

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10017 Leafy Ave., Silver Spring	Meeting Date:	7/10/2019
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	7/3/2019
Applicant:	Steven Reeves	Public Notice:	6/26/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-19E	Staff:	Dan Bruechert
PROPOSAL:	Accessory Structure Modification		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Capitol View Park Historic District

STYLE: Neo-Victorian

DATE: 1993

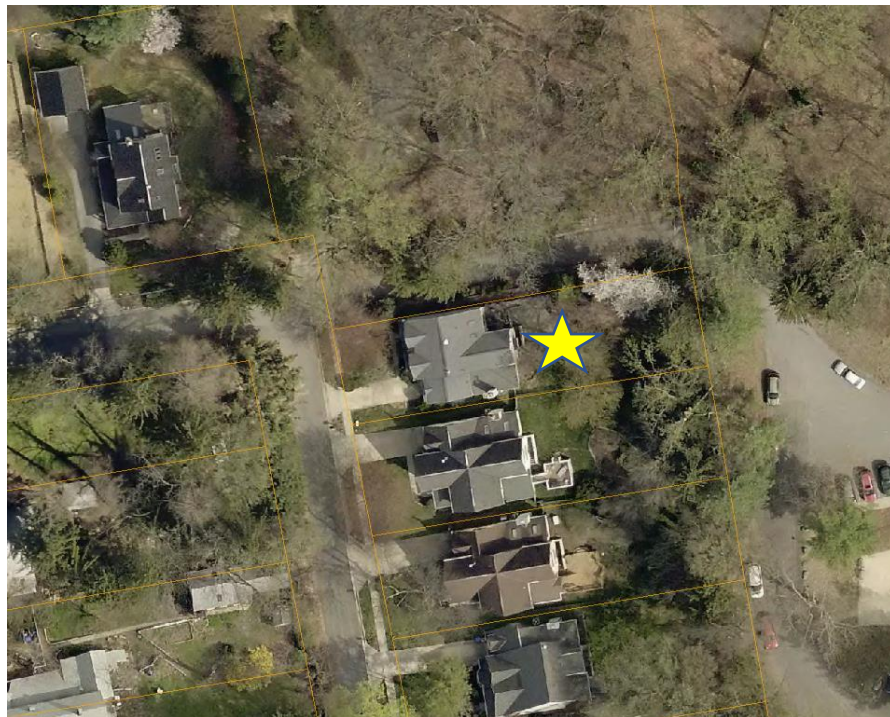


Figure 1: 10017 Leafy is the northernmost infill house constructed in the early 1990s on Leafy Ave. East of the subject property is outside of the historic district.

PROPOSAL

The applicant proposes to double the size of the existing accessory structure at the rear of the property. The shed will expand from 6' × 8' (six feet by eight feet) to 8' × 14' (eight feet by fourteen feet). The materials (composite siding, asphalt roof, concrete foundation, etc.) on the existing shed will be utilized in the larger shed. This shed is at the rear of the property, not visible from the right-of-way, and is located at the eastern boundary of the historic district.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or [...]
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1) (2) and (d), having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.

876698



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: STEVEN REEVES 750@yahoo.com Contact Person: STEVE REEVES
Daytime Phone No.: 781.259.8645
Tax Account No.: _____
Name of Property Owner: STEVEN REEVES Daytime Phone No.: 781.259.8645
Address: 10017 LEAFY AVENUE, 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: 10017 Street: LEAFY AVENUE
Town/City: SILVER SPRING Nearest Cross Street: BARKER
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☒ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ \$1500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature]
Signature of owner or authorized agent

5/23/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION FOR 10017 LEAFY AVENUE, SILVER SPRING 20910; STEVEN REEVES

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing shed located in rear of backyard (Figures 1 - 3): 6 ft x 8 ft Gabled Shed, roof line facing East; composite siding; wood post in concrete foundation; asphalt shingle roof.

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

Expand existing shed 8 ft to the left (Figures 4 - 8). Finished shed size will be 8 ft x 14 ft, roof line facing North. Extended foundation will be wood post in concrete; 2 ft width decking added to front of shed. match composite siding; match paint colors; asphalt shingle roof.

2. SITE PLAN

See attached Figures 4 and 8.

3. PLANS AND ELEVATION

See attached Figures 4 and 8.

