

10009 MEMPHIS
Capital View Park H.D.

2011 HAWP





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 8/18/11

MEMORANDUM

TO: Jennifer Hughes, Acting 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 #574013—rear screened porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on August 17, 2011.

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

Applicant: Katrina Gwinn
Address: 10009 Menlo Avenue, Silver Spring

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





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

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

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 19,730

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] Signature of owner or authorized agent 7-8-2011 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 8/18/11
 Application/Permit No.: 547013 Date Filed: 7/12/11 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:

THE EXISTING HOME IS A MODULAR HOME CONSTRUCTED
IN 2008. THERE IS NO APPARENT HISTORICAL SIGNIFICANCE OF
THE HOME OR PROPERTY. THE TWO STORY STRUCTURE (PLUS
BASEMENT) IS SITED NEAR THE FRONT OF THE PROPERTY
WITH A DEEP, GENTLY SLOPING REAR YARD. NO TREES
WILL BE AFFECTED BY THE PROPOSED WORK.

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

A NEW SCREENED PORCH WILL BE CONSTRUCTED OVER THE
EXISTING DECK + A SHALLOW BALCONY ADDED TO THE
REAR-FACING EDGE OF THE PORCH. PLEASE SEE
ATTACHED DRAWINGS / PHOTOS.

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.

HPC August 17, 2011

I-D

HAWP 31/7-11G

10009 Menlo Avenue, Silver Spring

ATTN: Anne Fothergill

The LAP of the Capitol View Park Citizens Association concurs with Staff recommendation for addition of rear screened porch for this Nominal Resource. It is felt that the porch will positively add to this new house both for the structure and for the residents.

Duncan Tebow

Carol Ireland Co-chairs LAP Capitol View Park Citizens Association

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10009 Menlo Avenue, Silver Spring	Meeting Date:	8/17/11
Applicant:	Katrina Gwinn	Report Date:	8/10/11
Resource:	Nominal (Non-Contributing) Resource Capitol View Park Historic District	Public Notice:	8/3/11
Review:	HAWP	Tax Credit:	None
Case Number:	31/7-11G	Staff:	Anne Fothergill
PROPOSAL:	Rear screened porch		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants are proposing to construct a rear screened porch over an existing deck with a small open balcony extending off the back. The proposed materials are painted wood porch rail and painted wood or synthetic trim and porch posts, fiberglass roofing shingles, fiberglass screening, and two flat skylights.

Proposed plans are in Circles 6-9 and photos are in Circles 11-17.

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.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #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

As noted above, Chapter 24A-8 (d) states: "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." The proposed screened porch at the rear of this non-contributing house will not seriously impair this house or the historic resources in the historic district. Staff recommends approval.

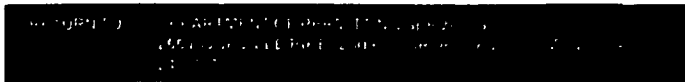
STAFF RECOMMENDATION

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

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
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Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 19,730
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Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
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574013

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10007 MENLO AVENUE



ADJACENT PROPERTY TO SOUTH (FRONT)



ADJACENT PROPERTY TO SOUTH (REAR)

