

3177-911 10023 Menlo Avenue,
Capitol View Park



Montgomery County Government

June 27, 1991

Carol and Terry Ireland
10023 Menlo Avenue
Silver Spring, Maryland 20910

RE: HPC Case #31/7-91I

Dear Mr. and Mrs. Ireland:

Enclosed please find a copy of your Historic Area Work Permit application, which was considered by the Commission at its June 26, 1991, meeting. The following portion of the permit was approved:

Installation of two (2) skylights, both measuring 2' X 4', on the east roof of the south elevation dormer.

The following portion of the application was denied:

Installation of one (1) skylight, measuring 48" X 48", on the north elevation roof.

As you know, you waived your right to receive a written Commission decision regarding this denial.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland 2-850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

Please feel free to call me with any questions.

Sincerely,

Laura E. McGrath

Laura E. McGrath,
Planning Specialist

cc: Robert Hubbard, Department of Environmental Protection

2781E

Historic Preservation Commission

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



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: 6-27-91

The Montgomery County Historic Preservation Commission, at their meeting of ~~3/26/91~~ 6/26/91 reviewed the attached application by *Carroll* for an Historic Area Work Permit. The application was:

Approved Denied ** Skysight on north elevation*

Approved with Conditions:

1) Modification - 2) Two 2'x4' skylights on east roof of south corner; no skylight on west roof of south corner

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

Attachments:

1. *AWWP App & Attachments*
2. *Specifications*
3. *Photos*
4. _____
5. _____

** Applicants waived right to written Commission decision*

2020E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: June 19, 1991

CASE NUMBER: 31/7-91I

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10023 Menlo Avenue,
Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants are requesting Commission approval to place several skylights on this primary resource in the Capitol View Park Historic District. 10023 Menlo Avenue is a 4 bay by 5 bay, 2 1/2 story frame house with siding, shingles, and an asbestos shingle roof. The house, built in 1889, was one of the first structures in the Capitol View Park suburb; several additions have been made to the house since its construction. The house is noted for a multi-planed roof and a great variety of windows. (See attached Historic Sites Inventory Form)

The applicants would like to place a total of three skylights on the house. Two skylights, each measuring 2' X 4', are proposed for each side of the dormer on the south elevation of the house. These skylights would provide light to a bedroom. One skylight measuring 46" X 46" is proposed for the roof of the north elevation in order to provide additional light to a stairwell. All of the skylights will be flat against the roof.

STAFF RECOMMENDATION:

The Secretary of the Interior's Guidelines for Rehabilitation are clear in regard to the introduction of new window openings on historic buildings:

Design and install additional windows on rear or other non-character-defining elevations when required. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

The north and south elevations of this resource can be considered non-character defining elevations. In addition, these elevations are screened by a large number of trees. However, the south dormer roof actually faces the east and west (front and back) elevations. Staff recommends, therefore, approval of the installation of a skylight on the north elevation and on the rear roof of the south dormer based on criterion 24A-8 (b)(1), as these "windows" should not substantially alter this resource known for its variety of window openings and on the basis of the Secretary of the Interior's Guidelines regarding windows.

Staff also recommends that the applicant reconsider placement of a skylight on the front roof of the south dormer and would alternatively suggest that the Commission and the applicant consider placement of two skylights on the rear roof of the south dormer in order to achieve an effect similar to that desired.

SENT TO LAP: 6-10-91
SENT TO APPLICANT: 6-19-91

COMMENTS RECEIVED? No

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Elevations
3. Photos
4. Historic Sites Inventory Form
5. Capitol View Park Historic District Map

2758E

9106030064

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 existing structure is a 2 1/2 story frame, shingle and gable sided Victorian house which had several alterations and additions since it was built in 1889. The house sits on a landscaped 1/2 acre of land with 2 ponds, cement walks and is enclosed by a white painted picket fence. There are over 100 trees on the property.

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

①

We are trying to introduce natural light into a dark Victorian stairwell. We would like to place a 46" x 46" skylight over the front entry hall. The skylight would not be visible from the front of the house and only visible from certain angles on the side street.

② We are raising the ceiling in a south bedroom to the roofline. To add more light we would like to place 2 skylights on either side of the dormer roof. The front skylight would be partially visible from the street. The skylight on the rear would not be visible from any street or the house next door. Neither skylight #1 or #2 would have a negative impact on either the house or the historic district.

①

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:

