

31/7-91M 2905 Barker Street  
Capitol View Park H. D.

27" DBH Mulberry  
13" of caliper for replacements  
5 6' HOLLIE 12 STEVENS  
HOLLY

3 6' DOGWOOD

5 HOLLY @ 6' = 10" caliper

3 DOGWOOD @ 6' = 3" caliper

**SHER RESIDI**

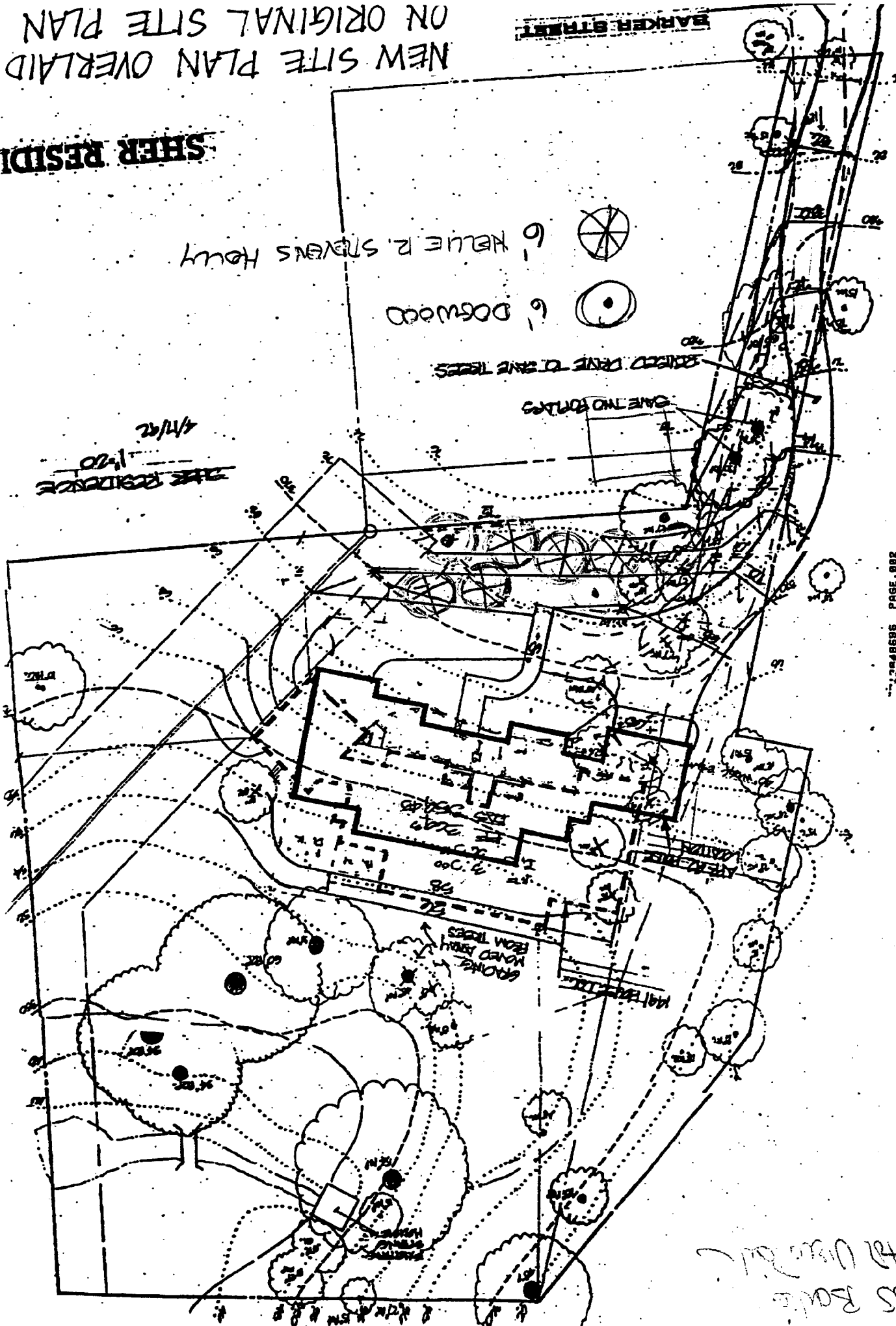
**NEW SITE PLAN OVERLaid  
ON ORIGINAL SITE PLAN**

**BARKER STREET**

- 6 DOGWOOD
- 6 VALUE 12. STEVENS HOLLY

ENTERED DRIVE TO SAVE TREES  
GAVE TWO BORDERS

4/1/02  
SHER RESIDENCE

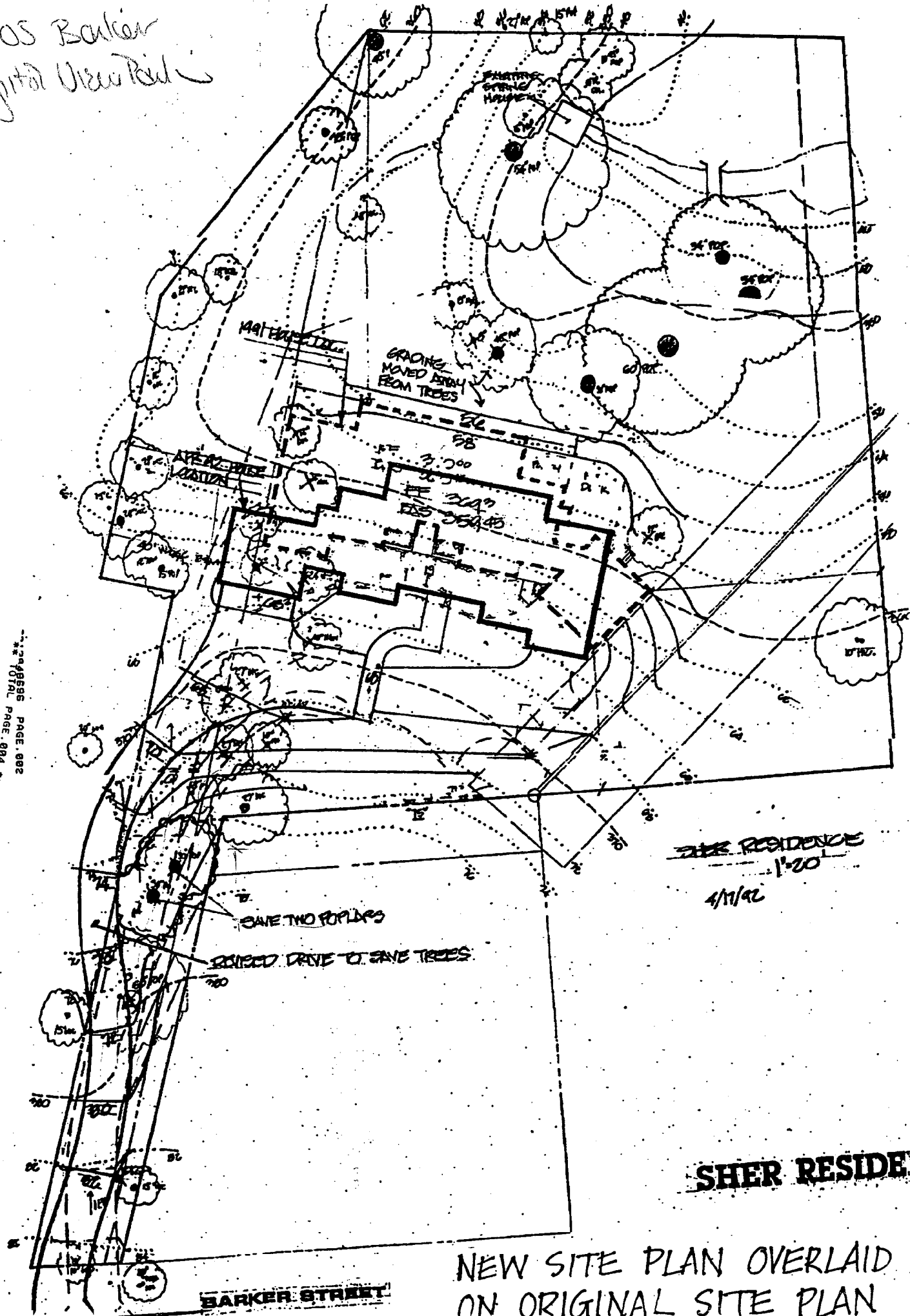


2748556 PAGE.002  
TOTAL PAGE.004

2905 Road  
Capital View

2905 Barker  
Capital View Rd

1294855 PAGE. 002  
0191 PAGE. 004



NEW SITE PLAN OVERLAID  
ON ORIGINAL SITE PLAN

2 1 - 2

Allen  
Kehle

FAX:  
730-  
3203

Shel

FAX: 217 -  
3677

Dick  
Batten  
730-  
3079

- ① house moved back 5 feet from new line
- ② buffer trees planted 13' into his property
- ③ Turners/Heatons consulted on landscaping in buffer tree area

Date 4/17 Hour 1:50

To Given

**WHILE YOU WERE OUT**

From Mr. Turner

Of \_\_\_\_\_

Phone (202) 806-6555

Telephoned	Returned Call	Please Call	
Please See Me	Will Call Again	Important	

Message

*Wants to know  
outcome of Share  
property problem  
of site set back*

*Shaun Heaton*

*(202) 224-3462 M*

*FAX (202) 224-8834*

*228  
3660*

*Andy Heaton* Signed *Priscilla*

*(202) 962-7214*

Date 4/17 Hour 2:25

To Givboi

**WHILE YOU WERE OUT**

From Mr. Visnic

Of the builder

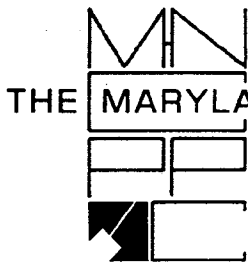
Phone ( )

Telephoned	Returned Call	Please Call	
Please See Me	Will Call Again	Important	

Message  
Called to see  
what the problem  
is regarding  
Mr. Turner's  
complaint.

Signed PJB

ALIGNER RECORDER NO. 50 726



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

*Handwritten signature/initials*

DATE: April 24, 1992

SUBJECT: Revision to Historic Area Work Permit for  
2905 Barker Street, Silver Spring

At its meeting on April 22, 1992, the Historic Preservation Commission reviewed and approved on an emergency basis a HAWP Revision for William Sher at 2905 Barker Street, Silver Spring, in the Capitol View Park Historic District.

Please be advised that a revised site plan for this property does not yet exist, but that the HPC approved the siting revision (with reference to the existing site plan approved by the HPC on October 24, 1991) provided the following three conditions be met:

1. The new siting of the house will be moved forward of the existing siting 7 feet. The footprint of the house will be flipped so that the garage is now on the west rather than on the east side of the house.
2. Trees and landscaping to buffer the new house from the existing houses will be planted at a location 13 feet inside the southern property line of the new house.
3. Neighbors, specifically the Turners and the Heatons, will be consulted on landscaping and planting plans for the buffer area along the southern property line of the new house.

If you have any questions about this matter, I would be happy to discuss them with you. I may be reached at 495-4570. Thank you.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Gwen Marcus

DATE: April 20, 1992

CASE NUMBER: 31/7-91M REVISION

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park

PROPERTY ADDRESS: 2905 Barker St.

