

31/7-91E 10109 Meadowneck Court,  
Capitol View Park



Montgomery County Government

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit Application

DATE: 4-25-91

The Montgomery County Historic Preservation Commission, at their meeting of 4-24-91 reviewed the attached application by Adler Construction for an Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HAWP App + Attachments
2. Revised Site Plan
3. Proposed Excavations - Plans
4. Photos
5. \_\_\_\_\_

2020E

Historic Preservation Commission

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



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-5-2828347

NAME OF PROPERTY OWNER Adler Const. Group, Inc. TELEPHONE NO. 301-656-2000  
(Contract/Purchaser) (Include Area Code)

ADDRESS 11000 Wisc. Ave., Suite 510, Rockville, Md. 20850

CONTRACTOR same CITY same STATE same ZIP same

PLANS PREPARED BY Mason & Dan CONTRACTOR REGISTRATION NUMBER 2012 TELEPHONE NO. 301-710-1100  
(Include Area Code)

REGISTRATION NUMBER 4502

LOCATION OF BUILDING/PREMISE

House Number 10109 Street Meadowcreek Court

Town/City Upper Spring Election District 13

Nearest Cross Street Lee Avenue

Lot 10109 Block 10109 Subdivision Court at Wood Park

Liber 10109 Folio 10109 Parcel 10109

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 10109

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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 of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Danand Taylor Date 4-24-91

APPLICATION/PERMIT NO: \_\_\_\_\_ 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:)

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

(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  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

*Charles T. [unclear]*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: April 17, 1991

CASE NUMBER: 31/7-91E

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: 10109 Meadowneck Ct.,  
Silver Spring

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicants are requesting approval of two revisions to a previously approved permit for new construction at 10109 Meadowneck Court. The two changes are:

- Construction of a side porch, 22' in length and 6' wide, on the south side of the house to create a wrap-around porch. The porch will be wood with lattice-work covering the foundation. Construction of the porch will require a 2' variance for the side yard setback.
- Revision of the configuration of steps leading from the front of the property to the front porch. The approved permit included construction of a stairway in a straight line to the front porch. Based on conversations with neighbors about tree preservation, it was agreed that the proposed revised stair configuration, with the steps and landings built at angles, would better serve to protect the 27" Red Maple at the front of the property by providing less disturbance to the root system of the tree.

STAFF RECOMMENDATION:

The proposed porch is compatible with the proposed house and should not substantially alter the open space of the side yard. The proposed stair change should bring an improvement to the proposed development of the site. Staff recommends approval of the application based on criterion 24A-8(b)(1), in that the proposal will not substantially alter or impact the historic character of the district, and based on the following Secretary of the Interior's Standards for Rehabilitation:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

SENT TO LAP April 9, 1991  
SENT TO APPLICANT April 17, 1991

COMMENTS RECEIVED? No

ATTACHMENTS:

1. HAWP Application and Attachments
2. Proposed Porch and Front Stair Plans
3. Previously Approved Site Plan and Elevations

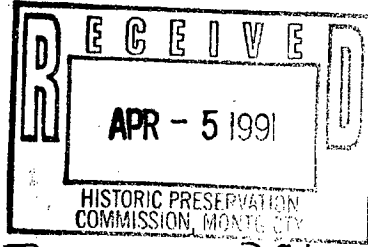
2647E



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT



3/17-91E

TAX ACCOUNT # 13-5-2828347

NAME OF PROPERTY OWNER Adlen Const. Group, Inc. TELEPHONE NO. 301-656-3350  
(Contract/Purchaser)

ADDRESS 6735 Wisc. Ave, Suite 510, Ch. Ch., Md. 20815 (Include Area Code)  
CITY STATE ZIP

CONTRACTOR same TELEPHONE NO. same

PLANS PREPARED BY Hanson & Den Outen, Ltd. CONTRACTOR REGISTRATION NUMBER 2723 TELEPHONE NO. 301-881-6770  
(Include Area Code)

REGISTRATION NUMBER 4502

LOCATION OF BUILDING/PREMISE

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

Town/City Silver Spring Election District 13

Nearest Cross Street Lee Avenue

Lot 40488 Block 1 Subdivision Capital View Park

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

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

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			<u>Revision</u>	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	<u>new house</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 170,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9004190085

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepero

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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:

- 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.

Jeffrey Adler Signature of owner or authorized agent (agent must have signature notarized on back) 3/22/91 Date

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

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

APPLICATION/PERMIT NO: 9104050065 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

We are constructing three new houses on empty lots.

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

1. We want to add the porch on the side of the house so as to have a wraparound porch. House and front porch are already approved. Side porch to be of the exact same design, materials and colors as the front porch.
2. We would like to redesign the front walks of lots ~~38~~ + 40. This redesign will help to preserve the natural topography on lot ~~38~~ and to help preserve the topography surrounding the maple tree near the southwest corner of lot 40.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*same materials as approved front porch 22' in length - wood 6' wide*

- b. the relationship of this design to the existing resource(s):

