

31/7 10209 Menlo Ave.
HAMP 6-88

M E M O R A N D U M

July 14, 1988

TO: Historic Preservation Commission

From: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

SUBJECT: Agenda item II. 8., Adler Amendment

Mr. Adler has applied for an amendment to his previously approved HAWP to construct a new house at 10209 Menlo Avenue, Capitol View Park. The amendment involves moving the house forward on the lot from the approved 42' back from the street to 30' back from the street. He is requesting this because the lot drops off rather steeply in the rear and moving the house forward will make grading and proper drainage easier.

The LAC recommends denial based in large part on the fact that the new proposal will require the removal of at least one significant holly tree.

BH:jcm
1736j

July 12, 1988

Dear Bobbi,

As per our IAC meeting last night regarding 10209 Menlo Avenue, enclosed please find the following:

front, rear, and side elevations
original plot plan (previously approved)
revised plot plan
tree location plot plan
revised plot plan showing existing tree locations
plot plan showing current house setbacks along Menlo Avenue

Should you need any further information or clarification, please do not hesitate to call me.

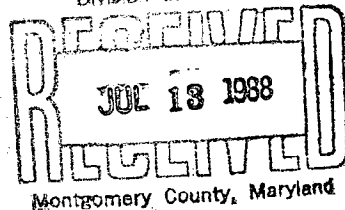
Sincerely yours,



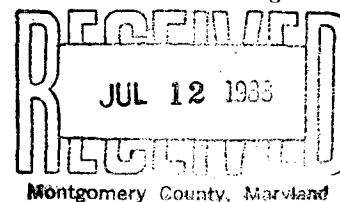
Alan Adler
Adler Construction Group
333 - 22 85

P.S. I will call you later this week to confirm the time of next Thursdays' meeting.

Office of Community Development
Division of Planning



Office of Community Development
Division of Planning





Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # #00 997262

NAME OF PROPERTY OWNER George & David Wrist TELEPHONE NO. (301) 530-5280
(Contract/Purchaser) Adler Construction Group (Include Area Code)

ADDRESS 7721 Rolton Avenue Chevy Chase Maryland
CITY STATE ZIP

CONTRACTOR Adler Construction Group TELEPHONE NO. (301) 530-1157
CONTRACTOR REGISTRATION NUMBER #2723

PLANS PREPARED BY Hanson & Ben Suter, Ltd TELEPHONE NO. (301) 881-0770
(Include Area Code)

REGISTRATION NUMBER #4502

LOCATION OF BUILDING/PREMISE

House Number 10209 Street Meads Avenue

Town/City Silver Spring, Md. Election District 13

Nearest Cross Street Loma

Lot 7 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"/> Revocable	<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 _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000 -

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? property located in Historic Area

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

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.

[Signature] Signature of owner or authorized agent (agent must have signature notarized on back) 3/31/88 Date

APPROVED 2FA-8(b)(1)+(2)* For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4/25/88

APPLICATION/PERMIT NO: HAWP 6-88 FILING FEE: \$ _____

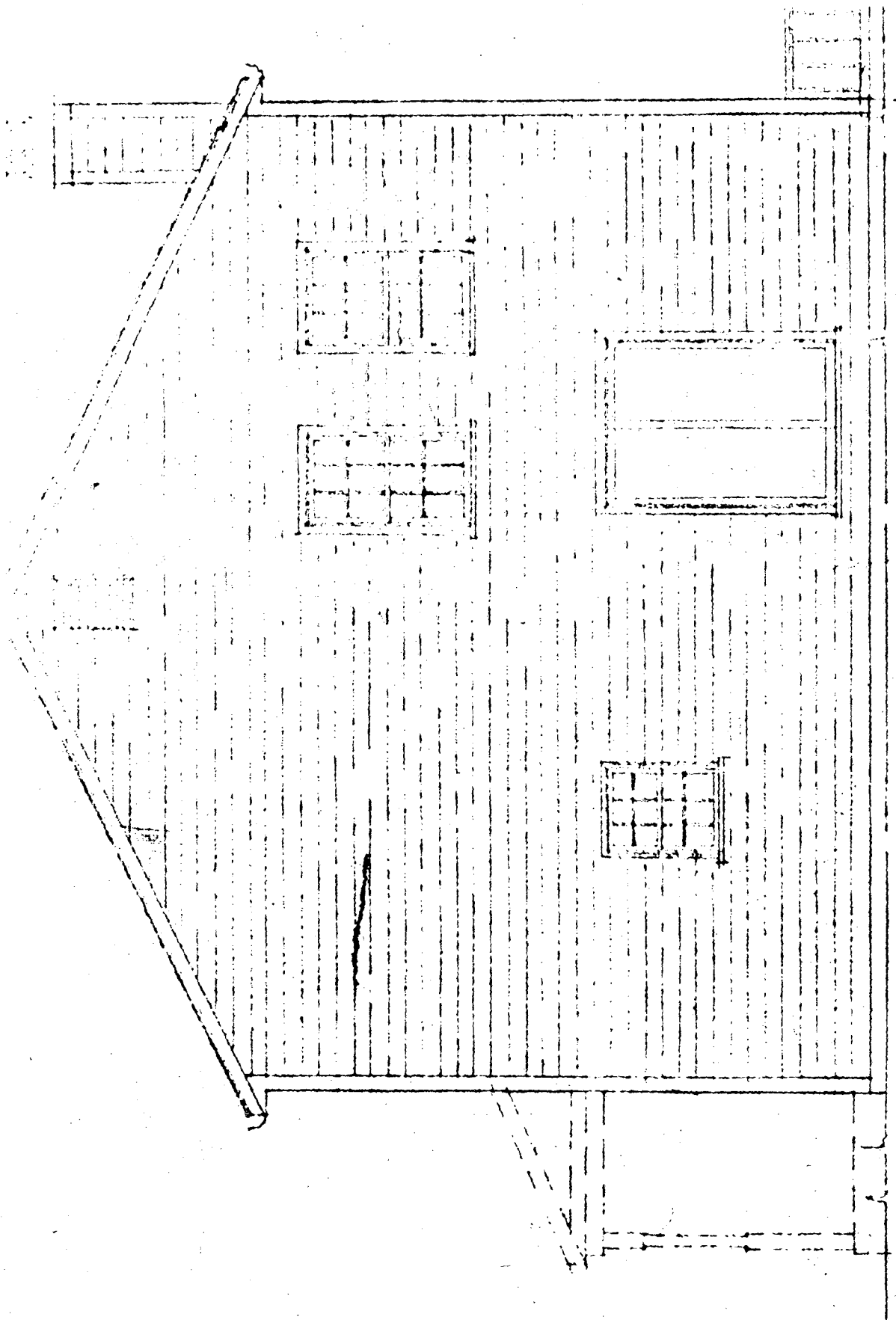
DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

- Porch and steps are to be painted or stained.
- Landscaping shall be provided under the front bay before occupancy.
- No more than 8" of foundation shall be exposed in front; all the foundation exposure must also be as per submitted plan.

