

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10220 Capitol View Avenue	Meeting Date:	1/8/2025
Resource:	1917-1935 Contributing Resource Capitol View Park Historic District	Report Date:	12/31/2024
Applicant:	Skafta Development Group (Augusto Tono, Architect)	Public Notice:	12/25/2024
Review:	Preliminary Consultation	Staff:	Rebecca Ballo/ Dan Bruechert
Proposal:	For partial demolition and construction of new two-story rear addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: 1917-1935 Contributing Resource within the Capitol View Park Historic District
STYLE: Colonial Revival Foursquare
DATE: c.1917



Figure 1: The subject property is an interior lot located on the south side of Capitol View Avenue shown with a yellow star.

PROPOSAL

The applicant proposes to demolish the rear elevation of the house and construct a two-story 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 historic preservation review guidelines in the approved and adopted amendment for the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan/Guidelines)*, *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/Guidelines)

1. Contributing (1917-1935): Characterized by small lots, regularity of setbacks, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district.

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 located on an unusually large property for the historic district measuring approximately .926 acres (the lot is grouped with landlocked Parcel 899 to the rear). The subject property is also unusual in the Contributing Resources/1917-1935 category in that it is a large American Foursquare and not a Bungalow as are most of the other properties in this category. The property is characterized by a large wrap around porch supported by Tuscan wood columns. The side elevations feature irregular fenestration patterns typical of the eclectic revival style of the era. The rear elevation contains the enclosed two-story sleeping porch above an enclosed rear stoop/pantry area. Two shed dormers pierce the asphalt-shingle clad pyramidal roof on the front and rear elevations. The siding is painted wood lap and the house appears to contain all of its original 1/1 wood double hung windows with wood painted shutters on all elevations, along with its original 4-lite wood casement windows in the attic dormer windows. There are no HAWP records for the property.

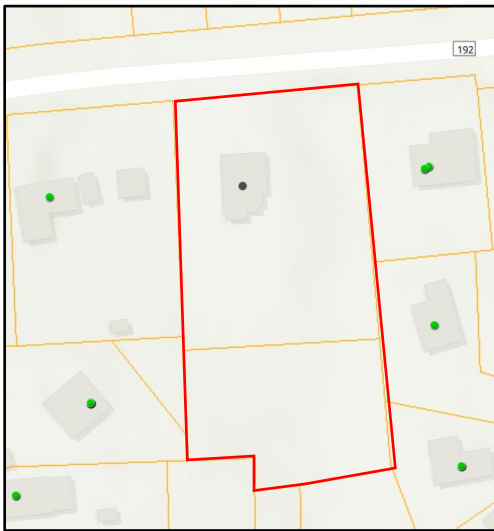


Figure 2: The property at 10220 Capitol View Avenue and its accompanying rear Parcel 899 are outlined in red.

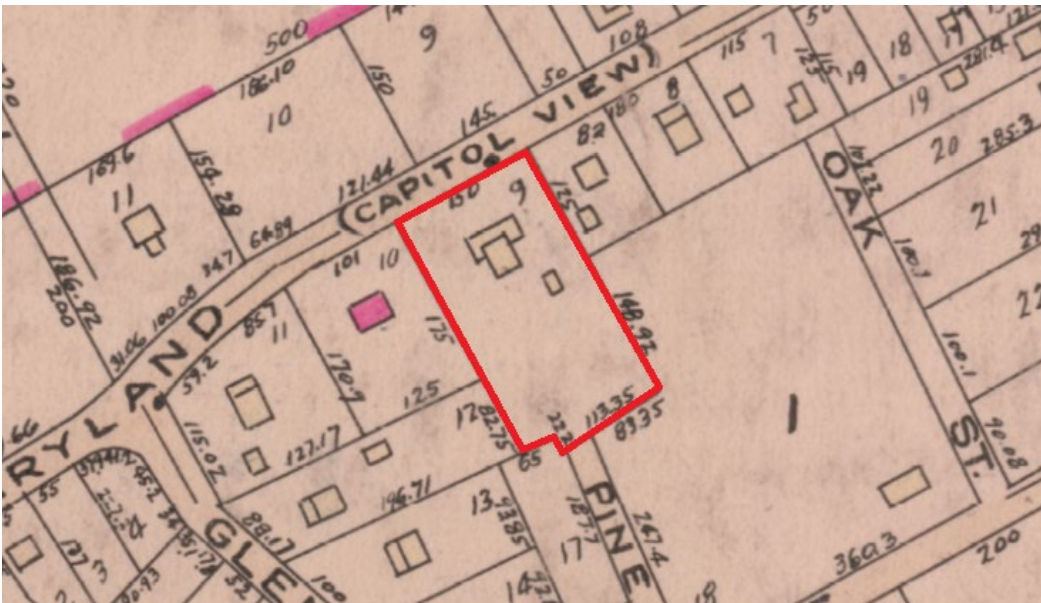


Figure 3: Image from the 1948-53 Klinge Atlas of Montgomery County with the subject property outlined in red.

Partial Demolition

The existing house is in a remarkably intact state, with no apparent exterior alterations or new construction since the creation of the historic district in 1985. The proposed demolition would remove the rear elevation and the enclosed sleeping porch and stoop area to allow for the construction of a new addition. Staff finds that the front and side elevations of the house, the grand wrap around porch, and the unaltered state of these three elevations warrant the highest consideration for preservation; additionally, if any addition is to be constructed, it should be on the rear so as not to impact the character of the streetscape. Staff finds that this demolition would not adversely affect the character of the house or the district as a whole.

New House Construction

The applicant proposes to construct a new two-story rear addition with an excavated crawl space below. The proposed addition measures approximately 25’ 7 ½” long by 21’ 9” wide for a total footprint of approximately 557 square feet. The existing house appears to measure approximately 27’ long (excluding the depth of the front porch) and approximately 22’ wide for a total footprint of the main mass of the house of approximately 594 square feet (note this does not account for the bay window bumpout on the east elevation nor does it account for the square footage cut out for a new rear stoop). Though approximate, the measurements demonstrate that the proposed rear addition measures at least 90% of the square footage of the historic house (the exact calculation is closer to 93.77%). This would effectively double the size of the historic house with the proposed new addition. The applicant is proposing to expand the hipped roof to enclose this new space. While a roof plan with slope calculations was not provided, the plans on A2 and the sections on A3 show that the new roof would engage the existing roof at the same height, with no step down for the new addition. The size of the new addition appears to contravene the *Standards for Rehabilitation: New Exterior Additions to Historic Buildings and Related New Construction*; specifically the standards outlined below in red¹:

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building’s historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

Staff does not find that the size of the proposed addition and the location/height of the new roof adheres to the guidance that it be subordinate and secondary to the mass and scale of the historic building. This finding is enhanced by the minimal setback of the addition from the face of the historic building. While not dimensioned in the drawings, it appears that the new addition is setback less than 4” on each side; the HPC typically requires a minimum 1’ setback at each side elevation. Staff recommends the applicant step

¹ <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf> page 156.

the roof height down a minimum of 1', reduce the length of the addition by 3' – 5', and provide a deeper inset at the side elevations where the historic house meets the new addition.

The design of the new addition proposes a fenestration pattern similar to the existing house, featuring 1/1 windows with shutters, and a simple French patio door on the rear. Staff requests material specifications for the proposed windows, doors, and shutters in the next submission to assess compatibility. Similarly, the new siding appears to match the existing house and the applicants are proposing a brick-faced CMU foundation that would also match the existing house. Full specification information for these features should be provided with the next submission. Staff would also suggest that the profile of the addition on the siding either be 1" wider or 1" narrower than the existing to provide for subtle differentiation between the old and the new per *Standard 9*.

The application notes that no trees will be removed or disturbed by the new construction, but has not provided a tree survey to verify. Staff requests the tree survey for the next submission.

Overall, the proposal presents a relatively sympathetic approach for a new addition at this property. With some of the issues of size and massing addressed, staff would support the application for a HAWP at the next available meeting.

Staff requests feedback from the HPC regarding:

- The appropriateness of the proposed footprint/size of the new addition;
- The appropriateness of the height of the addition's roof;
- Any additional comments.

Staff recommended the applicant supply the following additional materials for all subsequent submissions:

- Tree survey noting the location, caliper, and species of trees on the property with the limits of disturbance clearly noted so the HPC can determine if the critical root zone of any trees may be impacted.
- Manufacturer's material specification sheets for all proposed materials.

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP.



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

FOR STAFF ONLY:

HAWP# 1093444

DATE ASSIGNED _____

APPLICANT:

Name: Skafta Development Group

E-mail: Pskafte@verizon.net

Address: 9707 Old Spring Ave.

City: Kensington, MD Zip: 20895

Daytime Phone: 301-346-7736

Tax Account No.: 02635336

AGENT/CONTACT (if applicable):

Name: Augusto Tono

E-mail: atono@architono.com

Address: 11605 Silent valley Lane

City: North Poyomac, MD Zip: 20878

Daytime Phone: 301-613-7801

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 10220 Capitol View Ave SS MD

Is the Property Located within an Historic District? Yes/District Name Silver Spring
 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: 10220 Street: Capitol View Avenue

Town/City: Silver Spring, MD 20910 Nearest Cross Street: Meredith Ave.

Lot: _____ Block: _____ Subdivision: _____ Parcel: 884-899

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 type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" 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.

A Taugusto tono
Signature of owner or authorized agent

11-11-24
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	

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

Existing two story huse with basement located on a large lot on Capitol View Ave Silver Spring MD 20910. House is Historic with a front wrap around one story porch, supported on brick piers with wood lattice between the piers. Existing house has wood clap board siding painted white with wood windows without grilles and wood shutters painted green. Rood has asphalt shingles 3 tab with aluminim gutters and down spouts. House has a U shaped gravel driveway with a middle green area. Main house has living area, dining area and kitchen with powder room on the first level and three bedrooms with one bath on the second level. Basement has space for the mechanical room and utility area. Attic is open with exposed rafters and ceiling joists. Existing roof has a front and rear doormer.

