2 story structure, four bedrooms, 3 1/2 bath family home w/ garage. Will be finished w/ brick veneer & siding. Total sq ft is 3262 sq ft. Proposed to remove roof of selected areas & add new structure to existing. The foundation will be crawl space.

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 crown 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

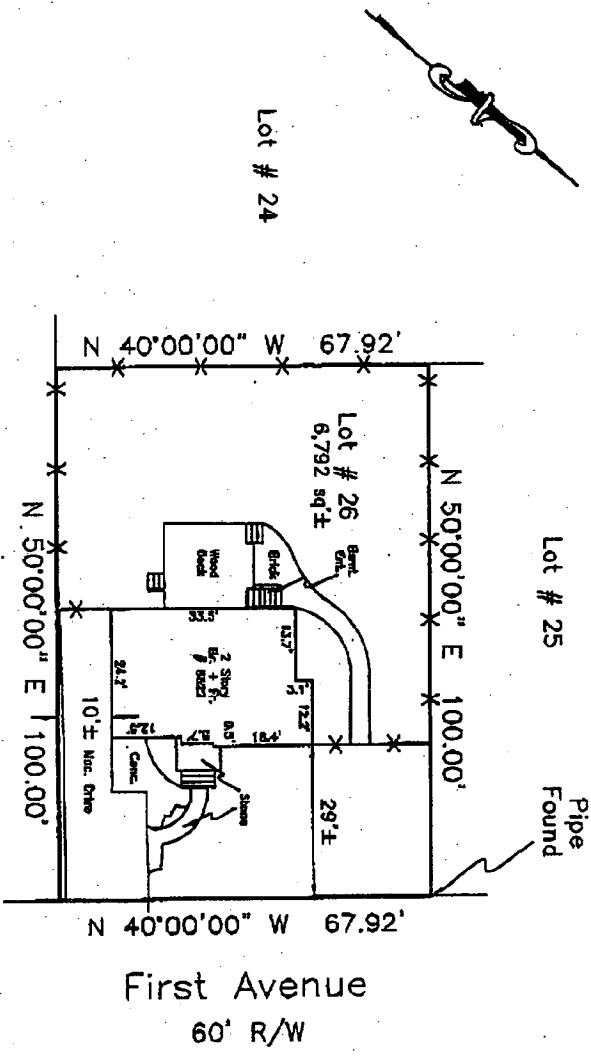
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

6

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

Owner's mailing address	Owner's Agent's mailing address
Sasan Chalezamin 16501 Alexander Manor Rd Silver Spring 20905	Alan Kinney 20 East Diamond Gaithersburg 20877
Adjacent and confronting Property Owners mailing addresses	
Baird & S Brookhart 8825 1st Ave Silver Spring 20910	John K Et Al Papageorge 8712 2nd Ave Silver Spring 20910
Lauren H & Jones 8820 1st Ave Silver Spring 20910	

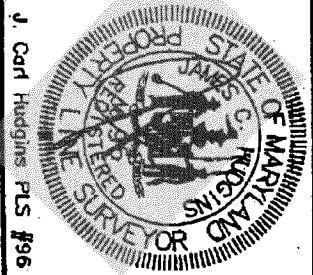
- NOTES:
- 1) B.L. Information if shown, was obtained from existing record plat or local agencies and is not guaranteed by N.T. Inc.
 - 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
 - 3) N.T. Inc. does not certify to underground or unrecorded encroachments or easements.
 - 4) Property parties NOT bound, or guaranteed by N.T. Inc.
 - 5) Surveyed distances accuracy: 1:5



Subject property is shown in Zone C on the FRM Map of MONTGOMERY COUNTY, Maryland on Community Panel 240049 0200 C, Effective August 5, 1991

This is to certify that I have surveyed the property shown hereon, being known as Lot 26, Block 8 Woodside Maryland in Plat 1053, folio and recorded among the land records of MONTGOMERY County, for the purpose of locating the improvements thereon.

- This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
- This plat is not to be relied upon for the establishment of location of fences, septic, sewage, buildings, or other existing or future structures.
- This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing.



LOCATION DRAWING
8822 First Avenue
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MD.

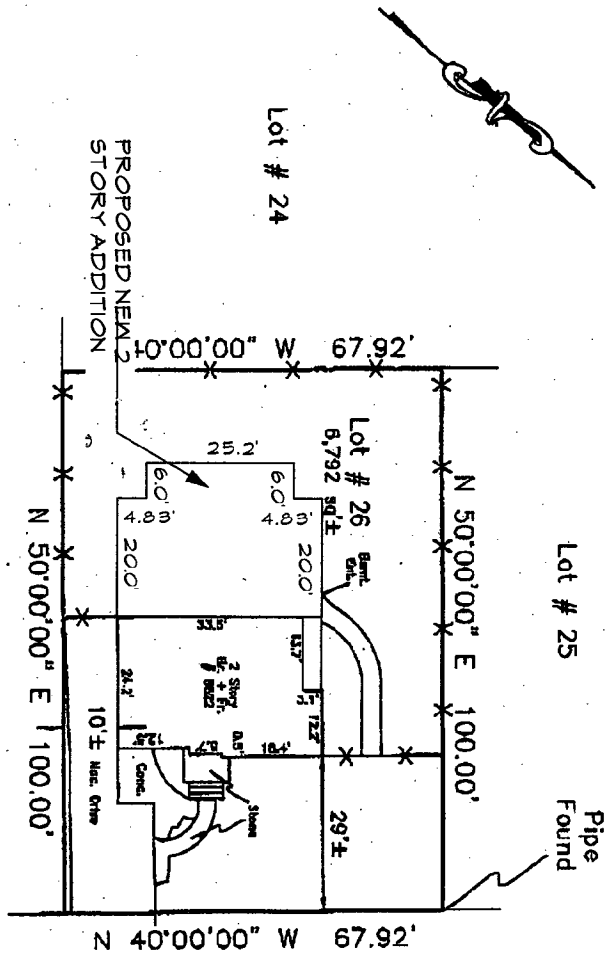
NTT Associates, Inc.
18205 Old Frederick Road
Mt Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 30'
Date: 3/12/07
Field By: SCO
Drawn By: SCO
Drawing # 0703504

