

31/7 10217 Menlo Ave.  
31/7-90J



# Montgomery County Government

## MEMORANDUM

DATE: 6/18/90

TO: Robert Seely, Chief  
 Department of Environmental Protection  
 Division of Construction Codes Enforcement

FROM: *JBC* Jared B. Cooper, Historic Preservation Specialist  
 Department of Housing and Community Development  
 Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/13/90 reviewed the attached application by Peter Wilson for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

### Attachments:

1. HAWP Application
2. Plans
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 5, 1990

CASE NUMBER: 31/7-90J

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 10217 Menlo Avenue

TAX CREDIT ELIGIBLE: NO

DISCUSSION:

The applicant is proposing construction of a single story rear ell with a fully exposed basement, as well as a deck. In May, 1990, staff met with the applicant on a preliminary basis. The applicant's original concept was for a somewhat less articulated addition with more continuous roof and wall planes than the current proposal. The existing structure measures 27'x38' with a 10'x13' kitchen ell and attached deck. The proposal is to widen the existing ell to approximately 18'. As proposed, the rear wall will be tapered so that the ell will be extended by 21' at the south elevation, and extended by approximately 28' at the north elevation. The overall length of the revised ell will be 39'. A new wraparound deck is proposed at the rear of the proposed ell, measuring 22'8" at its widest point.

STAFF RECOMMENDATION:

In terms of overall scale and impact on the streetscape, staff finds the proposal to be compatible. Although the proposed ell is unusually long, its other dimensions are within the bounds of the neighborhood scale. Also, the lot, in this case, is unusually deep. Staff recommends approval of the application based on criterion 24A-8(b)(1).

ATTACHMENTS:

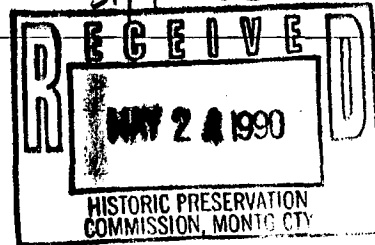
1. HAWP Application
2. Site Plan/Applicant's Map
3. Photographs
4. Elevations
5. Floor Plans
6. Letter to Application from Baumann Tree Experts

JBC:av  
1866E



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 774645  
 NAME OF PROPERTY OWNER Peter Wilson TELEPHONE NO. 589-4347  
(Contract/Purchaser)  
 ADDRESS 10217 Menlo Ave Silver Spring Md. 20910  
CITY STATE ZIP  
 CONTRACTOR SAME TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER 12571  
 PLANS PREPARED BY SAME TELEPHONE NO. 588-2976  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE (Master)  
 House Number 10217 Street MENLO Ave  
 Town/City Silver Spring Election District 13  
 Nearest Cross Street Loma  
 Lot 3 Block 18 Subdivision Capital View  
 Liber A Folio 9 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add Alter/Renovate Repair  
 Wreck/Raze Move Install Revocable Revision  
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ #25,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY  
 01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL  
 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.  
 Signature of owner or authorized agent (agent must have signature notarized on back) P. Wilson Date 5/23/90

## Rear Yard Addition

### 1. Characterization of Resource; 10217 Menlo Ave.

This property is in the Capital View Historic area but is not designated as a historic resource. The house on the south side of this property is not designated historic. The property on the north side of this project is listed as historic in the Capital View sector plan. The adjacent lot to this project is vacant except for an original garage with the historic home situated one lot away. See sketch enclosed.

This existing home is a 1938 "farm house" with a large very deep lot. The lot has 15,500 S.F. and is over 200 feet deep, it is also 70' wide which is 20' wider than the general zoning in this area.

The propose rear yard addition would be hardly visible from the street and would not impact on the street scape. The proposed addition is orientated with the longest walls parallel to the long ( 220' ) lot lines in such a matter as to fit naturally with the site plan.

### 2. Project Intent;

It is intended to build a one story with basement addition onto the rear of the existing home. The walk-out basement level would become a family/play room and first floor level would become a dinning and living room that connect to the existing kitchen area. The addition is constructed in such a manor as to take advantage of the deep and private rear lot area. The new basement addition would be built with masonry block and pargeted as is the existing basement. The first floor area would be sided with masonite dutch or German siding to match the existing siding. The addition would not be higher than the existing roofs and would sit inside of the existing building lines. We feel this addition is typical of the adding on process that many older homes have undergone over their life times. If fact the kitchen with its shed roof was an addition 35 years ago. The proposed addition had been designed to keep its profile stylish but at the same time as inconspicuous as possible. That is why the use of flat and shed roofs with a little railing detailing to add interest. In view of its very limited impact on the existing street scape and its natural orientation toward the deep end of the existing lot we would request approval by the HPC. Specifically; the Commission shall instruct the Director to issue a permit when it finds that; 24A-8 (1) The proposal will not substantially alter the exterior features of a site within an Historic District; (2) The proposal is compatible in character and nature with the Capital View Historic District which it is located. (d) In the case of an application for work within a Historic District the Commission shall be lenient in its judgment of plans for structures of little historical significance.

### 3. Project Plan; / Material Specifications

a&b See drawings submitted.

c. a one and a half story frame house built in 1938.

d. see drawing side elevations

e. see site plan as noted

4. Tree Survey; See enclosed letter.

5. Design Features; See drawings submitted.

6. Facades; See drawings submitted.

7. Materials Specifications; See drawings.

New deck to be pressure treated lumber as is common practice

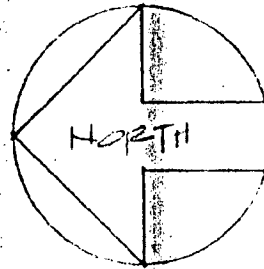
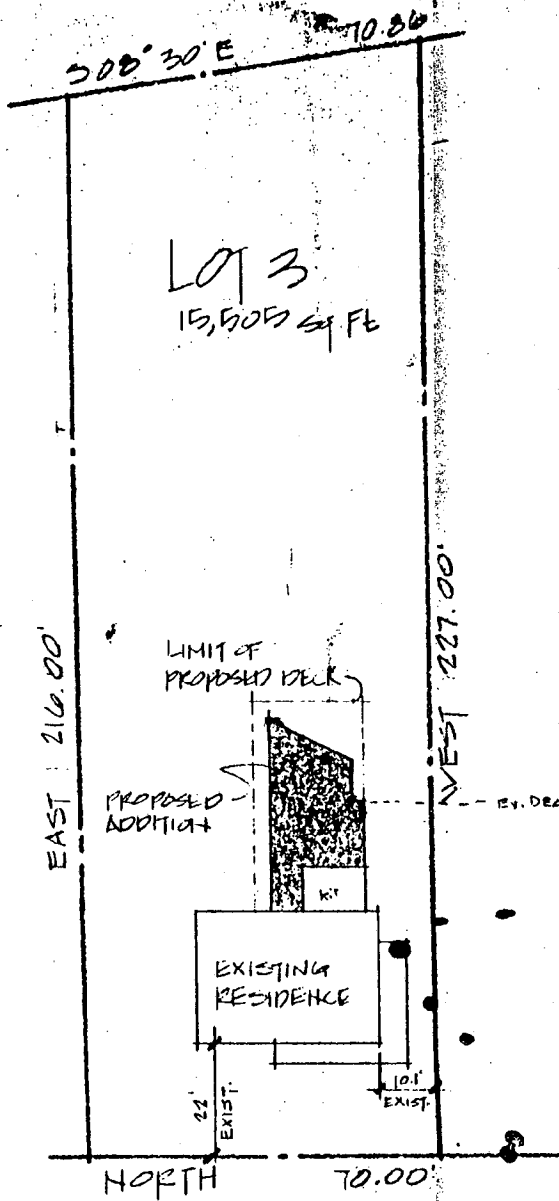
New siding to be "German" clapboard siding either masonite or vinyl.

