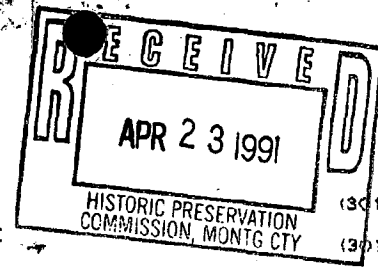


31/7-91F 10213 Menlo Avenue,
Capitol View Park

LICENSED IN
MARYLAND AND THE
DISTRICT OF COLUMBIA

WALTER S. BOOTH
ATTORNEY AT LAW
AIR RIGHTS BUILDING
4550 MONTGOMERY AVENUE
SUITE 601 NORTH
BETHESDA, MARYLAND 20814



MEMORANDUM

To: Historic Preservation Commission
From: Walter S. Booth, Commissioner
Re: HAWP/10213 Menlo Avenue
Capital View Park
Date: April 22, 1991

W34/22/91

Due to an on-going case in the Circuit Court I will be unable to attend the Wednesday night meeting. The house cited above is the house currently owned by my wife and myself in which we have lived for the past twelve years. Mr. and Mrs. Anderson are the purchasers with the intention of going to settlement in the next week or two. Although I would excuse myself from voting on the proposal, and I also would not feel comfortable commenting on the specific proposal before the commission, I can provide some background material on the house in question that may interest the commission.

The house is a 1930's Cape Cod. It has been added onto numerous times over the years. According to our next-door neighbor who has lived in the community for over fifty years, the front porch was added in the late 1940's or early 1950's; the upstairs dormer was added in the early 1960's and the two story addition on the back and the screen porch were added in the late 1960's or early 1970's. Thus, the house has been substantially altered over the years.

The yard is a large lot being 50 feet wide and 240 feet long and was clear cut at the time we purchased it in 1979. The growth that you see in the photographs is all within the last 12 years and we believe has enhanced the property. The house has no architectural or historical significance. It is not a contributing resource. In relation to the other houses on the street and in the district, this part of Menlo Avenue is a "finger" adjoining the historic district. The houses across the street are not in the historic district and are late 1950's style Cape Cods. The houses behind the house are also not in the historic district and are 1960's style split levels. Of the nine houses on the north side of the street that are in the historic district, two are (10203, 10209) of recent construction. These two houses have been built within the last two years and are both neo-victorian. Additionally, three houses have had major renovations/additions completed or in progress at this time. These include 10207 (major addition on the back), 10215 (complete renovation and substantial addition) and 10217 (major addition on the back).

10213 at present is the smallest house on the street and also sits substantially lower than most of its neighbors. The newly reconstructed house at 10215 now has half a story over the top of this house. Additionally, 10211 which is a contributing resource, is a two and a half story farm house that in terms of size and massing is substantially larger than the house in question.

Since the house sits lower and is smaller in size, footing and massing than its neighbors; it could take a major addition without competing or overwhelming the houses around it. In fact, there could be a major addition to the property and it would merely put the house more in keeping with its surrounding neighbors.

I trust the above information has been helpful in assisting you in making your decisions.

William S. Smith
Commissioner
April 22, 1991

(Lark Beegun-Anderson)

① Wash

Waldorf School

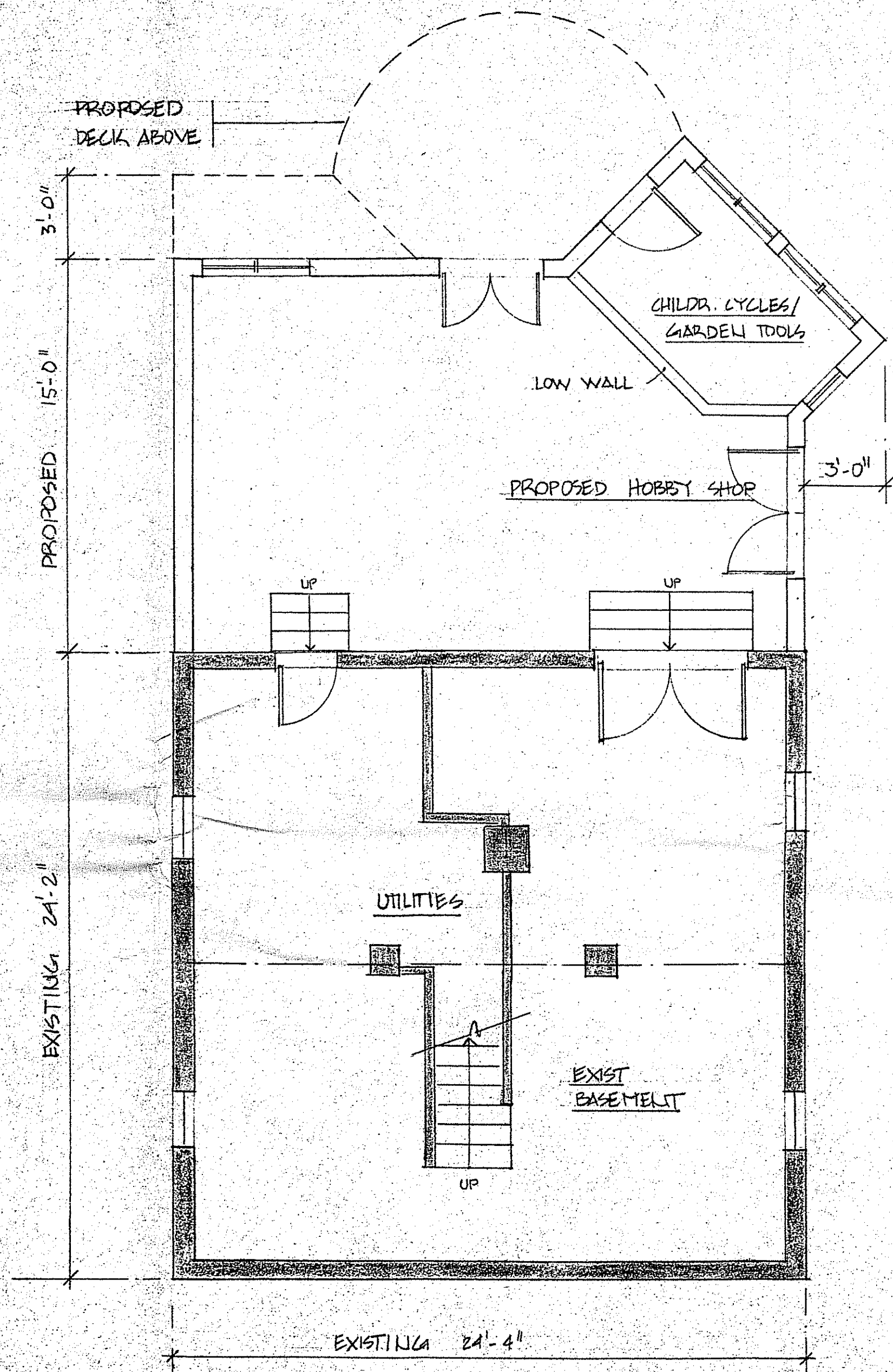
Sangamore Rd
Bethesda

(301) 229 6107

②

Acorn Hill Childrens Center
Brunett SS

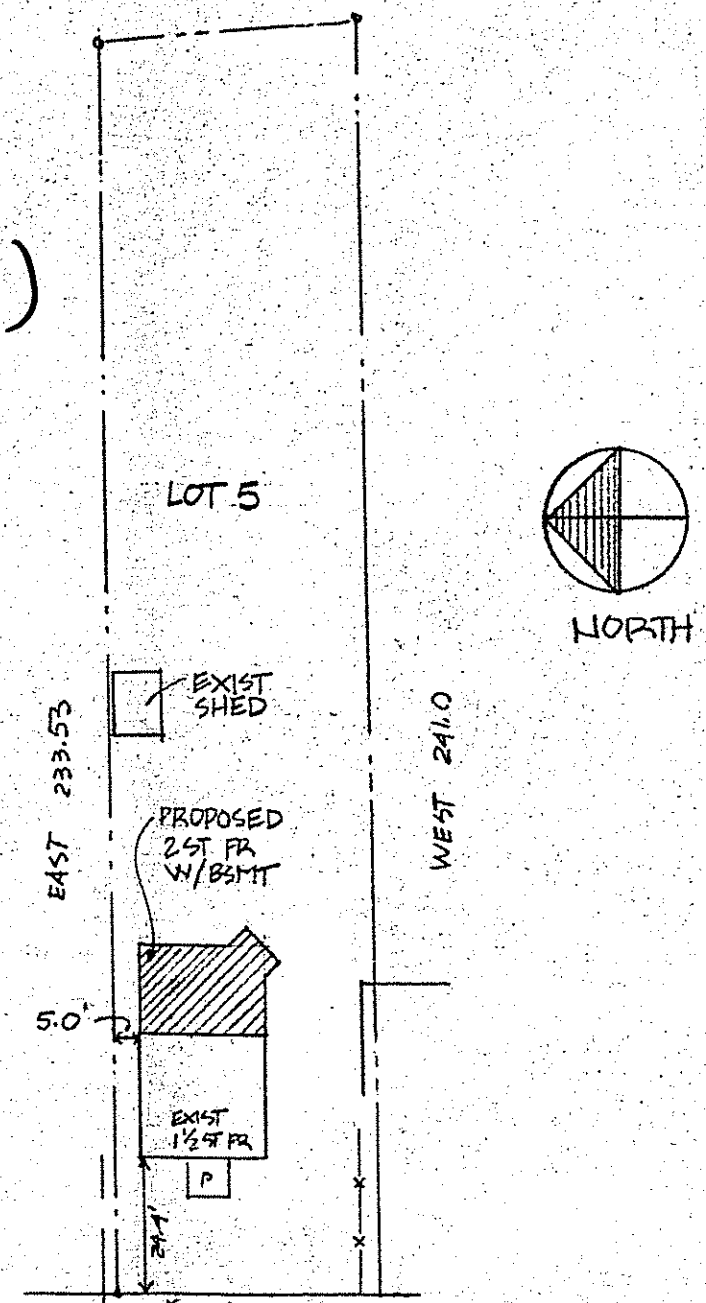
31/7 10213 Nello Avenue



GROUND FLOOR / BASEMENT

1/4" = 1'-0"

Note: Revised Plans -
 Submitted at 4/24/91
 Meeting + approved
 w/condition. (See below)



