

PRELIMINARY CONSULTATION
1030 S METROPOLITAN AVE., KENSINGTON

CAPITOL VIEW PARK HISTORIC DISTRICT

DATE: October 6, 2010

TO: Montgomery County Historic Preservation Commission

FROM: Kevin P. Elliott, Systems Engineer (elliottk@earthlink.net)
Patricia M. Mulready, M.S., M.Phil. (mulready@earthlink.net)
(For identification purposes only: VP and CKC Representative, Capitol View Park Citizens' Association; Former Secretary, UNNGO Committee on Housing and Human Settlements; Former Faculty Member Housing, Design, and Resources courses, NYU, UM-ES)

10233 Capitol View Avenue (adjacent to Dwyer Treehaven property)
Silver Spring, MD 20910

RE: Proposed Modern Style House at 10305 Metropolitan Avenue (but should be 10249 Capitol View Avenue)

Our property directly adjoins the Dwyer House Treehaven historic property, 10245 Capitol View Avenue (CVA), which has been subdivided; this house is proposed for one of the subdivided lots. We have an historic house designated as an "excellent resource" which has 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 (CVP). It would be the first house people would see as they entered our historic district.

In HPC's various 2004-2005+ 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 not 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 CVP and the Dwyer House.

Because of subdivision notification loopholes, we just learned of the proposed building at 9pm last night and have had only a cursory examination of the plans. However, we are concerned regarding the implications of the developer's plans to install solar power. The lot is heavily wooded; there are numerous protected trees. Solar panels would likely require most, if not all, significant trees be cut down on the lot and perhaps beyond the boundaries into the presently protected woods. This area is in a flood plain and trees are needed to control drainage, in addition to the historic nature of the woods.

In addition, we and several Board members of our Capitol View Park Citizens' Association are greatly concerned about the developers' attempts 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 CVP subdivision and therefore this property and the one to the east of it should have CVA addresses. Going northwest from the Dwyer House, which is 10245 CVA, the blue house should be 10247 and any new house 10249 CVA. This is critically important since developers seem to be trying to move the boundary between Kensington and CVP further east than it should be, thus allowing for the possible/eventual CR development indicated for Metropolitan Avenue in the Kensington Master Plan to encroach upon CVP.

In finishing, we propose the entire remaining Dwyer Treehaven wooded area be chosen as a Legacy Open Space property. That would be truly "Green." Thank you.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
October 6, 2010

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. If you plan to speak in opposition to an application, please arrive at 7:30pm.

HPC WORKSESSION – 7:00 p.m. in Third Floor Conference Room

HPC MEETING – 7:30 p.m. in MRO Auditorium

I. **HISTORIC AREA WORK PERMITS**

- Exp. J A. Geoff Maxson for alterations to hardscape at 8 Crescent Place, Takoma Park (HPC Case No. 37/03-10BBB) (Takoma Park Historic District) **APPROVED**
- Exp. J B. Gail Jensen and Lisa Tate for alterations to hardscape at 7315 Willow Avenue, Takoma Park (HPC Case No. 37/03-10CCC) (Takoma Park Historic District) **APPROVED**
- Exp. A C. Alan Adler for alterations to hardscape at 2801 Beechbank Road, Silver Spring (HPC Case No. 31/07-10G) (Capitol View Park Historic District) **APPROVED**
- Exp. A D. Montgomery County Parks Department (Julianne Mueller, Agent) for tent pad installation at 16501 Norwood Road, Sandy Spring (HPC Case No. 24/14-10A) (Master Plan Site #28/14, Woodlawn) **APPROVED**
- HEAR A E. Herbert Jacobs for window replacement at 8 West Melrose Street, Chevy Chase (HPC Case No. 35/13-10U) (Chevy Chase Village Historic District)

II. **PRELIMINARY CONSULTATIONS**

- J A. Bauer Dermal for construction of new house at 10305 Metropolitan Avenue, Silver Spring (Capitol View Park Historic District)

III. **MINUTES**

- A. July 14, 2010
B. August 11, 2010
C. September 7, 2010
D. September 22, 2010 (if available)

IV. **OTHER BUSINESS**

- A. Commission Items
B. Staff Items

V. **ADJOURNMENT**

~~VOID~~ APPROVED HAWP FOR HOUSE DESIGN
AT 10305 METROPOLITAN AVE

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10305 Metropolitan Avenue, Kensington	Meeting Date:	10/6/2010
Resource:	Vacant Lot Capitol View Park Historic District	Report Date:	9/29/2010
Applicant:	Bauer Dermel	Public Notice:	9/22/2010
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Construction of new house		

STAFF RECOMMENDATION

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.

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.

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.

PROPOSAL

The applicant is proposing to construct an approximately 1,700 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 a combination of stucco/dryvit and fiber cement siding, an asphalt shingle roof and vinyl clad exterior wood windows and a Kalwall translucent wall system on the front elevation.

APPLICABLE GUIDELINES

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

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features,

size, scale and proportion, and massing to protect the integrity of the property and its environment.

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) and *Standard #9* outlined above.

The proposed scale and massing of the building address the street in such a way that it would not impair the character of the historic district. The proposed 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 subject property is located at the edge of the historic district and surrounded by a protected forest conservation area on two sides; 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.

The HPC must provide the applicant with guidance on the following items:

1. Determine if the proposed design is consistent with Chapter 24-8 (c) and (d) and *Standard #9* outlined above
2. Determine if the material treatments are appropriate for the style and period of the proposed design.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.

LAP COMMENTS



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMELE
Daytime Phone No.: 703-599-9953

Tax Account No.: _____
Name of Property Owner: BAUER DERMELE Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043
Street Number City State Zip Code
Contractor: NA Phone No.: NA
Contractor Registration No.: NA
Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: NA PLAT NO 23397
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
- Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 250,000⁰⁰
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

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:

CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCOTE. GABLE & FLAT ROOF.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

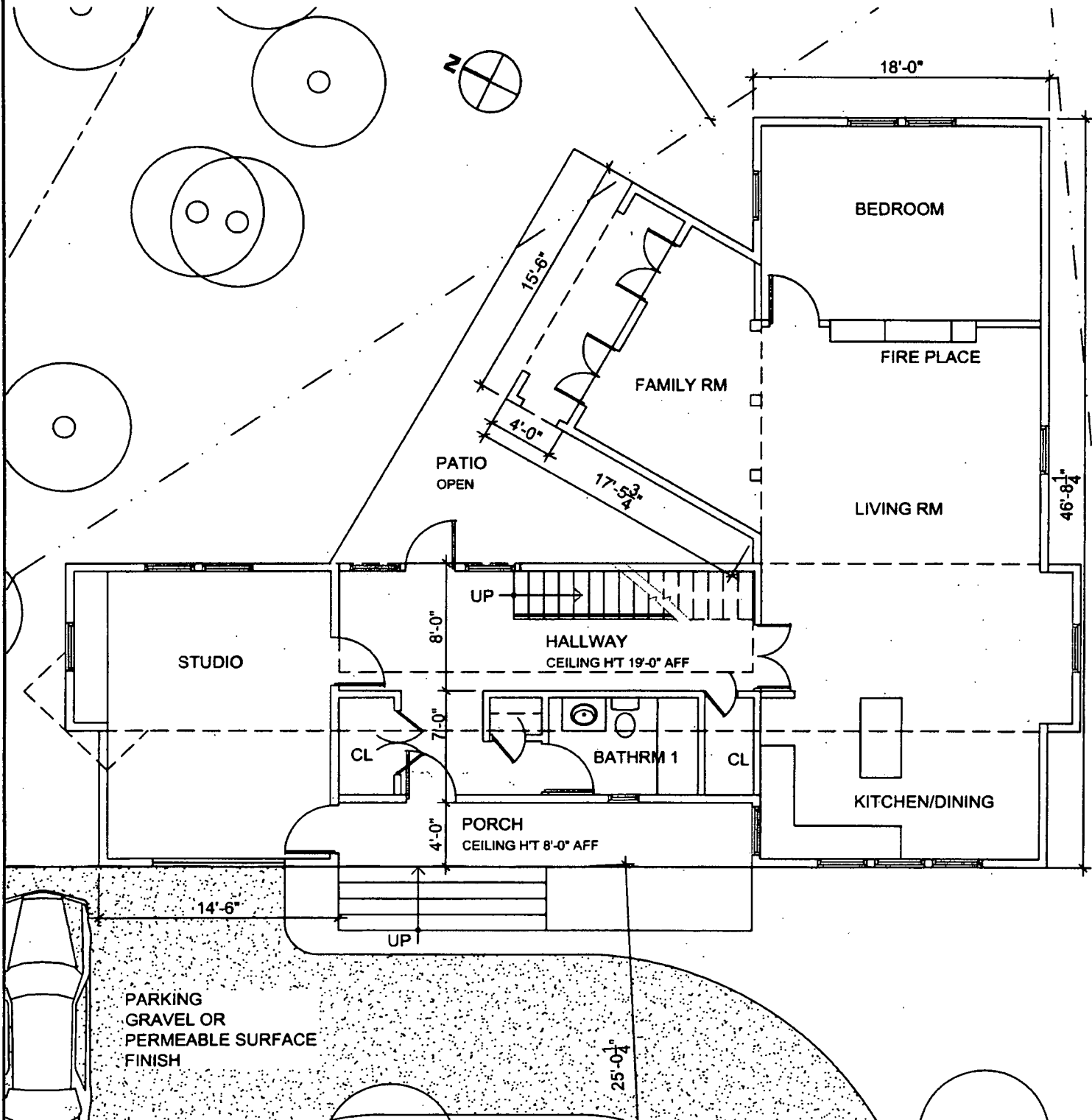
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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

Owner's mailing address BAUER DERMEL 2311 PIMMIT 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 AVE KENSINGTON, MD 20895-2941	

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



- NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:

EXISTING PARTITIONS	
NEW PARTITIONS	
EXISTING PARTITIONS TO BE REMOVED	

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-20-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

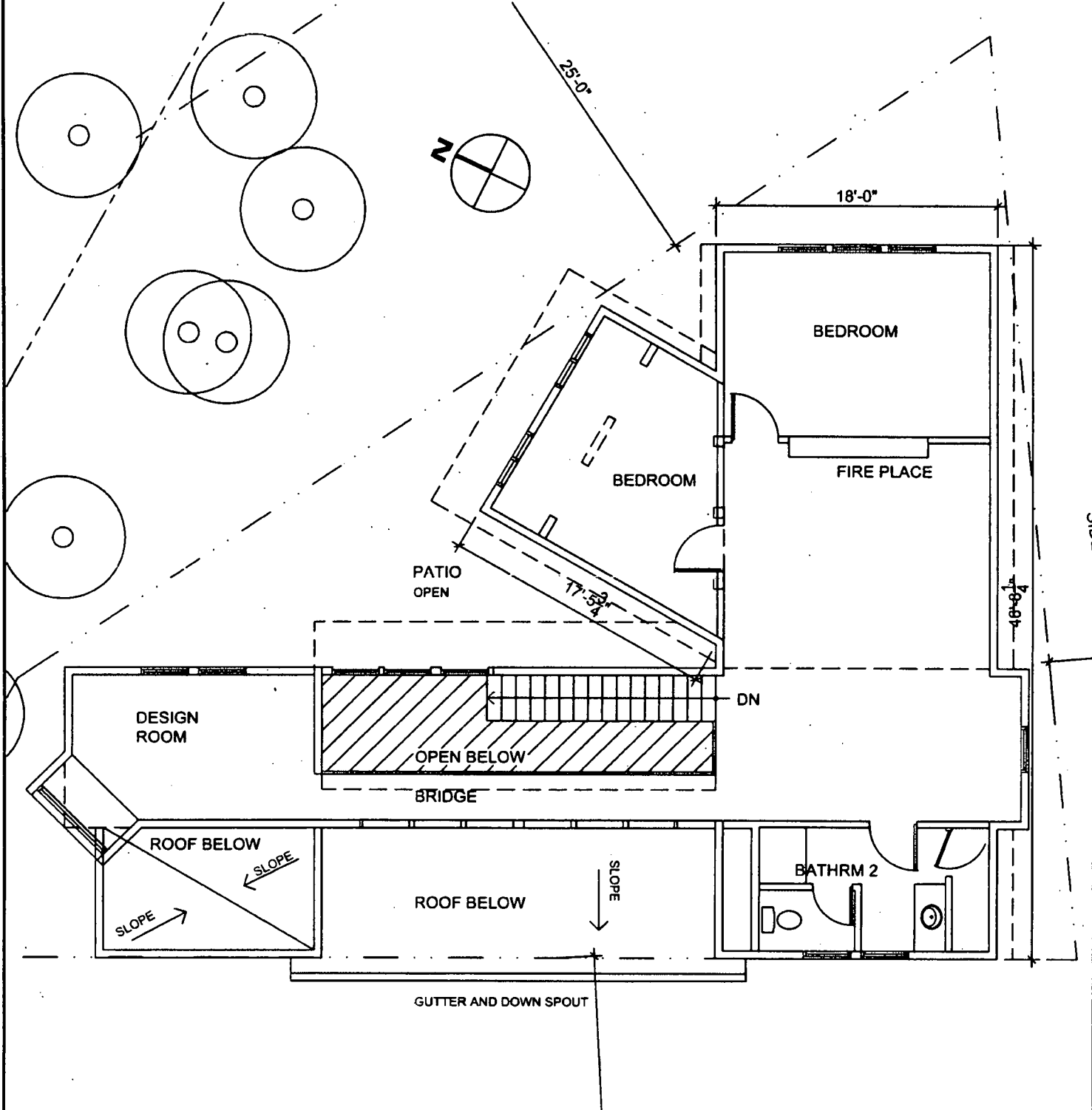
SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 102 SHEET 2 OF 7



BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

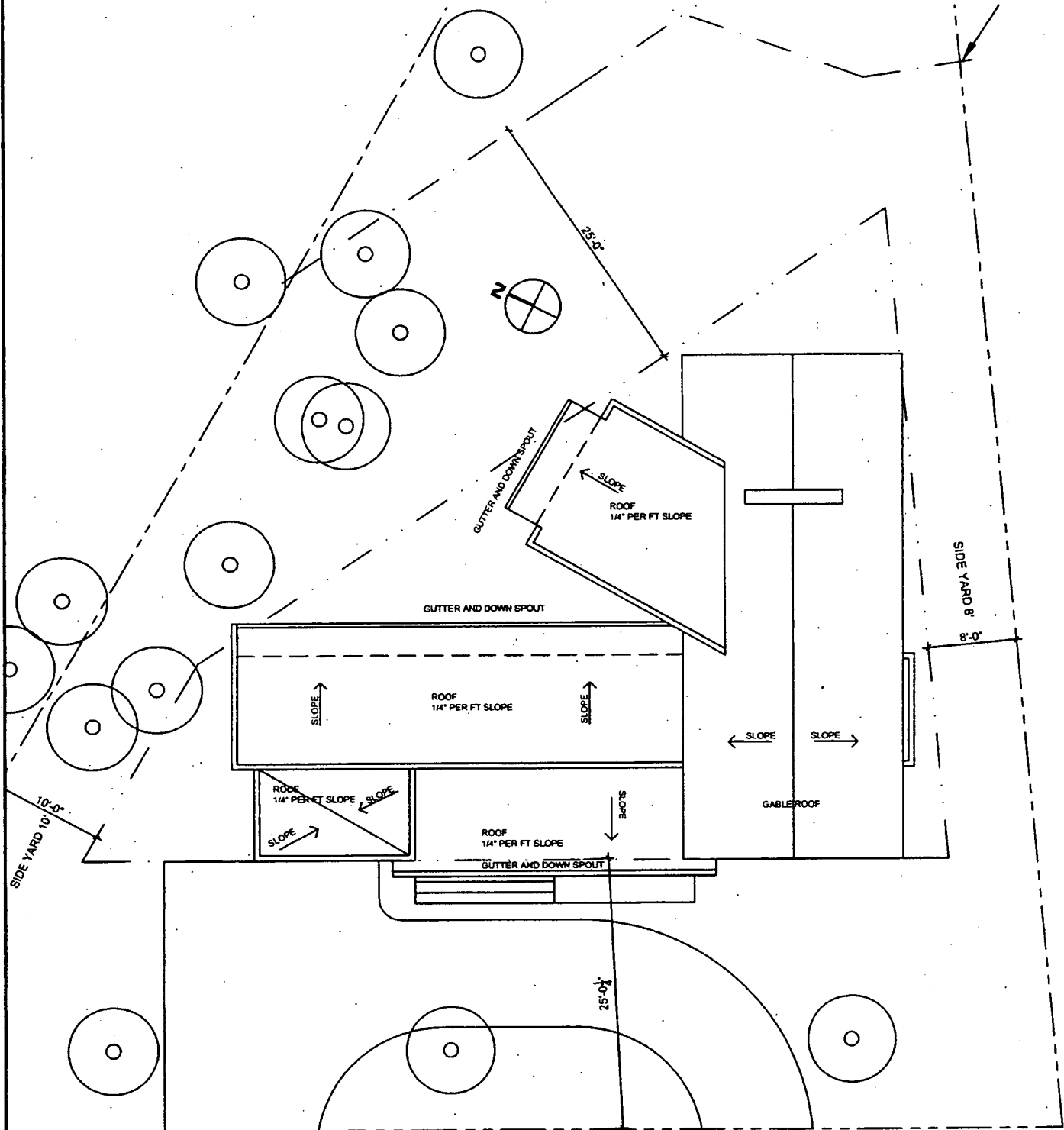
LEGEND:
 EXISTING PARTITIONS (dashed line)
 NEW PARTITIONS (solid line)
 EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010
 DRAWING TITLE: PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 7

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BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE

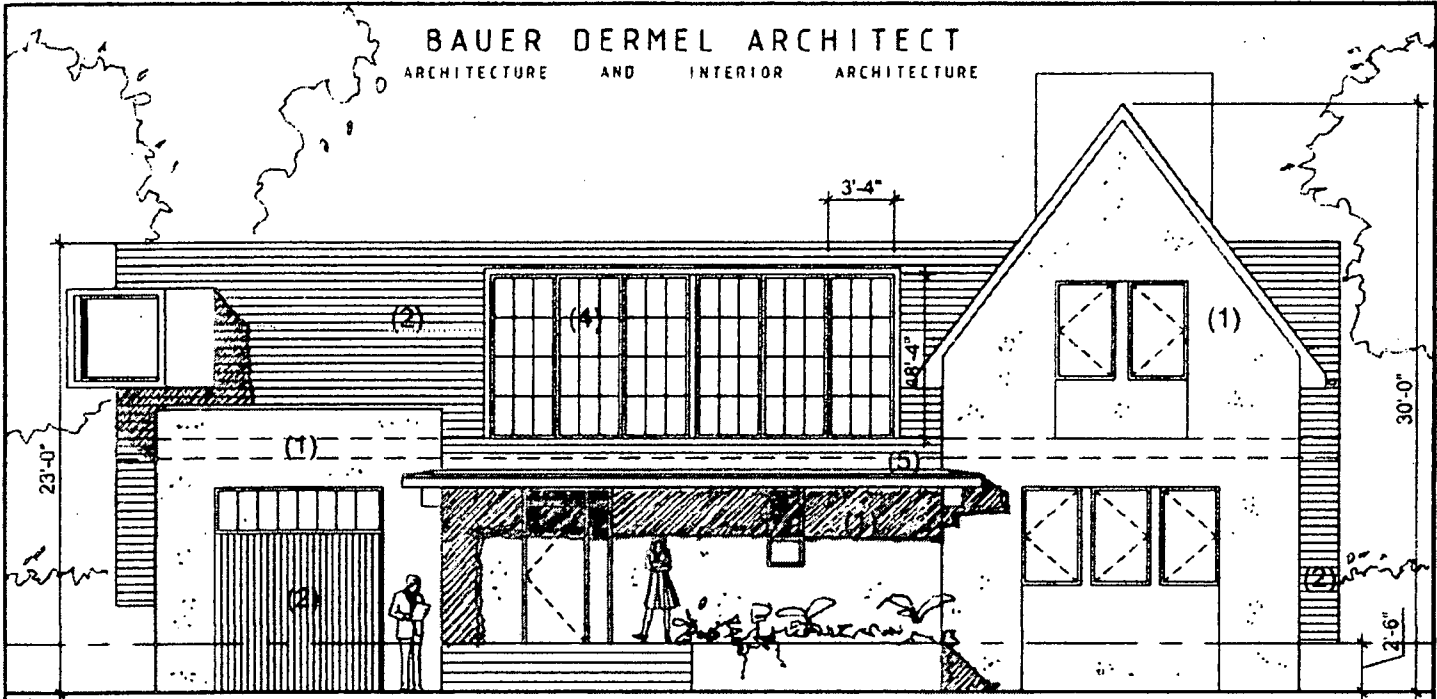


NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

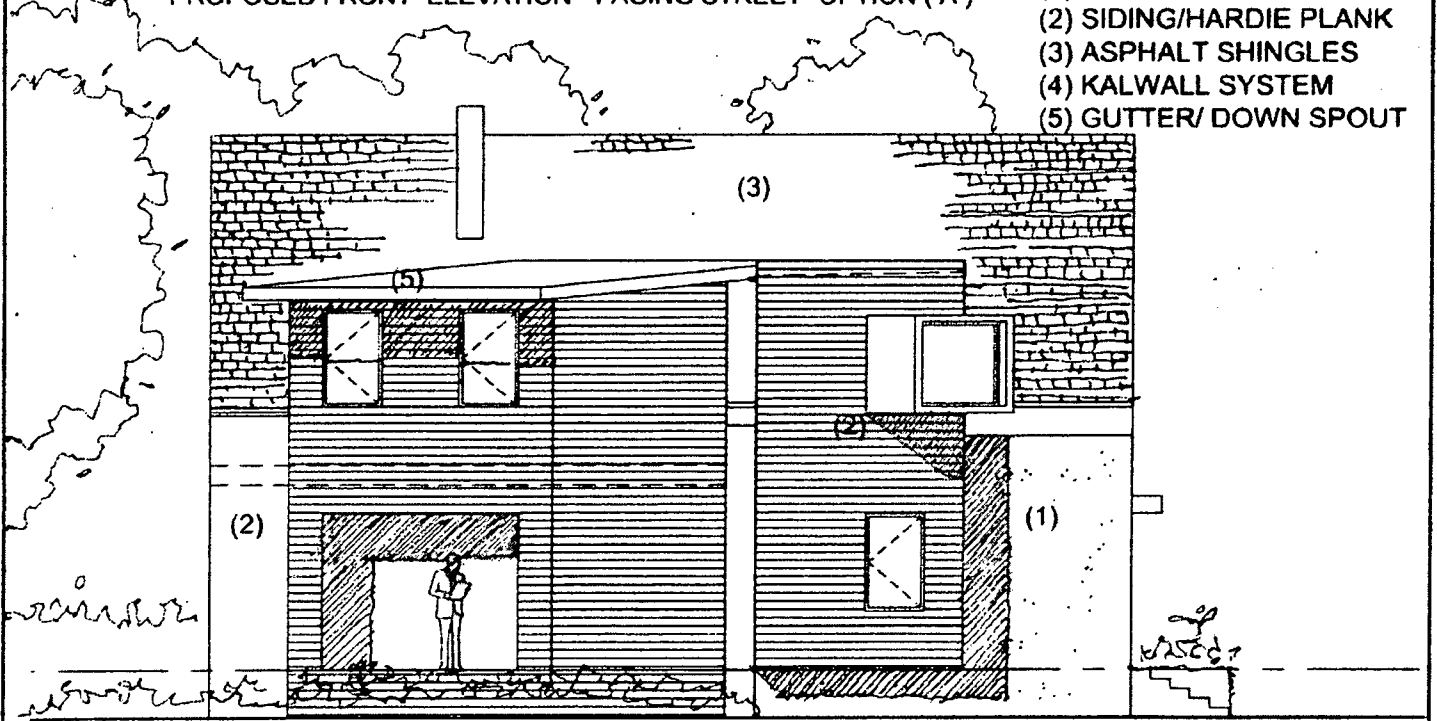
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DRAWING TITLE: PROPOSED ROOF PLAN	SCALE: NTS
REVISIONS:	DRAWING NUMBER : SKA 106 SHEET 6 OF 6
2311 PIMMIT DRIVE • SUITE 702E • FALLS CHURCH • VA 22043 TEL • 703 599 9953 • FAX • 866 256 0133 bdermel@bauerdermel-architect.com	

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PROPOSED FRONT ELEVATION - FACING STREET- OPTION (A)

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



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:
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3. NOT FOR CONSTRUCTION

LEGEND	
EXISTING PARTITIONS	—————
NEW PARTITIONS	—————
EXISTING PARTITIONS TO BE REMOVED	- - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-20-2010

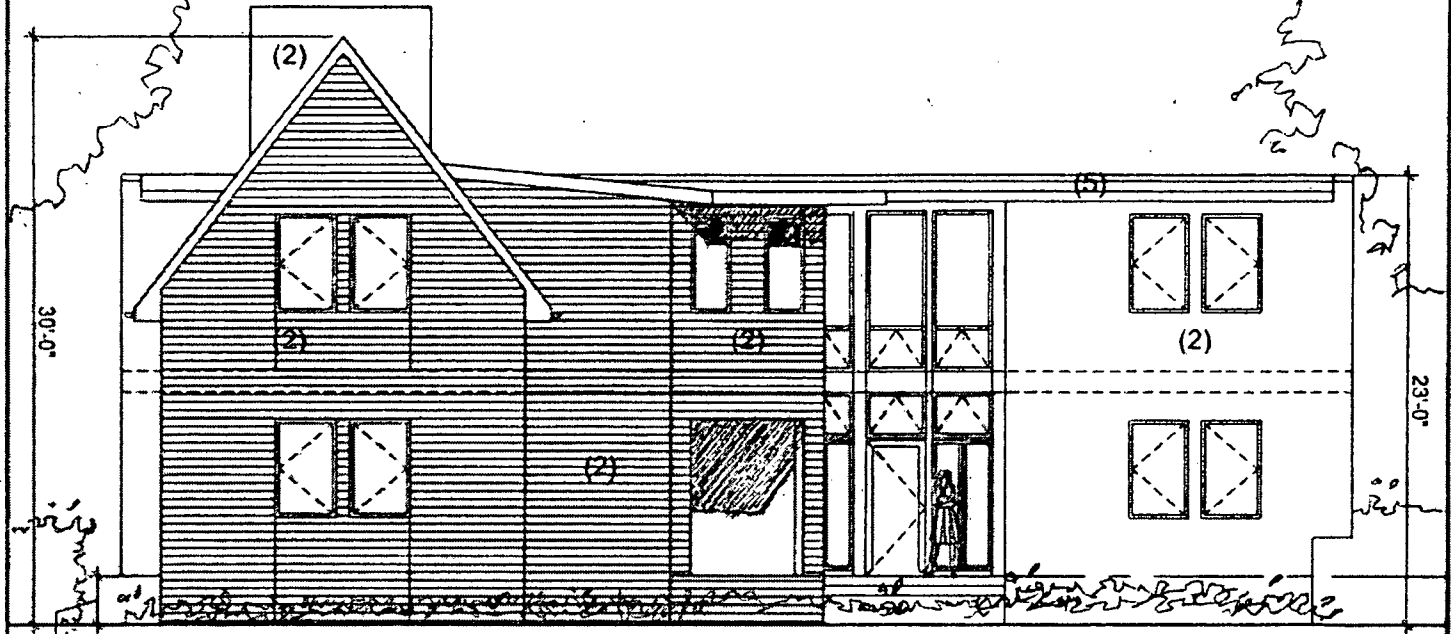
DRAWING TITLE: PROPOSED ELEVATIONS (OPTION A)

SCALE: NTS

REVISIONS:

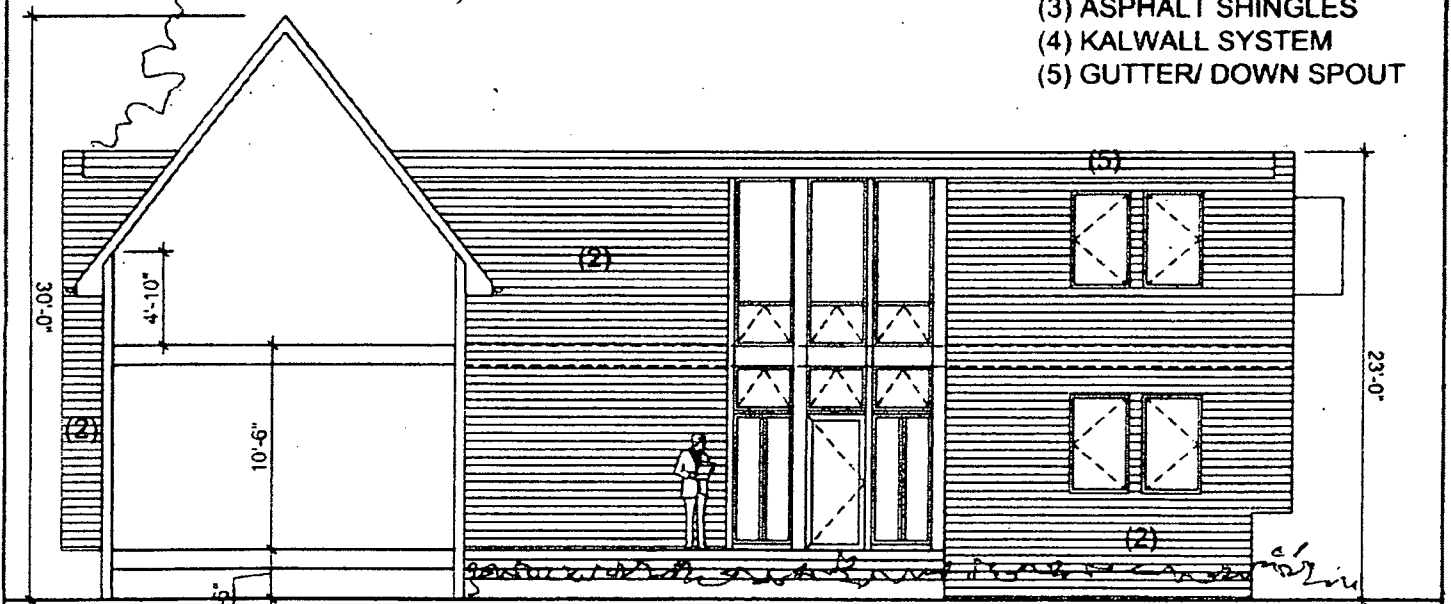
DRAWING NUMBER : SKA 104A SHEET 4 OF 7

11



PROPOSED REAR ELEVATION - FACING TREES

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



PROPOSED REAR SECTION - FACING TREES

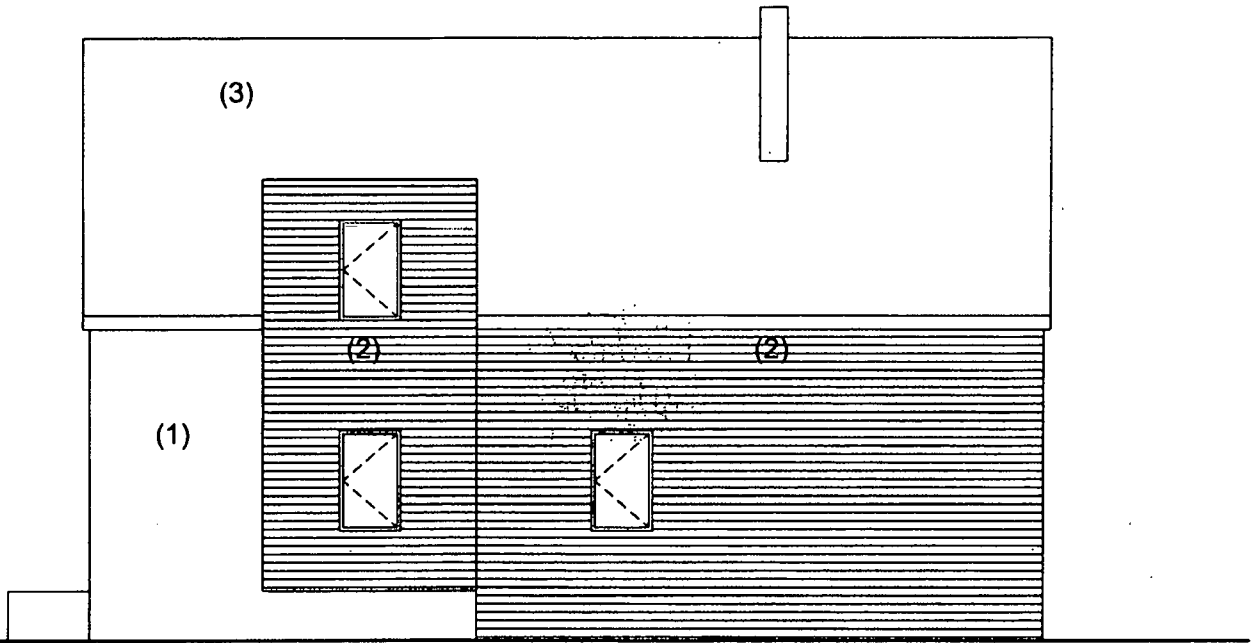
NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

LEGEND:	
EXISTING PARTITIONS	—————
NEW PARTITIONS	—————
EXISTING PARTITIONS TO BE REMOVED	- - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010

DRAWING TITLE: PROPOSED ELEVATION / SECTION SCALE: NTS



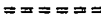
REVISIONS: DRAWING NUMBER : SKA 105 SHEET 5 OF 7



SIDE ELEVATION- FACING NEIGHBOR

- (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
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS
 TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

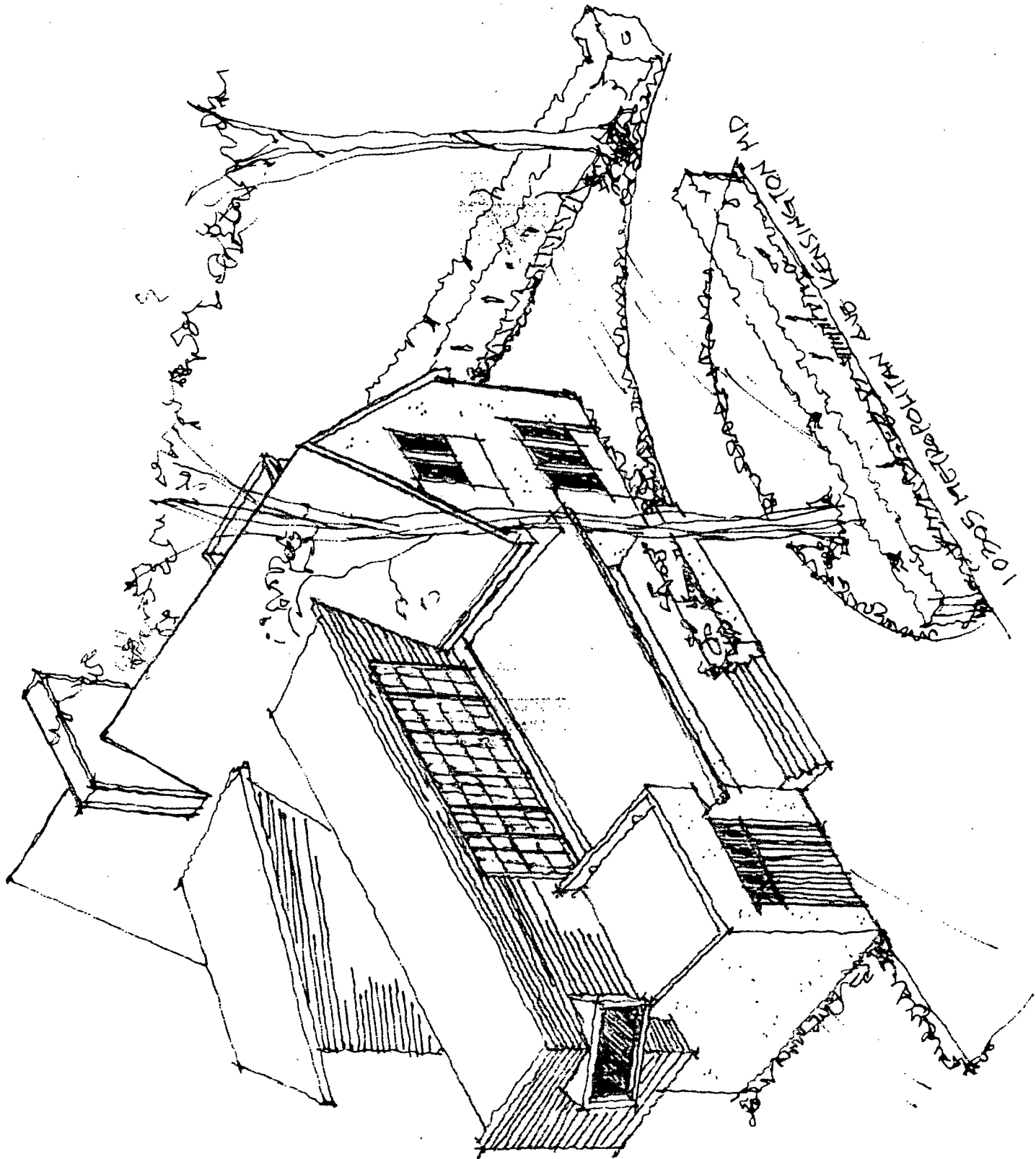
DATE : 09-21-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 107 SHEET x OF 7



10705 TERAPOLITAN AND KENSINGTON MD

RENDERING
10705 TERAPOLITAN
AND KENSINGTON MD

Since 1955
Kalwall[®]
...light-years Ahead![™]

Kalwall[®], developed and manufactured in the U.S.A. for over fifty years, is a highly insulating, diffuse-light-transmitting composite. A matrix of glass prisms inherent in Kalwall absorbs external light levels and redistributes an interior Museum-quality Daylighting[™] that virtually eliminates glare, hot spots and shadows. Introducing natural daylight into any space is beneficial to health, productivity and general well-being.

able building component because of the way it is manufactured and its material composition. It reduces both the environmental impact of the building process and the building's energy consumption. Importantly, it makes a substantial contribution to providing a safer and healthier indoor climate.

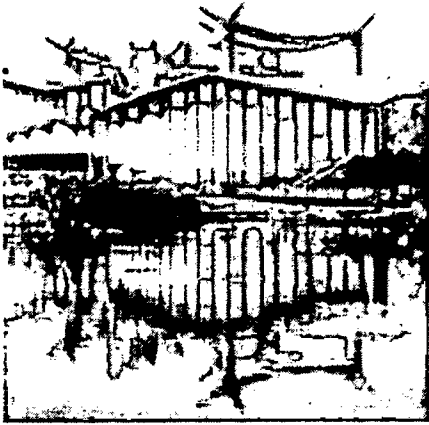
No other fenestration or system matches the performance of Kalwall.

Powerful Advantages

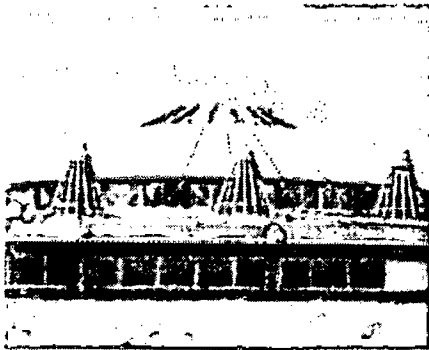
- **Maximum Environmental Benefits**
- **Proven Structural Integrity**
- **Demanding Code Compliance**
- **Design and Aesthetic Flexibility**
- **System Reliability and Integrity... for over 50 years!**

Kalwall's unique construction reduces solar gain while at the same time maximizing thermal insulation with resultant cost and environmental benefits.

Kalwall is rated a green and sustain-



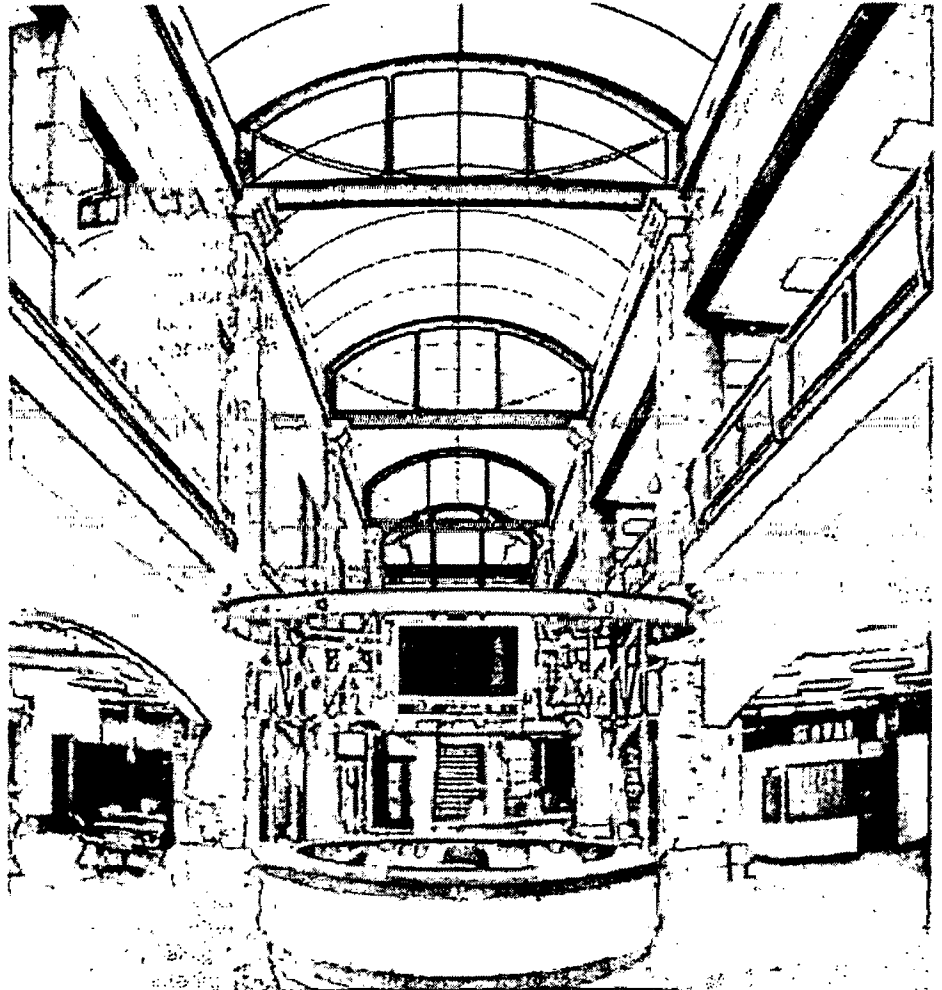
*Shiin'enKan Pavilion for Japanese Art, Los Angeles, CA
 Bruce Goff, Designer; Bart Prince, Architect*



*Blackfoot Crossing Historical Park, Alberta, Canada
 Goodfellow Architecture Ltd.*



*Mona Shores High School, Mona Shores, MI
 URS Greiner, Architects*



*Farn Bureau Credit Union, Goshen, IN; Leedy/Cripe Architects
 DesignBuilder, DJ Construction Co., Inc.; Photo by Michael Dailey, Dailey Photo*

Sustainable... LEED[®] Contributor

Cover photo: Walla Walla Community College, William A. Grant Water & Environmental Center, Walla Walla, WA; ALSC Architects; Photo ©Explosive Illusions.com Lower left: Academy of Information Technology and Engineering at Rippovaam Campus, Stamford, CT; Fuller and D'Angelo, P.C. Architects and Planners Lower right: Blackburn College, Lancashire, UK; DLA Architecture

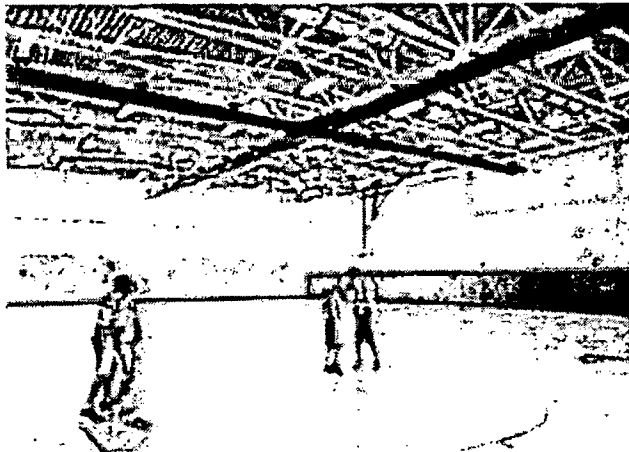
The most highly insulating daylighting system in the world!

What Kalwall is...

The primary element of the Kalwall System is a flat or curved, structural composite sandwich panel formed by permanently bonding specially formulated, fiberglass-reinforced translucent faces to a grid core constructed of interlocked, structural aluminum/composite, thermally broken I-beams.

The natural thermal properties of the sandwich panel can deliver increased energy performance by the inclusion of translucent fiberglass "batts" or aerogel during the manufacturing process and by specifying a fully thermally broken grid core. U-value options range from .29 to .05 (1.57 to .28 W/m²K) by NFRC for the 2 3/4" (70 mm) thick panels and .15 or .08 (.83/.45 W/m²K) for 4" (100 mm) thick panels.

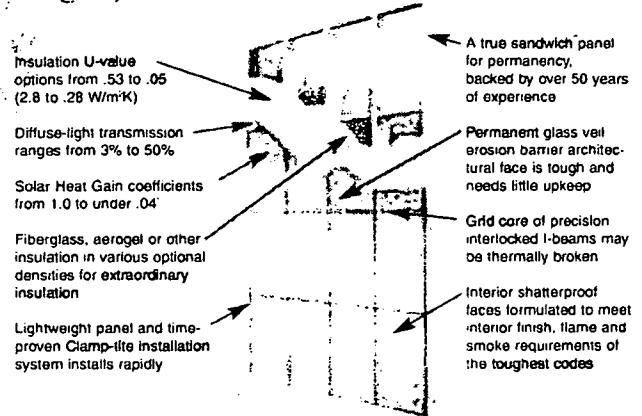
Kalwall panels are installed with the efficient, proven Clamp-tite™ aluminum system.



Far Hills Country Day School, Far Hills, NJ
Butler Rogers Baskett Architects; Peter Brown, Woodruff Brown
Photography



Milwaukee Zoo Primate House, Milwaukee, WI
Jones & Jones Architects



• Superior Load Capacity

When the wind starts to howl or rain and snow start to accumulate... or if someone walks across a skylight or skyroof, enormous loads push delicate poly-plastic panels far beyond their limit. Warping, buckling and collapsing result, followed by extensive interior damage and even bodily harm. Kalwall's composite panel delivers miraculous performance which can stand up to hurricane-force winds and other loads with ease.



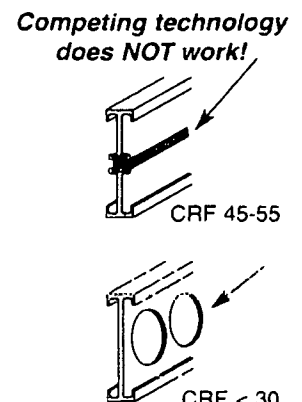
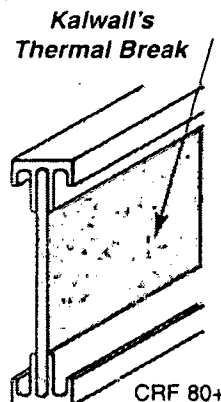
This is NOT possible with competitive systems!

• Weathering/Color Change:

Kalwall's exterior face is made with innovative super-weathering and colorfast resins the full thickness... not a low-grade substrate overlaid with thin plastic film or gel to simulate weatherability. All standard exterior faces include a permanent glass veil erosion barrier to prevent "fiber bloom"!

• Kalwall Structural Thermal Break Composite

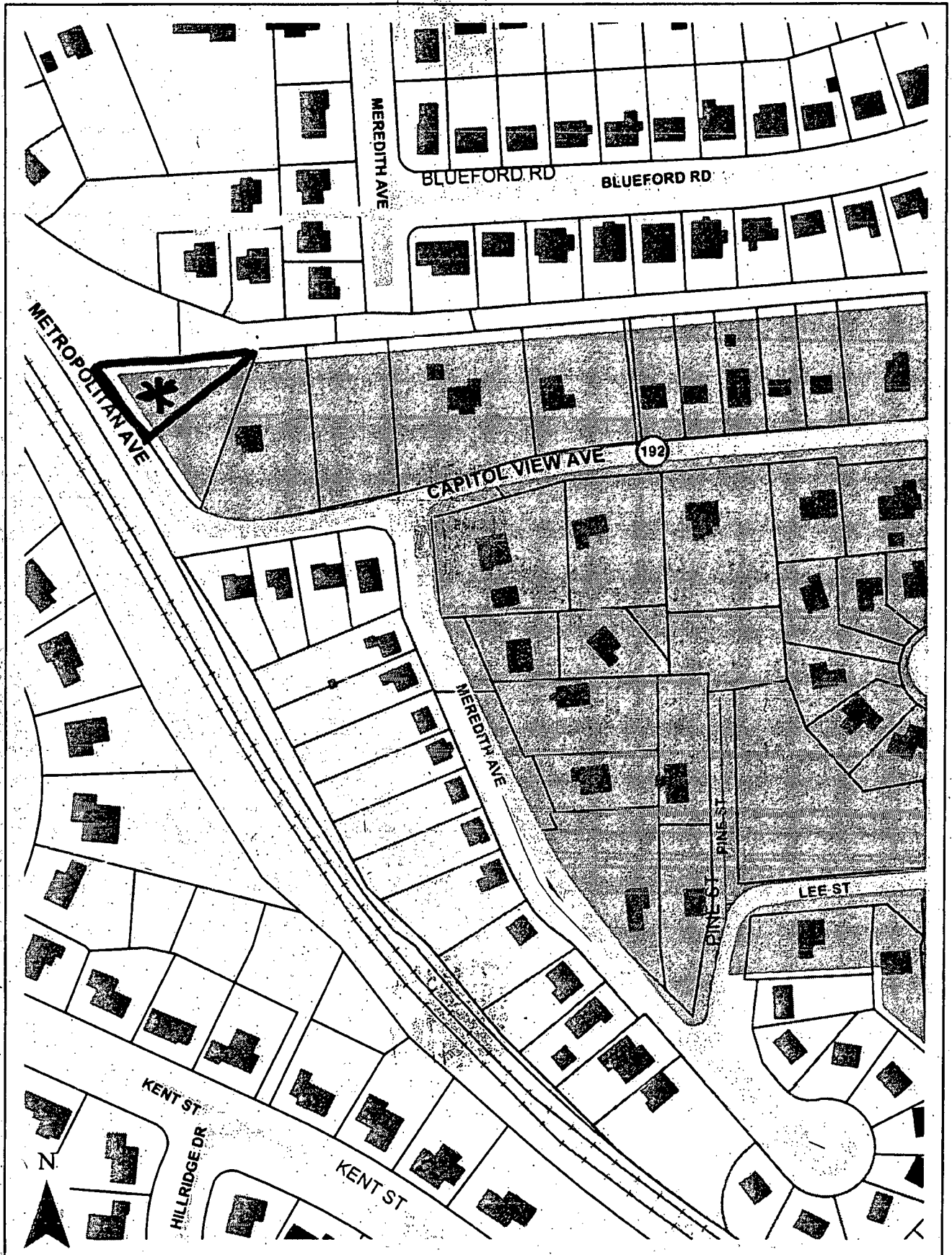
- 2 3/8" (68 mm) I-beam • 1 3/4" (44 mm) Non-conductive break
- 4" (100 mm) I-beam • 3" (76 mm) Non-conductive break
- Stronger than aluminum • Passes fire testing to 1200°F
- Superior insulation in panels — U-values as low as .05 (.30 W/m²K)
- Stops condensation — CRF 80+



www.kalwall.com 3

16

10305 Metropolitan Avenue, Kensington



Legend

Master Plan Historic District

19205 METROPOLITAN AVE
KENSINGTON MD



10305 METROPOLITAN AVE

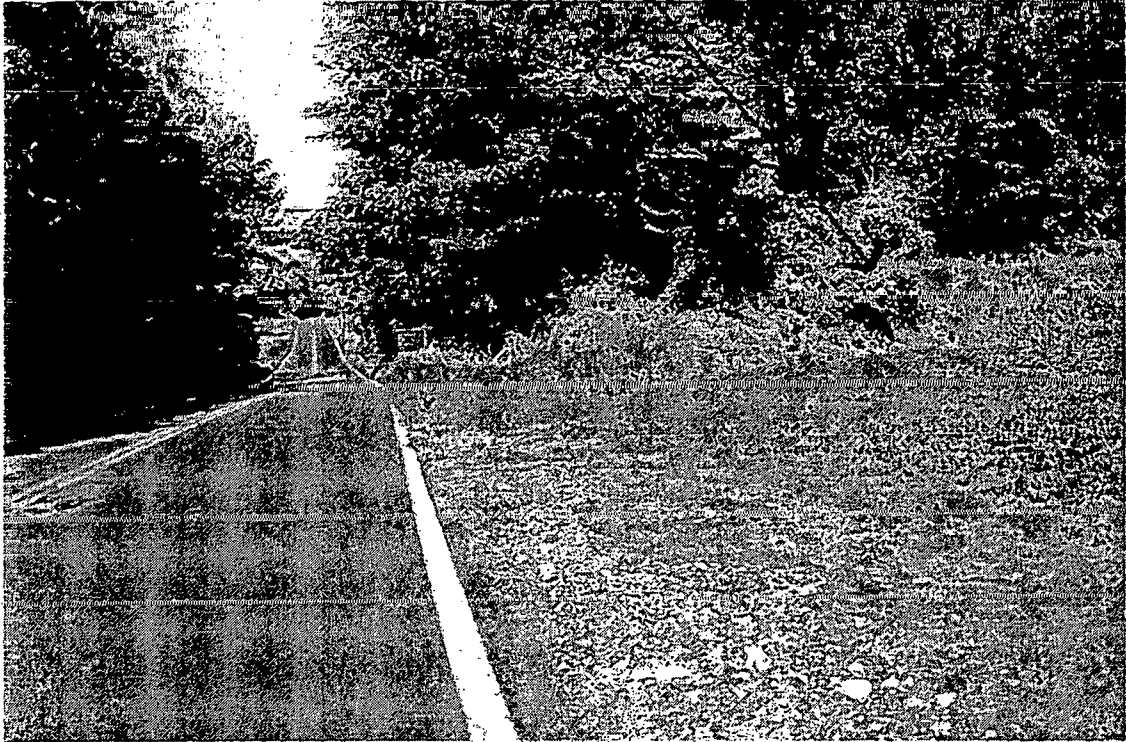


PHOTO #1

10305 METROPOLITAN AVE

10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE



PHOTO # 3



PHOTO # 4

RAILROAD
TRACES

- ① Hardie plank / panels
- ② Anderson wood casement
- ③ Hari-
- ④ Horizontal cab
- ⑤ Membrane
- ⑥ Vinyl / Aluminum

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
November 10, 2010

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. If you plan to speak in opposition to an application, please arrive at 7:30pm.

