

5/22/91

Preliminary Consultation

mtg.

Lot 11- 10228 Meredith Ave.

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

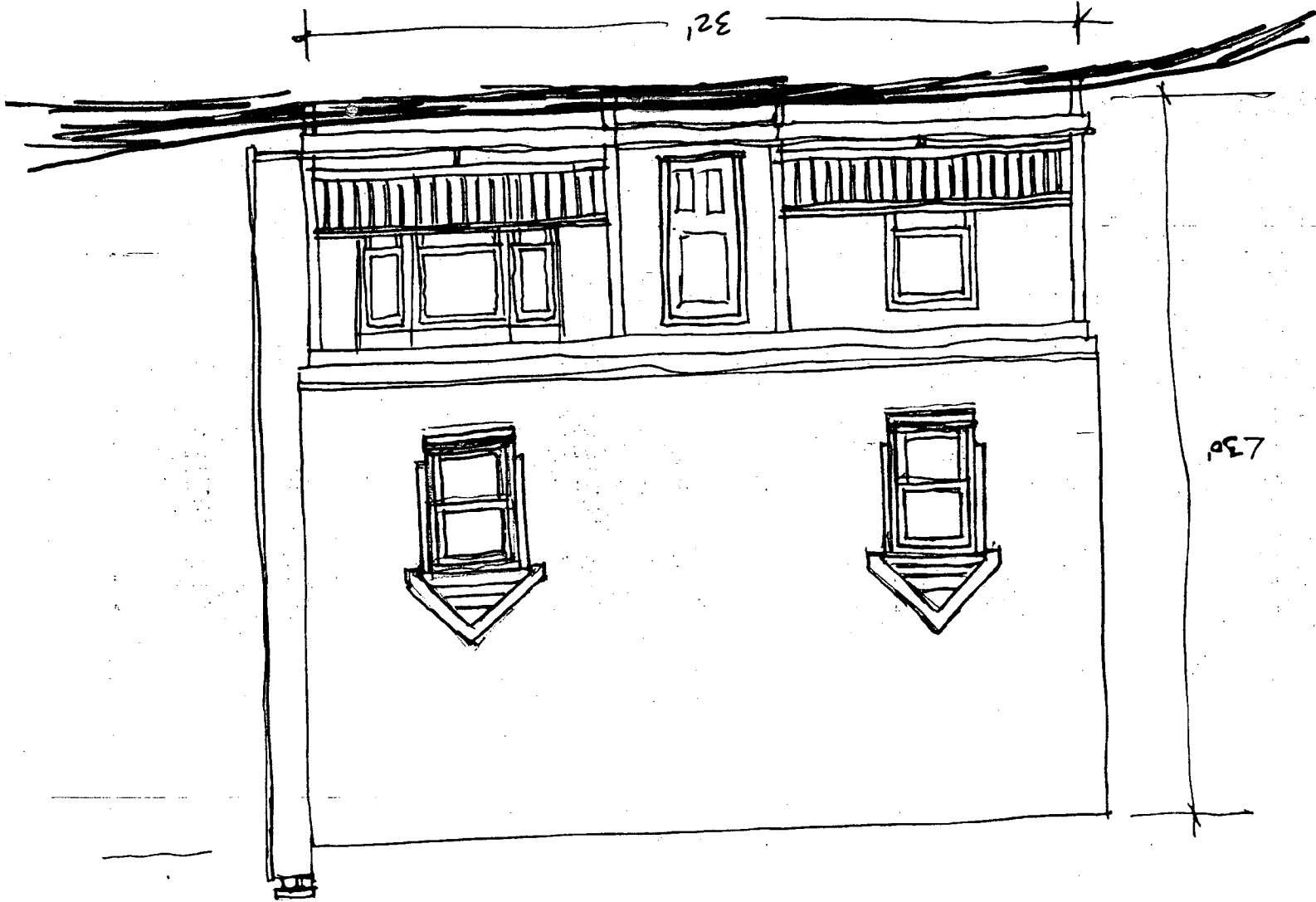
2728E

George Hodge

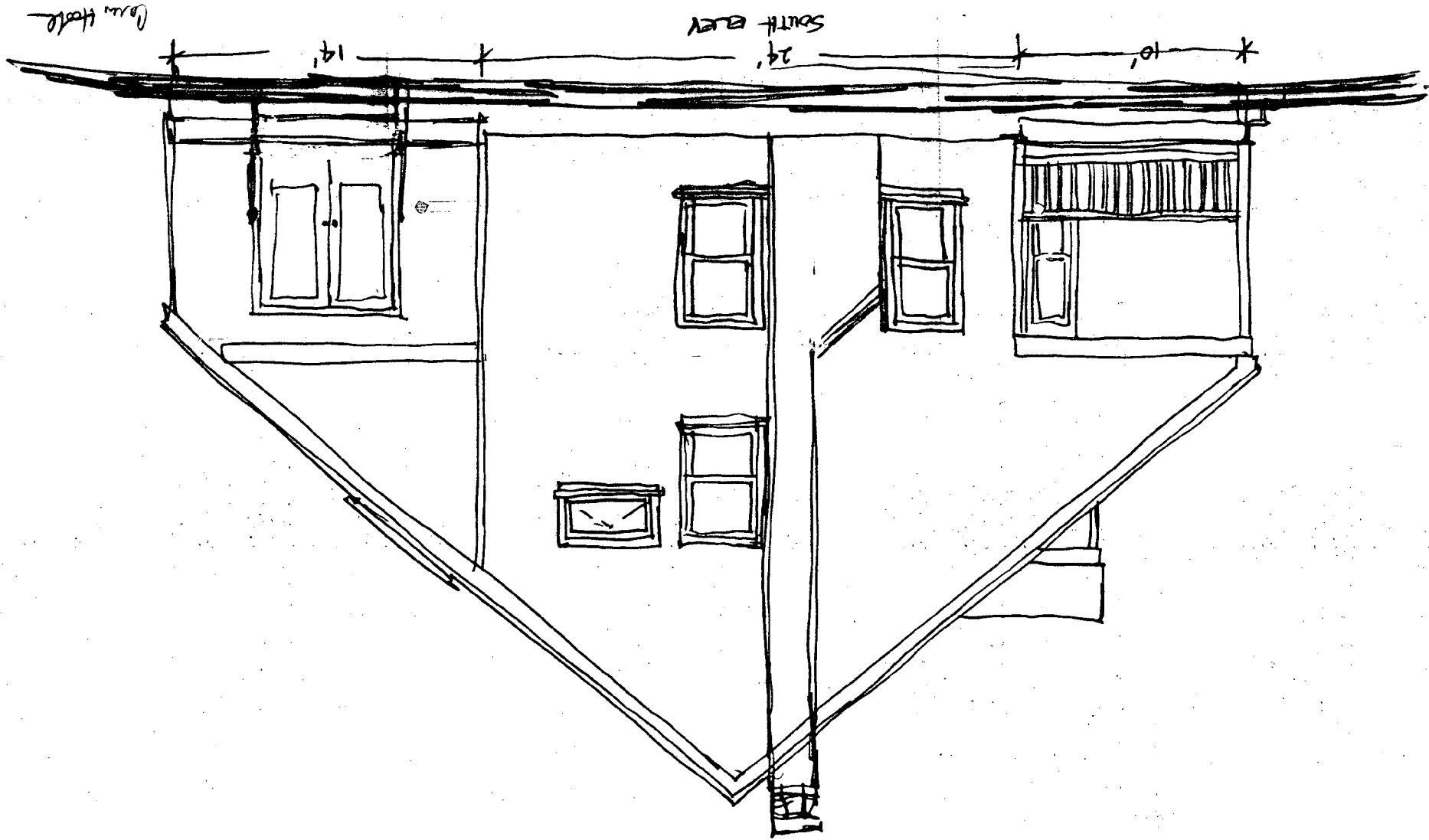
WEST ELEV

32'

23'



