

31/07-05J 6 Post Office Rd
Capitol View Historic District, 31/07



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 12/22/2005

MEMORANDUM

TO: Spiro Gioldasis
6 Post Office Rd, Silver Spring

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #405292

Your Historic Area Work Permit application for minor demolition was Approved with Conditions by the Historic Preservation Commission at its 12/21/2005 meeting.

1. The applicant will continue to work with staff and submit plans for rehabilitation of the historic building within six months of approval of this HAWP.

Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin. When you file for your demolition permit at DPS, you must take with you the attached official approval memo and Application. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400.

Thank you very much for your patience and good luck with your project!



4512UGB

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

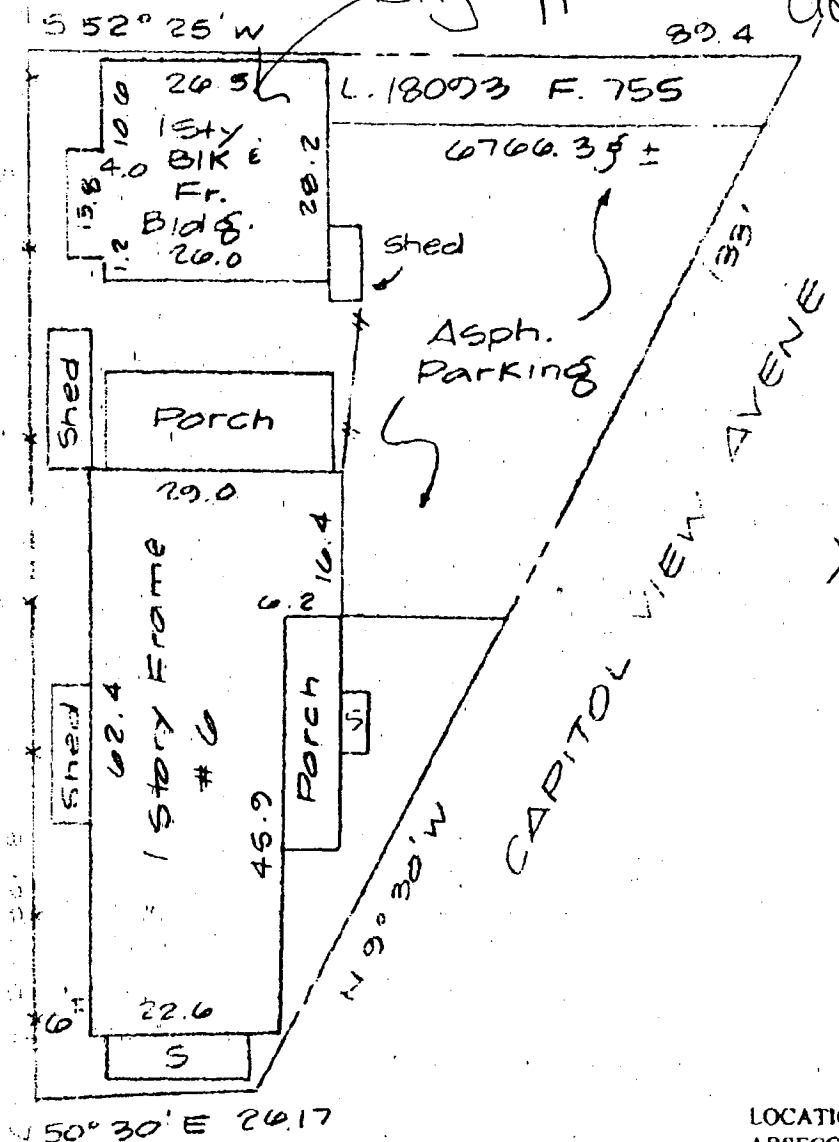
Location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- P = Patio
- D = Deck
- B/E = Basement Entrance
- O/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- F = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt

Bldg approved for demolition.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12/21/05



ST OFFICE ROAD

Property Corners Found

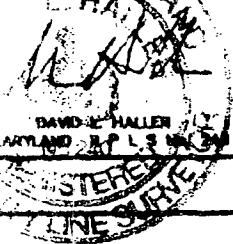
LOCATION OF HOUSE
ABSECON ASSOCIATES
PROPERTY
LIBER 18093, FOLIO 755
MONTGOMERY COUNTY, MARYLAND
FLOOD ZONE C PER FEMA MAP

CERTIFICATE
I HEREBY CERTIFY THAT THE POSITION OF ALL THE IMPROVEMENTS SHOWN ABOVE DESCRIBED ACCURATELY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

REFERENCES	
PLAT BK	
PLAT NO	
LIBER	18093
FOLIO	755

HALLER-BLANCHARD & ASSOCIATES
P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301)228-2200 FAX (301)228-2248

DATE OF PLANS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: BB
RES. LOC: 11-2-05	JOB NO.: 05-27005
BOUNDARY:	



THIS LOCATION FOR MORTGAGE PURPOSES FOR Goldasis

**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:

NOW HISTORIC FREE STANDING BUILDING BEHIND
THE POST OFFICE. DEMOLITION OF FREE SPANITILL
BUILDING WALL PROVIDE EXTRA PARKING
FOR 6 POST OFFICE BUILDING.

