

31/7-91C 10109, # & Meadowmeac : Ct.
Capitol View Park

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit Application Revision

DATE: April 5, 1991

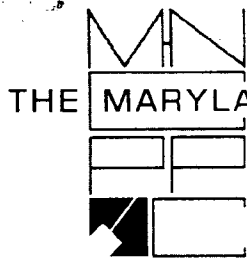
This is to inform you of the following revision to Historic Area Work Permit application Number 9004190083, for 10105 Meadowneck Court, Silver Spring, issued on April 17, 1990:

Revise tree plan (attached) to show a 32" poplar to the rear of the property. Because of required grading, this tree will be removed.

Please call me with any questions regarding this revision at 217-3608.
Thank you.

Attachment

2627E



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 21, 1992

Mr. Alan Adler
Adler Construction Group, Inc.
6935 Wisconsin Avenue
Suite 510
Chevy Chase, MD 20815

Dear Mr. Adler:

I am responding to your request to have the option of extending the front porches for the new houses designed for Lots 38 and 39 (10105 and 10107 Meadowneck Court, Silver Spring) in the Capitol View Park Historic District. You propose wrapping the front porch around the side elevation of each house, projecting 6' from the side wall.

Your HAWP for new construction was approved by the HPC at its May 23, 1990 meeting. At the HPC's April 24, 1991, meeting, you received approval for a revision to your approved HAWP for the new house on Lot 40 (10109 Meadowneck Court). The HPC approved a wrap-around porch measuring 6' in width and 22' in length, citing criterion 24A-8(b)1 of the county ordinance and Standard 9 of the Secretary of the Interior's Standards for Rehabilitation.

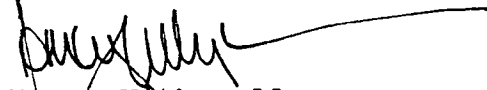
The houses on Lots 38 and 39 would be constructed with the same wrap-around porch. Because the HPC already approved this revision to the adjacent house, I concur with your request that the revision be approved at the staff level without a further appearance before the HPC.

The revisions are approved subject to the following conditions:

- 1) The side lengths of the porches will retain the design approved previously by the HPC for the front porches.
- 2) All side and rear setback requirements will be met without exception.
- 3) No trees will be endangered or removed by the extension of the porches.

Please use this letter in your application to DEP for a revision to your permit to build. I will also notify DEP directly. Thank you for notifying me of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Witherell", with a long horizontal flourish extending to the right.

Nancy Witherell
Historic Preservation
Planner

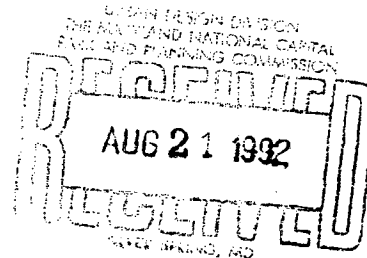


Adler Construction Group, Inc.
Builders ■ Developers

ADLER

August 20, 1992

Ms. Nancy Witherell
M.N.C.P.P.C.
8787 Georgia Avenue
Silver Spring, MD 20910
VIA FAX



RE: Historic Work Permits
Lots 38 & 39
Capital View Park

Dear Nancy:

As per our telephone conversation today, we are hereby requesting approval of having the option to add a six foot wrap around porch to those houses already approved on these lots.

Enclosed please find a drawing showing the wrap around porch and its dimensions.

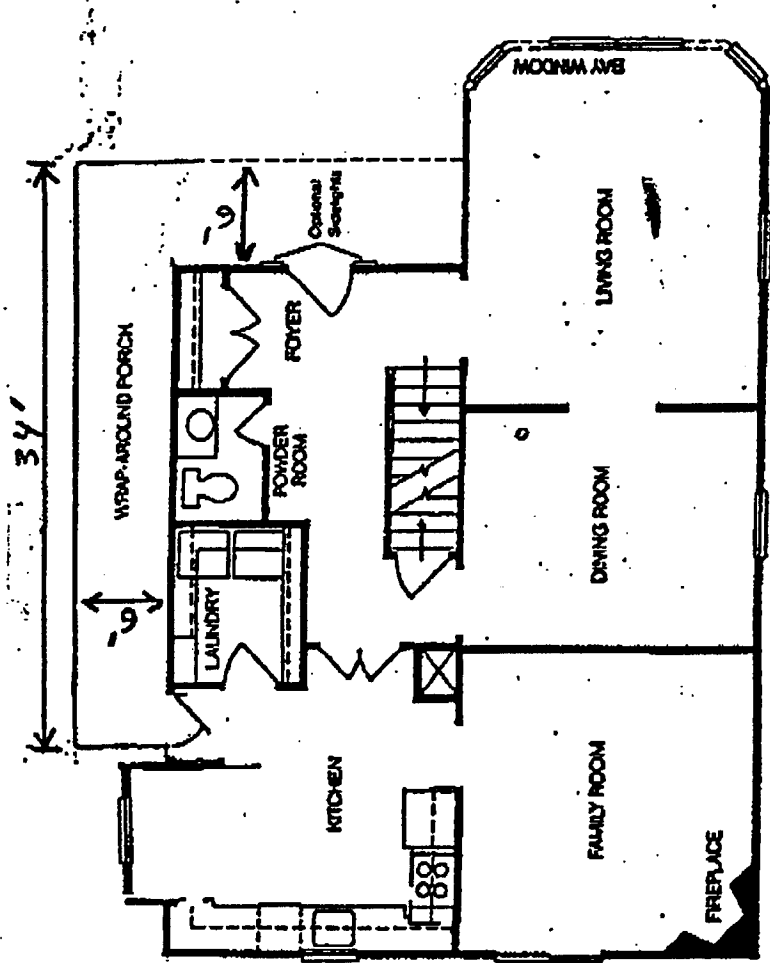
Hoping you have a great time up in Maine.

Sincerely,

Alan Adler

Enclosure

Nancy Withersall (Adler)



URBAN DESIGN DIVISION
 THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION

RECEIVED

AUG 21 1992

RECEIVED

CLERK OFFICE, ASD



Montgomery County Government

April 4, 1991

Jeffrey Adler
Adler Construction Group, Inc.
6935 Wisconsin Avenue
Suite 510
Chevy Chase, Maryland 20815

Dear Mr. Adler:

This is in response to your letter of March 27, 1991, requesting administrative approval of several revisions to your Historic Area Work Permits for 10109 (Lot 40) and 10105 (Lot 38) Meadowneck Court in the Capitol View Park Historic District.

Upon conference with the Chair of the Historic Preservation Commission, it was determined that your request to revise the tree survey for Lot 38 to show a 32" tulip poplar that will be removed is approved. However, because your request to add a wrap-around porch to the proposed house on Lot 40 will require a variance and thus change the footprint of the house, the Chair has determined that an Historic Area Work Permit would be required. The requested change to the front stairway on Lot 40 would also require a permit and could be a part of the same application.

The deadline for submission of an application to be considered at the April 24, 1991, Historic Preservation Commission meeting is Friday, April 5. Please feel free to call me with any further questions at 217-3625.

Sincerely,

Laura E. McGrath

Laura E. McGrath,
Planning Specialist

2625E

19 January 1991

Capitol View Park LAP Meeting

Chairman: John Moran

In Attendance:

David Clough
Duncan Tebow
John Moran
Ron Isaksen
Mike Radke
Carol Ireland
Walter Meyer

Agenda:

1. 10110 Day Street: Construction of screen porch over existing wood deck. After a brief discussion it was unanimously agreed that the porch would be compatible with the existing house.
2. Welty Construction: Lot 8, Block 32 Capitol View Avenue. HPC had discussed the possibility of requiring the builder to have a gravel drive instead of an asphalt drive. The LAP felt that because of maintenance problems it would be better to have the asphalt. The HPC had suggested the possibility of a smaller garage behind the house. The LAP felt that because the garage is behind the house and because of several existing 2-car garages in the immediate area that the builder be allowed to construct the 2-car garage.
3. ~~Adler Construction.~~ The LAP is pleased that Adler Construction is scaling down the size of the already approved houses. It had been felt that the original houses were too large for the existing lots.
4. Hoobler Construction: 10215 Meredith Avenue. The LAP visited the proposed site for a new construction. Since there are already two large houses on the block it was felt that this house would not be too large in scale because of the size of the lot. However, the LAP is concerned that in the future any construction on the adjacent lot to this house be limited in scale and wait for realignment of Capitol View Avenue.

The LAP will be represented by Carol Ireland at the County Council FHED report on HPC. She is to report back to the Committee.



The LAP will schedule regular meetings on Saturday once a month to review any plans submitted by HPC. It was felt that HPC would save time and money by FAXing reports to the LAP. This proposal will be made to Alison Vawter for consideration. Perhaps HPC can recommend a solution to the random sending of information to the LAP's which makes it difficult to schedule regular meetings. Because of the randomness it is sometimes difficult to call together 8-9 people on short notice to comment on important changes proposed for our Historic District.

It also was strongly suggested that HPC give us immediate feedback on HPC decisions so that the LAP can know of construction or alterations to the neighborhood. This will save the LAP approaching developers and neighbors who we might feel are in violation of Historic Regulations when they have been granted a Work Permit to begin alterations or construction.

The LAP will advertise in the local newspaper to ask for volunteers who would be interested in filling one or two vacancies.

Mike Radke will be the acting Chairperson until a final election is held.

Carol Ireland: Secretary



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: 3/14/91

The Montgomery County Historic Preservation Commission, at their meeting of 3/13/91 reviewed the attached application by Adler Construction for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: 32" tulip poplar on

lot 40 may be removed, but must be replaced by
hardwood, shade tree at least 8" in caliper in general
vicinity of tree to be removed. Final choice of trees
to be approved by the Historic Preservation Commission.

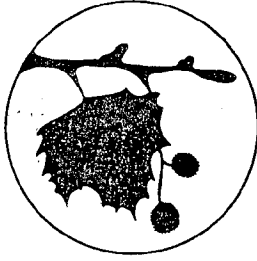
The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HAWP App. w/ Attachments
2. Elevations
3. _____
4. _____
5. _____

2020E

Historic Preservation Commission



Eastern Plant Sciences

POST OFFICE BOX 15838 • CHEVY CHASE, MARYLAND 20825 • 301-595-9040

March 13, 1991

91-10120X

Mr. Jeff Adler
Adler Construction Group, Inc.
6935 Wisconsin Ave., Suite 510
Chevy Chase, MD 20815

301-656-3350

REPORT ON EPS CONSULTATION AND EVALUATION AT 10109 MEADOWNECK CT.
SILVER SPRING, MD 20910.

Species: Tulip Tree, Liriodendron tulipifera size: 31.4" DBH
Location: 13' off of South property line, 5' off of S.E. corner of proposed house.

Current tree value calculation: Base value 774 sq in of sectional area @ 4.5' $774 \times \$27/\text{sq}'' = \$20,908.00$
species value x 40% = 8,363.00
condition value x 75% = 6,272.00
location value x 50% = 3,136.00

The final appraised value is \$3,136.00.

Tulip Trees are very sensitive to grade changes and root system disruption. They are very poor compartmentalizers so damage to major roots (over 5" dia.) results in rapid decay of roots and root collar. This decay will lead to a high potential for sudden failure during storms if tree survives.

Excavation should not be conducted within 8' of tree and no more than 20% of the root zone should be disrupted by that excavation.

Lowering of grade should not be conducted within the drip line.

Construction of the proposed house can not be done without creating a significant hazard. In addition to the risk of out right death from root disruption and future risk of decay, all of the roots on the northwest side of this tree will be removed. This creates an immediate storm failure potential.

Timothy D. Zastrow,
ISA Certified Arborist #43

Tree And Plant Care Including Pest Diagnosis and Management, Soil Restoration, Tree Preservation, and Landscape Consultation

MEMBER

Maryland Arborist Association, National Arborist Association, International Society of Arboriculture, Entomological Society of America



Montgomery County Government

March 14, 1991

Jeffrey Adler
Adler Construction Group
6935 Wisconsin Avenue, Suite 510
Chevy Chase, Maryland 20815

RE: HPC Case 31/6-91C

Dear Mr. Adler:

As you know, at its March 13, 1991, meeting, the Historic Preservation Commission considered your application for construction of a house at 10109 Meadowneck Court (Lot 40), Silver Spring (within the Capitol View Park Historic District). The Commission approved a house length of 44', with a lower roof line and removal of front turret as previously proposed and approved. The Commission also approved the removal of a 32" tulip poplar tree from the right side of Lot 40 with the condition that an 8" caliper hardwood, shade tree be planted in the approximate vicinity of the tree to be removed. The Commission also noted that it should have final approval of the type of tree to be planted.

Enclosed please find your approved Historic Area Work Permit and a copy of all approved plans. Please phone me at 217-3625 when you have selected a replacement tree and/or if you have any questions.

Sincerely,

Laura E. McGrath

Laura E. McGrath,
Planning Specialist

Enclosures

2581E



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-5-2806614, 13-5-2828336, 13-5-2828347

NAME OF PROPERTY OWNER Adler Const. Group TELEPHONE NO. 301-656-3350
(Contract/Purchaser) (Include Area Code)

ADDRESS 6733 Wisc. Ave, Suite 510, Chevy Chase, Md. 20815

CONTRACTOR same as above CITY above STATE _____ ZIP _____

PLANS PREPARED BY Hanson & Venutten, Ltd. CONTRACTOR REGISTRATION NUMBER 2133 TELEPHONE NO. 301-881-6770
(Include Area Code)

REGISTRATION NUMBER 4502

LOCATION OF BUILDING/PREMISE

House Number 10105, 10107, 10109 Street Meadowneck Court

Town/City Silver Spring Election District 13

Nearest Cross Street Lee Avenue

Lot 383940 Block 1 Subdivision Capital View Park

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 120,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004190083, 0084, 0085

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <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.

Jeffrey Adler Signature of owner or authorized agent (agent must have signature notarized on back) 1/8/91 Date

APPROVED V.L. Winkler For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Bernard Taylor Date 2/12/91

APPLICATION/PERMIT NO: 914 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

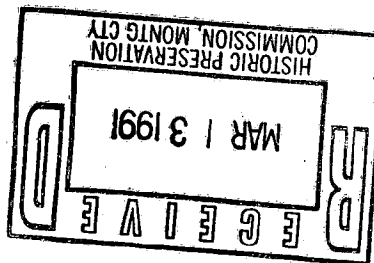
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

[This section is crossed out with a large handwritten 'X']

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850



~~COMPREHENSIVE TREE CARE, INC.~~

P.O. Box 3594

Gaithersburg, Maryland 20888
301-738-7970

March 13, 1991

Mr. Jeff Adler
Adler Construction Group, Inc.
6935 Wisconsin Avenue
Suite 510
Chevy Chase, Maryland 20815

Dear Mr. Adler:

I inspected the *Liriodendron tulipifera*, (tulip poplar) located at 10109 Meadowneck Court, in Silver Spring, Maryland today. After examining the present condition of this tree, located approximately 11' from the right property line midway between the front and rear corners, I regret to inform you that the prospects for salvaging this tree are very poor.

Your ideas of moving the house forward and maintaining a tree preservation area, such as in the landscape design I saw would not be sufficient to save this tree.

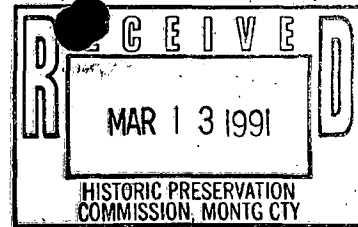
The excavation for the home will directly remove 50 - 60% of the root system, therefore structural stability will suffer, putting several homes at risk. Removal of this much root area, (the most dense root area available to this particular tree), will destroy the starch storage, and nutrient gathering capacity of this tree. These catastrophes will start the tree into decline which probably will not be able to be reversed due to the additional problems of compact soil, water table change, and change in drainage.

If you decide to try and leave this tree, the work necessary to attempt to save it, will ruin any aesthetic value the tree may have had, and it will still be a safety hazard for all surrounding property owners.

If we can be of any further assistance, please do not hesitate to call.

Sincerely,

Mark Eppard
Certified Arborist/International Society of Arboriculture
Mid - Atlantic Chapter



Date: March 13, 1991

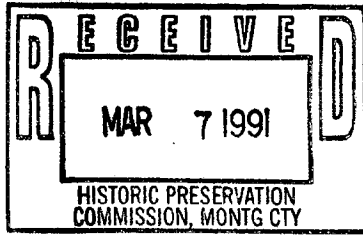
To: Laura McGrath, NCHPC

From: Mike Radtke, Ph. D. Capital View Park LAP

A handwritten signature in cursive script, appearing to read "Mike Radtke".

Subject: Adler Site Development Tree Survey on Meadowneck Ct.

Members of the LAP met on site Saturday March 9, 1991 with Jeff Adler and neighbors (the Ritchies) to review a tree removal issue on lots 38 and 40. The LAP found that a 30"+ tulip poplar was left off the official tree survey on the rear of lot 38 and that Adler Construction had marked a 32" tulip poplar on lot 40 for destruction that was listed to remain on the approved tree survey. Adler Construction had ample opportunity in January, 1991 to modify their survey when they submitted a revised plan for a historic area work permit. This de facto ruse effectively removes the LAP from the decision making process. Regardless, it is the unanimous consensus of the LAP that the tulip poplar on lot 40 must be saved and the tulip poplar on lot 38 should be placed on the tree survey with its fate designated. Under the circumstances, it would be setting a bad precedent to allow a historic tree be taken without rereview by the LAC. A local landscape architect has proposed an alternate grading strategy that would save the tree. In addition, the foundation could be moved forward if it was decided that the tree was in jeopardy. The LAP was also concerned that the Ritchies were left off the adjacent property owners list in the Adler development plan. Better communication and compromises could have avoided this issue.



