

10009 Man 10 Avenue
Capital View Park WAUP

2013 WAUP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 8/26/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #643178

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on August 21, 2013.

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: Katrina Gwinn
Address: 10009 Menlo Avenue, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jeffrey Brown
Daytime Phone No.: 240-876-2362
Tax Account No.: 13-00997375 (city code=16)
Name of Property Owner: KATRINA GWINN Daytime Phone No.: 301-496-3345
Address: 10009 MENLO AVE. SILVER SPRING, MD. 20895
Street Number City Street Zip Code
Contractor: ACCOLADE CONSTRUCTION, INC. Phone No.: 301-962-5211
Contractor Registration No.: MHIC 46199
Agent for Owner: JEFFREY BROWN (contract) Daytime Phone No.: 240-876-2362

LOCATION OF BUILDING/PREMISE

House Number: 10009 Street: MENLO AVENUE
Town/City: SILVER SPRING Nearest Cross Street: LEAFY AVENUE
Lot: 9 Block: 33 Subdivision: CAPITOL VIEW PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 7.6.2013

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/26/13
Application/Permit No.: 045178 Date Issued: 7/25/13

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Build a new detached garage in finishes and materials to match the main residence

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

Construct a detached garage structure at rear yard (one car) 15 ft. x 22 ft. deep

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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August 21, 2013

Historic Preservation Commission

Re HAWP 31/07/13-E for construction of new garage.

The LAP and President of the Capitol View Park Citizens Association support the proposal for a new garage at 10009 Menlo Avenue at the rear of the yard for this new house. The owner proposes that the siding and roof materials match the existing materials on the house.

Carol Ireland and Duncan Tebow, Co-chairs of CVPCA LAP

Beth weaver, President of the Capitol View Park Citizens Association

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10009 Menlo Avenue, Silver Spring	Meeting Date:	8/21/13
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	Report Date:	8/14/13
Applicant:	Katrina Gwinn	Public Notice:	8/7/13
Review:	HAWP	Tax Credit:	None
Case Numbers:	31/7-13E	Staff:	Anne Fothergill
Proposal:	Garage construction		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal (Non-Contributing) Resource in the Capitol View Park Historic District
DATE: original construction 1945; major renovation 2008

PROPOSAL

The applicant is proposing to construct a one-car garage at the rear of the property where there is an existing apron and gravel area accessed off Leafy Avenue. The proposed garage will be 15' x 22' x 13' high with fiber cement lap shingle siding.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; 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 RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1), (2) and (d);

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



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[Signature] Signature of owner or authorized agent 7.6.2013 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 045178 Date Filed: 7/25/13 Date Issued: _____

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Addresses of Adjacent and Confronting Property Owners:

10007 Menlo Avenue

Leonard E. Newman
10007 Menlo Avenue
Silver Spring, MD 20910

10011 Menlo Avenue

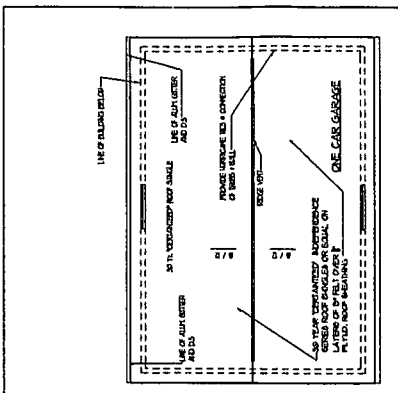
RKB Construction, LLC
3337 Glenmore Drive
Falls Church, VA 22041

10010 Menlo Avenue

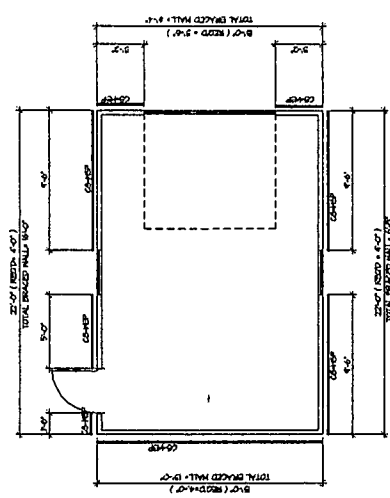
Ronald K. Foster
10010 Menlo Avenue
Silver Spring, MD 20910