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 related 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 canopy of any tree 5" 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.

ARCHITECTURAL
Design **SERVICES, Inc., AIA**

ARCHITECTS • PLANNERS • INTERIOR DESIGN

Avgerinos Vakalopoulos, AIA

945-B Russell Ave.
Gaithersburg, MD 20879

(301) 963-1044
Fax (301) 963-0869
adservices2@covad.net

Mrs. K's Toll House

fine dining tradition since 1930

Spiro Gioldanis

General Manager

9201 Colesville Road

Phone: 301-589-3500

Silver Spring, MD 20910

Fax: 301-589-0768

E-mail: mfskstollhouse@aol.com

Business Hours

Monday - Closed

Tuesday, Wednesday, & Thursday

Lunch 11:30am-2:30pm Dinner 5:00pm-9:00pm

Friday & Saturday

Lunch 11:30am-2:30pm Dinner 4:30pm-9:30pm

Sunday

Brunch Buffet 10:30am-3:00pm Dinner 5:00pm-9:00pm

11/16/05

Staff Consult on ~~8~~ Post Office Road
Forest Glen Country Store

— Spiro Gioldasis
— Angelinos Vakalopoulos, AIA
— Tania Tully - HPC staff

Proposed Use - Cafe/restaurant

Condition of Resource - structure in good cond.
narrow wood roof very bad
unpainted brick siding in poor condition
1-story w/ basement windows need work
trim rotten
Brick Landing + steps in
poor condition

Current Proposal

Replace roof in-kind (trusses will depend on condition)
Replace pent landing + steps in-kind
Rehabilitate windows ?
Accessibility ramp on S side
Use of concrete block structure will depend on

* Call w/ LS Plan Results *

Structure OK

- Fox
Pigs

wood siding -

replace in kind
3" - 4"

windows -
trim - rotten
access -

① Replace Roof
New. D

② Zoning
parking?

③ Hist. Photos?

Mr. Clarkson @ Mdo

cafe / restaurant -

1st floor, Basement

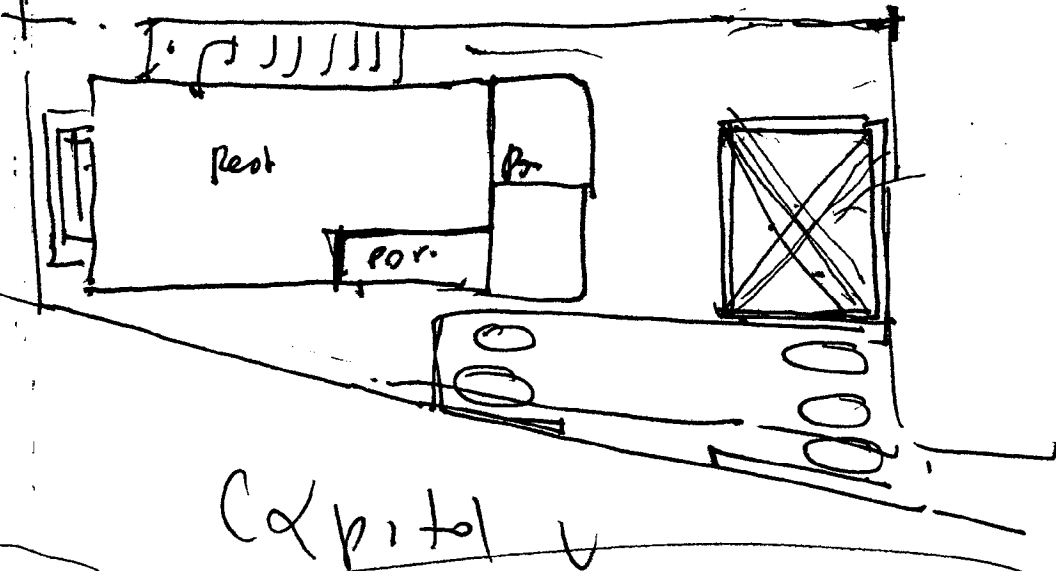
Zoning -

On Site

Brick Landing
& Steps

Replace in
Kind

pen



~~Zone~~

Meeting on Site Next Week
* from Tentative *
after 1-Day



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

FAX TRANSMITTAL SHEET
Montgomery County Department of Park and Planning
Historic Preservation Section

Telephone Number
(301) 563-3400

Fax Number
(301) 563-3412

TO: Spiro Gioldasis

FAX NUMBER: 301-589-0768

FROM: Tania Tully *TT*

DATE: November 21, 2005

Number of pages including this transmittal sheet: 11

RE: Zoning in Historic District

NOTE:

Attached is the text of the Zoning Code that specifically addresses Historic Districts.
I've also attached info on access ramps and the C-1 Zone.