6 March 1991

Dear Allison and Laura,

Thank you for your concern with the Adler Construction company case. Enclosed please find photos of the trees in question. We apologize for the indistinctness of the image but I am sure that you will note that almost every tree has a brightly painted removal mark (and most have been that way for nearly a year).

When Mr. Adler spoke to our neighborhood group last year, he said that the tree removal for all three lots (38, 39, and 40) would be done at the same time. As Mr. Adler has not returned our calls, we cannot confirm that this is still the plan, but would like to clear up the confusion about which trees have been approved for removal on all lots.

Also, please note the map which we have redrawn and annotated with all trees on the lots. As you can see, tree "A" (which is very close to our back property line) was not approved to be cut down but is marked for removal. Tree "B" never even appeared on Mr. Adler's original map (and it mystifies us as to why it should be removed since it is so far back). Tree "C" is the largest tree on the lot and will be a terrible loss. If he is now proposing smaller homes shouldn't fewer trees be removed? Tree "C" seems to us to be a primary candidate for retention since it sits nearly between property line 39 and 40.

We deeply appreciate your attention to this matter. We plan to be at the meeting on Wednesday evening March 13 and would be glad to answer questions or provide input. The preservation of the remaining large trees in our neighborhood is a primary concern for us.

Thank you

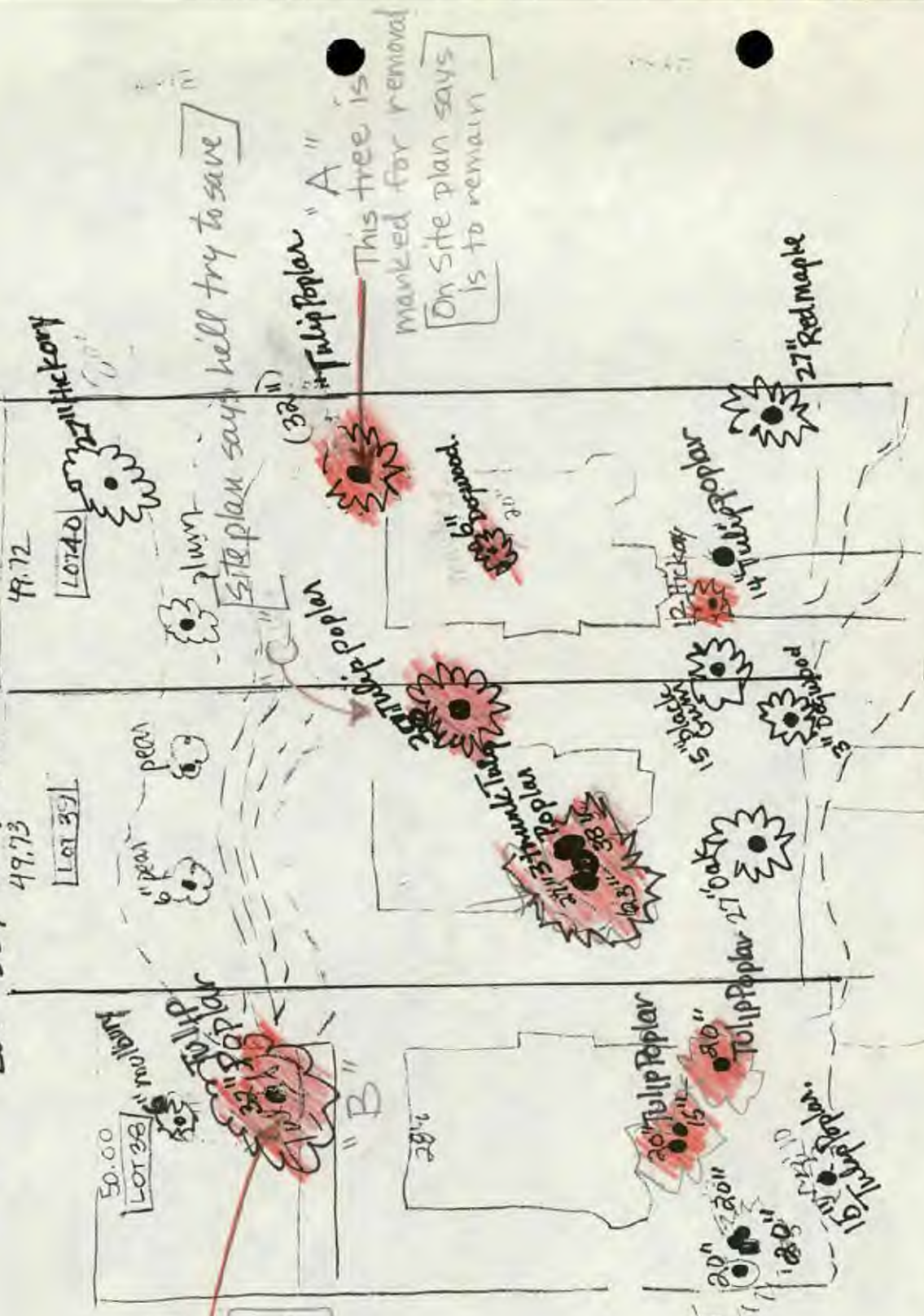
Jenny & Charlie Ritchie

Jenny and Charlie Ritchie

3107 Lee Street
Silver Spring, Maryland
20910

H: 301-495-5839
W: 202-842-6808

THESE ARE ALL THE MAJOR TREES ON LOT 38, 39, and 40




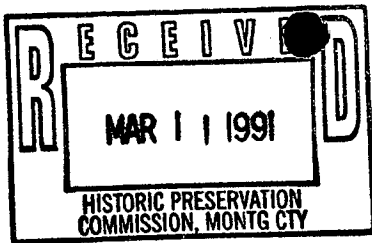
newly marked
for removal
This tree is not
shown on the orig.
site plan

plum
SITE plan says
hell try to save

This tree is
marked for removal
On site plan says
is to remain

MEADOW NECK
COURT

 = Trees marked with orange
paint



11 March 1991

Dear Allison and Laura,

This letter is to inform you of our weekend meetings with Mr. Adler, the Capitol View Park Advisory group and Peter Rinek, a landscape architect regarding the property behind our house. Particular attention was paid to ways that the 32" tulip poplar near our property could be protected during the coming construction.

On Saturday we met with the builder and the advisory group on site to discuss the confusion over the markings on certain trees. While Mr. Adler says mistakes have been made regarding the tulip poplar near our lot and the one in Lot 38 (which never appeared on the site plan), the advisory group made their recommendations on the same site plan which you sent us which protects the tulip poplar nearest our property line. The group's letter is forthcoming via Mike Radke.

On Sunday morning we met with Mr. Adler and a landscape architect regarding grading adjustments that can be made to save the tree in question. Enclosed are copies of Mr. Rinek's drawing and a copy of Mr. Adler's existing site plan with grading for Lot 40. Mr. Adler was given the original drawing. Mr. Rinek's plan provides more space for the tree at the southeast corner of the proposed house by including the following:

- The 2 foot shorter house that we understand Mr. Adler is proposing.
- Using a 25 foot setback rather than the 26 foot one used on the existing plan.
- Narrowing the cut for the basement in the vicinity of the tree to 2 feet beyond the foundation line rather than 4 feet.
- Use of snow fences along south and east sections of the property to prevent compacting of the soil in areas around the trees.

Another suggestion was to investigate regulations concerning bays. We are told that in some jurisdictions front bays are allowed to extend into the 25 foot setback zone. This would give the tree more space. Also note that Mr. Rinek has made adjustments to the front steps which will pose less of a threat to the Red Maple at the front of Lot 40.

We appreciate your attention to this matter in such close proximity to the Wednesday's meeting. We discovered that Mr. Adler's application package neglected to list us as an adjacent property, thus we have been unaware of events until recently. Thank you again for all your help.

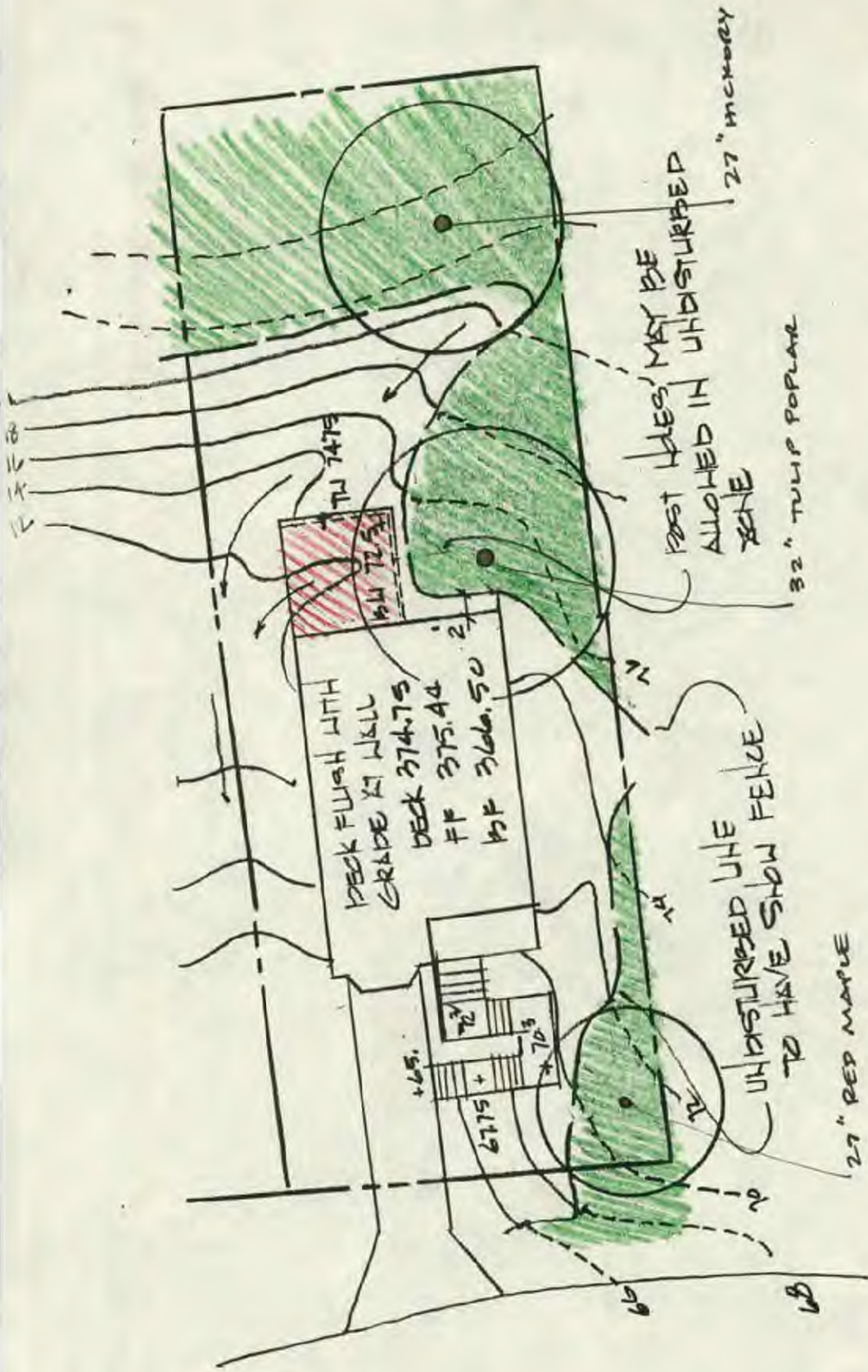
Sincerely,

Charlie and Jenny Ritchie

3107 Lee Street
Silver Spring, Maryland 20910
W: 202-495-5839 W: 202-842-6808

PROPOSAL FOR
NEW GRADING
OF LOT 40

PETER RINEK
LANDSCAPE ARCHITECT
9829 CAPITAL VIEW AVE.
301. 585-9338



AREA TO BE PROTECTED BY
SNOW FENCE

SCALE
1" = 20'
SHEET
1 of 1

SITE DEVELOPMENT PLAN

CAPITOL VIEW PARK
LOTS 38, 39, 40, BLOCK 1
PLAT BOOK 150, PLAT 17124E PLAT BOOK 152, P. 17334
Montgomery County, Maryland

DEN OUTER, LTD.
SURVEYORS & LAND SURVEYORS
PLANNING CONSULTANTS
ROCKVILLE, MD 20852
PHONE: (301) 881-6770

CHECKED	DRAWN	DESIGN	DATE
	R E	R L H	May 1989

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 20, 1991

CASE NUMBER: 31/7-91C

TYPE OF REVIEW: HAWP - Continuation

SITE/DISTRICT NAME: Capitol View
Park

PROPERTY ADDRESS: 10105, 10107, &
10109 Meadowneck Ct.

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is amending the original Historic Area Work Permit application considered by the Commission at its last meeting (See February 6 Staff Report attached). With the current application, the applicant is requesting approval of an alternative design, "Option C", for Lot 40 on Meadowneck Court.

Option C differs from the design approved by the Commission in May, 1990, in several ways. Namely, Option C includes a lower roof line (10/12 instead of 12/12), removal of the front turret, and reduction in house length from 46' to 44'. The garage will remain.

STAFF RECOMMENDATION:

Staff recommends approval of the application based on criterion 24A-8(b)(1).

ATTACHMENTS:

1. Revised HAWP Application
2. February 6, 1991 Staff Report

2532E



ADLER

Adler Construction Group, Inc.
Builders ■ Developers

FAX COVER SHEET

DATE: 2/20/91

TO: Laura McGrath, Planning Specialist

LOCATION: HPC, Division of Community Planning & Development

TELECOPY #: _____

FROM: Alan Adler

PHONE: 656-3350

TELECOPY #: 656-1299

NUMBER OF PAGES (INCLUDING COVER SHEET): # 11

COMMENTS: Enclosed please find our revised plans for Lot 40 for our new home on Meadowneck Court.

Please let me know if you should need any additional information or clarification.

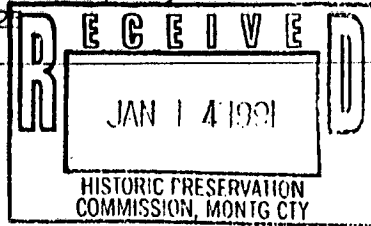
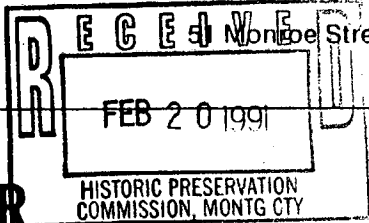
Thanks!

Alan



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-362-3117-910



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~325-280661113~~ ~~2828347~~, 13-5-2828347
 NAME OF PROPERTY OWNER Adler Const. Group TELEPHONE NO. 301-656-3350
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 6735 Wisc Ave, Suite 510, Chery Chase, Md. 20815
 CITY STATE ZIP
 CONTRACTOR same as above TELEPHONE NO. _____
 PLANS PREPARED BY Hanson & Den Outer, Ltd. CONTRACTOR REGISTRATION NUMBER 2733
 TELEPHONE NO. 301-881-6770
 (Include Area Code)
 REGISTRATION NUMBER 4502

LOCATION OF BUILDING/PREMISE
 House Number ~~10107~~ 10109 Street Meadowneck Court
 Town/City Silver Spring Election District 13
 Nearest Cross Street Lee Avenue
 Lot 40 Block 1 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 New Home
 1B. CONSTRUCTION COSTS ESTIMATE \$ 120,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004190083, 0084, 0085
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo
 1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Jeffrey Adler
 Signature of owner or authorized agent (agent must have signature notarized on back)

1/8/91
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9101100053, 9101100053, 9101100054 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Resubmitted w/ changes for Lot 40 only, as per attached. Alan Adler 2/20/91

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Vacant lots

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

Adler Const. Group, due to changing market conditions, would like to be able to construct a smaller house, if they desire, on lots 38, 39 + 40 using the same tree survey and same plant schedule. Material specifications will remain the same.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

please see site plans, house plans and
plant schedule

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

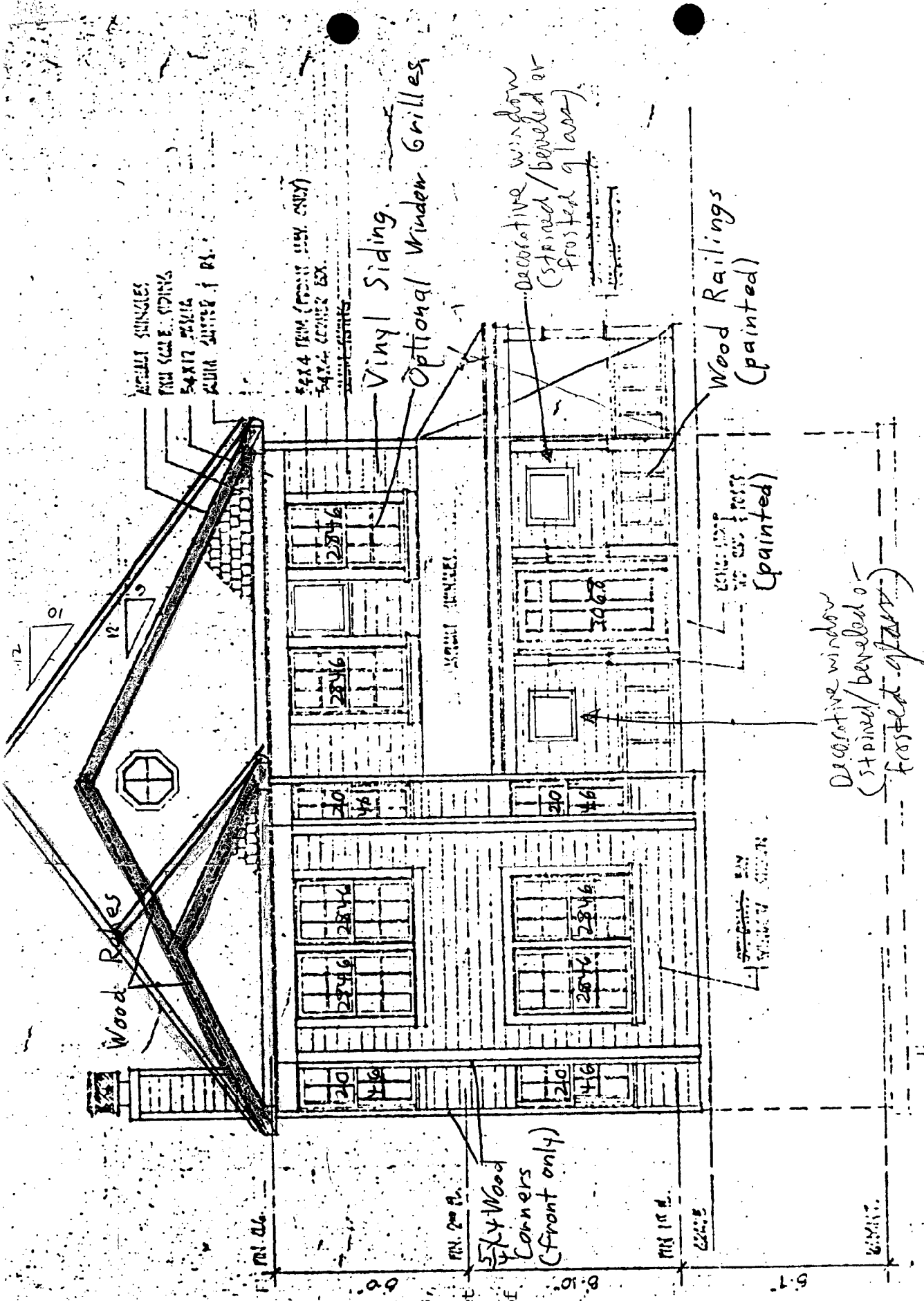
- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: (If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

Revised Option 'C'
(10/12 Roof Pitch)

* Running trim, fish scale locations, corbel brackets, gable louvers, gable windows & front porch bracket detailing to be the same as the plans previously approved in May of 1990 for Lot 40.

