

31/7 10203 Menlo Ave.
HAWP 15-88

HOME STRETCHERS, INC.

May 22, 1988

NED HENGERER
President
M.H.I.C. #16964
M.C.B.C.L. #2742

11011 Brent Road
Potomac, Maryland 20854
(301) 299-3059

Ron Isaksen
Chairman, Capitol View Local
Advisory Committee
1416 Fenwick Lane
Silver Spring, Maryland
20910

Re: Application for Historic Area Work Permit
10203 Menlo Avenue, Silver Spring, Maryland
Lot 12, Block 18, Capitol View Park
New Victorian Style Residence

Dear Mr. Isaksen:

On behalf of my company, Home Stretchers, Inc., I am submitting, for your review and approval at the June 6th meeting of the Capitol View Local Advisory Committee, an application for a historic area work permit. It is my understanding that you will then forward the application to the Montgomery County Historic Preservation Commission. The proposed project is a new single family residence on an undeveloped lot located at 10203 Menlo Avenue, Silver Spring, Maryland (Lot 12, Block 18, Capitol View Park).

By way of background, Home Stretchers purchased the lot last May. I was particularly attracted to the natural beauty of the lot (half the lot is subject to a larger conservation easement with a wet weather stream), as well as the historic district. As I think you will agree--after looking at the attached photos of the Williamsburg reproduction which Home Stretchers recently completed in Potomac--I both favor designing and building homes of genuine historic architectural style, and am equipped to do so.

I have taken a full year to make application because of the difficulty selecting the proper design for this unusual building lot. I first designed a "Prairie style" residence, which was advertised in the September 1987

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issue of Preservation News; I have long been a member of the National Trust. Frankly, however, Frank Lloyd Wright does not sell well in this area. I then designed a reproduction of the "Tayloe" house, which is a prime example of the "isolated terrace/ gambrel roof" design at Colonial Williamsburg. A Dutch colonial allows a lower per foot construction cost than the Wright design, which is needed for this lot, in light of the many non-historic post-war bungalows in the neighborhood, which cap the local market. I eventually concluded that this design would not mesh with the general style of the Capitol View district.

I did not turn initially to a Victorian design for two reasons: first, ersatz Victorians are all too common in the Washington area; second, the heavy woods and contour of the lot are not conducive to the vertical lines of many Victorian designs. As explained below, however, after substantial study I developed a Victorian design which I feel accomodates the lot as well as the few period houses in the neighborhood.

There are no historic houses on adjoining lots; to the right there is no house on the treed lot, to the left a post-war bungalow, and behind a 50's ranch. Further down Menlo, there are two somewhat historic houses. While they are of modest design, they would appear to be classed as Victorian, albeit with very little "gingerbread" trim. I have also enclosed pictures of these houses. In addition, new houses on nearby lots are somewhat Victorian, a photo of which is enclosed. The house that Home Stretchers plans to build for resale will be a much more detailed and authentic Victorian, but should add to the Victorian motif of the neighborhood.

The basic design [side gable with central wing "Folk Victoria"] comes from a late 1800's house in Missouri. While some of the detail, i.e. fretwork, railings, gable trusses, resembles "Queen Anne," the few historic houses on Menlo are far simpler Victorians. Thus, I plan to use the same 6" German siding and exposed rafter tails.

The real design challenge has been optimizing the lot, especially the contour and the trees, including the conservation easement. To me, this meant keeping the profile relatively low and opening the house to the park-like setting. The full 2 story new neo-Victorians mentioned above are fine on their clear, level lots. On this lot, however, the one and

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one-half story design gives the lower profile, while still allowing a full second floor. The two-story bays (found in both "Stick", Queen Anne", and "Shingle" Victorian sub-styles) at both ends of the house compensate with extra glazing on the second floor. And of course, the wrap-around porch makes the transition to the outside, while also providing a great opportunity for Victorian detail.

The degree of exterior and interior detail will, of course, depend on the individual tastes and budget of the ultimate purchaser; however, the enclosed plans show the types of trim that will be used. The same applies to the paint selection, although I do plan to use at least three colors: white for window sashes, a relatively light color for the siding, and a darker, perhaps complementary color for the trim (brickmold, fascia, rake, cornerboards, frieze, gable trusses). I have not yet decided whether to use a fourth color for porch detail.

My research has uncovered a number of suppliers of authentic Victorian millwork which I will use. I also have many local suppliers of other materials (i.e., brick, siding, windows, doors, millwork) which will enhance the authentic detail of the house. Moreover, my staff and subcontractors are extremely skilled and have no difficulty replicating historic styles.

In accordance with the instructions of the Historic Preservation Commission, I have enclosed the following documents with this cover letter:

[1] completed application (which refers to the information in this cover letter and the plans);

[2] site plan (this a a blown up copy of the topographic subdivision plot plan, showing house location and conservation and other easements, and including the tree survey);

[3] photographs (of the lot, nearby historic houses, nearby new houses, and recently completed historic house designed and built by Home Stretchers);

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[4] 2 sets of plans and drawings of the Victorian residence
{showing floor plans, exterior elevations, and specifications of materials
and details}.

I hope that this material is sufficient to allow the local advisory
committee to understand the proposed Victorian residence. Please call
before the June 6th meeting if you have any questions. Also, I will call to
find out the exact time and location of the meeting, and plan to attend, so
as to answer any additional questions that the committee might have.

