(HPC Case # 3/07-107)
Capital Niw Pa/K Historic District

3015881552

#### FAX COVER SHEET

CAROL IRELAND

10023 Menlo Avenue

Silver Spring, MD 20910

Phone: 301-588-4420

Fax: 301-588-1552 CAMELIDZ@his.com

FOR: Josh Selver

To: Josh Silver

Telephone: 30 | 563 3400

Title: Stall Hestaran

Organization #. PC

Date:

HAWP 31/07-105 10305 Metrophitan avenue

Sincerely,

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER:

Sending Fax: 301-588-1552

Receiving Fax: 3015633412

This mesbage is intended only for the use of the individual or shtity to which it is addressed and may contain information that is privileged. Considertial, or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient. You are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and rexurn the original message to us at the above addinger via the u.s. pobtal service, thank you.

Please call 301-588-4420 in the event of transmission difficulty.

HPC November 10, 2010

3015881552

ATTN: Josh Silver

HAWP 31/07-10J

10305 Metropolitan Avenue

The Capitol View Park Historic Review Committee as per our earlier letter during the preliminary discussions agrees with the consistent window type and roof form found in this HAWP. The Executive Board of the Civic Association is concerned with the address as being on Metropolitan Avenue as this property was once part of the historic Dwyer House located at 10245 Capitol View Avenue. Since this property is part of the Capitol View Park Historic District It would be preferred the house address be on Capitol View Avenue as part of its historic location.

We also are concerned that trees be protected and that the owner submit a tree protection plan as

Sincerely,

Carol Ireland and Duncan Tebow, co-chairs, Historic Review Committee

Michelle Forzley, President, Capitol view Park Citizens Association

Date: 11/10/10

To: Historic Preservation Commission

From: Patricia M. Mulready M.S. M. Philipper PCA 10233 Capital Vin Ave 15: Sust Spring, MD 20916 Re, Agenda Item I.I. Van Construction at 10305 Metropolitan Avenue, CVP Historic Division

After sporting with Mr. Baver Dermal I have concluded that his expressed desire to build a gmalling house than the one already approved for the lot; pretect the existing Const, on tree conservation plan, & flood plan; & build a "showigse" home mans he will be an excellent new neighbor,

The Capital View Past community hopes when he is reachy he will join in our activities I perhaps become a member of the Historic Preservation Committee, which would utilize his expertise as an architect.

when the time comes, we hope be will notify us to allow people to dig up & transplant the smaller Freest bushes which would be distroyed during the building process. Obviously people doing so would agree it was all their own risk. There is no requirementate do so.

Thank you la please parden my computer breakilown).



# HISTORIC PRESERVATION COMMISSION

lsiah Leggett County Executive

> Leslie Miles Acting-Chairperson

Date: March 22, 2011

**MEMORANDUM** 

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #552024, construction of a new house

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 November 10, 2010

1. If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the

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 Applicant:

Address:

10305 Metropolitan Avenue, Kensington

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:	DAUER L	XERNEL
	برمسيد	- 0 0 -	)(1	Daytime Phone No.:	703-5	99-9953
Tex Account No.:	_ <u>``</u>	5200	19			
Name of Property Ov	vner. BA	UER DE	RMEL	Daytime Phone No.:	703-59	79-9953
						22.043
Contractor: NA			, ,	,		<i>20</i> Com
Contractor Registrati	ion No.: <u>N</u>	Δ		·	,	
Agent for Owner: _	HA	·		Daytime Phone No.:	NA	
LOCATION OF SU	DINGPLE	AISE				
House Number:	9305	5	Street	METROPOL	JTAH AVE	ande
						APITOL VIEW AVE
Lot: 21	Block:	2 Subdiv	ision: NA PLAT	T 44 2339	7	AL HOE WILLIAM
Liber:	Fatio:			( 10 2 2 2 7 7 1		
	• •					
PART ONE: TYPE	OF PERMIT A	CTION AND USE				
IA. CHECK ALL APP				APPLICABLE:		
Construct	☐ Extend	☐ Alter/Renovate	· 🗆 🗖 A/C	☐ Slab ☐ Room	Addition 🗆 Por	th Deck Shed
☐ Move	🗌 Install	☐ Wreck/Raze	□ Sotar (	☐ Fireplace ☐ Woodb	rurning Stove	Y Single Family
☐ Revision	☐ Repair	☐ Revocable	☐ Fence/M	Vall (complete Section 4)	Other: H	EN SINGLE FAMILY
18. Construction cos	rt estimate: \$	250,000	<u>, , , , , , , , , , , , , , , , , , , </u>			
C. If this is a revisio	n of a previous	ly approved active pen	mit, see Permit # _ N / A	7	_	
TOTAL DISTRICT	N POP PAR L	PUTALUETE (1888)			,	
			TANDEMENDADDIR			
ZA. Type of sewage				03 🗆 Other:		
B. Type of water sa	upply:	01 WSSC	02 🗆 Well	03 🗆 Other:		·
PART THREE; CON	APLETE ONLY	FOR FINESALTAL	VING WALL			
IA. Height	foet	inches		•		
B. Indicate whether	er the fence or i	retaining wall is to be (	constructed on one of the fo	davina lacations		
On party line		☐ Entirely		On public right of		
	v property mile		WITH CHICANIES	□ on paone ngrit or (	N#Y/GERENHALIC	•
pproved by all agenc	tue	arity to make the foreg I hereby acknowledge On 22 mer or authorized agent	oing application, that the a and accept this to be a co	application is correct, and principles in the issuance	that the construction of this permit.	n will comply with plens
<del></del>	À					
pproved:	$\sqrt{}$	·	For Chairpe	erson, Historic Preserveții	on-Commission	1 1
isapproved:		Signature:	AND THE PROPERTY OF THE PARTY O	1 8		3/22/11
pplication/Permit No.	.:		Date File	dt.	Date issued:	7

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

YACANT LOT , N	EM CONSTRUCTION	

HO BASEMENT. NO ADVERSE PHYTRONMOSTAL EFFECT. SEIERAL EXISTING TREES WILL BE KEPT IN PLACE, PERMEABLE PAULOGO (GRAVEL)

#### 2. SITE PLAN

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

OLGRASSCRETE GABLE & FLAT ROOF

- a. the scale, north errow, and date:
- b. dimensions of all existing and proposed structures; and
- c. site features such as welloways, driveweys, fences, ponds, streams, trash dumpsters, mechanical equipment, and landacaping.

#### 3. PLANS AND ELEVATIONS

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

- Schematic construction plans, with merked dimensions, indicating location, size and general type of walls, window and deer eponings, 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 meterials and factures 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 year Jesign drawings.

#### 5. PHOTOGRAPHS

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining proporties. All labels should be placed on the front of photographs.

#### 6. TREE SURVEY

If you are proposing construction edjacent to or within the driptine 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 CONFIDNITING PROPERTY OWINERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenents), including names, addresses, and zip codes. This list should include the owners of all lots or percels which adjoin the percel in question, as well as the owner(s) of lot(s) or percel(s) which tile directly across the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Pockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK UND OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPPED DIRECTLY ONTO MARLING LABELS.



#### HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles
Acting-Chairperson

Date: March 22, 2011

#### **MEMORANDUM**

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #552024, construction of a new house

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 November 10, 2010 meeting.

1. If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the permit set of drawings.

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:

Bauer Dermel

Address:

10305 Metropolitan Avenue, Kensington

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:	BAUER DI	ERMEL
	سرسندر	$\sim$	( )	Daytime Phone No.	703-59	9-9953
Tex Account No.:	<u>50</u>	$Q \bigcirc Q$	9	<u> </u>		
Name of Property Own	- BAU	ER DER	MEL	Caytime Phone No.:	703-59	1-9953
				FALLS CHURCE		
Contractor: NA			•	Stre Phone No.:	-	Zip Code
Contractor Registration						
Agent for Owner:				Daytime Phone No.:	NA	
LOCATION OF BUIL	อเมษาสมเพ					
House Number: 15	305		Str	METROPOL	ITAH AVE	<b>ತ</b> ರಿಗ
Town/City: KEN	SINGTO	7	Nearest Cross Str	# MEREDITI	H ANE /CA	PITOL VIEW AVE
lot: 21	Block: 2	Subdivis	ion: N/A PL	AT NO 2339	7	PITOL VIEW AVE
Liber:	Folio:	Pe	rest:			
PART ONE: TYPE O	COLDINY APT	AN AND HEE				
IA. CHECK ALL APPLI		ALL WAY ASE	CUTTO	411 4500 104015	•	
Construct		7 Ab		ALL APPLICABLE:		
		☐ Alter/Renovate	□ A/C		Addition    Porch	
				Fireplace		• ,
	-	Revocable	∪ Fenc	e/Wall (complete Section 4)	20 Other: HE	y single family
18. Construction cost				/4		
1C. If this is a revision	or a breamously at	ibioseo ecose beus	n, see remit # <u>N</u>	/ <u>P</u>	· · · · · · · · · · · · · · · · · · ·	
PARTAWOR COMPL	lara for Nav	CONSTRUCTION	AND EXTEND/AUG	MONS	<u></u>	
ZA. Type of sewage d	lisposel: (	11 E WSSC	02 🗆 Septic	03 🗆 Other:		
2B. Type of water sup	opły: , C	11 WSSC	02 🗆 Well	03 🗆 Other:		
PART THREE; COMP	PLETE ONLY FO	A FENCE/RETAIN	NG WALL	·	· · · · · · · · · · · · · · · · · · ·	<del></del>
	feet	inches				
38. Indicate whether			instructed on one of th	e following bostone		
☐ On party line/p			n land of owner	On public right of	way/essement	
hereby certify that I he approved by all agencies	eve the authority as fisted and I he	to make the foregoi reby acknowledge o	ing application, that the	e application is correct, and a condition for the issuance	that the construction w of this permit.	rill comply with plans
	ignature of owner	JAZL.			29-13-7	-010
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	- Same a series		<del></del>	<del>-</del>		
Approved:	V		For the	irperson, Historic Preservati	ina Commission	, ,
hisapproved:		Signature:	The same of the sa		ZC) 2	/22/11
optication/Permit No.:			Date	Filed:	Date Issued:	<del>- 1 · · · · · · · · · · · · · · · · · · </del>

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

# REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION 1. WRITTEN DESCRIPTION OF PROJECT

Description of existing structure(s) and environmental setting, including their historical features and significance:  VACANT LOT, NEW CONSTRUCTION
ieneral description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district
CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME WI STUCKO & SIDING - CONC. FOUNDATION
NO BASEMENT. NO ADVERSE PHYTROUMESTAL EFFECT. SEIERAL
EXISING TREES WILL BE KEPT IN PLACE, PERMEABLE PAVINGS (GRAVE

#### 2. SITE PLAN

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

OLGRASSCRETE. GABLE È FLAT RUOF.

- 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 landacaping.

#### 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.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door epenings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (fecades), with merked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriets, context.
  All materials and factures 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

- 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.
- 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. THEE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (et 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 percels which adjoin the percel in question, as well as the owner(s) of lot(s) or percel(s) which lie directly across the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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



#### HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles
Acting-Chairperson

Date: March 22, 2011

#### **MEMORANDUM**

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #552024, construction of a new house

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 November 10, 2010 meeting.

1. If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the permit set of drawings.

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:

Bauer Dermel

Address:

10305 Metropolitan Avenue, Kensington

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:	BAUER D	ERMEL
	سر استندر		. ( )	Daytime Phone No	1. 703.5°	19-9953
Tax Account No.:	_5_	52 C>	4	·		
		-	rnel	Oavtirne Phone No	: 703-59	9-9953
						22.043
			•			
Contractorr: NA		<del></del>	·····	Phone No	r NA	
Contractor Registration	on No.: <u>N</u>	<u> </u>				
Agent for Owner:	HA			Daytims Phone No	: NA	<del></del>
COCATION OF SUI	OING/SIES	ISE				
House Number:	9305	•	Street:	METROPO	LITAH AVE	<b>HUE</b>
Town/City: KEN	ISINGT	<b>607</b>	Negrest Coss Street	MEREDIT	WE /C	APITAL VIEW AVE
Lot 21	Block:	2 Subdivi	nion: NA PLA	T No 2339	<del>17</del>	TOE TIDE ATO
Liber:	Folio:	P	rcet	<del></del>		
PART ONE: TYPE		CTION AND USE				
1A. CHECK ALL APPI			<del></del>	APPLICABLE:		
<b>√</b> Construct	☐ Extend	☐ Alter/Renovate				h 🗆 Deck 🗆 Shed
☐ Move	☐ instali	☐ Wreck/Raze	☐ Solar	☐ Fireplace ☐ Wood	dburning Stove	Single Family
		Revocable	☐ Fence/V	Vall (complete Section 4)	र्ख Other: ∰E	N SINGLE FAMILY
1B. Construction cost						
1C. If this is a revision	n of a previous	y approved active pem	nit, see Permit # <u>H</u> //	<u> </u>		
PART TWO: COMP	LETE FOR NE	WEONSTRUCTION	TANDEXTEND/ADDIT	ONS	2.12	· · · · · · · · · · · · · · · · · · ·
2A. Type of sewage	disposal:	01 ₩ WSSC	02 🗆 Septic	 03 () Other:		
			02 🗆 Well			
PART THREE: CON	PLETE ONLY	FOR FENCE/RETAIN	IING WALL			
3A. Height	feet	inches				
38. Indicate whether	r the fence or n	etaining wall is to be o	onstructed on one of the f	ollowing locations:		
On party line,	/property line	☐ Entirely	on land of owner	On public right o	f way/easament	
approved by all agence	tue	rity to make the foregot hereby acknowledge M. Z.L. rer or sutherized egant	ing application, that the a and accept this to be a c	application is correct, en oridition for the issuance	of that the construction of this permit.	will comply with plans 2-0 \0 Date
	$\overline{\chi}$		4 se series			
Approved:		· · <del>- · · · · · · · · · · · · · · · · ·</del>	For Chairp	erson, Historic Preserve	tion-Commission	2/2/11
Disapproved:		Signature:	- A Commence of the Commence o			1/22/11
Application/Permit No.	.:		Date Fi	led: 1 st	Date Issued:	

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

Description of existing structure(s) and environmental setting, including their historical features and significance:  VACANT LOT, NEW CONSTRUCTION
General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district
CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HODSE
WOOD FRAME WI STUCKO & SIRMA . COMC. FOUNDATION
NO BASEMENT. NO ADVERSE PHYTRONMENTAL EFFECT, SEIERAL
EXISTING TREES WILL BE KEPT IN PLACE, PERMEABLE PAVINGS (GRAVE

#### 2. SITEPLAN

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

OLGRASSCIBLE GABLE & FLAT ROOF.

a. the scale, north errow, and date;

I WRITTEN DESCRIPTION OF MAN ICPT

- b. dimensions of all existing and proposed structures; and
- c. site features such as welloways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and tendecaping.

#### 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" pager are preferred.

- 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 foctures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected 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.
- 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 driptine of any tree 6" or larger in diarneter (et 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 percels which adjoin the percel in question, as well as the owner(s) of lot(s) or percel(s) which lie directly across the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Bockville, (301/279-1355).

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 MARLING LABELS.



#### HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles
Acting-Chairperson

Date: March 22, 2011

#### **MEMORANDUM**

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Josh Silver, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #552024, construction of a new house

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 November 10, 2010 meeting.

1. If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the permit set of drawings.

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:

Bauer Dermel

Address:

10305 Metropolitan Avenue, Kensington

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppcmc.org to schedule a follow-up site visit.





## Berngarden in der Mehrbeitung berdem bilder gegentlichtig. Michael der Gebergerte der Berngerung ber der Mehrbeitung der Witten der Gegen der Berngerung der Witten der Gegen der Berngerung der Witten der Gegen der Gegen

## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

					Contact Person:	BAUER	DERMEL	
	سد سعتند.			i	Daytime Phone	No.: 703-5	99-9953	_
Tex Account No.:	5	2C	10/1					_
Name of Property Own	ner BAC	JER [	ERM	۲ <u>ـ</u>	Daytime Phone	No.: 703-5	49-9953	
							22043	,
Contractors: NA				City	Phone		Zip Code	<u>-</u> _
Contractor Registratio	in No.: <u>H</u>	<u>A</u>				•		
Agent for Owner:	HA.	· · · · · · · · · · · · · · · · · · ·	<del></del>	·	Daytime Phone	No.: NA		
LOCATION OF EUR	DINGSHEM	ISE		<del></del>		<del> </del>	<del></del> -	
House Number:				Stre	# METROP	OLITAH AN	5023I	
							CAPITOL VIEW	- 1 AVE
Lot: 21	Block:	2 :	Subdivision:	NA PL	AT No 233	397	STILL NO.	TWAC
	Folio:			7				_
•								_
PART ONE: TYPE C		CTION AND I	12E			•		_
IA. CHECK ALL APPL  Construct		O 45-00-			ALL APPLICABLE:			
				□ <b>A/C</b>			Porch Deck D Shed	i
	☐ install				☐ Fireplace □ W		Single Femily	
IB. Construction cost	□ Noper	7 EO a	°=	∪ <del>Fenc</del>	e/Wall (complete Section	n4) 웹 Other: (	HEN SINGLE F	<b>FINIT</b>
C. If this is a revision					/^			-
PART TWO: COMP		_		EXTEND/ADD	TIONS		<del></del>	-
ZA. Type of sewage		01 🗗 WSS		02 🛘 Septic	03 Cher:			_
B. Type of water su	pply:	01 W WSS	ic :	02 🗍 Welf	03 🗆 Other:		<del></del>	_
PART THREE COM	PLETE ONLY	FOR FENCEA	LETAINING V	VALL	· · · · · · · · · · · · · · · · · · ·			-
IA. Height	feet	inches						
18. Indicate whether	r the fence or n	etaining wall is	to be construc	ted on one of th	e following locations:			
On party line/	property line	O 6	intirely on land	of owner	On public righ	nt of way/easement		
pproved by all agence	have the authories listed and l	hereby acknow	wledge and ac	plication, that the capt this to be	e application is correct, a condition lor the issue	and that the construct since of this permit.	tion will comply with plans	• ·
•	7				· · · · · · · · · · · · · · · · · · ·	·····	Jaca	_
opproved:	<u>\}</u>			For Che	irperson, Historic Prese	rvation Commission	/ /	
isapproved:		Signature	:	9 6 4 7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	· / 1	(C)	3/22/11	_
pplication/Permit No.	:		Ĵ	Date	Filed:	Date Issued:	,	

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

etting, and, where applicable, the historic district.
INGLE FAMILY HOOSE
CONC. FOUNDATION
IENTAL EFFECT. SEIERAL
PERMEABLE PAUNGS (GRA
5

#### 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;

1. WRITTEN DESCRIPTION OF PROJECT

- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, tresh 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.

- Schematic construction places, with merked dimensions, indicating location, size and general type of walls, window and door epenings, 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, sentext. All materials and factures 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 an your design drawings.

#### 5. PHOTOGRAPHS

- 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 driptine 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INIQ 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.

**SUBJECT:** Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District** 

DATE: November 10, 2011

**BACKGROUND:** On November 10, 2010 the HPC approved the construction of a new house at the subject property.

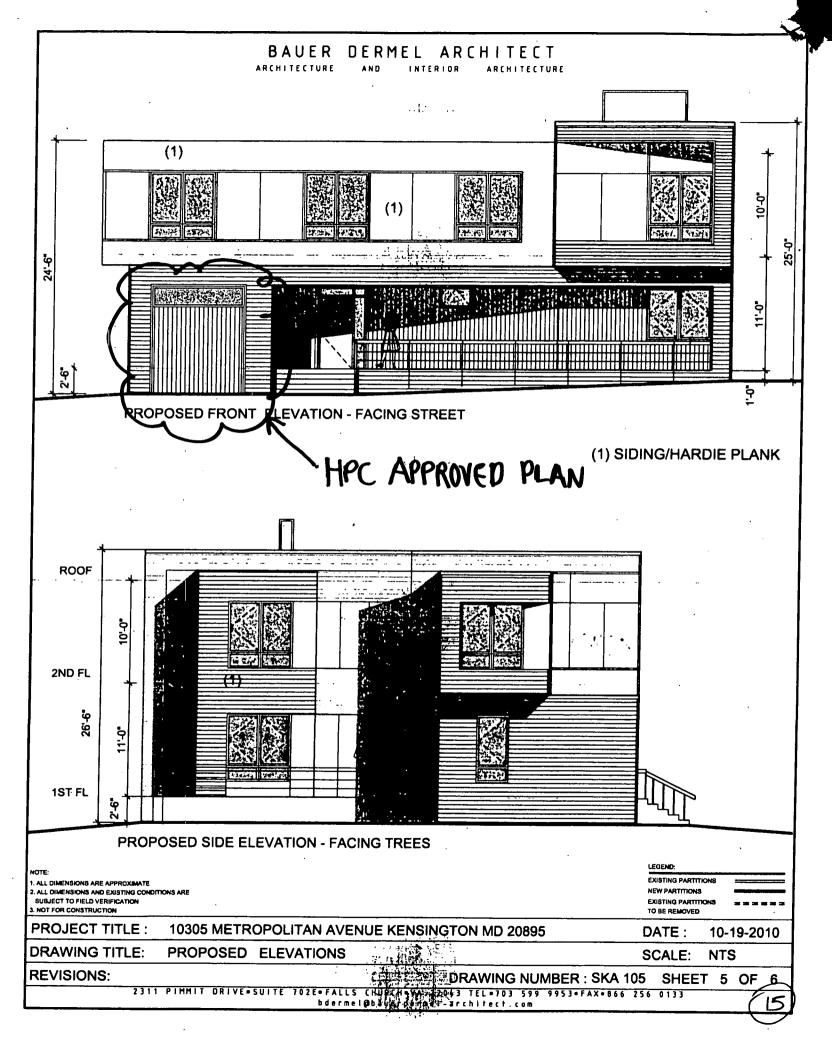
**REVISED PROPOSAL:** The applicant is requesting approval to install a fixed window with sidelight on the left corner of the front elevation in lieu of a fixed panel door with transom light above.

**STAFF RECOMMENDATION:** Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

- (a) 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:
  - (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.)

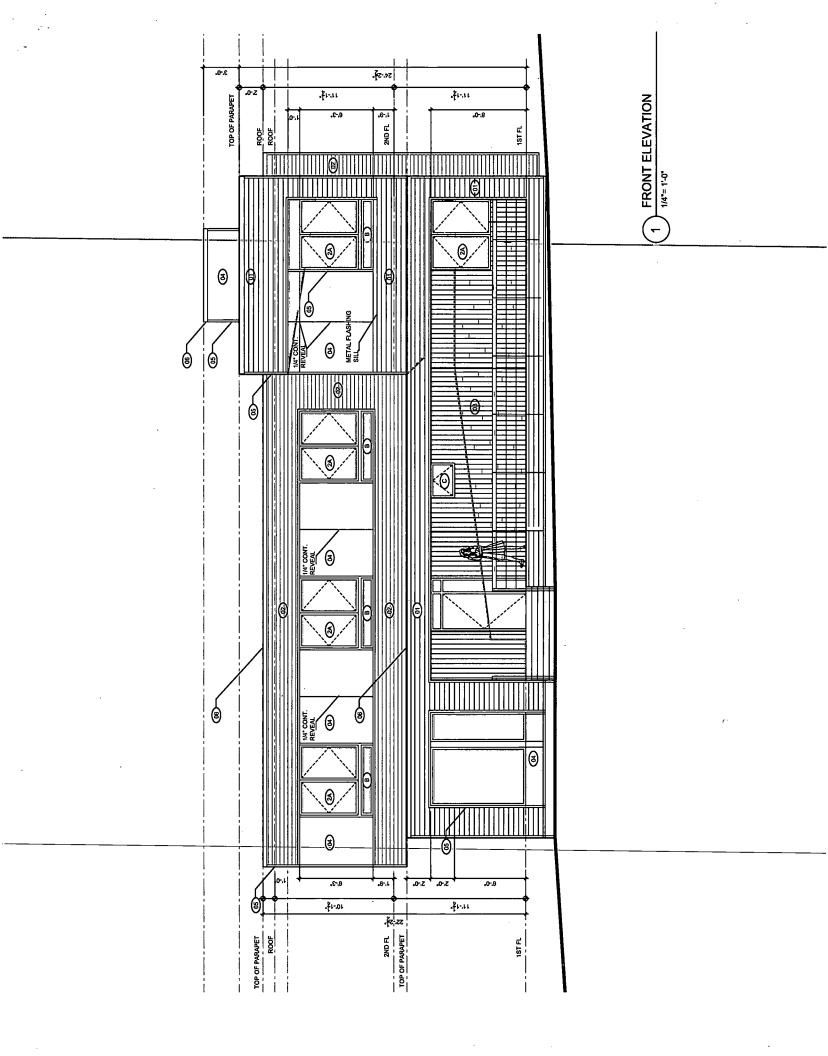
**HPC DECISION:** 

APPROVED



FRONT ELEVATION 14"= 1.0"

# REVISED PROPOSAL



**SUBJECT:** Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the **Capitol View Park Historic District** 

DATE: November 10, 2011

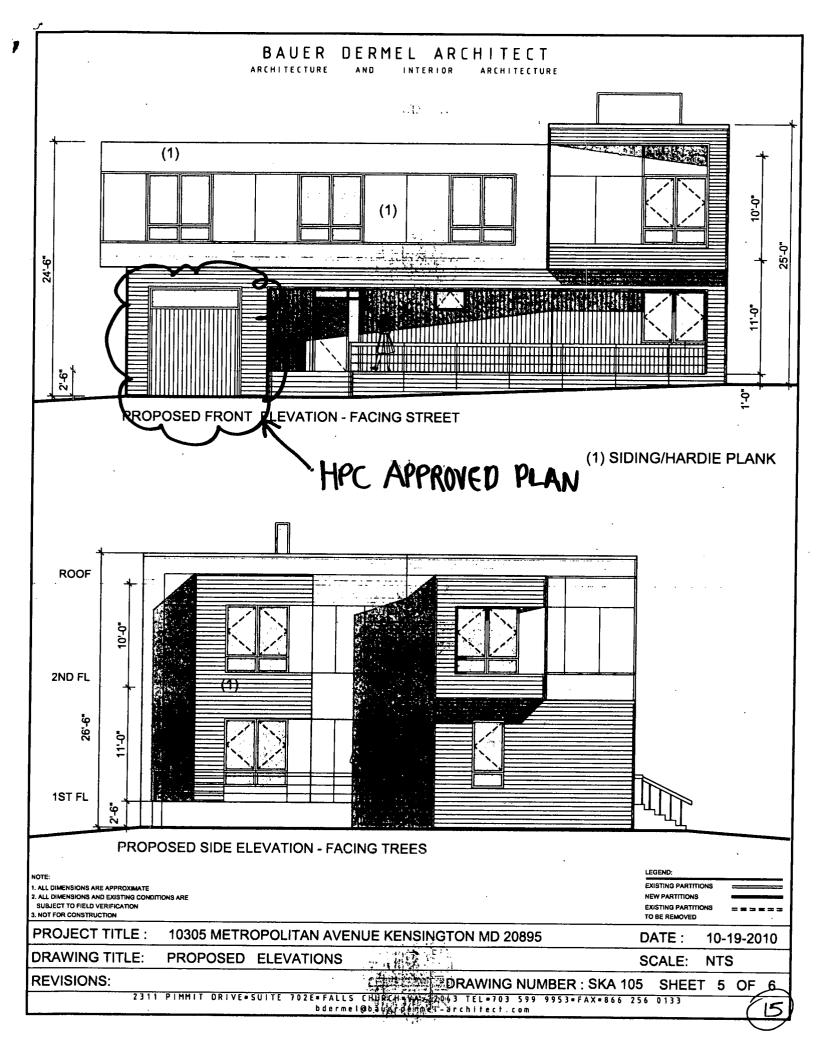
**BACKGROUND:** On November 10, 2010 the HPC approved the construction of a new house at the subject property.

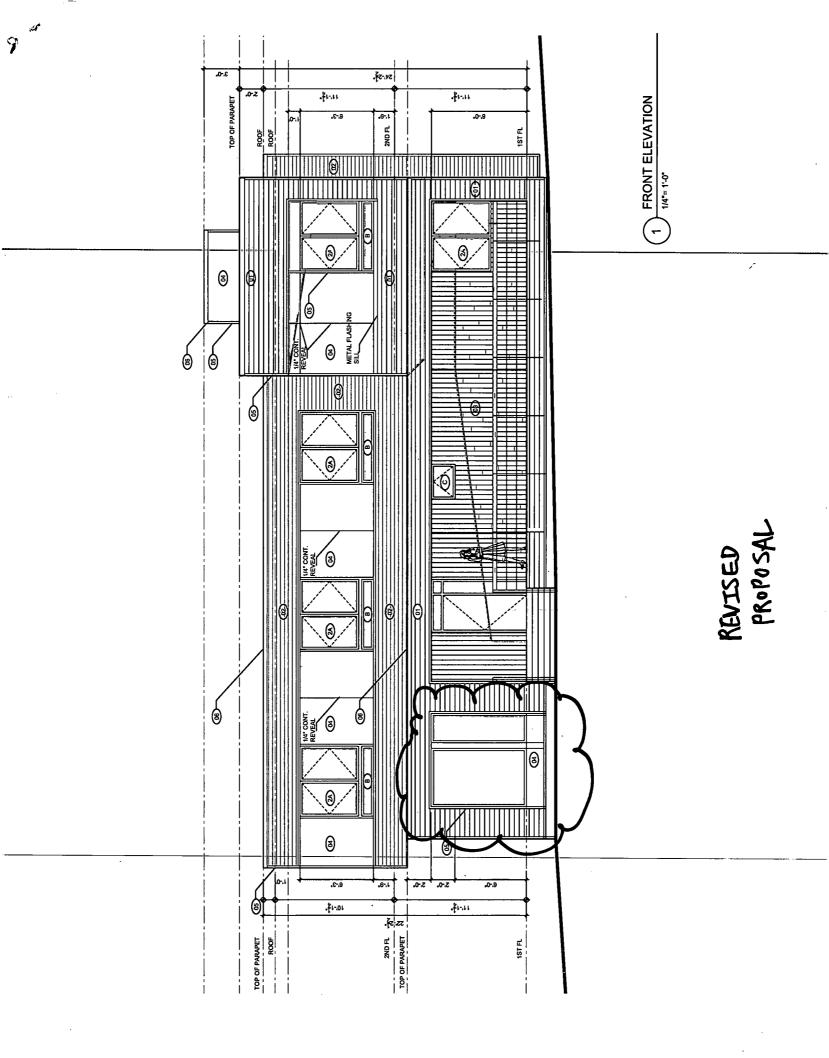
**REVISED PROPOSAL:** The applicant is requesting approval to install a fixed window with sidelight on the left corner of the front elevation in lieu of a fixed panel door with transom light above.

**STAFF RECOMMENDATION:** Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

- (a) 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:
  - (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.)

#### **HPC DECISION:**





SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the Capitol View Park Historic District

DATE: September 26, 2011

**BACKGROUND:** On November 10, 2010 the HPC approved the construction of a new house at the subject property.

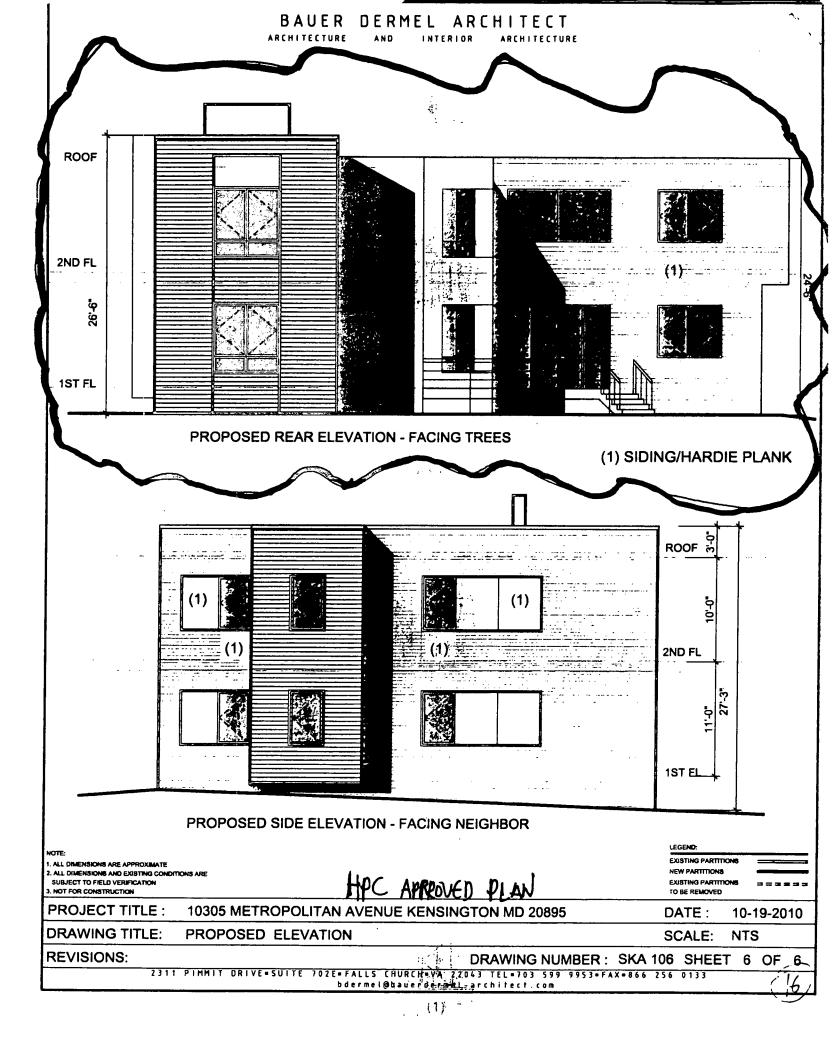
**REVISED PROPOSAL:** The applicant is requesting approval to create a 400 s.f. cellar within the approved building footprint. The new cellar will be accessed by a double-door, Bilco hatch in the rear yard of the property. A new awning window will be installed in the foundation level of the rear elevation. The HPC approved building height and dimensions will not change as result of the creation of the new cellar space. The proposal also includes minor revisions to window locations and dimensions of the rear elevation.

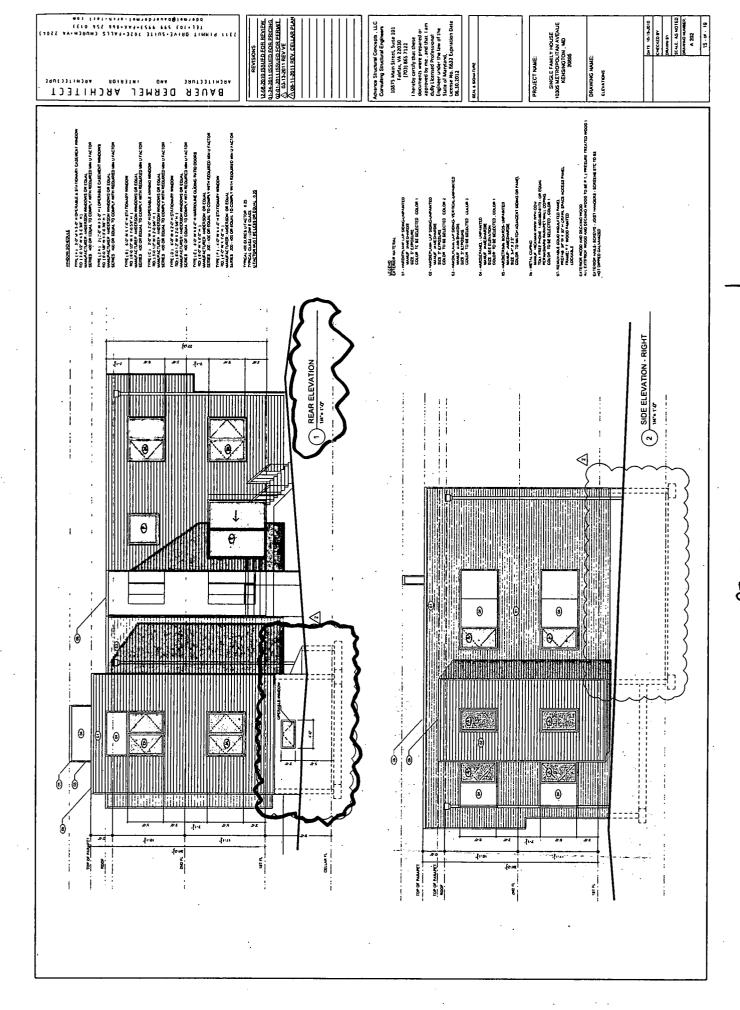
**STAFF RECOMMENDATION:** Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

- (a) 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:
  - (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.)

