



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 14, 2013

MEMORANDUM

TO: Hadi Mansouri
Department of Permitting Services

FROM: Scott Whipple
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #625540, addition and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the February 13, 2013 Historic Preservation Commission meeting.

- 1. Paired windows on the front elevation shall have 6" space between them;*
- 2. Porch columns, rails, balusters, spindles, and decking shall be fabricated of wood, a solid core synthetic materials, or similar, with final approval delegated to staff. Hollow core vinyl or vinyl wrapping is not approved.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Serena Mehra

Address: 10018 Menlo Avenue, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Scott Whipple at 301.563.3404 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10018 Menlo Ave, Silver Spring	Meeting Date:	2/13/2013
Resource:	Nominal Resource Capitol View Park Historic District	Report Date:	2/6/2013
Applicant:	Serena Mehra (Luis Moya, Agent)	Public Notice:	1/30/2013
Review:	HAWP	Tax Credit:	NA
Case Number:	31/07-13A	Staff:	Scott Whipple
PROPOSAL:	Addition and other alterations		

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** this HAWP application with the following **conditions**:

1. Paired windows on the front elevation shall have 6" space between them;
2. Porch columns, rails, balusters, spindles, and decking shall be fabricated of wood, a solid core synthetic materials, or similar, with final approval delegated to staff. Hollow core vinyl or vinyl wrapping is not approved.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Nominal Resource
STYLE: American Small House
DATE: 1946

HISTORIC CONTEXT

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the Case House, at 9834 Capitol View Avenue.

The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Residents built Colonia Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. By the turns of the twentieth century, smaller-scale houses were becoming popular.

Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community.

PROPOSAL

Project work includes the addition of a second floor, addition of a front porch, replacement of an existing 20'3" x 11'10" covered porch with a two-story, full-width rear addition with integrated, one-story screen porch, removal of the existing front stoop and replacement with a full-width, one-story with shed roof front porch supported by six 6"x6" wood columns. The porch is to be accessed by a central stair (material not specified; porch deck material not specified) with vinyl balusters and rail. Single windows in the existing north and south bays of the front elevation would be replaced with paired windows. Similar paired windows are proposed for the second floor. Windows are to be vinyl, with 3'x5'2" openings. Existing metal siding would be replaced with Hardiboard; asphalt shingles similar to the existing are proposed.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall take precedence** (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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

Capitol View Amendment to the Master Plan for Historic Preservation

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.

STAFF DISCUSSION

Based on the classification of resources adopted in the Capitol View amendment to the Master Plan for Historic Preservation, the subject house is a Nominal Resource. Nominal Resources “of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.” Using this standard, staff has reviewed the subject proposal for how it would impact the overall streetscape and the historic district, and not the architectural features of the existing Nominal Resource.

The block of Menlo Avenue includes second period (1917-1935) and Nominal resources, but no first period houses. The houses are a mix of smaller, one story houses and two story houses of similar design to the proposed.

The existing American Small House is representative of a type of housing built in the neighborhood during the middle of the twentieth century. While staff laments the alterations that will leave this resource unrecognizable, staff finds that the proposed alterations to this Nominal Resource are generally compatible with the neighboring houses that make up the streetscape of this block of the historic district and consistent with *Section 24A-8(d) of the County Code* states that “the commission shall be lenient in its judgment of plans for structures of little historical or design significance, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.”

Staff does find, however, that the materials proposed for the front porch are generally inconsistent with those the HPC approves for alterations and construction within historic districts. The Commission has typically found wood, solid core synthetic, or similar materials to be compatible with the criteria for approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1) and (2), having found that the proposal is consistent with the Applicable Guidelines identified above, and therefore is compatible in character with the resource and the purposes of Chapter 24A;

and with the general condition that the applicant shall present **3 permits sets of drawings; if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for Montgomery County Department of Permitting Services (DPS) building permits;

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 Scott Whipple at 301.563.3400 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.

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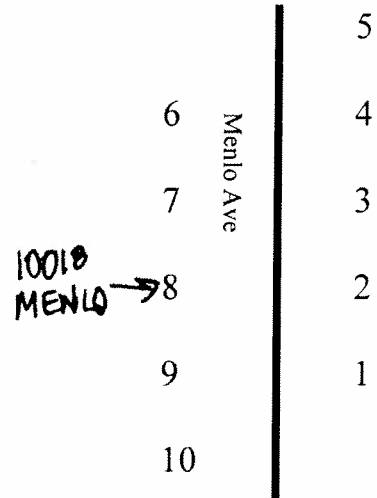
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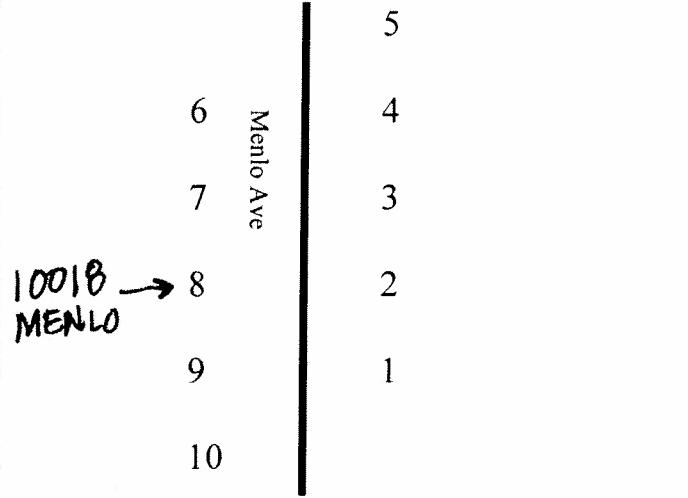
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HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: luis moy 7@hotmail.com Contact Person: LUIS MOYA
 Tax Account No.: 00995401 Daytime Phone No.: 301-257-9359
 Name of Property Owner: SERENA MEHRA Daytime Phone No.: 301-977-2772
 Address: 510 WATKINS POND BLDG, ROVILLE MD 20850
Street Number City State Zip Code
 Contractor: OWNER Phone No.: 301-977-2772
 Contractor Registration No.: _____
 Agent for Owner: LUIS MOYA Daytime Phone No.: 301-257-9359

LOCATION OF BUILDING PREMISE

House Number: 10018 Street: MENLO AV
 Town/City: SILVER SPRING Nearest Cross Street: LEAFY
 Lot: P17 Block: 32 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 619490

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Luis J. Moya
 Signature of owner or authorized agent

11-11-12
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTIN HOUSE BASEMENT. 1/2 FINISHED AN
1/2 UNFINISHED, ETERIOR WALLS IN 8" C.M.U.
INTERIOR WALLS IN 2X4 WITH 1/2" GYPSUM
WALL BOARD

FIRST FLOOR: EXTERIOR WALL IN 2X4
COVERED WITH METAL SIDING (4" RED) EXISTNG
ROOF IN ASPHALT SHINGLE, INTERIOR
WALL 2X4 WITH 1/2" GYPSUM WALL BOARD
EXISTING BACK PORCH (SCREEN)

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REMOVE EXISTING BACK PORCH
REMOVE EXISTING WINDOWS & SIDING, & ROOF
ADDITION FRONT PORCH, BACK COVERED DECK
AND CLOSING EXISTING PORCH.
ADDITION NEW SECOND FLOOR.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

⑧ 2

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

Owner's mailing address

SERENA MEHRA
510 WATKINS POND BLVD
ROCKVILLE, MD 20850.

Owner's Agent's mailing address

LUIS MOYA
611 GILMOURE DR
SILVER SPRING, MD 20901.

Adjacent and confronting Property Owners mailing addresses

DENNY MAZA
10012 MENLO AV.
SILVER SPRING,
MD 20910.

RUDOLPH S. N. CEBULLA
10013 MENLO AV.
SILVER SPRING,
MD 20910

RACHELLE COHEN.
10020 MENLO AV
SILVER SPRING
MD 20910



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

BUILDING PERMIT

Issue Date: 12/19/2012

Permit No: 619490
AP Type: BUILDING
Expires: 12/19/2013
X Ref.:
Rev. No:
ID: 1199590

THIS IS TO CERTIFY THAT: Serena Mehra
510 Watkins Pond Blvd
ROCKVILLE, MD 20850

HAS PERMISSION TO: ADD SINGLE FAMILY DWELLING

PERMIT CONDITIONS: ADDITION - 1st & 2nd Floors and remodeling existing Basement

MODEL NAME:

PREMISE ADDRESS: 10018 MENLO AVE
SILVER SPRING, MD 20910-1054

LOT - BLOCK: P17 - 32

ZONE:

ELECTION DISTRICT: 13

BOND NO.:

BOND TYPE:

SUBDIVISION: CAPITOL VIEW PARK

PS NUMBER:

PERMIT FEE: \$ 528.89

TRANSPORTATION IMPACT TAX DUE:
SCHOOLS IMPACT TAX DUE:
SCHOOLS FACILITY PAYMENT DUE:

MUST BE KEPT AT JOB SITE

AN APPROVED FINAL INSPECTION IS REQUIRED PRIOR TO USE OR OCCUPANCY

every new one- or two-family dwelling, every townhouse and any attached accessory structure must be equipped with a fire sprinkler system. A separate sprinkler permit is required for the installation of the fire sprinkler system.

many subdivisions and neighborhoods within Montgomery County have private deed restrictions and covenants regulating building construction. Obtaining a building permit does not relieve the property owner of responsibility for complying with applicable covenants.

NOTICE

THIS APPROVAL DOES NOT INCLUDE PLUMBING, GAS PIPING OR ELECTRICAL OR CONSTRUCTION IN ANY DEDICATED RIGHT-OF-WAY.

NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

Diane R. Schwartz Jones

Director, Department of Permitting Services

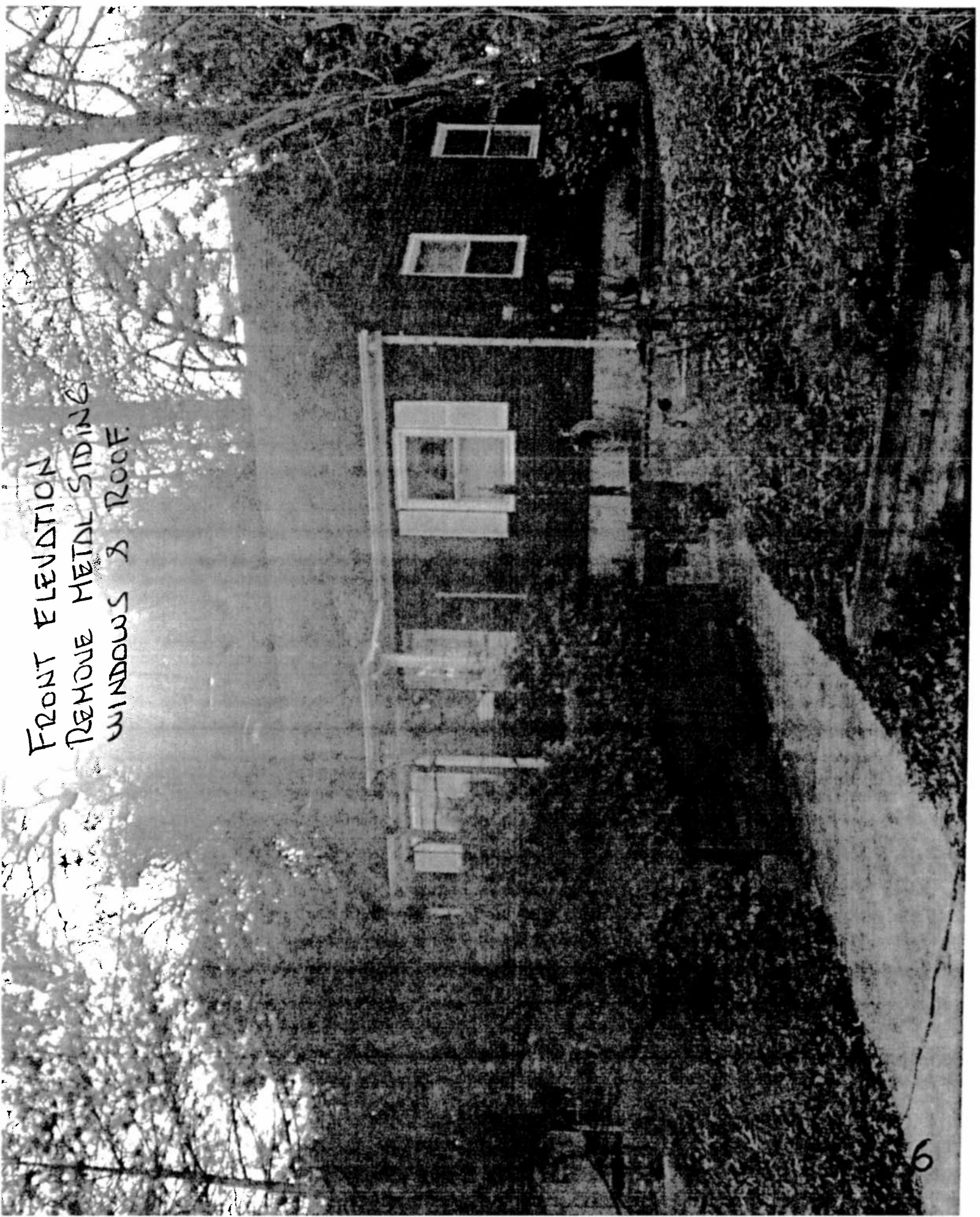
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Luis MOYA

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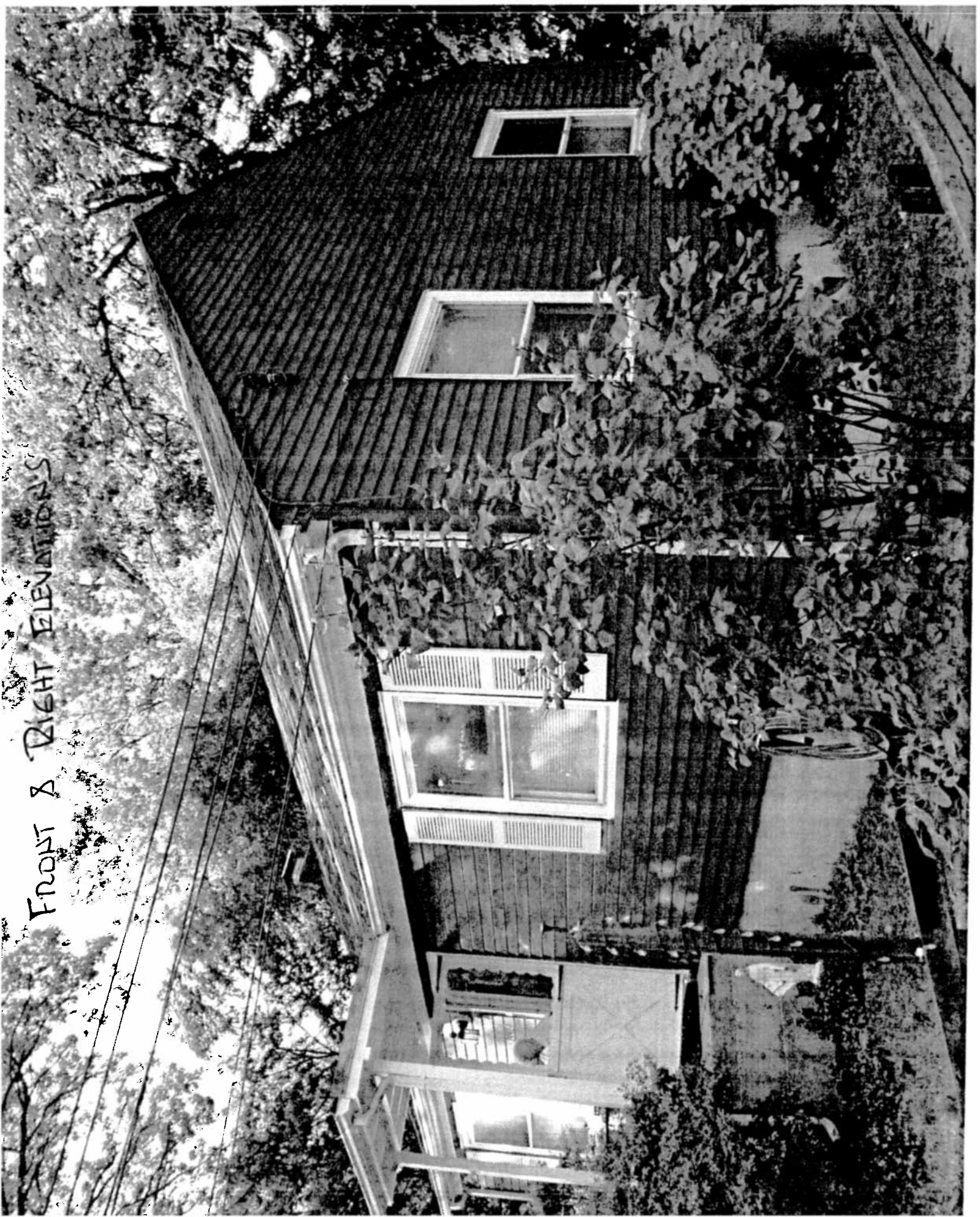


FRONT ELEVATION
REMOVE METAL SIDING
WINDOWS & ROOF



LUIS MOYA

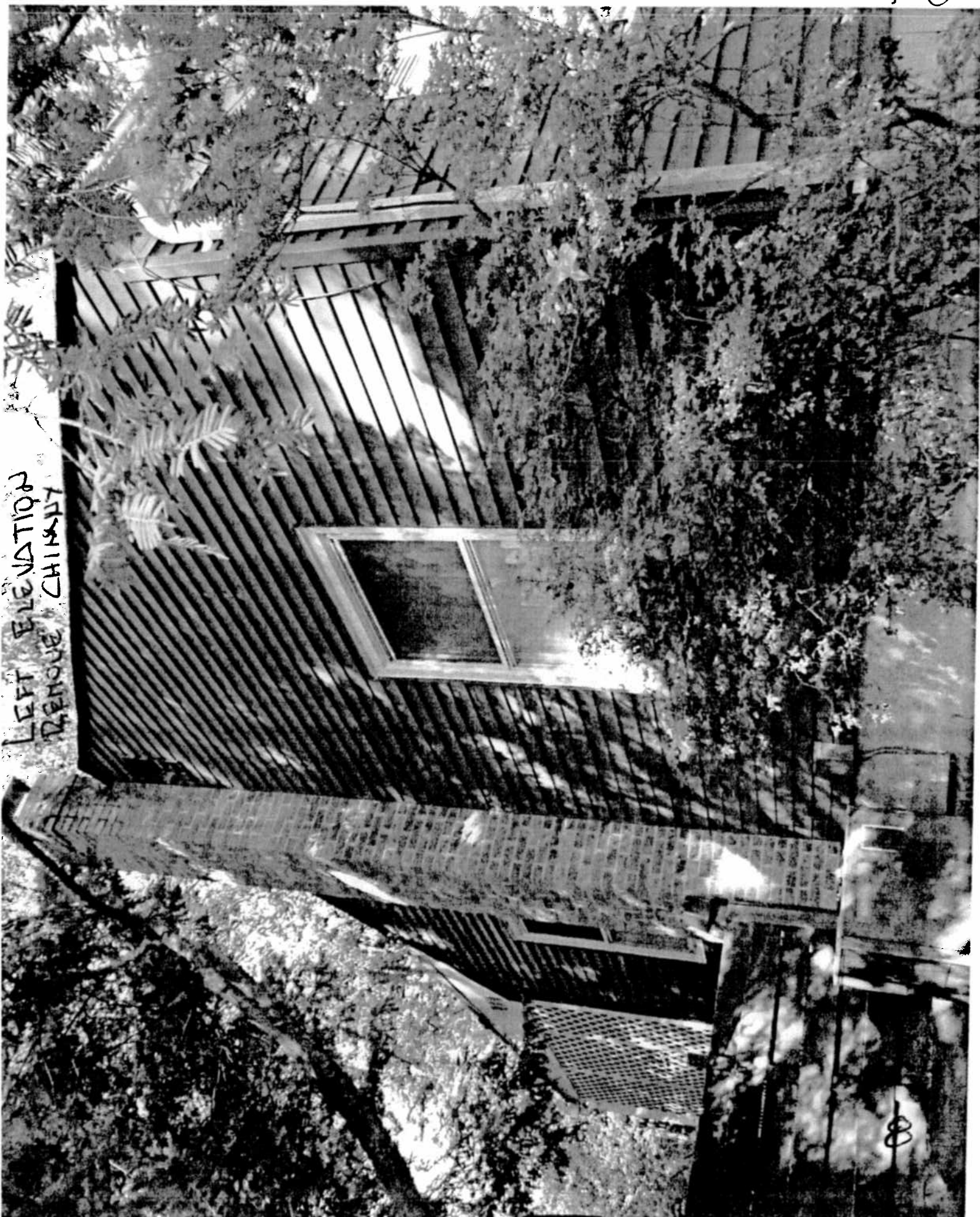
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FRONT & RIGHT ELEVATIONS