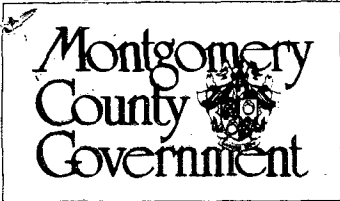
Sincerely,



Ned Hengerer

Enclosures

cc: Roberto Hahn



Historic Preservation Commission

~~100 Maryland Avenue, Rockville, Maryland 20850~~

~~270-1827~~

279-8097

HISTORIC PRESERVATION COMMISSION
81 Morris Street Room 1009
Rockville, Md. 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2610438
NAME OF PROPERTY OWNER HOME STRETCHERS, INC. TELEPHONE NO. 301-299-3059
(Contract/Purchaser) (Include Area Code)
ADDRESS 1101 BRENT ROAD POTOMAC, MARYLAND 20854
CITY STATE ZIP
CONTRACTOR HOME STRETCHERS, INC. TELEPHONE NO. (SAME)
CONTRACTOR REGISTRATION NUMBER M.C.C.L.# 2742 / M.H.I.C.# 16964
PLANS PREPARED BY HOME STRETCHERS, INC. TELEPHONE NO. (SAME)
(Include Area Code)
REGISTRATION NUMBER (SAME)

LOCATION OF BUILDING/PREMISE
House Number 10203 Street MENLO AVENUE
Town/City SILVER SPRING Election District #13
Nearest Cross Street LOMA ST.
Lot 12 Block 18 Subdivision CAPITOL VIEW PARK
Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other NEW HOUSE
1B. CONSTRUCTION COSTS ESTIMATE \$ 180,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? No - BUT IN HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 WSSC 02 () Septic
03 () Other _____
2B. TYPE OF WATER SUPPLY
01 WSSC 02 () Well
03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Edward Hengener - Pres. HOME STRETCHERS, INC. 5/18/88
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X 24A-8(6)(2) For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Adrian Helm Date 6/22/88

APPLICATION/PERMIT NO: HAWP 15-88 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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

SEE ATTACHED LETTER AND PLANS

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

2019 OCA SETS (SHAWTA) 532

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 7610438

NAME OF PROPERTY OWNER HOME STRETCHERS, INC. TELEPHONE NO. 201-299-3059
(Contract/Purchaser) (Include Area Code)

ADDRESS 1101 BRENT ROAD CITY RODMAN, MARYLAND STATE MARYLAND ZIP _____

CONTRACTOR HOME STRETCHERS, INC. TELEPHONE NO. (SAME)

PLANS PREPARED BY HOME STRETCHERS, INC. CONTRACTOR REGISTRATION NUMBER M.C.P.C. # 2712 (MAY 11, 1974)

TELEPHONE NO. (SAME)
(Include Area Code)

REGISTRATION NUMBER (SAME)

LOCATION OF BUILDING/PREMISE

House Number 10203 Street MONROE AVENUE

Town/City SILVER SPRING Election District #13

Nearest Cross Street LOMA ST.

Lot 12 Block 18 Subdivision CAPITOL VIEW PARK

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 180,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO BUT IN HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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- 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.

Samuel Hougens Pres. HOME STRETCHERS, INC. 5/12/94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 1/13/94

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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SEE ATTACHED LETTER AND PLANS

COMPA THIS

COMPA THIS

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

HOME STRETCHERS, INC.

PLANS AND DRAWINGS

Prepared by: Home Stretchers, Inc.
Ned Hengertz, Pres.
11011 Brent Road
Potomac, Maryland 20854
299-3059
M.C.D.C.L.# 2742

Project: New "Victorian" Residence at
10203 Menlo Avenue
Lot 12, Block 18, Capital View Park
Silver Spring, Maryland

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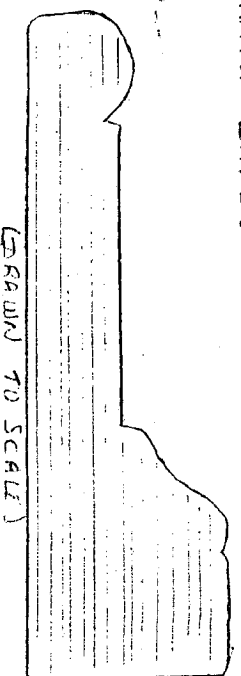
1. Exterior elevation - sides
2. " - front
3. " - rear
4. Floor plan - 1st floor
5. " - 2nd floor
6. Notes -- historic architectural materials

Date: May 10, 1988

ROOFING -- CERTAINEED 'INDUSTRIAL SHINGLE' -- RESADU SHAKE

WINDOWS -- NEW) DOUBLE HUNG, 6000 CASIN SINGLE MADE OF THREE TRAK SORON
4/4 LINE DESIGN. 5/16" MOTOR BARS.