New windows to be double hung with grills

Roof to match existing.

8. Photos of Project; Enclosed.

9. Photos of Context; Enclosed.

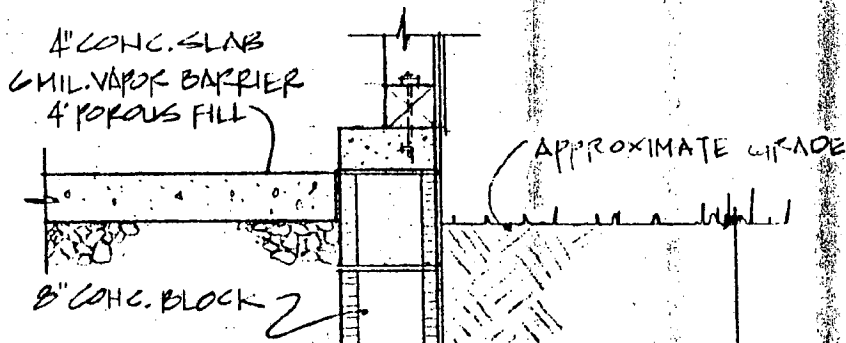


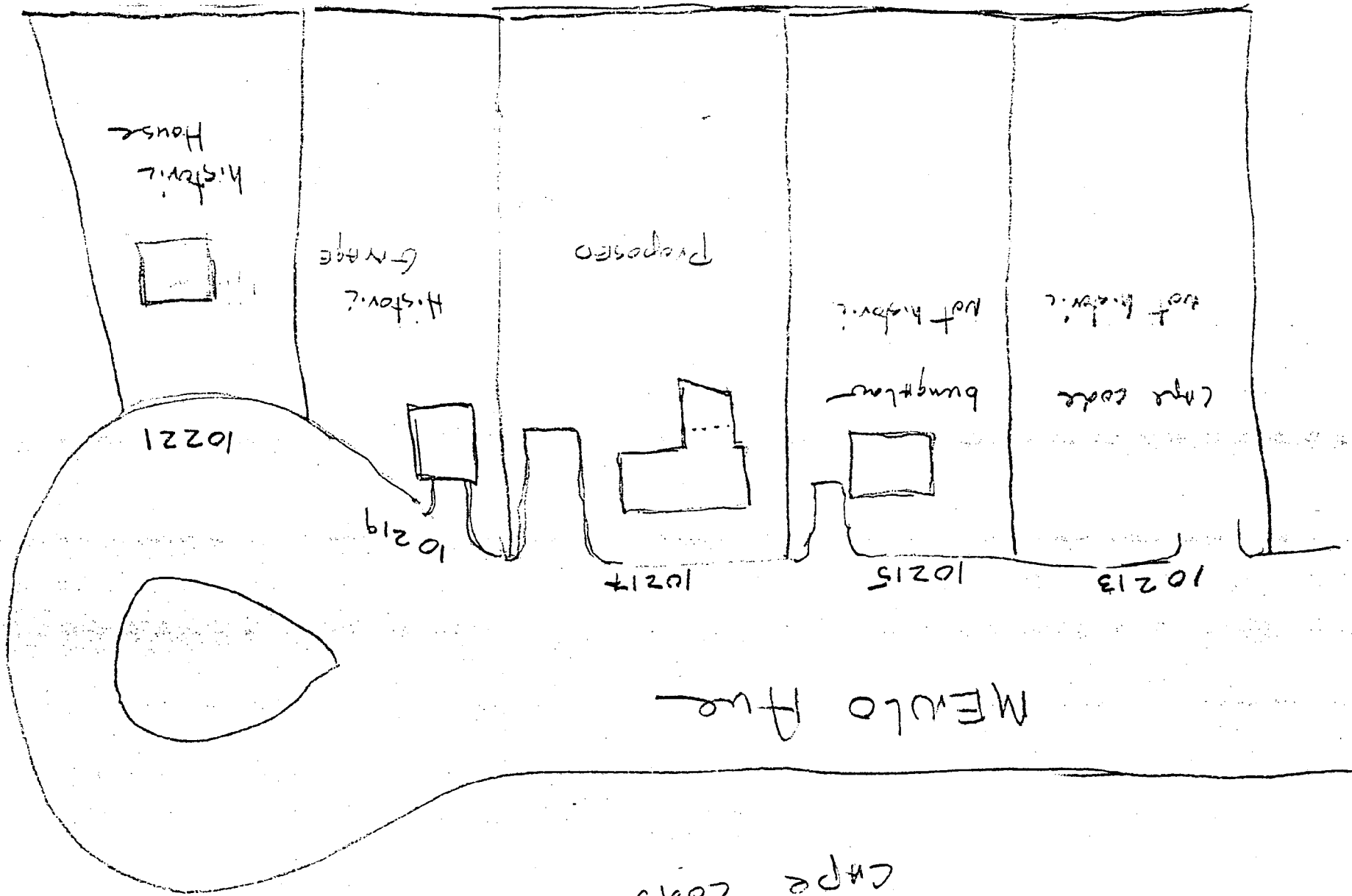
= 39'-4"

MENLO AVE.

# SITE PLAN

SCALE: 1" = 30'-0"



