

31/7-90P 10219 Meredith Avenue
Capitol View Park

Handwritten mark





Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

3117-90P

10215 Meredith Avenue

19 January 1991

Capitol View Park LAP Meeting

Chairman: John Moran

In Attendance:

- David Clough
- Duncan Tebow
- John Moran
- Ron Isaksen
- Mike Radke
- Carol Ireland
- Walter Meyer



Agenda:

1. 10110 Day Street: Construction of screen porch over existing wood deck. After a brief discussion it was unanimously agreed that the porch would be compatible with the existing house.
2. Welty Construction: Lot 8, Block 32 Capitol View Avenue. HPC had discussed the possibility of requiring the builder to have a gravel drive instead of an asphalt drive. The LAP felt that because of maintenance problems it would be better to have the asphalt. The HPC had suggested the possibility of a smaller garage behind the house. The LAP felt that because the garage is behind the house and because of several existing 2-car garages in the immediate area that the builder be allowed to construct the 2-car garage.
3. Adler Construction. The LAP is pleased that Adler Construction is scaling down the size of the already approved houses. It had been felt that the original houses were too large for the existing lots.
4. ~~Hochler Construction~~ 10215 Meredith Avenue. The LAP visited the proposed site for a new construction. Since there are already two large houses on the block it was felt that this house would not be too large in scale because of the size of the lot. However, the LAP is concerned that in the future any construction on the adjacent lot to this house be limited in scale and wait for realignment of Capitol View Avenue.

The LAP will be represented by Carol Ireland at the County Council PHED report on HPC. She is to report back to the Committee.

The LAF will schedule regular meetings on Saturday once a month to review any plans submitted by HPC. It was felt that HPC would save time and money by FAXing reports to the LAF. This proposal will be made to Alison Vawter for consideration. Perhaps HPC can recommend a solution to the random sending of information to the LAF's which makes it difficult to schedule regular meetings. Because of the randomness it is sometimes difficult to call together 8-9 people on short notice to comment on important changes proposed for our Historic District.

It also was strongly suggested that HPC give us immediate feedback on HPC decisions so that the LAF can know of construction or alterations to the neighborhood. This will save the LAF approaching developers and neighbors who we might feel are in violation of Historic Regulations when they have been granted a Work Permit to begin alterations or construction.

The LAF will advertise in the local newspaper to ask for volunteers who would be interested in filling one or two vacancies.

Mike Radke will be the acting Chairperson until a final election is held.

Carol Ireland: Secretary

HAWP PROCESSING CHECKLIST

Case No. 3/17-90P

Address: 10215 Meredith Avenue, Capital View Park

Items Submitted:

Other Items Submitted: Description of Surrounding Resources

WRITTEN DESCRIPTION	PROJECT INTENT	PROJECT PLAN	TREE SURVEY	DESIGN FEATURES	FACADES	MATERIAL SPECIFICATIONS	PHOTOGRAPHS	PROPERTY OWNER ADDR.
NEW CONSTRUCTION	*	*	*	*	*	*	*	*
ADDITIONS	*	*	*	*	*	*	*	*
PARTIAL/TOTAL DEMO.	*	*	*				*	*
DECKS/PORCHES	*	*	*	*	*	*	*	*
FENCES/WALLS	*	*	*			*	*	*
DRIVES/PARKING AREAS	*	*	*	*		*	*	*
MAJOR LANDSCAP./GRADING	*	*	*	*		*	*	*
TREE REMOVAL	*	*	*	*		*	*	*
SIDING/ROOFING CHANGES	*	*	*		*	*	*	*
WINDOW/DOOR CHANGES	*	*	*	*	*	*	*	*
MASONRY REPAIR/REPOINT	*	*	*		*	*	*	*
SIGNS	*	*	*		*	*	*	*

Copy of Application sent to LAP: 11-27-90

Appearance Advertised: 11-28-90

Applicant/Prop. Owners Notified: 11-28-90

Revisions sent to LAP: ~~###~~
1/91

Commission Action: Approved 12/21/88 Denied _____
Approved with conditions: _____

Copy of App. to Applicant: 12-5-90 Original Submission to DEP: 1-24-91

Decision logged on index card _____

Appropriate minutes filed: _____



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
REGISTRATION NUMBER _____ (Include Area Code) _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

Construct	Extend/Add	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 \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () 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 _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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:)

(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

15-11-1980

M E M O R A N D U M

TO: Historic Preservation Commission
FROM: Laura McGrath, Planning Specialist *LM*
SUBJECT: Continuation of Review of HPC Case 31/7-90P
DATE: January 22, 1991

As you may recall, the Commission first considered this case at its December 19, 1990, meeting. The Commission agreed with the applicant to keep the record open and asked the applicant to submit revised plans showing a house lower in height than that proposed.

As revised, the height has been reduced by approximately 2' from 29.5' from 27.8'. Other changes have been made to the roof pitch, cornice and window widths and spacing in order to decrease the appearance of height.

It should also be noted that the Capitol View Park LAP has reviewed the revised plan and finds it acceptable, based on the fact that there are houses of similar size and shape in that area of the district.

Staff finds that the revisions do work to reduce the overall appearance of the height of the house. Staff recommends approval of the application, therefore, based on criterion 24A-8(b)(1).

2442E

- House 4' lower than neighboring house.

MEMORANDUM

TO: Historic Preservation Commission
FROM: Laura McGrath, Planning Specialist LM
SUBJECT: Continuation of Review of HPC Case 31/7-90P
DATE: January 16, 1991

As you may recall, the Commission first considered this case at its December 19, 1990, meeting. The Commission agreed with the applicant to keep the record open and asked the applicant to submit revised plans showing a house lower in height than that proposed. The revised plans, along with the original staff report, are attached. The height has been reduced by approximately 2' from 29.5' from 27.8'. Other changes have been made to the roof pitch, cornice and window widths and spacing in order to decrease the appearance of height. Staff, however, was not able to formulate a recommendation prior to distribution of the meeting packet. Staff will have a recommendation at the January 23 meeting.

Attachments

1. Revised Elevations.
2. December 5, 1990, Staff Report

2442E

8/96

House requested
under this HAWP
never built.

New HAWP submitted
in 1991 by Patrick
Keating for different house.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: December 5, 1990

CASE NUMBER: 31/7-90P

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park
Historic District

PROPERTY ADDRESS: 10215 Meredith Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is proposing to construct a house at 10215 Meredith Avenue. The applicant met with the Commission in September, 1990, for a preliminary consultation to discuss construction on this property as well as on a lot to the rear. The Commission made several general comments on the proposal reviewed (HPC Comments and September 19, 1990, staff report attached). The applicant is proposing construction only on the front lot at this time.

Presently proposed is a 2 1/2 story house of frame construction with wood siding, asphalt shingle roofing, full-length front porch, and front gable sided with cedar shingles. The lot is approximately 7,785 square feet in area; the house is 25' wide and 42' long and is set back approximately 25' from the front property line and 20' from the rear property line. It should be noted that the angle at which the house sits in relationship to the street is similar to that of other houses on this block. A detached garage, 12' X 20', is proposed to be placed to the rear of the property, approximately 6' from the south property line.

To the north of this property is 10232 Capitol View Avenue, a 1 1/2 story frame bungalow built in 1918 and identified as having a high degree of architectural and historical significance. This house fronts Capitol View Avenue; its rear and a garage face the property under consideration. To the south of the property is 10213 Meredith Avenue, a 1 story brick and frame house, probably built in the late 1930s or 1940s and identified as a "nominal" property in the historic district. Homes on the opposite side of Meredith Avenue facing the property are primarily 1 story frame houses and are not included in the historic district.

It appears from the site plan submitted that all significant trees on the property will be retained. These trees help to screen the properties to the north and to some extent, the house to the south. It is proposed that a minimum of 4 conifers be planted on that south property line, 6-8' on center to further screen the property from the house to the south. The applicant also plans to plant foundation plantings, including Japanese Holly and/or Azaleas, but has not submitted any more details on new landscaping elements.

STAFF RECOMMENDATION:

It appears that the construction of this house will have some impact on the adjacent property to the north (10232 Capitol View Avenue). The house will have much more immediate impact on the property to the south (10213 Meredith Avenue) because of the location of the existing house so close to its northern property line. Unless a house comparable in height and overall scale is constructed, impact on the southern property is inevitable. Staff finds, however, that the design of the proposed house is appropriate to the historic district and the immediate area. Several changes to the proposal could help to lessen the impact on the property to the south. These changes are as follows:

1. Reduce the length of the house to no more than 36 feet. As the applicant shows in his submission, the house that previously sat on the property was approximately 24' wide X 36.5' long.
2. Reduce the height of the house to 2 stories; as presently proposed, the gable roof adds at least another 1/2 story to the house.
3. Relocate the proposed garage to the northern side of the property, retaining the proposed location for ingress/egress.

Reduction of the length and height of the house would reduce the overall scale and massing of the house and would perhaps, in turn, help lessen the inevitable impact of a 2 story structure on the southern property. Relocation of the garage while maintaining the proposed ingress/egress would help to lessen the intrusion to the southern property caused by the rear wall of the garage and by traffic to the garage. This would also be compatible with the properties to the north, as the garage would back to other garages and backyards.

