

31/7- 10105 Meadowneck Ct.

31/7-90D



## Montgomery County Government

July 25, 1990

Mr. Alan Adler  
Adler Construction Group  
6935 Wisconsin Avenue, #510  
Chevy Chase, Maryland 20815

Dear Alan:

Chapter 24A of the Montgomery County Code, the Historic Resources Preservation ordinance, defines "exterior features" subject to the ordinance as "the architectural style, design and general arrangement of the exterior of an historic resource, including... ..the type of style of all windows, doors, light fixtures, signs or other similar items...."(emphasis added).

However, as we discussed yesterday, temporary signs are not subject to review by this office or the Historic Preservation Commission. Therefore, any permit to erect a temporary sign at 10105, 10107, or 10109 Meadowneck Court, Silver Spring, in the Capitol View Park Historic District, may be released without further review by this office or the HPC.

I suggest that you contact the Department of Environmental Protection at 738-3110 to make the necessary arrangements. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alison".

Alison B. Vawter  
Office Services Manager

1971E



# Montgomery County Government

## MEMORANDUM

DATE: 6/7/90

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, *JBC* Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 5/23/90 reviewed the attached application by Adler Construction for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

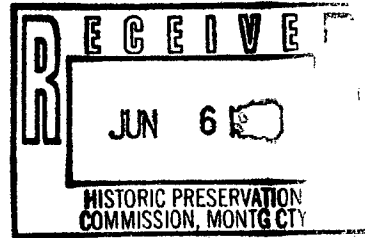
Attachments:

1. HAWP App.
2. Plans
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

JBC:av



Adler Construction Group, Inc.  
Builders ■ Developers



Mr. Jared Cooper  
Historic Preservation Commission  
51 Monroe Street (suite 1001)  
Rockville, Maryland 20850

Re: HPC Cases No. 31/7-90D, E, and F  
10105, 10017, and 10109 Meadowneck Court  
Montgomery County, Maryland

June 3, 1990

Dear Jared,

The above referenced cases went before the HPC on May 23rd, 1990. The Committee approved each of the cases, conditioned upon our company planting a total of six new trees on the site, with each tree having a minimum diameter of 2½ inches. Chairperson Miskin requested that I supply your office with a tree plan which shows the location and species of new trees to be planted, in order for your office to officially sign off on the above cases.

Our company has agreed to plant six new trees on the site, each meeting Chairperson Miskin's tree diameter requirements. However, after conferring with our engineer and our landscape contractor, we would like to wait until after the new homes have been started and the outside grade has been established before determining the exact locations of the new trees we will be planting at the site.

This letter, which has been notarized below, shall serve to hold our company to its promise to plant a total of six new trees at the above referenced sites, with each tree having a minimum diameter of 2½ inches, and the trees being of either the oak or maple species.

Sincerely,

Alan Adler  
Vice President



Adler Construction Group, Inc.  
Builders □ Developers

Page 2 (letter to Mr. Jared Cooper) dated June 3, 1990)

Adler Construction Group, Inc.

Alan Adler, V.P.

Attest

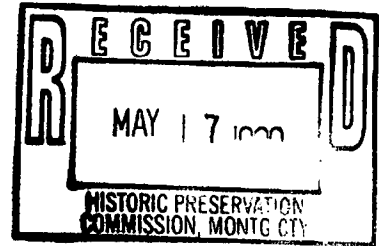
Corporate Seal

Subscribed and sworn to before me this 4th day of June, 1990.

Elizabeth S. Holden

Notary Public, MD

My commission expires: 7/1/90



Minutes of the Capitol View Park LAP 3 May 1990  
John Moran, chairman  
Duncan Tebow  
David Clough  
Carol Ireland

The Capitol View Park LAP was called to order at 7:40 by John Moran, Chairman.

The first order for review was the enlargement of an existing deck at 10112 Meadowneck Court owned by Rosalie Gorman. LAP was unanimous in accepting the plans as presented.

The second subject was an addition to 9925 Capitol View Avenue. the addition is not visible from the street as it is on the rear of a house which is also set back from the street. Two of the members are concerned with the style as being overly ornate with respect to the existing structure and neighboring homes. 1 member thought the scale too large for the existing house but the rest of the committee felt the scale was not out of proportion to the rest of the house.

The Panel then held a lengthy discussion on the proposal to build 3 new houses at Meadowneck Court. The construction will be done by Adler Construction. The ratio of the footprint to the land seems to be greater than the surrounding pattern of housing. The LAP is concerned about the height in comparison to a secondary resource across the street especially since the elevation of the proposed houses is higher than the surrounding area.