① 46" - 46" flat plexiglass skylight
2 22" = 46" flat plexiglass skylight

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

① North gable
② South gable

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

24 & B 1, 2

3. Project Plan:

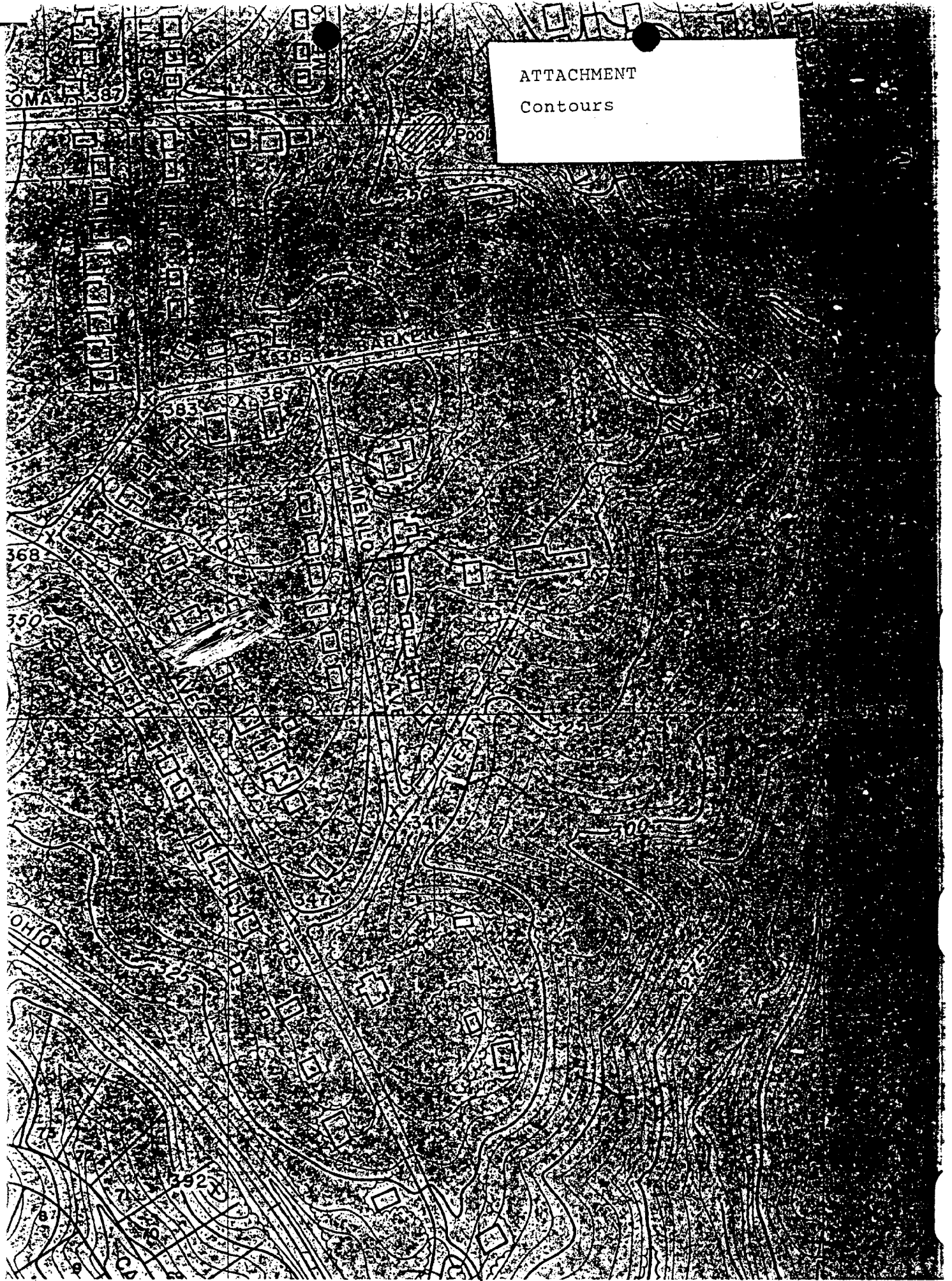
Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- 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).