AGAINS CASING BRICKMOLD --



(DRAWN TO SCALE)

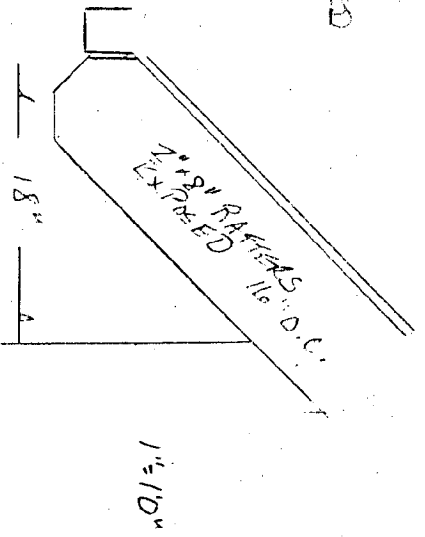
EXTERIOR DOORS -- MORSEAN FIR # F-4/18 (3 PANEL, 4 LINE)

SIDINGS -- FINE GERMAN, 6"

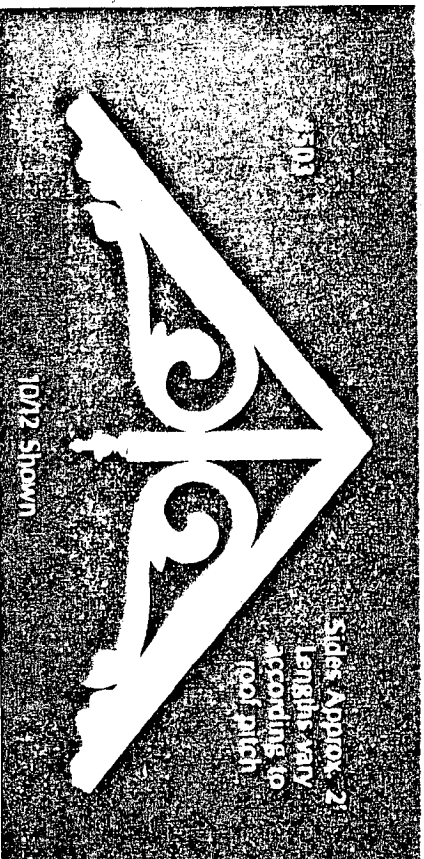
BRICK -- OLD VIRGINIA, MOLDED

EXTERIOR TRIM DETAILS

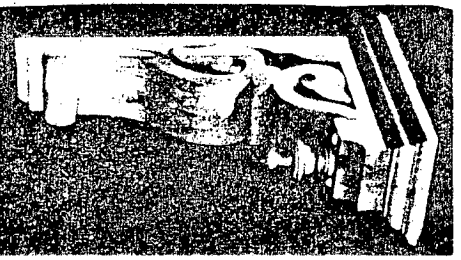
EXPOSED RAFTER TAILS



DECORATIVE GABLE TROSSES

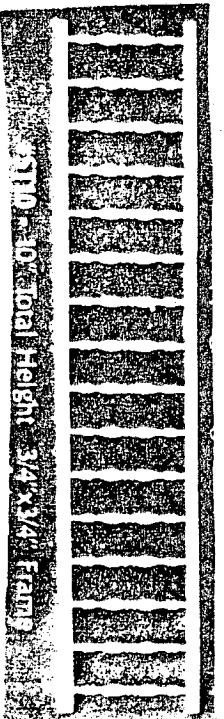


-- DECORATIVE GABLE CORBEL BRACKETS



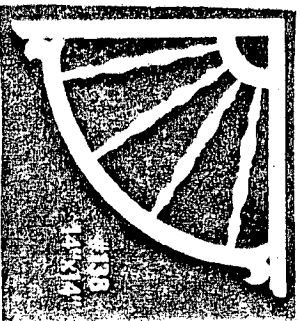
FLOOR DETAILS

SPINDLEWORK FRIEZE --



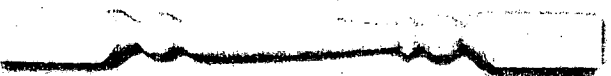
ST10 -- 10' Total Height 3/4" x 1/4" Flange

TRAIL BRACKETS --

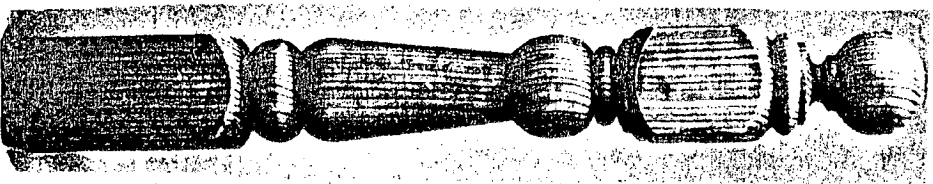


ST138 1 1/4" x 3/4"