Although the garage would be moved to the other side of the property, staff recommends retention of the proposed screening at the south property line.

Staff recommends, therefore, that the record be left open to allow the applicant to incorporate these suggestions and/or any from the Commission into the proposed plans and return to the Commission with revised plans for further consideration. Staff also recommends that the applicant return, at that time, with a more detailed landscaping plan.

SENT TO LAP 11-27-90
SENT TO APPLICANT? 12-5-90

COMMENTS RECEIVED? No

ATTACHMENTS:

1. HAWP Application and Attachment
2. Site Plan and Additional Material Submitted
3. September, 1990, Comments from HPC and Staff Report

2324E

8

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

— VACANT LOT ON MEREDITH AVENUE - OLD #10215 —
1) DISTRICT HAS VARIED ARCHITECTURAL STYLES & SIGNIFICANCES OF STRUCTURES. THIS STREET IS NOT AN EXCEPTION TO THIS. ADDITIONALLY THE ENVIRONMENTAL SETTING IS VARIED, ONE ADJACENT IS WOODED; THE OTHER GREEN GRASS. MOST EXISTING RESOURCES CLOSEST TO THE SUBJECT PROPERTY FALL INTO THE MASTER PLAN CATEGORY 1 FOR CAPITAL VIEW.
2) THE SITE ITSELF HAD A HOUSE ON IT UNTIL 10-15 YEARS AGO SO THE ENVIRONMENTAL SETTING WITHIN THE SITE IS SCRUB GROWTH WITH LARGE "SPECIMEN" TREES ON THE PERIMETER OF THE PROPERTY OUTSIDE THE BUILDING ENVELOPE. THERE ARE NO STRUCTURES PRESENTLY ON THE SITE.

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

2. CONSTRUCTION OF NEW SFD ON APPROXIMATE LOCATION OF FORMER HOUSE.

THE FOOTPRINT OF PROPOSED NEW SFD IS CLOSE TO THAT OF FORMER HOUSE

NEW SFD ARCHITECTURE & MASSING VERY SIMILAR TO TWO NEARBY RESOURCES (10213 CAP VIEW + 3108 LEE ST),

A BUT SMALLER THAN THE LARGER & MORE SIGNIFICANT RESOURCES (CAT. 1) ON THE STREET. IT IS HOWEVER LARGER & DIFFERENT THAN AN ADJACENT STRUCTURE WHICH IS OF LIMITED SIGNIFICANCE (CAT. 3). ARCHITECTURALLY COMPATIBLE WITH CATEGORY ONE & CATEGORY TWO RESOURCES. NEW SFD WILL BE SET ASKEW TO ROAD AS ALL HOUSES FACING THE STREET DO. HOUSE SET-BACK FROM ROAD IS BEYOND TYPICAL SETBACK APPEARANCE

FOR ZONE R40, BUT IN MIDDLE RANGE OF DISTANCE FROM THE STREET FOR THE VARIED SETBACKS ON THIS BLOCK OF MEREDITH AVENUE. IMPACT ON ENVIRONMENTAL SETTING WILL NO REDUCTION OF "SPECIMEN" TREES BUT CLEARING OF OLD HOMESITE OF SCRUB-TYPE TREES. SOME CONIFERS WILL BE ADDED ALONG SOUTH LINE TO PROVIDE SCREENING (OVER)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

SIMILAR TO EARLY 20TH CENTURY HOUSE - HOUSE IS 2 STORY SIMPLE GABLE FACING FRONT SCALE & MASSING VERY SIMILAR TO TWO NEARBY RESOURCES (CAT 1 + 2) FRAME CONSTRUCTION WITH WOOD LAP SIDING, REGULAR CUT CEDAR SHINGLES IN GABLE FULL WIDTH FRONT PORCH WITH WIDE WOODEN STEPS, BEADED BOARD PINE CEILING, DIMENSIONAL ASPHALT SHINGLE ROOFING, DETAILS WELL TRIMMED W/O GINGERBREAD.

- b. the relationship of this design to the existing resource(s):

VERY SIMILAR TO TWO NEARBY RESOURCES - SEE PHOTOS (CAT 1 + 2) VERY DISSIMILAR TO STRUCTURE TO SOUTH WHICH MUST HAVE BEEN SUBSTANTIALLY ALTERED SINCE RECEPTION AS CATEGORY 3. NEARER TO NORTH FACES ANOTHER STREET BUT HAS ACCESSORY STRUCTURE (2 CAR GARAGE) FACING MEREDITH AVENUE. QUALITY OF MATERIALS SIMILAR TO THOSE OF RESOURCE TO NORTH, OR OTHER CATEGORY ONE RESOURCES.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

ALTHOUGH THE NEW S.F.D. FALLS UNDER CATEGORY "D" OF 24A B THE PROPOSED NEW S.F.D I BELIEVE ALSO FITS 24A B B 2 REQUIREMENTS SINCE THIS HOUSE IS SO SIMILAR IN MASSING AND EXTERIOR FEATURES TO NEARBY RESOURCES AND IS ALSO A COMPROMISE IN SIZE BETWEEN THE LARGER VICTORIAN PERIOD HOMES THAT ARE RESOURCES AND THE SMALLER HOMES IN THE AREA.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

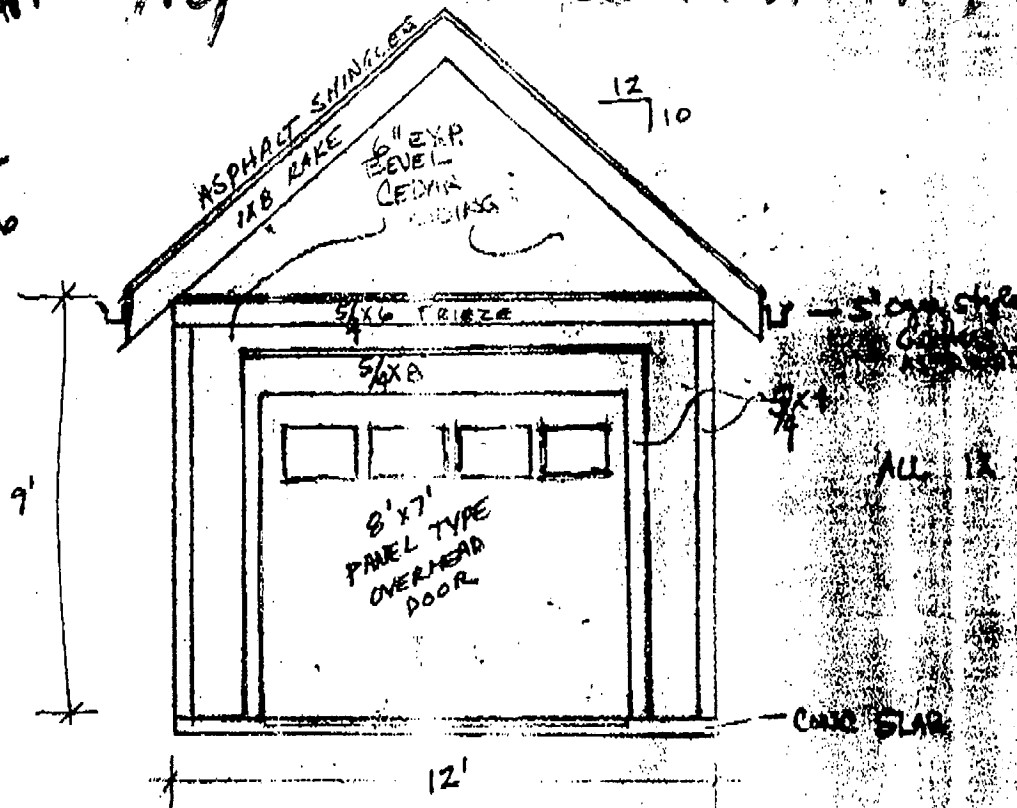
- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

