

317-90(0)

10215 Menlo Avenue, Silver Spring



Montgomery County Government  
Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

3117 10215 Merlo Avenue



# Montgomery County Government

## MEMORANDUM

TO: Historic Area Work Permit Applicants

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

DATE: 9/13/90

SUBJECT: Approval of Work Permit/Release of Other Required Permits

Enclosed please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 217-3625, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

JBC:av  
1144E



# Montgomery County Government

## MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit Application

DATE: 9-13-90

The Montgomery County Historic Preservation Commission, at their meeting of 9-12-90 reviewed the attached application by Peter Wilson 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. HWAP Application + Attachments
2. Site Plan
3. Sketches
4. Photos
5. \_\_\_\_\_

2020E

Historic Preservation Commission



**Historic Preservation Commission**  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327 311-9010

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994645  
 NAME OF PROPERTY OWNER Peter Wilson TELEPHONE NO. 508-2976  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 10217 MEULO Ave Silver Spring Md. 20910  
 CITY STATE ZIP  
 CONTRACTOR Pull Design & Construction TELEPHONE NO. 508-2976  
 CONTRACTOR REGISTRATION NUMBER 12571  
 PLANS PREPARED BY SAME TELEPHONE NO. 508-2976  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 10215 Street MEULO Ave  
 Town/City Silver Spring Election District 13  
 Nearest Cross Street LOMA  
 Lot 4 Block 18 Subdivision Capital View Park  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision  
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_  
 1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000 # 9005140215  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004030051  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? In historic District ~~is~~ not 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 6 feet 0 inches ~~& 4 feet 0 inches~~  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner Entirely on land of owner  
 3. 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) Pull Date 8/23/90

APPROVED X For Chairperson, Historic Preservation Commission  
 Signature Demand Taylor Date 9/12/90  
 DISAPPROVED \_\_\_\_\_

APPLICATION/PERMIT NO: 9005140002 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)

APP:

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APP:

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APP:

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(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

*James L. Smith*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: September 5, 1990

CASE NUMBER: 31/7-90(0)

TYPE OF REVIEW: HAWP

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

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is applying for retroactive approval of additional work completed at the property since issuance of an April 26, 1990 HAWP. A Stop Work Order for all exterior work on the property has been issued until further action is taken by the Commission. The applicant is also requesting approval of several additional items. Following is a summary of work approved by the April HAWP, work completed since the April HAWP, and the additional work the applicant would like approved.

I. Work Approved by April 26, HAWP

- conversion of rear shed roof to gable roof
- conversion of rear elevation window to sliding glass door
- addition of german style siding over existing plywood siding
- addition of 12 X 14 rear deck
- addition of decorative railing and trim over north side porch
- deletion of one window and addition of another on south side
- elimination of small south side door and landing
- addition of chimney on north side
- replacement of existing window units
- addition of one skylight to north side of existing gable roof

II. Changes to Approved Work/Additional Work Completed Since April HAWP

Changes

- front of new gable sided with cedar shingle instead of horizontal siding
- double window facing rear yard has gable roof instead of shed roof projection
- revision of stair assembly from deck to meet grade
- change in front door design

Additions

- addition of half round glass window to new gable roof
- addition of two skylights on south side of front gable and two skylights on north side

Additions (continued)

- ° addition of shed dormer to north side of gable roof
- ° addition of palladian window to rear of new gable
- ° addition of 3 landscape steps to rear patio area
- ° addition of 3 landscape steps in front yard
- ° shutters added to 2 front windows
- ° removal of Rose of Sharon bushes and 4" dogwood tree

III. Request for Approval of Additional Work Not Yet Started

- ° construction of storage space under deck
- ° installation of privacy fence at driveway in front yard (ranging from 4 to 6 feet; posts have already been set)
- ° addition of gazebo in backyard

STAFF RECOMMENDATION:

While staff by no means condones the applicant's completion of additional or revised work after issuance of a Historic Area Work Permit, staff recognizes the applicant's initial attempts to notify staff with these changes and additions, and the lack of action that was taken at that time. Staff finds that the additional work completed on the property is acceptable and recommends retroactive approval based on criterion 24A-8(b)(1). Staff recommends approval of the construction of an enclosed storage space under the deck, the addition of a gazebo to the back yard, and construction of the privacy fence adjacent to the east elevation based on criterion 24A-8(b)(1).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Elevations
4. Photos
5. June 7, 1990 Submission by Applicant
6. August 7, 1990 Memo from Alison Vawter and attachments





**Historic Preservation Commission**  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327 3117-9010



# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994645  
 NAME OF PROPERTY OWNER Peter Wilson TELEPHONE NO. 588-2976  
(Contract/Purchaser)  
 ADDRESS 10217 MENLO Ave Silver Springs Md. 20910  
CITY STATE ZIP  
 CONTRACTOR P.W. Design & Construction TELEPHONE NO. 588-2976  
 CONTRACTOR REGISTRATION NUMBER 12571  
 PLANS PREPARED BY SAME TELEPHONE NO. 588-2976  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number 10215 Street MENLO Ave  
 Town/City Silver Springs Election District 13  
 Nearest Cross Street LOMA  
 Lot 4 Block 18 Subdivision Capital View Park  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) Alter/Renovate Circle One: A/C Slab Room Addition  
 Construct Extend/Add Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 10,000 # 9005140245  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004030051  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? No historic District ~~Not Historic site~~

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY  
 01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

4A. HEIGHT 6 feet 0 inches & 4 feet 0 inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner Entirely on land of owner  
 3. 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.

P.W. Signature of owner or authorized agent (agent must have signature notarized on back) 8/23/90 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9008240062 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

Major Alteration/Addition

1. Characterization of Resource; 10215 Menlo Ave.

This property is in the Capital View Historic area but is not designated as a historic resource. The houses on both sides of this property and across the street are also not designated as historic resources.

2. Project Intent;

It is intended to re-arrange the interior space of the existing house to take advantage of the view from the back of the house. There will be minimal changes to the existing street profile.

An existing rear double window will be changed to a sliding glass door to access a new 12x14 wood deck. This rear deck is the only enlargement to the foot print of the existing house.

It is intended to re-side the existing vertical groved plywood siding with "German" clapboard siding in either masonite or vinyl. (The existing plywood siding is beginning to delaminate.)

It is proposed to cover the rear shed roof with a gable pitched roof with dormer to give a more consistent roof profile.

There would be the addition of 5 skylights to the north & south roof elevations.

The south side elevation would be change by the removal of a dilapidated side door and steps and replaced with a window.

The south side elevation would also get one new window added and the covering over of another.

We would like to install a privacy fence on the north side of the house. See site plan and elevation with deck drawing.

The rear yard is very deep and we would like permission to install a simple "gazebo" in the rear yard. See site plan and plan with elevation supplied with application form.

3. Rose of Sharon bushes that were growing into the foundation of the house have been removed. An aprox. 4" dogwood tree that was not in good condition and had been struck by a service truck was also removed.

As this is not, nor adjoining a historic resource we request a permit to remodel this home, as per section 24A-8,(1) it will not substantially alter the exterior features of the street-scape and it (2) is compatible in character and nature with the historic district. Section 24A-D the Commission shall be lenient in its judgment of plans of little historical or design significance.

3. Project Plan;

a&b See drawings submitted.

c. originally a one story frame house built in 1940's.

d. see drawing side elevations

e. see site plan as noted

4. Tree Survey; No trees will be affected except one which is covered under normal maintenance and not requiring permits.

5. Design Features; See drawings submitted.

6. Facades; See drawings submitted.

7. Materials Specifications; See drawings.

New deck to be pressure treated lumber as is common practice

New siding to be "German" clapboard siding either masonite or vinyl.

New windows to be double hung with grills

Roof on new gable to match existing.

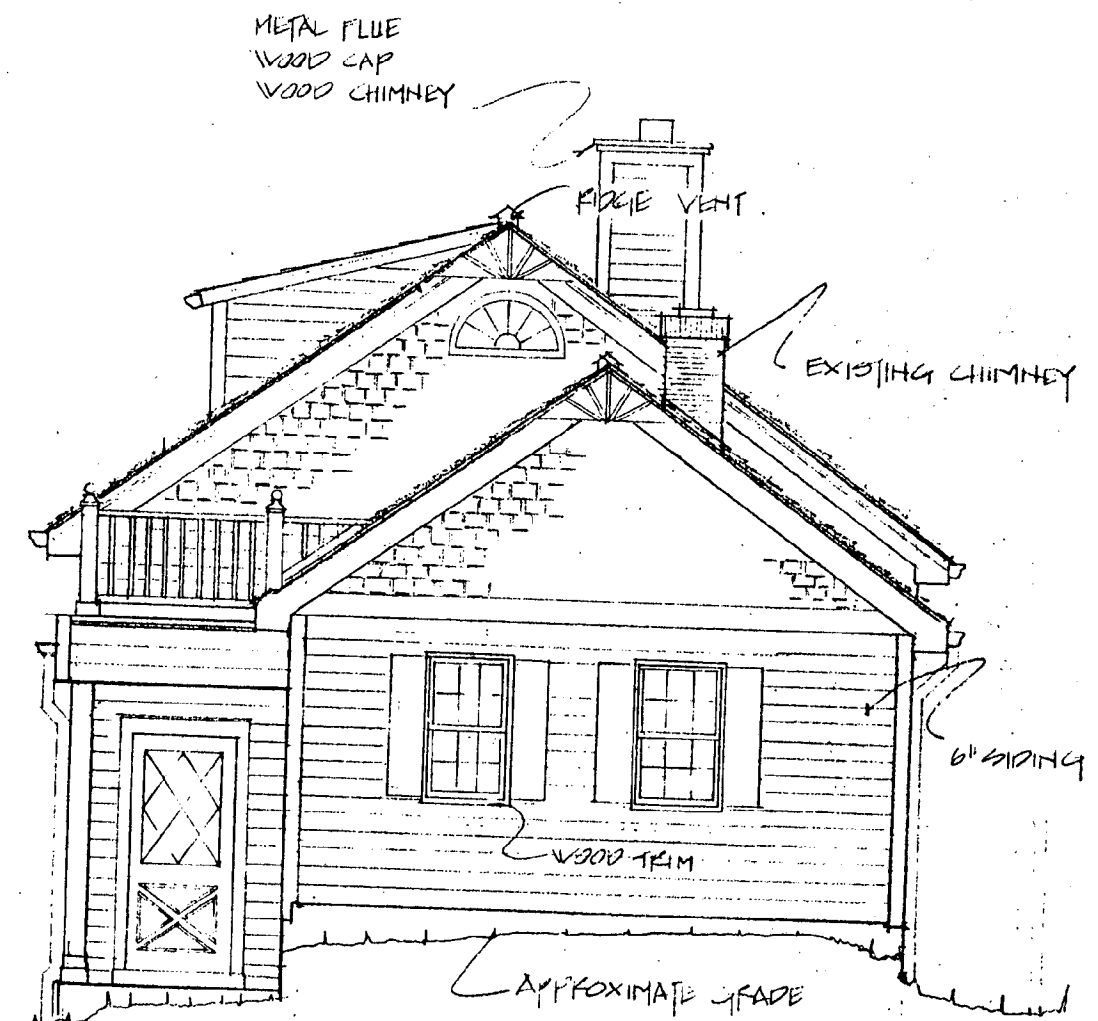
New fence to be of pressure treated lumber stained and painted to match colors on house.