LUIS MOYA

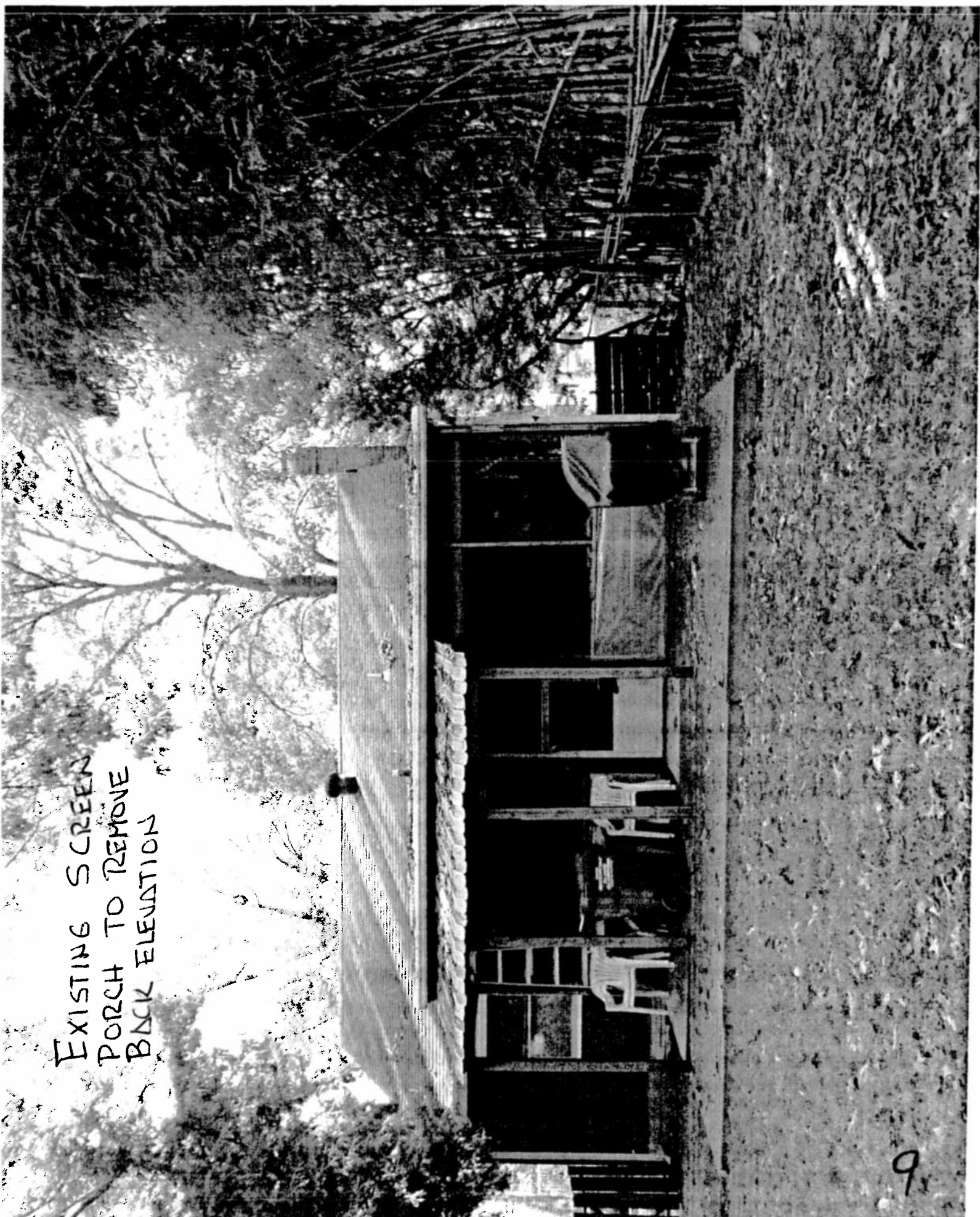
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LEFT ELEVATION
REMOVE CHIMNEY

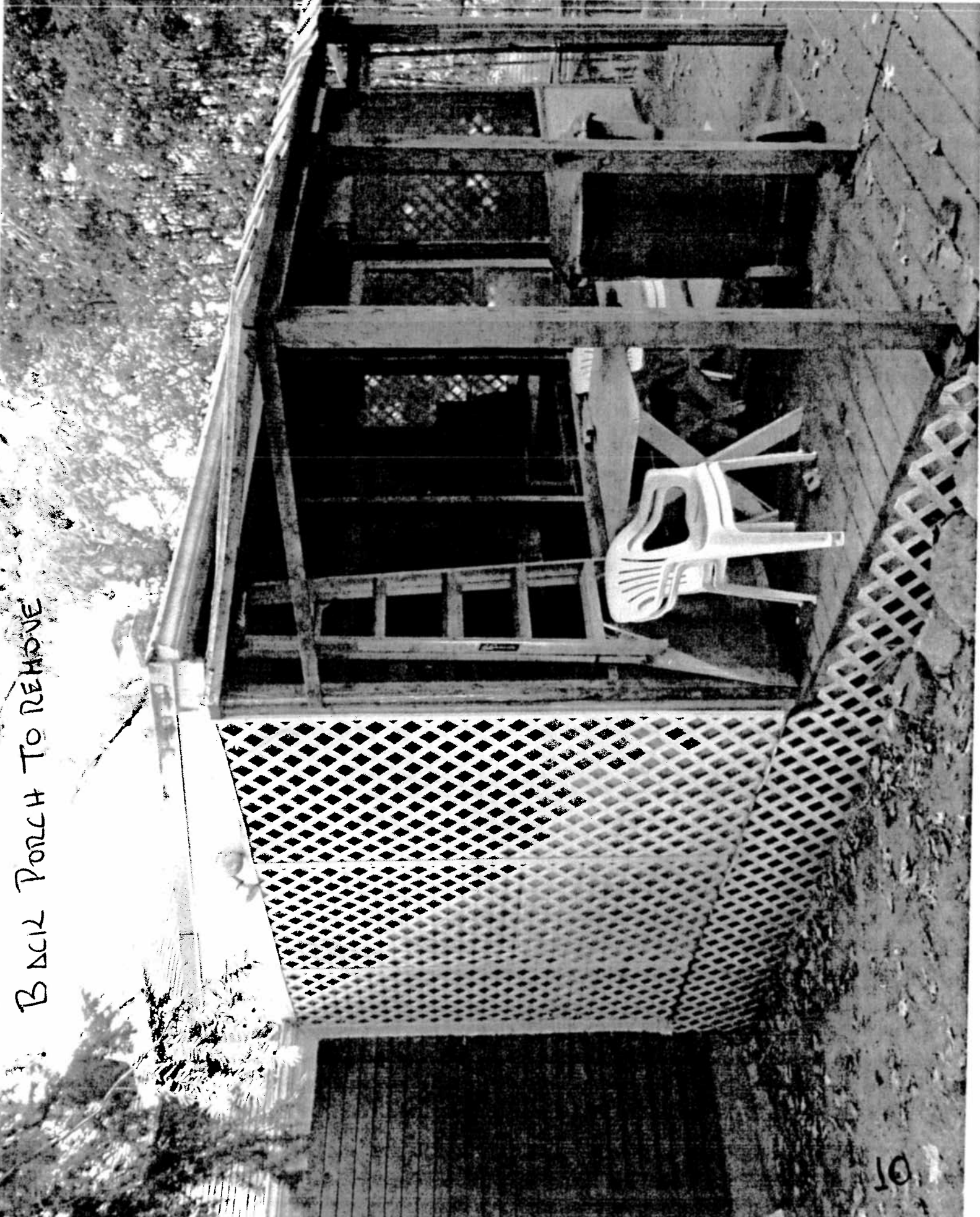
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EXISTING SCREEN
PORCH TO REMOVE
BACK ELEVATION



Luis MOYA #10 (16)

BACK PORCH TO REMOVE



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Ordered By:



CONFIDENCE TITLE & ESCROW

REAL ESTATE SETTLEMENTS

P. 301.740.1880 / F. 301.740.1881



PROPERTY ADDRESS: 10018 Menlo Avenue

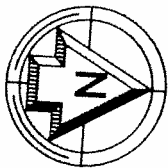
Silver Spring, Maryland 20910

SURVEY NUMBER: MD1209.1707

FIELD WORK DATE: 9/24/2012

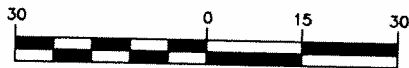
REVISION HISTORY: (rev.1 9/26/2012)

MD1209.1707
LOCATION DRAWING
PART OF LOT 17, BLOCK 32
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND
09-25-2012 SCALE 1"=30'



ADDITION FIRST FLOOR
12.9' X 14.5' & 20.2' X 2.6'
ADDITION SECOND FLOOR
33' X 39.6'
PORCH 33' X 6'

NOTE - FENCE OWNERSHIP NOT DETERMINED



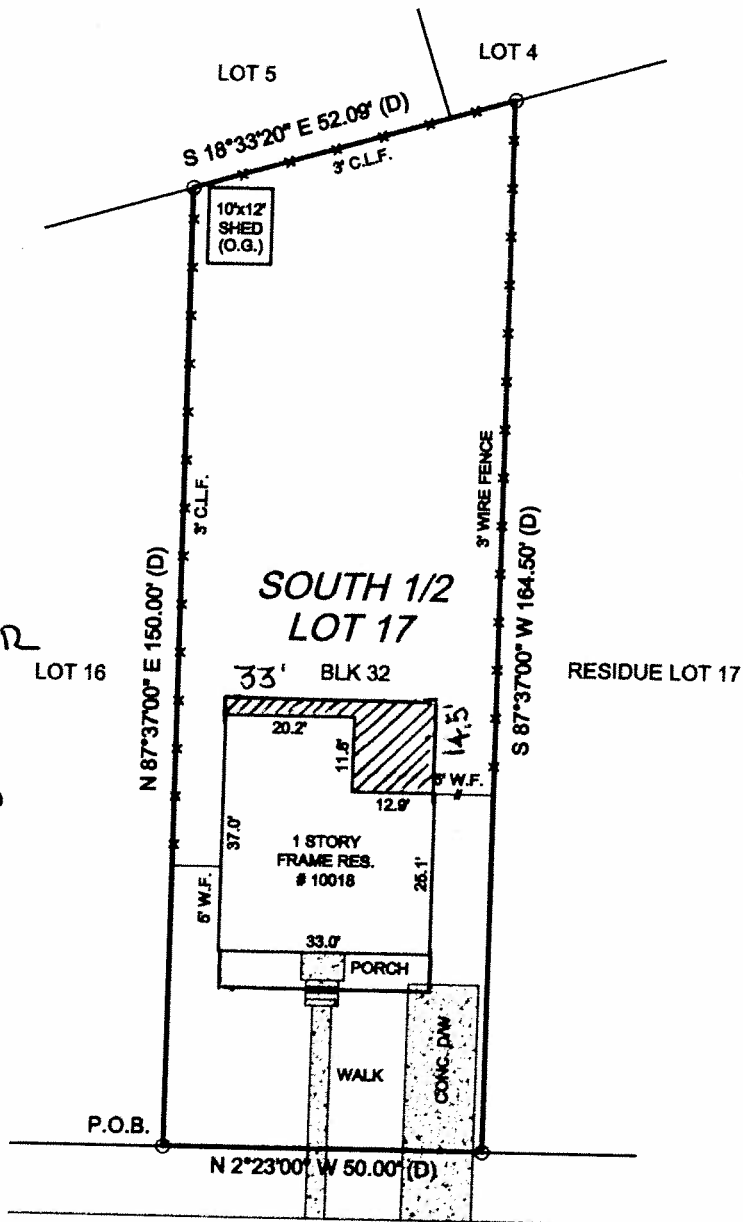
GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=3±



EXPIRES 12-22-2013



MENLO AVENUE
(FORMERLY KNOWN AS METROPOLITAN AVENUE)

Luis Moyra

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LEGAL DESCRIPTION:

ALL THAT PIECE OR PARCEL OF LAND BEING DESCRIBED IN LIBER 2885, FOLIO 41, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

A.K.A. 10018 MENLO AVENUE, SILVER SPRING, MARYLAND.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A DEED AS RECORDED IN LIBER 2885, FOLIO 41 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

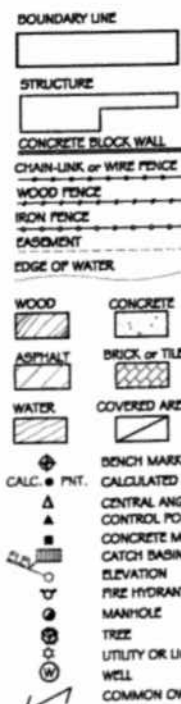
ACCURACY EQUALS THREE FEET PLUS OR MINUS

GENERAL SURVEYOR NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This drawing does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.
4. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/ or right-of-ways may exist that are not shown.
5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.