Montgomery County Zoning Ordinance

Sec. 59-A-6.2. Historic sites; historic districts.

Purpose. The purpose of this section is to provide additional flexibility in the treatment of individual historic sites and historic properties in historic district which are designated on the Master Plan for Historic Preservation. The focus is on providing incentives for individual owners to renovate existing historic structures and to make these properties economically viable in a way which contributes to and does not detract from the overall historic character of sites and districts designated in the Master Plan for Historic Preservation.

59-A-6.21. Density transfer.

Where any tract of land classified in more than one residential zone contains a site, structure, or area of historic significance suitable for preservation, the Planning Board may permit the transfer of dwelling units from one zone to another in excess of the number of dwelling units otherwise permitted in the zone to which the dwelling units are transferred, for the purpose of preserving the historic site, structure or area if all of the following requirements are met:

(a) Generally. The site, structure or area to be preserved is deemed by the Planning Board to be of such historical value as to warrant preservation. The Planning Board shall base their determination of historic significance upon an assessment of the age and condition of the structure; historic events involving the site, structure or area; personages involved in the history of the site, structure or area; and the historic uniqueness of the site, structure or area. The applicant requesting a transfer of density under these provisions shall submit such information as the Planning Board may require regarding the historic significance of the site, structure or area;

(b) Density-Generally. The density to be transferred shall not exceed the density that would otherwise have been permitted on the historic site;

(c) Same-Low to high only. The transfer of dwelling units shall only be from tracts in a lower density zoning classification to tracts in a higher density zoning classification;

(d) Uses permitted. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except for one or more of the following uses:

All those permitted uses set forth in the applicable zones.

Gifts and antique shops, offices, professional and business, including banks and financial institutions, in existing structures and accessory facilities; provided, that the Planning Board finds that such uses and facilities are consistent with the purposes of this section.

(e) Special exceptions. The following uses may be permitted as special exceptions in accordance with the provisions of Division 59-G:

All those special exception uses set forth in the applicable zones.

(f) Compliance with other requirements, variances. All requirements of the applicable zones shall be met except as provided above, and except that the Planning Board may allow such dimensional variations as the Planning Board may find to be essential in order to preserve the historic site or structure;

(g) Size. The historic site or area from which dwelling units are to be transferred shall not exceed 3 acres;

- (h) Maximum number of units. The total number of units in the combined tracts shall not exceed the total number of units otherwise permitted on the separate tracts;
- (i) Compatibility with area. The Planning Board finds that the transfer of density will not produce land use configurations detrimental to or incompatible with existing or planned development in the surrounding area;
- (j) Dedications, site restoration, etc. Any applicant under these provisions shall submit such information as the Planning Board may require indicating the method, including but not limited to, dedication to public use, by which the subject site, structure or area is to be preserved. The Planning Board shall not approve the use of these provisions unless it is satisfied that adequate guarantees have been or can be made for the preservation, and restoration if necessary, of the historic site, structure or area;
- (k) Prohibited cases. No use shall be permitted within any site, structure or area designated by the Planning Board as being of historic significance where the operational characteristics of such use would tend to encroach upon or destroy its historic value or adversely impact the surrounding area; and
- (l) Site plan review. Development on the combined tracts is subject to site plan review by the Planning Board under the following procedure:
 - (1) A building permit or certificate of occupancy must not be issued for the construction or use of any structures on the combined tracts, except in compliance with a detailed site plan of development approved by the Planning Board under Division 59-D-3. That detailed site plan must also be treated as a preliminary plan of subdivision and all relevant subdivision regulations apply to its review and approval.
 - (2) Building permits and use-and-occupancy permits for the construction and use of all structures under this provision are issued by the Department under Division 59-A-3. All construction and development under any building permit must comply with the approved detailed site plan. Any departure from the plan is cause to deny or revoke the building permit or deny a use-and-occupancy permit.

59-A-6.22. Parking in conjunction with historic districts.