8. Photos of Project; Enclosed.

9. Photos of Context; Enclosed.

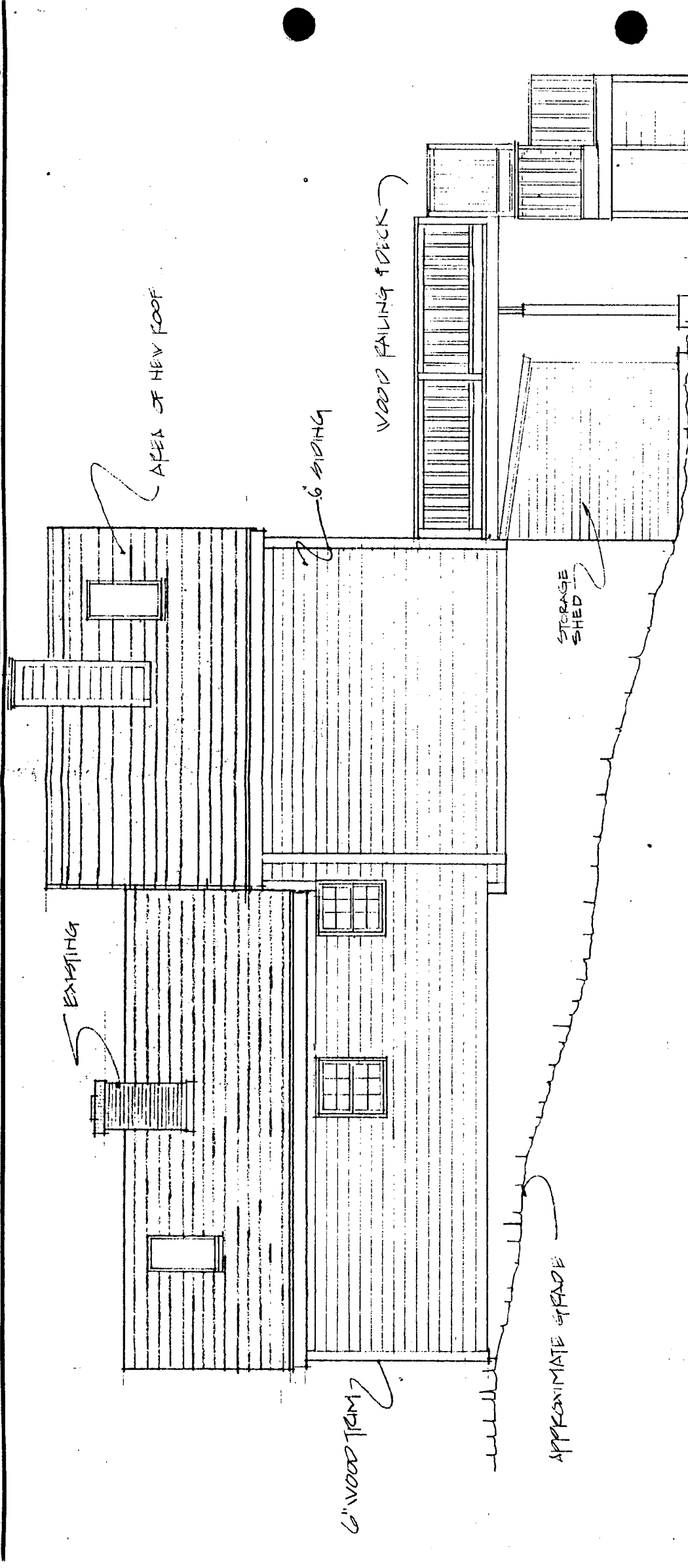
*1008240062*

10215 MENLO AVE	PLAT BK... 1	hereon is correct, and the buildings have been located by actual measurements. This is not a property line survey and should not be used as such.
CAPITOL VIEW PARK	PLAT... 9	
MONTGOMERY COUNTY	SCALE... 1"=20'	<i>Compton G. Vyffius</i> COMPTON G. VYFFIUS, P.L.S. I
MARYLAND	DATE... 2-14-90	
CASE No. _____	JOB No. Res. 2.00	



PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

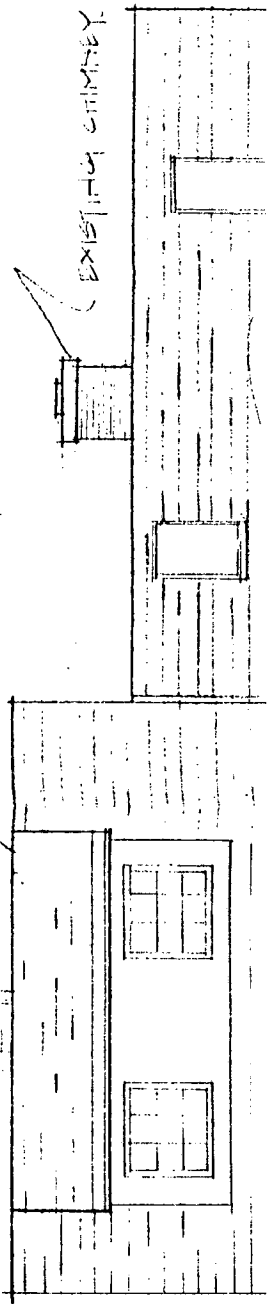
9008



# PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

- METAL FLUE
- WOOD CAP
- WOOD CHIMNEY
- METAL FLASHING



AREA OF NEW ROOF

6" SIDING

WOOD PAILING DECK

STORAGE SHED

EXISTING

6" WOOD TRIM

APPROXIMATE GRADE

FIBERGLASS SHINGLES

EXISTING CHIMNEY

MIN 2'-0"

~~PROPOSED RIGHT SIDE ELEVATION~~

SCALE: 1/4" = 1'-0"

- METAL FLUE
- WOOD CAP
- WOOD CHIMNEY
- METAL FLASHING

FIBERGLASS SHINGLES

EXISTING CHIMNEY

18'-24" SKYLIGHT

DEC. WOOD RAIL

6" SIDING

6" SIDING

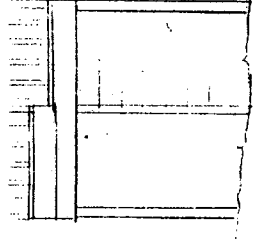
STORAGE SHED

3/4" WOOD RAILING

CONC FOOTING  
2'-0" MIN. BELOW GRADE

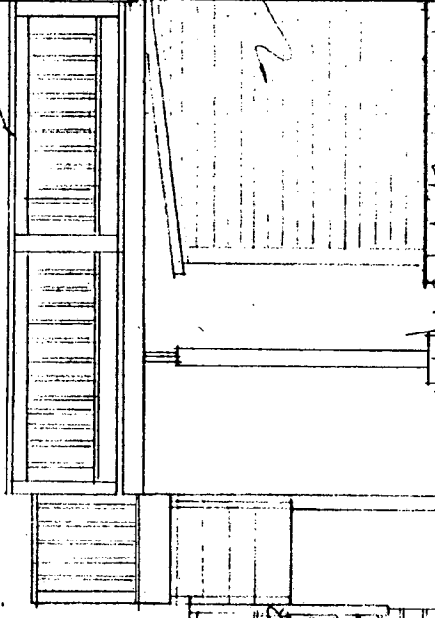
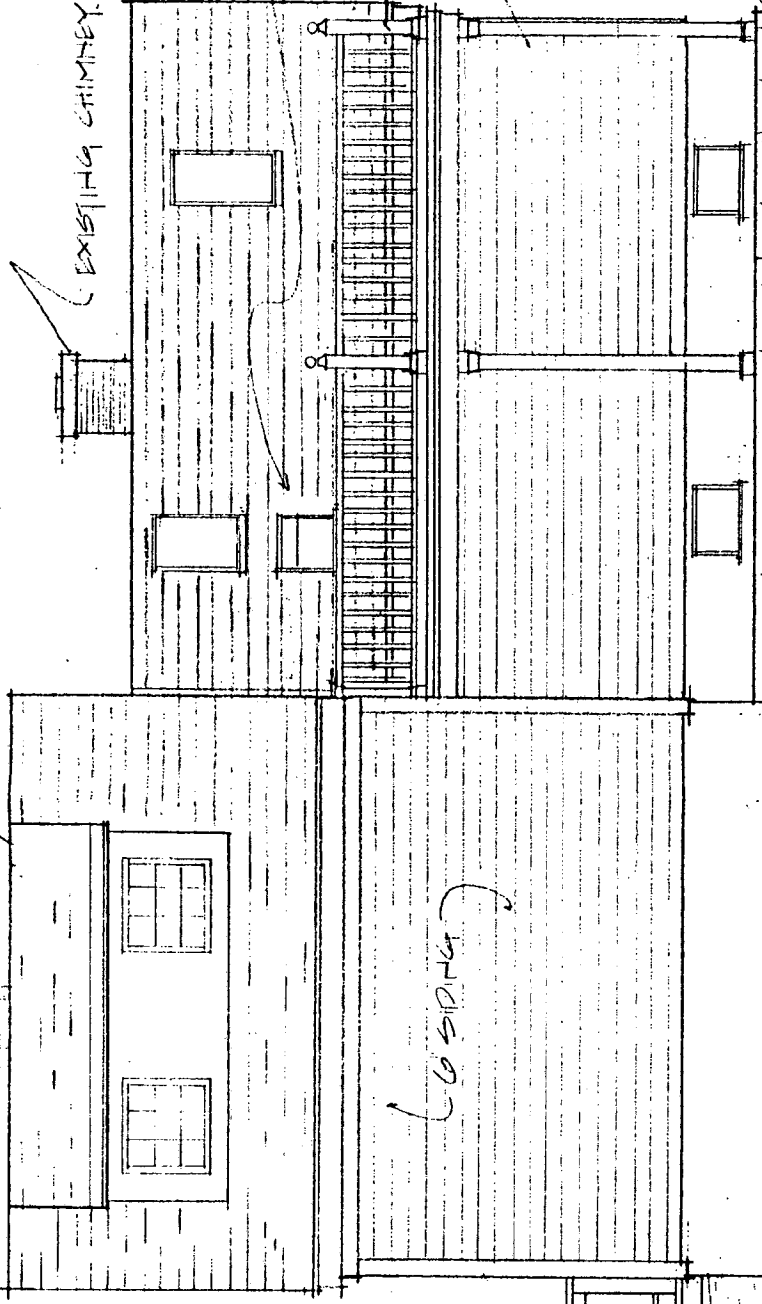
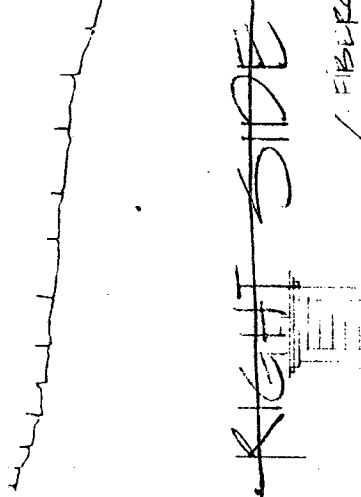
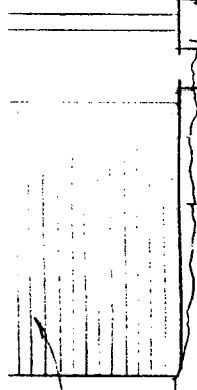
~~PROPOSED LEFT SIDE ELEVATION~~

SCALE 1/4" = 1'-0"

