

31/7-05F 9706 Capitol View Ave
Capitol View Park Historic District

Call 181

F589 0768

Retroactive

9706 Capital View Ave

- ① New front door - ~~approved~~ stamped plans show existing
- ② 2nd floor sitting room constructed as a porch
- ③ Windows have different muntin patterns
- ④ Siding all horizontal
- ⑤ Circular window beside front door
- ⑥ Front porch design slightly different
↳ will there be a real?
- ⑦ Different window ~~sizes~~ sizes in places
- ⑧ Bump-out ① rear (patio spot)
- ⑨ Garage Doors

General appearance is good. LS looks good

Photos — need of all sides

Verification —

porch floor — wood?

porch railing — "

Go Post office

need detailed info on cupola re-constructio-
- take pics of existing

status of shutters?

Check ~~PTC~~ exposure of wood siding
anything other than an exact match
needs a print
note shingles in gable on C.W. side

re-side
fix & repair windows

Front —
new wood door —
rebuilt — front windows as they
were / are

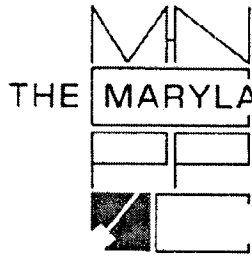
— repair cupola
— remove glass @ back

ok to finish back wall
will wait on next

— replace asphalt shingles in gable

Add fence

— intro active fence @ rear



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

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

Telephone Number
(301) 563-3400

Fax Number
(301) 563-3412

TO: Spiro Gioldasis

FAX NUMBER: 301-589-0768

FROM: Tania Tully

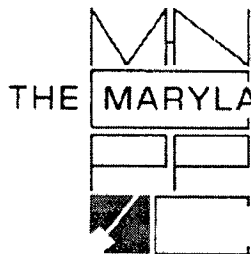
DATE: February 16, 2006

Number of pages including this transmittal sheet: 2

RE: 6 Post Office Road, HAWP Application

NOTE:

Please review the attached work items and sign the application.



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

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

Telephone Number
(301) 563-3400

Fax Number
(301) 563-3412

TO: Spiro Gioldasis

FAX NUMBER: 301-589-0768

FROM: Tania Tully

DATE: February 16, 2006

Number of pages including this transmittal sheet: 3

RE: 9706 Capitol View Avenue, Retroactive HAWP

NOTE:

Please review the attached work items and sign the application.

Additional Questions:

- Are you still planning on installing a railing on the front porch? If so, it must be wood.
- The porch floor was approved as wood. Has that been completed yet?





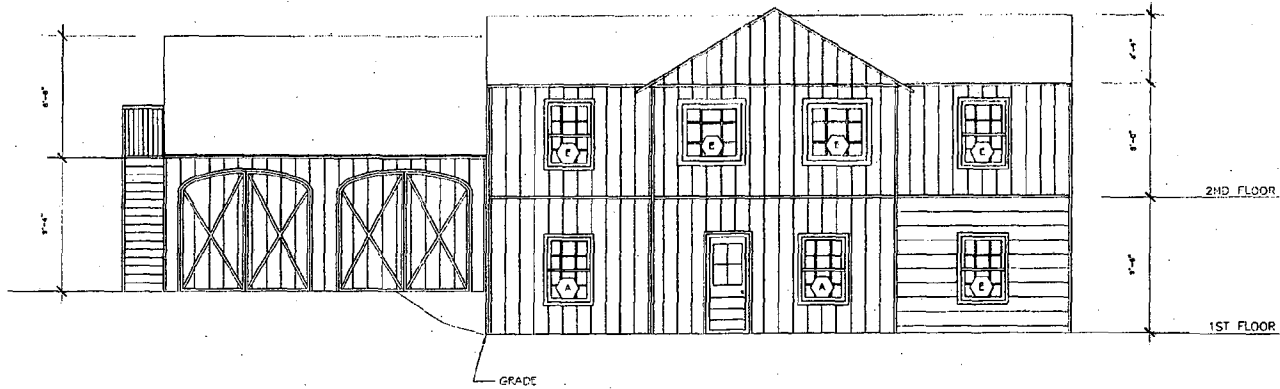




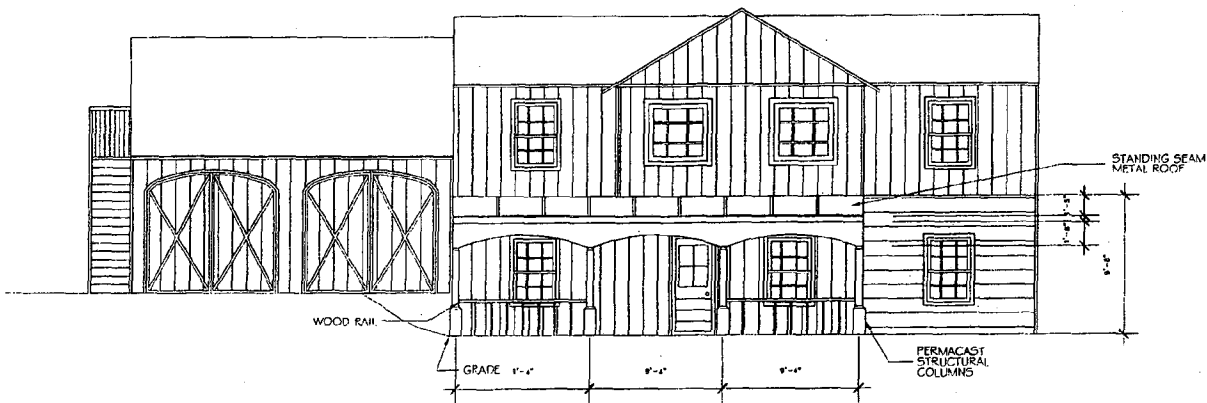








NORTHEAST ELEVATION
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION OF PORCH
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SERVICES, INC., AIA
 3706 CAPITOL VIEW AVE.
 SILVER SPRING, MD

ARCHITECTS
 MANAGER
 INTERIOR DESIGN

| |
|---------------------|
| REVISIONS |
| SCALE |
| DATE 08/09/08 |
| PROJECT NUMBER |
| SHEET NUMBER A-6 |

(7)

General Features

Handwritten notes on the left side of the plan, including "10 CORONADO" and "12 COMPACTA HOLLY 18-24"

21 LE-LAND CYPRUS 5-6'

3 NELLIE STEVENS HOLLY 6-7'

3 YOSHINO CA. PTORACUA 6-7'

3 NELLIE STEVENS HOLLY 6-7'

4 CHERRY LAUREL 3'

2 KUMONZAN CITRUS 8-10'

12 COMPACTA HOLLY 18-24"

5 CHINA GUEL HOLLY 2-2 1/2'

10 CORONADO 15-20"

1 WOODEN CHAIR 8-10'

1 OCTAGON MNRK 24-34"

LAND

Steps

DRINK WATER

25 AKAHOS 15-18"

80 Big Blue LILAC LINDLEY KUMONZAN CITRUS

8 DENSO YAWI 15-20"

LANDSCAPE PLAN

FAD

9706 CAPITAL VIEW AVE. SILVER SPRING, MD.

LE-LAND CYPRUS

APPROVED Montgomery County Historic Preservation Commission

retaining wall

NALLA STEVENS HOLLY 6-7'

5 AKAHOS 15-18"

3 Hawthorn 6-7'

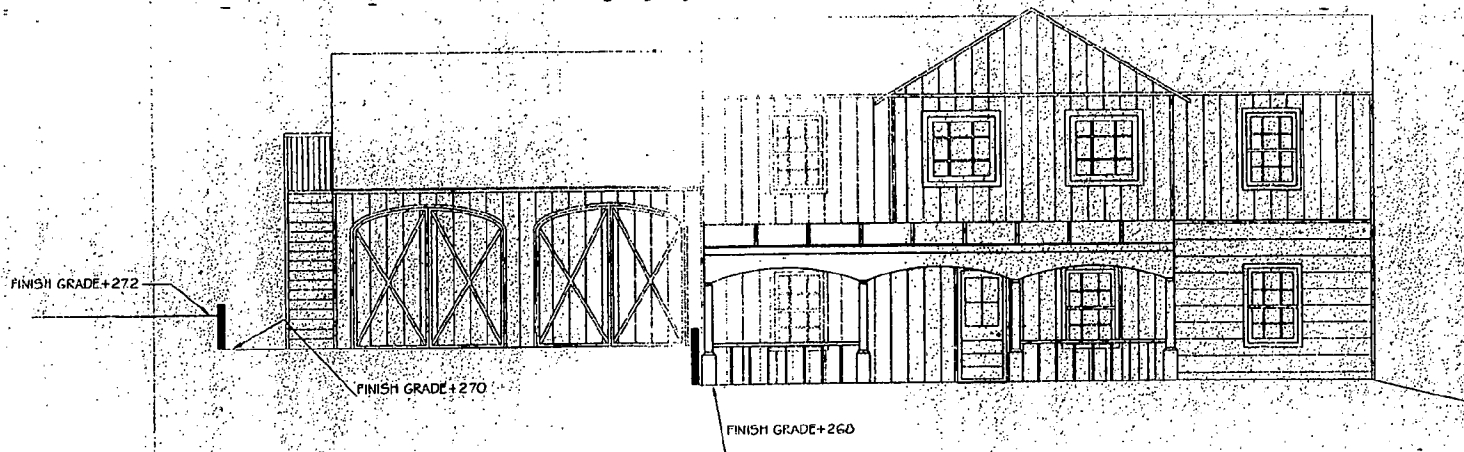
LANDSCAPE DEVELOPMENT CO. 76307 CARRS MILL ROAD WOODBINE, MARYLAND 21797 (301) 854-6100 (410) 442-2033 (301) 824-2486 Fax: (301) 854-6481

Concrete Pavers

NO SCALE

retaining wall

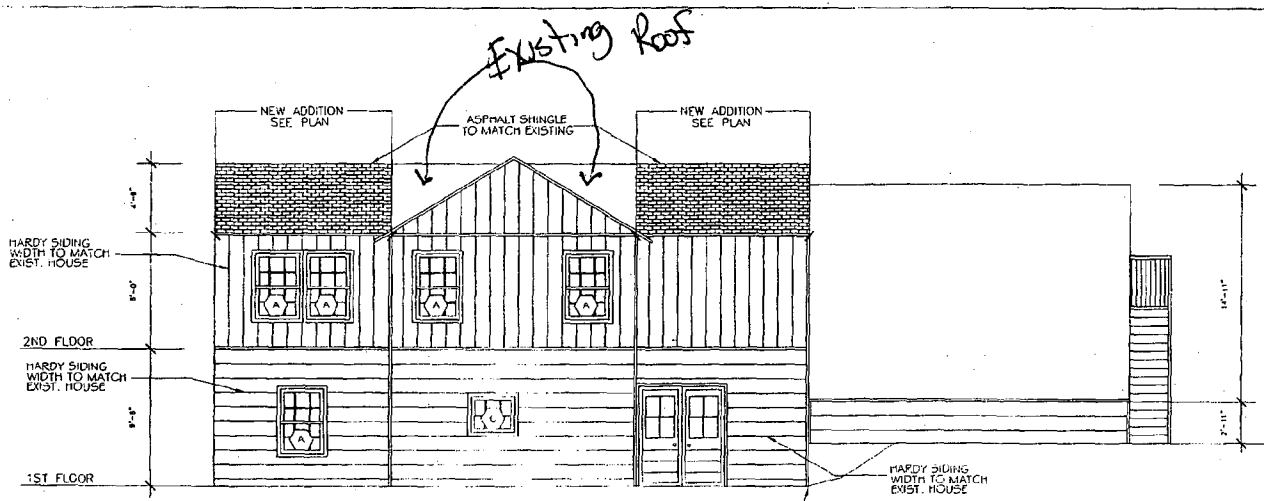
FURNISH



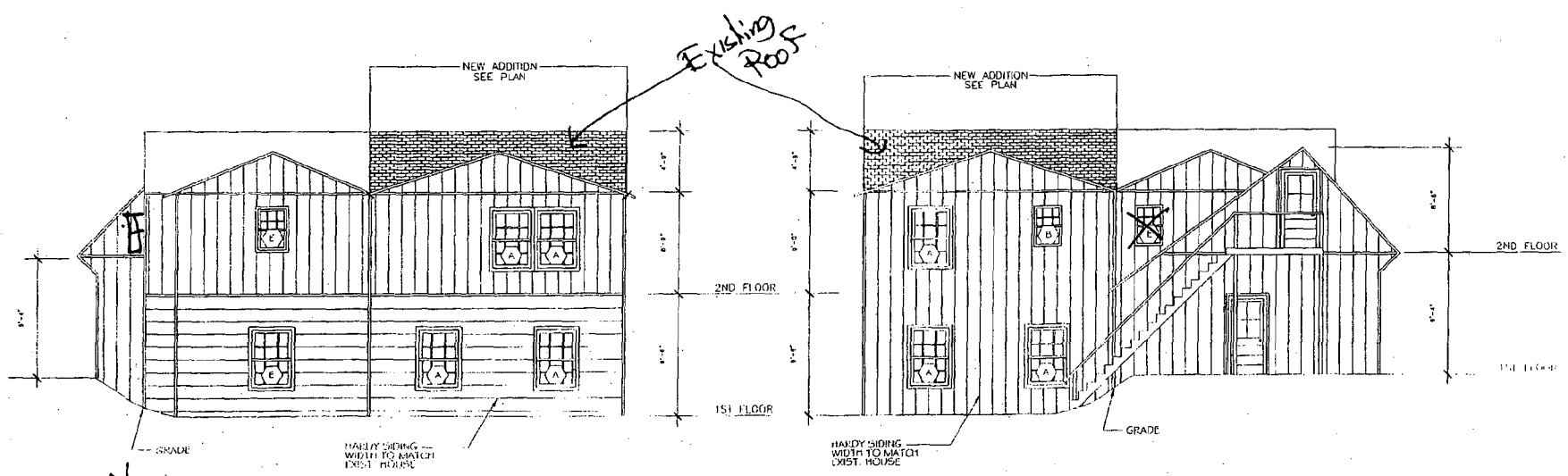
NORTHEAST ELEVATION OF PORCH

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/21/05



S
 NORTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



2
 SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"

SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

ARCHITECTURAL
 SERVICES, INC. #4
 1000 10th St. N. #400
 SEASIDE, CA 92138
 PHONE: (619) 435-1111
 FAX: (619) 435-1112
 INTERIOR DESIGN
 PLANNERS
 ARCHITECTS

REVISIONS

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground](#)
[Rent](#)

Account Identifier: District - 13 Account Number - 00996438

Owner Information

Owner Name: GIOLDASIS, SPIRO P Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9706 CAPITOL VIEW AVE Deed Reference: 1) /29209/ 769
SILVER SPRING MD 20910-1028 2)

Location & Structure Information

Premises Address
9706 CAPITOL VIEW AVE
SILVER SPRING 20910-1028

Legal Description
CAPITOL VIEW PARK

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: Plat Ref: |
|-------------------------|----------|--------|---------------|---------------------------------|---------|------------|-----|-----------------|-----------------------|
| HP62 | | N556 | | 5 | | P37 | | 1 | |
| Special Tax Areas | | | | Town Ad Valorem Tax Class | | | | | |
| | | | | 38 | | | | | |
| Primary Structure Built | | | Enclosed Area | Property Land Area | | County Use | | | |
| 1908 | | | 956 SF | 9,240.00 SF | | 111 | | | |
| Stories | Basement | | Type | | | Exterior | | | |
| 1 | NO | | STANDARD UNIT | | | FRAME | | | |

Value Information

| | Base Value | Value Phase-in Assessments | | |
|--------------------|---------------|----------------------------|---------------------|---------------------|
| | | As Of 01/01/2004 | As Of 07/01/2005 | As Of 07/01/2006 |
| Land: | 59,960 | 119,920 | | |
| Improvements: | 88,260 | 152,460 | | |
| Total: | 148,220 | 272,380 | 230,992 | 272,380 |
| Preferential Land: | 0 | 0 | 0 | 0 |


Transfer Information

| | | |
|----------------------------|--------------------|------------------|
| Seller: WOLFE, DON M | Date: 02/07/2005 | Price: \$239,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: /29209/ 769 | Deed2: |
| Seller: WOLFE, DON M | Date: 04/01/2003 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /23456/ 97 | Deed2: |
| Seller: ABSECON ASSOCIATES | Date: 11/15/2002 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /22283/ 193 | Deed2: |

Exemption Information

| Partial Exempt Assessments Class | 07/01/2005 | 07/01/2006 |
|----------------------------------|------------|------------|
| County | 000 | 0 |
| State | 000 | 0 |
| Municipal | 000 | 0 |

Click here for a plain text ADA compliant screen.

| | |
|--|---|
|  Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search | Go Back View Map New Search Ground Rent |
|--|---|

Account Identifier: District - 13 Account Number - 00995514

| |
|--------------------------|
| Owner Information |
|--------------------------|

| | |
|--|---|
| Owner Name: GIOLDASIS, SPIRO | Use: COMMERCIAL |
| Mailing Address: 9103 KINGSBURY DR SILVER SPRING MD 20910-4258 | Principal Residence: NO |
| | Deed Reference: 1) /31339/ 671 2) |

| |
|---|
| Location & Structure Information |
|---|

| | |
|--|---|
| Premises Address 6 POST OFFICE RD SILVER SPRING 20910 | Legal Description CAPITOL VIEW PARK |
|--|---|

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | 9 |
|--------------------------------|------|-----------------|----------------------|----------------------------------|---------------------------|-------|-----------------|-------------------|-----------|---|
| HP62 | | N579 | | 5 | | P37 | | 1 | Plat Ref: | |
| Special Tax Areas | | | | Town Ad Valorem Tax Class | 38 | | | | | |
| Primary Structure Built | | | Enclosed Area | | Property Land Area | | | County Use | | |
| 1918 | | | 2,010 SF | | 6,766.00 SF | | | 637 | | |
| Stories | | Basement | | Type | | | Exterior | | | |

| |
|--------------------------|
| Value Information |
|--------------------------|

| | Base Value | Value Phase-in Assessments | | |
|---------------------------|------------|----------------------------|------------------|------------------|
| | | As Of 01/01/2004 | As Of 07/01/2005 | As Of 07/01/2006 |
| Land: | 135,300 | 162,300 | | |
| Improvements: | 88,200 | 102,600 | | |
| Total: | 223,500 | 264,900 | 251,100 | 264,900 |
| Preferential Land: | 0 | 0 | 0 | 0 |

| |
|-----------------------------|
| Transfer Information |
|-----------------------------|

| | | |
|-----------------------------------|---------------------------|-------------------------|
| Seller: ABSECON ASSOCIATES | Date: 11/30/2005 | Price: \$250,000 |
| Type: NOT ARMS-LENGTH | Deed1: /31339/ 671 | Deed2: |
| Seller: IVANOR CORP | Date: 05/18/2000 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /18093/ 755 | Deed2: |
| Seller: | Date: 11/03/1975 | Price: \$47,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: / 4707/ 521 | Deed2: |

| |
|------------------------------|
| Exemption Information |
|------------------------------|

| Partial Exempt Assessments Class | 07/01/2005 | 07/01/2006 |
|----------------------------------|------------|------------|
| County | 000 | 0 |
| State | 000 | 0 |
| Municipal | 000 | 0 |

Tax Exempt: NO

Special Tax Recapture:



Future Fountain

LEYLAND CYPRESS

1 WEEDING LITERARY 2-10'

10 COMPACTA 15-25"

21 LEYLAND CYPRESS 5-6'

3 NELLIE STEVENS HOLLY 6-7'

3 YOSHINO CR. PRONANA 6-7'

3 NELLIE STEVENS HOLLY 6-7'

4 CHERRY LAUREL 3'

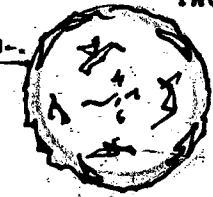
2 KWANZAN CITRUS 3-10'

12 COMPACTA HOLLY 15-25"

5 CHINA GILL HOLLY 2-2 1/2'

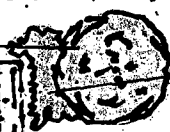
APPROVED
Montgomery County
Historic Preservation Commission
1/12/10

1 OLT. GLOAM MAJOLLA 2 1/2 - 3 1/4"



LAWN

PAVIL PATIO



retaining wall

NALLIE STEVENS HOLLY 6-7'

5 ALABAS 15-18"

3 HAMMILL 6-2'

DRIVE WAY
Steps

PAVIL WALK

LAWN

25 ALABAS 15-18"

80 BIG BLUE LILAC 1-1 1/2'

KWANZAN CITRUS

8 DENSO YEW 15-24"

FUTURE

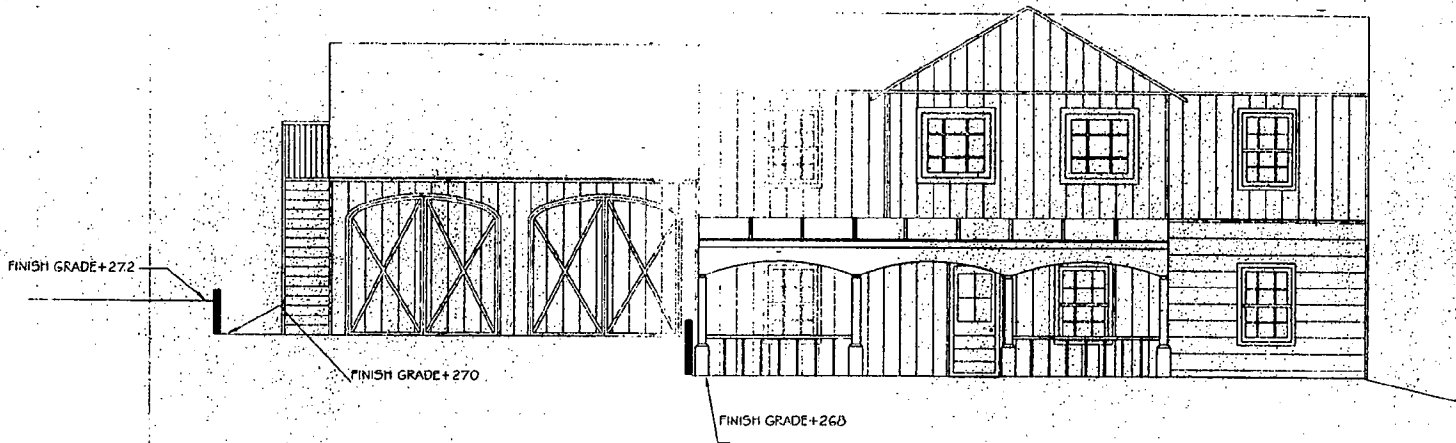
Concrete Pavers

retaining wall

LANDSCAPE DEVELOPMENT CO.
16307 CARRS MILL ROAD
WOODBINE, MARYLAND 21797
(301) 854-6100 (410) 442-2033
(301) 924-2486 Fax: (301) 854-6481

NO SCALE

LANDSCAPE PLAN
FOR
9706 CAPITAL VIEW AVE.
SILVER SPRING, MD.



NORTHEAST ELEVATION OF PORCH

SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Karen J. Hill 11/21/05



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

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

SUBJECT: Historic Area Work Permit #389246

Stamped drawings on Tania's file 7/22/05

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. Tree protection plan prepared by a certified arborist will be provided to staff and implemented onsite prior to any work beginning on the property.
2. The rear patio will be concrete pavers rather than a slab.
3. The windows will be wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
4. The pitch of the southwest gables will be revised to be consistent with the gable on the front of the house.
5. Minor detail changes and refinements will be provided to and approved by staff prior completion of the permit drawings.
6. The applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for other required permits.
7. The site/grading/landscape plan will be submitted to staff and brought back to the HPC as a new HAWP or formal revision to this HAWP. The plan should indicate, at the minimum, any necessary retaining walls, locations and materials of the driveway and walkways.
8. No tree removal has been approved at this time.

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

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

Applicant: Spiro Gioldasis
9201 Colesville Road, Suite 100
Silver Spring, MD 20910

Property Address: 9706 Capitol View Avenue, Silver Spring

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
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Name of Property Owner: SPINO GIORDASIS Daytime Phone No.: 443-745-3940
 Address: 9201 COLESVILLE ROAD SILVER SPRING MD 20910 SUITE 100
Street Number City State Zip Code

Construction Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9706 CAPITOL VIEW ANGLE
 Lower City: SILVER SPRING Nearest Cross Street: FOREST GLEN / SEMINARY ROAD
 Lot Block Subdivision _____
 Liber Folio Parcel _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Revitalize PVC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Demol Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible 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 in 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 declaration, 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.

John P. Holder Date: 6/28/05
Signature of applicant or authorized agent Date

Approved: with conditions or Chairman, Historic Preservation Commission
 Disapproved: _____
 Signature: Julia O'Malley Date: 7/13/05
 Application/Permit No: 389296 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 14, 2005

MEMORANDUM

TO: Spiro Giodasis
9201 Colesville Road, Suite 100
Silver Spring, MD 20910

FROM: Tania Tully, Senior Planner ^{T6T}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #389246 (9706 Capitol View Avenue)

Your Historic Area Work Permit application for Alterations was **Approved with Conditions** by the Historic Preservation Commission at its July 13, 2005 meeting.

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

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

Telephone Number
(301) 563-3400

Fax Number
(301) 563-3412

TO: Spiro Gioldasis
TGT

FAX NUMBER: 301-589-0768

FROM: Tania Tully

DATE: November 21, 2005

Number of pages including this transmittal sheet: 4 (4)

RE: 9706 Capitol View Avenue

(1)

NOTE: Attached is the memo with the revised approval.

Note:
Concrete Pavers should
be gray or brown.

APPROVED
 Montgomery County
 Historic Preservation Commission
 E NO. 0453397 JGB

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

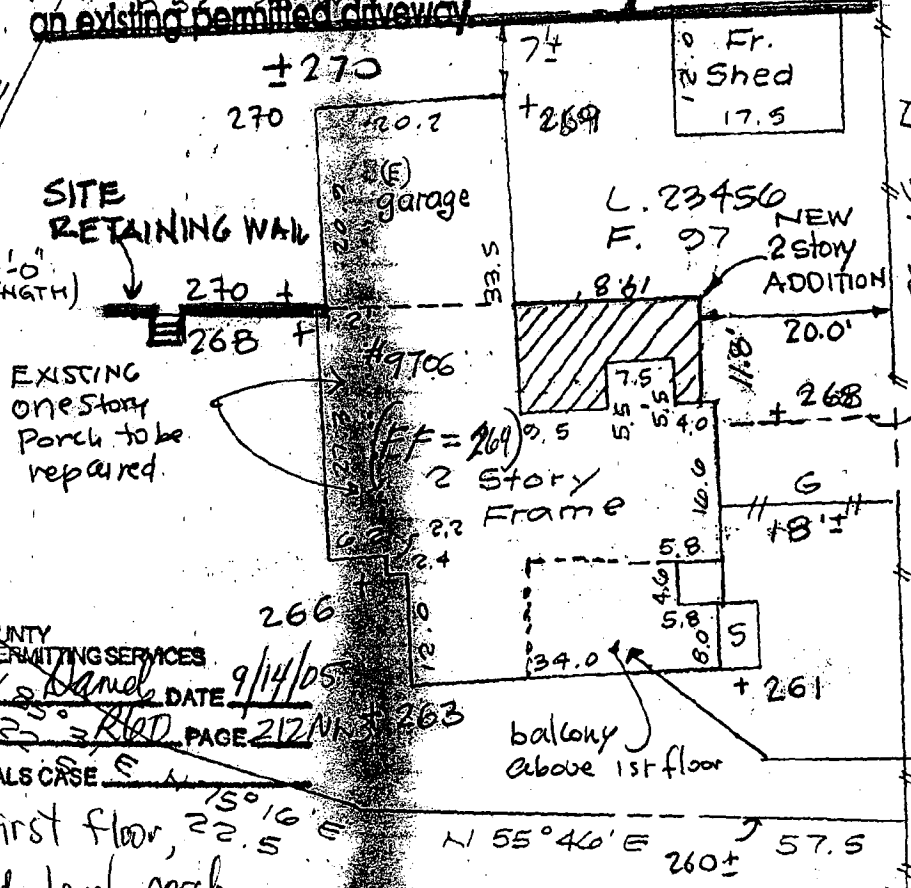
NOTE: This location for UDS purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

Access to property by construction vehicles must be through a DPS permitted construction entrance or an existing permitted driveway.

± 272 RETAINING IMPROVEMENT WALL

Orest Glen Road
 S10°34'17.3"E
 (+14'-0" LENGTH)

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



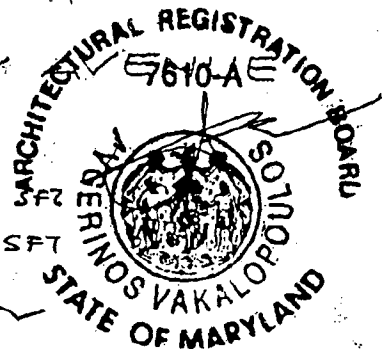
MONTGOMERY COUNTY
 DEPT OF PERMITTING SERVICES
 DATE 9/14/05
 PAGE 212/113

first floor,
 second level porch,
 addition

etc approval obtained

CAPITOL VIEW

LOT SIZE 9,240 SFT.
 LOT COVERAGE ALLOW: 30% = 2,772 SFT
 ACTUAL COVERAGE = 1,860 SFT



SECTION OF HOUSE
 WOLFE
 PROPERTY
 23456, FOLIO 097
 MONTGOMERY COUNTY, MARYLAND
 No PROPERTY Corners Found.

FLOOD ZONE C PER FEMA MAP

CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE
 EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED
 PROPERTY HAS BEEN ESTABLISHED BY FIELD LOCATION.

DAVID L. HALLER
 MARYLAND REGISTERED SURVEYOR

| REFERENCES | |
|------------|-------|
| PLAT BK | |
| PLAT NO | |
| LIBER | 23456 |
| FOLIO | 97 |

HALLER-BLANCHARD & ASSOCIATES
 P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301)228-2266 FAX: (301)228-2248

| | |
|--------------------|-------------------|
| DATE OF PLANS | SCALE: 1" = 20' |
| WALL CHECK: | DRAWN BY: EB |
| HSE. LOC.: 1-27-04 | JOB NO.: 05-20555 |
| BOUNDARY: | |

Gioidasis

.OCTOBER 31, 2005

MR. SPIRO GIOLDASIS
9201 COLESVILLE ROAD
SILVER SPRING, MARYLAND 20910
PHONE 443-745-9340
FAX 301-589-0768

RE: RESIDENTIAL LANDSCAPING
9706 CAPITOL VIEW AVENUE
SILVER SPRING, MARYLAND
LANDSCAPE: PRICE ALTERNATES



DEAR MR. GIOLDASIS:

WE PROPOSE TO COMPLETE THE LANDSCAPING ON THE ABOVE REFERENCED PROJECT
IN COMPLETE ACCORDANCE WITH PLANS AND SPECIFICATIONS AS FOLLOWS:

| <u>QUANTITY</u> | <u>PLANT NAME</u> | <u>SIZE</u> | <u>UNIT</u> | <u>TOTAL</u> |
|-----------------|----------------------------|-------------|-------------|-----------------|
| 7 | NELLIE STEVENS HOLLY | 6-7' | \$420.00 | \$2,940.00 |
| 3 | YOSHINO CRYPTOMERIA | 6-7' | \$300.00 | \$900.00 |
| 2 | KWANZAN CHERRY | 8-10' | \$350.00 | \$700.00 |
| 1 | OCTOBER GLORY MAPLE | 2.5-3" CAL. | \$450.00 | \$450.00 |
| 3 | HEMLOCK | 6-7' | \$240.00 | \$720.00 |
| 1 | WEeping CHERRY | 8-10' | \$360.00 | \$360.00 |
| 21 | LEYLAND CYPRESS | 5-6' | \$165.00 | \$3,465.00 |
| 5 | CHINA GIRL HOLLY | 2-2.5' | \$65.00 | \$325.00 |
| 12 | COMPACTA HOLLY | 18-24" | \$40.00 | \$480.00 |
| 30 | AZALEA | 15-18" | \$35.00 | \$1,050.00 |
| 8 | DENSA YEW | 18-24" | \$65.00 | \$520.00 |
| 4 | CHERRY LAUREL | 3' | \$90.00 | \$360.00 |
| 10 | SCARLET LEADER COTONEASTER | 18-24" | \$35.00 | \$350.00 |
| 80 | BIG BLUE LIRIOPE | 1 GAL. | \$7.00 | \$560.00 |
| 12 | CUBIC YARDS MULCH | | \$35.00 | <u>\$420.00</u> |
| | | | | \$13,600.00 |

PLANTING-PEAT-FERTILIZER-STAKING - ONE YEAR CONDITIONAL GUARANTEE

TOTAL

PLEASE STAR(*) AND TOTAL WORK TO BE COMPLETED.

NOTE :PATIO, WALKS, FOUNTAIN NOT INCLUDED

ALTERNATES, AS NEEDED, UNIT PRICE PREVAILS

- A. 800 SQUARE YARDS SOD @ \$7.25 PER SQUARE YARD = \$5,800.00
- B. 800 SQUARE YARDS SEED @ \$3.50 PER SQUARE YARD = \$2,800.00
- C. SITE PREPARATION @ \$40.00 PER WORKER HOUR
- D. SCREENED TOPSOIL @ \$75.00 PER CUBIC YARD

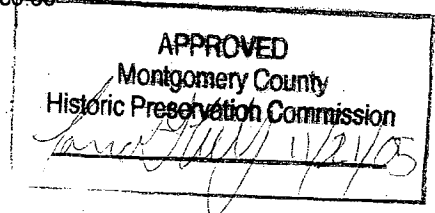
LANDSCAPE DEVELOPMENT CO.

16307 Carrs Mill Road
Woodbine, MD 21797

TERMS - USUAL

APPLICABLE TAXES ADDITIONAL

BALT. 410-442-2033
VA. 301-924-2486
D.C. 301-854-6100
FAX 301-854-6481

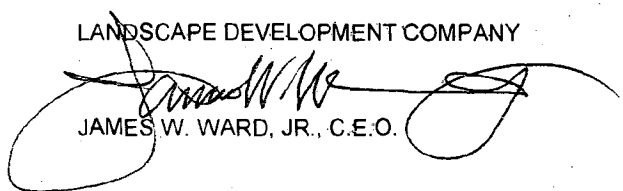


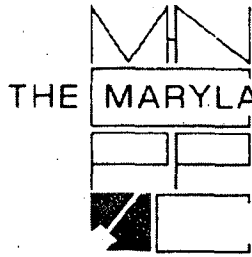
DATE: _____

LANDSCAPE DEVELOPMENT COMPANY

BY: _____

JAMES W. WARD, JR., C.E.O.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 8, 2005

MEMORANDUM

TO: Julia O'Malley, Chair
Historic Preservation Commission

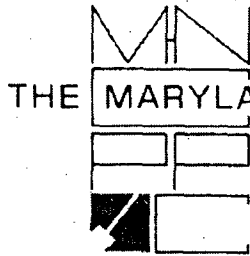
FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: HPC Case No. 31/07-05F, 9706 Capitol View Avenue

At the July 13, 2005 HPC Meeting, the Commission conditionally approved porch alterations and 2nd level additions to the above non-contributing resources in the Capitol View Park Historic District. One of the conditions stated that the applicant return with a site/grading/landscape plan indicating any necessary retaining walls, locations and materials of the driveway, and walkways.

Attached are the required items that staff will present as a Staff Item at the end of the November 16, 2005 HPC Meeting. You are receiving these in advance because the materials were received prior to the staff report packets being mailed. This is unusual, but fortuitous. Staff will be requesting the authority to approve the plans at the staff level. The plans indicate the following:

- Change the material of the existing driveway from broken asphalt to concrete pavers.
- Add a curved concrete paver walkway.
- Construct a 2' high stuccoed retaining wall along the east property line
- Construct a 2' high 14' long stuccoed retaining wall along the north side of the driveway that includes a short set of stairs.
- The grade will be lowered 8" in the area of the walkway and front steps in order to direct water away from the house.
- In addition to new plantings, new topsoil will be added to the site.
- No trees are proposed for removal.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

November 21, 2005

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

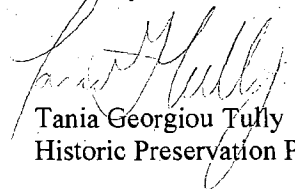
Re: Historic Area Work Permit # 389246
9706 Capitol View Avenue, Silver Spring, MD
Outstanding Resource within the *Capitol View Park Master Plan Historic District*

Dear Mr. Jetter:

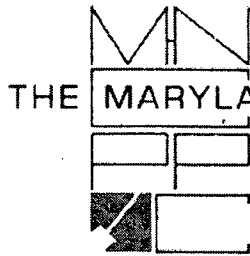
I am writing regarding proposed changes to the previously approved HAWP (HPC# 31/07-05F). The Montgomery County Historic Preservation Commission (HPC), at the November 16, 2005 HPC meeting, has approved the landscape and hardscape design (condition of prior approval) and retaining walls (new work item). A description of the approved items is attached.

Please utilize this letter as formal approval for this revision. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact staff at 301-563-3400.

Sincerely,


Tania Georgiou Tully
Historic Preservation Planner

cc: Spiro Gioldasis



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

November 8, 2005

MEMORANDUM

TO: Julia O'Malley, Chair
Historic Preservation Commission

FROM: Tania Tully, Senior Planner
Historic Preservation Section

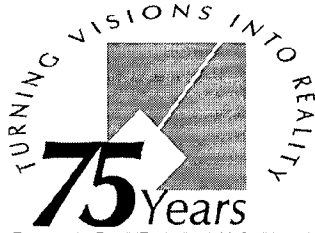
SUBJECT: HPC Case No. 31/07-05F, 9706 Capitol View Avenue

At the July 13, 2005 HPC Meeting, the Commission conditionally approved porch alterations and 2nd level additions to the above non-contributing resources in the Capitol View Park Historic District. One of the conditions stated that the applicant return with a site/grading/landscape plan indicating any necessary retaining walls, locations and materials of the driveway, and walkways.

Attached are the required items that staff will present as a Staff Item at the end of the November 16, 2005 HPC Meeting. You are receiving these in advance because the materials were received prior to the staff report packets being mailed. This is unusual, but fortuitous. Staff will be requesting the authority to approve the plans at the staff level. The plans indicate the following:

- Change the material of the existing driveway from broken asphalt to concrete pavers.
- Add a curved concrete paver walkway.
- Construct a 2' high stuccoed retaining wall along the east property line
- Construct a 2' high 14' long stuccoed retaining wall along the north side of the driveway that includes a short set of stairs.
- The grade will be lowered 8" in the area of the walkway and front steps in order to direct water away from the house.
- In addition to new plantings, new topsoil will be added to the site.
- No trees are proposed for removal.

