

31/7-94A 10109 Meadowneck Court
Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Hubbard, Acting Chief
 Division of Development Services and Regulation
 Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 5-2-94

The Montgomery Historic Preservation Commission has reviewed the attached application for a 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.

Applicant: Steven and Jill Kanner

Address: 10109 Maryland Ave, Silver Spring



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Steven and Jill Kramer TELEPHONE NO. 301-493-5794
(Contract/Purchaser) (Include Area Code)

ADDRESS 1111 Parkview Dr Silver Spring MD CITY Silver Spring STATE MD ZIP 20912

CONTRACTOR Resolute Land Construction, Inc TELEPHONE NO. 301-710-6900
CONTRACTOR REGISTRATION NUMBER 33180

PLANS PREPARED BY Mike Schaefer TELEPHONE NO. 301-710-6921
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10109 Street Madisoncrest Court

Town/City Silver Spring Election District _____

Nearest Cross Street Capital View / Lee Street

Lot 38 Block 1 E13 Subdivision Capital View Park

Liber 12323 Folio 510 Parcel 10 # 12-5-2806614

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1247.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY VEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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 4 feet 0 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) Jill Kramer Date 3-25-94

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert Randall Date 4-27-94

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10109 Meadowneck Court Meeting Date: 4/27/94
Resource: Capitol View Park Hist. Dist. Review: HAWP/Alteration
Case Number: 31/7-94A Tax Credit: No
Public Notice: 4/13/94 Report Date: 4/20/94
Applicant: Steven and Jill Kramer Staff: Nancy Witherell
PROPOSAL: Install fence RECOMMEND: Approve

The application concerns the installation of a 4' high fence in the side yard of a non-historic house styled in a neo-Victorian style. The fence would be a single-sided picket fence with a dip between each pair of posts. The fence would extend from the house to each side lot line at a point about halfway back on the side elevations of the house.

The adjacent house is to have the same style fence installed.

STAFF DISCUSSION

The style, height, location, and material of the fence are consistent with approved fences in side and rear yards.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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 # _____

NAME OF PROPERTY OWNER Steven and Jill Kramer TELEPHONE NO. 301-495-5794 (Home)
(Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS 10109 Meadowneck Ct. Silver Spring Md CITY Silver Spring STATE MD ZIP 20910

CONTRACTOR Rockrite Fence & Construction, Inc TELEPHONE NO. 301-770-6900
CONTRACTOR REGISTRATION NUMBER 33180

PLANS PREPARED BY Mike Schaefer TELEPHONE NO. 301-770-6900
(Include Area Code) _____

REGISTRATION NUMBER _____

202/223-4610 (Office)

LOCATION OF BUILDING/PREMISE

House Number 10109 Street Meadowneck Court

Town/City Silver Spring Election District _____

Nearest Cross Street Capitol View / Lee Street

Lot 88 Block 1 E13 Subdivision Capitol View Park

Liber 12323 Folio 510 Parcel 10 # 135-2806614

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1242.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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 _____	

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- 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 forgoing 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.

Jill Kramer Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 3-25-94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

House is a 2 story structure in a New Victorian Style
House was completed Jan '94. Lot has 4 trees which will
not be effected by the proposed fence.

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

No impact on the historic resources or
environmental setting.

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:

Approximately 84 feet of 4 ft. high wooden fence
(single sided pickett with Mc. Veneer dp)

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

Fence will create border (halfway) on north and south
sides of house.

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

Proposed project will not alter features of site and is
compatible with site

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).

5. Design Features: Schematic construction plan 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. 301/

1. Name Amy Eisenstadt
 Address 10107 Meadowneck Court
 City/Zip Silver Spring MD 20910
2. Name Edward Sailer
 Address 10118 Capitol View
 City/Zip ~~Washington DC~~
Silver Spring MD 20910

3.

