

31/07-06G 6 Post Office Rd
Capitol View Historic District, 31/07

Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, February 09, 2009 10:44 AM
To: 'Lucas, Gail'
Cc: Whipple, Scott
Subject: RE: 6 Post Office Road
Attachments: image001.jpg

Gail,

Thank you so much for the email alerting us to this use change within a historic district. If an owner is proposing a change in use that will require exterior changes to the building to meet Code for that use, the HPC would need to approve the changes. When the Historic Area Work Permit application (HAWP) for 6 Post Office Road went to the HPC in 2006, the owner at that time (Mr. Spiro Gioldasis) was planning to have a café in that location and the HPC was definitely aware of the proposed use. The changes to the building that were approved by the HPC, theoretically, would have taken into account any applicable County regulations for that use. If the applicant is now proposing additional changes to the building to accommodate the restaurant, we will need to know and they may need to submit a new HAWP.

Please let us know if you have any questions, and I have copied Scott Whipple on this email in case he has additional comments.

thanks,
Anne

From: Lucas, Gail [mailto:Gail.Lucas@montgomerycountymd.gov]
Sent: Monday, February 09, 2009 9:45 AM
To: Fothergill, Anne
Subject: 6 Post Office Road

I'm not sure if you saw this permit or are familiar with 6 Post Office Rd. The use of the building was apparently changed without DPS' knowledge and it does not appear that the owner has a valid use and occupancy permit for a restaurant use (how they are currently using the building). I need to make sure HPC has no issue with the restaurant use of this building.

Building Application

A/P # 488206 Type COMBUILD COMMERCIAL BUILDING

Stages			Date	Time	By	Date	Time	By
Processed	<u>06/19/2008</u>	<u>14:45</u>	<u>MASON</u>	Temp COO	<u>08/12/2008</u>	<u>10:57</u>	<u>DIAZ</u>	
Issued	<u>08/12/2008</u>	<u>11:23</u>	<u>MASON</u>	COO	<u>/ /</u>			
Final	<u>01/22/2009</u>	<u>10:03</u>	<u>HARRR</u>	Expires	<u>/ /</u>			

Associated Information				Valuation	
Type of Work	<u>ALTER</u>	Priority	<input type="checkbox"/>	Declared	<u>48000.00</u>
Dept of Commerce		# Plans	<u>0</u>	Calculated	<u>0.00</u>
Square Footage	<u>2900.00</u>	# Pages	<u>0</u>	Actual	<u>48000.00</u>
A/P Name	<u>COLORADO KITCHEN</u>				

Description of Work
Alteration
Plans are for architectural review only

Application Site/Property Status Fees Activities Supplementary Details Custom

Status: Finalized | Last Activity: U1/23/2009 U1:53

Inbox - Microsoft Outlook



Gail M. Lucas

Permitting Services Manager
 Casework Management Division
 255 Rockville Pike, 2nd floor
 Rockville, MD 20850
 240-777-6267 - office

240-777-6262 - fax

Gail.Lucas@montgomerycountymd.gov



File Copy

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 3/9/2006

MEMORANDUM

TO: Spiro Gioldasis
6 Post Office Rd, Silver Spring

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #412095

Your Historic Area Work Permit application for siding replacement and alterations was **Approved with Conditions** by the Historic Preservation Commission at its 3/8/2006 meeting.

The conditions of approval were:

1. The front door proposal will be provided to and approved by staff prior to installation.
2. The applicant will contact HPC Staff if anything changes or difficulties arise while work is underway.
3. Any proposed replacements in-kind will be inspected and approved by staff.
4. The applicant will ensure that all future proposals meet appropriate zoning and building codes before submitting for a HAWP.

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). 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. After your project is completed, please send photos of the finished work to HPC staff.

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





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 3/9/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #412095, siding replacement and alterations

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 3/8/2006 meeting.

1. The front door proposal will be provided to and approved by staff prior to installation.
2. The applicant will contact HPC Staff if anything changes or difficulties arise while work is underway.
3. Any proposed replacements in-kind will be inspected and approved by staff.
4. The applicant will ensure that all future proposals meet appropriate zoning and building codes before submitting for a HAWP.

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 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 240/777-6370

DPS - #6

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spiro Gioldasis Daytime Phone No.: 443-745-3940

Tax Account No.: 13 6099 5514

Name of Property Owner: Spiro Gioldasis Daytime Phone No.: Address: 9103 Kingsbury Dr Silver Spring MD 20910

Contractor: Phone No.: Contractor Registration No.: Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: Post Office Rd Town/City: Silver Spring Nearest Cross Street: Capitol View Ave Lot: Block: P37 Subdivision: 5 Parcel: N579

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reuse, Revision, Repair, Reversible, etc.

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, 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.

On File

2/15/06

Approved: with conditions, Disapproved: Signature: Julia O'Malley, Date: 3/8/06, Application/Permit No.: 42095, Date Filed: , Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP Application
6 Post Office Road, Capitol View Park Historic District
Spiro Gioldasis

Proposal

Items Requiring a HAWP

- Install wood front door.
- Rebuild broken front window(s)
- Remove glass panels from porches
- Rebuild cupola
- Replace all siding with horizontal Redwood siding to match existing.

Items that do not need a HAWP

- Repair and paint shutters
- Replace asphalt shingle roof in-kind
- Repair and paint windows
- Miscellaneous repairs with limited in-kind replacement

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6 Post Office Rd, Silver Spring	Meeting Date:	3/8/2006
Resource:	Outstanding Resource Capitol View Historic District	Report Date:	3/1/2006
Applicant:	Spiro Gioldasis	Public Notice:	2/22/2006
Review:	HAWP	Tax Credit:	Partial
Case Number:	31/07-06G	Staff:	Tania Tully

PROPOSAL: siding replacement and alterations

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The front door proposal will be provided to and approved by staff prior to installation.
2. The applicant will contact HPC Staff if anything changes or difficulties arise while work is underway.
3. The applicant will allow staff to inspect the cupola prior to installation.
4. Any proposed replacements in-kind will be inspected and approved by staff.
5. The applicant will ensure that all future proposals meet appropriate zoning and building codes before submitting for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Capitol View Historic District**
STYLE: Frame Commercial Block
DATE: 1870-1916

6 Post Office Road is located at the southern tip of the Capitol View Historic District at the intersection of Post Office Road and Capitol View Avenue. The building sits at the front of an approximately 16 acre trapezoidal lot. The rear of the lot – which once held a non-contributing garage type structure – is paved.

Fowler's Market/Forest Glen Country Store is a 1-story with basement frame building with narrow clapboard siding, an asphalt roof, and a wood cupola. Its origin was likely a small square building, which has been added to over the years, most recently in the 1990s. There are a variety of wood windows including 2/2 double-hung, small fixed windows, 6/6, and the large multi-paned double-hung storefronts.

HISTORIC CONTEXT

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:

- Replace siding on SW side of building with 4" exposure redwood siding – RETROACTIVE (Circles 11 & 12)
- Scrape and paint remaining siding. Any existing siding that is too damaged will be replaced with wood milled to be an exact replacement (Circles 10 & 16).
- Install wood front door.
- Repair broken front windows (Circle 13).
- Remove glass panels from porches (Circle 14).
- Rebuild cupola (Circle 15).
- Replace asphalt shingles in gable end on NE side with either horizontal wood siding or decorative wood shingles (Circle 10).

Items that do not need a HAWP

- Repair and paint shutters (Circle 10)
- Replace asphalt shingle roof in-kind (Circles 7, 10 & 13)
- Repair and paint windows
- Miscellaneous repairs with limited in-kind replacement (Circle 18)

APPLICABLE GUIDELINES:

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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

STAFF DISCUSSION

The applicant purchased this long vacant property at the end of November 2005 through tax sale proceedings. Since acquisition he has been emptying the building of the furniture and accumulated debris that remained. The applicant has also been working with staff on plans to rehabilitate the exterior of the

historic building in preparation for a cafe/restaurant use. Any future tenant will be responsible for the interior rehabilitation. There are no plans for an addition to the building. In December 2005, a Historic Area Work Permit was issued to allow demolition of the non-contributing concrete block and frame building at the rear of the property (Circles 8 & 9).

The intent of the applicant since purchase of the property is rehabilitation and repair. He has been moving quickly to clean up the property, bring it into compliance, and replace the roof. Unfortunately, this zeal led to the wholesale replacement of the siding on the SW façade (Circles 11 & 12). There was no malicious intent, rather a misunderstanding and miscommunication about what constitutes ordinary maintenance and replacement in-kind. The new siding is redwood, a good material for exterior use and appropriate for limited replacement. However, staff never advocates complete replacement of a historic material, rather replacement of what is damaged or irreparable. Additionally, the replacement must match the existing not only in material, but also in profile, exposure, and other qualities.

Staff considered a number of recommendations regarding the current status of the siding: 1) Removing the new siding and replacing with more new siding milled to match the existing and installed with the same exposure; 2) Removing the front portion of the new siding and replacing it with existing siding from the rear half of the NE elevation; 3) Leave the new siding in place with no other replacement to occur. The remaining siding will be scraped, repaired and repainted.

Of these, staff is advocating recommendation number 3. The historic siding is gone and can never be duplicated, there is not enough existing siding to do a replacement switch as suggested in 2, and the NW elevation is a Secondary elevation. Staff recommends allowing the applicant to focus future work on a quality rehabilitation of the existing historic fabric. As shown in Circle 13, work is underway to repair the front windows, replace the roof, and repair and paint the shutters. Additionally a new front door will need to be selected and installed in consultation with staff and we are recommending approval of the removal of the glass panels enclosing the porches.

There are additional work items that the applicant will need to undertake as the project continues. This will be brought to the Commission as a separate HAWP with the necessary details and drawings. These include, but are not limited to the following: Bring porch railings up to code; Construct handicapped access ramp (Circle 19); Add railings to front stoop; Rebuild front and side brick stoops; Replace brackets on rear porch.

STAFF RECOMMENDATION:

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 240/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spiro Gioldasis
 Daytime Phone No.: 443-745-3940

Tax Account No.: 13 6099 5514

Name of Property Owner: Spiro Gioldasis Daytime Phone No.: _____
 Address: 9103 Kingsbury Dr Silver Spring MD 20910
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 6 Street: Post Office Rd
 Town/City: Silver Spring Nearest Cross Street: Capitol View Ave
 Lot: _____ Block: P37 Subdivision: 5
 Liber: _____ Folio: _____ Parcel: N579

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 Window/Baze 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.

