

31/7-91F Revision 10213 Menlo Ave.  
Capitol View Park



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Revision to HAWP 31/7-91F

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Michael Lark Anderson TELEPHONE NO. 301 587 3107  
(Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

ADDRESS 10215 Monro Ave Silver Spring STATE MD ZIP 20910  
CITY \_\_\_\_\_

CONTRACTOR Homeowner TELEPHONE NO. 587 3188

PLANS PREPARED BY Homeowner / previous HAWP TELEPHONE NO. 301 927 4339  
L. Nicola Harris (Include Area Code) \_\_\_\_\_  
architect  
REGISTRATION NUMBER MD 3845

LOCATION OF BUILDING/PREMISE

House Number 10215 Street Monro Ave

Town/City Silver Spring Election District 4

Nearest Cross Street LUMA

Lot 5 Block 18 Subdivision Capital View Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT-ACTION (circle one) Revise previous

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # HAWP 31/7-91F

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEP CO

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.

Michael Lark Anderson 10/5/92  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 10-26-92

APPLICATION/PERMIT NO: 92016051081 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10213 Menlo Avenue Meeting Date: 6/24/92  
Resource: Capitol View Park H.D. Review: HAWP/Alt.  
Case Number: 31/7-91F REVISION Tax Credit: No  
Public Notice: 6/10/92 Staff: Nancy Witherell  
Applicants: Michael & Lark Anderson Report Date: 6/17/92

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The applicants appeared before the Commission in April, 1991, seeking approval for alterations to enlarge a 1 1/2-story house in the Capitol View Park Historic District. The HPC at that meeting approved exterior changes including a dormer and vestibule on the front, a rear addition, a bay window, and the excavation of the basement four feet down to create additional interior space. The staff report for that meeting is attached. Note that the staff at that time advised the applicants against raising the roofline.

The applicants return to the HPC for a revision to the HAWP approved by the HPC at the meeting last year. In the interim, they have calculated the cost and time involved, and decided not to excavate. Instead, they propose raising the ridgeline of the roof two feet in height in order to create more livable space for their family.

The immediate context for this house, a nominal resource built probably in the 1930s in the "Cape Cod" style, is a streetscape composed primarily of similar houses also listed as nominal resources, an adjacent contributing historic house, and several houses built in recent years. The houses across the street are non-historic houses outside the boundary of the historic district.

The applicants' proposal would raise the roof two feet in height as measured on the elevation drawing and approximately 3 1/2 feet as measured on the slope of the front gable face. The plans attached to this HAWP application are those approved by the HPC last year with the proposed new roofline drawn on them.

STAFF RECOMMENDATION

Because of the context for this project (one of nominal resources, some of which have been significantly altered) and the character of the nominal structure (which has been altered in the

past and will be further altered according to HPC-approved plans), the staff recommends that the Commission approve the revised proposal, despite the comments of the staff in last year's staff report.

The height of the roof is not necessarily a character-defining feature of houses of this style and the height of this house does not characterize the Menlo Avenue streetscape. (A proposal to raise the roof another story would require a different type of analysis.) In this instance, the staff believes it would be clear to passers-by that the roof had been raised several feet to allow additional head room in the second story bedrooms. In addition, the staff would suggest that the cost of excavation, while always very expensive, is made relatively more so in this instance by the modest size of this house.

The staff finds the proposal to be consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the . . . historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

The proposal is also consistent with the Secretary of the Interior's Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

*Revision to HAWP 31/7-91F*

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Michael Lark Anderson TELEPHONE NO. 301 587 3188  
(Contract/Purchaser) (Include Area Code)

ADDRESS 10213 Menlo Ave Silver Spring MD 20910  
CITY STATE ZIP

CONTRACTOR Homeowner CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 587 3188

PLANS PREPARED BY Homeowner / previous HAWP TELEPHONE NO. 301 927 4937  
by Nicola Hair (Include Area Code)  
architect REGISTRATION NUMBER MD 3845

### LOCATION OF BUILDING/PREMISE

House Number 10213 Street Menlo Ave

Town/City Silver Spring Election District 4

Nearest Cross Street LOMA

Lot 5 Block 18 Subdivision Capital View Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # HAWP 31/7-91F

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 2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Septic 01  WSSC 02 ( ) Well

03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

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

4A. HEIGHT \_\_\_\_\_ 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 Lark Anderson*

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

see attached #1

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

Revision to HAWP #31/7-91F  
Exactly same except we would like to raise the roof (maintaining same lines) 2' instead of digging down. This will save us <sup>several</sup> thousands in excavation costs (we were hard hit by recession) plus, after living (albeit cramped 5 in 2 BR's) in upstairs for past year we realize extent to which headroom is severely limited (basically an attic now with only 2 1/2' of height room before sloping).  
By raising roof we will add much needed headroom

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

+ save much time + money w/ excavation eliminated

Attached is memo from former owner indicating impact on ~~the~~ neighboring houses + history of same -

Attachment #2

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:

*except same as approved before*  
*roof raised 2'*

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

*We are by far smallest house on block  
raising roof we believe will have little  
impact other than bring house more in line  
with work of neighbors. Height wise would  
still appear the smallest.*

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

*See previous app*

3. Project Plan:

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

- the scale, north arrow, and date;
- dimensions and heights of all existing and proposed structures;
- brief description and age of all structures (e.g., 2 story, frame house c.1900);
- 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
- 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 \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_
2. Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/Zip \_\_\_\_\_



3. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

4. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

*Attachment*  
#

APR 23 1991  
HISTORIC PRESERVATION  
COMMISSION, MONTG CTY

(301) 961-6464  
(301) 587-6530

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

*WB 4/22/91*

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).