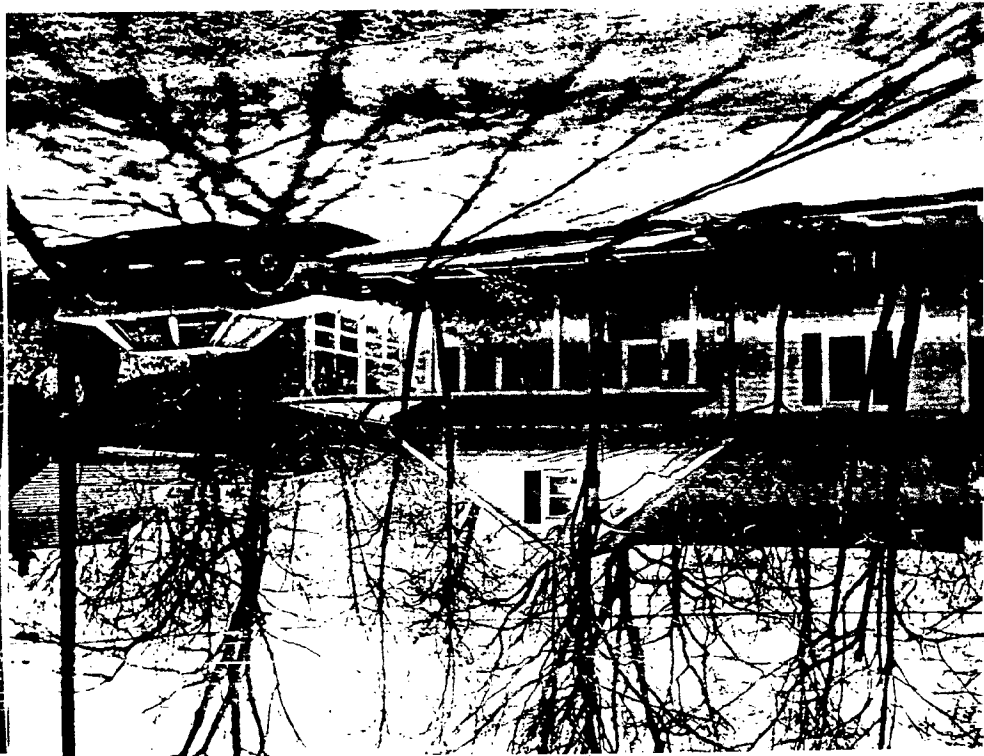


Mendolo Ave

Not historic  
 Cape code  
 District 1950's



Preparations to the south



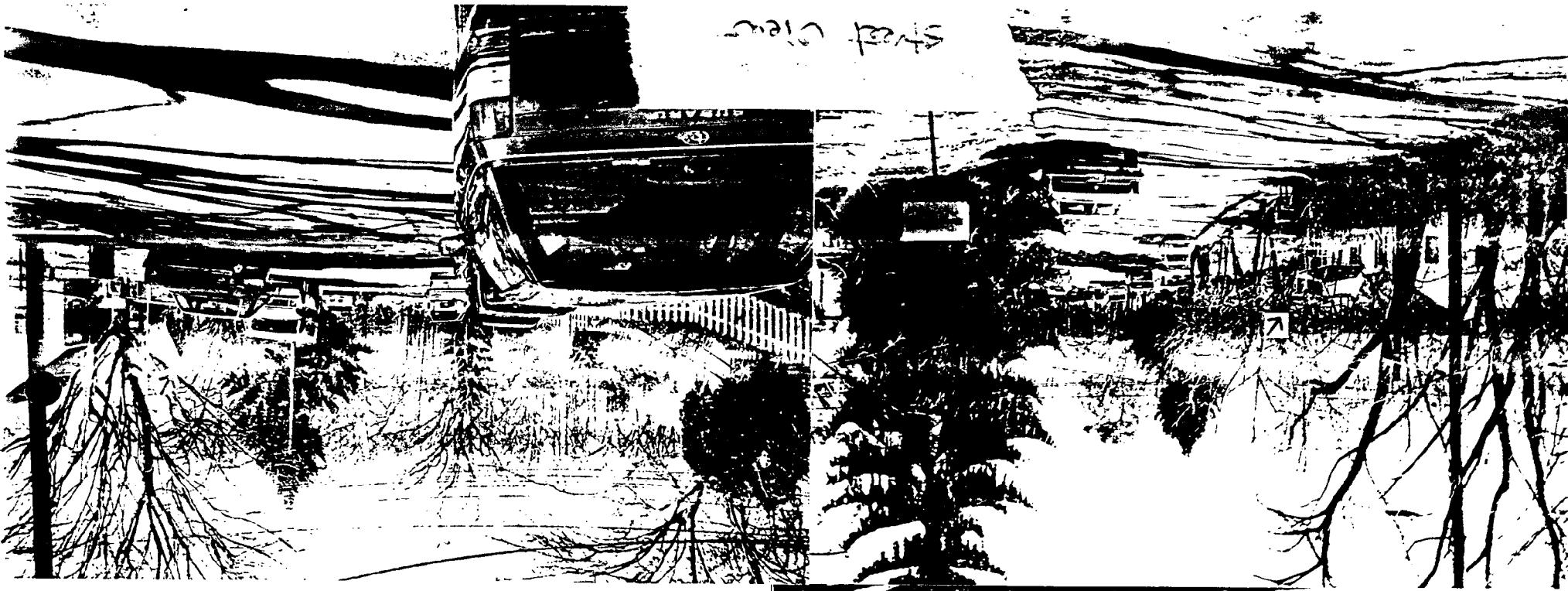
house of project

Garage  
on left of  
North





Street View



South Side View - From Street





Rear of  
property



North side  
From street



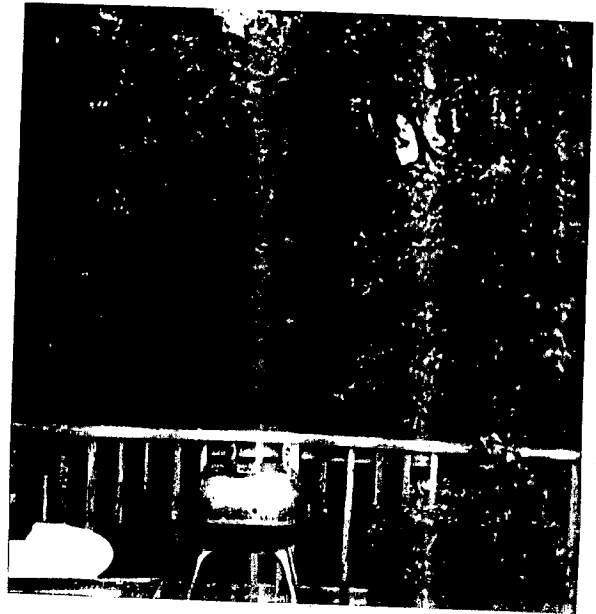
South side  
From back  
yard



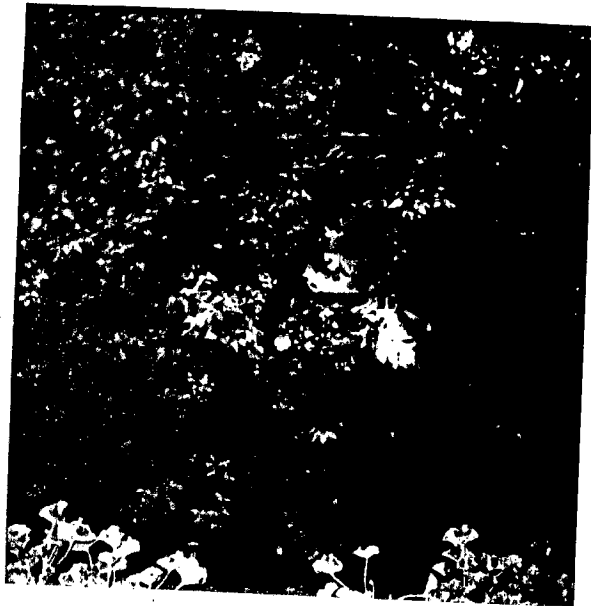
