

31/07-05H 10101 Grant Ave
Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Debra & Vincent BenAvram
10101 Grant Ave, Capitol View Park

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #391946

*Stamped 9/8/05 -
in TGT's office*

Your Historic Area Work Permit application for additions and alterations was Approved with Conditions by the Historic Preservation Commission at its August 17, 2005 meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 building permit at DPS, you must take with you stamped drawings and an official approval letter (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, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit #391946

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.**

1. New and replacement windows will be wood or clad wood.
2. New and replacement windows will be either 1/1 or contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

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: Debra & Vincent BenAvram

Address: 10101 Grant Ave, Capitol View Park

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SCOTT E. WILKES, AIA
Daytime Phone No.: 301-270-9480

Tax Account No.: _____

Name of Property Owner: DEBRA & VINCENT BEN AVRAM Daytime Phone No.: _____

Address: 10101 GRANT AVENUE SILVER SPRING, MD 20910
Street Number City State Zip Code

Contractor: STATE WIDE BUILDERS, INC. Phone No.: 301-924-1424

Contractor Registration No.: _____

Agent for Owner: SCOTT WILKES, AIA Daytime Phone No.: 301-270-9480

LOCATION OF BUILDING/PREMISE

House Number: 10101 GRANT AVENUE Street: _____

Town/City: SILVER SPRING Nearest Cross Street: BARKER STREET

Lot: 14 Block: 25 Subdivision: CAPITAL VIEW PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|--|--|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Alter/Renovate |
| <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Move | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Room Addition |
| <input type="checkbox"/> Wreck/Raze | <input checked="" type="checkbox"/> Porch |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input type="checkbox"/> Other: _____ |

1B. Construction cost estimate: \$ 115,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

Scott E. Wilkes, AIA
Signature of owner or authorized agent

18 JULY, 2005
Date

Approved: WITH CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 8/17/05

Application/Permit No.: 391946 Date Filed: 7-27-05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Received

JUL 25 2005

Dept. of Permitting Services

**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:

EXISTING WOOD FRAME 2-STORY ON CELLAR
COLONIAL CONSTRUCTED 1950
ASBESTOS SIDING, DOUBLE HUNG WINDOWS W/STORMS
CORNER LOT WITH HOUSE CENTERLINE ACROSS DIAGONAL
CLOSE CROPPED EAVES. FIRST FLOOR BRICK FRONT.
SLAT SHUTTERS.

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

HOUSE SHALL HAVE NEW ADDED FRONT PORCH WITH
ARTS & CRAFTS INSPIRED DETAILS. REAR CONCRETE STOOP
TO BE REMOVED - NEW 1-STORY MUDROOM & POWDER ROOM ADDITION
2-STORY ADDITION ON GRANT AVENUE SIDE. NEW ROOF OVERHANG
EXTENSIONS, NEW WOOD TRIM & CEMENT BOARD SIDING

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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 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.

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

LETTER OF TRANSMITTAL

To: Montgomery County
Historic Preservation Commission
1109 Spring Street Suite 801
Silver Spring, MD 20910

Date: 7 September Job # 0431

Attention: Tania Tully

Re: Ben Avram Addition

We are sending you attached | under separate cover
Via | mail | messenger | FED EX / UPS Dropped-off by BFM | Picked up @ BFM

The following items:

Prints Specifications | Shop Drawings |
| Samples | Change Order | Copy of letter

Copies	Date	No.	Description
3	09.06.05	HAWP #391946	Permit Set

These are transmitted as checked below:

| For Approval | Approved as submitted | Resubmit ___ copies for approval
 For your use | Approved as noted | Submit ___ copies for distribution
| As requested | Returned for Corrections | Return ___ corrected prints
| For review and comment | FOR BIDS DUE

Remarks:

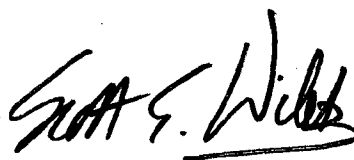
Tania,

Please find enclosed Permit Plans for the Ben Avram Addition, 10101 Grant Avenue, Capitol View Park. As we discussed, please review so that we can pick up the plans by C.O.B. Thursday or on Friday morning. Feel free to contact me with any questions or comments.

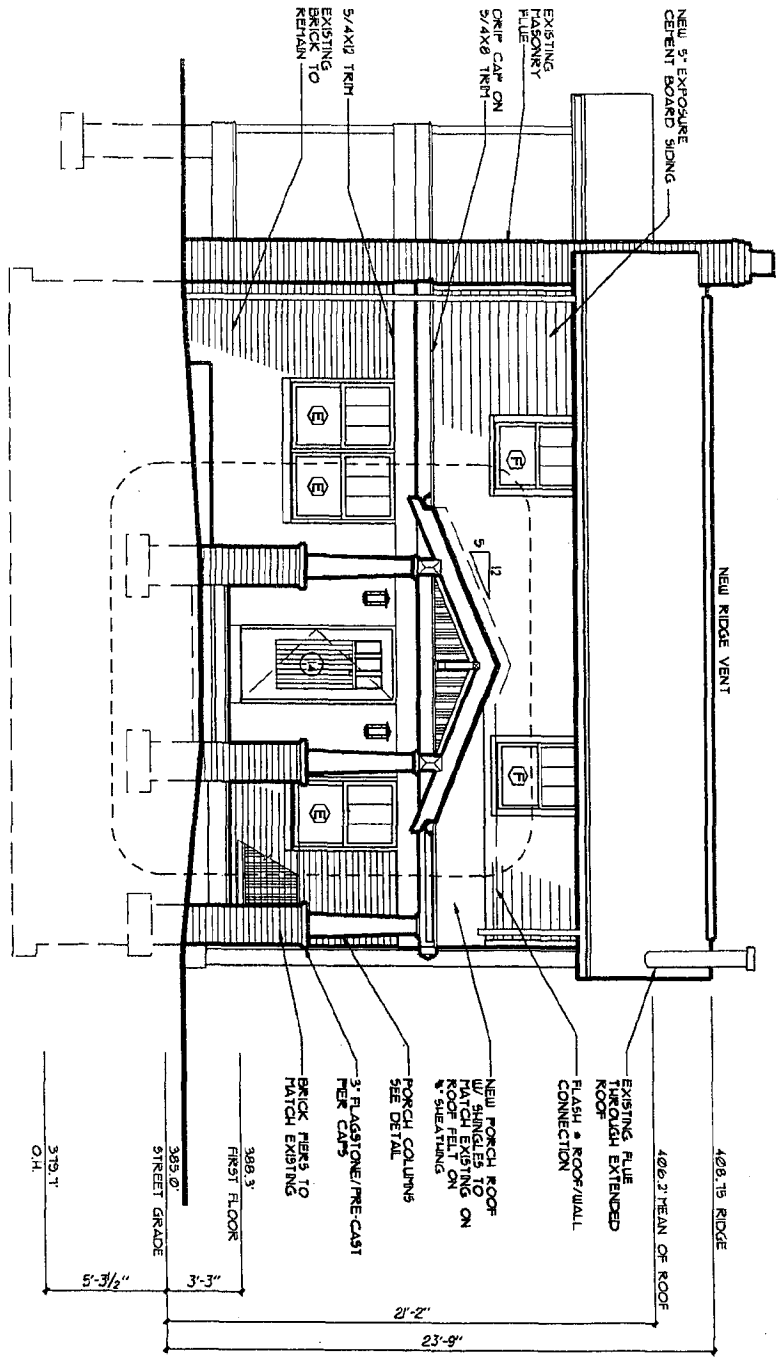
Thank you.

Copy to: File
Debra & Vincent Ben Avram

Signed:



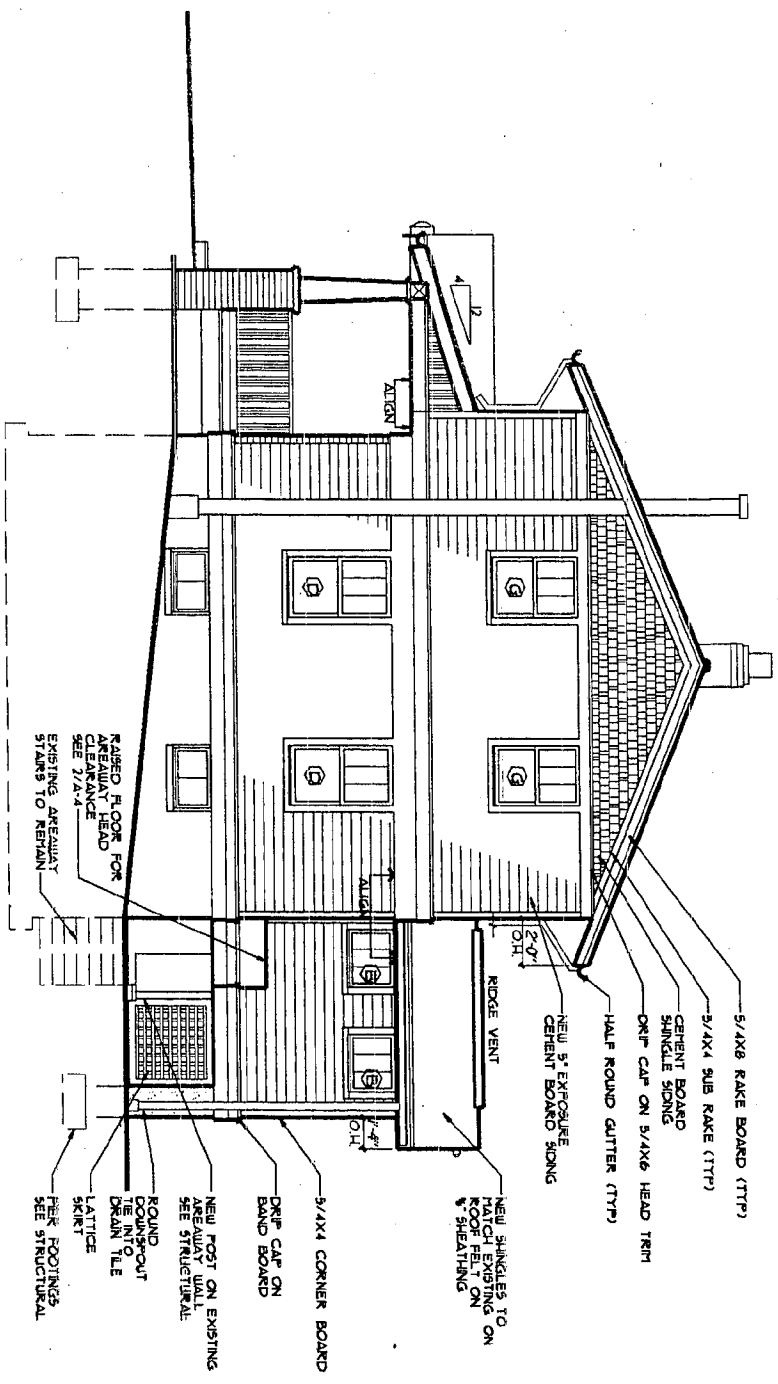
If enclosures are not as noted, kindly notify us at once.



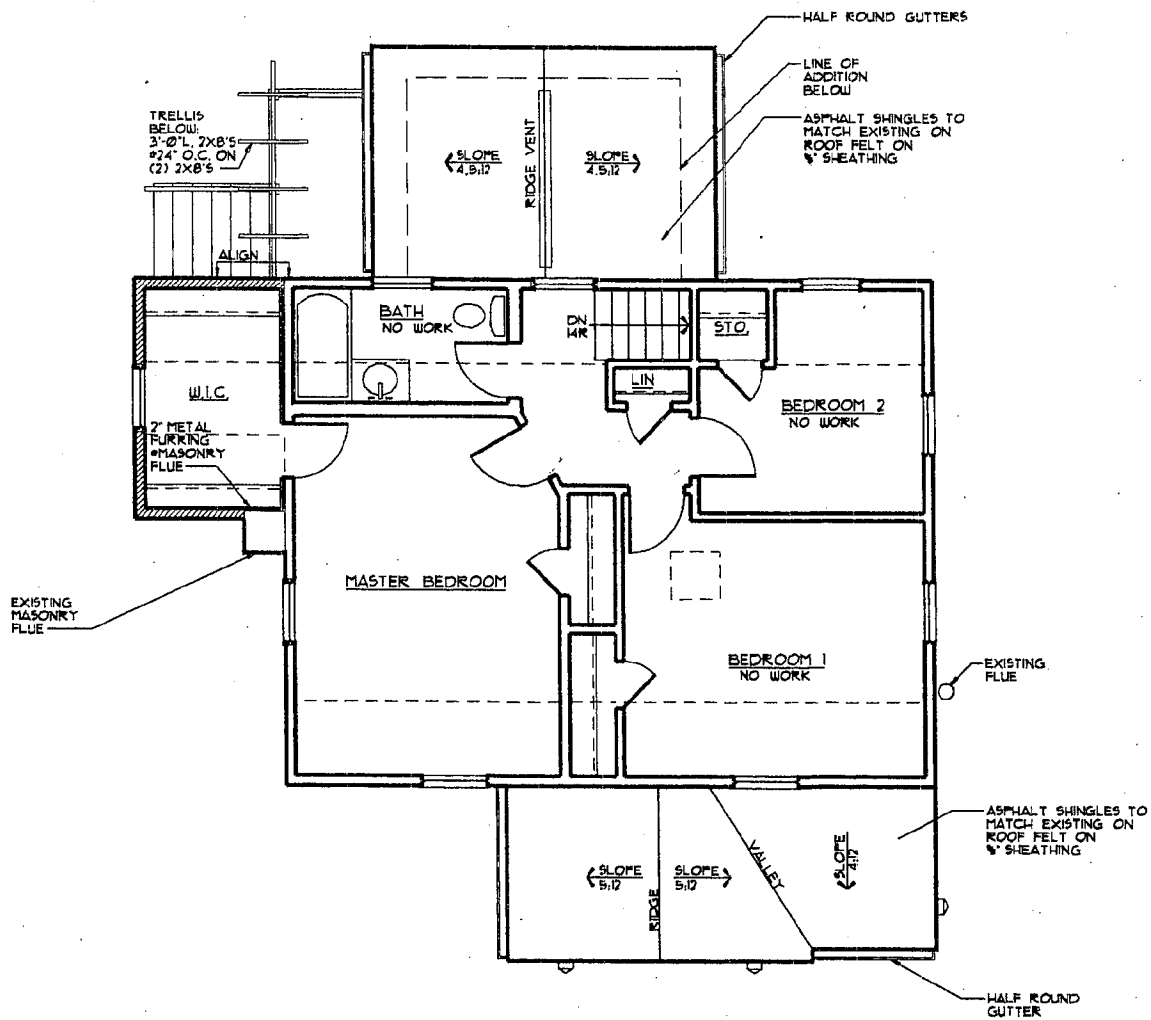
1 PROPOSED FRONT (SW) ELEVATION
SCALE: 1/8" = 1'-0"

<p>A-3</p>	<p>DRAWING TITLE: Proposed Front (SW) Elevation</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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1 PROPOSED SIDE (SE) ELEVATION
SCALE: 1/8" = 1'-0"