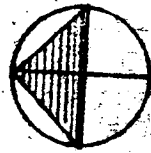
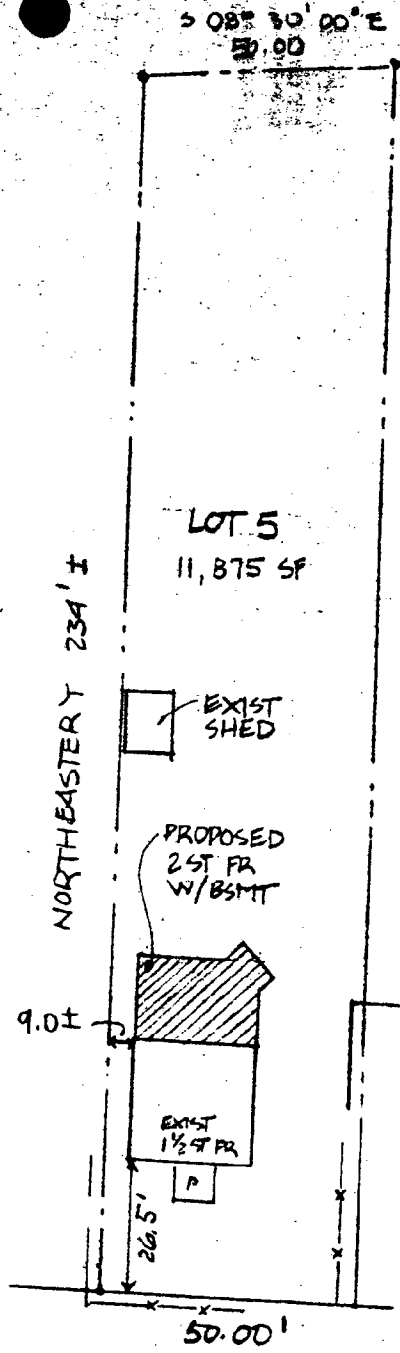
10213 at present is the smallest house on the street and also sits substantially lower than most of its neighbors. The newly reconstructed house at 10215 now has half a story over the top of this house. Additionally, 10211 which is a contributing resource, is a two and a half story farm house that in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

*Matthew J. Root*  
Commissioner  
April 22, 1991





NORTH

LOT # 5  
 BLCK # 18  
 CAPITOL VIEW  
 PARK  
 MONTGOMERY  
 COUNTY

BK A  
 PLT 9

10213 MENLO (40' RW)

PLAT PLAN

1" = 30' APPROX.