10

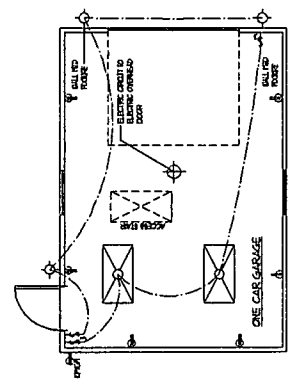
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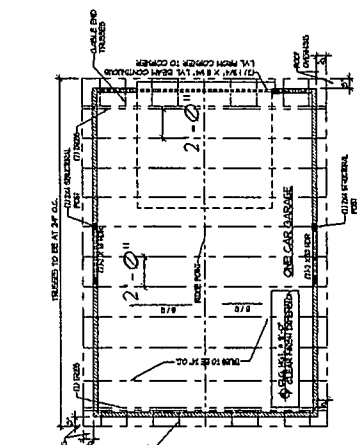
4 OVERALL ROOF PLAN
SCALE: 1/4" = 1'-0"



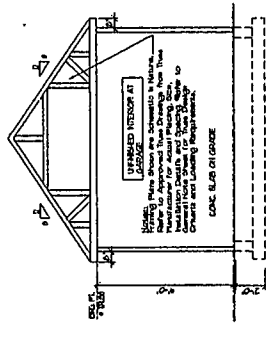
8 WALL BRACING PLAN LAYOUT
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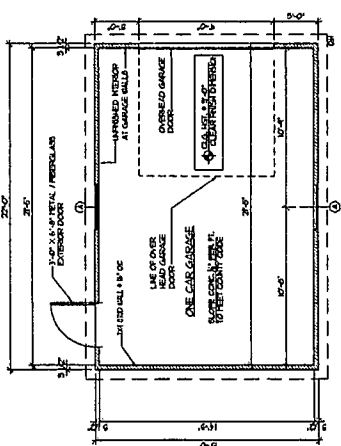
11 ELECTRICAL PLAN
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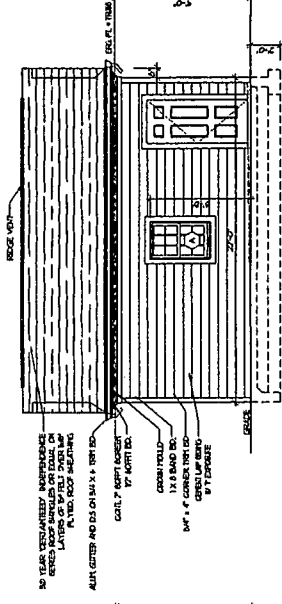
3 FRAMING PLAN
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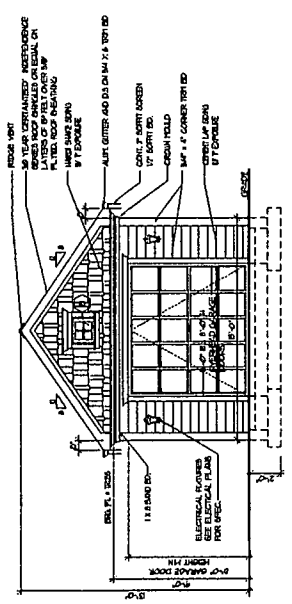
7 BUILDING SECTION
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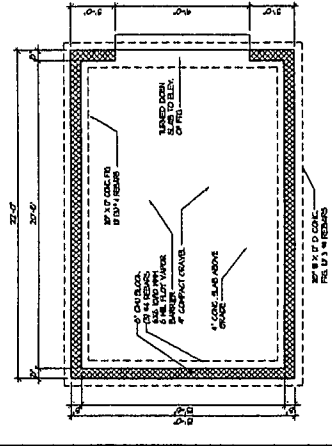
2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