*same as previous permit*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

*same as previous permit*

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

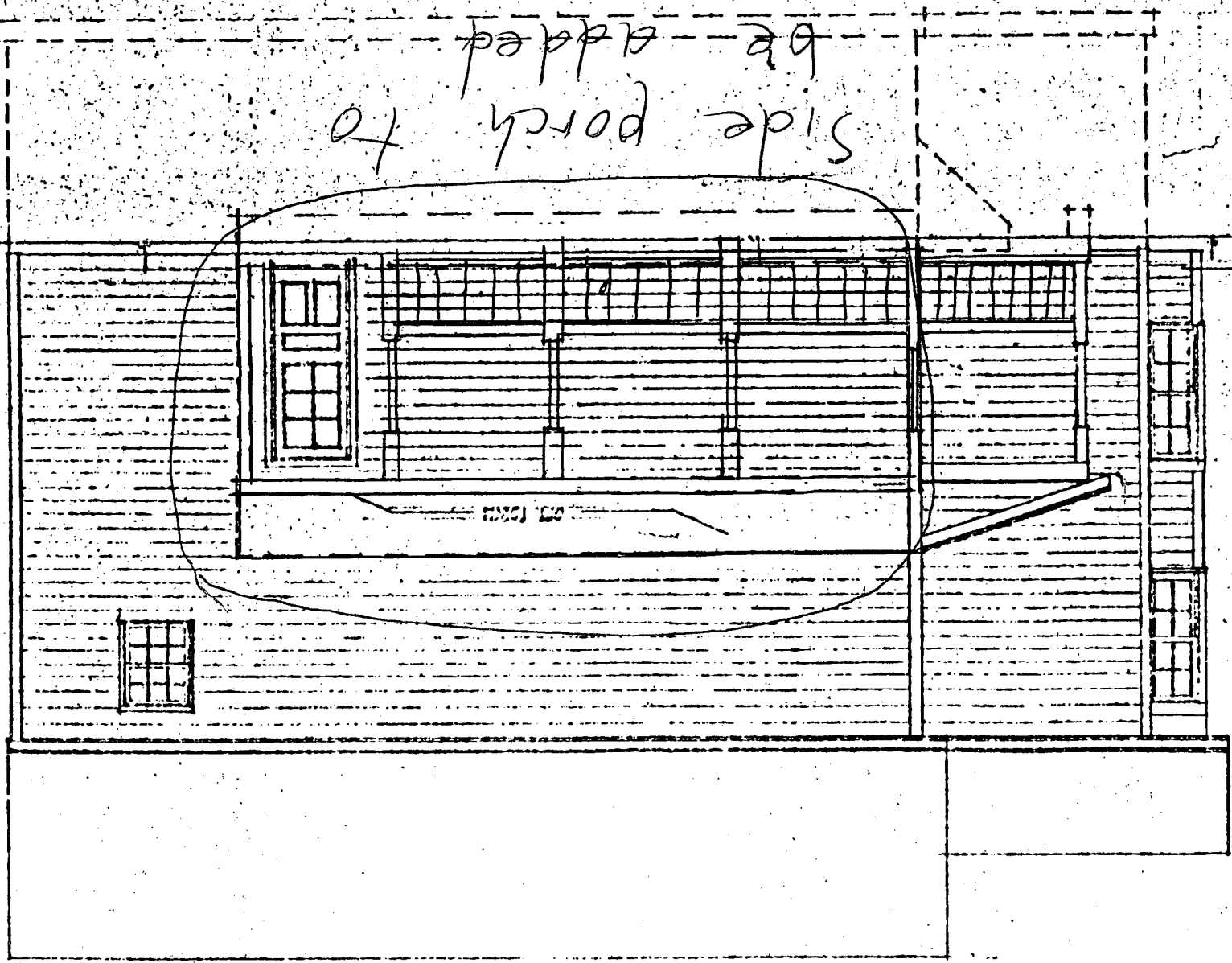




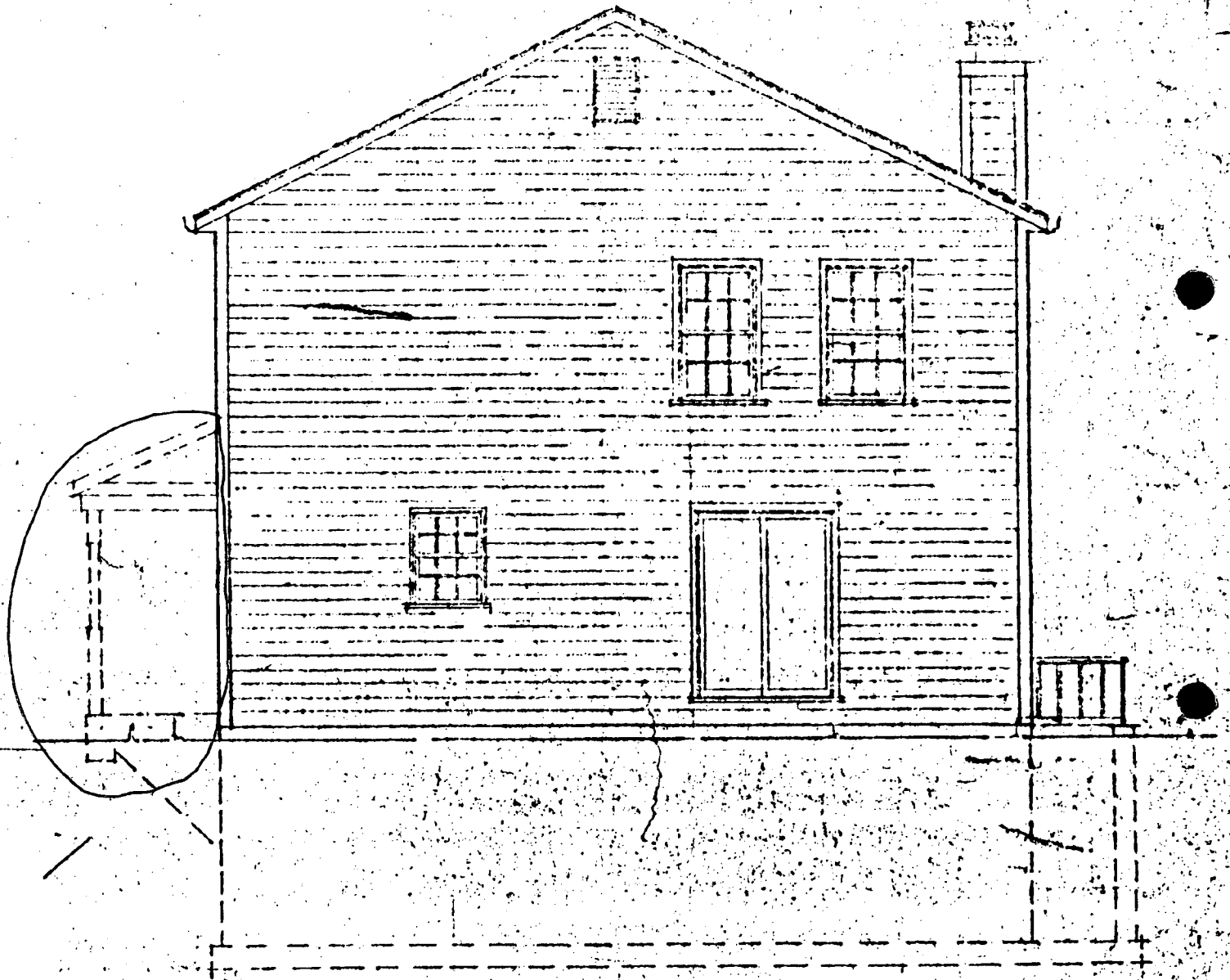
RIGHT SIDE ELEVATION

5

Side porch to be added to



side porch  
to be  
added

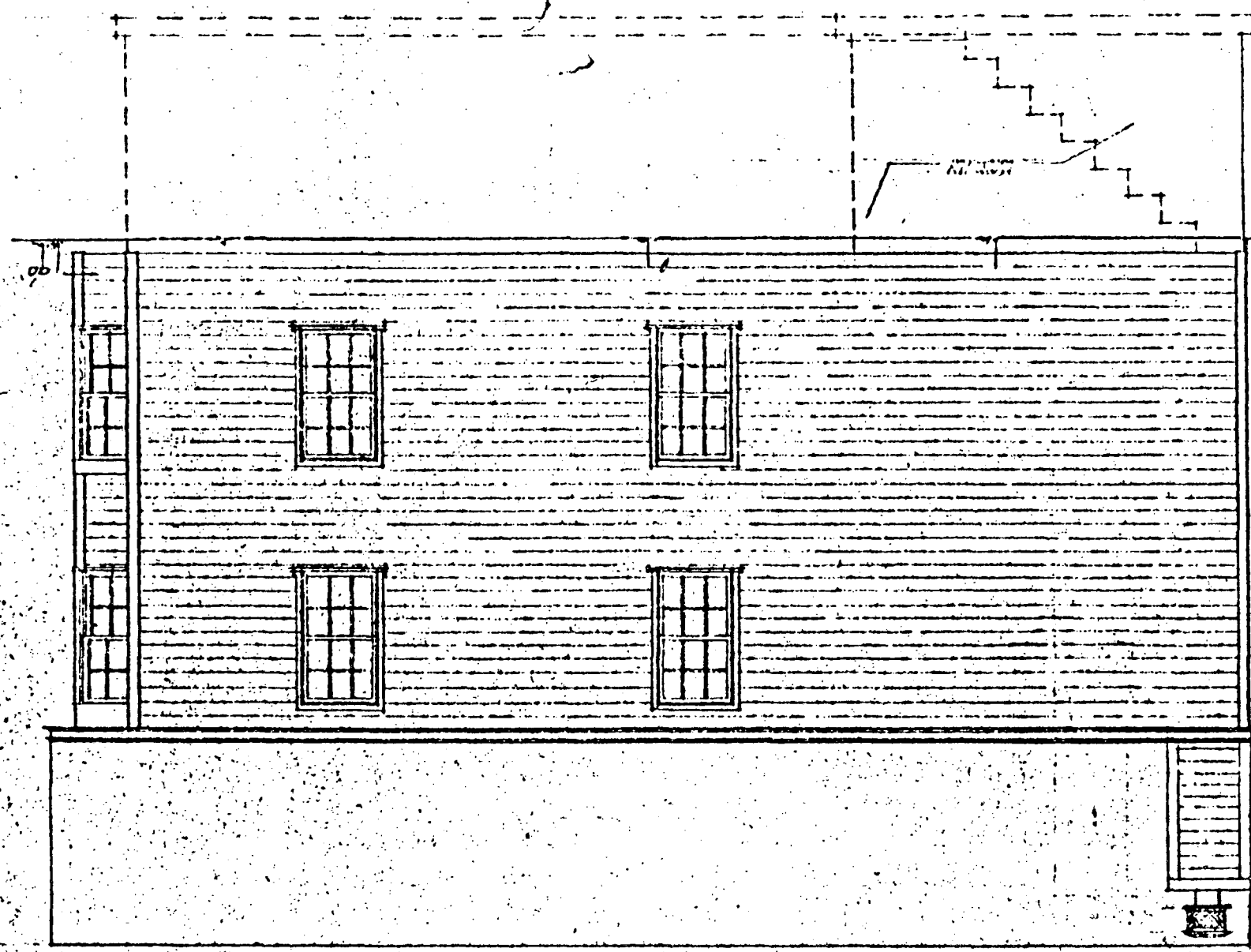


9

Rear ELEVATION