PLAT PLAN

1" = 30' APPROX.

| | |
|--------------|--|
| Signature | <i>[Signature]</i> |
| Case No. | 21791 |
| Meeting Date | 4-24-91 |
| Approved | <input checked="" type="checkbox"/> |
| Denied | <input type="checkbox"/> |
| Condition | Approved w/condition to be met at meeting on 4/24/91 |
| Signature | <i>[Signature]</i> |
| Date | 4/24/91 |

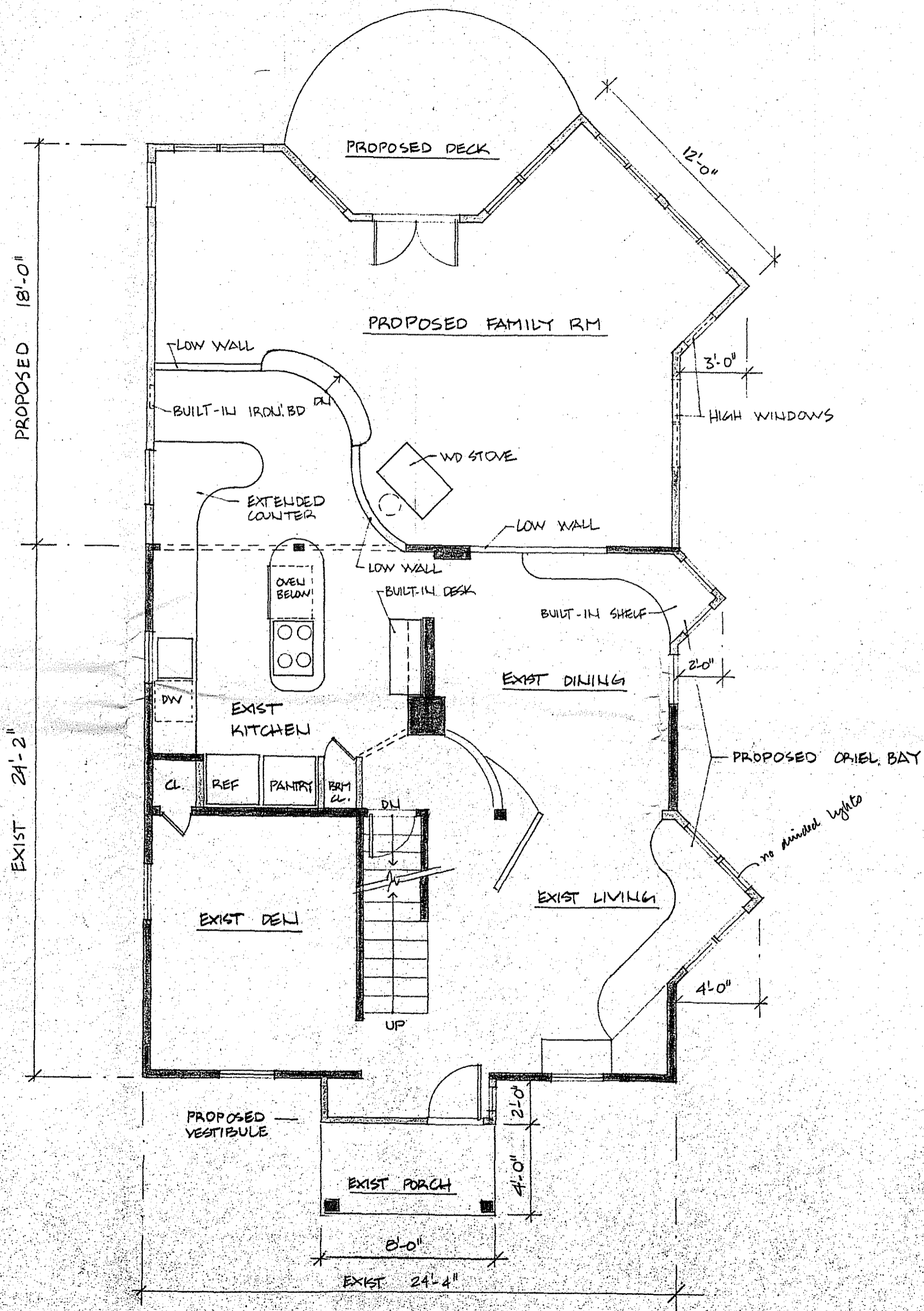
NICOLA HAIN ARCHITECT
 301.927.4937

GROUND FLOOR PLAN / BSMT
 PLAT PLAN

ANDERSON ADDITION
 KEUSLINGTON MARYLAND

REVISED
 APRIL 24, 91

AI



FIRST FLOOR PLAN 1/4" = 1'-0"

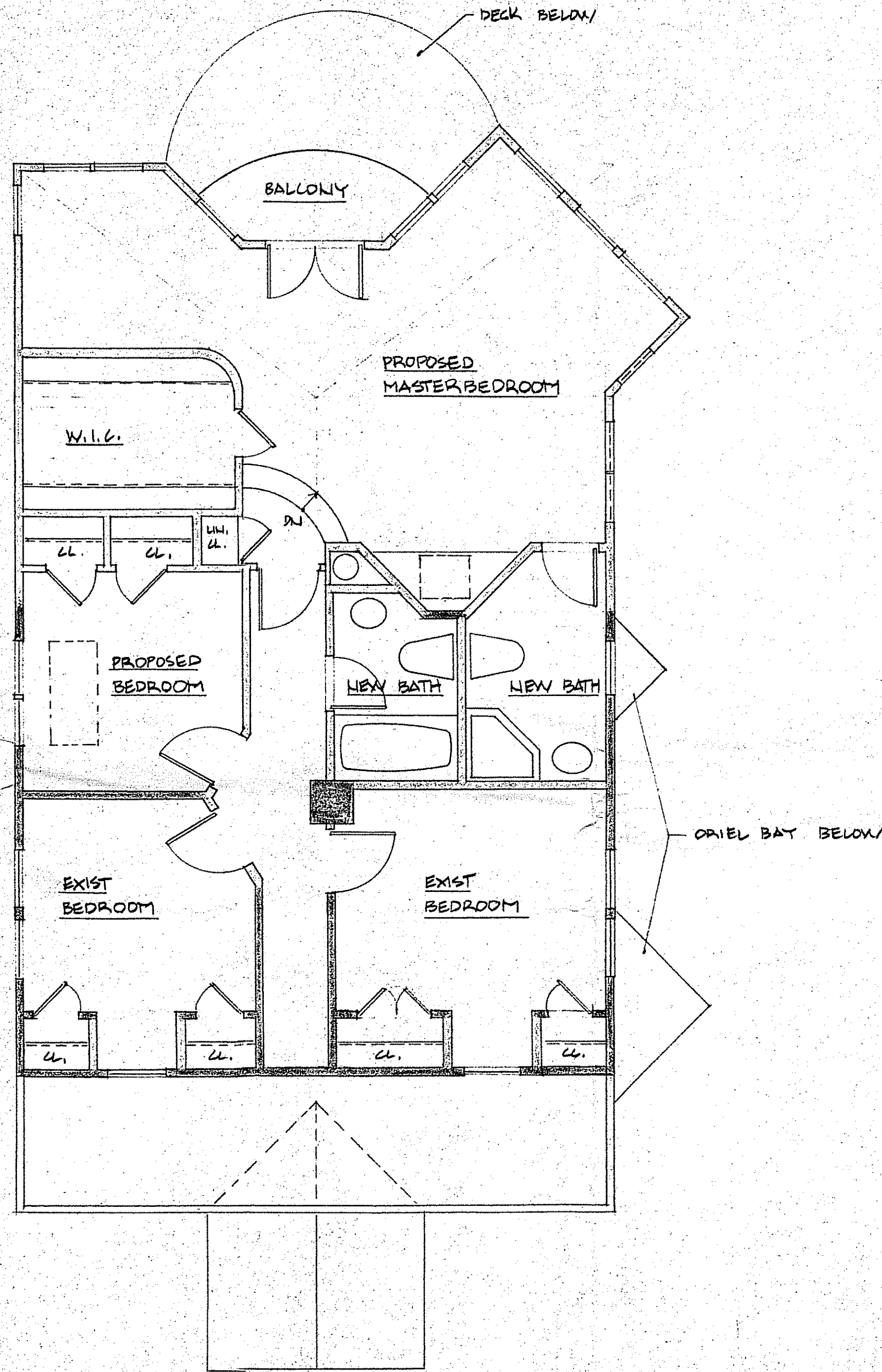
NICOLA HAIN ARCHITECT
501.927.4937

FIRST FLOOR PLAN

ANDERSON ADDITION
KEUJINGTON MARYLAND

REVISED
APRIL 24, 91

A2



SECOND FLOOR PLAN

1/4" = 1'-0"

