

31/7-10109 Meadowneck Ct.

31/7-90F

M E M O R A N D U M

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

FROM: Laura McGrath, Planning Specialist *LM*  
Division of Community Planning and Development  
Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application Revision

DATE: April 5, 1991

This is to inform you of the following revision to Historic Area Work Permit application Number 9004190085, for 10109 Meadowneck Court, Silver Spring, issued on April 17, 1990:

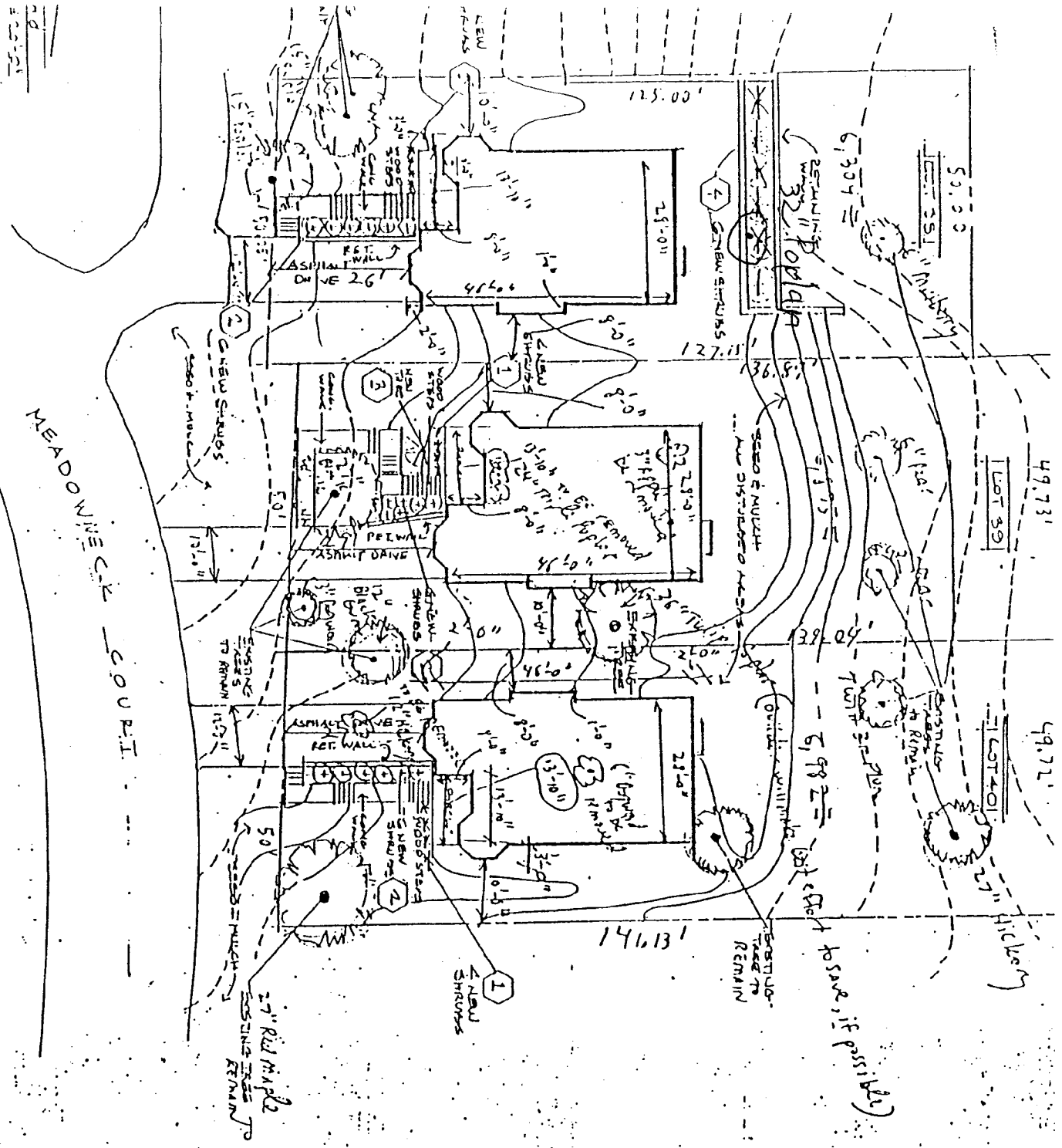
Revise tree plan (attached) to show a 32" poplar to the rear of the property. Because of required grading, this tree will be removed.

Please call me with any questions regarding this revision at 217-3608. Thank you.

Attachment

2627E

Approved Site Plan

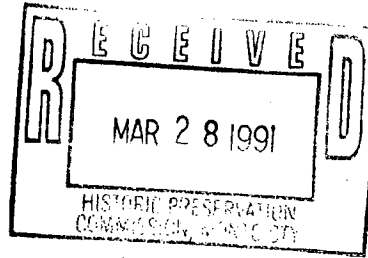


B. HOUSES @ MEADOWNECK COURT  
CAPTOL VIEW PARK  
MONTGOMERY COUNTY, MARYLAND

ADLER CONSTRUCTION CO  
693 S WISCONSIN AVE. SUITE  
GHEM CHASE, MD. 20811  
656-3350



Adler Construction Group, Inc.  
Builders & Developers



3/27/91

Laura E. McGrath  
Montgomery County Government  
Historic Preservation Commission  
51 Monroe Street  
Rockville, MD 20850

Dear Ms. McGrath:

Adler Construction Group, Inc. would like to request 3 items to be considered by the Historic Preservation Commission. First, as a direct result from working with Charlie and Jennie Ritchie and the landscape architect, Peter Rinek, to preserve trees on Meadowneck court, we would like to request approval of a redesign to the front walkways of lot 38 and 40. This redesign helps to preserve the natural topography on lot 38 and the topography surrounding the maple tree located near the southwest corner of lot 40.

