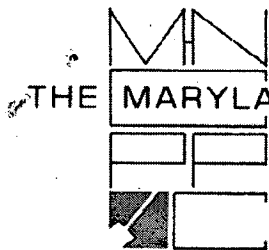


21/7-99E 10023 Menlo Avenue
(Capitol View Park Historic Dist.)



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

August 6, 2004

Reggie Jetter

Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

RE: Walkway Replacement
10023 Menlo Avenue, Capitol View Park Historic District

Mr. Jetter:

I am writing you this letter in response to a conversation I had today with Mrs. Carol Ireland, owner of abovementioned property. As the attached correspondence indicates, the owners of the house would like to replace the existing and deteriorated concrete walkway with a brick walkway in the same location and with the same dimensions as the existing.

Please utilize this letter as the Commission's support for the issuance of a building permit for this change. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you so much for your continued support of our program and your assistance in this matter.

Sincerely,

Michele Naru, Senior Planner
M-NCPPC - Historic Preservation Office

Cc: Mrs. Carol Ireland, Owner

4 Aug 04

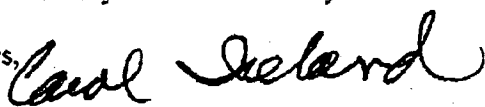
Michelle Naru
Historic Preservationist
Historic Preservation Commission
1109 Spring Street #801
Silver Spring, MD 20910

Dear Michelle,

Thank you for talking to me about our broken sidewalk.

We will remove the existing broken concrete walkway and replace it to match the already approved brick walkways in the rest of the yard.

Sincerely yours,



Carol and Terry Ireland
Capitol View Park Historic District
10023 Menlo Avenue
Silver Spring, MD 20910
(301) 588-4420
FAX

(301-588-7284

HPC FAX 301-563-3412

#Aug04

Michelle Naru
Historic Preservationist
Historic Preservation Commission
1109 Spring Street #801
Silver Spring, MD 20910

Dear Michelle,

Thank you for talking to me about our broken sidewalk.

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Sincerely yours,



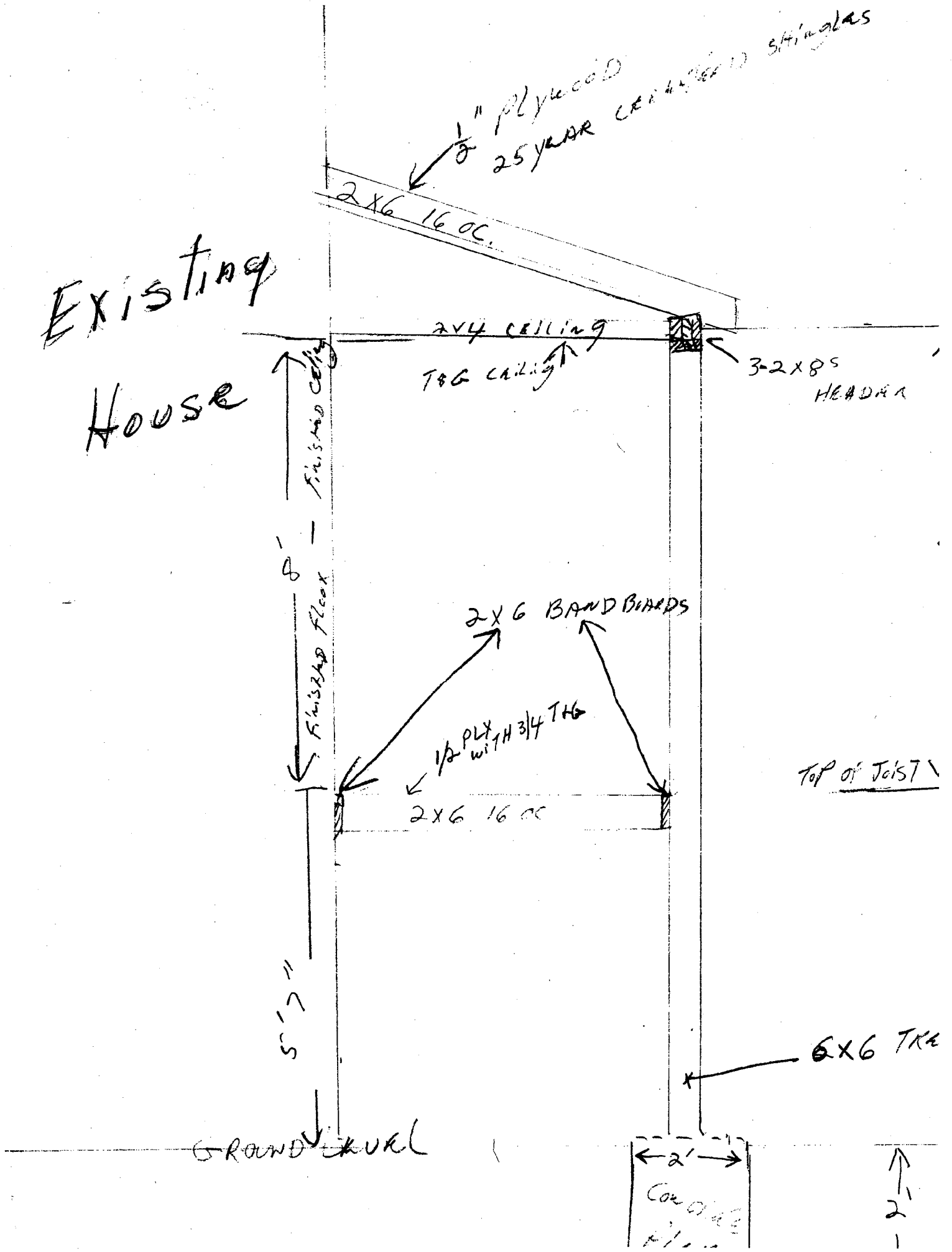
Carol and Terry Ireland
Capitol View Park Historic District
10023 Menlo Avenue
Silver Spring, MD 20910
(301) 588-4420
FAX