- Add 8 ft x 8 ft wood post in concrete piers and 2x6 foundation: Ledger board attached to existing 6 x 8 shed. Concrete piers at each corner and every 4 ft on perimeter joists (6 posts); pier holes 12 inches diameter and 24 inches deep. PT 4x4 piers; PT 2x6 joists 16 OC.
- Shed wall studs 16 OC
- Shed roof trusses 16 OC
- 6 inch roof overhang back, left side, right side. 24 inch roof overhang front.
- Add 2 ft width decking front of shed

4. MATERIALS SPECIFICATIONS

Match composite siding and paint colors with existing shed.

5. PHOTOGRAPHS

Figures 1 -3

6. TREE SURVEY

NR

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Tim and Kirsten House, 10015 Leafy Avenue
Carol and Terry Ireland, 10023 Menlo Avenue
Emily and Harry Volz, 2801 Barker

Steven Reeves
10017 Leafy Avenue
Silver Spring, MD 20190
Telephone: (781) 859-8645; email: STEVENREEVES75@YAHOO.COM

Figure 1



**10017 Leafy Avenue,
Silver Spring, MD
Steven Reeves**

EAST
↑

Figure 2



10017 Leafy Avenue,
Silver Spring, MD
Steven Reeves

EAST
↑

Figure 3



**10017 Leafy Avenue,
Silver Spring, MD
Steven Reeves**

SOUTH-EAST



Figure 4

**14' (w) X 8' (l) X 10' (h) Shed
12/6 roof pitch**

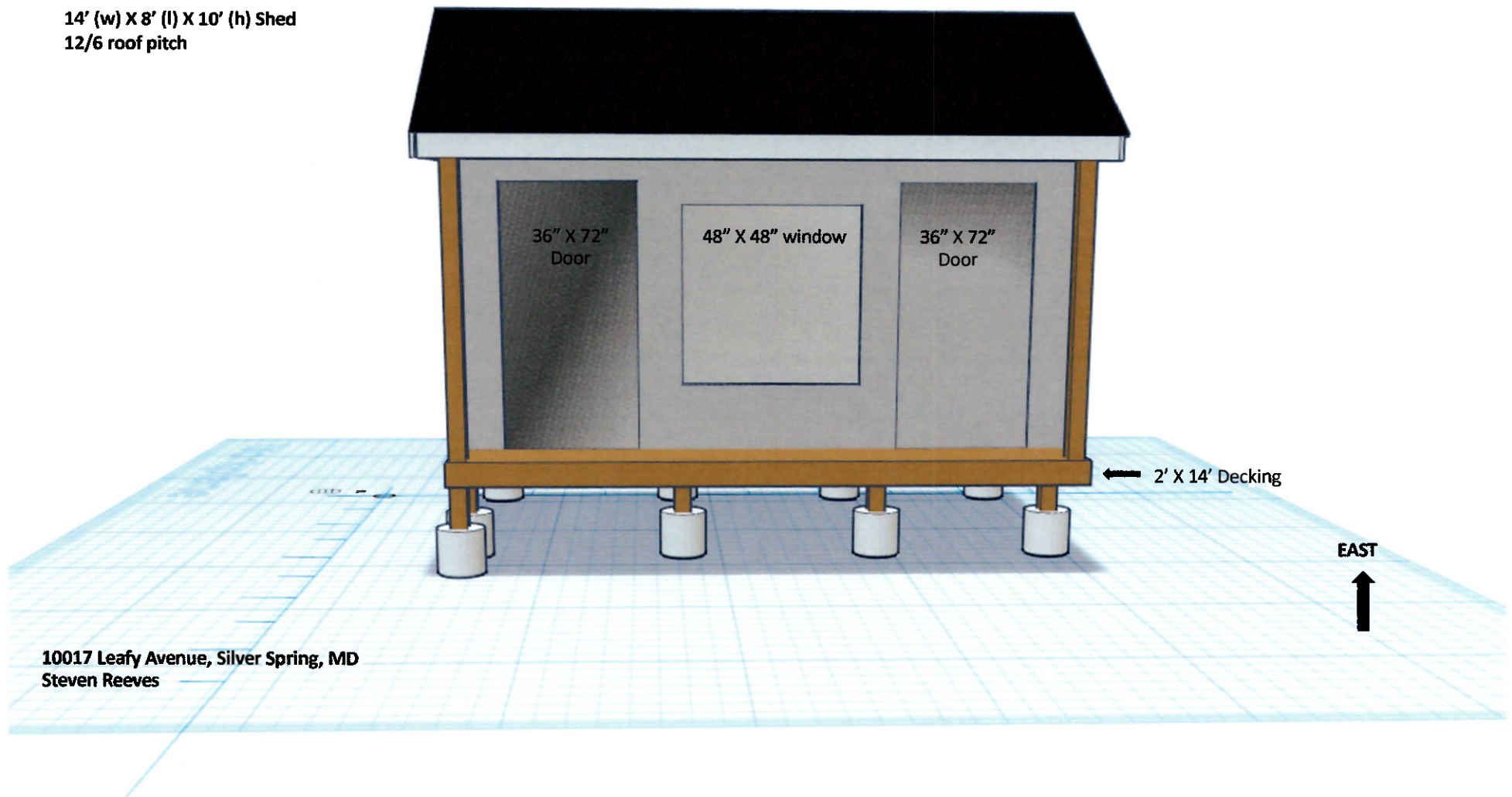


Figure 5

14' (w) X 8' (l) X 10' (h) Shed