Mr. Rinek and the arborists consulted on this lot agreed that these changes in the walkway design better serve to protect and preserve natural landscape of the street and the root structure of the maple tree fronting lot 40.

Second, due to an oversight, the 32" tulip poplar located 2/3 towards the rear of the lot was accidentally omitted from our survey. We request that this tree be added to the approved tree survey for removal. Removal of this tree is necessary in order to allow regrading of the land which is required for construction on this lot.

Lastly, we would like to add a side porch to the house on lot 40. This porch would be a continuation of the front porch which wraps around the south side of the house. This side porch (indicated on the site plan submitted 3/22/91), would be constructed of the same materials and colors to match the front.

We are currently in the process of applying to the County Board of Appeals for a special exception which would allow us to build this porch. If granted, this exception will allow the porch to extend 2 feet into the side yard.

We appreciate your attention to these matters and look forward to hearing from you soon. Thank you.

Sincerely,

Jeffrey Adler, President  
Adler Construction Group



# 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, <sup>JBC</sup>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

1199E

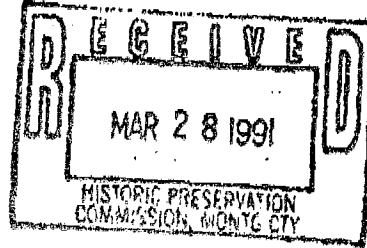
Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625



Adler Construction Group, Inc.  
Builders & Developers

ADLER



UTP  
4.2.91

3/27/91

Laura E. McGrath  
Montgomery County Government  
Historic Preservation Commission  
51 Monroe Street  
Rockville, MD 20850

Dear Ms. McGrath:

①

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②

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③

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We appreciate your attention to these matters and look forward to hearing from you soon. Thank you.

Sincerely,

*Jeffrey Adler*

Jeffrey Adler, President  
Adler Construction Group

1 & 3 need commission approval  
2 could go as revision

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

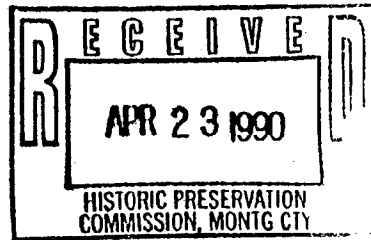
1. Staff Report and Recommendation - June 1989
2. HAWP Applications (Adler)
3. Proposal for 10105 Meadowneck Court
  - a. Site Plan/Tree Survey
  - b. Photographs
  - c. Elevation Drawings
  - d. Floor Plans
4. Proposal for 10107 Meadowneck Court
  - a. Site Plan/Tree Survey
  - b. Photographs
  - c.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



# Historic Preservation Commission

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

3/7-90F



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~13-5-2006614~~; ~~13-5-2020536~~; 13-5-2828347

NAME OF PROPERTY OWNER Adler Construction Group TELEPHONE NO. 301-656-3350  
(Contract/Purchaser) (Include Area Code)

ADDRESS 6935 Wisconsin Avenue Suite 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. 301-881-6770  
(Include Area Code)

REGISTRATION NUMBER # 4502

### LOCATION OF BUILDING/PREMISE

House Number ~~10105, 10107~~ & Street 10109 Meadowneck Court

Town/City Silver Spring Election District 13

Nearest Cross Street Lee Avenue

Lot ~~70~~-40 Block 1 Subdivision Capital View Park

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000 per house

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 01 (x) WSSC 02 ( ) Septic 03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01 (x) 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] V.P. April 17, 1990  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9004190085 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

25



APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

Vacant lot

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b. General Description of Project:

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

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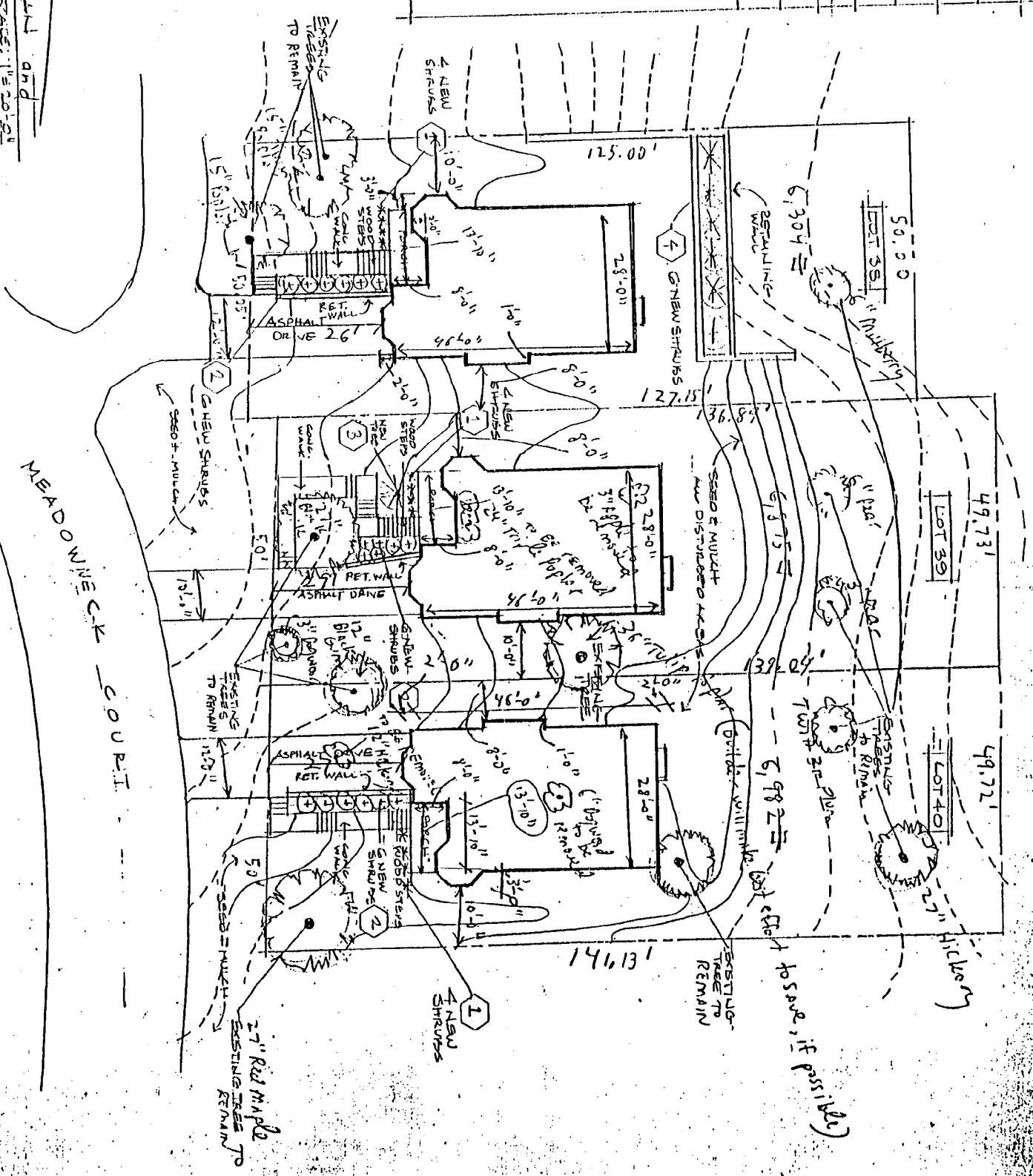
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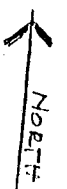
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PLANT MATERIAL SCHEDULE	
TYPE	SIZE
evergreens	18"-24"
evergreens	18"-24"
flowering tree	6"
evergreens	18"-24"



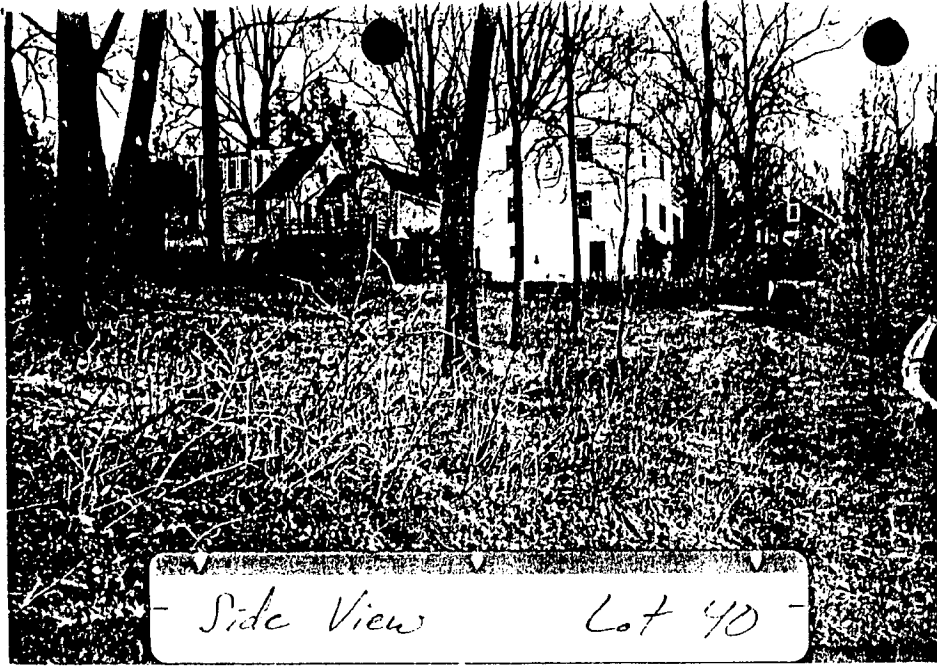
LANDSCAPE PLAN and  
SITE Plan  
SCALE: 1"=20'-0"



