

31/7-92K 10007 & 10009 Leafy Avenue
Capitol View Park Historic District

FROM THE DESK OF

BRUCE J. MOLDOW

Nancy -

Thanks for your help.
Let me know if you
need any additional
information.

Bruce



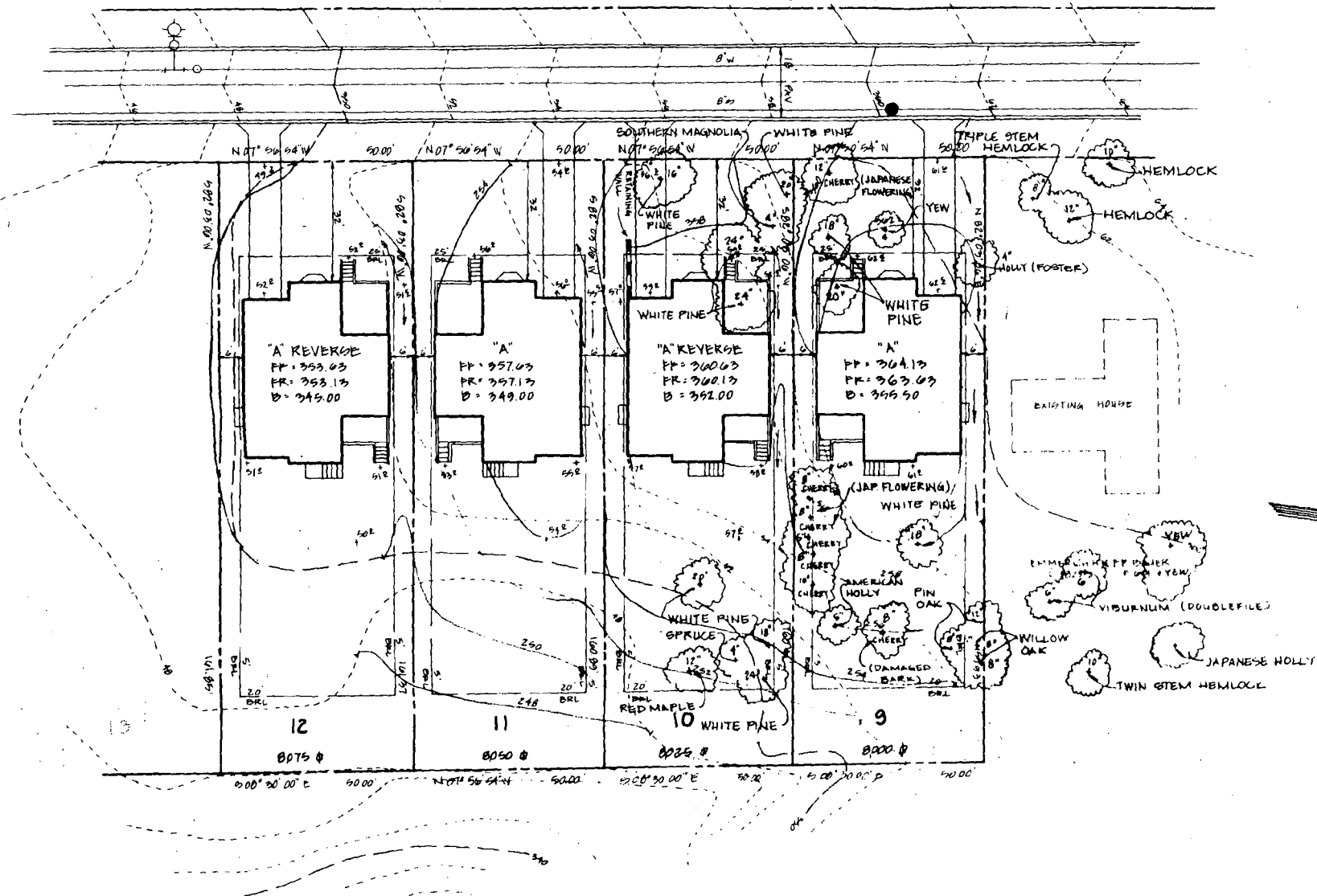






WARNER AVENUE

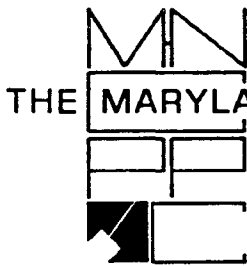
(40' R/W)



4-6-10-

Lot

5



Tel (301) 495-4570 ■ Fax (301) 495-1307

URBAN DESIGN DIVISION
MONTGOMERY COUNTY PLANNING DEPARTMENT
FAX TRANSMITTAL SHEET

Date: 11-12-92

To: David Plotnick at Fax Number: 907-9622

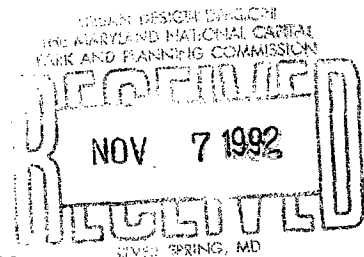
From: Nancy Withrell Division: UD

Number of pages, including this page: 2

should you have any difficulty receiving this message, please call (301) 495-4570. Our return FAX is (301) 495-1307.

Comments:

attached is the letter from the Local Advisory Board for the historic district. They were very involved in the foreground building permit review and feel strongly about the trees as you see. I'm sure the Historic Preservation Commission will ask the same question - why is it necessary to remove the trees? I'll schedule you for the Dec. 2 MNCPPC meeting and look forward to meeting with you next week to review your proposal. Thank you.



TO: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

FROM: *David Clough*
David Clough, Chair, LAP for Capitol View Park Historic
District

DATE: 11/8/92

SUBJECT: LAP action with regard to HAWP Application HPC case
#31/7-92K

The LAP met today on the site referred to in the application in question. The applicant has requested authority to remove certain trees from the property that he claims are "in conflict" with the approved site plan. After reviewing the plan the LAP could find no conflict between any of the existing trees and the sites for the proposed houses as described in the application. Some of the members present raised concerns about the placement of the driveway apron for lot 10 which appeared to be located too close to trees designated to be saved.

In any case, it is the unanimous recommendation of the LAP that no further cutting or removal of any trees be allowed within this development, particularly not from these sensitive sites, which are at the center of the old nursery that for so long served to remind us of our community's commercial and rural past.

The LAP was also shocked to find that several trees on other lots within this development featured on the approved plan attached to the application appear to have been removed. One example being the 12" maple on lot 11. Should the HPC wish to take action with regard to this possible violation of the guidelines the LAP is willing to mark the absent trees on the approved plan so that HPC can note any discrepancies.

- RESTORE SNOW FENCE
- HAND-GRUB UNDER-STORY
- REMOVE IVY FROM TRUNKS
- SWING DRIVEWAY SET, CUMULATED
10" PILE - AT (MID-POINT)
- KEEP ALL HEAVY EQUIPMENT
CUMULATED OFF ROOTS
(OUTSIDE PERIMETER)

- NO FURTHER DAMAGE
- REPLACEMENT OF LOST TREES.