- (a) Parking of motor vehicles to support commercially-zoned land in a master plan-designated historic district may be provided by right on adjoining agriculturally or residentially-zoned land located in the same historic district if the site meets all of the following conditions:
 - (1) The agriculturally or residentially-zoned land is currently vacant. No existing structures are to be removed or relocated to provide parking;
 - (2) The amount of parking proposed is the minimum required under Article 59-E for the commercial use proposed. No extra spaces are to be provided;
 - (3) The land allows a density no greater than 2 dwelling units per acre;
 - (4) No portion of the parking area will be located forward of the front building line of the commercial structure being served by the parking except that in the case of a through lot with two front yards, parking must normally front on the road with the lesser classification;
 - (5) Review and approval of the proposed parking must be obtained from the Historic Preservation Commission through the Historic Area Work Permit process (Chapter 24A-7);
 - (6) Site plan review under Division 59-D-3 will be required.
- (b) In accordance with the provisions of sections 59-E-2.81 and 59-E-4.5, at the time of site plan review the Planning Board may waive the number of spaces required, and setbacks from adjoining agriculturally or residentially-zone properties, as long as the reductions are also approved by the Historic Preservation Commission through the

Historic Area Work Permit process (Chapter 24A-7) if the waiver is found to be compatible with the character of the designated historic district. The Board may also allow joint use of a nearby parking facility in lieu of providing the required number of parking spaces on-site.

59-A-6.23. Lot width and setbacks.

In a historic district designated on the Master Plan for Historic Preservation the minimum lot width at the building line and setback requirements for a main building and for an accessory building or structure as set forth in Article 59-C may be reduced by the Planning Board in the course of site plan review under Division 59-D-3, as long as the reduction is also approved by the Historic Preservation Commission through the Historic Area Work Permit process (Chapter 24A-7). Such reductions in lot widths and setbacks must serve the purpose of maintaining the historic development and building patterns as evidenced throughout the surrounding designated historic district.

(Legislative History: Ord. No. 9-19, § 2; Ord. No. 13-35, § 1; Ord. No. 13-112, § 1; Ord. No. 14-25, § 1; Ord. No. 14-36, § 1; Ord. No. 14-49, § 1.)

Editor's note-To accommodate the inclusion of a new § 59-A-6.1 by § 1 of Ord. No. 9-19, § 2 of the ordinance renumbered existing sections 59-A-6.1-59-A-6.7 as 59-A-6.2-59-A-6.8.

Cross reference-Historic resource preservation, ch. 24A.

C-1 zone-Convenience commercial C-4.34

Restaurant or similar place dispensing food, drink or refreshments. Twenty-five parking spaces for each 1,000 square feet of floor area devoted to patron use within the establishment and 15 parking spaces for each 1,000 square feet of ground area devoted to patron use on the property outside the establishment. The base requirements may be reduced in accordance with the credit provision of Section 59-E-3.3.

Parking of motor vehicles, off-street, in connection with any use permitted.

Eating and drinking establishment, excluding a drive-in.

Accessory buildings and uses.

Sec. 59-C-4.34. C-1 zone--Purpose and development standards.

59-C-4.340. Purpose.

It is the purpose of the C-1 zone to provide locations for convenience shopping facilities in which are found retail commercial uses which have a neighborhood orientation and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should be located so that their frequency and distributional pattern reflect their neighborhood orientation. In addition, such facilities should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood. It is further the intent of this zone that, in order to restrict the size of such facilities, the convenience commercial zone should not be located in close proximity to other commercial areas; and it shall not be applied to land which is located within a central business district as defined in section 59-A-2.1.

59-C-4.341. Area requirements.

Land classified in the C-1 zone shall not exceed 15 acres at one location, including land which is zoned for, or developed with, commercial uses and which is adjacent and contiguous or separated only by a street or other right-of-way; except where, by reason of exceptional topographic conditions, exceptional narrowness, shallowness, shape or juxtaposition of specific parcels, the failure to so classify would result in unusable, abandoned or unproductive land or properties; and any such exception shall be limited to the extent necessary to avoid such result.

59-C-4.341.1 Special area provision.

Notwithstanding the area limitation of this zone, more than 15 acres of land at one location may be classified in the C-1 zone if such zoning is recommended for more than 15 acres on the applicable master or sector plan.

59-C-4.341.2. Site Plan Review.

Any development or redevelopment of any portion of land zoned C-1 where C-1 zoning is in excess of 15 acres at one location requires approval of a site plan in accordance with Division 59-3. In order to approve a site plan, the Planning Board must find that the proposed development is consistent with the criteria and guidelines relating to the property, if any, as shown in the area master or sector plan.

59-C-4.342. Building height.

Notwithstanding any other provisions of this Code allowing greater height for any reason, no building shall exceed the height of 30 feet as measured from the average elevation of finished grade surface along the base of the front, rear and sides of the building to the highest point of roof surface of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridges of a gable, hip or gambrel roof; provided, however, that the height in the front, rear or any side shall not exceed 45 feet. On lots having severe topography, the Board of Appeals shall have authority to grant variances from the maximum 45-foot height limitation on the front, rear or any side up to a maximum 60 feet on such side; provided, however, that the average height shall in no case exceed the 30-foot average height limitation contained herein.

