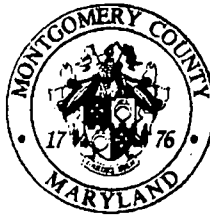


16205 MEMPHIS AVENUE
CAPITOL VIEW PART H.D.

2010 HAWP

0



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 11/15/10

MEMORANDUM

TO: Carla Reid, 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 #552177—side porch replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on November 10, 2010. The condition of approval is:

1. The new porch will be stained.

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: Linda Dee Banish
Address: 10205 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
206-777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Linda Dee Banish Daytime Phone No.: 757 272 7700

Address: 10205 Mento Ave Silver Spring Md 20910
Street Number City State Zip Code

Contractor: Homeowner Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10205 Street: Mento Ave

Town/City: Silver Spring Nearest Cross Street: Loma

Lot: 9 Block: 18 Subdivision: 5

Liber: _____ Folio: _____ Parcel: Map HPS3

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct ^{replace}
- 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: _____

1B. Construction cost estimate: \$ 2400.00

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/assessment

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]
Signature of owner or authorized agent

10/14/10
Date

Approved: ✓ with one condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/15/10

Application/Permit No.: 552177 Date Filed: _____ Date Issued: _____

**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:

See attached plat map. Porch @ back door entry adjacent to gravel driveway, and on south^{west} side of house

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

Intend to tear down old railed porch and replace with one of same shape and size.

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).

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.

Case I-E

HPC November 9, 2010

HAWP 31/6-10H

Anne Fothergill, staff

The Capitol View Park Historic Review Committee agrees with Staff Report to approve this HAWP. The proposal is to replace a side porch. We support the staff recommendation of painting the top and bottom rails and design to be reviewed by staff.

10205 Menlo Ave

Sincerely

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

Michelle Forzley, President Capitol view park citizens Association

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---|--|-----------------------|-----------------|
| Address: | 10205 Menlo Avenue, Silver Spring | Meeting Date: | 11/10/10 |
| Applicant: | Linda Dee Banish | Report Date: | 11/3/10 |
| Resource: | Non-Contributing Resource Capitol View Park Historic District | Public Notice: | 10/27/10 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 31/6-10H | Staff: | Anne Fothergill |
| PROPOSAL: Side porch replacement | | | |

STAFF RECOMMENDATION

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

1. The new porch will have painted top and bottom rails, inset pickets, and posts; final material and design to be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
STYLE: Cape Cod
DATE: 1935

PROPOSAL

The applicant is proposing to remove the existing side porch and replace it with a new pressure treated wood porch and railing with steps to grade in the same location with the same dimensions.

APPLICABLE GUIDELINES

When reviewing alterations within the Capitol View Park Historic District *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. The pertinent information in these documents is outlined below.

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 one 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

10205 Menlo is not designated a contributing resource, but it is located within the Capitol View Park historic district and the side porch is visible from the street. It should be noted that the houses across the street from this house on Menlo Avenue are outside the historic district and perhaps the Commission could be more lenient in their review of this application for that reason.

The HPC generally requires that new porches and decks on non-contributing resources, when visible from the street, have traditional railing detailing to be more in keeping with the historic district. A porch railing should have top and bottom rails with inset pickets and the railing material should not be pressure treated wood and should be paintable. Staff provided the applicant with examples of the railing style (see Circles _____). While the Commission has approved painted wood railings, they have also recently approved some paintable synthetic railing materials including Azek and Versatech and the applicant may want to consider other materials in addition to wood.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being

consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Linda Dee Banish Daytime Phone No.: 757 272 7700

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Liber: _____ Folio: _____ Parcel: _____ Map HPS3

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[Signature]
Signature of owner or authorized agent

10/14/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 552177 Date Filed: _____ Date Issued: _____

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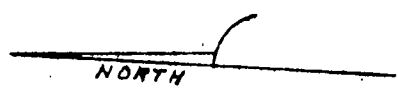
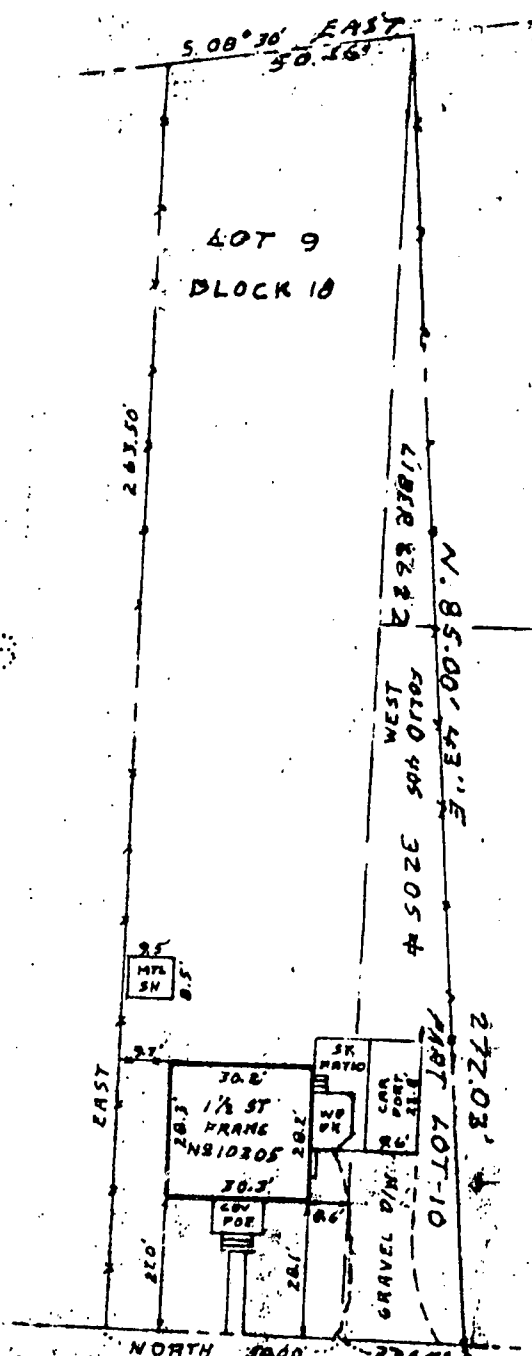
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5

