

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9913 Capital View Ave., Silver Spring	Meeting Date:	7/14/2021
Resource:	1917-1935 Resource Capital View Park Historic District	Report Date:	7/7/2021
Applicant:	Chryssa Kanellopoulos & Stefan Muljo	Public Notice:	6/30/2021
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	956345	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one condition the HAWP:

1. Final approval authority for the addition's rear doors and windows is delegated to Staff provided they are either wood or aluminum-clad wood.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: 1917-1935 Resource to the Capital View Park Historic District
STYLE: Colonial Revival
DATE: 1923



Figure 1: 9913 Capital View Ave.

PROPOSAL

The applicant proposes to demolish the kitchen at the rear of the house and construct a larger rear addition.

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-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.

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, spaces, and spatial relationships that characterize a property will 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 proportion, 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

The subject property is a 1923 one-and-a-half-story Colonial revival house with clapboard siding and a full-width front porch. There is a one-story rear gable projection. The applicant proposes demolishing the kitchen roof and rear wall and patio; and constructed a larger, two-story addition towards the rear.

The proposed addition will project an additional 16' 11" (sixteen feet, eleven inches) to the rear and will be approximately 6' 2" (six feet, two inches) wider than the existing kitchen and will match the existing roof ridge height. The exterior features of the new addition will match much of the historic house including, the house's 8" lap siding, window configuration, trim, roof shingles, and railing details. The ground floor of the proposed addition is several feet wider than the second floor, which will have a balcony running the full length of the addition. The balcony railing will be wood and match the front porch railing. At the rear of the addition, the applicant proposes to install large pair of doors with large sidelights on the first floor and three vertically oriented three-light windows on the second. No material specs were provided for these windows and doors, however, because these openings will not be visible from the public right-of-way. Staff finds that either wood or aluminum-clad wood would be appropriate and Staff recommends the HPC delegate final approval authority to Staff.

On the right (south) side of the addition, there is a small inset at the wood, side porch which Staff finds will help differentiate the historic from the new construction.

Staff finds the size, placement, and form of the proposed addition is compatible with will not overwhelm the historic house. The application materials include perspective drawings, which Staff found very helpful. Staff additionally finds the narrow side lot setbacks will help to obscure the addition's visibility.

Staff finds the addition's design and materials are appropriate for the building and surrounding district. Additionally, Staff finds the north (left) elevation, with only a single window on each floor would be more compatible with additional fenestration. However, because this elevation will not be at all visible from the right-of-way Staff does not find support in Chapter 24A (and there are no district-specific guidelines) for a condition for approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. Final approval authority for the addition's rear doors and windows is delegated to Staff provided they are either wood or aluminum-clad wood; under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal 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 *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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.



FOR STAFF ONLY:
HAWP# 956345
DATE ASSIGNED _____

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

APPLICANT:

Name: CHRYSSA KANELLOPOULOS &
STEFAN MULJO

E-mail: chrysi.kanellopoulou@gmail.com

Address: 9913 CAPITOL VIEW AVE

City: SILVER SPRING Zip: 20819

Daytime Phone: (301)385-1222

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: ANDREAS M. CHRYSOSTOMOU, P.E.

E-mail: andreaschr@msn.com

Address: 4628 MONROVIA BLVD

City: MONROVIA Zip: 21770

Daytime Phone: (202)359-3548

Contractor Registration No.: N/A (P.E. No. 39214)

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:31-7

Is the Property Located within an Historic District? X Yes/District Name CAPITOL VIEW PARK
____ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input 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 type="checkbox"/> Other: _____ |

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.

Andrew M. Chrysostomou
Signature of owner or authorized agent

6/14/2021

Date

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

Owner's mailing address

9913 CAPITOL VIEW AVE
SILVER SPRING, MD 20819

Owner's Agent's mailing address

4628 MONROVIA BLVD
MONROVIA, MD 21770

Adjacent and confronting Property Owners mailing addresses

BASTAN, MARK
9915 CAPITOL VIEW AVE
SILVER SPRING, MD 20190

GOSSETT RUSSELL JAMES
9912 CAPITOL VIEW AVE
SILVER SPRING, MD 20190

RIGGLES RADFORD W & L G
9911 CAPITOL VIEW AVE
SILVER SPRING, MD 20190

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property: Pictures of the front and the back of the house. Main feature is the front covered porch (will remain unchanged).



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

The small kitchen in the back of the house, which is not visible from the street, will be demolished and will be replaced with a new structure. A new bedroom will be added on top of the kitchen. The second floor will have a balcony on the South. The balcony will be accessible from both the new bedroom and from the existing master bedroom. The new bedroom will have its own staircase and its own bathroom (see drawing set).

