

~~10226~~ 10226 Capitol view avenue
Silver Spring Cap. View H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/30/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #506252—Fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 25, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Janusz and Violetta Bazyluk
Address: 10226 Capitol View Avenue, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





REPUBLIC OF MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING, PLANNING & INSPECTION
2200 ROCKVILLE PIKE
ROCKVILLE, MD 20850

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JANUSZ BAZYLUK

Daytime Phone No.: 301 230-8926

Tax Account No.: 00995957

Name of Property Owner: JANUSZ VIOLETTA BAZYLUK Daytime Phone No.: 301 230-8926

Address: 10226 CAPITOL VIEW AVE SILVER SPRING MD 20910
Street Number City Street Zip Code

Contractor: THE BJ CONSTRUCTION CO Phone No.: 301 585-1005

Contractor Registration No.: 62963

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10226 Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: CAPITOL VIEW

Liber: 22452 Folio: 735 Parcel: N883

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Flaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 6850

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 9 feet 0 inches FRONT
HIGH 6 FEET 0 INCHES SIDES, BACK

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 3.2.09 Date

Approved: [Signature] For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3-30-09

Application/Permit No.: 504253 Date Filed: 3/4/09 Date Issued: _____

**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:

CURRENTLY THERE IS NO FENCE ON THE PROPERTY

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

WOOD FENCE 4 FEET IN THE FRONT OF THE PROPERTY AND WOOD
6 FEET FENCE ON THE SIDES AND BACK FENCE IS NEEDED FOR THE
SAFETY OF CHILDREN LIVING IN THE HOUSE AND WILL BE BUILT WITH
MINOR OR NO EFFECT ON THE HISTORIC RESOURCES AND TO BEST
RESEMBLE THE HISTORIC LOOK.

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 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.

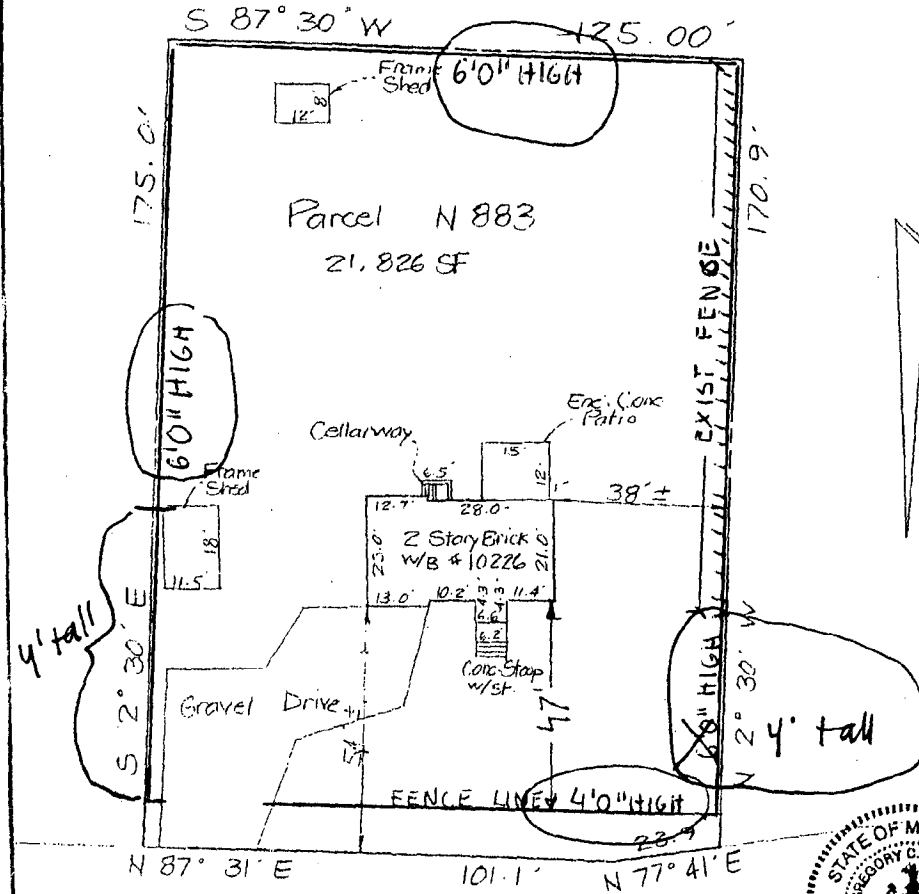
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owner(s) of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them I warrant this house location survey.
2. For title purposes only.
3. No title report furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have not been set with this survey. Property information was taken from the best available records.
5. This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be prepared to determine the location of all property lines as shown.
6. The Property shown hereon is located within Zone 2 as shown on FEMA Flood Insurance Rate Map Community Panel No. 24004A of Montgomery County, Maryland.



