

31/7-91H 10213 Meredith Avenue,
Capitol View Park



Montgomery County Government

MEMORANDUM

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

FROM: Laura E. McGrath, Planning Specialist *LEM*
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: 5-9-91

The Montgomery County Historic Preservation Commission, at their meeting of 5-8-91 reviewed the attached application by *Petrick* *Keating* for an Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. *MAP and Attachments*
2. *Site Plans & The Survey*
3. *Photos / Rendering*
4. *Approved Elevations*
5. _____

2020E

Historic Preservation Commission

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



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. _____
(Include Area Code)

REGISTRATION NUMBER _____

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	Shed	Solar	Woodburning Stove
			Revision	Fence/Wall (complete Section 4) 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
03 () Other _____	

2B. TYPE OF WATER SUPPLY

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 *Dennard Taylor* 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:)

We are to construct a new single family detached dwelling. The house should be categorized as a simple farmhouse. It will be of frame construction w/ fiberglass shingle roof and cedar shingle facade. House will have 5' wide porch on two sides and a driveway on left side. All walkways will be 4'x3' Flagstones as well as patio in rear. Specimen plantings grouped in hills will make up landscaping w/all trees surrounding building envelope incorporated. The house will have white trim w grey stained siding.

(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

Thomas Taylor

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: May 1, 1991

CASE NUMBER: 31/7-91H

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10215 Meredith Ave.,
Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

Commissioners may recall that the applicant met with the Commission in April for a preliminary consultation for new construction on this lot in the Capitol View Park Historic District. At that time, the applicant requested comment on a 2 story, front gable house measuring 40'6" X 28', with a rear wing measuring 15' X 8', and a wrap-around porch. The house was 27'5" in height. Also proposed was a 20' X 14' garage in the rear.

Upon review of these plans, the Commission expressed concern about the overall height and width of the proposed house and withheld further comment until more complete plans were submitted.

With this application, the property owner is requesting approval of construction of a house similar to that considered previously, measuring 40'6" X 28', with a rear wing measuring 15' X 8', and a 6' wide wrap-around porch. [NOTE: The plans submitted are "reversed" - the rear wing will be located on the south side of the house; the porch will wrap around the north side of the house.] The house will be covered in cedar shingles with an asphalt shingle roof. In response to Commission concerns, the applicant has reduced the height of the house to 26'10" and eliminated plans for a rear garage. Also submitted is a tree survey, showing that all significant trees are on the periphery of the lot; these will not be impacted by any new construction. As a reminder, the lot is 88'9" wide at the front property line and 114'19" long at the northern property line.

As background for new Commissioners, an application for new construction was approved for this property in January of this year (see approved plans attached). The approved application proposed a 2-story farmhouse-style house, 27'8" in height, 25' wide and 42' long with a 12' X 20' garage at the rear of the property. The application presently before the Commission differs from the previously approved plans primarily in the siting of the house on the lot (40'6" X 28' versus 25' X 42') and in its lower height. Both houses result in similar lot coverage. The applicant has noted that this house will be built for his own family and that the siting of the house as proposed meets his family's needs for space, recreation, and privacy better than the approved house's siting. As is shown on the site plan, this property has also been subdivided; new construction is possible on the Lot 11 which is to the rear of 10215 Meredith Avenue (Lot 10).

To the north of 10215 Meredith Avenue 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. The setbacks and rooflines of houses on Meredith Avenue vary. Houses across the street are basic Cape Cod style and are outside of the Historic District.

STAFF RECOMMENDATION:

As previously stated in the staff report for the preliminary consultation on this property, staff finds that the house proposed is appropriate to the Capitol View Park Historic District. It is simple in line and detail. The house proposed will result in approximately the same lot coverage as that previously approved and will be lower in height than that previously approved.

An original concern of the Commission's and staff's had been possible impact of new construction on 10213 Meredith Avenue, the one-story house to the south. Although some impact is inevitable, the proposed house may actually have less impact than that already approved. The reduction in length of the house will result in less house wall facing the southern property (as well as the northern property). The removal of a garage from the plans also reduces possible impact on 10213 Meredith Avenue and on existing trees on the southern property line.

The other factor that should be considered in this case is possible new construction on Lot 11, to the rear of this property. The final house to be constructed on 10215 Meredith Avenue will in large part influence the type of structure to be built on the rear lot. The siting of the proposed house may actually be more advantageous than the previously approved house, in that less new construction on Lot 11 would be visible from Meredith Avenue. This new construction will also have to be compatible in height to what is built on 10215 Meredith.

In consideration of the above factors, staff recommends approval of the application based on criterion 24A-8(b)(1) and on the Secretary of the Interior's Guidelines for Rehabilitation as follows:

Guidelines for Districts/Neighborhoods - New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

SENT TO LAP: 4-22-91 COMMENTS RECEIVED? No
SENT TO APPLICANT: 5-1-91

ATTACHMENTS:

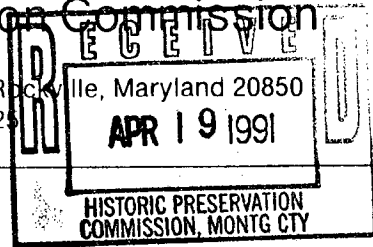
1. HAWP Application and Attachments
2. Site Plan and Proposed Elevations
3. Artist's Rendering and Photos
4. April 3, 1991 Staff Report
5. Previously Approved Plans

2701E



Historic Preservation Commission

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



31/7-91H

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER PATRICK K KEATING TELEPHONE NO. 301-946-4118
 (Contract/Purchaser) THEREERE KEATING (Include Area Code)

ADDRESS 3915 DECATUR AVE KENSINGTON MD 20895
 CITY STATE ZIP

CONTRACTOR PATRICK K. KEATING CONSTR TELEPHONE NO. 301 946-0130
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Joe De Rosa Architect TELEPHONE NO. 593-9724
 (Include Area Code) 201

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10215 Street MERIDETH AVE

Town/City SILVER SPRING Election District WHEATON

Nearest Cross Street CAPITAL VIEW AVE

Lot 10 Block A Subdivision CAPITAL VIEW PARK

Liber. 3744 Folio 632 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|--------------------------------------------|----------------------------------|--------------------------------------|---------------------------------|-------------------------------------------------------|----------------------------|---------------------------------|----------------------------------------------|-----------------------------|-----------------------------------------|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair | Circle One: A/C | Slab | Room Addition | | | |
| <input type="radio"/> Wreck/Raze | <input type="radio"/> Move | <input type="radio"/> Install | <input type="radio"/> Revocable | <input type="radio"/> Porch | <input type="radio"/> Deck | <input type="radio"/> Fireplace | <input type="radio"/> Shed | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove |
| | | | <input type="radio"/> Revision | <input type="radio"/> Fence/Wall (complete Section 4) | | | <input type="radio"/> Other <u>New House</u> | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 110,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---------------------------------------------|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---------------------------------------------|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> 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.

Patrick Keating

4-18-91

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: 9104190063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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 Mendeth Ave. #10815. District has varied architectural styles & significances of structures and this street is typical of district. Environmental setting is also varied, one adjacent lot is wooded and the other green grass. The site itself had a house on the property until 15 years ago so the lot consists of scrub growth w/ specimen trees surrounding property outside of proposed building footprint.

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

The house plan was designed to be compatible w/ other category one & category 3 houses ~ district. The new SFD will be set ashew as all ~~SFD~~ SFD facing that street do. The only portion of lot being cleared is that which is necessary for house. All large significant trees will remain lessening the impact of a new dwelling being built on the street. The massing of house is similar to that previously approved. Only house footprint is turned to fit the lot more appropriately for our family living needs. This also will lessen the impact of the massing of structure for historically significant 10832. Capitol View Ave, and also in terms of view of house from Capitol View Ave.

9104190063

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:

The design of house is a simple farmhouse style, this is a two story frame house that employs various architectural elements found in categories 1 & 2 houses. These ~~are~~ include exterior of regular cut cedar shingles, front gable w cornice returns, front porch w round wood columns. all walks & patios will be Flagstone

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

The cedar shingle siding will be stained grey and accented by white trim, awnings and type of material being used are very similar to resources to north or south. We also plan to plant conifers on south side to lessen impact on the house's footprint.

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

Although new SFD falls under category "D" of 24A.8. The proposed NEW SFD I believe also fits 24A.8(B) requirements since this house is similar to massing & exterior features to nearby resources. The massing of the house is a compromise between the larger Victorian period homes and the smaller homes in area.

3. Project Plan:

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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):

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

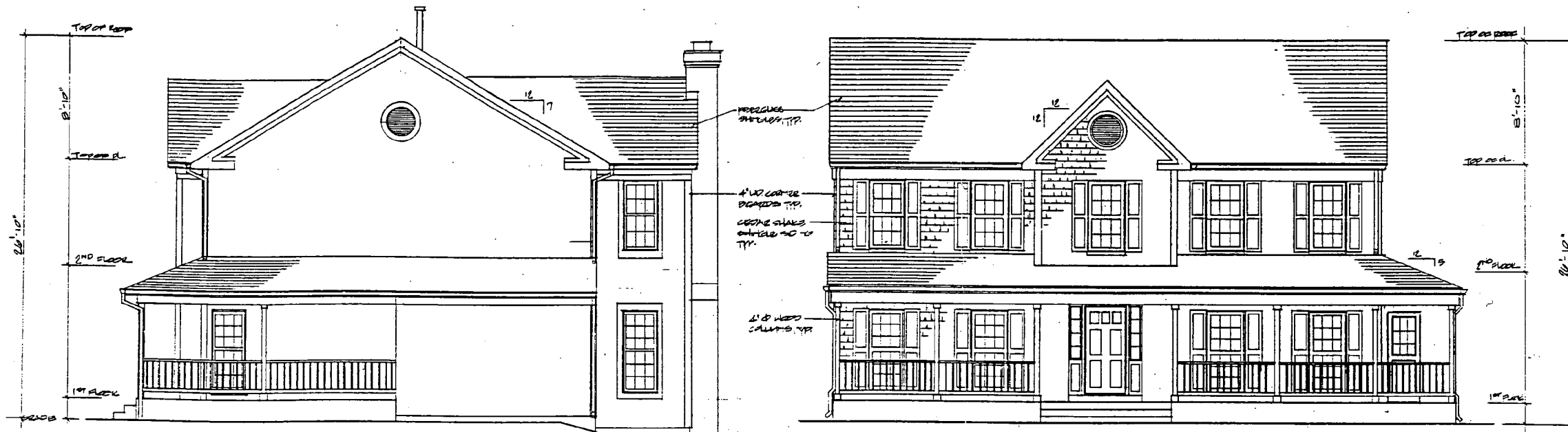
10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) 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 TERRENCE BRADY
 Address 10113 MERIDETH AVE
 City/Zip SILVER SPRING, MD. J
2. Name BETTY C SCOTT
 Address 10131 CAPITAL VIEW AVE
 City/Zip SILVER SPRING, MD

