



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 6/5/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1093939 - Shed Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 28, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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

Applicant: Anthony Eames & Kelly Holleran
Address: 10001 Menlo Ave., Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

HAWP APPLICATION FOR 10001 MENLO AVENUE, SILVER SPRING MD 20910

Owners: Anthony Eames/Kelly Holleran. Mailing address: -- 10001 Menlo Avenue, Silver Spring, MD 20910.

Contractor: Steven Reeves (MHIC # 149917) – Leafy Corner Renovation and Construction. Mailing address: 10017 Leafy Avenue, Silver Spring, MD 20910.

1. WRITTEN DESCRIPTION OF PROJECT

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

Main house is at 10001 Menlo Avenue and at a 3-way junction with Menlo Avenue, Leafy Avenue and Brunswick Avenue. The new 10 ft x 20 ft shed will be built in the backyard of the 10001 Menlo Avenue main house with an appropriate distance from property lines (7 ft). The backyard is enclosed by a 6 ft fence on the Leafy Avenue side and a 4 ft fence on the Menlo Avenue side. The shed will be visible from Leafy Avenue and Menlo Avenue.

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

Build 10 ft x 20 ft Gabled shed on newly poured concrete slab foundation: roof line will face North and parallel Leafy Avenue; Horizontal 8-inch overlap composite brushed smooth siding, trim, window and door style, paint colors and asphalt shingle roof will match main house.

REVIEWED

By Dan Bruechert at 4:17 pm, Jun 05, 2025

APPROVED

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Historic Preservation Commission

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2. SITE PLAN

See attached Duley & Associates site survey for 10001 Menlo Avenue. Survey includes elevation and position of proposed 10 ft x 20 ft shed.

3. PLANS AND ELEVATION

- Pour new 10 ft x 20 ft concrete slab foundation that is level with concrete slab of back yard patio (see Figure 1).
- 10 ft x 20 ft Shed Design with side door, 2 windows on each side (Figure 2) – NOTE: Siding will be horizontal and match main house.
- Shed walls 8 ft, studs 16 OC
- Shed roof trusses, 12/4 pitch, 16 OC
- See below Photographs for additional site information.

