

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10113 Grant Ave., Silver Spring	Meeting Date:	12/4/2024
Resource:	Nominal (post-1935) Capitol View Park Historic District	Report Date:	11/27/2024
Applicant:	Daniel Cafritz (Laurence Cafritz Builders, Agent)	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1093001	Staff:	Dan Bruechert
Proposal:	Deck demolition and construction of a new rear addition		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The proposed windows and doors must be wood or aluminum-clad wood with permanently affixed exterior and interior grilles with spacer bars between the panes of glass. Final approval authority to verify that the condition has been satisfied can be delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal Resource to the Capitol View Park Historic District
STYLE: Dutch Colonial Revival
DATE: 1950

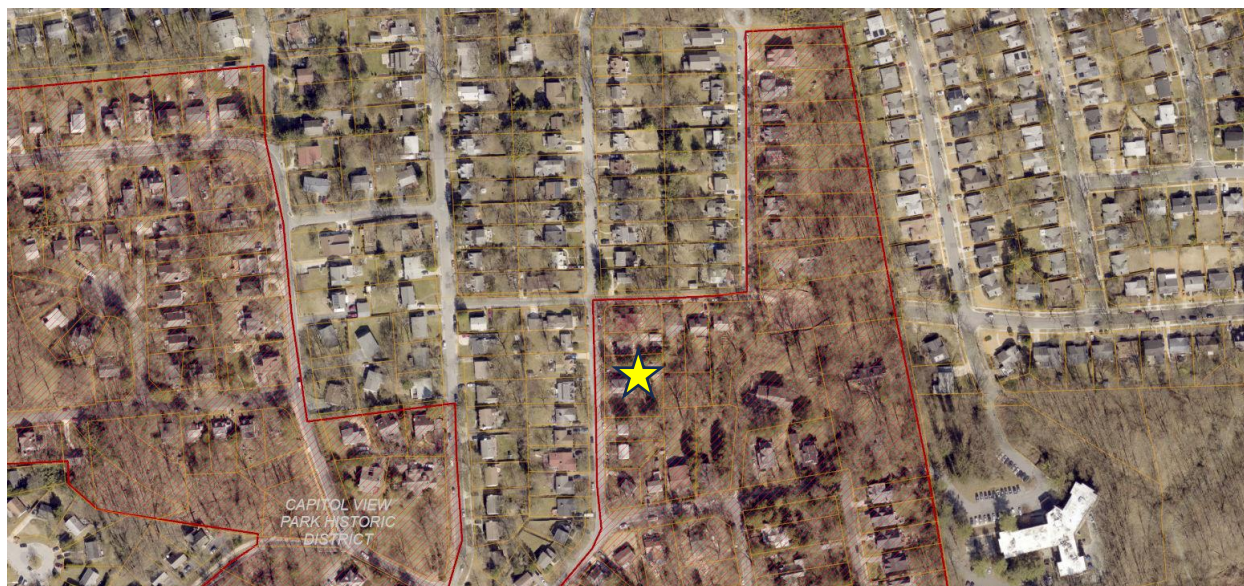


Figure 1: The subject property is at the edge of the Capitol View Park Historic District.

PROPOSAL

The applicant proposes to demolish the existing deck and construct a 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.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

1. Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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)

The 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.
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

The subject property is a two-story, aluminum-sided Dutch Colonial house. At the rear, there is a large

rear deck with a shed roof constructed over a parged CMU foundation. The applicant proposes to demolish the existing deck and construct a two-story addition above the existing foundation. Staff finds the proposal is generally consistent with the character of the site and surrounding district and recommends the HPC approve the HAWP.

Deck Demolition

At the rear of the house, there is a wood deck, with wood stairs constructed above a parged CMU foundation. The date of the foundation and deck are unknown; however, they were both shown on previous HAWP applications associated with this property. Staff finds the existing deck is not a historic feature, is not visible from the public right-of-way, and its demolition should be approved as a matter of course under 24A-8(d) and *Standard 2*.

Rear Addition

Above the rear basement foundation and extending approximately 7' (seven feet) beyond the rear wall plane of the existing foundation, the applicant proposes to construct a two-story rear gable addition, covered in fiber cement siding, asphalt shingles, and aluminum-clad doors and windows. The proposed gable ridge matches the height of the existing gambrel ridge. The 7' (seven-foot overhang) will be supported by four square columns wrapped in PVC. At the rear corners of the existing building, the applicant proposes to leave the existing aluminum trim pieces or install new PVC trim to outline the original construction. On the left (north) side of the proposed addition, the applicant proposes to install a set of wood stairs to access the half-light door entrance.

Most of the windows on the addition are two over two sash aluminum clad sash windows except the small sliding windows on the right (south) second floor; and the picture windows on the rear elevation.

Ordinarily, the HPC prefers additions to be inset from the existing wall plane to help differentiate the historic construction from the new (per *Standard 9*) and for the historic construction to retain its primacy (*Standard 2*). In this instance, Staff supports the proposed size and massing of the addition for three reasons. First, the resource in question is designated as a 'nominal' resource that does not contribute to the historic character of the Capital View Park Historic District; therefore, there is no historic resource that needs to retain its primacy. Second, Staff finds it is reasonable to expect the applicant to reuse an existing, structurally sound foundation, and that requiring the applicant to demolish a portion of the existing foundation to accommodate a narrower addition may be an excessive restriction on a building the HPC is directed to give a lenient review to. Third, the house next door at 10115 Grant Avenue received a HAWP to construct a rear addition that was wider than the existing house.¹ While the HPC is not bound by precedent, this is an example of a decision made by a previous makeup of this body on another 'nominal' resource. In fact, the addition at 10115 Grant Avenue is significantly more visible than the one under consideration in this HAWP, because 10155 Grant Avenue is a corner property. Staff finds the proposed size and massing of the proposed addition are appropriate and recommends their approval under 24A-8(b)(2) and (d); and *Standards 2, 9, and 10*.