APPROVED
Montgomery County
Historic Preservation Commission
AP
3-30-09

Drawn By: TO
Checked By: CB
Date: 6-15-04
Scale: 1" = 30'
Job No. 11-04-265
Case No. 69687-05

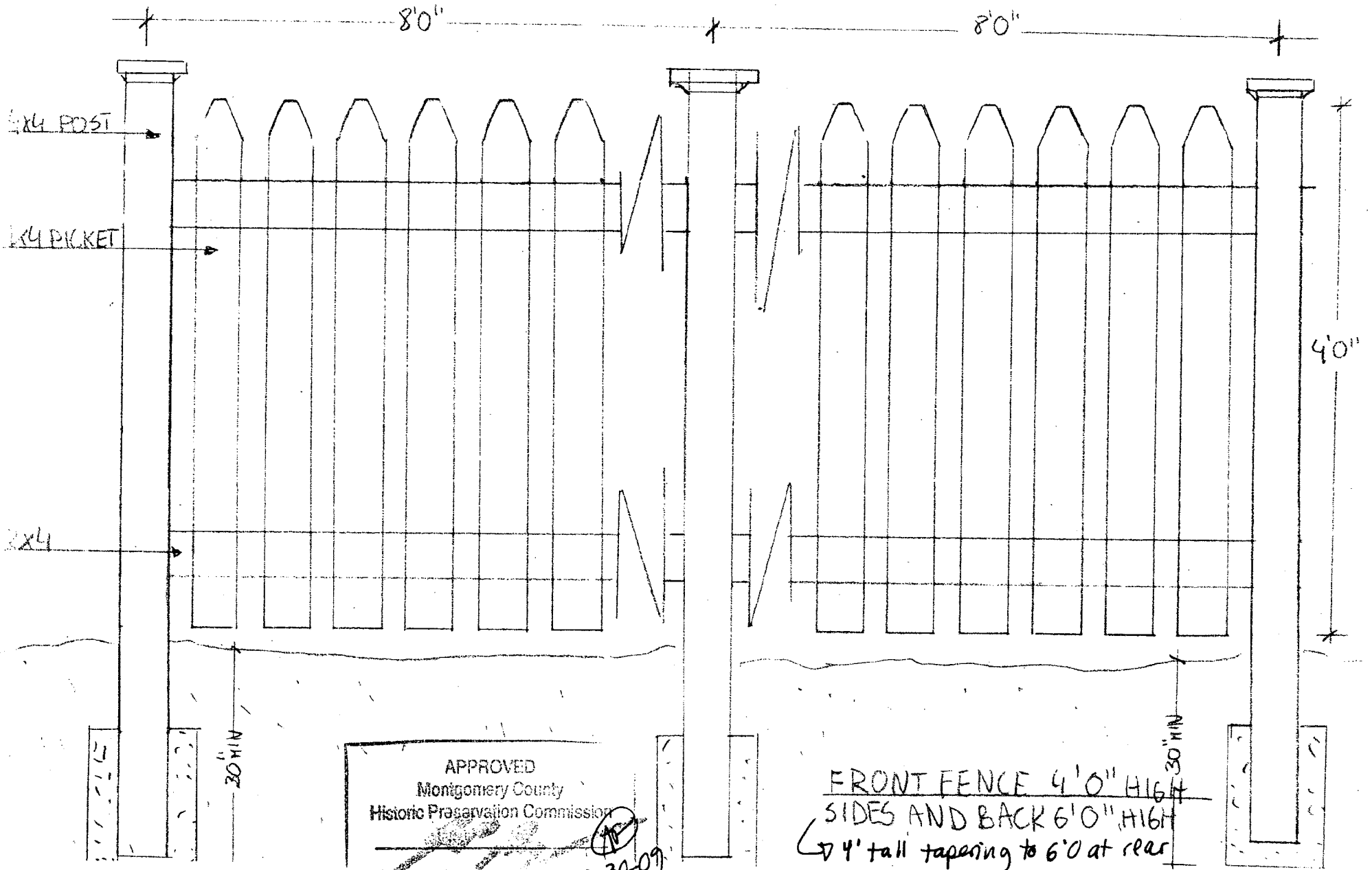
SURVEYOR'S CERTIFICATE
I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.
Date 6-15-04
Gregory C. Baker
Registered Professional Land Surveyor, Md. No. 10994

