

31/07-06F 9706 Capitol View Avenue  
Capitol View Historic District, 31/07



File Copy

## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 3/9/2006

### MEMORANDUM

TO: Spiro Gioldasis  
9706 Capitol View Avenue, Silver Spring

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

SUBJECT: Historic Area Work Permit Application #412094

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

The conditions of approval were:

1. The replacement door will be a simple wood panel door.
2. All of the vinyl railings will be re-installed in wood
3. The side yard fence will be wood, will be no more than 3-4' higher than the retaining wall at front yard and no more than 6' beginning at the rear plane of the garage, and the shorter portion will be more open in style.
4. The new door, wood railings, and new fence will be provided to and approved by staff prior to installation.
5. The circular window on the front façade will be replaced with a small square window.

*There should be permit drawings of the fence for stamping.*

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

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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













DEPARTMENT OF PERMITTING SERVICES  
115 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
(301) 771-6370

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spica Gioldasis  
Contact Phone No: 443-745-3940

Ins. Account No: B 00996438  
Name of Property Owner: Spica Gioldasis  
Address: 9706 Capitol View Ave Silver Spring MD 20910  
City: Silver Spring State: MD Zip: 20910  
County: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Contract Registration No: \_\_\_\_\_  
Applicant's Name: \_\_\_\_\_ Contacting Phone No: \_\_\_\_\_

### LOCATION OF BUILDING/PROJECT

Route Number: 9706 Name: Capitol View Ave  
Locality: Silver Spring Access/Access Street: Post Office Road  
Cor: \_\_\_\_\_ Block: P37 Subdivision: 5  
Map: \_\_\_\_\_ Job: \_\_\_\_\_ Parcel: N 556

### PART ONE: TYPE OF PLANNED ACTION AND USE

10. CHECK ALL APPLICABLE:  Alteration  New Construction  Demolition  Other  
 Repair  Maintenance  Other  
 Other  Other  
11. Construction cost estimate: \_\_\_\_\_  
12. If this is a construction of a newly approved addition, see Form # 389276

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

13. Type of drainage system:  None  Other \_\_\_\_\_  
14. Type of water supply:  None  Other \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE-RETAINING WALL

15. Height: 9 feet 0 inches 46'0"  
16. Indicate whether the fence or retaining wall is to be constructed on one or two adjoining lots:  
 On party line/property line  Entirely on land of owner  On public right-of-way easement

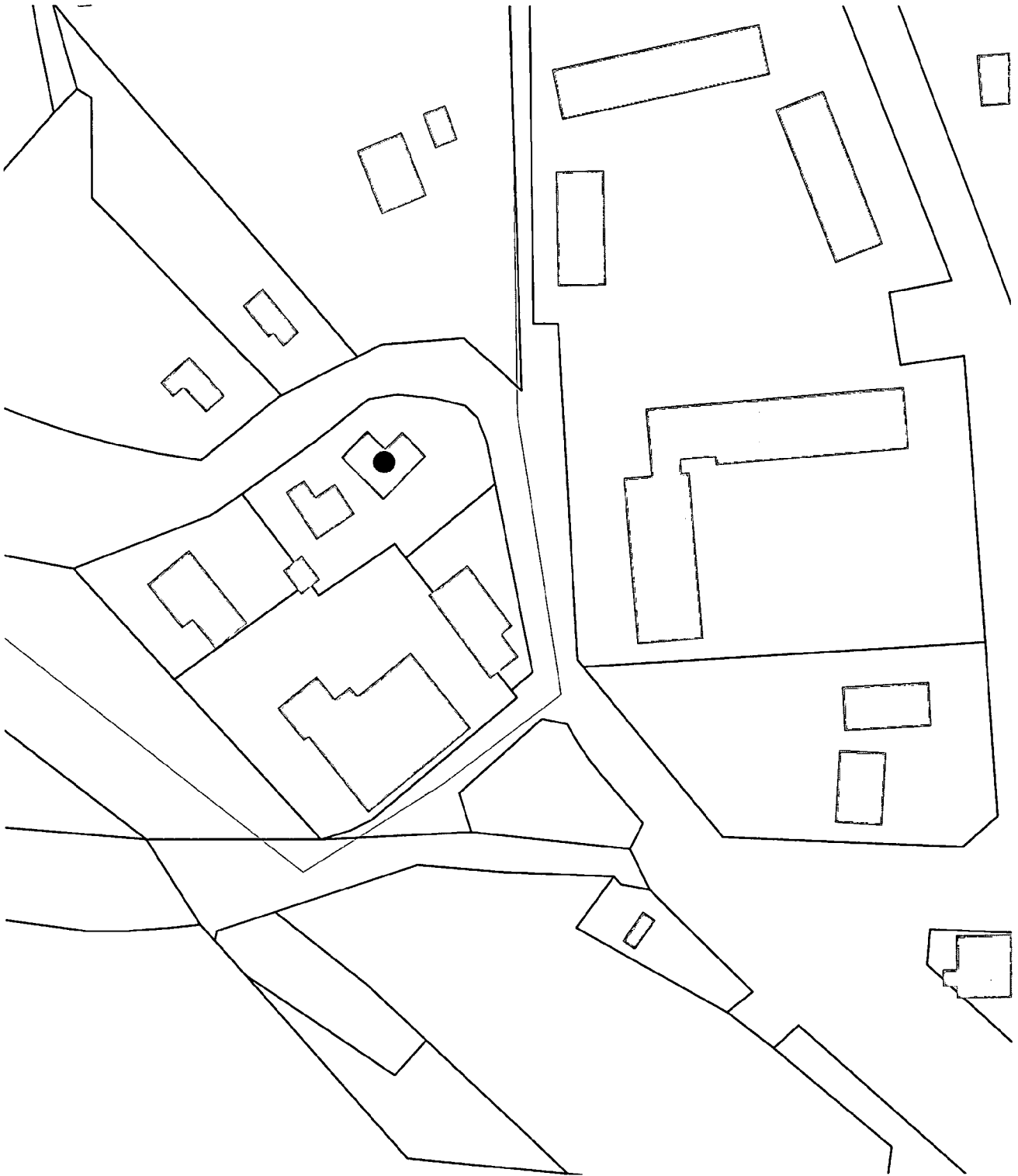
I hereby certify that I am the owner of the property to which the foregoing application is made, that the proposed work is correct, and that the permit work will be completed within the time specified and in accordance with the conditions of the permit and the provisions of the Historic Preservation Act of 1966.

On File [Signature] 2/15/06

Approved: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

# 9706 CAPITOL VIEW AVENUE



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Casual User Application



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





***RETROACTIVE REVISION***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9706 Capitol View Avenue, Silver Spring	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	Non-Contributing Resource Capitol View Historic District	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Spiro Gioldasis	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/07-06F RETROACTIVE	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	fence construction and alterations		
<b>RECOMMENDATION:</b>	Approve with Conditions		

**STAFF RECOMMENDATION:**

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

1. The replacement door will be a simple wood panel door.
2. All of the vinyl railings will be re-installed in wood
3. The side yard fence will be wood, will be no more than 3-4' higher than the retaining wall at front yard and no more than 6' beginning at the rear plane of the garage, and the shorter portion will be more open in style.
4. The new door, wood railings, and new fence will be provided to and approved by staff prior to installation.

**ARCHITECTURAL 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 (Circle 7). Since approval of the HAWP (31/07-05F) in July 2005 the cladding has changed from a mixture of plywood batten on board and asbestos shingles to horizontal fiber-cement siding. With the new alterations and additions, it is still evident that the building has evolved over time. The house 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 2-story addition on each side of the rear piece and an attached garage on the south. The small shed in the rear yard that was attached to a building on the adjacent property has been removed.

Immediately adjacent properties include Fowler's Market/Forest Glen Country Store (also owned by this applicant) 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 being landscaped with shrubs, foundation plantings and lawn in addition to the existing large trees at the property lines.

## **HISTORIC CONTEXT**

### *Significance*

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

### *Historic Information*

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the Case House, at 9834 Capitol View Avenue.

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

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

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

## **PROPOSAL:**

### *Retroactive Design Changes*

- Convert 2<sup>nd</sup> floor sitting room to an open porch with composite decking and vinyl railings (Circles 10, 12)
- Alter window sizes and muntin patterns
- Change all siding to be horizontal (Circle 9)
- Change window beside front door to a circular window (Circle 8)
- Slight modifications to porch design
- Add small bump-out at rear patio (Circle 9)

*Retroactive Additional Work Items*

- Replace front door
- Change garage doors (Circle 8)
- Install vinyl railing at retaining wall (Circle 13)
- Install wood privacy fence along rear property line (Circle 11)

*New Work Items*

- Install wood fence on retaining wall (Circle 13) along side property line (3-4' at front yard, 6' max at rear)

**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.

**STAFF DISCUSSION**

When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer is some items yes, some items no. Because the completed work items evolved on site as construction proceeded, there are not drawings. Staff has highlighted the changes on the photographs on Circles 7-14. The changes noted are not changes in the original building, but in the design approved by the HAWP. Staff would have recommended the following had the revisions been submitted prior to completion:

*Retroactive Design Revisions*

- Convert 2<sup>nd</sup> floor sitting room to an open porch – *yes, but only with wood deck and rail*
- Alter window sizes and muntin patterns - *yes*
- Change all siding to be horizontal – *yes*
- Change window beside front door to a circular window – *no*
- Slight modifications to porch design – *yes*
- Add small bump-out at rear patio – *yes*

*Retroactive Additional Work Items*

- Replace front door – *yes, but not with the one shown in Circle 7*
- Change garage doors – *yes*
- Install vinyl railing at retaining wall – *no*
- Install wood privacy fence along rear property line – *yes*

The items above indicated as *yeses* are design changes that are either minor or enhance the design. It is important to remember that this was a long neglected non-contributing resource. Over all, the modifications made by the applicant would likely have been approved, and in fact, changing the sitting room to a porch adheres to a recommendation made by staff in the initial Staff Report “Staff’s only concern is the northwest elevation, which will appear rather large and flat. 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.”

Of the work items that staff would not have recommended as approving, we are suggesting that several be replaced with different materials. The door that is currently installed is too formal for this historic district and is more in keeping with a house in a new development rather than an eclectic historic district. Therefore, staff is recommending that the replacement door be replaced with a simple panel door as shown in Circle 14. Additionally, all of the vinyl railings should be re-installed in wood.

Finally, Staff is recommending approval of the proposed side property line fence provided that it is no more than 3-4’ higher than the retaining wall at front yard and no more than 6’ beginning at the rear plane of the garage. The entire fence will be wood, with the shorter portion more open in style as approved by staff prior to installation. Therefore, staff is recommending conditional approval of this retroactive HAWP application.