North side  
in back  
yard



Across the  
street from  
10217 Menlo



View of  
Rear yard

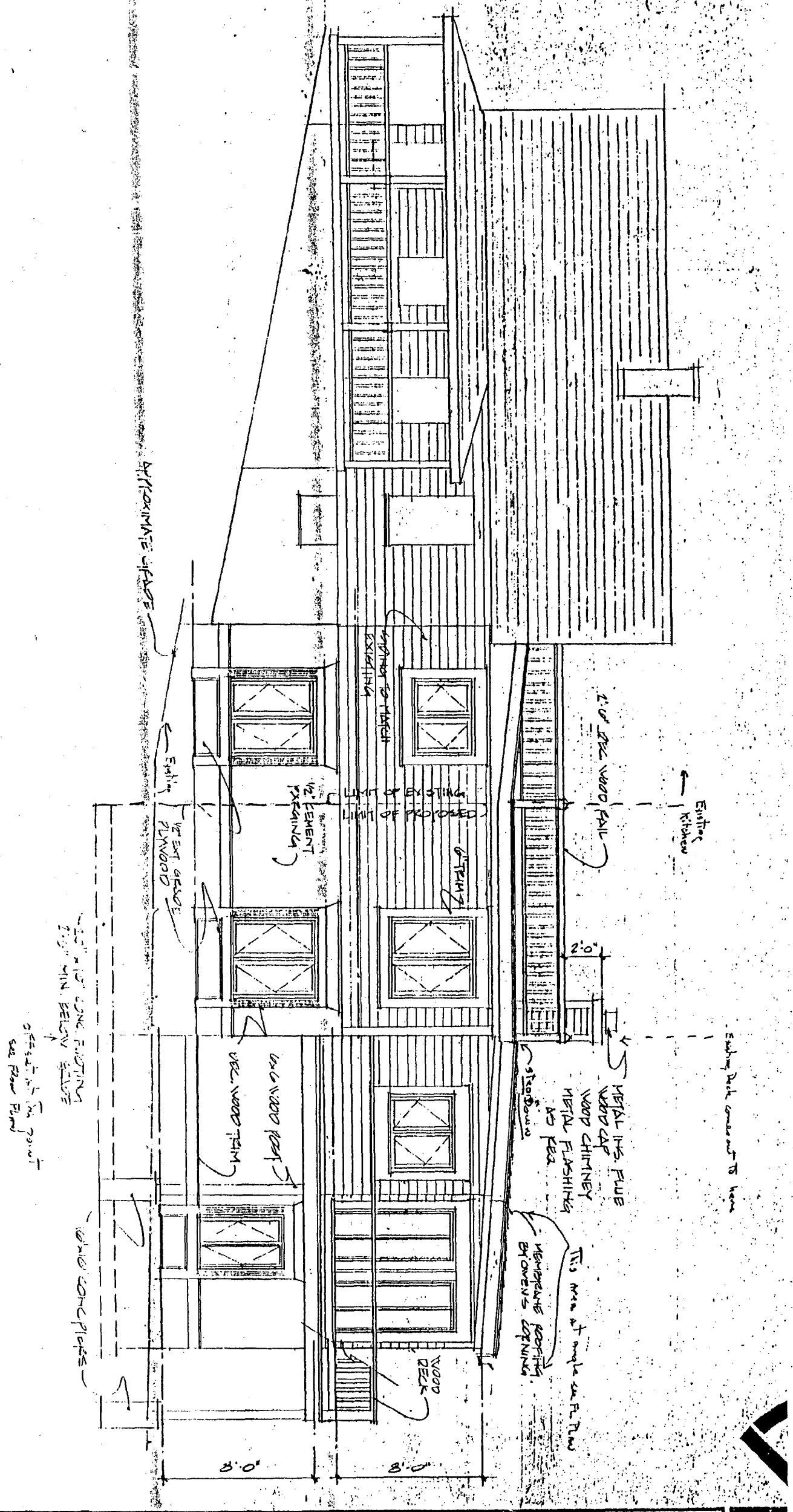


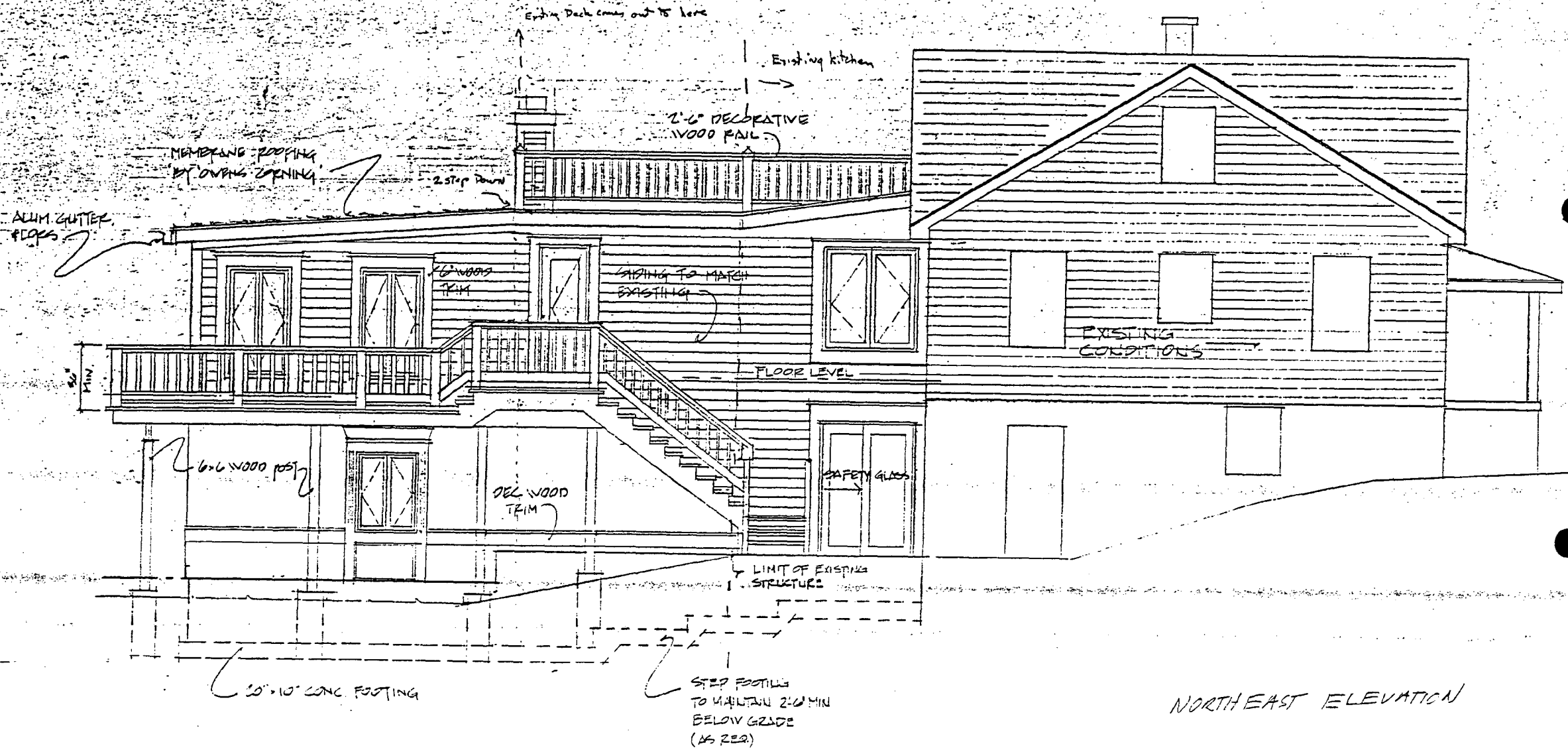
North  
side yard



South side  
yard

SOUTHWEST ELEVATION

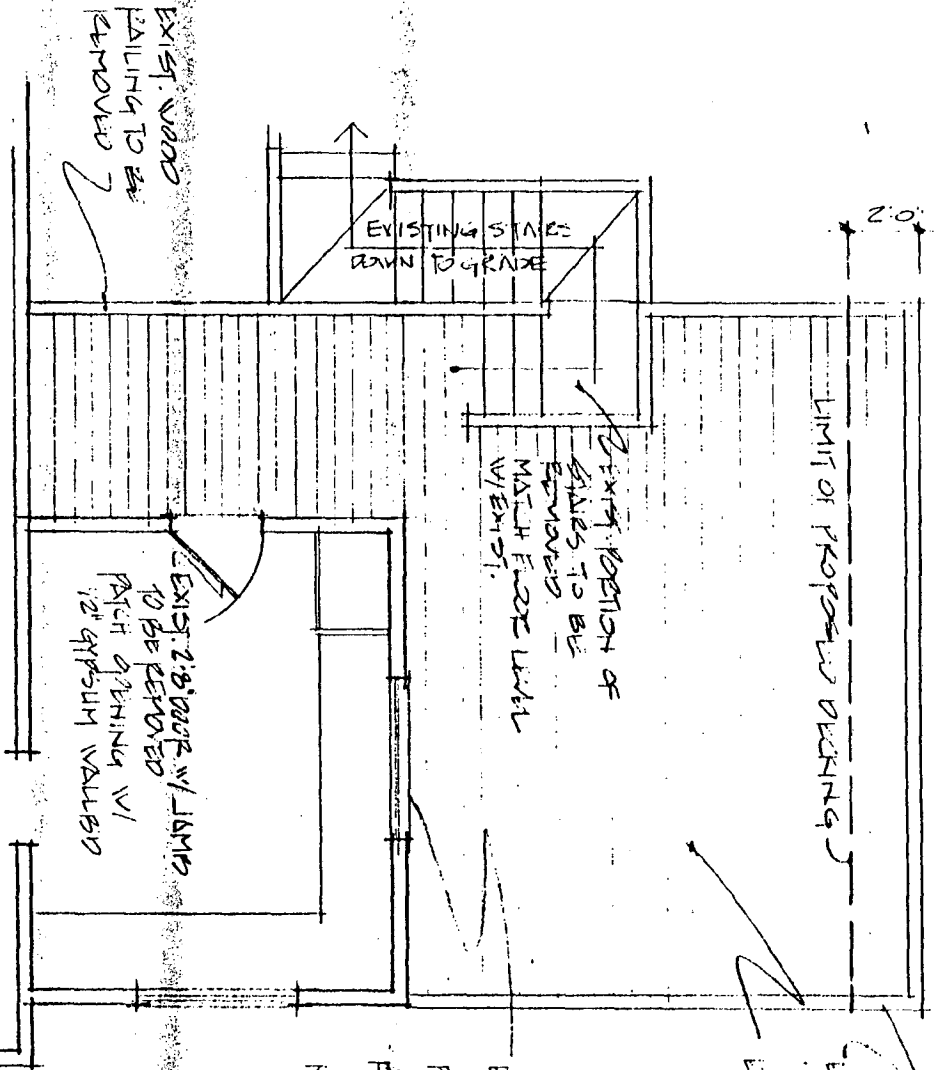




NORTHEAST ELEVATION

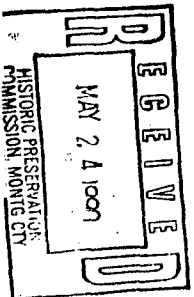
EXISTING LOOK  
EXISTING CONDITIONS  
SCALE: 1/4" = 1'-0"

