

31/7 10019 Menlo Ave.

31/7-89E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared Cooper

DATE: February 23, 1989

CASE NUMBER: 31/7-89E

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Cap.. View Pk PROPERTY ADDRESS: 10019 Menlo Avenue
Silver Spring, MD 20910

DISCUSSION:

The applicant is proposing renovation of the outbuilding (carriage House) located at 10019 Menlo Avenue. The principal change will involve replacing and raising the of of the rear shed addition to the carriage house. also, several windows are proposed to be added to the existing structure. The original application is dated December 5, 1988, however the applicant was unable to attend earlier meetings.

STAFF RECOMMENDATION:

Staff recommends approval of this application. The proposal for this outbuilding is well-designed and documented.

ATTACHMENTS:

1. HAWP Application
2. LAC Review
3. Architect's Drawings
4. Photographs

COMMISSION ACTION:

HISTORIC PRESERVATION COMMISSION

I ③

Staff Review Form

Applicant: Marion Edey

Applicant's Address: 10019 Menlo Ave Silver Spring

Type of Review:

HAWP <u>X</u>	Substantial Alteration _____
ORD.Maintenance _____	Demolition _____
Subdivision _____	Other _____

Site No. (Atlas): Capital View Park Historic District

Site Address: _____
(if different from applicant)

Advertised: Yes X No _____ Dec. 28, 88

Proposed: (describe action to be taken)
repair existing carriage house, raise roof on rear section, add new doors and windows

Staff recommendations and comments: Recommended by LAC.
Proposed work will remove 2 hinged doors and put windows in hay loft openings. Recommend that changes to 1 story addition be allowed (page A 3), but that the front elevation not be altered on 1st floor as shown and that hayloft opening not have a small paned window. Existing hinged doors should be kept.

Date: 1/3/89

Staff: Annette G. van Hilst

Signature: _____

HPC Action:

Date: _____



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

Office of Community Development
Division of Planning
RECEIVED
DEC 6 1988
Montgomery County, Maryland

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contractor tax ID - 52-139-6008
for individual owner

TAX ACCOUNT # tax I.D. 996110 (lot 3) and #996121 (lot 4)

NAME OF PROPERTY OWNER Marion Edey TELEPHONE NO. (301) 589-2208
(Contract/Purchaser) (Include Area Code)

ADDRESS 10019 Mealo Ave, Silver Spring, MD 20910
CITY STATE ZIP

CONTRACTOR Lightworks Construction TELEPHONE NO. (301) 652-0515
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY Lightworks Construction TELEPHONE NO. (301) 652-0515
(Include Area Code)

REGISTRATION NUMBER MD. HD # 20745

LOCATION OF BUILDING/PREMISE

House Number 10019 Street Mealo Ave.

Town/City Silver Spring Election District 13

Nearest Cross Street Barker

Lot 3 Block 33 Subdivision Capitol View Park

Liber 7201 Folio 845 Parcel ?

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

Construct	Extend/Add	Alter/Renovate	<u>Repair</u>	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
				Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Window added
						Carriage house

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000 roughly

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? Yes

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.

Marion Edey Signature of owner or authorized agent (agent must have signature notarized on back)

December 5, 1988 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 12/5/88

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:)

Extensive restoration of existing carriage house -
Replace roof of rear part of structure which has collapsed.
If permitted, rebuild roof a ~~few~~ few feet higher.
If permitted, add windows where indicated in drawings
add insulation

(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

EDEY

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capital View historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 10019 Manlo Ave
Silver Spring, MD

d. Property owner's name, address and phone number:

10019 Manlo Ave
Silver Spring MD. 20910
(h) 589-2208 (w) _____

e. Is this property a contributing resource within the historic district? Yes No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes _____ No

II. Description of work proposed

a. Briefly describe proposed work:

restructuring roof of (secondary building) or carriage house adding windows, and general repairs due to fact that building is falling apart.

b. Is this work on the front, rear, or side of the structure?

all of the above.

c. Is the work visible from the street?

taller part of side elevation

d. What are the materials ^{front} to be used?

asphalt shingles and wood trim and siding to match existing

e. Are these materials compatible with existing materials? How? If not, why?

yes.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

1, 2, 3, 4

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

re-build structure as ~~plan~~ indicated on plans submitted by Lightworks Construction drawn Sept. 12, 1988. sheets A1 and A3

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

n.a.

2. How could this proposal be altered so as to be approved?

n.a.