EXISTING PLAT

410
500 + 150

- NOTES:
- 1) B.M.L. Information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTL, Inc.
 - 2) Building line and/or Flood Zone Information is subject to the interpretation of the originator.
 - 3) NTL, Inc. does not certify to whether or not recorded encroachments or easements are shown.
 - 4) Property records may not be found or guaranteed by this location.
 - 5) Subject distance accuracy.



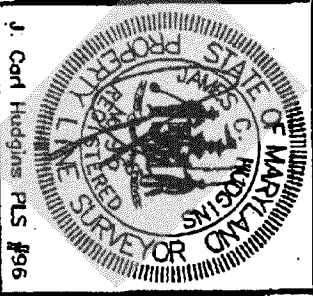
First Avenue
60' R/W

PROPOSED

Subject property is shown in Zone C on the FRM Map of MONTGOMERY COUNTY, Maryland on Community Panel 240049 0200 C Effective August 5, 1991

This is to certify that I have surveyed the property shown hereon, being known as Lot 26, Block 8 Woodside and recorded among the land records of MONTGOMERY County, Maryland in Plat 1053 folio for the purpose of locating the improvements thereon.

* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
 * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
 * This plat does not provide for the accurate identification of property boundary lines, that such identification may not be required for the transfer of title or for securing financing or refinancing.

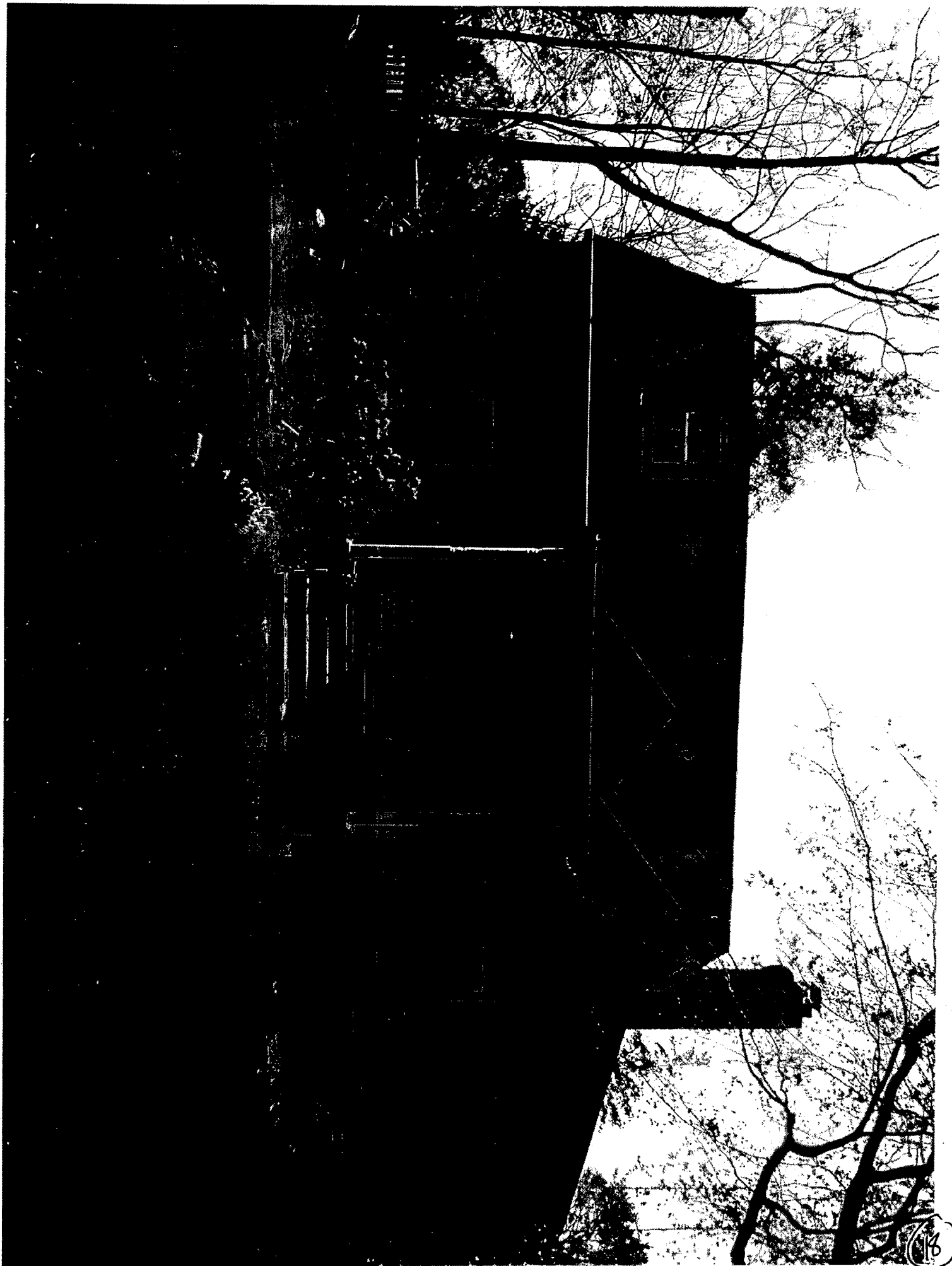


LOCATION DRAWING
8822 First Avenue
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MD.