3. Name _____
Address _____
City/Zip _____
4. Name _____
Address _____
City/Zip _____
5. Name _____
Address _____
City/Zip _____
6. Name _____
Address _____
City/Zip _____
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

9104190063

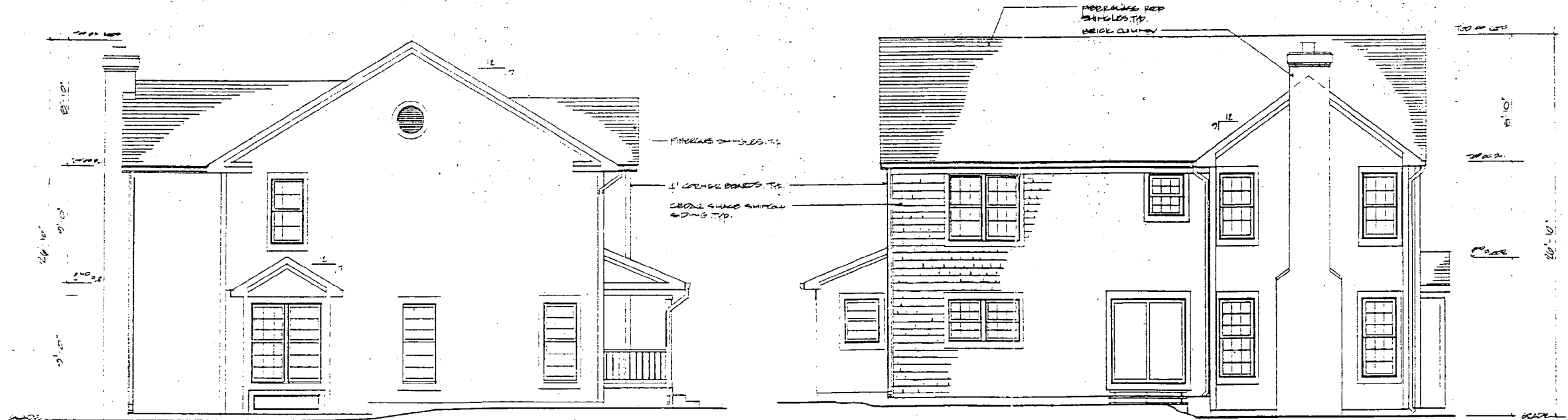


LEFT SIDE ELEVATION

FRONT ELEVATION

9

9104190063

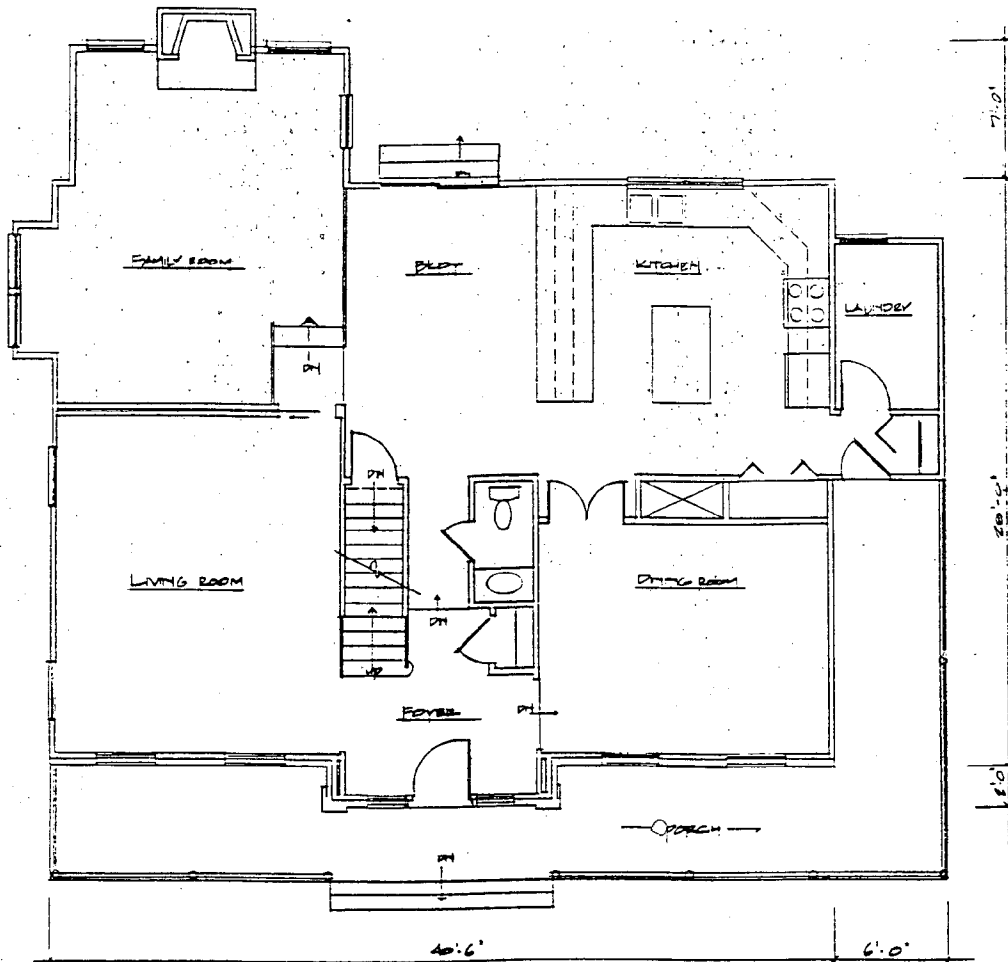


RIGHT SIDE ELEVATION

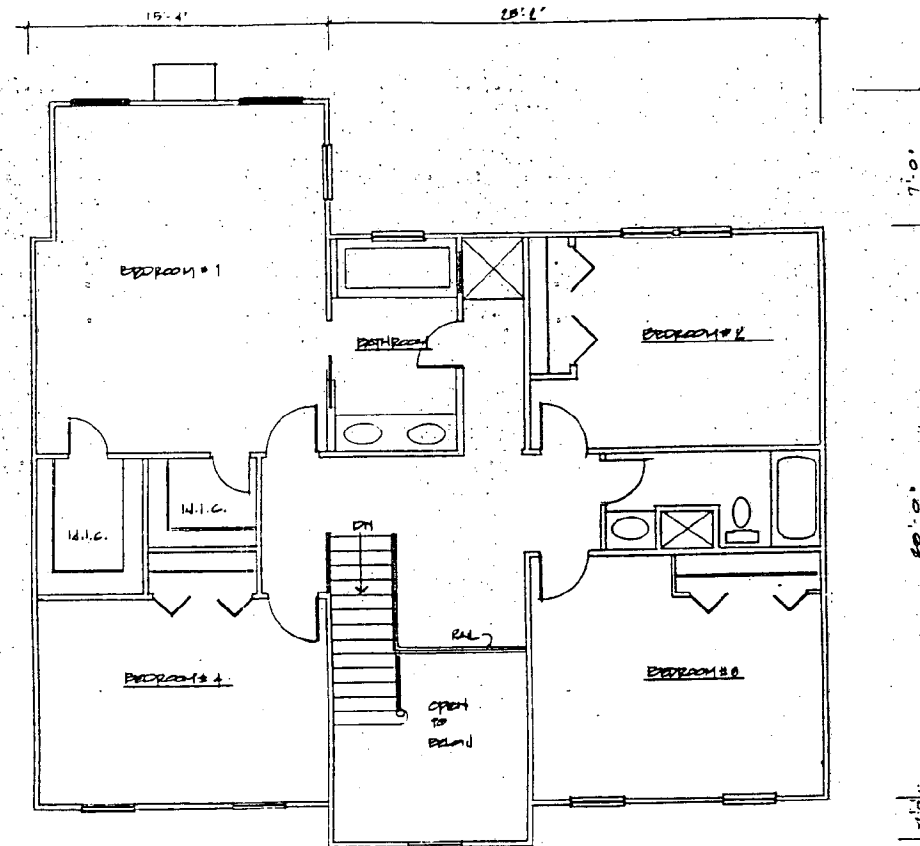
REAR ELEVATION*

*Note - Elevation of Rear Elevation is Reversed from what will be built.

