

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10109 Grant Ave., Silver Spring	Meeting Date:	9/23/2020
Resource:	1870-1916 Capitol View Park Historic District	Report Date:	9/16/2020
Applicant:	Dorothy Halbe	Public Notice:	9/9/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-20I	Staff:	Dan Bruechert
PROPOSAL:	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 to schedule a follow-up site visit.



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

FOR STAFF ONLY:
HAWP# 925244
DATE ASSIGNED _____

APPLICANT:

Name: Dorothy Halbe
Address: 10109 Grant Ave.
Daytime Phone: 4083914369

E-mail: thehalbehouse@gmail.com
City: Silver Spring, MD Zip: 20910
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
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 spurts are missing. The gutters are leaking and are impropely sized for the house (too small)

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

2. Also need to remove shed in back that is not structurally sound. It's not orignonal to the property and was never completed by previous owner. Posese 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 mutiple quotes and all recommend replacing guttters 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.