(301-588-7284

HPC FAX 301-563-3412

Existing

House

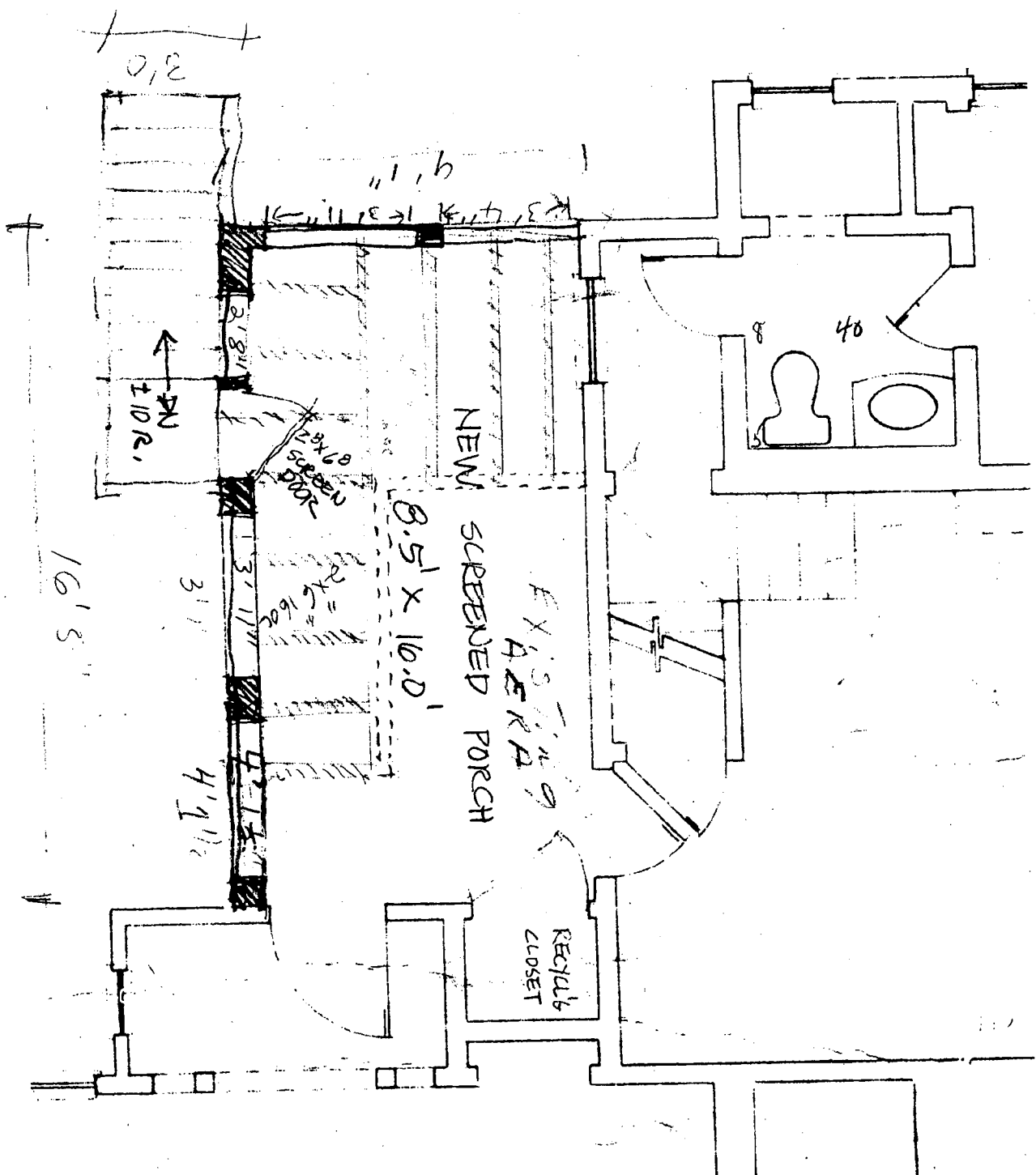


Ireland
 10023 Menlo Ave.
 Silver Spring
 Capital View Park
 H.D.

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

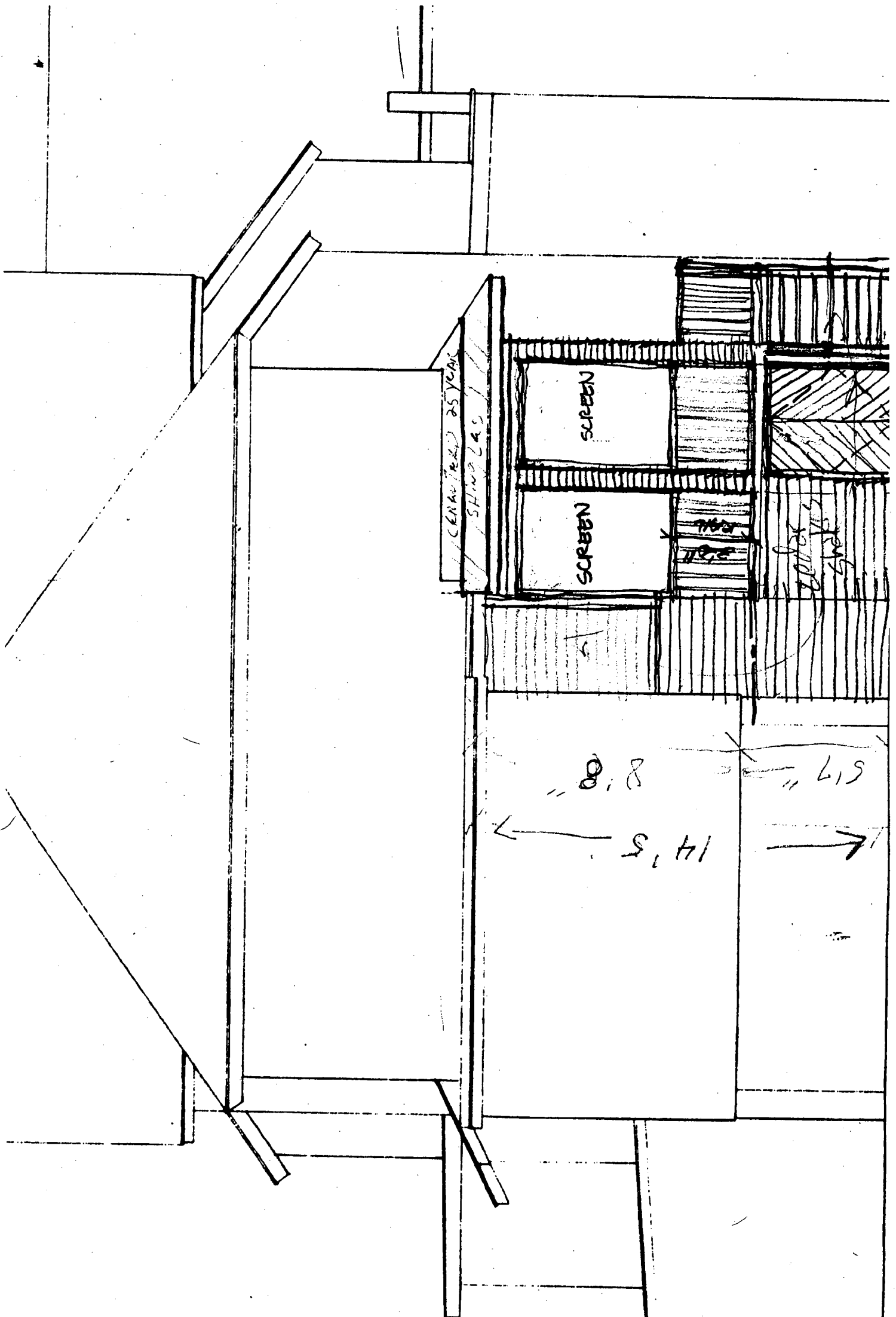
PDZ
 8/13/99



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten Signature]

