

31/7-96H 10023 Menlo Avenue
(Capitol View Park Historic Dst)



existing with
fence at front
of property,
Proposed fence to
match materials
and spacing,



Picket fence with
a 2x4 cap board
to be used as a
handrail
from front pickets
to stairs.



Some to be built
from new out to
existing pilot Some



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8/16/96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Carol & Terry Ireland

Address: 10023 Menlo Avenue Silver Spring

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: 9/15/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

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

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 995844 CONTACT PERSON Terry or Carol Ireland
 NAME OF PROPERTY OWNER Carol + Terry Ireland DAYTIME TELEPHONE NO. (301) 588-4420
 ADDRESS 10023 Menlo Ave. Silver Spring MD CITY STATE ZIP CODE 20910
 CONTRACTOR Long Fence TELEPHONE NO. (301) 662-7600
 CONTRACTOR REGISTRATION NUMBER H#IC# 9615-02
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10023 STREET Menlo Ave.
 TOWN/CITY Silver Spring NEAREST CROSS STREET Banker Street
 LOT 1+2 BLOCK 33 SUBDIVISION Capitol View Park
 LIBER 4972 FOLIO 338 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Plaze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 650.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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

3A. HEIGHT _____ feet 42 inches
 3B. 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 _____

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.

Carol Ireland Signature of owner or authorized agent 23 July 96 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 8/18/96

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

The existing structure is a farm-style Victorian built in 1889. It is a primary resource in the Capitol View Park Historic District and sits on a half-acre wooded lot.

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

We propose to install: ① a 42" high picket fence on the north side of the house, starting at the house and ending at the existing perimeter fence, to be consistent with the existing fence. It will be identical a picket fence which was there until 10 years ago. ② a 42" tall picket fence at the front of the property starting at the front steps & ending at the front gate. This fence will use a post with a 2x4 capwood to be used as a hand rail. The proposal is consistent with the existing fence & other fences in the historic District.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

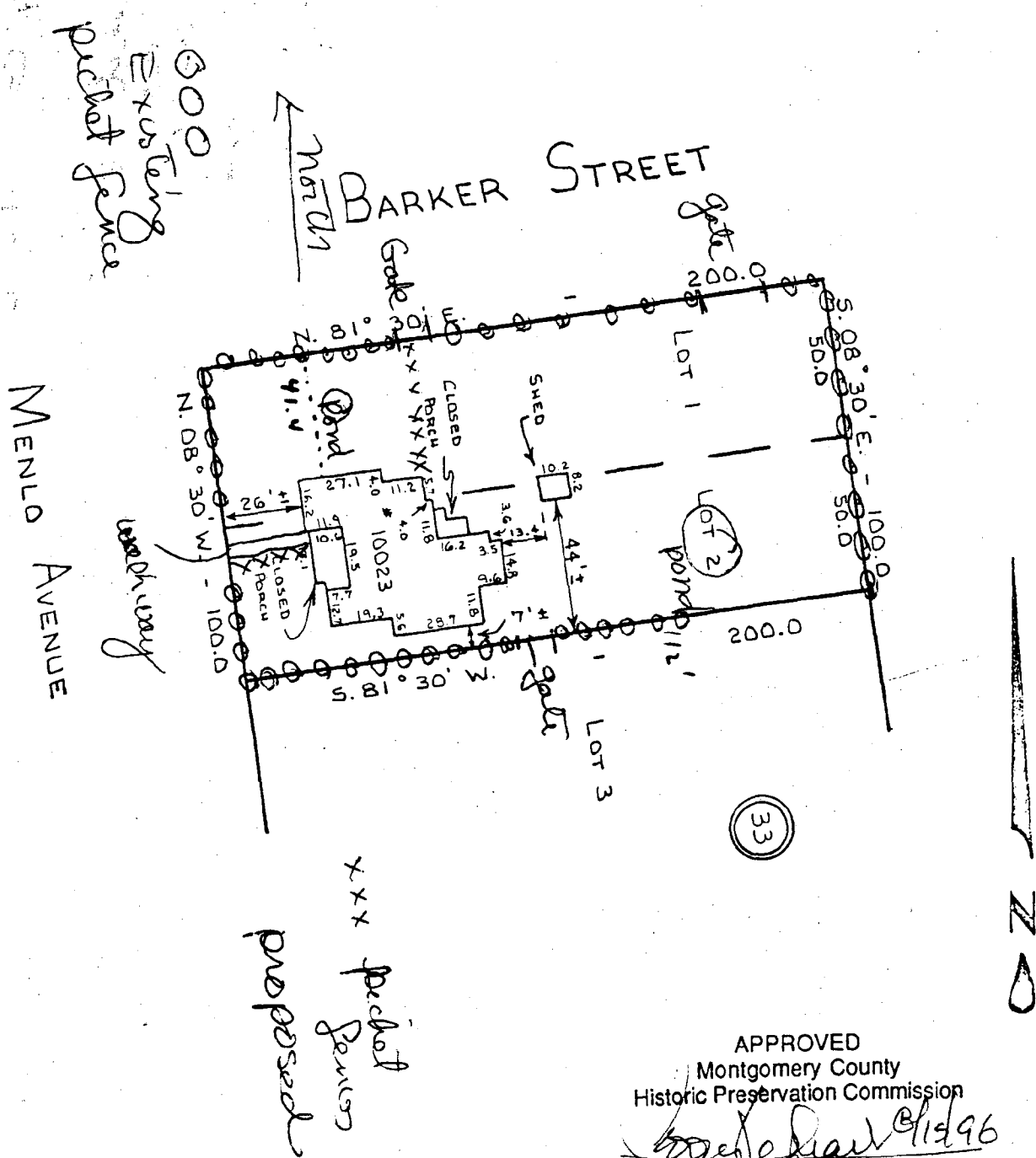
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines or are the existence of corner markers guaranteed. All information shown hereon taken from the and records of the county in which the property is located.