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

Proposed work does not affect the front elevation at all. The proposed two story addion with crawlspace is located on the rear of the property housing a relocated Kitchen, breakfast area and new family room on the lower level with a reworked existing bedroom to become a main bedroom with its own bath and walk in closets. a portion of the second floor will house a laundry area as well. The new work required the demolition of an existing rear porch and dormer, as well as reworking the rear wall to allow for acces to the rear addition from the main house. Note: New work is to take place on the rear elevation Only. No work is to be performed on the street elevation. Attached drawings show the existing and proposed conditions with a site plan shown the location of the new rear addition.

Work Item 1: Demolition

Description of Current Condition:
Existing rear covered open porch and rear dormer will be removed to allow for construction of the new rear addition. Rear wall will be reworked as needed to allow access from the main house into the new addition.

Proposed Work:
Remove existing rear porch and dispose of trash properly.

Work Item 2: Rear Addition

Description of Current Condition:
Rear of the property has a partial covered open porch and dormer which is to be removed.

Proposed Work:
Proposed work includes a new rear two story on crawlspace addition as shown on the attached drawings. New addition will use same building materials, color and finishes as existing. Height of new addition will match existing. There are no trees on the area where the addition is to be placed. No trees need to be removed.

Work Item 3: Remodeling interior work

Description of Current Condition:
Existing kitchen is to be removed and relocated as per attached plans.

Proposed Work:
Kitchen is to be relocated to the new rear addition. Second floor rear bedroom is to be reworked to become main bedroom.

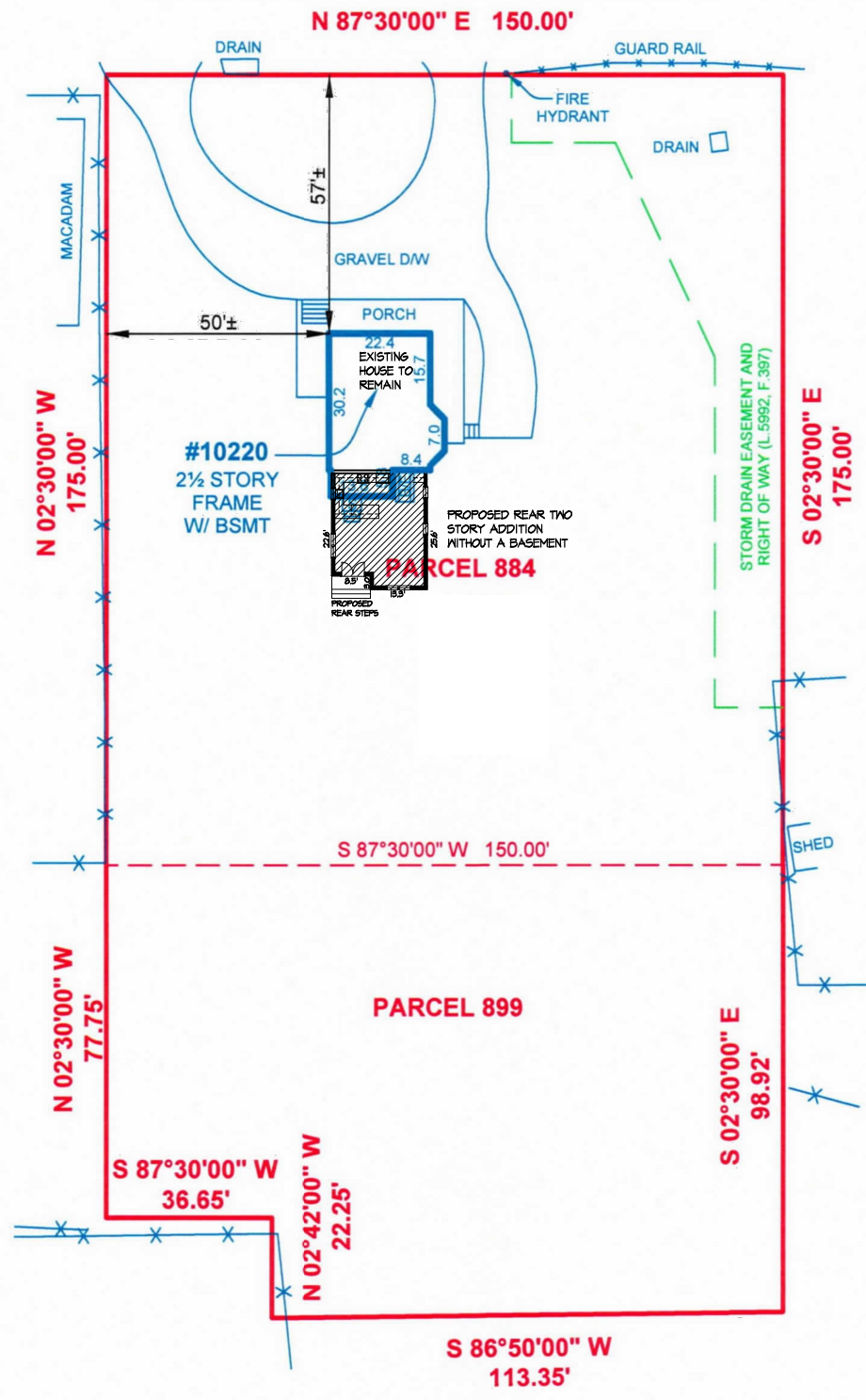
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*

CAPITOL VIEW AVENUE



L.7401, F.344



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: $1' \pm$

LOCATION DRAWING OF:
#10220 CAPITOL VIEW AVENUE
PARCEL 884 & 899, TAX MAP HP53
 N/F PROPERTY OF
BETTY GRACE SHUFORD
 LIBER 7401, FOLIO 344
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=40' DATE: 11-14-2023
 DRAWN BY: AP FILE #: 239014-200

- LEGEND:**
- X- FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - EX - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - N/F - NOW OR FORMERLY
 - OH - OVERHANG
 - PUE - PUBLIC UTILITY ESMT.
 - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY and Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
 Email: orders@duley.biz On the web: www.duley.biz



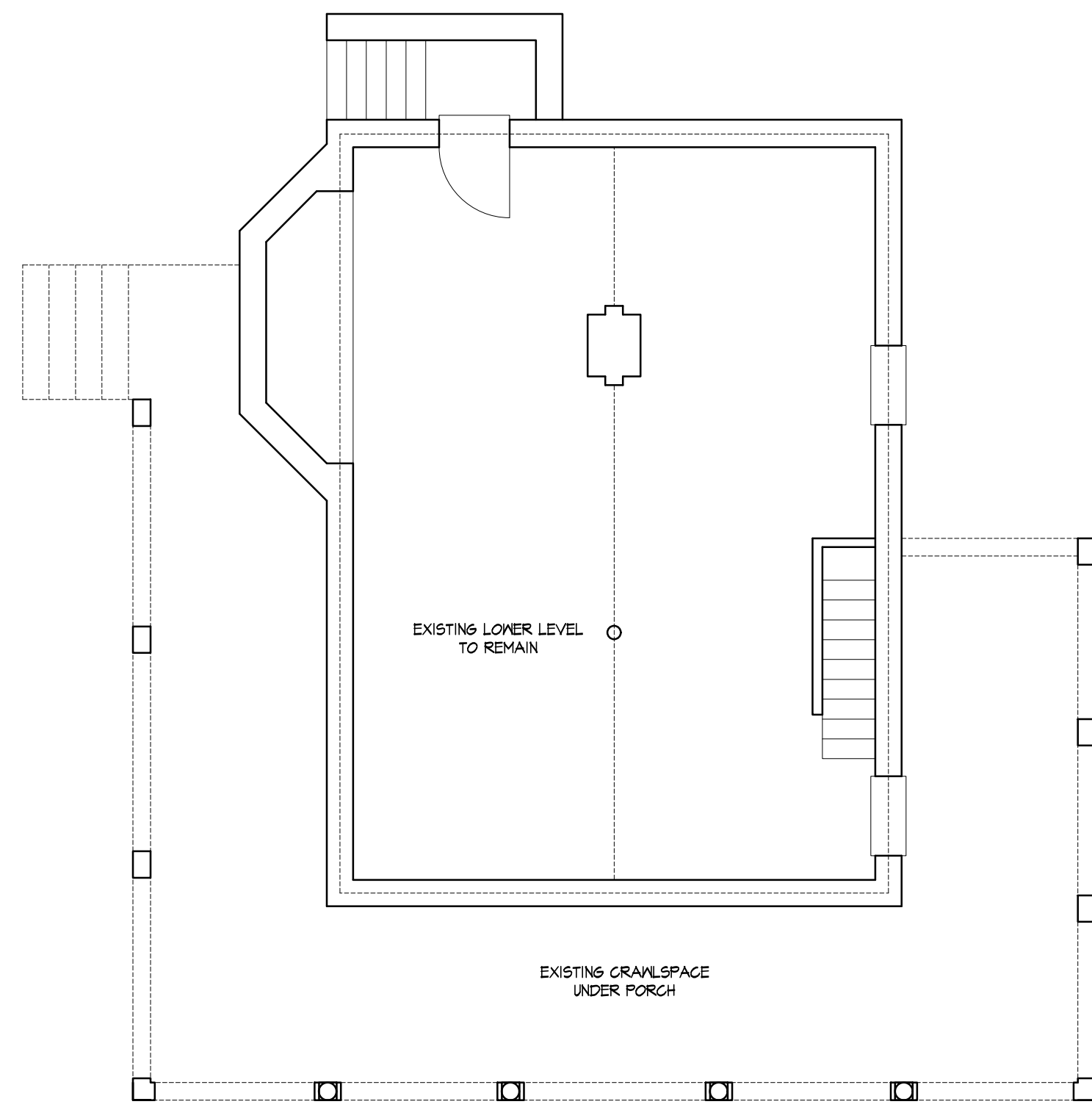
SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