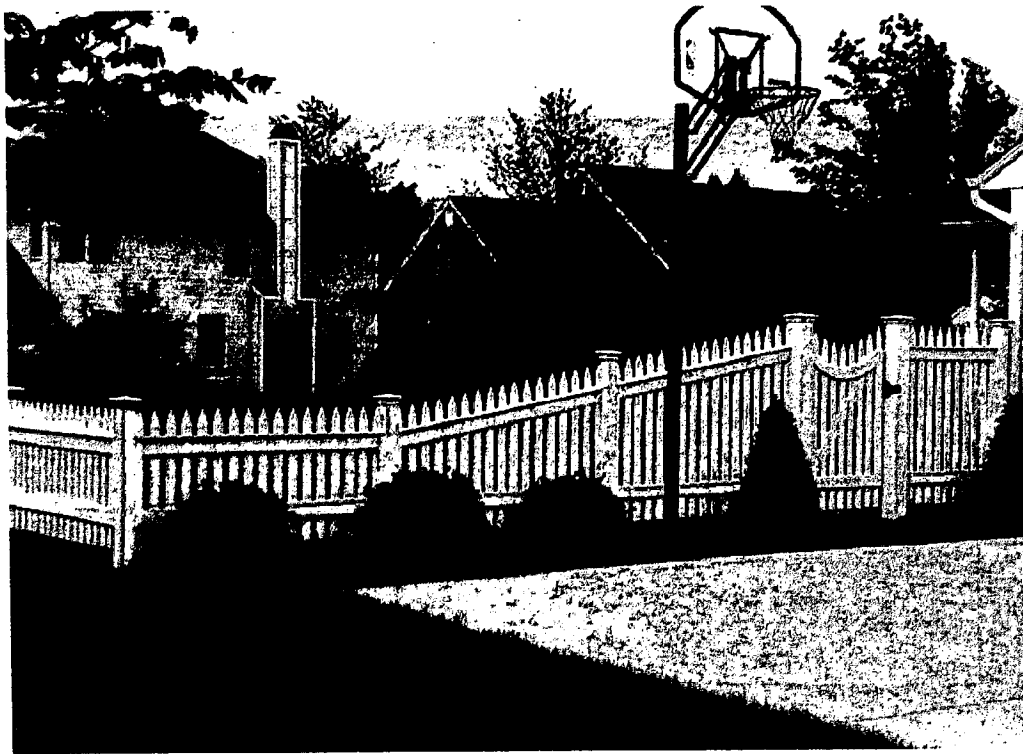
HOUSE LOCATION SURVEY
10226 Capital View Avenue
Parcel N 883, TH/Street HP-53
Plat _____, Section _____, Phase _____

SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20107
PHONE 202-776-0361 FAX 202-776-0642

JACOBS PROPERTY
Wheaton (13TH) Election District
Montgomery County, Maryland
Plat Book _____ Plat No. _____
Liber 22452 Folia 735 **S-3060**

10226 CAPITOL VIEW AVE
SILVER SPRING MD 20910





Approved: wood picket fencing
4'0" tall at sides
6'0" at rear

APPROVED
Montgomery County
Historic Preservation Commission

AP

3-30-09

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10226 Capitol View Avenue, Silver Spring	Meeting Date:	3/25/09
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	3/18/09
Applicant:	Janusz and Violetta Bazyluk	Public Notice:	3/11/09
Review:	HAWP	Tax Credit:	None
Case Number:	31/7-09A	Staff:	Anne Fothergill
Proposal:	Fencing installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
DATE: 1932

PROPOSAL

The applicant is proposing to install wood picket fencing that will be 4' tall across the front of the property and 6' at the rear of the property. The fence on the right side of the house will be 4' tall and will connects with existing tall privacy fencing. The 4' fence at the left side of the house will increase to 6' tall towards the rear of the house.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

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

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 Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RECEIVED: MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JANUSZ BAZYLUK

