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II E. ~~Post~~ Nichols

31/7-00D 10215 Menlo Ave. Silver Sp.
(Capitol View Park Historic District)







M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/15/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation (M)

SUBJECT: Historic Area Work Permit # 231873 317-00D

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved
X Approved with Conditions: (1) The replacement trees shall be selected from the Montgomery Co. Native Species List.
(2) The replacement trees will have a caliper of 2-1/2" or greater.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Marjorie Leuck
Address: 10215 Menlo Ave, Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/15/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits #231873 31/7-00D

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

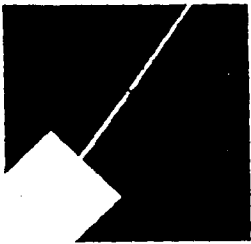
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 11/15/00

TO: Local Advisory Panel/Town Government ~~(S)~~ CAPITOL VIEW
PARK H.D.

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner (M)

SUBJECT: Historic Area Work Permit Application - HPC Decision

#231873 317-00D

The Historic Preservation Commission reviewed this project on 11/15/00
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: M. LUECK

Daytime Phone No.: 703-292-7229

Tax Account No.: 55?

Name of Property Owner: MARJORIE LUECK Daytime Phone No.: 703-292-7229

Address: 10215 Menlo Ave. SILVER SPRING MD 20910

Contractor: Mead Tree & Turf Phone No.: 301-831-7222

Contractor Registration No.: MDA # 2179; MD Lic. # 280; MHIC # 51728

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10215 Menlo Ave Street: _____

Town/City: SILVER SPRING Nearest Cross Street: LOMA

Lot: 4 Block: 18 Subdivision: CAPITOL VIEW PARK

Liber: A Folio: 5 Parcel: 207

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Move
 - Install
 - Wreck/Raze (TREE REMOVAL)
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Revision
 - Repair
 - Revocable
 - Fence/Wall (complete Section 4)
 - Other: TREE REMOVAL

1B. Construction cost estimate: \$ 1,000 (TREE REPLACEMENT)

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches

- 3B. 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

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.

Marjorie Lueck Signature of owner or authorized agent 10/6/00 Date

Approved: X W/CONDITIONS For Chairperson Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/15/00

Application/Permit No.: 231873 Date Filed: 10/19/00 Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

- 1) SPRUCE TREE SET ON FRONT LAWN OF PROPERTY HAS GROWN TO OVERWHELMING PROPORTIONS.
2) PERMISSION REQUESTED TO REMOVE TREE & REPLACE WITH A MORE ATTRACTIVE TREE SUITABLE TO THE SCALE OF PROPERTY

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

- REPLACEMENT OF SPRUCE WITH A MORE ATTRACTIVE TREE, SUCH AS A RED MAPLE WOULD ENHANCE PROPERTY & SURROUNDINGS.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10215 Menlo Avenue, Silver Spring	Meeting Date: 11/15/00
Resource: Capitol View Park Historic District	Report Date: 11/08/00
Review: HAWP	Public Notice: 11/01/00
Case Number: 31/07-00D <i>RETROACTIVE</i>	Tax Credit: None
Applicant: Marjorie Lueck	Staff: Michele Naru
PROPOSAL: Tree Removal	RECOMMEND: Approval w/conditions

Staff recommends the Commission approve this HAWP with the following conditions:

1. The replacement tree shall be selected from the Montgomery County Native Species List.
 2. The replacement tree will have a caliper of 2-1/2" or greater.
-

BACKGROUND

The current tree that occupies the front yard of the applicant's property is a Norway spruce. The applicant was issued a stop work order on 10/06/00 by the County's Department of Permitting Services when the tree removal company hired by the applicant was in the process of removing the tree. The current state of the tree is poor and the applicant has supplied the commission with a letter from the Mead Tree and Turf Care stating that the tree will not survive based on the amount of plant material that has been removed to date.

PROJECT DESCRIPTION

SIGNIFICANCE: Nominal Resource in Capitol View Park Historic District
STYLE: Modern
DATE: 1936-1981

PROPOSAL:

The applicant proposes to remove the remaining tree and replace it with a more attractive tree such as a Red Maple.

STAFF DISCUSSION

Staff does concur with the arborist's recommendation that the tree in question will not survive

under its current state. The heavy amounts of plant material, which has been removed from the tree has left the tree in a very vulnerable state.