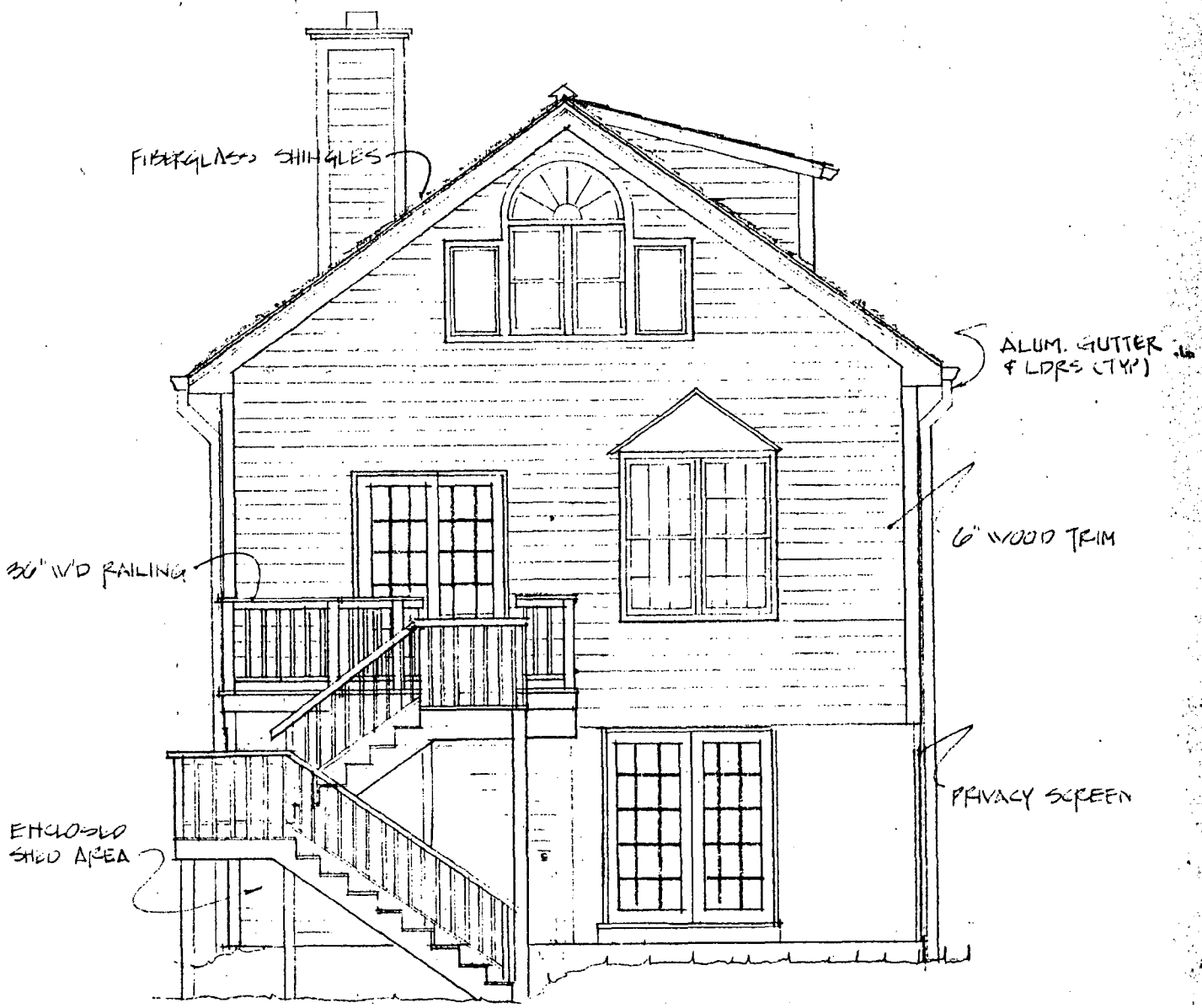
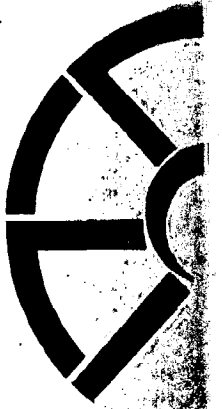


SHED

2'-6" MIN

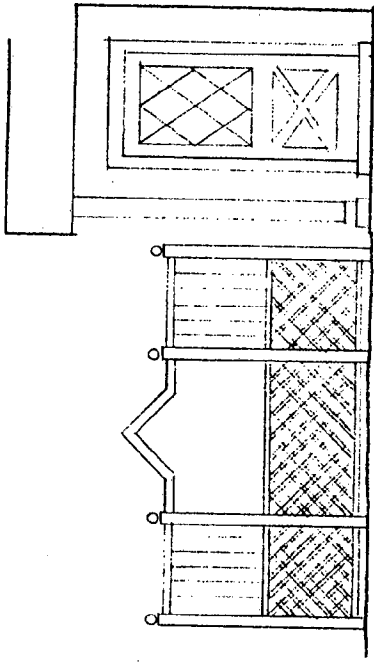


10  
15  
20

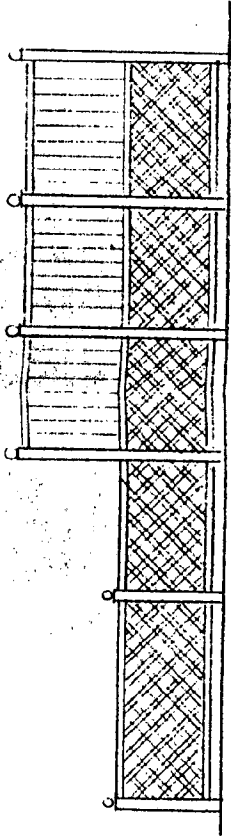


PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"

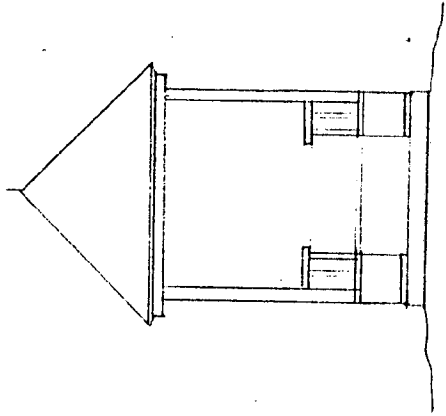
240062



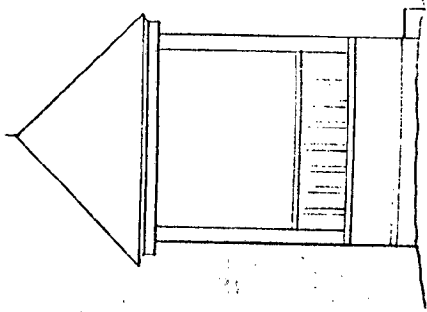
FRONT ELEVATION  
 $\frac{1}{4}'' = 1'-0''$



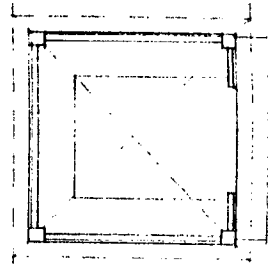
SIDE ELEVATION  
 $\frac{1}{4}'' = 1'-0''$



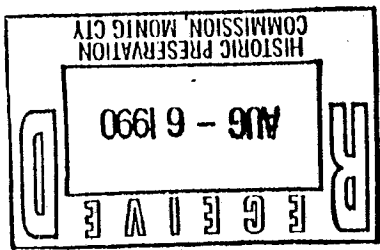
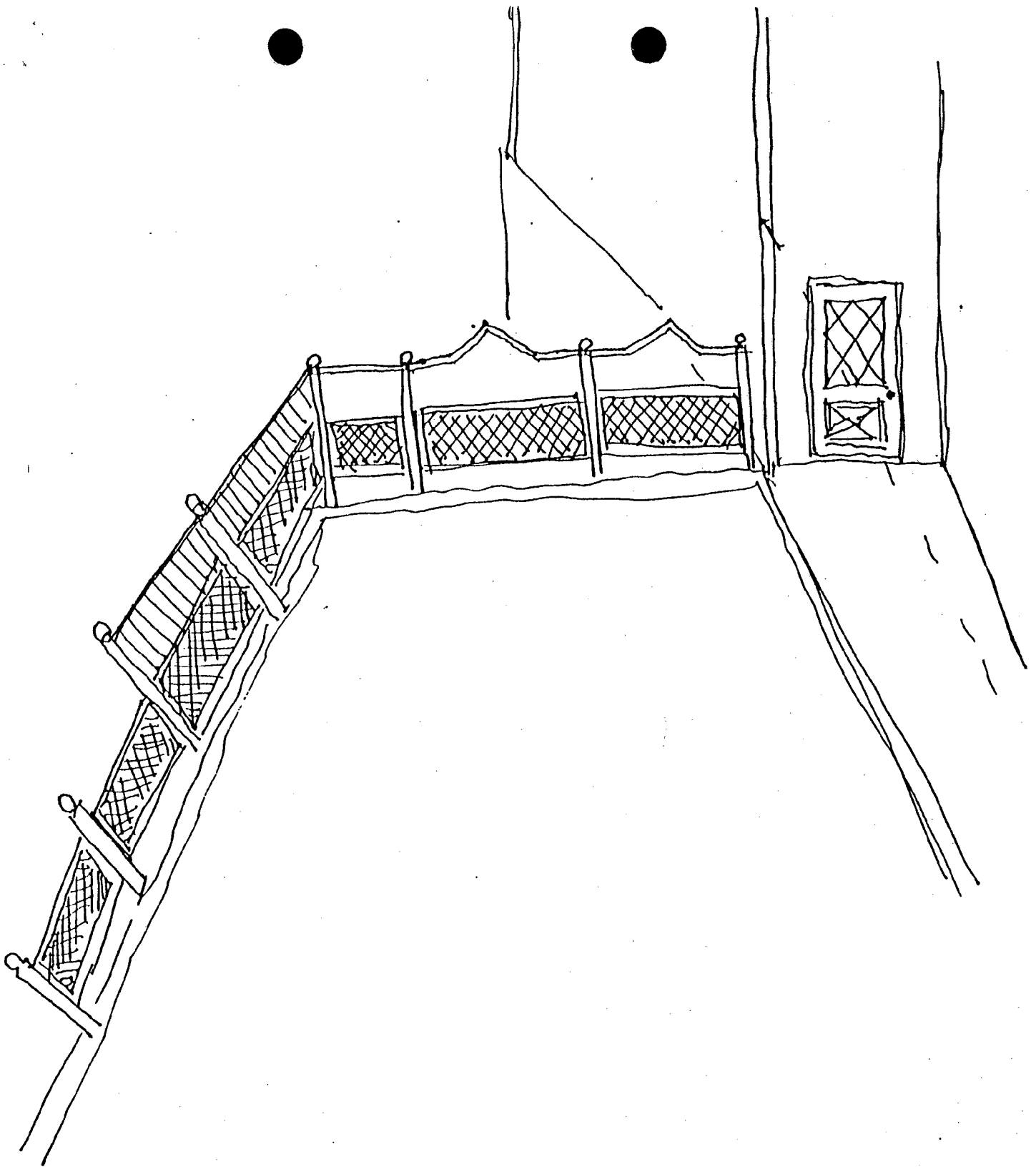
FRONT ELEV.  
 $\frac{1}{4}'' = 1'-0''$



SIDE ELEV.  
 $\frac{1}{4}'' = 1'-0''$

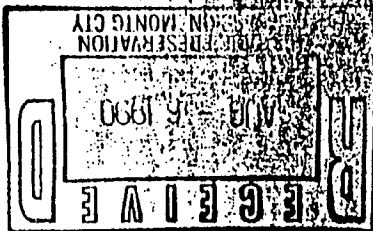


GAZEBO PLAN  
 $\frac{1}{4}'' = 1'-0''$



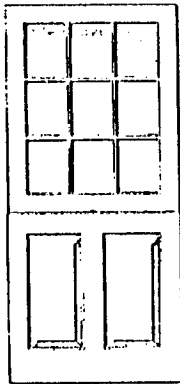
Sketch of Fence with  
Entrance Door



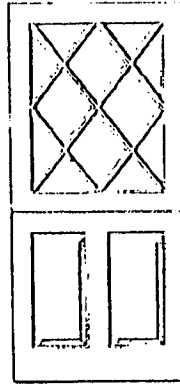


# MORGAN DISTRIBUTION

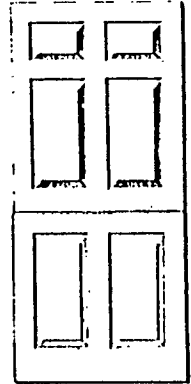
## EXTERIOR PINE DUTCH DOORS



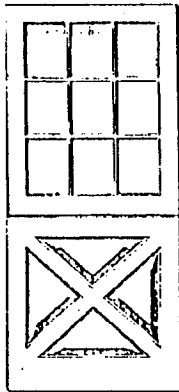
**M-2011**  
2'-6" x 6'-8"  
2'-8" x 6'-8"  
3'-0" x 6'-8"



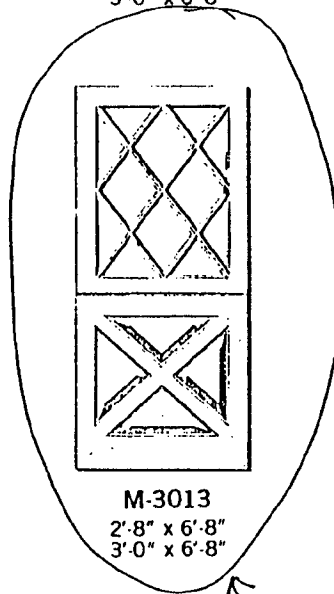
**M-3011**  
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3'-0" x 6'-8"