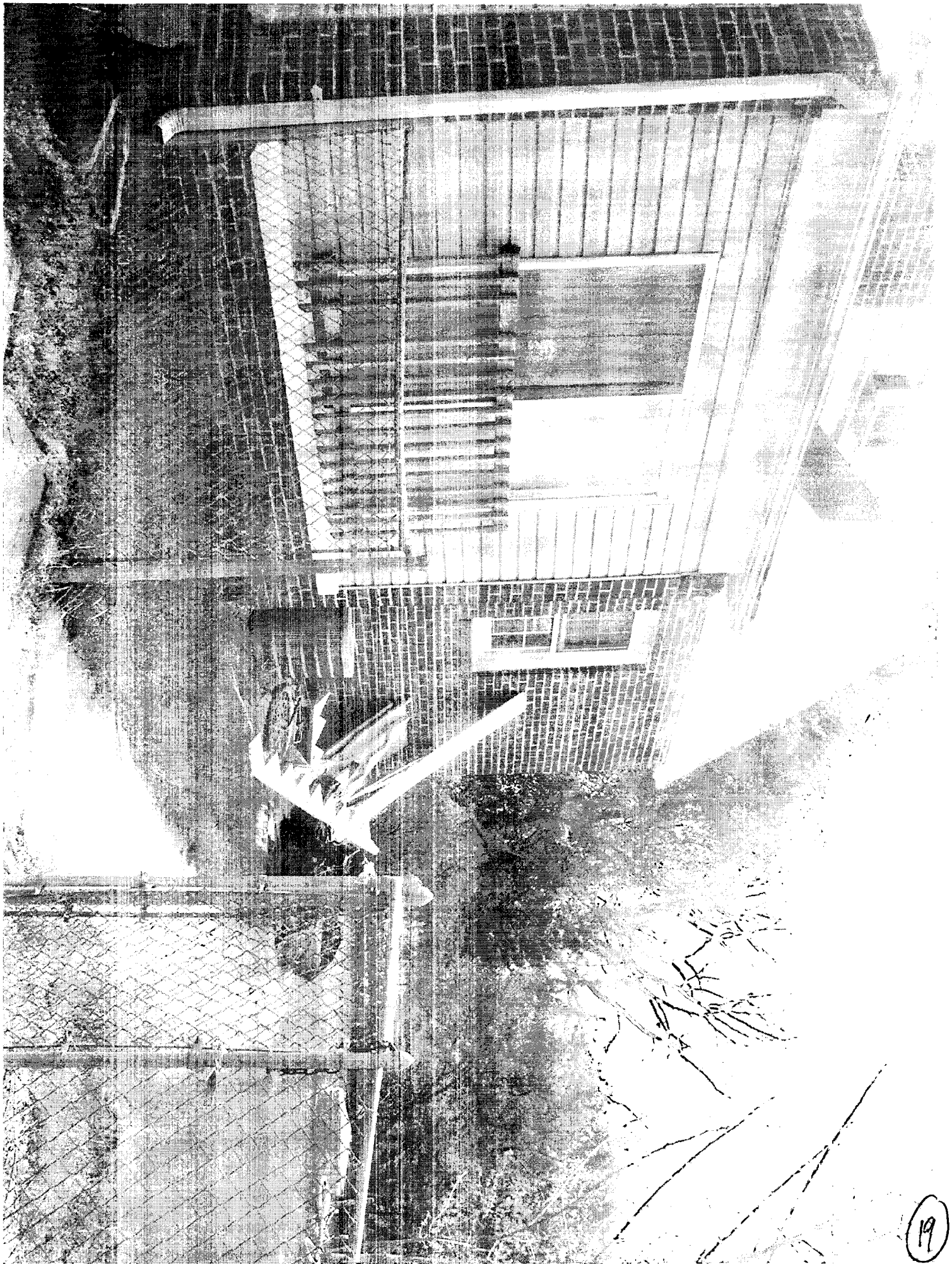
NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