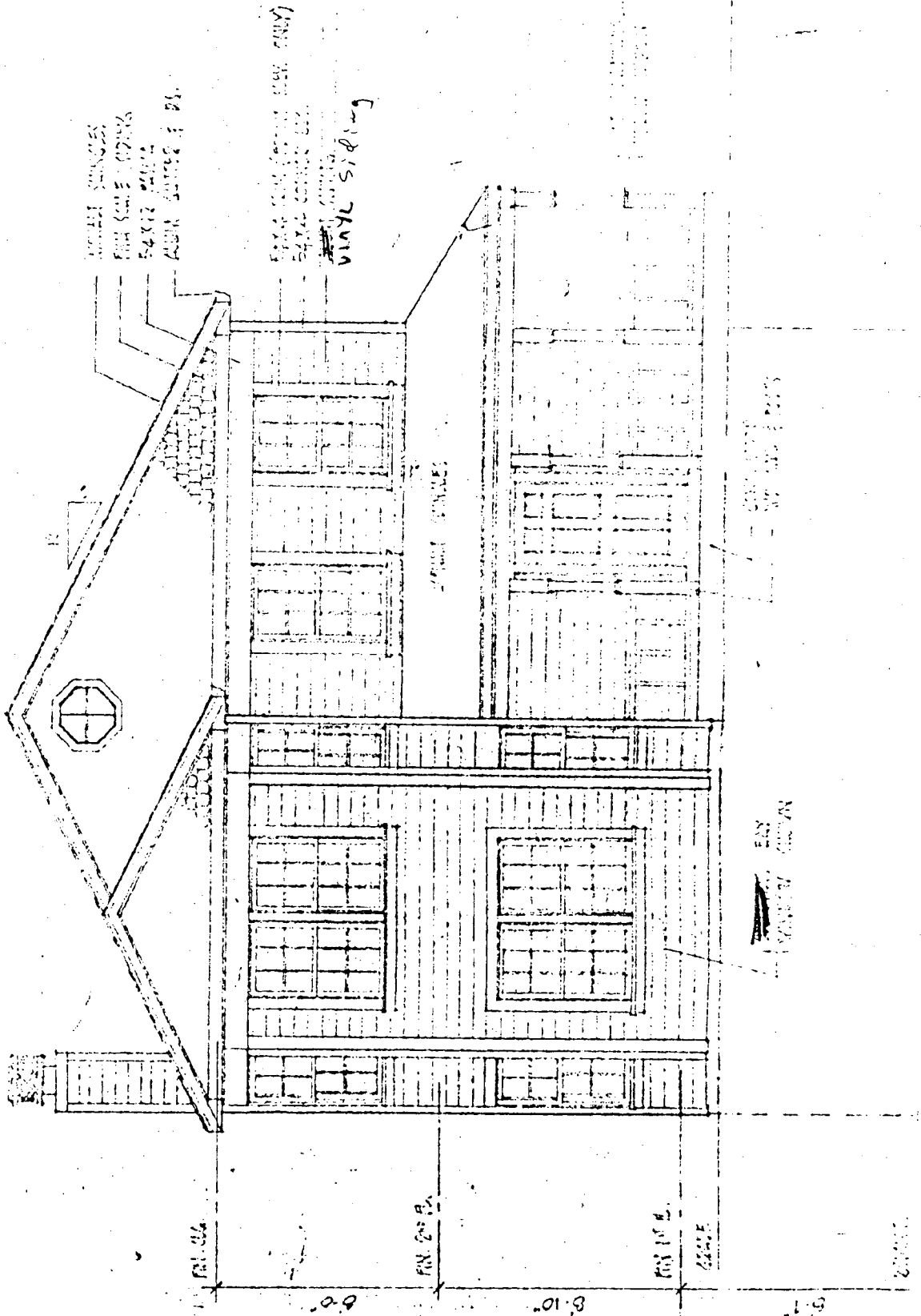


Rear Elevation

27

REAR ELEVATION

Front



FIN. 2x4

FIN. 2x4

FIN. 2x4

SCALE

200000

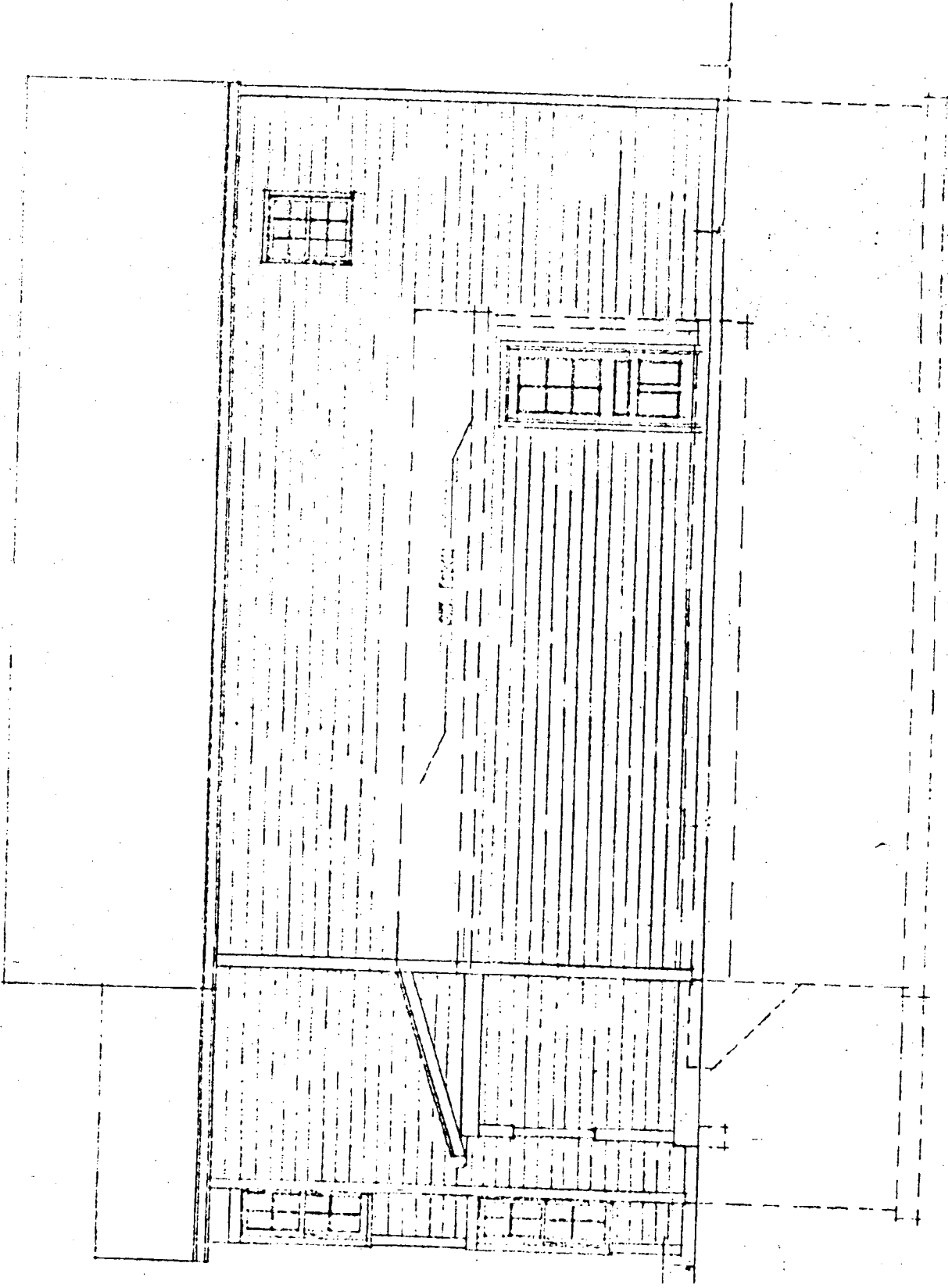
WOOD SHAKES
VINYL SIDING

WOOD SHAKES
VINYL SIDING

WOOD SHAKES

WOOD SHAKES

Adlep
7721
Chev
654-
530-



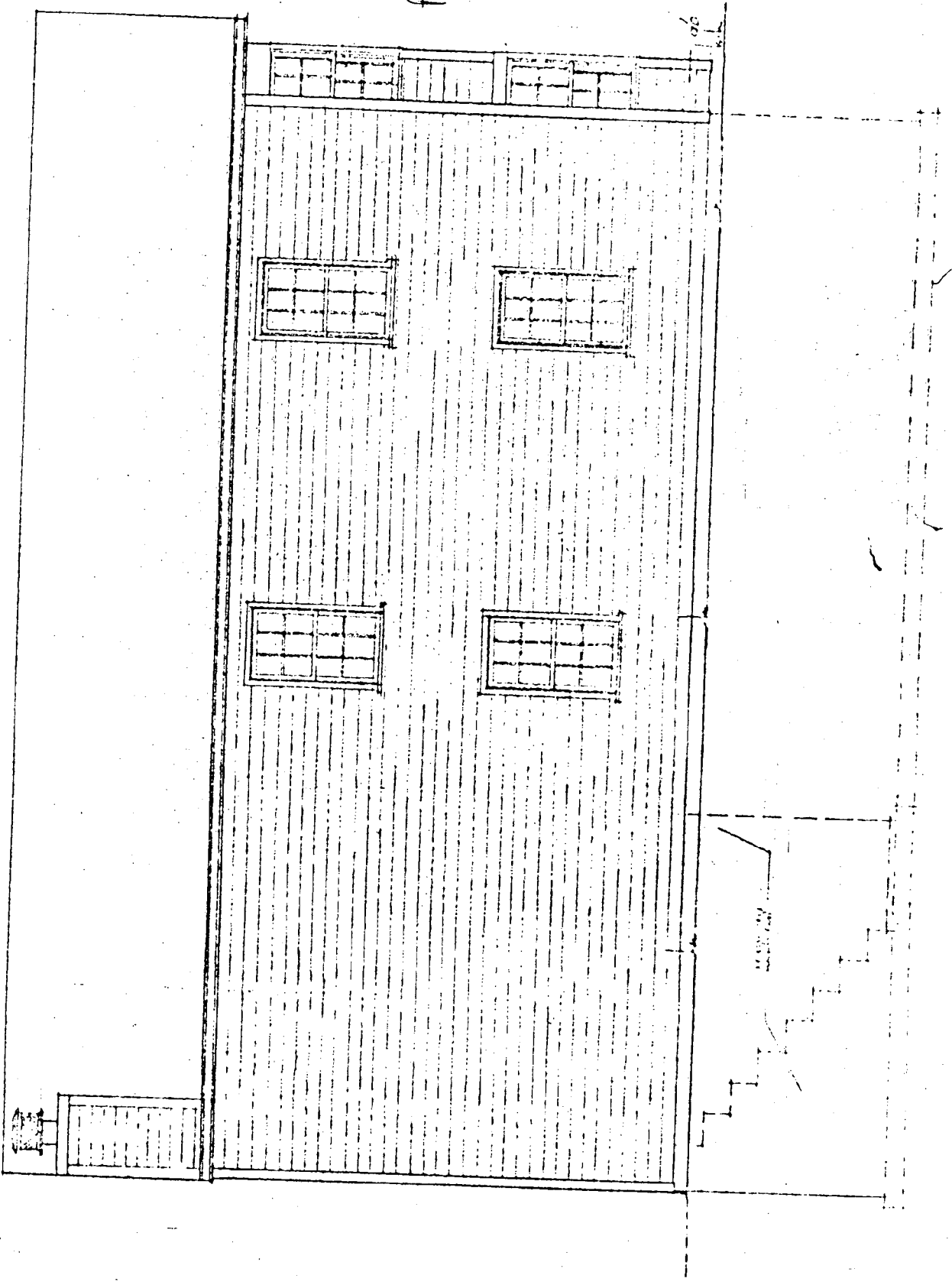
front

RIGHT SIDE ELEVATION

From

~~RIGHT~~ SIDE ELEVATION

Left





001
2172104

Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00 997262

NAME OF PROPERTY OWNER Georgia + David Weist TELEPHONE NO. 301 581 5380
(Contract/Purchaser) Adler Construction (Include Area Code)

ADDRESS 11225 1/2 St. N.W. Washington D.C. 20015

CITY Washington STATE D.C. ZIP 20015
CONTRACTOR Adler Construction TELEPHONE NO. 301 532-1157

CONTRACTOR REGISTRATION NUMBER 27527

PLANS PREPARED BY H. Weist TELEPHONE NO. 301 532-1157
REGISTRATION NUMBER 4582 (Include Area Code)

LOCATION OF BUILDING/PREMISE:

House Number 11225 1/2 Street N.W.

Town/City Washington D.C. Election District 13

Nearest Cross Street Loma

Lot 7 Block 18 Subdivision Capital 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 _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY pepc

1E. IS THIS PROPERTY A HISTORICAL SITE? no

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AOOITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 WSSC 02 Septic done
03 Other _____
2B. TYPE OF WATER SUPPLY
01 WSSC 02 Well we approved
03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 4 feet _____ inches timber fence

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 no (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.