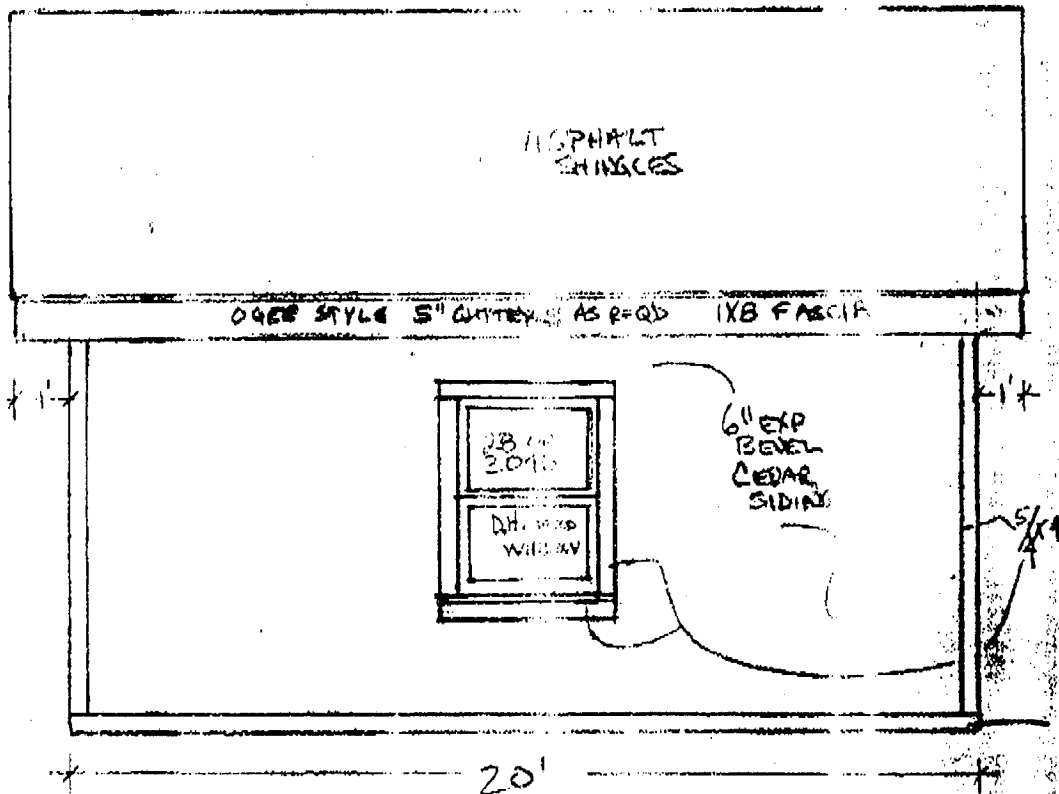
207-3677
FAX to
LAURA
Mc GRAFF

FROM
CAREY
HOUBLER
608-3186

Proposed Garage Overlay

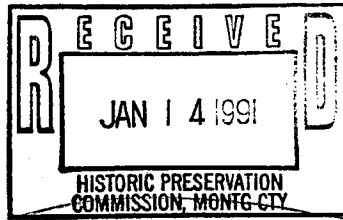


NORTH ELEVATION
(SOUTH ELEVATION - SAME BUT
W/O DOOR + DOOR CORNICE)



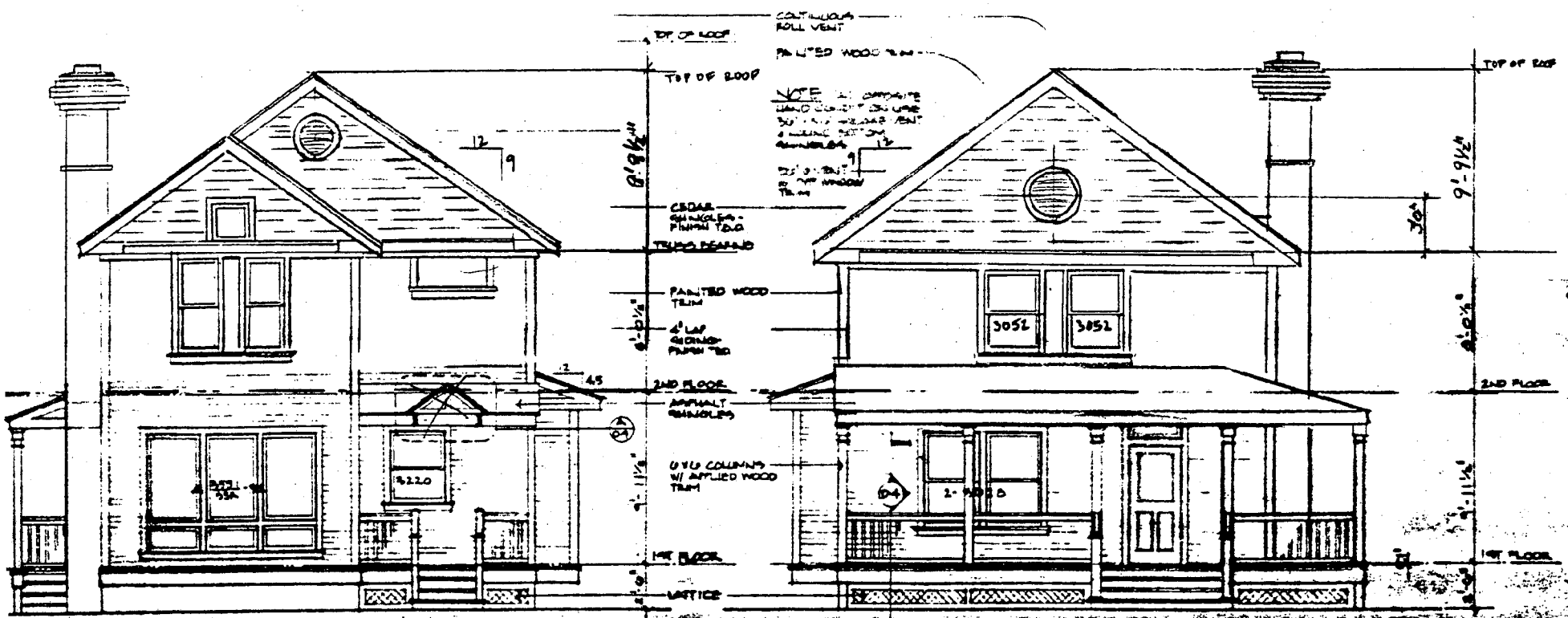
SCALE
1/4" = 1'

WEST ELEVATION
(EAST ELEV. - SAME BUT
1/2 WINDOW + WINDOW CORNICE)



- ① LOWER PITCH TO 9-12
- ② SET TRUSSES LOWER BY USING TOP CHORD OVERHANG IN LIEU OF BOTTOM CHORD CANTILEVER
- ③ LOWER CHIMNEY HT
- ④ LOWER FRONT PORCH PITCH TO 3/4"12
- ⑤ CHANGE 5/4" X 8 FRIEZE BD TO 5/4" X 4
- ⑥ DELETE WINDOW HEADER CORNICE
- ⑦ NARROW WINDOW WIDTHS + INCREASE DISTANCE BETWEEN PAIRED WINDOWS
- ⑧ LOWER GABLE VENTS