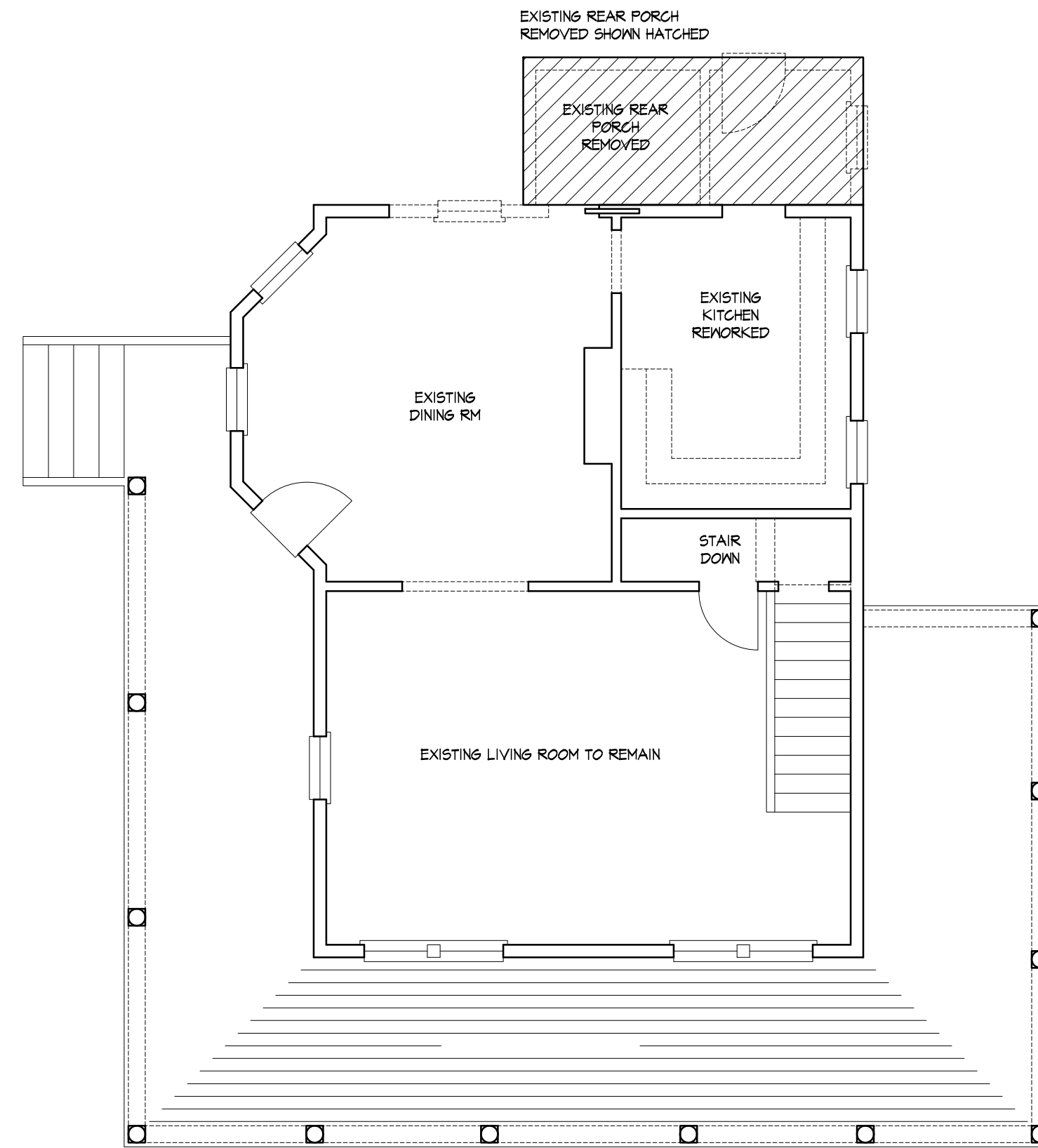
DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

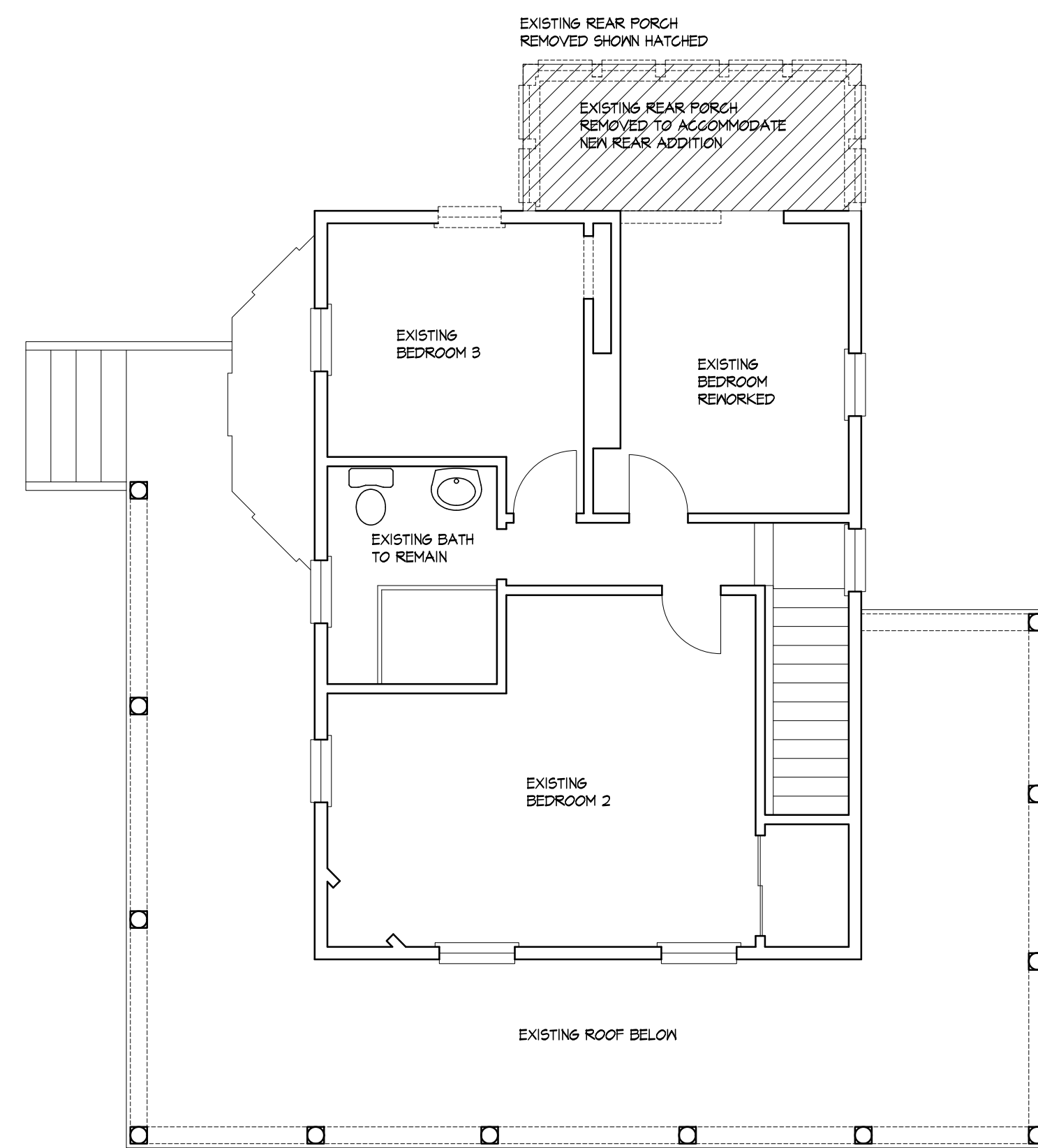
(EXCLUDING D.C. & BALT. CITY)