9104190063



FIRST FLOOR PLAN



SECOND FLOOR PLAN

9104190063

future 20

BETTY G. SCOTT
L. 4705 F. 839

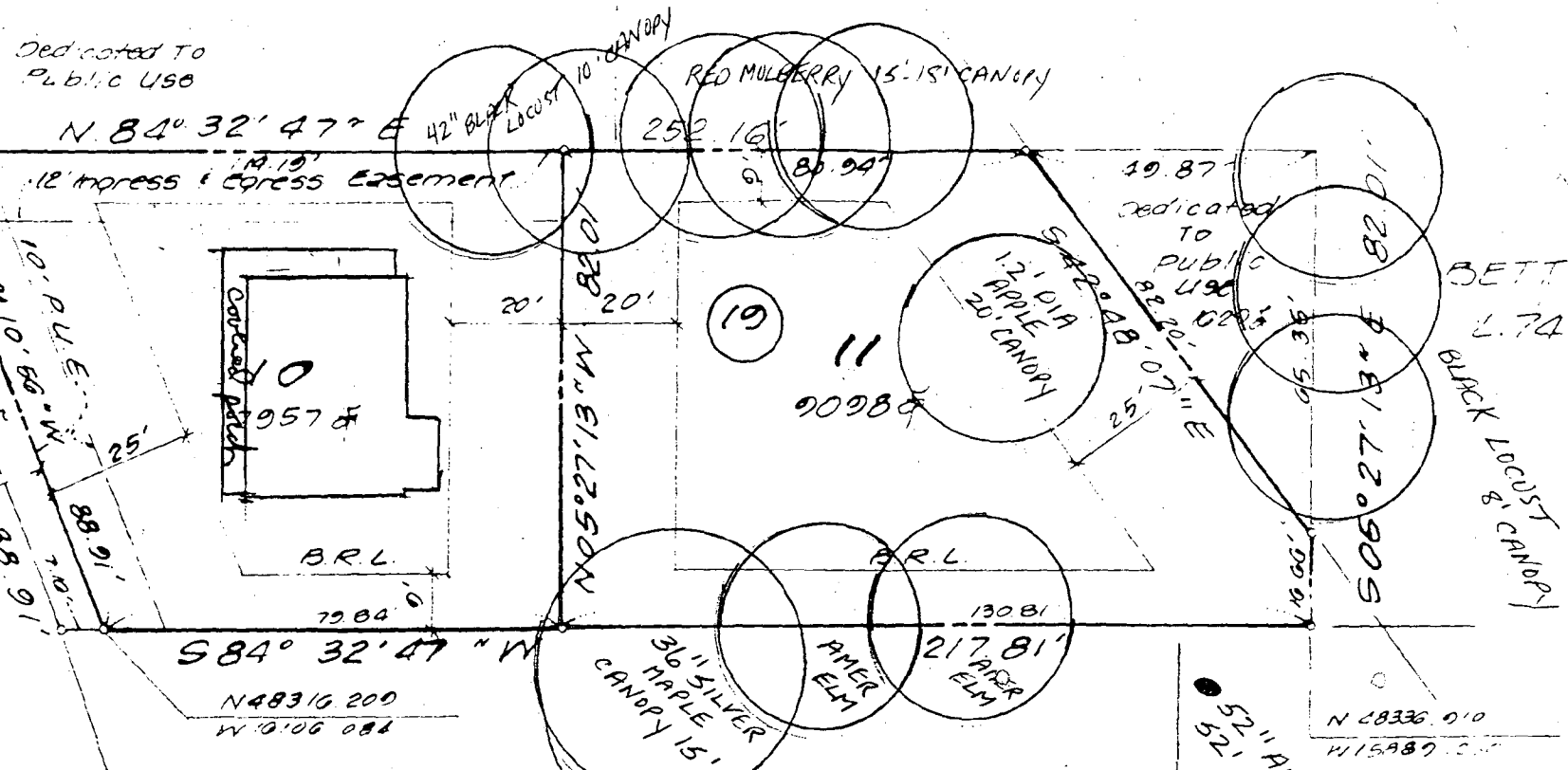
ALDRIANNE JACOBS
L. 5225 F. 533

BETTY G. SHUFORD
L. 7451 F. 844

PATRICK K. KEATING
10415 Mandell

MEREDITH AVENUE
(width varies)

CAPITOL VIEW P. 1041



BETTY G. SHUFORD
L. 7457 F. 700

MARY A. BRADY, et al
L. 8078 F. 697

9104190063

Area of
 Dedication 10 = 587 f or 0.0135 Acres
 11 = 1629 f or 0.0374 Acres

Total Area
 of Dedication = 2,216 f or 0.0509 Acres
 LOT 10 = 7,957 f or 0.1827 Acres
 LOT 11 = 9,098 f or 0.2088 Acres

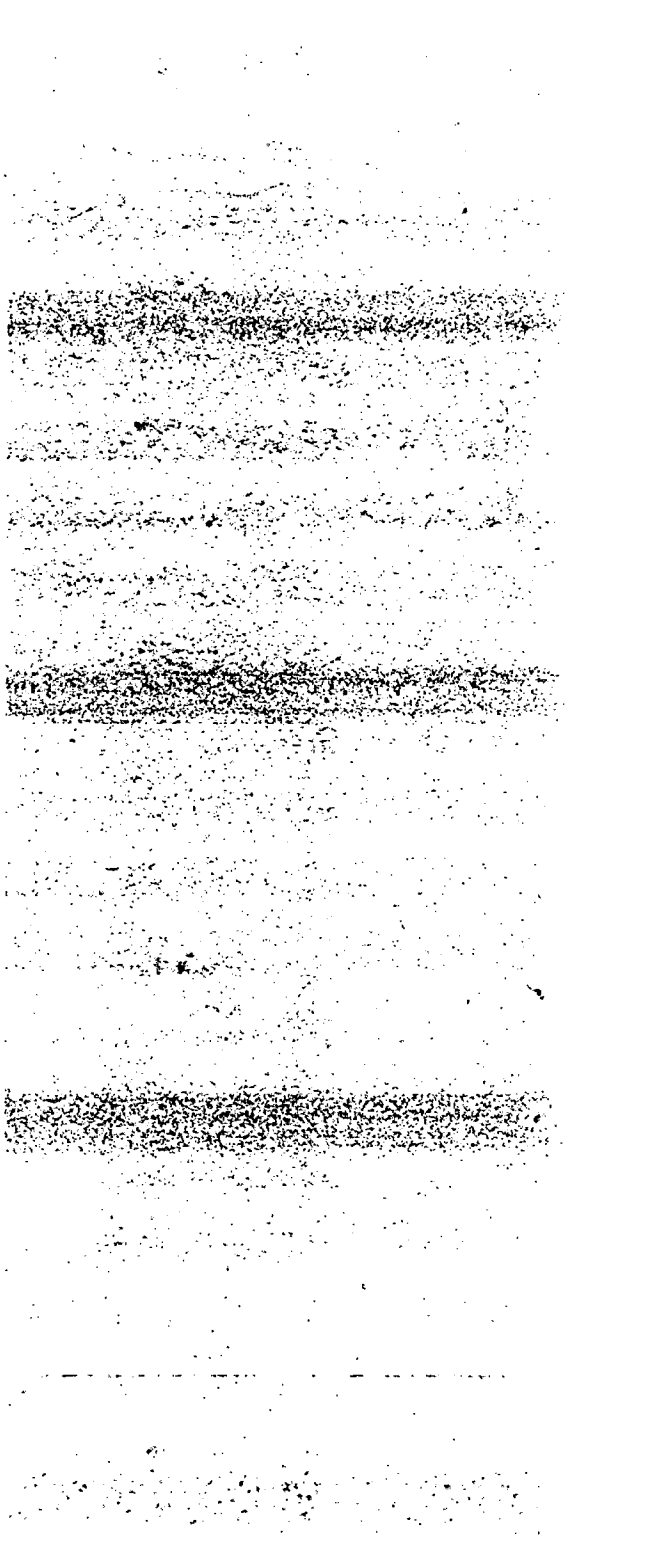
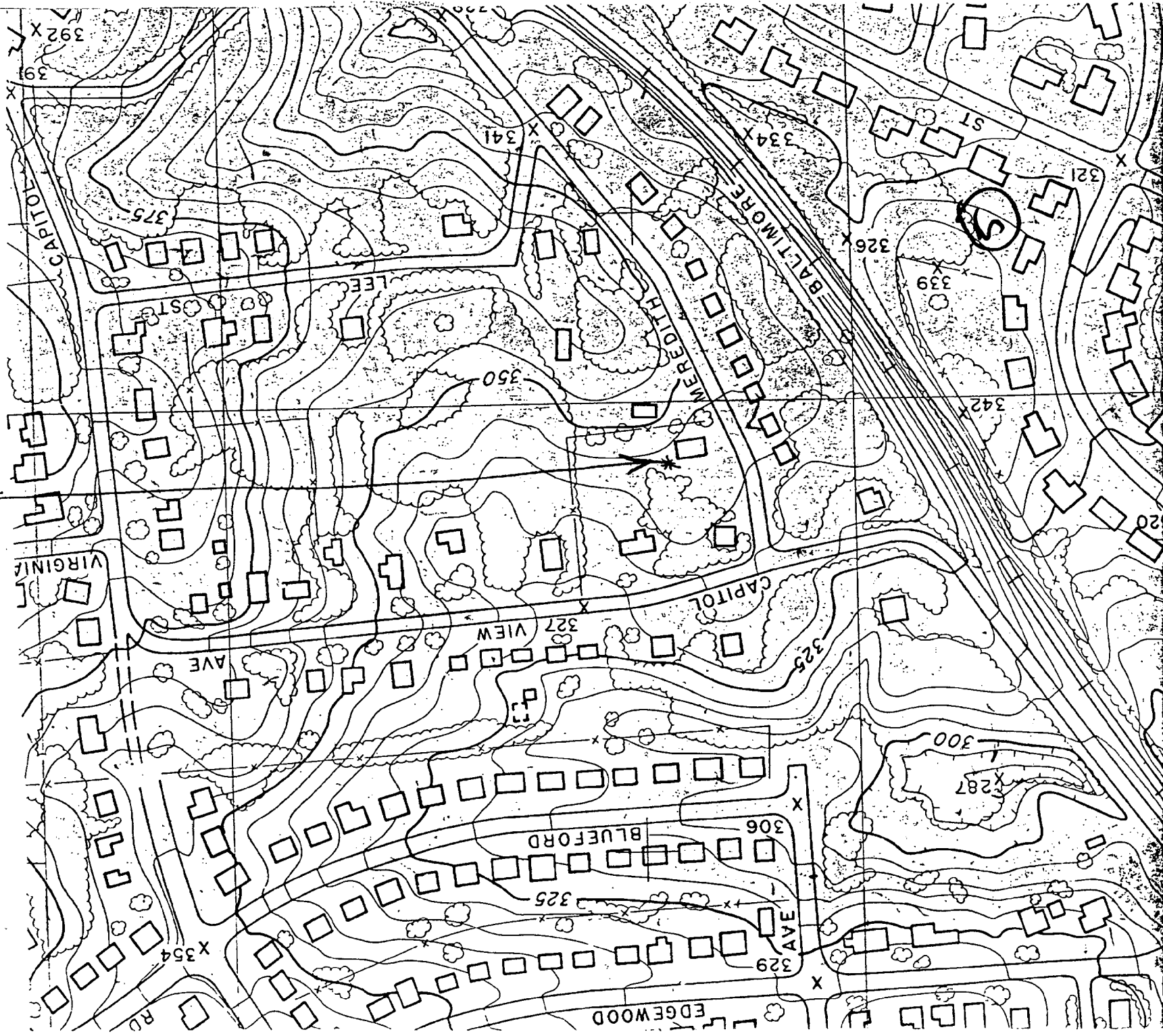
lots 10 & 11
CAPITOL PARK