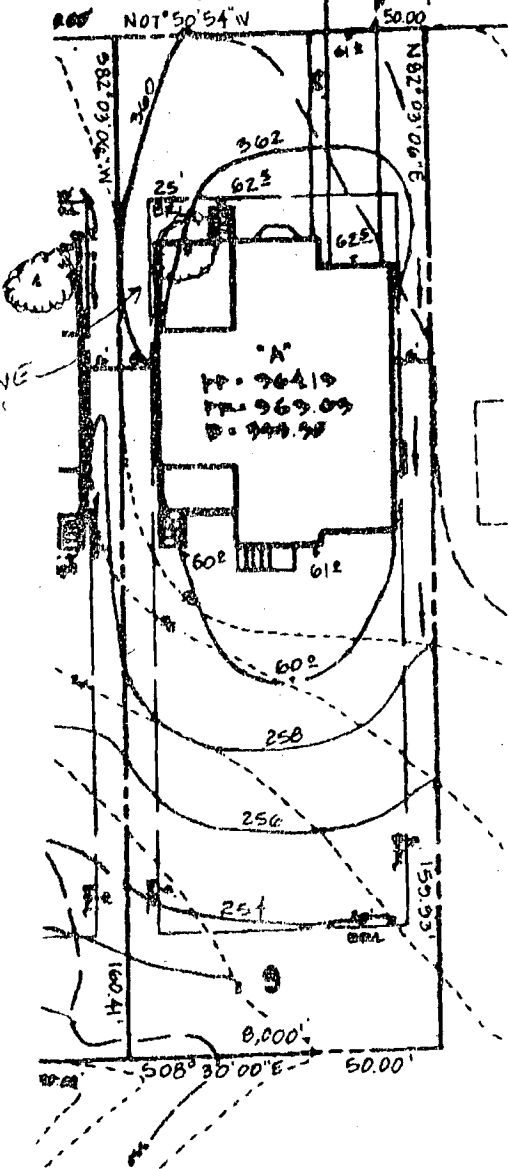
(40' R/W)

WARNER AVENUE

12" PINE



18" PINE



General Notes

1. Zone: R-10
2. Liber 3023, Folio 614
3. Building setbacks (as per MDCPPC 1981 Zoning Ordinance):
Front: 25 feet
Rear: 25 feet
Sides: 5 feet
4. Topo and Boundary obtained from available information. Land Services Group, Inc. will not be held responsible for its accuracy.

LAND SERVICES GROUP, INC.

9210 30804

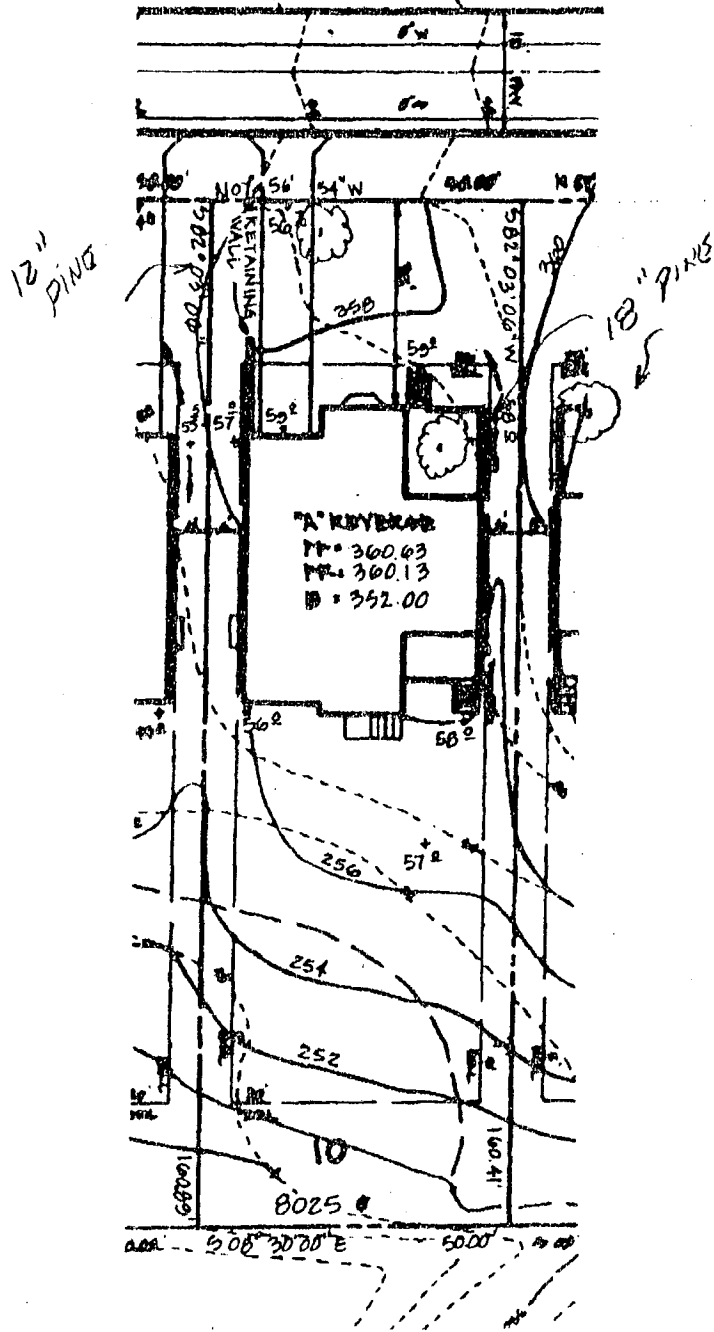
SITE DEVELOPMENT PLAN
CAPITOL VIEW PARK

MAX. LOT 56' LOT BLOCK 34

SCALE: 1" = 30' DATE: OCTOBER 1991



WARNER AVENUE (40' R/W)



General Notes

1. Zone: R-60
2. Liber 3003, Folio 814
3. Building Setbacks (as per ANNCPPC 1941 Zoning Ordinance)
 Front: 25 feet
 Rear: 20 feet
 Sides: 5 feet
4. Tops and Boundary obtained from available information.
 Land Services Group, Inc. will not be held responsible for its accuracy.

LAND SERVICES GROUP, INC.

ENGINEERS • PLANNERS
 3001 GREENLAND PARKWAY • SUITE 105
 COLLEMBIA, MARYLAND 21046

**SITE DEVELOPMENT PLAN
 CAPITOL VIEW PARK**

SCALE: 1" = 30' DATE: OCTOBER 1991

9210300006/305

Montgomery County Historic Preservation Commission at
Maryland National Capitol Park and Planning Commission
8787 Georgia Avenue , Silver Spring MD 20910

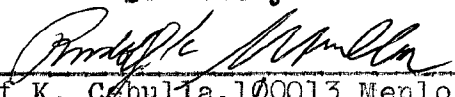
Re: Wednesday Nov. 18.1992 meeting and Historic Area Work Permits:

III. - E. Curzon Homes Inc. II for the removal of trees at
10007 & 10009 Leafy Avenue.(HPC Case No. 31/7-92K)

Dear Commissioners.

I strongly urge you to deny the removal of the remaining trees at the above parcels on 10007 & 10009 Leafy Avenue. Our aim in this community is and always has been to protect as many trees and shrubs as possible. We went to a lot of trouble and expence a few years back when this property was to be developed. It was agreed upon with that original developer that these few trees will definitely remain on these two parcels. Plans vor development were drawn up and approved by you under these conditions. It also creates a beautiful break in the frontline of that little Street having four houses to the north now finished and two to the south presently under construction. I personally and all of my neighbors feel that there is no valid reason to remove these trees and they only inhance the developement, so please do not permit the removal of these trees. Let the developer honor the agreements which have been worked out back then. Please also stress to him that he should beware of damaging them when he will build on these two parcels. He knew about these provisions and agreements when he took over the properties to be developed. Let him abide by it and not make our efforts all for nothing. If you can remember, maybe some of you know how hard we worked for this.