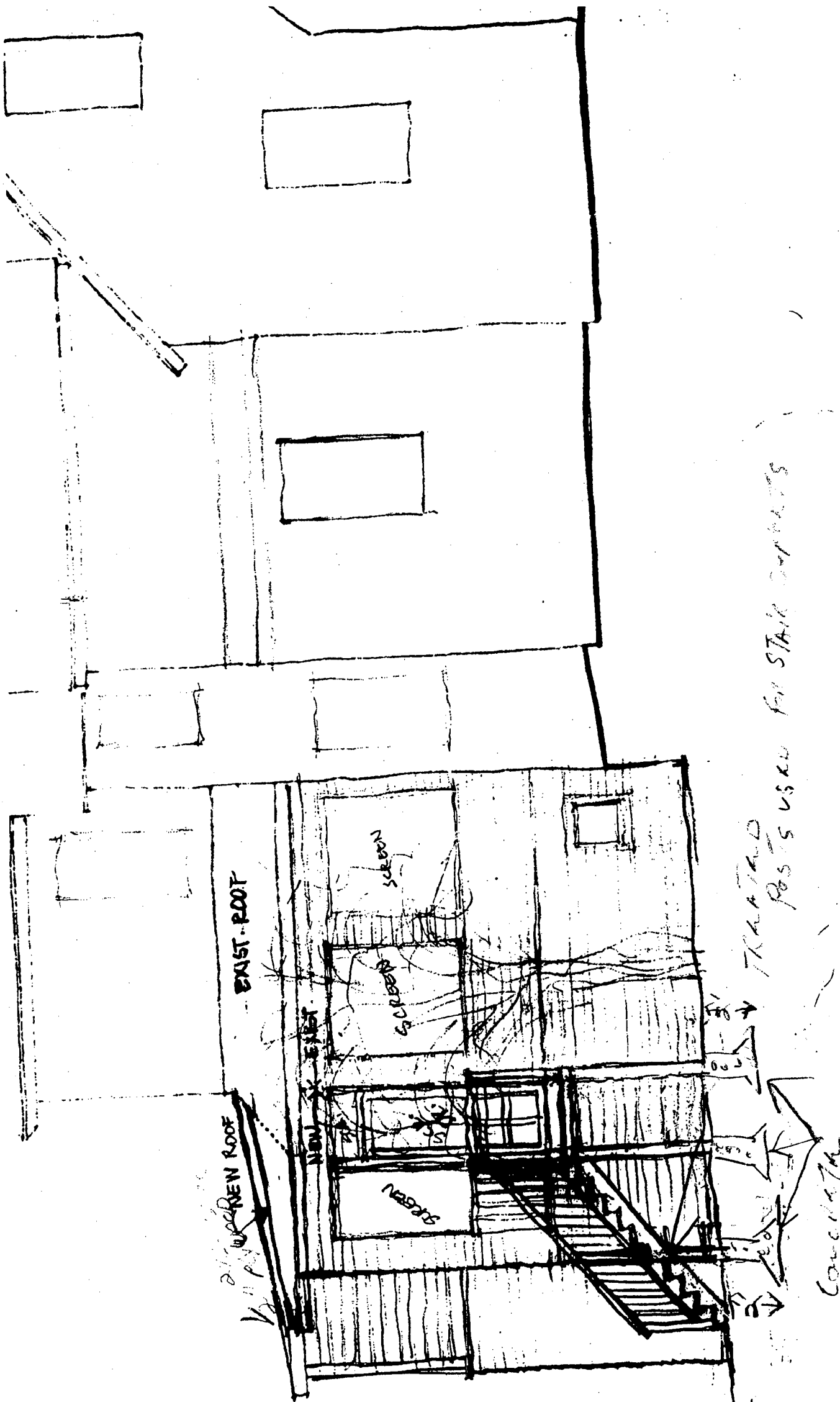
PDZ
 8/13/99



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]

PDZ
 5/13/99



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten Signature]

PDZ
 8113799

M-NCPPG



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: June 24, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied
 Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Terrence & C.S. Ireland
Address: 10023 Menlo Ave, Capital View Park H.D.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Carol on Terry Ireland
Daytime Phone No.: 301 588-4420

Tax Account No.: 995844
Name of Property Owner: C Terrence + CS Ireland Daytime Phone No.: 301 588-4420
Address: 10023 Menlo Ave Silver Spring MD 20910-1055
Street Number City State Zip Code
Contractor: Jack Wellings Constructors / Design Phone No.: 301 913 2121
Contractor Registration No.: 36471
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10023 Street: Menlo Ave
Town/City: Silver Spring Nearest Cross Street: Barker
Lot: 1 Block: 33 Subdivision: Capitol View Park
Liber: 4972 Folio: 338 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 8,000
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 _____ 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 6/2/99
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6/23/99
Application/Permit No.: 9906020070 Date filed: 6/2/99 Date issued: _____

**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 2 1/2 story frame + shingle and German Siding Victorian house which has 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 borders and is enclosed by a white painted picket fence. There are over 100 trees on the property.

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

We propose to extend an existing glassed in porch by 6' and install screens in place of the glass. We will remove the existing stairs to widen the porch to the existing foundation. New stairs will be constructed. A new pillar will be added in the existing shingle style. The new pillar will match the existing shingles. The project will give the porch a screened in porch making decks are out of a storage area. The project will not be visible from the front and will follow the existing footprint of the house and existing roofline.

2. SITE PLAN

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

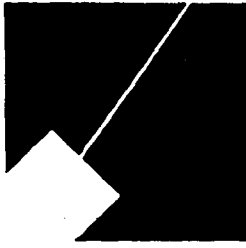
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 6/24/99
TO: Local Advisory Panel/Town Government
FROM: Historic Preservation Section, M-NCPPC

CAPITOL VIEW PARK
HISTORIC DISTRICT

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 6/23/99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\laphawp.ltr

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10023 Menlo Avenue Meeting Date: 6/23/99
Resource: Capitol View Park Historic District Review: HAWP
Case Number: 31/7-99E Tax Credit: No
Public Notice: 6/9/99 Report Date: 6/16/99
Applicant: Terrence & C. S. Ireland Staff: Robin D. Ziek
PROPOSAL: Porch addition RECOMMEND: Approval

Resource: Outstanding Resource in the Capitol View Park Historic District
Style: Shingle Style
Date: 1870 - 1916

The subject property is a 2-story frame house with the majority of the cladding being wood shingle, with some additional areas clad with wood German siding. This corner property addresses Menlo Avenue, while the elevation facing Barker Street was designed as a secondary elevation.