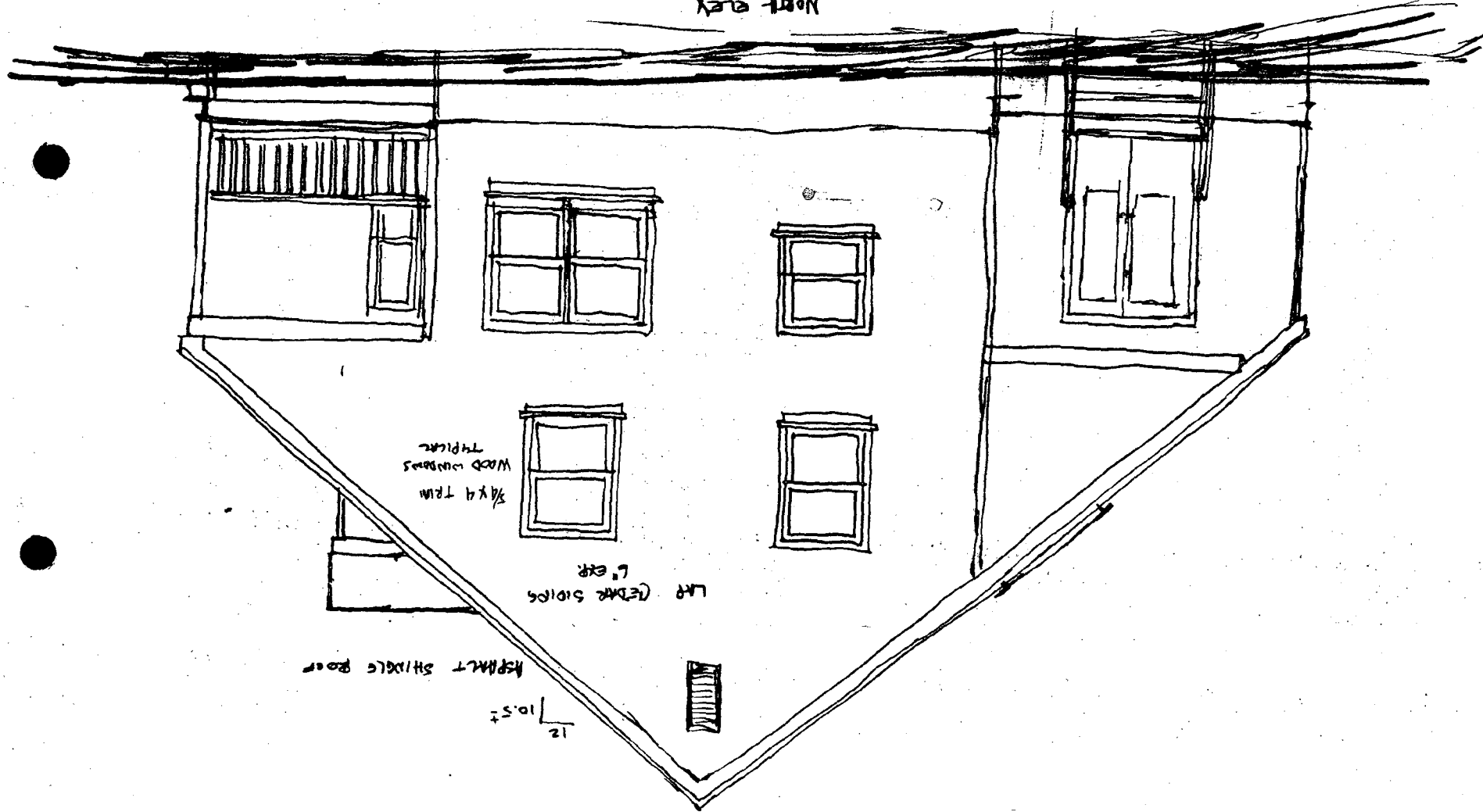
2



Room Hall

North elev

62



WOOD WINDOWS
TYPICAL
3/4 X 4 TRIM

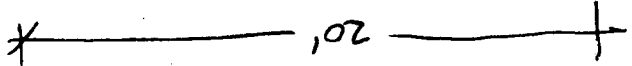
1" x 4" SIDING
L' edge

ASPHALT SHINGLE ROOF

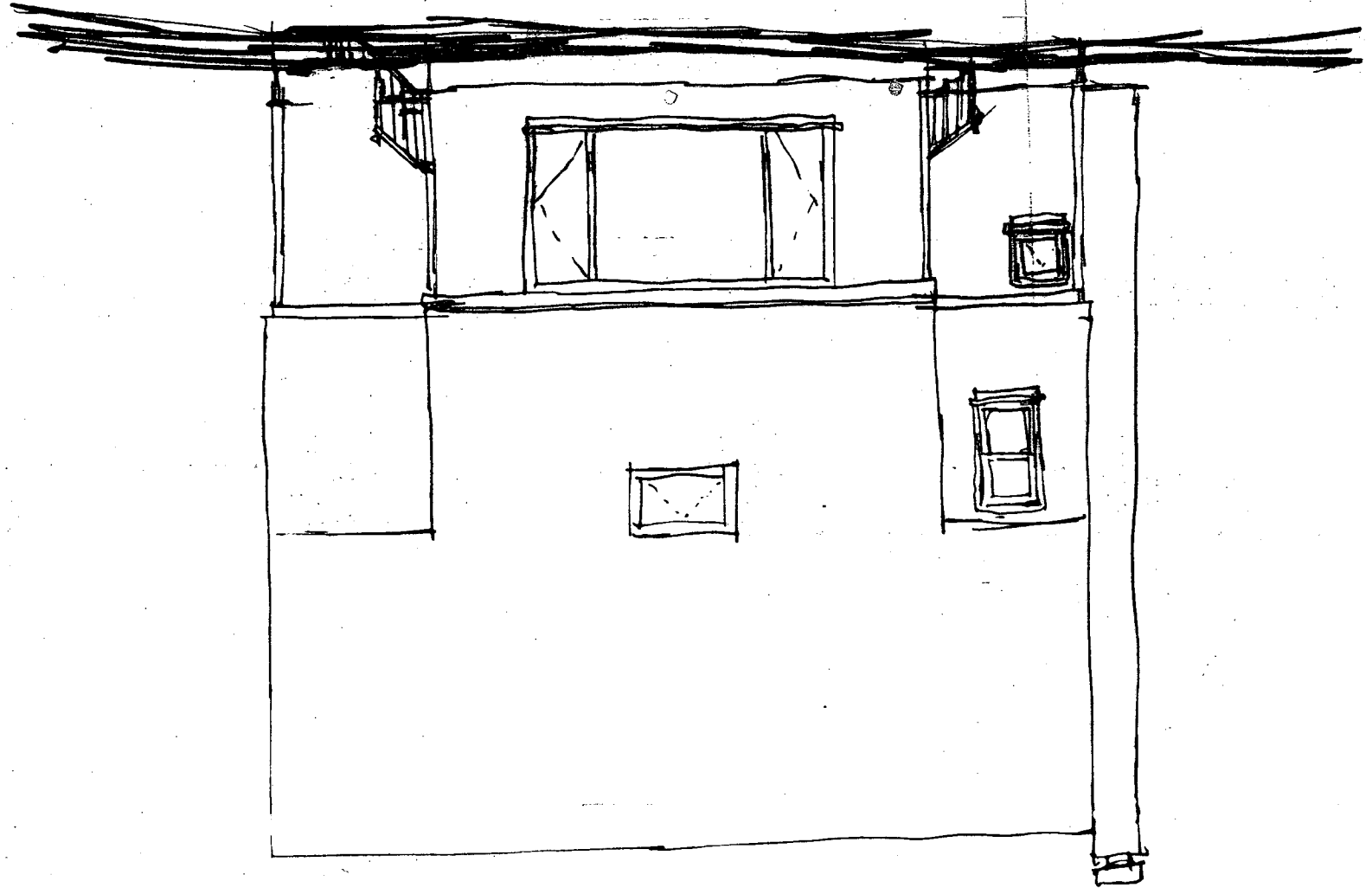
12
10.5'

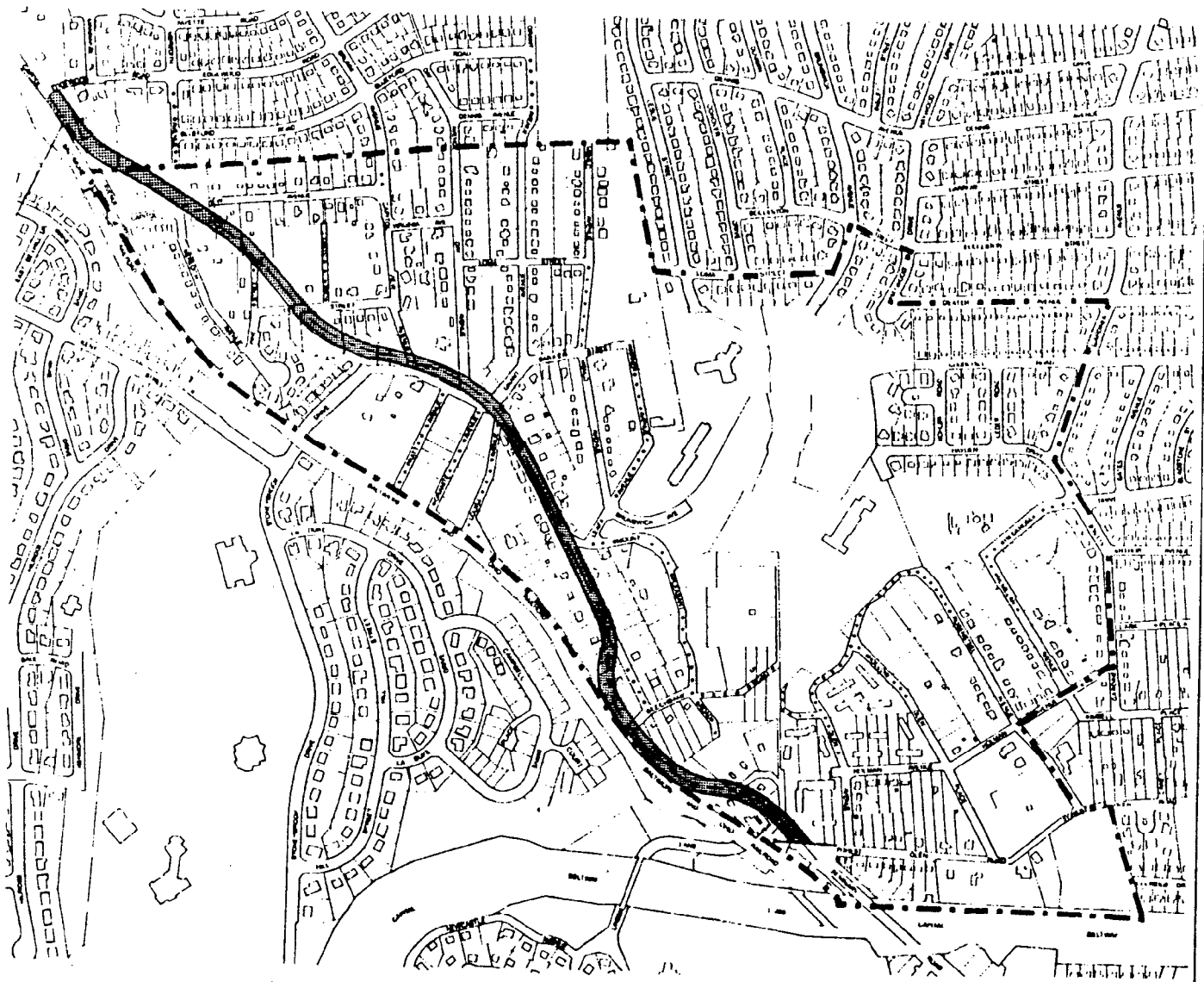
Camp House

EST 20'

