

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

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.

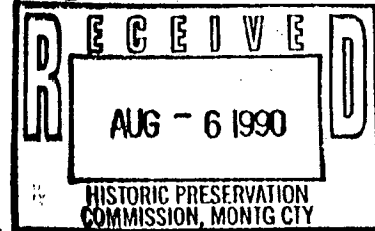
At the direction of the Chair, the office has asked DEP not to cite or fine Mr. Wilson for these apparent violations until the August 15 meeting, when the Commission will have an opportunity to discuss the situation.

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.

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.

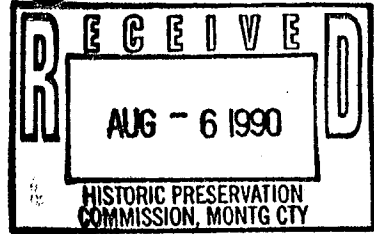
Enclosed is a copy of the letter sent to Mr. Cooper after the scope of the modifications were know, current photos of the project and a list with other modifications and explanations. I hope you will find it useful in examining this matter. It may prove helpful in developing procedures, if administrative intervention is necessary, for these kind of field adjustments in the future.

Respectfully,

A handwritten signature in cursive script that reads "Peter Wilson".

Peter Wilson

August 3, 1990



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

Dear Mr. Taylor,

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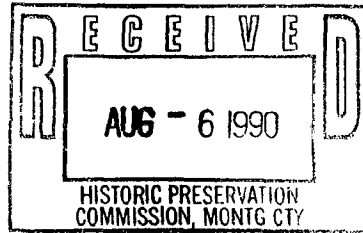
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Respectfully,


Peter Wilson

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

June 5, 1990



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.
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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.

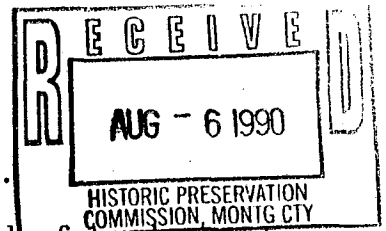
There have been no changes in scale or dimensions from the approved design.

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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.

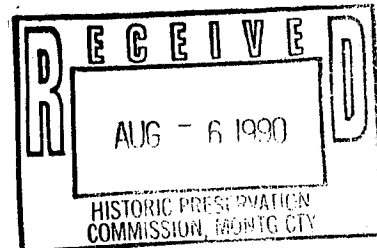
Reason: The original grading of the property was such that you could not park a car in the driveway and access the covered walkway without crossing a small embankment.

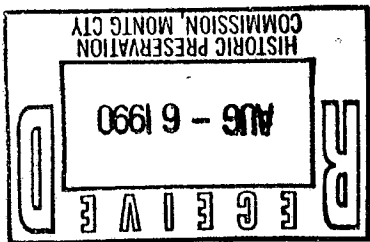
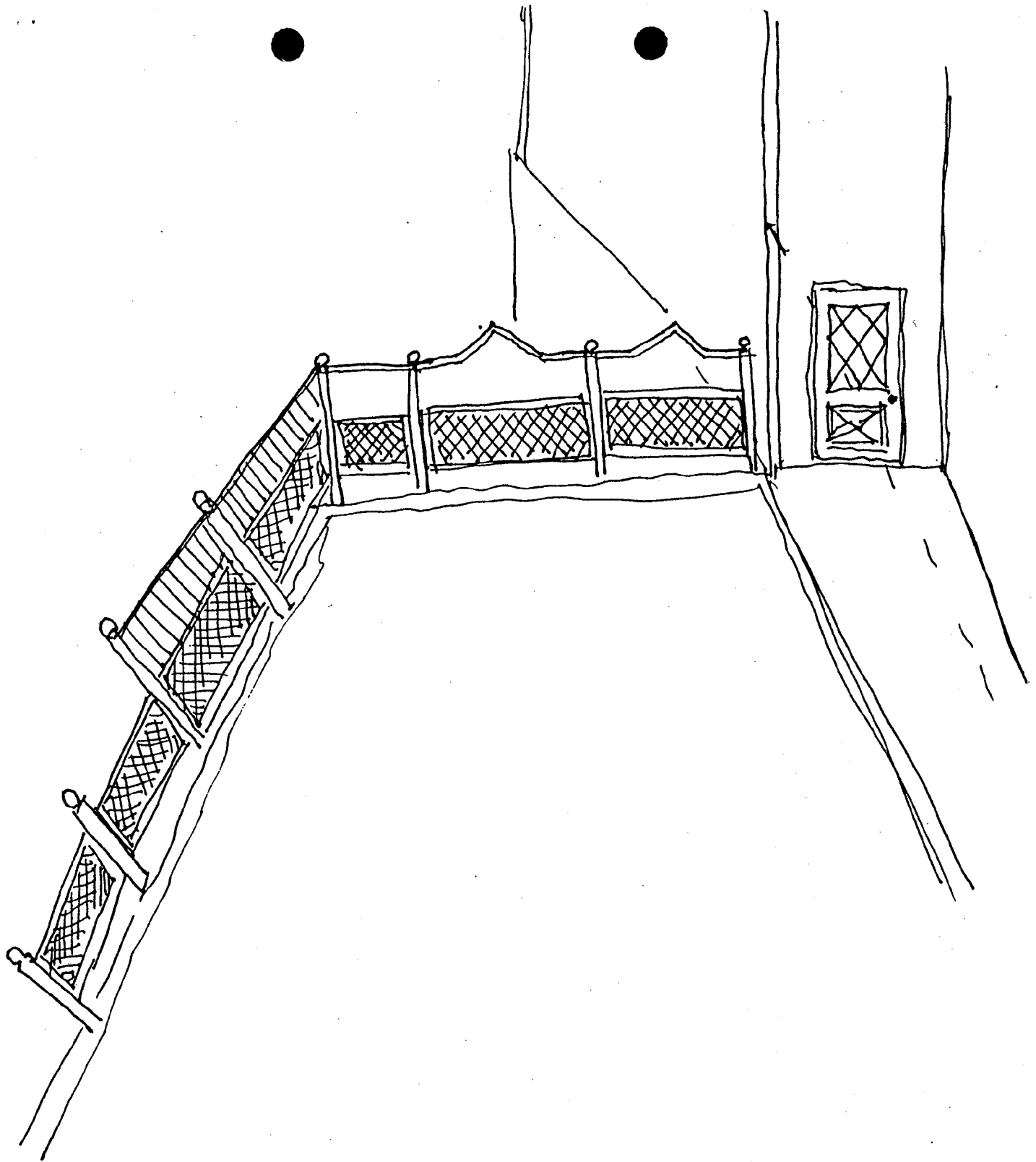
13. Posts have been set to install a privacy/safety fence in the area of the driveway built up by an existing retaining wall.

Reason: The original retaining wall places the "back" side of the driveway aprox. 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.

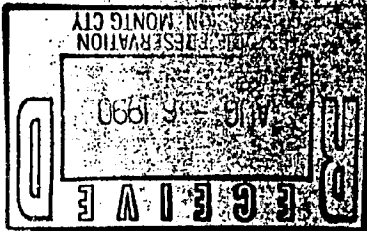
14. Shutters have been added to the two front windows of the original house.

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.



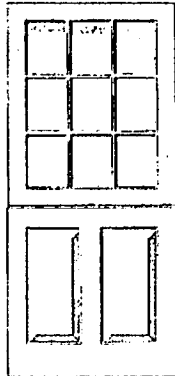


Sketch of Fence with
Entrance Door



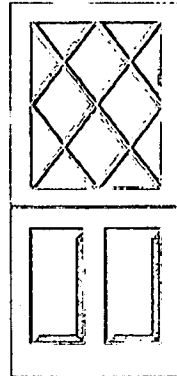
MORGAN DISTRIBUTION

EXTERIOR PINE DUTCH DOORS



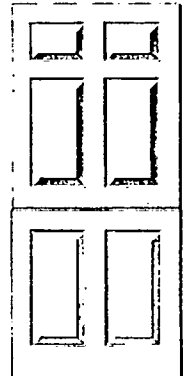
M-2011

2'-6" x 6'-8"
2'-8" x 6'-8"
3'-0" x 6'-8"



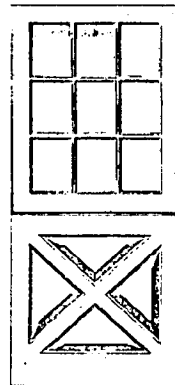
M-3011

2'-8" x 6'-8"
3'-0" x 6'-8"



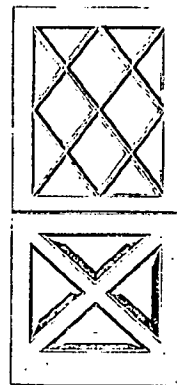
M-4011

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"



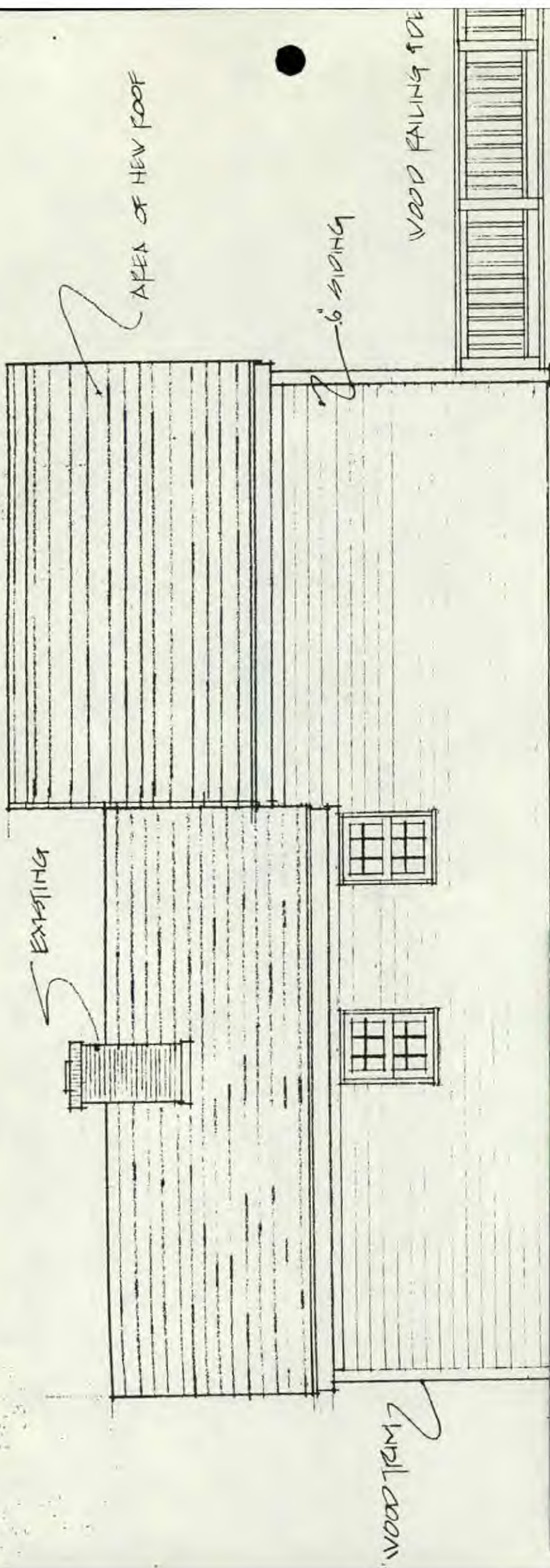
M-4013

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.



RECEIVED
 AUG - 6 1990
 HISTORIC PRESERVATION
 COMMISSION, MONTGOMERY





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

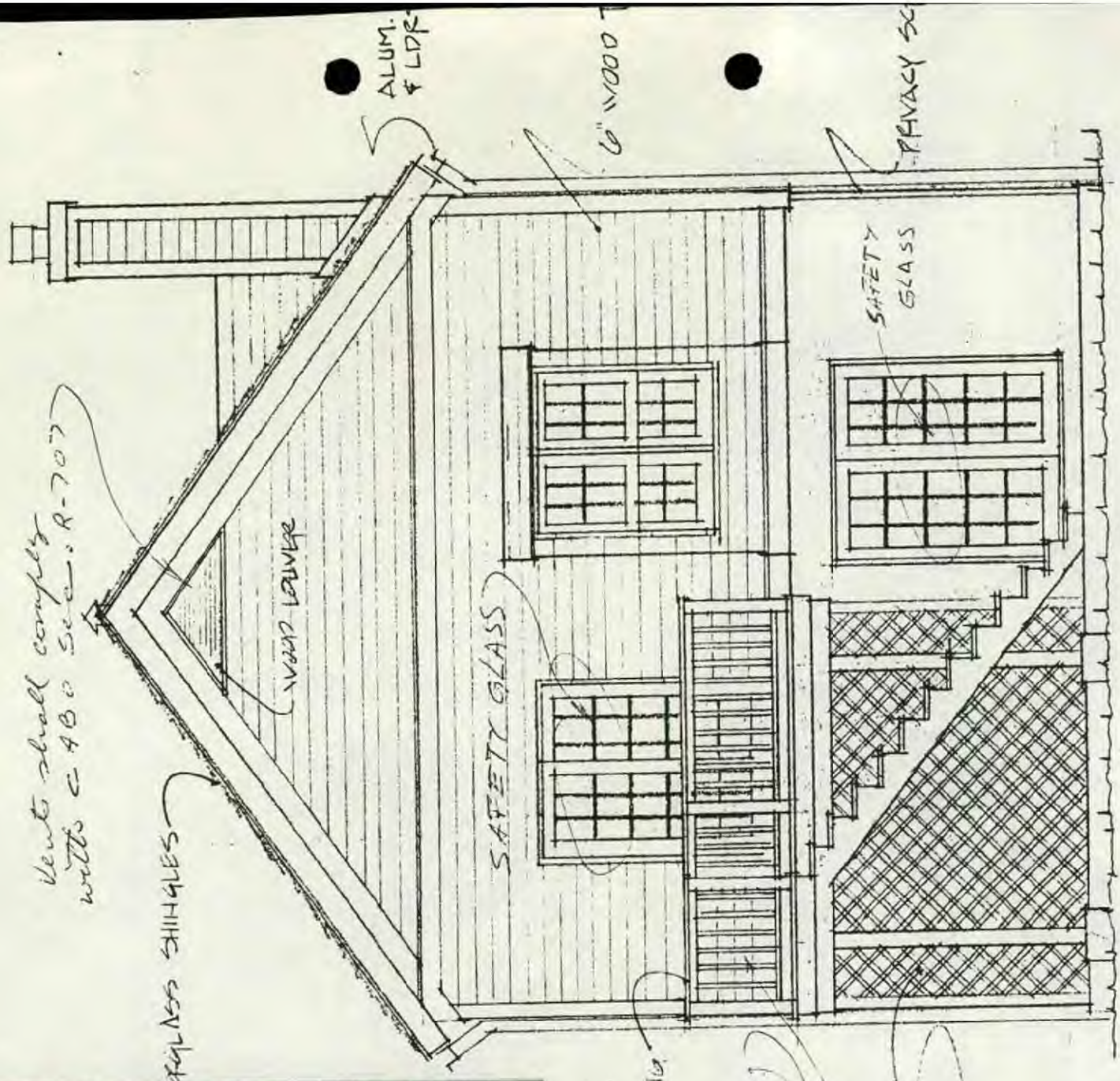
GLASS SHINGLES

WOOD LOUVER

ALUM. FLDR

6" WOOD

PRIVACY SC



SAFETY GLASS

SAFETY GLASS

3 1/2" W/D RAILING

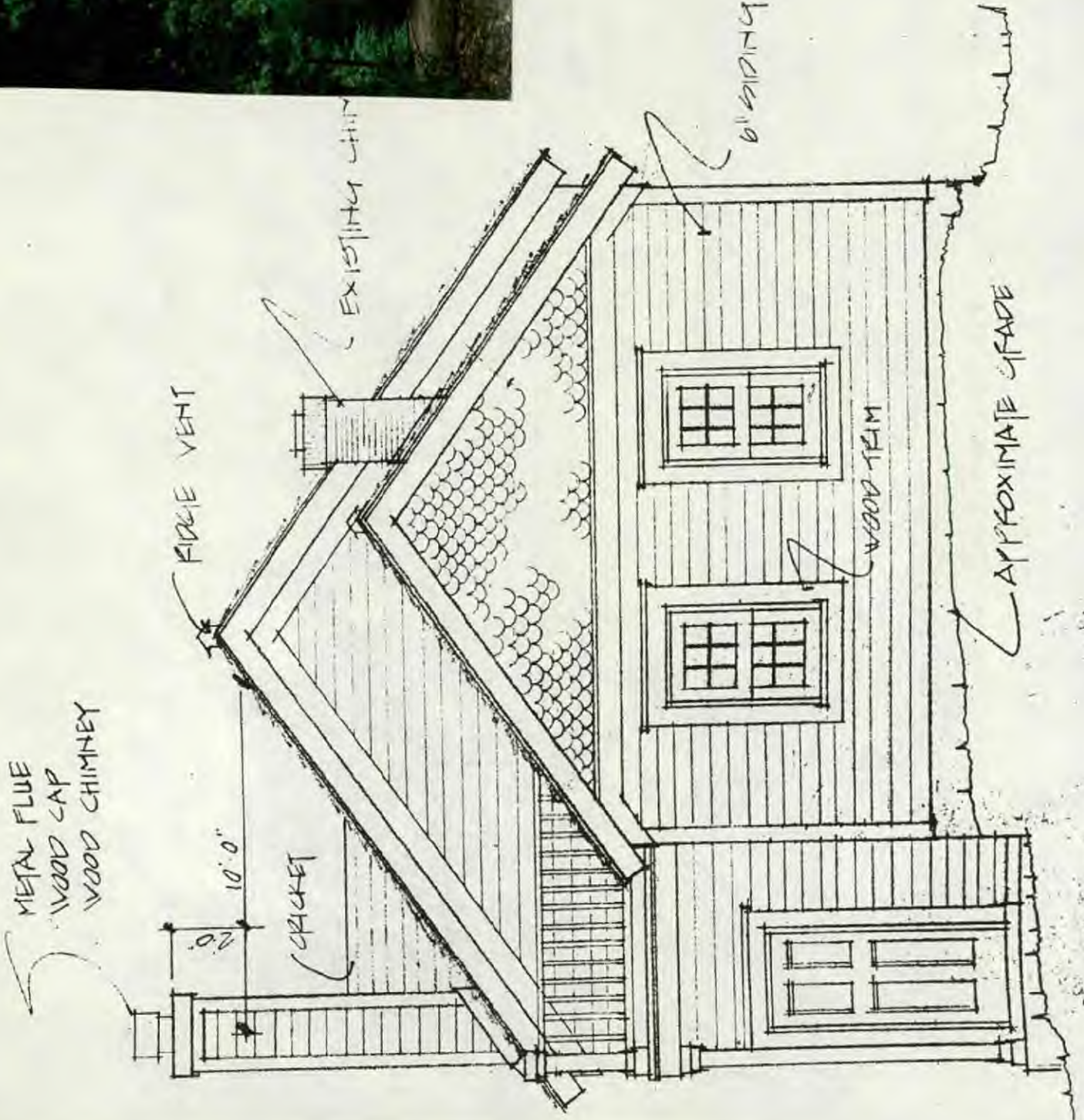
4" max. Spacing

ENCLOSED SHED AREA

RECEIVED
 AUG - 6 1997
 HISTORIC PRESERVATION
 COMMISSION, MONTG CTY

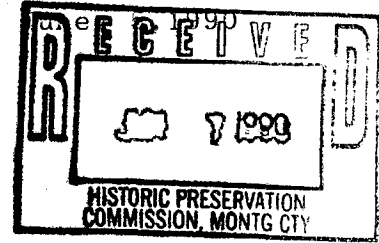


RECEIVED
 AUG - 6 1990
 HISTORIC PRESERVATION
 COMMISSION, MONTG. CTY



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.

