

31/07-04J 10015 Leafy Ave  
Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 11-18-04

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS # 363309  
363309

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The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved

Approved with Conditions

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and HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Todd Markoff

Address: 10015 leafy ave. silver spring, MD 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
301/777-6370

DPS - #8

ACT  
C

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Todd Malkoff  
Daytime Phone No.: 301-565-5350

RECEIVED  
OCT 27 2004  
Dept. of Permitting Services  
Division of  
Resource Management

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Todd Malkoff Daytime Phone No.: 301-565-5350  
Address: 10015 Silver Spring Leafy Ave 20910  
Street Number City Street Zip Code  
Contractor: Four Seasons Design/Build Phone No.: 301-428-3514  
Contractor Registration No.: MHIK # 88877  
Agent for Owner: Tom Griest Daytime Phone No.: 301 5734555

### LOCATION OF BUILDING/PREMISE

House Number: 10015 Street: Leafy Avenue  
Town/City: Silver Spring Nearest Cross Street: Capital View Avenue  
Lot: 6 Block: 34 Subdivision: Capital View Park  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: 994691

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

#### CHECK ALL APPLICABLE:

- |   |                                  |  |  |                                    |  |   |  |                               |
|---|----------------------------------|--|--|------------------------------------|--|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input checked="" type="checkbox"/> Porch         | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other:    |  |   |  |                               |

1B. Construction cost estimate: \$ 15,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ 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.

Todd Malkoff Signature of owner or authorized agent Date: 10/24/04

Approved: \_\_\_\_\_ For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 11-18-04  
Application/Permit No.: 363309 Date Filed: 10/27/04 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

**WRITTEN DESCRIPTION OF PROJECT**

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

Our house was built in 1991. The current deck in the rear of our house is built with pressure-treated wood that is splitting and showing signs of wear.

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

We propose installing a high quality screened-in porch and a new deck with IPE flooring, an extremely hard and beautiful wood that is harvested in Brazil in an environmentally aware manner.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 10015 Leafy Avenue, Silver Spring      **Meeting Date:** 11/17/04  
**Applicant:** Todd Malkoff      **Report Date:** 11/10/04  
**Resource:** Non-Contributing Resource      **Public Notice:** 11/03/04  
**Review:** HAWP      **Tax Credit:** None  
**Case Number:** 31/07-04J      **Staff:** Anne Fothergill

**PROPOSAL:** Deck removal; screened porch and deck construction

**RECOMMEND:** Approval

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource, Capitol View Park Historic District  
**STYLE:** Three-story Neo-Victorian  
**DATE:** 1991

**PROPOSAL**

The applicant proposes removal of the deteriorating rear deck. In its place the applicants propose installation of a 12' x 12' screened porch with an asphalt shingle roof and behind that a 12' x 12' Brazilian Walnut (Ipe) wood deck with steps down to the yard.

**STAFF DISCUSSION**

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

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.

This house is a Non-Contributing Resource within the district, and all of these alterations at the rear of the house are approvable. These changes will not adversely affect the historic district. Staff recommends approval.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application 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,