On File
 Signature of owner or authorized agent

2/15/06
 Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 412095 Date Filed: _____ Date Issued: _____

HAWP Application
6 Post Office Road, Capitol View Park Historic District
Spiro Gioldasis

Proposal

Items Requiring a HAWP

- Install wood front door.
- Rebuild broken front window(s)
- Remove glass panels from porches
- Rebuild cupola
- Replace all siding with horizontal Redwood siding to match existing.

Items that do not need a HAWP

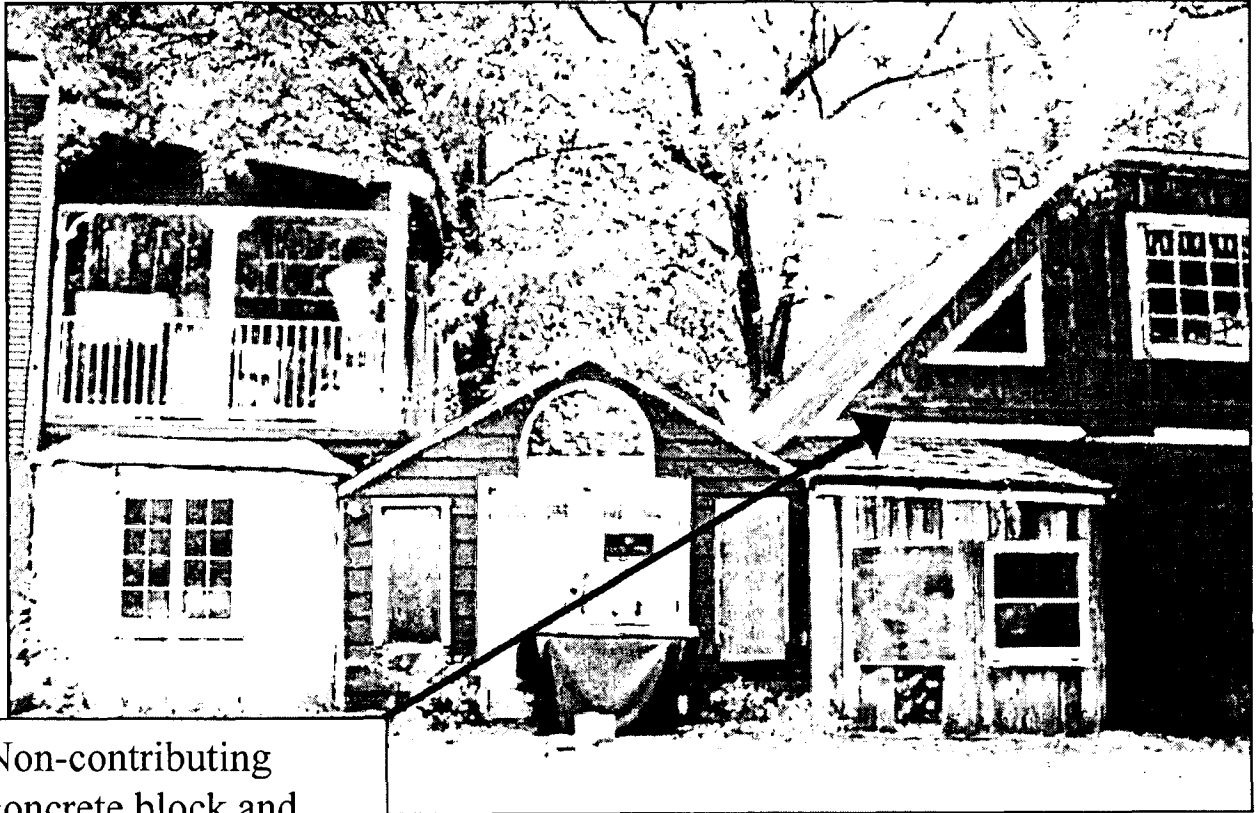
- Repair and paint shutters
- Replace asphalt shingle roof in-kind
- Repair and paint windows
- Miscellaneous repairs with limited in-kind replacement



Rebuild cupola



Replace asphalt shingle roof in-kind.

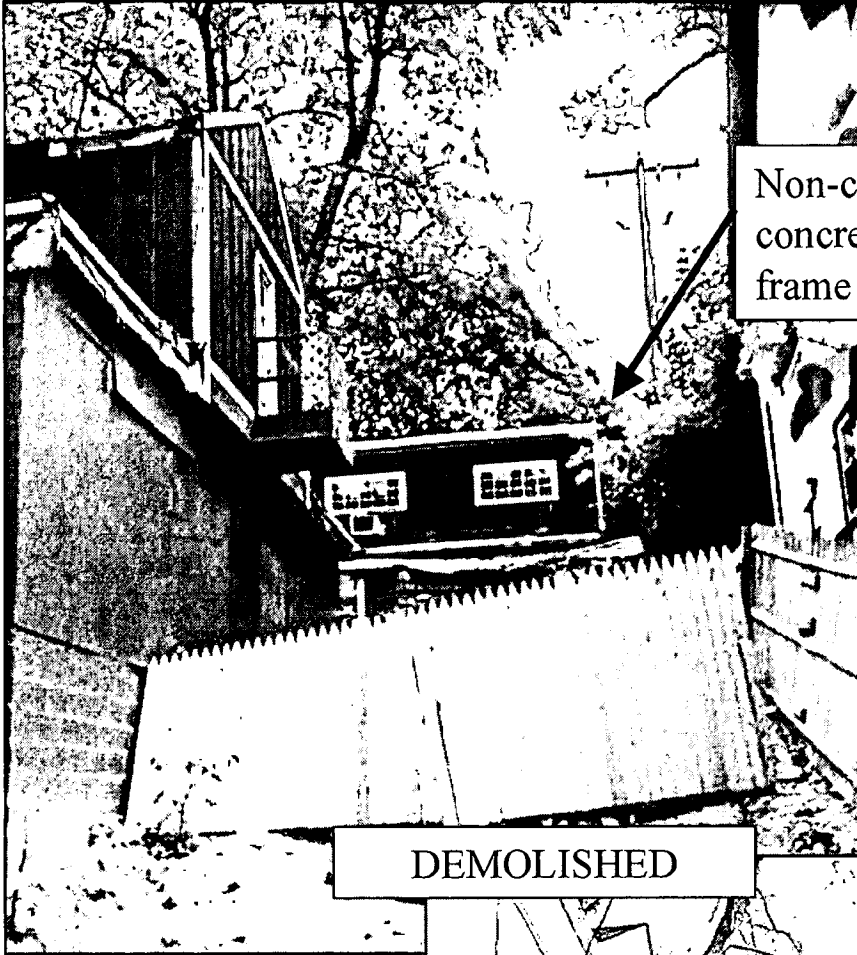


Non-contributing
concrete block and
frame building.



DEMOLISHED



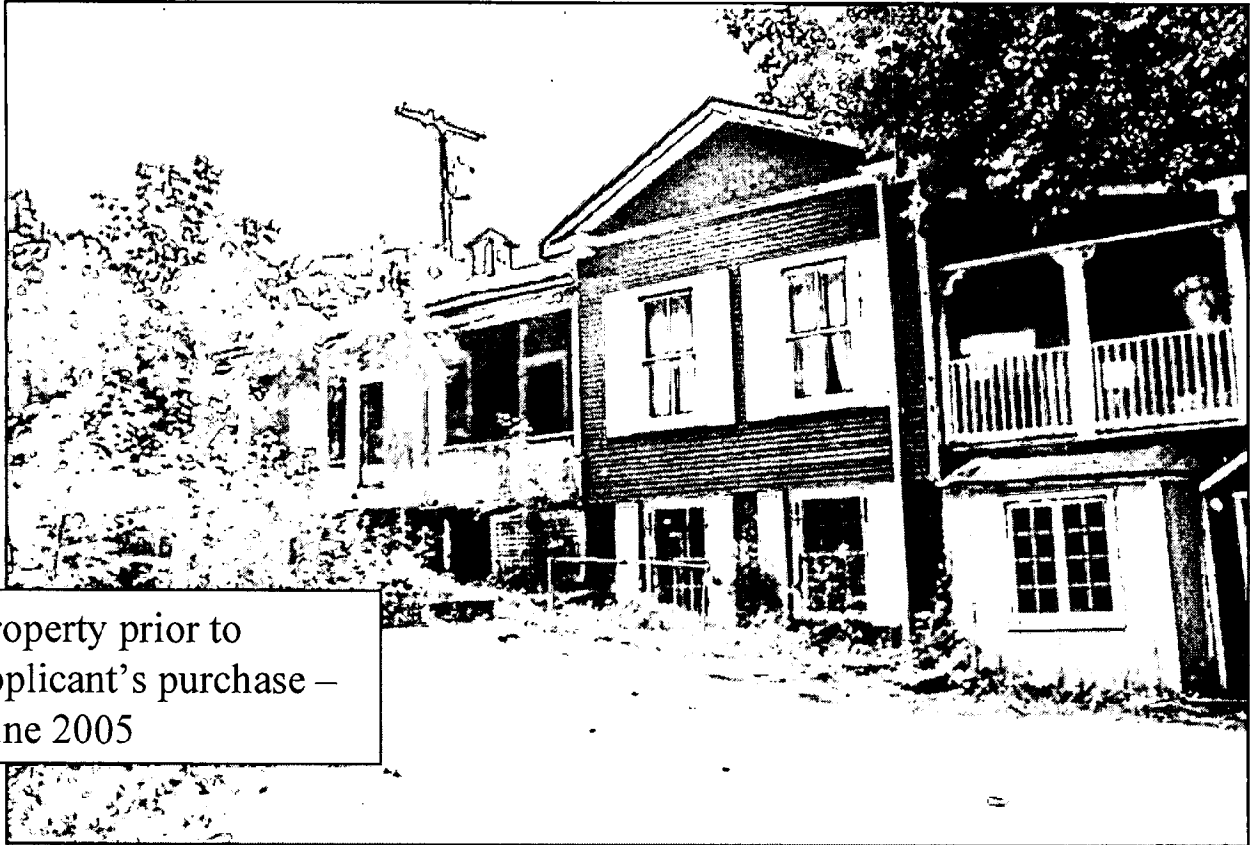


Non-contributing
concrete block and
frame building.