The style was deemed to be acceptable though the scale is too massive the surroundings.

The LAP is highly concerned that no plan had addressed the future development of the adjoining lots on the north side, especially in view of the difference in the design of appropriate structures for the area. It was felt that because ~~the~~ the density of the new development (infill) is so great, ~~the~~ the new houses need to relate better to the surrounding structures than as presented in the proposed plan. this is especially true in view of the sharp style/size/massing contrast between the proposed construction and the surrounding houses. It was felt that the proposed construction is not designed with the adjacent historic resources and the immediate streetscape, <sup>in mind.</sup> The proposed construction is a standard design that is being placed within the streetscape without consideration of the area as a whole.

As with an earlier proposal the builder should follow item #4 from our earlier discussions in regards to the trees. 1) that all trees in the area of excavation or construction be fenced with snow fences to a minimum distance of three feet from their circumference; 2) in areas adjacent to trees, back fill shall be done by hand; and further 3) builder shall be required to observe provisions which have been filed with HPC from Guardian Tree Experts in respect to protection of existing trees.

The LAP recommends not to approve the plans as submitted.

MEMORANDUM

TO: Historic Preservation Commission  
FROM: Jared B. Cooper *JBC*  
DATE: May 15, 1990  
SUBJECT: HPC Cases No. 31/7-90D, E, and F

The applicant, Adler Construction, is proposing construction of three "Neo-Victorian" structures at 10105, 10107, and 10109 Meadowneck Court, in the Capitol View Park Historic District. As you will recall, Mitchell Fagan applied for, and received, HAWP's for a very similar project in June of 1989. However, Mr. Fagan never completed the project, and sold it to Adler Construction. The current project differs only slightly from the original, in that the elevations are somewhat changed (see attached excerpts from original application). The LAP is currently reviewing the proposals, but has not yet submitted comments.

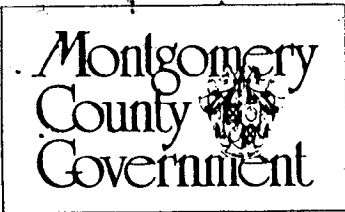
The staff recommendation, as submitted in June 1989, remains the same (see attached).

Attachments

1. Staff Report and Recommendation - June 1989
2. HAWP Applications (Adler)
3. Proposal for 10105 Meadowneck Court
  - a. Site Plan/Tree Survey
  - b. Photographs
  - c. Elevation Drawings
  - d. Floor Plans
4. Proposal for 10107 Meadowneck Court
  - a. Site Plan/Tree Survey
  - b. Photographs
  - c. Elevation Drawings
  - d. Floor Plans
5. Proposal for 10109 Meadowneck Court
  - a. Site Plan/Tree Survey
  - b. Photographs
  - c. Elevation Drawings
  - d. Floor Plans
6. Excerpts from June 1989 Proposal (Fagan)

1836E

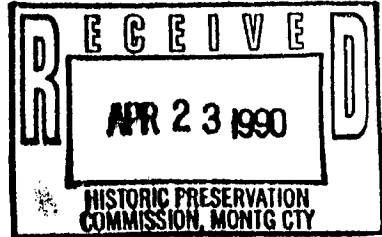
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**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

317-90-D

# APPLICATION FOR HISTORIC AREA WORK PERMIT



TAX ACCOUNT # 13-5-2806614

NAME OF PROPERTY OWNER Adler Construction Group TELEPHONE NO. 656-3350  
 (Contract/Purchaser) (Include Area Code)

ADDRESS 6935 Wisconsin Avenue #510 Chevy Chase, Maryland 20815  
CITY STATE ZIP

CONTRACTOR same as above TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER # 2733

PLANS PREPARED BY Hanson & Den Outer, Ltd TELEPHONE NO. 881-6770  
 (Include Area Code)

REGISTRATION NUMBER #4502

**LOCATION OF BUILDING/PREMISE**

House Number 10105 Street Meadowneck Court

Town/City Silver Spring Election District 13

Nearest Cross Street Lee Avenue

Lot 38 Block 1 Subdivision Capital View Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) 05 S/S Circle One: A/C Slab Room Addition  
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4)  Other new home

1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Fagan Permit - approved 6-19

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? no

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01  WSSC 02 ( ) Septic 01 ( ) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 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:

- 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.