*brwma
spay*



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #389246

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. Tree protection plan prepared by a certified arborist will be provided to staff and implemented onsite prior to any work beginning on the property.
2. The rear patio will be concrete pavers rather than a slab.
3. The windows will be wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
4. The pitch of the southwest gables will be revised to be consistent with the gable on the front of the house.
5. Minor detail changes and refinements will be provided to and approved by staff prior completion of the permit drawings.
6. The applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for other required permits.
7. The site/grading/landscape plan will be submitted to staff and brought back to the HPC as a new HAWP or formal revision to this HAWP. The plan should indicate, at the minimum, any necessary retaining walls, locations and materials of the driveway and walkways.
8. No tree removal has been approved at this time.

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

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

Applicant: Spiro Gioldasis
9201 Colesville Road, Suite 100
Silver Spring, MD 20910

Property Address: 9706 Capitol View Avenue, Silver Spring

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

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
2 HISTORIC PRESERVATION COMMISSION

3
4 MS. O'MALLEY: Next, we'll hear Case D, 9706 Capital View
5 Avenue. Is there a staff report?

6 MS. TULLY: Yes. 9706 Capitol View Avenue is a non-contributing
7 resource in the Capitol View historic district. Although it was
8 constructed around 1908, it is nearly unrecognizable at that old of a
9 building.

10 The existing cladding is a mixture of plywood batten on board
11 and asbestos shingles, although there is evidence of vertical beading bead
12 board underneath. I'm just going to move quickly and take you around the
13 site. This would be the front.

14 The house sits essentially on a corner lot, although it is the
15 same street on both sides of the corner. The adjacent properties include
16 the -- excuse me, the Forest School Country Store to the southeast and
17 also, there is the castle directly south of it. Additionally, there is a
18 contributing resource across the way. Here are some streetscape shots.
19 You can see it sits on that tight. Here are the other shots.

20 This would be the country store and this is the other, the
21 contributing resource that is nearby and I didn't get a picture of the
22 castle. These are at least a few of the shots. This really demonstrated
23 the alterations that have occurred to the property and its roof. It's kind
24 of strange. This is an existing shed on the property and it will, actually
25 is proposed to be torn down as part of this project.

26 Although it is -- well, part of the reason is because it is
27 attached. The property line is there where the buildings are attached and
28 so that is certainly one of the issues. It is proposed for demolition.

29 The proposal for the project are a couple of things. There are
30 some -- well, actually, I'm sorry, I'm going to back up. I want to go back
31 to the front. One of the proposals is to remove this existing enclosed
32 porch and replace it with a more compatible open porch and staff really
33 doesn't have any concerns with that.

34 Additionally, there is a proposed -- there are -- the big bulk
35 of the project are the rear additions and that involves removing existing
36 additions and then putting in something with a second story so essentially
37 that versus -- again, these are staff, crew. What representation by no

1 means of any architectural excellence there, but it gives you a rough idea
2 of where we will be going on here, from the adjacent property, so you can
3 see again, from here..

4 And there will also be some tree removal. The applicant is
5 here. He can talk a little bit more about that and you should have seen on
6 -- at your chairs, the plat he provided tonight as well.

7 Staff is, you know, generally supportive of the project. It is
8 a non-contributing resource. Certainly the porch helps with the
9 compatibility to the district and with a few suggestions, staff also
10 believe that the additions are also compatible to the district as well.

11 A couple of the suggestions that we have regard the massing that
12 be -- I mean the character of the house is very -- well, why don't I go
13 over my staff conditions? One is being that a tree protection plan. There
14 is a certified arborist and that is primarily considering there are some
15 rather large trees along the property line.

16 Additionally, a grading and/or landscape plan to be provided
17 with a memo showing any necessary retaining walls and location of materials
18 and driveways and walkways. That was not included in the application.

19 There is a proposed small little patio proposed. The pavers
20 under the slab are suggested and additionally, that the windows be both
21 simulated, divided windows as is typical. I didn't speak to the architect
22 yet. They are proposing that but it wouldn't hurt to hear it again on the
23 application. So, this is more of a clarification and if there are any
24 minor requirements, they can be approved at the staff levels, perhaps
25 including staff suggestion of having one of the additions like not be flush
26 with the house and in a standard condition. I didn't ask if there are any
27 questions.

28 MS. ALDERSON: Just one?

29 MS. TULLY: Sure.

30 MS. ALDERSON: Is the applicant willing to consider the addition
31 of openings to the walls where you have suggested to bring more balance to
32 that proportion of window to wall?

33 MS. TULLY: No. I'm not certain.

34 MS. ALDERSON: -- on the northwest.

35 MS. TULLY: Why don't we bring him up and ask him.

36 MS. O'MALLEY: Any other questions for staff? Could the
37 applicant come up, please?

1 MR. GIOLDASIS: Good evening.

2 MS. O'MALLEY: Good evening. State your name for the record.

3 MR. GIOLDASIS: Spiro Gioldasis and I'm the owner of the house.

4 It will be just basically windows all around and it's going to have the
5 same form as what it was.

6 MS. ALDERSON: Are you comfortable --

7 MR. GIOLDASIS: Absolutely.

8 MS. ALDERSON: -- with the suggestion here -- okay. Because I
9 thought that was one of the most helpful things about the changes is that
10 there's more of a balance.

11 MR. GIOLDASIS: Exactly.

12 MS. ALDERSON: In the proportion of windows to wall.

13 MR. GIOLDASIS: Right.

14 MS. ALDERSON: One question. One the southwest elevation as
15 I've seen here, there is one wall in the addition, the right addition as
16 you face it, that is the second story. It's a blank wall and is there a
17 reason that needs to be blank or is that --

18 MR. GIOLDASIS: No.

19 MS. ALDERSON: -- another wall you would
20 consider --

21 MR. GIOLDASIS: It will have a window.

22 MS. ALDERSON: Terrific.

23 MR. GIOLDASIS: Yes. It will have one there.

24 MS. ALDERSON: And the only, just one last --

25 MS. WRIGHT: I think we need to clarify because on the plans,
26 that's a walk-in closet, so it may not have a window.

27 MS. ALDERSON: Which --

28 MS. WRIGHT: You're looking on circle 8.

29 MS. TULLY: Actually, give the applicant a minute to take a look
30 at that. I just realized that he did not get the staff report and when I
31 faxed him the staff report today, I didn't include the two drawings.

32 MS. ALDERSON: I'm looking at circle 25.

33 MS. TULLY: Right. So he is seeing that for the first time I
34 just realized so he may need a minute to get oriented.

35 MS. O'MALLEY: Well, her drawings are on the street side.
36 Apparently, that's on the street side.

37 MS. TULLY: Even if you look at circle 25 --

1 MS. ALDERSON: It said the southwest elevation that he's
2 completing concealed from view.

3 MS. TULLY: Right.

4 MS. WRIGHT: The part that is next to the garage. That big
5 white square is the roof of the two car garage that's on the right hand
6 side of that drawing. It's the back roof of the garage?

7 MS. TULLY: Yes.

8 MS. WRIGHT: And then if you at plans, circle 24, that area
9 directly next to the garage is a walk-in closet and bathroom on the second
10 floor. So, it probably would be hard to put in windows.

11 MS. ALDERSON: I see. But that is an area that less visible
12 anyway then.

13 MS. WRIGHT: Very much so. It's hidden almost entirely by the
14 house next door.

15 MS. ALDERSON: Okay. My principal concern is the house next
16 door is also historic?

17 MS. TULLY: Yes.

18 MS. ALDERSON: Okay. So it would be visible from there, but not
19 from the street.

20 MS. O'MALLEY: So adding that interior, two story addition,
21 interior to the lot, pretty much uses up all of your backyard?

22 MR. GIOLDASIS: Yes.

23 MS. O'MALLEY: Is that right?

24 MR. GIOLDASIS: No. It does not. It does not use but
25 basically, it borders on the house because before it was a mismatch. I do
26 not know if you have any drawings from before but that small corner in the
27 back, it wasn't done very well. It wasn't even out so now, it's even. It
28 shows very nice. It will be very nicely done.

29 MS. O'MALLEY: And where is the patio? Is that laid down on one
30 of our plans that you mentioned?

31 MR. GIOLDASIS: It will be right outside on the side of that
32 same area.

33 MS. TULLY: You can see the patio circle 24. It's on the left.

34 MS. ALDERSON: Going to the -- oh, okay. Oh, I see, next to the
35 dining room.

36 MS. TULLY: Correct.

37 MS. O'MALLEY: Okay. And this is still --

1 MS. ALDERSON: And you're comfortable with the condition to use
2 the -- I think you suggested use pavers you said in the covering?

3 MR. GIOLDASIS: Yes.

4 MS. O'MALLEY: Now, my other question was about the grading,
5 particularly around the part that you're going to have as a garage entrance
6 and the front porch. What have you been thinking about for that area? It
7 looks like the grade actually is higher than the porch now.

8 MR. GIOLDASIS: Yes. It is. What I was planning to do, right
9 where the garage ends on the bottom side, I was going to put a retaining
10 wall and then steps down to go to the -- to dig in a little bit to the
11 other dirt that's blocking so it won't go into the patio, into the porch so
12 it's going to be lower. So part of the retaining wall on top of the
13 parking.

14 MS. O'MALLEY: So then, Tania, would he be coming back with
15 plans for driveway and grading and --

16 MS. TULLY: Well, it's up to you. I have it as a condition to
17 be approved by staff, but if the Commission would rather it come back to
18 them, then that can also be the case. Is there a cause for a second
19 condition?

20 MS. O'MALLEY: Is there a driveway that actually comes in there
21 now?

22 MR. GIOLDASIS: Yes. There is actually a guest one for the
23 front, along the bottom side of the property.

24 MS. O'MALLEY: But you wouldn't close off the one at the bottom
25 end?

26 MR. GIOLDASIS: If you think I should close it, I will close it.

27 MS. O'MALLEY: Well, traffic-wise, I don't know which is the
28 better place to come out of that courtyard.

29 MR. GIOLDASIS: I know. It's very lethal.

30 MS. O'MALLEY: But I don't think the lot is big enough to
31 support a driveway on either side. Then you would be --

32 MR. GIOLDASIS: But on the top of the property, a driveway does
33 exist. I personally think the bottom side is better, than on the curve at
34 the top.

35 MS. O'MALLEY: Well if you had a driveway there, where would it
36 lead?

37 MR. GIOLDASIS: Huh?

1 MS. O'MALLEY: If you had a driveway at the bottom, where would
2 it go? It wouldn't go to the garage then?

3 MR. GIOLDASIS: No. It wouldn't go to the garage.

4 MS. WRIGHT: It sounds like the driveway may be complicated
5 enough that you're willing to come back to the HPC because I guess the
6 question really would be if you have a driveway that doesn't lead to the
7 garage, is the garage actually a garage or is it a room? And where would
8 the parking exactly be for the building?

9 MR. GIOLDASIS: The parking, as I said, should be where it is,
10 at this moment. So, if you think that I should have it on the bottom then
11 I do not disagree. I will put it on the bottom and just have that garage,
12 now an existing garage, as an extra storage space.

13 MS. O'MALLEY: Well, I would think it would be best to have it
14 as it historically has been.

15 MR. GIOLDASIS: Right.

16 MS. O'MALLEY: So that you would have the drive at the top and
17 close off the lower area.

18 MR. GIOLDASIS: Okay.

19 MS. O'MALLEY: But I do agree that those items, particularly the
20 grading and the walkways and there was some mention of tree removal?

21 MR. GIOLDASIS: Yes. There is, I believe three trees on the
22 top, outside at the top of top of the southeast that are around the
23 property line.

24 MS. O'MALLEY: Between your driveway or between the garage?

25 MR. GIOLDASIS: No. It's actually on the southeast elevation
26 where -- I'm sorry. I'm sorry. It's between my property and Forest Glen -
27 - it would have to be the post office, the historic post office.

28 MS. WRIGHT: Could you look at circle 11 in that packet and
29 there's a photograph?

30 MR. GIOLDASIS: Yes. It's on the bottom side.

31 MS. WRIGHT: Okay. Which of the trees in that photograph are
32 you talking about?

33 MR. GIOLDASIS: Those two trees there. Those two.

34 MS. WRIGHT: Including the very large one?

35 MR. GIOLDASIS: Yes.

36 MS. ALDERSON: Is there a compelling need to remove it?

37 MR. GIOLDASIS: The large tree is on a slope that the neighbor

1 that has the property on top is like concerned about the tree falling on
2 his property.

3 MS. ALDERSON: Well, I wouldn't have concern about that at this
4 point. I think that any tree of that size, we would need information from
5 an arborist if we were going to permit removal.

6 MS. TULLY: That's actually one of the trees that I had in mind
7 when I was talking about the tree protection plan.

8 MS. WRIGHT: So it does sound like if you have sufficient
9 information to approve the building plans, we could act on that but that
10 there are a number of questions about the grading, landscaping, tree
11 removal and paving plans and that that might need to come back as a
12 subsequent historic area work permit.

13 MS. O'MALLEY: Well, and I think part of the problem involved
14 with that is that we would want to see -- we always ask for tree protection
15 plans in place before construction begins. So, you would need to have your
16 fencing protection around those trees before you got your bulldozers into
17 the site or any other construction equipment, dumpsters or material trucks
18 so that they wouldn't be too close to the trees.

19 MS. ALDERSON: You could pursue your permit but not beginning
20 construction until the protection is in place.

21 MR. GIOLDASIS: All right.

22 MS. O'MALLEY: It sounds as though most of the Commissioners are
23 all right with the actual construction. Did you have any questions?

24 MS. ANAHTAR: We were trying to figure out whether the roofs are
25 correct the way that you're showing them. We're looking at the rear
26 elevation and the side elevation.

27 MS. TULLY: Which circle?

28 MS. ANAHTAR: Circle 8, I believe. Yes.

29 MS. TULLY: It was very confusing. Staff looked at it quite a
30 bit as well. I think it is -- it really is correct, though.

31 MS. O'MALLEY: One of the pages clarified it, oh circle 19.
32 There is some kind of cricket that goes down between or no incline.

33 MS. ANAHTAR: Okay. Circle 19.

34 MS. TULLY: As I understand it, there is -- you're looking at
35 structural damage with your roof and so a lot of the existing roof will get
36 rebuilt. Is that correct?

37 MR. GIOLDASIS: Right.

1 MR. FULLER: I have a question.

2 MS. O'MALLEY: All right, go ahead while they are studying the
3 plans.

4 MR. FULLER: On circle 13, the top picture, northeast elevation
5 looking south, is that a fire hydrant in front of the retainer wall? This
6 is a clarification item.

7 MR. GIOLDASIS: It might be by the the top picture on --

8 MR. FULLER: On circle 13, the top picture. It seems to be a
9 fire hydrant and behind it, there's a retainer. It looks like a retainer
10 wall or is that a --

11 MS. O'MALLEY: Wasn't that -- didn't you have some kind of
12 plastic stuck in there to keep the dirt from washing out?

13 MR. GIOLDASIS: On the right-hand side of the picture?

14 MS. O'MALLEY: Yes. The top picture to the right. Do you see
15 the fireplug there?

16 MR. GIOLDASIS: No.

17 MS. TULLY: Isn't it on the left? Are you calling it circle 16?

18 MS. O'MALLEY: Circle 13.

19 MR. FULLER: The top picture?

20 MS. TULLY: Yes, right in the middle. There is a fire hydrant,
21 a sort of bottom kind of thing or a fire hydrant and then there, I think
22 it's just a temporary retaining wall.

23 UNIDENTIFIED SPEAKER: Silt fencing.

24 MS. O'MALLEY: Silt fencing.

25 MS. ALDERSON: Oh. Okay.

26 MS. O'MALLEY: It's not a retaining wall.

27 UNIDENTIFIED SPEAKER: It's silt fencing.

28 MR. GIOLDASIS: Oh, this here, yeah. Oh, that's for the soil.

29 MS. O'MALLEY: For the dirt?

30 MR. GIOLDASIS: Yeah, for the dirt.

31 MS. ALDERSON: And that's part of the bomb jurisdiction that
32 you're looking at?

33 MR. GIOLDASIS: Right.

34 MR. DUFFY: I have a question. On circle -- what is this, 8 --
35 circle 8, we're both architects and we're both having trouble reading these
36 drawings which could be a couple of things. Maybe we should be doing
37 something else. What is marked the southwest elevation at the top of --

1 MR. GIOLDASIS: Which page now?

2 MR. DUFFY: Circle 8.

3 MR. GIOLDASIS: Okay.

4 MR. DUFFY: The drawing shows there is a gable in the center and
5 this ridge, is it roughly the same height as the roof is lateral to it?
6 Now, on circle 19, which is the roof plan on the left side, it shows
7 that the ridges don't meet but that the roofs are left and right of the
8 gable in circle 8, are lower. Which drawing is correct or whatever? Are
9 either of them correct or both of them? The elevation and the roof pitch
10 don't match.

11 MR. GIOLDASIS: I wish I had these plans earlier before so I
12 could meet with my architect so, I cannot answer your question.

13 MR. DUFFY: The drawings are somewhat difficult to read
14 particularly with northwest and southwest being mislabeled without the
15 floor plans having a north arrow, without a site plan especially. I don't
16 -- you know, the project doesn't really bother me, but I can't really
17 understand what it is and I'm being asked to view with the documentation
18 that I have.

19 I don't know if anyone else feels likewise especially the site
20 plan and all. It's difficult to really judge very well without that.

21 MS. WRIGHT: You're saying on circle 8, the drive at the top
22 shows the two area where it says, new addition, see plan. New addition,
23 see plan. And then when you look at the roof plan, it appears that those
24 two new additions and also, frankly, when you look, I think, at the lower
25 drawings on circle 8, it looks like those two new shallow gables coming in
26 at a lower level than the existing roof, so that the southwest elevation
27 drawing should reflect those shaded roof areas being lower than the central
28 roof area.

29 MR. GIOLDASIS: Probably.

30 MS. TULLY: I think, in fact, that it may be that what you're
31 seeing, the existing roof, or the existing side gables or are both labeled
32 existing roof?

33 MR. GIOLDASIS: On the top of 8, you mean?

34 MS. TULLY: Yes.

35 MR. DUFFY: Well, my point is that this can't be touching
36 exactly or, maybe it's the other way around but this and this are kind of
37 two different circles.

1 MS. WRIGHT: If the roof plan on circle 19 is sort of consistent
2 with the lower drawings on circle 8 --

3 MR. DUFFY: That's right.

4 MS. WRIGHT: If the upper drawing, let's call the southwest
5 elevation or circle 8 is inconsistent and you can see the existing roof in
6 this photograph. It's that gray roof with the ridge line that runs from
7 the front of the house to the back house. Because you can see up on the
8 screen.

9 And the new addition would have a gable similar to the one
10 that's one the left that you see that would connect into that roof, but the
11 question is does it connect in with the ridge lines meeting or does it
12 connect in at a slope slightly lower than the existing ridge line? And the
13 roof plans seem to show a lower level.

14 MS. ALDERSON: I would only venture one observation. Because the
15 property is so altered, I could
16 accept either, but as far as integrating with what remains, the older
17 building, I think the steeper pitch that takes it closer to the ridge is
18 more sympathetic with the historic massing, much more sympathetic. That's
19 a much, much shallower, more like a ranch house ridge.

20 So if that is an option to use the steeper high gable and have
21 it then join the ridge so that they come together, I think that's going to
22 be a more integrated design. It works better with what survives of the
23 historic fabric.

24 MS. O'MALLEY: Do you understand what she means?

25 MR. GIOLDASIS: Yes. Yes. I do.

26 MS. ALDERSON: It would be sort of like the side gables would be
27 like that center cable that's there now.

28 MS. WRIGHT: And it would mean that the southwest elevation as
29 currently drawn on circle 8 would be accurate and your architect would need
30 to redraw the northwest and southeast elevations on circle 8 to show a
31 steeper gable that connects with the existing roof line. They would also
32 have to alter their roof plan.

33 MS. ALDERSON: It would make the rear of this house more
34 consistent of the front facade even though it is not visible from the
35 public right away, it would, I think, improve that facade from the view of
36 other historic buildings that will hook onto it.

37 MS. O'MALLEY: Does that help you, Commissioner Duffy?

1 MR. DUFFY: Yes.

2 MS. ALDERSON: And are you comfortable with that condition?

3 MR. GIOLDASIS: Yes.

4 MS. ALDERSON: Then I guess the question is, is staff
5 comfortable or are the other commissioners comfortable that, with that
6 condition, we could approve the plans and have it resolved at staff level
7 with the landscaping details to be brought back to the commission?

8 MS. TULLY: Staff is comfortable with that.

9 MR. DUFFY: Yes. It would make more sense.

10 MS. O'MALLEY: Do you want to make a motion?

11 MS. ALDERSON: I would like to make a motion that we approve the
12 application with the conditions listed by staff adding to that revision of
13 the southwest gables to be more consistent with the pitch of those on the
14 front and that necessary landscape refinements will be brought back to the
15 Commission with the other details to be worked out at staff level for the
16 building itself.

17 MS. O'MALLEY: Could I ask that you note that we have not
18 approved any tree removal?

19 MS. ALDERSON: Yes. I would like to include in that that a
20 driveway modification and tree removal are not yet been approved at this
21 time, lacking sufficient information and that we would encourage
22 preservation of the cherry tree.

23 MS. O'MALLEY: Is there a second?

24 MR. FULLER: I second.

25 MS. O'MALLEY: All right. All in favor of that motion?

26 MR. GIOLDASIS: Thank you.

27 MS. O'MALLEY: Good luck. We'll look forward to seeing you
28 again.

29 MR. GIOLDASIS: Thank you.



PLANT HEALTH CARE PROGRAM

Prepared for Spira Gioldasis Date 9-27-05
Service Address 9706 Capital View Ave
Phone _____ Email _____

To protect your valuable landscape, SavATree has designed a comprehensive Plant Health Care Program that incorporates the latest technology in insect and disease control. Consistent with our commitment to outdoor excellence, all products used are fully biodegradable and many have active ingredients derived from natural sources.

BASIC PROGRAM

R1-Horticultural Oil Treatment: Only at this time of year can control of many insects be achieved through application of a horticultural oil that prevents harmful insects from emerging, such as Adelgids, Mealy Bug and Scales. Treatment may include products derived from biological sources as the active ingredient when insect activity requires additional protection against Caterpillars and Sawflies.

R2-Spring Foliar Treatment: Treats early hatching, leaf-eating insects such as Caterpillars, Leafhoppers and Sawflies, and other insects such as aphids, plant bugs and leaf beetles. Essential to the basic protection of your property.

R3-2nd Spring Foliar Treatment: Treats heavy populations of leaf-eating insects including Caterpillars.

R4-Summer Foliar Treatment: Protects evergreens, shrubs, deciduous trees and foliage from warm weather insects including Adelgids, Beetles, Mites, Webworms and Scales in the crawling stage.

R5-2nd Summer Foliar Treatment: Treats second brood of insects that proliferate during warm weather such as Mites, Scales and Whitefly.

SPECIAL INSTRUCTIONS: Leave Wood chip mulch to be spread at CRZ of Trees.

SPECIALTY TREATMENTS

Plant Soil Treatment: Early Mid Late Season Target: _____
Host(s): _____

Disease Treatment: (please circle one) Deciduous / Evergreen / Integrated applications @
Target: _____ Host: _____

Hemlock Woolly Adelgid: (please circle selections) First / Second / Third applications @

Other: CambistaT / Arbor-Balance | applications @ 756.00 756.00

Other: 12" + 18" Chestnut and 54" Silver Maple applications @

Other: _____ applications @

DEEP ROOT LIQUID FERTILIZATION

SavATree utilizes ArborHealth™, our specially formulated, slow release, organic blend fertilizer which includes essential micro and macro nutrients. ArborKelp®, our exclusive sea-kelp based biostimulant is included to enhance root development. ArborKelp® is also available in a more concentrated form for specialty use.

ArborHealth™ Fertilization - Spring Recommended usage: _____ gallons Mycorrhizae Ecto Universa
Other additives: _____

ArborHealth™ Fertilization - Fall Recommended usage: _____ gallons Mycorrhizae Ecto Universa
Other additives: _____

ArborKelp® Biostimulant Recommended usage: 300 gallons Mycorrhizae Ecto Universa 384.00
12" + 18" Chestnut and 54" Silver Maple Other additives: _____

INTEGRATED TICK PROGRAM

Date(s): _____ Two treatments @

Tick Treatment(s) Lawn & Ecolone Ecolone Only: _____ treatments @

SUPPLEMENTAL TREATMENTS

Fall Deer Repellent - Taste repellent to discourage deer browsing.

Deer Repellent - Odor repellent used as follow-up to Fall Deer Repellent.

Deer Off Fall Winter Spring Summer - Taste & odor repellent. _____ treatments @

Antidesiccant - Protects susceptible evergreens from winter burn & moisture loss. _____ treatments @

Special Instructions: _____

For your convenience, this program is scheduled to be applied automatically each year. Any service may be cancelled at any time by contacting us at the above application. Thank you for your confidence in us.

ARBORIST D. Wesley PHONE David N Wesley 301-680-8800 x24
Mobile 301-343-1522

MOBILE _____ FAX _____ EMAIL Fax 301-680-8806
Email: dnwesley@savatree.com

_____ on the back of this agreement.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|--|------------------------|-------------------------|
| Address: | 9706 Capitol View Avenue, Silver Spring | Meeting Date: | 07/13/05 |
| Applicant: | Spiro Gioldasis | Report Date: | 06/30/05 |
| Resource: | Non-Contributing Resource Capitol View Park Historic District | Public Notice: | 06/26/05 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | 31/07-05F | Staff: | Tania Tully |
| PROPOSAL: | Porch alterations and 2 nd level addition. | RECOMMENDATION: | Approve with conditions |

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

- Tree protection plan prepared by a certified arborist will be provided to staff and implemented onsite prior to any work beginning on the property.
- A grading / landscape plan will be provided to and approved by staff. This should indicate, at the minimum, any necessary retaining walls, locations and materials of the driveway and walkways.
- The rear patio will be concrete pavers rather than a slab.
- The windows will be wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Minor detail changes and refinements will be provided to and approved by staff prior completion of the permit drawings.
- The applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
DATE: c.1908

9706 Capitol View Avenue is located at the southern tip of the Capitol View Historic District at a 90-degree bend in the road. The house sits on .21 acres and is visible from all directions except the south. The lot slopes down towards the north with a grade change of approximately 4 feet.

The house, though constructed c.1908, is nearly unrecognizable as an old building (Photos begin on Circle 11). The cladding is a mixture of plywood batten on board and asbestos shingles, and there is visible evidence of vertical beadboard underneath. It is evident from the form that the building has evolved over time. It consists of a 2 level central gable front block two rooms deep with a 2 level single room addition on each side. There is a 1-story addition on each side of the rear piece and an attached garage on the south. There is a small shed in the rear yard that is attached to a building on the adjacent property. Onsite it is difficult to determine the location of the property line.

Immediately adjacent properties include Fowler's Market/Forest Glen Country Store to the southeast (6 Post Office Road) and the Castle directly south (10 Post Office Road) – both Outstanding resources – and a Contributing 1 ½ story vernacular dwelling on the northwest at 9708 Capitol View Avenue. The lot is essentially un-landscaped with a number of large trees at the property lines.

DISTRICT INFORMATION

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.

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.
- 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

Replace enclosed front porch with an open porch

Remove existing 1-story rear additions

Construct a 2-story rear addition on each side of the existing 2-level rear block

Add a small rear patio

Replace two windows on the front elevation beneath porch

The existing asphalt roofs will be replaced in-kind (tax credit eligible)

Materials:

Porch – Wood railing
Stone veneer foundation
Standing seam metal roof
Permacast structural columns
Slate porch floor

Additions – Horizontal and board and batten Hardi Board siding to match the width & profile of the existing siding
Asphalt shingle roof.
Parged foundation

Windows – Wood double-hung Simulated Divided Light. – Likely Pella Architect Series
Most existing windows will remain.

STAFF DISCUSSION

It is evident from a visit to the site why this property is a non-contributing resource. Except for the windows, there is little evidence of historic fabric or architectural details. The proposal presented in the application does nothing to make this dwelling more non-contributing and in the case of the porch, adds to its compatibility with the district. The proposal removes the existing enclosed porch and replaces it with an open porch more suited to a residence (Circle 7).

The additions are at the rear of the property and only minimally increase the lot coverage (Circle 8). The heights are equal to the existing side “wings” and lower than the main block of the house. Overall, the additions are compatible with the existing house and district. Staff’s only concern is the northwest elevation, which will appear rather large and flat. The character of the house is one of symmetry paired with slight projections and the use of heavy trim. The northwest elevation would be more in character if the addition projected approximately 1 foot and additional windows were placed in the upper level. This would help break up the long expanse and further the feeling of the building having evolved over time. Staff also suggests that the trim around the new windows be wider. A minor suggestion is that the siding on the lower half of the addition by the garage be changed to horizontal like the other addition. Staff suggestions are illustrated on Circles 24 and 25.

In summary, with a few tweaks to the details and slight modification of the massing, staff finds that the proposal is in keeping with the appropriate review guidelines as applied to non-contributing resources. Suggested conditions for approval are listed on Circle 1. A site plan will be provided at the Worksession.

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
 245 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SPINO GIOLDAVIS
 Daytime Phone No: 443-745-3940

Per Account No: _____
 Name of Property Owner: SPINO GIOLDAVIS Daytime Phone No: 443-745-3940
 Address: 9201 COLESVILLE ROAD SILVER SPRING MD 20910 SUITE 100
Street Number City Street Zip Code

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

LOCATION OF BUILDING/PREMISE

House Number: 9706 CAPITOL VIEW AVENUE
 Locality: SILVER SPRING Nearest Cross Street: FOREST GLEN / SEMINARY ROAD
 Lot: _____ Block: _____ Subdivision: _____
 Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Demolish Siding Fireplace Woodburning Stove Single Family
 Restoration Repair Resurfacing Fence/Wall (complete Section 4) Other: _____

IB. Construction cost estimate: \$ _____
 IC. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

1A. 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 within 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 an agency listed in 11. I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 6/28/05
Signature of owner or authorized agent Date

Approved: _____ For: Champeron Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit Fee: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

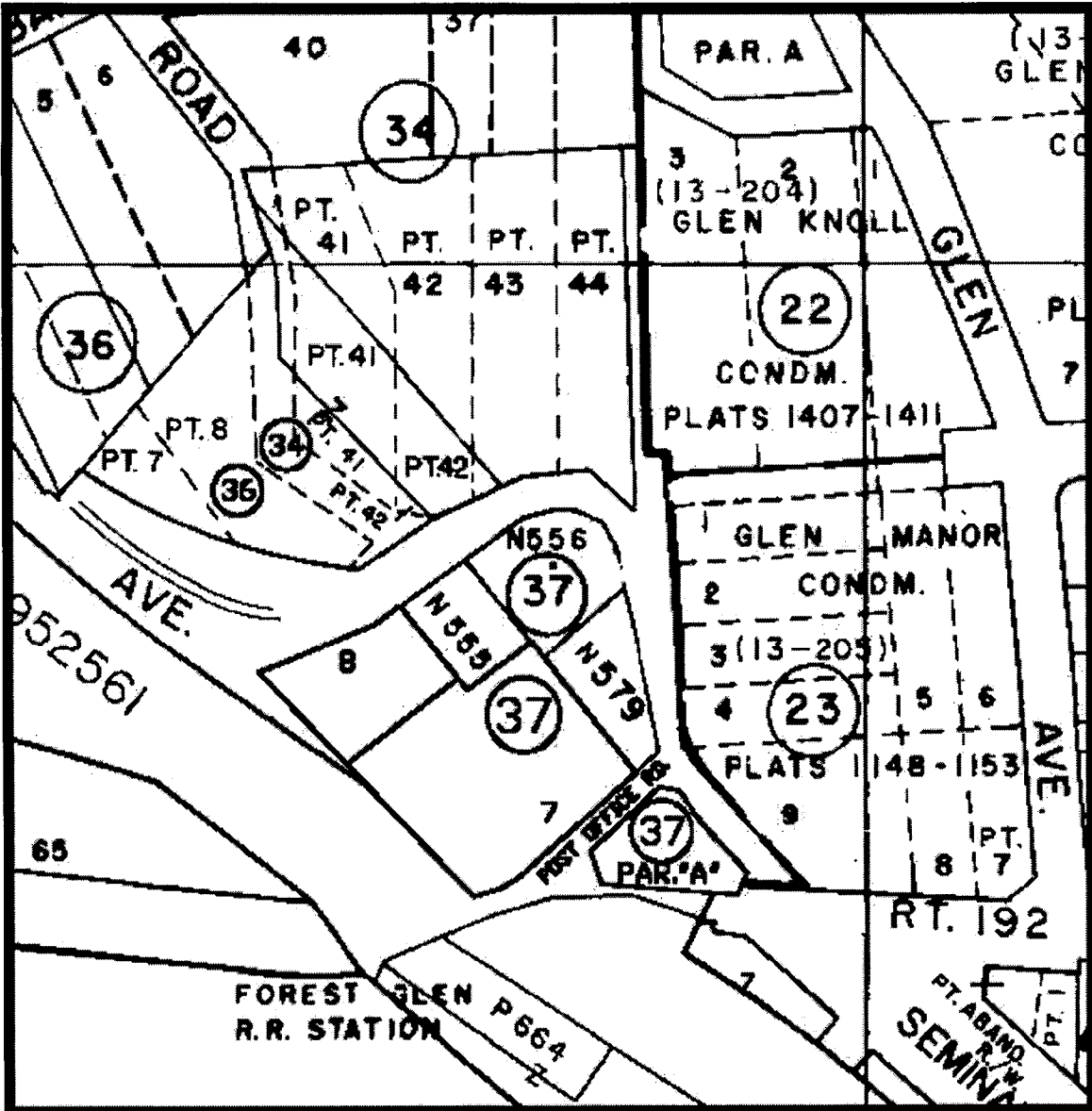
(5)



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

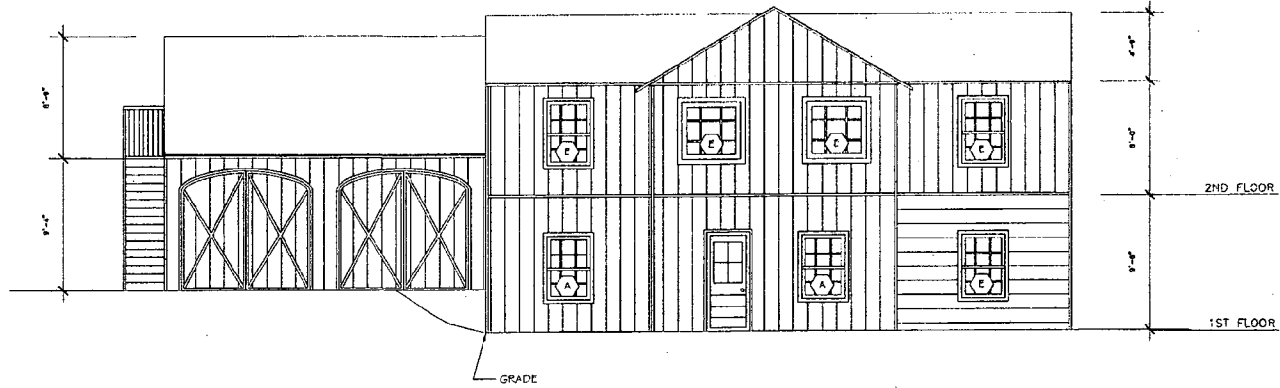
[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 00996438



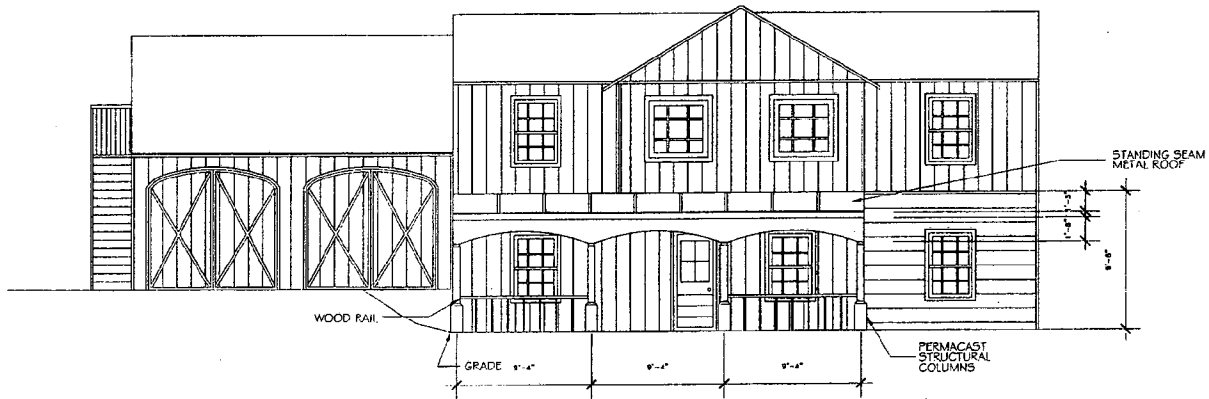
Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