DEMOLISHED



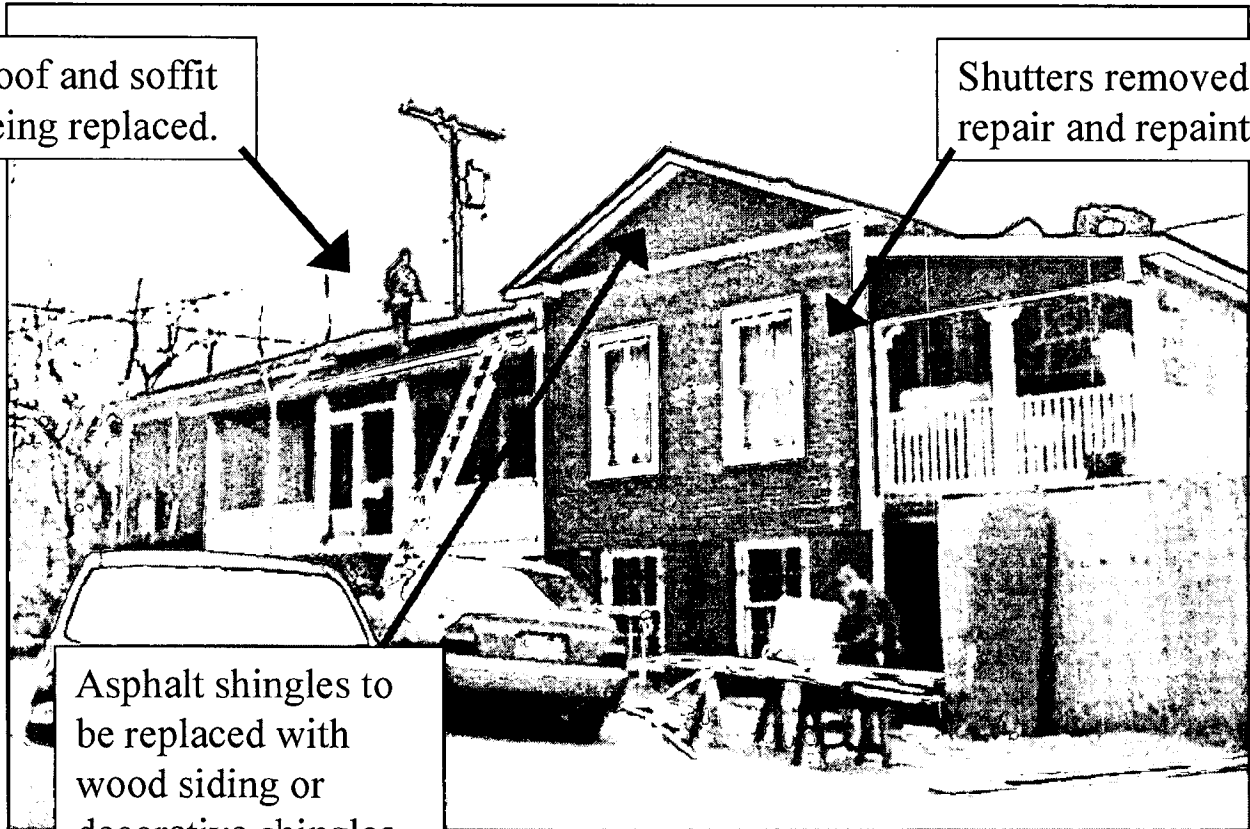
Rear porch of 6 Post
Office



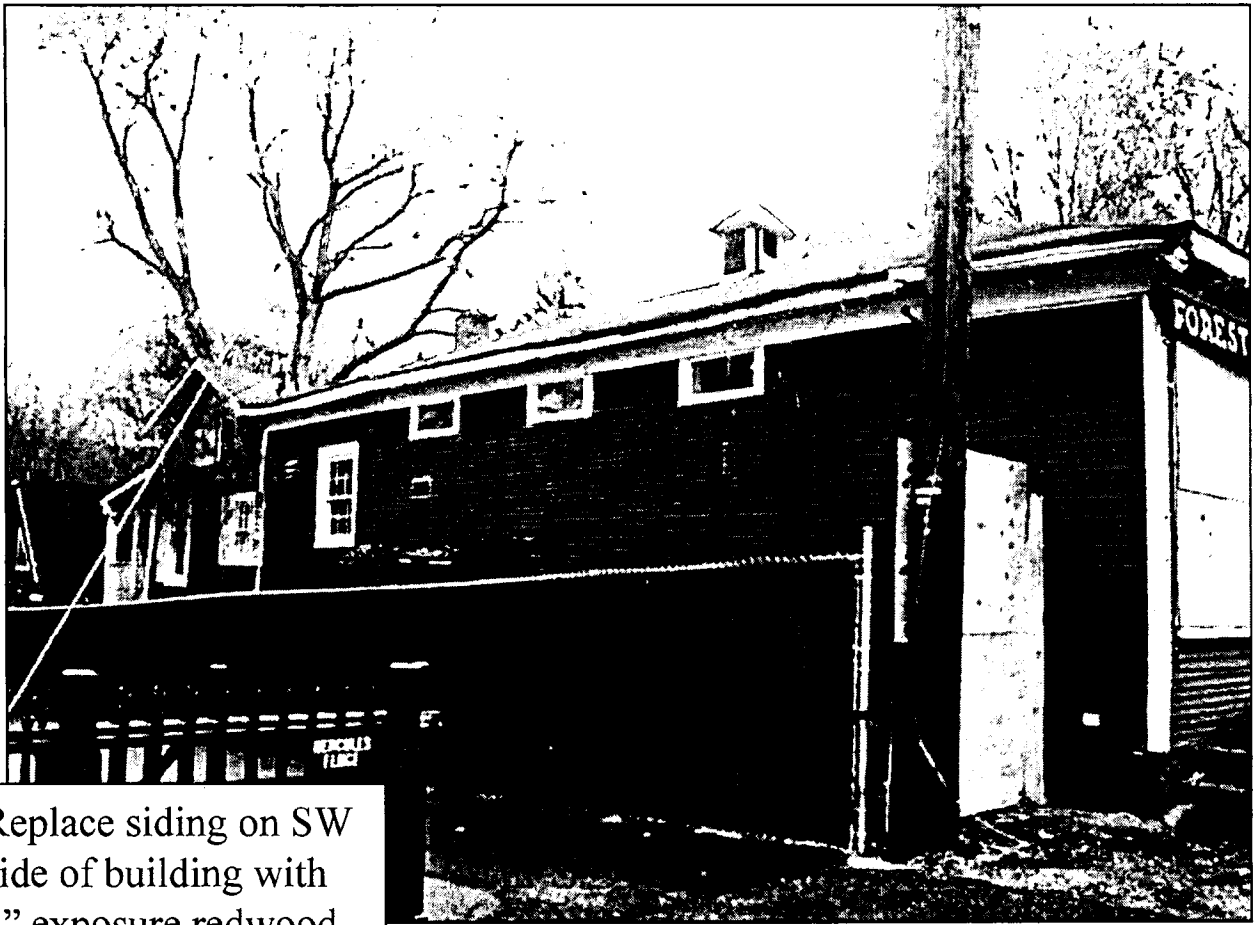
Property prior to applicant's purchase – June 2005

Roof and soffit being replaced.