HOUSE LOCATION
 LOTS 1 & 2 BLOCK 33
 CAPITOL VIEW PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 9 Scale 1" = 50'

I hereby certify that the position of all of the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.
 [Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: MAY 30, 1977

CASE: 5-4133 D

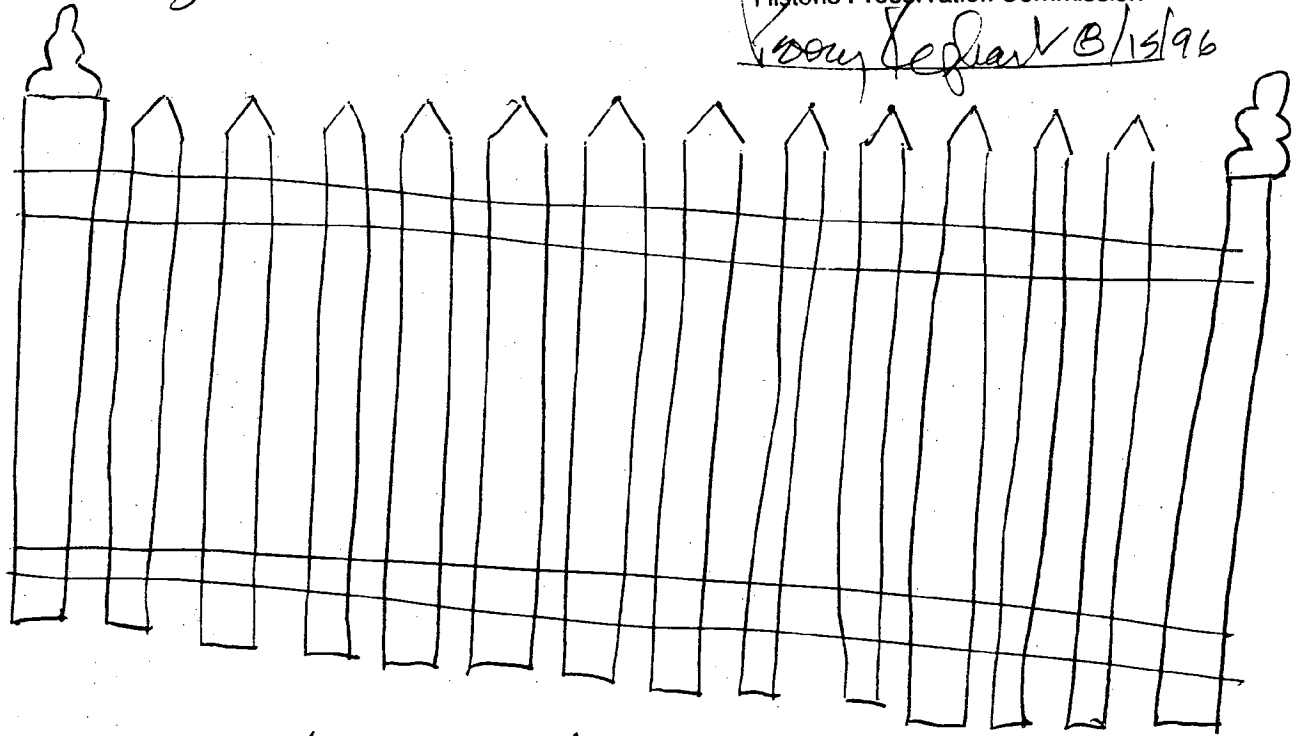
FILE: 1449

①

Side Fence

APPROVED
Montgomery County
Historic Preservation Commission

Don Legian 8/15/96

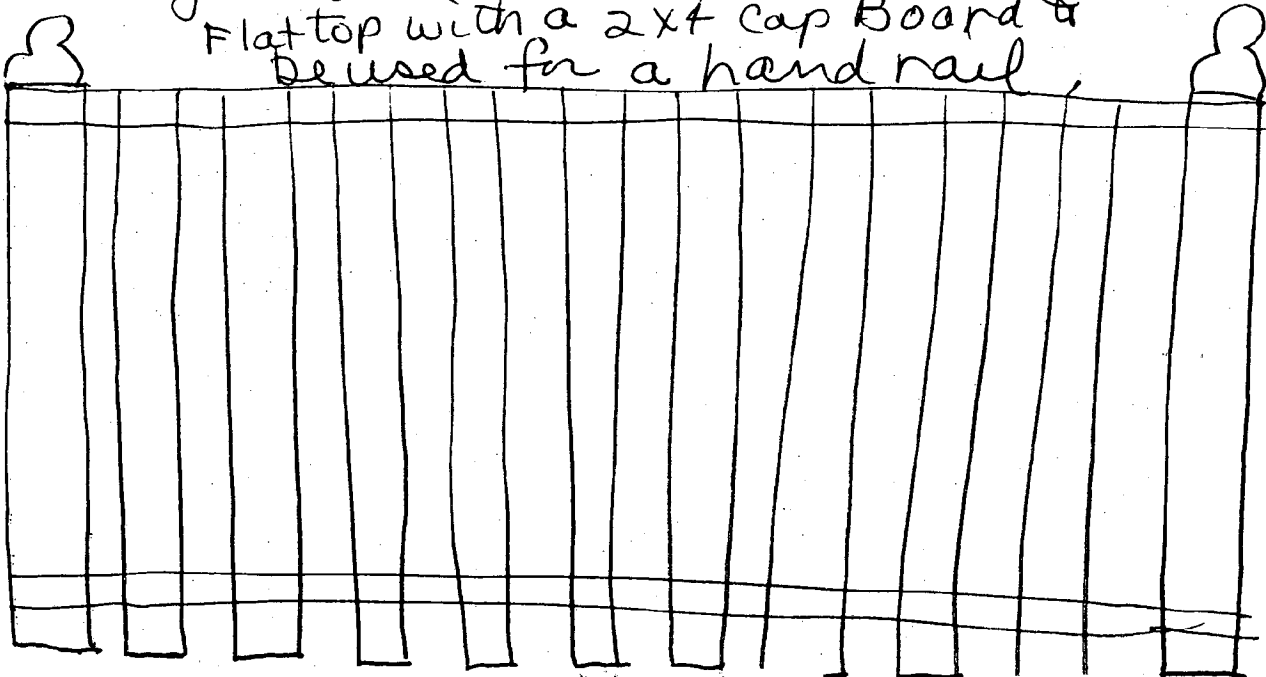


42" high Treated cedar 3 rail
picket fence with finials to match
existing fence. Please see picture

②

Front Fence

Flat top with a 2x4 cap board to
be used for a hand rail



**Expedited
Historic Preservation Commission Staff Report**

Address: 10023 Menlo Ave, Silver Spring **Meeting Date:** 08/14/96
Resource: Capitol View Park Historic District **Public Notice:** 07/31/96
Case Number: 31/7-96H **Report Date:** 08/07/96
Review: HAWP **Tax Credit:** None
Applicant: Carol & Terry Ireland **Staff:** Perry Kephart

DATE OF CONSTRUCTION: 1889

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Wood frame Craftsman with shingle siding.