Name

Kevin Price

Address

313 Lee St.

City/Zip

Silver Spring, MD 20910

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

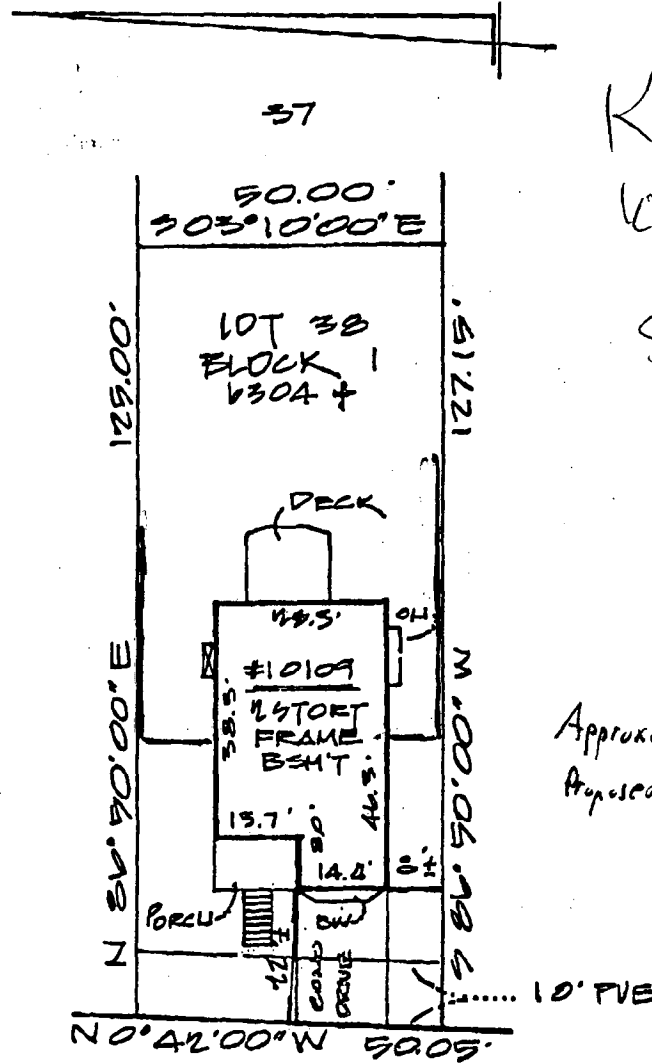
1757E

(5)

TDL TDL, LIMITED

16220 FREDERICK AVENUE
GAITHERSBURG, MARYLAND 20877
(301) 840-9747

North
←



Kramer
6109 Meadowneck
ct

Silver Springs
MD
20910

L.4480
F. 6A

Approximate Location of
Proposed Fence shown in Red.

26

MEADOWNECK COURT

933603

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'
RECORDED IN: 150
PLAT BOOK: 17174
PLAT:

HOUSE LOCATION
LOT 38 BLOCK 1
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

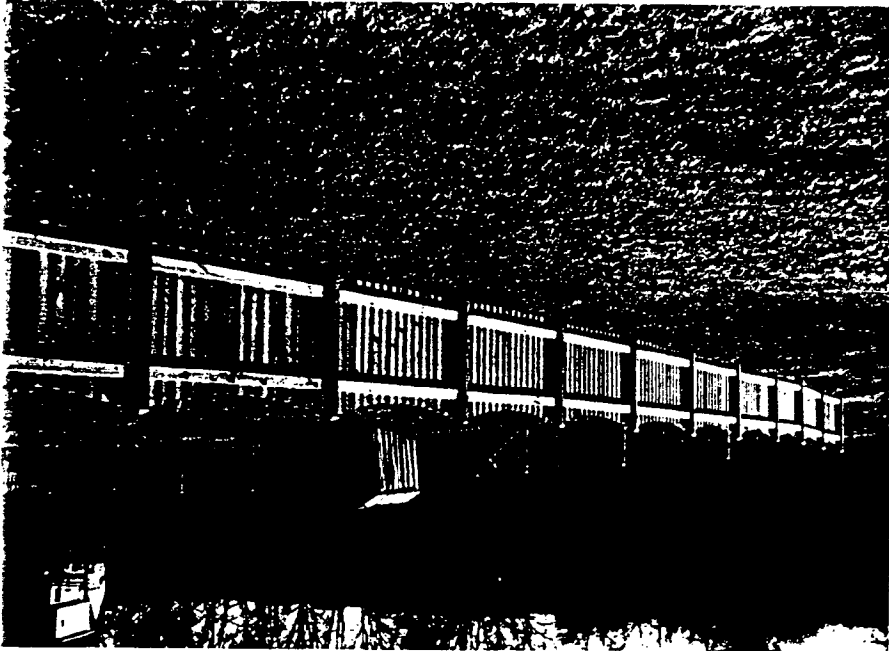
I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: January 3, 1994