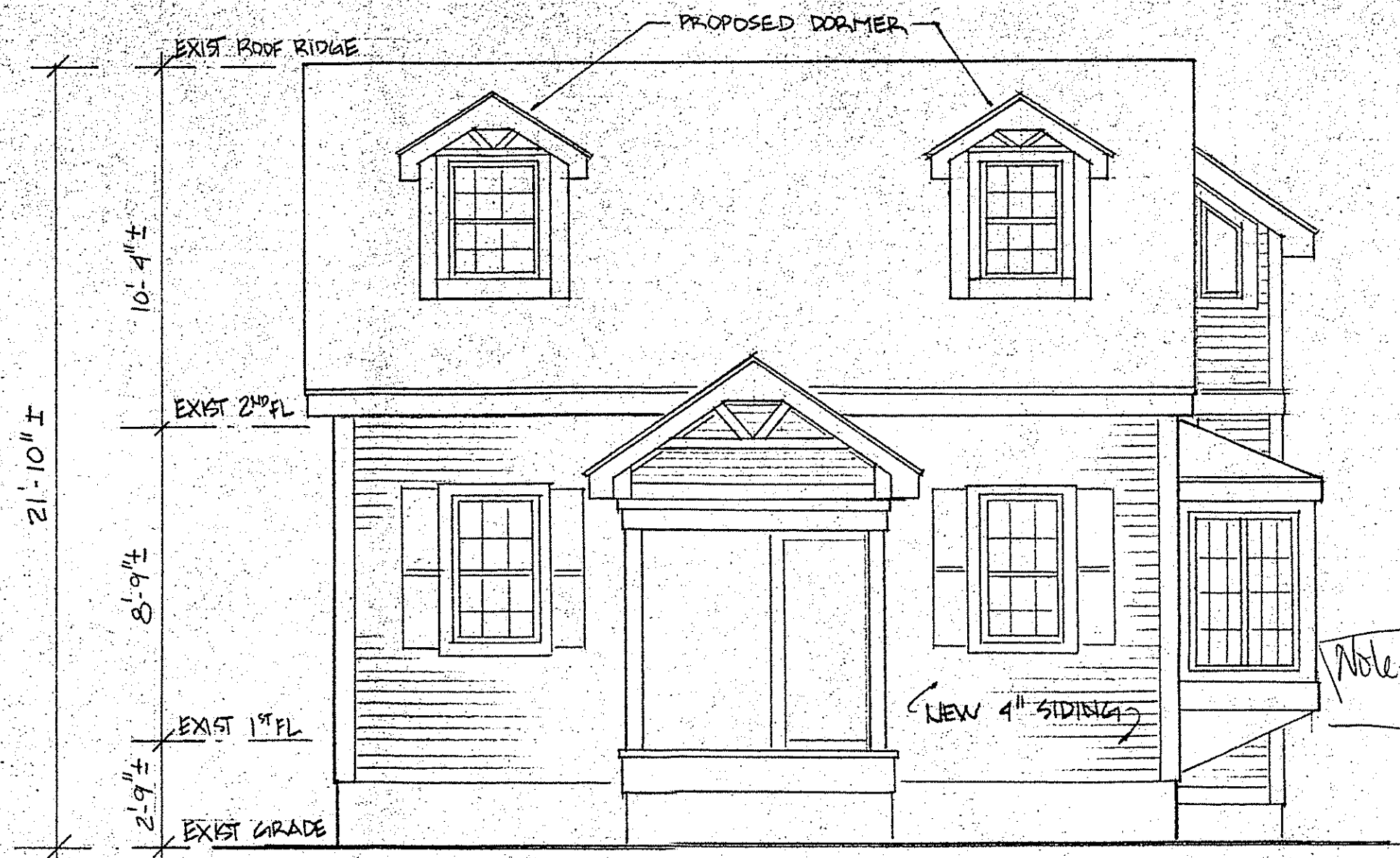
NICOLA HAIN ARCHITECT
 301.927.4937

SECOND FLOOR PLAN

ANDERSON ADDITION
 KEESINGTON MARYLAND

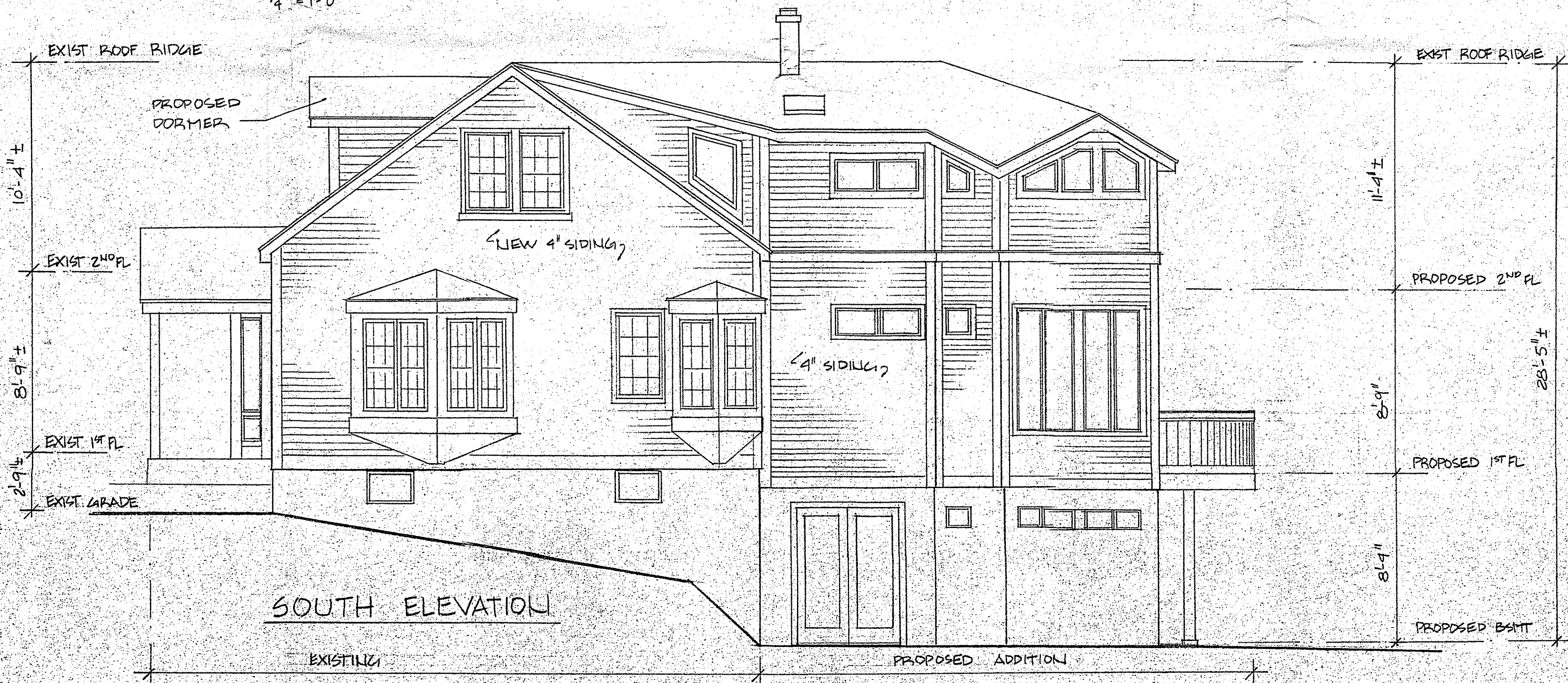
REVISED
 APRIL 24, 91

A3



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

NICOLA HAIN ARCHITECT

301.927.4937

WEST ELEVATION
SOUTH ELEVATION

ANDERSON ADDITION
KEESLINGTON MARYLAND

REVISED
APRIL 24, 2011

A4

EXIST. ROOF RIDGE

11'-4" ±

PROPOSED 2ND FL.

8'-9" ±

PROPOSED 1ST FL.

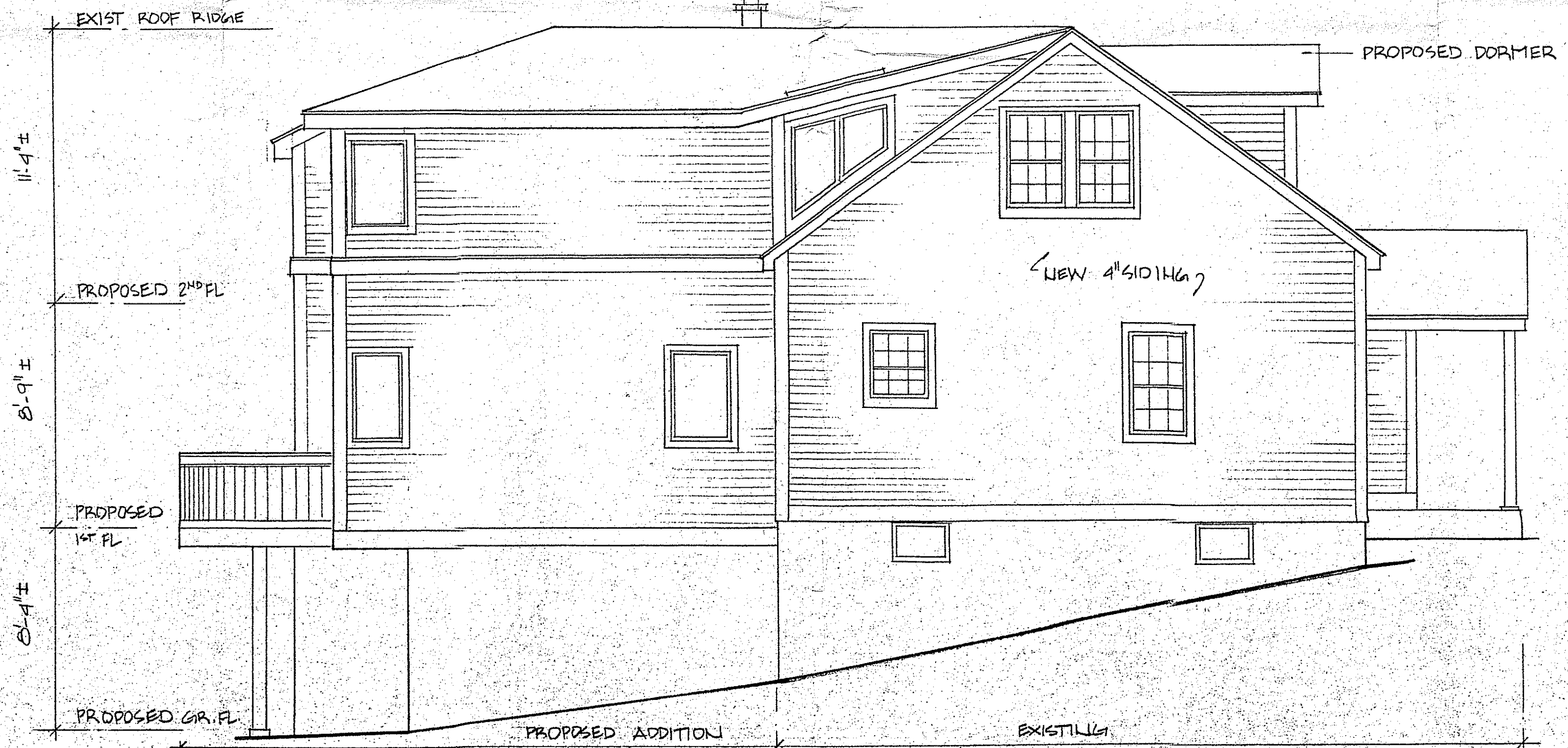
8'-4"

PROPOSED GR. FL.

28'-5"



EAST ELEVATION



EXIST. ROOF RIDGE

11'-4" ±

PROPOSED 2ND FL.

8'-9" ±

PROPOSED 1ST FL.

8'-4" ±

PROPOSED GR. FL.