Staff does also note that this tree is a Norway spruce. Generally the Commission views these trees as being secondary. Staff does note however that this tree did play an important role in contributing to the environmental setting of the Historic District. Staff recommends approval for the removal of the tree but recommends that the tree be replaced with a tree from the County's native species list. The replacement tree shall also have a caliper of 2-1/2 " or greater.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guideline #2:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.

and with the following conditions:

3. The replacement tree shall be selected from the Montgomery County Native Species List.
4. The replacement tree will have a caliper of 2-1/2" or greater.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: M. LUECK

Daytime Phone No.: 703-292-7229

Tax Account No.: SS?

Name of Property Owner: MARJORIE LUECK Daytime Phone No.: 703-292-7229

Address: 10215 MENLO AVE. SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: MEAD TREE & TURF Phone No.: 301-831-7222

Contractor Registration No.: MDA # 2179; MD LIC. # 280; MHAIC # 51728

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10215 MENLO AVE Street: _____

Town/City: SILVER SPRING Nearest Cross Street: LOMA

Lot: 4 Block: 18 Subdivision: CAPITOL VIEW PARK

Liber: A Folio: 5 Parcel: 207

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: TYPE REMOVAL

1B. Construction cost estimate: \$ 1,000 (WIND REPLACEMENT)

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches

- 3B. 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

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.

Marjorie Lueck 10/6/00
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 231873 Date Filed: 10/9/00 Date Issued: _____

317-00D

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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4

#7 PROPERTY OWNERS

ADJACENT:

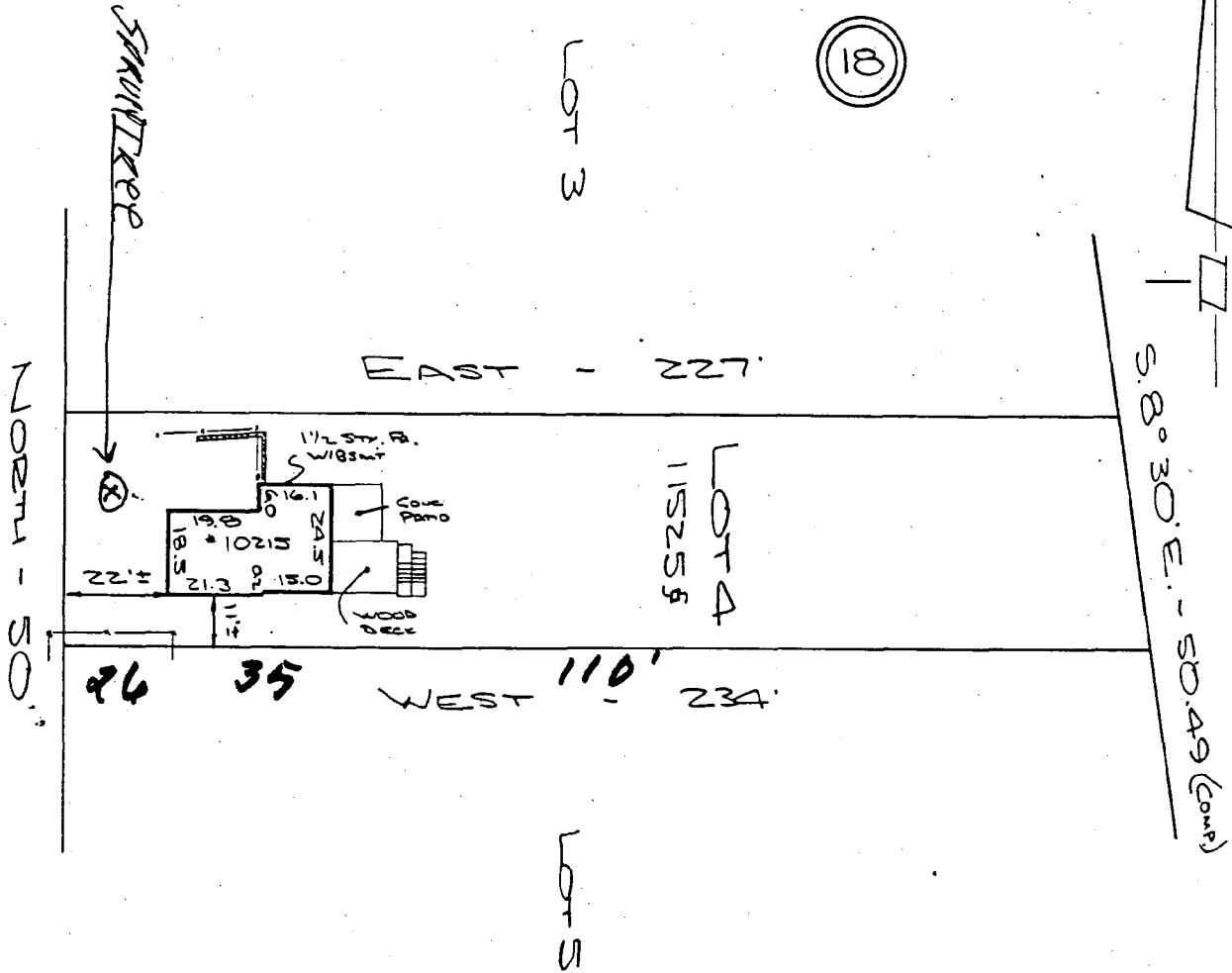
a) KIM & PETER WILSON
10217 MENLO AVE.
SILVER SPRING, MD 20910