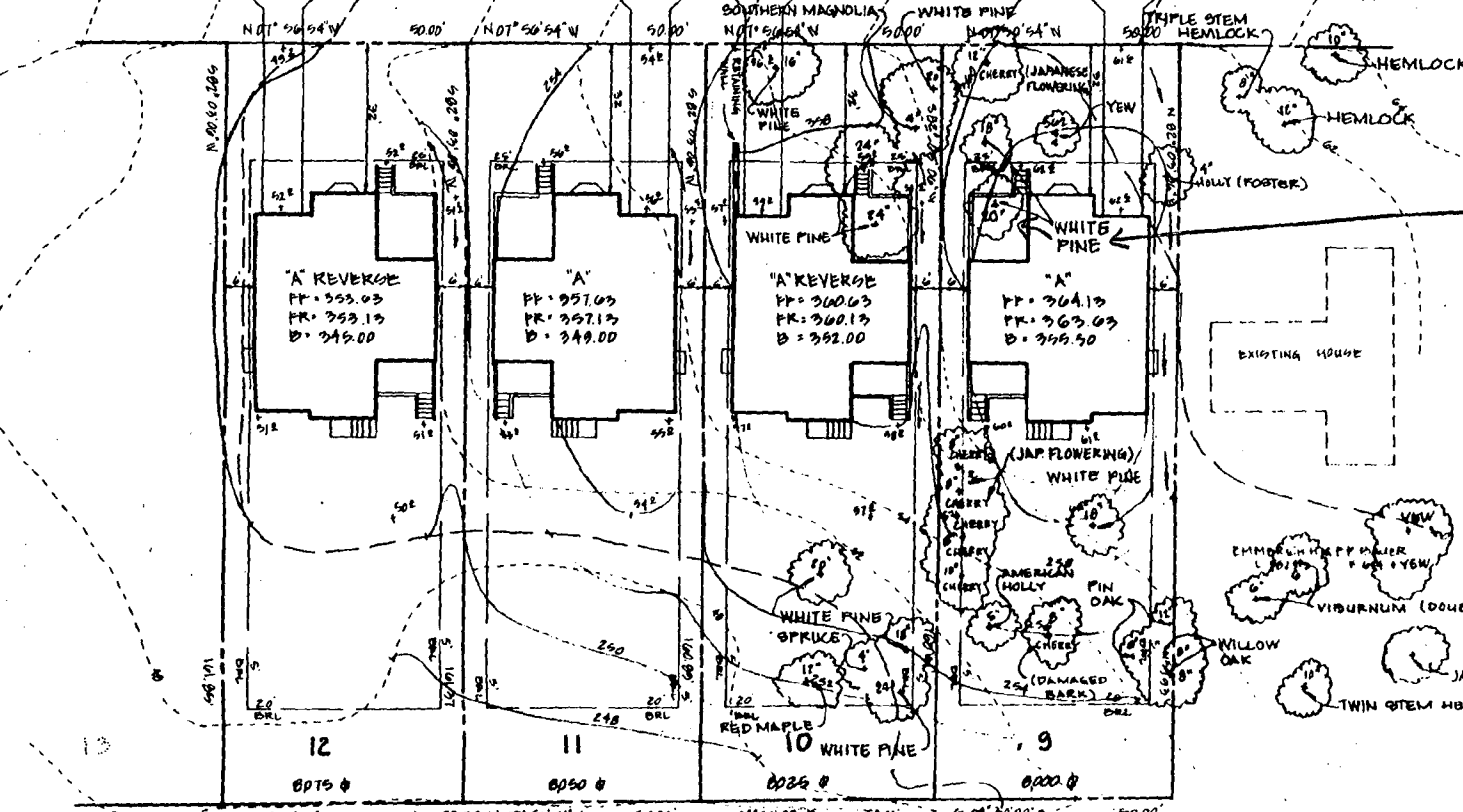
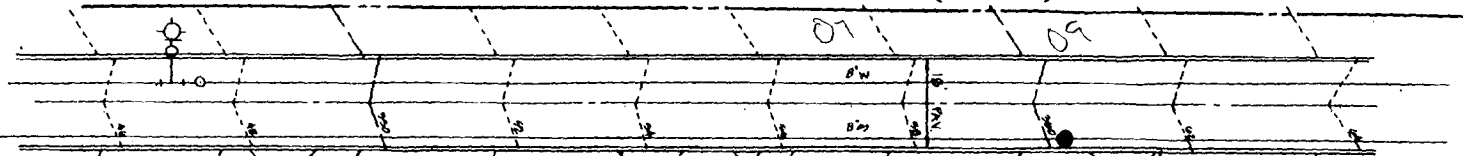
Sincerely


-Rudolf K. Cebulka, 100013 Menlo Ave.

P.S. The back of my property faces above parcels of 10007 + 10009 Leafy Ave.

WARNER AVENUE

(40' R/W)



this is the tree in question



TREE SURVEY

4-10-11

LOT

FAX COVER SHEET

TO :

Name : NANCY Withersall
Company : HPC
Office Phone Number : _____
Fax Number : 301 495 1307

FROM :

Name : Bill GARTINKEL
Company : Alton Development
Office Phone Number : 202 895 2792
Fax Model/ Number : Sharp FO-511
Fax Phone Number : (202) 244-8257

Total Pages, including cover : _____

If you do not receive all the pages,
call (202) 686-2888

Date : 11/27/93

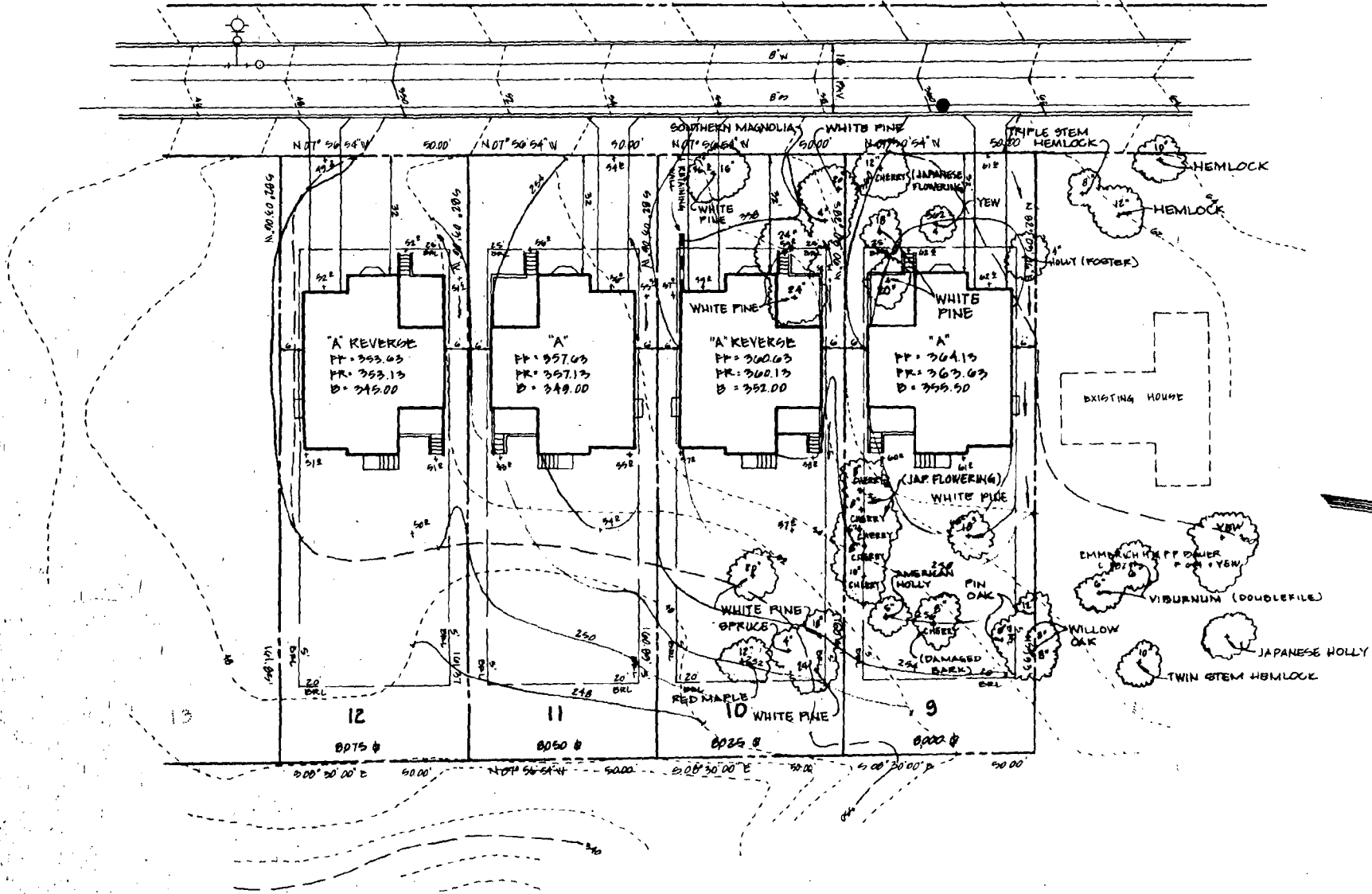
Time : 9:50

Fax Operator : BC

Comments: NANCY PLEASE call if
you have any questions. This
should please all parties concerned.
Please forward written approval as soon
as you can. THANK you again BING.