PROPOSAL:

Applicant proposes to add two sections of 42" high white wood picket fence similar in design to present fencing. The new fences would run from the front door to the existing front fence along the right side of the front walk on the Menlo Avenue side and from the boundary fence up to the side door of the house on the Barker Street side. The fences would be flat above the cap board so they can be used as hand rails.

RECOMMENDATION: Approval
 Approval with conditions:

1. _____
2. _____
3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or 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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely,
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.
8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding,

contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON TERRY OR Carol Ireland
DAYTIME TELEPHONE NO. (301) 588-4420

TAX ACCOUNT # 995844

NAME OF PROPERTY OWNER Carol Terry Ireland DAYTIME TELEPHONE NO. (301) 588-4420

ADDRESS 10023 Menlo Ave. Silver Spring MD 20910
CITY STATE ZIP CODE

CONTRACTOR Long Fence TELEPHONE NO. (301) 662-1600
CONTRACTOR REGISTRATION NUMBER H#IC# 9615-02

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10023 STREET Menlo Ave.

TOWN/CITY Silver Spring NEAREST CROSS STREET Banker Street

LOT 1+2 BLOCK 33 SUBDIVISION Capitol View Park

LIBER 4972 FOLIO 338 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 650.00

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

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

3A. HEIGHT _____ feet 42 inches

3B. 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 _____

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.

Carol S. Ireland 23 July 96
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Date

5

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

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 farm-style Victorian built in 1889. It is a primary resource in the Capitol View Park Historic District and sits on a half acre wooded lot.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: ^{wooden space}

We propose to install: ① a 42" high picket fence on the north side of the house starting at the house and ending at the existing perimeter fence. + to be consistent with the existing fence. It will be identical a picket fence which was used until 10 years ago. ② a 42" tall picket fence at the front of the property starting at the front steps & ending at the front gate. This fence will use a 2x4 cap board to be used as a hand rail.
- flat top
SITE PLAN
the proposal is consistent with the existing fence + other fences in the historic District
Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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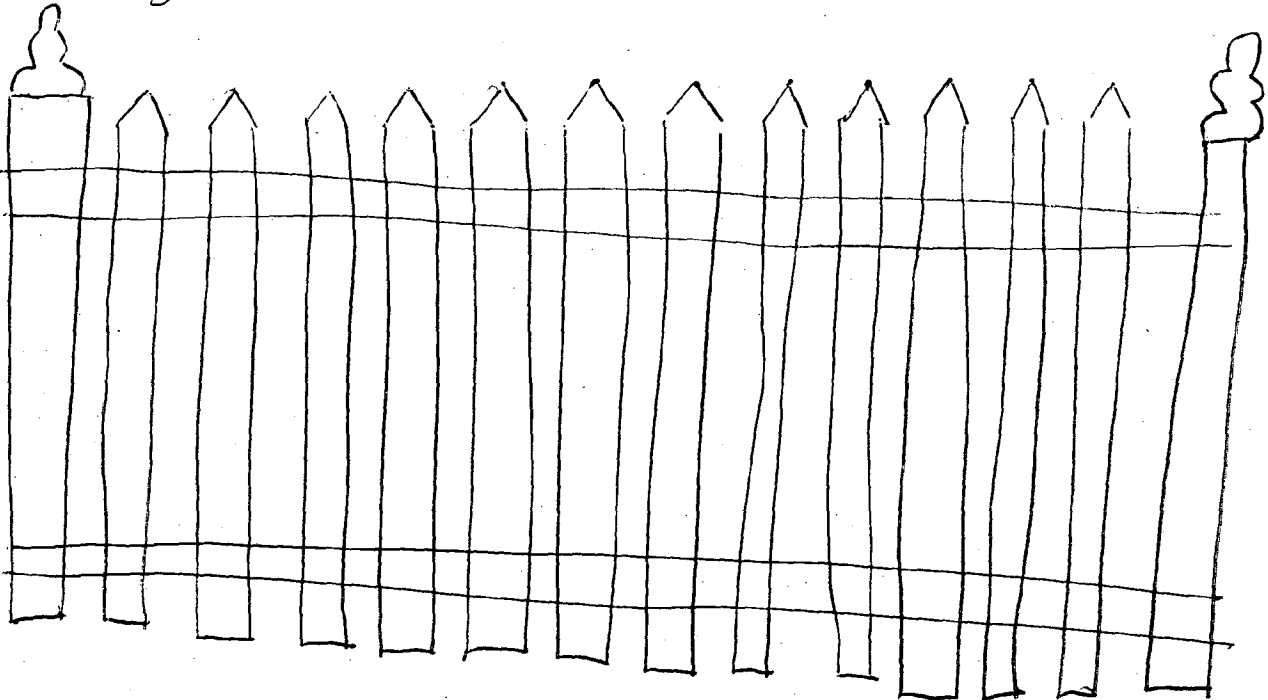
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- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