LEFT SIDE ELEVATION

6





*Photos of Porden As Built*

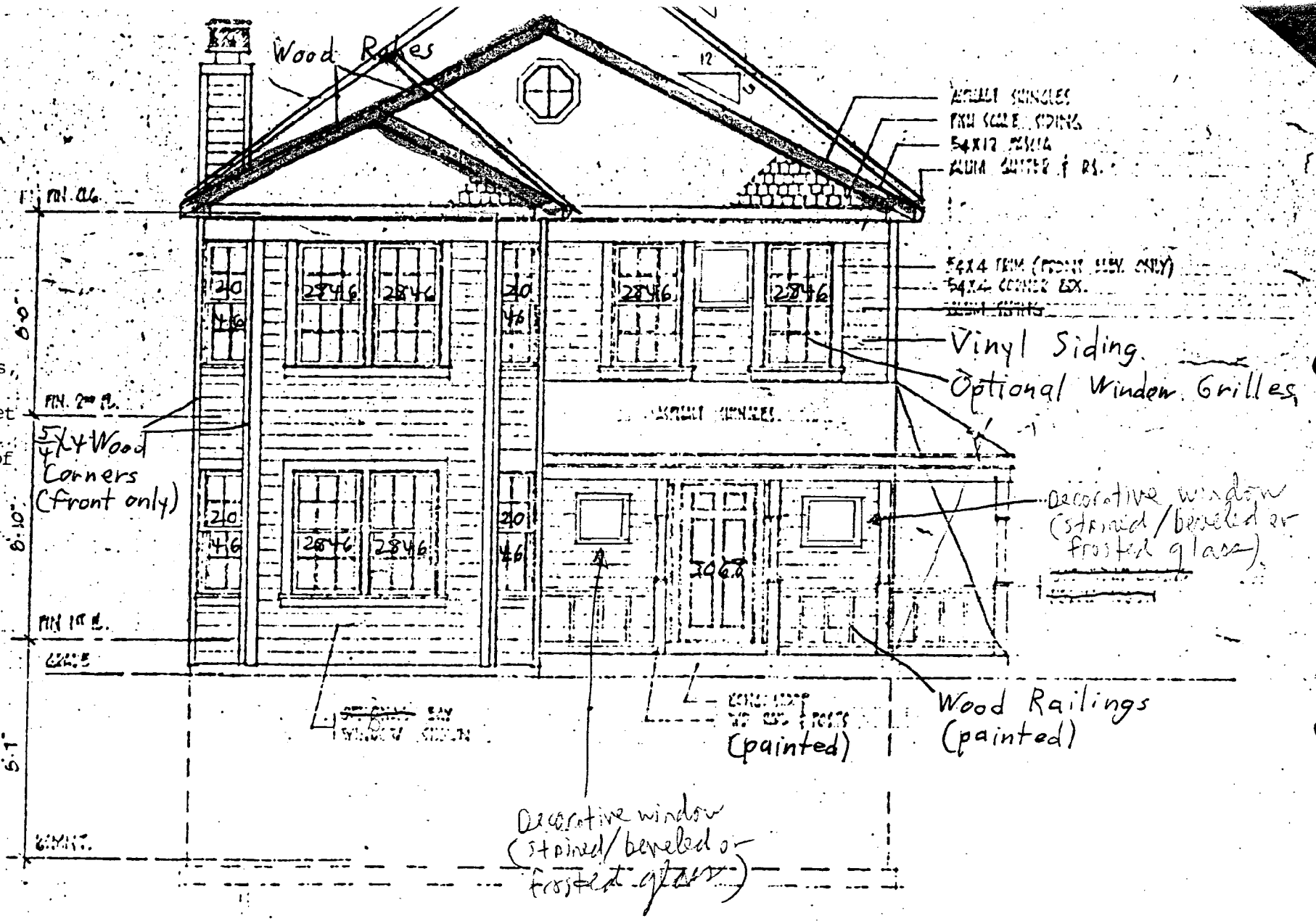
⑦



Revised Option 'C'  
(10/12 Roof Pitch)

\* Running trim, fish scale locations, corbel brackets, gable louvers, gable windows & front porch bracket detailing to be the same as the plans previously approved in May of 1990 for Lot 40.

\* Garage under left side of house is included in this plan & is