WARNER AVENUE

(40' R/W)



N

10

Contractor presumed for 3 years; bought from previous owner who got
HPC approvals

Driveway - 10' - some water over on each side
depth: few inches - 3-4

pass 6-0
for
marker
water

continue LV 10 until more
decide tree survival

* shaft approval in the field -
LV 9 - stake house

Thomas W. Ruff:
Bruce Mulrow

Monon Eddy - suggest moving driveway
had applicant responsible for seeing all the
trees in the clump -

appear - w/ ~~boards~~ ^{board board} or vertical siding below windows -
windows - 11 except on left side - use single-glazed w/ true divided light
Replace 3 windows on rear w/ wood casements full glass replacements

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

*****WEDNESDAY**
DECEMBER 2, 1992**

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910**

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

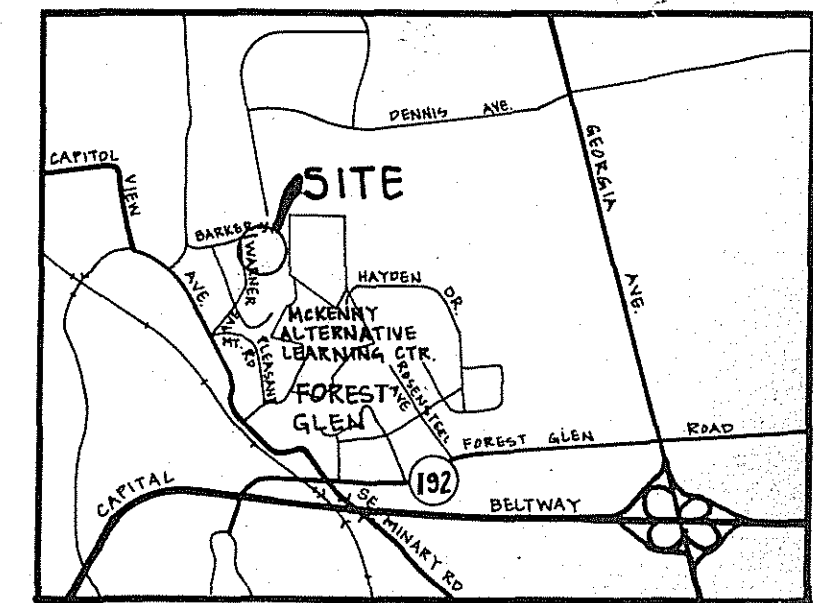
II. HISTORIC AREA WORK PERMITS - 7:30 p.m.

A. Curzon Homes Inc. II for the removal of trees at 10007 and 10009 Leafy Avenue, Capitol View Park (HPC Case No. 31/7-92K) (Capitol View Park Historic District)

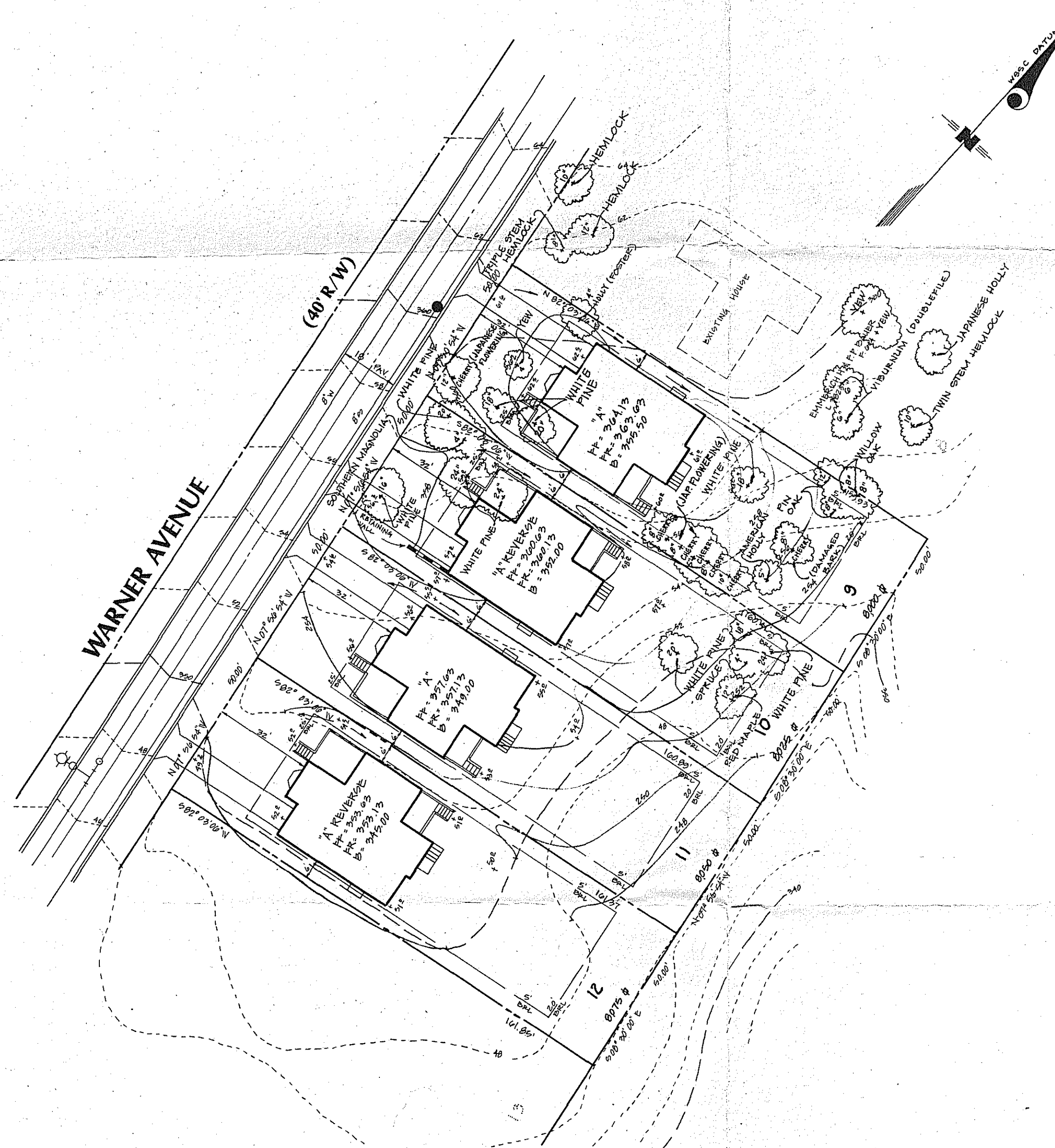
B. Martin and Andrea Kalin for alterations at 60 Elm Avenue, Takoma Park (HPC Case No. 37/3-92J) (Takoma Park Historic District)

III. SUBDIVISIONS

POSTPONED → A. #1-92076, Maiden's Fancy (Crook Property), which affects Master Plan Site #15/67, Maiden's Fancy.