GROUND FLOOR PLAN / BSMT  
 PLAT PLAN

NICOLA

301. 927. 4937

TOWN

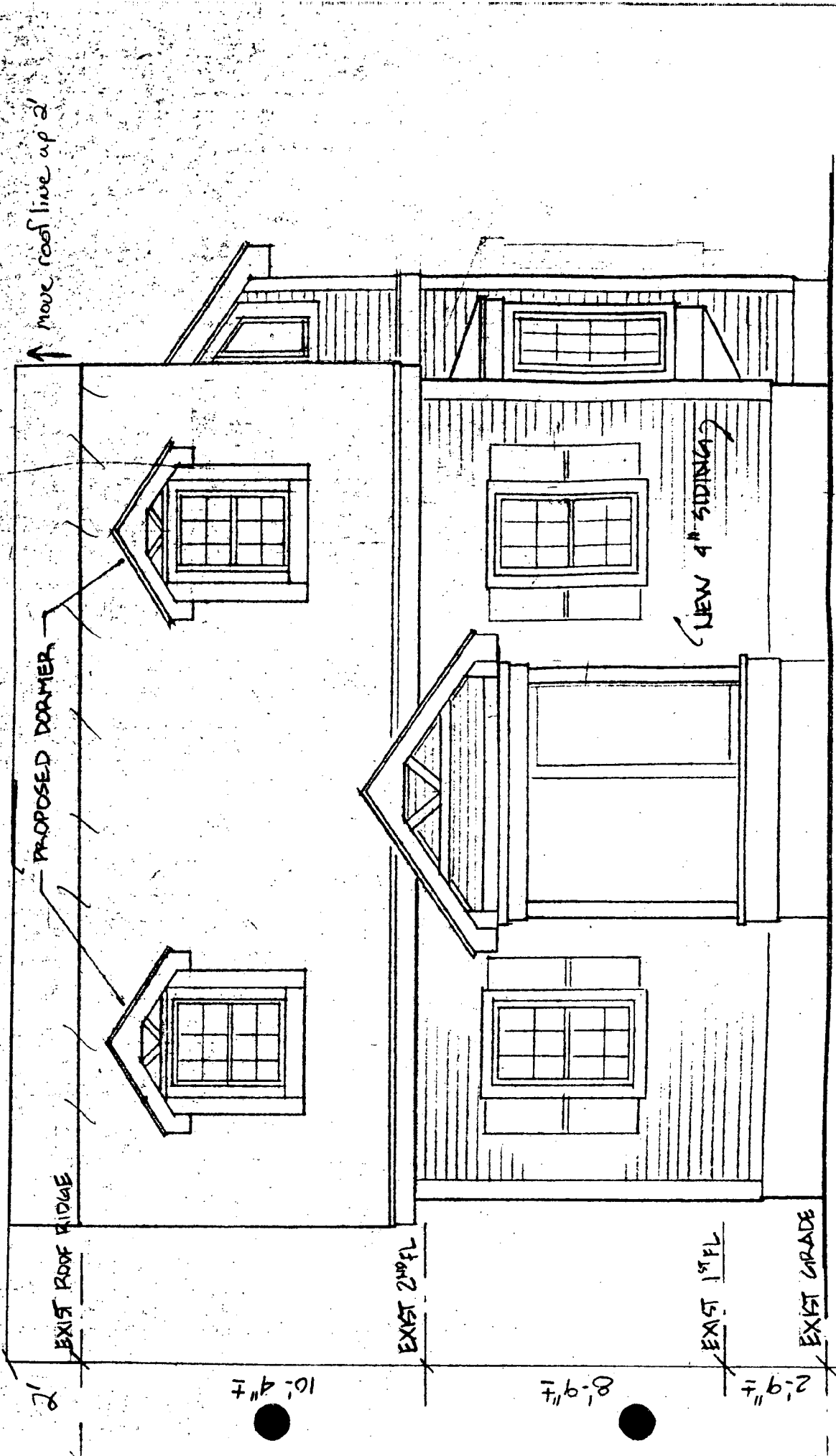
PLANNED

NOTES:

TRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS.

1<sup>ST</sup> 1-STORY SCREENED-IN PORCH W/ CONC. SLAB TO BE

10.10



↑ move roof line up 2'

PROPOSED DORMER

NEW 4" SIDING

EXIST ROOF RIDGE

EXIST 2<sup>ND</sup> FL

EXIST 1<sup>ST</sup> FL

EXIST GRADE

2'

10'-4"

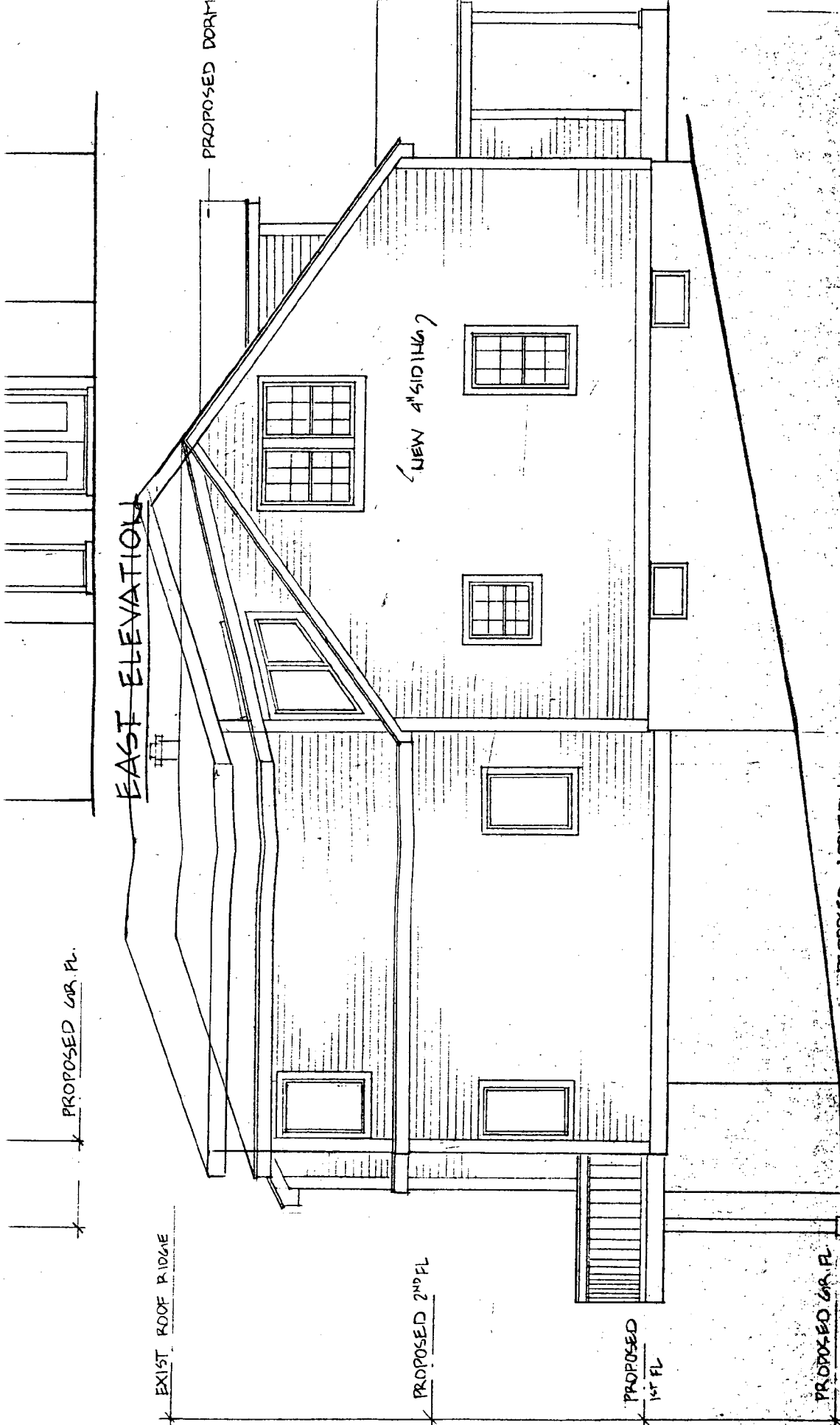
8'-9"

2'-9"

EXISTING

PROPOSED ADDITION

WEST ELEVATION



EAST ELEVATION

PROPOSED DORM

NEW SIDING?

EXISTING

PROPOSED ADDITION

NORTH ELEVATION

1/8" = 1'-0"

PROPOSED GAR. FL.

