



GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.
- 3) TOTAL LOT AREA: PROP LOT 46 = 6,183 SQ. FT.
- 4) PROPERTY SHOWN ON TAX MAP HP 563, PARCEL N888, BLOCK 1, CAPITOL VIEW PARK.
- 5) PROPERTY SHOWN ON WSSC 200' SHEET 213 NM 03.
- 6) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2C.
- 7) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0200 C.
- 8) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 9) LOCAL UTILITIES INCLUDE:
 WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
 ELECTRIC - PEPCO
 TELEPHONE - VERIZON
 GAS - WASHINGTON GAS

ZONING DATA

- 1) ZONING: R-60
 MIN. LOT AREA = 6,000 SF FRONT B.R.L. = 31.2 FT (ESTABLISHED)
 LOT WIDTH AT R/W = 25 FT REAR B.R.L. = 20 FT
 LOT WIDTH AT B.R.L. = 60 FT SIDE B.R.L. = 8 FT MIN. EACH SIDE,
 18 FT MIN. TOTAL
- 2) VERIFY BUILDING HEIGHT IN ACCORDANCE WITH SECTION 59-C-1.327 OF ZONING ORDINANCE.
 MEAN HEIGHT OF BUILDING FROM FIRST FLOOR = 26.3 FT
 FIRST FLOOR ELEVATION = 375.5 FT
 + MEAN HEIGHT OF BUILDING = 26.3 FT
 ELEVATION @ MEAN HEIGHT OF BUILDING = 401.8 FT
 AVERAGE FINISHED ELEVATION IN FRONT OF HOUSE = 367.49 FT
 HEIGHT OF BUILDING = 401.8 - 367.49 = 34.31 FEET
 ALLOWABLE HEIGHT OF BUILDING = 35 FEET
 PROPOSED HEIGHT OF BUILDING = 34.31 FEET
- 3) VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 59-C-1.328 OF ZONING ORDINANCE.
 ALLOWABLE LOT COVERAGE 95% OF TOTAL LOT AREA
 LOT 46 = 6,293.00 SQUARE FEET
 6,293 * 0.95 = 2,202.55 SQUARE FEET
 PROPOSED AREA TO BE COVERED BY BUILDINGS
 (INCL. ACCESSORY BUILDINGS) = 1,620.66 SQUARE FEET
 TOTAL AREA COVERED BY BUILDINGS = 1,620.66 SQUARE FEET

OWNER/APPLICANT

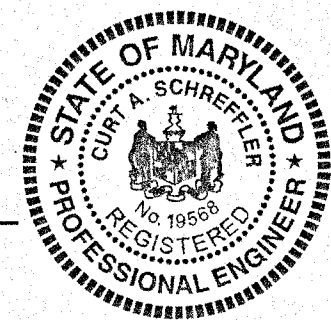
THE HAINES COMPANIES, INC.
 BOX 341
 9710 TRAVILLE GATEWAY DRIVE
 ROCKVILLE, MARYLAND 20850
 (301) 294-7312 PHONE
 (301) 294-7313 FAX
 ATTN: JOSH HAINES

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN MEETS MCDPS CRITERIA FOR BUILDING PERMIT APPLICATIONS.

11/30/03
 DATE

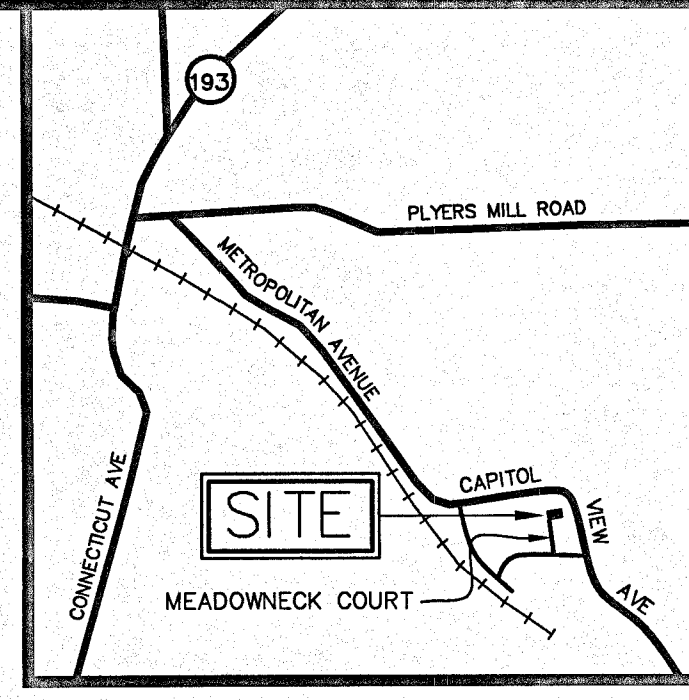
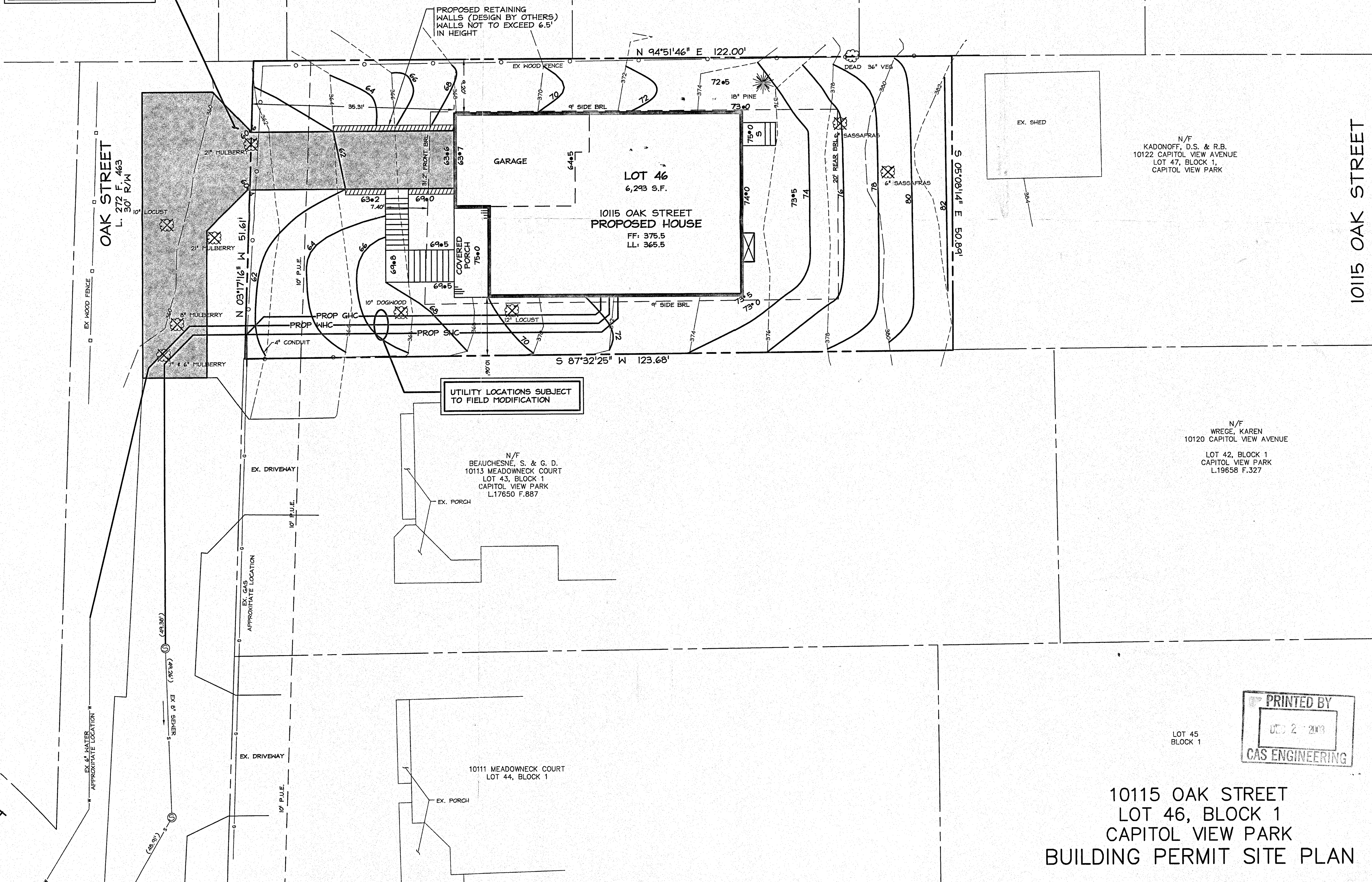
Curt A. Schreffler
 CURT A. SCHREFFLER, PE
 MD REG. No. 19568



MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

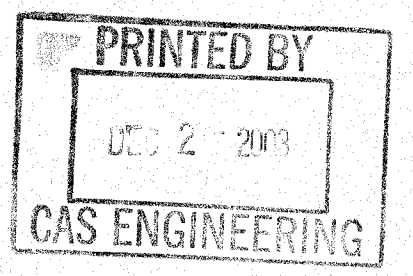
CONSTRUCT DRIVEWAY & APRON (MC-301.01) PER APPLICABLE COUNTY DETAILS AND/OR AS DIRECTED BY PERMIT.



DATE	BY	REVISION	PROJECT	DATE
11-30-03	JAR	REVISED PER CLIENTS REQUEST	03.040	11/2003
11-30-03	JAR	1ST SUBMITTAL - H.A.M.F.	EBT	JAR
			SCALE	APPROVAL
			1"=10'	CAS

LOT 46, BLOCK 1
CAPITOL VIEW PARK
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
BUILDING PERMIT SITE PLAN

ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
 DC Metro (301) 607-8031 FAX (301) 607-8045



10115 OAK STREET
 LOT 46, BLOCK 1
 CAPITOL VIEW PARK
BUILDING PERMIT SITE PLAN

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A OCTOBER, 2003 SURVEY BY CAS ENGINEERING.
- 3) TOPOGRAPHICAL INFORMATION BASED ON A OCTOBER, 2003 SURVEY BY CAS ENGINEERING.
- 4) TOTAL LOT AREA: LOT 46 = 6,293 SQ. FT.
- 5) PROPERTY SHOWN ON TAX MAP HP 563, LOT 46, BLOCK 1, CAPITOL VIEW PARK.
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 213 NW 03.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2C.
- 8) FLOOD ZONE "C1" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0200 C.
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PERCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS

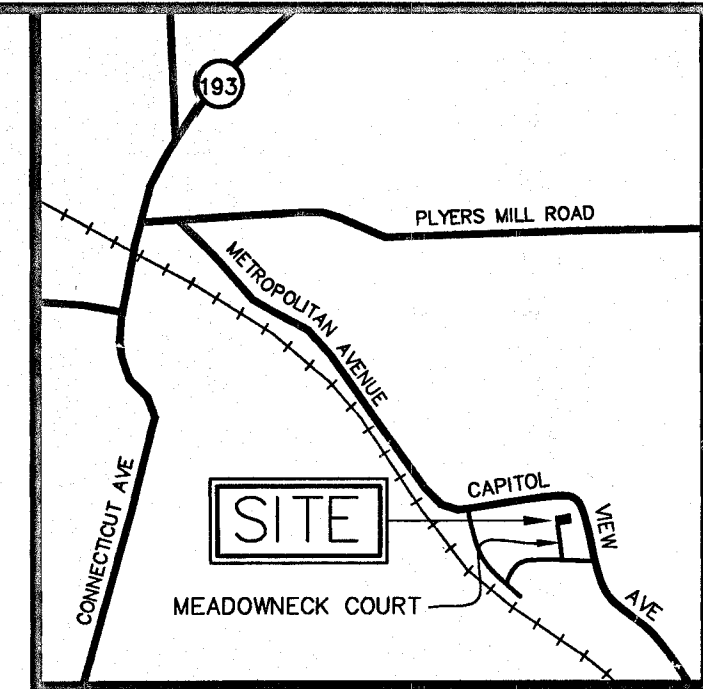
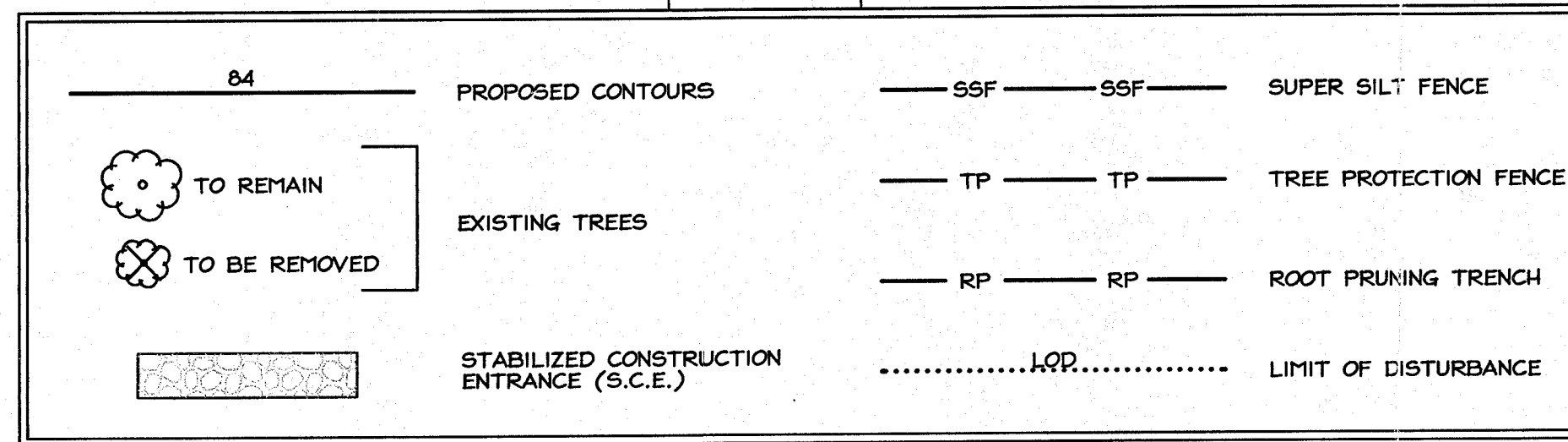
ZONING DATA

- 1) ZONING: R-60
MIN. LOT AREA = 6,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 60 FT
- FRONT B.R.L. = 31.2 FT (ESTABLISHED)
REAR B.R.L. = 20 FT
SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL

SEQUENCE OF CONSTRUCTION

- 1) PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MCDPS SEDIMENT CONTROL INSPECTOR, 240-777-6210 (48 HOURS NOTICE), AND THE M-NCPPC, PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR, (301) 495-4571 (48 HOURS NOTICE).
- 2) THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- 3) THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE M-NCPPC INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING.
- 4) CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- 5) INSTALL SEDIMENT CONTROL DEVICE. TRAPS AND BASINS SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ANY EARTH DIKES THAT CONVEY DRAINAGE TO A TRAP AND/OR BASIN.
- 6) ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING.
- 7) INITIATE ROUGH GRADING. TEMPORARILY SEED ANY AREAS NOT TO BE RE-GRADED WITHIN 14 DAYS.
- 8) INSTALL BASE COURSES FOR DRIVEWAY, COMPLETE HOUSE CONSTRUCTION, ETC.
- 9) PAVE DRIVEWAY. INSTALL ENTRANCES PER MCDOT PERMIT, PERMANENTLY STABILIZE ALL REMAINING AREAS.
- 10) OBTAIN WRITTEN APPROVAL FROM MCDPS INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.

LEGEND



DATE	12/03	REVISION	
PROJECT	03.040	DATE	1/26/04
ILLUSTRATION	EBT	BY	EBT
SCALE	1" = 10'	APPROVAL	JAR

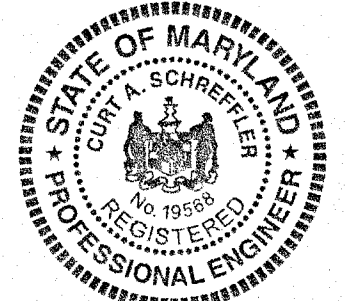
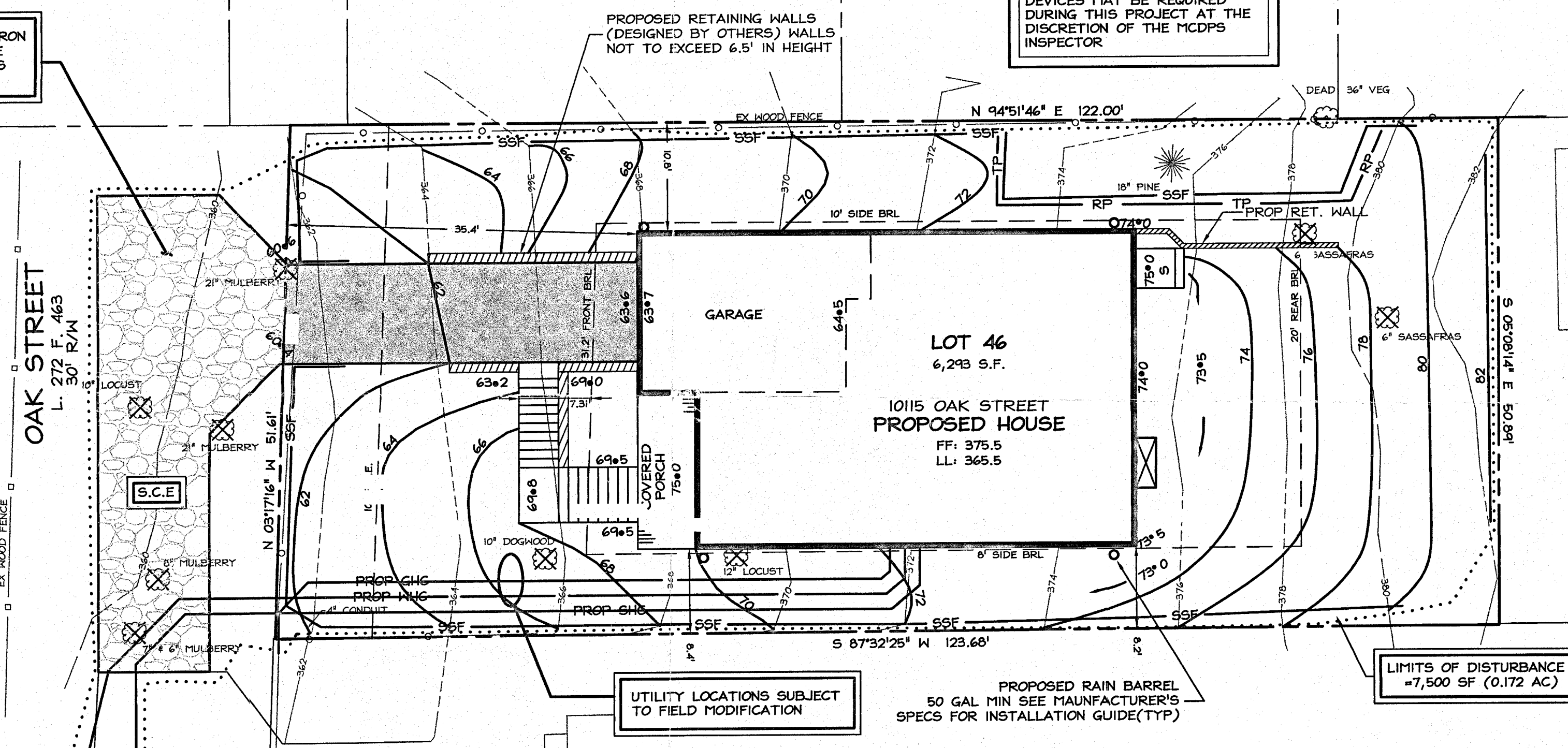
RELATED REQUIRED PERMITS					
To be completed by the consultant and placed on the first sheet of the Sediment Control/Stormwater Management plan set for all projects.					
IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT.					
TYPE OF PERMIT	REQD	NOT REQD	PERMIT NO.	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
N.P.D.E.S. NOTICE OF INTENT		X	N/A	N/A	DATE FILED
OTHERS (Please List):		X			

MEADOWNECK COURT R/W VARIES

CONSTRUCT DRIVEWAY & APRON (MC-301.0) PER APPLICABLE COUNTY DETAILS AND/OR AS DIRECTED BY PERMIT.

NOTE: ADDITIONAL SEDIMENT CONTROL DEVICES MAY BE REQUIRED DURING THIS PROJECT AT THE DISCRETION OF THE MCDPS INSPECTOR

NOTE: ALL AREAS DISTURBED BY THIS PLAN MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL"



Curt A. Schreffler
1/26/04

OWNER
THE HAINES COMPANIES, INC.
BOX 341
9710 TRAVILLE GATEWAY DRIVE
ROCKVILLE, MARYLAND 20850
(301) 294-7312 PHONE
(301) 294-7313 FAX
ATTN: JOSH HAINES

MISS UTILITY
CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR:

STORMWATER MANAGEMENT:	SEDIMENT CONTROL TECHNICAL REQUIREMENTS:	ADMINISTRATIVE REQUIREMENTS:
REVIEWED _____ DATE _____	REVIEWED _____ DATE _____	REVIEWED _____ DATE _____
APPROVED _____ DATE _____	APPROVED _____ DATE _____	SEDIMENT CONTROL PERMIT NUMBER _____
S.M. FILE NO. _____	MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED UNLESS THE PERMIT HAS BEEN EXTENDED.	

10115 OAK STREET
LOT 46, BLOCK 1
CAPITOL VIEW PARK
STORMWATER MANAGEMENT/
TREE PROTECTION/
SEDIMENT CONTROL PLAN
PERMIT NO. -

PRINTED BY
JAN 26 2004
CAS ENGINEERING

ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 807-8001 FAX (301) 807-8045

HAVE THESE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

APPROVED _____ DATE _____
S.M. FILE NO. _____

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED UNLESS THE PERMIT HAS BEEN EXTENDED.

THE HAINES COMPANIES, INC.

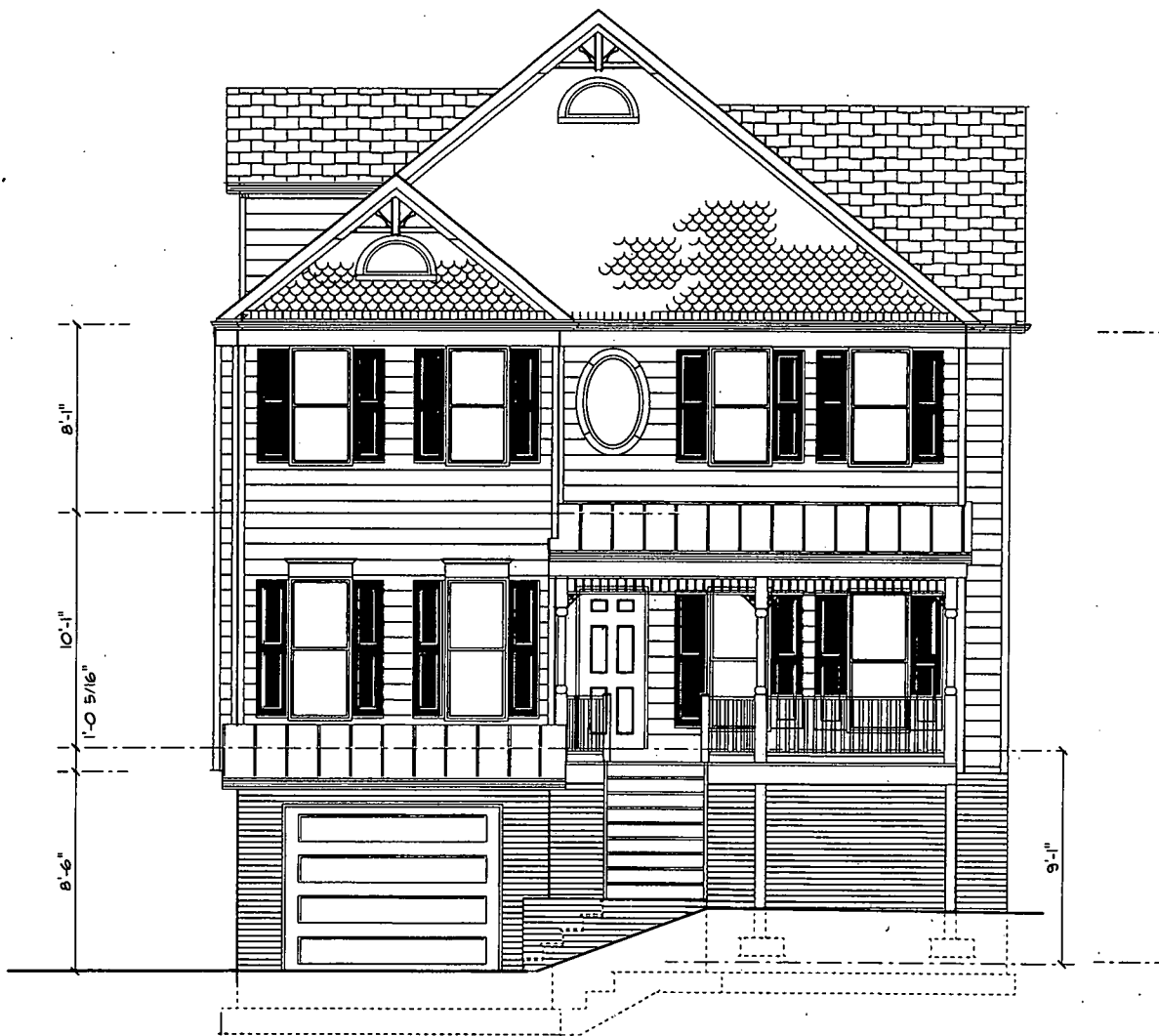
GENERAL CONTRACTING FOR
RESIDENTIAL AND COMMERCIAL

CHRIS BOUMA
VICE PRESIDENT - OPERATIONS

9710 Traville Gateway Drive • Box 341 • Rockville, Maryland 20850
(301) 294-7312 (301) 294-7313 FAX

35!

Handwritten notes and signatures, including "Josh" and "x 14".