VICINITY MAP
SCALE: 1"=2000'



General Notes

1. Total Site Area: 32,150 Square Feet, or 0.74 Ac.
2. Zone: R-60
3. Liber 3823, Folio 614
4. Lot Areas: Lot 9: 8,000 sf
Lot 10: 8,025 sf
Lot 11: 8,050 sf
Lot 12: 8,075 sf
Total: 32,150 sf
5. Building Setbacks (as per MNCPPC 1941 Zoning Ordinance)
Front: 25 feet
Rear: 20 feet
Sides: 5 feet
6. Topo and Boundary obtained from available information. Land Services Group, Inc. will not be held responsible for its accuracy.

THIS PRINT MADE
DEC 15 1992
LAND SERVICES GROUP

TREE LOCATION PLAN
CAPITOL VIEW PARK
TAX MAP #HP 562 LOTS 9-12 BLOCK 34
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: OCTOBER 1991

DATE	REVISIONS

OWNER:
ALTEN DEVELOPMENT
TWO WISCONSIN CIR. #700
CHEVY CHASE, MD 20815
301-9611511

LAND SERVICES GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

9801 Broken Land Parkway
Suite 105
Columbia, Maryland 21046
Wash. (301) 621-8006
Balt. (301) 995-6010
Fax (301) 995-6021

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10007 & 10009 Leafy Avenue
(Lots ¹⁰ and ⁹)

Resource: Capitol View Park

Case Number: 31/7-92K CONTINUED

Public Notice: 1/27/93

Applicant: Curzon Homes Inc. II

PROPOSAL: RELOCATE HOUSE ON LOT 9;
RELOCATE DRIVEWAY ON LOT 10

Meeting Date: 2/10/93

Review: HAWP/Alt.

Tax Credit: No

Report Date: 2/3/93

Staff: Nancy Witherell

RECOMMEND: APPROVE W/
CONDITIONS AS NOTED

The applicant, Curzon Homes Inc. II, appeared before the Commission at its December 2, 1992, meeting and returns with a revised HAWP proposal reflecting the discussion at the prior meeting.

The principal issue was the necessity of an accurate tree survey. Attached is a recently-completed survey which the staff believes to be accurate. Also attached is the revised proposal showing changes to the previously-proposed locations of the construction on lots 9 and 10; these revisions will allow all the trees marked on the survey to remain.

At lot ¹⁰, the applicant had requested permission to remove a pine tree in the way of a proposed driveway location. The parking apron had already been poured. The staff, working with Marilyn Clemens, a landscape architect on the M-NCPPC staff, had suggested that the driveway be redesigned to enter the lot to the left of this tree, avoiding all driplines. The applicant has adopted this suggestion and shows it on paper as part of the revised proposal.

At lot ⁹, the issue was a tree situated very close to the proposed front entrance of the house. Following discussion by the Commissioners and testimony from the adjacent property owner, Mr. Muldow, the Commission concurred with the applicant's request to relocate the house approximately 6' farther back on the lot (so as to avoid the tree in front), as long as a pine tree in the rear yard was not affected. The Commission directed the applicant to stake the new location of the house so that staff could confirm that the foundation would not compromise the dripline of either tree.

At the time of this report, the staking has not been completed. The staff hopes to comment at the meeting. However, the Commission at its December meeting delegated the review and approval of this element of the plan to the staff.

(A)

The applicant further requests the option of moving the location of the house on lot 10 farther back on the site, as well. If the house were moved back, it would be aligned with the location of the new house to be constructed on the adjacent lot 9.

STAFF RECOMMENDATION

The staff concurs with this additional request, judging it to be an improvement to the proposal, and recommends that written notification to the Commission staff and to the Capitol View Park LAP be sufficient if the applicant decides to move the house farther back on the lot 10 to align with the house on lot 9.

As the applicant has complied with the requirements and recommendations of the Commission, as conveyed at the December 2, 1992, meeting, and with the views of the Capitol View Park LAP and residents to save all the trees on lots 9 and 10 and to complete an accurate tree survey of the site (lots 9-12), the staff recommends that the Commission find the revised proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standard #2:

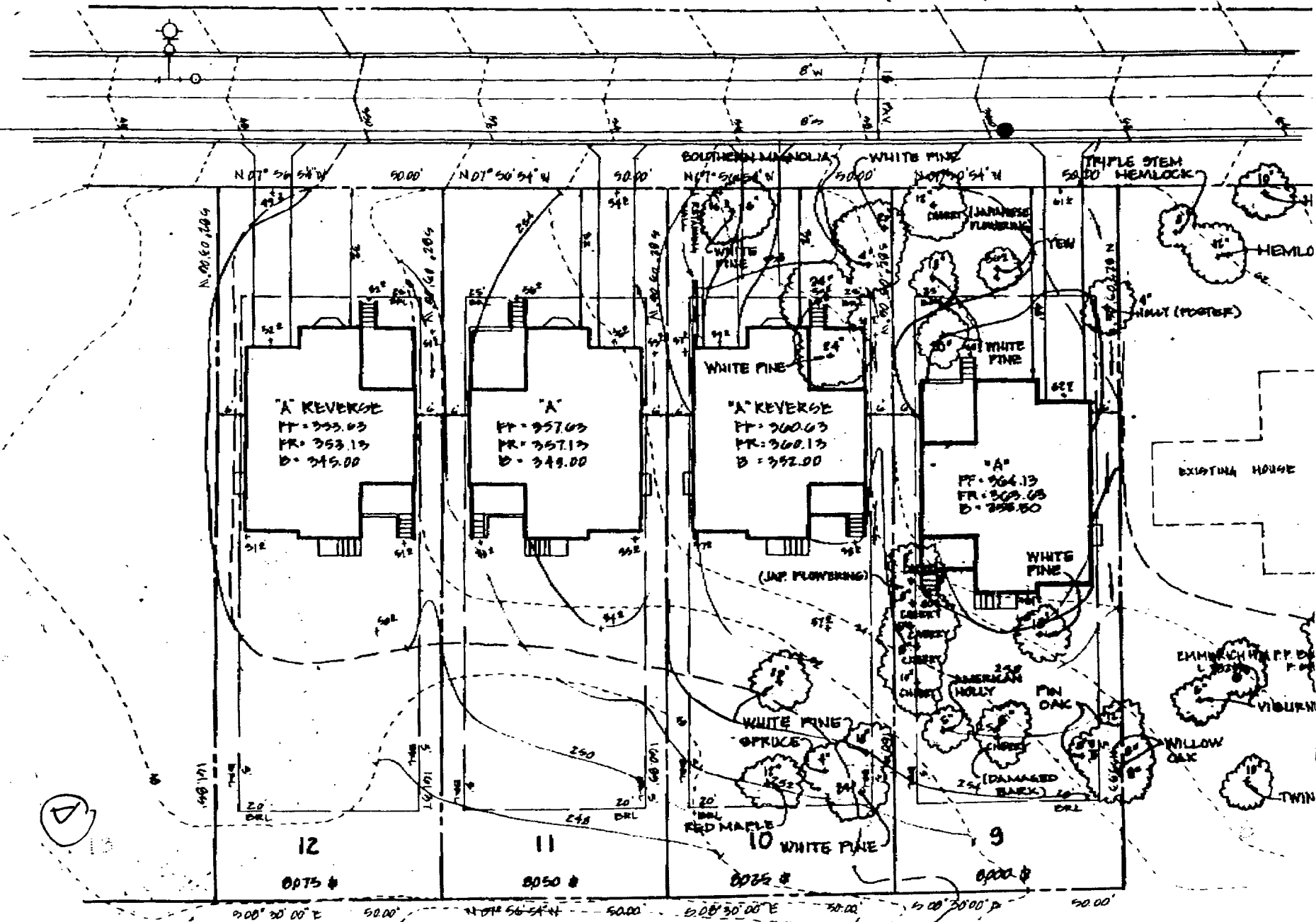
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The conditions noted in the previous staff report still pertain:

- 1) The snow fence should be properly installed and maintained during construction to protect the trees.
- 2) The understory should be cleared by hand rather than by machine.
- 3) The ivy should be removed from the trunks of the pine trees.
- 4) All heavy equipment should be kept away from the tree roots (outside the dripline).
- 5) The trees lost during past construction on the site should be replaced at a rate of two trees for each tree lost. In particular, the 12" Maple on Lot 11, and the Beech clump on Lot 8 should be replaced. The replacement should be done in consultation with staff.