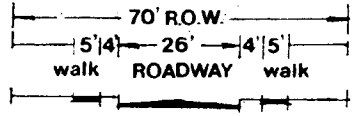


5








**CAPITOL VIEW AVE.
REALIGNMENT**



TYPICAL SECTION

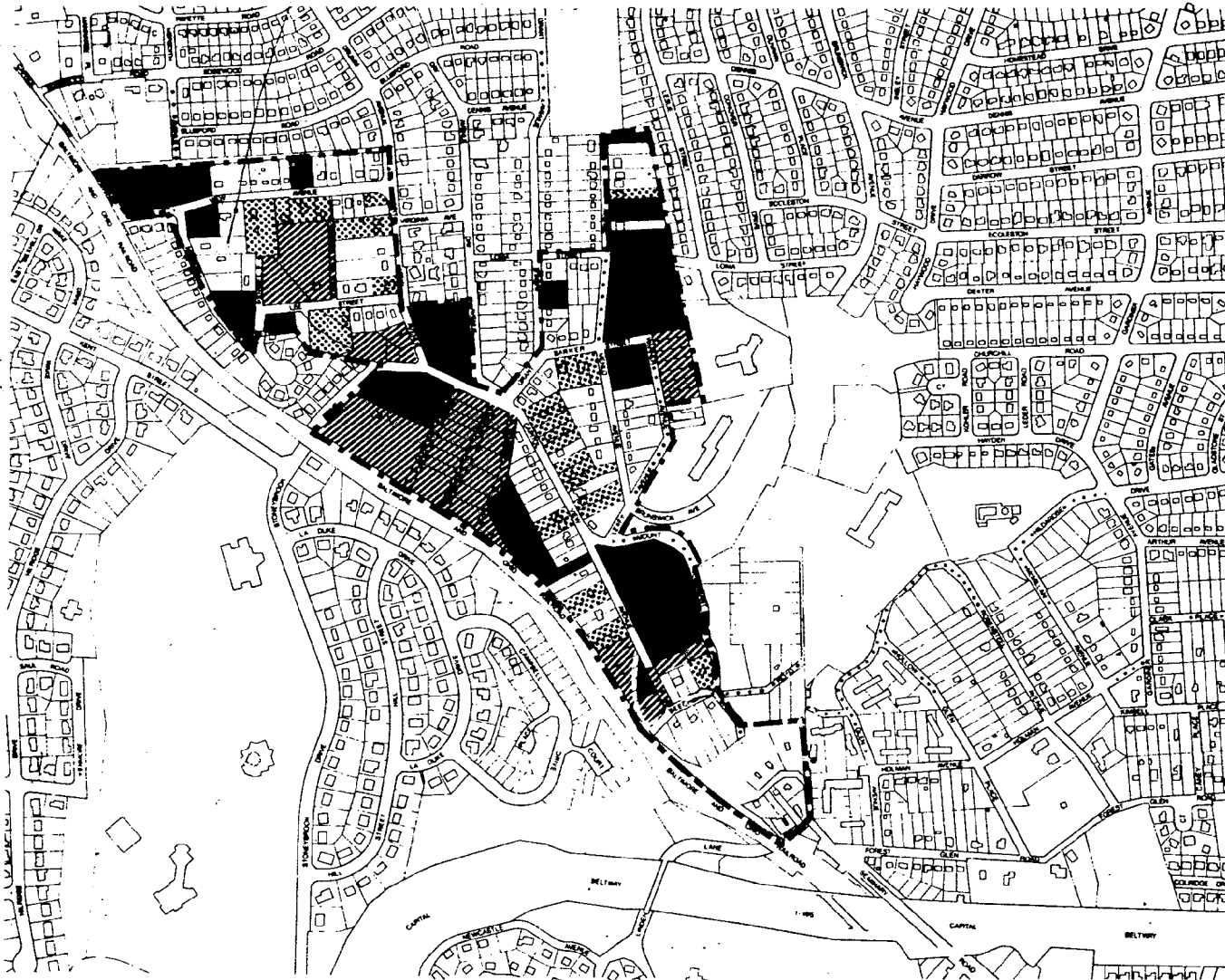
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Capitol View Special Study Area
KENSINGTON-WHEATON PLANNING AREA

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION





Lot 11-10215 Mendoth Avenue



PROPOSED HISTORIC DISTRICT

--- Historic District Boundary

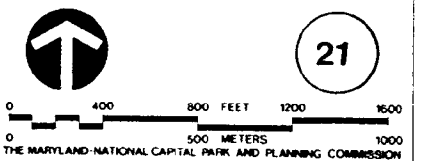
RESOURCES

-  1870 - 1916
-  1917 - 1935
-  Nominal (1935-)
-  Spatial

6

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



21

2

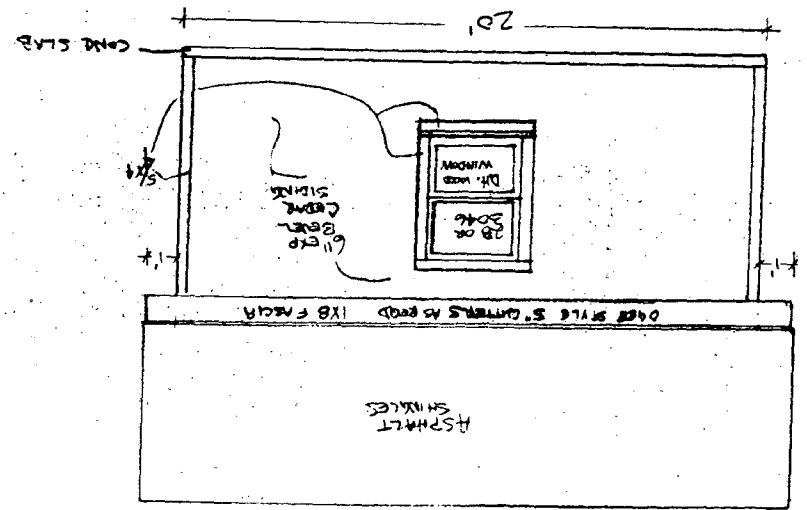
Garage Elevations

Lang Hill

1/4" scale to 1'

WEST ELEVATION - SAME BUT
(EAST ELEV - SAME BUT
W/O WINDOWS + WINDOW CASINGS)

SCALE 1/4" = 1'

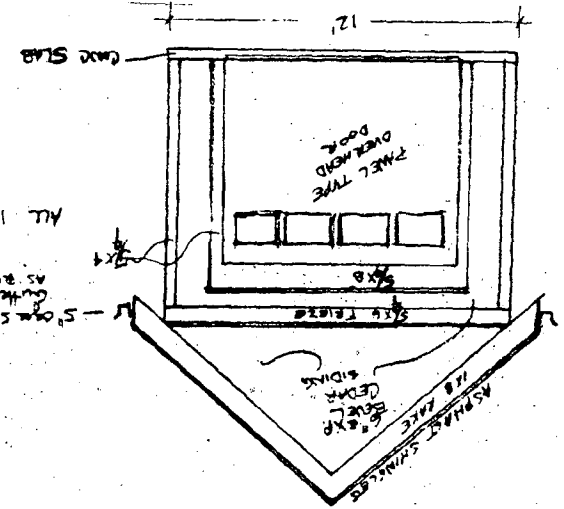


Lang Hill

NORTH ELEVATION - SAME BUT
W/O DOOR + DOOR CASING

SCALE 1/4" = 1'

ALL IX USE PAINTED
5\"/>

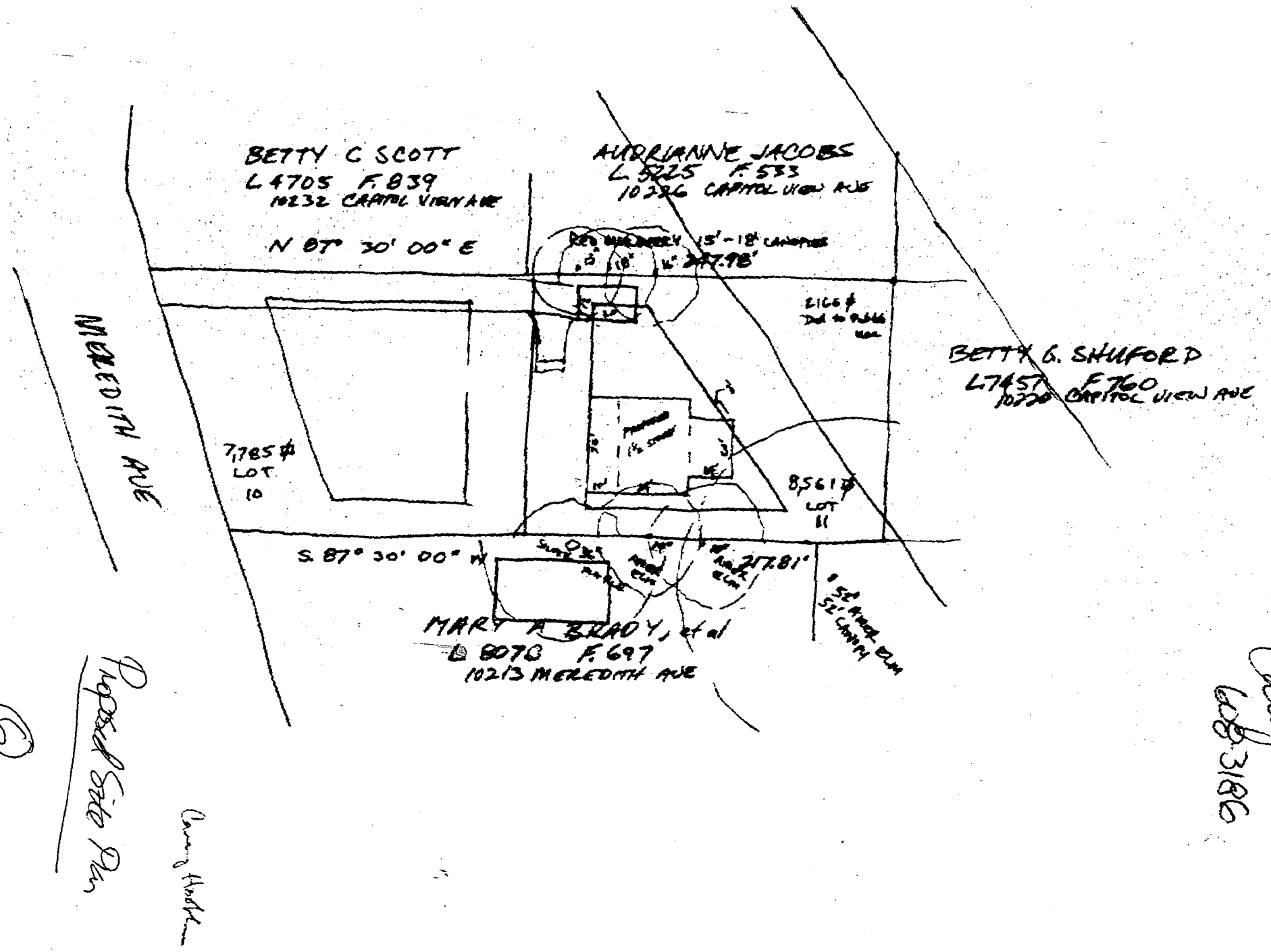


ATTN:

LMPRA 217-3677

per your request

Calvin
608-3186



Proposed Site Plan

Calvin Hinkle

6

1015 Thandell

SITE PLAN & TREE SURVEY

Wheaton Election & Montgomery County, Scale: 1" = 30'