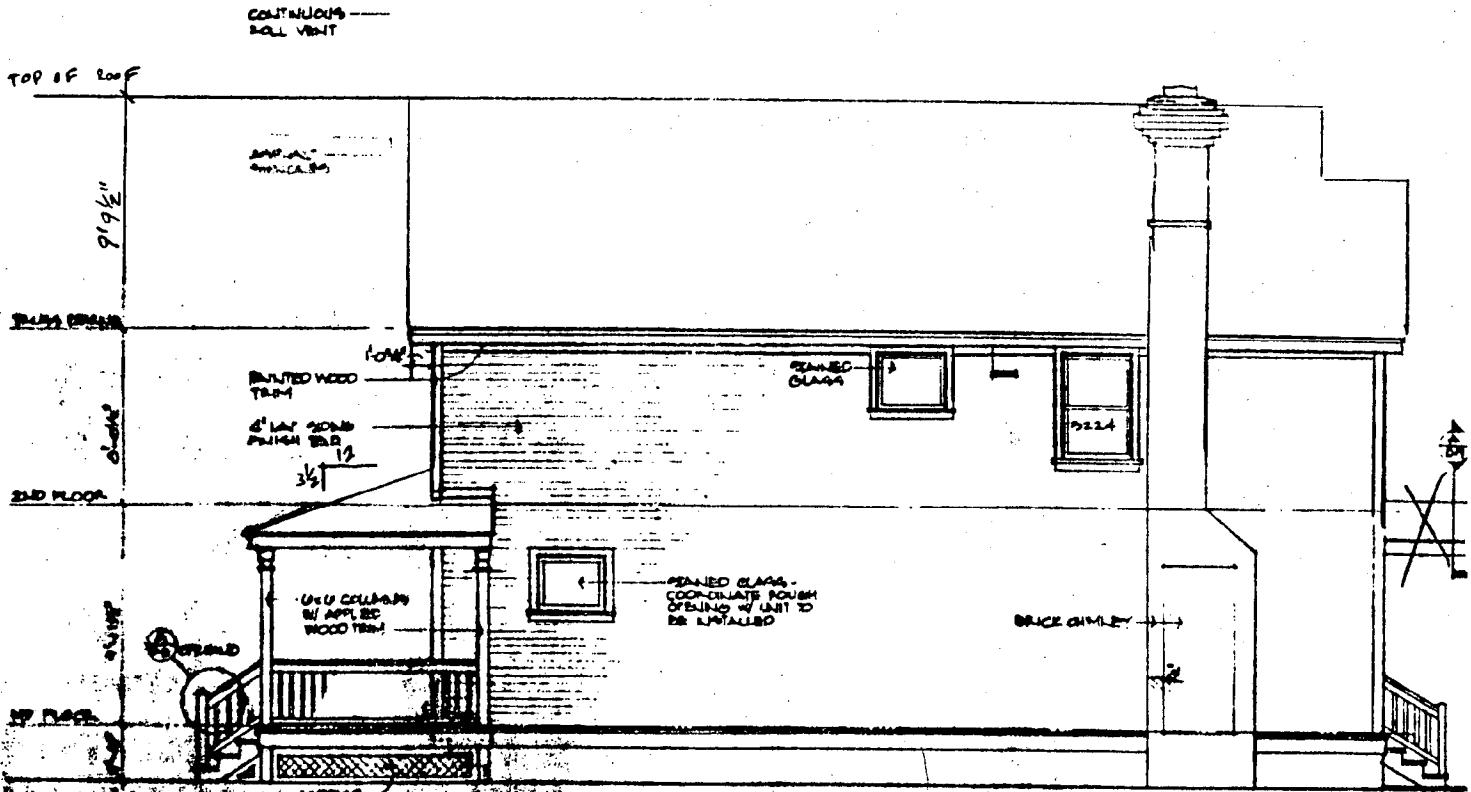
APPROVED PLANS



REVISED
 BACK ELEVATION

REVISED
 FRONT ELEVATION

RECEIVED
 JAN 11 1977
 HISTORIC PRESERVATION
 COMMISSION, MONTG. CTY



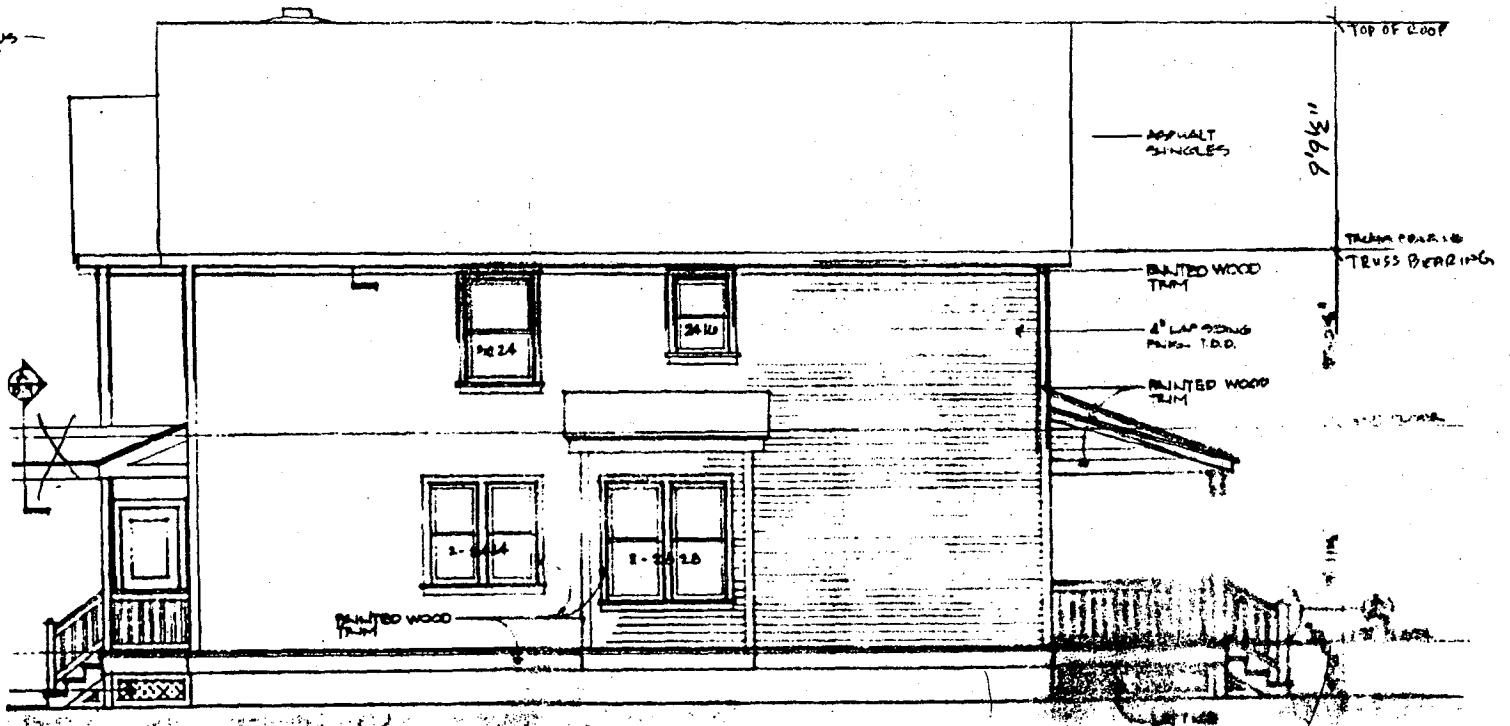
REVISED
 SIDE ELEVATION

3

NOTE: DIMENSION SCALE SHOWN IS
 APPROXIMATE AND SHOULD NOT BE USED
 FOR ANY DIMENSIONS THAT MAY BE
 REQUIRED FOR CONSTRUCTION OR
 REPAIRS.

D
 ALL
 THE
 WORK
 IS

RECEIVED
 JAN 14 1991
 HISTORIC PRESERVATION
 COMMISSION, MONTG CTY



REVISED
 SIDE ELEVATION

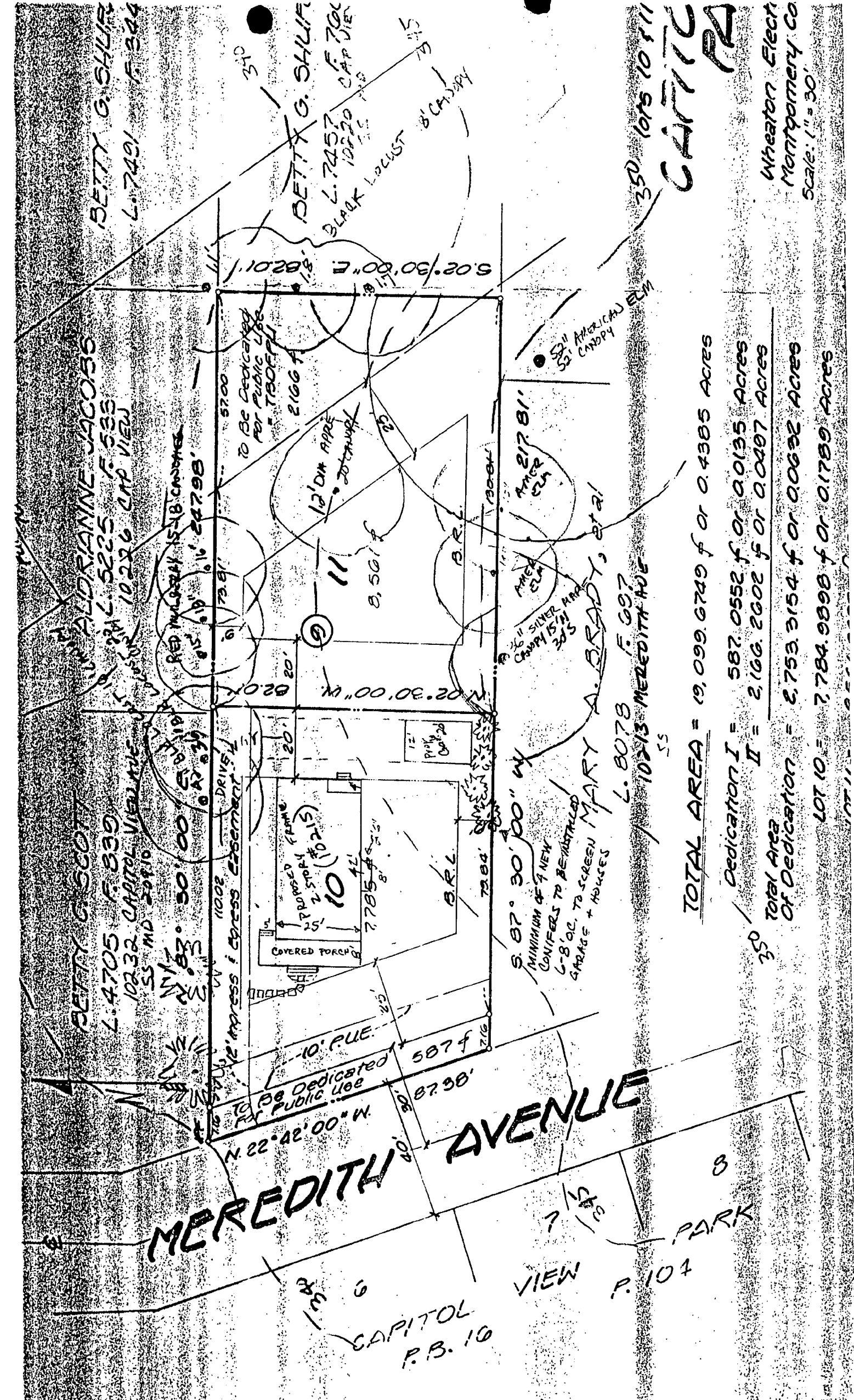
DKH
 ARCHITECT
 1704 FARMHOUSE
 BOSTON, MASS. 02116
 TEL: 617-552-1100

**FLOWER AVE
 RESIDENCE**

SHEET **7** OF 7
 DRAWN: 7/25/90
 CHECKED:
 DATE:

DO NOT SCALE DRAWINGS IF
 DIMENSIONS SHOWN. THEY ARE NOT
 TO BE USED AS A BASIS FOR
 CONSTRUCTION. ANY DIMENSIONS
 SHOWN ARE APPROXIMATE & SHOULD BE
 CHECKED ON SITE.