Wheaton Election Dis.
Montgomery County, Md.
Scale: 1" = 30'

SITE PLAN & TREE SURVEY

save plan required prior to
of building permit by

10215 Meredith Avenue



9

Pending

10215
Merrill
Avenue

10232 Capital View Ave.
Garage



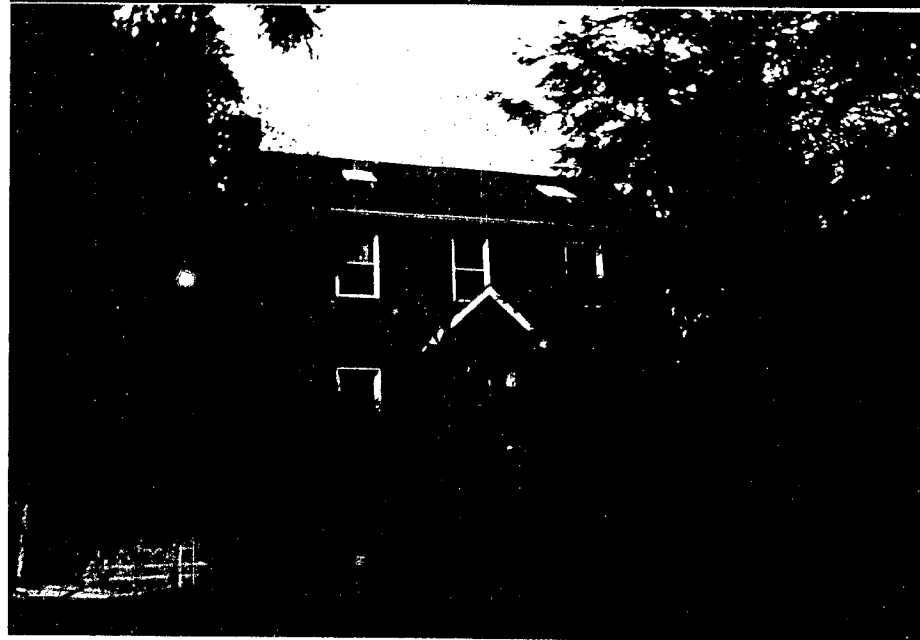
Rendering

15213
Merrill Avenue

10215
Merrill Avenue



Other Houses in Capitol View Park Historic District



11

10213 Mendota Avenue



View of 10215 Mendota Ave.



10232 Capital View Avenue Mendota Heights



10232 Capital View Avenue from Mendota Heights





10215 Meredith
Avenue



10215 Meredith
Avenue



Across Street
from 10215
Meredith
Avenue



10215 Meredith Avenue



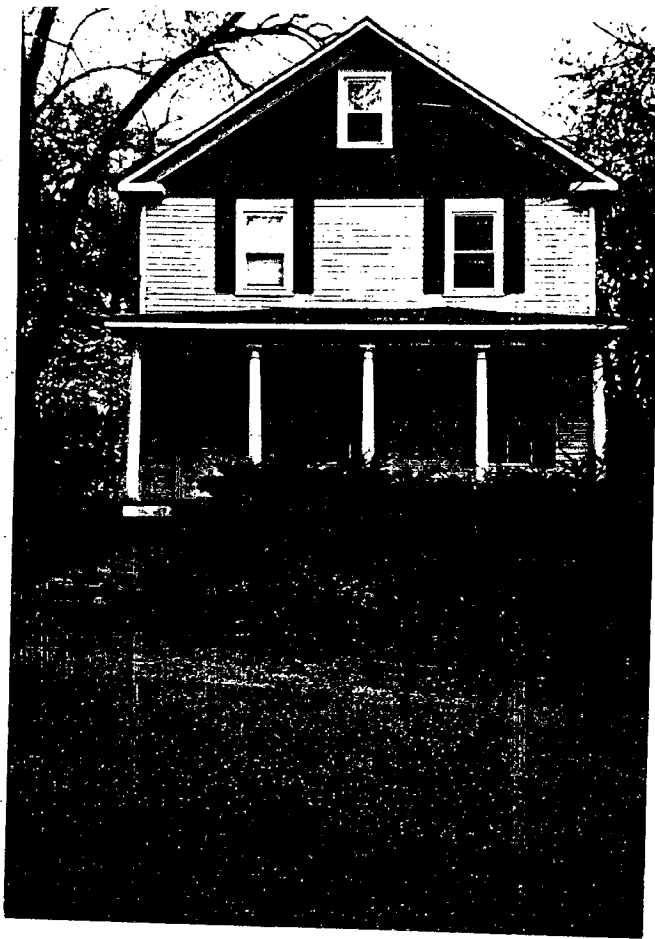
10201 Meredith Avenue



10200 Capital View Avenue



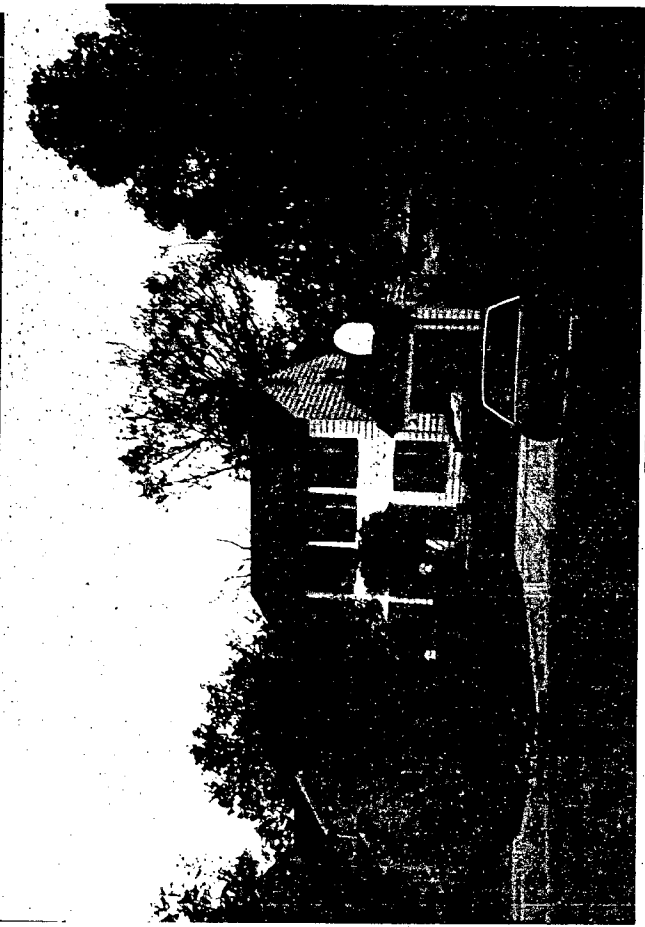
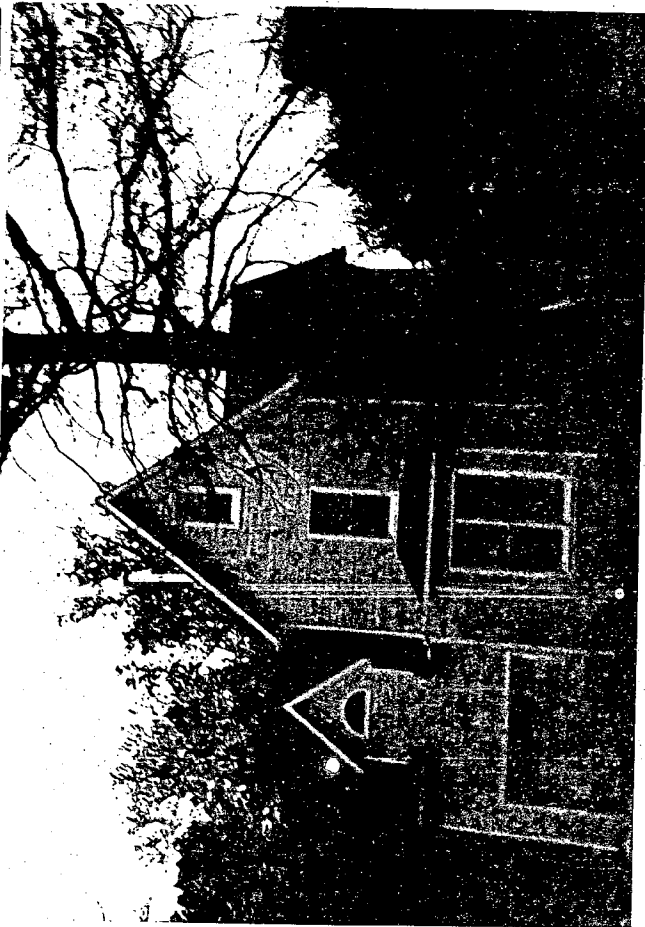
3113 Lee Street



3108 Lee Street



Lee Street



MEREDITH AVENUE

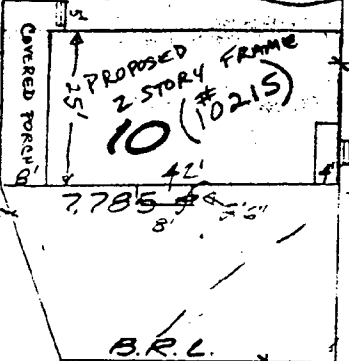
BETTY G. SCOTT
 L. 4705 F. 839
 10232 CAPITOL VIEW AVE
 SS MD. 20910

AUDRIANNE JACOBS
 L. 5225 F. 533
 10226 CAP VIEW

BETTY G. SHUR
 L. 7491 F. 344

S. 87° 30' 00" W
 7785

RED MULGRAY 1548 CANNON
 21798'



To Be Dedicated
 FOR PUBLIC USE
 - TROEPLI
 2166 f.