NORTH ELEVATION

1/4" = 1'-0"

NICOLA HAIN ARCHITECT

301.927.4937

EAST ELEVATION

NORTH ELEVATION

ALDERSON ADDITION

KENSINGTON MARYLAND

REVISED

APRIL 24, 91

A5



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: 4-25-91

The Montgomery County Historic Preservation Commission, at their meeting of 4-24-91 reviewed the attached application by Anderson *millard & back* for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: *Proposed 4 foot bay on first floor, South elevation - to be shortened to 2 foot bay*

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

Attachments:

1. HAWP APP. & Attachments
2. Approved Elevations
3. Photos
4. _____
5. _____

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301 217-4625



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Michael J Anderson, LLC TELEPHONE NO. 301 279 4100
(Contract/Purchaser) Michael J Anderson, LLC (Include Area Code)

ADDRESS 10213 Monroe Ave CITY Silver Spring STATE MD ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Nicola Pina CONTRACTOR REGISTRATION NUMBER _____

TELEPHONE NO. 301 279 4100
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10213 Street Monroe Ave

Town/City Silver Spring Election District 4

Nearest Cross Street Lomas Street

Lot 5 Block 18 Subdivision Monte Vista Park

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 150,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 190

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.

Michael J Anderson Signature of owner or authorized agent (agent must have signature notarized on back) 4/5/91 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4-24-91

APPLICATION/PERMIT NO: _____ FILING FEE \$ _____

DATE FILED: _____ PERMIT FEE \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

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

(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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 17, 1991

CASE NUMBER: 31/7-91F

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10213 Menlo Avenue,
Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants are proposing several changes to this 1940s Cape Cod in the Capitol View Park Historic District. 10213 Menlo Avenue is identified as a nominal property in the Historic District. However, a contributing resource (1917-1935) is located to the south of this property at 10211 Menlo Avenue. The subject property is located on a street of predominantly similar Cape Cods.

The following changes and additions are proposed:

1. Addition of a "bungalow-type" dormer to the center of the second floor at the front of the house. The dormer would have a central window with two smaller windows on either side.
2. Construction of a "mudroom" at the front door; this would project approximately 2' out from the existing facade.
3. Construction of a bay window on the south elevation at an existing living room window; the window would project out 4'. Construction of a bay window on the south elevation next to an existing dining room window; this window would project out approximately 2'.
4. Construction of a three story rear addition (including extension of the basement), measuring 12' X 22' and 44' in height which is a diagonal projection towards the south and includes a rear deck. The addition would have 4" wood siding and asphalt shingles to match the existing roof.
5. Replacement of the existing 8" wood siding with 4" wood siding to match new addition.

No significant trees or other landscape features should be impacted by these changes.

STAFF RECOMMENDATION:

Staff met with the applicants for a preliminary consultation in March and, after learning of their need for additional space, suggested that any addition be built to the rear and that any raising of the existing roofline should be avoided. Staff also suggested that the addition of dormers similar to those on other Cape Cods on Menlo Avenue would be appropriate at the front of the house.

Because this is a non-contributing resource in the historic district, staff focused the bulk of the review of this application on any impact on overall streetscape and scale and in relationship to the resource next door. However, staff did find that the proposed front dormer is not appropriate in terms of style to the existing house. It also appears that the dormer would provide additional light, but not space. Staff recommends that the record be kept open in order for the applicants to reconsider the addition of dormers more in keeping with other dormers on similar houses on Menlo Avenue.

Staff also found that, although altering the front facade, the proposed 2' mudroom/vestibule will not substantially alter the house nor will it greatly impact the overall streetscape. The houses on this side of Menlo Avenue feature a variety of entrances and doorways.

Staff also found the proposed rear addition to be acceptable if it were not placed diagonally to the south. While it is true that rear additions have been approved for a number of houses on this side of Menlo Avenue, these have all been located to the rear with no side projections. All three stories of the proposed addition would be visible from the street with this projection. This will impact the rhythm of the existing streetscape in a negative way by presenting a new "house wall" as one passes by the property. The neighboring resource at 10211 Menlo Avenue may also be affected by the side projection, as it sits quite close to its northern property line. There appears to be additional space in the rear yard to extend the addition if necessary; staff recommends that the applicants reconsider the proposed rear side projection and place the addition within the extended lines of the main house.

Likewise, the proposed 4' living room bay window could disturb the existing streetscape by adding a side projection. The proposed 2' bay to the rear of the south elevation is smaller and less noticeable, however, and would be acceptable.

Although the majority of Cape Codes on Menlo Avenue appear to have wider siding, the proposal to replace the existing siding with narrower 4" siding may be acceptable as this is not a contributing resource in the district. New siding should not impact overall streetscape elements.

In summary, staff recommends that the record be kept open in order for the applicants to reconsider the proposed front dormer and rear addition and to work with the Commission develop more appropriate ways to increase space at the front and rear of the house.

Staff recommends approval of the proposed front door "mudroom"/vestibule extension, the rear 2' bay window, and installation of 4" siding on the existing house based on criterion 24A-8(b)(1) and the following Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings including:

Guidelines for Districts/Neighborhoods: Buildings, streetscapes, and landscape features which are important in defining the overall historic character of the district or neighborhood should be preserved.

Staff also notes that staff would recommend approval of the proposed rear addition and deck without the diagonal projection to the south.

SENT TO LAP: April 9, 1991 COMMENTS RECEIVED? NO
SENT TO APPLICANT: April 17, 1991

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Proposed Elevations and Floor Plans
4. Photos
5. Property Location Map

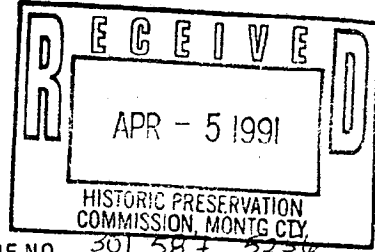
2663E



Historic Preservation Commission

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

3/7-91F



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Walter & Lorraine Booth TELEPHONE NO. 301 587 5256
 (Contract/Purchaser) Michael J Anderson & Lark Berguin-Anderson (Include Area Code) 202 337 3789

ADDRESS 3822 Beecher St NW Washington DC 20007
 CITY STATE ZIP

CONTRACTOR Homeowner (Michael J. Anderson) TELEPHONE NO. 202 337 3789

PLANS PREPARED BY Nicola Hain TELEPHONE NO. 301 927 4937
 (Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10213 Street Menlo Ave

Town/City Silver Spring 20910 Election District 4

Nearest Cross Street Lomas Street

Lot 5 Block 18 Subdivision Capital View Park

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|------------|-------------------|----------------|----------|---------------------------------|------|----------------------|-------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | <u>Room Addition</u> | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar | Woodburning Stove |
| | | | | | | Other | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 150,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peplco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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.

Michael Anderson & Lark Berguin-Anderson 4/5/91
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

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:

The house is a typical example of a Cape Cod Bungalow built during the war years (WWII), nicely landscaped in the front, on a quiet charming neighborhood street, isolated from any contemporary concrete structures. However, it is in dire need of certain structural and cosmetic repairs, aside from any hoped for addition. For example, the 8" aluminum siding is too wide and thus not in accordance with the documented narrower siding of the period; also the existing mini addition to the kitchen represents a safety hazard since it was improperly constructed without foundation footings and with improper joist and beam sizes.

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

To rectify the safety hazard of the kitchen area and to provide enough living room for our growing family (2 daughters ages 3 & 2 yrs old and wife 6 mos pregnant w/a little baby boy) we would like to propose the following addition:

Our architect was the designer's Architect of the Rockville Historic District guidelines so we wish through her design to preserve & enhance the historic significance of this house by adding a bungalow type dormer to the front carrying the same roof line, with trim details carried around the entire house addition tying new and old structures together, in addition to returning to the narrower siding of the period.

9104050076

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:

An approximately 12x22' addition, the main section running perpendicular to the existing house w/a diagonal intersect on the southeastern side. The addition will add square feet. The structure materials would be according to code & load bearing factors, the siding will be painted 6" wood siding (w/ the eventual aim of replacing all of the houses siding to the 6").

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

As many as 5 of 7 houses on the same side of the street have been renovated and/or added to in the past 5 years with varying designs & shapes as depicted in the photographs (see photos). We feel our design will bring this house more into relationship with the other houses on the street.

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

side 24A: deterioration of existing conditions - previously mentioned safety hazard in kitchen area.

Ref: Ext. Features: establish correct siding width (6" will be used)
As a historic District unit we feel the proposed work will bring this house into a more compatible relationship w/ other recent renovations in the neighborhood.

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).

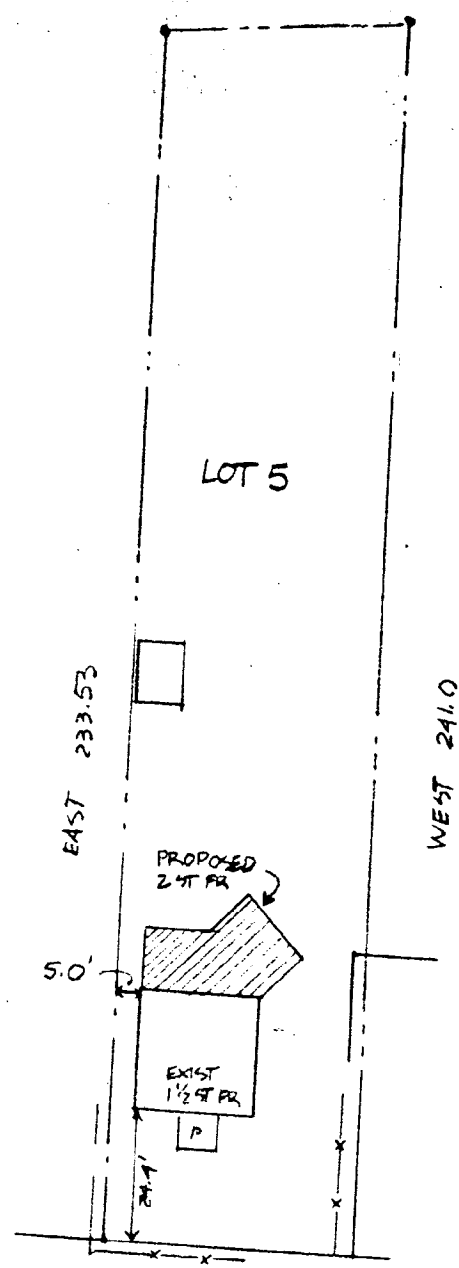
5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. 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 Peter Wilson (owner of Rented Property)
 Address 10215 Menlo Ave (Rental)
 City/Zip Silver Spring 20910
2. Name Peter Wilson (residence)
 Address 10217 Menlo Ave
 City/Zip SS 20910



10213 MENLO AVE

PLAT PLAN

1" = 30' APPROX.