WARNER AVENUE

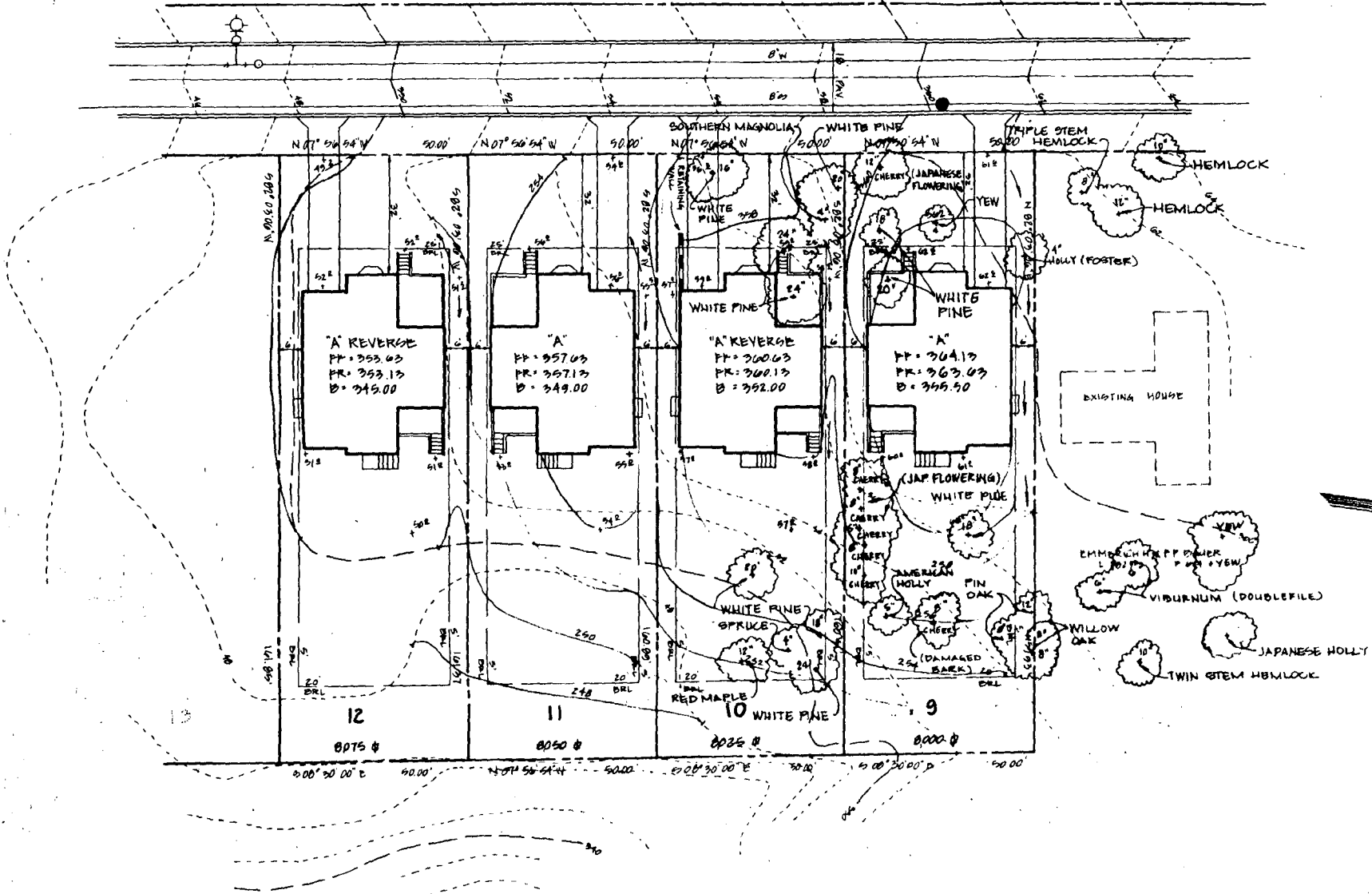
(40' R/W)



AMENDED PROPOSAL

WARNER AVENUE

(40' R/W)



TREE SURVEY

4-9-70

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 1000⁹ & 1000⁹ Leafy Avenue
(Lots 9 and 10)
Resource: Capitol View Park

Meeting Date: 12/2/92

Review: HAWP/Alt.

Case Number: 31/7-92K

Tax Credit: No

Public Notice: 11/18/92

Report Date: 11/25/92

Applicant: Curzon Homes Inc. II

Staff: Nancy Witherell

PROPOSAL: REMOVE TREE;
SHIFT HOUSE LOCATION, LOT 9

RECOMMEND: APPROVE
CHANGE IN HOUSE LOCATION;
DENY TREE REMOVAL

The applicant, Curzon Homes Inc. II, proposes the removal of a tree because, as claimed by the applicant, the tree is in conflict with the approved building plan for the site. The applicant is completing the construction of eight new houses in an area formerly used as a tree nursery. Mature Pine, Elm, Oak, and Maple trees cover the site, as do smaller Magnolia and Cherry trees.

The tree to be removed is marked as a 10" Pine on the attached site plan and tree survey, indicated by an arrow on Lot 10. (The tree has grown in size since the survey was produced.) After studying the tree survey at the site, the staff believes the survey was incorrect at the time it was approved by the HPC. The present applicant subsequently acquired the property and project.

The driveway apron has been poured according to the plan, which shows it lying near the property line shared with Lot 11. In fact, the Pine adjacent to the future driveway is closer to the property line than indicated on the plan. If the driveway were installed as shown on the approved plan, it would pass within one foot of the trunk of the tree; the tree roots would lie underneath concrete. The applicant proposes removing the tree because of its assumed reduced viability after the driveway is poured.

The staff inspected the site with Marilyn Clemens, a landscape architect on the M-NCPPC staff. It is her professional judgment that the tree is the healthiest pine tree of those on Lots 9 and 10. Ms. Clemens also concurred with HPC staff that the tree is characteristic of the site and enhances the tree cover at the fronts of Lots 9 and 10.

The applicant had also proposed in the HAWP application the removal of a second tree, marked with an asterisk on the attached

site plan and tree survey. Following a meeting at the site, the staff recommends that, rather than removing the tree, the house on Lot 9 be moved back approximately 6 feet in order for the foundation of the house to fall outside the tree's dripline. (There should be no reason to remove any of the five pine trees in front of the proposed houses for Lots 9 and 10; all should be safe from damage during construction or as a result of encroachment on the roots.) The applicant has now withdrawn the proposal to remove the tree on Lot 9, and proposes instead to adjust the footprint of the house.

STAFF DISCUSSION

While recognizing that the tree, as it is actually sited, and the proposed driveway location are incompatible, the staff recommends that the tree be saved. Ms. Clemens suggests that the driveway be moved to the left of the tree, at the midpoint between the dripline of the Pine tree and the closest Pine to its left.

The staff recommends that the HAWP application to remove the Pine near the front corner of Lot 10 not be approved because it is inconsistent with the purposes of Chapter 24A, and also inconsistent with the HAWP approved by the Historic Preservation Commission when the construction proposal was approved following significant community testimony. The staff recognizes that the tree survey was in error. However, the applicant could have resolved these discrepancies prior to pouring the driveway apron. The staff recommends that the driveway be relocated to the left of the Pine.