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

| Owner's mailing address | Owner's Agent's mailing address |
|---|---|
| Linda Banish 10205 Menlo Ave Silver Spring Md 20910 | owner |
| Adjacent and confronting Property Owners mailing addresses | |
| Staguhn Family 10203 Menlo Ave Silver Spring Md. 20910 | Gulnderman Family 10202 Menlo Ave Silver Spring Md 20910 |
| | |
| | |



NO 10205 MENLO AVENUE

PLAN NO. 9

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

HOUSE LOCATION SURVEY:

| | | | | |
|-----------------|-------------------------------------|---------|---|--|
| LOT 9 | BECK 18 | SECTION | MONTGOMERY COUNTY MARYLAND | |
| | | | SUBDIVISION | |
| | | | CAPITOL VIEW PARK | |
| SCALE: 1" = 40' | REVIEWED BY: LEVINE & JENKINS, P.A. | | JOHN S. MSCALL LAND SURVEYOR, MD. REG. NO. 2234 8601 HEMPHREY AVE. BETHESDA, MD. 20817 | DATE: NOV. 20, 1990 <i>John S. McCall</i> REGISTERED LAND SURVEYOR |

POSITIONS OF PROPERTY CORNER MARKERS ARE NOT GUARANTEED BY THIS SURVEY

Lot 4
Block 18

House located
10255 Menlo Avenue
Lot 4 Block 18

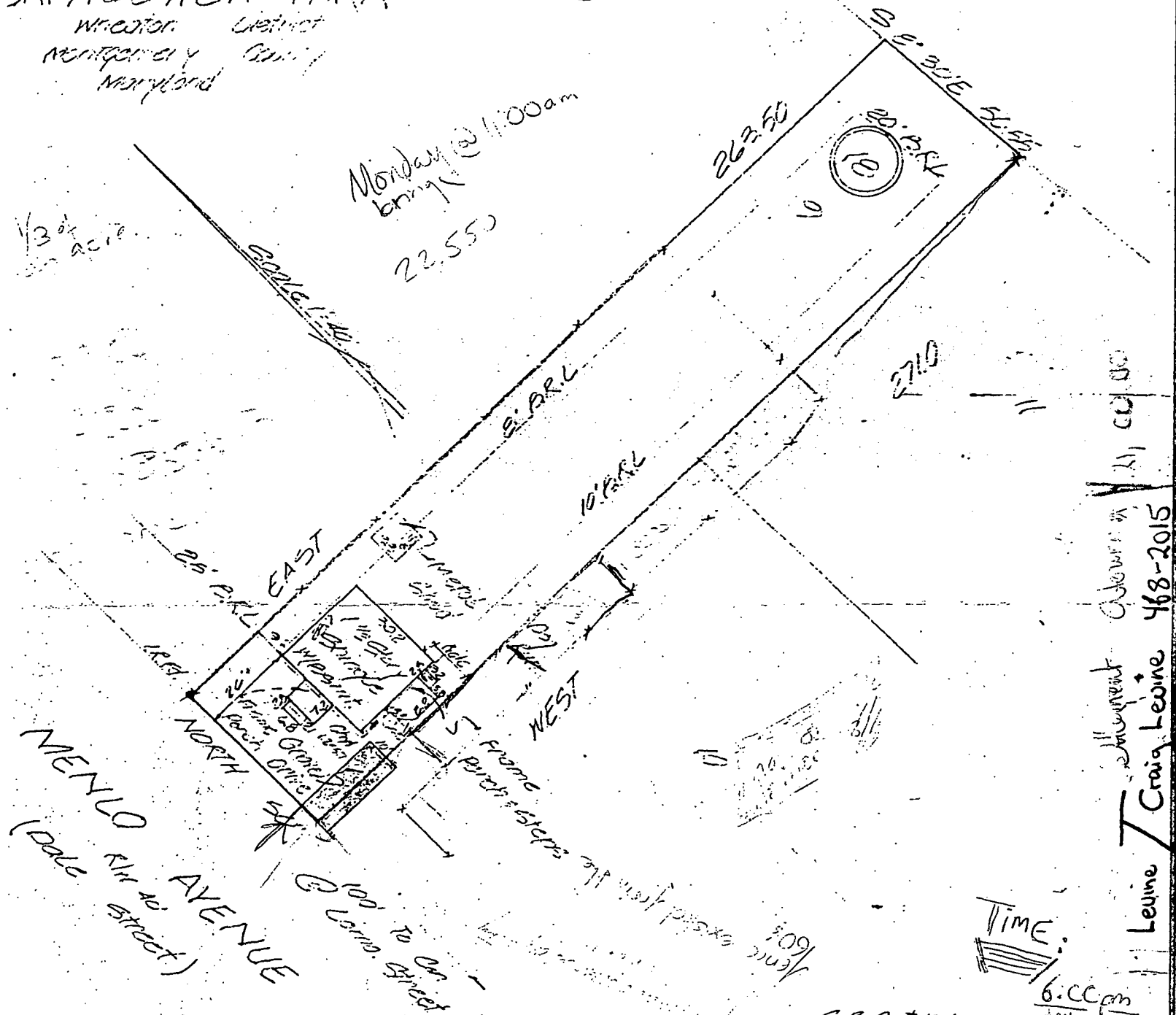
Liber
Ins. Co

CAPITOL VIEW PARK

Wheaton District
Montgomery County
Maryland

Monday @ 11:00am
bring 22.550

1/3⁰⁰ ACRES



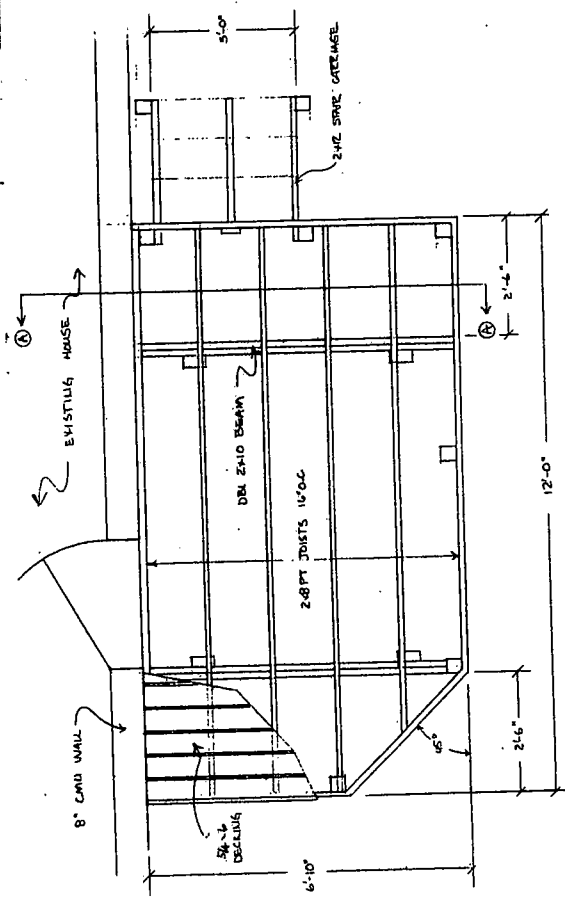
Levine
Craig Levine 468-2015
Surveyor

TIME:
6:00 pm
check after 5:00

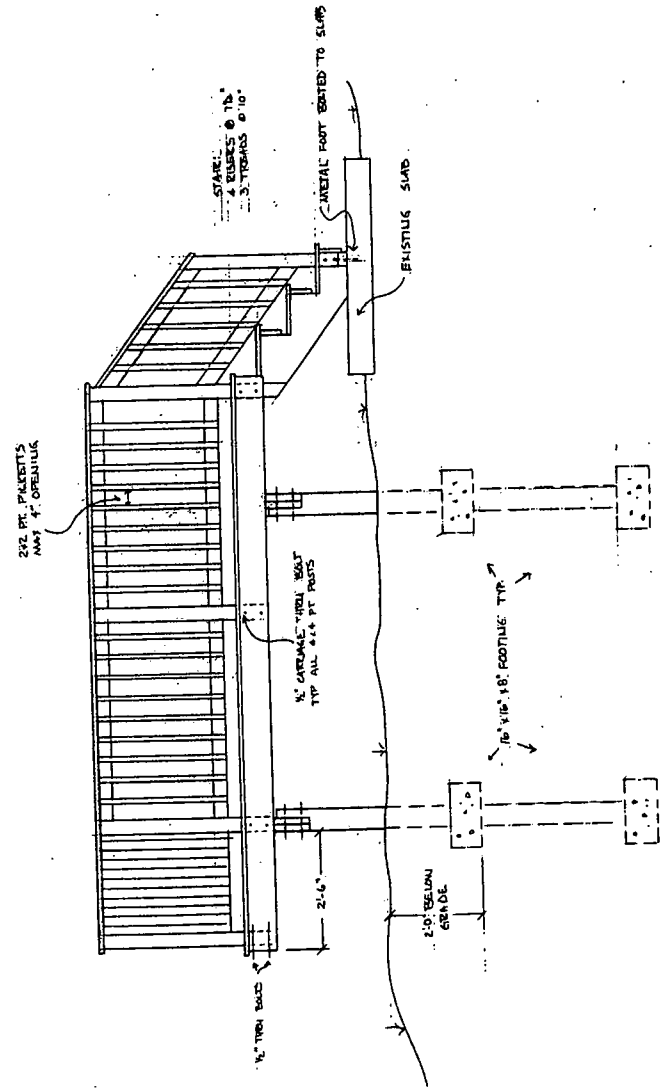
NOTE: Lot corners have not been set by this survey unless otherwise indicated.