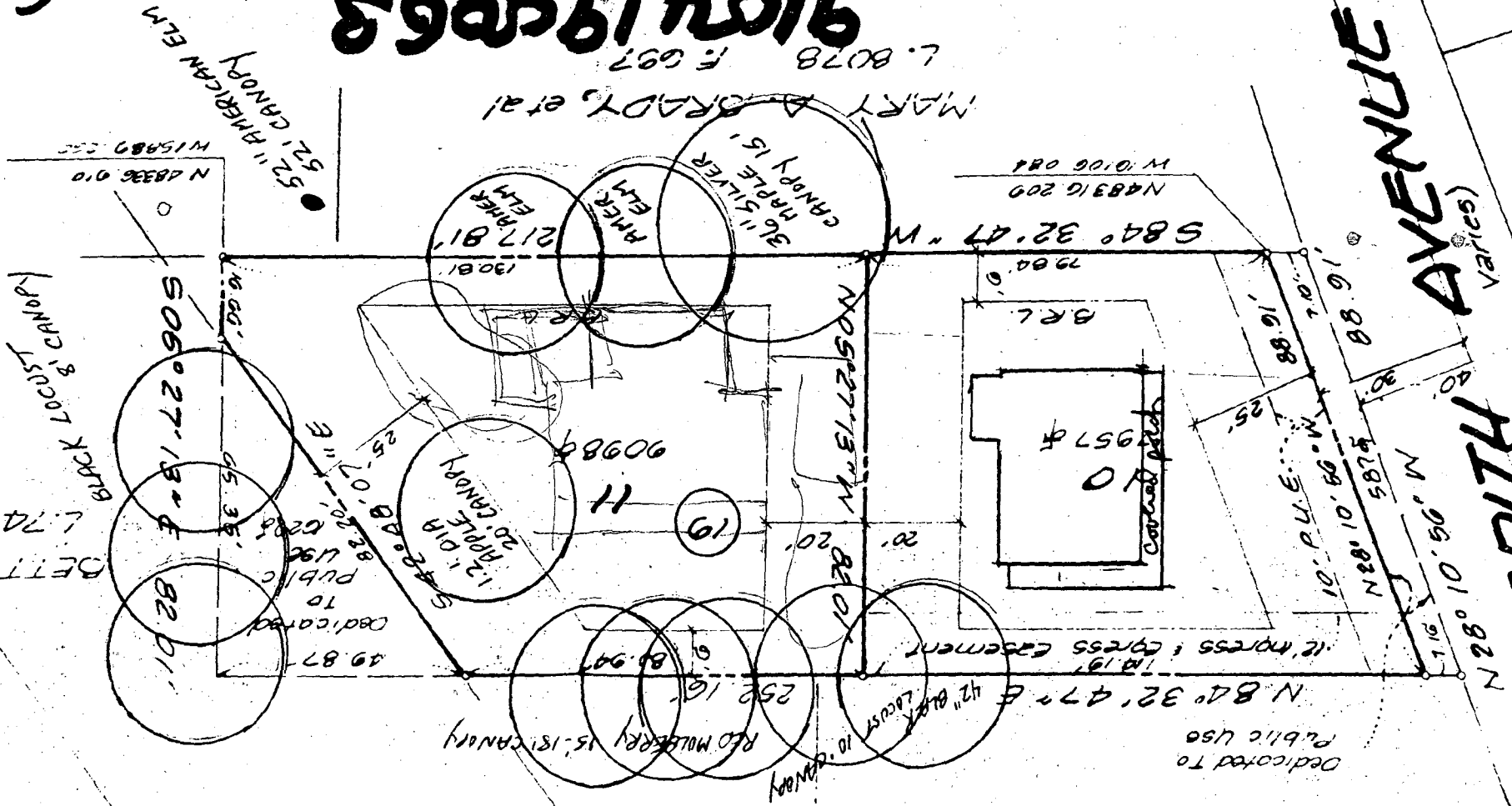
CAPITOL PARK (lots 10 & 11)

BETTY G. SHILFORD L. 7457 F. 700

BETTY G. SHILFORD L. 7491 F. 344

AUDRIANNE JACOBS L. 5225 F. 533

BETTY C. SCOTT L. 4705 F. 839



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

MARY B. BRADY, et al

L. 8078 F. 697

BLACK LOCUST & CANOPY

N 4836 010 W 15889 255

S 71 AMERICAN ELM

APPLE 20' CANOPY

APPLE 217' 81"

36" SILVER MAPLE CANOPY 15'

N 4836 200 W 10106 084

N 52° 27' 13" W

Dedicated to Public Use
 18.19' EGRESS EASEMENT
 10' P.U.E.
 10.10' 0.96° W
 88.91' 7.01°

AVENUE (width varies)
 MEREDITH PARK
 VIEW P. 1041

Some plan required prior to # of building permit by

Approved Site Plan - Lot 10

CAPITOL P. 10

Future 70

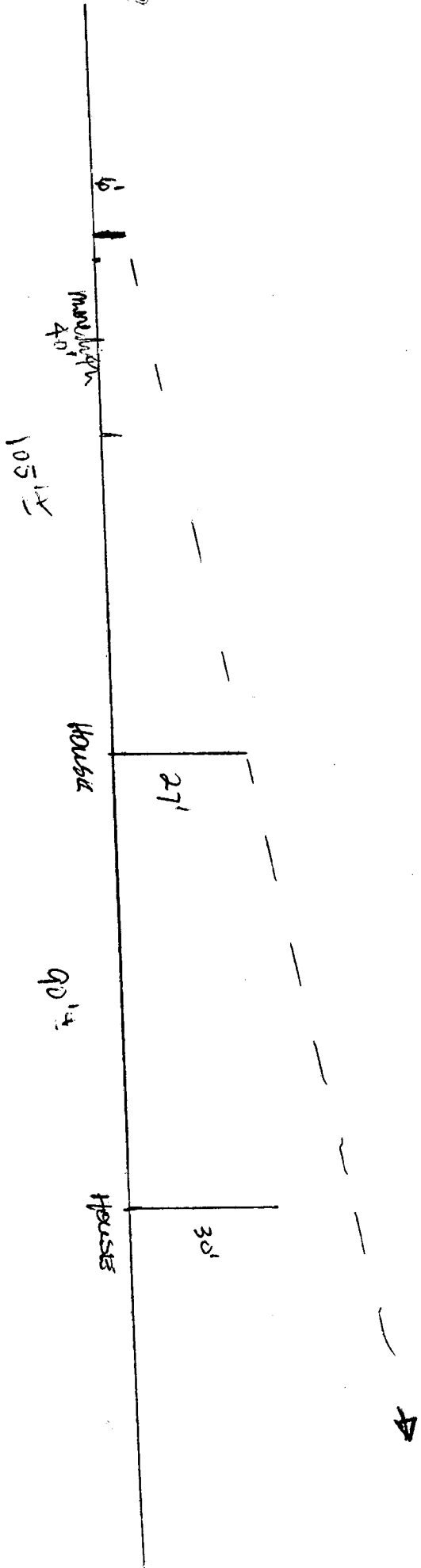
2400 ~~4000~~ Casey Hooper
Forest Glen Rd
Silver Spring, MD 20910

608-3861



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850



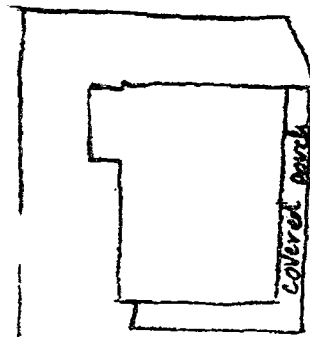
MEREDITH AVE

BETTY C SCOTT
L 4705 F 839
10232 GRIND VIEW AVE

N 07° 30' 00" E

12' WALKWAY & GRASS STRIP

LOT 10
7785 sq ft

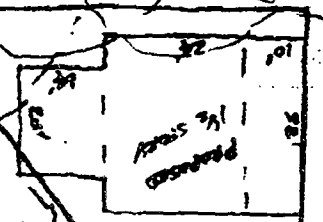


ANDRIANNE JACOBS
L 5125 F 533
10226 GRIND VIEW AVE

Red marked 15'-18' categories
16' 34798'