6



NORTHEAST ELEVATION
EXISTING TO REMAIN

SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION OF PORCH

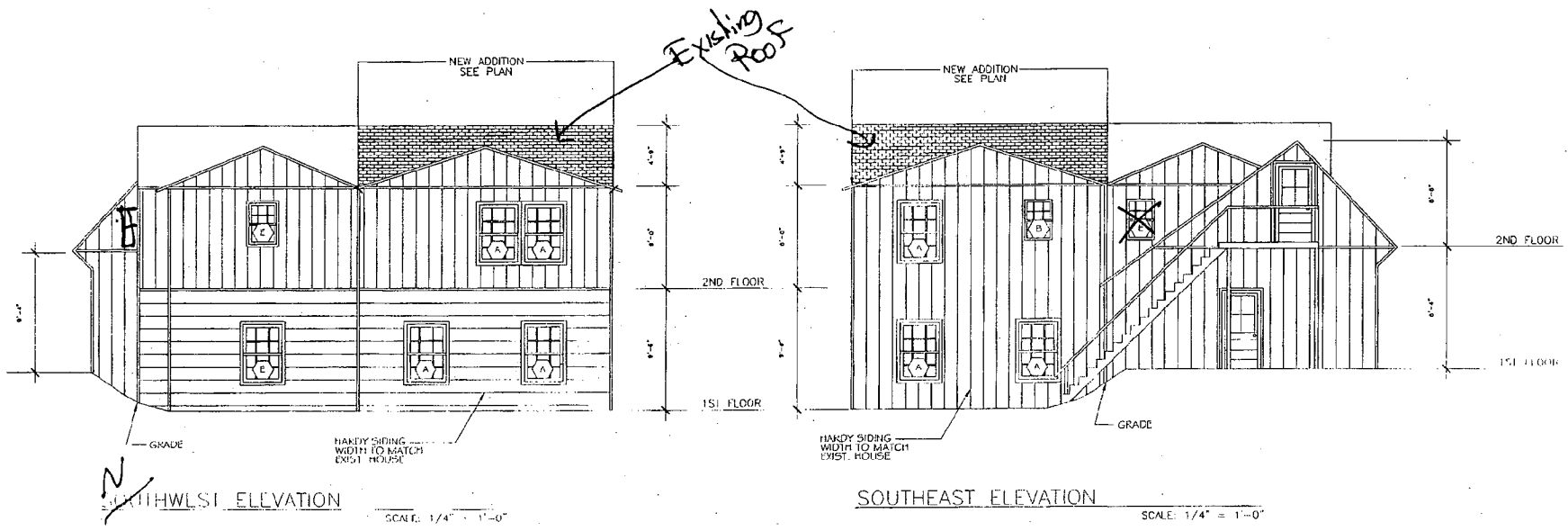
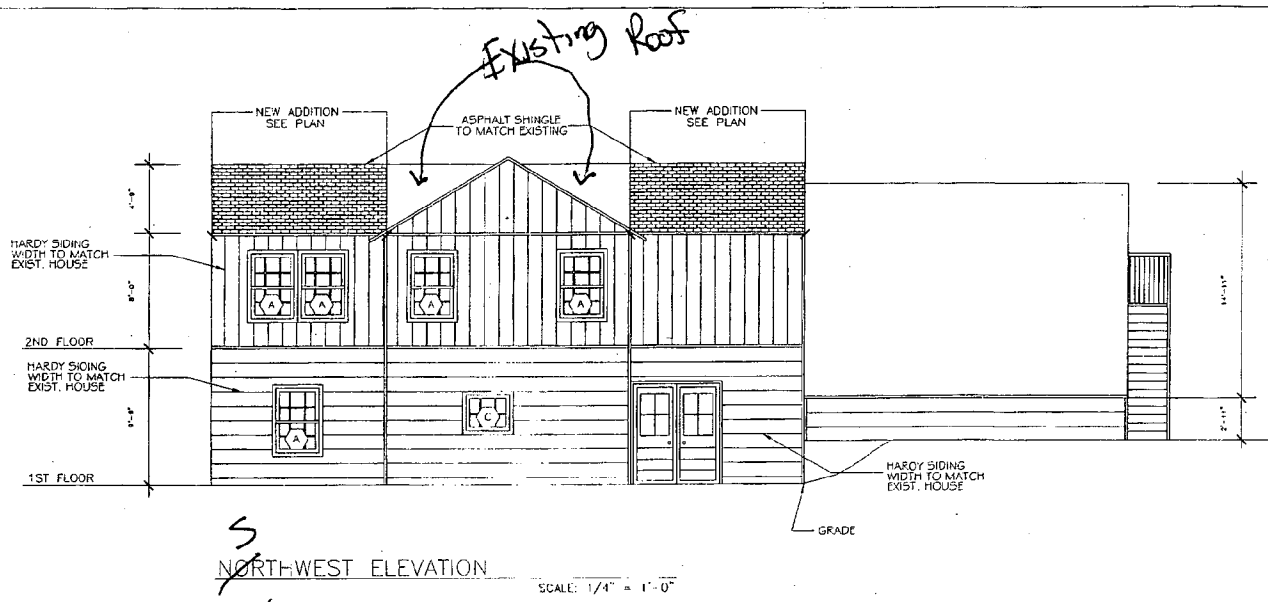
SCALE: 1/4" = 1'-0"

ARCHITECTURAL
DESIGN SERVICES, Inc., AIA
4400-B Forest Ave., Silver Spring, MD 20907 (301) 244-5170
INTERIOR DESIGN
PLANNERS
ARCHITECTS

8706 CAPITAL VIEW AVE.
SILVER SPRING, MD

| |
|---------------------|
| REVISIONS |
| SEAL |
| DATE 06/09/08 |
| PROJECT NUMBER |
| SHEET NUMBER A-6 |

7



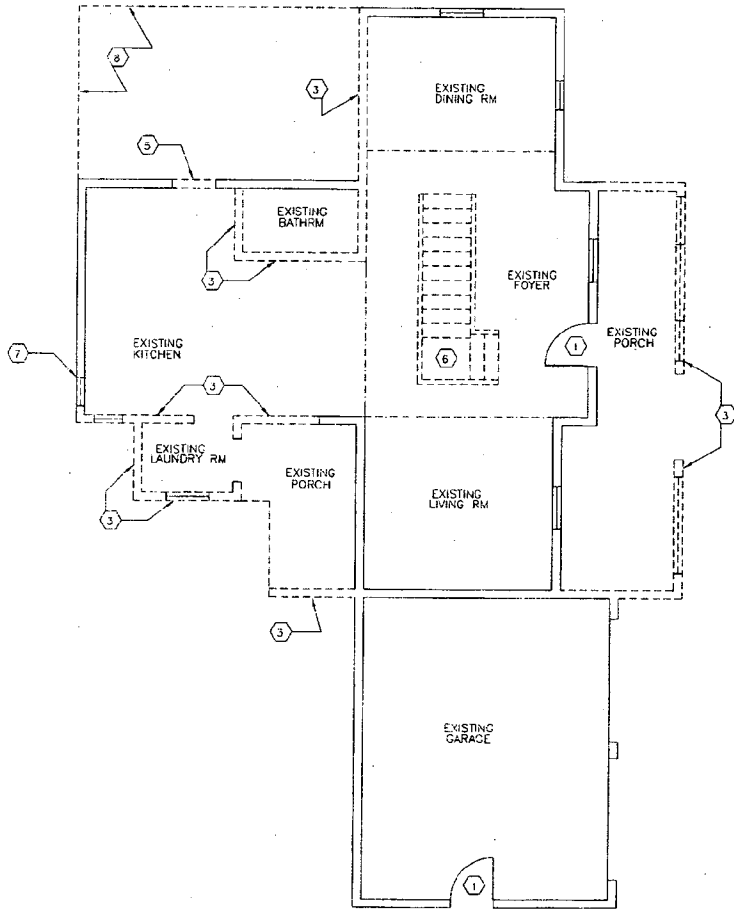
ARCHITECTURAL
 SERVICES, INC., AIA
 8309 Kamm Ave. Springfield, VA 22151
 5706 GARDEN LANE AVE.
 SILVER SPRING, MD

ARCHITECTS
 PLANNERS
 INTERIOR DESIGN

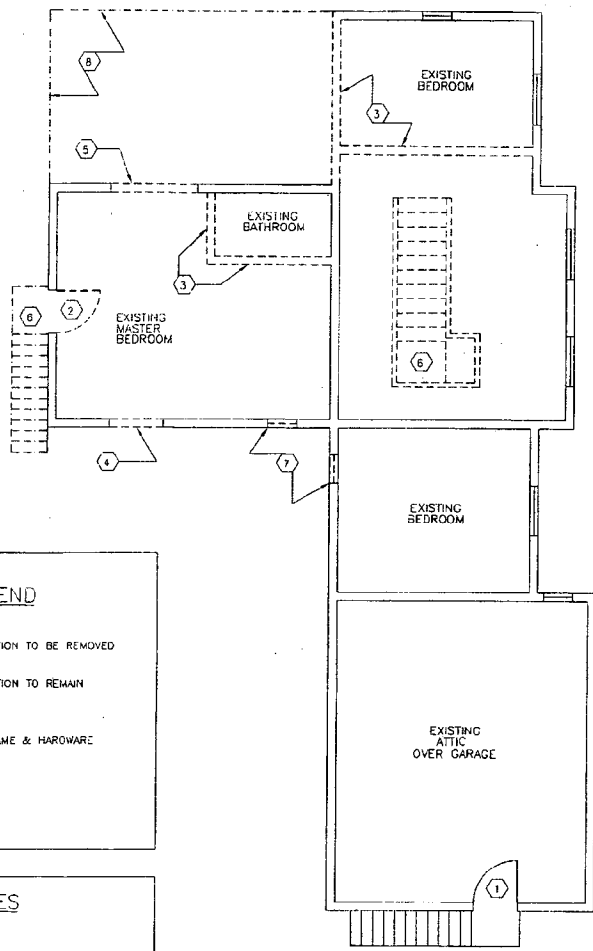
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

(S)







1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DOOR, FRAME & HARDWARE
-  PLAN NOTE

DEMOLITION PLAN NOTES

- ① EXISTING DOOR TO REMAIN.
- ② EXISTING DOOR TO BE REMOVED & STORED FOR RELOCATION.
- ③ EXISTING NON-RAISED, NON-BEARING WALL TO BE DEMOLISHED.
- ④ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW/RELOCATED DOOR & FRAME.
- ⑤ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW CASED OPENING.
- ⑥ EXISTING STAIR TO BE DEMOLISHED.
- ⑦ EXISTING WINDOW TO BE REMOVED.
- ⑧ EXISTING CONSTRUCTION TO BE REMOVED & DEMOLISHED.

ARCHITECTURAL SERVICES, Inc., AIA
 300 Hampshire Drive
 Bethesda, MD 20814 (301) 344-1110

ARCHITECTS

PLANNERS

INTERIOR DESIGN

STOS CAROL VIEW AVE.
 SILVER SPRING, MD

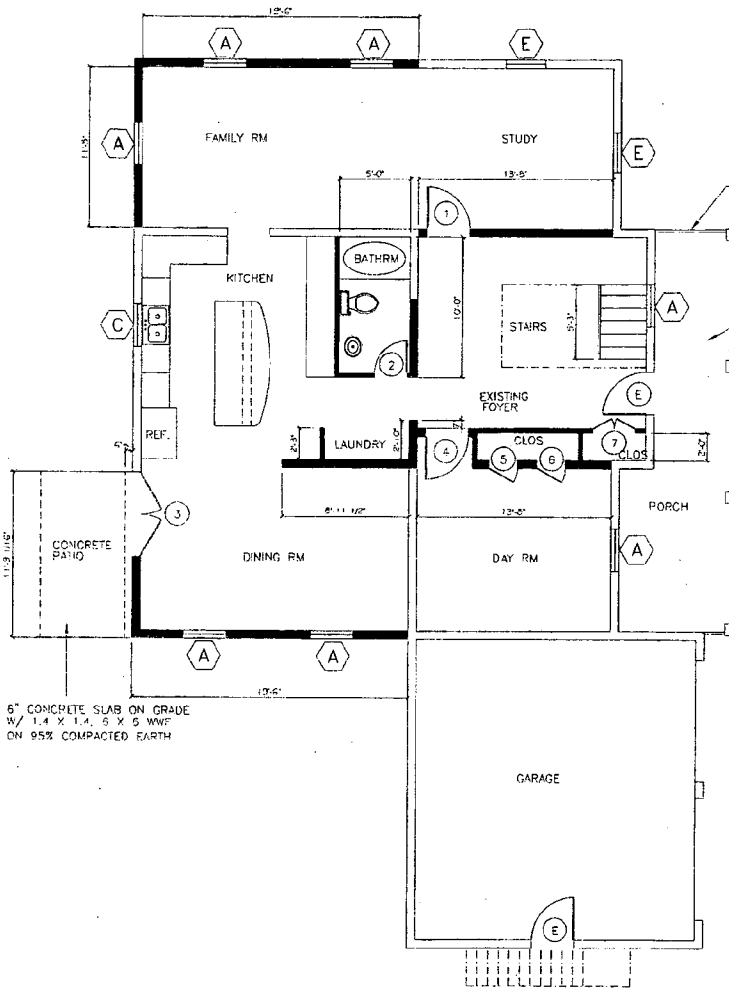
REVISIONS

DATE
06/06/05

PROJECT NUMBER

SHEET NUMBER
A-1

6



6" CONCRETE SLAB ON GRADE
 W/ 1.4 X 1.4, 5 X 5 WWF
 ON 95% COMPACTED EARTH

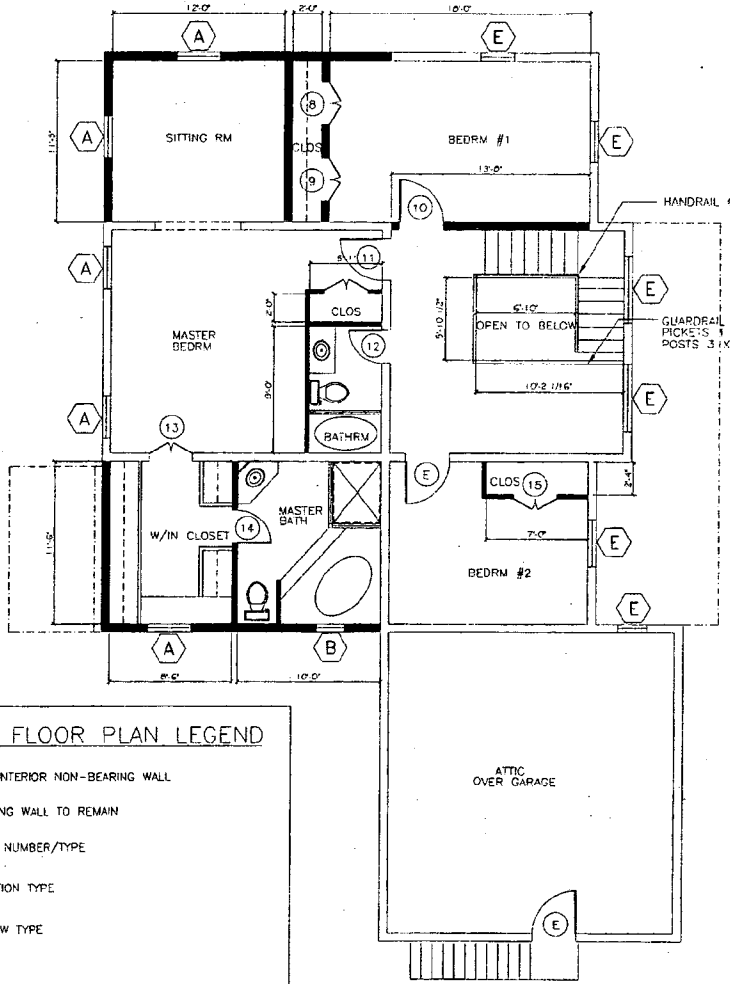
EXISTING CONCRETE
 SLAB TO REMAIN

SEE DWG A-5
 FOR REPLACEMENT
 OF EXISTING FRAMING

DIMENSIONAL FLOOR PLAN LEGEND

- NEW INTERIOR NON-BEARING WALL
- EXISTING WALL TO REMAIN
- 1 DOOR NUMBER/TYPE
- PARTITION TYPE
- A WINDOW TYPE
- EXISTING DOOR & FRAME TO REMAIN
- 1 NEW DOOR

1ST FLOOR DIMENSIONAL PLAN
 SCALE: 1/4" = 1'-0"

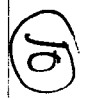


HANDRAIL @ 32" AFF

GUARDRAIL PICKETS 3 X 3 @ 1' OC
 POSTS 3 X 3 @ 1' OC

2ND FLOOR DIMENSIONAL PLAN
 SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN SERVICES, Inc. AIA
 9706 CAPITAL VIEW AVE.
 SILVER SPRING, MD
 ARCHITECTS
 PLANNERS
 INTERIOR DESIGN
 REVISIONS
 SEAL
 DATE
 06/09/05
 PROJECT NUMBER
 SHEET NUMBER
 Δ-?





NE Elev



SE Elev



NE Elev looking N



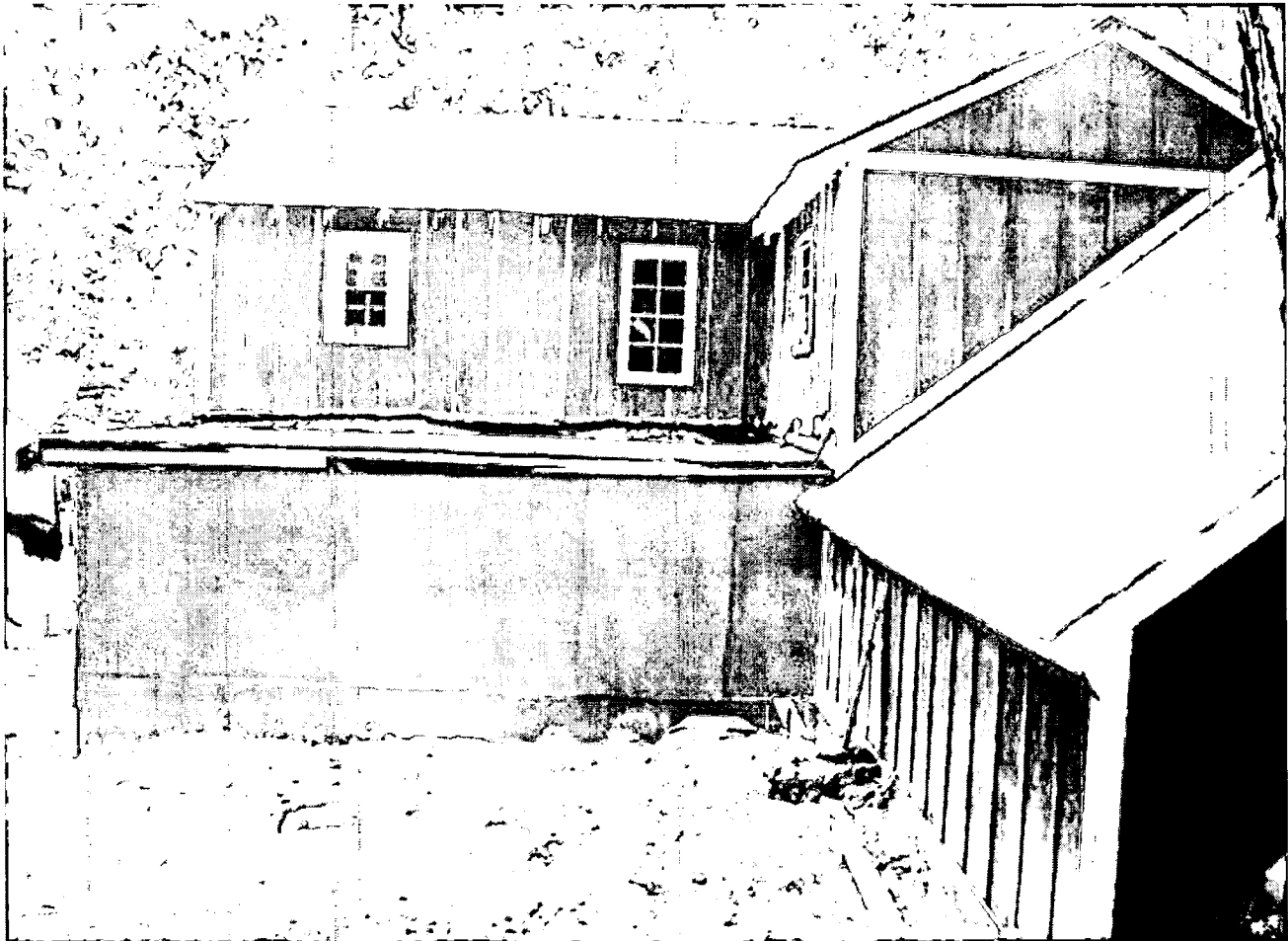
NW Elev



NE Elevation looking S



looking S on capital View



Southern corner



NE Elev



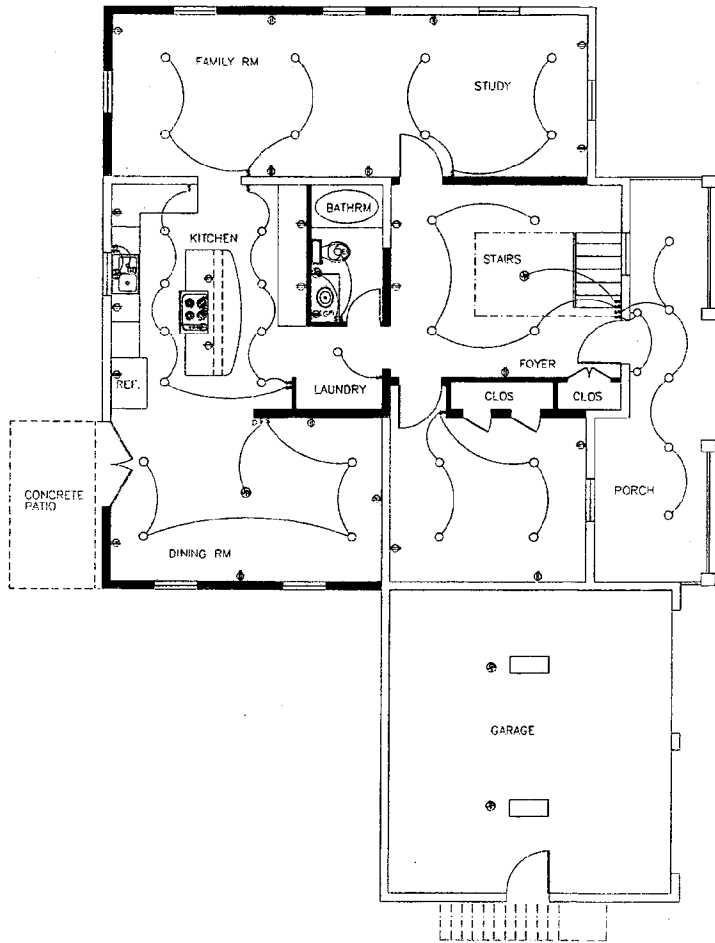
NE Elev - looking N on Capitol View



ADJACENT

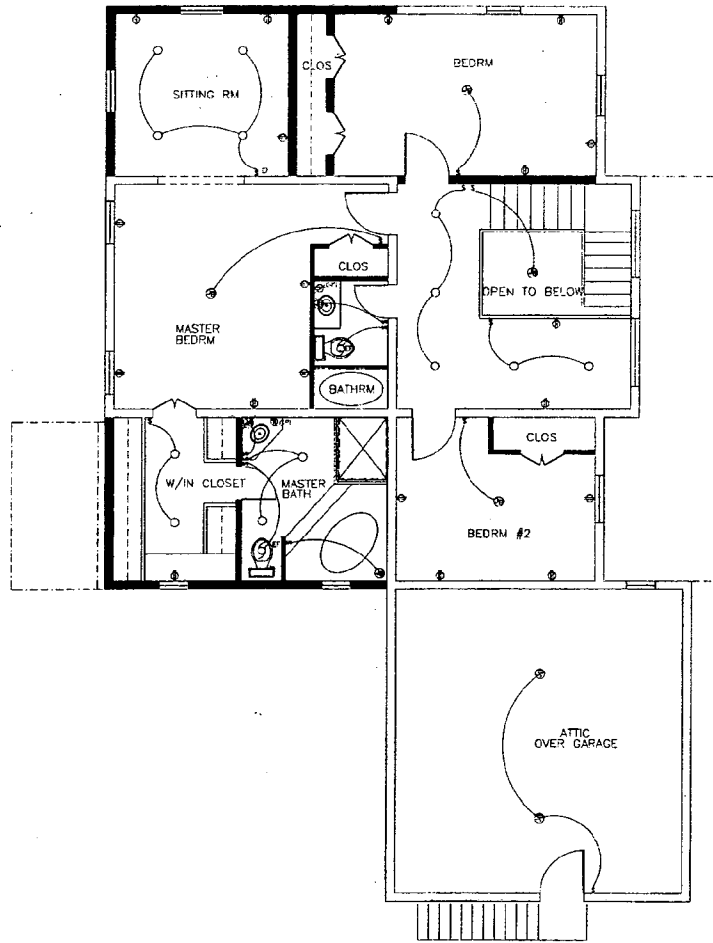


N. corner



1ST FLOOR LIGHTING/DEVICE PLAN

SCALE: 1/4" = 1'-0"

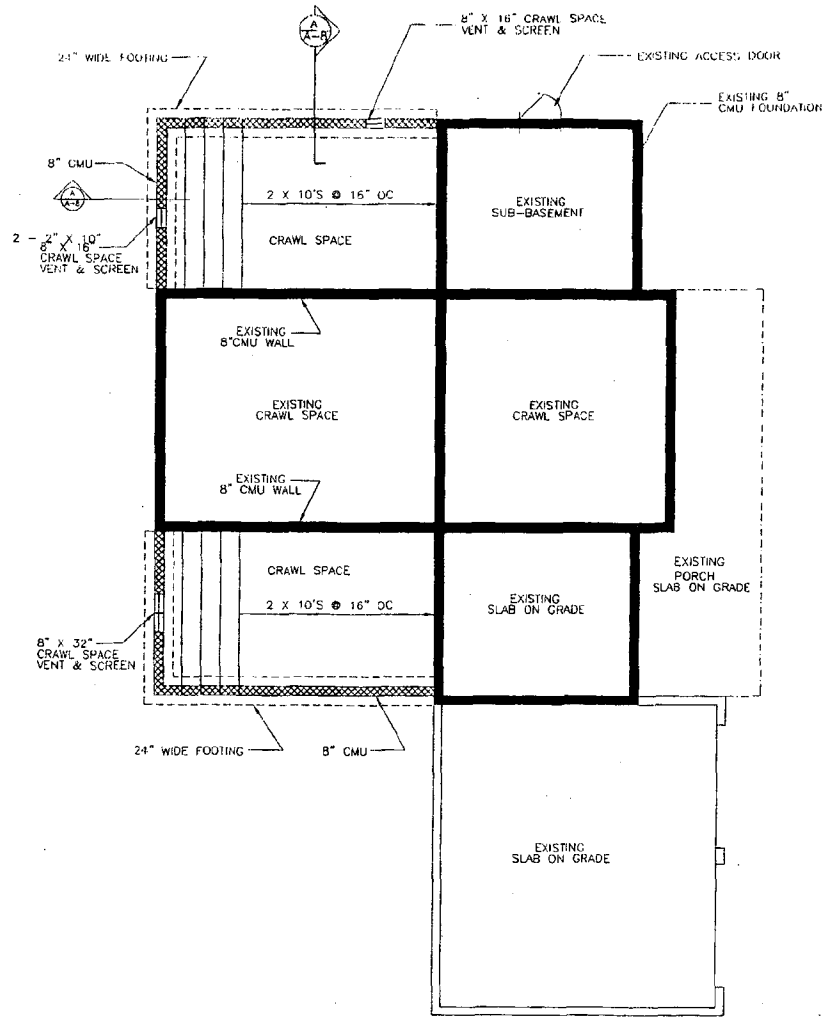


2ND FLOOR LIGHTING/DEVICE PLAN

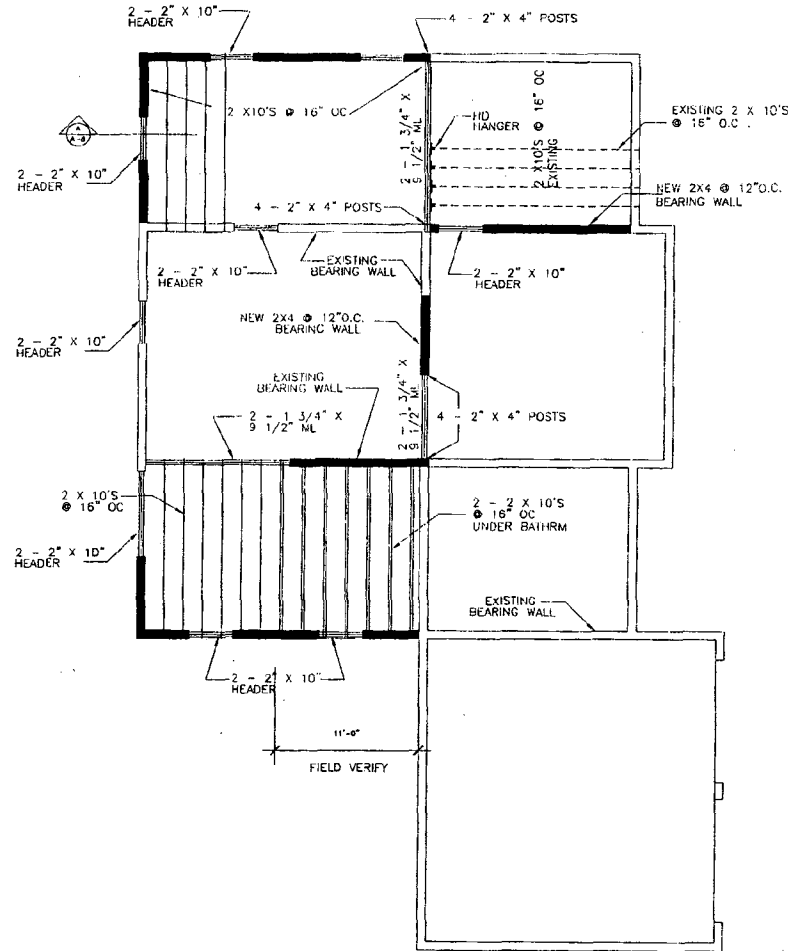
SCALE: 1/4" = 1'-0"

17

| | | |
|---|------------|-----------------|
| ARCHITECTURAL <i>Group SERVICES, Inc.</i> AIA 1401 S. Laurel Ave. Charleston, SC 29403 (803) 734-1370 | PLANNERS | INTERIOR DESIGN |
| 9706 CAPITOL VIEW AVE. SILVER SPRING, MD | ARCHITECTS | |
| REVISIONS | | |
| SEAL | | |
| DATE 08/29/05 | | |
| PROJECT NUMBER | | |
| SHEET NUMBER A-3 | | |



FOUNDATION & FIRST FLOOR FRAMING PLAN-NEW WORK
SCALE: 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN - NEW WORK
SCALE: 1/4" = 1'-0"

INTERIOR DESIGN
PLANNER
ARCHITECTS
ARCHITECTURAL SERVICES, Inc., AIA
1000 North 10th Street
Baltimore, MD 21202 (410) 291-5170
9726 CAPITOL VIEW AVE.
SILVER SPRING, MD

REVISIONS

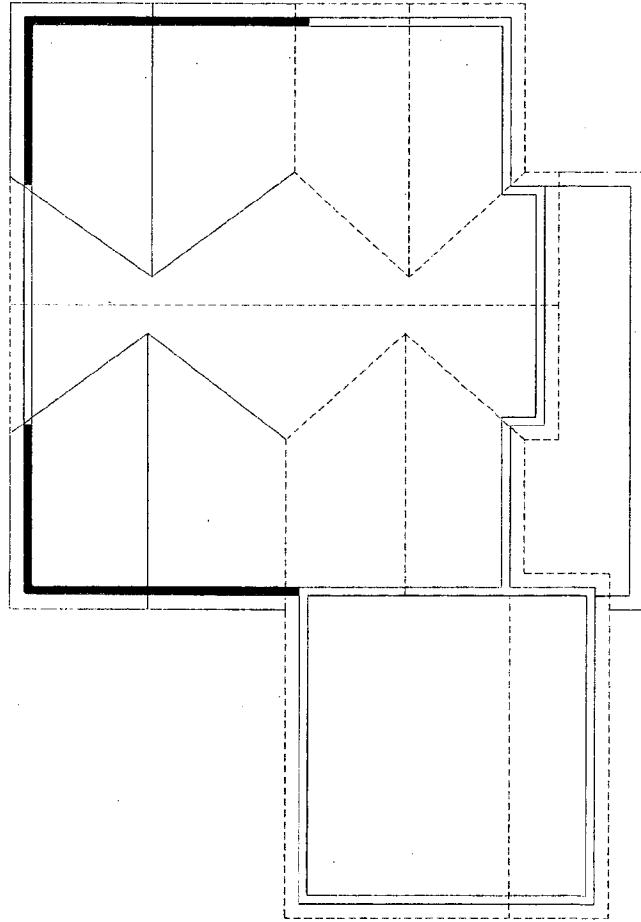
SCALE

DATE
05/09/00

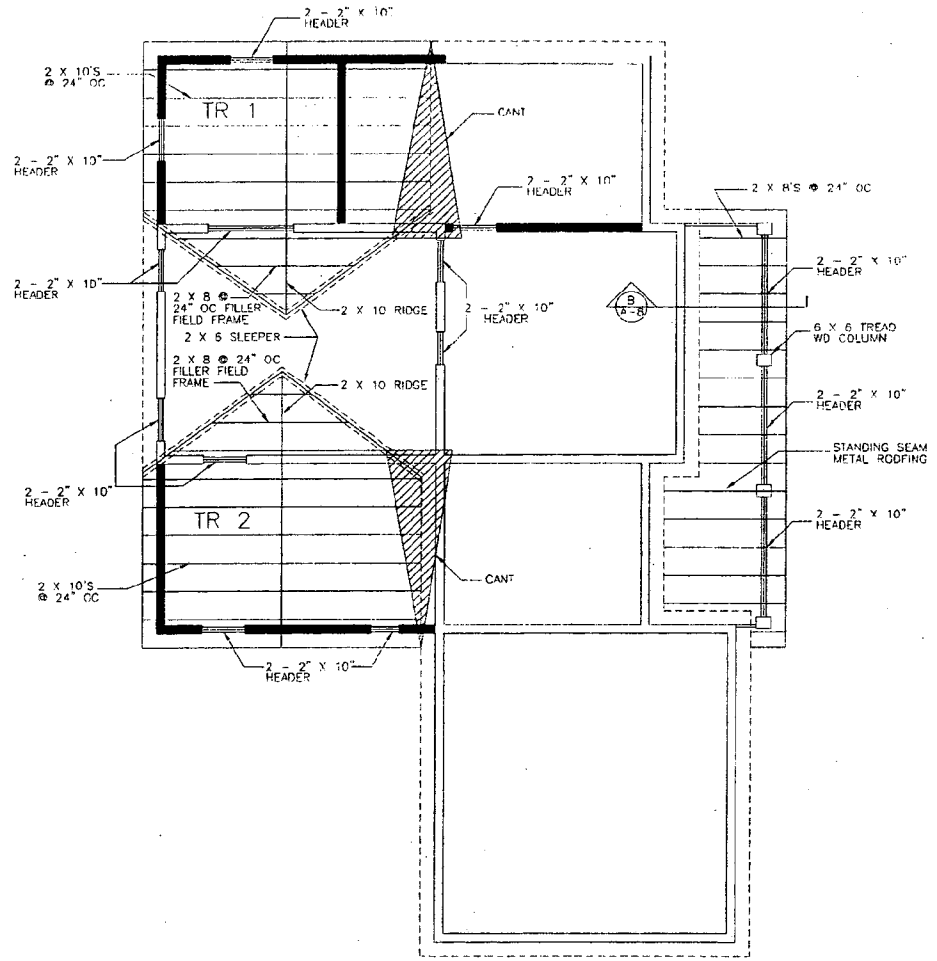
PROJECT NUMBER

SHEET NUMBER
A-4

15



ROOF PLAN
SCALE: 1/4" = 1'-0"



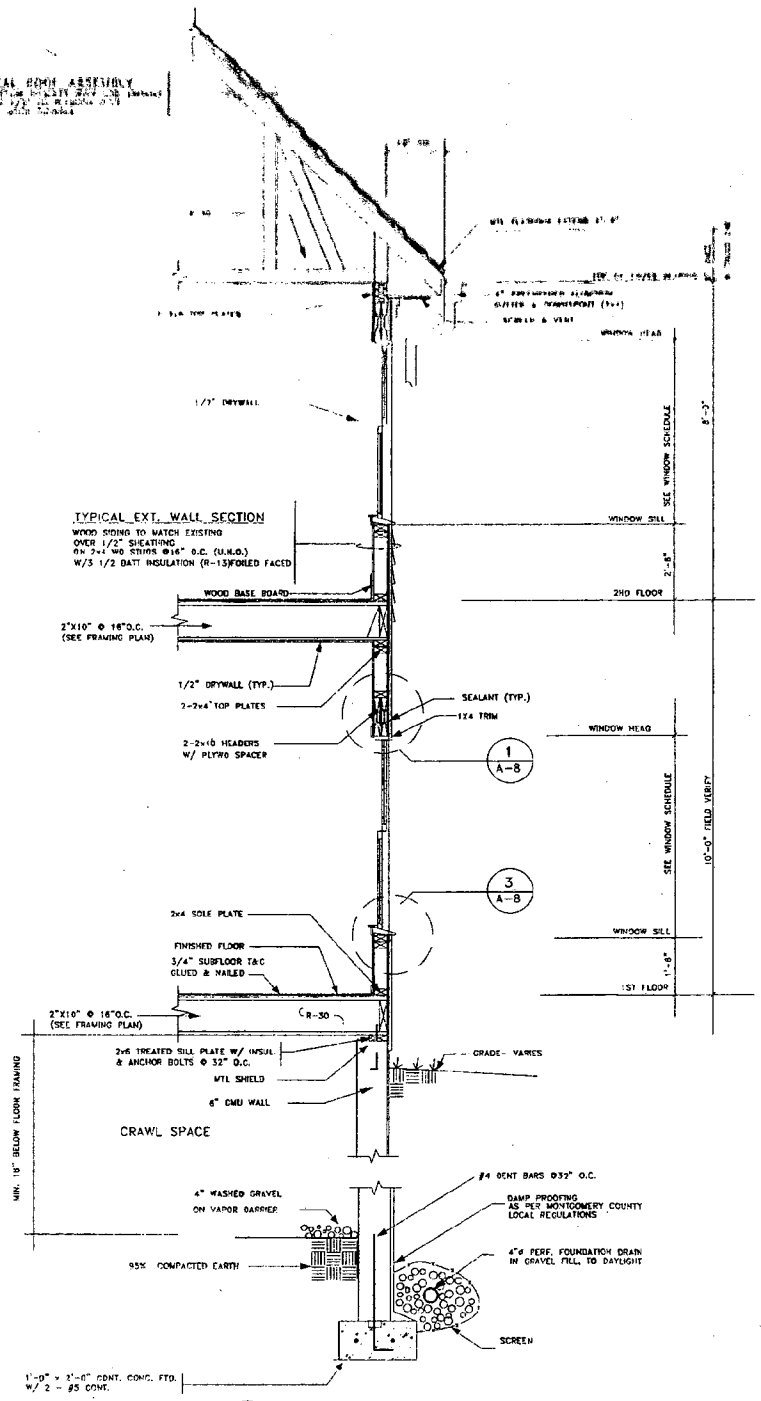
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL
DESIGN SERVICES, Inc., AIA
285 N. Second Ave., Colton, MO 65019 (816) 884-8170
ARCHITECTS PLANNERS INTERIOR DESIGN
9708 CAPITOL VIEW AVE.
SILVER SPRING, MO