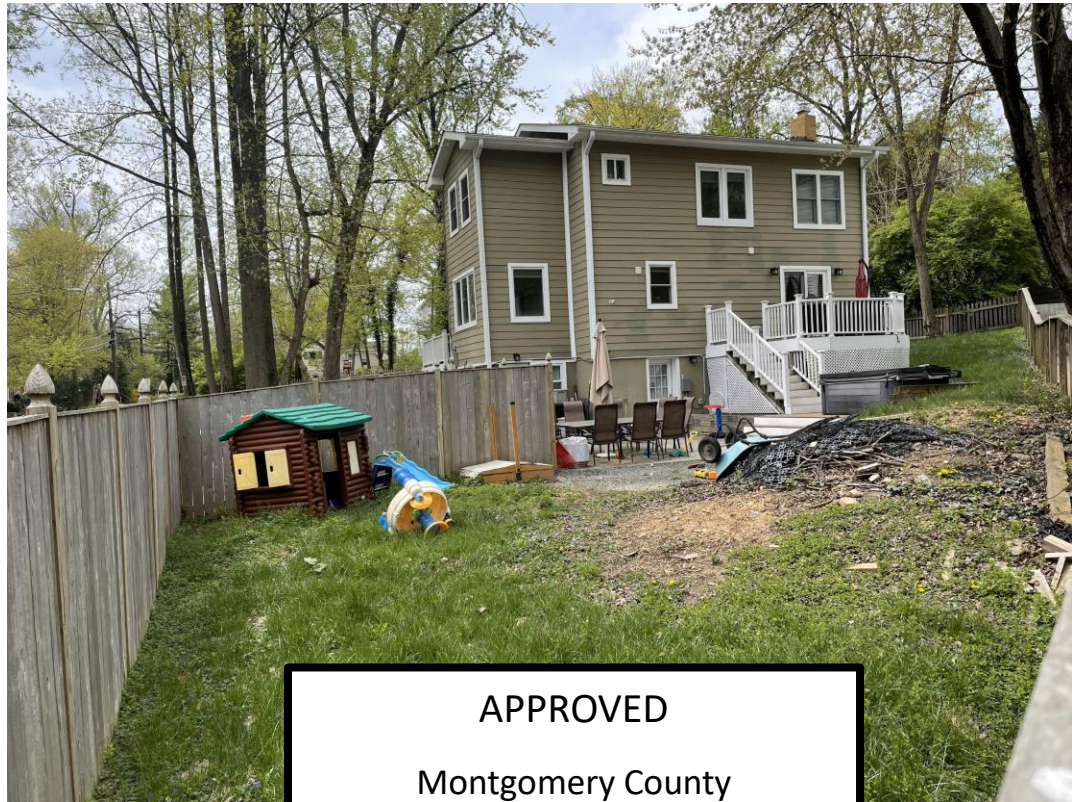


Figure 1

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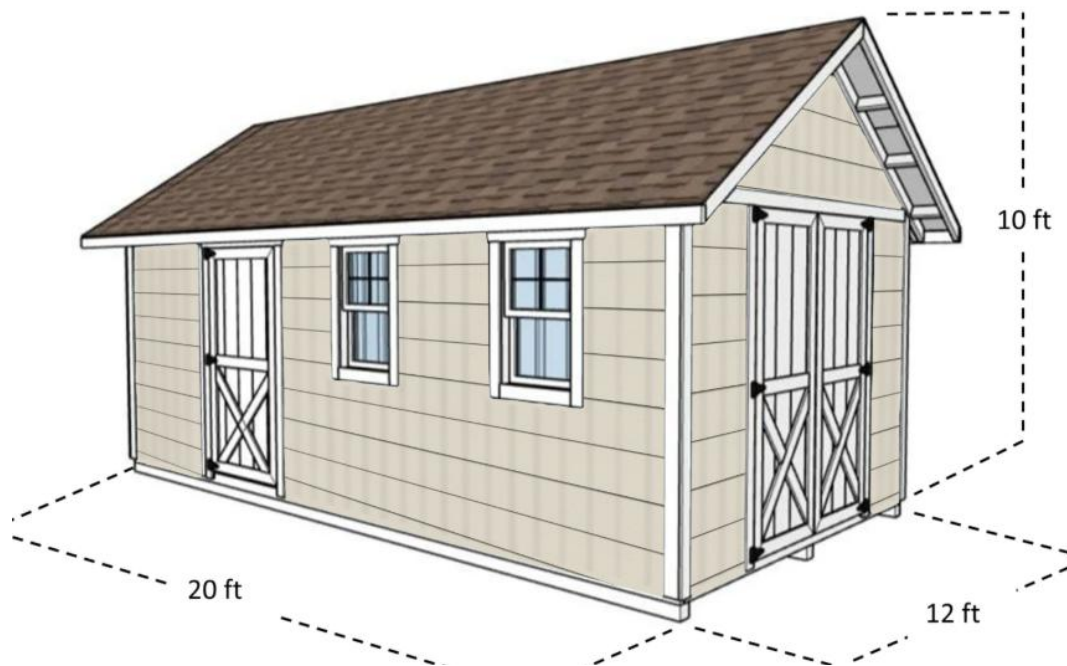


Figure 2

4. **MATERIALS SPECIFICATIONS**

- Composite SmartSide LP composite brushed smooth siding will be installed horizontally with an 8-inch overlap using 16 ft boards (Figure 2).
- Trim: 1 in. x 3 in. lumber that matches main house.
- Windows: American Craftsman, 23.375 in. x 35.25 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Fin Window, Screen Incl (no grid). Two windows on the right side and 2 on the left side -- Note that the windows will not have the grids that are shown in Figure 2.



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Window Use Type
New Construction

[See Similar Items](#)

Frame Material
Vinyl

[See Similar Items](#)

Features
Tilt-In Cleaning

Glazing Type
Double-Pane

[See Similar Items](#)

Grid Pattern
No Grid

[See Similar Items](#)

Glass Type
Low-E Glass

[See Similar Items](#)

Width (in.) x Height (in.)
23.375 x 35.25

[See Similar Items](#)

- Doors: 36 in. x 80 in. 9 Lite Steel Entry door style side door that matches the main 10001 Menlo Avenue house -- Note that the side entry door will be a standard Entry

door (will not look like the barn-style side door in Figure 2); 60 in. x 80 in. double barn-style doors on front of the shed.

- Roofing: 3-Tab architectural shingles that match the 10001 Menlo Avenue house.
- Paint body and trim colors that match the 10001 Menlo Avenue house colors.