Daytime Phone No.: 301 230-8926

Tax Account No.: 00995957

Name of Property Owner: JANUSZ VIOLETTA BAZYLUK Daytime Phone No.: 301 230-8926

Address: 10226 CAPITOL VIEW AVE SILVER SPRING MD 20910

Contractor: THE BJ CONSTRUCTION CO Phone No.: 301 585-1005

Contractor Registration No.: 68963

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10226 Street: CAPITOL VIEW AVE

Town/City: SILVER SPRING Nearest Cross Street:

Lot: Block: Subdivision: CAPITOL VIEW

Liber: 22452 Folio: 735 Parcel: N883

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 68500

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 6 feet 0 inches FRONT

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 3.2.09

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 506252 Date Filed: 3/4/09 Date Issued:

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RESEMBLE THE HISTORIC LOOK.

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SHUFORD BETTY G.
10220 CAPITOL VIEW AVE
SILVER SPRING MD 20910

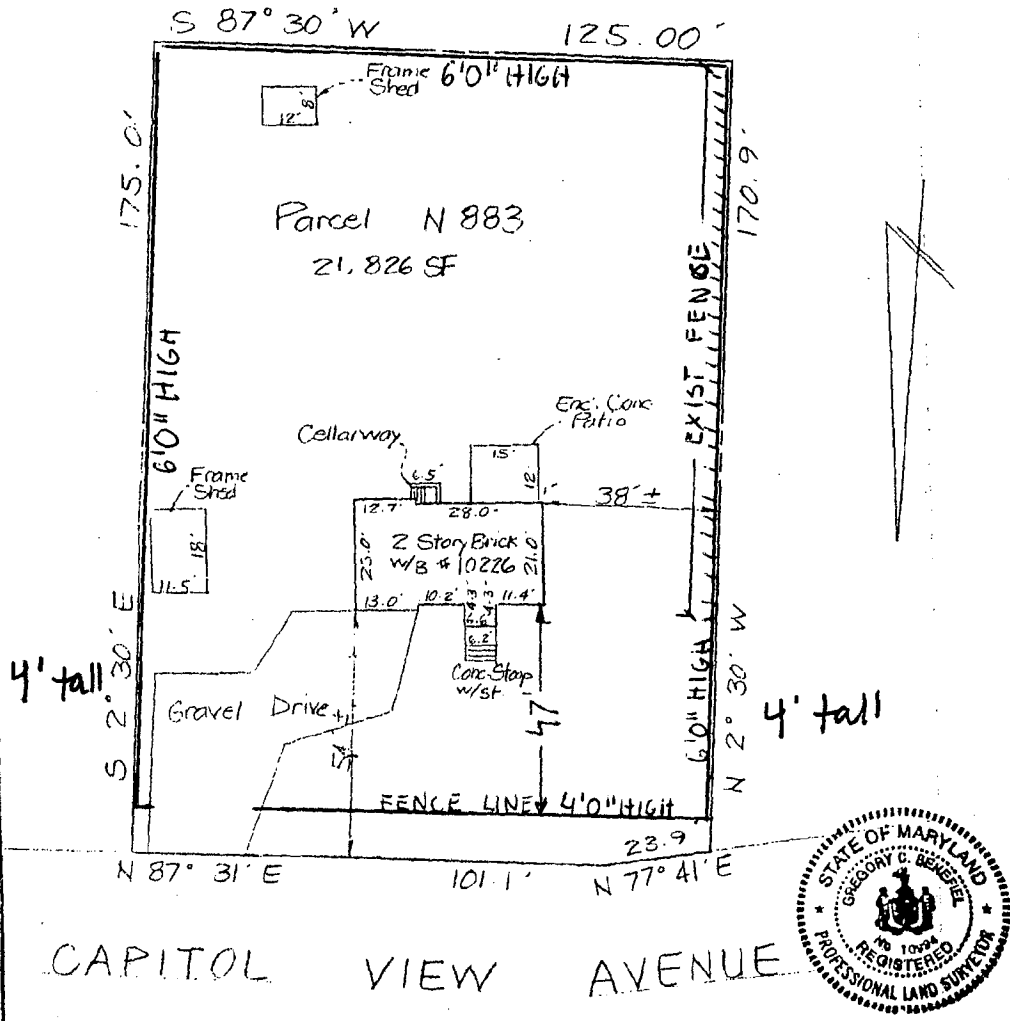
SCOTT BETTY C.
10~~2~~32 CAPITOL VIEW AVE
SILVER SPRING MD 20910

CULVER JOHN
10229 CAPITOL VIEW AVE
SILVER SPRING MD 20910

FLIEGER VERLYN B.
10221 MEREDITH AVE
SILVER SPRING MD 20910

NOTES:

1. This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owner(s) of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to them I warrant this house location survey.
2. For title purposes only.
3. No title report furnished at this time, subject to all easements and rights of ways of record.
4. Property corners have not been set with this survey. Property information was taken from the best available records.
5. This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be performed to determine the location of all property lines as shown.
6. The Property shown hereon is located within Zone 6 as shown on F.E.M.A. Flood Insurance Rate Map Community Panel No. 240045 of Montgomery County, Maryland.



Drawn By: TJ
 Checked By: GC
 Date: 6-15-04
 Scale: 1" = 30'
 Job No. H-04-265
 Case No. 69682-CJ

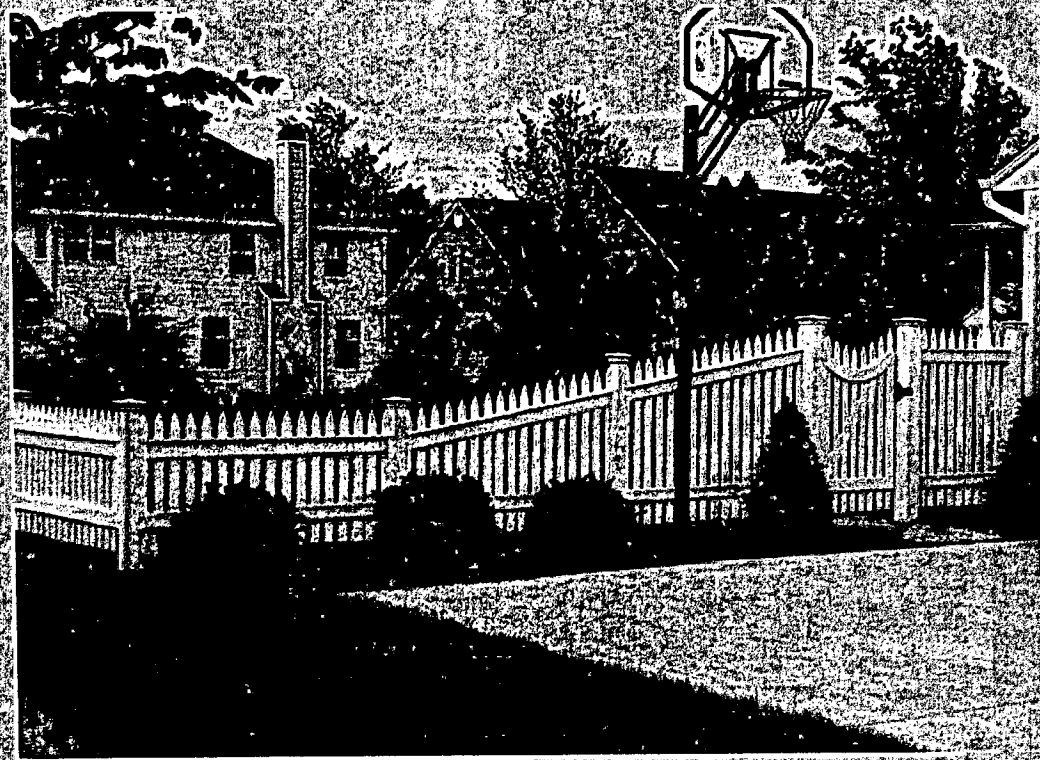
SURVEYOR'S CERTIFICATE
 I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.
6-15-04
 Date
 Gregory C. Benefiel
 Registered Professional Land Surveyor, Md. No. 10994

HOUSE LOCATION SURVEY
10226 Capitol View Avenue
 Parcel N 883 TM/Sheet HP-53
 Plat _____ Section _____ Phase _____

