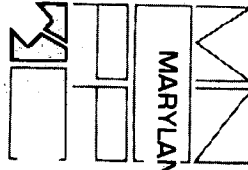


<sup>2/26/92</sup>  
31/7-prelim 1022 Meredith Avenue  
Capitol View Park Historic District

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



THE  
MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING  
COMMISSION  
URBAN DESIGN DIVISION

(Cory Hoobler)  
Meredith

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 10215 Meredith Avenue (Lot 11)      MEETING DATE: 2/26/92  
RESOURCE: Capitol View Park Hist. Dist.      REVIEW: Preliminary Consultation  
CASE NUMBER: N/A      TAX CREDIT ELIGIBLE: No  
PUBLIC NOTICE: 2/12/92      STAFF: Nancy Witherell, 2/19/92

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The applicant returns to the Commission with a revised version of a proposal reviewed by the HPC at its May 22, 1991, meeting. During the previous preliminary consultation, the HPC accepted the proposal to construct a house on this lot, but recommended that the house be sited facing the driveway extension. The house was designed with two stories and a steep roof and was seen by the HPC as generally acceptable in style and scale. The presence of a separate garage was also debated and seen by some Commissioners as inappropriate. The previous submission and a letter to the applicant from the HPC staff are attached.

The applicant now proposes a two-story house in a different style, sited at an angle to the extended driveway. The interior lot is unusual in itself, and the recent construction of a large house on the front lot facing Meredith Avenue (to the west) compounds the difficulty of finding an appropriate solution for Lot 11. In general, the staff finds acceptable a house site that is pulled away from the small house at 10213 Meredith Avenue (the adjacent house to the south) and a design that has a well-articulated elevation facing Meredith Avenue.

The advantage of the proposed house site is that it is farther from the small house than the site recommended by the Commission last May. On the other hand, the orientation is not parallel to the extended driveway and the house on the front lot, as recommended by the Commission. The house should not significantly affect the setting of the houses facing Capitol View Avenue, particularly since the existing vegetation around the edge of the lot would be retained and the distances are much greater; the primary effect would be on the houses facing Meredith Avenue and on the view of the lot from Meredith Avenue.

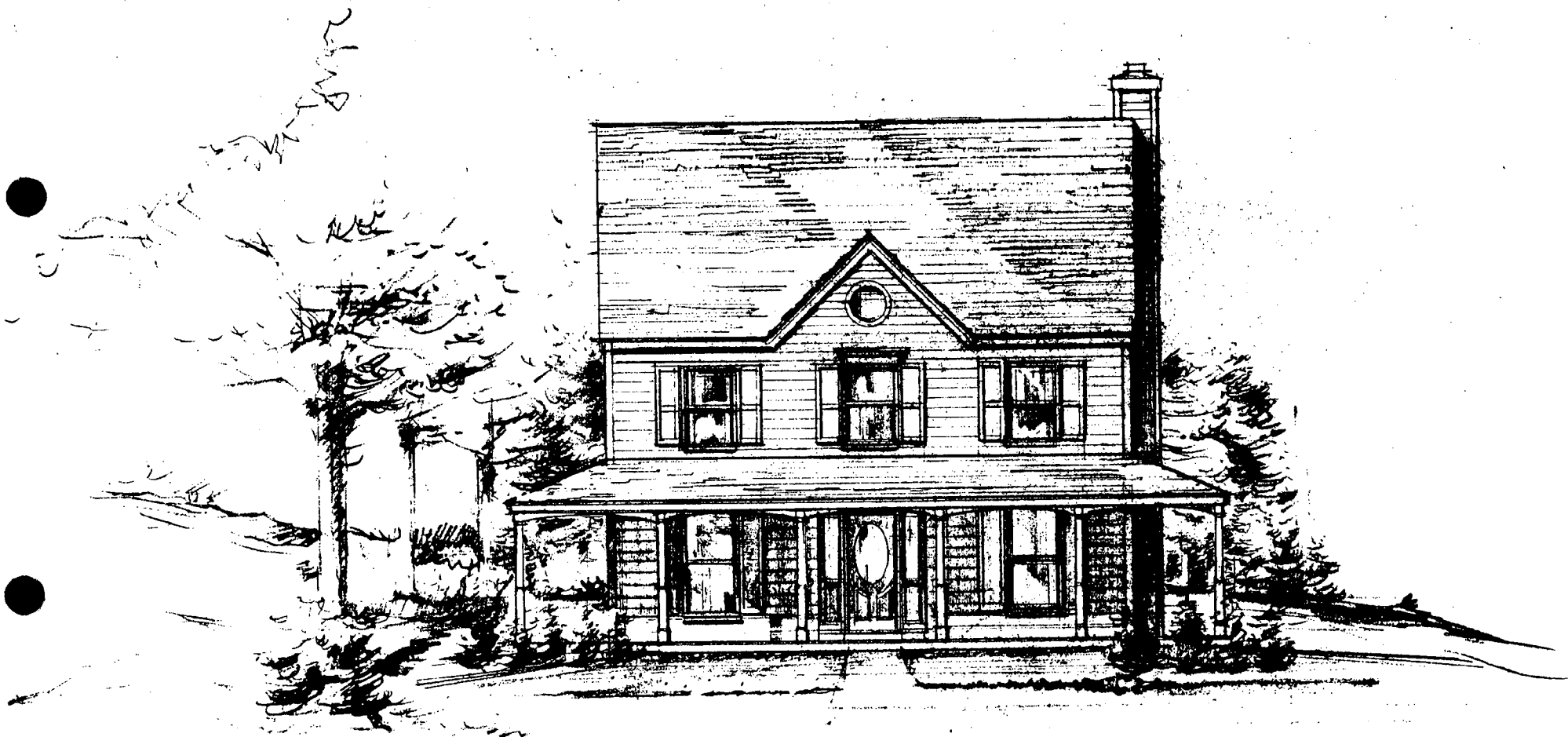
The proposed house design is approximately two feet taller than that previously reviewed by the Commission. The footprint is smaller (1256 square feet, 14.7% coverage) than the previous plan (1368 square feet, 16% coverage). The grade of Lot 11 is about 4 feet lower than that of the small house at 10213 Meredith Avenue, but slightly higher than that of the front lot.