PROJECT DESCRIPTION

The applicant proposes to reconfigure and enlarge an existing back porch with back stairs. The porch would be extended 6' to the rear of the house, meeting the edge of an existing rear addition. A new door and new back steps would be installed at the outside corner of the porch to provide access to the back yard. The existing glazing would be removed and the new porch would be screened. The new porch supports would be clad with shingles to replicate the existing porch supports. All of the materials would match existing. The roof would not change on the north elevation. The new roof extension, at the back of the house, would match the existing roof of the existing rear addition and abut this rear addition.

STAFF DISCUSSION

The existing porch essentially provides an airlock and a rear entrance to the house. This existing corner entrance is offset by both a rear and side addition. The proposed alteration is a small change to a minor elevation and will not substantially alter the massing of the structure. The use of wood shingle as the cladding material will help to keep the definition of this corner, as it is developed between the two small existing additions.

STAFF RECOMMENDATION

Staff recommends, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

(1)

and with Secretary of the Interior's Standards for Rehabilitation #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.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

Carol and Terry Ireland
10023 Menlo Avenue
Silver Spring, MD 20910-1055
(301) 588-4420
FAX (301) 588-8468

Robin D. Ziek
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Robin:

Enclosed please find a clarification of the 6' extension of the porch for 10023 Menlo Avenue. We were aided in this clarification by an architect member of the LAP, Emily Volz.

The existing small porch is currently glassed-in and has stairs which are covered by the porch roof and are an integral part of the porch.

We propose to remove the glass, replace it with screening and remove the existing door which leads to the stairs, and remove the stairs to widen the porch where it is narrowed because of the interior stairs.

We would add two shingled pillars (at the end of the porch) to match the existing pillars. At the rear end of the new extension we would have the screening floor to ceiling to gain more air flow. We will have a white painted 3' picket railing at this end of the porch. The existing side openings will remain the same but will have screens instead of glass. The base of the 6' extension will be shingle and painted to match the existing shingles.

The stair exit from the new portion of the porch will follow the line of the porch and have pickets to match the extension of the porch and will be painted white to match the existing pickets on the upper front porch at the front of the house.

The roof line will be an extension of the existing almost flat roof from the rear extension of the house which will then connect to the existing roof of the current porch. Please see the architect's drawing showing the connection of the two roofs. Please see Plan C+ and photos 1, 2, and 3 which show the roof of the rear extension that will connect with the new porch extension.

I hope with the help of LAP member and architect, Emily Volz, that we've been able to clarify our project. If you have any questions please do call us. We appreciate your help and comments.

Sincerely yours,

Carol & Terry Ireland
Carol and Terry Ireland

(circle 12,
14)

(3)

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Carol or Terry Ireland
 Daytime Phone No.: 301 588-4420

Tax Account No.: 995844

Name of Property Owner: C Terrence + CS Ireland Daytime Phone No.: 301 588-4420

Address: 10023 Menlo Ave Silver Spring MD 20910-1055
Street Number City State Zip Code

Contractor: Jack Wellings Constructors / Design Phone No.: 301 913 2121

Contractor Registration No.: 36471

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10023 Street: Menlo Ave
 Town/City: Silver Spring Nearest Cross Street: Barber
 Lot: 1 Block: 33 Subdivision: Capital View Park
 Liber: 4972 Folio: 338 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 8,000

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 _____ 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

Signature of owner or authorized agent

6/2/99

Date

9906020090

Approved: _____

For Chairperson, Historic Preservation Commission



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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6. TREE SURVEY

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Marion Edog
10019 Mento Ave.
Silver Spring MD
20910

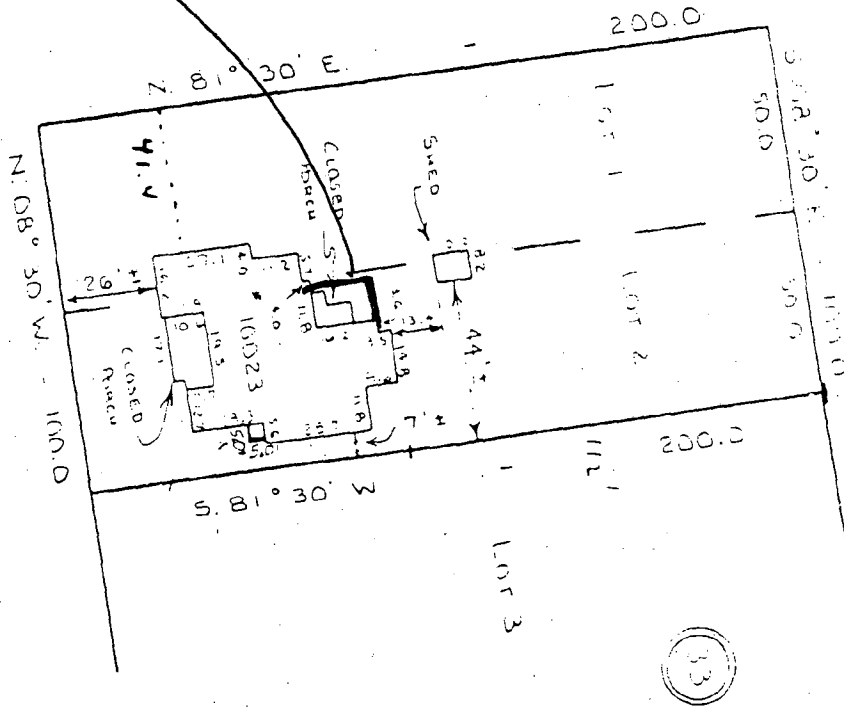
David + Migdalia Marcus
2903 Barber ST
Silver Spring MD
20910