5



BETTY G. SHLIR
L. 7401 F. 344

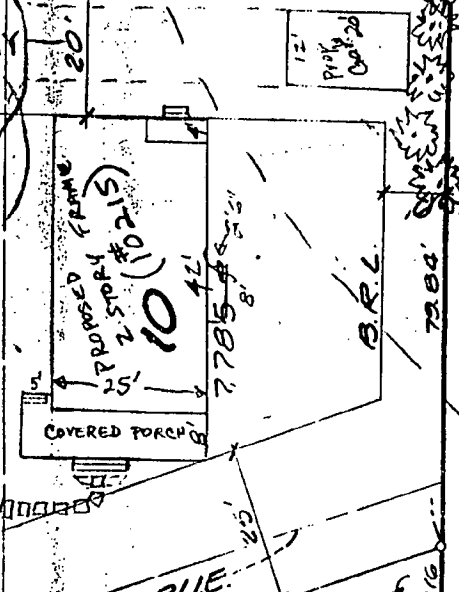
BETTY G. SHLIR
L. 7457 F. 701
BLACK LOCUST 8' CANOPY

WALDRIP
WALDRIP
WALDRIP
L. 5235 F. 535
10226 CAMP VIEW

RED WOODS 15-18 CM DBH
15' 6" 16' 247.98'

BETTY G. SCOTT
L. 4705 F. 839
10232 CAPITAL VIEW AVE
SS MD 20110

PROPOSED FRAME
2 STORY (10215)
COVERED PORCH
10
7785 8' 21'



S. 87° 30' 00" W
MINIMUM OF 9 NEW
CONIFERS TO BE INSTALLED
6-8' O.C. TO SCREEN
GARAGE + HOUSES
L. 8078 F. 997
10213 MEREDITH AVE
SS

MEREDITH AVENUE

CAPITOL
P.B. 16

CAMP VIEW PARK

CARLISLE
Wheaton Elect
Montgomery Co
Scale: 1" = 30'

TOTAL AREA =	19,099.6749 f	or	0.4385 ACRES
Dedication I =	587.0552 f	or	0.0135 ACRES
Dedication II =	2,166.2602 f	or	0.0487 ACRES
Total Area Of Dedication =	2,753.3154 f	or	0.0622 ACRES
LOT 10 =	2,784.9898 f	or	0.1789 ACRES

350

5



▲ VIEW ALONG MERLE
 * BLACK LINE INDICATES EDGE OF
 * PHOTOS TAKEN FROM OPPOSITE EDGE
 * SPACE BETWEEN HOUSES IS GREATER
 SUBJECT PROPERTY

CAT 3

10232 CAPITOL VIEW AVE
 - GARAGE (ENTRANCE)
 (REAR AVE)

▲ VIEW

▲ CAT 1

▲ 10232 CAPITOL VIEW AVENUE
 - HOUSE



A VIEW ALONG MEREDITH

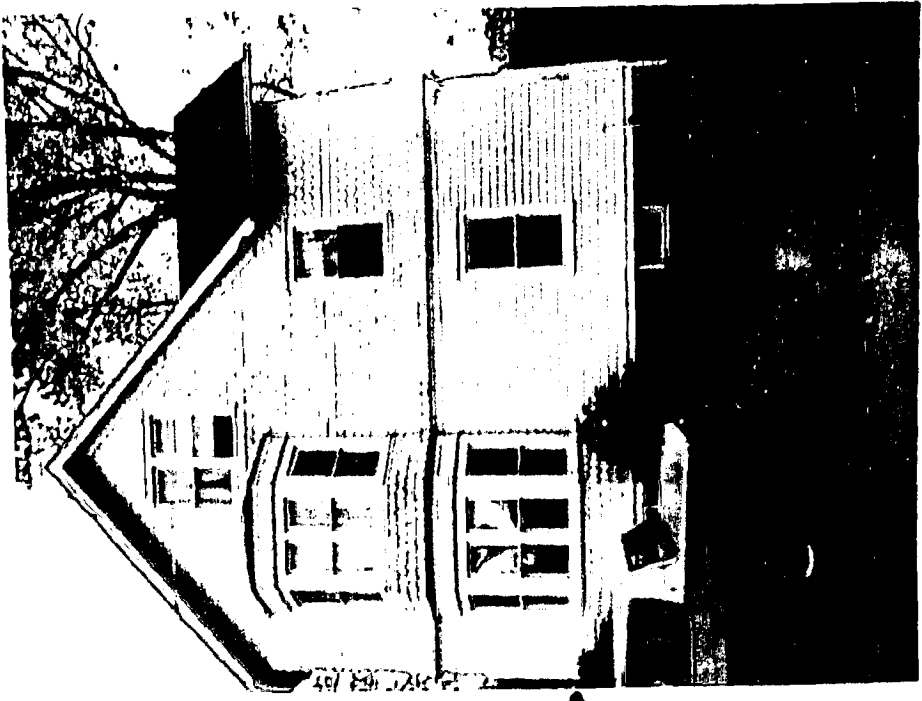


← 22' WIDE PLUS
7' WRAPPED
PORCH ENCLOSED
= 29' total width

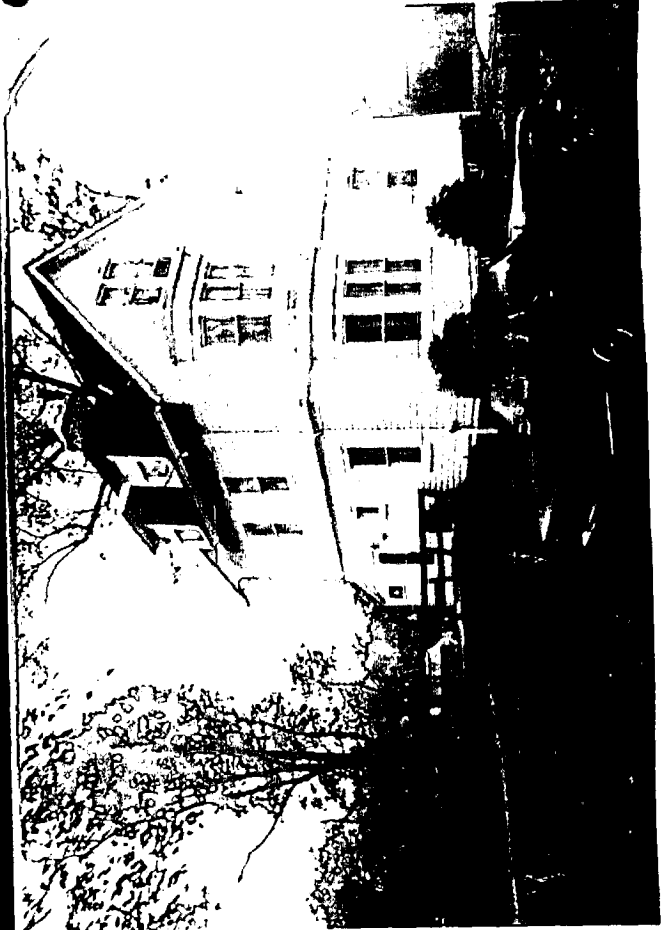
▲ 10213 CAPITOL VIEW AVENUE #7 CNT 1



▲ 3108 LEE STREET #9 CNT 2



3120
LEE
ST.
#6
CMT 1



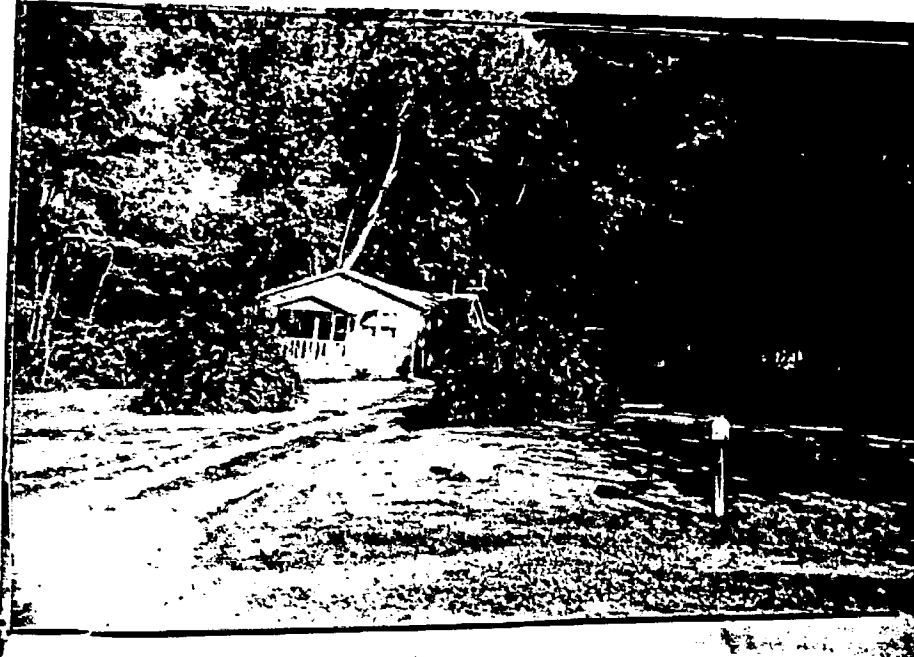
3120
LEE
STREET
#6
CMT 1



DITH AVENUE ▼

CAREY HOOBLER 608-3186
ELLISON CORP.