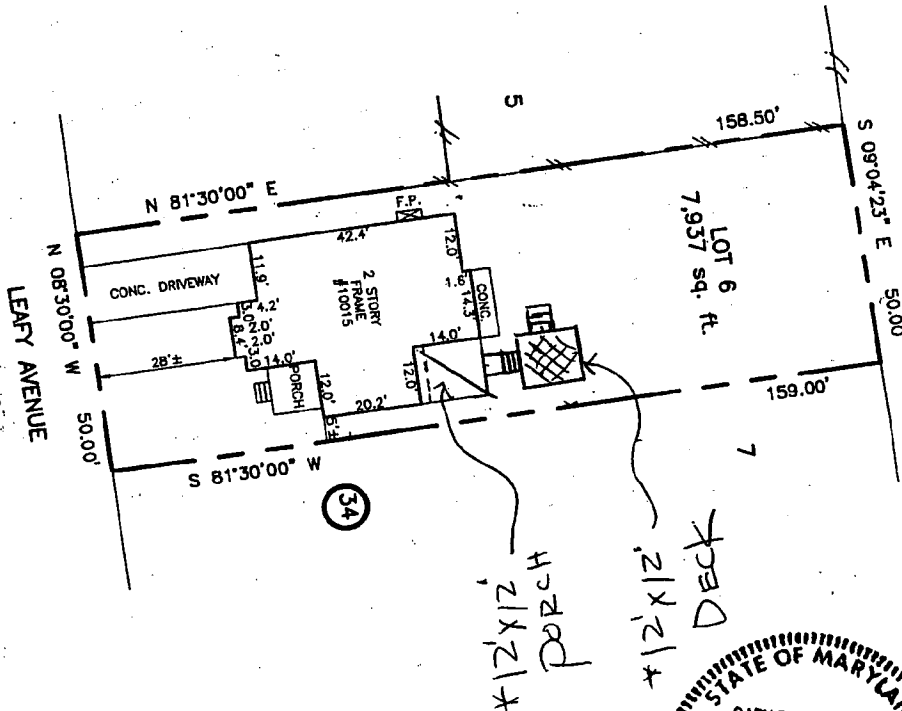
and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) 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](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

CASE NO. PJS980611

LOCATION DRAWING

MAP OF  
**CAPITOL VIEW PARK**  
 LOT 6 BLOCK 34  
 MONTGOMERY COUNTY, MARYLAND

NORTH



PROPERTY ADDRESS: 10015 LEAFY AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED 08-05-1991

**CERTIFICATE**  
 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

*Gary Dean Simpson*  
 GARY DEAN SIMPSON  
 Reg. MARYLAND Property Line Surveyor No. 514

REFERENCES	
PLAT BK.	A
PAGE NO.	9
LIBER	
FOLIO	

**CMS**  
 CENTRAL MARYLAND SURVEYORS, INC.  
 4319 NORTHVIEW DRIVE (301) 262-2500 FAX (301) 262-9878 BOWIE, MD 20718

DATES:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: JK
HSE. LOC.: 06-17-98	JDB NO.: 1981-98
BOUNDARY:	

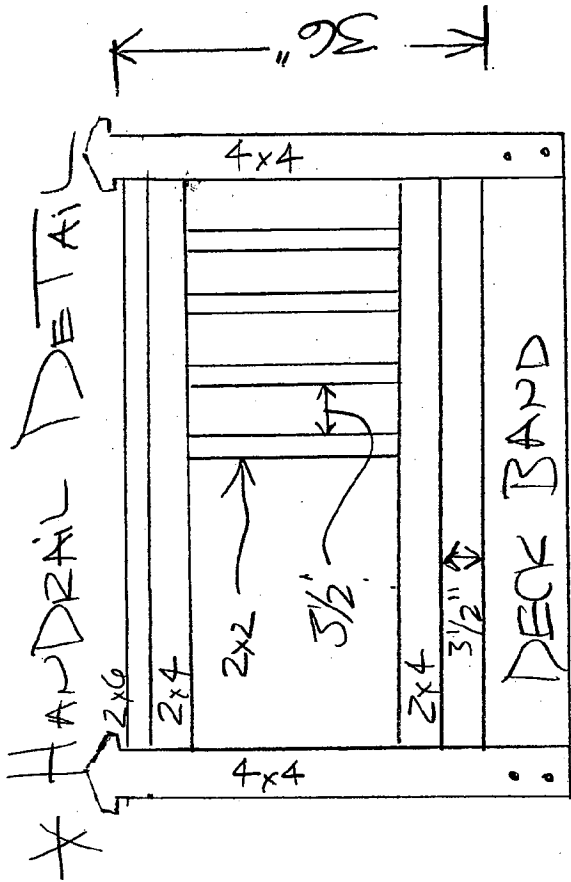
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APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia D. Hall*  
 RA 11-18-09

- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.  
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.  
 3) B.R.L. information, if shown was obtained from existing record plot or was provided to CMS, and is not guaranteed by CMS, Inc.  
 4) Flood Zone information is subject to the interpretation of the originator.  
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.  
 6) Level of accuracy 2'-±.