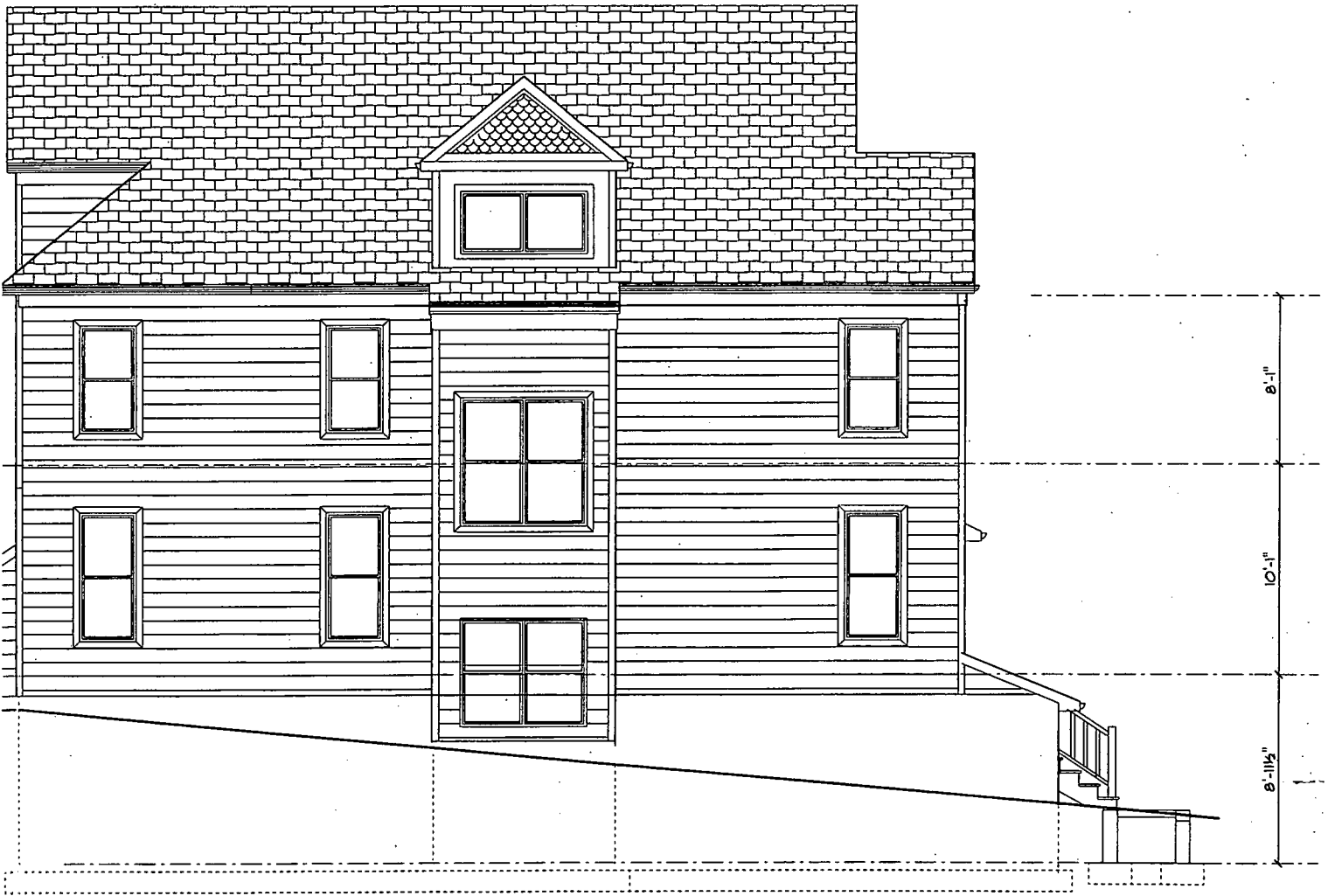
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CAPITAL VIEW CUSTOM HOME FOR
THE HAINES COMPANY
 ROCKVILLE, MD

FRONT AND LEFT SIDE ELEVATIONS

I. THOMAS WALSMAN, ARCHITECT 13216 CHESTNUT OAK DRIVE, DARNESTOWN, MD 20878 (301) 925-2588



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

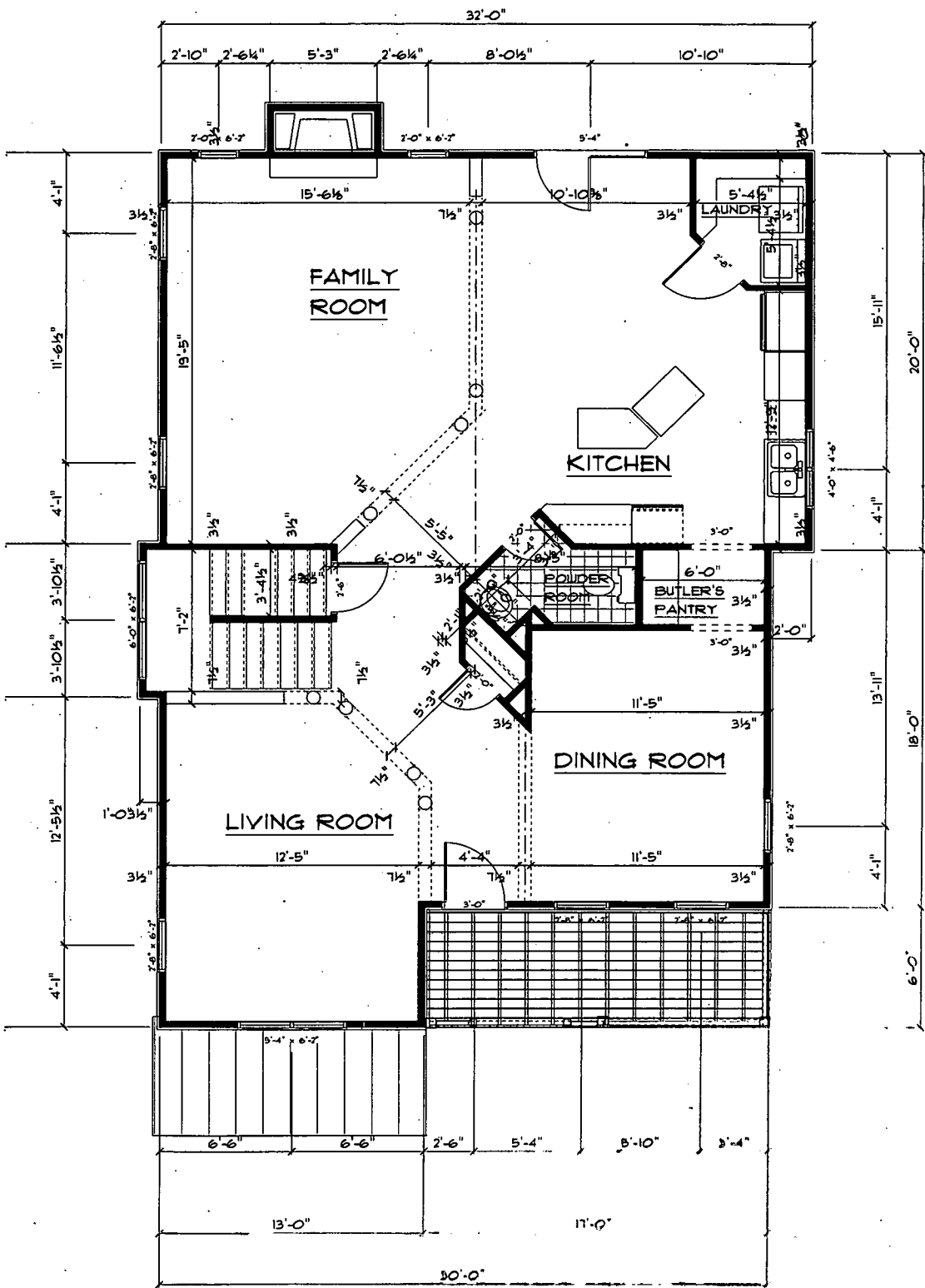
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

RIG
SCALE: 1/4"



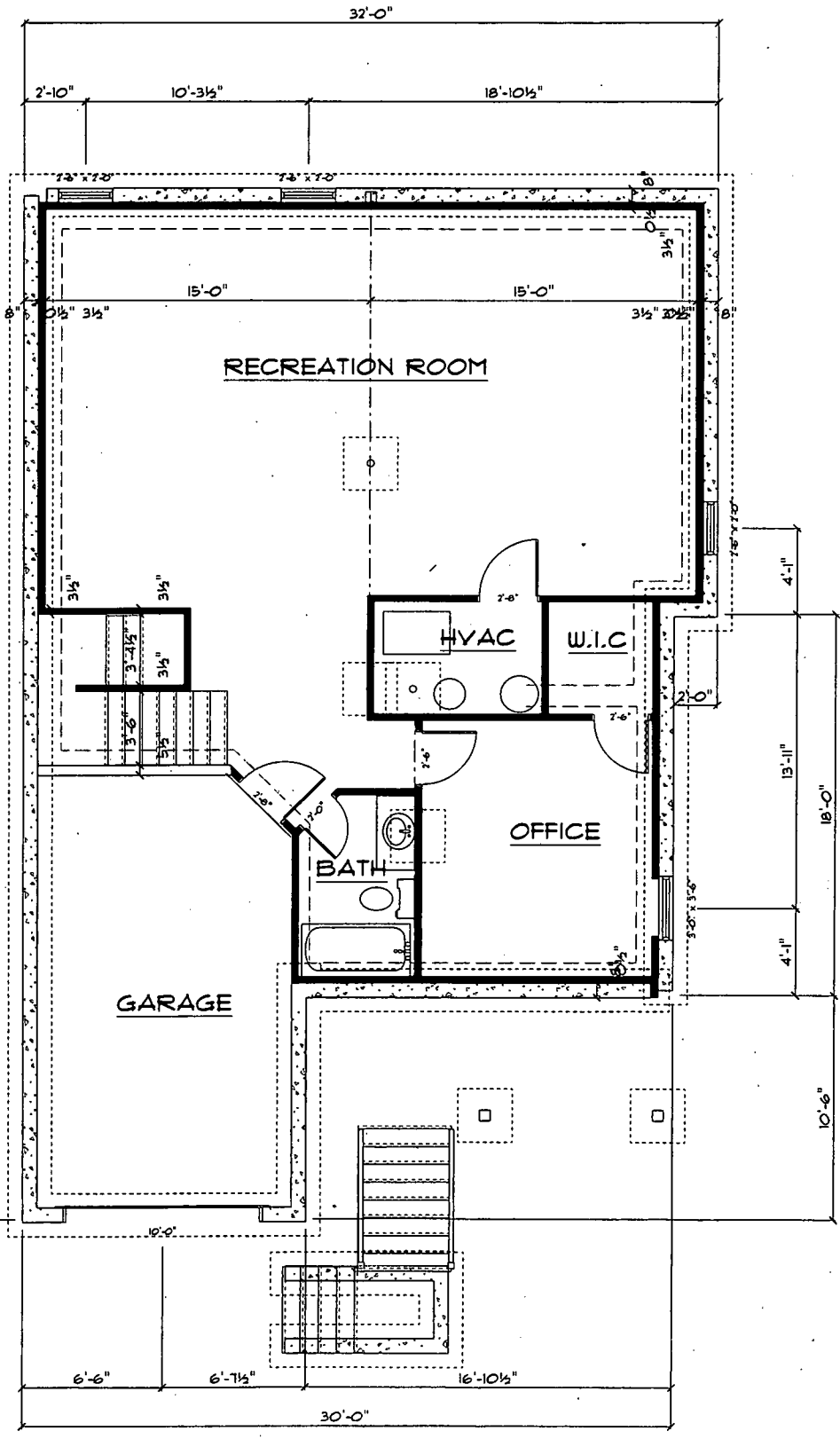
FIRST FLOOR PLAN

CAPITAL VIEW CUSTOM HOME FOR
THE HAINES COMPANY
 ROCKVILLE, MD

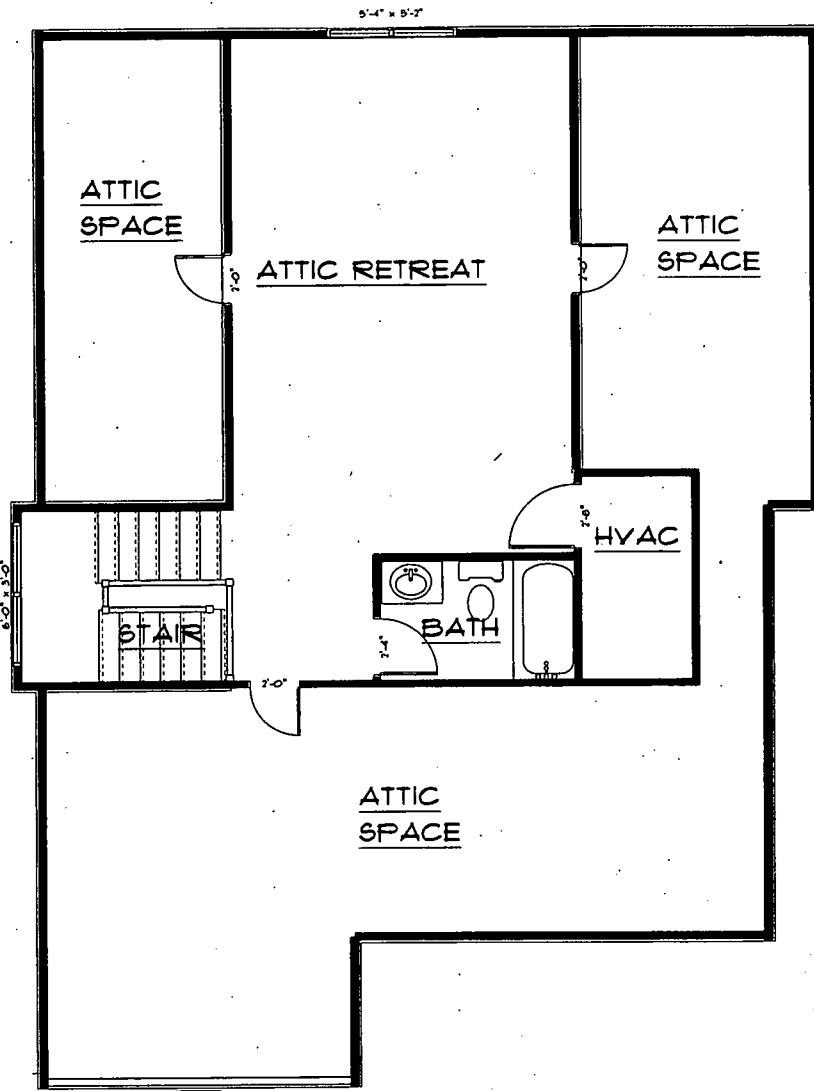
BASEMENT AND FIRST FLOOR PLANS

I. THOMAS WALSMAN, ARCHITECT

13216 CHESTNUT OAK DRIVE, DARNESTOWN, MD 20878 (301) 926-2588



BASEMENT FLOOR PLAN

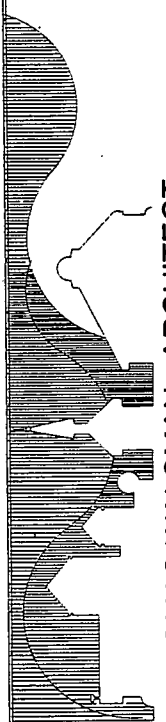


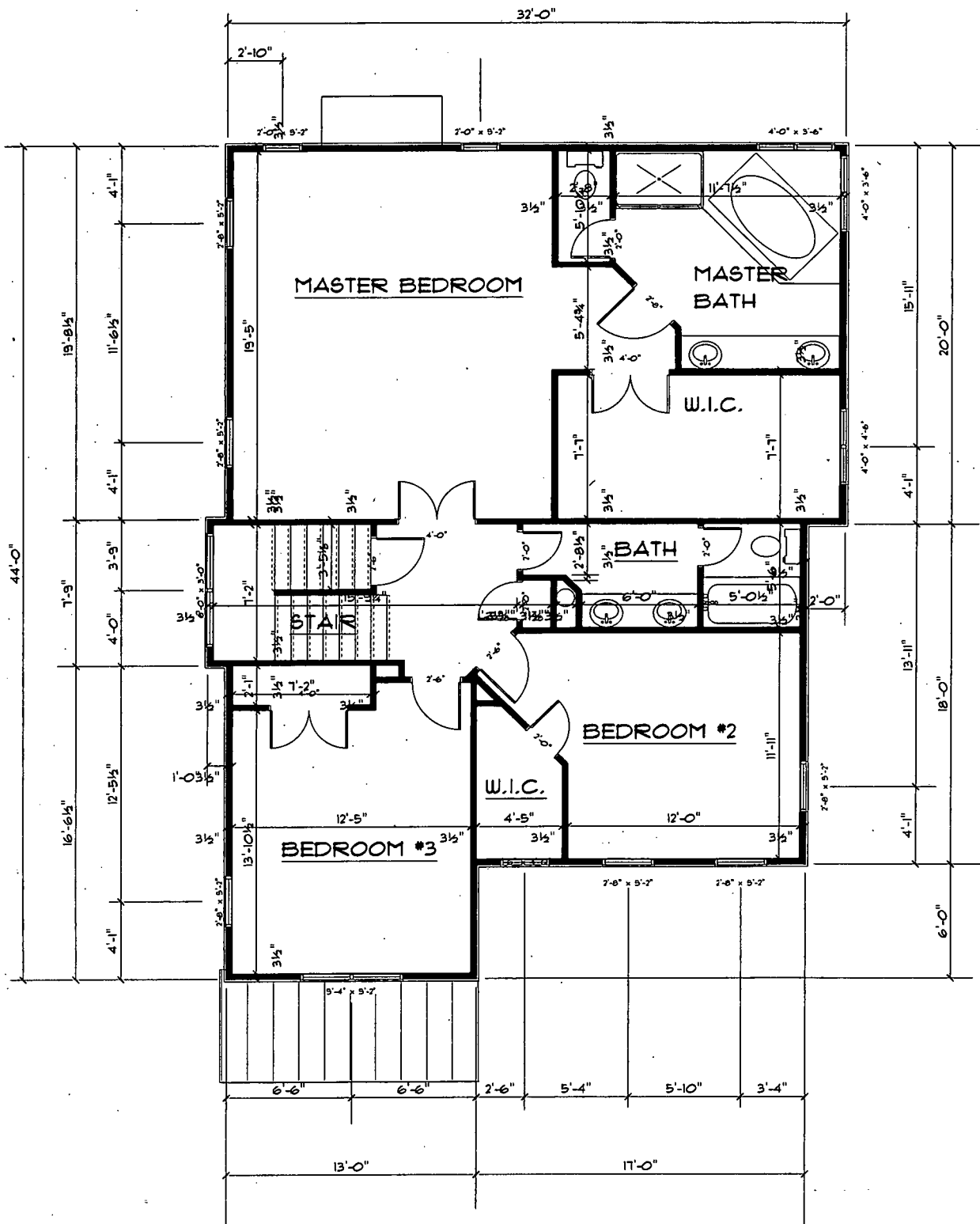
ATTIC FLOOR PLAN

CAPITAL VIEW CUSTOM HOME FOR
THE HAINES COMPANY
ROCKVILLE, MD

SECOND FLOOR AND ATTIC FLOOR PLANS

I. THOMAS WALSMAN, ARCHITECT 13216 CHESTNUT OAK DRIVE, DARNESTOWN, MD 20878 (301) 926-2568





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10115 Meadowneck Court, Silver Spring	Meeting Date:	03/24/04
Applicant:	P. Joshua Haines	Report Date:	03/17/04
Resource:	Capitol View Park Historic District	Public Notice:	03/10/04
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Construction of house

RECOMMEND: Revise and return for a HAWP

BACKGROUND

Capitol View Park is a residential community that was developed along the B & O Railroad Metropolitan Branch between Forest Glen and Kensington in the latter part of the 19th century. In May 2003 the Montgomery County Planning Board approved subdivision of the lot at 10122 Capitol View Avenue. The lot has an existing house (c. 1917-1935 Colonial Revival, Contributing Resource) fronting Capitol View Avenue and the subdivision created a buildable lot at the rear. The HPC had reviewed the proposed subdivision and recommended against it because they felt that it would “negatively affect the historic character of the district by the reduction of the trees and open-space behind the resources fronting Capitol View Avenue.” See Circle 50. The Capitol View Park Local Advisory Panel was not opposed to the subdivision.

Because the Planning Board approved the new lot and it meets County requirements, a house can be built at 10115 Meadowneck Court. This new buildable lot is the last in a row of parallel Capitol View Avenue backyard lot subdivisions. There are 5 other houses which were built in the 1990s in a row facing Meadowneck Court. This new house would be the 6th—and final—house in that row. The houses at the end of the row are accessed by a common driveway off of Meadowneck Court. See photos in Circles 23-25.

For more background information, the Capitol View Park Local Advisory Panel’s “HPC Preliminary Plan #1-03039 Comments and Corrections” contains information on the recent history of this subdivision and the other new houses on Meadowneck Court in Circles 26-73.

PROPOSAL

The applicant proposes to build a 2 ½ story single-family residence with an attached single car garage

and optional finished basement. The house would be sheathed in vinyl siding and have asphalt roofing shingles. The lot would be accessed via an extension of a 12-foot wide common driveway off of Meadowneck Court, which is technically a paper street called Oak Street (this driveway has a private Driveway and Maintenance Agreement established by the owners who front it). The unimproved lot is the last on a block of other recent **non-contributing** structures. The lot is approximately 51 feet wide x 123 feet deep.

According to the plans, the new house would have a 31.2' front setback, 20' rear setback and 9' side yard setbacks on both sides. The proposed house is 32' wide by 50' long (on the left side, the longest side) and is approximately 33' tall with an approximately 1500 SF footprint (about 24% lot coverage not including any additional paving).

The site plan indicates that the new construction would require removal of 10 trees on the lot including a few which are in the Oak Street Right-of-Way. The types and sizes of trees to be removed are mulberry [(2) 21", 8", 7", 6"], locust [12" and 10"], sassafras [(2) 6"] and dogwood [10"]. The 18" pine at the rear left of the lot would remain in the new side yard.

STAFF DISCUSSION

Even though the HPC recommended against the lot subdivision, it was approved, and the HPC now reviews the new house construction in terms of size, scale and massing and tree loss—all issues which could affect the streetscape and the Historic District as a whole. Except for the house it was subdivided from, this lot is adjacent to all non-contributing resources in the district.

Generally the HPC does not approve of vinyl siding in a historic district, but this is a unique situation for the HPC as the proposed materials are all compatible with the rest of the block since it is all new construction. The materials as proposed are not problematic.

This lot is tucked into the back yards of houses on Capitol View Avenue and the side yards of houses on Meadowneck. Accessing the site for construction will be tight, and the new house as proposed would be very crowded on this lot. Although technically the lot may be about the same size as the others in the row, this house should not be as big (or bigger, as proposed) as the other five houses or it will dwarf the neighboring houses that face Capitol View Avenue. For comparison purposes, the other five houses on this block have footprints of about 1100-1300 SF and their dimensions (approximately) range from 28' x 40' to 30' x 42'. The proposed house is 32' x 50' on the left side and the footprint is approximately 1500 SF.

This house should be much smaller—in footprint and in height—than proposed so as to ease the transition between the large, new houses on Meadowneck and the smaller houses on Capitol View. The builders have said that they are willing to consider other designs and may bring some other design options to the HPC meeting.

By reducing the footprint of the house, more trees can remain on the lot. Within the HAWP application, the applicant will need to submit to the HPC a proposal for tree replanting since the current proposal is to remove 10 trees. Although these trees may not be huge oak trees, every tree removed adversely affects the district.

In the recent subdivision process, some neighbors expressed many serious concerns that the applicant will need to resolve with the neighbors regarding construction debris, construction sediment and erosion control, and access to the worksite during construction via the Oak Street common driveway. Within this staff report on Circles 74-76 are letters from some neighbors. Some of the issues raised are not concerns for the HPC to resolve under the jurisdiction of the Historic Preservation Ordinance, but it is important that the applicant and the neighbors work together on the construction and safety issues so they can be resolved before this project goes any further.

STAFF RECOMMENDATION

Staff recommends that the applicant revise their plans based on the above staff discussion, the neighbors' comments, and the Commission's comments and then return to the HPC for a Historic Area Work Permit.

New houses on Meadowneck Court



proposed house location and backs of houses on Capitol View



Site of new house—lot at 10115 Meadowneck Court (and back of house at 10122 Capitol View Avenue)



House next door—10113 Meadowneck Court

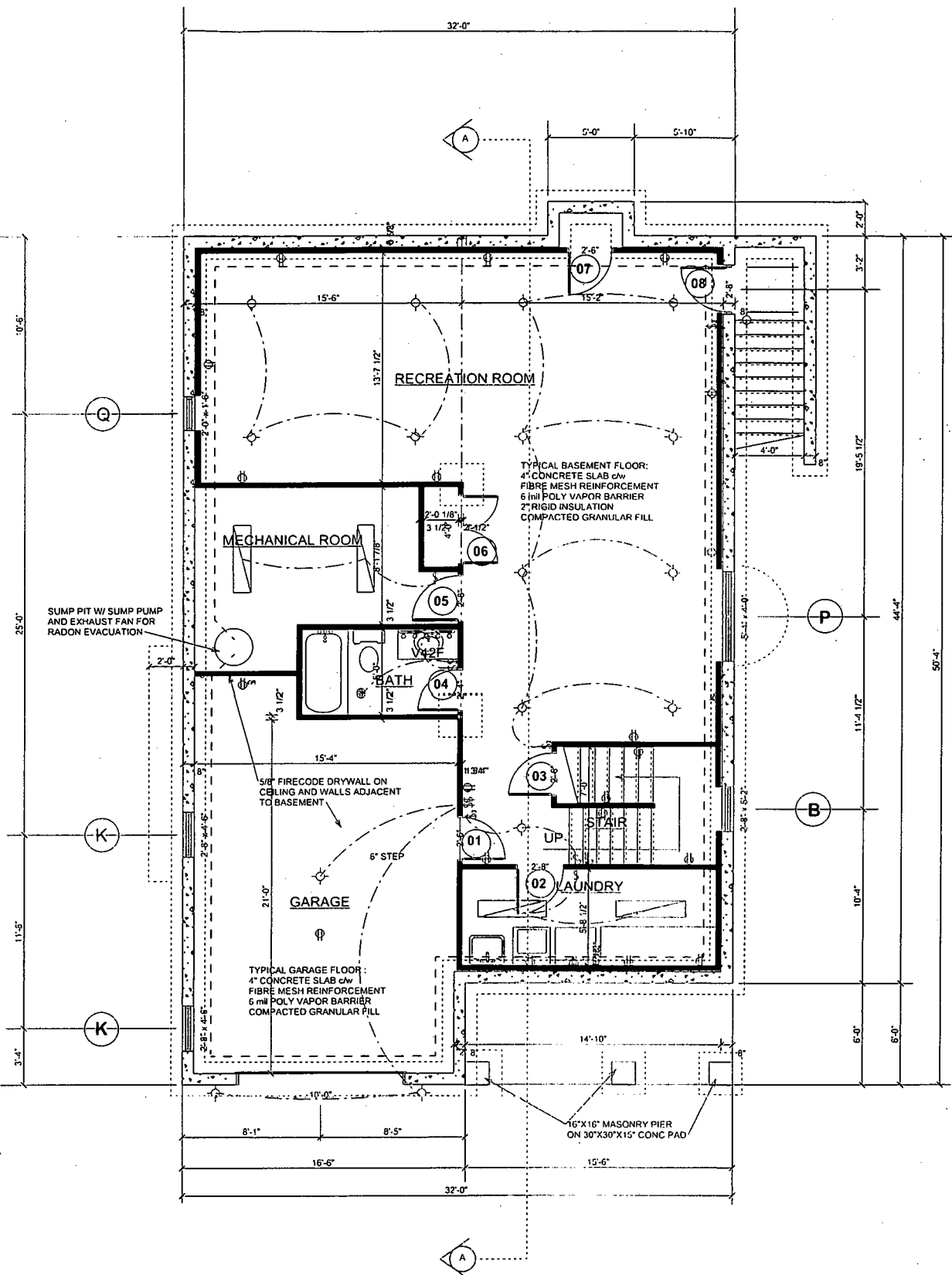


Right-of-Way to new house site (see existing end of common driveway below)



Houses on Capitol View that back onto new house lot





OPTIONAL FINISHED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

CAPITAL VIEW CUSTOM HOME FOR
THE HAINES COMPANY
 ROCKVILLE, MD

BASEMENT FLOOR PLAN

I. THOMAS WALSMAN, ARCHITECT

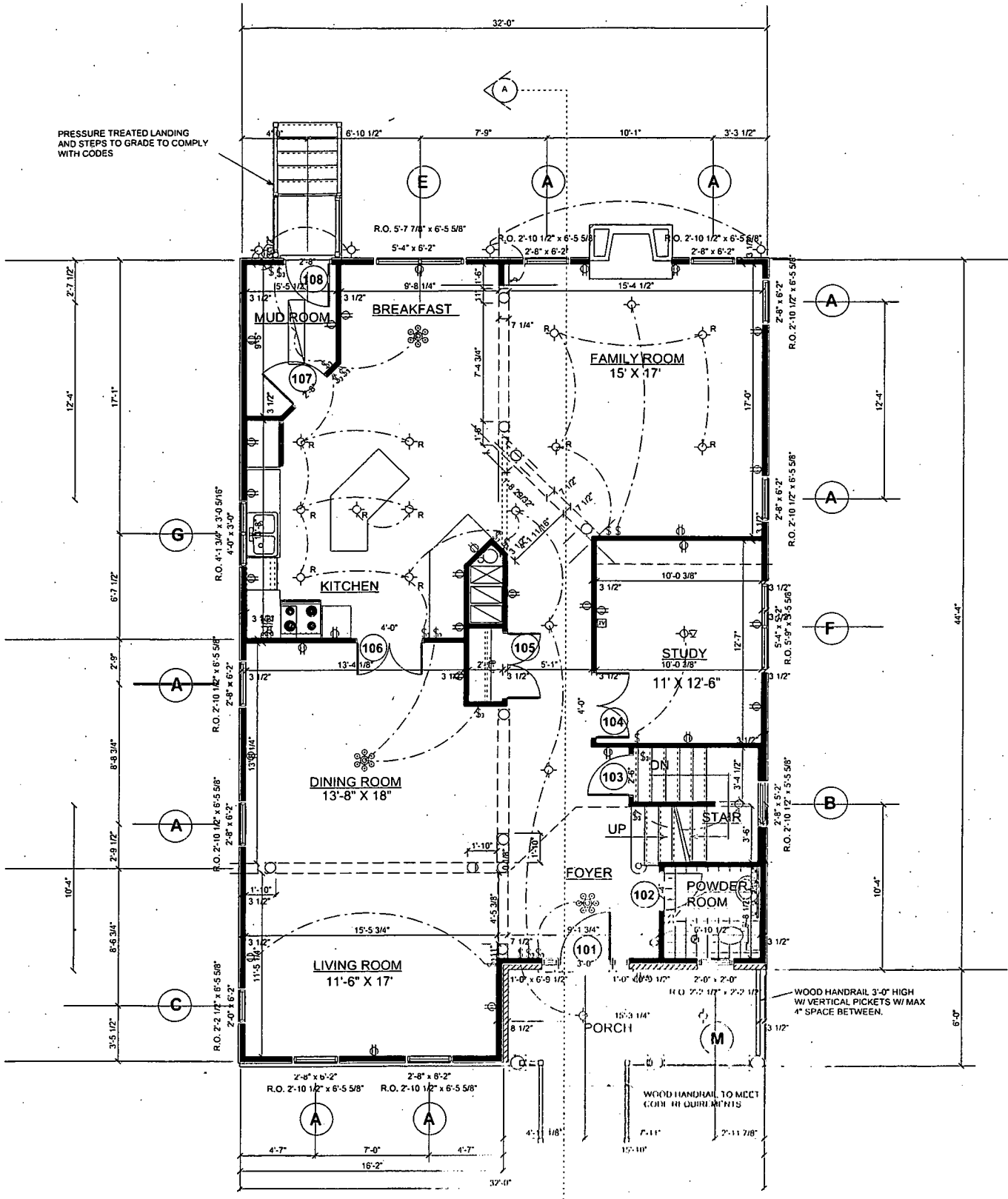
13216 CHESTNUT OAK DRIVE, DARNESTOWN, MD 20878 (301) 926-2588