HPC WORKSESSION – 7:00 p.m. in Third Floor Conference Room

HPC MEETING – 7:30 p.m. in MRO Auditorium

I. HISTORIC AREA WORK PERMITS

? A. 7315 Willow Avenue, Takoma Park *this didn't come in*

EXP. X B. 12 Oxford Street, Chevy Chase trellis retroactive *Confirm material/Ask Ellen Sands*

X C. Tusculum Farm office addition *2nd story addition*

? D. Brewer Farm *did Parks get HAWP through Kevin?*

J ~~E. Woodend?~~ *E-MAIL*

EXP. X F. 10205 Menlo Avenue, Silver Spring side deck *PT Railing/pickets/pests?*

X G. 10011 Menlo Avenue addition *2nd story addition (NL) some?'s*

J X H. 7136 Carroll Avenue front porch *Write Letter w/ work scope*

EXP. X I. 5921 Cedar parkway fencing/hardscape

EXP. X J. 5 Pine tree removal—check with Todd *MAN Needs photos 1-2 TREES?*

EXP. X K. 3913 Washington Kensington siding removal *— TC Eligible!*

A X L. 311 Tulip rear addition

J X M. New construction 10305 Metropolitan Avenue, Kensington

II. PRELIMINARY CONSULTATIONS

X A. 11 Primrose front porch alteration, rear addition, window replacement

III. MINUTES

- A. September 22, 2010
- B. October 6, 2010

10/6/10 HPC MEETING

10305 Metropolitan Avenue, Kensington

~~XXXXXXXXXX~~

Y Miles: Edge of H.D. — transitional between H.D. and
outside H.D. Outstanding Design

Y Heiler: Agrees w/ Miles " "

Y Kirwin: More pressure on design because of location @ edge.
- More contemporary for traditional
- More " " " w/ window system
no muntins or muntins
- simplify roof forms/windows
- conflict of contemporary form on one
wing -vs.- traditional characteristics
- eliminate □ window on corner

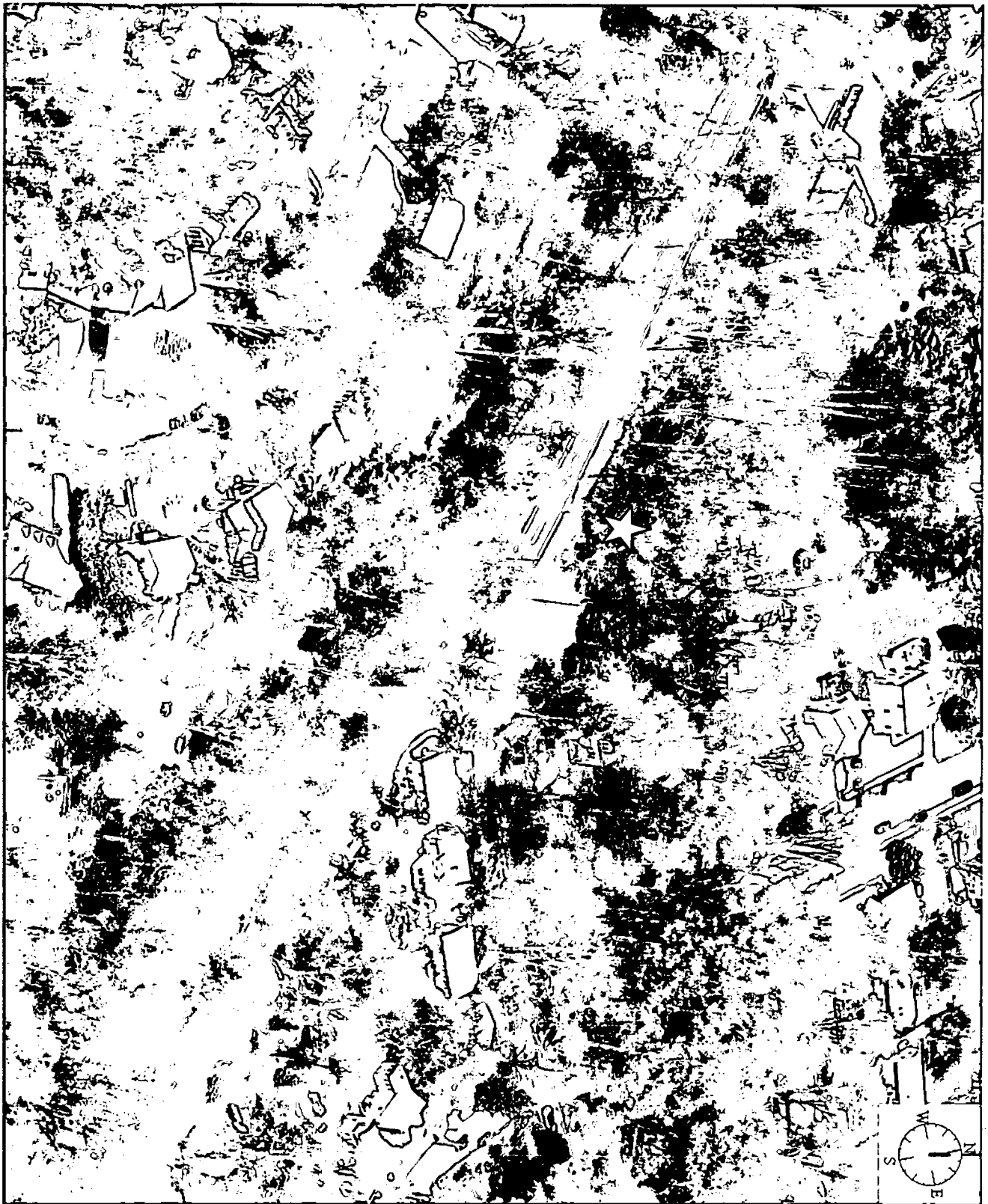
Y Swift: eliminate □ window on corner

N Whitney: — Does not support contemporary design

~~Y~~ Rodriguez: Tone down scale to meet ground

N Maher: Agrees w/ Whitney | Tone down design

Y Treseder: Agrees w/ Miles
w/o physical connection of roof form



10305 METROPOLITAN AVE



PHOTO # 3



RAILROAD TRACKS

PHOTO # 4

19205 METROPOLITAN AVE
KENSINGTON MD



10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

TO 10301 METROPOLITAN AVE



PHOTO #2



EX. 8' SEWER APPROX. LOCATION

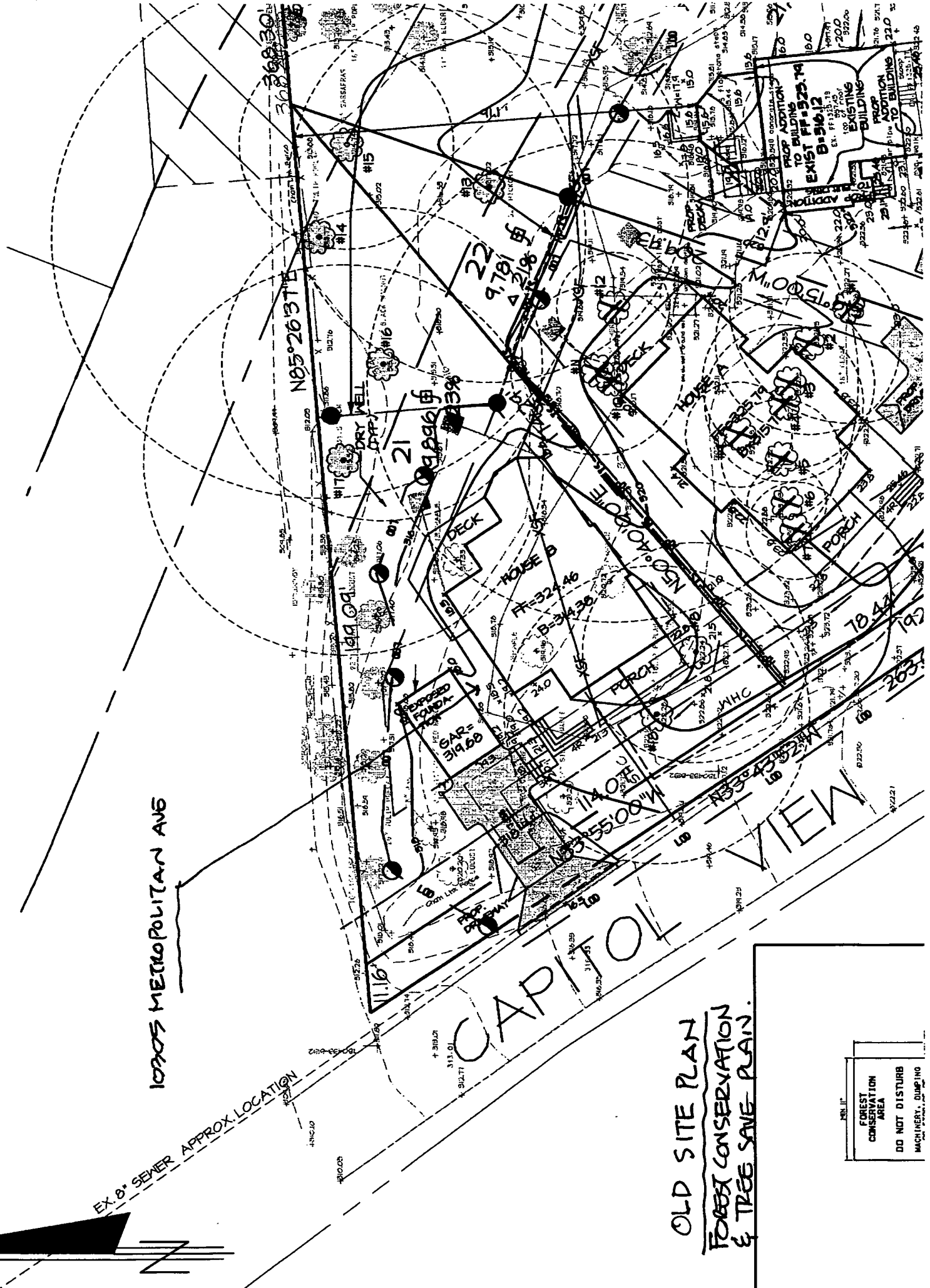
10705 METROPOLITAN AVE

N 85° 26' 31" E

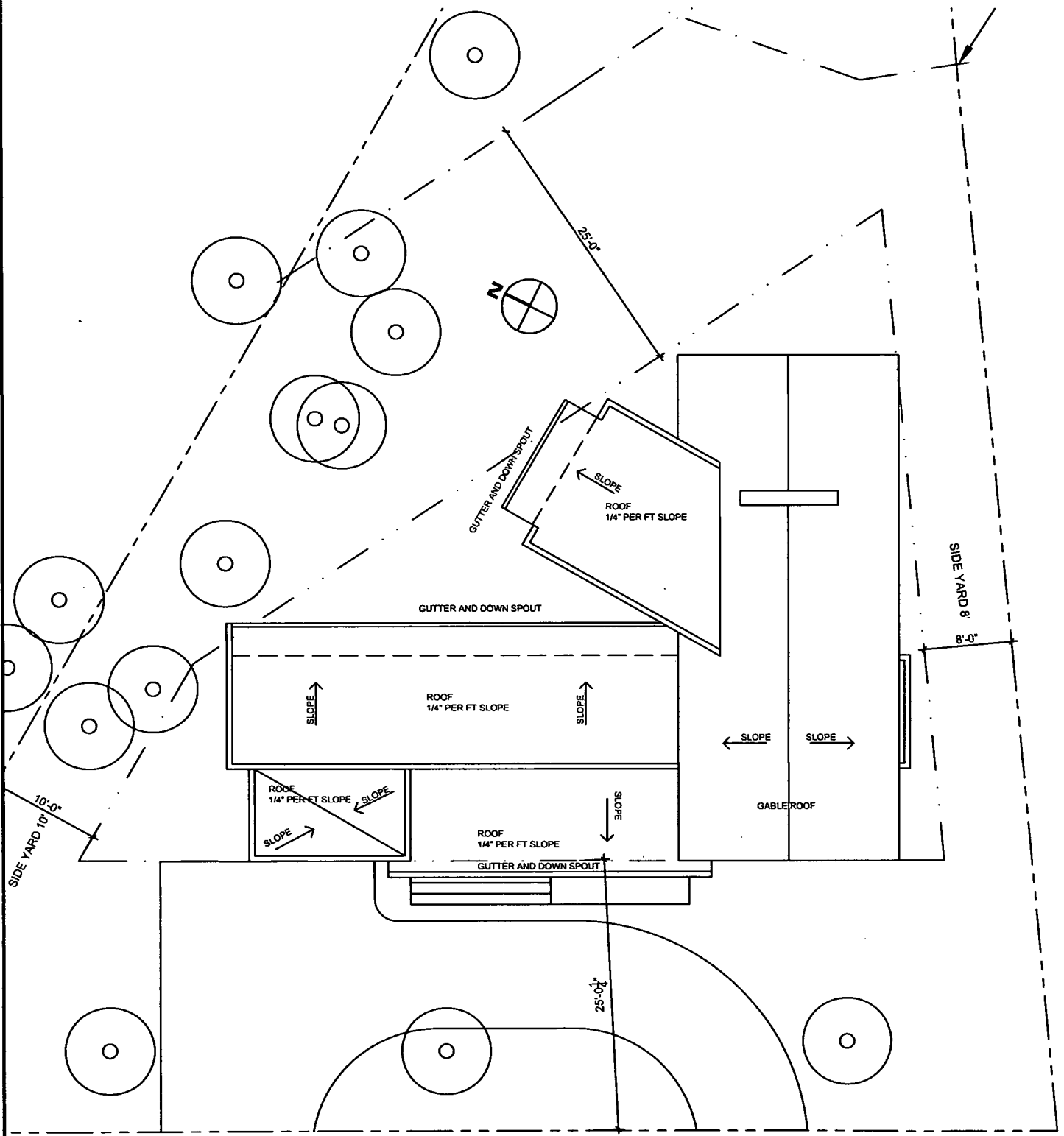
CAPITOL VIEW

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

NRV 11'
FOREST CONSERVATION AREA
DO NOT DISTURB MACHINERY, GRUBBING



BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

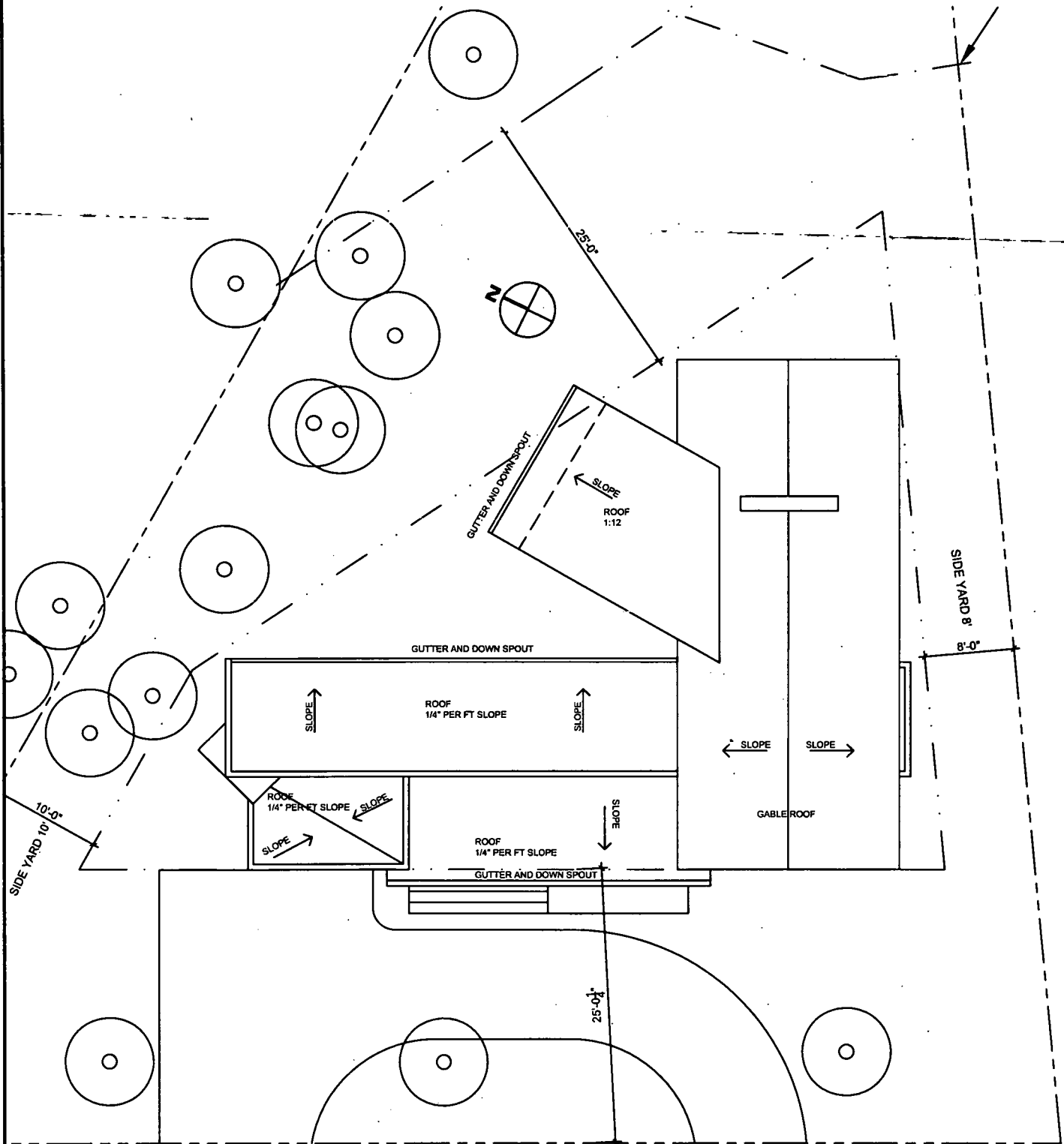
LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS —————
 EXISTING PARTITIONS TO BE REMOVED =====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-13-2010

DRAWING TITLE: PROPOSED ROOF PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 106 SHEET 6 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



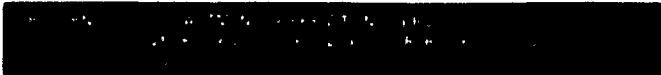
NOTE:
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 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010

DRAWING TITLE: PROPOSED ROOF PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 106 SHEET 6 OF 7



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.:

Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953

Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043
Street Number City State Zip Code

Contractor: NA Phone No.: NA

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE

Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE

Lot: 21 Block: 2 Subdivision: NA PLAT NO 23397

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct (checked)
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 (checked)
Fence/Wall (complete Section 4)
Other: NEW SINGLE FAMILY (checked)

1B. Construction cost estimate: \$ 250,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC (checked) 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC (checked) 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet in./ins.

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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 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:

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:

CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING - CONG. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OL GRASSCREE. GABLE & FLAT ROOF.

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 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 effected 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.

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

Owner's mailing address

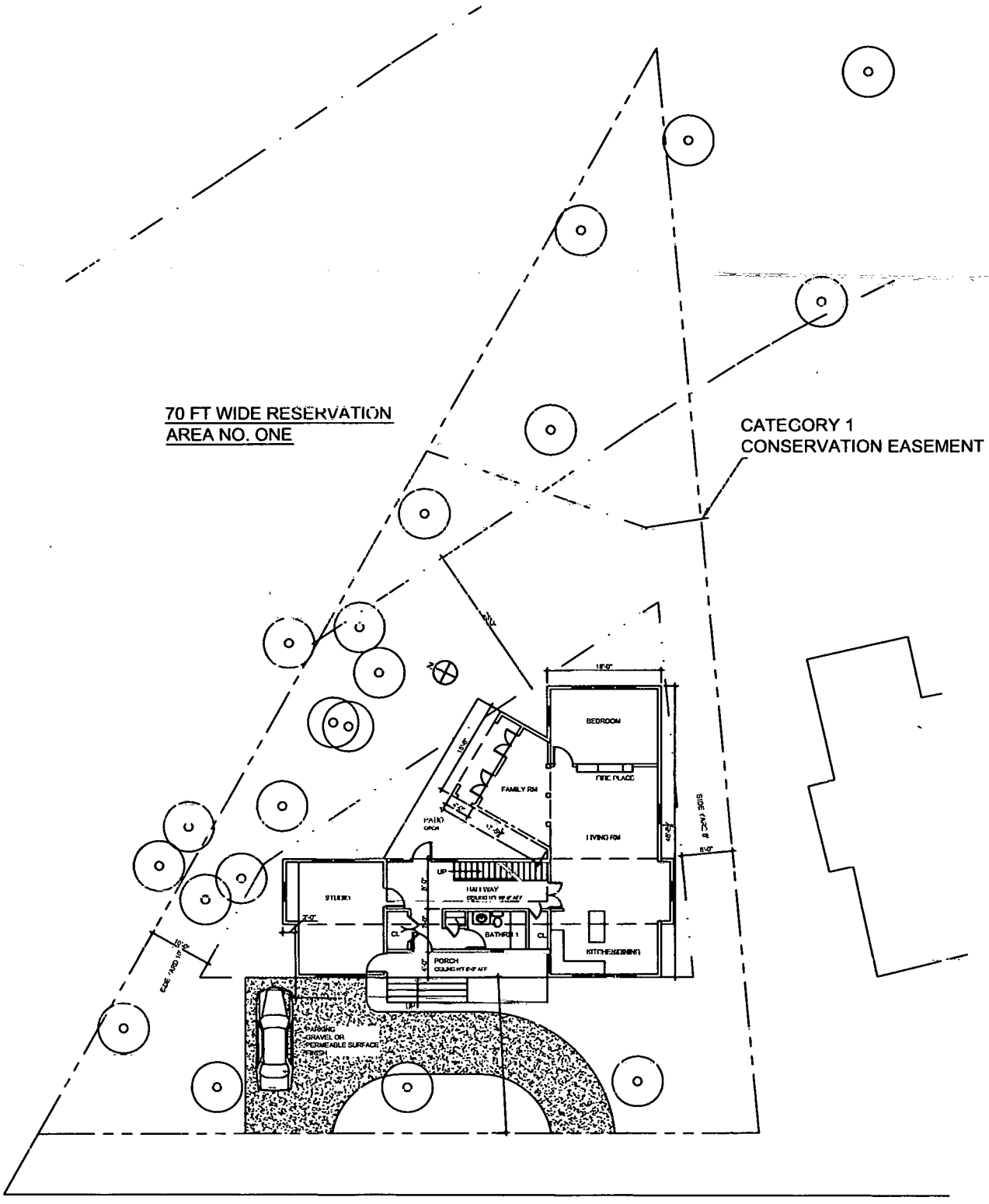
BAUER DERMEL
2311 PIMMIT DRIVE
SUITE 702
FALLS CHURCH, VA 22043

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

KOEHLER, FREDERICK WILLIAM &
JEAN TIONG KOEHLER
10301 METROPOLITAN AVE
KENSINGTON, MD 20895-2941

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



METROPOLITAN AVE

NOTE:
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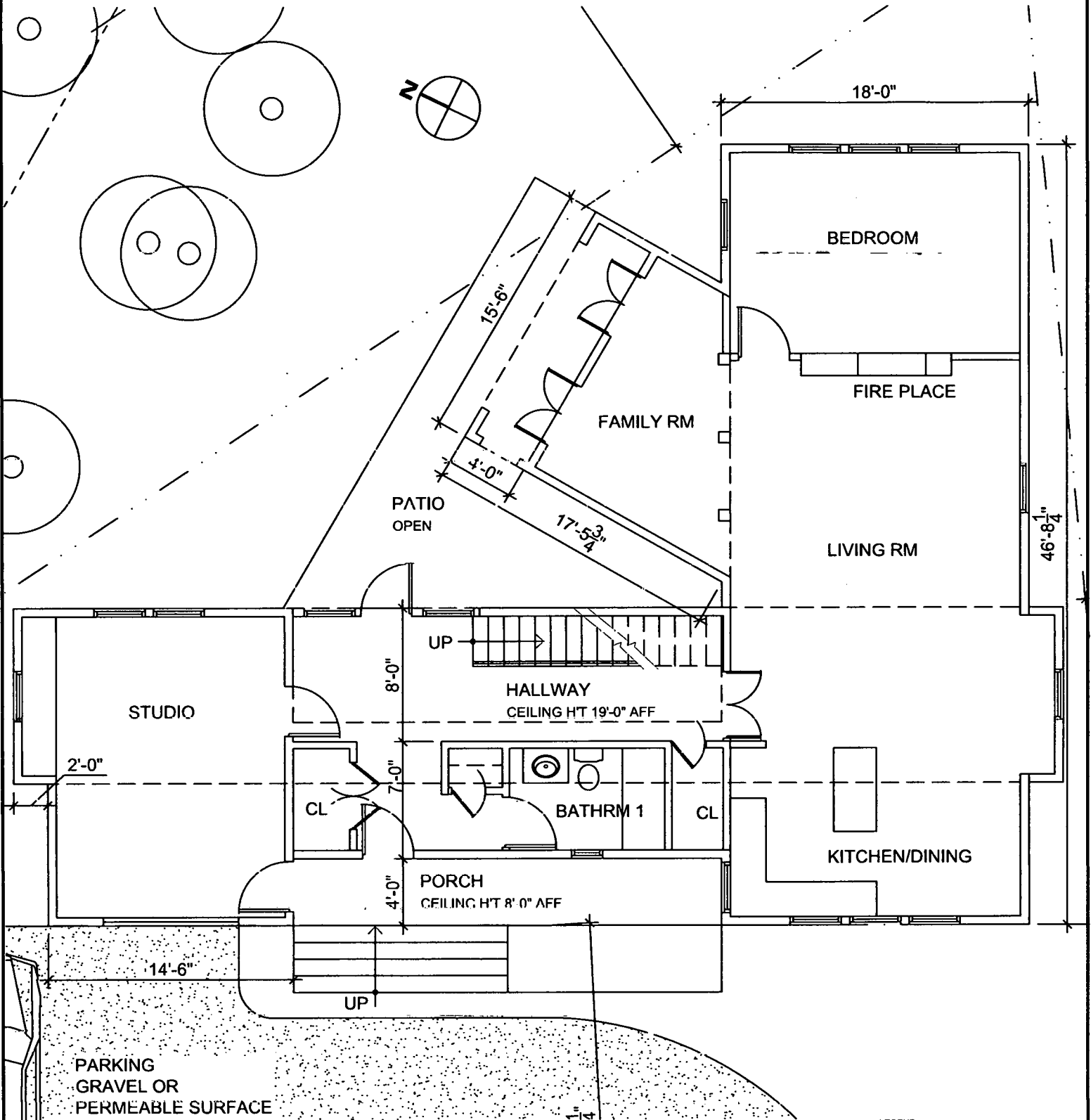
LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-13-2010

DRAWING TITLE: PROPOSED SITE PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 101 SHEET 1 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



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LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS —————
 EXISTING PARTITIONS TO BE REMOVED = = = = =

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-13-2010

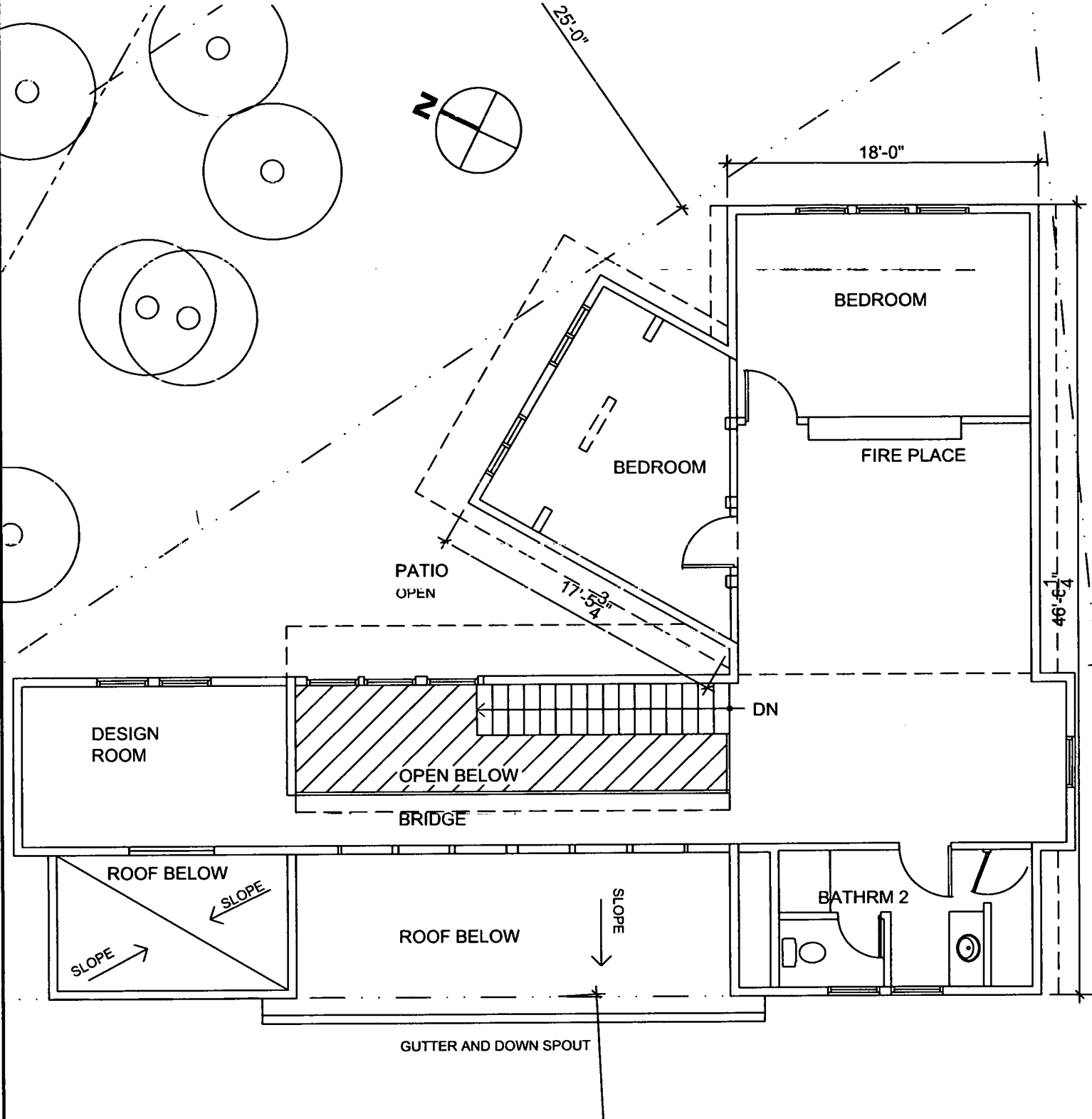
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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LEGEND:
EXISTING PARTITIONS (dashed line)
NEW PARTITIONS (solid line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