Margaret + Blair
Turner
2901 Barber ST
Silver Spring MD
20910

Pat Henney + Doug Bergold
2910 Barber St.
Silver Spring MD
20910

Handwritten: punch 9 / extend center
 BARKER STREET

MENLO AVENUE



CAPITOL SURVEYS

HOUSE LOCATION
 LOTS - E 2 BLOCK 33

CAPITOL VIEW PARK

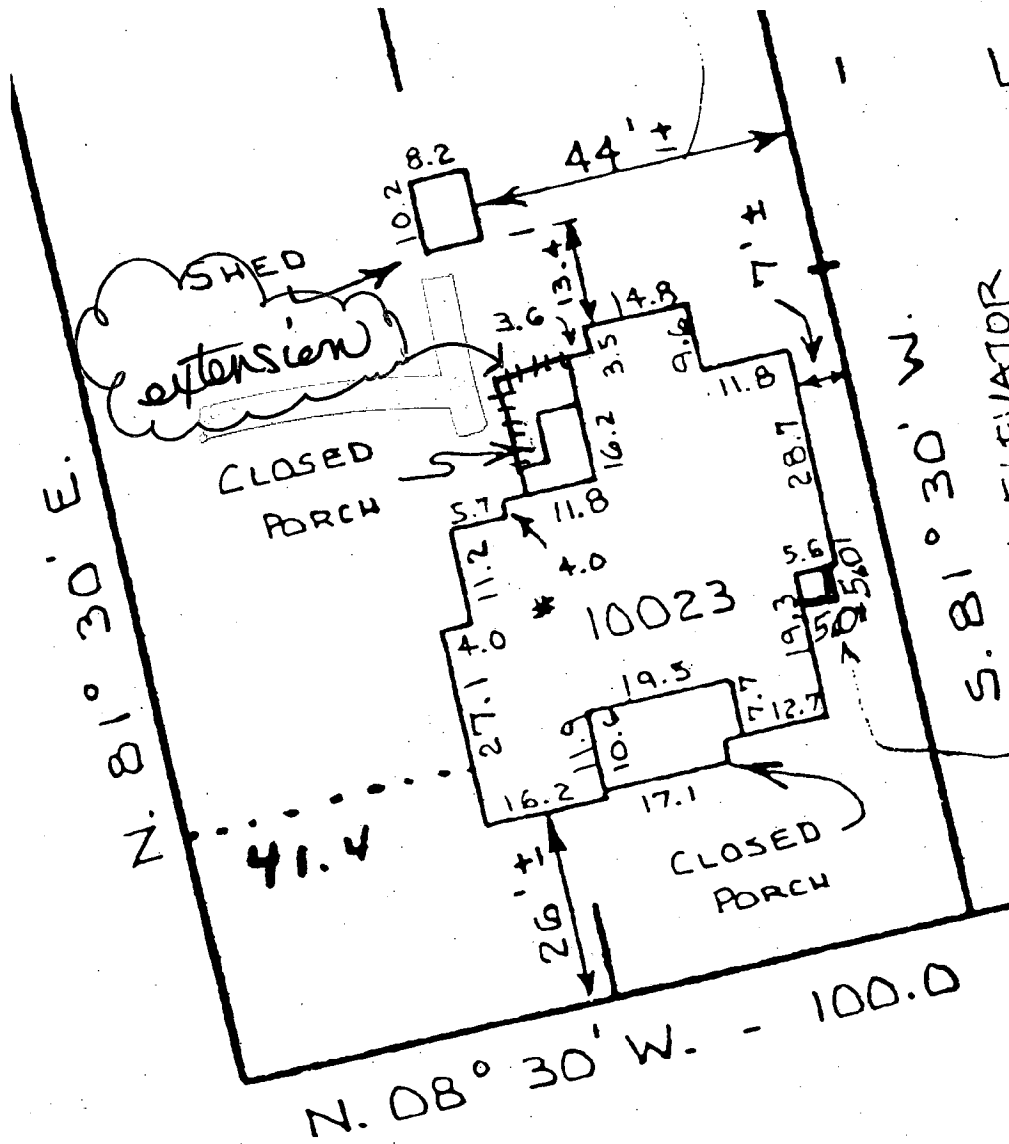
MONTGOMERY COUNTY, MARYLAND

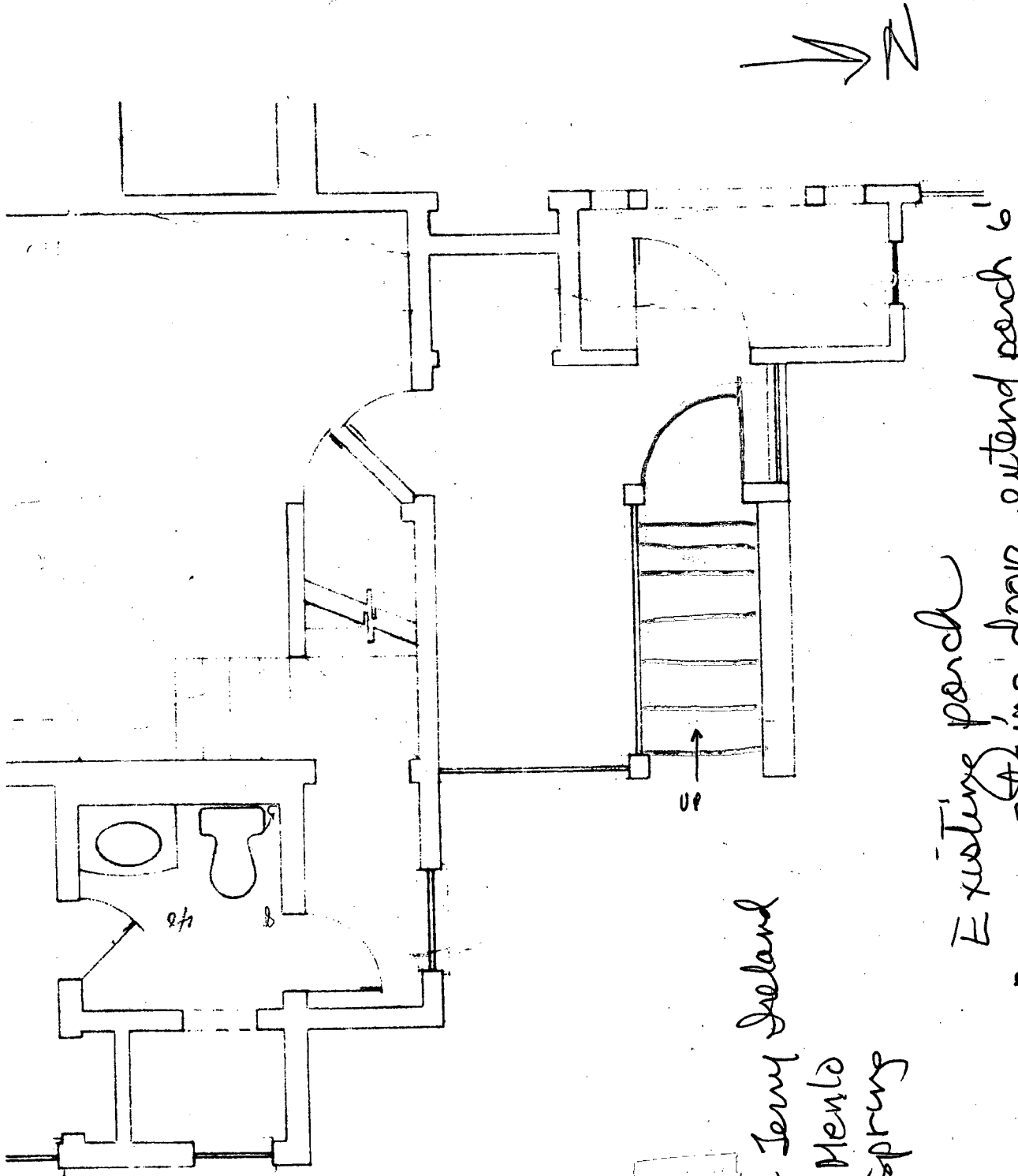
Recorded in Plat Book A Plat 2 Scale = 50

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

The surveyor has examined the original records of the survey and the same are found to be correct and true to the original plan.