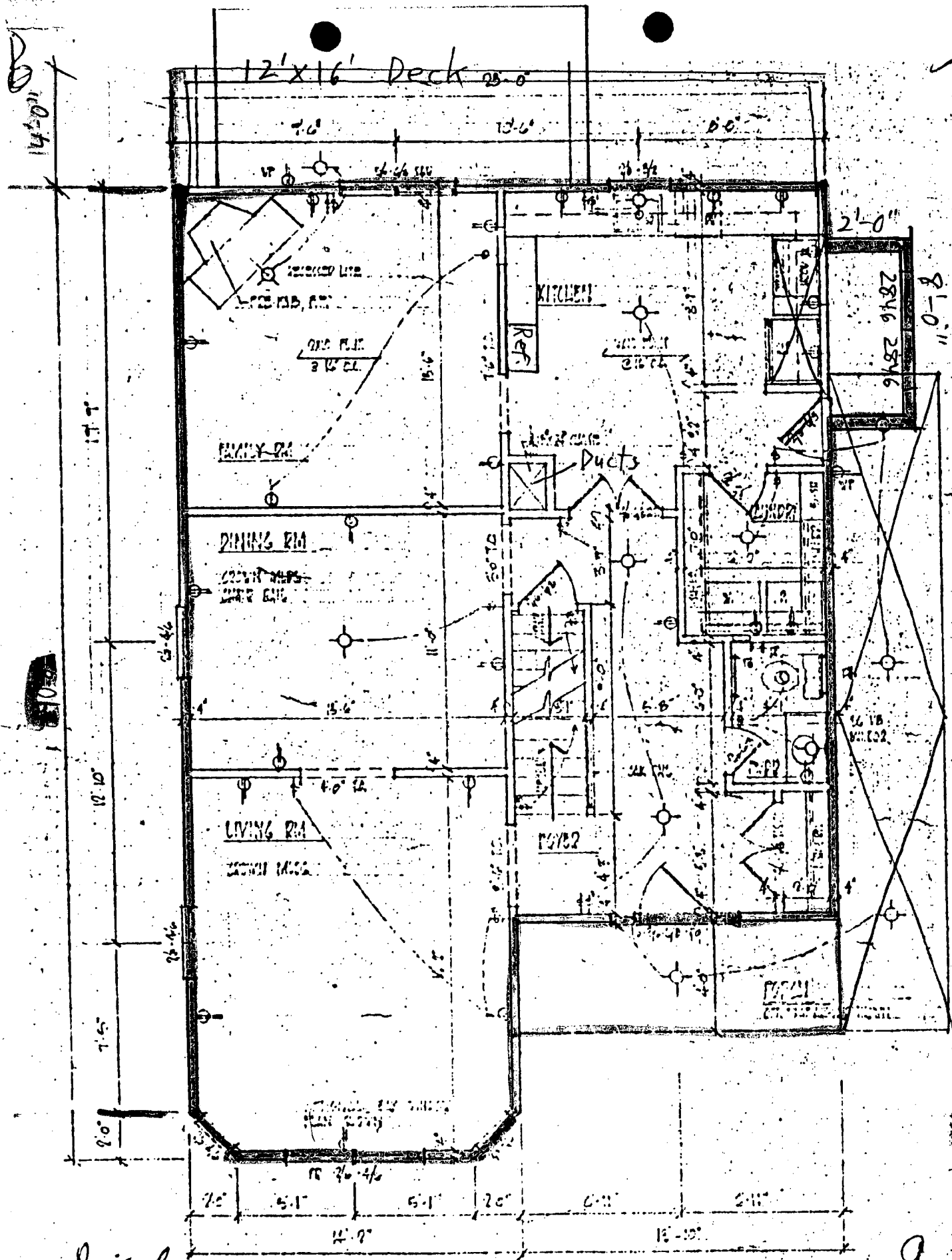
* Garage under left side of house is included in this plan & is to be the same as the previously approved plan for Lot 40.



Revised Option

PROJ. 17-01

5



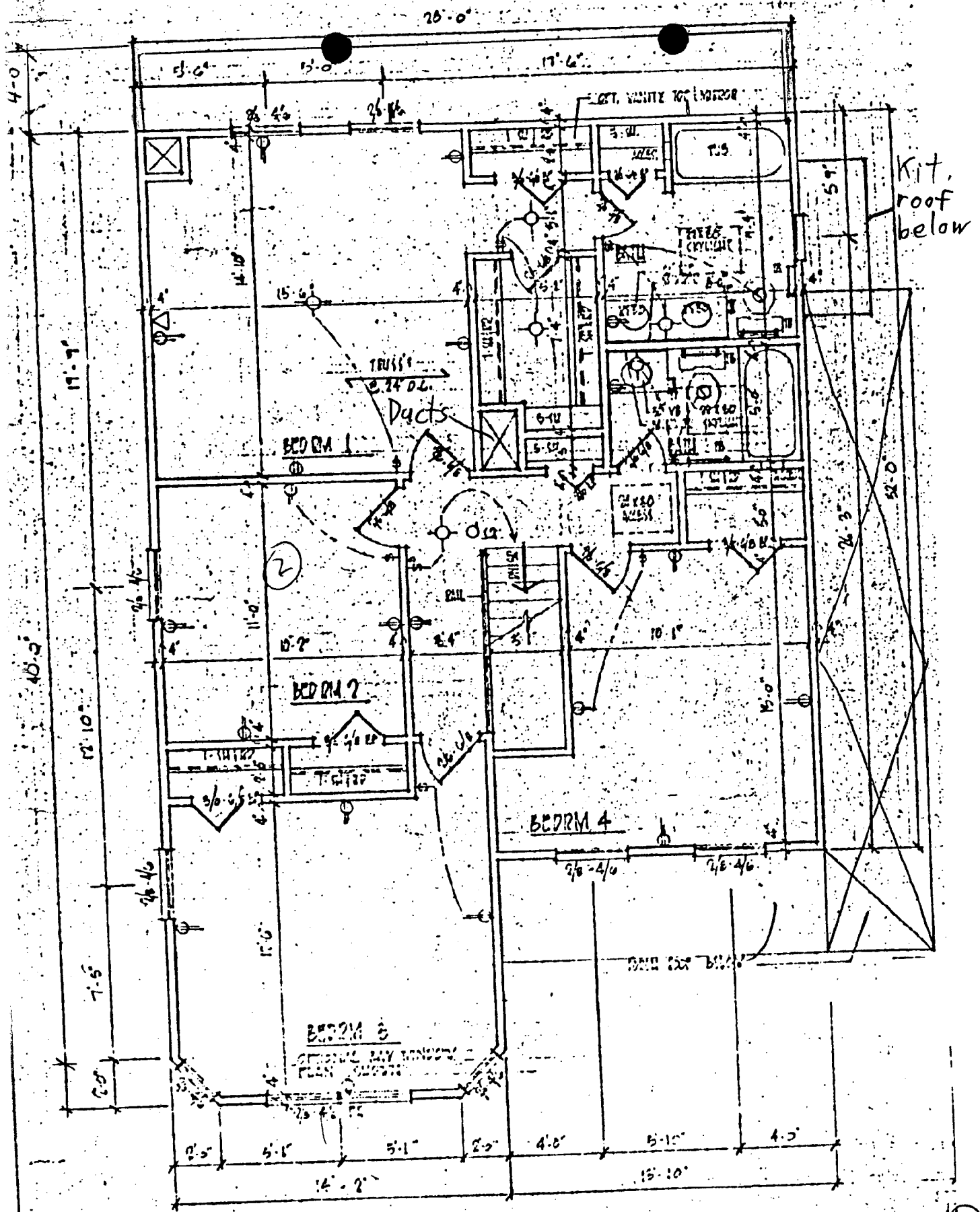
Revised
Option

FIRST FLOOR

9



Revised Option 'C'
(44' long house)



Revised
Option

SECOND FLOOR PLAN

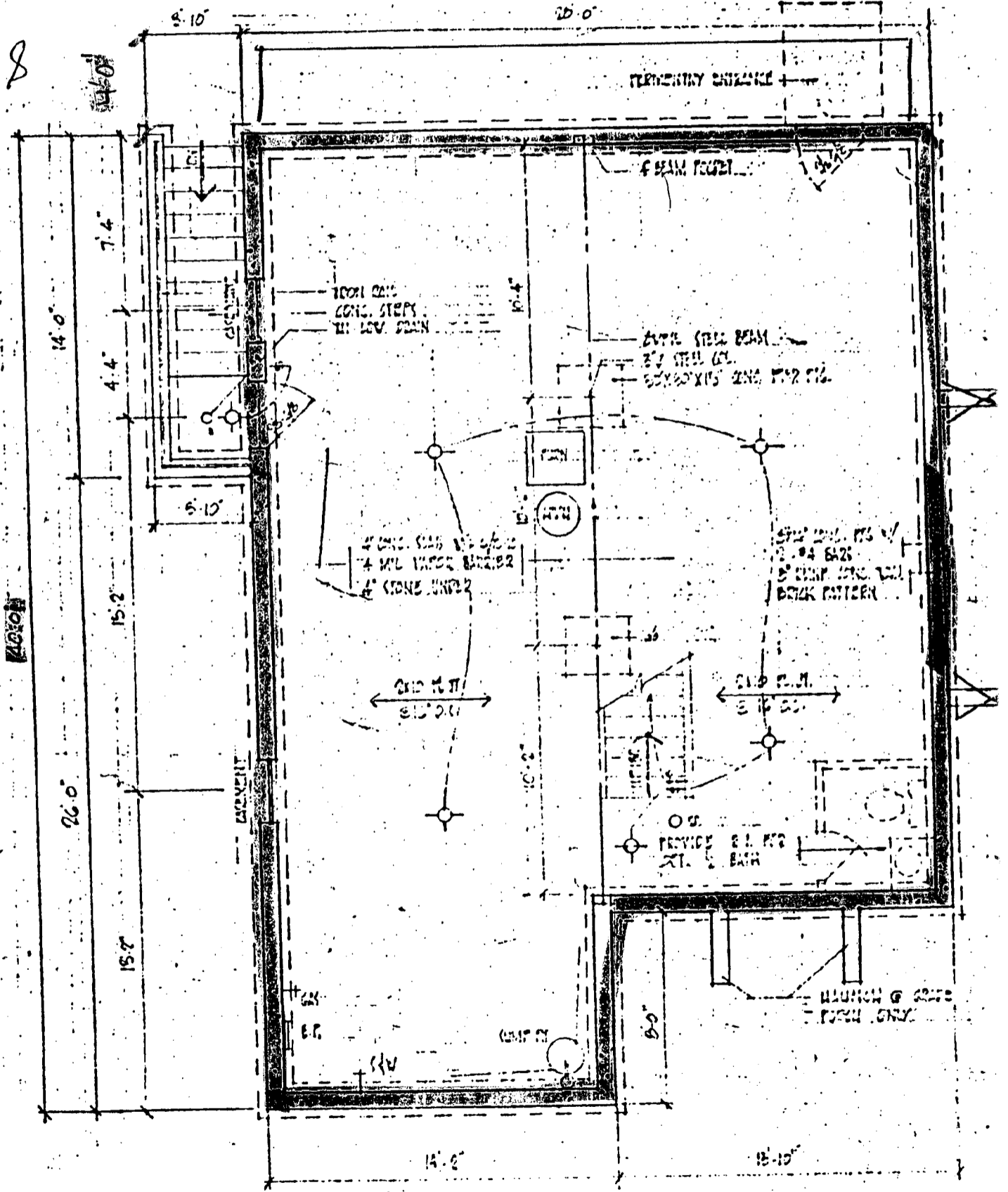
10



Revised Option 'C'
(44' long house)



Revised Option 'C'
(44' long house)



Revised option

FOUNDATION PLAN

* (10/12 Roof Pitch)

Wood Rakes

Vinyl
Siding

5068

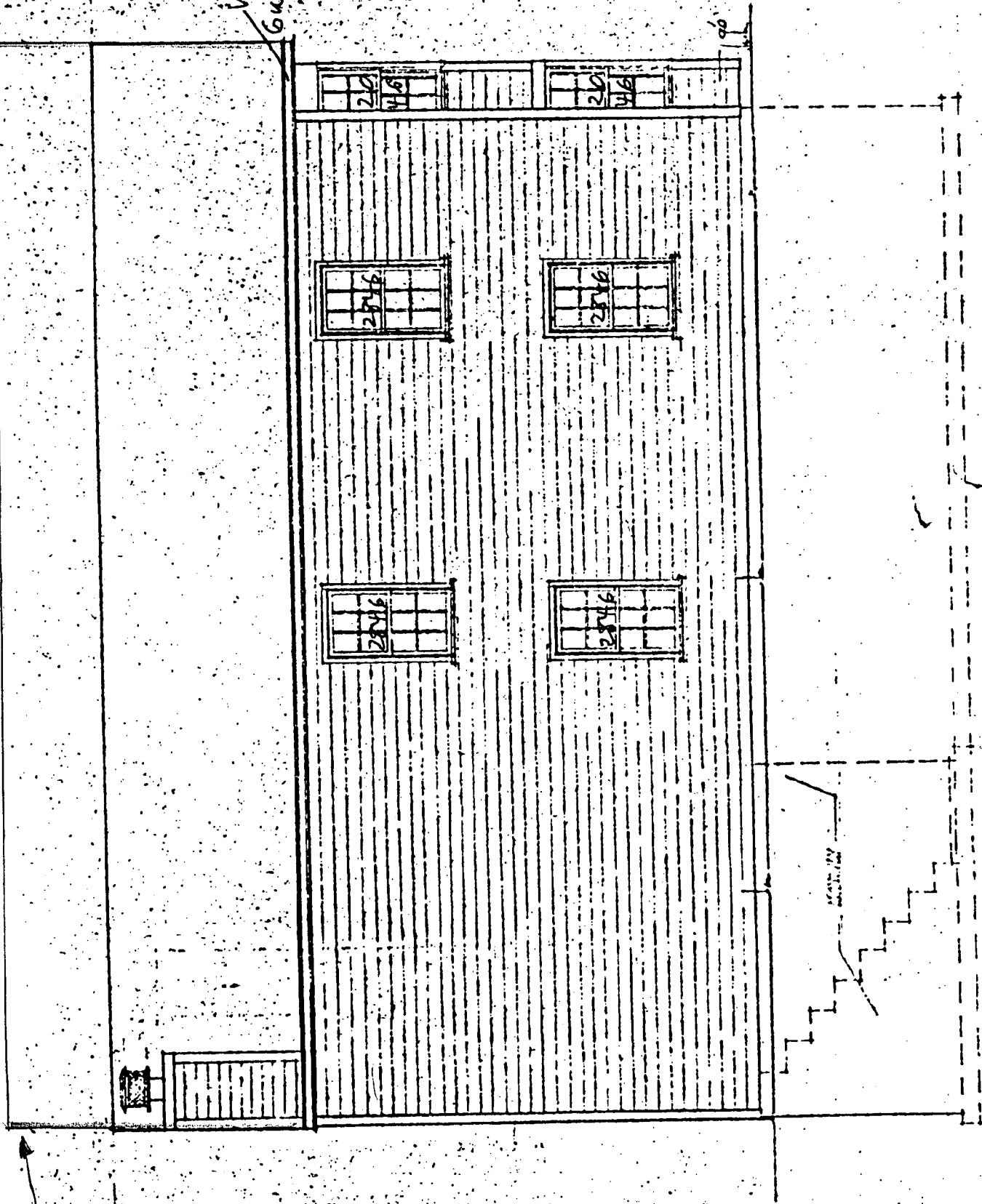
REFER ELEVATION

Revised Option

5

* (10/12 Roof Pitch)