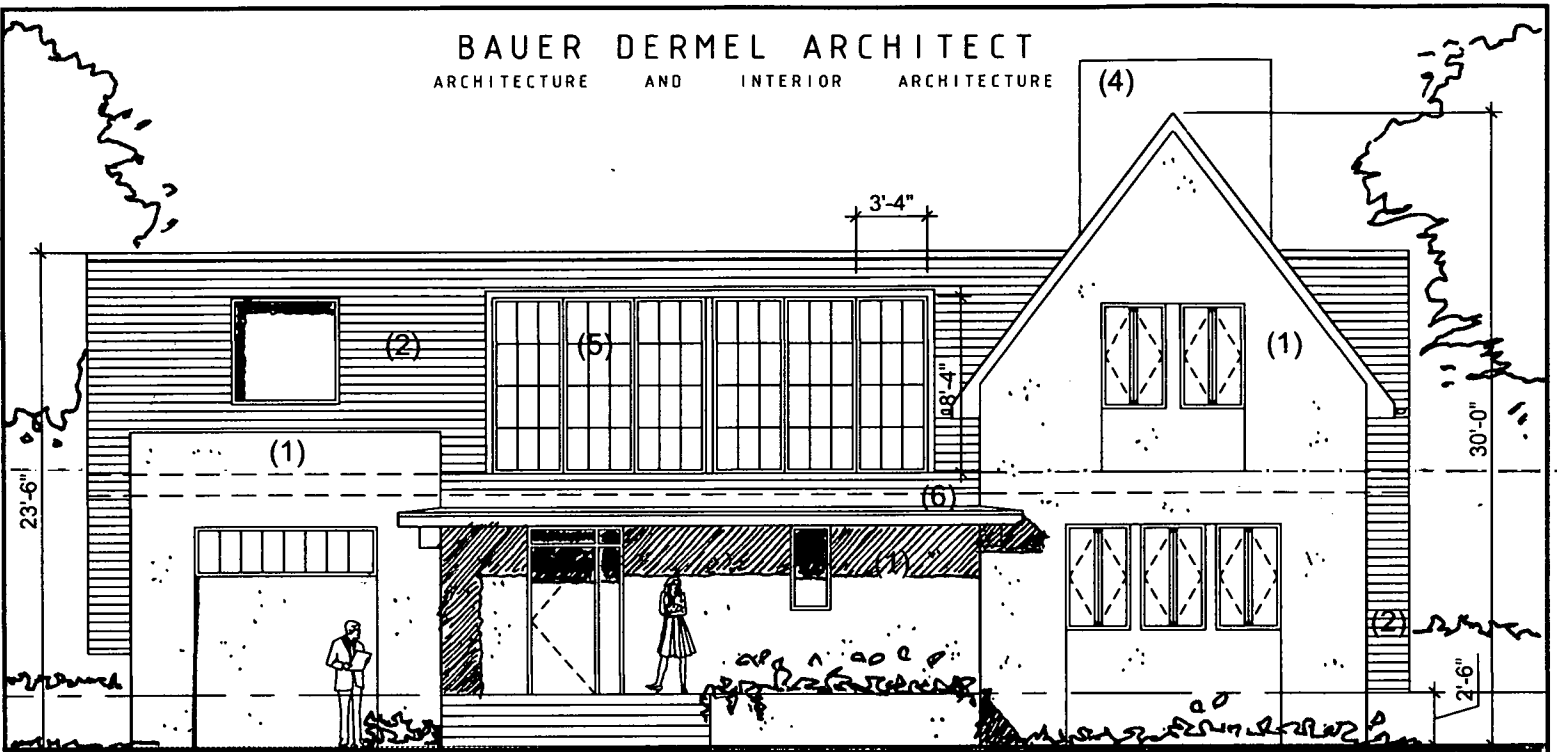
DATE : 09-13-2010

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

SCALE: NTS

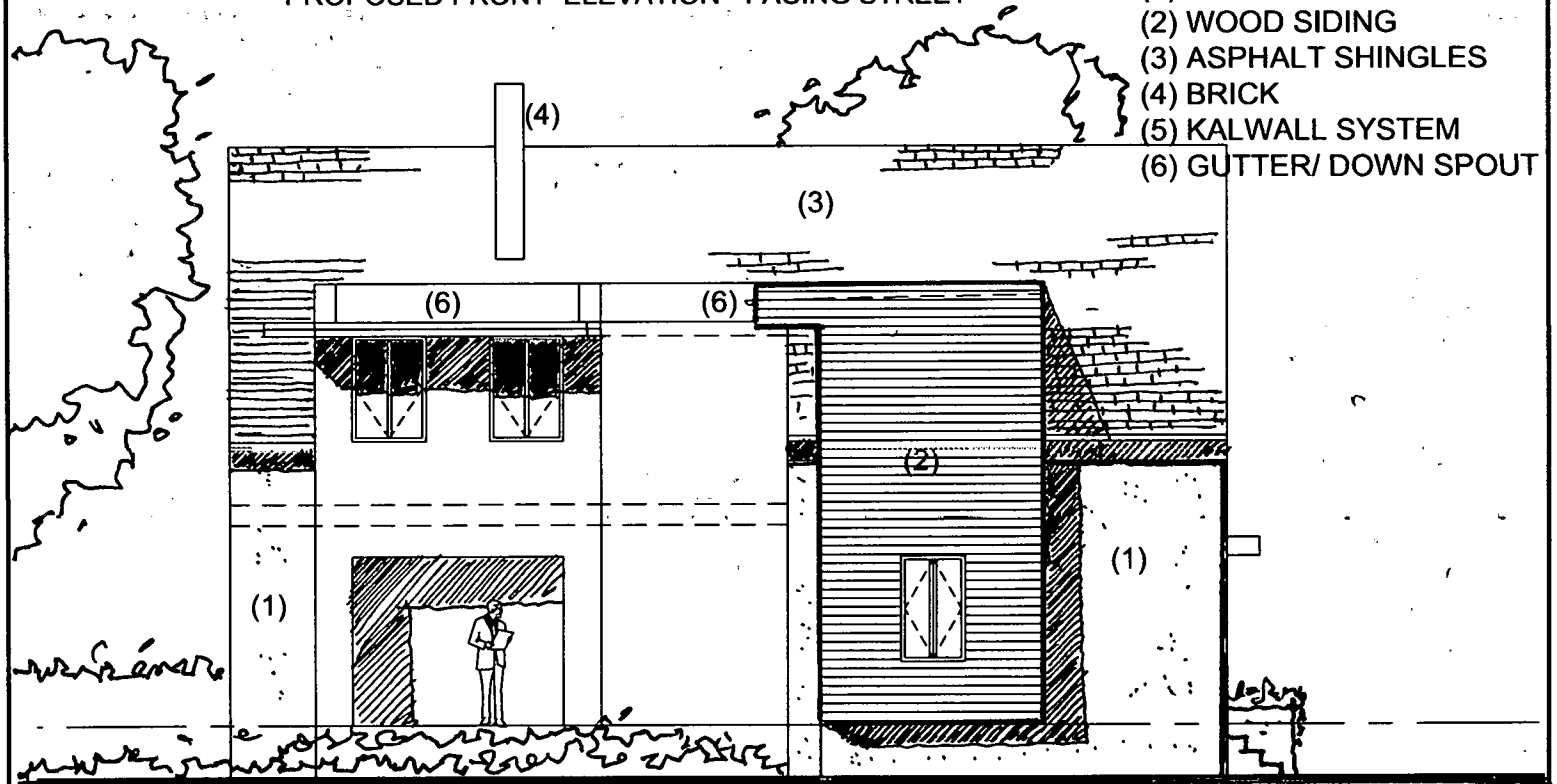
REVISIONS:

DRAWING NUMBER : SKA 103 SHEET 3 OF 6





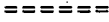
PROPOSED FRONT ELEVATION - FACING STREET

- (1) STUCCO / DRYVIT
- (2) WOOD SIDING
- (3) ASPHALT SHINGLES
- (4) BRICK
- (5) KALWALL SYSTEM
- (6) GUTTER/ DOWN SPOUT



PROPOSED SIDE ELEVATION - FACING TREES

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LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS
 TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

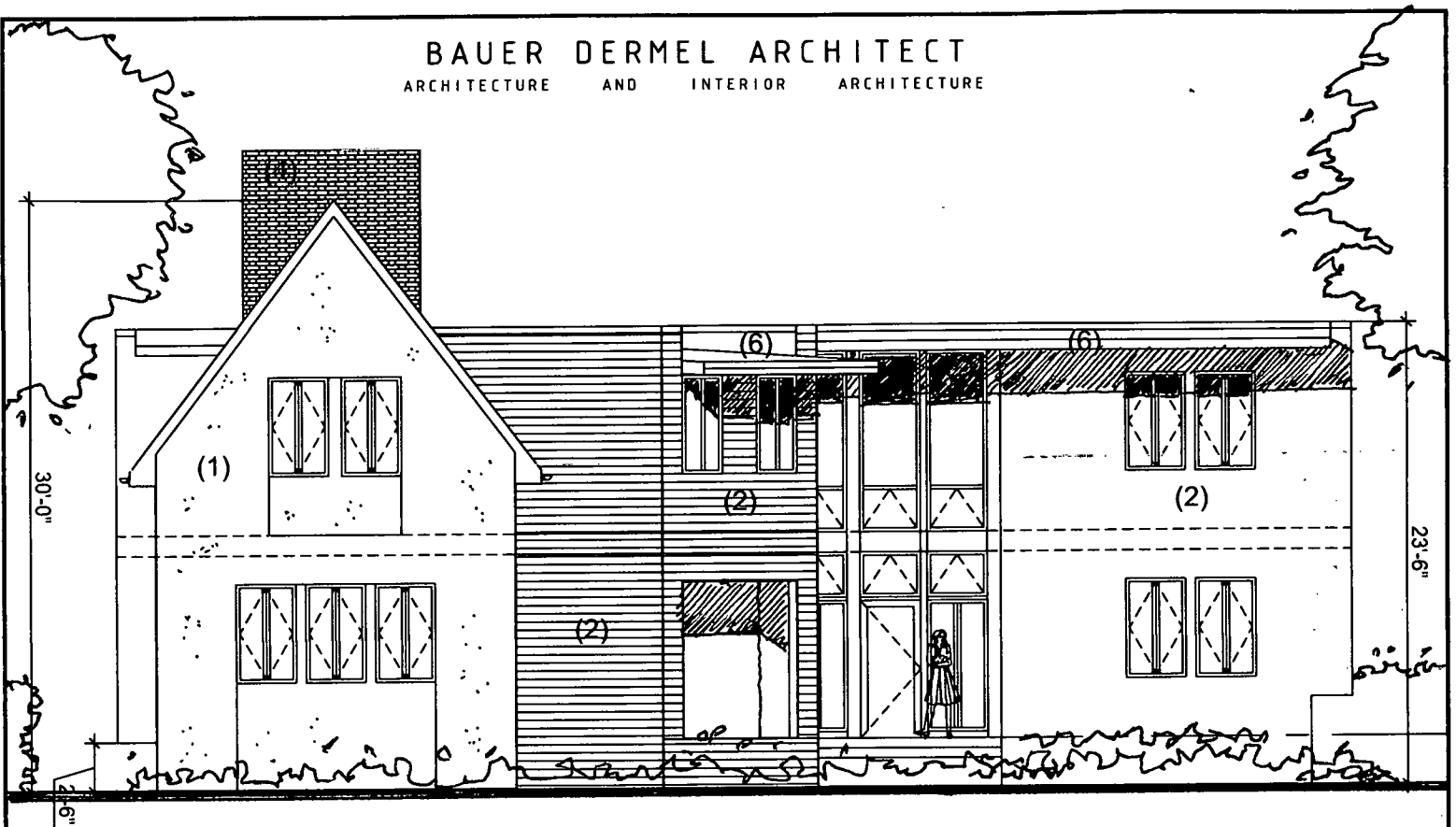
DATE : 09-13-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

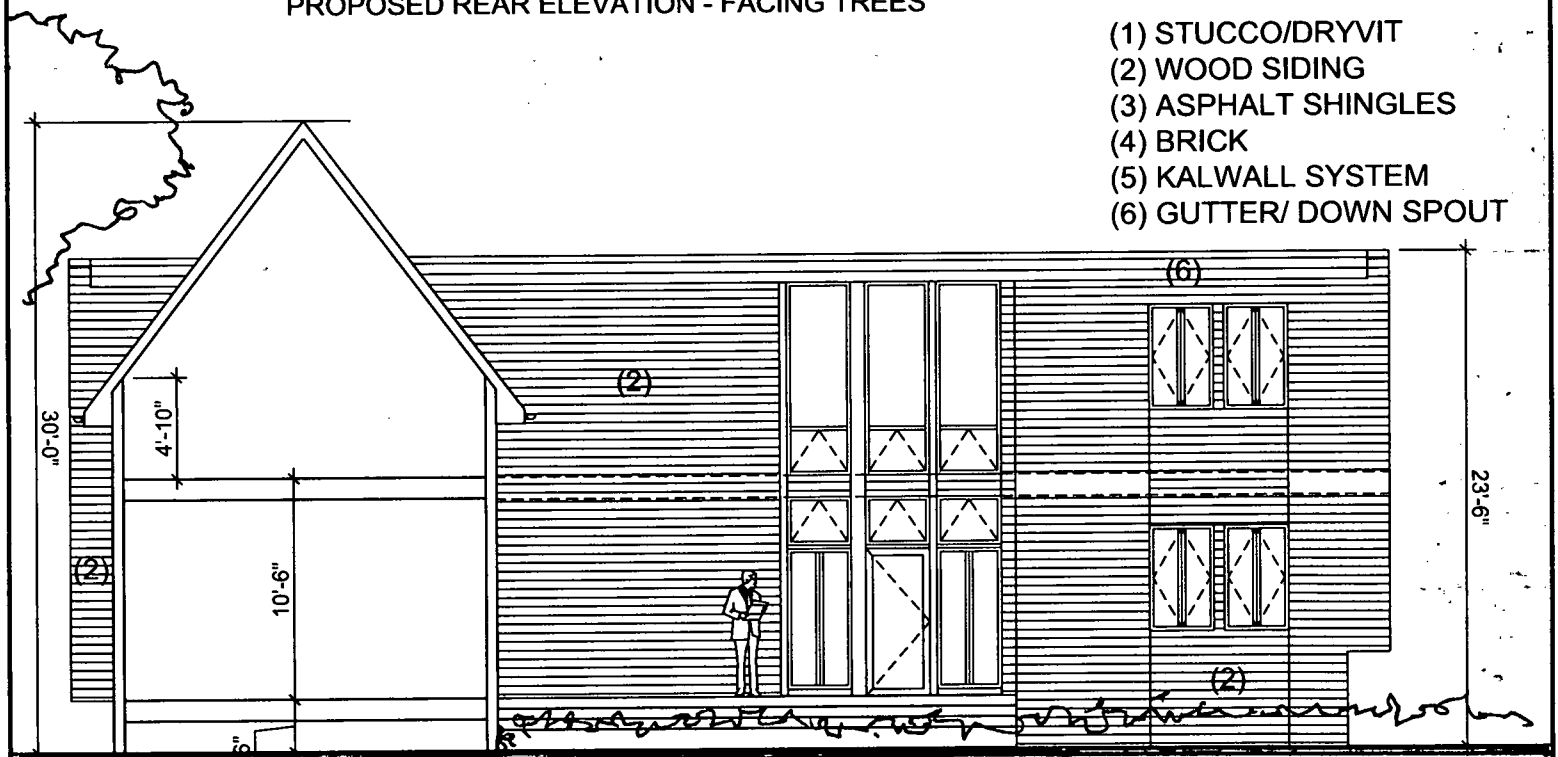
REVISIONS:

DRAWING NUMBER : SKA 104 SHEET 4 OF 6



PROPOSED REAR ELEVATION - FACING TREES

- (1) STUCCO/DRYVIT
- (2) WOOD SIDING
- (3) ASPHALT SHINGLES
- (4) BRICK
- (5) KALWALL SYSTEM
- (6) GUTTER/ DOWN SPOUT



PROPOSED REAR SECTION - FACING TREES

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LEGEND:
EXISTING PARTITIONS ————
NEW PARTITIONS ————
EXISTING PARTITIONS TO BE REMOVED - - - - -

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-13-2010

DRAWING TITLE: PROPOSED ELEVATION / SECTION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 105 SHEET 5 OF 6

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10305 Metropolitan Avenue, Kensington	Meeting Date:	10/6/2010
Resource:	Vacant Lot Capitol View Park Historic District	Report Date:	9/29/2010
Applicant:	Bauer Dermal	Public Notice:	9/22/2010
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Construction of new house		

STAFF RECOMMENDATION

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.

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.

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.

PROPOSAL

The applicant is proposing to construct an approximately 1,700 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 a combination of stucco/dryvit and fiber cement siding, an asphalt shingle roof and vinyl clad exterior wood windows and a Kalwall translucent wall system on the front elevation.

APPLICABLE GUIDELINES

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

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features,

size, scale and proportion, and massing to protect the integrity of the property and its environment.

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) and *Standard #9* outlined above.

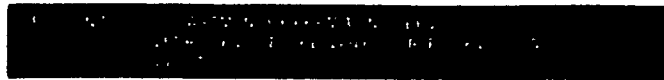
The proposed scale and massing of the building address the street in such a way that it would not impair the character of the historic district. The proposed house is appropriately scaled to avoid competing with the adjacent non-historic house to the right and does not maximize the buildable area of the lot. The subject property is located at the edge of the historic district and surrounded by a protected forest conservation area on two sides; 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.

The HPC must provide the applicant with guidance on the following items:

1. Determine if the proposed design is consistent with Chapter 24-8 (c) and (d) and *Standard #9* outlined above
2. Determine if the material treatments are appropriate for the style and period of the proposed design.

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions to the plans based on comments and feedback from the HPC and staff and return for a Historic Area Work Permit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: BAUER DERMEL
Daytime Phone No.: 703-599-9953

Tax Account No.:
Name of Property Owner: BAUER DERMEL Daytime Phone No.: 703-599-9953
Address: 2311 PIMMIT DRIVE SUITE 702 FALLS CHURCH VA 22043
Contractor: NA Phone No.: NA
Contractor Registration No.: NA
Agent for Owner: NA Daytime Phone No.: NA

LOCATION OF BUILDING/PREMISE

House Number: 10305 Street: METROPOLITAN AVENUE
Town/City: KENSINGTON Nearest Cross Street: MEREDITH AVE / CAPITOL VIEW AVE
Lot: 21 Block: 2 Subdivision: N/A PLAT NO 23397
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [] Alter/Renovate [] A/C [] Stab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [checked] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [checked] Other: NEW SINGLE FAMILY
1B. Construction cost estimate: \$ 250,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [checked] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [checked] 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.

Bauer Dermal
Signature of owner or authorized agent

09-13-2010
Date

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

4

**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:

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:

CONSTRUCTION OF APPROX 2,500 SF SINGLE FAMILY HOUSE
WOOD FRAME W/ STUCCO & SIDING. CONCL. FOUNDATION
NO BASEMENT. NO ADVERSE ENVIRONMENTAL EFFECT. SEVERAL
EXISTING TREES WILL BE KEPT IN PLACE. PERMEABLE PAVING (GRAVEL)
OR GRASSCRETE. GABLE & FLAT ROOF.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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 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

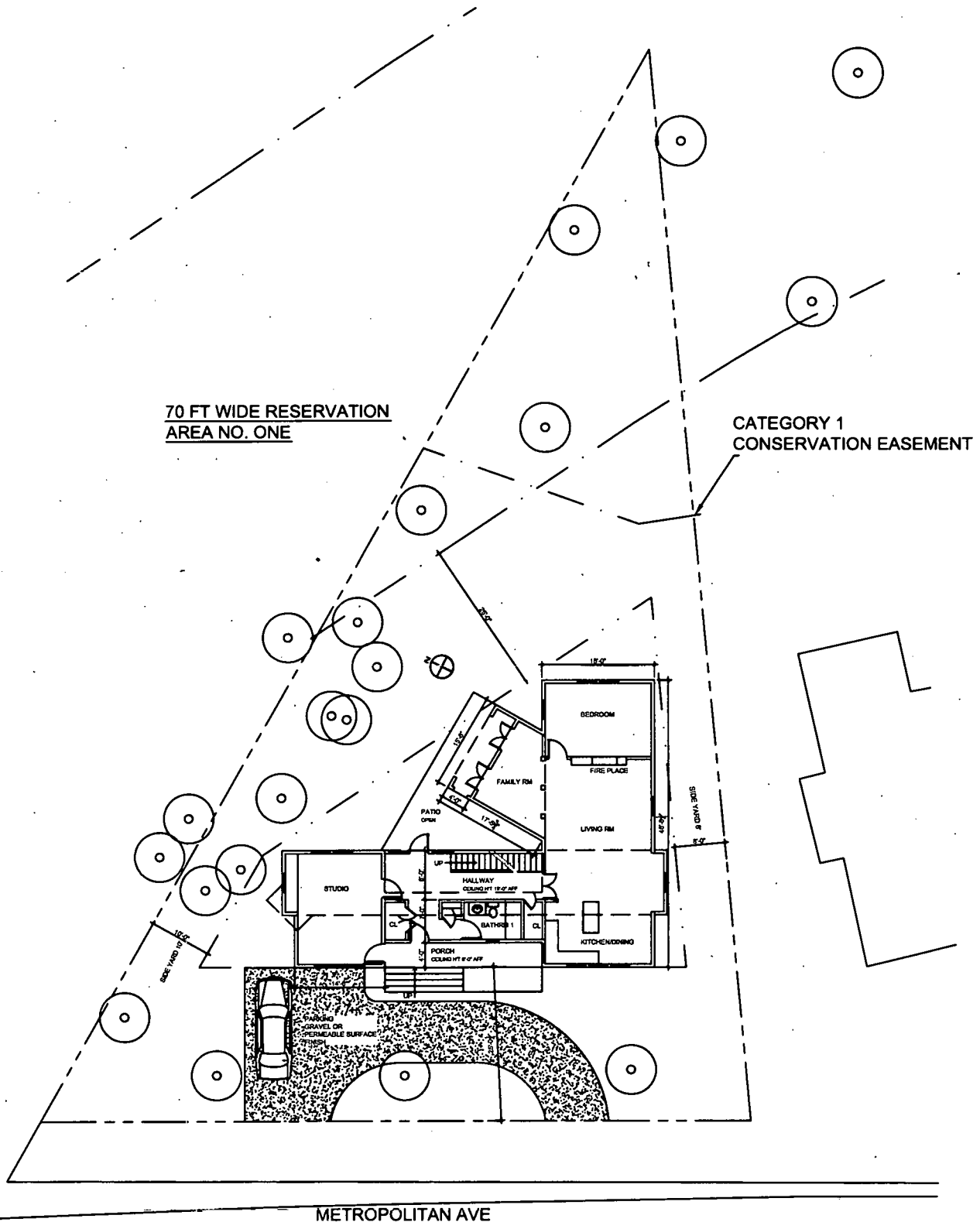
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

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

Owner's mailing address BAUER DERMEL 2311 PIMMIT 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 AVE KENSINGTON, MD 20895-2941	

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

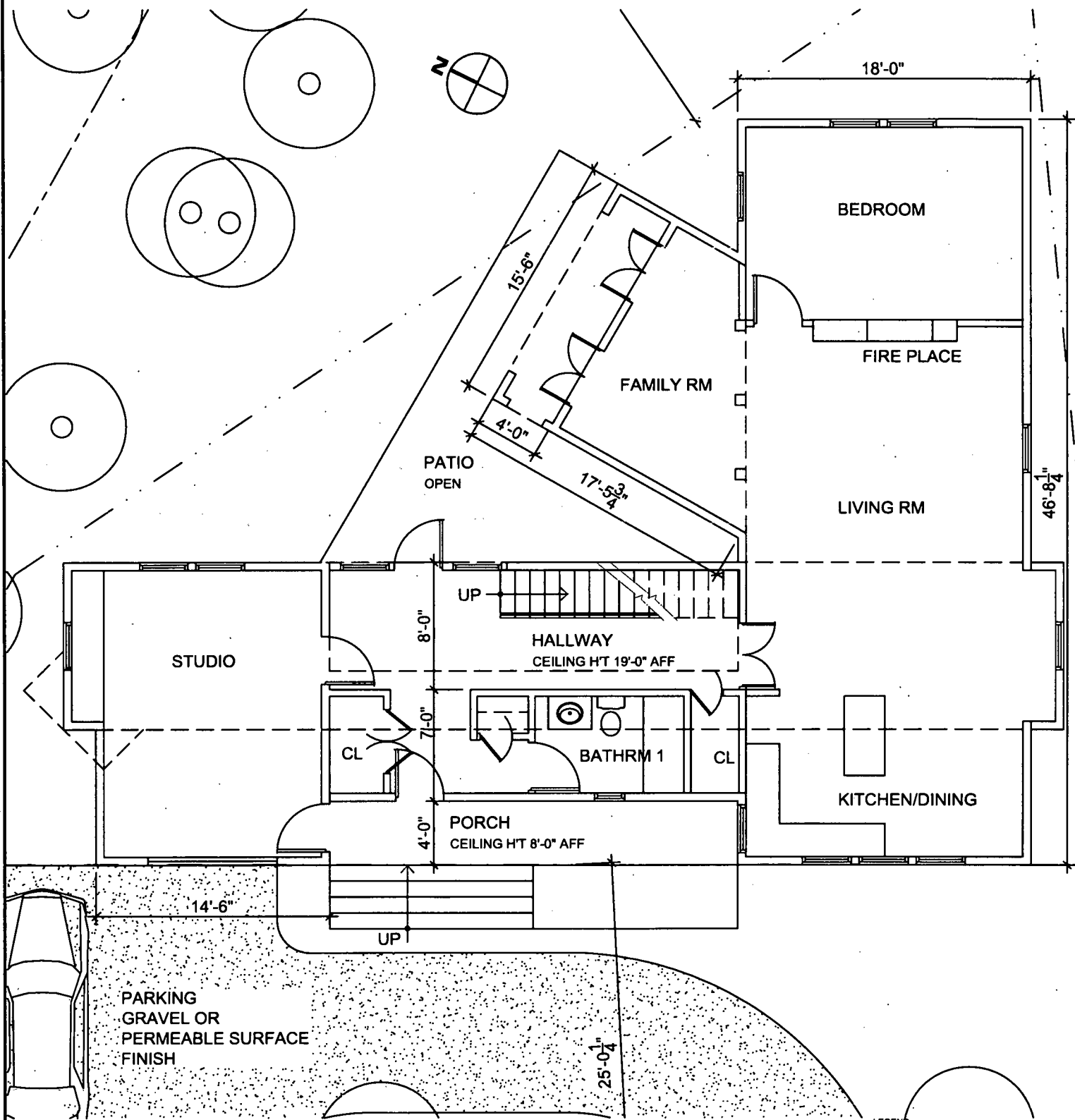
LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010

DRAWING TITLE: PROPOSED SITE PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 101 SHEET 1 OF 7

BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
1. ALL DIMENSIONS ARE APPROXIMATE
2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
3. NOT FOR CONSTRUCTION

LEGEND:
EXISTING PARTITIONS (dashed line)
NEW PARTITIONS (solid line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