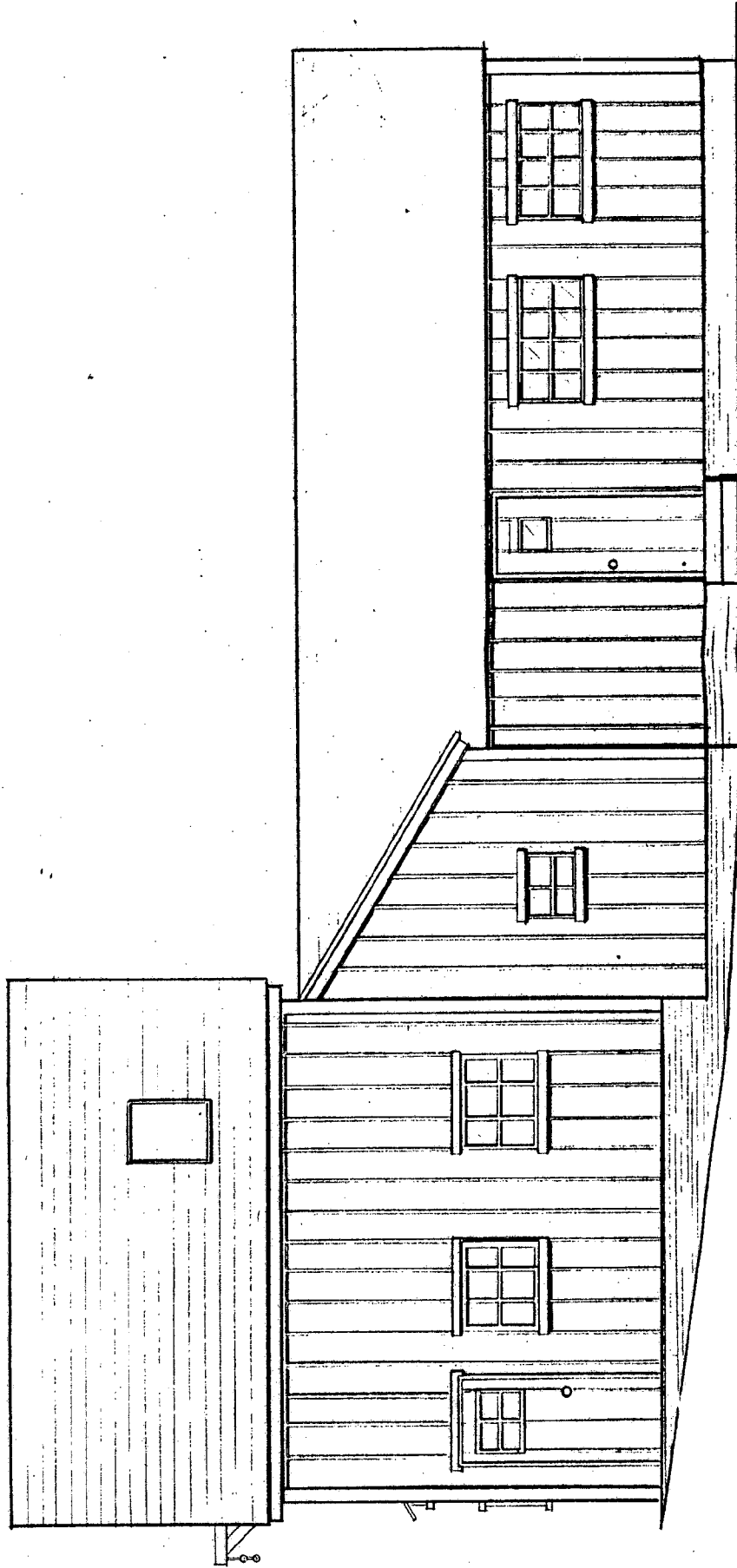
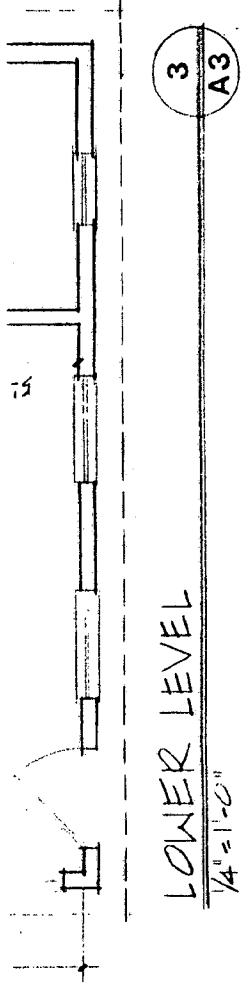
IV. Additional comments.