(9)

GROUND FLOOR PLAN / BSMT
PLAT PLAN

NICOLA HAIN ARCHITECT

301. 927. 4937



J
JD

Materials List for 10213 Menlo Ave. Addition

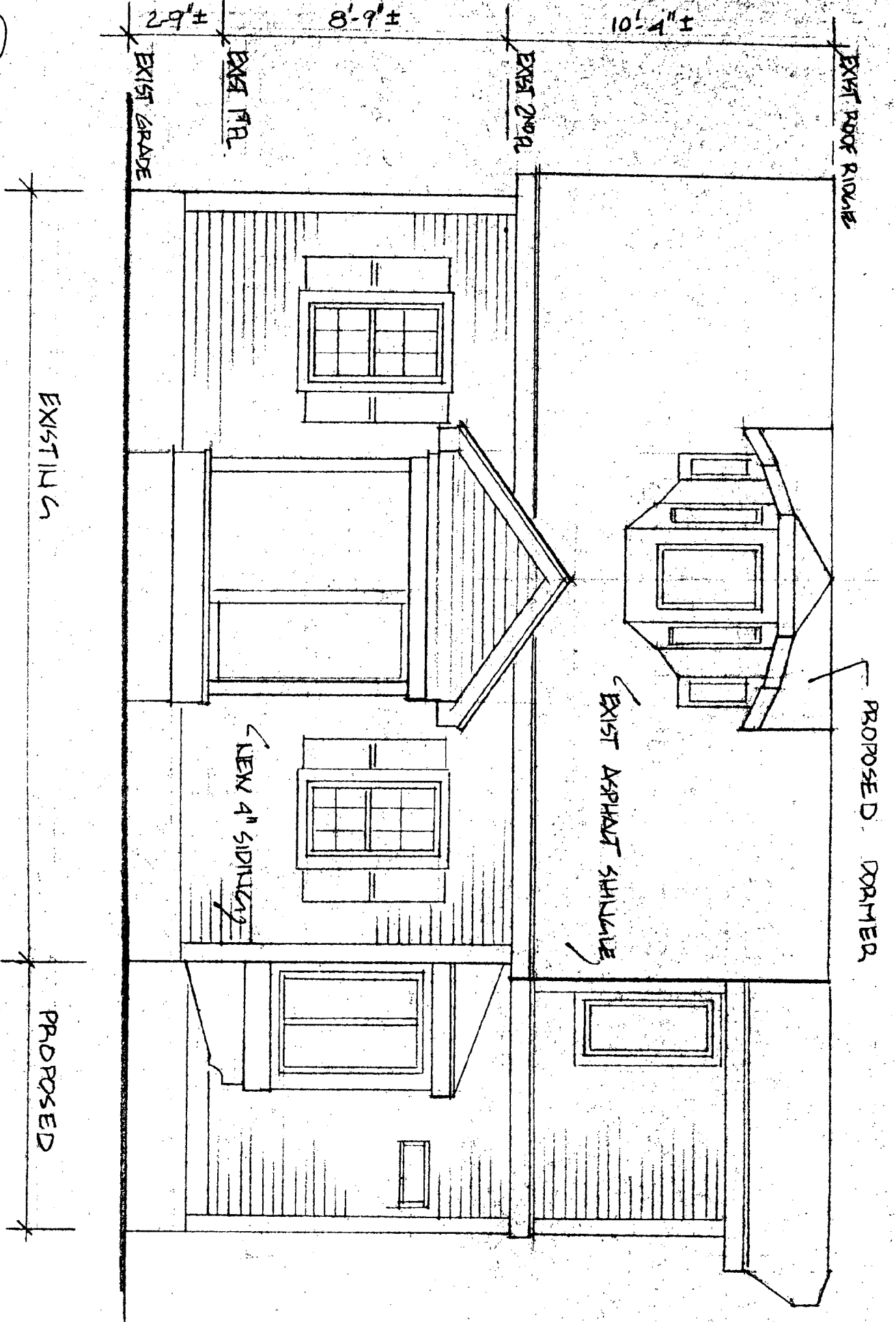
- Asphalt shingles to match existing
- Soffit & fascia boards to match existing aluminum gutters & downspout
- wood siding w/ 4" overlap
- double hung windows on front side of house
- casement windows on backside of house
- French Doors on rear leading to deck
- French Doors on rear leading to balcony
- Deck to be made of pressure treated lumber
- Double 2x10 support beams
- 6x6 columns
- 2x10 joists
- 5/4 X 6 Deck Boards
- 2x6 handrail
- 4x4 posts
- 2x2 Pickets
- 8" concrete block foundation, stucco finished where exposed
- 8" steel 'I' beams
- 2x12 'TJI' floor joists, 16 on center
- 3/4 Plywood subfloor
- oak finish floor
- 2x4 stud framing, 16 on center
- 1/2" 'CDX' Plywood sheathing
- 'Tygar' House wrap
- 6x6 columns @ front porch

(5)

6

1/4" = 1'-0"

WEST ELEVATION



EXISTING

PROPOSED

EXIST. GRADE

EXIST. FR.

EXIST. 2ND F.

EXIST. ROOF RIDGE

NEW 4" SIDING

EXIST ASPHALT SHINGLE

PROPOSED DORMER

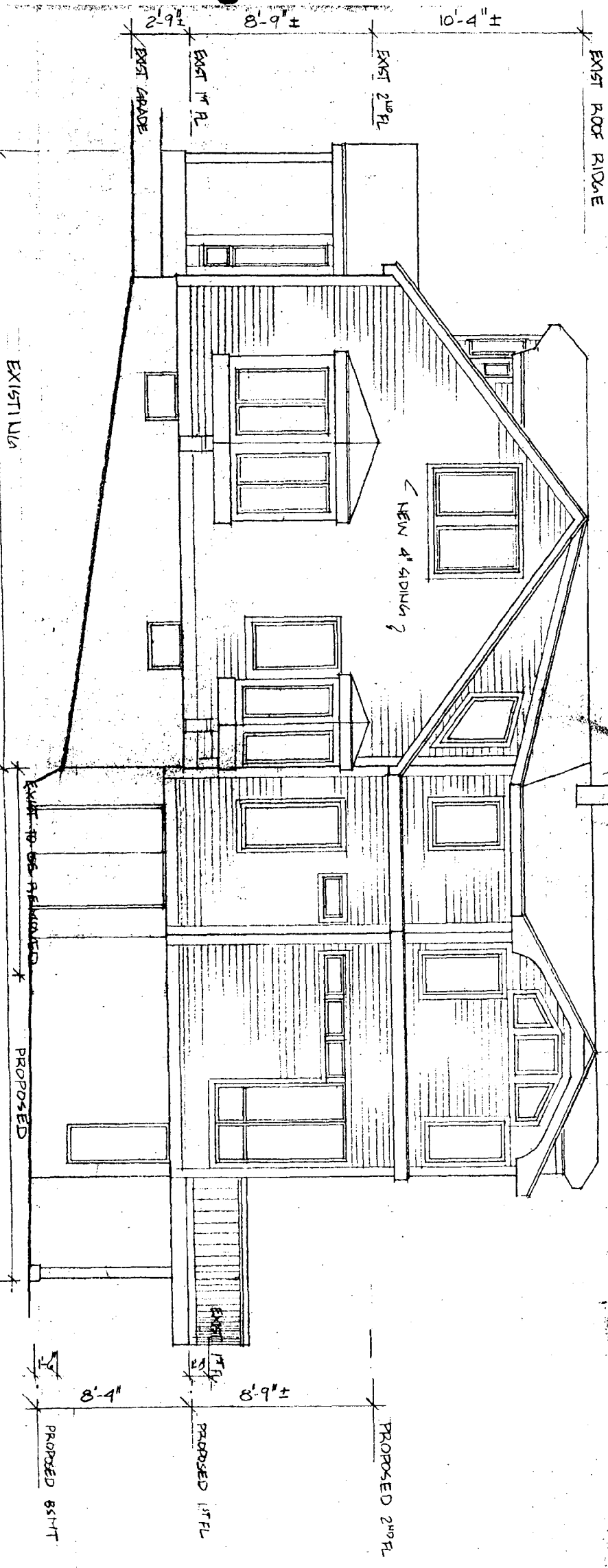
2'-9"±

8'-9"±

10'-4"±

5

SOUTH ELEVATION



WEST ELEVATION

4" = 1'-0"