10-29-2003

A-1



PRESSURE TREATED LANDING AND STEPS TO GRADE TO COMPLY WITH CODES



FIRST FLOOR PLAN

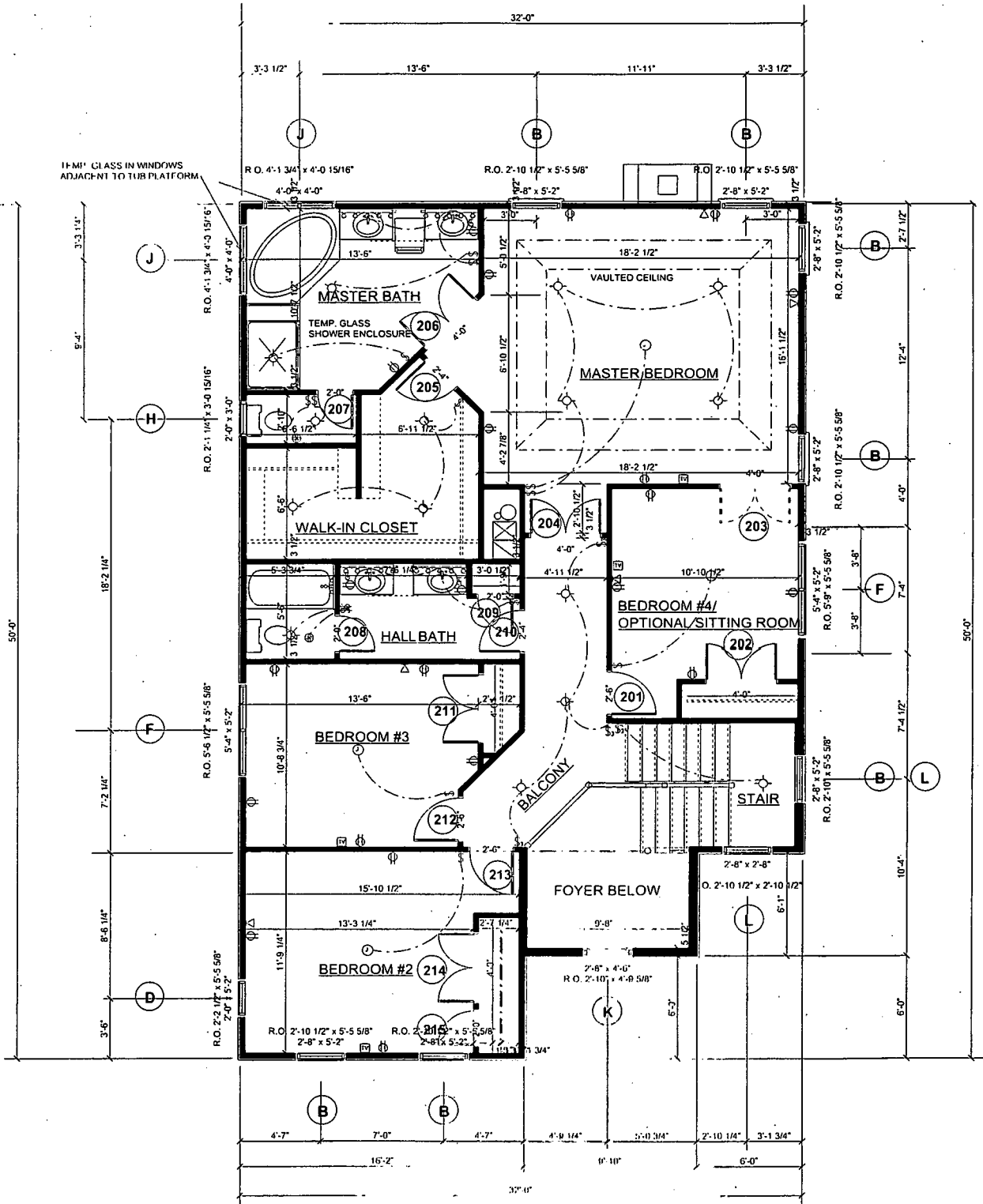
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CAPITAL VIEW CUSTOM HOME FOR
THE HAINES COMPANY
 ROCKVILLE, MD

10-29 2003

A-2

12



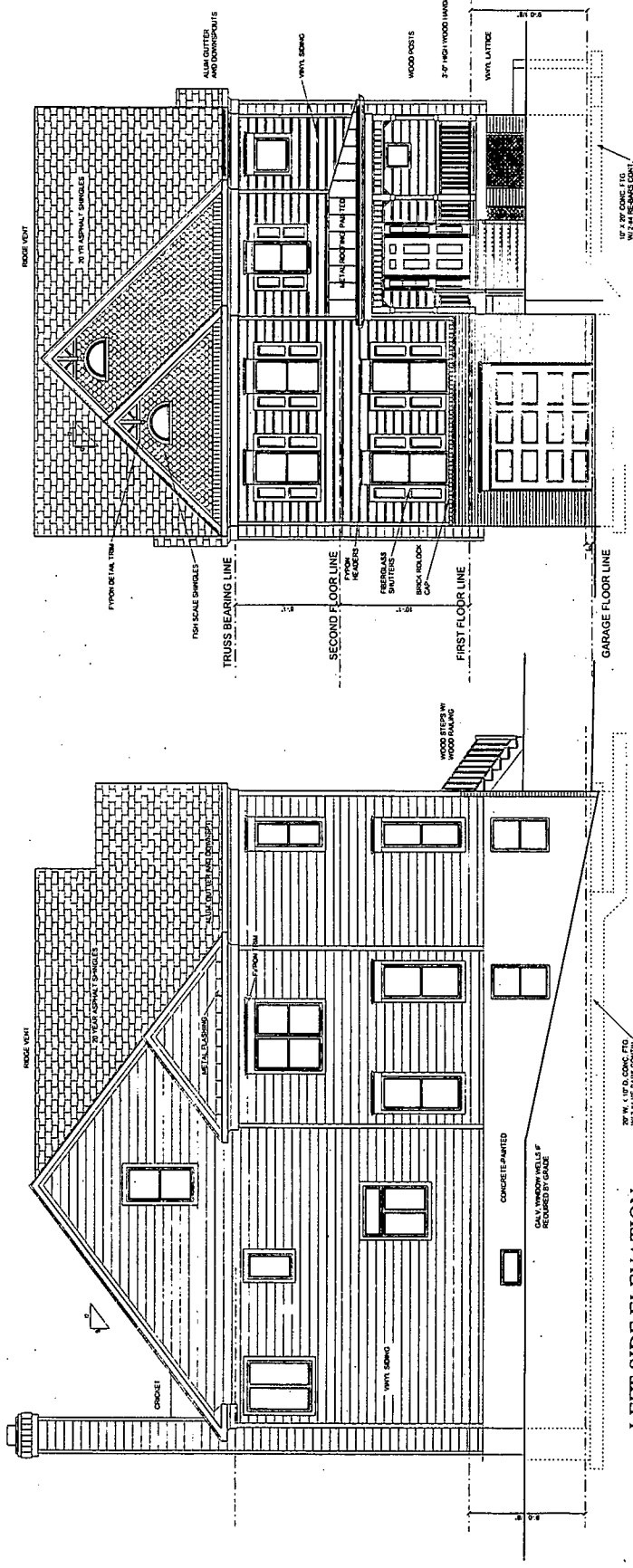
SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

THE HAINES COMPANY
CAPITAL VIEW CUSTOM HOME FOR
ROCKVILLE, MD

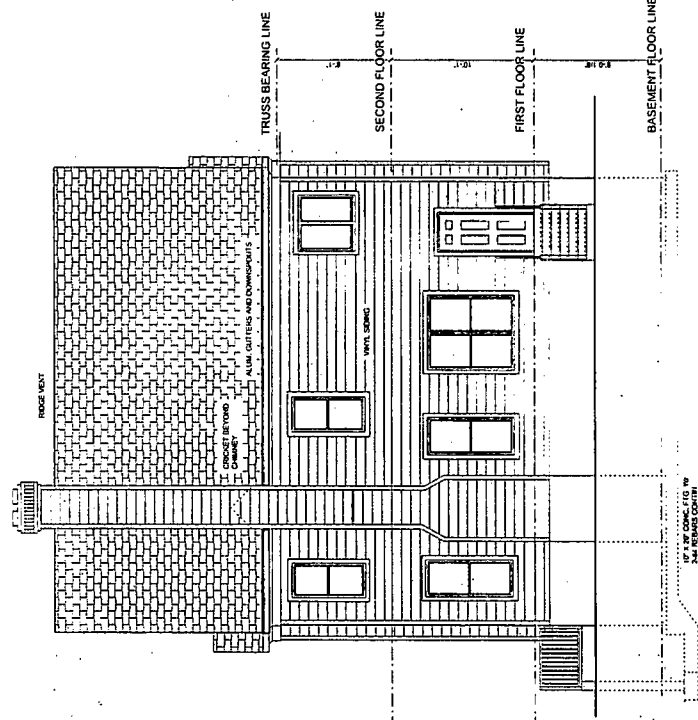
10-29-2003

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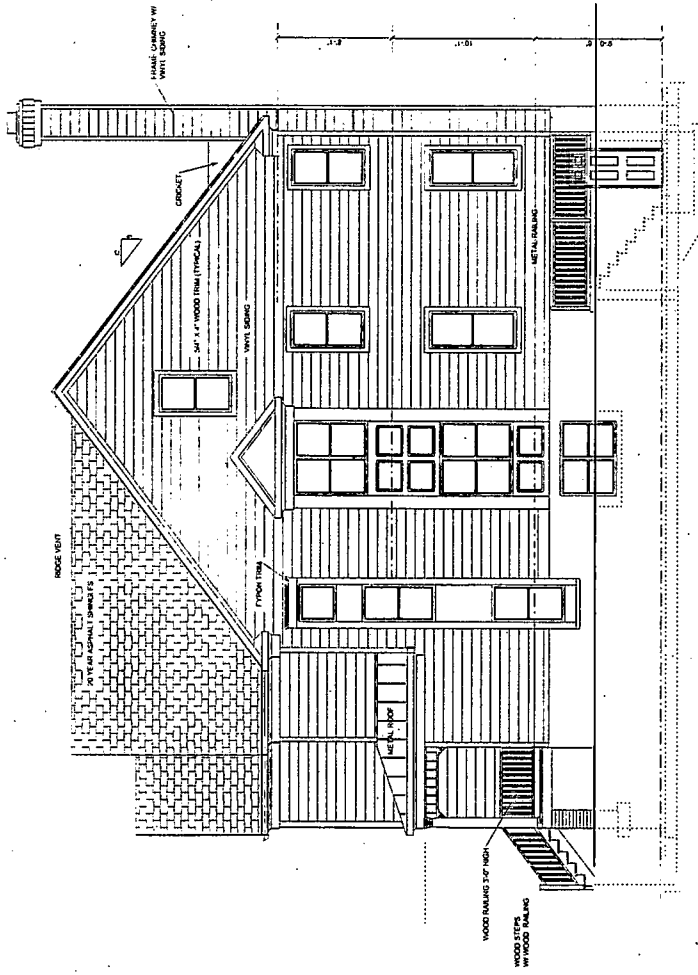


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

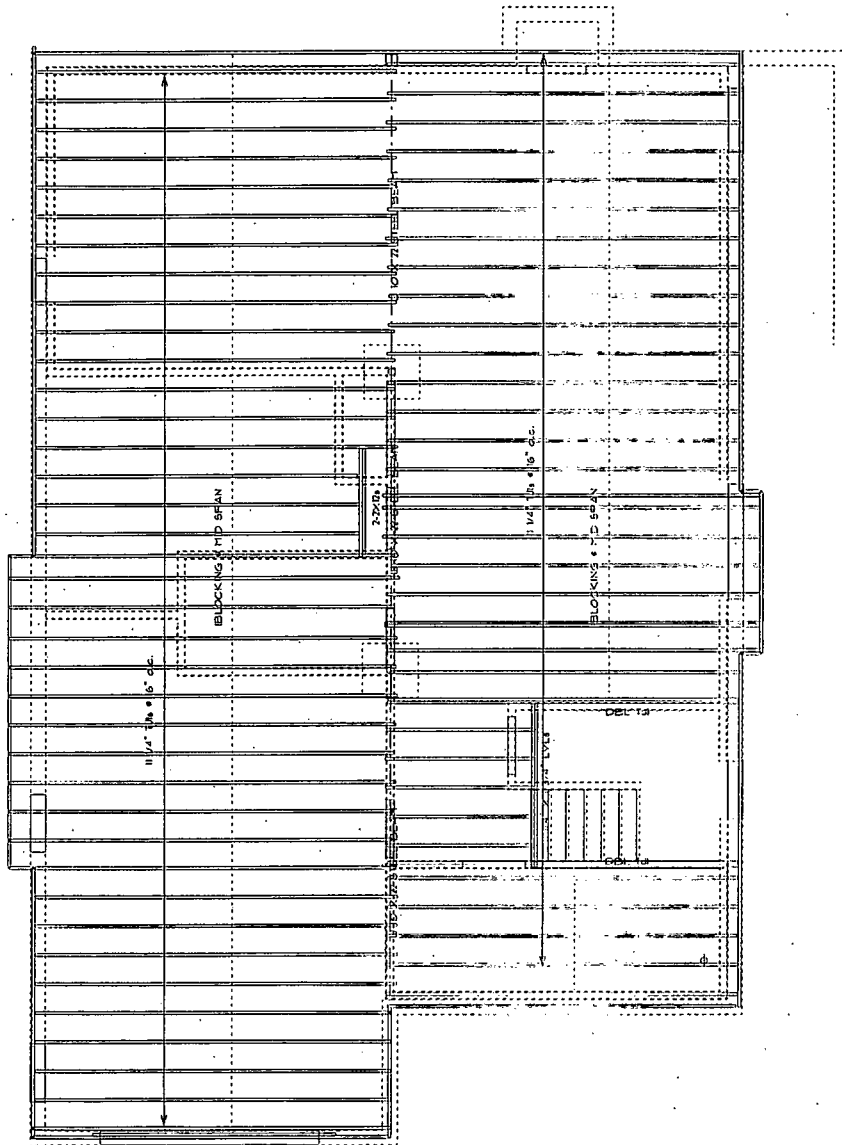
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



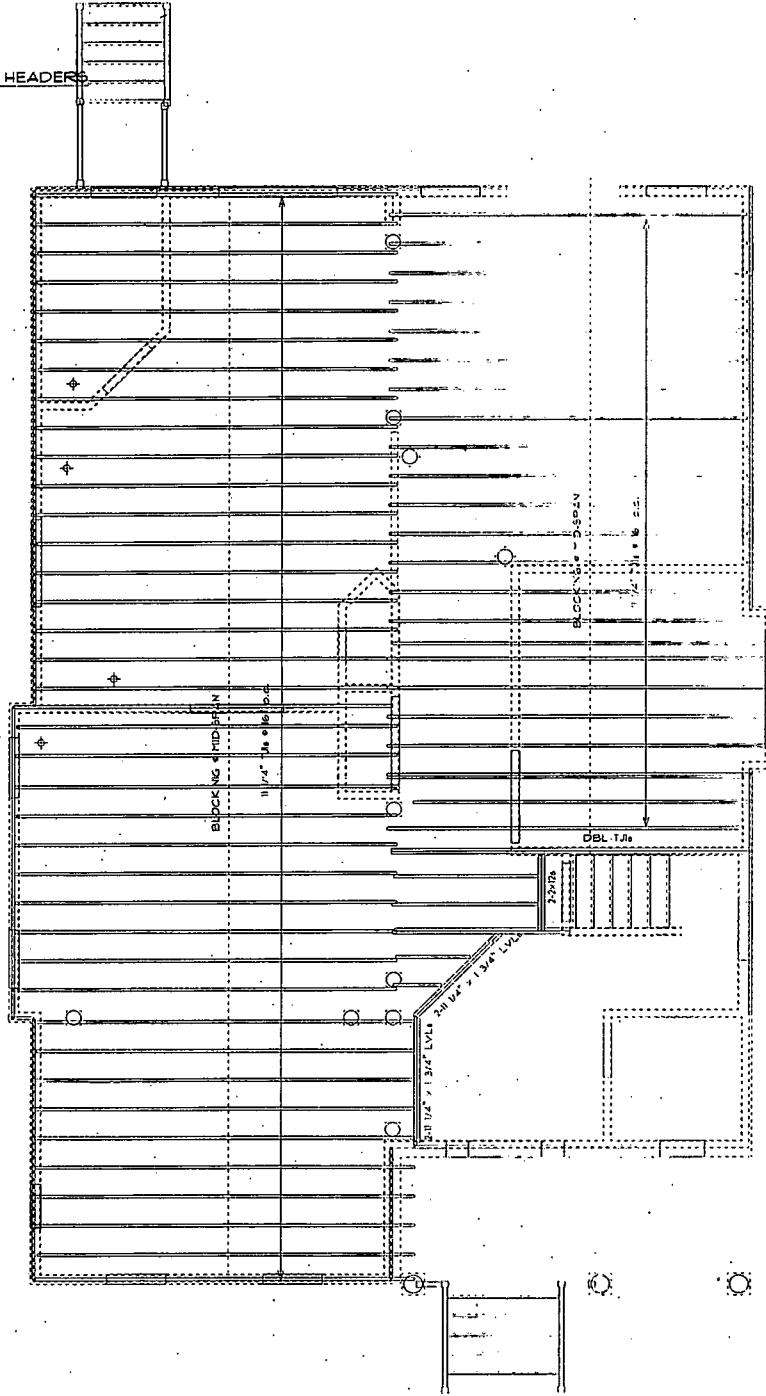
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

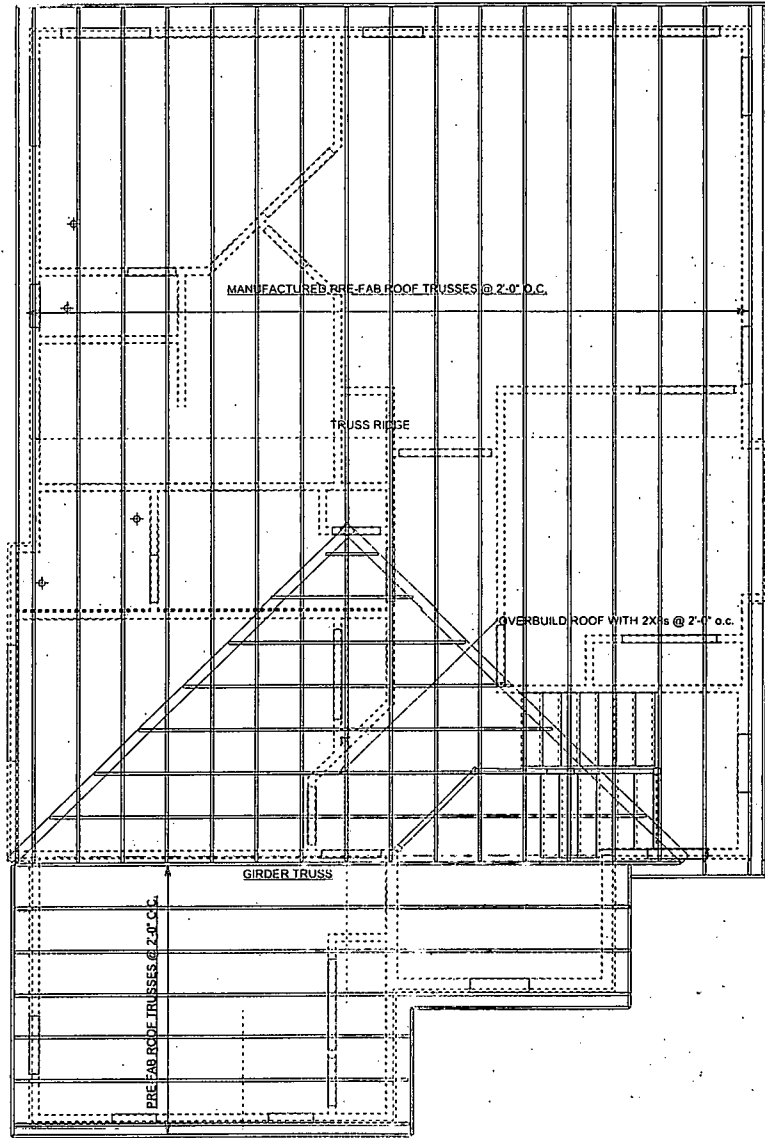
SCALE: 1/4" = 1'-0"

ALL WINDOW AND DOOR HEADERS
ARE 2-2X12s



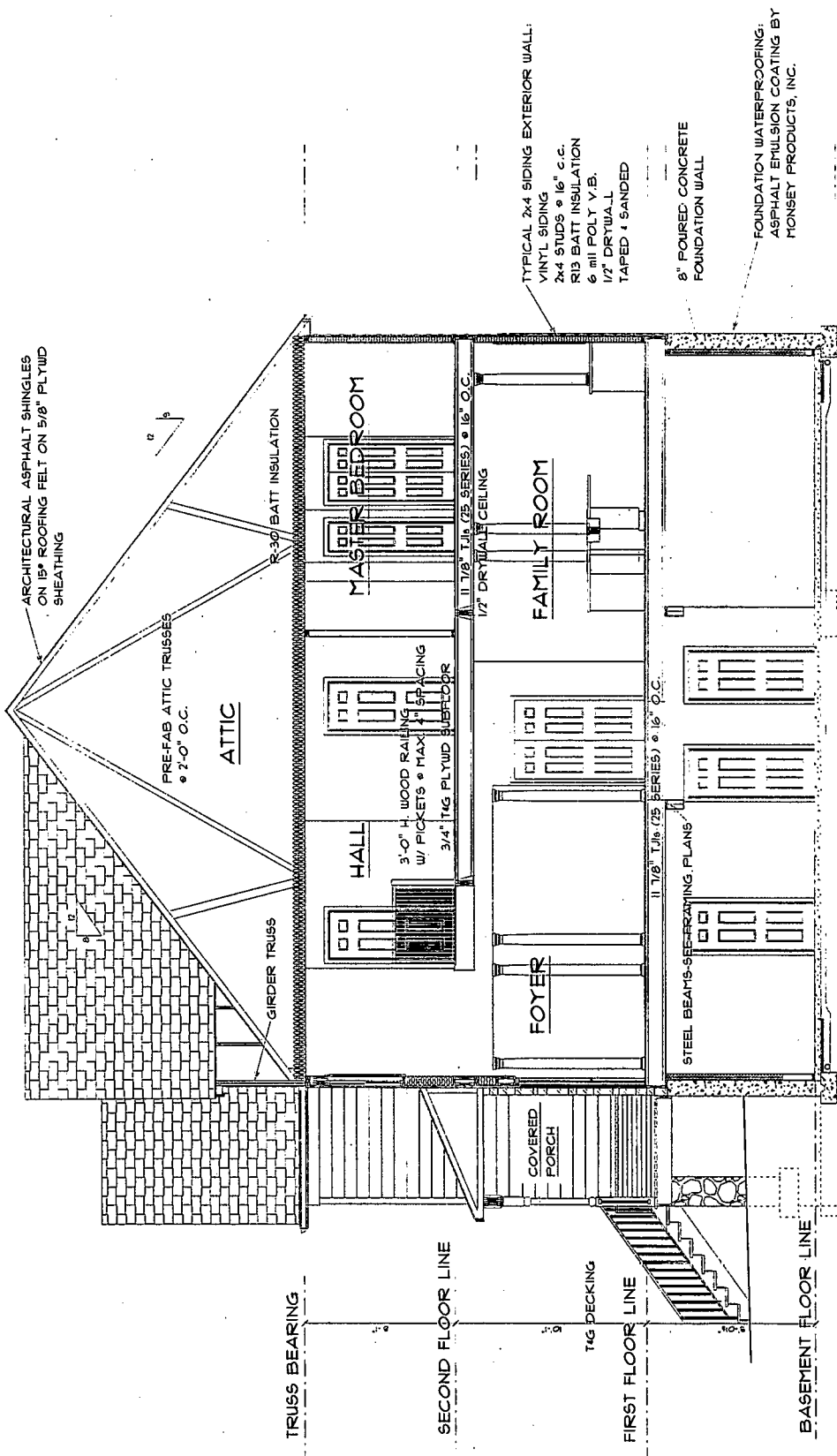
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

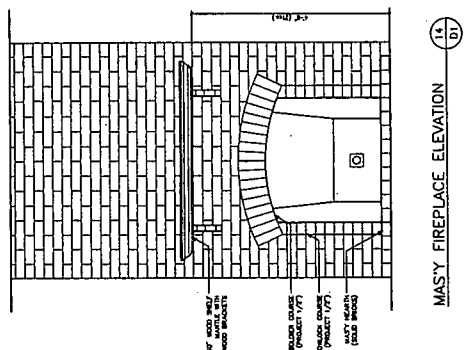
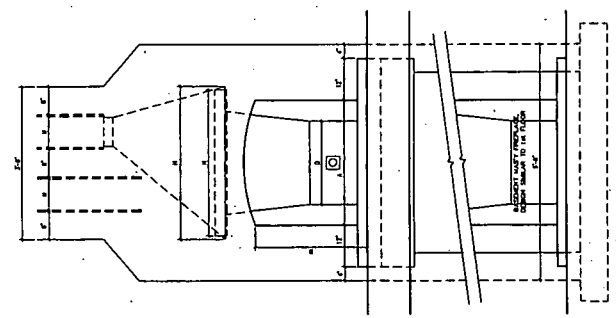
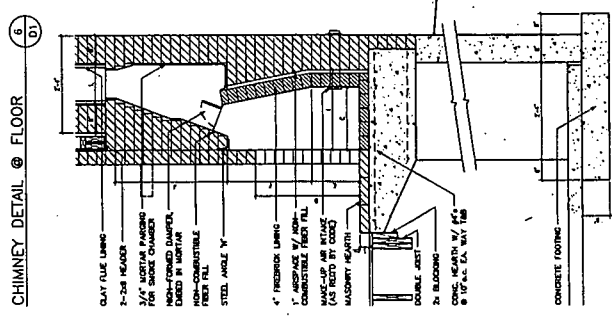
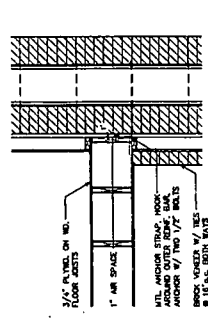
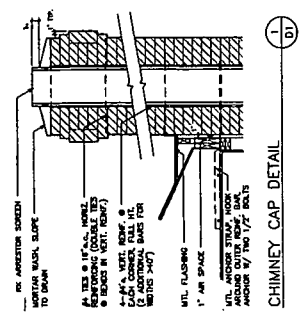
SCALE: 1/4" = 1'-0"



CROSS SECTION A

SCALE: 3/8" = 1'-0"

20" W. X 10" D. CONC. FTG. W/ 2#4 REBARS CONTIN.



MASONRY FIREPLACE DIMENSIONS (INCHES)

A	B	C	D	PREFERRED FIREPLACE DIMENSIONS				ROUGH BLOCK WORK				FLUE SIZE			STEEL ANGLE
				E	F	G	H	I	J	K	L	M	N		
30	28	20	17	14	23	13	36	25	30	13	12	8	3x3x4-1/2	1/2"	
36	28	20	17	14	23	13	44	25	33	16	12	8	3x3x4-1/2	1/2"	
42	32	22	20	14	26	13	50	27	38	17	12	12	3x3x4-1/2	1/2"	
48	32	22	20	14	26	13	56	27	44	20	16	12	3x3x4-1/2	1/2"	

SELECTED FIREPLACE SIZE

A	B	C	D	E	F	G	H	I	J	K	L	M	N
30	28	20	17	14	23	13	36	25	30	13	12	8	3x3x4-1/2
36	28	20	17	14	23	13	44	25	33	16	12	8	3x3x4-1/2
42	32	22	20	14	26	13	50	27	38	17	12	12	3x3x4-1/2
48	32	22	20	14	26	13	56	27	44	20	16	12	3x3x4-1/2

March 11, 2004

To Montgomery County Historic Preservation Commission:

I am changing our meeting with the HPC regarding our Historic Area Work Permit application for new construction at 10115 Meadowneck Court in Capitol View Park to a Preliminary Consultation with the Montgomery County HPC on March 24, 2004. Therefore I waive the time limit for decisions on Historic Area Work Permits. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bouma". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Chris Bouma

Haines Companies, Inc.

General Contracting For Residential / Commercial / Handyman Services

12615 Circle Drive, Rockville, Maryland 20850
Phone: 301 294.7312 Fax: 301 294.7313

February 16, 2004

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Attn: Historic Preservation Commission:

Enclosed please find an Application for a Historic Area Work Permit (HAWP) for a newly constructed "single family" home to be located at 10115 Meadowneck Ct. in Silver Spring, MD 20910.

As per the commission's directions I have included the following:

- Application for HAWP
- Site Plan
- Plans & Elevations
- Material Specifications
- Photographs
- Tree Surveys
- Adjoining property owner addresses

I would like to present these plans before the commission in person, and ask that time would be set aside for this reason at the Commission's earliest possible convenience.

Thank you for your consideration in this matter.

Respectfully submitted,



P. Joshua Haines
President - Haines Companies

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

Owner's mailing address	Owner's Agent's mailing address
<p>P. Joshua Haines P.O. Box 341 9710 Traville Gateway Drive Rockville, MD 20850</p>	<p>Sterling Mehring 2505 Forest Glen Road Silver Spring, MD 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>10122 Capitol View Ave. SS, MD 20910</p> <p>Re: Capitol View, Block 1, Lot 46 Ruta & David Kadonoff 4444 Connecticut Ave. NW #201 Washington, DC 20008 Owners of 10122 Capitol view Ave.</p>	<p>Re: Capitol View, Block 1, Lot 43 Stephan Beauchesne 10113 Meadowneck Ct. Silver Spring, MD 20910</p>
<p>Re: Capitol View, Block 1, Lot 36 Victor Sussman 10126 Meadowneck Ct. Silver Spring, MD 20910</p>	<p>Re: Capitol View, Block 1, Lot 44 Steven & Jill Kramer 10109 Meadowneck Ct. Silver Spring, MD 20910</p>
<p>Re: Capitol View, Block 1, Lot 19 Barrett Malko 10208 Capitol View Ave. Silver Spring, MD 20910</p>	<p>Re: Capitol View, Block 1, Lot 18 W.S. Standiford, III 10204 Capitol-View Ave. Silver Spring, MD 20910</p>
<p>Re: Capitol View, Block 1, Lots 15, 16 & 17 Francis Murray 10200 Capitol View Ave. Silver Spring, MD 20910</p>	<p>Re: Capitol View, Block 1, Lot 43 James & Valerie Secker 10107 Meadowneck Ct. Silver Spring, MD 20910</p>
<p>Re: Capitol View, Block 1, Lot 39 Bonnie Adler 10105 Meadowneck Ct. Silver Spring, MD 20910</p>	

LOT 22
BLOCK 1

N/F
MALKO, BARRETT G.
10208 CAPITOL VIEW AVE
LOT 19, BLOCK 1
CAPITOL VIEW PARK
L.6478 F.817

N/F
STANFORD, W.S., ET. AL.
10204 CAPITOL VIEW AVE
LOT 18, BLOCK 1
CAPITOL VIEW PARK
L.7379 F.122

LOT 17
BLOCK 1

LOT 16
BLOCK 1

N/F
MURRAY, FRANCIS
10200 CAPITOL VIE
15, BLOC
1 CAPITOL VIE
L.7498 F.7

S 94°51'46" W 122.00'

LOT 36
BLOCK 1

OAK STREET
30' R/W

N 03°17'16" W 51.61'

31.2' FRONT BRL

9' SIDE BRL

LOT 46
L.4478 F.204
6,293 S.F.