Shutters removed for repair and repainting

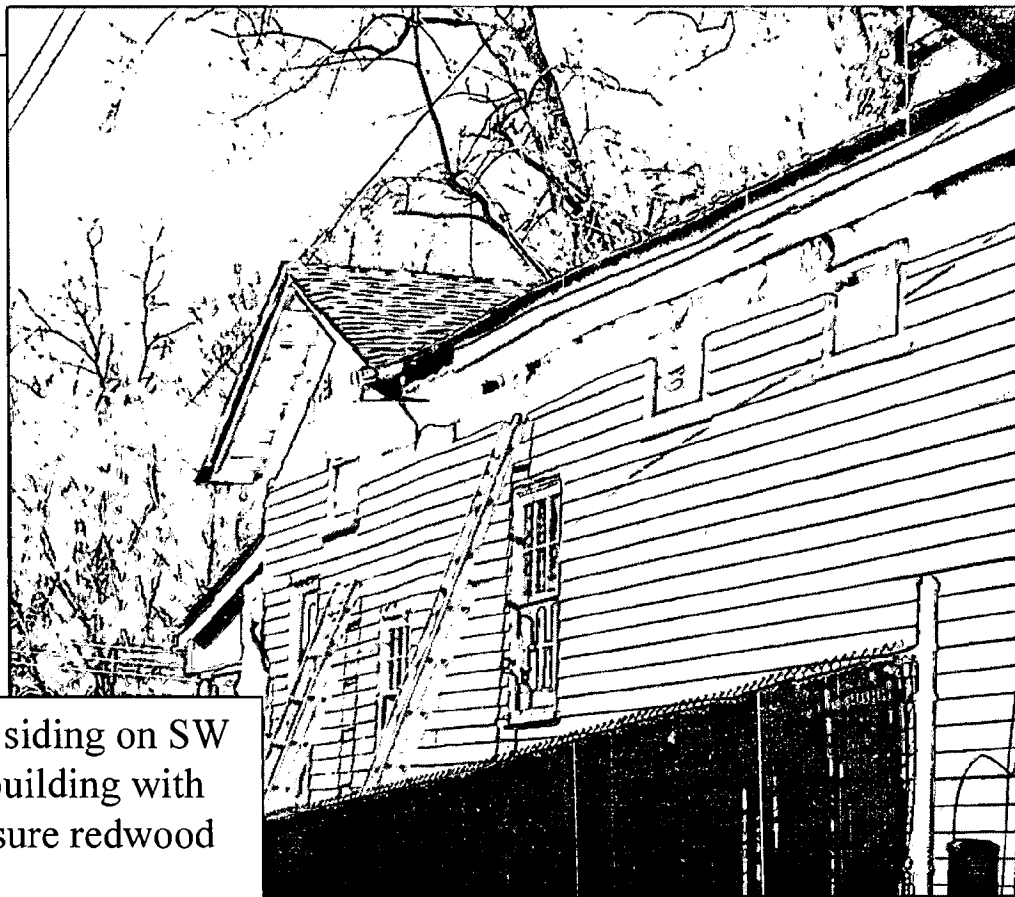
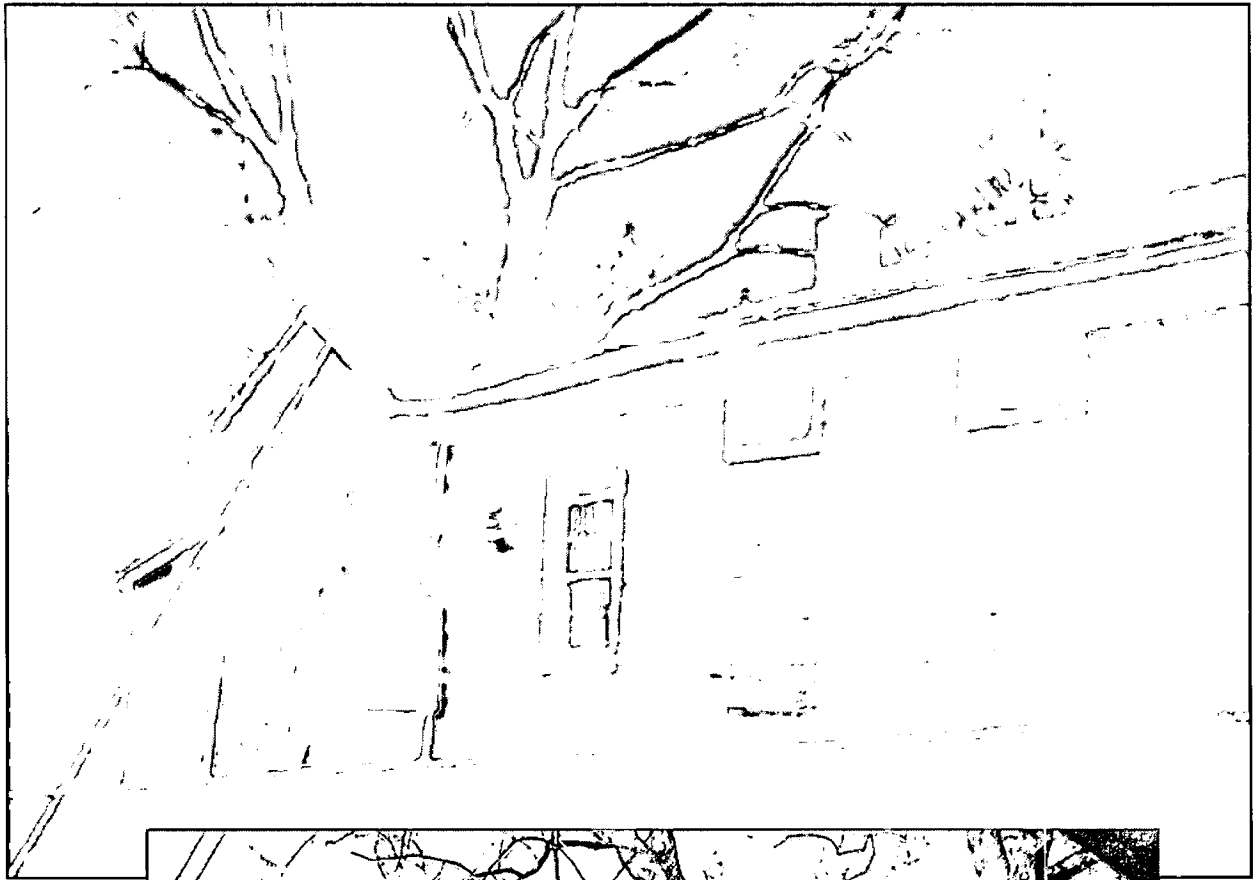


Asphalt shingles to be replaced with wood siding or decorative shingles

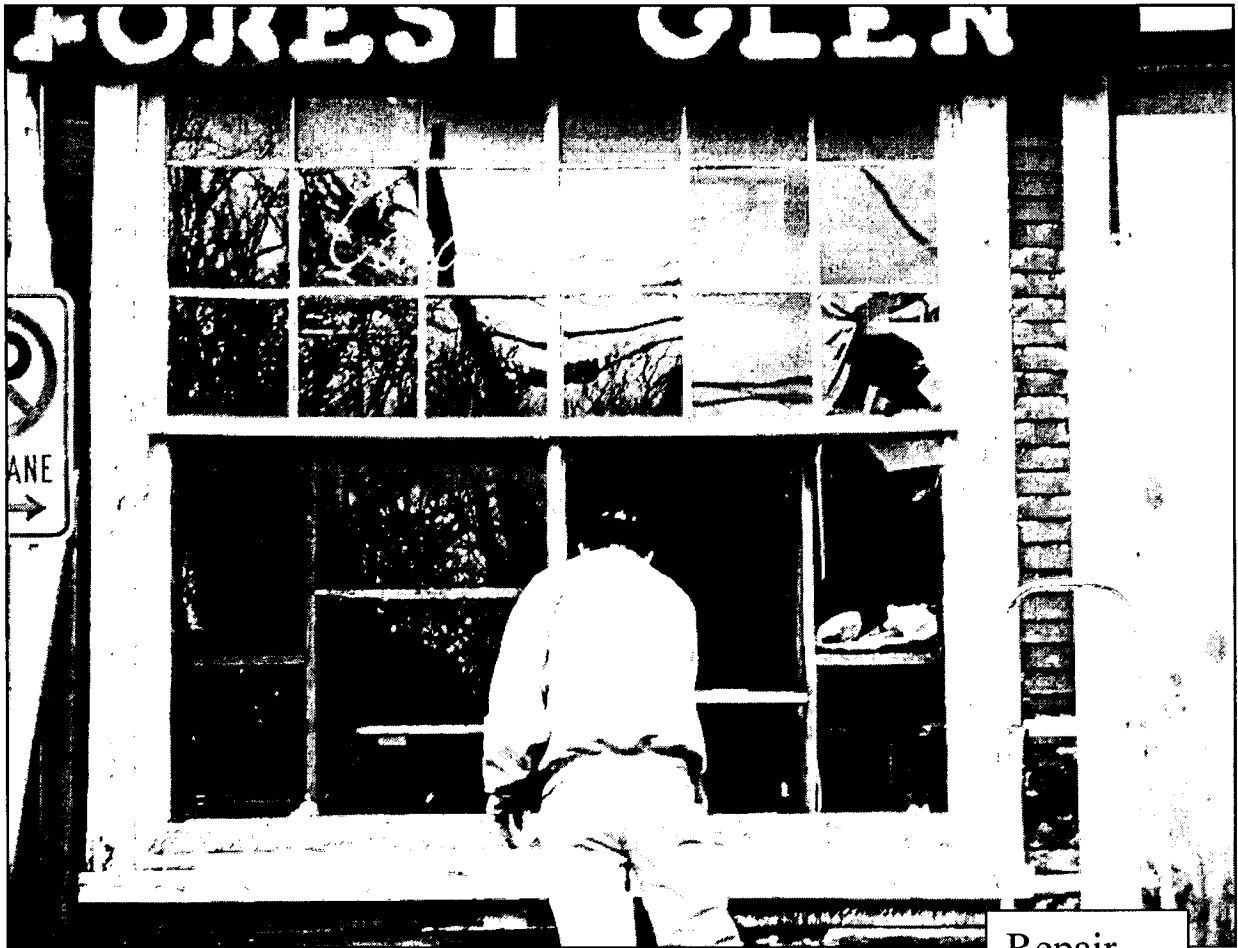


Replace siding on SW side of building with 4" exposure redwood siding.





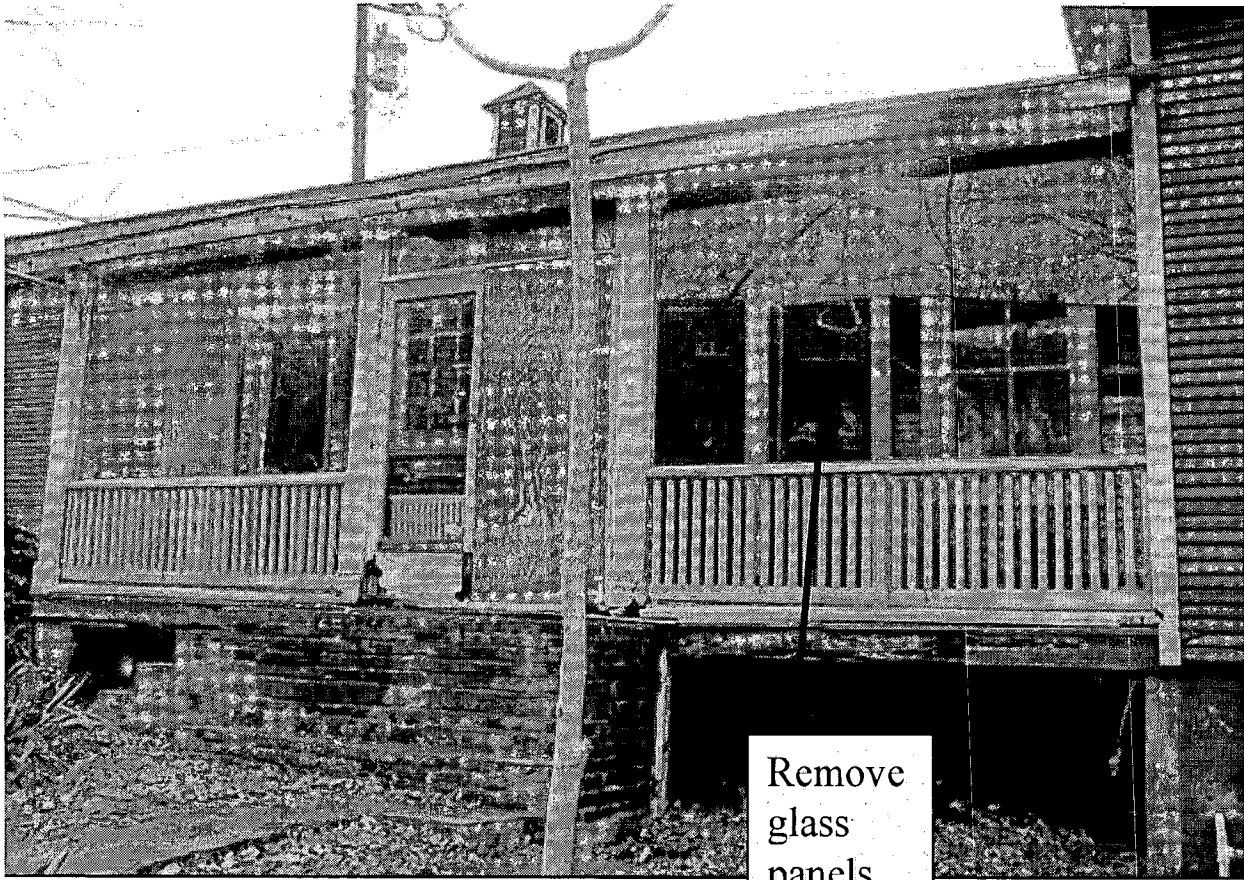
Replace siding on SW side of building with 4" exposure redwood siding.