= PAVEMENT
GE OF PAVEMENT
THAN WIDTH OF PHOTOS



10213 CAT 3

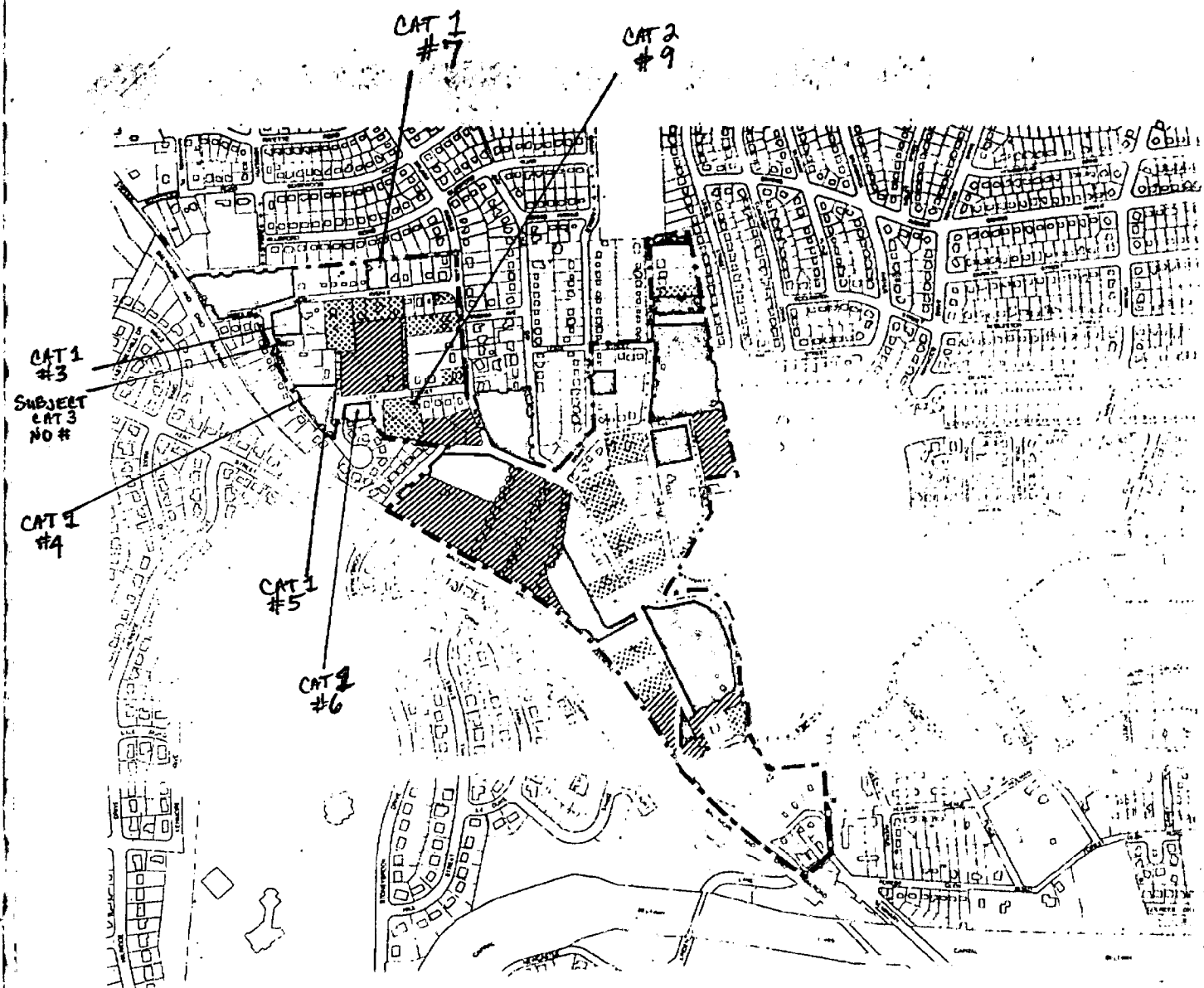


10209 CAT 3







10203 MEREDITH AVENUE #1

10232 CAPITOL VIEW AVENUE #3 ONE CAT 1


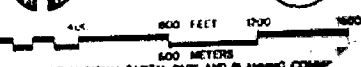


PROPOSED HISTORIC DISTRICT

- Historic District Boundary
- RESOURCES**
-  CAT 1
1870 - 1916
-  CAT 2
1917 - 1935
-  CAT 3
Nominal 1935 - 1
-  CAT 4
Spatial

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION



RAMO MEMO

TO: John Moses, CVP LAP

FROM: Laura McCreath, OHEO

SUBJECT: 10215 Meredith Avenue Proposal

MESSAGE

I neglected to send you gauge elevations for 10215 Meredith Avenue proposal. Sorry. This is the best copy I could get - original was taken to me last week.

SIGNED

Laura

DATE

12/13/90

REPLY

SIGNED

DATE

SENDER RETAIN THIS COPY



RAPID MEMO

TO: John Moran, CV Park LAP
FROM: Leua McGrath, DTCD - HPC
SUBJECT: Proposal for 10213 Meredith Avenue

MESSAGE I realized today that I sent you elevations
without any scale - "4" = 1'0" - Elevations with
scale are attached.

SIGNED

Leua

DATE

12-3-90

REPLY

SIGNED

DATE

SENDER RETAIN THIS COPY



Montgomery County Government

September 28, 1990

Carey Hoobler
2400 Forest Glen Road
Silver Spring, Maryland 20910

Dear Mr. Hoobler:

As you know, the Historic Preservation Commission (HPC) met with you at its September 26, 1990 meeting for a preliminary consultation regarding your proposed construction on Lots 10 and 11, Meredith Avenue, Capitol View Park. The Commission made the following comments and suggestions on the proposal:

1. The height and massing of the proposed houses may combine to make the houses appear out of scale with adjacent houses.
2. Due to the pipestem lot configuration, there is some concern on the visual relationship between the house fronting Meredith Avenue (Lot 10) and the house on the rear lot (Lot 11).

The Commission also suggested that an application for an Historic Area Work Permit include models and/or drawings and elevations better illustrating the relationship between the two proposed houses and any impact on the properties adjacent to the lots.

Please be aware that the HPC is in no way bound by comments made at a preliminary consultation. The comments are for your consideration and guidance and I hope are helpful to you in preparing a formal Historic Area Work Permit application. If you have questions, please call me at 217-3625.

Sincerely,

A handwritten signature in cursive script that reads "Laura McGrath".

Laura McGrath,
Planning Specialist

2136E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: September 19, 1990

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: Lots 10 & 11, Meredith
Avenue

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is proposing to construct two houses on these lots in the Capitol View Park Historic District. A 25' X 46' house is proposed for Lot 10; a 28' X 34' house is proposed for Lot 11. A detached garage will also be built on both lots. At present, access is provided for Lot 11 through Lot 10. Access to Lot 11 from the street will be available once a planned realignment of Capitol View Avenue is implemented. To the north of the subdivision is a 10232 Capitol View Avenue, a one and one-half story frame bungalow built in 1918 which could be considered a "primary" resource in the historic district; adjacent to this property is an empty lot. To the south is a 10203 Meredith Avenue, a one story brick and frame house which appears to have been built in the 1930s or 1940s (see attached site plan). Homes on the opposite side of Meredith Avenue are not included in the historic district and are mostly one story frame houses.

This subdivision was recently approved by the Planning Board and was reviewed by the Commission in October, 1989 (see attached November 2, 1989 memo). The Commission made the following comments: 1) the proposed subdivision would establish a new type of lot not typical to the Capitol View Park Historic District, in the form of an interior lot accessed by a common driveway; 2) should development occur on both lots, the development would likely be overscaled in the context of the adjacent properties; and, 3) development of two buildable lots would result in a great deal of tree and open space loss in that portion of the district.

After receiving these comments, the applicant met with HPC staff and M-NCPPC staff to discuss the revision of the subdivision plan in response to these comments. Staff determined that the applicant had made progress toward a solution which better addressed HPC concerns (see attached June 11, 1990 memo) and made the following suggestions regarding new construction on the lots:

- ° Consider the possibility of deferring the rear house to the front house by making it appear as a carriage house or some similar secondary structure (because of the stacked lots and access to Lot 11 through Lot 10)

- Separate the garage from the front house.
- The front house should orient to Meredith Avenue in a manner similar to adjacent existing houses.
- Consider limiting the footprint of the front house to no more than 28' X 32' and height to no more than 2 stories.
- Driveway should be gravel and as narrow as possible.