ATTACHMENT

Contours

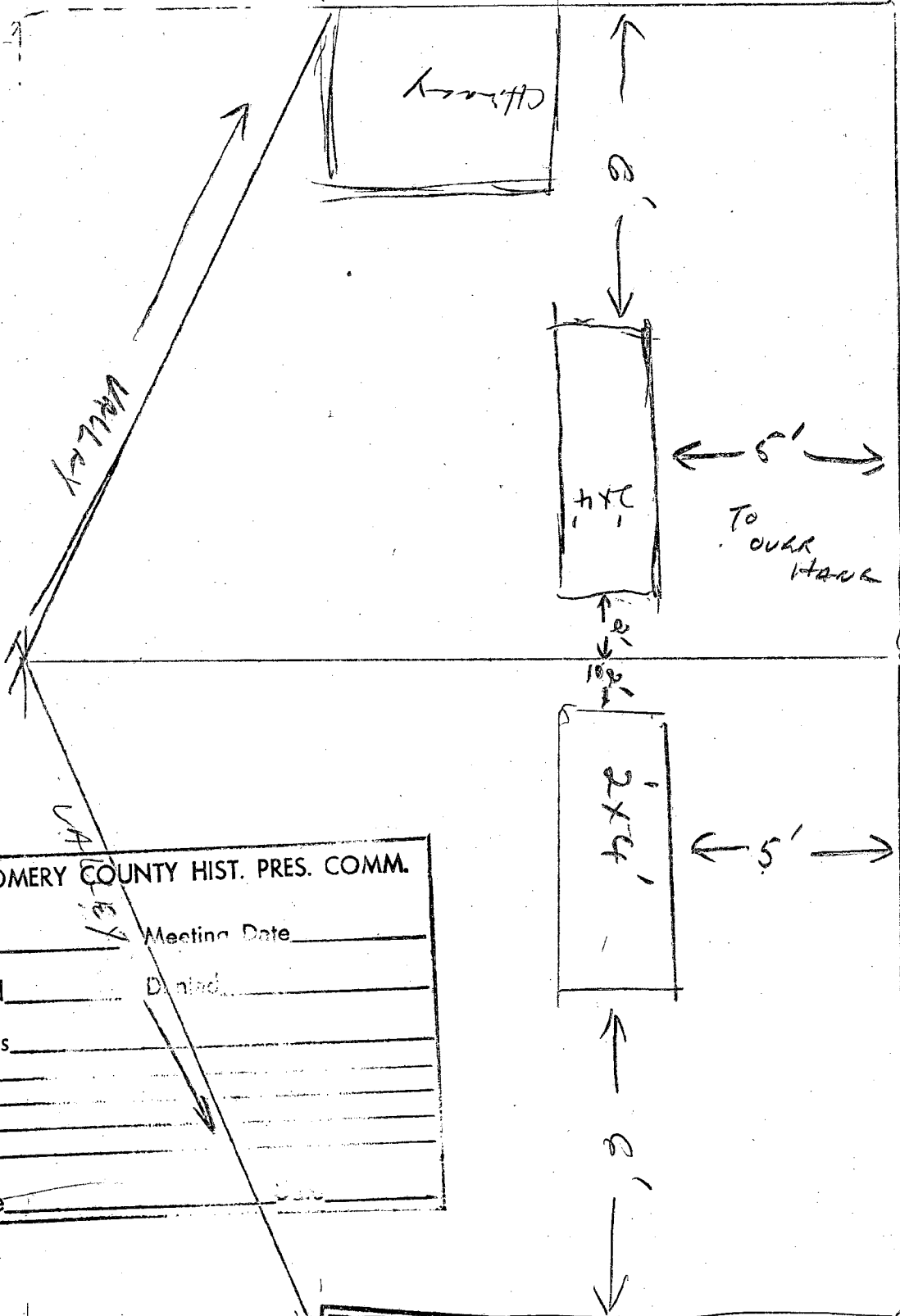


10023 Mentor Ave
Silver Spring MD

20910

⑨

Back



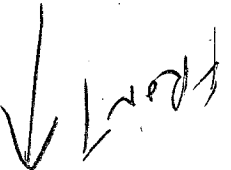
MONTGOMERY COUNTY HIST. PRES. COMM.