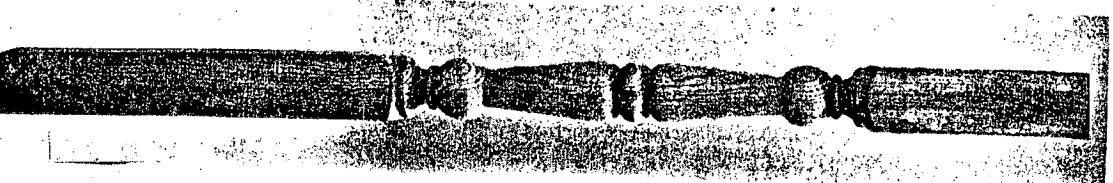
BALUSTERS --

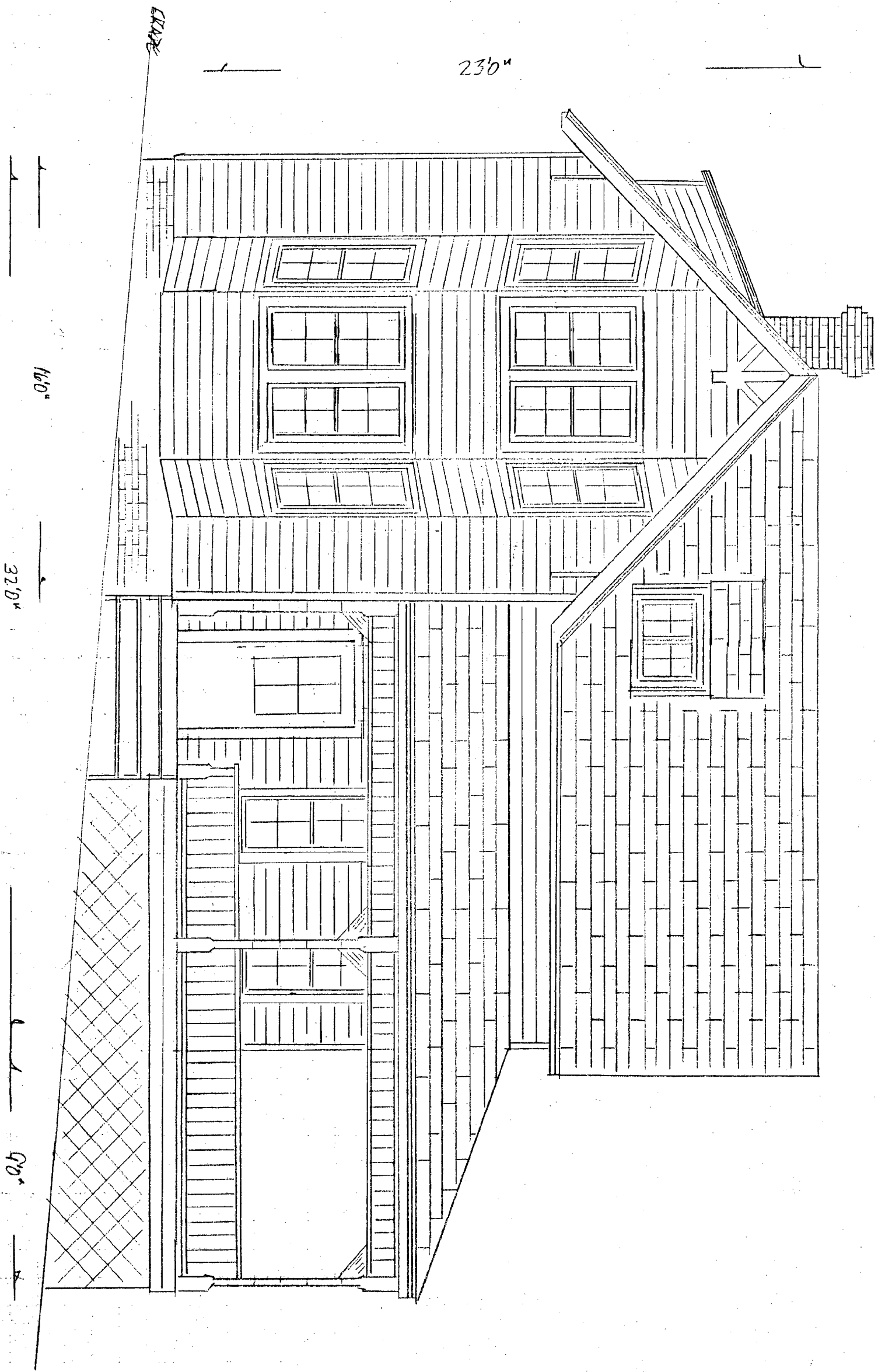


NEWBORN POSTS --



FORCH POSTS --

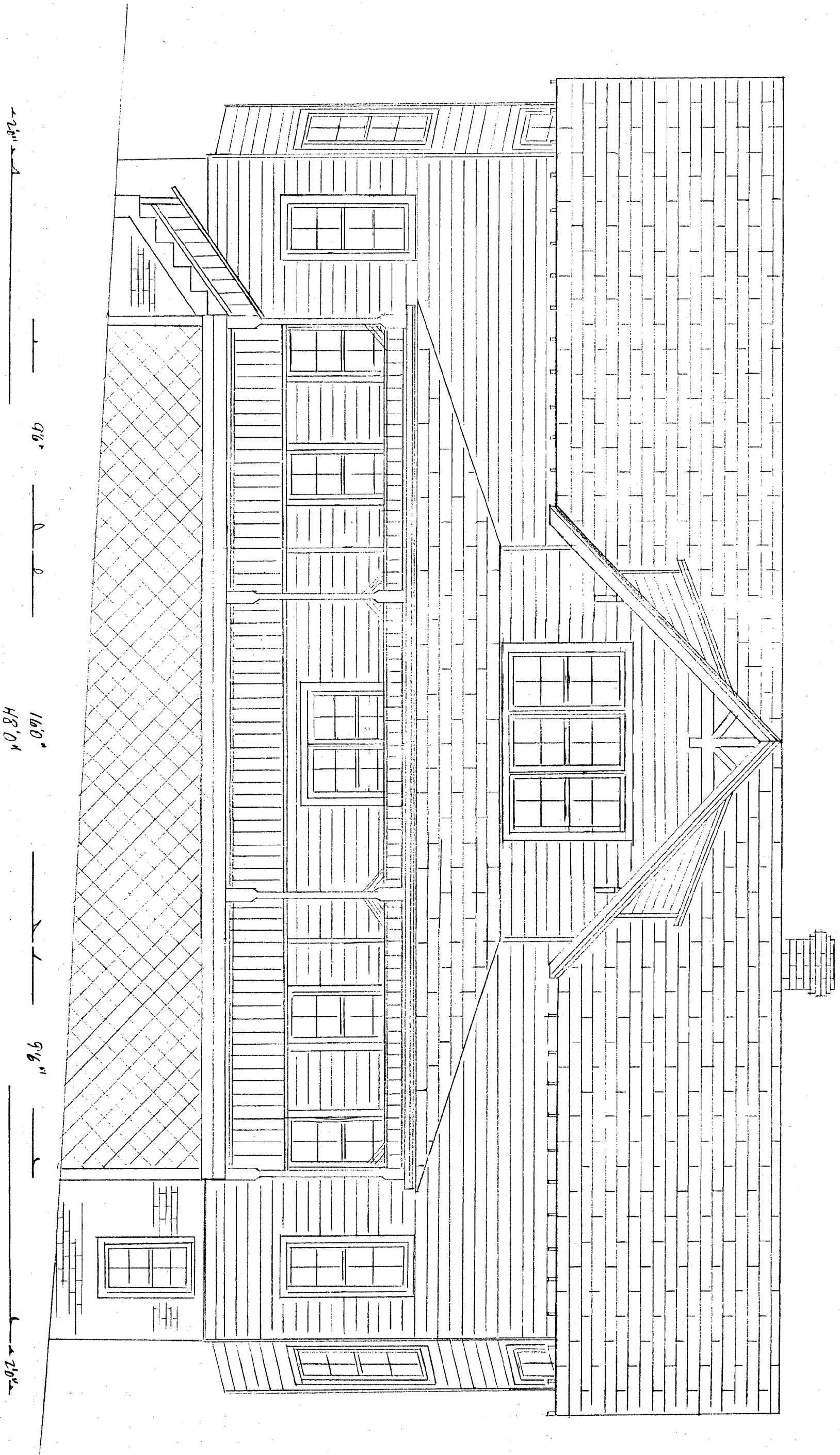