**STAFF RECOMMENDATION:**

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

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

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



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

DPS - #6

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spiro Gioldasis  
Daytime Phone No.: 443-745-3946

Tax Account No.: B 00996438

Name of Property Owner: Spiro Gioldasis Daytime Phone No.: \_\_\_\_\_  
Address: 9706 Capitol View Ave Silver Spring MD 20910  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 9706 Street: Capitol View Ave  
Town/City: Silver Spring Nearest Cross Street: Post Office Road  
Lot: \_\_\_\_\_ Block: P37 Subdivision: 5  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N 556

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Place  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 389246

### 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 4 feet 0 inches 4' 0"  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

On File 2/15/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 412094 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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Retroactive Revisions to HAWP Application 31/07-05F  
9706 Capitol View Avenue, Capitol View Park Historic District  
Spiro Gioldasis

Proposal

*Retroactive Design Changes*

- Convert 2<sup>nd</sup> floor sitting room to an open porch
- Alter window sizes and muntin patterns
- Change all siding to be horizontal
- Change window beside front door to a circular window
- Slight modifications to porch design
- Add small bump-out at rear patio

*Retroactive Additional Work Items*

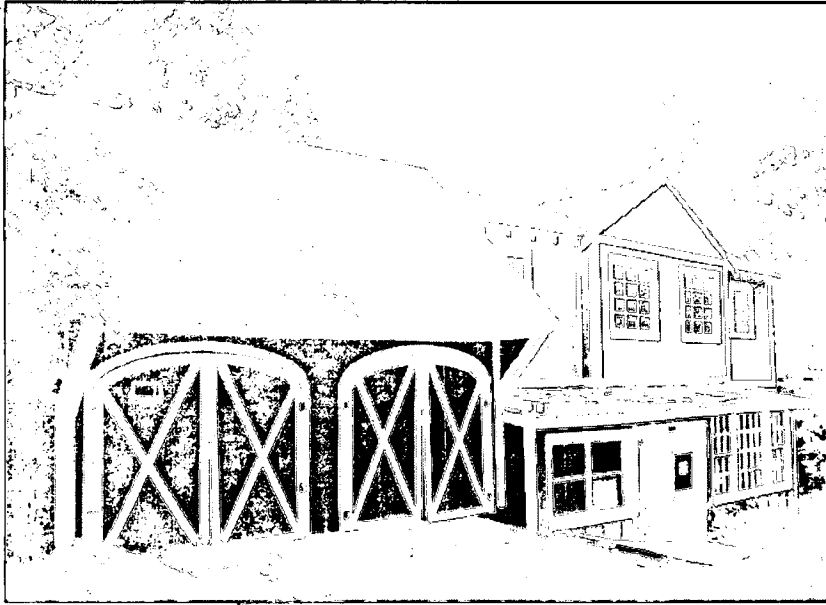
- Replace front door
- Change garage doors
- Install vinyl railing at retaining wall
- Install wood privacy fence along rear property line

*New Work Items*

- Install fence along side property line



7



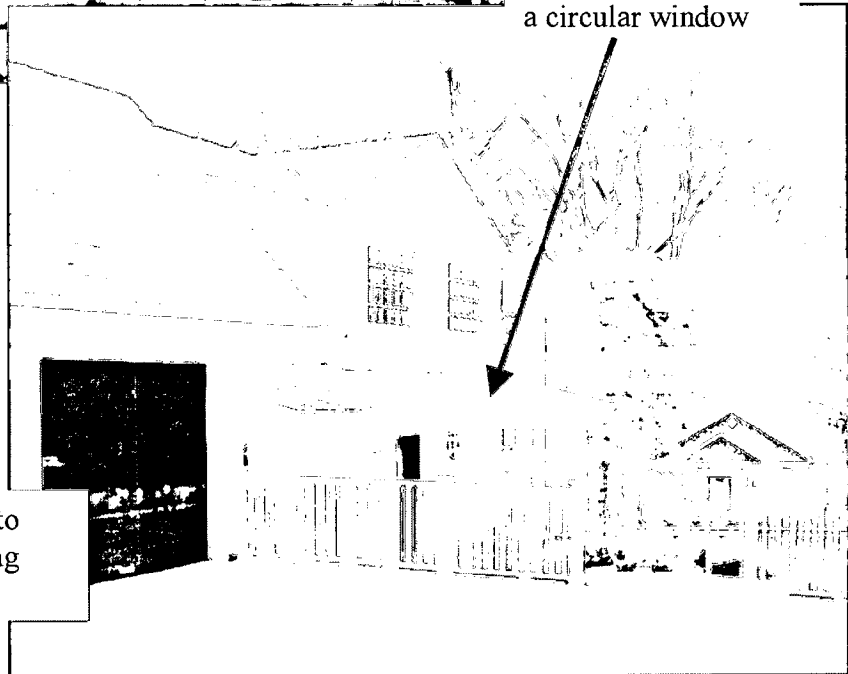
Alter window sizes and muntin patterns

Replace front door and Change garage doors



Change window beside front door to a circular window

Slight modifications to porch design including vinyl railing







Vertical siding

Change all siding to be horizontal

Add small bump-out at rear patio



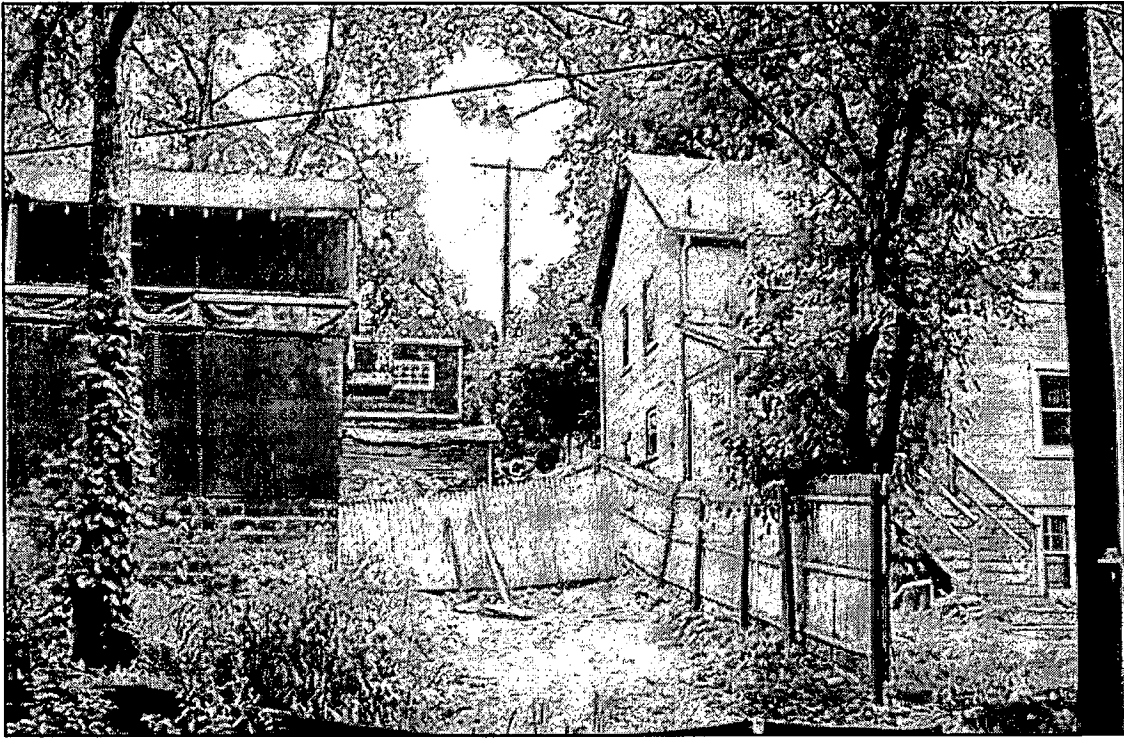
Alter window sizes and muntin patterns





Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings

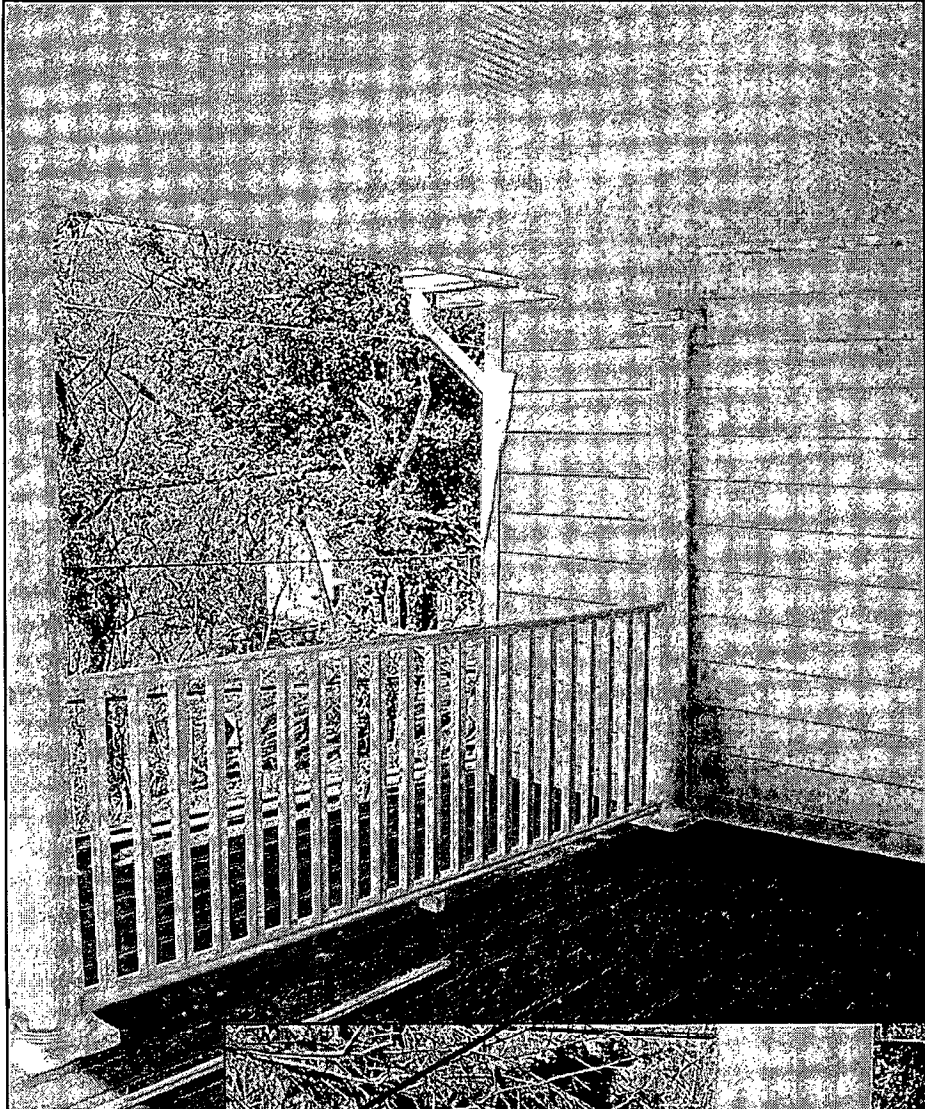




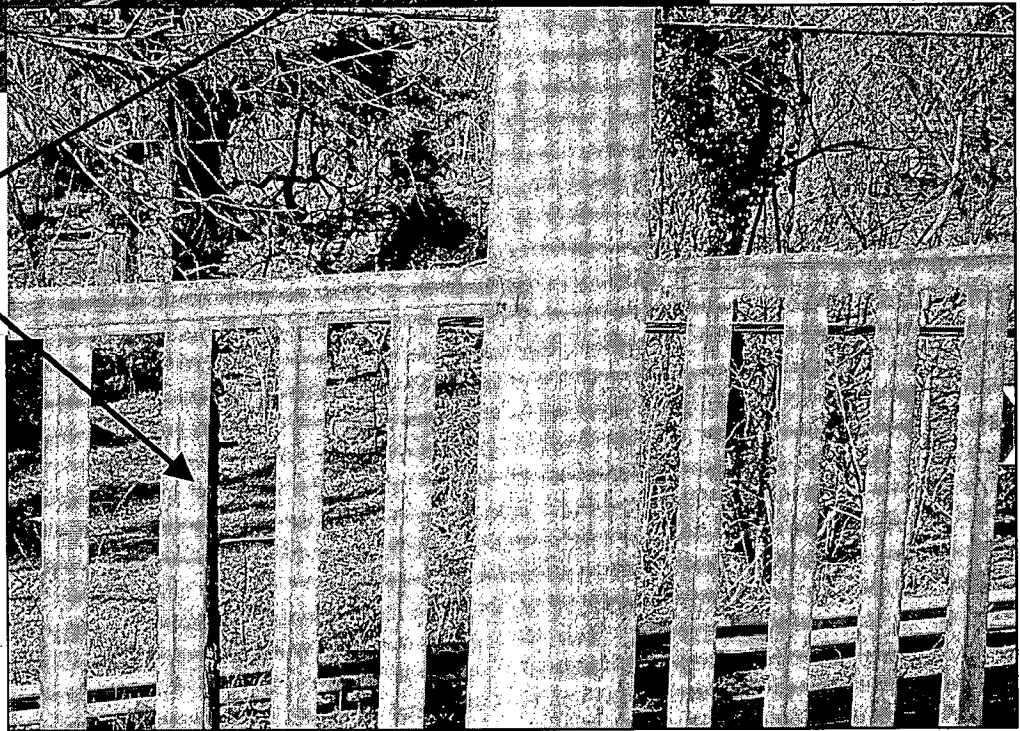
Install wood privacy fence along rear property line



Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings



Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings

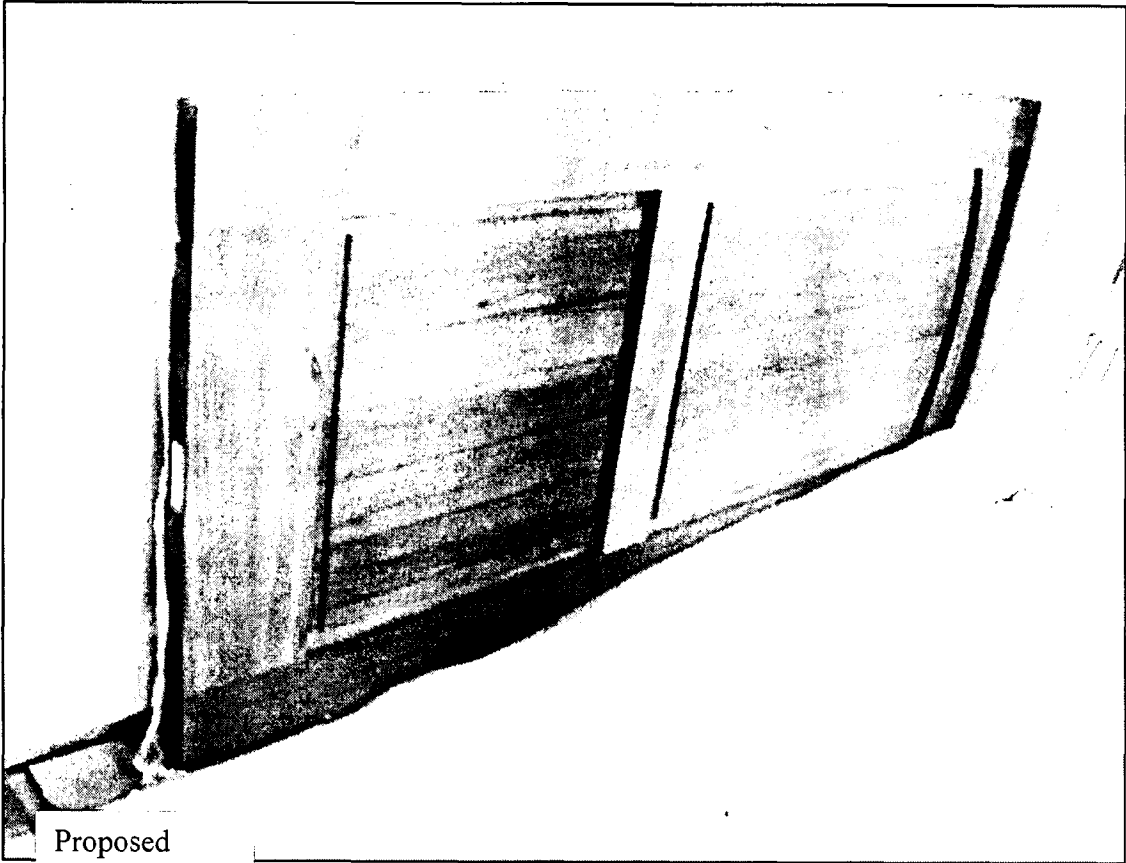


Install vinyl railing at retaining wall

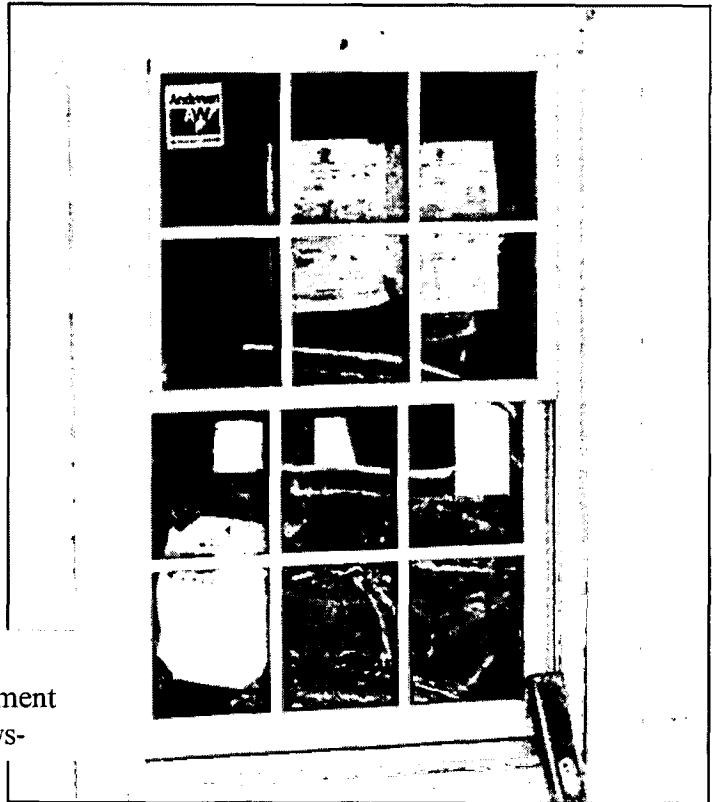


Install wood fence on retaining wall along side property line (3-4' at front yard, 6' max at rear)





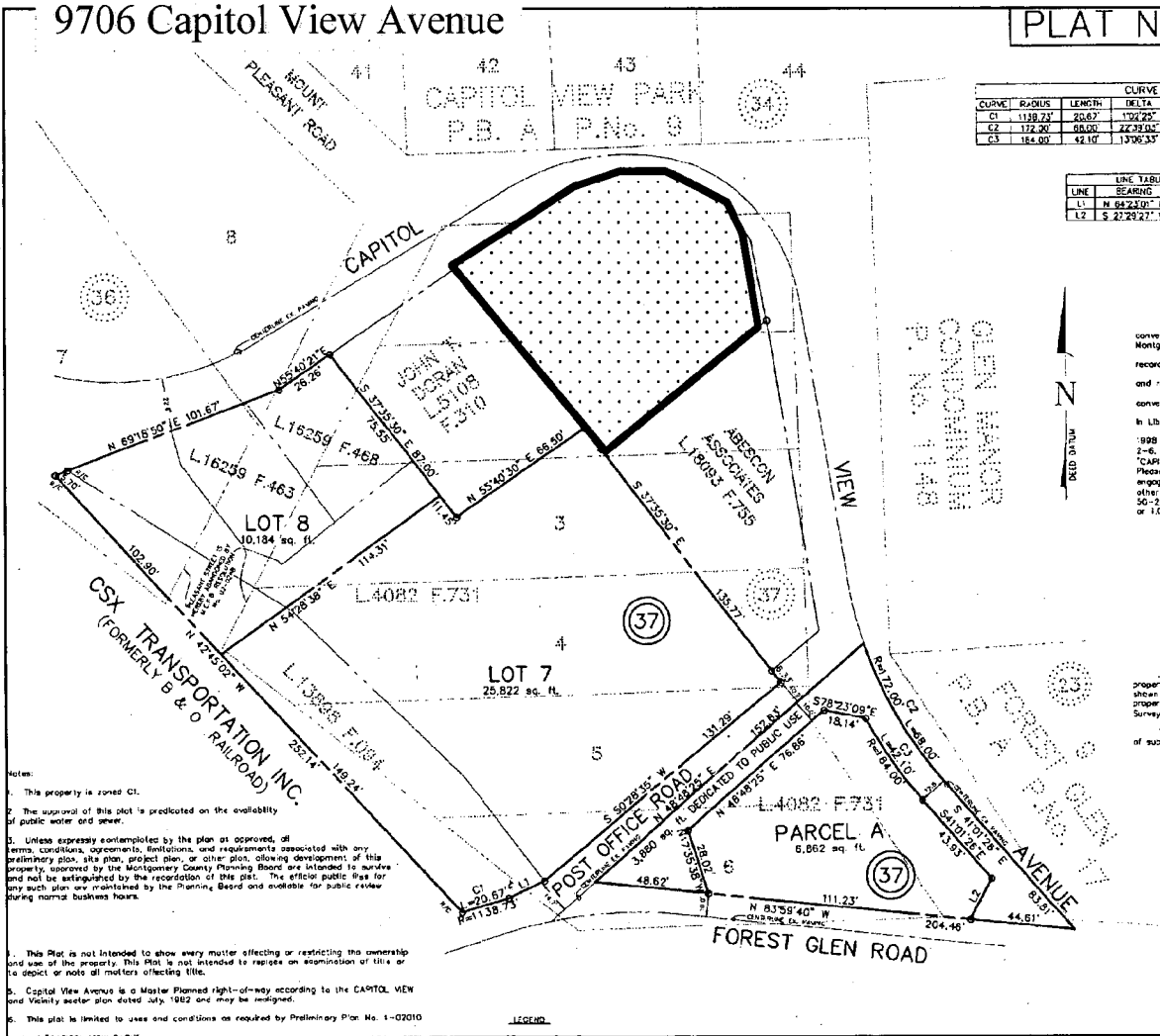
Proposed  
replacement  
front door



Typical  
replacement  
windows-

# 9706 Capitol View Avenue

PLAT N



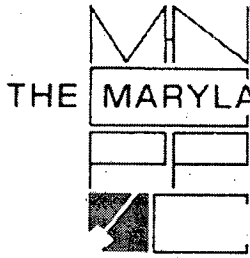
CURVE	RADIUS	LENGTH	DELTA
C1	1138.25'	20.67'	1°52'20"
C2	172.00'	68.00'	22°38'00"
C3	184.00'	42.10'	13°06'33"

LINE	BEARING
L1	N 68°23'00" E
L2	S 27°22'17" W

- Notes:
- This property is zoned C1.
  - The approval of this plat is predicated on the availability of public water and sewer.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and equipments associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be antedated by the recording of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and Vicinity master plan dated July, 1982 and may be redesignated.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-07010

LEGEND

15



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 27, 2006

Number of pages including this transmittal sheet: 2

RE: 24 February 2006 Site Visit: 6 Post Office Road and 9706 Capitol View Avenue

NOTE:

These are the main points that I gleaned from Friday's meeting. Please let me know if you think I missed anything.

6 Post Office Road – Current HAWP Application

- Seek retroactive approval for the siding replacement
- Scrape and paint remaining siding. Any existing siding that is too damaged will be replaced with wood milled to be an exact replacement.
- Install wood front door.
- Repair broken front windows.
- Remove glass panels from porches.
- Rebuild cupola
- Asphalt shingles in gable end will be replaced with either horizontal wood siding or decorative shingles

6 Post Office Road – Future HAWP Application

- Bring porch railings up to code.
- Construct handicapped access ramp
- Add railings to front stoop
- Rebuild front and side brick stoops
- Replace brackets on rear porch



#### 6 Post Office Road – Other

- You will ensure that all proposals meet code before submitting for a HAWP.
- Walkway changes also need a HAWP.
- You will contact HPC Staff (me) if anything changes or difficulties arise while work is underway
- The tenant will be responsible for all interior work

#### 9706 Capitol View Avenue – Current HAWP Application

- Seek retroactive approval for the following design changes
  - Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings
  - Alter window sizes and muntin patterns
  - Change all siding to be horizontal
  - Change window beside front door to a circular window
  - Slight modifications to porch design including vinyl railing
  - Add small bump-out at rear patio
- Seek retroactive approval for the following new work items
  - Replace front door
  - Change garage doors
  - Install vinyl railing at retaining wall
  - Install wood privacy fence along rear property line
- Seek approval for the following new work item
  - Install wood fence on retaining wall along side property line (3-4' at front yard, 6' max at rear)