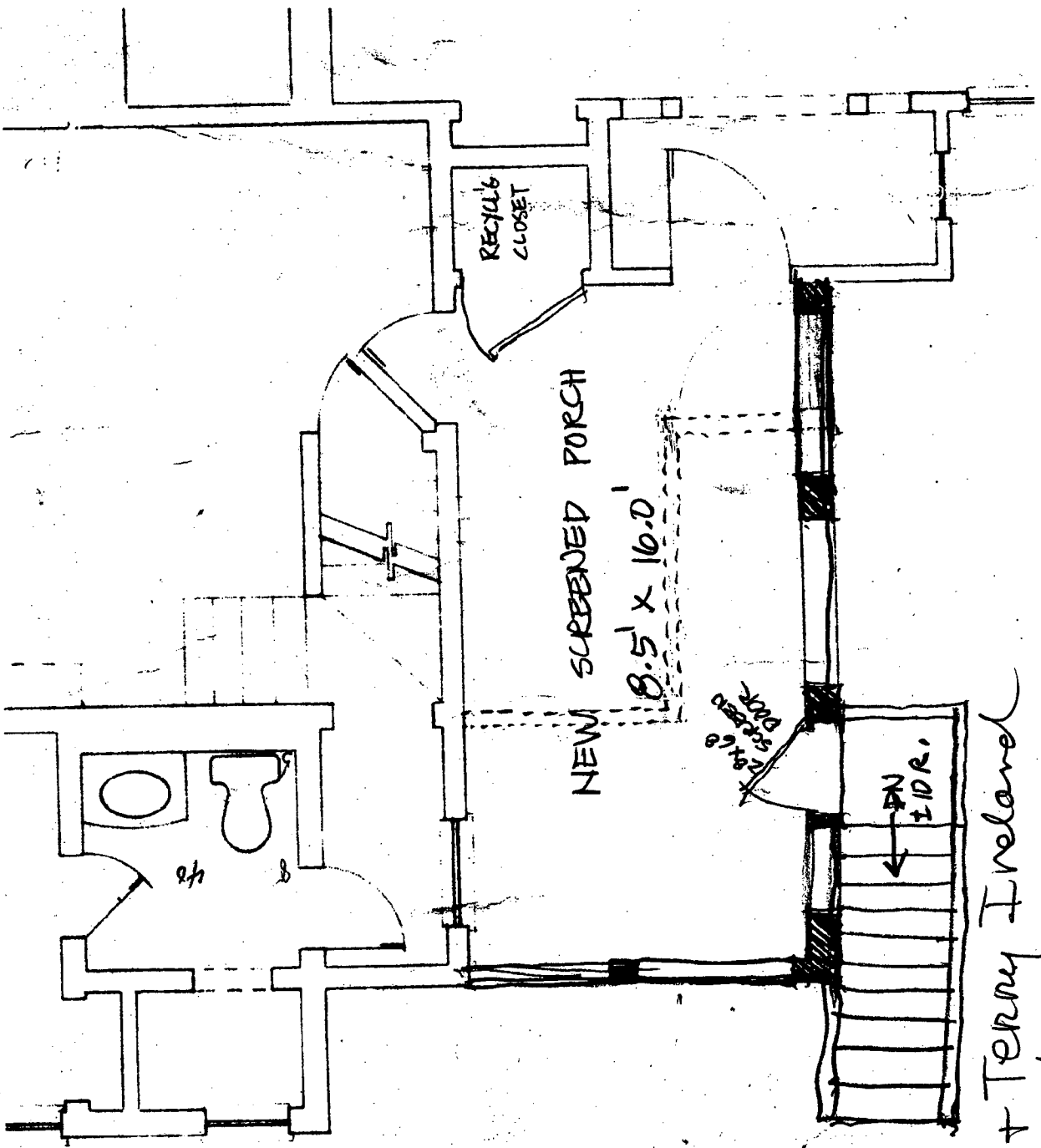
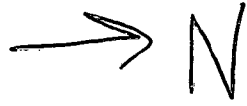