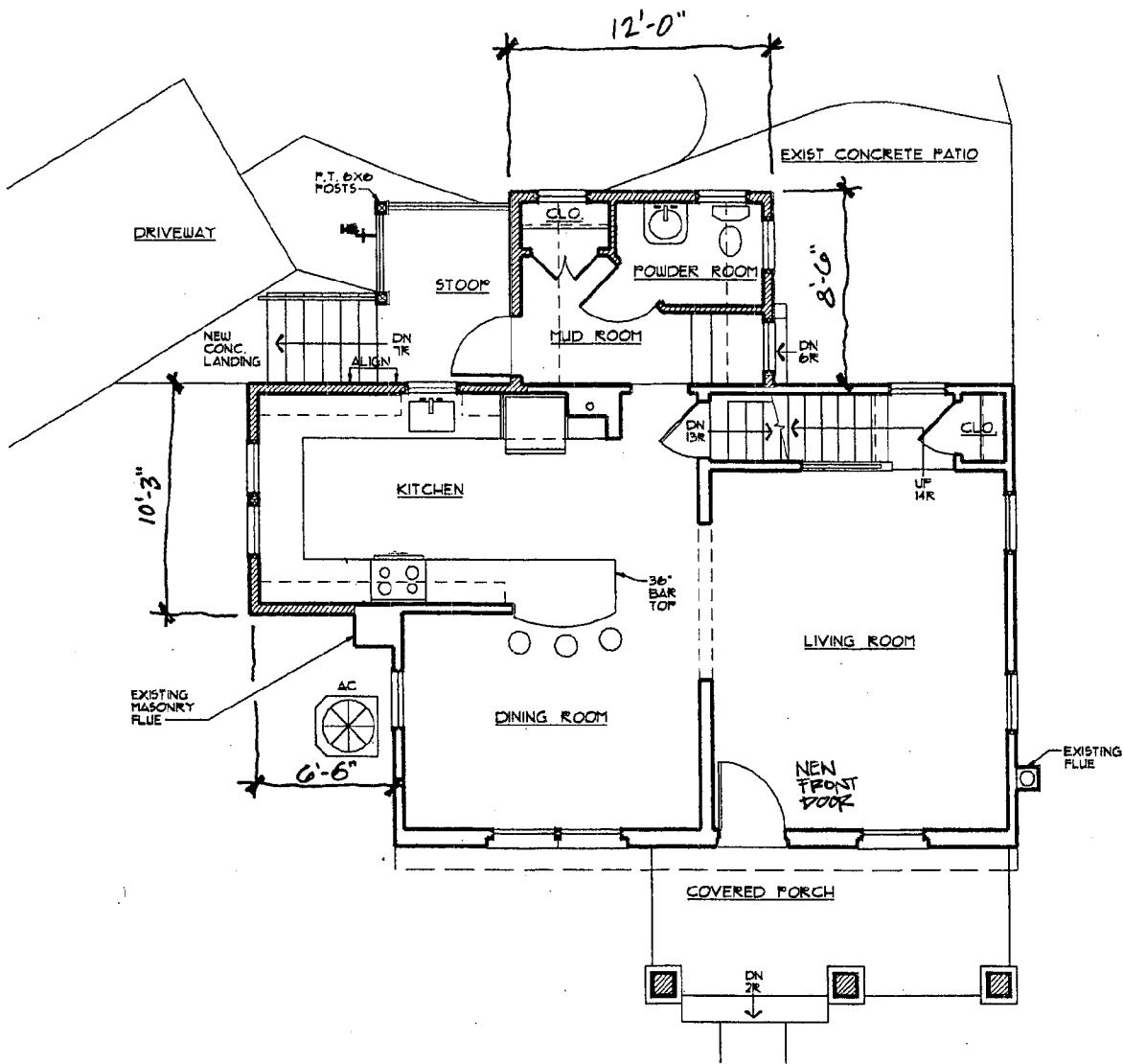


<p>A-6</p>	<p>DRAWING TITLE: Proposed Side (SE) Elevation</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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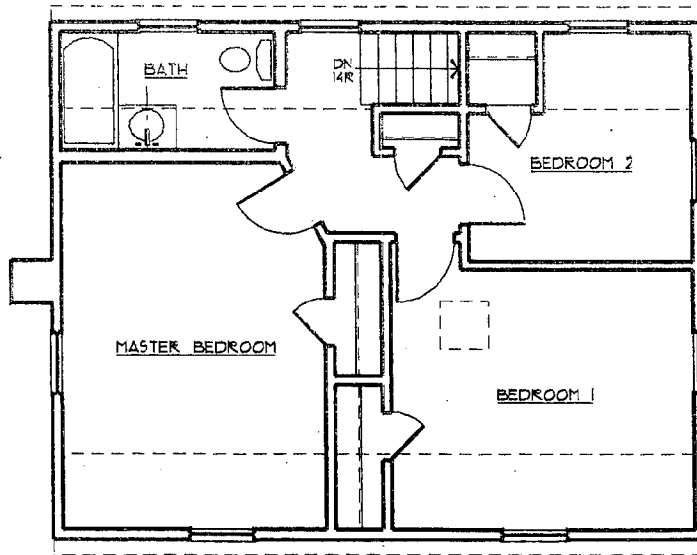
1 PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

<p style="text-align: center; font-size: 24pt; font-weight: bold;">A-2</p>	<p>DRAWING TITLE: Proposed Second Floor</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p style="text-align: center; font-size: 24pt; font-weight: bold;">BENAVRAM</p> <p style="text-align: center;">10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p style="text-align: right;">Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax) 301-270-9483</p>
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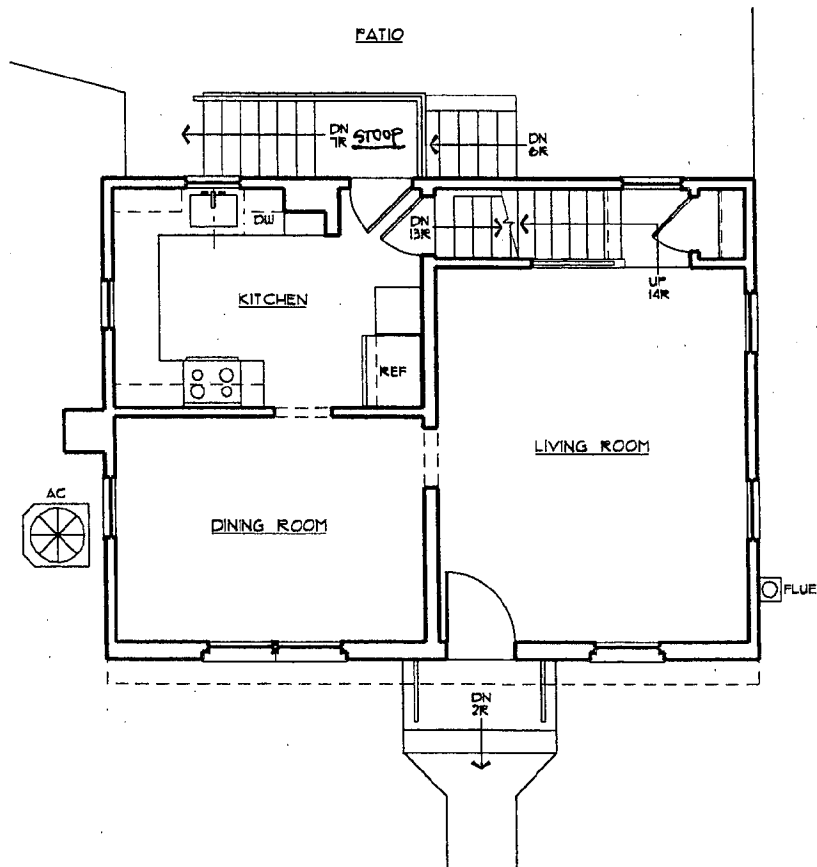


1 PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0"

<p>A-1</p>	<p>DRAWING TITLE: Proposed First Floor</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax) 301-270-9483</p>
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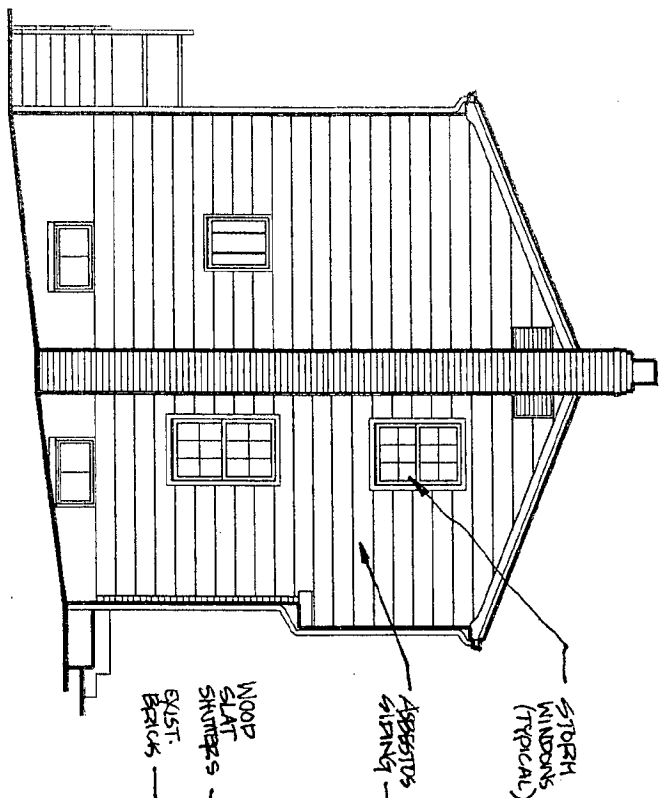
2 EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"



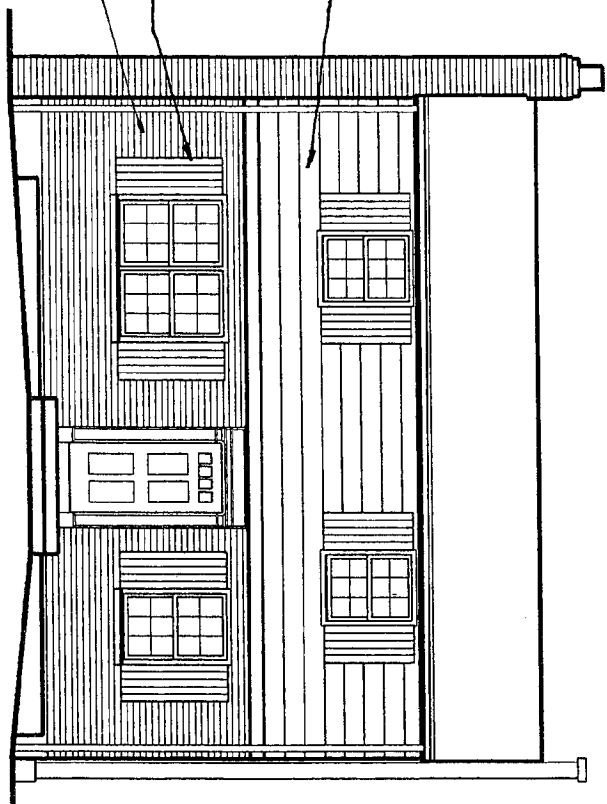
1 EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"

<p>EC-1</p>	<p>DRAWING TITLE: Existing Floor Plans</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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1 EXISTING SIDE (NW) ELEVATION
SCALE: 1/8" = 1'-0"

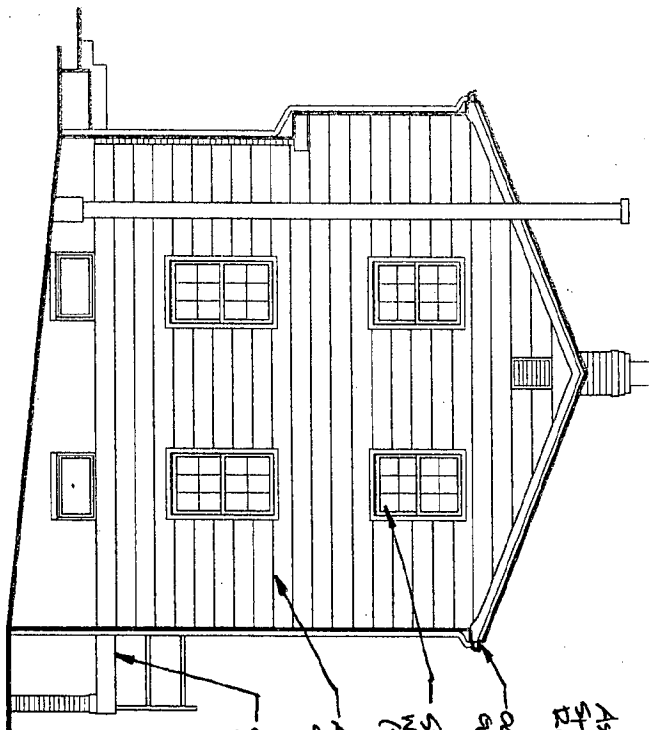


2 EXISTING FRON (SW) ELEVATION
SCALE: 1/8" = 1'-0"

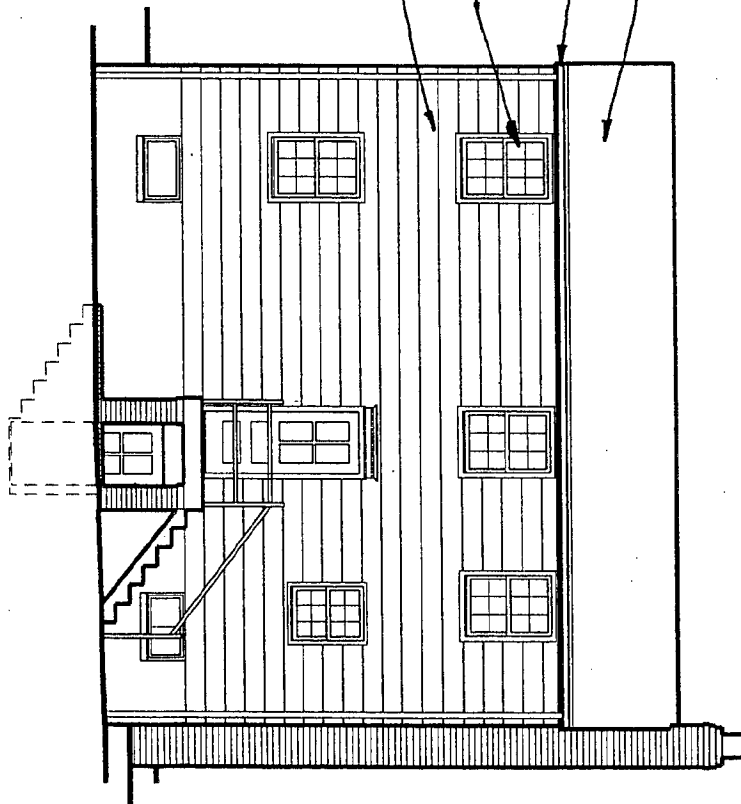


<p>EC-2</p>	<p>DRAWING TITLE: Existing Elevations</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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1 EXISTING SIDE (SE) ELEVATION
SCALE: 1/8" = 1'-0"