The site plan as presently submitted responds to the above suggestions with the following:

- detached garages
- gravel drive
- design of the rear house (Lot 11) to resemble a "barn" building
- orientation of the front house towards Meredith Avenue

In addition, a number of large trees are proposed to be retained on the north side of the property; several are proposed to be retained on the south side of the property. A site plan condition calls for the applicant to submit an arborist report on how these trees will be protected before a building permit is issued.

The large trees on the north and south property lines will help to screen the new structures and lessen impact on adjacent homes, especially to the north of the property. Staff is concerned, however, that the proposed size of the front house (Lot 10) and the location of the garages may adversely impact the property to the south. 10203 Meredith Avenue is a small, one story frame and brick house located no more than 10 feet from the property line and would be located only approximately 15 feet from the proposed garages. The applicant may want to consider reducing the size of the Lot 10 house to no more than 28' X 32', as was suggested earlier by staff, and to relocate the garages to the opposite side of the property, maintaining the location of the driveway.

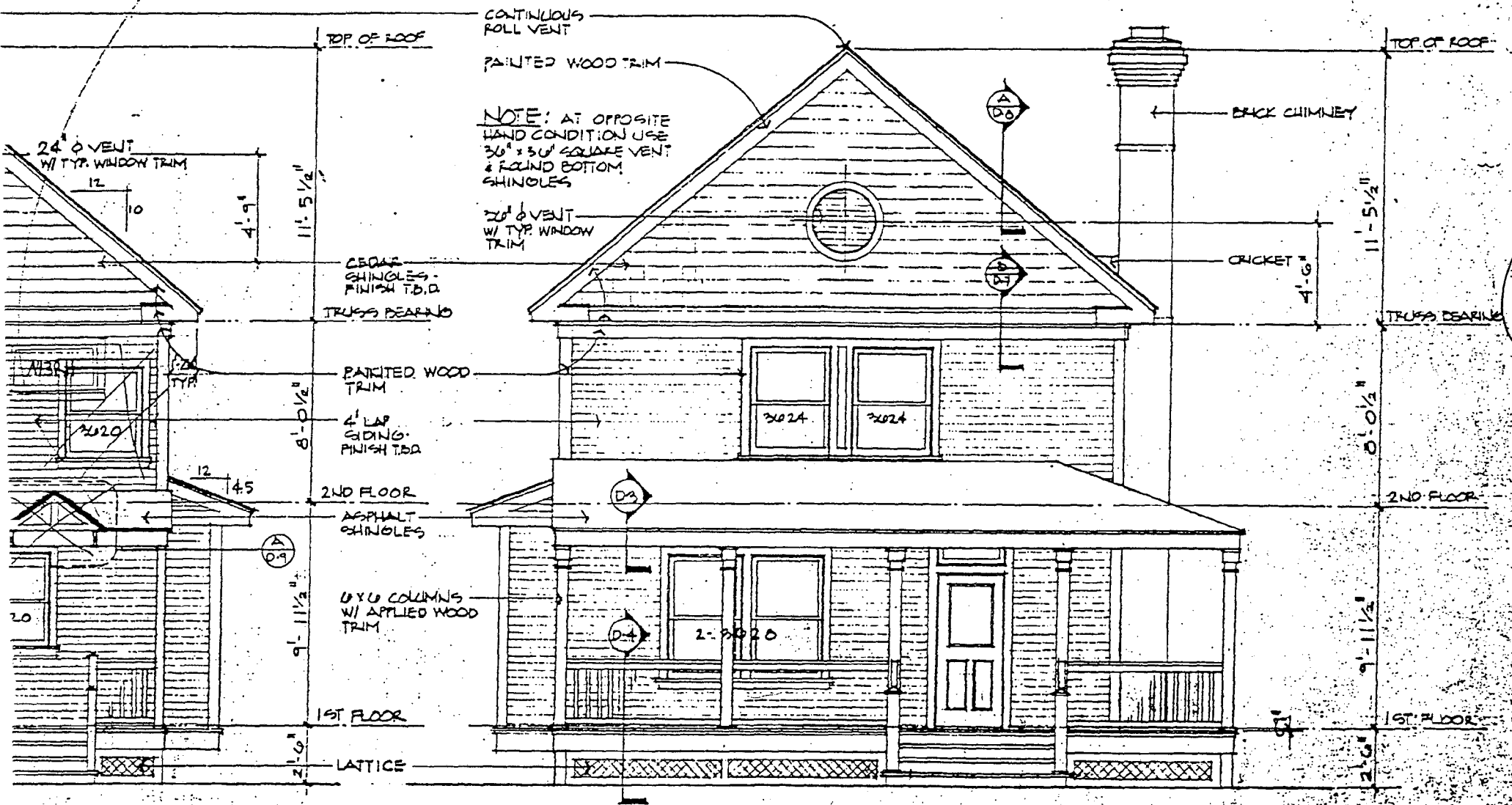
ATTACHMENTS:

1. Site Plan and Revised Footprints
2. Elevations
3. November 2, 1990 HPC Memo
4. June 11, 1990 Memo from Jared Cooper
5. Planning Board Approval of Preliminary Plan
6. Capitol View Avenue Realignment Plan

SENT TO LAP: 9/6/90; Revision-9/18/90

COMMENTS RECEIVED? No

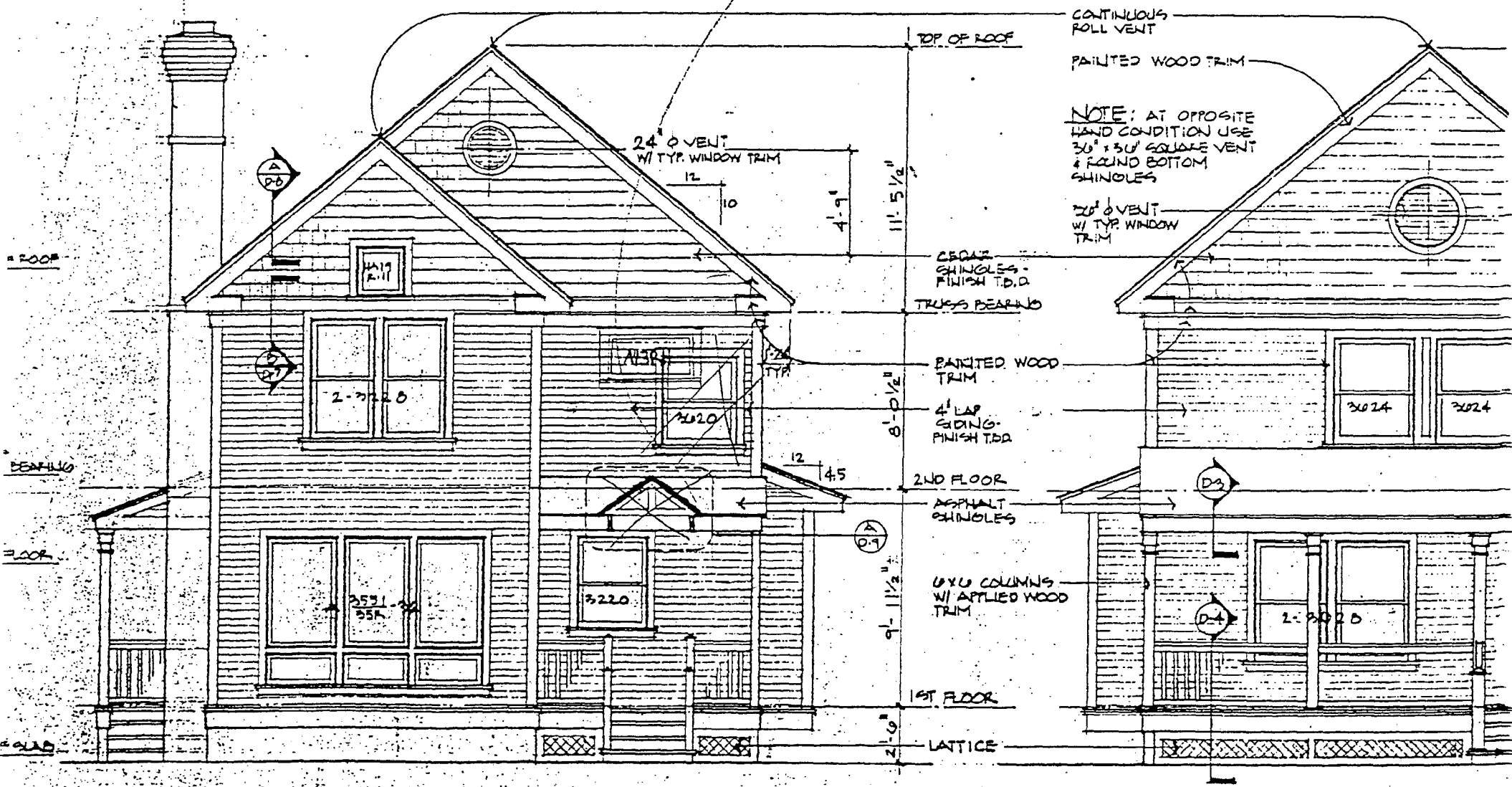
SENT TO APPLICANT: 9/19/90



NOT APPROVED

withheld
 Revised
 w/ Shoter
 House

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



CONTINUOUS
ROLL VENT

PAINTED WOOD TRIM

NOTE: AT OPPOSITE
HAND CONDITION USE
36" x 36" COLLAR VENT
& FOUND BOTTOM
SHINGLES

24" VENT
W/ TYP WINDOW
TRIM

TOP OF ROOF

11'-5 1/2"

CEILING
SHINGLES -
FINISH T.D.D.
TRUSS BEARING

PAINTED WOOD
TRIM

4" LAP
SIDING -
FINISH T.D.D.