9' SIDE BRL

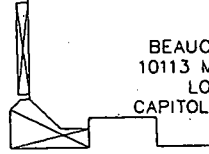
20' REAR BRL

S 05°08'14" E 50.89'

N/F
KADONOFF, D.S. & R.B.
10122 CAPITOL VIEW AVENUE
LOT 47, BLOCK 1
CAPITOL VIEW PARK

S 87°32'25" W 123.68'

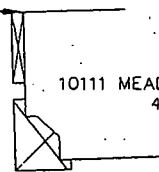
29.9'



N/F
BEAUCHESNE, S. & G. D.
10113 MEADOWNECK COURT
LOT 43, BLOCK 1
CAPITOL VIEW PARK L.17650
F.887

N/F
WREGE, KAREN
10120 CAPITOL VIEW AVE
LOT 42, BLOCK 1
CAPITOL VIEW PARK
L.19658 F.327

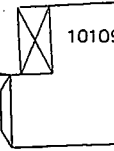
30.7'



10111 MEADOWNECK COURT LOT
44, BLOCK 1

LOT 45
BLOCK 1

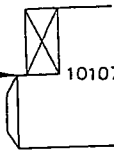
27.4'



10109 MEADOWNECK COURT LOT
38, BLOCK 1

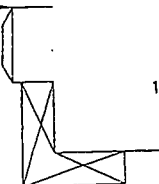
LOT 37
BLOCK 1

33.6'



10107 MEADOWNECK COURT
39, BLOCK 1

34.2'



10105 MEADOWNECK COURT
LOT 40, BLOCK 1

300'

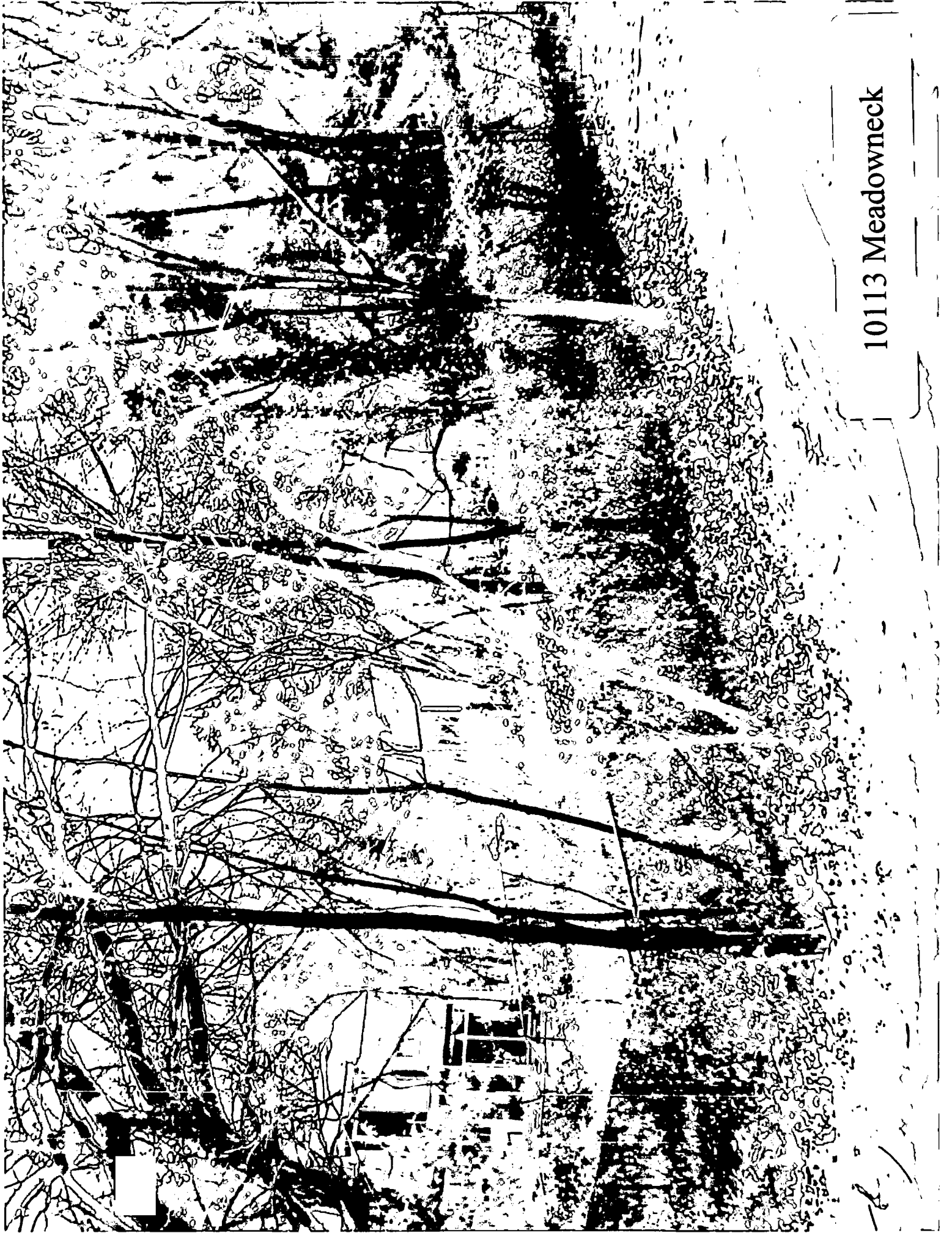
Property Setbacks

CK CT



MARIE McCORMICK
(301) 597-8673

Right - of - Way



10113 Meadowneck

Material Specifications

EXTERIOR

Front Elevation

- 5" Vinyl Siding – Natural Clay
- M & W Wood Windows (No Grill)
- Prairie Sand Vinyl Fish Scale Siding at Gable peaks & Fypon Trim detail
- Black Fiberglass Shutters
- Brick Rolock Cap – Above Garage
- Cushwa 10 Rose Red Brick surround – Garage
- 8' Fiberglass Garage Door – with Transom
- Front Door Fir – with/ side lite windows
- Wood porch with decorative columns & vinyl lattice
- Owens Corning Metal Flashing – Green # 204
- Paint Grade Steps / with wood railing
- 1" x 4" Wood Trim – Corner board

Left Side Elevation

- 5" Vinyl Siding – Natural Clay
- M & W Wood windows (No Grill)
- Metal Flashing at Gable peaks – Green # 204
- 1" x 4" Wood Trim – Corner board

Right Side Elevation

- 5" Vinyl Siding – Natural Clay
- M & W Wood windows (No Grill)
- Metal Flashing above porch – Green # 204
- Areaway With Railing
- Steel Door at Areaway
- 1" x 4" Wood Trim – Corner board

Rear Elevation

- 5" Vinyl Siding – Natural Clay
- M & W Wood windows (No Grill)
- Steel Door
- Direct Vent Gas Fireplace with Chimney – Vinyl Clad
- 1" x 4" Wood Trim – Corner board

Roofing

- Miore Black 20 year Certainteed Fiberglass Shingles
- "Prairie Sand" Seamless Aluminum Gutters and Downspouts

April 10, 2004

Mr. & Mrs. Hernan Hidalgo
10111 Meadowneck Court
Silver Spring, MD 20910
301-587-8853
Email: hhidalgor@yahoo.com

Ms. Anne Fothergill
Historic Preservation Planner
Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

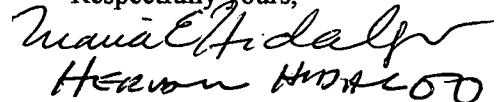
We are writing to express our concerns about the proposed construction at lot # 46, at 10115 Meadowneck Court in Historic Capitol View in Silver Spring, Maryland (Case# 1-03039).

We oppose this proposal which has already been rejected unanimously by the Historic Preservation Committee. The reason we decided to buy this property was for the historic and scenic attraction of the Capitol View neighborhood. We disapprove this construction because the natural landscape on the proposed site will be destroyed, causing reduced water percolation, undesirable water runoff, soil erosion and tree depletion. The effect of downstream flooding from the Meadowneck Court development has already had a devastating effect on the road conditions in the 10100 block of Capital View Avenue following moderate rainfall and an additional house on lot # 46 is likely to exacerbate this problem. (Refer to Map A)

Furthermore, since the existing driveway leading up to this property is not made to endure the weight of heavy construction vehicles, their cargo and machinery, significant damage to the driveway and adjacent landscape is highly possible. Who will be liable for the damages caused as a result of driveway usage if construction took place? In addition, since the current driveway leading up Lot # 46 (Oak Street right of way) is only twelve feet wide, we are concerned about construction vehicles blocking or impeding the passage of residential and emergency vehicles. (Refer to Map B)

We have been in contact with the Capitol View Park Citizen's Association who have also stated a rejection to this proposal and are planning to compile a citizen petition in the near future. We would be interested in attending the upcoming meeting scheduled to take place at the M-NCPPC to discuss Case # 1-03039. We realize the meeting scheduled for March 24, 2004 has been postponed and we plan to attend the next meeting to voice our opinion against this proposal.

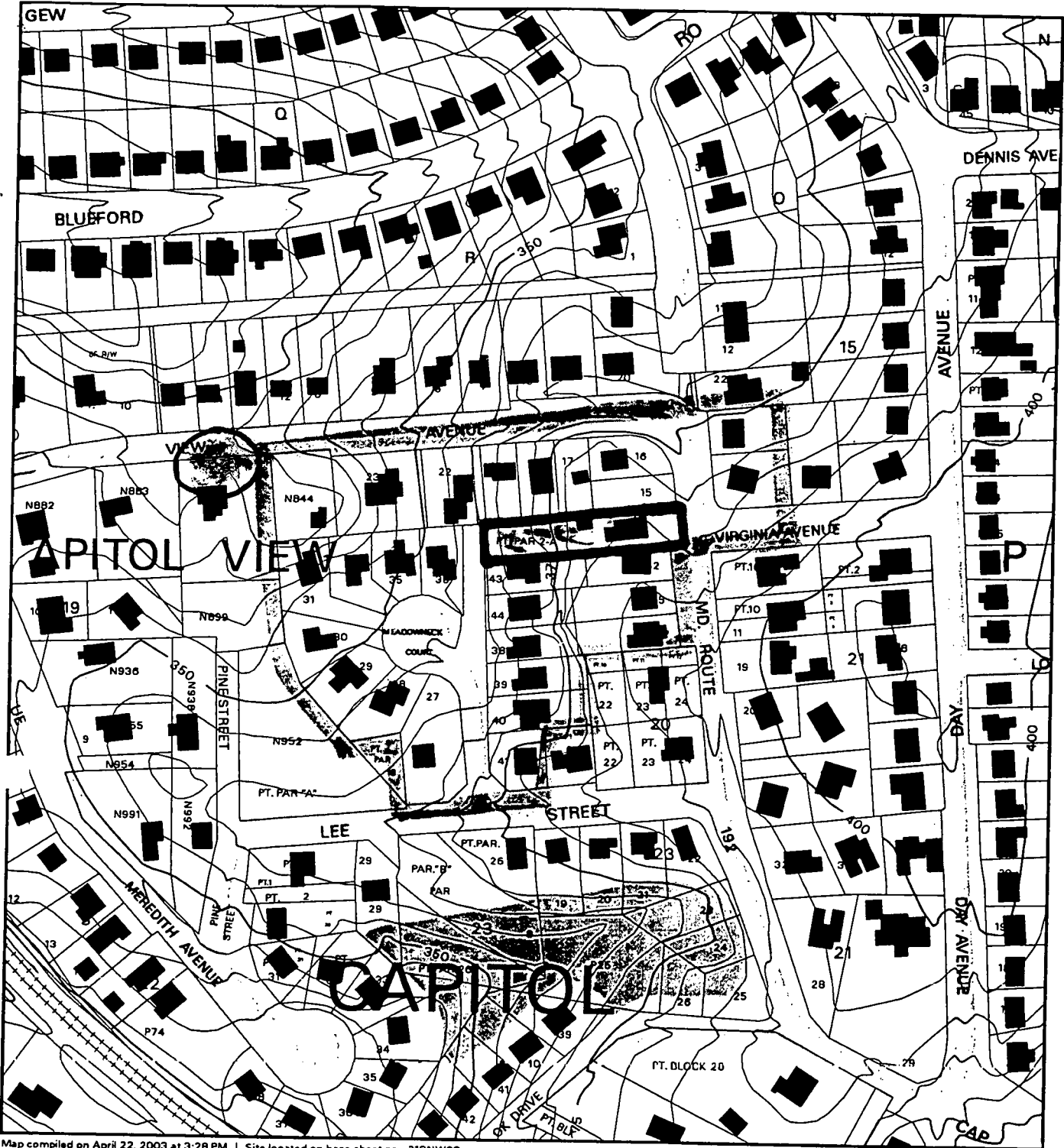
Respectfully yours,



Hernan and Maria Hidalgo

MAP A

VICINITY MAP FOR CAPITOL VIEW PARK (1-03039)



Map compiled on April 22, 2003 at 3:28 PM | Site located on base sheet no - 213NW03

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3750

Key Map



Research & Technology Center
0 200

1 : 2400

PROPOSED SITE



WATER
RUN OFF



KEY
HIGH PROBABILITY
FLOODING SITE

LF 13577.484

Exhibit A

The plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
The plot is not to be relied upon for the establishment or location of fences, gates, building, or other existing or future improvements; and
The plot does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

page 2 of 2

MEADOWNECK COURT

EXISTING DRIVEWAY ONLY 12' WIDE

N 72° 40' 22" W
22.55'

S 76° 05' 57" E 5.80'
N 62° 30' 00" E 4.35'
N 30° 03' 30" E 9.05'
N 110° 05' 12" W 11.44'
N 40° 45' 00" E

N/F LOT 36
N 00° 15' 14" E 97.96'

PAK (30' R/W) STREET

1800 SQ FT

N 86° 30' 45" E
12.02'

S 00° 15' 14" W 98.00' IPFD

EXISTING 12' WIDE CONCRETE

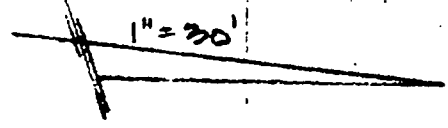
NARROW DRIVEWAY ONLY ALLOWS ONE WAY TRAFFIC AT A TIME, UNLIKELY TO ENDURE HEAVY TRUCKS + MACHINERY
REV 6/13/95

10' PUE

S 55° 16' 04" W
6.53'

S 15° 46' 52" W
17.00'

S 01° 32' 50" W
15.12'



LOT 25

LOT 26

LOT 43
7305



2807/29

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corners have not been established or set unless otherwise noted. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded not appearing on the record plat.

Mariam F. Mustafa
MARIAM FARIS MUSTAFA
Reg. Prof. Land Surveyor, Md. 20007

3/20/95
Date



LOT IMPROVEMENT SURVEY
PAK STREET
CAPITAL VIEW FARM
Wheaton Election District
Montgomery County, Maryland

LIGHT, ELLIOTT & ASSOCIATES, INC.
6608 Adelphi Road
Adelphi, Maryland 20703
Phone 301-482-6080
Fax 482-6086
MEMBERS PLANNERS SURVEYORS
953 Chandler Court
Waldorf, Maryland 20604
Phone 301-843-4927
Fax 843-4928
1-800-346-381

Draft <input checked="" type="checkbox"/> Clk <input type="checkbox"/>	Plot Book / Page SEE ABOVE	Case No.
Job No. N-2139	Liber / Folio	File Number 042000

I understand you intend to take our federal tax dollars and return them to the states and maybe even local government. This is probably a good idea in Georgia, but not a very good idea in Montgomery County, Md. Let me tell you why.



And absentee landlord subdivided his property (10113 / Meadowneck Court, Silver Spring) next to mine and I challenged the subdivision in court — four courts, in fact, over a four-year period. Ironically, the county planning department attorneys facing me in court were paid by me — the taxpayer — and not the developer. My tax dollar was trying to dump my court challenge.

Ferry Glen Malko

Commentary

Don't send any of my tax money to the county planning department. Now our subdivision code says we may put only one house on one private driveway. This driveway already has a house on it. The new house would make it two and the open lot in between would make it three. The same code says the driveway must handle emergency vehicles. Now, the existing driveway is only 12-feet wide and the fire and safety code says such a driveway must be at least 20-feet wide. However, the Montgomery County Department of Transportation says it's OK. I don't get it. Please don't send any money to the county DOT.

Here's a good one, Newt. The subdivision code requires the Department of Fire and Rescue to review all subdivisions for the planning department, but, in fact, they haven't reviewed a residential subdivision ever, they say.

Don't send any money to Fire and Rescue. The neighbors are somewhat baffled because in one day the developer had the county remove all the "no parking" signs on the Meadowneck Court cul-de-sac that serves the above-mentioned driveway. The signs are there to allow fire and rescue vehicles, trash and a school bus to negotiate the cul-de-sac. The neighbors have spent the past three months trying to get the signs put back to no avail.

Newt, for yet another reason, I ask you not to send any money to the county Department of Transportation.

The neighbors have also leveled seven noise violations against the developer and the county, as yet, has not prosecuted the developer.

You guessed it, Newt, no money to the Department of Environmental Protection. DEP also waived the storm water controls for the subdivision as well as all the subdivisions in the flood plain and, guess what, serious down-stream flooding resulted.

Yet another reason not to send money to DEP.

See Newt, page C-3

The writer is a Silver Spring resident and city planner who works for the federal government.

to push for a new way of governing

Editor's note: The following are excerpts from County Executive Douglas M. Duncan's State of the County speech given last week at the Greene Plaza Rockville.

I'm here today to report to you on the state of the county. In truth, I'm here to tell you what's on my mind ... not all of which, I'll admit, you may want to hear.

But first, some good news. Silver Spring revitalization is getting back on track — now that we've terminated the Silver Triangle retail project and opened the process up for other redevelopment proposals.

... The Silver Triangle mall may be dead, but the prospects for Lloyd Moore's office project are very much alive. He's making a strong bid to attract a key federal agency — the Securities and Exchange Commission. We're working closely with him on that effort, and I'm delighted that we're getting support from Governor Glendening, our Congressional delegation, and an array of business and civic leaders.

... In Annapolis, the county's prospects for improved state funding are better than ever, thanks to our increased voting strength.

... We have a much more noticeable presence in Annapolis. Indeed, I've devoted much of my own time these first few months fighting to make sure we get our fair share of the tax dollars we send to the state.

... One of our top priorities in Annapolis right now is getting the legislature to change the state's highway user formula — an outdated, unfair funding system that was set up in 1968 and simply doesn't reflect the realities of 1995. ... It sets aside half of all the available local highway dollars for Baltimore City — and the 23 counties are left to split the other half. ... I'm encouraged that ... we're getting broad support for this change.

... So, as you can see, we have a lot to be optimistic about. But, unfortunately, all is not well.

We are at a critical crossroads here in Montgomery County. With our population nearing 600,000, the strain on our resources and our infrastructure grows greater every day. With enrollment in our schools expected to reach 140,000 by the middle of the next decade, the need to expand existing facilities or build new ones becomes crystal clear.

And as our county expands not only in population but also in cultural diversity, the task of delivering basic government services becomes even more of a challenge.

Just take, for example, the strain placed on Montgomery College, where over the past four years they have seen a 144 percent increase in the number of ESOL credit hours taken by students where English is not their first language.

Add to these realities the fact that we have a projected budget shortfall for fiscal year '96 of \$80 million. ... and you begin to see that we can no longer afford to have a government program for every community problem.

We must balance these demands on our resources, while demonstrating to our residents that we heard their message last November: hold the line on taxes, cut the cost of government and deliver quality services.

In a few weeks, I will submit to the County Council an operating budget for fiscal year 1996 that will close the \$80 million dollar gap by streamlining operations, consolidating departments, eliminating positions and cutting services.

... In the past, we've raised taxes to close budget

What should Congress do about



Tom Sloan/GAZETTE

group for victims of clergy
there are more victims.

that there would be more
fits the pattern. I feel this
iceberg.

pedophile, always a pedophile?

does have a high potential
abuse. A study by Dr.
at Emory University ar
ned 411 pedophiles and
attempted 238,711 sex
pleted 218,900 sex crimes.
offender attempted 581
ned 533 crimes and had
study concluded.

recommends that every
d have lifetime monitor-
ve it, you have it for life.

cause for pedophilia?

are debates over the
ophiles. Here at the
uate them first — often
usually have more than
they are not amenable to
ommand that they be

restrained in a sort of facility where they
are away from children.

We treat them with medication such as
depo-provera which lowers their testos-
terone and keeps their sex drive under
control; psychotherapy and behavioral
programs.

And how are victims of abuse treated?

If the situation has been validated, we
say we believe them, that it's not their
fault. We offer them individual therapy,
support systems, relaxation. Often, they
can recover and heal from their trauma
just fine.

How can parents protect their children
from abuse?

Be suspicious if somebody wants to
spend an inordinate amount of time with
you child, even if the child likes the per-
son.

Look for subtle or more pronounced
behavior changes — in eating habits,
clothes (wearing longer clothes, for
instance), sleeping habits (nightmares).

In younger children, watch for any
signs of regress — bedwetting, thumb
sucking — or any other milestones which
the child has outgrown.

So serious was the flooding on a
down-stream state highway that
the state highway department
spent an estimated \$325,000 to
correct the problem. But the state
will not reveal the actual cost to
taxpayers.

Don't send any money the
State Highway Administration
until it levels with the taxpayer
regarding the costs of this project.

Oh, I almost forgot. The down-
stream flooding eroded the state
highway and it caved in, leaving a
six-foot by 12-foot by 12-foot-deep
hole in the road. It's OK, Newt.
Fortunately a neighbor spotted the
cave-in and called the state high-
way department and the police in
time.

Yet another reason not to send
money to SHIA.

By the way, Newt, one of the
down-stream problems was that a
catch basin built by an earlier
developer was ill designed and the
culvert connecting the catch basin
under the highway didn't meet the
county construction code. In addi-
tion, the county never removed
the debris in the catch basin.

So don't send any money to the
permits sections of the county and
the DEP.

As I was contemplating writing
this letter I noticed a worker on a
small back hoe grading an adjoining
lot (10118 Capitol View Ave.)
and called the permits department
to see if this property had a grad-
ing permit. It didn't, Newt. I
called the permits department to
report the offense, and so far I've
heard nothing.

Absolutely no money to the
sedimentary control section of
DEP.

Now, you're probably asking
how could my little neighborhood
have so many violations. Here's a
clue, Newt. The present and
recently elected county executive
got eight of his first 10 largest cam-
paign contributions from the build-
ing industry.

You know, Newt, I was talking
to my 83-year-old mother the
other day and she mentioned how
tough it was getting along on her
Social Security since my dad died.
Do you think you could send my
federal tax money to my mother in
Fort Mill, S.C., rather than to
Montgomery County?

SUBURBAN MARYLAND TECHNOLOGY COUNCIL

1995 Fast 50 Nomination Form

DEADLINE: March 10, 1995

Nominees must be corporations providing technology products or services - with headquarters in the Suburban Maryland region of our Council. Please complete this form and fax or mail by March 10, 1995 to Suburban Maryland High Technology Council, 2092 Gaither Road, Suite 220A, Rockville, MD 20850 (fax number 301-258-9148). The required documents and support materials may follow by mail. Contact Kathy Manning with questions at (301) 258-6005.

COMPANY NAME:

**Steven R. Kramer and Jill S. Kramer
10109 Meadowneck Ct., Silver Spring, MD 20910
301.495.5794**

By Certified Mail and Fax – 301.563.3412 (4 pages)

March 19, 2004

Montgomery County Historic Preservation Commission
Att: Commissioners and Staff (Ms. M. Naru and Ms. A. Fothergill)
1109 Spring St., Suite 801
Silver Spring, MD 20910

Subject: Proposed New Home Construction at 10115 Meadowneck Court, Silver Spring, MD
(Capitol View Park Historic District)

Dear Commissioners and Staff:

We are writing to express our opposition to the proposed new home construction at 10115 Meadowneck Court, Silver Spring, MD. The Historic Preservation Commission had unanimously rejected this application in January 2003. Unfortunately, the Parks and Planning Commission once again ignored the views of HPC and its constituents and foolishly approved the subdivision of 10122 Capitol Avenue.

This is not a typical homeowner's lot. The lot is bordered by backyards on three of its four sides and will become the fourth house on a common driveway (referred to as Oak Street).

There are numerous historic and construction related arguments for denying this application which are presented below:

Home proposed by the applicant is of an inappropriate size in comparison to the neighboring homes.

The home proposed in the HAWP application is not of similar size or density to the other homes on Meadowneck Court or along the common driveway. The preliminary plans indicate that the proposed home footprint is 50.33 ft. long and 32 ft. wide or approximately 1,610 sq. ft. per floor. The proposed home includes two floors plus a basement or 3,220 sq. feet of living space (without the basement). In addition, the footprint will cover approximately 26% of the lot area (1,610 sq. ft. divided by the lot size of 6,424 sq. ft.).

In comparison, the houses adjacent to the common driveway range from 2,480 sq. ft. to 2,572 sq. ft. The footprints for the other homes along the common driveway only cover 18 to 20% of their respective lots.

The proposed home needs to be reduced to a maximum of approximately 40 ft. wide by 30 ft. long to provide a similar lot density to the other homes.

Further the proposed applicant states that the home will have a height of 34.33 ft. This home will dwarf over the home at 10208 Capitol View Park Ave. and forever alter the view from Capitol View Park Ave. The height and appearance of the other homes along the Meadowneck Court common driveway are considerably different. These homes do not tower over the adjoining properties on Capitol View Avenue due to a larger elevation change. ***Therefore, the proposed home should be restricted to a height not to exceed 24 feet.***

Misleading Facts Presented by Terry Ireland as Chair of the Local Advisory Panel (LAP)

Mr. Terry Ireland behind the veil of Chairperson of the LAP submitted a lengthy and misleading report to you about the proposed new construction. This report is an insult to the residents of Meadowneck Court who are part of Capitol View Park Historic District. His derogatory opinions about the homes on Meadowneck Court were unnecessary. Mr. Ireland elected to hide behind his title as Chairperson of the LAP while expressing his personal views in regard to this matter. ***Mr. Ireland's report is his opinion and only his interpretation of the information. As residents of Capitol View Park, we do not agree or support the views expressed in this report.***

It is our understanding that he wrote this report without any consultation with the residents who live on Meadowneck Court or confront the proposed construction on Capitol View Ave. Based on the inflammatory and one sided views made by Mr. Ireland throughout this document, it certainly gives the impression that he has some personal gain to be achieved by this development or a personal vendetta against the residents of Meadowneck Court.

Impact to Public Health and Safety and Emergency Access

We recognize that the impacts to public health and safety are outside of the scope of HPC. However, it is important to consider the related impacts of your decisions.

Our home is the first home of the three existing homes on the common driveway that would potentially serve this additional residence. If the HPC approves this subdivision, there would be four homes served by this common driveway. The county maps indicate that this common driveway is a paper street called Oak Street. However due to development on Capitol View Avenue, it is no longer possible for this street to be constructed. The only access to this common driveway is from Meadowneck Court. ***Emergency vehicles including fire and rescue could not easily reach this home and thereby jeopardize the safety of all of the surrounding homes.***

After recently experiencing the construction of other homes on Meadowneck Court, we have particular concerns in regard to maintaining access to our home. We have a four year old child with health problems who has been taken four times by ambulance for emergency medical care in recent years.

During the prior construction that occurred before my child was born, it was a constant battle to prevent trucks and other vehicles from blocking Meadowneck Court and access to my driveway. The inconvenience during the prior construction now has a much more serious impact which could be life threatening. ***We must plead with you on the importance of maintaining access to Meadowneck Court and our home at all times.***

Feasibility of Safe Construction

We bring these issues to your attention to enable HPC and the proposed applicant to consider the full breadth of impacts from the proposed construction.

As a civil engineer and Professional Engineer in the State of Maryland, I do not see a way for construction to easily be accomplished on this lot. ***The common driveway is not suitable in width for the large construction vehicles that would be required to deliver the house frame/trusses to this lot.*** Also, there is inadequate space for machinery such as bulldozers or backhoes to easily enter this lot via the common driveway.

If this subdivision is approved, an alternative approach that may work is for the construction vehicles to enter the proposed lot via 10122 Capitol View Ave. However, this may require a garage on this property to be demolished (which may be required in any case since it does not meet the current setback requirements between properties after the subdivision).

Additionally, there are 10 children less than 12 years old (including mine who are 4 and 8 years old) who live on Meadowneck Court. Children frequently play on the hill adjacent to the common driveway and ride bikes in the cul-de-sac as the neighborhood has no sidewalks. The cul-de-sac is approached by a downhill slope with limited visibility.

We are very concerned about the safety of these children during construction in a tightly confined space such as the proposed subdivision with difficult access. How will this lot be protected to ensure that children can not enter unsafe areas during construction? Where will debris be deposited and stored during the project? Where would a construction dumpster be located? Where would construction vehicles and worker vehicles be parked? To allow emergency vehicle access, parking for residents is currently allowed on only one side of the street.