| ENGINEER'S CERTIFICATE | REFERENCE | LIGHT, ELLIOTT & ASSOC. ENGINEERS · PLANNERS · SURVEYORS 8508 ADELPHI ROAD ADELPHI, MARYLAND 20783 422-6080 |
|---|----------------|--|
| I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements hereon by a transit-tape survey, and that corners have been found or placed as shown, and that there are no encroachments | PLAT BOOK A | |
| | PLAT N° 9 | |
| | LIBER | |

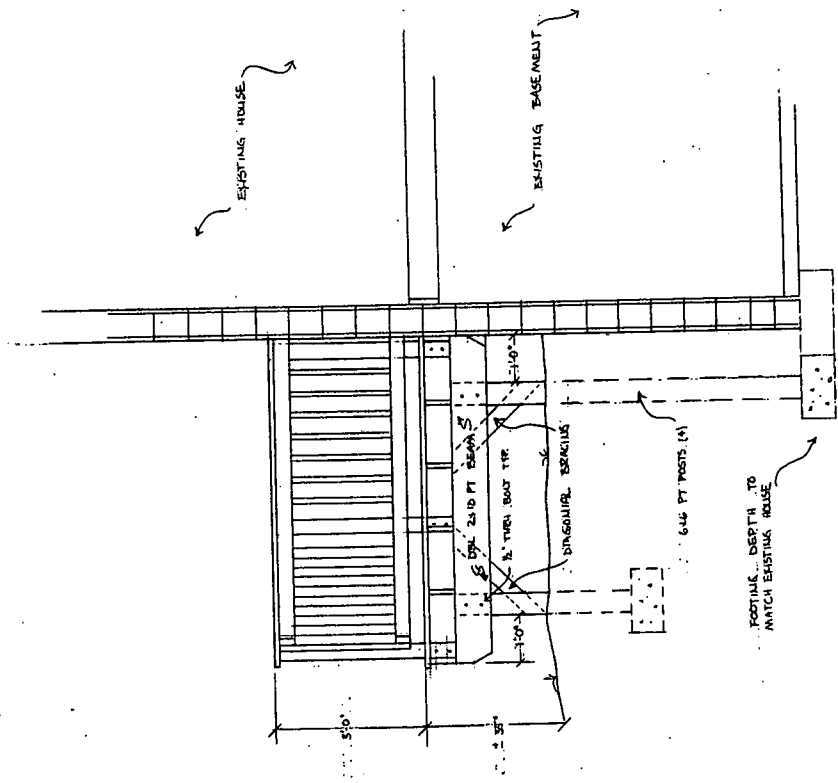
4



FLOOR FRAMING PLAN
3/4" = 1'-0"



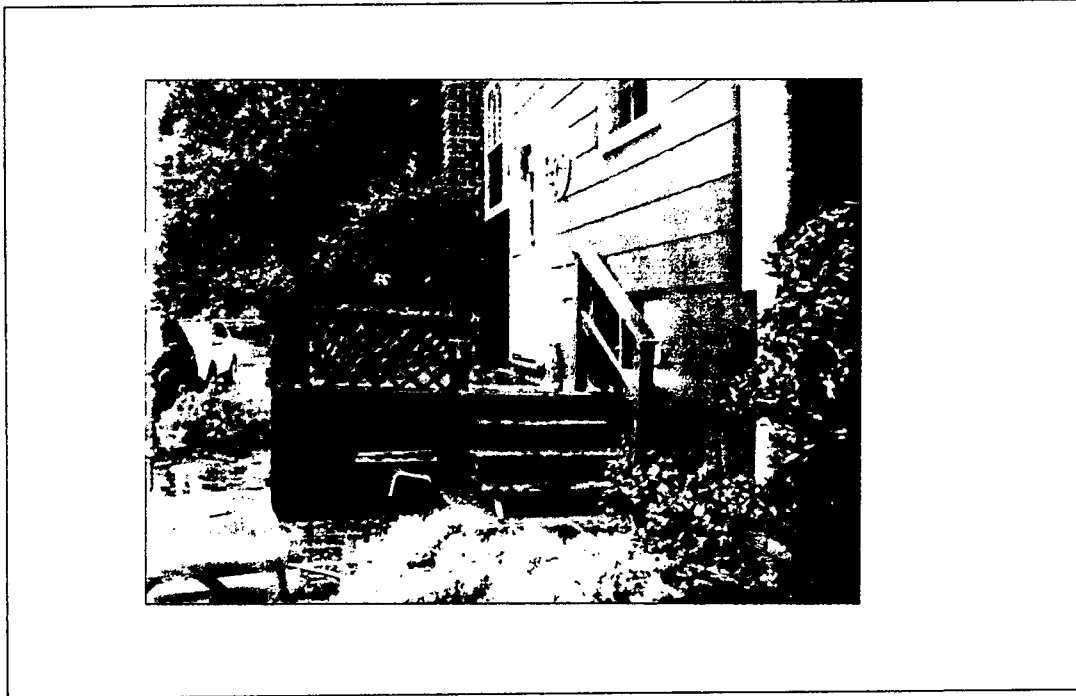
SOUTH ELEVATION
3/4" = 1'-0"



