

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10205 Capitol View Ave., Silver Spring	Meeting Date:	3/11/2026
Resource:	1935+ (Nominal) Capitol View Park Historic District	Report Date:	3/4/2026
Applicant:	Jae You Tyler Smith (agent)	Public Notice:	2/25/2026
Review:	HAWP	Tax Credit:	Partial
Case No.:	1148881	Staff:	Devon Murtha
PROPOSAL:	Hardscape alterations, porch alterations, roof and gutter replacement, and storm door replacement		

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The applicant must submit complete materials specifications for review prior to issuance of final approval documents, including specifications for the proposed gutters and storm door.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Nominal (1935-) Resource in the Capitol View Park Historic District
STYLE: Ranch
DATE: 1969



Figure 1: Subject property is annotated with a yellow star.

- (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 the 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 *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 and adjacent or related new construction shall 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 Capitol View Avenue and contains a one-story house with a partially above grade basement, constructed in 1969. It is a Nominal Resource (1935+) with the Capitol View Park Historic District.



Figure 3: Facade of subject property from Capitol View Avenue.



Figure 4: Rear view of the subject property.

The *Sector Plan* classifies the subject property as a ‘Nominal’ resource with “no architectural [or] historical significance.” Based on both the *Standards* and Chapter 24A-8(d), the main concern for this project is the impact of the alterations on the surrounding district and historic resources. The majority of the proposed alterations, including much of the new hardscaping and the new railings for the balcony, will be located to the rear of the structure and will not be at all visible from the right-of-way. Staff finds that these alterations will have no impact on the district. Staff finds that the alterations located at the front and side of the house, including the installation of pavers and new gutters, will be visible from the right-of-way, but are typical restoration items that and will also have no meaningful impact on the streetscape or the surrounding district.

The applicants must submit comprehensive material specifications for review prior to final approval. Additional required materials include materials specifications for the gutters and the storm doors.

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, 9, and 10*, and *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)* as outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. The applicant must submit complete materials specifications for review prior to issuance of final approval documents, including specifications for the proposed gutters and storm door.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation #2, 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

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:

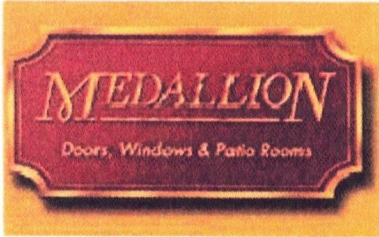
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

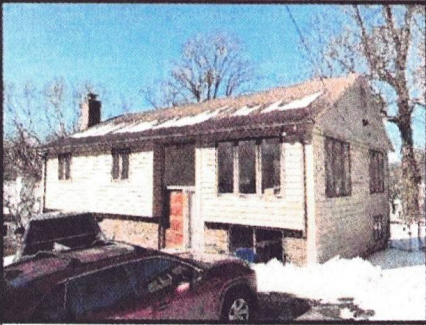
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	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	*	*	*	*	*		*

THIS DOCUMENT IS CERTIFIED TO:



CASE #: *****



NOTE.

DUE TO SNOW AND ICE CONDITIONS AT THE TIME OF INSPECTION, SOME IMPROVEMENTS MAY NOT BE SHOWN. LARGE PORTIONS OF THE PROPERTY WERE INACCESSIBLE DUE TO SAFETY CONCERNS. THE INFORMATION PRESENTED HEREIN REFLECTS OUR BEST EFFORT TO SAFELY OBSERVE AND DOCUMENT ALL VISIBLE IMPROVEMENTS AS PERMITTED. IF AN UPDATED SURVEY IS DESIRED ONCE ALL SNOW AND ICE HAVE MELTED, WE WILL PERFORM THE UPDATE FOR A FEE OF \$175. PROVIDED WE ARE NOTIFIED WITHIN 30 DAYS OF THE DATE OF THIS SURVEY AND PAYMENT IS MADE IN FULL AT THE TIME OF NOTIFICATION. THE PURCHASER, CLIENT, OR PROPERTY OWNER MUST CONTACT US DIRECTLY TO REQUEST AN UPDATED SURVEY.