Carol + Jerry Ireland
 10023 Menlo
 Silver Spring

Existing porch
 Remove stairs, door, extend porch 6'
 add exterior stairs

EXISTING PLAN

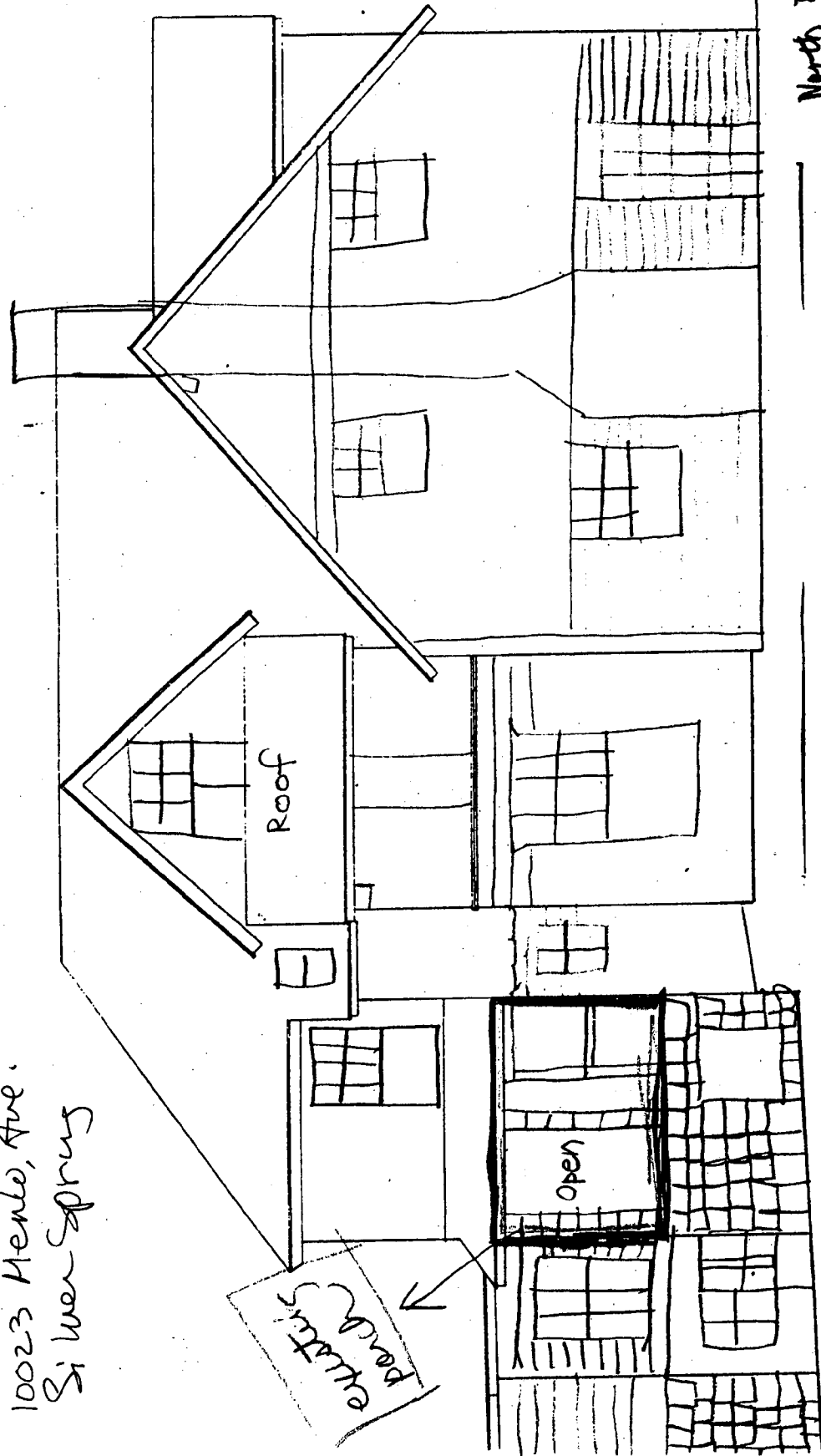


PROPOSED PLAN

Carol + Terry Ireland
10023 Mento
Silver Spring
New expanded screened porch

10

10023 Mendocino Ave.
Silver Spring

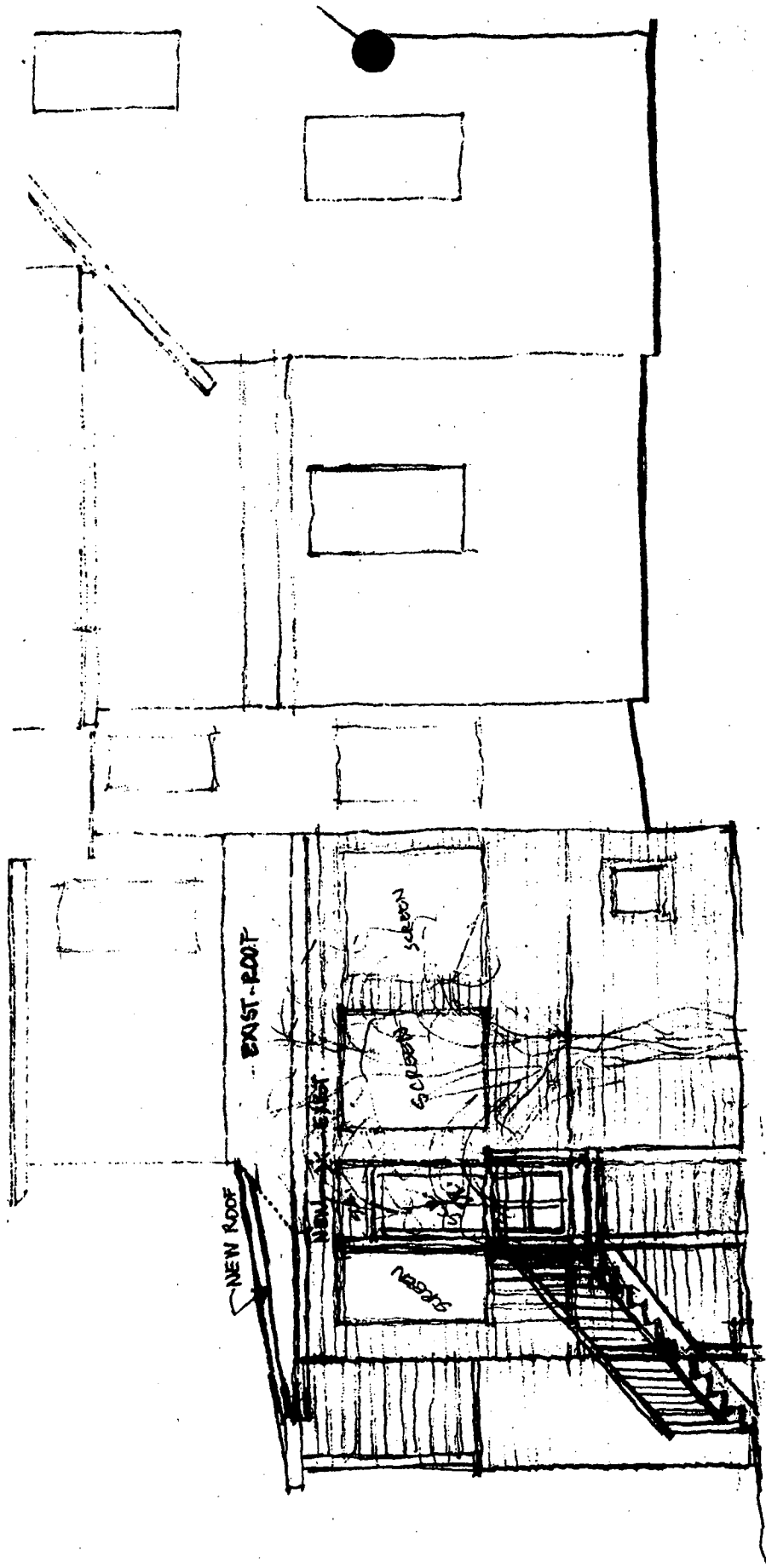


existing
North Elevation

existing porch

IRELAND RESIDENCE
10023 MENDOCINO AVE.