TAX CREDIT ELIGIBLE: No

DISCUSSION:

On October 31, 1991, the HPC approved an Historic Area Work Permit for the construction of a new house on a vacant lot in the Capitol View Park Historic District. This HAWP was approved with the following conditions:

1. The new driveway and parking area must be either unpaved, with a gravel or stone covering, or paved with asphalt. Concrete paving is not appropriate.
2. Trees identified for preservation on the submitted tree survey must be clearly marked and protected during construction. This protection shall include the installation of protective fencing to separate the tree preservation area from the construction area and, if necessary, fencing around individual trees to be preserved.

On April 17, 1992, site preparation began on this project. This work included removal of trees that were approved for removal in the HAWP and clearing of underbrush. Staff was contacted by a neighbor on the morning of April 17th, who had concerns that the work being done and the stakes for siting of the house were not in conformance with the approved HAWP.

Staff contacted the owner and was told that all tree removal was in conformance with the approved HAWP and staff has confirmed in the field that this is true. However, the owner also explained that there had, indeed, been changes to the siting of the house. Specifically, the house plan had been reversed with the garage moved to the opposite end of the house, and the house had been moved approximately 12-15 feet forward from its original and approved location. Staff informed the owner that he would need to revise his HAWP to reflect these changes, and then scheduled this on the 4/22 agenda as an emergency item.

The owner explained that these siting changes were made in order to provide additional protections for large trees that are to be retained behind the new house and to allow for a reduction in the amount of paving needed for garage access and turnaround. A copy of a plan showing the new house siting overlaid on top of the old siting is attached.

In addition, the owner noted that the driveway at been changed to allow it to curve around two 30" Poplars that had been slated for removal. Thus, these trees will be saved and are noted as such on the attached plan.

The owner met over the weekend with concerned neighbors and reached an agreement with them (see attached letter). The agreement basically states that:

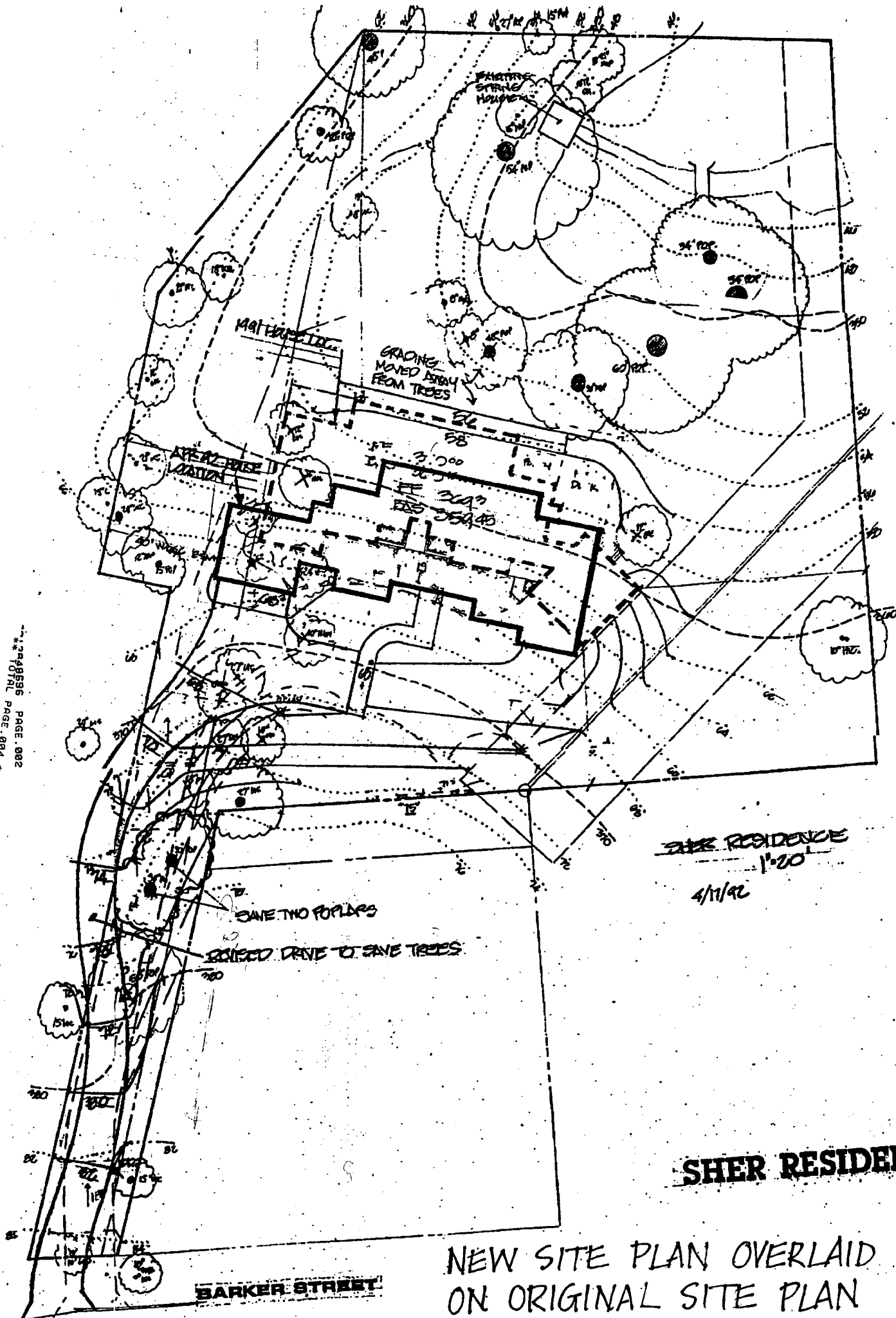
1. The new siting of the house will be moved back five feet (making the difference between the original approved siting and the ultimate site only 7-10 feet further forward).

2. Trees and landscaping to buffer the new house from the existing houses will be planted at a location 13 feet inside the southern property line of the new house.

3. Neighbors, specifically the Turners and the Heatons, will be consulted on landscaping and planting plans for the buffer area along the southern property line of the new house.

Based on this agreement, staff recommends that the HPC approve revisions to HAWP Case No. 31/7-91M that will be consistent with the three points noted above.

1294985 PAGE.002  
\*\*TOTAL PAGE.004\*\*

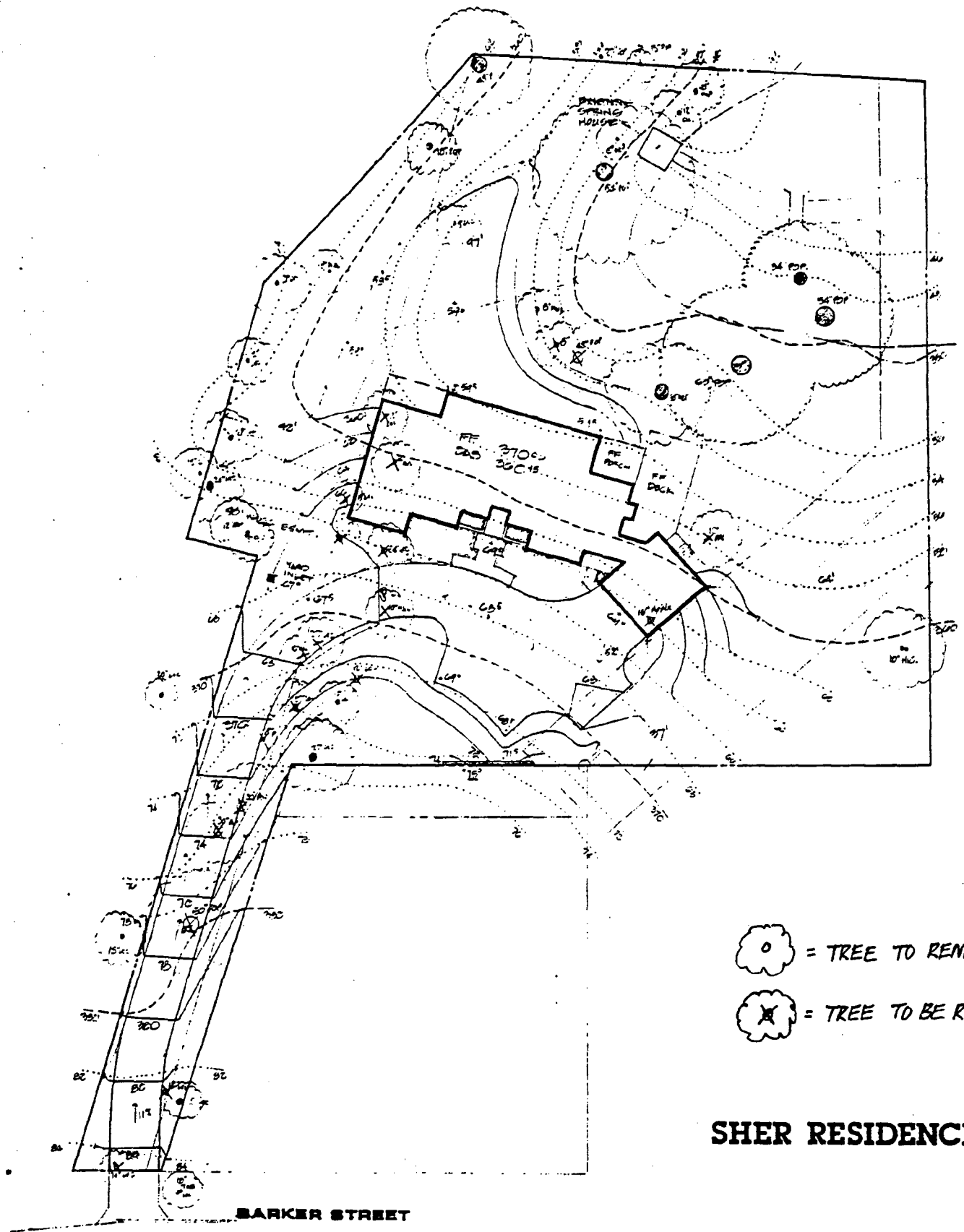




SHER RESIDENCE  
4/11/92

SHER RESIDENCE

NEW SITE PLAN OVERLAID  
ON ORIGINAL SITE PLAN

BARKER STREET



-  = TREE TO REMAIN
-  = TREE TO BE REMOVE

**SHER RESIDENCE**

ORIGINAL APPROVED SITE PLAN

April 20, 1992

Ms. Gwen Marcus  
Historic Preservation Coordinator  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Ms. Marcus:

We are the owners of houses at 2901 and 2903 Barker Street in the Capitol View Park Historic District. On Sunday, April 19, 1992, we met with Mr. William Sher to discuss concerns relating to revised plans for construction of a new home at 2905 Barker Street, which adjoins both of our properties. The revised plans included, among other changes, moving the location of the house approximately 15 feet closer to the property line separating our properties from Mr. Sher's than was shown on the plans approved by the Historic Preservation Commission last year. You informed us on Friday that a special meeting of the Historic Preservation Commission is scheduled for Wednesday, April 22, 1992 to consider the revised plans.

As a result of these discussions, we understand that Mr. Sher has agreed to the following:

1. The siting of the new house will be as shown on the revised site plan given to us on Friday, April 17, except that the house will be moved away from the property line separating Mr. Sher's property from ours by five feet.
2. As provided in his original Historic Area Work Permit application last year, Mr. Sher will plant trees to provide a screening between his property and ours. However, instead of being planted along his south property line, these trees will be planted approximately 13 feet north of that line, in line with a stake and small tree which already exist on Mr. Sher's property.
3. We will be consulted by the party responsible for the landscaping of the front of Mr. Sher's property and included in discussions as to the nature and precise location of plantings in that area.