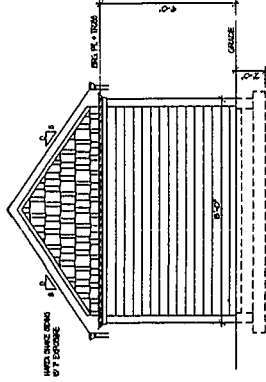
6 RIGHT SIDE ELEVATION
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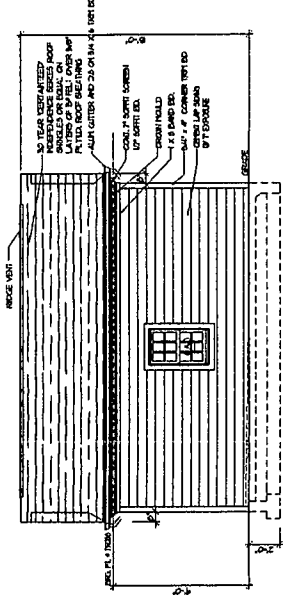
10 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 FTG. PLAN
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



9 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

10009 MENLO AVENUE



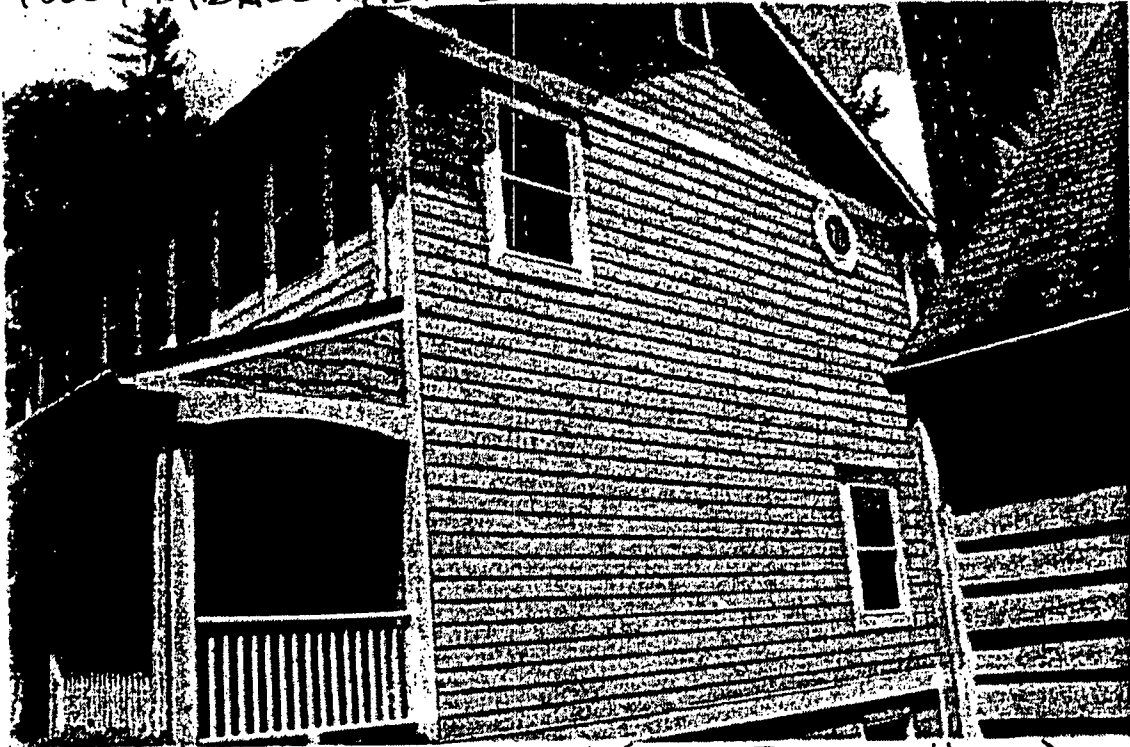
REAR/EAST ELEVATION, SUBJECT PROPERTY



FRONT/WEST ELEVATION, SUBJECT PROPERTY

(11) (8)