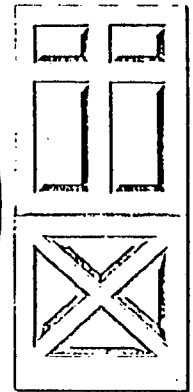
**M-4011**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-2013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-3013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"

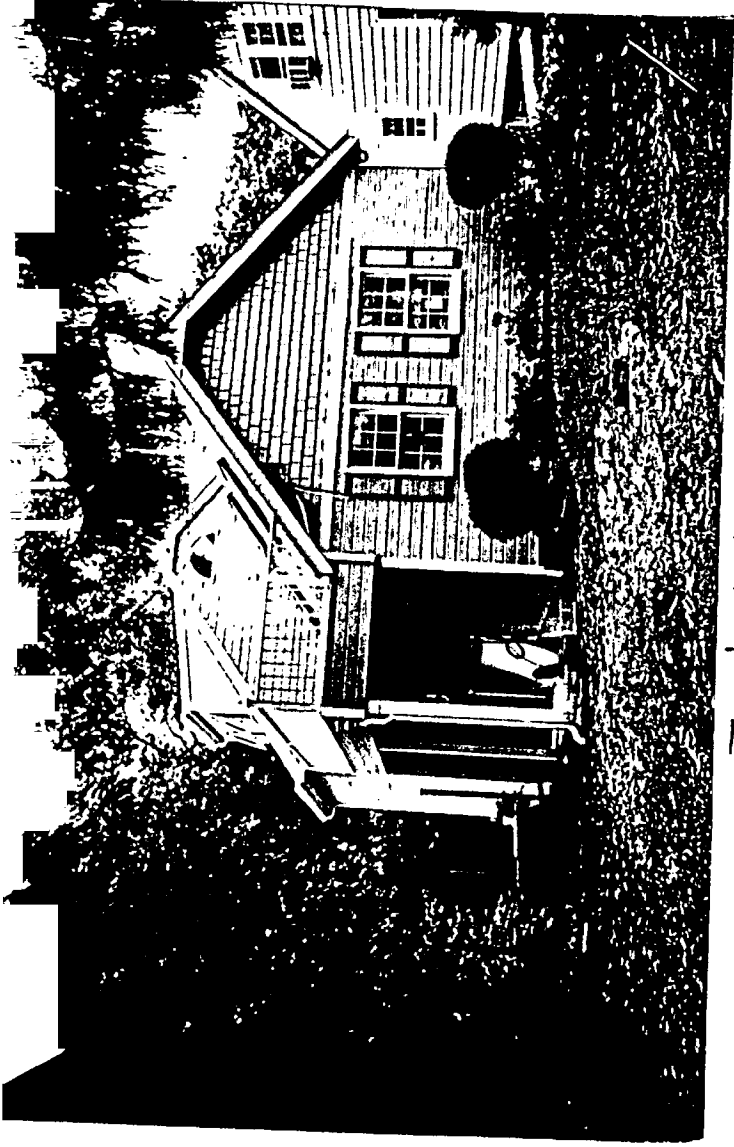


**M-4013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"

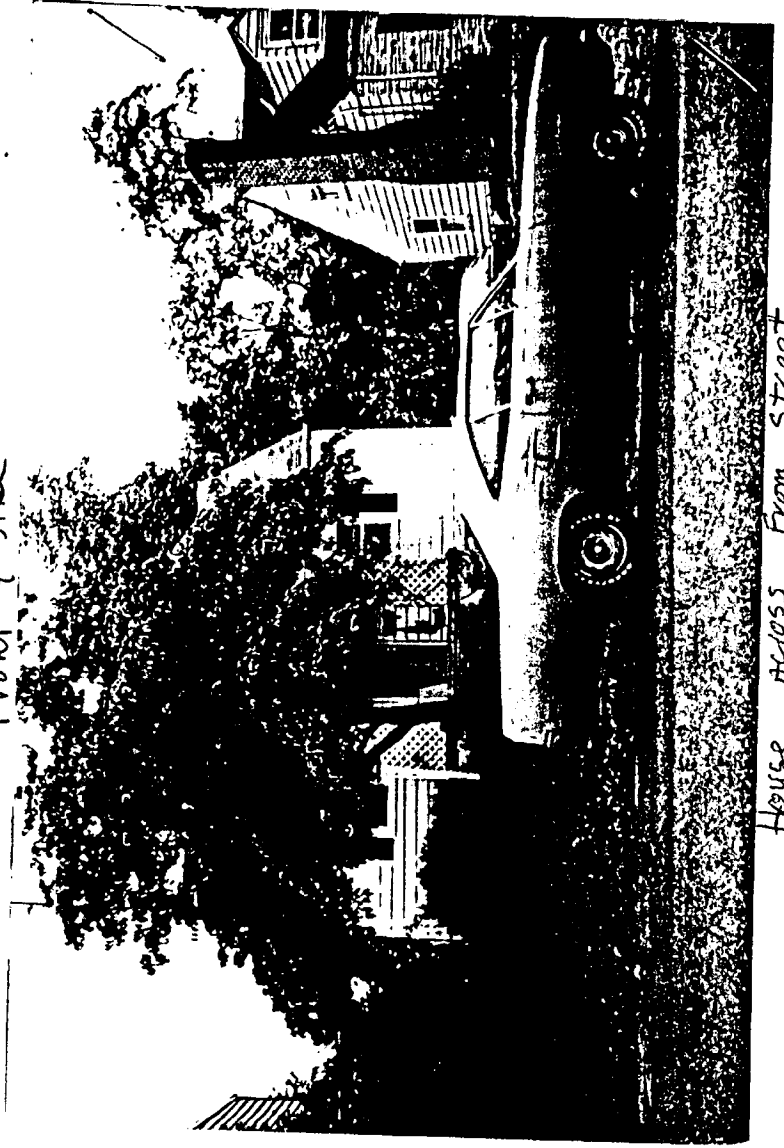
*selected door* ←

- All doors — 1-3/4" thick
- Bottom rail of top section has weatherstrip applied
- Dutch doors not available prehung
- Single-pane tempered safety glass

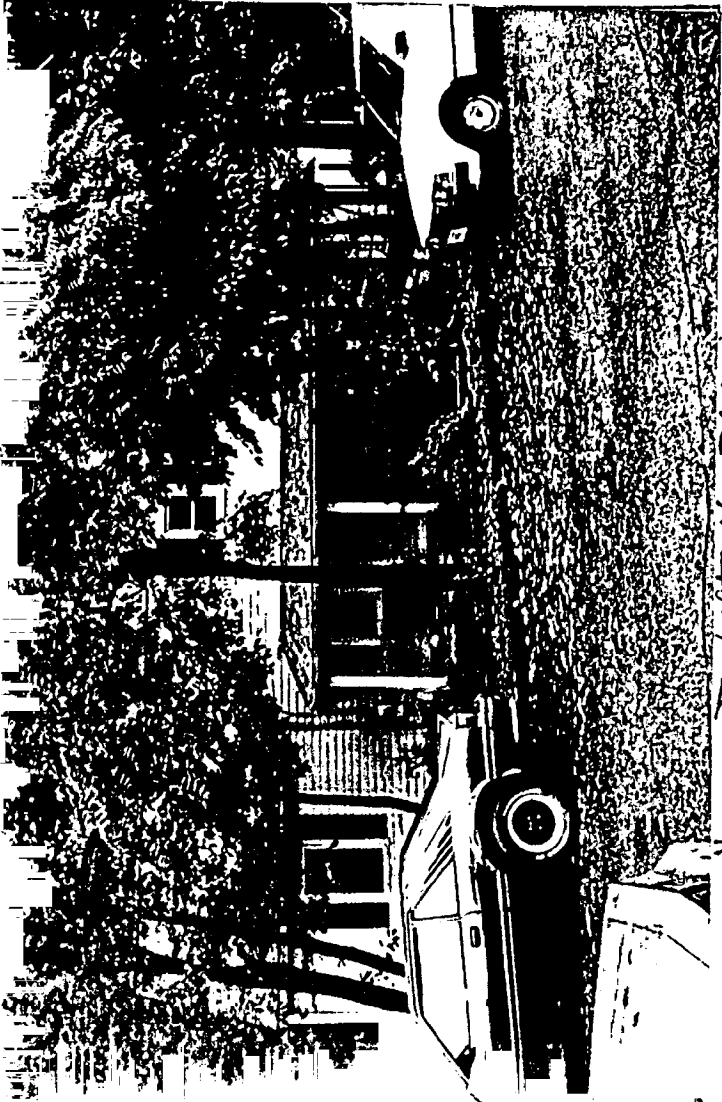
NOT ALL ITEMS, STYLES, OR SIZES AVAILABLE AT EACH LOCATION.  
SEE NOTICE ON INSIDE FRONT COVER.