2ND FLOOR

ASPHALT
SHINGLES

6x6 COLUMNS
W/ APPLIED WOOD
TRIM

1ST FLOOR

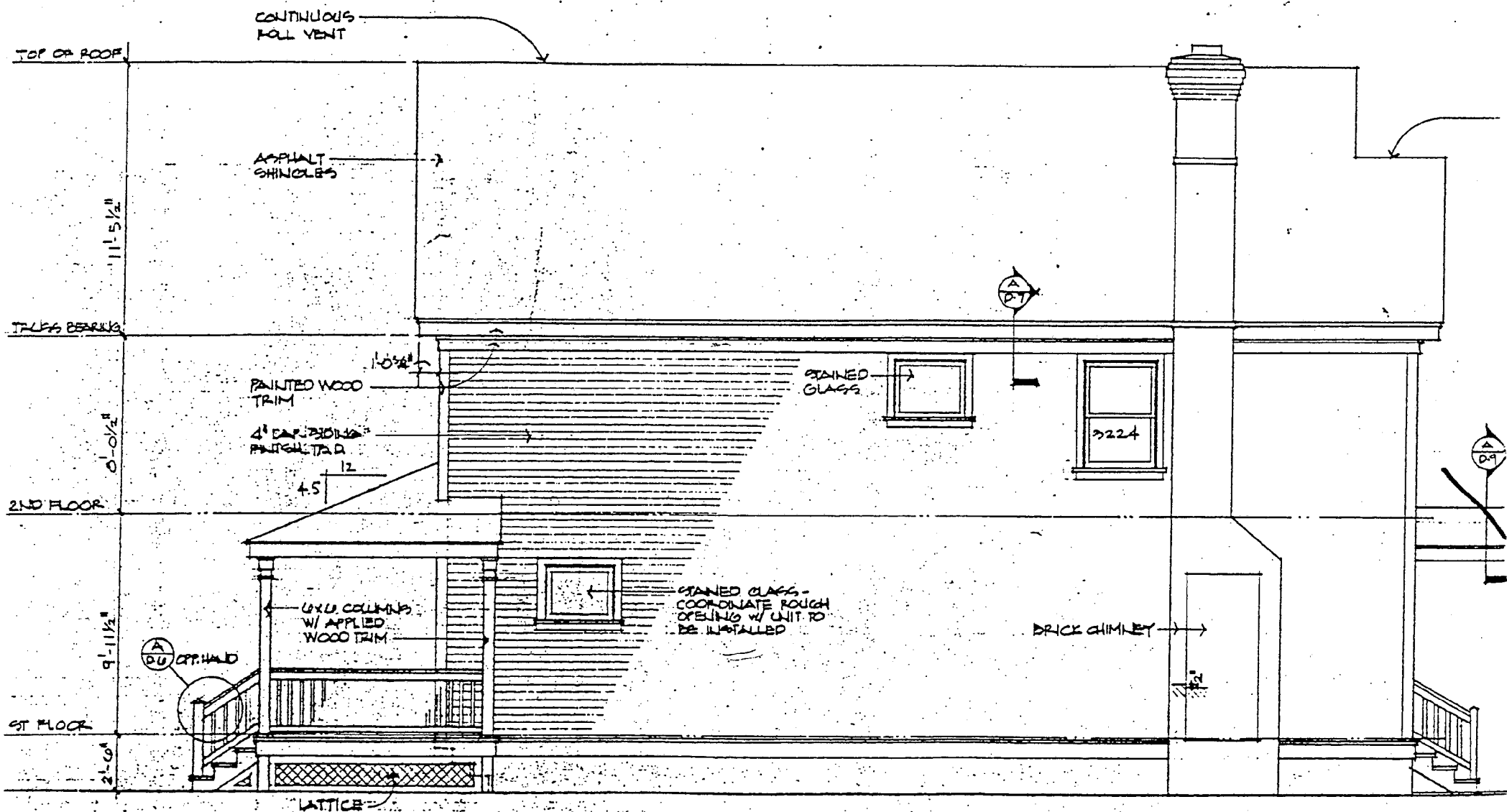
LATTICE

FRONT ELEVATION

1/4" = 1'-0"

BACK ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

7/4/21-08

CONTINUOUS ROLL VENT

ASPHALT SHINGLES

TRUSS BEARING

PAINTED WOOD TRIM

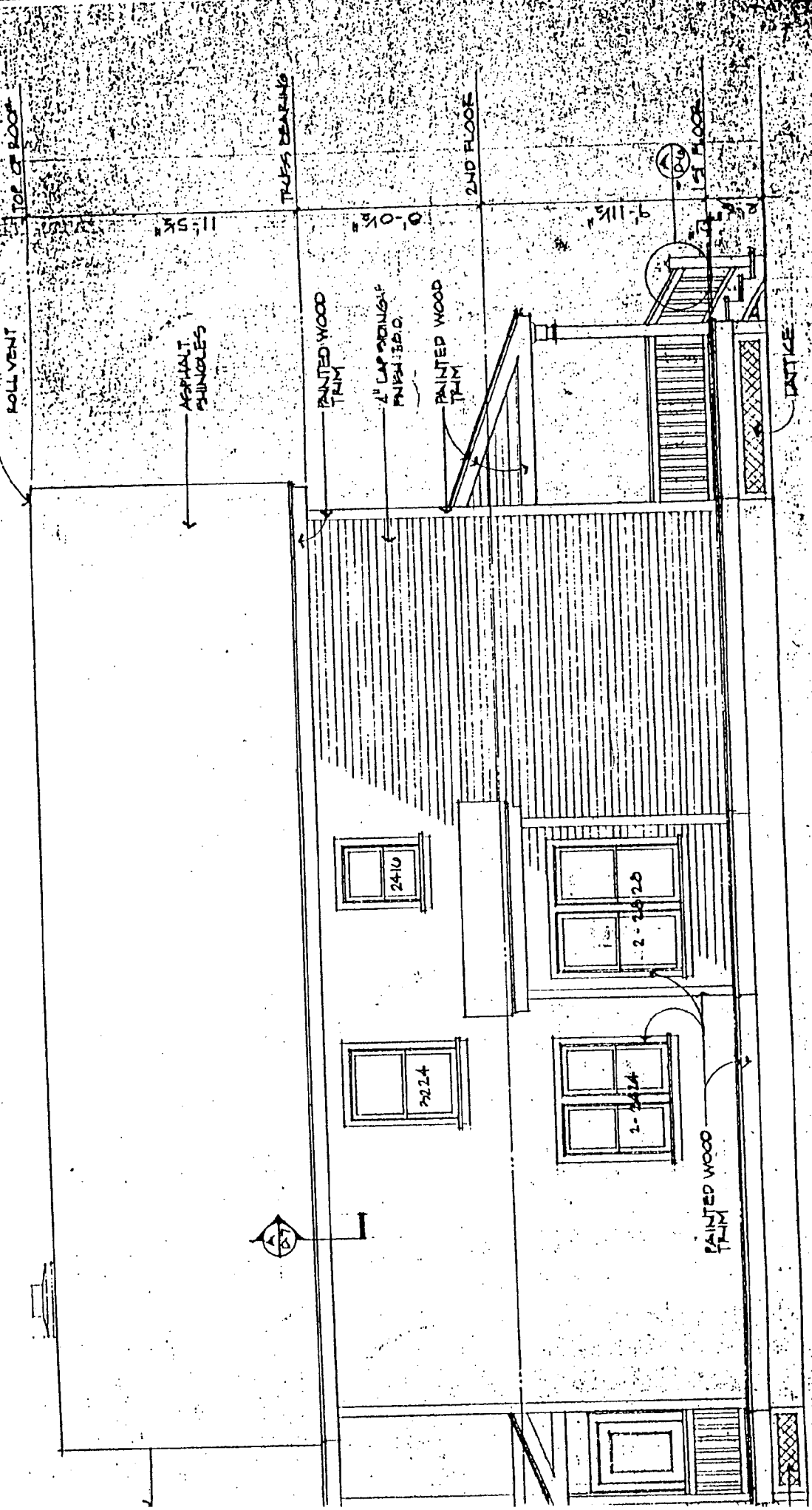
1" LAP SIDING FINISHED

PAINTED WOOD TRIM

2ND FLOOR

1ST FLOOR

BATIK



11'-5 1/2"

0'-0"

9'-1 1/2"

2410

2-2425

2424

1-2424

87

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PAINTED WOOD TRIM