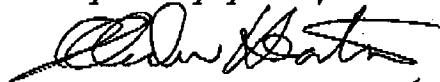
Ms. Gwen Marcus

-2-

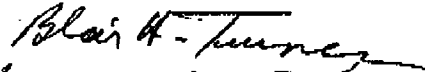
April 20, 1992

Based upon these commitments from Mr. Sher, we support the revised plans for the Sher home.

Very truly yours,



Andrew & Sharon Heaton



Blair & Margaret Turner

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
495-4570

**\*\*WEDNESDAY\*\***  
April 22, 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. **EMERGENCY ITEM**

William Sher for revisions to new construction at 2905 Barker Street, Capitol View Park (HPC Case No. 31/7-91M REVISION) (Capitol View Park Historic District)

B. Dania Fitzgerald for a new fence at 4801 Cumberland Avenue, Somerset (HPC Case No. 35/36-92B) (Somerset Historic District)

C. The Audubon Naturalist Society for new construction at 8940 Jones Mill Road, Chevy Chase (HPC Case No. 35/12-92A) (Woodend)

D. Morris Pollekoff for alterations at 9840 Main Street, Damascus (HPC Case No. 11/6-1-92A) (Druid Theater)

III. **MASTER PLAN EVALUATIONS**

A. HPC worksession and recommendation on the following property in the Bethesda Central Business District:

o Bank of Bethesda/Crestar, 7500 Wisconsin Avenue

B. HPC worksession and recommendations on the potential historic designation of the following Locational Atlas resources:

o Woodside Historic District (Atlas Resource #36/4)

o Linden Historic District (Atlas Resource #36/2)

o Forest Glen Historic District (Atlas Resource #31/8)

(over)

IV. TAX CREDITS

HPC worksession and recommendations on applications filed by owners of Master Plan properties for 1992 Montgomery County property tax credits.

V. APPROVAL OF MINUTES

A. February 26, 1992  
March 11, 1992  
Addendum to December 11, 1991 minutes

VI. OTHER BUSINESS

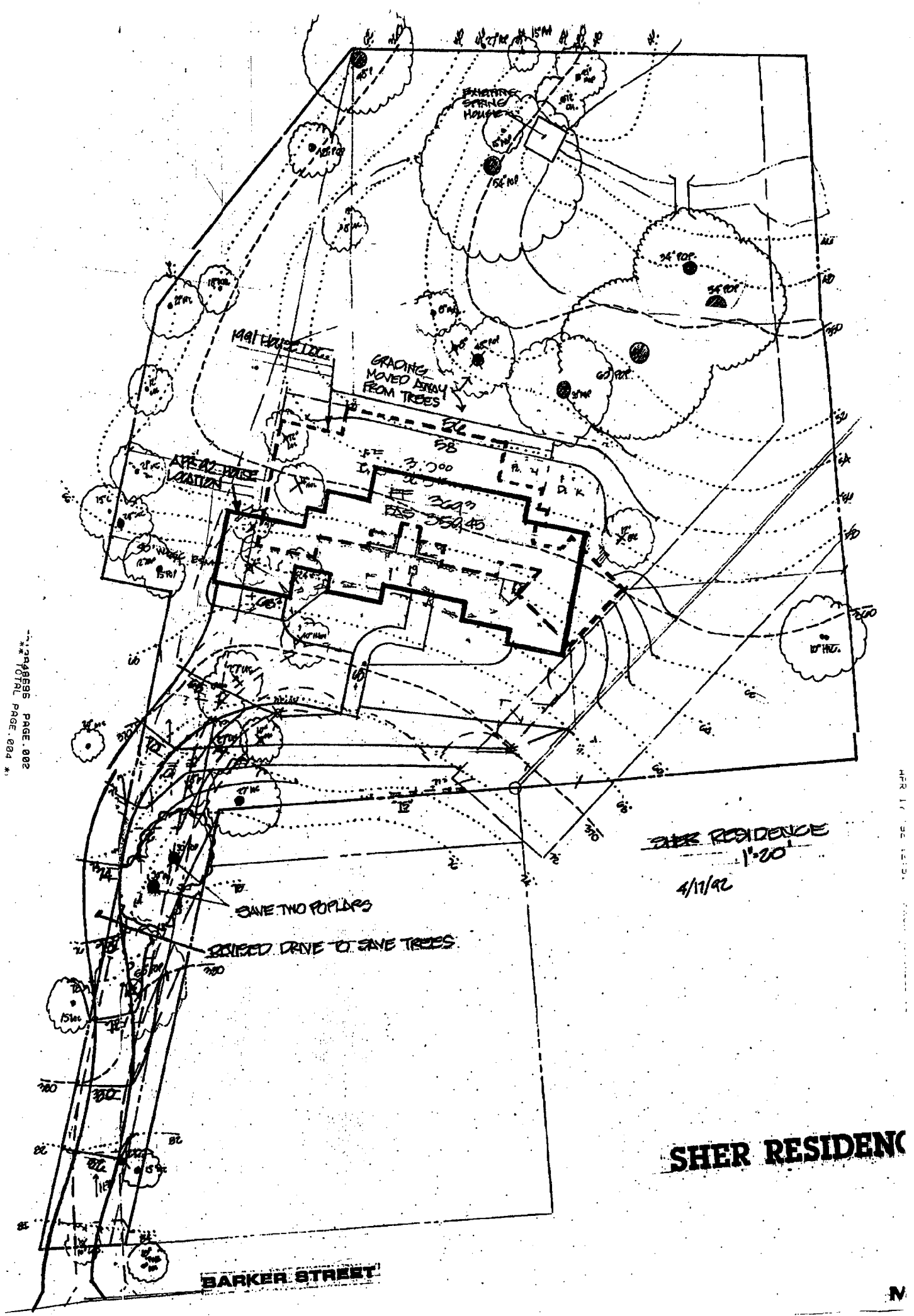
A. Commission Items

B. Staff Items

VII. ADJOURNMENT



244895 PAGE.002  
TOTAL PAGE.004



SHER RESIDENCE  
1"=20'  
4/11/92

SHER RESIDENCE

BARKER STREET

N

Verification Report

Date: Apr 17

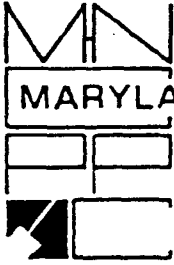
Time: 04:36PM

2 pages sent to:

92022248834

Transmission time: 00:01:17

Result: Transmission OK



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Tel: 301/495-4600

Fax: 301/495-4724

Montgomery County Planning Department

Fax Transmittal Sheet

Date: 4/17/92

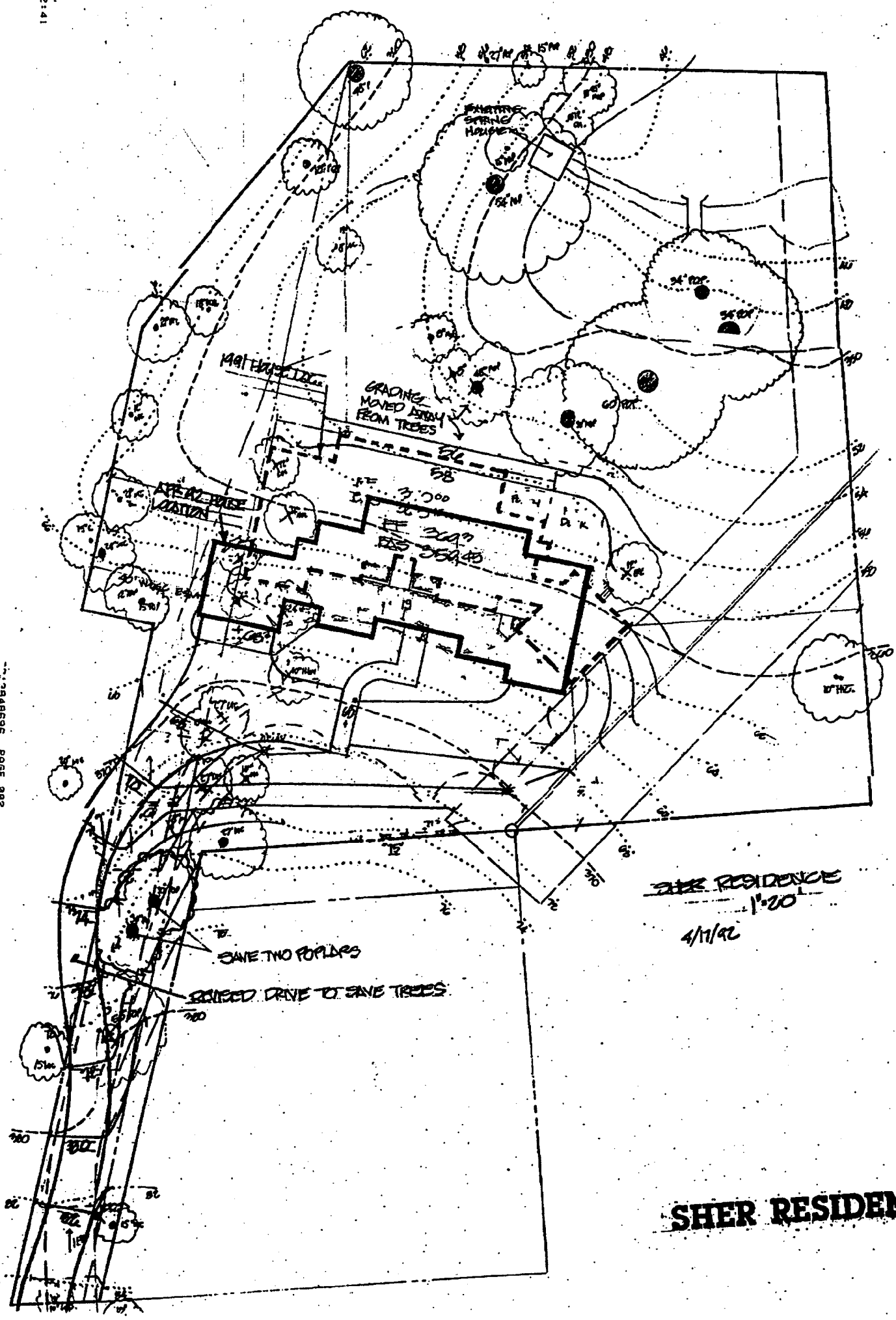
To: Sharon Heaton at Fax Number: (202)224-8834  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

From: Jwen Marcus Division: HPC

Number of pages, including this page: 2

Comments:

Changes have come up on approved HAWP for  
Shen property. Will be reviewed by HPC on  
4/22. Would like to discuss with you or  
your husband on Monday. Please discuss  
with Mr. Turner (I've spoken with him at  
length) and share this drawing with him.  
Jwen

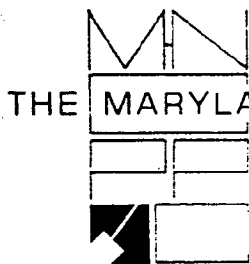


4248696 PAGE: 002  
 TOTAL PAGE: 004









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

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

DATE: 10/24/91

SUBJECT: Historic Area Work Permit Application - Approval  
of Application/Release of Other Required Permits

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Enclosed, please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

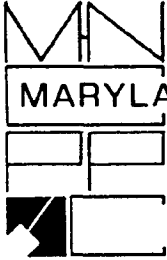
You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland, 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

In addition, if your planned work changes in any way other than that which was reviewed and approved by the Historic Preservation Commission before you apply for your building permit or even after the work is begun, please contact the Historic Preservation Commission staff at 495-4570.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 495-4570, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

hawpok.own





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: 10/24/91

SUBJECT: Historic Area Work Permit Application

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The Montgomery County Historic Preservation Commission, at their meeting of 10/23/91 reviewed the attached application by WILLIAM SHER @ 2905 BARKER ST., SILVER for a Historic Area Work Permit. The application was: SPRING

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

SEE ATTACHMENT

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

Attachments:

1. HPC CONDITIONS
2. ORIGINAL HAMP APPLICATION
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

hawpok.dep



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2610451

NAME OF PROPERTY OWNER William Shes TELEPHONE NO. (301) 996-7391  
(Contract/Purchaser) \_\_\_\_\_ (Include Area Code) (301) 285-0610

ADDRESS 1916 Rockwood Rd, Silver Spring, MD 20910  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Riley Williams CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
TELEPHONE NO. (301) 708-9537  
(Include Area Code) \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 2803 Street Maxton Street

Town/City Silver Spring Election District \_\_\_\_\_

Nearest Cross Street Wendle Street

Lot 10 Block 16 Subdivision Camden View Road

Liber 7590 Folio 654 Parcel \_\_\_\_\_

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 type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar	<input type="checkbox"/> Woodburning Stove
				Fence/Wall (complete Section 4) Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 200,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

1E. IS THIS PROPERTY A HISTORICAL SITE? No, but it is in an historical district.