BETTY G. SHUR
 L. 7457 F. 706
 10220 CAP VIEW
 BLACK LOCUST BLACKBERRY

S. 87° 30' 00" W
 MINIMUM OF 9 NEW
 CONIFERS TO BE INSTALLED
 6-8' OC. TO SCREEN
 GARAGE + HOUSES

MARY A. BRADY, et al
 L. 8078 F. 697
 10213 MEREDITH AVE
 SS

TOTAL AREA = 19,099.6749 f or 0.4385 Acres

Dedication I = 587.0552 f or 0.0135 Acres

II = 2,166.2602 f or 0.0497 Acres

Total Area
 Of Dedication = 2,753.3154 f or 0.0632 Acres

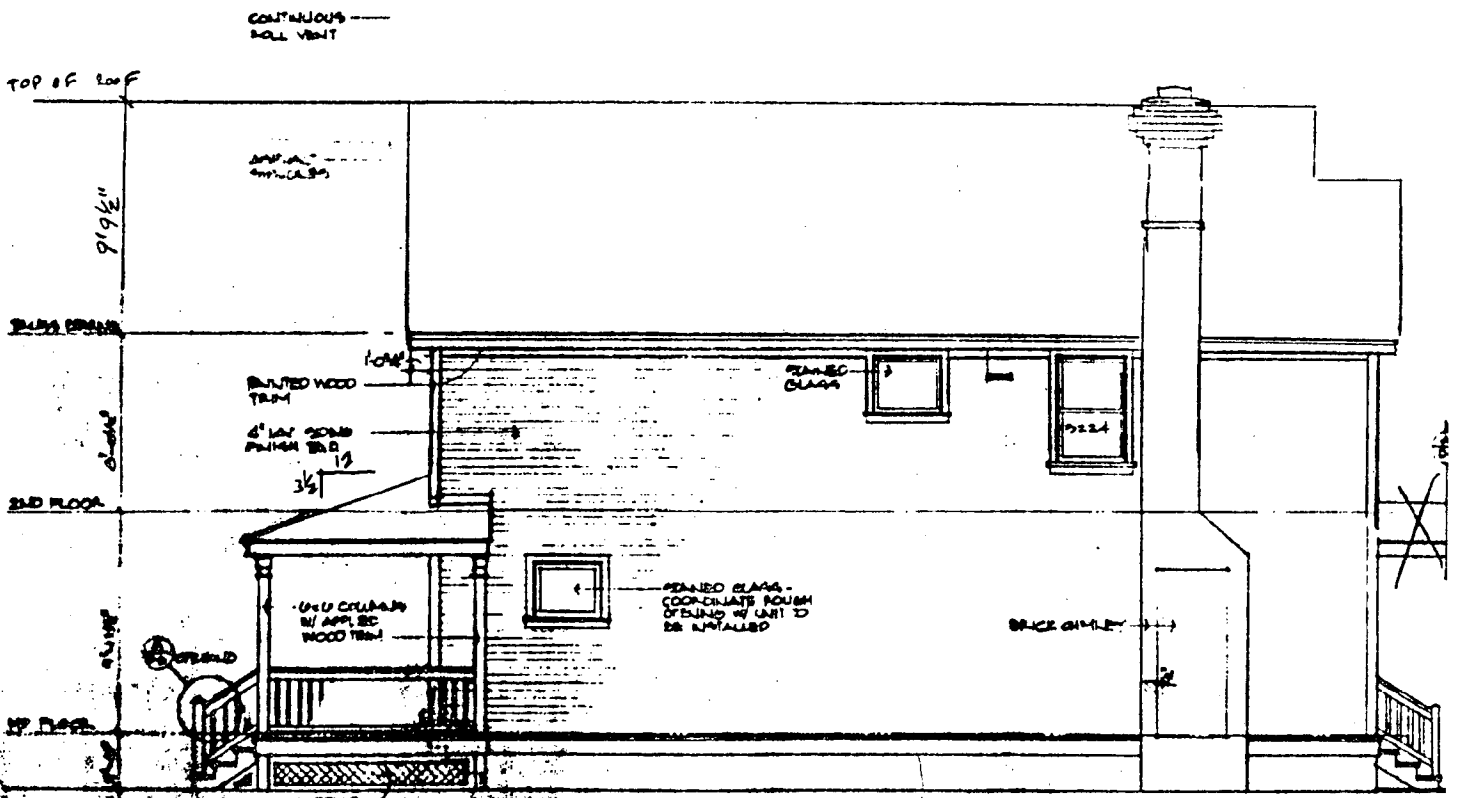
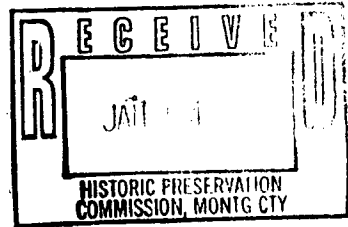
LOT 10 = 7,784.9898 f or 0.1789 Acres

350 lots 10 & 11
CATITE PA

Wheaton Elect
 Montgomery Co
 Scale: 1" = 30'

Site Plan Approved by HRC
 1-23-91
 CAPITOL
 P.B. 10
 VIEW P. 101
 PARK





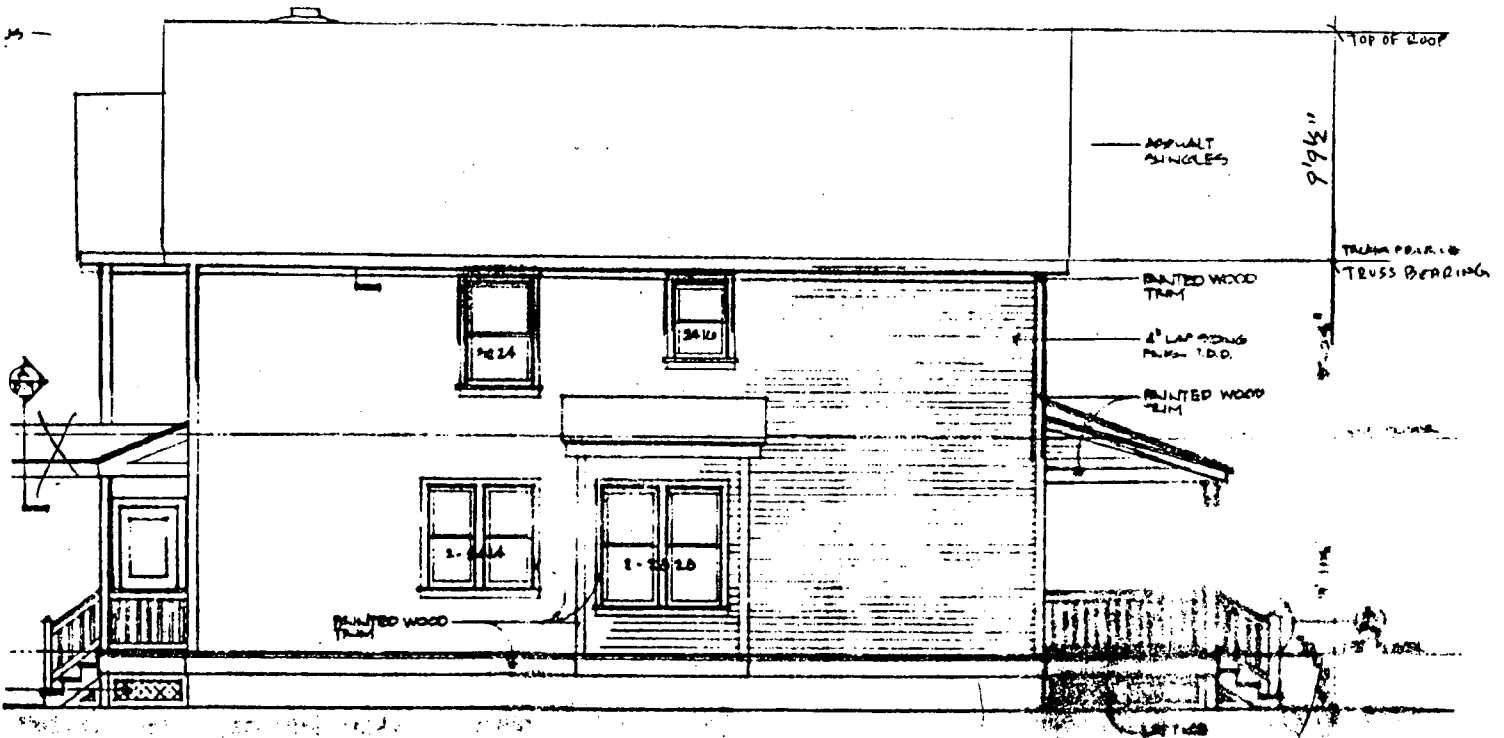
REVISED
SIDE ELEVATION

3

NOTE: EVERY SCALE DRAWING IS
DIMENSIONS MARKED "NOT TO SCALE"
DIMENSIONS ARE SHOWN IN INCHES
UNLESS OTHERWISE NOTED AT THE
BOTTOM OF THE DRAWING OR OTHERWISE

20

RECEIVED
 JAN 14 1991
 HISTORIC PRESERVATION
 COMMISSION, MONTG. CTY



REVISED
 SIDE ELEVATION

DO NOT SCALE DRAWINGS IN
 THIS BOOK. DIMENSIONS SHOWN ON THE
 DRAWINGS SHOULD BE USED FOR ALL
 CONSTRUCTION. ANY DIMENSIONS
 SHOWN ON THE DRAWINGS ARE APPROXIMATE.

DKH
 ARCHITECT
 1104 N. BRADLEY
 MONTGOMERY, ALA. 36102
 (205) 261-1111

**FLOWER AVE
 RESIDENCE**

SHEET **7** OF 7
 DRAWN: 7/23/90
 CHECKED:
 DATE: 7/23/90

5

(21) (M)



Montgomery County Government

MEMORANDUM

TO: Mike Radke, CVP, Chairman
Capital View Park Local Advisory Panel

FROM: Laura McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application*

DATE: April 29, 1991

The attached application by Pat Keating for an Historic Area Work Permit at 10215 Meridian Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than _____, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for May 8, 1991.

* Additional info. submitted by
Pat Keating - FYI

2544E



Montgomery County Government

M E M O R A N D U M

TO: Mike Radke, Chairman
Capitol View Park Local Advisory Panel

FROM: Laura McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

DATE: 4-22, 1991

The attached application by Pat Keating for an Historic Area Work Permit at 10215 Melrose Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than 4-30-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 5-8, 1991.