Wood
Gutter Box



Revised Option

LEFT SIDE ELEVATION

7

* (10/12 Roof Pitch)

Asphalt Shingles

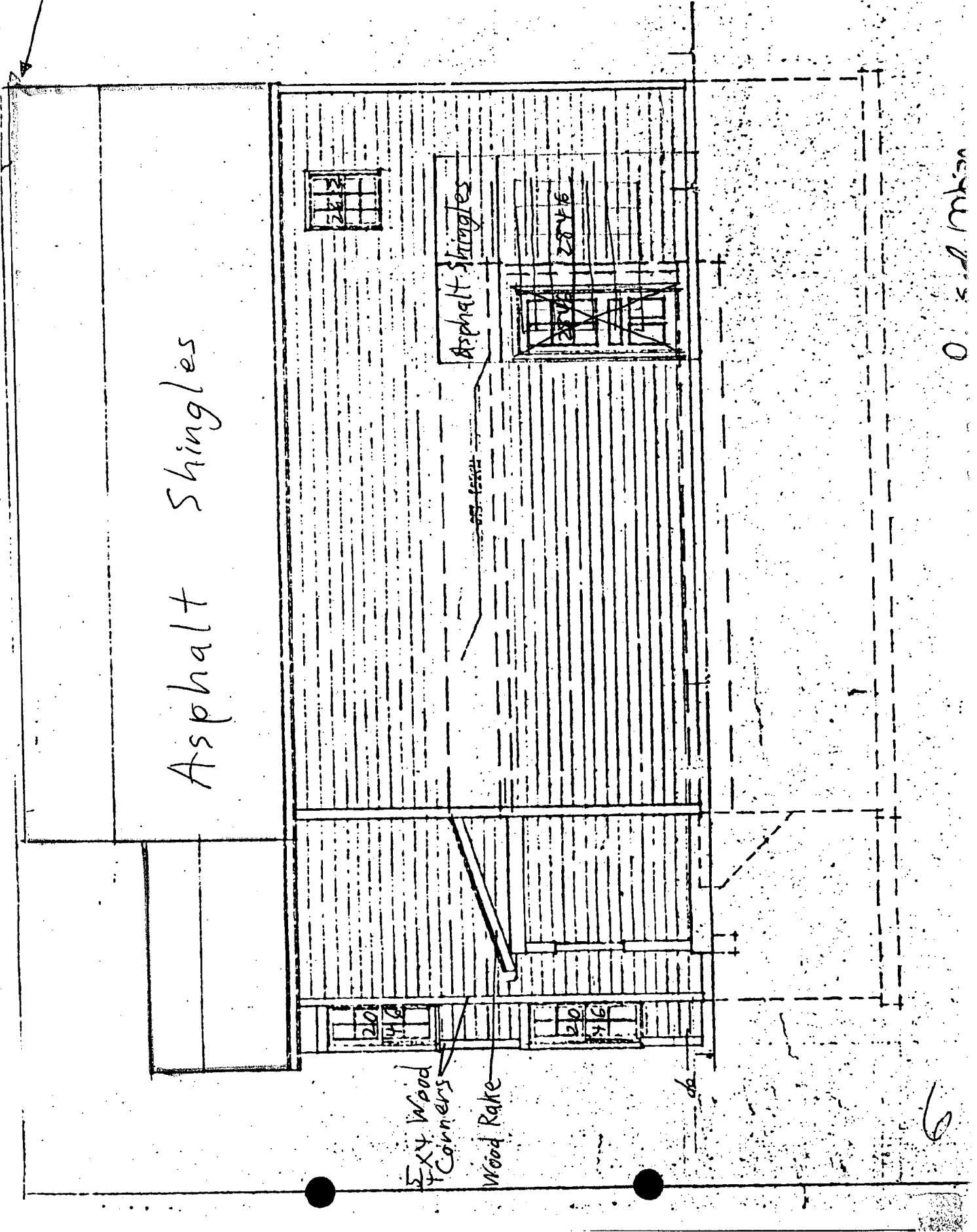
Asphalt Shingles

5x4 Wood
+
Corners

Wood Rake

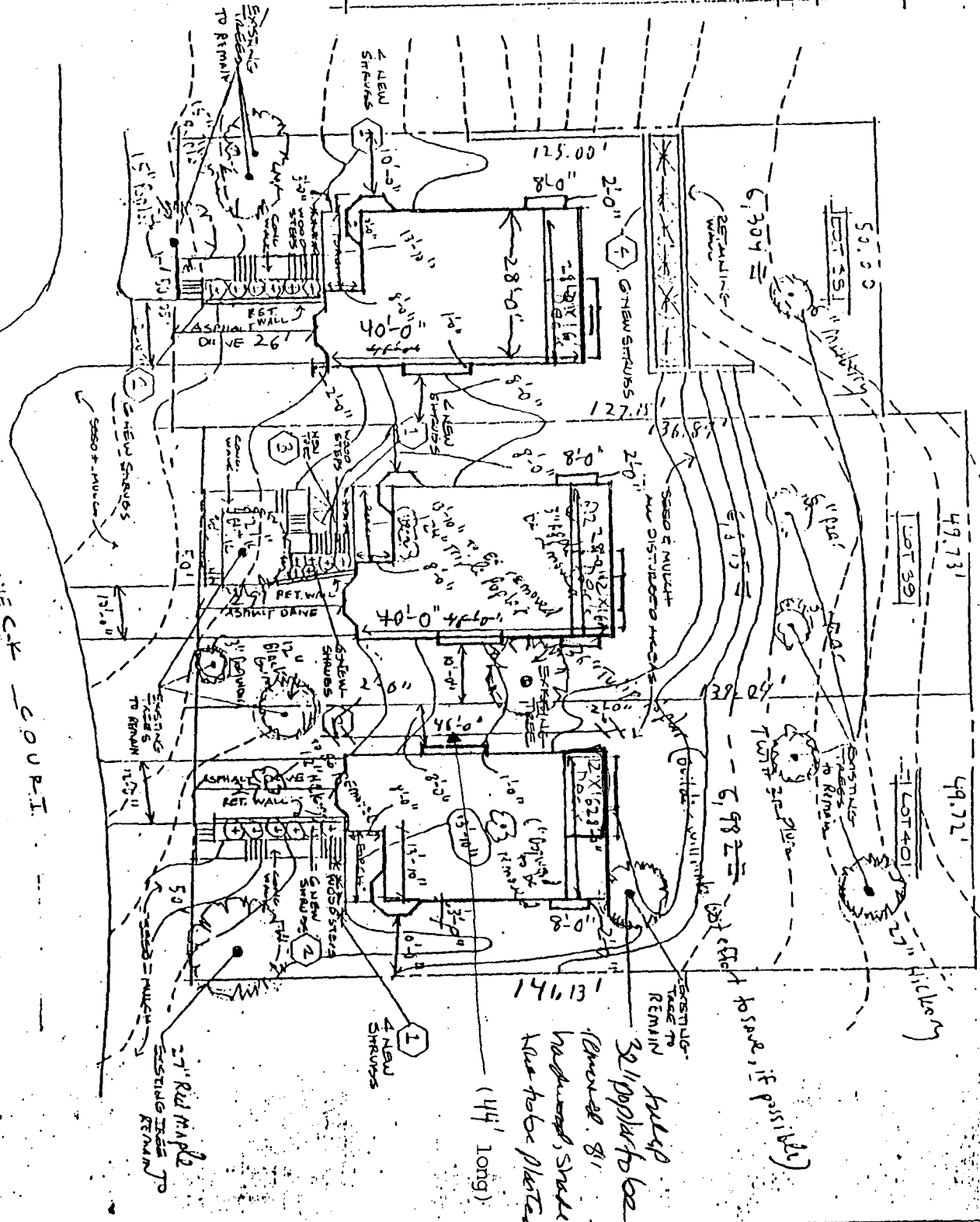
0.52 mks

6



PLANT MATERIAL SCHEDULE	
TYPE	SIZE
1 evergreens	18"-24"
2 evergreens	18"-24"
3 flowering tree	6"
4 evergreens	18"-24"

* Revised site plan for Lot 40



27

3

LANDSCAPE PLAN and SITE PLAN
SCALE: 1/8"=1'-0"

NORTH

DINER & C.I. PARK

MEADOWNECK COURT

3 HOUSES @ MEADOWNECK COURT
CAPTOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

ADLER CONSTRUCTION GROUP
6935 WISCONSIN AVE. SUITE 510
CHEVY CHASE, MD. 20815
656-3350

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 6, 1991

CASE NUMBER: 31/7-91C

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10105, 10107, &
10109 Meadowneck Court

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The Commission has already twice considered and approved new construction on these lots on Meadowneck Court (see past Staff reports, attached). The present applicant came before the Commission in May of 1990 and received approval for construction of three houses (approved elevations attached). With the current application, the applicant is requesting approval of plans for structures smaller and somewhat different in design than those approved so that this option can be offered to prospective buyers. This option would also allow for a mix of larger and smaller houses.

The revised elevations show three houses measuring 28' X 40' (originally were 28' X 46') with removal of the originally proposed front turret, lowering of roof lines, and removal of quasi-Victorian detailing. Window detailing is also different. The proposed garage will remain. All tree surveys, plant schedules, and material specifications will remain the same.

The Capitol View Park LAP has reviewed this application and commented that it is "pleased that Adler Construction is scaling down the size of the already approved houses. It had been felt that the original houses were too large for the existing lots."

(Please note that unless the HPC states that the original approved design cannot be built, that it is still possible, based on changing market conditions, that three large houses could be built.)

STAFF RECOMMENDATION:

Staff notes that the houses will be built facing a modern subdivision and recommends approval of the application based on criterion 24A-8(b)(1).

SENT TO LAP: 1-14-91
SENT TO APPLICANT: 2-6-91

COMMENTS RECEIVED? Yes

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Elevations
3. Photos
4. Previously Approved Elevations with Staff Report
5. First Staff Report

2474E

Note - Amended Application
Submitted 1-14-91; Approved
3-13-91

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: February 6, 1991

with conditions

CASE NUMBER: 31/7-91C

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10105, 10107, &
10109 Meadowneck Court

TAX CREDIT ELIGIBLE: No

DISCUSSION:

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SENT TO LAP: 1-14-91
SENT TO APPLICANT: 2-6-91

COMMENTS RECEIVED? Yes

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Elevations
3. Photos
4. Previously Approved Elevations with Staff Report
5. First Staff Report



Montgomery County Government

MEMORANDUM

TO: Carol Ireland, Chairman
Capitol View Park Local Advisory Panel

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

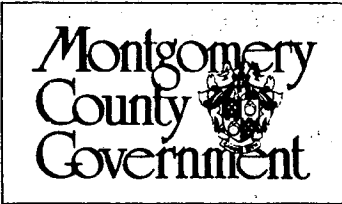
DATE: 2-21, 1990-1991

SUBJECT: Historic Area Work Permit Application

The attached application by Adler Construction for an Historic Area Work Permit at 10105, 10107, + 10109 Maryland St 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 _____, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 2-27, 1990-1991

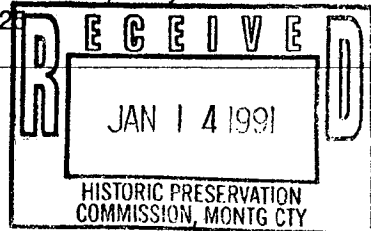
JBC:av
 1549E
 1/90

Carol - Adler has asked to amend their HAWP, for Lot 40, with the enclosed application. Just received it yesterday - sorry!



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-362-3117-910



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-5-2806614, 13-5-2828336, 13-5-2828347
NAME OF PROPERTY OWNER Adlen Const. Group TELEPHONE NO. 301-656-3350
(Contract/Purchaser) ADDRESS 6935 Wisc. Ave, Suite 510, Chevy Chase, Md. 20815
CITY STATE ZIP
CONTRACTOR same as above TELEPHONE NO. _____
PLANS PREPARED BY Hanson & Den Outen, Ltd. TELEPHONE NO. 301-881-6770
CONTRACTOR REGISTRATION NUMBER 2733
REGISTRATION NUMBER 4502 (Include Area Code)

LOCATION OF BUILDING/PREMISE
House Number 10105, 10107, 10108 Street Meadowneck Court
Town/City Silver Spring Election District 13
Nearest Cross Street Lee Avenue
Lot 38, 39, 40 Block 1 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 New Home
1B. CONSTRUCTION COSTS ESTIMATE \$ 120,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004190083, 0084, 0085
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
1E. IS THIS PROPERTY A HISTORICAL SITE? ~~NO~~ YES

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.

Jeffrey Adler Signature of owner or authorized agent (agent must have signature notarized on back) 1/8/91 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9101100053, 9101100053, 9101100054 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Vacant lots

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

Adler Const. Group, due to changing market conditions, would like to be able to construct a smaller house, if they desire, on lots 38, 39 + 40 using the same tree survey and same plant schedule. Material specifications will remain the same.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

please see site plans, house plans and
plant schedule

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

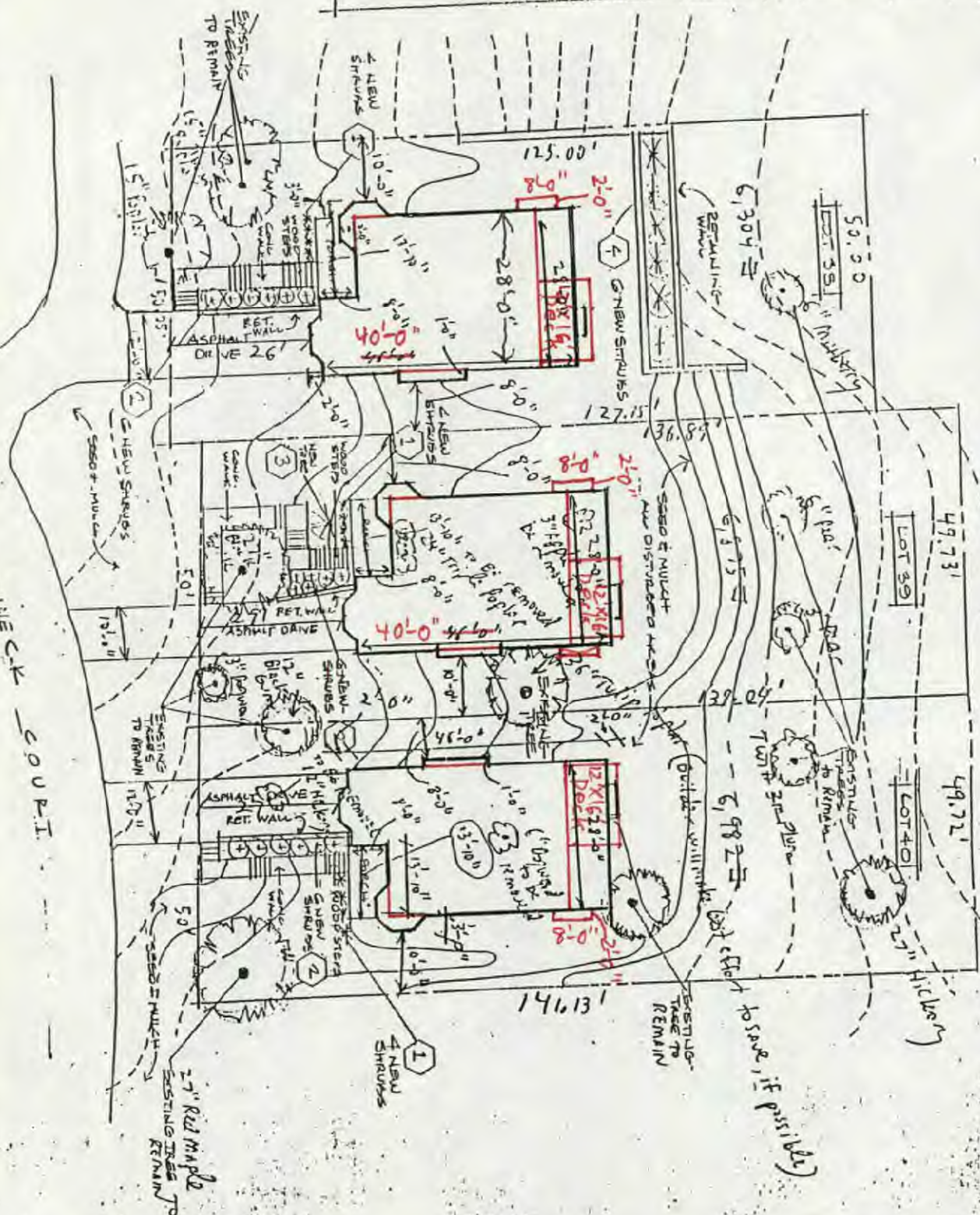
3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

PLANT MATERIAL SCHEDULE	
TYPE	SIZE
1 evergreens	18"-24"
2 evergreens	18"-24"
3-flowering tree	6"
4 evergreens	18"-24"