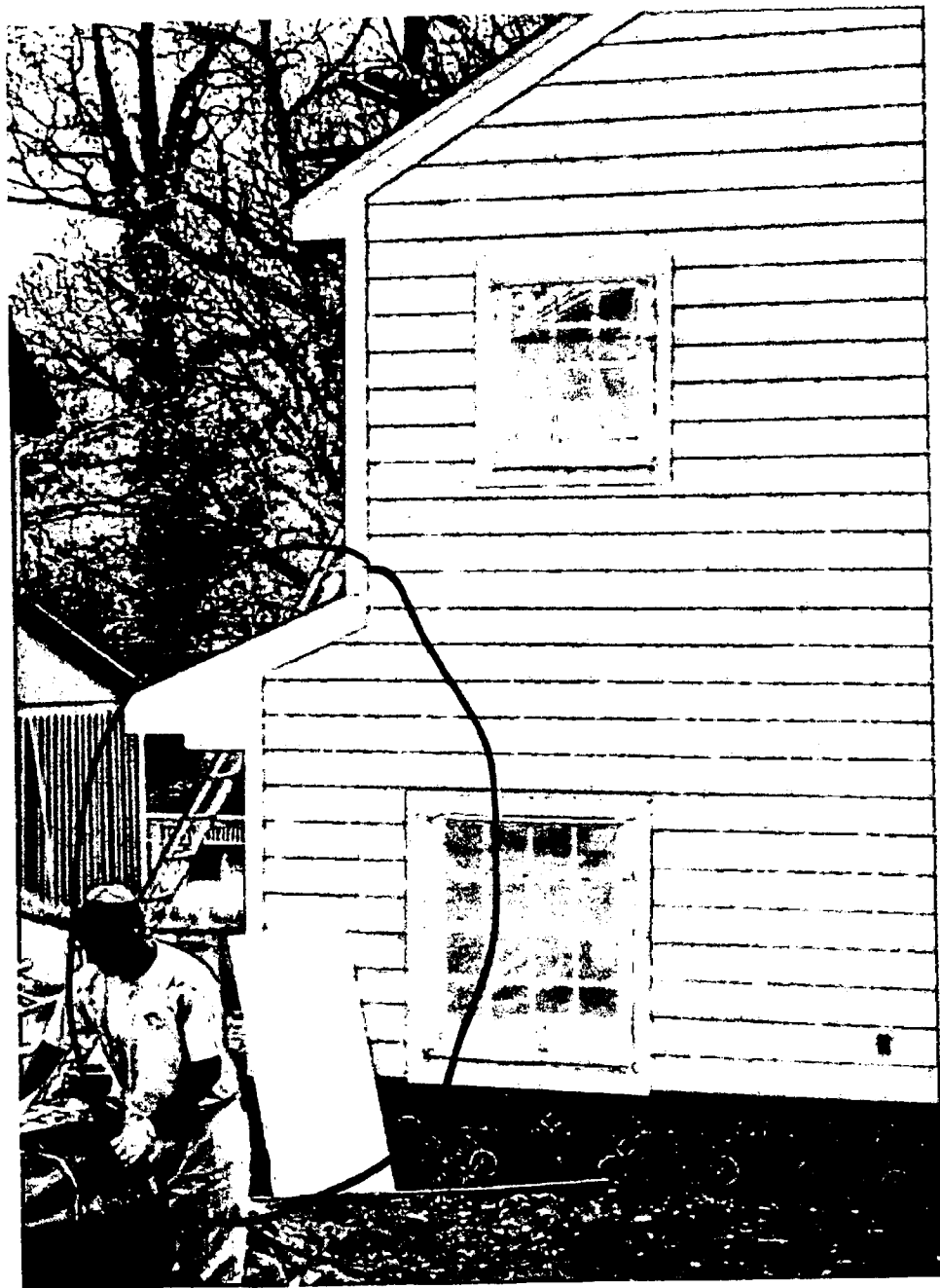
#### 9706 Capitol View Avenue – Other

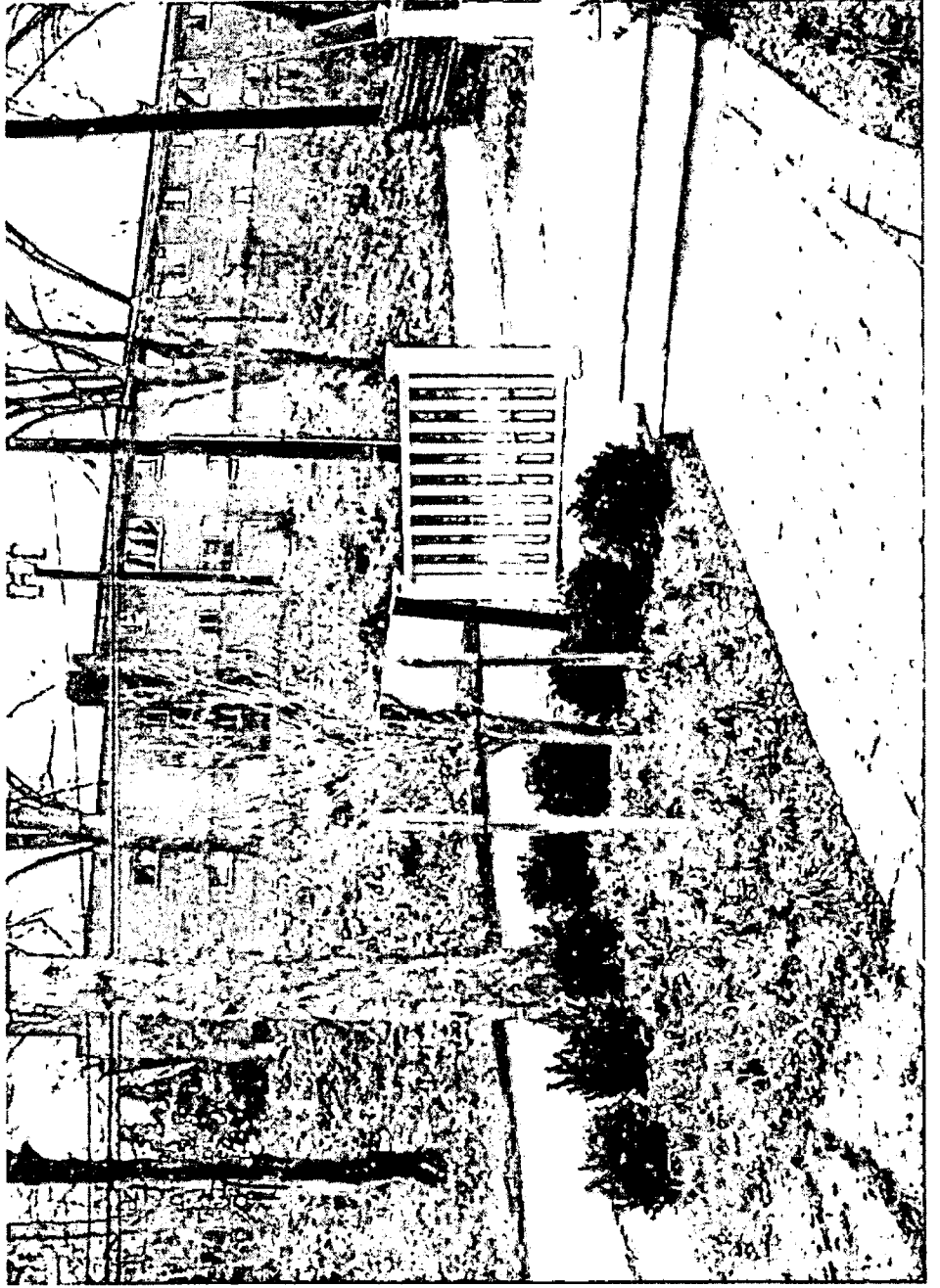
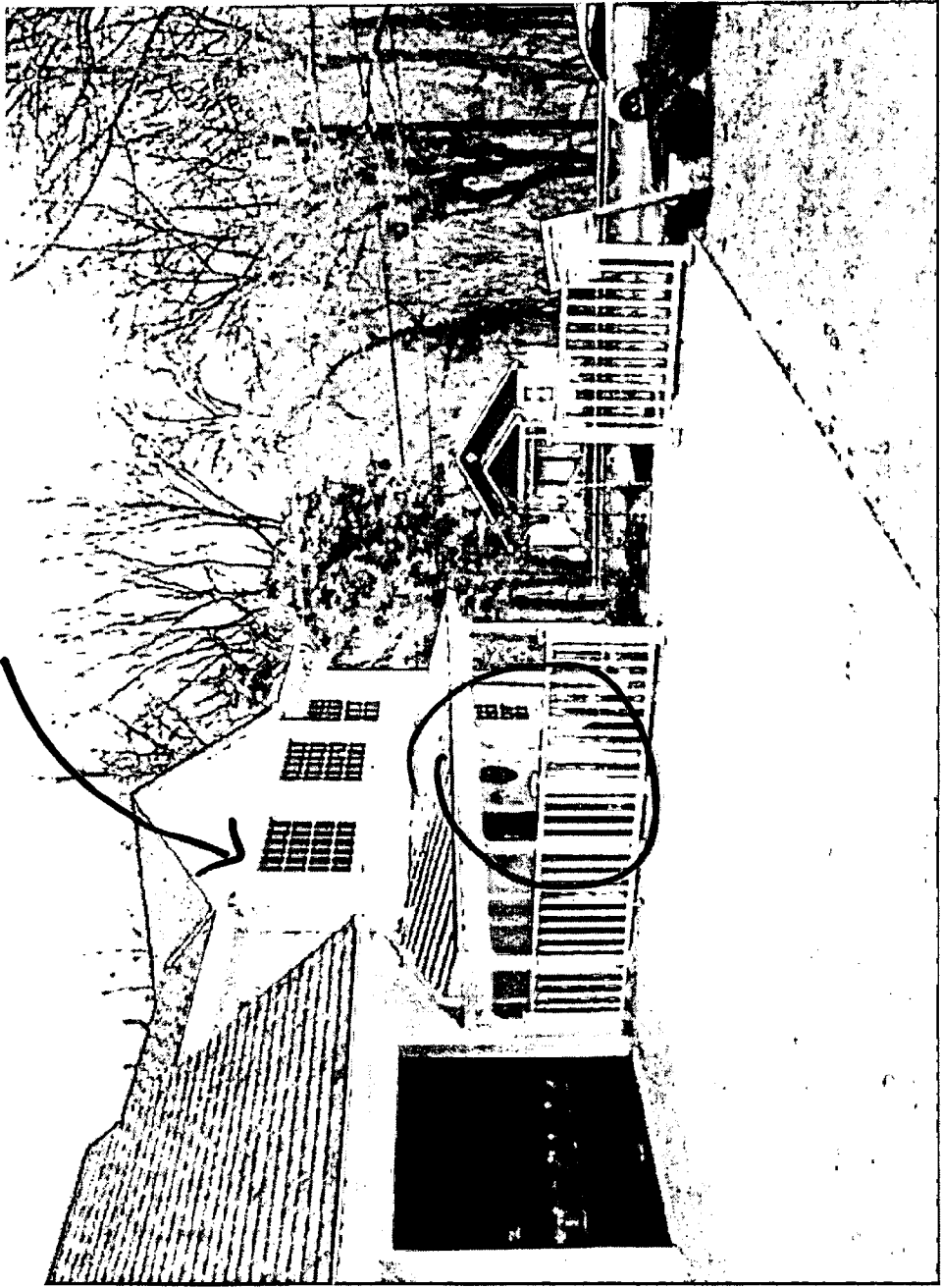
- Staff will be supporting all of the retroactive changes except for the use of vinyl and the currently installed front door.
- Staff will support the proposed panel front door.
- The driveway apron will be gravel

#### **Reminder**

No work requiring a HAWP may begin or continue until the HAWP is obtained.