to be the same as the previously approved plan for Lot 40.



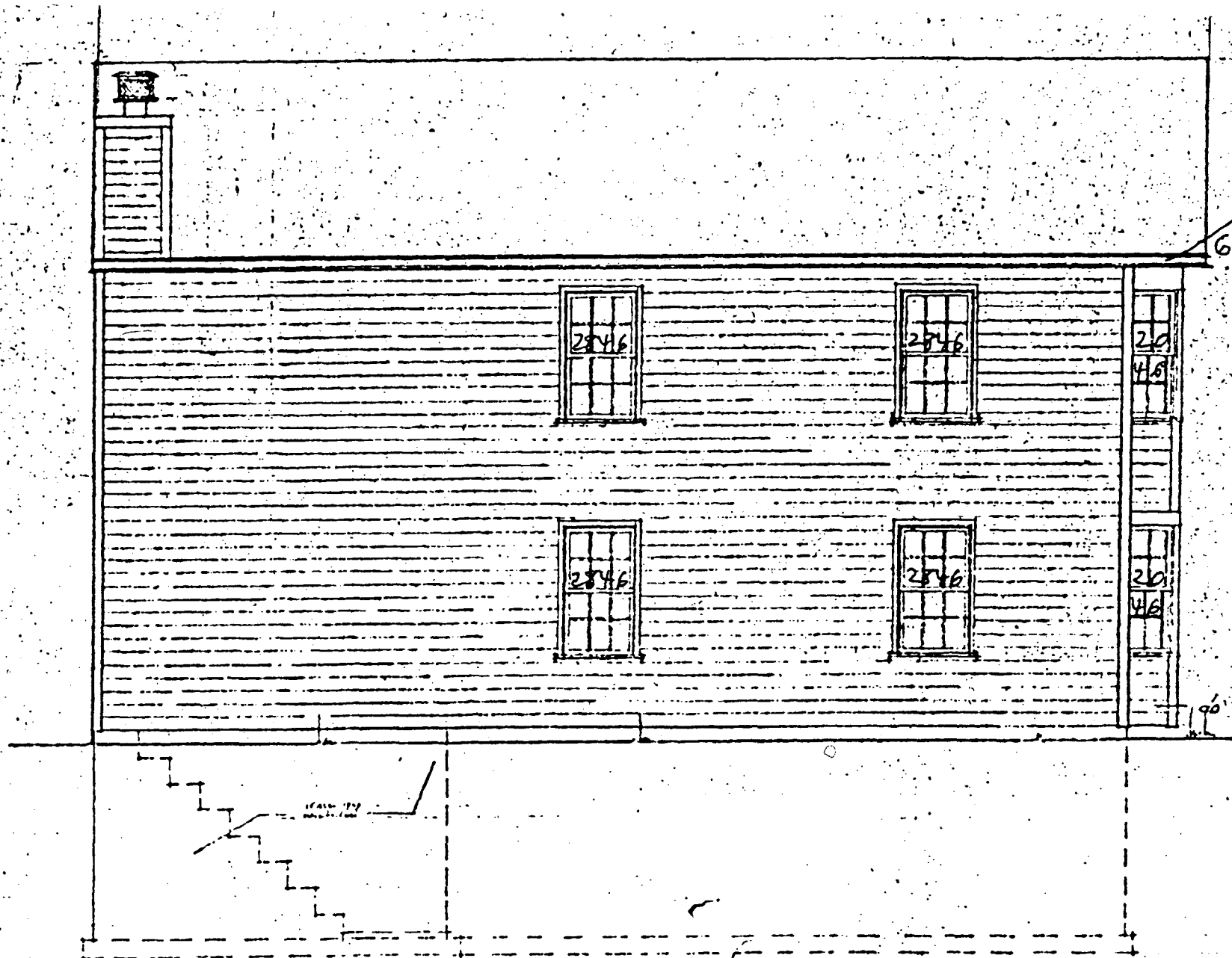
Previously Approved  
 Elevators  
 9

Revised Option





\* (10/12 Roof Pitch)



Wood Gutter Board

①

7

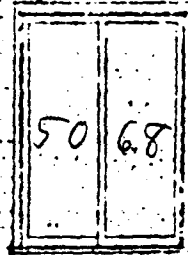
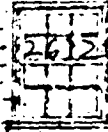
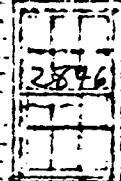
LEFT SIDE ELEVATION

Revised Option

\* (10/12 Roof Pitch)