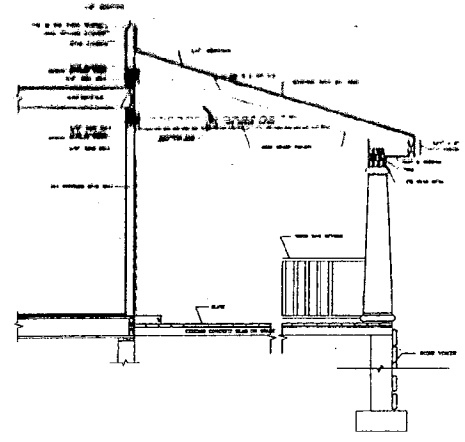
| |
|------------------|
| REVISIONS |
| RFAL |
| DATE 06/09/05 |
| ISSUED NUMBER |
| REVISED NUMBER |
| A-5 |

51

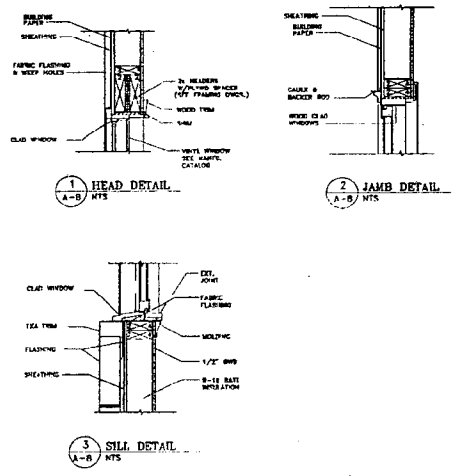
TYPICAL ROOF ASSEMBLY
 SEE SHEET 20-11 FOR DETAILS AND FINISHES
 SEE SHEET 20-12 FOR FINISHES



A WALL SECTION (TYP.)
 A-8
 SCALE: 3/4" = 1'-0"



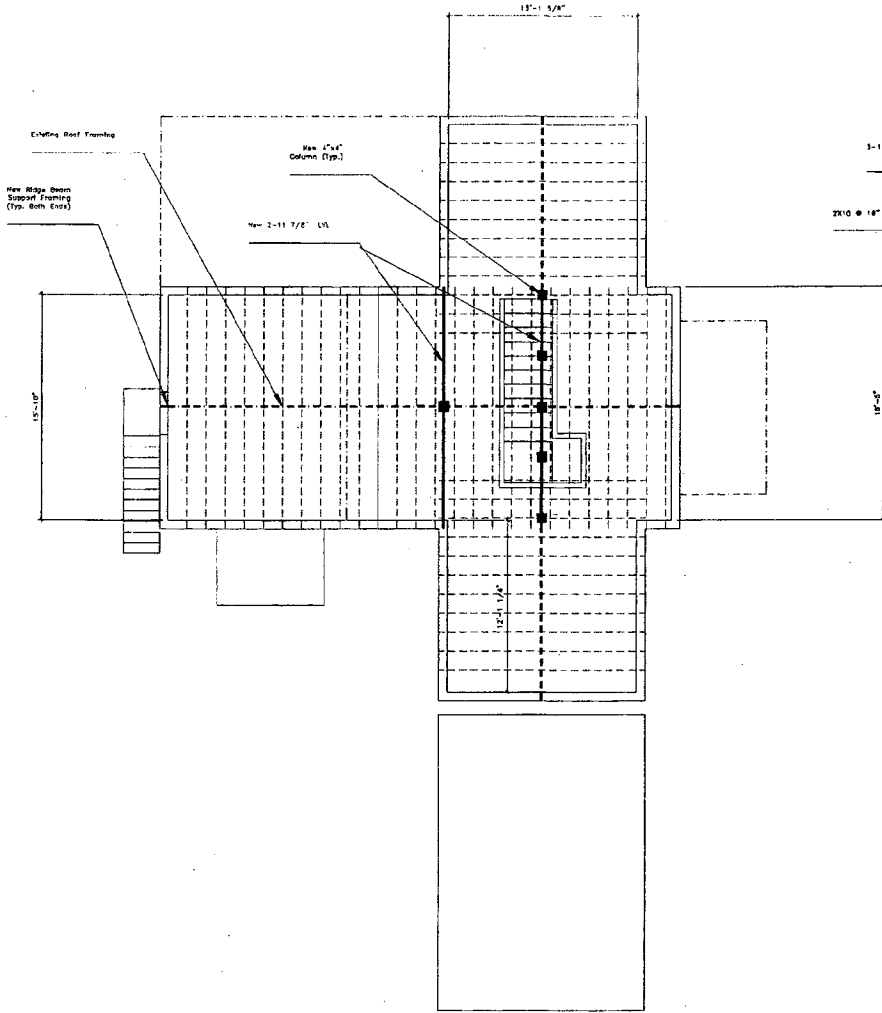
B SECTION AT FRONT PROCH
 A-8
 NOT TO SCALE



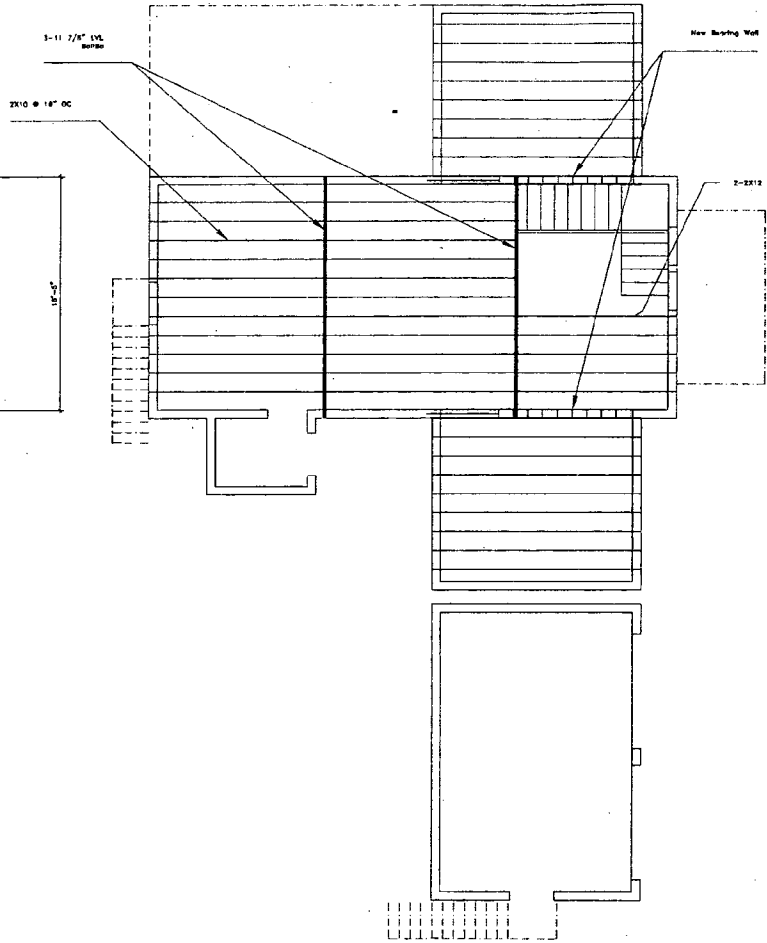
ARCHITECTURAL
 DESIGN SERVICES, INC., AIA
 300 Commercial Drive, Annapolis, MD 21403 (410) 294-8170
 ARCHITECTS
 PROJECT NUMBER
 SHEET NUMBER

TYPICAL WALL SECTION AND DETAILS
 DATE
 PROJECT NUMBER
 SHEET NUMBER
 A-8

20



Existing Roof Framing Plan Repair Supports
 1/4" = 1'-0"

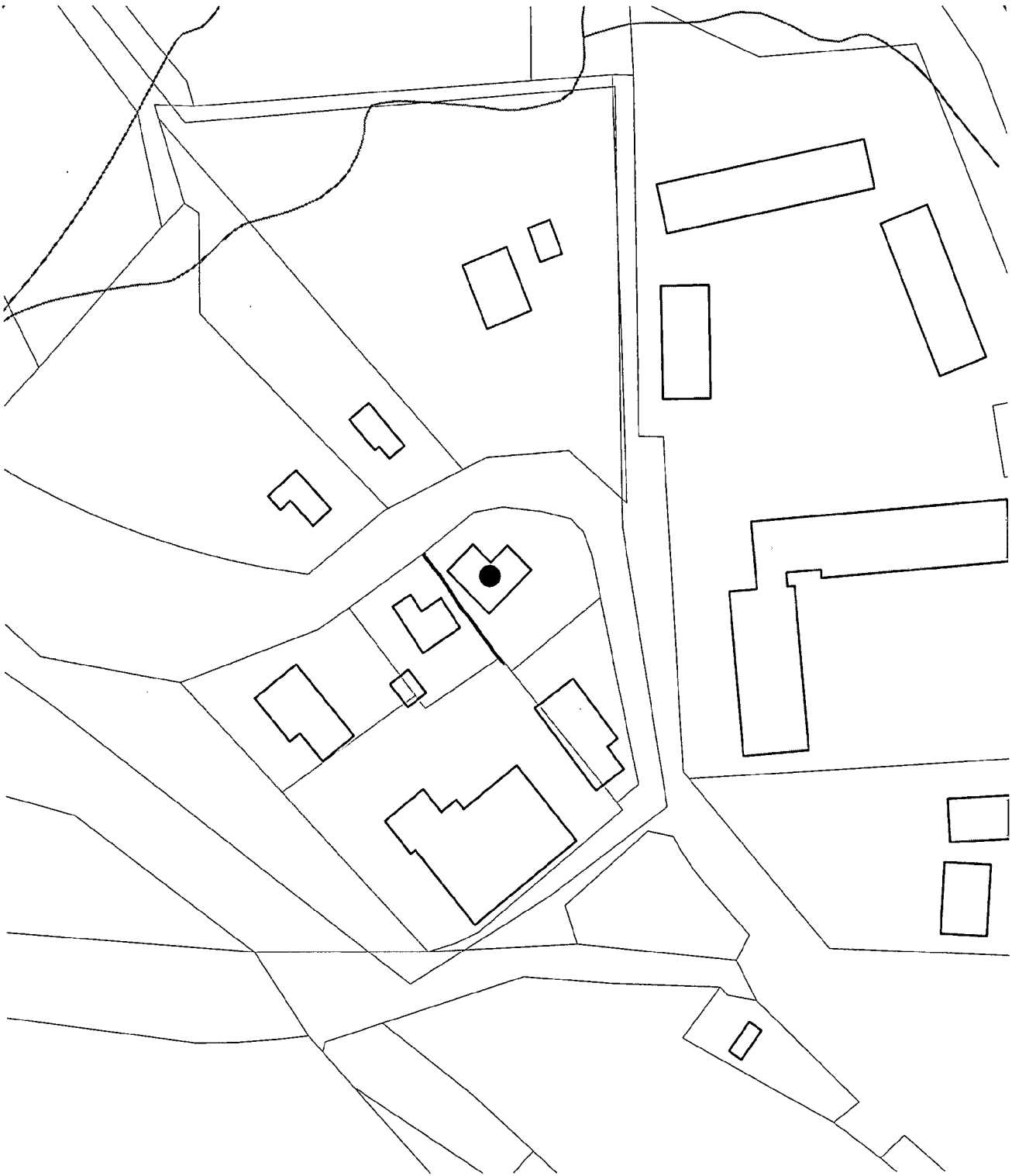


Existing Second Floor Framing Plan Repair Supports
 1/4" = 1'-0"

(12)

| | | | |
|---|------------|----------|-----------------|
| ARCHITECTURAL DESIGN SERVICES, Inc., AIA 300 Washington Drive • Bethesda, MD 20850 • (301) 294-4170 | ARCHITECTS | PLANNERS | INTERIOR DESIGN |
| 9706 CAPITOL VIEW AVE. SILVER SPRING MD | | | |
| REVISIONS | | | |
| SEAL | | | |
| DATE | | | |
| PROJECT NUMBER | | | |
| SHEET NUMBER | | | |
| S-1 | | | |

9706 CAPITOL VIEW AVENUE



Casual User Application

Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
Copyright ©1998



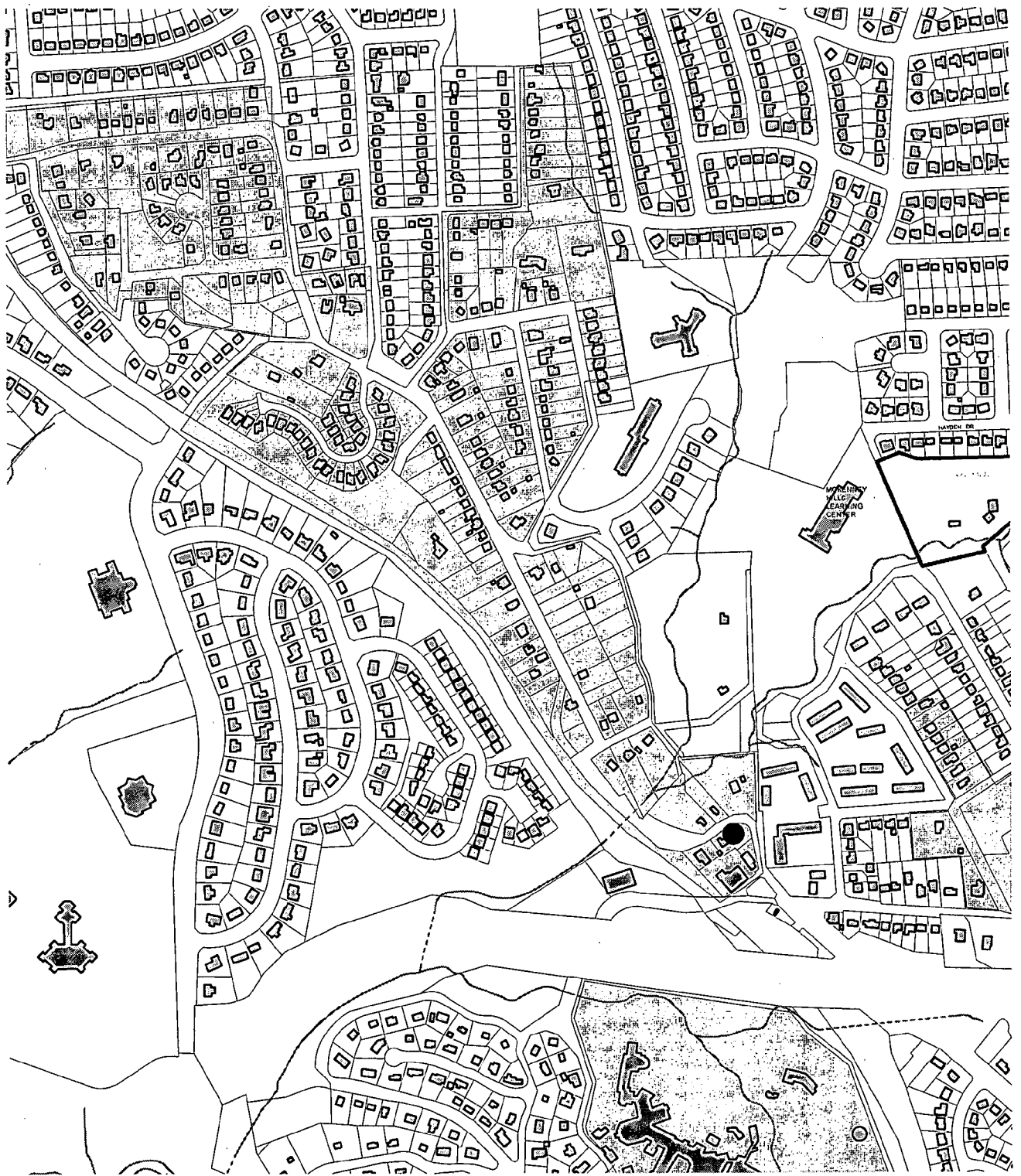
Scale: 1" = 100'



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



CAPITOL VIEW HISTORIC DISTRICT



Notice:

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright ©1998

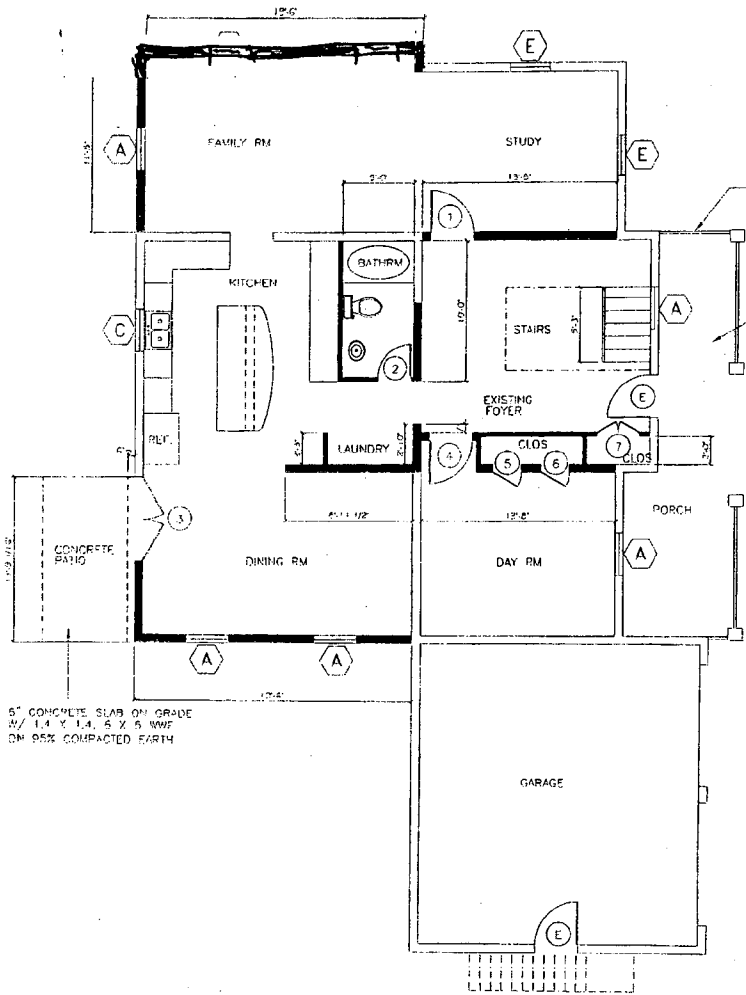
Casual User Application



M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3769

Staff Suggestions



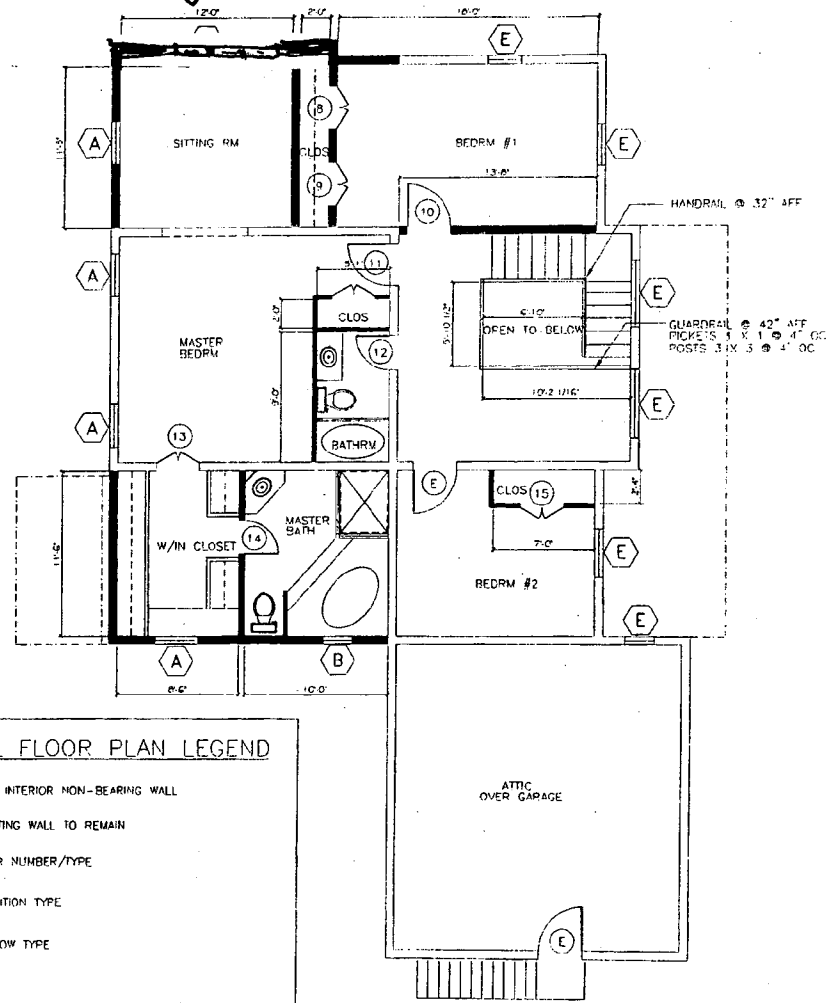
5" CONCRETE SLAB ON GRADE
W/ 1.4 X 1.4, 6 X 6 WWF
ON 95% COMPACTED EARTH

EXISTING CONCRETE
SLAB TO REMAIN

SEE OWG A-5
FOR REPLACEMENT
OF EXISTING FRAMING

DIMENSIONAL FLOOR PLAN LEGEND

- NEW INTERIOR NON-BEARING WALL
- EXISTING WALL TO REMAIN
- DOOR NUMBER/TYPE
- PARTITION TYPE
- WINDOW TYPE
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR



HANDRAIL @ 32" AFF

GUARDRAIL PICKETS 3" X 1" @ 4" OC
POSTS 3.1 X 5" @ 4" OC

1ST FLOOR DIMENSIONAL PLAN
SCALE: 1/4" = 1'-0"

2ND FLOOR DIMENSIONAL PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL
DESIGN SERVICES, Inc., VA
10000 Lee Highway, Suite 1000
Falls Church, VA 22041-3115
(703) 281-9310

INTERIOR DESIGN
PLANNERS
ARCHITECTS

REVISIONS

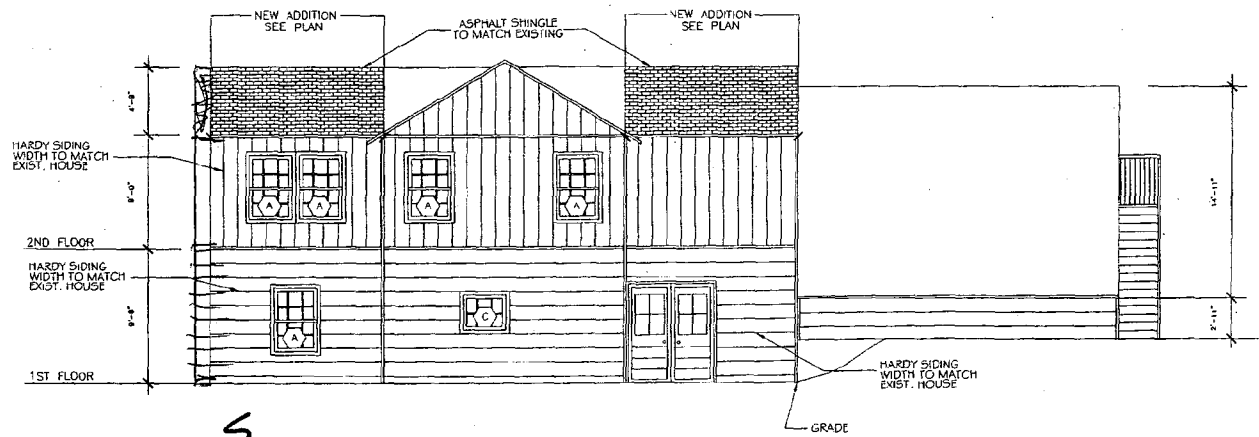
DATE
06/05/05

PROJECT NUMBER

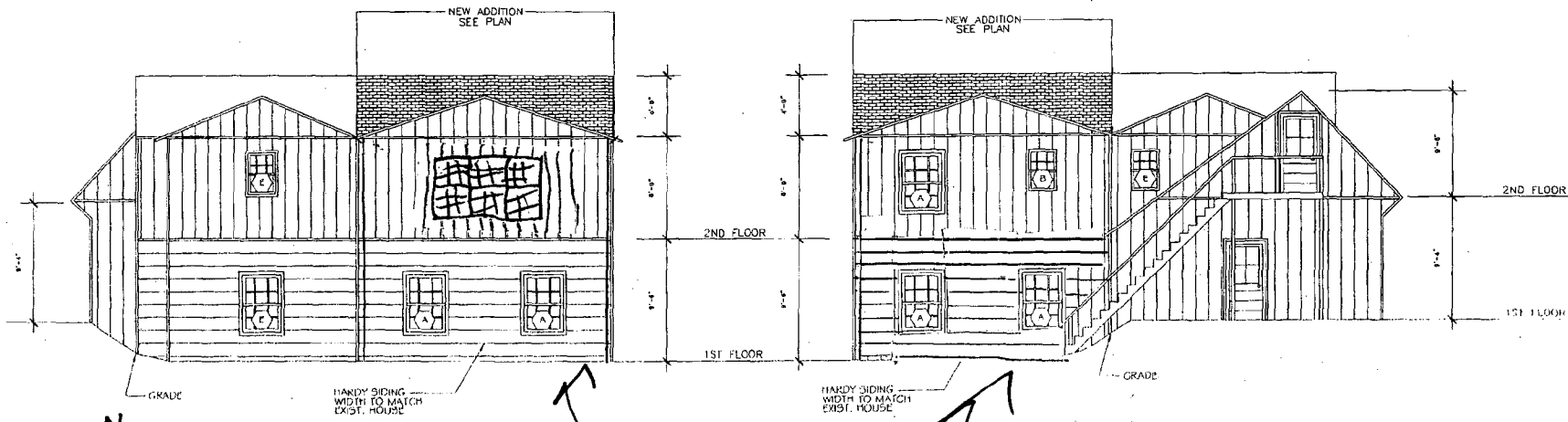
DRAWING NUMBER

9706 CAPITOL VIEW AVE.
SILVER SPRING, MD

Handwritten initials/signature in a circle.



S
 NORTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



N
 SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"

SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

staff suggestions

ARCHITECTURAL
 SERVICES, Inc., PA
 1402-B Russell Ave., Glenwood, MD 20629 (301) 254-1878
 ARCHITECTS
 PLANNERS
 INTERIOR DESIGN
 9706 CAPITOL VIEW AVE.
 SILVER SPRING, MD

REVISIONS

DATE
 REVISION
 DRAWN BY

85

Porch -

slate porch floor?

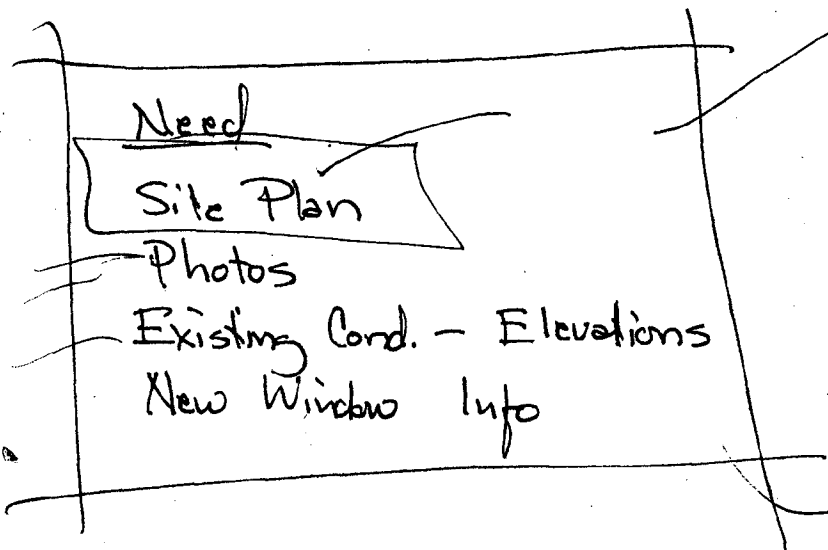
wood rail - good

stone veneer found - ok

sturdy seen metal rail - ok

Permacast Structural Columns

Avi 301 9631044
301 9435521



Hardie Siding should be smooth

Rail detail or cond. w/ inset pickets

Sprero Star 443 745 3940

Gioldasis 0768

Project Descrip.

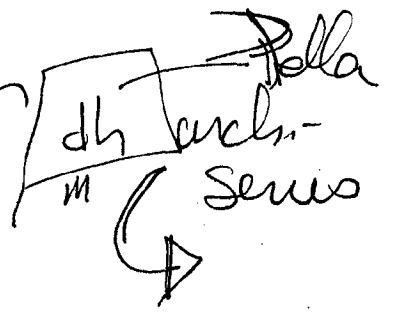
Remove & Rebuild front Porch - 301 589 0768
2nd floor rear addition/rebuilding & portion of 1st level

concrete rear patio

Replace 2 windows on front under porch

Re build

Small increase in footprint






















 Maryland Permitting System
DEPARTMENT OF PERMITTING SERVICES
 Building Construction Services
 201 Piccadilly Plaza, 2nd Floor
 Baltimore, Maryland 21202-4400

STOP WORK ORDER

It is hereby declared that the following construction operations are in violation of the provisions of the Code:

THIS IS AN OFFICIAL ORDER. REMOVAL OF THIS NOTICE CONSTITUTES VIOLATION OF THE AUTHORITY OF THE DIVISION OF BUILDING CONSTRUCTION SERVICES AS A VIOLATION OF THE LAW.

IMPORTANT NOTICE

If within 10 days of receipt of this Stop Work Order, you fail to address the violations, you will be subject to a stop work order and a stop work fee will be added to your permit fee.

If you are stopping without a permit, a \$500 stop work fee will be added to your permit fee.

If you wish to contest this Stop Work Order, contact the Building Services Bureau at (410) 771-4040 or e-mailing an appointment.

Project: _____ Inspector: _____ District: _____

Issued: _____ Division, Department of Permitting Services





Section(s) _____ Sub _____

THIS IS AN OFFICIAL ORDER. REMOVAL OF T
OF THE DIVISION OF BUILDING CONSTRUCT

IMPORTANT

To obtain approval to resume work, call _____

If you are working without a permit, a \$ _____

If you wish to contest/dispute this Stop Work Order, contact
at (240) 777-6240 to schedule an appointment.

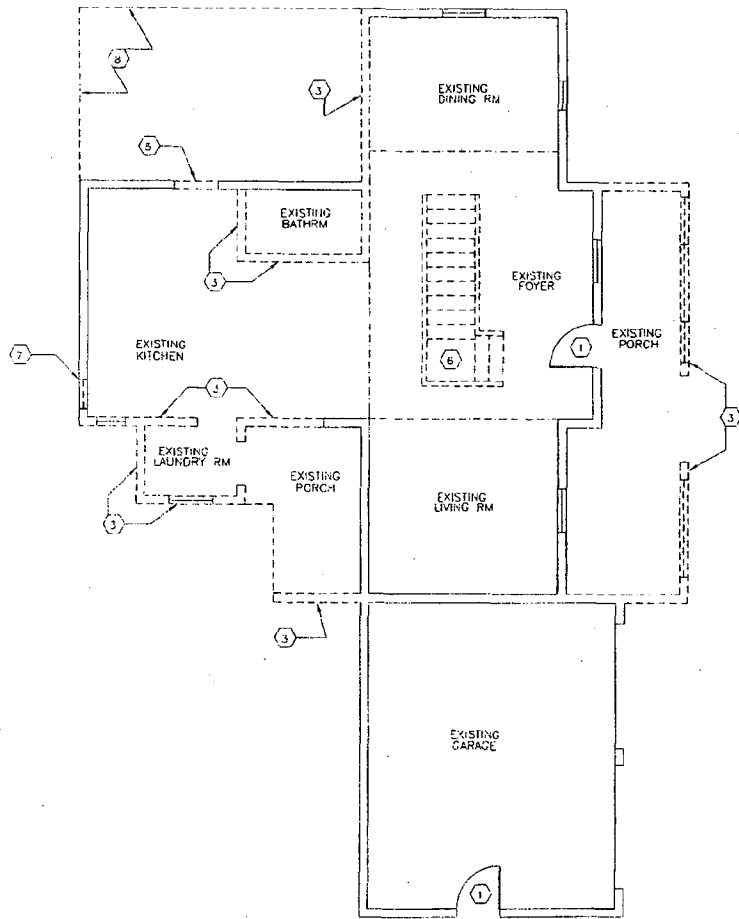
Posted: _____ Inspector: _____

_____ , Dir



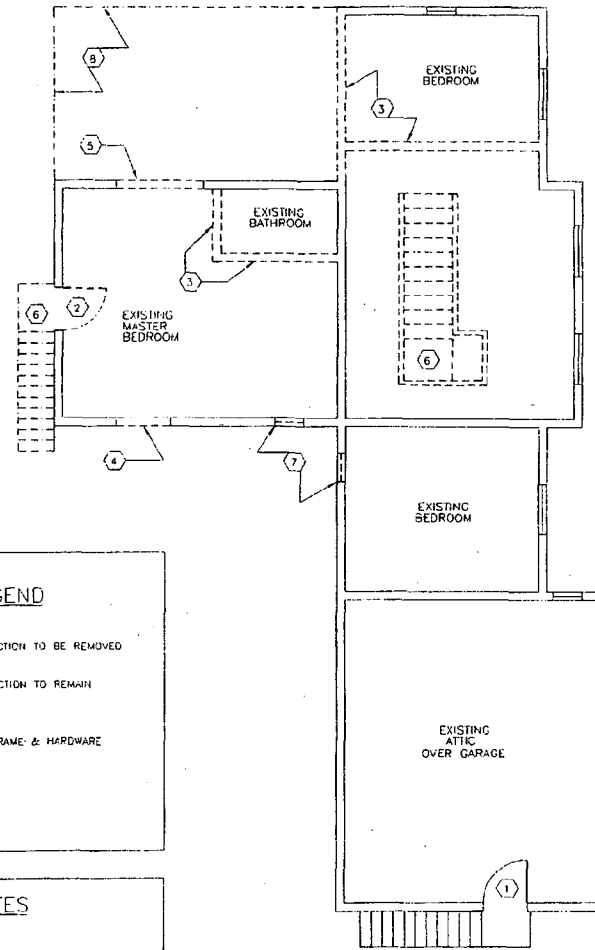






1ST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



2ND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

| | |
|-----------|-------------------------------------|
| - - - - - | EXISTING CONSTRUCTION TO BE REMOVED |
| ————— | EXISTING CONSTRUCTION TO REMAIN |
| ⌒ | EXISTING DOOR, FRAME & HARDWARE |
| ⬡ | PLAN NOTE |

DEMOLITION PLAN NOTES

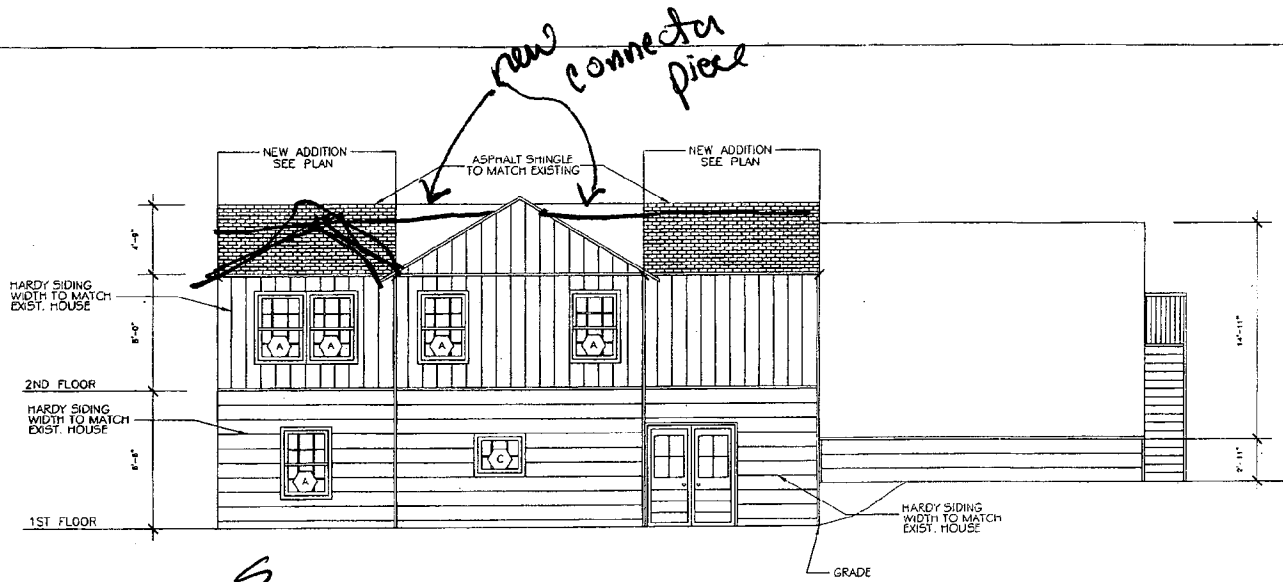
- ① EXISTING DOOR TO REMAIN.
- ② EXISTING DOOR TO BE REMOVED & STORED FOR RELOCATION.
- ③ EXISTING NON-RATED, NON-BEARING WALL TO BE DEMOLISHED.
- ④ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW/RELOCATED DOOR & FRAME.
- ⑤ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW CASED OPENING.
- ⑥ EXISTING STAIR TO BE DEMOLISHED.
- ⑦ EXISTING WINDOW TO BE REMOVED.
- ⑧ EXISTING CONSTRUCTION TO BE REMOVED & DEMOLISHED.