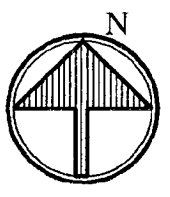
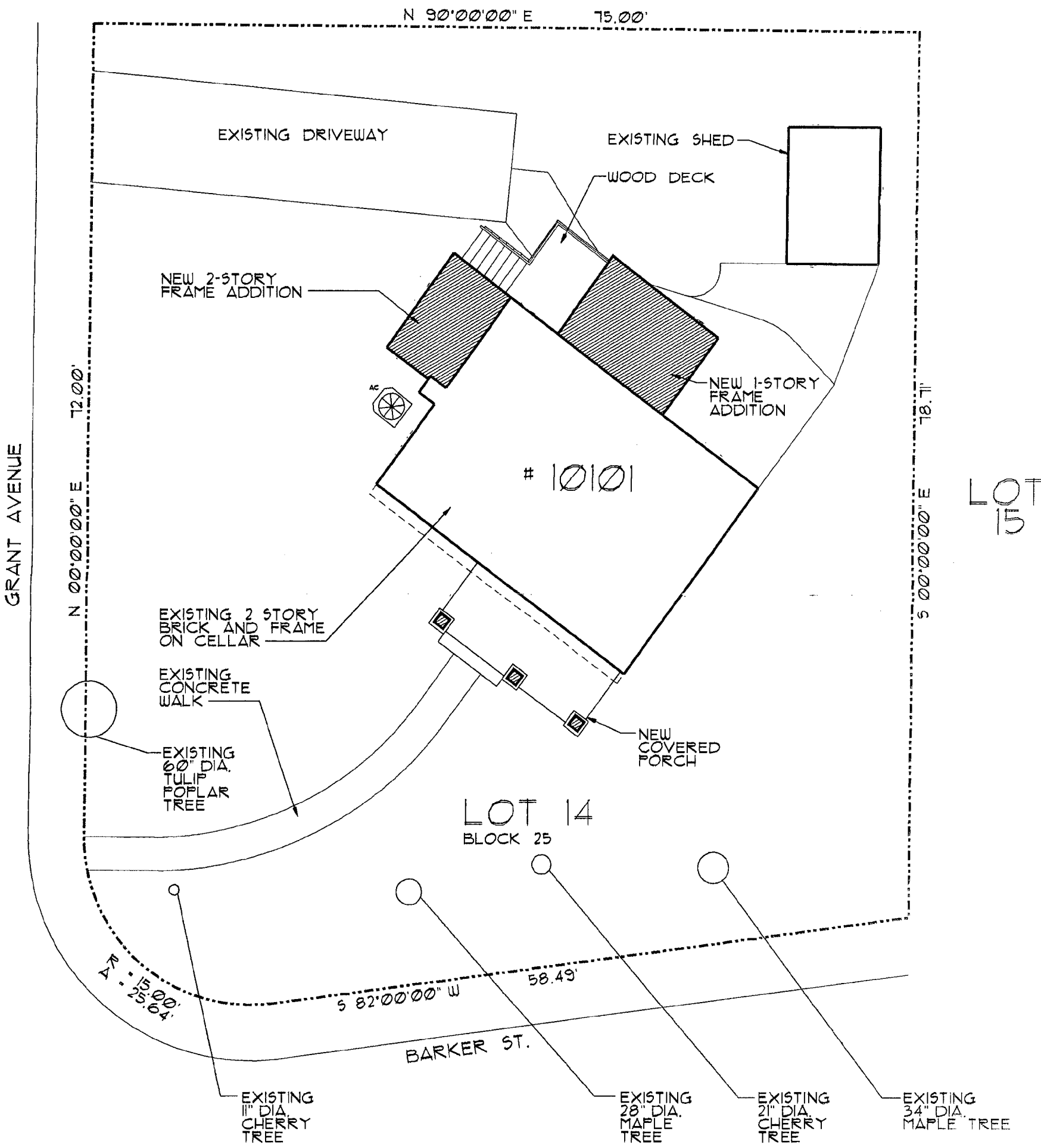


2 EXISTING REAR (NE) ELEVATION
SCALE: 1/8" = 1'-0"

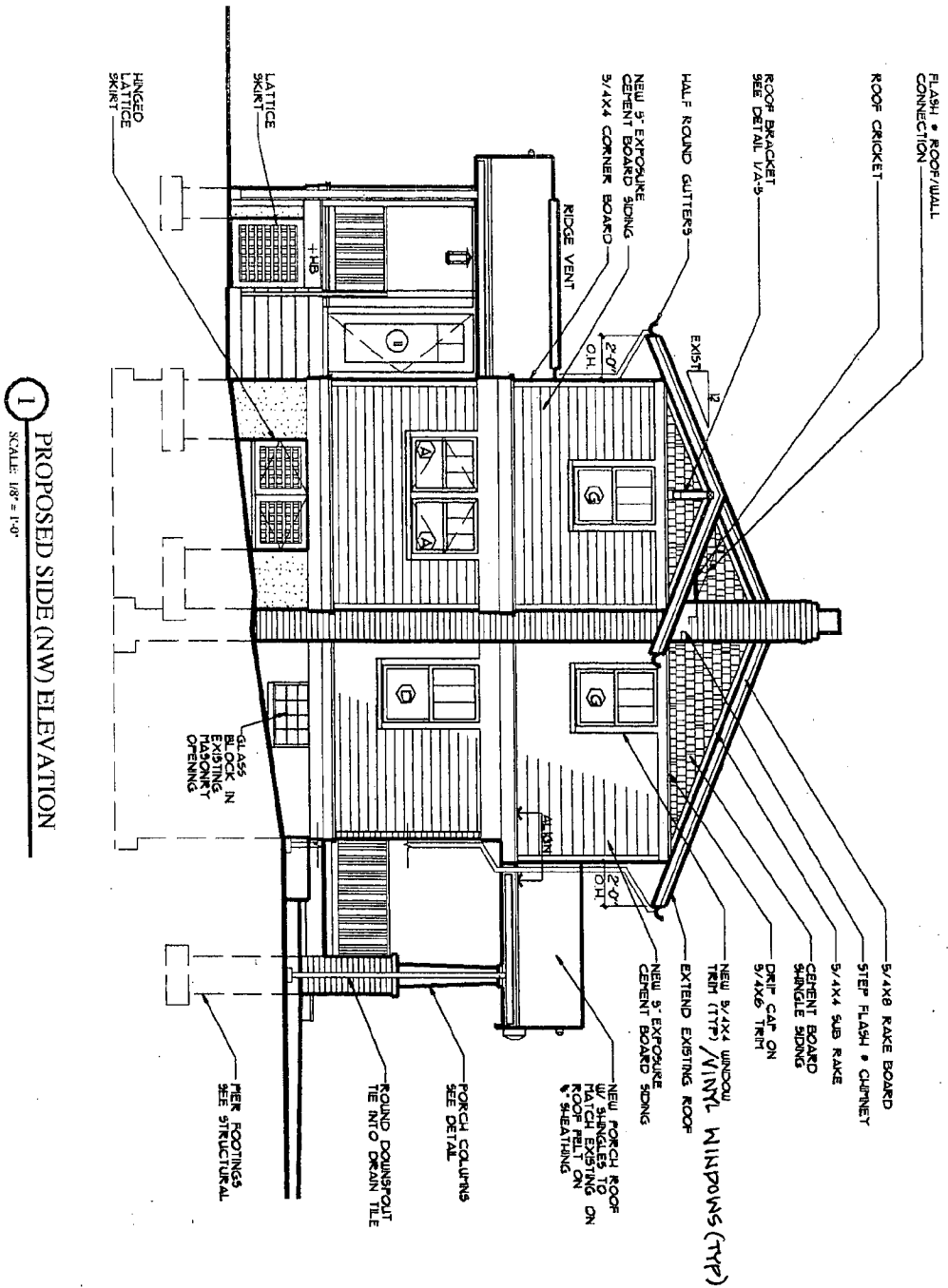


<h1>EC-3</h1>	DRAWING TITLE:	<h2>BENAVRAM</h2> <p>10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
	Existing Elevations		
	SCALE: 1/8" = 1'-0"		
	DATE: 20 July 2005		

LOT 13



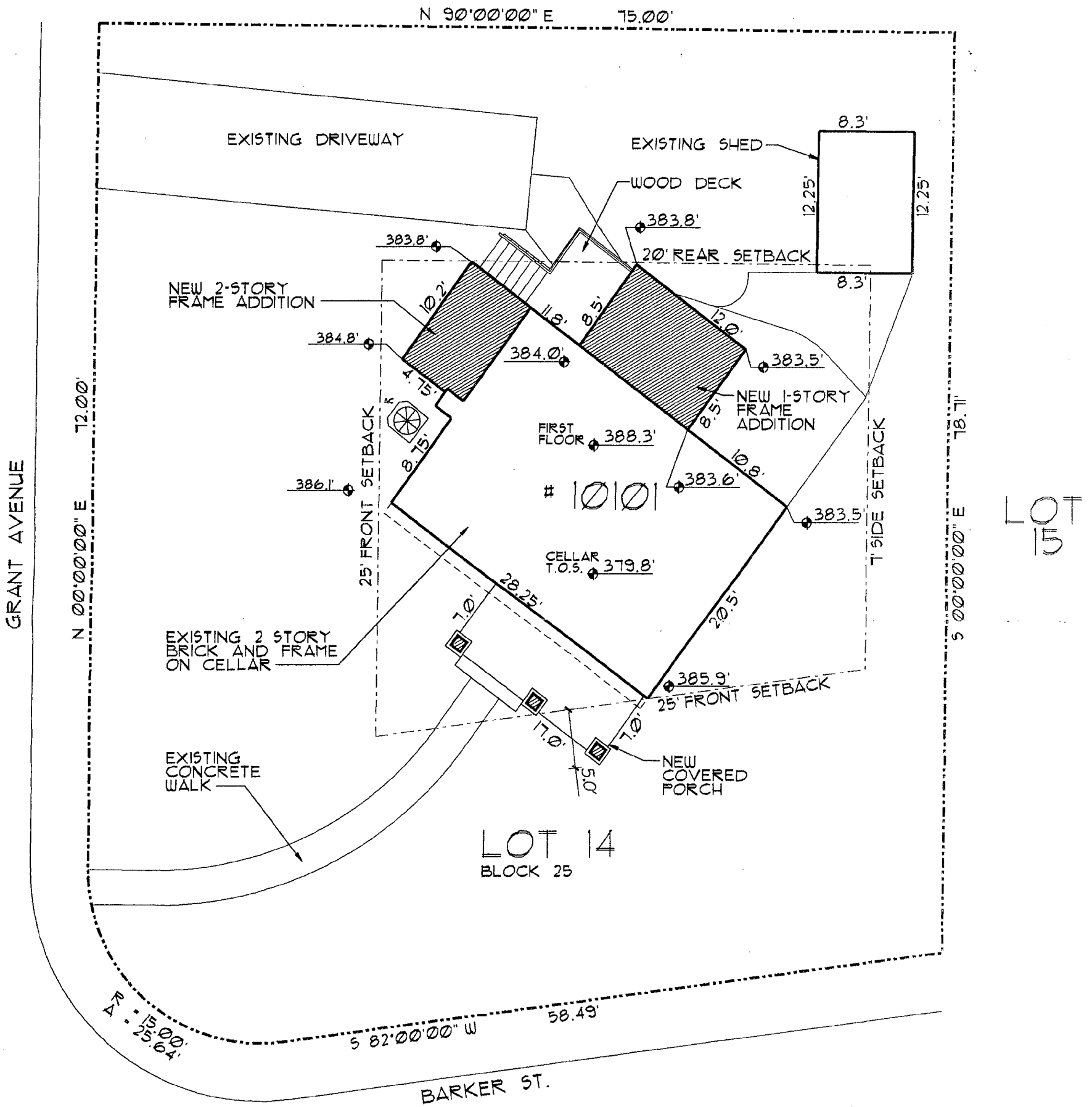
<p>TS-1</p>	<p>Sheet Title: TREE SURVEY</p> <p>Scale: 1" = 10'</p>	<p>Date: 20 July 2005</p>	<p>BENAVRAM ADDITION</p> <p>10101 GRANT AVENUE, SILVER SPRING, MARYLAND 20910</p> <p>Project # 0431</p>	<p>Bennett Frank McCarthy Architects, Inc.</p> <p>7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480</p>
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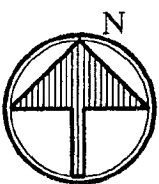
1 PROPOSED SIDE (NW) ELEVATION
SCALE: 1/8" = 1'-0"

<h1>A-4</h1>	<p>DRAWING TITLE: Proposed Side (NW) Elevation</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<h2>BENAVRAM</h2> <p>10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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LOT 13



385.0'
STREET GRADE



<p>SP-1</p>	<p>Sheet Title: SITE PLAN</p> <p>Scale: 1" = 10'</p>	<p>Date: 20 July 2005</p>	<p>BENAVRAM ADDITION 10101 GRANT AVENUE, SILVER SPRING, MARYLAND 20910 Project # 0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480</p>
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Scott E. Wilets
scott@bfmarch.com

(301) 270-9480
Fax (301) 270-9483
www.bfmarch.com

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

Received

Bennett Frank McCarthy Architects, Inc.

JUL 25 2005

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Dept. of Permitting Services

LETTER OF TRANSMITTAL

To: Historic Preservation Commission
Maryland-National Capital Park &
Planning Commission
c/o Department of Permitting Services
Montgomery County

Date: 26 July 2005
Job: #0431

Re: 10101 Grant Avenue
Silver Spring, MD

We are sending you attached under separate cover
Via mail messenger FED EX / UPS Dropped-off by BFM Picked up @ BFM

The following items:

- Prints Specifications Shop Drawings Photo Prints
- Samples Change Order Copy of letter

Copies	Date	No.	Description
1	18 July '05	2	HAWP App. incl. Written Description & mailing addresses
2	20 July '05	2	SP-1 Proposed Site Plan & TS-1 Tree Survey
2	20 July '05	3	EC-1, EC-2 & EC-3 Existing Floor Plans & Elevations
2	20 July '05	2	A-1 & A-2 Proposed Floor Plans
2	20 July '05	4	A-3, A-4, A-5 & A-6 Proposed Elevations
1	21 July '05	3	Photos of Existing Facades and of property from right-of-way
1	21 July '05	7	Photos of adjoining properties

These are transmitted as checked below:

- For Approval Approved as submitted Resubmit ___ copies for approval
- For your use Approved as noted Submit ___ copies for distribution
- As requested Returned for Corrections Return ___ corrected prints
- For review and comment

Remarks:

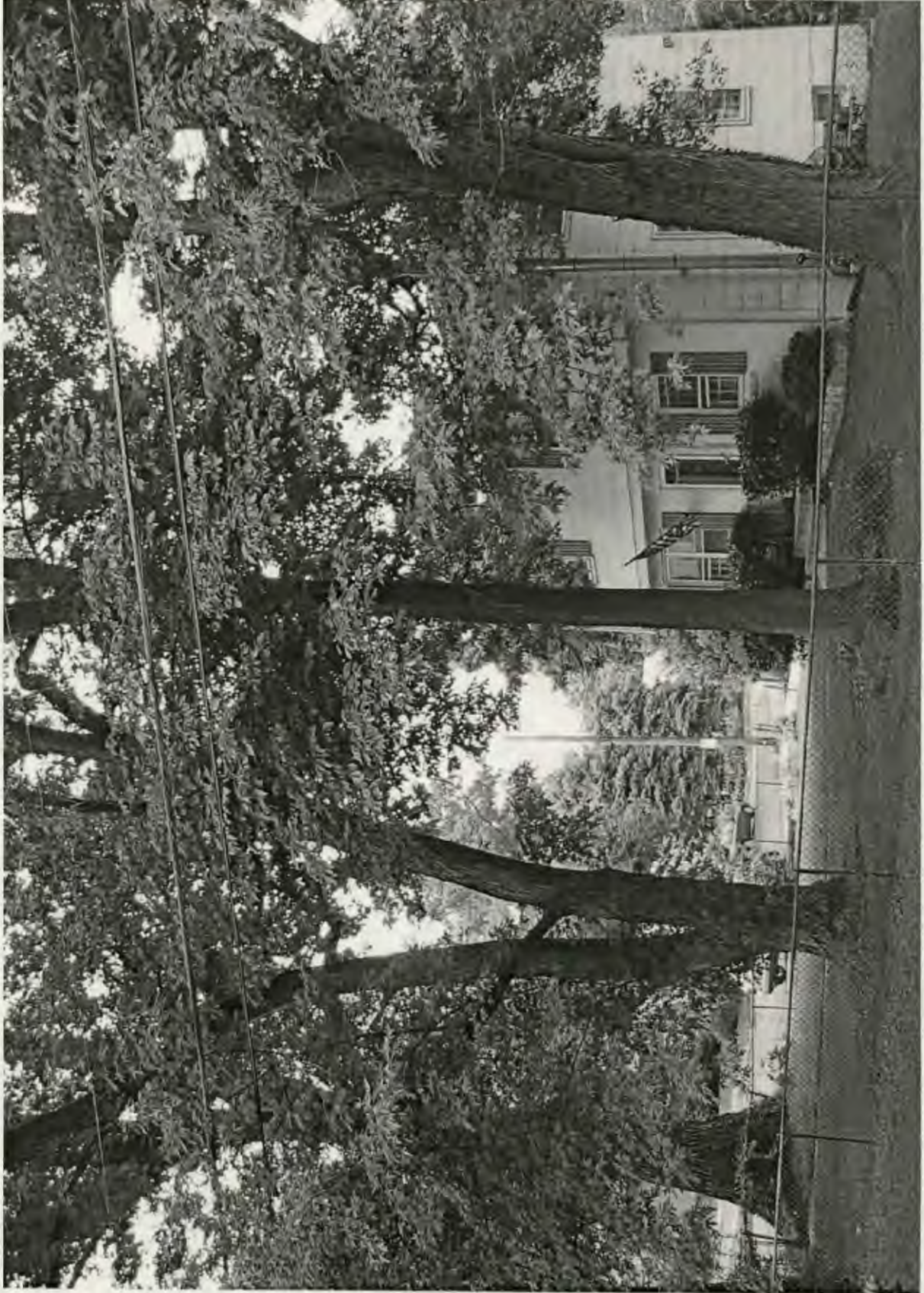
Copy to: Debra and Vincent Ben Avram
File