[Signature] Signature of owner or authorized agent (agent must have signature, notarized on back) Date 3/31/88

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4/25/88

APPLICATION/PERMIT NO: HAUD 6-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

1. Porch and steps are to be painted or stained.
2. Landscaping shall be provided under the front bay before occupancy.
3. No more than 8" of foundation shall be exposed in front; all the foundation exposure must also be as per submitted plan.

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):

(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

APR 1980

DATE

FILE NO.

STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

Fill out one form for each type of work: subdivision review, grading permit, on building permit.

I. Location of Property

- a. Located within the Capitol View historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property:
10209 Menlo Avenue, Silver Spring, MD 20910
- d. Owner of property and address:
Adler Construction Group
7721 Rocton Avenue, Chevy Chase, MD 20815
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape.
- f. Is this work visible from the street? Yes
- g. Is this work visible from historic resources within the district?
If so, which ones? Yes, Weiss House is next door, 10207 Menlo Avenue

II. For site and subdivision plans

- a. How many new houses or lots are proposed? 1
- b. How does the density compare with surrounding lots (note on map)?
Similar
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? If so, how?
No

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.
- b. Does the proposed grading substantially alter the existing landscape?
No
- c. Does it cause removal of substantial vegetation? No
 1. Is this removal detrimental to the character of the district?
 2. Can any detrimental effect be remedied by additional plantings?
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district? **Yes**
If not, in what way?

V. Recommendation of the Local Advisory Committee

a. Approval of work

- 1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2

- 2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

The builder is planning to construct the porch with pressure treated wood. The LAC recommends that this wood be painted to be more in character with the style of historic houses.

It also is recommended that the poured cement under the front bay window be masked by latticework panels, or covered by a change in materials or as a last resort landscaped to cover the cement. Also two trees in front of the

- b. Recommend disapproval of work - house should be saved as per the builders plan.

- 1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

- 2. How could this proposal be altered so as to be approved?

VI. Additional comments

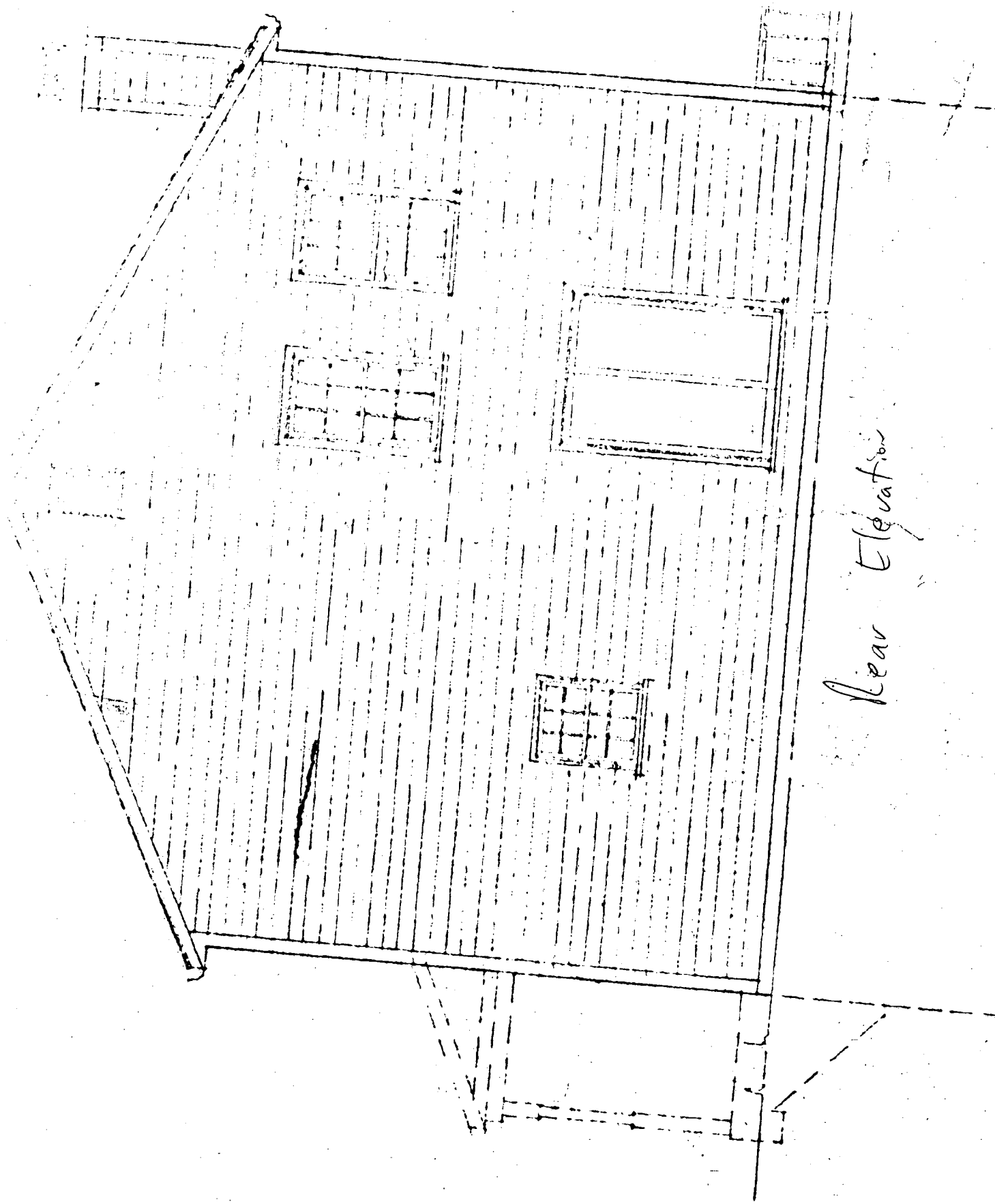
Date on which applicant was notified of LAC meeting March 28 ~~April~~ 88

Form completed by Carol Ireland

Member of Capitol View Park LAC

Date 10 April 1988

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

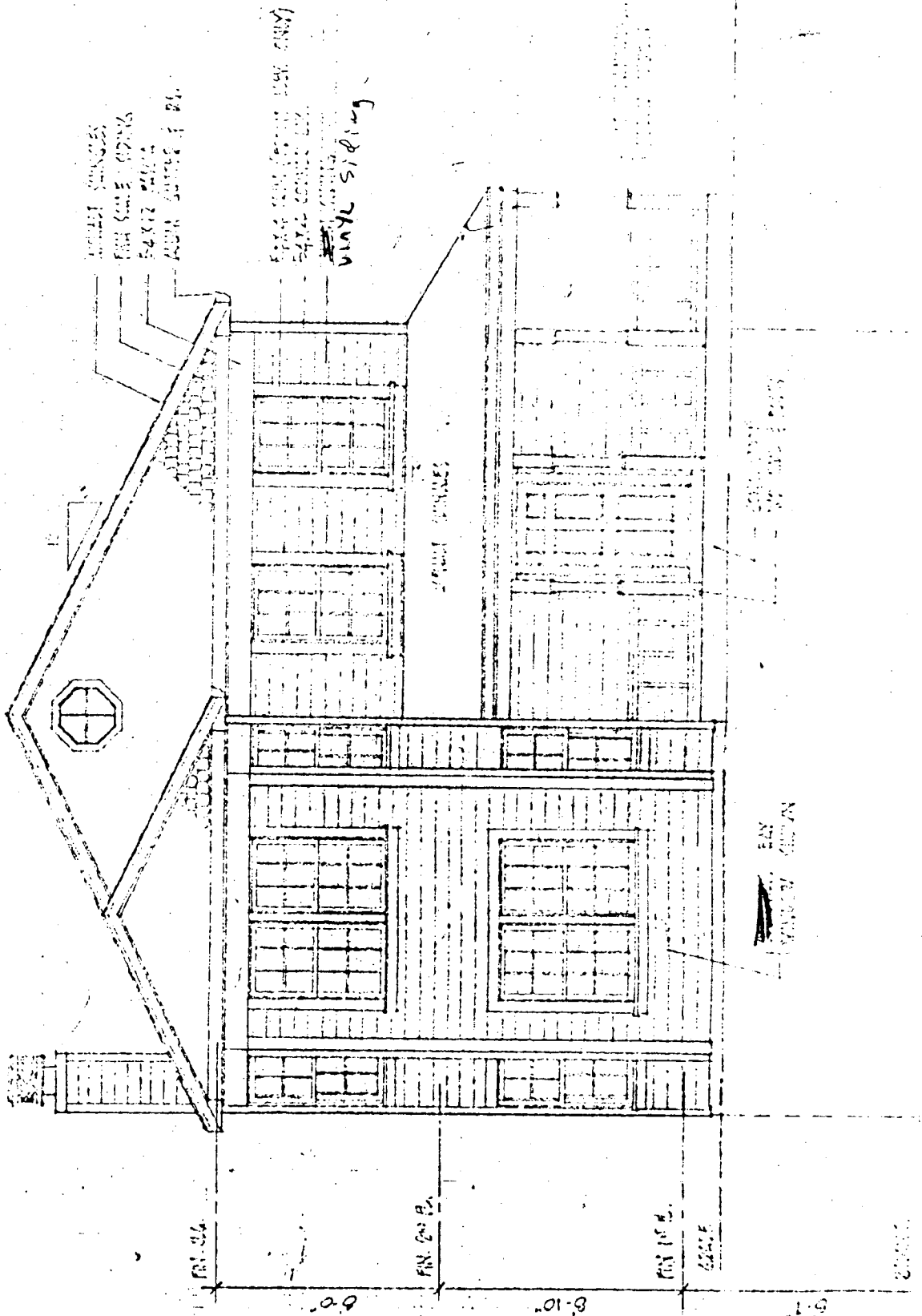


Rear Elevation

1

REAR ELEVATION

Front



FIN. 24" H.
FIN. 10" H.
FIN. 10" H.
FIN. 10" H.