Staff additionally finds the proposed materials, consisting of fiber cement siding, PVC trim, aluminum clad doors and windows, and architectural shingles are appropriate for additions and new construction in the Capital View Park Historic District. In discussions with the applicant, Staff was provided with a list of potential aluminum-clad windows, including Windsor Pinnacle, Sierra Pacific H3, Andersen E Series, and Marvin Ultimate doors and windows. Staff finds these products would likely be appropriate, provided they have permanently affixed grilles with a spacer bar between the panes of glass. Because

¹ The HAWP file for the rear addition at 10115 Grant Ave. is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/37-07-08B_Capitol%20View%20Historic%20District_10115%20Grant%20Ave_04-28-2008.pdf.

detailed window and door specifications were not provided with the submitted materials, Staff recommends the HPC add a condition for approval that the proposed windows and doors are wood or aluminum-clad wood with permanently affixed exterior and interior grilles with spacer bars between the panes of glass. Final approval authority to verify that the condition has been satisfied can be delegated to Staff. With the recommended condition, Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d); and *Standards 2, 9, and 10*.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. The proposed windows and doors must be wood or aluminum-clad wood with permanently affixed exterior and interior grilles with spacer bars between the panes of glass. Final approval authority to verify that the condition has been satisfied can be delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), 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.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1093001
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: 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
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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Daniel Capritz

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
	2904 Loma Street Silver Spring, MD 20910
10114 Grant Avenue Silver Spring MD 20910 10122 Grant Avenue Silver Spring MD 20910	

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

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

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

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

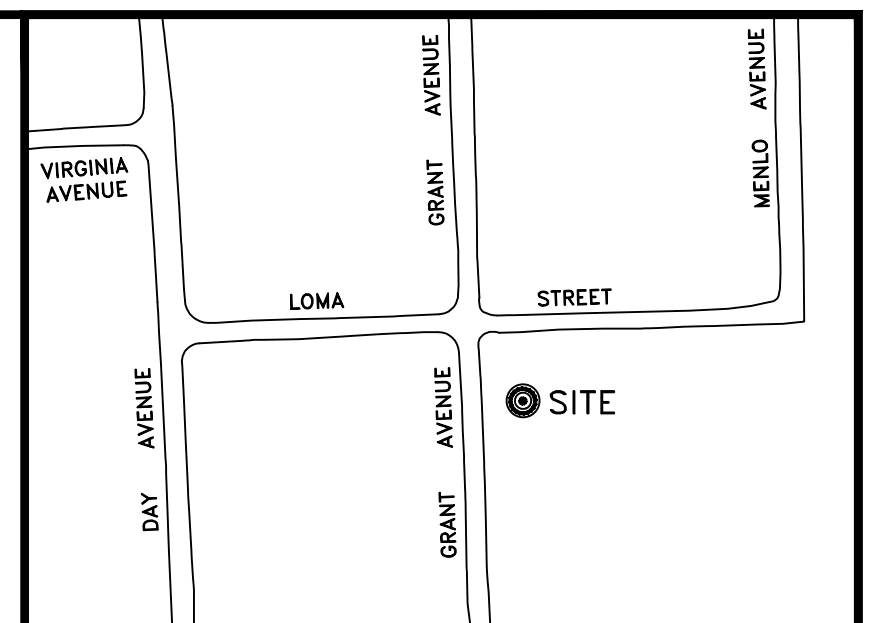
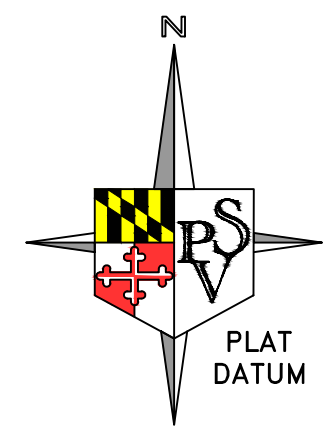
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

GENERAL NOTES

- SURVEY:**
 - HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #2288
 - VERTICAL DATUM BASED ON MARYLAND STATE PLANE NGVD88
 - NO TITLE REPORT WAS FURNISHED FOR THIS PLAN
- ZONING: (ADDITION)**
 - PROPERTY ZONED: R-60
 - FRONT YARD: 25.0'
 - SIDE YARD: 7.0' (RECORDED JAN. 27, 1949)
 - REAR YARD: 20.0'
 - MAXIMUM COVERAGE ALLOWED: 35.00% (2,187 SF)
 - PROPOSED COVERAGE: 24.43% (1,527 SF)



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CONTOURS= 100
 EXISTING SPOT GRADE= 100.0'
 PROPOSED LIMIT OF DISTURBANCE=
 ITEMS TO BE REMOVED= TBR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH MONTGOMERY COUNTY ORDINANCE 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Mowatt
 DAVID P. MOWATT
 MARYLAND PROFESSIONAL LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-26
 DATE 11-13-24

REVISIONS

DATE:	REVISIONS:

THIS PLAN PREPARED FOR:
 LAURENCE CAFRITZ BUILDERS
 7520 HAMPDEN LANE
 BETHESDA, MD 20814
 301-320-0125
 ATTN: DANIEL CAFRITZ
 DANIEL@CAFRTZBUILDERS.COM