*[Handwritten Signature]*

4-17-90

3



APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

Vacant lots

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b. General Description of Project:

Construction of 1 new single family home in the 'victorian style'

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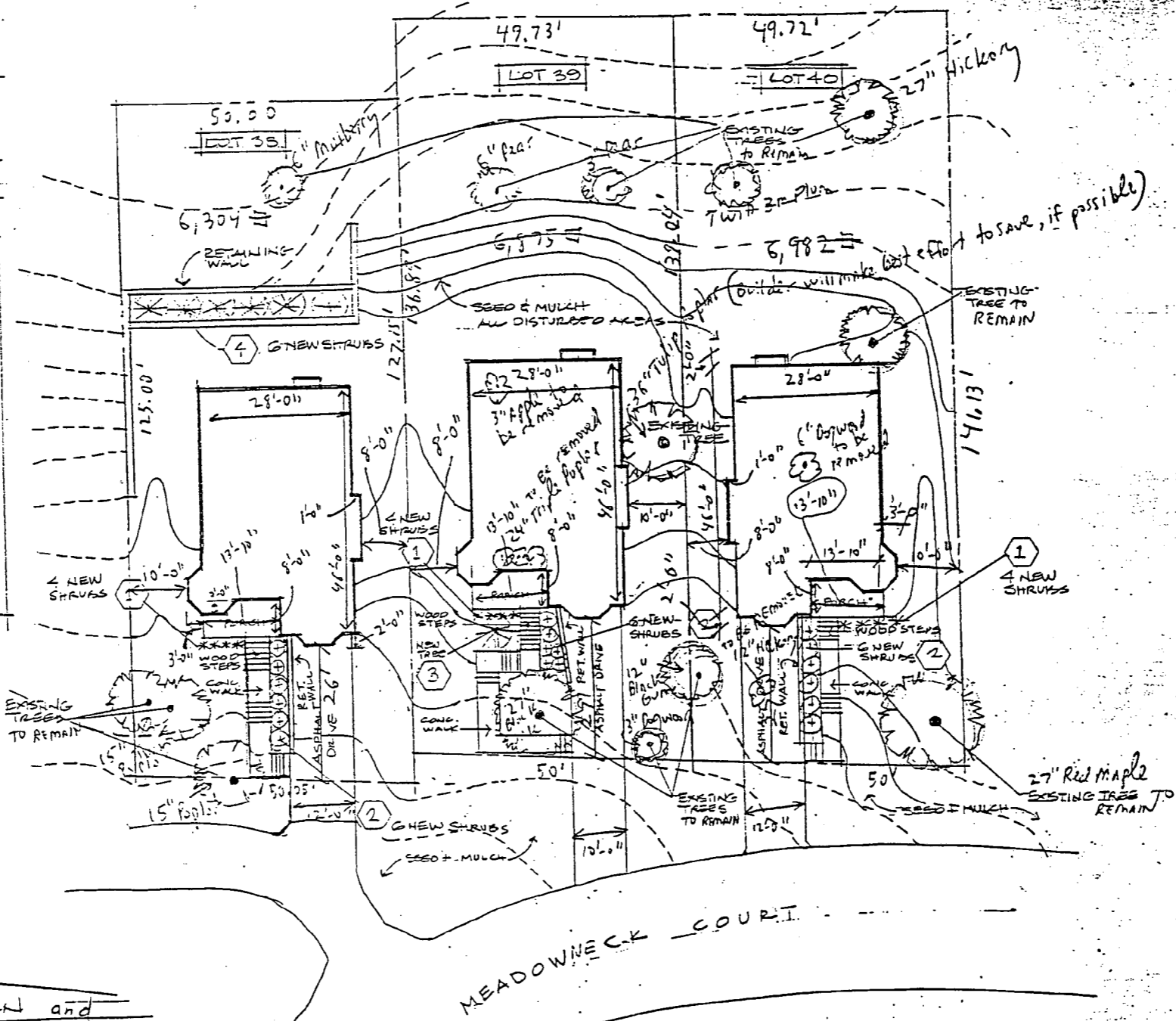
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PLANT MATERIAL SCHEDULE

TYPE	SIZE
1 evergreens	18"-24"
2 evergreens	18"-24"
3 flowering tree	6'
4 evergreens	18"-24"