27

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

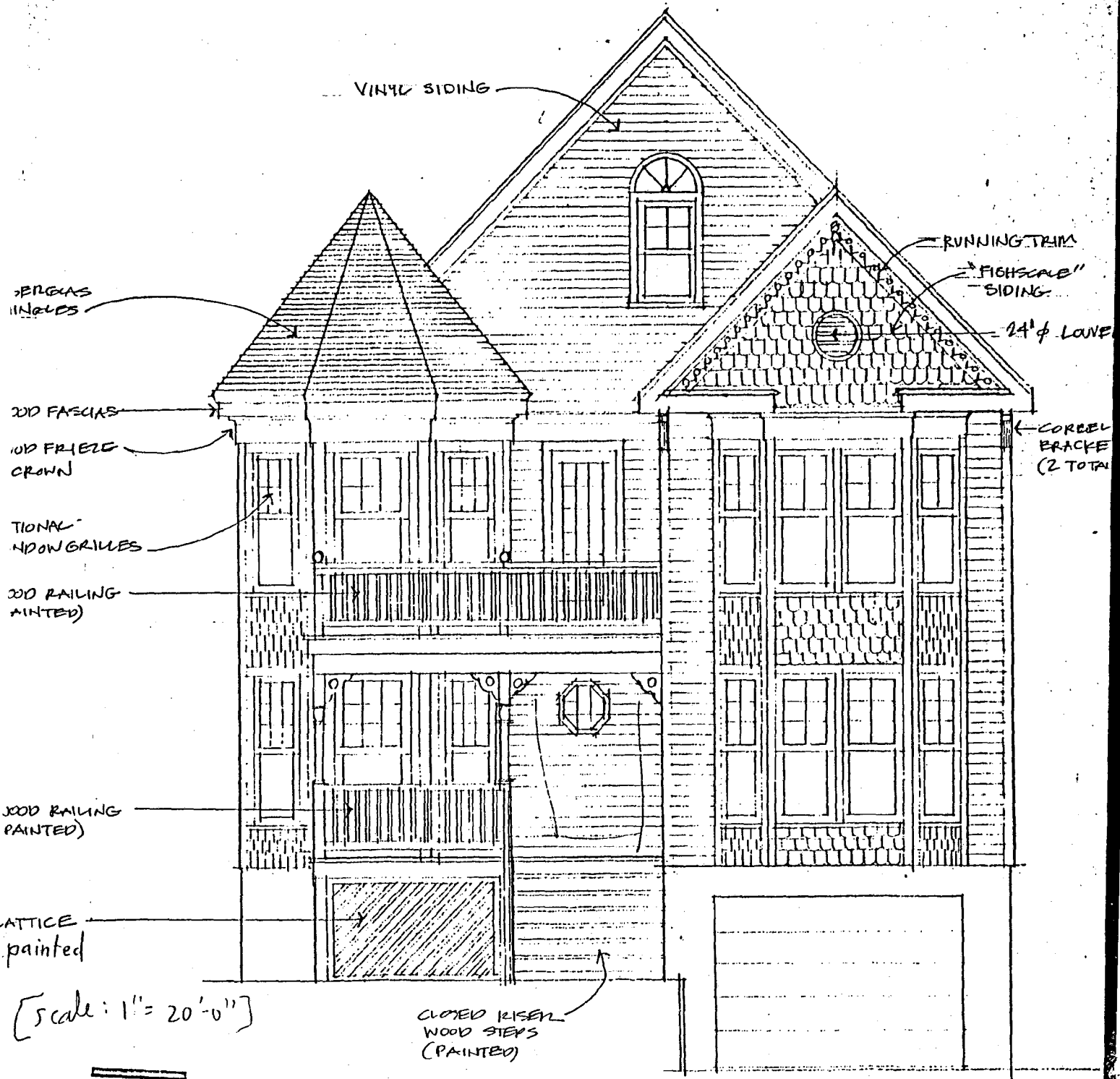
ADLER CONSTRUCTION GROUP  
6935 WISCONSIN AVE. SUITE 510  
CHEVY CHASE, MD. 20815  
656-3350



- Side View Lot 40 -



- Rear View Lot 40 -



BRICKS  
11 INCHES

200 FASCIAS

100 FRIEZE  
CROWN

TRONAL  
WOOD GRILLES

200 RAILING  
(PAINTED)

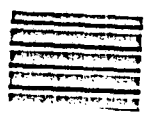
200 RAILING  
(PAINTED)

ATTICE  
PAINTED

CORBEL  
BRACKETS  
(2 TOTAL)

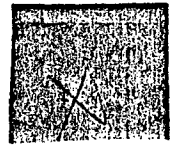
[scale: 1" = 20'-0"]

CLOSED RISEN  
WOOD STEPS  
(PAINTED)



(siding style)