6

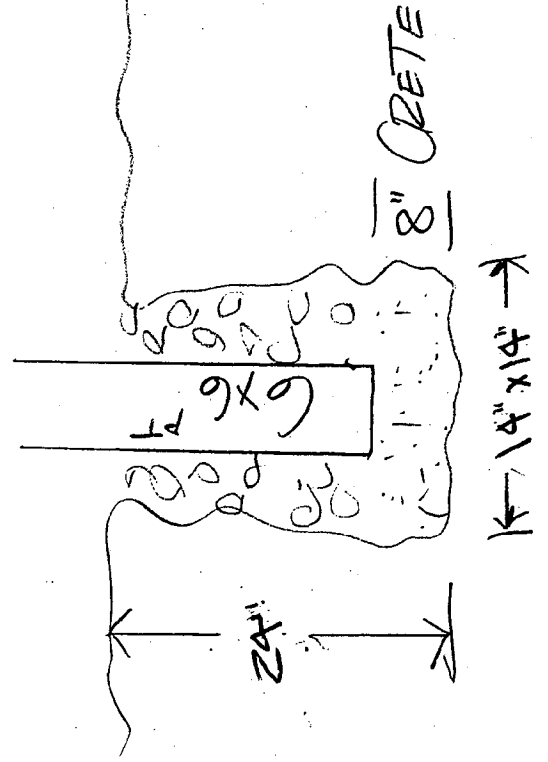
TODD MALKOFF  
10015 LEAFY AVE



\* ENDURANCE VINYL RAIL SYSTEM

ICC # NER 701

\* FOOTING DETAIL

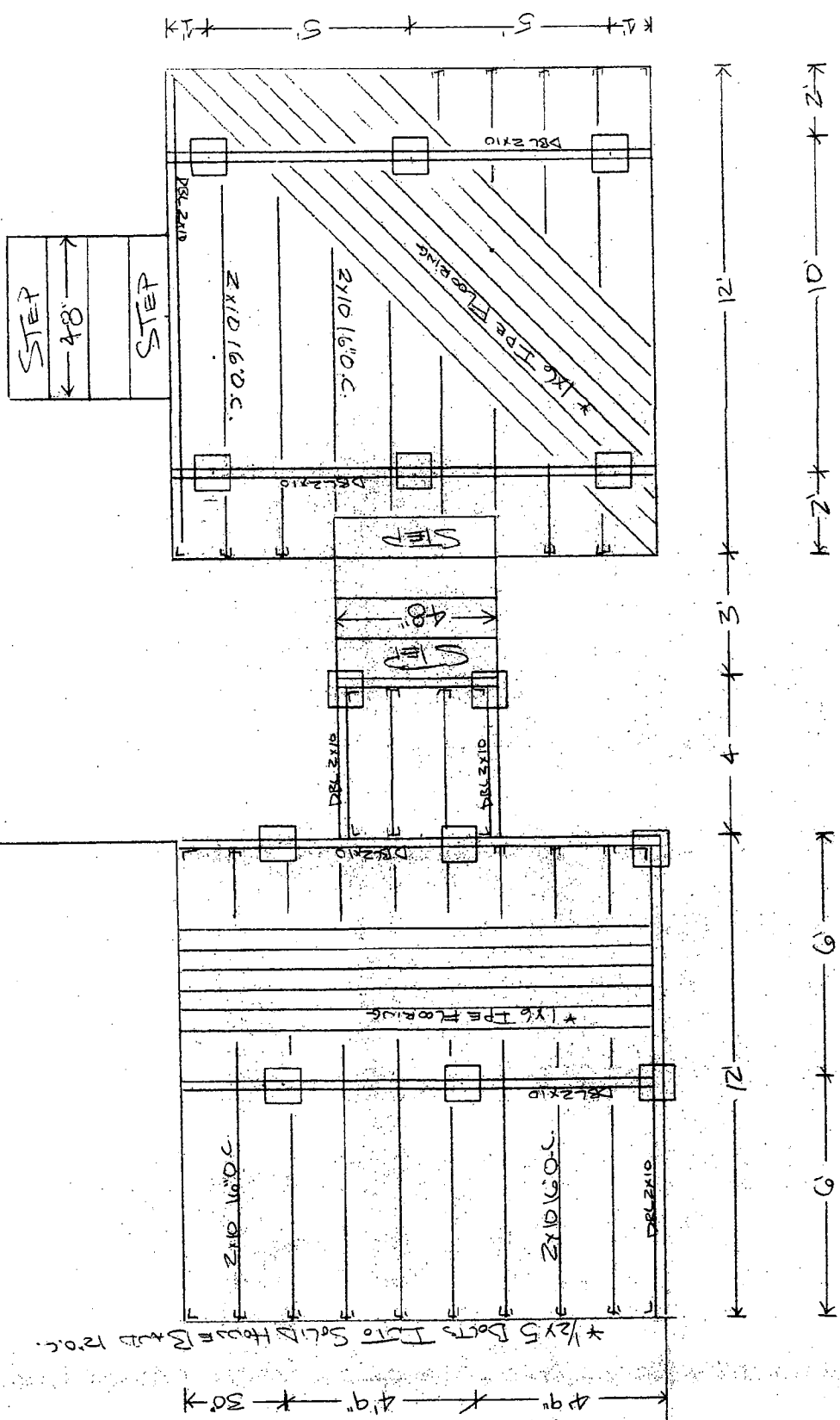


APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia Malley*  