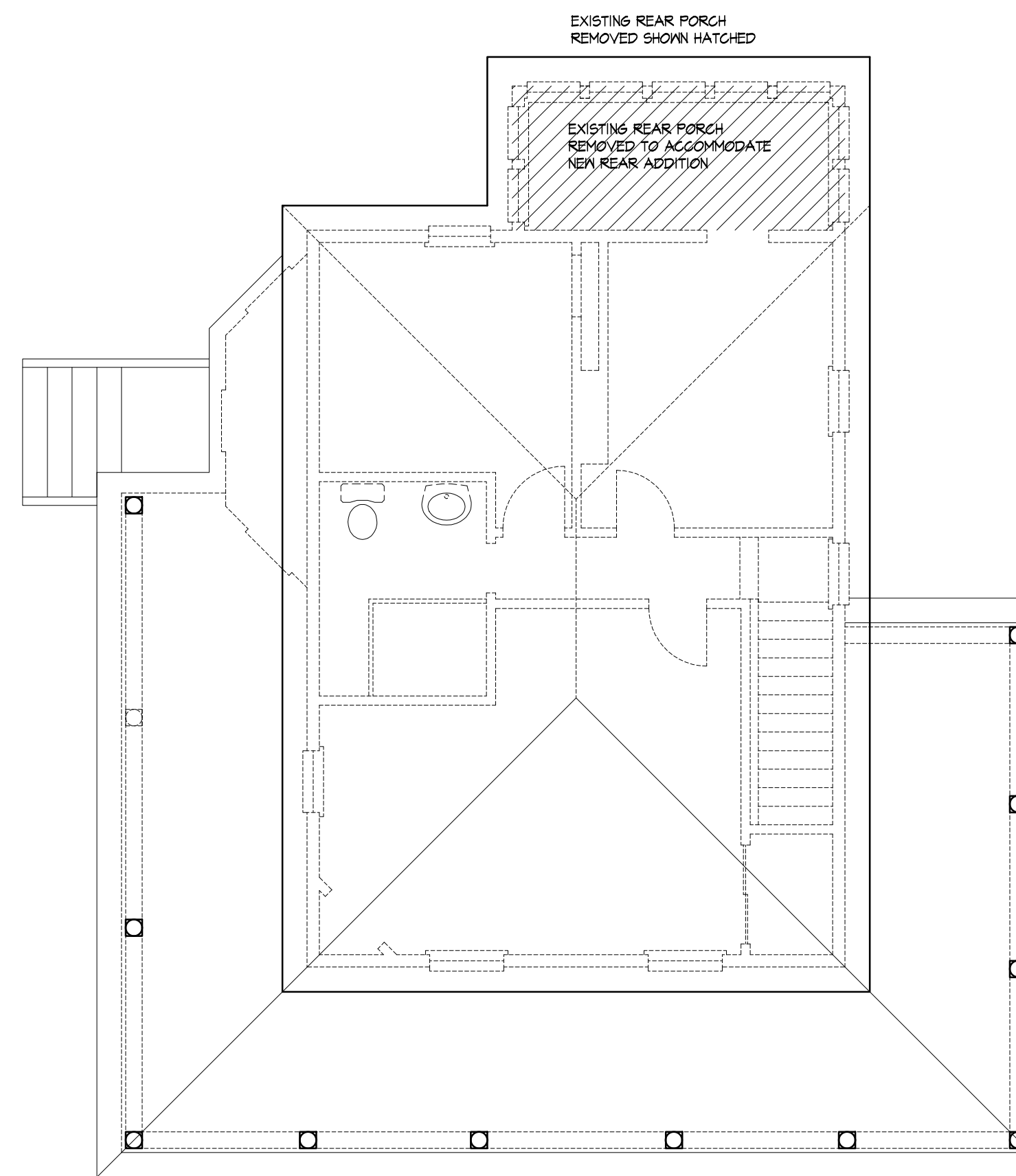
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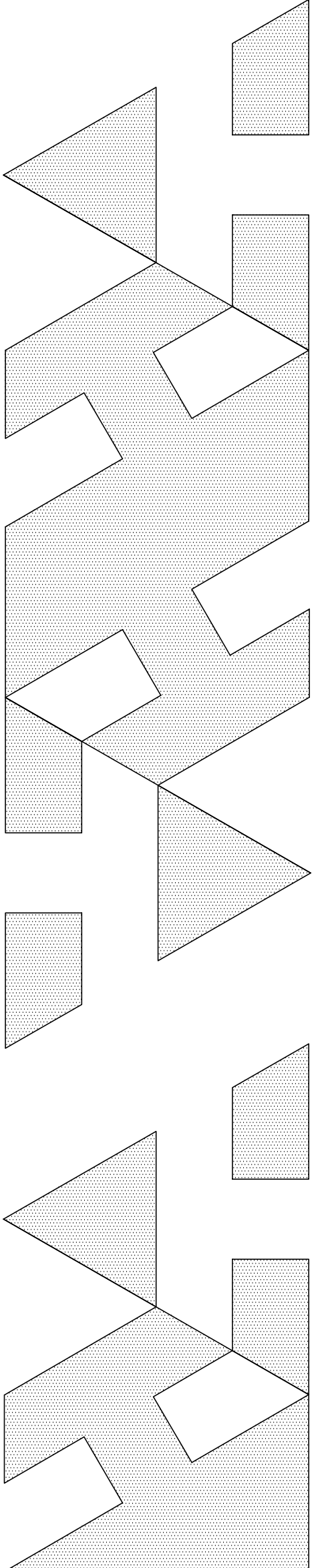
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4 EXISTING ROOF PLAN
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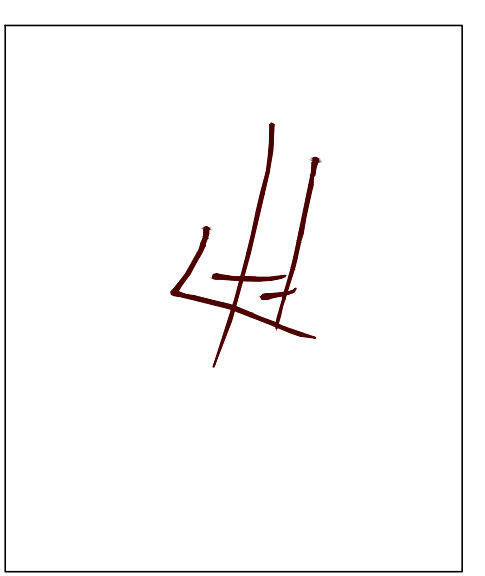
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DI SCALE N.T.S.



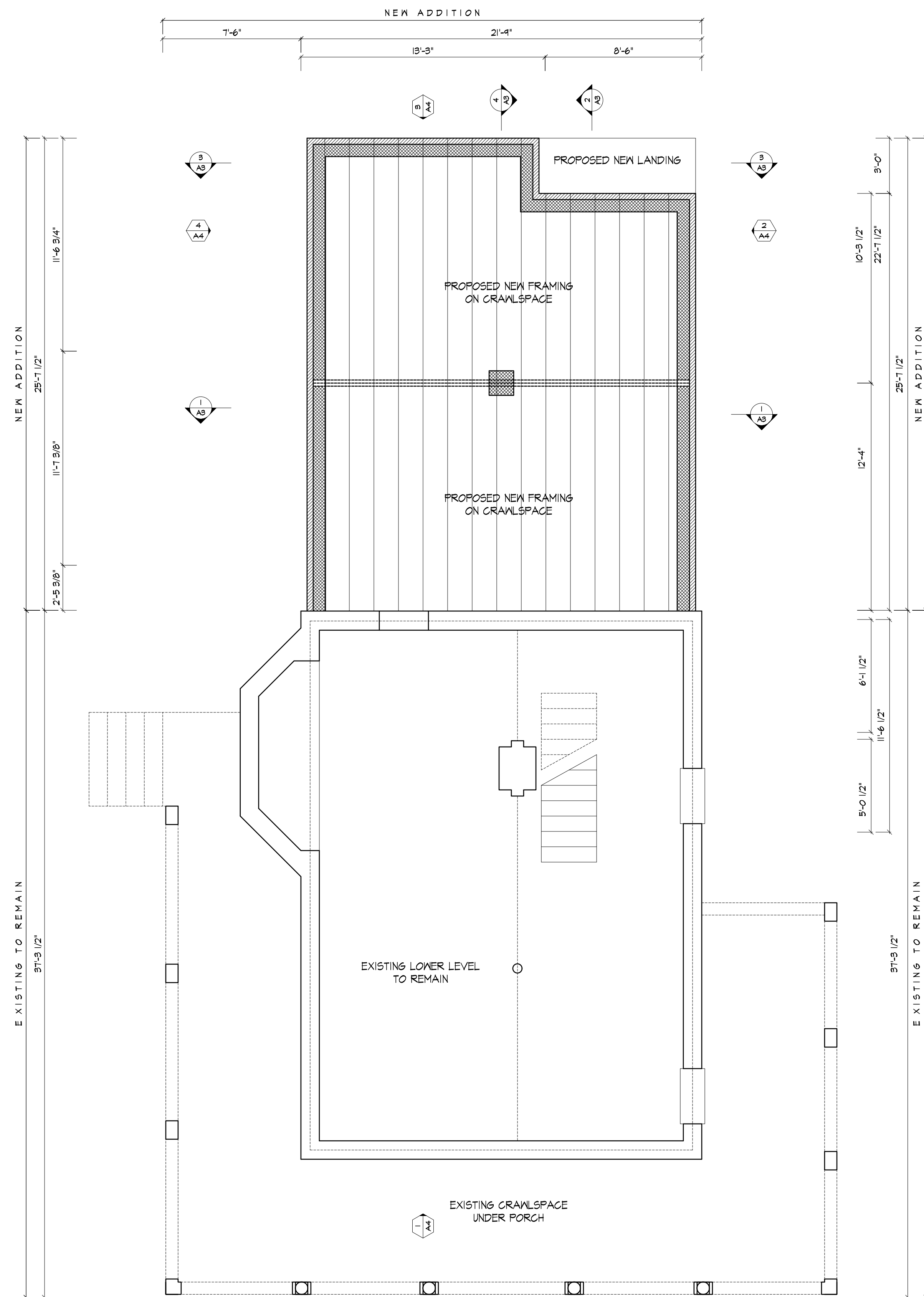
ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
PHONE 301 618-1801
E-MAIL: atono@architono.com

