

31/7 10215 Menlo Ave.  
31/7-90B

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: March 7, 1990

CASE NUMBER: 31/7-90B

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 10215 Menlo Avenue

DISCUSSION:

The applicant is proposing extensive additions to the existing structure at this address. The existing structure is a small, one-story gable roofed cottage of early 20th century origin with a recent shed roofed addition at the rear. The original portion of the house has undergone a number of alterations including changes to doors, windows, porch and siding. It is staff's opinion that the structure has no particular architectural significance, although, in terms of scale, it blends well with the surrounding streetscape.

The proposed additions will dramatically change the appearance, massing and scale of the existing structure so much so that staff would recommend that the proposal be considered as infill construction, rather than alterations to an existing structure. Essentially, the proposal is to convert a simple, diminutive cottage to a 2 1/2 story "neo-Victorian" structure. As evidenced in the attached drawings and floor plans, the proposed alterations would virtually envelop the existing structure.

STAFF RECOMMENDATION:

Staff does not find the conversion to be objectionable in and of itself. However, not only would the proposed changes result in the largest structure on the block, they would result in a scale which would be much greater than, and inconsistent with, the immediately adjacent structures as well as most others on Menlo Avenue from its northern terminus to its intersection with Loma Street. While there are four two story structures along the east side of Menlo, all of them are smaller in scale than the proposed structure.

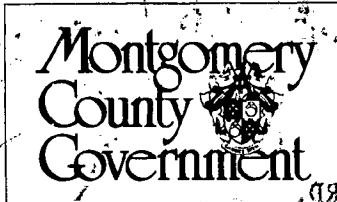
In summary, staff recommends denial of the proposal as presented. However, staff would recommend approval of a somewhat modified plan with a focus on reduction of overall height and width.

ATTACHMENTS:

1. HAWP Application and Attachments
2. Photographs
3. Site Plan
4. Elevation Drawings
5. Floor Plans
  - a. existing
  - b. proposed
6. Sectional/Detail Drawings

JBC:av  
1689E

31/7-90B



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

RD 0100 STATION 1001 OR PATRIOT MOUNTAIN (CITY) # 279-1355

CONTACT Peter W. Wilson  
TELEPHONE: 301-588-2976  
ROOMING - STANDARD BUILDINGS - STATE GREY  
BOEN RAILING - STANDARD WOOD RAILING

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 995228

NAME OF PROPERTY OWNER MARGOT B. BOOTH TELEPHONE NO. 301 588-6839  
(Contract/Purchaser) PETER WILSON (Include Area Code)

ADDRESS: 10215 MENLO AVENUE CITY SILVER SPRING MD STATE MARYLAND ZIP 20910

CONTRACTOR PETER WILSON DESIGN & CONST., INC. TELEPHONE NO. 301-588-2976  
CONTRACTOR REGISTRATION NUMBER MD 12571

PLANS PREPARED BY PETER WILSON DESIGN & CONST., INC. TELEPHONE NO. (SAME)  
(Include Area Code)

REGISTRATION NUMBER SAME

LOCATION OF BUILDING/PREMISE:

House Number 10215 Street MENLO AVENUE

Town/City SILVER SPRING Election District 13th

Nearest Cross Street LOMA STREET

Lot 4 Block 18 Subdivision CAPITAL VIEW PARK

Liber PLAT BOOK-A Folio PLAT-9 Parcel

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 95,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01. <input checked="" type="checkbox"/> WSSC	02. <input type="checkbox"/> Septic
03. <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01. <input checked="" type="checkbox"/> WSSC	02. <input type="checkbox"/> Well
03. <input type="checkbox"/> 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.

*Peter Wilson*

Feb 15 1990

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED:  Signature: *[Signature]* Date: 4/3/90

APPLICATION/PERMIT NO: 9002160052 3/17-90B 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:)

SIDING - GERMAN; GREY-BLUE; VINYL OR PAINTED MASONITE CLABOARD.