EXTERIOR ELEVATION
~~FRONT~~
Front

PAGE 1
SCALE: 1/4" = 1'-0"

D. Y



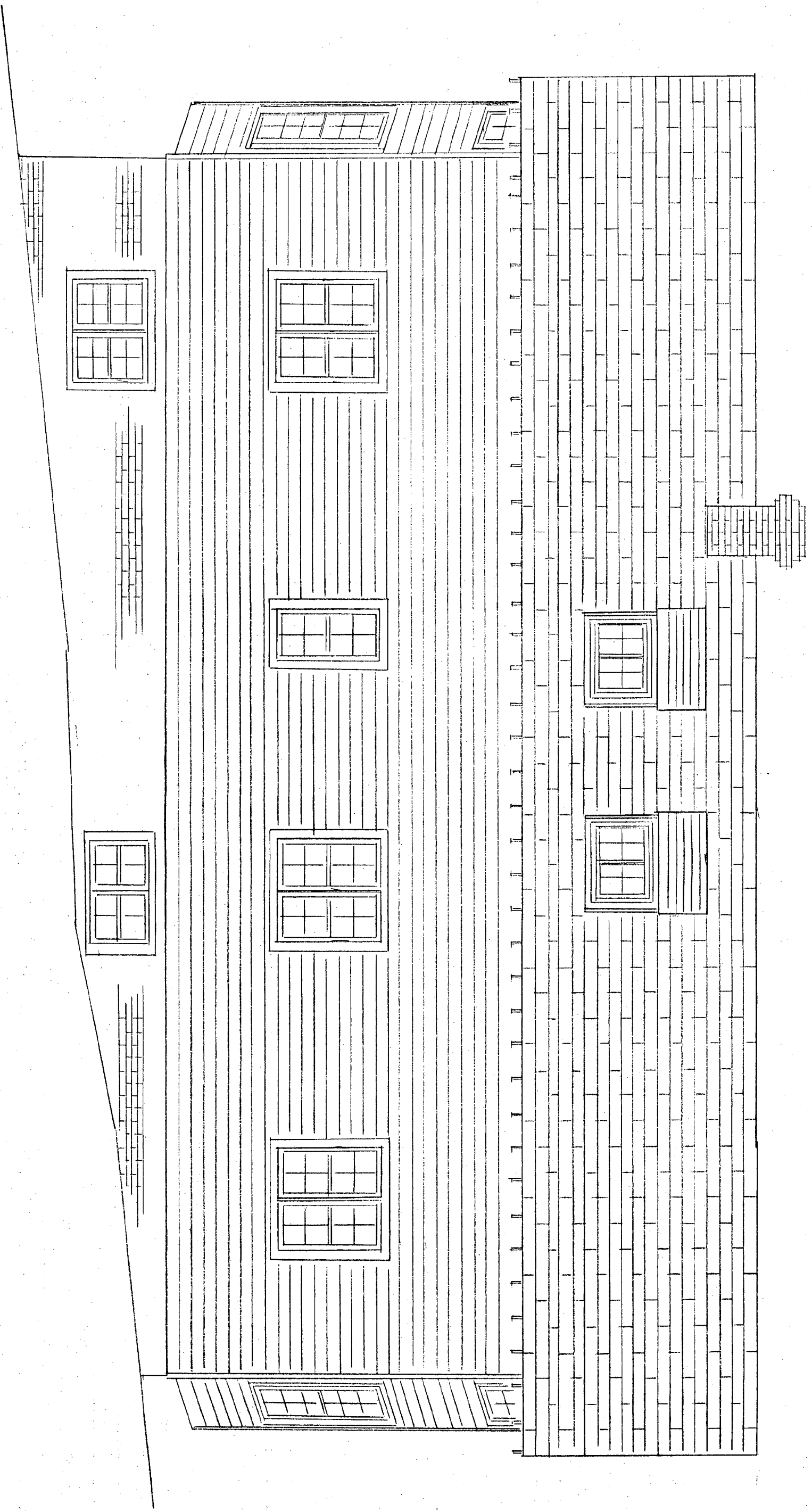
20'0" 9'6" 16'0" 9'6" 20'0"