Where land is zoned in the C-1 classification on October 30, 1978, and an application for a building permit is received by the Department on or before March 1, 1979, the height of a building may not exceed 35 feet measured as set forth in this section.

59-C-4.343. Setbacks.

All buildings shall be set back from lot lines at least as follows:

(a) From any street right-of-way:

(1) If the right-of-way line is established on a master plan-10 feet.

(2) Be equal to the majority of the lots fronting on that street but not less than 10 feet.

(3) If there is no master plan showing the right-of-way line, the setback shall be 60 feet from the center line of the street.

(4) A setback is not required when a "mainstreet" type of development is recommended in a master or sector plan.

(b) From any other lot line:

(1) If the lot adjoins a residential zone which is not

- Recommended on a master plan for commercial or industrial zoning, nor

- Used as a public parking lot

- Used for the parking of motor vehicle in connection with a commercial use

in an historic district under the provisions of Sec. 59-A-6.22.

then the setback must be not less than that required in the adjoining zone.

(2) In all other cases, no setback is required.

(3) No yard shall be less than 10 feet in width.

59-C-4.344. Green area.

Green area shall constitute at least 10 percent of the area of the lot.

59-C-4.345. Off-street parking.

The off-street parking required by Article 59-E must be provided on land which is in the C-1 zone, except as required in the special exception provisions of section 59-G-2.39 or 59-G-2.40. In a designated historic district, required parking is permitted in an agricultural or residential zone in accordance with the provisions of sections 59-A-6.22 and 59-C-1.31(b).

59-C-4.346. Nuisances.

Any use which is found by the board of appeals to be a public nuisance, by reason of emission of dust, fumes, gas, smoke, odor, noise, vibration or other disturbance, is and shall be expressly prohibited. No such finding shall be made by the board except after a hearing upon reasonable notice, and any person, the commission or the district council may file a petition with the board for such hearing.

59-C-4.347. Nonconforming uses, amendment of 1971.

Any use which is not permitted in the C-1 zone but was lawfully existing prior to the amendment of the C-1 zone on March 26, 1971, shall not be regarded as a nonconforming use; but any additions or structural alterations shall be in conformance with the above yard, green area and height regulations and shall not exceed 10 percent of the gross floor area of such use as it existed on that date.

59-C-4.348. Effective date.

Where land is zoned in C-1 classification on March 16, 1971, the effective date of adoption of this section, the provisions of this section shall not be in effect if construction in accordance with the provisions of this zone prior to March 16, 1971, shall be undertaken over and beyond the excavation and foundation work within a period of one year from March 16, 1971. If construction shall not be undertaken within such period, the provisions of this section shall be in effect. Where such construction is undertaken, the resulting use shall not be regarded as a nonconforming use, in accordance with the provisions of subsection 59-C-4.347.

59-C-4.349. Nonconforming building-Amendment of 1978.

Any building or structure which is not now permitted due to its height in the C-1 zone but was lawfully existing prior to the amendment of the C-1 zone on October 30, 1978, shall not be regarded as nonconforming due to its height.

(Legislative History: Ord. No. 8-84, §§ 1, 2; Ord. No. 9-80, § 2; Ord. No. 10-53, § 13; Ord. No. 10-65, § 1; Ord. No. 13-35, § 1; Ord. No. 13-66, §1; Ord. No. 13-6, §1; Ord. No. 13-112, § 1; Ord. No. 14-25, § 3; Ord. No. 14-36, § 1; Ord. No. 14-49, § 1.)

Editor's note-Section 59-C-4.34 [formerly §111-20] is quoted and interpreted in Laforce v. Bucklin, 260 Md. 692, 273 A.2d 144 (1971).

Formerly section 59-C-4.5.

4.8 Ramps.

4.8.1* General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8. Appendix Note

4.8.2* Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less. Appendix Note

4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 in (915 mm).

4.8.4* Landings. Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- (1) The landing shall be at least as wide as the ramp run leading to it.
- (2) The landing length shall be a minimum of 60 in (1525 mm) clear.
- (3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).
- (4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6. Appendix Note

4.8.5* Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

- (1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.
- (2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Fig. 17).
- (3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).
- (4) Gripping surfaces shall be continuous.
- (5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.
- (6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.
- (7) Handrails shall not rotate within their fittings. Appendix Note

4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high (see Fig. 17).

4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Appendix

A4.8 Ramps.

A4.8.1 General. Ramps are essential for wheelchair users if elevators or lifts are not available to connect different levels. However, some people who use walking aids have difficulty with ramps and prefer stairs.