Jefferson D. Lawrence
JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

10

(L)



Picture of posed fence
Kramen 10109 Meadoweek Ct
Silver Spring Md
20910
201-495-5794

SEND TO FAX 251-8790
ROCKVILLE FENCE & CONSTRUCTION INC.

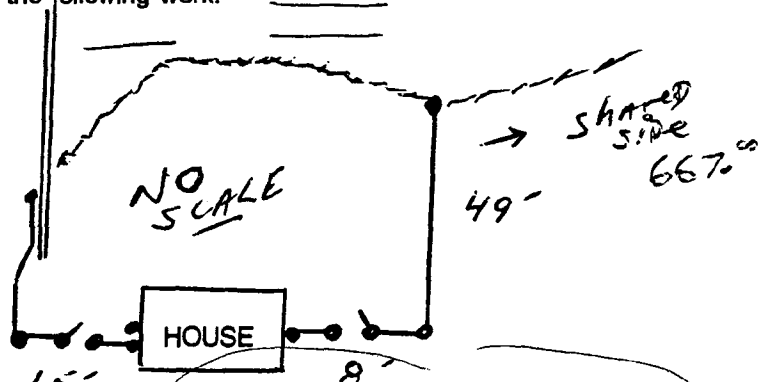
14520 SOUTHLAWN LANE, ROCKVILLE, MD 20850 (301) 770-6900

ALL STYLES OF FENCE ATTN: mike Schaefer DECKS
 RETAINING WALLS PLAYGROUNDS

Owners Name Steven Kramer Job Address _____
 Address 10109 MEADOWNECK CT.
KENNINGTON, MD 20910 DATE 3/19/94
 city state zip code Silver Spring MD - SAME
 Phone H 495 5794 W 202-832-4400 X652 OFFER GOOD FOR ENDS DAYS
Rockville to contact utilities.

We propose, subject to acceptance, to sell and perform the following work:

Approx. 89' of 49" high
board on board w/ mount. Vermont
dip. Vertical boards are 1x4x48"
Western Red Cedar double nailed
to 2x4 masts. Post are 4x4x7'
CCA pressure treated and set 25"
36" in ground w/ dry pack cement.
Two walk gates (1) 49"x49" (2)
(1) 42"x49" (2) w/ dip and 6x6 post
Includer hardware.



Customer to get approval and permit.

* option single sided picket same spec 7242.00

The price for the services above and/or materials, and equipment, is:
 \$ 1527.00 payable as follows. VISA / MC / or check

Deposit, before work is started not to exceed 33% of the contract price \$ 500.00
 Balance upon completion paid to foreman. \$ 1027.00

Start and completion dates are estimated and are subject to weather conditions as well as other circumstances beyond our control. Start 2-3 week Completion 1 DAY

I have read the specification and conditions of this contract and by signing accept its terms and conditions. You are authorized to do the work as specified. Payments will be made as outlined above.

Rockville Fence & Construction Inc.

Owner Purchaser

[Signature]
 Lic. No. 33180
 Date 3/19/94

By X [Signature]
 Date 3-25-94

This contract is subject to terms, covenants, and conditions on the reverse side hereof, and is not binding to Rockville Fence & Construction Inc. until accepted by the main office.

Main office acceptance _____ Date _____

(8)

PLEASE ALLOW US THE OPPORTUNITY TO BEAT ANY OTHER LEGITIMATE BID

MEMBER INTERNATIONAL FENCE INDUSTRY ASSOCIATION

5



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



Kramer

10109 meadowneck Ct

Silver Spring Md

20910

301-495-5794