Signed: Scott Wilets



BenAvram Residence
10101 Grant Avenue
View from Grant Avenue





BenAvram Residence
10101 Barker Street
View through Trees from Barker Street



BenAvram Residence
10101 Grant Avenue



View of Right Corner



2911 Barker Street
View of Property Adjacent to BenAvram Residence



10103 Grant Avenue
View of Property Adjacent to BenAvram Residence



10104 Grant Avenue
View of Property Confronting BenAvram Residence



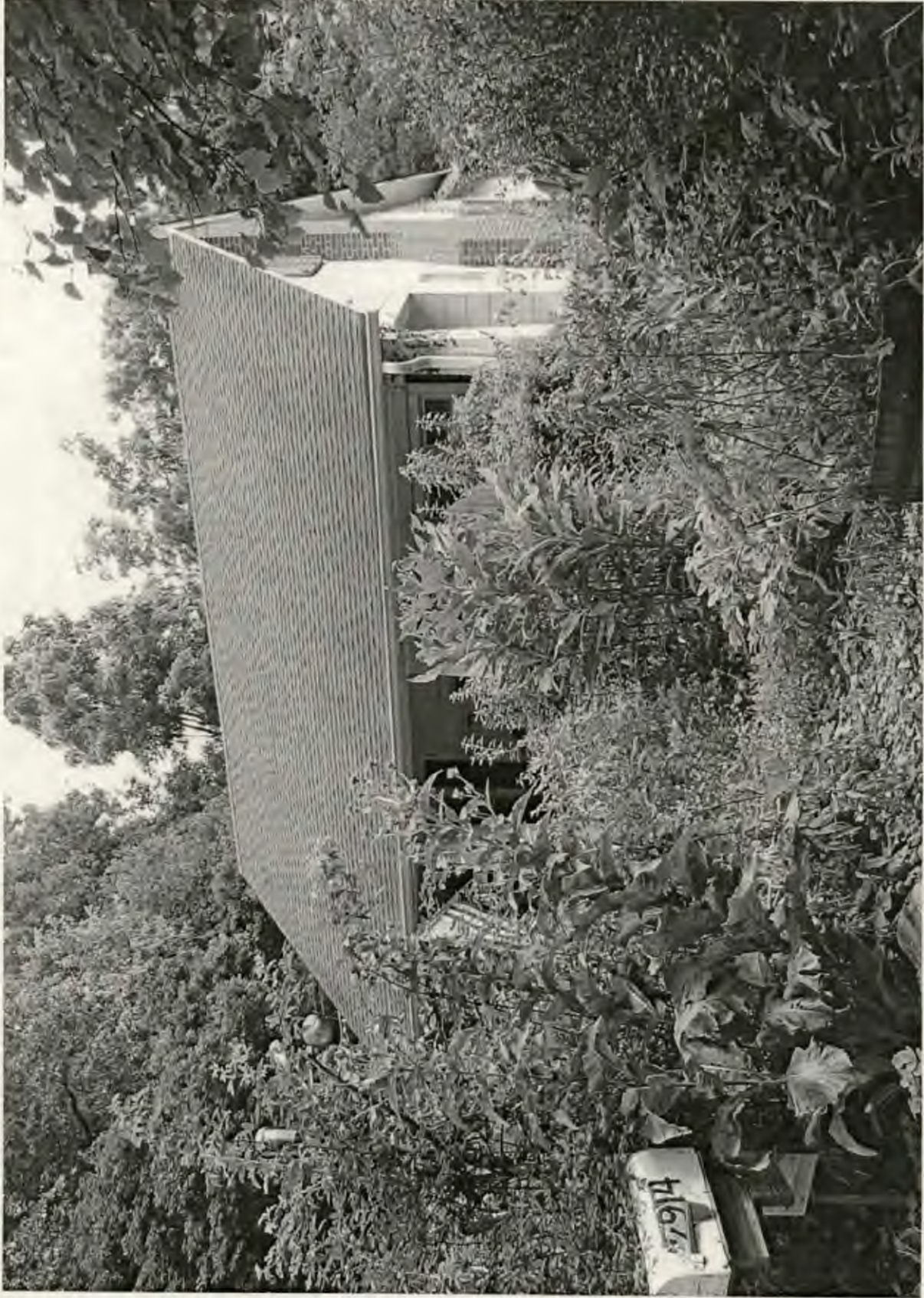
10102 Grant Avenue
View of Property Fronting BenAvram Residence



10004 Grant Avenue
View of Property Confronting BenAvram Residence



10007 Grant Avenue
View of Property Confronting BenAvram Residence



2914 Barker Street
View of Property Confronting BenAvram Residence

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10101 Grant Ave, Capitol View Park	Meeting Date:	8/17/2005
Applicant:	Debra & Vincent BenAvram (Scott Wilets, Agent)	Report Date:	8/10/2005
Resource:	Non-Contributing Resource Capitol View Historic District	Public Notice:	8/3/2005
Review:	HAWP	Tax Credit:	None Partial
Case Number:	31/07-05H	Staff:	Tania Tully
PROPOSAL:	Additions and alterations	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- New and replacement windows will be wood.
- New and replacement windows will be either 1/1 or contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Capitol View Historic District**
STYLE: Contemporary Colonial
DATE: c.1950

This non-contributing resource sits at the corner of Grant Avenue and Barker Street. Although it is addressed on Grant Avenue, it fronts on the corner. The 6,232 SF lot is somewhat wooded with several large trees in the front of the property. A driveway and garage exist.

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.

- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior’s Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired...

PROPOSAL:

The applicant is proposing to construct a 2-story side addition, a 1-story rear addition, a wood deck, and a new covered front porch (Circle 6). Existing front and rear stoops will be removed. The additions would expand the kitchen, add a walk-in closet to the master bedroom, add a mudroom, and put a bathroom on the 1st level.

Existing House:.....	579.0 SF	9.3%	2-Story Addition:.....	48.5 SF	
Existing Garage	101.5 SF	1.6%	1-Story Addition:...	102.0 SF	
.....	680.5 SF	10.9%	150.5 SF	2.4%
Total.....	831 SF	13.3%			

Other changes include installing vinyl windows, removing the shutters and replacing the asbestos siding with cement board siding with a narrower profile. Asbestos siding will be replaced with fiber cement shingles in the gables.

STAFF DISCUSSION

As a non-contributing resource, the changes to 10101 Grant Avenue are reviewed for any effects to the

context and setting of the Historic District. With this in mind, staff believes that the proposed cement board siding is an appropriate replacement for the existing asbestos siding. Additionally, window replacement is approvable so long as the replacements are wood and either 1/1 or contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance. Removal of the existing stoops also poses no concern to staff.

As seen in the drawings on Circles 8-13, the proposed additions are appropriate in scale and massing to the house and will not diminish the historic district. Because of the siting of the house on the corner lot, the additions will have high visibility, but in combination with the siding change, window replacements, and new front porch the house will actually be more in character with the district. The new additions are lower in height than the existing house and are modest in footprint. The front porch helps visually reduce the massing of the façade and the stylistic changes are appropriate. The combined design changes add Craftsman flair to the house, though because of the massing, it is readily apparent that the house is not historic.

All of the proposed work items are consistent with applicable *Guidelines* and *Standards* and should be approved.

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 conditions listed on Circle 1 are met;

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Scott E. Willets, AIA
Daytime Phone No.: 301.270.9480

Tax Account No.: _____
Name of Property Owner: DEBRA & VINCENT BEN AVRAM Daytime Phone No.: _____
Address: 10101 GRANT AVENUE SILVER SPRING, MD 20910
Stream Number City Street Zip Code
Contractor: STATE WIDE BUILDERS, INC. Phone No.: 301.924.1424
Contractor Registration No.: _____
Agent for Owner: SCOTT WILLETS, AIA Daytime Phone No.: 301.270.9480

LOCATION OF BUILDING/PREMISE

House Number: 10101 GRANT AVENUE Street: _____
Town/City: SILVER SPRING Nearest Cross Street: BARKER STREET
Lot: 14 Block: 25 Subdivision: CAPITAL VIEW PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 115,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Scott E. Willets, AIA
Signature of owner or authorized agent

18 JULY, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 391946 Date Filed: 7.27.05 Date Issued: _____

Received
JUL 25 2005

Dept. of Permitting Services

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:

EXISTING WOOD FRAME 2-STORY ON CELLAR
COLONIAL CONSTRUCTED 1950
ASBESTOS SIDING, DOUBLE HUNG WINDOWS W/STORMS
CORNER LOT WITH HOUSE CENTERLINE ACROSS DIAGONAL
CLOSE CROPPED EAVES. FIRST FLOOR BRICK FRONT.
SLAT SHUTTERS.

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

HOUSE SHALL HAVE NEW ADDED FRONT PORCH WITH
ARTS & CRAFTS INSPIRED DETAILS. REAR CONCRETE STOOP
TO BE REMOVED - NEW 1-STORY MUDROOM & POWDER ROOM ADDITION
2-STORY ADDITION ON GRANT AVENUE SIDE. NEW ROOF OVERHANG
EXTENSIONS, NEW WOOD TRIM & CEMENT BOARD SIDING.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

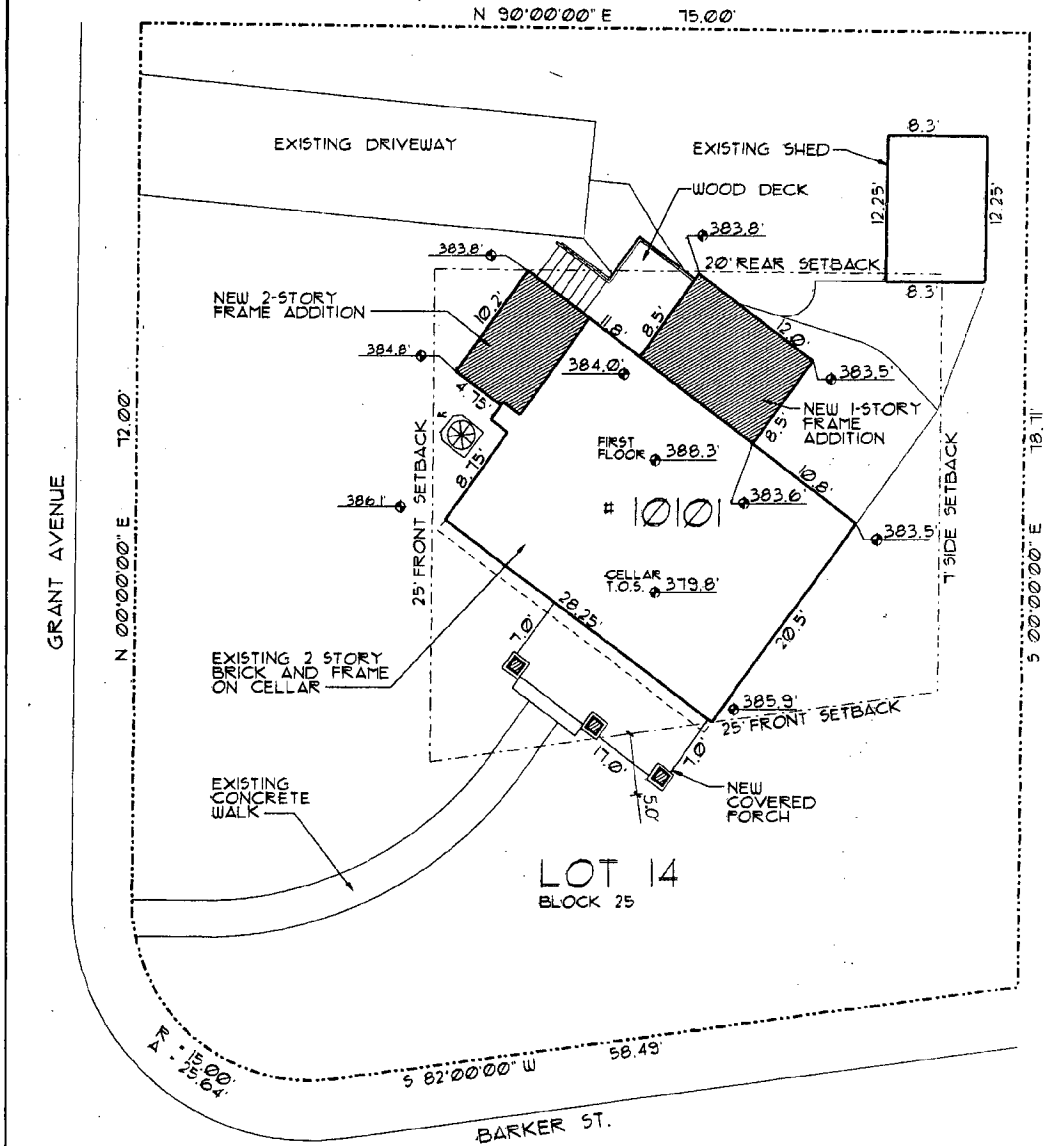
If you are proposing construction adjacent to or within the crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