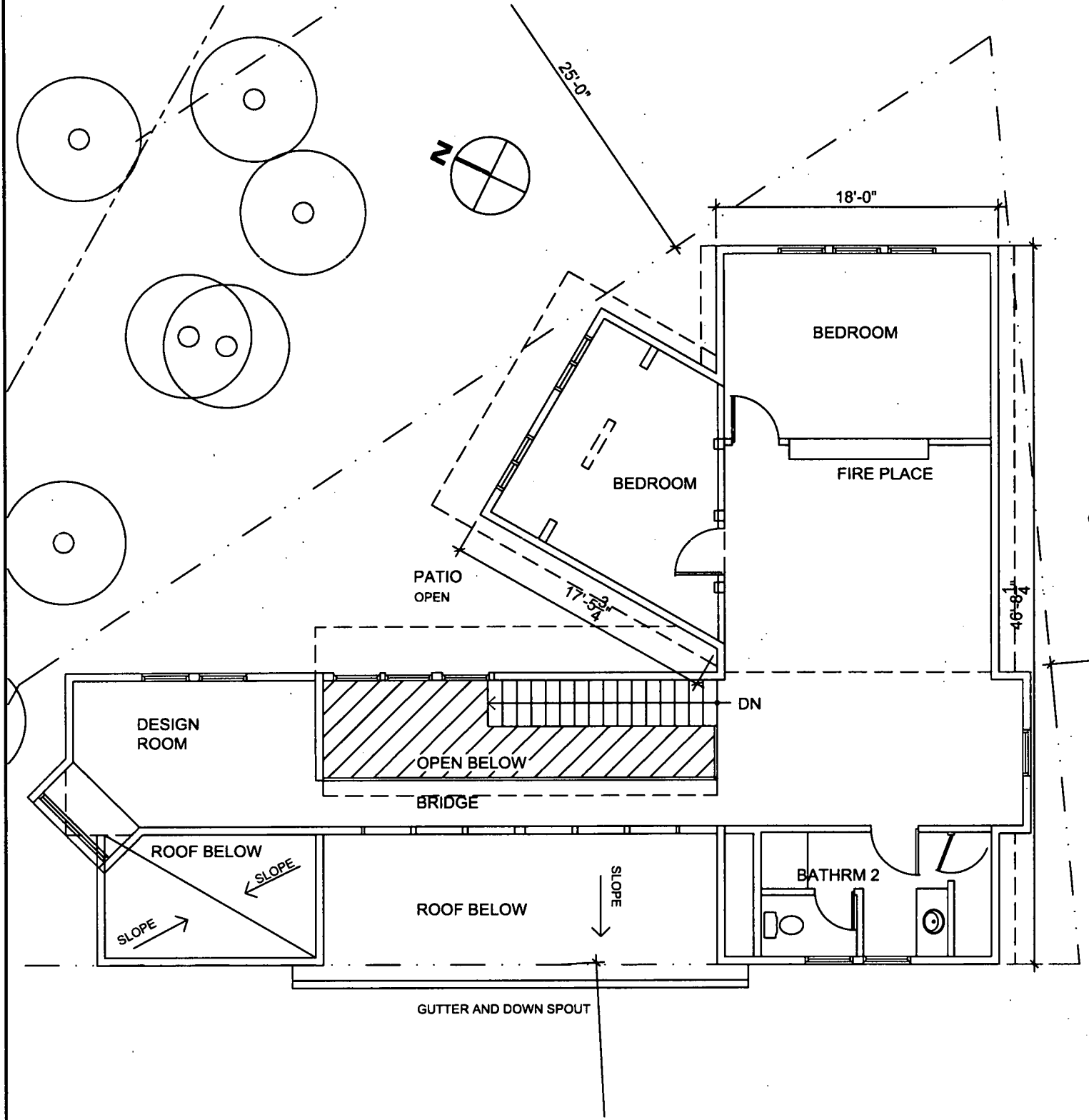
PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010

DRAWING TITLE : PROPOSED FIRST FLOOR PLAN SCALE : NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 7



BAUER DERMEL ARCHITECT
ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
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3. NOT FOR CONSTRUCTION

LEGEND:
EXISTING PARTITIONS (dashed line)
NEW PARTITIONS (solid line)
EXISTING PARTITIONS TO BE REMOVED (dotted line)

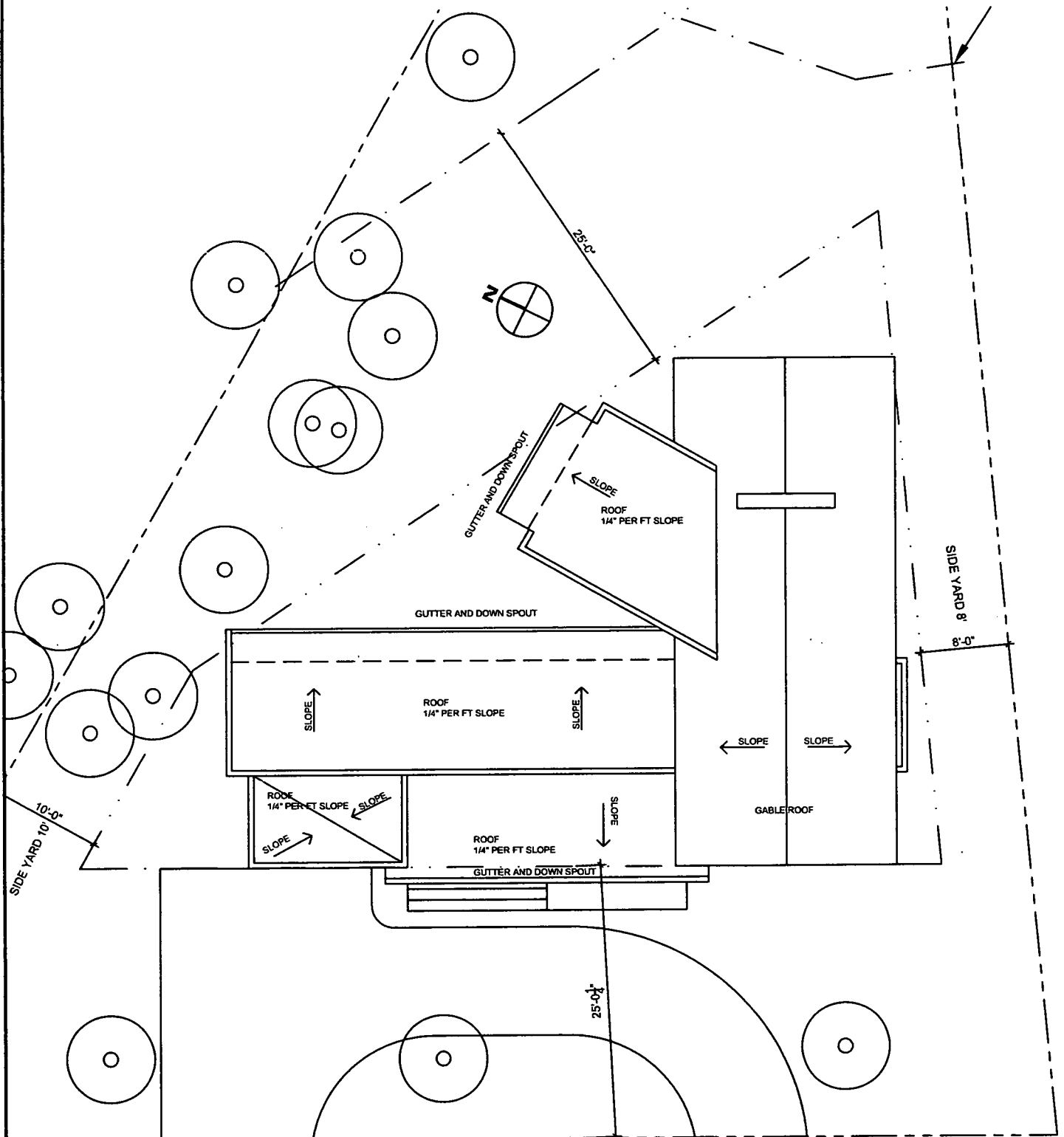
PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-20-2010

DRAWING TITLE : PROPOSED SECOND FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 103 SHEET 3 OF 7

9

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



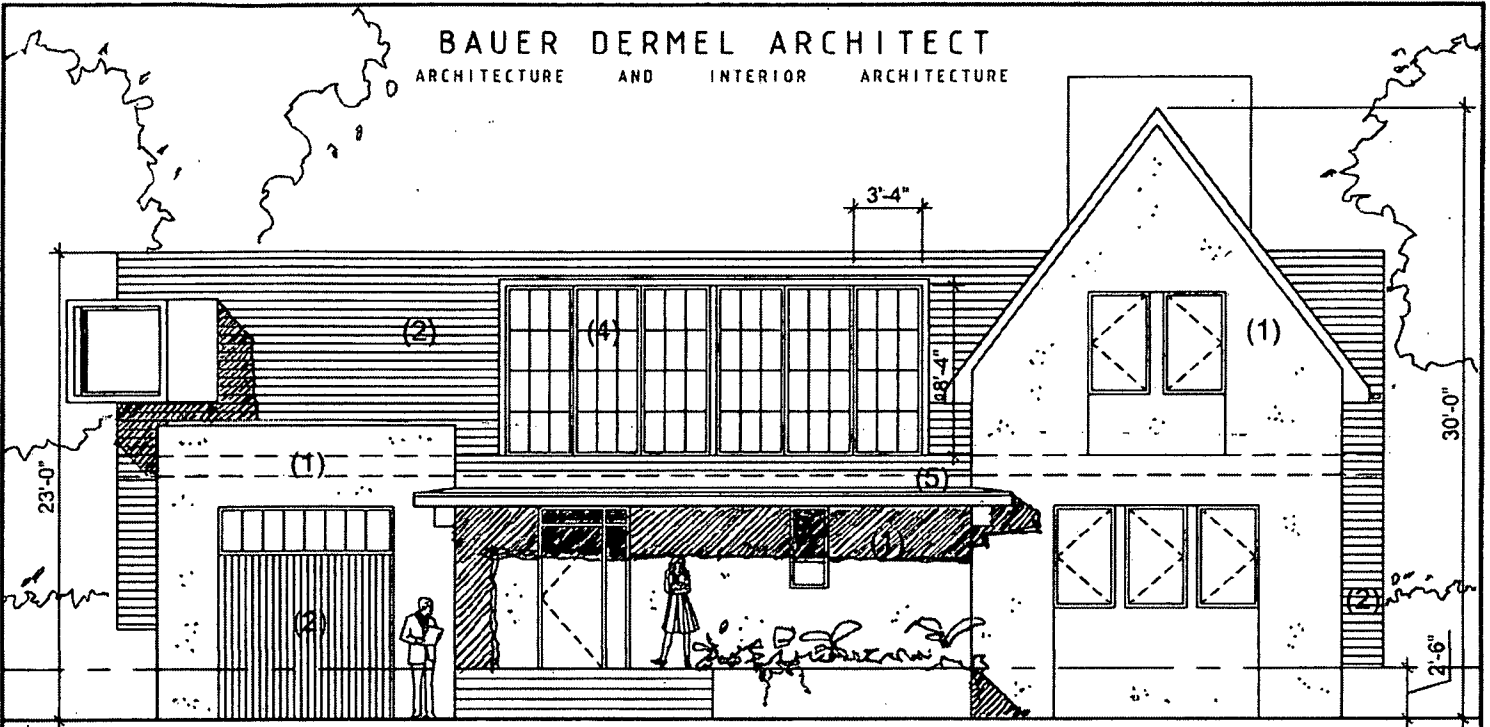
NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
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LEGEND:
 EXISTING PARTITIONS
 NEW PARTITIONS
 EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 **DATE :** 09-13-2010

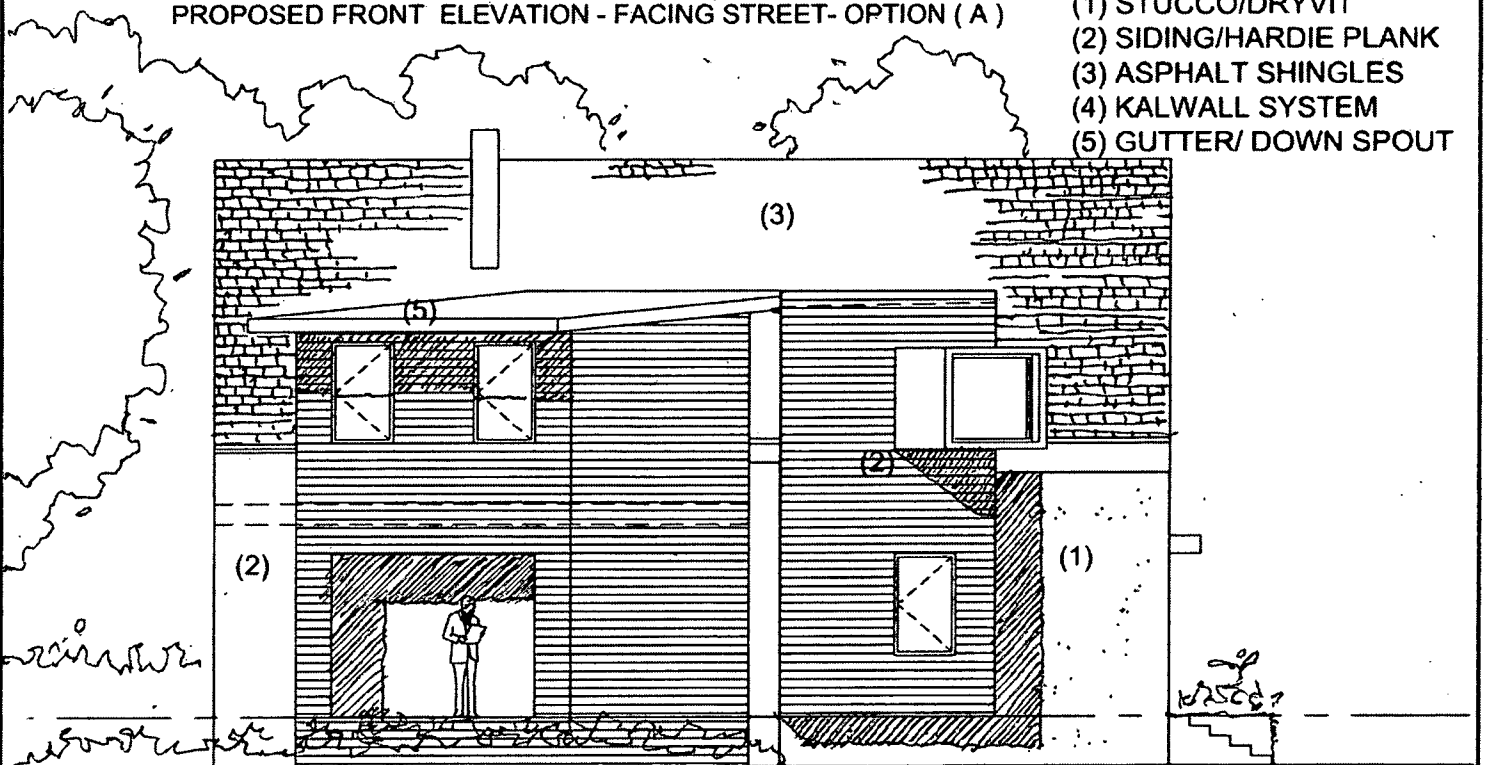
DRAWING TITLE: PROPOSED ROOF PLAN **SCALE:** NTS

REVISIONS: **DRAWING NUMBER :** SKA 106 SHEET 6 OF 6



PROPOSED FRONT ELEVATION - FACING STREET- OPTION (A)

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



PROPOSED SIDE ELEVATION - FACING TREES

NOTE:
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LEGEND:
EXISTING PARTITIONS
NEW PARTITIONS
EXISTING PARTITIONS
TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

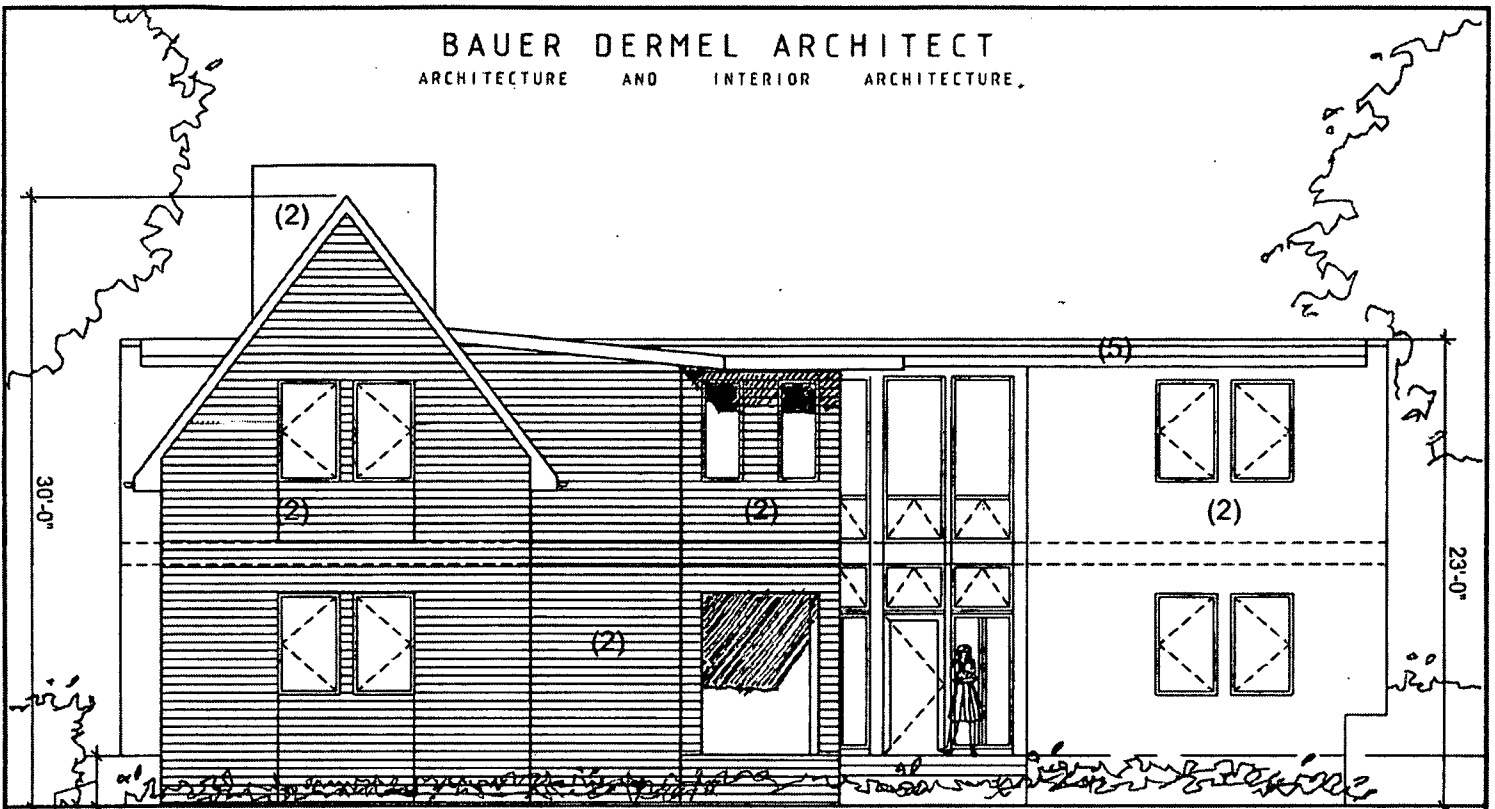
DATE : 09-20-2010

DRAWING TITLE: PROPOSED ELEVATIONS (OPTION A)

SCALE: NTS

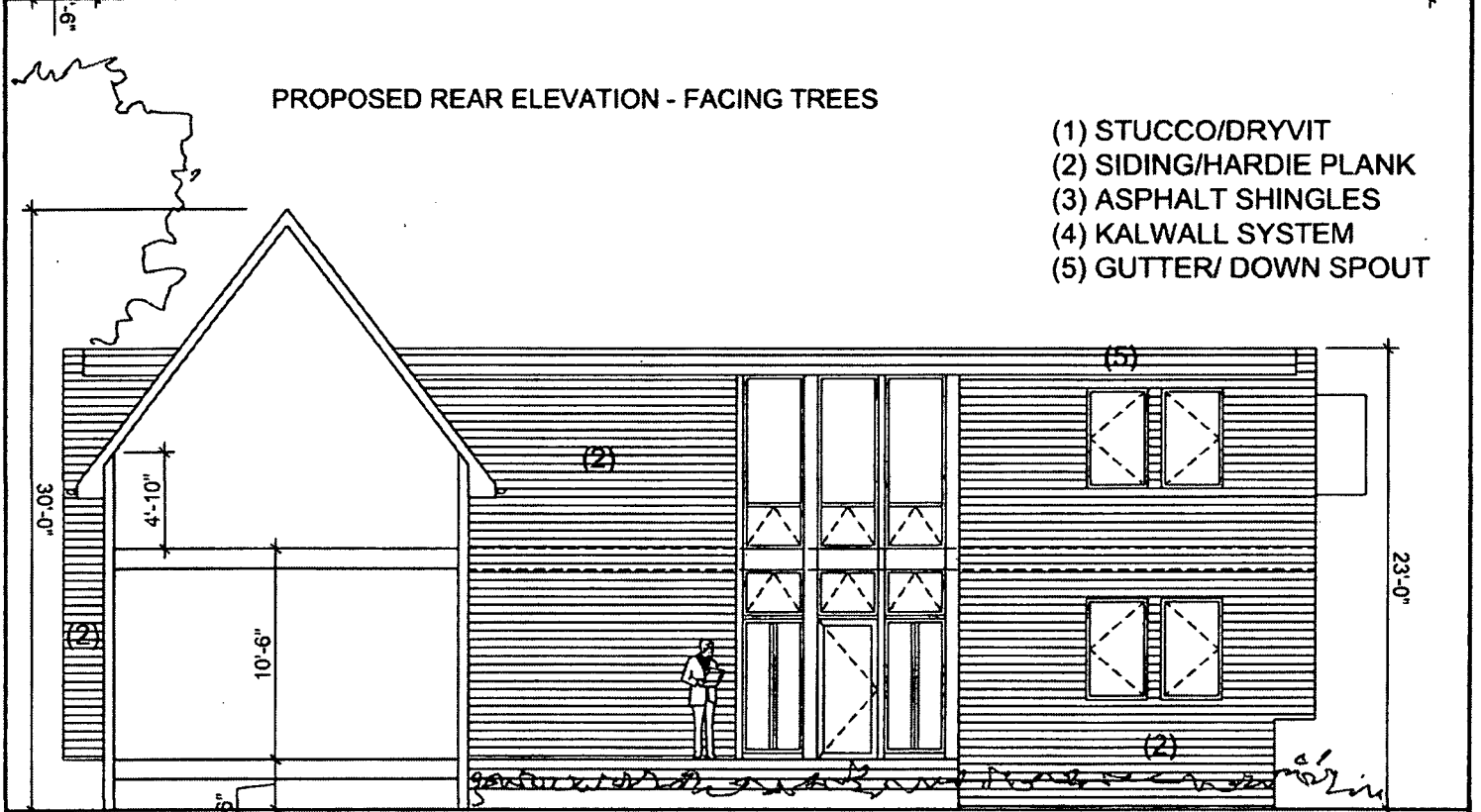
REVISIONS:

DRAWING NUMBER : SKA 104A SHEET 4 OF 7



PROPOSED REAR ELEVATION - FACING TREES

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



PROPOSED REAR SECTION - FACING TREES

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 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS ————
 EXISTING PARTITIONS TO BE REMOVED =====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

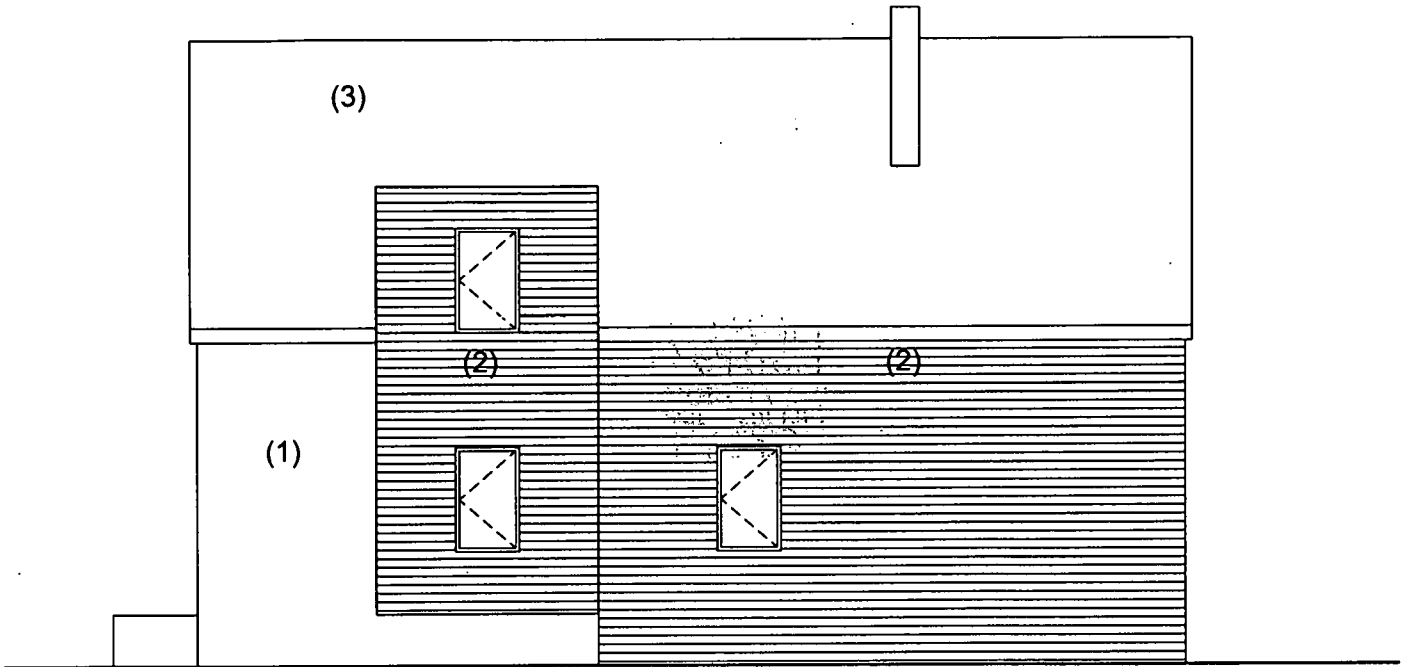
DATE : 09-20-2010

DRAWING TITLE: PROPOSED ELEVATION / SECTION

SCALE: NTS

REVISIONS:




DRAWING NUMBER : SKA 105 SHEET 5 OF 7



SIDE ELEVATION- FACING NEIGHBOR

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

NOTE:
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LEGEND:
 EXISTING PARTITIONS 
 NEW PARTITIONS 
 EXISTING PARTITIONS
 TO BE REMOVED 

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

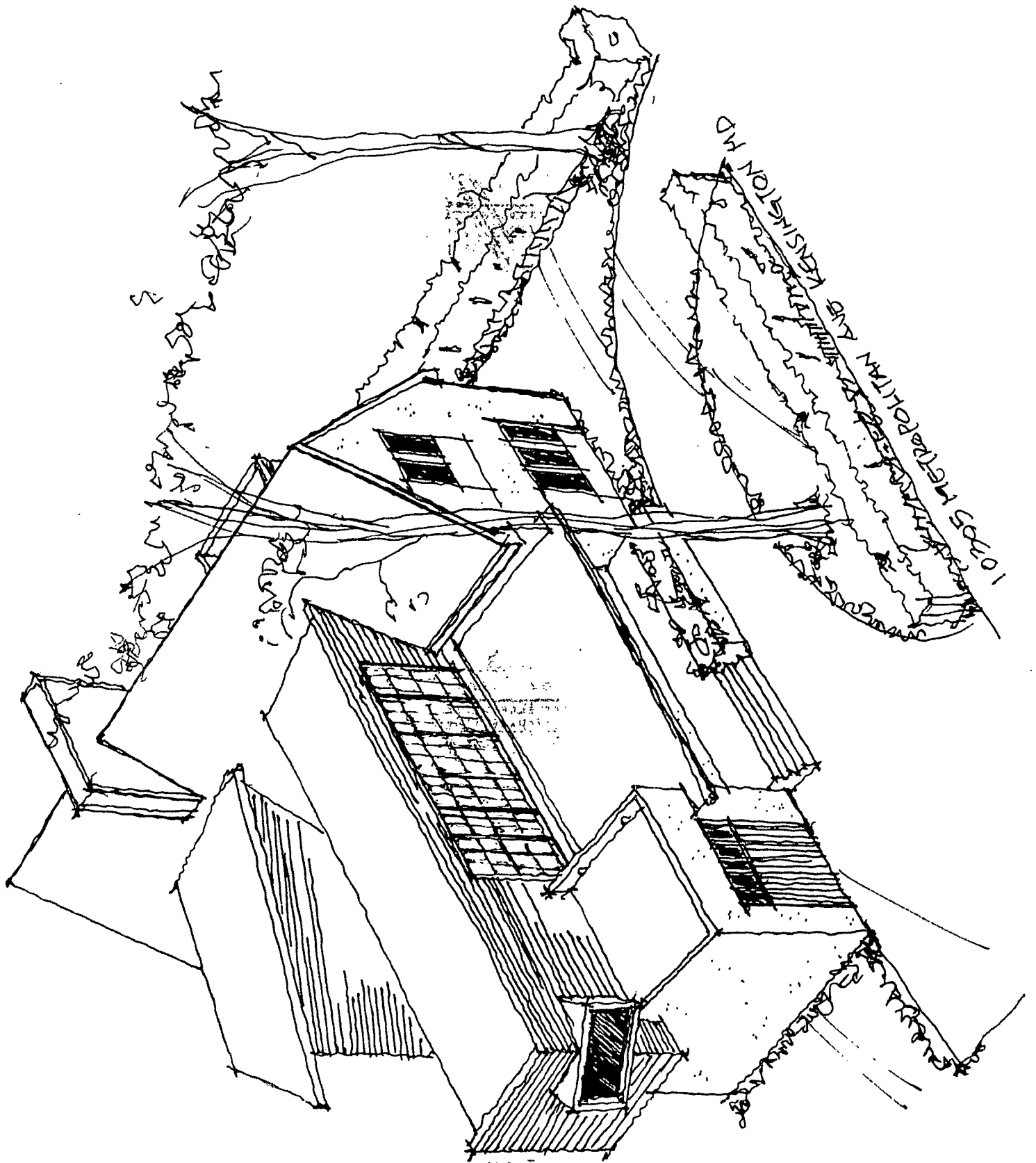
DATE : 09-21-2010

DRAWING TITLE: PROPOSED ELEVATIONS

SCALE: NTS

REVISIONS:

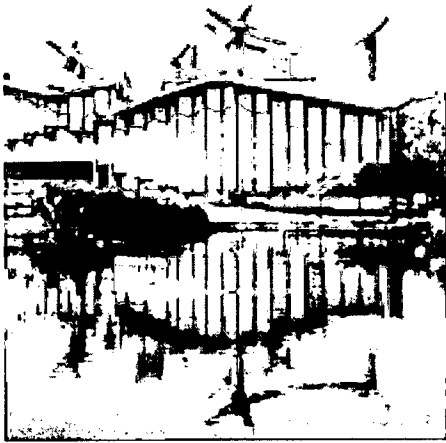
DRAWING NUMBER : SKA 107 SHEET x OF 7



10155 MERRILL PARK AVENUE KENSINGTON M.D.

REVISIONS
NO. 1
DATE

Since 1955
Kalwall[®]
...light-years Ahead![™]



*Shin'enKan Pavilion for Japanese Art, Los Angeles, CA
 Bruce Goff, Designer; Bart Prince, Architect*



*Blackfoot Crossing Historical Park, Alberta, Canada
 Goodfellow Architecture Ltd.*



*Mona Shores High School, Monn Shores, MI
 URS Greiner, Architects*

Kalwall[®], developed and manufactured in the U.S.A. for over fifty years, is a highly insulating, diffuse-light-transmitting composite. A matrix of glass prisms inherent in Kalwall absorbs external light levels and redistributes an interior Museum-quality Daylighting[™] that virtually eliminates glare, hot spots and shadows. Introducing natural daylight into any space is beneficial to health, productivity and general well-being.