- The new structure will not be higher than the existing. The roof will be at the same elevation as the existing
- The exterior features on the South and North elevations will exactly match the features of the existing house.
- The siding type and color will be the same as the existing (yellow 8 in. lap siding).
- The railing at the balcony and at the kitchen will match the one in the front porch.
- The windows on the two sides, South and North, will match the existing window types
- There are no trees at the area of the new structure
- No tree will be affected by the new construction anywhere
- The front of the house will remain unchanged



Picture of the back yard.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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: 6/15/2021

Application No: 956345
AP Type: HISTORIC
Customer No: 1381365

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 9913 CAPITOL VIEW AVE
SILVER SPRING, MD 20910
Othercontact CHRYSOSTOMOU (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Add new kitchen and bedroom in the back of the existing house. New will match existing.

KITCHEN EXPANSION AND NEW BEDROOM

9913 CAPITON VIEW AVE
SILVER SPRING, MD 20819

CHRYSON LLC
Design Build Manage



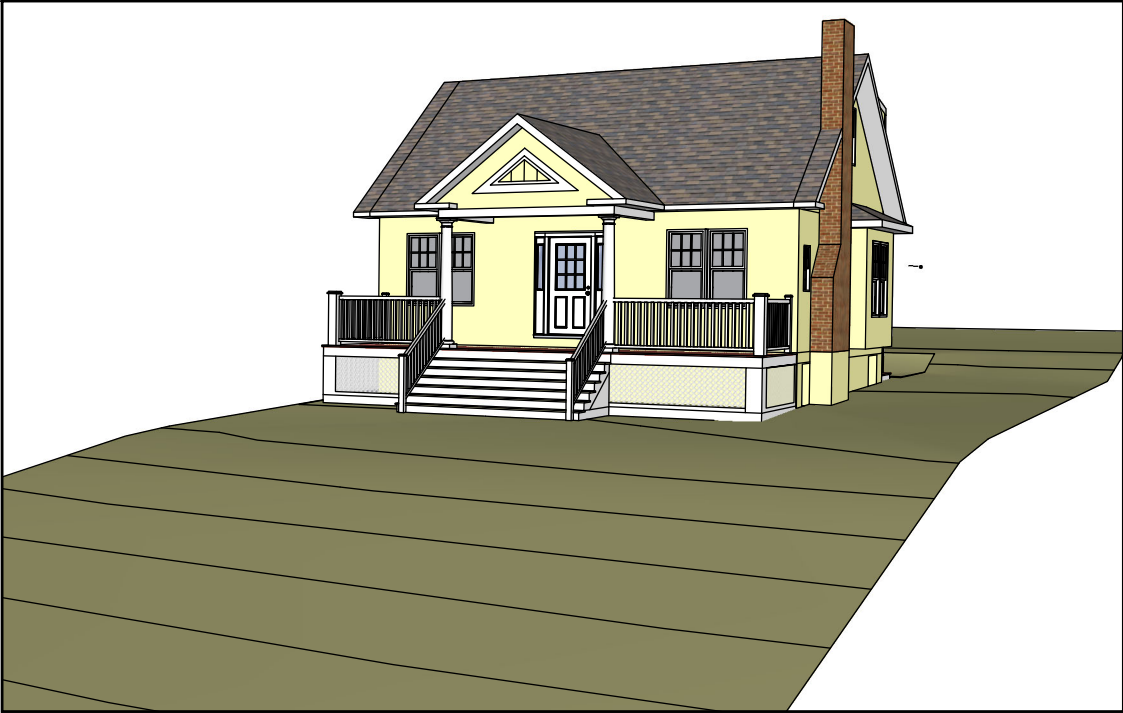
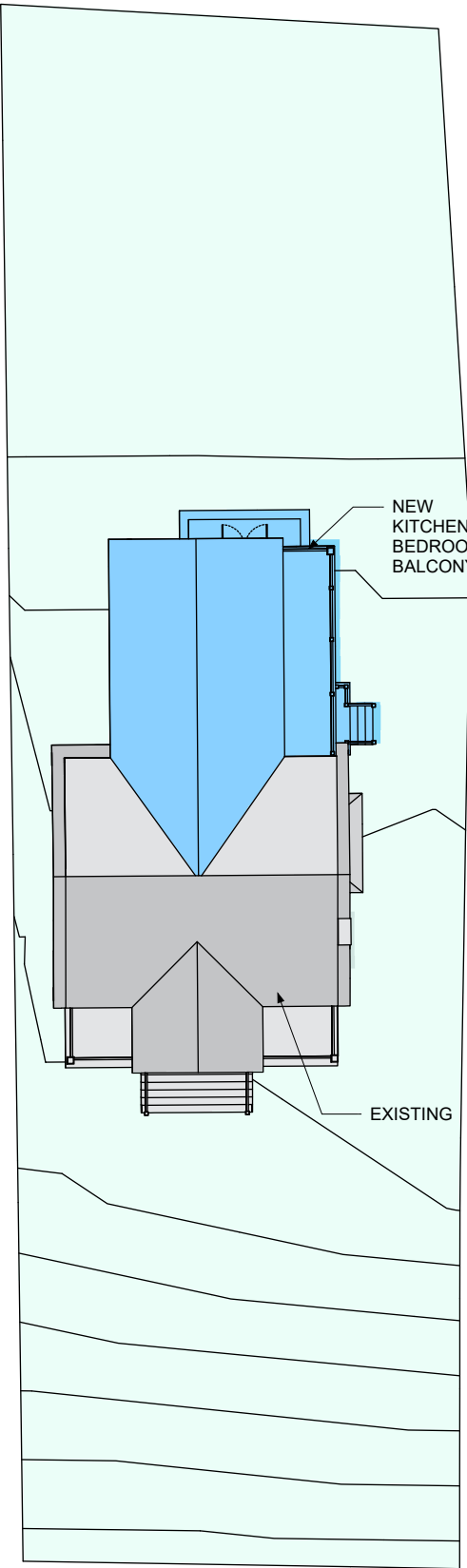
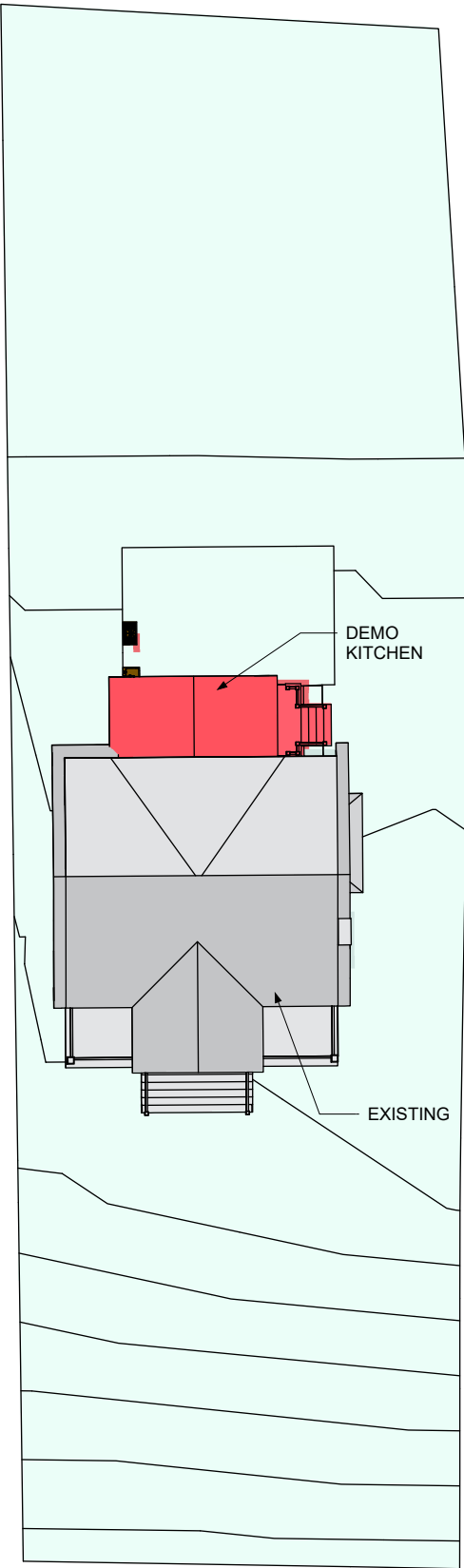
CLIENT
CHRYSSA KANELLOPOULOS & STEFAN MULJO
9913 CAPITOL VIEW AVE
SILVER SPRING, MD 20819

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

PROJECT NO.
MD2020-08
PROJECT
KITCHEN
RENOVATION &
EXPANSION

DRAWN BY
AC
DESCRIPTION
COVER PAGE

A01



3 EXISTING STREET VIEW
Scale: N/A



4 EXISTING AND NEW STREET VIEW
Scale: N/A

SCOPE OF WORK

- GENERAL
1. REMOVE KITCHEN ROOF AND WALLS IN THE BACK OF THE HOUSE.
 2. SAVE WINDOWS TO BE RE-USED.
 3. ADD NEW KITCHEN IN THE BACK OF THE HOUSE
 4. ADD NEW BEDROOM ON TOP OF KITCHEN
 5. ADD NEW BALCONY
 6. ADD NEW STAIRCASE
 7. DO NOT ALTER ANY ARCHITECTURAL ELEMENTS ON THE EXTERIOR OF THE EXISTING HOUSE.
 8. MATCH NEW NORTH AND SOUTH ARCHITECTURAL ELEMENTS WITH EXISTING.