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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*

REAR ELEVATION

RECEIVE
JUN 7 1990
HISTORIC PRESERVATION
COMMISSION, MONTG. CITY

MOVED CHIMNEY

FIBERGLASS SHINGLES

Small Dormer

WOOD LAMINATE

Added 1st WINDOW UNIT

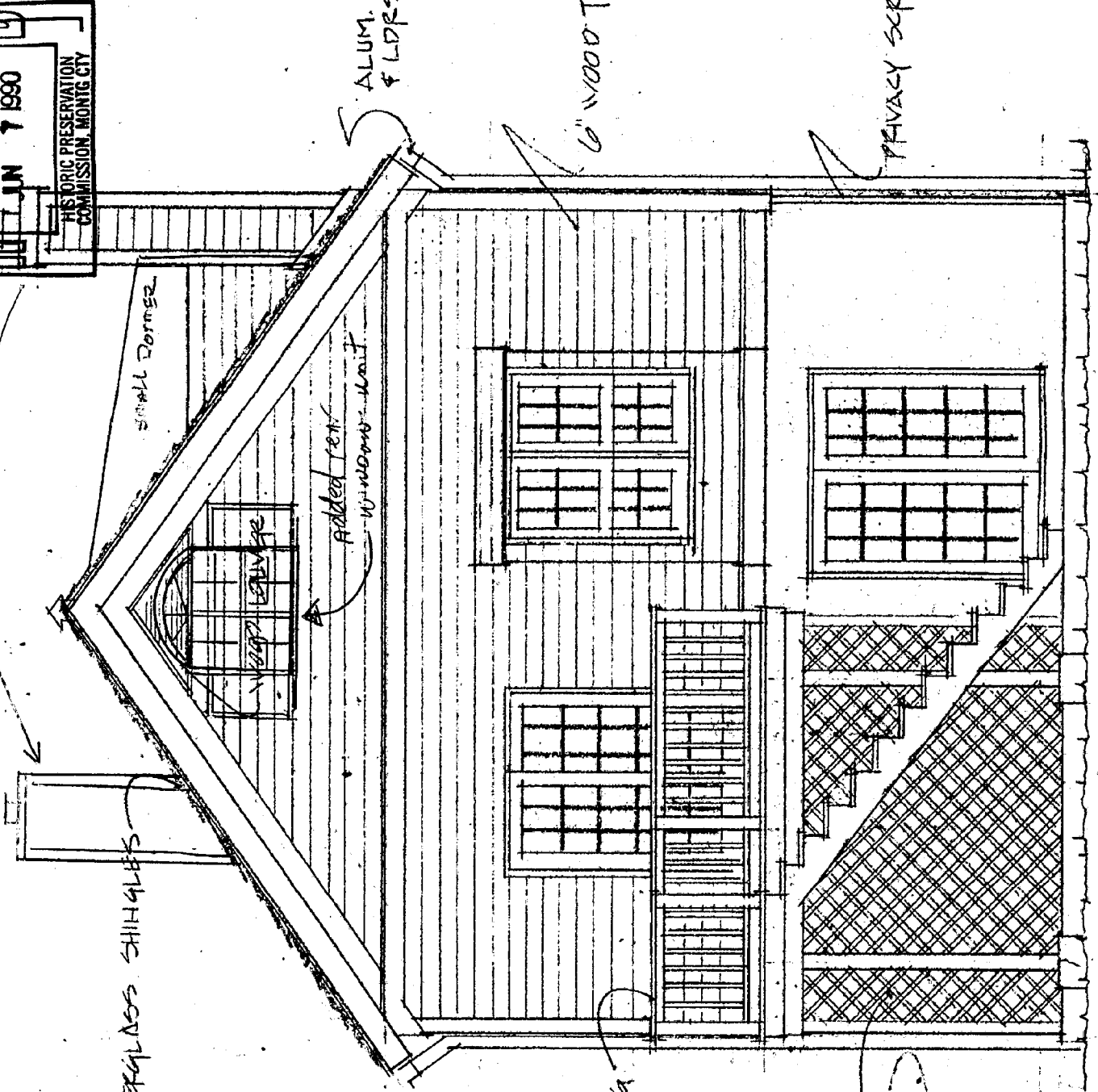
ALUM. GUTTER
& FLDS (TYP)

6" WOOD TRIM

PRIVACY SCREEN

36" W/D RAILING

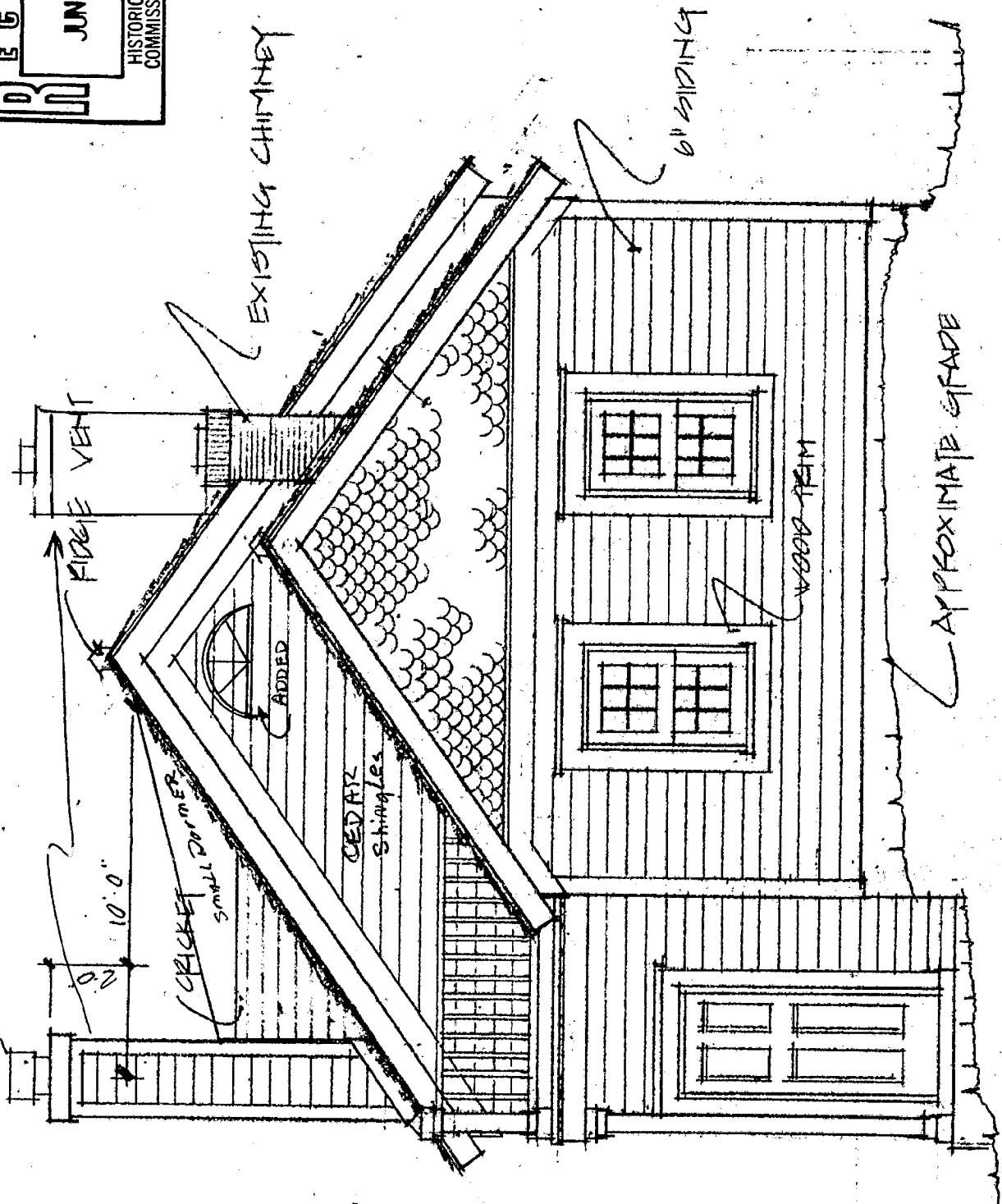
ENCLOSED
SHED AREA



Front Elevation

METAL FLUE CAP
WOOD CHIMNEY MOVED TO THIS SIDE

RECEIVED
JUN 7 1990
HISTORIC PRESERVATION
COMMISSION, MONTG. CITY



EXISTING CHIMNEY

6" SIDING

FIRE VENT

ADDED

CRICKLE
SMALL DORMER

CEDAR
SHINGLES

WEST DOOR

APPROXIMATE GRADE



Montgomery County Government
MEMORANDUM

DATE: 4/26/90

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

FROM: Jared B. Cooper, ^{JBC}Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 4/25/90 reviewed the attached application by Peter Wilson for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Proposed Elevations
3. Floor Plans (existing)
4. Floor Plans (proposed)
5. Site Plan
6. Photographs

JBC:av



Montgomery County Government

March 23, 1990

Ms. Margot Booth
11604 104th Avenue, NE
Kirkland, Washington 98034

Dear Ms. Booth:

At its March 14, 1990 meeting, the Montgomery County Historic Preservation Commission (Commission) voted to deny your application for an Historic Area Work Permit to add to the existing structure located at 10215 Menlo Avenue in the Capitol View Park Historic District. This denial was made on the basis of Section 24A-8(a) of the Montgomery County Code (Historic Resources Preservation Ordinance), in that, based on the information submitted, the alteration for which the permit is sought would be inappropriate or inconsistent with the structures immediately surrounding this structure in the Capitol View Park Historic District.

The Commission found that the proposal as submitted would result in a scale which would be much greater than, and not cohesive with, the immediately adjacent structures as well as many others on Menlo Avenue from its northern terminus to its intersection with Loma Street. Based on the evidence submitted, the Commission found that the proposed height and width is much greater than that of the immediately adjacent structures. The proposed 2 1/2 story structure is incongruous with the existing streetscape in this area, which is comprised of 1 to 2 story structures. These 1 to 2 story structures, as a whole, create a streetscape which is small in scale.

As stated in the master plan amendment which added the Capitol View Park Historic District to the Master Plan for Historic Preservation: "The geographic contiguity and architectural cohesiveness of the resources as provided by the recommended boundary presents a sound basis for the regulation and preservation of properties", even though "[m]ost Capitol View Park structures possess little distinction as architectural entities." (Emphasis added). Your proposal would be incongruous with the geographic contiguity and architectural cohesiveness in this area of the district.

Historic Preservation Commission

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

Ms. Margot Booth
Page Two
March 23, 1990

The Commission found that it did not have enough information available at the meeting in order to make a determination as to the exact difference in scale and massing. The Commission found that certain information would have been of great assistance in evaluating the appropriateness of the proposal, including the ratio of the footprint of the proposed structure compared to the overall lot size and the overall height of the proposed structure. In order to compare these figures to other lots and houses on the block, the Commission expressed interest in the compilation of similar data for the two structures on either side of the proposed structure, as well as for the other larger homes on the east side of Menlo Avenue, including those located at 10203, 10207, 10209, and 10211 Menlo Avenue. It is the applicant's responsibility to provide sufficient information to support the proposal. Section 24A-7(g)(1).

If you would like to discuss the reasons for the denial of this application or the possibility of filing a new application for an Historic Area Work Permit, I would encourage you to contact Jared Cooper, the Historic Preservation Specialist in the Division of Community Planning and Development, Department of Housing and Community Development. Alternatively, you may consult with the Commission on a preliminary basis regarding any future applications. Section 24A-6(d).

If any party is aggrieved by the decision of the Commission, within 30 days from March 14, 1990, the date on which the Commission's decision was made public, such party aggrieved may appeal to the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. Appeals from decisions of the County Board of Appeals must be made in accordance with Section 2-114 of the Montgomery County Code.

If you have any questions regarding any of the foregoing information, please contact Jared Cooper, Historic Preservation Specialist, at 217-3625.

Sincerely,



Jeff Miskin
Chairperson

cc: Edward B. Lattner, Esquire
Assistant County Attorney
John Moran, Chairperson
Capitol View Park Local Advisory Panel
Susan Wilson
Walter Maureen
Tim and Nancy Simone
Debby and Randy Cade
Judie Kinkead

JM:JBC/av
1706E

16:51

301 496 9150

002

Date: 13 March 1990

To: Montgomery Co. HPC

From: Mike Radtke, Capital View Park LAC member



Subject: Pete Wilson Proposed Renovations

The Capital View Park LAC met on March 10, 1990 to discuss the plans for Mr. Wilson's proposed renovations. After an extensive onsite survey, the entire LAC endorsed his proposal. The height and width of the project was well within existing and new houses on the same side of the street. Mr. Wilson's efforts to retain the country/Eastlake style of the area are outstanding. I fully support his proposal. Please use this as written testimony during your meeting.

March 13, 1990

10108 Meadowneck Court
Silver Spring, MD 20910

Montgomery County Historic
Preservation Commission
GBS Building
51 Monroe Street
Suite 1001
Rockville, MD 20850

VIA FACSIMILE
301-217-3677

Re: Proposed Construction at 10215 Menlo Avenue
Capitol View Park Historic District

Commissioners:

The LAP has reviewed the plans for the proposed construction at 10215 Menlo Avenue and conducted a site visit to help us visualize the proposed construction and its impact on the neighborhood. The LAP recommends that the construction be approved as submitted, and provides the Commission with the following comments.

The front width of the proposed construction is approximately the same as that of the existing house. The second floor proposed for the front of the existing house would be about 6-8 feet above the adjacent houses. The maximum height of the house will be below the ridge line of the houses across the street.

The bay window on the right side of the proposed construction is at the same location and has the same width as an existing porch. It is the LAP's opinion that the bay window adds interest to what would otherwise would be a plain side elevation.

The primary portion of the addition to the existing house is approximately 60 feet from the street. Thus, the mass viewed on the front elevation of the proposed construction is set back from the existing street scape. The LAP believes that the staging or

Montgomery County Historic
Preservation Commission
March 13, 1990

telescoping of the proposed construction minimizes the impact on the overall street scape. For example, the overall length, height and massing of the proposed construction is approximately the same as the HPC approved neo-victorian house three doors away.

Sincerely,

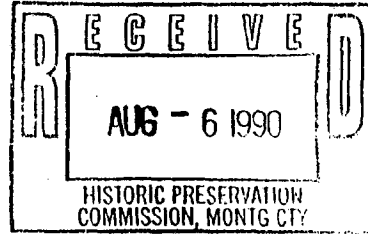


John P. Moran
Chairman, Capital View Park LAP

JPM/jma

Fred Cooper
Department of Housing &
Community Development
Suite 1001
Baltimore, Md. 20850

June 5, 1990



Fred Cooper,

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Respectfully,

Peter Wilson

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 16, 1990

CASE NUMBER: 31/7-90C

TYPE OF REVIEW: HAWP

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

DISCUSSION:

The applicant is proposing an addition and alterations to this early-mid 20th century structure in the Capitol View Park Historic District. An earlier application (March 14, 1990) to enlarge this structure was denied by the HPC.

The principal proposed change, as viewed from the street, will be heightening of the roof over the rear addition. As proposed, it will be converted from shed to gable in form. Other changes are as follows:

- ✓ 1. Addition of german style siding over existing plywood siding.
- ✓ 2. Addition of decorative railing and trim over an existing north side porch.
- ✓ 3. Addition of a chimney on the north side.
- ✓ 4. Replacement of existing window units.
- ✓ 5. Deletion of one window; addition of another (south elevation).
- ✓ 6. Conversion of a rear elevation window to a sliding glass door.
- ✓ 7. Addition of a 12' x 14' rear deck.
- ✓ 8. Addition of a skylight to the north side of the existing gable roof.
9. Elimination of a small south side door and landing.

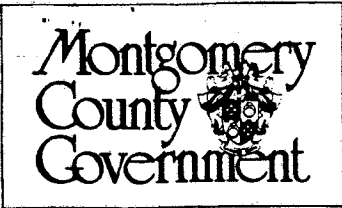
STAFF RECOMMENDATION:

Staff finds that the applicant has responded successfully to the concerns of the Commission regarding the earlier application, which focused on scale and footprint. Staff recommends approval of the application, based on criteria 24A-8(b)(1) and (2). The LAP also recommended approval, but has no written comments at this time.

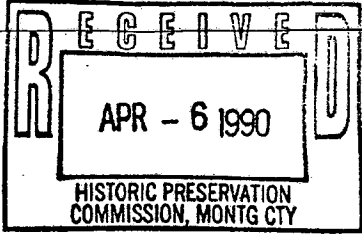
ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Photographs
4. Elevation Drawings
5. Floor Plans

JBC:av
1778E



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327 317-90C



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 99 ⁴⁶⁴⁵
 NAME OF PROPERTY OWNER Peter & Susan Wilson TELEPHONE NO. 589-4347
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 10217 Menlo Ave S. Spring STATE Md. ZIP 20910
 CONTRACTOR Peter Wilson Design & Construction TELEPHONE NO. 588-2976
 CITY (Include Area Code)
 CONTRACTOR REGISTRATION NUMBER 12571
 PLANS PREPARED BY: Same TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 10215 Street Menlo Ave
 Town/City Silver Spring Election District 13
 Nearest Cross Street Loma
 Lot 4 Block 18 Subdivision Capital View Park
 Liber. Folio Plat Book A Parcel Plat 9

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 Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other Extend Siding
 Add Deck
 1B. CONSTRUCTION COSTS ESTIMATE \$ \$20,000
 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

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 _____ feet _____ 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 _____
 3. On public right of way/easement _____ (Revocable Letter Required).