Kalwall's unique construction reduces solar gain while at the same time maximizing thermal insulation with resultant cost and environmental benefits.

Kalwall is rated a green and sustain-

able building component because of the way it is manufactured and its material composition. It reduces both the environmental impact of the building process and the building's energy consumption. Importantly, it makes a substantial contribution to providing a safer and healthier indoor climate.

No other fenestration or system matches the performance of Kalwall.

Powerful Advantages

- **Maximum Environmental Benefits**
- **Proven Structural Integrity**
- **Demanding Code Compliance**
- **Design and Aesthetic Flexibility**
- **System Reliability and Integrity... for over 50 years!**



*Farm Bureau Credit Union, Goshien, IN; Leedy/Cripe Architects
 DesignBuilder, DJ Construction Co., Inc.; Photo by Michael Dailey, Dailey Photo*

Sustainable... LEED[®] Contributor

Cover photo: Walla Walla Community College, William A. Grant Water & Environmental Center, Walla Walla, WA; ALSC Architects; Photo ©Explosive Illusions.com Lower left: Academy of Information Technology and Engineering at Rippowam Campus, Stamford, CT, Fuller and D'Angelo, P.C. Architects and Planners Lower right: Blackburn College, Lancashire, UK; DLA Architecture

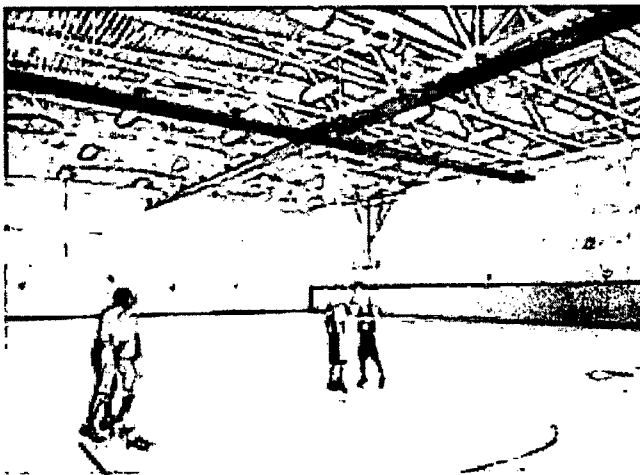
The most highly insulating daylighting system in the world!

What Kalwall is...

The primary element of the Kalwall System is a flat or curved, structural composite sandwich panel formed by permanently bonding specially formulated, fiberglass-reinforced translucent faces to a grid core constructed of interlocked, structural aluminum/composite, thermally broken I-beams.

The natural thermal properties of the sandwich panel can deliver increased energy performance by the inclusion of translucent fiberglass "batts" or aerogel during the manufacturing process and by specifying a fully thermally broken grid core. U-value options range from .29 to .05 (1.57 to .28 W/m²K) by NFRC for the 2 3/4" (70 mm) thick panels and .15 or .08 (.83/.45 W/m²K) for 4" (100 mm) thick panels.

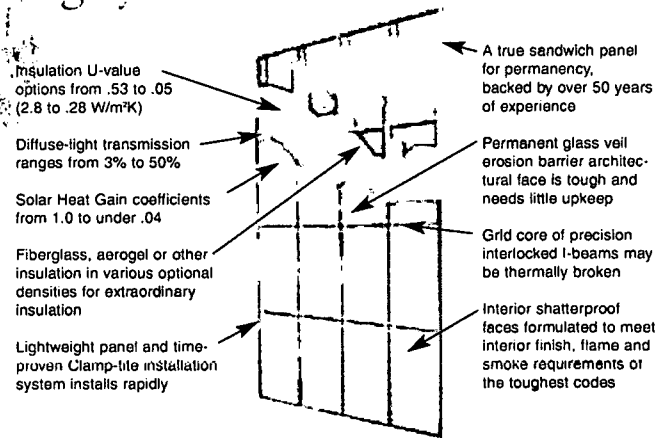
Kalwall panels are installed with the efficient, proven Clamp-tite™ aluminum system



Far Hills Country Day School, Far Hills, NJ
Butler Rogers Baskett Architects; Peter Brown, Woodruff Brown Photography



Milwaukee Zoo Primate House, Milwaukee, WI
Jones & Jones Architects



• Superior Load Capacity

When the wind starts to howl or rain and snow start to accumulate... or if someone walks across a skylight or skyroof, enormous loads push delicate poly-plastic panels far beyond their limit. Warping, buckling and collapsing result, followed by extensive interior damage and even bodily harm. Kalwall's composite panel delivers miraculous performance which can stand up to hurricane-force winds and other loads with ease.



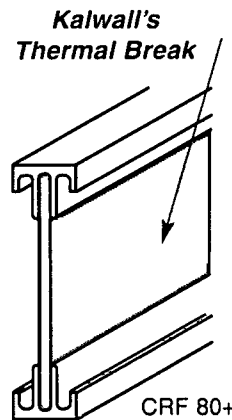
This is NOT possible with competitive systems!

• Weathering/Color Change:

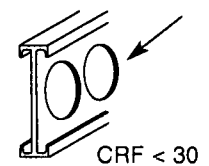
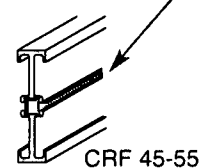
Kalwall's exterior face is made with innovative super-weathering and colorfast resins the full thickness... not a low-grade substrate overlaid with thin plastic film or gel to simulate weatherability. All standard exterior faces include a permanent glass veil erosion barrier to prevent "fiber bloom"!

• Kalwall Structural Thermal Break Composite

- 2 5/8" (68 mm) I-beam • 1 3/4" (44 mm) Non-conductive break
- 4" (100 mm) I-beam • 3" (76 mm) Non-conductive break
- Stronger than aluminum • Passes fire testing to 1200°F
- Superior insulation in panels — U-values as low as .05 (.30 W/m²K)
- Stops condensation — CRF 80+

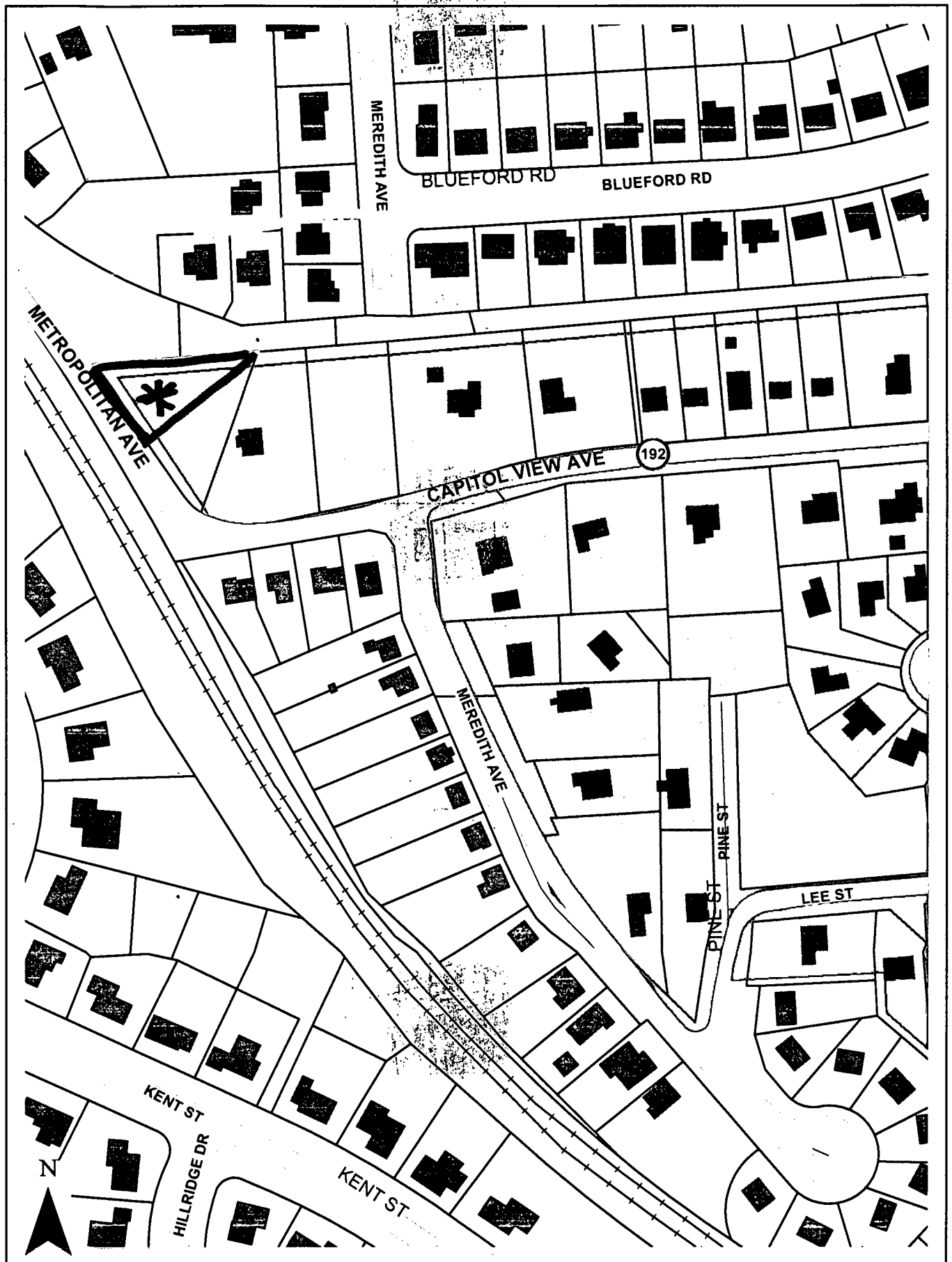


Competing technology does NOT work!



www.kalwall.com 3

10305 Metropolitan Avenue, Kensington



Legend

Master Plan Historic District

10305 METROPOLITAN AVE



PHOTO #1

10305 METROPOLITAN AVE

TO 10301 METROPOLITAN AVE



PHOTO #2

10306 METROPOLITAN AVE

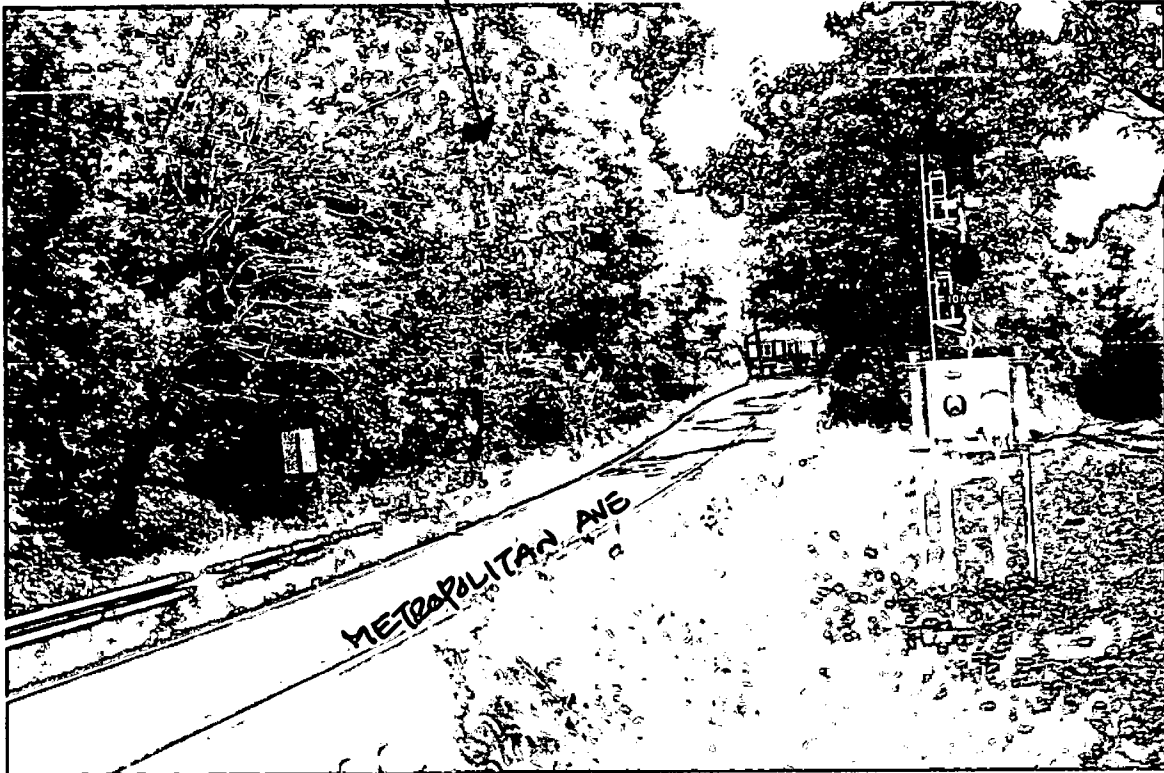


Photo # 3

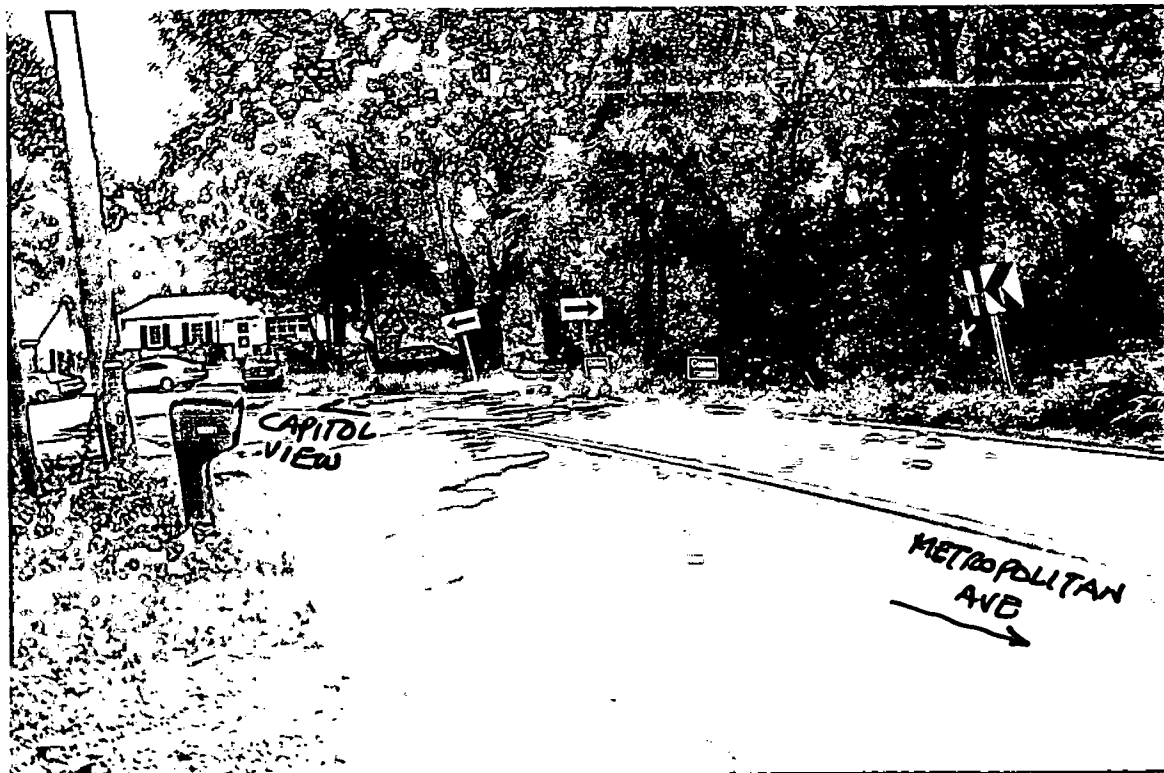


Photo # 4

RAILROAD
TRACKS

Historic Preservation Commission October 6, 2010

Attn: Josh Silver

Preliminary Consultation for 10305 Metropolitan Avenue

The Capitol View Park Citizens Association met and discussed the preliminary consultation for a new house on Metropolitan Avenue in our Historic District. This house will be located on part of the site upon which the historic, restored Dwyer house is located. HPC approved the design of two single family homes in 2006. The Community concurred with this design.

The Board expressed two concerns

- 1) That this new house will be the first structure to be seen when entering our Historic District and
- 2) That any new buildings should not detract from the Historic Dwyer House.

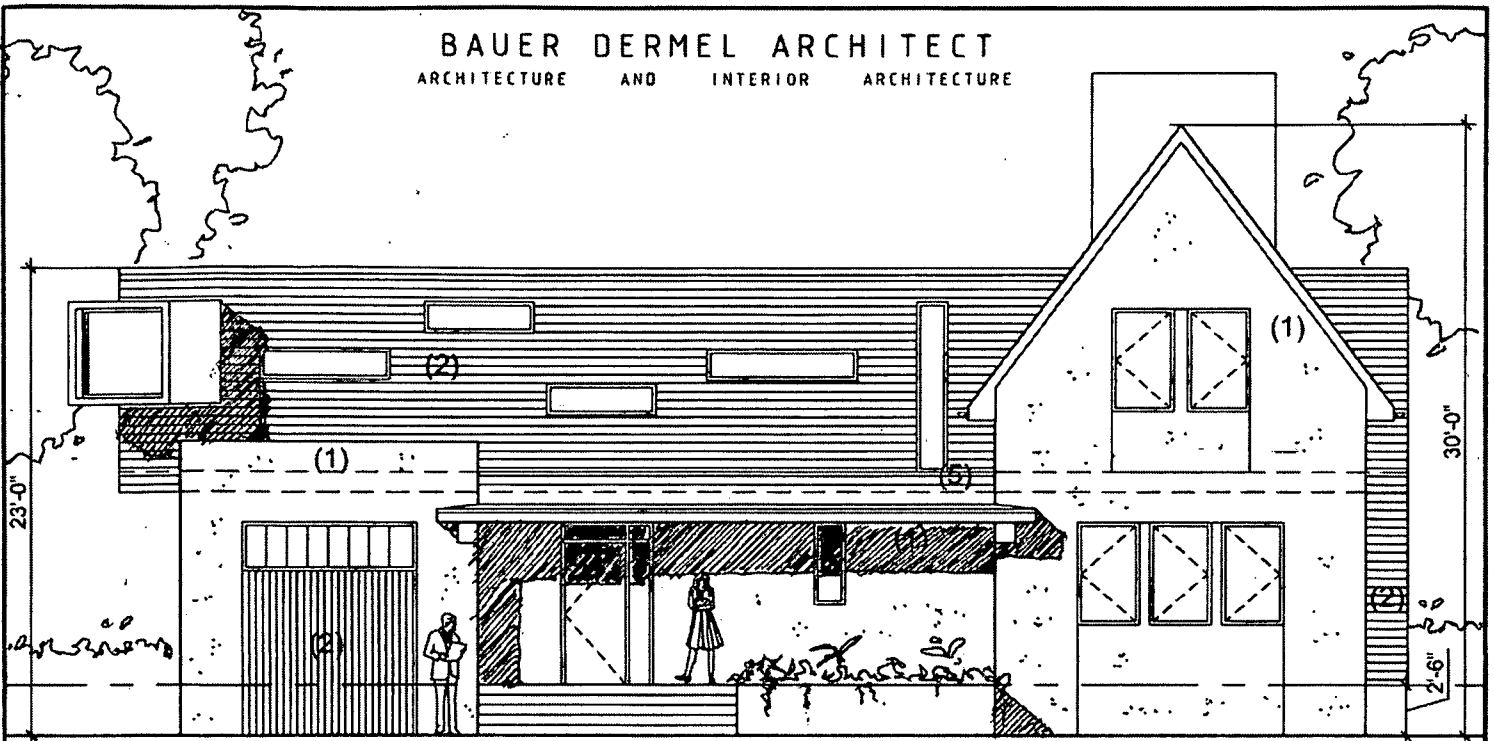
The Historic Review Committee feels that for a proposed house in a neighborhood of houses that the proposed design does not look particularly residential. This is especially true with the large flat-roofed extension on the left side and its industrial-looking entrance, overhang, bank of windows overhead and the second floor window at the northwest corner that juts out at a diagonal. The jutting window seems incongruous. It is also felt that the steep pitch and tall chimney chase of the peaked roof section is too high and not proportional to the rest of the house. The Kalwall window system would look less industrial and more residential if it were reduced in height from 4 to 3 vertical panes. It is suggested that the roofs might be better to be kept consistent whether flat or gable fitting in better with the rest of the neighborhood.

Thus said, it is pointed out that this is an imaginative, innovative design, green and that infill housing of different eras or creative design is what makes many neighborhoods interesting, Capitol View Park included.

We look forward to comments and feedback from HPC and Staff on this important house and will respond when the HAWP is submitted.

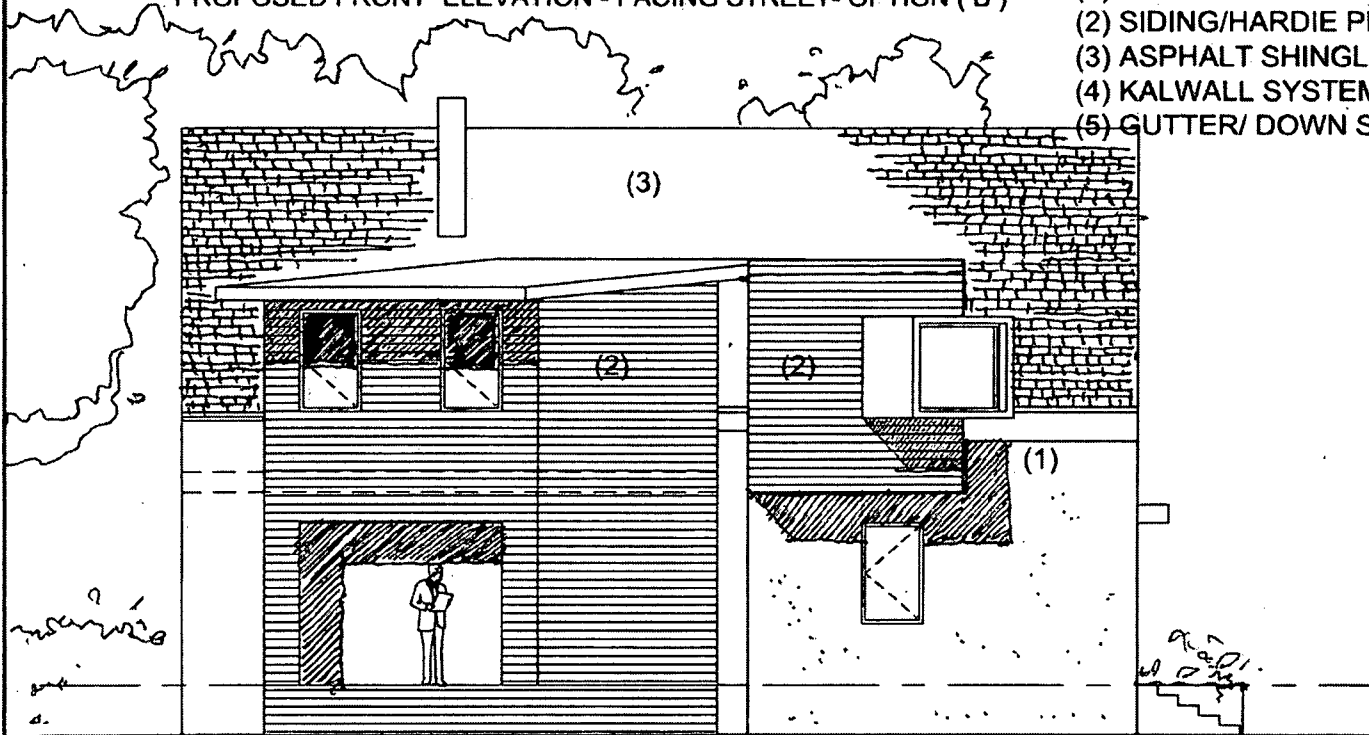
Michelle Forzley, President, the Capitol View Park Citizens Association

Carol Ireland and Duncan Tebow, Co-chairs, the Capitol View Park Historical Review Committee



PROPOSED FRONT ELEVATION - FACING STREET- OPTION (B)

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



PROPOSED SIDE ELEVATION - FACING TREES- OPTION (B)

NOTE:

- 1. ALL DIMENSIONS ARE APPROXIMATE
- 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
- 3. NOT FOR CONSTRUCTION

LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

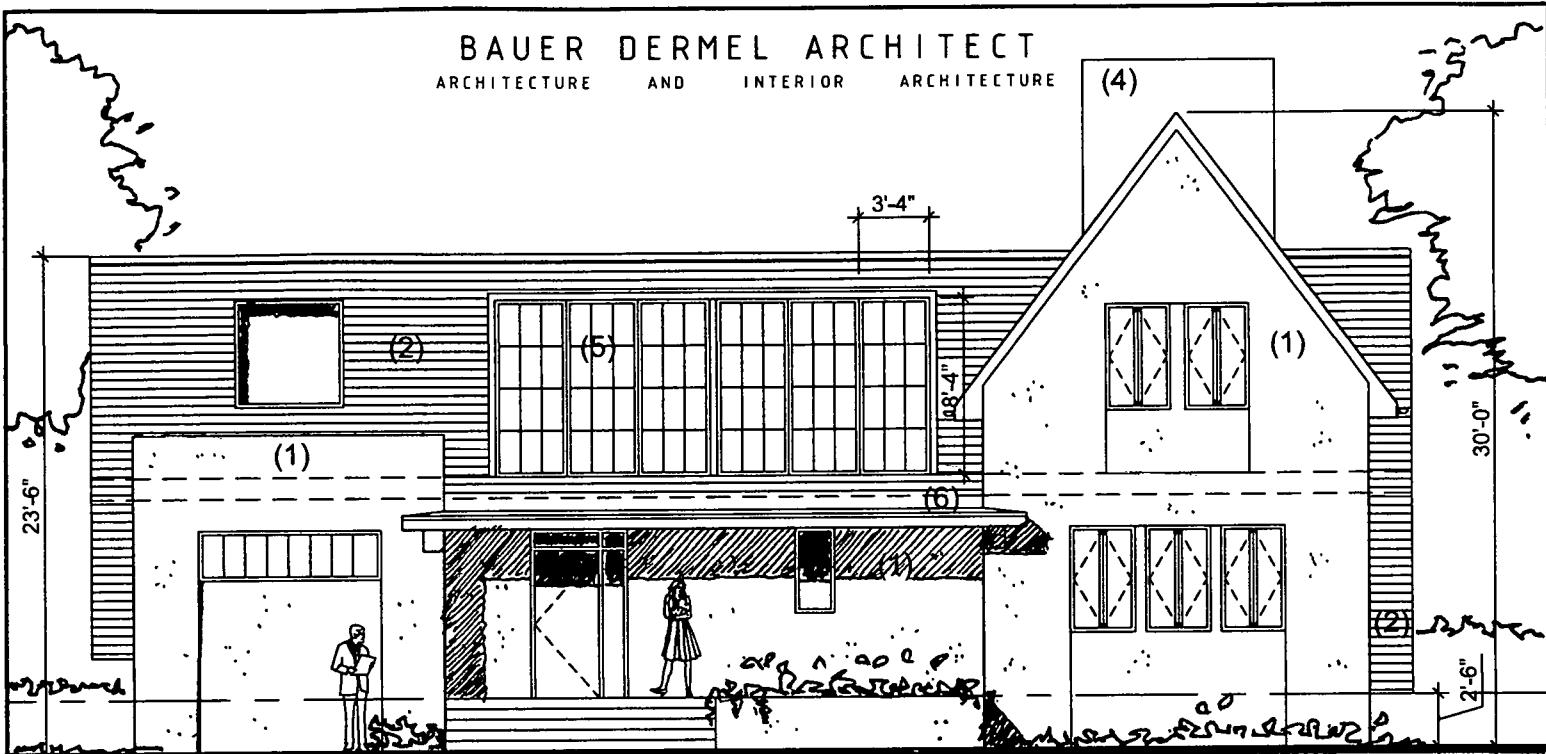
DATE : 09-20-2010

DRAWING TITLE: PROPOSED ELEVATIONS (OPTION B)