EXIST. ROOF RIDGE

PROPOSED 2ND FL

PROPOSED 1ST FL

PROPOSED GAR. FL.

1'-4"

8'-9"

8'-4"



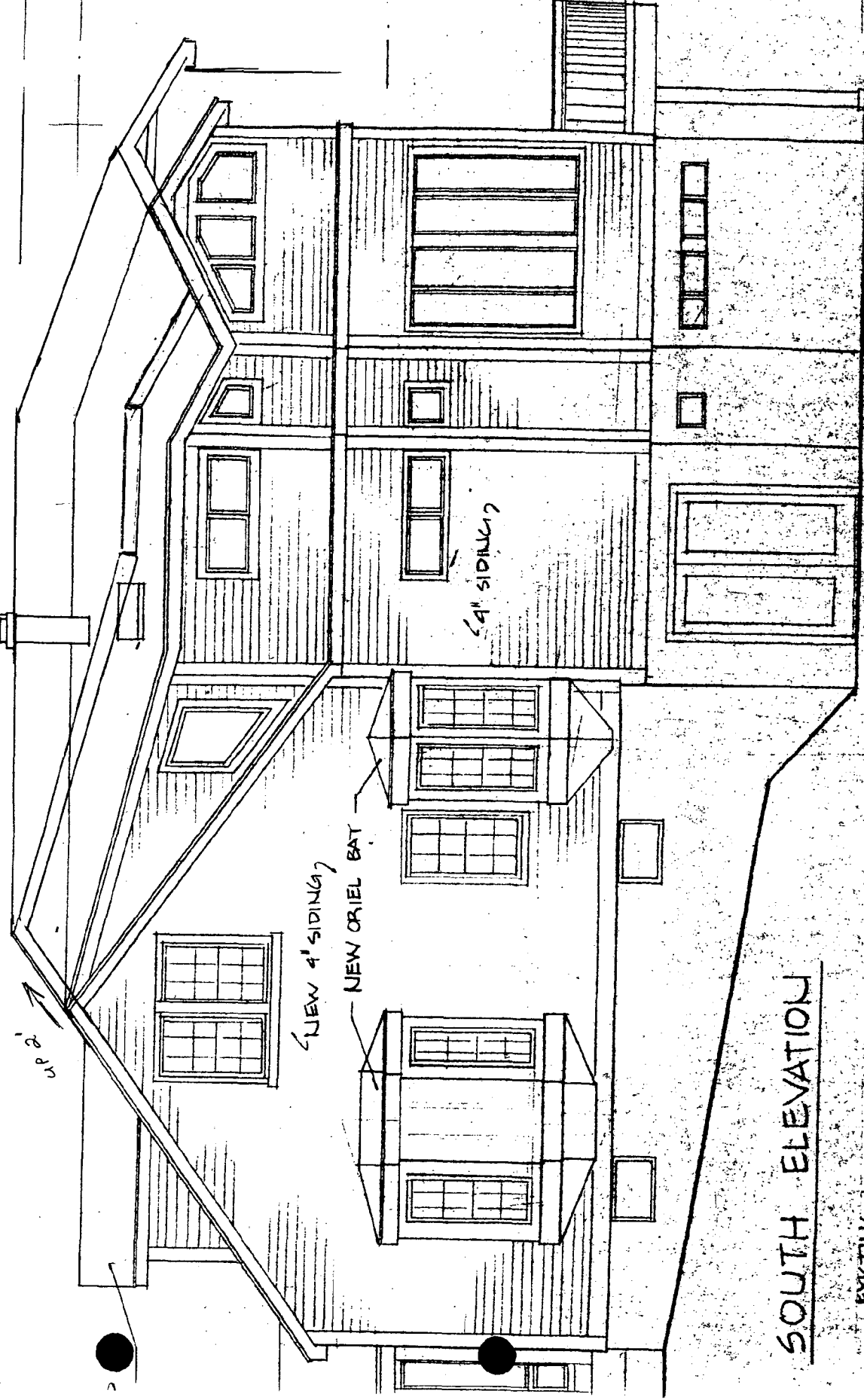
GRADE

EXISTING

PROPOSED ADDITION

WEST ELEVATION

1/4" = 1'-0"



NEW 4" SIDING

NEW ORIEL BAY

4" SIDING

SOUTH ELEVATION

EXISTING

PROPOSED ADDITION

EXIST. ROOF RIDGE

11'-9"