DEPARTMENT OF PERMITTING SERVICES  
114 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
301-771-4370

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spira Gioldasis  
Contact Phone No: 443-745-3940

Application No: B 00994738  
Name of Property Owner: Spira Gioldasis  
Address: 9706 Capitol View Ave Silver Spring MD 20910  
City: Silver Spring State: MD Zip: 20910  
Contractor: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Contract Registration No: \_\_\_\_\_  
Applicant Owner: \_\_\_\_\_ Contracting Firm No: \_\_\_\_\_

### LOCATION OF OUTSTANDING PERMITS

House Number: 9706 Street: Capitol View Ave  
Township: Silver Spring Nearest Cross Street: Post Office Road  
Lot: P37 Subdivision: 5  
Lot: 106 Parcel: N 556

### PART ONE: TYPE OF PLANNING AND USE

10. CHECK ALL APPLICABLE:  Alter  Add  Demolish  Repair  Relocate  Other  
11. Construction cost estimate: \$ \_\_\_\_\_  
12. If this is a revision of a previously approved application, see Form # 389296

### PART TWO: COMPLETE FOR NEW INSTALLATION AND EXTERIOR ALTERATIONS

13. Type of masonry material: 01. WOOD 02. BRICK 03. CONCRETE  
14. Type of water supply: 04. POTABLE 05. SEWER 06. OTHER

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

15. Height: 4 feet 0 inches 4' 0"  
16. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right-of-way/roadway

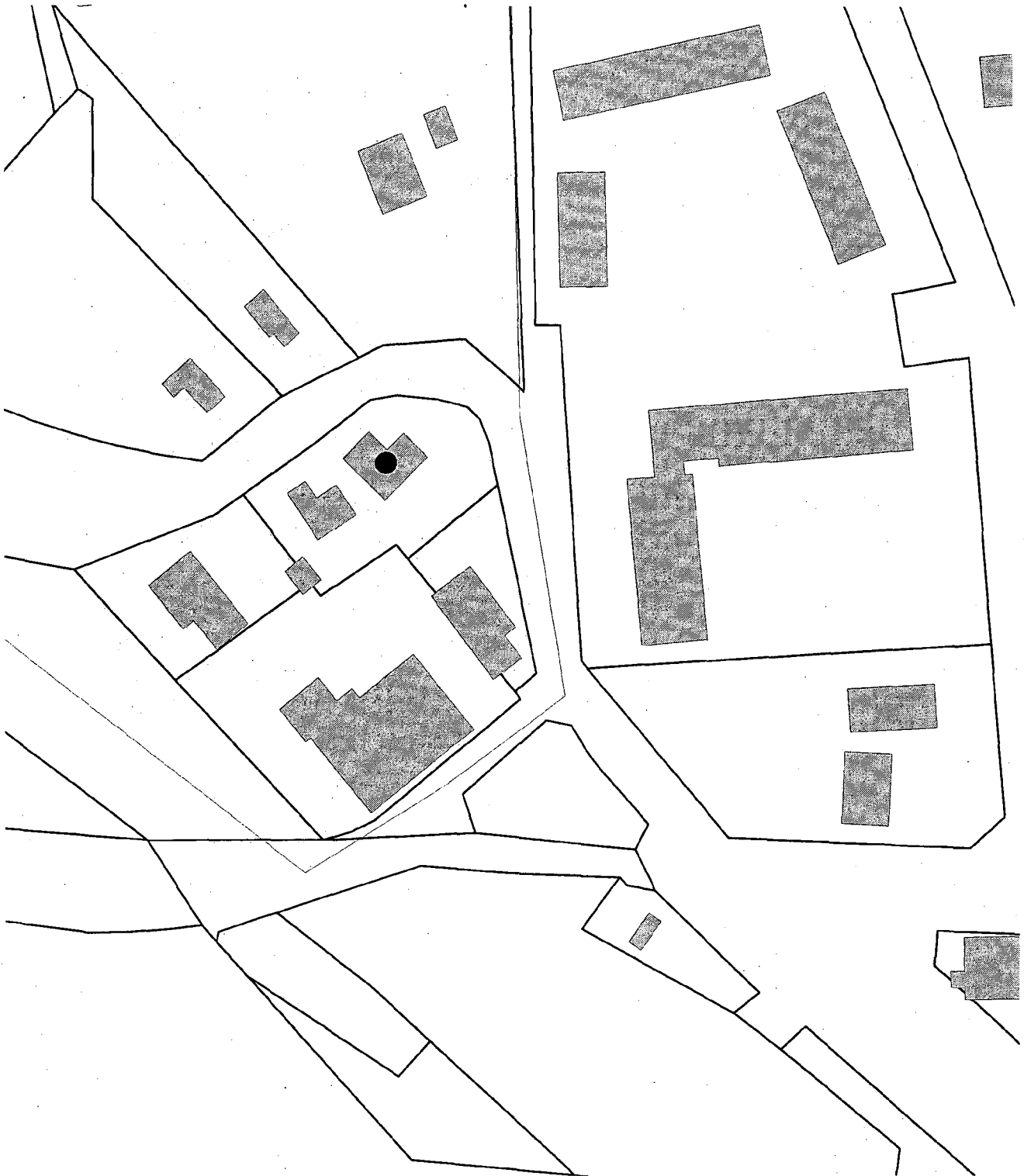
I hereby certify that I am the owner of the property described herein, and that the information furnished herein is true and correct to the best of my knowledge and belief.

On File [Signature] 2/15/06

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Contractor: \_\_\_\_\_ Date: \_\_\_\_\_  
City/County: \_\_\_\_\_ State: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

# 9706 CAPITOL VIEW AVENUE



Notice:  
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Casual User Application



Scale: 1" = 100'

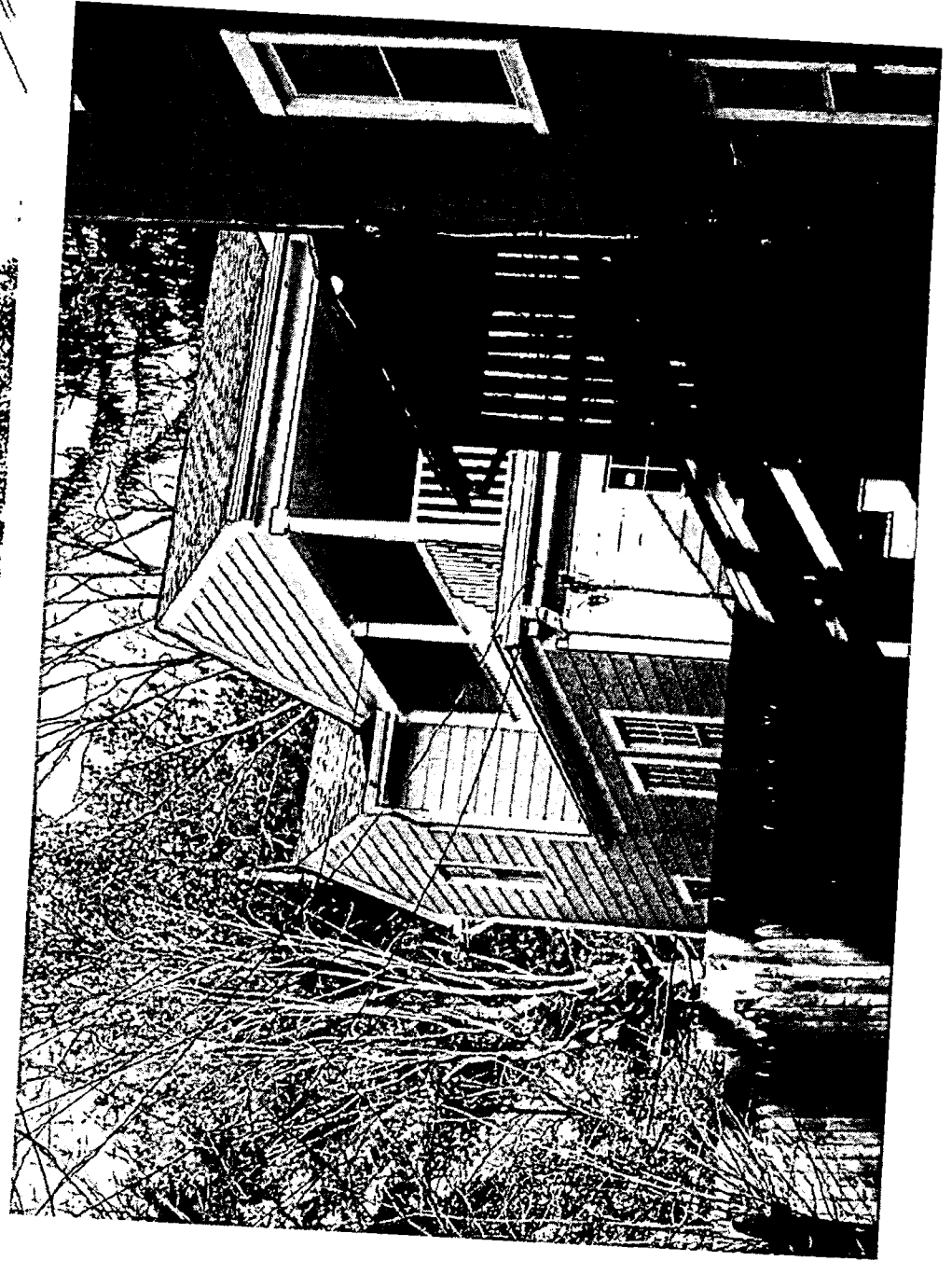


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760









**RETROACTIVE REVISION**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9706 Capitol View Avenue, Silver Spring	<b>Meeting Date:</b>	3/8/2006
<b>Resource:</b>	Non-Contributing Resource Capitol View Historic District	<b>Report Date:</b>	3/1/2006
<b>Applicant:</b>	Spiro Gioldasis	<b>Public Notice:</b>	2/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/07-06F RETROACTIVE	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	fence construction and alterations		
<b>RECOMMENDATION:</b>	Approve with Conditions		

① Caroline  
② Warren

UNANIMOUS

**STAFF RECOMMENDATION:**

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

1. The replacement door will be a simple wood panel door.
2. All of the vinyl railings will be re-installed in wood.
3. The side yard fence will be wood, will be no more than 3-4' higher than the retaining wall at front yard and no more than 6' beginning at the rear plane of the garage, and the shorter portion will be more open in style.
4. The new door, wood railings, and new fence will be provided to and approved by staff prior to installation.

5. Change circular window to square or rectangular.

**ARCHITECTURAL 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 (Circle 7). Since approval of the HAWP (31/07-05F) in July 2005 the cladding has changed from a mixture of plywood batten on board and asbestos shingles to horizontal fiber-cement siding. With the new alterations and additions, it is still evident that the building has evolved over time. The house 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 2-story addition on each side of the rear piece and an attached garage on the south. The small shed in the rear yard that was attached to a building on the adjacent property has been removed.

Immediately adjacent properties include Fowler's Market/Forest Glen Country Store (also owned by this applicant) 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 being landscaped with shrubs, foundation plantings and lawn in addition to the existing large trees at the property lines.

## **HISTORIC CONTEXT**

### *Significance*

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

### *Historic Information*

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

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

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

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

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

## **PROPOSAL:**

### *Retroactive Design Changes*

- Convert 2<sup>nd</sup> floor sitting room to an open porch with composite decking and vinyl railings (Circles 10, 12)
- Alter window sizes and muntin patterns
- Change all siding to be horizontal (Circle 9)
- Change window beside front door to a circular window (Circle 8)
- Slight modifications to porch design
- Add small bump-out at rear patio (Circle 9)

*Retroactive Additional Work Items*

- Replace front door
- Change garage doors (Circle 8)
- Install vinyl railing at retaining wall (Circle 13)
- Install wood privacy fence along rear property line (Circle 11)

*New Work Items*

- Install wood fence on retaining wall (Circle 13) along side property line (3-4' at front yard, 6' max at rear)

**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.

**STAFF DISCUSSION**

When Staff reviews retroactive applications, the work is initially evaluated as though it has not yet been completed. Would Staff have recommended approval at that point? In this case the answer is some items yes, some items no. Because the completed work items evolved on site as construction proceeded, there are not drawings. Staff has highlighted the changes on the photographs on Circles 7-14. The changes noted are not changes in the original building, but in the design approved by the HAWP. Staff would have recommended the following had the revisions been submitted prior to completion:

### *Retroactive Design Revisions*

- Convert 2<sup>nd</sup> floor sitting room to an open porch – *yes, but only with wood deck and rail*
- Alter window sizes and muntin patterns - yes
- Change all siding to be horizontal – yes
- Change window beside front door to a circular window – *no*
- Slight modifications to porch design – yes
- Add small bump-out at rear patio – yes

### *Retroactive Additional Work Items*

- Replace front door – *yes, but not with the one shown in Circle 7*
- Change garage doors – yes
- Install vinyl railing at retaining wall – *no*
- Install wood privacy fence along rear property line – yes

The items above indicated as yeses are design changes that are either minor or enhance the design. It is important to remember that this was a long neglected non-contributing resource. Over all, the modifications made by the applicant would likely have been approved, and in fact, changing the sitting room to a porch adheres to a recommendation made by staff in the initial Staff Report “Staff’s only concern is the northwest elevation, which will appear rather large and flat. 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.”

Of the work items that staff would not have recommended as approving, we are suggesting that several be replaced with different materials. The door that is currently installed is too formal for this historic district and is more in keeping with a house in a new development rather than an eclectic historic district. Therefore, staff is recommending that the replacement door be replaced with a simple panel door as shown in Circle 14. Additionally, all of the vinyl railings should be re-installed in wood.