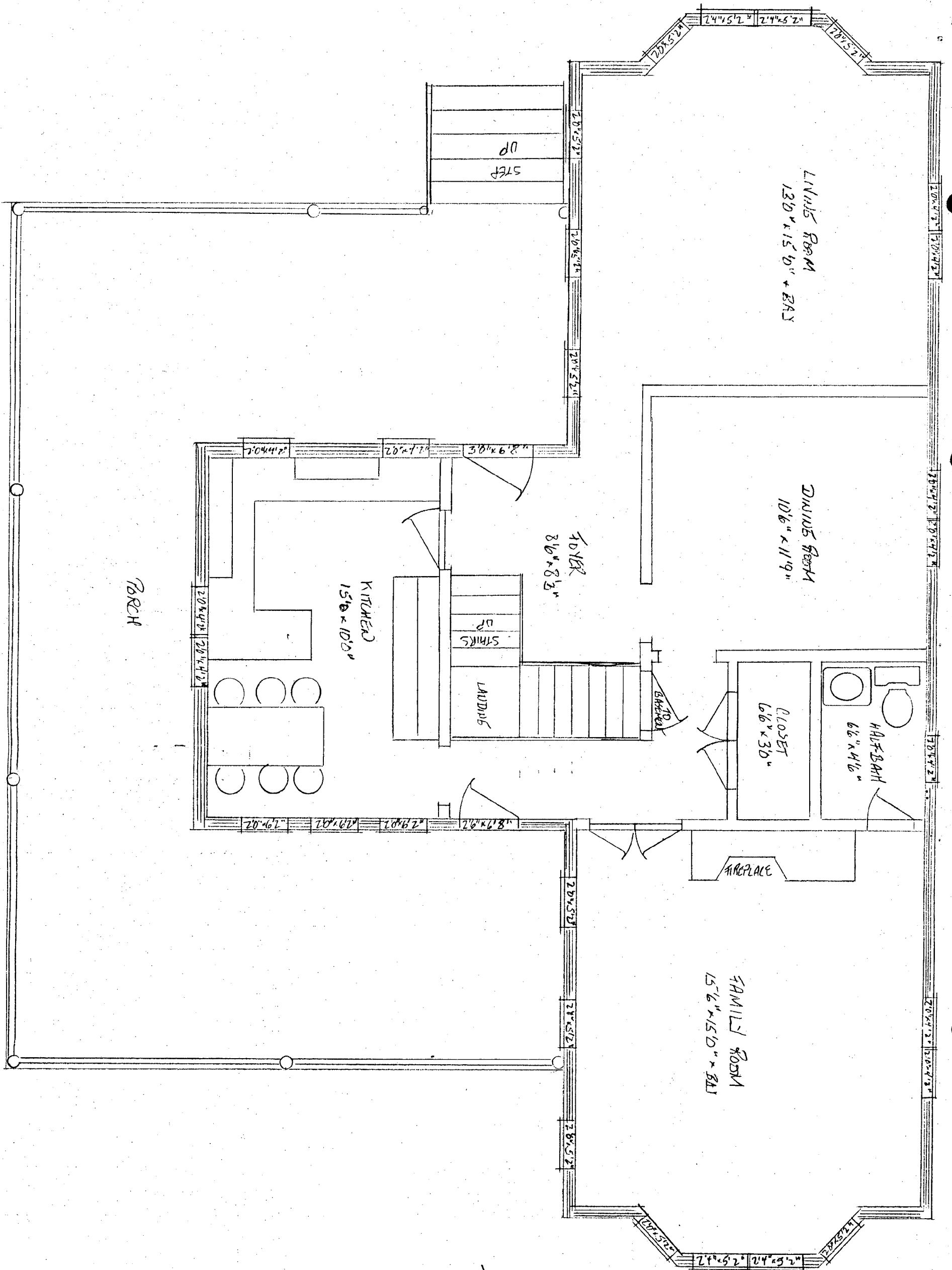
EXTERIOR ELEVATION
 SOUTH SIDE

PAGE 2
 SCALE: 1/4" = 1'0"