**FRONT ELEVATION**  
#1  
(Lot 40)

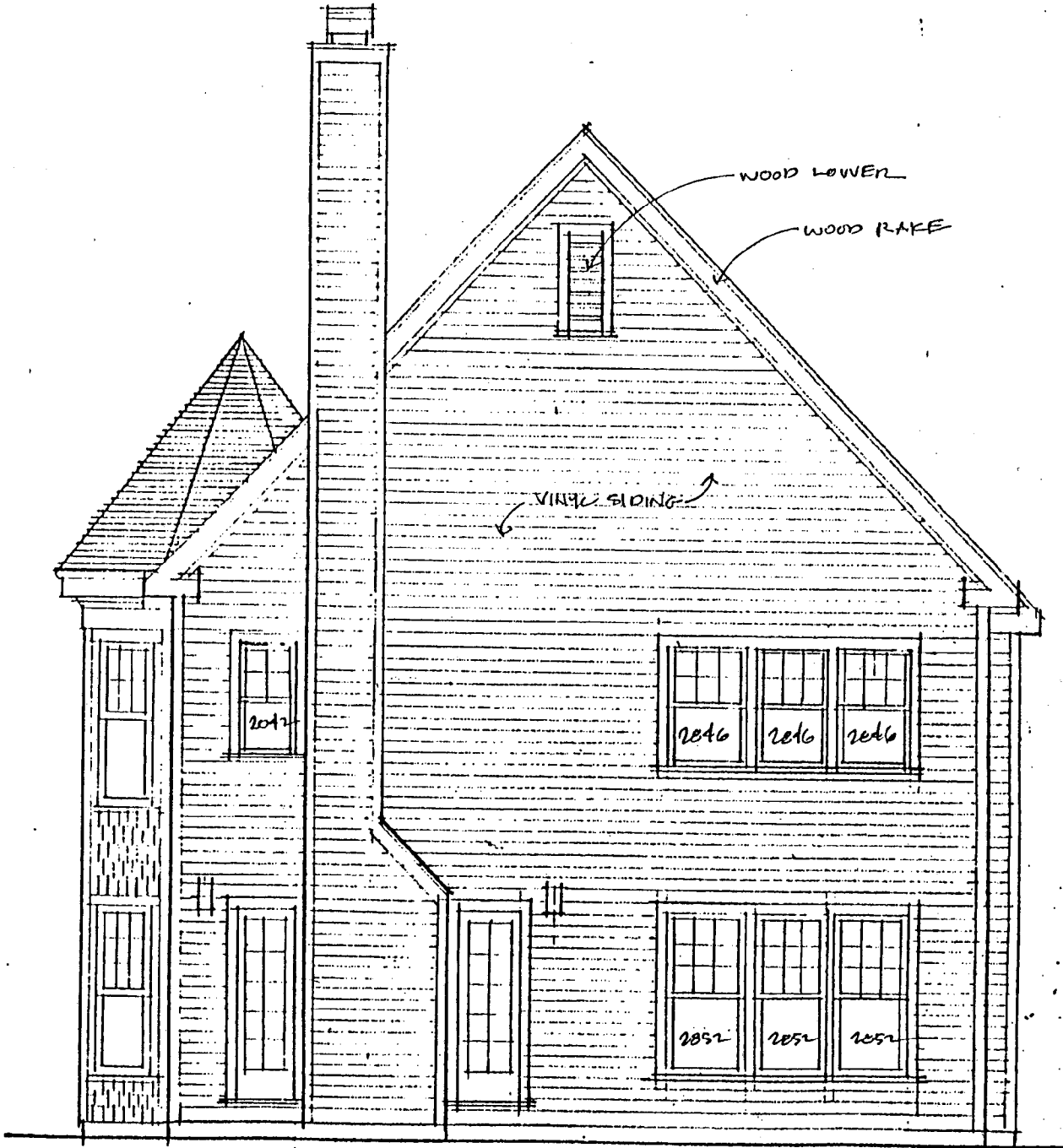


fishscale / siding / trim  
(colors)