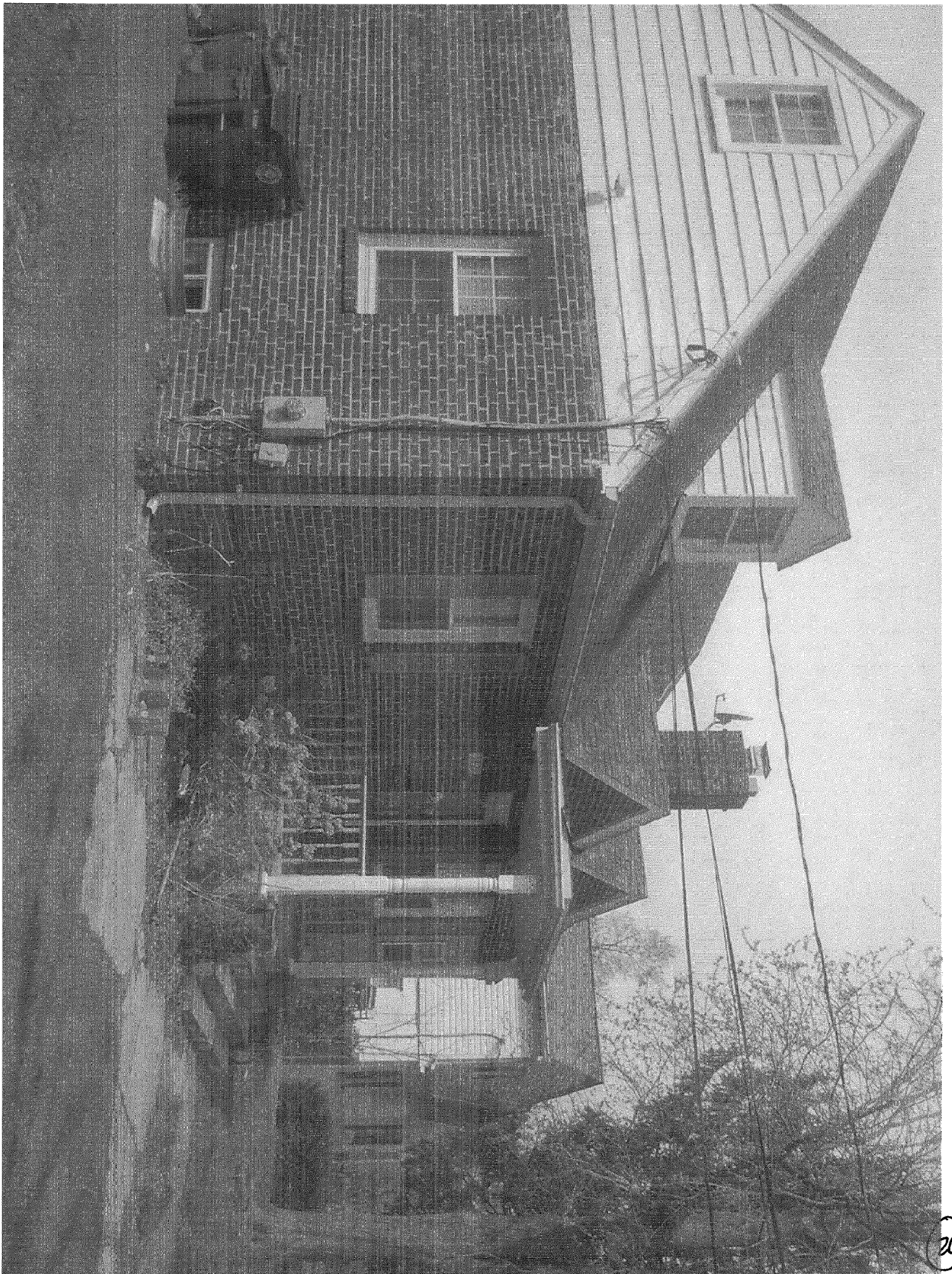
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Date:	3/12/07
Field By:	SCO
Drawn By:	SCO
Drawing #	0703504