In summary, the new house would be very visible from Meredith Avenue regardless of its height, design, and orientation. The staff finds the proposed orientation to be no less awkward than that previously recommended (given the view from Meredith Avenue), and to have advantages for the future owner and

the owner of the adjacent properties on Meredith Avenue. For staff, the style of the house is of less consequence than the fenestration of its rear elevation. The staff recommends that the windows facing the street be made more graceful and uniform in size and type. Asphalt roof shingles and a clapboard sheathing are proposed. The staff recommends that a color stain be used on the clapboards and that the shingles be of sufficient quality to have a variegated color surface.

The applicant has included a tree survey showing several mature trees near the edge of the lot. There are brambles throughout the center of the lot, as well as an apple tree. When applying for a HAWP, the applicant should provide information on protection of existing vegetation, proposed new plantings, and construction staging. The driveway (egress easement) from Meredith Avenue would be extended to Lot 11. This should be shown on the site plan for the HAWP, as well.

10215 MEREDITH  
LOT 11

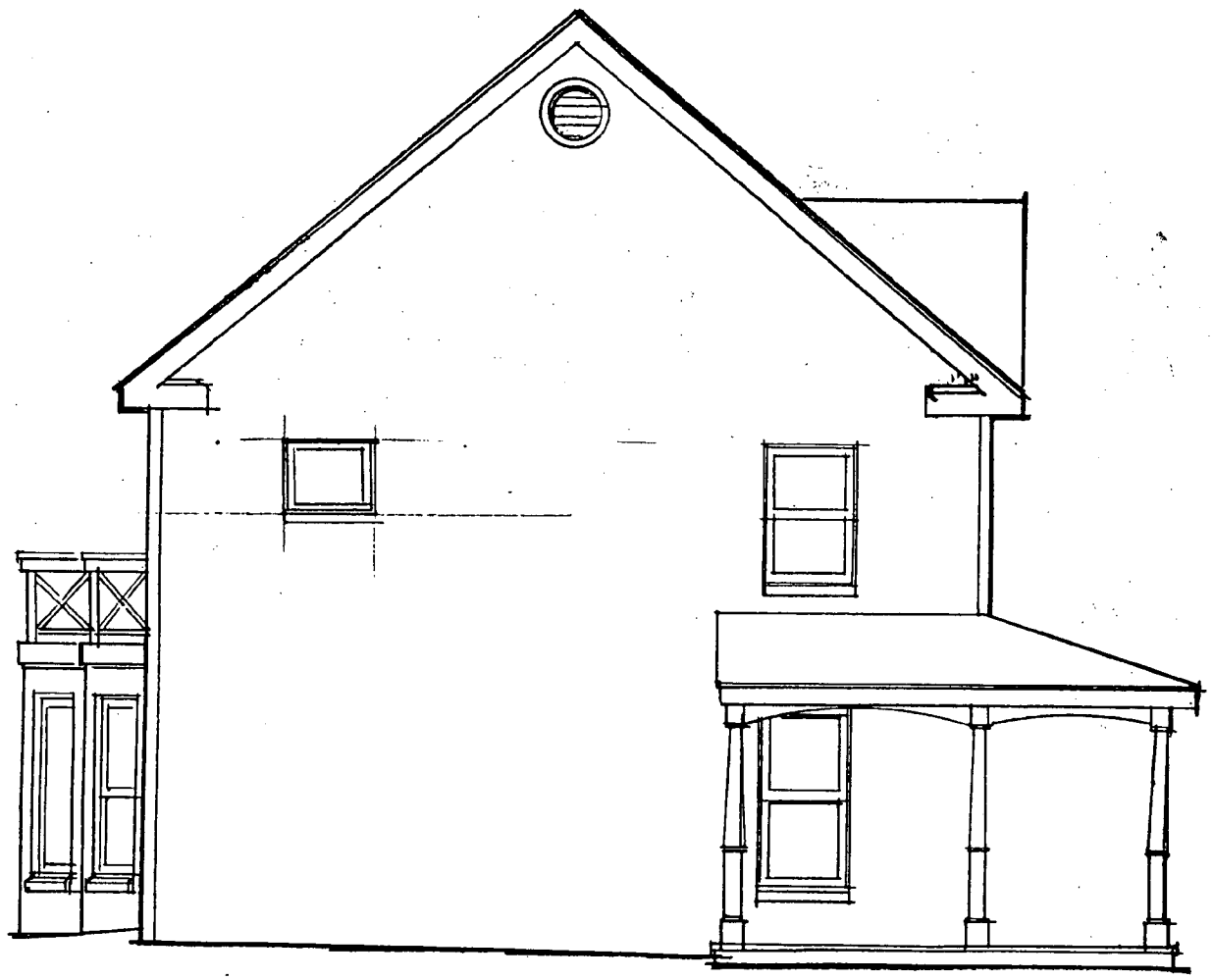


10215 MEREDITH  
LOT 11



RIGHT SIDE

1025 MEREDEN  
LOT 11



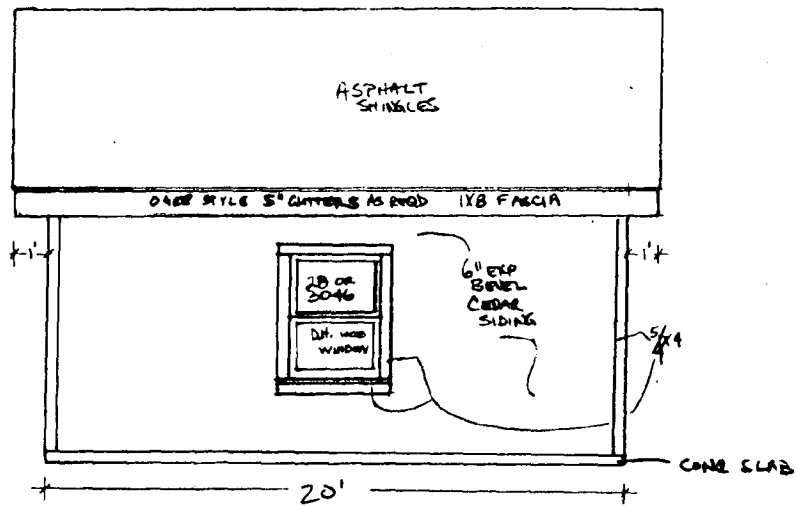
LEFT SIDE

10216 MEREDITH  
LOT 11



REAR





SCALE  
 $\frac{1}{4}'' = 1'$

WEST ELEVATION  
 (EAST ELEV. - SAME BUT  
 W/O WINDOW + WINDOW CORNICE)

$\frac{1}{4}''$  SCALE TO 1'

Craig Hobbie

(garage)

PINE ST.

10213 MEREDITH AVE.

L. 8078 F. 697

MARY A. BRADY et al.

52' AMER. ELM.  
52' CANOEY

10' AMER. ELM.

36" SILVER MAPLE

S 87° 30' 00" W

14' AMER. ELM.

856 #  
LOT 11

7,785 #  
LOT 10

10220 CAPITOL VIEW AVE.

L. 7457 F. 760

BETTY G. SHUFORD

2,100 #

DEDICATED TO  
PUBLIC USE

EXISTING 12' EGRESS EASEMENT

16° 18' 15"  
RED MULBERRY

N 87° 30' 00" E

10226 CAPITOL VIEW AVE.

L. 5225 F. 533

AUDRIANNE JACOBS

10232 CAPITOL VIEW AVE.

L. 4705 F. 839

BETTY G. SCOTT

MEREDITH AVE.

N

FROM SITE, LOOKING:

SW



S



SE



FROM SITE, LOOKING

E



NE



N



FROM SITE, LOOKING

NW



W





## Montgomery County Government

June 3, 1991

Carey Hoobler  
2400 Forest Glen Road  
Silver Spring, Maryland 20910

Dear Mr. Hoobler:

As you know, the Historic Preservation Commission met with you at its May 22, 1991, meeting, for a preliminary consultation regarding your plans for new construction at Lot 11, 10215 Meredith Avenue, Silver Spring (Capitol View Park Historic District). Overall, the Commission found that the proposed style and design of the proposed house would be appropriate to the Capitol View Historic District. However, Commissioners provided the following comments and suggestions for improvement.

- The proposed realignment of Capitol View Avenue through the rear of Lot 12 results in an unusual building envelope. It was suggested that the configuration of the proposed house be changed to front the rear of 10226 Capitol View Avenue. One side of the new house would then face the new road, one side would face Lot 10, and the rear would face 10213 Meredith Avenue.
- The proposed garage should be moved to the rear of the house. Some Commissioners further suggested that the configuration of the lot may preclude the construction of any garage or outbuilding on this property.

I hope that the above is helpful to you in preparing your final Historic Area Work Permit application. As a reminder, the suggestions and comments above were provided on a preliminary basis and are in no way binding to the Commission. Please feel free to call me at 217-3625 with any questions.

Sincerely,

*Laura E. McGrath*  
Laura E. McGrath,  
Planning Specialist

2746E

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: May 15, 1991

CASE NUMBER: N/A

TYPE OF REVIEW: Preliminary  
Consultation

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: Lot 11 - 10215  
Meredith Avenue

TAX CREDIT ELIGIBLE: N/A

### DISCUSSION:

The applicant is requesting Commission comment on a proposal for new construction on this property in the Capitol View Park Historic District. This lot is to the rear of Lot 10, 10215 Meredith Avenue, for which new construction was approved by the Commission at its May 8 meeting. To the north of the Lot 11 is 10232 Capitol View Avenue, a 1 1/2 story Bungalow considered a primary resource in the Historic District and 10226 Capitol View Avenue, a two story brick Colonial, identified as a nominal resource. To the south is 10213 Meredith Avenue, a 1 story nominal resource. The area to the rear is wooded and belongs to another property on Capitol View Avenue. Of particular importance in this case is the proposed realignment of Capitol View Avenue, which would result in the road running through a portion of Lot 11 (see site plan). This in turn affects the area in which the applicant can build.