2544E

Historic Preservation Commission

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 3, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary
Consultation

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10215 Meredith Avenue

TAX CREDIT ELIGIBLE: N/A

DISCUSSION:

The applicant has requested a preliminary consultation with the Commission for comment on a proposed design for new construction on this lot in Capitol View Park. The Commission recently approved an application for new construction on this lot (see copy of approved plans attached); the property has since changed ownership and the contract owner would like to build a different style of house. [Note: Lot 11 still remains in the previous ownership.]

The proposed house is a 2-story, front-gable house. It is 40' wide and 28' long with a wrap-around porch. A rear "wing" of 15' X 8' will extend to the rear. Although the attached drawings show the first level as stone, the entire house will be sided with aluminum siding and will have a cedar shake roof. Contrary to the plans provided, the roof of the house will be at a 7/12 pitch (not 9/12) and the first floor will be 8' in height; this will reduce the height of the house to 27'5". Also proposed is a 20' X 14' garage at the rear of the property. The approved ingress/egress easement to this lot and the rear lot will be maintained.

Staff met with the applicant for a preliminary discussion in March and provided him with a copy of the previously approved plans. As background, the approved application proposed a 2-story farmhouse-style house, 27'8" in height, 25' wide and 42' long with a 12' X 20' garage at the rear of the property. 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.

STAFF RECOMMENDATION:

Upon consultation with the applicant, staff recommended consideration of the house type already approved by the Commission. The applicant did not feel this would meet his family's space needs and, in turn, proposed the house type now under consideration.

16

Staff finds that the house proposed is appropriate to the Capitol View Park Historic District; it is simple in line and detail. As stated in the staff report for the previous application for this property, no house could be built on this lot without some impact to the 1-story property to the south. The house proposed will result in approximately the same lot coverage as that of the previously approved design. However, because of the reversal of width and length measurements (ie. 40' X 28' versus 25' X 42'), the actual length of house wall facing 10213 Meredith Avenue will be less, even with the small 8' wing to the rear. The proposed house will also be slightly shorter in height than that approved.

Staff would recommend therefore that the Commission strongly consider the proposal as appropriate to the property and the district. If the Commission is in favor of the proposal, the applicant should be advised to submit corrected elevations of the house and garage and to identify all significant trees on the property [Note: A condition of subdivision approval for this property is submission of a complete tree preservation plan prior to release of a building permit].

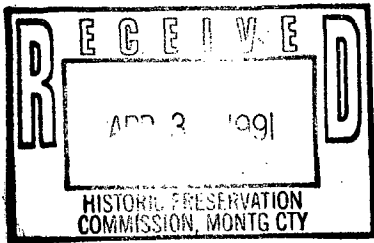
SENT TO LAP: 3-25-91
SENT TO APPLICANT: 4-3-91

COMMENTS RECEIVED? No

ATTACHMENTS:

1. Proposed ~~Site~~ Plan and Elevations
2. ~~Previously~~ Approved Plans

2611E



PATRICK K. KEATING
Construction Contractor
3915 Decatur Avenue
Kensington, Md. 20895
301-946-4118

April 3, 1991

To Montgomery County Historic Commission,

I am planning to build a single family dwelling on lot 10, 10815 Mendeth Ave., Capital View Park in which my family + I will reside. This section of Capital View Park lies within an historic district and consists of an eclectic mix of houses ranging from elaborate bungalows, simple Capes, Victorian Farmhouses, Simple Farmhouses, and new Victorians.

Our house should be categorized as a Simple Farmhouse and is designed to blend well with our immediate neighbors as well as the surrounding community. The architectural elements I will incorporate in this two story structure to accomplish this are:

- 1) 5 1/2 overhang on all gables with cornice returns typical of a simple farmhouse.
- 2) Simple, straight cornice lines w/ corner boards painted white to accent the cedar shingle exterior (stained gray)
- 3) Porch to wrap around front and north side of house. I will use rounded wood columns for supports typical of porch construction on the older homes in area.

(over)

(Continued)

PATRICK K. KEATING
Construction Contractor
3915 Decatur Avenue
Kensington, Md. 20895
301-946-4118

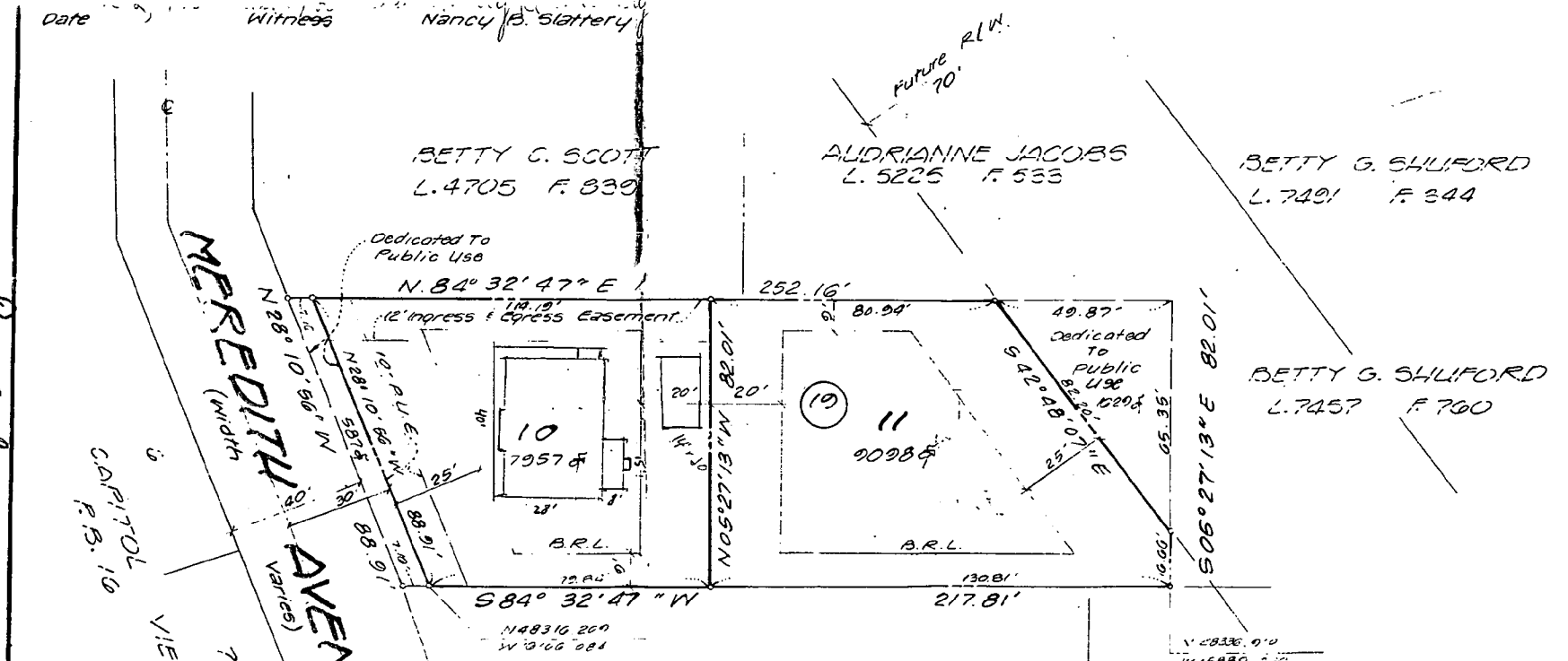
4) 2 car garage, detached and located in rear of lot. typical of older homes in area.

House size is 40.5' x 28' wide + lies within Building Restriction lines with much room to spare, especially, leaving ample space between my neighbor to the south and me. We've done this for both our privacy + his, and also so that our two story dwelling will not overpower his dwelling visually.

Thank you
Pat K Keating

Proposed
SITE PLAN

Date _____ Witness Nancy B. Slattery



BETTY G. SCOTT
L. 4705 F. 839

AUDRIANNE JACOBS
L. 5225 F. 533

BETTY G. SHUFORD
L. 7491 F. 344

BETTY G. SHUFORD
L. 7457 F. 700

MARY A. BRADY, et al
L. 8078 F. 697

Area of
Dedication 10 = 587 f or 0.0135 Acres
11 = 1629 f or 0.0374 Acres

Total Area
of Dedication = 2,216 f or 0.0509 Acres
LOT 10 = 7,957 f or 0.1827 Acres
LOT 11 = 9,098 f or 0.2088 Acres

TOTAL AREA - 19,271 f or 0.4424 Acres

lots 10 & 11
CAPITOL PARK

Wheat n Election L
Montgomery County,
Scale: 1" = 30'

LIGHT, ELLICOTT & ASS
Engineers - Planners - Surveyors
8508 Adair Road Adelphi, MD
(301) 422-6080

Note:
Tree save plan required prior to
release of building permit by
MNCP & PC per MCPB
approval of Preliminary Plan
#1-829263

For Public Sewer And Water Systems Only.