LOT 13



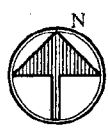
GRANT AVENUE

LOT 14

LOT 14
BLOCK 25

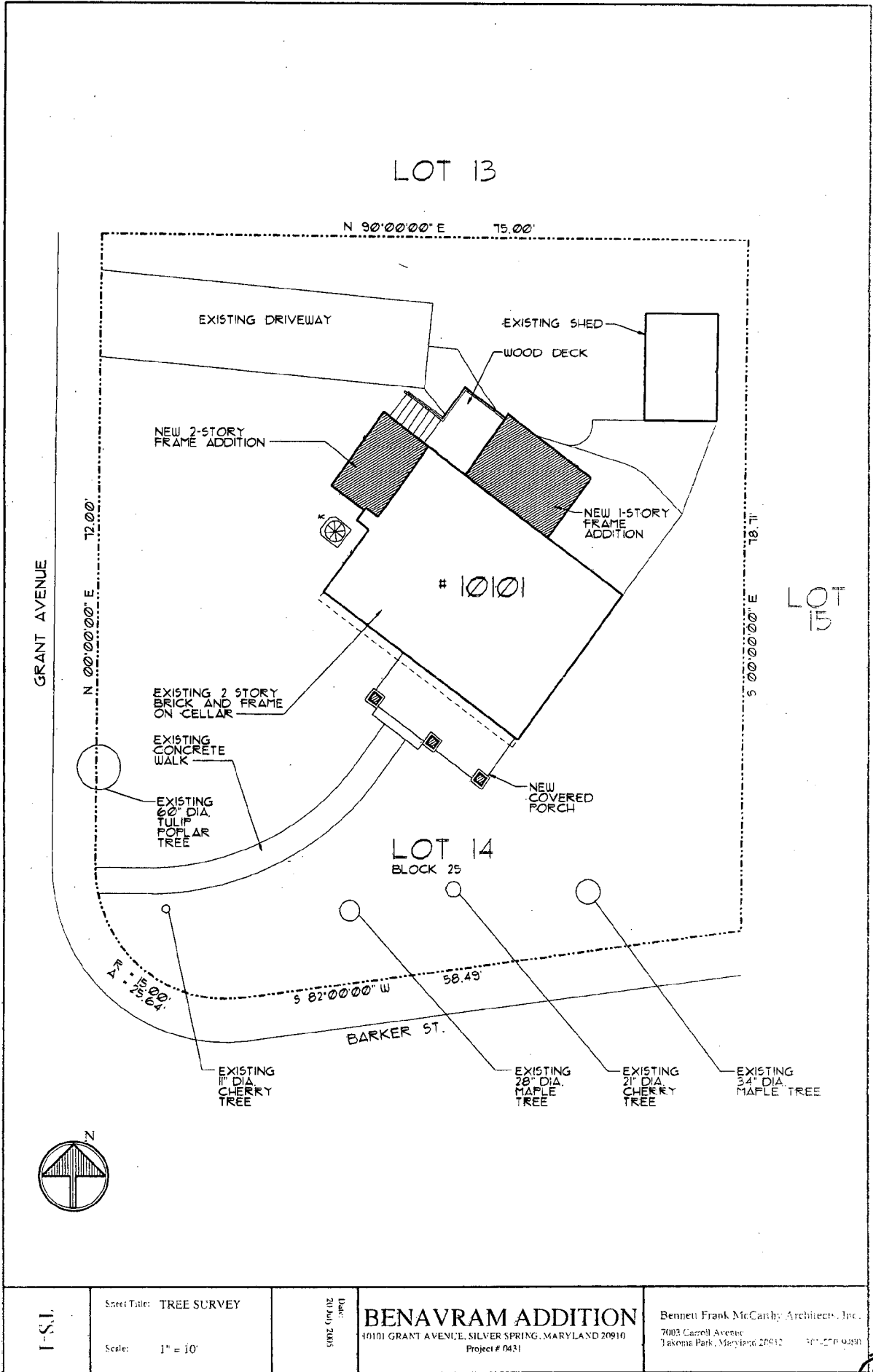
BARKER ST.

385.0
STREET GRADE



SP-1	Sheet Title: SITE PLAN	Date: 20 July 2005	BENAVRAM ADDITION 10101 GRANT AVENUE, SILVER SPRING, MARYLAND 20910 Project # 0431	Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9489
	Scale: 1" = 10'			

6



LOT 13

N 90°00'00" E 75.00'

GRANT AVENUE

12.00'

N 00°00'00" E

EXISTING SHED

EXISTING DRIVEWAY

WOOD DECK

NEW 2-STORY FRAME ADDITION

NEW 1-STORY FRAME ADDITION

10101

LOT 15

EXISTING 2 STORY BRICK AND FRAME ON CELLAR

EXISTING CONCRETE WALK

EXISTING 60" DIA. TULIP TOPLAR TREE

NEW COVERED PORCH

LOT 14
BLOCK 25

R = 15.00'
Δ = 25.64'

S 82°00'00" W 58.43'

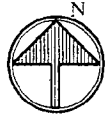
BARKER ST.

EXISTING 11" DIA. CHERRY TREE

EXISTING 18" DIA. MAPLE TREE

EXISTING 21" DIA. CHERRY TREE

EXISTING 34" DIA. MAPLE TREE



I-S-L

Sheet Title: TREE SURVEY

Scale: 1" = 10'

Date: 20 Jun 2005

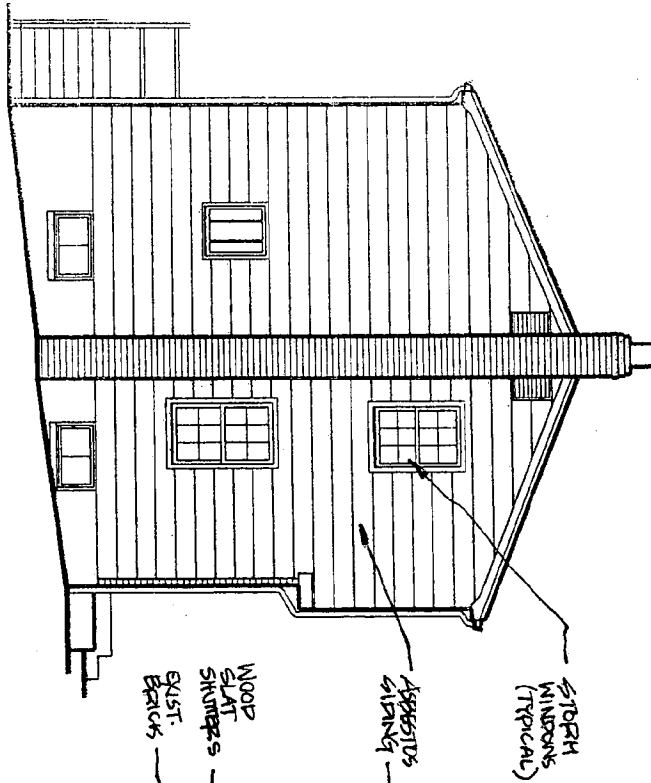
BENAVRAM ADDITION
10101 GRANT AVENUE, SILVER SPRING, MARYLAND 20910
Project # 0431

Bennett Frank McCarthy Architects, Inc.
7003 Carroll Avenue
Takoma Park, Maryland 20912

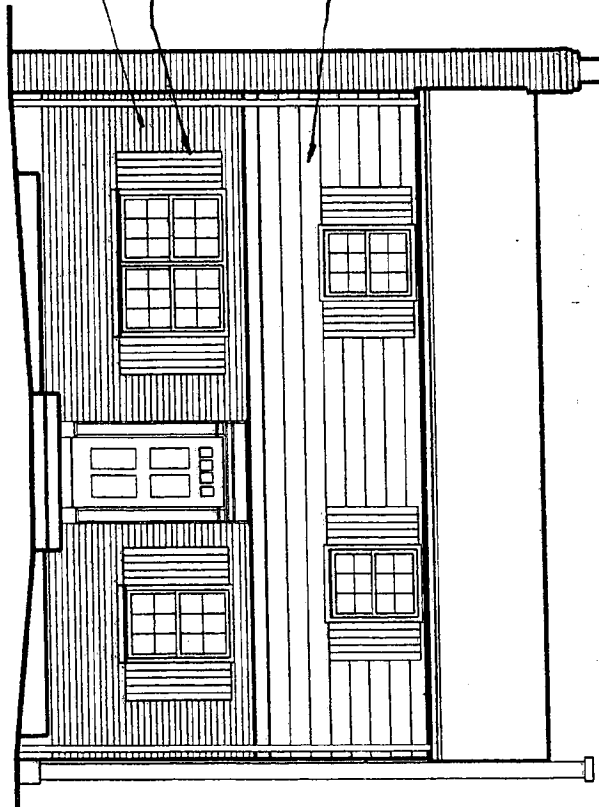
7

8

1 EXISTING SIDE (NW) ELEVATION
SCALE: 1/8" = 1'-0"



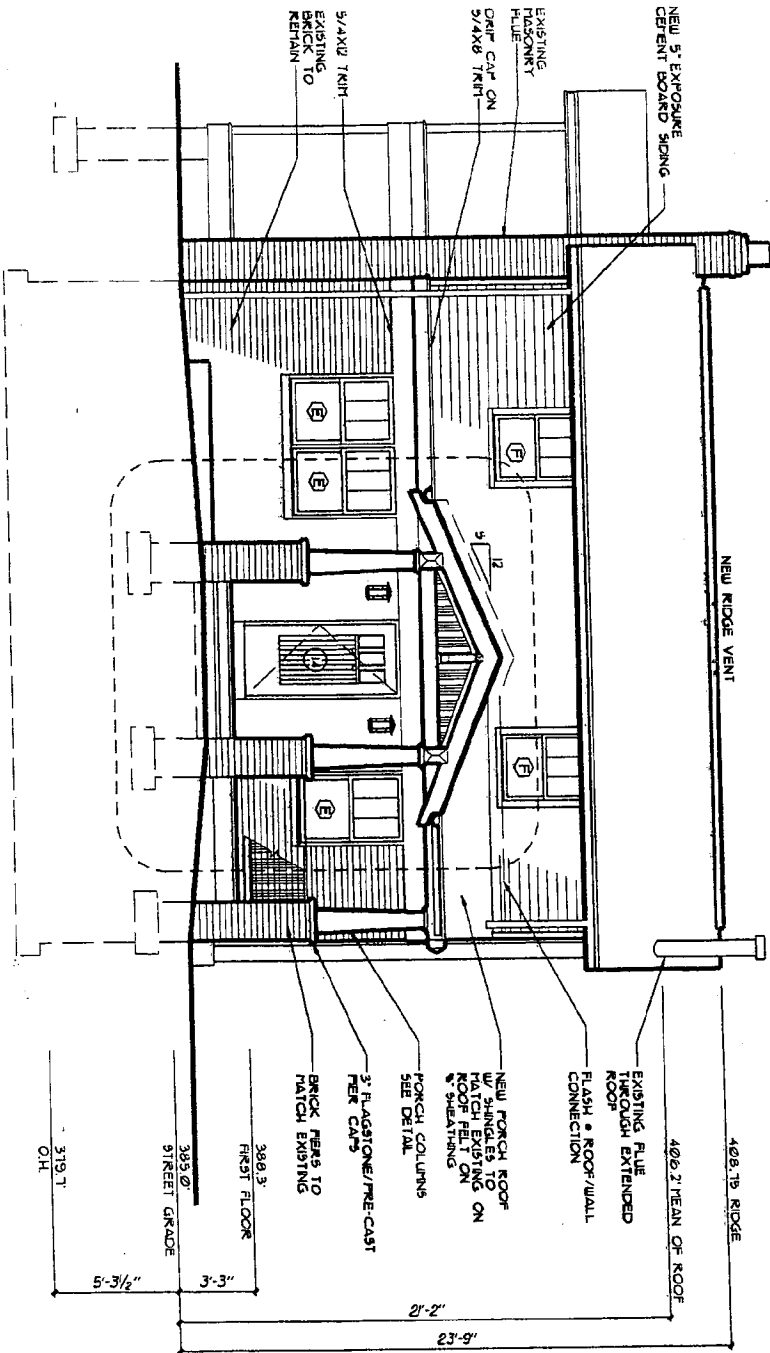
2 EXISTING FRON (SW) ELEVATION
SCALE: 1/8" = 1'-0"



<h1>EC-2</h1>	DRAWING TITLE:	<h2>BENAVRAM</h2> <p>10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
	Existing Elevations		
	SCALE: 1/8" = 1'-0"		
	DATE: 20 July 2005		