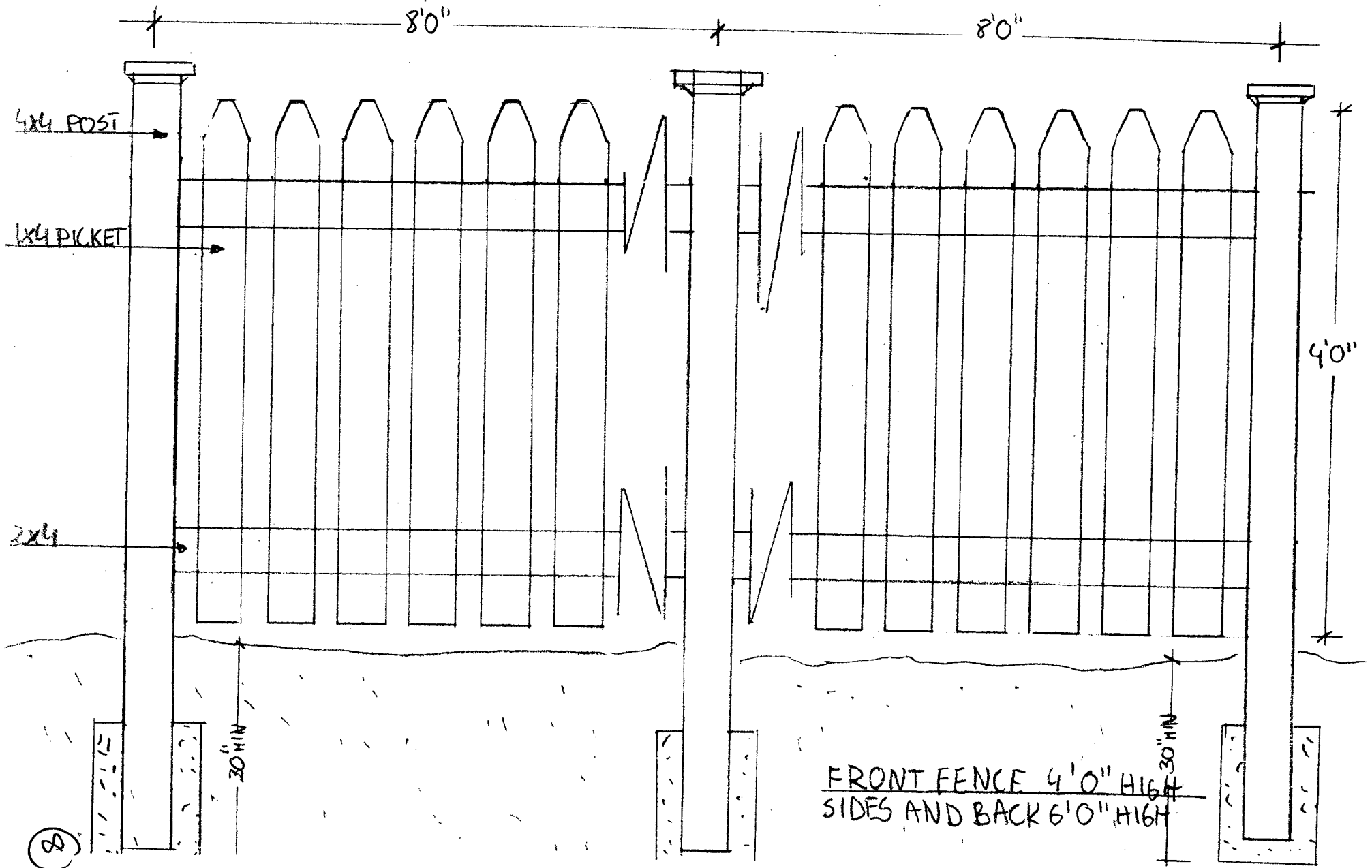
SURVEYS, INC.
 SURVEYORS • ENGINEERS • LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL, MARYLAND, 20701
 PHONE 301-716-0261 FAX 301-716-0662

JACOBS PROPERTY
Wheaton (13TH) Election District
Montgomery County, Maryland
 Plat Book _____ Plat No. _____
 Liber 22452 Folio 735 **S-3060**

6



10226 CAPITOL VIEW AVE
SILVER SPRING MD 20910



10226 Capitol View Avenue



Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT



Detail: FRONT

Applicant: Yanusa Borzoff

Existing Property Condition Photographs (duplicate as needed)



Detail: LEFT SIDE



Detail: LEFT SIDE

Applicant: Yanessa Boush

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT SIDE AND EXIST FENCE



Detail: BACK

Applicant: James Bayliff