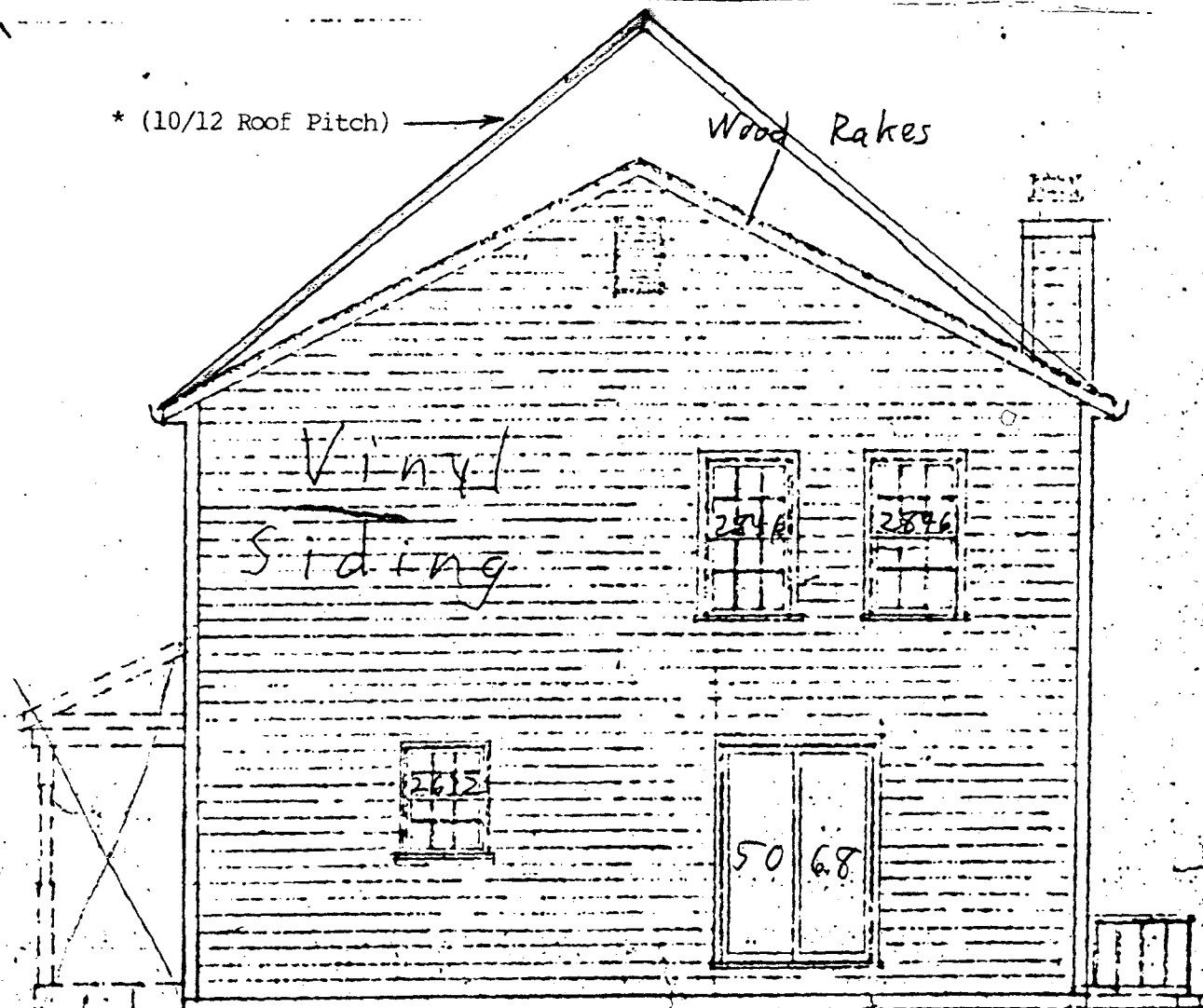
Wood Rakes

Vinyl  
Siding



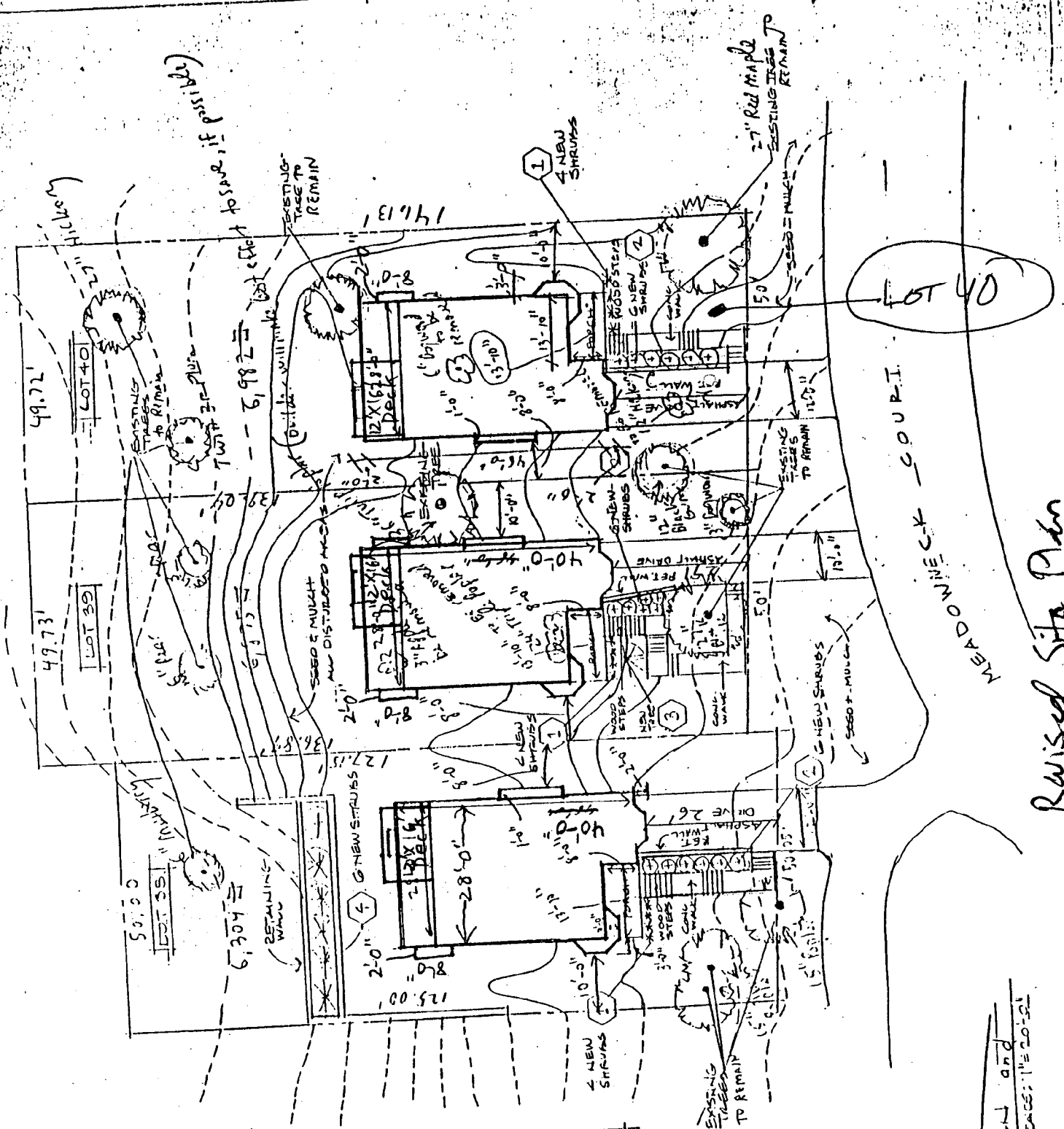
(2)