10009 MENLO AVENUE



RIGHT/SOUTH ELEVATION (FROM FRONT OF HOUSE),
SUBJECT PROPERTY



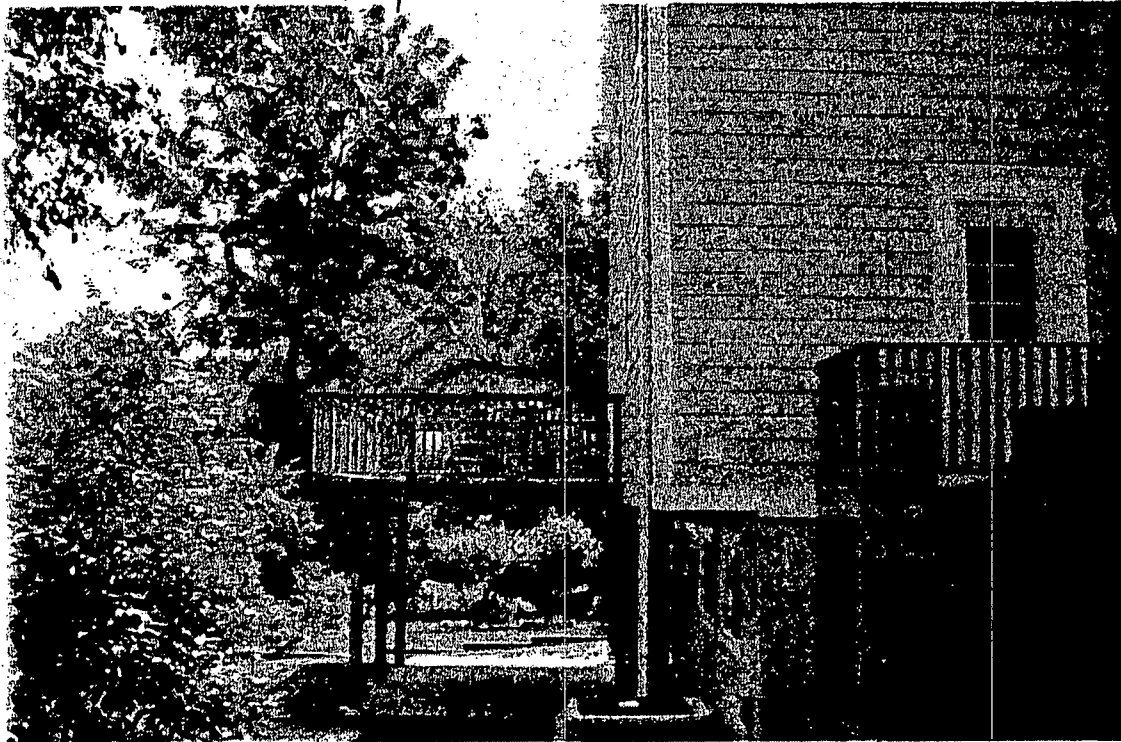
RIGHT/SOUTH ELEVATION (FROM REAR OF HOUSE),
SUBJECT PROPERTY

(12) (9)