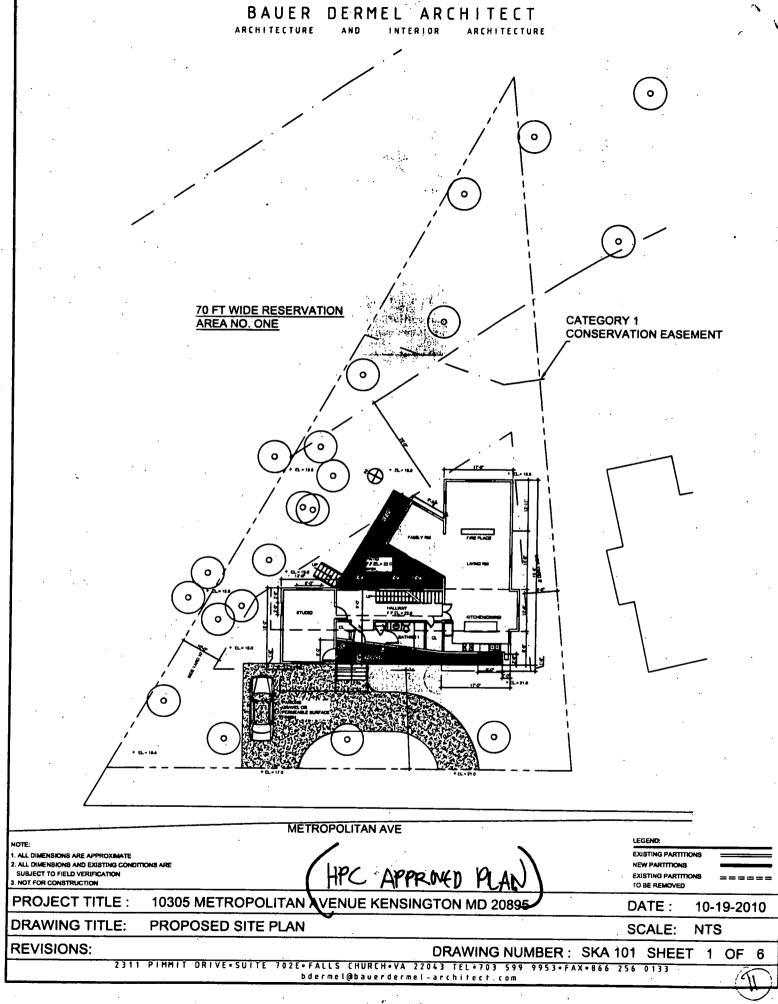
**HPC DECISION:** 

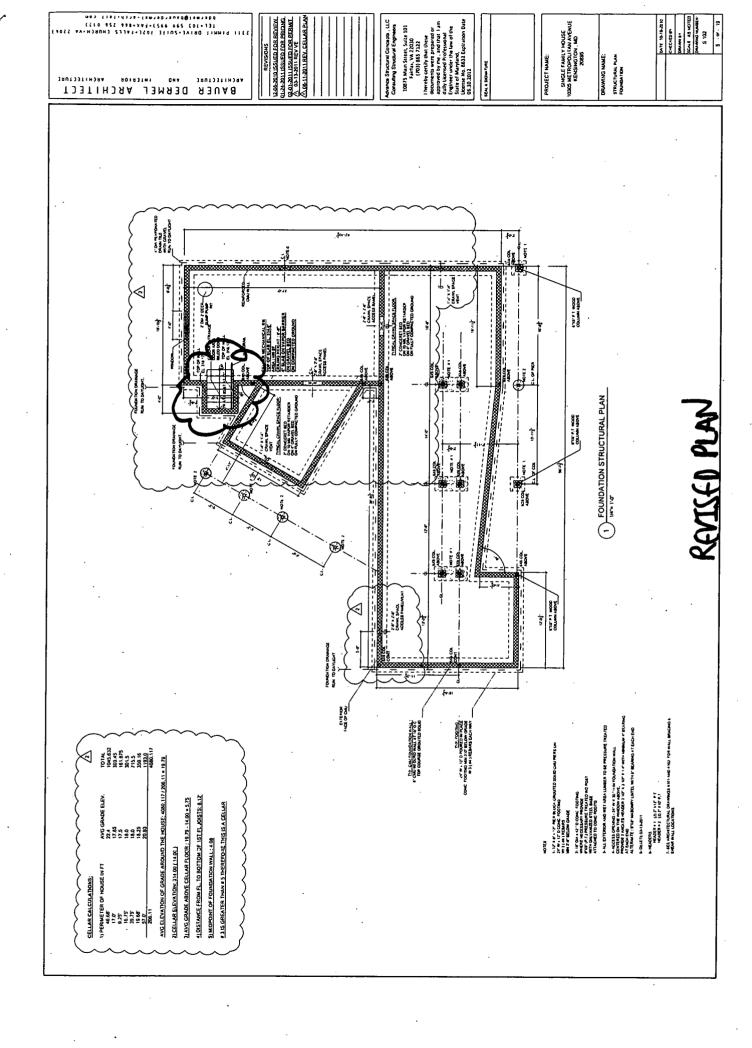
APPROVED





# REVISED REAK ELEVATION PLAN





#### Silver, Joshua

From:

Bauer Dermel [bdermel@bauerdermel-architect.com]

Sent:

Sunday, September 25, 2011 1:04 PM

To:

-Silver, Joshua

Subject:

10305 Metropolitan Avenue Kensington MD- Update

Hello Josh,

Hope all is well.

Just wanted to give you a quick update and submit some revisions for your review and approval.

At the time of excavation I realized we will not have enough room for mechanical equipment and storage. After discussions with the contractor we decided to create a 400 SF Cellar in the rear of the house. I filed a revised Foundation Plan with MG Permitting department and obtained a revised work permit.

The Cellar is in the rear of the house, therefore, it will not have any impact on the front and side elevations of the house. The rear elevation of the house which is not visible from the street will show a new cellar window. Building height is not impacted by this change either.

To minimize the impact, cellar entrance is tucked away in a corner where it is not visible from the street and neighbor's house.

On Section Elevation 6/A203 please notice the revisions to the windows in the rear elevation. There were practical reasons for the revisions on 6/A203 which I will explain when we meet. Again, these changes will not be visible from the street and the neighbor's house.

Please see attached revised sheets. I hope these revisions meet with your approval.

I will call you early next week to set up a meeting so I can submit full size drawings.

Thank you,

<<...>> <<...>> <<...>>

Bauer Dermel, AIA 2311 Pimmit Drive Suite 702 Falls Church, Virginia 22043 Voice 703 599 9953 Cell 703 599 9953

Fax 866 256 0133

bdermel@bauerdermel-architect.com

SUBJECT: Revision to approved HAWP (HPC Case No.31/07-10J), for construction of a new house, 10305 Metropolitan Avenue, Kensington, a vacant lot within the Capitol View Park Historic District

DATE: September 26, 2011

**BACKGROUND:** On November 10, 2010 the HPC approved the construction of a new house at the subject property.

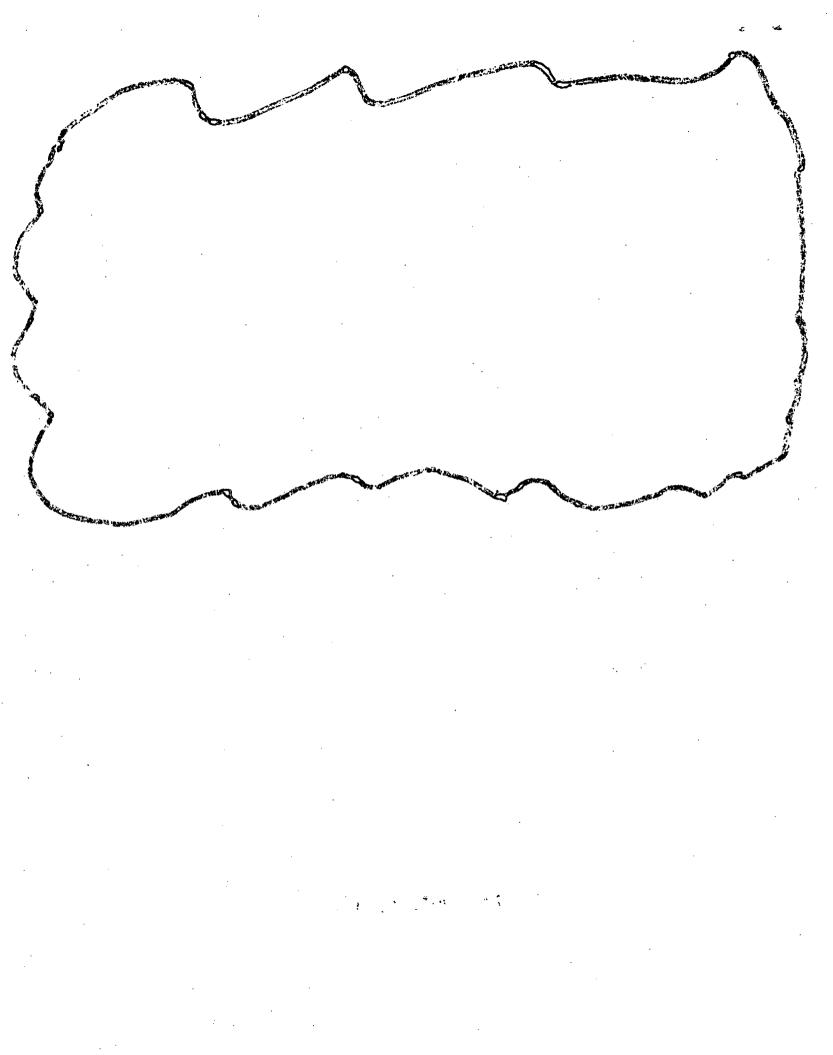
**REVISED PROPOSAL:** The applicant is requesting approval to create a 400 s.f. cellar within the approved building footprint. The new cellar will be accessed by a double-door, Bilco hatch in the rear yard of the property. A new awning window will be installed in the foundation level of the rear elevation. The HPC approved building height and dimensions will not change as result of the creation of the new cellar space. The proposal also includes minor revisions to window locations and dimensions of the rear elevation.

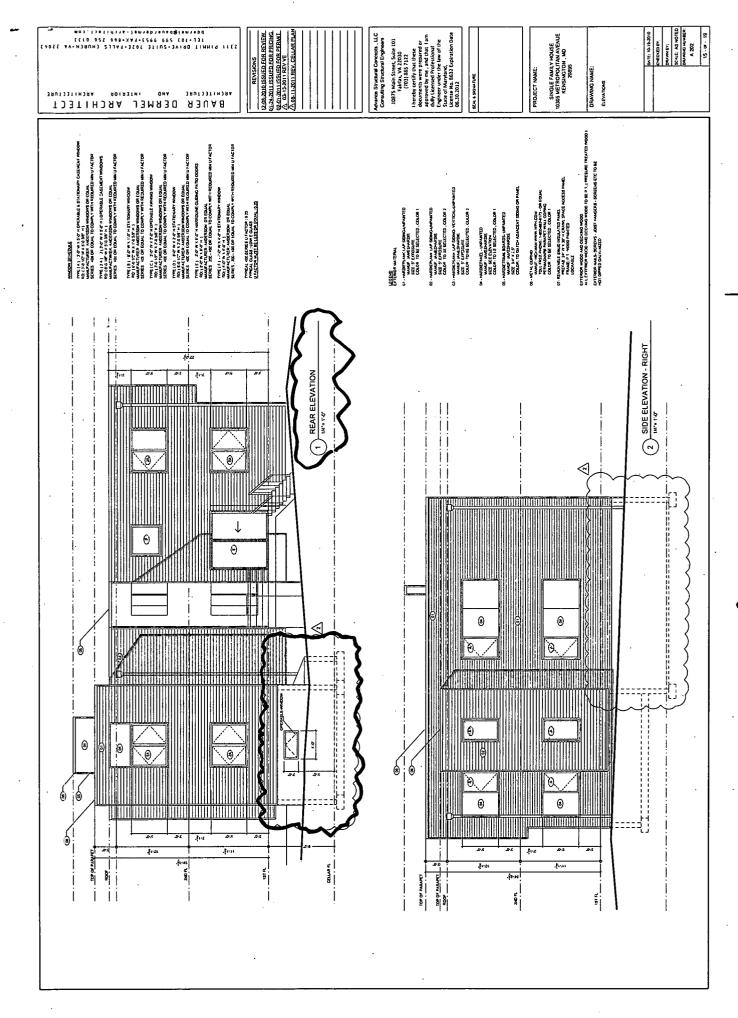
**STAFF RECOMMENDATION:** Staff recommends approval of the revised changes finding them consistent with Chapter 24A-8 (c) and (d) below.

- (a) 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:
  - (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.)

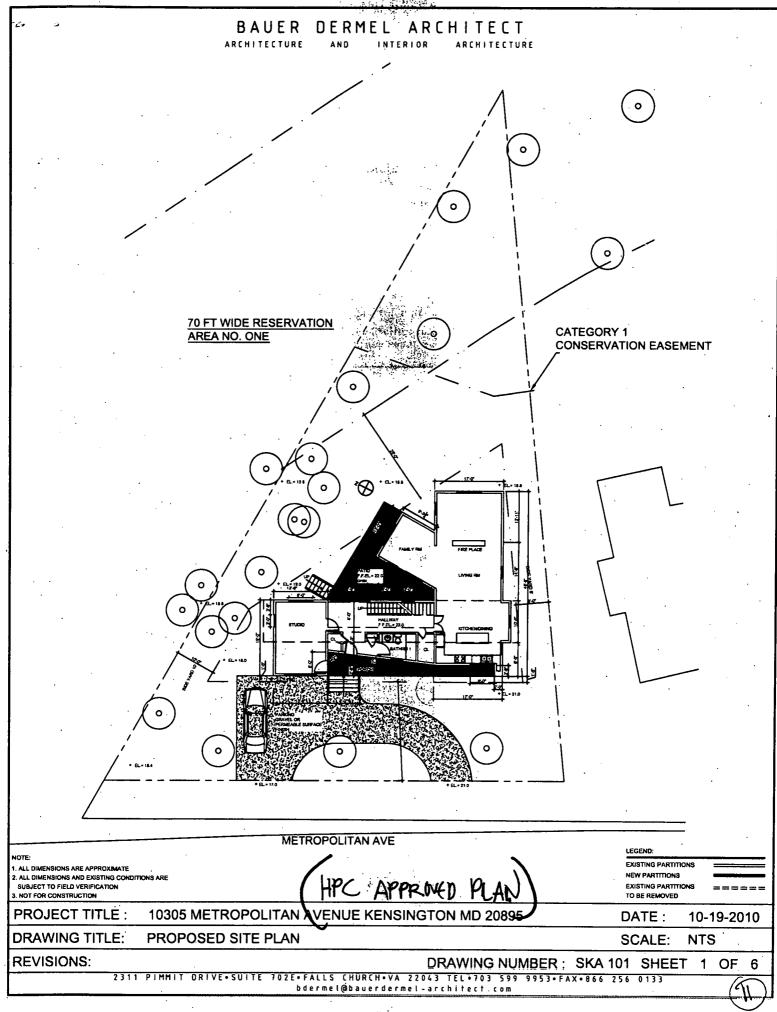
#### **HPC DECISION:**

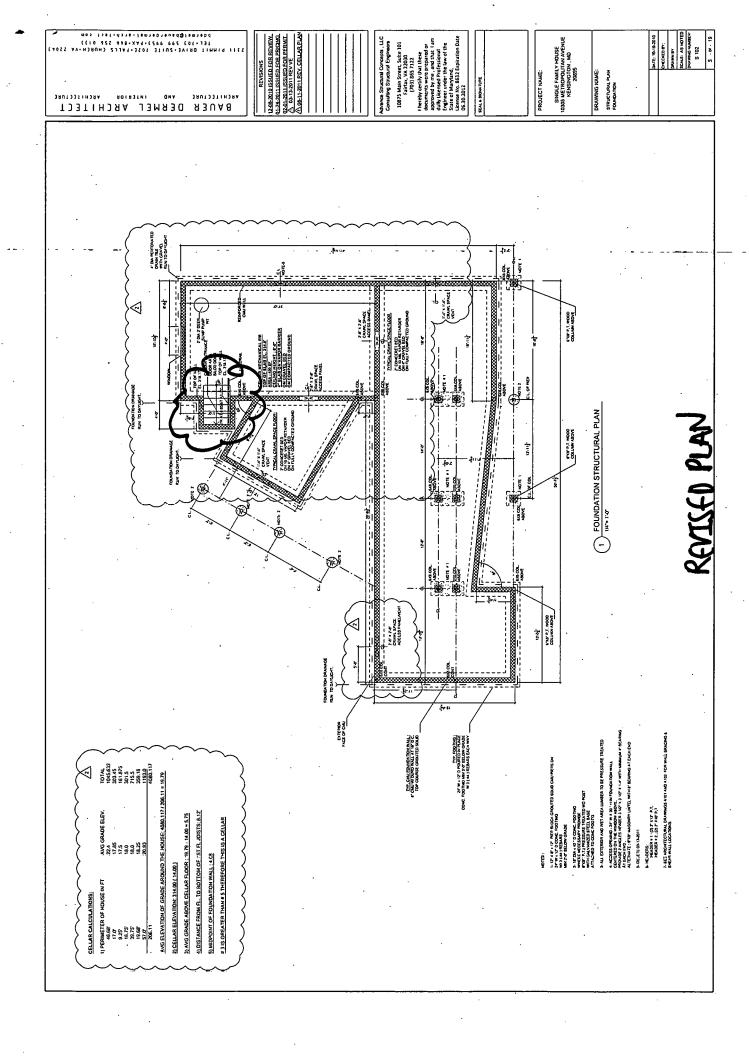






# REVISED REAK ELEVATION PLAN











### MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

10305 Metropolitan Avenue, Kensington

**Meeting Date:** 

11/10/2010

Resource:

Vacant Lot

Report Date:

11/3/2010

Capitol View Park Historic District

**Public Notice:** 

9/27/2010

Applicant:

Bauer Dermel

Tax Credit:

None

Review:

HAWP

Staff:

Josh Silver

Case Number:

31/07-10J

**PROPOSAL:** 

Construction of new house

#### STAFF RECOMMENDATION

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

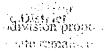
1. If necessary, the applicant will implement a tree protection plan at the property in accordance with the approved subdivision plan. A tree protection plan will be submitted to HPC staff prior to stamping the permit set of drawings.

#### **BACKGROUND**

In 2004 the HPC reviewed and approved a subdivision proposal to subdivide 1 parcel to create 2 additional building lots. The historic Dwyer House on the site remained on 1 lot and the remaining acreage was subdivided for the construction of two single family homes. The HPC approved the design of the two single family homes in 2006, one house has been constructed and the subject property remains vacant. At the time of subdivision M-NCPPC approved a forest conservation and tree save plan for the subject property which is still valid today.

The HPC held a Preliminary Consultation on October 6, 2010, for construction of a single-family home at the subject property. The HPC provided the applicant with the following feedback in response to the proposed design:

- Scale of proposed design is appropriate for district and context
- Additional pressure on the design due to lot location at the edge of the historic district
- A more consistent window type and roof form was recommended. (Simplification of fenestration program)
- Either a contemporary or compatible design should be pursued. (Reference made to contrast and confliction of roof types). Specifically conflicts between geometry should be addressed (i.e., flat versus gable). (See attached HPC meeting transcript on Circle 3)



#### **SITE CHARACTERISTICS**

The subject property is a 9,896 s.f. vacant lot that delineates the outer edge of the historic district. The property is surrounded by a heavily forested area at the rear and left sides, a non-historic single-family home to the right that was constructed as part of the approved subdivision, and is confronted by railroad tracks across the street. The non-historic house to the right demarcates the only section of the property that is adjacent to the historic district.

to lot location.

a the saway a

#### **PROPOSAL**

The applicant is proposing to construct an approximately 1,600 s.f. +/- (building footprint), 2 story house on a vacant lot at the edge of the historic district. The proposed work includes the installation of a permeable surface circular driveway in the front and open patio area at the rear.

The proposed material treatments for the house include fiber cement siding, vinyl clad exterior wood windows and built-up membrane roofing.

#### **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Capitol View Park Historic District, the Commission shall utilize the *Montgomery County Code Chapter 24A* (Chapter 24A) as a guideline for developing their decision. The pertinent information from Chapter 24A is outlined below.

#### Montgomery County Code; Chapter 24A

- (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 of 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; 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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

#### STAFF DISCUSSION

Staff supports the proposed construction of a new 2 story house on the vacant lot. Staff finds the proposed design as being consistent with Chapter 24-8 (c) and (d) outlined above.

The proposed design responds to the general feedback the applicant received from the HPC at the Preliminary Consultation hearing. A more consistent window type and roof form has been introduced throughout the design. The revised design removes the gable roof form and simplifies the fenestration program, which gives the building a strong contemporary expression. The use of casement windows introduces uniformity throughout the design and is more characteristic of a residential window style.

The proposed scale and massing of the building address the street in such a way that it would not seriously impair [emphasis added], the character of the historic district. The proposed house is appropriately scaled and lower than the adjacent non-historic house to the right. The proposed building footprint does not maximize the buildable area of the lot. The subject property is located at the edge of the historic district and surrounded by a protected forest conservation area on two sides and confronts the existing railroad tracks across the street; as such new construction will have negligible impact on the streetscape of the historic district. The contemporary expression of the design is successful in differentiating the new construction from the common architectural styles of the district. The proposed material treatments are appropriate for the contemporary style and period of the design.

#### **STAFF RECOMMENDATION:**

Staff recommends that the HPC approve this HAWP application with the condition specified on Circle 1.

is a standard of the second of

Carlotte Same



## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact P	erson:	AUER	DERMEL	<del></del>
	سرسس	200	)(J	Daytime I	Phone No.:	<u> 103-5</u>	99-995	3
Tax Account No.:		<u> </u>	7	-				
Name of Property Ow	ner: BAC	JER DE	RMEL	Daytime f	Phone No.: _	703-5	99-9953	<u> </u>
Address: 2311	PIMM	IT DRIVE	SUME 702	<b>FALLS</b> C	HURCH	VA	22 0 4	13
Contractorr: NA			City		Staet Phone No.:		Zip Code	
Contractor Registratio	on No.: N	Δ						
Agent for Owner:	AA			Daytime F	Phone No.:	AP		
COCATION OF EUR	DINEASIEM	<u>s</u> .	<del></del>				<del></del>	
House Number:	0305			HETE	OPOLIT	AH AV	EMUE	
Town/City: KEN	ISINGT						CAPITOLV	EW AVE
Lot: 21	Block:	2 Subdiv	rision: NA P	LAT NO 2	23397	7		
Liber:	Folio:		Parcel:					
PART ONE: TYPE	DE DERIVITA	CTION AND USE				·		
1A. CHECK ALL APP		110111111111111111111111111111111111111	CHEC	K ALL APPLICABLE:				
Construct		☐ Alter/Renovate			☐ Room Ade	dition [7] D	orch 🗆 Deck 🗆	Chad
☐ Move	☐ Install	☐ Wreck/Rage		olar [] Fireplace			Single Fern	
Revision		Revocable		ence/Wall (complete :		•	EN SINGLE	
1B. Construction cos	•			sace, agus (combisse (	38CUUN 4)	G ANNE: T	ION SINGLE	<u> </u>
1C. If this is a revisio				J /A			<del></del>	
TO. IT UID IS CITOTION	ii oi e proviousi	A China and a Cost of the	mine acc i ciniat w	S/ <i>F</i>	• • • • • • • • • • • • • • • • • • • •			
PART TWO: COM	Marekola Na		NAVID EXTEND/A	ODITIONS				
2A. Type of sewage	•	01 WSSC	02 🗆 Septio	. O3 🗆	Other:			<del></del>
2B. Type of water sa	upply:	01 WSSC	02 🗆 Well	<b>03</b> 🗆	Other:		-	<del></del>
PART THREE CON	APLETE ONLY	FOR FENCEMENA	NING WALL	·			<del></del>	<del></del>
3A. Height	feet	inches						
3B. Indicate whether			constructed on one of	f the following locati	ions:			
☐ On party line			y on land of owner		blic right of wa	y/eesement		
I hereby certify that I approved by all agent	Acue		e and accept this to				tion will comply with (	plans
Approved:			For	Chairperson, Historic	c Preservation	Commission		
		Signature:				Date:		
Analication/Permit No	· · ·	-		Data Eilad:		Data forward:		

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

4

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

Description of existing structure(s) and environmental setting, including their historical features and significance:
VACANT LOT, NEW CONSTRUCTION
General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HODSE
WOOD FRAME WI STUCKO & SIDNING . CONC. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEIERAL

EXISTING TREES WILL BE KEPT IN PLACE, PERMEMBLE PAVINGS (GRAVEL)

#### 2. SITE PLAN

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

OLGRASSCRETE, GABLE & FLAT ROOF

- 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 lendscaping.

#### 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.

- 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 (fecades), 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 facede 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

- 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. THEE 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

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.

#### BAUER DERMEL ARCHITECT

October 18th, 2010

#### **Narrative**

**Address** 

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

#### Description:

Site

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

#### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom.

The two story connecting hallway and the family room open to a semi-private courtyard.

#### Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

#### **Exterior Facade:**

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows.

Widows will be Anderson casement or sliding windows or equal.

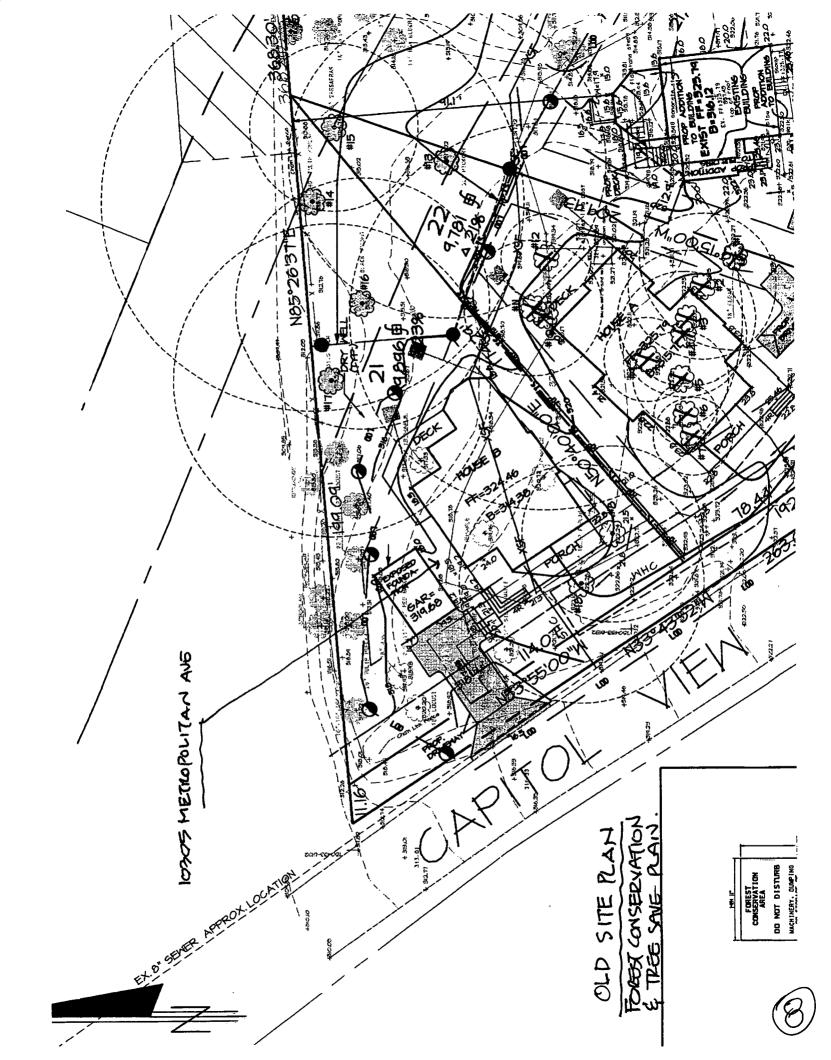
#### Roof:

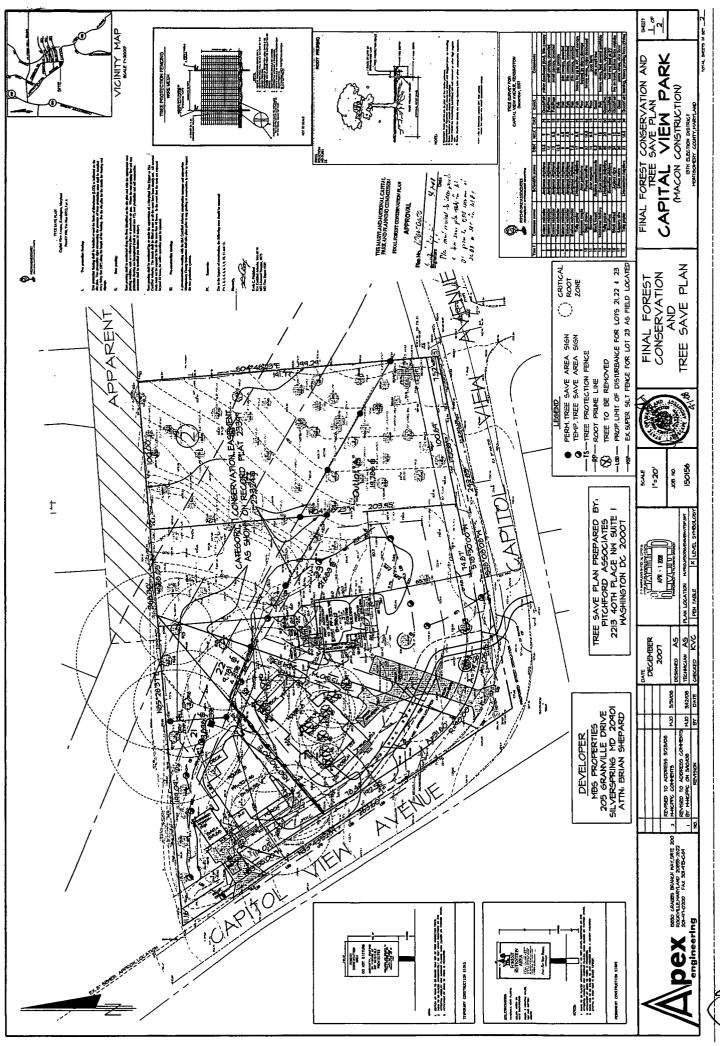
Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect



# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043 Adjacent and confronting Property Owners mailing addresses KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AND KENSINGTON, MD 20895-2941







a. An onedia pre-conduction meeting shall be required offer the file of distinction been asked between the pre-conductions and the desired pre-conductions and the desired pre-conduction for the pre-conduction of the desired pre-conduction of the distinction of the meeting desired pre-conduction of the district or of the meeting desired between these production and conduction required the conduction and the meeting and for between the operation of the meeting and the between the operation in the distinction appearation.

b. No clearing or grading and happh before screen-reduction measures have been hydroweded to propose an experience of the control of the cont

A date of Veryorol Leaves the a service on the instruction because of Architectures are added to the control of the Architecture of A

Promoting the production delives health installed price Present Consensation For our for most complete for the production delives here production learning locations exceld the staded price for production learning locations excelled price of the procession of the production of the production of the production of the production of control legislatural state first and object control for the production of the

. Forest retention cred signs shall be installed as regared by the HHCFFC impactor, or as vives approved plan.

q. Long-kem protection devices will be helded per the Tower Conservation Fign and attached defined, head and make a few properted has days the vorsionation project. Pales to the plant and careful or fargiven project fails in the plant to the plant devices to the head and the careful or fargiven projection receives to the head and the project projec

A seriod, impetion by H4CPTs will coar daring the controllion project. Corrections and superiors to all the production receives an additional by the H4CPTs impediation to mose offshire of the first impediation of the H4CPTs impediate.

Also construction is completed on impaction should be requiring. Corrective measures which may require to take the burds.

It formed not implement of dead and days these.

It formed not workcoment of dead and days these is formed and workcoment of dead and deadling lines.

It formed not dead and deadling lines in the properties of the properties of the deadling lines.

It formed and the properties of the properties of the properties of the deadling lines are also the properties of the deadling lines.

It formed and a selection of the properties o

4. Atter trapector and competion of corrective measures have "sean underdidental lampanary production devices shall be removed from the side, the additional grading, and publication of the side price."

The transfer are statement to the statement of the statem

borry - for large placts, cut stoms to ground end bres stomps with Carlon 4 as a 15% and with a warfactust. For extention places, were all larves with Garbon 4 or grapheness as see Cally - Databart.

A class benefits in the contract of the contra

| Revisités types: | 1. Olybousts = s systemis bethátás such as Roundly, for use on had or Rodeo for ans near ware bedan.

1) Universities in inspecting the part is official, because, policy the two while courses that a report (it is more to be for the following the part of the following the part of the following the course of the course of the following the part of the

March 13, 2008

In addition to these near-earth-sinvarine species, there are that are market and should be received. These hadder

America boby (Bar space)
 Epicabush (Amelon Mer; canada
 Deffect)

hare an ako aseeni amil atiper naga napia, hidury. Bhid bami, boudas end even kapasa napis dan you should nabis

Thickapp - a systemic harbicide such as Chrism. May be used new water Pickaren - a systemic and soll-active harbicide each as Tordon.

EXHIBIT I

THE AREA WAS LOSS TO THE AREA WAS LOSS TO THE AREA WAS TO WAS TO

Keth C. Phototed
SA Cetifuel Aborts, MA-0178
ND Llenned Foreitz, 8675
MD Tree Expert 1579 The Contract

... 282 444 9 9 2 3 3 3 11 84 83 88= 88= 0.00

BORZA (YES POINT) 4. PORTS RETURNED ASONE THRESOLD WITH HO MITIGATION 8. ALEKHO POMITTES WITHER WITHOUTH

MODELLO FOREST CLEMINS: L. TOTA, AREA OF FOREST TO SE CLEMICS M. TOTA, DEEA OF FOREST TO SE RETAINED

DISTING FOREST CONTA-6. ESTIMING PORST CONTA-H. AREA DY FOREST ABOVE, LETOGESTATION THRESPILLD. 1. AREA DY FOREST ABOVE CONCENTA-FITON THRESPILLD.

...

JOST CATAGON: (from tob): 3.3.1; page 40; serual)
incline, and lists to only one simp.

stat. pag. Cat. pag. pag. pag.

cat. pag. Cat. pag. pag.

cat. pag. Cat. pag. pag.

cat. pag. pag. pag.

cat. pag.

EXHIBIT 2

88 88

A GOTTO SE ALLEN SERVICIONE DE LES ALLEN SERVICIONES DE LES AL

SITE AND FOREST SUMMARY CHART

0 8 ≸ ş ş Ş ş 0.86 AC ş ≨ ≸ ≸ HIGH DENSITY RESIDENTAL 0.46 AC ≨ ≨ ž Ş Ş EXISTING <u>1</u>2 ş ≨ ≨ ≸ ≨ 208 9 3.48 AC AREA ≸ ş ≸ ş CONSERVATION THRESHOLD IOO YEAR FLOODPLAIN area of Roadanility Rows Not Inclided In Property AREA TO REMAIN IN AGRICULTURAL USE LAND USE CATEGORY STREAM BUFFER TRACT AREA WETTANDS

\$ AFFORESTATION THRESHOLD

FDAL POREST CONSERVITION FLAN APPROVAL

FIE MAIPTAND-MATIONAL CAPITAL PARK AND FLANDAD COMMERSION

FINAL FOREST CONSERVATION AND

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

(MACON CONSTRUCTION)

DEVELOPER
MB9 PROPERTIES
205 GRANNILLE DRIVE
SILVERSPRING MD 20901
ATTN: BRIAN SHEPARD

DEX SECRET SECRE

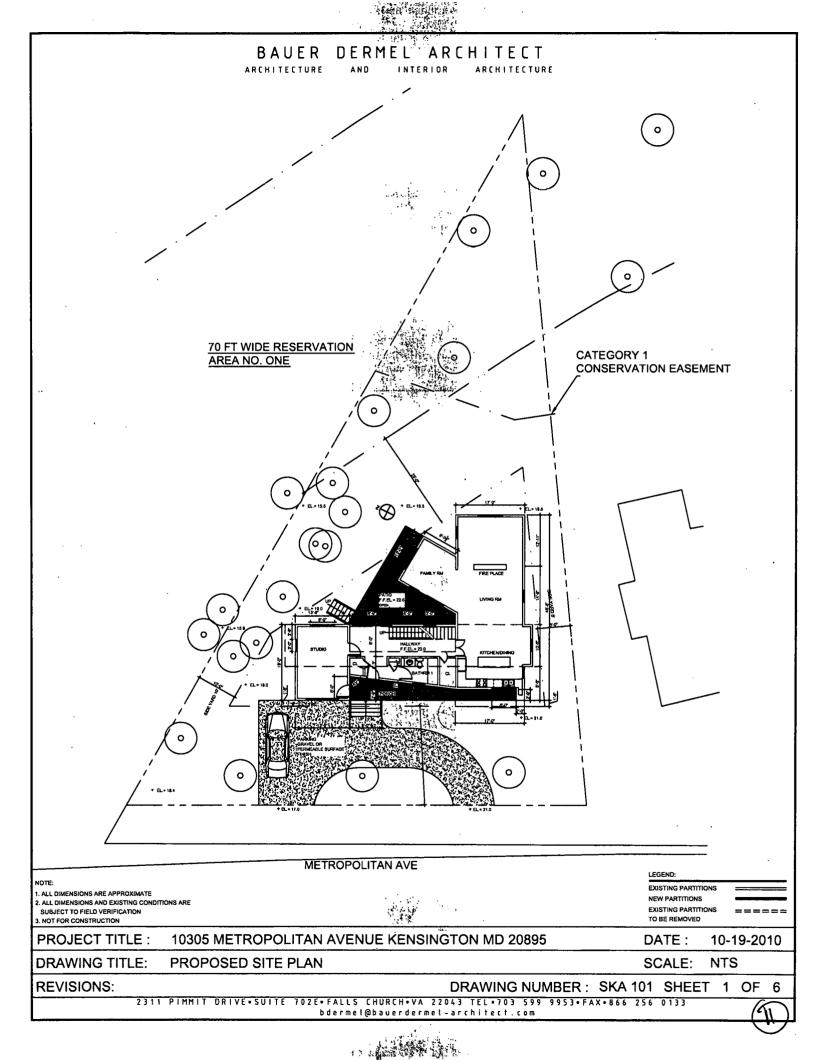
TECHNICAN AG PAN LECATION HYBURGONERHONTE SIT CHECKED KVC HEN TABLE A LEVEL SIT STREAMED OF PATE DECEMBER 2001 HLD SAZADE BY DATE AUD S/SUDB | PENISED TO AUDRESS 3/28/08 | H-HCPPC, COP-BITS | PENISED TO AUDRESS COP-BITS | DT H-HCPPC, ON 3/00/09 | PENISED |

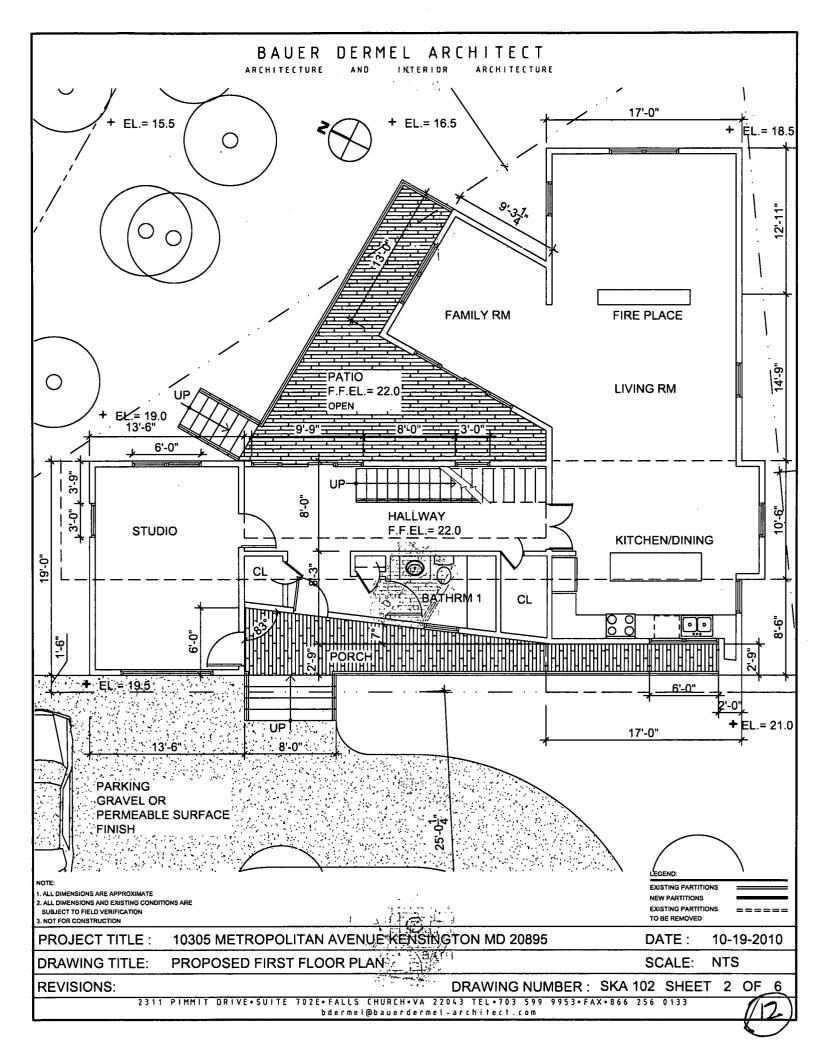
% 1°=20' . SN 80 TREE SAVE PLAN PREPARED BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE: I WASHINGTON DC 20007 