Case No. _____ Meeting Date _____

Approved _____ Denied _____

Conditions _____

Signature _____



RECEIVED

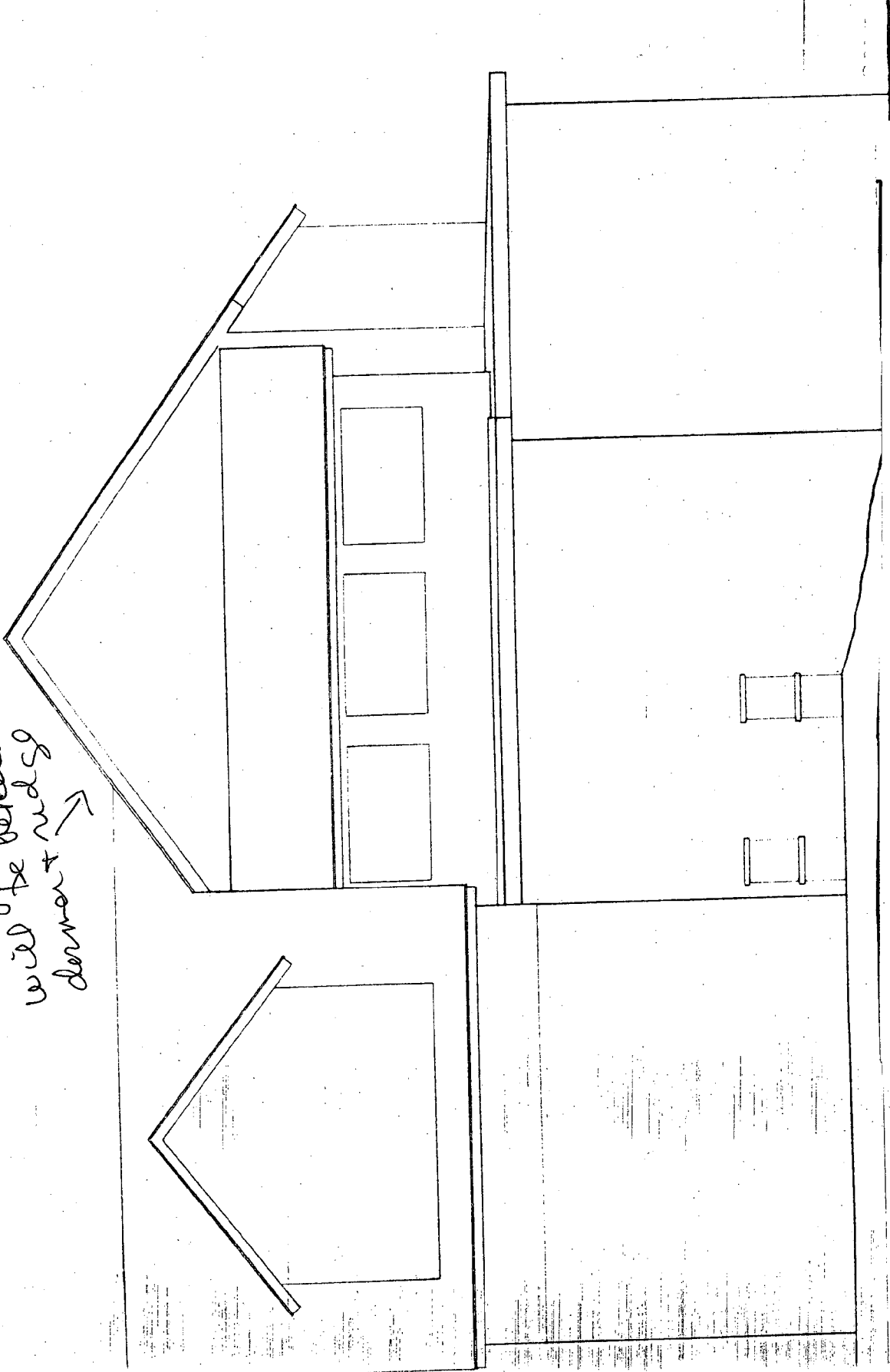
JUN 19 1991

HISTORIC PRESERVATION
COMMISSION - MONTGOMERY COUNTY

MAP VIEW

6-19-91
IRELAND

Shy light
will be behind
downward →



CROSS + LITTLE

ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100

IRELAND RESIDENCE
10078 MALLOW AVE.
SILVER SPRING, MD. 20910

Front Elevation

LITTLE +

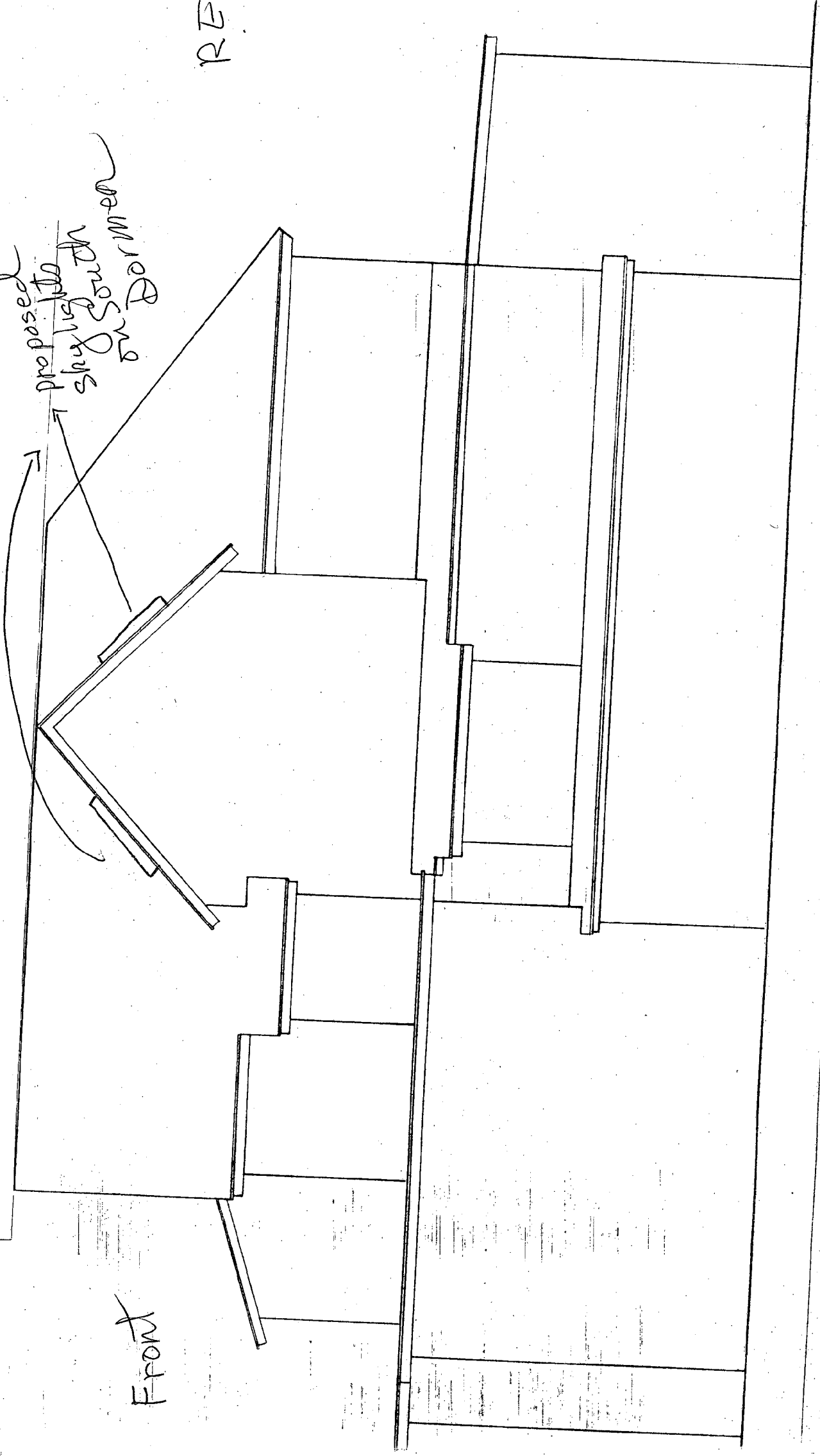