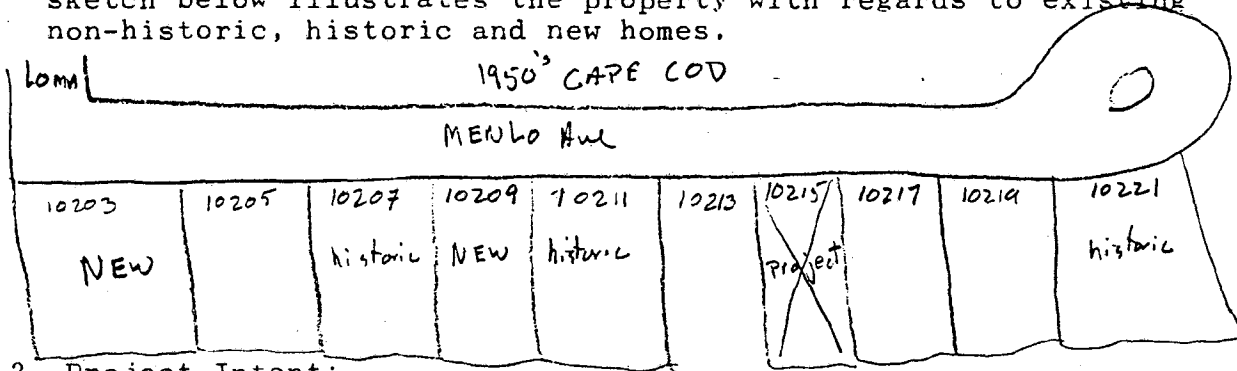
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) Peter Wilson Date 3/30/90

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;

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 grooved 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 to give a more consistent roof profile.

There would be the addition of a small (22x34") skylight to the north side existing roof elevation.

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.

No trees or landscaping would be affected by this project.

As this is not, nor adjoining a historic resource the HPC ordinance should allow for sensitive remodeling or 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.

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.

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

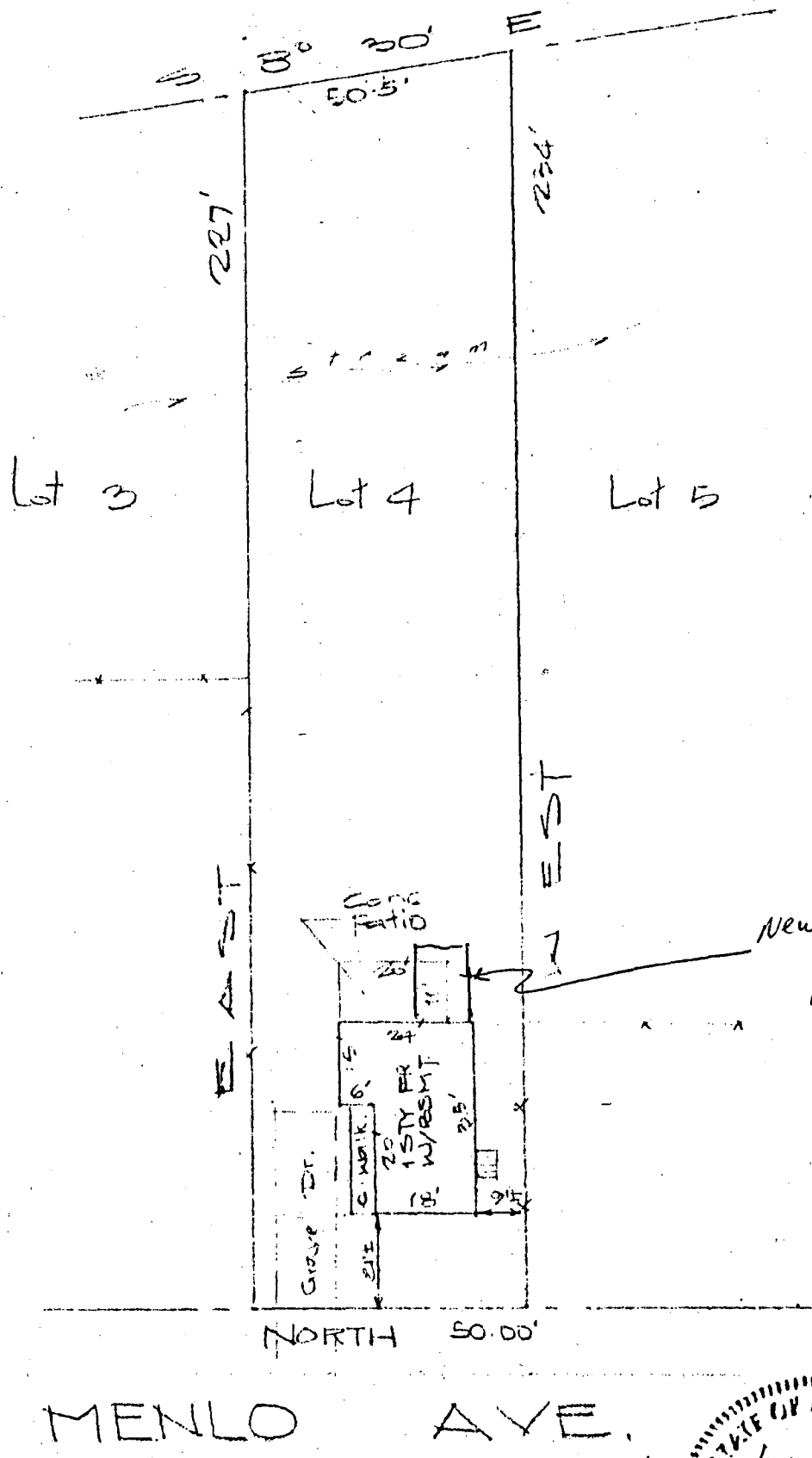
Roof on new gable to match existing.

8. Photos of Project; Enclosed.

9. Photos of Context; Enclosed.

ENGINEERS
SURVEYORS
PLANNERS

VYFFHUIS & ASSOCIATES
6725 FIRST AVENUE, SILVER SPRING MARYLAND



THIS PROPERTY IS NOT IN A PLANNED
SUBDIVISION AND DOES NOT HAVE A PLANNED
SUBDIVISION MAP RECORDED IN THE
MONTGOMERY COUNTY RECORDS

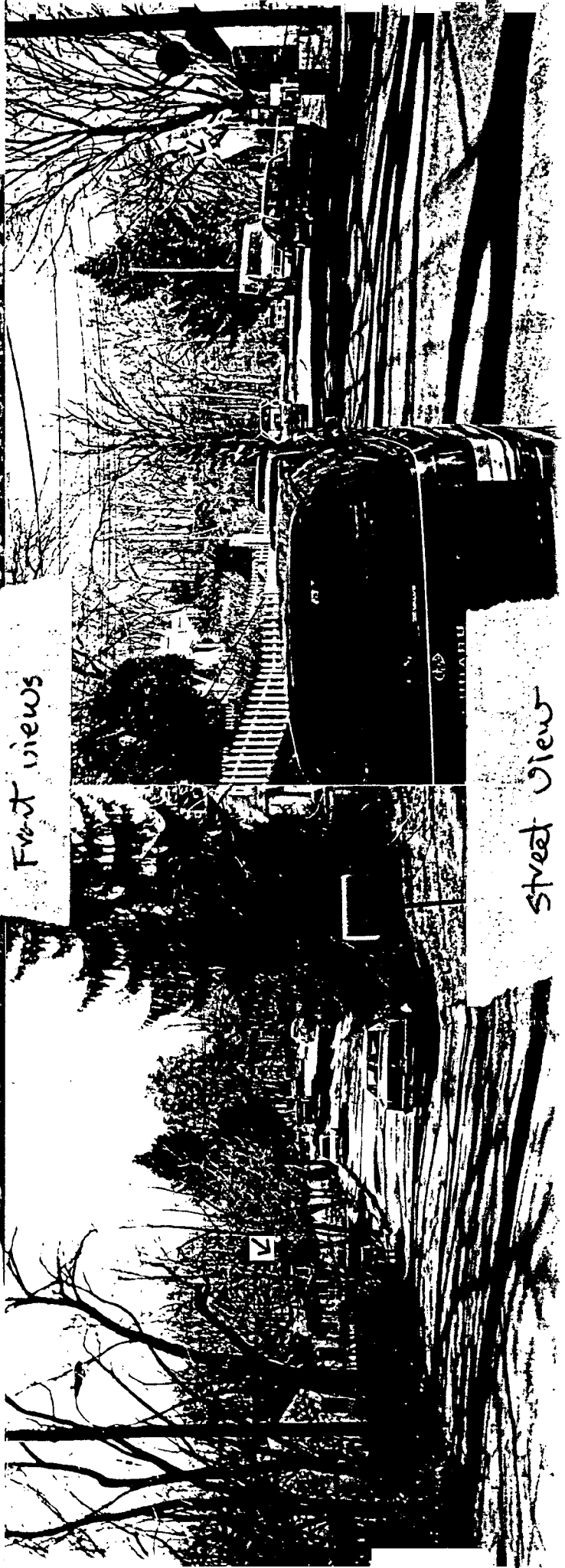
HOUSE LOCATION PLAT
10215 MENLO AVE.
CAPITOL VIEW PARK
MONTGOMERY COUNTY
MARYLAND
CASE No.

LOT — 4
BLOCK — 18
PLAT BK — 1
PLAT — 9
SCALE — 1"=20'
DATE — 2-14-90
JOB No. Res. 200

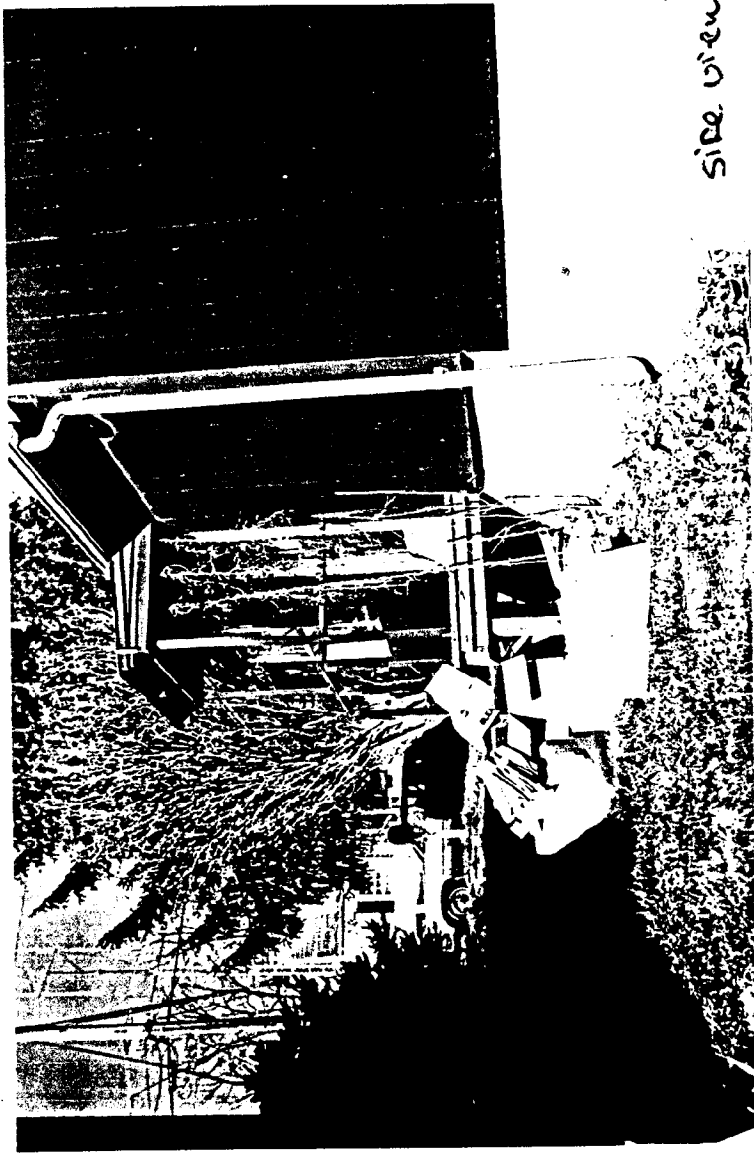
CERTIFICATION: I hereby
certify that the plan shown
hereon is correct, and the build-
ings have been located by act-
ual measurements. This is not
a property line survey and
should not be used as such.
Compton G. Vyffhuis
COMPTON G. VYFFHUIS, P.L.S. 192