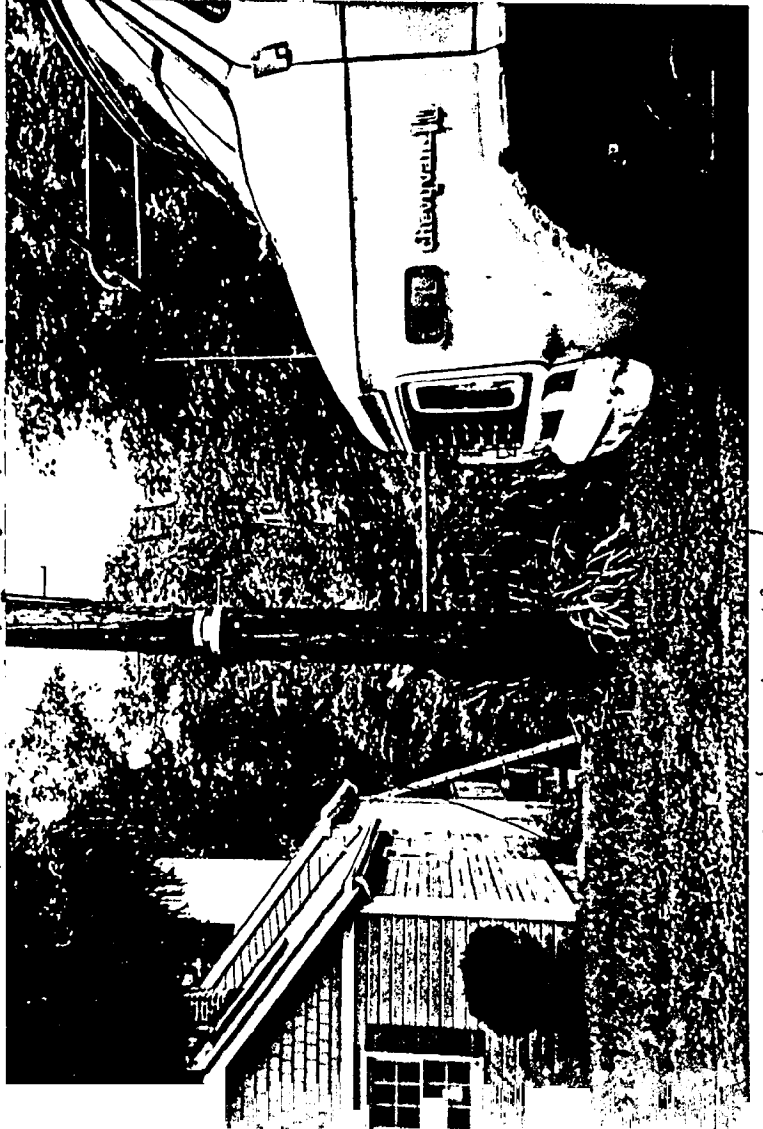
Front & side



House across from street



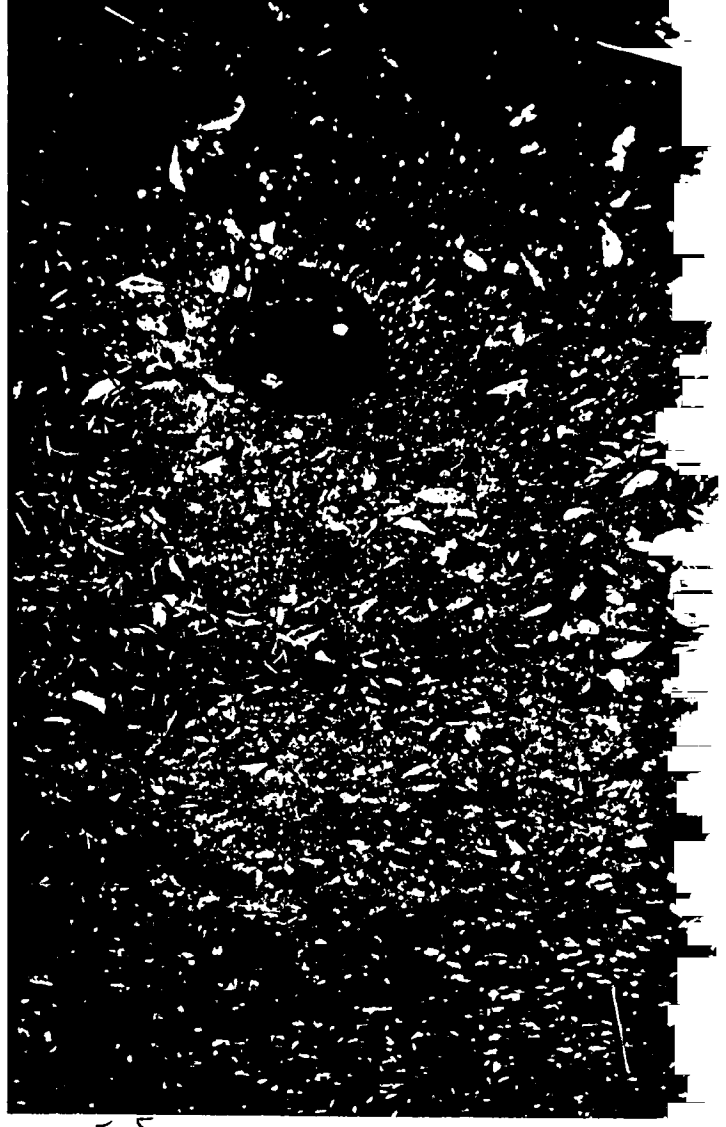
House to left of property



South side yard



rear elevation

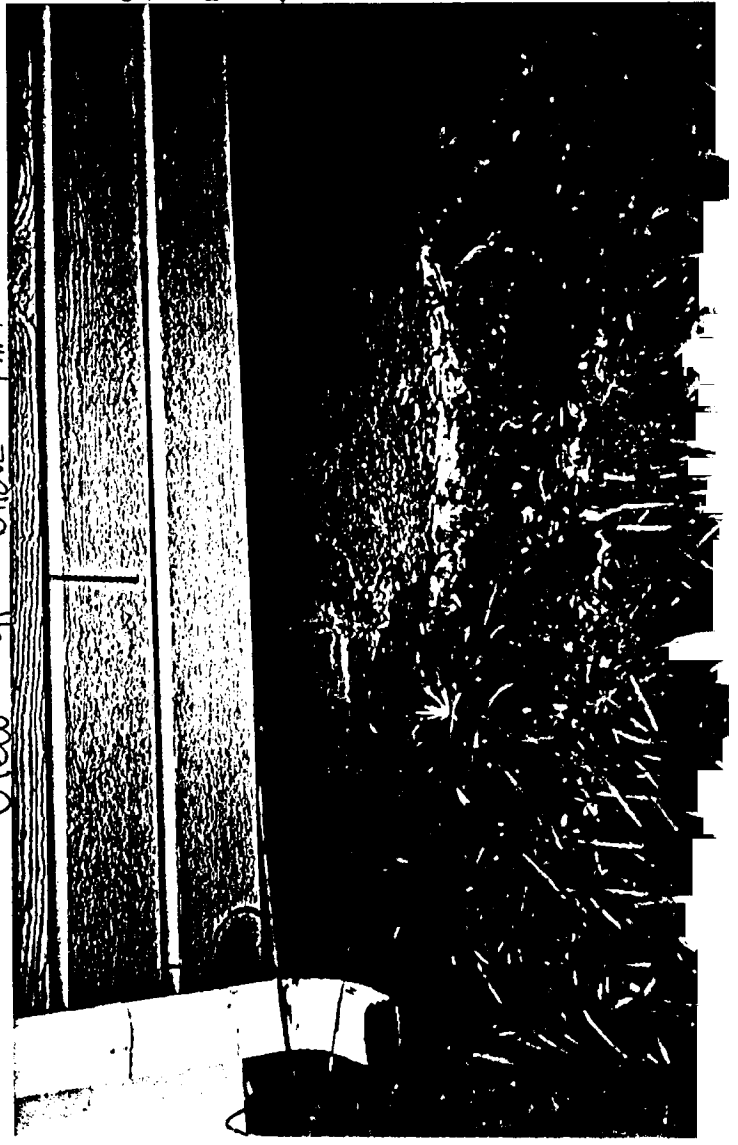


Foundation  
Crickle where  
Rose of Sharon  
grew

new  
cutter  
CAMP at  
dogwood  
location

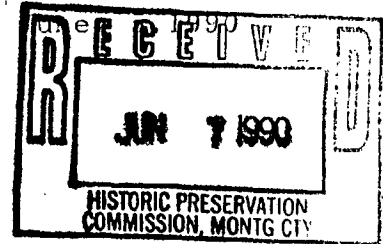


View of Back Yard



# Peter Wilson Design & Construction, Inc.

Jared Cooper  
Department of Housing &  
Community Development  
Suite 1001  
Rockville, Md. 20850



Mr. Cooper,

This is to advise you on some minor changes to the construction work going on at 10215 Menlo Ave. I recall from my last HPC meeting that there was some concern by a few of the members with regards to deviations from the exact plan as submitted for approval. The changes that have occurred since the plan was submitted and the reasons for the changes are as follows.

1. The new front gable will be sided with cedar shingles as is the original gable in the approved design. The shingles look so nice on the smaller original gable we decided to continue them on the new area instead of the masonite siding. The front gable louver has been changed to a similar sized half round window.
  2. The "attic" space that was created by the new gable roof (over the existing shed roof) was so nice that it was decided to utilize this space. Consequently the rear gable end louver has been changed to a Palladium style window unit and two skylights on the north side new roof have been added. Code requirements for ceiling ht. made it necessary to add a small shed dormer roof where the original roof cricket was.
  3. The fireplace had to be relocated so the chimney now comes through the south instead of the north side of the new gable roof.
- There have been no changes in scale or dimensions from the approved design.

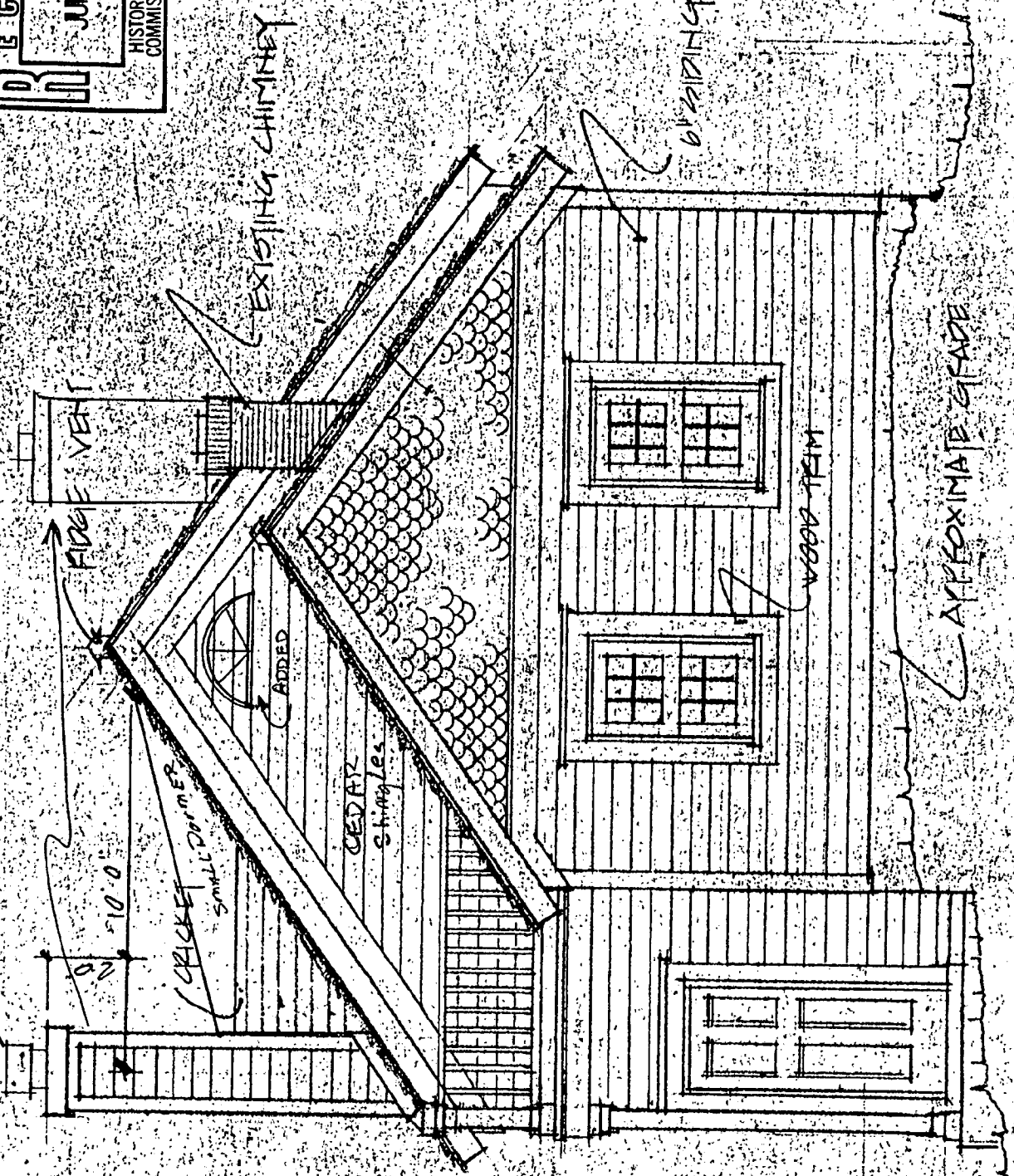
If you or any of the board members have ever renovated an old home I'm sure you can appreciate the fact that some changes and rearranging does take place once you actually get in there and see what you've got. In this case it was the need to make the "new" attic space usable as a room and because of stair and code requirements that necessitated moving the chimney and adding a dormer and some windows. Please call if you have any questions or feel free to visit the job site.