ADDITION REMODELING WORK
TWO STORY ADDITION
10220 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

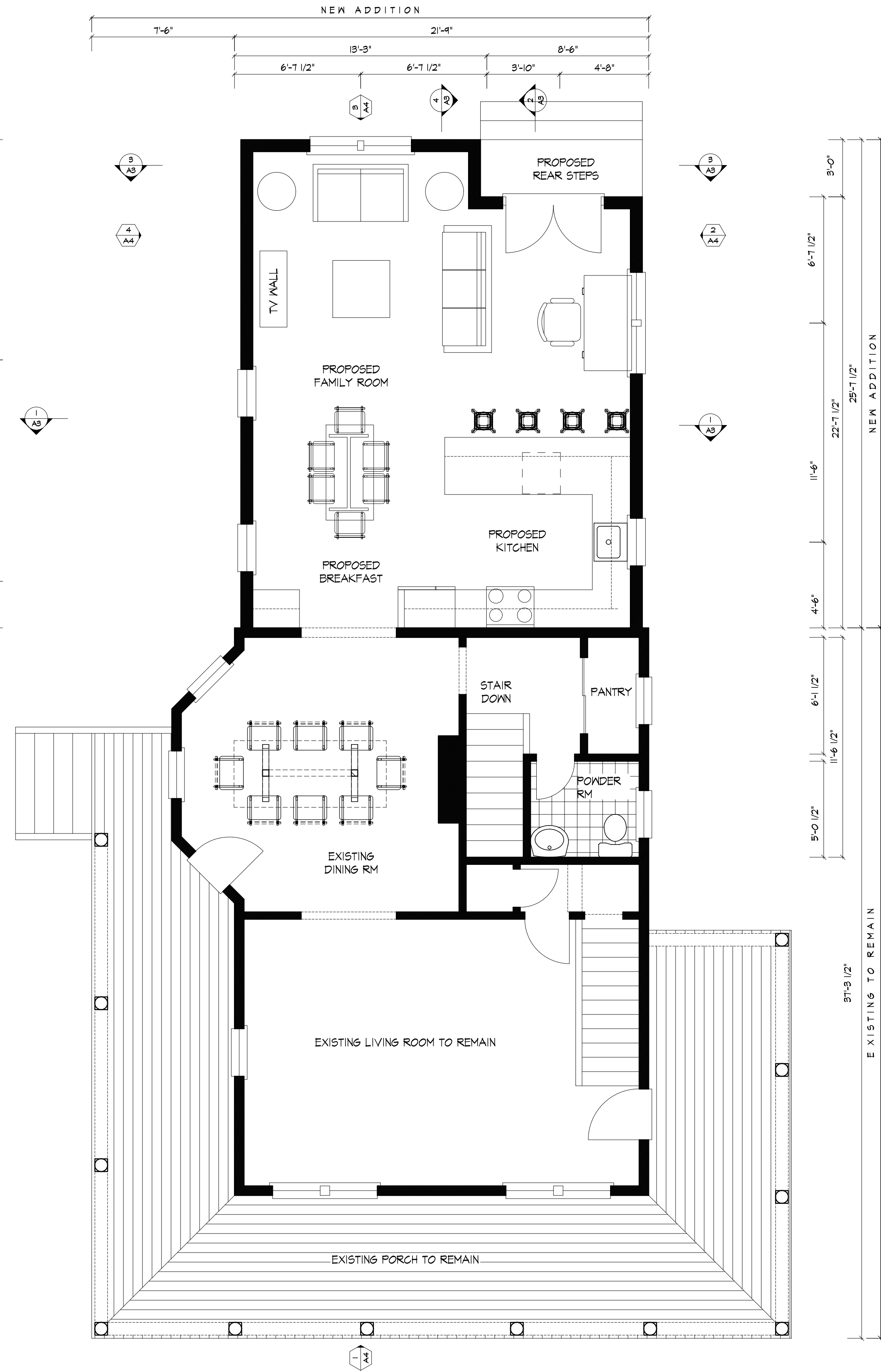
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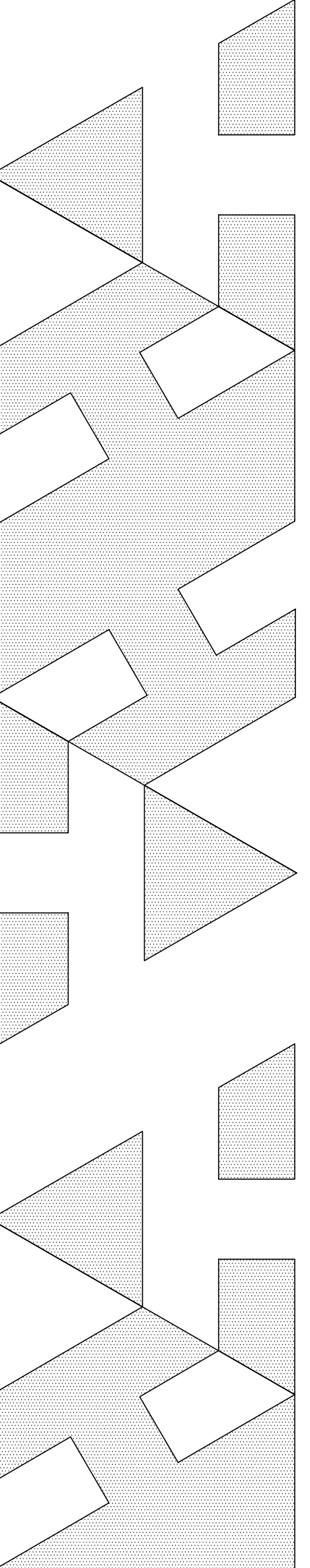
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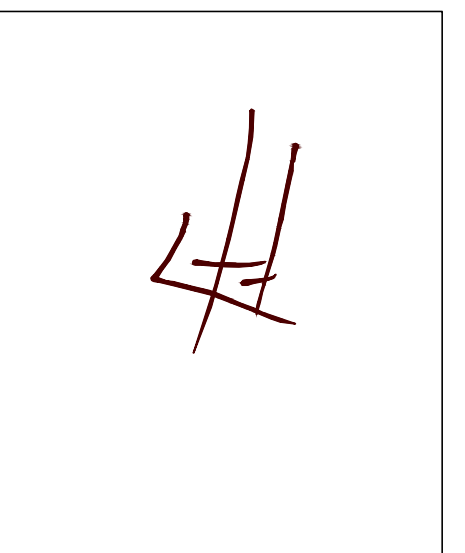
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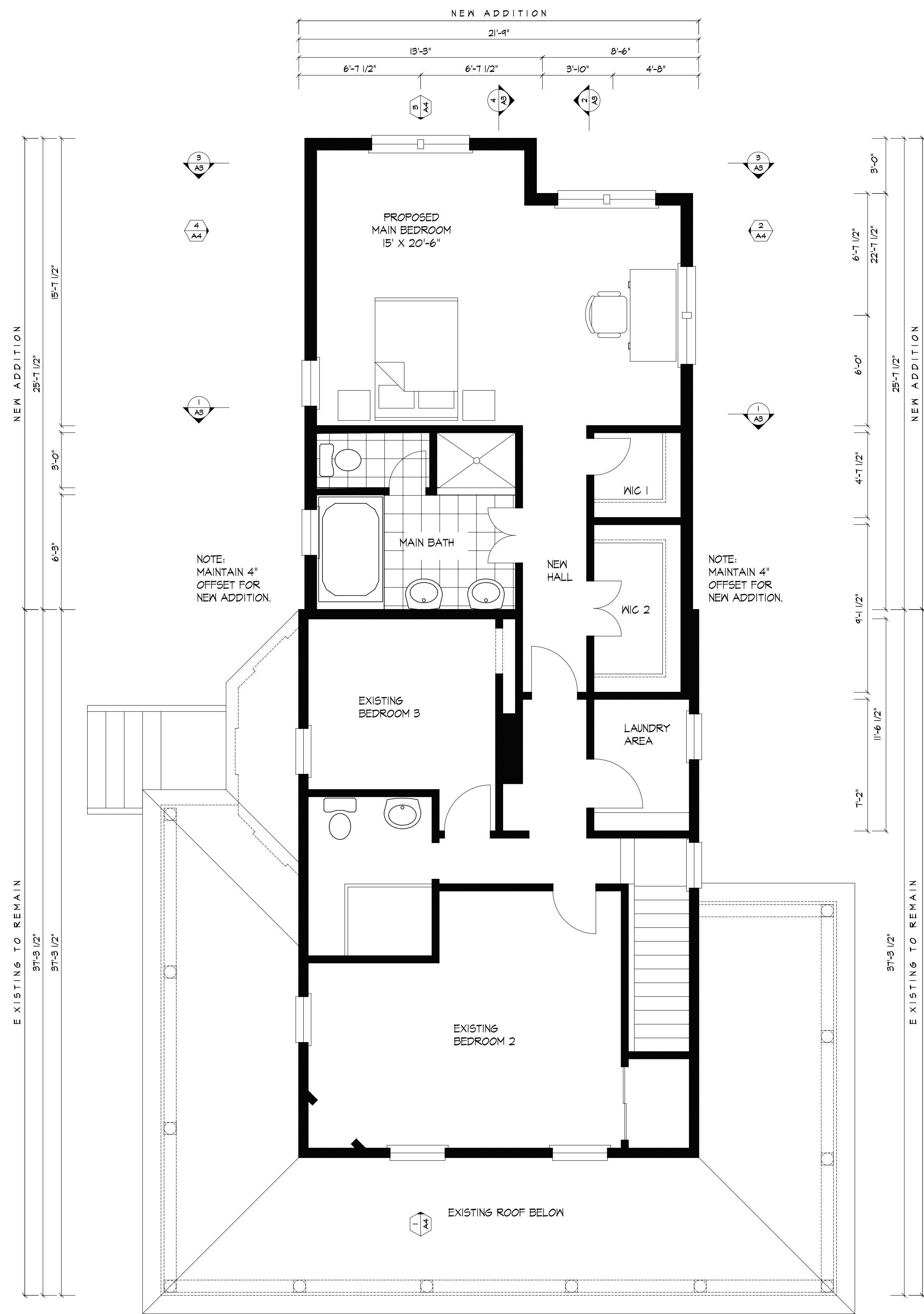
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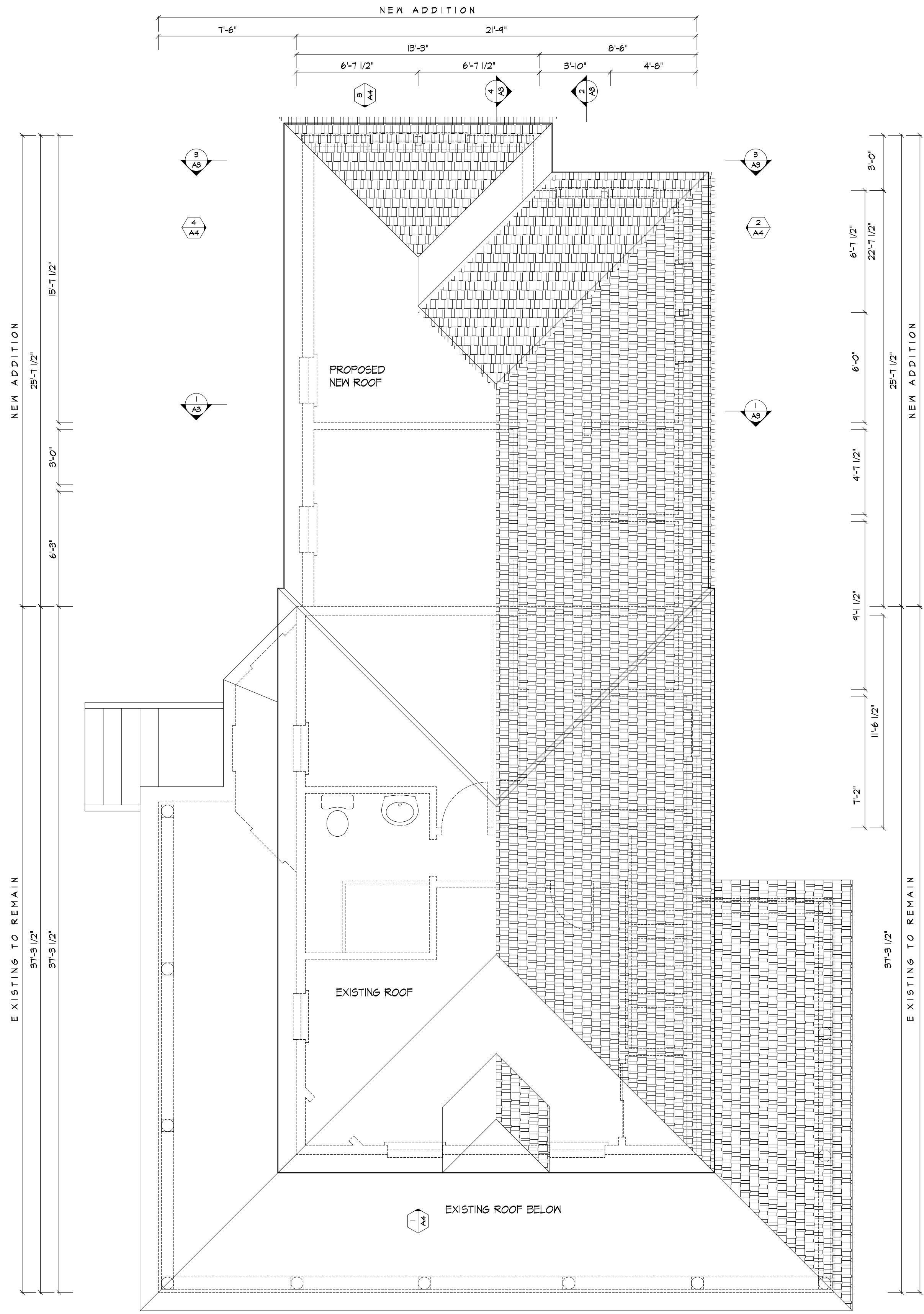
FLOOR PLANS	ISSUED FOR HAWP
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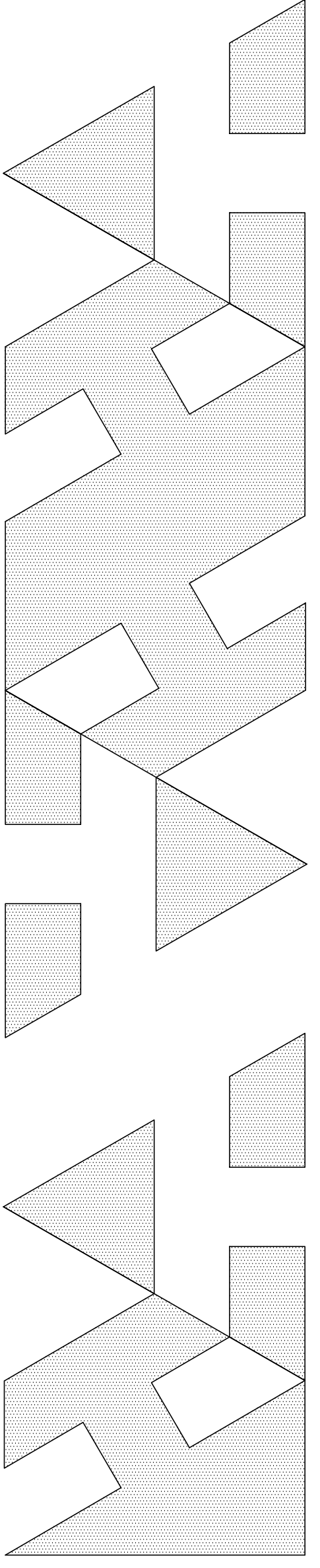
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1 PROPOSED SECOND FLOOR PLAN
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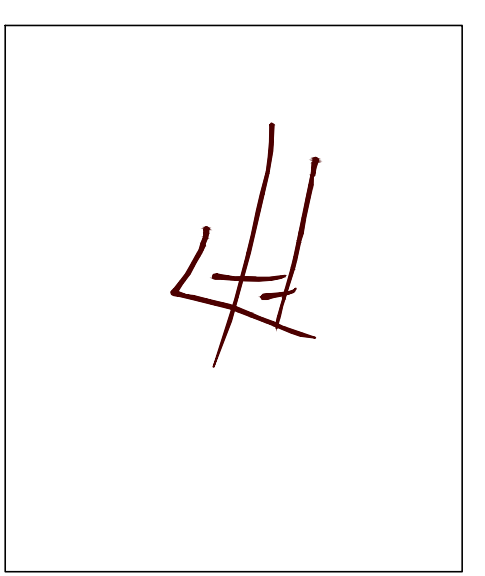
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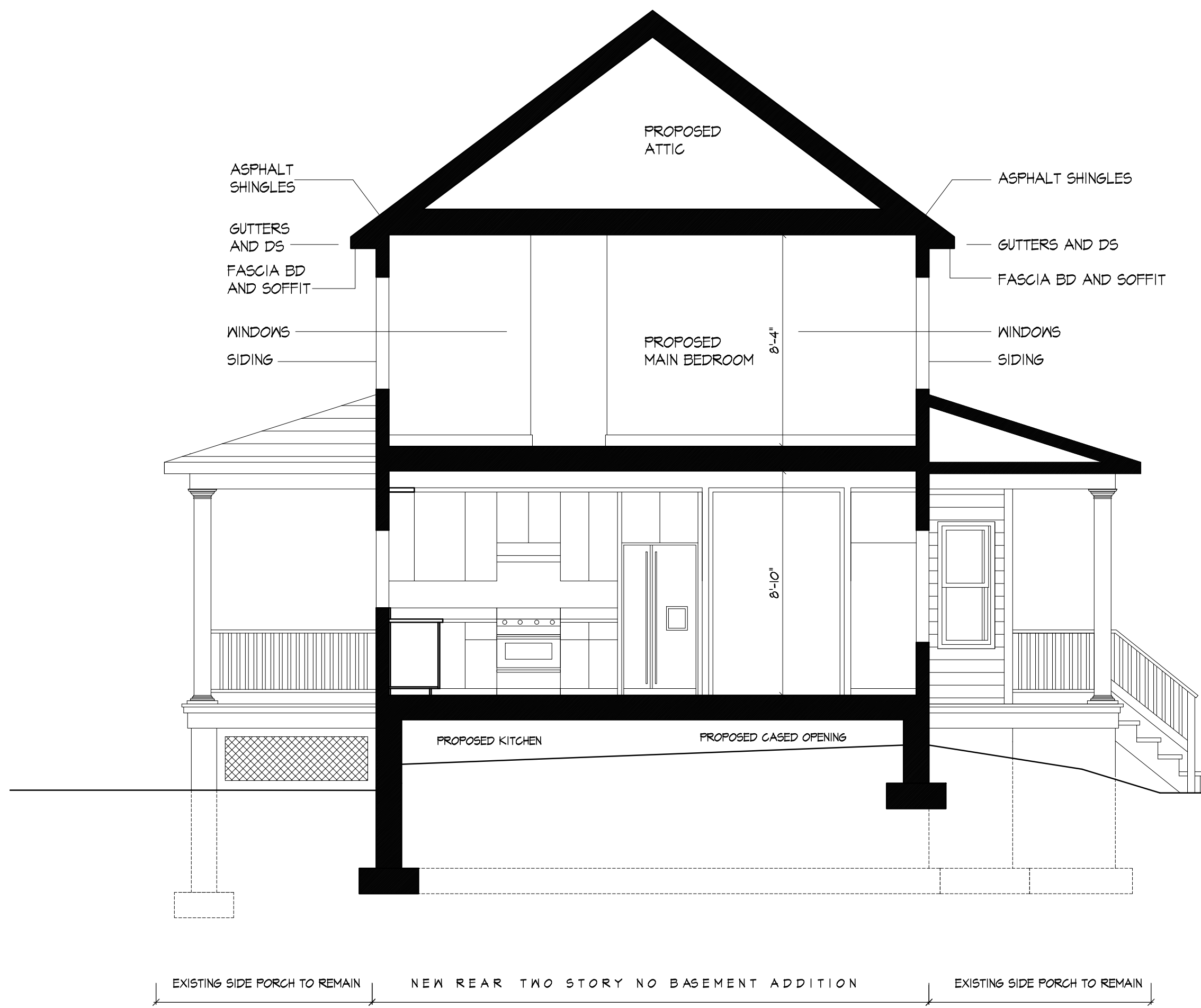
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 NORTH POTOMAC, MD - 20878
 PHONE 301 618 - 1601
 E-MAIL: atono@architono.com