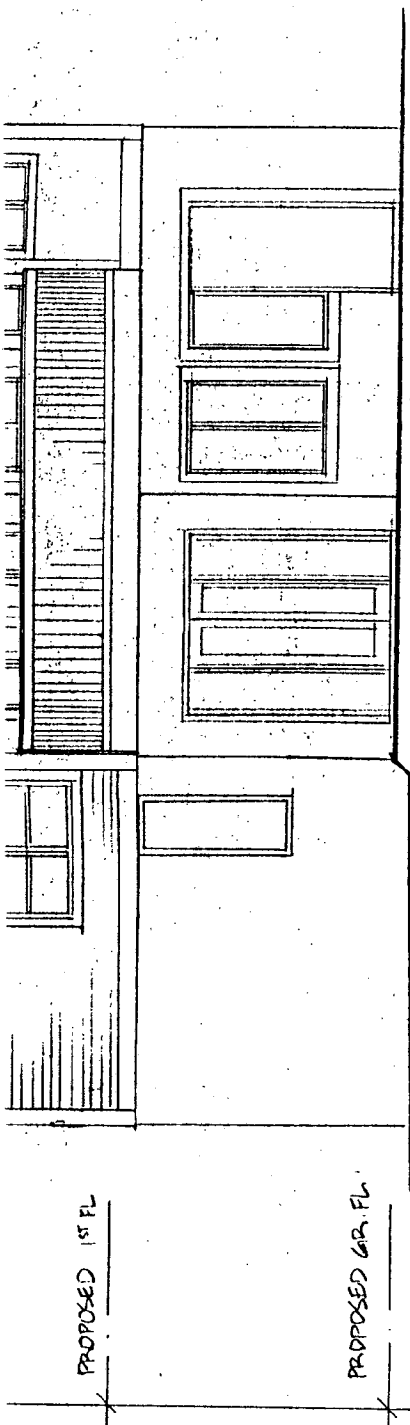


A4

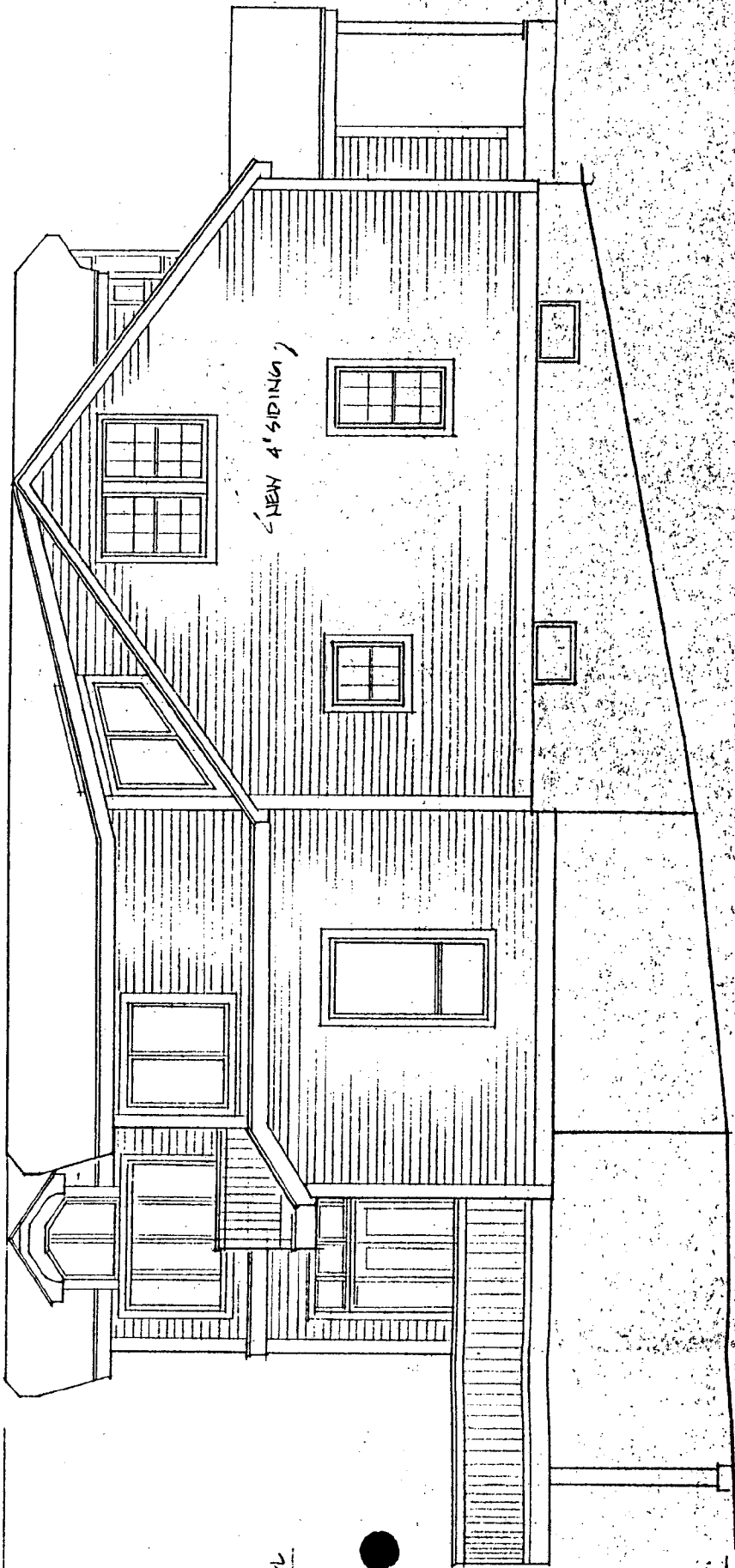
APRIL 5/91

ANDERSON ADDITION
KENSINGTON MARYLAND

WEST ELEVATION
SOUTH ELEVATION



EAST ELEVATION 4" = 1'-0"

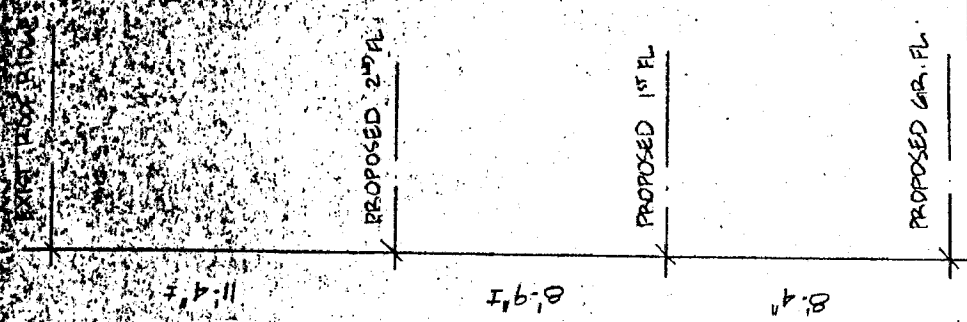
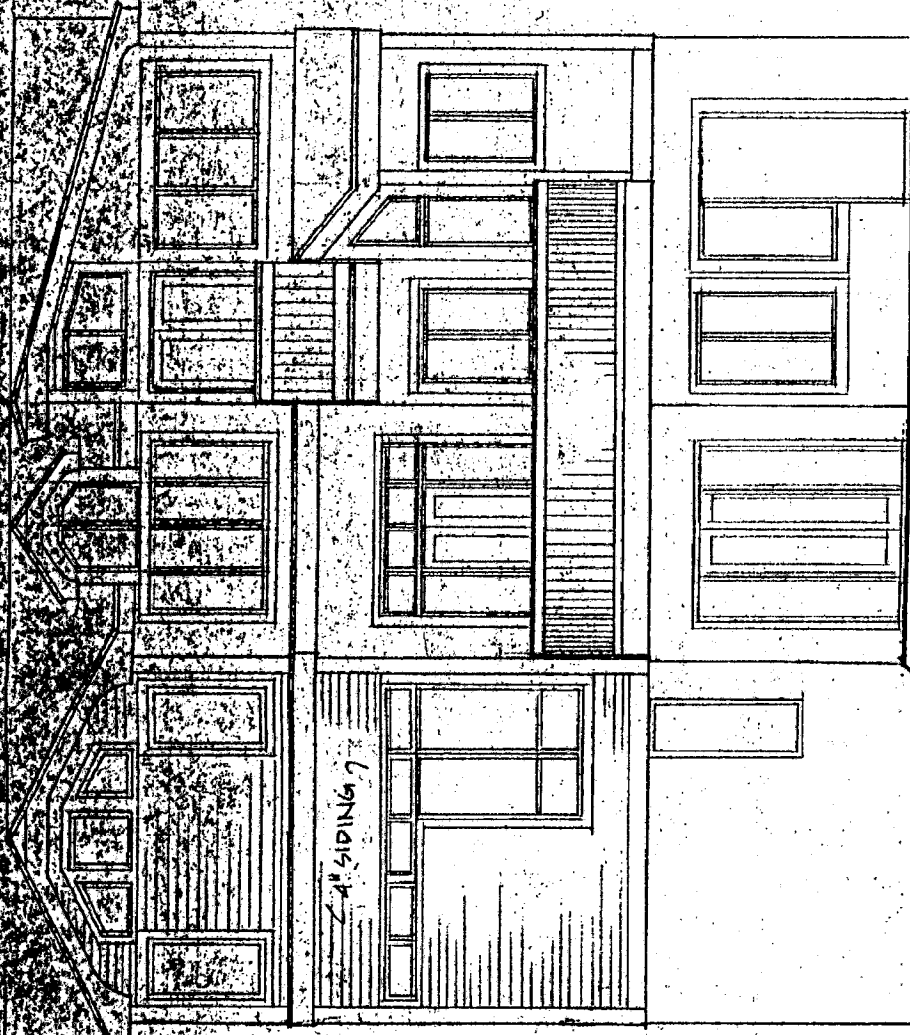


NORTH ELEVATION 1/8" = 1'-0"