VINYL SIDING
BRICK CHIMNEY

VINYL SIDING

FIN. 10" H.
FIN. 10" H.

FIN. 24" H.

FIN. 10" H.

FIN. 10" H.

FIN. 10" H.

FIN. 10" H.

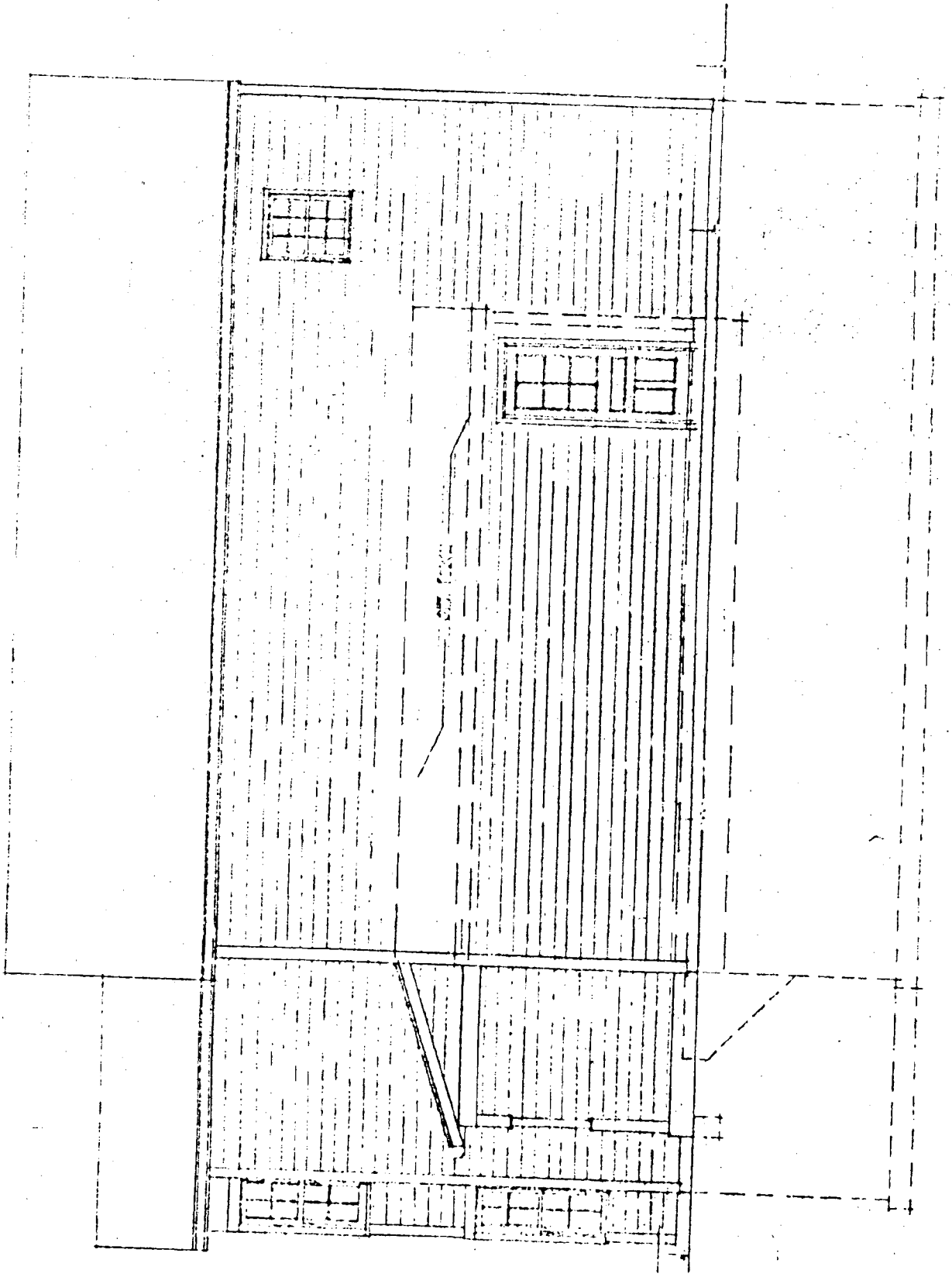
6'-0"

6'-10"

6'-1"

Adler,
7721
Cheu

654-
530-



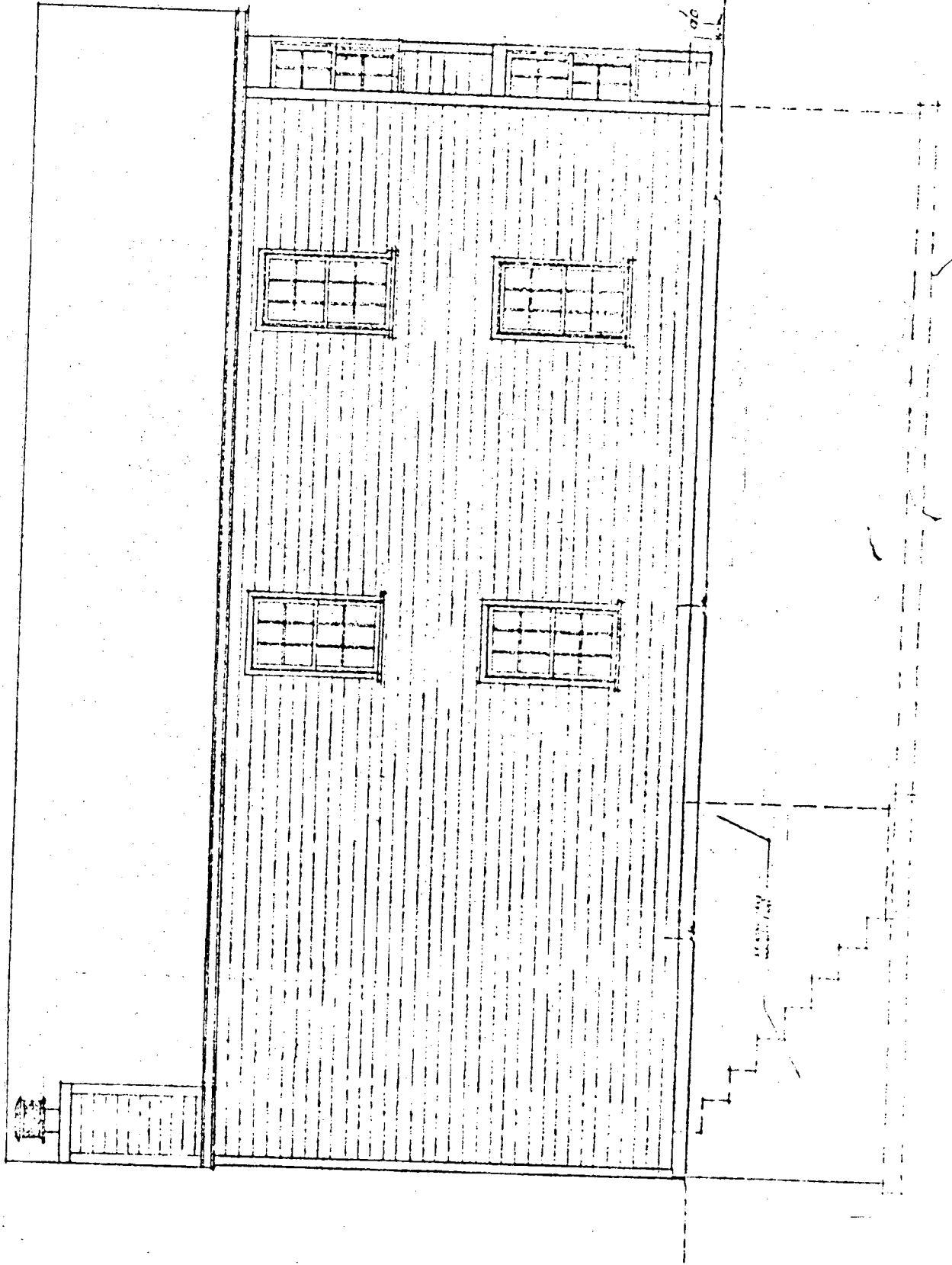
front

RIGHT SIDE ELEVATION

~~RIGHT~~ SIDE ELEVATION

Left

From





site of proposed new construction



Similar house close by

4 April 1988

Capitol View Park LAC
Minutes

Members Attending

Ron Isaksen, Chair
Peter Wilson
John Moran
Walter Boothe
Duncan Tebow
Carol Ireland, Secretary