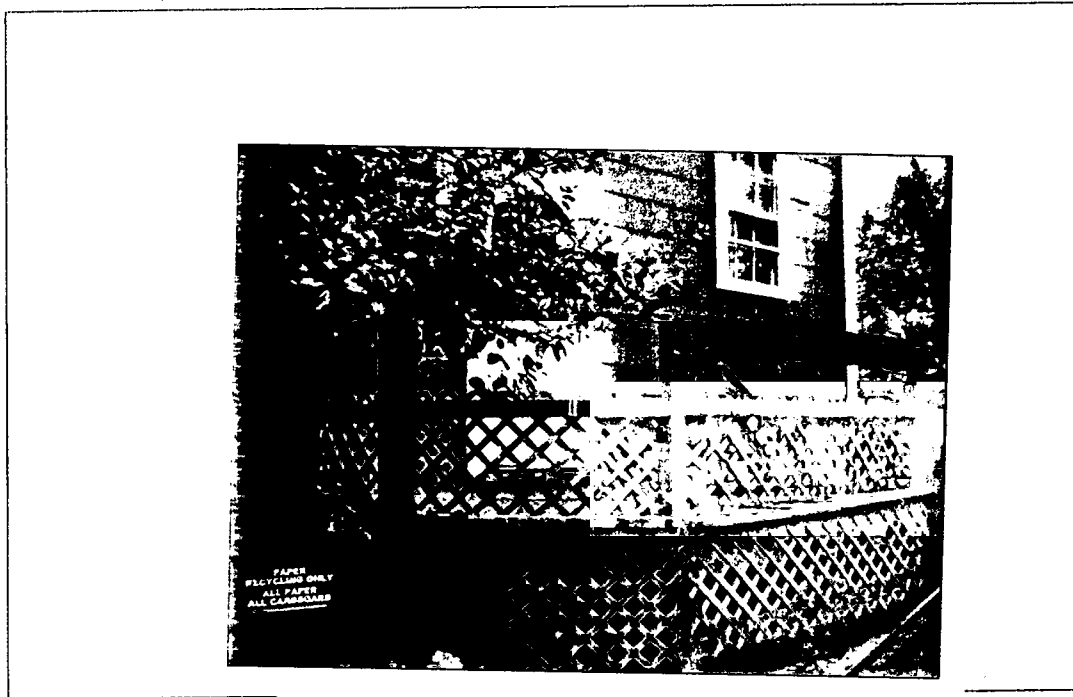
SECTION 1-1
3/4" = 1'-0"

REPLACEMENT OF EXISTING D
 DRAWN BY: J. J. JACO
 DATE: 10/17/2010
 APPROVED BY:
 10225 - ARCADIA AVENUE
 SILVER SPRING, MD 20910

Existing Property Condition Photographs (duplicate as needed)