PROPOSED 2<sup>ND</sup> FL

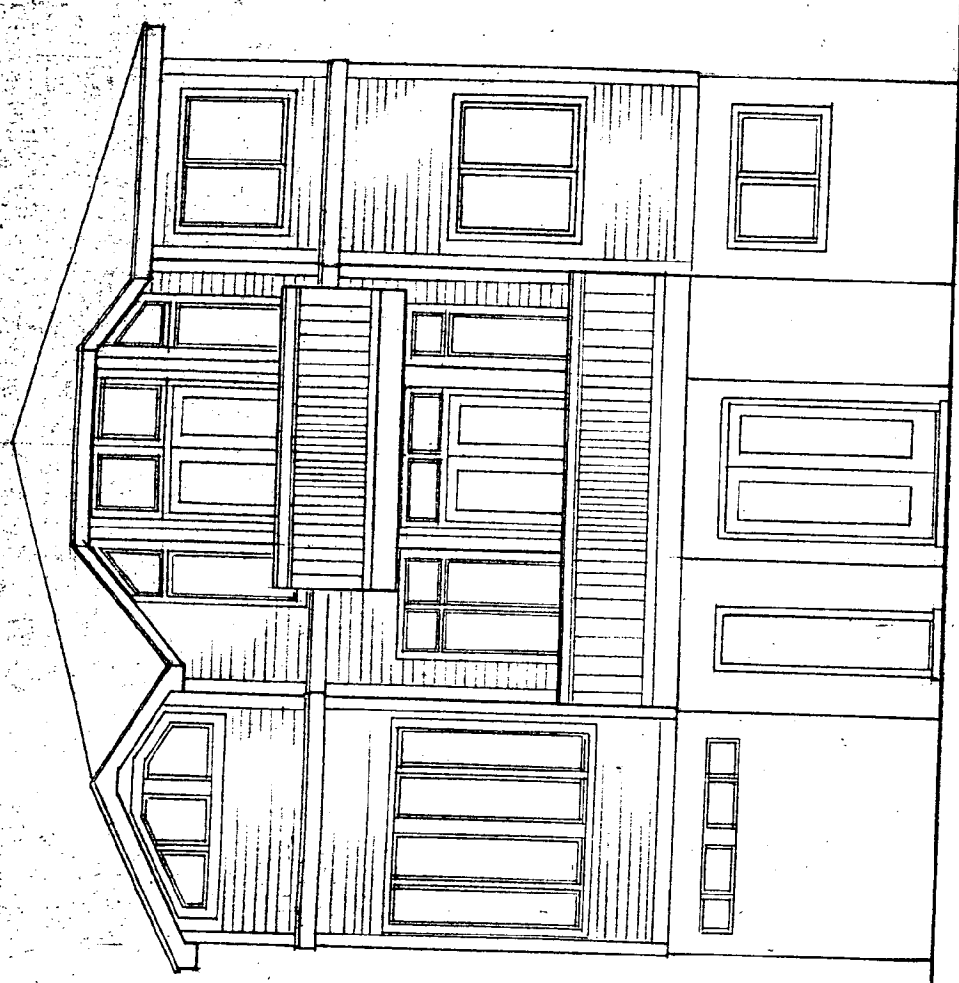
8'-9"

PROPOSED 1<sup>ST</sup> FL

8'-4"

PROPOSED GAR. FL.

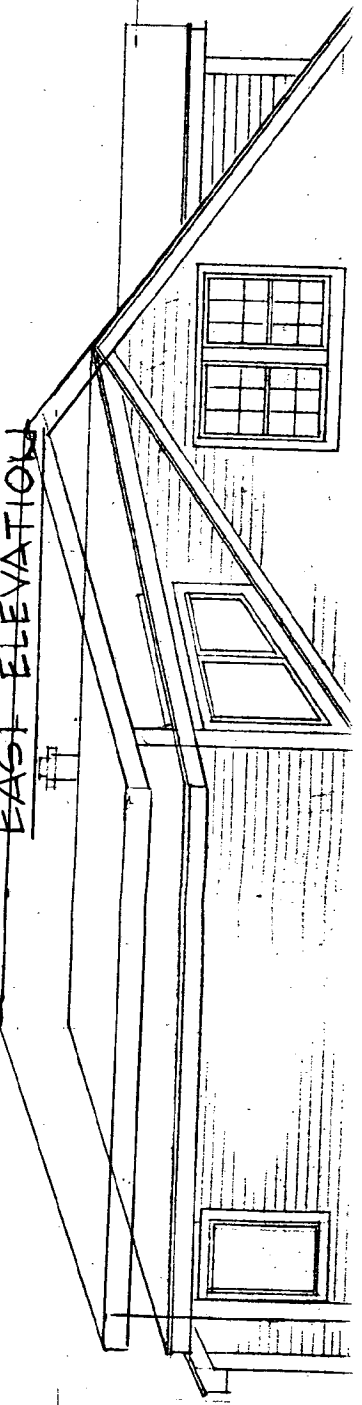
28'-5"