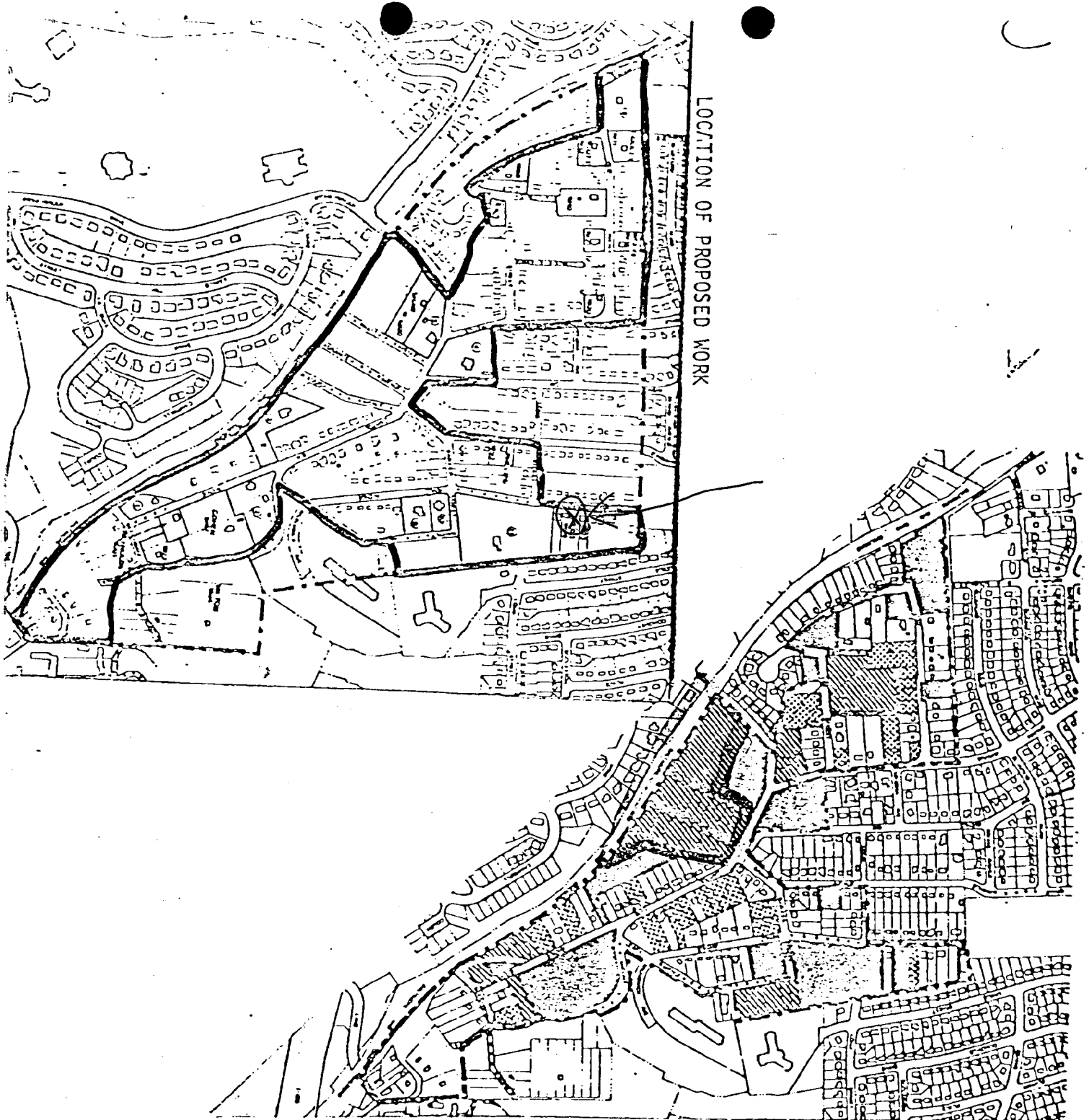
Guests

Adler Construction Group

The LAC heard a presentation by Mr. Adler on a proposal to build a single family home at 10209 Menlo Avenue. This new structure will be in between two historic homes. Since the house will be on 12,000 square feet which is the average for the neighborhood and the structure itself will be in a Victorian style the LAC voted approval. Two suggestions were made. The builder is planning to build the porch with pressure treated wood. It was suggested that this wood would be more in keeping with a Victorian style by painting the wood rather than allowing it to weather. It was also recommended that the poured cement under the bay window in the front either be masked by latticework panels, or covered by a change in materials such as a stone facade or as a last resort landscaped to cover the cement. Mr. Adler plans to set back the house on the property to save two large holly trees in the front.

The Committee then looked briefly at the revised subdivision plans as submitted by Flaherty builders at 2910 Barker Street. The same objections remain as to building a large structure on 6,000 square feet in the back yard of an existing historic house. The minor changes in lot lines do not alter the basic objections.

The Group then looked at plans submitted by Mrs. Clarke at 10203 Meredith Avenue. The plans proposed to upzone the existing property from 4 lots to 2 lots. The rear lot is presumed to be built on in the future but exceeds 12,000 square feet so is acceptable.







LOCATION OF PROPOSED WORK

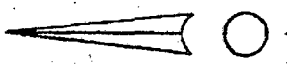
HISTORIC DISTRICT

--- Historic District Boundary

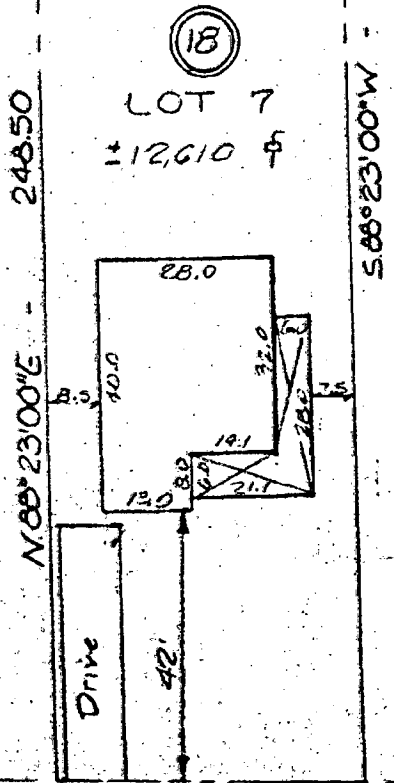
RESOURCES

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

S.08°30'00"E - 50.35



PLOT PLAN
LOT 7 BLK. 18
CAPITOL VIEW PARK
Montgomery County, Md.
Scale: 1" = 30'
Job No 737-11
Plot Bk A, Plot No 9



Zoning: R-60
25' Front B.R.L.
7' Side B.R.L.
20' Rear B.R.L.

Builder: Adler Construction
Group
530-1157

NORTH - 50.00

MENLO AVE.
(Formerly DALE ST.)

HANSON & DEN OUTER, LTD.



CIVIL ENGINEERS & LAND SURVEYORS
LAND PLANNING CONSULTANTS
172 HOLLING AVE., ROCKVILLE, MD. 20852

Montgomery Journal

Notice of a Public Hearing before the Historic Preservation Commission for the purpose of acting on the following:

1. Application of George and David Weiss for new construction at 10209 Menlo Avenue, Silver Spring, Capitol View Park Historic District (#31-7).
2. Application of M-NCPPC for new construction on the grounds of Woodlawn (#28/14), 16501 Norwood Road, Norwood.

The Public Hearing will be held on Thursday, April 21, 1968, at 8:15 P.M. in the Executive Office Building, 10th floor conference room, 101 Monroe Street, Rockville. For further information contact Bobbi Hahn, 278-8097, at the Historic Preservation Commission Office, 51 Monroe St., Room 1001, Rockville, MD 20850.

April 18, 1968

O4F3001700

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

Fill out one form for each type of work: subdivision review, grading permit, or building permit.

I. Location of Property

- a. Located within the Capital View Park historic district.
- b. This is a Master Plan / Atlas historic district (circle one)
- c. Address or Property:
- d. Owner of property and address:
- e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape. yes, 2 ½ story
- f. Is this work visible from the street? yes
- g. Is this work visible from historic resources within the district? yes
If so, which ones?

II. For site and subdivision plans

- a. How many new houses or lots are proposed? one
- b. How does the density compare with surrounding lots (note on map)? yes
- c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? yes If so, how? see part VI

III. For grading

- a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.
- b. Does the proposed grading substantially alter the existing landscape? no, except would require removal of a large (30') holly tree.
- c. Does it cause removal of substantial vegetation? yes
 1. Is this removal detrimental to the character of the district? yes
 2. Can any detrimental effect be remedied by additional plantings? NO.
If so, what kind and where?

IV. For building permits

- a. Style of house - attach sketch
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district?
If not, in what way?

V. Recommendation of the Local Advisory Committee

a. Approval of work

- 1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

- 2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

b. Recommend disapproval of work

- 1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

Petrimental to the enhancement of the historic district and abutting historic resources.

- 2. How could this proposal be altered so as to be approved? *NO*

VI. Additional comments

The LAC recommends that the originally approved site plan be maintained as approved. The LAC made a site visit with the developer, and based upon this visit, the LAC considers the original site plan to be preferable to the proposed alternative, and considers the original site plan to be completely compatible with the existing streetscape, including setbacks. Based upon the site visit, removal of one large (30') holly tree was a concern of the LAC, but was not a decisive issue. The LAC, however, strongly recommends that during construction every effort possible be made to protect the existing trees;