5

← NORTH

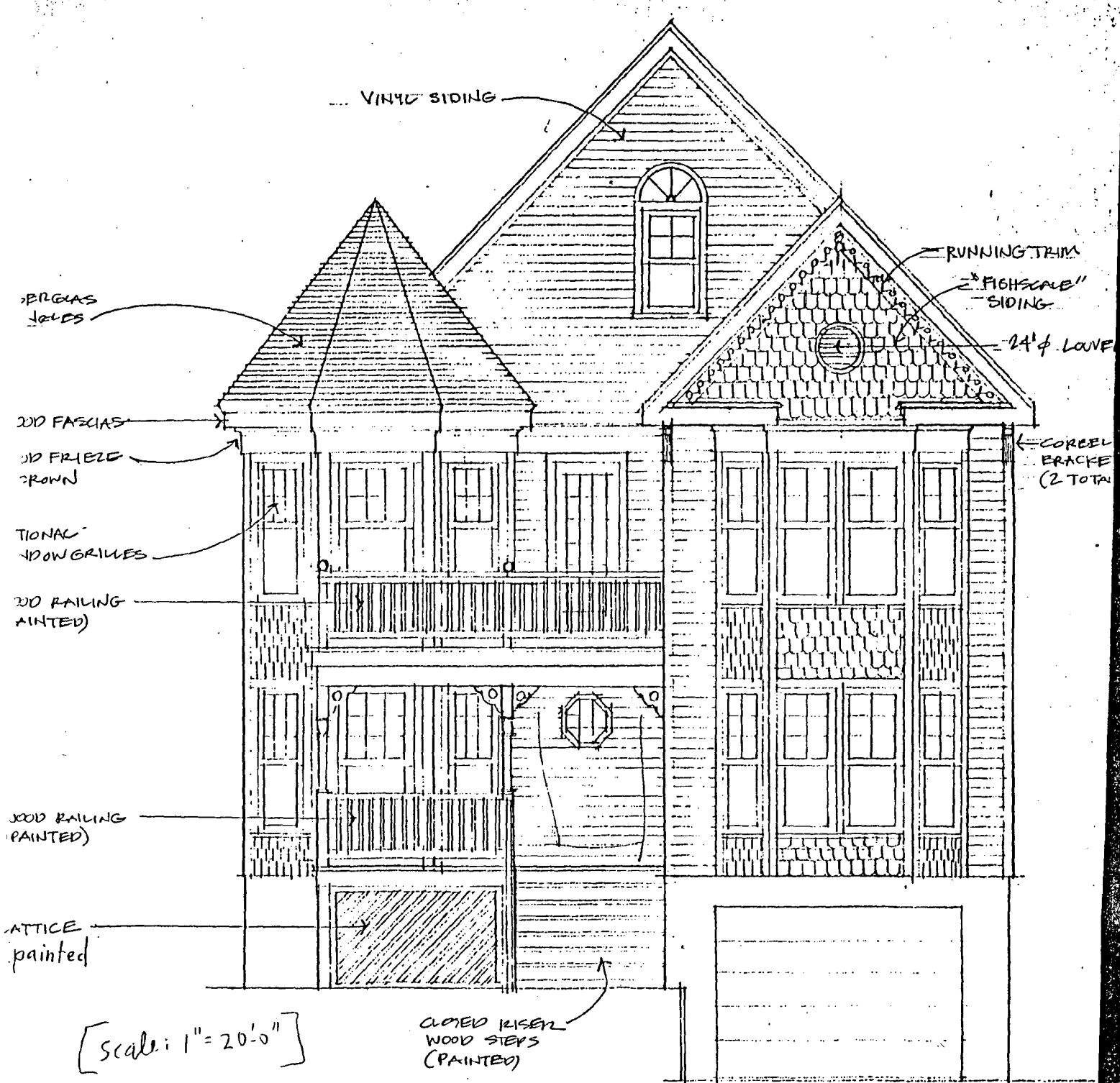
LANDSCAPE PLAN and  
 Site Plan SCALE: 1"=20'-0"  
 Lots 38 & 39 & 40

ADLER CONSTRUCTION GROUP  
 6935 WISCONSIN AVE. SUITE 510  
 CHEVY CHASE, MD 20815  
 656-3350

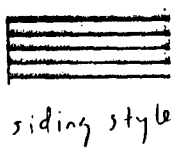
3 HOUSES @ MEADOWNECK COURT  
 CAPITOL VIEW PARK  
 MONTGOMERY COUNTY, MARYLAND



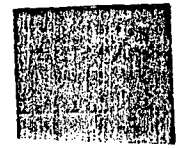
6



Scale: 1" = 20'-0"



FRONT ELEVATION  
#1  
(Lot 38)