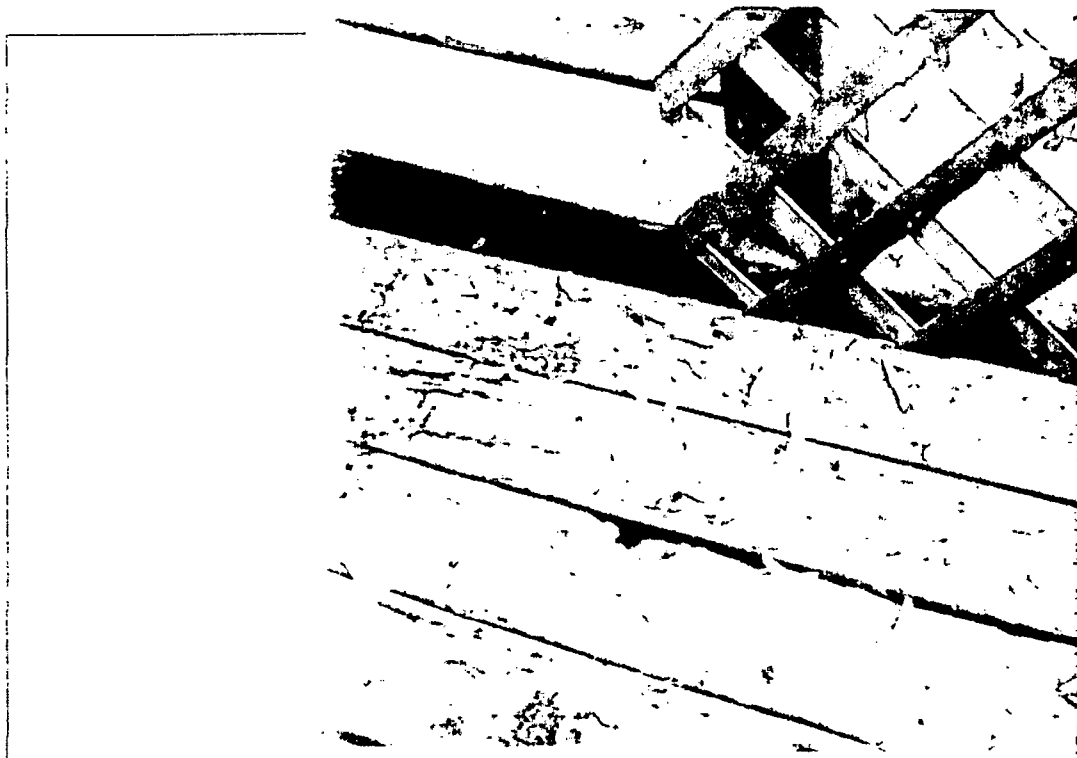
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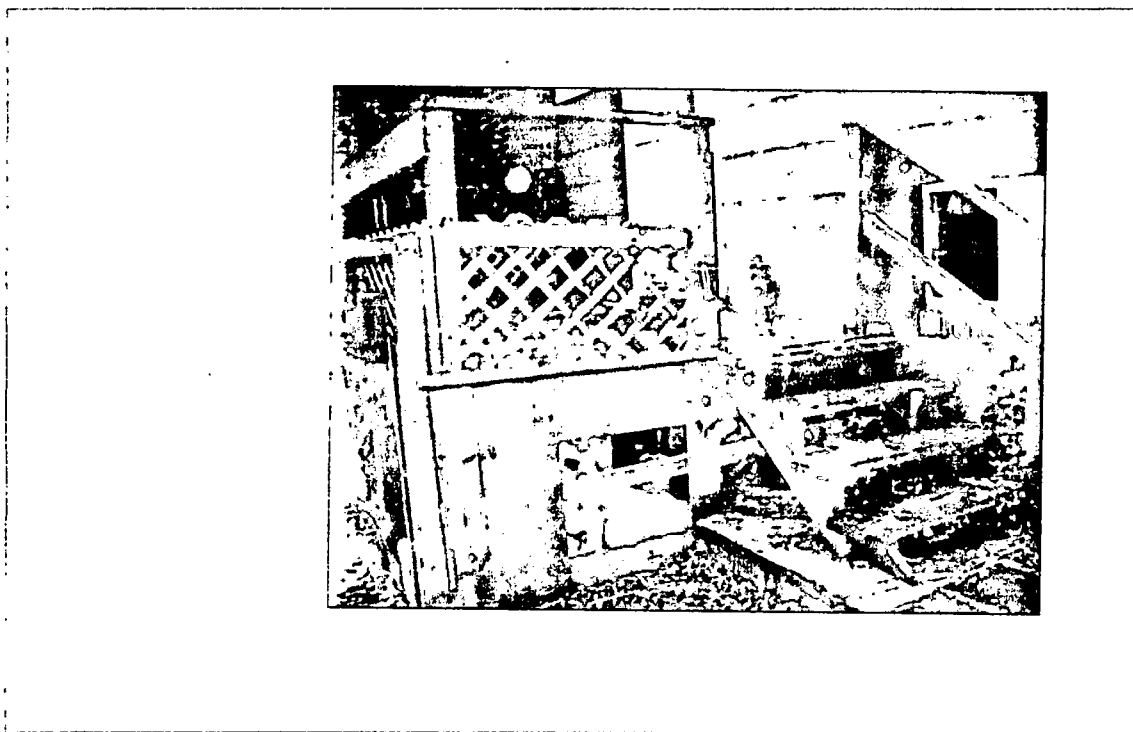
Detail: _____

Applicant: *[Signature]*

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: _____

7



OUTSIDE
HISTORIC
DISTRICT

MENLO AVE

MENLO AVE

10205

12

MENLO AVE MENLO AVE

(B)



(c) Copyright 2008, Pictometry International

10205 memo



→ porch
to be
replaced



10205 menlo



houses across menlo ave. (outside historic district)



adjacent houses

10203 menlo



10209 menlo (2 doors down)