27

3

← NORTH

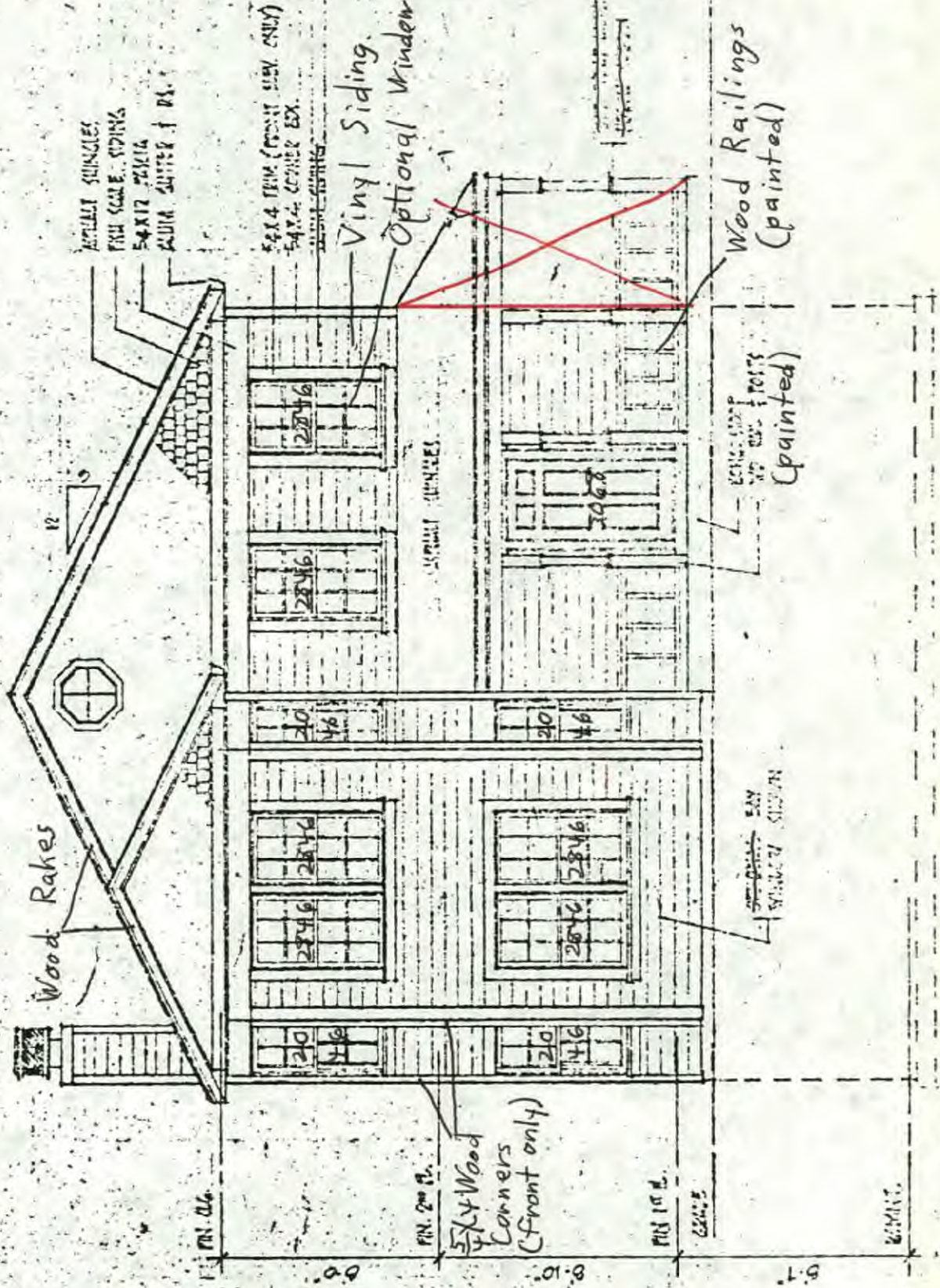
LANDSCAPE PLAN and
SITE PLAN
SCALE: 1"=20'-0"
LOTS 38439 & 40

Revised Site Plan

MEADOWNECK COURT

3 HOUSES @ MEADOWNECK COURT
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

ADLER CONSTRUCTION GROUP
6935 WISCONSIN AVE. SUITE 510
CHEY CHASE, MD. 20815
656-3350



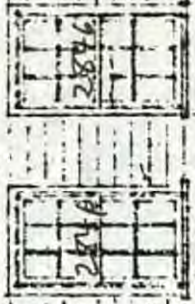
Revised Option

FRONT ELEVATION

Wood Rakes



Vinyl
Siding

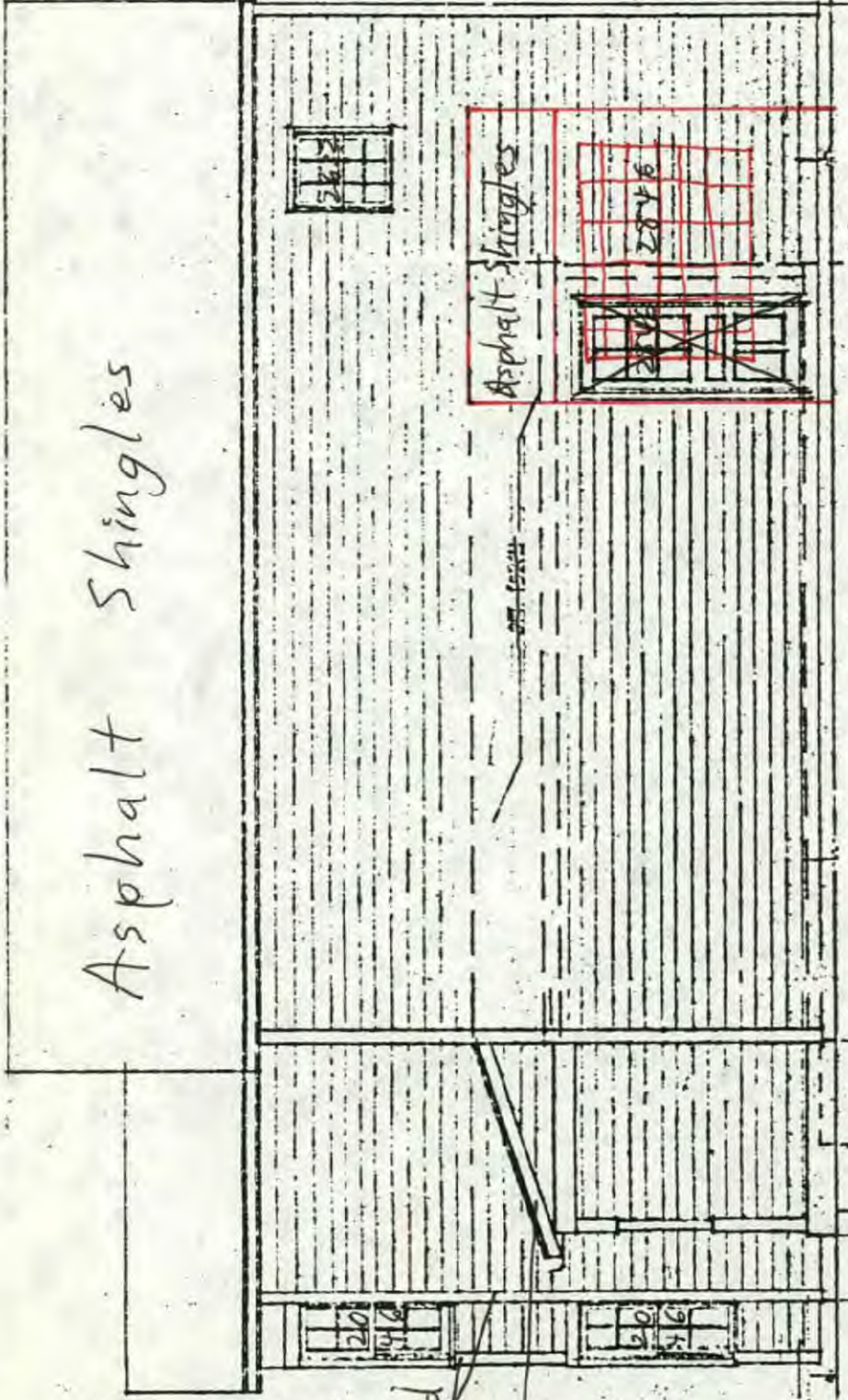


REAR ELEVATION

Revised Option

5

Asphalt Shingles



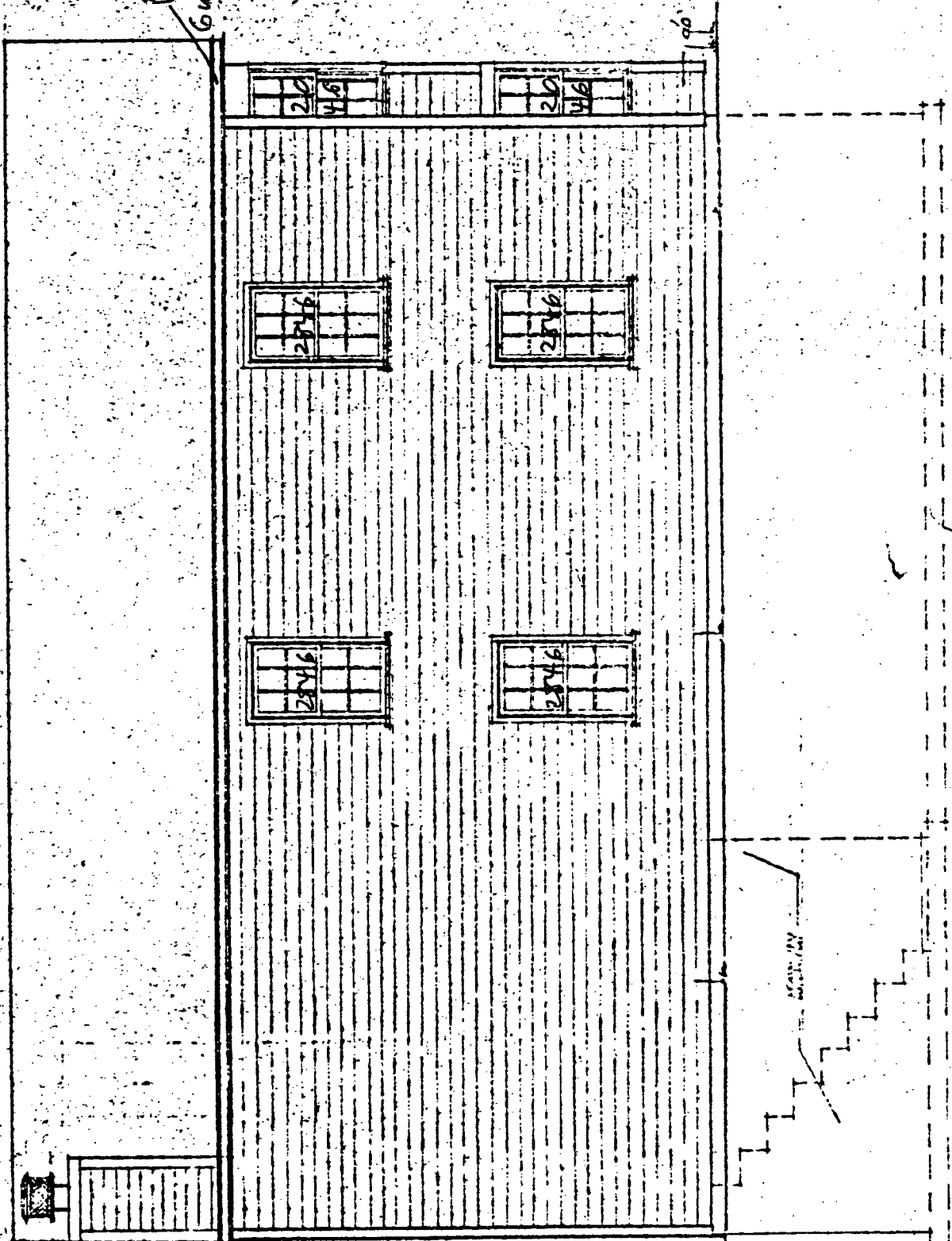
5x4 Wood
Corners

Wood Rake

RIGHT SIDE ELEVATION Revised Option

6

Wood
Gutter Board

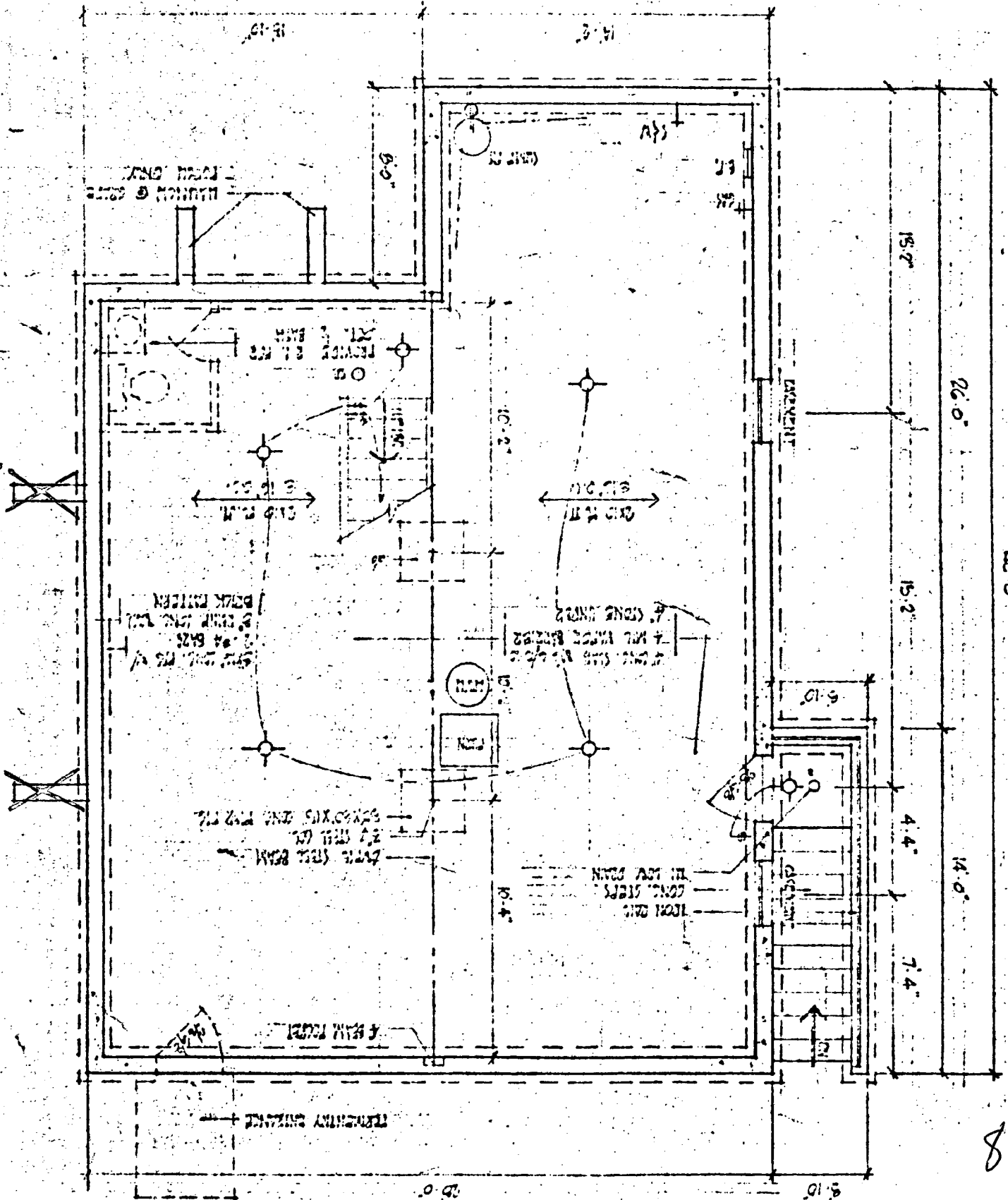


Revised Option

LEFT SIDE ELEVATION

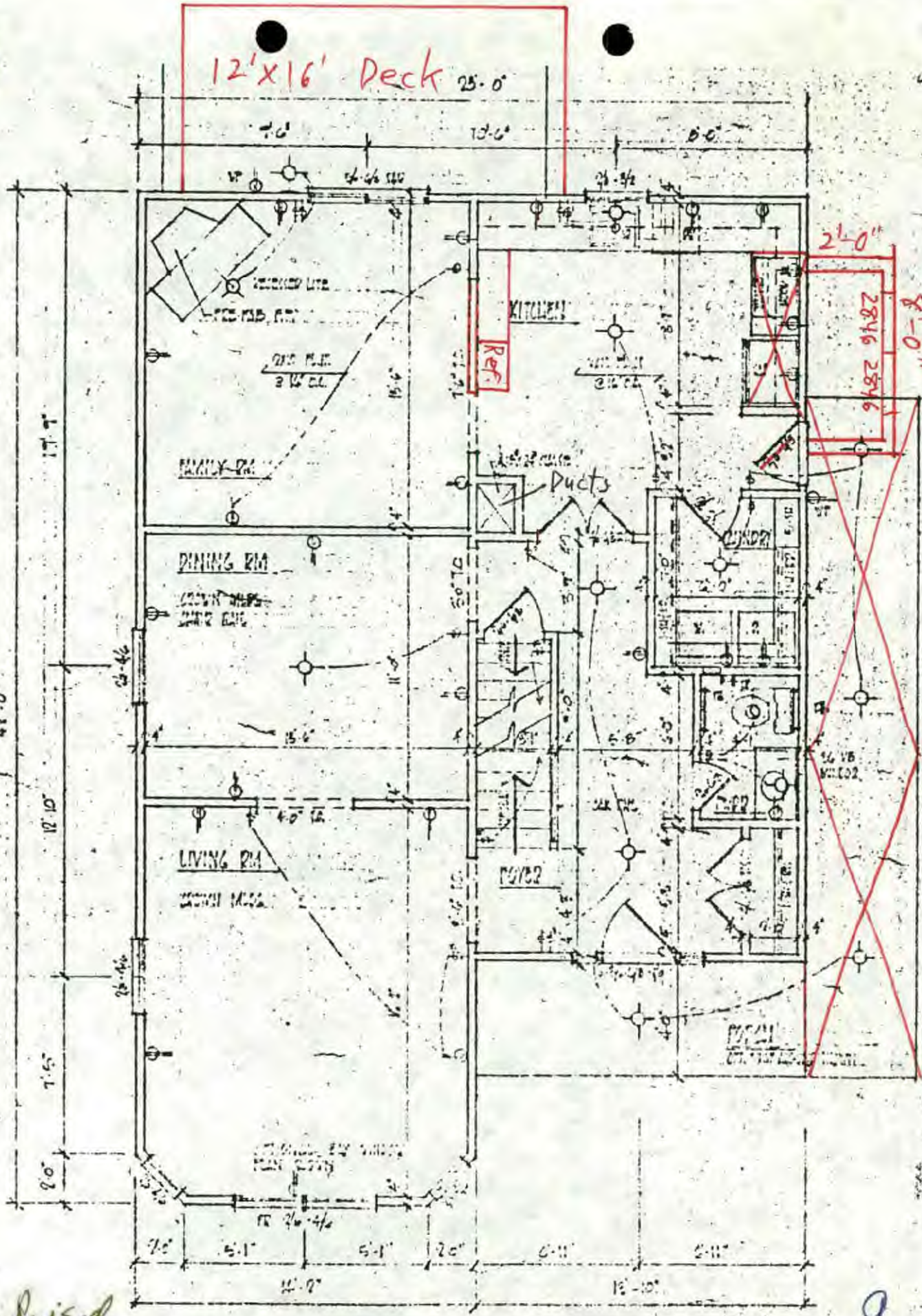
FOUNDATION PLAN

Full & Open



B

12'x16' Deck 25'-0"