Handwritten signature or initials



ADLER CONSTRUCTION GR...  
 6935 WISCONSIN AVE. SUITE 5  
 CHEY CHASE, MO. 20615  
 656-3350

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



LOT 40

MEADOWNECK COURT

Revised Site Plan

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

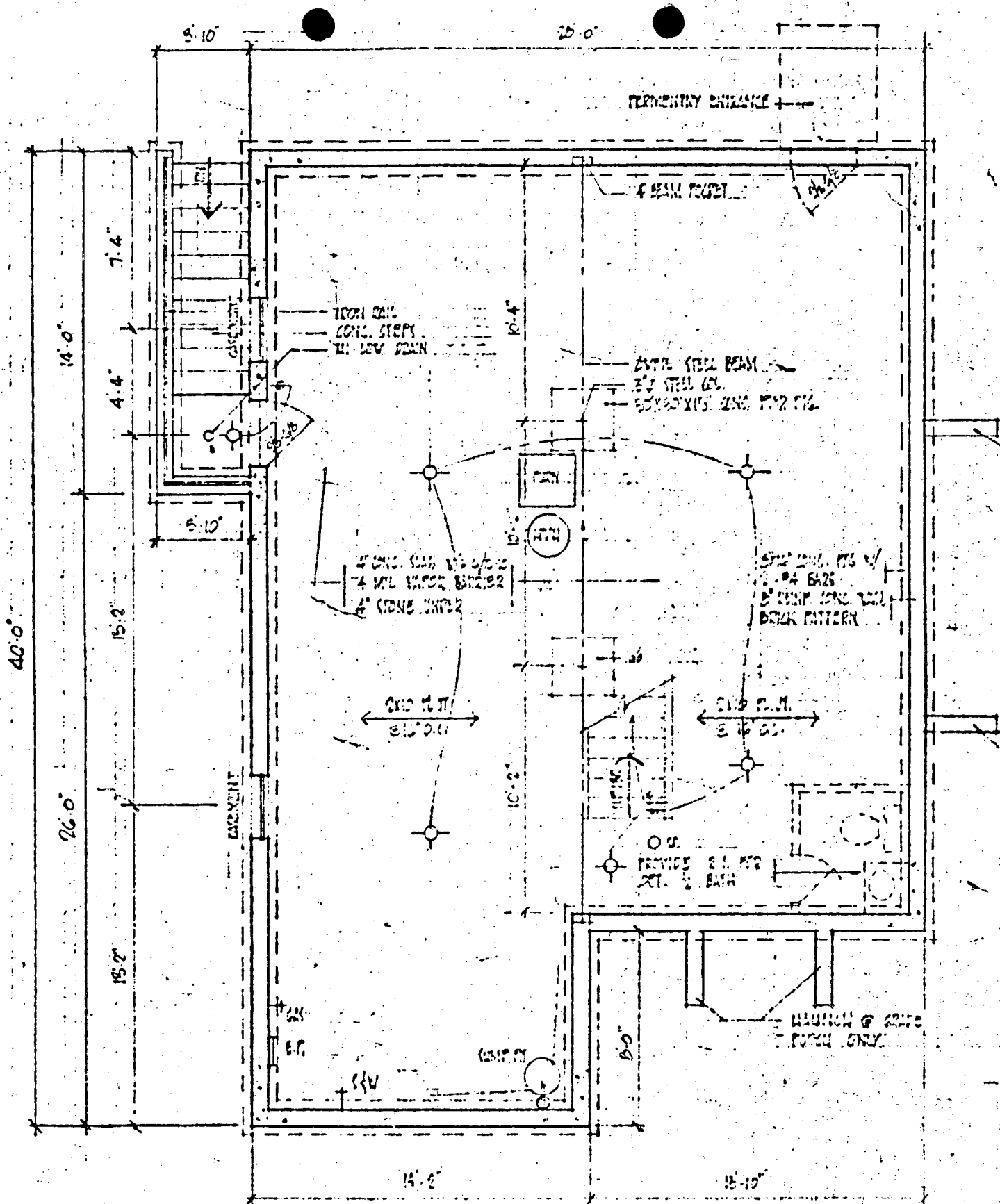
Previously Approved  
 Site Plan (13)