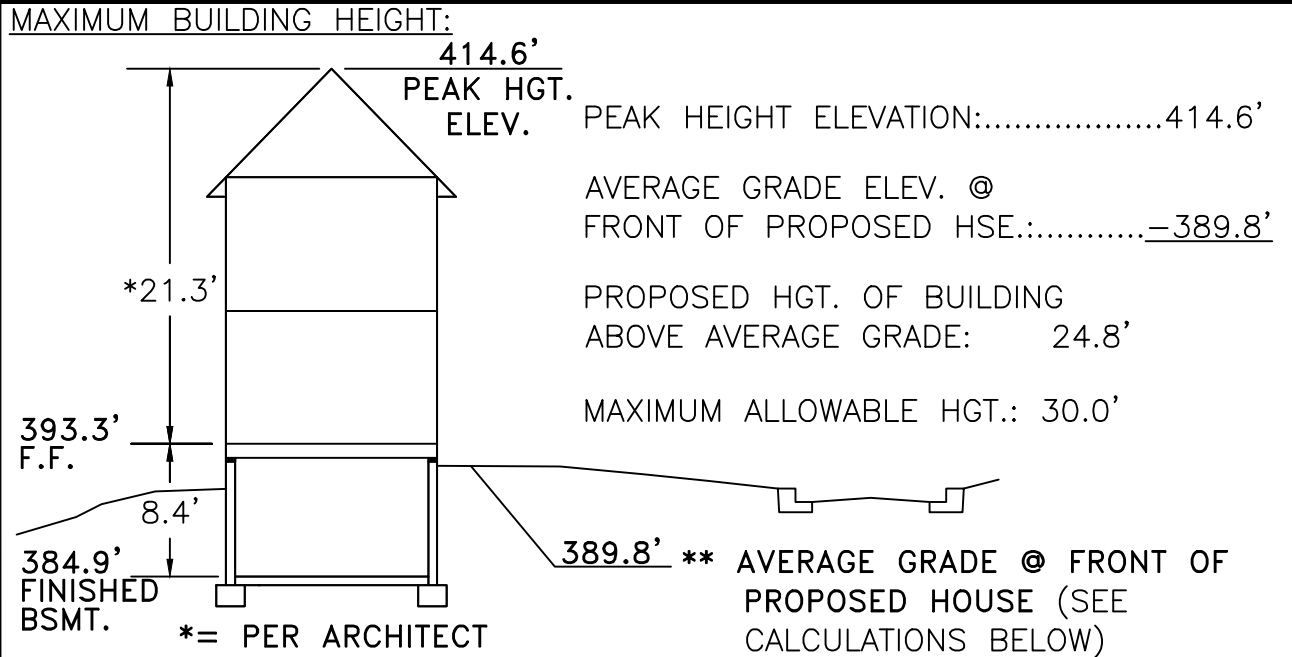
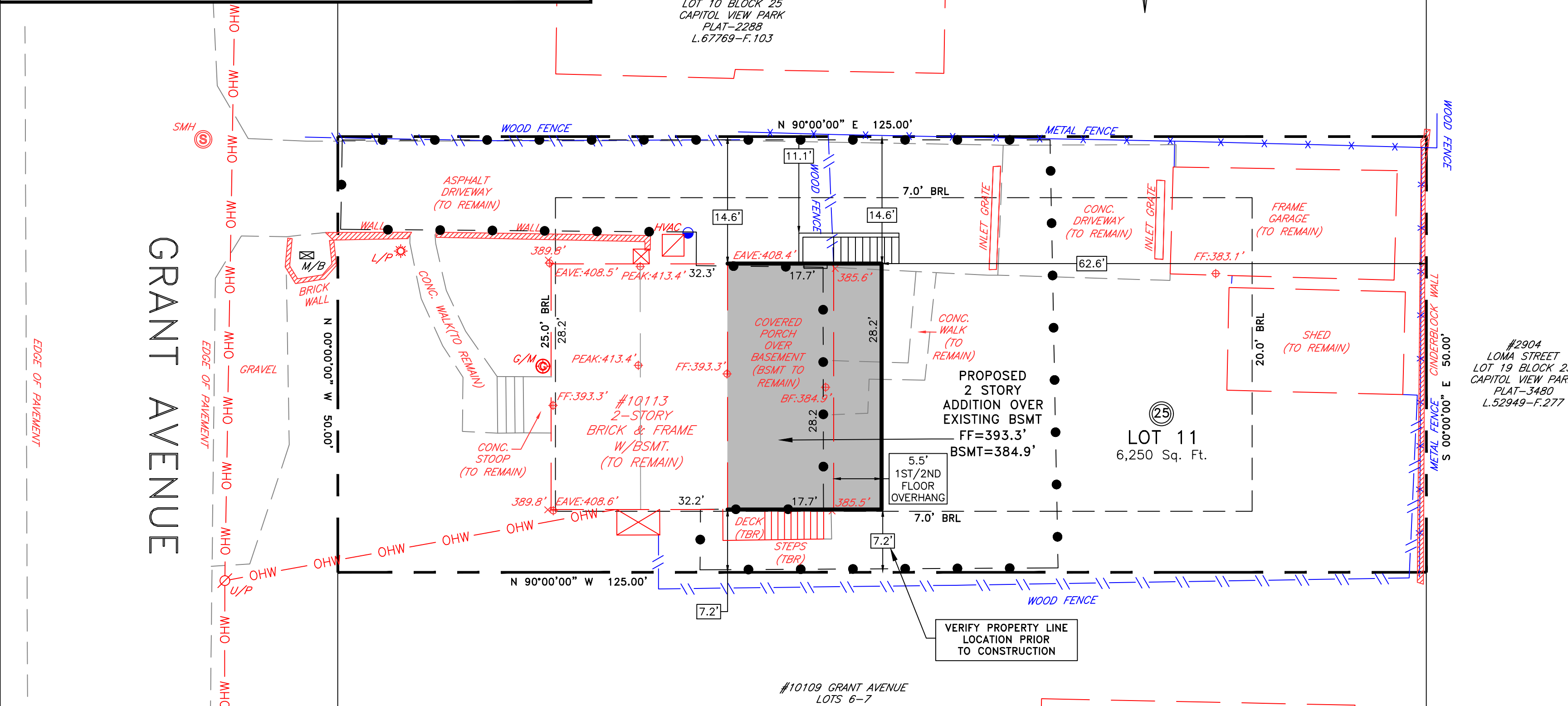
JOB No. 24-135
 DATE: 11-12-24
 DRAWN: CJM
 SHEET: 1 OF 1