5. PHOTOGRAPHS



East – Menlo Ave

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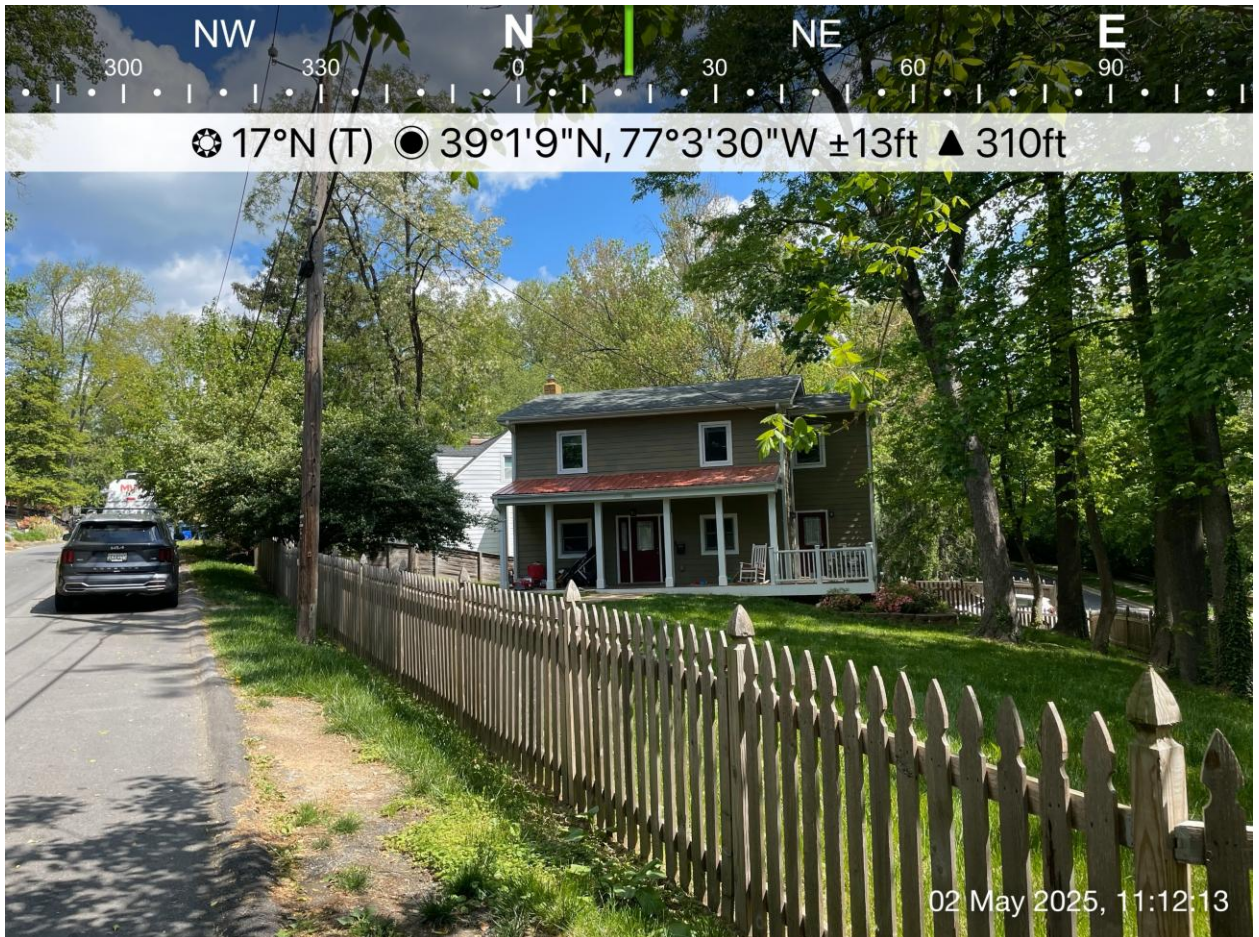
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North (view from Menlo Ave/Leafy Ave/Brunswick Ave junction)