A4.8.2 Slope and Rise. Ramp slopes between 1:16 and 1:20 are preferred. The ability to manage an incline is related to both its slope and its length. Wheelchair users with disabilities affecting their arms or with low stamina have serious difficulty using inclines. Most ambulatory people and most people who use wheelchairs can manage a slope of 1:16. Many people cannot manage a slope of 1:12 for 30 ft (9 m).

A4.8.4 Landings. Level landings are essential toward maintaining an aggregate slope that complies with these guidelines. A ramp landing that is not level causes individuals using wheelchairs to tip backward or bottom out when the ramp is approached.

A4.8.5 Handrails. The requirements for stair and ramp handrails in this guideline are for adults. When children are principal users in a building or facility (e.g. elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails (9 inches minimum) should be provided to help prevent entrapment.

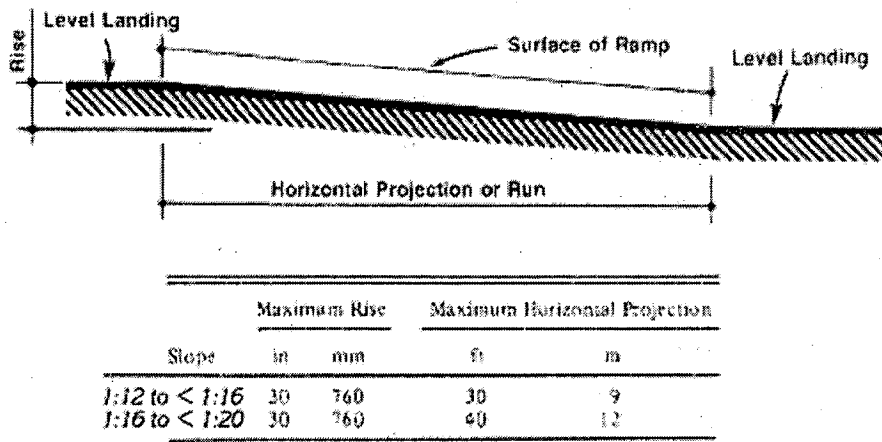


Figure 16
Components of a Single Ramp Run and Sample Ramp Dimensions

If the slope of a ramp is between 1:12 and 1:16, the maximum rise shall be 30 inches (760 mm) and the maximum horizontal run shall be 30 feet (9 m). If the slope of the ramp is between 1:16 and 1:20, the maximum rise shall be 30 inches (760 mm) and the maximum horizontal run shall be 40 feet (12 m).

4.1.6(3)(a) Ramps: Curb ramps and interior or exterior ramps to be constructed on sites or in existing buildings or facilities where space limitations prohibit the use of a 1:12 slope or less may have slopes and rises as follows:

- (i) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches (150 mm).
- (ii) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches (75 mm). A slope steeper than 1:8 is not allowed.

4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear.

EXCEPTION: Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension "x" in Fig. 25) if the door is at least 44 in (1120 mm) wide.

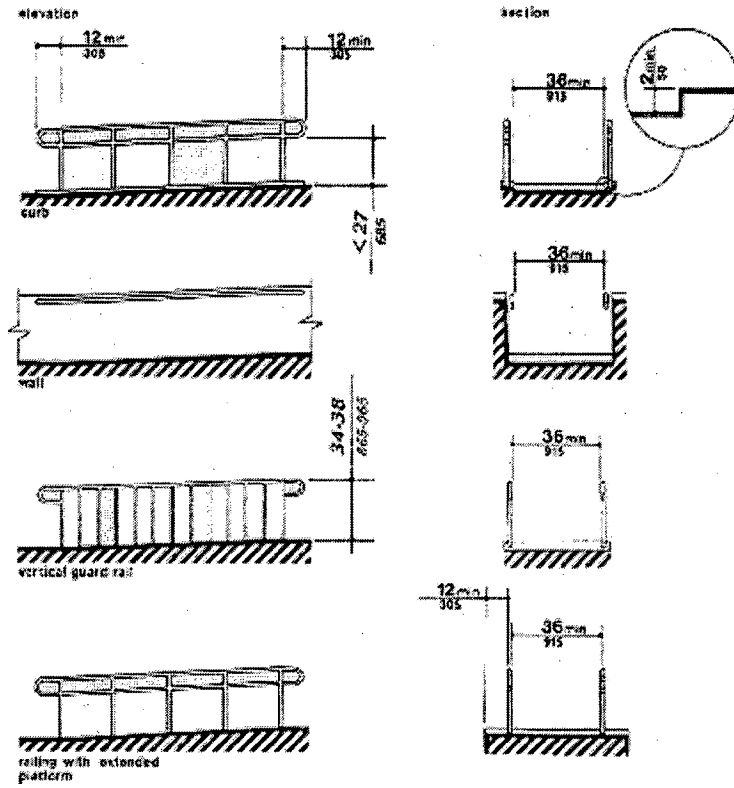


Figure 17
Examples of Edge Protection and Handrail Extensions



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

DPS - #8

Received
11-30-05

HISTORIC PRESERVATION COMMISSION
301/563-3400

705292

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SPINO GIOCOBASIS
Daytime Phone No.: 443-745-3940 *cell*