PLOT PLAN FOR TWO STORY ADDITION

10113 GRANT AVENUE
 CAPITAL VIEW PARK
 LOT 11, BLOCK 25
 PLAT No. 2288
 MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS

20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

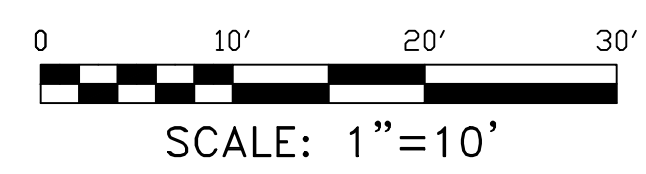


1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE

**AVERAGE GRADE	TOTAL
28.2' X 389.8'	= 10,995.18'
TOTALS: 28.2'	= 10,995.18'
	10,995.18'/28.2'
AVERAGE GRADE @ FRONT OF HSE.	= 389.8'

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE), ALONG THE FRONT OF THE BUILDING PARALLEL TO THE FRONT SETBACK LINE.
 AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

- DISTURBED AREA:**
- PROJECT TO DISTURB 2,038 SQ.FT.
 - PROJECT PROPOSED EARTHWORK IS 30 C.Y. +/-.
 - CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
 - ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (B-4-2).
- UTILITIES:**
- PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID 213NW03
 - VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
 - CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.







Cafritz Residence

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LICENSE NO. 15914
EXPIRATION DATE: 8.14.25

Schematic Design Set Nov. 6, 2024
MNCPPC Set Nov. 13, 2024

DRAWN BY:	
DATE:	
COVER SHEET	
CS	

Not for Construction

MATERIAL SYMBOLS

EARTHWORKS:	EARTH / COMPACTED FILL	POROUS FILL / GRAVEL	
CONCRETE:	CAST - IN - PLACE	PRECAST CONCRETE	
MASONRY:	BRICK	CONCRETE BLOCK	
METAL:	ALUMINUM	STEEL / OTHER METALS	BRASS / BRONZE
WOOD:	FINISHED	ROUGH	BLOCKING
GLASS:	GLASS BLOCK	GLASS	GLASS ELEVATION
INSULATION:	BATT / LOOSE FILL	RIGID	SPRAY / FOAM
	ACOUSTICAL TILE	CERAMIC TILE - SMALL SCALE	
FINISHES:	METAL LATH & PLASTER	CARPET & PAD	GYPSUM WALLBOARD
ELEVATION INDICATIONS:	BRICK	CERAMIC TILE	CONCRETE / PLASTER



RENDERING TO SHOW DESIGN INTENT ONLY - ACTUAL DESIGN AND FINISHES MAY VARY

DRAWING SYMBOLS

	DETAIL NUMBER		SPOT ELEVATION SECTION OR ELEVATION
	DETAIL REFERENCE		SPOT ELEVATION SECTION OR ELVATION
	DRAWING NUMBER		ELEVATION CHANGE
	SECTION REFERENCE		DOOR NUMBER
	ELEVATION NUMBER		WINDOW TYPE
	BUILDING ELEVATION		CUSTOM MILLWORK
	DRAWING NUMBER		REVISION NUMBER
	INTERIOR ELEVATION		SHEET NOTES
	DRAWING NUMBER		
	MULTIPLE INTERIOR ELEVATION		
	ELEVATION NUMBER		
	CENTER LINE		
	PROPERTY LINE		
	MATCH LINE		
	CONSTRUCTION ABOVE		
	HIDDEN CONSTRUCTION		

ZONING SUMMARY

Zoning Regulations: Montgomery County Code, Zoning Ordinance, Chapter 59

Reference Paragraph Number

APPLICABLE ZONING REGULATIONS:

Zoning District: R-60

MAIN BUILDING:

Allowable Street Setback: 25 feet or Established Building Line 59-C-1.323 (a)

Existing Street Setback: _____

Proposed Street Setback: No Change

Allowable Side Yard: 18'-0" total (8'-0" one side) 59-C-1.323 (b)

Existing Side Yard: _____

Proposed Side Yard: _____

Allowable Rear Yard: 20 feet 59-C-1.323 (b)

Existing Rear Yard: _____

Proposed Rear Yard: _____

Allowable Building Height: 35 feet (2 1/2 Stories) 59-C-1.327 (a)

Existing Building Height: 24'-2" +/- TO TOP OF RIDGE

Proposed Building Height: 24'-2" +/- TO TOP OF RIDGE (NO CHANGE)

Allowable Lot Occupancy: 29.75% (6,250 sq ft lot) 59-C-1.328

Existing Lot Occupancy: _____

Proposed Lot Occupancy: _____

LIST OF DRAWINGS

CS	COVER SHEET
SP	SITE PLAN
A01	FLOOR PLANS
A02	FLOOR PLANS
A03	ELEVATIONS
A04	ELEVATIONS
A5	SECTIONS
A6	ARCHITECTURAL DETAILS
A7	SCHEDULES
S1	STRUCTURAL NOTES
S2	FOUNDATION PLAN
S3	FRAMING PLANS
S4	STRUCTURAL DETAILS
MEP1	MECHANICAL, ELECTRICAL, PLUMBING

PROJECT SUMMARY

Project Location: 10113 Grant Avenue, Silver Spring Maryland 20910

Lot Description: Capital Park View, Lot 11, Block 25, Plat #2288

Site Area: 6,250 sq. ft.