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 Barbara H. Wagner Date 11/20/11

APPLICATION/PERMIT NO: 111-200-1 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:)

Single family detached dwelling with attached garage. Exterior of the building to be cedar siding, tan brick, bronze casement windows, and cedar colored textured asphalt shingle roof.

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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  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HPC Conditions on Approval of HAWP Application #9110020091:

1. The new driveway and parking area must be either unpaved, with a gravel or stone covering, or paved with asphalt. Concrete paving is not appropriate.
2. Trees identified for preservation on the submitted tree survey must be clearly marked and protected during construction. This protection shall include the installation of protective fencing to separate the tree preservation area from the construction area and, if necessary, fencing around individual trees to be preserved.

2903 Barker Street  
Silver Spring, Maryland 20910  
October 21, 1991

Ms. Gwen Marcus  
Historic Preservation Coordinator  
Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 2905 Barker Street, Capitol View Park  
Historic District, Silver Spring

Dear Ms. Marcus:

At its meeting on Wednesday, October 23, 1991, the Historic Preservation Commission is scheduled to consider an application for construction of a new home at 2905 Barker Street in the Capitol View Park Historic District. My wife Sharon and I own and live in a neighboring home at 2903 Barker Street. We are looking forward to seeing the heavily wooded but otherwise empty lot behind our home put to good use. However, we are concerned about the visual effect of the proposed new house and particularly its driveway upon Barker Street and upon our property.

While 2905 Barker is a 40,000 square foot lot, plans call for the house and its sizeable driveway to be located not in or near the center of this large lot (where it would have the least visual impact upon the neighborhood), but rather toward the southwest corner, close to our house and to Barker Street. Because of the way the house is to be situated on the lot, the numerous trees which will be cut down to make way for the house are the ones closest to and most visible from the street and the neighboring homes.

The planned driveway, which extends all the way along the front of the house to a garage on the east end, and which includes what appears to be an outdoor parking area, is particularly close to our property line. Contrary to the permit application, it is likely that both the driveway and the house will be visible not only from our house but from Barker Street itself.

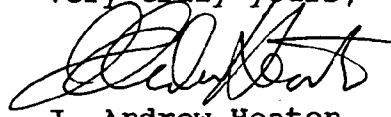
It is not clear why the plans must include this lengthy and potentially unsightly driveway, with parking area, so close to the south property line and thus to Barker Street. The driveway is designed to enter from Barker Street on the far west edge of the lot , but then to turn a sharp corner, run clear across the front of the house and into a garage on the far east end of the structure. If the garage were simply located on the other end of the house, the length of the driveway would be substantially cut and it would not need to run along the property line at all. This would reduce the visual impact of the driveway and would also have the welcome effect of reducing the amount of ground area covered by asphalt. Alternatively, the house could be better situated on the lot so as to minimize the effect of the house and driveway on all of the neighboring streets and homes.

Nevertheless, we do not object to the plans as presented so long as a dense visual screening of trees is provided along the south property line. The Statement of Project Intent submitted with the application already states that a visual screening of "fast growing deciduous trees and conifers" will be planted, but I saw no specific landscaping plans when I reviewed the application. We would ask the commission to require, as a condition of granting a permit, that an opaque screening of fast-growing conifers be provided. This type of screening would be fully consistent with the neighborhood -- indeed, such a stand of trees already separates 2905 Barker from 2907, as shown in the attached photograph -- and would eliminate the unnecessary and potentially unsightly visual impact of the long driveway along the south property line. It would also provide a needed measure of privacy both for our home and for the future residents of 2905. It appears that without such a screening, the view from our deck will be directly into the bedroom of the new house.

It would also be appropriate to require the planting of trees and/or other shrubbery along the east border of the "panhandle" part of the driveway extending out to Barker Street. This would provide a visual screening of the driveway from the east similar to that already in place along the west edge of the "panhandle," and would help to compensate for the six or seven large trees that will have to be cut down to make way for the driveway.

Thank you for your consideration of this matter.  
If you have any questions, please contact me at (202)  
962-7214 (work) or (301) 588-3520 (home).

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Andrew Heaton", written in a cursive style.

J. Andrew Heaton



SHARON B. HEATON  
Counsel

Committee on Banking, Housing,  
and Urban Affairs  
United States Senate  
Washington, D. C. 20510

(202) 224-3462



2903 Barker Street  
Silver Spring, Maryland 20910  
October 21, 1991

Ms. Gwen Marcus  
Historic Preservation Coordinator  
Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 2905 Barker Street, Capitol View Park  
Historic District, Silver Spring

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While 2905 Barker is a 40,000 square foot lot, plans call for the house and its sizeable driveway to be located not in or near the center of this large lot (where it would have the least visual impact upon the neighborhood), but rather toward the southwest corner, close to our house and to Barker Street. Because of the way the house is to be situated on the lot, the numerous trees which will be cut down to make way for the house are the ones closest to and most visible from the street and the neighboring homes.

The planned driveway, which extends all the way along the front of the house to a garage on the east end, and which includes what appears to be an outdoor parking area, is particularly close to our property line. Contrary to the permit application, it is likely that both the driveway and the house will be visible not only from our house but from Barker Street itself.

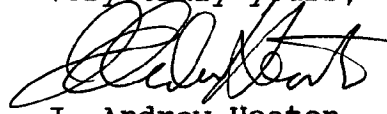
It is not clear why the plans must include this lengthy and potentially unsightly driveway, with parking area, so close to the south property line and thus to Barker Street. The driveway is designed to enter from Barker Street on the far west edge of the lot , but then to turn a sharp corner, run clear across the front of the house and into a garage on the far east end of the structure. If the garage were simply located on the other end of the house, the length of the driveway would be substantially cut and it would not need to run along the property line at all. This would reduce the visual impact of the driveway and would also have the welcome effect of reducing the amount of ground area covered by asphalt. Alternatively, the house could be better situated on the lot so as to minimize the effect of the house and driveway on all of the neighboring streets and homes.

Nevertheless, we do not object to the plans as presented so long as a dense visual screening of trees is provided along the south property line. The Statement of Project Intent submitted with the application already states that a visual screening of "fast growing deciduous trees and conifers" will be planted, but I saw no specific landscaping plans when I reviewed the application. We would ask the commission to require, as a condition of granting a permit, that an opaque screening of fast-growing conifers be provided. This type of screening would be fully consistent with the neighborhood -- indeed, such a stand of trees already separates 2905 Barker from 2907, as shown in the attached photograph -- and would eliminate the unnecessary and potentially unsightly visual impact of the long driveway along the south property line. It would also provide a needed measure of privacy both for our home and for the future residents of 2905. It appears that without such a screening, the view from our deck will be directly into the bedroom of the new house.

It would also be appropriate to require the planting of trees and/or other shrubbery along the east border of the "panhandle" part of the driveway extending out to Barker Street. This would provide a visual screening of the driveway from the east similar to that already in place along the west edge of the "panhandle," and would help to compensate for the six or seven large trees that will have to be cut down to make way for the driveway.

Thank you for your consideration of this matter.  
If you have any questions, please contact me at (202)  
962-7214 (work) or (301) 588-3520 (home).

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Andrew Heaton", written in a cursive style.

J. Andrew Heaton



Stand of trees  
separating 2907 Barker  
(invisible behind the trees)  
from 2905 Barker  
(directly in front of  
trees)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Gwen Marcus

DATE: October 14, 1991

CASE NUMBER: 31/7-91M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park    PROPERTY ADDRESS: 2905 Barker St.

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The work proposed in this Historic Area Work Permit (HAWP) is the construction of a new single family home on Lot 14, Block 18 in the Capitol View Park Historic District.

The lot in question was originally part of a tract of land associated with 2801 Barker Street. This tract was subdivided into six separate lots in the mid-1980s. The original house remains on Lot 17; new single family homes have been constructed on Lot 12, Lot 15 and Lot 16 (see attached tax map); Lot 13 is vacant with a pond and much natural vegetation. The application describes the area on Lot 13 as a "wildlife habitat". Because of the configuration of Lot 14 as a panhandle lot and because of the houses on Lots 15 and 16, there is a very low degree of visibility for Lot 14.

The proposed new house is modern in character. Its low-slung design and "earth-tone" materials suggest an effort to be compatible with the natural environment and dense landscaping surrounding it. Both the front and rear facades have numerous window openings, primarily casements or fixed panels of glass. There is a two-car garage, attached to the main part of the structure by a narrow hallway.

From the front, the proposed house is 1 1/2 stories in height and, from the rear, it is 2 1/2 to 3 stories. Staff has calculated the percentage of lot coverage for the footprint of the house as being approximately 9% to 10%.

A major consideration in regard to this HAWP application is the number of trees that will need to be removed due to the construction of this proposed house, with its driveway from Barker Street. The submitted tree survey shows the removal of the following trees:

5 trees in panhandle area: 10" Locust, 12" Locust, 50" Poplar (possibly already gone?), 2 - 30" Poplars

6 trees in driveway area: 8" Poplar, 2 - 27" Locust, 12" Locust, 10" Mulberry, 10" Hawthorne

9 trees in and around house: 18" Apple, 12" Pine (?), 48" Poplar, 8" Poplar, 12" Locust, 14" Mulberry, 18" Locust, 6" Locust, 24" Locust

Several very large trees, particularly a 60" Poplar, 2 - 54" Poplars, a 34" Poplar, and a 30" Maple, are shown to be retained to the northeast of the proposed house. It is very important that these trees be protected during the construction process.

Finally, the application shows the retention of an existing spring house on the property and states that an existing concrete block shed will either be repaired or removed.

STAFF RECOMMENDATION

Staff feels that the house proposed in this application will be compatible with the historic character of the Capitol View Park Historic District. It does not replicate the late 19th and early 20th century buildings in the district, but - through its siting and design - remains sensitive to the environment of the area and relates well to the natural landscape.

Because the structure will not be highly visible and will not actively participate in the overall streetscape of Barker Street, staff finds that the orientation, massing, and bulk of the house are appropriate. The house effectively relates to the topography of the lot and to the major landscaping features in the vicinity.