Finally, Staff is recommending approval of the proposed side property line fence provided that it is no more than 3-4’ higher than the retaining wall at front yard and no more than 6’ beginning at the rear plane of the garage. The entire fence will be wood, with the shorter portion more open in style as approved by staff prior to installation. Therefore, staff is recommending conditional approval of this retroactive HAWP application.

### **STAFF RECOMMENDATION:**

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

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

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



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

DPS - #6

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Spiro Gioldasis  
Daytime Phone No.: 443-745-3946

Tax Account No.: B 00996438

Name of Property Owner: Spiro Gioldasis Daytime Phone No.:  
Address: 9706 Capitol View Ave Silver Spring MD 20910  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 9706 Street: Capitol View Ave  
Town/City: Silver Spring Nearest Cross Street: Post Office Road  
Lot: \_\_\_\_\_ Block: P37 Subdivision: 5  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: N 556

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<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"/> Window/Flare	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input checked="" type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" 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 # 389246

### 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 4 feet 0 inches 4' 0"  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

On File \_\_\_\_\_ 2/15/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 412094 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edin 6/21/96 SEE REVERSE SIDE FOR INSTRUCTIONS

5

Retroactive Revisions to HAWP Application 31/07-05F  
9706 Capitol View Avenue, Capitol View Park Historic District  
Spiro Gioldasis

Proposal

*Retroactive Design Changes*

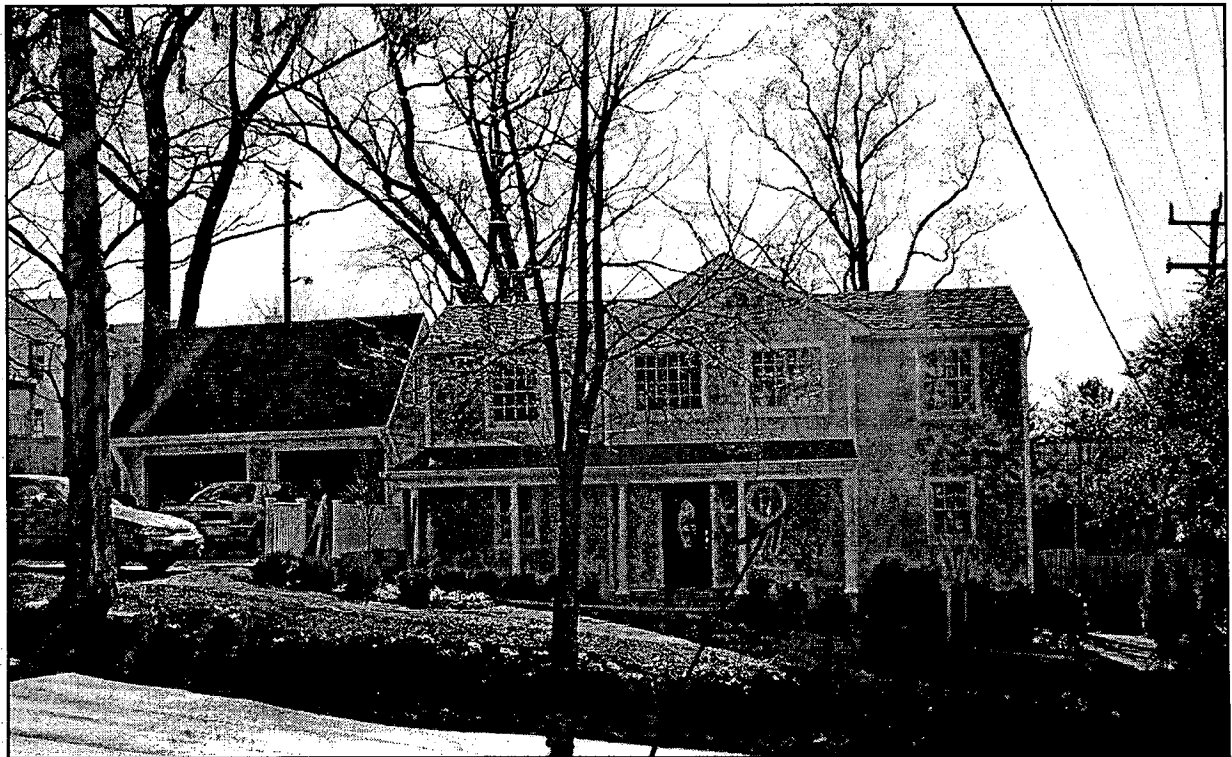
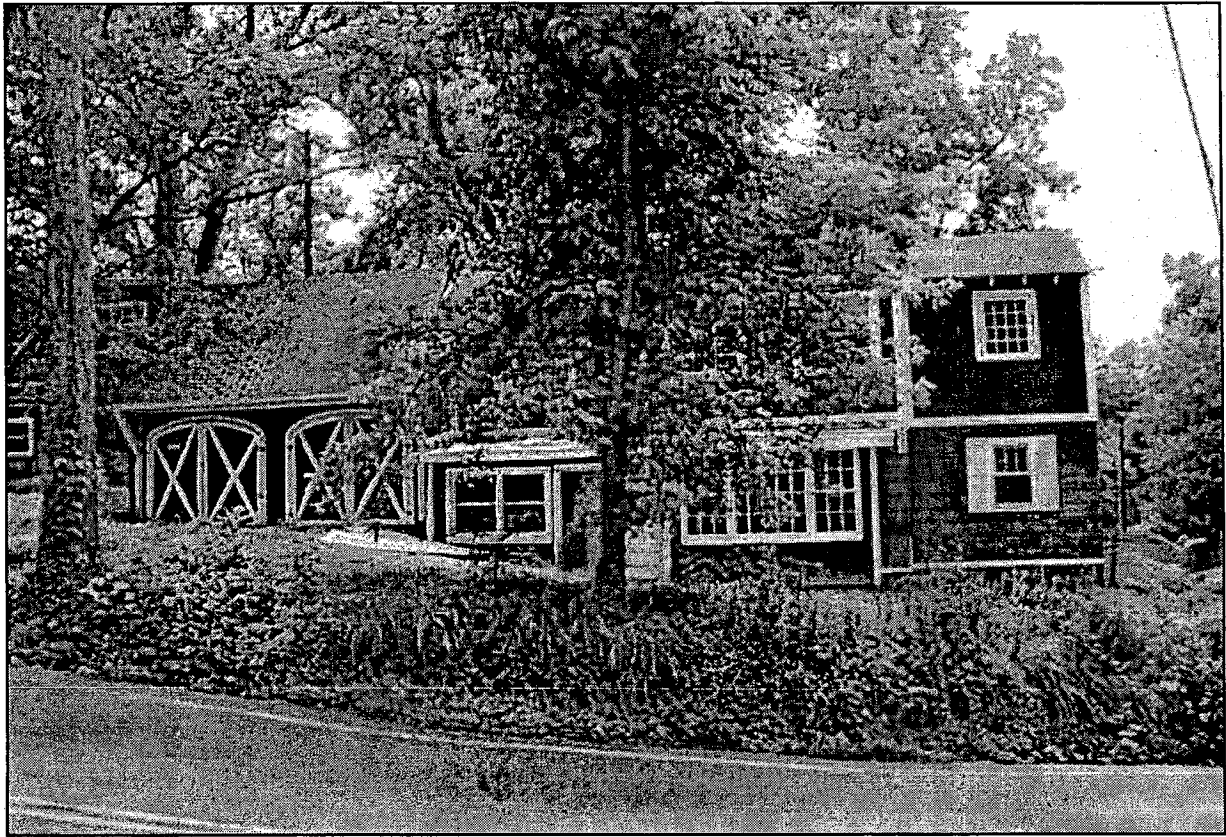
- Convert 2<sup>nd</sup> floor sitting room to an open porch
- Alter window sizes and muntin patterns
- Change all siding to be horizontal
- Change window beside front door to a circular window
- Slight modifications to porch design
- Add small bump-out at rear patio

*Retroactive Additional Work Items*

- Replace front door
- Change garage doors
- Install vinyl railing at retaining wall
- Install wood privacy fence along rear property line

*New Work Items*

- Install fence along side property line



un-rustic

Cardine has concern.

(7)