ARCHITECTURAL SERVICES, Inc., AIA
 342 Maryland Drive • Annapolis, MD 20686 • (410) 244-5179
 INTERIOR DESIGN
 PLANNERS
 ARCHITECTS

9700 CAPITOL VIEW AVE.
 SILVER SPRING, MD

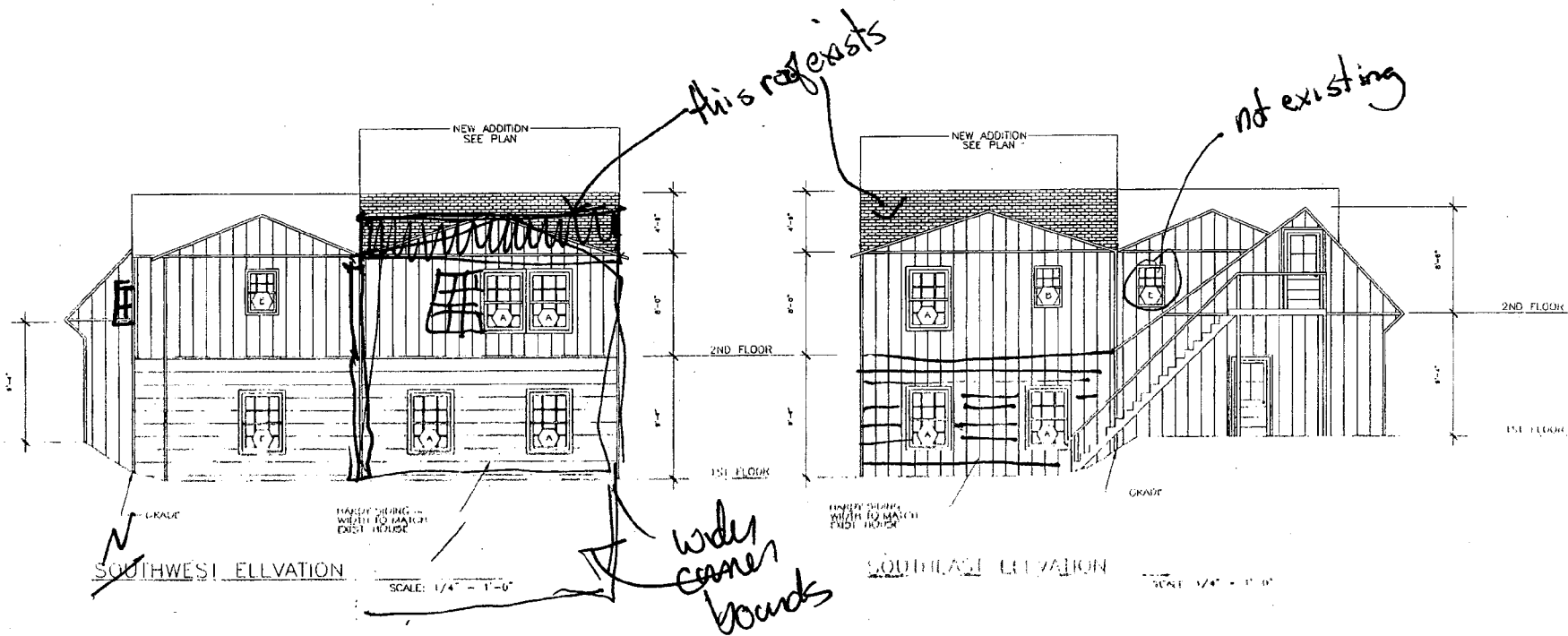
REVISIONS
 SCA
 DATE
 06/04/05
 PROJECT NUMBER
 SHEET NUMBER
 A-1

6



S
NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

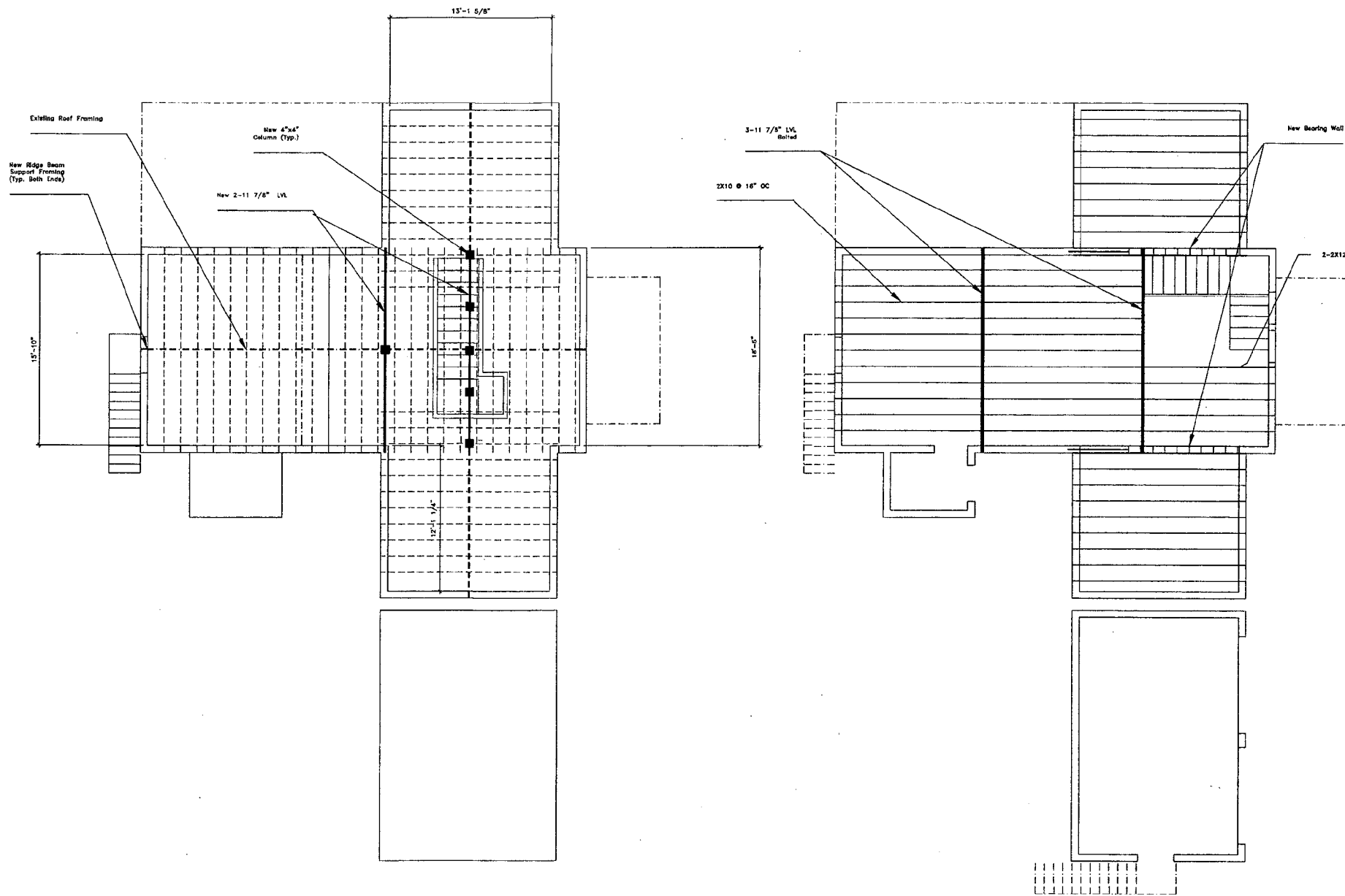


SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



ARCHITECTURAL DESIGN
 PLANNERS
 ARCHITECTS

ARCHITECTURAL SERVICES, Inc., AIA
 300 Independence Drive, Rockville, MD 20850, (301) 294-6175

9706 CAPITOL VIEW AVE.
 SILVER SPRING MD

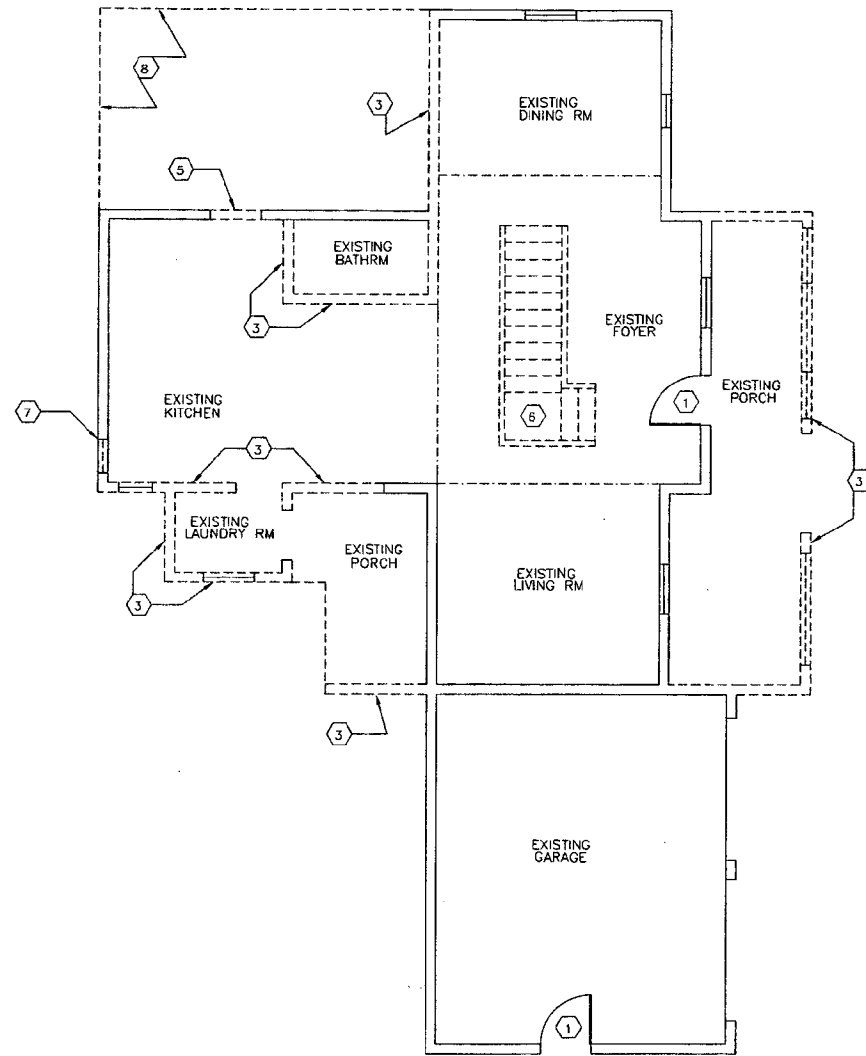
REVISIONS

SEAL

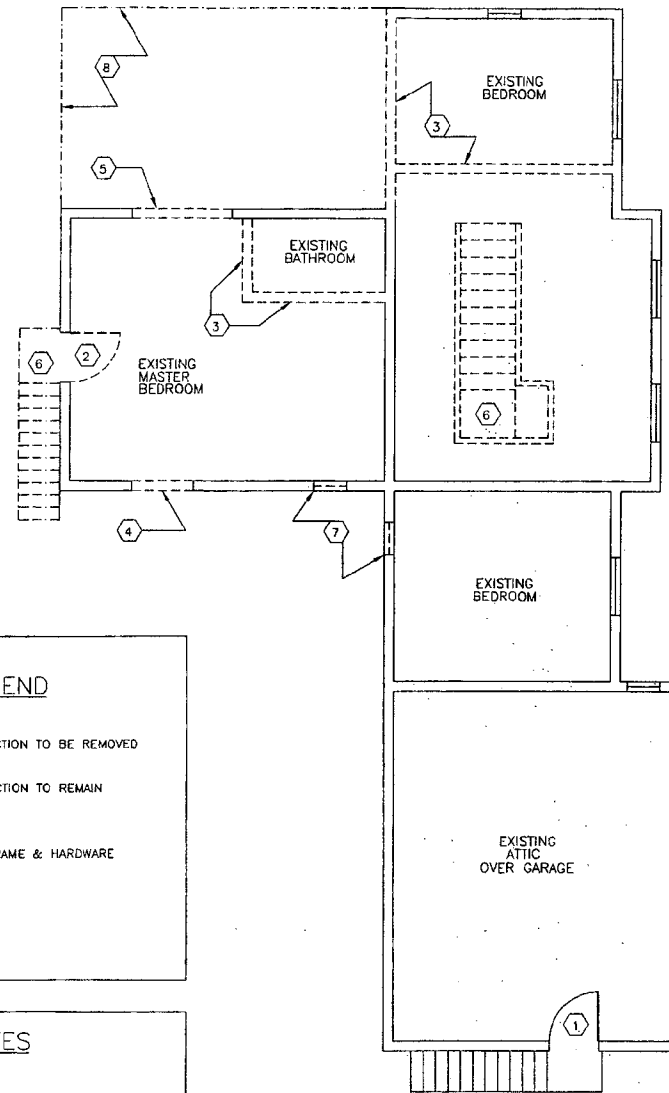
DATE

PROJECT NUMBER

SHEET NUMBER
 S-1







1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

-  EXISTING CONSTRUCTION TO BE REMOVED
-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING DDDR, FRAME & HARDWARE
-  PLAN NOTE

DEMOLITION PLAN NOTES

- ① EXISTING DOOR TO REMAIN.
- ② EXISTING DOOR TO BE REMOVED & STORED FOR RELOCATION.
- ③ EXISTING NON-RATED, NON-BEARING WALL TO BE DEMOLISHED.
- ④ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW/RELOCATED DOOR & FRAME.
- ⑤ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW CASSED OPENING.
- ⑥ EXISTING STAIR TO BE DEMOLISHED.
- ⑦ EXISTING WINDOW TO BE REMOVED.
- ⑧ EXISTING CONSTRUCTION TO BE REMOVED & DEMOLISHED.

ARCHITECTURAL
DESIGN SERVICES, Inc., AIA
340 Huntington Drive • Bethesda, MD 20850 (301) 294-6170

PLANNERS
INTERIOR DESIGN

REVISIONS

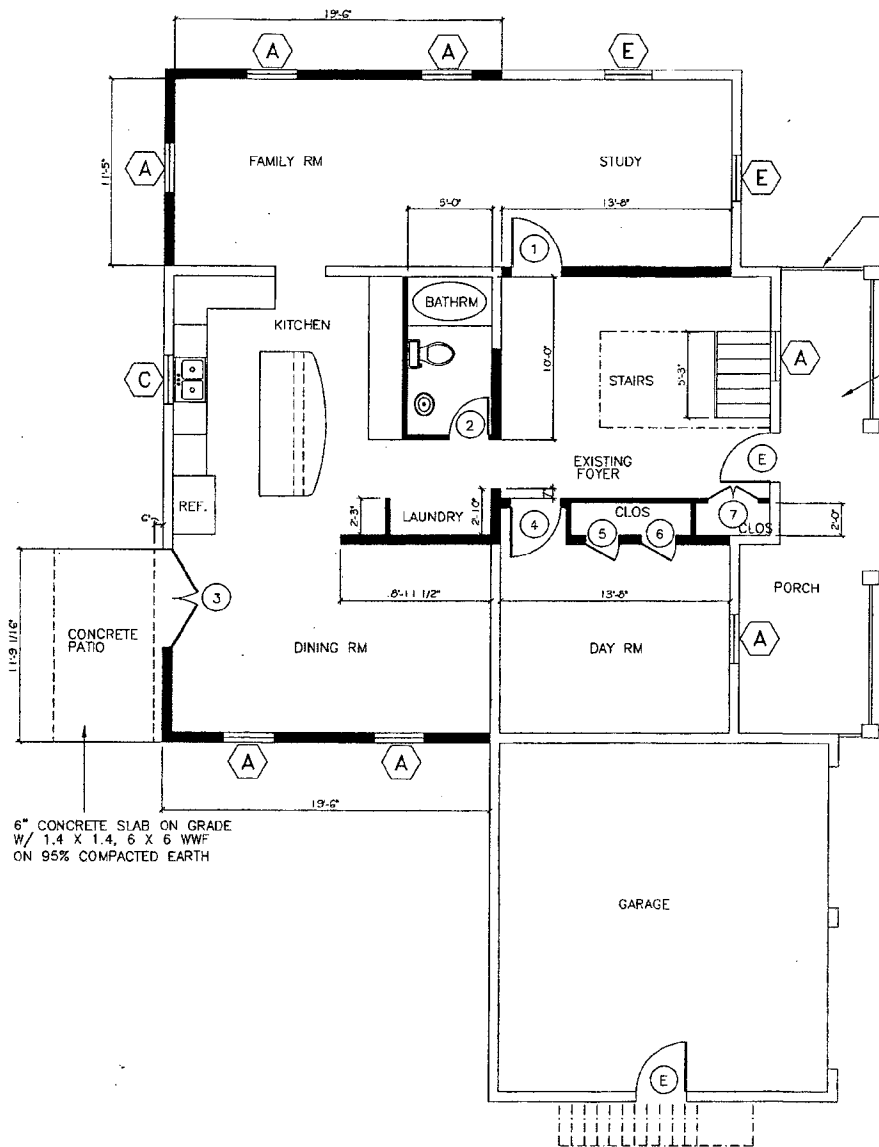
SEAL

DATE
06/29/05

PROJECT NUMBER

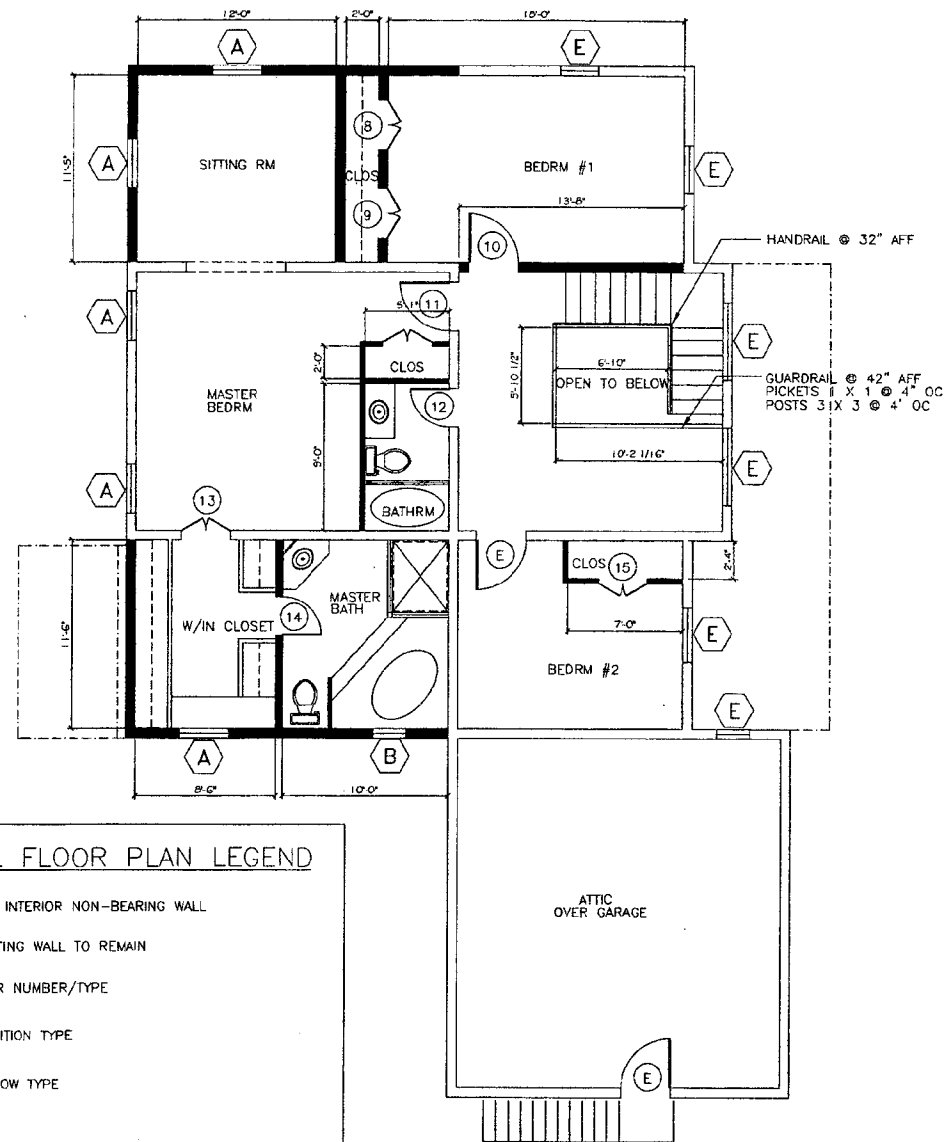
SHEET NUMBER
A-1

9706 CAPITOL VIEW AVE.
SILVER SPRING, MD



1ST FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"



DIMENSIONAL FLOOR PLAN LEGEND

- NEW INTERIOR NON-BEARING WALL
- EXISTING WALL TO REMAIN
- DOOR NUMBER/TYPE
- PARTITION TYPE
- WINDOW TYPE
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR

2ND FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN
PLANNERS
ARCHITECTS
ARCHITECTURAL DESIGN SERVICES, Inc., AIA
945-B Rowlett Ave. · Schererville, IN 46175 · (317) 284-8170
8706 CAPITOL VIEW AVE.
SILVER SPRING, MD

REVISIONS

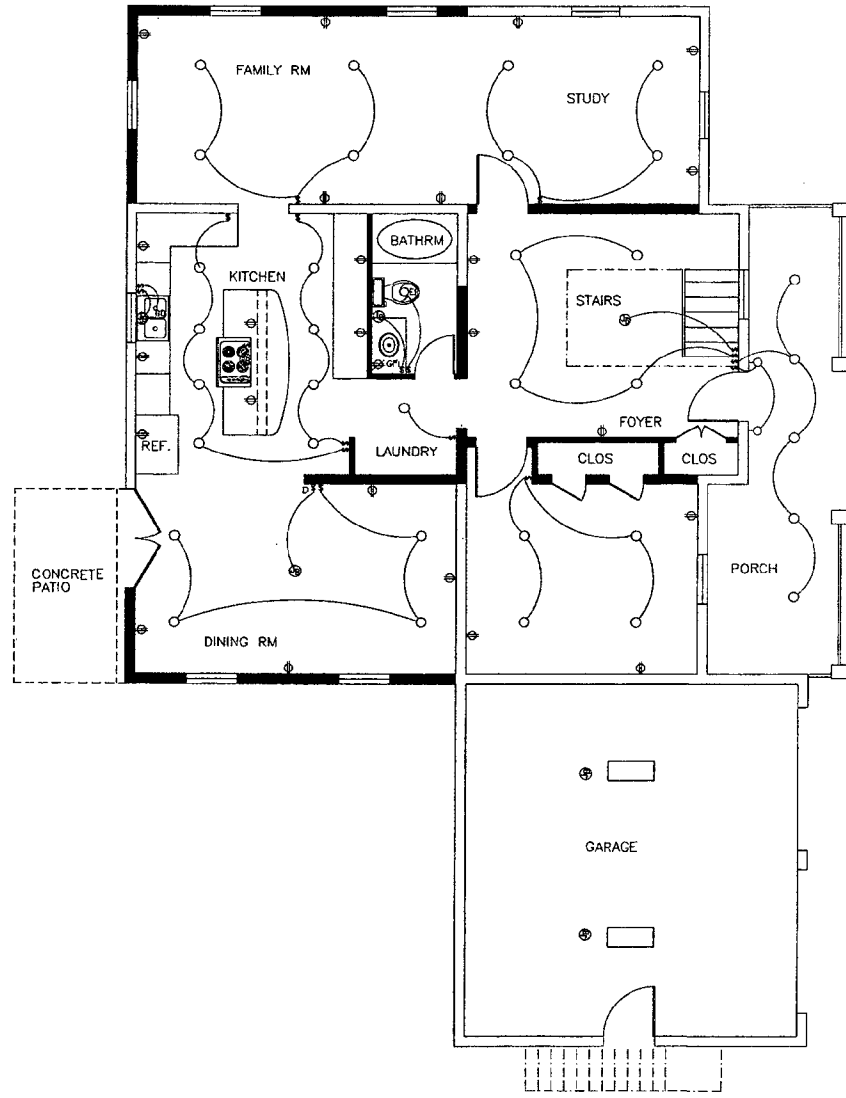
SEAL

DATE
05/09/05

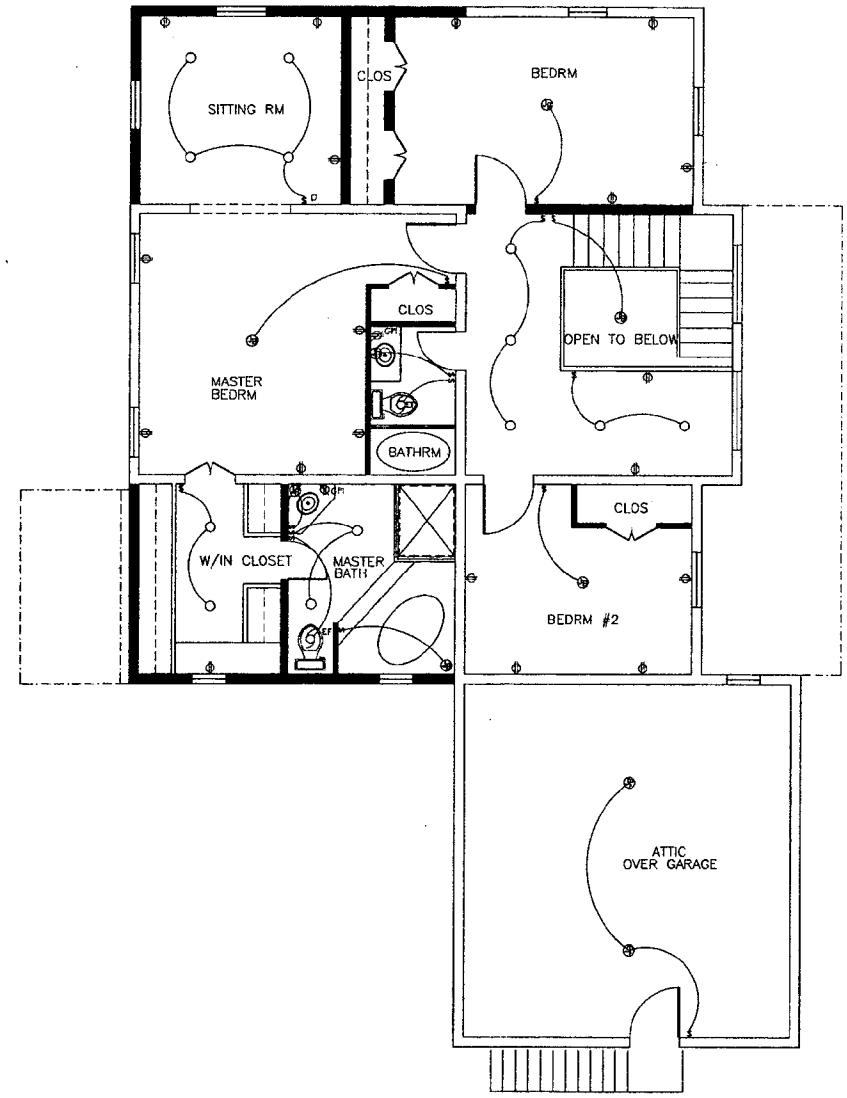
PROJECT NUMBER

SHEET NUMBER

A-2

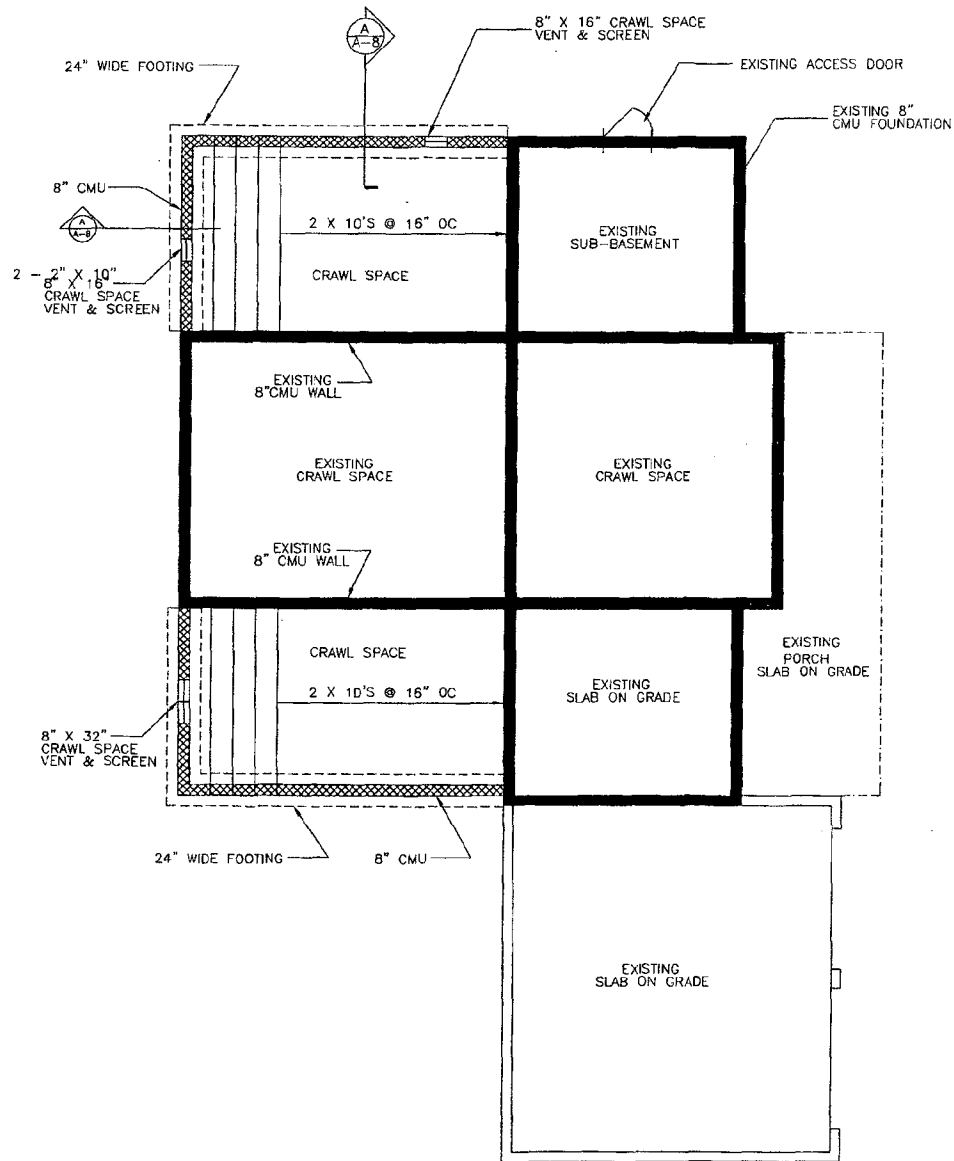


1ST FLOOR LIGHTING/DEVICE PLAN
SCALE: 1/4" = 1'-0"

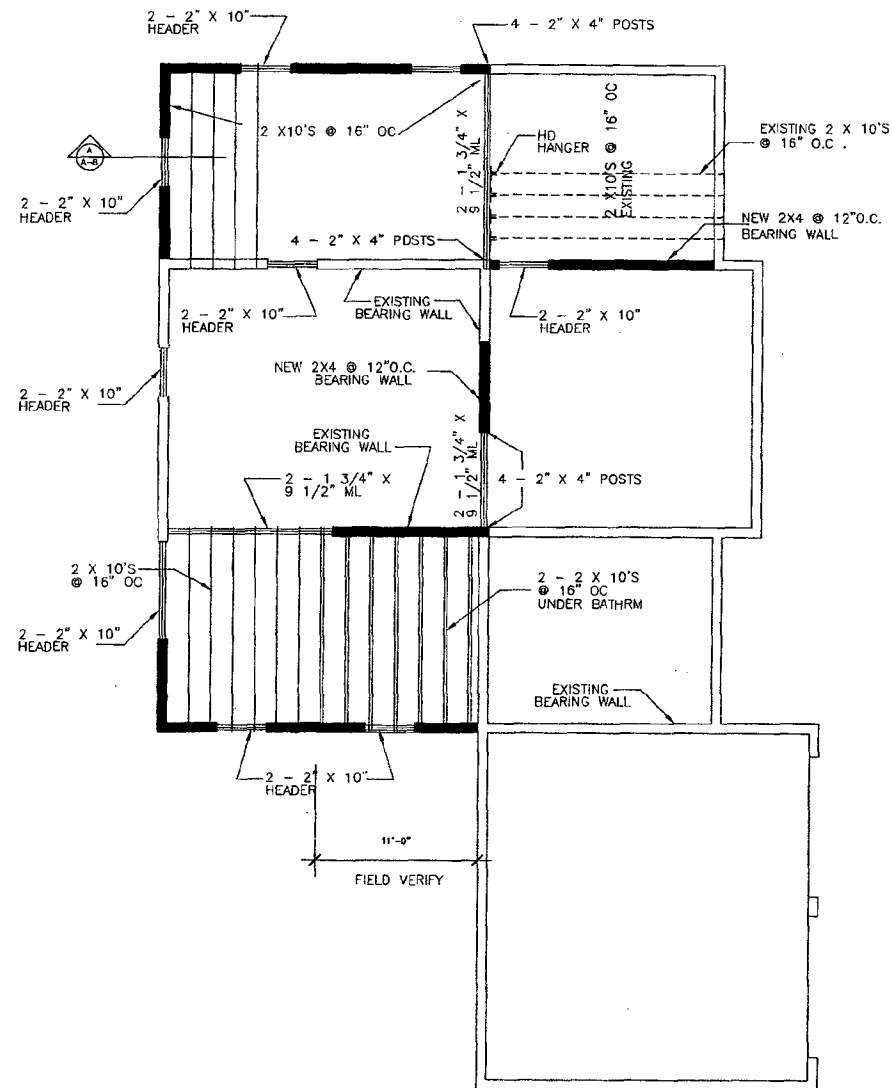


2ND FLOOR LIGHTING/DEVICE PLAN
SCALE: 1/4" = 1'-0"

| | | | |
|--|------------|----------|-----------------|
| ARCHITECTURAL <i>Design SERVICES</i> INC., AIA 914-D Robert Ave., Silver Spring, MD 20910 (301) 284-0170 | ARCHITECTS | PLANNERS | INTERIOR DESIGN |
| 9706 CAPITOL VIEW AVE. SILVER SPRING, MD | | | |
| REVISIONS | | | |
| SEAL | | | |
| DATE 06/09/05 | | | |
| PROJECT NUMBER | | | |
| SHEET NUMBER A-3 | | | |

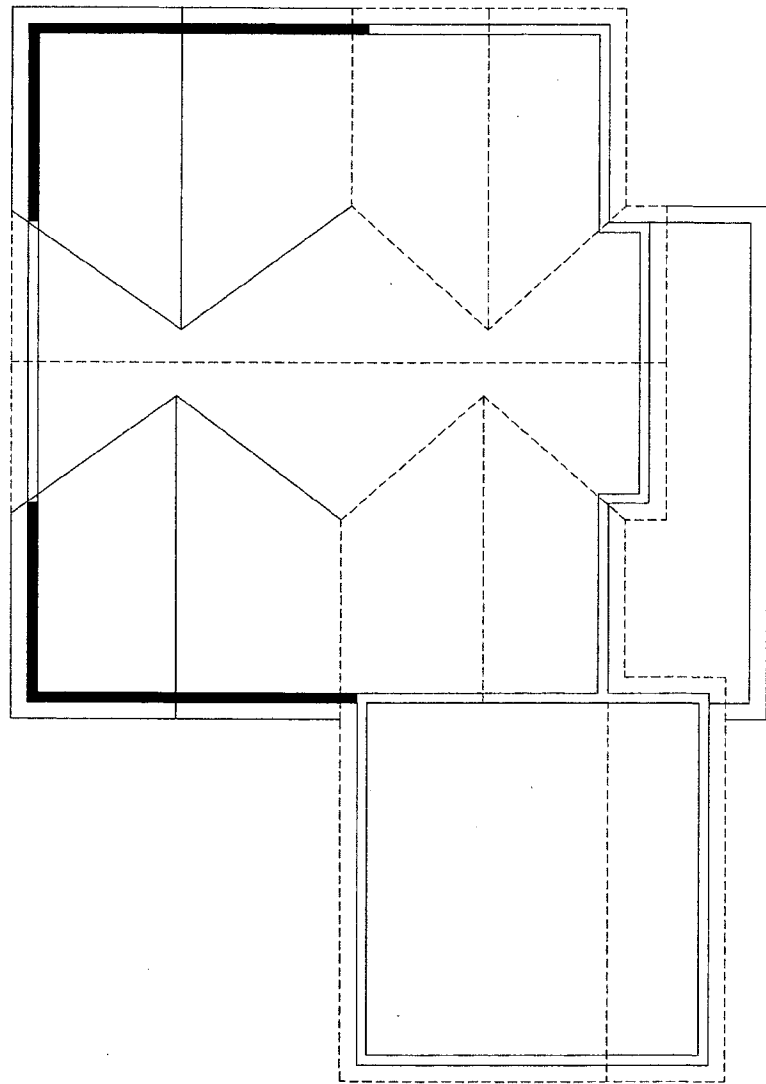


FOUNDATION & FIRST FLOOR FRAMING PLAN-NEW WORK
SCALE: 1/4" = 1'-0"