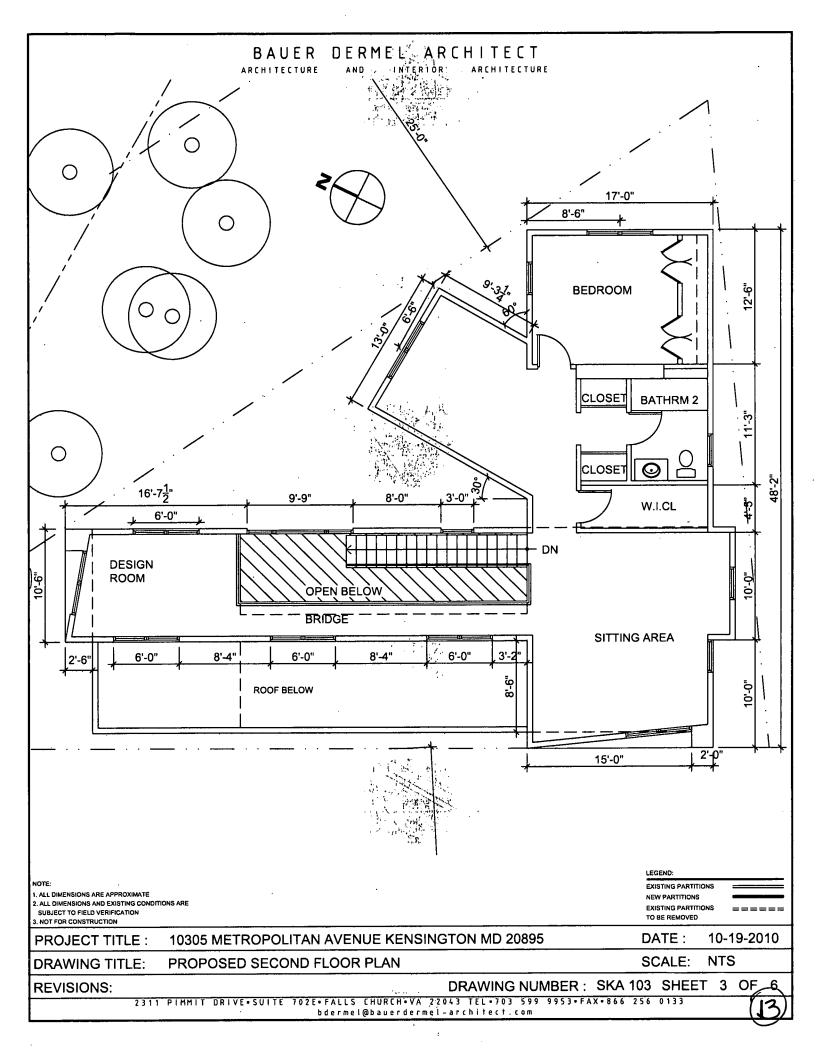
30 36

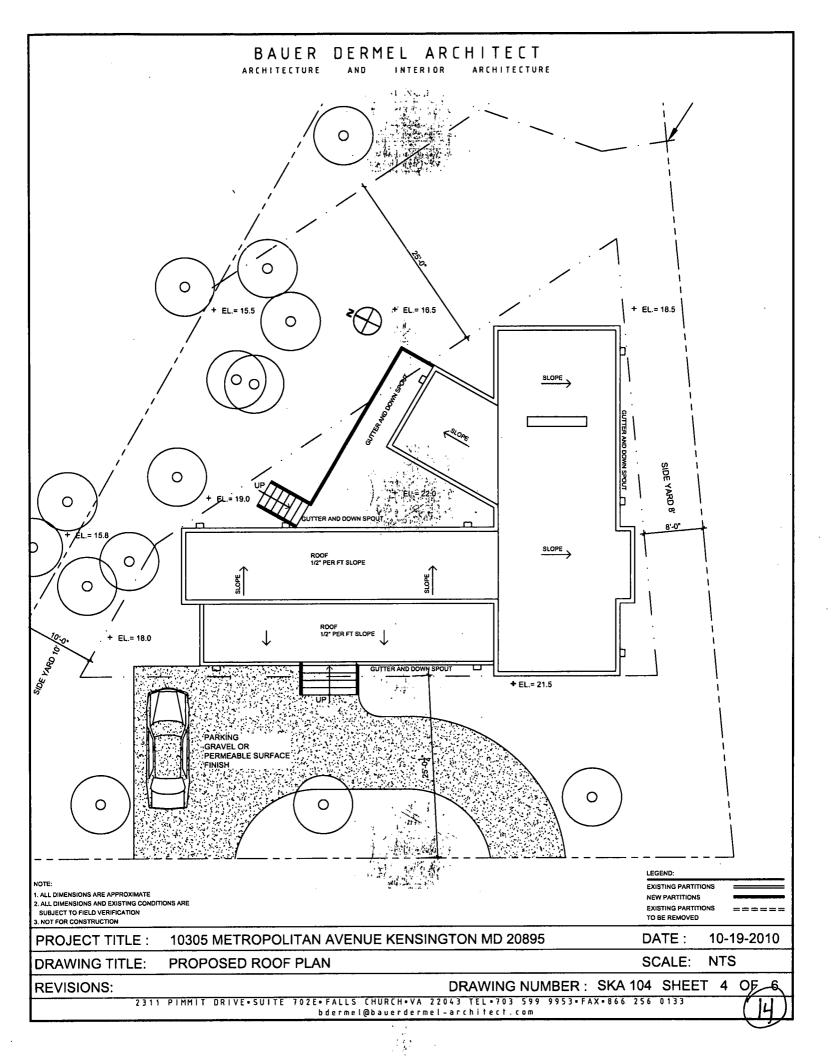
TREE SAVE DETAILS

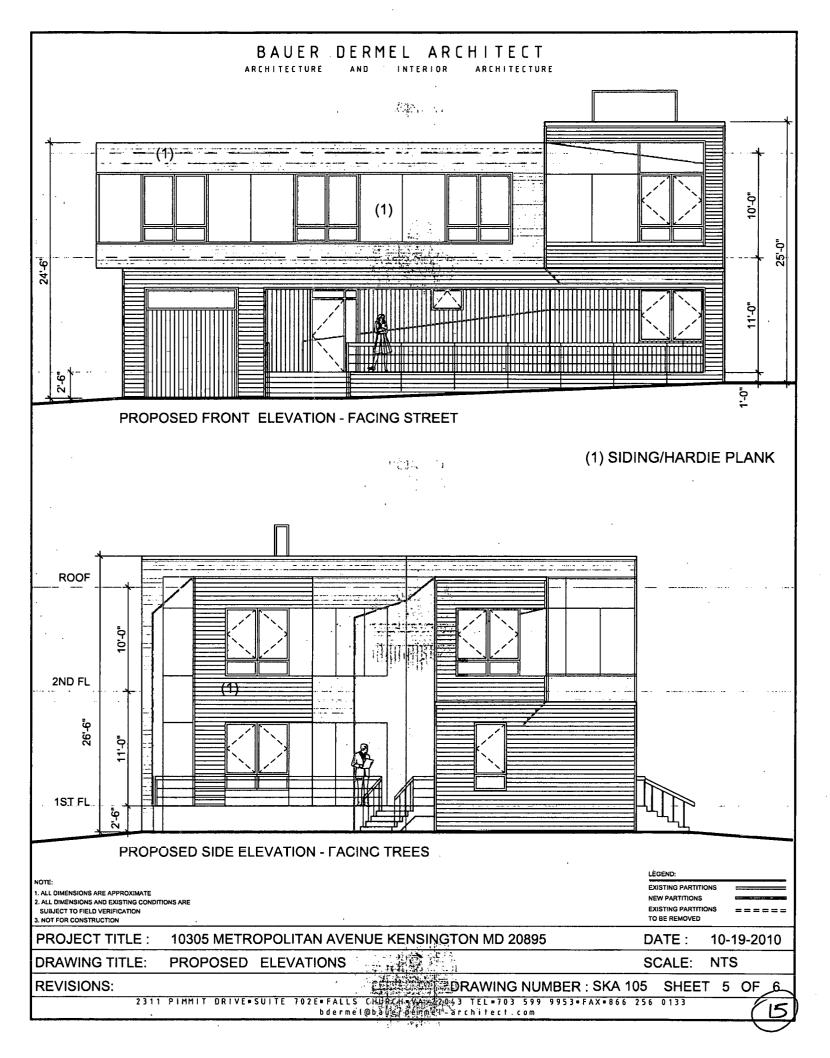
IBH ELECTION DISTRICT HONTGOMERY COUNTY, HARM

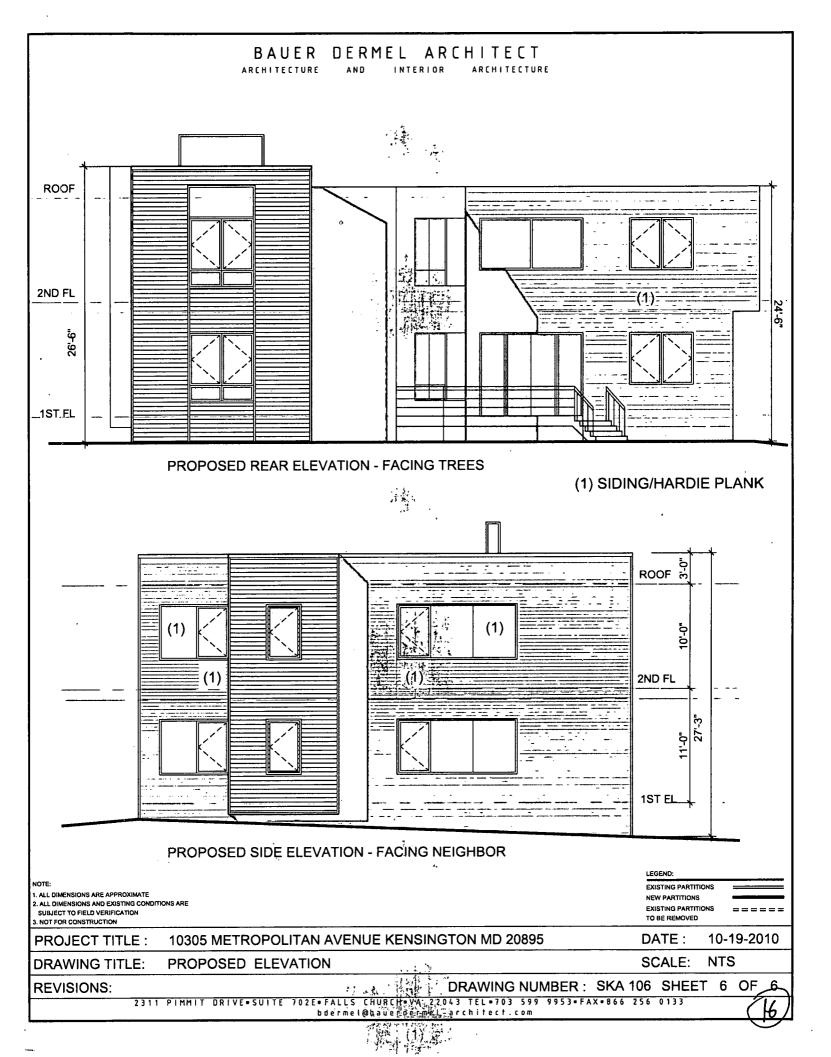


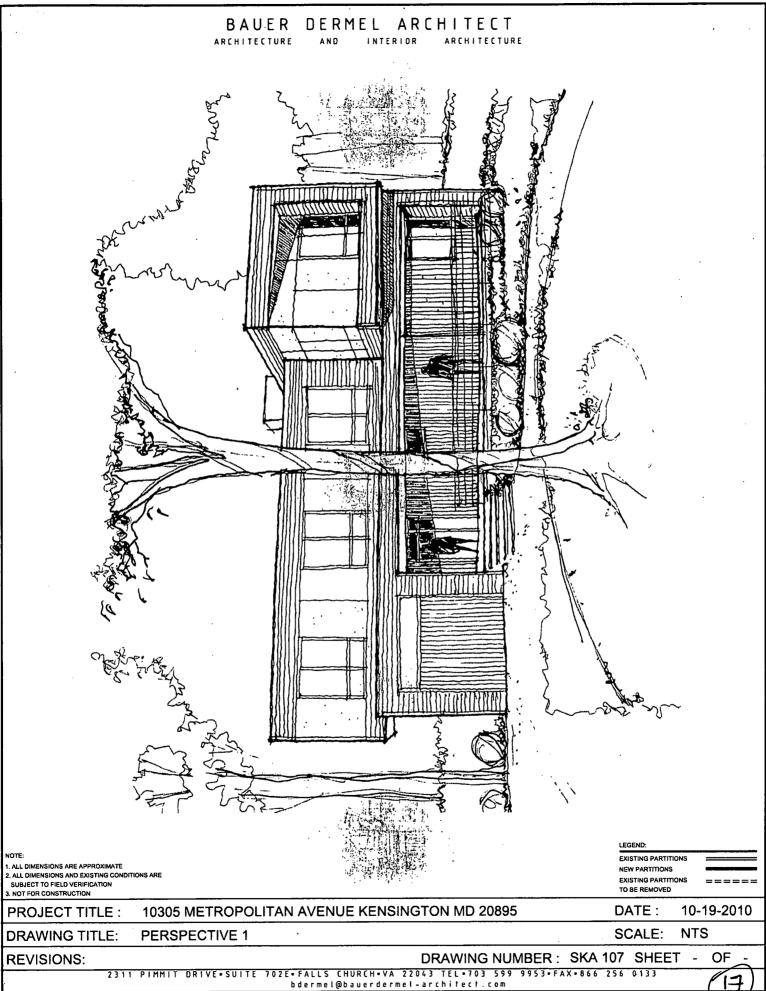


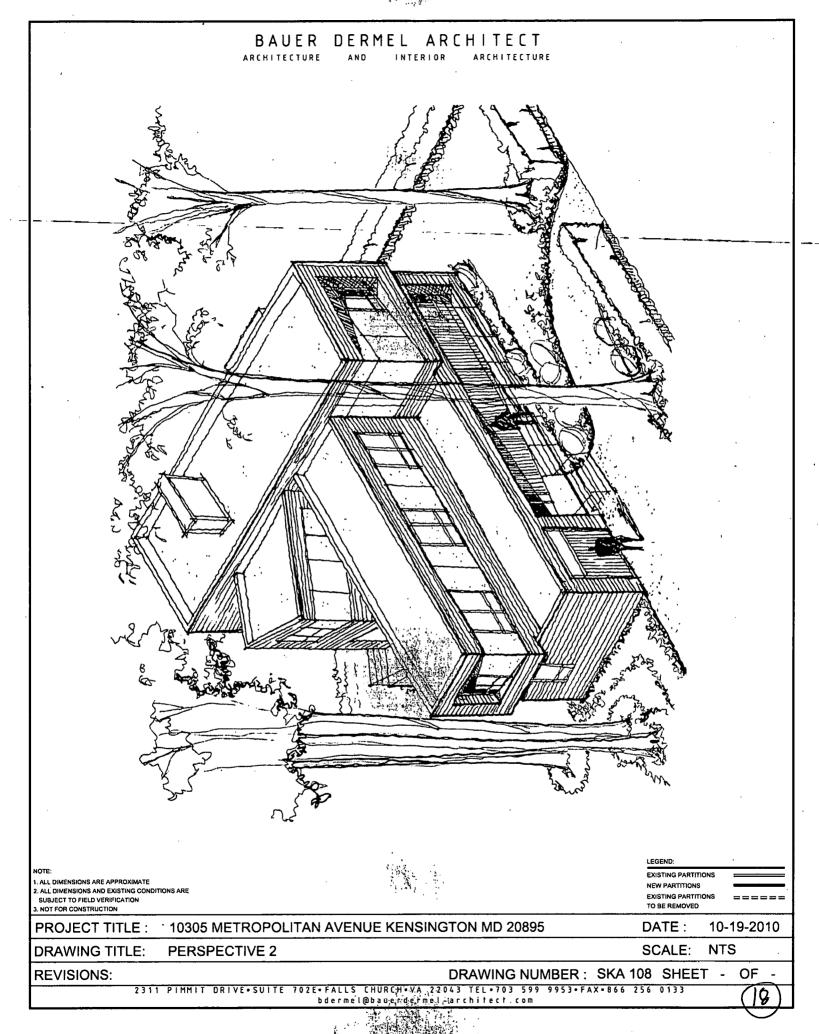












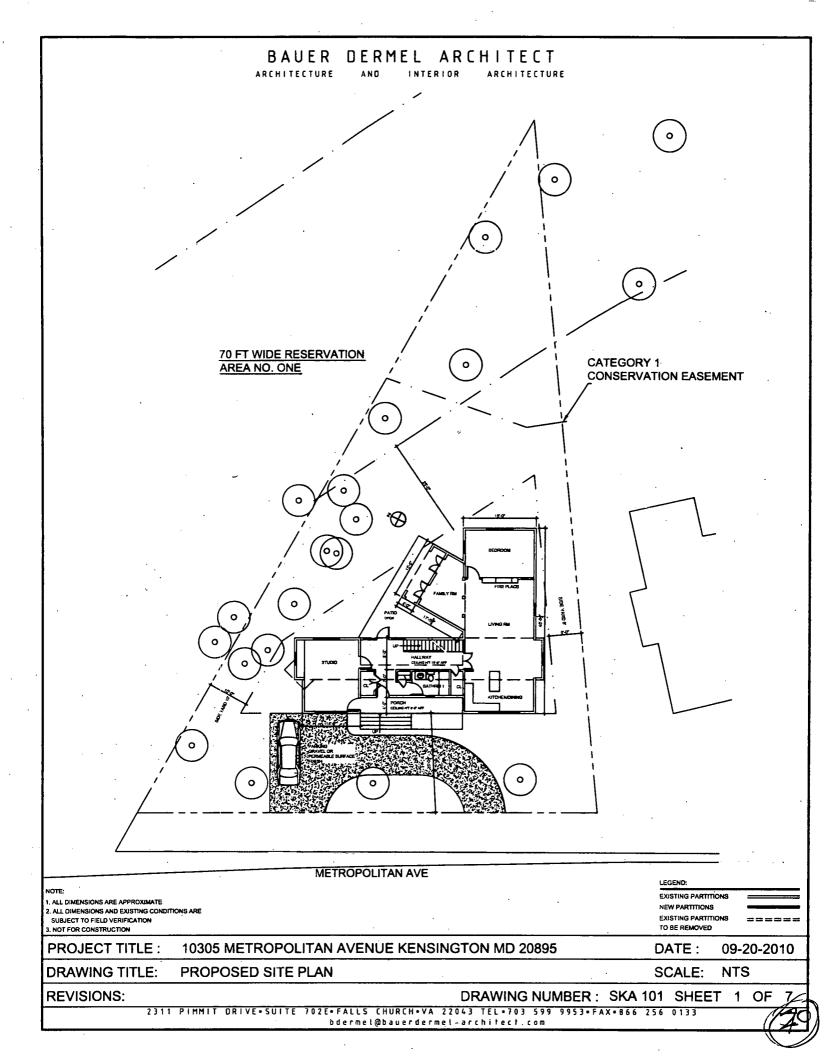
### **Preliminary Consultation Plans**

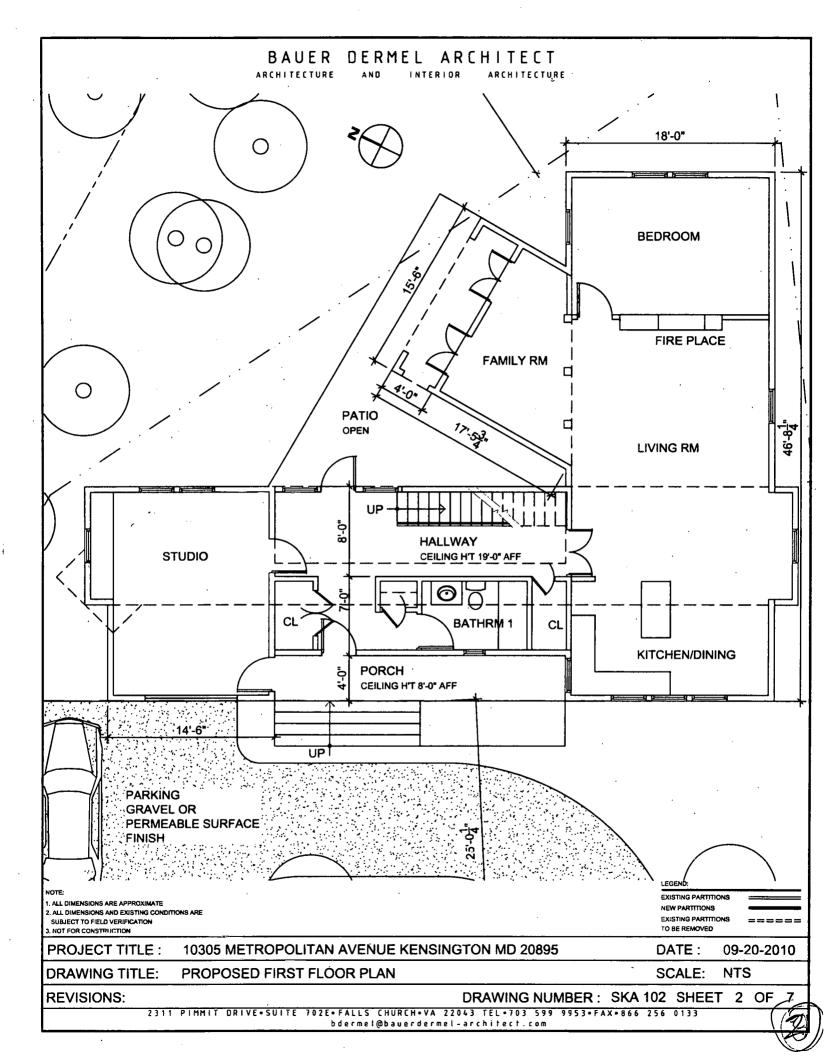
inkering rega

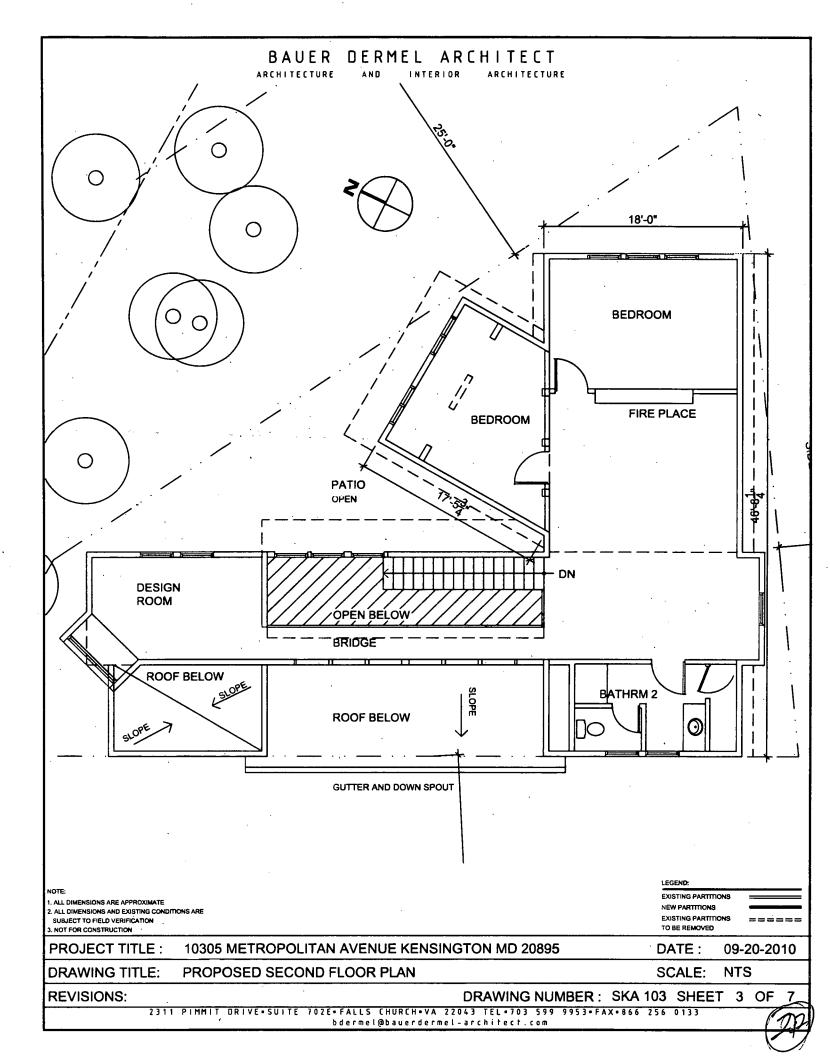
4 ....

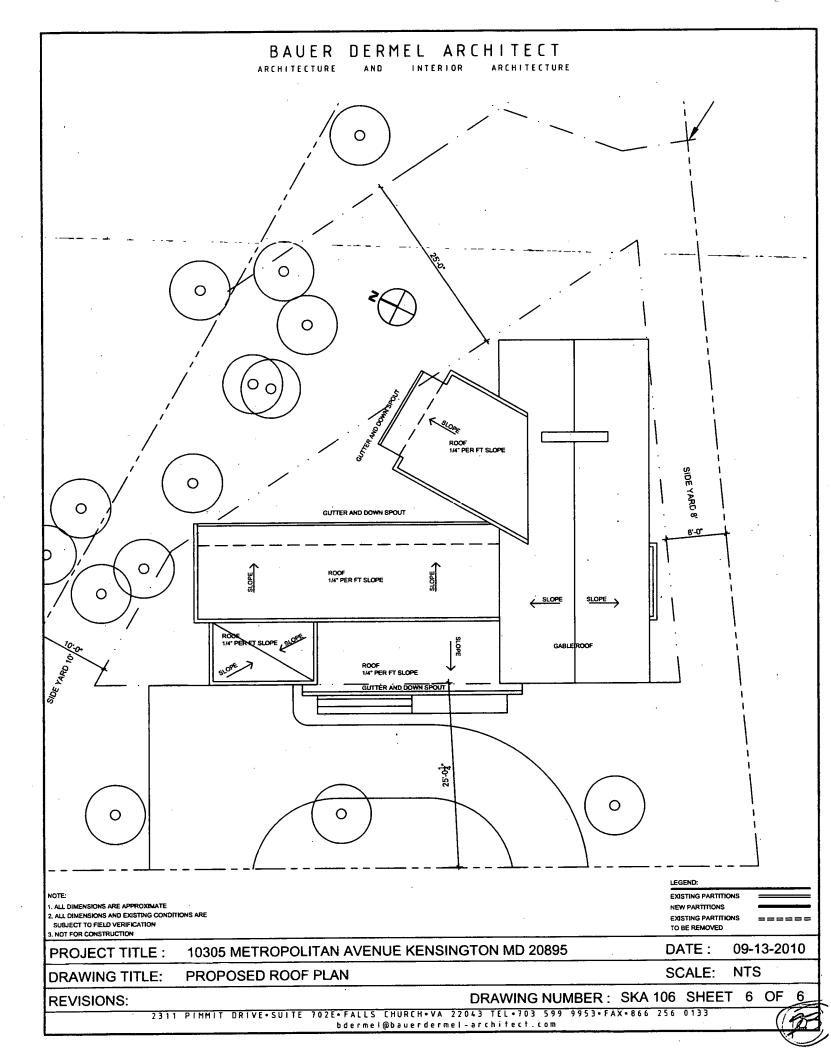
A. 34 Dec.

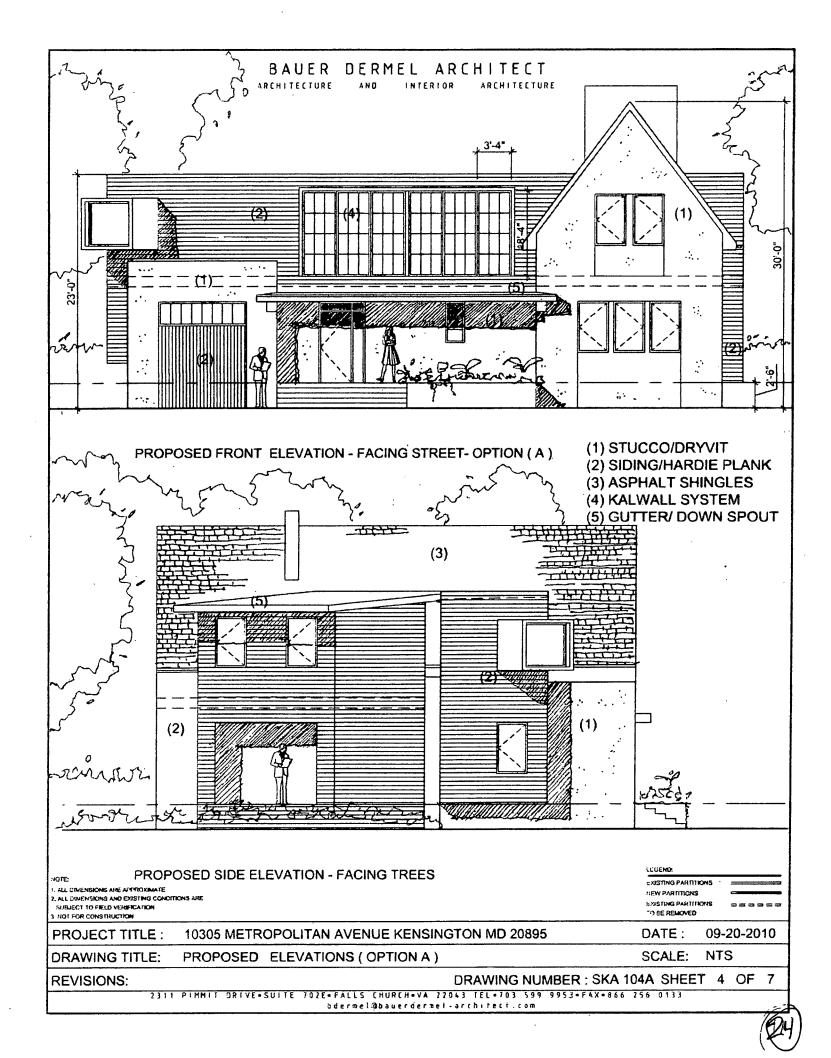
Table Strike Trovillon propiera Toka anna anna

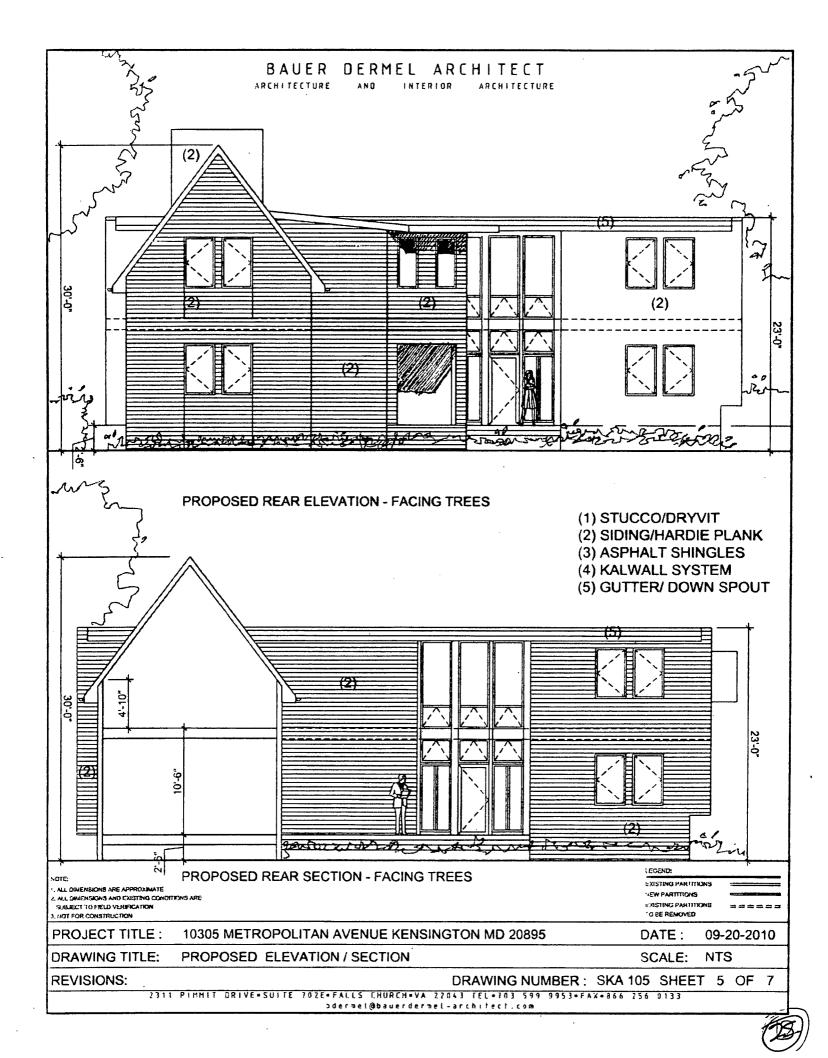


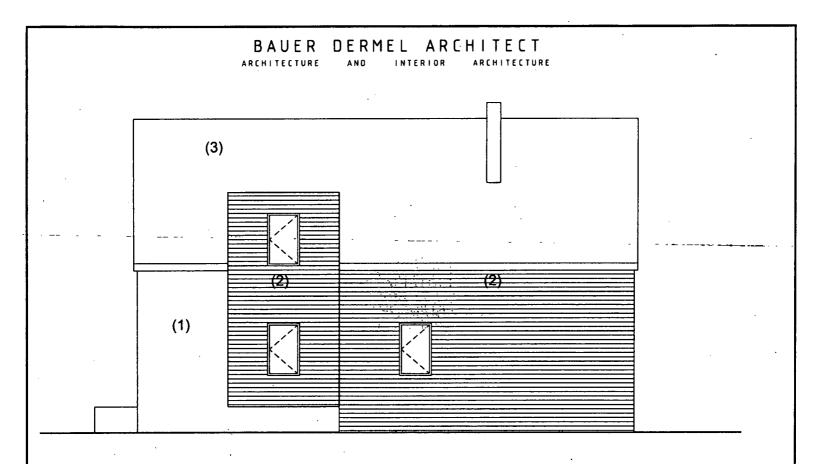












SIDE ELEVATION- FACING NEIGHBOR

And the second s

- (1) STUCCO/DRYVIT
- (2) SIDING/HARDIE PLANK
- (3) ASPHALT SHINGLES
- (4) KALWALL SYSTEM
- (5) GUTTER/ DOWN SPOUT

NOTE:

1. ALL DIMENSIONS ARE APPROXIMATE

2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE
SUBJECT TO FIELD VERIFICATION

LEGEND:
EXISTING PARTITIONS
NEW PARTITIONS
EXISTING PARTITIONS

EXISTING PARTITIONS TO BE REMOVED

DATE:

09-21-2010

PROJECT TITLE : DRAWING TITLE:

10305 METROPOLITAN AVENUE KENSINGTON MD 20895

PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

3. NOT FOR CONSTRUCTION

DRAWING NUMBER: SKA 107 SHEET x OF

2311 PIMMIT ORIVE = SUITE 702E = FALLS CHURCH = VA. 22043 TEL = 703 599 9953 = FAX = 866 256 0133 bdermel@bauerdermel...architect.com





):

10305 meter pritan ave Kensington MD

10305 METROPOLITAN AVE

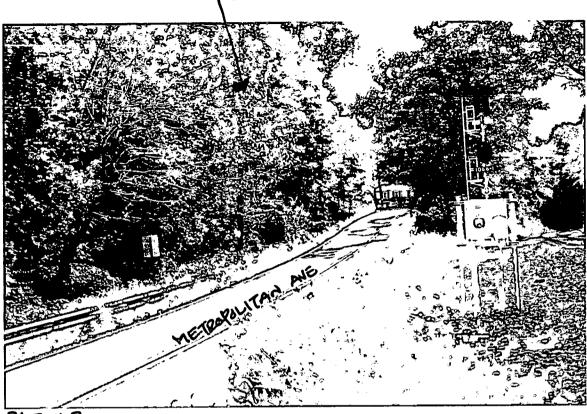


PHOTO #1

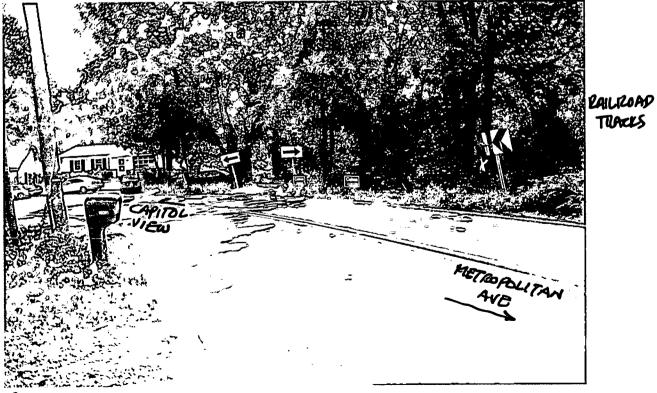


PHOTO# 2





AbTO# 3



P#5TO#4

TRACKS

# October 6<sup>th</sup> 2010 HPC Meeting Transcript

in think the ap-

MR. RODRIGUEZ: Second. 1 MS. MILES: All in favor please raise your right 2 3 hand. 14 13 6 16 W. 4 VOTE. MS. MILES: The HAWP is denied unanimously. 5 you for coming and we look forward to seeing another 6 7 application from you. 8 The next item on our agenda is a preliminary 9 consultation for construction on a vacant lot at 10305 10 Metropolitan Avenue in Kensington. Do we have a staff 11 report? 12 HISTORIC PRESERVATION STAFF: Yes, we do. Metropolitan Avenue, Kensington is a vacant lot. It is part 13 of the Capitol View Park Historic District. A little 14 background on this property. In 2004, the HPC approved a 15 subdivision proposal to subdivide one parcel to create two 16 additional building lots. There is a historic house that is 17 referred to as the Dwyer House on the site which remains, 18 19 was in severe deterioration, has been rehabilitated, is 20 currently occupied and an addition was approved to that by the HPC at a later date. 21 The two additional lots were subdivided, as I 22 said, one house was constructed, thus we have a vacant lot 23 with the third remaining tot. There is also an approved 24 forest conservation and tree save plan for the property, 25

which is still valid today that is the Environmental Planning Department is responsible for enforcing.

Some site characteristics. Because it's a vacant lot it delineates the outer edge of the historic district. The property is surrounded by a heavily wooded forest area and the rear and left sides, the non-historic single family home to the right and is confronted by the railroad tracks across the street. The house on the right demarcates the only section of the subject property that is adjacent to the historic district.

approximately 1,700 square foot building footprint two-story house on the lot at the edge of the district. It includes the installation of a permeable surface circular driveway in the front and an open pation area at the rear. The material treatments for the house include a combination of stucco, dryvit, fiber cement siding, asphalt shingle roof, vinyl clad exterior wood windows, and a Kalwall translucent wall system on the front elevation.