↑
Front views



Street view



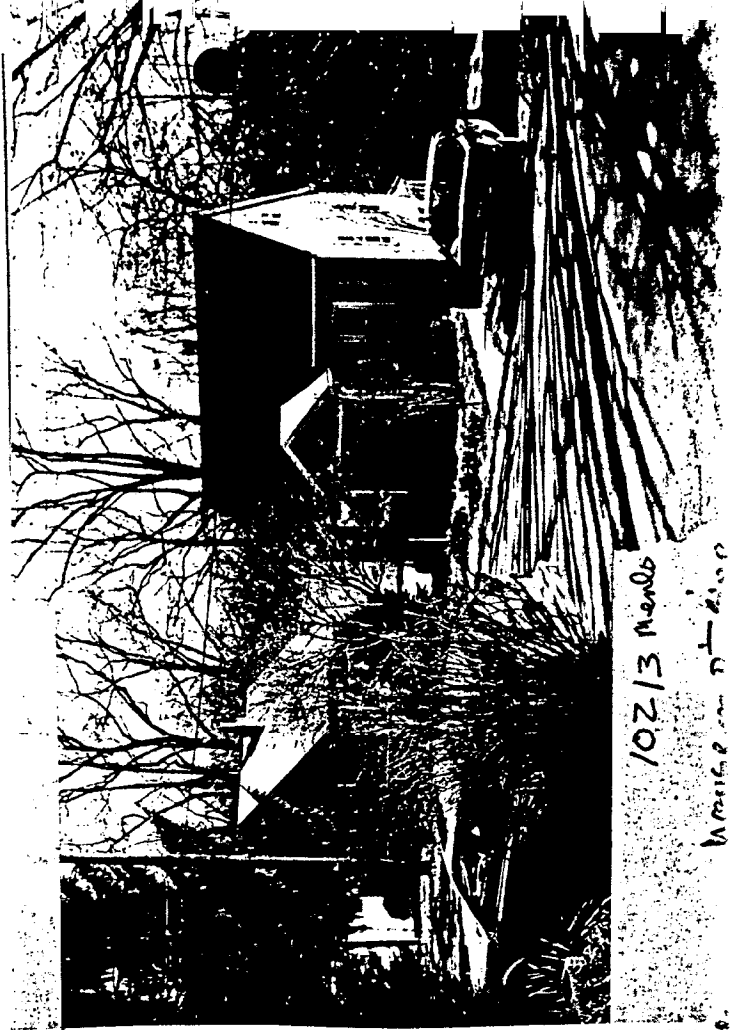
side view



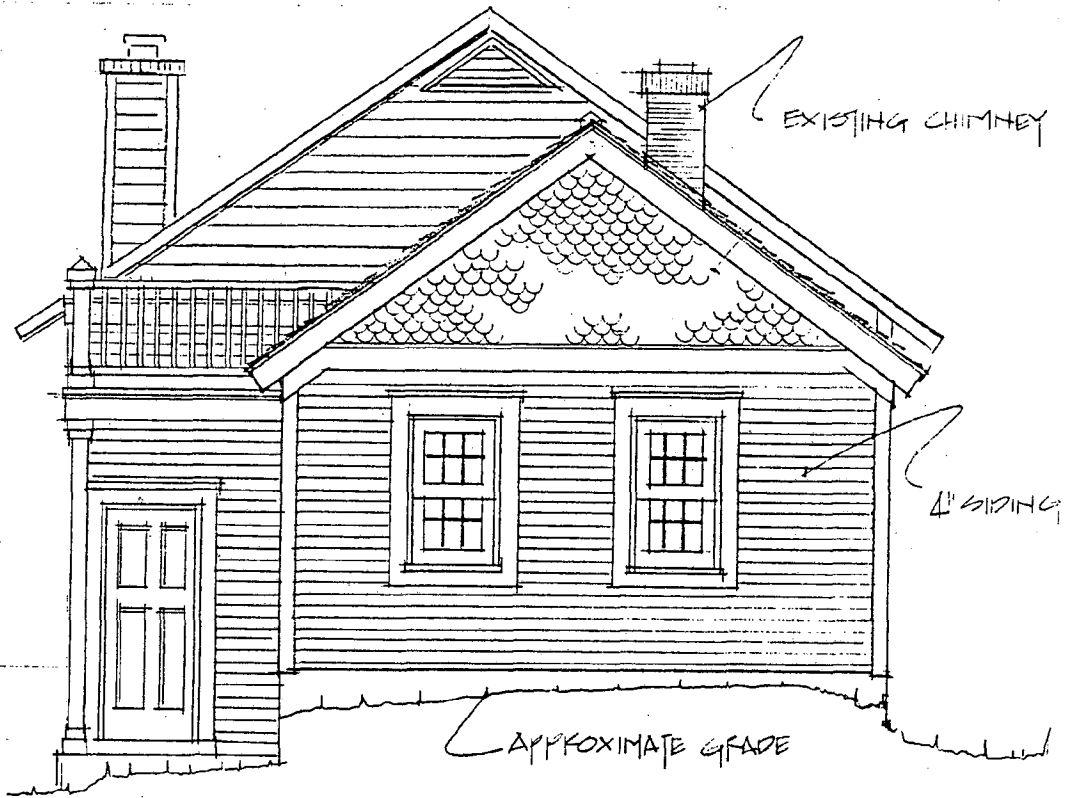
Rear view

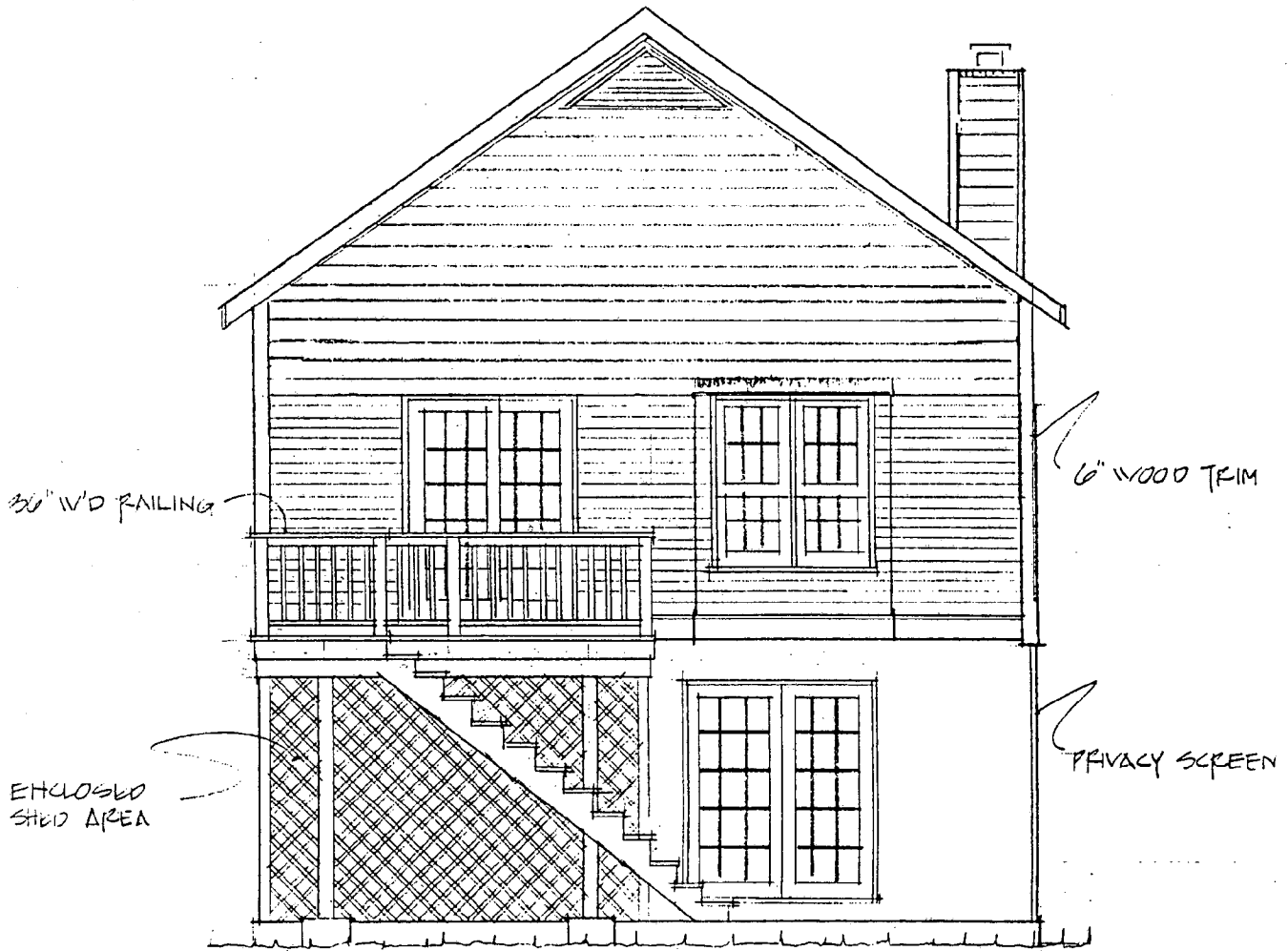


10217 Menlo
house on left side

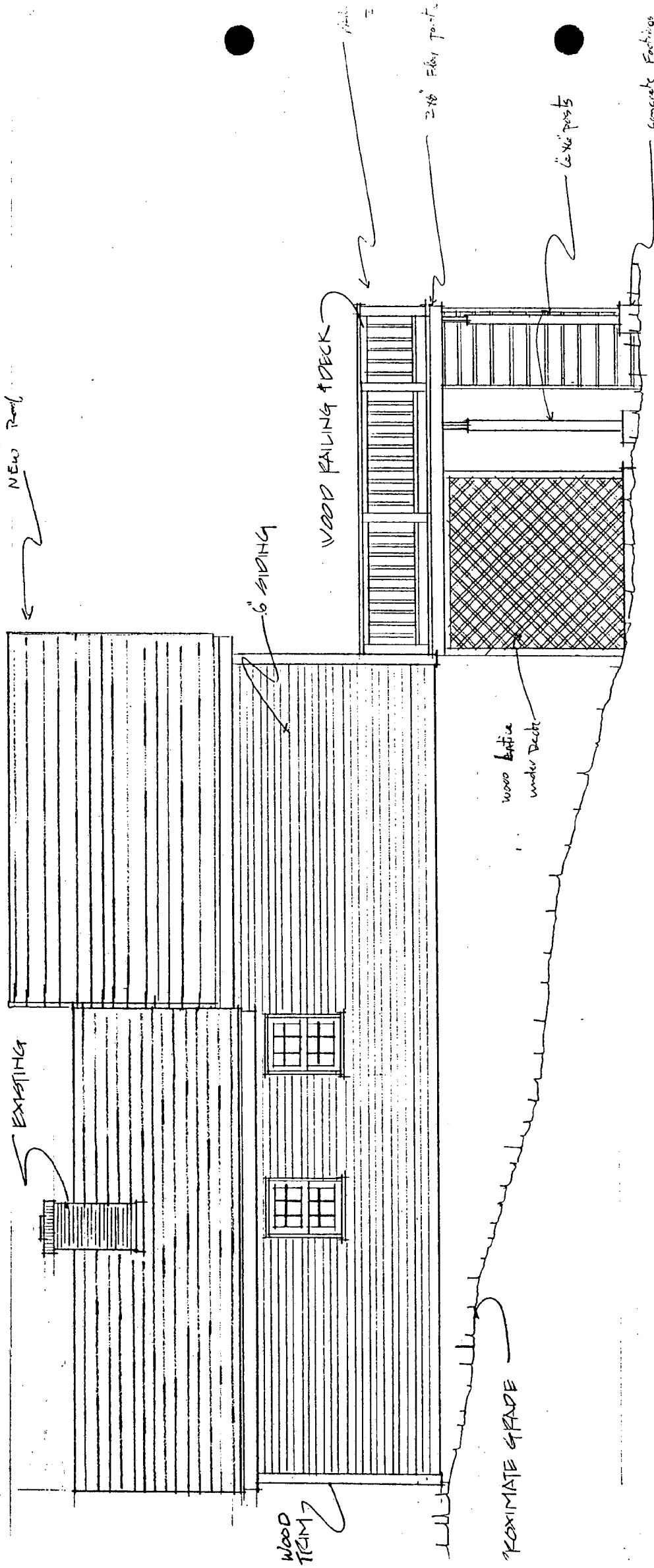


10213 Menlo
house on right side





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



NEW ROOF

EXISTING

6" SIDING

WOOD RAILING DECK

2x6 Edge Posts

6x6 posts

concrete Footings

WOOD LANTIC
under Deck

APPROXIMATE GRADE

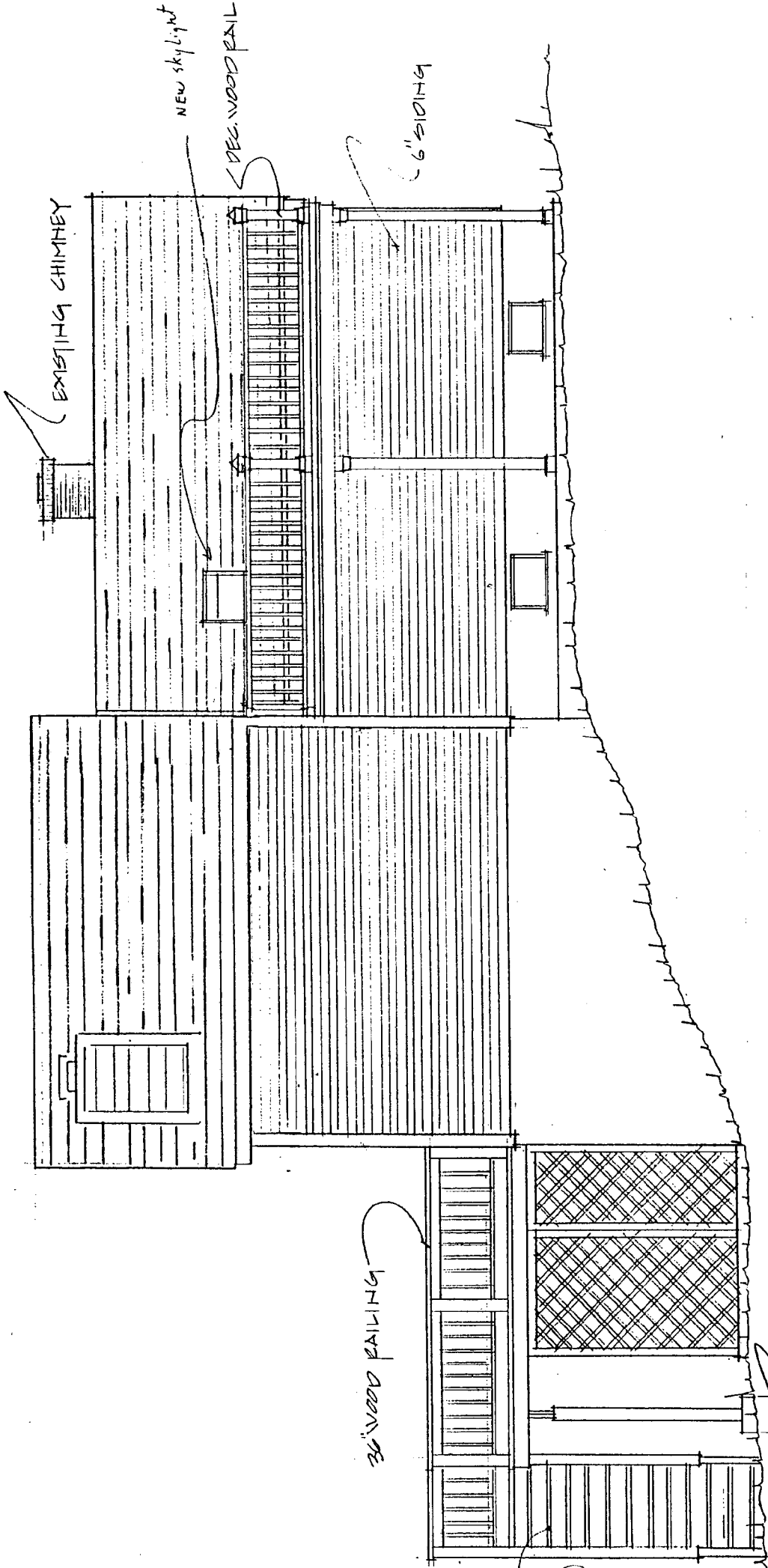
WOOD TRIM

EXISTING CHIMNEY

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

PROPOSED RIGHT SIDE ELEVATION

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



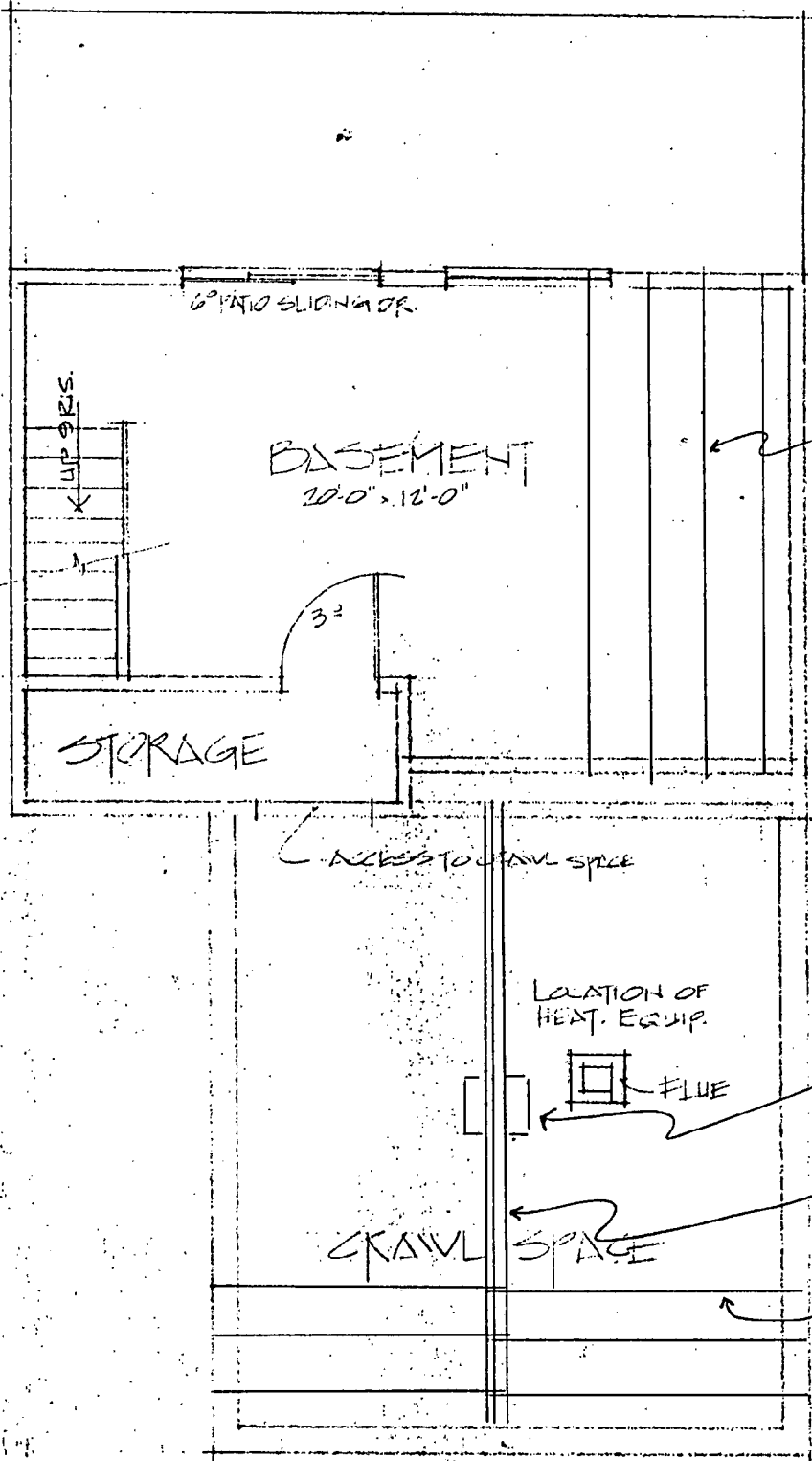
36\"/>

CONC. FOOTING
2'-0\"/>

PROPOSED LEFT SIDE ELEVATION

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

2
RCA



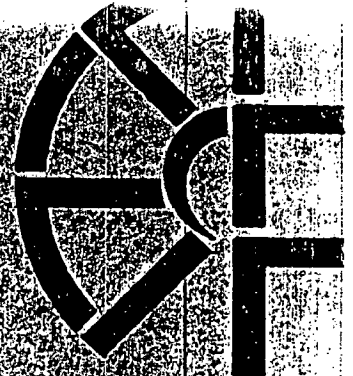
Existing 2x10 floor joist 16" o.c. to be left as is

Existing pipe (brick) Existing wood beam

Existing floor joist 2x8 16" o.c. to be left as is

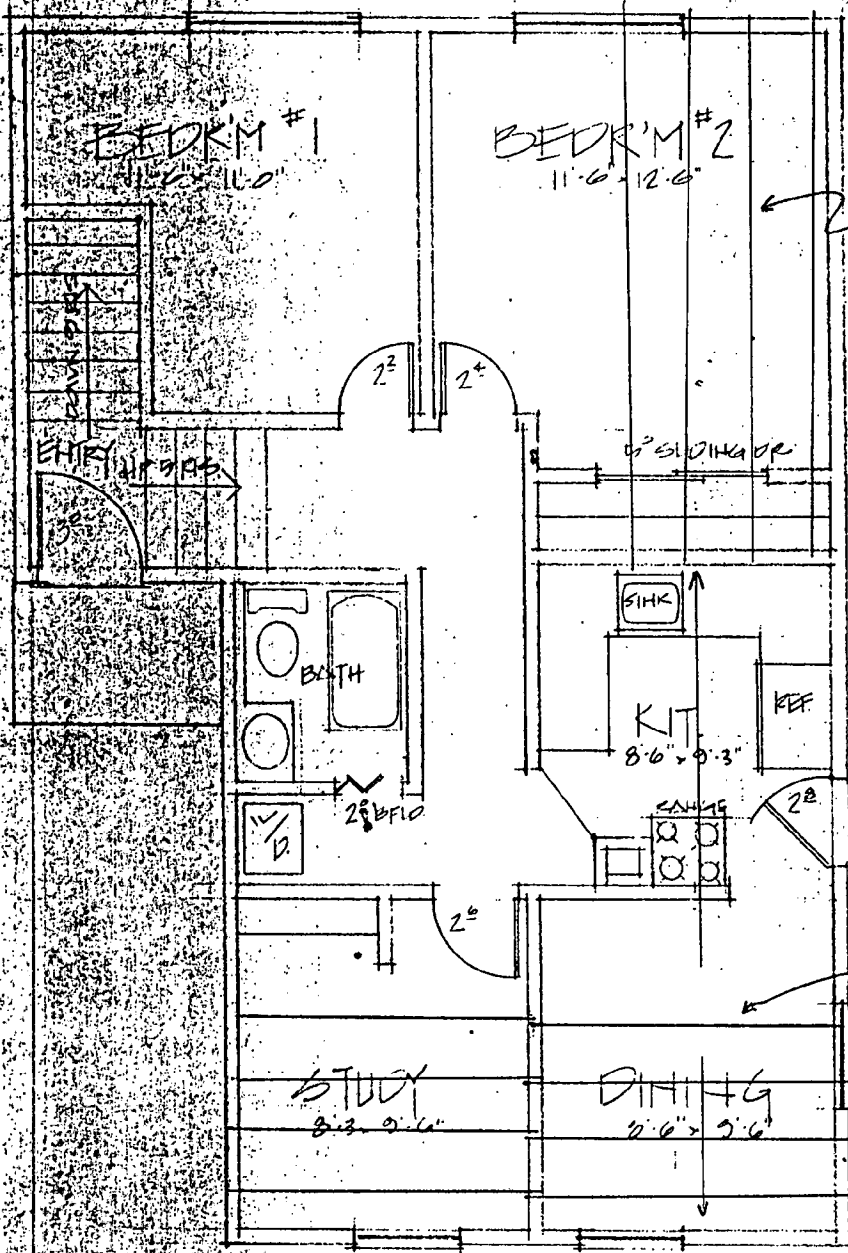
EXISTING BASEMENT PLAN

SCALE: 1/4" EQUALS 1'-0"
224 SQ. FT.