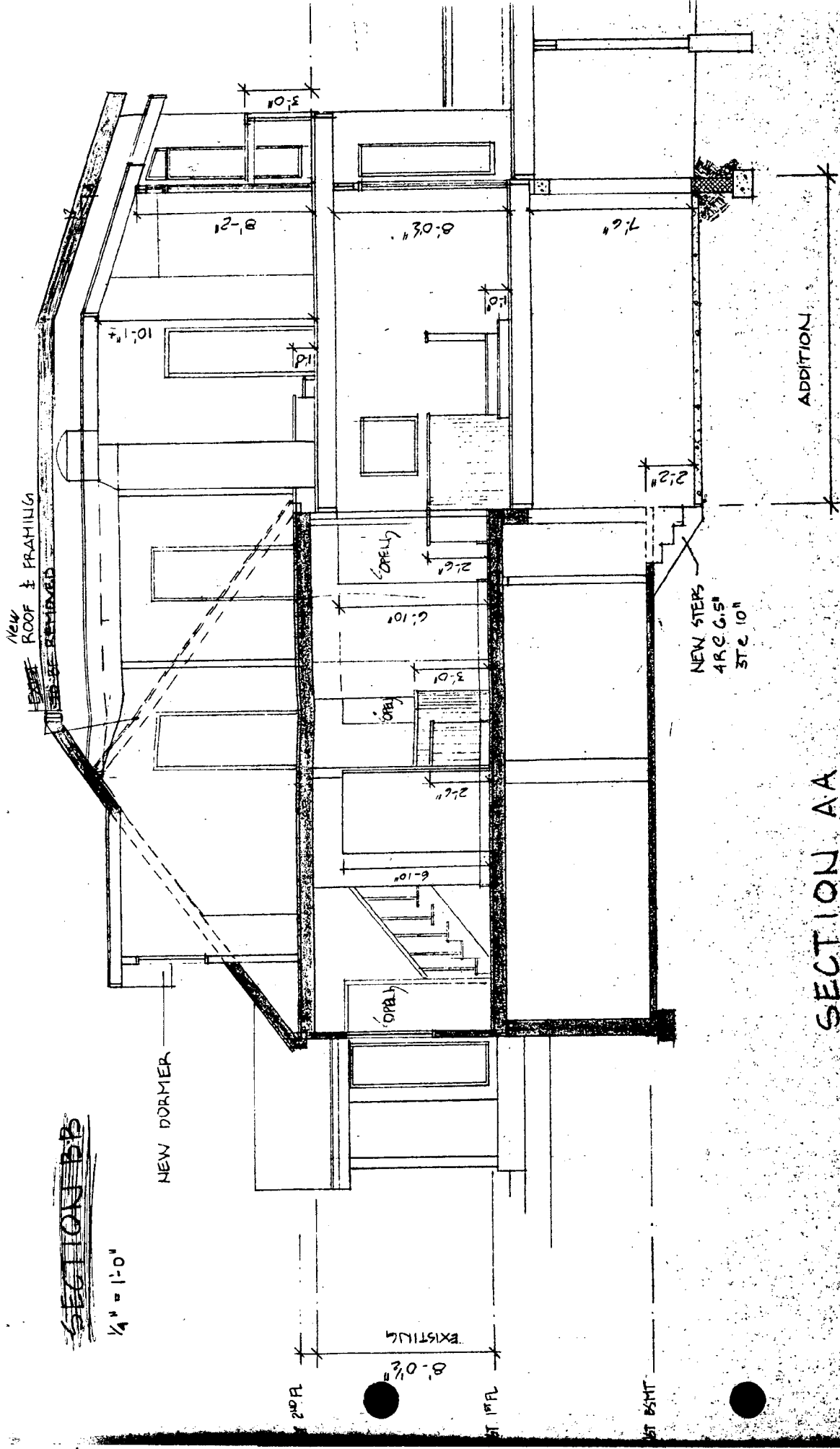


EAST ELEVATION

PROPOSED DORMER

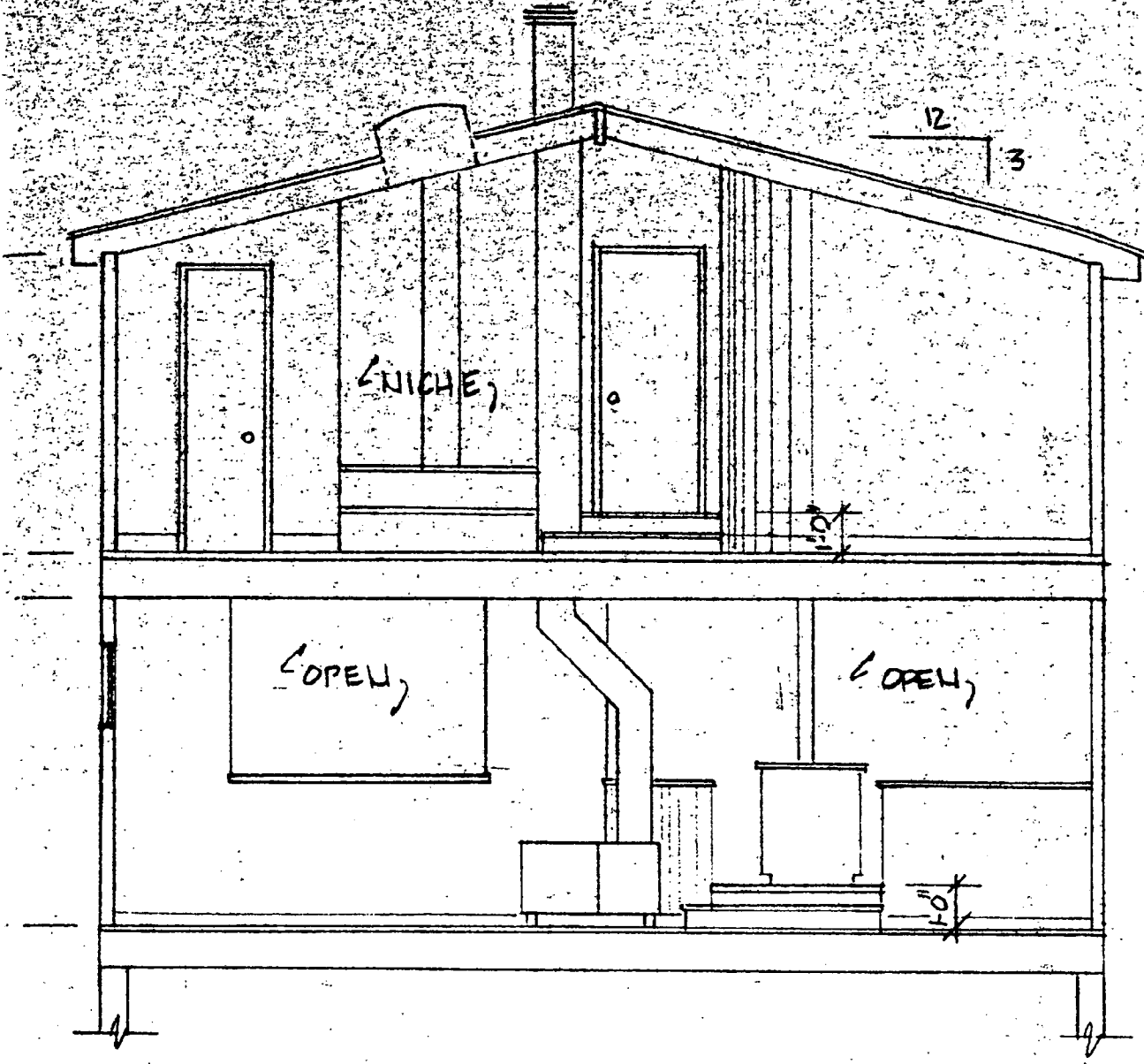
EXIST. ROOF RIDGE





**SECTION AA**  
1/4" = 1'-0"