ARCHITECTS

1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100

IRELAND RESIDENCE
10028 MENLOW AVE.
SILVER SPRING, MD. 20910

South

proposed
sky light
over
Dormer



Front

REAR

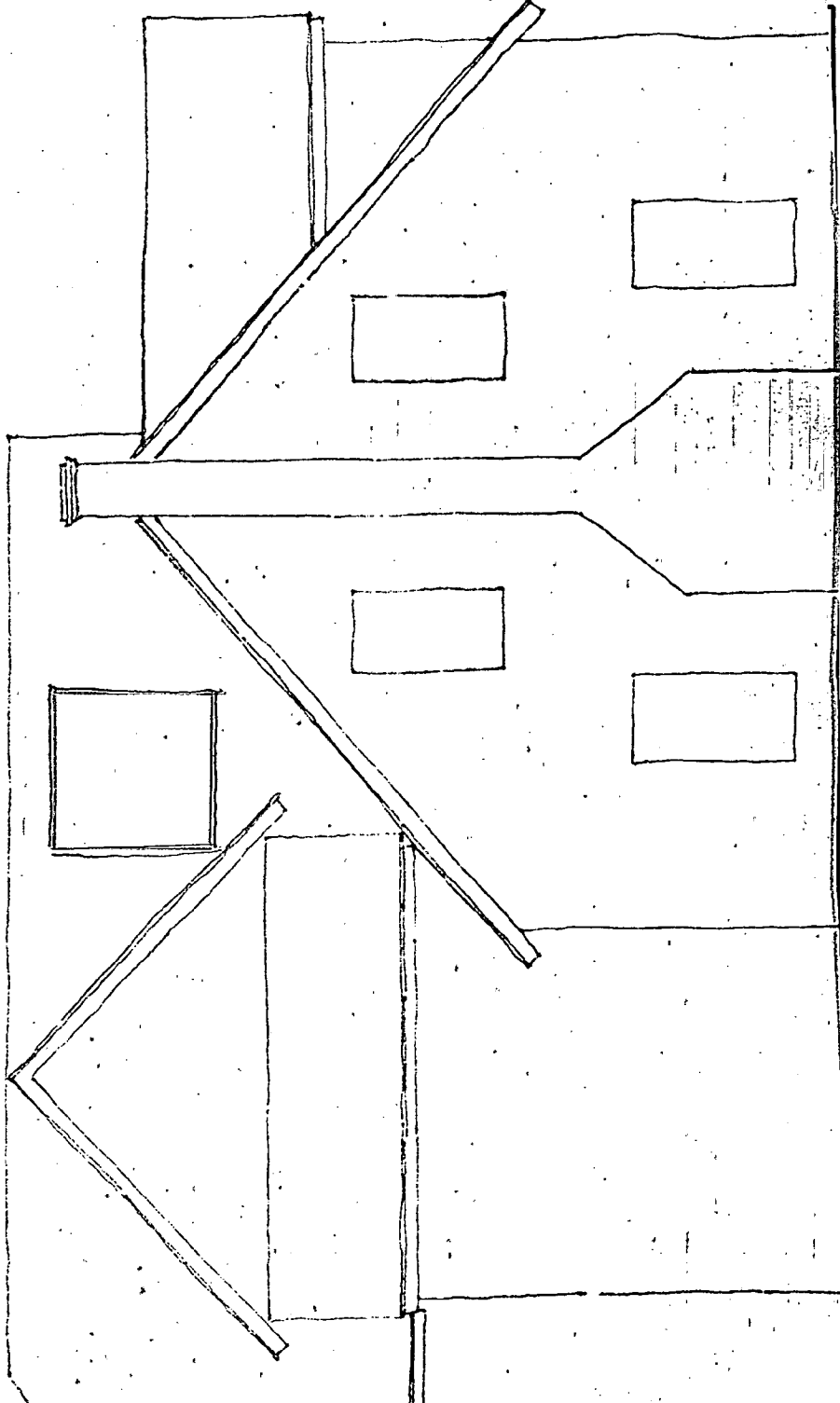
MONTGOMERY COUNTY HIST. PRES. COMM.

Case No. Meeting Date

Approved Denied

Conditions

Signature Date



CROSS + LITTLE

ARCHITECTS

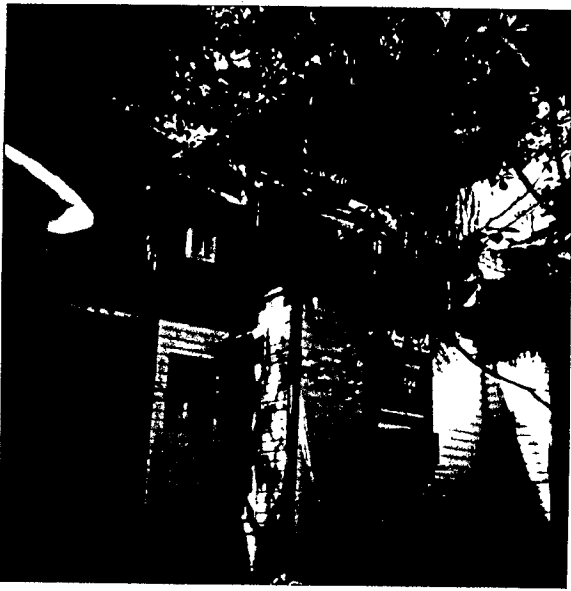
1310 Apple Avenue
Silver Spring
Maryland 20910
301 588 8100