Owner: Mr. & Mrs. America

SCOPE OF DESIGN

- Two story addition over existing foundation:
 - First floor: family room, mud room, powder room
 - Second floor: primary bed / bath

CODE INFO

DESIGNED PER 2018 INTERNATIONAL BUILDING CODES (IRC, IEBC, & IECC) ER 31-19, MONTGOMERY COUNTY CODE CHAPTER 8 - BUILDINGS

LOADS

LIVE LOADS:
LIVING AREA- 40 PSF
ROOF- 30 PSF

LATERAL LOADS:
WIND PER IR 115 MPH

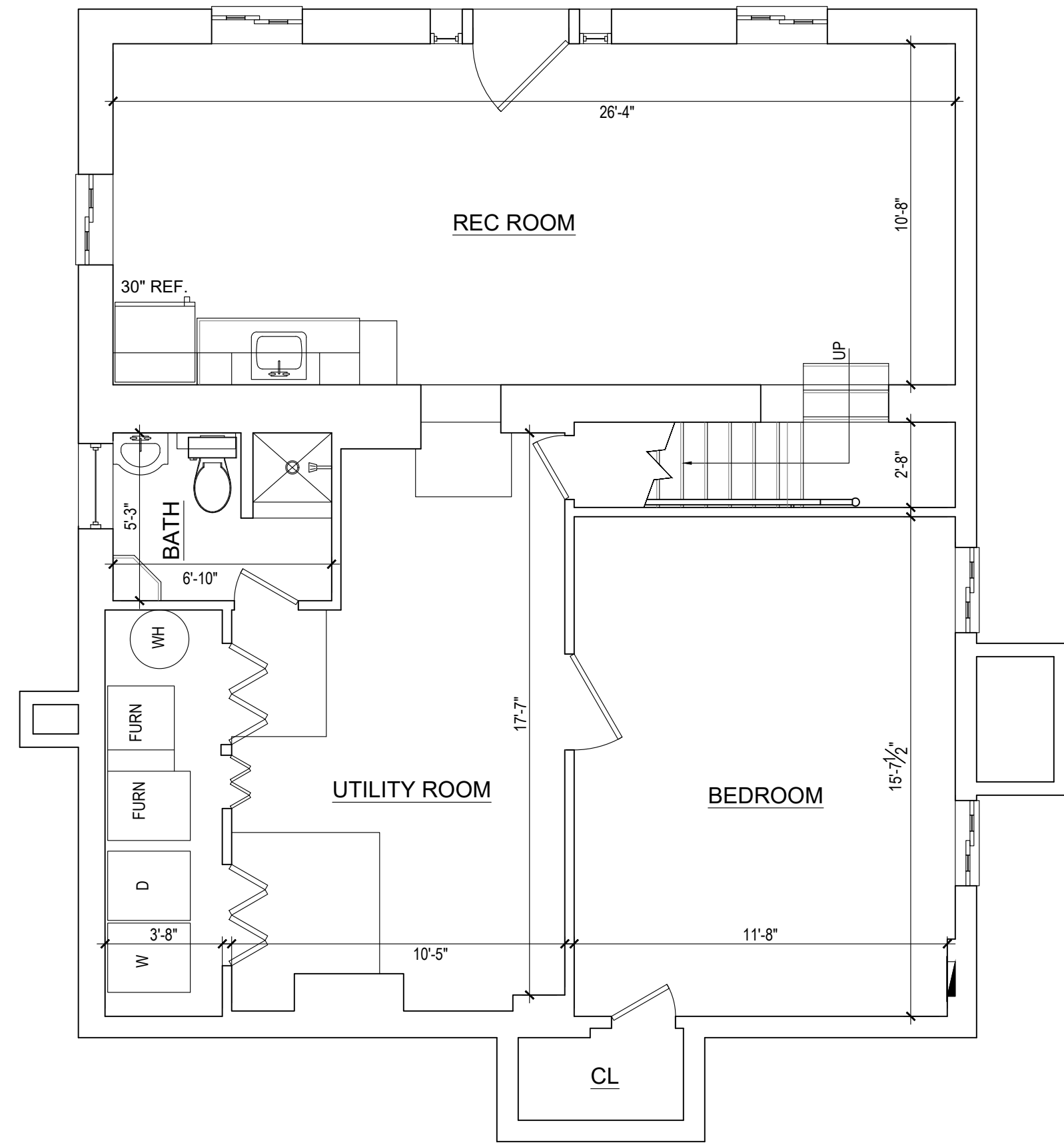
REVISIONS

VICINITY MAP

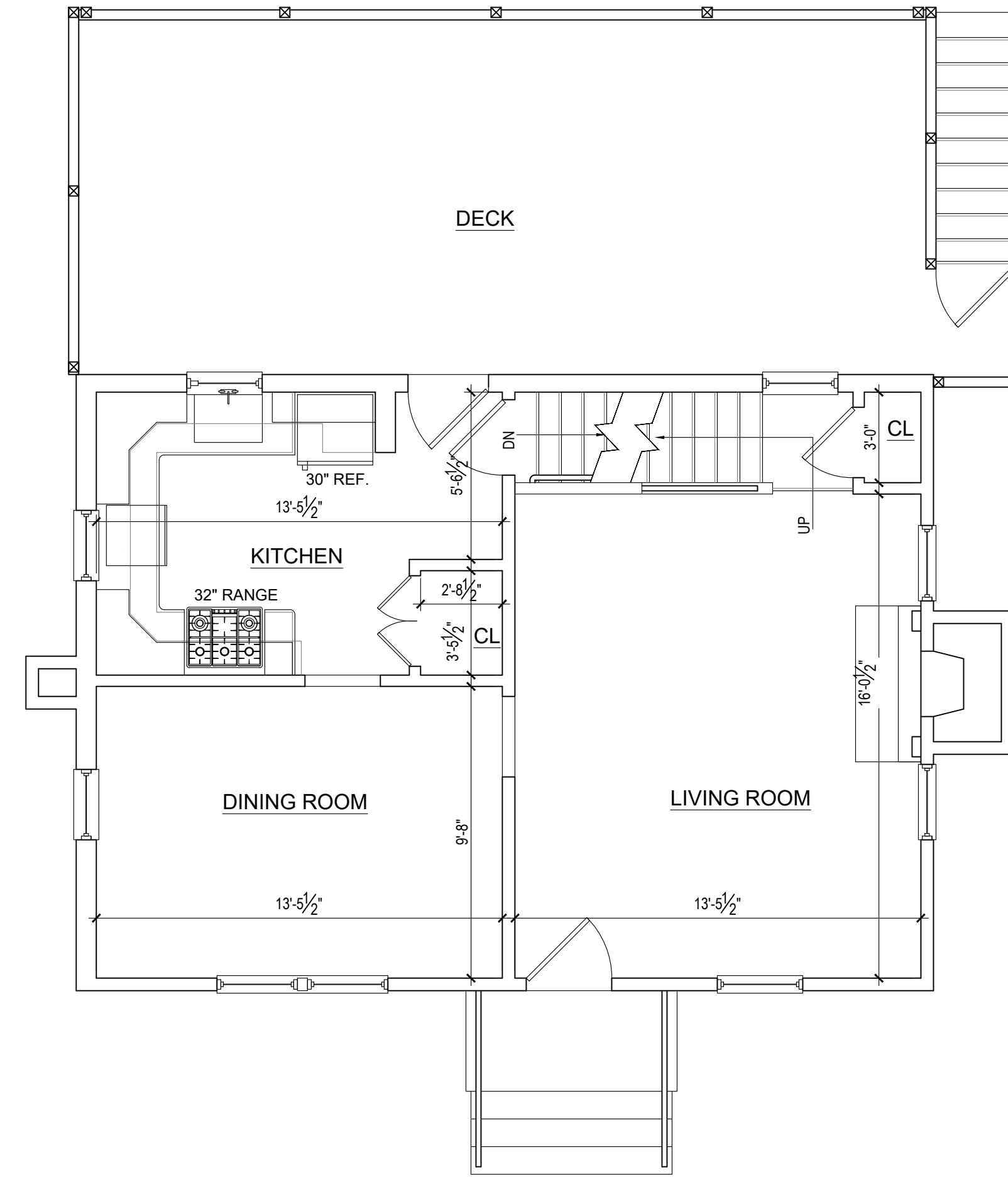