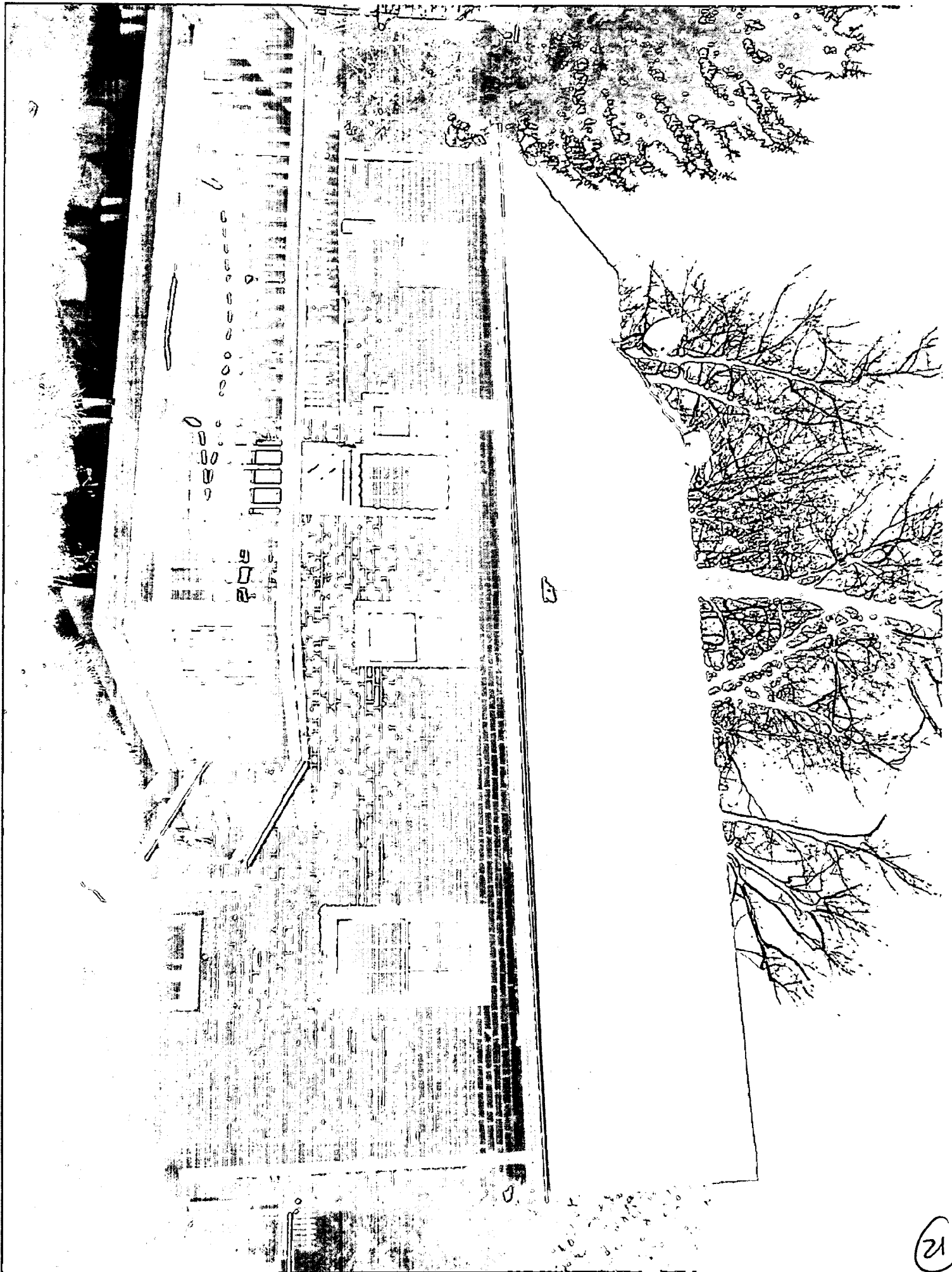
Proposed Plat

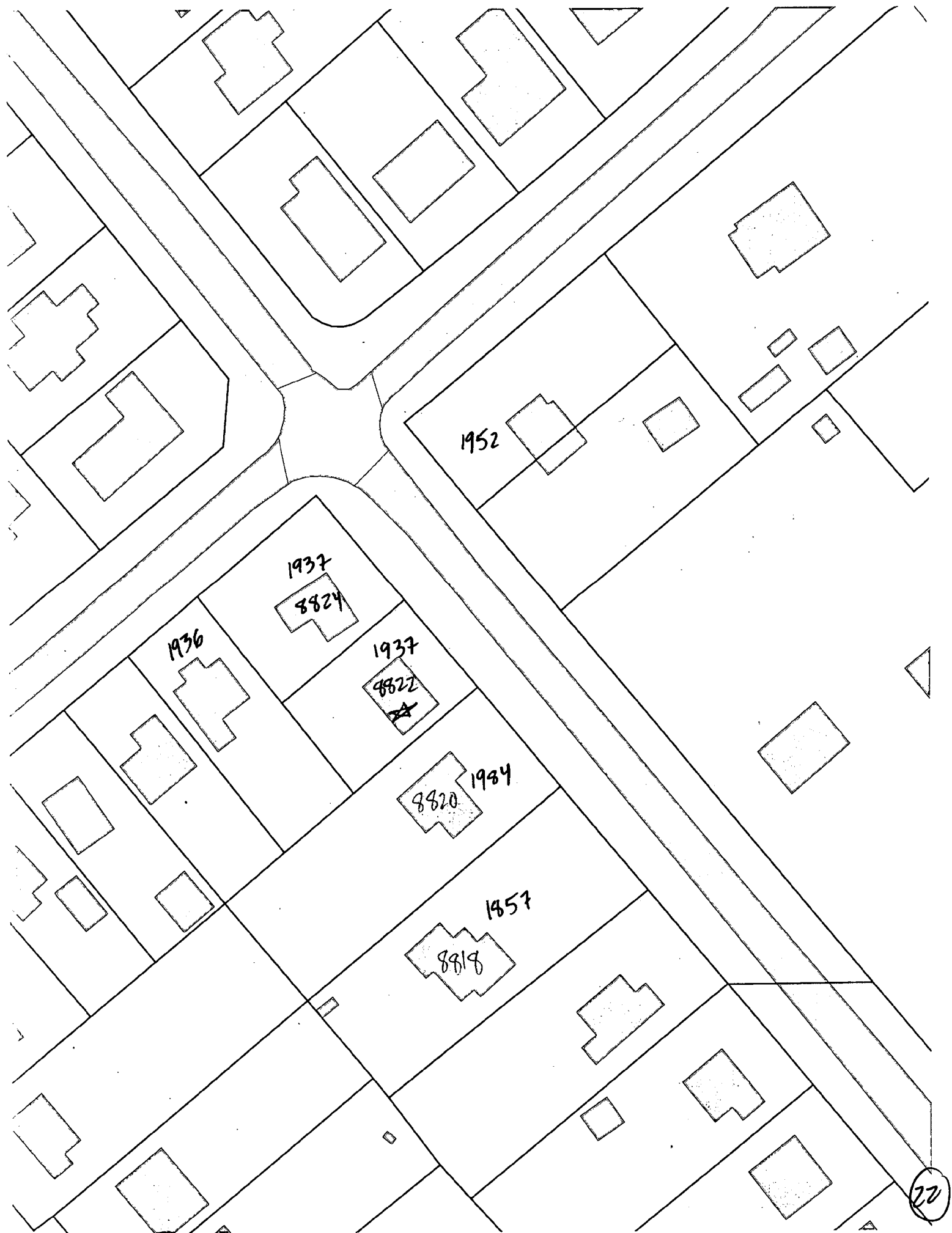


113









1952

1937

8824

1936

1937

8822

★

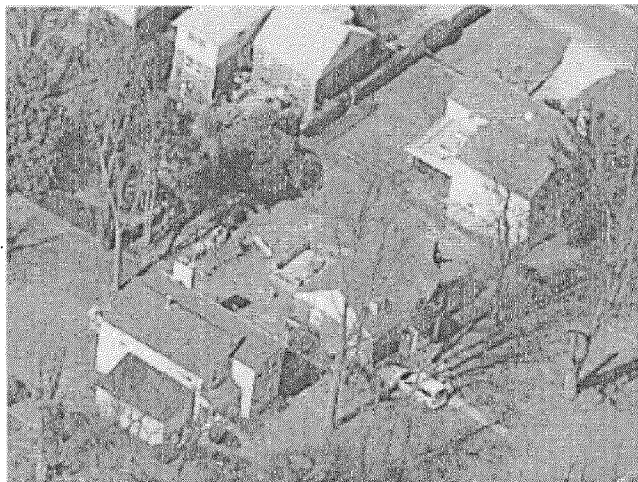
8820

1984

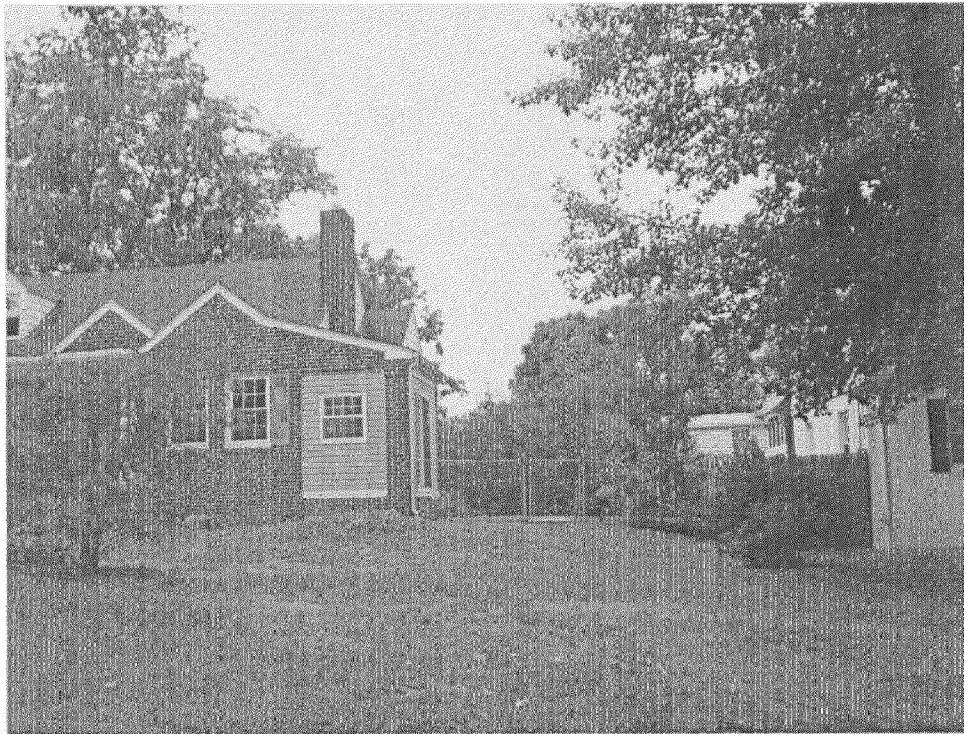
1857