Staff supports the proposed construction of the two-story house finding that it is consistent with Chapter 24-A-8(c) and (d) and Standard 9 of the Secretary of the Interior Standards for Rehabilitation, which are outlined on Circle 2 of your staff seport. The scale and massing of the building address the street in such a way that it would not

impair the character of the district. The house is appropriately scaled to avoid competing with the adjacent non-historic house to the right and does not maximize the buildable area of the lot.

The property is located at the edge of the district and surrounded by a protected forest conservation area on two sides. As such, new construction would have negligible impact on the streetscape of the district. The contemporary expression of the design is successful in differentiating the new construction from the common architectural styles of the district and the material and treatments are appropriate for a contemporary style and in period with the design.

Staff has eutilized two points to provide the applicant with guidance on one of which is to determine if the design is consistent with Chapter 24-A(c) and (d) and Standard 9 that are outlined above. And if the material treatments are appropriate for the style and period of the proposed design. And staff recommends the applicant make revisions to the plans based on comments from the HPC and return for a historic area work permit.

You received a copy of comments from the local advisory panel and you have also, since sitting down at the meeting, have received comments from a neighbor in the vicinity of the subject property as well. And I can go

through a couple of slides here. Just to give you a sense of the district, the subject property, the property to the right of the blue outline is where there is now a house that was constructed and then to the right of that is what is referred to as the Dwyer house.

And a bit difficult to see in aerial photos,

Jack Jakob

because as I had indicated in the staff report, that it is a heavily wooded area. As you can see there's a curve on the road. On the bottom right the railroad tracks are across the street. And just to give you a sense of context, top left is the Dwyer House, top right is the new construction, which the subject property, the vacant lot, is adjacent to and then just a little bit of context, two houses next to each other. In looking at, the bottom photo the house on the left, the new construction, the subject property is to the left of that. And that's all I have.

MS. MILES: Thank you, Josh. Would the applicant like to come forward. Blease turn on the microphone and just press it until it comes on and take your hand away, and identify yourself. Youell have 7 minutes.

MR. DERMAL: Bauer Dermal. I should talk about it?

MS. MILES: You can either respond to the staff report or make a presentation or in any way use your seven minutes.

	$oldsymbol{\iota}$
1	MR. DERMAL: Okay. Iam in the process of, I've
2	almost purchased the land and I-m an architect and I have
3	home based business of the . The current layout of the
4	houses for sale doesn*t 建硫 my use. So I was looking for
5	vacant land and I found this one. And the design, if you
6	see, it s kind of not the typical design around the area.
7	So Itm having, Itm single so, I just need a bedroom. I
8	think we need a kitchen and a work area and a studio, that s
9	my life. So that s why the shape of the design is kind of
10	unique and different. And that s all, about it.
11	MS. MILES: Very good. A lot of single men don*t
12	need a kitchen. Does any member of the commission have a
13	question either for staff which I neglected to offer, or
14	for the applicant? and stages
15	No question. All right. We have a witness who
16	would like to testify. I believe testifying as an
17	individual, Pat Mulready. As an individual you have three
18	minutes.
19	MS. MULREADY: The last paragraph is
20	MS. MILES: Could you identify yourself for the
21	record, please.
22	MS. MULREADY: Iam Pat Mulready. Iam here mostly
23	as an individual, but also speaking for the community. In
24	the last paragraph of the prepared remark. Im Vice
25	President of the Capitol, View Park Citizen*s Association and

its representative to the CKC. My property or our property directly adjoins the Dwyer House Treehaven historic property, which has been shown, which was subdivided. This house is proposed for one of the subdivided lots as you beard.

We have a historic house designated as I just reviewed remarks outstanding not just excellent, which has a full view of the backs of the houses on the Dwyer property.

We object to the proposed house because it is not consistent with the design of historic Capitol View Park.

It would be the first house people would see as they enter our historic district. In HPC various 2004, to '05, to '06 to '07, et cetera, rulings on the subdivision of the historic Dwyer Treehaven property into two building lots, you specified what types of design would be acceptable and that any houses built there must be compatible in style, historic looking and nose bigger than the Dwyer House.

The proposed house would be neither. Over the years HPC rejected several proposed houses which were conventional looking designs because they were inconsistent with the historic character of Capitol View Park and the Dwyer House. Because of subdivision notification loopholes, we just learned of the proposed building at 9:00 p.m. last night, and have only had cursory examination of the plan. However, we are concerned regarding the implication of the

developer\*s plans to install solar power.

The lot is heavily wooded and it's not in here but, going through the records you mentioned the forest conservation of historic trees are not supposed to be cut down. We're concerned that trees, having solar power would require most if not all trees to be cut down especially significant ones on the lot and perhaps beyond the boundaries into presently protected woods. This area is also a flood plain and trees are needed to control drainage in addition to the historic nature of the woods.

This part is from the community. We weren able to vote on it. It is just, a consensus. In addition, we and several board members of cour Capitol View Park Citizens

Association are greatly concerned about the developers attempts, and by this we mean all the developers, to move this subdivision into Kensington. According to the HPC office, the property is not in Kensington nor on

Metropolitan Avenue as designated in the plan proposal, but is part of the Capitol View Park Subdivision, and therefore, this property and the one to the east of it should have Capitol View Avenue addresses.

Going northwest from the Dwyer House, which is 10245 Capitol View Avenue, the blue house should be 10247 and the new house 10249. This is critically important since developers seem to be trying to move the boundary between

Kensington and Capitol View Park further east than it should be, thus allowing for the possible eventual CR development indicated for Metropolitan Avenue, which is up to four stories in the Kensington Master Plan to encroach upon Capitol View Park.

And finishing, this is back to individual again, we propose the entire remaining Dwyer Treehaven wooded area be chosen as legacy open space property. That would be truly green. Thank you.

MS. MILES: Thank you. Are there any questions for this witness? Okay. If there are no questions for either staff, the applicant or witness, we're going to ask you to turn off your microphones and we're going to begin deliberations. Would anybody like to begin. We're just going to be giving commentary. This is not an application for a historic area work permit. This is a preliminary consultation, so we're push going to be giving feedback to the applicant about whether or not we think this is compatible, and in what ways he can address concerns, if we have any.

MS. MULREADY: I\*d like to just add, we appreciate, the smallest is much better than the approved house, but the modern style is not consistent.

MS. MILES: Thank you. Okay, any comments from commissioners?

MR. TRESEDER: I have a question of staff actually. You mentioned there is, as part of the subdivision there was a tree preservation, were there any other conditions as part of the subdivision?

specifically if there are any conditions, but what I do know is that any construction on this property is subject to additional consultation and review by the Environmental Planning Department because of this overlying forest conservation easement. So I don\*t have the specific conditions but there is another step and the applicant has been made aware of that and I believe, has initiated that process to determine if there are any other limitations or issues that need to be dealt with with regard to new construction. I\*ll stop there.

MS. MILES: Iall speak if no one else will. My comment would be, frankly, I think this is an outstanding design. My reaction to it was, this is at the edge of a historic district. This is a challenging lot. It facing onto two roads and a railroad, and it transitional between a historic district and outside of the district.

I think it massing is appropriate. I think its fenestration is interesting. I think this is actually really a tremendous design. And I would be able to support this as a HAWP.

1.	MS. HEILER: I•d like to agree with Commissioner
2	Miles. I think it s an outstanding design. I do have
3	questions about the issue of solar power that came up. I
4	think you need to be very specific about that. If this is
5	to be solar powered, where the panels would be and would it
6	affect the tree preservation. What would be the details of
7	the plans for that.
8	HISTORIC PRESERVATION STAFF: You•re welcome to
9	make a comment.
10	MS. MILES: Yes, go ahead, you can answer a
11	question.
12	MR. DERMAL: I don•t know where the solar power is
13	coming from. I have no idea.
14	HISTORIC PRESERVATION STAFF: I was going to
15	clarify that. I was not made aware of any solar panel
16	installation on this throughout my conversations with the
17	applicant, which have been numerous.
18	HISTORIC PRESERVATION SUPERVISOR: My guess is
19	that there's some confusion over the window system on the
20	front elevation, and confusion that that might be a solar
21	system, but in fact ites a window system.
22	MR. DERMAL: I take pride in my drafting and
23	rendering, but
24	MS. MILES: They•re windows, we see them.
25	HISTORIC PRESERVATION STAFF: There*s a detail

specification for the Kalwall window system with your staff report that the applicant provided for additional clarification.

slightly with the previous two commissioners. I don't think it's quite an outstanding design yet for the district. I think there are some issues I have with it that, again, I think because it is at the corner of a historic district in certain ways puts more pressure on it to be very appropriate in the district. And, I think then you go to, for me I went to, you know, Secretary of Interior Standards for Rehabilitation No. 9 and 195t to paraphrase that, you know, should be differentiated from the old and be compatible with historic materials, features, size, scale and proportion and massing.

Just to start off with the massing, I think there's, and to a certain degree the citizens association, I think, addressed this pretty well, I think really the massing ought to be either all flat or all pitched roofed. I think the contrast and the conflict between the flat roof and the pitched roof, yeah, I suspect you did the pitched roof to make it sort of a gesture to the historic district, and I don't really think that's necessary in this case. I think you can have a contemporary building in a historic district and it still does not distract from the district

```
and the historic architecture that you find in it.
1
             So I would_urge_you_to; you=know; go one way or
2
3 the other instead of having these conflicting roof forms in
  the_design.
                 ICalso think the fenestration is, you know, a
5 - Little-too-carried-away. I think the, you know, I see sort
    of windows that have sort of roughly historic proportion to
6
    their overall size without any grills in them, and that may
7
    be fine. And then I see a Kalwall system that has a lot of
8
    heavy grills in it, and then I see something sort of, you
9
    know, in your studio area, something that sort of looks like
10
    a garage door with grills in the high window there.
11
              Again, I=think=you-ought=to=go_one_or=another_wi-th
12
13
    the window treatment. I think you ought to go with no
    muntins or with, you know, muntins in all the windows to be
14
15
    somewhat consistent. And again, speaking to the, you know,
    Standard No. 9. ( ) Standard No. 9.
16
              I also have a little bit of trouble on the most
17
    visible-corner of your property as you come around
18
19 Metropolitan-Avenue is this sort of projecting=oculus,=a
    square oculus that s coming out of the corner there and
20
    again, I think that is sort of a jarring intersection of
21
    forms_which, <I_think_again, sort of competes with the
22
    historic forms that you see in the district which are not as
23
   jarring, not attempting=to=create-conflicts-of geometry and
    things-like that .- So again - I think sort of simplifying
```

19 \_\_\_

it. I think more consistency to the windows, more consistency to the roof forms, for me would make it an approvable HAWP when you come back.

MR. DERMAL: So you have no issue with the shape of the floor plan being in an L shape?

MR. KIRWAN: No. No, I think the general, I think the staff report sort of spoke to the fact that, you know, a two-story building of this size and form is appropriate in the district. I don't have any issue with that. Like for me it's the, right now for me it's the conflict of traditional forms on one wing conflicting with very contemporary forms on the other and that may be appropriate to certain historic districts, you know, as a way of treating addition, adding on to an historic residence, but you have an all new structure here. So I would encourage you to, you know, and it appears to be very contemporary in the way you're approaching it, so I would go with that I mean, I would, you know, approach it with a more contemporary consistency throughout the project.

MR. DERMAL: An architect, when he gets his chance to do something that he can do without anyone else, a developer being involved, since it my own house I bring stuff from everywhere, oh, this is nice, I ll put this in. This window is nice, I ll put this in. So I think you re right, I probably got carried away a little bit. The

pitched roof is a nod to the neighbors, to the rest of the historic district, and once you come on this side, the flat 2 roof, which I found out is more expensive than the pitched 3 roof, is, that speaks of my own style of being a modern 4 . 41, <u>64</u> 81, 5 design. I did tryatogeran it up a little bit and get rid 6 of that projecting eye at the corner. So at the end of that 7 box is now an opening with a balcony projecting out. | So . 8 9 that s why we re having this discussion so you could tell me 10 what --MR. KIRWAN: That s a helpful move you we made for 11 me to eliminate the square window on the corner. But again, 12 I think if you prefer flat roofs and prefer those forms, you 13 know, for me I don\*t think it\*s necessary to make a gesture 14 to the historic district, with a portion of your building 15 16 having a pitched roof would be very happy if this was all flat roofed in this case. MR. DERMAL: There are no muntins on the windows. 18 Kalwall has, that s the unit size, 12 by 2 foot by 2 feet, 19 20 but I have no intention of having any muntins. MR. SWIFT: I was going to come down somewhere in 21 between Commissioner Kirwan and the other two comments, and 22 I was going to say that I\*d like to see the diagonal 23 rectangular window come out and soften a little bit. I 24

The Land

think what you ve shown there in your sketch is pretty

8.

1Ò

reasonable to me and I think your on the right track so far, in my view.

S ( ) ( )

MS. WHITNEY: Mr. Dermal, your comments echoed exactly why I thought you had presented this design.

As you explained when you walked in, this is your house and in your profession, of course, you re going to design the features that you prefer. This is, however, in a historic district and the contrast between your design, which is a very nice design, and the historical properties is just a little too jarring for me. I appreciate the exact language you used, the nod of the pitched roof to your neighbor's house and the others, just might not quite be enough for me to call it complementary to the other homes that they will be so close to.

The circular driveway, something that does certainly not mimic what is next door, but definitely does give a bit of a nod to that, I appreciated that and the other comments that you have heard I\*m sure will help you slightly rethink your ideas.

MR. RODRIGUEZ: I think contemporary approach in this case is perfect. the don't have a problem with that, and I do really appreciate that you had kept the house footprint so small. What I think the house is not answering yet is, the relationship with the land where it is sitting. I mean, if you look at the picture you will look at there is a

squiggly line that comes behind existing house that is demarcating that there is some change in the topography there. And I think when you start looking at that, the part of the house that for me is not resolved is the back.

It's really, all these forms coming in conflict and intersecting, they are not in certain way, from what I see, responding to that that I can see in the aerial photo. So what I will definitely recommend is that you look at these and simplify it; and simplify it in a way that allows the design to speak—to what you want to say freely and, but I don\*t know, it needs to be a little more minimal. It needs to somewhat tone down the scale to meet the ground. I don\*t think the house is meeting the ground yet. Is this house designed like the lot was completely flat, and I don\*t think it is a flat lot?

MR. DERMAL: No, it s not. You re right. It drops towards the back. Since I m in the process of almost 99 percent done, should I tell you the story about how the bank --

MS. MILES: No, thank you.

MR. DERMAL: So the banks are still kind of not sure if I\*m going to get the loan. So I don\*t have a full survey and I did get the topography from the previously approved plans, and by the way, I am saving all those trees that are mentioned to be saved. We are saving those trees.

MS. MILES: Anyone else?

MS. MAHER: Well, I wanted to just concur with Commissioner Whitney more or less because I do think it an interesting and compelling design and according to our guidelines that we follow, we're supposed to be lenient with regard to new construction. I do think that, you know, your lot is in a historic district and it the first home if you're from a certain approach in that district, and I do find that it a little to jarring as you are coming into that district. So if there is some way you can pare it down so it still contemporary and it still reflects who you are, then I would not have the difficulty in reviewing it and approving it?

MR. TRESEDER: I appreciate your explanation of how you have two parts of the house and how the side adjacent to the historic district had a nod to it. I think actually, I sort of agree more with Commissioner Miles on this. I think it creates interest, although the ordinance allows you in a contemporary design to go, you know, you aren't forced to make that you have quite a bit of freedom as a designer, but if you choose that, if you like that, I think that's not necessarily a bad thing. I would suggest thought that it not be an abstract nod. That is the steep roof pitch is so different than the adjacent houses. So, maybe conceptually it's a nod to the historic district, but

me.

1 -in-reality its not). < So to me if its not making that actual physical connection, maybe it is better not to even 2-3 bother. But that s a designer's judgment and I m just, so I think you could take it either direction you wanted as a 4 5 designer. I would like to add, I did agree with 6 MS. MAHER: 7 Commissioners Treseder and Kirwan that I did feel that it 8 was somewhat of a mix of styles. So if you do pare it down, 9 have it be contemporary but just a little toned down. 10 MS. MILES: Okay. Well, it sounds like there\*s 11 general support for the massing so long as the topography is 12 recognized. It sounds like there's general support for a contemporary design that perhaps, according to some views 13 might be more traditional it sounds like the general 14 direction that you re going is generally supported. And you 15 16 should know that there are other members of the commission who were not present tonight, so if you get a slightly 17 different composition you might get a slightly different 18 19 reaction when you come back for HAWP. But I assume we won\*t 20 see you until your bank loan goes through and we look 21 forward to seeing you. Do you have any other questions for 22 us? 23 MR. DERMAL: Yes. So the conflicting information that I received, and Imptrying to please everyone, believe 24

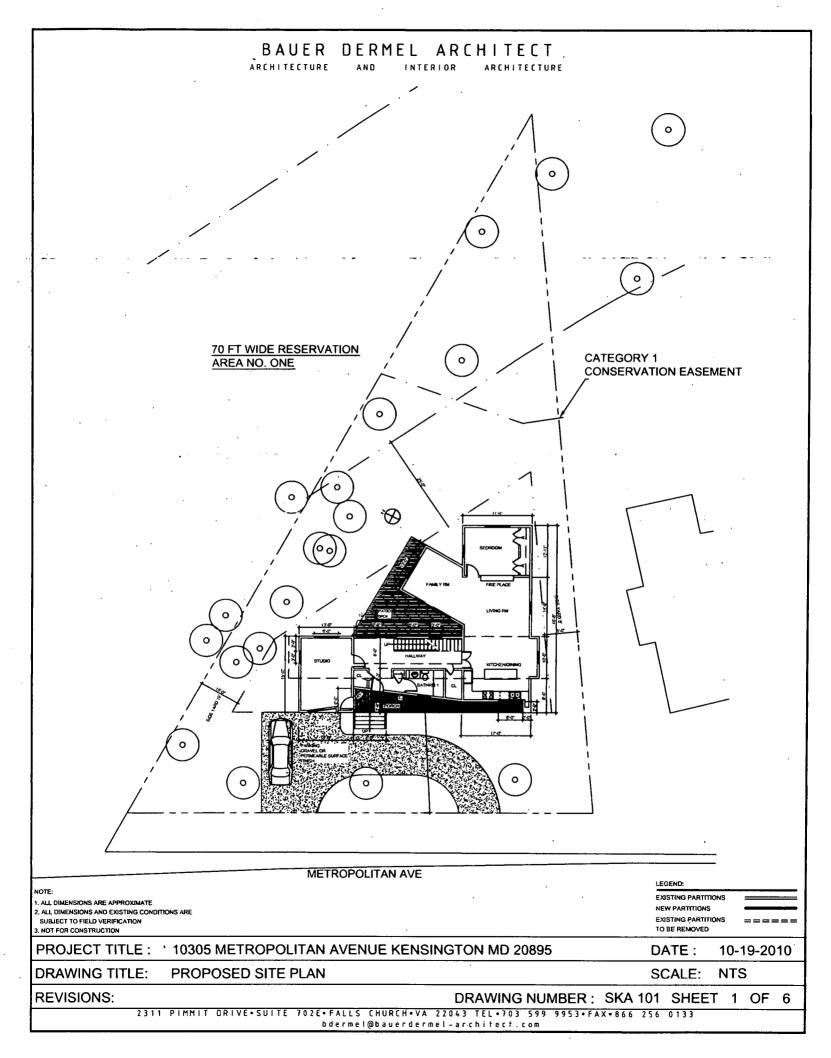
w coing

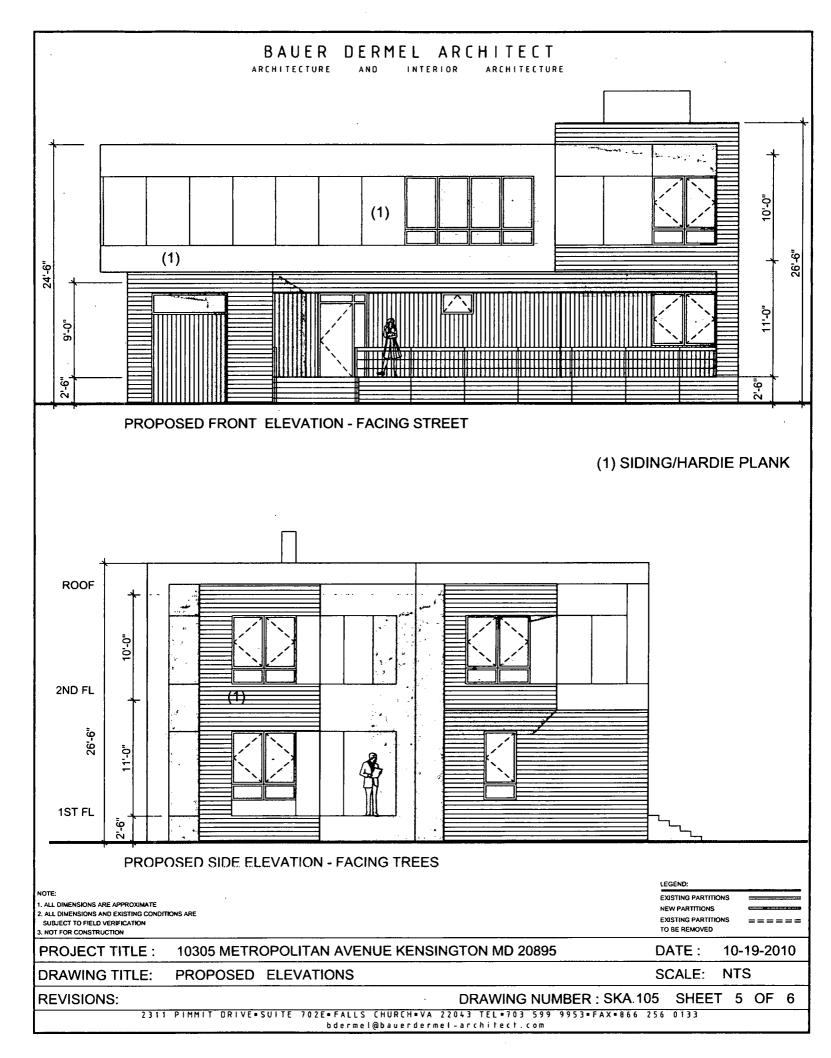
Yes. You only have to please a 1 MS. MILES: 2 majority. 3 MR. DERMAL: So, and this is the first time I\*m doing this. So what happens, for instance I come up with 5 better drawings, colorful presentation and my loan goes 6 through, how do I win my design? Do you, oh, the voting? 7 MS. MILES: You\*ll be working with staff before 8 you come to us, and hopefully staff will enable you to craft a design that we can support based on the comments that 10 staff has very assiduously listened to, Iam sure, this 11 evening. 12 HISTORIC PRESERVATION STAFF: Iall go out with you 13 and we can talk about this some more and sort of regurgitate 14 what was discussed and what the best approach would be for 15 addressing the comments and getting approvable historic area 16 work permit. 17 MR. RODRIGUEZ: May I add something? 18 MS. MILES: no Sure: MR. RODRIGUEZ DO The idea is that we are here to 19 20 protect and follow the guidelines of the historic district. 21 So you don\*t come here to us to please us. You come here 22 to present something that is in the spirit of those 23 guidelines. And that is true to your aspirations. And I 24 think that should be the guidance that I can give you. 25 I would just like to note also that we MS. MILES:

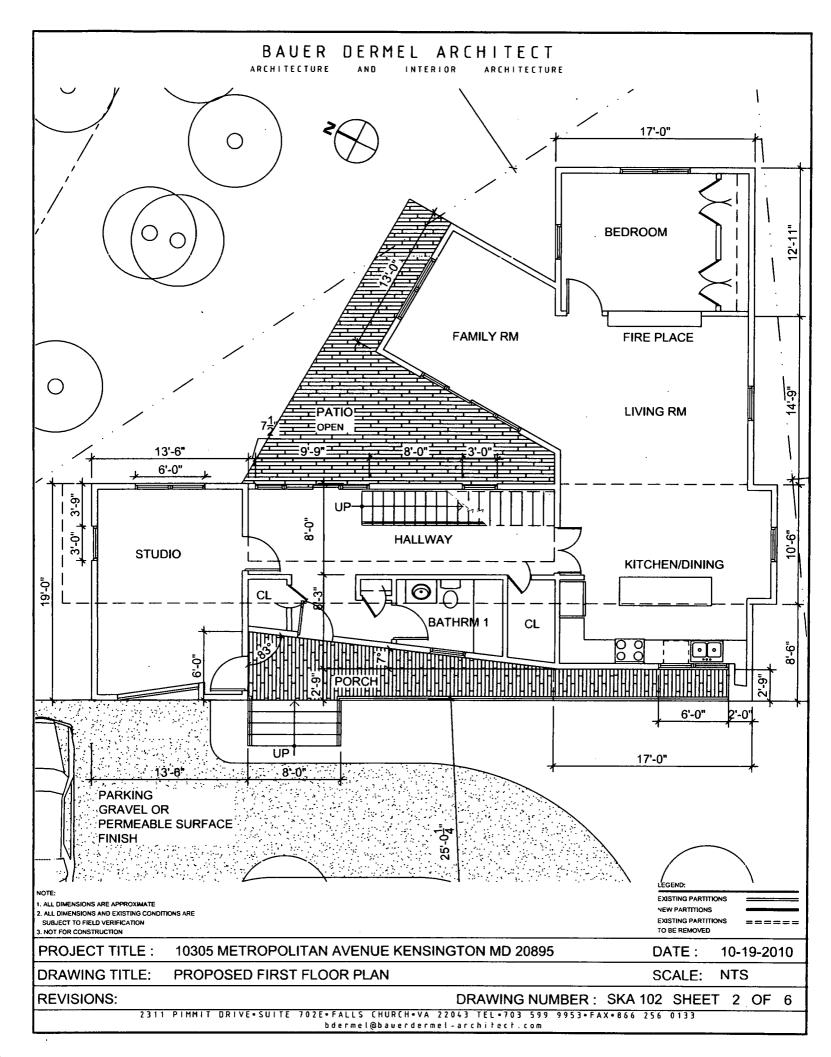
1	are not in a, it does not appear before us to discuss
2	anything related to the dividing line between the historic
3	districts or a proposal to create a legacy open space
4	property. So that in the what we were hearing tonight.
5	Okay, thank you very much.
6	Next on our agenda are the minutes. Do we have
7	minutes from July 14th?
8	HISTORIC PRESERVATION STAFF: We have July 14th,
9	August 11th and September 7th.
10	MS. MILES: Terrific. Can I have a motion for
11	approval of those minutes?
12	MS. WHITNEY: I move that we approve the minutes
13	from July 14, 2010, August 11, 2010, September 7, 2010.
14	MS. MILES: there a second?
15	MS. HEILER BEGOND.
16	MS. MILES: All in favor raise your right hand.
17	VOTE.
18	MS. MILES: The minutes are approved. Thank you.
19	And we need a volunteer for this evening. Thank you,
20	Commissioner Kirwan.
21	HISTORIC PRESERVATION STAFF: One thing to note,
22	Commissioner Kirwan is I think we have 15 days to do a
23	formal denial. And so well probably try to get the
24	transcript review kind gf quickly.
25	MS. MILES Afgethere any commission items? I

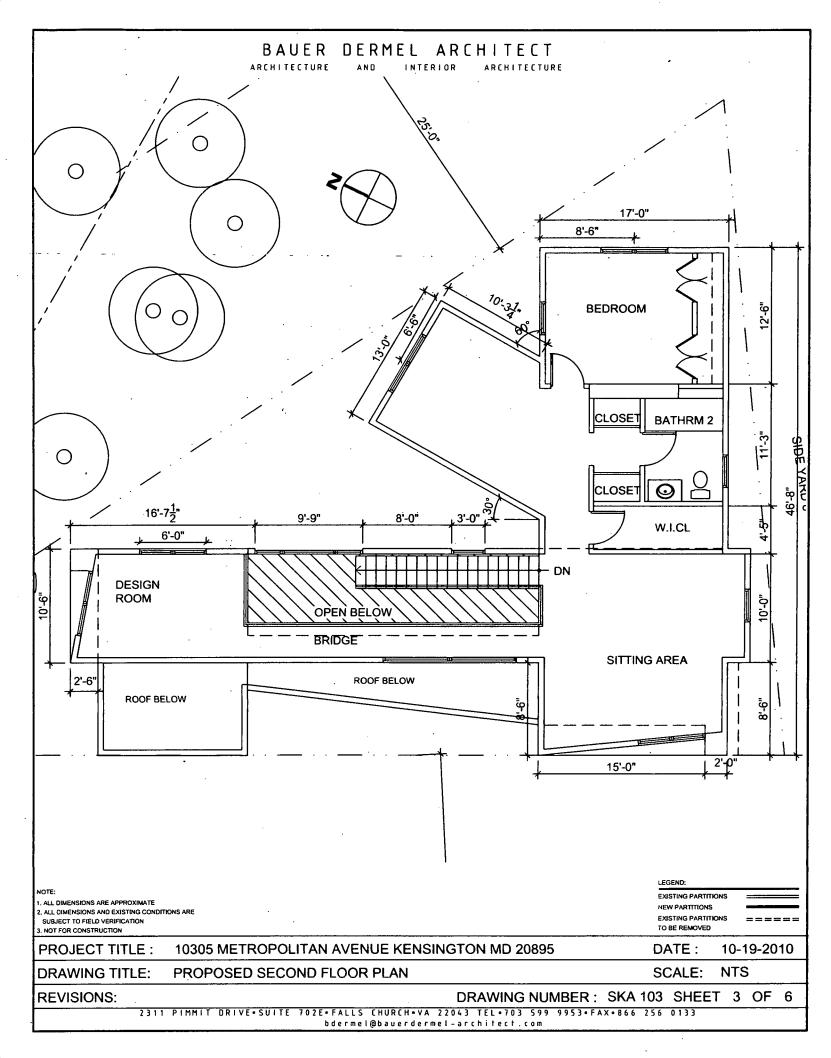
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

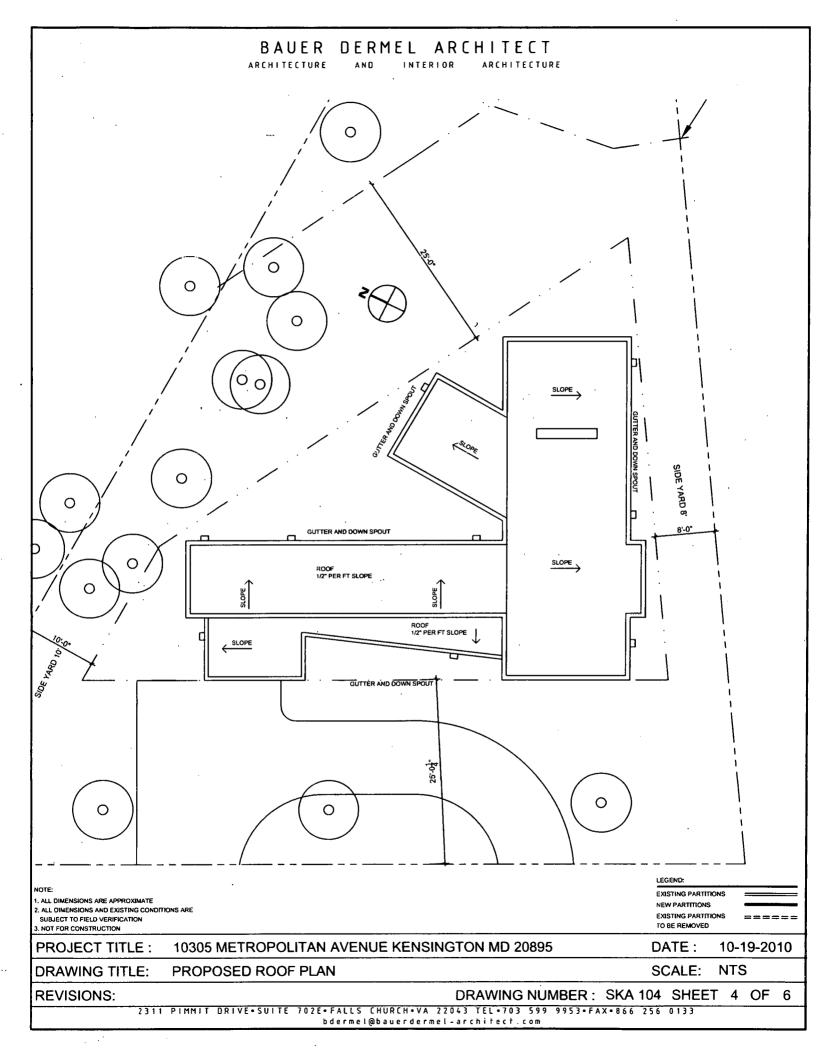
Owner's mailing address	Owner's Agent's mailing address
BAUER DERMEL	
2311 PIMMIT DRIVE	
SUITE 702	
FALLS CHURCH, VA 22043	
Adjacent and confronting	Property Owners mailing addresses
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER	
10301 METROPOLITAN AND	
KENSINGTON, MD 20895-2941	
•	·
·	

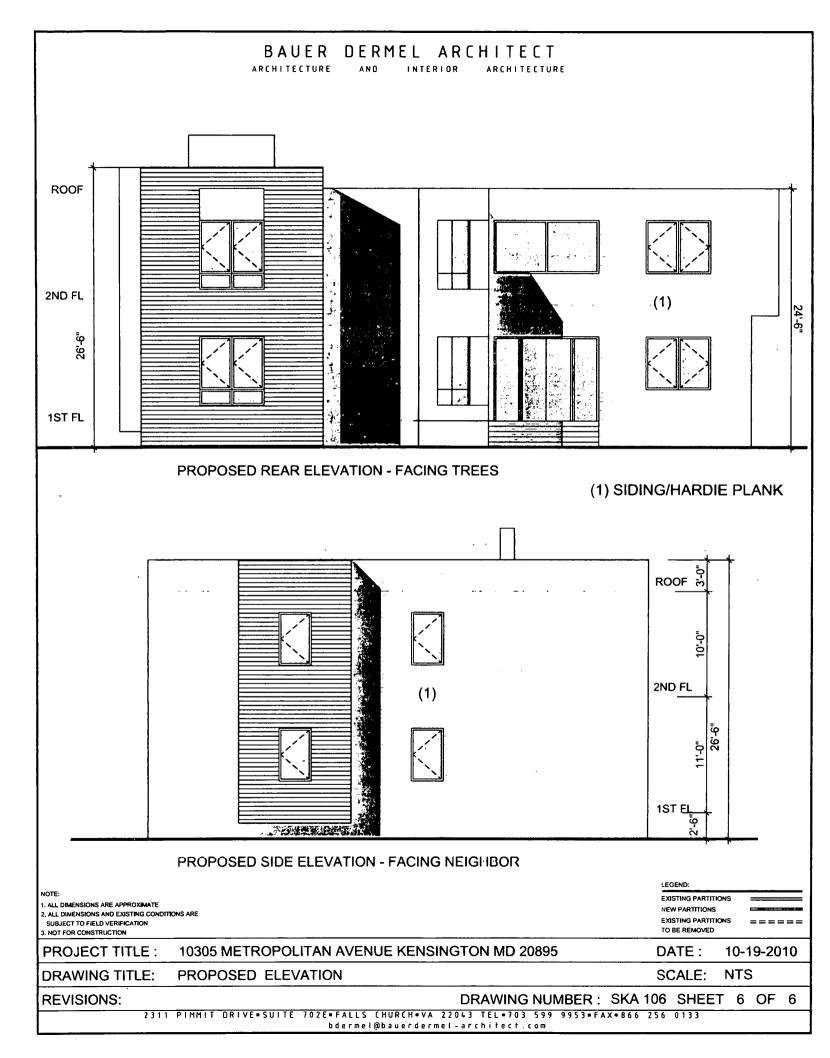


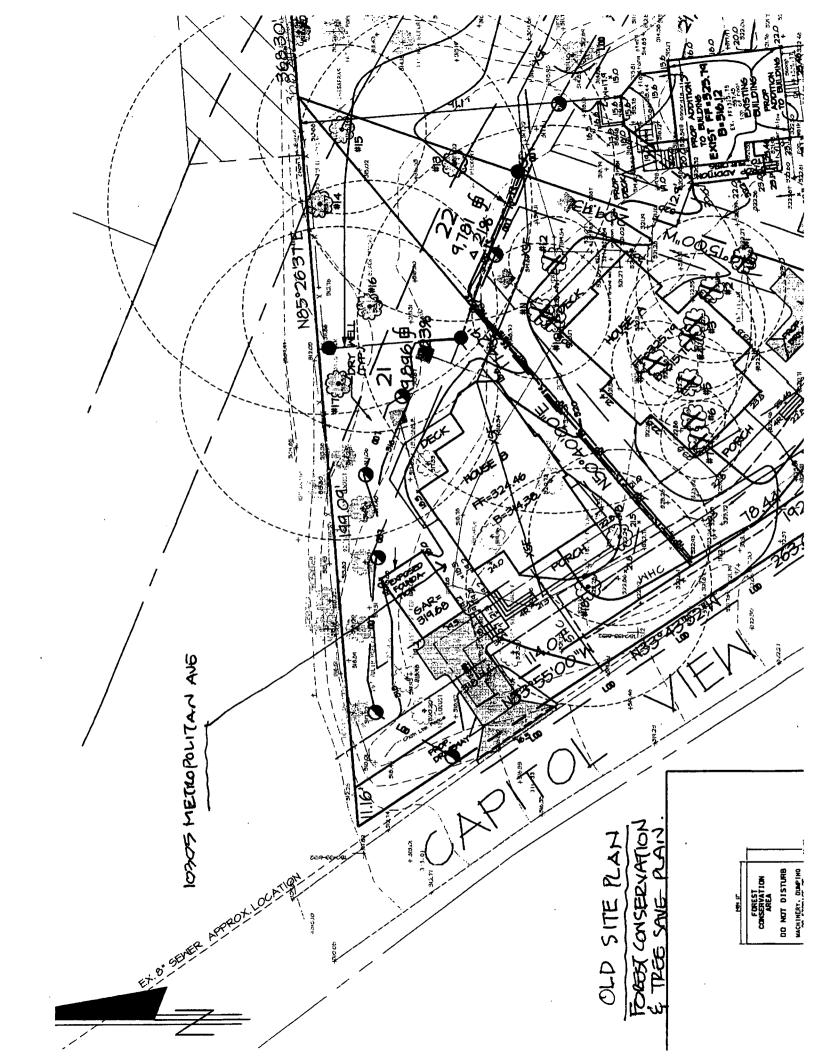


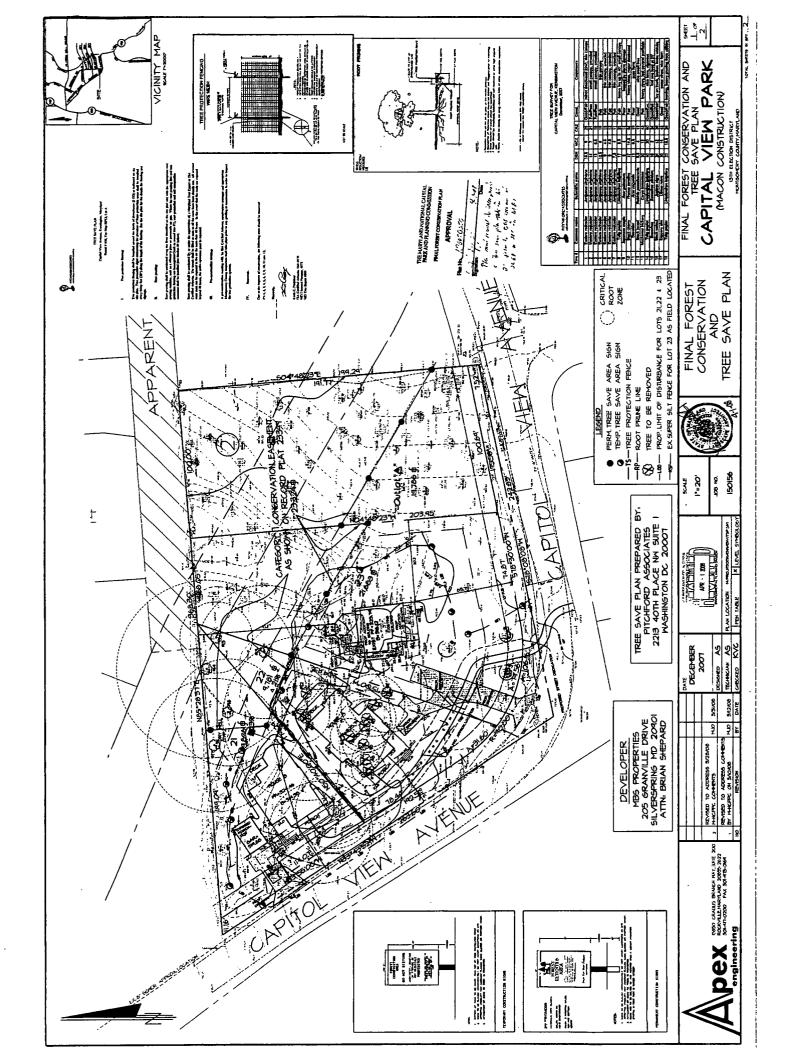












on in order pre-controllor westig shall be required offer the little of delarotates how which the first that the controller of the controller of the controller of the controller of the controller to westig the that of delarotates and discuss these protection to westig the that of delarotates and discuss these protection on controller of the controller of the meeting delared better the protection of controller or the meeting which better delarged in operational controller or protection of controller or the meeting which the task of the controller or the controller or the controller of the controller or the controller

to clearing or grading should be true stress-reduction propriet a measures may include, but are not limited to. Root prump.