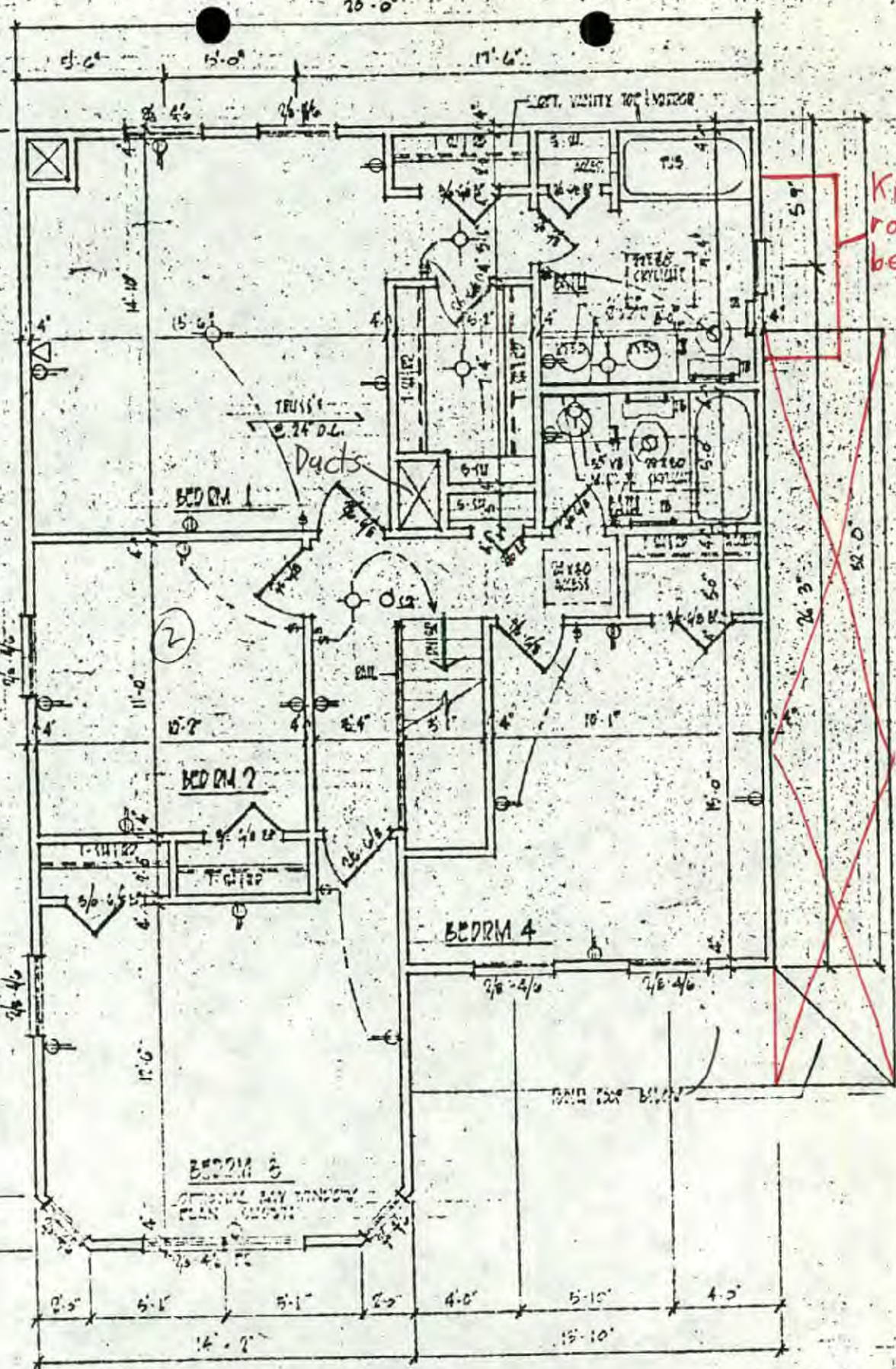


Revised
Option

FIRST FLOOR PLAN

9

26'-0"



Kit.
roof
below

Revised
option

SECOND FLOOR PLAN

10



- Front View Lot 38 -



- Rear View Lot 38 -

10124
Meadowcreek
Court



10128
Meadowcreek Court

11



Rear -
3109 Lee Street



Rear View Lot 39



Front View Lot 39

3113
Lee
Street

12



10104
Meadowneck
Covt



10108
Meadowneck
Covt

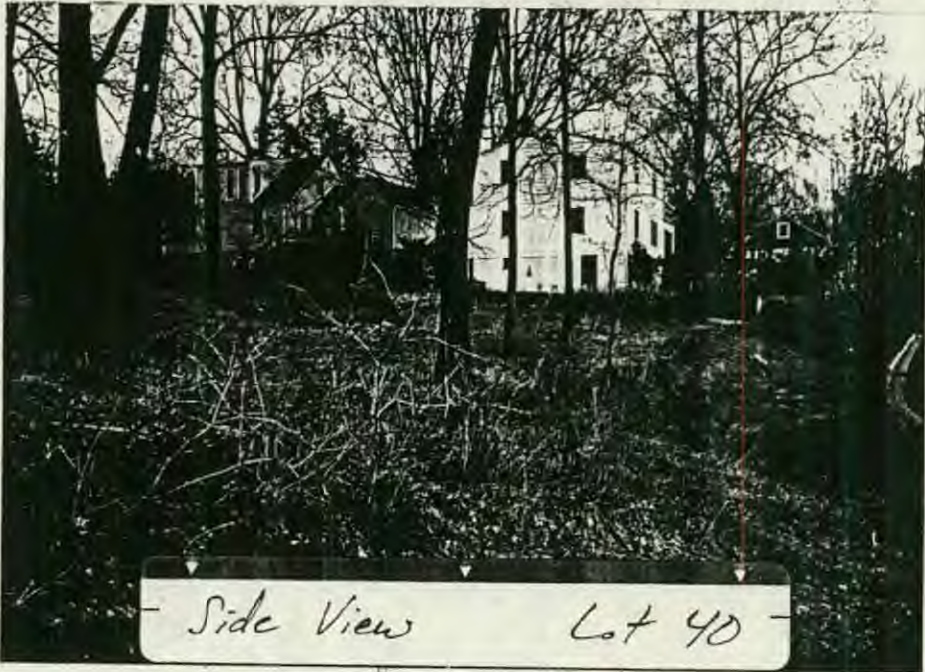
3107
Lee Street



3109 Lee Street



- Rear View Lot 40 -



- Side View Lot 40 -

MEMORANDUM

TO: Historic Preservation Commission
FROM: Jared B. Cooper *JBC*
DATE: May 15, 1990
SUBJECT: HPC Cases No. 31/7-90D, E, and F

The applicant, Adler Construction, is proposing construction of three "Neo-Victorian" structures at 10105, 10107, and 10109 Meadowneck Court, in the Capitol View Park Historic District. As you will recall, Mitchell Fagan applied for, and received, HAWP's for a very similar project in June of 1989. However, Mr. Fagan never completed the project, and sold it to Adler Construction. The current project differs only slightly from the original, in that the elevations are somewhat changed (see attached excerpts from original application). The LAP is currently reviewing the proposals, but has not yet submitted comments.

The staff recommendation, as submitted in June 1989, remains the same (see attached).

Attachments

1. Staff Report and Recommendation - June 1989
2. HAWP Applications (Adler)
3. Proposal for 10105 Meadowneck Court
 - a. Site Plan/Tree Survey
 - b. Photographs
 - c. Elevation Drawings
 - d. Floor Plans
4. Proposal for 10107 Meadowneck Court
 - a. Site Plan/Tree Survey
 - b. Photographs
 - c. Elevation Drawings
 - d. Floor Plans
5. Proposal for 10109 Meadowneck Court
 - a. Site Plan/Tree Survey
 - b. Photographs
 - c. Elevation Drawings
 - d. Floor Plans
6. Excerpts from June 1989 Proposal (Fagan)

1836E

②

15

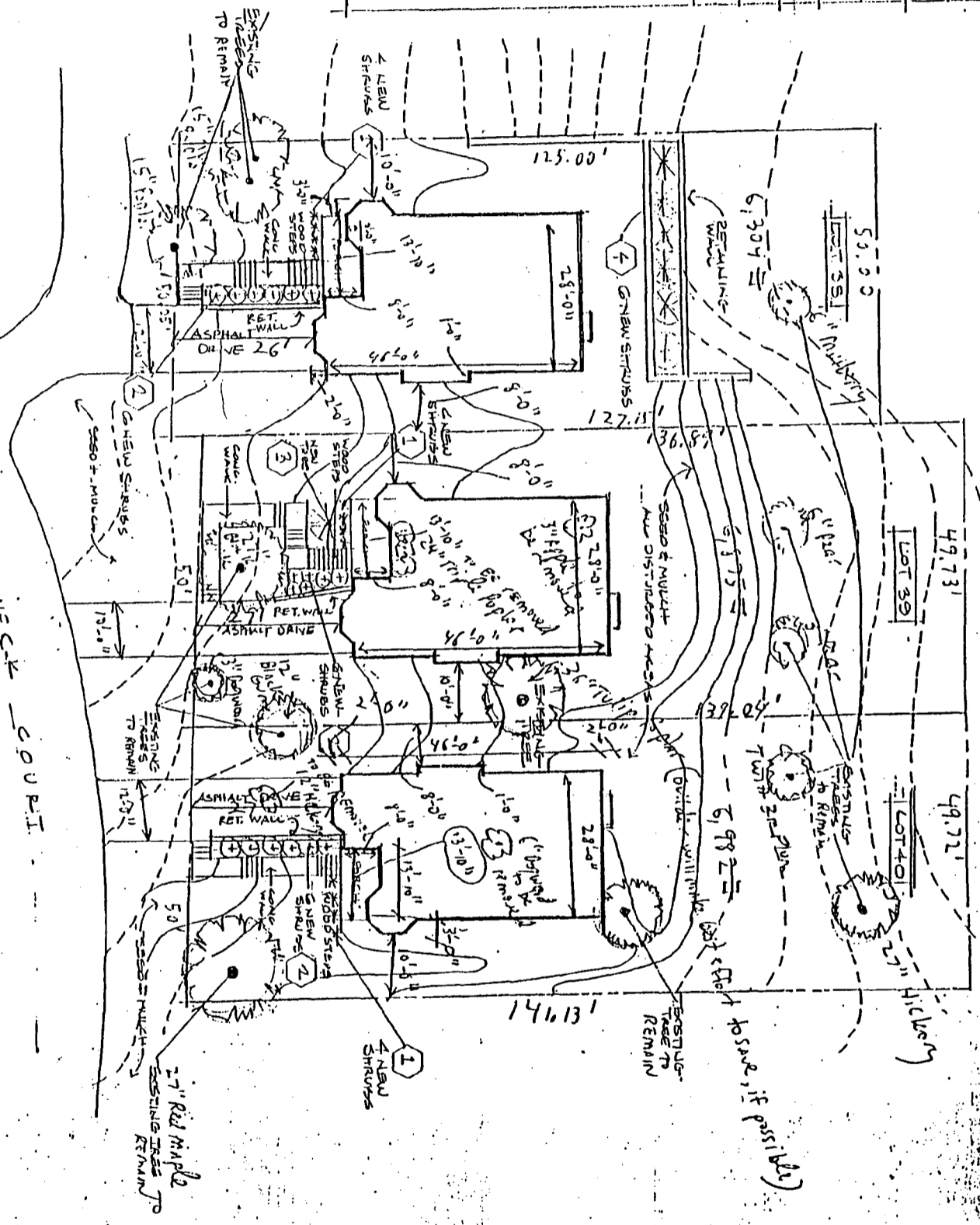
PLANT MATERIAL SCHEDULE	
TYPE	SIZE
evergreens	18"-24"
evergreens	18"-24"
flowering tree	6"
evergreens	18"-24"

6



← NORTH

LANDSCAPE PLAN AND
SITE PLAN
LOTS 38, 39 & 40

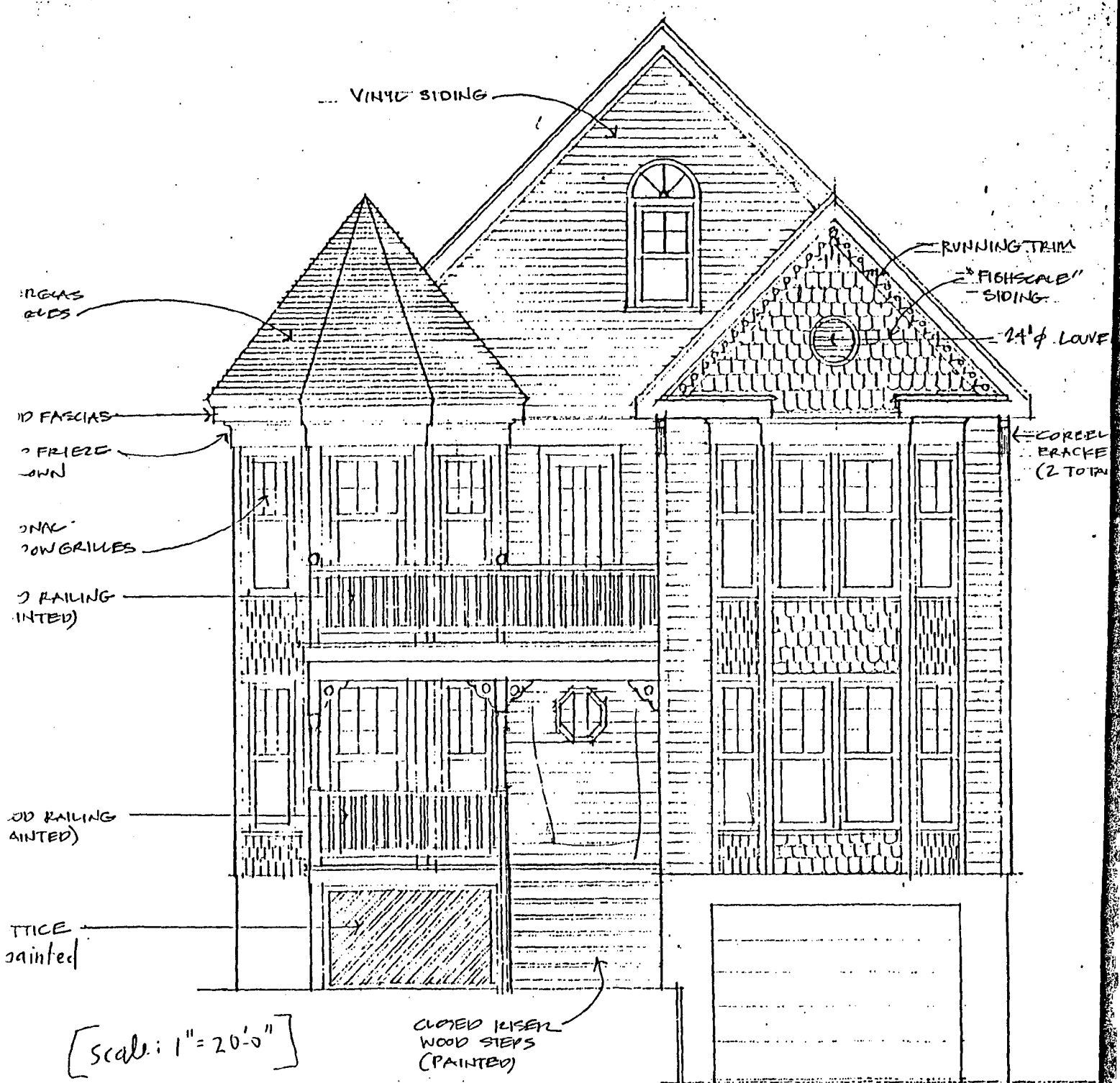


Approved Site Plan

MEADOWNECK COURT

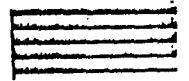
B. HOUSES @ MEADOWNECK COURT
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