Maryland-National Capital Park and Planning Commission
MONTGOMERY COUNTY PLANNING BOARD
Approved: November 8, 1990
Date
Chairman
Asst Secretary-Treasurer

Department of Environmental
Protection
**MONTGOMERY COUNTY
MARYLAND**
Approved: _____
Date

Department of Transportation
**MONTGOMERY COUNTY
MARYLAND**
Approved: _____
Date



2

Constructed Model of House




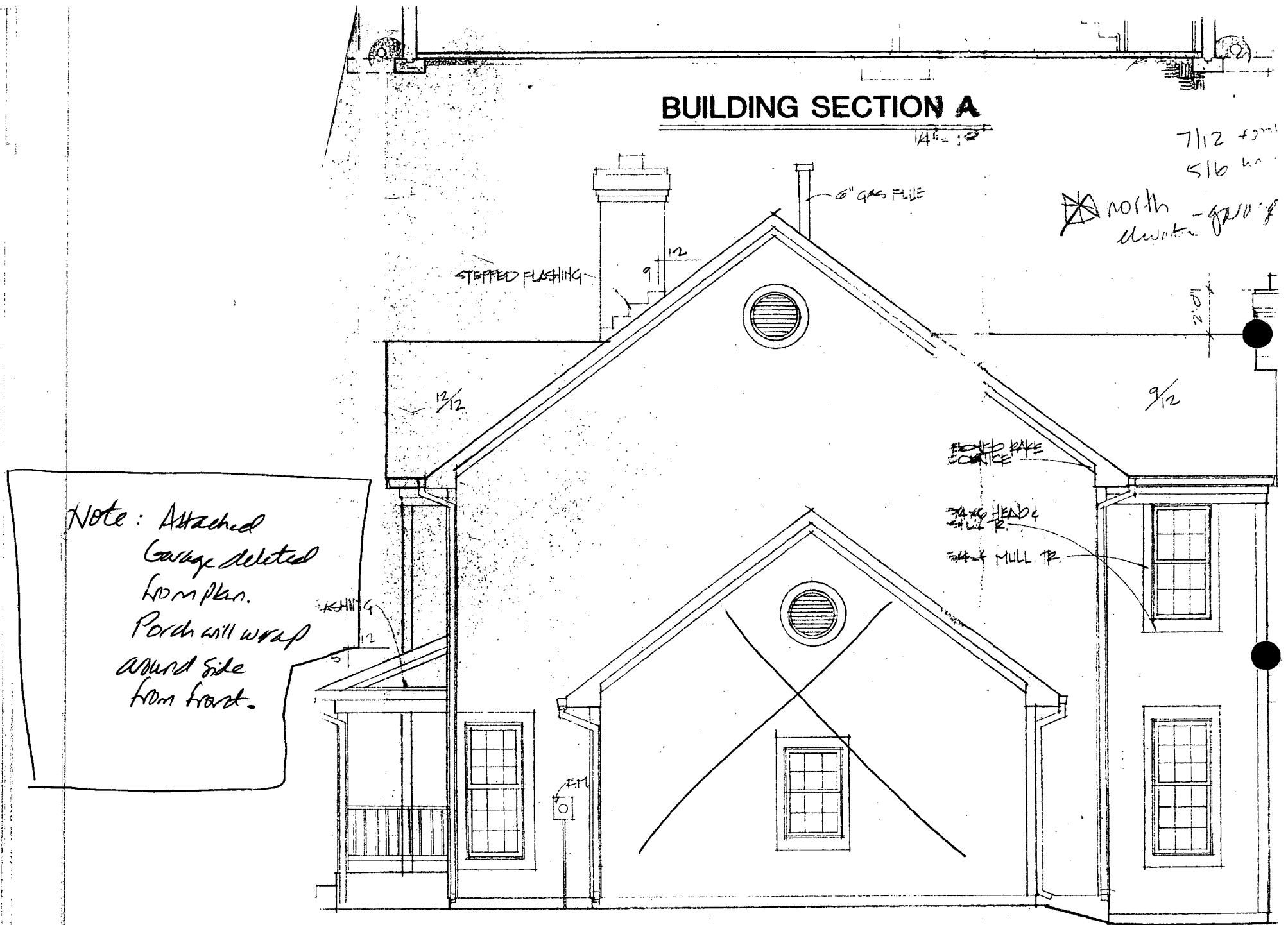
Note: House proposed does not include attached garage (on right) or left wing.

BUILDING SECTION A

1/4" = 1'-0"

7'11/2" total
5'16" height

North -  - *clockwise from front*

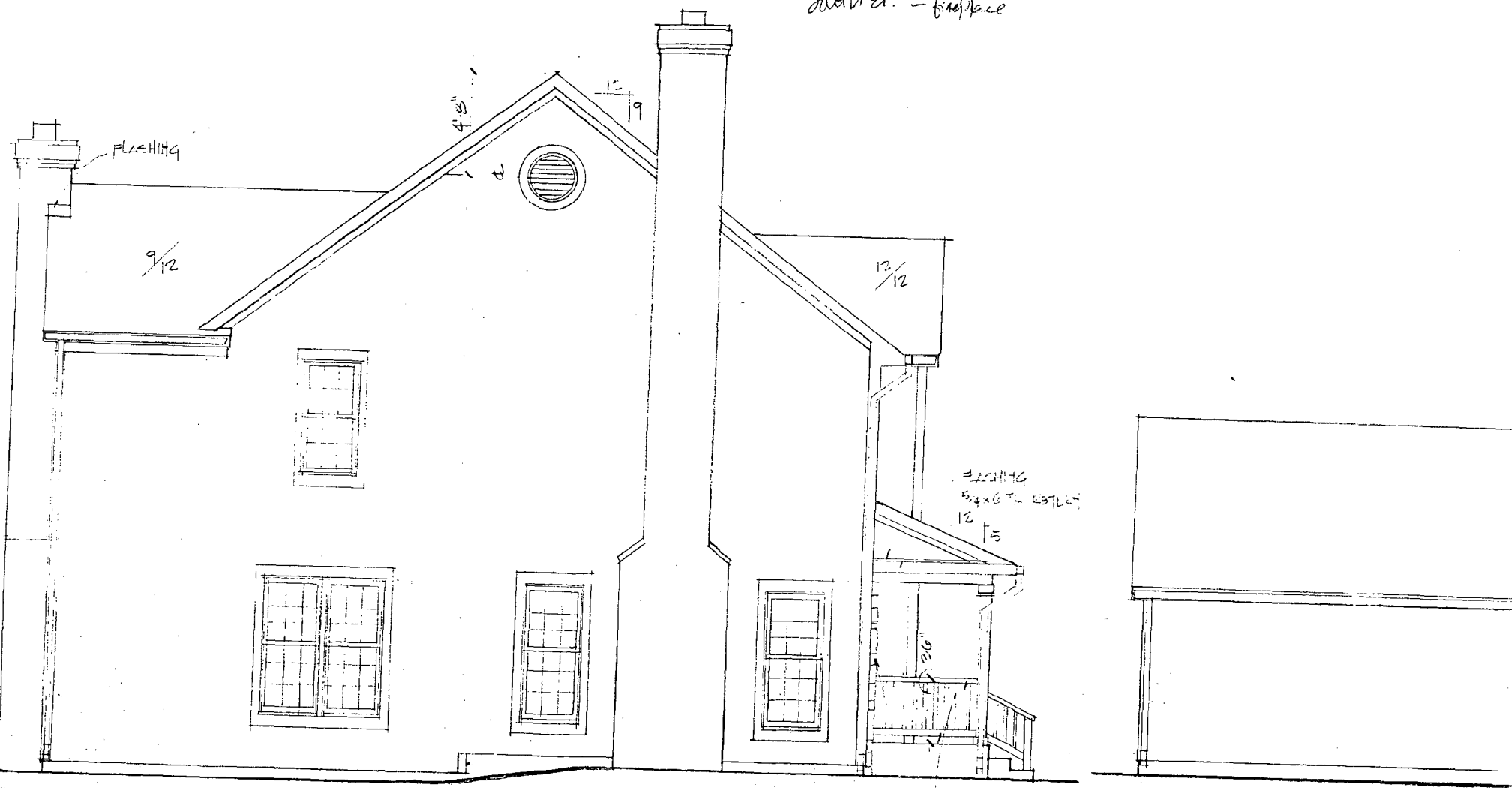


Note: Attached
Garage deleted
from plan.
Porch will wrap
around side
from front.

Proposed North Elevation

5

South E. - fireplace



FLASHING
5/4 x 6 T. BSTR
12 | 5

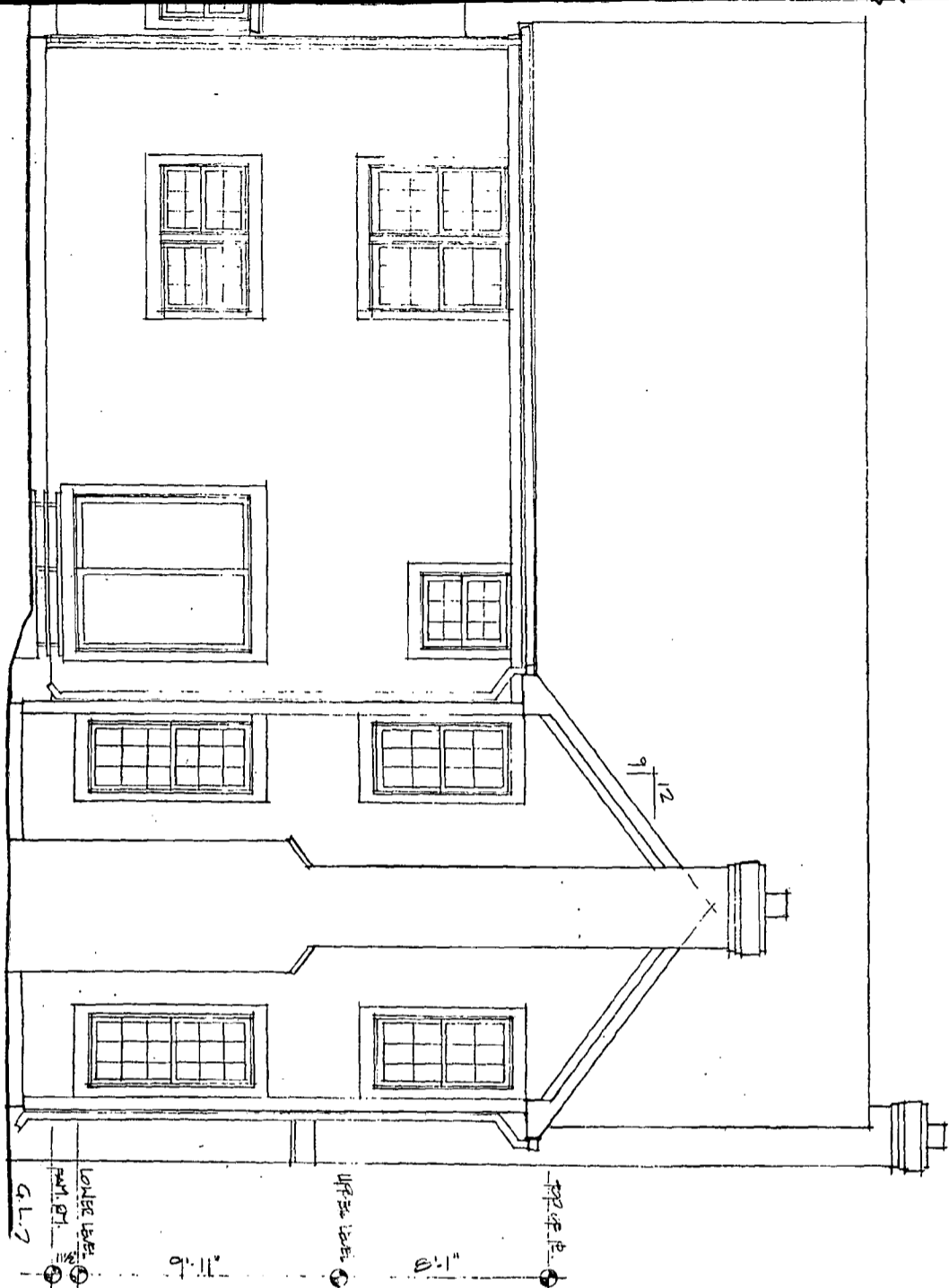
Proposed SOUTH Elevation
~~LEFT SIDE ELEVATION~~

W/ POWER BRCKM.