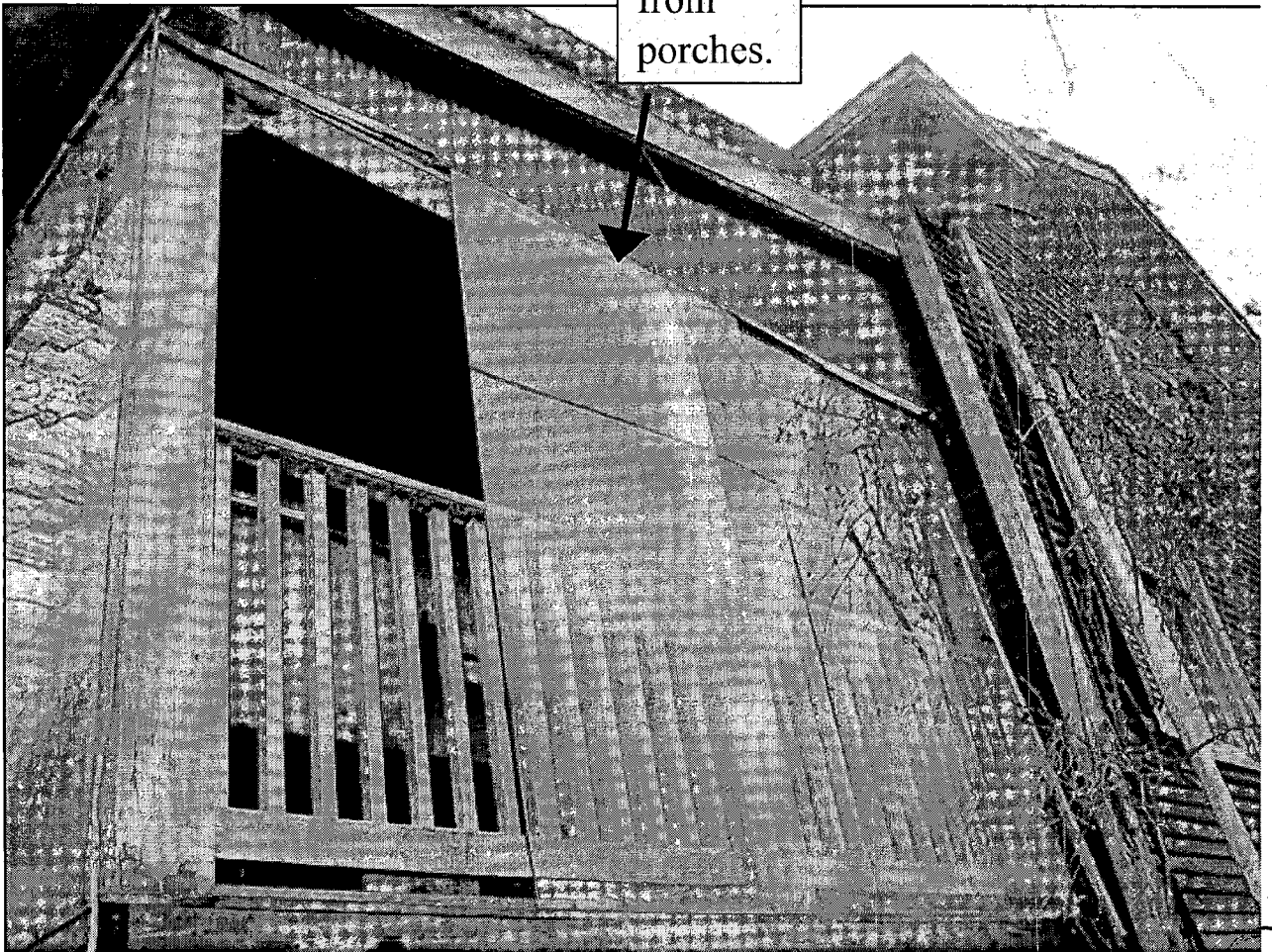
Repair
broken
front
windows

Replace
siding





Remove
glass
panels
from
porches.





Cupola detail.

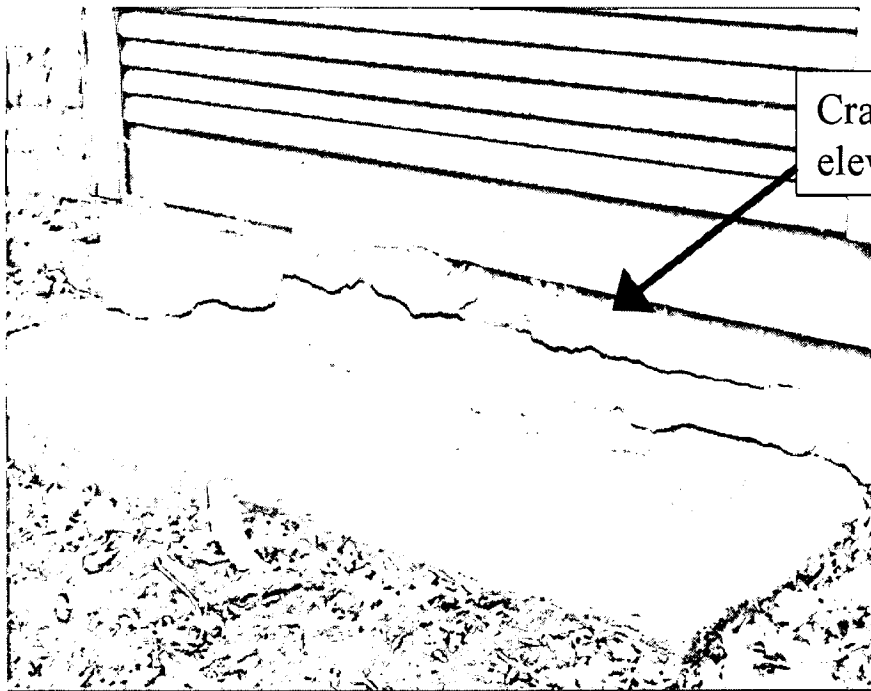


Cupola location.

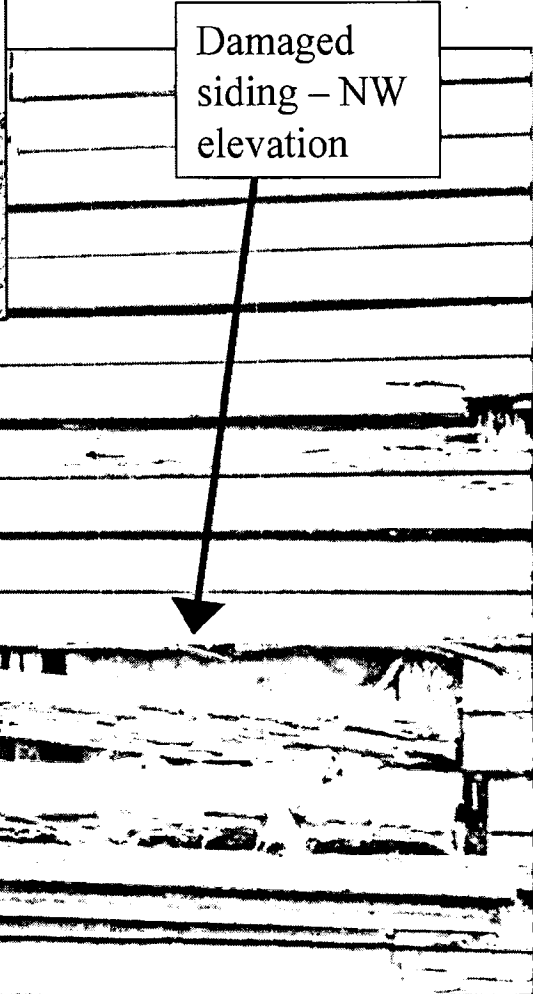


Siding on NE elevation between front elevation and side porch.

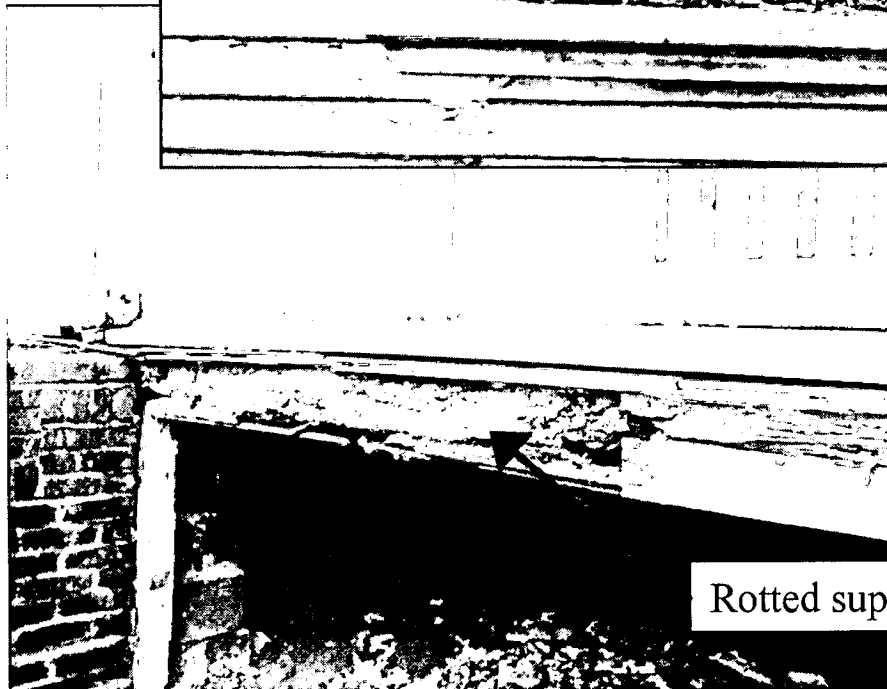
Siding that was on SW elevation.