The applicant is proposing construction of a Cape Cod/Bungalow-style 2 story house with 2 front gable dormers. The house would measure 32' wide and 48' long, including a 10' wide front porch. It also should be noted that the rear 14' of the house is set in 6' on both sides. The house is 30' high. It will be sided in cedar shingles with an asphalt roof. Also proposed is a 12' X 20' detached garage, to be located at the end of the driveway into the property.

The proposed house will face the house to be constructed on Lot 10, 10215 Meredith Avenue. As you will recall, this house will be 40' wide and 26'10" in height. Because of the building restriction lines on the property, the house is sited closer to 10213 Meredith Avenue and extends about 10' beyond the southern edge of the proposed house on Lot 10. There a number of large trees on the property, primarily located on the northern and southern property lines.

### STAFF RECOMMENDATION:

While construction on a rear pipestem lot is not an ideal situation for the historic district, it appears that the applicant recognized the need for a relatively low-scale house on this property. Thus, staff finds that the style, size and scale of the house proposed is appropriate to the area and to the Historic District. However, the proposed height is greater than that

approved for Lot 10. The two lots are relatively flat and in order to prevent an appearance of one house looming over another, staff would recommend that the applicant reduce the height of the proposed house to one equal to that already approved for Lot 10.

Another issue here is the siting of the house on the lot. As sited, the house should have little impact on the properties at 10232 and 10226 Capitol View Avenue. However, the house would be close to 10213 Meredith Avenue, to the south. In addition, because it extends approximately 10' beyond the house on Lot 10, it will be fairly visible from Meredith Avenue. As proposed, however, the house is already at the limits of the building restriction lines. Staff would recommend that the applicant try to minimize these impacts by perhaps reducing the proposed porch size by approximately 4'. This would pull the house further in from the rear restriction line and allow it to be moved to the north several feet.

Finally, staff has no objection to a detached garage as proposed. However, as this can be built outside of the restriction lines and because a rear garage would be more appropriate, staff recommends that the garage be moved to rear of the house. This will also reduce impact on 10226 Capitol View Avenue, as well as on the significant trees on the northern property line.