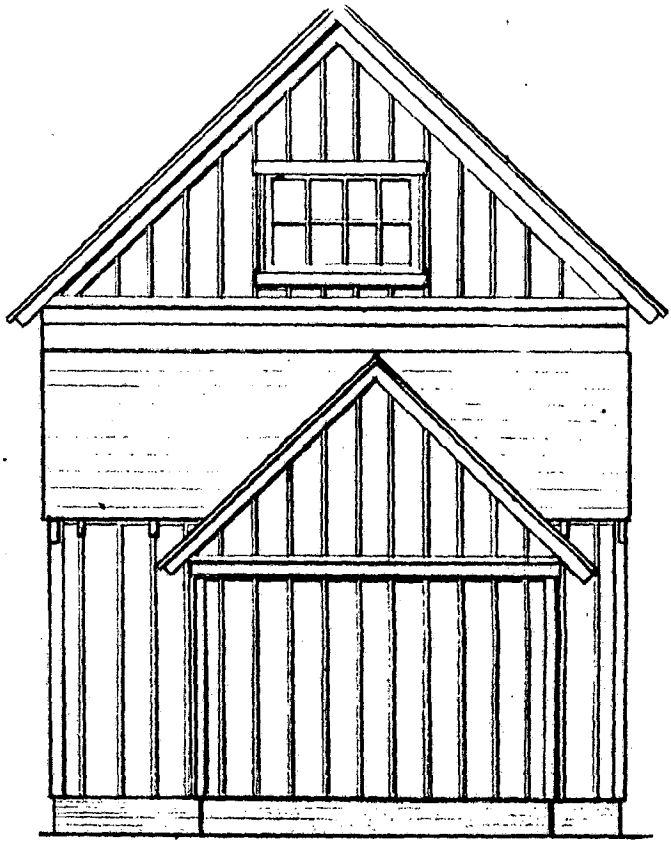
Date on which application received: 12/5/88
Date of LAC meeting at which application was reviewed: 12/5/88
Form completed by: Ron Isaksen Title: temp. chairman
Member of: Capital View Park LAC.
Date: 12/5/88



6-20-04



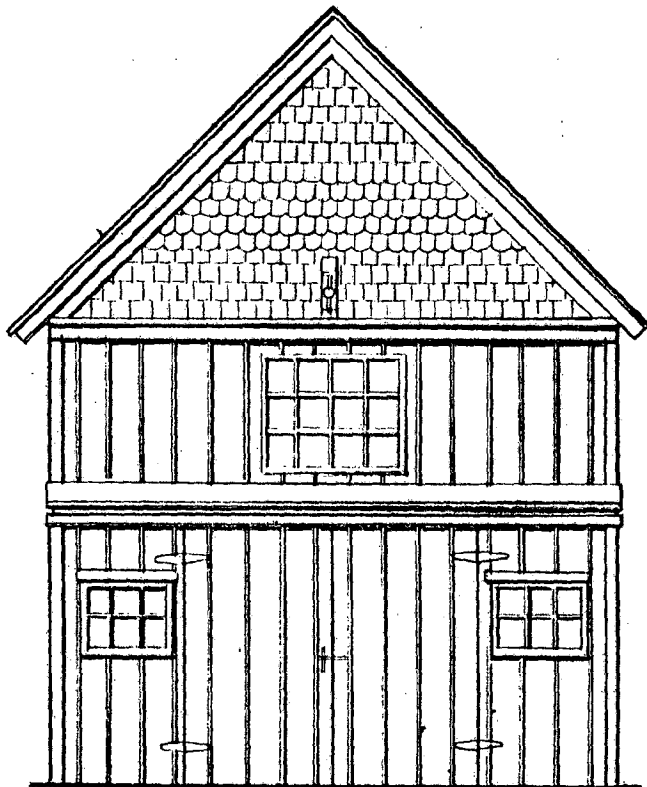




REAR ELEVATION

$\frac{1}{4}'' = 1'-0''$

4
A3



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$

2
A3



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850...
279-1327

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TAX ACCOUNT # 996110 (old) and #996121 (lot 48)

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(Contract/Purchaser) (Include Area Code)

ADDRESS 10019 Meale Ave Silver Spring MD 20910

CONTRACTOR Lightworks Construction TELEPHONE NO. 301 552-6575
CITY STATE ZIP

PLANS PREPARED BY Lightworks Construction TELEPHONE NO. 301 552-6575
(Include Area Code)

REGISTRATION NUMBER MD HID # 20745

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Nearest Cross Street Barber

Lot 3 Block 33 Subdivision Capital View Park

Liber 7201 Folio 845 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 Repair Revision Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other Window added Carriage house

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000 roughly

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DEPCO

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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () Septic 03 () Other _____

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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.

Marida Edey Signature of owner or authorized agent (agent must have signature notarized on back) December 5, 1988 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 12/25/88 3/8/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

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b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

n.a.

2. How could this proposal be altered so as to be approved?

n.a.

IV. Additional comments

Date on which application received: 12/5/88
Date of LAC meeting at which application was reviewed: 12/8/88
Form completed by: Ron Isaksen Title: temp. chairman
Member of: Capital View Park L.A.C.
Date: 12/5/88

31/7 10019 mento Ave



West Elevation

31/7
Capitol View Park H.O.
Kodak 10023 Menlo Ave
10019
4/14/86



Born
East +
South Elevation

1/14/86

Kodak

31/7

Capitol View Park
H.O.
~~10023~~ Manolo Ave
10019



South
Elevation

4/14/86

31/7
Capital View Park
H.O.
1009 Maulo Ave



East
Elevation

9/14/86

31/7
Capital View Park HO
10023 Maple Ave
10019



North
Elevation

4/14/86

Kodak

31/7
Capitol View Park
G.D.
10023 Newto Ave
10019



East
Elevation

4/14/86

31/7
Capitol View Park HO
10023 Menlo Ave
10019