Further, the staff recommends that the Commission approve the applicant's revised HAWP proposal to move back approximately 6' the house to be constructed on Lot 9. No other trees are at risk and the relocation should ensure the survival of the Pine closest to the proposed house.

In addition, the staff recommends the following conditions:

- 1) The snow fence should be properly installed and maintained during construction to protect the trees.
- 2) The understory should be cleared by hand rather than by machine.
- 3) The ivy should be removed from the trunks of the pine trees.
- 4) All heavy equipment should be kept away from the tree roots (outside the dripline).
- 5) The trees lost during past construction on the site should be replaced at a rate of two trees for each tree lost. In particular, the 12" Maple on Lot 11, and the Beech clump on Lot 8 should be replaced. The replacement should be done in consultation with staff.

The staff also notes that the applicant has installed protective retaining walls and significant plantings across Leafy Street facing the site.

STAFF RECOMMENDATION

The staff recommends that the Commission approve the proposal to move the house back approximately 6' on Lot 9, also citing the conditions stated above, as consistent with Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The staff recommends that the Commission not approve the removal of the Pine, as being inconsistent with Chapter 24A, particularly 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 094725 & 994736
 NAME OF PROPERTY OWNER Curzon Homes Inc. II TELEPHONE NO. 301-961-1533
 (Contract/Purchaser) F/K/A/ Curzon Homes of Kensington (Include Area Code)
 ADDRESS 2 Wisconsin Circle, Suite 700, Chevy Chase MD 20815.
 CITY MD STATE MD ZIP 20815
 CONTRACTOR Garfinkel Construction Corp. TELEPHONE NO. 301-895-2792
 CONTRACTOR REGISTRATION NUMBER 2594 2594
 PLANS PREPARED BY Ray Sobrino TELEPHONE NO. 301-933-9749
 (Include Area Code)
 REGISTRATION NUMBER 8879

LOCATION OF BUILDING/PREMISE
10007 & 10009
 House Number 10007 & 10009 Street Leafy Avenue
 Town/City Silver Spring Election District 13
 Nearest Cross Street Barker Street
 Lots & Block 34 Subdivision Capitol View Park
 Liber. Folio Parcel

1A. TYPE OF PERMIT ACTION: (circle one) Tree Removal 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 ~~Other~~

1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #SC10090066 & 9108080072

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepee

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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.

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:

The two lots in question are two developed lots with no structures on them, in the Historic District of Kensington, Capitol View Park. These homes are part of a subdivision of eight homes, four of which have been completed and two of these are now under construction. All eight homes are Victorian style and are set in a wooden area.

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

The two lots in question contain a cluster of trees that are in conflict with the approved site plans for the two houses.

9210305064⁵

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:

~~The proposed design calls for the removal of the trees that are in conflict with the approved site plan for the location of the two homes in question. The landscaping and finished detail will match those of the homes surrounding these lots.~~

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

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

~~All plans and site locations have been approved by the Historic District as well as Montgomery County.~~

3. Project Plan:

The houses in question will be twenty-five foot in height. They are two story and are frame houses circa. 1920.

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).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. 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.

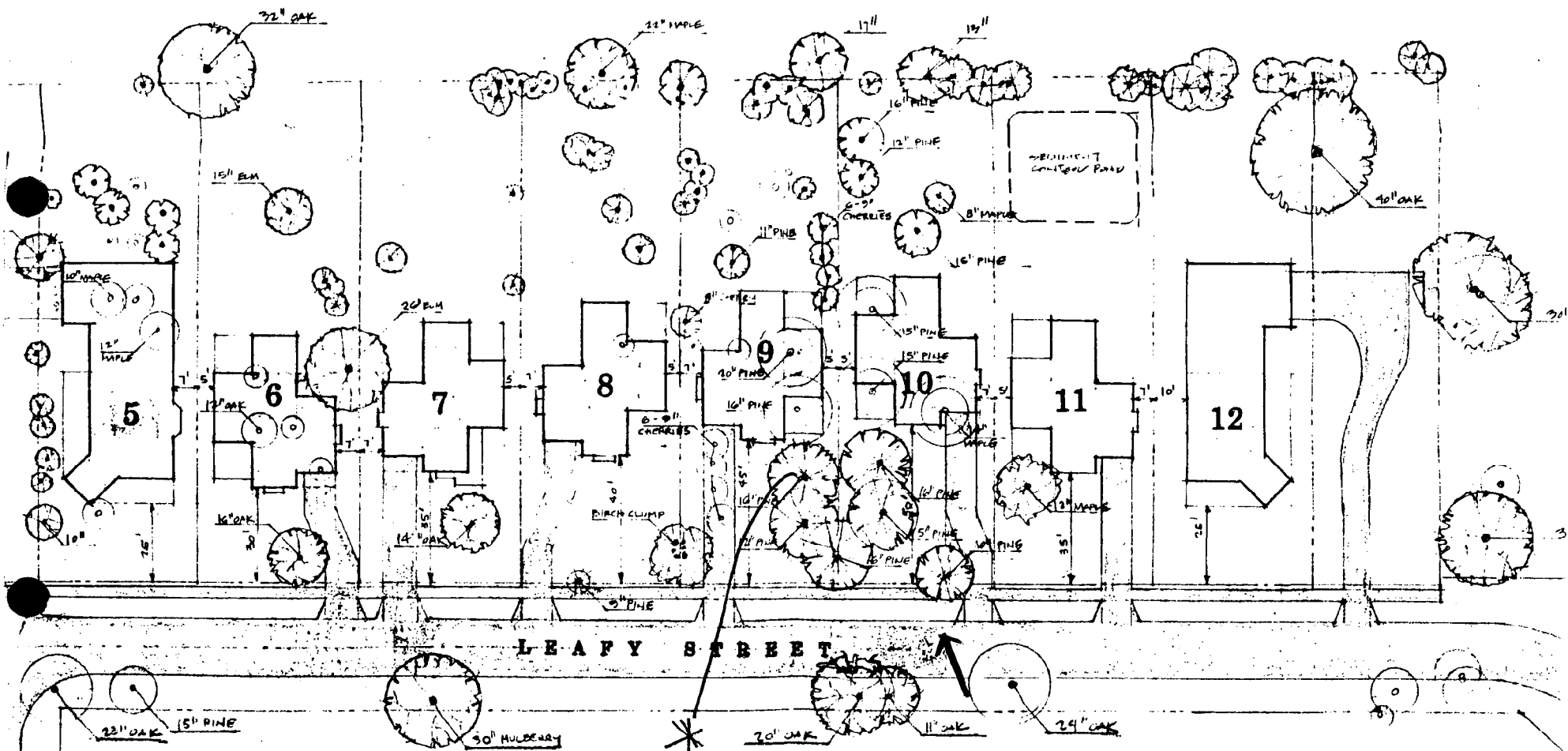
1. Name Bruce Muldow ✓
 Address 10011, Leafy Avenue
 City/Zip Silver Spring, MD 20910
2. Name Curzon Homes Inc. II F/K/A Curzon Homes of Kensington
 Address 10007, Leafy Avenue
 City/Zip Silver Spring, MD 20910

9

3. Name Leafy House Inc.
Address 10000 Brunswick Avenue
City/Zip Silver Spring, MD 20910.
4. Name Rudolph S F.V. Cebulle
Address 10013, Menlo Avenue
City/Zip Silver Spring, MD 20910.
5. Name Curzon Homes Inc. II F/K/A/ Curzon Homes of Kensington
Address 10009, Leafy Avenue
City/Zip Silver Spring, MD 20910
6. Name Curzon Homes Inc II F/K/A/ Curzon Homes of Kensington
Address 10005, Leafy Avenue
City/Zip Silver Spring, MD 20910
7. Name Leafy House Inc.
Address 10000 Brunswick Avenue
City/Zip Silver Spring, MD 20910
8. Name Jens S Nian Andersen
Address 10013, Menlo Avenue
City/Zip Silver Spring, MD 20910.