8818

8822 First Avenue (8820 at left, 8824 at right)



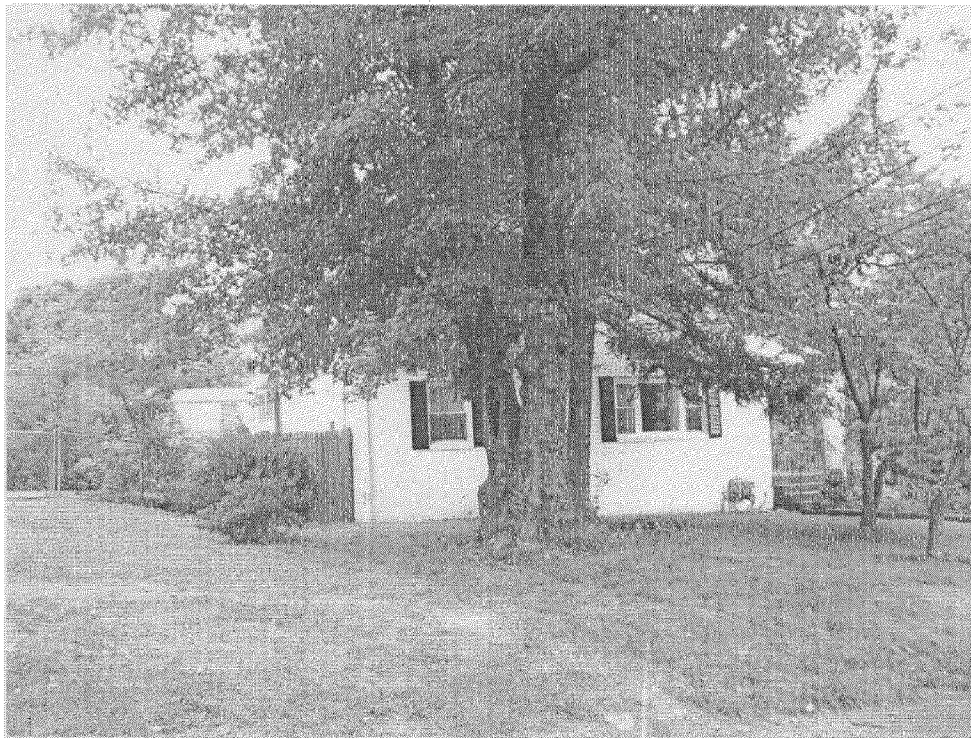


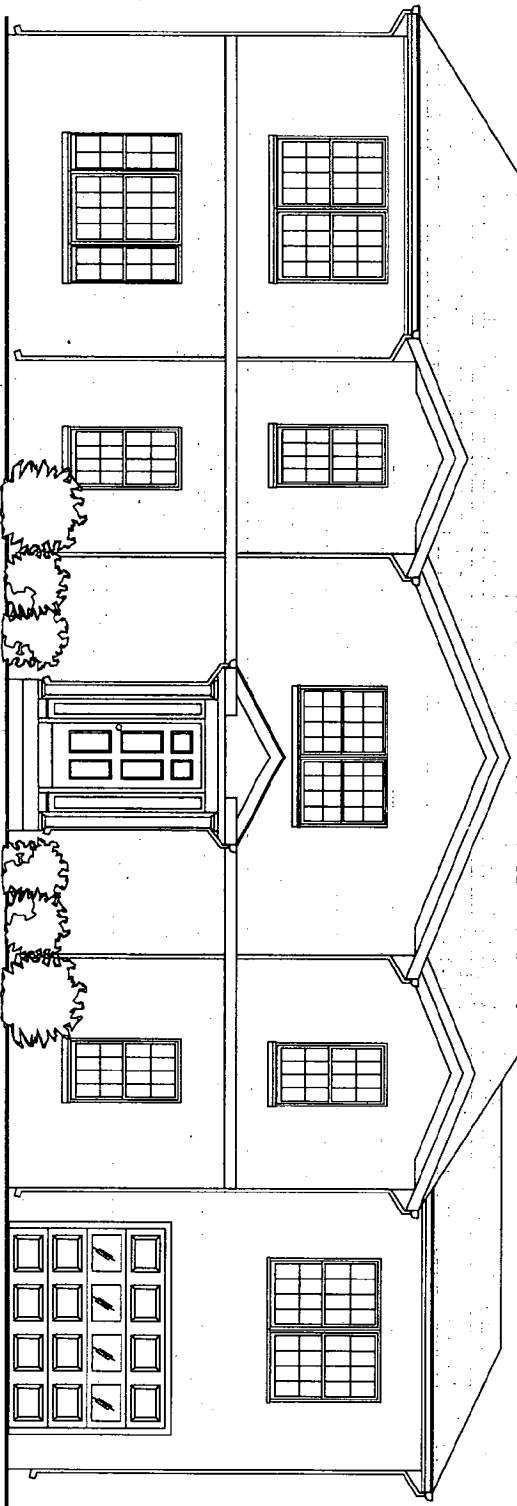


8820 First Avenue (to the left, built in 1984)



8824 First Avenue (to the right, faces Noyes)