For these reasons, staff recommends approval of this application, with two conditions:

1. The new driveway and parking area must be either unpaved, with a gravel or stone covering, or paved with asphalt. Concrete paving is not appropriate.
2. Trees identified for preservation on the submitted tree survey must be clearly marked and protected during construction. This protection shall include the installation of protective fencing to separate the tree preservation area from the construction area and, if necessary, fencing around individual trees to be preserved.

Staff's recommendation for approval is based upon Historic Preservation Ordinance criteria 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 criteria 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.

This application also conforms with the Secretary of the Interior's Standards for Rehabilitation, specifically Standard #9:

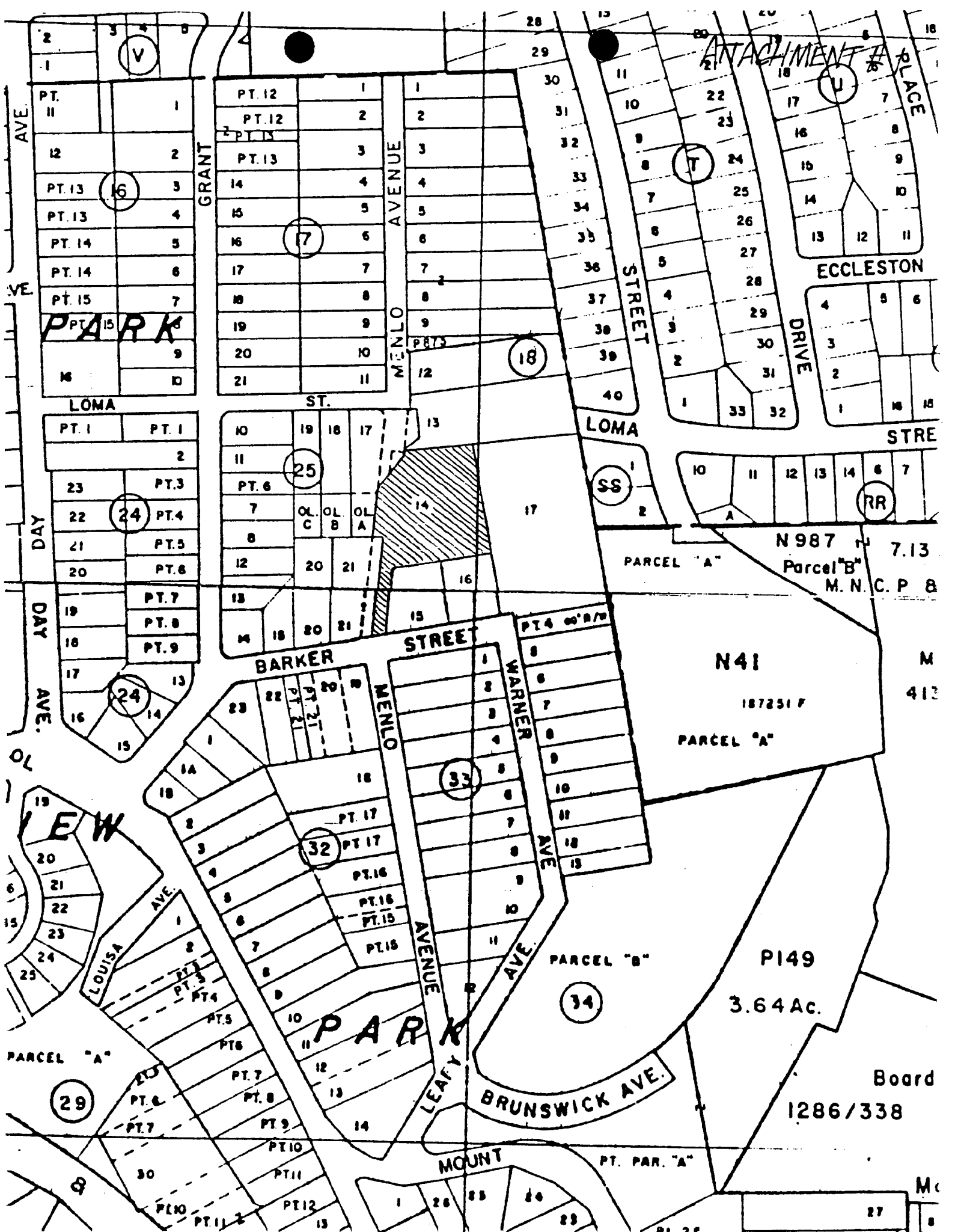
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of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

SENT TO LAP: October 7, 1991  
SENT TO APPLICANT: October 16, 1991

LAP COMMENTS RECEIVED: No

ATTACHMENTS:

1. Tax map of Block 18, Capitol View Park
2. HAWP Application and Attachments
3. Master Plan for Capitol View Park Historic District



ATTACHMENT # 2

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PLACE

ECCLESTON

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Parcel "B"  
M.N.C.P. 8

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187251 F

PARCEL "A"

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3.64 Ac.

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ATTACHMENT #2

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2610451

NAME OF PROPERTY OWNER William Sher TELEPHONE NO. (301) 589-7188  
 (Contract/Purchaser) (Include Area Code) Day (301) 217-3680

ADDRESS 1916 Rookwood Rd, Silver Spring, MD 20910  
 CITY STATE ZIP

CONTRACTOR TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Riley Williams CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 TELEPHONE NO. (301) 762-9511  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 2905 Street Barker Street

Town/City Silver Spring Election District 13

Nearest Cross Street Menlo Street

Lot 14 Block 18 Subdivision Capitol View Park

Liber 7590 Folio 654 Parcel \_\_\_\_\_

- 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: <input type="checkbox"/> A/C                 | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Wreck/Raze           | <input type="checkbox"/> Move       | <input type="checkbox"/> Install        | <input type="checkbox"/> Revocable | <input type="checkbox"/> Porch                           | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace     |
|   |                                     |   | <input type="checkbox"/> Revision  | <input type="checkbox"/> Shed                            |                               |  |
|   |                                     |   |                                    | <input type="checkbox"/> Solar                           |                               |  |
|   |                                     |   |                                    | <input type="checkbox"/> Woodburning Stove               |                               |  |
|   |                                     |   |                                    | <input type="checkbox"/> Fence/Wall (complete Section 4) |                               |  |
|   |                                     |   |                                    | <input type="checkbox"/> Other <u>House</u>              |                               |  |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 200,000
- 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, but it is in an Historical District

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.

William Sher 9/27/91  
 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: 9110020091 FILING FEE: \$ \_\_\_\_\_

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

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

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:

There are no structures on this lot which is in the Capitol View Park Historic District, except for a damaged cinderblock shed and a spring house. There are no historic buildings or features of this site that will be affected by the new construction. The 40,447 sq. ft. lot has a large number of trees ranging from large tulip poplars, other medium size hardwoods, down to sapling oaks, maples and tulip poplars.

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

The proposed project is the construction of a new 1 1/2 story and basement residence with attached garage. The existing pond and conservation area are to remain in its current state as a wildlife habitat. The site development will require removal of three tulip poplar trees (one is dead) and a locust tree in the panhandle portion of the driveway, removal of a small grove of locust trees which are mostly in poor health, a tulip poplar, a mulberry and a hawthorn tree in the location of and immediately abutting the house footprint. None of the proposed work will be visible from the street or the surrounding community. The new house will be visible only to occupants of the recently built neo-victorian houses constructed on the two lots abutting the south boundary line of the subject lot and the non-historic cape cod house located on the lot immediately to the east which has had two additions constructed in the mid-1950's.

9110020091

2. Statement of Project Intent:

Short, written statement that describes:

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

The new house will be a long, low structure of contemporary design lying on the down hill slope of the southwestern portion of the lot. The materials to be used will emphasize earth-tones and consist of cedar siding and masonry used in clean, simple lines. Fenestration will be through the use of bronze clad casement windows without muntins.

The entrance side of the house will have shrubbery and plantings against the house and clusters of fast growing deciduous trees and conifers will be planted along the south property line to form a visual screening of the two neo-victorian houses on those lots. Only the weeds, vines and undergrowth will be removed beneath the existing mature trees on the west and northern portions of the lot. The existing damaged shed will either be repaired or removed.

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

The design of the new house will fit into the eclectic architecture of the community while enjoying the isolation created by the density of the existing flora on and around the lot.

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

1. The proposed construction will not negatively affect any historic structures, sites or resources within the historic district.

2. The proposed construction is compatible with the already diverse architecture of the community and the historical district and, will not have any detrimental effect.

3. The proposed work on the site will contribute to the environmental and ecological stability of the area.
4. The proposal is necessary in order to enable the owner of the lot to be able to reasonably use the property for the purposes for which it was acquired; i.e., to build a home on a lot which greatly exceeds the lot size required under the County's Zoning Ordinance.
5. There are no alternative uses which will better serve the public interest than that of the proposed application.

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 496-4610); 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 at 6" in caliper or larger (including those to be removed).