Respectfully, *Peter Wilson*

METAL FLUE  
WOOD CAP  
WOOD CHIMNEY MOVED TO THIS SIDE

FRONT ELEVATION

**RECEIVE**  
JUN 7 1990  
HISTORIC PRESERVATION  
COMMISSION, MONTG. CTY



FLUE VERT

CRICKET  
SMALL DORMER

EXISTING CHIMNEY

ADDED

CEDAR  
SHINGLES

WITH ROOF

APPROXIMATE GRADE

SHINGLES

REAR ELEVATION

RECEIVED  
JUN 7 1990  
HISTORIC PRESERVATION  
COMMISSION, MONTG. CTY

FIBERGLASS SHINGLES

MOVED CHIMNEY

SMALL DORMER

WOOD BRIDGE

ADDED 10" WINDOW UNIT

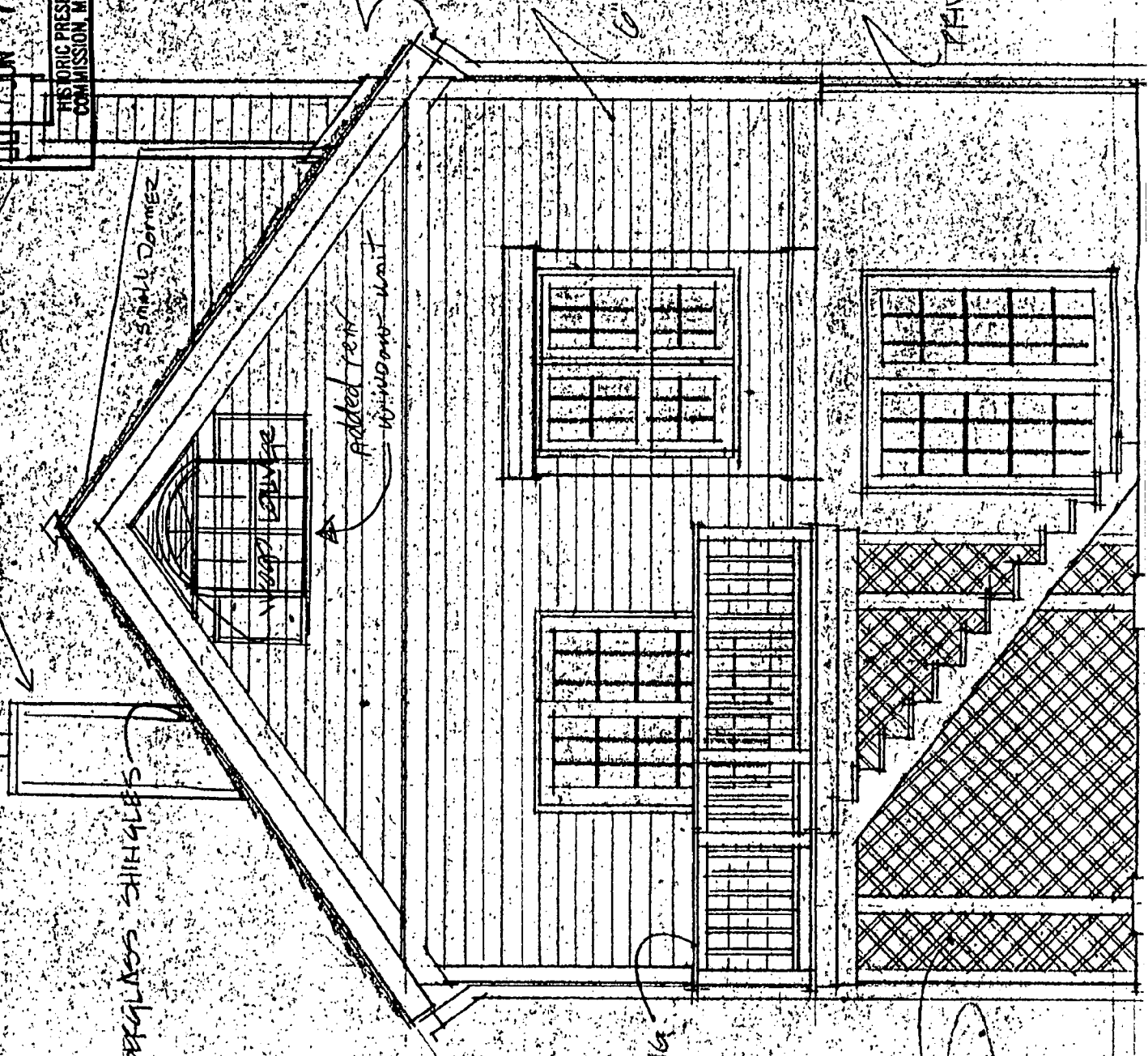
ALUM GUTTER  
& LEDS (TYPE)

6" WOOD TRIM

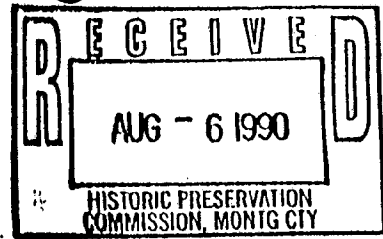
HEAVY SCREEN

36" W/D RAILING

ENCLOSED  
SHEO. AREA



August 3, 1990



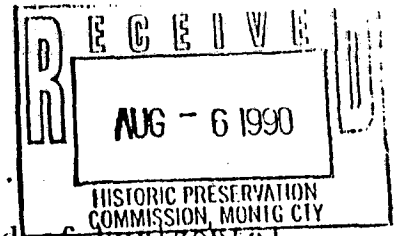
Mr. Leonard Taylor  
Chairperson  
Montgomery County Historic Preservation Commission  
51 Monroe Street; Suite 1001  
Rockville, Md 20850

Dear Mr. Taylor,  
I am writing to bring you and the commission up to date on some issues that have arisen with regards to the remodeling work I am doing on a home at 10215 Menlo Ave. Silver Spring. The property falls within the Capital View Historic District and, as you may recall, was reviewed twice by the commission. The first review was denied in March of 1990 due to a feeling that the large size and massing of the proposed alteration was not compatible with the scale of the existing neighborhood. We re-submitted a completely redesigned second plan in April which was approved. In our attempt to abide by the commissions original critique the approved plan did not enlarge on the existing foundation footprint but only replaced an existing shed roof with a gable roof over the rear section of the house. In retrospect, it may have been that we should have spent more time working out the interior spaces of the approved plan. However, at the time while working on the second submission, our focus was to develop an exterior plan that the commission would find acceptable. After construction began and the interior demolition and new framing were nearly complete it became apparent that the "attic" area that was created by the new gable roof needed to be included as living space. The framing crew made these modifications at that time. In our haste to down size the scale of the original plan we had not clearly realized the limited interior size of the original structure. Thus, subsequent to the commissions approval, field modifications were made. I have explained some of the process and reasons to illustrate that there was no preconceived notion or intent on our part to circumvent the commissions authority in this matter. It would have been considerably cheaper from a construction stand point to have anticipated these alteration and include them in the original scope of work. Regrettably, this was not the reality we found ourselves operating in. Enclosed is a copy of the letter sent to Mr. Cooper after the scope of the modifications were know, current photos of the project and a list with other modifications and explanations. I hope you will find it useful in examining this matter. It may prove helpful in developing procedures, if administrative intervention is necessary, for these kind of field adjustments in the future.

Respectfully,

  
Peter Wilson

OUTLINE OF MODIFICATIONS 10215 MENLO AVE.



1. New front gable end sided with cedar singles instead of horizontal siding.

Reason: The cedar shingles looked so nice on the original part we thought it would be nice to continue it.

2. New front gable end added to with a half round glass window. There had been a gable vent that was suppose to be included on the drawing but was missed.

Reason: Let in some south facing light into the "attic" space.

3. Add windows to the rear facing new gable end.

Reason: Accent the wooded rear yard and give light into the "attic" space which had become a family room.

4. Add two skylights one on the north side of the existing gable roof and one on the south side of the new gable roof.

Reason: To add light into the spaces created by the new and existing gable roofs.

5. Addition of a dormer on the north side of the new gable roof with two windows.

Reason: Code requirements for new structures made it necessary to increase the percentage of head room in the attic space. One can no longer place the knee wall at 4' unless 50% of the ceiling area is over 7'6" high. In order to accommodate this requirement some ceiling area had to be raised.

6. The chimney was relocated to the south side of the new gable roof instead of the north side as originally drawn.

Reason: The stair way to the "attic" family room could only be positioned where the original fireplace had been. Resulting in the need to reposition the fireplace and consequently the chimney.

The modifications above were included in the letter dated June 5th to Mr. Cooper.

Listed below are additional changes that have been proposed or have occurred.

7. The stair assembly coming down from the deck is not exactly as originally drawn.

Reason: The original drawings did not have fully accurate elevation data on how fast the ground sloped away from the existing house. Consequently the number of risers/treads needed to be increased to accommodate the lay of the land and we had to make an intermediate landing to shorten the horizontal run.

8. There have been 3 landscape steps added to the rear patio area linking that area up with the stairs to the deck above.

Reason: Because of the need for a landing on the stairs the steps come down away from the patio area and it was desired to link these two areas.

continued



OUTLINE OF MODIFICATIONS 10215 MENLO AVE.

9. In the area under the deck it has been advised that we build a storage space between the area that was shown as lattice.

Reason: There is no garage or full basement in this home and the addition of additional storage for lawn and other equipment would be helpful.

10. The double window facing the rear yard has a gable roof projection instead of shed roof projection as originally shown.

Reason: At time of installation the shed roof projection of 10" looked inappropriate so a gable projection of 10" was re-built mirroring the same pitch as the main roofs.

11. The front door style has been selected and it differs from the picture drawn on the original plans.

Reason: That was a kind of "generic" door that had not been specifically selected at time of plan submittal. Enclosed is a photo copy of the door style selected.

12. There has been the addition of 3 landscape steps in the front yard.

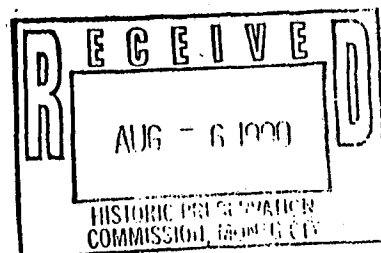
Reason: The original grading of the property was such that you could not park a car in the driveway and access the covered walkway without crossing a small embankment.

13. Posts have been set to install a privacy/safety fence in the area of the driveway built up by an existing retaining wall.

Reason: The original retaining wall places the "back" side of the driveway approx. 5' above the lower level making it possible for someone to fall off of. Also, both houses 10217 and 10215 have entrance doors that kind of "face" one another and the fence would add some privacy for both entrance areas. A sketch is enclosed of the proposed fence.

14. Shutters have been added to the two front windows of the original house.

Reasons: Shutters are a predominate feature in this neighborhood and after looking at the windows without shutters it was determined that the house looked better with them.



M E M O R A N D U M

TO: Historic Preservation Commissioners  
FROM: Alison B. Vawter *Alison*  
SUBJECT: Possible Permit Violations at 10215 Menlo Avenue, Silver Spring  
(Reference HPC Case No. 31/7-90C, heard April 25, 1990)  
DATE: August 7, 1990

As you will recall, the Commission reviewed and approved a modified Historic Area Work Permit application by Peter Wilson for work at the above-referenced address in April, 1990.

Since that time, Mr. Wilson indicated in a letter to Jared (attached) that, without prior consultation with either staff or the Commission, he had made some changes to the structure which did not conform to the approved plans.

Meanwhile, last week, Mr. Wilson was paid a visit by Mr. Edward Calloway, a Department of Environmental Protection Residential Inspector. Mr. Calloway noted that, in addition to the changes articulated by Mr. Wilson in his letter to Jared, several other deviations from the approved plans were evident. Mr. Wilson has outlined these changes in his letter to Chairperson Taylor (also attached), and provided pictures of the site.

One possible deviation not mentioned by Mr. Wilson is the removal of two trees from the site. Staff recommends that Mr. Wilson be questioned about removal of mature vegetation at the August 15 meeting, which he is planning on attending.

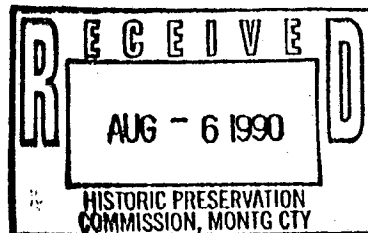
At the direction of the Chair, the office has asked DEP not to cite or fine Mr. Wilson for these apparent violations until the August 15 meeting, when the Commission will have an opportunity to discuss the situation.

Please contact me or Laura at 217-3623 if you have any questions.

cc: Peter Wilson

2006E

August 3, 1990



Mr. Leonard Taylor  
Chairperson  
Montgomery County Historic Preservation Commission  
51 Monroe Street; Suite 1001  
Rockville, Md 20850

Dear Mr. Taylor,

I am writing to bring you and the commission up to date on some issues that have arisen with regards to the remodeling work I am doing on a home at 10215 Menlo Ave. Silver Spring. The property falls within the Capital View Historic District and, as you may recall, was reviewed twice by the commission. The first review was denied in March of 1990 due to a feeling that the large size and massing of the proposed alteration was not compatible with the scale of the existing neighborhood. We re-submitted a completely redesigned second plan in April which was approved.