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 TWO STORY ADDITION
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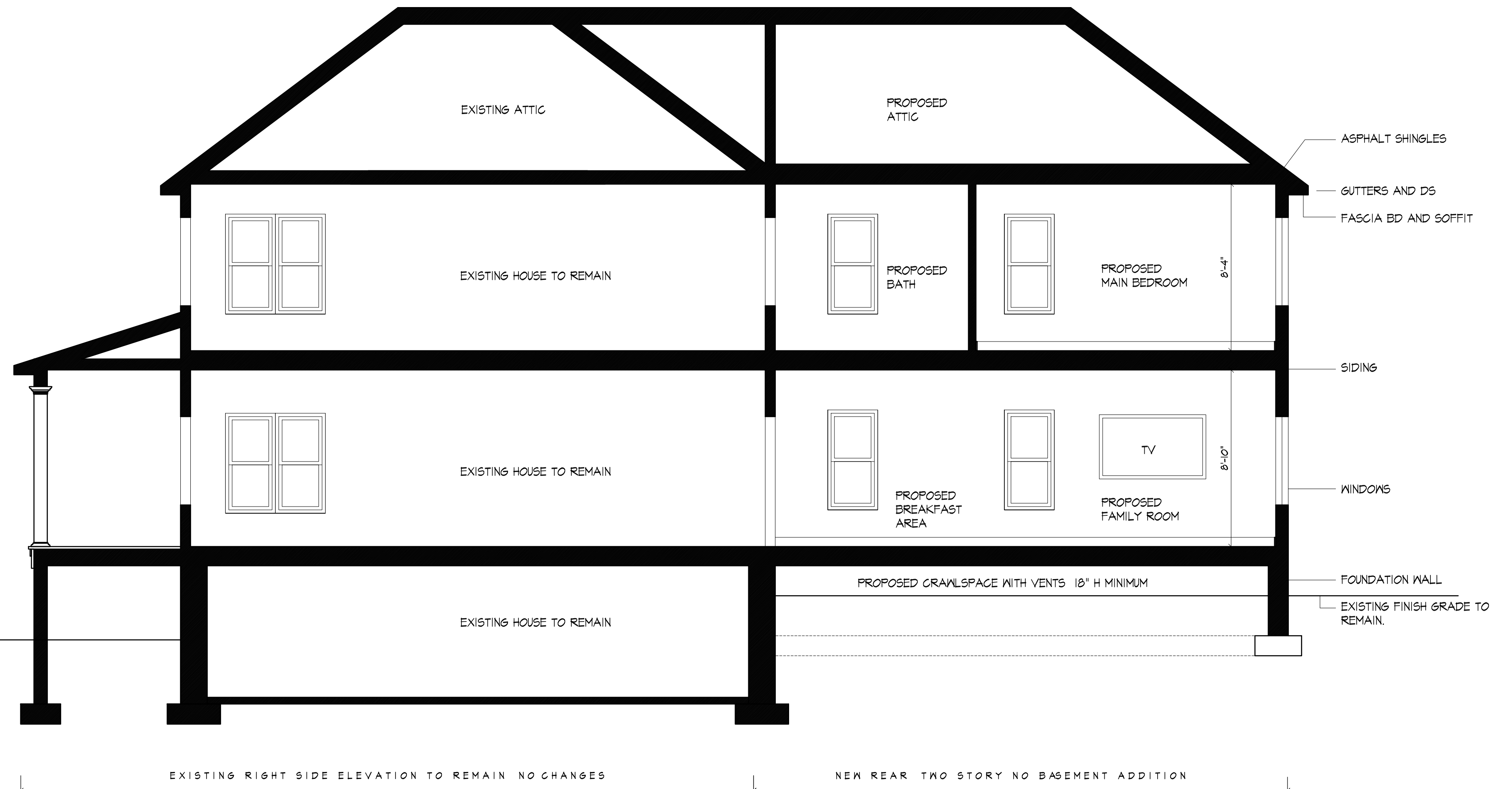
FLOOR PLANS	ISSUED FOR HAWP
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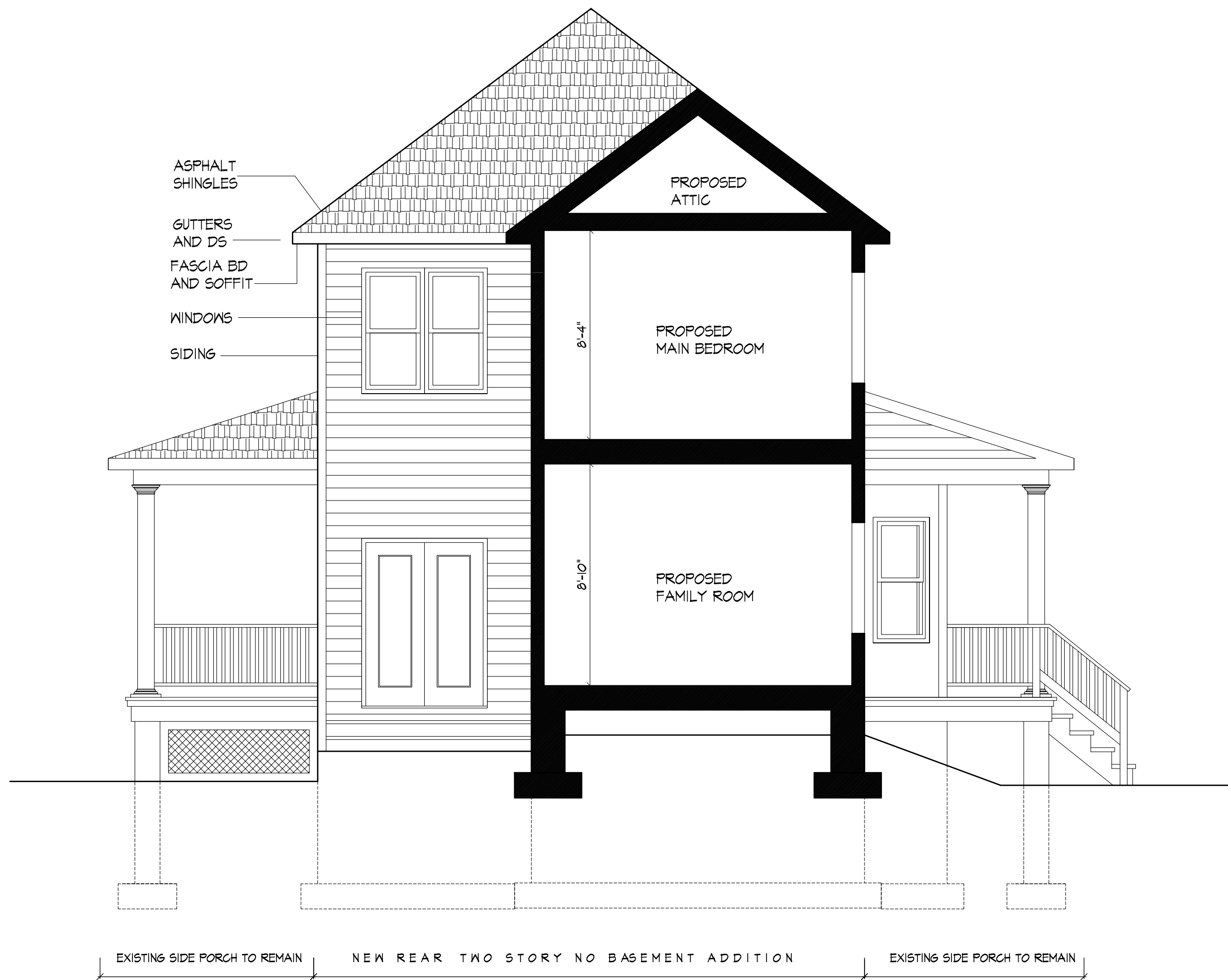
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APPROVAL:	SHEET
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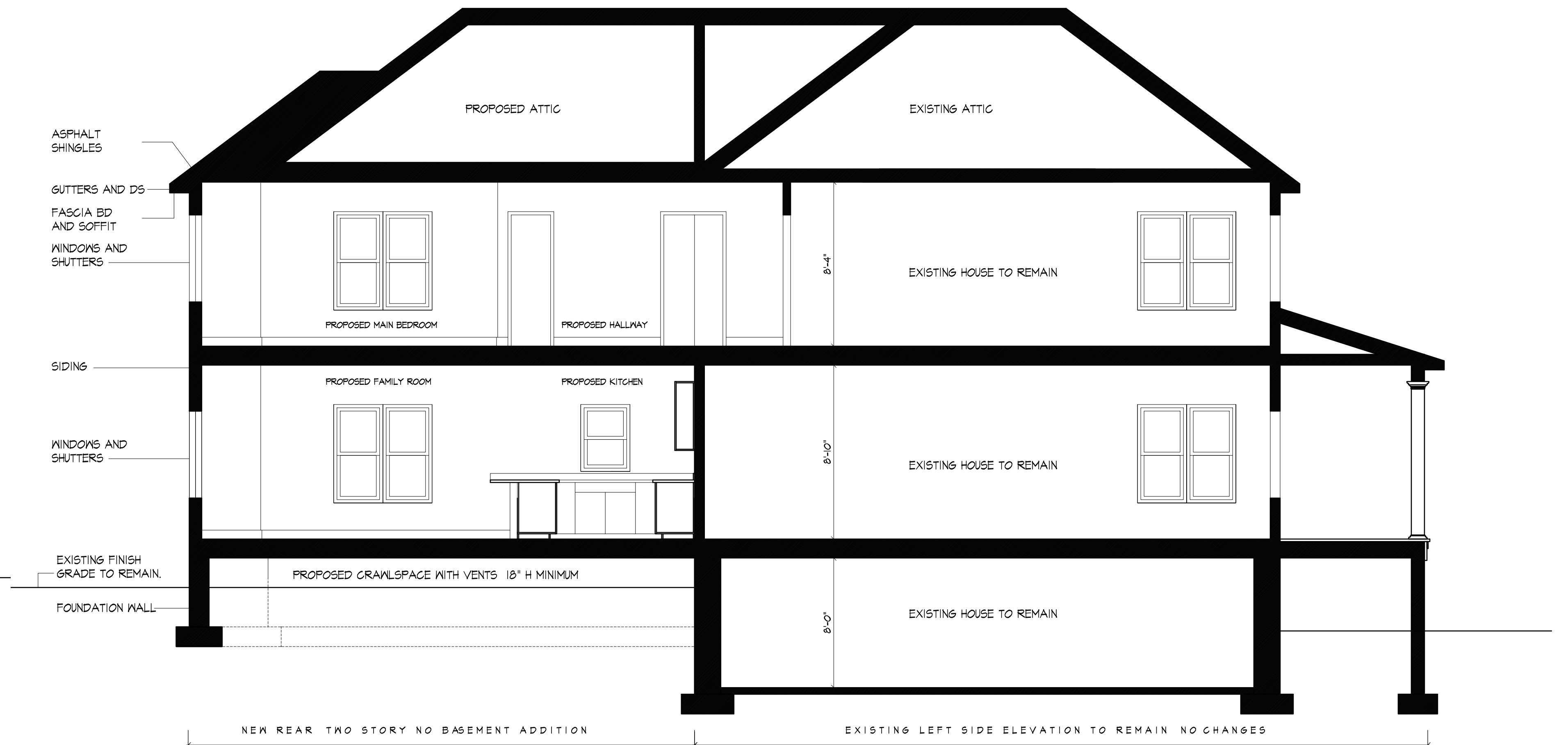
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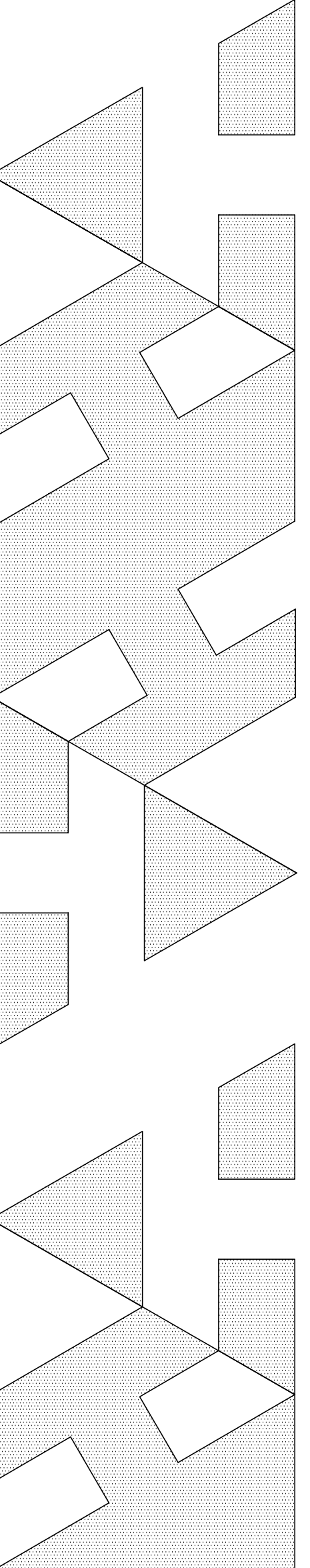
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3 PROPOSED SECTION 3
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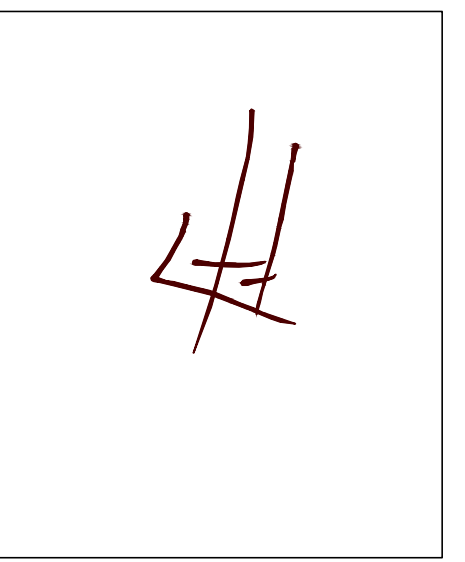
4 PROPOSED SECTION 4
A3 SCALE 1/4"=1'-0"