3. Name J. Anderson and S. B. Heaton  
Address 2903 Barker Street, Lot 15, Block 18  
City/Zip Silver Spring, MD 20910

4. Name Stephen G. Adams, et al  
Address 2907 Barker Street, Lot 21, Block 25  
City/Zip Silver Spring, MD 20910

5. Name Michael P. Stern  
Address 2900 Loma Street, Lot 17, Block 25  
City/Zip Silver Spring, MD 20910

6. Name Terrence and Carol Ireland  
Address 10023 Menlo Avenue, Lot 1 & 2, Block 33  
City/Zip Silver Spring, MD 20910

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E

L. 4931 F. 024

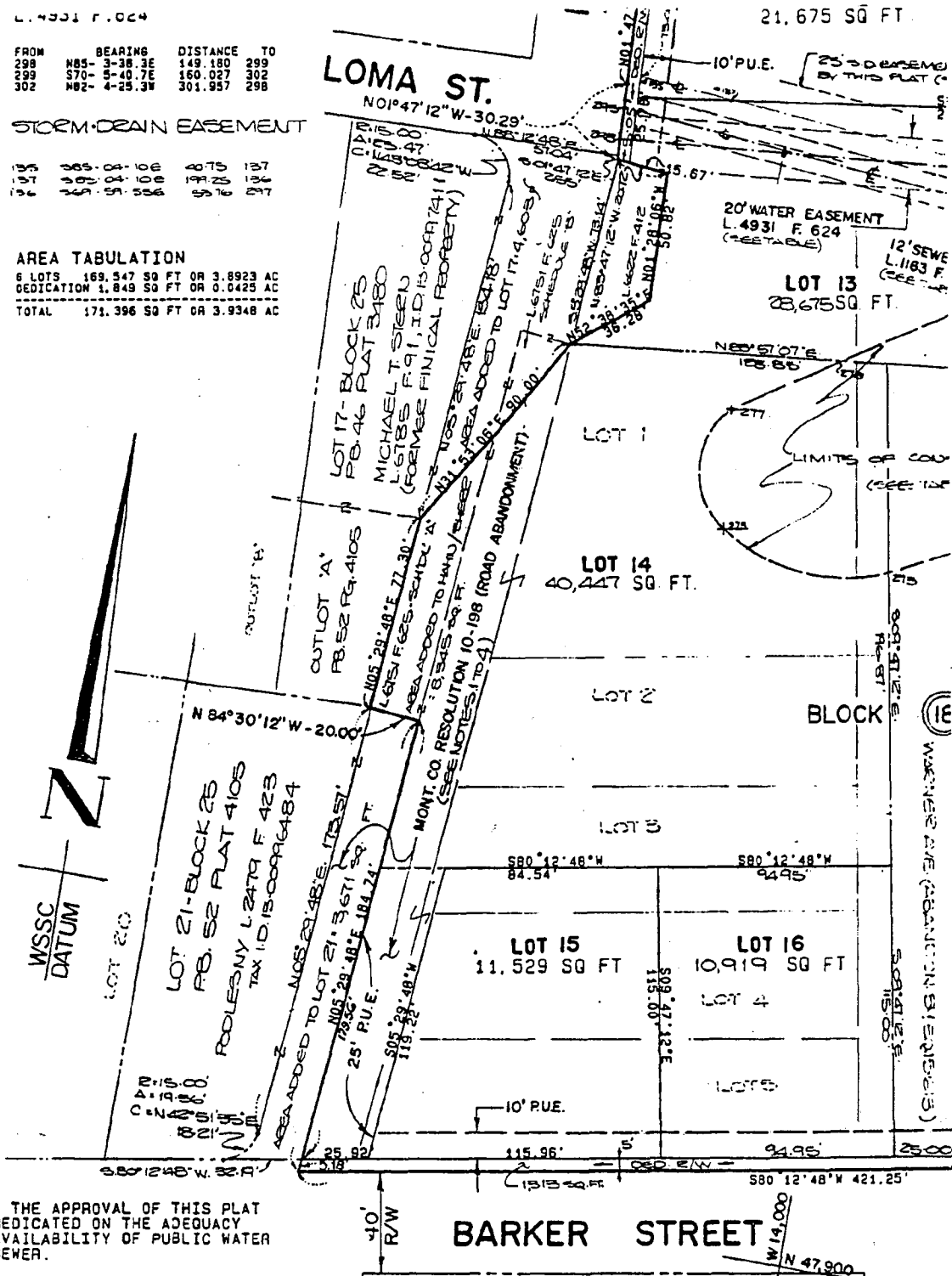
FROM	BEARING	DISTANCE	TO
298	N85-3-38.3E	149.180	299
299	S70-5-40.7E	160.027	302
302	N82-4-25.3W	301.957	298

STORM DRAIN EASEMENT

195	265-08-108	38.75	197
197	309-04-108	38.75	198
198	309-04-286	38.75	197

AREA TABULATION

6 LOTS	169,547 SQ FT	OR	3.8923 AC
DEDICATION	1,849 SQ FT	OR	0.0425 AC
TOTAL	171,396 SQ FT	OR	3.9348 AC



NOTE: THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY, NOTE: ZONING=R60

BY AND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED DECEMBER 12, 1985 & New DATE

*Thomas L. Kristalle* *Kenneth C. Kugler*

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF TRANSPORTATION

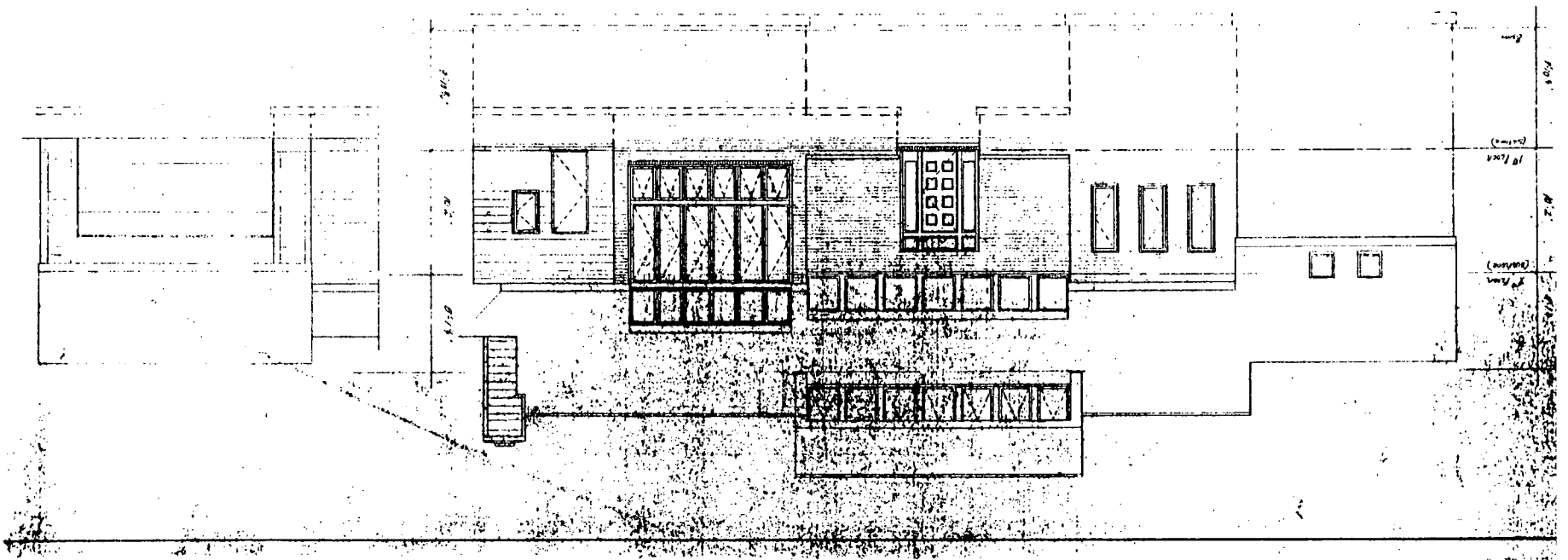
APPROVED MARCH 3, 1988

*Mr. D.M.*



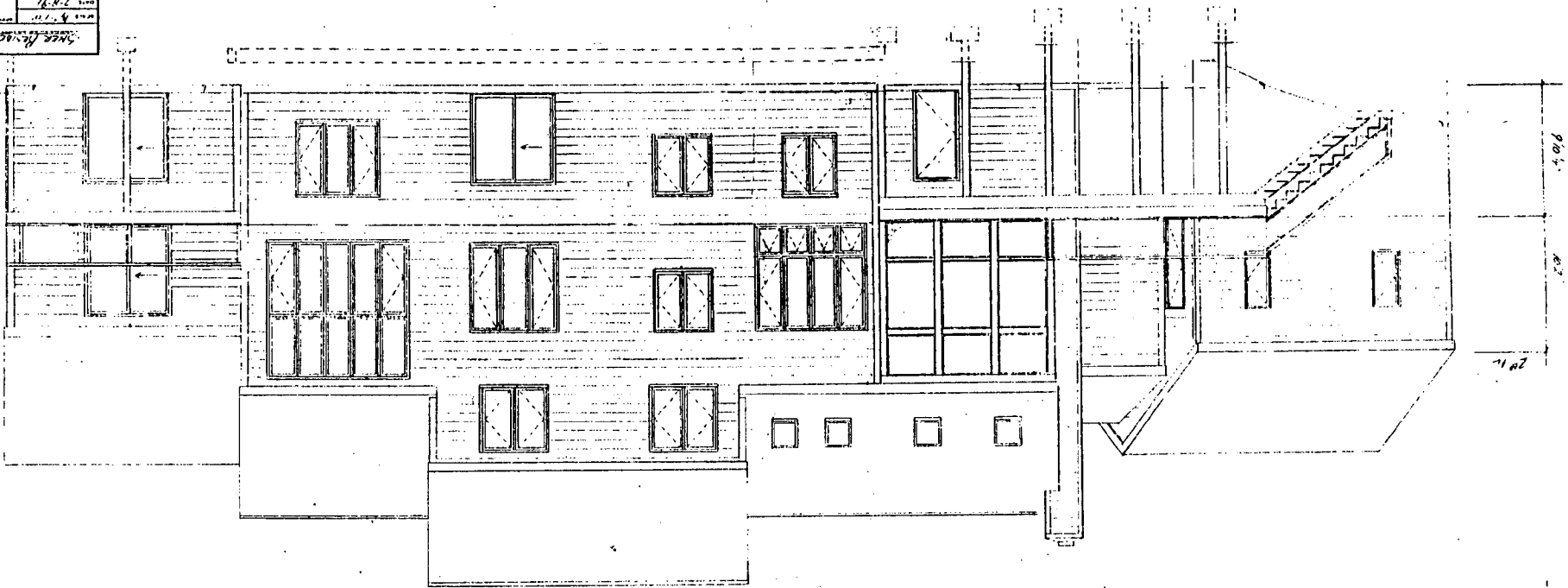


FRONT (SOUTH) FACADE

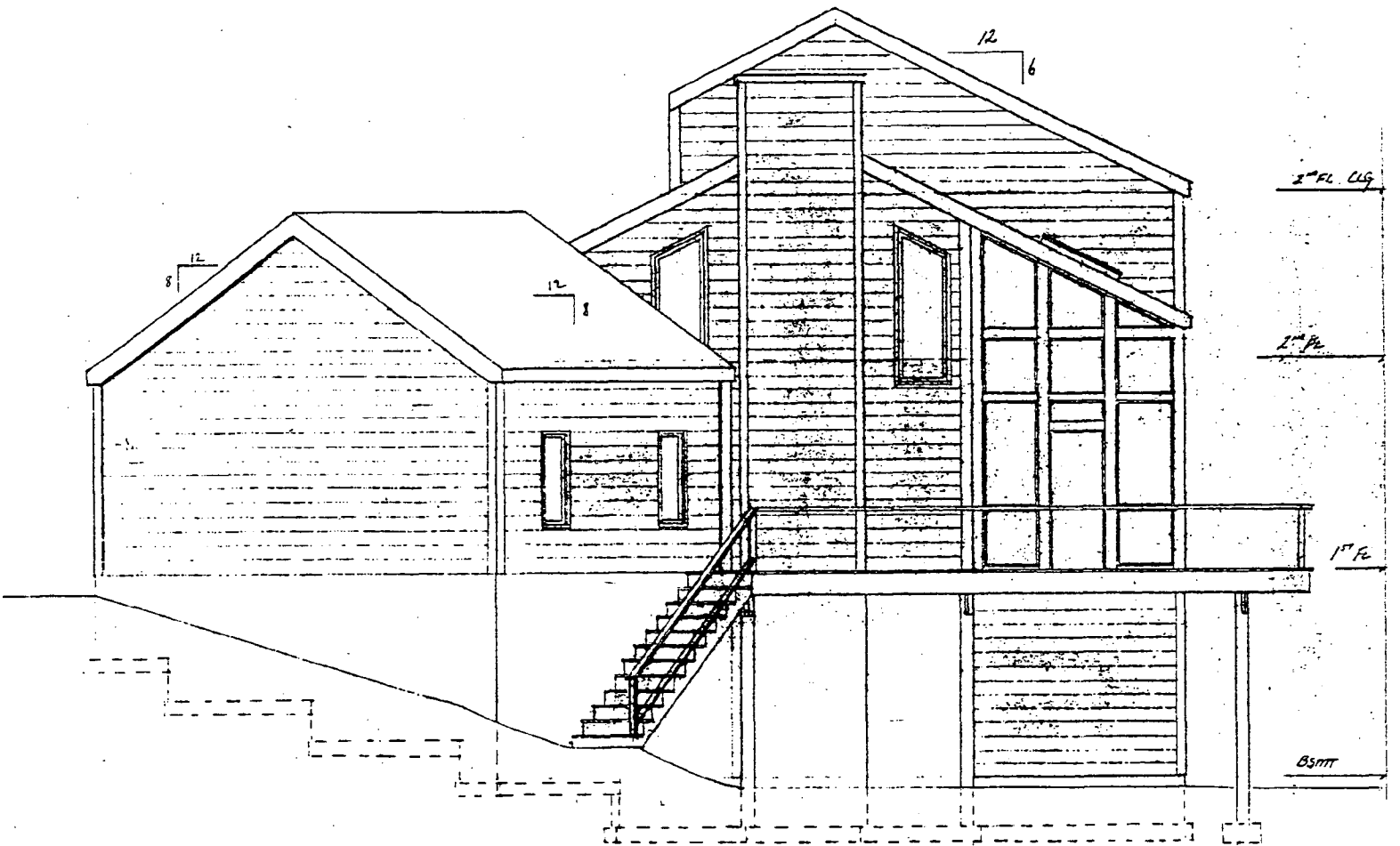


REAR (NORTH) FACADE

Sheep Associates  
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11.1.11  
7-8-11  
LAVINGTONS, LEVIN & LEE  
MORRIS, BOST & KERR