10009 MEMLO AVENUE



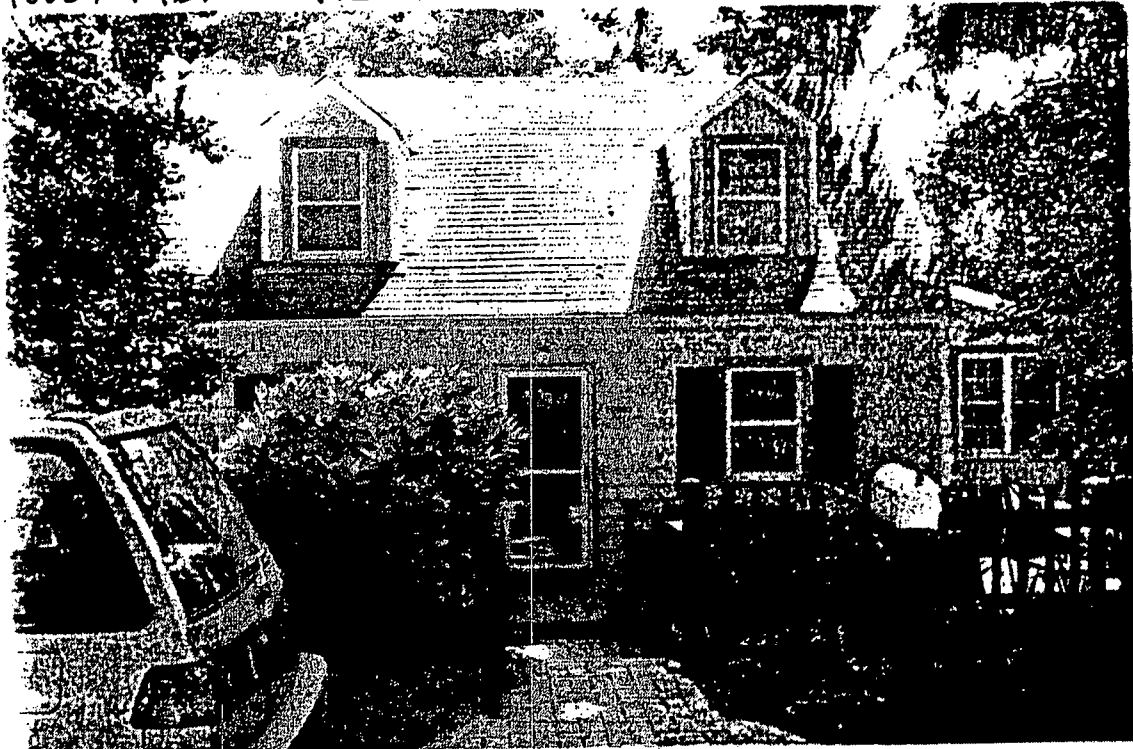
LEFT/NORTH ELEVATION (FROM REAR OF HOUSE),
SUBJECT PROPERTY



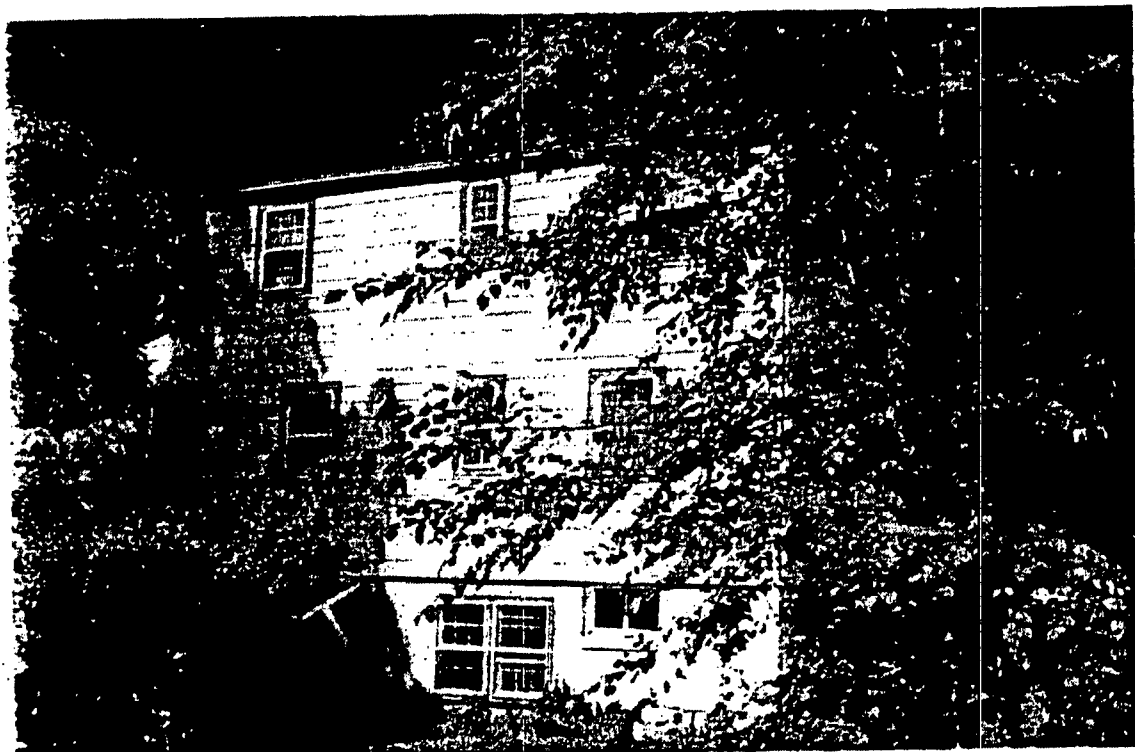
LEFT/NORTH ELEVATION OF EXISTING DECK
(FROM ADJACENT PROPERTY), SUBJECT PROPERTY

~~(13)~~ (10)

10007 MENLO AVENUE



ADJACENT PROPERTY TO SOUTH (FRONT)



ADJACENT PROPERTY TO SOUTH (REAR)

~~(14)~~ (11)

16011 MENGO AVENUE



ADJACENT PROPERTY TO NORTH (FRONT)