AP 11-1804



FOUR SEASON DESIGN/BUILD  
 CONTRACT: TOMMY STREET  
 301 573-4555

TODD MALLOFF  
 LEAFY AVE  
 KEESVILLE, MD



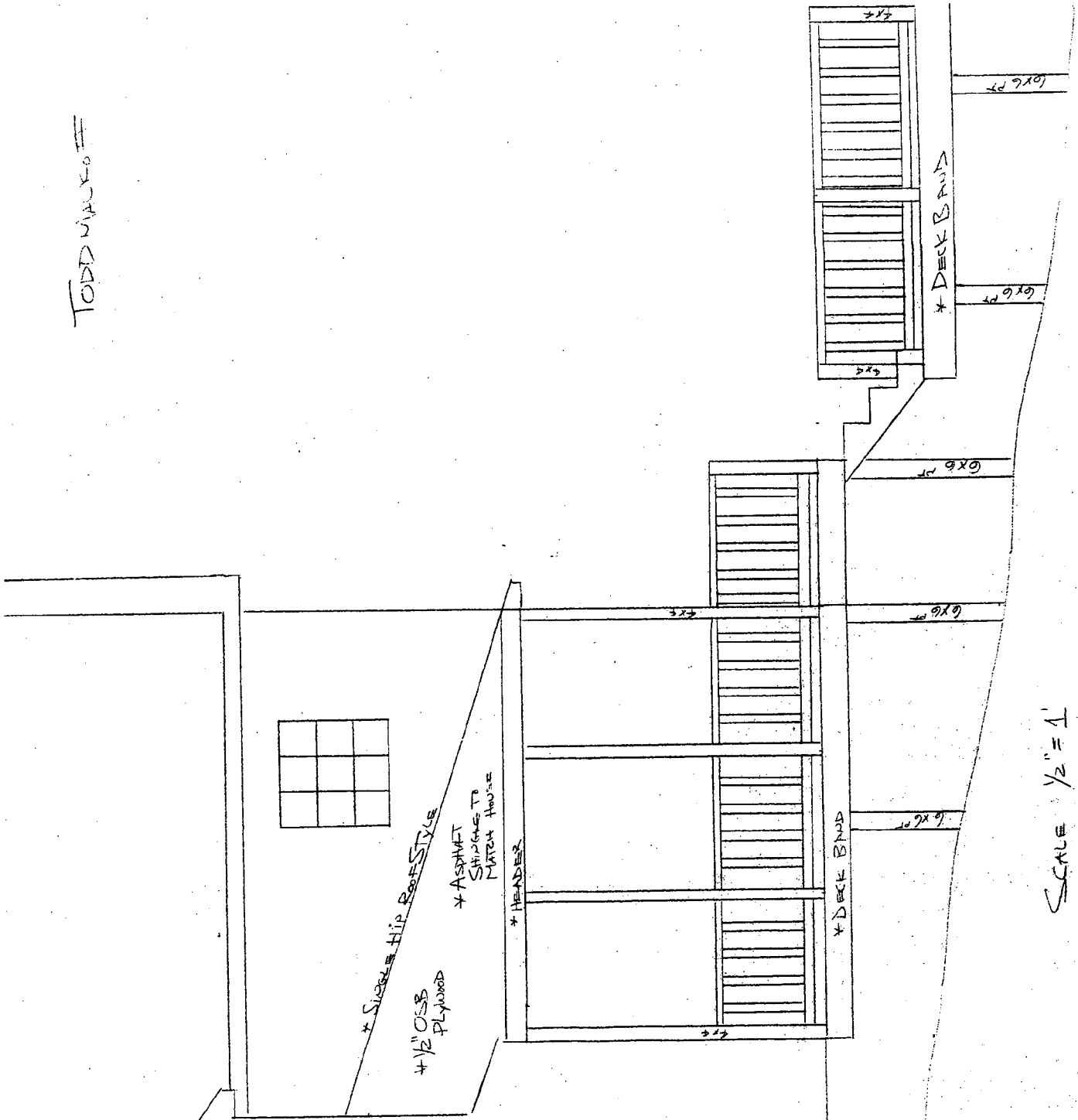
\* House

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 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*  
 (AP) 11/8-04

8

11" = 1'

TODD MALCOLM



\* SUBLE Hip ROOF STYLE  
 \* 1/2" OSB Plywood  
 \* ASPHALT SHINGLES TO MATCH HOUSE  
 \* HEADER

\* DECK BOARD

\* 2x4 STUDS

SCALE 1/2" = 1'