16011 MENDO AVENUE

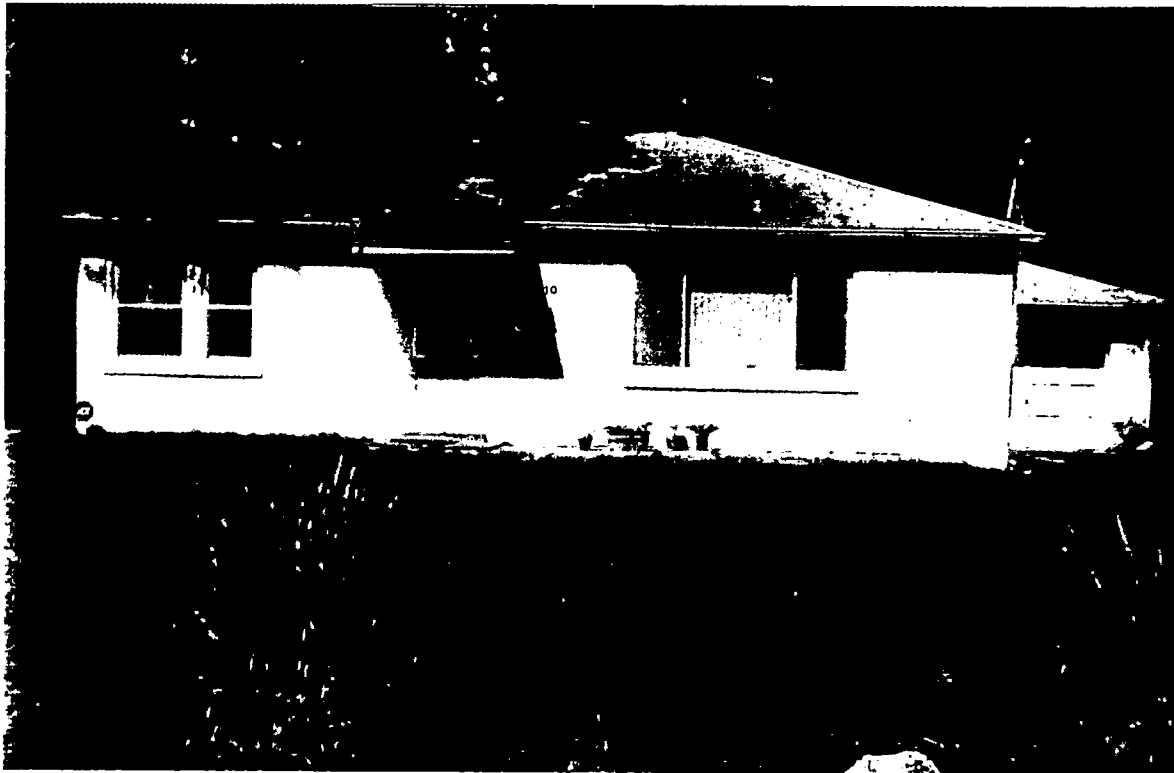


ADJACENT PROPERTY TO NORTH (FRONT)



ADJACENT PROPERTY TO NORTH (REAR)