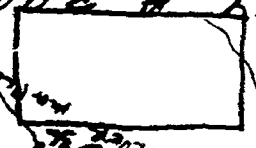
2166 sq ft
Ded to public use

LOT 11
8561 sq ft



MARY A BROADY, et al
L 8078 F 697
10215 MEREDITH AVE

S 87° 30' 00" W



152' HINGED ELM
52' CHERRY ELM

BETTY G. SHARF
L 7160 F 7000
GRIND VIEW AVE

MARSHALL AVE

BETTY C SCOTT
L 4702 F 832
10325 CHARLE VIEW AVE
N 87° 30' 00" E

ANDRIANNE JACOBZ
L 4702 F 832
10325 CHARLE VIEW AVE

10325 CHARLE VIEW AVE
12' WIDE EASEMENT

8102 F 832
10325 CHARLE VIEW AVE

8102 F 832
10325 CHARLE VIEW AVE

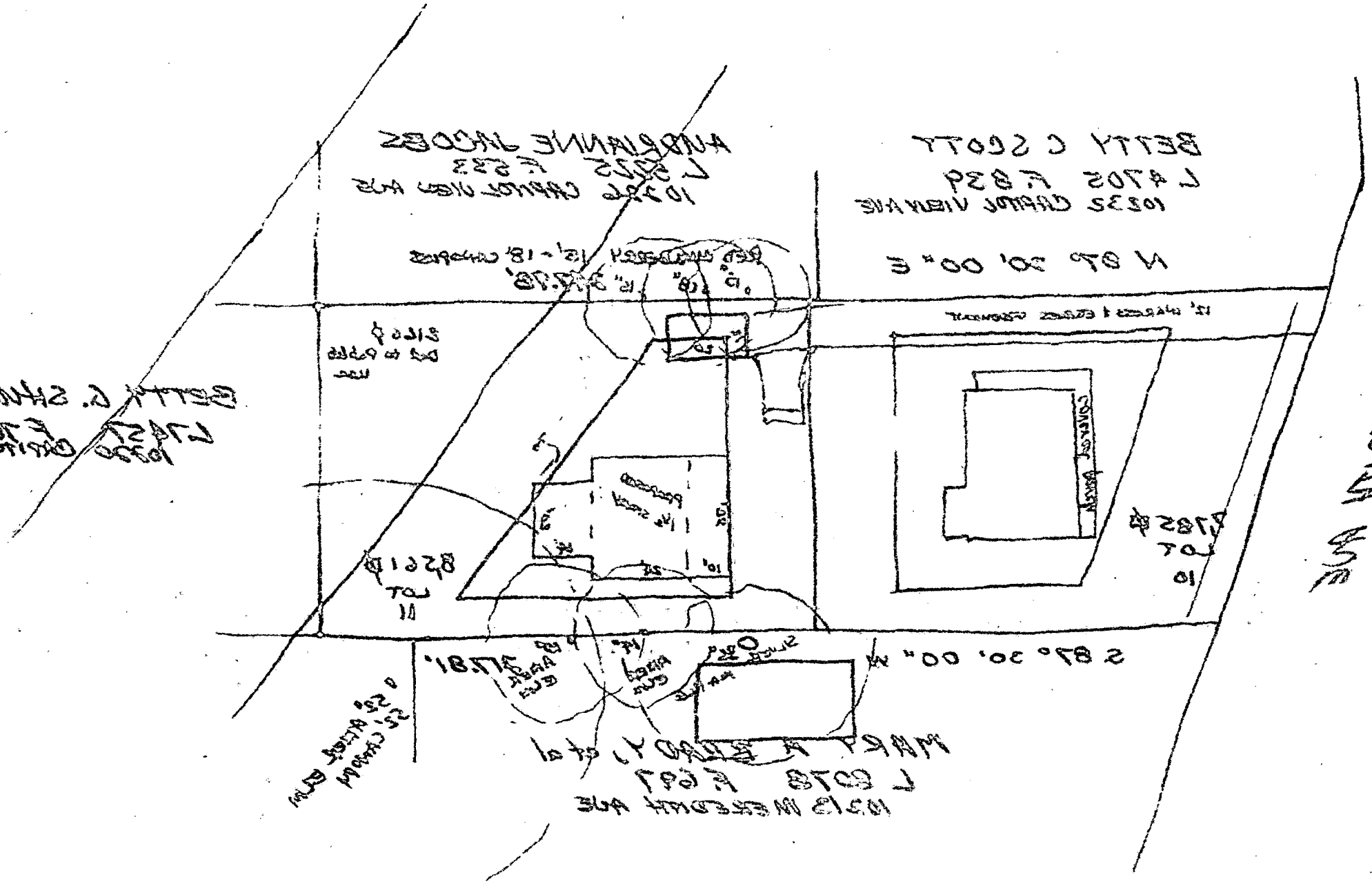
2 87° 30' 00" E

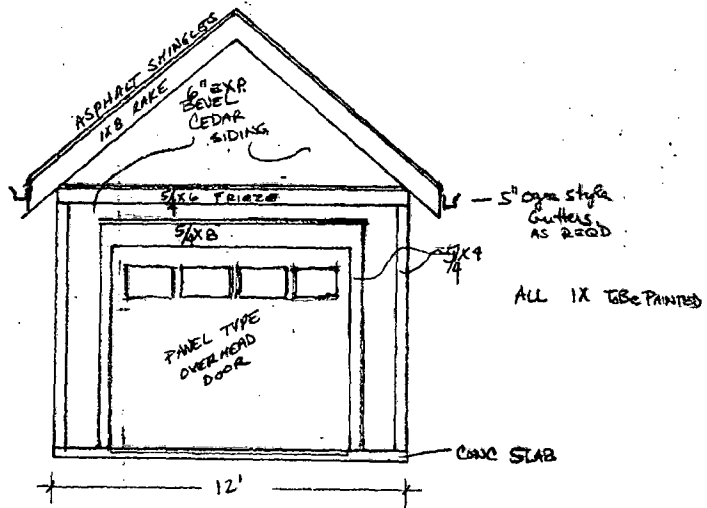
MARSHALL AVE
L 4702 F 832
10325 MARSHALL AVE

8102 F 832
10325 CHARLE VIEW AVE

10325 CHARLE VIEW AVE
12' WIDE EASEMENT

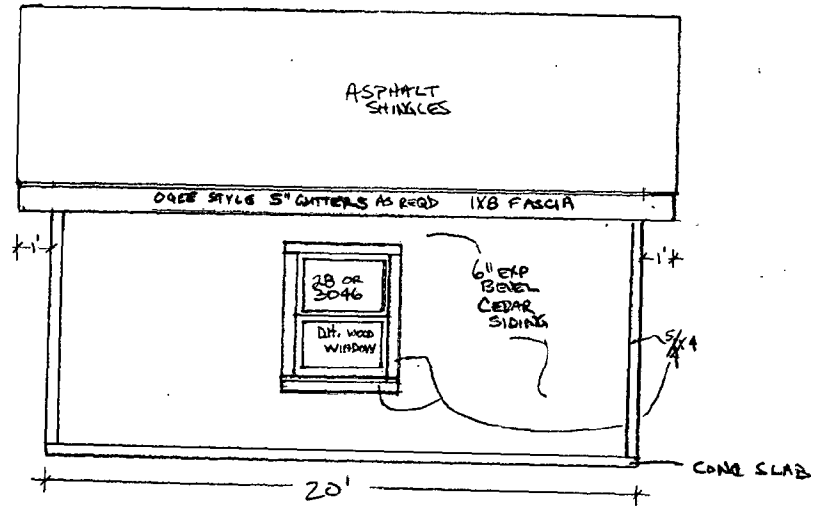
BETTY C SCOTT
L 4702 F 832
10325 CHARLE VIEW AVE





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

Craig Holler



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

1/4" SCALE TO 1"

Craig Holler

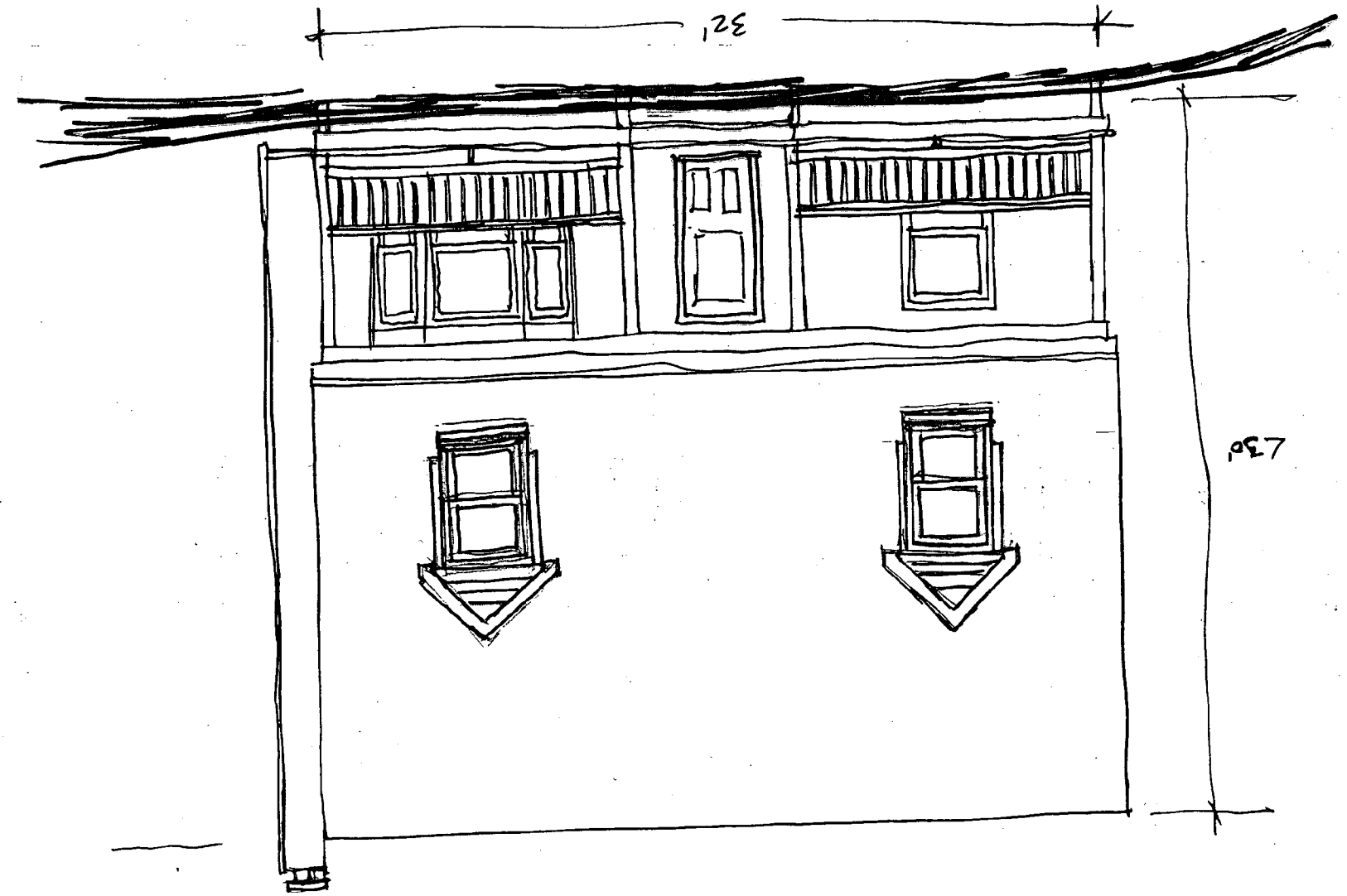
Garage Elevations

Long House

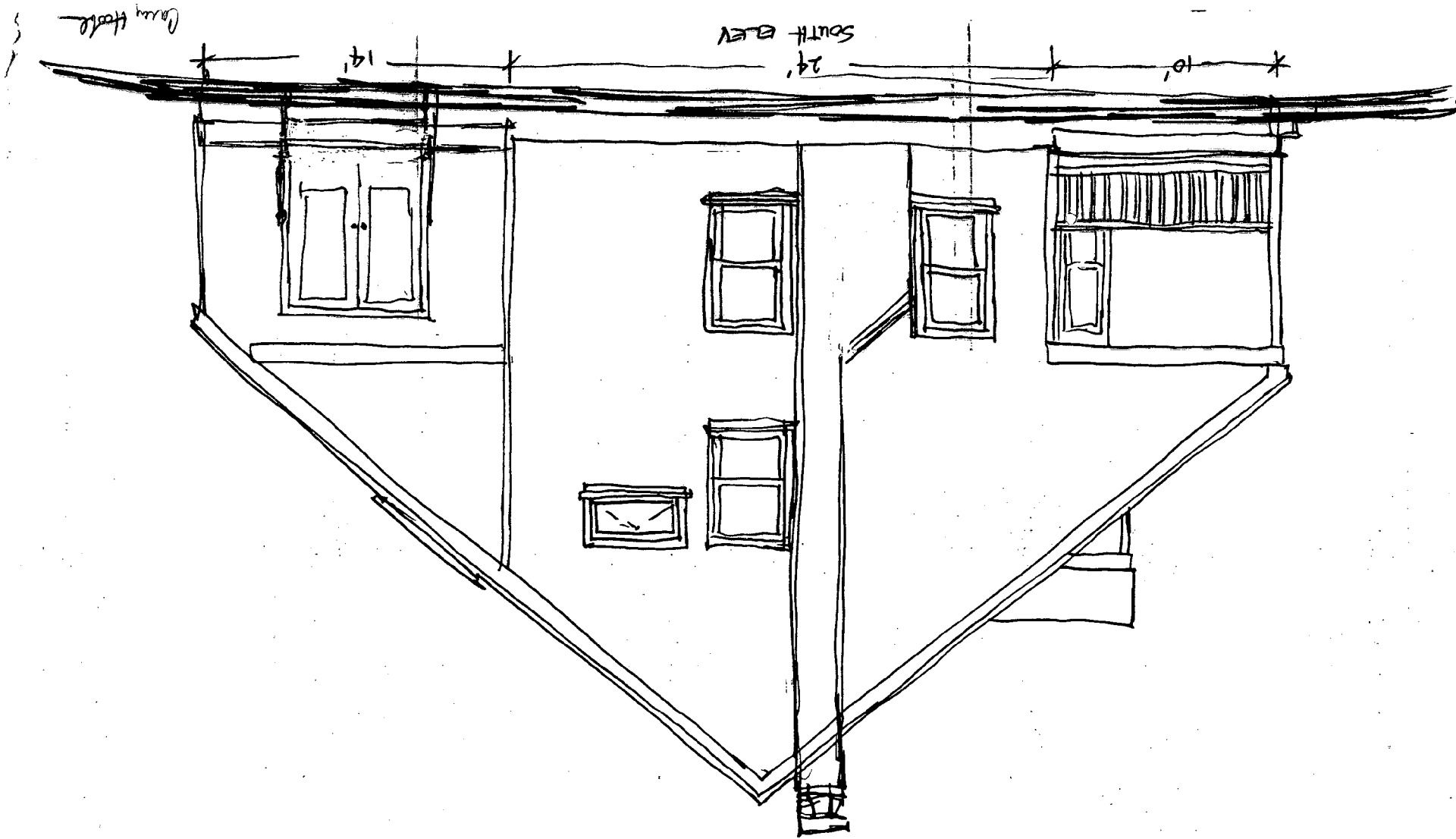
WEST ELEV

32'