Corp. Reduction or pruming.

Commission or proved in the commission of the co A blass of horsest bree especies on terrolloca boosts of Arochules that documents from the especies of the proper affects especies of the espe

The country has proposed by the country of the coun

. Forest retenton ones signs shot be restalled as required by the HHGFPC reposition, or as non-approved plan.

Long-term professions devices with a bruiched or the Prost Construction Plan and attached this headerfules will cause at the appropriate thes daring the activation project. Refer the plan droad for lang-term protection resources to the headerful.

Revolt impaction by HHCPTC, allocur daring the construction project, Corrections and expens to diffuse protection deviated advanced by the HHCPTC, hippactor, must be made of the betterforme extentional by the HHCPTC, hippactor.

And construction is completed on impaction and the requested facility in completed on digital present in formation of ordinations of decided on digital present in the region of decided or decident present in the region of the resent or the region of the resent or the region of the resent or the resent or the region of the region of

After Impaction and Compation of correction measures now been underlubendal impactory protection deckes whall be removed from the side, by additional grading sudding a burdancy has pitched.

A clear benefitied to the prime to clear and periodicity of control co

October on optimizat time packed for the extraction - for folder the special before represed their a Adhers to all and the presenter and one fore Adhers to differ the and the presenter and and first foreign and their folders to the description.

I deathly account and piece to the properties.

All applicators much to interned by the Date of Maryland.

vy - Ne kayp plath, vot detas to ground and need etamps with Carlon 4 as a 13% with a wathchart. For another plants, wer all between with Carlon 4 or glyphonase the (Aby Cathon 5).

netter finis av per o opden flest vet s

| Herbieth types | } Optionals - a systems bethinks such in Receipts, he are or bad or Badeo for as ace was bodies THE PERSON OF STREET STREET, SPECIAL STREET, S

SIMOOSSOCEPTIA

Anne boucyrach is (Louezon mass
 Mathefiles rum (Anne swelejfors)
 Perrima is (Pace smire)
 Man e-Manne von (Palygoum)

a addition to them men-makes in some species, there is bet no native and should be maximal. These include

Tricktyr  $\sim$  s systemic harricple rath as (infin). May in task new water Rubman + s systemic and soll-active harbidds such at Toaka.

KER

EXHIBIT I

11 1 1 2 2 3 3 88= 6 50 8 88 3 44 77 R G 19 97 \$8 88 33 33 1. TOTAL AFFORESTATION MEGAINED
1. TOTAL MEDIBERSTATION AND AFFORESTATION AND AFFORESTATION AND AFFORESTATION AFTEN CREDIT
1. TOTAL MEDIBERSTATION AND AFFORESTATION AFTEN CREDIT
1. TOTAL SAMED AND LANGELAPING A water exception of a control of the control of th GREAR ENTRY OLDSTON A. PORETS RETURNING ABONE THRESHOLD WITH HE WITH E. CLEARING POSMITTED WITHOUT MITHERFECH CHISTIN FORST COND.
LEISTIN FORST COND.
A. ACE OF TORST ADDR. SFORSTATION THESPOLD.
A. ACE OF FORST ADDR. CHICAGINETIC HINSPALLD.
A. ACE OF FORST ADDR. CHICAGINETIC HINSPALLD. MODELLO TOREST CALASTROS L. TOTAL JAKA OF FOREST TO SE CALVADO M. TOTAL JAKA OF FOREST TO SE SETAINED

EXHIBIT 2

SITE AND FOREST SUMMARY CHART,

	AREA	EXISTING FOREST	FOREST RETAINED	FOREST CLEARED	FOREST PLANTED
TRACT AREA	1.40 AC	24 511	0.46 AC	0.86 AC	240
AREA TO REMAIN IN AGRICULTIRAL USE	××	WA	¥.¥	4	¥.
AREA OF ROADAITLITY ROMS NOT INCLIDED IN PROPERTY	o v€	VA	₩.	₹%	¥⁄N
WETLANDS	Y/N	٧A	¥,N	<b>₹</b>	¥
IOO YEAR FLOODPLAIN.	¥	¥/N	¥¥	<b>₹</b> /2	K/A
STREAM BLFFER AMENA BEFFER MATALLESEN WA	¥¥	N/A	××	WA	NA
LAND USE CATEGORY		HIGH DENSIT	HIGH DENSITY RESIDENTIAL	₹	
CONSERVATION THRESHOLD	9	308			
AFFORESTATION THRESHOLD	סיג	85)			

FIEMARTAND-NATIONAL CAPTAL PARKAND HANNOND CONDESSION

FRAL KRIEST CONSTRVICTION FLAN APPROVAL

TREE SAVE PLAN PREPARED BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE I WASHINGTON DC 20007

56ALE

FINAL FOREST
CONSERVATION
AND
TREE SAVE DETAILS

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

(MACON CONSTRUCTION) IBNI ELECTION DISTRICT HONTGOHERY COUNT, HARRIL

Dex accontant of the source of

MBS PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20901
ATTN: BRIAN SHEPARD **DEVELOPER** 

H.D SAZIOB BY DATE N.D 3/51/06 REVISED TO ADDRESS SCIADOD TO THE PROPERTY OF ADDRESS COMPETES.

1 BY HACFING ON SACROD TO THE PROPERTY OF THE

PLAN LOCATION HITOJEOGRAPHIANTS SIT DESIGNED AS TECHNICIAN AS TO DECEMBER 2001

5056 89 99



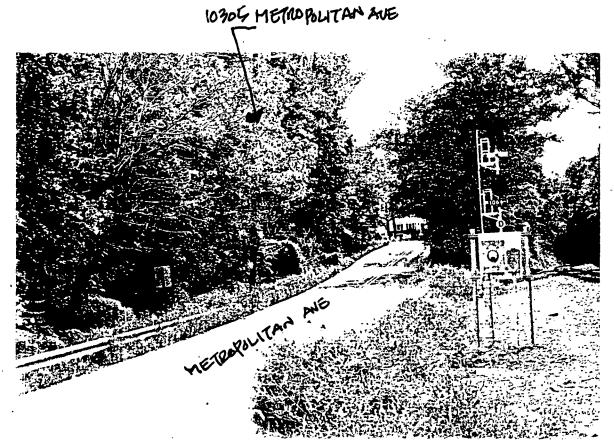
1000 Methopshital and Kensington Md



41010 #1



PHOTO#2



AbTO# 3



PHOTO # 4

### **BAUER DERMEL**

October 18th, 2010

### Narrative

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied ( myself ) is a two story house with approximately +/- 1,600 s.f. ( building footprint ) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtyard.

### Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

### Roof:

Roofing system will be built-up roofing sloped to drain. Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect

rradolga koma botkom skopalsego ba



### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL Devire Phone No.: 703-599-4953 Daytime Phone No.: 703-599-9953 Contractor: NA Contractor Registration No.: NA Agent for Owner: HA LOCATION OF BUILDING PREMISE House Number: 19305 \_ State METROPOLITAN AVENUE Nonrest Cross Street MEIZEDITH ANE/CAPITOL VIEW AVE TOWN/City: KENSINGTON Subdivision: NA PLAT No 23397 PART ONE: TYPE OF PERMIT ACTION AND USE 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: √Z Construct □ Extend ☐ Alter/Renovate ☐ A/C ☐ Stanb ☐ Room Addition ☐ Purch ☐ Dack ☐ Shed Solar Fireplace Woodburning Stove TOOLS HEN SINGLE FAMILY ☐ Repair 18. Construction cost estimate: \$ 250,000 1C. If this is a revision of a previously approved active permit, see Permit # 14/4 PARY TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 2A. Type of sewage disposal: 02 🗌 Septic 03 ( Other: 02 🗌 Well PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL Entirely on land of owner ☐ On public right of way/easament 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 Application/Permit No.:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

	escription of existing structure(s) and environmental setting, including their historical features and algorificance:  VACANT LOT, NEW CONSTRUCTION
	·
. 1	eneral description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
	oneral description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district  CONSTRUCTION OF APPROX 2.500 SF SINGLE FAMILY HOUSE
	CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
	WOOD FRAME WI STUCKA & SIDNING CONC. FOUNDATION
	CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE WOOD FRAME WI STUCKA & SIRMA CONC. FOUNDATION HO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEIERAL
	CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE INCOP FRAME W/ STUCKA & SIRMY · CONC. FOUNDATION NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEIBRAL EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PANNYS (GRAVEL
	CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE WOOD FRAME WI STUCKA & SIRMA CONC. FOUNDATION HO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEIERAL

#### 2.

1.

- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landecaping.

### 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 doer 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 focures 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 Jesian 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 chatographs.
- 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 writin the driptine 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.

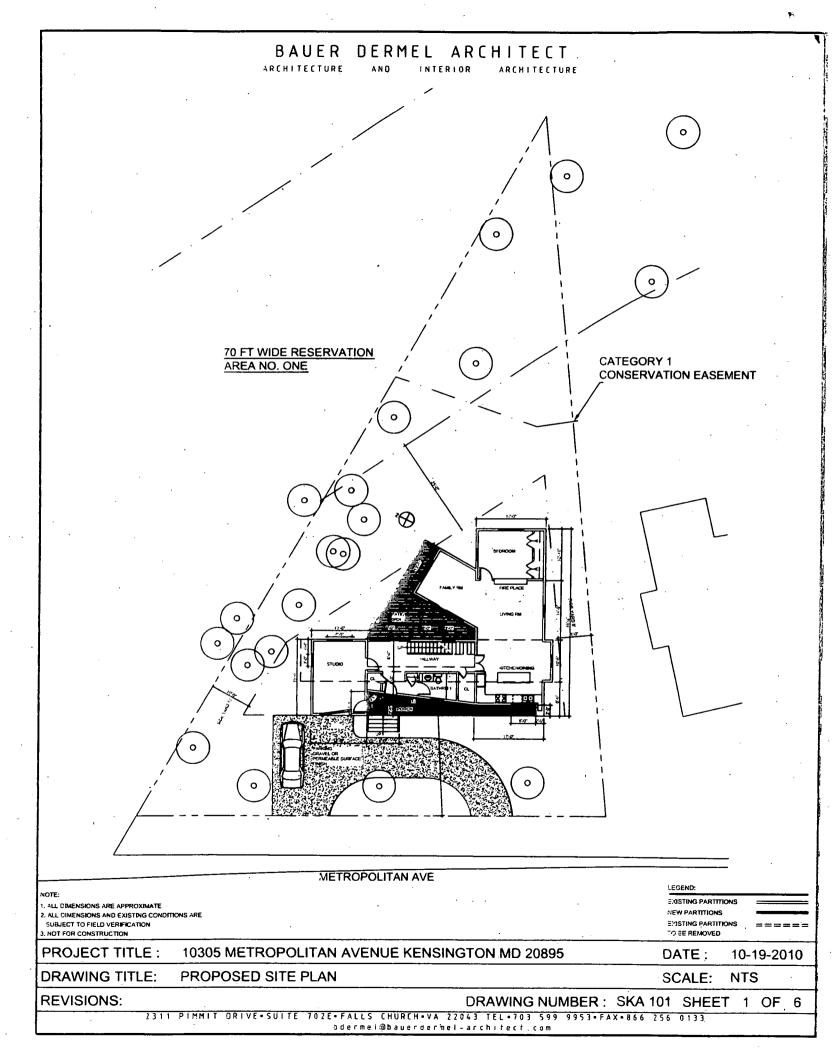
### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

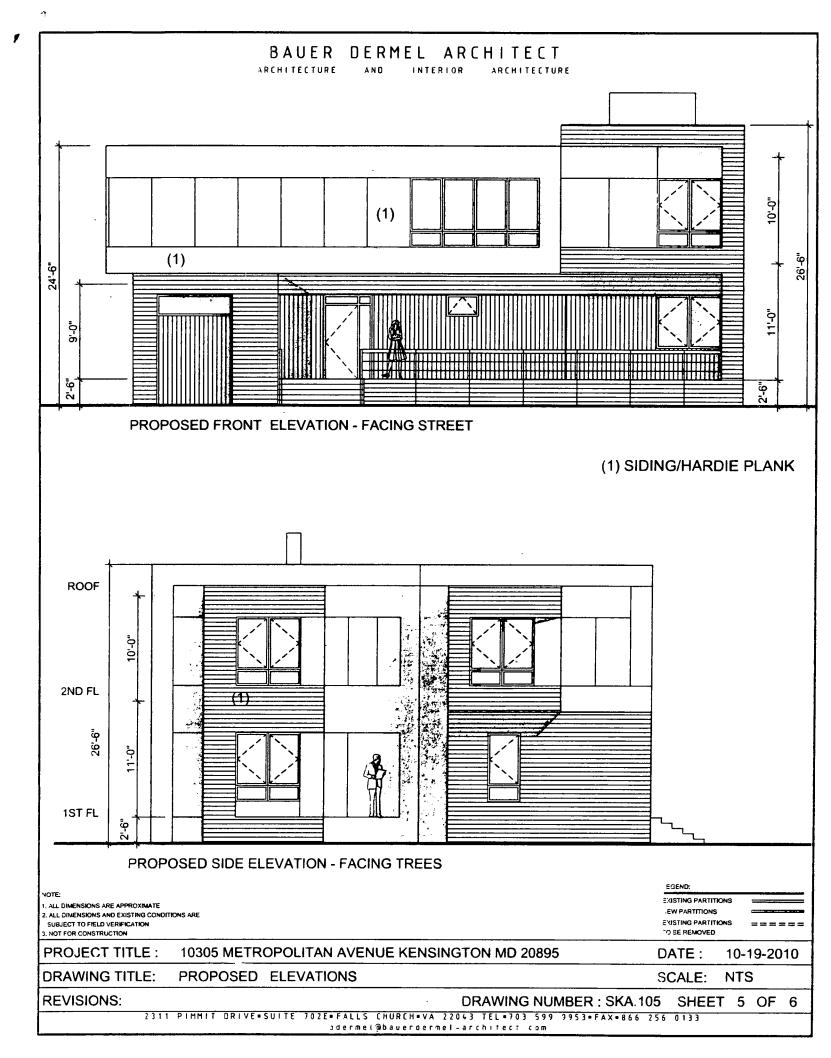
For ALL projects, provide an accurate list of edjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INIO 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.

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

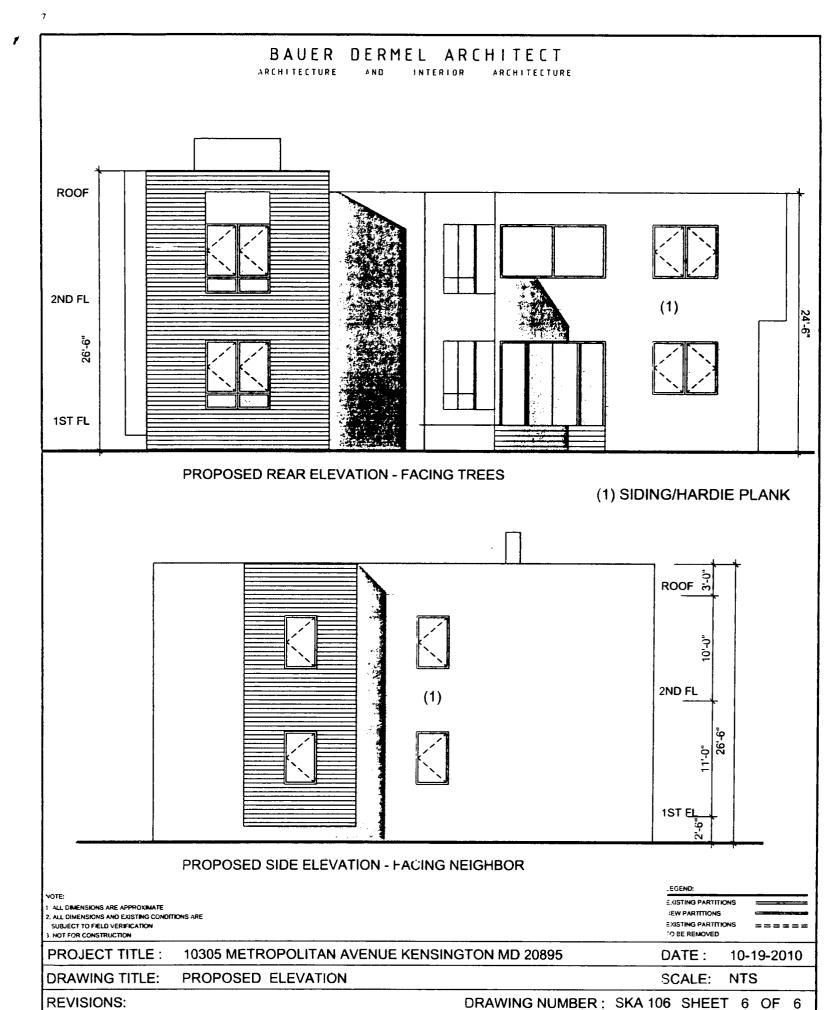
Owner's mailing address	Companya A constant illinois il
BAUER DERMEL	Owner's Agent's mailing address
2311 PIMMIT DRIVE	
SUITE 702	
FALLS CHURCH , VA 22043	
Adjacent and confronting	Property Owners mailing addresses
Koehler, Frederick William & Jean Tiong Koehler	-
10301 METROPOLITAN AND	
KENSINGTON, MD 20895-2941	
	·
<u>.</u>	
·	
	•



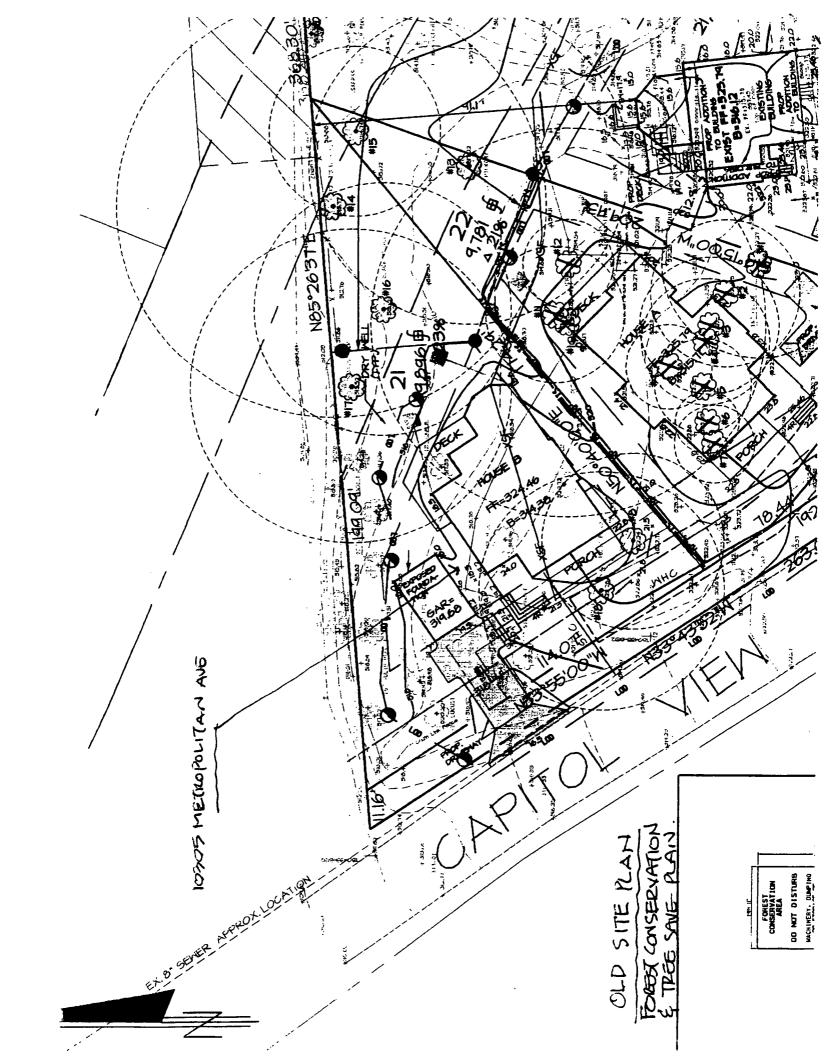


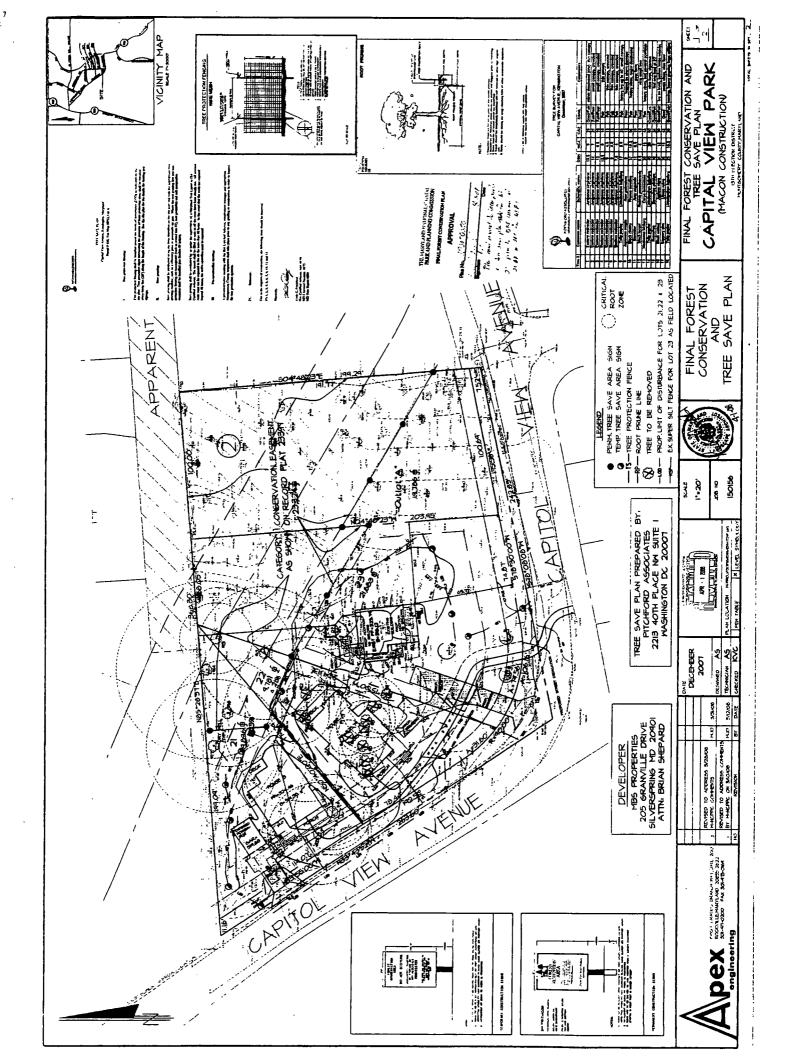
odermel@bauerdernel-architect.com

bdermei@bauerdermel-architect.com



2311 PIMMIT DRIVE «SUITE 702E «FALLS CHURCH» VA 22043 TEL «703 599 9953 » FAX «866 256 0133 Odermel@ibauerdermel-architect com





.

\*\* 10 01 28 80 38 88 FOREST 0.46 AC ş ž 1. VETA, AFDOETIATION REGIRED 1. VETA, AFDOETIATION AND AFTORESTATION WITH CREDIT 11. VETA, AFTORESTATION AND AFTORESTATION AFTER CREDIT VED TIRES SAND AND LANGECURING Ş ş A refuse designation of designation of the control AND USE CATROLIN (New Years) 2.5.11, sept. (i) money to the party of t EXHIBIT 2 EXHIBIT I EXISTING POREST Triangle and a second s <u>1</u>2 & DEFEN EVEN POLITI 4. POMETA GETURION ADVA THE BOOD WITH HE MITTO 8. CLEANING POWNITCE WITHOUT GETTESFOR CHISTIN FORES CONT. CLUCING STOODS ASSETT IN MALE OF FOREST ABOVE AFFORESTRATION THRESPORTS. I. AREA OF FOREST ABOVE CONSTRATION THRESPORTS. ş ş Ş ş FOREST CONSENSATION WORKSHIELD SECURED FOREST CALCINES.

L. TOTAL AND OF FOREST TO SE CALLINGS.

S. TOTAL ONL OF PRESENT TO SE SENSINGS. 5. 3 BITE AND FOREST SUPPLARY CHART ARE. ş ş ≨ 100 YEAR PLOODPLAIN AREA OF ROADAFILITY ROW'S NOT INCLUDED IN PROPERTY AREA TO REHAIN IN AGRICULTURAL USE TRACT AREA **VETLANDS** (skibyti) - eyteemik hetherik sin las lainkii 1865) ka wat awa e Pletoson - a syskotie and soll-ortiv hetholds nach at Tonkin. The second second a addition to these manages on more species, there has no system and about his measured. These includes An Ihas Mayard 20) themils One Sens Sprag, AG: 2491 And aeration frating vacances not specified on the forest conservation plan may be required as assemined by the vestigation is accordant with the propriet. Porest retention ones eigne shall be retailed as required by the HHGPC impactor, or as now approved plan. After tepacition and completion of corrective measures make been undertakental lemporary protection devices which be removed from the site. No additional grading-sociding-socialising face place. Temporary two protection cancers shall be included part for brown Conservation from your to any construction catches, these protection leading parts and the shall be parts and the shall be protected as the shall be protected as the shall be protected as the shall be protected to the shall be protected to the shall be protected denses and leading as the shall be protected as the shall be pro H gouge 2 hoth a 4 hoth motions are familing supported by steal 1-bor posts therewas hoped add high waterliky flagging. (\* A black of verylood beases for a season for a transmissioning of sociouslass carties described and fortiers of these section cancers to be secured correct and perform of these sections cancers to the secure of the section cancers of the section cancer of the section cancers of the section cancers of the section cancers for the section cancer of the section cancers for the section cancers of the section cancers of the present cancers and the section cancers of the present cancers and the section cancers of the present cancers and the section cancers of the present cancers of the presen Ange computers to complete can repeate and the respects to the computer of clean ord capy trees.
 Through of can de easiering lines.
 Through of can de easiering lines. No clearing or groung short bugs before stress red
 Sprophice requestres may reclamble one not limited for
 Soot priving
 Soot priving
 Soot priving KENTRAL NOTES

FOREST PLANTED ò CLEARED P O.be AC ş ş Ş ş Ş HIGH DENSITY RESIDENTIA ş ş ģ 8 ş AFFORESTATION TARESHOLD CONSERVATION TARESHOLD LAND LIBE CATEGORY STREAM BUFFER

supplied by - ext all layers with Clotes & a a 2-7% coloring in major and with a tree, or glyphouse before as a 2% coloring, the a treeg viewest is not do plan down as elevable exty, layer of the leves (American Chem.)

photo, use common to general and area emerges with Charles 4 as a 23% count. For examilier plants, west all houses with Charles 4 or grapheness

ş ş Ş ş ž

> FOLAL PORIST CONSTRUYCTON PLAY APPROVAL

FINAL FOREST CONSERVATION AND TREE SAVE DETAILS

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

(MACON CONSTRUCTION)

Dex econtenent source and source

DEVELOPER
MBS PROPERTIES
205 GRANNLIE DRIVE
SILVERSPRING MD 2090
ATTN. BRIAN 94EPARD

ON THE STATE OF STATE

DESMACD AS TECHNICIAN AS DECEMBER 2001 F. DATE 9/3/706

<u>8</u> . 20. OH 901

TELLANDE IN SECTION

HANDAL

TREE SAVE PLAN PREPARED BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE I WASHINSTON DC 20007

TOTA SEETS IN 201 \_2



المراجل المراجل المراجل المراجل





1400#2







Pailicoad Tracks

METROPOLITAN

140TO#4

### **BAUER DERMEL**

October 18th, 2010

### **Narrative**

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied ( myself ) is a two story house with approximately +/- 1,600 s.f. ( building footprint ) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

#### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtvard.

### Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

### Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect

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

Owner's mailing address  BAUER DERMEL  2311 PIMM IT DRIVE  SUITE 702  FALLS CHURCH, VA 22043	Owner's Agent's mailing address	
Adjacent and confronting Property Owners mailing addresses		
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AND KENSINGTON, MD 20895-2941		



## Reflecting the property of the property of

### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				EKFIEL
	52C2C	_	Daytime Phone No.: 703-5	79-9953
Name of Property Owner. DAG	JER DEKK	VEL	Daytime Phone No.: 703-59	9-9953
Address: 2311 PIMM Street Number	IT DRIVE S	City City	PALLS CHURCH VA	22 043 Zip Code
Contractor: NA			Phone No.: NA	
Contractor Registration No.: N	Δ	_		
Agent for Owner: HA			Daytime Phone No.: NA	
LOCATION OF BUILDING PREM		•		
House Number: 10305	,	Street	METROPOLITAH AND	5HUE
Town/City: KENSINGT	04	Noarest Cross Street	MEREDITH AVE/C	<u>APITOL VIEW AVE</u>
Lot: 21 Block:	2 Subdivision	" HA PLA	T No 23397	
Liber: Folio:			·	
PART ONE: TYPE OF PERMIT A	CTION AND USE			
1A. CHECK ALL APPLICABLE:	<u> </u>	CHECK ALL	.APPLICABLE:	
✓ Construct □ Extend	C About Donouse	<del></del>		
		□ AC		
☐ Move ☐ Install	☐ Wreck/Raze		· · · · · · · · · · · · · · · · · · ·	Single Family
☐ Revision ☐ Repair			Vall (corruptote Section 4) 💮 🗹 Other: 🖽	EN SINGLE FAMILY
18. Construction cost estimate: \$				
1C. If this is a revision of a previous	ly approved active permit,	see Permit # <u>H/</u>	<b>.</b>	
PART TWO: COMPLETE FOR N	W CONSTRUCTION A	ND EXTEND/ADDIT	ons	<del></del>
		02 C C	03  Other:	
2A. Type of sewage disposel:	01 M WSSC	112     September		
2A. Type of sewage disposal:	01 WSSC	02 ☐ Septic		<del></del>
Type of sewage disposal:     Type of water supply:		02 U Septic		
	01 WSSC	02 - Well		
28. Type of water supply:	01 WSSC	02 - Well		
28. Type of water supply:  PART THREE: COMPLETE ONLY	01 S WSSC FOR FENCE/RETAININ	02 🗆 Well	03   Other:	
2B. Type of water supply:  PART THREE: COMPLETE ONLY  3A. Heightfoet	01 S WSSC FOR FENCE/RETAININ	02	03   Other:	
28. Type of water supply:  PART THREE: COMPLETE ONLY  3A. Height	FOR FENCE/RETAININ inches retaining wall is to be cons Entirely on I	02  Well  GWALL  structed on one of the family of owner  application, that the in	03 Other:	n will comply with plans
28. Type of water supply:  PART THREE: COMPLETE ONLY  3A. Height	FOR FENCE/RETAININ  inches retaining wall is to be cons  Entirely on I	02  Well  GWALL  structed on one of the family of owner  application, that the in	ollowing locations:  On public right of way/essament experience is correct, and that the construction andition for the issuence of this permit.	n will comply with plans
28. Type of water supply:  PART THREE: COMPLETE ONLY  3A. Height	FOR FENCE/RETAININ  inches retaining wall is to be cons  Entirely on I	GWALL  structed on one of the franciscond or owner  a application, that the a	ollowing locations:  On public right of way/essament experience is correct, and that the construction andition for the issuence of this permit.	n will comply with plans
28. Type of water supply:  PART THREE: COMPLETE ONLY  3A. Height	FOR FENCE/RETAININ  inches retaining wall is to be cons  Entirely on I	GWALL  structed on one of the franciscond or owner  a application, that the a	ollowing locations:  On public right of way/essement  speciation is correct, and that the construction andition for the issuance of this permit.	n will comply with plans

**SEE REVERSE SIDE FOR INSTRUCTIONS** 



## Refuged to the twenter view of the page of a control of the contro

## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

		Contact Person: DAVLK	DERFILE
Tex Account No.:	C24	Deytime Phone No.: 703 - 5	99-9953
		<del></del>	
		Daytime Phone No.: <u>703-5</u>	
Address: 2311 PIMMIT Street Mamber	DEIVE SUITE 702	PALLS CHURCH YA	22 0 4 3 Zip Code
Contractor: NA		Phone No.: NA	
Contractor Registration No.: NA			
·		Daytime Phone No.: NA	
TOCATON OF BUILDING AFMISE			<del></del>
House Number: 19305	S	METROPOLITAH AN	EKUE
		MEREDITH ANE	
1et 21 Block 2	Subdivision: NA P	AT 44 23397	
Liber: Folio:	Substitution: 1472	AT No 23397	
Liber:PONO:	rates.		
PART ONE: TYPE OF PERMIT ACTION	AND USE		
IA. CHECK ALL APPLICABLE:	CHEC	K ALL APPLICABLE:	
Z Construct □ Extend □ A	Iter/Renovate	C 🗆 Stato 🗀 Room Addition 🗀 P	forch Deck D Shed
☐ Move ☐ install ☐ V	/rect/Raze 🗀 Sc	lar 🗆 Fireplace 🗀 Woodburning Stove	Single Femily
☐ Revision ☐ Repair ☐ R		nice/Wall (complete Section 4) 1 Other: £	HAL SINGLE FAMILY
1B. Construction cost estimate: \$ 25		•	
1C. If this is a revision of a previously approv		4/4	
TO. II this is a forester of a proviously approv		WF	
PART TWO: COMPLETE FOR NEW COL	Bintuáron And Pintuo/A	DOMONS	<del></del>
2A. Type of sewage disposal: 01 &	WSSC 02 🗆 Septic	03 🗀 Other:	
2B. Type of water supply: 01 &	wssc 02 🗆 well	03 🗆 Other:	· · · · · · · · · · · · · · · · · · ·
PARY THREE: COMPLETE ONLY FOR FE	NCE/RETAINING WALL	····	
3A. Height feet i	nches		
38. Indicate whether the fence or retaining	wall is to be constructed on one of	the following locations:	
	☐ Entirely on land of owner	On public right of way/essement	
I hereby certify that I have the authority to mapproved by all agencies fisted and I hereby		the application is correct, and that the construct e a condition for the issuance of this permit.	tion will comply with plans
Signature of owner or au	M 21_	09-13-	Sets (2)
Signature of owner or su		O9 - 13-	Octo
	For C	O9 - 13- Chairperson, Historic Preservation Commission Deter:	Octo

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

¥	RITTEN DESCRIPTION OF PROJECT
•	Description of existing structure(s) and environmental setting, including their historical feetures and significance:
	VACANT LOT, HEN CONSTRUCTION
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
	CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
	MOOD FRAME W/ STUCKO & SIDING · CONC. FOUNDATION NO BASEMENT. NO ADVERSE PHYTROUMBUTAL EFFECT. SEIERAL
	EXISTING TREES WILL BE KEPT IN PLACE, PERMEABLE, PAULOGO (GRAVEL)
	OLGRASSCRETE GABLE & FLAT ROOF.
श	TE PLAN
Sit	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
۵.	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.
P1	AMS AND ELEVATIONS
Yo	must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" pager are preferred.
<b>a</b> .	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 focuses 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.
M	ATERIALS SPECIFICATIONS
	neral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your sign drawings.
ᅄ	OTOGRAPHS
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.
TP.	EE SURVEY
	The proposition construction ediscent to or within the distance of any tree 6" or larger in districtor (at approximately 4 feet above the constally way)

### ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

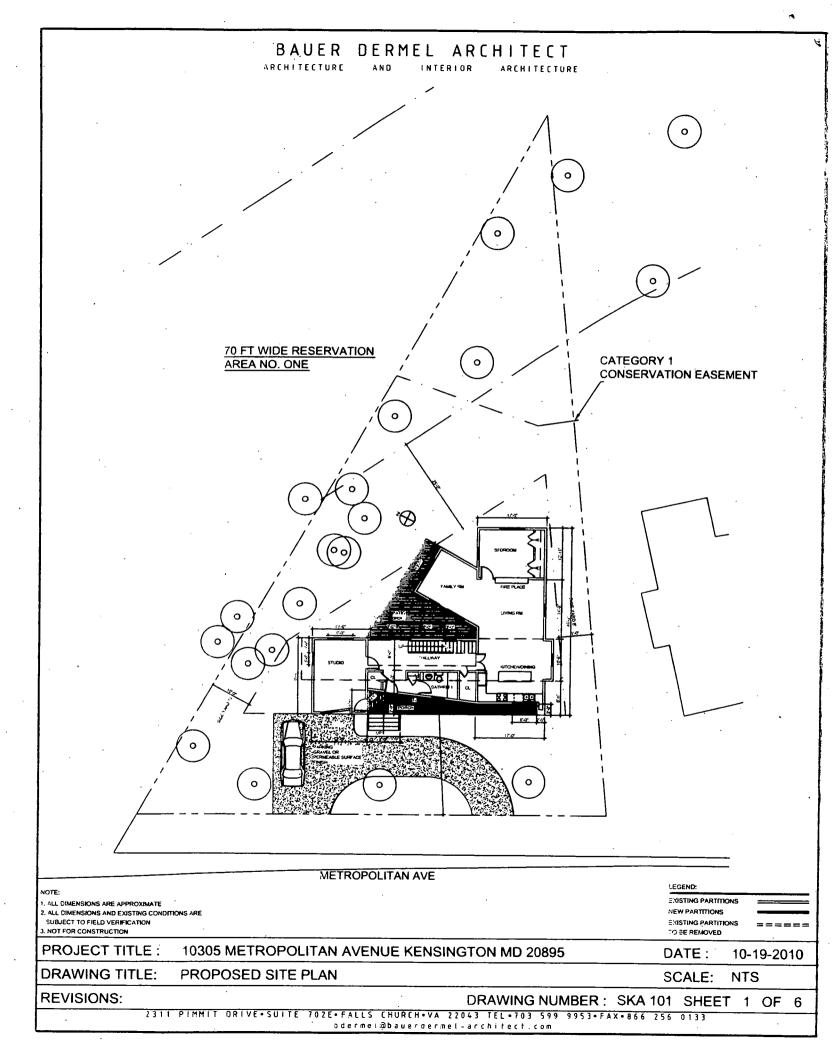
3.