\* VALEY

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*  
 (AP) 11-18-04

APPROVED  
 Montgomery County  
 Historic Preservation Commission

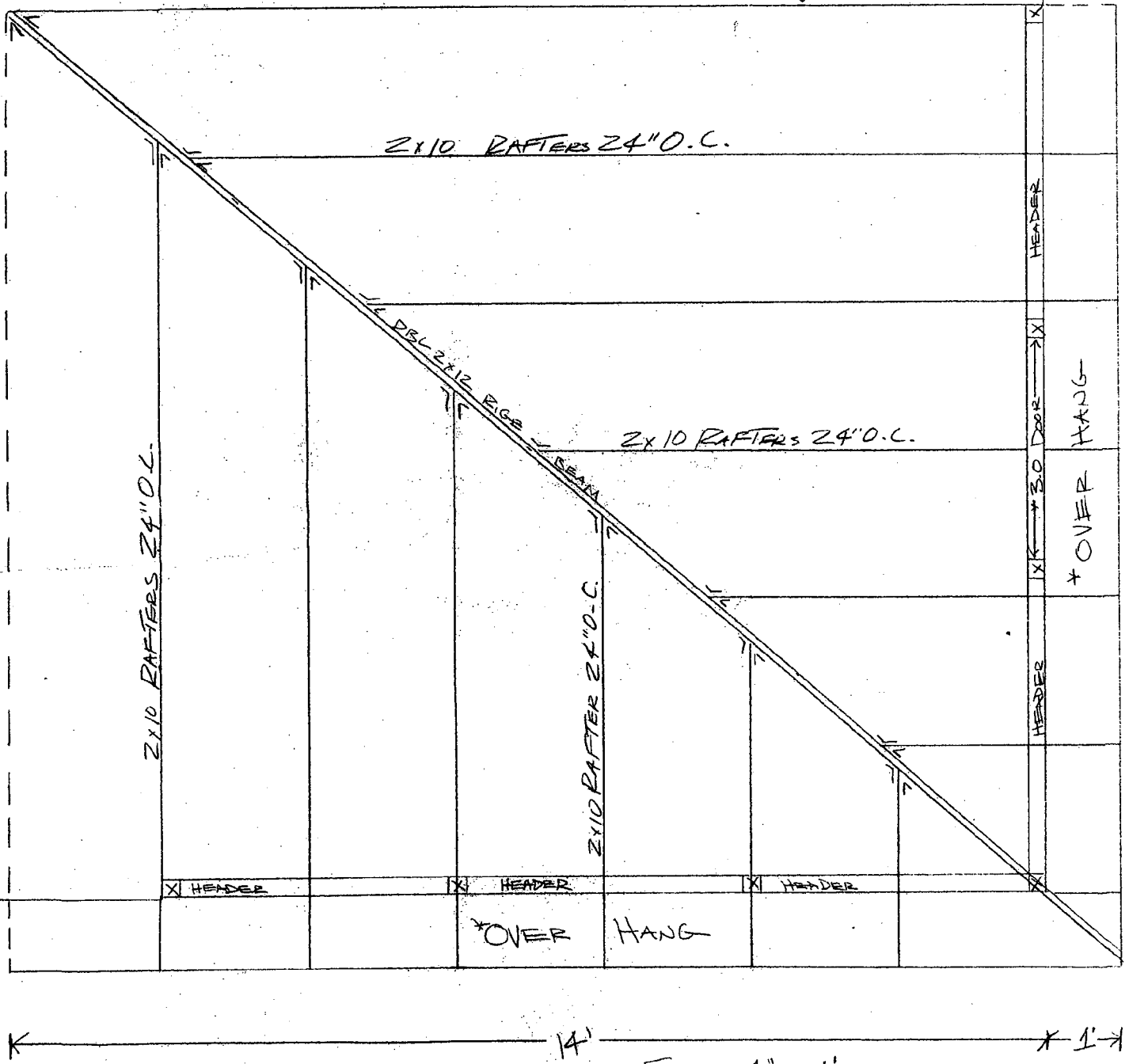
*[Signature]*  
 11-18-09

\* HOUSE

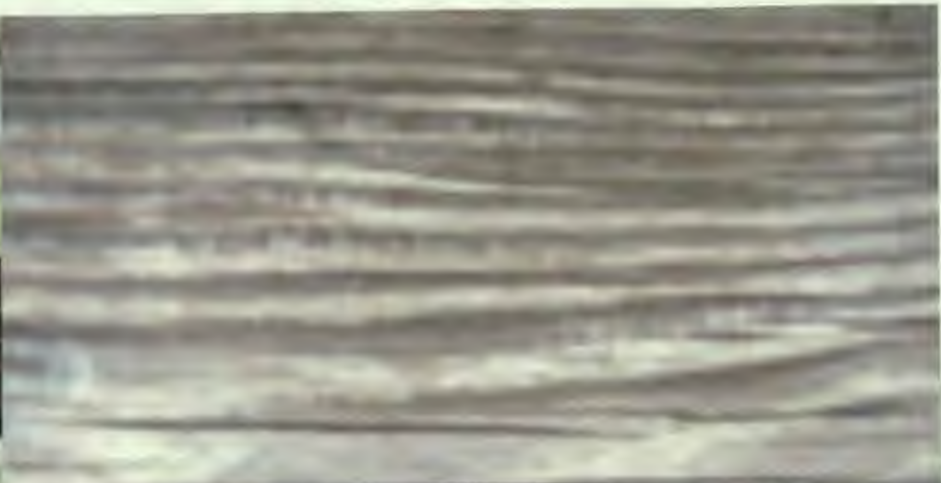
PORCH ROOF FRAMING DETAIL

\* HOUSE

TODD MALKOFF (10)