EXISTING LINING AREA  
TO REMAIN AS IS.



NOTE:  
EXIST. UTILITY FIXTURES  
AND APPLIANCES TO  
REMAIN.

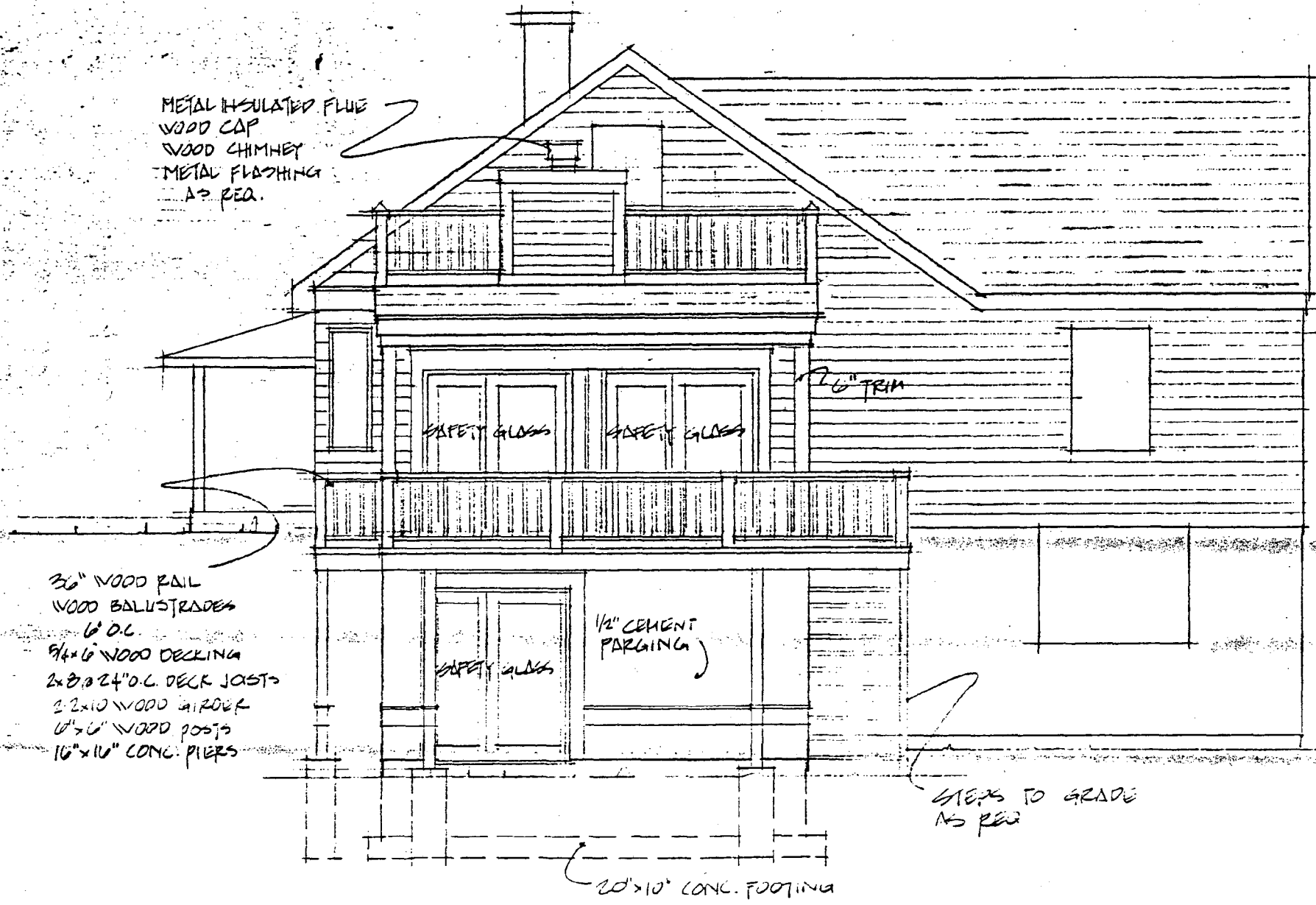
EXISTING WINDOW & JAMB  
TO BE REMOVED  
PATCH W/ 1/2" GYPSUM  
VALANCE AS INDICATED



Δ2 #9  
MR & MRS PETER WILSON  
10217 MENLO AVENUE  
SILVER SPRING, MD.

Peter Wilson  
Design & Con

METAL INSULATED FLUE  
WOOD CAP  
WOOD CHIMNEY  
METAL FLASHING  
AS REQ.