EXTERIOR ELEVATION
~~WEST~~ NORTH SIDE

PAGE 3
SCALE: 1/4" = 10'





PORCH

LIVING ROOM
13'0" x 15'0" + BAY

DINING ROOM
10'6" x 11'9"

FOYER
8'6" x 8'6"

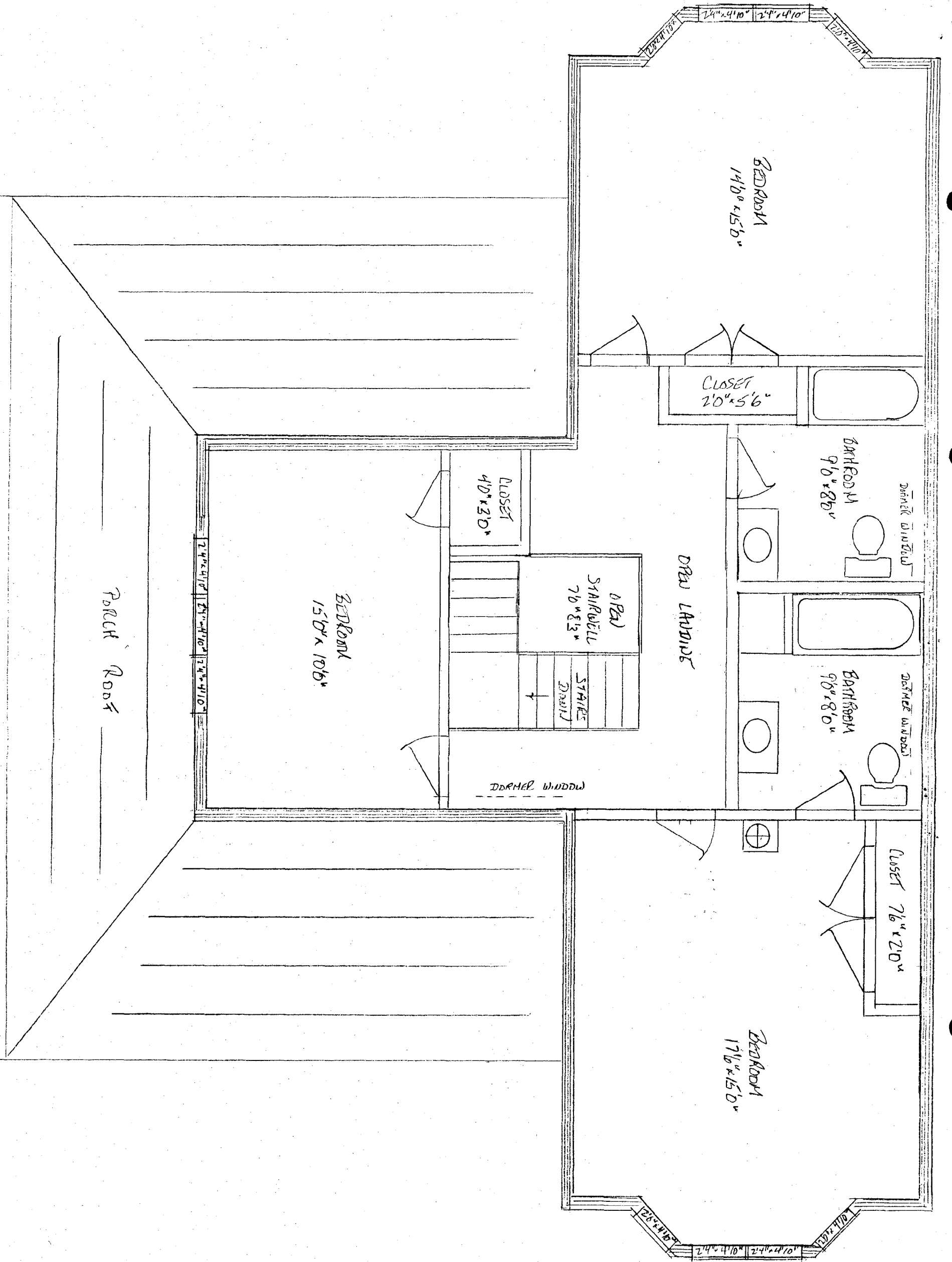
KITCHEN
15'6" x 10'0"

FAMILY ROOM
15'6" x 15'0" + BAY

HALF BATH
6'6" x 4'6"

CLOSET
6'6" x 3'6"

+ 1ST FLOOR PLAN
1ST FLOOR



FLOOR PLAN
2ND FLOOR

TABE 5
SCALE: 1/4" = 1'0"