ADLER CONSTRUCTION GROUP
6935 WISCONSIN AVE. SUITE 510
CHEY CHASE, MD. 20815
656-3350



[Scale: 1" = 20'-0"]

CLOSED RISER WOOD STEPS (PAINTED)


siding style

FRONT ELEVATION
#1
(Lot 38)



Fishscale / siding / trim (colors)



Approved



(Front elevation) # 2
(same material spec. as elev. # 1)

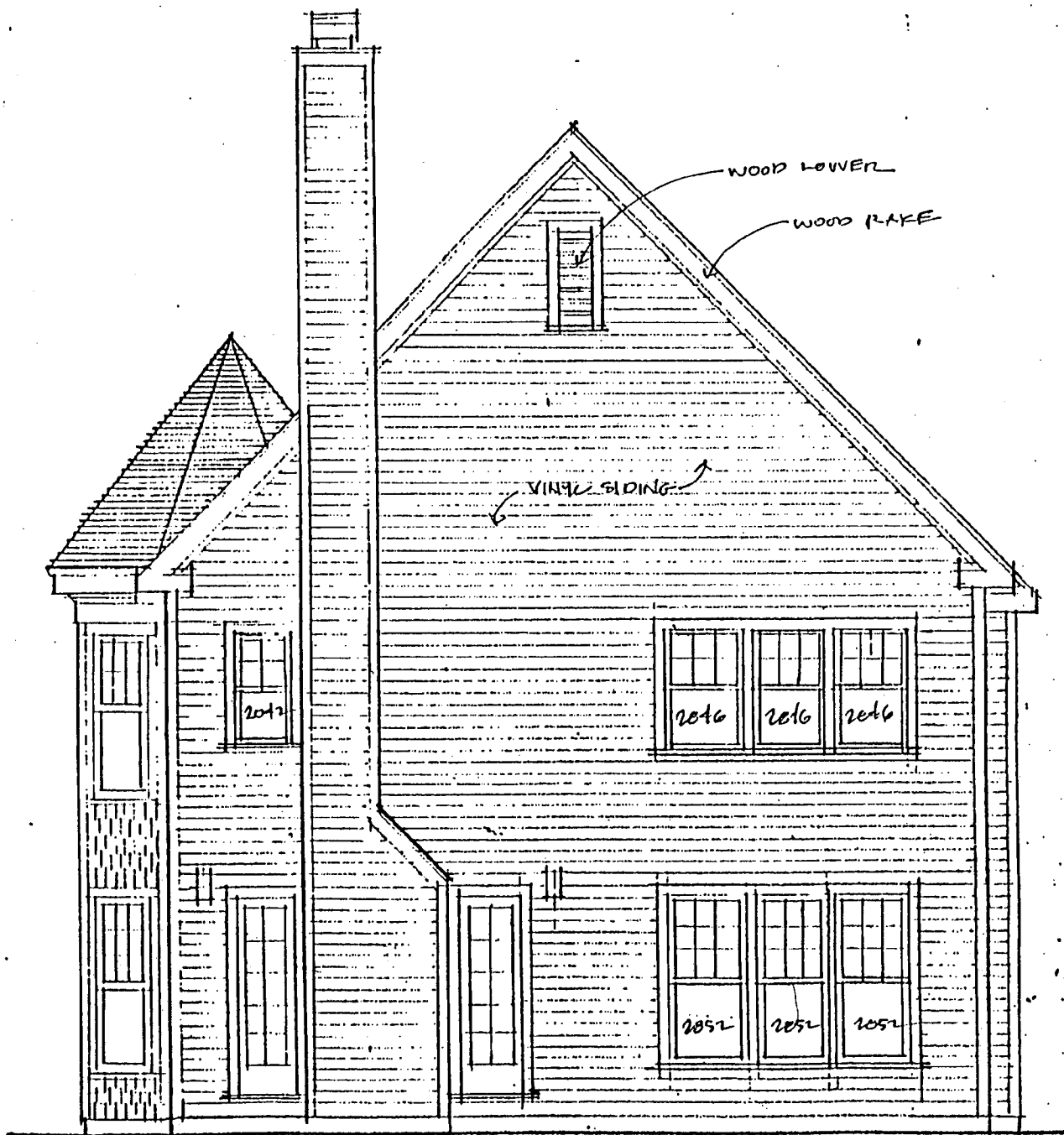


Approved

18



SEE ORANGE PAINT MARKING
TREES TO BE REMOVED



REAR ELEVATION

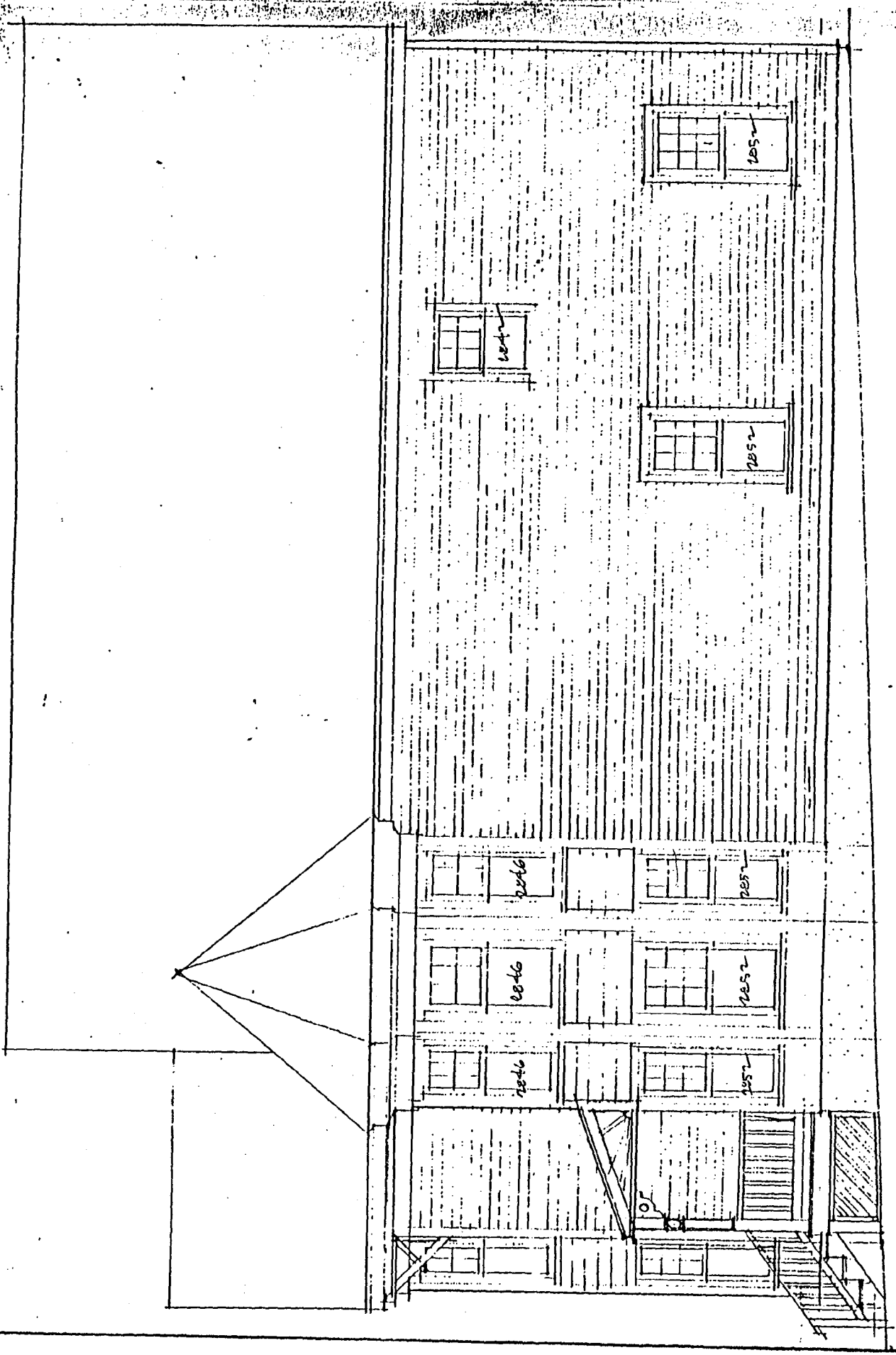
ADLER CONST. GROUP, INC.
6935 Wisc. Ave., Suite 510
Chevy Chase, Md. 20815

656-3350



Approved

19



(right elevation)

TO

Approved

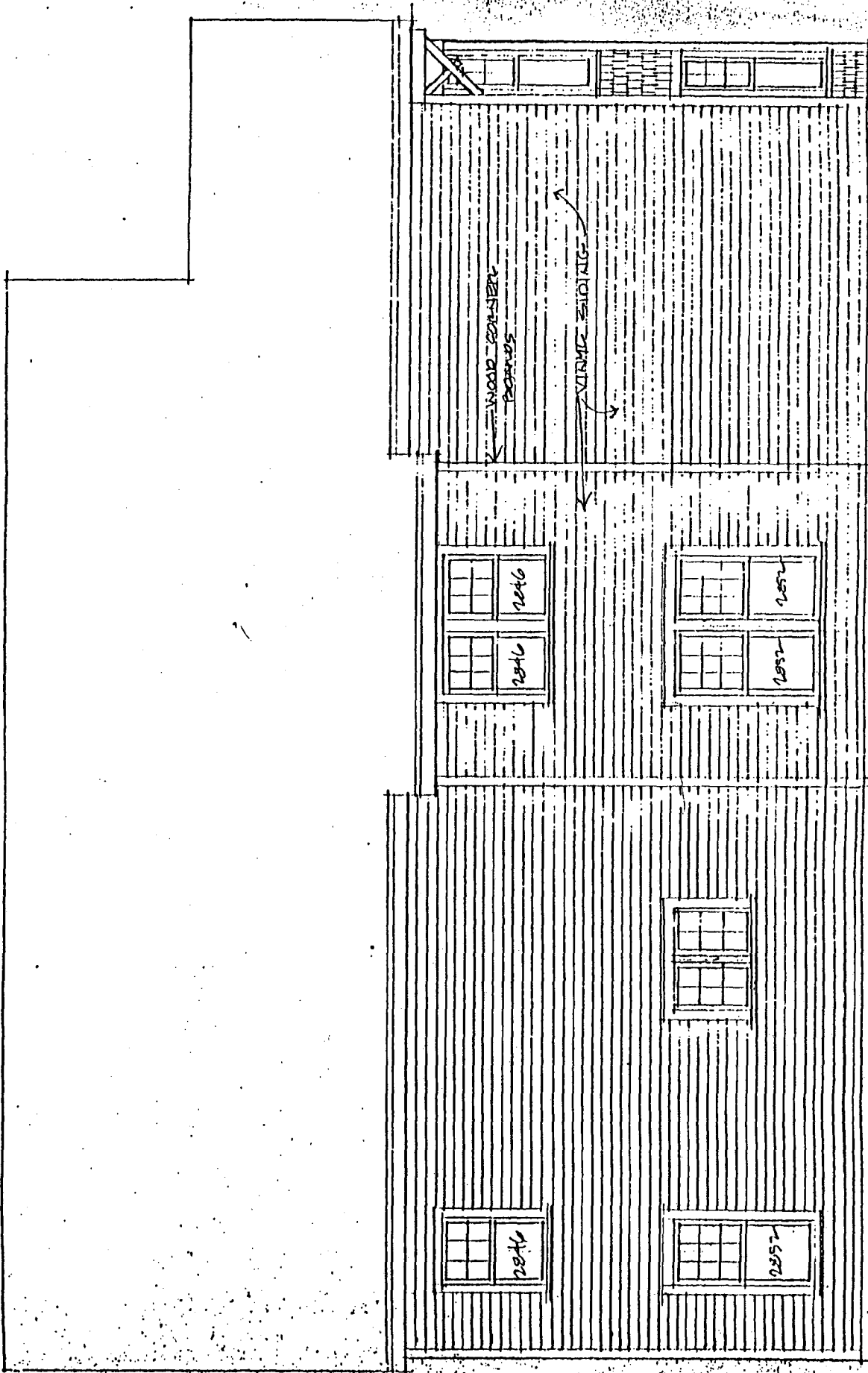
20

(left side elevation)

BRICK OR CONG.
ON COR. FINISHING

WOOD SHAKES
ROOFING

VINYL SIDING



Approved

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 6, 1989

CASE NUMBER: 31/7 - 89M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: Lots 38,39,40
Meadowneck Court

DISCUSSION:

The applicant is proposing construction of three Neo-Victorian homes on Meadowneck Court in the Capitol View Park Historic District located immediately adjacent to one another. The three homes are slated to be constructed in a newly developed part of the historic district. Because of the fact that they are minimally visible from areas of concentrated contributing resources, and do not pose a visual threat to such resources, the proposal should not substantially impact the integrity of the district. Staff feels that the important issue in this case is the overall impact of the new construction on the district, as opposed to design issues.

The LAC was primarily concerned about the impact of construction on established trees in the area. They have recommended adherence to guidelines as developed by a horticultural consultant (see attached).

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application with the condition that the applicant agree to tree preservation standards as follows:

1. access of excavation equipment and building material trucks should be controlled and restricted to areas away from the root zones of trees to be saved;
2. excess excavation material should be removed from the site or wasted in areas that will not change the grade over tree roots; it should not be piled adjacent to the trees for later removal; and
3. where pruning is required for clearance of the houses, the work should be done professionally.

Staff bases this recommendation on criterion 24A (8)(b)(1), as well as the language set forth in 24A(8)(d), which encourages the Commission to "be lenient in its judgement of plans for.....new construction; unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the Historic District".

~~ATTACHMENTS:~~

- ~~1. HAWP Application~~
- ~~2. LAC Review Form~~
- ~~3. LAC Notes~~
- ~~4. Site Plan
Elevations; Drawings~~

JBC:av
1174E

22





Montgomery County Government

MEMORANDUM

TO: Cable Helard, Chairman Member
Capital View Park Local Advisory Panel

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

DATE: January 14, ~~1990~~ 1991

SUBJECT: Historic Area Work Permit Application

The attached application by Adler Construction Corp. for an Historic Area Work Permit at 10105, 10107, 10109 McLaughlin Court 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 February 6, 1991, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for February 13, 1991.