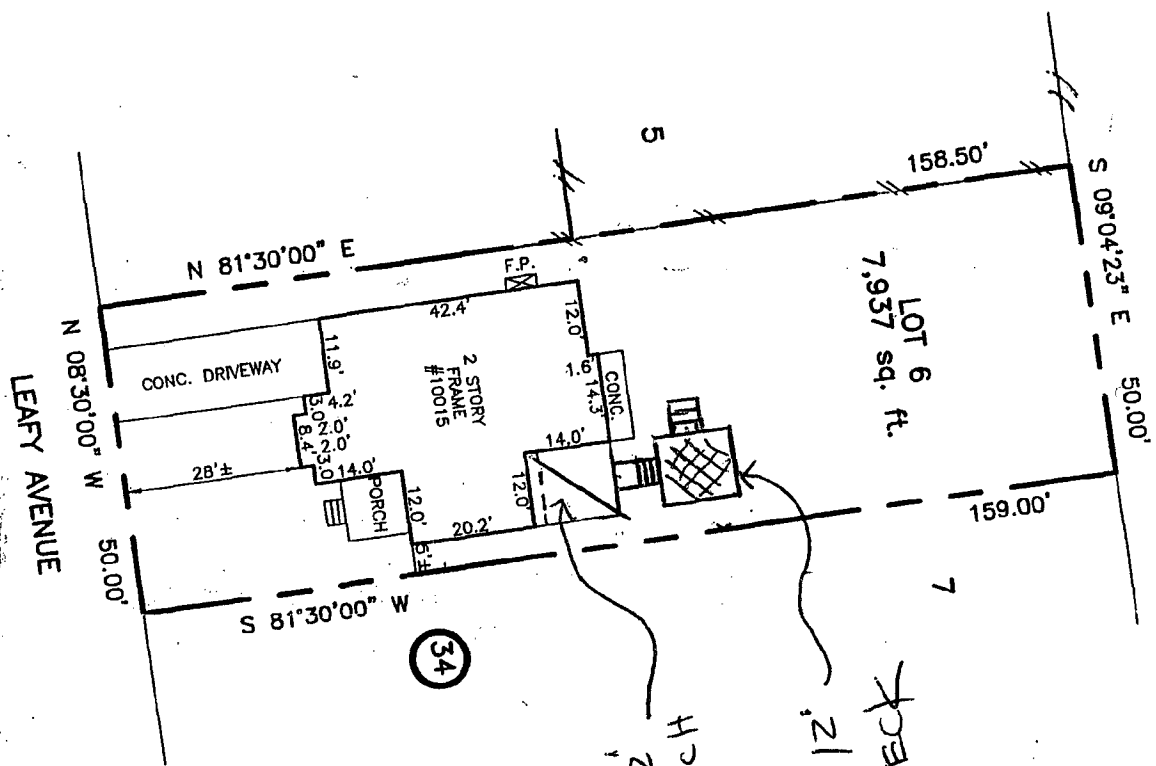
1' 12' 1'



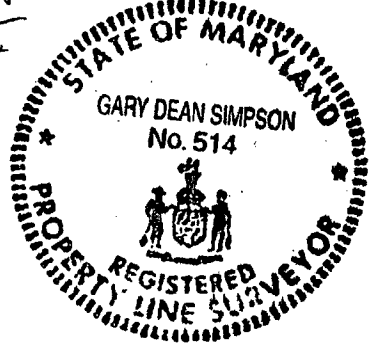
CASE NO. PJS980611

LOCATION DRAWING  
 MAP OF  
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NORTH



\*12'x12' PORCH  
 \*12'x12' DECK



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