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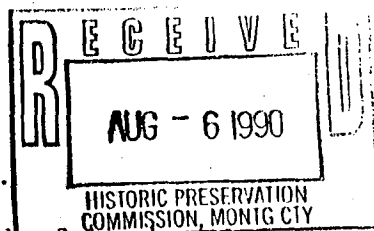
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continued

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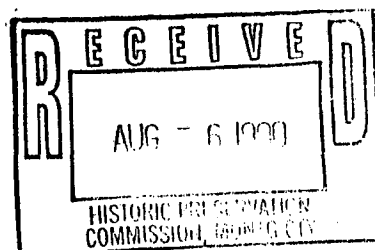
Reason: The original grading of the property was such that you could not park a car in the driveway and access the covered walkway without crossing a small embankment.

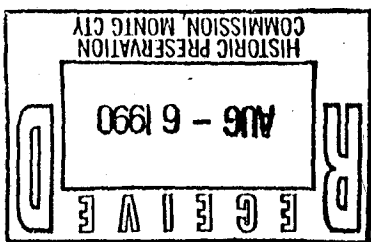
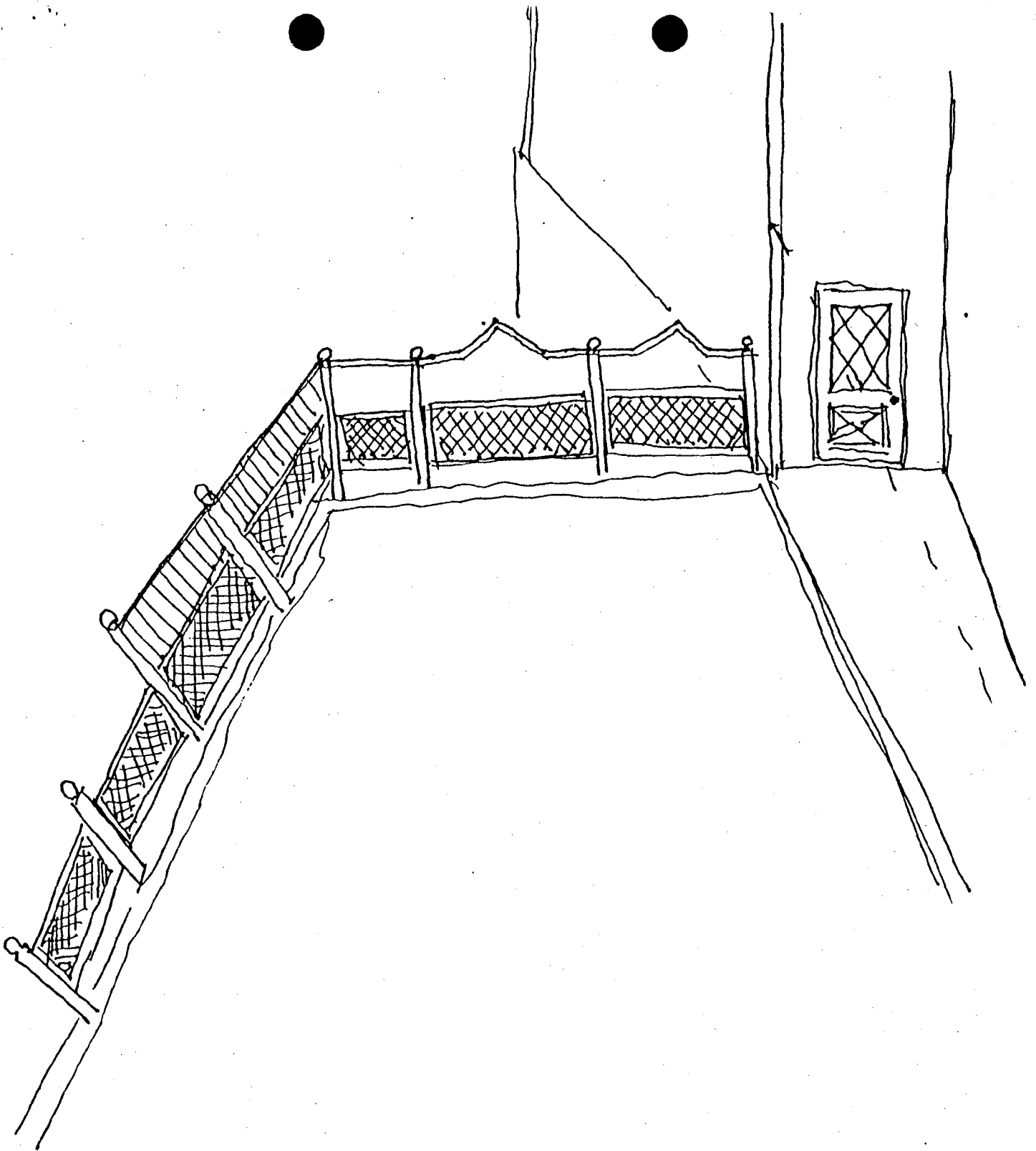
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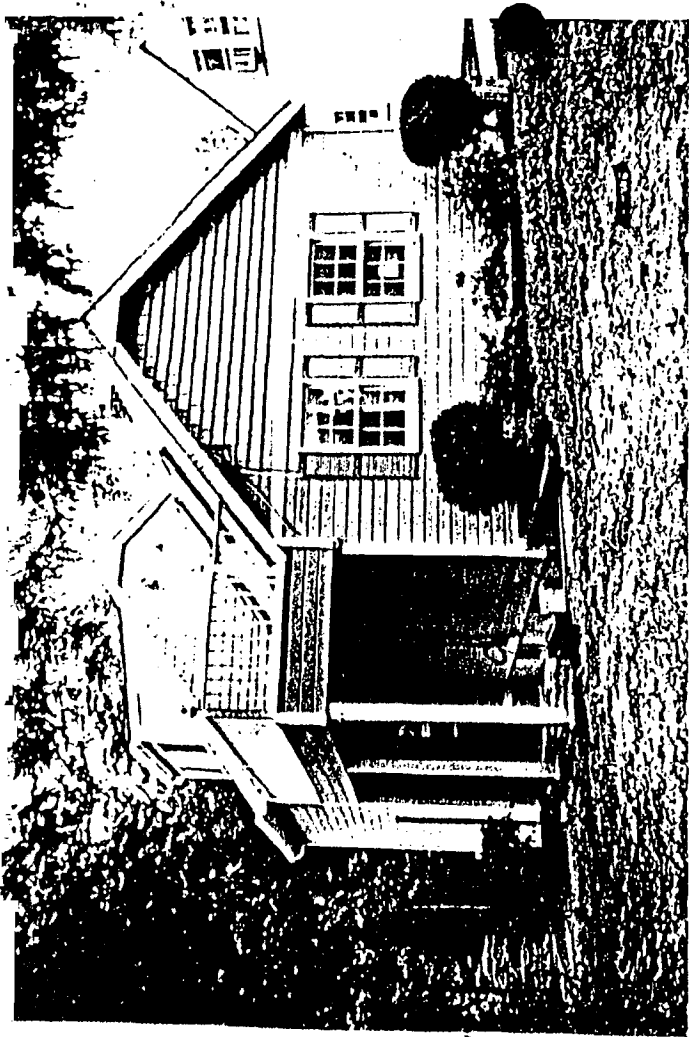
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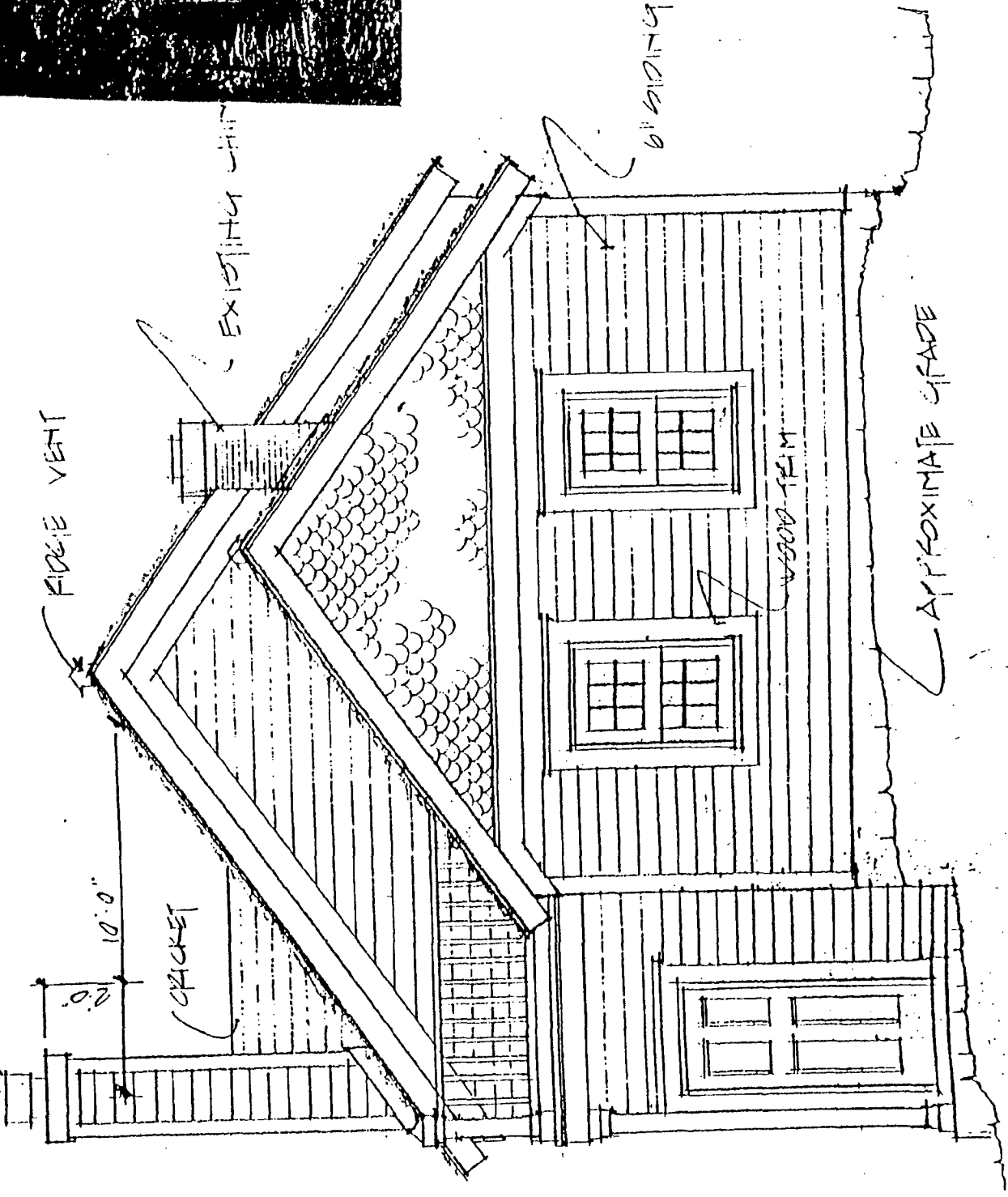