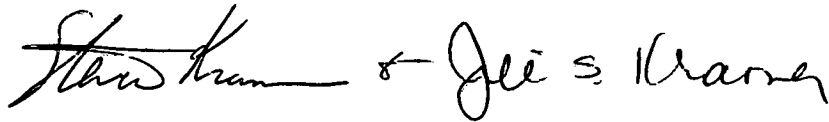
Page 4
Commissioners and Staff
Montgomery County Historic Preservation Commission
March 19, 2004

We recommend that HPC stipulate protection of our neighborhood and property, and address safety issues prior to authorizing any work permit.

We appreciate the opportunity to comment on this matter and strongly oppose the construction of the new home at 10115 Meadowneck Court.

Please keep us informed of all activities related to this proposed construction.

Sincerely,

Handwritten signatures of Steven R. Kramer and Jill S. Kramer. The signature for Steven R. Kramer is on the left, and the signature for Jill S. Kramer is on the right, with a small cross symbol between them.

Steven R. Kramer, PE and Jill S. Kramer

May 19, 2004

Historic Preservation Commission

VIA FAX 301-563-3412

I have reviewed the HAWP application from P. Joshua Haines for new construction at 10115 Meadowneck Court, Silver Spring (HPC Case no. 31/0704D)(Capitol View Park Historic District). My husband and I reside at an adjacent property, 10122 Capitol View Avenue.

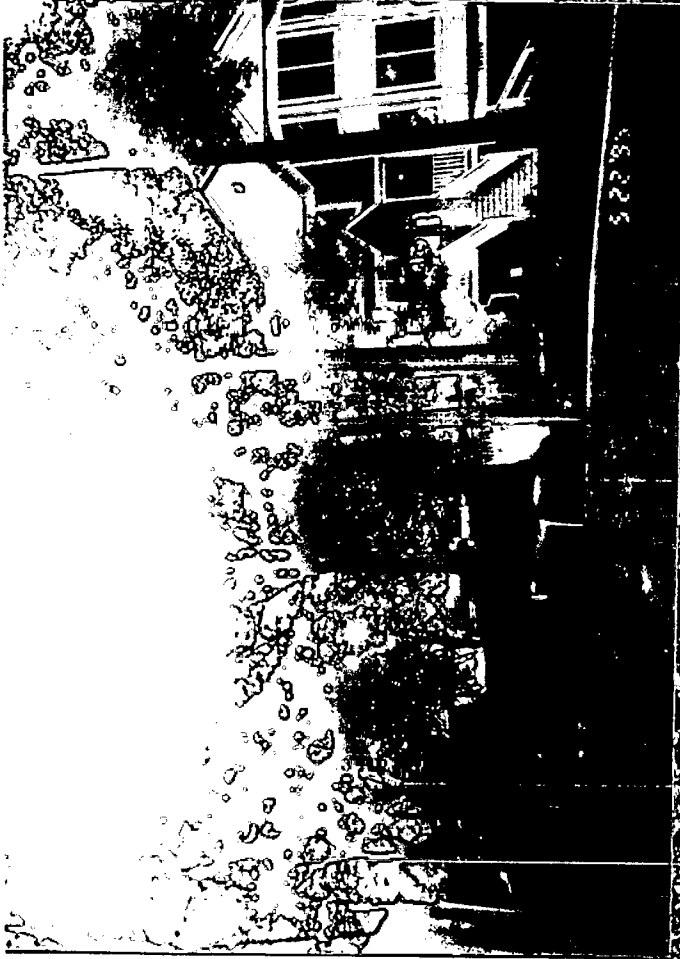
A number of issues remain problematic/questionable with regard to this proposal and should be addressed prior to considering approval.

1. The plans, as submitted, do not include complete information. Additional information is needed about grading and complete elevations. Without this information, it is not possible to adequately assess impact on the streetscape and character of the neighborhood as the height of the proposed building is unknown – elevations are provided only for the first and second levels, but are absent for the upper floor/finished attic, to the peaks of each roof line.
2. Concerns about drainage have been identified by neighbors on Meadowneck Court and Capitol View Avenue. Currently, water flows into the yard of a historic house on Capitol View Avenue (10210 Capitol View Avenue) from prior construction on Meadowneck Court and inadequacy of the existing storm drain. There is concern that new construction will increase flooding problems, with the potential to undermine the structure of the historic house. Plans for addressing identified drainage issues need to be considered to avoid exacerbating the existing problem.
3. Planned removal of a large tree will result in the new property's visibility from Capitol View Avenue. Landscaping needs to be addressed.
4. The proposed house, though slightly smaller than the original proposal, is still not of similar size and density to the other homes on Meadowneck court. Statistical comparisons have been submitted by the Capitol View Park Citizens' Association. This house should not be larger than existing homes in the area so as not to alter the streetscape and character of the neighborhood.

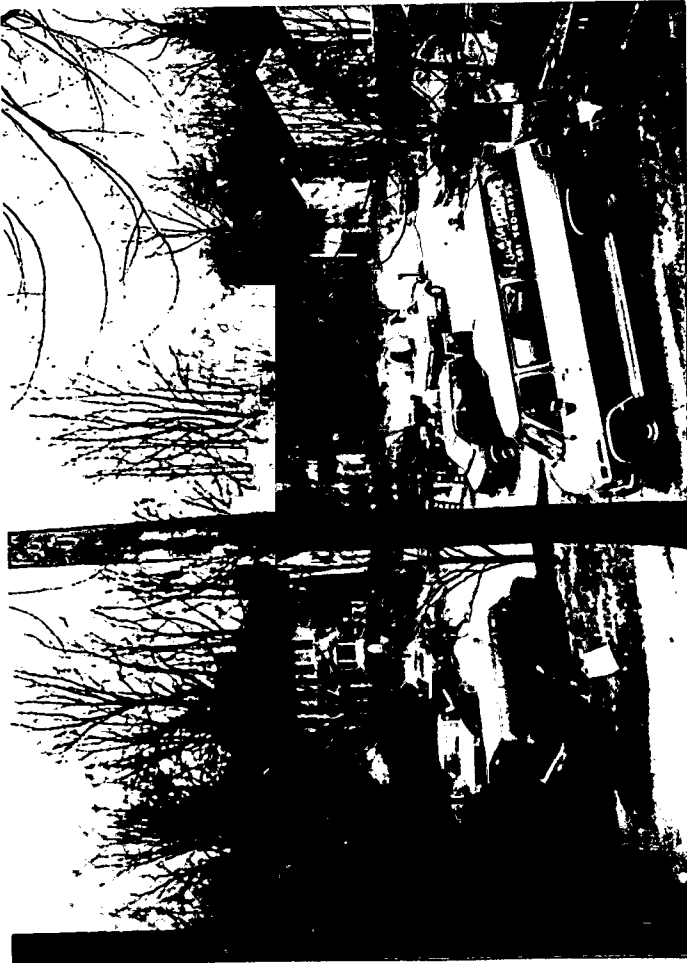
Finally, please ensure that our correct contact information is on file for any future notices regarding this property. The application lists a previous address. We currently both own and reside at 10122 Capitol View Avenue, adjacent to this proposed building site. I have communicated this information to the applicant, however we continue to be listed erroneously in the application materials.

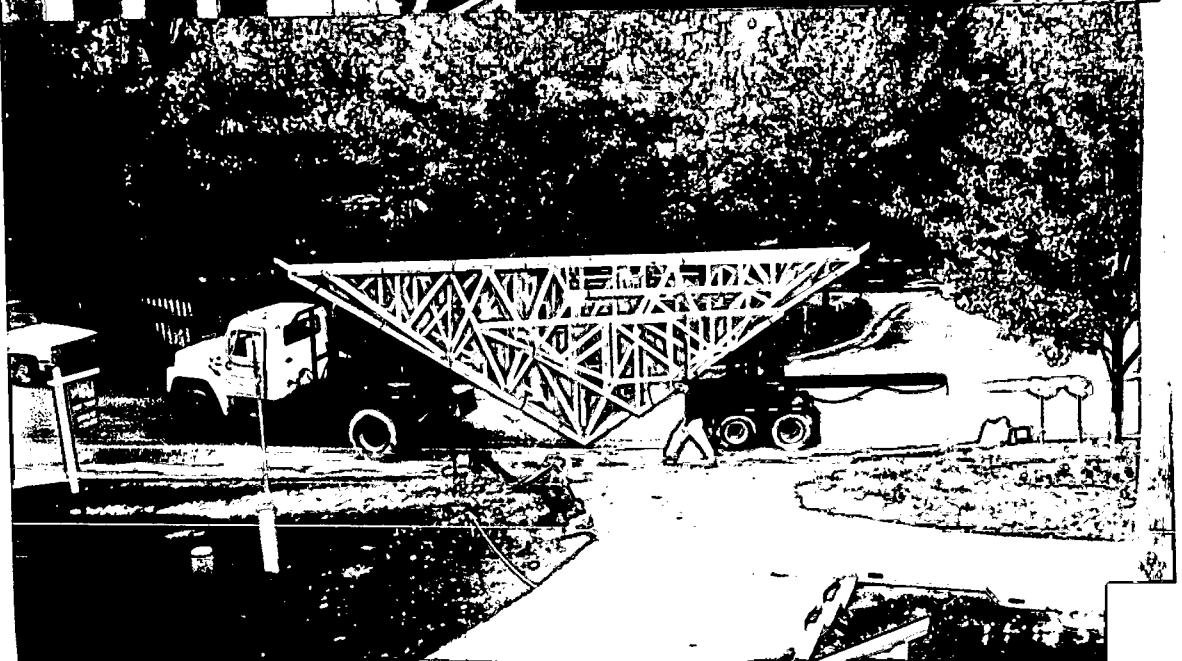
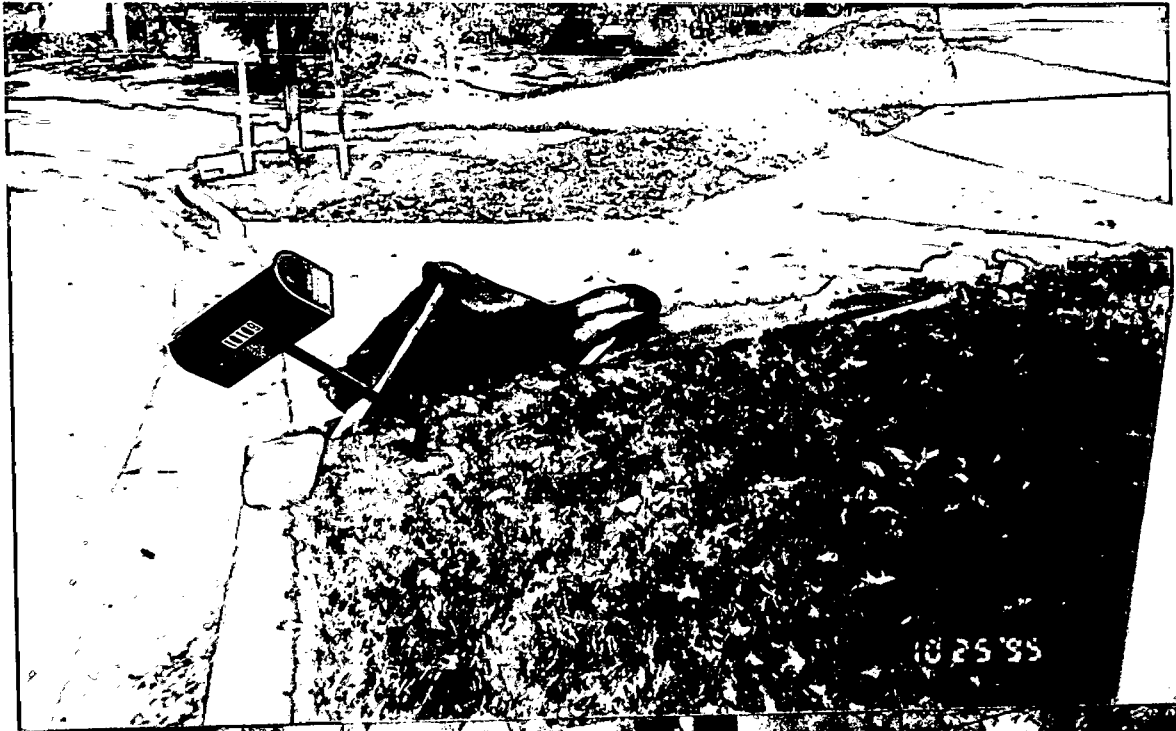
Sincerely,

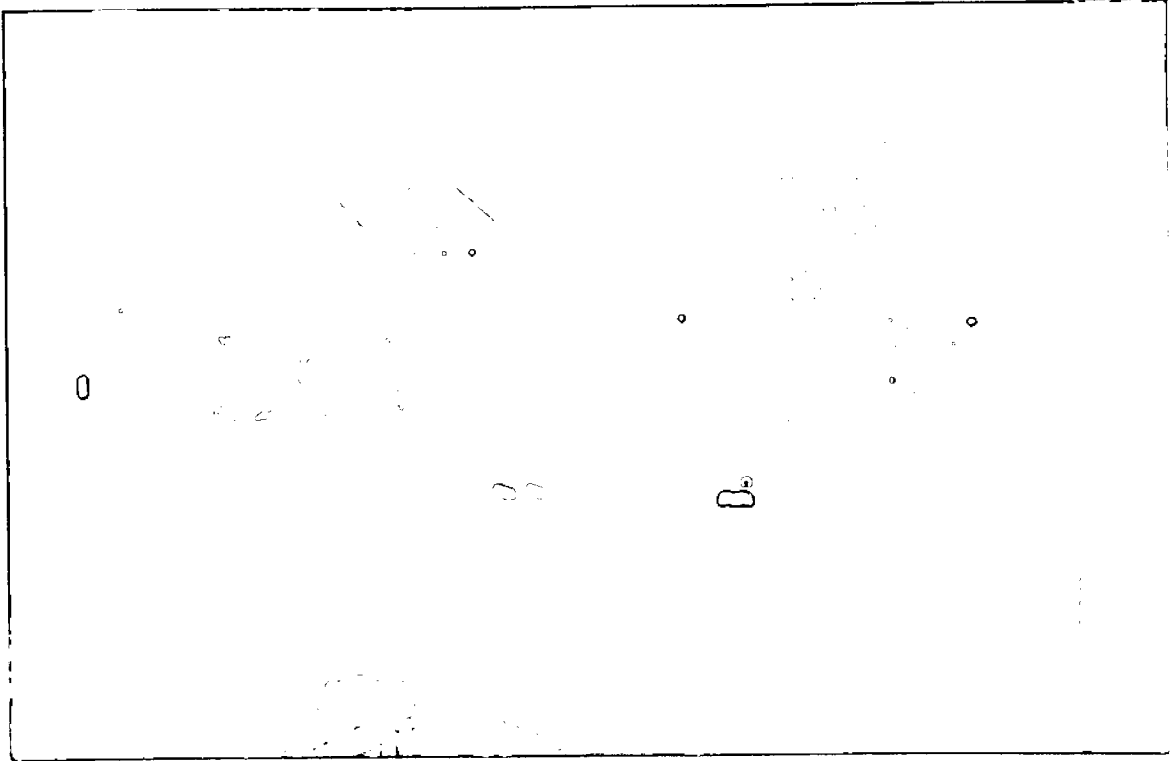
Ruta Kadonoff
10122 Capitol View Avenue
Silver Spring, MD 20910



The mammoth tree that
Historic Preservation
allowed to be cut down
for construction of
10111 Meadowneck Court.











CAPITOL VIEW PARK Local Advisory Panel

HPC Preliminary Plan #1-03039
Comments and Corrections

Preliminary Report
February 7, 2003

CAPITOL VIEW PARK
Historic Preservation Commission
LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
Phone: 301-588-4420
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CAPITOL VIEW PARK Local Advisory Panel

HPC Preliminary Plan #1-03039 Comments and Corrections

Preliminary Report
February 6, 2003

CAPITOL VIEW PARK
Historic Preservation Commission
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HPC Preliminary Plan
#1-03039

Introduction

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1 Introduction and Summary

1.1 The Smith Application for Subdivision

This report, produced by the Capitol View Park Local Advisory Panel (LAP), concerns the application to the Montgomery County Historic Preservation Commission (HPC) by Diane Smith to subdivide the property at 10122 Capitol View Avenue, Silver Spring, Maryland, creating 2 separate lots; and the subsequent hearing and decision on this proposal by 5 Commissioners of the HPC on January 22, 1903.

The LAP reported to the HPC that “the LAP does not object to the proposed subdivision.” This statement is neutral, based partly on consistency with previous decisions by the HPC and partly on the certainty that an HPC approved house would not affect the Capitol View Avenue streetscape. The HPC Staff Report (see Section A.4, page 27) stated “Staff recommends that the Commission support the subdivision proposal.”

The Commissioners voted 5–0 to deny the proposed subdivision. **The LAP strongly disagrees with the basis for this decision.**

1.2 Historical Background

Meadowneck Court was developed during the late 1980’s through the early 1990’s. It began with the circle of houses on the cul-de-sac (see Figure 10, page 14). The community and the LAP would have preferred leaving this the Meadowneck-Oak area as open space. Open space, no matter where it is, invites developers. The LAP has always tried to work with developers in order to reach compromises that preserve as much of the historical environment as possible. The cul-de-sac houses were carefully developed, retaining the size and feel of much of Capitol View Park with modern houses that carried on the variety of the waves of development that have passed through Capitol View Park. All of these houses were consistent with a small footprint relative to lot size that characterizes many resources in Capitol View Park (see Table 1, page 9).

Next came the construction of the *giant* houses along *Oak Street* (see Figure 11, page 14, officially called a paper street. No houses have an *Oak Street* address. Reality is different; a large part of *Oak Street* was built, as can be seen by comparing the picture in Figure 1, page 2 with the map in Figure 2, page 3. The entry to Meadowneck Court from Lee Street appears as *Oak Street* on the map; it was built that way.

It should be considered *Oak Street* until it broadens out into Meadowneck Court. It would be interesting to examine the history of *Oak Street* because it is only the southern end that was built. Why? If it had been built, it would have extended to the front of the proposed lot, taking up a larger square footage than the pipestem that replaced it.

Although part of *Oak Street* has been called a pipestem, writing as if it is real street is more accurate, and provides a basis for discussion. It is disappointing that it failed to become a complete street, which may have preserved a housing environment consistent with the rest of Capitol View Park. Now, the residents on the Meadowneck cul-de-sac must look at a row of houses, stiffly lined-up like a squad of giant soldiers. At first glance, they look like identical townhouses glued together. The LAP lost, the HPC lost, and the Capitol View Park Community lost. The damage has been done, the community accepts it, and in 100 years, this row of giants will show the historic failure to preserve reasonable development, perhaps their only historical value.

1.3 The Present Proposal

The natural instinct of LAP members is to seriously question any subdivision of existing lots in Capitol View Park. This proposal is no exception. The lot is a “pocket lot,” a lot that was not available in the rush to build this row of giants. Had it been, it too would have been subdivided, and housed another giant. It was not.

Now, a house on that lot, if it followed the march of these giants to become another giant, could hardly increase the damage already done. The lot is almost invisible to the Meadowneck cul-de-sac houses that have already had their view destroyed.

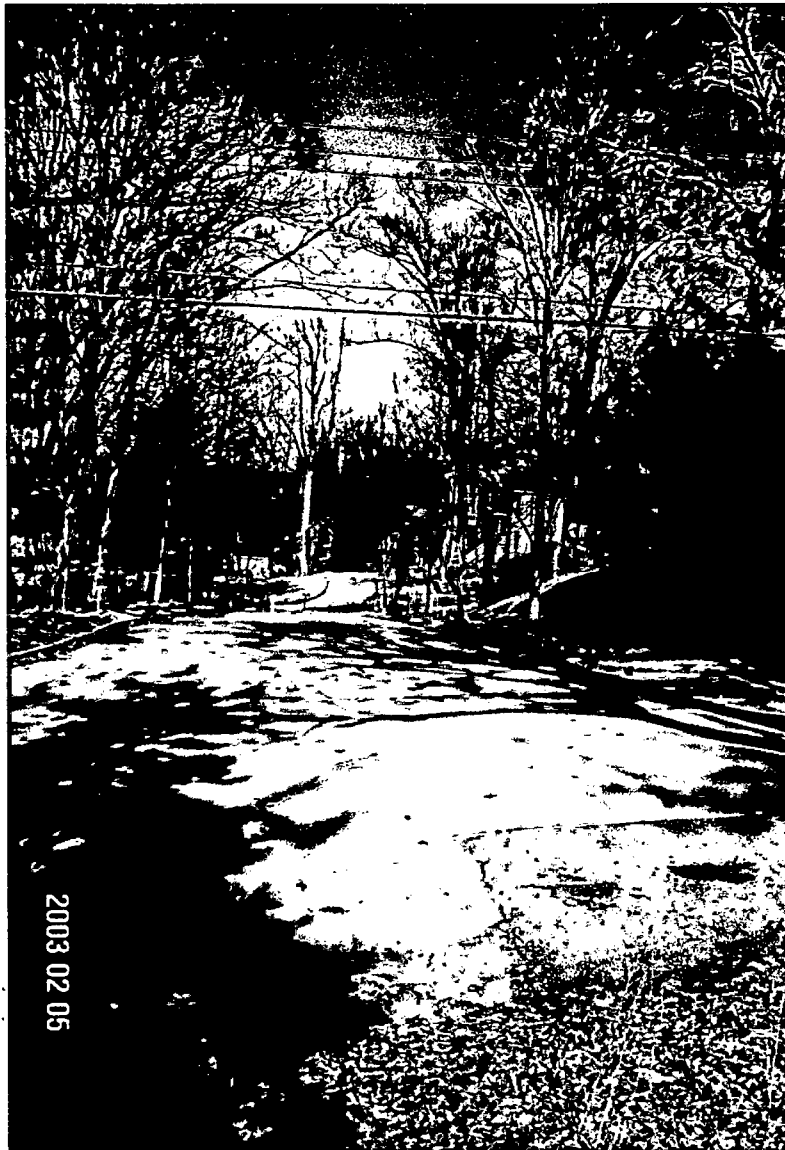


Figure 1: View from Lee Street Along Oak Street. Pipestem is in background.

There are possibilities just as there were for Pratt Place (see Figure 18, page 18) to build a house that is consistent in form with the historical environment. Building an environmentally compatible house would partially respond to the objections raised by Barry Malko (see Section B.1, page 31). He has watched rectangular side-walls march closer and closer to his backyard. It would have been better if the houses in that march had fit in with the many beautiful vistas of Capitol View Park.

The houses on Pratt Street were first offered up as townhouses by developers in the same manner that the Brunswick Avenue development was offered up in 1978 as 70 piggy-back townhouses. The Community banded together before the Historic District came into existence to preserve Brunswick Avenue for houses. The LAP led the effort to preserve Pratt Street for houses and for trees. The effort to preserve trees on Oak Street proved difficult (see Section D, page 43).

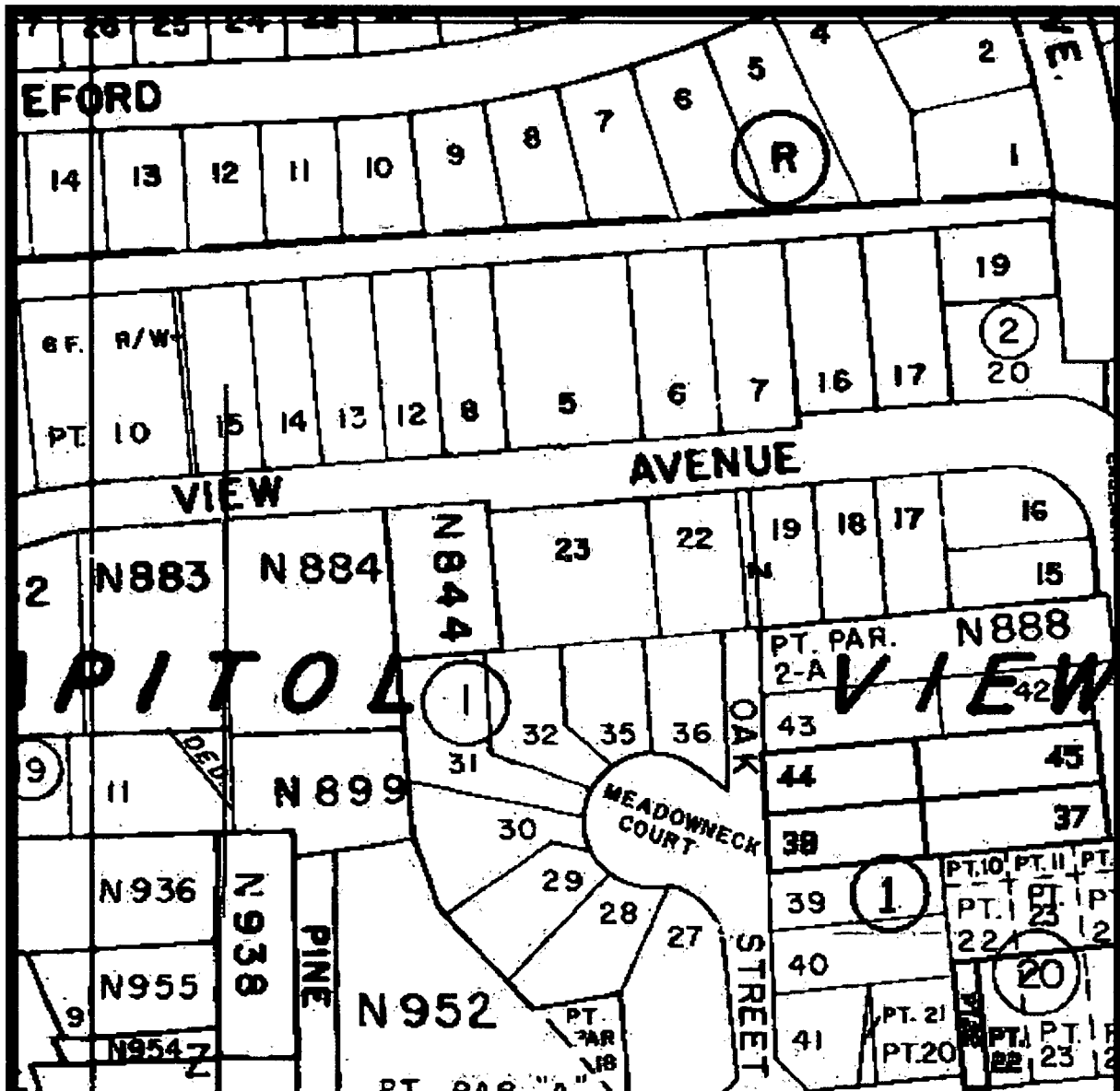


Figure 2: Street Map of the Meadowneck Court-Oak Street Area

1.4 Separate Decisions!

Subdivision is believed by some to imply house construction that brings safety problems, construction damage, and environmental damage. Opposition to subdivision is really opposition to what subdivision may bring. Still, The decisions to subdivide and to approve lot usage are separate decisions. They should remain separate. If subdivision occurs, it is still a government responsibility to ensure that house design fits the historical environment and that construction is carried out safely without environmental damage.

For years the LAP has been a bulwark against builders efforts to achieve efficiency over environmental and historical protection. In all cases subdivision was separate from house design and construction. The LAP has saved trees, protected open space with cluster housing and limited density. The LAP position on subdivision does not, cannot, imply any position on construction that may result from it.

1.5 A Difficult Decision

Given this historical background, the decision by the LAP to raise no objection to the subdivision was a difficult one. For the LAP, the only basis for objection is historic preservation. It cannot be safety, construction difficulties, water runoff, or anything else that does not relate directly to historic preservation. These other issues are important, possibly determining factors, but they are outside of the historic preservation mandate.

It is obvious that placing a house on the lot created by the subdivision will not change the streetscape on either Meadowneck Court or Capitol View Avenue. If it would cause a negative change in the streetscape, it would be the basis for opposing the subdivision. It does not.

This leaves only precedent. The precedent is that subdivisions have previously been requested, and approved for other lots on *Oak Street*, which ultimately led to house construction. Following precedent is to permit subdivision.

Even after the previous subdivisions, it might have been possible to retain a reasonable environment by building houses that matched the form of the initial houses on Meadowneck Court. That did not happen. The proposal to subdivide the final lot in this row offers that same opportunity, but it is too late to save the historic environment. It is gone.

1.6 The HPC Decision and its Basis

The memorandum reporting the HPC decision is in Section A.5, page 29. It is not appropriate for the LAP to directly challenge the vote of the HPC Commissioners. **It is entirely appropriate for the LAP to challenge the accuracy of information provided to the Commissioners, and the misuse of this information by the HPC Commissioners.** A summary appears below, which is more fully expanded and pictorially documented in this report.

- **Statement by HPC Staff (Section A.4, page 27):** “The rear of the property contains ... a couple of prominent trees” .

W **Fact:** There are no *prominent trees* at the rear of the property (see Section 4, page 15). ~~The construction of the initial 5 houses along Oak Street took out prominent trees (see Section ??, page ??). There are none left to be destroyed by further construction.~~ D.2, page 44

- **Statement by HPC Staff (Section A.4, page 27):** “The proposed subdivision and subsequent new construction, will not, necessarily, have an adverse effect on the historic site or alter the streetscape of Capitol View Avenue or Meadowneck Court”.

Fact: There is no adverse effect of the subdivision itself; end of story. The nature of new construction requires HPC involvement. Even another giant house would not alter the streetscape of Capitol View Avenue. The LAP has filmed and photographed the entire streetscape along Capitol View Avenue (see Section 5, page 18 and the initial report by the LAP in Section A.2, page 23, and discussion of that report in Section 2, page 7).

- **Statement by Beauchesne Letter (Section B.2, page 33):** “... the lot itself is small by local standards. In fact, we would argue that this is not a lot, but merely a backyard .”

Fact: The lot is not small by local standards, providing that *local standards* refers to the row of houses on Meadowneck Court (see Sections 3, page 9 and B.2, page 33). All houses in the row that would include the proposed construction came from similar backyards (see Section 3, page 9), noting that the complainant lives in a house on 7,305 square feet constructed from a backyard and with a house on 6,196 square feet on one side, the proposed 6,264 square feet subdivision on the other, and a house on 6,280 square feet behind it.

