

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10109 Grant Ave., Silver Spring	<b>Meeting Date:</b>	9/23/2020
<b>Resource:</b>	1870-1916 Capitol View Park Historic District	<b>Report Date:</b>	9/16/2020
<b>Applicant:</b>	Dorothy Halbe	<b>Public Notice:</b>	9/9/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/07-20I	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Accessory structure/shed demolition		

---

**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Nominal (1935+) Resource to the Capitol View Park Historic District  
**STYLE:** Vernacular  
**DATE:** 1893



Fig. 1: 10109 Grant Avenue, Silver Spring

**PROPOSAL**

The applicants propose to demolish an existing accessory structure. The existing structure is a non-historic shed sided in T1-11 siding and has degraded. Its removal will not have an impact on the historic character of the property or the surrounding historic district.

The applicant further proposes to replace the existing gutters. This change does not need HPC approval.

**APPLICABLE GUIDELINES****Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. 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.
4. Removal of accessory building that are not original to the site or otherwise historically significant.

**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 ensure 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 Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 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 will not substantially alter the exterior features of the historic resources and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 925244  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Dorothy Halbe

E-mail: thelalbehouse@gmail.com

Address: 10109 Grant Ave.

City: Silver Spring, MD Zip: 20910

Daytime Phone: 4083914369

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☒ Yes/District Name Capital View  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10109 Street: Grant Ave

Town/City: Silver Spring Nearest Cross Street: Capitol View and Barker

Lot: 6,7,8 Block: 25 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                                       |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                       |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                 |
|   |  | <input checked="" type="checkbox"/> Other: <u>Gutter Replacement</u> |

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

Dorothy Halbe

8/13/2020

Signature of owner or authorized agent

Date



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

**Owner's mailing address**

Dorothy Halbe  
10109 Grant Ave.  
Silver Spring, Md 20910

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1. Current house has half round Gutters in the front and sides of the house.  
Gutters are over loaded in the front and some down spouts are missing.  
The gutters are leaking and are improperly sized for the house (too small)

The Gutters on the back porches are K style and are sagging in multiple places.

2. Also need to remove shed in back that is not structurally sound. It's not original to the property and was never completed by previous owner. Poses a serious hazard to the kids and need to be removed. Rotting Roof and Floor boards. Currently has random yard items in it. Not safe.

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Gutter Options:

- Installation of premium .032 gauge seamless k-style gutters.
- Gutters installed with a hidden hanger screw system to ensure maximum strength.
- Gutters are expertly measured, fabricated on site, and sloped with precision to ensure maximum drainage.
- 5" Gutters are installed with 2x3" downspouts.
- 6" Gutters are installed with 3x4" downspouts.

Note: For this house, K-style gutters are recommended over the round gutters to promote proper drainage and protect the house.

- Prices:

6" gutters w/ 3x4" downspouts = \$3,735

- Leaf Protection:

6" Leaf Relief = \$1,890

Guest House:

- 6" gutters for back section with no gutters = \$365 (with rest of house or \$400 if by itself)

- 6" Leaf Relief for back section = \$200 (with new gutters)

- Gutter Color = white

Homeowners have multiple quotes and all recommend replacing gutters to protect the house and prevent further damage to the Cedar Siding.

For Shed,

Take it apart and have remnants hauled away correctly as construction materials.

Work Item 1: Replace Gutters

Description of Current Condition:

Gutters are leaning or not seamless.  
Water coming down the siding and  
causing damage to the siding.

Pictures Attached

Proposed Work:

Replace Gutters with new larger K style gutters.

Work Item 2: Tear down Shed on Right of Property

Description of Current Condition:

Rotted roof and floor.  
Never finished and not structurally sound  
Not original and causing a hazard to the  
property with kids playing in yard.

Pictures Attached

Proposed Work:

Tear down Shed on Right of Property  
Haul away remnants properly as construction  
debris.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/31/2020

Application No: 925244  
AP Type: HISTORIC  
Customer No: 1384018

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 10109 GRANT AVE  
SILVER SPRING, MD 20910

Homeowner Halbe (Primary)

## Historic Area Work Permit Details

Work Type ALTER

The current house has half-round Gutters in the front and sides of the house. Gutters are overloaded in the front and some down spurs are missing. The gutters are leaking and are improperly sized for the house (too small) The Gutters on the back porches are K style and are sagging int multiple places.  
Gutter Options: - Installation of premium .032 gauge seamless k-style gutters. - Gutters installed with a hidden hanger screw system to ensure maximum strength. - Gutters are expertly measured, fabricated on site, and sloped with precision to ensure maximum drainage. - 5" Gutters are installed with 2x3" of downspouts. - 6" Gutters are installed with 3x4" downspouts. Note: For this house, K-style gutters are recommended over the round gutters to promote Work proper drainage and protect the house. - Prices: 6" gutters w/ 3x4" downspouts = \$3,735 - Leaf Protection: 6" Leaf Relief = \$1,890 Guest House: - 6" gutters for back section with no gutters = \$365 (with rest of house or \$400 if by itself) - 6" Leaf Relief for back section = \$200 (with new gutters) - Gutter Color = white Homeowners have mutiple quotes and all recommend replacing gutters to protect the house and prevent further damage to the Cedar Siding.