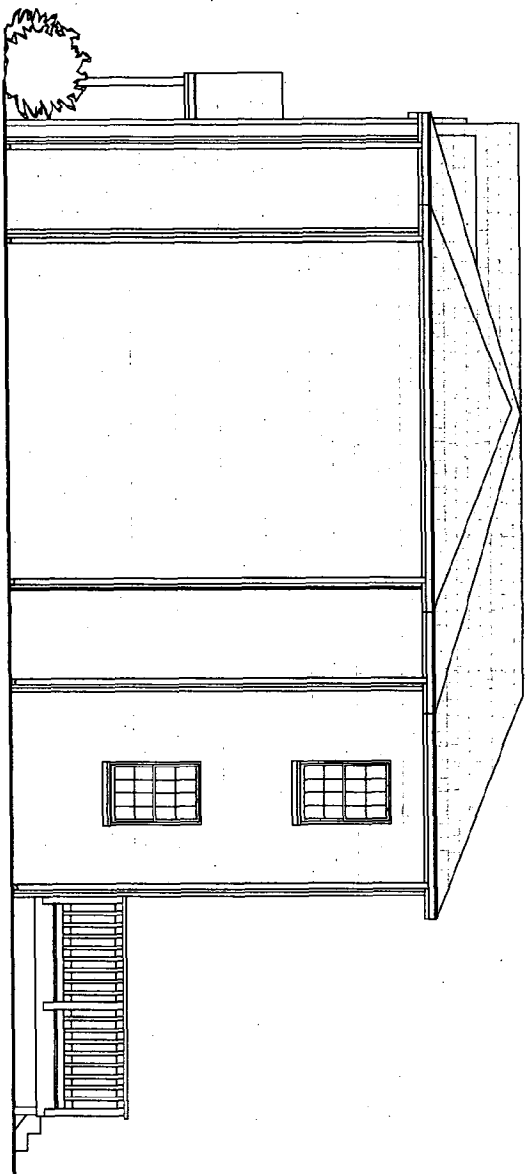


4 Proposed Front Elevation
Scale: 3/16" = 1'-0"

ORIGINAL HAWP SUBMISSION

Sheet: 04	Of: 02	Designed By: I By: Akiney	Date: 06 07 07	Scale: 1/4" = 1'-0"	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910		