3/4" WOOD RAIL  
WOOD BALUSTRADES  
6" O.C.  
9/4" WOOD DECKING  
2x8 @ 24" O.C. DECK JOISTS  
2x2x10 WOOD GIRDER  
6"x6" WOOD POSTS  
16"x16" CONC. PIERS

7/8" TRIM

SAFETY GLASS SAFETY GLASS

SAFETY GLASS

1/2" CEMENT PARGING

STEPS TO GRADE  
AS REQ

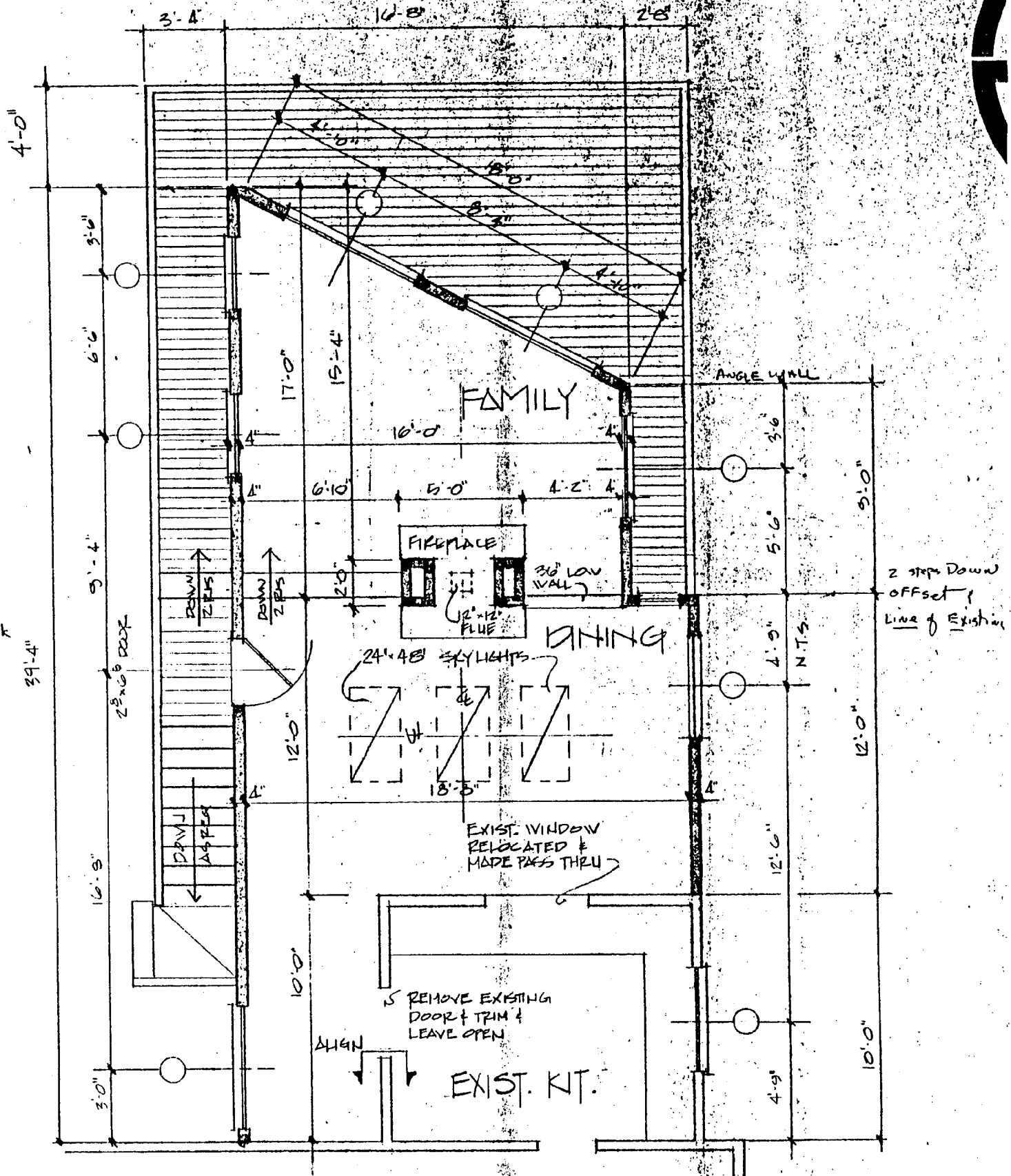
20"x10" CONC. FOOTING

# SOUTH-EAST ELEVATION

2

3

stair Deck

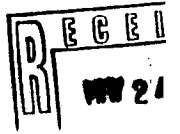


# FIRST FLOOR PLAN

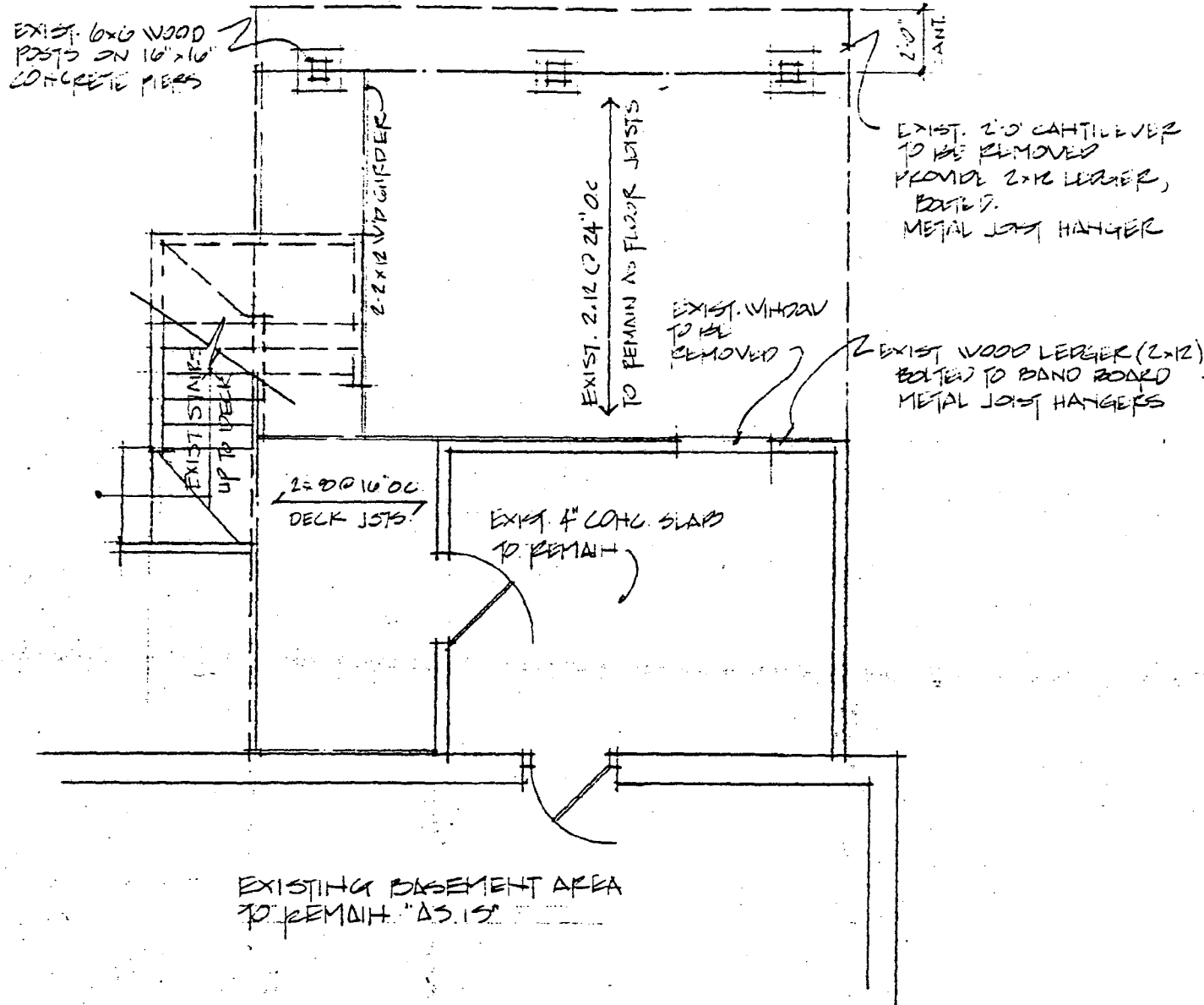
SCALE = 1/4" = 1'-0"