Peter Wilson

#17

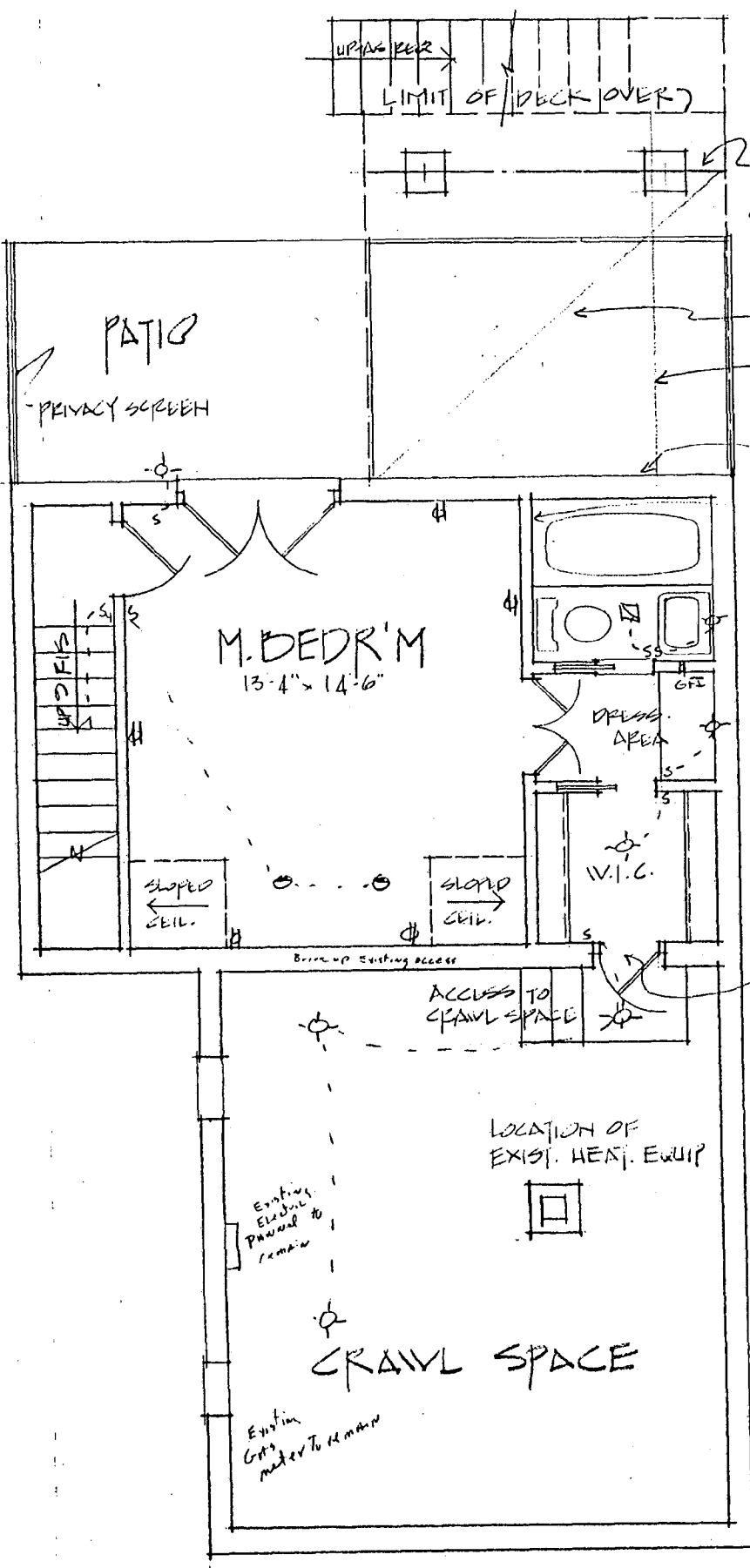
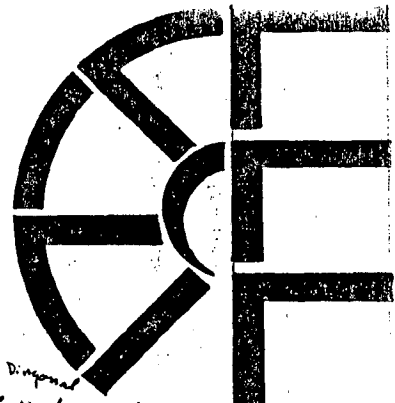


Existing 2x10
 shed roof / ceiling
 rafters to be left as is

Existing 2x8 Floor & ceiling joists
 16' o.c.
 2x4 Roof Rafters over head
 to be left as is

EXISTING FIRST FLOOR

DATE: 11/20/10
 DRAWN BY:

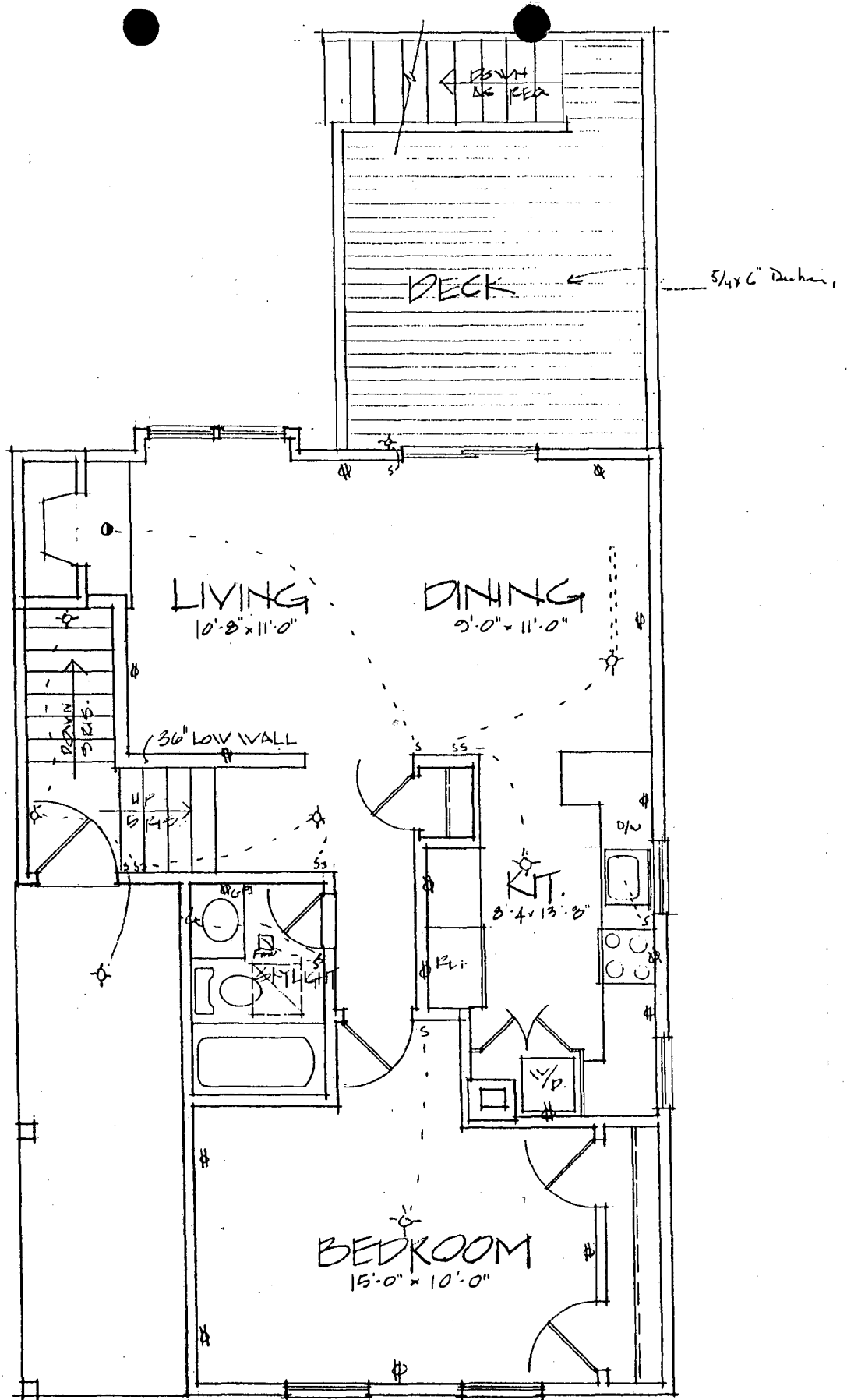


- 2-2x12 Beam on 6x6 posts on 16x16" conc. Footings
- 2x8 Diagonal Brace under joists
- 2x8 Floor Joists 16" o.c. w/ joist hanger on Ledger Board
- 2x10 Ledger Board bolted through to existing 2x10 Board w/ 1/2" x 5" Lag Bolts
- New Frame wall 2x4 w/ P.T. bottom plate
- AC
- NEW CRAWL SPACE ACCESS DOOR TO GET 2-2x10 HEADER W/ 2x4 JOIST & STUD

PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Peter Wilson
Daring & Construction

10215 MENLO AVENUE



PROPOSED FIRST FLOOR PLAN

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



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 99 ⁴⁶⁴⁵

NAME OF PROPERTY OWNER Peter & Susme Wilson TELEPHONE NO. 589-4347
 (Contract/Purchaser) (Include Area Code)

ADDRESS 10217 Menlo Ave S. Spring STATE Md. ZIP 20910

CONTRACTOR Peter Wilson Design & Construction TELEPHONE NO. 588-2976
 CONTRACTOR REGISTRATION NUMBER 12571

PLANS PREPARED BY Same TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10215 Street Menlo Ave

Town/City Silver Spring Election District 13

Nearest Cross Street Loma

Lot 4 Block 18 Subdivision Capital View Park

Liber _____ Folio Plot Book # Parcel: Plot 9

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

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

Other: Exterior Siding
Add Deck

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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.

Peter Wilson 3/20/90
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4/26/90

APPLICATION/PERMIT NO: 9004030051 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):

see the typed form attached & plans

APPROVED	DATE	APPROVED	DATE	COMPAR	THIS

(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

Plat of House Location
Lot-4 Block-13
CAPITAL VIEW PARK
Wheaton (13th) District
Montgomery County, Maryland.
Surveyor's Certificate



I hereby certify that the plan shown hereon is correct;
and that the location of all the existing improvements
on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments.

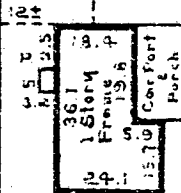
Scale 1" = 40'
May 18, 1979

R.K. Maddox, Surveyor
PLS No. 528
Rockville, Md. 20850

House # 10215 Menlo Avenue, Silver Spring, Maryland. 20910

MENLO AVE. 40'

NORTH
50'

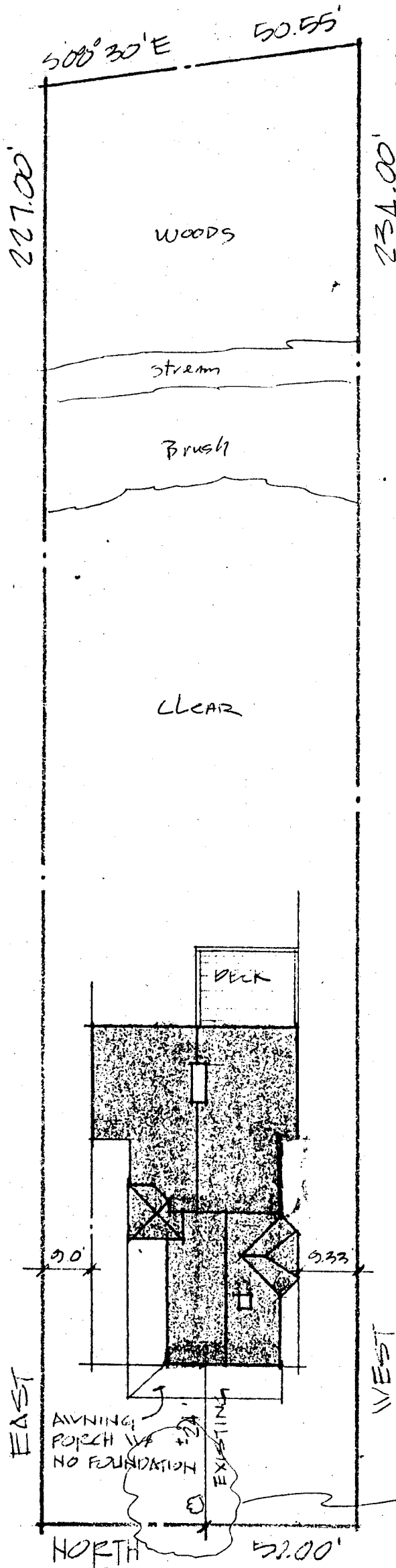


4

WEST
234.0

EAST
231





ZONING INFORM

R-60 RESIDENTIAL, OF
REC. E

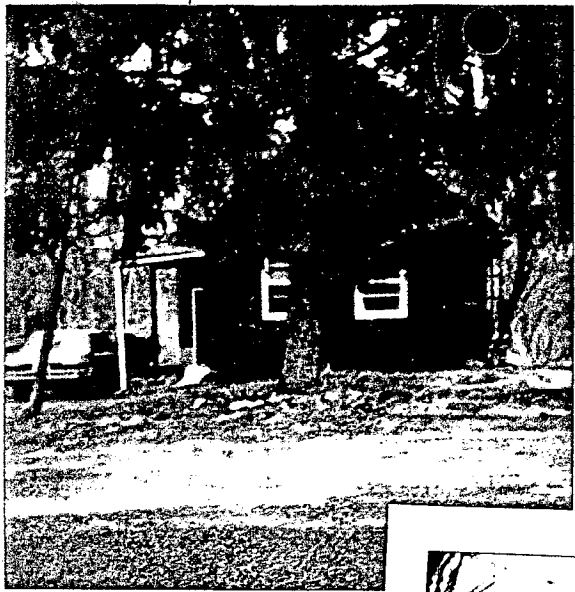
LOT AREA
MIN 4,000 sq ft II, E

SETBACKS

FRONT	25'	± 2
SIDE	BOTH	MUST NO
RIGHT	8' MIN.	1
LEFT	8' MIN.	1
REAR	20'	± 1/2

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 Walter Booth (size property)
 Address 10213 Menlo Ave
 City/Zip Silver Spring Md 20910
2. Name Peter Wilson (size property)
 Address 10217 Menlo Ave
 City/Zip Silver Spring Md. 20910
3. Name Tim Simonie (Front property)
 Address 10216 Menlo Ave
 City/Zip Silver Spring Md. 20910
4. Name no rear lot adjournment woods/Park Land
 Address _____
 City/Zip _____
5. Name _____
 Address _____
 City/Zip _____

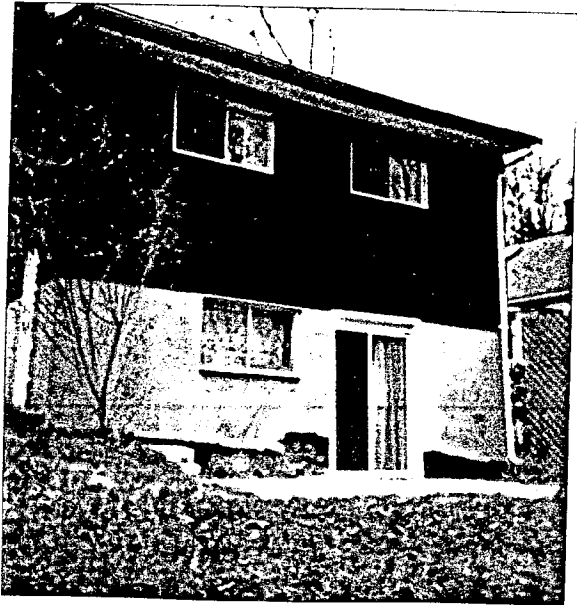


Front ↑

↑
Right side
Property
10215 MENLO



↑
Left side



←
Back

Right →

2



View Across Street
From Project

(7)



Historic
102221



Lot
Garage



100117
Farm styles
not historic

Begin

MEWLO

>



Property
10215



CAPE CoD
10213

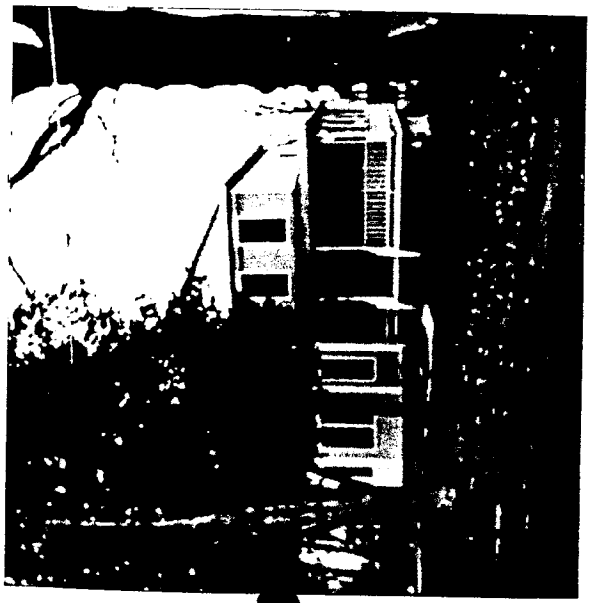


Historic
10211

MEMLO

^

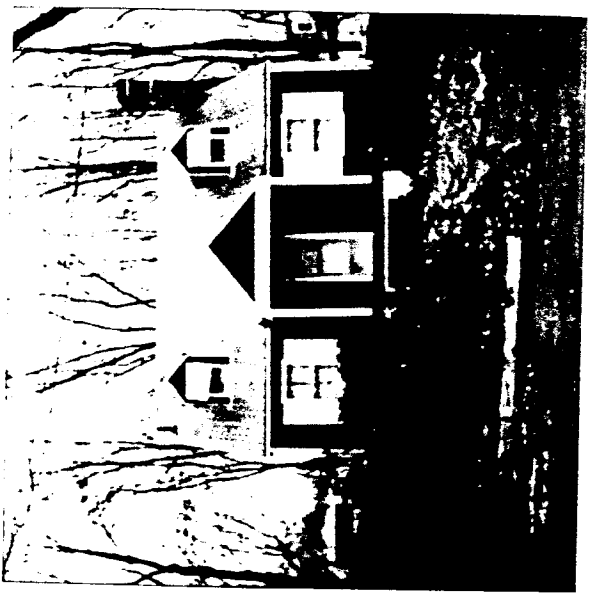
6.