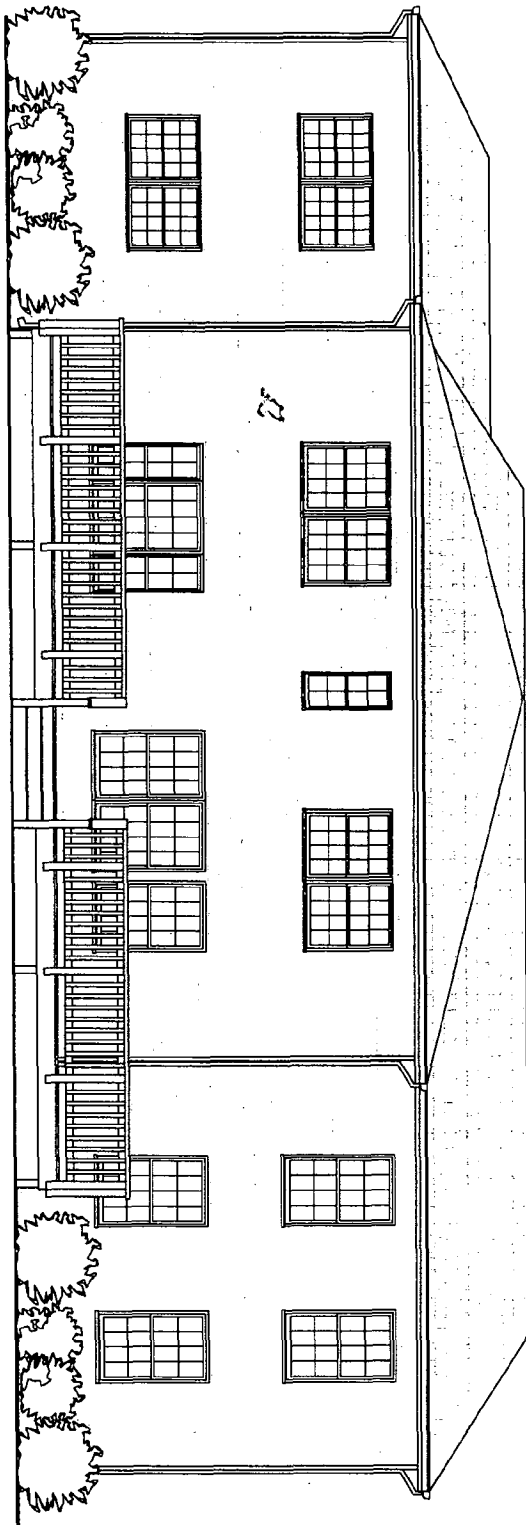
27



5 Proposed Right Elevation
Scale: 3/16" = 1'-0"

ORIGINAL HWP SUBMISSION

05	Sheet: 02	02	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910	28
	Date: 06.07.07			

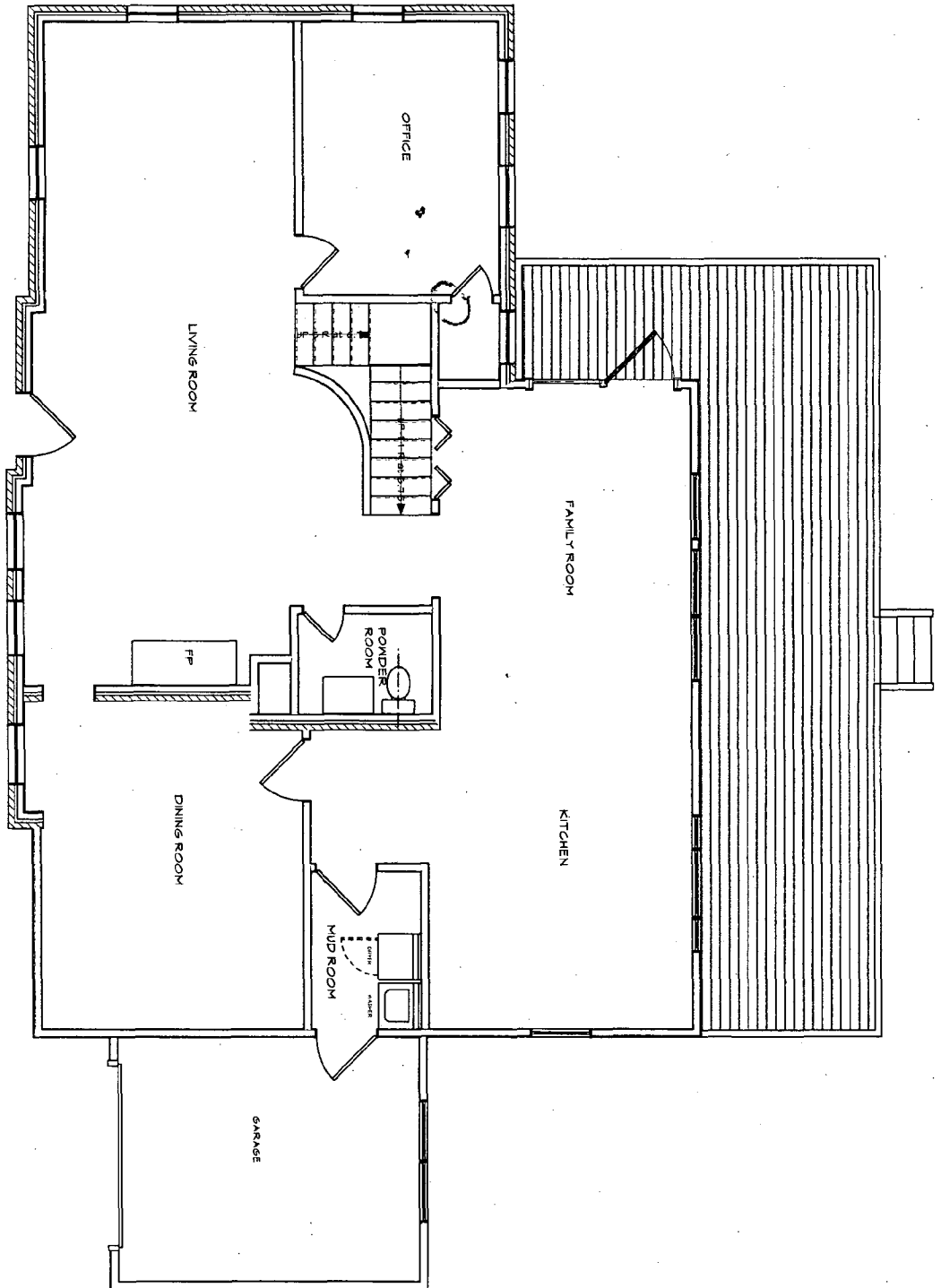


6 Proposed Rear Elevation
Scale: 3/16" = 1'-0"

ORIGINAL HAND SUBMISSION

06	Sheet:	02	Of:	
	Designed By:	L. Akimney	Drawn By:	L. Akimney
Date:	06.07.07	Scale:	1/4" = 1'-0"	
F.I.G. RESIDENCE				
8822 1st ave. Silevr Spring, Md. 20910				

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2 First Floor Proposed
 Scale: 3/16" = 1'-0"

ORIGINAL HAND SUBMISSION

02 Sheet: 02 Of: 02	Scale: 1/4" = 1'-0" Date: 06.07.07	Designed By: I. By: Akimney	Drawn By: L. Akimney	F.I.G. RESIDENCE 8822 1st ave. Silevr Spring, Md. 20910			
	<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;">30</div>						