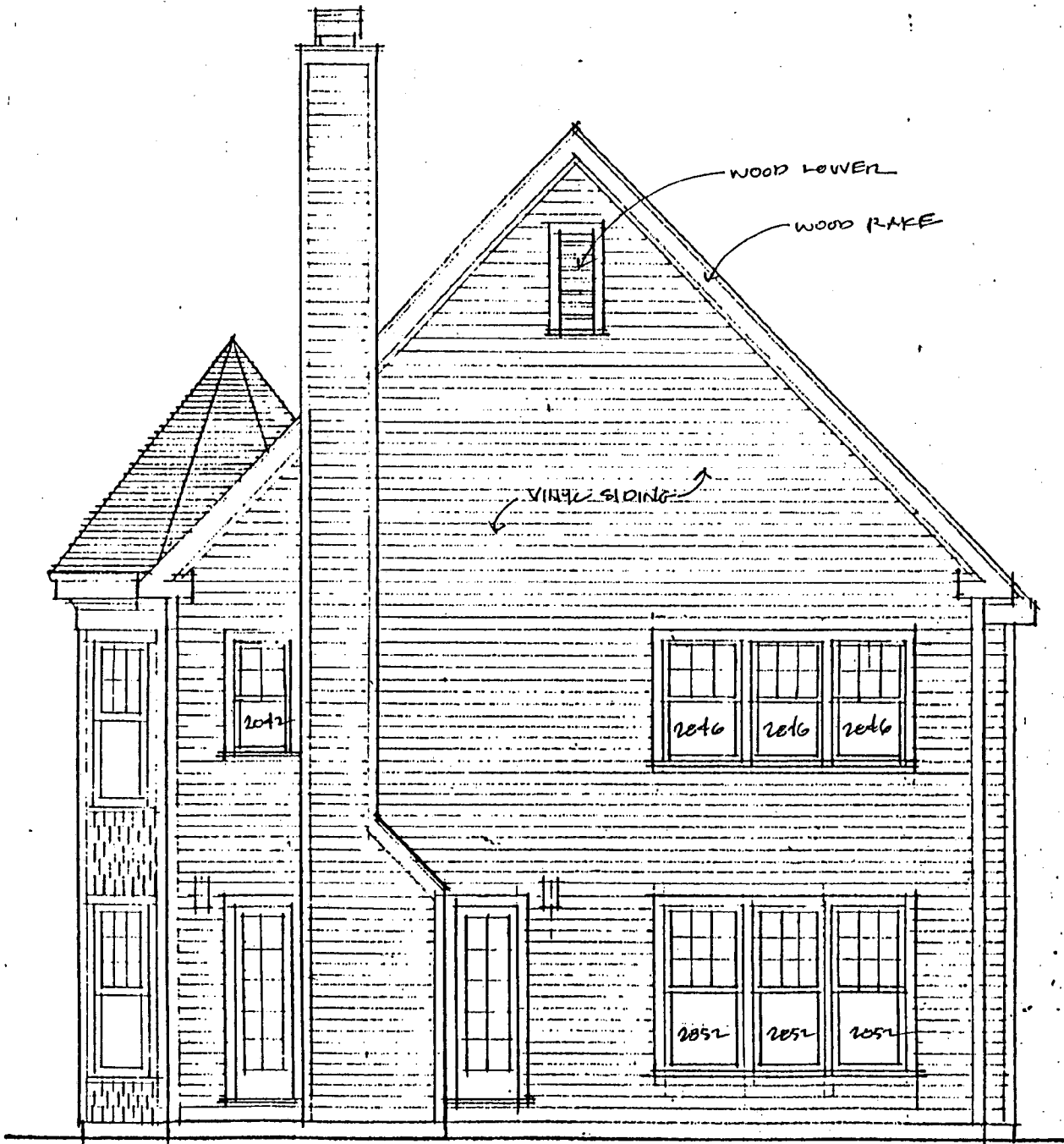
Fishscale / siding / trim  
(colors)

7



(Front elevation) # 2  
(same material spec. as elev. #1)