- **Statement by Adler Letter (Section B.3, page 35):** “There is an *existing garage* on the property which is clearly in the ‘proposed’ area of this ‘new’ lot and must be torn down to allow for the lot to be sold and built upon” .

Fact: The requested subdivision takes into account all required setbacks, including those for the existing garage, which is more than 10 feet from the stake marking the beginning of the proposed undeveloped lot.

- **Statement by Adler Letter (Sections B.3, page 35):** “My short-term concerns are centered on the potential construction of this lot, . . . I have seen first-hand how other builders have come onto my street and blocked access for emergency vehicles”.

Fact: Important as they are, safety and construction issues are not the responsibility of the HPC. However, members of the LAP have experienced similar problems on other sites in Capitol View Park. The LAP has already brought up this issue with the Capitol View Park Citizens Association with the suggestion that a panel similar to the LAP be created for monitoring construction sites within Capitol View Park.

- **Statement by Malko Letter (Section B.1, page 31):** “puts my property and any proposed building on this subdivision into a dangerous fire and health hazard situation as access by fire trucks or ambulances is impossible.”

Fact: Michael Love, Chief of the Ambulance Service, in response to questions from the LAP, responded as follows:

- “our ambulances are generally 8 feet wide, with additional 2 feet total width for mirrors”
- “driveways and lanes should be no problem if they are at least 10 feet wide. Obstructions that come close to that offer the risk that we will not get by. There would generally be no way we could navigate these paths if there were cars parked on them.”
- “it is not normal [for ambulances to go through yards], nor the best practice, however it could be necessary if there is no other way to access an address that is still some distance and/or it is a life threatening emergency.”

The pipestem part of the Oak *paper street* is from 12 to 14 feet wide (see Section 3, page 9, Table 2, page 10).

- **Statement by “The HPC recommends denial of this proposed ^{subdivision} ~~subdecision~~” (Section A.5, page 29):** “The Commissioners felt that the proposed subdivision plan would negatively affect the historic character of the district by the *reduction of the trees and open-space* [italics added] behind the resources fronting Capitol View Avenue.”

Fact: The decision on this proposal by the HPC Commissioners was initially based on safety and construction considerations until it was pointed out by the HPC Staff that such considerations were outside the mandate of the HPC.

The decision was then based on saving trees and preserving open space. There is one tree on the lot, a pine tree, near the back of the lot that is worth saving; it will be saved because it is way outside the footprint of any house that would be built. The rest are scrub and dying trees (see Section 4, page 15).

There are 4 trees on the right-of-way, none more than 30 feet in height, which are themselves not worth saving compared to the 100 foot trees that have already been lost on *Oak Street*. More importantly, the nature of the right-of-way should be invisible to decisions about subdivision of a separate lot.

The open space is minimal. *Legacy Open Space* policy would exclude it from its program because it is too small. Usually, they would need $1\frac{1}{2}$ or more acres for consideration. The County Council has stated that it does not want the *Legacy Open Space* program to be used in anti-development arguments.

- **Statement by Commissioner at January 22, 2003 hearing (as yet, no transcript is available):** Discussion at the hearing also seemed to base the decision on this proposal by the HPC Commissioners on the effect that construction would have on the streetscape of Capitol View Avenue.

Fact: Construction will not affect the streetscape on any street (see Sections 5, page 18 and F, page 47).

- **Statement by Speaker at January 22, 2003 hearing:** During the hearing there were efforts at intimidation of the Commissioners and insulting remarks made by residents of Capitol View Park while another was speaking.

Fact: Our community condemns this behavior. It does not represent the heart and soul of this community.

- **Statement by Adler Letter to Mary Alexander, President of Capitol View Park Citizens Association (see Section C, page 37):** (“Who are the LAP and who do they represent??) Clearly not the residents of Meadowneck Court.”

Fact: This statement appears in an e-mail dated January 15, 2003 from Bonnie Adler to Mary Alexander, President of the Capitol View Citizens Association (see Section C, page 37). Adler Construction built the first 3 houses along *Oak Street*. They came to know the LAP in 1991 when they were constructing these houses at 10105, 10107, and 10109 Meadowneck Court (*Oak Street*, see Section D, page 43) They were involved with efforts by the LAP to protect *prominent trees* on those lots. The reply to Bonnie Adler is in Section C, page 37.

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2 LAP Discussion

Over the years, the Capitol View Park Community has been involved in many efforts to protect the historic nature of its neighborhood. The LAP has been the center of these efforts. Current members of the LAP have over 80 years combined involvement in the LAP. Its membership includes architects, faculty members, school teachers, and federal employees working in the arts. During the past year, there have been LAP outreach announcements in 4 Capitol View Park Newsletters.

This Community has sometimes succeeded and sometimes failed in their efforts to preserve historical and environmental assets. It does not have the resources of the developers, so compromises are often necessary. By comparison, the current issue is minor. In the past, a current member of the LAP has been chastised by a former Chair of the Montgomery County Planning Board for wasting the Chair's time in trying to save a *few trees*. The effort by the LAP to save trees on *Oak Street* was not always successful.

2.1 The LAP Report

The structure of the LAP report (see Section A.2, page 23) is an good place to begin for 2 reasons:

- It raises concerns about the proper notification of homeowners residing near the proposed subdivision.
- It provides a factual basis for not objecting to the proposed subdivision.

2.1.1 Proposal Announcements

Usually, the LAP receives a packet of information laying out the issues for each proposed change within the purview of the HPC. In this case, the LAP received only the Agenda for the HPC meeting at which the proposed subdivision would occur. HPC Staff later explained that for subdivisions, this packet usually came from another County Agency. However, the HPC did send the Agenda for the January 22, 2003 hearing to the LAP and to affected neighbors (see Section C.5, page 40).

2.1.2 Problem with Notification Procedures

The current notification procedure does have a significant problem. Although the agenda is sent to affected neighbors, the notification is not clear. The agenda for the January 22, 2003 meeting placed the proposal of importance to Capitol View Park residents on the back side of a single piece of paper. It is unlikely that many found it.

One resident sent a response to the wrong place. The right to submit and procedure to submit comments should be made clear.

Attached to the agenda should be a letter addressed to the recipient that explains that one or more proposals under consideration at the hearing may be important to the recipient. It should explain further how the recipient can obtain a packet of information describing the proposal of interest and how and where the recipient can submit comments. See Section E, page 45 for an example of how such a letter might appear.

2.1.3 Publishing LAP Decisions in Newsletter

The LAP has begun a policy of publishing its decisions in the Capitol View Park Newsletter (see Section A.3, page 25). In response to the current proposal, the LAP received a phone call from Barrett Malko, who has also submitted a memorandum on this issue (see Section B.1, page 31). He spoke at the January 22, 2003 hearing. At the time, the LAP thought that Mr Malko's call was based on the Newsletter. Out of concern for his position, we postponed the sending of the LAP decision to the HPC until further discussions with Mr Malko could be held and the LAP could take pictures of the site from Mr Malko's backyard.

Mr Malko raised important issues, but the LAP concluded that these issues did not raise historic preservation issues beyond those that led to the LAP report.

2.1.4 LAP Recommendations

The reasons for the LAP recommendation are in the report (see Section A.2, page 23). They are provided here in a shortened form:

- The row of houses already on Meadowneck Court were all constructed from subdivided lots facing Capitol View Avenue and Lee Street.
- The streetscape of Meadowneck Court would not be changed by construction on the *Oak Street* subdivision of the subdivided lot.
- The streetscape of Capitol View Avenue would not be changed by construction on the *Oak Street* subdivision of the subdivided lot.

Left unsaid was the obvious. There are no *prominent tree* issues. There are no *open space* issues, as the open space had already been gobbled up by the previous houses. The anticipated major concern was the impact a new house would have on the Capitol View Avenue streetscape. There is none (see Section F, page 47). Meadowneck Court houses are modern, but they will eventually become historic. Capitol View Park is historic in part because every wave of housing development since 1870 has passed through the community.

3 Meadowneck Court

The proposed subdivision could lead to a house on Meadowneck Court, although its placement puts it along the *Oak Street* pipestem. It is important to examine the nature of Meadowneck Court, both historical and current. Although the next section has that dangerous word *Statistical* in its title, it does point out some interesting facts.

3.1 Statistical Comparisons

Coverage (or density) is the percent of the lot area covered by the primary house. Data available from the Maryland Department of Assessments and Taxation provides only the enclosed area of the house and the number of stories. The procedure for estimating coverage in this report is to divide the enclosed area by the number of stories. The result is only an estimate. Number of stories may be $1\frac{1}{2}$, which usually implies that the second floor is smaller, perhaps as in a Cape Cod house. Similarly, this report uses $1\frac{1}{2}$ for split foyers. This too may not be accurate. There is only one split foyer in this data set. Garages and other structures are not included.

Lot #	Address	Land ¹	Enclosed	Factor	Per Cent	Comment
North to South along <i>Oak Street</i>					19	
46	None	6,264	—	—	—	Proposed undeveloped subdivision
43	10113	7,305	2,572	2.0	18	Beauchesne
44	10111	6,196	2,520	2.0	20	Hidalgo
38	10109	6,304	2,480	2.0	20	Kramer; built by Adler Construction
39	10107	6,875	2,480	2.0	18	Secker; built by Adler Construction
40	10105	6,982	2,480	2.0	18	Adler; built by Adler Construction
Cul-de-sac—Meadowneck					12	
28	10104	7,202	1,742	2.0	12	McMahon
29	10108	7,256	1,824	2.0	13	Frein
30	10112	7,873	1,742	2.0	11	Gorman
31	10116	9,672	1,789	2.0	9	Ludtke
32	10120	6,881	1,742	2.0	13	Phelan
35	10124	6,082	1,789	2.0	15	Verzariu
36	10128	6,965	1,820	2.0	13	Sussman
South to North along <i>Capitol View</i>					12	
37	10116	7,236	1,038	1.0	14	Beckman
45	10118	7,271	836	1.5	8	Hinton
42	10120	6,280	1,092	1.5	12	Wrege
47	10122	7,235		2.0		Smith; Proposed developed subdivision
46, 47	10122	14,295	1,812	2.0	6	Smith: current ²
15, 16, 17	10200	18,686	1,036	2.0	3	Murray
18	10204	5,750	1,384	1.0	24	Stanoiford
19	10208	7,000	1,095	1.5	10	Malko
22	10210	7,645	1,730	1.0	23	Flavin
Lee Street					9	
27	3113	13,251	1,320	2.0	5	Killy
41	3109	5,652	1,553	2.0	14	Penovich

Table 1: Lot Sizes for Properties on Capitol View Avenue, Lee Street and Meadowneck Court.

¹Source: Land and Enclosed data come from Maryland Department of Assessments and Taxation.

²The total area for the 2 subdivision lots is less than the original area of the undivided lot because a subdivision requires conformity with current right-of-way requirements on Capitol View Avenue.

Coverage for nearby houses on Capitol View Avenue is 12%; coverage for the Meadowneck cul-de-sac houses is 12%; coverage for the *Oak Street* row is 19%, more than $1\frac{1}{2}$ times the coverage of the Capitol View Avenue houses.

Therefore, the concern is not for lot sizes in the *Oak Street* row compared to the subdivided lot size in the proposed subdivision; but for coverage produced by a *new house*. It is the responsibility of the HPC to ensure that new houses fit into the existing historical framework, not to prejudge the issue of subdivision outside of the historical framework.

Although safety is not a responsibility of the LAP, there is a natural concern for safety within any urban environment, modern or historical. It should take precedence over other issues. Table 2, page 10 shows the sizes for different roads within Capitol View Park. Capitol View Avenue is a state road, that handles more than its share of accidents. There have been many efforts to cut down excessive speeding on it; none of them have been successful. Because it is a state road, and because it provides a convenient route for commuters, the safety problem will remain indefinitely. Still, all of the roads listed can handle ambulances. Some of them, i.e., Barker Street, see many ambulances on the way to a nursing home. However, overall experience of the community with builders and their seeming lack of concern for safety is real, and needs to be fixed³.

Road	Width (feet)	Comment
Capitol View Avenue	28.0	
<i>Oak Street</i>	26.0	Entry from Lee Street
Lee Street	19.0	
Barker Street	20.0	Street to nursing home
Oak Street Pipestem	14.0	Fronts last 3 houses on <i>Oak Street</i>
Pipestem near 9818 Capitol View Avenue	10.5	Along railroad tracks

Table 2: Road Widths in Capitol View Park

3.2 Pictorial Viewpoints

Figures 3, 4, 5, 6, 7, and 8 on pages 11-12 show the general land areas involved in the proposed subdivision. The LAP believes that diagrams and pictures of this type are essential to convey the environmental background for any proposal. The technology of today makes it easy and cost-effective to provide them. It is the only way professional decisions can be made without extensive personal examination of a site.

You can see the location of the proposed subdivision at the top of Figure 8, page 12 just beyond the row of 5 houses. *Oak Street* appears as a straight road in Figure 2, page 3. Instead, it begins as a pipestem at about the third house, then slants uphill in a northwesterly direction.

³The description of the ambulance blocking problem has been reported in 2 forms. The problem was real. At present, it seems that it was caused by parked cars of residents on Lee Street, not by construction workers. Although the issue was raised with Meadowneck residents, it is important that it be raised community wide. There is no question that citizen safety is more important than historical preservation.



Figure 3: Straight-Down USGS Topological Map of Meadowneck Court and Capitol View Avenue with Elevation Exaggerated by a factor of 8.



Figure 5: 60 Degree USGS Topological Map of Meadowneck Court and Capitol View Avenue with Elevation Exaggerated by a factor of 8.

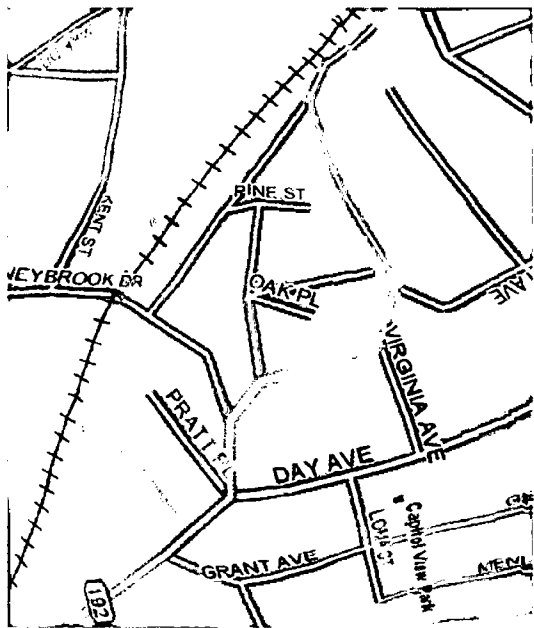


Figure 4: Straight-Down Topological Representation of Meadowneck Court and Capitol View Avenue with Elevation Exaggerated by Times (Capitol View Avenue is unlabeled).

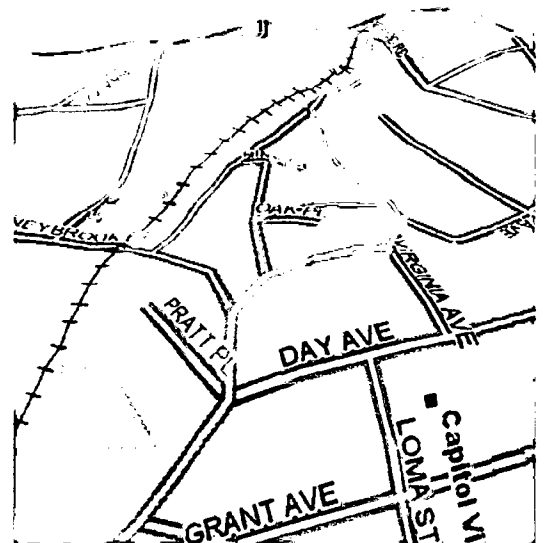


Figure 6: 60 Degree Topological Representation of Meadowneck Court and Capitol View Avenue with Elevation Exaggerated by 8 Times (Capitol View Avenue is unlabeled).

Figure 11, page 14 shows the row of the 5 giant houses. Compare this to the successful attempt of the Meadowneck cul-de-sac to blend into the historical environment shown in Figure 10, page 14. A new house in this area has a choice: follow the Meadowneck cul-de-sac approach or join the march of the giants.

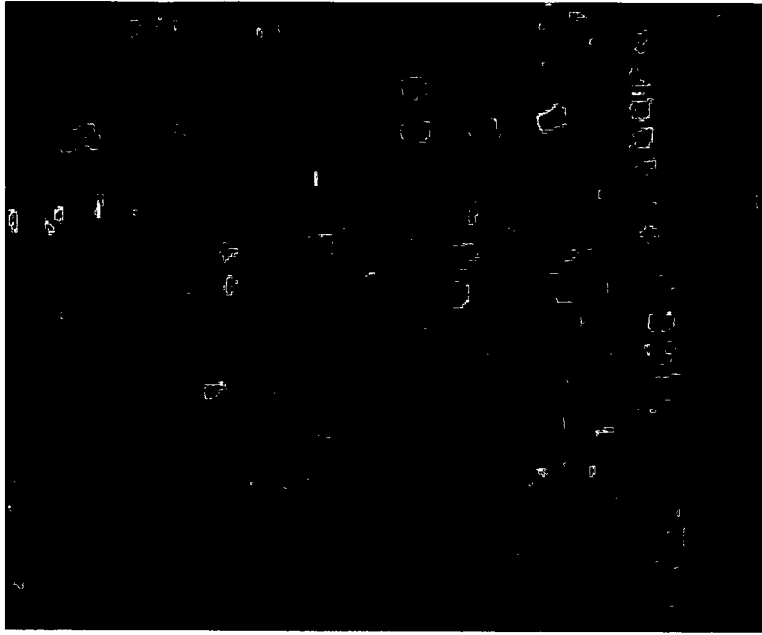


Figure 7: Eagle-Eye View of Meadowneck Court and Capitol View Avenue

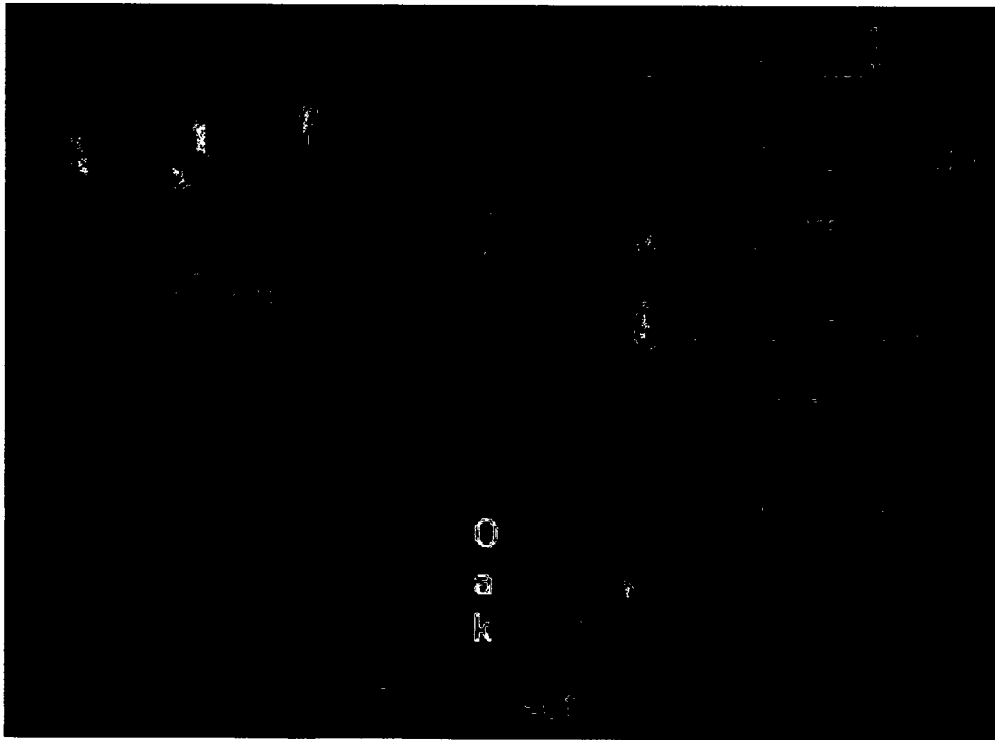


Figure 8: Sparrow-Eye View of Meadowneck Court and *Oak Street*

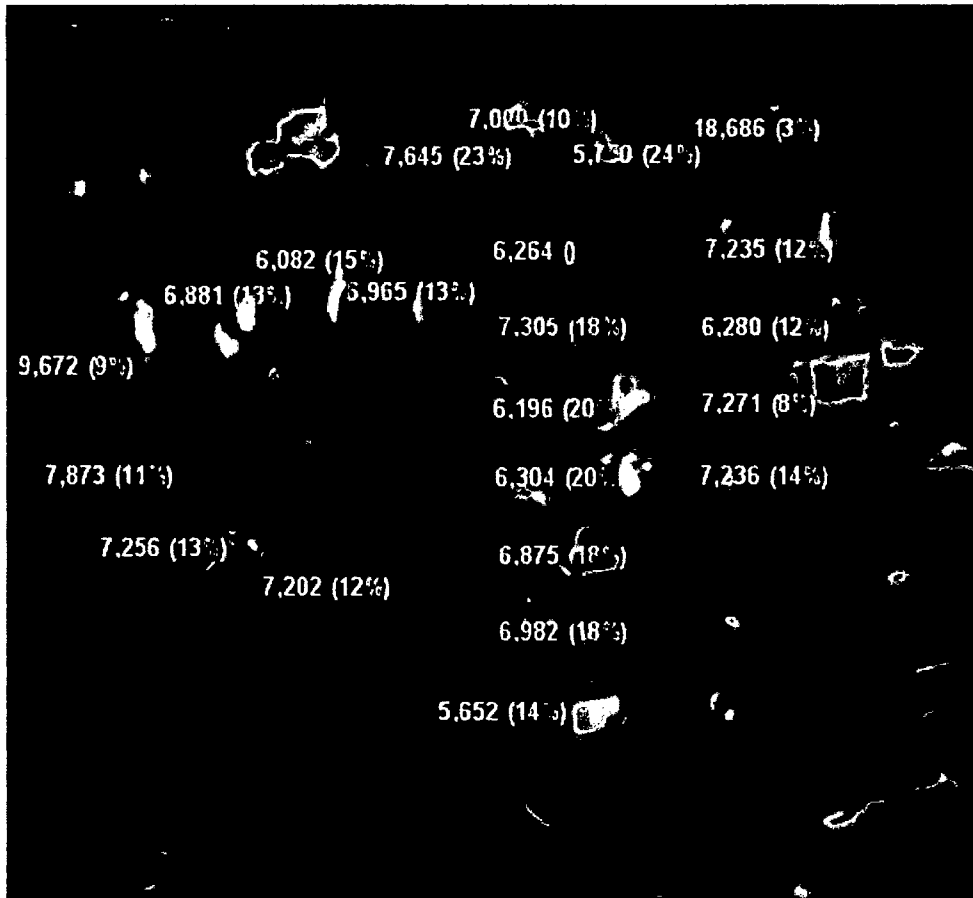


Figure 9: Lot Size Distribution on Meadowneck Court (blue); Oak Street (yellow), Capitol View Avenue (pink), and Lee street (pink). Proposed Oak Street subdivision is in white.



Figure 10: Houses on Meadowneck Court cul-de-sac



Figure 11: Row of Houses on *Oak Street* (Meadowneck Court)

4 Trees on the Lot

The photographs in Figures 12, page 15, 13, 14, 15, and 16, pages 15–17 show that there are no *prominent trees* on the lot.

It is hard to see the proposed lot in the view from Meadowneck Court (Figure 12, page 15); the garage in the current lot is visible.

The view from the Malko back yard (Figure 16, page 17) shows the side of the last house in the row of Meadowneck houses. Although the front of each of the houses have a traditional Victorian gable, the sides of all houses including the one in this picture show only modern efficiency. There are many possibilities for a house on this lot that would provide a better environment. The small houses on Pratt street provide many examples (see Figure 18, page 18).



Figure 12: View of the Proposed Lot from Meadowneck Court (proposed lot is on left above car where garage is visible).



Figure 13: View of the Proposed Lot from Oak Street (pine tree on left is at the back of proposed lot that would front on Oak Street.).

The offset view from the Malko backyard in Figure 19, page 18 shows the only trees that may have to be removed, which are not on the lot but on the right-of-way for Oak Street. They look something like mulberry trees.

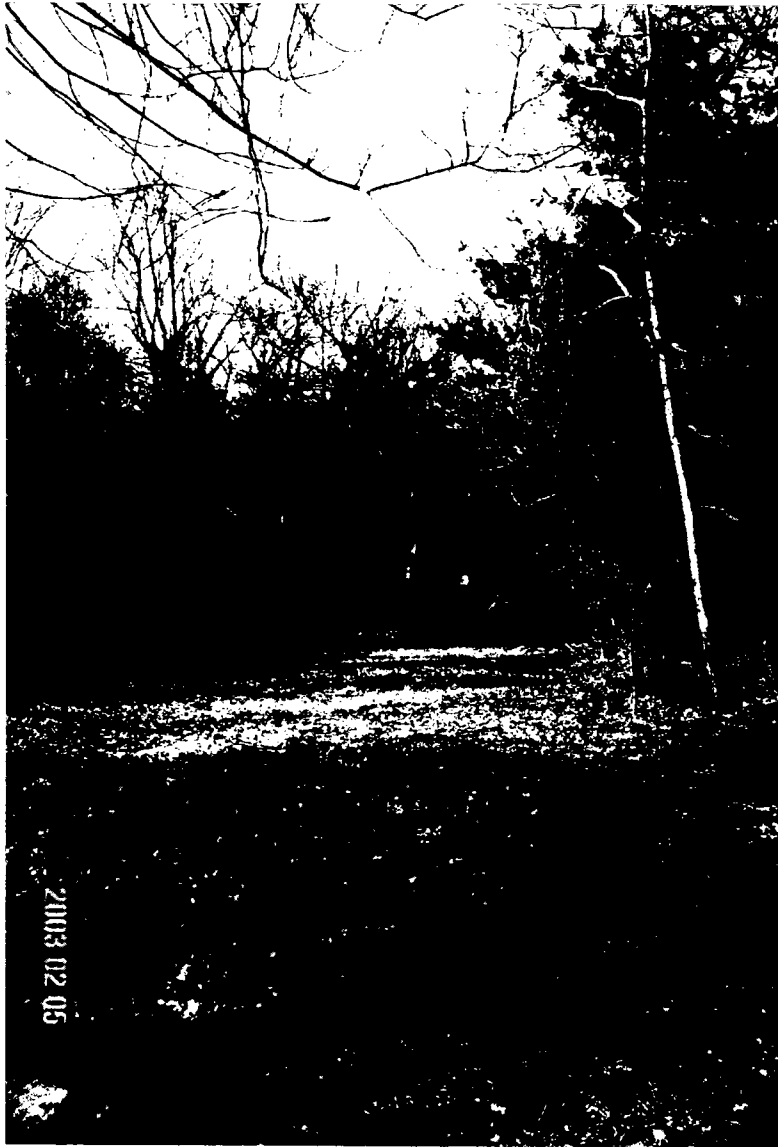


Figure 14: View of the Proposed Lot from Smith House. Tree on right (the second best there is) would be in backyard of any proposed house.



Figure 15: Close-up of the right-of-way for *Oak Street* from Smith House, showing trees on the right-of-way and 1 seemingly dead tree on the far left of the proposed lot.



Figure 16: View of the Proposed Lot from Malko backyard. The visible house is 10113 Meadowneck Court (mulberry tree on the right is in the right-of-way).



Figure 17: View of the Proposed Lot from the Beauchesne House on *Oak Street*.



Figure 18: Example Houses on Pratt Street



Figure 19: Offset View of the Proposed Lot from Malko House (the prominent tree is the mulberry from before).

5 Streetscape

The LAP has filmed and photographed the Capitol View Avenue streetscape. As the topographical rendering in Figure ??, page ?? shows, Capitol View Avenue rises up as it goes from north to south, reaching the same height as the *Oak Street* pipestem as it reaches the sharp curve at 10210 Capitol View Avenue. The *Oak Street* pipestem also rises as it approaches Capitol View Avenue.

Figure 20, page 19 shows 10210 Capitol View Avenue and the background. To the right of the house there, the roof line of an *Oak Street* house is barely visible. Here, Capitol View Avenue is still rising to meet the *Oak Street* level. The roof line of the Capitol View House would block the view of almost any house built on the proposed lot.

The video on the CD in the packet (Section F, page 47) shows the part of Capitol View Avenue that curves around the *Oak Street-Meadowneck Court* area.



Figure 20: View from 10210 Capitol View Avenue toward Meadowneck Court

A Community and HPC Documents

A.1 Agenda

A.1.1 Agenda Page 1

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
January 22, 2003

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 at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

- I. **HPC WORKSESSION** - 7:00 p.m. in Third Floor Conference Room
- II. **HISTORIC PRESERVATION MASTER PLAN EVALUATION** - 7:30 p.m. in MRO Auditorium
 - A. Blair Station Post Office, 8051 Newell Street, Silver Spring. HPC public hearing and worksession to formulate recommendations to the Planning Board on the potential historic designation of the resource. *Note: public testimony will be limited to a maximum of 45 minutes. Written testimony submitted before the meeting date is encouraged.*
- III. **HISTORIC AREA WORK PERMITS** - 8:30 p.m. in MRO Auditorium
 - A. Richard and Sherri Wiel for dormer addition at 7617 Takoma Avenue, Takoma Park (HPC Case # 37/03-03B)(Takoma Park Historic District).
 - Postponed) B. Robert & J.A. Orr (Robert Lach Jr., Architect) for alterations and an addition at 3794 Howard Avenue, Kensington (HPC Case No. 31/6-02P) (Kensington Historic District) **CONTINUED FROM OCTOBER 23, 2002.**
 - C. Don W. and M.M. Harvey for portico installation and window replacement at 107 Elm Street, Takoma Park (HPC Case # 37/03-03C)(Takoma Park Historic District).
 - postponed) D. Doug and Mary Donatelli (George Myers, Architect) for rear/side additions at 10400 Montgomery Avenue, Kensington (HPC Case # 31/06-03B)(Kensington Historic District).
 - E. Bank of America (Alan Bott, Agent) for wheel chair ramp at 6950 Carroll Avenue, Takoma Park (HPC Case # 37/03-03D)(Takoma Park Historic District).
 - F. Mizell Lumber & Hardware (M.P. Mizell, Agent) for additions at 10500 St. Paul Street, Kensington (HPC Case # 31/06-03C)(Kensington Historic District).