12/6 roof pitch

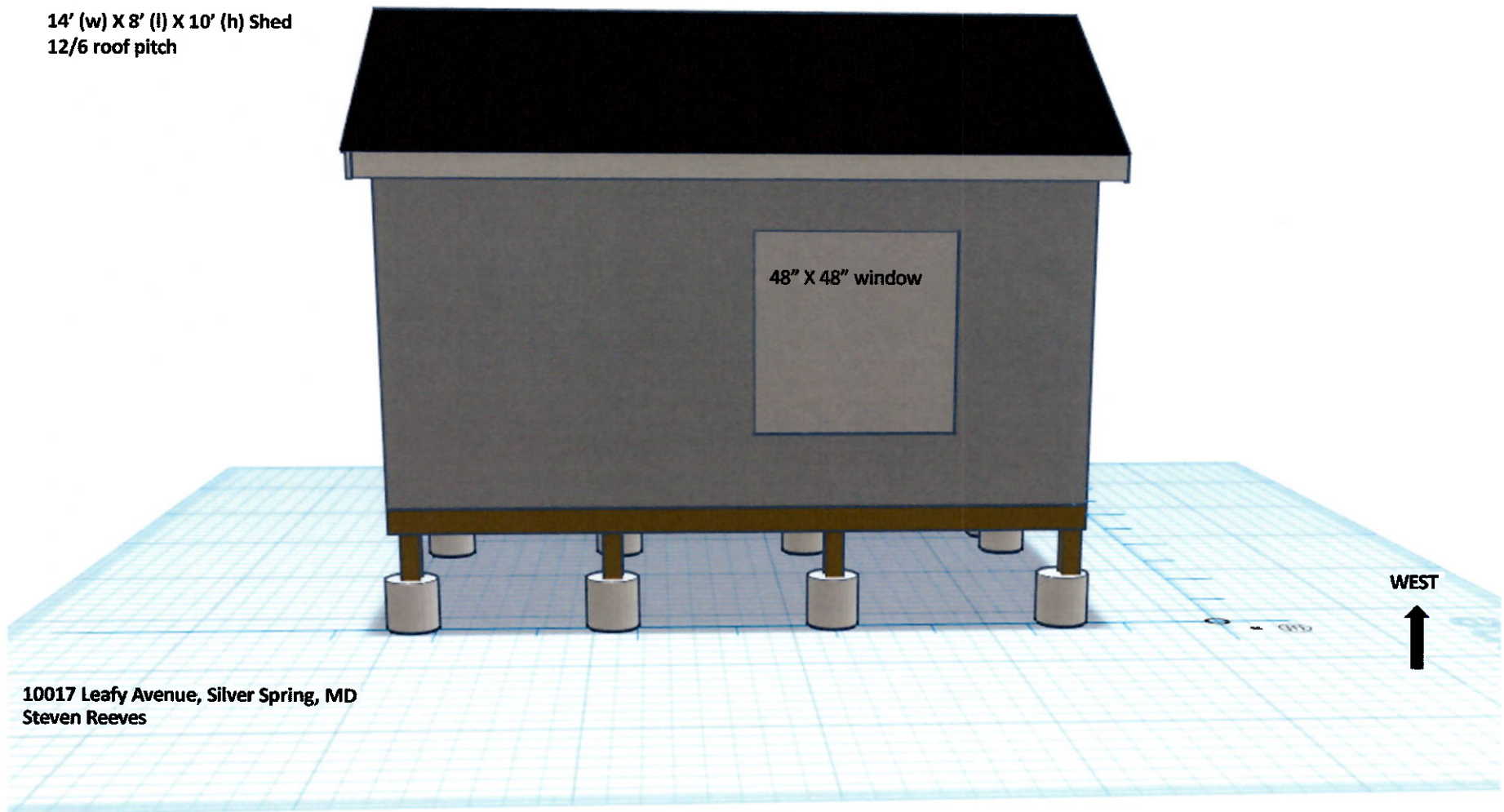


Figure 6

14' (w) X 8' (l) X 10' (h) Shed
12/6 roof pitch

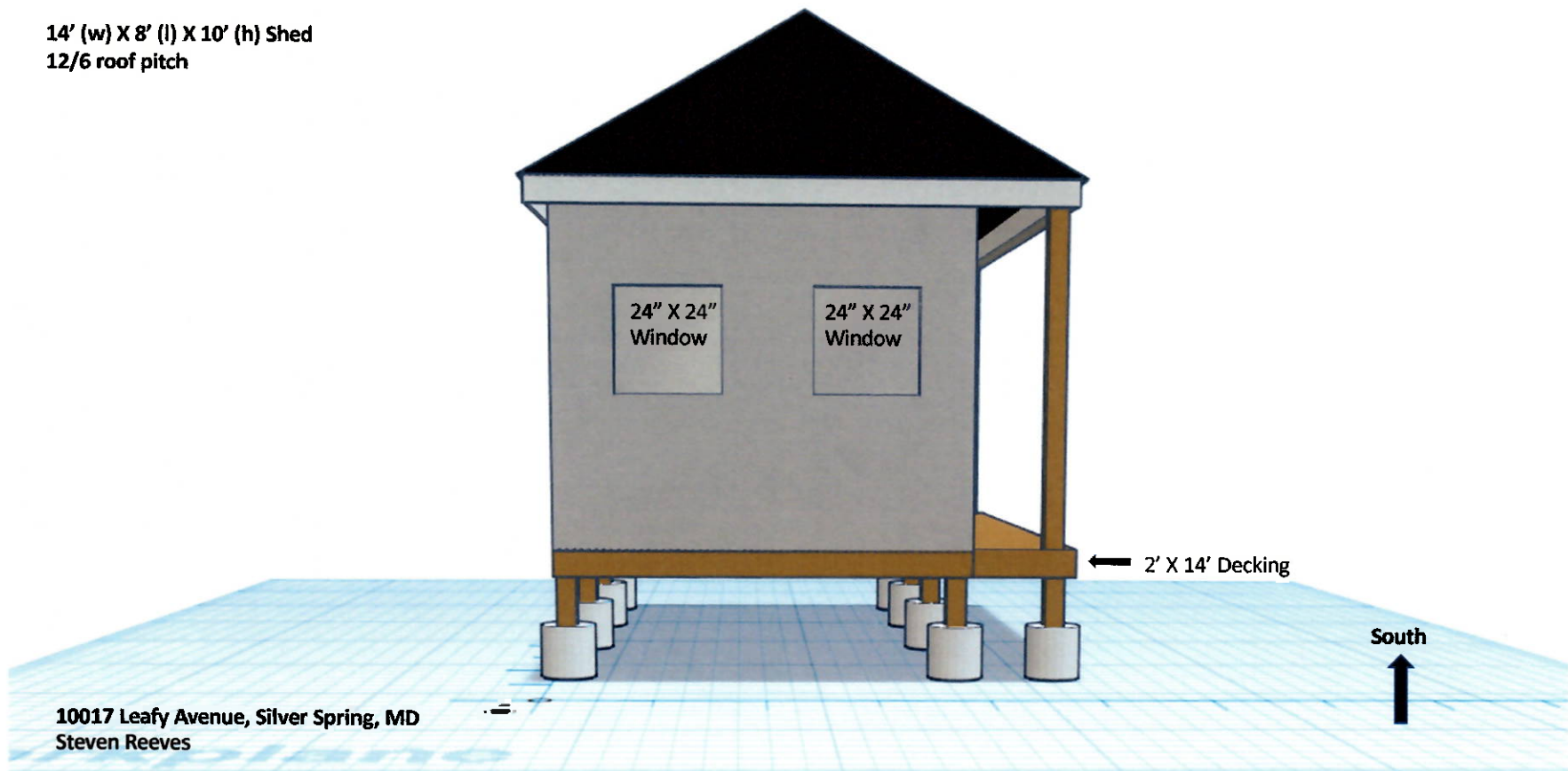


Figure 7

14' (w) X 8' (l) X 10' (h) Shed
12/6 roof pitch

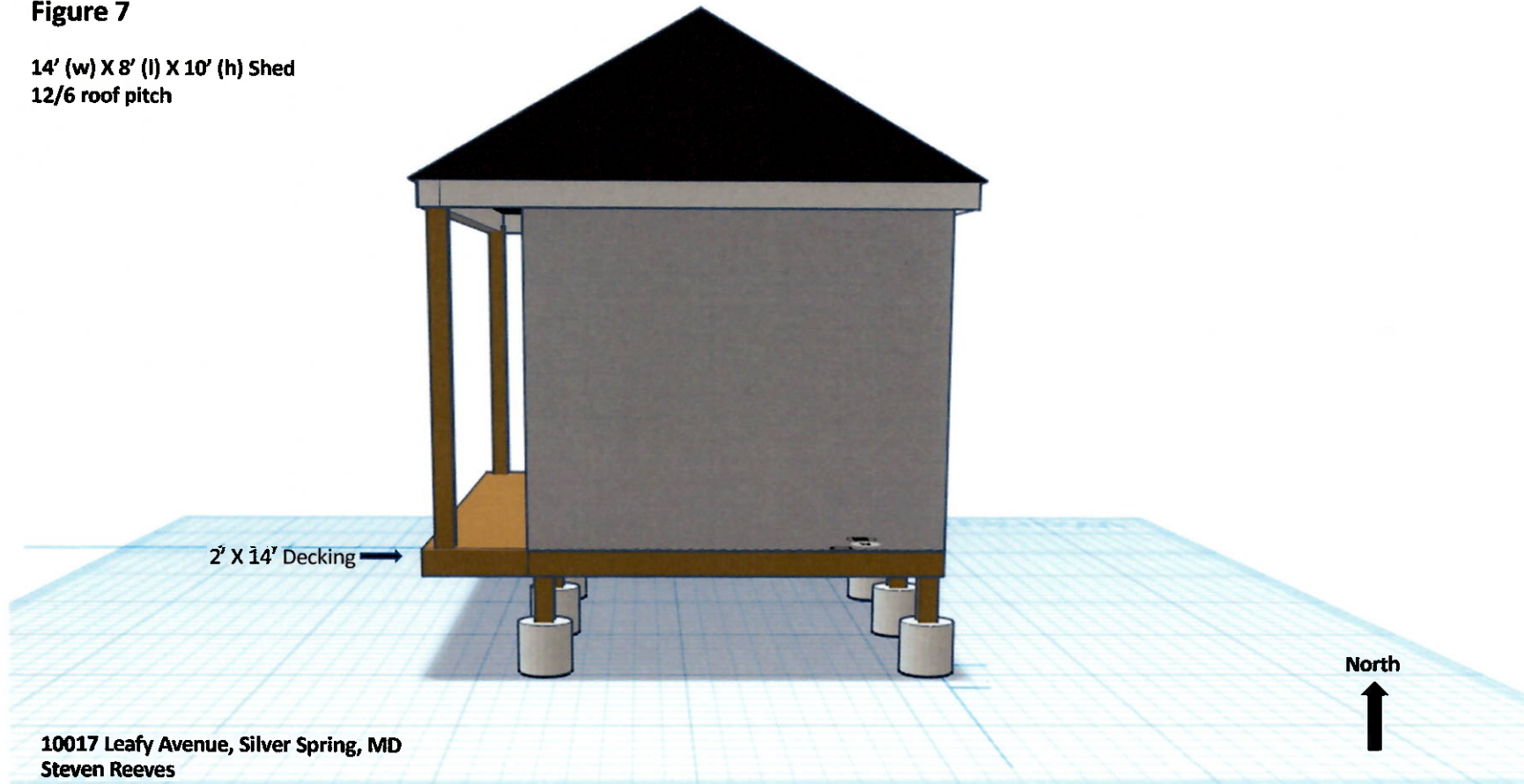
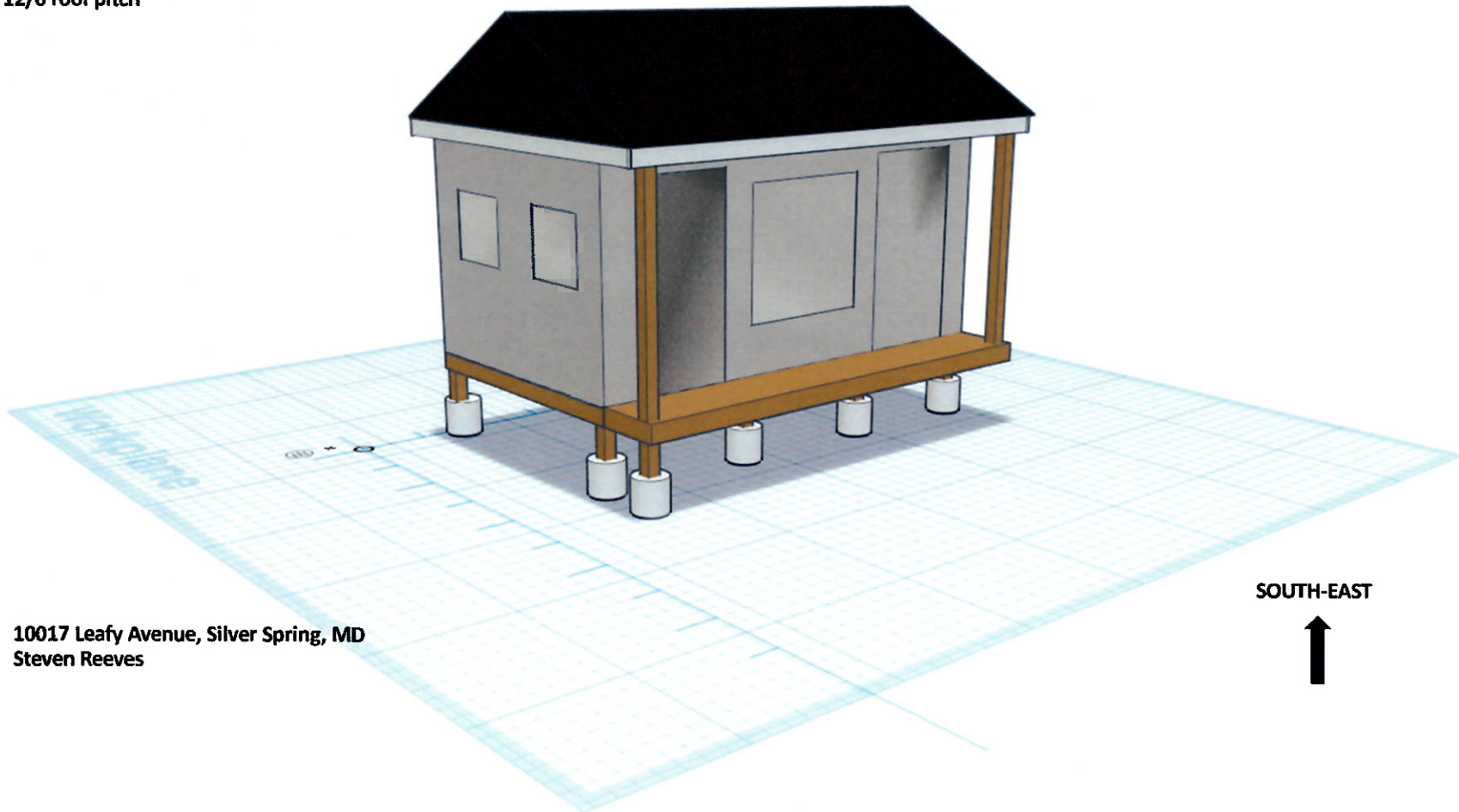