23'



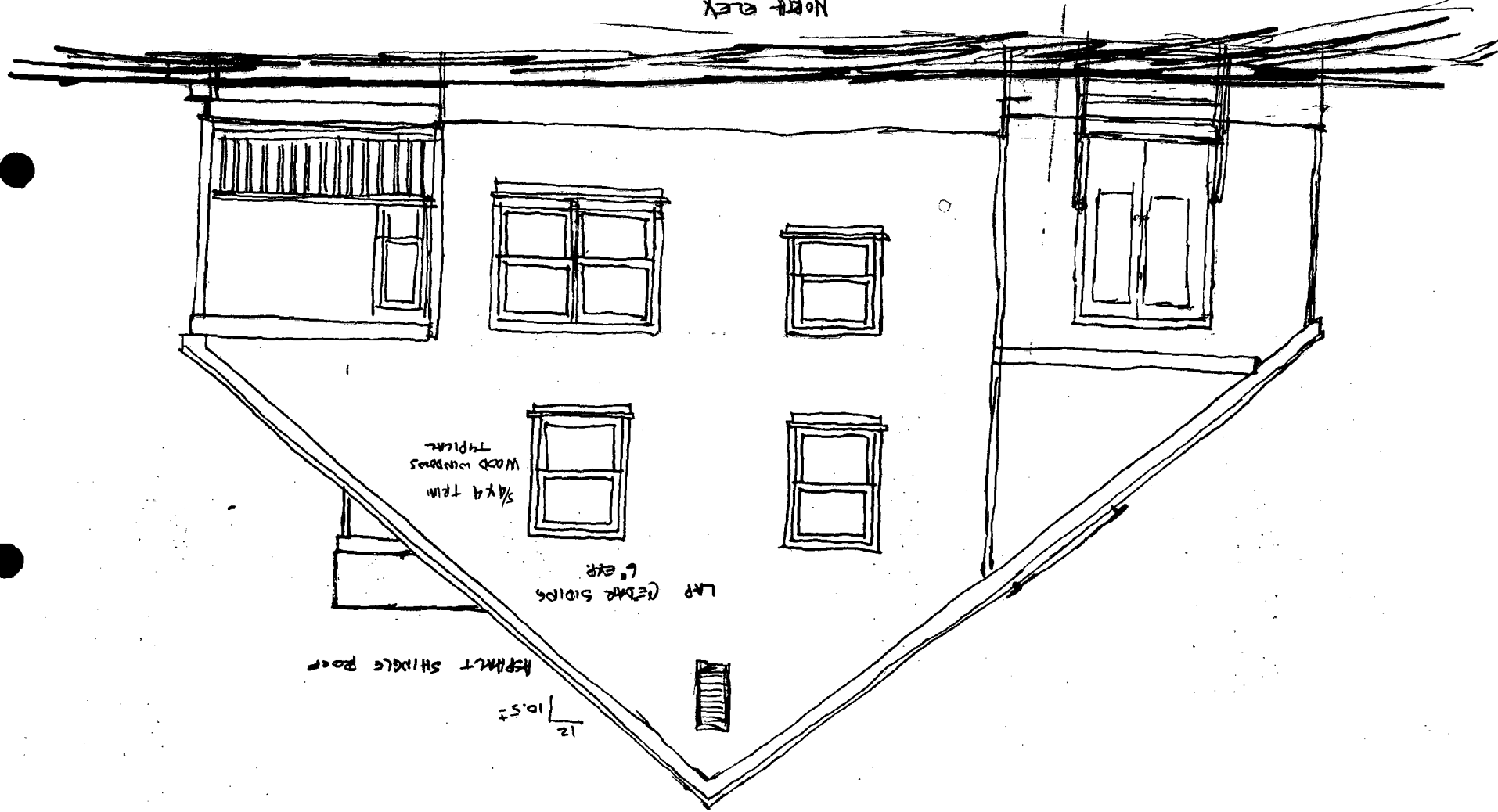
2



Country House

North side

3

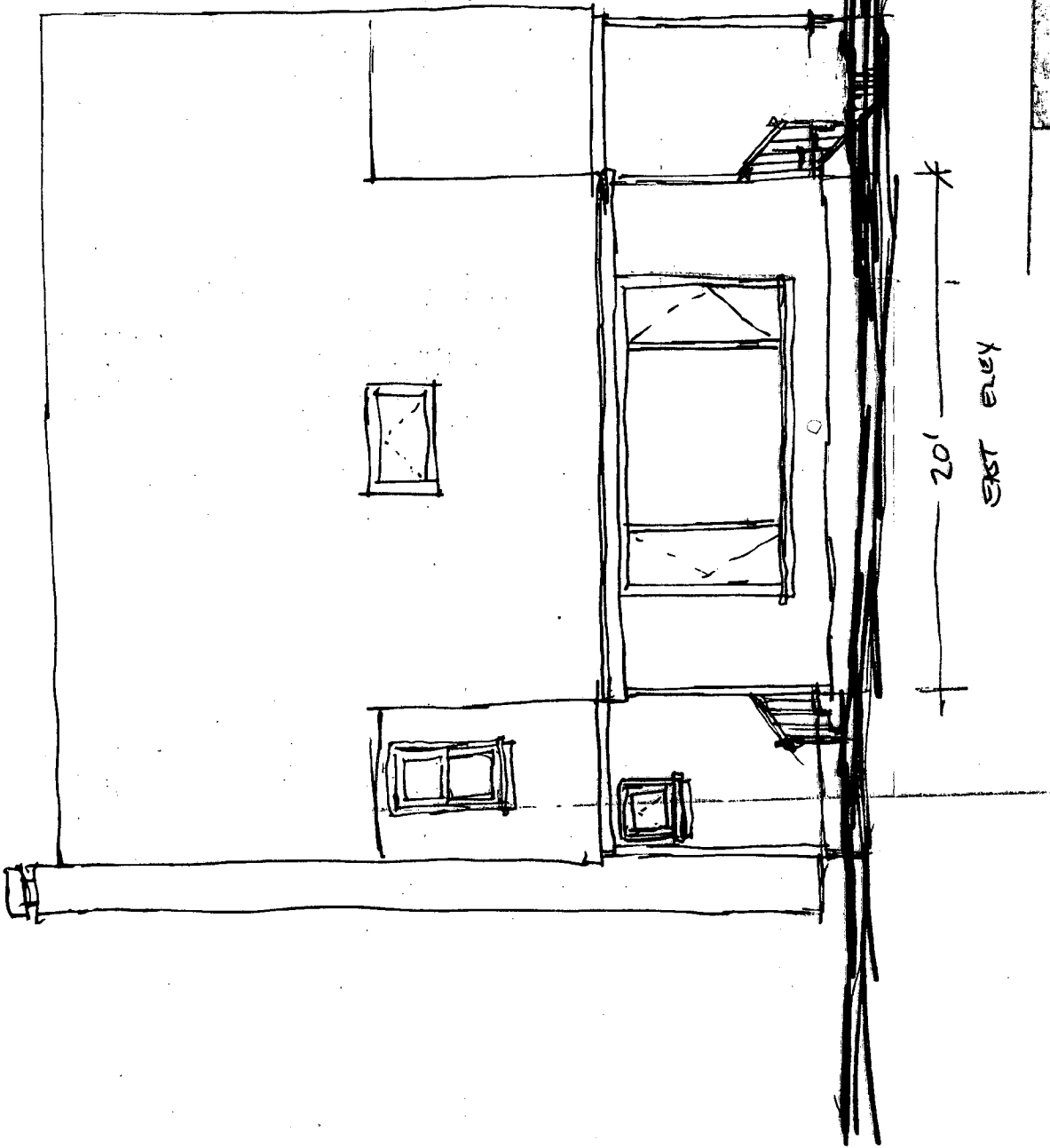


WOOD WINDOWS
3/4 x 4 TIM

LAP CEDAR SIDING
6" EXP

SPRINKLER SHINGLE ROOF

12 / 10.5



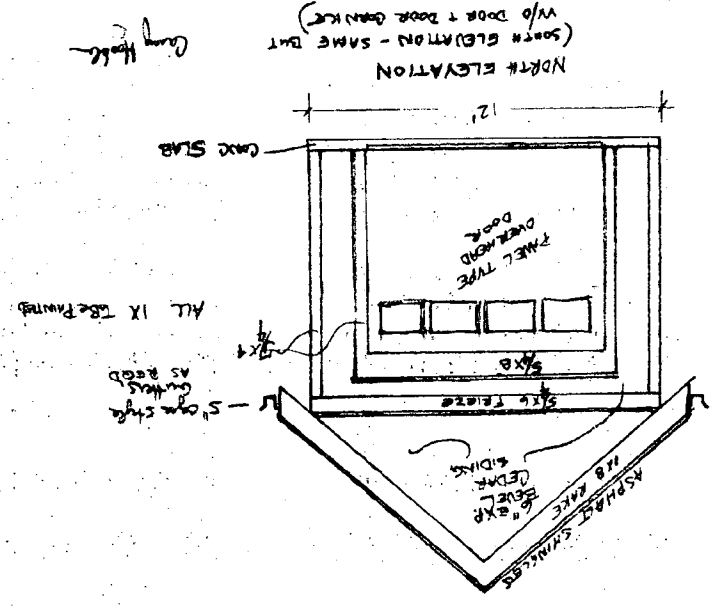
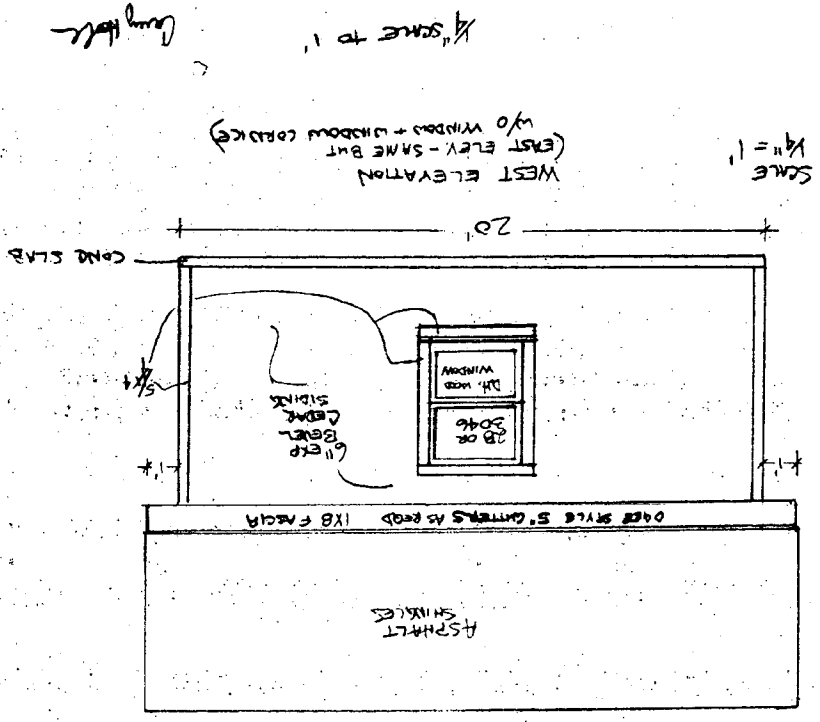
Cary Hooker