LANDSCAPE PLAN and  
 SITE PLAN  
 SCALE: 1"=20'-0"  
 LOTS 38&39&40



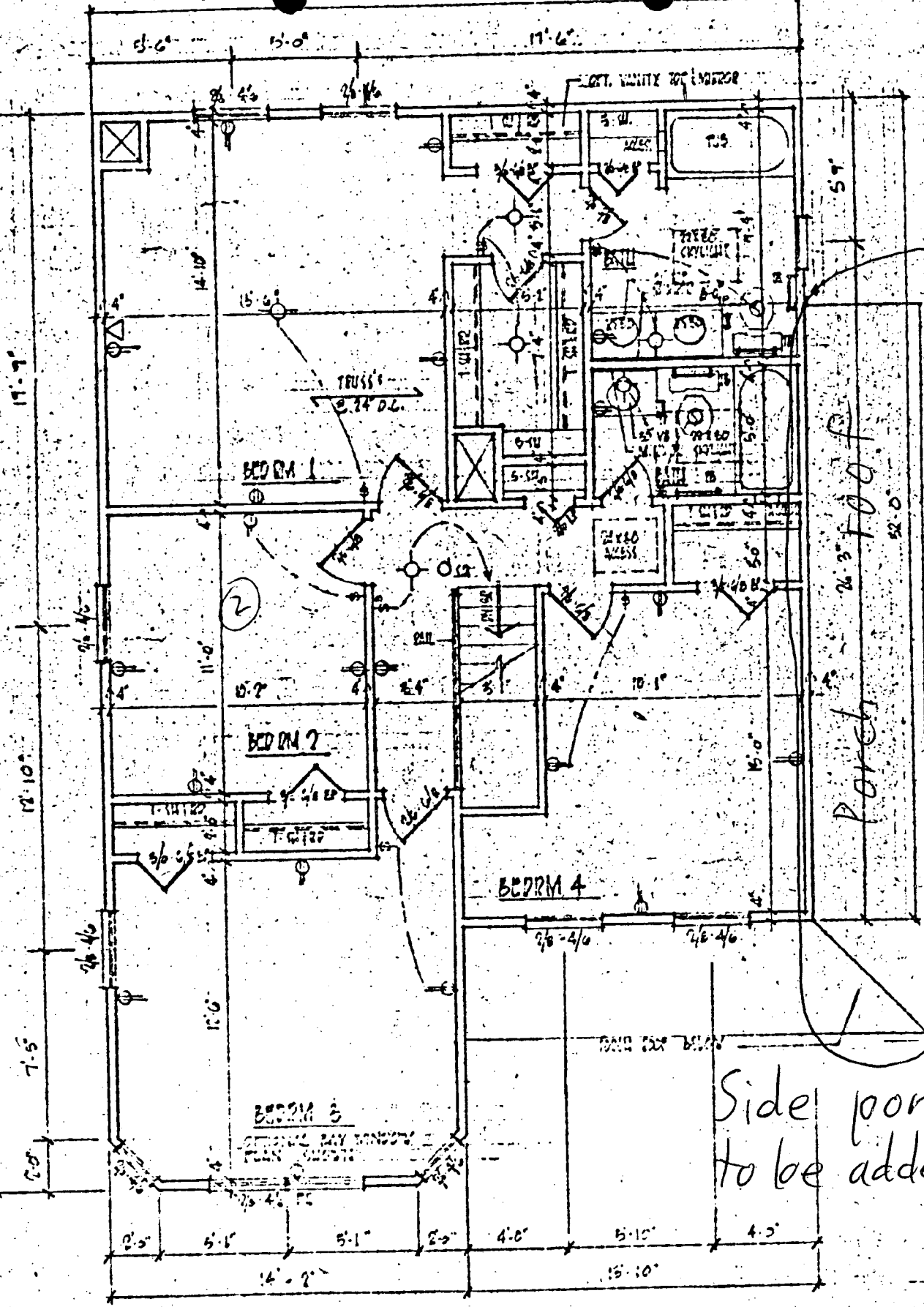


*Photos of Porch As Built*



FOUNDATION PLAN

28'-0"

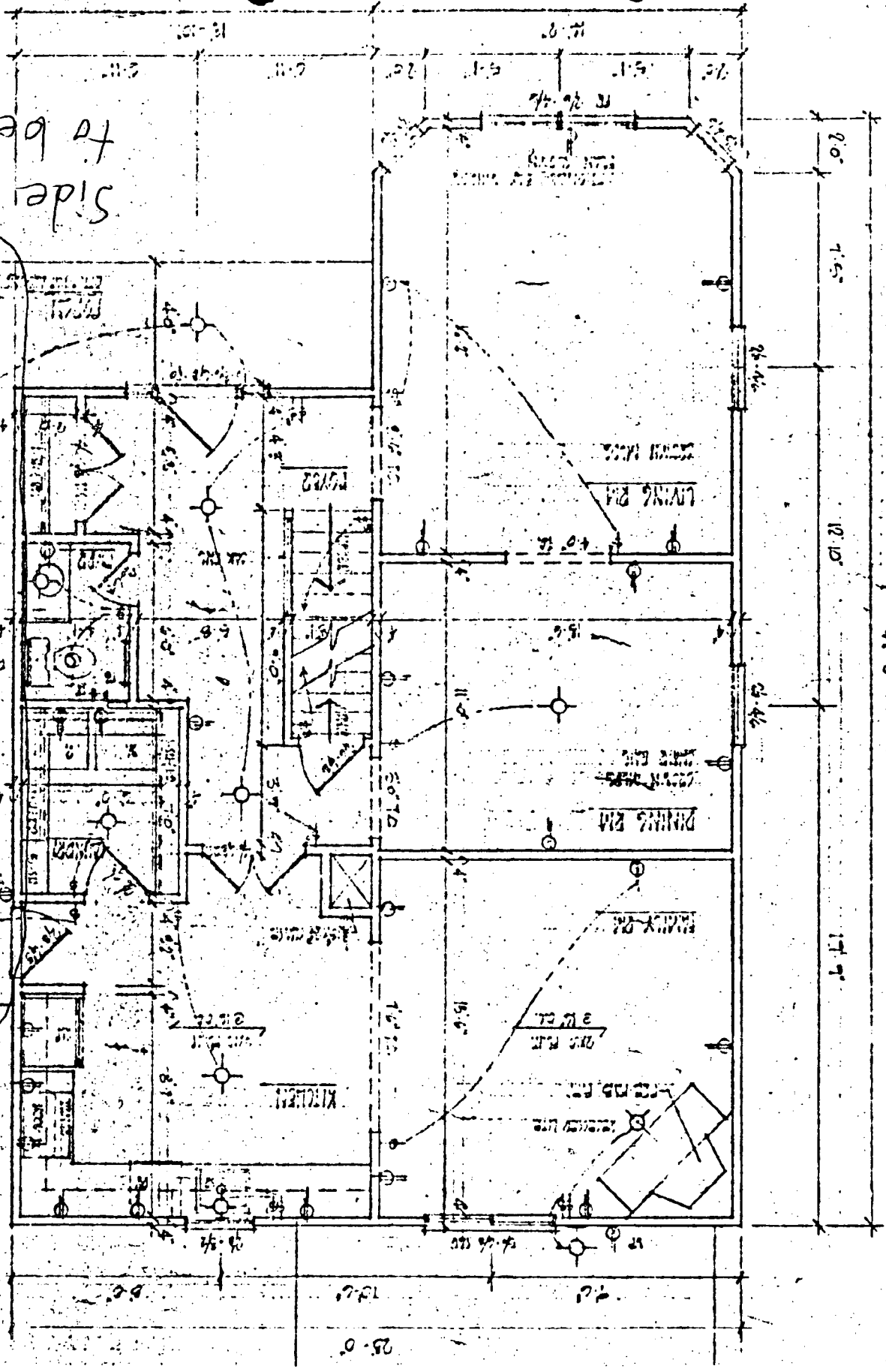
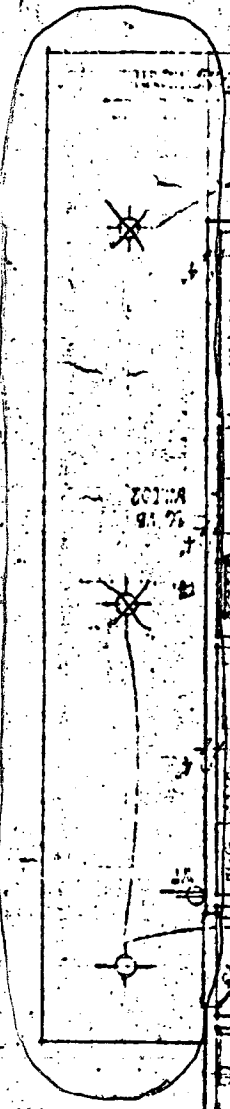