SENT TO LAP: May 8, 1991  
SENT TO APPLICANT: May 15, 1991

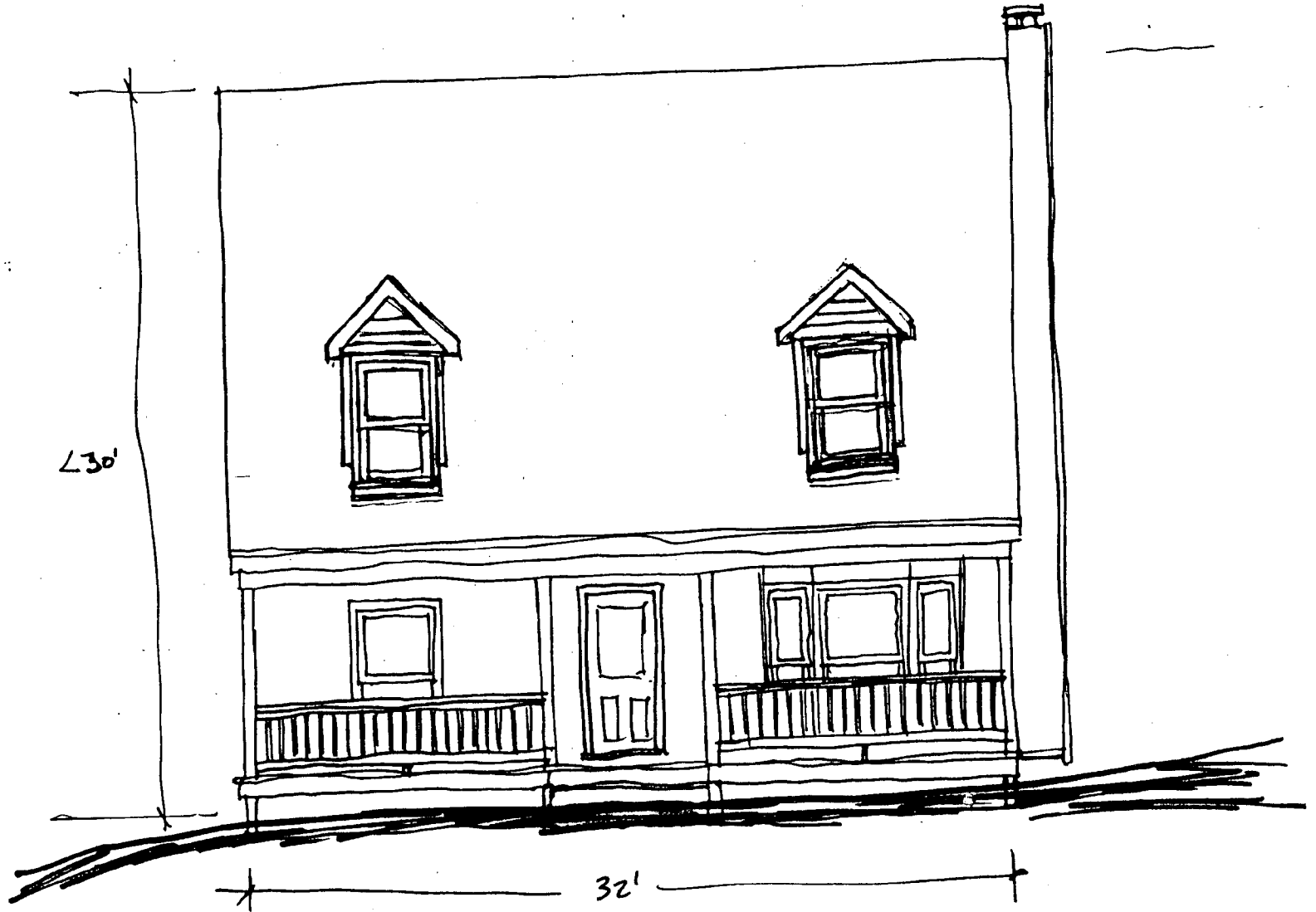
COMMENTS RECEIVED: NO

ATTACHMENTS:

1. Proposed Elevations and Site Plan.
2. Approved Site Plan for Lot 10
3. Capitol View Avenue Realignment Plan
4. Map of Capitol View Park Historic District

2728E





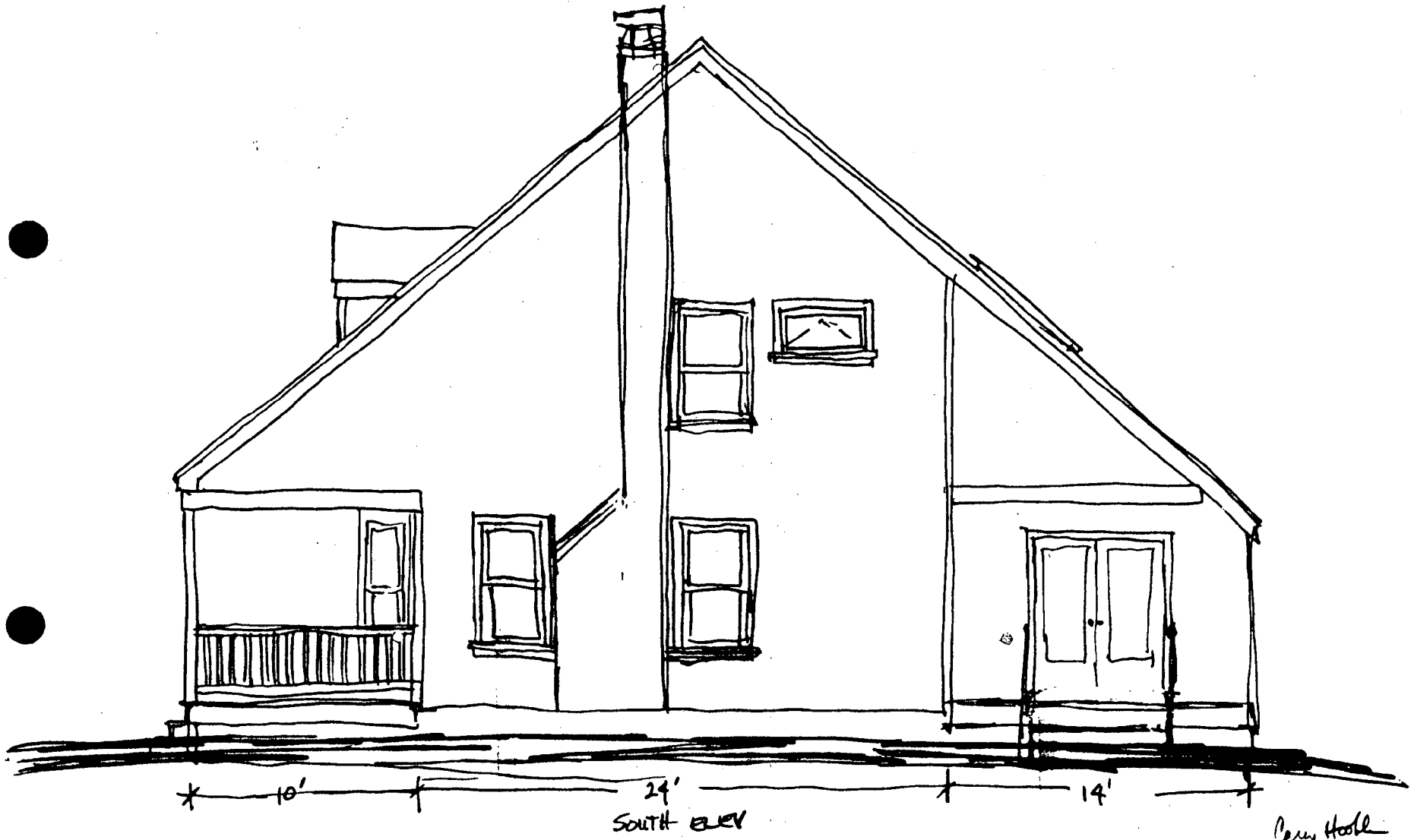
30'