LEGEND:

SURVEYOR'S LEGEND



AC	AIR CONDITIONING	ID.	IDENTIFICATION	SEW.	SEWER
B.R.	BEARING REFERENCE	INT.	INTERSECTION	S.F.	SQUARE FEET
BUC.	BLOCK	IR.	IRON ROD	SDH	SET DRILL HOLE
B.C.	BLOCK CORNER	IP.	IRON PIPE	SIRC	SET IRON ROD & CAP
B.R.L.	BUILDING RESTRICTION LINE	L	LENGTH	SN	SET NAIL
BSMT.	BASEMENT	LD#	LICENSE # - BUSINESS	SN&D	SET NAIL & DISC
BW	BAYBOX WINDOW	LS#	LICENSE # - SURVEYOR	STY.	STORY
(C)	CALCULATED	(M)	MEASURED	S.T.L.	SURVEY TIE LINE
C	CURVE	N.R.	NON RADIAL	SV	SEWER VALVE
CATV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	SW	SEAWALK
C.B.	CONCRETE BLOCK	O.G.	ON GROUND	S.W.	SEAWALK
CHM.	CHIMNEY	O.C.S.	ON CONCRETE SLAB	TEL.	TELEPHONE FACILITIES
C.L.F.	CHAIN LINK FENCE	O.G.L.	ON GROUND LINE	T.O.B.	TOP OF BANK
C.O.	CLEAN OUT	O.H.L.	OVERHEAD LINE	TX	TRANSFORMER
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORD BOOK	TY.	TYPICAL
C.V.G.	CONCRETE VALLEY GUTTER	OH.	OVERHANG	WC	WITNESS CORNER
CL	CENTER LINE	OIA	OVERALL	WF	WATER FILTER
CS	CONCRETE SLAB	OIS	OFFSET	W.F.	WOODEN FENCE
CP	COVERED PORCH	PKN	PARKER-KALON NAIL	WM	WATER MET/WALVE BOX
CSW	CONCRETE SIDEWALK	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WV	WATER VALVE
COR.	CORNER	PLS	PROFESSIONAL LAND SURVEYOR	V.F.	VINYL FENCE
(D)	DEED	(P)	PLAT		
DW	DRIVEWAY	P/E	POOL EQUIPMENT		
D.F.	DRAIN FIELD	PLT	PLANTER		
EUB	ELECTRIC UTILITY BOX	PP	PINCHED PIPE		
ENCL.	ENCLOSURE	P.B.	PLAT BOOK		
ENT.	ENTRANCE	P.I.	POINT OF INTERSECTION	A.E.	ANCHOR EASEMENT
E.O.P.	EDGE OF PAVEMENT	P.O.B.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE ESMT.
E.O.W.	EDGE OF WATER	P.O.C.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
FL	FENCE LINE	P.T.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT
FP	FENCE POST	P.C.	POINT OF CURVATURE	ESMT.	EASEMENT
(F)	FIELD	P.C.C.	POINT OF COMPOUND CURVATURE	I.E.E.	INGRESS/EGRESS ESMT.
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVATURE	IRR.E.	IRRIGATION EASEMENT
FDH	FOUND DRILL HOLE	P.R.C.P.	POINT OF REVERSE CURVATURE PERMANENT CONTROL POINT	L.A.E.	LIMITED ACCESS ESMT.
FPIC	FOUND IRON PIPE & CAP	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
FIRC	FOUND IRON ROD & CAP	R	RADIUS or RADIAL	L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
FR	FOUND IRON ROD	(R)	RECORD	M.E.	MAINTENANCE EASEMENT
FRP	FOUND IRON PIPE	RES.	RESIDENCE	P.U.E.	PUBLIC UTILITY EASEMENT
FCM	FND. CONCRETE MONUMENT	ROW	RIGHT OF WAY	R.O.E.	ROOF OVERHANG ESMT.
FN	FOUND NAIL	(S)	SURVEY	S.W.E.	SIDWALK EASEMENT
FND	FOUND NAIL & DISC	S.B.L.	SETBACK LINE	S.W.M.E.	STORM WATER MANAGEMENT ESMT.
FND.	FOUND	S.C.L.	SURVEY CLOSURE LINE	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
GAR.	GARAGE	SCR.	SCREEN	U.E.	UTILITY EASEMENT
GM	GAS METER	SDH	SET DRILL HOLE		
		SEP.	SEPTIC TANK		

SEW.	SEWER
S.F.	SQUARE FEET
SDH	SET DRILL HOLE
SIRC	SET IRON ROD & CAP
SN	SET NAIL
SN&D	SET NAIL & DISC
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SEAWALK
S.W.	SEAWALK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TY.	TYPICAL
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER MET/WALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

18

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent to you, you must use a hash calculator. A free

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

OFFER VALID ONLY FOR THE BUYER LISTED ON PAGE 1.

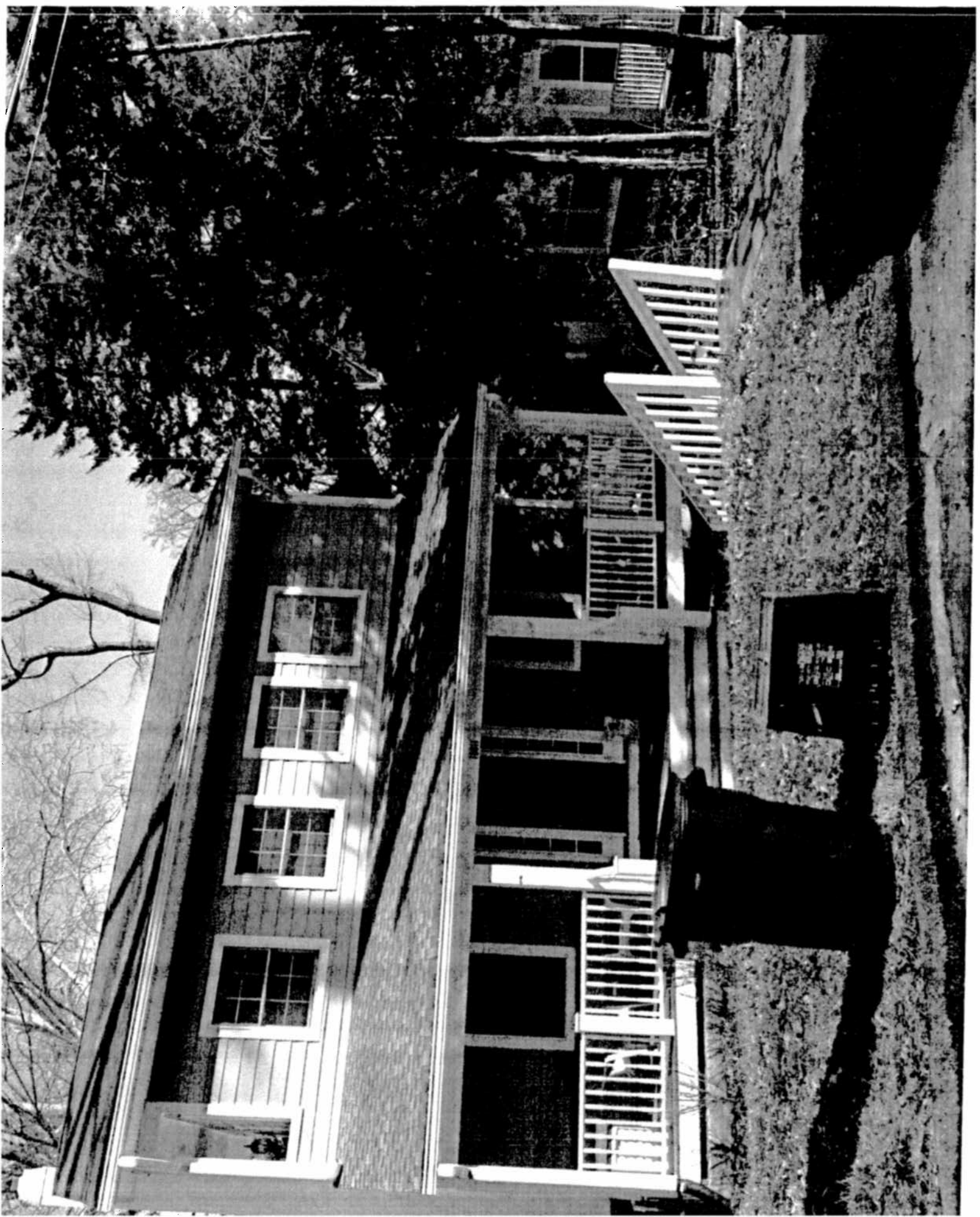


(19)

10020

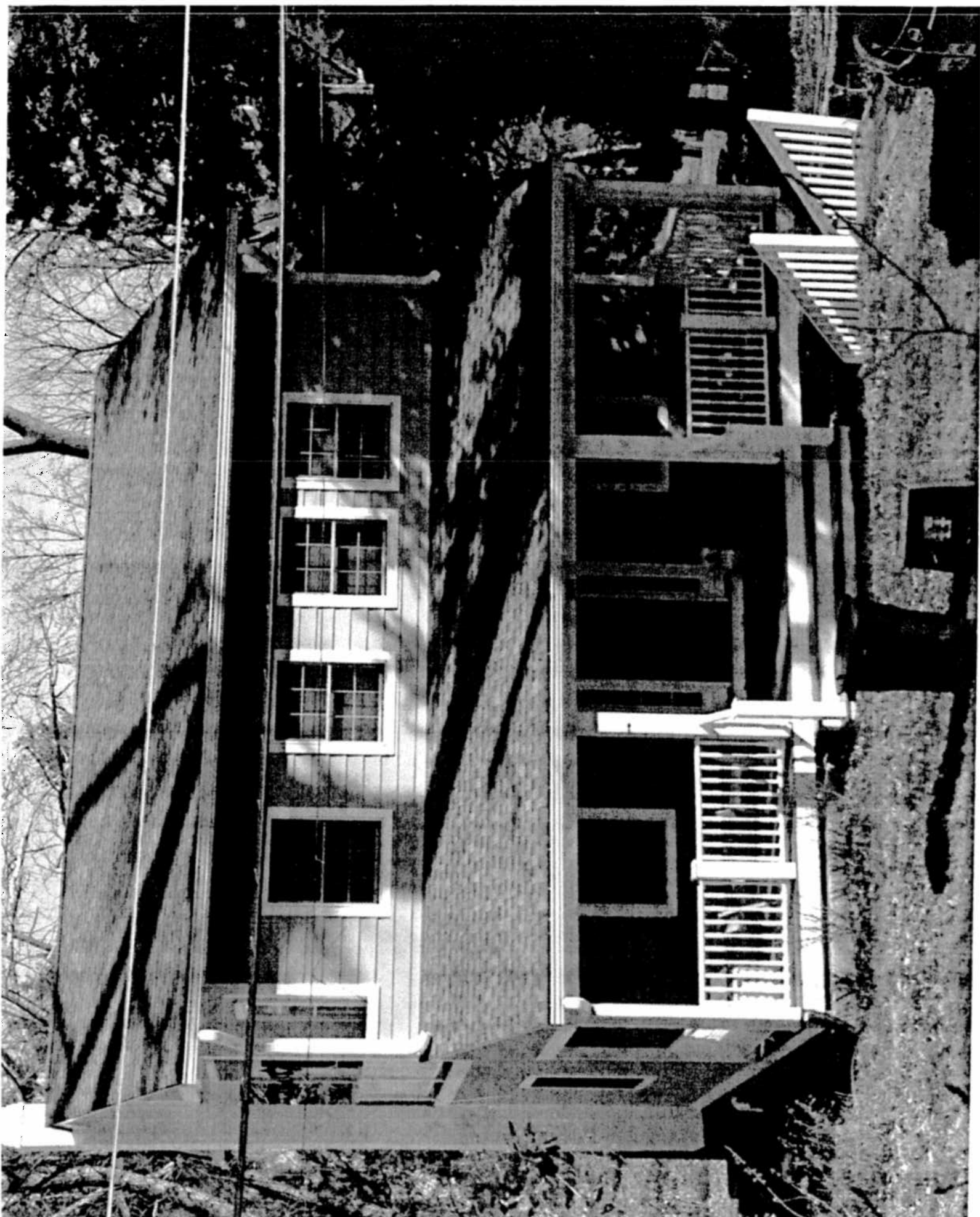
Heald Av.