b) MICHAEL & LARK ANDERSON
10213 MENLO AVE., S.S., MD 20910

OPPOSING

c) DAVID B. & F.H. SERPAN
10214 MENLO AVE.
SILVER SPRING, MD 20910

MENLO AVENUE



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county and field work performed.

HOUSE LOCATION
LOT 4 BLOCK 18
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book A Plat 9 Scale 1" = 40'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: July 1, 1993

CASE: 1331-93

FILE: 47275

6

Mead Tree and Turf Care, Inc.
P.O.Box 249
Lisbon, MD 21765-0249

Phone (301)831-7222 FAX (301)829-1906

October 6, 2000

Marjorie Lueck
10215 Menlo Avenue
Silver Spring, MD 20910


Dear Ms. Lueck,

The Historic Preservation Committee should be informed that the balance of the Norway Spruce in front of your house should be completely removed. It is not in the best interest of the tree or the neighborhood aesthetics to leave the tree standing as is.

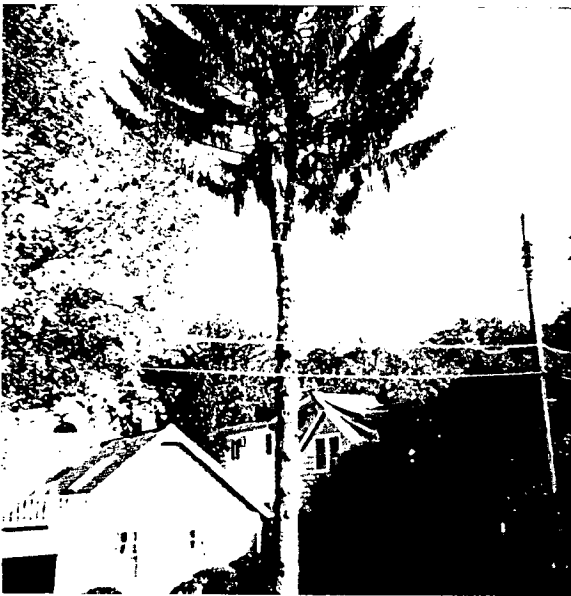
In our opinion, there is a very strong probability that the tree will not survive the removal of such a large amount of plant material.

Hopefully, you will be able to proceed with the removal, and perhaps plant a more suitable replacement tree for the site.

Yours truly,



Suzanne M. Mead
Treasurer
Mead Tree & Turf Care, Inc.