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TWO STORY ADDITION
10220 CAPITOL VIEW AVENUE
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SECTIONS	ISSUED FOR HWP
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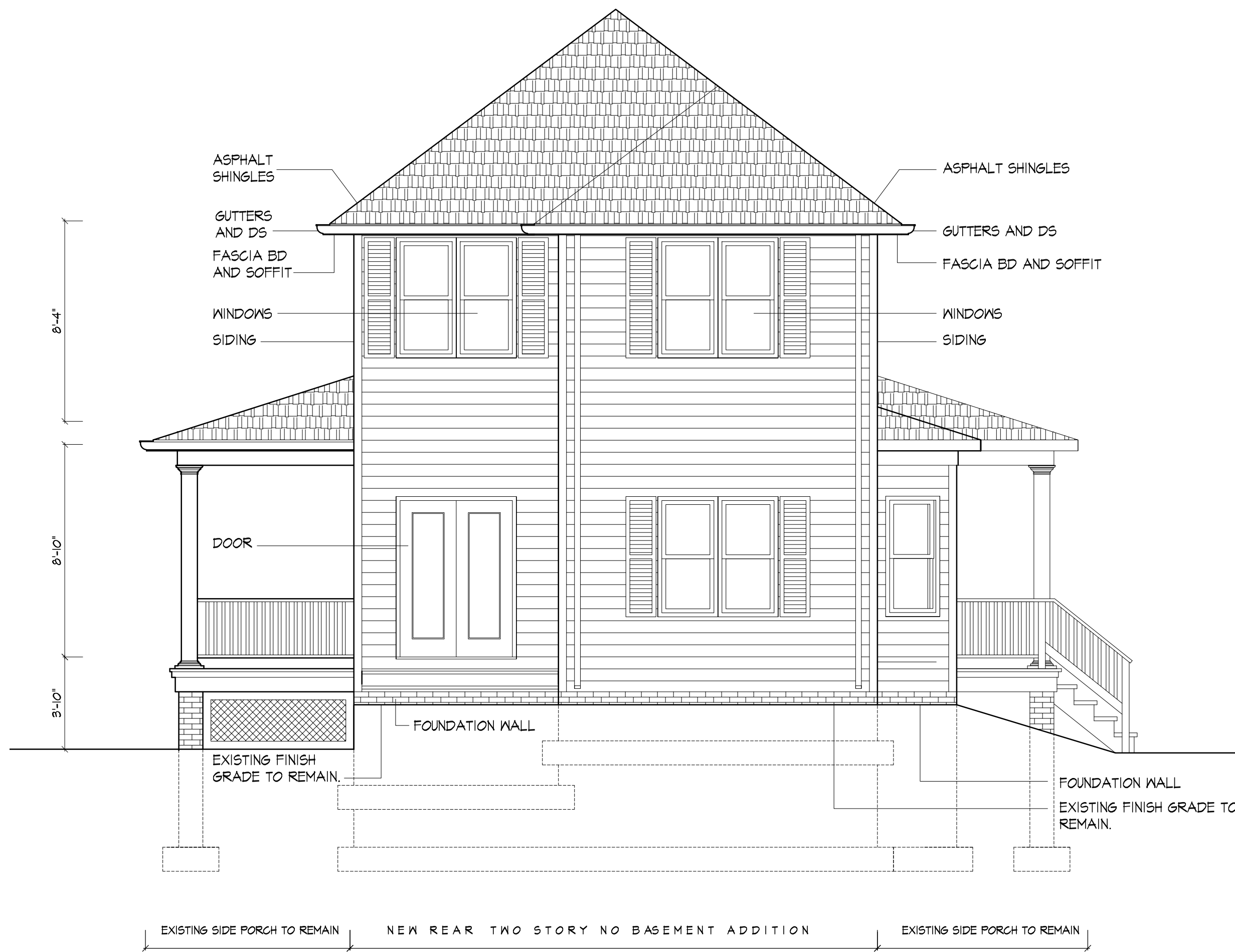