NOTE: KITCHEN CABINETS WILL BE DESIGNED BY THIRD PARTY
CONTRACTOR WILL INSTALL ALL KITCHEN ELEMENTS INCLUDING CABINETS AND APPLIANCES. EXISTING STOVE AND FAN WILL BE RE-USED

- D00 DOOR
- W00 WINDOW
- 100 ROOM OR NAME
- W0 WALL TYPE
- A00 APPLIANCE / FIXTURE

- D# A# DETAIL/ DRAWING
- S# A# SECTION/ DRAWING
- A 1 ENLARGED PLAN/ SECTION/ DETAIL
- 4 A5 2 3 ELEVATIONS



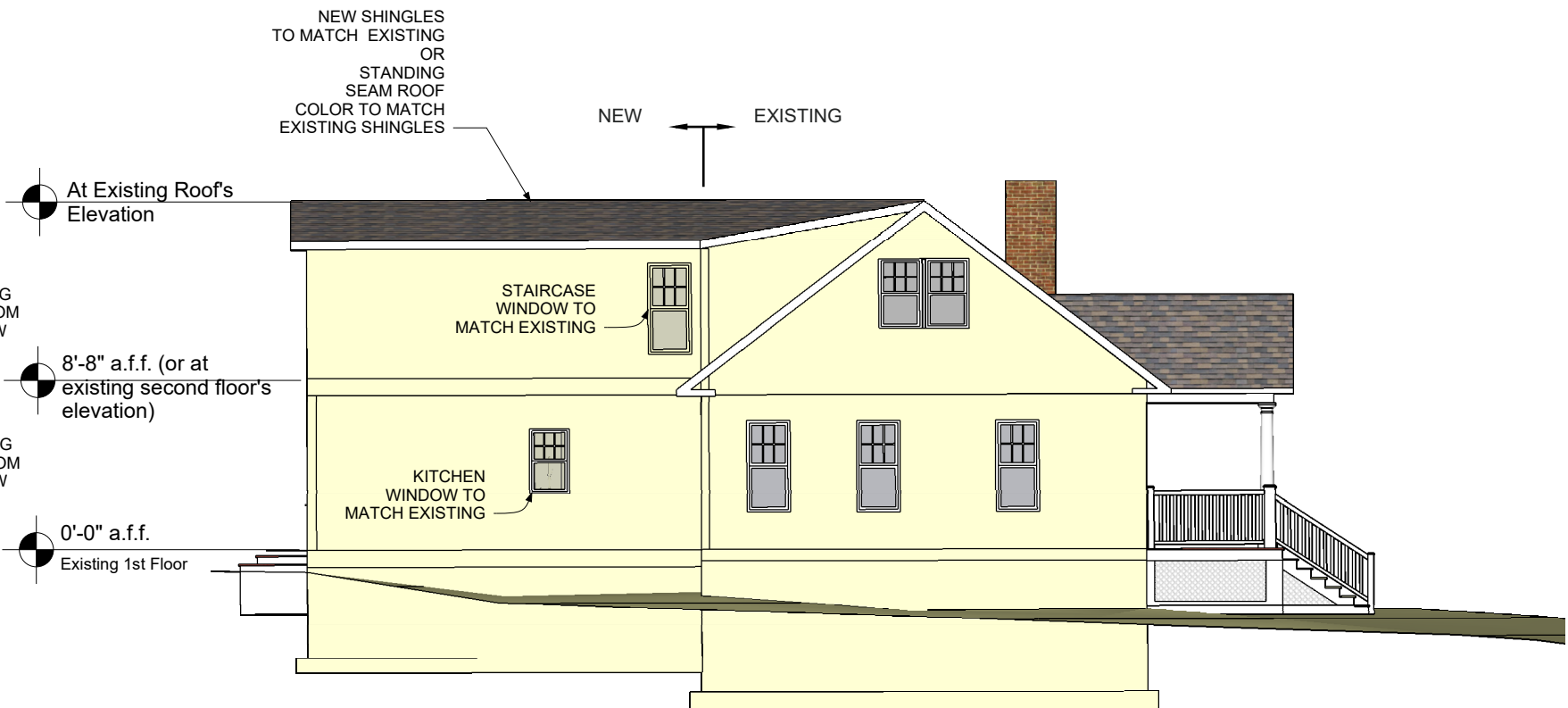
1 WEST ELEVATION (FRONT VIEW)
A2 Scale: 1" : 10'