Cracked foundation – SW elevation near front



Damaged siding – NW elevation



Rotted support beam – side porch

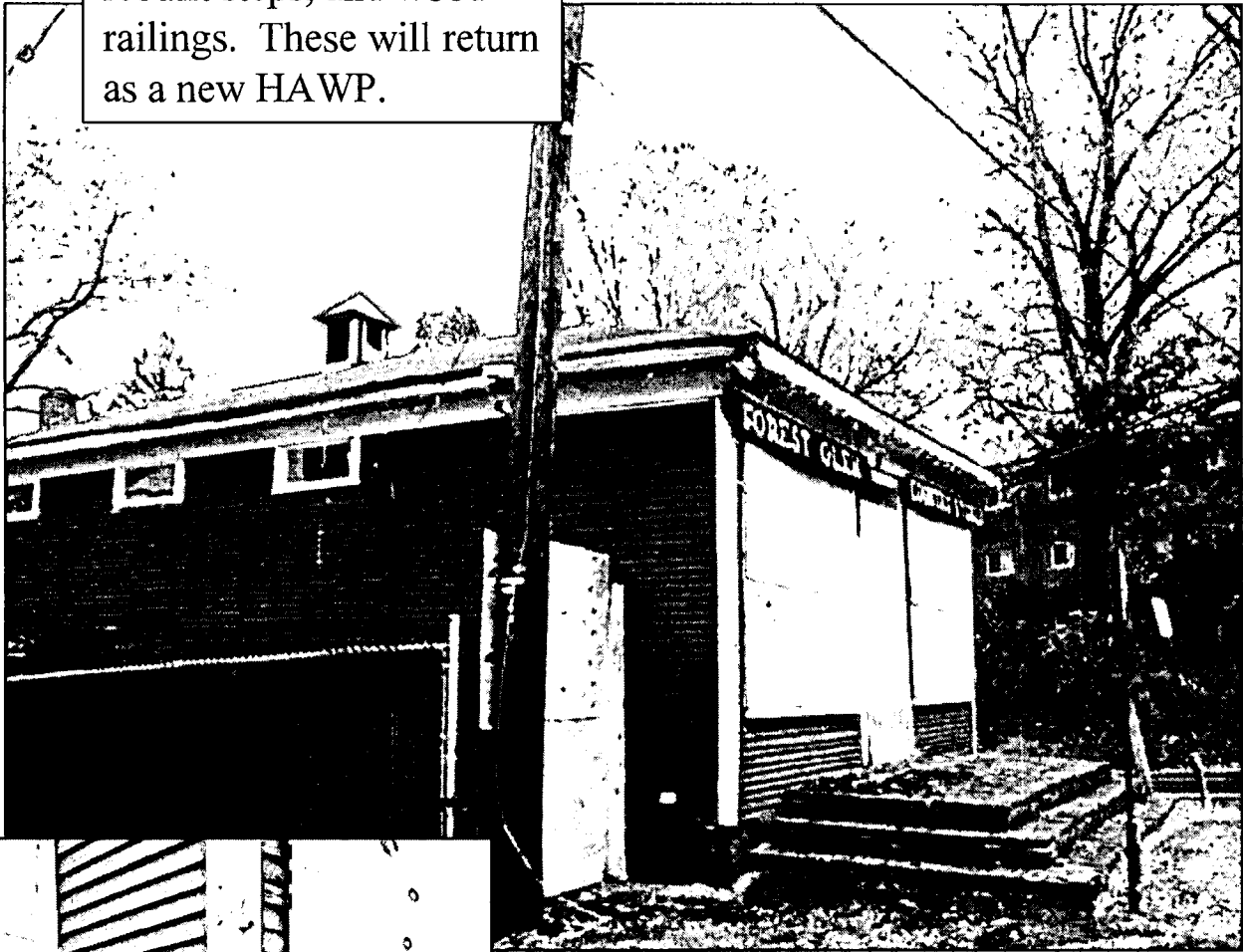


Panel to be replaced
and/or enhanced



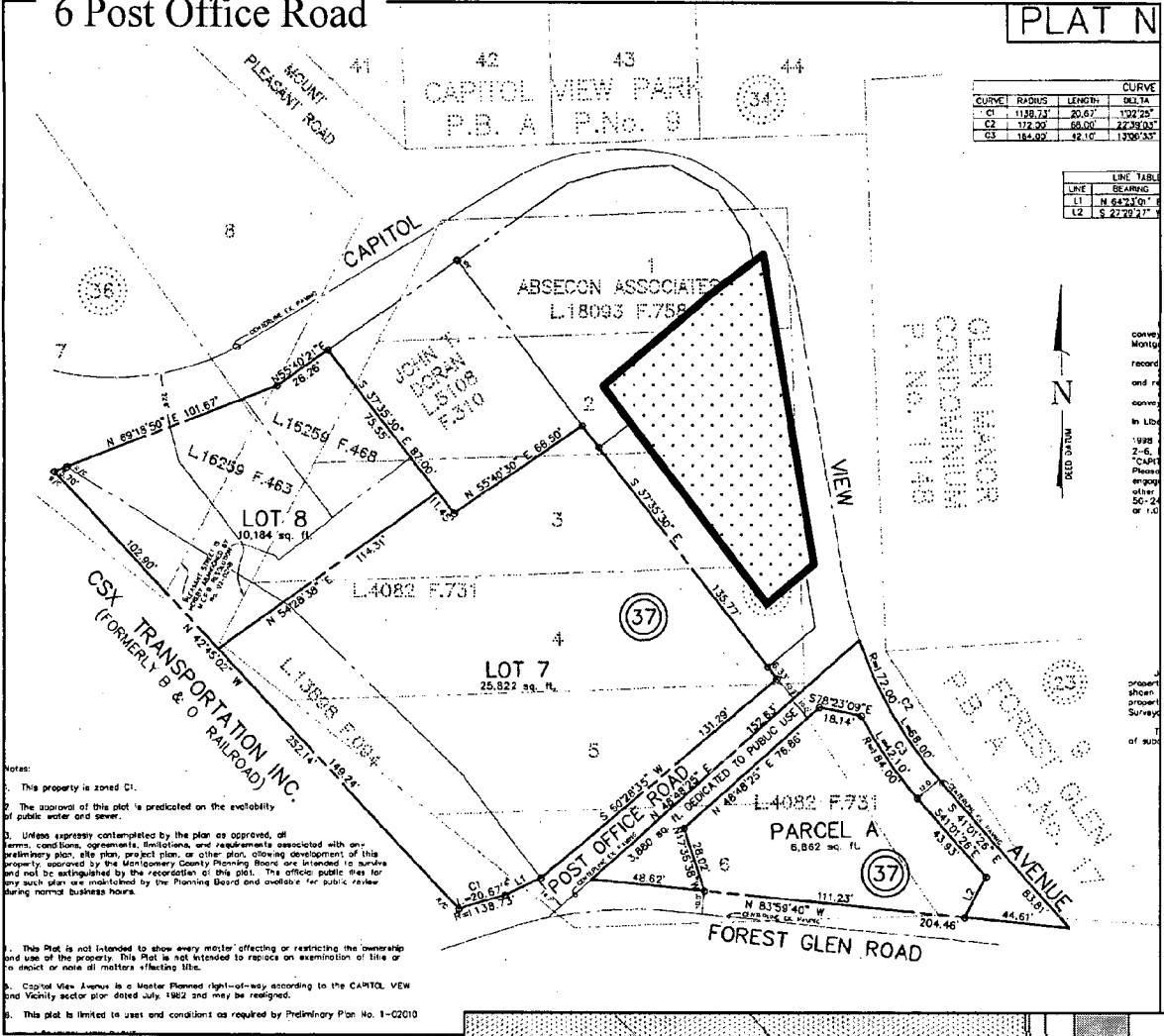
Decorative security
bars to remain

Location of proposed handicap access ramp, rebuilt steps, and wood railings. These will return as a new HAWP.



6 Post Office Road

PLAT N

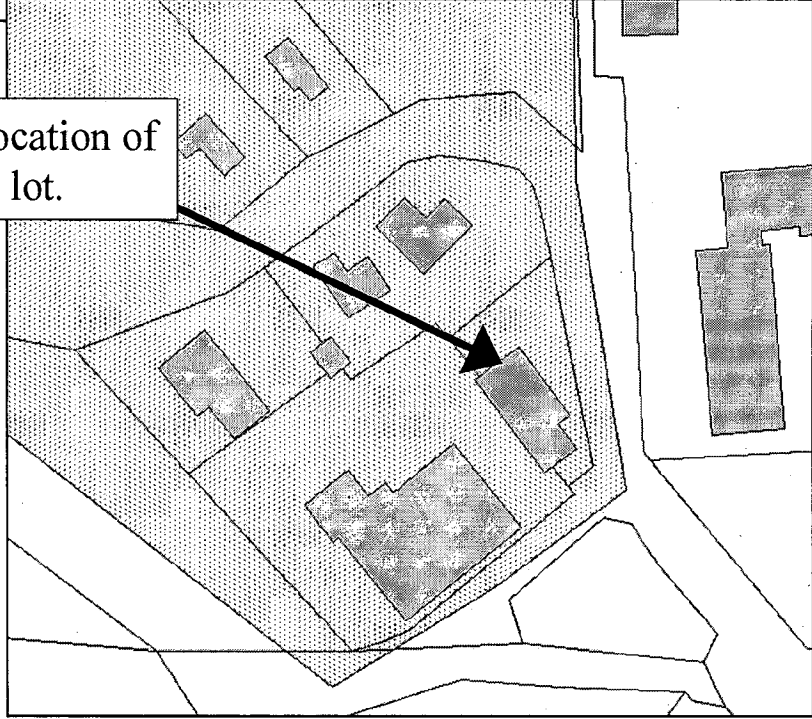


CURVE	RADIUS	LENGTH	DELTA
C1	1188.74'	20.67'	172.25°
C2	172.30'	88.00'	27.9833°
C3	184.92'	42.10'	1790.33°

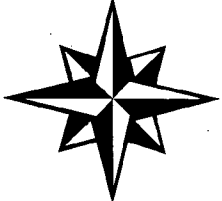
LINE	BEARING	LENGTH
L1	N 64°23'01"	
L2	S 27°22'27"	

- Notes:
- This property is zoned C1.
 - The approval of this plat is predicated on the availability of public water and sewer.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat. The office public use for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 - Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity sector plan dated July 1982 and may be resigned.
 - This plat is limited to use and conditions as required by Preliminary Plan No. 1-0210

Approximate location of building on the lot.