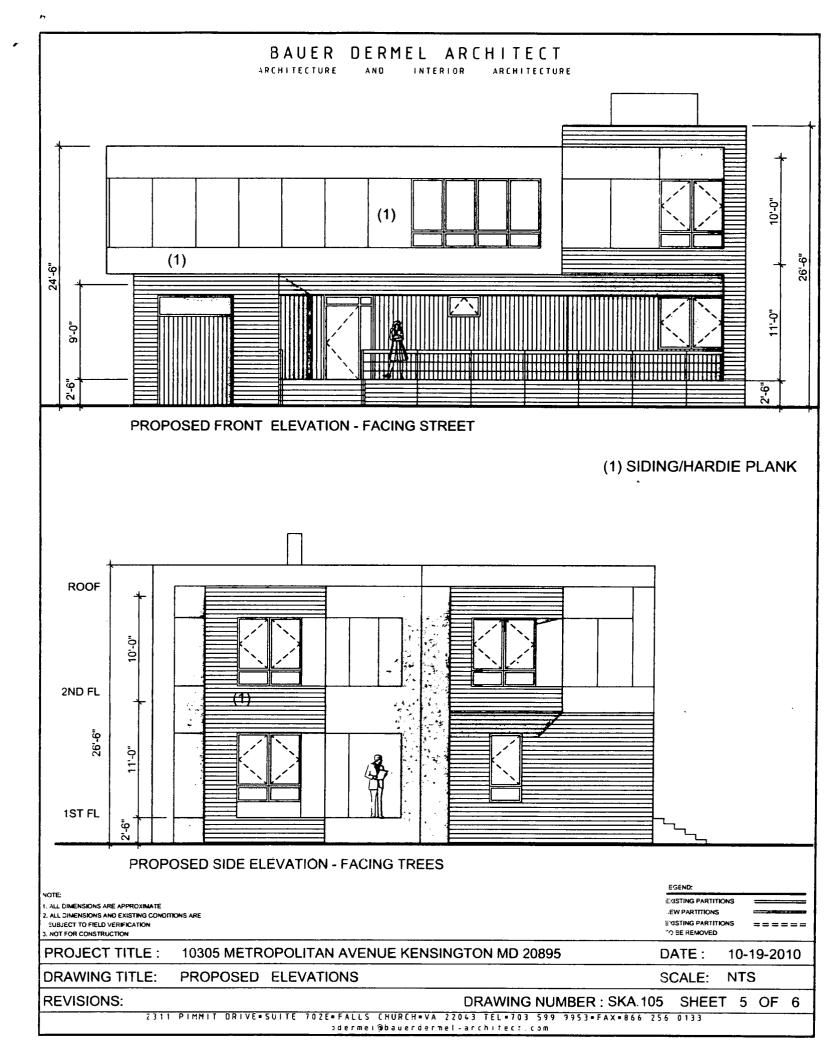
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owners) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

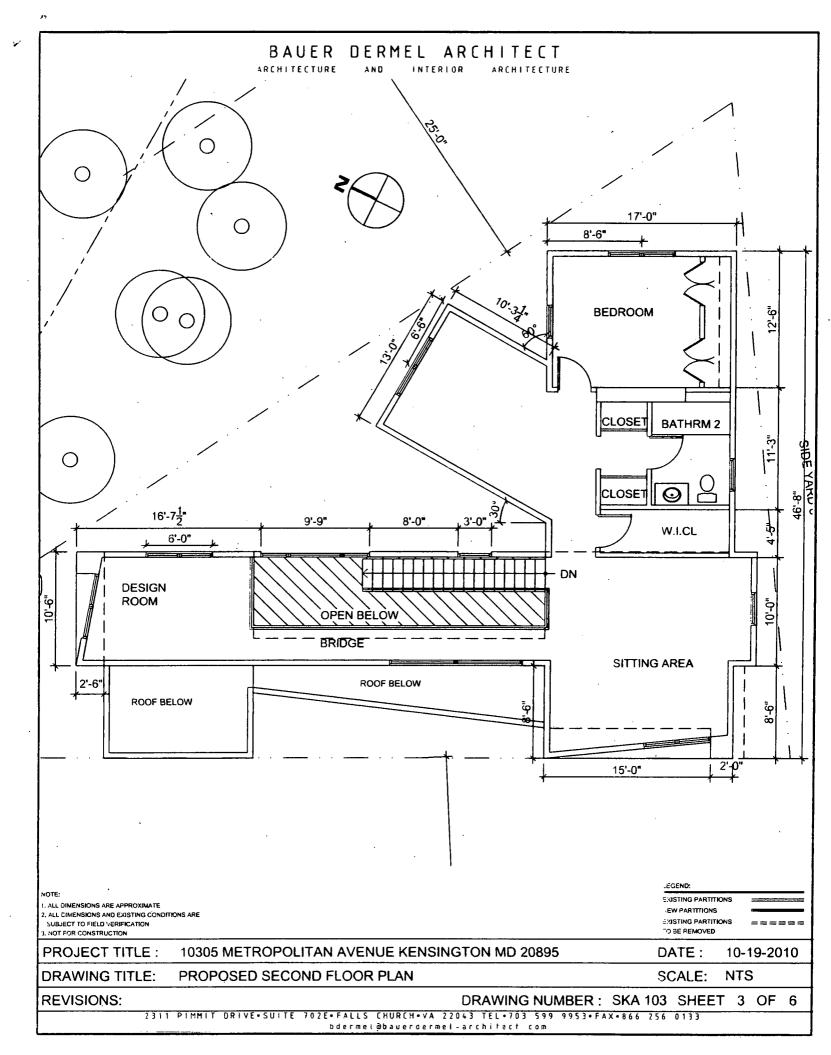
PLEASE PRINT (IN BLUE OR BLACK IRIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

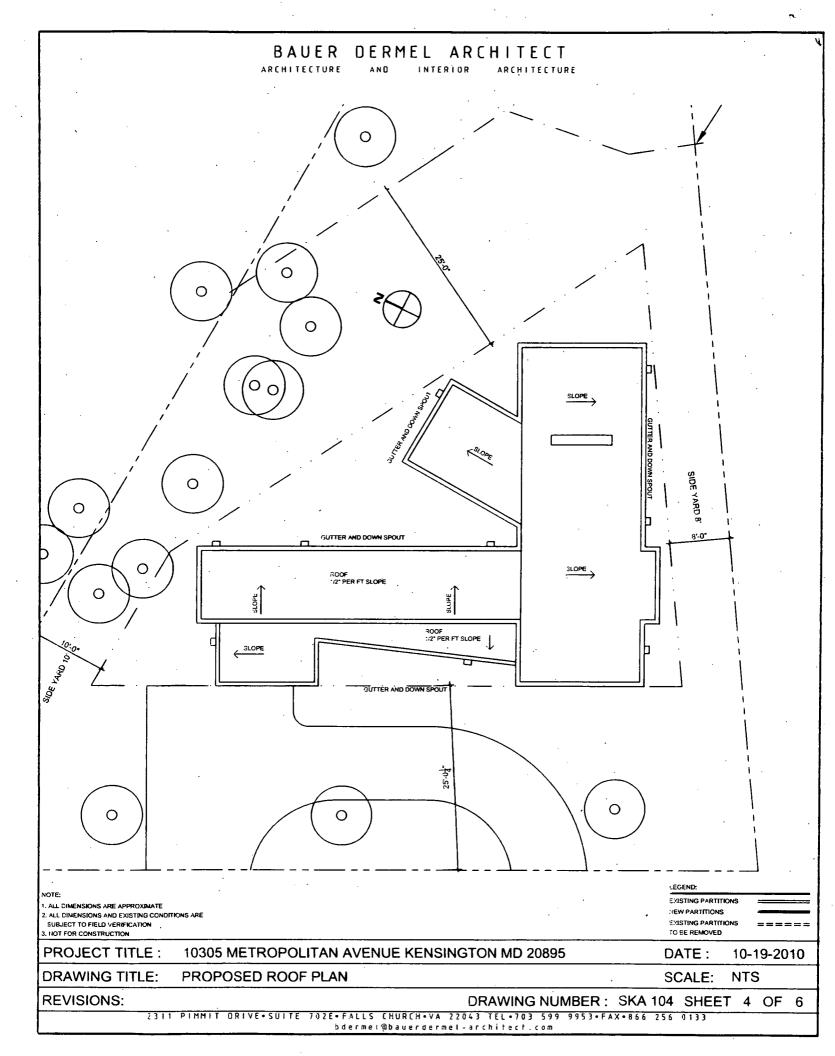
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

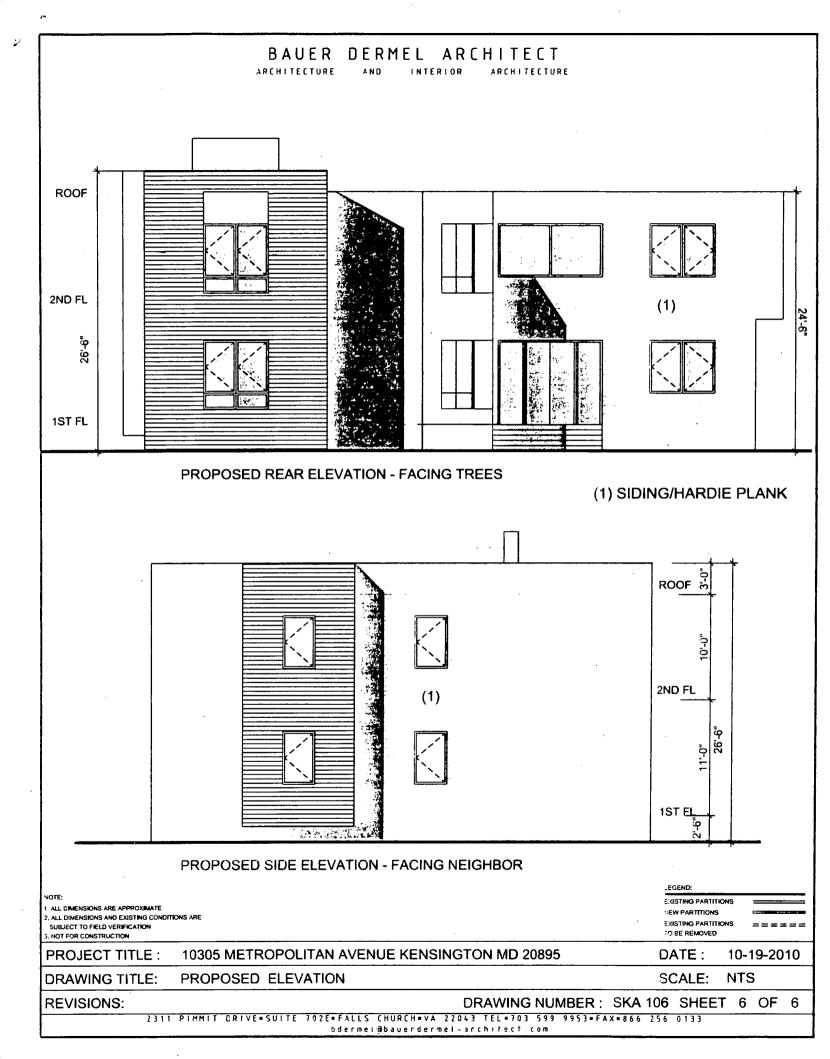
Owner's mailing address	Owner's Agent's mailing address
BAUER DERMEL	
2311 PIMM IT DRIVE	
SUITE 702	
FALLS CHURCH, VA 22043	·
Adjacent and confronting	Property Owners mailing addresses
KOEHLER, FREDERICK WILLIAM &	
JEAN TIONG KOEHLER	
10301 METROPOLITAN AND	
KENSINGTON, MD 208952941	
	•
·	
	·

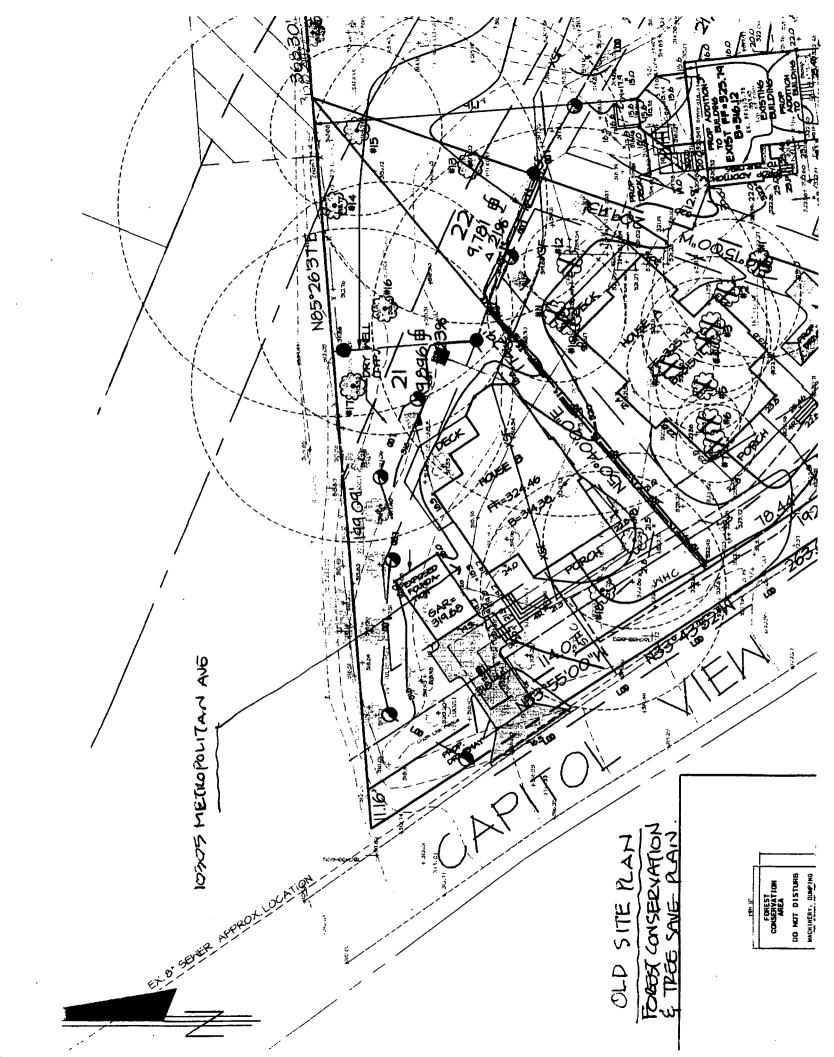


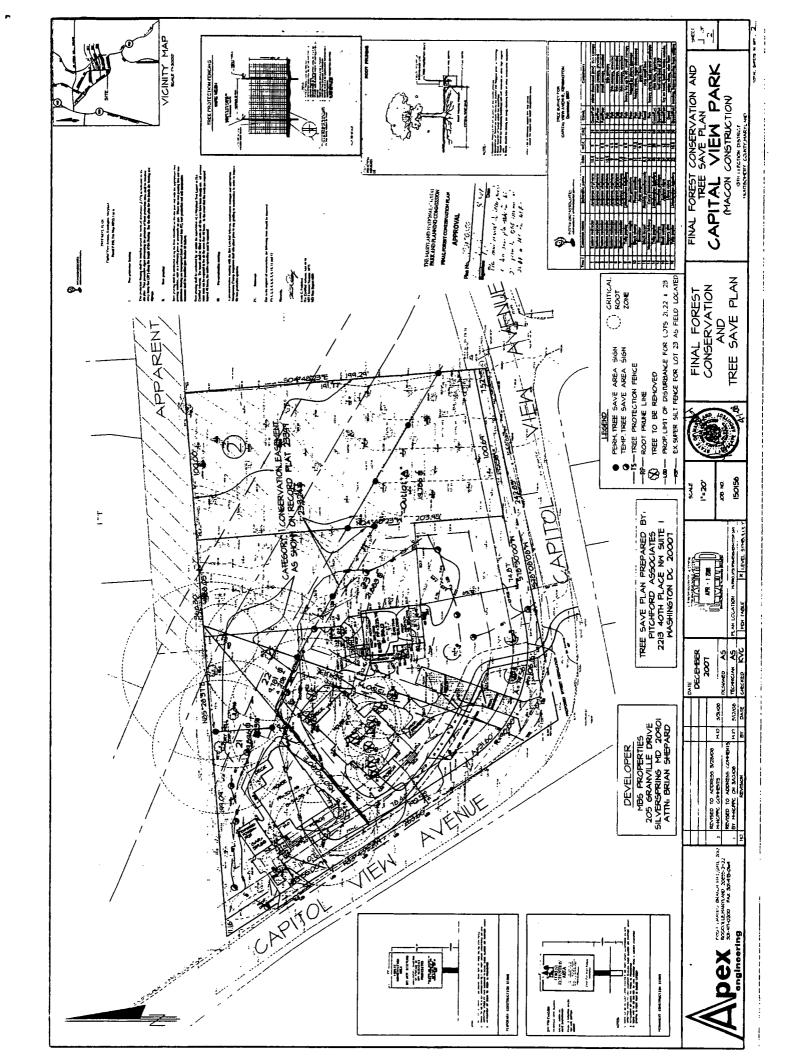












27.00 1. TOTAL ACCUSATION REMIND 1. TOTAL SECURITATION AND APPORTATION AFTER CREDIT U. TOTAL SECURITATION AND APPORTATION AFTER CREDIT FOR THESE SAND AND LANGESCHING EXHIBIT 2 EXISTING POREST <u>5</u> DETECTOR POLICY 1. TOWN ATTENTION ADDRESSED WITH HE WITH 1. CREATING PERMITTED WITHOUT MITHERSTOR ş ≨ Ş POREST CONSENSION STREETS PROPOSED FOREST CACAMINAL IN THE CACAMO IN TOTAL AND OF FOREST TO BE SETAINED IN THESE AND THE SETAINED ARE. ş ş AREA OF ROADAITLITY ROWS NOT INCLUDED IN PROPERTY AREA TO REMAIN IN AGRICULTURAL USE TRACT AREA WETTANDS Likheyji - 4 syucesa katherik saman katharika May be usakasa Pickowan - 4 systemic and sold-school berekide moch as Toniba The state of the s n edition to then exemple on earn specie, done no exemple of the exemple of the property of th Anny longuals ( Convey man to)
 Abh.free can (fine endywe)
 Percent to (Face minut)
 Percent to (Face minut)
 Abbe a Abant was (Palyman prope Long-down protection devices will be recoiled per the Porest Conservation Plan and attached shariful will accer at the appropriate site acting the conservation project. Reservation acting the conservation project Reservation seasones to be resident. After Repaction and completion of currection measures have been incertainful temporary protection devices adult be removed from the site, to addition grading-sodding or birthings tide place. Percell repeation by HHEPPC, will occur carty the construction project corrections and more to all two protection developed and accurate a partial or HHEPPC hyposocymet the mean width the transferon establishment by the HHEPPC hyposocymet the mean width the transferon establishment by the HHEPPC hyposocymet to accurate the mean and the properties of the HHEPPC hyposocymetric transferonce. repropry two protection makes a results without per the News Conservation Flori or to any contraction activities irse protection feared by advances should be a pre-conservation activities irse protection feared by advances and pre-conservation makes the visit of the protection of passal fear to support the protection of passal fear of support to the protection of passal fear of support to the protection of passal fear of support to the protection of passal fear to the passal fear of . Porest releation area eigne ahali be restated as required by the H-HCPPC respector, or soon approved plan. to the cherty or goods profits in the cherty that of the cherty or goods profits in the cherty that of the cherty the continuous acquirement requirement of the requirement of check of children of children

2 # 6 6 6 6

FOREST FOREST 0.00 AC Ş ş ş ş ş HIGH DENSITY RESIDENTIAL 0.8 & & ş ş Ş ž ž Ş ş ģ \$ Ş ş AFFORESTATION THRESHOLD CONSERVATION THRESHOLD 100 YEAR PLOODPLAIN LAND USE CATEGORY STREAM BUFFER

ò

ş

Ş Ş Ş Ş

And the support is the principle of the support of Westwary - Ne targe plants, us with the ground and two description on Carlon is a 133% coloring as wider and with a uniformal. For mading plants, and all horses with Carlon 4 or glyphorate a 23% evidence in view (Arty October).

Mithe addings hard pulling this plan is of a the Moneror, pulling the view wide with the seminar in full and harb is spensed this seminar in full and harb is spensed being planed. If seminary is considerable to a pulling the seminary in the seminary is a special, then with all there will be supplied to the seminary and with a seminary in a special than the seminary of the seminary in the seminar

Objehends - a systems bette, sis each as finantilly, for one us took as Raday for use AND RESERVED OF THE RESERVED OF THE PROPERTY O

HIEMARYLAND NATHWA! CANTAI BARKAND HANGHO CEMBESION FDAL, KRUST CONSTRVATION FLAN APPROVAL

DEX REConstruction of sections and sections are sections and sections and sections and sections and sections and sections are sections are sections and sections are sections

DT HACTEC ON SACKS

DT HACTEC ON SACKS

DESIGNED AS
TECHNICIAN AS

377/00 3

DECEMBER 2001

MBS PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20401
ATTN BRIAN SHEPARD DEVEL OPER

TREE SAVE PLAN PREPARED BY.
PITCHFORD ASSOCIATES
2213 40TH PLACE NW SUITE |
WASHINGTON DC 20007 

<u>8</u> . Эн **9**Ог

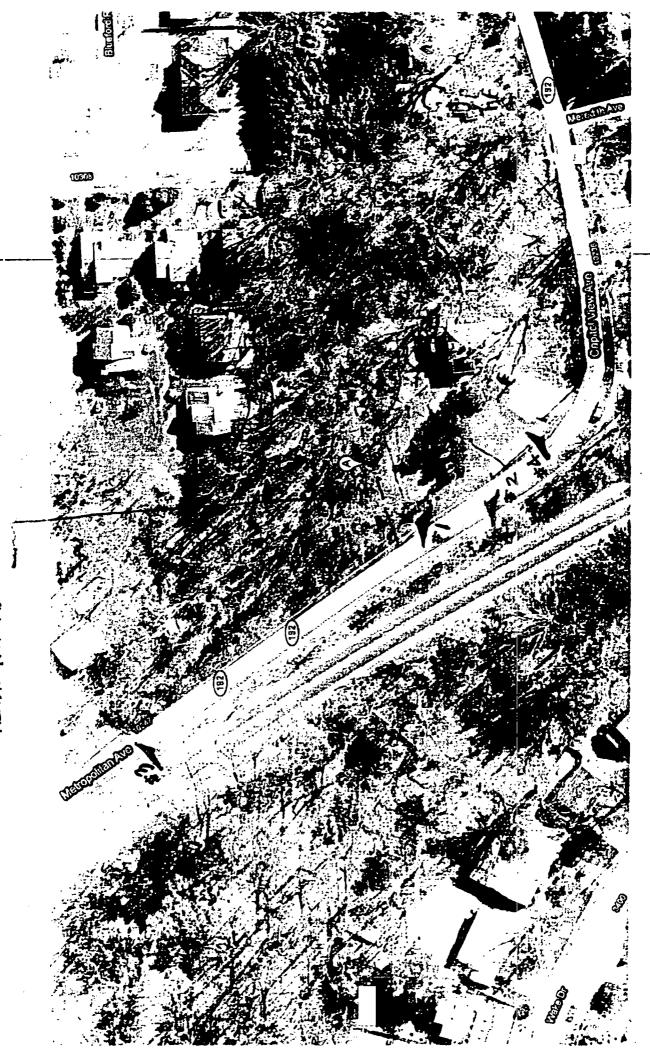
TREE SAVE DETAILS FINAL FOREST CONSERVATION AND

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

PACON CONSTRUCTION)

140



and recommended and and 子ろうころと



10305 METROPOUTAN AND 10301 METROPSUTAN AND 10305 METROPOUTAN AND 10301 METROPSUTAN AND

P400#2



A670#3



PAILIZOAD TRACKS

METROPOLITAN

- HOTO # 4

### **BAUER DERMEL**

October 18th, 2010

### **Narrative**

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied (myself) is a two story house with approximately +/- 1,600 s.f. (building footprint) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtyard.

#### Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

### Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect



## Reflection of the two transfer and the property of the property of the two transfer and the property of the transfer and the transfer and the property of the transfer and the t

## HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: DAUER DEKPIEL
Tax Account No.:	Deytime Phone No.: 703-599-9953
	<del></del>
Name of Property Owner: BAUER DERMEL	Daytime Phone No.: <u>703-599-995-3</u>
Address: 2311 PIMMIT DRIVE SUPE 702 F	Start VA 22043
Contractor: NA	Phone No.: NA
Contractor Registration No.: NA	
Agent for Owner:	Daytima Phone No.: NA
OCATION OF BUILDING SHEMISE	
House Number: 10305 Street	METROPOLITAH AVEKUE
Town/City: KENSINGTON Newrest Cross Street	
Lot: 21 Block: 2 Subdivision: NA PLAT	T HA 23397
Liber: Folio: Percel:	
PART ONE: TYPE OF PERMIT ACTION AND USE	
	APPLICABLE:
✓ Construct □ Extend □ Alter/Renovate □ A/C	☐ Stab ☐ Room Addition ☐ Porch ☐ Dack ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar (	☐ Fireplace ☐ Woodburning Stove ☑ Single Family
	Vall (complete Section 4) # Other: HEN SINGLE FAMILY
18. Construction cost estimate: \$ 250,000°2	•
1C. If this is a revision of a previously approved active permit, see Permit # _ \(\frac{\mu}{2}\)	<u> </u>
PARTATIVO: COMPUTE FOR NEW CONSTRUCTION AND EXTEND/ADDITION	Alla
	<del> </del>
	03 Other:
2B. Type of water supply: 01 52 WSSC 02 🗆 Well	03 Dther:
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Heightfeetinches	•
38. Indicate whether the fence or retaining wall is to be constructed on one of the fe	ollowing locations:
On party line/property line     Entirely on land of owner	On public right of way/essement
I hereby certify that I have the authority to make the foregoing application, that the a approved by all agencies listed and I hereby acknowledge and accept this to be a co	pplication is correct, and that the construction will comply with plans ondition for the issuance of this permit.
Signature of owner or authorized again	09-13-2010
Approved:For Chairpo	erson, Historic Preservation Commission
Disapproved: Signature:	
	ed: Dete issued:
•	

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

¥	NITTEN DESCRIPTION OF PROJECT
8.	Description of existing structure(s) and environmental setting, including their historical features and significance:
	VACANT LOT, NEW CONSTRUCTION
	·
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district
	WOOD FRAME WI STUCKA & SIDING CANC. FOUNDATION
	HO BASEMENT. NO ADVERSE PHYIROUMENTAL EFFECT. SEIERAL
	EXISTING TREES WILL BE KEPT IN PLACE, PERFICABLE PAVINGS (GRAVE
	OLGRASSCRETE. GABLE & FLAT RUDE.
21	TE PLAN
Sit	e end environmental setting, drawn to scale. You may use your plat. Your site plan must include:
L	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.
<u> </u>	ANS 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.
<b>a</b> .	Schematic construction places, with marked dimensions, indicating location, size and general type of walls, window and doer epenings, 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 factures 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.
M	ITERIALS SPECIFICATIONS
	neral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your sign drawings.
뺁	OTOGRAPHS
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.
TR	EE SURVEY

### 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

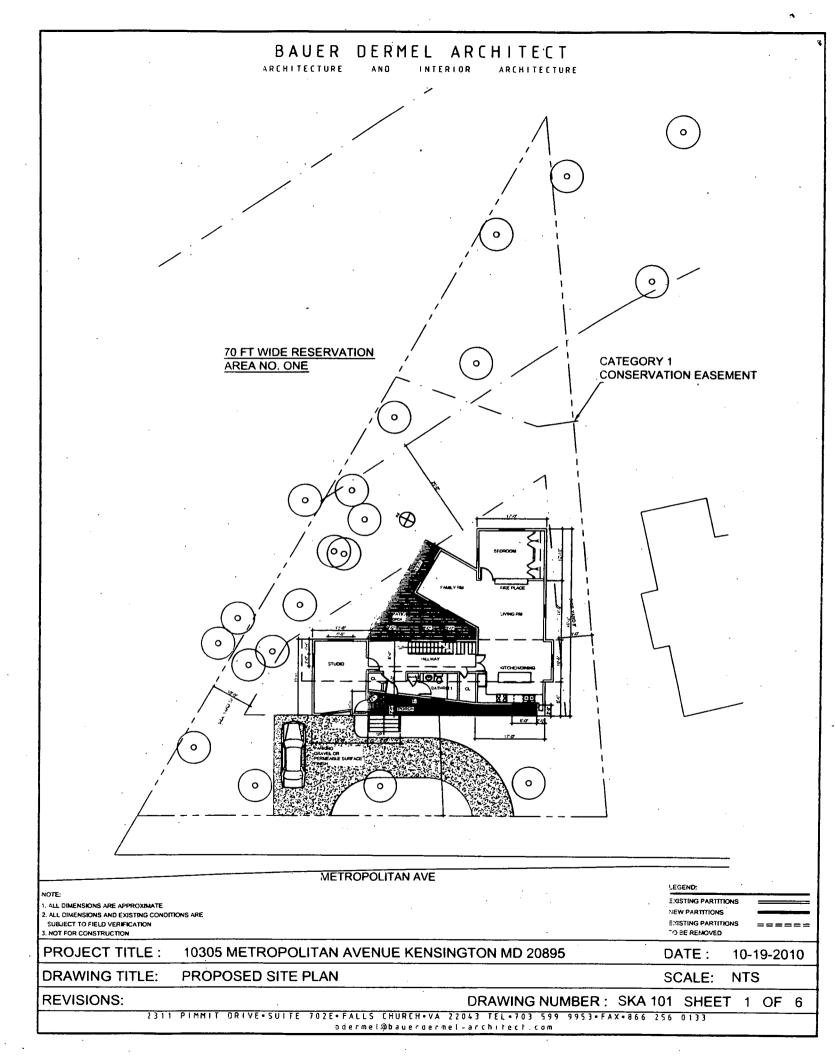
If you are proposing construction adjacent to or within the driptine of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you

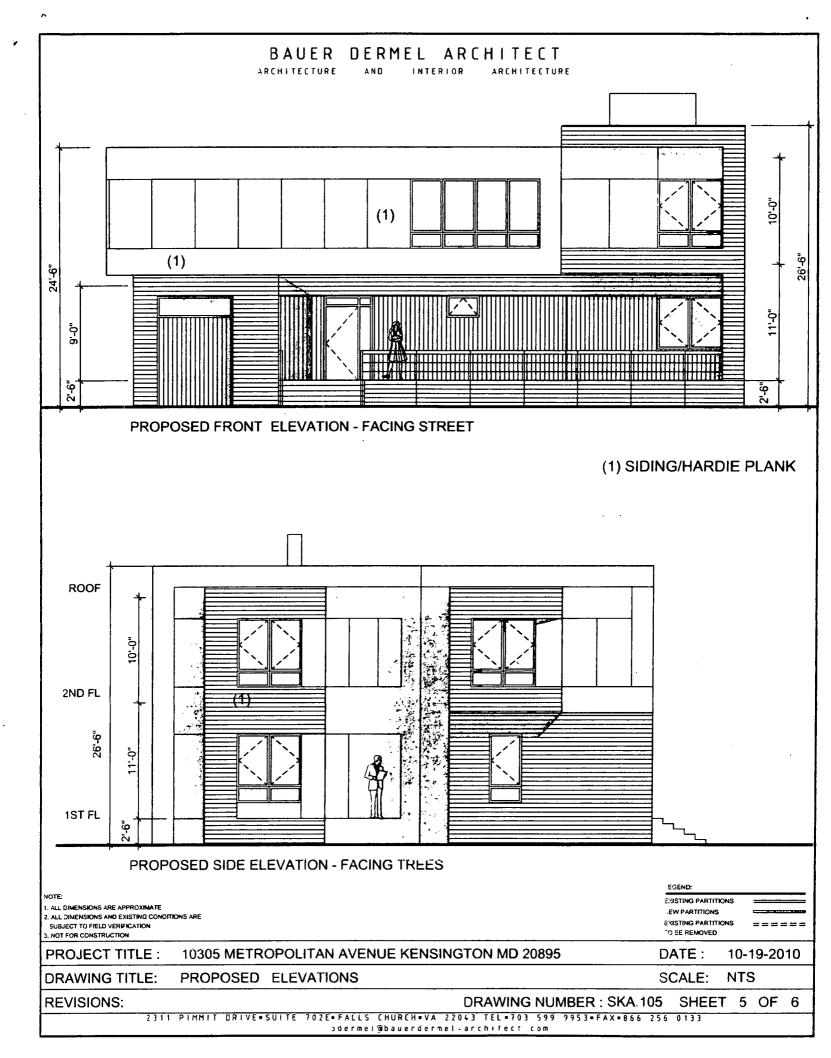
must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

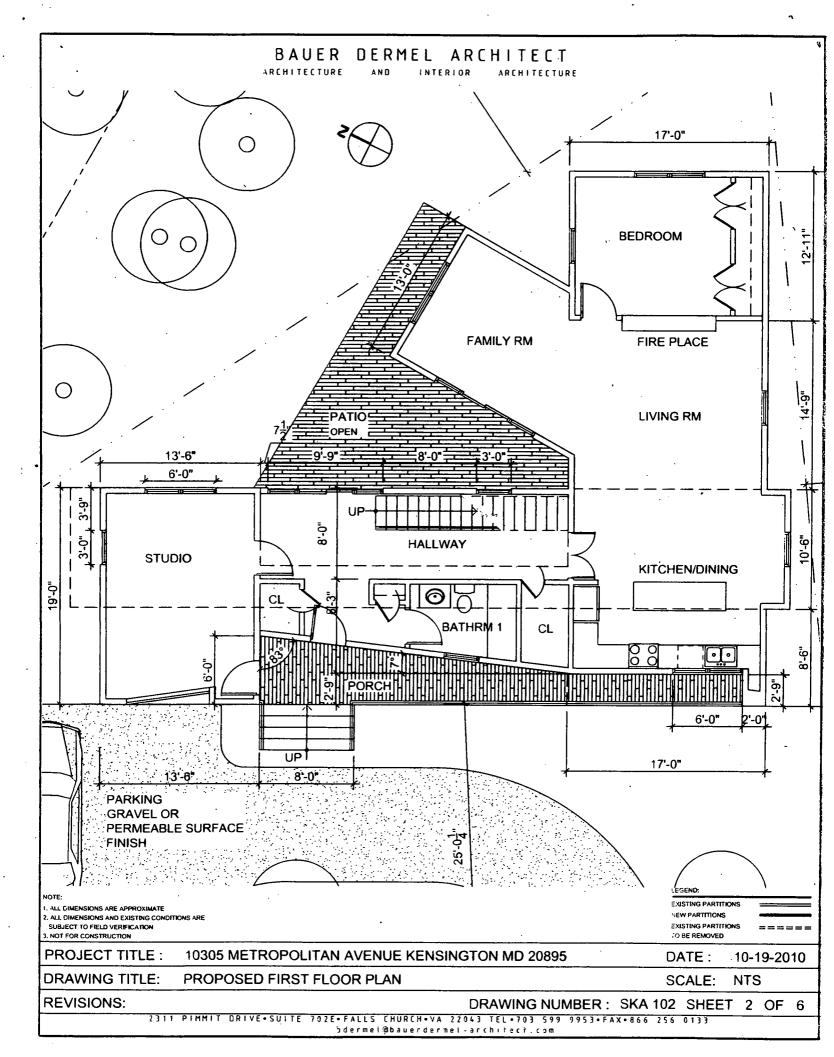
PLEASE PRINT (IN BLUE OR BLACK INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

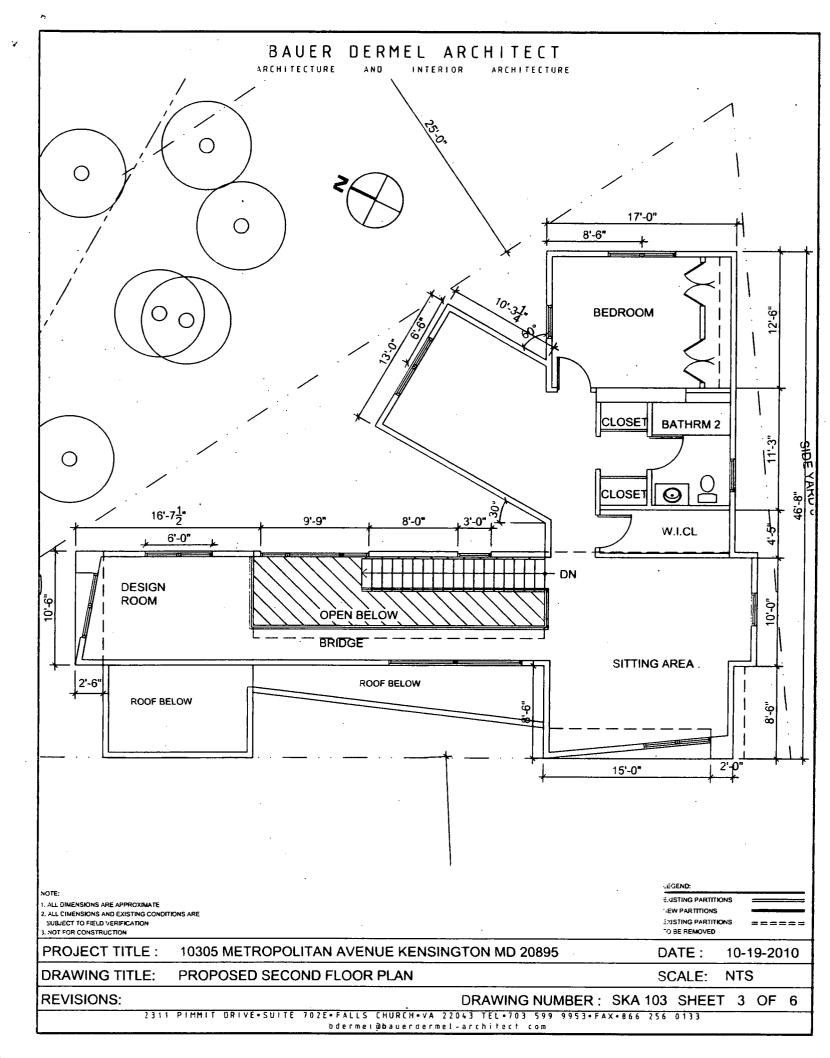
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