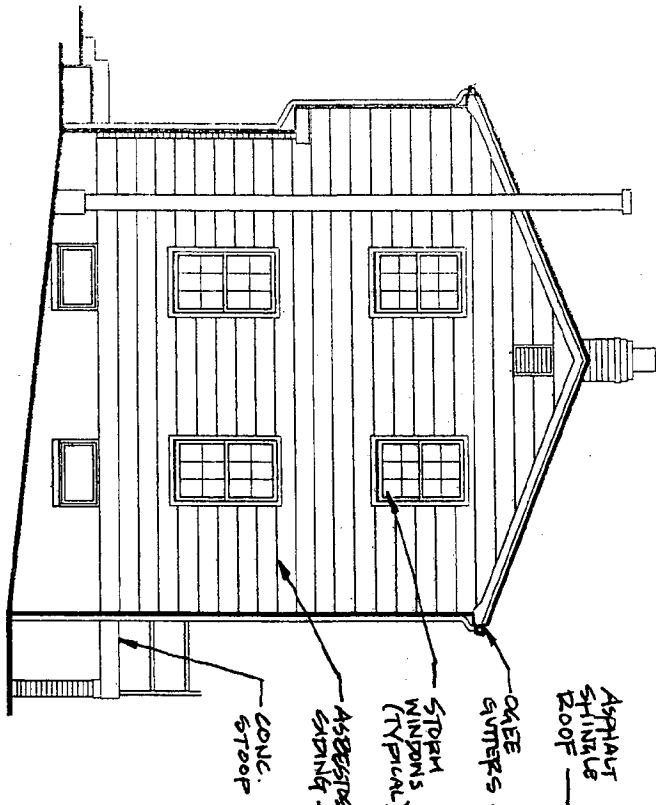
6

1 PROPOSED FRONT (SW) ELEVATION
SCALE: 1/8" = 1'-0"

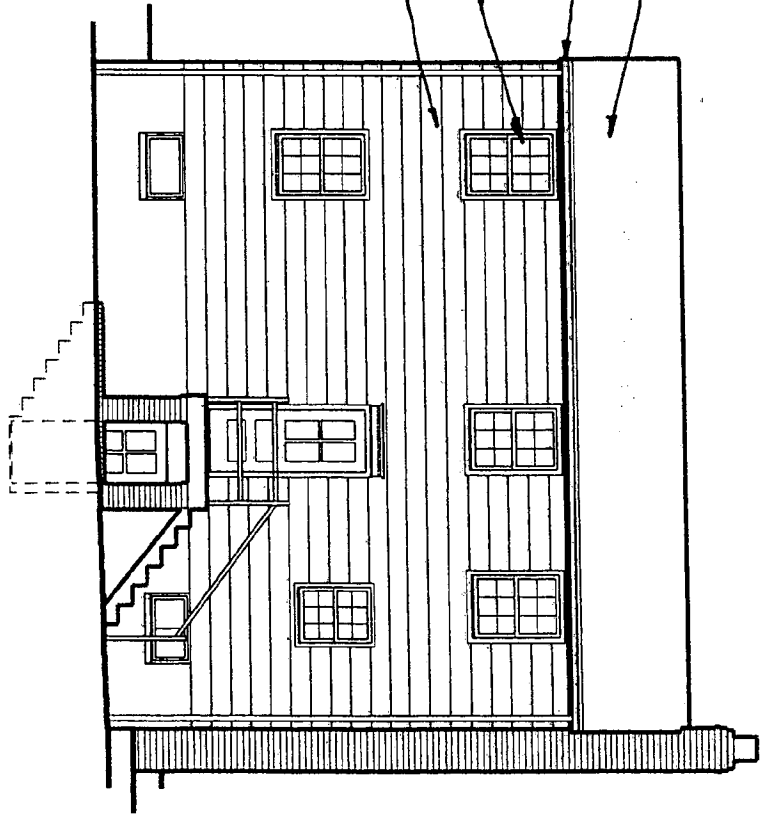


<h1>A-3</h1>	<p>DRAWING TITLE: Proposed Front (SW) Elevation</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<h2>BENAVRAM</h2> <p>10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax) 301-270-9483</p>
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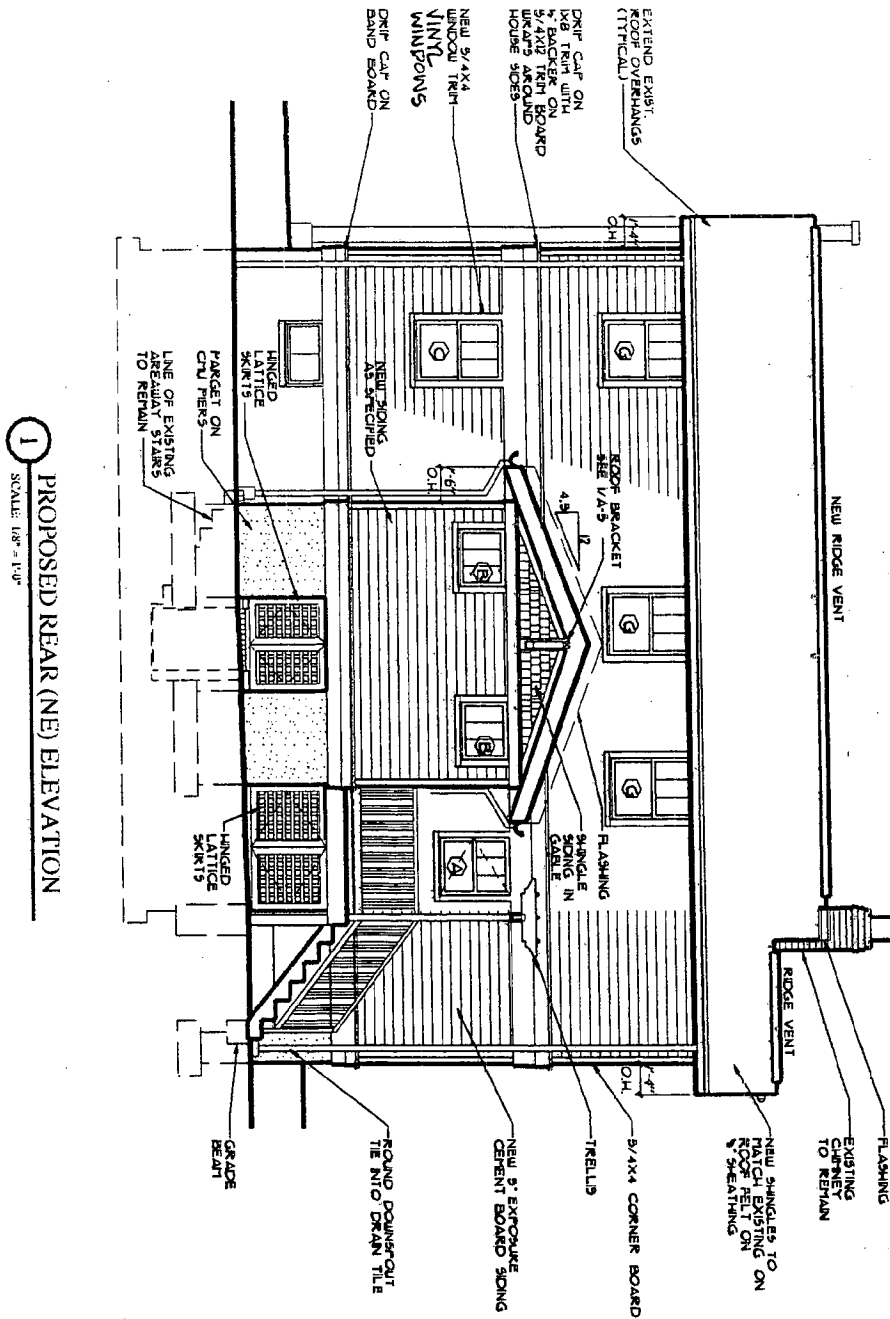
1 EXISTING SIDE (SE) ELEVATION
SCALE: 1/8" = 1'-0"



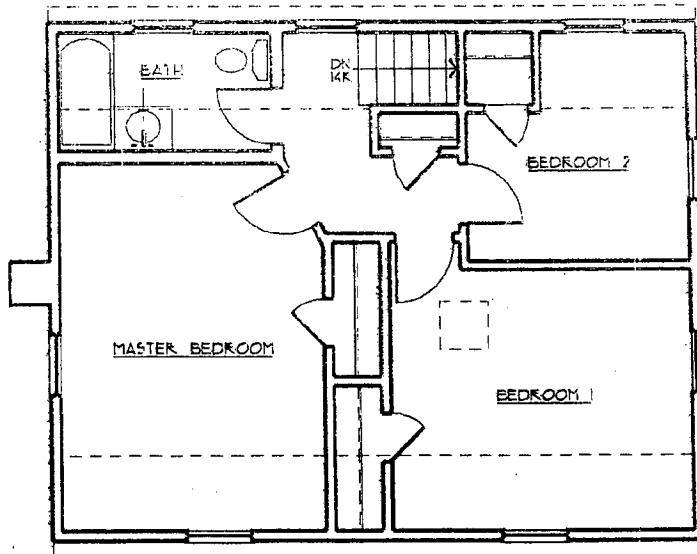
2 EXISTING REAR (NE) ELEVATION
SCALE: 1/8" = 1'-0"



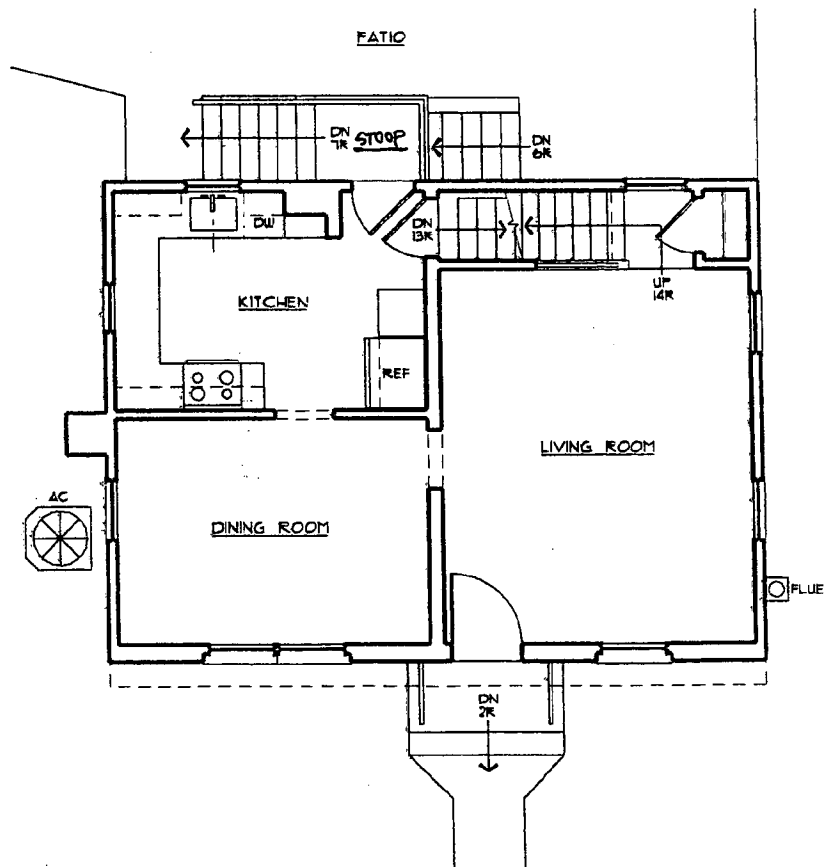
<p>EC-3</p>	<p>DRAWING TITLE: Existing Elevations</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>



<p>A-5</p>	<p>DRAWING TITLE: Proposed Rear (NE) Elevation</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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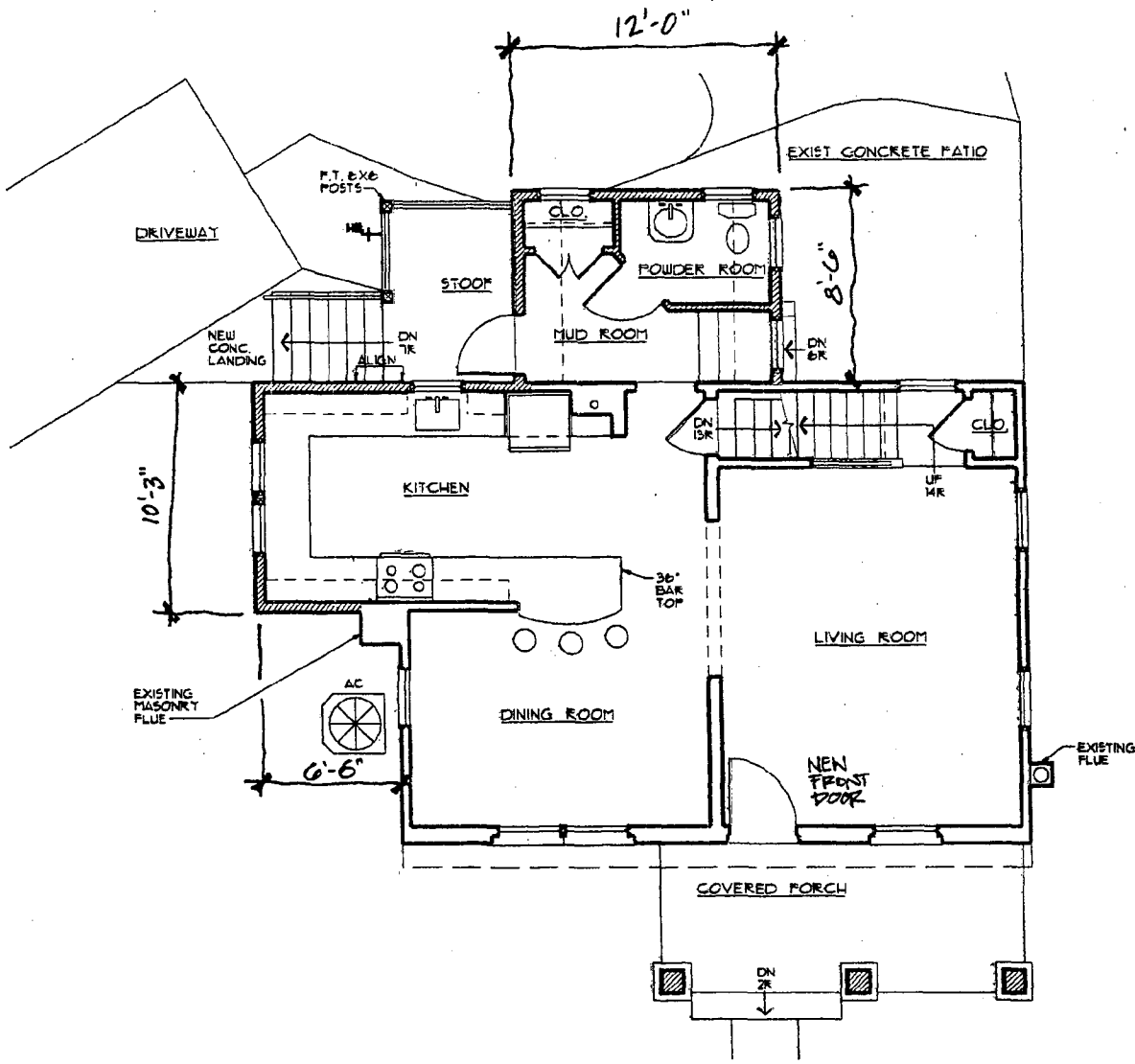


2 EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0"

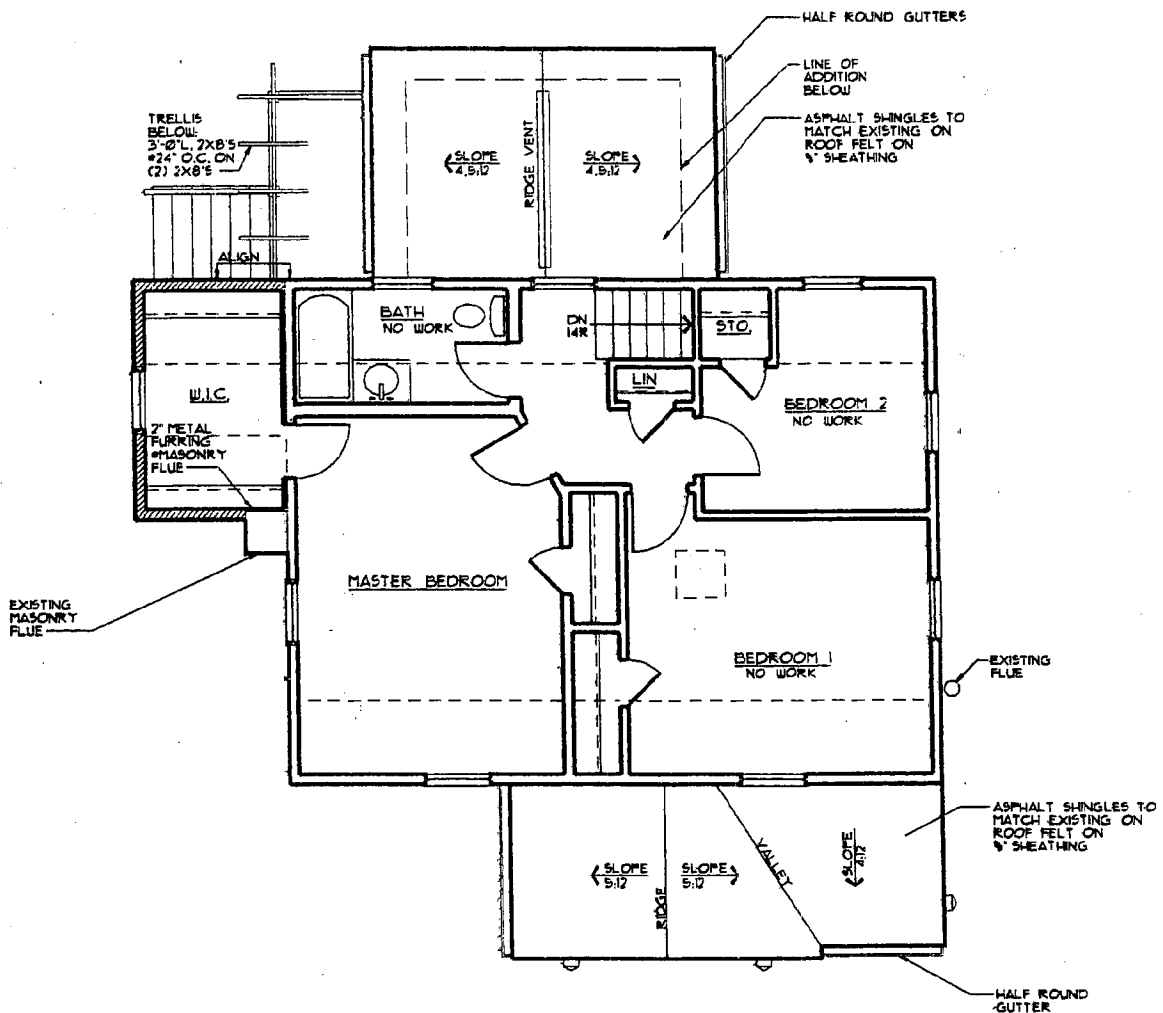
<p>EC-1</p>	<p>DRAWING TITLE: Existing Floor Plans</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax) 301-270-9483</p>
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1 PROPOSED FIRST FLOOR
 SCALE: 1/8" = 1'-0"