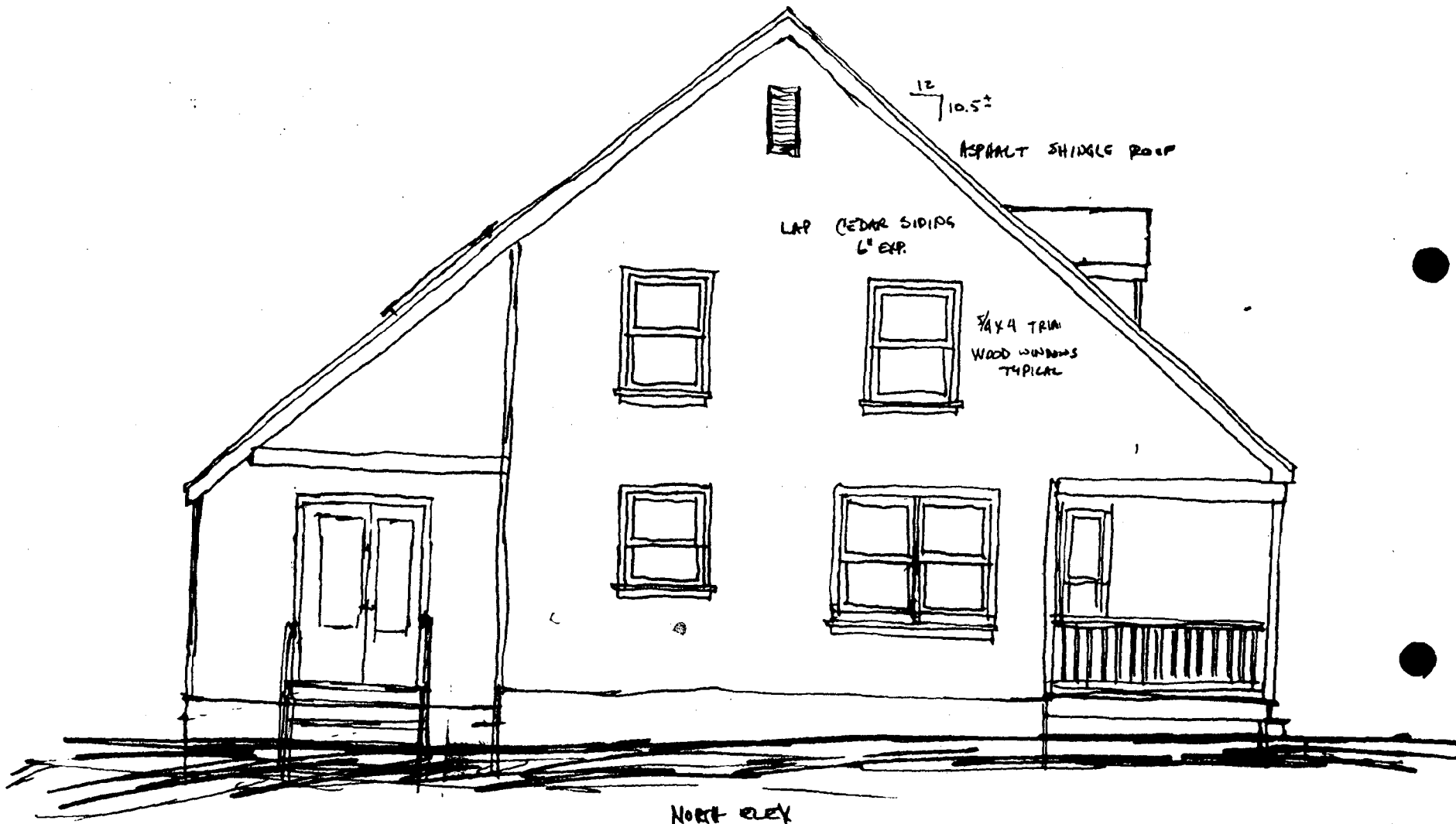
32'

WEST ELEV

Craig Haddock

①





12  
10.5'