1757E



(8)



SITE PLAN

LEGEND

SCALE: 1" = 30'

-  = TREES TO BE SAVED
-  = TREES TO BE REMOVED

9210300064-365



tree to be
REMOVED →

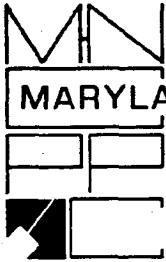


↑ tree to be REMOVED





10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

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

FROM: Gwen Marcus, Historic Preservation Coordinator
 Urban Design Division
 M-NCPPC

DATE: 2-11-93

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 2-10-93 reviewed the attached application by CORZON HOMESTIC II for a Historic Area Work Permit. The application was:

 Approved Denied
 X Approved with Conditions: _____

- 1) no trees are to be removed
- 2) "amended proposal", as noted, is the approved plan
- 3) The house on lot 9 will be moved back on the lot so

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

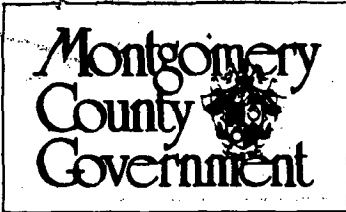
that no trees are affected

Attachments:

1. _____
2. _____
3. _____
4. _____
5. _____

hawpok.dep

- 4) the site is to be cleared by hand
- 5) snow fences are to be used to protect all trees
- 6) tree plantings will be undertaken in accordance with HAWP agreements.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 994725 & 994726
 NAME OF PROPERTY OWNER 972/A/ Curzon Homes of Kensington Homes Inc. II TELEPHONE NO. 301-961-1533
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 3 Wisconsin Circle, Suite 700, Chevy Chase MD 20815.
 CITY STATE ZIP
 CONTRACTOR Garfinkel Construction Corp. TELEPHONE NO. 301-895-2792
 CONTRACTOR REGISTRATION NUMBER 2594
 PLANS PREPARED BY Ray Scarpino TELEPHONE NO. 301-933-9748
 (Include Area Code)
 REGISTRATION NUMBER 8873

LOCATION OF BUILDING/PREMISE
 House Number 10007 & 10009 Street Leafy Avenue
 Town/City Silver Spring Election District 13
 Nearest Cross Street Banker Street
 Lots 5 in Block 34 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: Tree Removal A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other None
 1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9210390066 & 9109080072
 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 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.

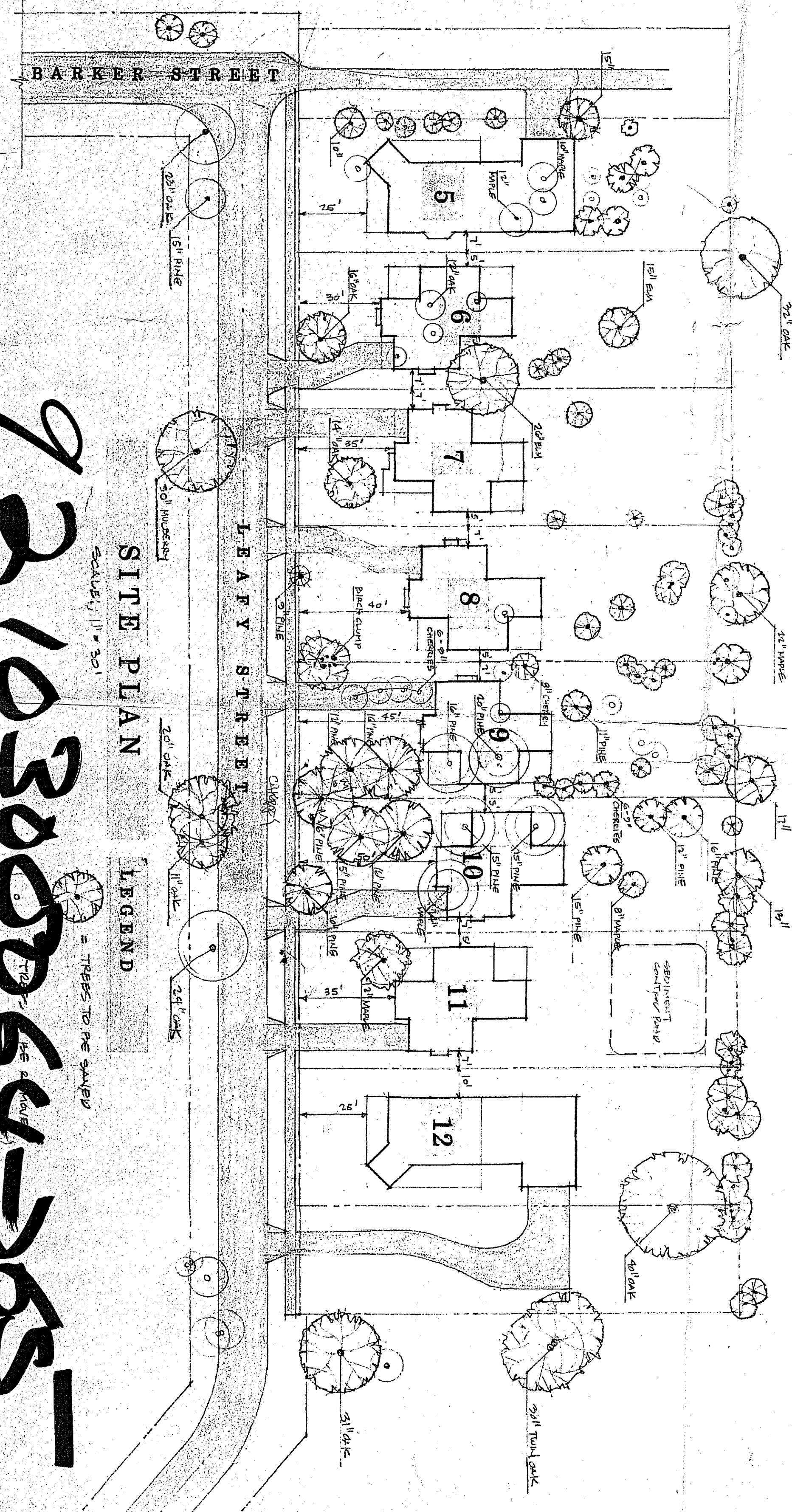
David [Signature] 10/30/92
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED [Signature] Signature Albert B. Randall Date 2-10-93

APPLICATION/PERMIT NO: 9210390066-265 FILING FEE: \$
 DATE FILED: PERMIT FEE: \$
 DATE ISSUED: BALANCE \$
 OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

301-565-3340



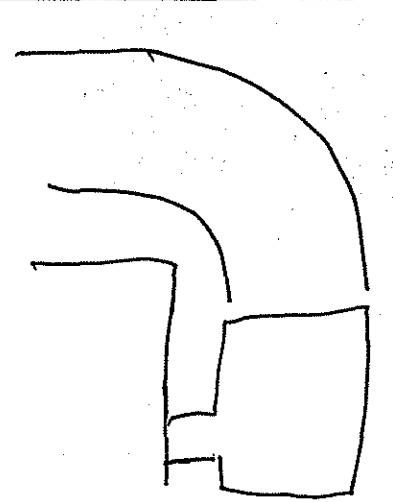
SITE PLAN

SCALE: 1" = 30'

LEGEND

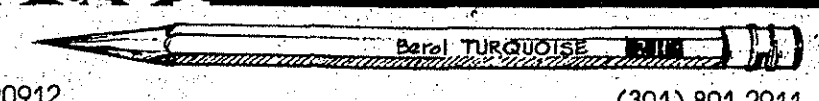
○ = TREES TO BE SAVED

9210308864-265-



Paul Tresseder

ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

PINE WOODS PROJECT

sht.
of