NORTH



20





















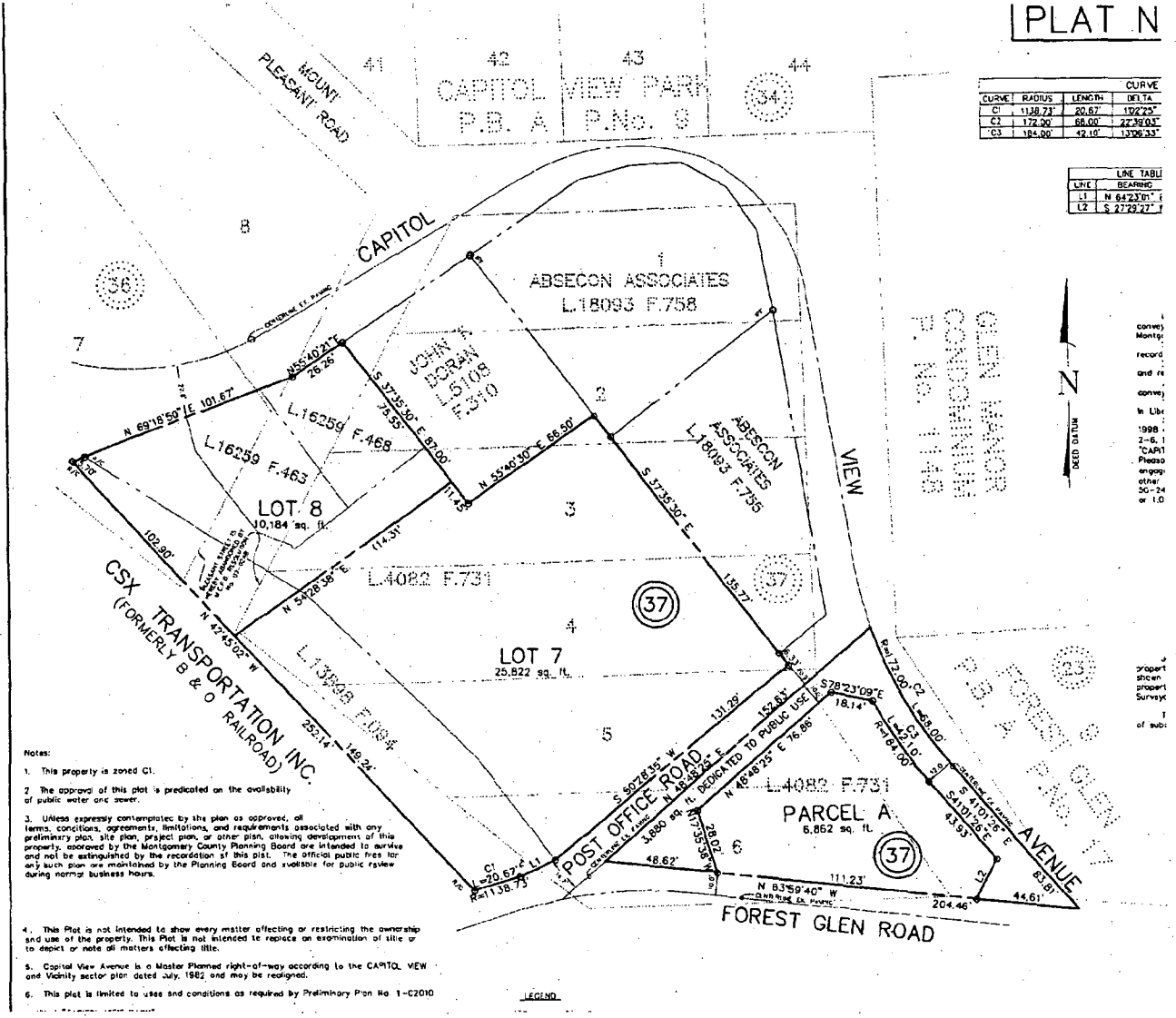




PLAT N

CURVE	RADIUS	LENGTH	DELTA
C1	1138.73	20.67	192.25°
C2	172.00	66.00	27.9903°
C3	184.00	42.10	1306.33°

LINE TABLE	
LINE	BEARING
L1	N 64°23'01" E
L2	S 27°29'27" E



convey
Montg.
record
and re
convey
in Lib.
1988
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Notes:

1. This property is zoned C1.
2. The approval of this plat is predicated on the availability of public water and sewer.
3. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
4. This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
5. Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity sector plan dated July, 1982, and may be redesignated.
6. This Plat is limited to uses and conditions as required by Preliminary Plan No. 1-C2010

LEGEND



DEPARTMENT OF PERMITTING SERVICES
111 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301-777-6170

BPS-02

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Spiro Gioldasis
Telephone: 443-745-3940

Permit No: 1300995514
Name of Property Owner: Spiro Gioldasis
Address: 9103 Kingsbury Dr Silver Spring MD 20910

Contractor: _____
Contract Registration No: _____
Agent for Owner: _____
Contractor License No: _____

LOCATION OF BUILDING/PERMITS
House Number: 6 Street: Post Office Rd
Town/City: Silver Spring Nearest Cross Street: Capital View Ave
Map: P37 Assessor: 5
Lot: _____ Parcel: N579

PART ONE - TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Alteration Exterior Non-Resident Additions Demolition Other Land
 Repair Other Work/Alter Sign Erection Work/Alter Work/Alter Work/Alter
 Revision Other Reversible Other Other
1B. Construction cost estimate: \$ _____
1C. Has this a revision to a previously approved action permit (see Permit # _____)

PART TWO - COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS
2A. Type of sewage disposal: On-site Septic Other _____
2B. Type of water supply: On-site Other _____

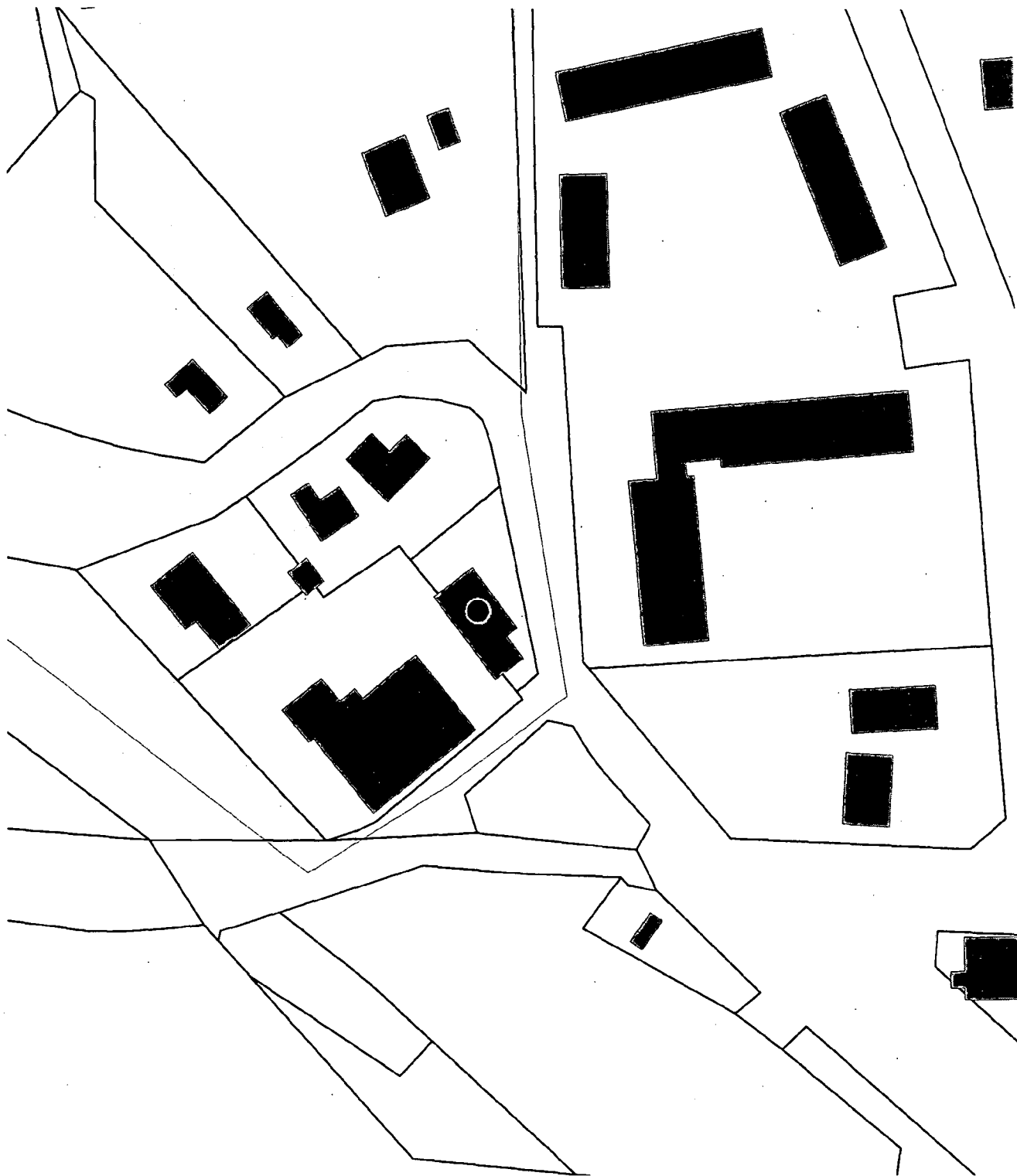
PART THREE - COMPLETE ONLY FOR PERICULAR TARIFF WALL
3A. Height: _____ feet _____ inches
3B. Indicate whether the tower or retaining wall is to be constructed on one of the following locations:
 Property boundary Easement Public right-of-way

By executing this permit, the applicant agrees to make the building department pay for appeal of the permit, with the construction work being done. The applicant agrees to pay for the appeal of the permit.
On File [Signature] 2/15/06

Approved: _____
Special Agent _____
Date: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6 POST OFFICE ROAD