ASPHALT SHINGLE ROOF

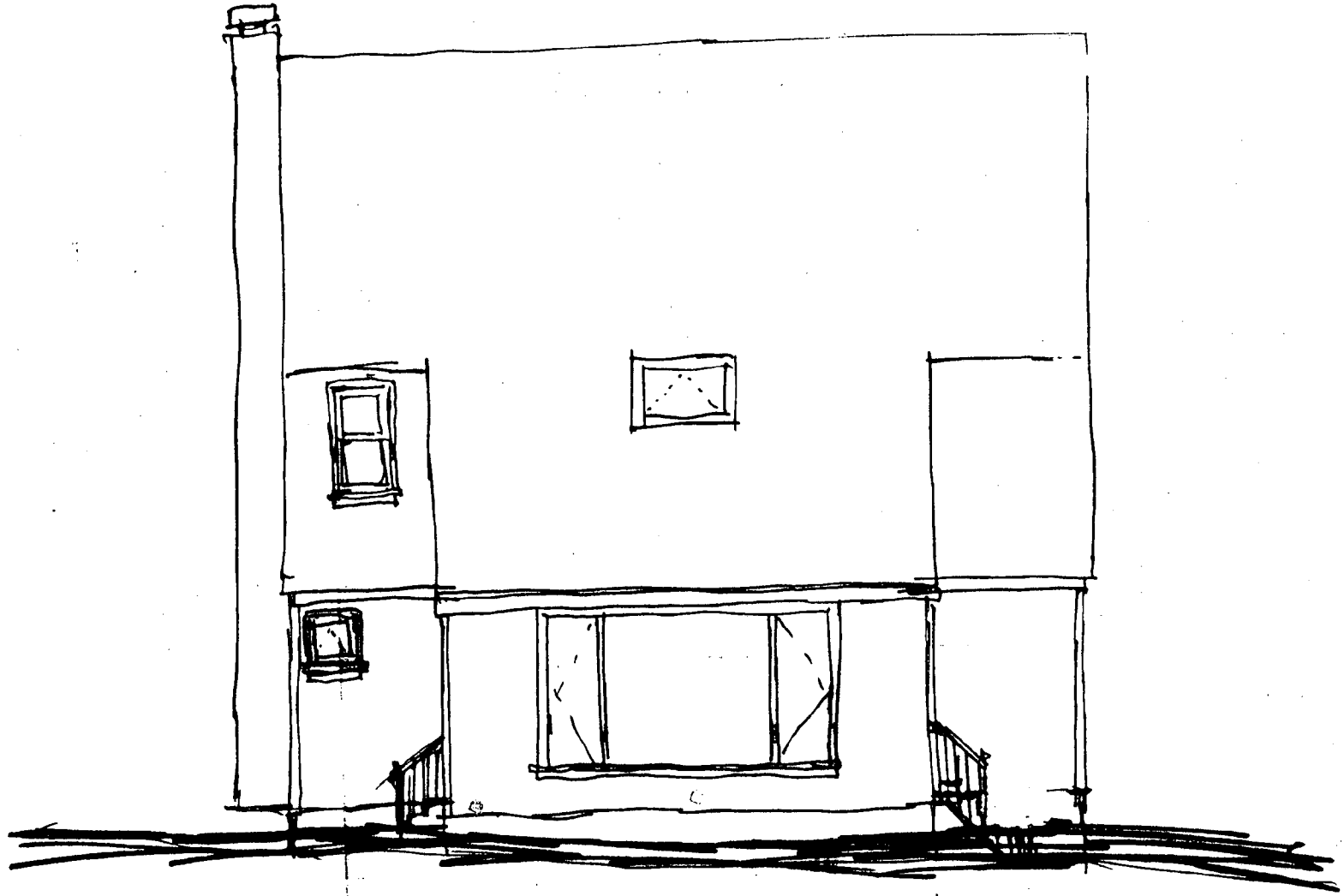
LAP CEDAR SIDING  
6" EXP.

3/4" x 4" TRIM  
WOOD WINDOWS  
TYPICAL

NORTH ELEV

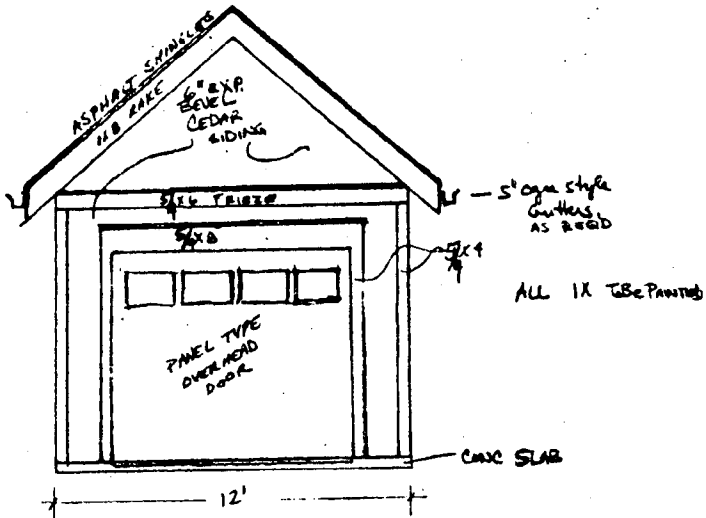
Chris Holt

W



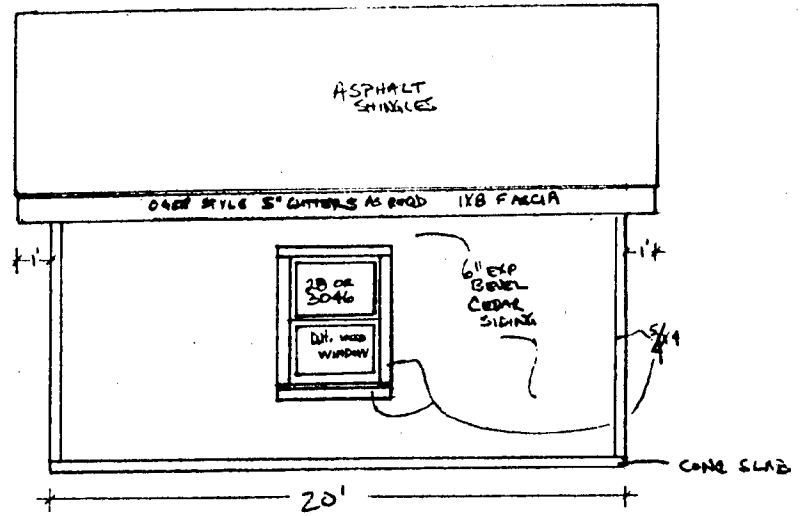
20'  
EAST ELEV

Cary Hooker



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

*Craig Holden*



SCALE  
 $\frac{1}{4}'' = 1'$

WEST ELEVATION  
 (EAST ELEV. - SAME BUT  
 W/O WINDOW + WINDOW CRANKER)