NEW
10209



Historic
10207



NEW
10208

M E W L O



(Z)

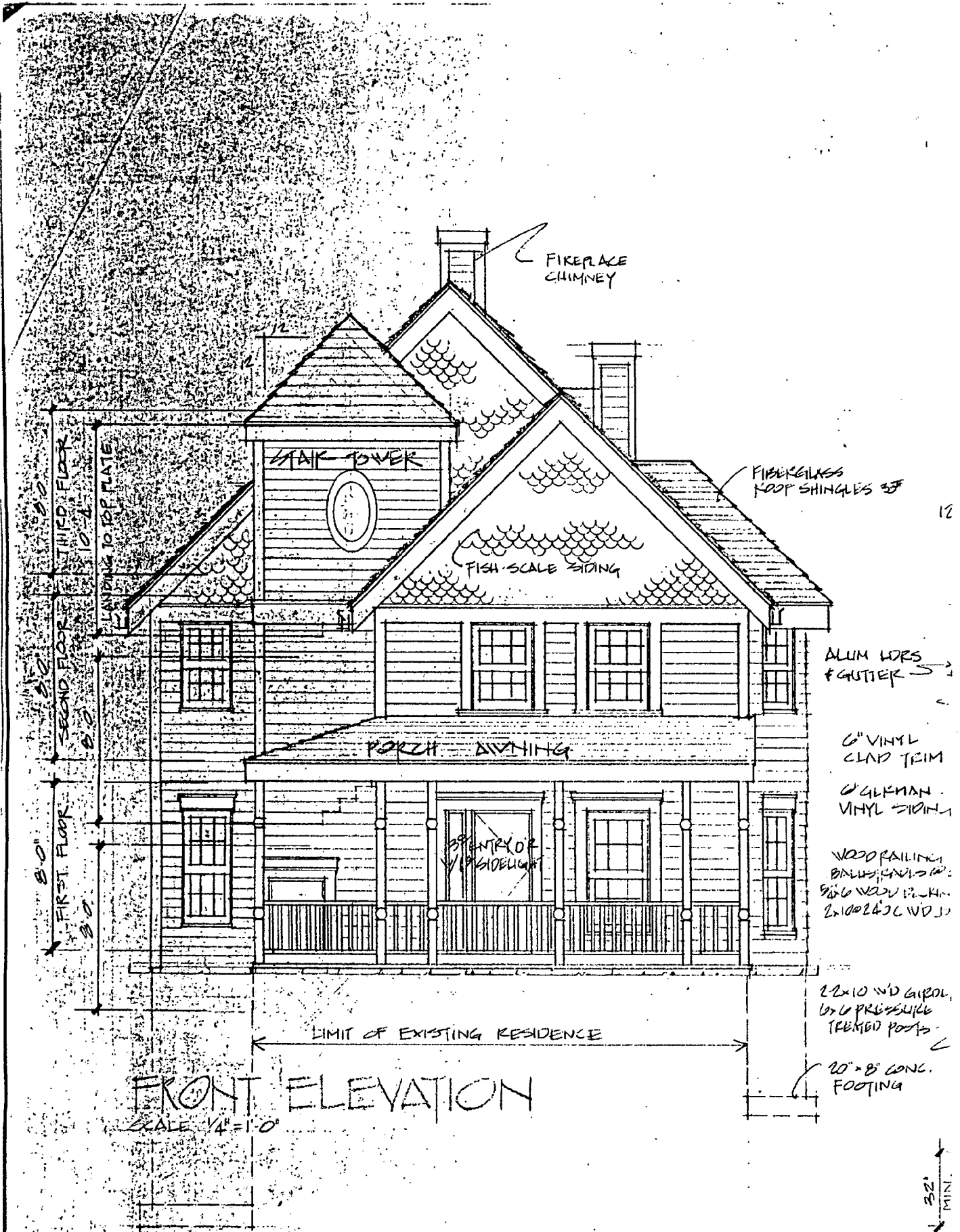


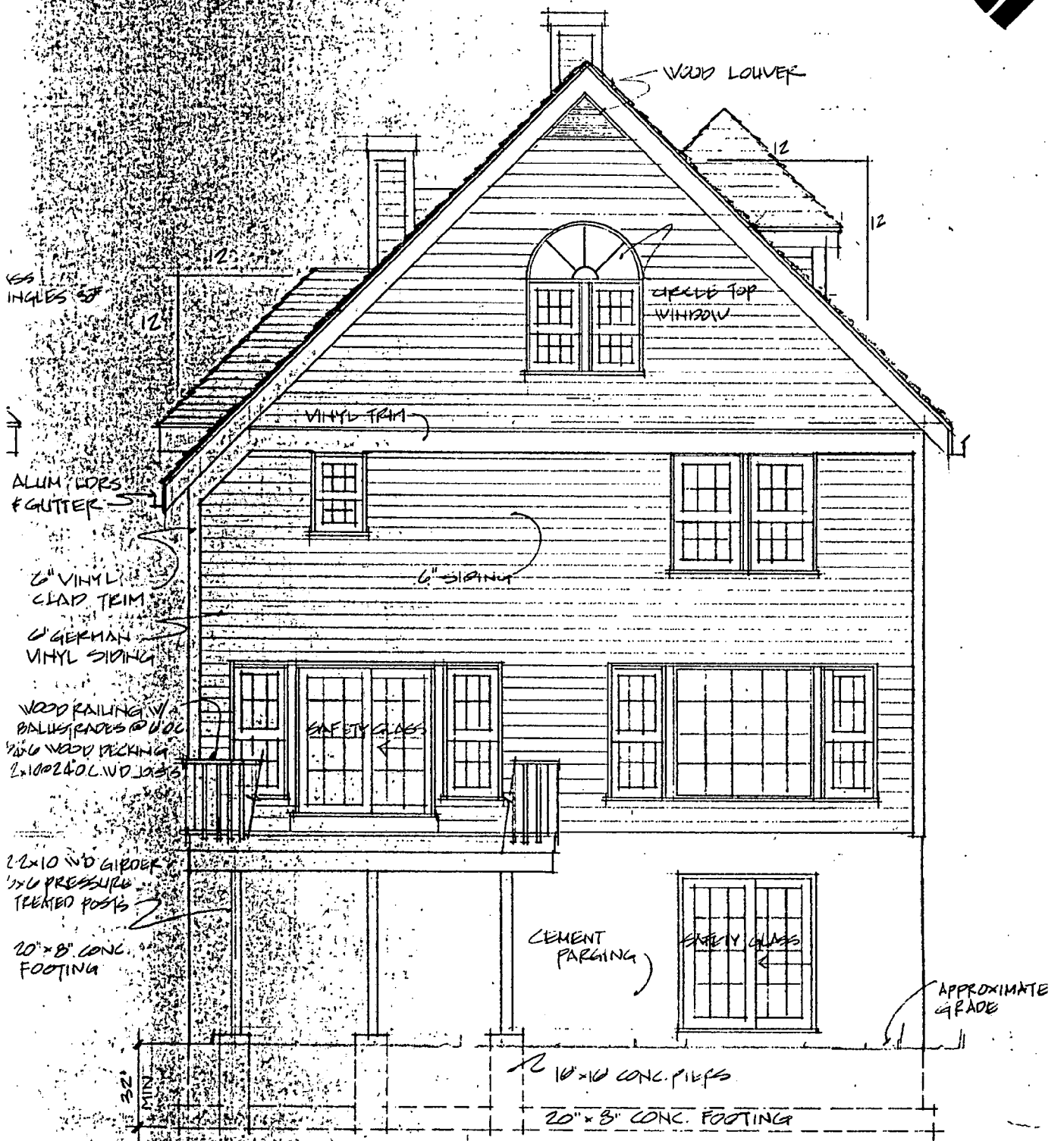
NEW

10203

ENDS

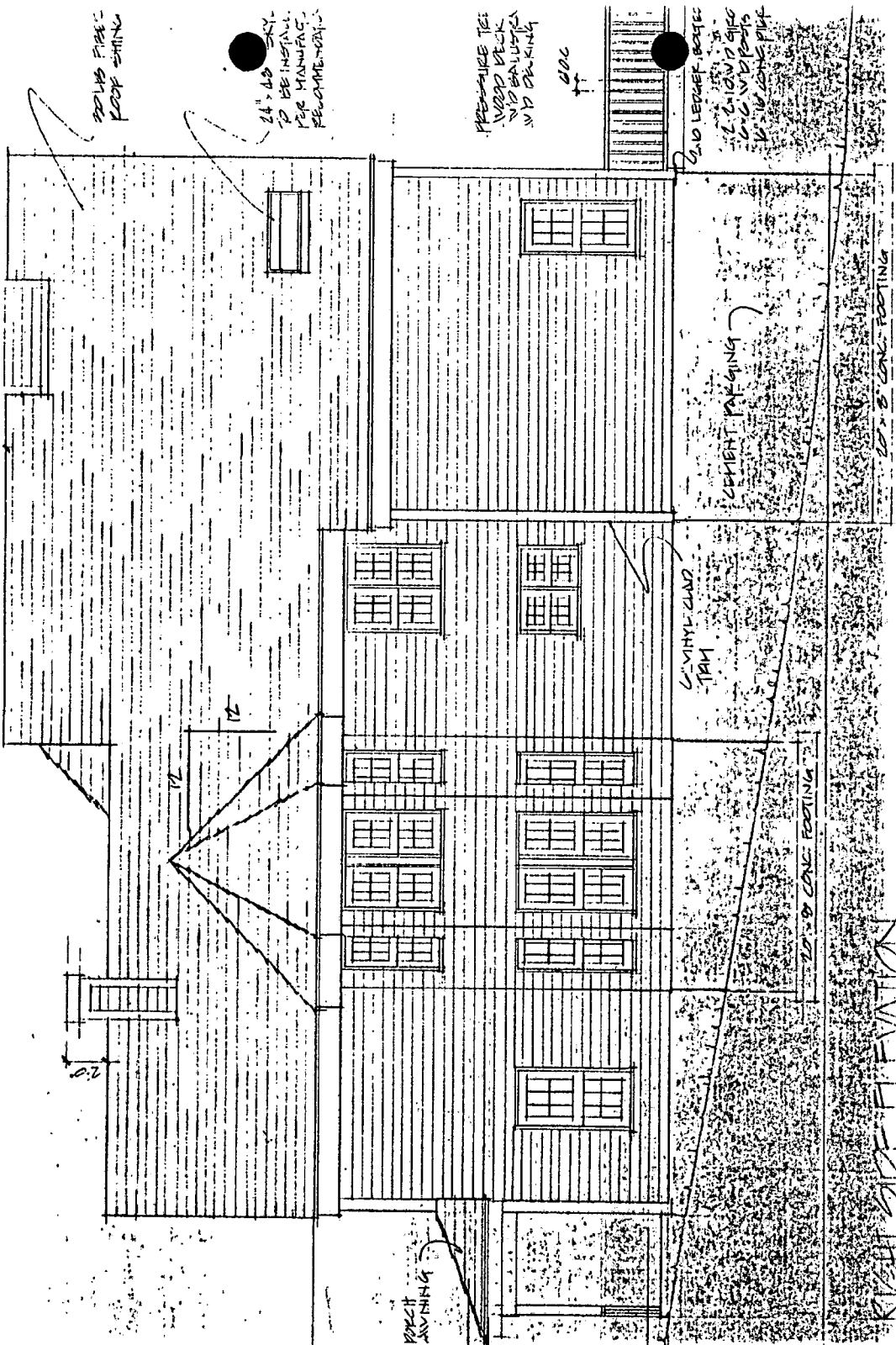
MINLO





REAR ELEVATION

SCALE 1/2" = 1'-0"



2x4s FREE -
KEEP SHING

24" x 48" SKY-
TO BE INSTALLED
FOR MANUFACTURER'S
RECOMMENDATION

PRESSURE TREATED
WOOD DECK
W/ BALUSTRADES
W/ SKIRTING

6000
ft

2x10 LEADER BOARDS
2x12 W/ 2x12
CONC W/ REBAR
4" W/ 2x12 PLATE

CEMENT WALKING

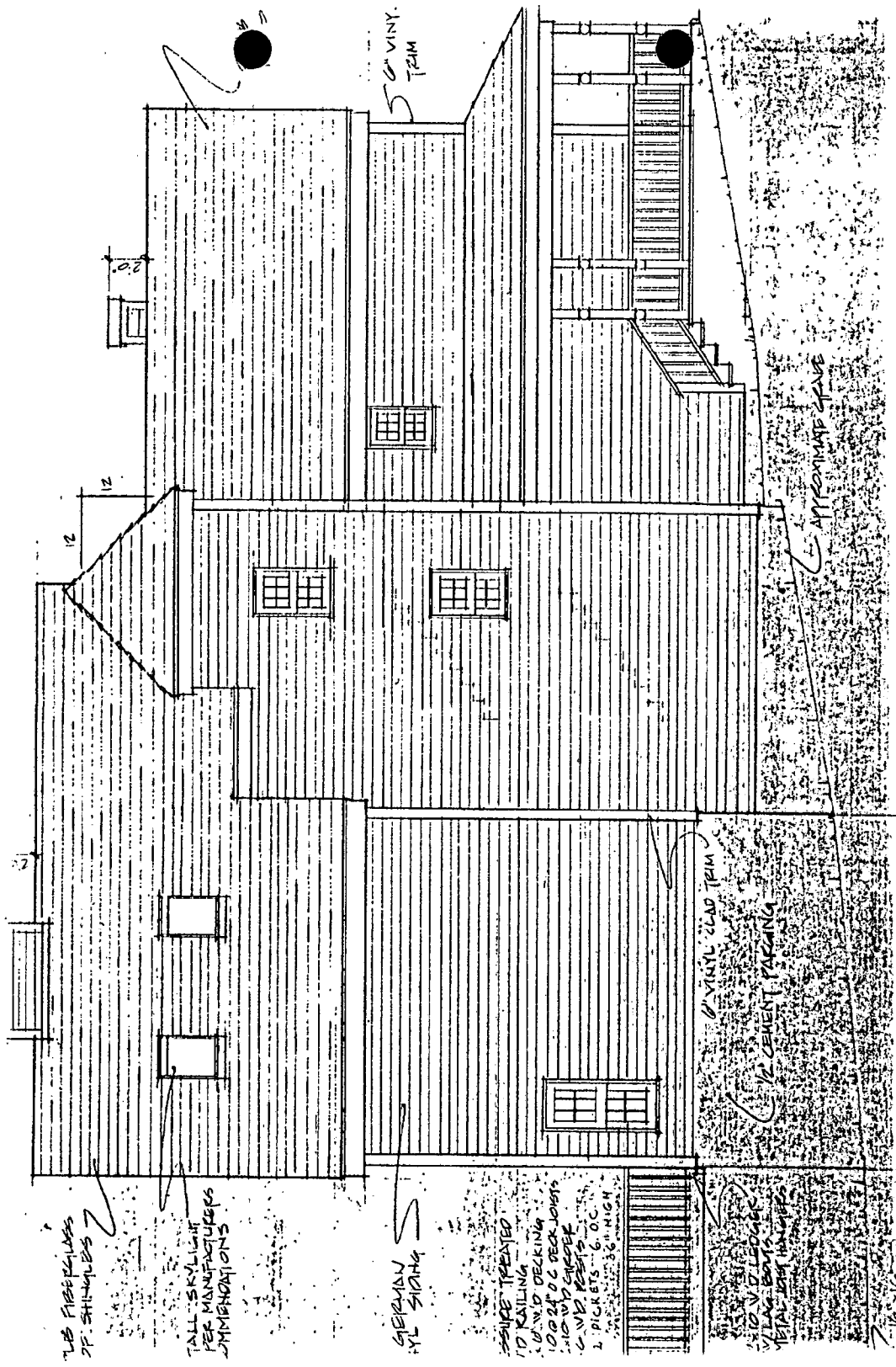
VINYL-CLAD
TRIM

2" x 8" CONC FOOTING

2" x 8" CONC FOOTING

POREX
LANDING

2" x 8" CONC FOOTING



1 1/2" ASPEN SHINGLES
2" SHINGLES

TALL SKYLIGHT
PER MANUFACTURER'S
DIMENSIONS

GERMAN
1 1/2" SHING

SHINGLES TREATED
1" RAILING
1" 2" x 4" DECKING
1" 2" x 4" DECK JOISTS
1" 2" x 4" CHAIRS
1" 2" x 4" RISERS
1" PICKETS - 6" O.C.
1" 2" x 4" HIGH

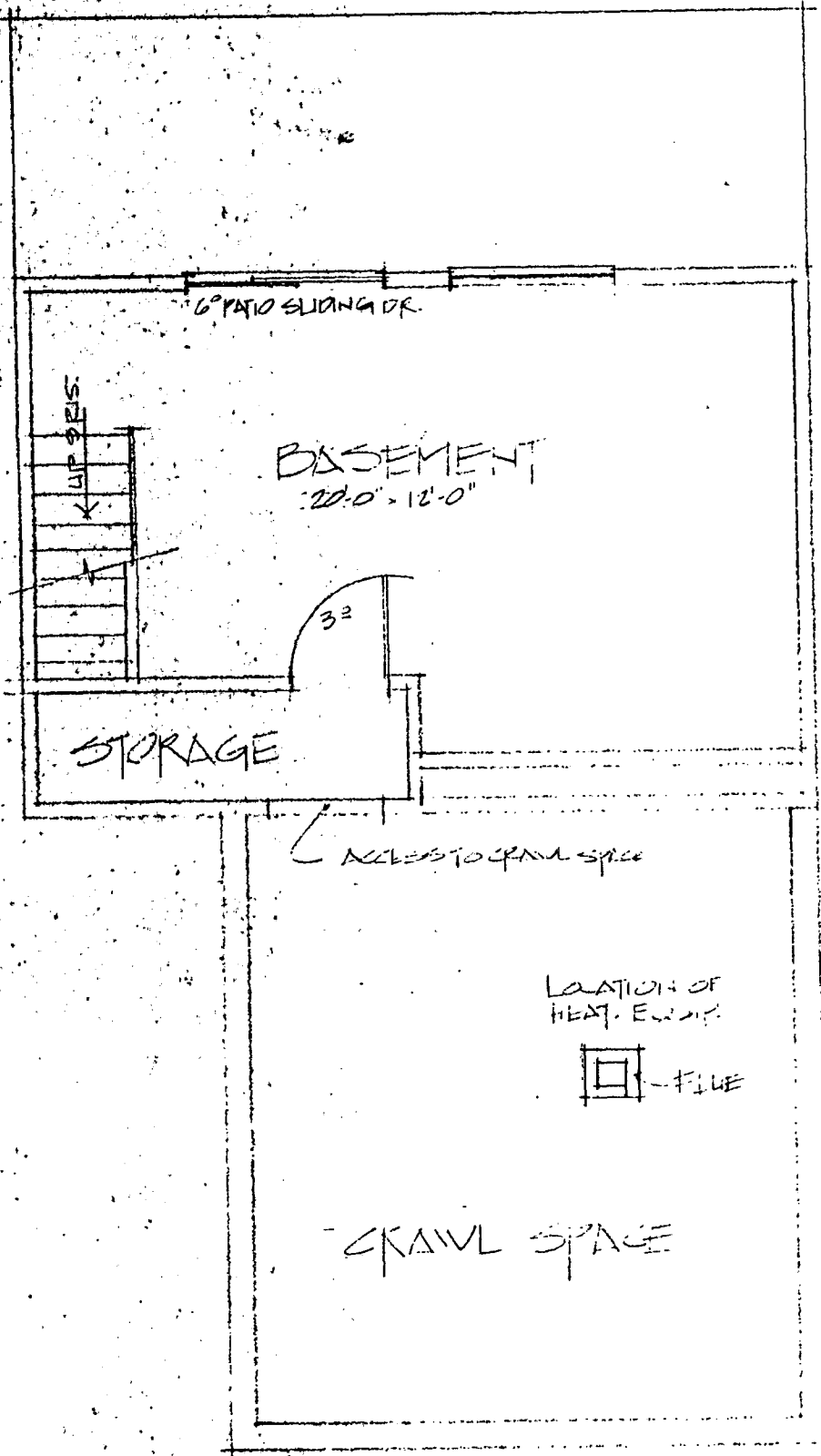
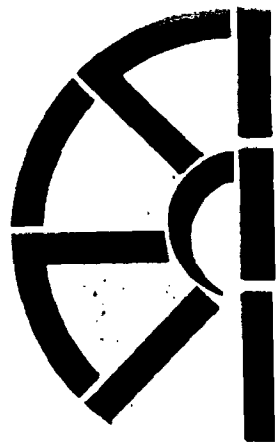
VINYL CLAD TRIM