WINDOWS - WHITE; WOOD; DOUBLE-HUNG; INSULATED

ROOFING - STANDARD FIBERGLASS; SLATE GREY

PORCH RAILING - STANDARD WOOD RAILING; WHITE

SEE PLANS FOR ADDITIONAL SPECIFICATIONS.

(FISH SCALE SIDING FRONT GABLE ENDS)

WOOD BATTEN BOARD

(If more space is needed, attach additional sheets on plain or lined paper to this application).

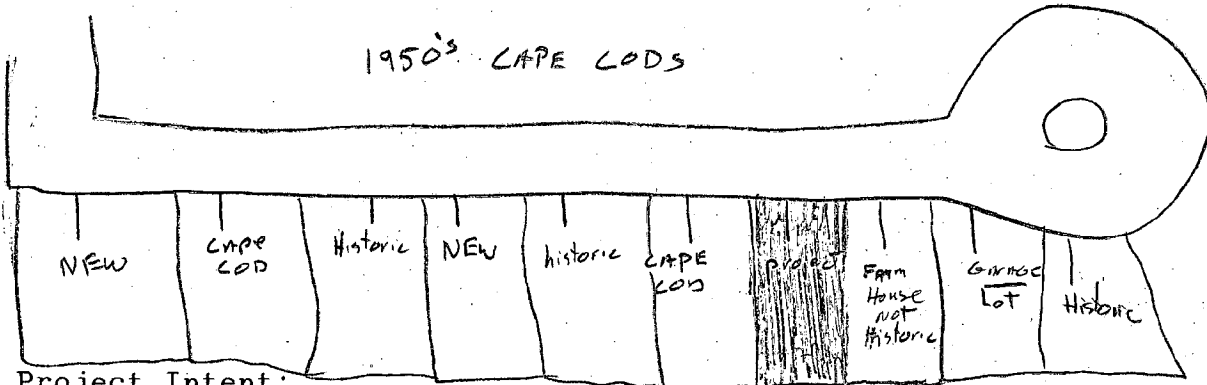
ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.); PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

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. The sketch below illustrates the property with regards to existing non-historic, historic and new homes.



2. Project Intent;

The existing house is a small one bath two bedroom house on a large deep lot. The existing two bedrooms were the result of an addition built in late 1960's. This proposal is to add a second story to the existing first floor house and add a 18x32 foot two story addition to the rear of the house to take advantage of the nice wooded rear yard. The new home would be a 4 bedroom 2-1/2 bath house with a "Victorian" style. No trees would be affected and the very large front yard tree will help balance the additional story from the front street side. There are two new homes built on this side of the street over the last 2 years with similar construction styles and they seem to blend in very well, ( see photos ). As this is not, nor adjoining, a historic resource the HPC ordinance should allow for sensitive restructuring of this existing house.

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 by the footing excavation or back-fill of the rear yard addition.

5. Design Features; See drawings submitted.

6. Facades; See drawings submitted.

7. Materials Specifications; See drawings and list on back of green form.

8. Photos of Project; Enclosed.

9. Photos of Context; Enclosed.

7. **PHOTOGRAPHS.** For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
8. **ADDRESSES OF ADJACENT 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name SUSAN WILSON  
 Address 10217 MENLO AVE  
 City/Zip SILVER SPRING 20910

2. Name WALTER MAUREEN  
 Address 10213 MENLO AVE  
 City/Zip SILVER SPRING 20910

3. Name TIM & NANCY SIMONE  
 Address 10212 MENLO AVE  
 City/Zip SILVER SPRING 20910

4. Name DEBBY & RANDY CADE  
 Address 10214 MENLO AVE  
 City/Zip SILVER SPRING 20910

5. Name JUDIE KANEAND  
 Address 10216 MENLO AVE  
 City/Zip SILVER SPRING 20910

10108 Meadowneck  
20910