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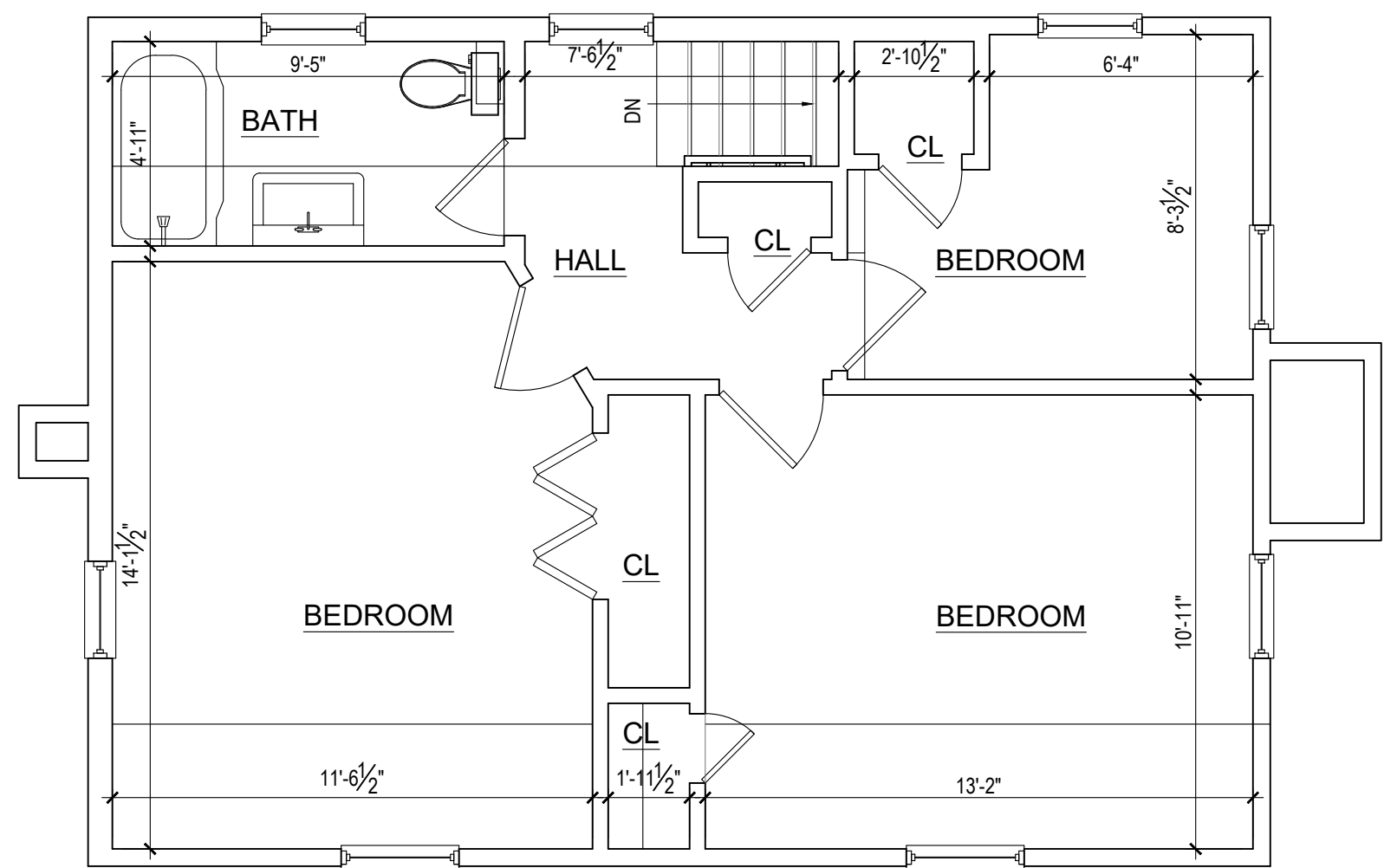
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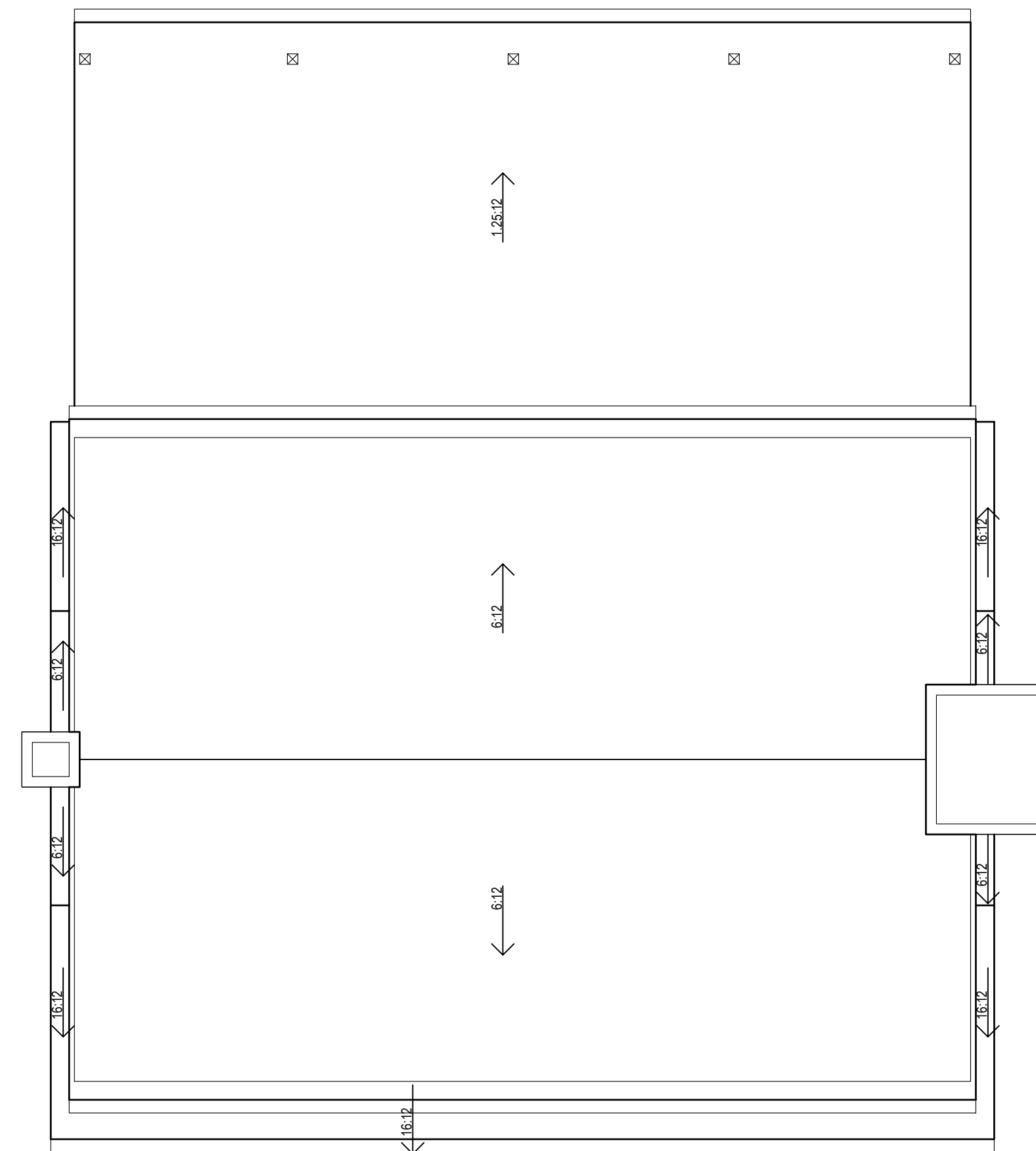
01 BASEMENT FLOOR PLAN - EXISTING
1/4" = 1'-0"