WORTH

IRELAND RESIDENCE
10023 MALLOW AVE.
SILVER SPRING, MD. 20910

STAIR SCHEME '01 - LEFT ELEVATION

0049 689 128



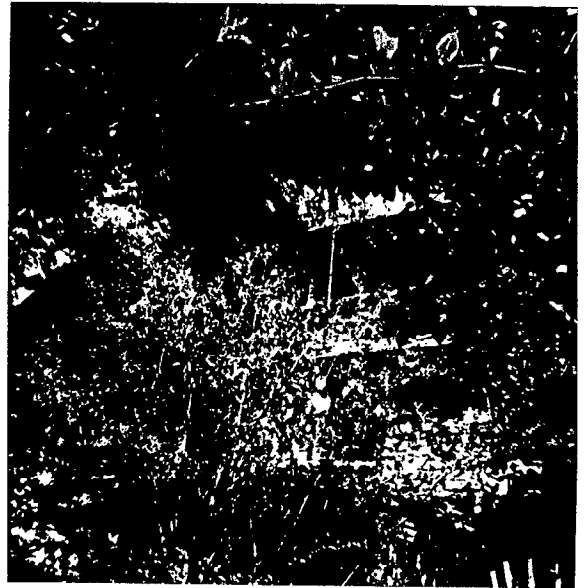
10023 Menlo
Ranch



10023 Menlo
Ranch



10023 Menlo
South

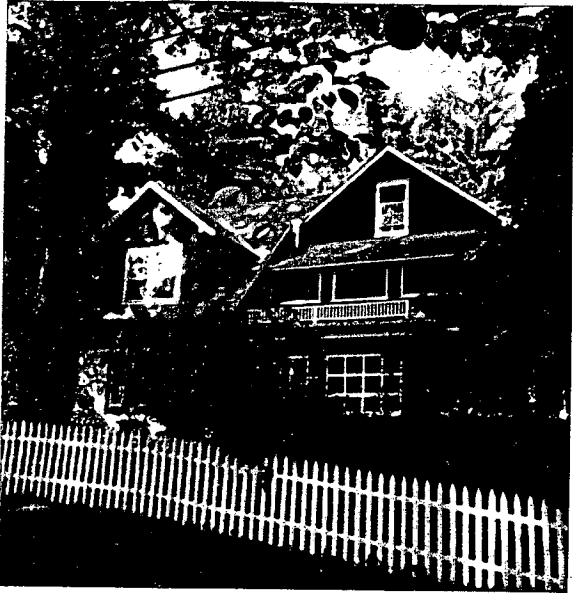


10023 Menlo
South



10023 Menlo
South

④



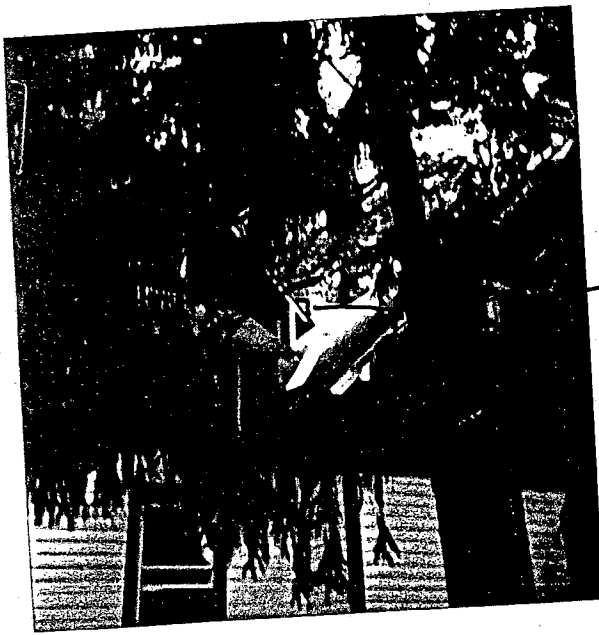
C+T Ireland
10023 Menlo Ave

Front of house
skylight will be behind upper
dormer and center roof
ridge line



View from Barker Street

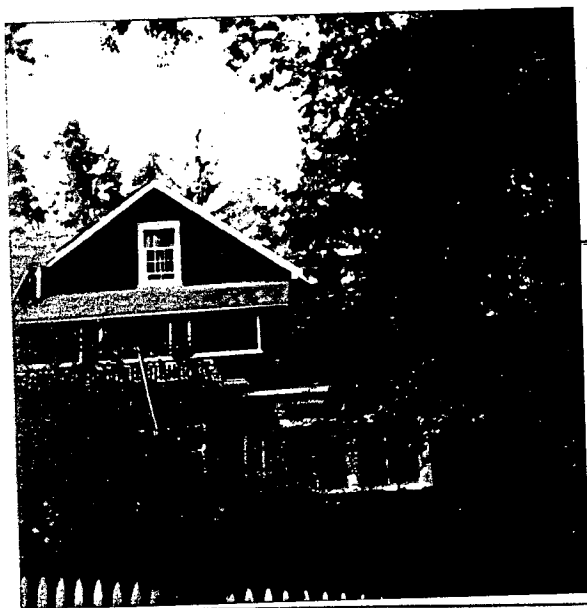
— skylight location



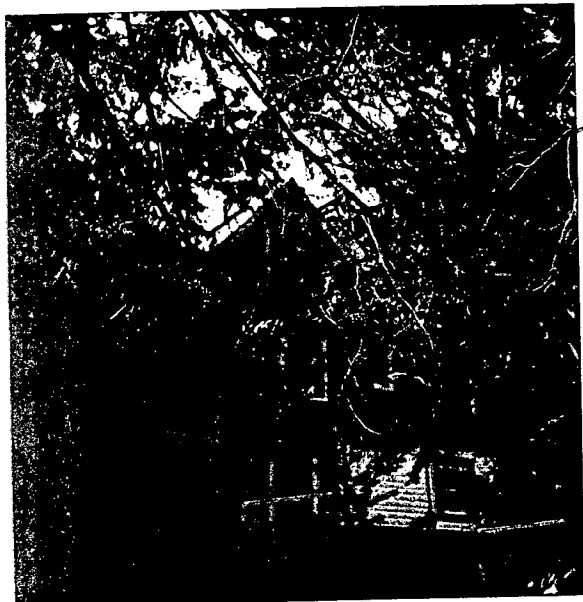
→ only a portion of the
skylight will be visible
from the yard.



location of front skylight
from corner of house

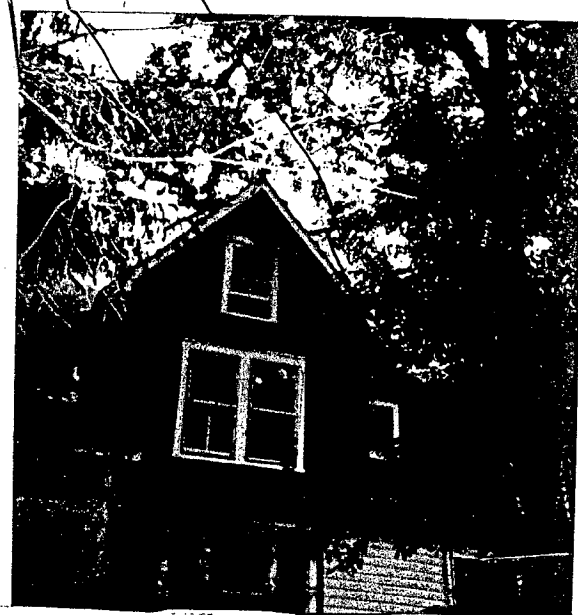


location of front skylight



there is heavy tree
cover from
large
evergreens

shows front edge of dormer
from south. Skylights will
be flat on roof.



INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Ireland House

2 LOCATION

STREET & NUMBER 10023 Menlo Avenue

CITY, TOWN

Silver Spring

___ VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION |
| | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER: |

4 OWNER OF PROPERTY

NAME Dr. & Mrs. C. Terrence Ireland

Telephone #: 588-4420

STREET & NUMBER

10023 Menlo Avenue

CITY, TOWN

Silver Spring

___ VICINITY OF

STATE, zip code

Maryland 20910

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 4972

Folio #: 338.

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

___ FEDERAL STATE COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

ACHS SUMMARY FORM

1. Name Ireland House

2. Planning Area/Site Number 31/7 3. MNCPPC Atlas Reference Map 21
 Capitol View H.D. H-4

4. Address 10023 Menlo Avenue

5. Classification Summary

Category building
 Ownership private
 Public Acquisition NA
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-NCPPC Federal State X County X Local

(Title and date: Inventory of Historical Sites - 1976)

6. Date c. 1889

7. Original Owner Emily Prentiss

8. Apparent Condition

a. good

c. original site

b. altered

9. Description: This house has grown over the years as owners made changes and additions. This 4 bay by 5 bay, 2½ story frame house faces west. The house has a central core, and additions were made to the east and west. The foundation is of fieldstone. The house has a combination of white novelty siding and maroon shingles. There is a multi-planed roof with gable and hipped sections; all are covered asbestos shingles. There is a south interior stove chimney and a north exterior chimney. The house has a great variety of windows. There are formal ponds, formal gardens, and a charming gazebo on the property.

10. Significance: This house is significant as one of the first structures in the railroad suburb, Capitol View Park. After Mary Harr had her 123½ acres surveyed in 1887 for subdivision, this house was built and sold to Emily Prentiss. Miss Prentiss defaulted on her mortgage payments in 1894, and Mary Harr repurchased the premises at auction; the Equity Case provides a good description of the house, property, and area of Capitol View Park. Extensive expansion of the house was made in 1928 by the Beers family, who owned the house until 1945.

11. Date researched and researcher 2/79 - Carol S. Ireland Candy Reed Arch. Description

12. Compiler Eileen McGuckian 13. Date Compiled 2/79 14. Designation Approval

15. Acreage Approx. ½ acre

(12)

DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This four bay by five bay, two and a half story house faces west.

The house has central core, on a north-south axis, built on field-stone foundations. The east and west sections were later additions and have poured concrete foundations. The house has a combination of white novelty siding and maroon shingles. There is fishscale shingling at the peak of the south gable. Five brick steps lead to the west enclosed porch. The exterior walls have maroon shingles. The flat roof is enclosed by a balustraded railing. The west interior door is wooden paneled. The west porch door is glass paneled. There is a lean-to frame addition on the east elevation with modern one over one double hung windows. There is a screened porch at the second level of the north elevation. The south porch is enclosed by seven pairs of six light casement windows and has a flat roof.

This house has a great variety of windows. There is a bay window on the south elevation with an eighteen over eighteen double hung window. There are six over two, six over one, and eight over one double hung windows as well as six light and two light casement windows.

The multi-planed roof has gable and hipped sections; all are covered by asbestos shingles. There is a south interior stove chimney and a north exterior chimney.

The first floor consists of a large formal living room with fireplace, a large dining room divided by a set of pillars, a large foyer from which a panelled winding staircase leads to the second floor, a large panelled library, a country kitchen and a breakfast room overlooking the garden.

Upstairs are six bedrooms. The attic shows three levels of flooring providing a clue to the various additions to the original structure. The basement has four rooms, several smaller utility rooms and a greenhouse (now inoperative). The central part of the basement shows the old stone foundation and the front room has the remains of an old stone staircase.

In the late 1920s and 1930s extensive alterations were undertaken by the Beers family who then owned the place. They added a heated greenhouse on the south side of the house, added a large living room to the front of the house and enclosed the rear porch to make the breakfast room. Extensive wood panelling was added throughout the house.

The Beers family had two formal ponds installed, one with a waterfall and the other with a small fountain. An extensive water system was placed throughout the garden for the formal flowerbeds as well as cement walkways and benches. A charming gazebo stands over the site of the fresh water well.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

(B)

Ireland House

7. Architectural Description (Continued)

Original description from 1894 Equity Case #1252.

This lot is improved by a fine frame dwelling two stories in height, containing nine or ten rooms with hall extending through the house. Basement dining room and kitchen and nice cellar, wide porches in front and rear. There is a Latrobe stove in the basement dining room; a fine well of water at the door in which is an iron force pump. A wood house, hennery and all other necessary outbuildings. This property fronts on Metropolitan Avenue and extends back to Warner Avenue in said subdivision. The location is on a commanding eminence from which the town of Kensington and the surrounding county can be seen. It is high, shady, well drained and entirely free from any malarial influences, and is easily accessible, being only one-fourth of a mile from Capitol View station and about seven hundred yards from Forest Glen Station on the Metropolitan Branch of the Baltimore and Ohio Railroad. Schools, churches and other necessary conveniences of suburban life are within easy reach, and the society of the community is refined and intelligent. This property offers many inducements to those seeking country homes.

SIGNIFICANCE

| PERIOD | | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | | |
|---|--|--|---|---|--|---------------|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION | | |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE | | |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE | | |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN | | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER | | |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | | |
| <input type="checkbox"/> 1900 | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input checked="" type="checkbox"/> OTHER (SPECIFY) | | Local History |
| | | <input type="checkbox"/> INVENTION | | | | |

SPECIFIC DATES c. 1889

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Ireland house is significant as one of the first structures in the railroad suburb, "Capitol View Park". This gracious Queen Anne Style clapboard and shingle house has grown through the years as owners made changes and additions. The house is on land purchased in 1882 by Mary and Oliver Harr. Mary Harr had the land surveyed in 1887 for subdivision. The house was then built and sold to Emily Prentiss "maiden lady of Montgomery County" on August 21, 1889. Emily Prentiss took out a promissory note to pay Mary Harr \$1,500 at 6 percent per annum, but was unable to keep up the payments and defaulted in 1894. The land and premises were then auctioned and Mary Harr bought back the house for \$2,000 cash.³

The house and adjoining lot, assessed at \$1,500 in 1918, jumped in value to \$3,000 in 1928, which is when extensive expansion and development of the grounds and house were made.⁴ The Beers family, first W. Minola Beers and later Etta and James Beers, owned the house until 1946. They made extensive alterations and improvements to both the house and the grounds, while successfully preserving its charming character.