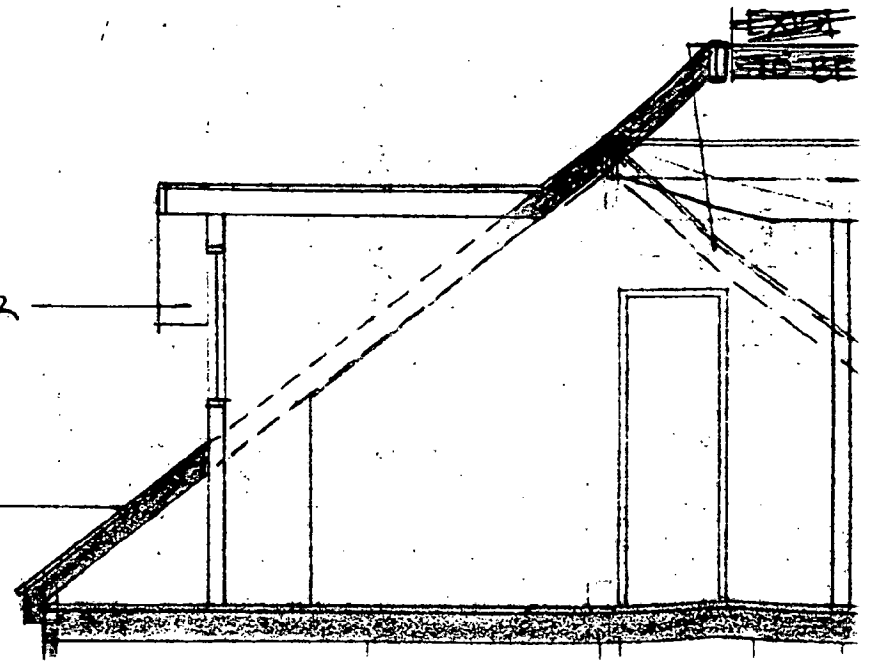
**SECTION BB**  
1/4" = 1'-0"

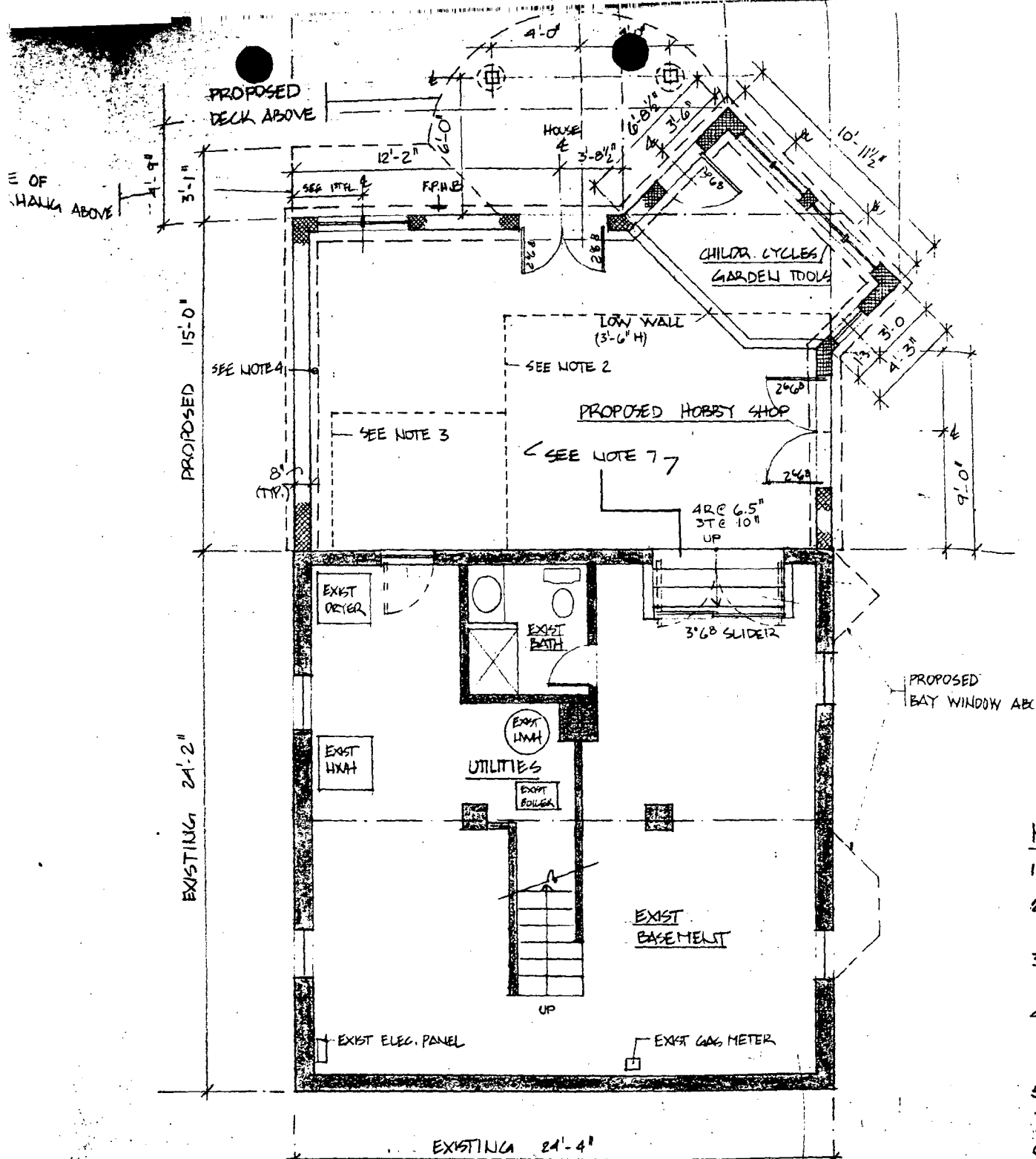


SECTION B-B

1/4" = 1'-0"