02 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"



03 SECOND FLOOR PLAN - EXISTING
1/4" = 1'-0"



04 ROOF LAYOUT - EXISTING
1/4" = 1'-0"



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MNCPPC Set Nov. 13, 2024

DRAWN BY:

DATE:

FLOOR PLANS

A01

Not for Construction

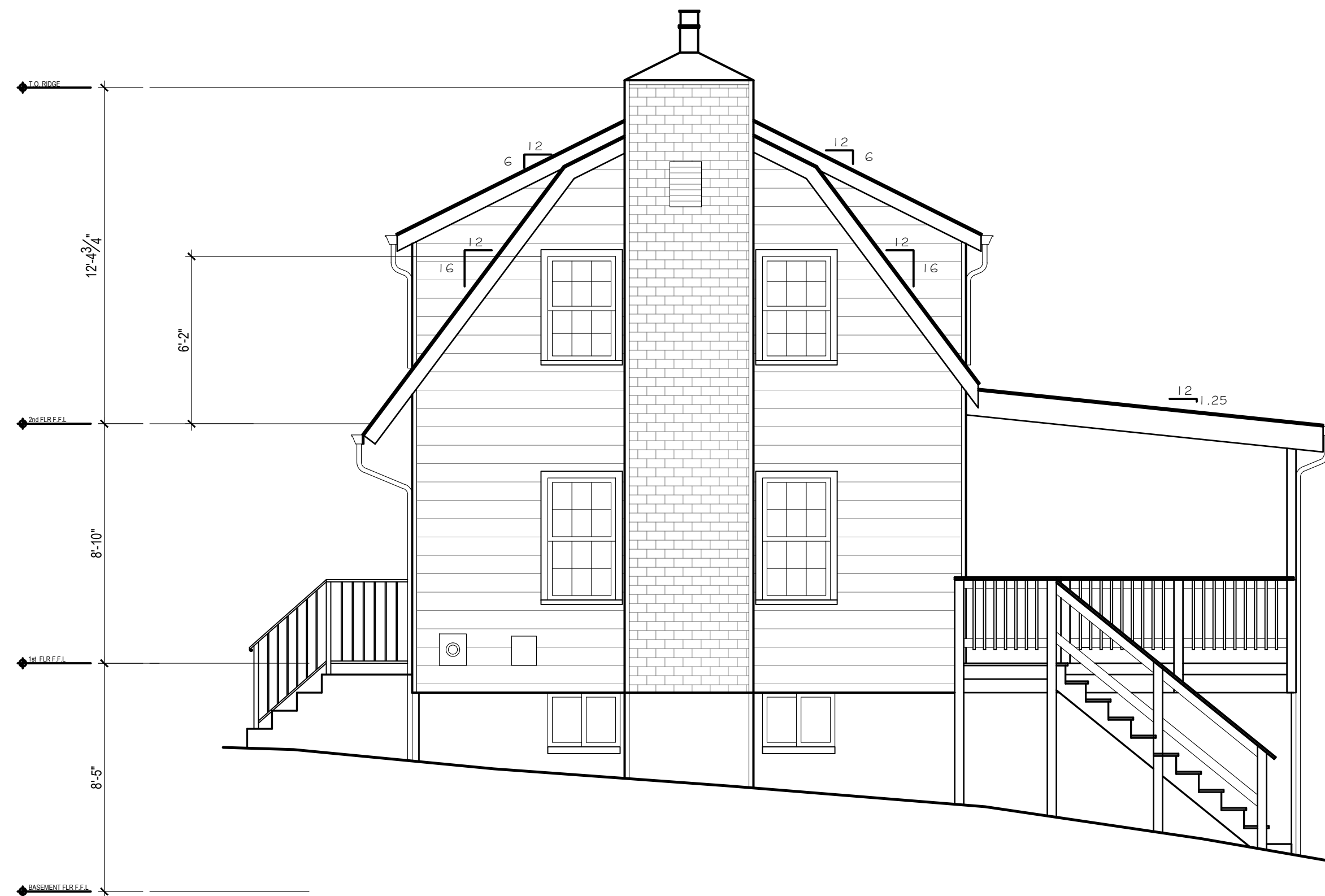
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01 WEST ELEVATION - EXISTING
1/4" = 1'-0"



02 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



03 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



02 EAST ELEVATION - EXISTING
1/4" = 1'-0"



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MNCPPC Set Nov. 13, 2024

DRAWN BY:

DATE:

ELEVATIONS

SHEET TITLE

A03

SHEET NUMBER

Not for Construction

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01 WEST ELEVATION - EXISTING
1/4" = 1'-0"



02 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



03 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



02 EAST ELEVATION - EXISTING
1/4" = 1'-0"



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LICENSE NO. 15914
EXPIRATION DATE: 8.14.25
Schematic Design Set Nov. 6, 2024
MNCPPC Set Nov. 13, 2024

DRAWN BY:
DATE:

ELEVATIONS

A03

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/11/2024

Application No: 1093001
AP Type: HISTORIC
Customer No: 1506874

Comments

The addition will contain a powder room, mudroom, pantry, and family room on the 1st floor, and a bedroom, closet, and bathroom on the 2nd floor. Exterior aesthetic to remain consistent with that of the existing home and neighborhood, but alternate materials may be used.

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 10113 GRANT AVE
SILVER SPRING, MD 20910
Homeowner Cafritz
Othercontact Laurence Cafritz Builders (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work An addition to be situated in place of the home's existing deck, consisting of extensions to the 1st and 2nd floors.