SCALE: NTS

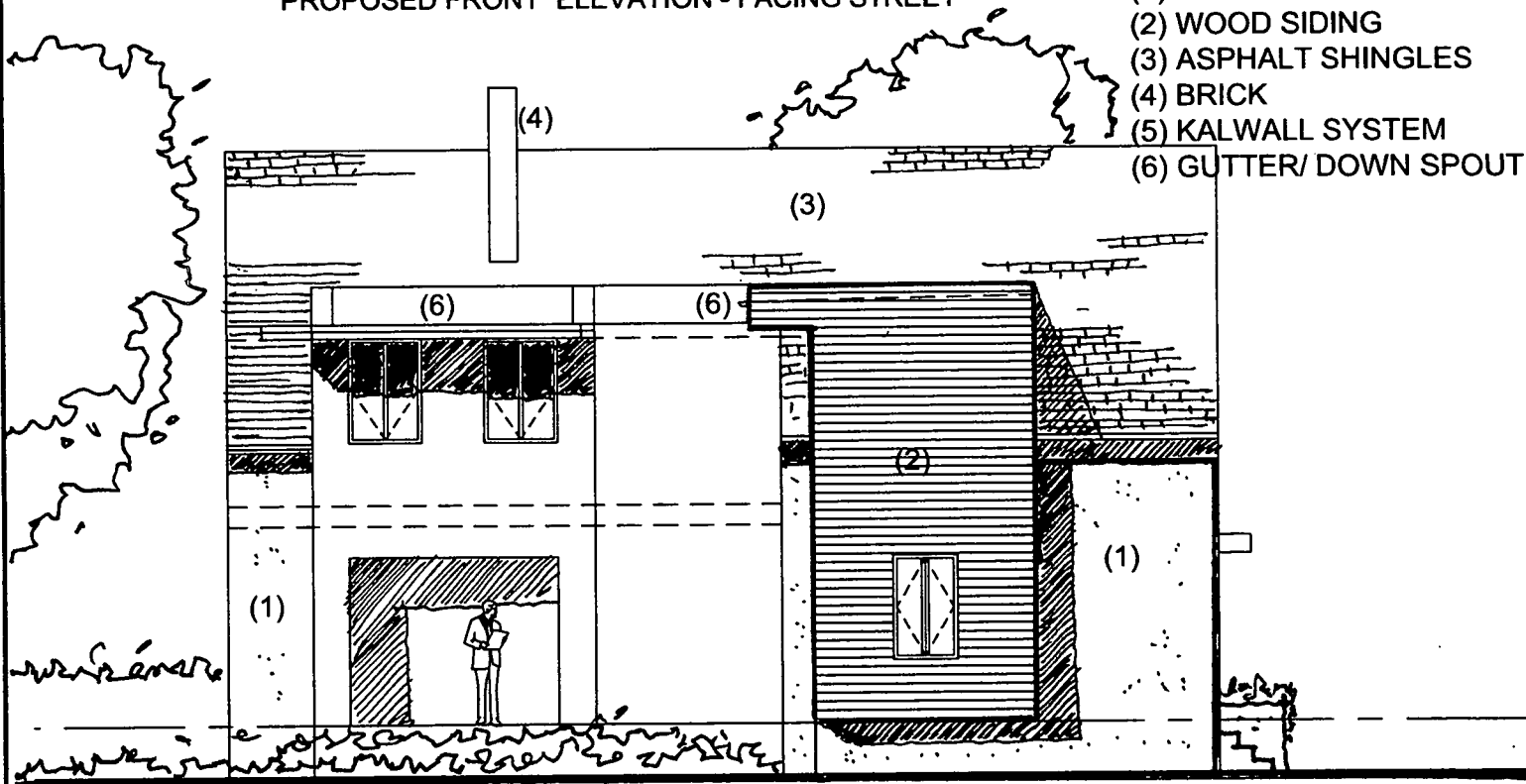
REVISIONS:

DRAWING NUMBER : SKA 104B SHEET ⁴⁸ OF 7



PROPOSED FRONT ELEVATION - FACING STREET

- (1) STUCCO / DRYVIT
- (2) WOOD SIDING
- (3) ASPHALT SHINGLES
- (4) BRICK
- (5) KALWALL SYSTEM
- (6) GUTTER/ DOWN SPOUT



PROPOSED SIDE ELEVATION - FACING TREES

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LEGEND:

- EXISTING PARTITIONS
- NEW PARTITIONS
- EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

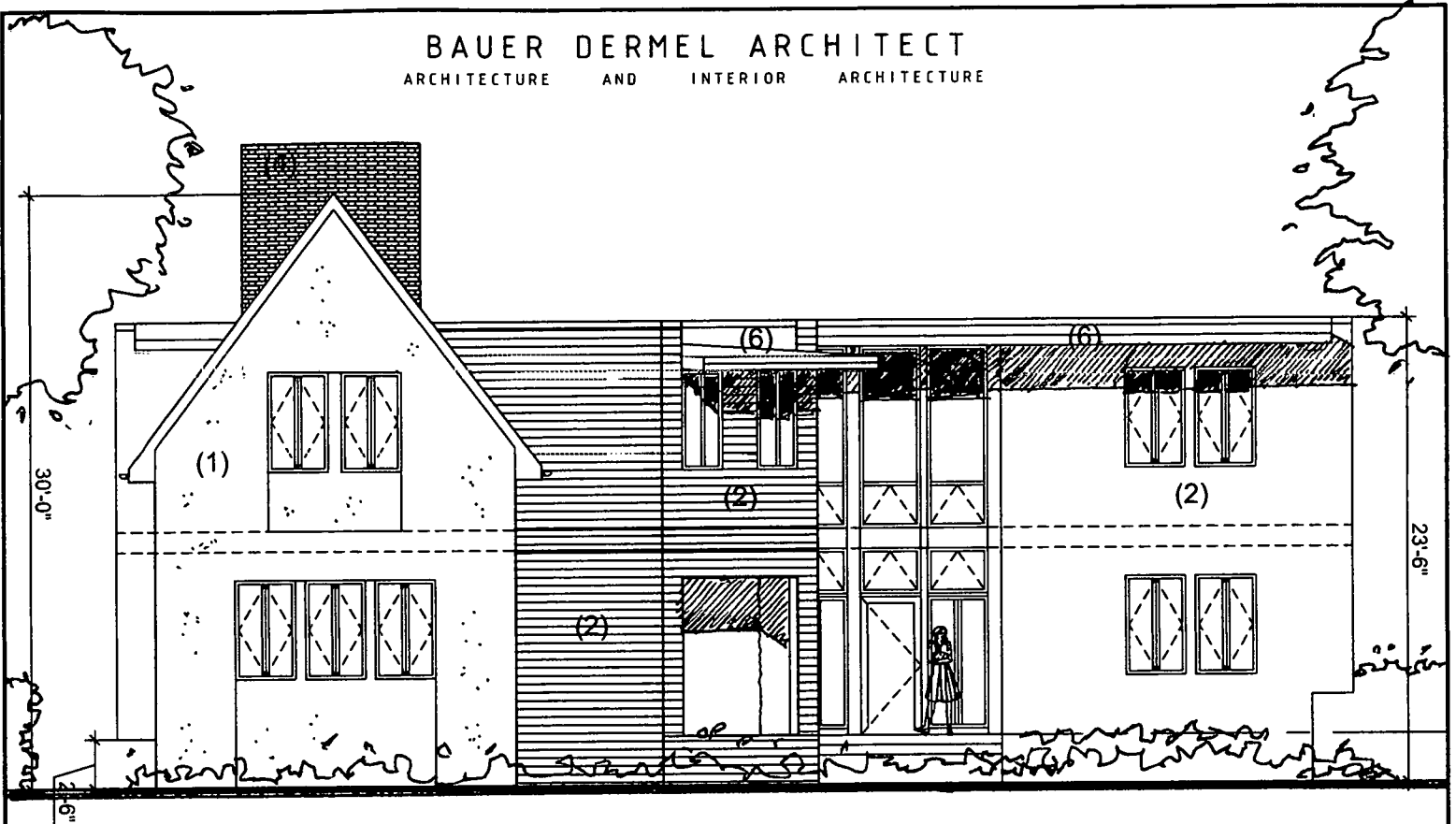
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SCALE: NTS

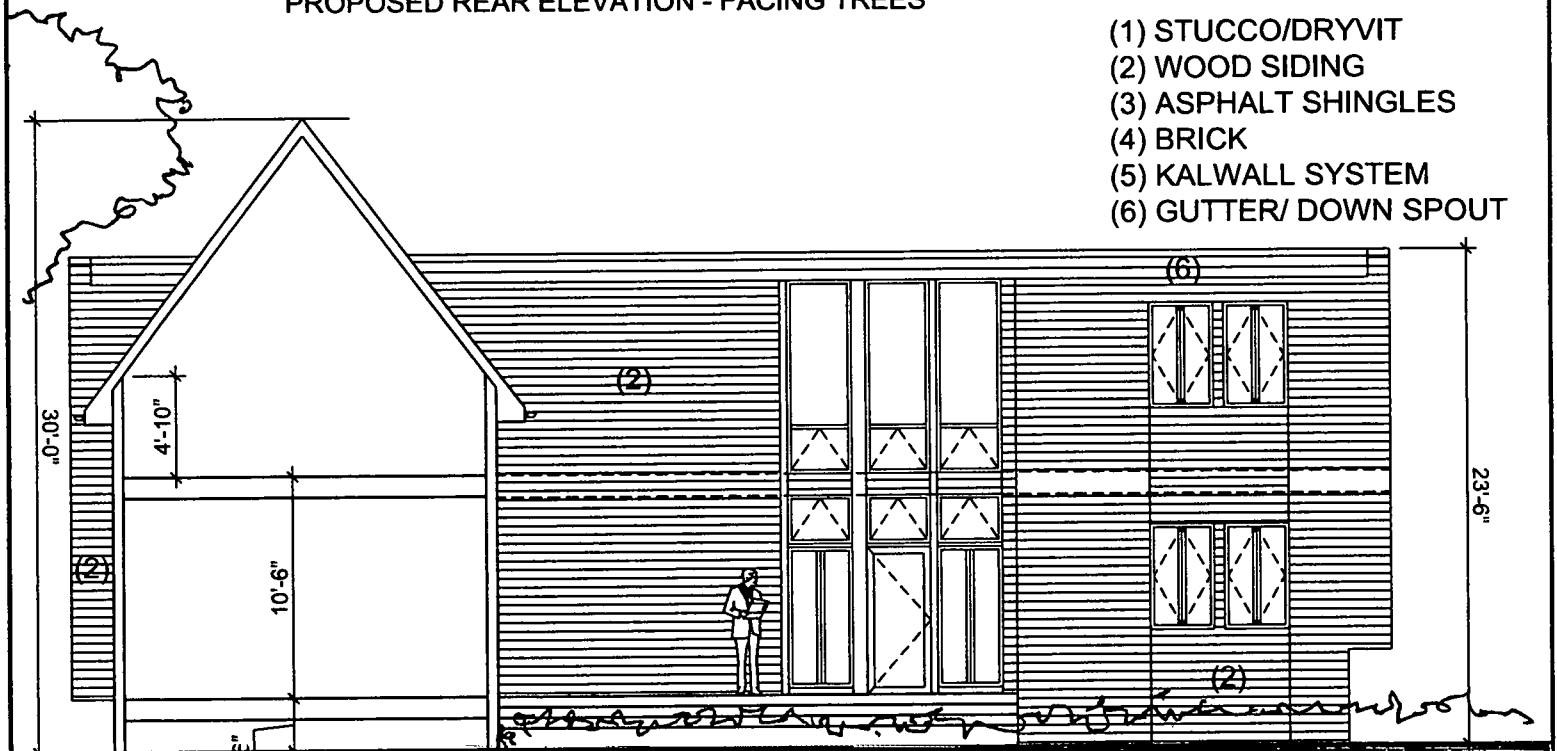
REVISIONS:

DRAWING NUMBER : SKA 104 SHEET 4 OF 6



PROPOSED REAR ELEVATION - FACING TREES

- (1) STUCCO/DRYVIT
- (2) WOOD SIDING
- (3) ASPHALT SHINGLES
- (4) BRICK
- (5) KALWALL SYSTEM
- (6) GUTTER/ DOWN SPOUT



PROPOSED REAR SECTION - FACING TREES

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LEGEND:
 EXISTING PARTITIONS ————
 NEW PARTITIONS ————
 EXISTING PARTITIONS
 TO BE REMOVED =====

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-13-2010

DRAWING TITLE: PROPOSED ELEVATION / SECTION

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 105 SHEET 5 OF 6

BAUER DERMEL ARCHITECT

Architecture and Interior Architecture

2311 Pimmit Drive
Suite 702
Falls Church Virginia 22043

T: 703 599 9953 F: 888 258 0133
bdermel@bauerdermel-architect.com

2311 PIMMIT DRIVE • SUITE 702 • FALLS CHURCH • VA 22043 TEL • 703 599 9953
bdermel@bauerdermel-architect.com

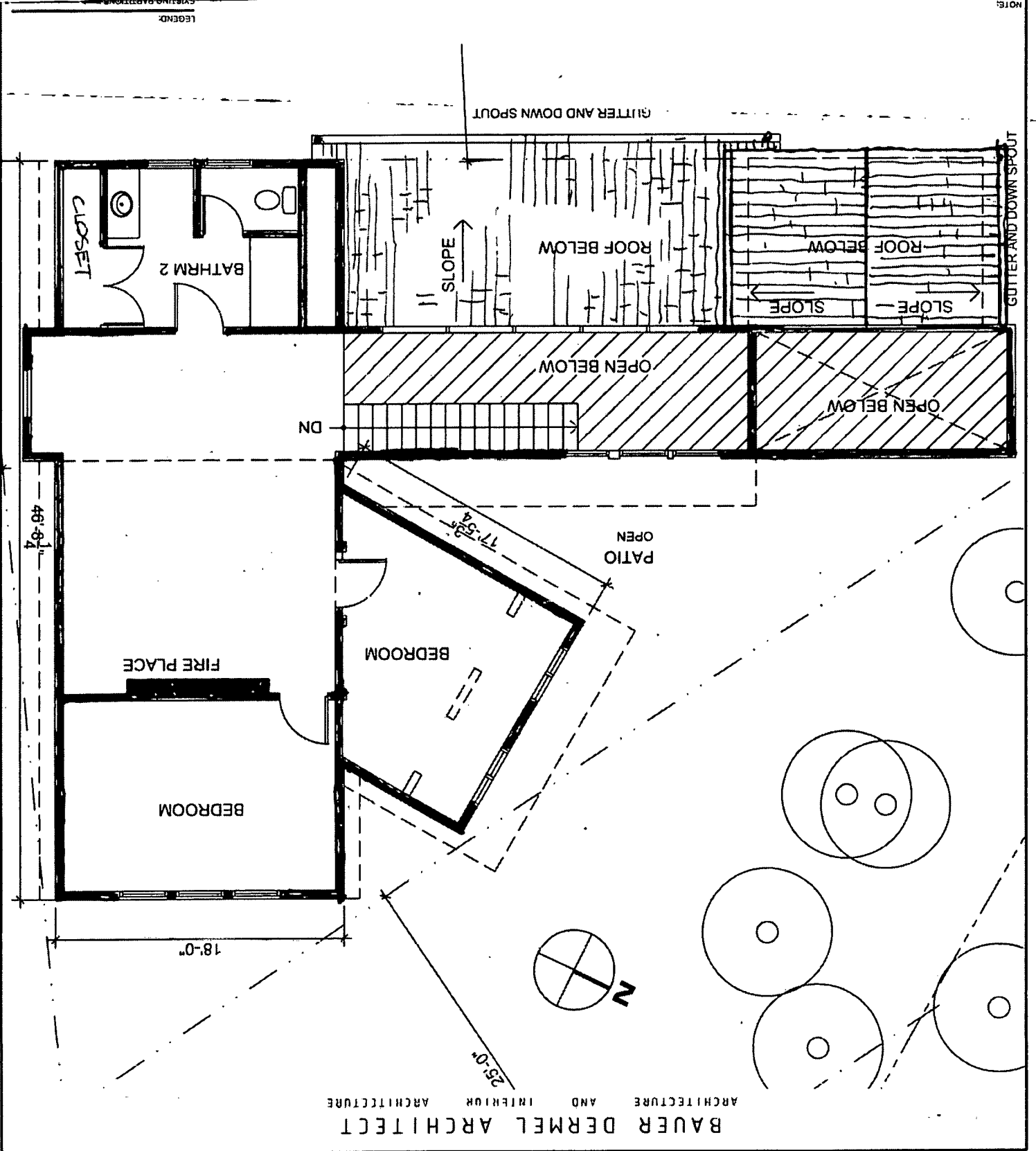
DRAWING N

REVISIONS:

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

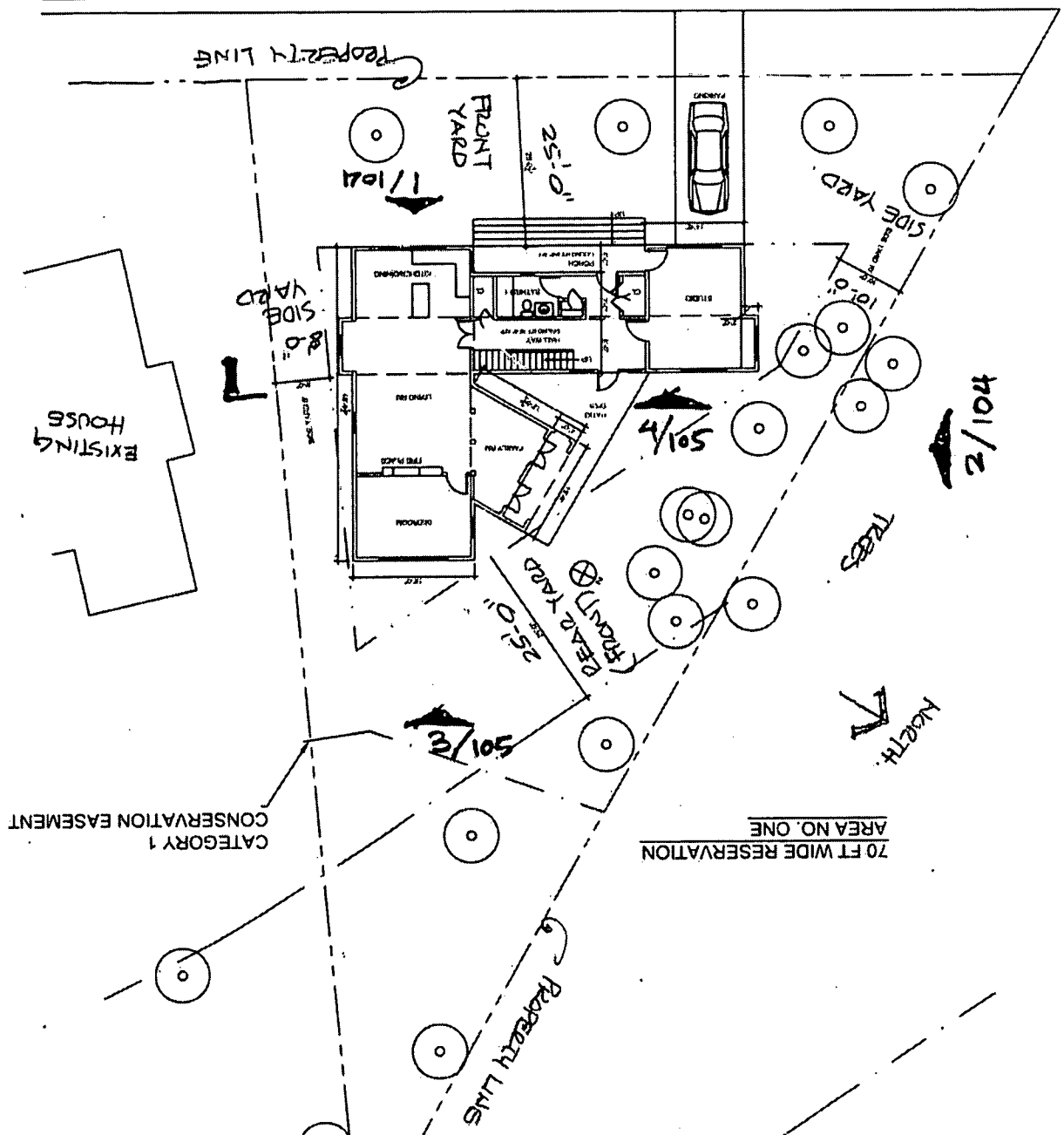
PROJECT TITLE: 10305 METROPOLITAN AVENUE KENSINGTON MD 208

NOTE:
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BAUER DERMEL ARCHITECT
AND INTERIOR ARCHITECTURE

PROPOSED SINGLE FAMILY HOUSE
APPROX FLOOR AREA = ± 2,500 SF
ZONE : R60

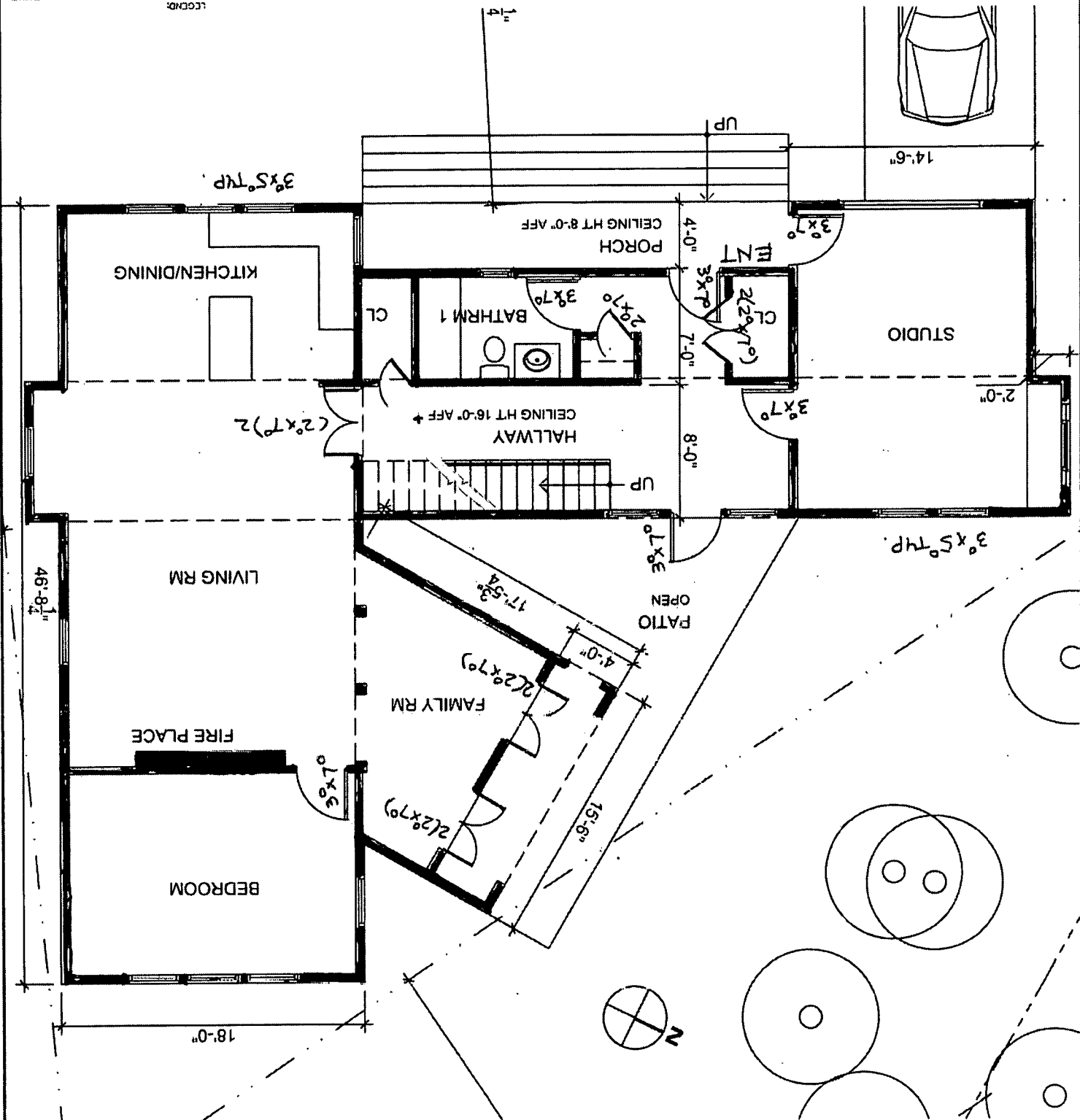


NOTE:
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LEGEND:
EXISTING PARTITIONS
NEW PARTITIONS
EXISTING PARTITIONS TO BE REMOVED

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895
DATE : 09-05-2010
DRAWING TITLE : PROPOSED SITE PLAN
SCALE: NTS
DRAWING NUMBER : SKA 101 SHEET 1 OF 5
REVISIONS:

3211 PIMMIT DRIVE SUITE 702E FALLS CHURCH VA 22043 TEL: 703 599 9953 FAX: 866 256 0133
bdermel@bauderdermel-architect.com