20' EXT ELEV

9

5

Garage Elevations

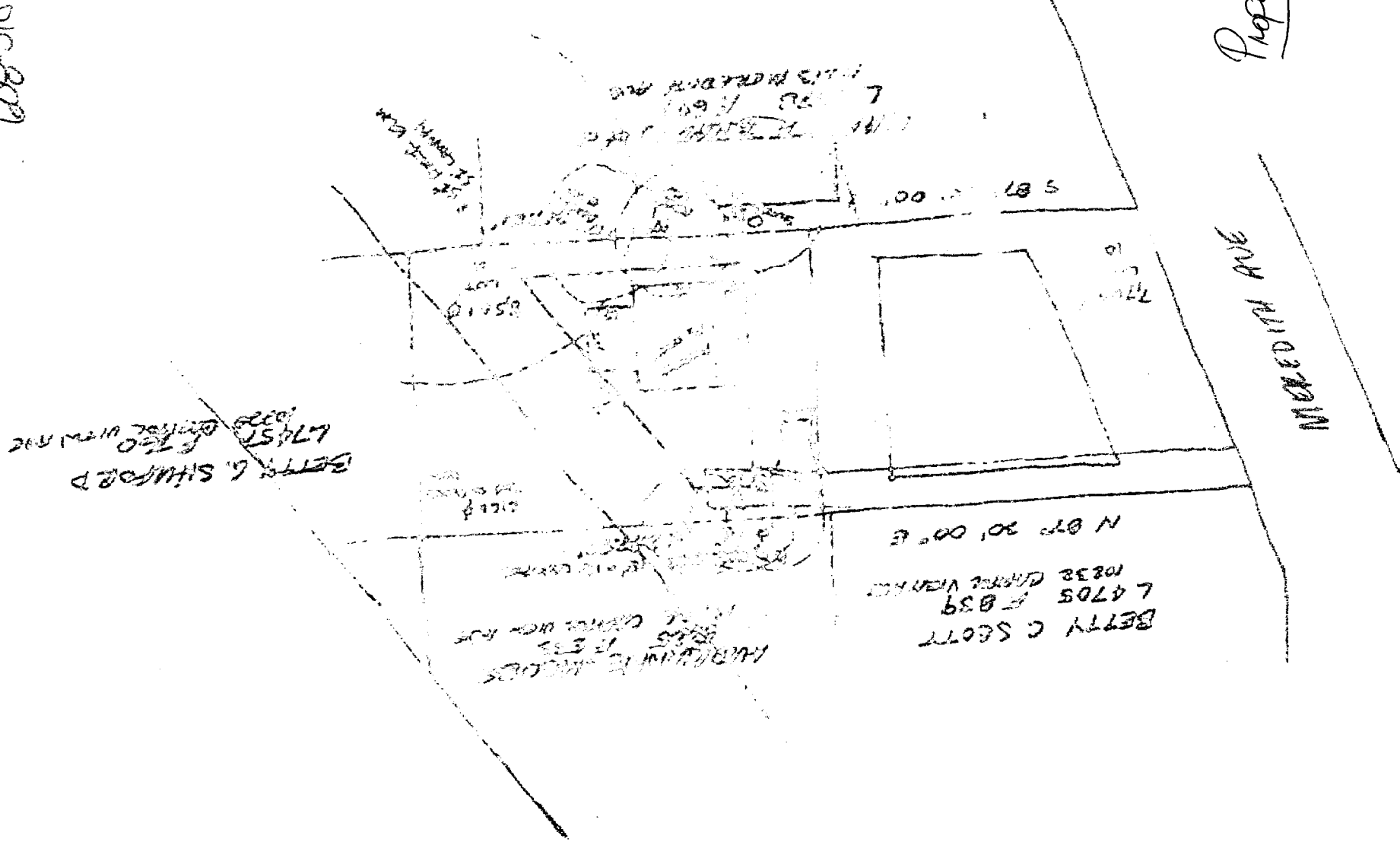


ATTN:

LAURA 2173677

per your request

Calvin
608-3186



Carroll Washburn

Proposed Site Plan

6

10415 Newell St

Site Plan & Tree Survey

BETTY C. SCOTT
L. 4705 F. 839

AUDRIANNE JACOBS
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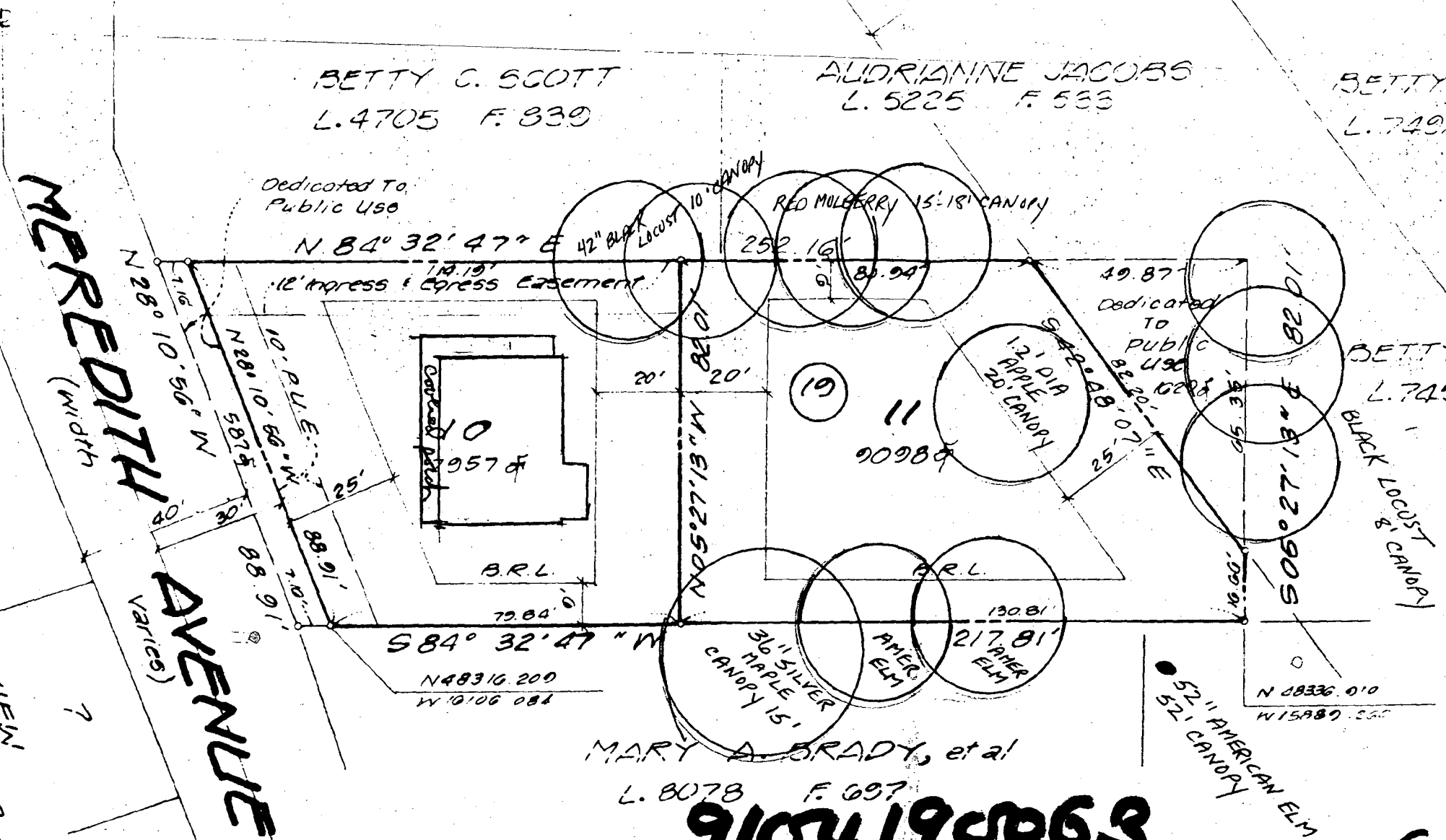
9104190063

Area of Dedication 10 = 587 f or 0.0135 Acres
11 = 9098 f or 0.2088 Acres

Total Area of Dedication = 2,210 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 C
Montgomery County,
Scale: 1" = 30'



MEREDITH AVENUE
(width varies)