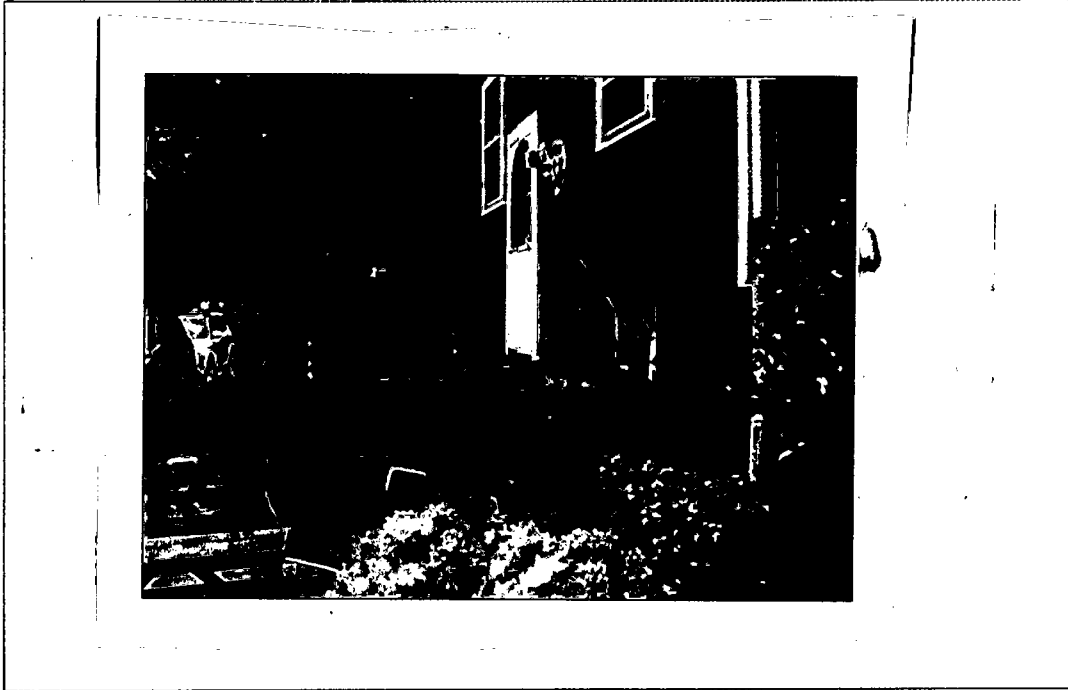
10207 menlo



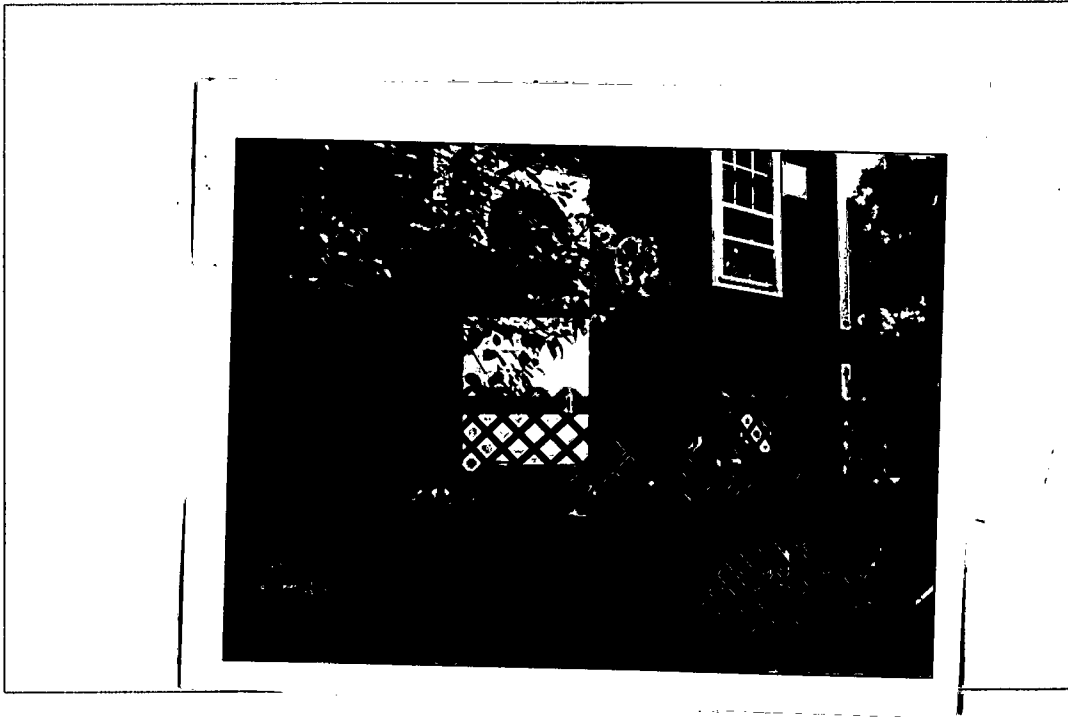


19

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

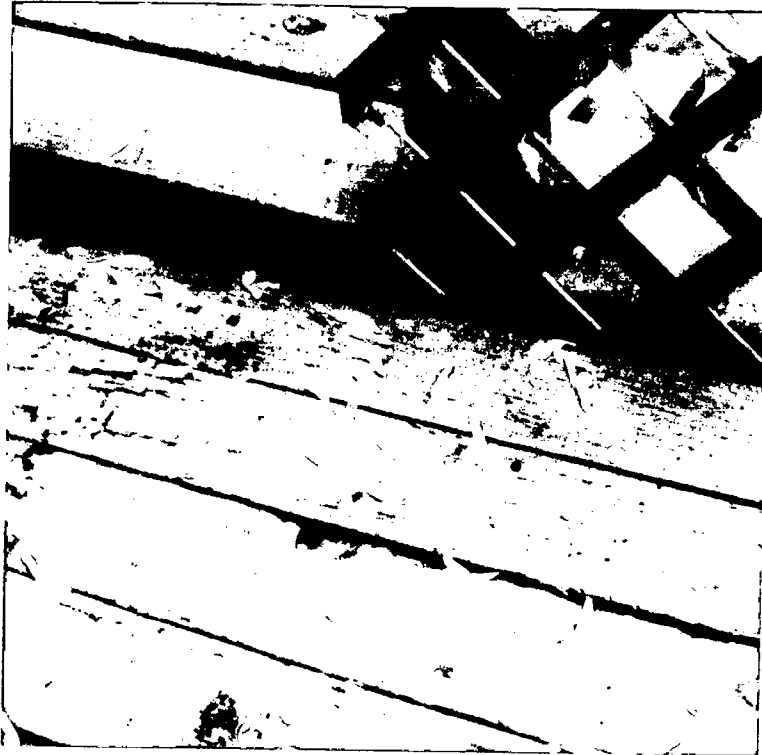