Tax Account No.: _____
Name of Property Owner: SPINO GIOCOBASIS Daytime Phone No.: 301-589-3500
Address: 9103 LANGLIBURY DR SILVER SPRING 20910
Street Number City State Zip Code
Contractor: SPINO GIOCOBASIS Phone No.: 443-745-3940
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: SAME AS ABOVE

LOCATION OF BUILDING/PREMISE
House Number: 6 POST OFFICE RD
Town/City: SILVER SPRING Nearest Cross Street: CAPITAL VIEW AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: 18093 Folio: 755 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Reinforce A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Remove Solar Fireplace Woodburning Stove Single Family
 Revisions Repair Reversible Fence/Well (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 15,000⁰⁰
 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 the agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 11/29/05
Signature of owner or authorized agent Date

Approved: with conditions For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 12/21/05
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 12/22/2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit #405292, minor demolition

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 12/21/2005 meeting.

1. The applicant will continue to work with staff and submit plans for rehabilitation of the historic building within six months of approval of this HAWP.

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

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

Applicant: Spiro Gioldasis

Address: 6 Post Office Rd, Silver Spring

This HAWP approval is subject to 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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6 Post Office Rd, Silver Spring	Meeting Date:	12/21/2005
Applicant:	Spiro Gioldasis	Report Date:	12/14/2005
Resource:	Outstanding Resource Capitol View Historic District	Public Notice:	12/7/2005
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-05J	Staff:	Tania Tully
PROPOSAL:	minor demolition	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- The applicant will continue to work with staff and submit plans for rehabilitation of the historic building within six months of approval of this HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Capitol View Historic District**
STYLE: Vernacular
DATE: 1879-1916

Fowler's Market/Forest Glen Country Store is a 1-story with basement frame structure that

Significance

Capitol View Park is an example of a railroad community, which developed gradually over 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch B&O. Most Capitol View structures possess little distinction as architectural entities. When grouped, however, these resources are a contiguous visual architectural example of suburban development styles.

Historic Information

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet.

Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the Case House, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROPOSAL:

The applicant is proposing to demolish the non-contributing garage/outbuilding at the northwest corner of the property.

APPLICABLE GUIDELINES:

Capitol View Park Historic District

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *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 of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

Since recently acquiring the property, the applicant has been working to clear out the accumulated debris from the building and property. Additionally, the historic building has been secured in order to ensure that further vandalism does not occur to this historic property. The applicant is working with staff on plans to rehabilitate the historic building and develop the property into a cafe/restaurant use. There are no plans for an addition to the building and proposed rehabilitation plans will be presented as a separate HAWP application.

The building proposed for demolition does not contribute to the property or the district. It is made of concrete block and frame construction and is not contemporaneous with the historic building. Staff recommends approval with the condition that the applicant continue to work with staff and submit plans for rehabilitation of the historic building within six months of approval of this HAWP.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

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

and provided the condition listed on Circle 1 are met;

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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



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

DPS - #8

Received
11-30-05

HISTORIC PRESERVATION COMMISSION
301/563-3400

705 292

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SPINO GIOLDBASIS
Daytime Phone No.: 443-745-3940 cell

As Assessed To:
Name of Property Owner: SPINO GIOLDBASIS Daytime Phone No.: 301-589-3500
Address: 9103 LANSBURY DR SILVER SPRING 20910
Street Number City State Zip Code
Contractor: SPINO GIOLDBASIS Phone No.: 443-745-3940

Contractor Registration No.:
Agent for Owner: _____ Daytime Phone No.: SAME AS ABOVE

LOCATION OF BUILDING/PREMISE

House Number: 6 POST OFFICE RD
Town/City: SILVER SPRING Nearest Cross Street: CAPITAL VIEW AVE
Lot: _____ Block: _____ Subdivision: _____
Case: 18093 Folio: 755 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: New Construction Extend Alter/Renovate Add Slab Room Addition Porch Deck Shed
 Move Install Wheelchair Soot Fireplace Woodburning Stove Single Family
 Repair Revokeable Fence/Wall (complete section 4) Other: _____

1B. Do not enter cost estimate: \$ 15,000.00

1C. If this is a continuation of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WWSW 02 Septic 03 Other: _____
2B. Type of water supply: 01 WWSW 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 and that the application is correct, and that the construction will comply with all applicable laws, codes, ordinances, rules and regulations, and that I am a duly qualified person to give a condition for the issuance of this permit.