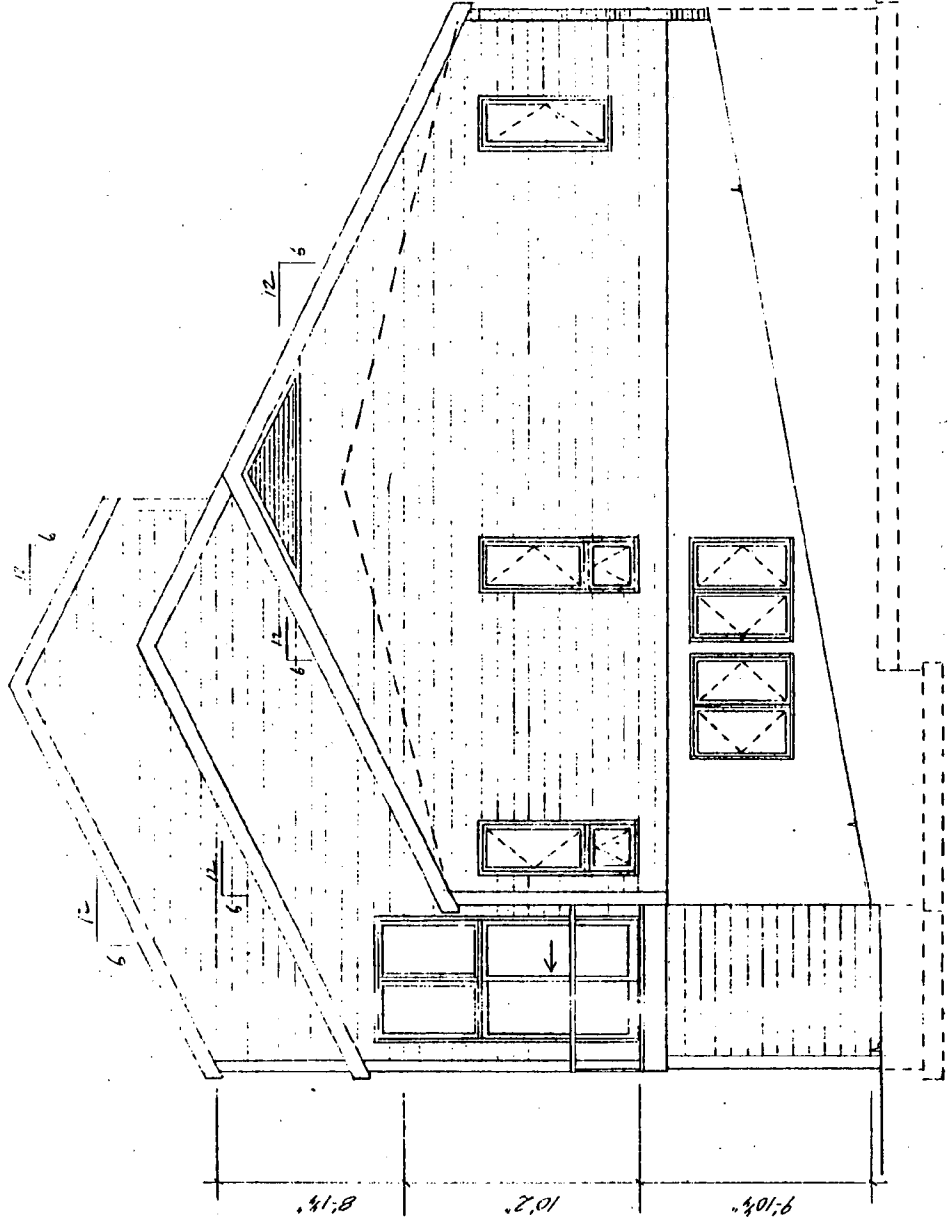
9'0 1/2"  
6'2"  
2'0 1/2"



RIGHT ELEVATION

SIDE (EAST) FACADE

<u>SHER RESIDENCE</u>		8409 BARKER ST KENSINGTON, MD
SCALE: 1/4" = 1'-0"	APPROVED BY	DRAWN BY RJ
DATE: 7-8-91		REVISED B'2
EXHIBITION - LEFT & RIGHT		



LEFT ELEVATION

SIDE (WEST) FACADE

## HISTORIC PRESERVATION

Historic preservation offers an opportunity to the people of Montgomery County, and the Capitol View community, to protect the remaining vestiges of a rich local heritage. Some of these resources are significant by themselves; some significant as a group, whether in suburban communities or in rural settings. The challenge is to weave protection of these historical resources into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

In 1978, the Montgomery County Council enacted an interim ordinance on alteration or demolition of historic resources. A critical first step toward a County-wide preservation plan, this ordinance was designed to extend some protection to historic resources until a permanent preservation ordinance could be passed. The interim ordinance worked in concert with the Locational Atlas and Index of Historic Sites. Each of the resources included in the Atlas was subject to the review procedures specified in an anti-demolition ordinance. In addition, the resources on the Atlas were included in the State Inventory of Historic Sites and, were subject to protection through a review process.

In 1979, the County Council adopted the Master Plan for Historic Preservation and the Historic Preservation Ordinance. At that time, a County-wide Historic Preservation Commission was established to administer the Master Plan and Ordinance and to become a central clearinghouse for County historic preservation activities. The Commission evaluates and recommends historic resources for inclusion in the Master Plan for Historic Preservation, based on criteria defined in the Ordinance and described below:

### 1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

## 2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period, or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

The Commission also recommends to the Planning Board the designation of historic districts. Local historic district advisory committees may be appropriate for the administration of the district and local communities may wish to appoint such committees. The committee's work could include development of local design review guidelines which would set a standard for physical changes which could be made in the district. They would also monitor design activities in their districts for the County Historic Preservation Commission. Local guidelines would be based on the Design Guidelines Handbook, and would be subject to the approval of the Commission.

In addition, the Commission reviews historic resources on a periodic basis and makes recommendations to the Montgomery County Planning Board considering placing these resources on the Master Plan for Historic Preservation. The Planning Board then holds a Public Hearing to make its determination considering the purposes of the ordinance, and balancing the importance of the historic resource with other public interests. If the Planning Board decides to place the historic resource on the Master Plan For Historic Preservation, it then recommends a Master Plan Amendment to the County Council. As in the case with any master plan amendment, the County Council may hold a hearing before it acts. Upon approval by the Council and adoption by the Planning Board of the proposed amendment, the historic resource would then become designated on the master plan, and, thus, subject to the protection of the ordinance.

To assure that alternations to designated Historic Sites, or historic resources within an Historic District, are compatible with their historic and cultural features and are

consistent with their protection, an historic area work permit is required. This permit system is administered by the Historic Preservation Commission. An applicant for an historic area work permit must demonstrate that the permit should be issued. In granting the permit, the Commission may include provisions to ensure that the work done is consistent with the historic or cultural value of the historic resource. Historic area work permits may be required for new construction, alternation or repairs, and would not be limited to any one period or architectural style. Historic area work permits are required for public as well as private development, using design review guidelines prepared by the Planning Board. If there is a conflict between the Building Code and the work permit, the latter would prevail, so long as basic health and safety requirements of the building codes are met.

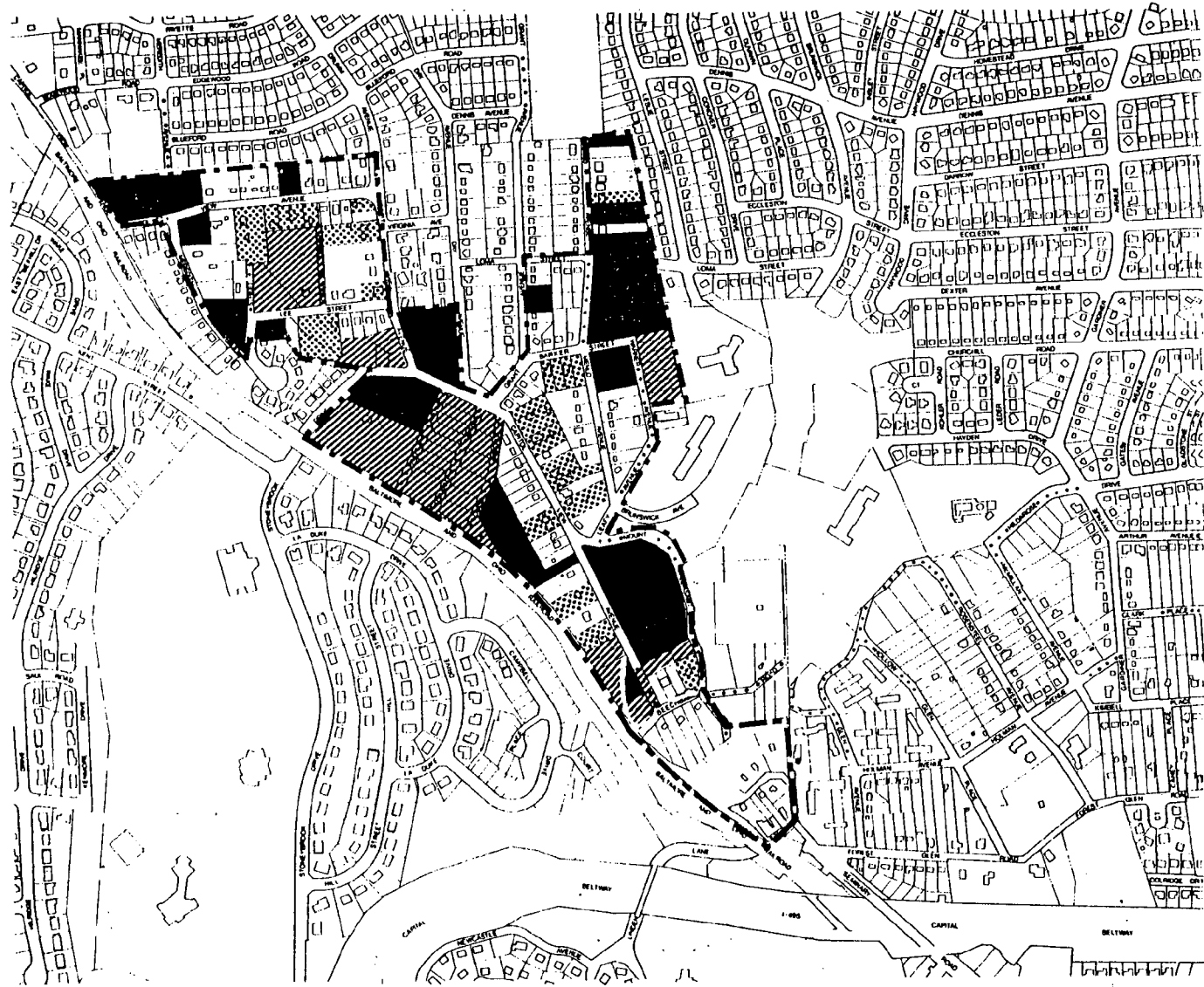
Before an historic resource which is not on the Master Plan for Historic Preservation can be demolished or substantially altered, the resource must be reviewed by the Planning Board after receiving the recommendation of the Commission. If the Planning Board finds that the resource should be placed on the Master Plan, then it will initiate a Master Plan Amendment. The demolition permit would then be withheld for 6 months, or until the Council acts on the Amendment. If the Council does not adopt the Amendment, the demolition permit would be issued. If it is adopted, a work permit would be required.