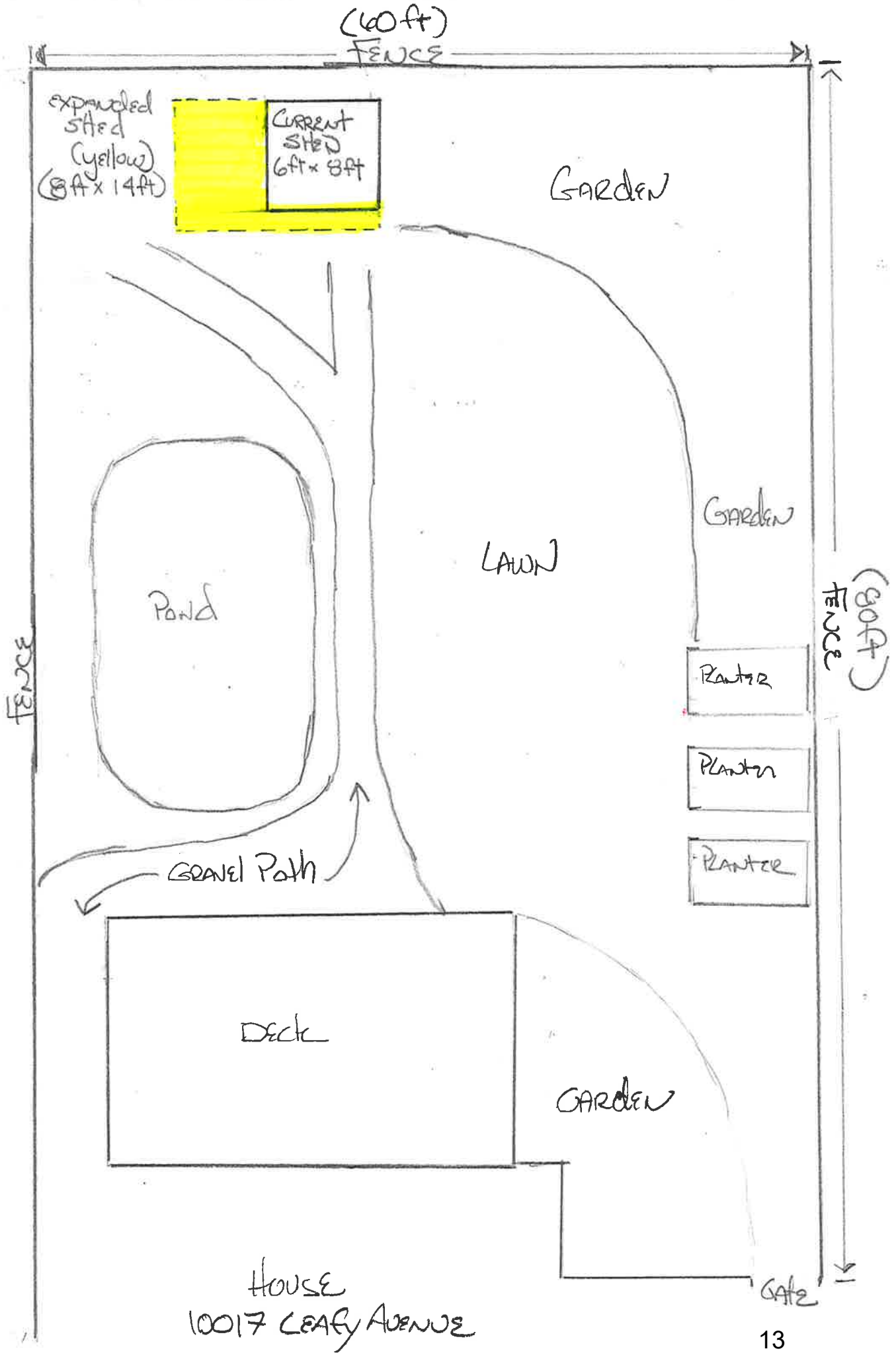
Figure 8

**14' (w) X 8' (l) X 10' (h) Shed
12/6 roof pitch**



**10017 Leafy Avenue, Silver Spring, MD
Steven Reeves**

Barker St
Barker St
Barker St



House
10017 CRAFTY AVENUE