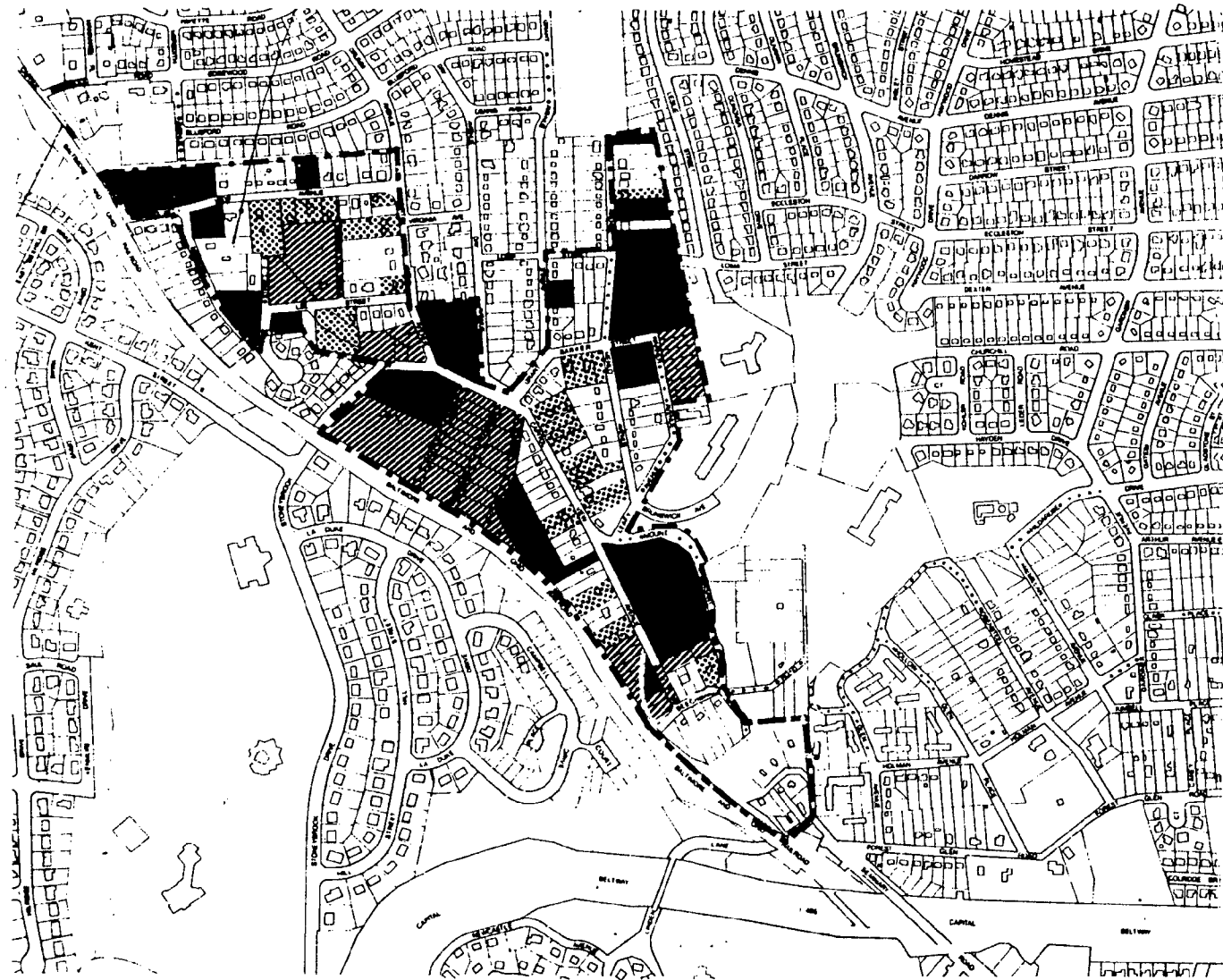
$\frac{1}{4}''$  SCALE TO 1'

*Craig Holden*

*Garage Elevations*

9

Lot 11-11215 Meredith Avenue



## PROPOSED HISTORIC DISTRICT

--- Historic District Boundary

### RESOURCES



1870 - 1916



1917 - 1935



Nominal (1935 - )



Spatial

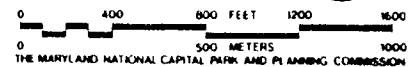
6

# Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



21



(see HAWP file for  
shoes)

# IMPORTANT MESSAGE

TO \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ A.M.  
P.M.

WHILE YOU WERE OUT

M \_\_\_\_\_

OF \_\_\_\_\_

Area Code  
& Exchange \_\_\_\_\_

TELEPHONED	<input type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>
RETURNED YOUR CALL		<input type="checkbox"/>	<input type="checkbox"/>

Message \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Operator \_\_\_\_\_