15

<p>A-1</p>	<p>DRAWING TITLE: Proposed First Floor</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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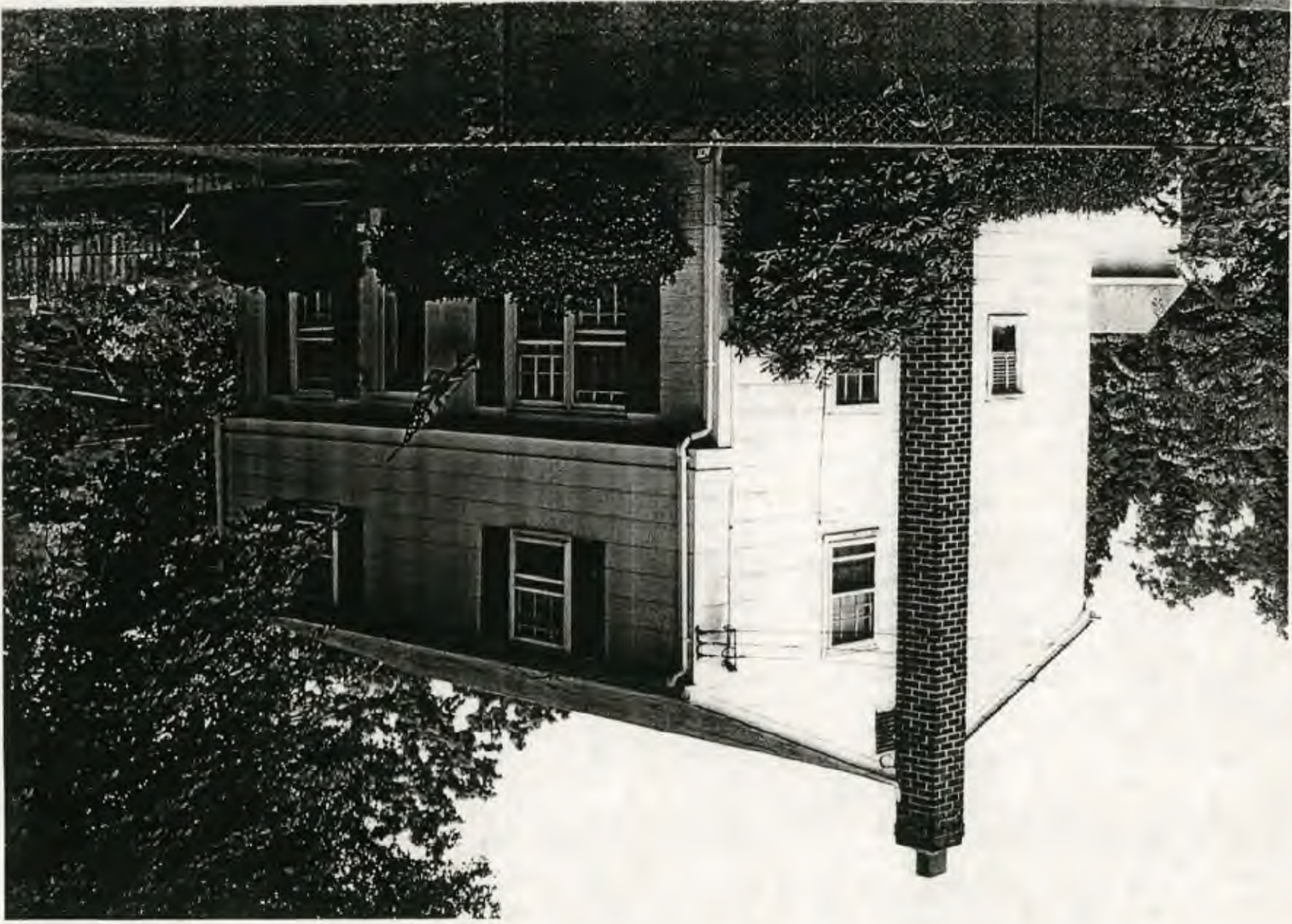
1 PROPOSED SECOND FLOOR
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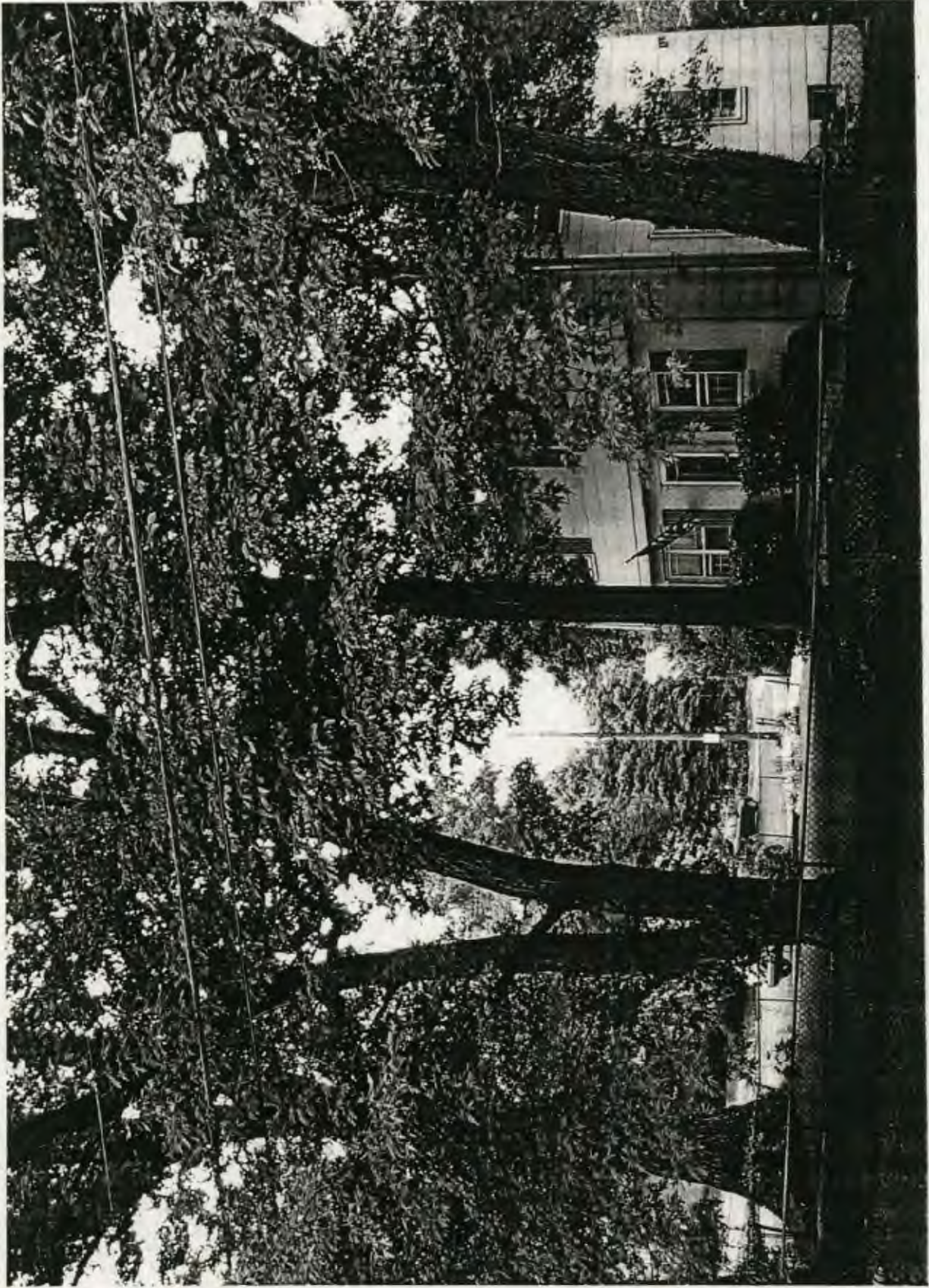
16

<p>A-2</p>	<p>DRAWING TITLE: Proposed Second Floor</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 20 July 2005</p>	<p>BENAVRAM 10101 Grant Avenue Silver Spring, Maryland 20910 Project #0431</p>	<p>Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480 (fax)301-270-9483</p>
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(17)