ADJACENT PROPERTY TO NORTH (REAR)

(15) (12)

16010 MENLO AVENUE



CONFRONTING PROPERTY (ACROSS MENLO AVENUE),
FRONT

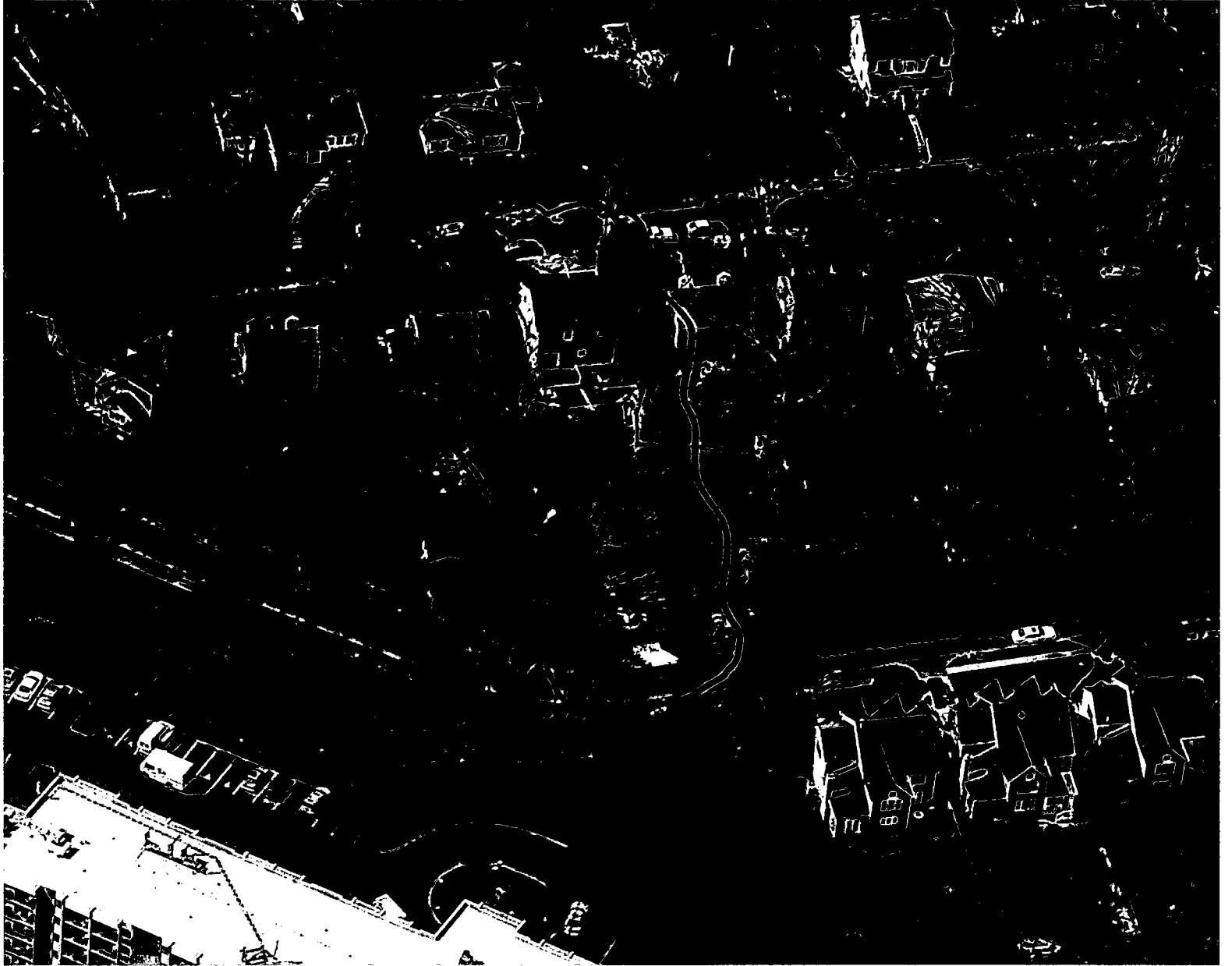
10009 memo



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~~17~~
14

10009 MENLO



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Leafy Avenue, Forest Glen, Maryland, United States
Address is approximate