1/2" CEMENT PAPERING

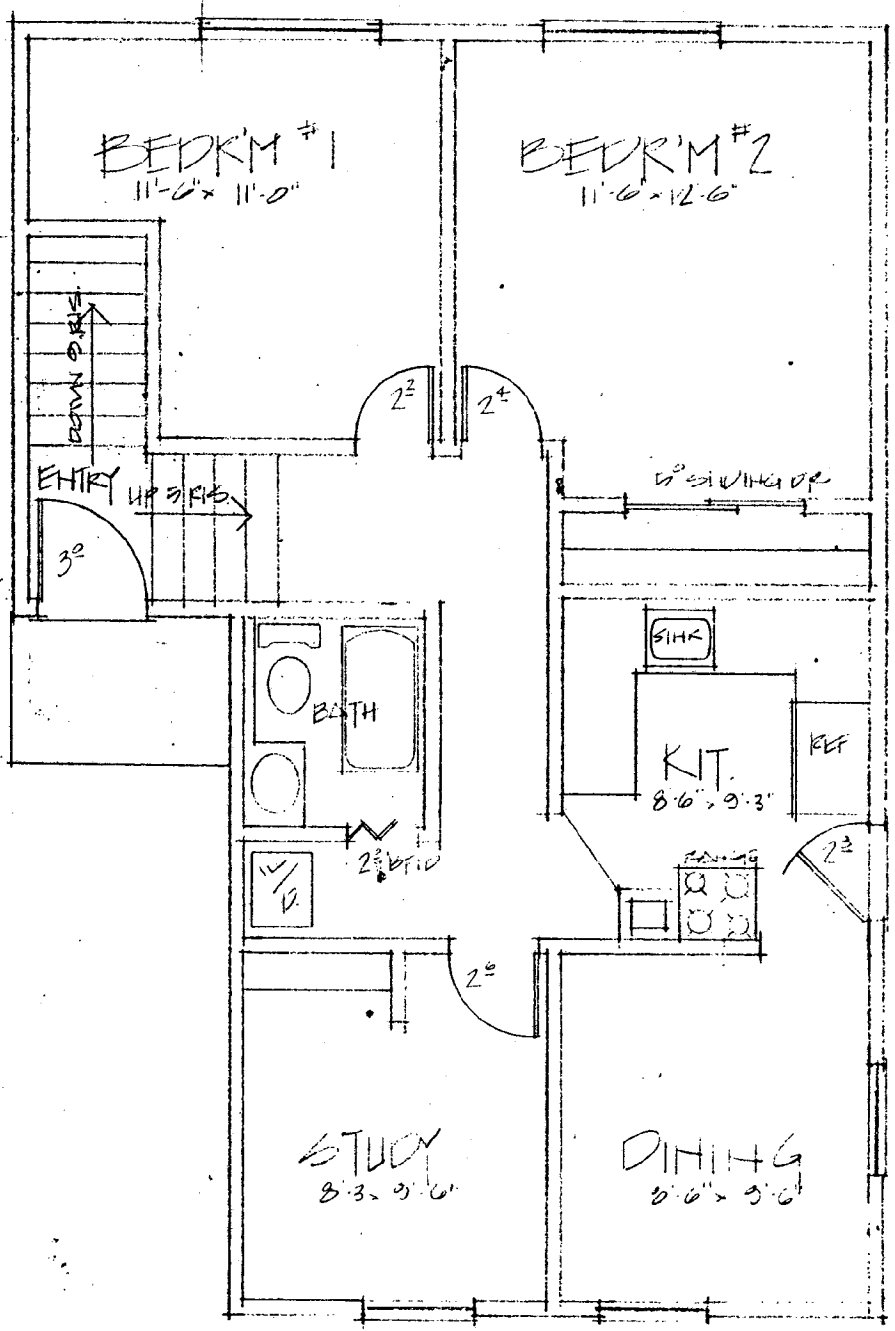
1" 2" x 4" LAG BOLTS
1" 2" x 4" METAL BRACKET

APPROXIMATE GRADE

2-16-10

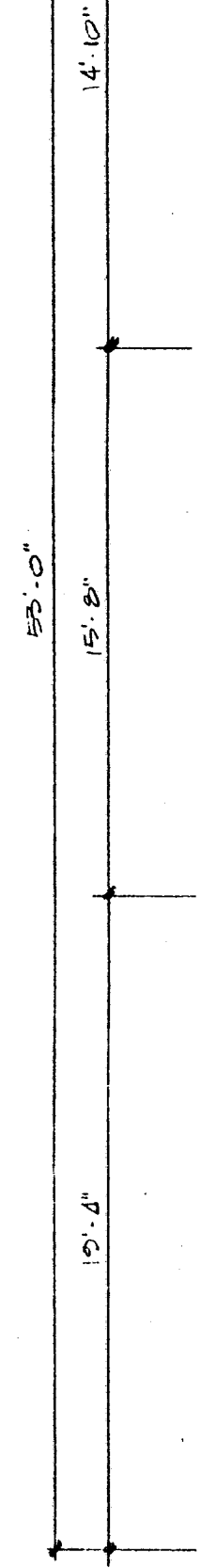
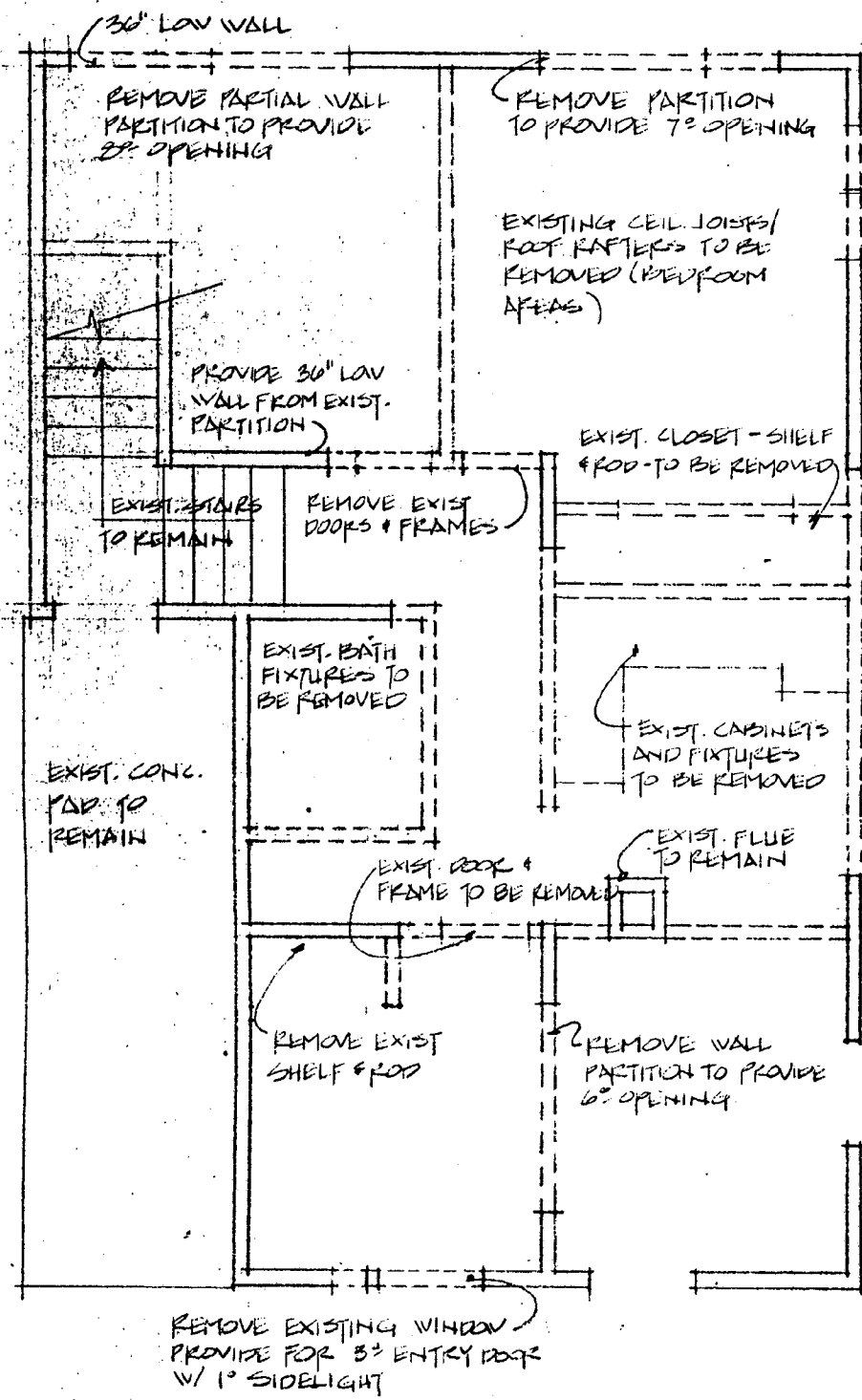
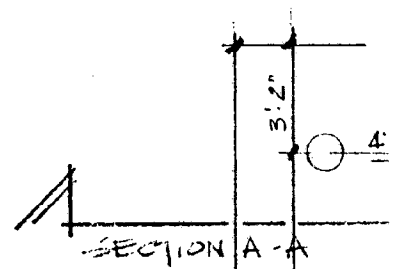


EXISTING BASEMENT PLAN
SCALE: 1/4" EQUALS 1'-0"
224 SQ. FT.



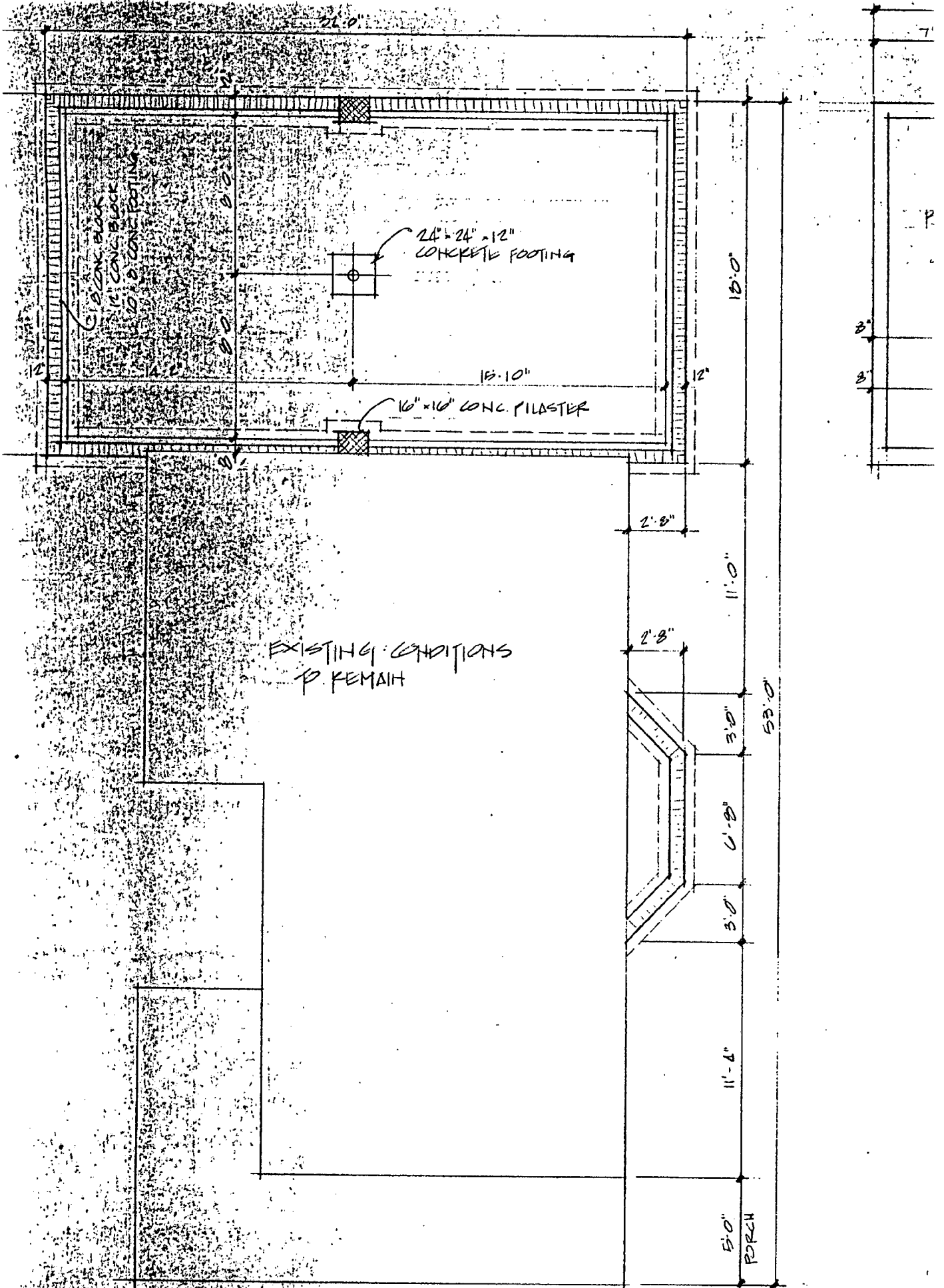
EXISTING FIRST FLOOR

SCALE: 1/4" EQUALS 1'-0"
726 SQ. FT



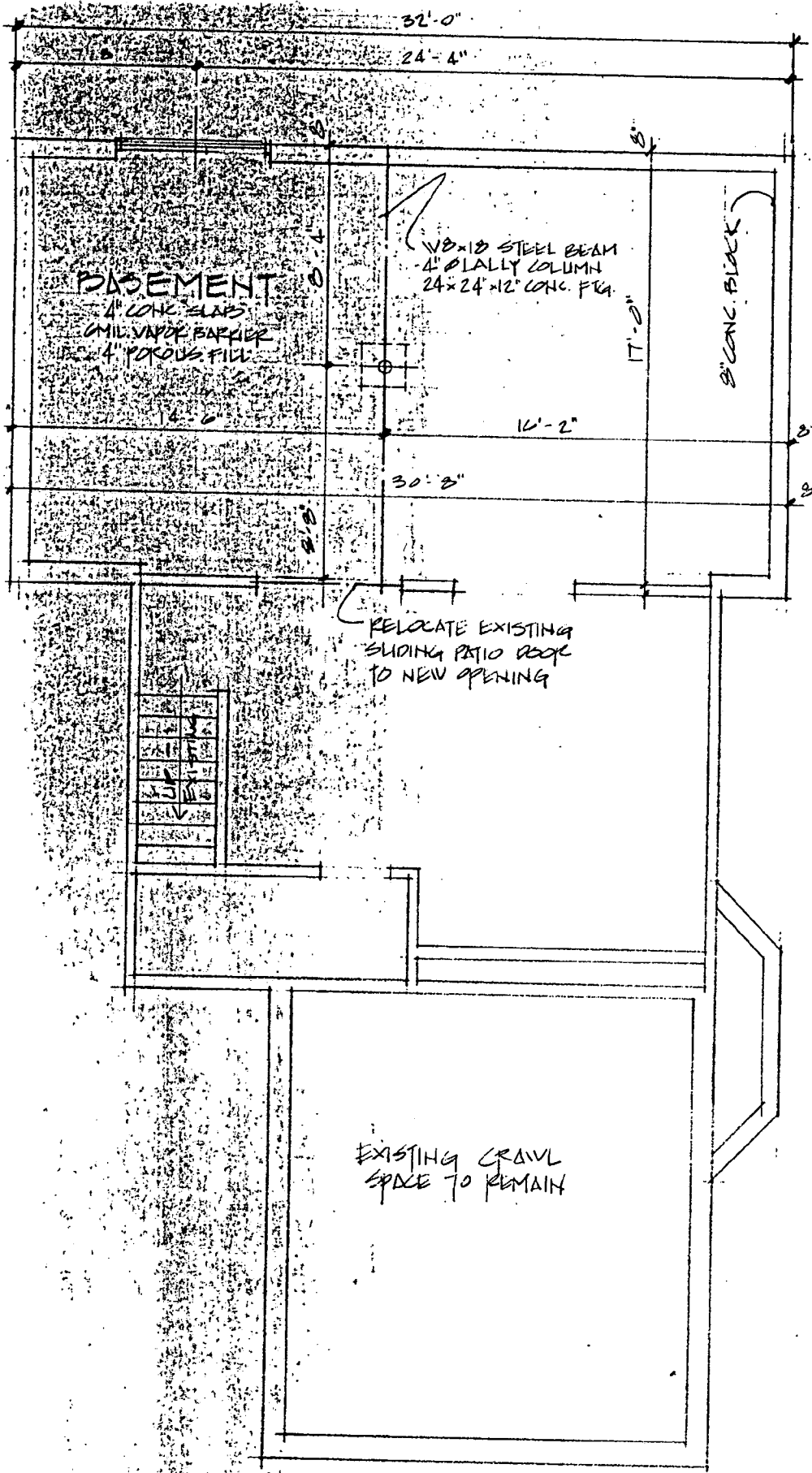
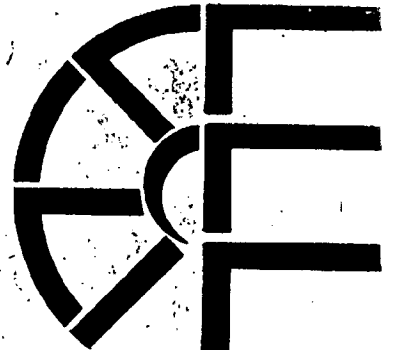
FIRST FLOOR DEMOLITION PLAN

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



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



BASEMENT

4" CONC. SLABS
 5 MIL. VAPOR BARRIER
 4" POROUS FILL

W8x18 STEEL BEAM
 4" DIAM. COLUMN
 24x24x12" CONC. FGA.

8" CONC. BLOCK

RELOCATE EXISTING
 SLIDING PATIO DOOR
 TO NEW OPENING

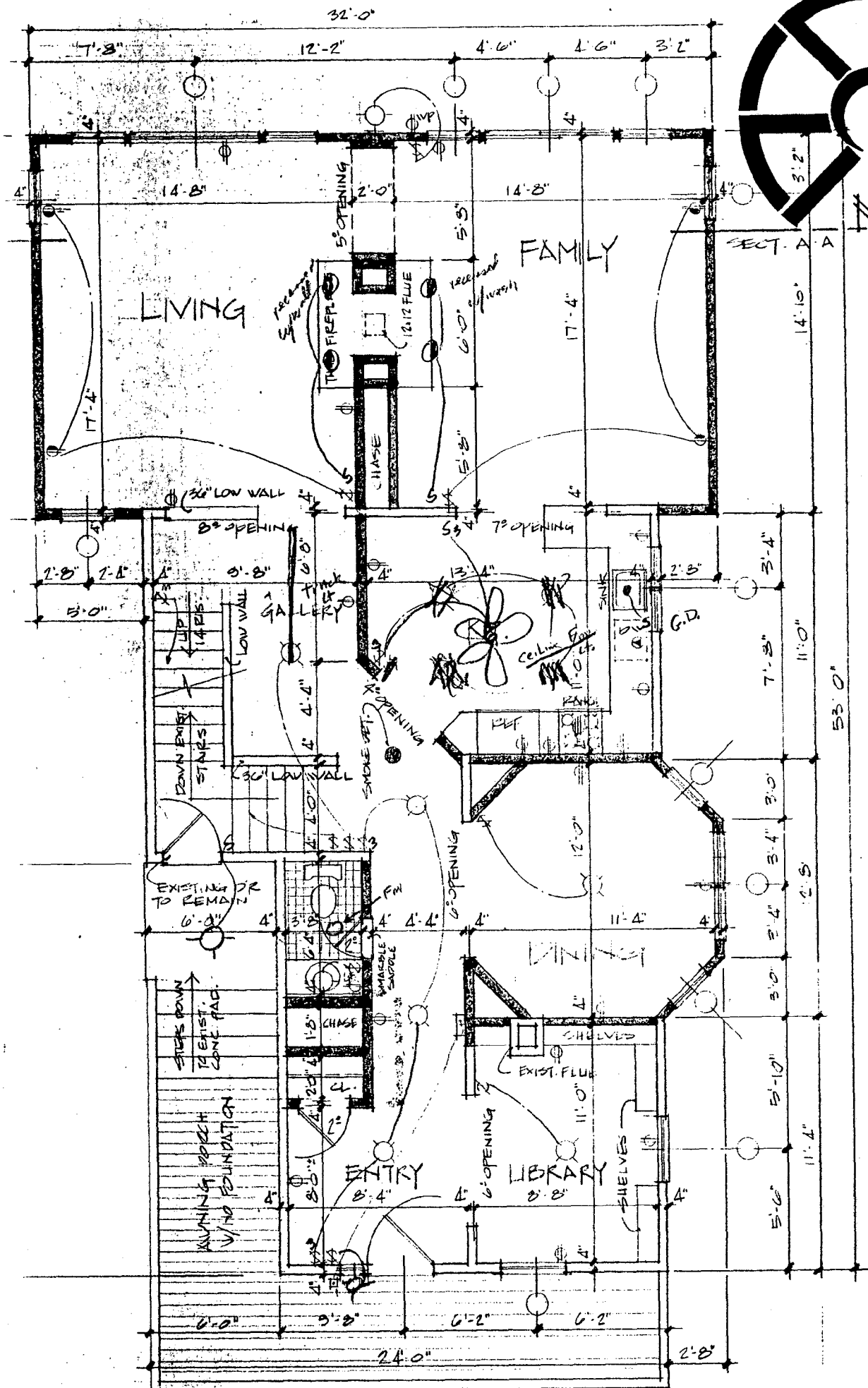
EXISTING CRAWL
 SPACE TO REMAIN

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

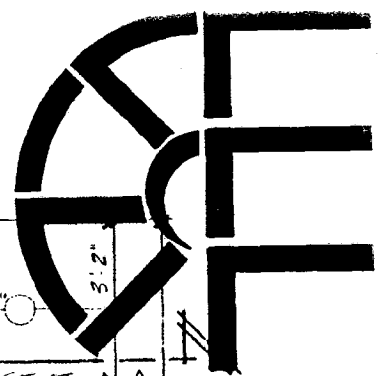
Peter Wilson
Design & Construction

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 SILVER SPRING, MD.