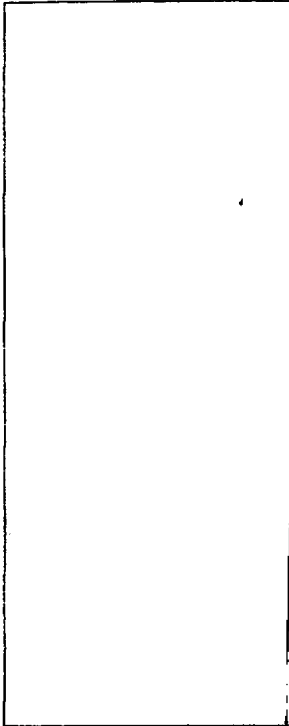


Detail: _____

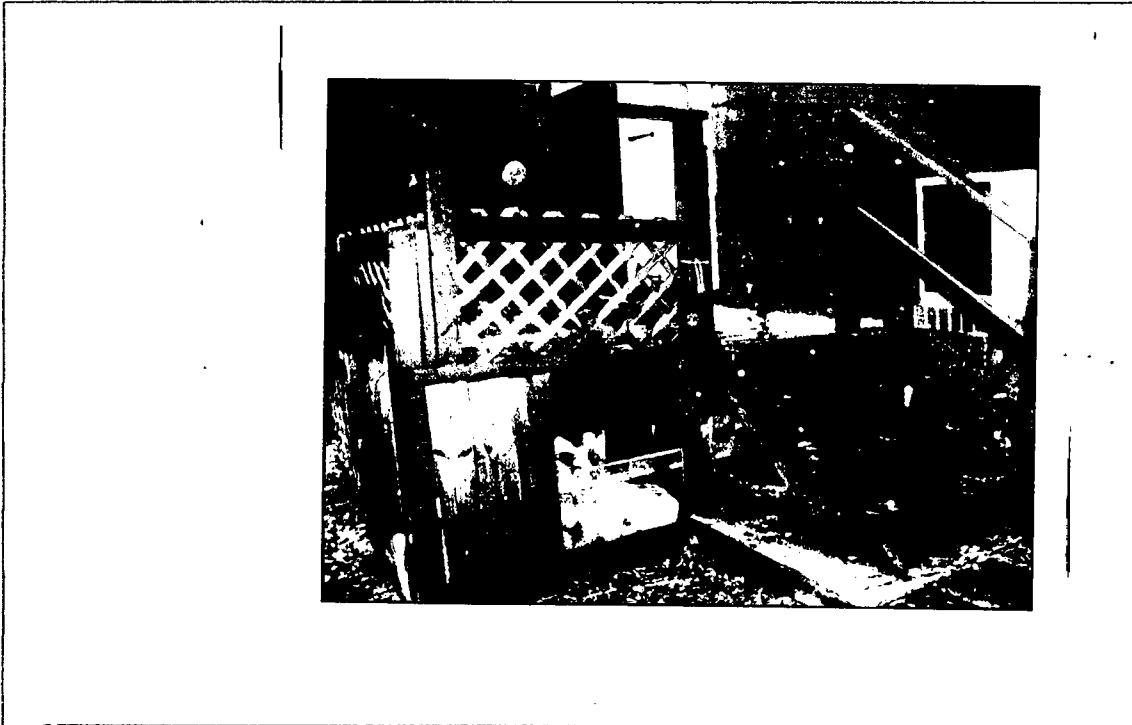
Applicant: W. B. Baul

Page: __

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____