①

Side Fence

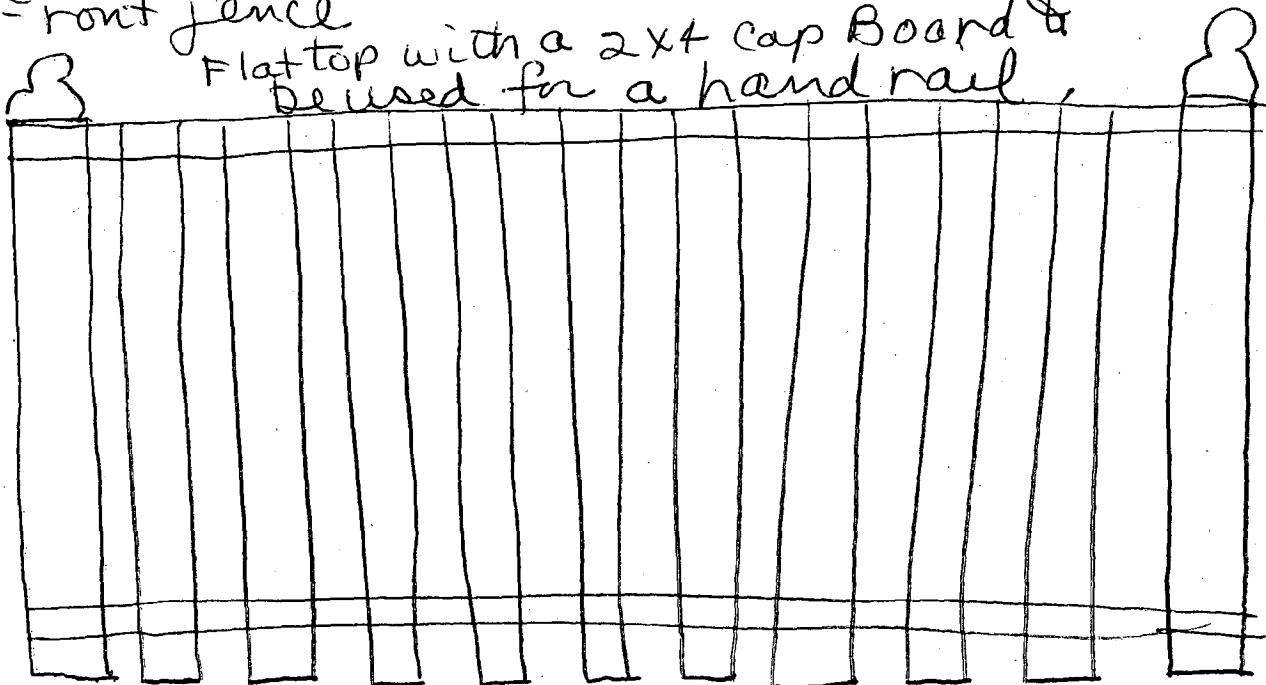


42" high Treated cedar 3 rail picket fence with finials to match existing fence. Please see picture,