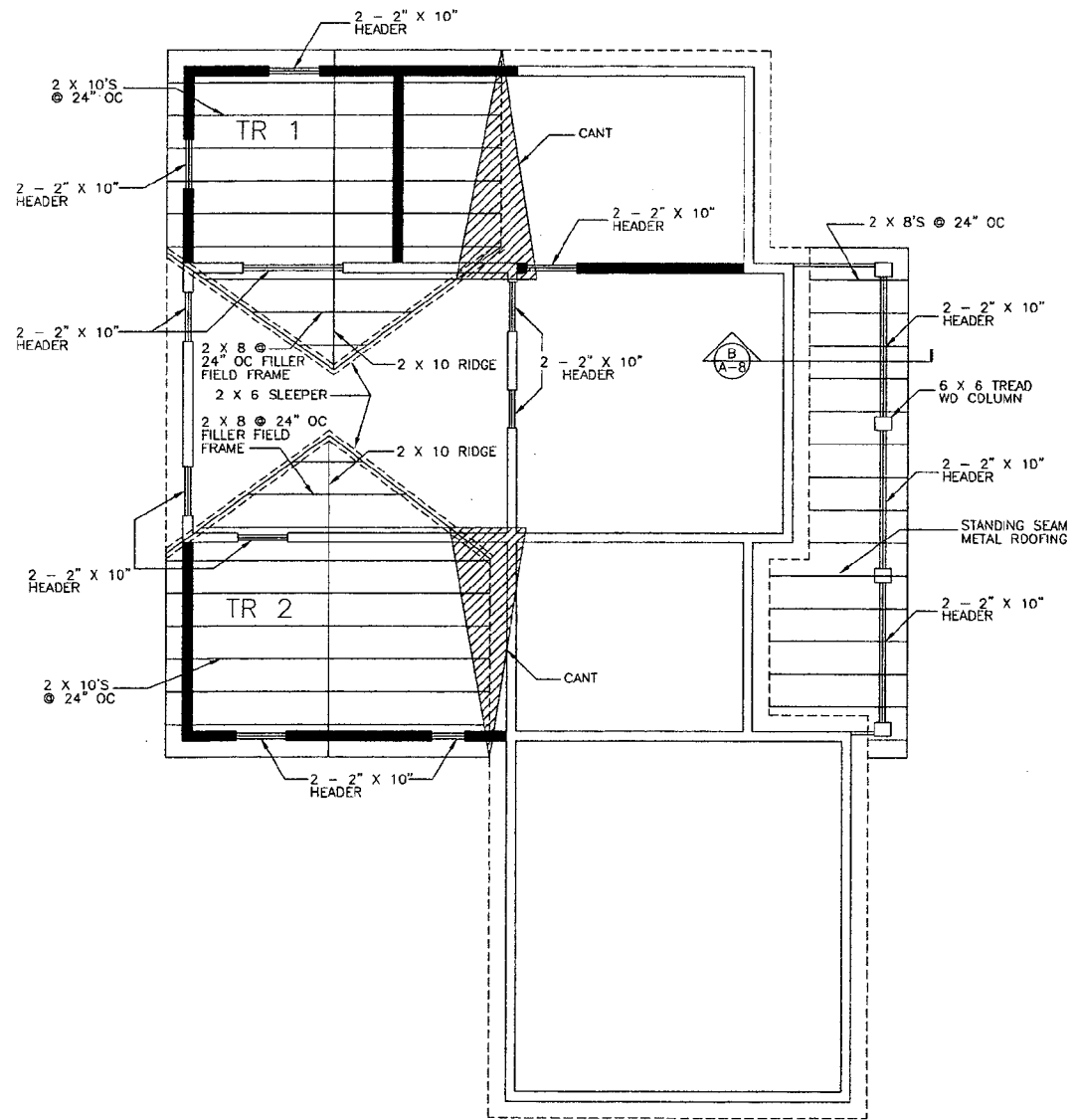
2ND FLOOR FRAMING PLAN - NEW WORK
SCALE: 1/4" = 1'-0"

| | | | |
|--|------------------|----------|-----------------|
| ARCHITECTURAL DESIGN SERVICES, Inc., AIA 340 Huntington Drive • Berkeley, MD 20850 • (301) 294-6170 | ARCHITECTS | PLANNERS | INTERIOR DESIGN |
| 9706 CAPITOL VIEW AVE. SILVER SPRING, MD | REVISIONS | | |
| SEAL | DATE 06/09/05 | | |
| PROJECT NUMBER | SHEET NUMBER | | |
| A-4 | | | |



ROOF PLAN

SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

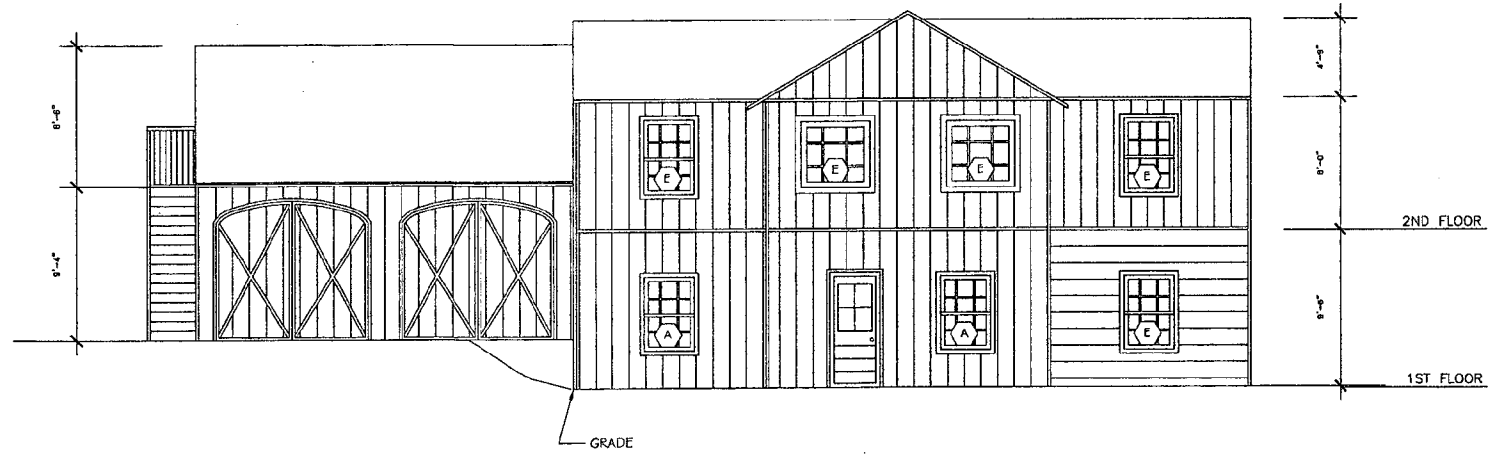
SCALE: 1/4" = 1'-0"

ARCHITECTS
ARCHITECTURAL SERVICES, Inc., AIA
342 E. Howard Ave. • Germantown, MD 20879 • (301) 294-4700

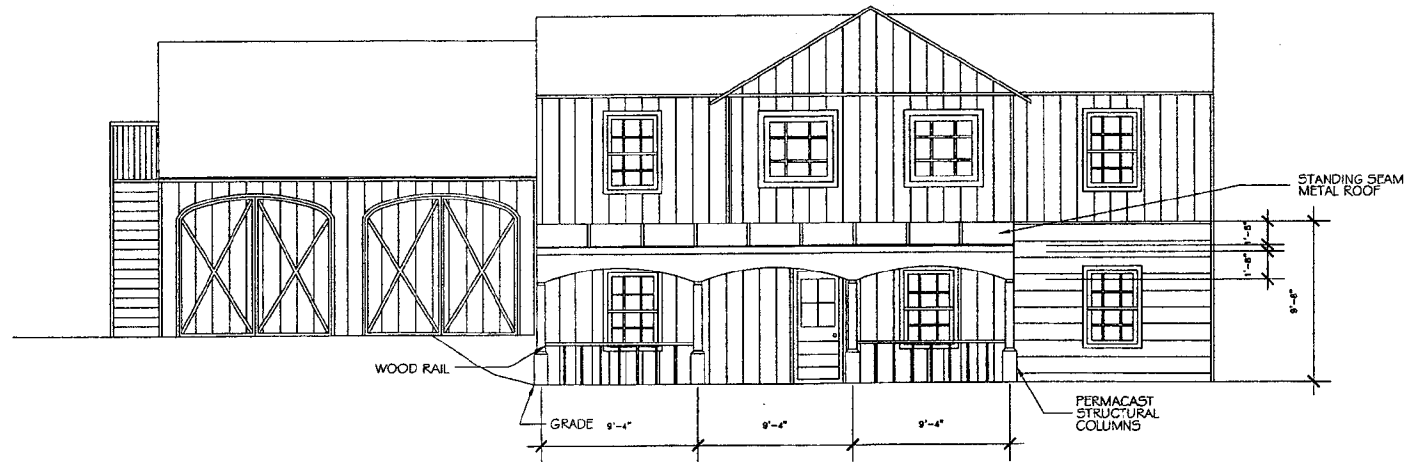
PLANNERS
 INTERIOR DESIGN

9706 CAPITOL VIEW AVE.
 SILVER SPRING, MD

| |
|----------------------------|
| REVISIONS |
| SEAL |
| DATE 06/06/05 |
| PROJECT NUMBER |
| SHEET NUMBER A-5 |



NORTHEAST ELEVATION
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION OF PORCH
SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN SERVICES, INC., AIA
915-B Russell Ave. • Baltimore, MD 21201 • (410) 294-4170

9706 CAPITOL VIEW AVE.
SILVER SPRING, MD

REVISIONS

SEAL

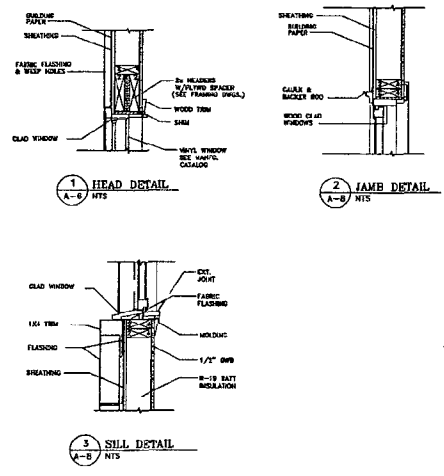
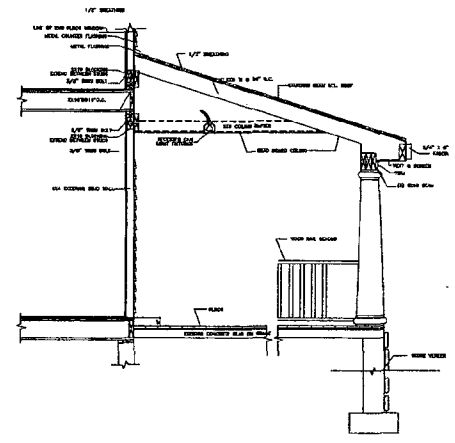
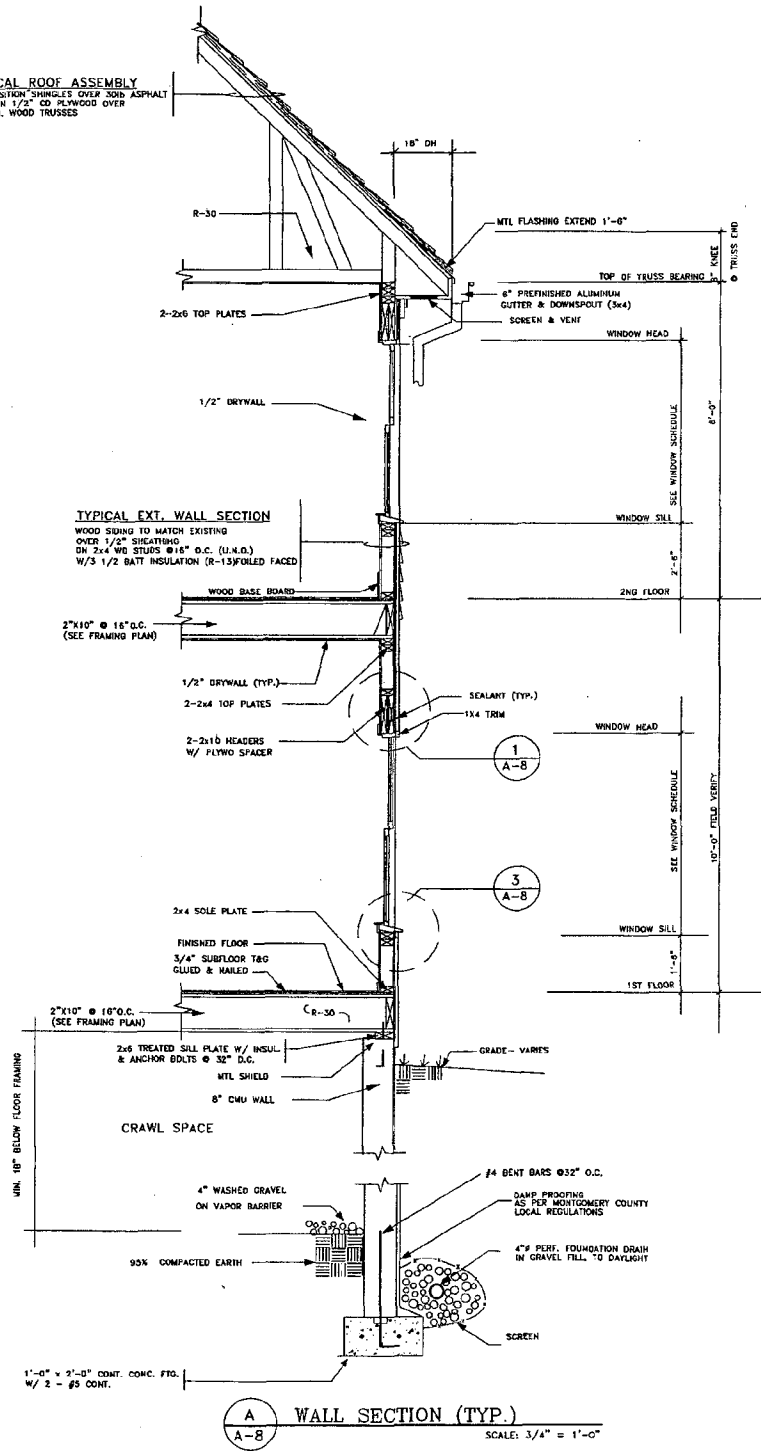
DATE
06/09/05

PROJECT NUMBER

SHEET NUMBER


A-6

TYPICAL ROOF ASSEMBLY
 COMPOSITION SHINGLES OVER 30# ASPHALT
 FELT ON 1/2" CD PLANK OVER
 PREFAB. WOOD TRUSSES



| | | | |
|---|----------|------------|-----------------|
| ARCHITECTURAL SERVICES, Inc., AIA 500 Washington Blvd. - Rossmore, MD 20885 - (301) 284-6110 | PLANNERS | ARCHITECTS | INTERIOR DESIGN |
| REVISIONS | | | |
| TYPICAL WALL SECTION AND DETAILS | | | |
| DATE | | | |
| PROJECT NUMBER | | | |
| SHEET NUMBER | | | |
| A-8 | | | |

Click here for a plain text ADA compliant screen.

| | |
|--|---|
|  Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search | Go Back View Map New Search Ground Rent |
|--|---|

Account Identifier: District - 13 **Account Number -** 00996438

Owner Information

| | |
|--|---------------------------------|
| Owner Name: GIOLDASIS, SPIRO P | Use: RESIDENTIAL |
| | Principal Residence: YES |
| Mailing Address: 9706 CAPITOL VIEW AVE SILVER SPRING MD 20910-1028 | Deed Reference: 1) 2) |

Location & Structure Information

| | |
|--|---|
| Premises Address 9706 CAPITOL VIEW AVE SILVER SPRING 20910-1028 | Legal Description CAPITOL VIEW PARK |
|--|---|

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assesment Area | Plat No: | | |
|--------------------------------|------|--------|-----------------|----------------------------------|---------|-------------|---------------------------|----------------|-----------------|-------------------|-------|
| HP62 | | N556 | | 5 | | P37 | | 1 | Plat Ref: | | |
| Special Tax Areas | | | | Town Ad Valorem Tax Class | 38 | | | | | | |
| Primary Structure Built | | | 1908 | Enclosed Area | | 956 SF | Property Land Area | | 9,240.00 SF | County Use | 111 |
| Stories | | 1 | Basement | | NO | Type | | STANDARD UNIT | Exterior | | FRAME |

Value Information

| | Base Value | Value Phase-in Assessments | | |
|---------------------------|------------|----------------------------|------------------|------------------|
| | | As Of 01/01/2004 | As Of 07/01/2004 | As Of 07/01/2005 |
| Land: | 59,960 | 119,920 | | |
| Improvements: | 88,260 | 152,460 | | |
| Total: | 148,220 | 272,380 | 189,606 | 230,992 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|-----------------------------------|---------------------------|-------------------------|
| Seller: WOLFE, DON M | Date: 02/07/2005 | Price: \$239,000 |
| Type: IMPROVED ARMS-LENGTH | Deed1: | Deed2: |
| Seller: WOLFE, DON M | Date: 04/01/2003 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /23456/ 97 | Deed2: |
| Seller: ABSECON ASSOCIATES | Date: 11/15/2002 | Price: \$0 |
| Type: NOT ARMS-LENGTH | Deed1: /22283/ 193 | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2004 | 07/01/2005 |
|-----------------------------------|--------------|-------------------|-------------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

**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:

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

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND 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.



Date: July 14, 2005

MEMORANDUM

TO: Spiro Giodasis
9201 Colesville Road, Suite 100
Silver Spring, MD 20910

FROM: Tania Tully, Senior Planner ^{T6T}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #389246 (9706 Capitol View Avenue)

Your Historic Area Work Permit application for Alterations was **Approved with Conditions** by the Historic Preservation Commission at its July 13, 2005 meeting.

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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9706 Capitol View Avenue, Silver Spring Meeting Date: 07/13/05
 Applicant: Spiro Gioldasis Report Date: 06/30/05
 Resource: Non-Contributing Resource Capitol View Park Historic District Public Notice: 06/26/05
 Review: HAWP Tax Credit: Partial
 Case Number: 31/07-05F Staff: Tania Tully

PROPOSAL: Porch alterations and 2nd level addition. RECOMMENDATION: Approve with conditions

① Caroline ② Warren

STAFF RECOMMENDATION

tree removal

Staff is recommending approval with the following conditions:

- Tree protection plan prepared by a certified arborist will be provided to staff and implemented onsite prior to any work beginning on the property.
- A grading / landscape plan will be provided to and approved by staff. This should indicate, at the minimum, any necessary retaining walls, locations and materials of the driveway and walkways.
- The rear patio will be concrete pavers rather than a slab.
- The windows will be wood simulated divided light windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Minor detail changes and refinements will be provided to and approved by staff prior completion of the permit drawings.
- The applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.

Bring back to HPC as

Revision of SW Gables to be consistent w part

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
 DATE: c.1908

9706 Capitol View Avenue is located at the southern tip of the Capitol View Historic District at a 90-degree bend in the road. The house sits on .21 acres and is visible from all directions except the south. The lot slopes down towards the north with a grade change of approximately 4 feet.

The house, though constructed c.1908, is nearly unrecognizable as an old building (Photos begin on Circle 11). The cladding is a mixture of plywood batten on board and asbestos shingles, and there is visible evidence of vertical beadboard underneath. It is evident from the form that the building has evolved over time. It consists of a 2 level central gable front block two rooms deep with a 2 level single room addition on each side. There is a 1-story addition on each side of the rear piece and an attached garage on the south. There is a small shed in the rear yard that is attached to a building on the adjacent property. Onsite it is difficult to determine the location of the property line.

Immediately adjacent properties include Fowler's Market/Forest Glen Country Store to the southeast (6 Post Office Road) and the Castle directly south (10 Post Office Road) – both Outstanding resources – and a Contributing 1 ½ story vernacular dwelling on the northwest at 9708 Capitol View Avenue. The lot is essentially un-landscaped with a number of large trees at the property lines.

DISTRICT INFORMATION

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.

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 or 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

- Replace enclosed front porch with an open porch
- Remove existing 1-story rear additions
- Construct a 2-story rear addition on each side of the existing 2-level rear block
- Add a small rear patio
- Replace two windows on the front elevation beneath porch
- The existing asphalt roofs will be replaced in-kind (tax credit eligible)

Remove Shed

Tree Removal

Materials:

Porch – Wood railing
Stone veneer foundation
Standing seam metal roof
Permacast structural columns
Slate porch floor

retaining wall

Additions – Horizontal and board and batten Hardi Board siding to match the width & profile of the existing siding
Asphalt shingle roof.
Parged foundation

Windows – Wood double-hung Simulated Divided Light. – Likely Pella Architect Series
Most existing windows will remain.

STAFF DISCUSSION

It is evident from a visit to the site why this property is a non-contributing resource. Except for the windows, there is little evidence of historic fabric or architectural details. The proposal presented in the application does nothing to make this dwelling more non-contributing and in the case of the porch, adds to its compatibility with the district. The proposal removes the existing enclosed porch and replaces it with an open porch more suited to a residence (Circle 7).

The additions are at the rear of the property and only minimally increase the lot coverage (Circle 8). The heights are equal to the existing side “wings” and lower than the main block of the house. Overall, the additions are compatible with the existing house and district. Staff’s only concern is the northwest elevation, which will appear rather large and flat. The character of the house is one of symmetry paired with slight projections and the use of heavy trim. The northwest elevation would be more in character if the addition projected approximately 1 foot and additional windows were placed in the upper level. This would help break up the long expanse and further the feeling of the building having evolved over time. Staff also suggests that the trim around the new windows be wider. A minor suggestion is that the siding on the lower half of the addition by the garage be changed to horizontal like the other addition. Staff suggestions are illustrated on Circles 24 and 25.

In summary, with a few tweaks to the details and slight modification of the massing, staff finds that the proposal is in keeping with the appropriate review guidelines as applied to non-contributing resources. Suggested conditions for approval are listed on Circle 1. A site plan will be provided at the Worksession.

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
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: SPIRO GIORDASIS
 Daytime Phone No: 443-745-3940

Owner: SPIRO GIORDASIS Daytime Phone No: 443-745-3940
 Address: 9201 COLESVILLE ROAD SILVER SPRING MD 20910 SUITE 100
Street Number City Street Zip Code

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

LOCATION OF BUILDING/PREMISE

House Number: 9706 CAPITOL VIEW AVENUE
 Town/City: SILVER SPRING Nearest Cross Street: FOREST GLEN / SEMINARY ROAD
 Lot: _____ Block: _____ Subdivision: _____
 Lot #: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|------------------------------------|---|--|--|---------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wheel/Bare | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> 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 property line/property line Entirely on land of owner On public right of way/easement

I, the undersigned, 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

6/28/05
 Date

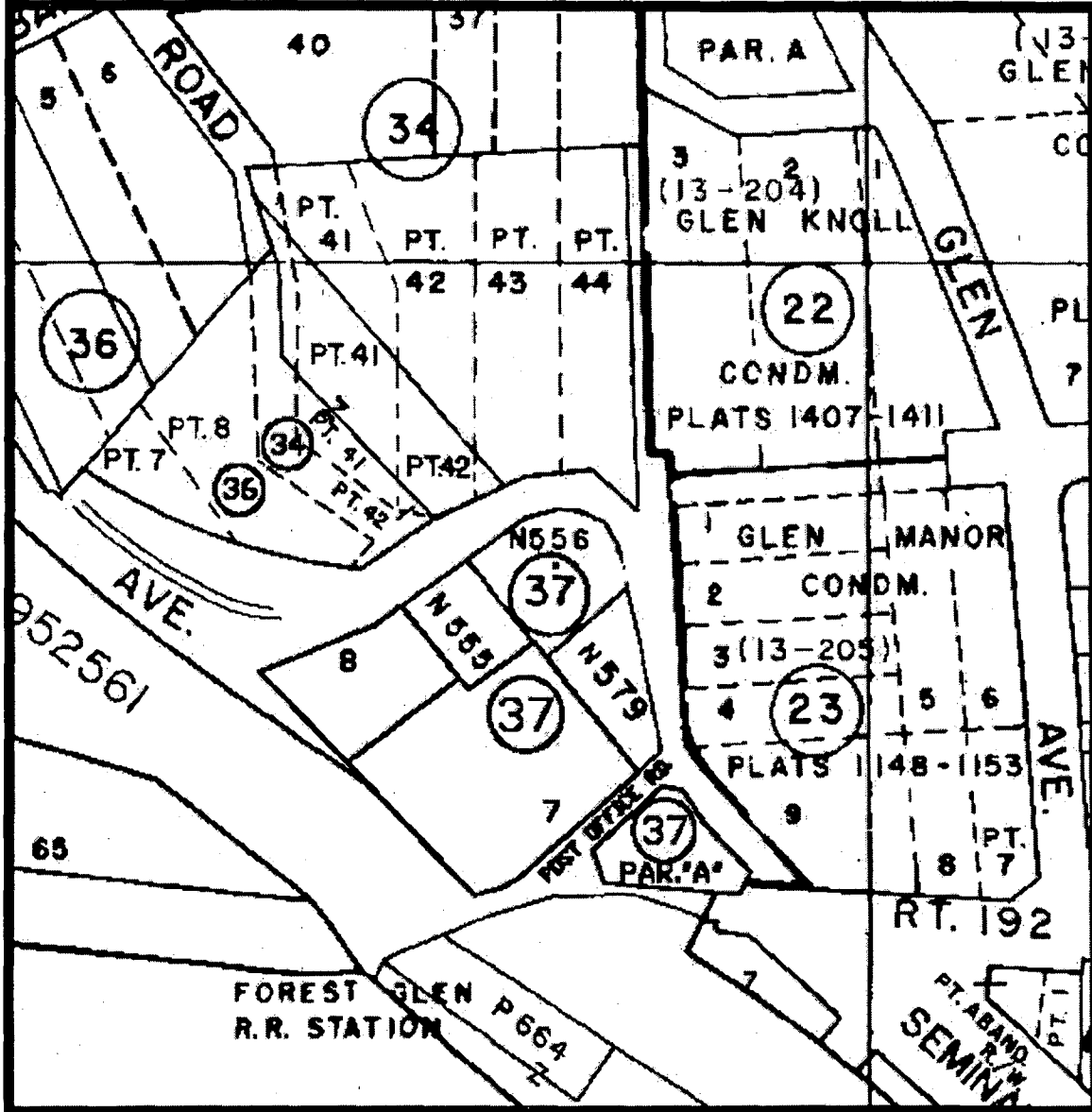
Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No: 389246 Date Filed: _____ Date Issued: _____



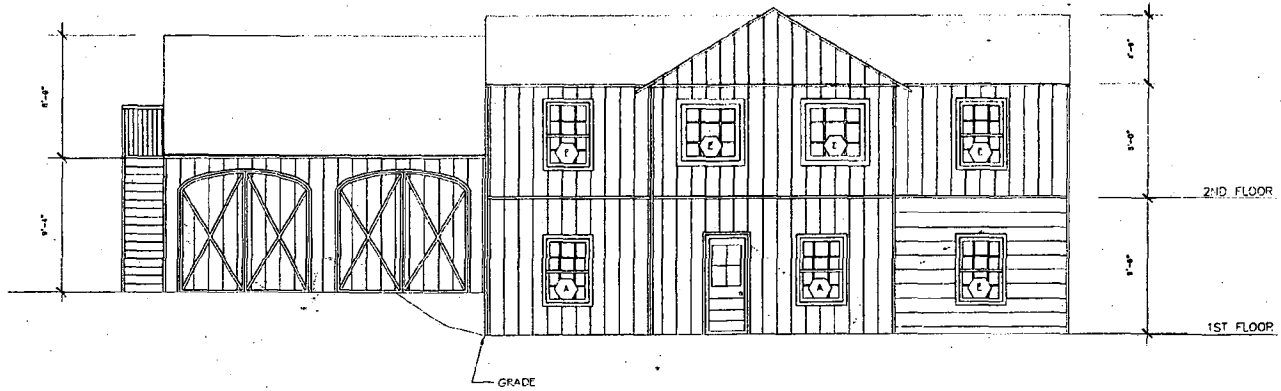
Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 00996438



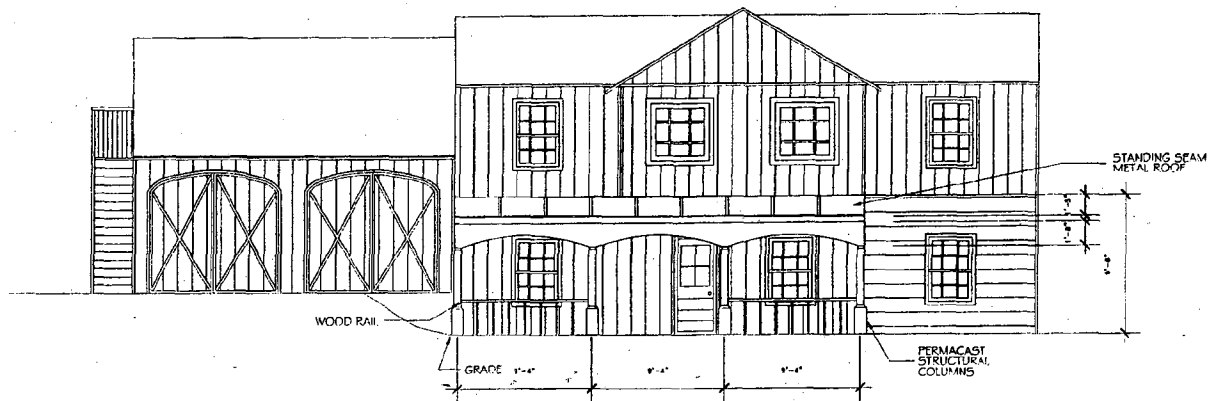
Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html



NORTHEAST ELEVATION

EXISTING TO REMAIN

SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION OF PORCH

SCALE: 1/4" = 1'-0"

ARCHITECTURAL
 Design SERVICES, Inc., AIA
 1813 Laurel Ave., Silver Spring, MD 20910 (301) 291-1170
 ARCHITECTS PLANNERS INTERIOR DESIGN
 17706 CAPITOL VIEW AVE
 SILVER SPRING, MD

| REVISIONS |
|-----------|
| |
| |
| |

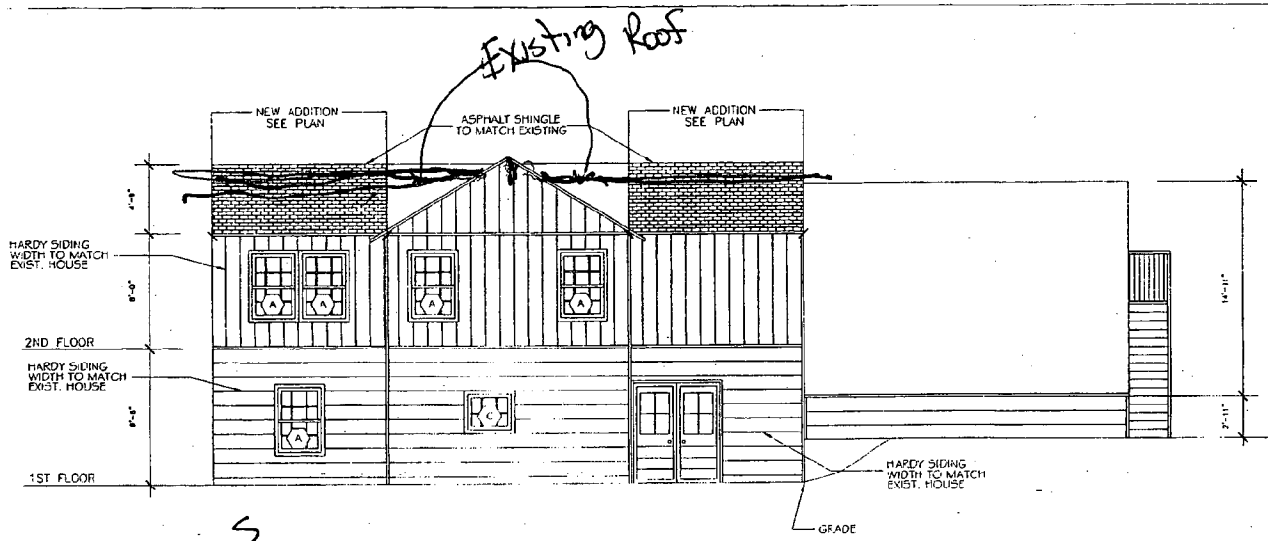
| |
|-------|
| TITLE |
|-------|

| | |
|------|----------|
| DATE | 04/09/20 |
|------|----------|

| | |
|----------------|--|
| PROJECT NUMBER | |
|----------------|--|

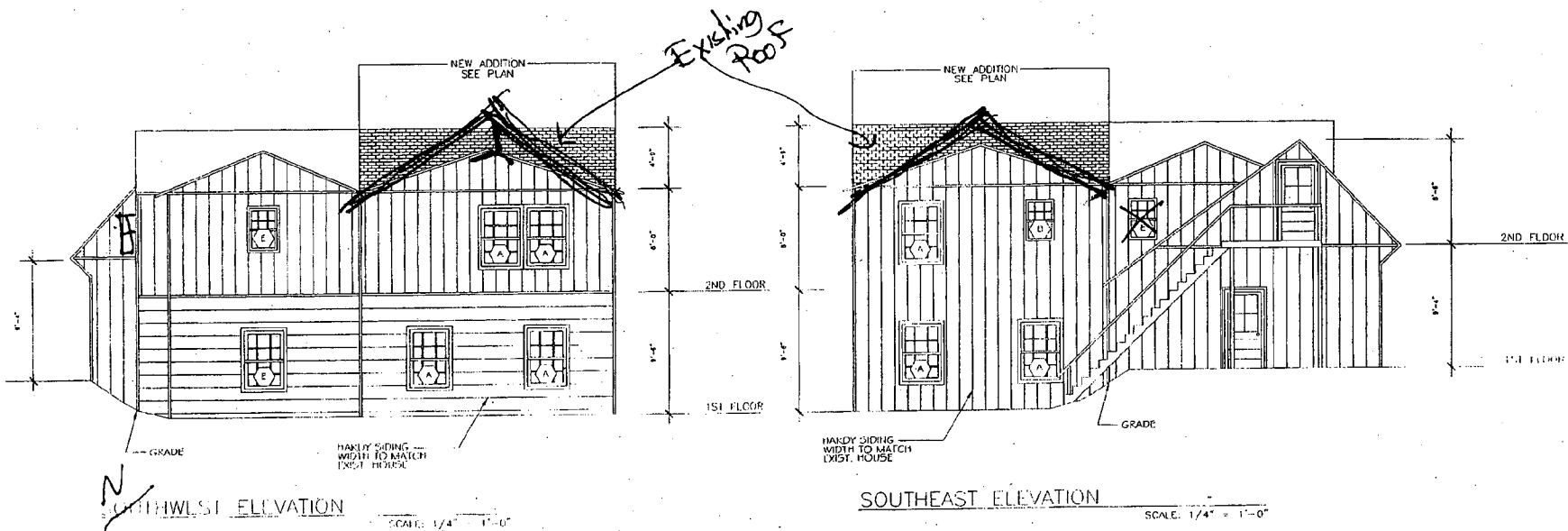
| | |
|--------------|-----|
| SHEET NUMBER | Δ-6 |
|--------------|-----|

(7)



S
NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



R
SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

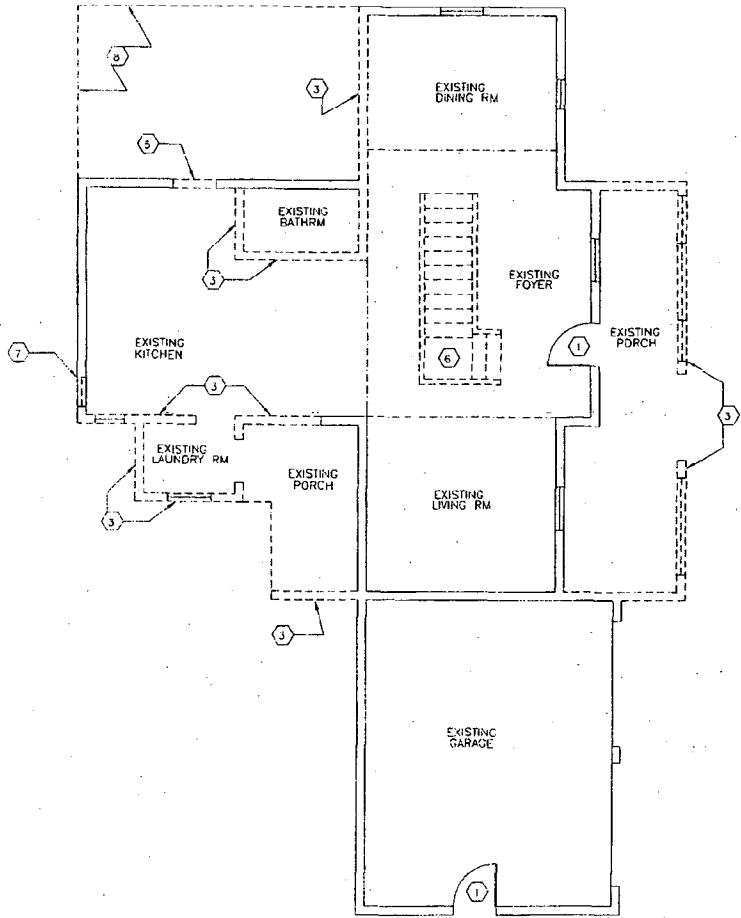
ARCHITECTURAL
SERVICES, INC., A/E
2027 K...
1000...
SCALE 1/4" = 1'-0"

PLANNERS
ARCHITECTS

INTERIOR DESIGN

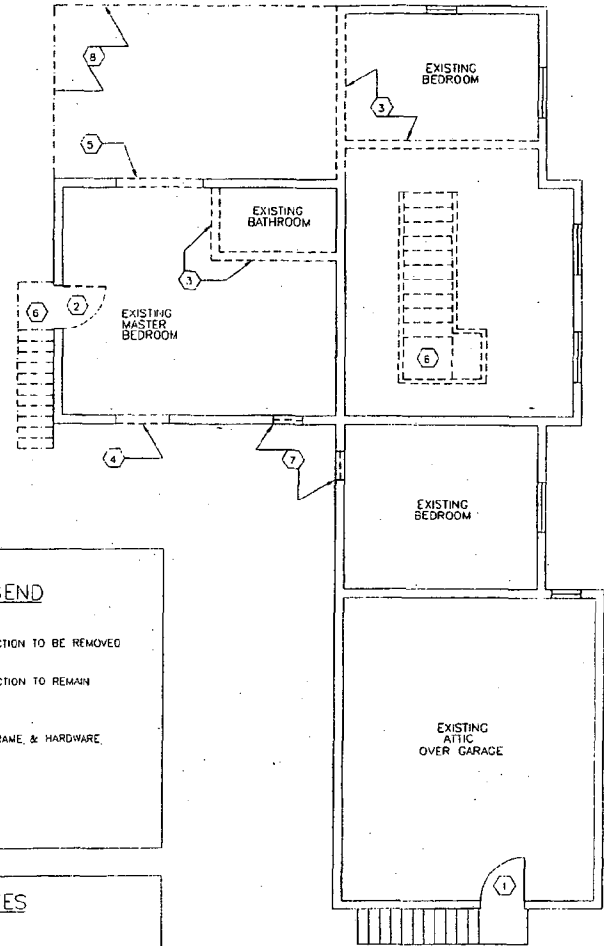
REVISIONS

(S)



1ST FLOOR DEMO PLAN



SCALE: 1/4" = 1'-0"



2ND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

DEMOLITION PLAN LEGEND

| | |
|--|-------------------------------------|
| | EXISTING CONSTRUCTION TO BE REMOVED |
| | EXISTING CONSTRUCTION TO REMAIN |
|  | EXISTING DOOR, FRAME, & HARDWARE |
|  | PLAN NOTE |