JBC:av
1549E
1/90

Historic Preservation Commission

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

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Vacant lots

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

Adler Const. Group, due to changing market conditions, would like to be able to construct a smaller house, if they desire, on lots 38, 39 + 40 using the same tree survey and same plant schedule. Material specifications will remain the same.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

please see site plans, house plans and
plant schedule

- b. the relationship of this design to the existing resource(s):

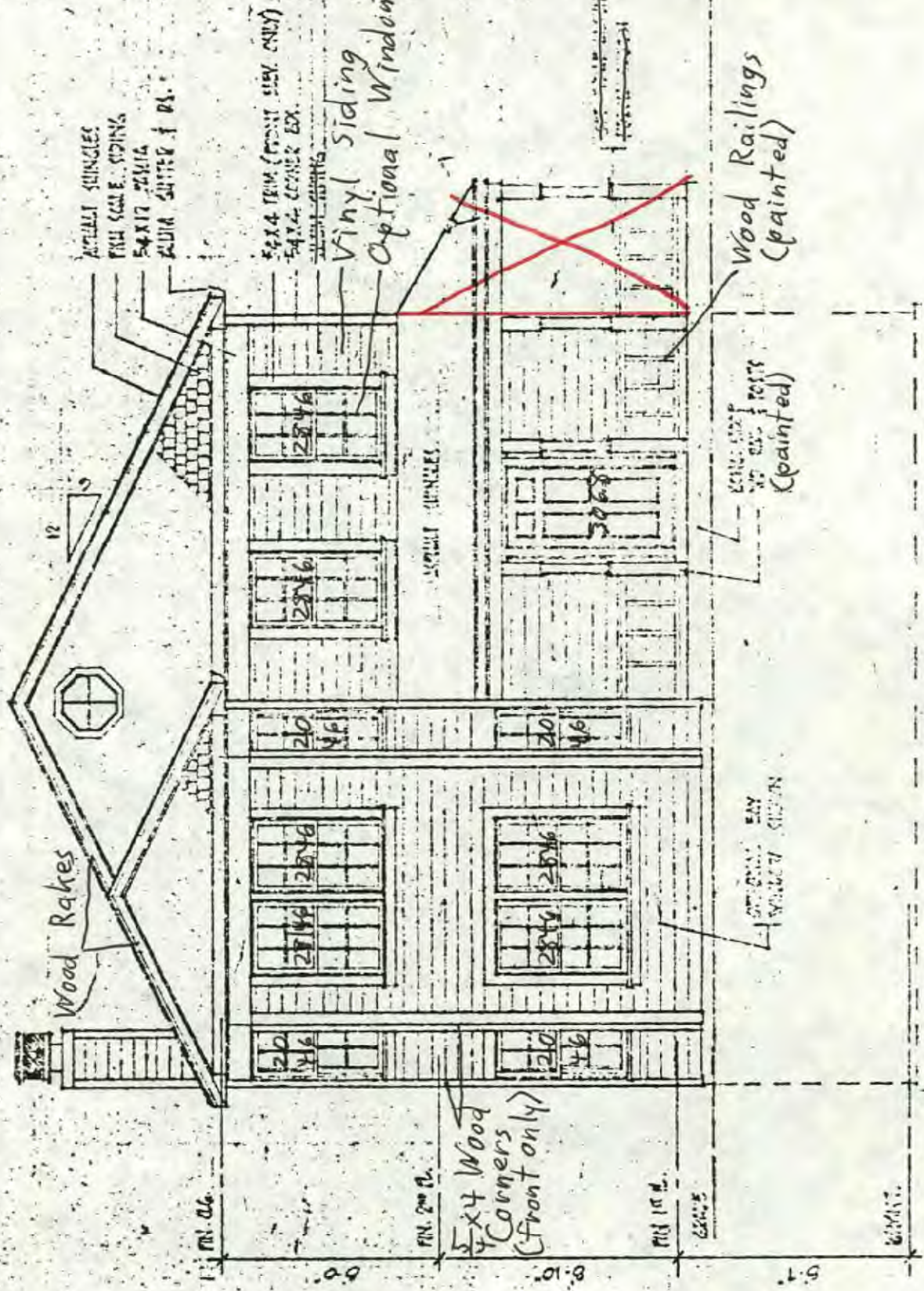
- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

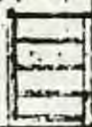
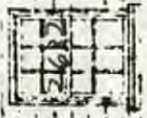
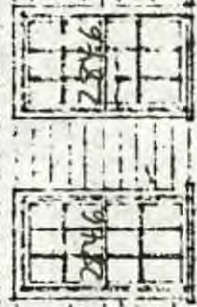


FRONT ELEVATION

Wood, Rakes



Vinyl
Siding



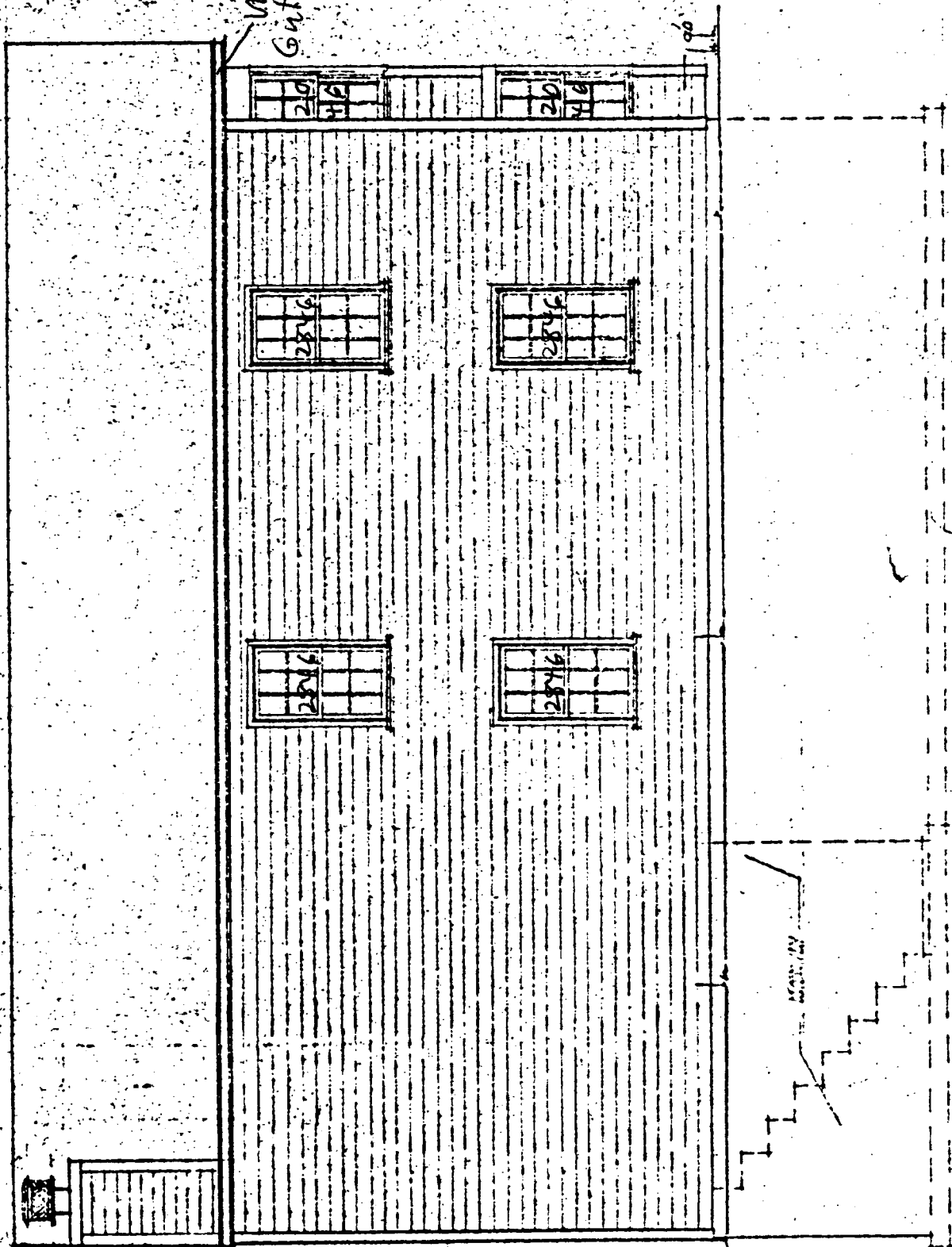
REAR ELEVATION

Asphalt Shingles



Ext Wood
Trim
Wood Rake

RIGHT SIDE ELEVATION



Wood Gutter Board

196

2876 2876

2876 2876

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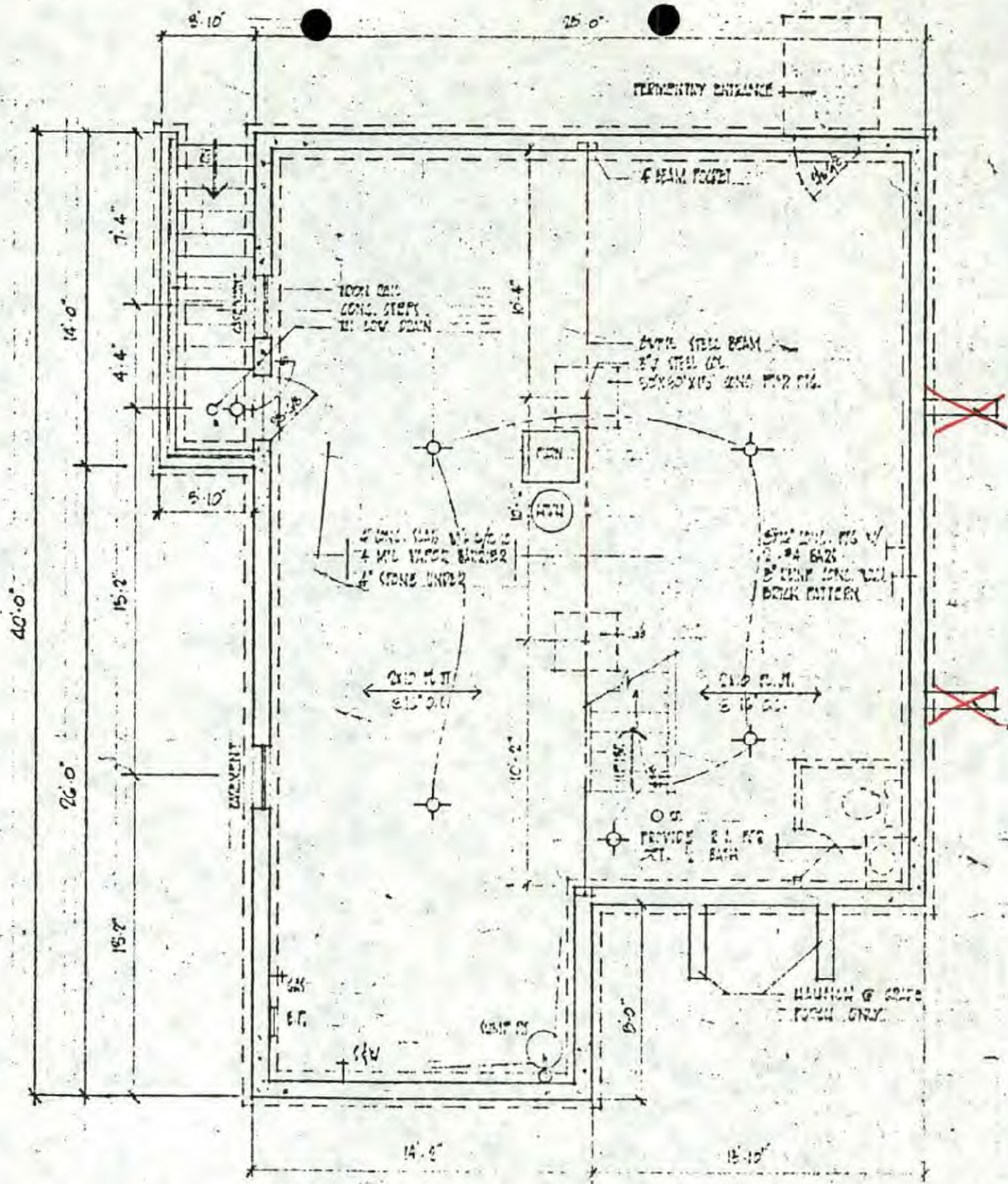
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WOOD GUTTER BOARD

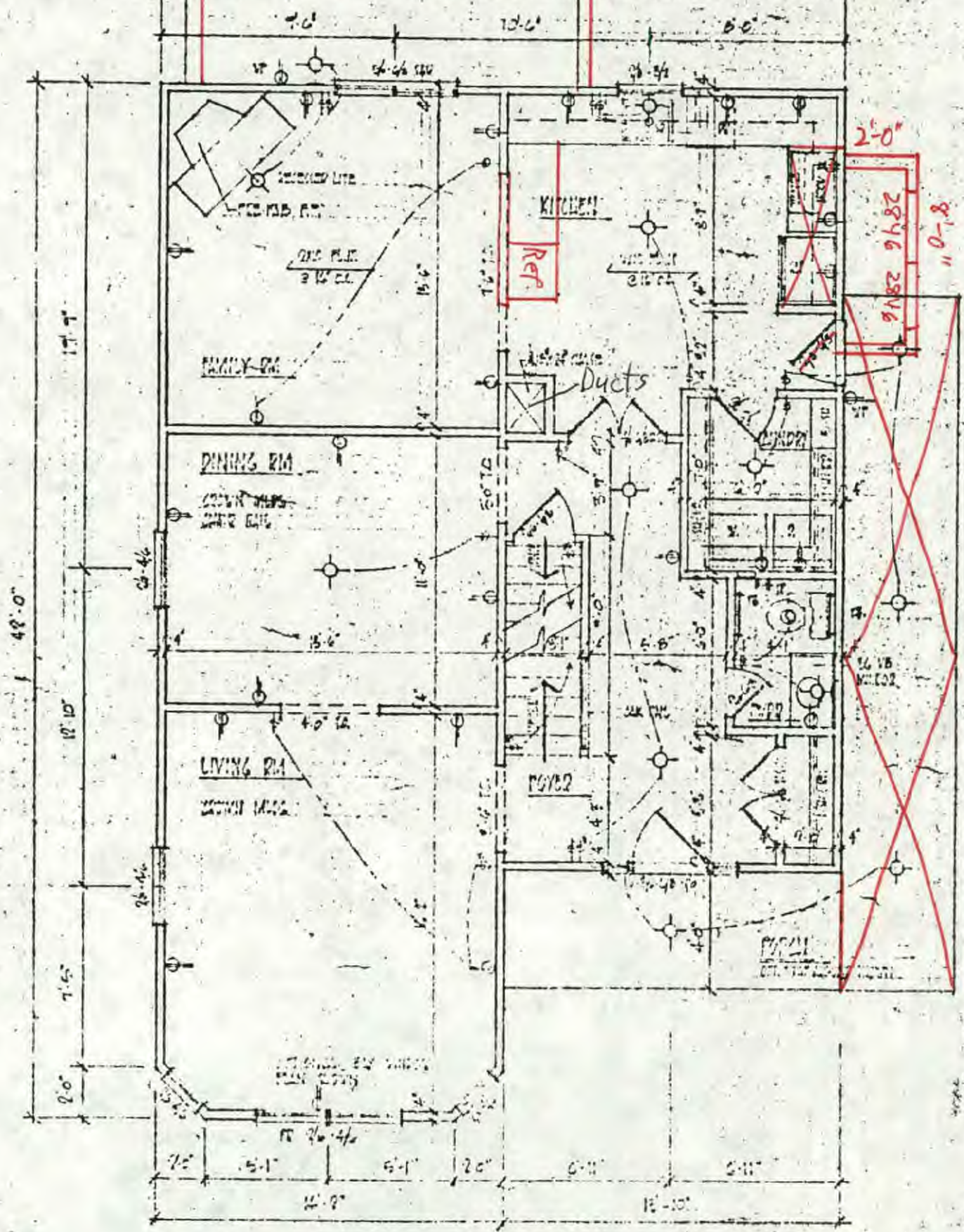
LEFT SIDE ELEVATION



FOUNDATION PLAN

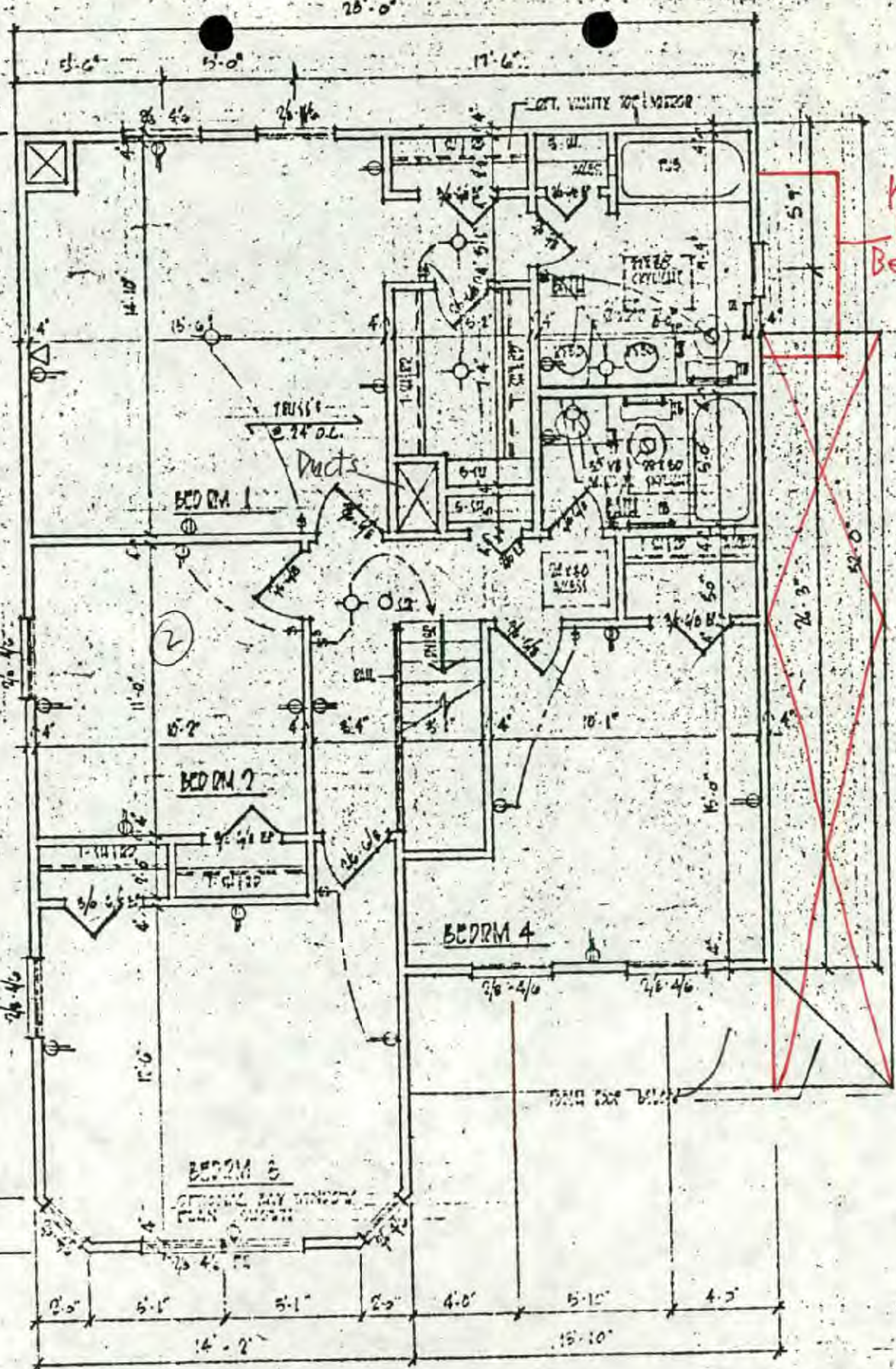
12' x 16' Deck

25'-0"



FIRST FLOOR PLAN

28'-0"



Kit.
Roof
Below

SECOND FLOOR PLAN