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

30

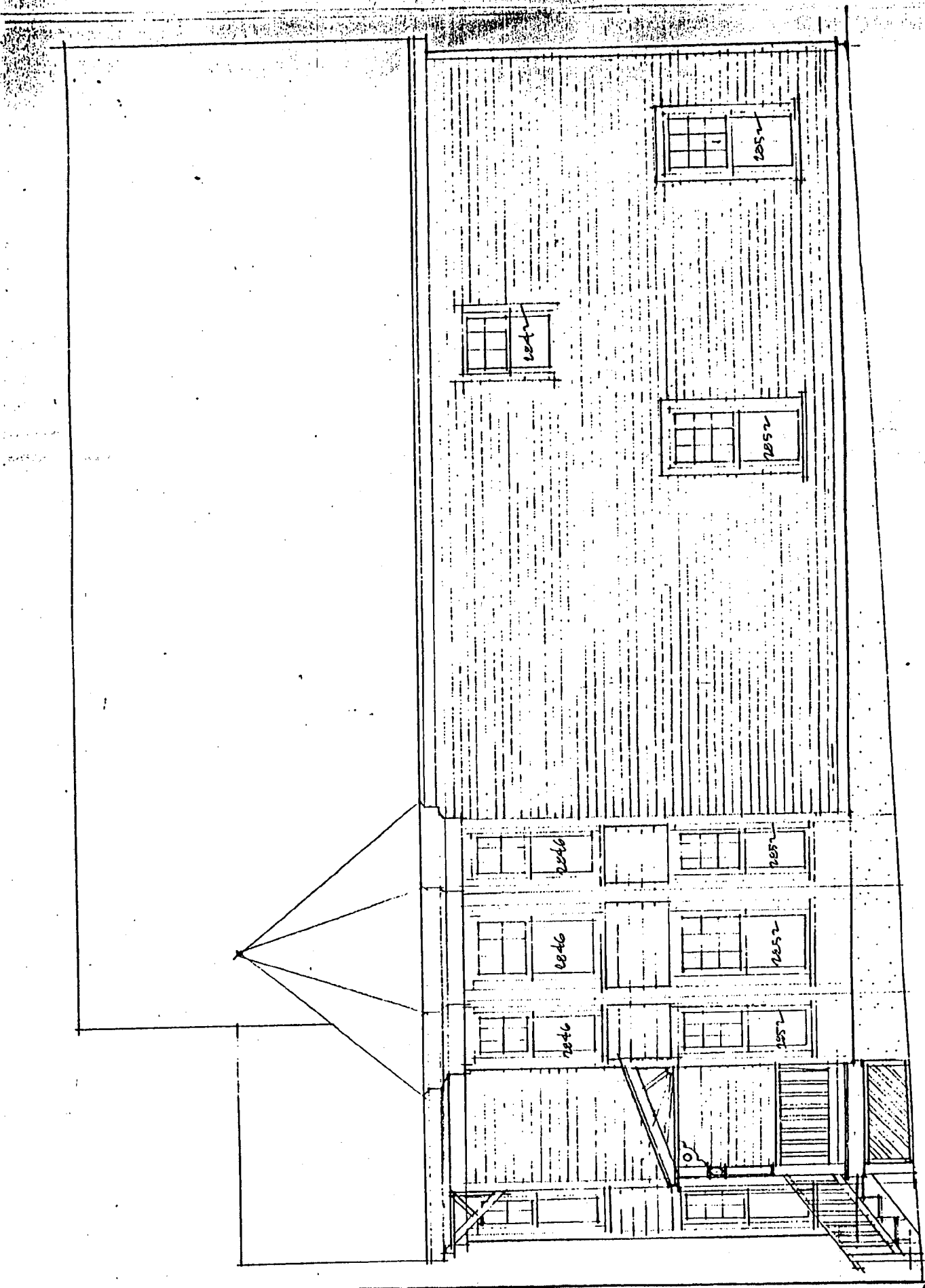


REAR ELEVATION

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

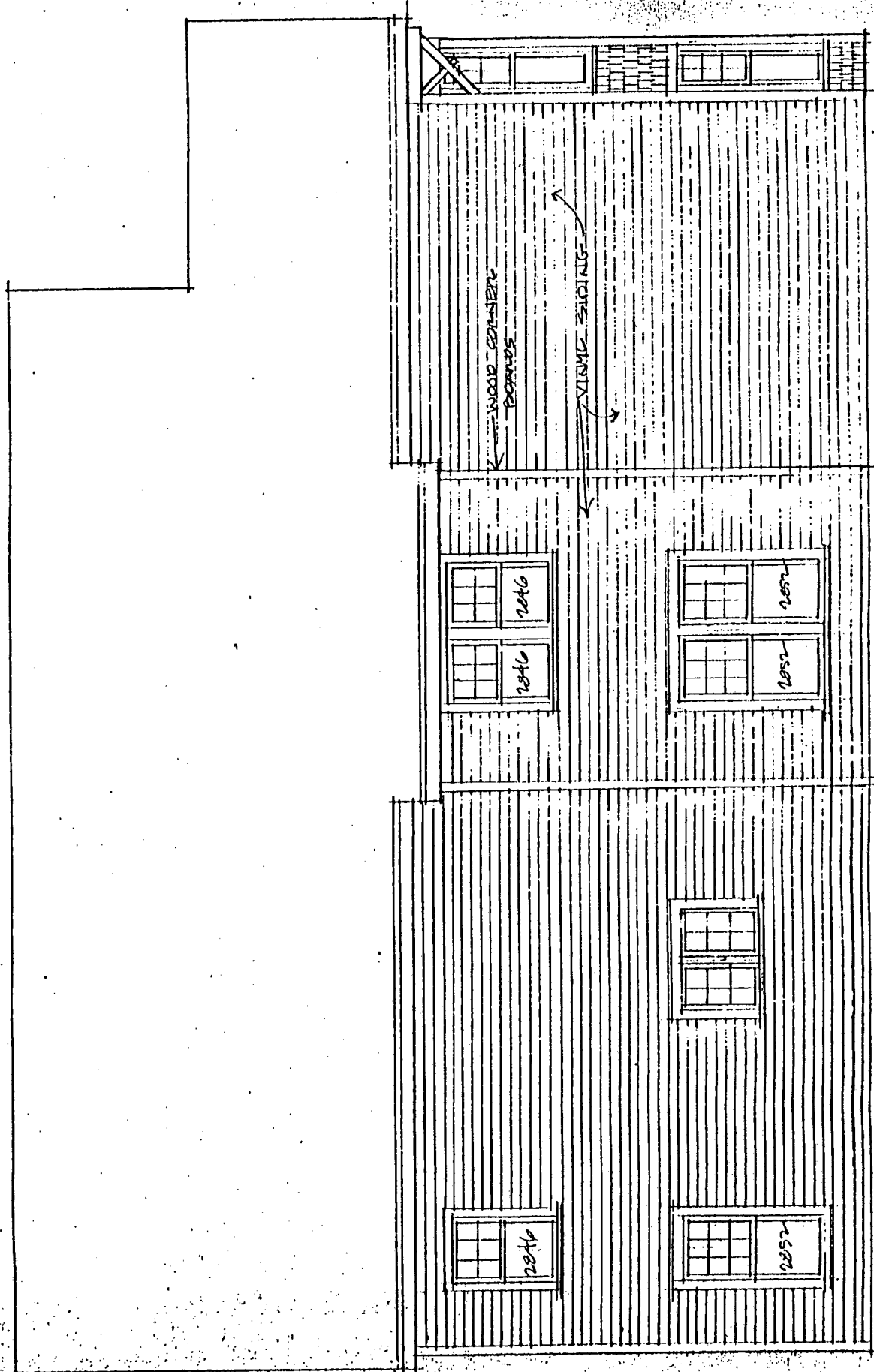
656-3350

31



(right elevation)

(left side Elevation)