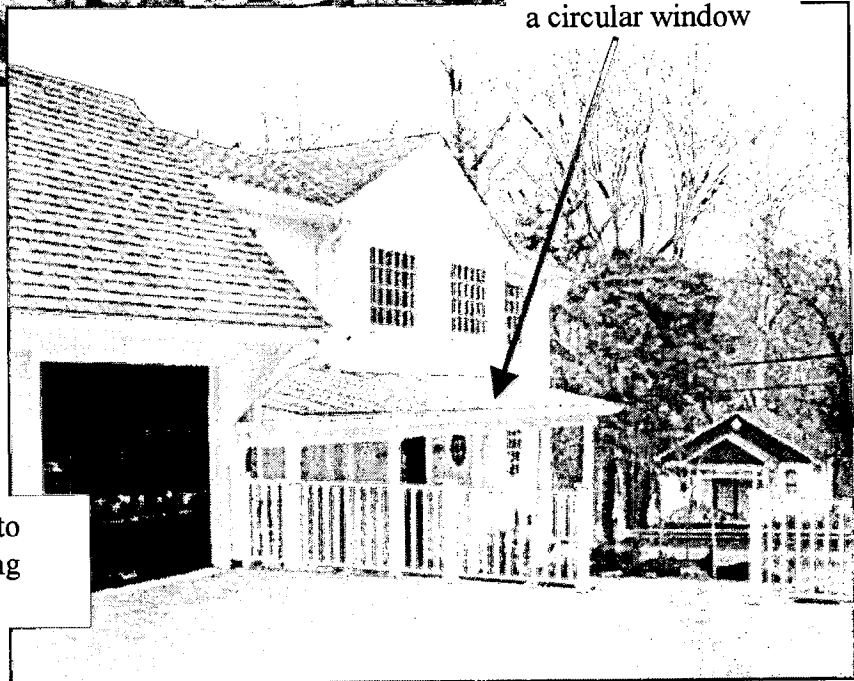


Alter window sizes and muntin patterns

Replace front door and Change garage doors



Change window beside front door to a circular window

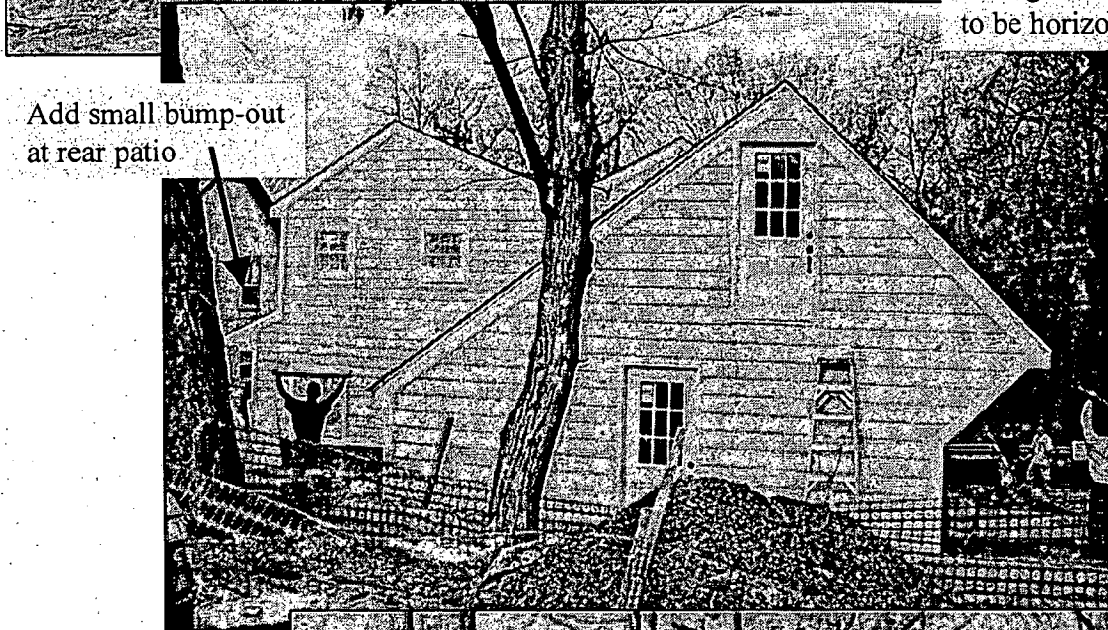


Slight modifications to porch design including vinyl railing

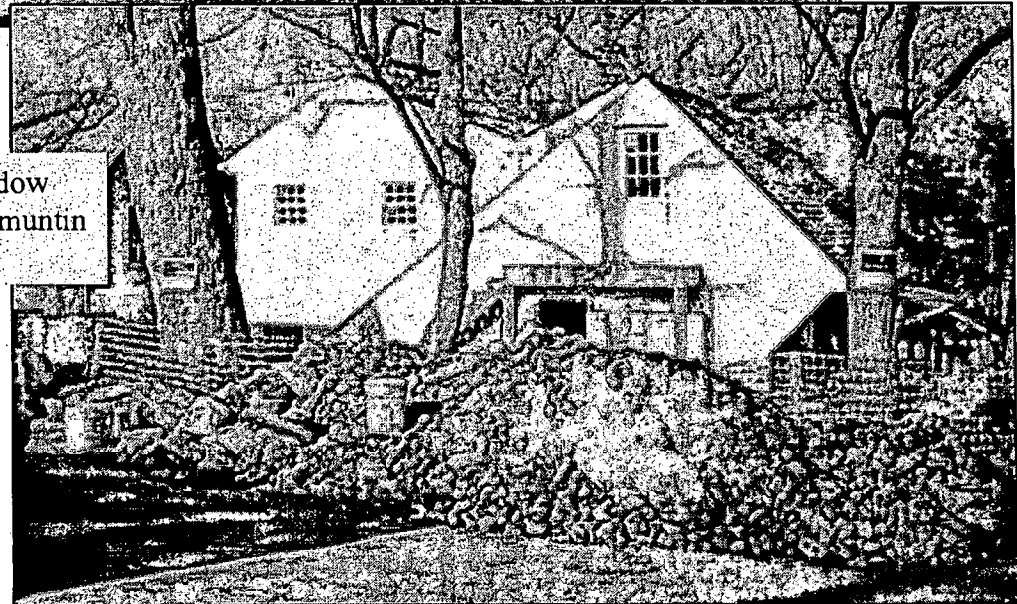


Vertical siding

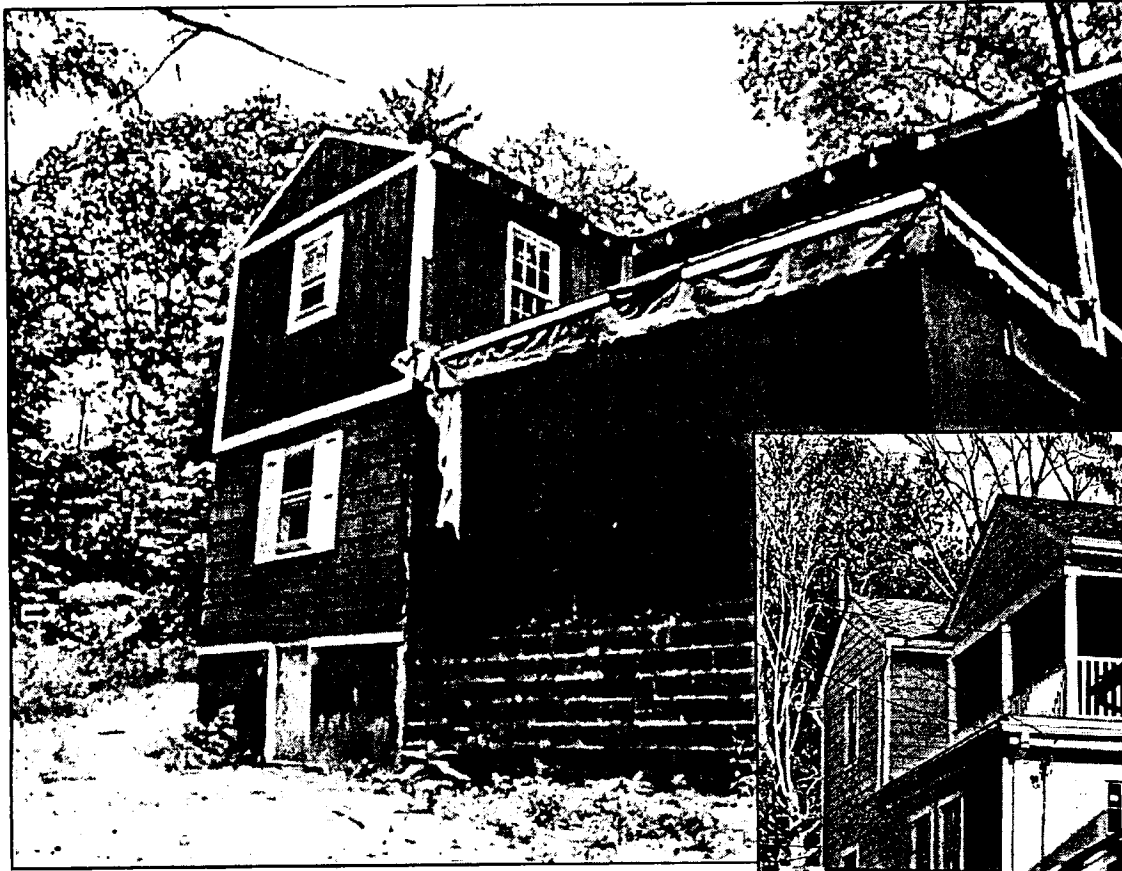
Change all siding to be horizontal



Add small bump-out at rear patio



Alter window sizes and muntin patterns



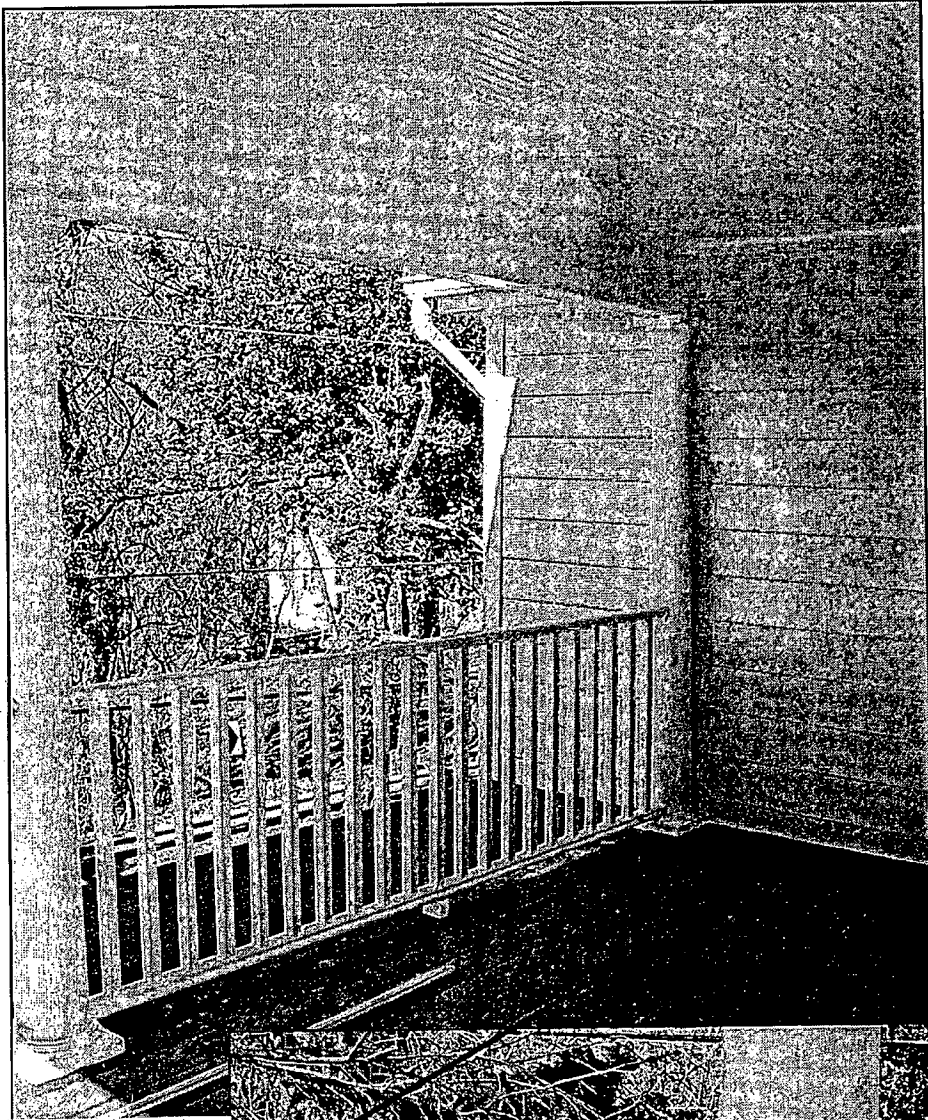
Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings





Install wood privacy fence along rear property line

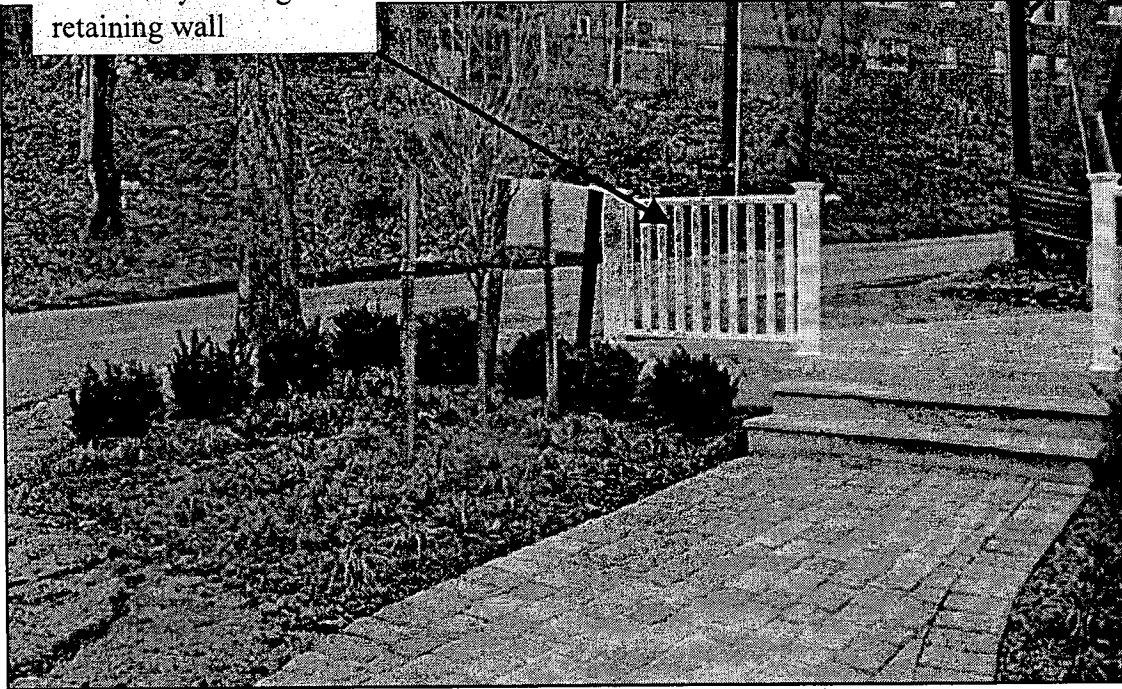
Convert 2nd floor sitting room to an open porch with composite decking and vinyl railings