SHT #
 A7 #10



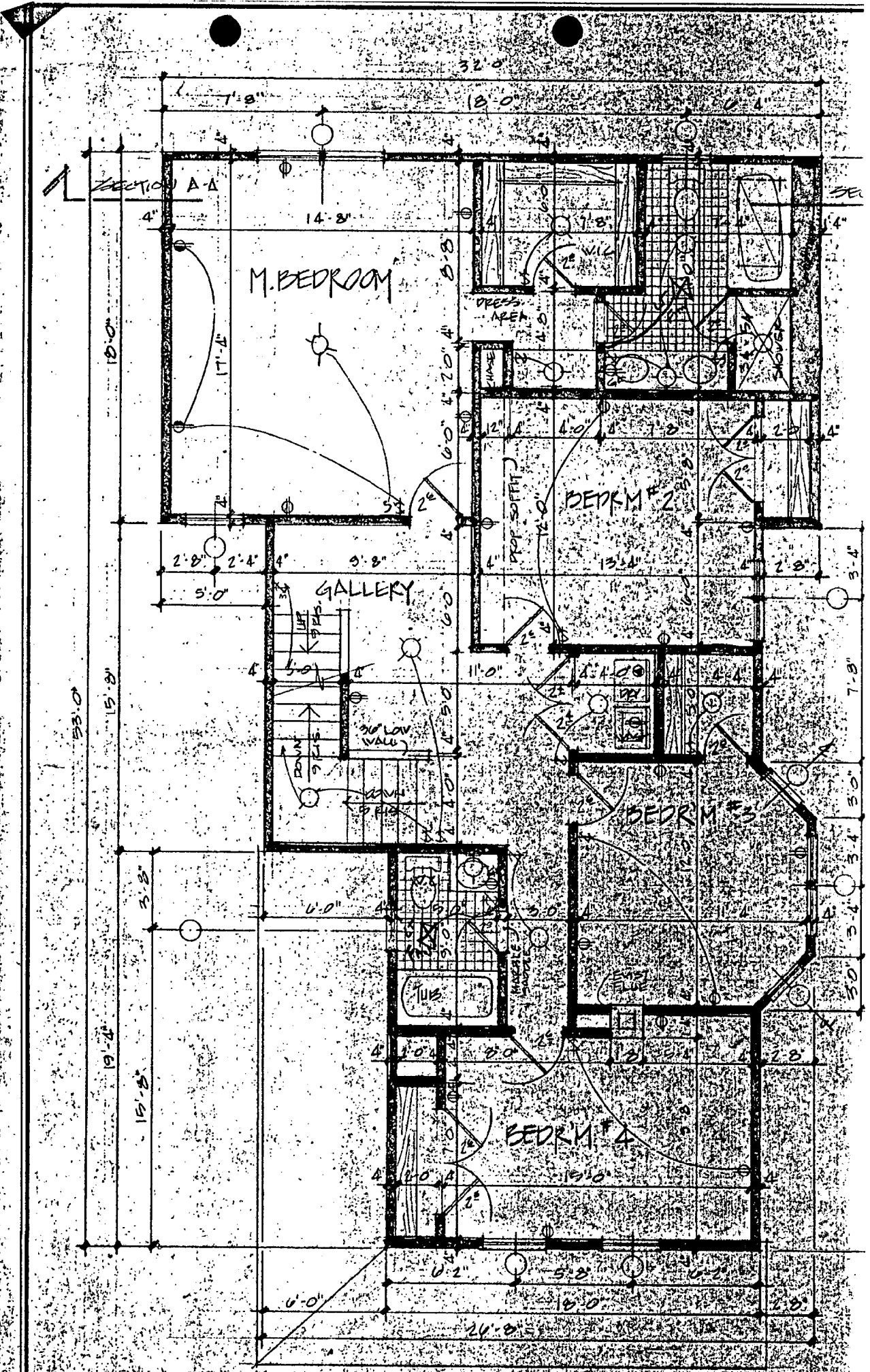
FIRST FLOOR PLAN (1320 sq. Ft.)
 SCALE: 1/4" = 1'-0"



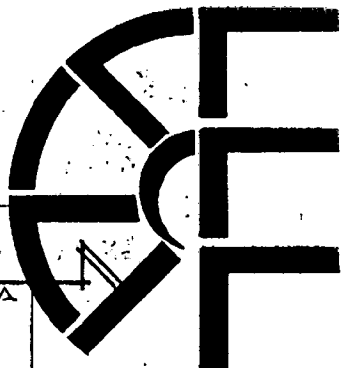
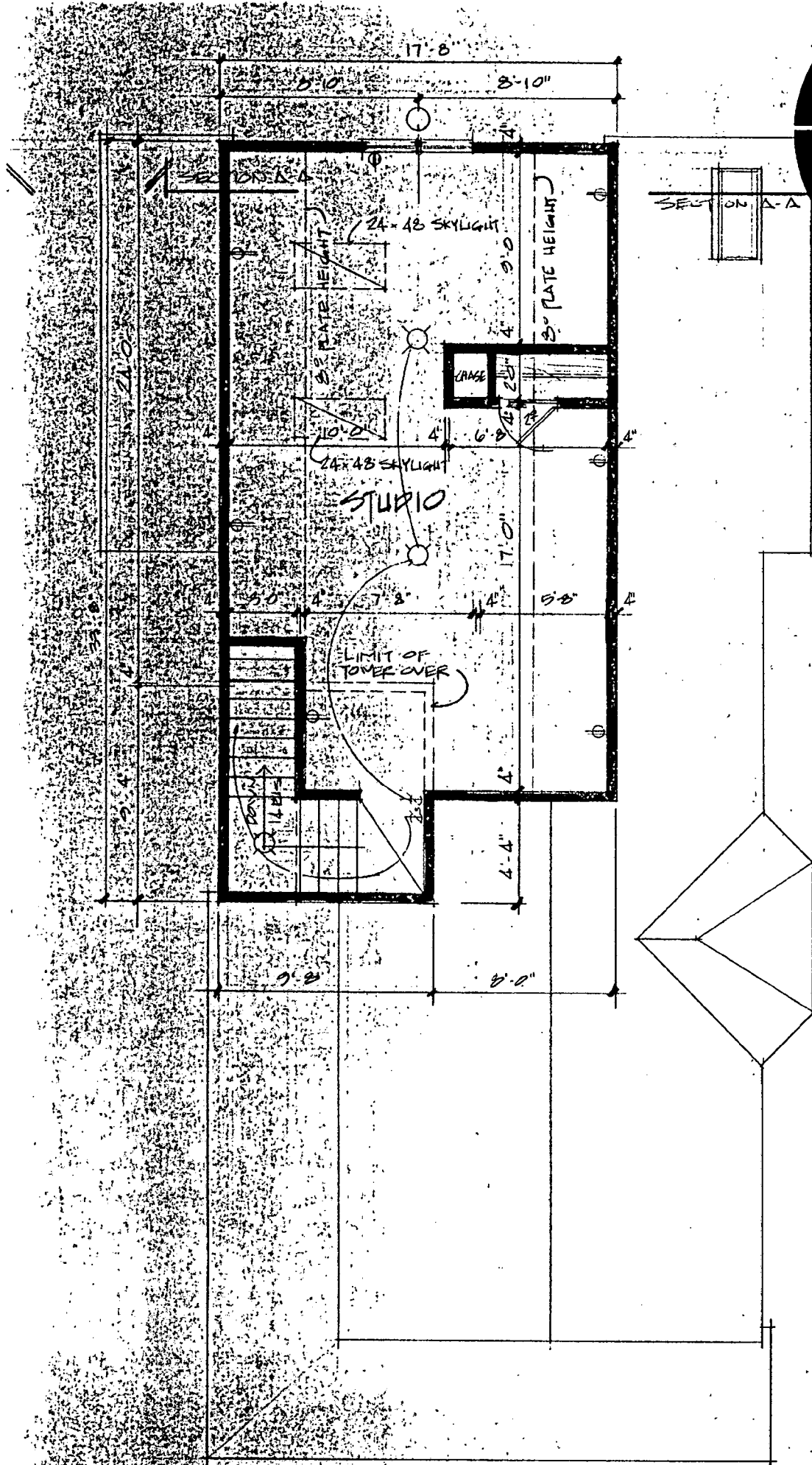
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 ALLIANCE FORK, VA 20148

PLT. #
 A2 of 10



SECOND FLOOR PLAN 1370-2



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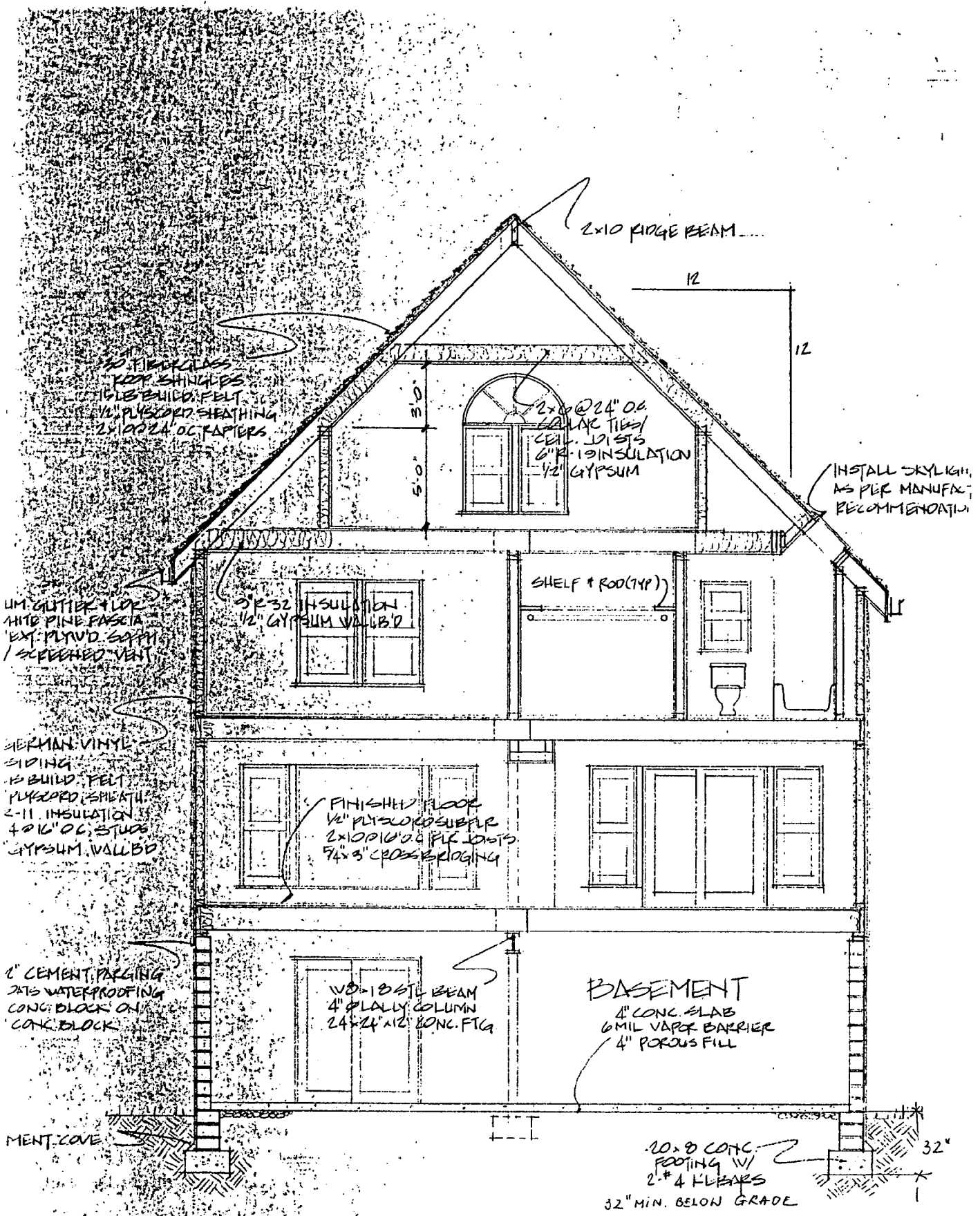
Architect & Construction

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THIRD FLOOR PLAN (522 Sq Ft)

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

SHT. #
A3 #10



SECTION A-A
SCALE 1/4" = 1'-0"

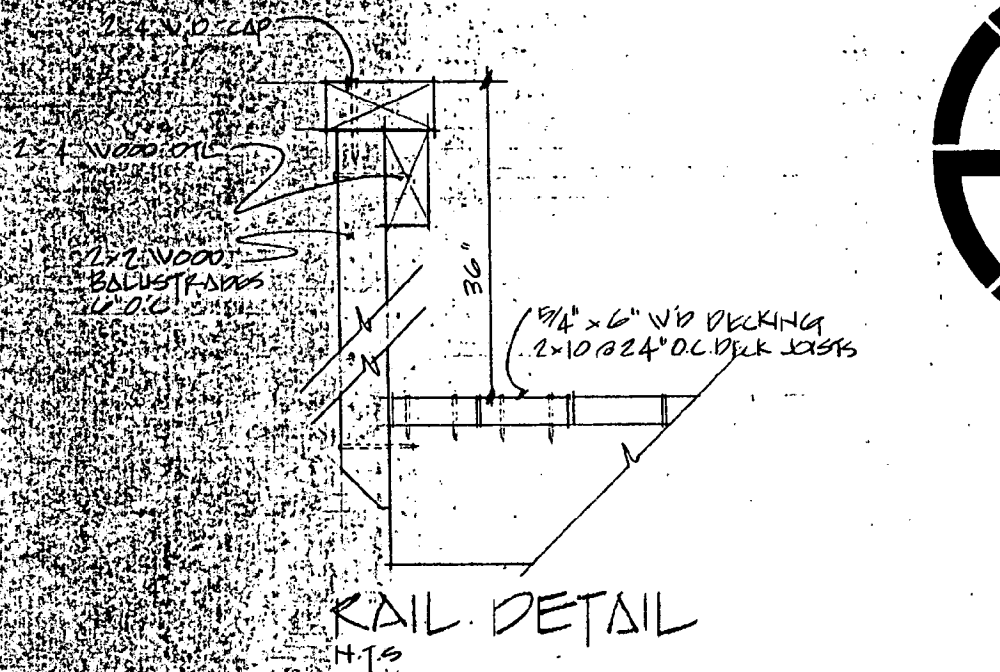


Peter Wilson

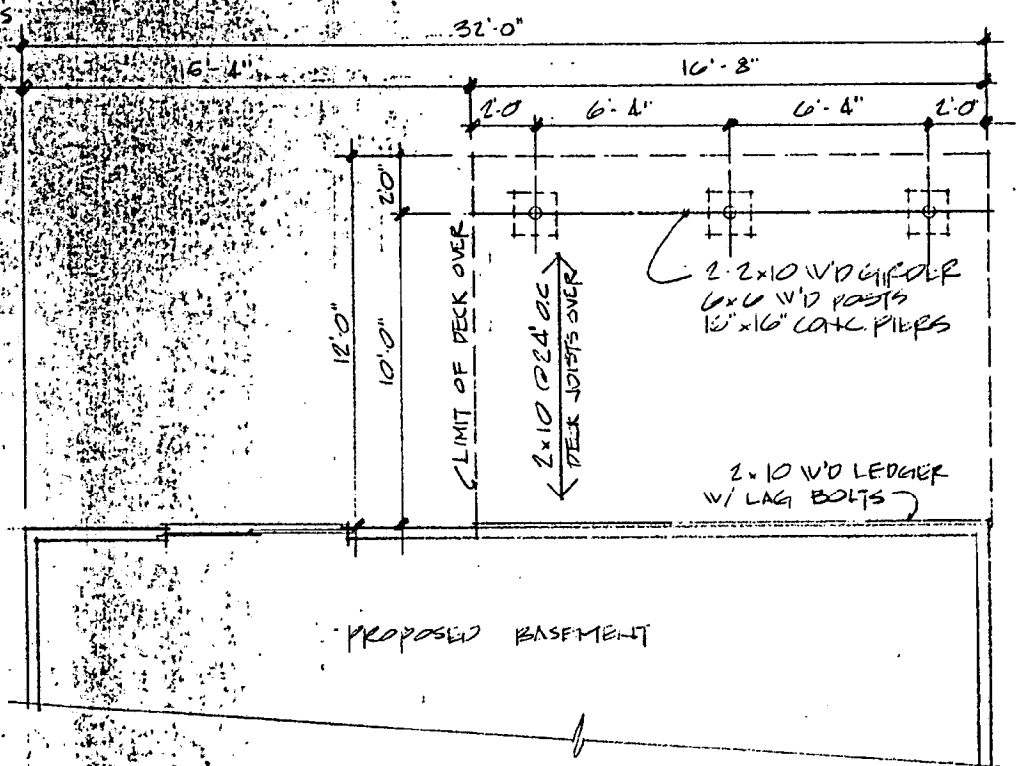
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IT.#
2010



SKYLIGHT
MANUFACTURERS
DIMENSIONS



REAR DECK PLAN

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