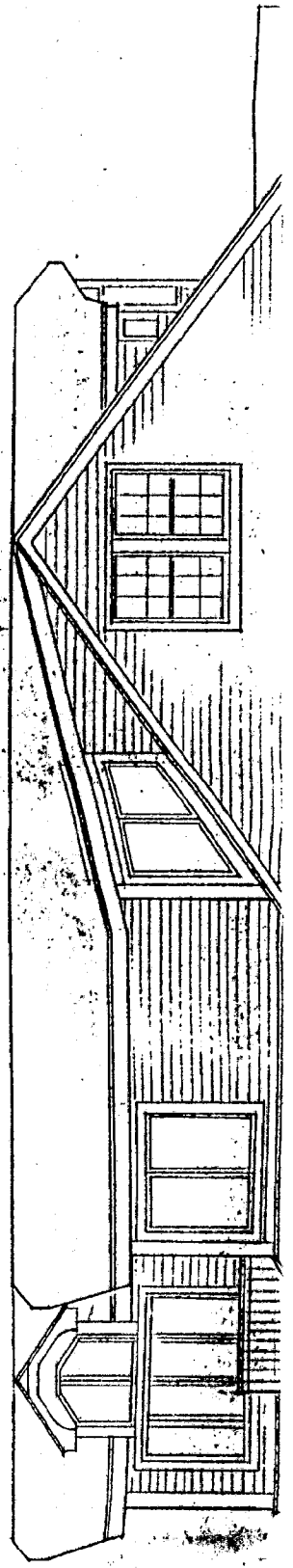
8

RIDGE

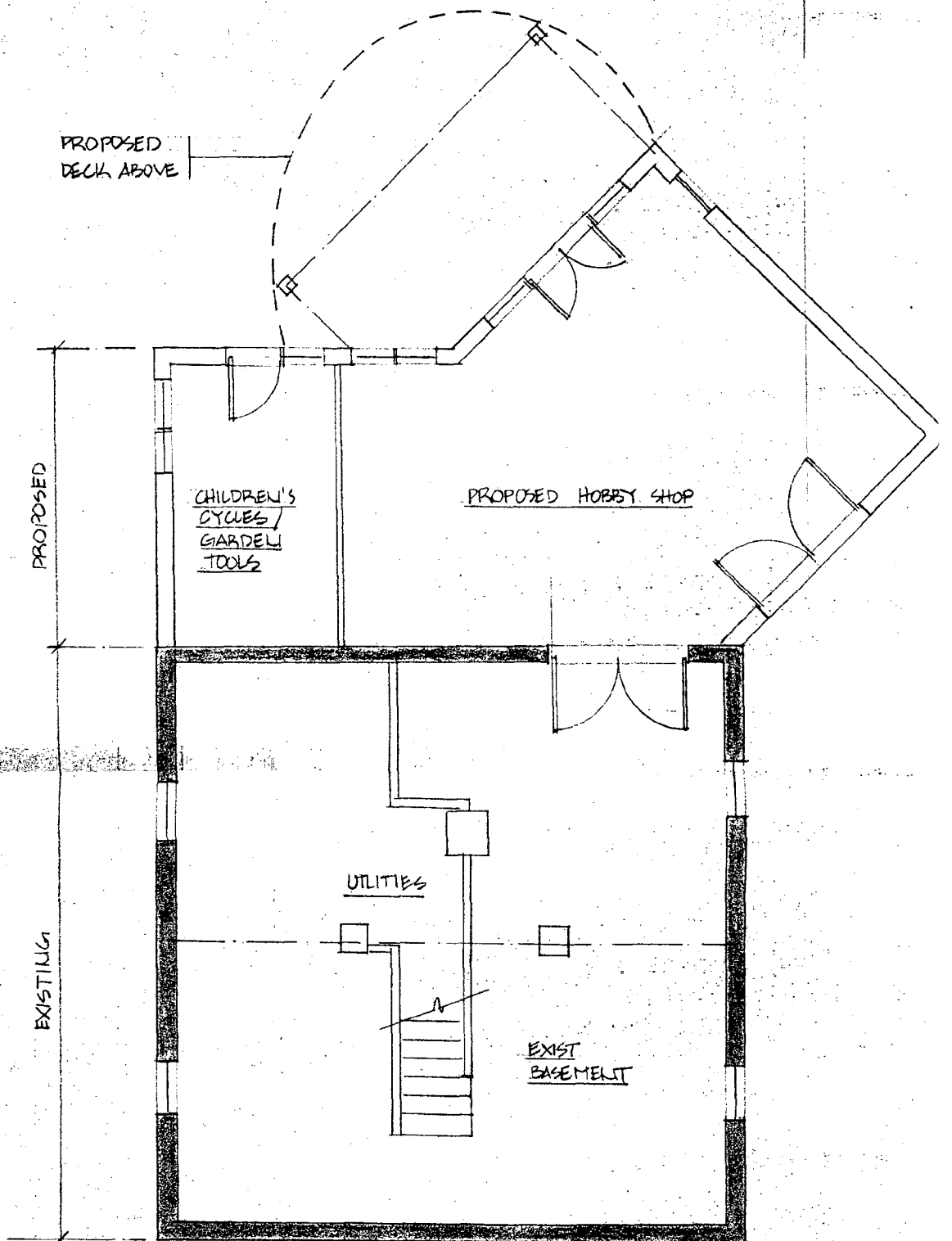
FL



EAST ELEVATION 8'-10"



9



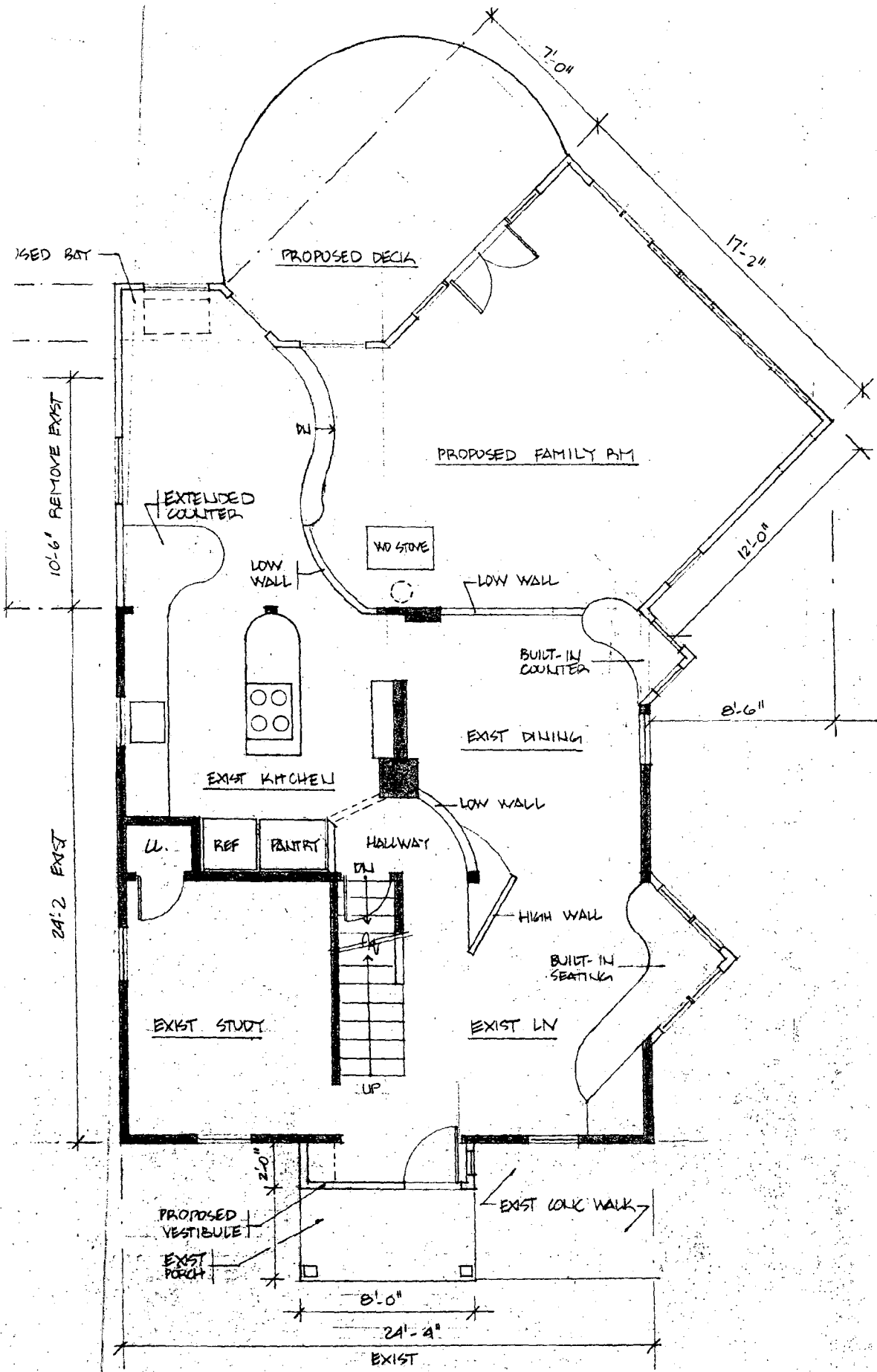
GROUND FLOOR / BASEMENT

1/4" = 1'-0"

● FOR DIMENSIONS, SEE A2. ●

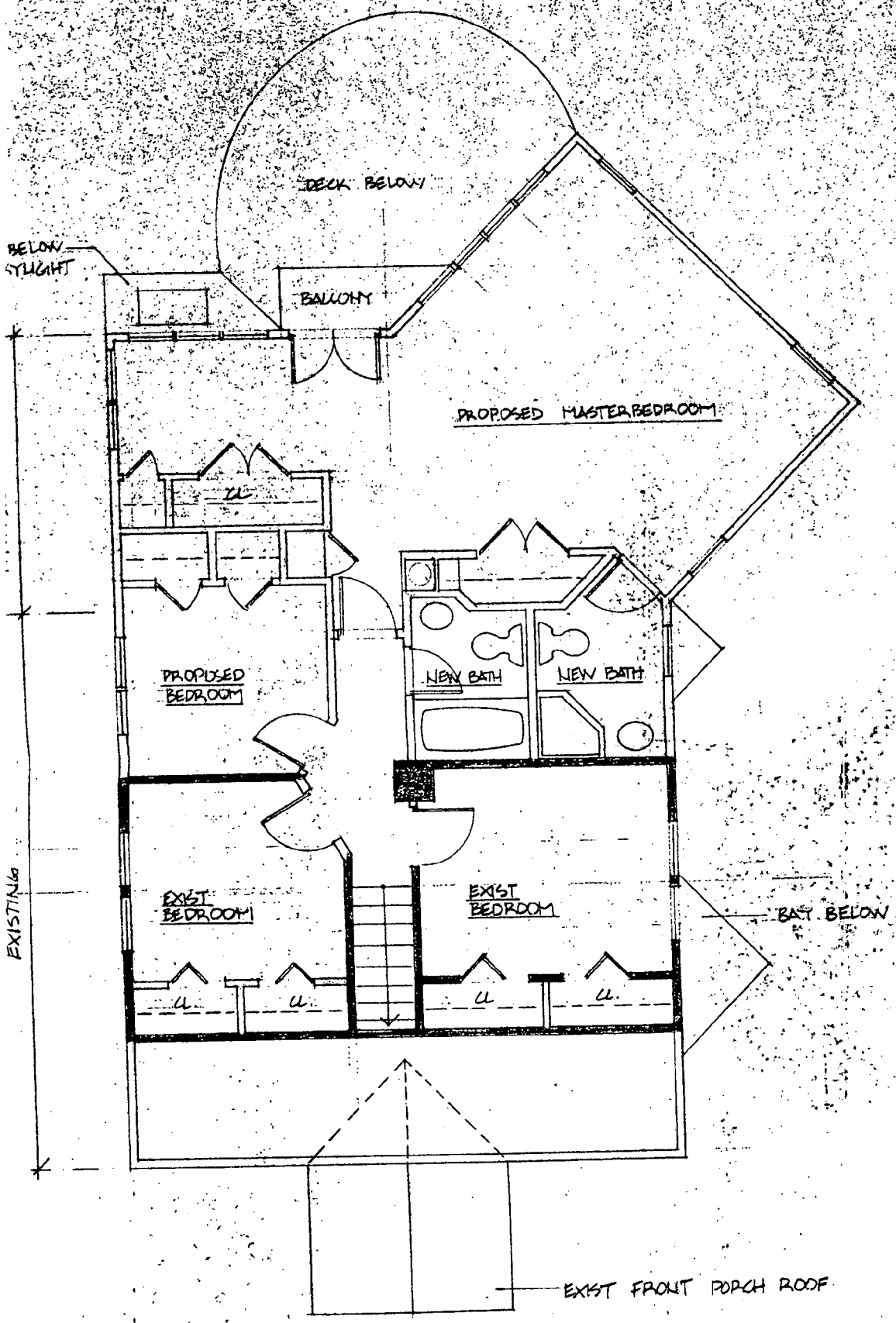
(10)