-OVER-

A.1.2 Agenda Page 2

IV. SUBDIVISIONS – 9:30 p.m. in MRO Auditorium

- A. Charles T. and B.M. Stanley (Thomas Maddox, Agent), for proposed subdivision at C.J. Stanley property, Long Corner Road, Gaithersburg (*Locational Atlas Resource # 15/21 Madison Etchison House*).
- B. Diane Smith (Walter Petzold, Agent), for proposed subdivision at 10122 Capitol View Avenue, Silver Spring (Capitol View Park Historic District).
- joined* C. Mid-Atlantic Federal Credit Union (Will Travis, Agent), for proposed subdivision at Wisteria Business Park, Lots 2 & 3, Germantown Road, Germantown (*Master Plan Site # 19/13, Madeline V. Waters House*).

V. MINUTES

- A. January 8, 2003

VI. OTHER BUSINESS

- A. Commission Items
B. Staff Items

VII. ADJOURNMENT

G:\Agendas\01-22-03agn.doc

A.2 LAP Report

A.2.1 LAP Report Page 1

FAX COVER SHEET

**CAPITOL VIEW PARK
HPC LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
301-588-4420**

FOR: HISTORIC PRESERVATION PLANNERS, M-NCPPC

To: HISTORIC PRESERVATION COMMISSION

Telephone: 301-563-3400

Title: Planning Staff

Organization: Montgomery Count Department of Park & Planning

Date: 14 January 2003

Dear Planners:

Message:

Subject: Proposed subdivision at 10122 Capitol View Avenue.

The LAP did not receive a separate mailing setting out this request, only the Agenda for the January 22, 2003 Commission meeting. Was there a mailing to the LAP, and were there mailings to homeowners adjacent to 10122 Capitol View Avenue? We know that the homeowner next to 10122 Capitol View Avenue did not receive any announcement of the proposed subdivision.

The Capitol View Park LAP now places announcements of their decisions in the Capitol View Park Citizens Association Newsletter, which comes out about once a month. This is how the above homeowner found out about the proposed subdivision.

The LAP does not object to the proposed subdivision for the following reasons:

- A row of lots along Capitol View Avenue, one of them adjacent to 10122 Capitol View Avenue, have already been re-subdivided with the agreement of the LAP.
- The houses resulting from these previous subdivisions form a row along one side of Meadowneck Court, ending in a vacant area which would become a vacant lot under the proposed subdivision. Placing a house there would extend the current row of houses by 1 house.
- Such a house would not change the streetscape in Meadowneck Court.
- Such a house would not change the streetscape along Capitol View Avenue. In fact, it would be almost invisible to Capitol View Avenue.

Sincerely,

A.2.2 LAP Report Page 2

Terrence Ireland
Chair, CVPLAP

NUMBER OF PAGES SENT INCLUDING THIS COVER: 2

Sending Fax: 301-588-7284

Receiving Fax: 301-563-3412

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

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

A.3 Newsletter

A.3.1 Newsletter Page 1

"All the News
That Fits, We Print"
January 2003

CAPITOL VIEW NEWS

The Newsletter of the Capitol View Park
Citizens Association

CVPCA



Page 1 of 2
Vol. CXXXIV, No. 1

COME AND HEAR ABOUT MONTGOMERY COUNTY HABITAT FOR HUMANITY A GREAT VOLUNTEER OPPORTUNITY

On Tuesday, January 21st at 7:30 PM Montgomery County Habitat for Humanity will be at Leafy House to talk about its newest project. Habitat, along with partner families, is building four townhouses in the new development at the Forest Glen Metro Station. Come, listen, and plan to become part of this terrific project to offer a hand up, not a hand out, to some of your county neighbors. For more information on the project, contact Rosalee Chiara, a Capitol View Park community member, at 301-585-0626.

- Audri Corrigan
- Roger Friedman
- Betty Hayden
- Carol Ireland
- Mano Malayannur

THANKS

A special thanks to Roger Friedman for organizing a holiday Hanakah party on December 8 at Leafy House. The community appreciates his annual efforts to explain the Hanakah traditions and to invite the community to join in its celebration.

CAPITOL VIEW PARK CITIZENS ASSOCIATION ELECTS NEW OFFICERS

On October 22, the CVPCA met at Leafy House and elected new officers and committee chairs for the period of November 2002 to June 2003. Congratulations to the following new officers and committee members:

- President: Mary Alexander
- Vice-President: Joe McMahon
- Secretary: Emily Volz
- Treasurer: Linda Winter
- Committee Members:
 - Shelly Bock
 - Sheila Cogan

Local Advisory Panel (LAP) Supports Cohen Open Space Proposal

The LAP has sent the Historical Preservation Commission a letter that supports Bruce Cohen's plan for using Legacy Open Space program to add open space to Capitol View Park.

The LAP has also recommended approval of the request by Diane Smith, 10122 Capitol View Avenue, for a proposed subdivision, which will be considered at a hearing on January 22, 2003. This proposal is consistent with similar proposals for adjoining subdivisions that have been approved in the past.

The "Ear"

The "Ear" was told by pleased neighbors that they had contacted the Montgomery County Snow Removal Team at 240-777-7623 to compliment them on their timely snow-plowing (and removal). It is always good to hear praise for good County services.

President: Mary Alexander; 301-587-4367; MalAlexander@starband.net
Treasurer: Audri Corrigan; 301-565-2155; ajc10226@aol.com

A.3.2 Newsletter Page 2

CVPCA



CAPITOL VIEW NEWS

The Newsletter of the Capitol View Park
Citizens Association

Page 2 of 2

Vol. CXXXIV, No. 1

**"All the News
That Fits, We Print"**
January 2003

DUES

Dues for the Capitol View Citizens Association are \$10 per family PER YEAR. Please send a check to Mary Alexander, 9913 Capitol View Avenue or Audri Jacobs Corrigan, 10226 Capitol View Avenue. Only families who have paid dues can vote in the community election.

GET THE NEWSLETTER BY E-MAIL

You can get the newsletter by e-mail. Just send your e-mail address and other updates to KYZYL@his.com. If your e-mail has changed, send us a correction

Community Phone Book

If you are new to the neighborhood, add your name to the community phone book. You can also get an updated copy of the phone book. Call or e-mail: 301-588-4420; kyzyl@his.com, and we'll deliver a phone book and a form to fill out.

Planning to Remodel?

If you are planning major changes to the exterior of your house or to your yard (including walkways) in Historic Capitol View, you must submit a Historic Area Work Permit to the Historic Preservation Commission. You must also get permission to remove a major living tree. You can get further information from their office at 301-495-4600 or at their Web Site, www.mncppc.org. This is our obligation as residents of an Historic District.

CAPITOL VIEW PARK HISTORICAL SOCIETY

We welcome new and old members. Annual Membership dues for a household is \$10.00. Please send your checks to CVPHS c/o Jean Ladkin, 10046 Pratt Place, Silver Spring, MD 20910.

President: Mary Alexander; 301-587-4367; MalAlexander@starband.net
Treasurer: Audri Corrigan; 301-565-2155; ajc10226@aol.com

A.4 HPC Staff Report**A.4.1 HPC Staff Report Page 1****IV-B****HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 10122 Capitol View Avenue, Silver Spring **Meeting Date:** 01/22/03

Resource: Contributing Resource **Report Date:** 01/15/03
Capitol View Park Historic District #31/7

Review: SUBDIVISION **Public Notice:** 01/08/03

Case Number: Preliminary Plan # 1-03039 **Tax Credit:** None

Applicant: Diane Smith (Walter Petzold, Agent) **Staff:** Michele Naru

PROPOSAL: Subdivide the property, creating 2 separate lots

RECOMMEND: Support the proposed subdivision

STAFF RECOMMENDATION:

Staff recommends that the Commission support the subdivision proposal. The applicant should work with the Commission and its staff to develop a compatible design for the proposed new home.

SITE DESCRIPTION

The Capitol View Park Historic District was designated as a historic district in Montgomery County in 1982 (see Circles 9-14). This site is designated as a contributing resource within the historic district.

The historic dwelling was built c. 1917-1935 in the Colonial Revival Style. This 2-1/2, three-bay frame dwelling is a contributing resource located in the Capitol View Park Historic District. The house has a front gable roof ornamented with interior end and exterior end chimneys located on the north and south side elevations respectively. The walls are clad in aluminum siding. A one-story, full-width front porch with Doric columns and a simple balustrade extends across the front, east elevation of the house. The property also contains a detached, two car garage accessed by a driveway located along the north elevation of the house.

Foundation plantings and large trees on the adjacent lot are the only vegetation near the existing house. The rear of the property contains the majority of the property's vegetation, with a couple of prominent trees and several smaller plants and trees.

PROPOSAL:

The applicant proposes to subdivide the .31 acre (13,499 sq. ft) lot into 2 individual lots. The existing house and garage would be located on Lot 47. A proposed new house would be constructed on Lot 46. Lot 46 would measure 6,264 sq. ft. and Lot 47 would measure 7,235 sq. ft.

A.4.2 HPC Staff Report Page 2**STAFF DISCUSSION:**

The HPC sits in an advisory capacity to the Planning Board in terms of subdivisions. The HPC does have review and approval authority over new construction within the boundaries of its historic districts.

Staff notes that the small historic house fronts Capitol View Avenue and considers this façade to be the principal elevation. The row of lots along this portion of Capitol View Avenue to the south have already been re-subdivided to create Meadowneck Court, which is sited directly behind this proposed lot. The proposed subdivision would create an additional lot along the existing Meadowneck Court, extending the current row of houses by one house. The proposed subdivision and subsequent new construction, will not, necessarily, have an adverse effect on the historic site or alter the streetscape of Capitol View Avenue or Meadowneck Court. Staff notes that a new house will have to be sympathetic to the existing historic house and the existing houses along Meadowneck Court in terms of its design, massing, scale and materials.

The Local Advisory Panel (LAP) for Capitol View Park does not object to the proposed subdivision.

STAFF RECOMMENDATION:

Staff recommends that the HPC support this subdivision proposal. The applicant should work with the HPC and its staff to develop a compatible design for the new home.

A.5 HPC Decision




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

February 3, 2003

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Richard Weaver
Development Review Division

FROM:  Gwen Wright, Historic Preservation Coordinator
Michele Naru, Historic Preservation Planner
Historic Preservation Section, County-wide Planning Division

SUBJECT: Review of Preliminary Plan #1-03039 – Capitol View Avenue

The Historic Preservation Commission (HPC) reviewed the proposed subdivision at 10122 Capitol View Avenue (#1-03039) at their meeting on January 22, 2003. This proposal involves a lot within the boundaries of the Capitol View Park Historic District. This proposed subdivision is to create two individual lots (Lots 46 and 47). The existing house and garage would be located on the proposed Lot 47 (7,235 sq. ft.). A proposed new house would be constructed on Lot 46 (6,264 sq. ft.).

The HPC recommends denial of this proposed subdivision. The Commissioners felt that the proposed subdivision plan would negatively affect the historic character of the district by the reduction of the trees and open-space behind the resources fronting Capitol View Avenue.

The Commission notes that the adjacent neighbors testified with concerns regarding construction debris, construction sediment and erosion control, and construction access on existing property. Additionally, neighbors along Capitol View Avenue located in historic resources expressed concerns with water drainage and landscape issues. Attached is written comments received by the HPC prior to and during the January 22, 2003 public hearing.

MONTGOMERY COUNTY PLANNING BOARD, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910
www.mncppc.org

B Letters to the HPC

The letters in this section were submitted to the HPC prior to the January 22, 2003 hearing. The letter from Mr Scanlon went to the wrong place, and as of the date of this report, had been received by the HPC.

B.1 Malko Letter

January 10, 2003

10208 Capitol View Ave.
Silver Spring, MD
20910

Subdivision Office
Development Review Division
Maryland Capitol Park and Planning Commission
8787 Georgia Ave.
Silver spring, Maryland
20910

Re: Capitol View Park Proposed lots 64 and 47, Block 1
MNCP&PC No. 1-03-39
Current Zoning: R-60
Affected Parcel: 10122 Capitol View Ave.
Geographical Location: West side of Capitol View Ave. opposite Virginia Ave.

TWIMC:

I am an abutting property owner and am unalterably opposed to this subdivision.

It represents 1) poor planning policy, 2) puts my and other adjoining property into a dangerous flooding situation, 3) puts my property and any proposed building on this subdivision into a dangerous fire and health hazard situation as access by fire trucks or ambulances is impossible, 4) continues a dangerous arrangement which has the driveway sloping down to my property and my neighbors although we were assured by MNCPPC that this would not happen given an earlier development, 5) assumes both that the existing driveway is really Oak Street and as such has no restrictions for single loading the units placed there-upon AND assumes at the same time that the sub-division access is not a public street and therefore qualifies as a 10 - 12 foot wide driveway, 6) robs the area of rain water runoff absorption and therefore continues to overload the down stream catchment basin area located at 10220 Capitol View Ave., and finally 7) it represents a disaster to my property value as I now will face a 60 foot wide by 36 foot high building wall of plastic "ship-lap" siding with no architectural definition and ornamentation.

I will testify against this subdivision application on January 22, 2003

Deny this subdivision.

Barrett Glen Malko,
Architect and Planner

MNCPPC#13

B.2 Beauchesne Letter

B.2.1 Beauchesne Letter Page 1

Malcom Shaneman
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave
Silver Spring, MD 20910

After receipt of a letter from Oyster, Imus & Petzold, Inc. as well as a hearing announcement on January 22, 2003, and in consultation with Mr. Stan Abrams of Abrams, West & Storm law firm, we are writing to comment on the subdivision of the lot at 10122 Capitol View Avenue in Silver Spring, which is adjacent our property at 10113 Meadowneck ct.

We recommend that the commission reject the proposal for the following reasons:

- Access to this new lot is through a common driveway. It is bound by a maintenance agreement as referred to in Liber 13338 folio 524-534 as well as liber 13576 folio 506-516 (see attached). As the easement agreement(s) clearly show(s), the driveway must remain unobstructed at all times, and no vehicles shall be parked in or on the joint driveway at any time. This renders any major construction project virtually impossible, as it would mean that the driveway would have to be obstructed. Furthermore, as shown in the attached photographs, the driveway is very narrow, with only enough room for one car at a time. Obstruction is thus inevitable if construction occurs, rendering access to our house impossible. Being the last house at the end of the driveway, we are concerned that vehicles will need to use our private garage driveway to turn around. Please be advised that under no circumstance we will allow anyone to use our private garage entrance to maneuver their equipment.
- The Commission must also take into consideration that the lot itself is small by local standards. In fact, we would argue that this is not a lot, but merely a backyard. A house built there would be surrounded on three sides by other houses' backyard. This is not enhancing the quality of the neighborhood in anyway. Furthermore, It is in everyone's benefit that all regulations regarding minimum lot and house size and minimum distances from property lines be fully enforced. We are skeptical that a respectably-sized single-family home can sit comfortably on this lot. The quality and charm of the Capital District Historical area must be preserved. I strongly suggest that members of the commission take the time and come to see for themselves where the lot is situated before making a decision. We are positive they will realize that this is not a lot to build a house.

Should the commission disagree with the many objections brought forward by concerned residents and approves the proposal anyway, we have various concerns and comments regarding this application. Specifically:

- As mentioned above, the existing common driveway - which this new subdivided lot will have to use - has a maintenance agreement as referred to in Liber 13338 folio 524-534 as well as liber 13576 folio 506-516 (see attached). The subdivided lot must be included as part of this maintenance agreement. The maintenance of the grassy

B.2.2 Beauchesne Letter Page 2

area as shown in attached photographs, which has been maintained by owners of 10113 and 10111 Meadowneck ct must also be shared with the owner of the subdivided lot abutting Meadowneck ct.

- The new lot owner must be fully responsible for any and all damages caused to the common driveway during construction of any improvement of the new lot. We are also greatly concerned with damages incurred to our house, our private landscaping, and the trees along the driveway during construction. We request that the commission includes as a condition to the subdivision that the builder pays for the cost of pre and post construction assessment surveys of our house and land, and repair any damage reported in the post-construction inspection. We would retain the right to choose the survey company.
- If the lot does get subdivided, it is time that Montgomery country finally considers taking responsibility for the easement by converting it into Oak street, as the master plan clearly shows was the intention. Adding a third household, with probably six cars using this driveway daily, clearly makes this more of a street than a driveway.

Finally, the commission may remember that the building of 10111 and 10113 Meadowneck ct has generated a lot of criticism, debates, and even court cases. We understand that many of the same concerns, and more, apply to the creation of this new subdivision. We strongly advise the commission to examine this case very carefully, and not ignore the many concerns that people living near the lot will bring forward. The Local Advisory Panel (LAP) may have endorsed the proposal, but the people directly affected should have a stronger voice.

We are all concerned about the long term effects such a subdivision will create.

Stephan and Greta Beauchesne
10113 Meadowneck ct
Silver Spring, MD

B.3 Adler Letter

B.3.1 Adler Letter Page 1

10105 Meadowneck Court
Silver Spring, MD 20910-1069
15 January 2003

Montgomery County Historic Preservation Commission
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

SUBJECT: Historic Area Work Permit Application for a Subdivision of property at
10122 Capital View Avenue, Capital View Park Historic District
(Subdivision agenda item IV B)

Dear Historic Preservation Commission members:

I am writing this letter to voice my concerns over the proposed subdivision of the property located at 10122 Capital View Avenue. This issue comes before you while I am away and I want my concerns to be added to the comments you receive about this issue. The issue is a lot subdivision for a home with land behind it to be subdivided with the sole purpose of construction of a new home. As a homeowner on the street in which the new (proposed) home will be constructed, my concerns involve the immediate, short-term and long-term.

My immediate concerns include whether this lot can be subdivided at all, based on side and rear set-backs for property in Montgomery County. There is an existing garage on the property which is clearly in the "proposed" area of this 'new' lot and must be torn down to allow for the lot to be sold and built upon. I am unaware as to how the homeowner plans to subdivide without removal of said garage, or whether there is a proposition to tear it down.

My short-term concerns are centered on the potential construction of this lot, if it is indeed subdivided. As a homeowner of Meadowneck Court, I have seen first-hand how other builders have come onto my street and **blocked access for emergency vehicles**, such as Ambulances and Fire/Rescue vehicles. Also, with limited space, most neighbors park their cars on the street and will lose their ability to do so when construction vehicles arrive on the scene. If subdivision is granted, and subsequent home construction ensues, there **must** be some assurances to the residents that parking and access to the street (and their homes) will be available at **ALL** times.

We have already had access issues on our street. There is a little boy who lives on Meadowneck Court who has needed emergency vehicles to assist with life-saving incidents over the past 2 years. One time an ambulance was impeded from entering our street from Lee Street, as the cars on Lee Street were parked too far into the street blocking vehicular access. Luckily a neighbor performed CPR and preserved his life

B.3.2 Adler Letter Page 2

until the cars were moved and the ambulance could arrive. Incidents like this would be the norm if construction vehicles clogged our tiny street. Maintaining emergency access to our homes, must be guaranteed. If not, I'm afraid the next incident may be his, or my last.

Currently no parking is allowed on oncc side of our narrow street to allow for such access. With numerous residents parking their cars on the allowed side, there is no room for any construction vehicular traffic/parking. I strongly feel that this issue alone should prohibit the subdivision and subsequent construction of a home on Meadowneck Court.

My long-term concerns are for the neighbors whose homes will be flooded by the direct run-off from the future home that will be constructed on this lot, if it is subdivided. As such, no containment system, nor swale or berm can built to hold or divert the water, since there is no place to put it. As a result, many backyards as well as the street will be flooded during EVERY storm event.

The Commission must assure the residents of Meadowneck Court that these issues are completely resolved, before I would bless this lot subdivision. Clearly I feel that there is no way to prevent these instances based on the past, therefore I am against subdivision of this lot.

Thank you for your consideration. If you need to discuss my letter with me, I can be reached at work on 703-308-8523 from 8 to 4, M-F and at home on 301-588-6457.
Thank you again,

Sincerely,

Bonnie Adler
Bonnie Adler

C Bonnie Adler e-mail to Mary Alexander Dated January 15, 2003

C.1 Bonnie Adler e-mail to Mary Alexander

Mary,

I was very surprised to see that the LAP had approved the subdivision of Diane Smith's lot solely based on the previous subdivisions and construction of homes that have already been built. Clearly the access and runoff affecting the adjoining homes were not included in the assessment, nor were these neighbors asked how they felt about it. I have heard that some are contemplating hiring attorneys to protect their homes. I just find it odd that the LAP can grant a blanket "OK" for a situation w/o ever asking the residents how they feel. (Who are the LAP and who do they represent??) Clearly not the residents of Meadowneck Court.

We will, en masse, write letters and/or appear at the subdivision hearing to learn more and voice our concerns.

Perhaps in the future they (the LAP) could ask the residents how they feel about a situation before they grant their blessing.

- Bonnie Adler

C.2 Reply to Bonnie Adler

Dear Bonnie,

Mary Alexander asked me to respond to your note, reproduced in Section C.1, page 37. Because the reply has become so long, I have developed a report form, which will be provided to LAP members, and to other interested parties. You raise several important points abstracted below in a list, which I will try to answer. If you have further questions, please feel free to call me on 301-588-4420.

- Who are the LAP and who do they represent?
- How should residents directly affected by a proposal to the Historic Preservation Commission (HPC) be informed?
- Why did the LAP approve the proposal by Diane Smith for a subdivision?
- Why didn't they consider access and runoff?

C.3 Who are the LAP and who do they represent?

The LAP is the Local Advisory Panel, a voluntary component of the Historic Preservation Commission (HPC). It has been in existence since the Capitol View Park Historic District came into existence. It examines every proposal concerning the Capitol View Park Historic District that is submitted to the HPC. For example, it was involved in construction requests for all houses on Meadowneck Court.

C.3.1 Membership

The current members of the LAP are in table 3.

As you can see, the members are widely spread throughout Capitol View Park. The LAP welcomes to membership other residents who are interested in historic preservation.

Terrence Ireland, Chair	10023 Menlo Avenue	301-588-4420
Carol Ireland	10023 Menlo Avenue	301-588-4420
Jenny Ritchie	3107 Lee Street	301-495-5839
Betty Scott	10232 Capitol View Avenue	301-583-3855
Duncan Tebow	9811 Capitol View Avenue	301-587-7112
Emily Volz	2801 Barker Street	301-588-9593

Table 3: Members of the Capitol View Park LAP

C.4 Newsletter Announcements

Announcements concerning the LAP appear regularly in the Capitol View Park Citizens Association Newsletter. Further efforts are being made to show the presence of the LAP in our community. First, I'll include LAP notices from recent Capitol View Park Newsletters. The first notice is the one you responded to.

C.4.1 JANUARY, 2003

The LAP has sent the Historical Preservation Commission a letter that supports Bruce Cohen's plan for using Legacy Open Space program to add open space to Capitol View Park.

The LAP has also recommended approval of the request by Diane Smith, 10122 Capitol View Avenue, for a proposed subdivision, which will be considered at a hearing on January 22, 2003. This proposal is consistent with similar proposals for adjoining subdivisions that have been approved in the past.

C.4.2 SEPTEMBER, 2002

The LAP met on August 25, 2002 to review the request of Bruce Cohen for community support for selling most of the Cohen property to the Legacy Open Space program. He plans to retain the lot on which the Cohen house sits, and two other lots suitable for building houses. The LAP agreed with him that it would benefit the community to limit the development of his land. This would require either the realignment of lot lines or moving the Cohen house so that it did not cross lot lines. There was some concern that moving the Cohen house might diminish it as an historic resource, but the overall conclusion was that if done in a reasonable manner, the result would be acceptable. The LAP is pleased that he would consider

keeping this beautiful land in open space instead of building houses on it.

C.4.3 JULY, 2002

Congratulations to Derick Berlage who this week was appointed Chairman of the Montgomery County Planning Board. Before his appointment, he was the County Council Member for our District.

Remember, we are an Historic District. Neighbors must have a permit from the Historic Preservation Commission to **CUT DOWN** live trees. There may be good reason to do so, but our community has worked hard over many years to preserve the many trees in our neighborhood. Everyone, please make an effort to tell the newcomers about this requirement. If you have any questions, call or e-mail the Chairman of the Local Advisory Panel (LAP), Terry Ireland (301-588-4420 or KYZYL@his.com), or any other member of the panel.

C.4.4 MAY, 2002

The LAP is the community review panel for new construction in our historic district. The Panel has selected Terry Ireland as its new chair. This Newsletter and the new CVP Webpage will contain information about recommendations of the LAP.

C.4.5 Capitol View Park Historical Society

Appearing in almost all Newsletters is an announcement for the Capitol View Park Historical Society, which although separate from the LAP, provides a source for information and contacts concerning historical issues within our community.

CAPITOL VIEW PARK HISTORICAL SOCIETY

We welcome new and old members. Annual Membership dues for a household is \$10.00. Please send your checks to CVPHS c/o Jean Ladkin, 10046 Pratt Place, Silver Spring, MD 20910.

C.4.6 Other Newsletter Articles

Other articles in the Newsletter discuss major issues involving development within the community. For example, in May, 2002, the following article appeared.

COMMUNITY "VISION" COMMITTEE FORMED TO CONSIDER ROAD & DEVELOPMENT CONCERNS

Over the last few months, a committee of Capitol View Park residents has studied the 1982 Master Plan for Capitol View Park, focusing on how to remove from the plan the proposed realignment of Capitol View Avenue. The Maryland National Capital Park and Planning Commission (MNCPPC) usually updates plans every 10 to 15 years, which means that Capitol View Park is overdue. The current schedule has Olney under review in 2001, followed by Kensington (whose plan dates from 1979), then Capitol View Park, which is likely in two to three years. When the review process starts, MNCPPC will solicit input from the residents, through the Civic Association.

The Community's own research indicates that the county and state may have a difficult time realigning Capitol View Avenue as laid out in the 1982 Master Plan. The County's transportation plan, which goes through 2006, does not include realigning the road. In addition, the County or State would have to demonstrate that straightening the road would outweigh the impact of eliminating the green space, any current property usage, and any changes in traffic. However, a strong argument for realignment is to improve the safety of travel along this stretch of the road. Given the current atmosphere of traffic concerns in the area, the Community could argue the time and money for this project would be better suited to improve traffic congestion.

Regarding Metropolitan Avenue, the Town of Kensington has begun a multiphase project, beginning at Kensington Parkway and ending at the intersection with Plyers Mill

Road. Construction should start very soon. There are no plans to close the road. The goal is to straighten the road near Mizell Lumber Company, add sidewalks from Plyers Mill Road to the cement factory, and continue a single sidewalk from the cement factory to Kensington Parkway. Also, the cement factory will be demolished by March 2002, although the town council is still deciding what to do with the site.

With the pending review of the Master Plan for our area, changes to Metropolitan Avenue, interests in developing the eastern entrance to Capitol View Park, and new Forest Glen Metro development, it is clearly time for the community to begin developing a vision statement on its future. What do we want Capitol View Park to look like in the future? What are the important features of our community that we want to preserve or enhance, e.g., the old trees and stream, the narrow, twisting roads, the "rural" look, and the eclectic mix of single family houses? But we also need to develop positions on new commercial and residential development, traffic and pedestrian concerns, and other issues affecting our "close-in" community.

Anyone interested in participating in the process of drafting a community "vision" should contact Joe McMahon, who has agreed to chair a Planning Committee. He can be reached at 301-650-0043 or by e-mail at mcmahon.joe@home.com. You may also call Mary Alexander, President, CVP Citizens Association at 301-527-4367 or contact her by e-mail at malexander@starband.net. As a first step, Joe wants to set up a Capitol View Park website and "listserv" to exchange or post comments on this and other community issues. If you can help get Capitol View Park on-line, please give Joe a call.

C.4.7 Capitol View Park Phonebook

The Capitol View Park Phonebook contains a variety of historical information, including discussion of Historic Area Work Permits (HAWP) and contact information for the HPC. The Phonebook also describes many of the historic resources in the community. It also lists the *block captains* for each part of the community. A block captain is always

Karen Wrege	10120 Capitol View Avenue
Dianne Smith	10122 Capitol View Avenue
Francis Murray	10200 Capitol View Avenue
Barrett Malko	10208 Capitol View Avenue
Thomas Flavin	10210 Capitol View Avenue
W. S. Stanoiford III	10204 Capitol View Avenue
Quinn Killy	3113 Lee Street
John Penovich	3109 Lee Street
Mr & Mrs Jeffrey Adler	10105 Meadowneck Court
James Secker	10107 Meadowneck Court
Steven Kramer	10109 Meadowneck Court
Owner	10111 Meadowneck Court
Stephan Beauchesne	10113 Meadowneck Court
Pompiliu Verzariu	10124 Meadowneck Court
Victor Sussman	10128 Meadowneck Court

Table 4: Mailing List for January 22, 2003 Hearing Announcement

available to answer questions about the community and to recommend other residents who may be able to help with community problems. Your family is listed in the Capitol View Park Community Phonebook; I assume you have a copy. If not, or you want a newer version, I am happy to provide it.