16010 MENLO AVENUE



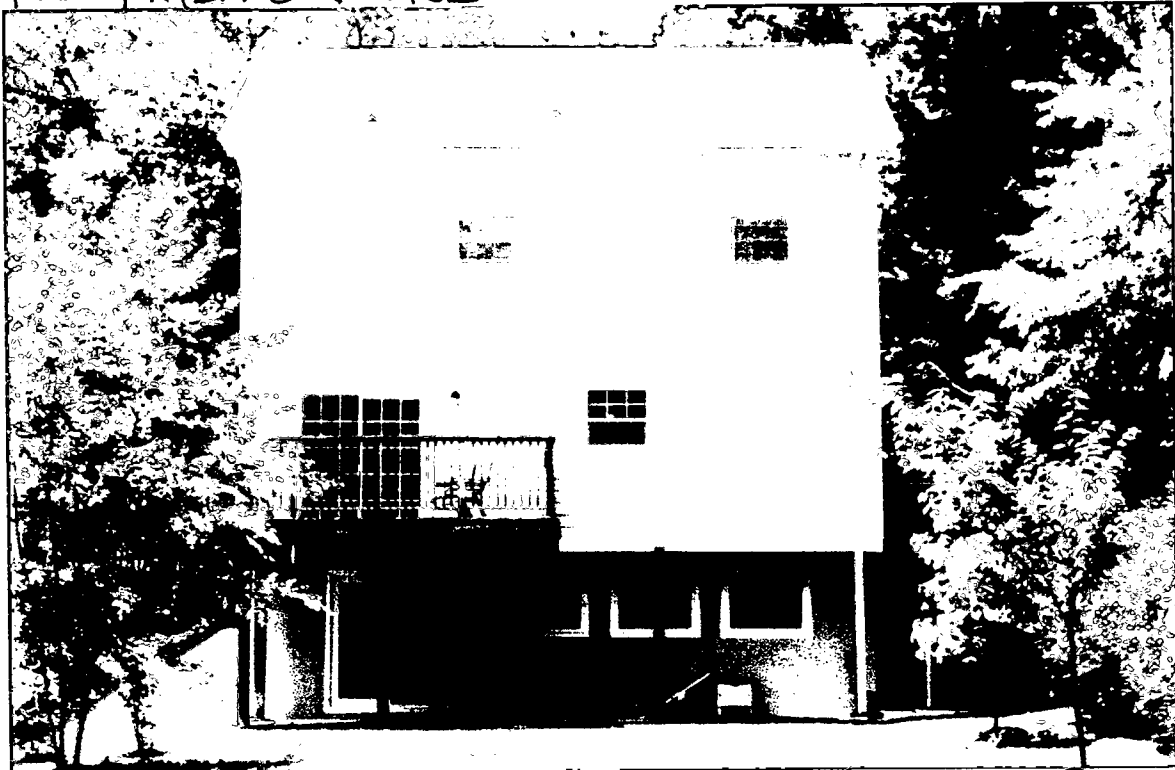
CONFRONTING PROPERTY (ACROSS MENLO AVENUE),
FRONT

10009 menlo



(c) Copyright 2008, Pictometry International

10009 MENLO AVENUE



REAR/EAST (AFFECTED) ELEVATION, SUBJECT PROPERTY



FRONT/WEST ELEVATION, SUBJECT PROPERTY

10009 MENLO AVENUE



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



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

10009 MENLO AVENUE



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



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

10007 MENLO AVENUE



ADJACENT PROPERTY TO SOUTH (FRONT)



ADJACENT PROPERTY TO SOUTH (REAR)

16011 MENLO AVENUE

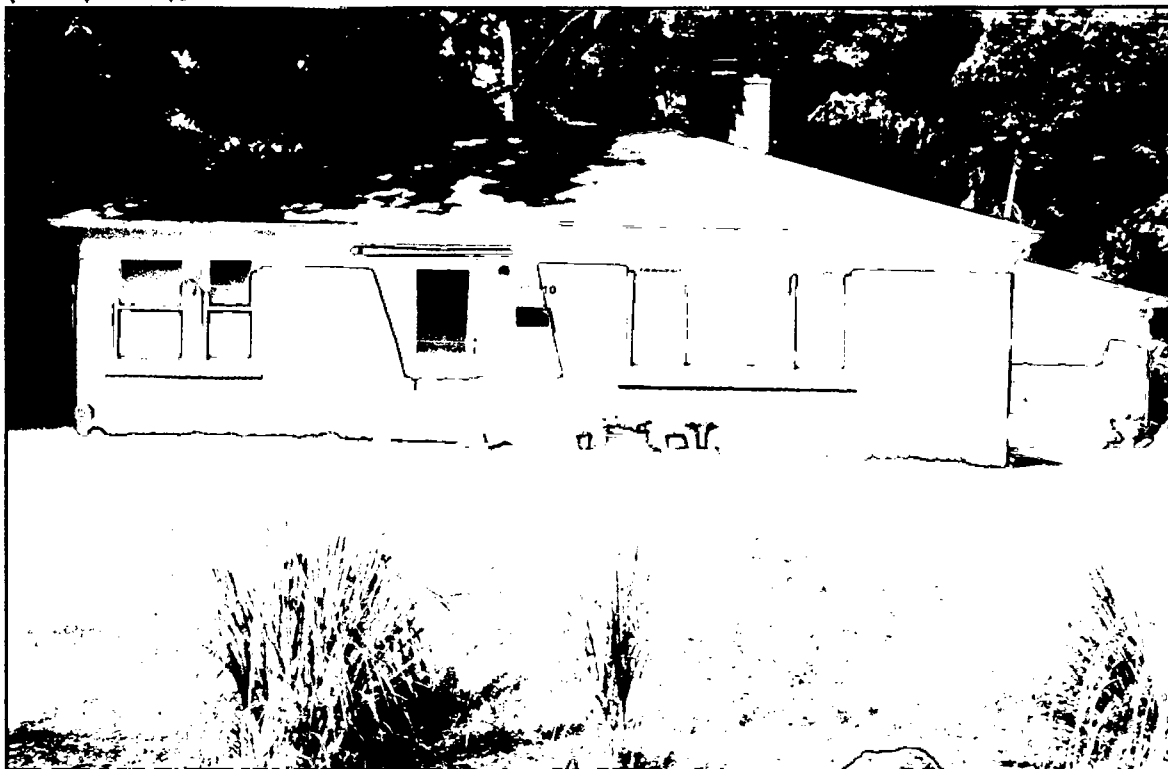


ADJACENT PROPERTY TO NORTH (FRONT)



ADJACENT PROPERTY TO NORTH (REAR)

16010 MENLO AVENUE



CONFRONTING PROPERTY (ACROSS MENLO AVENUE),
FRONT

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