INDICATES PROPOSED 4" STUD WALL

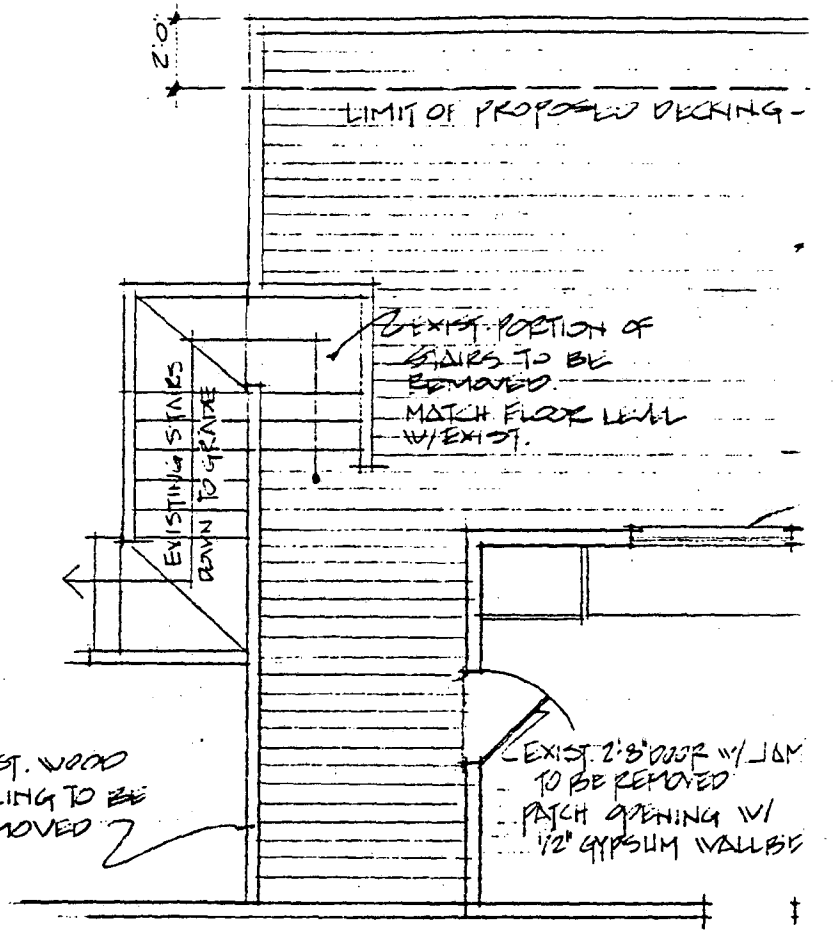
99  
2.6





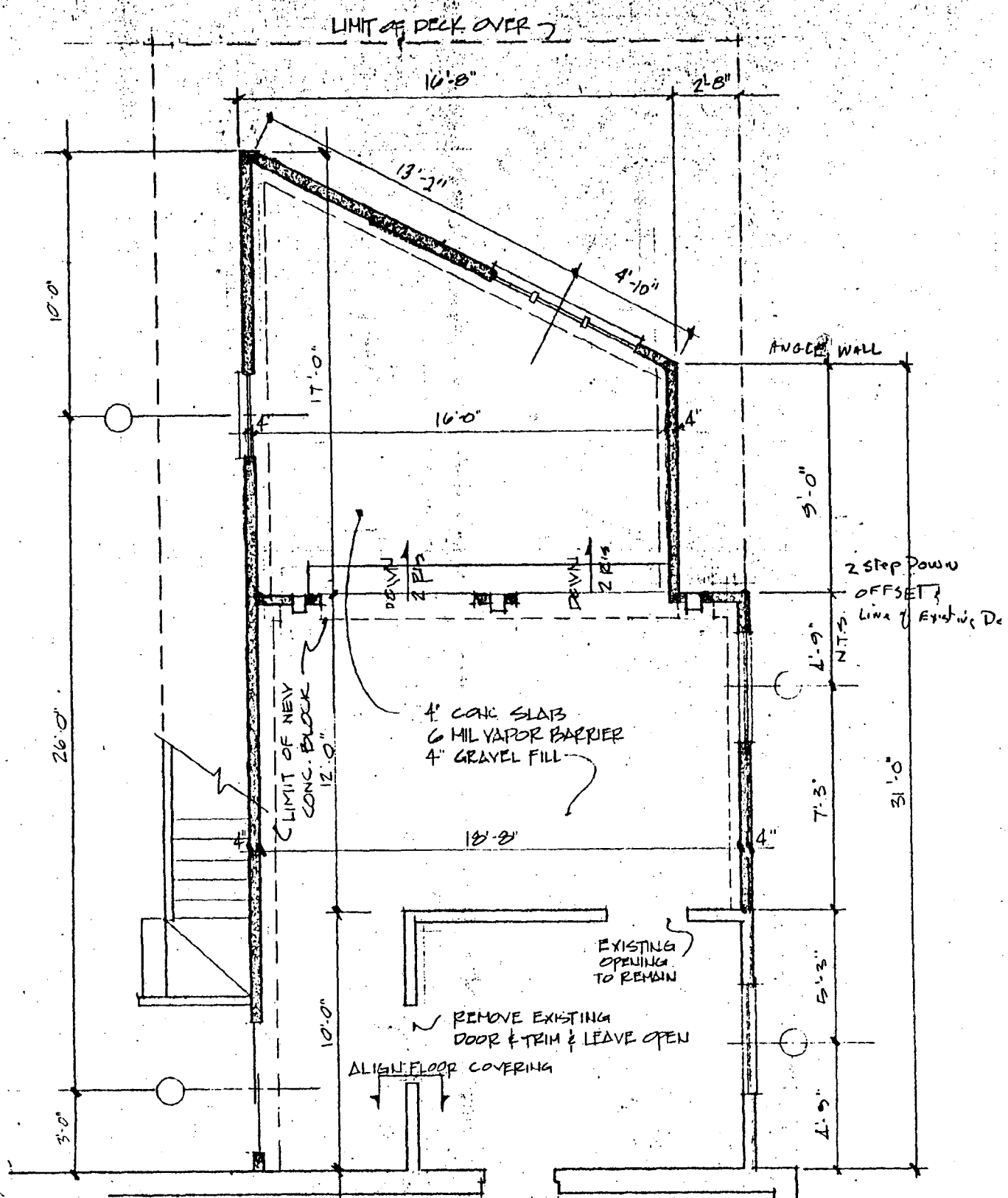


LOWER LEVEL  
EXISTING CONDITIONS  
SCALE = 1/4" = 1'-0"



FIRST FLOOR  
EXISTING CONDIT  
SCALE: 1/4" = 1'-0"