#7 PROPERTY OWNERS

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- a) KIM & PETER WILSON
10217 MENLO AVE.
SILVER SPRING, MD 20910
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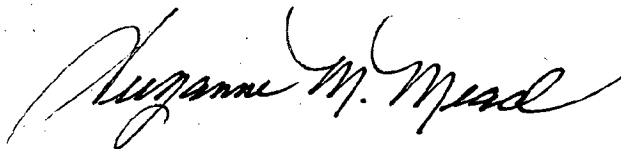
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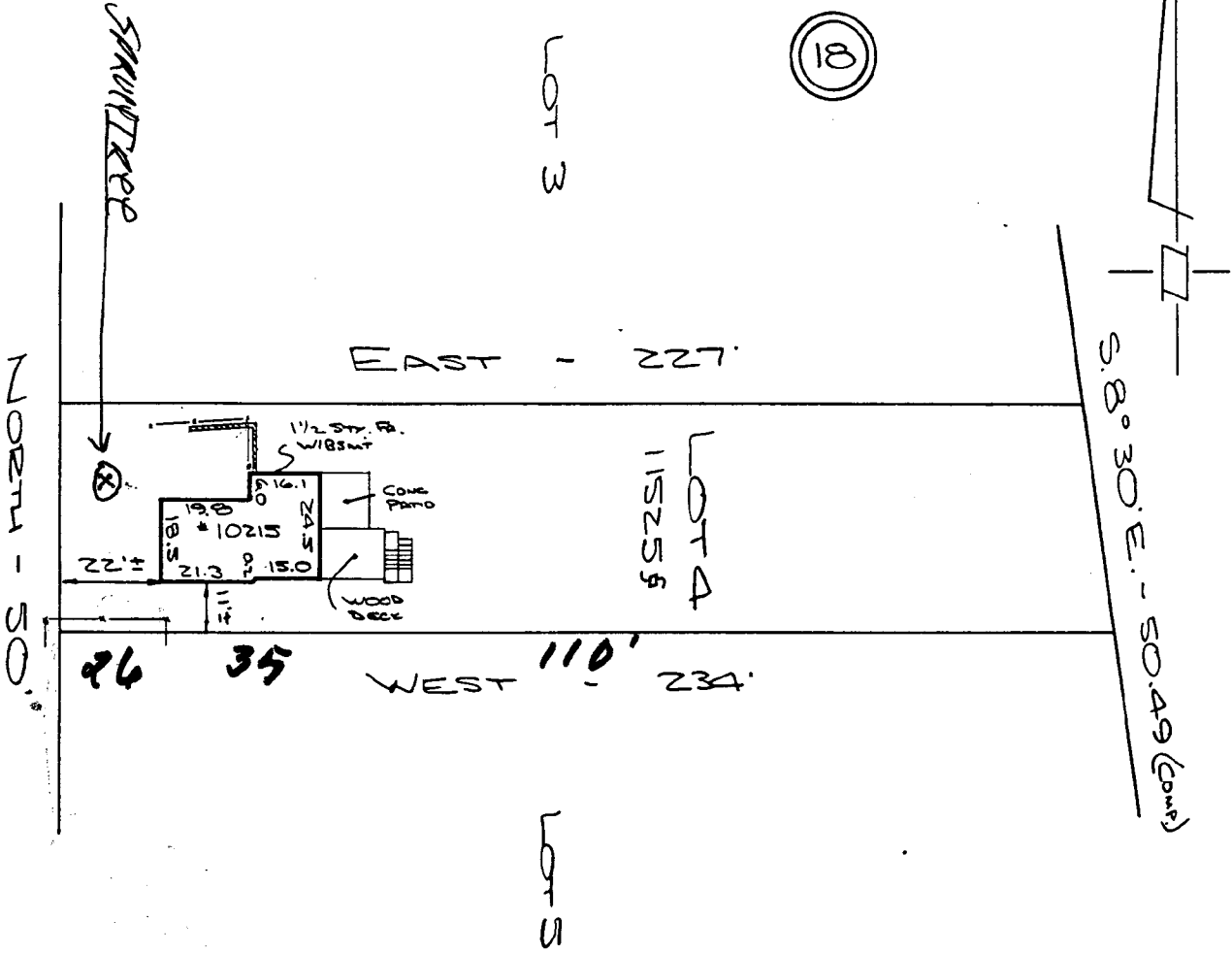
Hopefully, you will be able to proceed with the removal, and perhaps plant a more suitable replacement tree for the site.

Yours truly,



Suzanne M. Mead
Treasurer
Mead Tree & Turf Care, Inc.

MENUDO AVENUE



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
 NOTE: This survey prepared for title purposes only.

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 LOT 4 BLOCK 18
CAPITOL VIEW PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 9 Scale 1" = 40'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

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