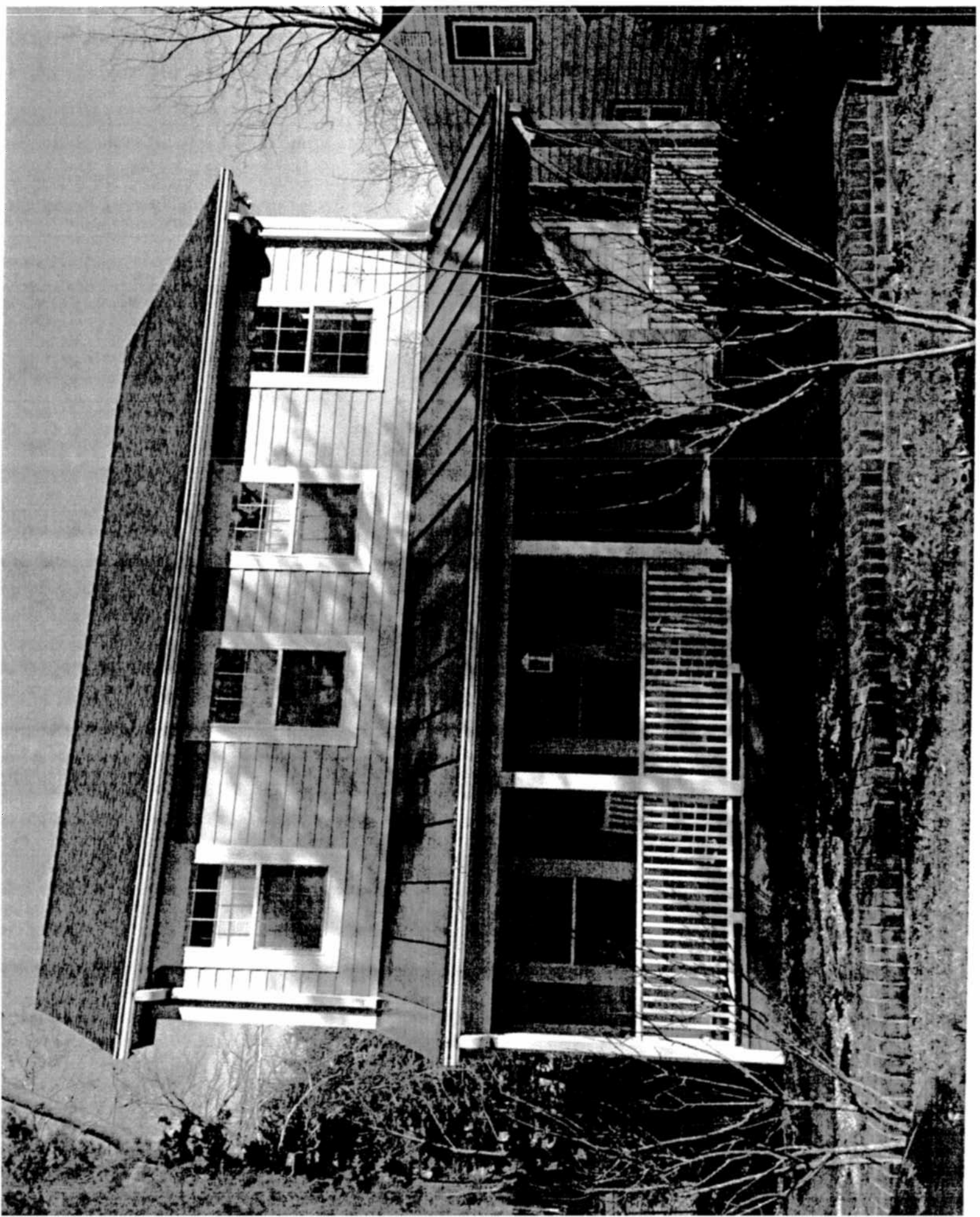


Front View of House

(21)



(22) Front View of House

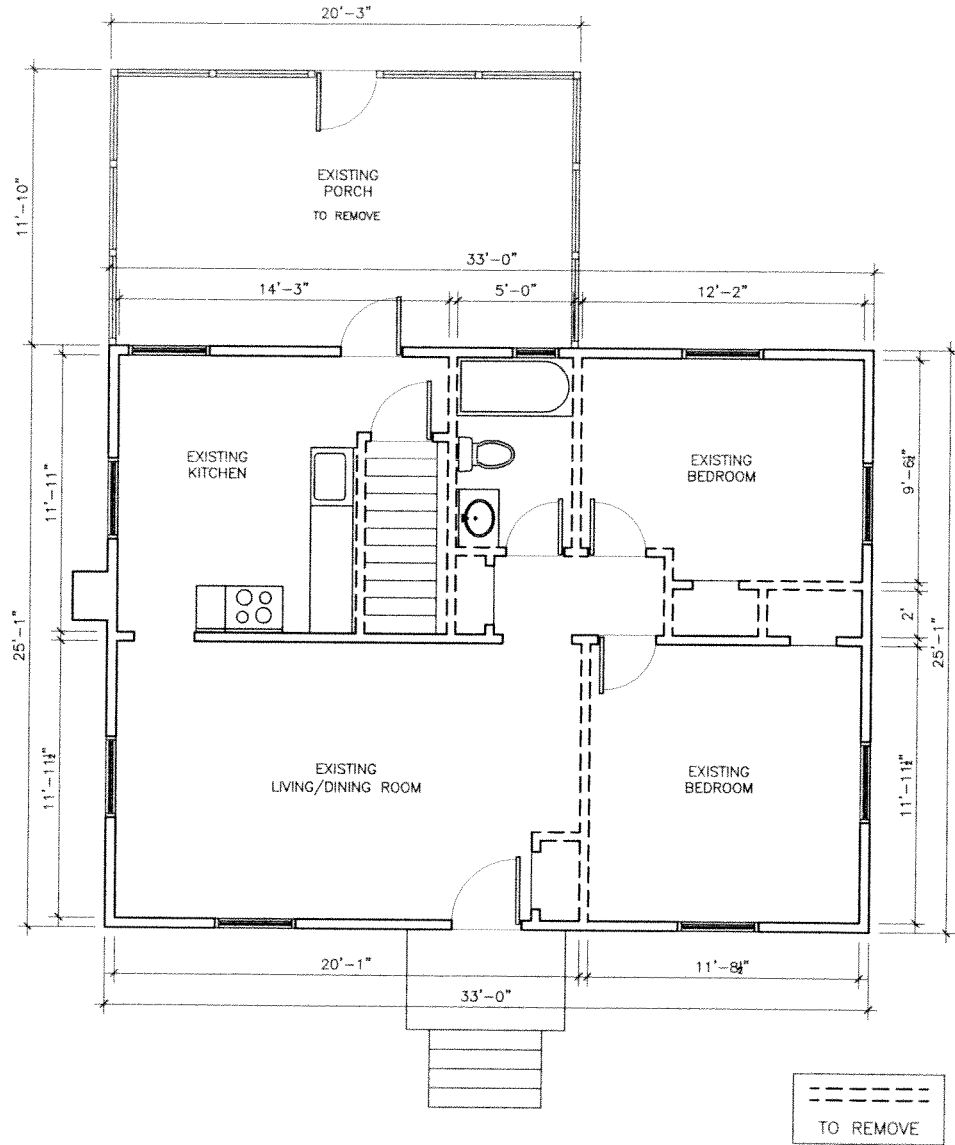


23

MEHRA RESIDENCE

**10018 MENLO AV
SILVER SPRING, MD 20910
NOVEMBER 2012
ADDITION**

23

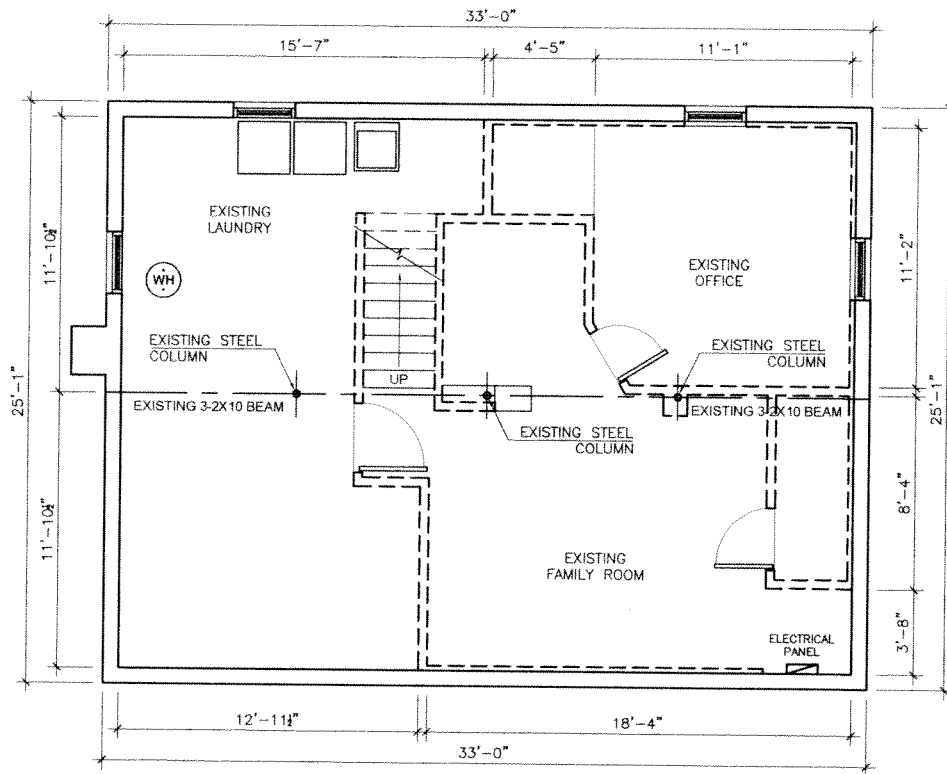


EXISTING FIRST FLOOR PLAN

3/16" = 1'-0"