DATE:	SEPTEMBER 24
	NOVEMBER 24
APPROVAL:	SHEET
	A3



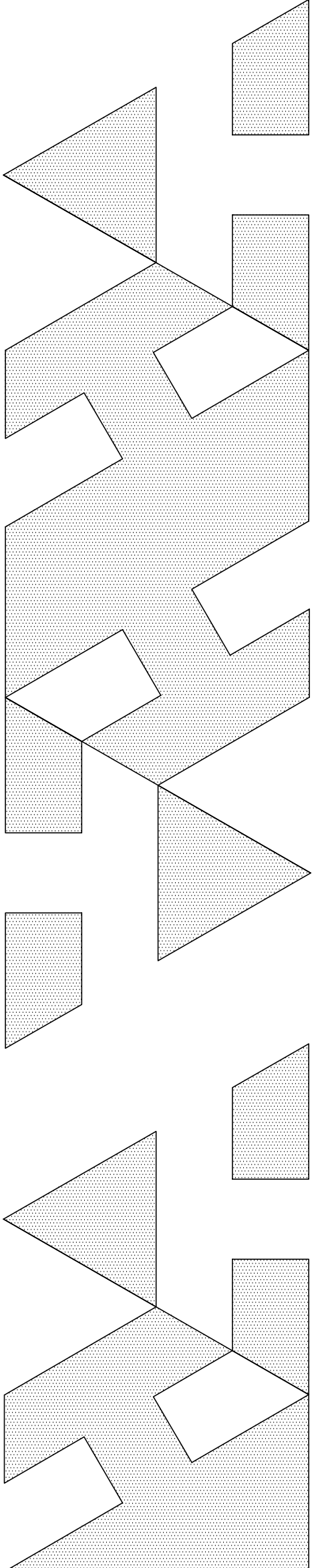
1 EXISTING FRONT ELEVATION NO CHANGES
A4 SCALE 1/4"=1'-0"

2 PROPOSED RIGHT SIDE ELEVATION
A4 SCALE 1/4"=1'-0"



3 PROPOSED REAR ELEVATION
A4 SCALE 1/4"=1'-0"

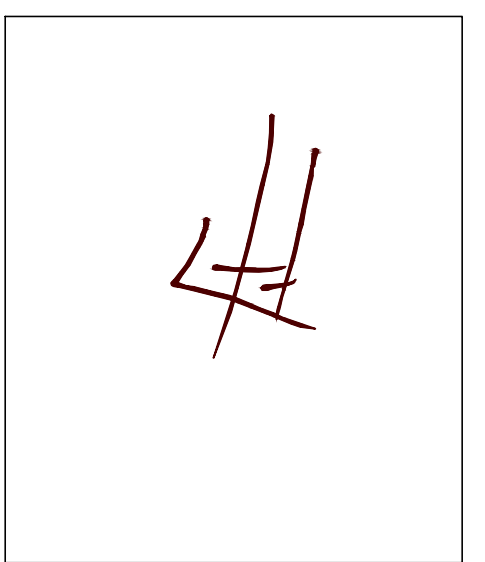
4 PROPOSED LEFT SIDE ELEVATION
A4 SCALE 1/4"=1'-0"



ARCHITECTURE BY
TONO, INC.
11605 SILENT VALLEY LANE
NORTH POTOMAC, MD - 20878
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E-MAIL: atono@architono.com

ADDITION REMODELING WORK
TWO STORY ADDITION
10220 CAPITOL VIEW AVENUE
SILVER SPRING, MD 20910

ELEVATIONS	ISSUED FOR HAWK
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DATE:	SEPTEMBER 24
	NOVEMBER 24
APPROVAL:	SHEET
	A4