Date on which applicant was notified of LAC meeting 7-6-88

Form completed by John B Moran

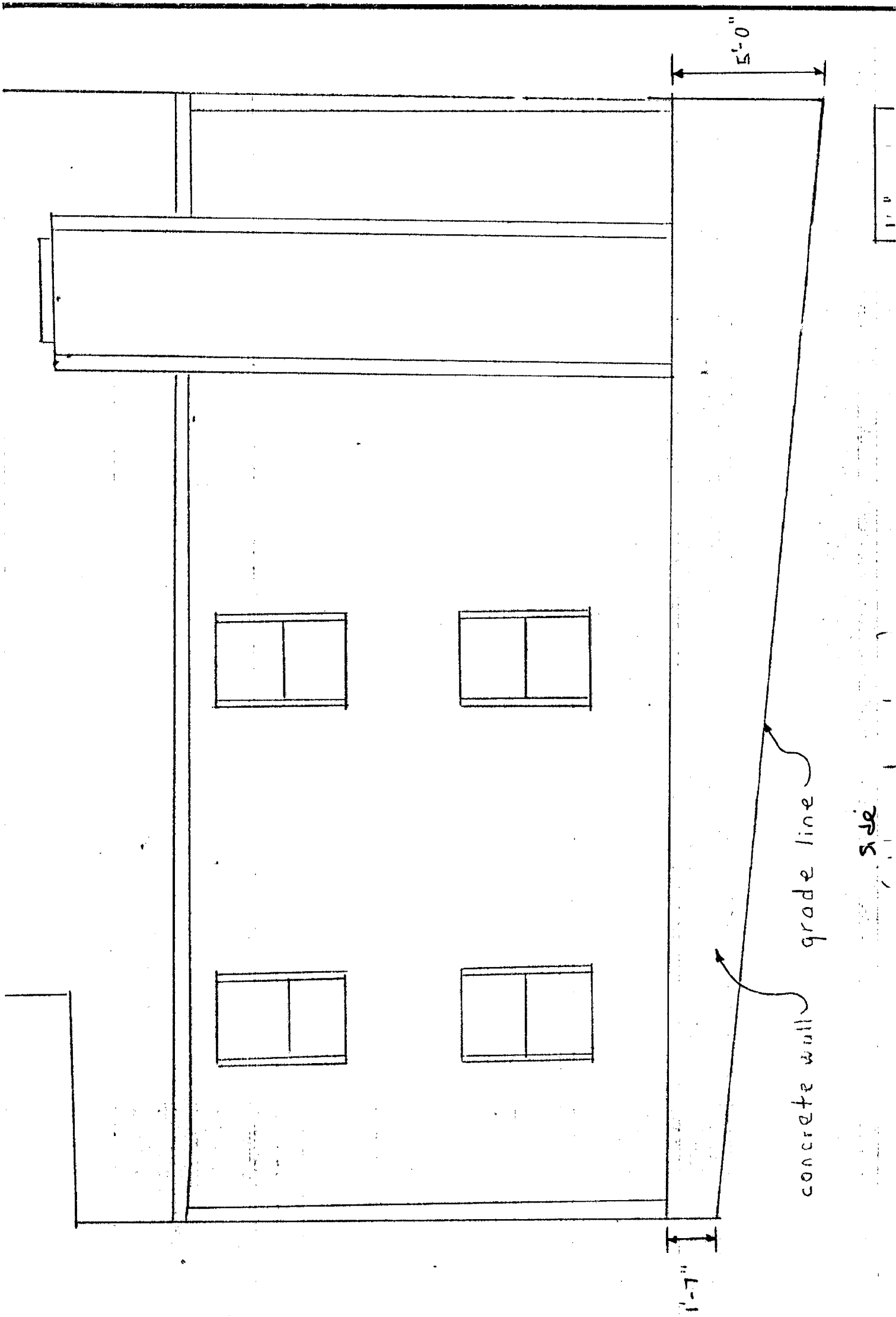
Member of Capital View Park LAC

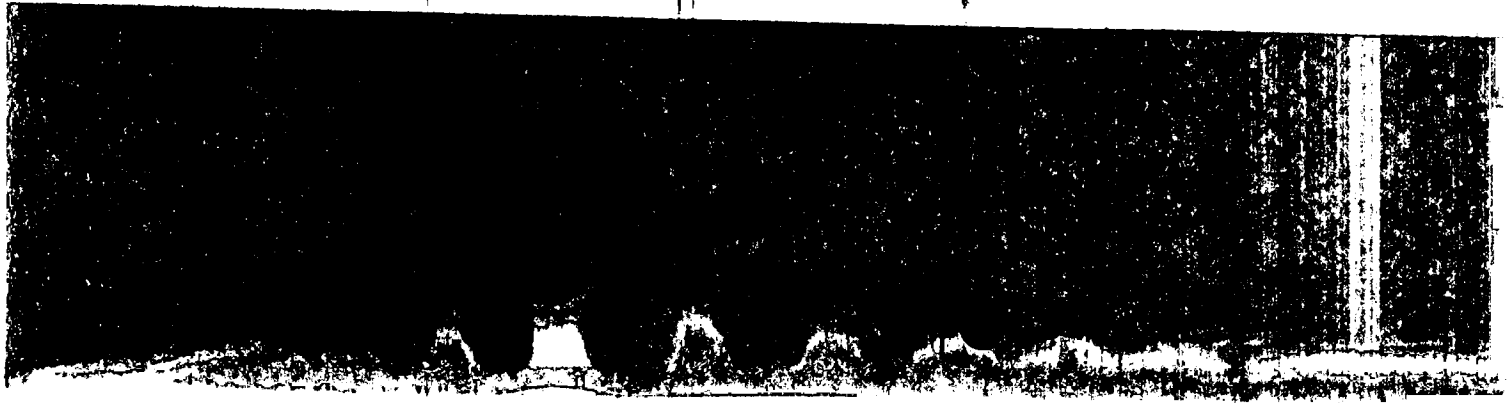
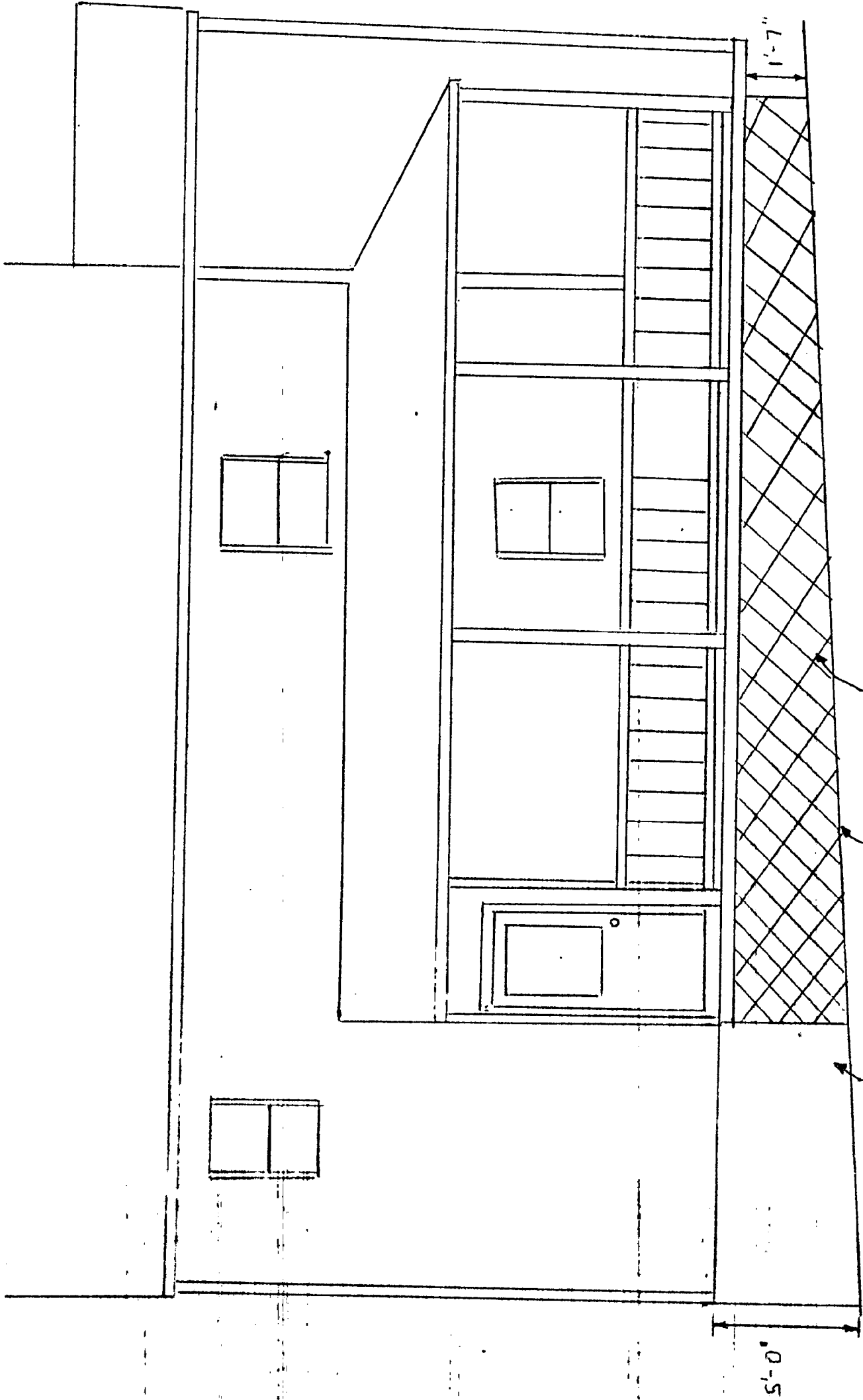
Date 7-11-88

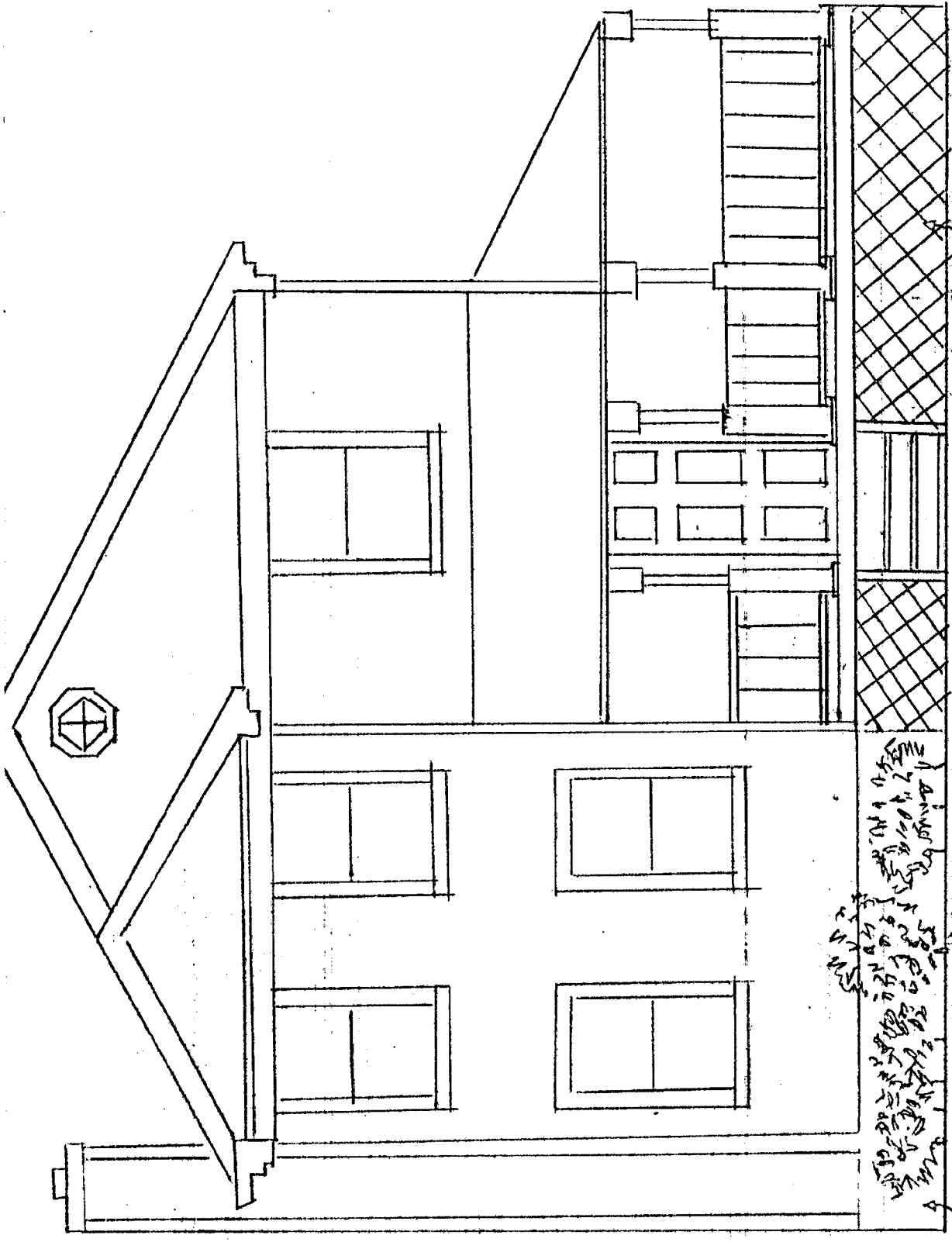
especially in view of the close proximity of the two large holly trees. One LAC member proposed that if economic hardship results from the originally approved plan, then