10018 MENLO AV. SILVER SPRING

24



EXISTING BASEMENT PLAN

3/16" = 1'-0"

10018 MENLO AV. SILVER SPRING

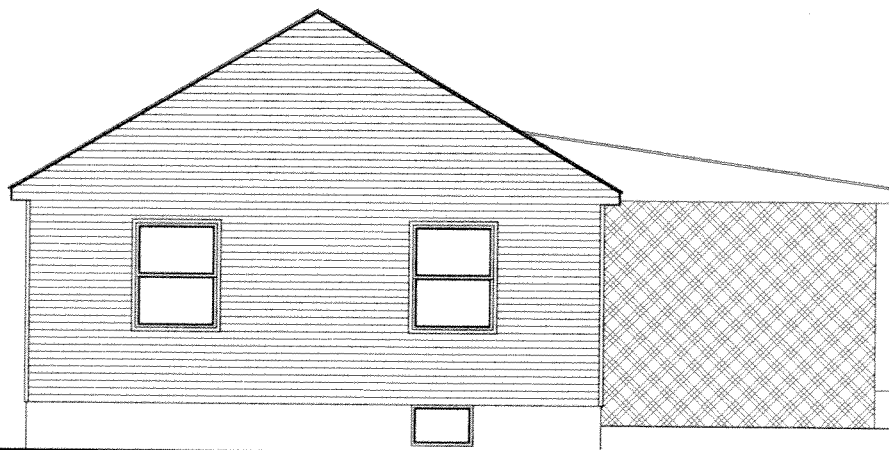
25

1. REMOVE EXISTING WINDOWS
2. REMOVE EXISTING METAL SIDING
3. REMOVE EXISTING ROOF
4. REMOVE EXISTING BACK PORCH



EXISTING FRONT ELEVATION

$3/16" = 1'-0"$

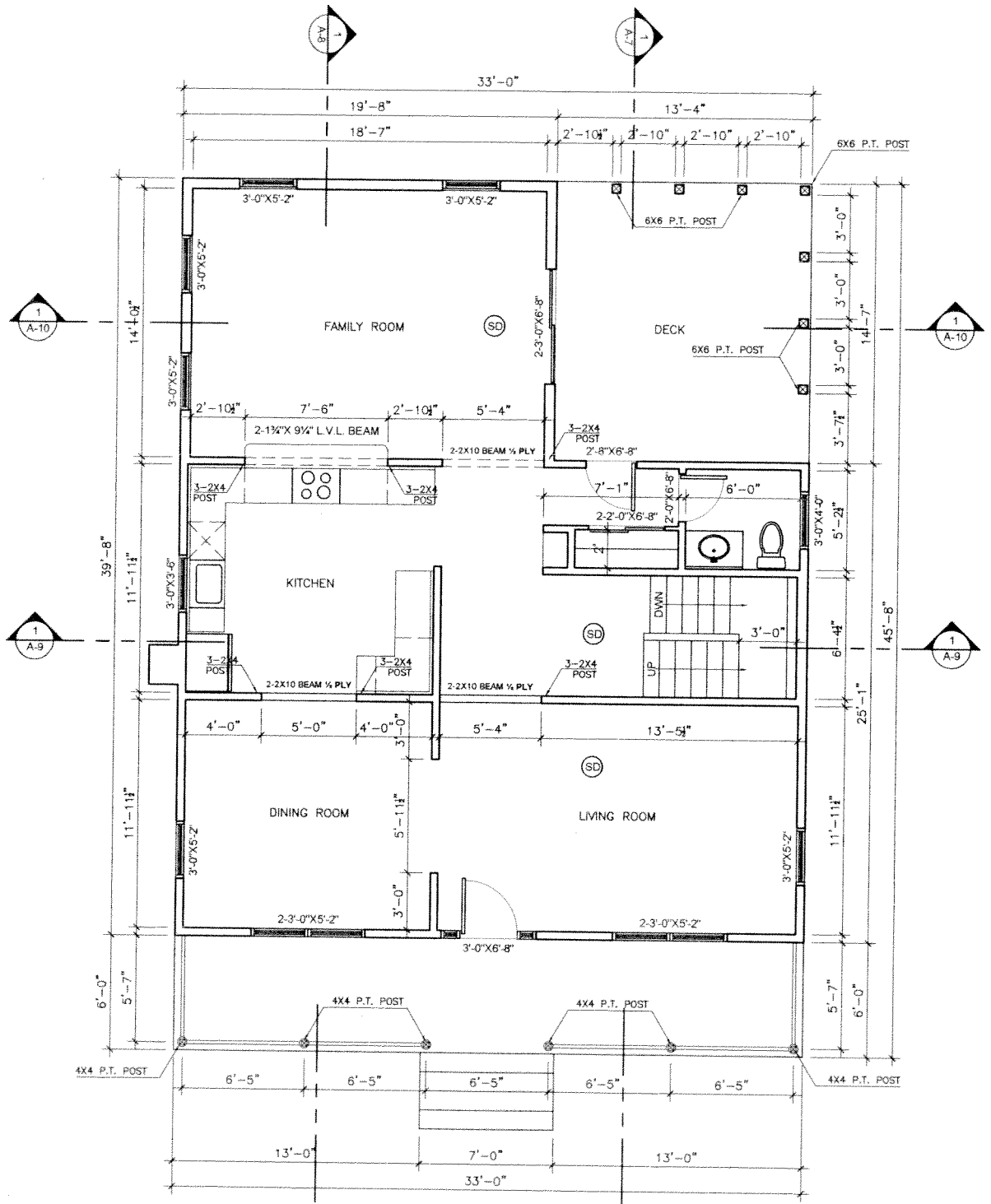


EXISTING RIGHT ELEVATION

$3/16" = 1'-0"$

10018 MENLO AV. SILVER SPRING

26

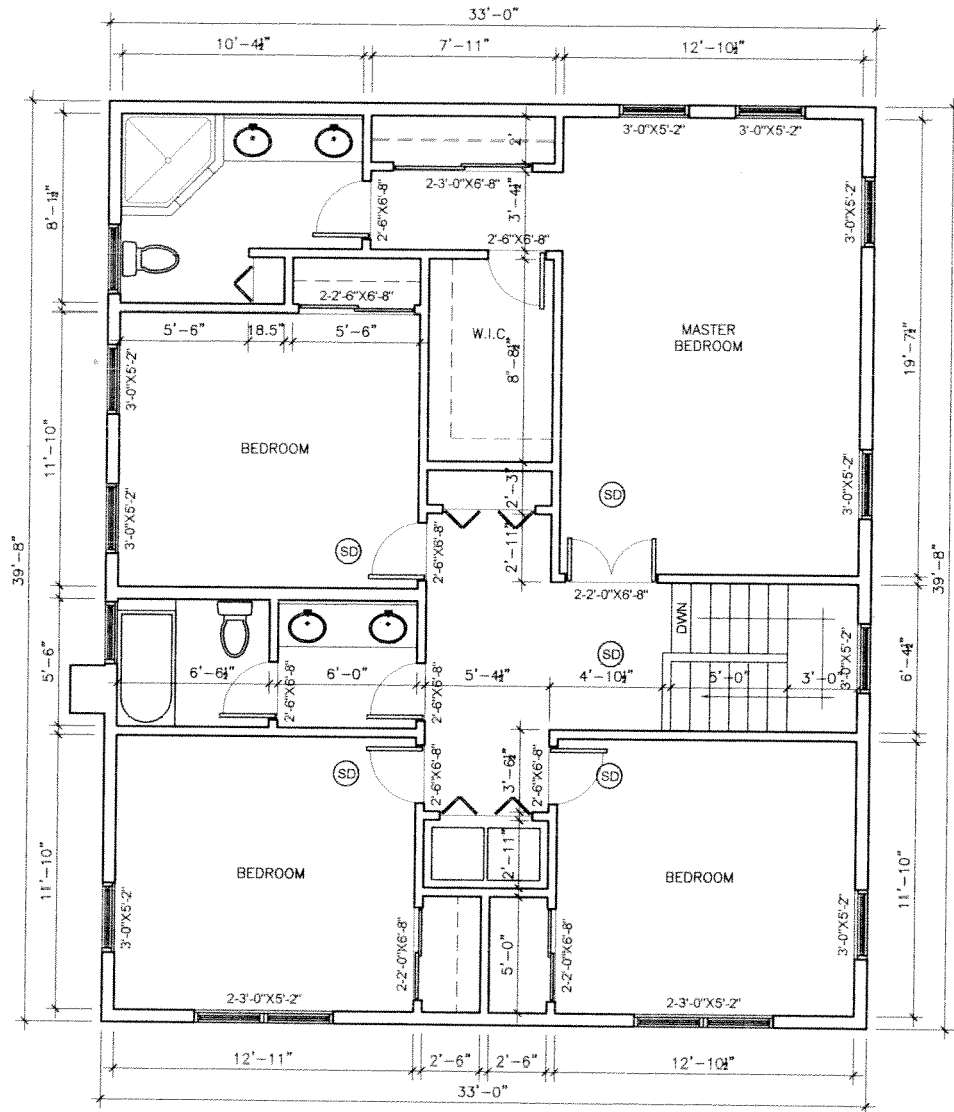


FIRST FLOOR PLAN PROPOSAL

3/16" = 1'-0"