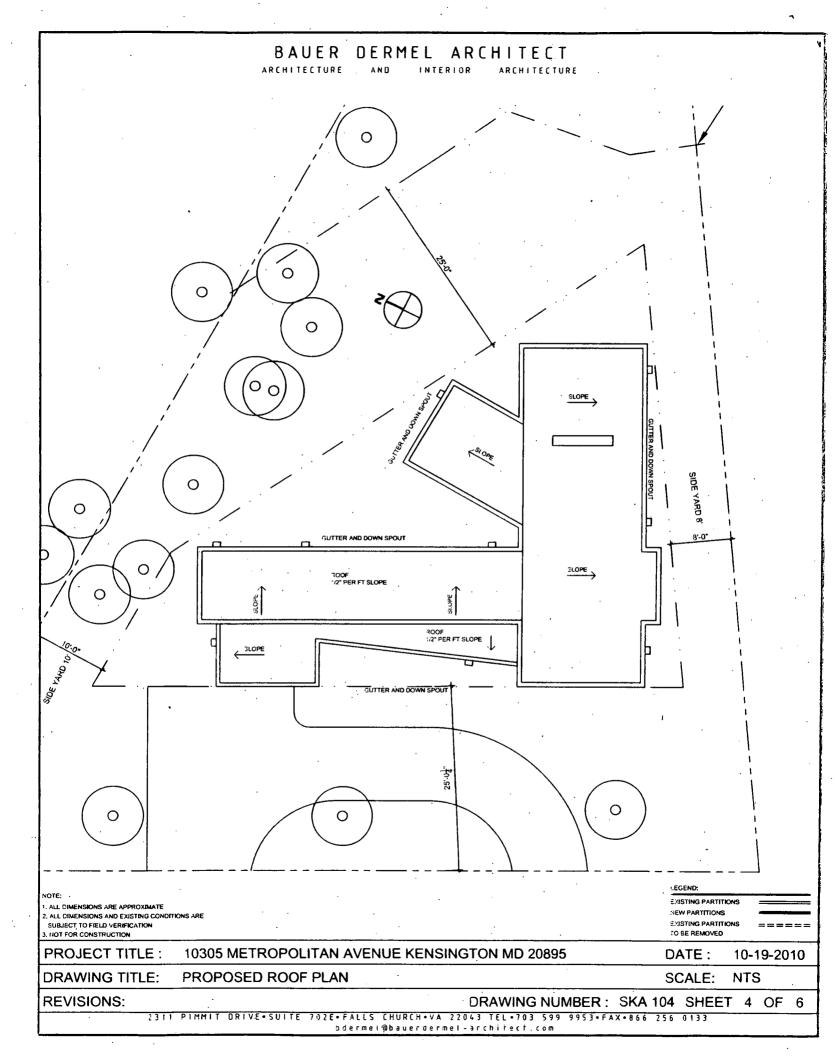
Owner's mailing address	Owner's Agent's mailing address
BAUER DERMEL	a vice o rigida o mannig actions
2311 PIMMIT DRIVE SUITE 702	
FALLS CHURCH , YA 22043	
Adjacent and confronting	Property Owners mailing addresses
KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AND	
KENSINGTON, MD 20895-2941	
· .	
	·•
	•

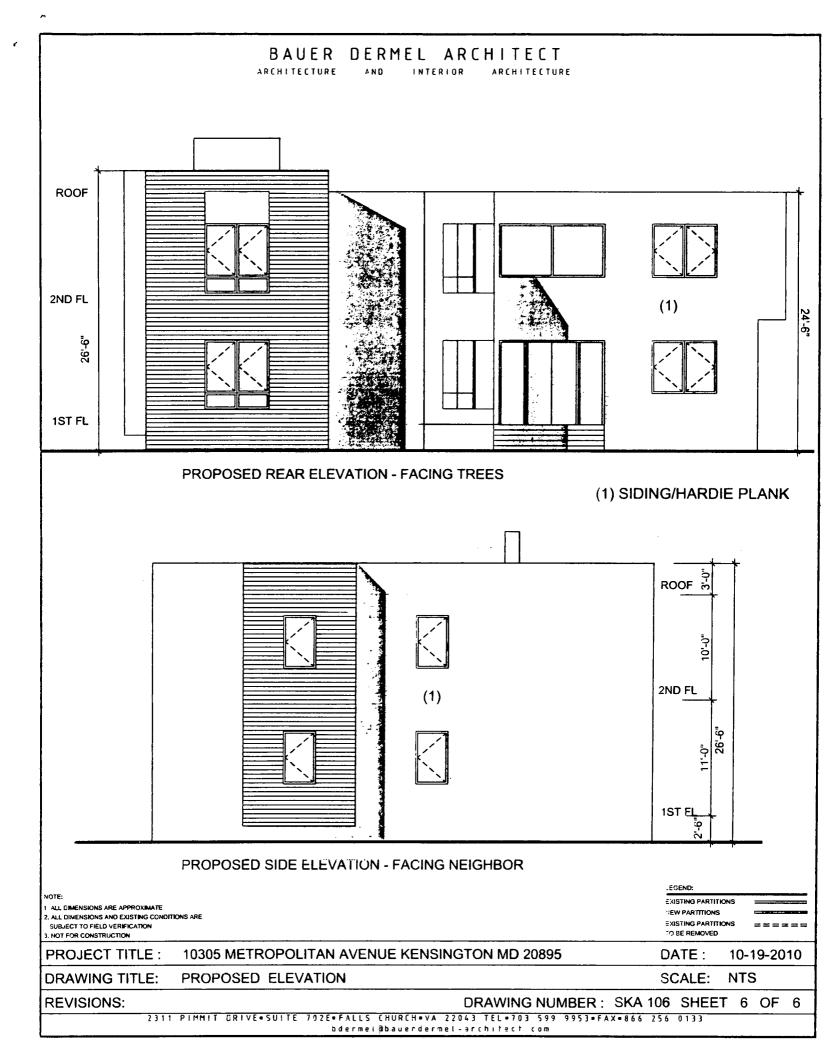


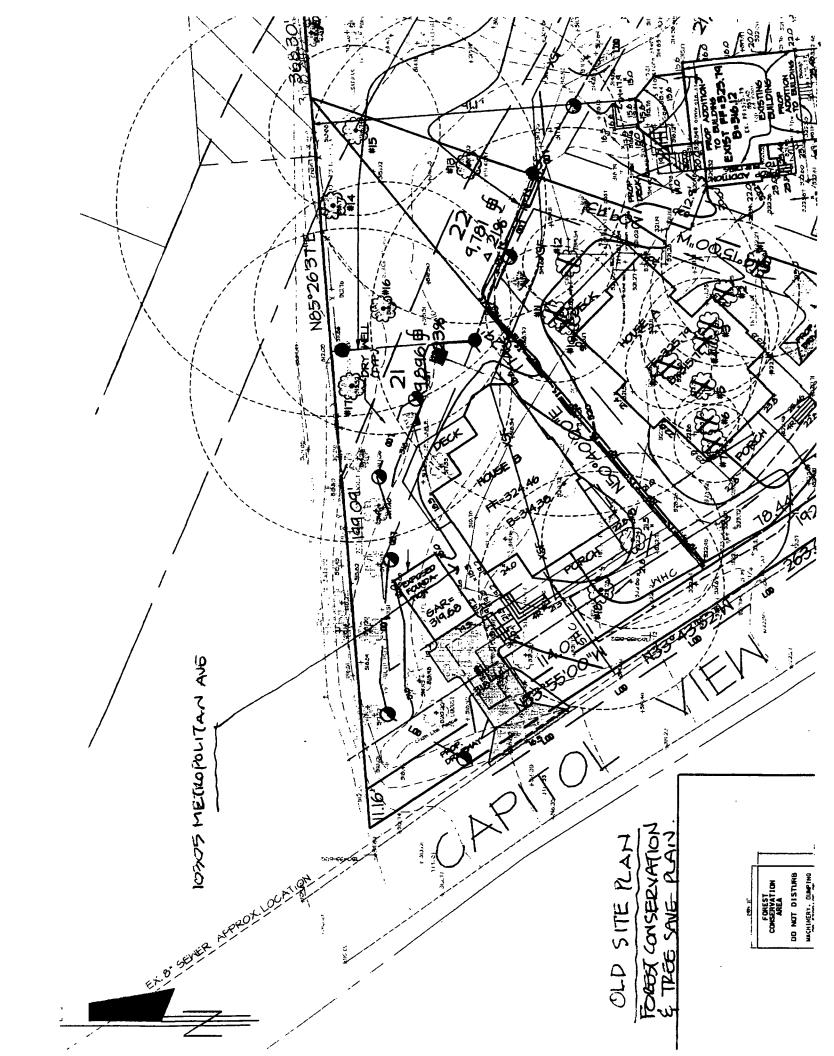


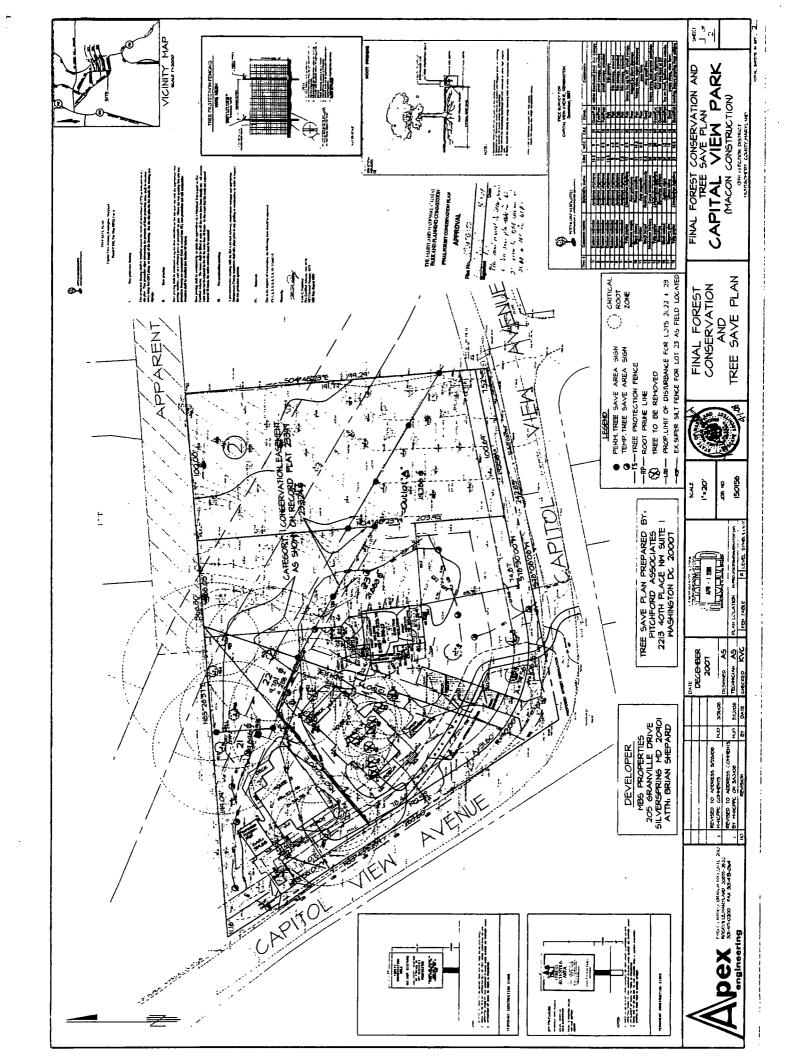












\*\*\* erritation and the second and the se A world accountant in a control or major by a programming of a control or major by a programming of a control or major by a control or major programming all control induction from these tends in the control or EXHIBIT 2 EXHBIT -DOCINE, EVEN POINT : 1. FORETS ACTUALISM ACME THOUSED ON HIM HE : 4. CLEMEN FORESTED WITHOUT ACTIVELISM FOREST CONCENTION WORKINGS FORESE 1.0 SACRETA FOREST CARAMAN.

L. TOTAL AND OF FOREST TO BE SETAINED.

L. TOTAL SHALL OF FOREST TO BE SETAINED. SITE AND FOREST SUPPLARY CHART. N. N. in addition to them are native measure specim, there has no desired the second Cheese technics After benty said to (converse ment)
belon-from one (done ment)
between to (from mine)
belon-belones was (fre) According bath) (files opense)
 Spirithanh (films han han comm
 Deffiah) After Papertien and completten of currective mediums have been undertalish differencing protection devices shall be removed from the site, to additional grading-sociation bundlings takes place. Porest retention area signs shall be retailed as required by the IHICPPC tespectar, or stone approved plan. figures 2 hish a 4 hish resident rime fencing exponted by seel fisher poses the feet high with high vesting flagging. It was controlled to completed on repeation and the request
It features of the controlled to the contr clearing or grading event beign before suress-reduction foot prevent Crown Reduction or preving

\*\* .. 2.2 3.3

	AREA	EXISTING POREST	FOREST	FOREST CLEARED	FOREST PLANTED
TRACT AREA	1.48 AC	24 SII	O.46 AC	O.86 AC	9
AREA TO REMAIN IN AGRICULTURAL USE	₹N.	Y.	¥¥	₹%	ş
AREA OF ROADATILITY ROM'S NOT INCLIDED IN PROPERTY	0 16	WA	₩¥	¥≯	¥X
WETLANDS	ΥN	¥/H	Y/H	42	ş
100 YEAR PLOODPLAIN	₹2	₩.	¥	ž	ž
STREAM BLFFER MANAGE FOR WAN	¥	¥	¥	¥	ΑŅ
LAND USE CATEGORY		HIGH DENSIT	HIGH DENSITY RESIDENTIAL	ן א	
CONSERVATION THRESHALD	9	30%			
AFFORESTATION THRESHOLD	d.	8			

the graph transfer to the person of the ear and considerable to a consist with the set of the earlier and the

POAL FREET CONSTRVATION FLAN APPROVAL THE MARYLAND MATKINAL CARTA PARKAND RANAGAN CONDUSTOR

DEVELOPER
MBS PROPERTIES
205 GRANNILLE DRIVE
SILVERSPRING MD 20901
ATTN. BRIAN SHEPARD

DECEMBER 2007 DESIGNED AS SOLOGO CLH

% 20.

THE PARTY.

TREE SAVE PLAN PREPARED BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE I WASHINGTON DC 20007

1) Opphende - copiesse barts of male i Density, for one or tall a bates for me a one bates

FINAL FOREST CONSERVATION AND TREE SAVE DETAILS

FINAL FOREST CONGERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

(MACON CONSTRUCTION)







1400#2







Pailizoad Tracks

METROPOLITAN AVB

#### **BAUER DERMEL**

October 18th, 2010

#### **Narrative**

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied ( myself ) is a two story house with approximately +/- 1,600 s.f. ( building footprint ) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

#### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

#### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtyard.

#### Second Floor:

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

#### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

#### Roof:

Roofing system will be built-up roofing sloped to drain. Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect





### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:   AULK	DEKLIFE
	برسير	5,202	(1	Daytime Phone No.: 703-5	599-9953
Tex Account No.:		2,0x 1.10x			
Name of Property O	wner. BA	UER DER	MEL	Daytime Phone No.: 703-5	99-9953
Address: 231	Street Number	IIT DRIVE	SUME 702 F	ALLS CHURCH YA	22 043 Zip Code
Contractor: NA	7			Phone No.:	
Contractor Registra	tion No.:				
-				Daytime Phone No.: NA	
LOCATION OF SIL	HONEASIE.	MISE.			<del></del>
House Number:	19305	5	Street	METROPOLITAH A	IEMUE
				MEREDITH AVE	
Lot: 21	Block:	2 Subdivis	- ion: N/A PLA1	THO 23397	
		Pa			
PART ONE TYP	OF PERMIT	ACTION AND USE			
IA. CHECK ALL AP	PLICABLE:		CHECK ALL	APPLICABLE:	
Construct	☐ Extend			Slab Room Addition D	Porch 🗆 Deck 🗀 Shed
☐ Move	🗆 Install	☐ Wreck/Raze	□ Sotar (	☐ Fireplace ☐, Woodburning Stove	Single Femily
☐ Revision	☐ Repair	☐ Revocable ·	☐ Fence/V	Vall (complete Section 4) 1 Other:	HEN SINGLE FAMILY
		: <u>250,000°</u>			
			it, see Permit # <u>H//</u>	<b>\</b>	
			AND EXTEND/ADDITE	ONS	<u></u>
ZA. Type of sewar			-		
2B. Type of water	supply:	. 01 S WSSC	02 🗇 Well	03 🖸 Other:	
SART TUBES: CO	Melene neu	VENDERUS ALVAIN	NE WALL	<del></del>	·····
		Y FOR FENCE/RETAIN	ING WALL		<u>, , , , , , , , , , , , , , , , , , , </u>
3A. Height	feet	inches			
3A. Height	feet	inches	ING WALL	ollowing locations:	
3A. Height3B. Indicate wheth	feet	inches	onstructed on one of the fo	ollowing locations:  Do public right of way/sesament	
3A. Height	her the fence or ne/property line  I have the authorices fisted and	retaining wall is to be or	onstructed on one of the form land of owner	On public right of way/eesament  pplication is correct, and that the construct andition for the issuance of this permit.	tion will comply with plans  2010  Oote
3A. Height	her the fence or ne/property line  I have the authorices fisted and	retaining wall is to be or Entirely of Entirely of I hereby acknowledge	onstructed on one of the form land of owner imp application, that the a call accept this to be a call	On public right of way/eesament  pplication is correct, and that the construct andition for the issuance of this permit.	
3A. Height	her the fence or ne/property line  I have the authorices fisted and	retaining wall is to be or Entirely of Entirely of I hereby acknowledge	onstructed on one of the form land of owner imp application, that the a call accept this to be a call	□ On public right of way/sessment  pplication is correct, and that the construct andition for the issuance of this permit.  □ ♀ - 1 3-	

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

W	RITTEN DESCRIPTION OF PROJECT
L	Description of existing structurals) and environmental setting, including their historical features and significance:
	VACANT LOT , HEN CONSTRUCTION
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district  CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE.
	WOOD FRAME WI STUCKO & SIDNA CONC. FOUNDATION
	HO BASEMENT. HO ADVERSE PHYTRONMENTAL EFFECT. SEIERAL
	EXISTING TREES WILL BE KEPT IN PLACE, PERMEABLE PAVINGS (GRAVEL
	OLGHASSCRETE. GABLE & FLAT ROOF.
आ	TE PLAN
Sit	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
B.	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 landacaping.
PJ.	ANS AND ELEVATIONS
Yo	must submit 2 copies of plans, and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" opport are preferred,
<b>0.</b>	Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door spanings, and other fixed features of both the existing resource(s) and the proposed work.
b.	Elevations (fecades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.  All materials and fectures 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.
M	ATERIALS SPECIFICATIONS
	neral description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your sign drawings.
앰	OTOGRAPHS
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.

#### 5

1.

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. THEE SURVEY

If you are proposing construction adjacent to or writin the driptine 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.

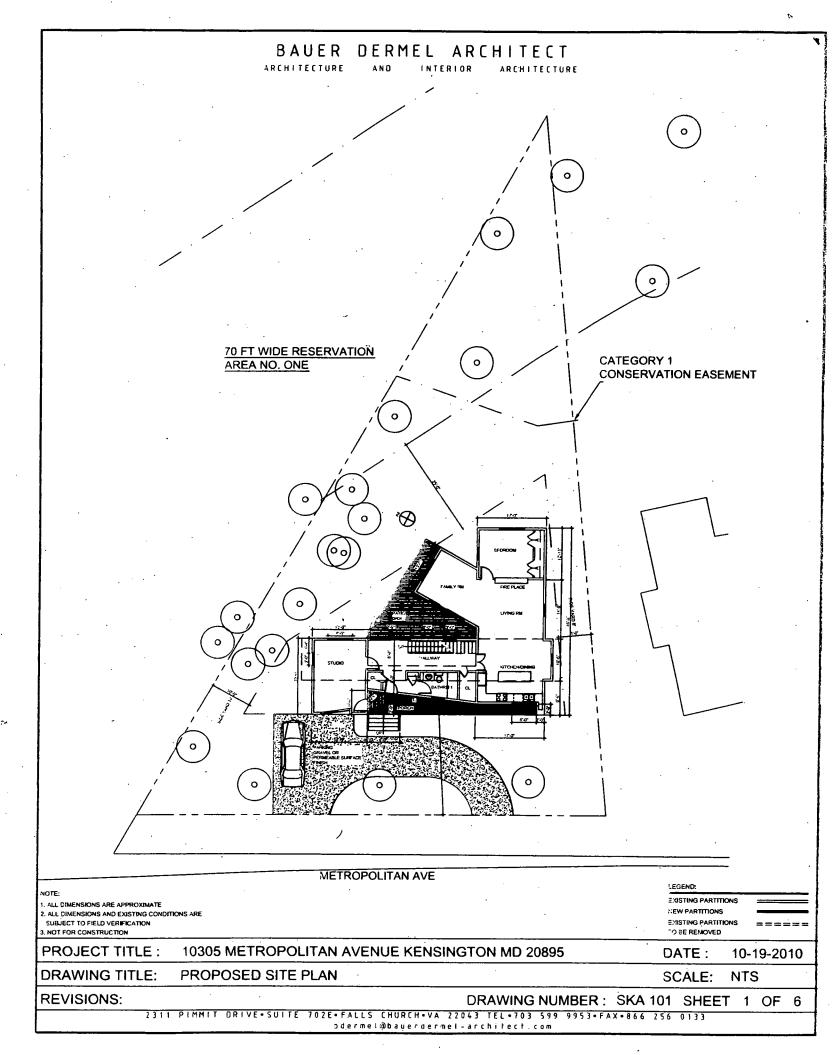
#### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

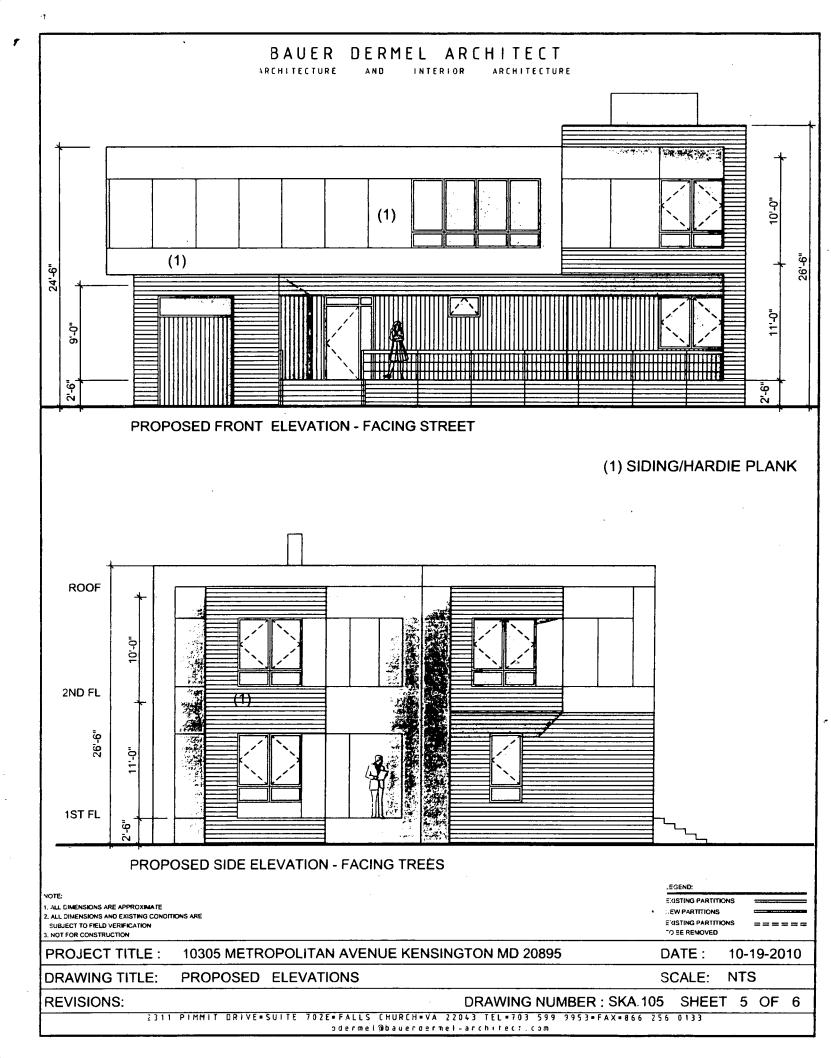
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

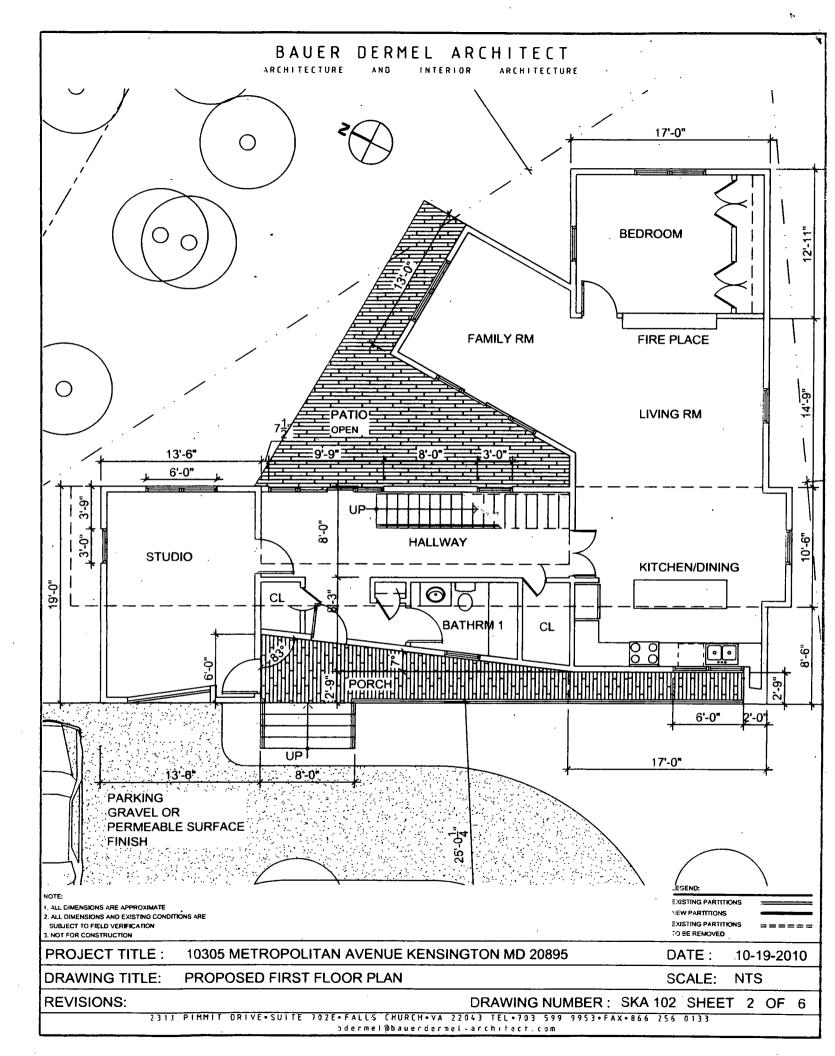
PLEASE PRINT (IN BLUE OR BLACK INIQ OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARLING LABELS.

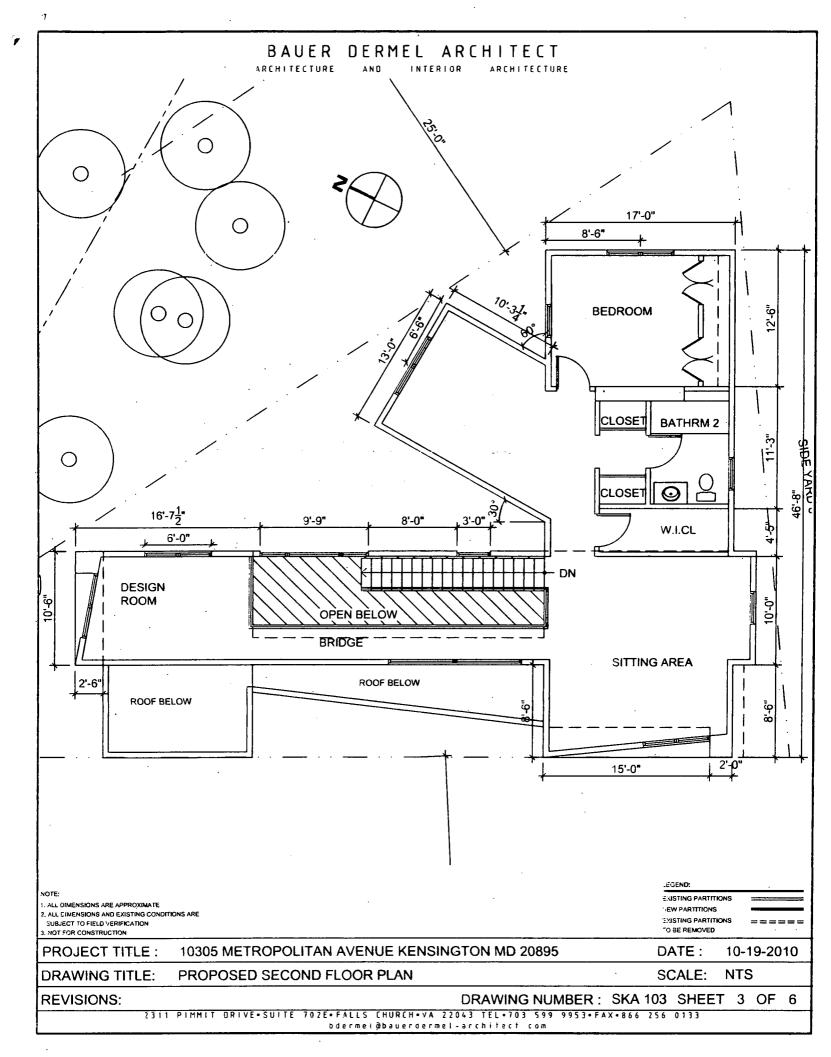
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

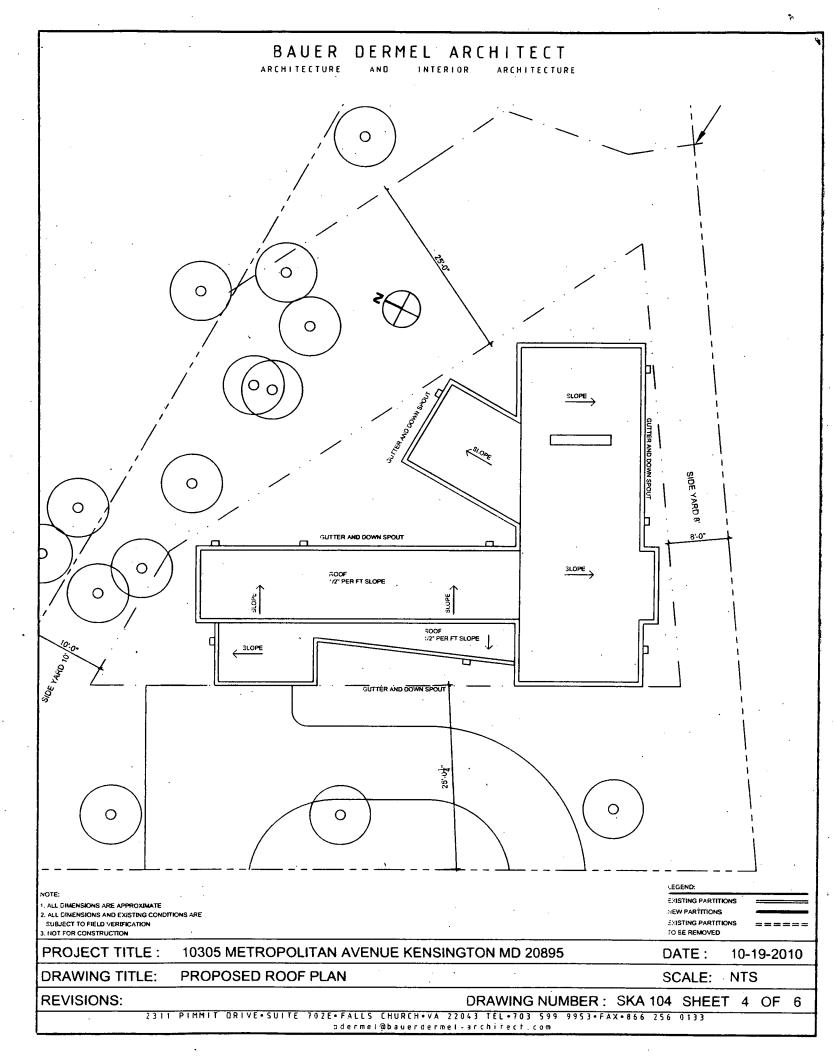
Owner's mailing address	Owner's Agent's mailing address
BAUER DERMEL	
2311 PIMMIT DRIVE SUITE 702	
FALLS CHURCH, YA 22043	
Adjacent and confronting	Property Owners mailing addresses
Koehler, Frederick William & Jean Tiong Koehler	
10301 METROPOLITAN AND	
KENSINGTON, MD 20895-2941	
	•
·	

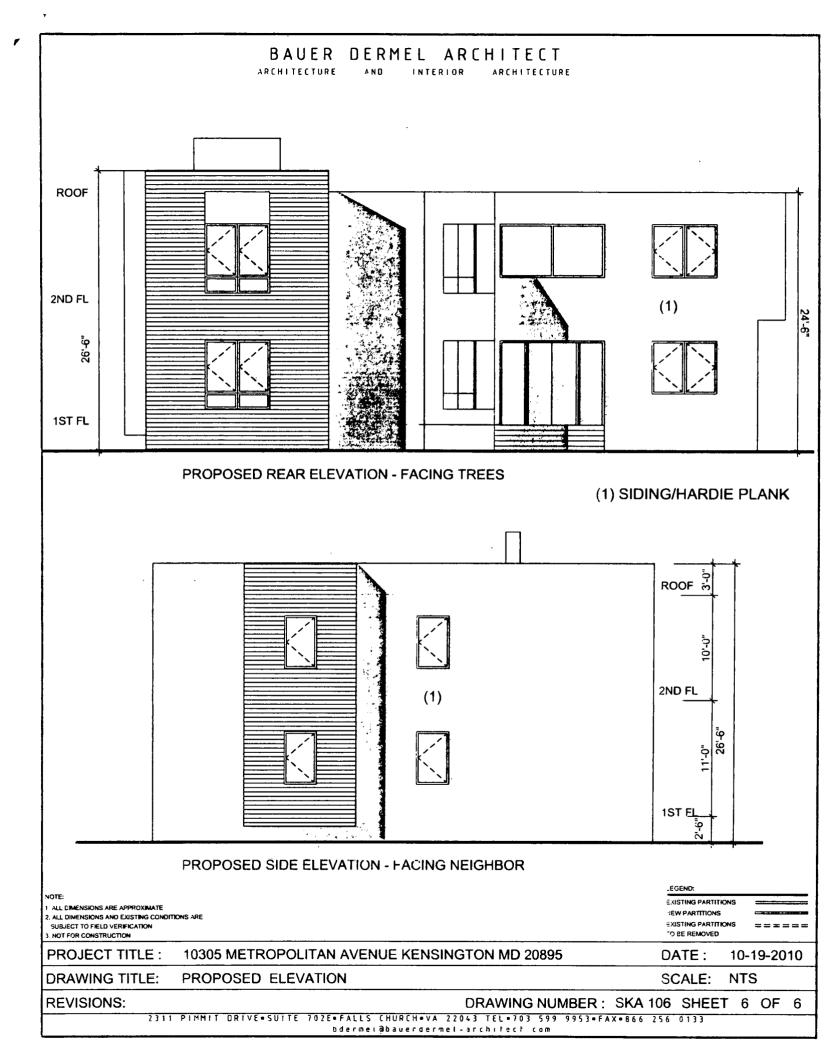


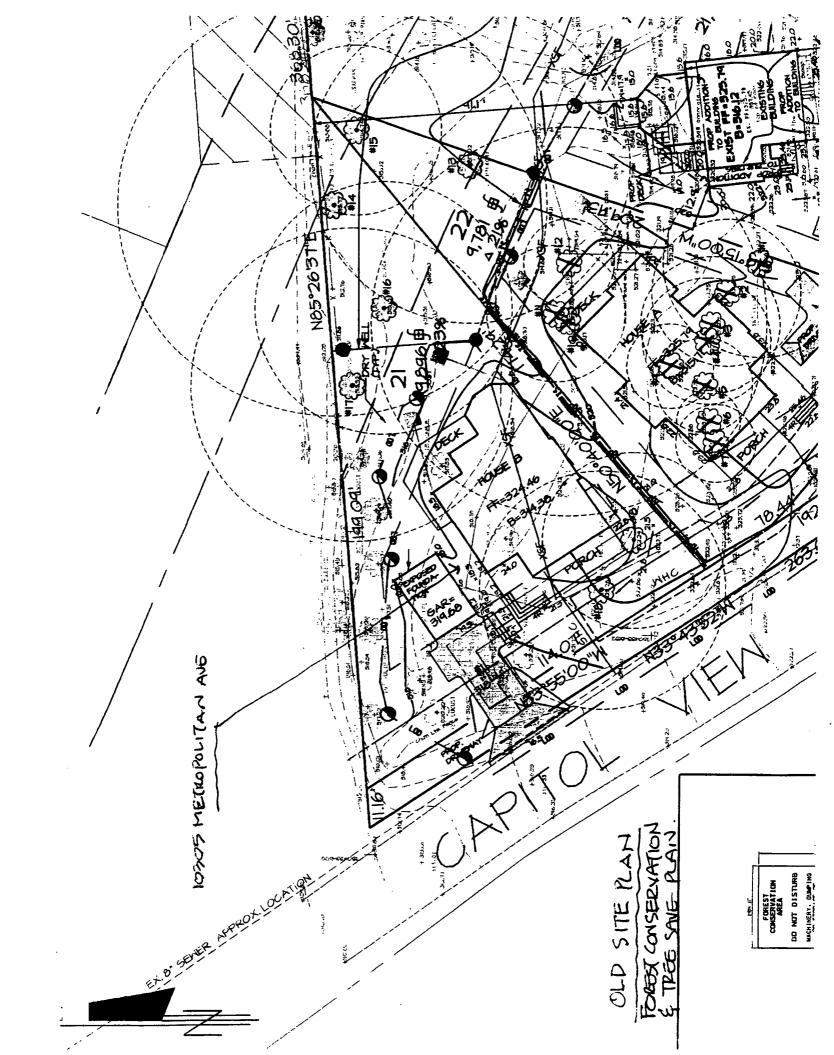


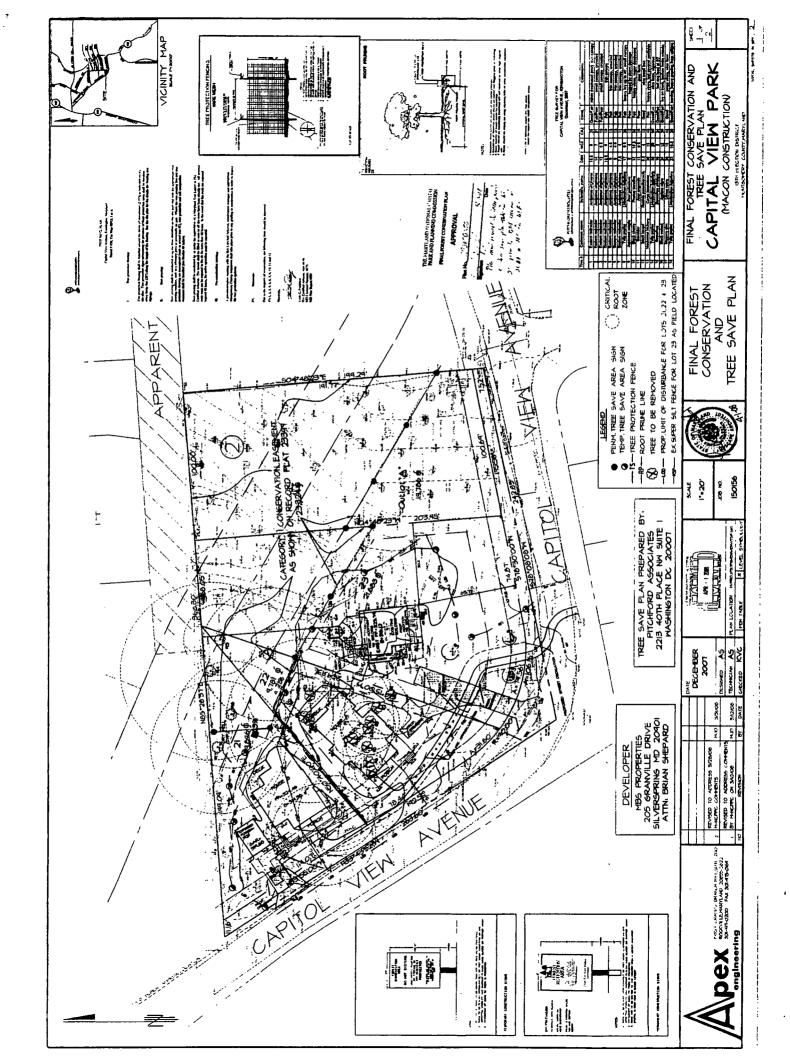












10 - 0.3 44 EXHIBIT. I THE CASE IN A STATE OF THE OF THE CASE IN A STATE OF THE CASE IN A STATE OF THE CASE IN A STATE OF THE CASE IN A S SECRETARION OF SECULOR SECU MODELLA TOTAL DELATION.