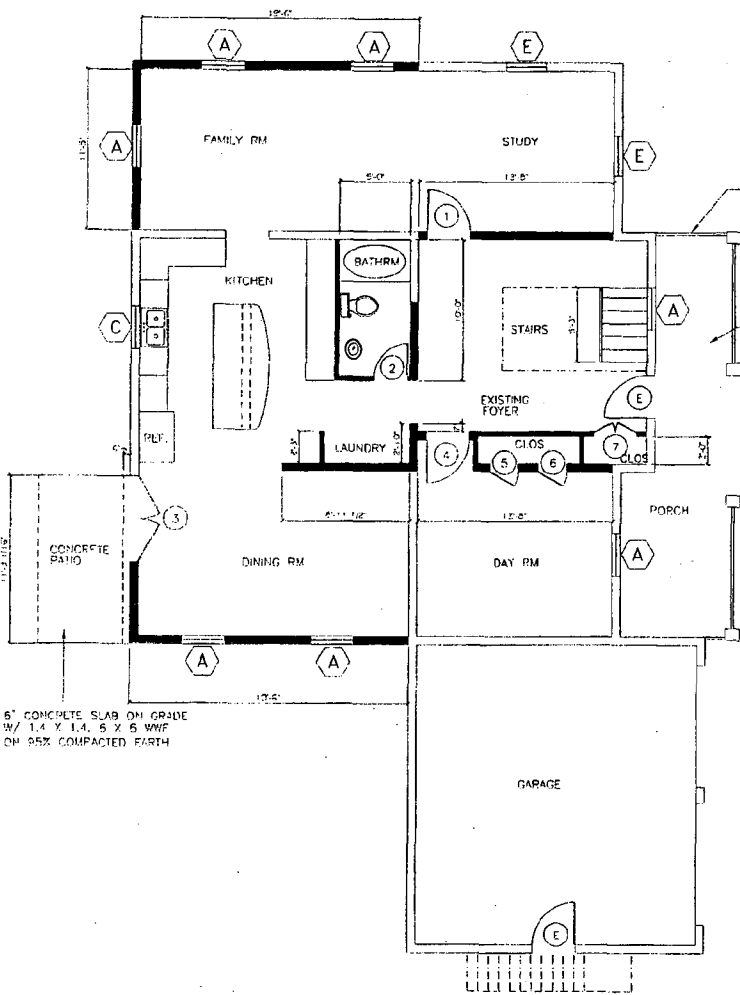
DEMOLITION PLAN NOTES

- ① EXISTING DOOR TO REMAIN.
- ② EXISTING DOOR TO BE REMOVED & STORED FOR RELOCATION.
- ③ EXISTING NON-RATED, NON-BEARING WALL TO BE DEMOLISHED.
- ④ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW/RELOCATED DOOR & FRAME.
- ⑤ DEMOLISH PORTION OF EXIST. WALL TO ALLOW FOR NEW CASED OPENING.
- ⑥ EXISTING STAIR TO BE DEMOLISHED.
- ⑦ EXISTING WINDOW TO BE REMOVED.
- ⑧ EXISTING CONSTRUCTION TO BE REMOVED & DEMOLISHED.

| | |
|---|---|
| ARCHITECTURAL SERVICES, Inc., ALL 3427 Telegraph Road, Gaithersburg, MD 20878 (301) 284-5119 | INTERIOR DESIGN PLANNERS ARCHITECTS |
| REVISIONS | |
| SCALE | |
| DATE 06/09/05 | |
| PROJECT NUMBER | |
| SHEET NUMBER A-1 | |

9708 CAPITOL VIEW AVE.
SILVER SPRING, MD

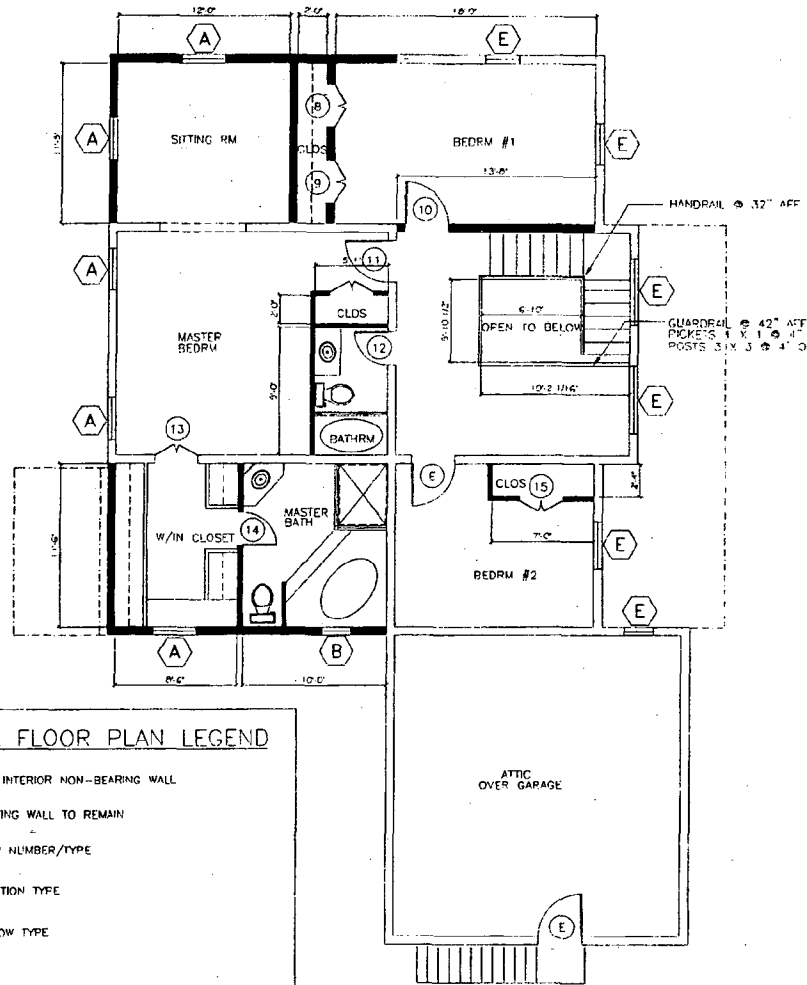
6



6" CONCRETE SLAB ON GRADE
W/ 1.4 X 1.4, 6 X 6 WWF
ON 25% COMPACTED EARTH

EXISTING CONCRETE
SLAB TO REMAIN

SEE DWG A-5
FOR REPLACEMENT
OF EXISTING FRAMING



HANDRAIL @ .32" AFF

GLASS RAIL
PICKETS 4" X 1" @ 4" OC
POSTS 3" X 3" @ 4" OC

DIMENSIONAL FLOOR PLAN LEGEND

- NEW INTERIOR NON-BEARING WALL
- EXISTING WALL TO REMAIN
- DOOR NUMBER/TYPE
- PARTITION TYPE
- WINDOW TYPE
- EXISTING DOOR & FRAME TO REMAIN
- NEW DOOR

1ST FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"

2ND FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"

ARCHITECTURAL DESIGN SERVICES, Inc. AIA
 ARCHITECTS
 PLANNERS
 INTERIOR DESIGN

1001 S. GARDEN AVE., SUITE 100, SILVER SPRING, MD 20910
 (301) 584-1100

DATE: 05/29/05
 PROJECT NUMBER:
 SHEET NUMBER:
 A 2

10



NE Elev



SE Elev



NE Elev looking N



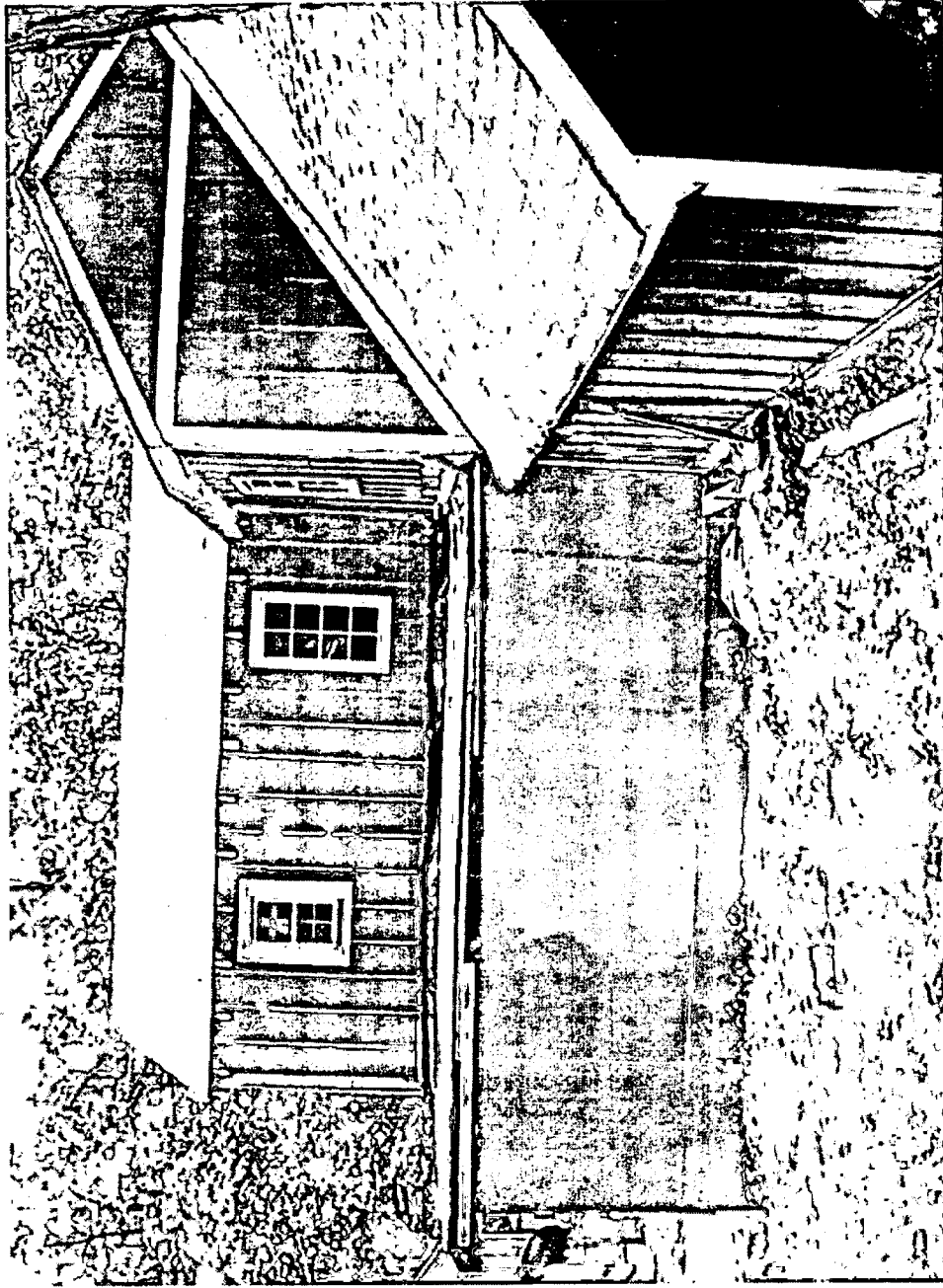
NW Elev



NE Elevation looking S



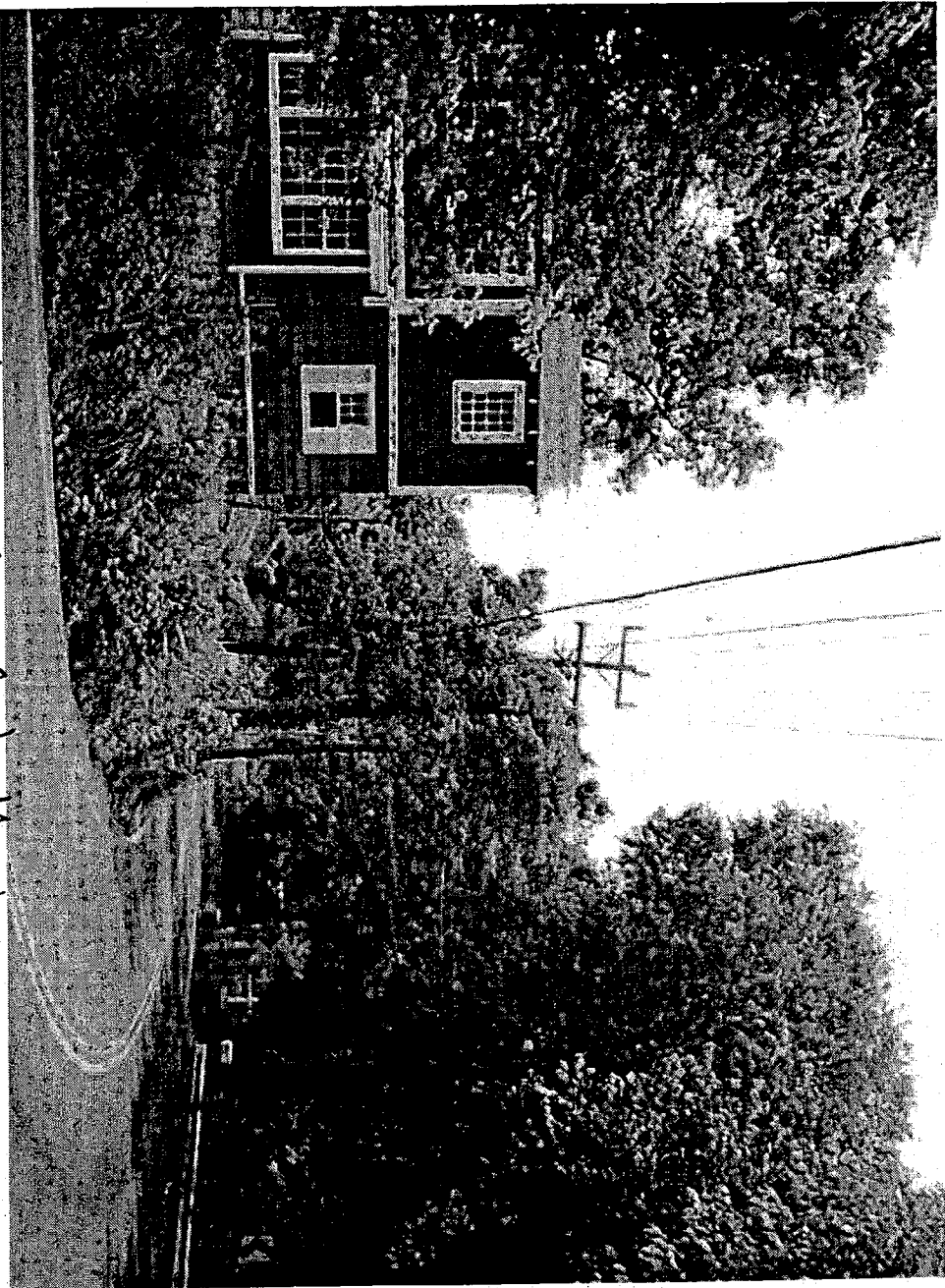
looking S on road view



Southern corner



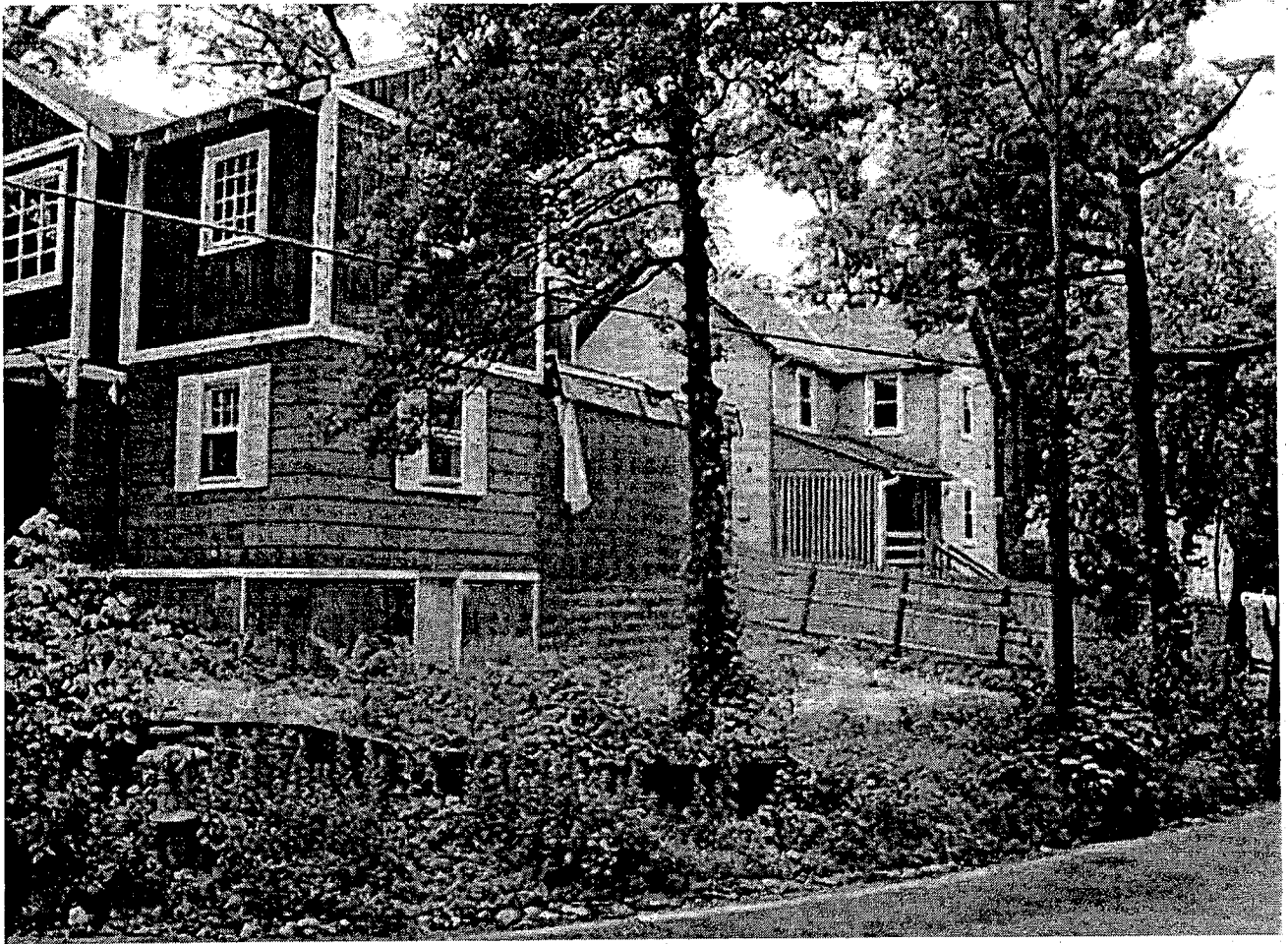
AIT Floor



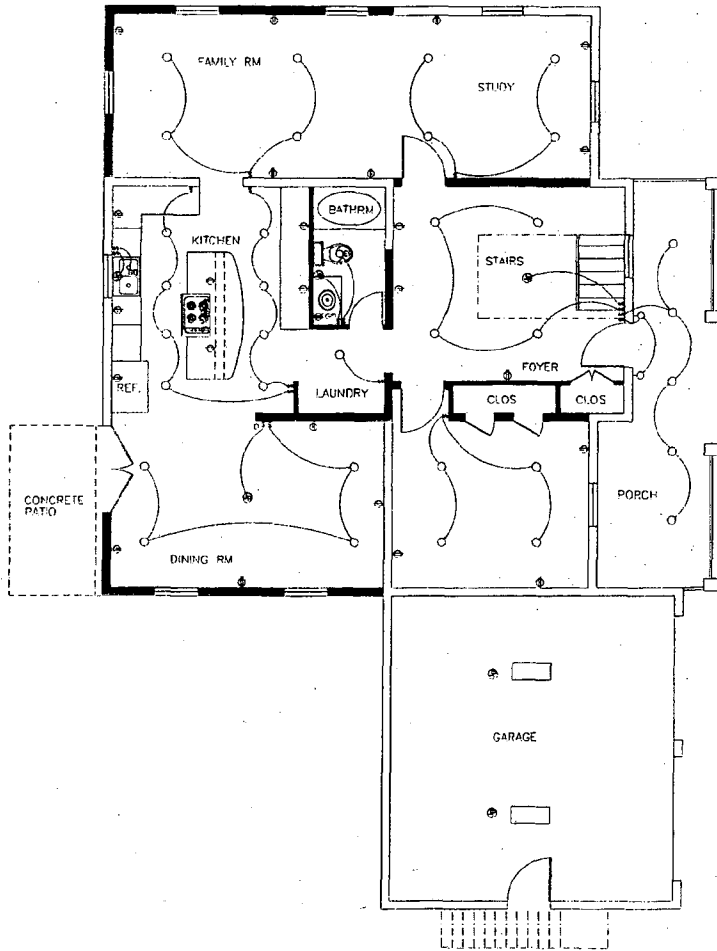
NE Elev - Looking N on Capitol View



ANALYST

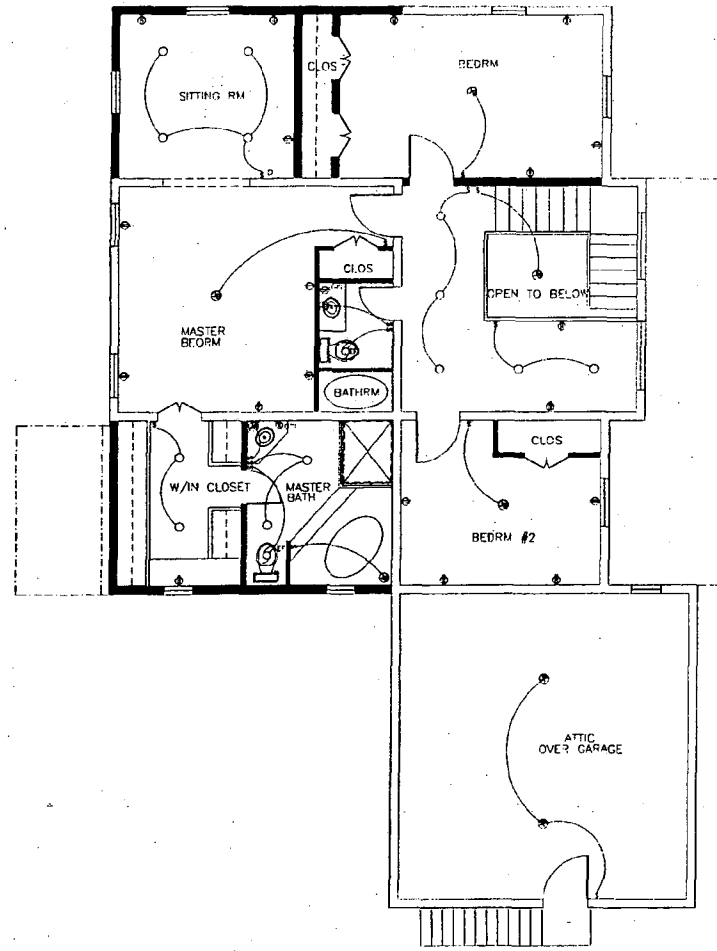


N corner



1ST FLOOR LIGHTING/DEVICE PLAN

SCALE: 1/4" = 1'-0"

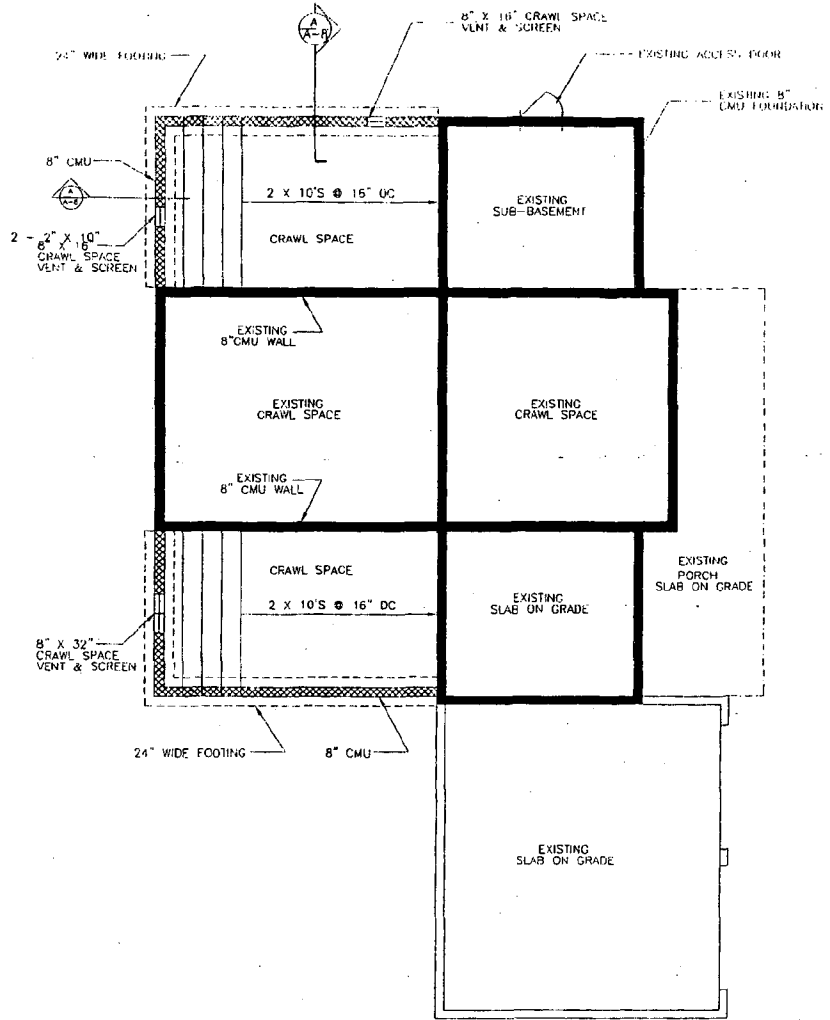


2ND FLOOR LIGHTING/DEVICE PLAN

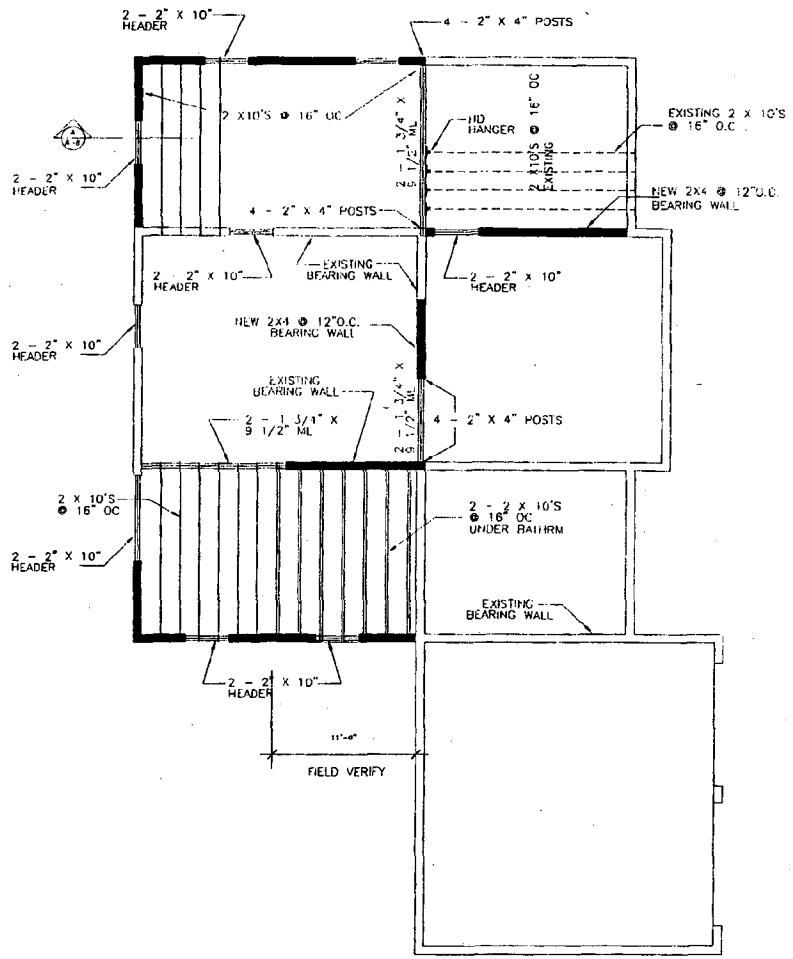
SCALE: 1/4" = 1'-0"

17

| | | |
|---|----------------|-----------------|
| ARCHITECTURAL Design SERVICES, Inc., AIA 100-20 Laurel Ave., Silver Spring, MD 20914 (301) 484-1100 | PLANNERS | INTERIOR DESIGN |
| STUDIOS EAST, NEW AVE. 3 RIVERS SPRING, MD | ARCHITECTS | |
| DATE 09/05/05 | PROJECT NUMBER | |
| SCALE | | |
| A-3 | | |



FOUNDATION & FIRST FLOOR FRAMING PLAN-NEW WORK
SCALE: 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN - NEW WORK
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SERVICES, INC., AIA
 1500 Westgate Drive • Beltsville, MD 20705 • (301) 744-4200
 9000 CAPITAL VIEW AVE.
 SUITE 2000
 SILVER SPRING, MD

ARCHITECTS
 PLANNER
 INTERIOR DESIGN

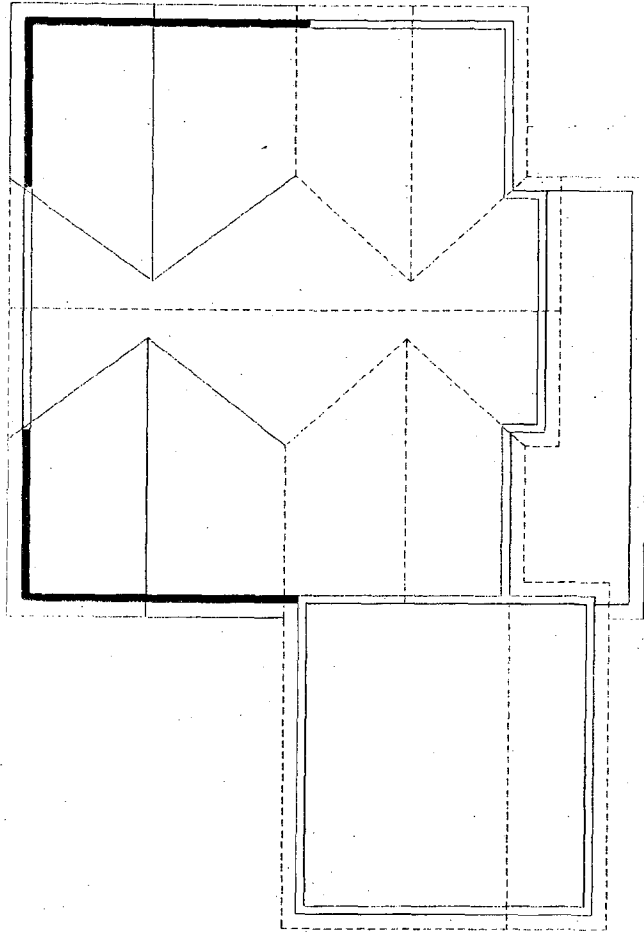
REVISED

DATE
08/09/00

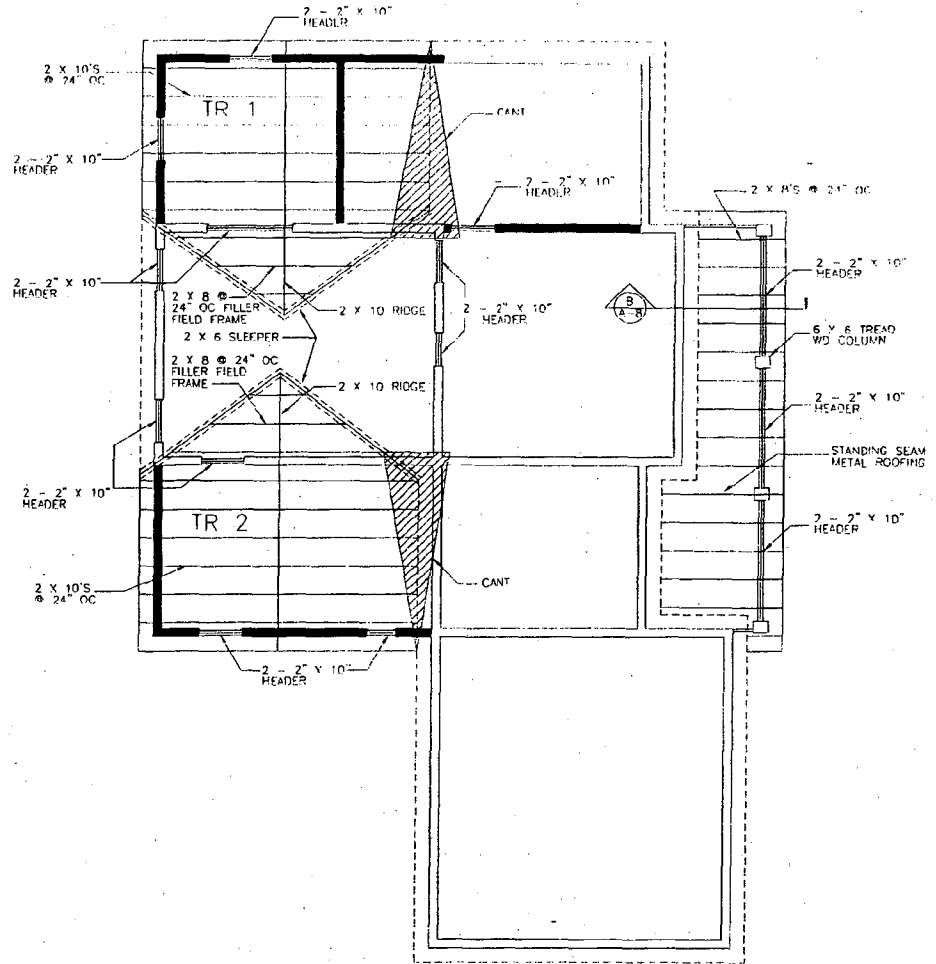
PROJECT NUMBER
A-1

18

51



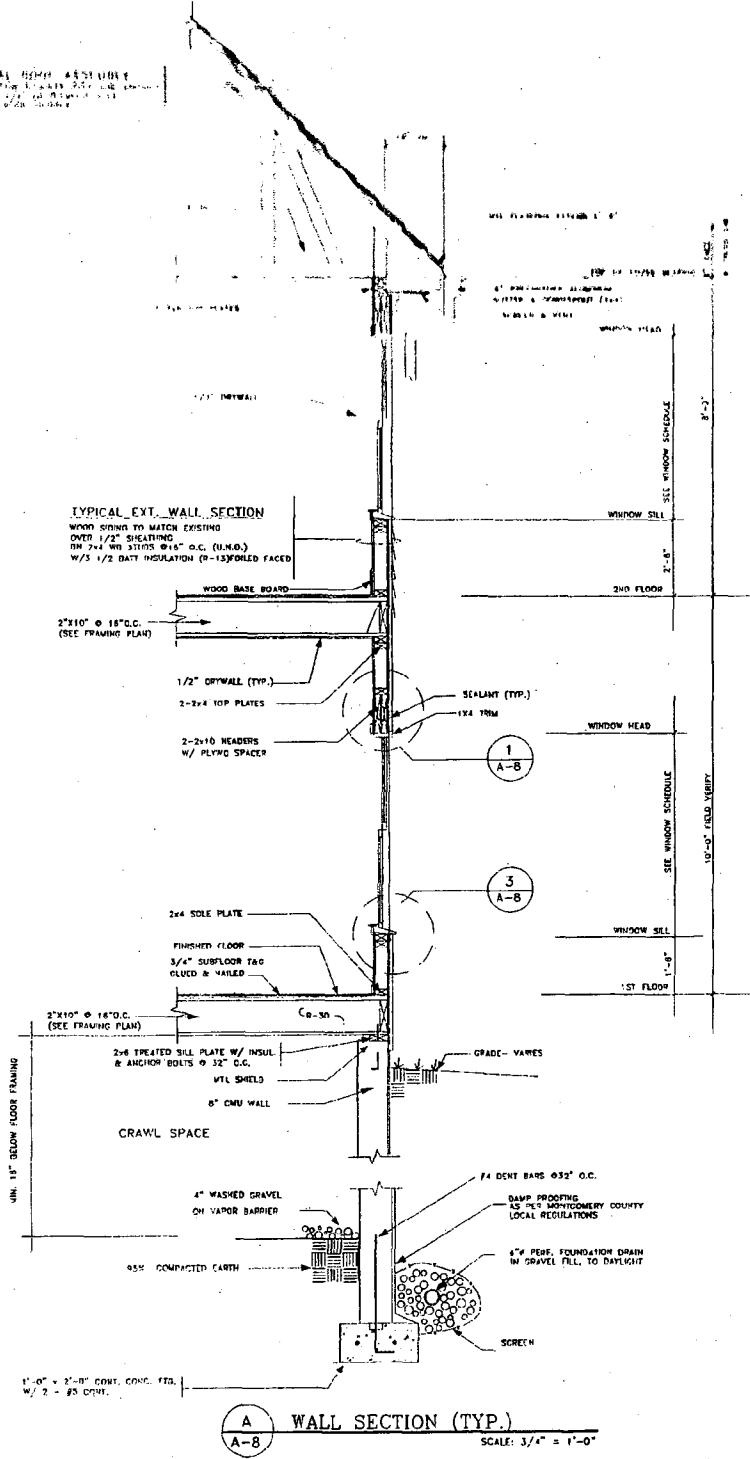
ROOF PLAN
SCALE: 1/4" = 1'-0"



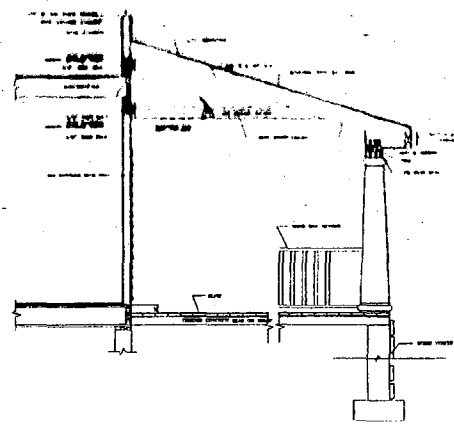
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

| | | |
|--|------------|--------|
| ARCHITECTURAL SERVICES, INC. AN | PLANNING | DESIGN |
| 1000 W. Main St. - Suite 100 - Silver Spring, MD 20910 | ARCHITECTS | |
| 9708 CAPITOL VIEW AVE SILVER SPRING, MD | | |
| DATE | 05/05/05 | |
| PROJECT NUMBER | | |
| Sheet Number | | |
| A-5 | | |

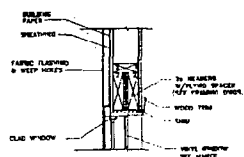
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).