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

evidence of such should be presented since none was presented to the LAC despite persistent questioning by the LAC.





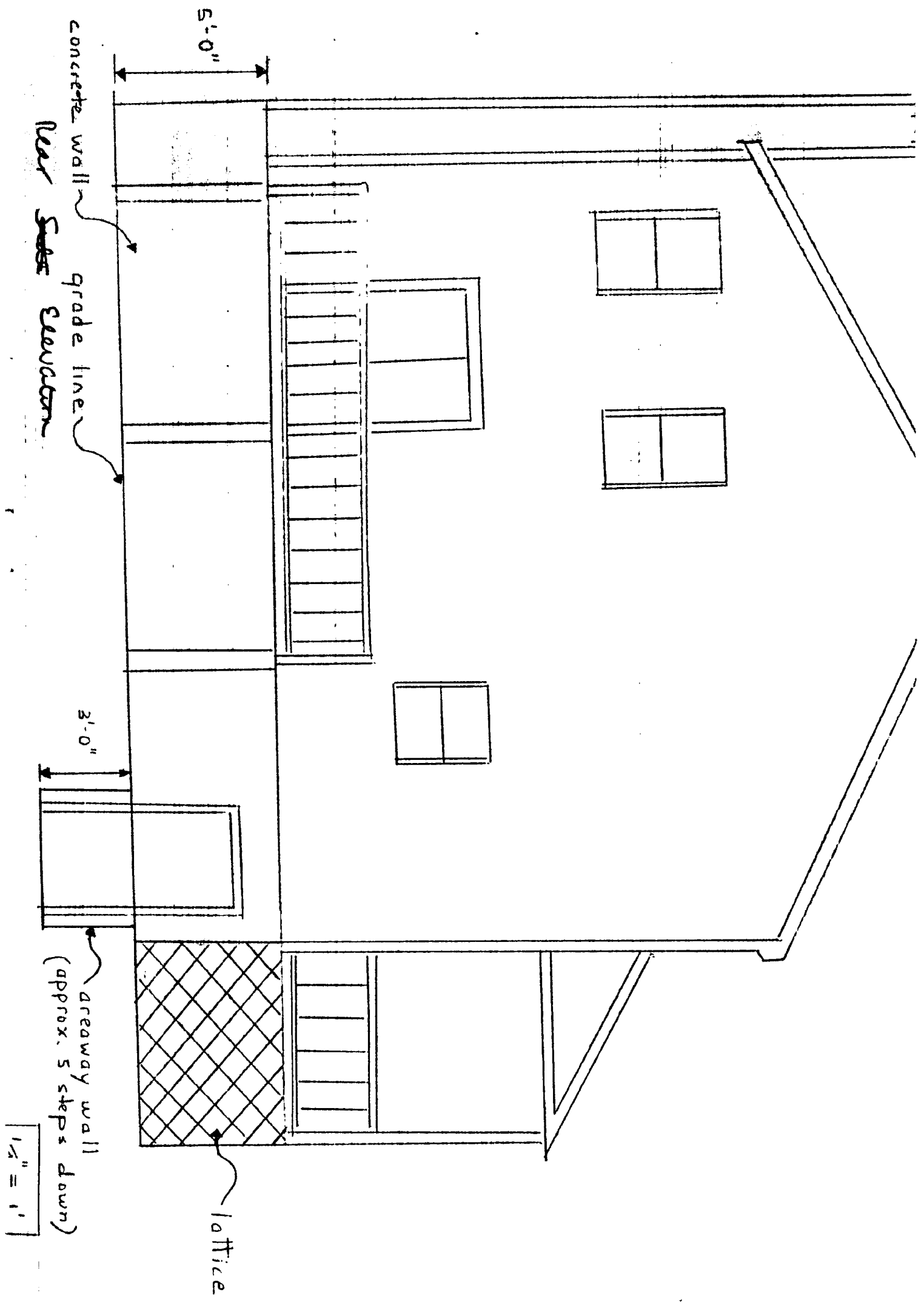


lattice

concrete wall - grade line

$3/16" = 1'$

Front



Altered Plans
accepted by LAC
& verbally transmitted
to HPC.



ADLER CONSTRUCTION GROUP

7721 ROCTON AVENUE
CHEVY CHASE, MARYLAND
20815

S. 08° 30' 00" E. 50.35

proposed setback

REVISED PLOT PLAN

LOT 7 BLK. 18

CAPITOL VIEW PARK

Montgomery County, Md.

Scale: 1" = 30'

Job No 737- II

Plot Bk. A; Plot No 9

Zoning: R-60

25' Front B.R.L.

7' Side B.R.L.

20' Rear B.R.L.

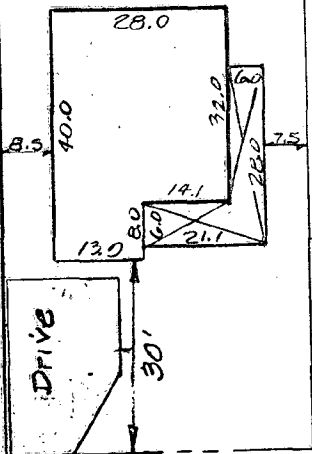


N. 89° 23' 00" E - 248.50

S. 88° 23' 00" W - 255.95

(18)

LOT 7
± 12,610 sq ft



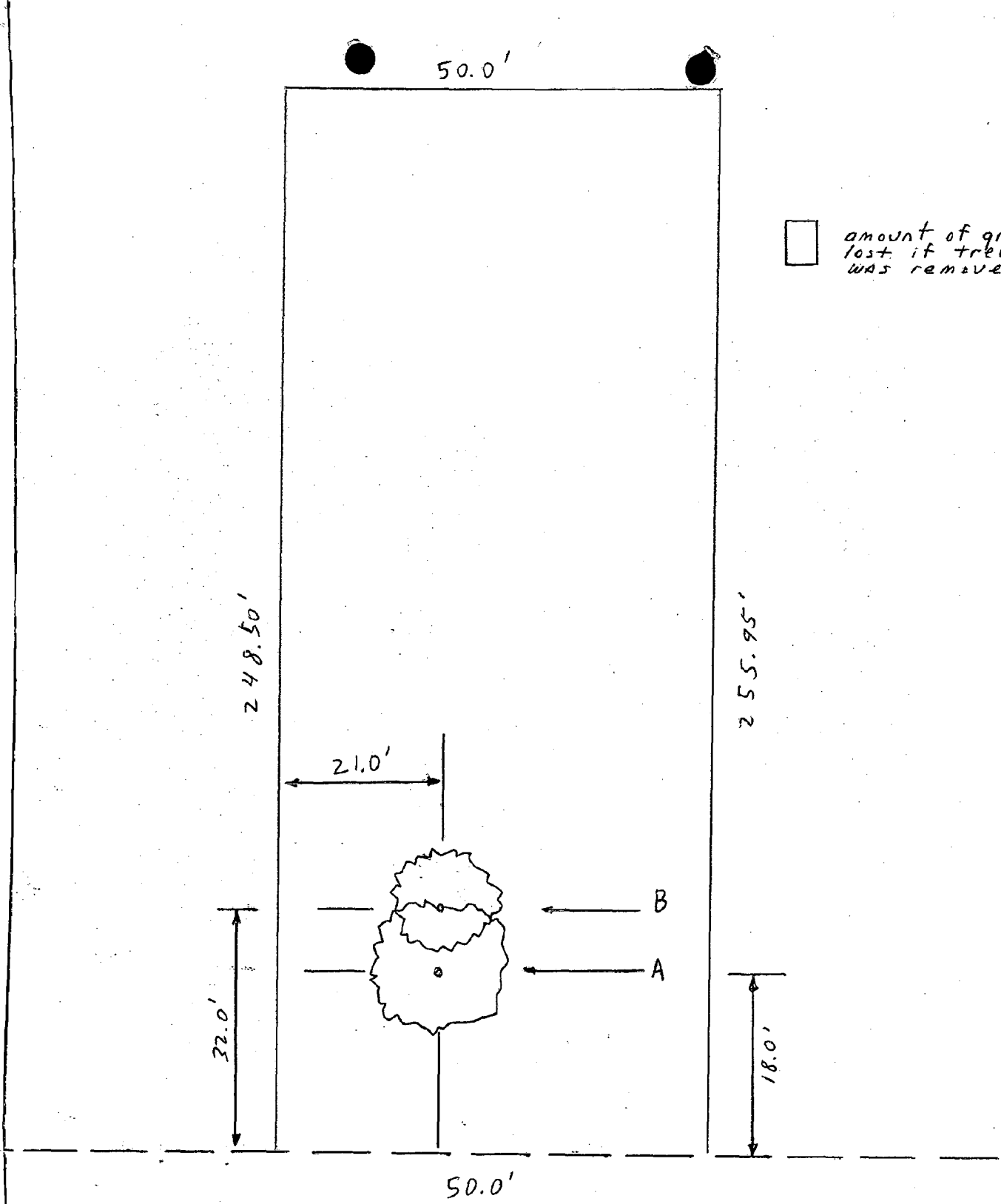
NORTH 50.00'

MENLO AVE
(Formerly DALE ST.)