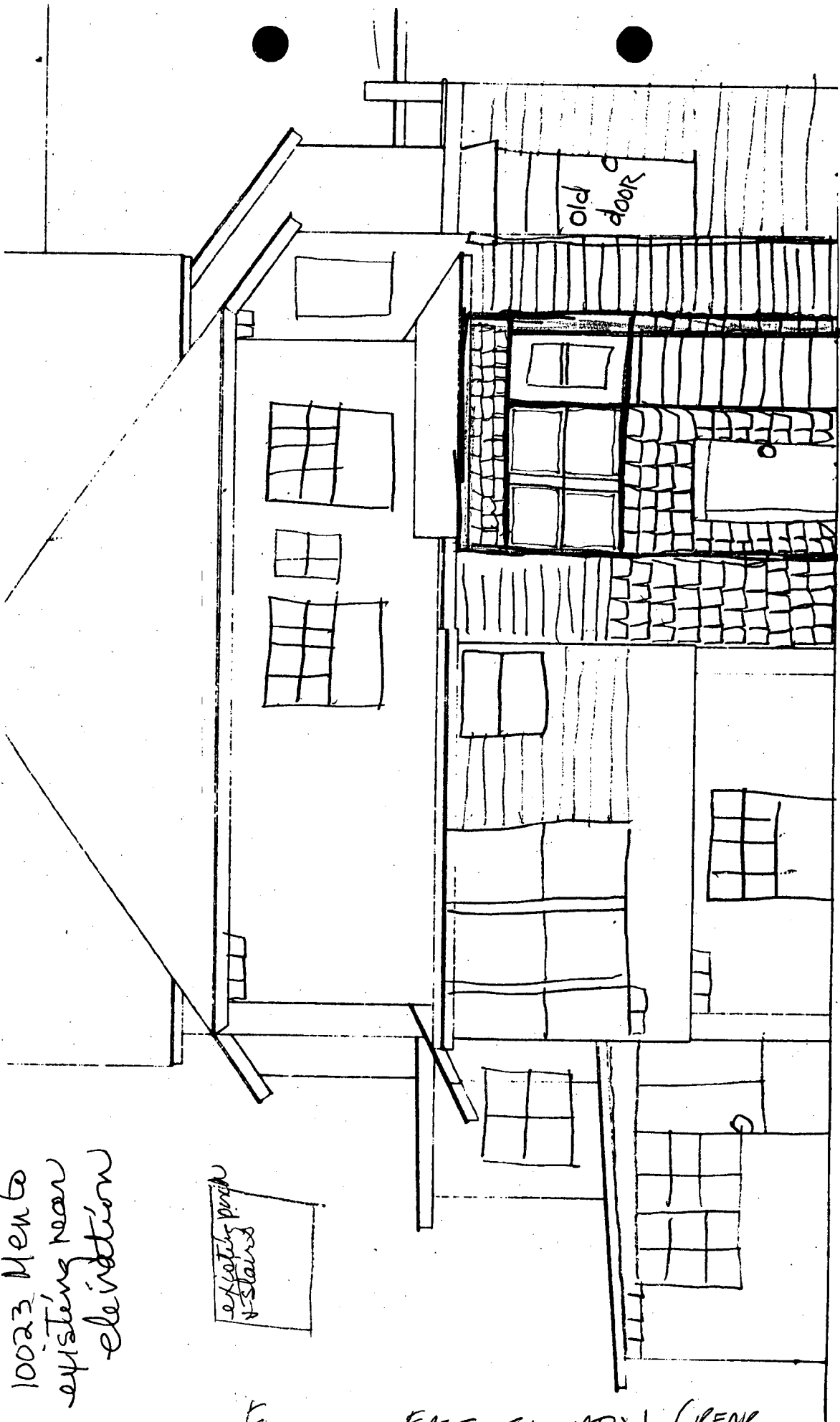




PROPOSED
NORTH ELEVATION

10023 Men to
existing near
elevation

existing porch
& stairs



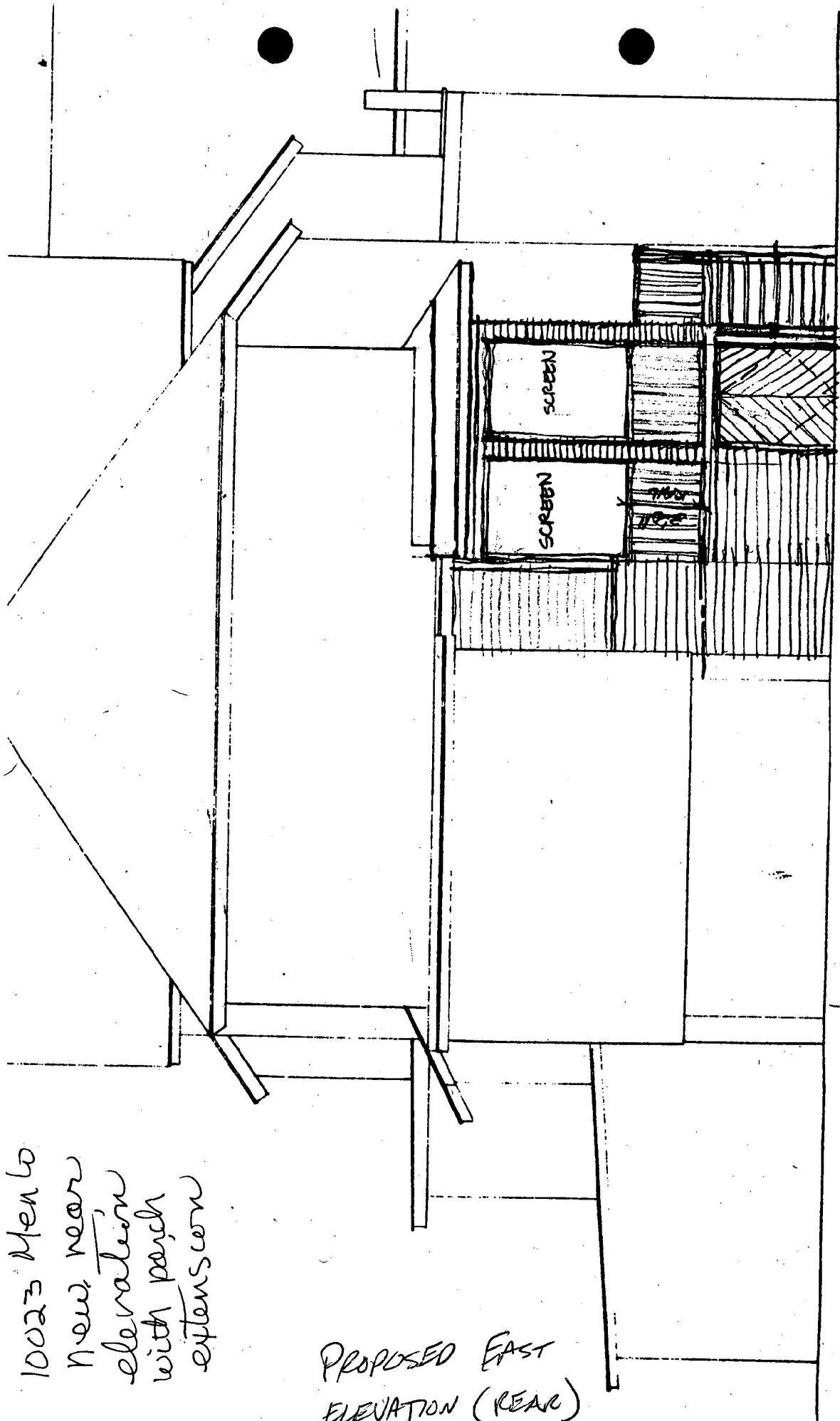
EXISTING EAST ELEVATION (REAR)

(13)

10023 Menlo
New rear
elevation
with porch
extension

PROPOSED EAST
ELEVATION (REAR)

14





Porch extends 6' to edge of German siding.
Will not impact tree.



Existing porch will be extended 6' to edge
of rear of house.

4



REAR ELEVATION

16



Rear + side
elevation
connecting
flat roof

NE CORNER

(17)

Rear + side
elevation
connecting
flat roof

①





3





lock extends to
to edge of Curman
Siding, will not
impact well



Existing porch will
be extended 6' to
edge of rear of house





Fujicolor

1971-1972

Archive

remove stairs

1971

1971 Archive

1971

1971