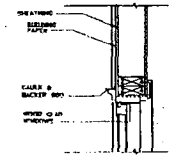
A WALL SECTION (TYP.)
SCALE: 3/4" = 1'-0"



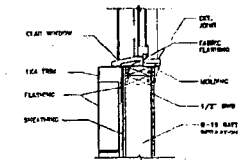
B SECTION AT FRONT PROCH
NOT TO SCALE



1 HEAD DETAIL
A-B NTS



2 JAMB DETAIL
A-B NTS

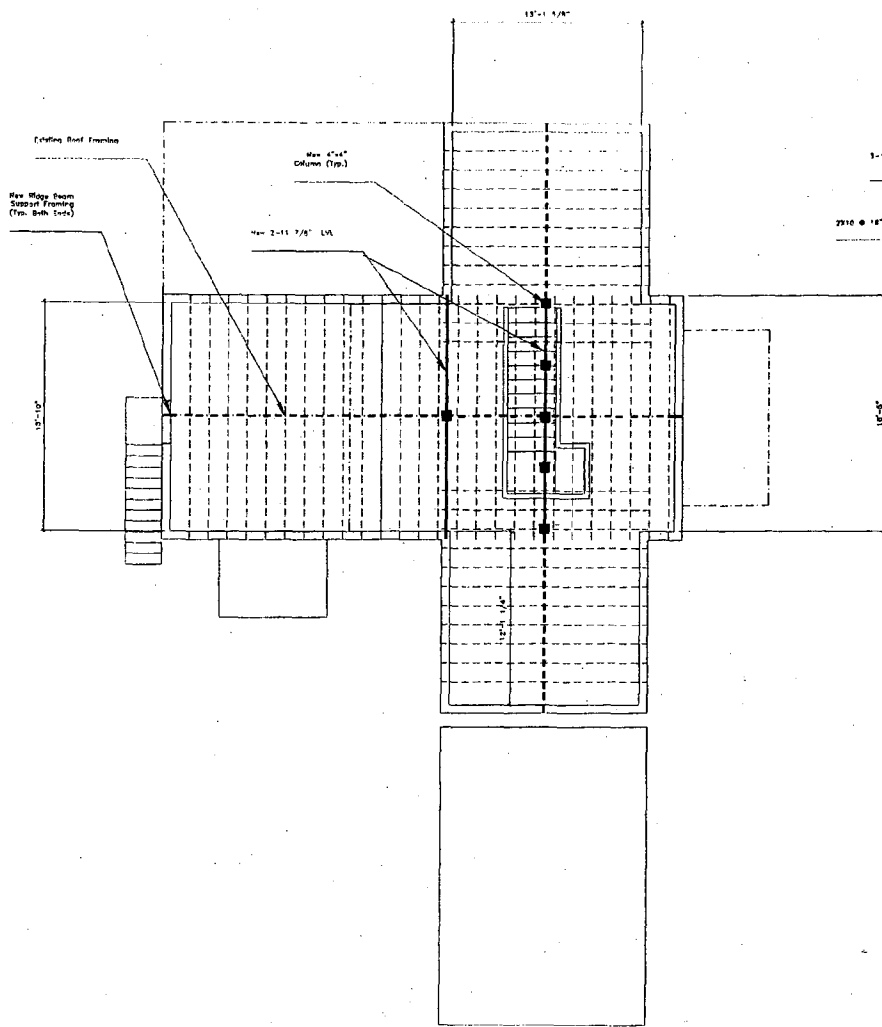


3 SILL DETAIL
A-B NTS

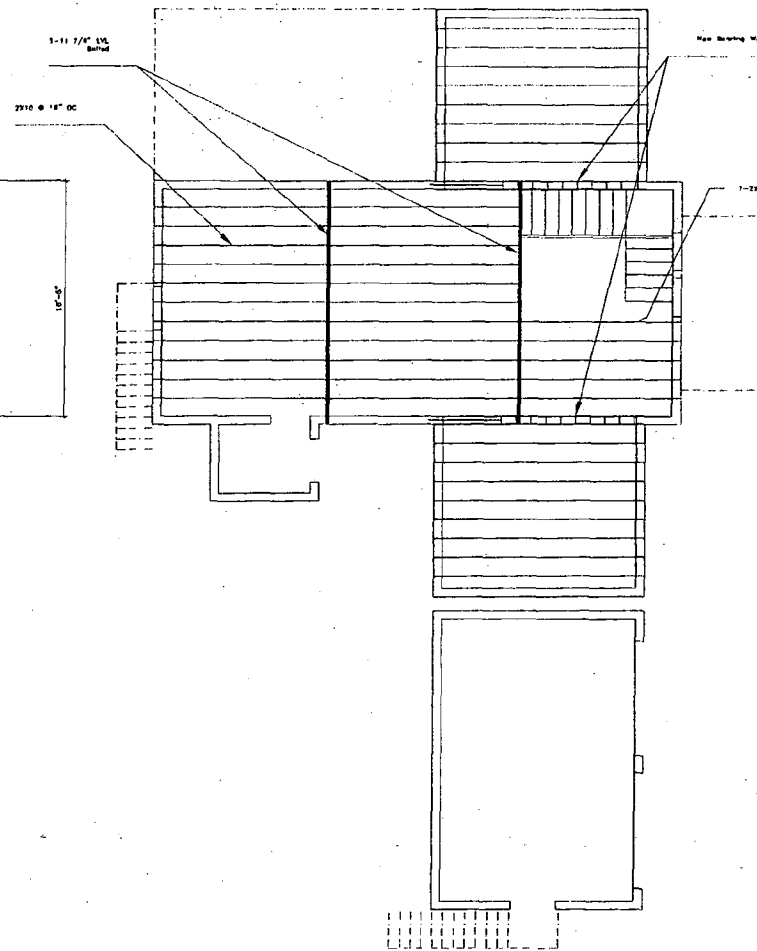
ARCHITECTURAL
SERVICES, Inc., AIA
100 Temple Street
Baltimore, MD 21202 (410) 524-8170
PROJECT NUMBER
SHEET NUMBER

TYPICAL WALL SECTION
AND DETAILS
DATE
PROJECT NUMBER
SHEET NUMBER
A-8

20



Existing Roof Framing Plan Repair Supports
 $1/4" = 1'-0"$



Existing Second Floor Framing Plan Repair Supports
 $1/4" = 1'-0"$

(21)

| | | | |
|--|------------|----------|-----------------|
| ARCHITECTURAL DESIGN SERVICES, INC., AIA | ARCHITECTS | PLUMBERS | INTERIOR DESIGN |
| 1427 Washington Drive Pikesville, MD 21085 (410) 284-8419 | | | |
| 9706 CAPITOL VIEW AVE. SILVER SPRING MD | | | |
| PROJECT NUMBER | | | |
| SCALE | | | |
| DATE | | | |
| PROJECT NUMBER | | | |
| SHEET NUMBER | | | |
| S-1 | | | |

9706 CAPITOL VIEW AVENUE



Notice
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
Copyright ©1998

Casual User Application

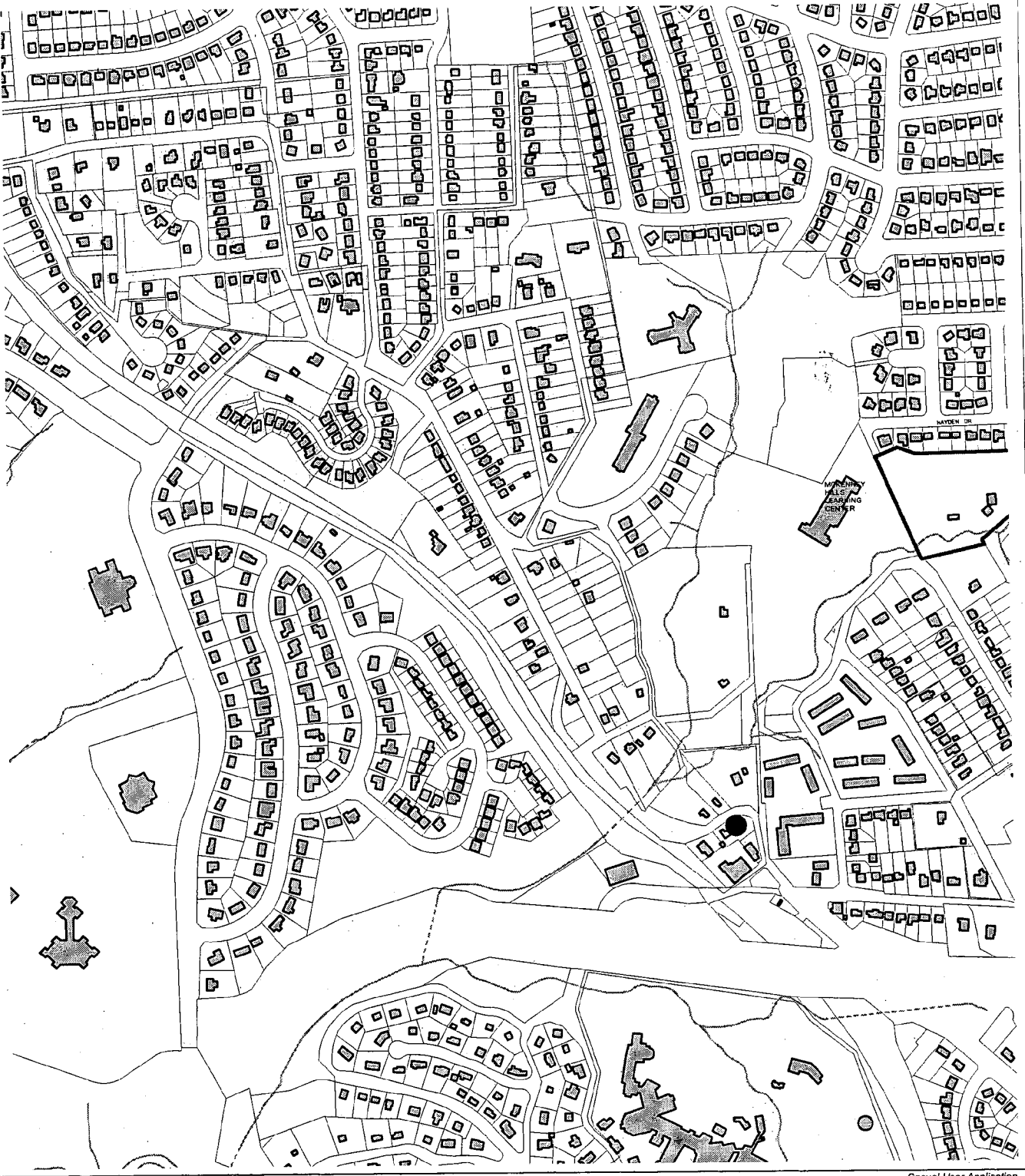


Scale: 1" = 100'

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

22

CAPITOL VIEW HISTORIC DISTRICT



Casual User Application

Notice:
 The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from M-NCPPC. Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.
 Copyright ©1998

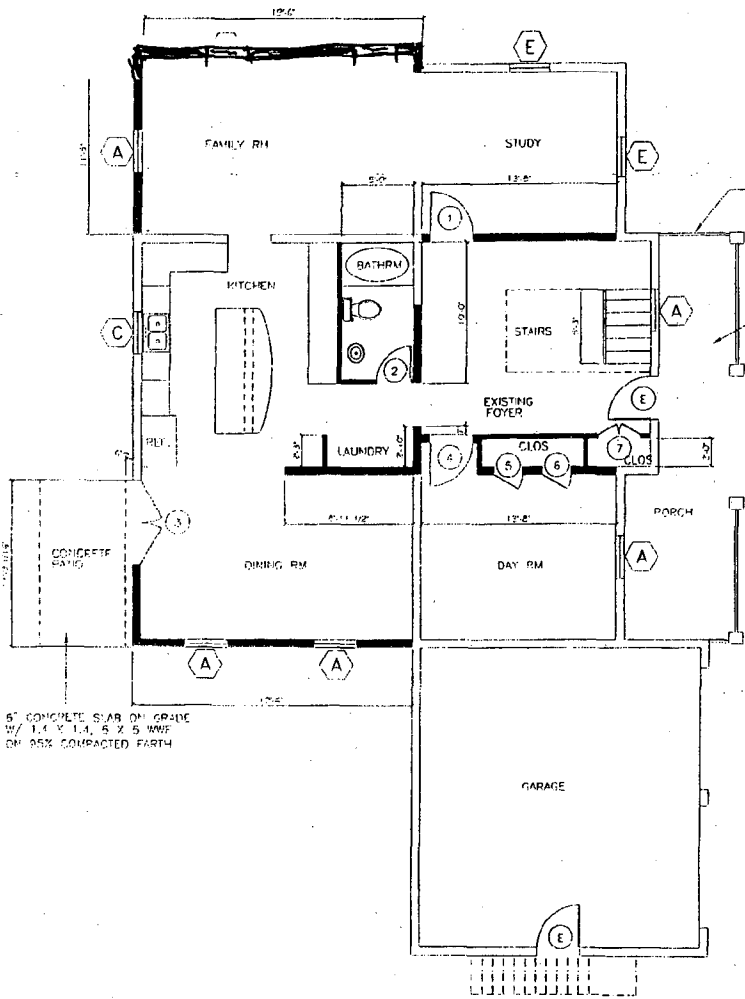


Scale: 1" = 600'

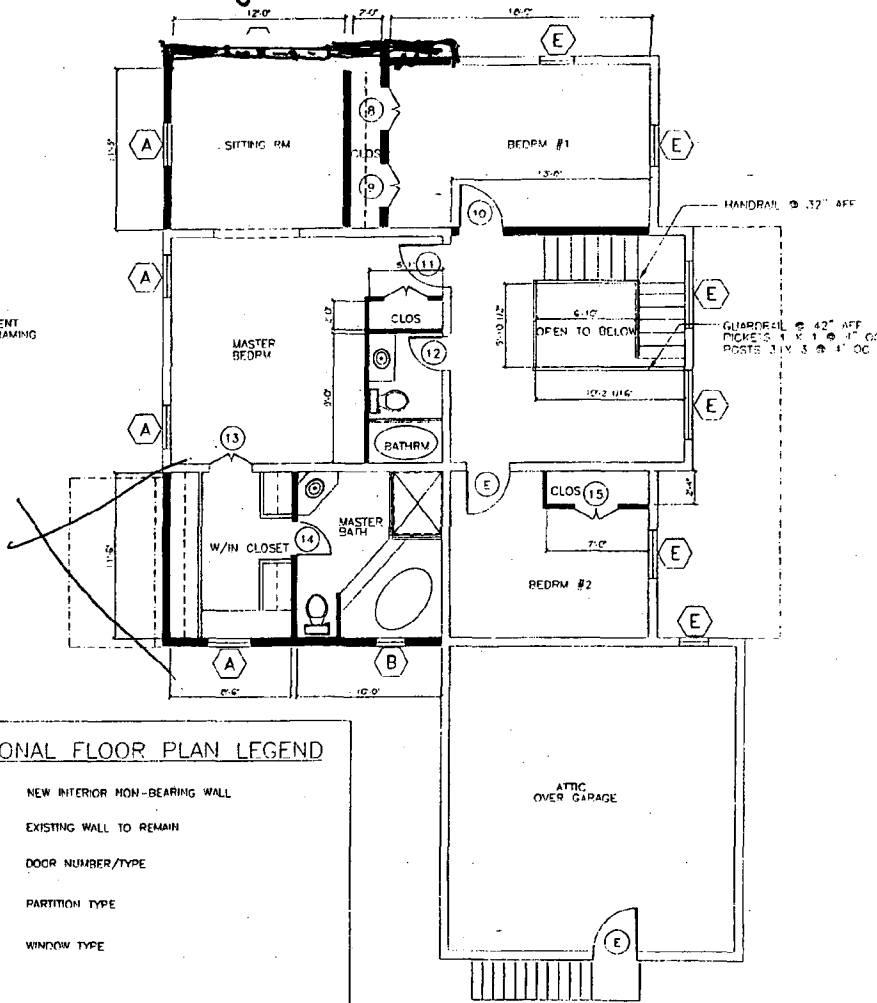
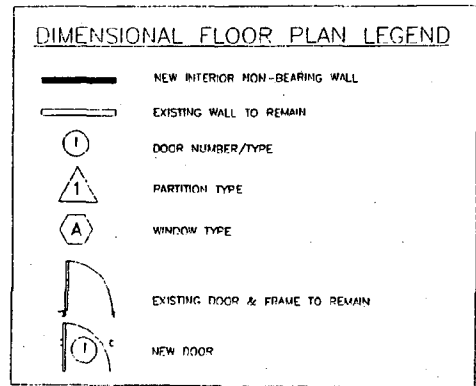
M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

23

Staff Suggestions



5" CONCRETE SLAB ON GRAVE
W/ 1.4 X 1.4, 5 X 5 WNF
ON 95% COMPACTED EARTH



ARCHITECTURAL SERVICES, Inc., AIA
 ARCHITECTS
 PLANNERS
 INTERIOR DESIGN

9706 CARROLL VIEW AVE.
 SILVER SPRING, MD

DATE: 04/28/09
 PROJECT NUMBER:
 DRAW NUMBER:

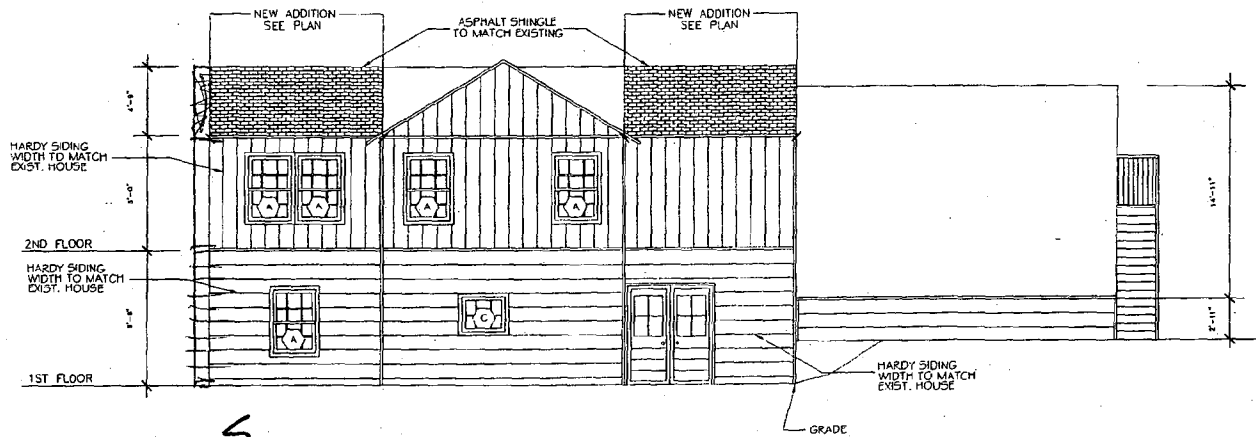
1ST FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"

2ND FLOOR DIMENSIONAL PLAN

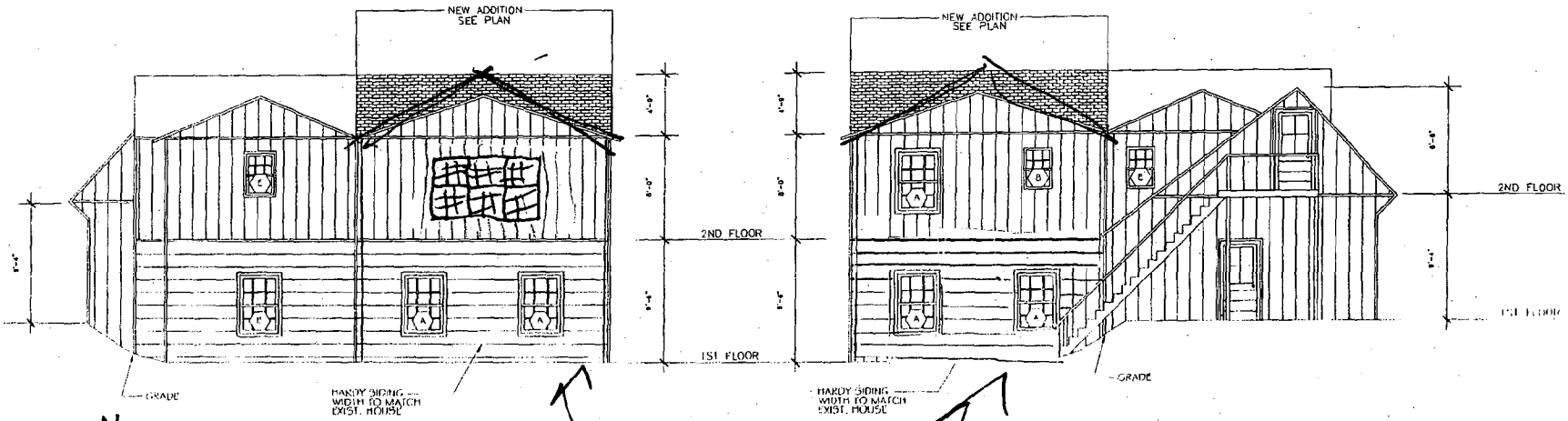
SCALE: 1/4" = 1'-0"

Handwritten initials/signature



S
NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



N
SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

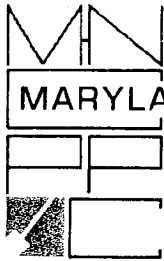
staff suggestions

ARCHITECTURAL SERVICES, INC., AIA
 14275 Riverside Ave., Columbia, MD 21046 (301) 274-0370
 ARCHITECTS PLANNERS INTERIOR DESIGN

8708 CAPITAL VIEW AVE.
 SILVER SPRING, MD

REVISIONS

25



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

TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Spiro Gioldasis
301 589 0768

FROM: TANIA
Tully

DATE: 7/13/05

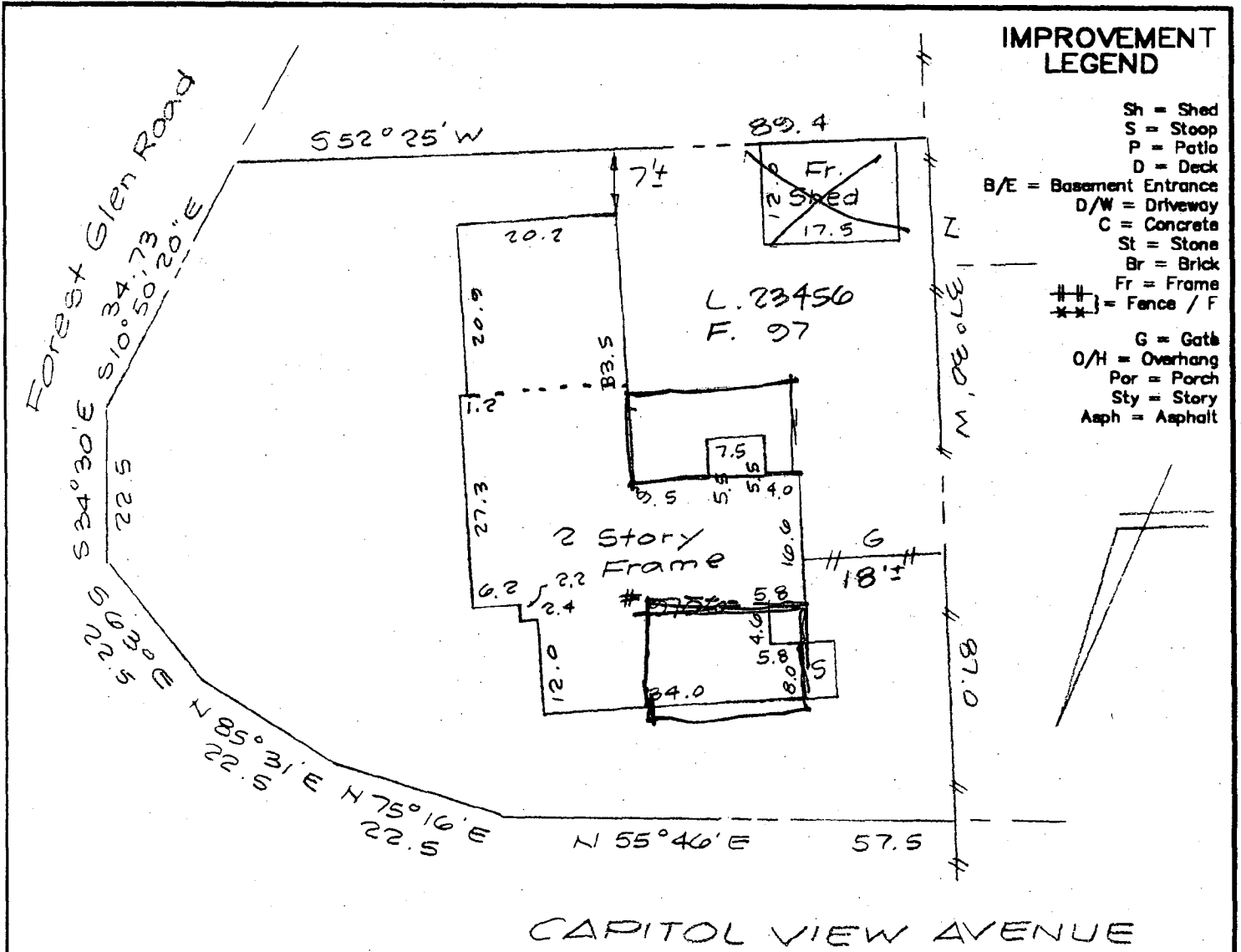
3 pages

NOTE: Here is the staff report for
tonights meeting.

CASE NO. 0453997WGB

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

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

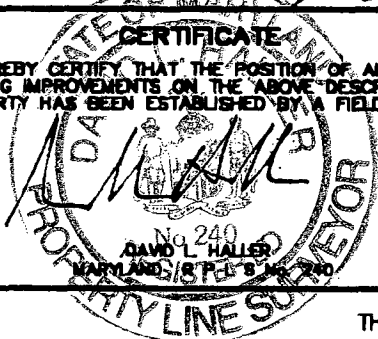


LOCATION OF HOUSE
 D.M. WOLFE
 PROPERTY
 LIBER 23456, FOLIO 097
 MONTGOMERY COUNTY, MARYLAND

Note: No Property Corners Found.

FLOOD ZONE C PER FEMA MAP

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



| REFERENCES | |
|------------|-------|
| PLAT BK | |
| PLAT NO | |
| LIBER | 23456 |
| FOLIO | 97 |

HALLER-BLANCHARD & ASSOCIATES
 P.O. BOX 1774
 FREDERICK, MARYLAND 21702
 (301)228-2288 FAX: (301)228-2248

| | |
|--------------------|-------------------|
| DATE OF PLANS | SCALE: 1" = 20' |
| WALL CHECK: | DRAWN BY: BB |
| HSE. LOC.: 1-27-04 | JOB NO.: 05-20555 |
| BOUNDARY: | |

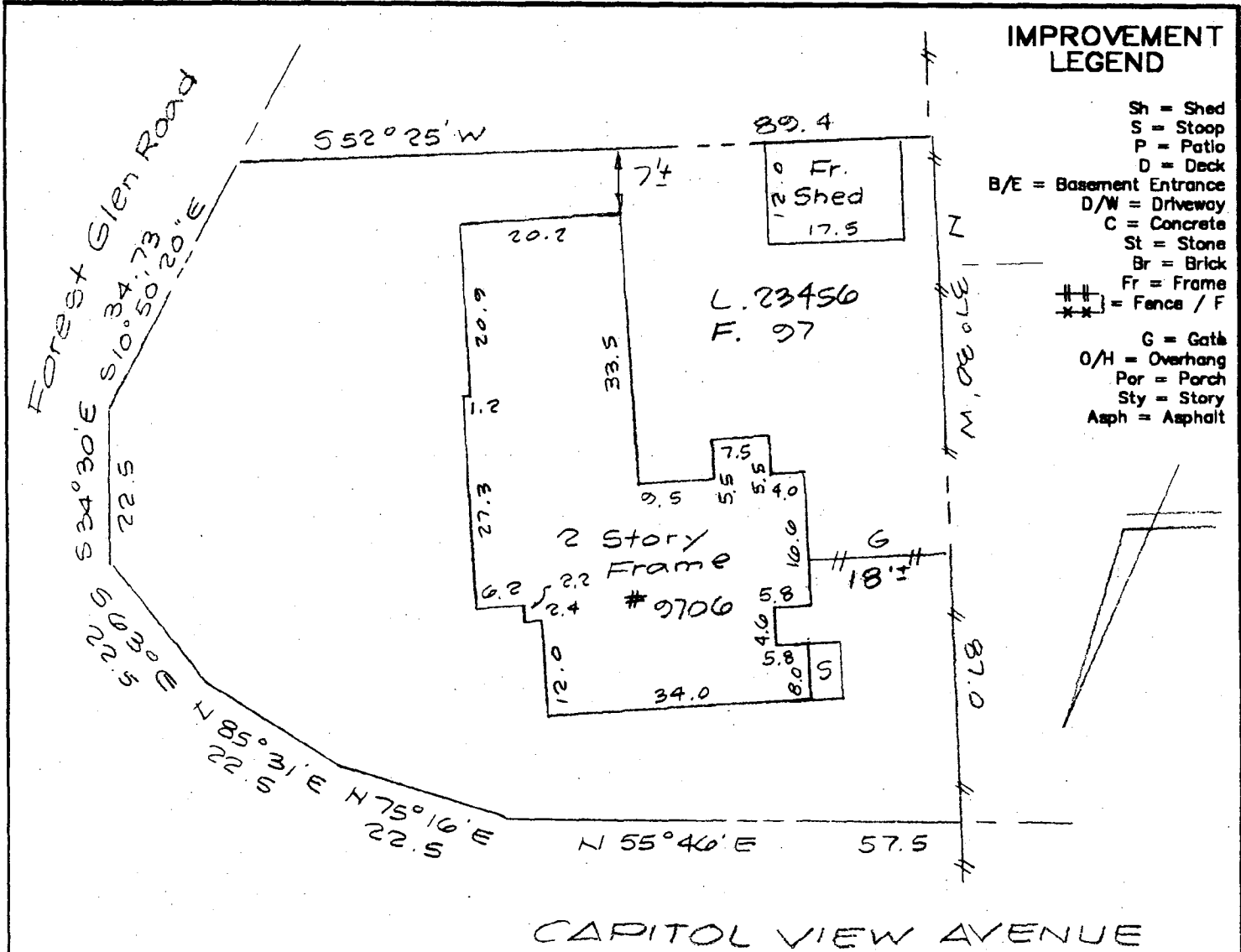
THIS LOCATION FOR MORTGAGE PURPOSES FOR Gioidasis

D

CASE NO. 0453997UGB

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

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



LOCATION OF HOUSE
 D.M. WOLFE
 PROPERTY
 LIBER 23456, FOLIO 97
 MONTGOMERY COUNTY, MARYLAND

Note: No Property Corners Found.

FLOOD ZONE C PER FEMA MAP

| | | |
|---|--|---|
| <p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.</p> <p><i>(Signature)</i> No. 240 DAVID L. HALLER MARYLAND SURVEYOR</p> | <p>REFERENCES</p> <p>PLAT BK</p> <p>PLAT NO</p> | <p>HALLER-BLANCHARD & ASSOCIATES</p> <p>P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2268 FAX: (301)228-2248</p> |
| | <p>LIBER 23456</p> <p>FOLIO 97</p> | |
| <p>THIS LOCATION FOR MORTGAGE PURPOSES FOR <u>Gioldasis</u></p> | | |

II - D



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation Commission
July 13, 2005

Attn: Tania Tully

HAWP 3/17-05F

On July 11, the Historic review committee presented to the Capitol View Park Citizen's Association executive board meeting a proposal for porch alterations and a 2nd level addition at 9706 Capitol View avenue. This property is a Non-contributing resource which is in poor condition. The board was pleased that improvements will be made to this property which sets near the south entrance to our Historic district.

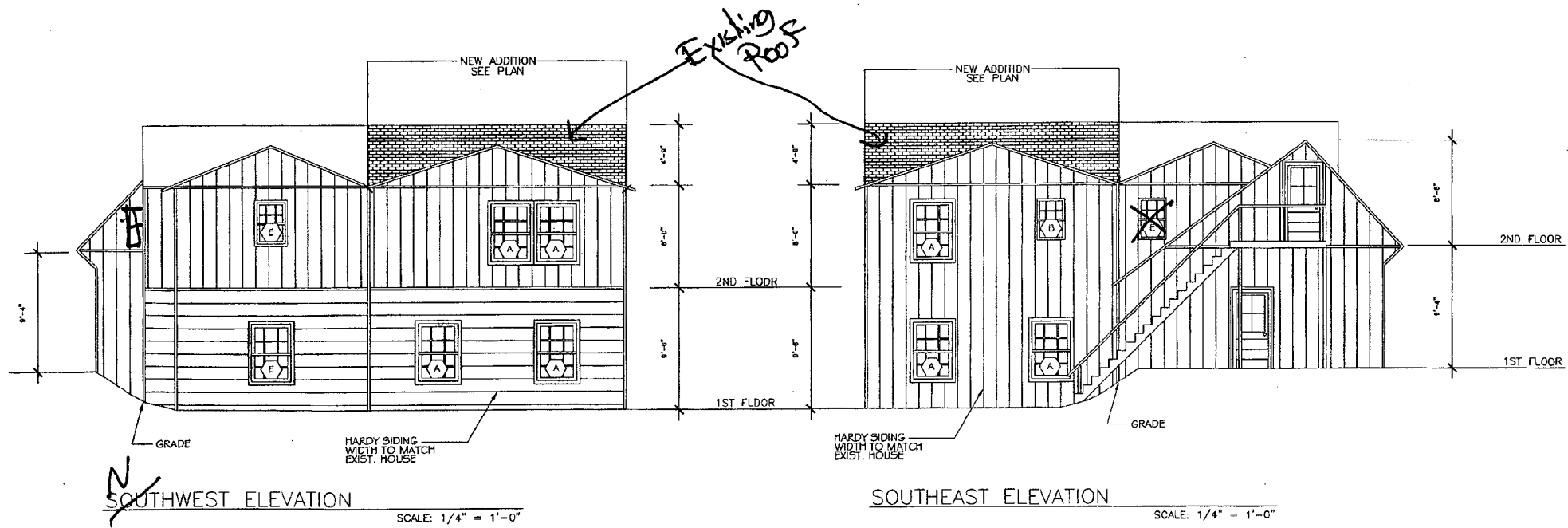
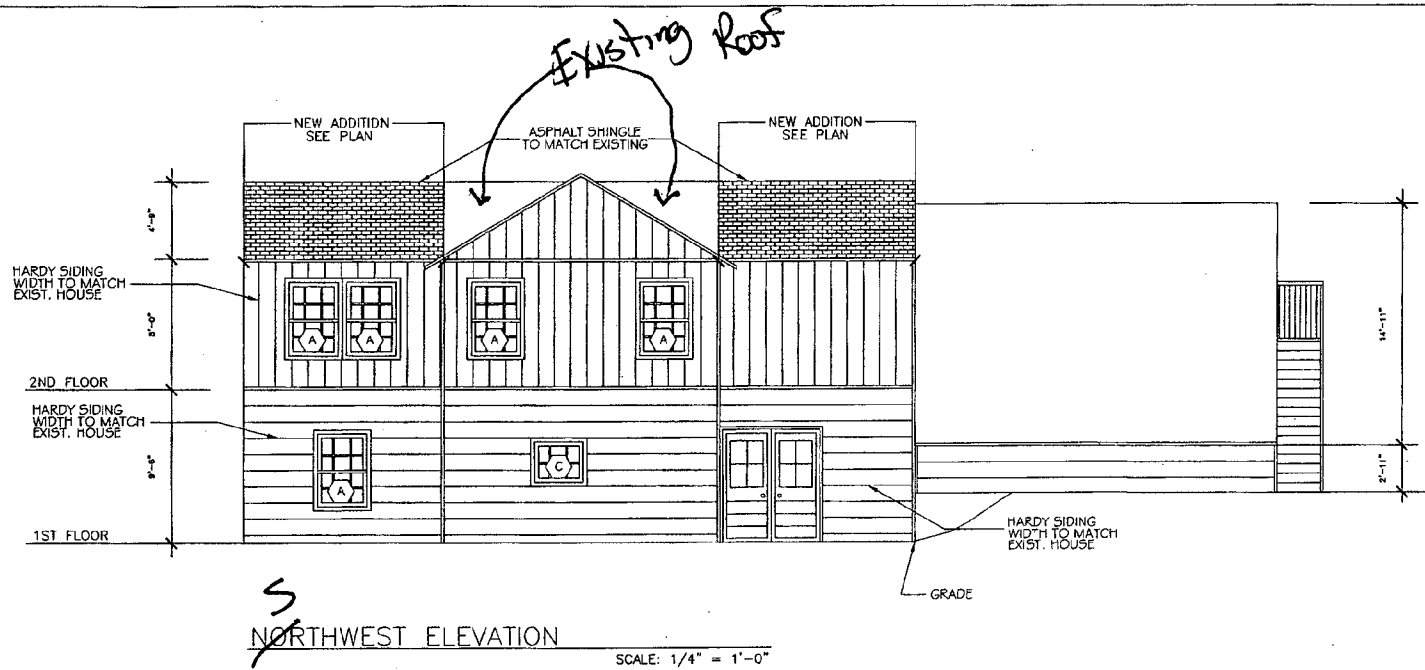
A site plan is needed to address planting and placement of the driveway. The Board agrees with HPC staff that windows need to be added to the Northwest portion of the structure.

The property is between two Outstanding resources and a contributing vernacular dwelling and this proposal will enhance these properties especially when they too have renovations.

The Executive Board concurs with HPC staff recommendations of approval with conditions.

Betsy Tebow, President
Capitol View Park Citizens Association

Carol Ireland, Co-chair
Duncan Tebow, Co-chair
Capitol View Park Historic Review Committee



ARCHITECTURAL PLANNERS ARCHITECTS

ARCHITECTURAL DESIGN SERVICES, Inc., AIA
 815-B Rowland Ave., Collierville, TN 38018 (901) 241-6373

9705 CAPITAL NEW AVE.
 SILVER SPRING, MD

REVISIONS

SEAL

DATE
 06/06/05

PROJECT NUMBER

SHEET NUMBER

A-7

2