9104



FIRST FLOOR PLAN

(11)



SECOND FLOOR PLAN

(R)



— 10213 Menlo Avenue —
Front Views



(13)



(14)

↙ side view to be
↙ changed ↓



(15)



Backview of North sides
to be changed



(16)



House as it relates to adjacent neighbors

(17)



(18)



10215 ← Menlo Ave. Rental Property
owned by Peter Wilson (10217)



10215 (Blue) ←
10213 ↑ Application for permit
our house
10211 ↑ Sullivan house

(19)



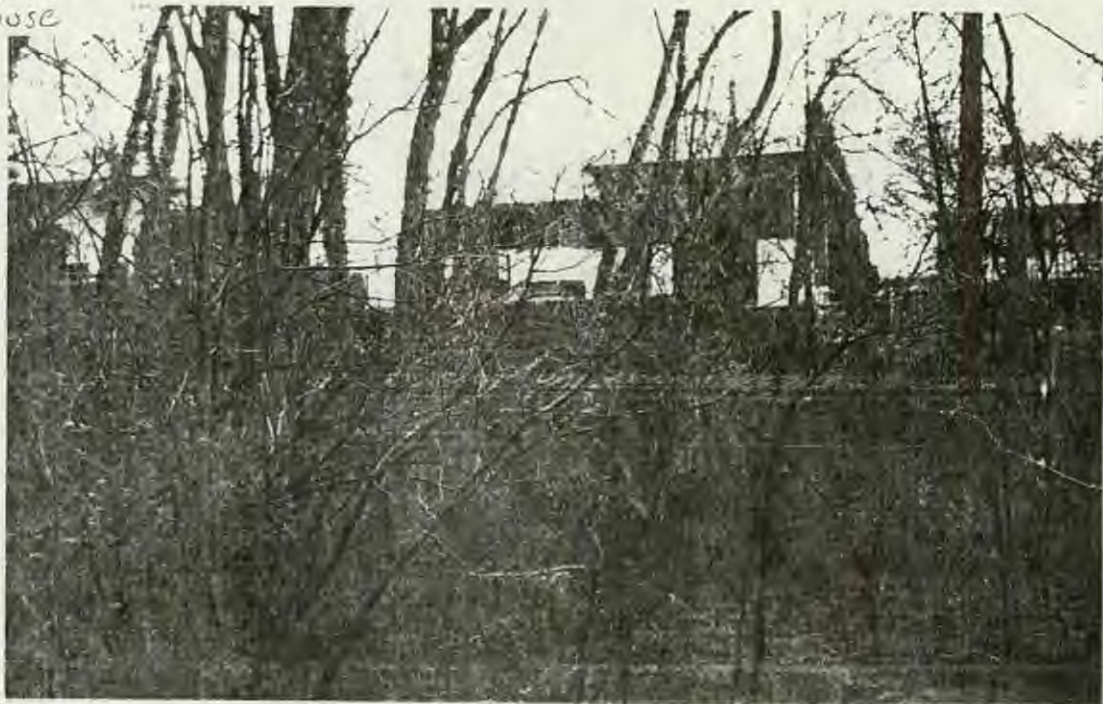
↖ Keel out the property line which
backs to houses on Lesley Street
- wooded!

Adjoining Properties
to Rear of us



↖ 10216 Lesley (Boorstein) + 10214 Lesley (Volwiler)
10214 Lesley St. ↓ Volwiler Residence

Existing shed to be
converted to
Play house



20



10207 Menlo Ave / Bushman
Addition in Progress Residence



(21)



— BACKS of: 10215 Men 10 ↑
(Adjacent to 10213) 10211 Men 10 ↓





10217 Mento w/ addition in progress





— 10209 Menlo front &
Back —



(24)



10206, 10208 +
10210 Menlo



— Houses Facing 10213 —



— 10212, 10214 Houses facing —
Men 10





- 10216 & 10218 Mento (split level)
w/ addition Facing 10213

(27)

3.

Name Robert Sullivan
Address 10211 Menlo Ave
City/Zip SS 20910

4.

Name John + Mary Brauer
Address 10206 Menlo
City/Zip SS 20910

5.

Name Helen + Dwayne Scott
Address 10208 Menlo
City/Zip SS 20910

6.

Name Michael Pons
Address 10210 Menlo
City/Zip SS 20910

7.

Name Timothy Simone
Address 10212 Menlo
City/Zip SS 20910

8.

Name Suzanne + Steve Bushman
Address 10207 Menlo
City/Zip SS 20910

1757E

9.

Keith Fletcher
10209 Menlo
SS 20910

10.

Susan Valweiler -4-
10214 Lesley St
S.S. 20902

11.

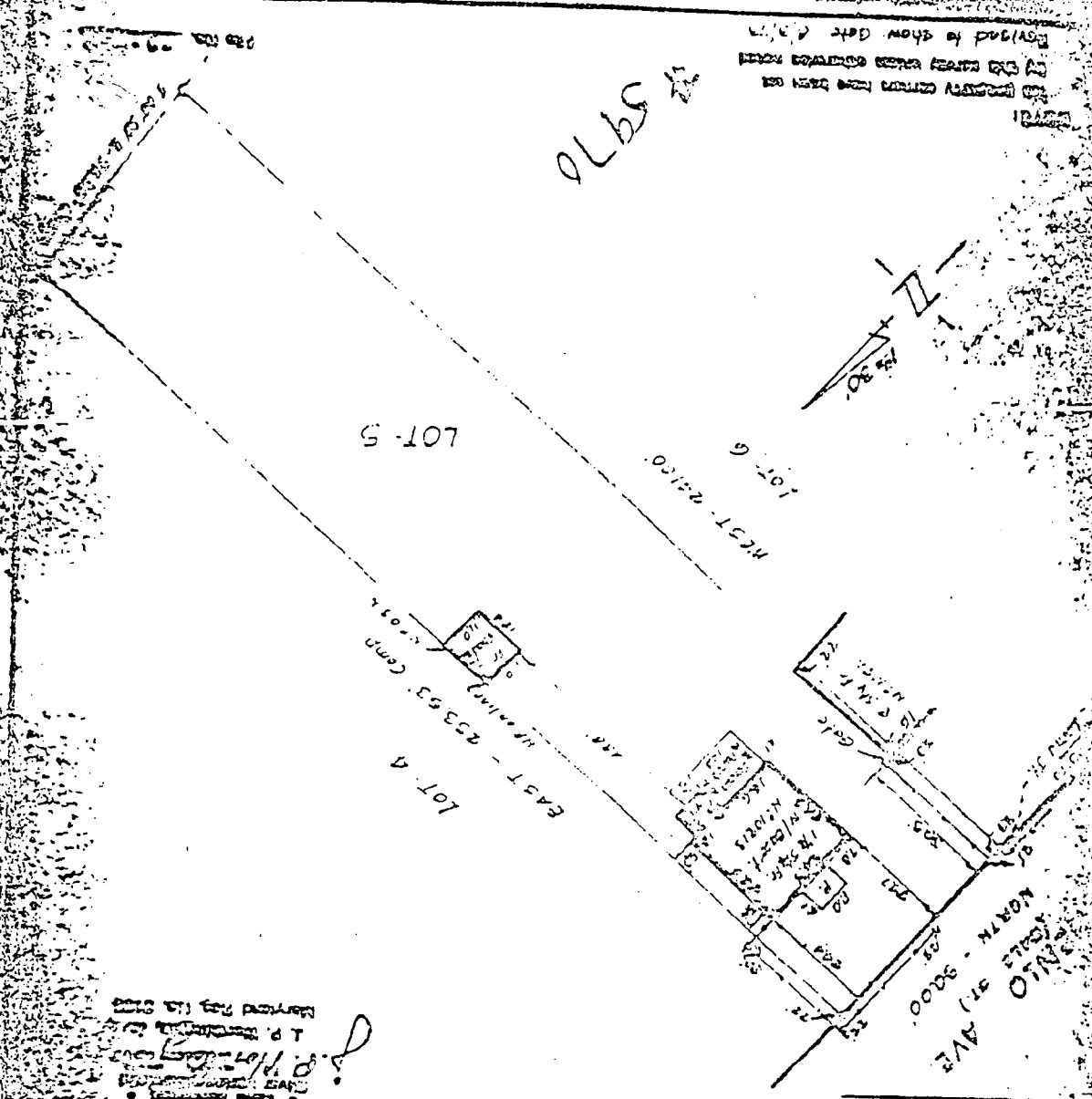
Steve Bookstein
10216 Lesley
Silver Spring 20902

} back property
adjoining

House Location plat
 Lot 5 - Block 18
 CAPITOL VIEW PARK
 Montgomery County
 Maryland
 Case No. 5970-73
 MAY 22, 1973

The hereby certify that we have carefully surveyed the property shown hereon in accordance with the dimensions of record and, have located all of the improvements shown hereon by means of a survey and, that there are no encroachments other than those shown hereon.

MONTGOMERY & ASSOCIATES
 T. P. MONTGOMERY
 Surveyor
 Licensed May 12, 1973





Montgomery County Government

MEMORANDUM

TO: Mike Buske, Chairman
Capitol View Park Local Advisory Panel

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

SUBJECT: Historic Area Work Permit Application

DATE: 4-9, 1991

The attached application by Michael Lark Anderson for an Historic Area Work Permit at 10213 Merle Avenue is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than 4-16-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 4-24-91, 1991.

2544E



Montgomery County Government

MEMORANDUM

TO: Mike Radke, Chairman
CVP Local Advisory Panel

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

SUBJECT: Historic Area Work Permit Application

DATE: 4-13, 1991

The attached application by Anderson for an Historic Area Work Permit at 10213 Merito 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 4-18-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 4-24-91, 1991.

Mike - Just received these additional elevations for this application.

2544E