8



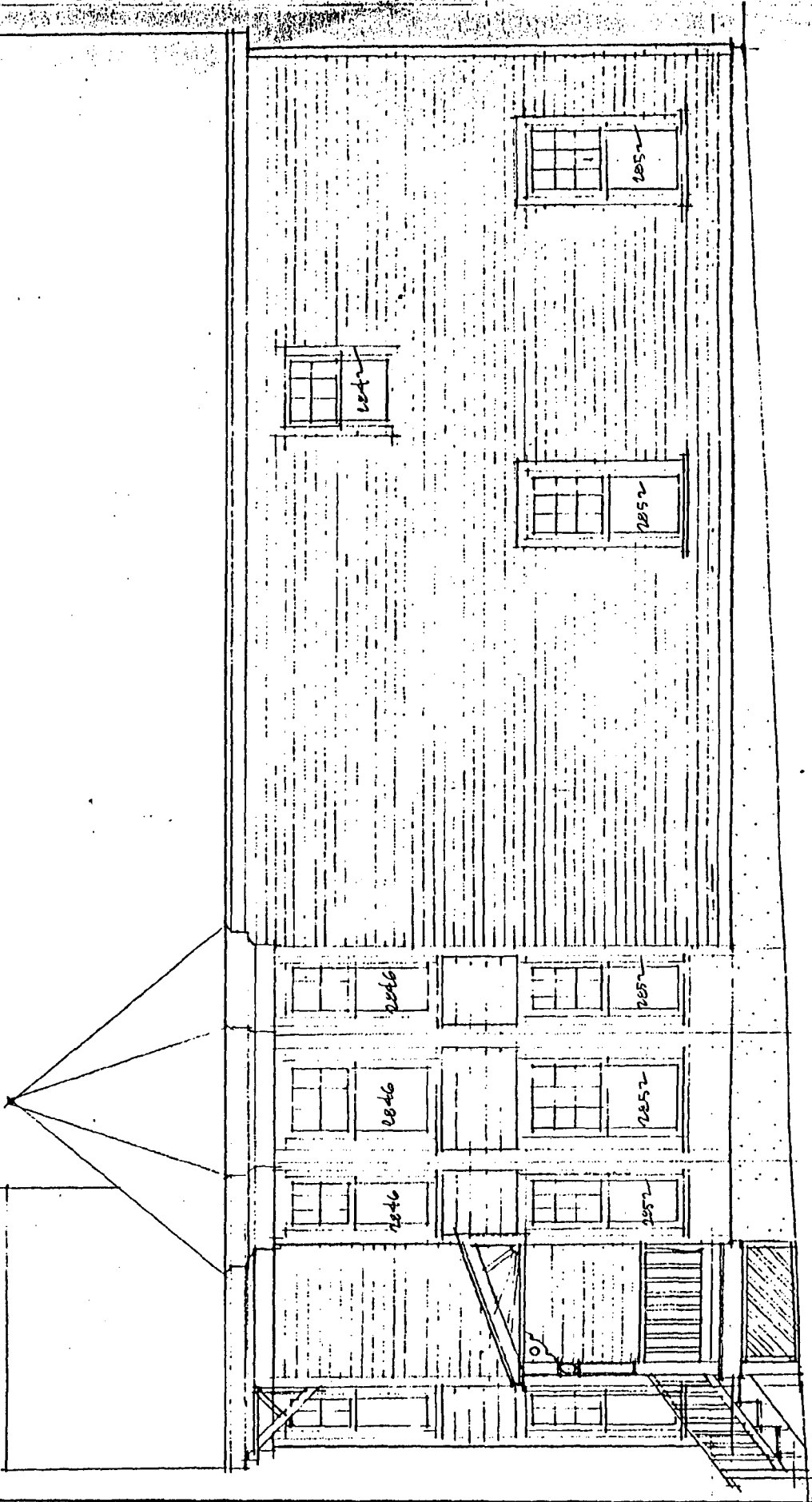
REAR ELEVATION

ADLER CONST. GROUP, INC.  
6935 Wisc. Ave., Suite 510  