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Casual User Application



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760













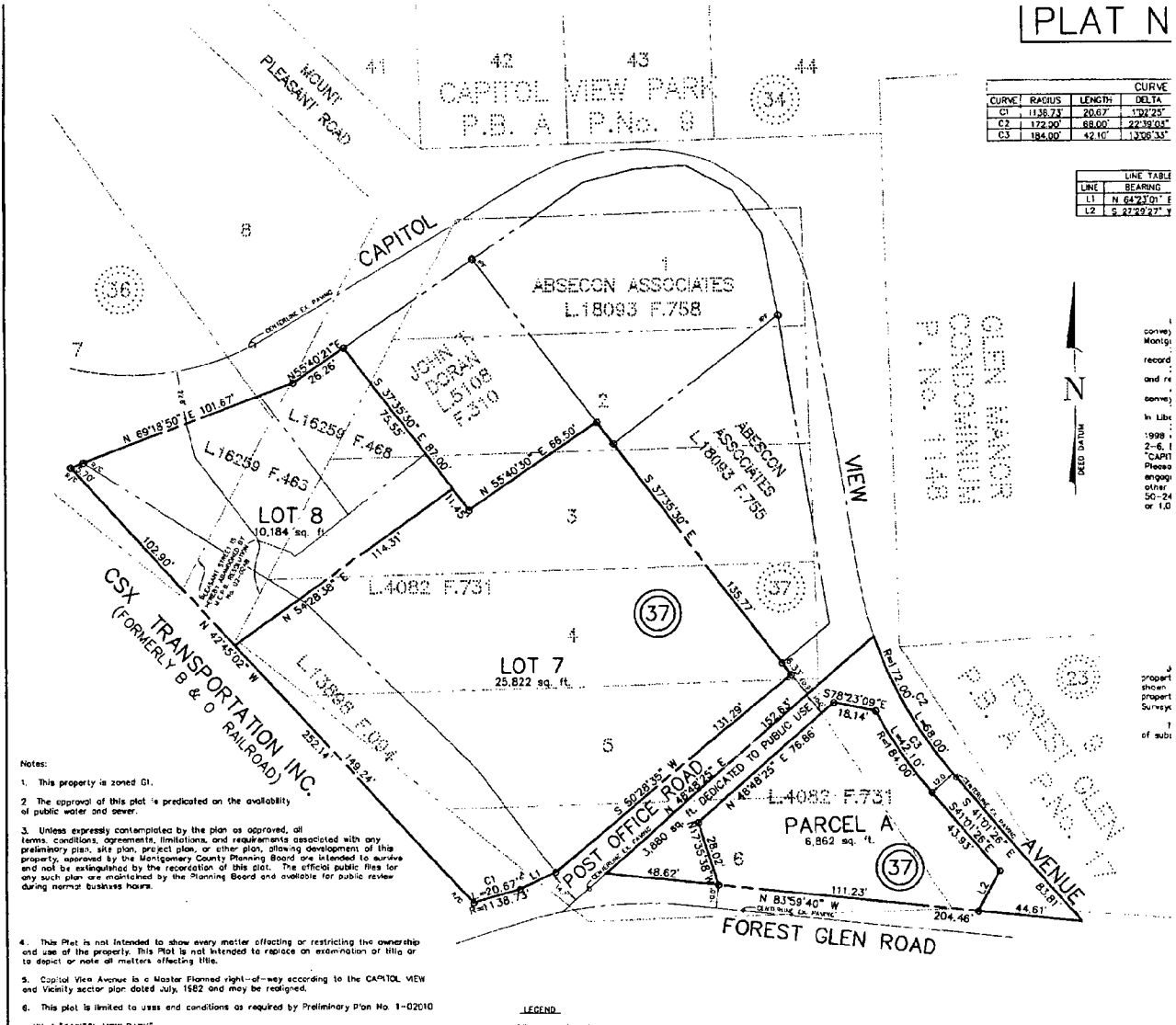




PLAT N

CURVE	RADIUS	LENGTH	DELTA
C1	1138.73	20.67	1°29'27"
C2	172.00	88.00	22°39'03"
C3	184.00	42.16	12°58'33"

LINE	BEARING	LENGTH
L1	N 64°23'01" E	114.9
L2	S 27°29'27" E	114.9



Notes:

1. This property is zoned G1.
2. The approval of this plat is predicated on the availability of public water and sewer.
3. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, entered by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
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6. This Plat is limited to uses and conditions as required by Preliminary Plan No. 1-02010

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SECTION 10 DEPARTMENT OF PERMITTING SERVICES
311 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20810
(410) 771-6110

FORM #2

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person Spica Gioldasis
Telephone No. 443-745-3940

See Allowance No. 13 6099 5514
Name of Property Owner: Spica Gioldasis Licensee Name:
Address: 9103 Kingsbury Dr Silver Spring MD 20910
Street Number City State Zip

Contractor _____ Phone No. _____

Contractor Registration No. _____

Agent for Owner _____ Contractor Phone No. _____

LOCATION OF PROPOSED PROJECT

House Number 6 Street Post Office Rd
Town/City Silver Spring Historic District Capital View Ave
Lot # P37 Addition No. 5
Lot # 146 Parcel N579

PART ONE: TYPE OF PERMITTED ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ~~Alter~~ ~~Extend~~ ~~Alter/Renovate~~
- ~~Move~~ ~~Install~~ ~~Wash/Stone~~
- ~~Reconstruct~~ ~~Rebuild~~ ~~Reversible~~

CHECK ALL APPLICABLE:

- ~~AC~~ ~~Sub.~~ ~~Power Antenna~~ ~~Other~~ ~~Other~~
- ~~Sign~~ ~~Display~~ ~~Weathering Stone~~ ~~Single Family~~
- ~~Other~~ ~~Other~~

1B. Construction complete? 5
1C. Has this a previous or a previously approved action permit?

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSIONS

1D. Type of sewage disposal: ~~On Lot~~ ~~Septic~~ ~~Other~~
1E. Type of water supply: ~~On Lot~~ ~~Other~~ ~~Other~~

PART THREE: COMPLETE ONLY FOR EXTERIOR TAPE WALL

1F. Height 10 feet 10 inches
1G. Indicate whether the work or repairs shall be constructed on one of the following locations:
 Entirely on lot of owner Entirely on lot of owner On public right-of-way/adjacent lot

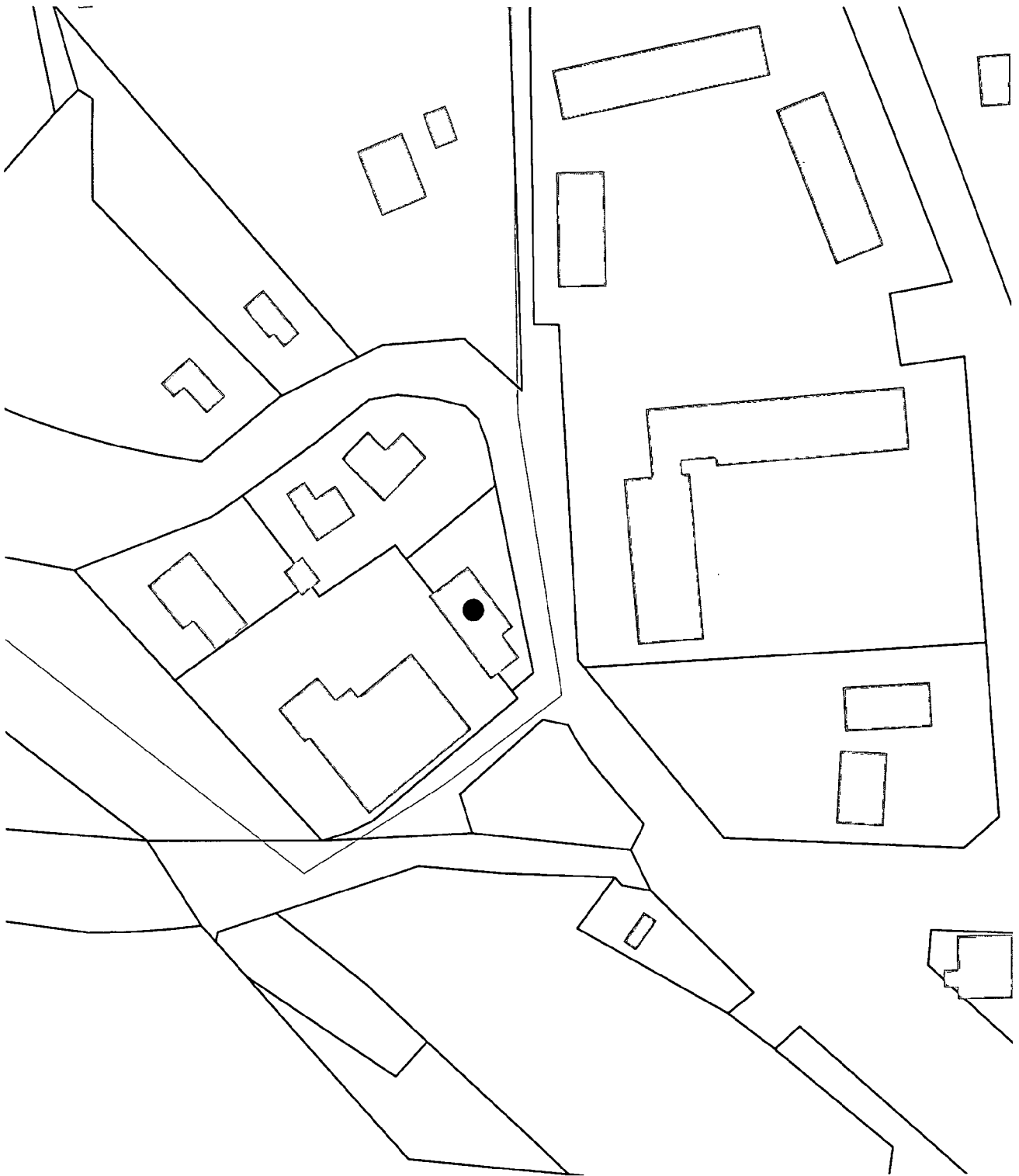
1H. I hereby certify that I have read the conditions to obtain the license, and I hereby apply for a license, and that the construction work to be performed is in accordance with the conditions of the license, and I am responsible for the issuance of the permit.

On File [Signature] 2/15/06

APPROVED: _____ Licensee/Permitting Commission
SUBMITTED BY: _____
DATE: 2/15/06 License No. _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6 POST OFFICE ROAD



Casual User Application

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Occoquin Avenue - Silver Spring, Maryland 20910-3760