3 SOUTH ELEVATION
A2 Scale: 1" : 10'

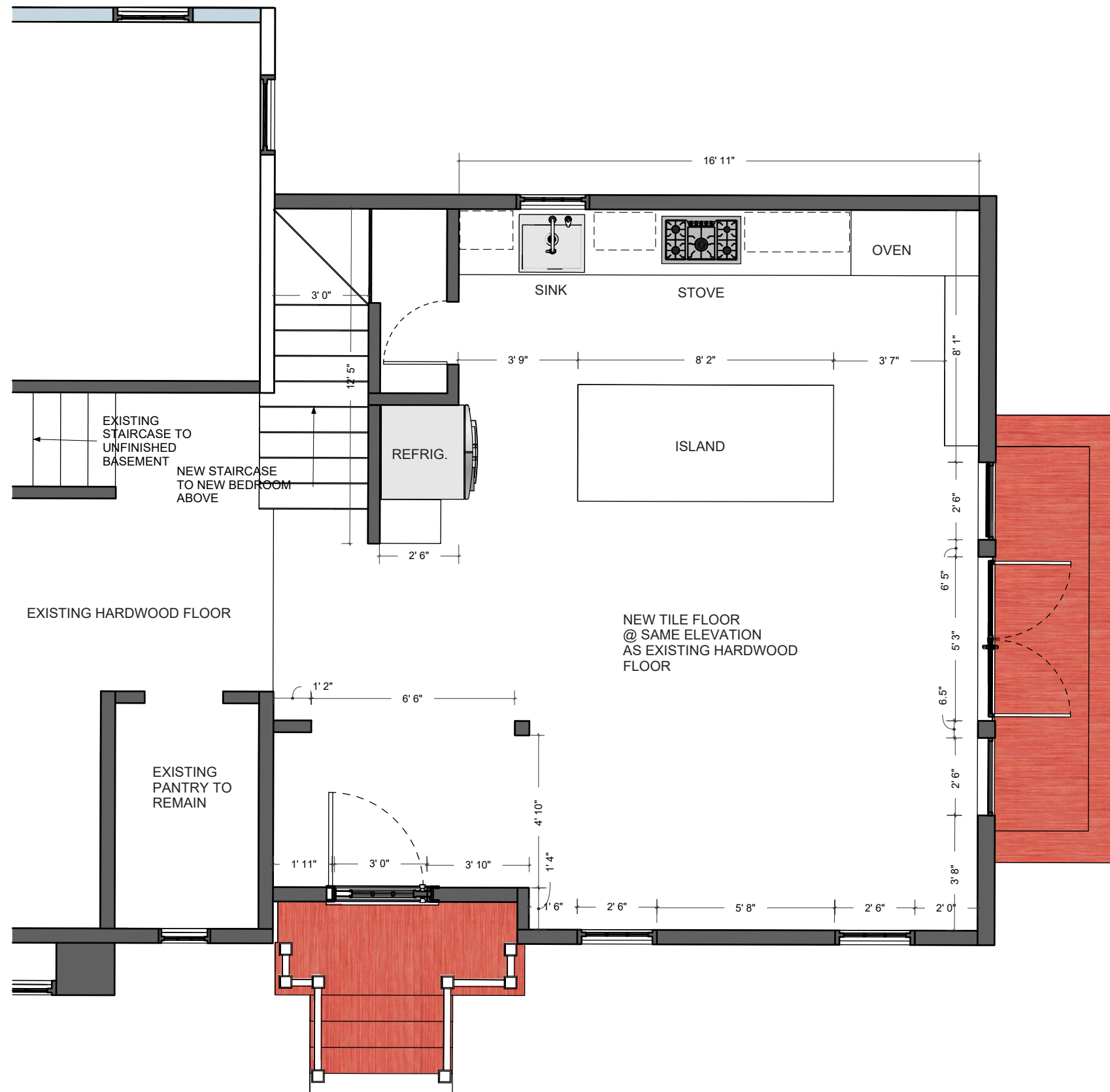


2 EAST ELEVATION (BACK YARD VIEW)
A2 Scale: 1" : 10'



4 NORTH ELEVATION
A2 Scale: 1" : 10'





2 1ST FLOOR PLAN - NEW & EXISTING
A3 Scale: 1/4" : 1'