Angle

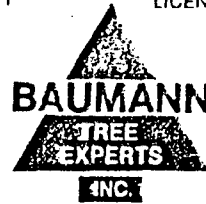


# LOWER LEVEL PLAN

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

COMPLETE QUALITY  
TREE CARE

LICENSED TREE EXPERTS  
FULLY INSURED



GEOFFREY B. BAUMANN  
VICE PRESIDENT

ROCKVILLE  
963-9696

May 17, 1990

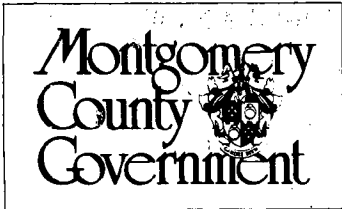
Mr. Peter Wilson  
10217 Menlo Ave.  
Silver Spring, Md. 20910

Dear Mr. Wilson

At your request I visited the above address and examined the rear yard within the area of the proposed addition. It appears that two trees may be affected. There is a 3' diameter Lucus tree that may survive the excavation work but will be too close to the new room to be kept. I would remove this tree. The second tree is a 6' diameter Tulip Poplar that will have some root damage from the footing excavation. I do not suspect that it will seriously damage this tree for it is well established and healthy but I would recommend trimming and fertilizing soon after excavation is completed. This tree has some old storm damage that should be removed anyway.

Sincerely,

*Geoffrey B. Baumann*  
Geoffrey B. Baumann  
Vice President



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994145

NAME OF PROPERTY OWNER Peter G. Larson TELEPHONE NO. 588-1-17  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10217 Merulo Ave CITY Colts Neck STATE MD ZIP 20816

CONTRACTOR SAME TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY SAME CONTRACTOR REGISTRATION NUMBER 12571 TELEPHONE NO. 588-1-16  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 10217 Street MERULO AVE

Town/City Colts Neck Election District 13

Nearest Cross Street Lambert

Lot B Block 18 Subdivision Capital View

Liber A Folio 9 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \$25,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT, SEE PERMIT # 100

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( <input checked="" type="checkbox"/> ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( <input checked="" type="checkbox"/> ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 6/18/10

APPROVED  For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 6/18/10

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

## Rear Yard Addition

### 1. Characterization of Resource; 10217 Menlo Ave.

This property is in the Capital View Historic area but is not designated as a historic resource. The house on the south side of this property is not designated historic. The property on the north side of this project is listed as historic in the Capital View sector plan. The adjacent lot to this project is vacant except for an original garage with the historic home situated one lot away. See sketch enclosed.

This existing home is a 1938 "farm house" with a large very deep lot. The lot has 15,500 S.F. and is over 200 feet deep, it is also 70' wide which is 20' wider than the general zoning in this area.

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### 2. Project Intent;

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### 3. Project Plan; / Material Specifications

a&b See drawings submitted.

c. a one and a half story frame house built in 1938.

d. see drawing side elevations

e. see site plan as noted

4. Tree Survey; See enclosed letter.

5. Design Features; See drawings submitted.

6. Facades; See drawings submitted.

7. Materials Specifications; See drawings.

New deck to be pressure treated lumber as is common practice

New siding to be "German" clapboard siding either masonite or vinyl.

New windows to be double hung with grills

Roof to match existing.

8. Photos of Project; Enclosed.

9. Photos of Context; Enclosed.

7. **PHOTOGRAPHS.** For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
8. **ADDRESSES OF ADJACENT PROPERTY OWNERS.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Peter Wilson  
 Address 10215 Menlo Ave  
 City/Zip S. Spring 20910

2. Name Mr. LANG  
 Address 10221 Menlo Ave  
 City/Zip S. Spring Md. 20910

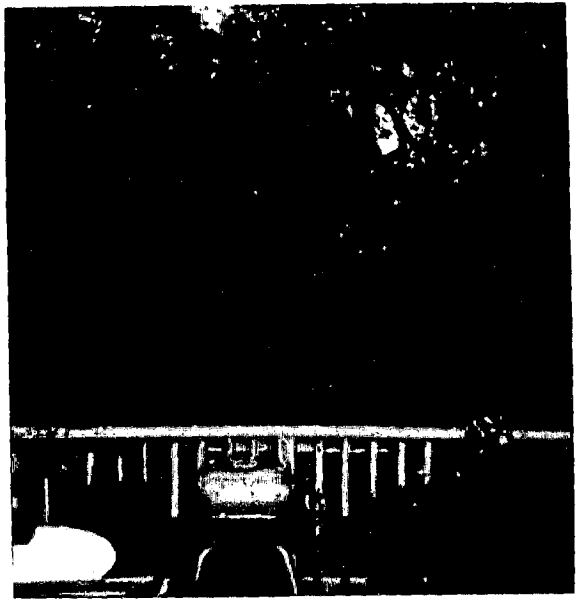
3. Name Mrs. Kindraice  
 Address 10216 Menlo Ave  
 City/Zip Silver Spring Md. 20910

4. Name No rear yard property  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_

5. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_



ACROSS THE  
STREET FROM  
10217 Menlo



View of  
Rear yard



North  
side yard

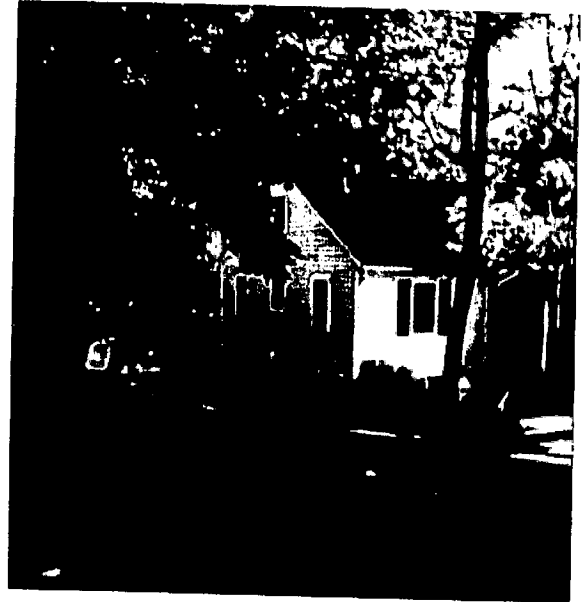


South side  
yard





Rear of  
property



North side  
From street



South side  
From back  
yard



North side  
in back  
yard

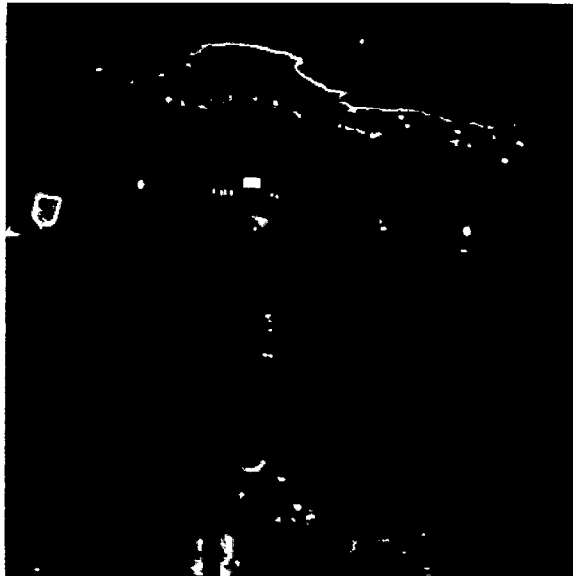


Properties to the south ↗



house of project ↗

G-range  
on lot to  
north



South side view - From street



street view