NEW DORMER



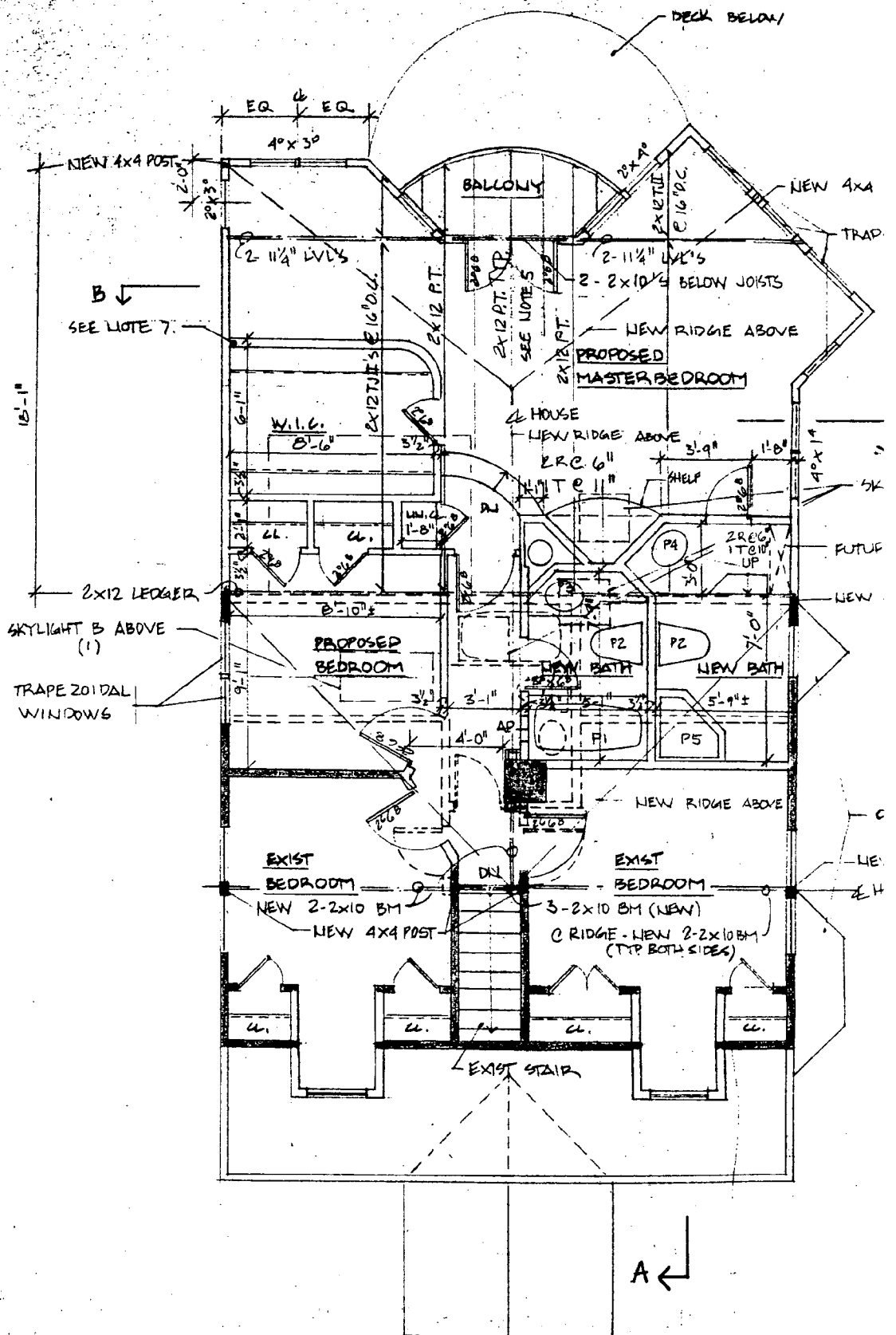


**GROUND FLOOR / BASEMENT**

1/4" = 1'-0"

- 1
- 2
- 3
- 4
- 5
- 6
- 7





**SECOND FLOOR PLAN**

1/4" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREVIOUS STAFF  
REVIEW

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.

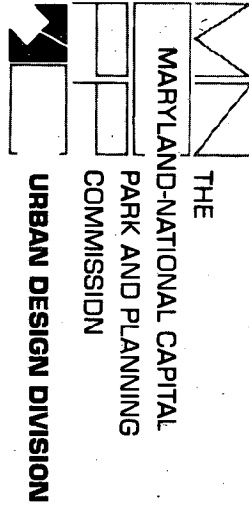
Staff also notes that staff would recommend approval of the proposed rear addition and deck without the diagonal projection to the south.

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



(slides used for this review  
taken from original HANDBOOK)

10213 Menlo Ave

Silver Spring

(copy of) View Park

31/7-91F REVISION

6/24/92