PHN & P.R.K. FORHRENBACU
L 52525 - F 4190

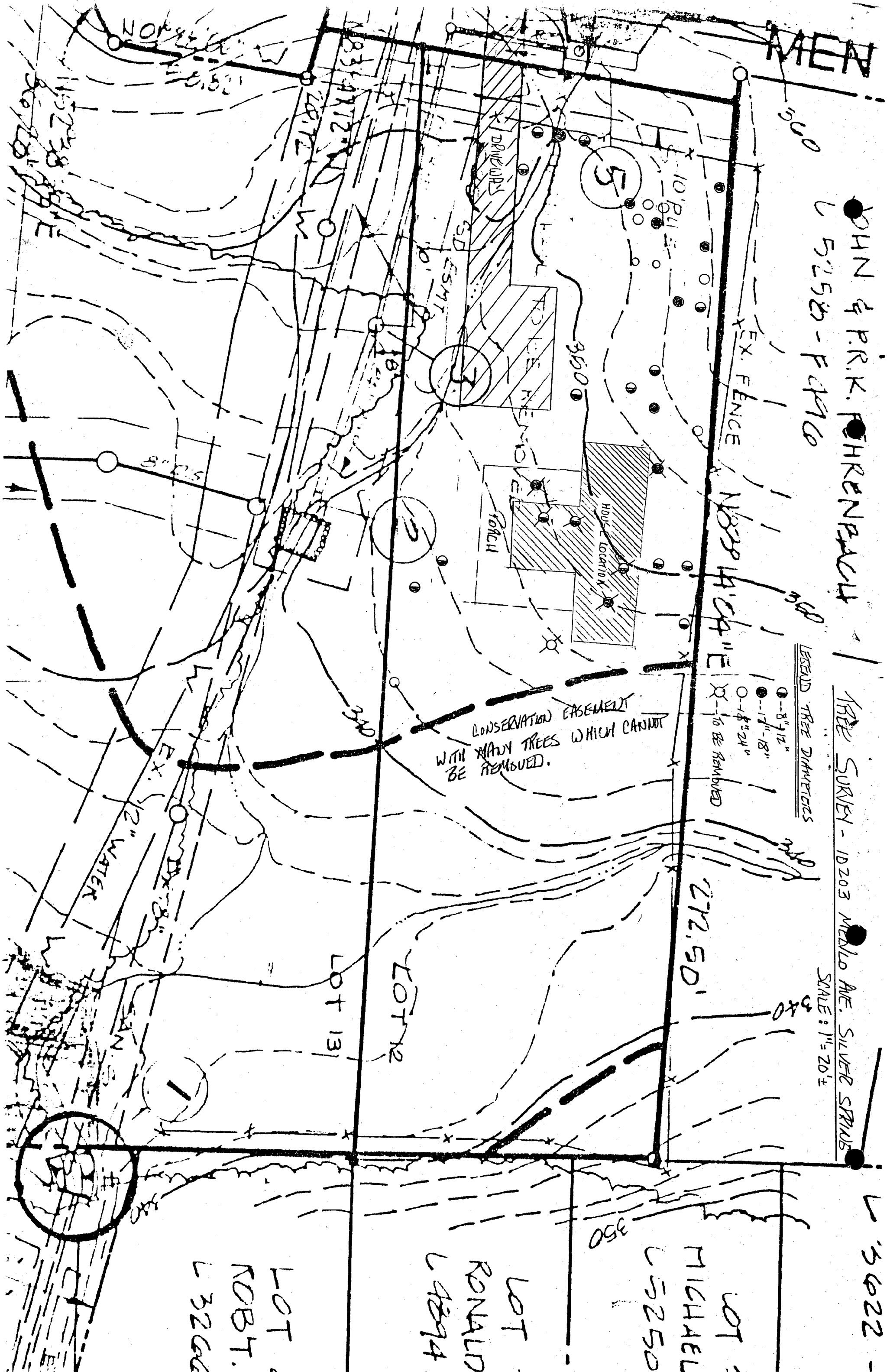
FREE SURVEY - 10203 MENLO AVE. SILVER SPRING

SCALE: 1" = 20'

LEGEND TREE DIAMETERS

- - 8" - 12"
- - 12" - 18"
- - 18" - 24"
- X - to be removed

CONSERVATION EASEMENT
WITH MAIN TREES WHICH CANNOT
BE REMOVED.



LOT
ROBT.
L 3266

LOT
RONALD
L 4894

LOT
MICHAEL
L 5250

L 5022 -

photos



establish curb
cut for gravel
drive

311 Market

(2)



②

establish curb
cut for gravel
driveway

311 Market

Home Stretchers, Inc.
11011 Brent Road
Potomac, Maryland 20854

PHOTOGRAPHS SUPPLEMENTARY HAND APPLICATION
10203 MEULO AVE, SILVER SPRING



WILLIAMSBOILS REPRODUCTION
BY HOME STRETCHERS



WILKINSBORO RESTAURANT

IN THE STAIRWELLS

11011 Brent Rd.

Potomac.

Crack Yarn + Rock Run
Pully Rd.



BILLINGS (2016 REPRODUCTION)
BY HOME SCIENTISTS



OTHER (10/20/20) #RCHMHOUSE
4 HOUSES SPAN ALL
MISLE AVE.



ADJACENT POST-WAR BUNGALOW
AND VICTORIAN BATHHOUSE AND
MOUND NOTE.



WISCONSIN STATE UNIVERSITY
2 WISCONSIN STATE ST. MADISON, WIS.



NEW NERBY NO-VEKENS



VIEW OF BOUNDARIES FOR FROM
MENDO MUE.