Dedicated To Public Use

Dedicated To Public Use

Capitol

Approved Site Plan Lot 10

save plan required prior to building permit by

4

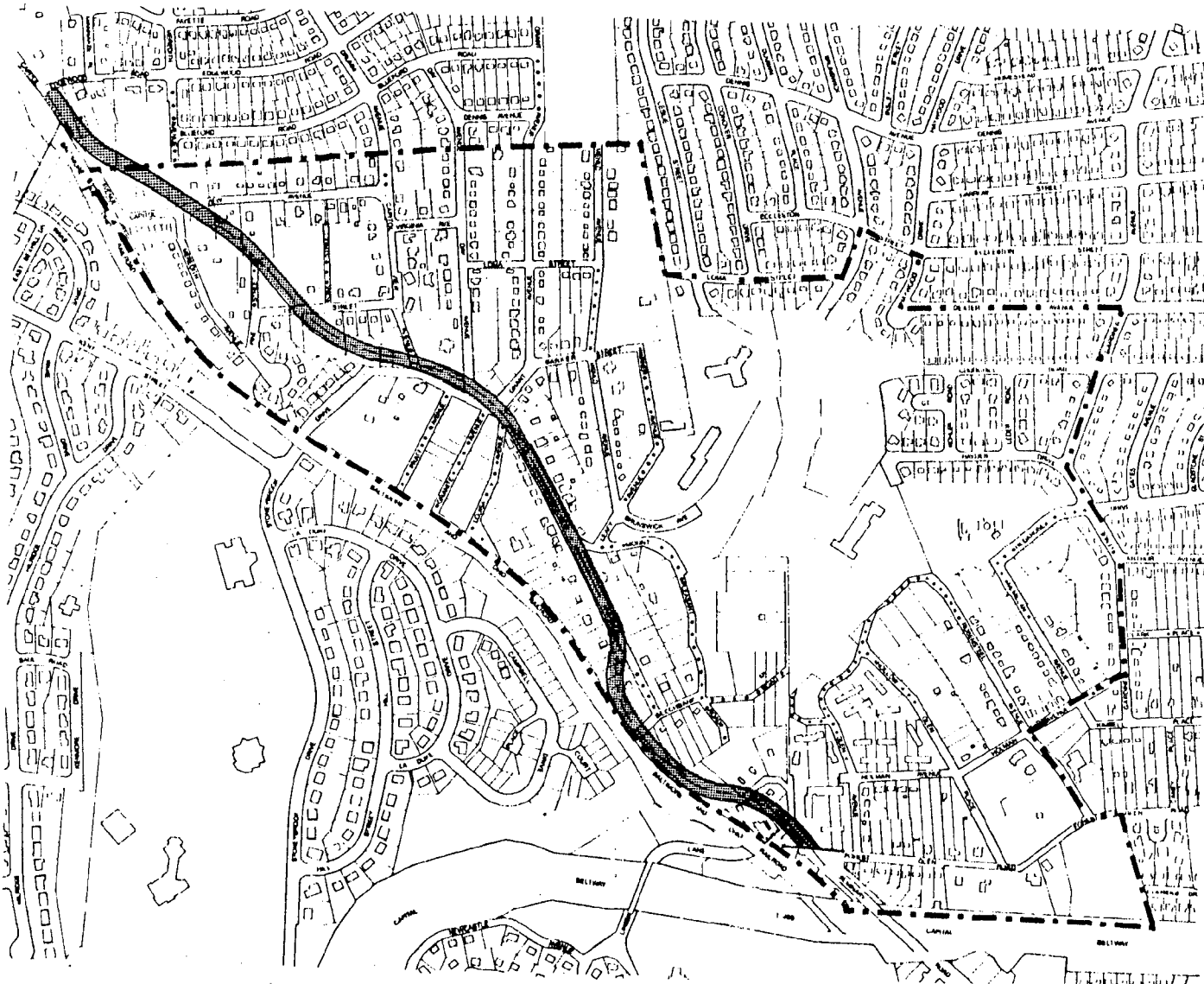
3

3

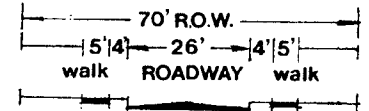
PARITY

VIEW P. 1041

Approved Site Plan Lot 10



CAPITOL VIEW AVE. REALIGNMENT



TYPICAL SECTION

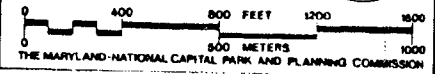
(8)

Capitol View Special Study Area

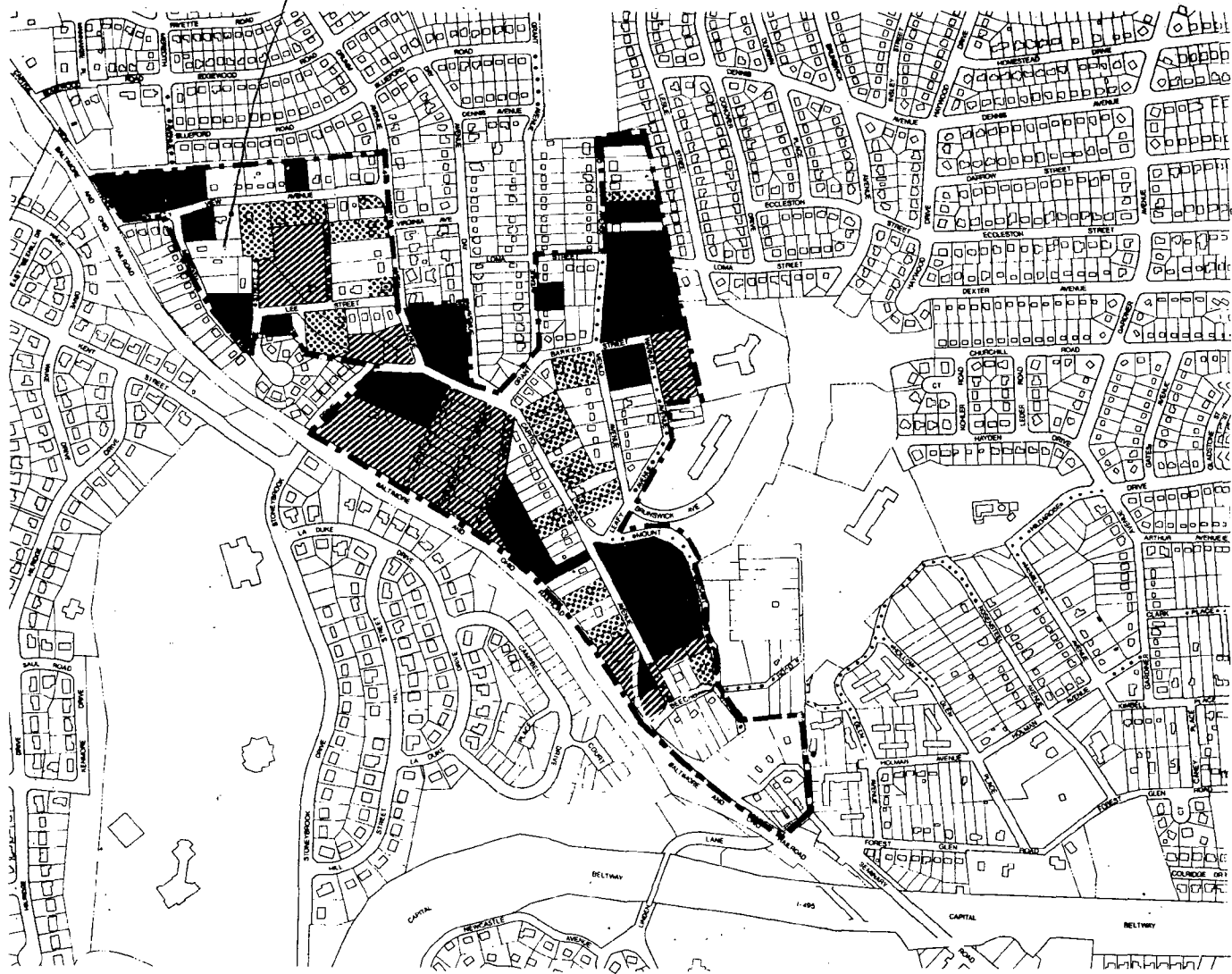
KENSINGTON-WHEATON PLANNING AREA



15







Lot 11-10215 Mendith Avenue



PROPOSED HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

-  1870 - 1916
-  1917 - 1935
-  Nominal (1935-)
-  Spatial

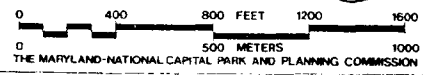
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Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA

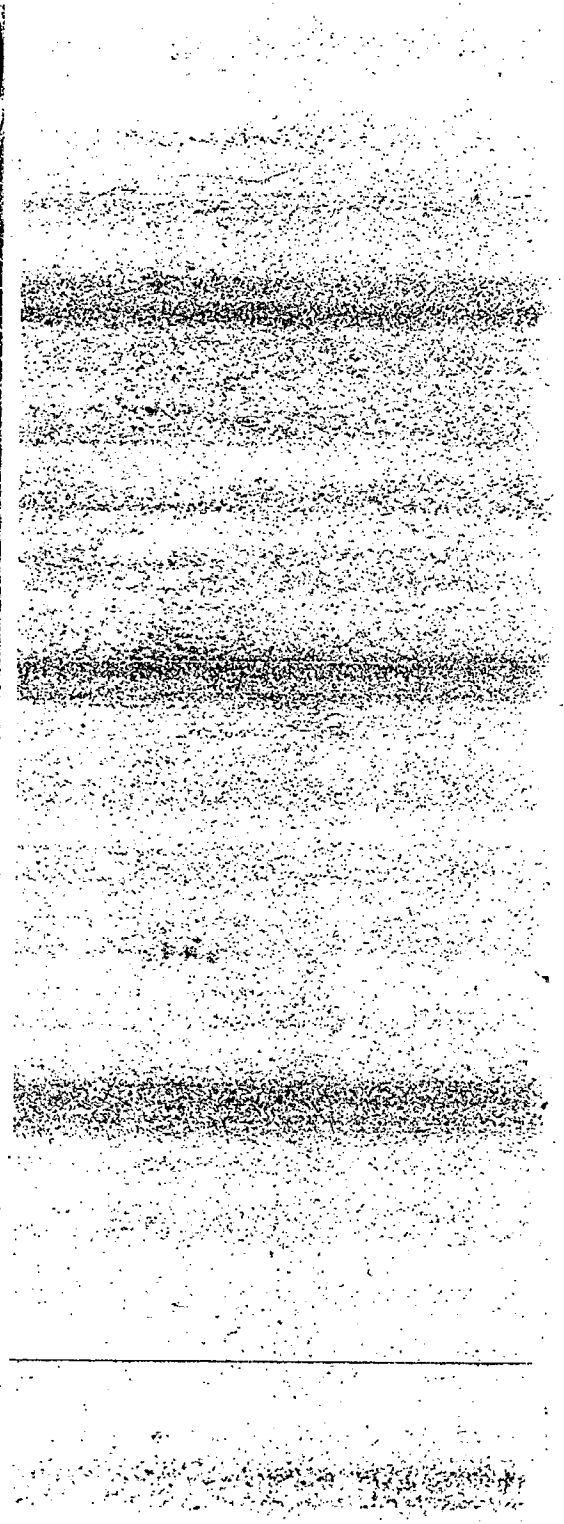


21



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

10215 Mendota Avenue





Montgomery County Government

MEMORANDUM

TO: Mike Radke, 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 ** Preliminary Consultation*

DATE: 5-9, 1991

The attached application by Casey Hooker for an Historic Area Work Permit at lot 11, 1215 Mendham 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 5-14-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 5-22, 1991.

2544E

Historic Preservation Commission

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