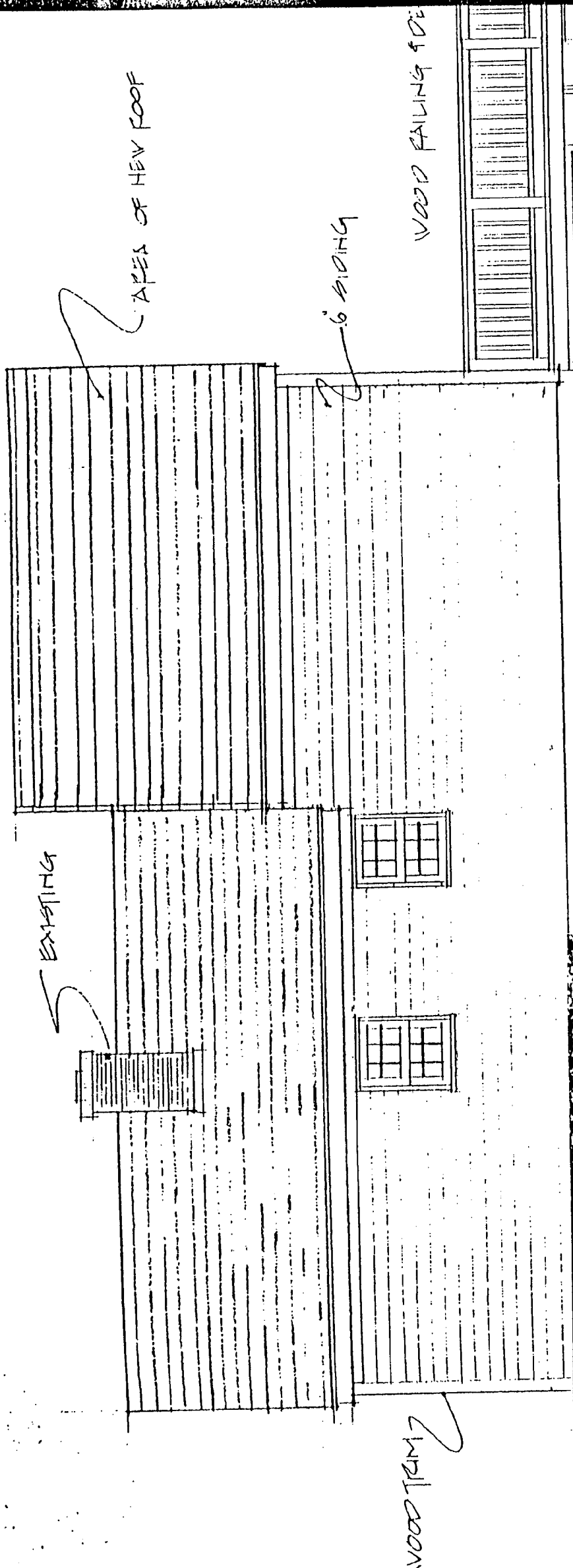
Sketch of Fence with  
Entrance Door



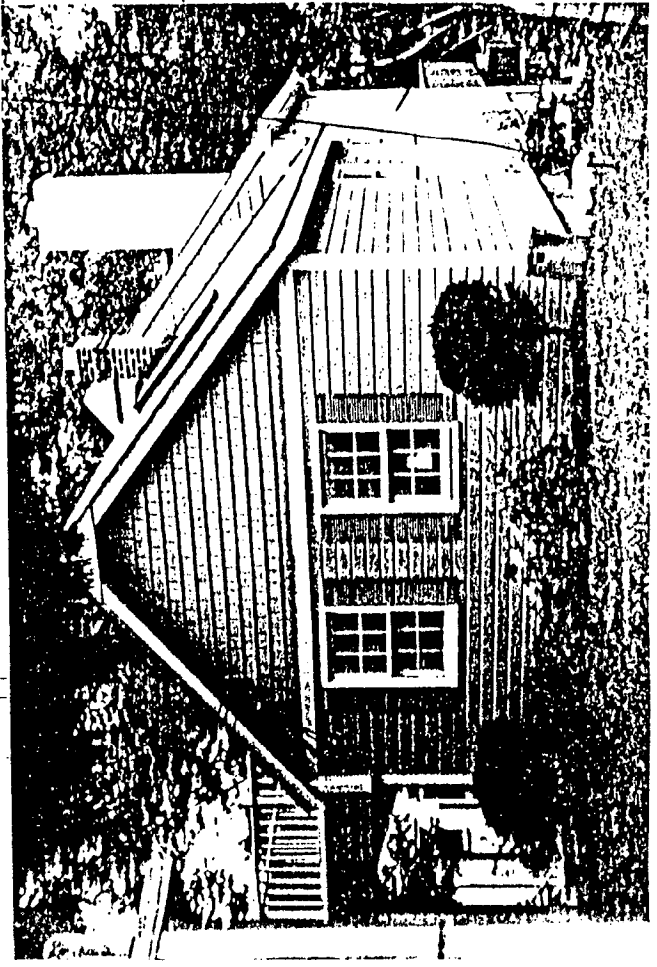
RECEIVED  
AUG - 6 1990  
HISTORIC PRESERVATION  
COMMISSION, MONTG. CITY

METAL FLUE  
WOOD CAP  
WOOD CHIMNEY

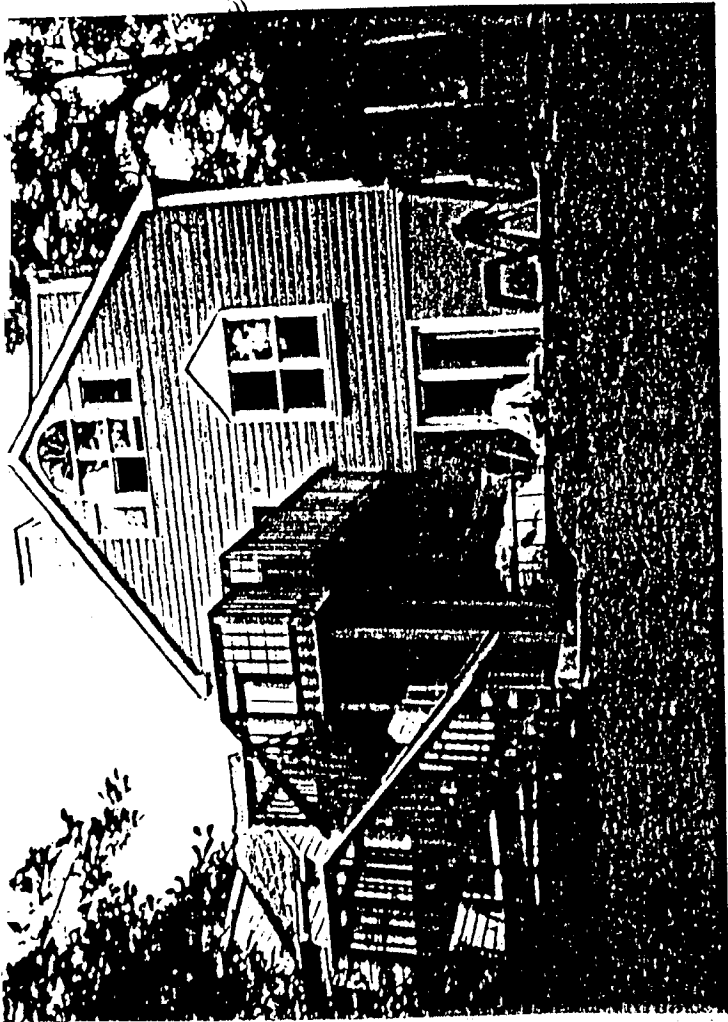




RECEIVED  
 AUG - 6 1990  
 HISTORIC PRESERVATION  
 COMMERCIAL







Plans shall comply with C.A.B. Sec. R-707

SHINGLES

COVER BOARD

ALUM

6" WOOD

PRIVACY

SAFETY GLASS

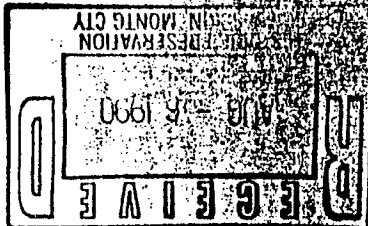
SAFETY GLASS

30" W/D RAILING

4" post, 5/8" x 2" railing

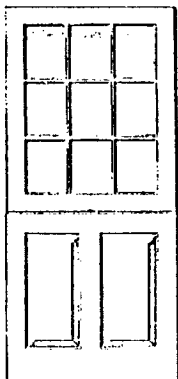
ENCLOSED STEED AREA

RECEIVED  
 AUG 11 1991  
 HISTORIC PRESERVATION COMMISSION, MONTCY

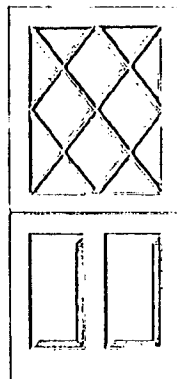


**MORGAN  
DISTRIBUTION**

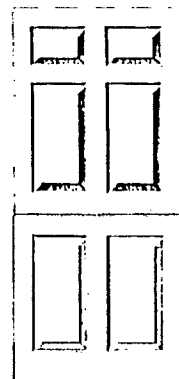
**EXTERIOR PINE  
DUTCH DOORS**



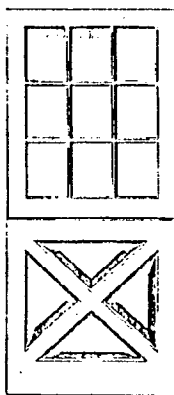
**M-2011**  
2'-6" x 6'-8"  
2'-8" x 6'-8"  
3'-0" x 6'-8"



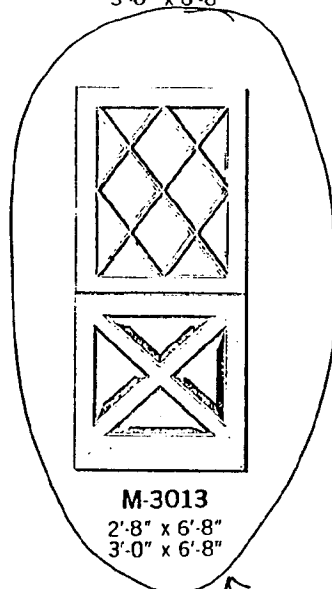
**M-3011**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-4011**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-2013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-3013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"



**M-4013**  
2'-8" x 6'-8"  
3'-0" x 6'-8"

*selected door* ←

- All doors — 1-3/4" thick
- Bottom rail of top section has weatherstrip applied
- Dutch doors not available prehung
- Single-pane tempered safety glass

NOT ALL ITEMS, STYLES, OR SIZES AVAILABLE AT EACH LOCATION.  
SEE NOTICE ON INSIDE FRONT COVER.



# Montgomery County Government

## MEMORANDUM

TO: Robert Hubbard  
Division of Construction Codes Enforcement  
Department of Environmental Protection

VIA: Annette van Hilst, Chief *[Signature]*  
Division of Community Planning and Development  
Department of Housing and Community Development

FROM: Laura McGrath, Planning Specialist *[Signature]*  
Division of Community Planning and Development  
Department of Housing and Community Development

DATE: August 16, 1990

SUBJECT: Stop Work Order Request

It has come to the attention of the Historic Preservation Commission that violations to a Historic Area Work Permit approved on April 25, 1990, for 10215 Menlo Avenue, Silver Spring, (HPC Case NO. 31/7-90C) have taken place. These violations were confirmed by Mr. Edward Calloway, a residential inspector with your department who visited the site last week. Please issue a Stop Work Order for all exterior work on the property and house, including general site work. The property owner has agreed to apply for a new Historic Area Work Permit for review of the additional work done in violation of the April 25 Work Permit. No exterior work should commence on the site until this issue is resolved.

Please call me at 217-3625 if you have any questions. Thank you.

cc: Leonard Taylor, Chair  
Historic Preservation Commission

LMcG/AGVH

2028E

Historic Preservation Commission

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



# Montgomery County Government

## MEMORANDUM

TO: John Moran, Chairman  
Capital View Park Local Advisory Panel

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

DATE: August 27, 1990

SUBJECT: Historic Area Work Permit Application

The attached application by Pete Wilson for an Historic Area Work Permit at 10215 Merlo 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 September 4, 1990, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for September 12, 1990.

JBC:av  
1549E  
1/90



## Montgomery County Government

August 17, 1990

Peter Wilson  
10217 Menlo Avenue  
Silver Spring, Maryland 20910

RE: 10215 Menlo Avenue Historic Area Work Permit

Dear Mr. Wilson:

This is to confirm the request made by the Historic Preservation Commission at its August 15, 1990 meeting that you submit a new Historic Area Work Permit application for work done at 10215 Menlo Avenue in violation of or in addition to work approved with an Historic Area Work Permit in April, 1990 (HPC Case No. 31/7-90C). A request has been made to the Construction Codes Division, Department of Environmental Protection, that a Stop Work Order for all exterior work on the property and the site be issued immediately. No exterior work should commence on the property until this issue is resolved.

As a reminder, the deadline for filing a Historic Area Work Permit application for consideration at the September 12, 1990 meeting of the Historic Preservation Commission is Friday, August 24. Please feel free to call me at 217-3625 with any questions. Your cooperation in this matter is appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Laura McGrath".

Laura McGrath,  
Planning Specialist

2031E

Historic Preservation Commission

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