②

Front Fence

Flat top with a 2x4 cap Board to be used for a hand rail,



⑦

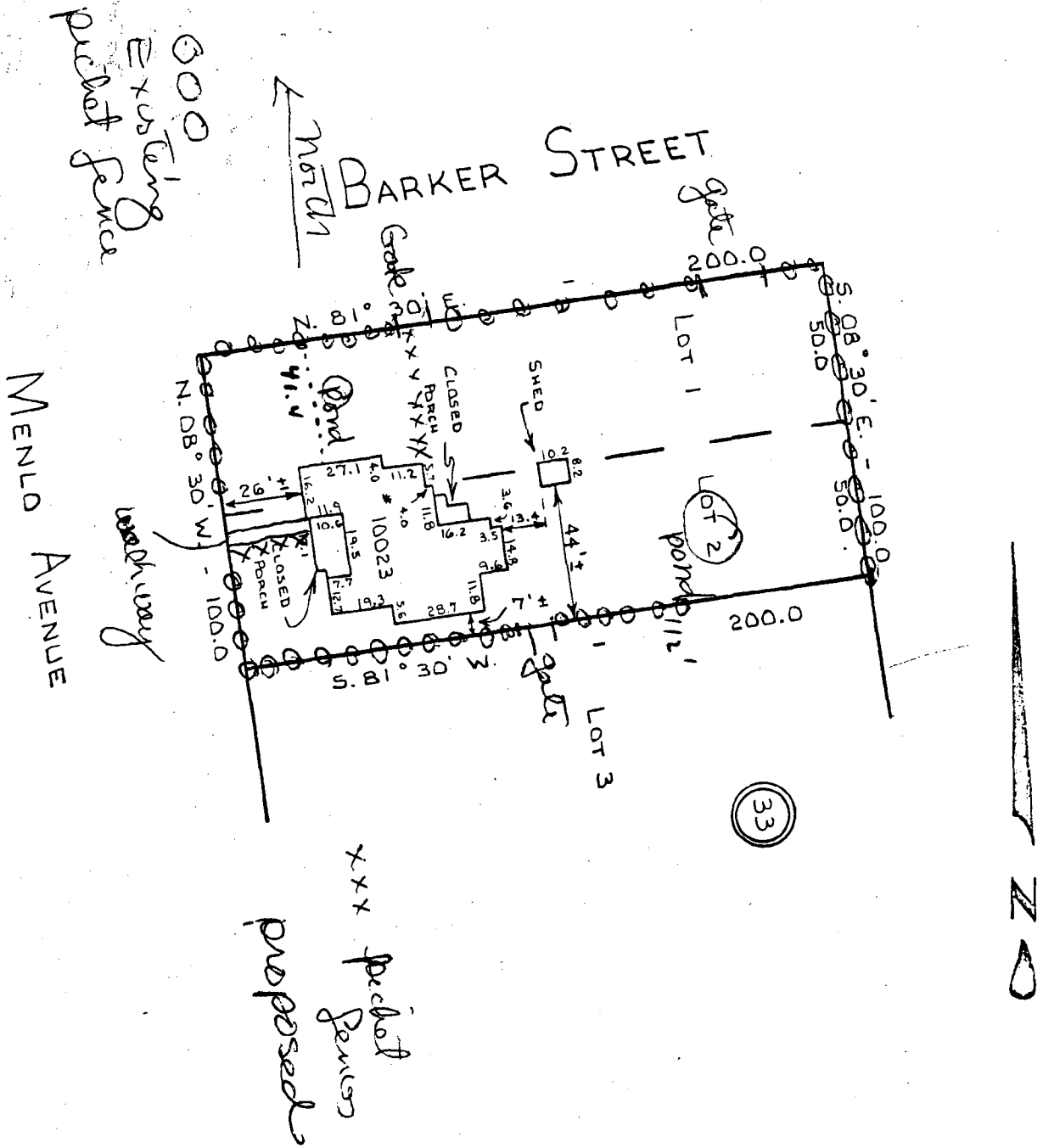
HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Pat Kenny + Doug Reingold
2914 Barker St.
Silver Spring MD 20910

Andy + Sharon Heaton
2903 Barker St.
Silver Spring MD
20910

Margaret + Blair Gunn
2901 Barker St.
Silver Spring MD
20910

Marion Cadey
10019 Merlo Ave
Silver Spring MD
20910



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located.

HOUSE LOCATION
LOTS 1 & 2 BLOCK 33

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book A Plat 9 Scale 1" = 50'

I hereby certify that the position of all of the existing improvements on the above described property has been established by a transit tape measurement and that unless otherwise shown there are no encroachments.

Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: MAY 30, 1977

CASE: 5-4133 D

FILE: 1449