L. TOTAL AND OF FOREST TO BE SELECT.

R. TOTAL AND OF FOREST TO BE SELECT. is addition to them conventive an eases specifie, deer then on some and should be maximal. These include

.. :: \*\*

	AREA	EXISTING POREST	FOREST RETAINED	FOREST CLEARED	FOREST PLANTED
TRACT AREA	1.40 AC	. → ZII	0.46 AC	0 86 AC	8
AREA TO REMAIN IN AGRICALTIRAL USE	¥.	¥	¥	¥⁄.¥	¥
AREA OF ROADAITLITY ROM'S NOT INCLUDED IN PROPERTY	<b>&gt;</b> 0	₩.	WA	W.A	WA
<b>мет</b> дмоэ	W.A	¥/H	WA	¥.×	٧×
HOO YEAR PLOODPLAIN	₩.	VA	¥	<b>₹</b>	¥
STREAM BUFFER AVERAGE PERMANENT TOTAL LEGERS WAS	¥¥	W.A	ž	ž	ΥA
LAND USE CATEGORY		HIGH DENSIT	HIGH DENSITY RESIDENTIAL	₹	
CONSERVATION THRESHOLD	9	<b>\$02</b>			
AFFORESTATION THRESHOLD	סונ	\$5)			

After tespecials and completion of computers nove then indestablished lemporary protection devices shall be removed from the site, to obtalize grading sodding or britishing case place.

I whe controller a compared by the Higher Impairs
I whe controller a completed by the Higher Impairs
I demond and replacement of their demond and are examing less to demond their interests
It is demond and are examing less or demond and are interests
I we followed their interests of their demonstrations are interests.

MBS PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20401
ATTN, BRIAN SHEPARD DEVEL OPER

() Opphonia - experiment barter, sign made as demost by the use on hand or Radios because wants barden.

DEX SECULE BENEFINATION OF SECULO SECU

8:vrt TREE SAVE PLAN PREPARED BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE I WASHINGTON DC 20001 THAT IN THE

DECEMBER 2007

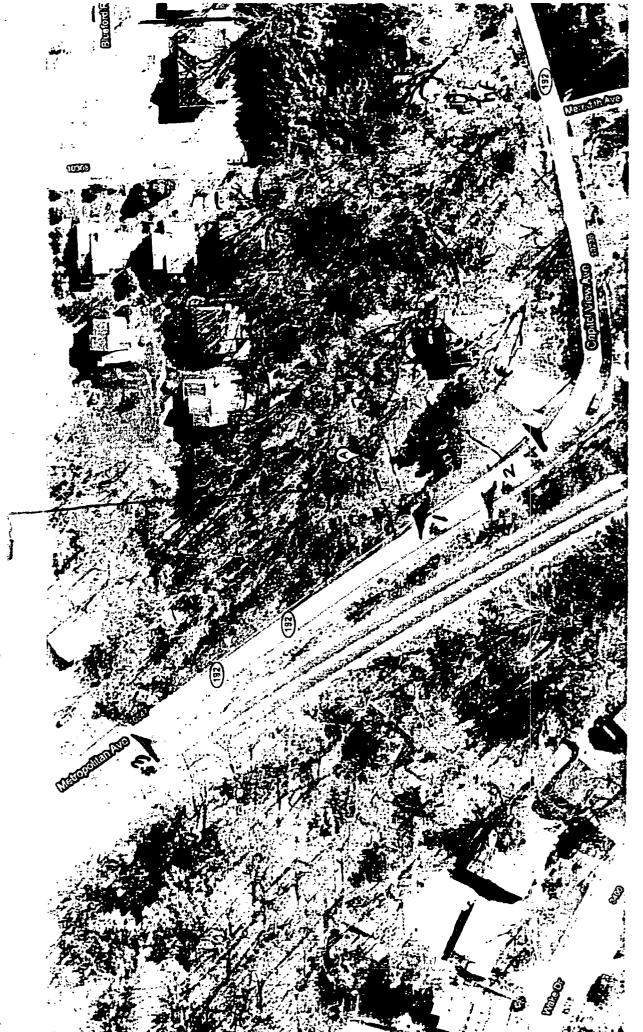
H.17 SA2/06 BY CATE 9/2/X3

AND TREE SAVE DETAILS FINAL FOREST CONSERVATION

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

(MACON CONSTRUCTION)



こうさい このこうこうきょう とび 大きないてんしょう とうしょうしょう





1400#2



7670#3



METROPOLITAN

PHOTO # 4

#### **BAUER DERMEL**

October 18th, 2010

#### Narrative

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied ( myself ) is a two story house with approximately +/- 1,600 s.f. ( building footprint ) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

#### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

#### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtvard.

#### Second Floor

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

#### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

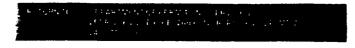
The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

#### Roof:

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect





### HISTORIC PRESERVATION COMMISSION 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Name of Property Owner: BAUER DERMEL  Address: 2311 PIMMIT DRIVE SURE 702 FA  Contractor: NA  Contractor Registration No.: NA	Daytime Phone No.: 703-599-9953  Daytime Phone No.: 703-599-9953
Name of Property Owner: BAUER DERNEL Address: 2311 PIMMIT DRIVE SURE 702 FA Street Mumber Contractor: NA	- Daytime Phone No.: <u>703</u> -599-9953
ordrector: NA	Daytime Phone No.: <u>703</u> -599-9953
ontractor: NA	——————————————————————————————————————
	Steen VA 22043
nutractor Revietration No N.A.	Phone No.: NA
unuacun reputation ro [ > p> ]	
gent for Owner:	Daytime Phone No.: NA
OCATION OF BUILDING PREMISE	
louse Number: 10305 Street 1	
own/City: KENSINGTON Noorest Cross Street	MEREDITH ANE CAPITOL VIEW AN
ot: 21 Block: 2 Subdivision: NA PLAT	Ho 23397
iber: Falio: Parcel:	
THE RIP SON AT ROBLEY ASSAULANDALIST	
ART ONE: TYPE OF PERMIT ACTION AND USE	
A. CHECK ALL APPLICABLE: CHECK ALL APP	
Construct	
	Fireplace
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall	(complete Section 4) 5 Other: HEN SINGLE FAMIL
B. Construction cost estimate: \$ 250,000°2	
C. If this is a revision of a previously approved active permit, see Permit # \\A	
10 - A 11 - 10 - 11 - 11 - A 1 1 - 11 - 1	
ART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION	
A. Type of sewage disposal: 01 WSSC 02 Septic	03 Other:
8. Type of water supply: 01 S WSSC 02 🗆 Well	03 🗆 Other:
ARY THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
-	
ART THREE; COMPLETE ONLY FOR FENCE/RETAINING WALL  A. Height feet inches	
A. Heightfeetinches  3. Indicate whether the fence or retaining wall is to be constructed on one of the follow	wing locations:  ① On public right of way/essament

**SEE REVERSE SIDE FOR INSTRUCTIONS** 

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

Æ	RITTEN DESCRIPTION OF PROJECT
	Description of existing structure(s) and environmental setting, including their historical features and significance:  VACANT LOT, NEW CONSTRUCTION
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district  COMSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOODE  LUCOD FRAME WI STUCCO & SIDING CONC. FOUNDATION  NO BASEMENT. NO ADVERSE PHY IRONMENTAL EFFECT. SEIERAL  EXISTING TREES WILL BE KEPT IN PLACE. PERMEMBLE PAULOGY (GRAVEL)  OLGRASSCRETE. GABLE & FLAT RUOF.
ST	TE PLAN
Sit	e and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
<b>a</b> .	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 landacaping.

#### 3. PLANS AND ELEVATIONS

1.

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.

- Schematic construction place, 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 (fecades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.
  All materials and focuses 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

- Clearly labeled photographic prints of each facade of existing resource, including details of the inflected portions. All labels should be placed on the front of photographs.
- 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

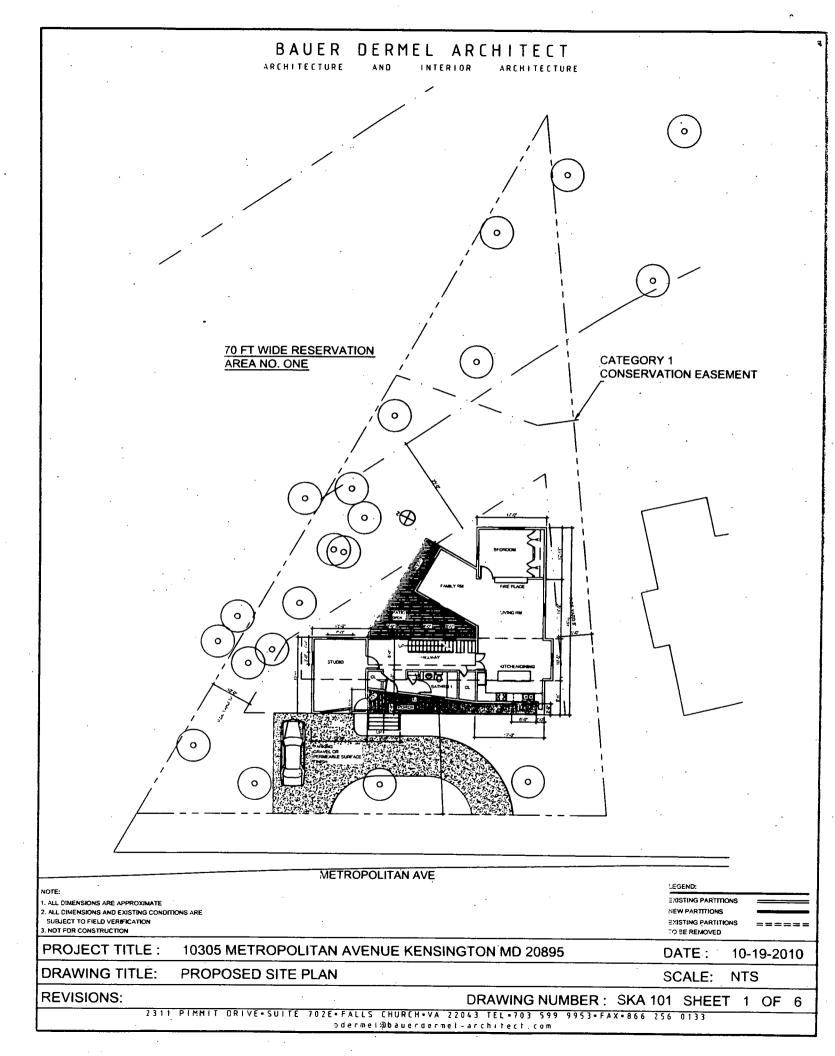
If you are proposing construction adjacent to or within the driptine of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

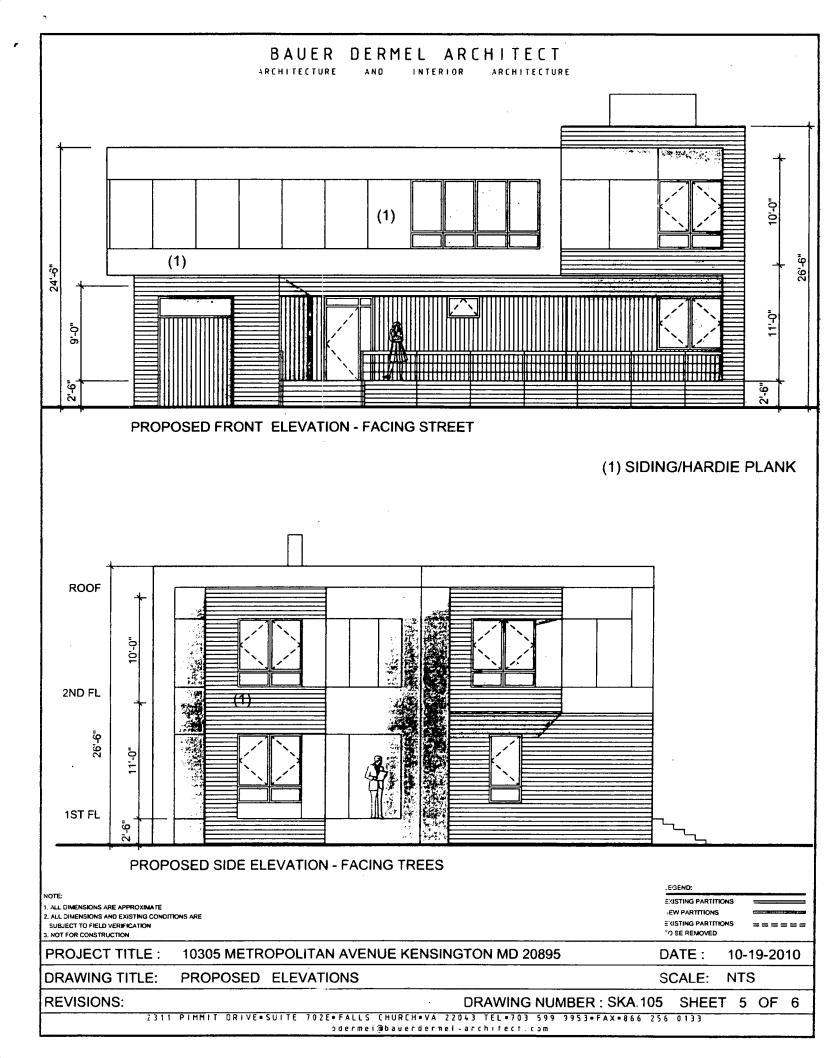
#### ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS.

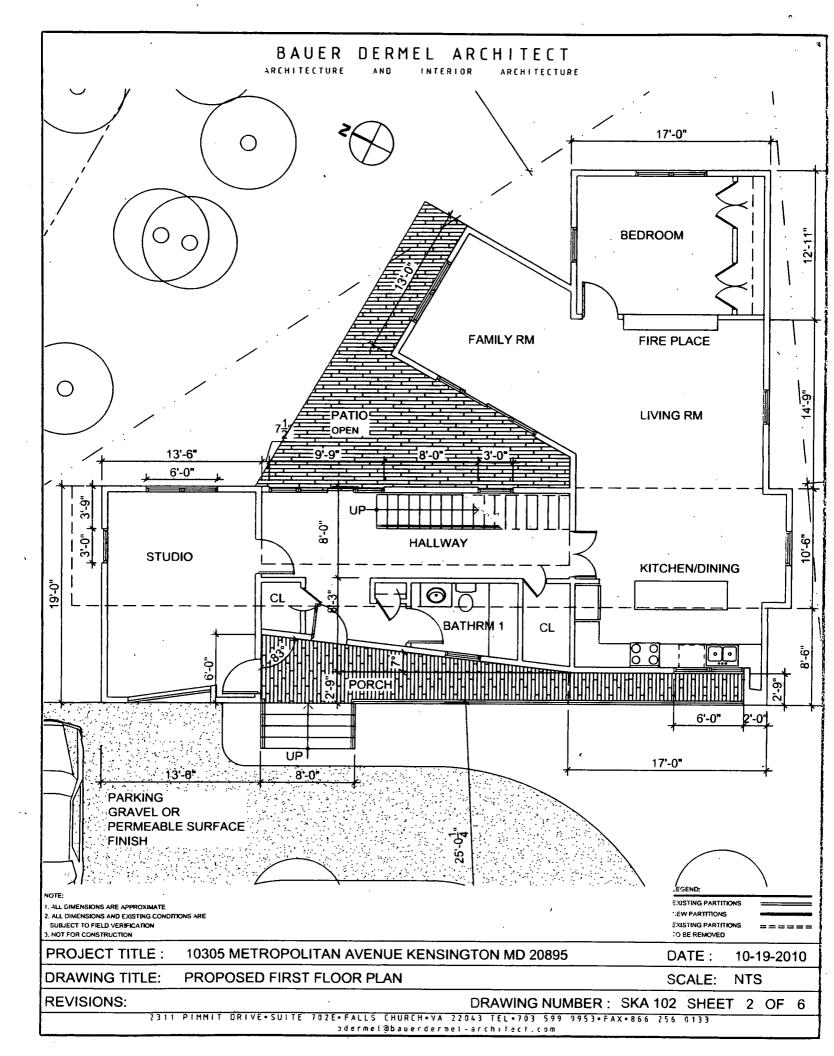
For ALL projects, provide an accurate list of edjecent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

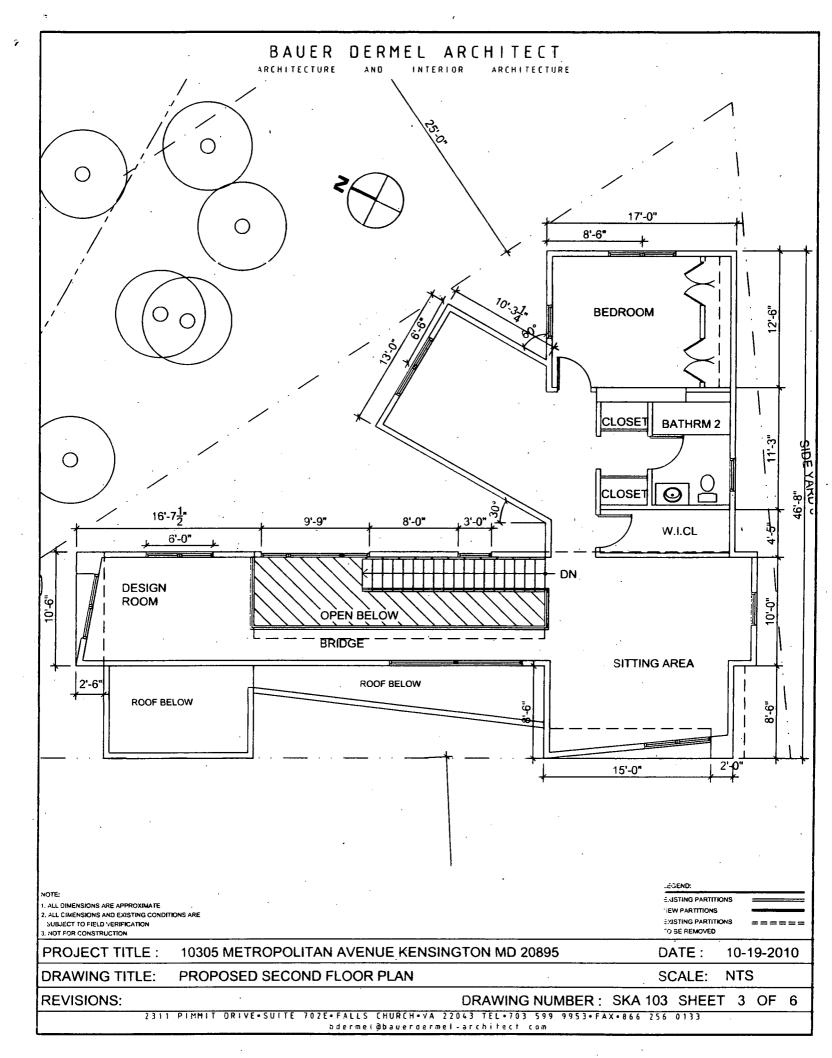
PLEASE PRINT (IN BLUE OR BLACK IND) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARLING LABELS.

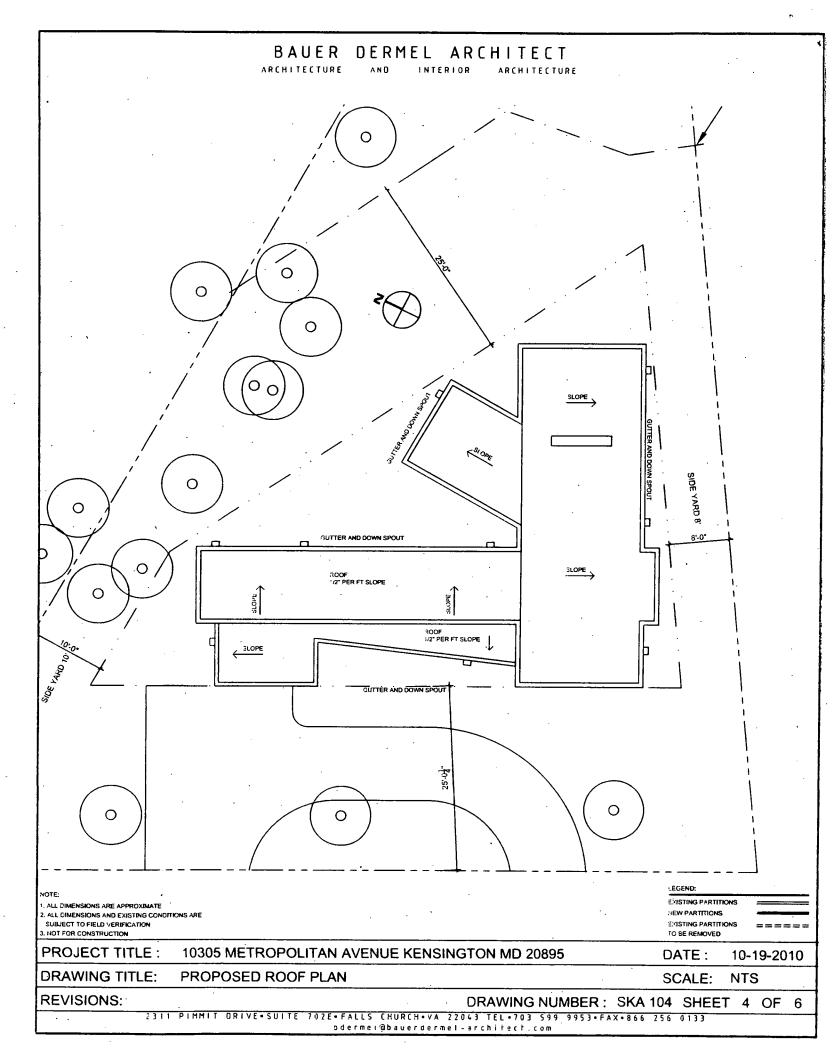
## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address BAUER DERMEL 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH, VA 22043 Adjacent and confronting Property Owners mailing addresses KOEHLER, FREDERICK WILLIAM & JEAN TIONG KOEHLER 10301 METROPOLITAN AND KENSINGTON, MD 20895-2941

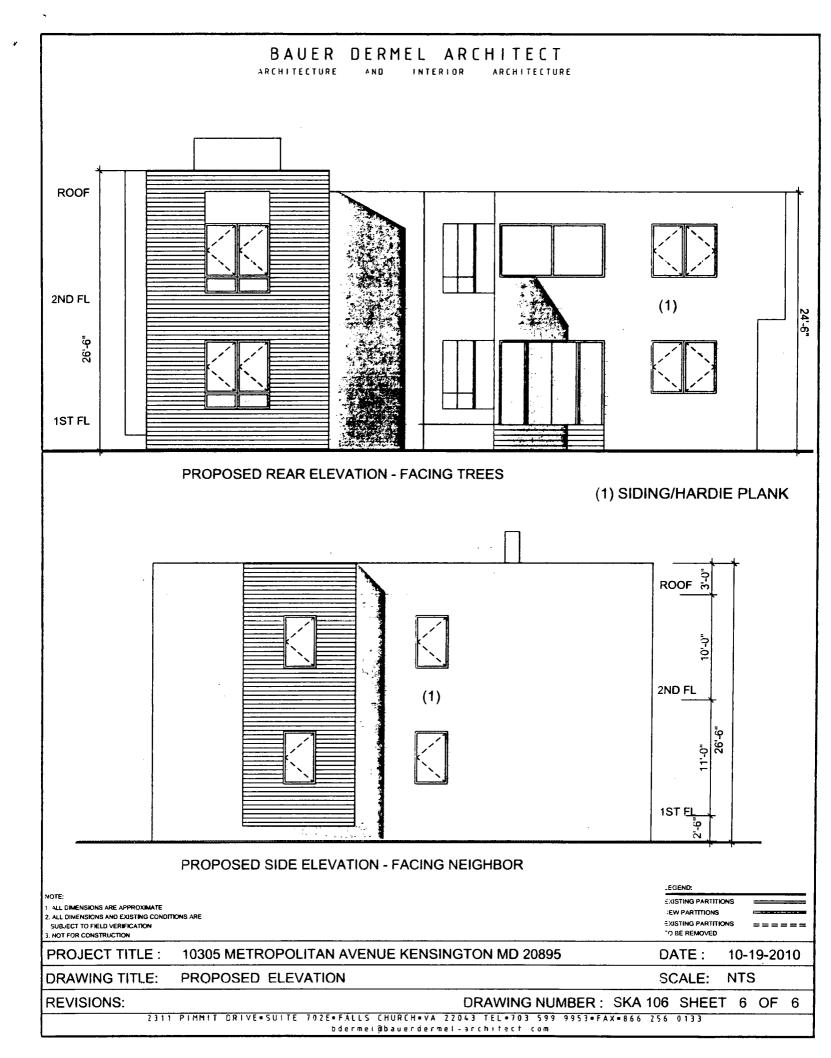


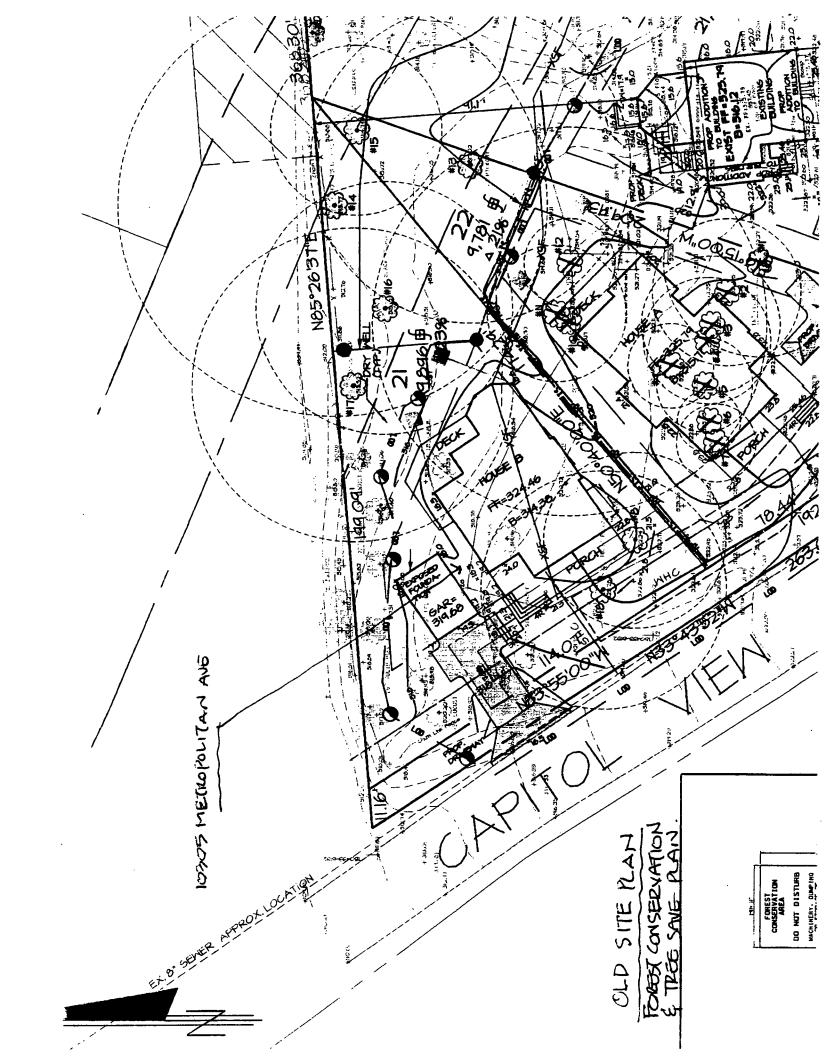


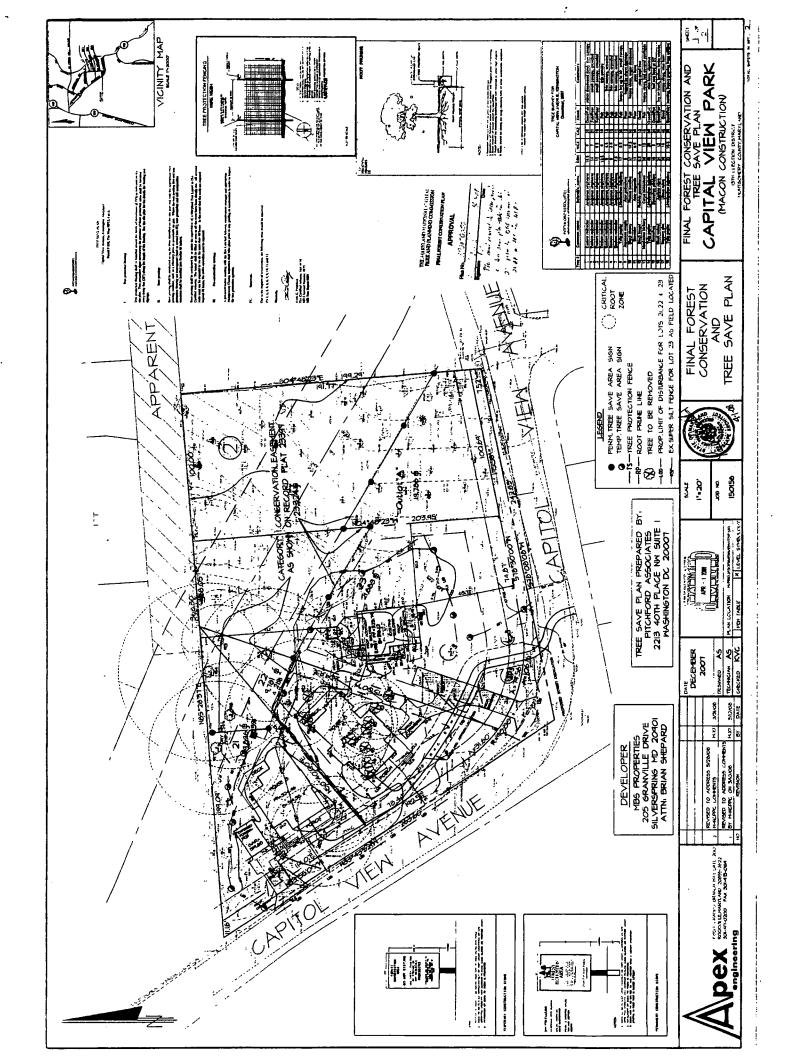












to the reg or grading even laugh before stress requiring operate measures may rectace, lot one and Indiaca to: Kors presents may rectace, lot one and Indiaca Coron Reduction or proventy restriction.

Protest retention or no eigne enail be restated as required by the HHCFPC trapector, or as soon approved plan.

i, Alter Repaction and completion of corrective measures have been innertalent all temporary procession devices shall be removed from the site, to additional grades southing or bardings Line place.

Mantily non-target species and plan for Both power
 All systems must be formed by the State of X

EXHIBIT. I

The same

a cobains to them are estima an easier aparties, dust but are estimated about the resistant. These include

885 8

SPERE LATA POINT! 4. POWER WITHIUM SOME THE BOLD WITH ME STILL 4. CLEMENS PORESTED WITHOUT WITHIUM CHISTING FOREST CONTEST

CHISTING FOREST CONTEST

TO AREA OF FOREST ADDRESS AND CHISTIAL THRESPAND

1. AREA OF FOREST ADDRESS CONTESTIVE THRESPAND

1. AREA OF FOREST ADDRESS CONTESTIVE THRESPAND

1.

ACTORS FOR 1 CLAIM) L. THE ALL O' FORTY TO STATE M. THE AREA OF POSTY TO SE STATES

o S ş ≨ ş Ş Ş 0.00 AC Š ž Ş ş Ş HIGH DENSITY RESIDENTIA FOREST RETAINED 0.46 AC ş ≸ ≨ ş ş 3 ≨ ş ş ≨ Ş Š 5 SITE AND FOREST SUPPLARY CHART. .46 A AREA ş ş ş ş AFFORESTATION THRESHOLD CONSERVATION THRESHOLD 100 YEAR PLOODPLAIN AREA OF ROADAFILITY ROM'S NOT INCLIDED IN PROPERTY LAND USE CATEBORY AREA TO REMAIN IN STREAM BUFFER TRACT AREA WETLANDS

TEMARYIANDANDIWALCARTAL Barand Hangro Chorsion

FDAL FOLEST CONSTROATION FLAN APPROVAL

TREE SAVE PLAN PREPARED? BY, PITCHFORD ASSOCIATES 2213 40TH PLACE NW SUITE | WASHINGTON DC 20007

FINAL FOREST CONSERVATION AND TREE SAVE DETAILS

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

CAPITAL VIEW PARK

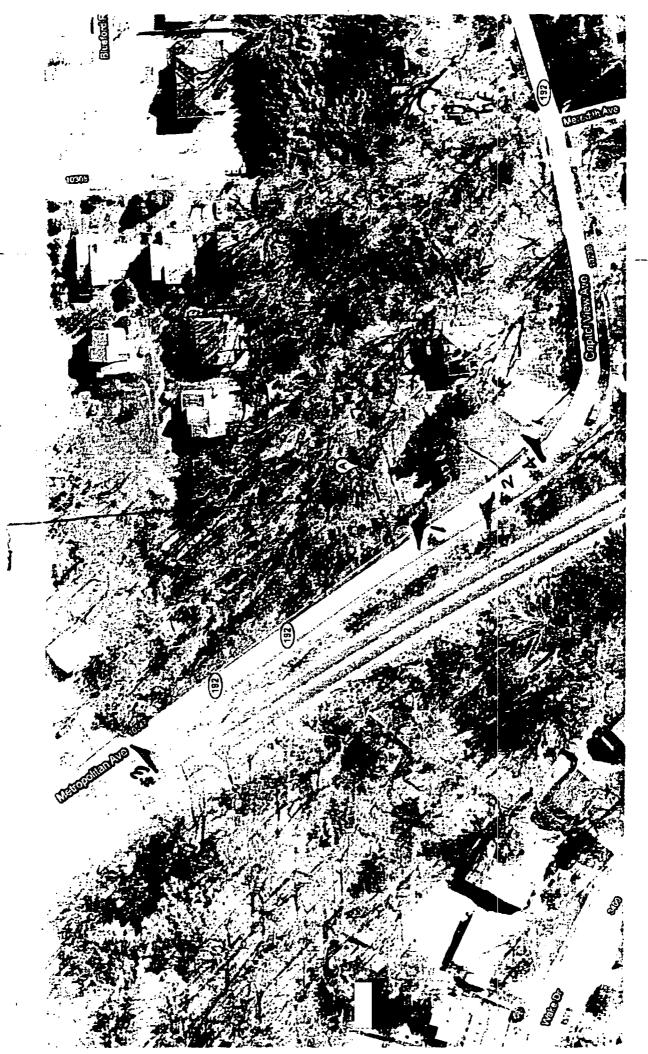
(MACON CONSTRUCTION)

MBS PROPERTIES
205 GRANVILLE DRIVE
SILVERSPRING MD 20401
ATTN. BRIAN SHEPARD **DEVELOPER** 

DECEMBER 2007 HUD S/SIMB

No. - Mar

<u>30</u>



こうらしい からいちらいによっている 大学 大学 かんじゃんじゃん アラ



10305 METROPOLITAN AND PROPERTY AND PROPERTY

PHO0#2



A670#3



METROPOLITAN AVB

140TO#4

#### **BAUER DERMEL**

October 18th, 2010

#### **Narrative**

Address

**New Construction** 

10305 Metropolitan Avenue Kensington MD 22043

The new construction which will be owner occupied ( myself ) is a two story house with approximately +/- 1,600 s.f. ( building footprint ) on a vacant lot.

I'm an architect and this house will be my residence and studio to pursue my interest in design and painting.

The open floor plan of the house will give me a change to design and paint under various heights and light conditions.

#### Description:

Site:

The front of the house will have a curved driveway with permeable surface.

Trees identified on Tree save plan will be saved. Most of the open areas will have permeable surfaces.

#### First Floor:

Consists of an office, one bathroom, closets, a two story open connecting hallway with an open stair leading to the second floor, one kitchen, living room, family room and one bedroom. The two story connecting hallway and the family room open to a semi-private courtyard.

#### Second Floor

Consists of a design studio, open bridge connecting the two sides, sitting area, one bathroom, closets, and two bedrooms.

#### Exterior Facade:

Exterior material are Hardie-siding, Hardie-planks, Hardie-panels & Hardie-trims. The paint colors will be off white to slightly gray tones.

The vertical Hardie siding on the first floor on the slightly angled wall will have warmer wood tone. On the second floor 4ftx8ft smooth Hardie-Panels will be used adjoining some of the windows. Widows will be Anderson casement or sliding windows or equal.

#### Roof

Roofing system will be built-up roofing sloped to drain . Aluminum vinyl gutters and downspout are used for drainage system. Some of the rain water will be collected and used to water the plants.

Bauer Dermel AIA Owner/ Architect