FOOTNOTES:

1. Land Records of Montgomery County, Md., Plat A/9.
2. Ibid., JA 14/247 (July 27, 1889).
3. Montgomery County Judgment Records, JA 9/460 (Equity Case #1252).
4. Montgomery County Assessment Records, 1923 & 1928.

CONTINUE ON SEPARATE SHEET IF NECESSARY

(15)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County.
Equity Records of Montgomery County.
Montgomery County Tax Assessments.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 1/2 acre

VERBAL BOUNDARY DESCRIPTION

Lot 2, Block 33, "Capitol View Park"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | COUNTY |
|-------|--------|
| STATE | COUNTY |

11 FORM PREPARED BY

NAME / TITLE

Carol S. Ireland

Candy Reed - Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

February 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

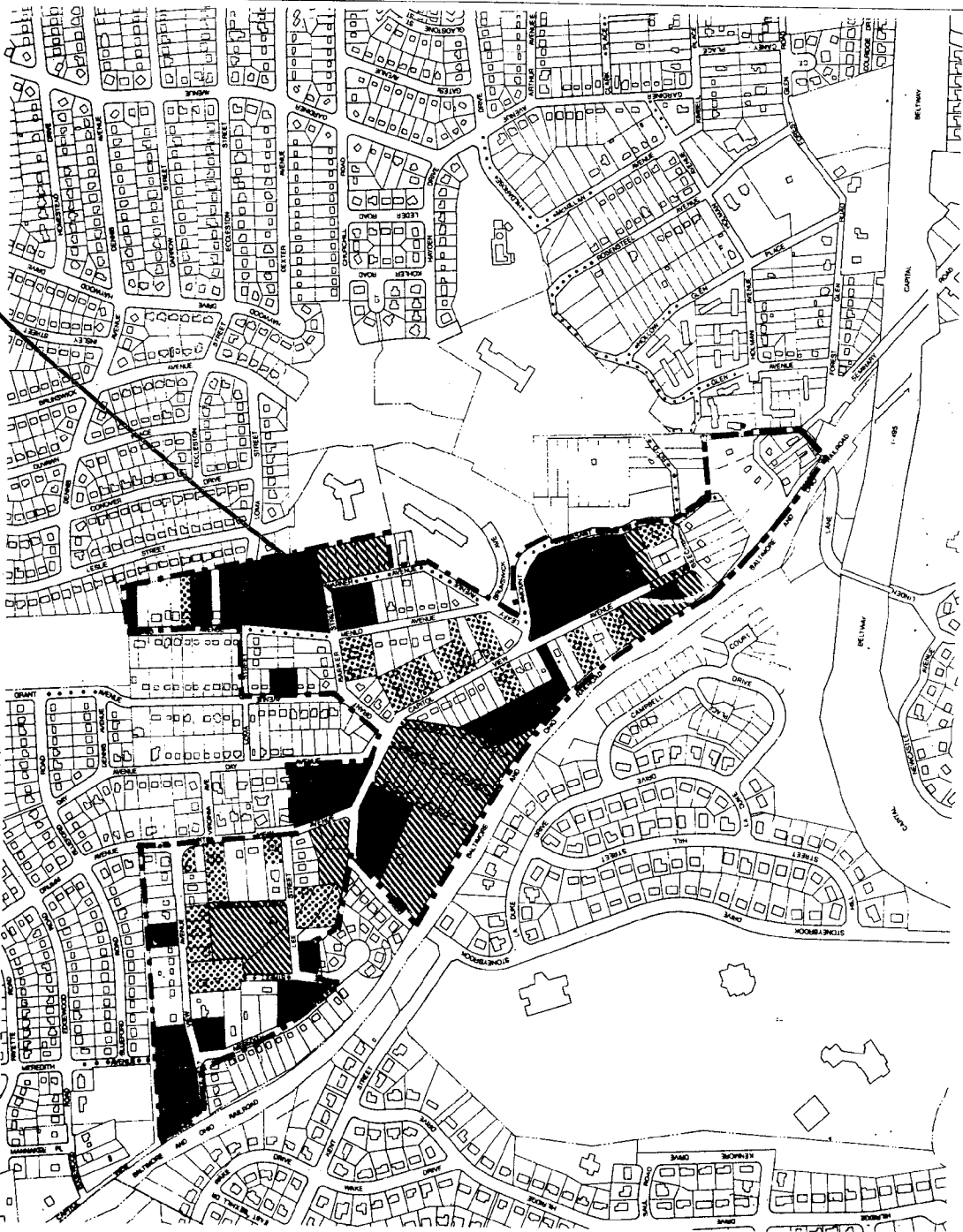
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

SUGARLOAF REGIONAL TRAILS
Box 87, Stronghold
Dickerson, Md. 20753
(301) 926-4510

16





10023 Merlo Avenue



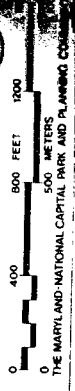
**PROPOSED
HISTORIC DISTRICT**

--- Historic District
Boundary

RESOURCES

-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 -)
-  Spatial

21



Capitol View Special Study Area
KENSINGTON - WHEATON PLANNING AREA

(5)