Chevy Chase, Md. 20815

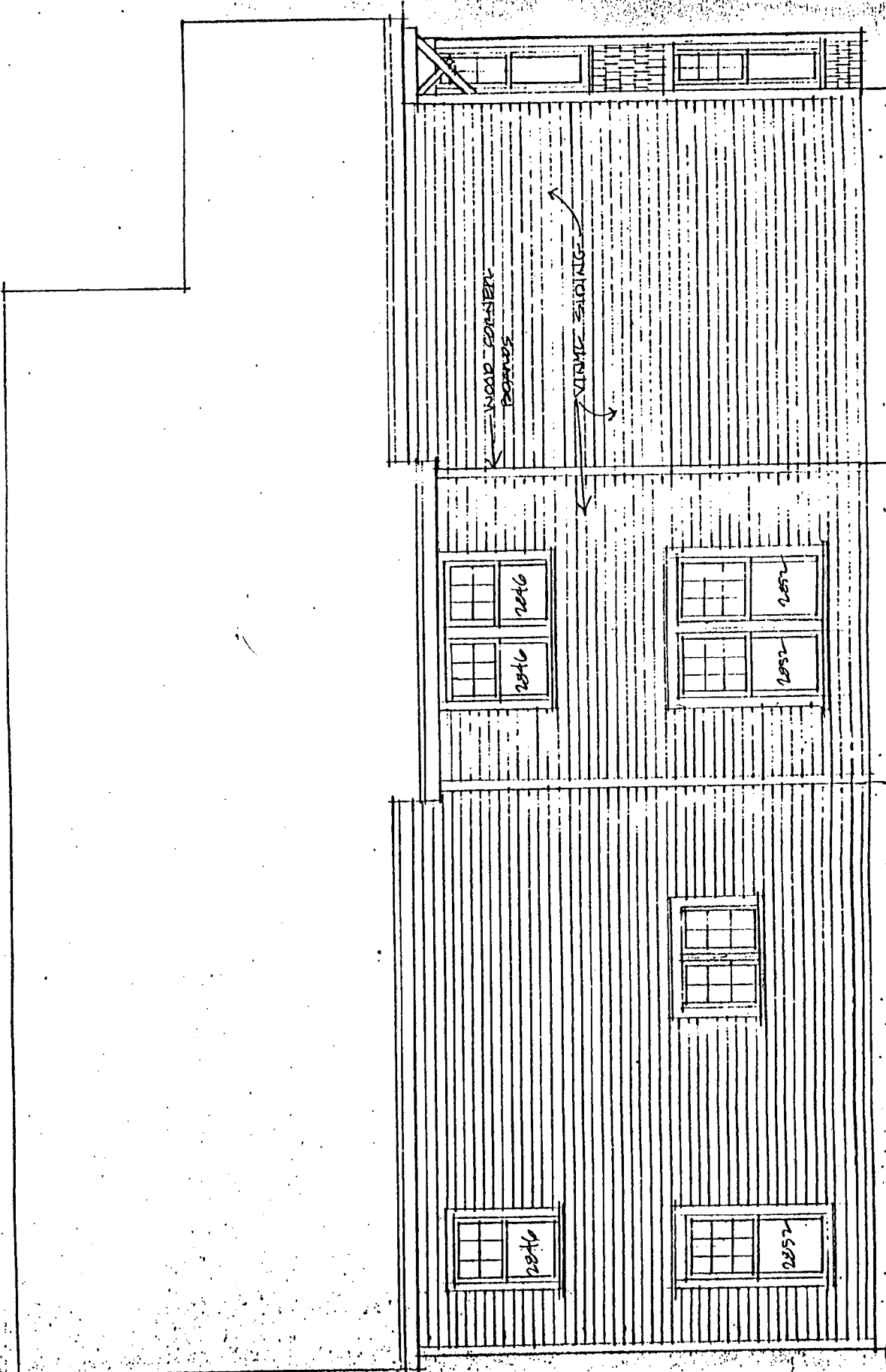
656-3350

9

(right elevation)



(left side elevation)