HANSON & DEN OUTER, LTD



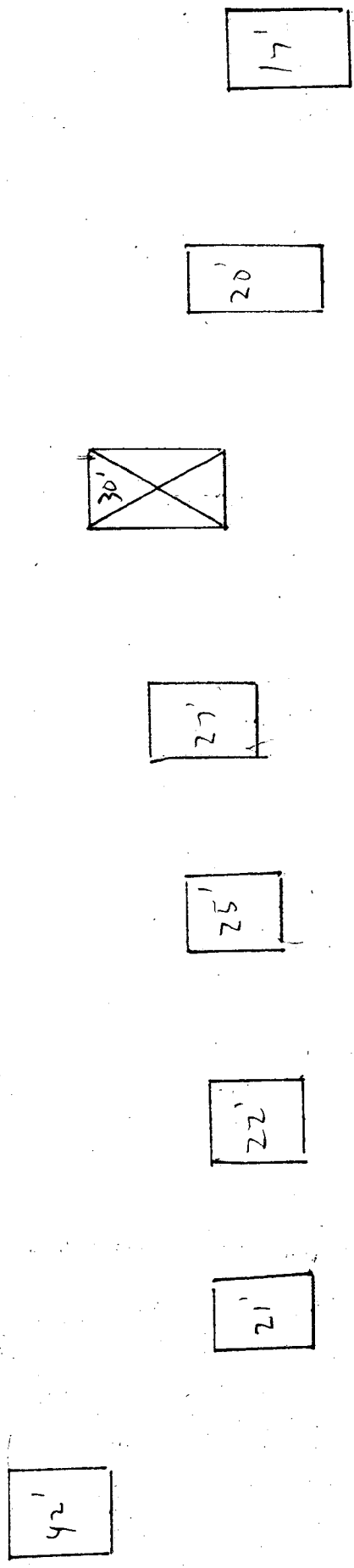
CIVIL ENGINEERS & LAND SURVEYORS
LAND PLANNING CONSULTANTS
172 HOLLING AVE., ROCKVILLE, MD. 20852
881-6770



10209 Menlo Avenue - Tree Location Plot Plan

not to scale

Proposed setback
in relation to existing
structures:



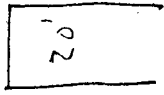
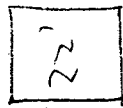
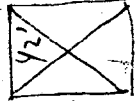
M E N L O

☒ = 10209 Menlo Avenue


☒ = not to scale


$$\frac{1}{16}'' = 1'$$

Original approved setback in relation to existing structures!



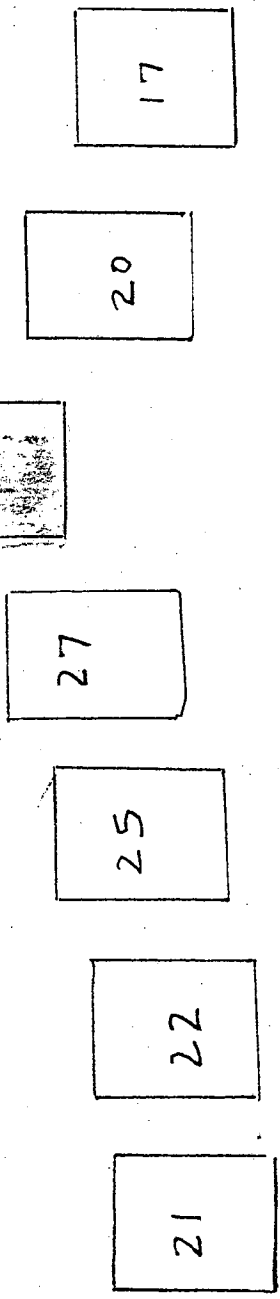
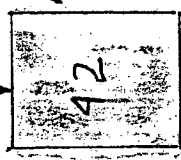
M e n t o

 = 10209 Ment's Avenue

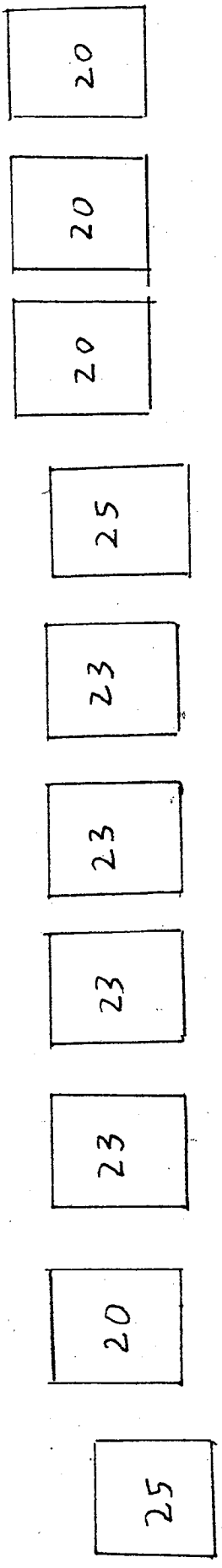
 = not to scale

$\frac{1}{16}'' = 1'$

10209 Menlo
(original setbacks/previously approved)



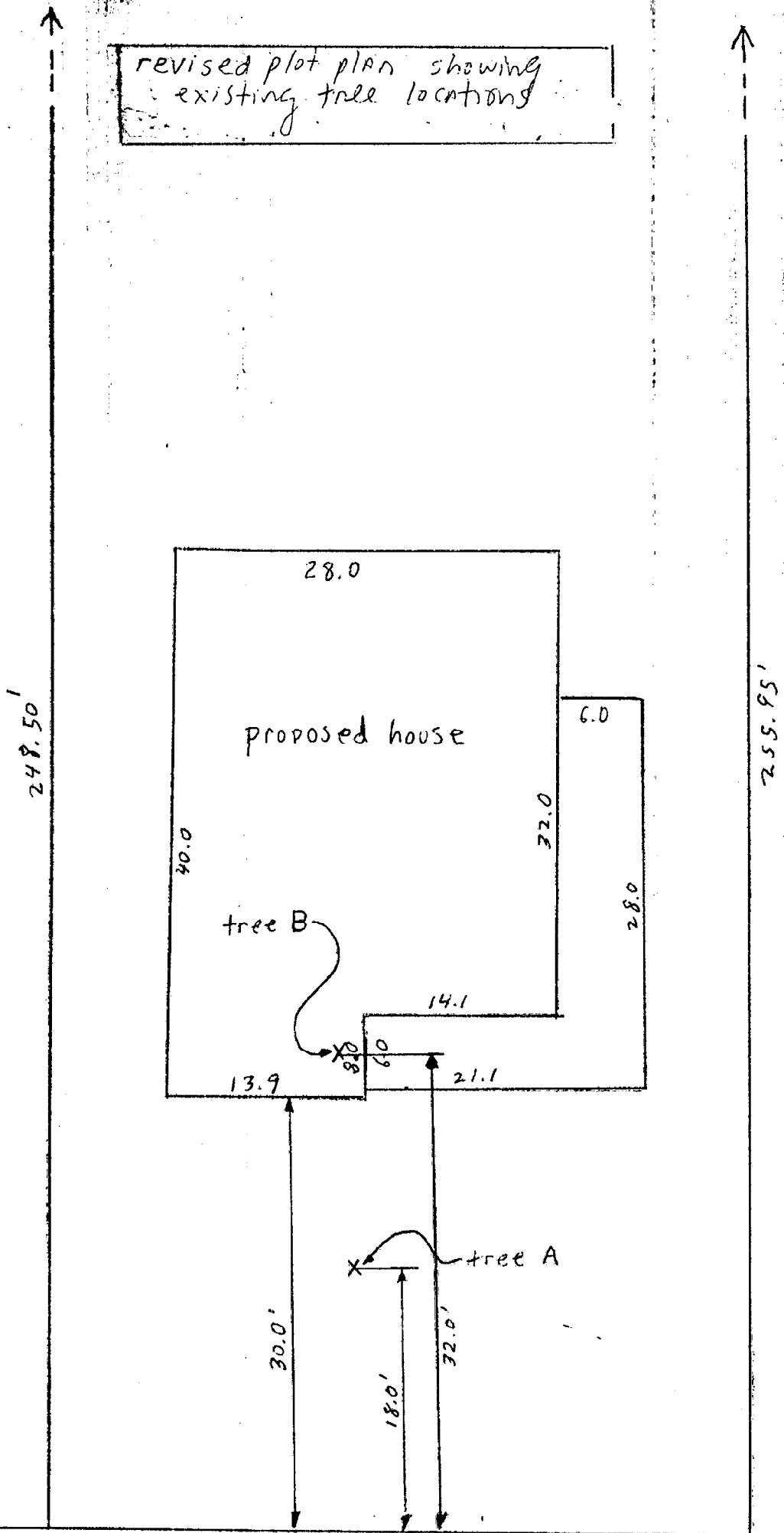
Menlo Avenue



plot plan showing current house setbacks

house setbacks (feet)
Menlo Avenue

revised plot plan showing existing tree locations



50.0'

1" = 30'

3/7 10209 Menlo Ave.



Lot 15

10703 Drumm Avenue
Kensington, Md.

Adler Construction Group
Builders



816 Davis Avenue
Takoma Park, Md.

Adler Construction Group
Builders



Lot 16

10705 Drumm Avenue
Kensington, Md.

Adler Construction Group
Builders



10209 Menlo Avenue
Capital View Park

Lot

Adler Construction Group
Builders