[Signature]

Date

11/29/05
Date

Approved: _____ Date Issued: _____
Dispersed by: _____ Date Issued: _____
Application Form No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

**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:

NOW HISTORIC FREE STANDING BUILDING BEHIND
THE POST OFFICE. DEMOLITION OF FREE SPANICULA
BUILDING WILL PROVIDE EXTRA PARKING
FOR 6. POST OFFICE BUILDING.

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 canopy 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 FRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and fronting 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.

4512UGB

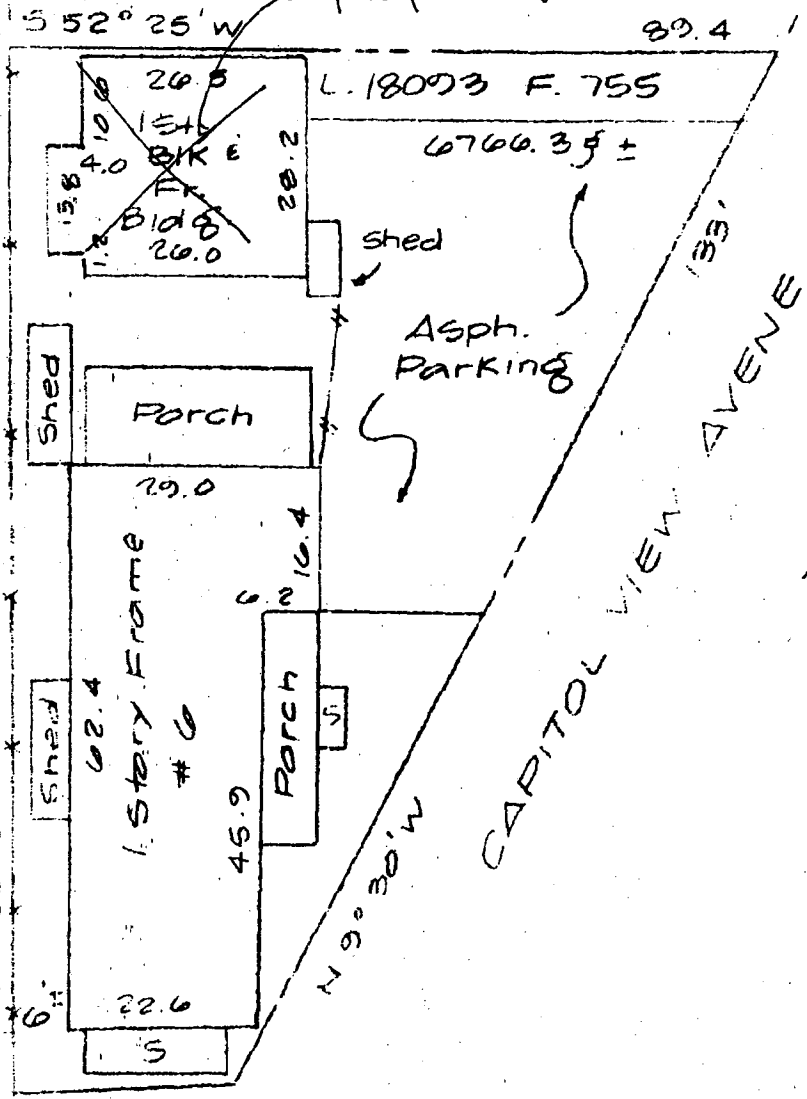
NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

Location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

Proposed For DEMO.

IMPROVEMENT LEGEND

- Sh = Shed
- S = Stoop
- o = Patio
- D = Deck
- B/E = Basement Entrance
- D/W = Driveway
- C = Concrete
- St = Stone
- Br = Brick
- Fr = Frame
- ++ = Fence / F
- G = Gate
- O/H = Overhang
- Por = Porch
- Sty = Story
- Asph = Asphalt



N 50° 30' E 20.17
ST OFFICE ROAD

LOCATION OF HOUSE
ABSECON ASSOCIATES
PROPERTY
LIBER 18093, FOLIO 755
MONTGOMERY COUNTY, MARYLAND
FLOOD ZONE C PER FEMA MAP

Property Corners Found

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.</p> <p><i>[Signature]</i> DAVID E. HALLER MARYLAND S.P.L.S. INC.</p> <p>STEVEN LINE SURVEY</p>	<p>REFERENCES</p> <p>PLAT BK</p> <p>PLAT NO</p> <p>LIBER 18093</p> <p>FOLIO 755</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2288 FAX (301)228-2248</p>
	<p>DATE OF PLANS</p> <p>SCALE: 1" = 30'</p>	<p>WALL CHECK</p> <p>MEZ. LOC: 11-2-05</p> <p>BOUNDARY</p>

THIS LOCATION FOR MORTGAGE PURPOSES FOR Goldoasis

(6)



7





10

FYI