SP-101



PLAT 9199

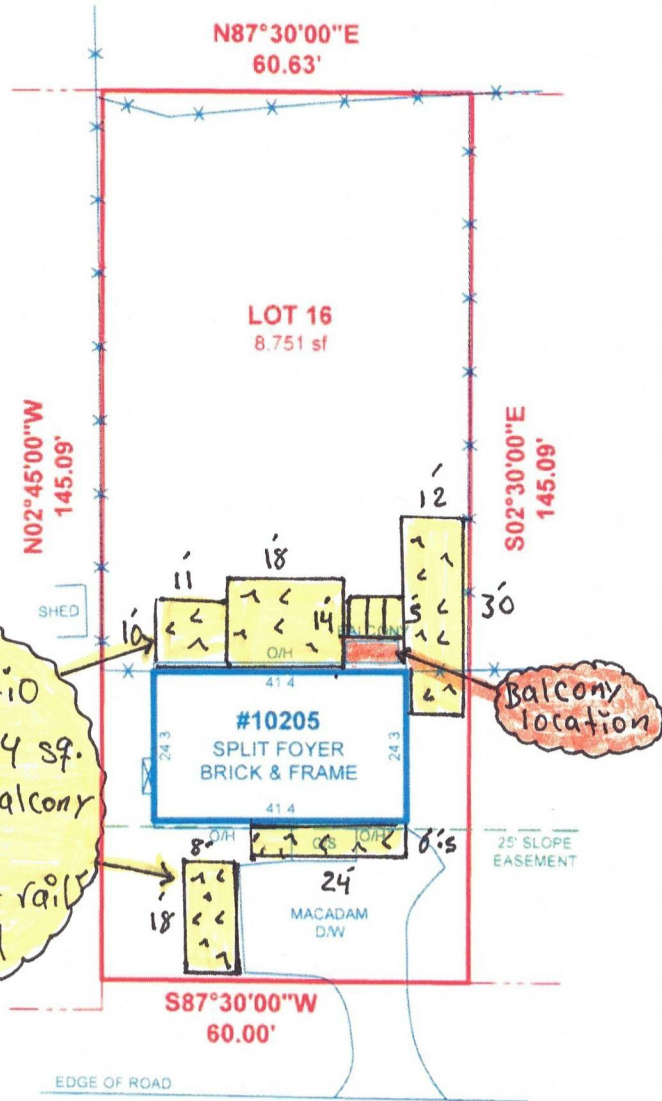
LEGEND:

- X- FENCE
- BR BRICK
- C/S CONCRETE STOOP OR SLAB
- CONC CONCRETE
- D/W DRIVEWAY
- FR FRAME
- O/H OVERHANG

COLOR KEY:

- (RED) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) ESMTS & RESTRICTION LINES

Handwritten notes in a yellow cloud:
 Paver patio
 Approx 1,054 sq.
 1- Existing balcony
 3- 5'x8'
 Replace the rail
 white vinyl



LOCATION DRAWING OF:
#10205 CAPITOL VIEW AVENUE
LOT 16 BLOCK 2
CAPITOL VIEW PARK
 PLAT No. 9199

MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' DATE: 02-05-2026

DRAWN BY: AP/MM FILE #: 260691-286

CAPITOL VIEW AVENUE

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.