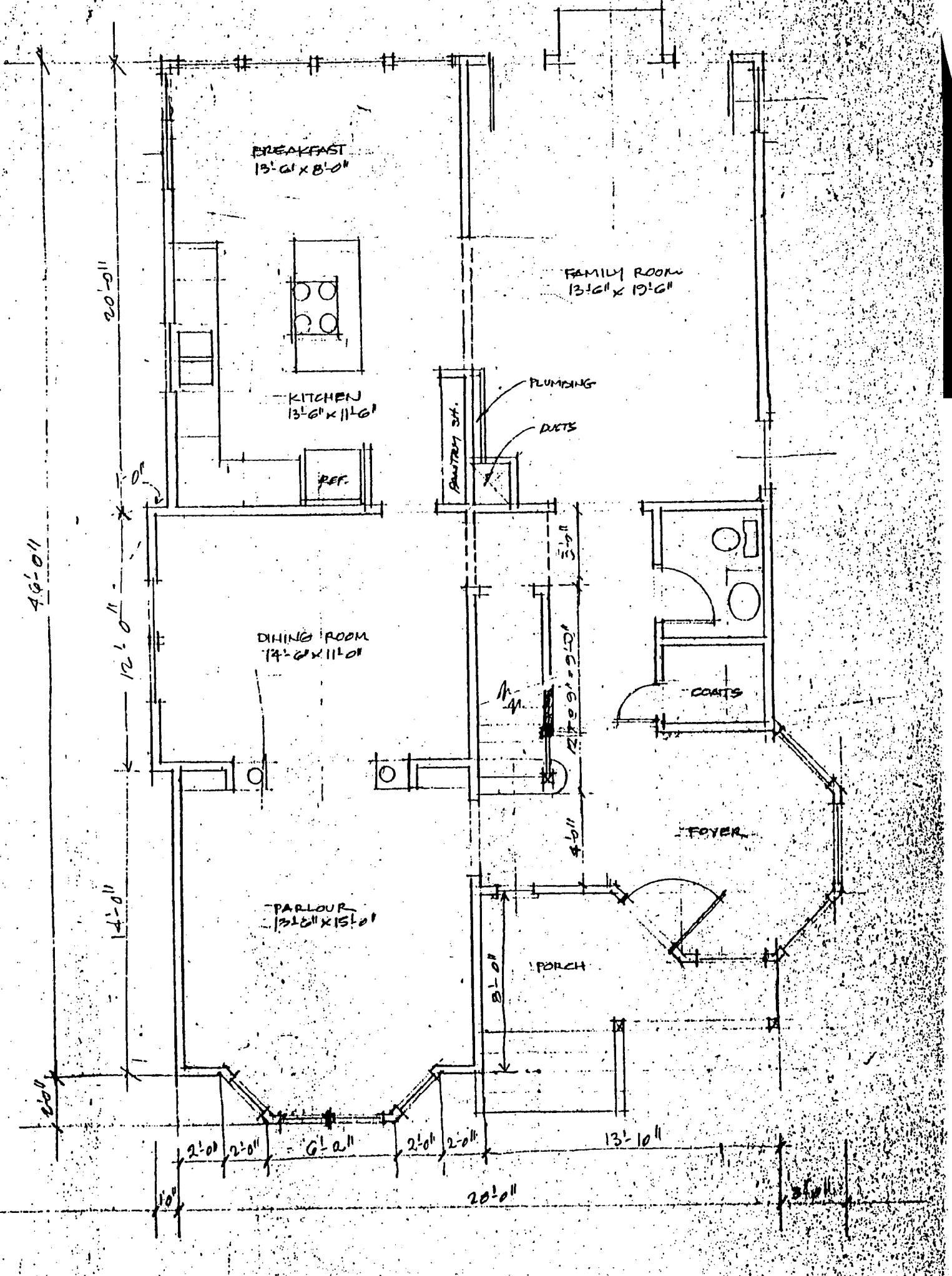
BRICK OR CONCR.  
ON CON. PROJECTING

WOOD SHAKES

VINYL SIDING

33

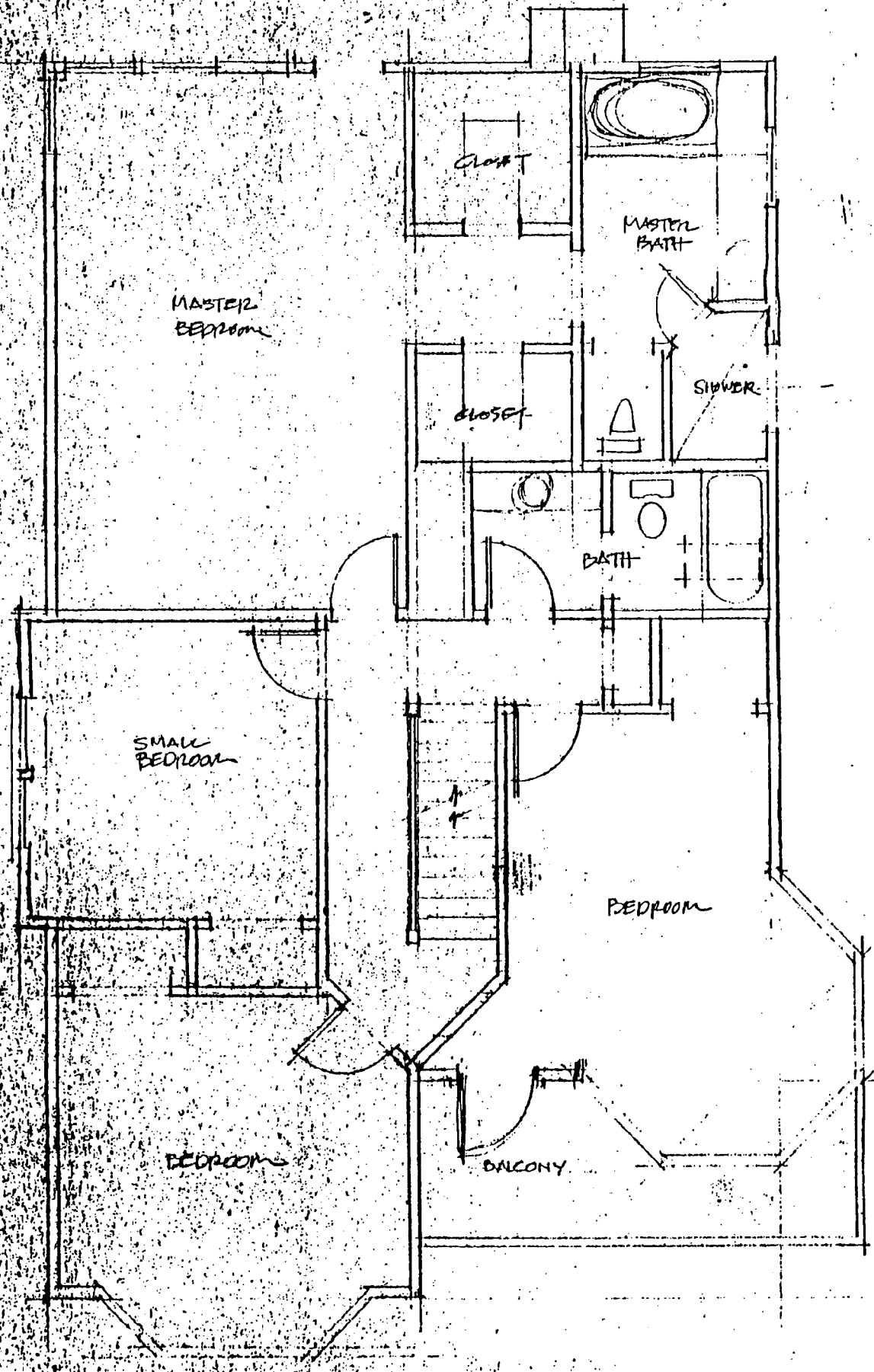




FIRST FLOOR

ADLER C  
6935 W  
Chevy

6'-5"



SECOND FLOOR

(exterior wall dimensions same as 1st Floor)



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~13-5-2828347~~; 13-5-2828347  
 NAME OF PROPERTY OWNER Adler Construction Group TELEPHONE NO. 301-656-3350  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 6935 Wisconsin Avenue, Suite 510, Chevy Chase, Maryland 20815  
 CITY STATE ZIP  
 CONTRACTOR same as above TELEPHONE NO. \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER # 2733  
 PLANS PREPARED BY Hanson & Don Outer, Ltd. TELEPHONE NO. 301-881-6770  
 (Include Area Code)  
 REGISTRATION NUMBER # 4502

LOCATION OF BUILDING/PREMISE  
 House Number 10105-10107 & Street 10109 Meadowneck Court  
 Town/City Silver Spring Election District 13  
 Nearest Cross Street Lee Avenue  
 Lot 40 Block 1 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 new house
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000 per house  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Fagan Permit (approved 6-1)  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY pepco  
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO YES

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

- 2A. TYPE OF SEWAGE DISPOSAL  
 01 (X) WSSC 02 ( ) Septic  
 03 ( ) Other \_\_\_\_\_
- 2B. TYPE OF WATER SUPPLY  
 01 (X) 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] v.p. April 17, 1990  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

APPLICATION/PERMIT NO: 16001170055 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 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

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.

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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