C.5 How should residents directly affected by a proposal to the Historic Preservation Commission (HPC) be informed?

Usually, the HPC notifies the LAP directly affected by a proposal with a packet of information well in advance of a hearing. For some reason, the LAP did not receive a packet. When the Agenda for the January 22, 2003 meeting arrived, it was checked as usual by the LAP for proposals affecting Capitol View Park. That was the first time the LAP learned of this proposal, perhaps after you (Bonnie Adler) did, unless you also saw it for the first time in the Newsletter.

The HPC has now confirmed that there was a mailing of the Agenda 3 weeks prior to the January 22, 2003 hearing. A copy of the Agenda is in Section A.1, page 21. The mailing list is in Table 4, ~~following neighbors:~~

Because the LAP did not receive a packet on this proposal, it was concerned that affected residents did not receive a packet either. That is why the LAP immediately published their recommendations in the Newsletter, which had been quickly published for other reasons as well. When Barry Malko called us (he is also a block captain) after reading the Newsletter, he told us that he had not received any information.

After talking with Barry, the LAP used his backyard to gain a better perspective on his concerns. He raised valid points, but the LAP determined that they were outside the LAP mandate, which relates only to maintaining the historic appearance of Capitol View Park. We had held back the memorandum to the HPC until we talked with Barry, sending it only after the LAP had read his letter to the HPC.

Because Barry had raised these issues, Terry and Carol Ireland attended the hearing for the LAP. They did not register as speakers, but the HPC staff knew they were there in case the Commissioners had questions about the LAP comments. They did not.

While there, they witnessed terrible behavior on the part of some of the speakers, who threatened the Commissioners with dire consequences if they did not make a decision in their favor, and interrupted another speaker, calling him a liar. This led to a LAP decision to examine all of the submitted comments, the HPC staff report, and the transcript of the hearing in order to produce a report on this proposal. During that process the LAP has discovered a substantial amount of incorrect information.

C.6 Why did the LAP approve the proposal by Diane Smith for a subdivision?

The decision by the LAP is based on 2 considerations (see Section A.2, page 23):

1. What changes in the immediate neighborhood have already been approved by the HPC? This question is presently independent of previous LAP recommendations concerning other construction in the Meadowneck area. The LAP is looking into the history of its previous HPC decisions.
2. How would the proposal ultimately affect the streetscape of both Meadowneck Court and Capitol View Avenue?

The Meadowneck Court history is clear. After the houses were built in a half to three-quarters circle around the cul-de-sac, proposals were made to construct first 3 houses, then 2 more houses in a row along what is often called *Oak Street*, although this street only exists as a paper street. Each lot is about the same width, around 50 feet. The construction of these houses appears as a march of houses from south to north along *Oak Street*. In the process, the HPC permitted the historic house on Lee Street to give up its backyard for the construction and the destruction of prominent trees. Luckily, the streetscape on Lee Street did not change. As you know, your family's construction company built the first 3 houses along *Oak Street*.

The LAP saw this march stopping 1 lot short. Because all of the previous houses had been approved by the HPC, the LAP could not justify denying the ultimate approval of a house on the remaining space in this row of houses. The historical damage, such as it is, had already been done.

The streetscape issue is easily answered. Simply looking at the streetscape on Capitol View Avenue confirms that the houses on Meadowneck Court do not affect it. The LAP has now filmed the entire streetscape along Capitol View Avenue.

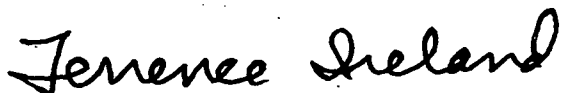
The streetscape on Meadowneck Court is more easily answered. That streetscape has already been affected by the row of houses on *Oak Street*. Prior to their construction, the initial residents of Meadowneck Court could see the historic streetscape through the backyards of the houses on Capitol View Avenue. That is gone now. Instead, they confront a row of virtually identical houses. The construction of another house in that row will not change this initial historic loss at all; the proposed lot is almost invisible to the original houses on Meadowneck Court. Our report on this proposal will pictorially document these statements.

C.7 Why didn't they consider access and runoff?

Access and runoff are valid considerations for construction and for long-term livability, but they are not historic questions. The LAP has no mandate in this area. These are issues for the Park and Planning Commission. They will be settled there.

However, because these issues have been raised, the LAP has begun to look at them by speaking to experts such as the Chief of the Ambulance Service in order to understand the issues well-enough to comment on issues raised by others.

Sincerely,



Terrence Ireland
Chair, LAP

D 1991 Proposal to the HPC

D.1 Cover Memorandum for Subdivision Proposal by Adler Construction

188221

**NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS
PRELIMINARY SUBDIVISION PLAN TO BE CONSIDERED BY THE
MONTGOMERY COUNTY PLANNING BOARD**

(To be sent by applicant, on his/her own letterhead, copies of which are filed with the Park and Planning Commission.)

Charles M. & V.L. Ritchie
3107 Lee St.
Silver Spring, Md.

CAPITAL VIEW PARK

Name of Plan Sub-div. Lot 25-B1-1
Current Zoning R-60
No. Proposed Lots 1
Geographical Location Meadowneck Court - 230 ft²
North of Lee St.

The above-referenced subdivision application has been filed with the Montgomery County Planning Board and is being reviewed by the Planning Board staff under the provisions of Chapter 50 of the Montgomery County Code,

A copy of the proposed subdivision plan is enclosed. This plan may change due to specific reviews and stated changes suggested by this agency and other county and state agencies. Please send any written comments, at your earliest convenience, to the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910 - Subdivision Office, Development Review Division.

The Montgomery County Planning Board will hold a public hearing on the above referenced subdivision application to obtain public comment. Written notification of the date of the public hearing will be sent to you not later than 10 days before the meeting.

If you have any further questions, please contact the Subdivision Office at the Park and Planning Commission at 495-4585.

Sincerely,

Richard H. Bennett

D.2 Adler Site Development Tree Survey on Meadowneck Court...

Date: March 13, 1991

To: Laura Mcgrath, MCHPC

From: Mike Radtke, Ph. D. Capital View Park LAP



Subject: Adler Site Development Tree Survey on Meadowneck Ct.

Members of the LAP met on site Saturday March 9, 1991 with Jeff Adler and neighbors (the Ritchies) to review a tree removal issue on lots 38 and 40. The LAP found that a 30"+ tulip poplar was left off the official tree survey on the rear of lot 38 and that Adler Construction had marked a 32" tulip poplar on lot 40 for destruction that was listed to remain on the approved tree survey. Adler Construction had ample opportunity in January, 1991 to modify their survey when they submitted a revised plan for a historic area work permit. This de facto ruse effectively removes the LAP from the decision making process. Regardless, it is the unanimous consensus of the LAP that the tulip poplar on lot 40 must be saved and the tulip poplar on lot 38 should be placed on the tree survey with its fate designated. Under the circumstances, it would be setting a bad precedent to allow a historic tree be taken without rereview by the LAC. A local landscape architect has proposed an alternate grading strategy that would save the tree. In addition, the foundation could be moved forward if it was decided that the tree was in jeopardy. The LAP was also concerned that the Ritchies were left off the adjacent property owners list in the Adler development plan. Better communication and compromises could have avoided this issue.

E Suggested Announcement

The following is an example form letter to a resident concerning an Agenda item that may be of interest:

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

Carol Ireland
10023 Menlo Avenue
Silver Spring, Maryland

Dear Ms Ireland:

The attached agenda for the Historic Preservation Commission (HPC) hearing to be held on Wednesday, January 22, 2003, may be of interest to you. One of the proposals is from a resident leaving near you in your historic district.

The HPC has developed a packet of information concerning this proposal, which, upon your request, will be sent to you. Please call 301-563-3400 for more information or to request a packet, or write to:

Historical Preservation Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

We will send out a packet as soon as we hear from you. Packet mailings usually take about 4 days.

If you wish to submit comments, please send them to the HPC at the above address or hand-deliver them. Comments should arrive at the HPC at least 5 working days before the hearing so that we can forward them to the HPC Commissioners for their consideration.

We look forward to hearing from you.

Sincerely,

Gwen Wright
Historic Preservation Coordinator

F Video

The video in the enclosed packet shows the streetscape along the part of Capitol View Avenue that surrounds Meadowneck Court.

Internal Use Only

HPC Preliminary Plan #1-03039

Technical Report

©
February 6, 2003

CAPITOL VIEW PARK
Historic Preservation Commission
LOCAL ADVISORY PANEL
10023 Menlo Avenue
Silver Spring, MD 20910
Phone: 301-588-4420
Fax: 301-588-7284
e-mail: KYZYL@his.com

HPC Preliminary Plan #1-03039

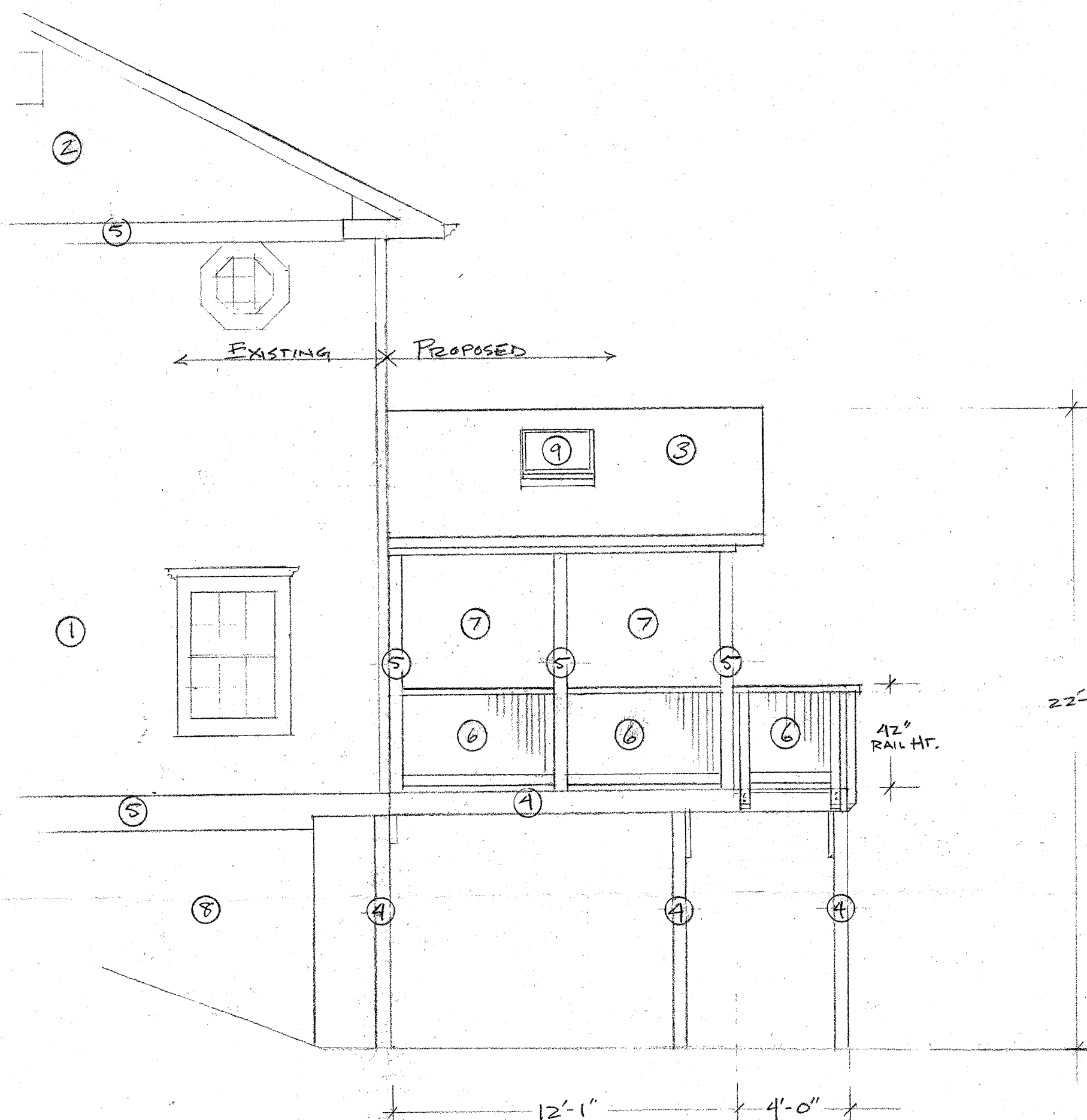
Technical Report

©



OS

2



SOUTH/SIDE ELEVATION



EAST/REAR ELEVATION

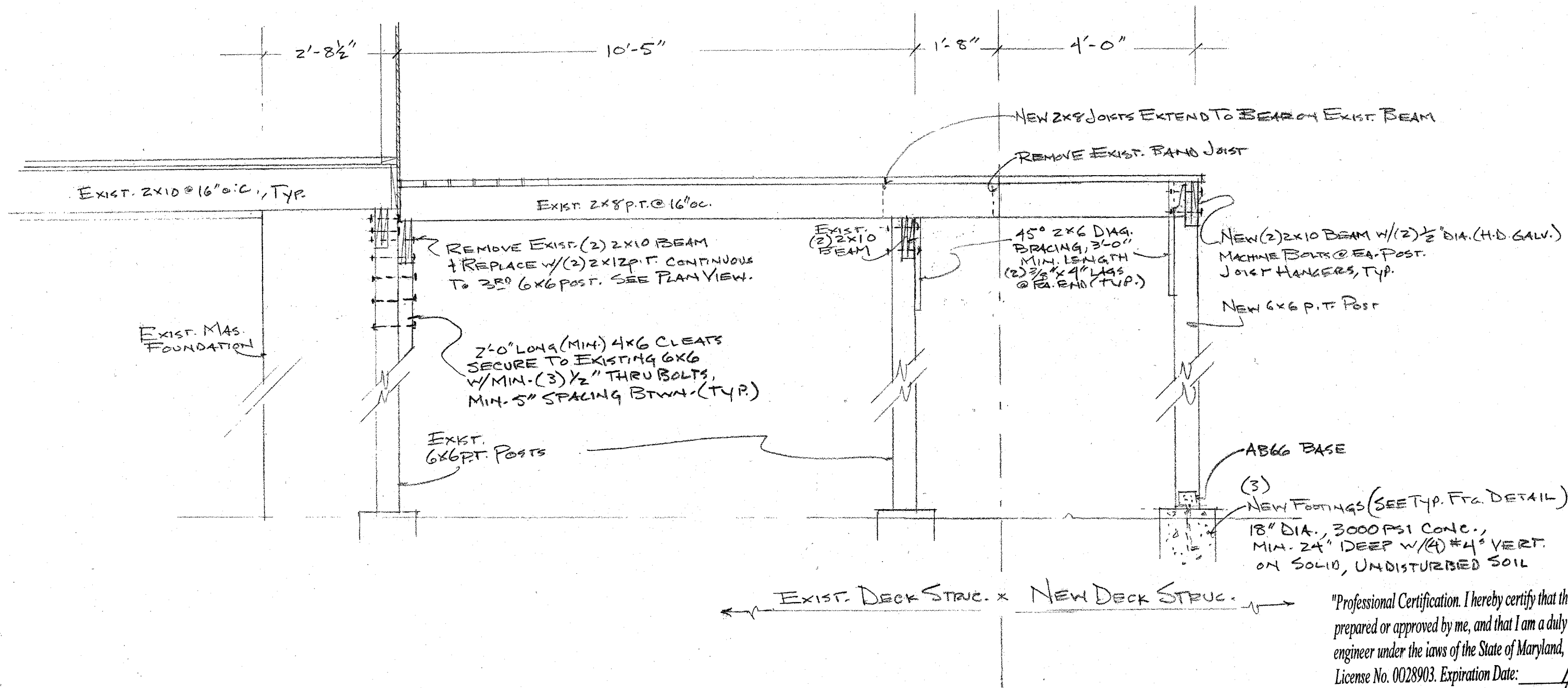
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①	FIBER-CEMENT BEADED LAP SIDING
②	FIBER-CEMENT SIMULATED SHAKES
③	30YR FIBERGLASS ARCHITECTURAL SHINGLES
④	PRESSURE-TREATED PINE FRAMING
⑤	PAINTED WOOD/PVC TRIM
⑥	PAINTED WOOD PORCH RAIL
⑦	FIBERGLASS SCREEN
⑧	PAINTED CMU FOUNDATION
⑨	VELUX MOG SKYLIGHT (R.O. 30 1/2" x 45 3/4")

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 8/22/11

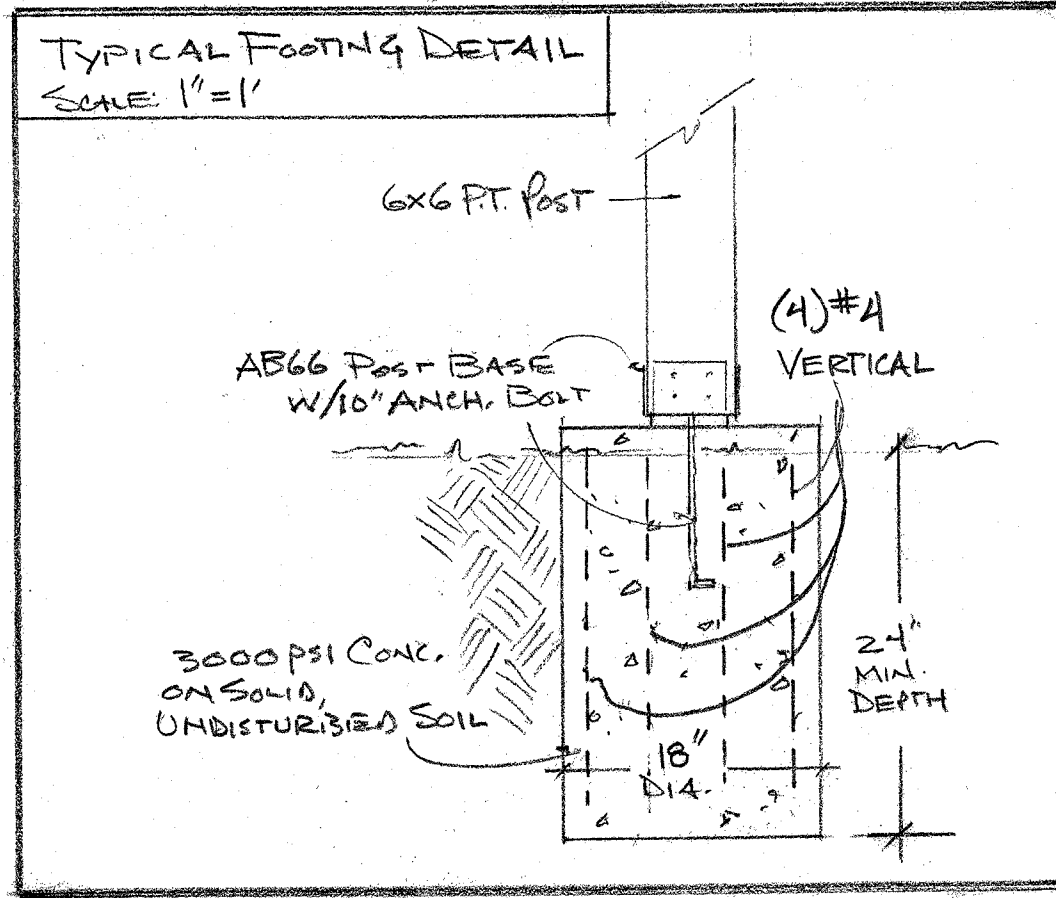
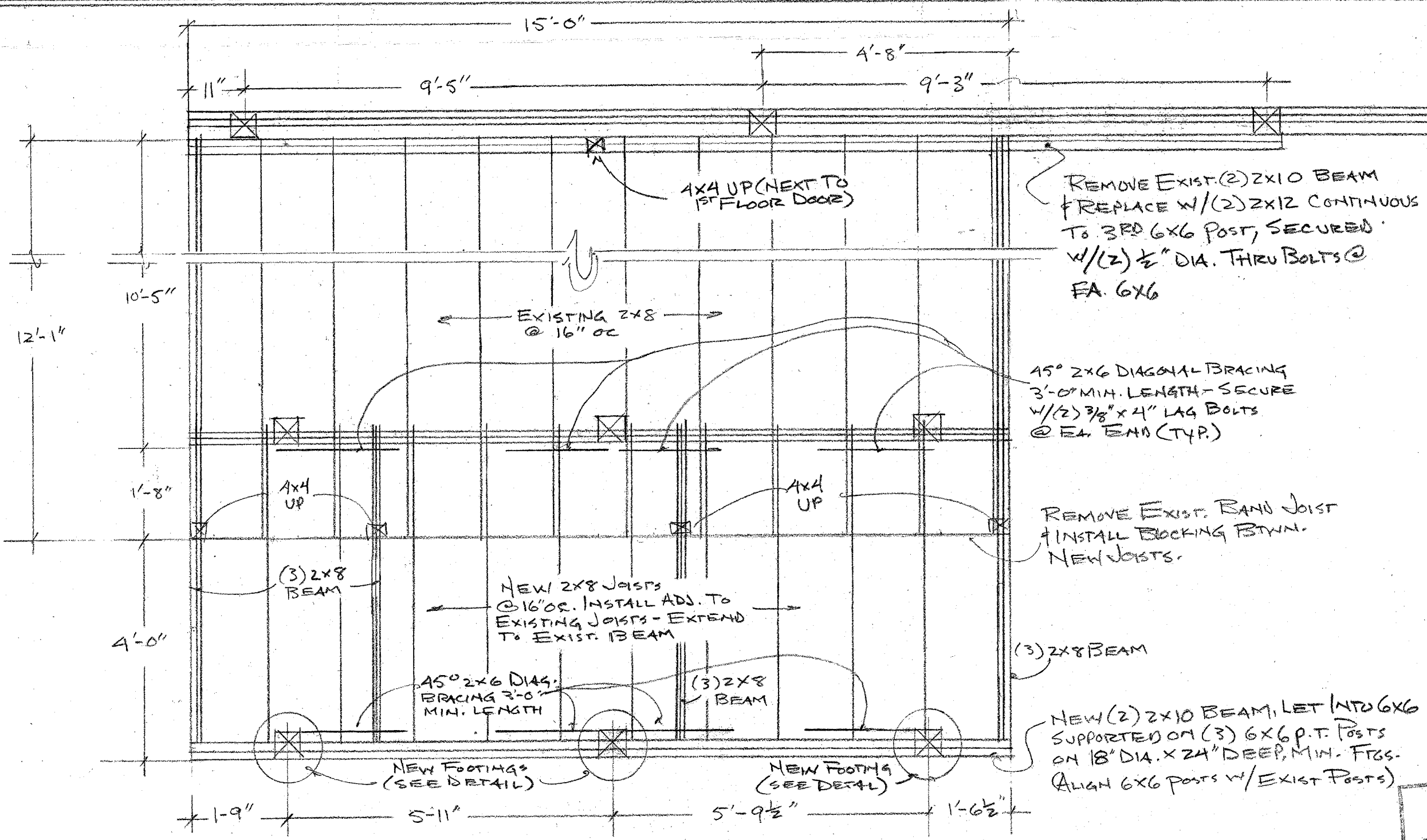
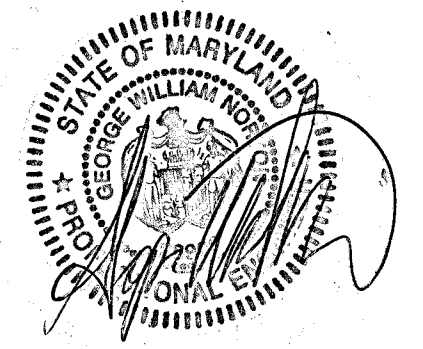
GWINN-DEEMIE RESIDENCE		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY JDB.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD - 20910		
ELEVATIONS		DRAWING NUMBER A-1

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 8/22/11

GWINN-DEEMIE RESIDENCE		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY JDB.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD - 20910		
ELEVATIONS		DRAWING NUMBER A-1

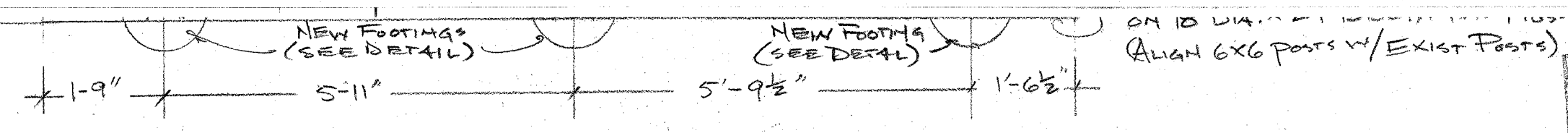


"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 0028903. Expiration Date: 11/6/12"



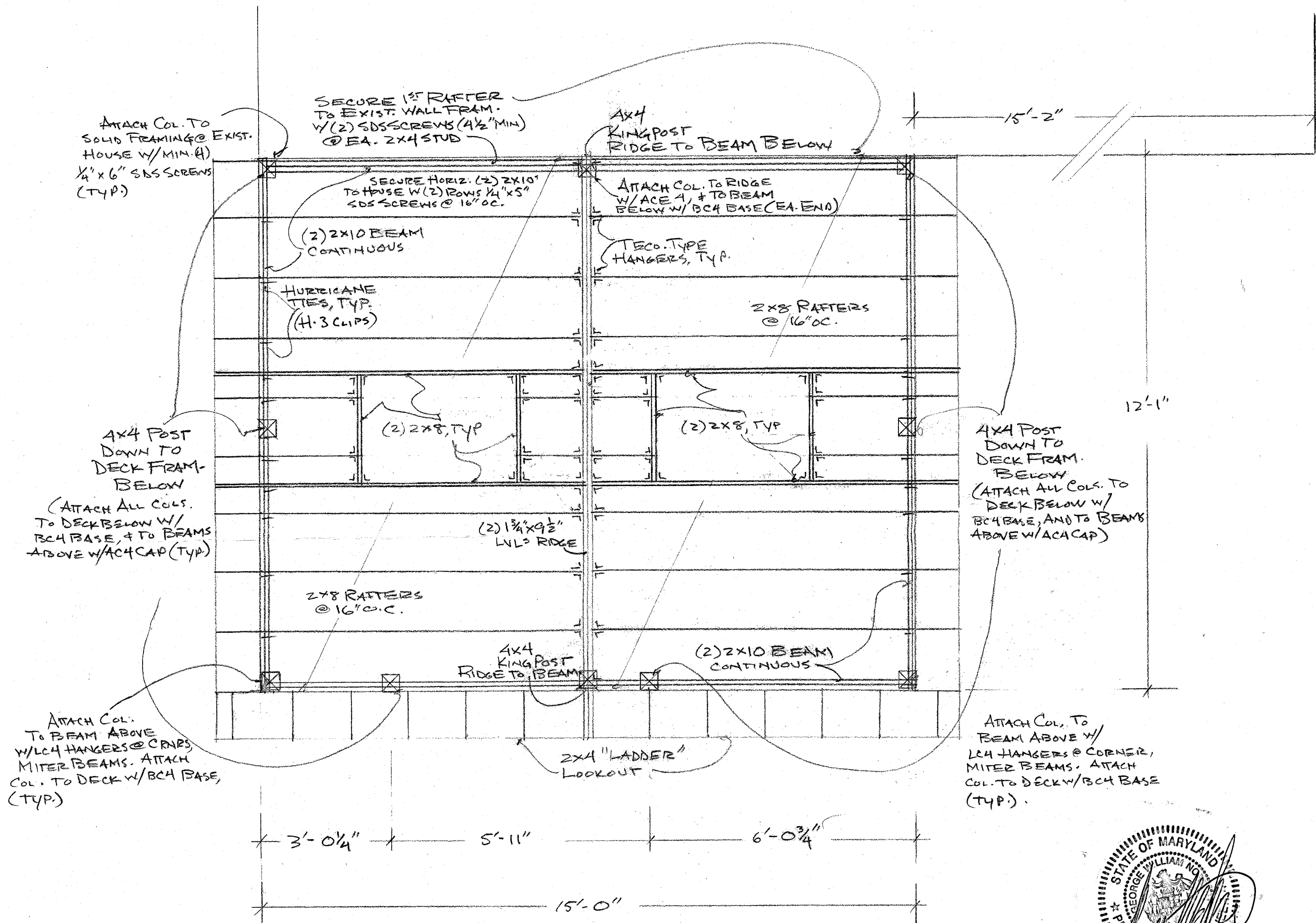
GWINN - DEEMIE RESIDENCE		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: J.D.B.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD. 20910		DRAWING NUMBER S-1
EXISTING & PROPOSED DECK FRAMING PLAN		

APPROVED
McMurry County
Regulation Commission

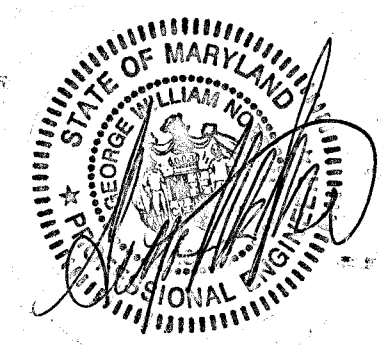


APPROVED
McMurry County
Regulation Commission

GWINN - DEEMIE RESIDENCE		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: J.D.B.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD. 20910		DRAWING NUMBER S-1
EXISTING & PROPOSED DECK FRAMING PLAN		



"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 0078903. Expiration Date: 11/6/12"



APPROVED
Montgomery County
Historic Preservation Commission

GWINN - DEEMIE RESIDENCE		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: J.D.F.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD. 20910		
ROOF FRAMING PLAN		DRAWING NUMBER S-2

GWINN - DEEMIE RESIDENCE		
SCALE: 1/2" = 1'	APPROVED BY:	DRAWN BY: J.D.F.
DATE: 7-8-11		REVISED
10009 MENLO AVENUE SILVER SPRING, MD. 20910		
ROOF FRAMING PLAN		DRAWING NUMBER S-2