A Land Surveying Company

DULEY
 and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

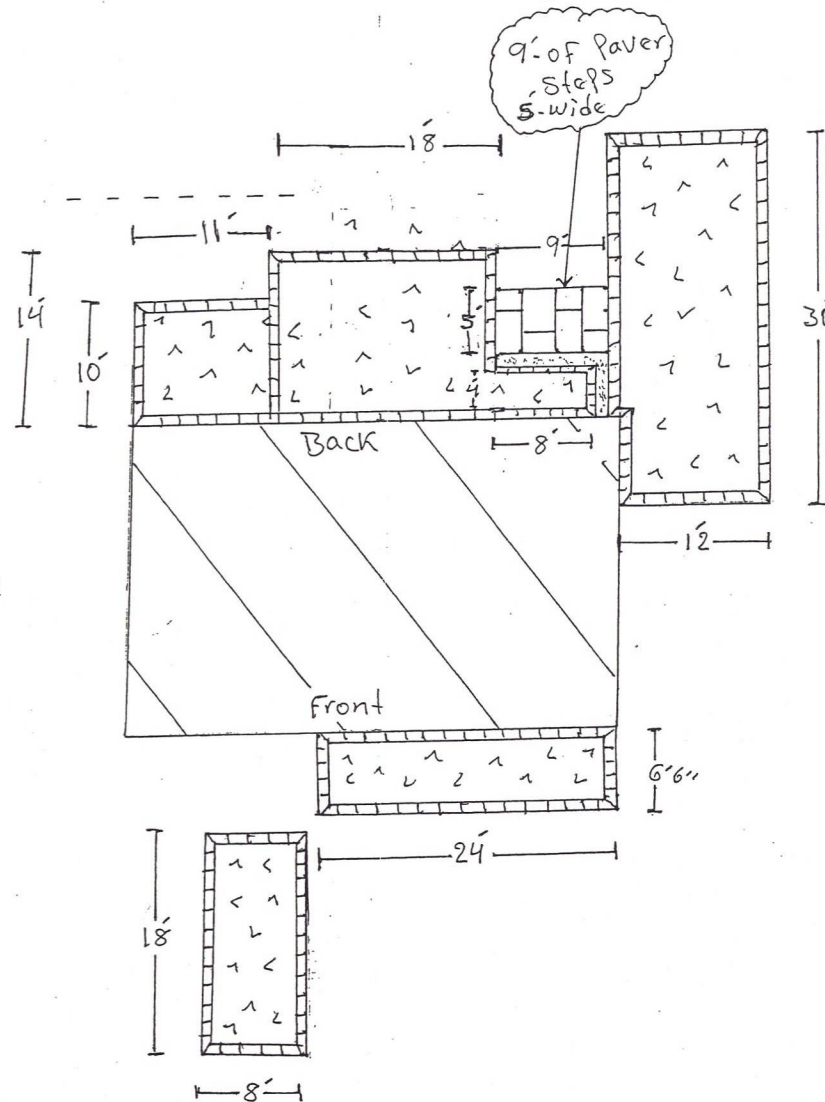
Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

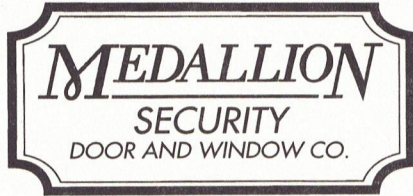
Scale 1"=10'

Patio Info
 1- Paver Patio
 Approx 1,054 sqf.
 Style Panorama 3pc XL
 Approx 5- Paver Steps 5' wide
 Existing 3.5 x 8' Balcony
 Replace floor and railing
 white vinyl rail



Jae You

10205 Capitol View Ave.
Silver Spring MD



TWO NAMES **ONE** GREAT COMPANY

WORK DESCRIPTION

1. Medallion to install 1-Paver patio
APPROX 1,054 SF. style Panorama 3PC XL
2. Medallion to install APPROX 5 Paver steps
5' wide.
3. Medallion to replace Floor and Railing on
existing 3.5' X 8' Balcony. Railing will be white vinyl
rail.
4. Medallion to replace gutters. Color will be Brown
5. Medallion to replace roof shingles. Shingles will be Max Def
Pewterwood CertainTeed.
6. Medallion to replace outside storm door. Door will be
Full View. Color is Teachest 6103. We are also replacing
outside door frame. Color same as door.

2849 Kaverton Road, Forestville, MD 20747

Phone (301) 420-1800 • 1 (800) 234-3007 • Fax (301) 420-0753

Web Site: www.medallionsecurity.com • info@medallionsecurity.com

Sherwin Williams Tea chest (SW 6103)

ETIME

Max Def
Pewterwood