Side porch to be added

Side porch to be added

# SECOND FLOOR PLAN

Side porch  
to be added



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 I. Greene  
 Address 10118 Capital View Ave.  
 City/Zip Silver Spring, Md. 20910

2212p

Charlie & Jenny Ritchie  
3107 Lee Street  
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



# Montgomery County Government

## MEMORANDUM

TO: Mike Paske, Chairman  
Capital View Park Local Advisory Panel

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

SUBJECT: Historic Area Work Permit Application

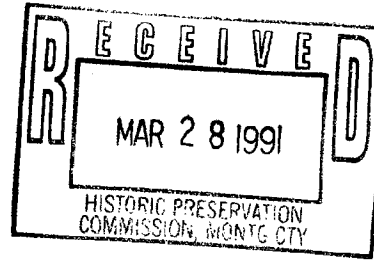
DATE: 4-9, 1991

The attached application by Adler Construction Corp for an Historic Area Work Permit at 10109 Meadowbrook Court is being forwarded for review and comment by the Local Advisory Panel. If the Panel would like written comments to be included in the Historic Preservation Commission's pre-meeting packet, they should be received at our office by no later than 4-16-91, at 5:00 p.m. Otherwise, verbal and/or written comments may be presented at the Commission meeting scheduled for 4-24-91, 1991.

2544E



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.

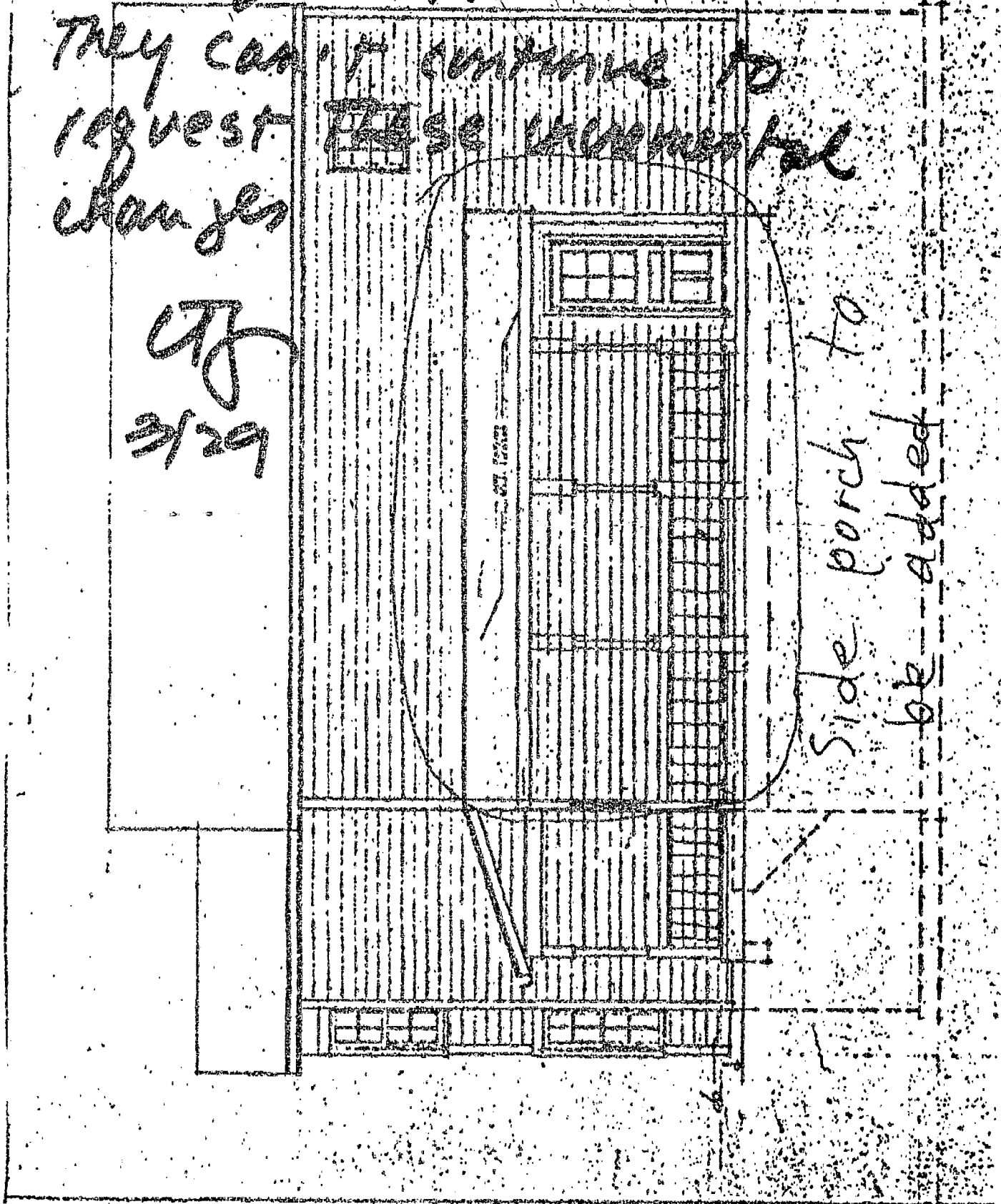
Sincerely,

Jeffrey Adler, President  
Adler Construction Group

No This changes coverage  
needs full application.

They can't continue to  
request ~~these~~ <sup>these</sup> ~~changes~~

UTJ  
3/29



Side porch to  
be added

Variance for 2'

for total setback 18' per article

1 Side has to be a minimum of

8'