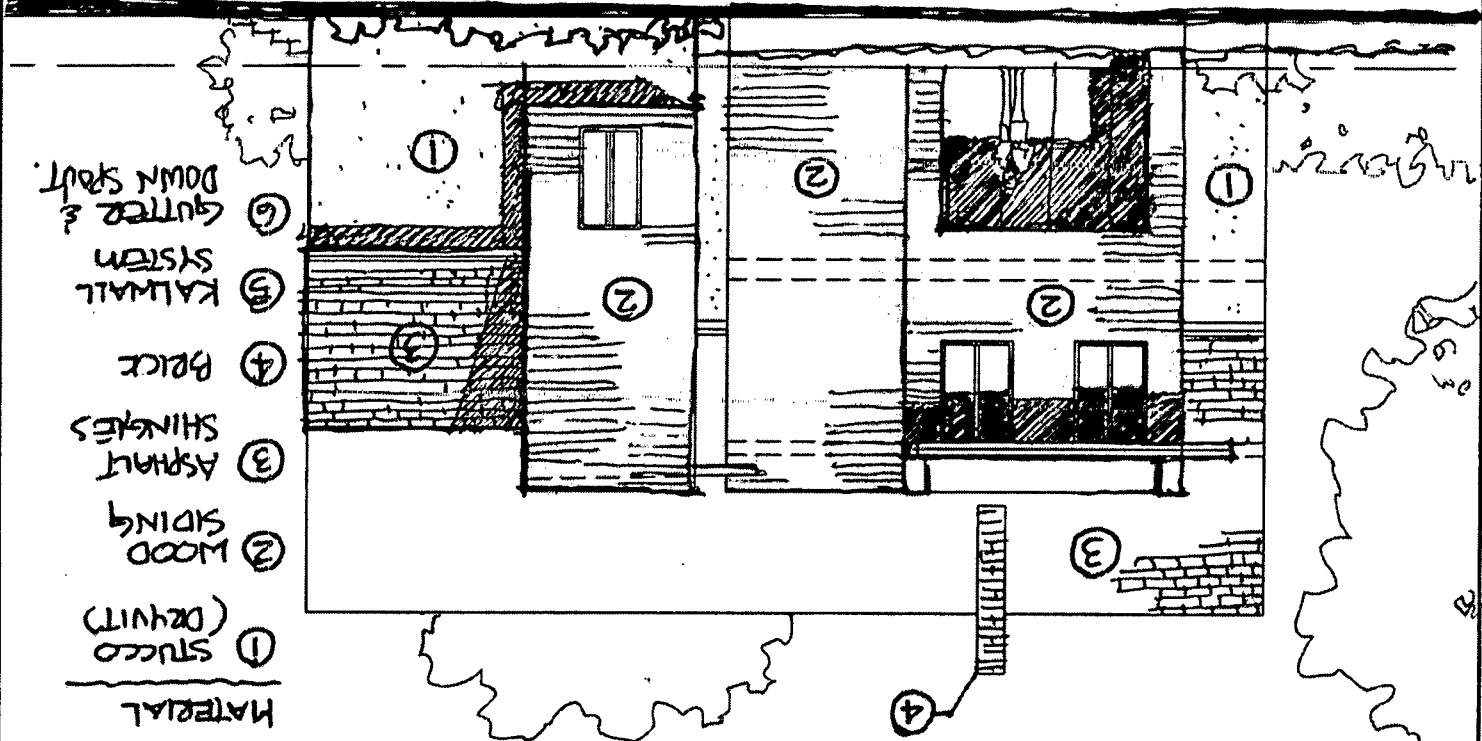
LEGEND:
 ===== EXISTING PARTITIONS
 ===== NEW PARTITIONS
 ===== TO BE REMOVED

NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

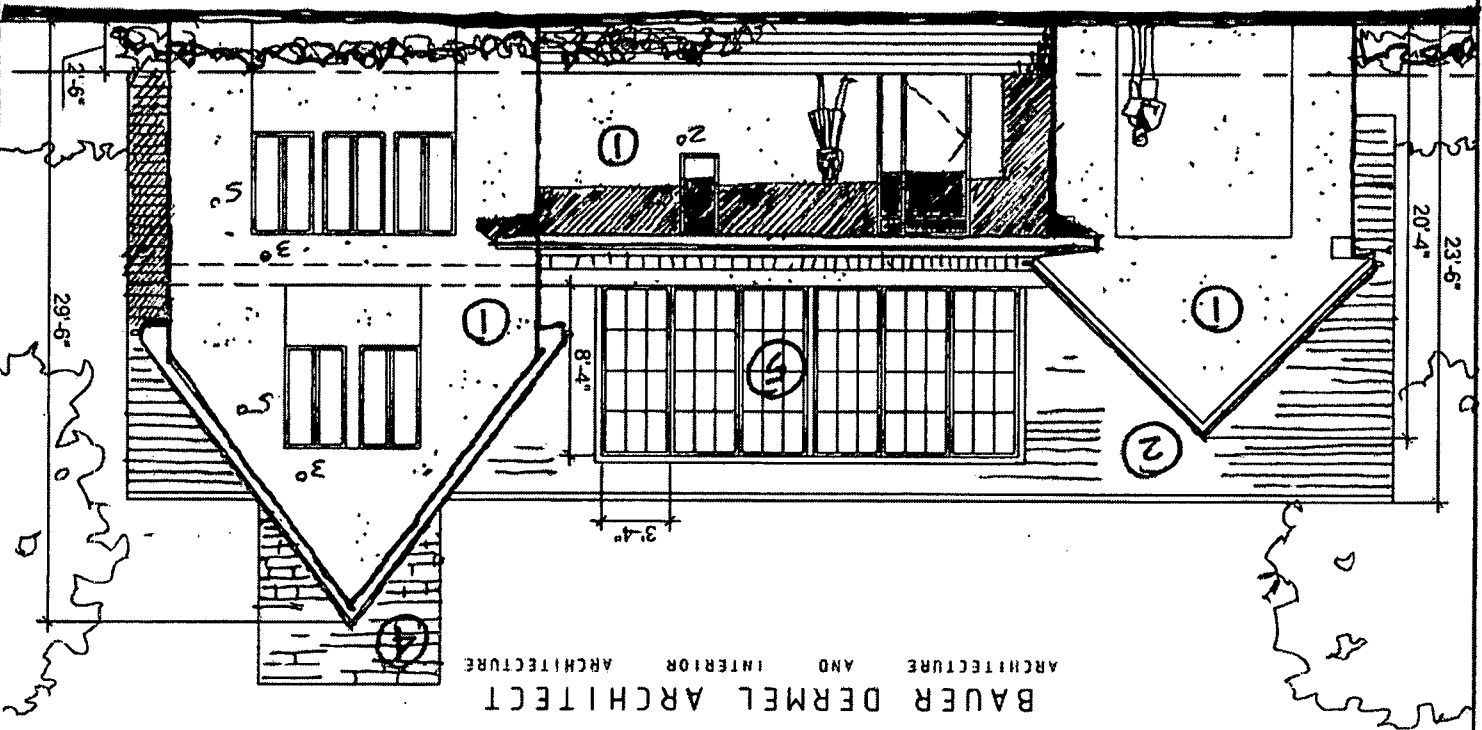
PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895
 DRAWING TITLE : PROPOSED FIRST FLOOR PLAN
 SCALE: NTS
 DATE : 09-05-2010
 DRAWING NUMBER : SKA 102 SHEET 2 OF 5
 REVISIONS:
 2311 PIMMIT DRIVE • SUITE 702E • FALLS CHURCH • VA 22033 TEL • 703 599 9953 • FAX • 866 256 0133
 bdermel@bauerdermel-architect.com

REVISIONS:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 ===== EXISTING PARTITIONS
 ===== NEW PARTITIONS
 - - - - - TO BE REMOVED



1. PROPOSED FRONT ELEVATION - FACING STREET



BAUER DERMEL ARCHITECT
 AND INTERIOR ARCHITECTURE

→ 10305 METROPOLITAN AVE., SILVER SPRING

CAPITOL VIEW PARK H.O.

LOT 21

F

ADJACENT TO NEW
CONSTRUCTION / DWYER HOUSE

- 1373 SQ. FT. MAIN HOUSE
- 214 DETACHED ACCESSORY STRUCT
- 30' HIGHEST PT.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: August 25, 2010

To: Eleanor Kerlow
246 Park Avenue
Takoma Park, Maryland 20912

Dear Applicant:

Application # 545791

We are in receipt of your Historic Area Work Permit (HAWP) application dated 8/9/10. After reviewing your submission we have determined that it cannot be processed at this time.

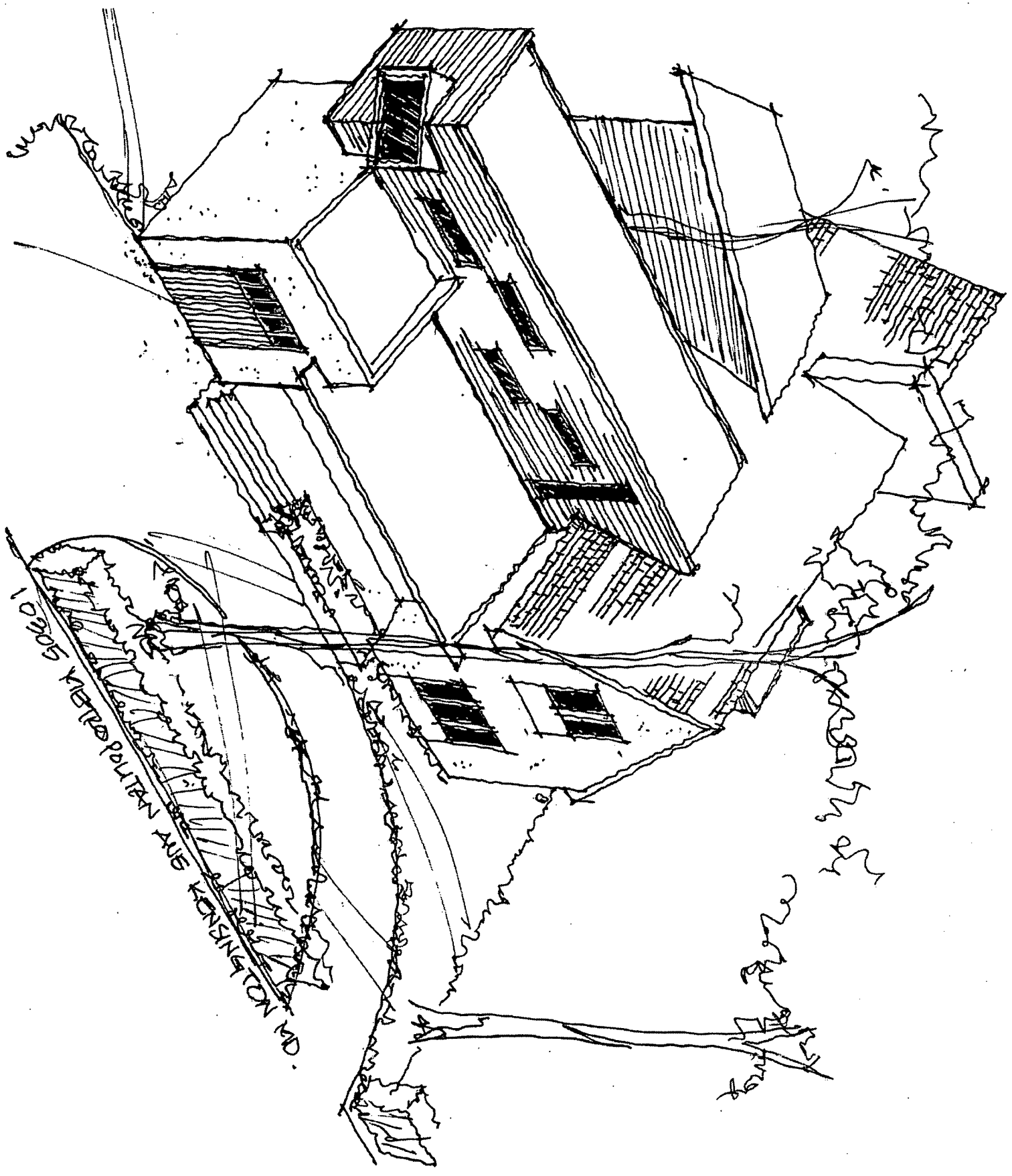
Your application is being returned to you for the reasons indicated below:

- Written Description not included
- Site Plan (existing and proposed) not included; (site plan must be to scale):
- Plans/Elevations:
 - Missing
 - 2nd copy
 - Existing
 - Proposed
 - Dimensions not clearly marked
 - Plans submitted are larger than 11x17
- Project materials not specified
- Photographs (including front elevation) not included
- Tree Survey (including size, location and species) not included
- Adjacent/Confronting Property Owner Addresses not included
- Not submitted directly to DPS in Rockville
- Other *Additional information is needed about proposed door and window installation.*

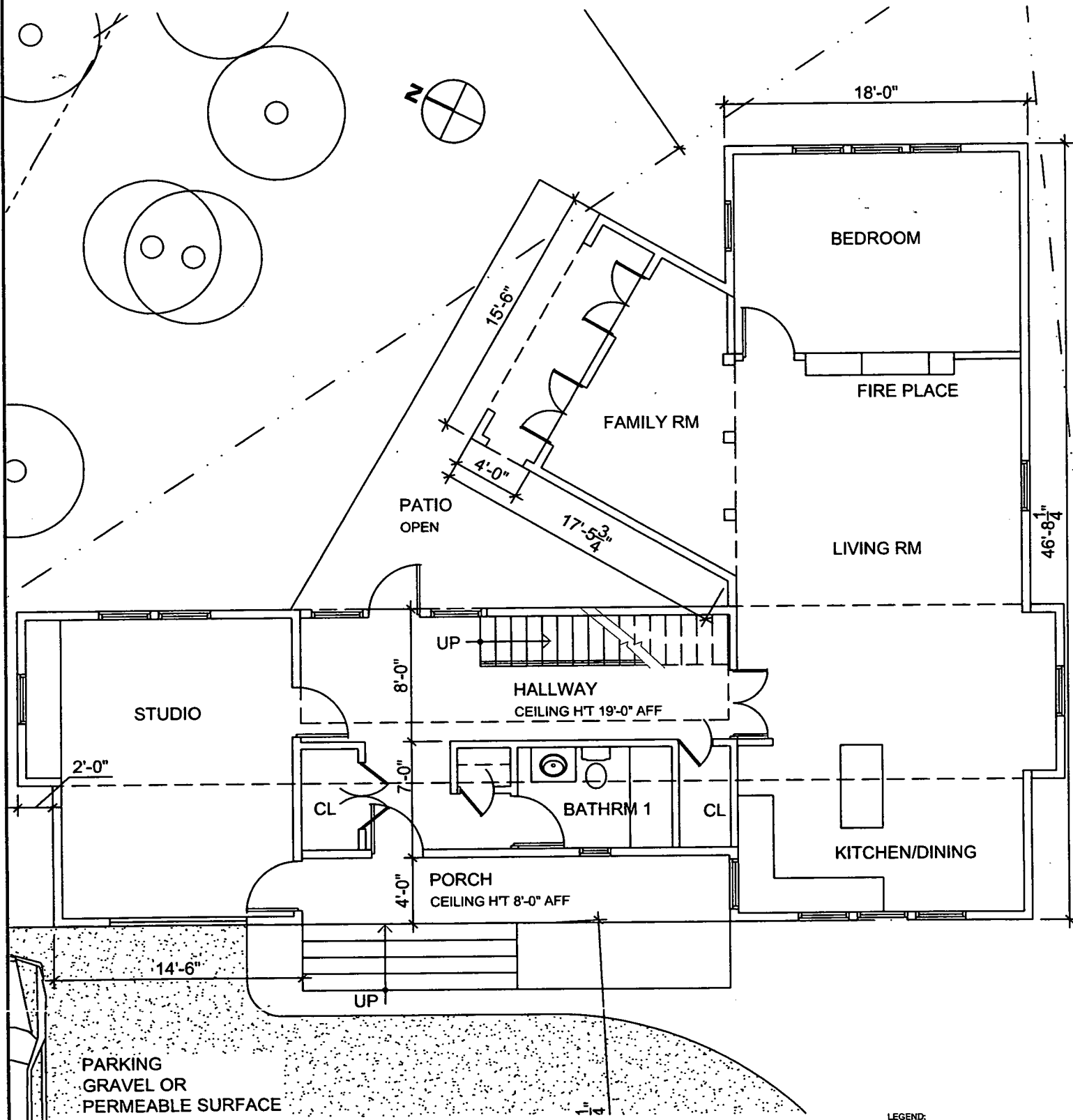
Your application will not be considered at the scheduled September 7, 2010 Historic Preservation Commission (HPC) meeting. In order to process your application you will need to submit the materials checked above, to the Historic Preservation Section to be considered for the next available meeting of the HPC.

We look forward to receiving the information needed to complete your application and proceeding with the review. Please call 301-563-3400 if you have any questions.





BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
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 3. NOT FOR CONSTRUCTION

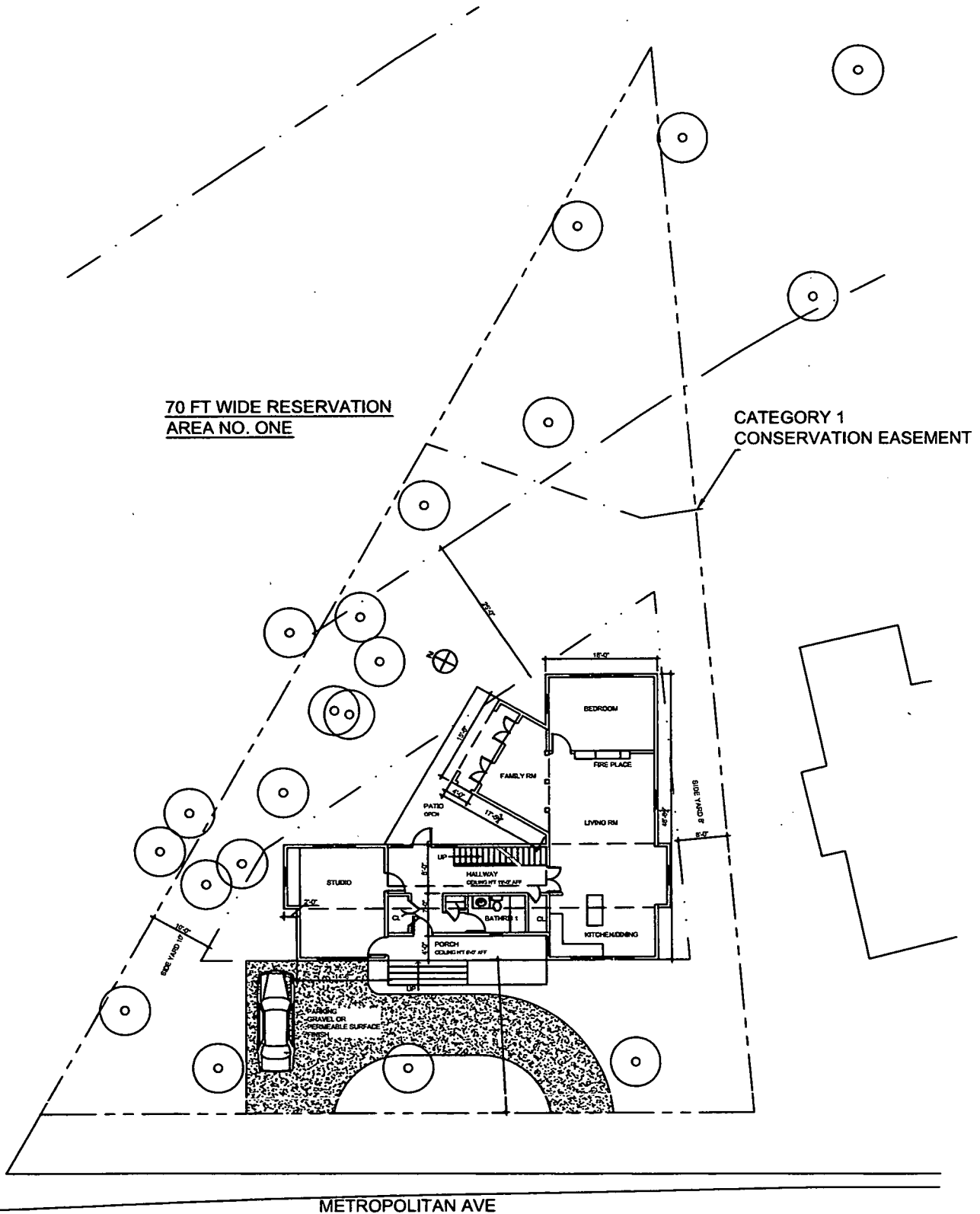
LEGEND:
 EXISTING PARTITIONS (solid line)
 NEW PARTITIONS (thick solid line)
 EXISTING PARTITIONS TO BE REMOVED (dashed line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895 DATE : 09-13-2010

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN SCALE: NTS

REVISIONS: DRAWING NUMBER : SKA 102 SHEET 2 OF 6

BAUER DERMEL ARCHITECT
 ARCHITECTURE AND INTERIOR ARCHITECTURE



NOTE:
 1. ALL DIMENSIONS ARE APPROXIMATE
 2. ALL DIMENSIONS AND EXISTING CONDITIONS ARE SUBJECT TO FIELD VERIFICATION
 3. NOT FOR CONSTRUCTION

LEGEND:
 EXISTING PARTITIONS (dashed line)
 NEW PARTITIONS (solid line)
 EXISTING PARTITIONS TO BE REMOVED (dotted line)

PROJECT TITLE : 10305 METROPOLITAN AVENUE KENSINGTON MD 20895

DATE : 09-13-2010

DRAWING TITLE: PROPOSED SITE PLAN

SCALE: NTS

REVISIONS:

DRAWING NUMBER : SKA 101 SHEET 1 OF 6

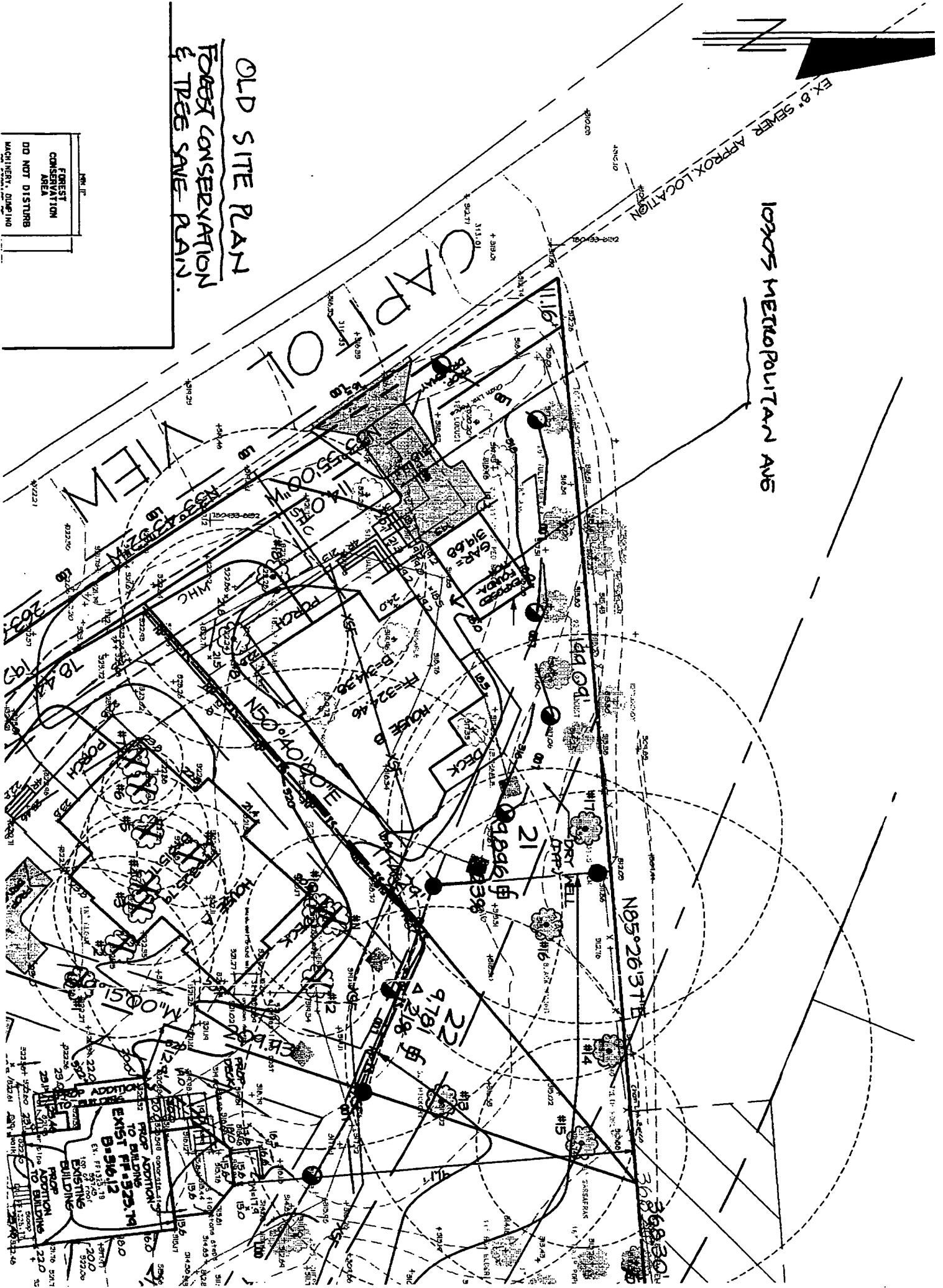


EX. 8.7 SEWER APPROX. LOCATION

10005 METROPOLITAN AVE

OLD SITE PLAN
FOREST CONSERVATION
& TREE SAVE PLAN.

FOREST
CONSERVATION
AREA
DO NOT DISTURB
MOUNTAIN, QUINCY





5000 GARDEN BRIDGE HWY. SUITE 200
 ROCKVILLE, MARYLAND 20850-2822
 301-470-0200 FAX 301-470-0204

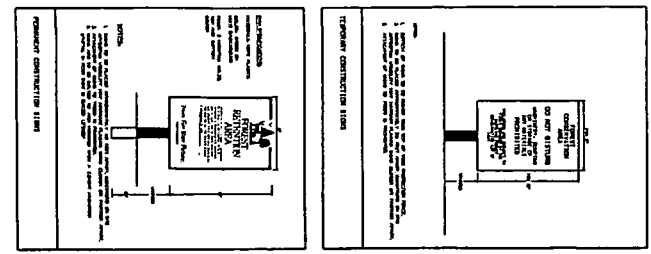
NO.	REVISION	DATE
1	REVISED TO ADDRESS COMMENTS BY HENRIK OR SJÖBERG	NOV 20 2007
2	REVISED TO ADDRESS COMMENTS BY HENRIK OR SJÖBERG	NOV 20 2007
3	REVISED TO ADDRESS COMMENTS BY HENRIK OR SJÖBERG	NOV 20 2007

DATE	DESIGNED	CHECKED	DATE
DECEMBER 2007	AS	AS	
	AS	AS	

FINAL FOREST CONSERVATION AND TREE SAVE PLAN

FINAL FOREST CONSERVATION AND TREE SAVE PLAN
 CAPITAL VIEW PARK
 (MACON CONSTRUCTION)

3 SHEET
 1 OF 2



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

TREE SAVE PLAN PREPARED BY:
 FITCHROD ASSOCIATES
 2213 40TH PLACE NW SUITE 1
 WASHINGTON DC 20007

LEGEND

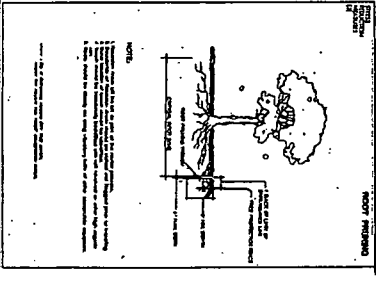
- PERM TREE SAVE AREA SIGN
- TEMP TREE SAVE AREA SIGN
- 15' TREE PROTECTION FENCE
- RP— ROOT PRUNE LINE
- TREE TO BE REMOVED
- PROP. LIMIT OF DISTURBANCE FOR LOTS 21, 22 & 23
- EX. SLOPE SLIT FENCE FOR LOT 23 AS FIELD LOCATED
- CRITICAL ROOT ZONE

NO.	DATE	DESCRIPTION	BY	CHKD
1	11/20/07	PREPARED TREE SAVE PLAN	AS	AS
2	11/20/07	REVISED TREE SAVE PLAN	AS	AS
3	11/20/07	REVISED TREE SAVE PLAN	AS	AS



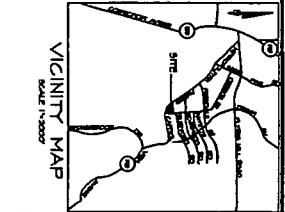
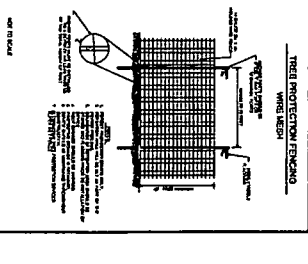
APPROVAL
 THOMAS ANDERSON, CAPITAL VIEW PARK CONSTRUCTION
 FULL RESIDENT CONSTRUCTION MANAGER

Ben [Signature]
 This map is intended to show the location of trees to be saved on lots 21, 22, and 23. It is not intended to show the location of trees to be removed.



NOTES

- The trees shown on this plan are those that are to be saved on lots 21, 22, and 23. Trees shown with a solid circle are to be saved in place. Trees shown with an open circle are to be removed.
- The trees shown on this plan are those that are to be saved on lots 21, 22, and 23. Trees shown with a solid circle are to be saved in place. Trees shown with an open circle are to be removed.
- The trees shown on this plan are those that are to be saved on lots 21, 22, and 23. Trees shown with a solid circle are to be saved in place. Trees shown with an open circle are to be removed.



Sale/Massing addresses street it is cono 24-8A.
Chap. 24A - limited to

- ① Not detrimental to H.D.
- ② SOIS/Chap. 24A
↓ ~~Not~~ limited to one period
- ③ 5 differentiated

• Footprint: 2500 sq. +/-
• Lot 9896 sq.