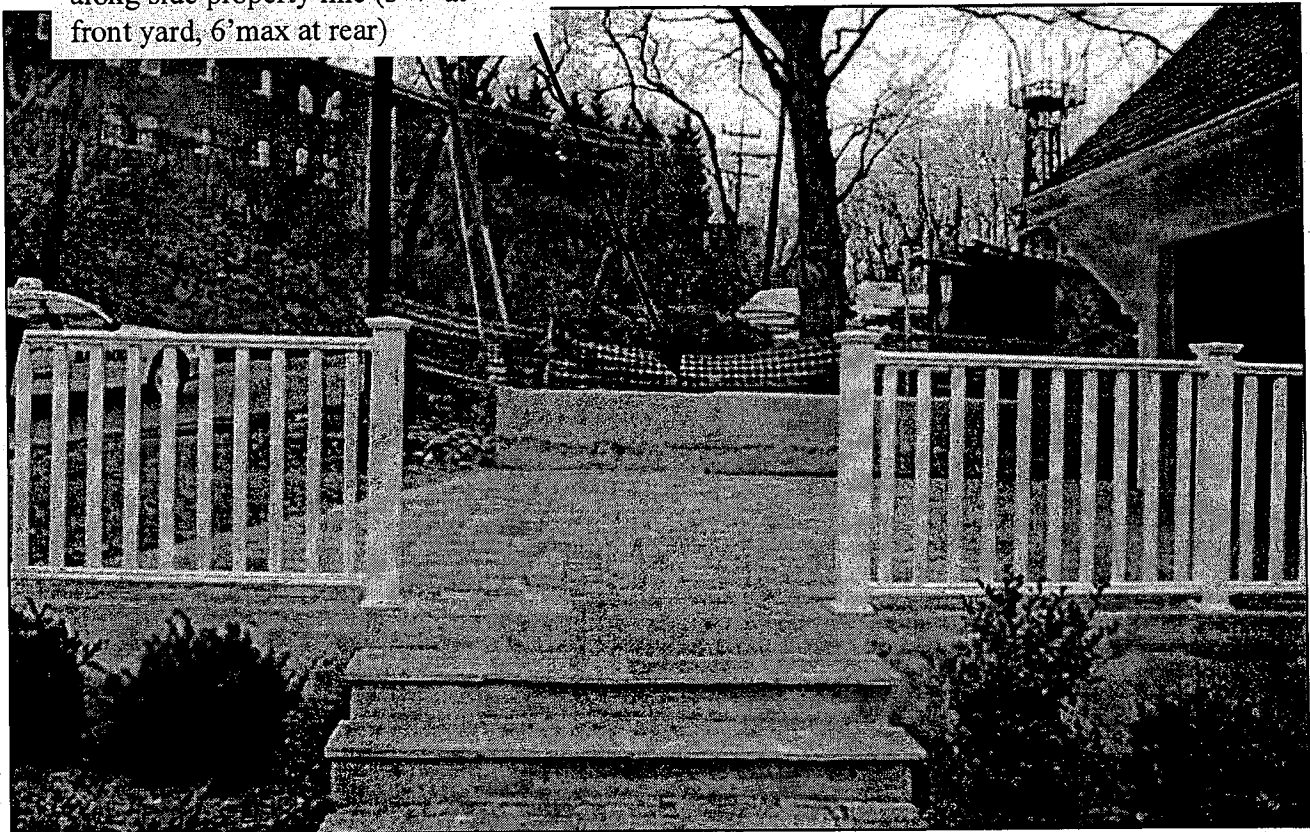
Convert 2nd floor  
sitting room to an  
open porch with  
composite  
decking and vinyl  
railings

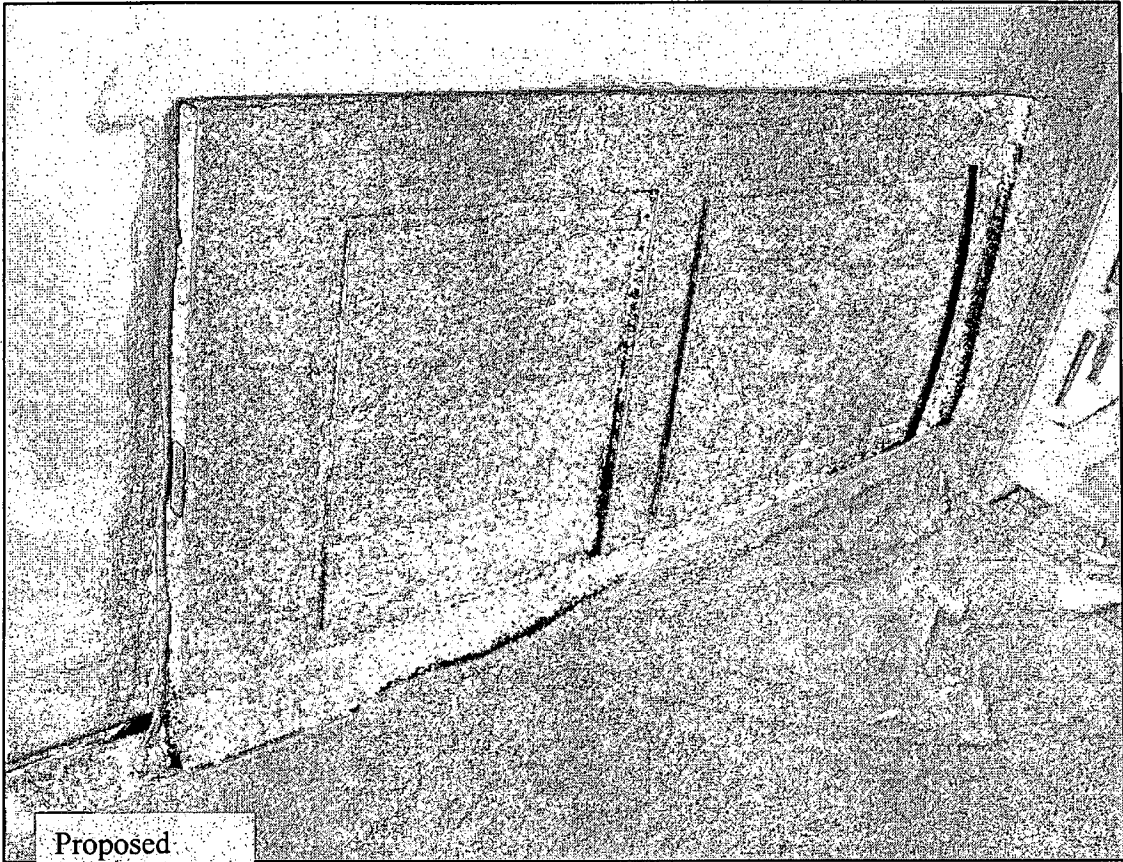


Install vinyl railing at retaining wall

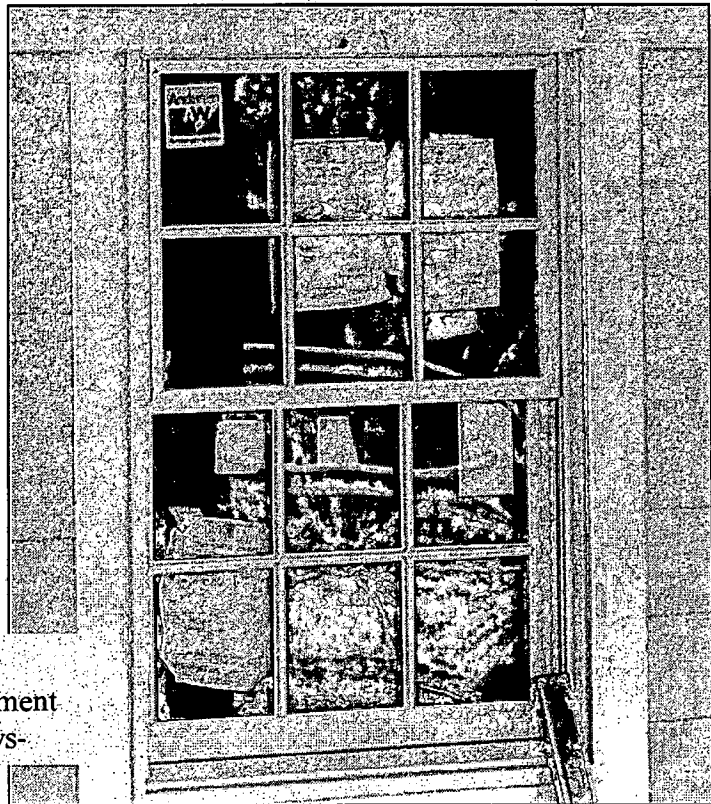


Install wood fence on retaining wall along side property line (3-4' at front yard, 6' max at rear)





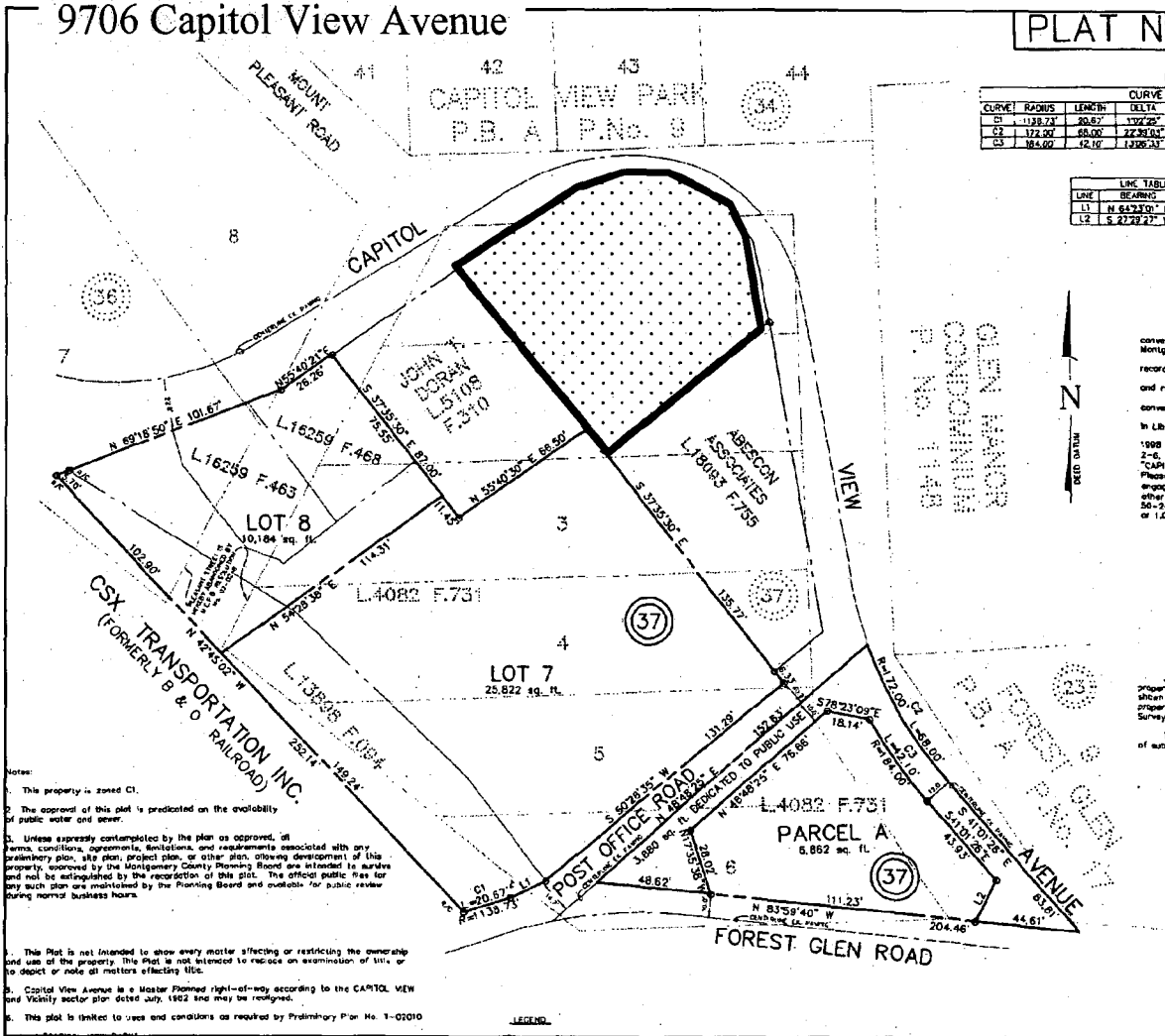
Proposed  
replacement  
front door



Typical  
replacement  
windows-

9706 Capitol View Avenue

PLAT N



CURVE	RADIUS	LENGTH	DELTA
C1	1138.74	28.87	172.25
C2	172.00	58.00	27.8101
C3	184.00	42.16	1395.21

LINE	BEARING
L1	N 64°23'0"
L2	S 27°22'27"

- Notes:
- This property is zoned C1.
  - The approval of this plat is predicated on the availability of public water and sewer.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to reduce an examination of title, or to depict or note all matters affecting title.
  - Capitol View Avenue is a Master Planned right-of-way according to the CAPITOL VIEW and VICINITY sector plan dated July, 1992 and may be realigned.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-02010

LEGEND