BRICK OR CONC.  
ON CON. TARGETING



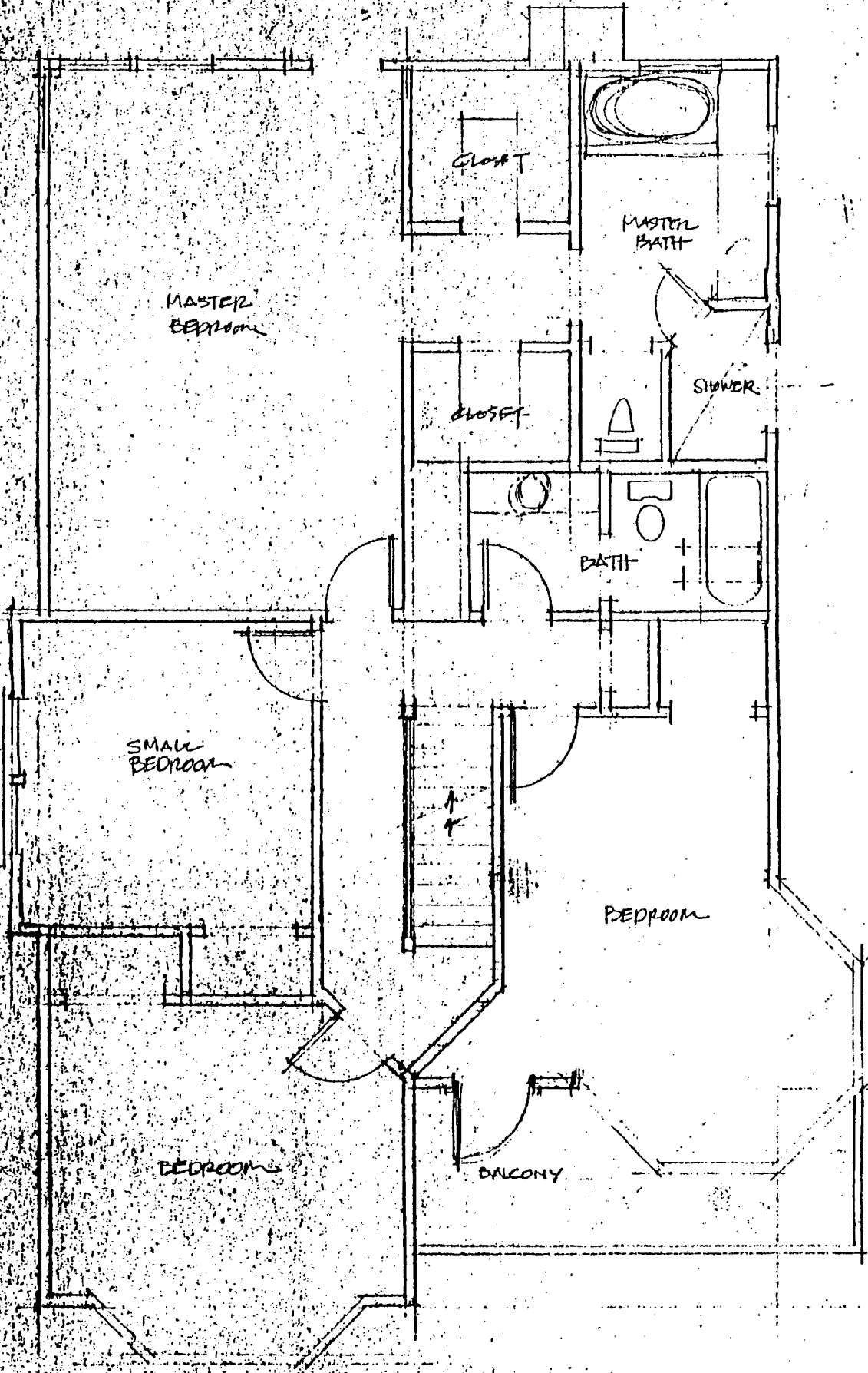




FIRST FLOOR

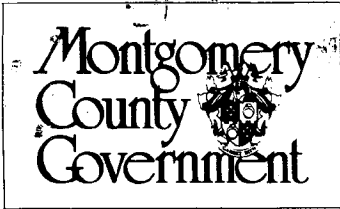
ADLER CO  
6935 W  
Chevy

12



SECOND FLOOR

(exterior walls dimension same as 1<sup>st</sup> Floor)



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

3/1-10-D

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House Number 10105 Street Meadowneck Court

Town/City Silver Spring Election District 13

Nearest Cross Street Lee Avenue

Lot 38 Block 1 Subdivision Capital View Park

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair S/S Circle Dne: A/C Slab Room Addition  
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other new board

1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Ragan Permit - approved

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY pepco

1E. IS THIS PROPERTY A HISTORICAL SITE? no

### 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

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.

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date 4-17-90

APPROVED X For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 6/7/90

APPLICATION/PERMIT NO: 01004190083 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:)

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(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

7. PHOTOGRAPHS. For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
8. ADDRESSES OF ADJACENT 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Phyllis A. Walter  
Address 10116 Meadowneck Court  
City/Zip Silver Spring, Md. 20910
2. Name Mary S. Phelan  
Address 10120 Meadowneck Court  
City/Zip Silver Spring, Md. 20910
3. Name Pompilio & E.R. Verzariu  
Address 10124 Meadowneck Court  
City/Zip Silver Spring, Md. 20910
4. Name Robin C. & T.A. Carmichael  
Address 10128 Meadowneck Court  
City/Zip Silver Spring, Md. 20910
5. Name Beverly F. Greene  
Address 10118 Capital View Ave.  
City/Zip Silver Spring, Md. 20910

7. **PHOTOGRAPHS.** For all projects, include clear color or black and white photographs. For additions, alterations, porches, or decks, attach photographs of all existing elevations. For new construction, attach photographs of the proposed site, as well as neighboring structures. For other projects, such as fences, drives, tree removal, etc., attach photographs of the affected area.
8. **ADDRESSES OF ADJACENT 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Matthew H. & A.K. Finucane  
Address 3109 Lee Street  
City/zip Silver Spring, Md. 20910
2. Name Kevin D. Prince & Karen N. Berger  
Address 3113 Lee Street  
City/zip Silver Spring, Md. 20910
3. Name David B. & D. Bell  
Address 10104 Meadowneck Court  
City/zip Silver Spring, Md. 20910
4. Name John P. & C. F. Moran  
Address 10108 Meadowneck Court  
City/zip Silver Spring, Md. 20910
5. Name Rosalee C. Gorman  
Address 3506 Saul Road  
City/zip Kensington, Md. 20910