BenAvram Residence
10101 Grant Avenue
View from Grant Avenue



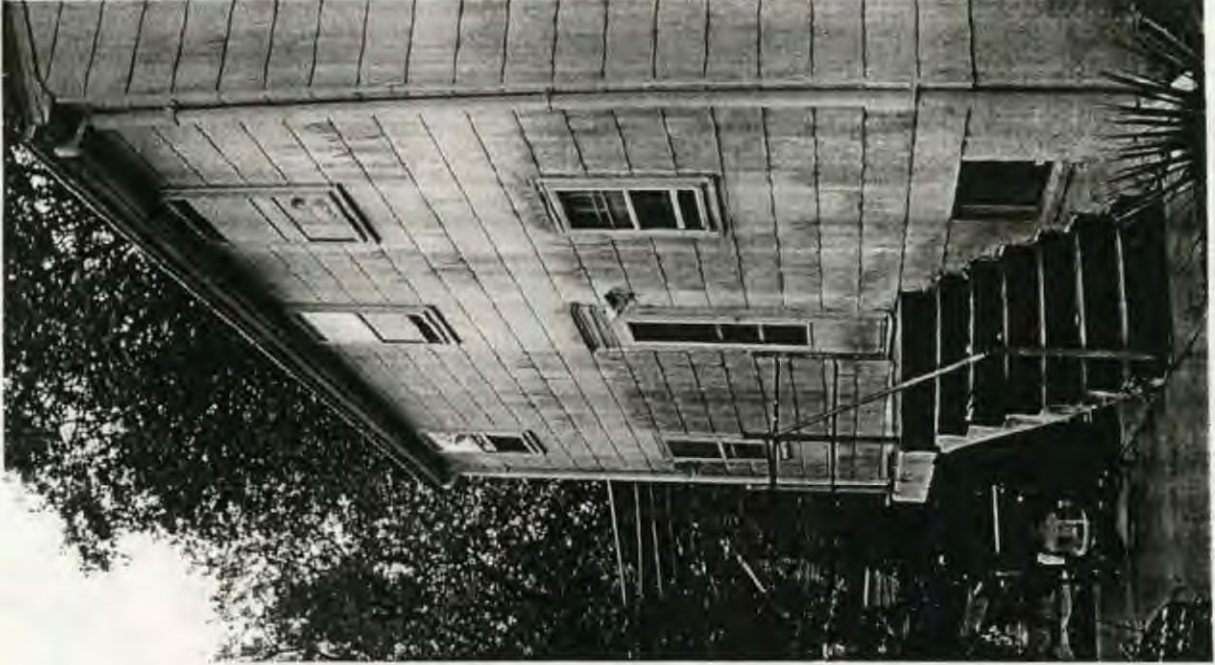


Ben Avram Residence
10101 Barker Street
View through Trees from Barker Street

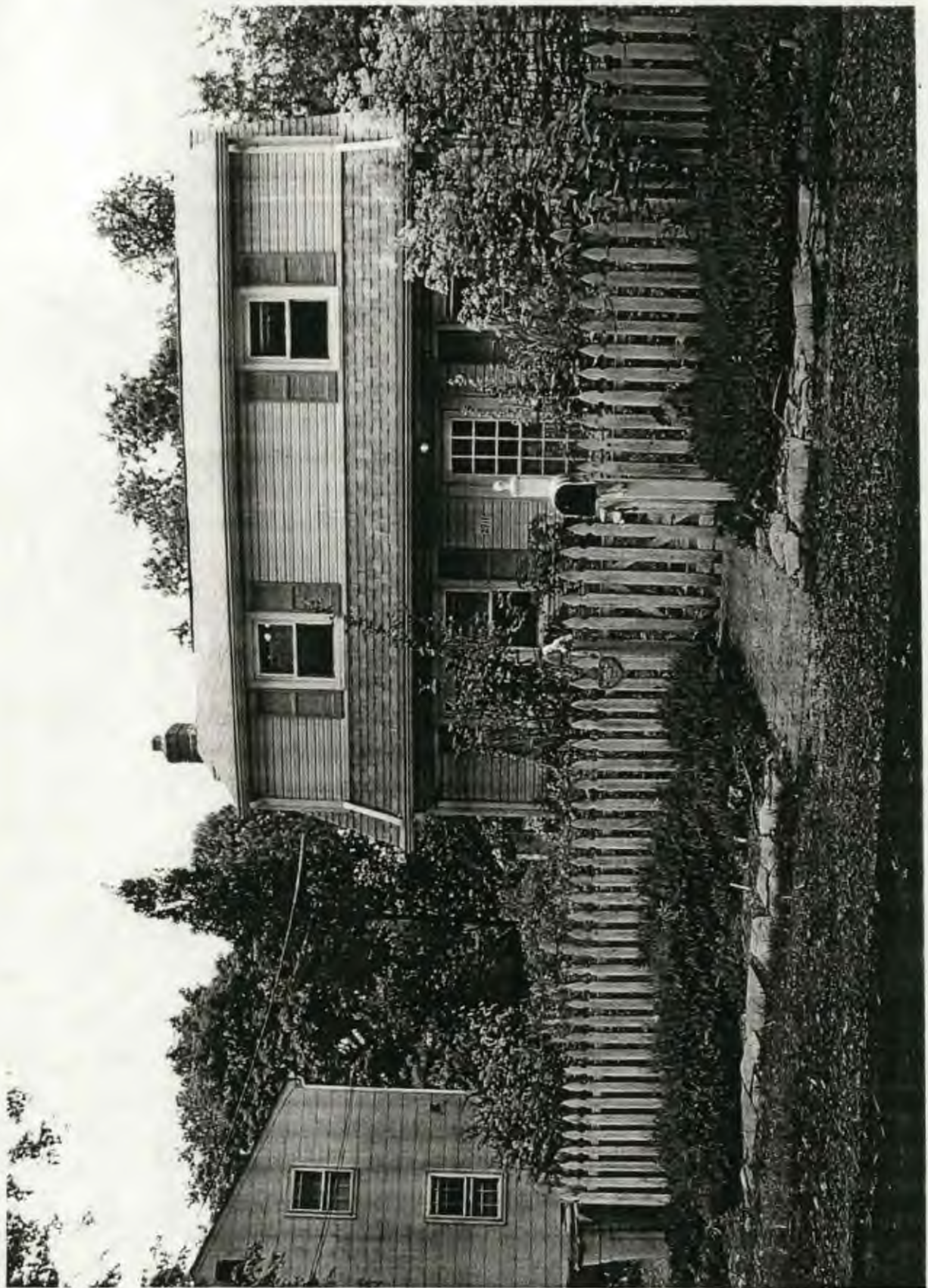


Ben Avram Residence
10101 Grant Avenue

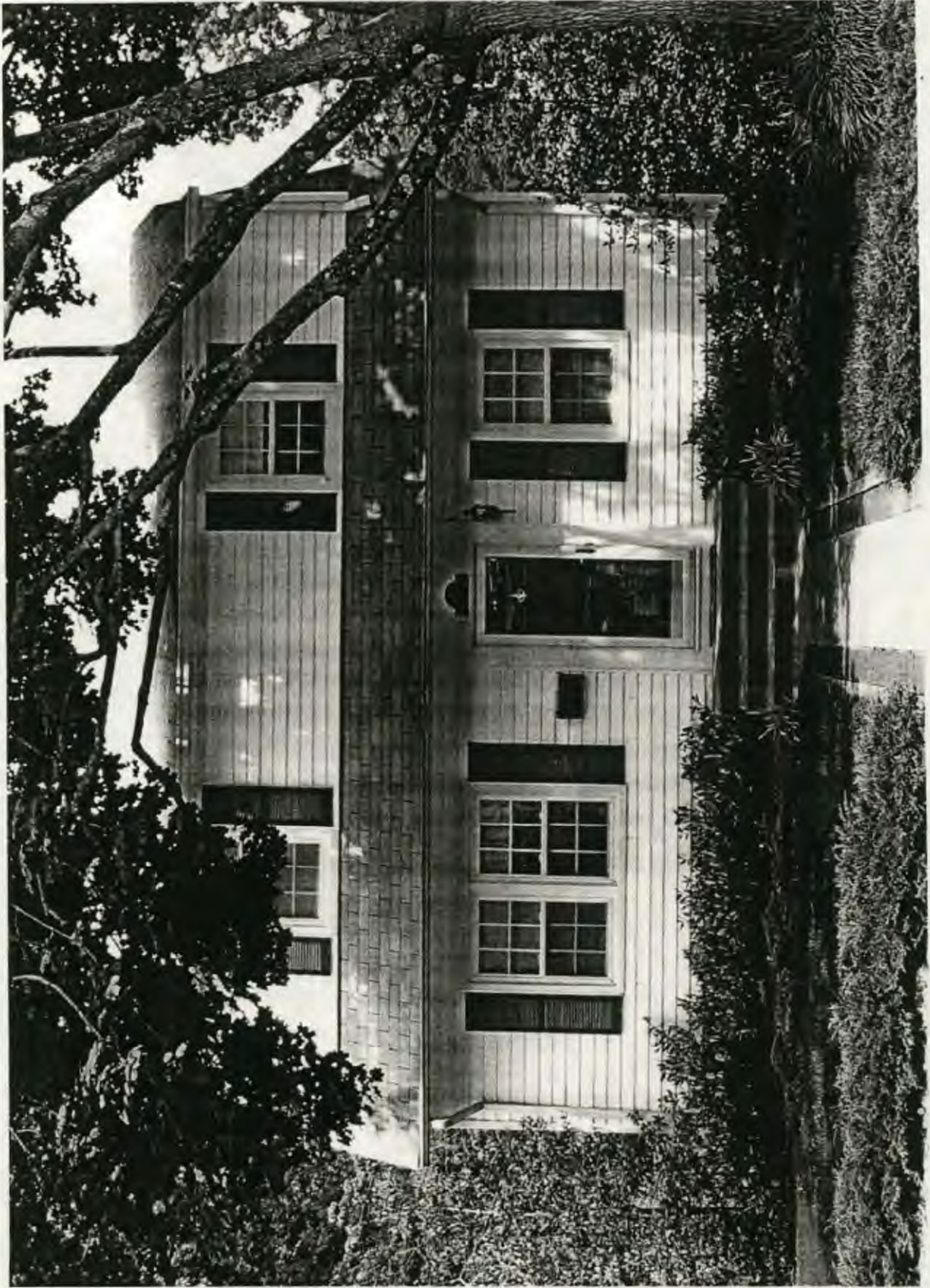
View of Right Side



View of Right Corner



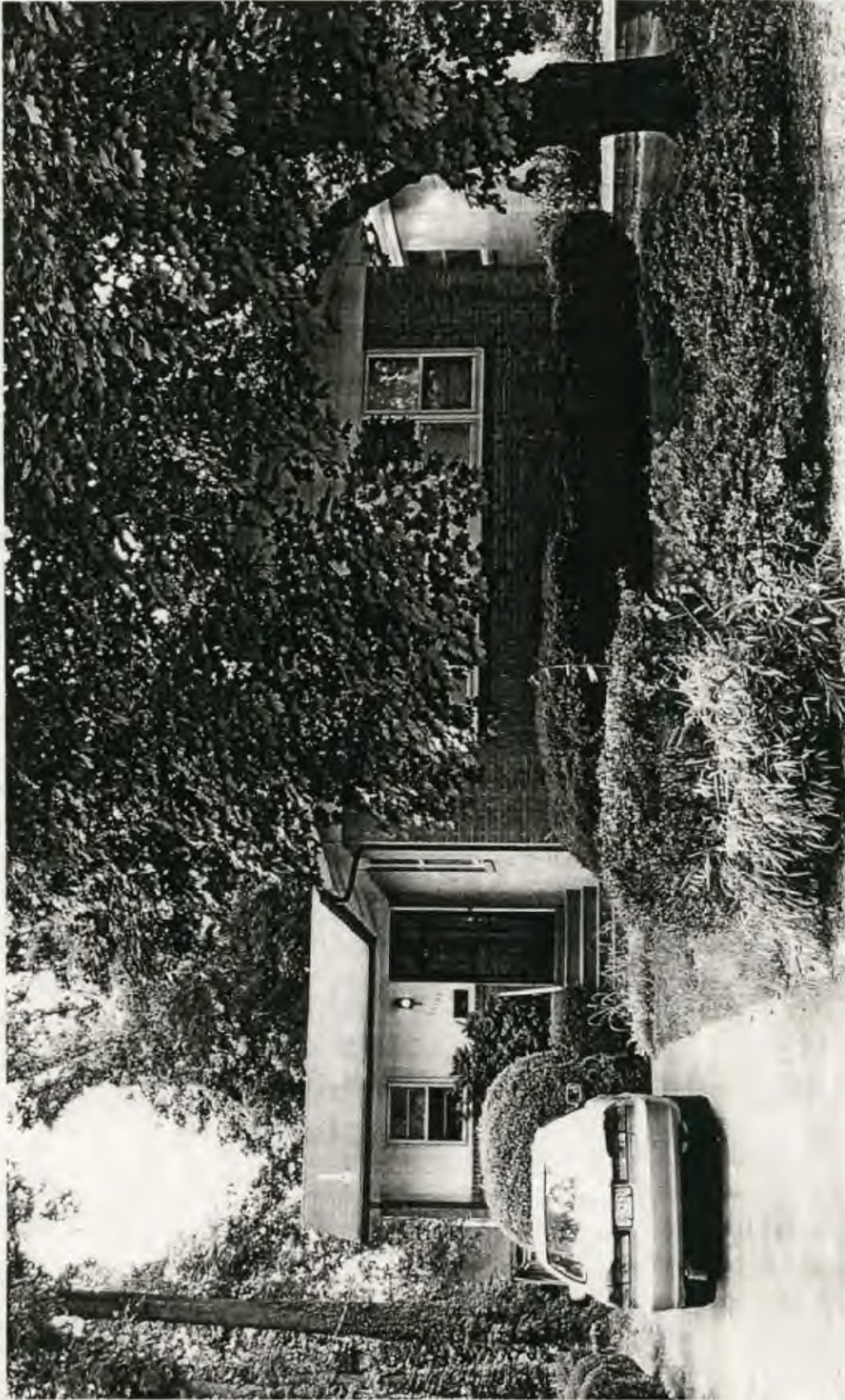
2911 Barker Street
View of Property Adjacent to BenAvram Residence



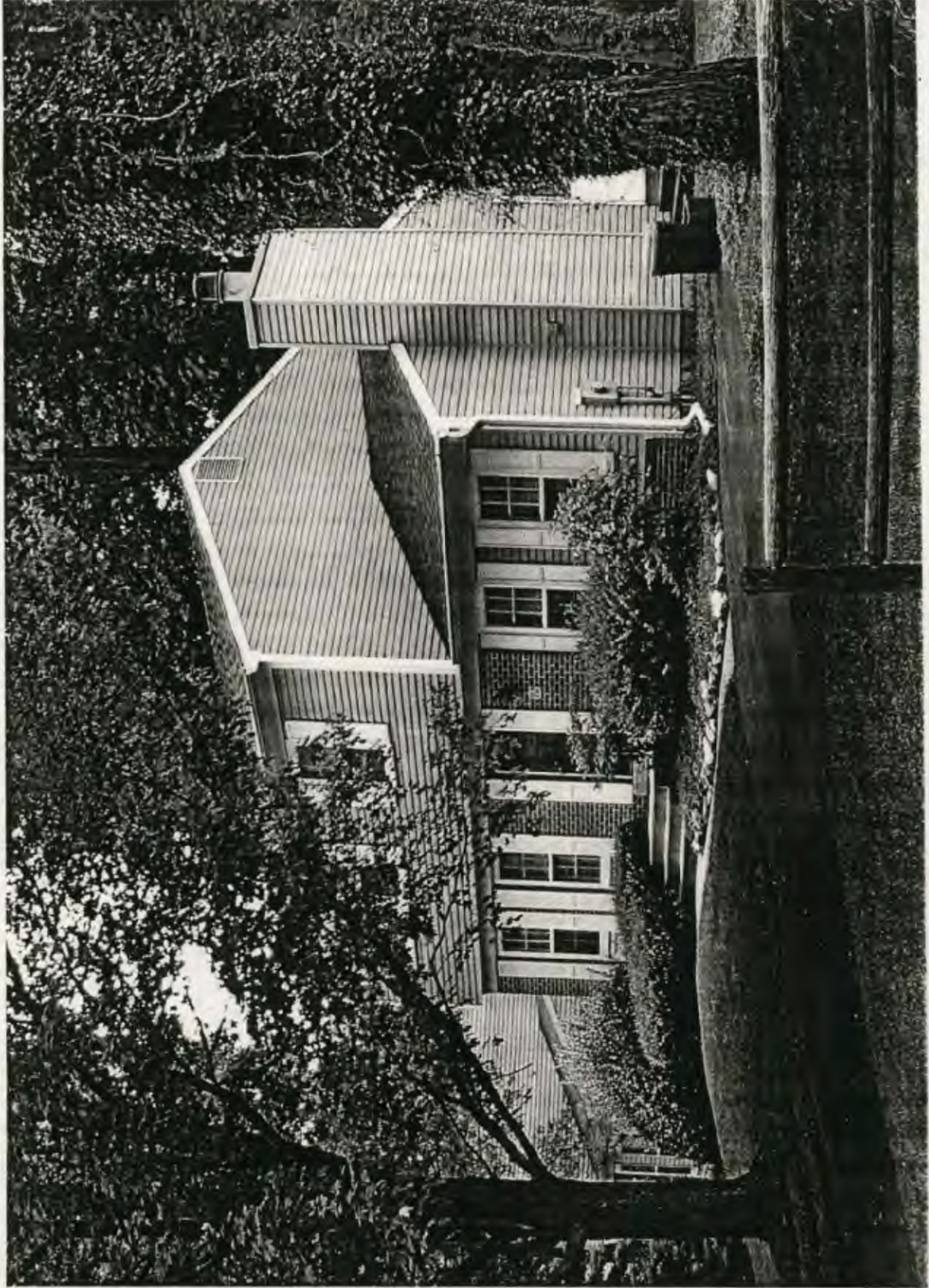
10103 Grant Avenue
View of Property Adjacent to BenAvram Residence



10104 Grant Avenue
View of Property Confronting Ben Avram Residence



10102 Grant Avenue
View of Property Confronting BenAvram Residence

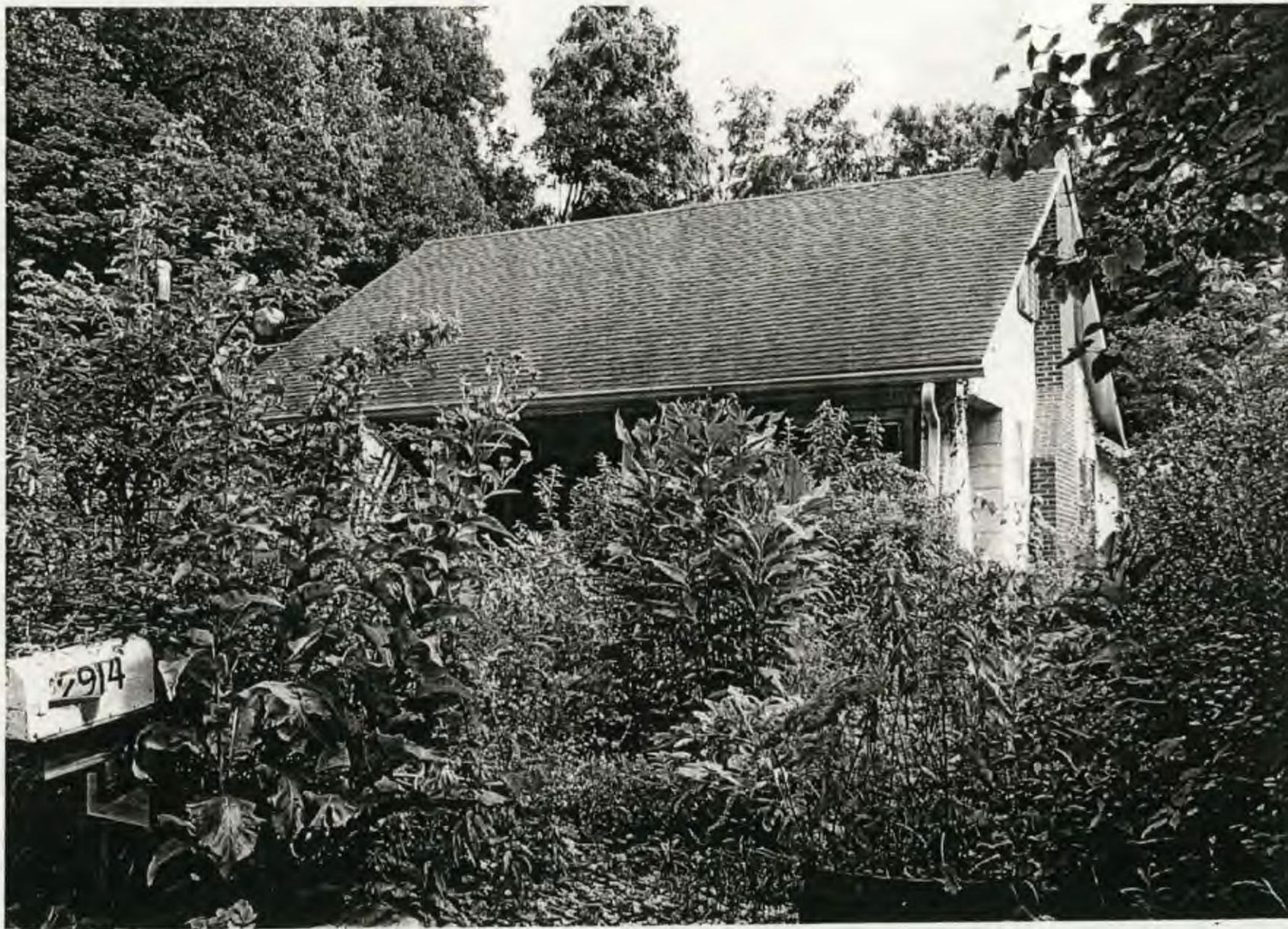


10004 Grant Avenue
View of Property Confronting BenAvram Residence





10007 Grant Avenue
View of Property Confronting BenAvram Residence



2914 Barker Street
View of Property Confronting BenAvram Residence

2

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

<p>Owner's mailing address</p> <p>DEBRA & VINCENT BEN ANRAM 10101 GRANT AVENUE SILVER SPRING, MD 20910</p>	<p>Owner's Agent's mailing address</p> <p>SCOTT WILKES, AIA BENNETT FRANK MCCARTHY ARCHITECTS, INC. 7003 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>LOT 24</p> <p>PT.7 TRIANTIS, VASSILIKI 10106 GRANT AVE SILVER SPRING MD 20910-1047</p>	<p>LOT 25</p> <p>13 MCKAIG, MARK C 10103 GRANT AVE SILVER SPRING MD 20910</p>
<p>LOT 24</p> <p>PT.8 KINNAHAN, JOHN M & C J 10104 GRANT AVE SILVER SPRING MD 20910</p>	<p>LOT 25</p> <p>15 BELLINGER, JOHN W ET AL 2911 BARKER STREET SILVER SPRING MD 20910</p>
<p>LOT 24</p> <p>PT.9 HEYES, MELVYN P & MARGARET G 10102 GRANT AVE SILVER SPRING MD 20910</p>	<p>LOT 32</p> <p>22 KENNY, PATRICIA ANNE 2914 BARKER STREET SILVER SPRING MD 20910-1003</p>
<p>LOT 24</p> <p>13(24) KROUK, LORETTA A 10004 GRANT AVE SILVER SPRING MD 20910</p>	<p>LOT 32</p> <p>23 GOLDSCHMIDTS, LIGITA R K 10007 GRANT AVE SILVER SPRING MD 20910</p>