10018 MENLO AV. SILVER SPRING

27

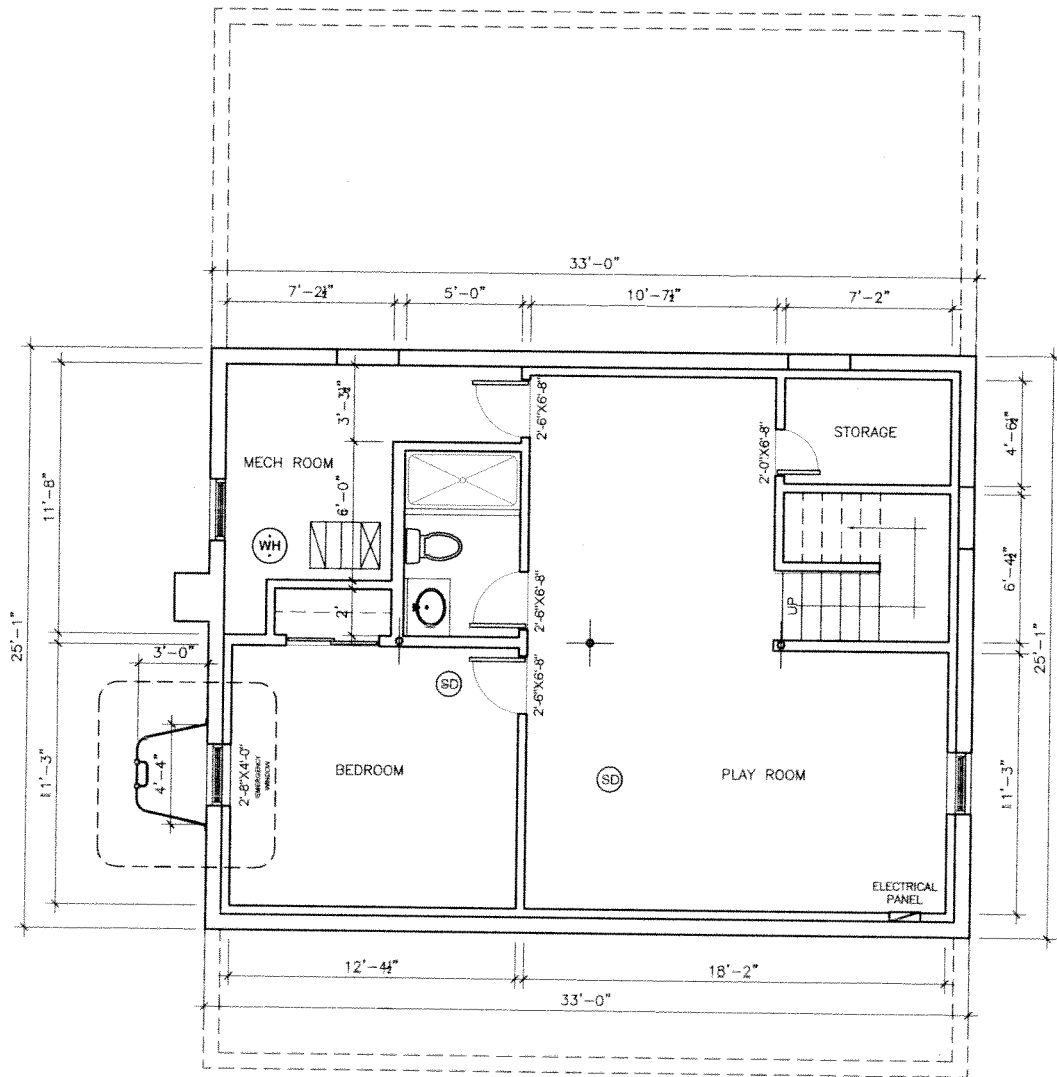


SECOND FLOOR PLAN PROPOSAL

3/16" = 1'-0"

10018 MENLO AV. SILVER SPRING

(Handwritten signature)



BASEMENT PLAN PROPOSAL

3/16" = 1'-0"

10018 MENLO AV. SILVER SPRING

29

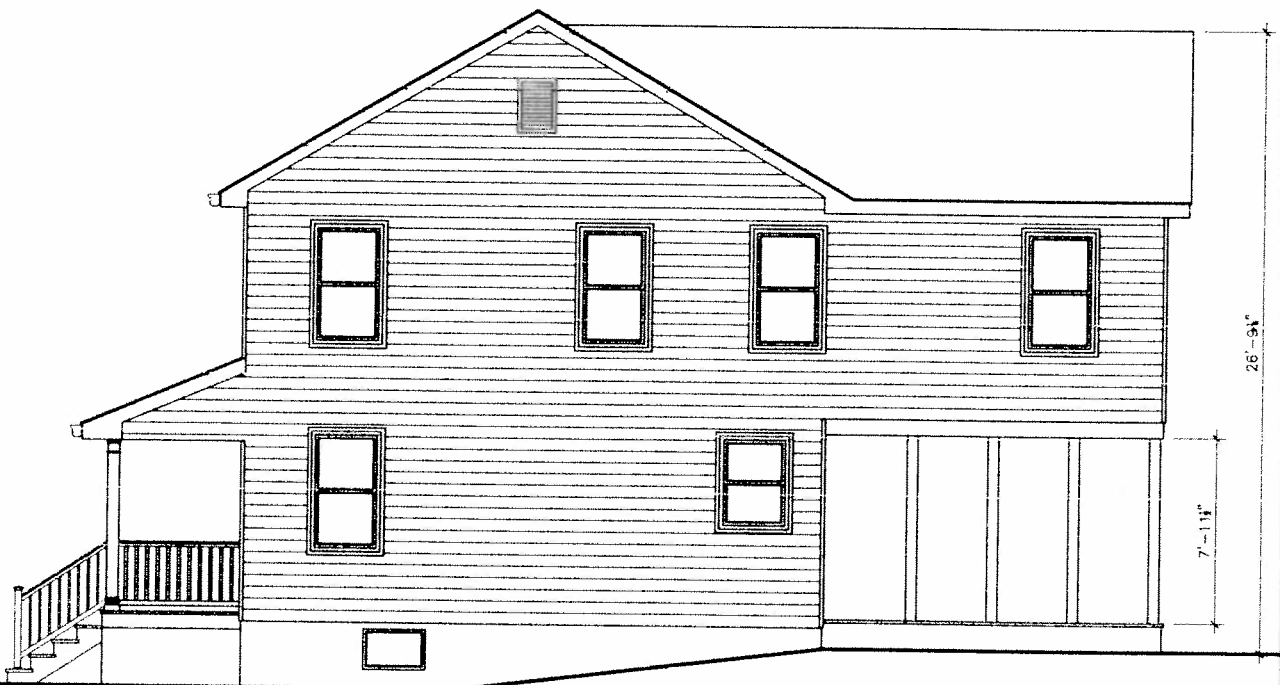
- 1. NEW HARDY BOARD SIDING
- 2. NEW VINYL WINDOWS 2-3'-0"X5'-2"



FRONT ELEVATION PROPOSAL

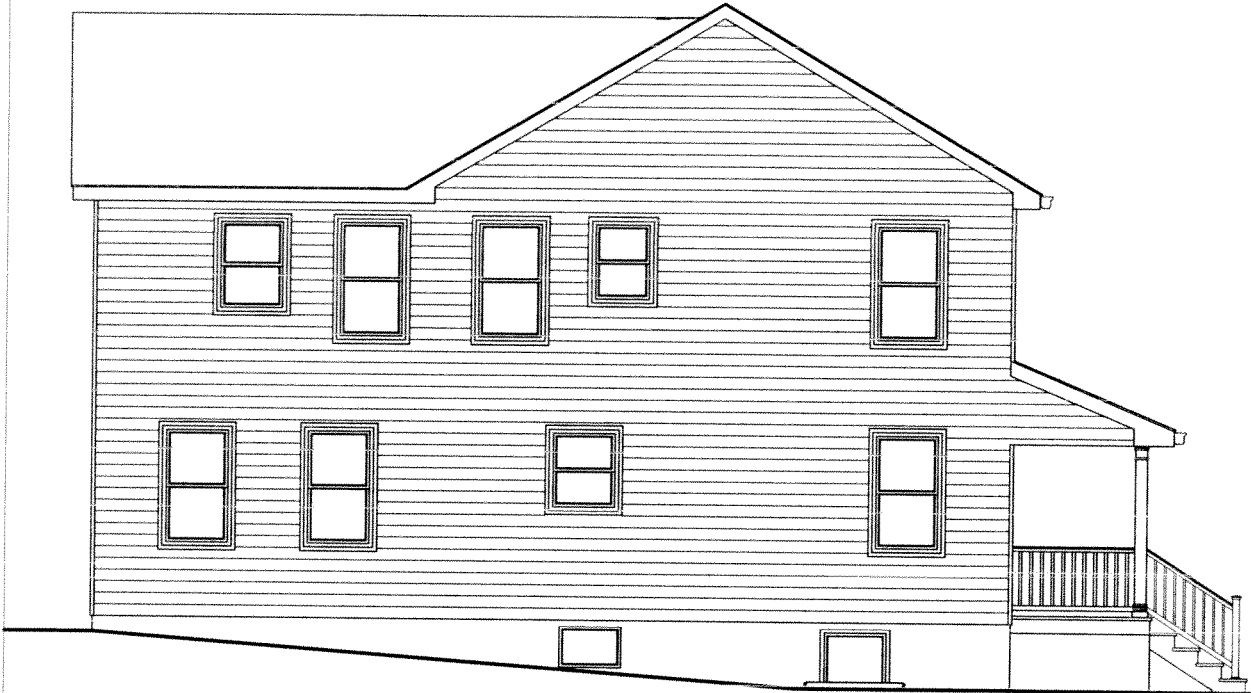
3/16" = 1'-0"

- 3. NEW ROOF ASPHALT SHINGLE
- 4. FRONT PORCH. WOOD DECORA COLUMNS



RIGHT ELEVATION PROPOSAL

3/16" = 1'-0"



LEFT ELEVATION PROPOSAL

3/16" = 1'-0"



BACK ELEVATION PROPOSAL

3/16" = 1'-0"

31

TYP ROOF, ASPHALT SHINGLE ON # 15
 ROOF FELT, ON 1/2" PLYWOOD SHEATHING
 PRE-ENGINE ROOF TRUSSES @ 24" O.C.

R-49 BATT INSULATION

2-2X6 TOP PLATE

TYP HARDY BOARD SIDING

1/2" PLYWOOD SHEATHING, V.B.

2X6 STUD @ 16" O.C. R-19 BATT INSULA

1/2" GYPSUM WALL BOARD

3/4" PLYWOOD T&G, FINISH FLOOR T.B.D

2X6 BOTTOM PLATE

2X10 JOISTS @ 16" O.C.

EXISTING 2-2X4 TOP PLATE

TYP HARDY BOARD SIDING

EXISTING 1/2" PLYWOOD SHEATHING, V.B.

EXISTING 2X4 STUD @ 16" O.C.

EXISTING 3/4" SUB-FLOOR

EXISTING 2X4 BOTTOM PLATE

EXISTING 2X8 JOISTS @ 16" O.C.