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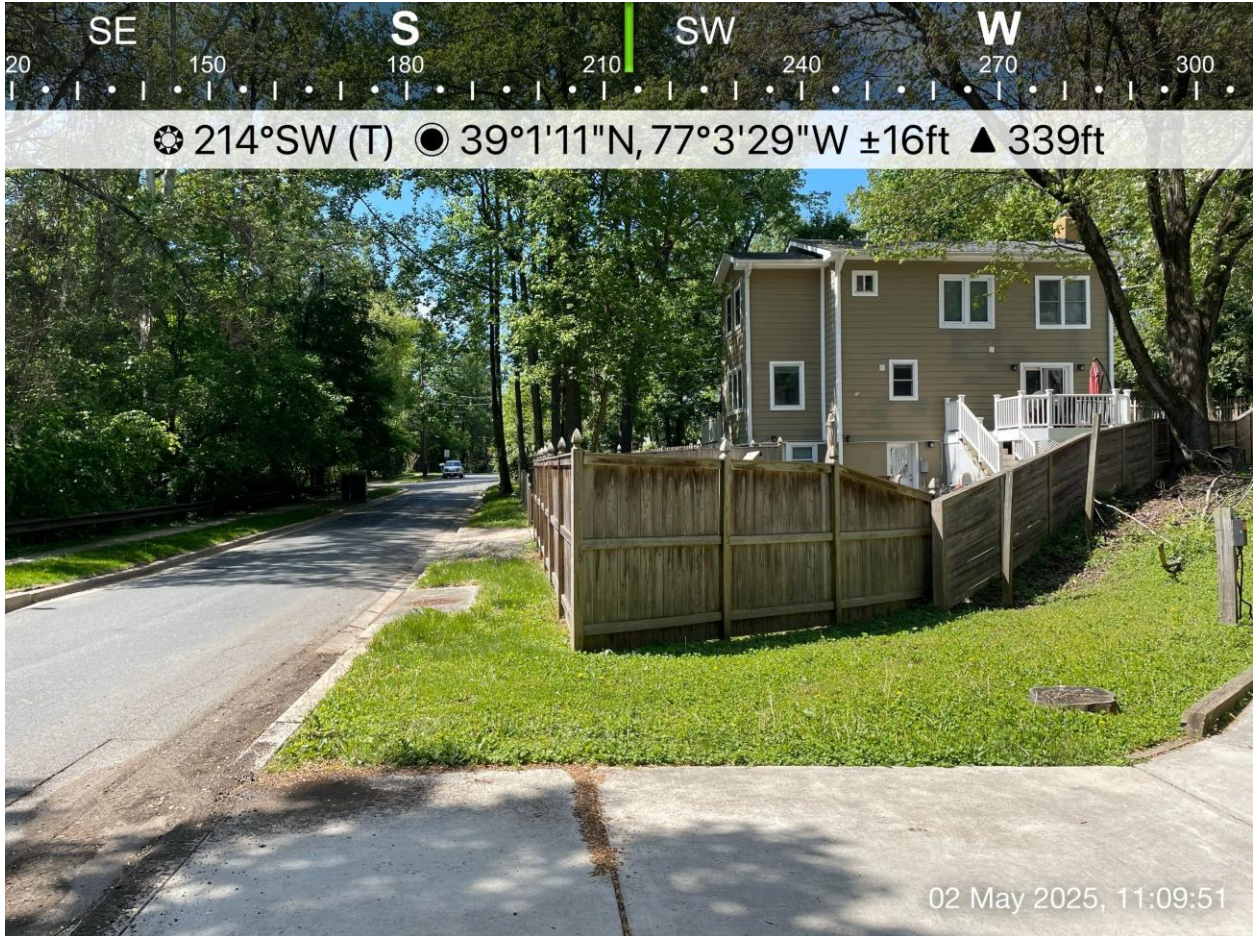
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South – Leafy Ave



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South



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☉ 271°W (T) ☉ 39°1'10"N, 77°3'29"W ±29ft ▲ 338ft



West – Leafy Ave

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6. TREE SURVEY
NR

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Thomas Blackmon/Allison Heuber, 10005 Menlo Avenue, Silver Spring, MD

Laurie Ryan, 10008 Menlo Avenue, Silver Spring, MD

Victory Forest, 10000 Brunswick Avenue, Silver Spring, MD

Leafy Corner Renovation and Construction

Steven Reeves, MHIC # 149917

10017 Leafy Avenue

Silver Spring, MD 20190

Telephone: (781) 859-8645; email: steve@leafycornerrenovation.com



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **3'±**

MENLO AVENUE

**N 08° W± (Comp)
140'**

**LOT 12
8,370 Sq.Ft.± (Computed)**

**151' (Plat)
N 82° E± 120'± (Comp)**

**SAFY AVENUE
S 32°30' W± (Comp)
184'**

LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP OR SLAB
- CONC - CONCRETE
- DW - DRIVEWAY
- UP - UTILITY POLE
- FR - FRAME
- MAC - MACADAM
- WW - WINDOW WELL
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

LOCATION DRAWING OF:
**#10001 MENLO AVENUE
LOT 12
BLOCK 33
CAPITOL VIEW PARK
PLAT BOOK A, PLAT 9
MONTGOMERY COUNTY, MARYLAND**

SCALE: 1"=30' DATE: 02-04-2025

DRAWN BY: CP/B.G. FILE #: 250510-200

UTILITY POLE

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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT 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 REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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