2x4 TOP RAIL PLAT
2x4 FICKETS @ 16" O.C.
2x2 RAIL KAIL
- STAIRS VERTICAL

10

1/2" = 1'-0"



Proposed
 REAR ELEVATION (East)
 (Ripped)
 1/4" = 1'-0"
 1/4" = 1'-0"

HOUSE TYPE 10 SIDE & REAR ELEVATIONS GRANBY WOODS	
DATE: 10-21-86	REVISIONS:
SHEET NO.	JOB NO.
A-5	5127

Board of Appeals
217-6600

OWNER'S DEDICATION

We, Thomas M. Slattery and Nancy B. Slattery, owners of the property shown hereon, hereby adopt this plan of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery County, Md. or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the lot shown hereon, adjacent, contiguous and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency establish the minimum building restriction lines; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Easements" as recorded in Liber 3034 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state and local governing agencies.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of resubdivision.

October 12, 1990 *Samuel D. Manuel* Witness *Thomas M. Slattery* Owner
Date

October 12, 1990 *Samuel D. Manuel* Witness *Nancy B. Slattery*
Date

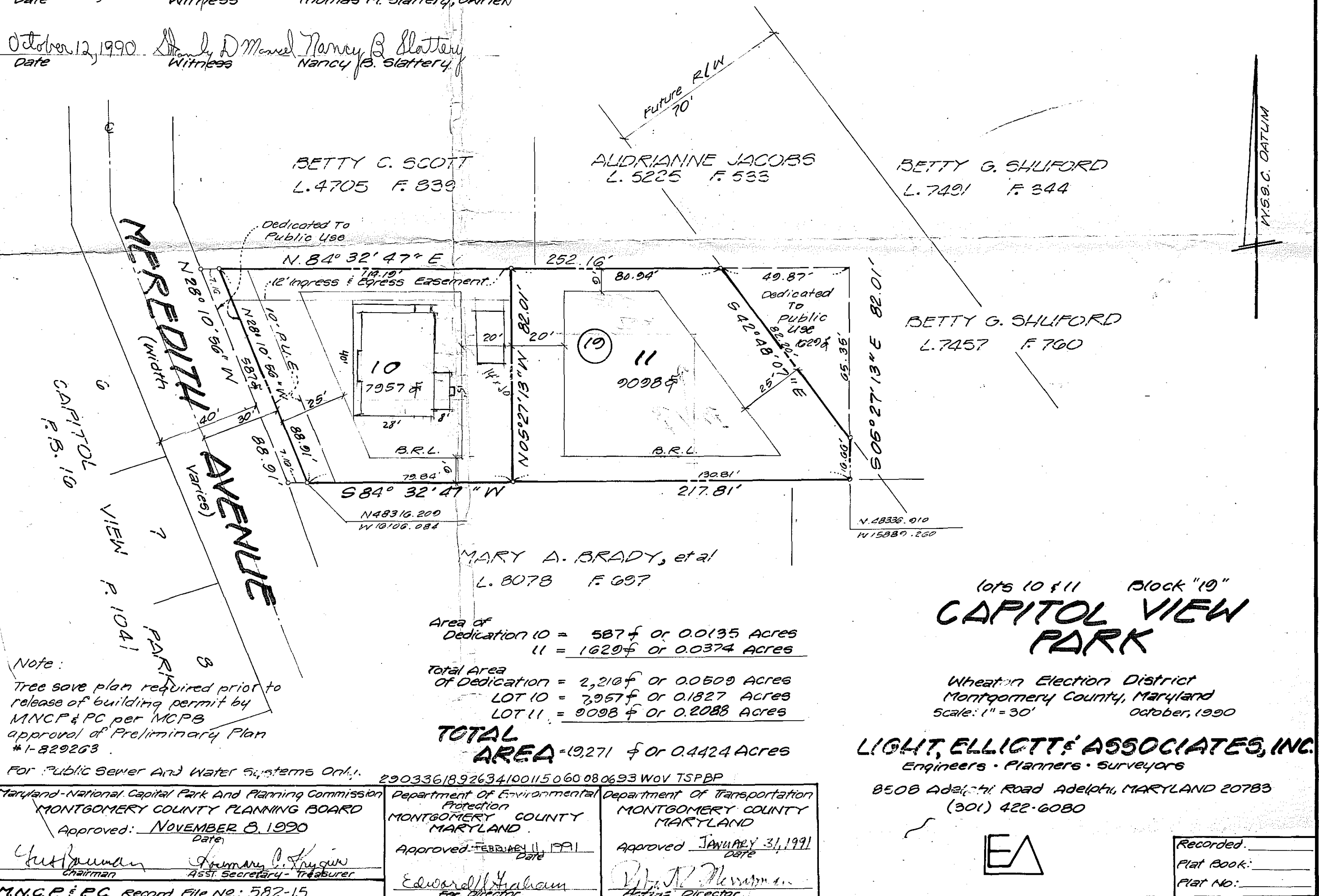
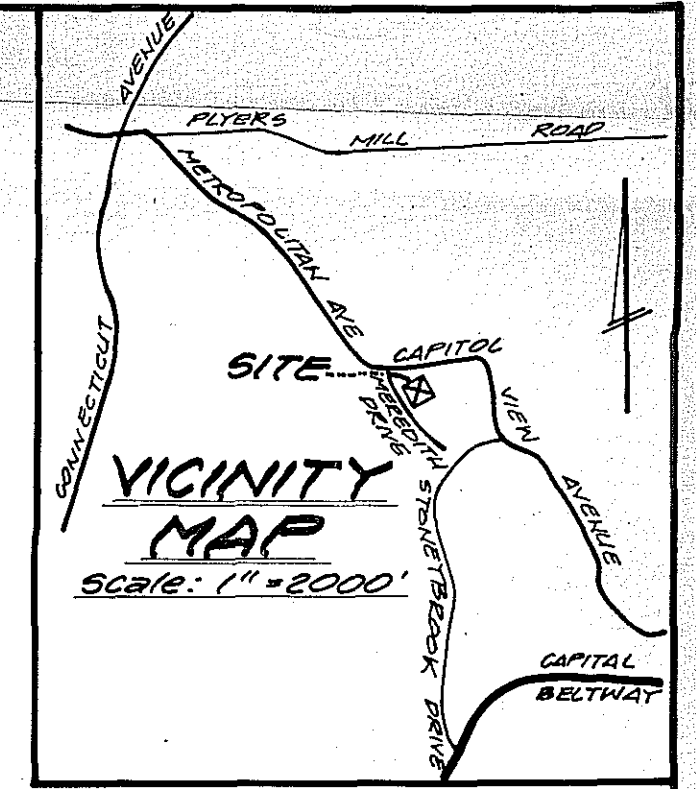
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed by William J. Driver to Thomas M. Slattery and Nancy B. Slattery, by deed dated May 9, 1968 and recorded among the Land Records of Montgomery County, Maryland, in Liber 3744 at Folio 632 and that property corner markers shown thus \rightarrow will be set as shown hereon; and that the total area of this subdivision is 19,271 square feet of which 2216 square feet is dedicated to public use.

Property corners will be set in accordance with Sect. 50-24(e) of the subdivision regulations.

October 12, 1990
Date

John Kerwyn Keith
JOHN KERWYN KEITH
Registered Professional Land Surveyor
Maryland No. 10929



lots 10 & 11 Block "10"
CAPITOL VIEW PARK

Wheaton Election District
Montgomery County, Maryland
Scale: 1" = 30' October, 1990

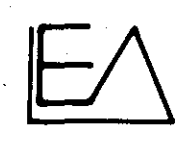
LIGHT, ELLIOTT & ASSOCIATES, INC.
Engineers - Planners - Surveyors

8506 Adelphi Road Adelphi, MARYLAND 20783
(301) 422-6080

MONTGOMERY COUNTY PLANNING BOARD
Approved: NOVEMBER 3, 1990
Date
Christy Brunner Chairman
Annmary P. Kygoun Asst. Secretary - Treasurer
M.N.C.P. & P.C. Record File No.: 582-15

Department of Environmental Protection
MONTGOMERY COUNTY MARYLAND
Approved: FEBRUARY 11, 1991
Date
Edward J. Lyham For Director

Department of Transportation
MONTGOMERY COUNTY MARYLAND
Approved: JANUARY 31, 1991
Date
John R. Messinger Acting Director



Recorded: _____
Plat Book: _____
Plat No.: _____

PATRICK K. KEATING CONSTRUCTION, CO. INC.
3915 DECATUR AVENUE
KENSINGTON, MARYLAND 20895

946-4118





Montgomery County Government

MEMORANDUM

TO: Mike Rodke, Chairman
Capital View Park Local Advisory Panel

FROM: Laura McGrath, Planning Specialist ^{LM}
 Department of Housing and Community Development
 Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application / Preliminary Consultation *

DATE: 3-25, 1991

The attached application by Peckside Keating for an Historic Area Work Permit at 10215 MacArthur Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than April 3, 1991, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for April 10, 1991.

2544E

Mike - Pat Keating will meet with the HPC for a preliminary consultation for new construction on this lot.

Historic Preservation Commission

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