EXISTING 2X6 P.T. SILL PLATE

EXISTING 4" CONCRETE SLAB

EXISTING 8" C.M.U. WALL

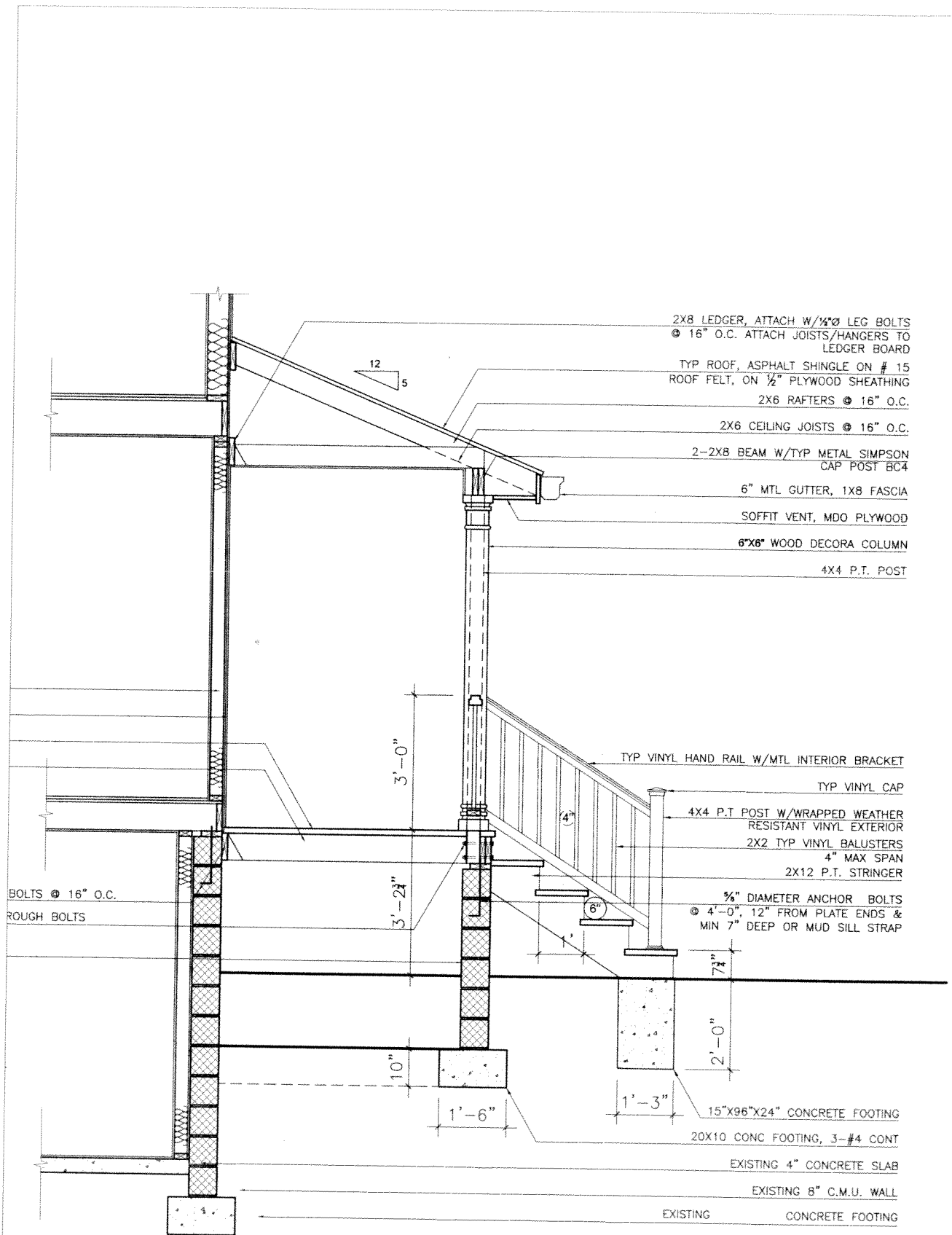
EXISTING 24"X10" CONCRETE FOOTING

EXTERIOR WALL SECTION DETAIL

= 1'-0"

10018 MENLO AV. SILVER SPRING

32



2X8 LEDGER, ATTACH W/1/2" Ø LEG BOLTS
 @ 16" O.C. ATTACH JOISTS/HANGERS TO
 LEDGER BOARD
 TYP ROOF, ASPHALT SHINGLE ON # 15
 ROOF FELT, ON 1/2" PLYWOOD SHEATHING
 2X6 RAFTERS @ 16" O.C.
 2X6 CEILING JOISTS @ 16" O.C.
 2-2X8 BEAM W/TYP METAL SIMPSON
 CAP POST BC4
 6" MTL GUTTER, 1X8 FASCIA
 SOFFIT VENT, MDO PLYWOOD
 6"X6" WOOD DECORA COLUMN
 4X4 P.T. POST

TYP VINYL HAND RAIL W/MTL INTERIOR BRACKET
 TYP VINYL CAP
 4X4 P.T. POST W/WRAPPED WEATHER
 RESISTANT VINYL EXTERIOR
 2X2 TYP VINYL BALUSTERS
 4" MAX SPAN
 2X12 P.T. STRINGER
 5/8" DIAMETER ANCHOR BOLTS
 @ 4'-0", 12" FROM PLATE ENDS &
 MIN 7" DEEP OR MUD SILL STRAP

BOLTS @ 16" O.C.
 ROUGH BOLTS

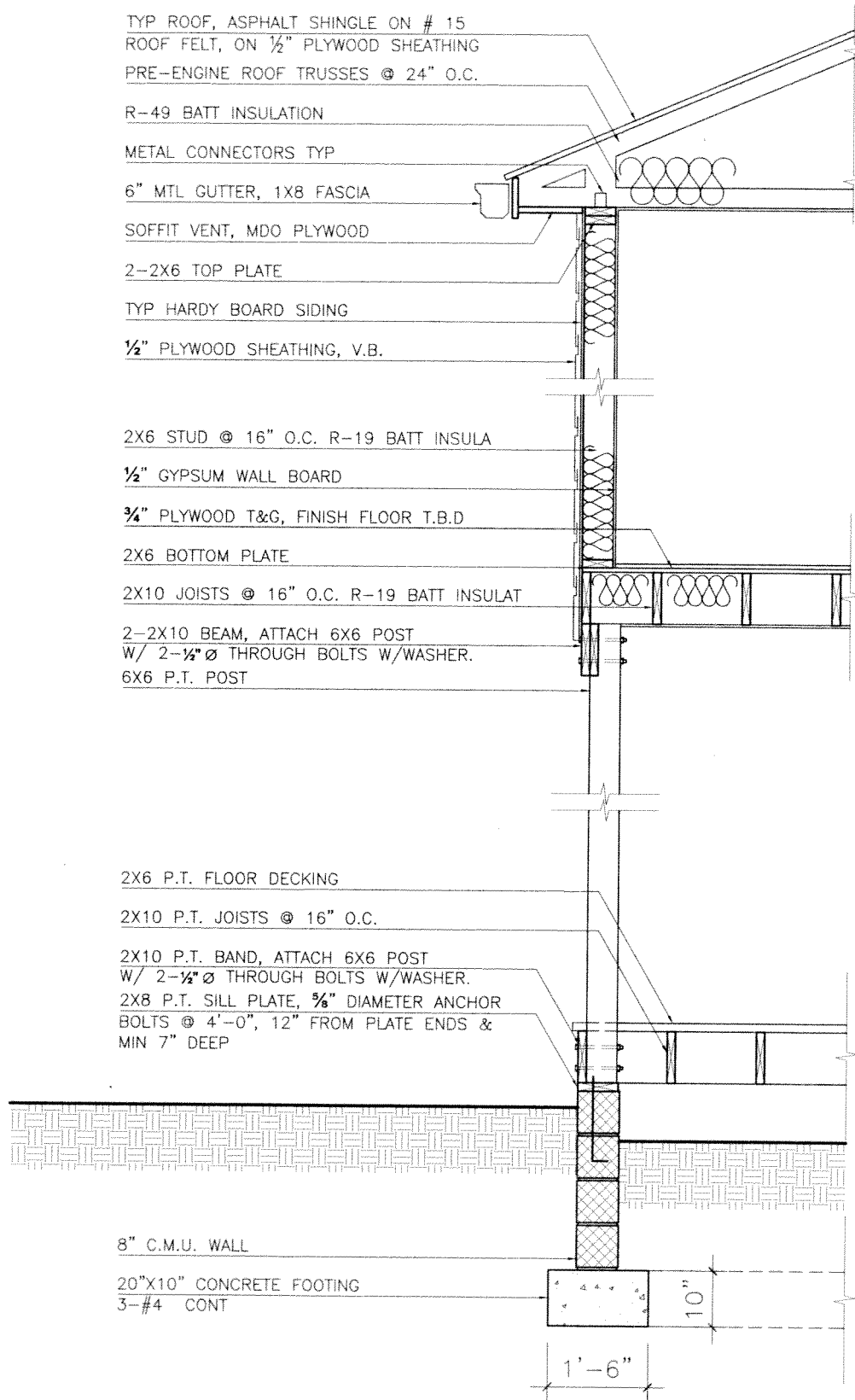
15"X96"X24" CONCRETE FOOTING
 20X10 CONC FOOTING, 3-#4 CONT
 EXISTING 4" CONCRETE SLAB
 EXISTING 8" C.M.U. WALL
 EXISTING CONCRETE FOOTING

FRONT PORCH SECTION DETAIL

1/2" = 1'-0"

10018 MENLO AV. SILVER SPRING

33



EXTERIOR WALL @ DECK SECTION DETAIL

1/2" = 1'-0"

10018 MENLO AV. SILVER SPRING

34

January 31, 2013

To
The Historic Preservation Society

As instructed by your office, the following letter have been shown and signed by the immediate neighbors of 10018 Menlo Avenue, Silver Spring, MD 20910

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910



This is to inform you that the house pictured above, located at 10018 MENLO AVENUE, Silver Spring Is being renovated and it will be reviewed by the Historic Preservation Society on February 13th, 2013.

This letter is for your information.

You are requested to kindly sign the letter in acknowledgement.

Thank you.

A handwritten signature in cursive script that reads "Serena Mehra".

Serena Mehra

35

1. 10012 MENLO AVENUE – Penelope Maza – neighbor on the left
2. 10020 MENLO AVENUE – Rochelle Cohen – neighbor on the right
3. 10013 MENLOV AVENUE – Rudolph Cebulla – neighbor in front
4. 9925 CAPITAL VIEW AVE – Drew Snyder – neighbor, on rear abutting property at the back
5. 9921 CAPITAL VIEW AVE – William Yoffee – neighbor, rear abutting property.

They have been personally informed about the HPS architectural review for 10018 Menlo Avenue, on February 13, 2013.

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910



This is to inform you that the house pictured above, located at 10018 MENLO AVENUE, Silver Spring is being renovated and it will be reviewed by the Historic Preservation Society on February 13th, 2013.

This letter is for your information.

You are requested to kindly sign the letter in acknowledgement.

Thank you.

Serena Mehra
(present home owner)
301-613-4166

Rudolf K. Rebulka
10013 Menlo Ave. 301-585-2045

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910



This is to inform you that the house pictured above, located at 10018 MENLO AVENUE, Silver Spring is being renovated and it will be reviewed by the Historic Preservation Society on February 13th, 2013.

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You are requested to kindly sign the letter in acknowledgement.

Thank you.

Serena Mehra
(present home owner)
301-613-4166

*I have seen this!
Envelope to Mary
10012 Menlo Ave.*

Silver Spring, MD 20910

33

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910



This is to inform you that the house pictured above, located at 10018 MENLO AVENUE, Silver Spring is being renovated and it will be reviewed by the Historic Preservation Society on February 13th, 2013.

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Thank you.

Serena Mehra
(present home owner)
301-613-4166

William Joffe
9921 Capitol View Ave
Silver Spring MD 20910

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910

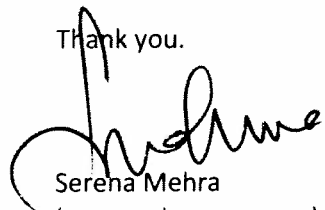


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Thank you.


Serena Mehra
(present home owner)
301-613-4166

Drew Snyder
9925 Capitol View Ave.
Silver Spring, MD
20910



301-4958345

January 30, 2012

10018 Menlo Avenue
Silver Spring, MD 20910

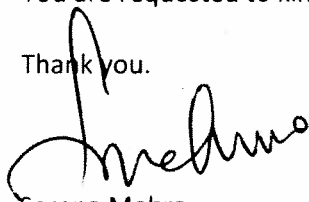


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You are requested to kindly sign the letter in acknowledgement.

Thank you.


Serena Mehra
(present home owner)
301-613-4166

Thanks —
Rachelle
Cohen

10020 MENLO AVE

(41)