When the Commission finds that the exterior architectural features of an Historic Site, or an historic resource within an Historic District listed on the Master Plan become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the Director of Environmental Protection may be directed to issue a written notice to the property owner about the conditions of deterioration. The owner may request a public appearance before the Commission on the necessity of repair of the structure. If, after the hearing, the Commission finds that the improvements are necessary, a Final Notice is issued, and if corrective action is not undertaken within a prescribed time, the Director of the Department of Environmental Protection may have the necessary remedial work completed and hold the expenses incurred as a lien on the property.

#### PROPOSED HISTORIC DISTRICT

The proposed Capitol View Park Historic District in its entirety meets the following criteria:





- 1, a: has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation;



# PROPOSED HISTORIC DISTRICT

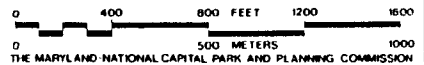
--- Historic District Boundary

## RESOURCES

-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 - )
-  Spatial



21



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

# Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA



- 1, d: exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;
- 2, d: represents a significant and distinguishable entity whose components may lack individual distinction;
- 2, e: represents an established and familiar visual feature of the County due to its singular physical characteristic or landscape.

The district also meets the following conditions set forth in Section V-B of the Guidelines for Historic Districts:

1. Associative (Railroad community)
2. Location (Contiguous grouping)
3. Design (Architecturally representative)

The significance of Capitol View Park to the County's heritage is as an example of a railroad community which developed gradually over the past 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch of the B & O. After its genesis, Capitol View Park developed so as to exhibit most building styles "typical" in the development of suburban Montgomery County. Most Capitol View Park structures possess little distinction as architectural entities. When grouped, however, these resources meet the criteria for district designation as a visual example of suburban development styles. This emphasis on the contiguous visual architectural contribution of the district is the basis for the boundary as delineated on Map 21. The geographic contiguity and architectural cohesiveness of the resources as provided by the recommended boundary presents a sound basis for the regulation and preservation of properties significant to the districts contribution to the County.

Within the district, the resources can be grouped into four categories, each of which contributes to the district:

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.

2. 1917-1935: Characterized by small lots, regularity of set backs, and predominantly of the bungalow style, these twenty-three houses are of a lesser architectural significance, but taken as a whole do contribute to the historic character of the district.
3. Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.
4. Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

Resources: Premise Addresses and Environmental Settings

I 1870 - 1916

1. 10245 Capitol View Avenue (Dwyer House) 1.484 acres
2. 10233 Capitol View Avenue (Cooley House) Block 2, Lot 11, 28,901 sq. ft.
3. 10232 Capitol View Avenue (Scott House) 21,776 sq. ft.
4. 10203 Meredith Avenue (Vivian/Clark House) Block 19, part Lots 6-8
5. 10201 Meredith Avenue (Wolf/Kell House) Block 19, part Lots 6-8, 14,424 sq. ft.
6. 3120 Lee St. (Mullett/Thompson House) Block 23, Lots 1-2, 12,623 sq. ft.
7. 10213 Capitol View Avenue (Wolfe/Magruder House) Block 2, Lot 5, 16,000 sq. ft.
8. 10011 Capitol View Avenue (Trimble Estate) Block 21, Lots 9, 14-16, 2.61 acres.
9. 10012 Capitol View Avenue (Pratt House) Part Block 28, 44,545.9 sq. ft.
10. 10013 Stoneybrook Avenue (Shaw House) Part Block 28, 0.84 acres
11. 10109 Grant Avenue (Phillips House) Block 25, Lot 7, .58 acres
12. 2901 Barker St. (Hahn House) Block 27, Lots 1-4, Block 18, Lots 10-11, Block 34, Lots 1-3, part 4, 4 acres
13. 10221 Menlo Avenue (Lange House) Block 18, Lot 1
14. 10209 Menlo Avenue (Weiss House) Block 18, Lots 7-8, 25,600 sq. ft.
15. 10023 Menlo Avenue (Ireland House) Block 33, Lots 1-2, 1/2 acre
16. 10019 Menlo Avenue (Willson House) Block 33, Lots 3-4, 1/2 acre
17. 9834 Capitol View Avenue (Case House) Block 31, Lots 30, part 5-11, 1.5 acres

18. 9829 Capitol View Avenue (Schooley House) Block 35, Lots 1-4, 23-26, 2 acres
19. 9819 Capitol View Avenue (Cohen House) Block 35, Lots 5-8, part 9, 17-22, 2-1/2 acres
20. 9811 Capitol View Avenue (Jones/Reynolds House) Block 35, Lots 10, part 9, 13,280 sq. ft.
21. 9808 Capitol View Avenue (Barbee House) Block 31, Lots 24-27, 16,500 sq. ft.

II. 1917 - 1935

1. 10220 Capitol View Avenue, .926 acres
2. 10216 Capitol View Avenue
3. 10212 Capitol View Avenue, Block 20, Lot 23
4. 10210 Capitol View Avenue, Block 20, Lot 22
5. 10200 Capitol View Avenue
6. 10122 Capitol View Avenue
7. 10120 Capitol View Avenue
8. 10110 Capitol View Avenue
9. 3108 Lee Street
10. 10211 Menlo Avenue, Block 18, Lot 6
11. 2914 Barker Street, Block 32, Lots 21-22
12. 2910 Barker Street, Block 32, Lots 19-20
13. 9927 Capitol View Avenue, Block 32, Lot 2
14. 9925 Capitol View Avenue, Block 32, Lot 3
15. 9921 Capitol View Avenue, Block 32, Lots 4-6
16. 9913 Capitol View Avenue, Block 32, Lots 8-9
17. 9911 Capitol View Avenue, Block 32, Lot 10
18. 9907 Capitol View Avenue, Block 32, Lots 12-13
19. 9906 Capitol View Avenue, Block 31, Lot 8
20. 9904 Capitol View Avenue, Block 31, Lot 9
21. 9826 Capitol View Avenue, Block 31, Lots 16-17
22. 9816 Capitol View Avenue, Block 31, Lots 20-21
23. 2801 Beechbank Road, Block 35, Lot 15

CENTERLINE 12' WSSC SEWER EASEMENT  
L.1163 F.592

FROM BEARING DISTANCE TO  
295 S85- 4- 9.5E 295.298 297

CENTERLINE 20' WSSC WATER EASEMENT  
L.4931 F.624

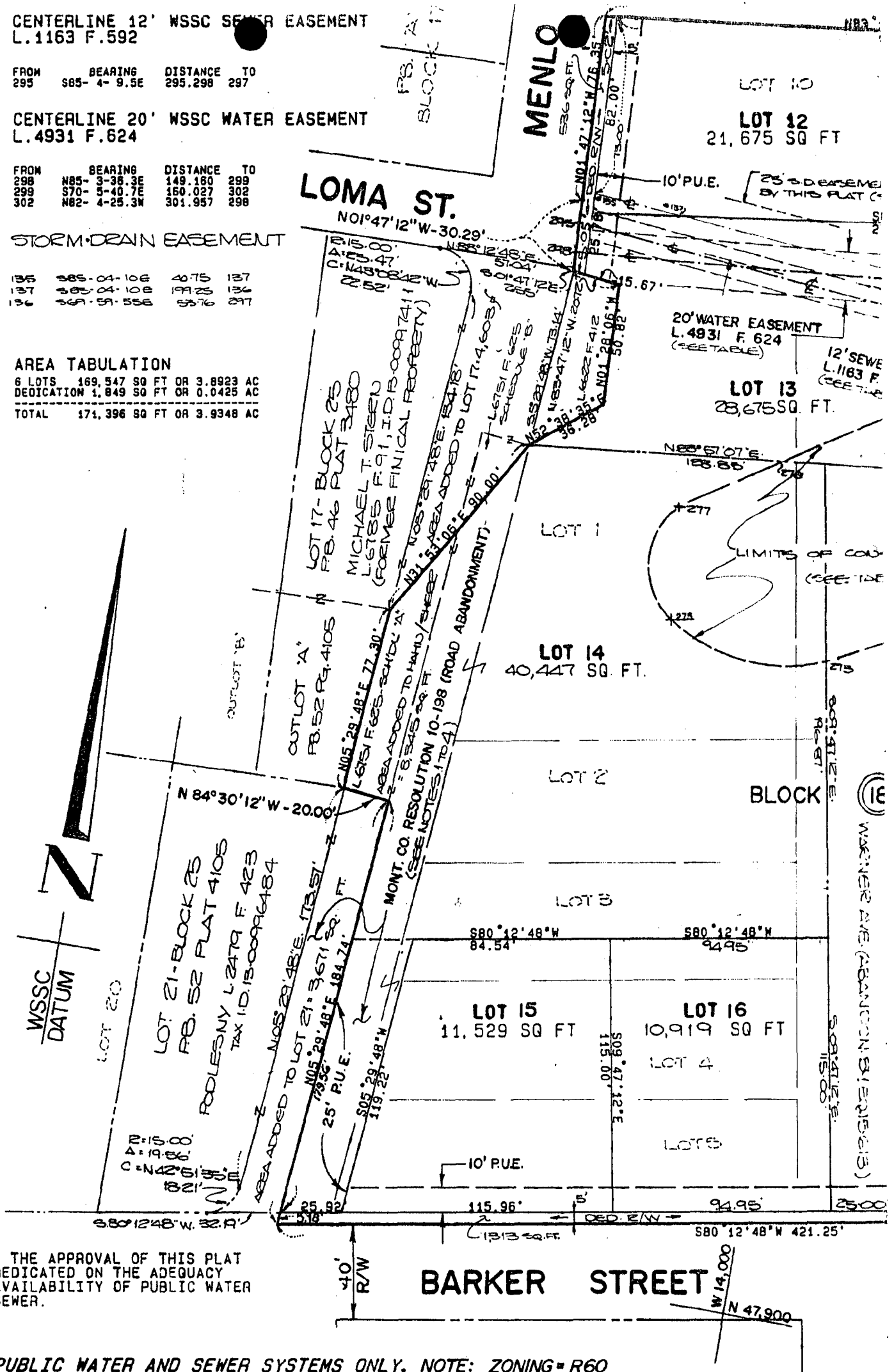
FROM BEARING DISTANCE TO  
298 N85- 3-36.3E 149.160 299  
299 S70- 5-40.7E 150.027 302  
302 N82- 4-25.3N 301.957 298

STORM DRAIN EASEMENT

135 S85- 04- 10E 16.75 137  
137 S85- 04- 10E 19.28 136  
136 S69- 59- 55E 59.76 297

AREA TABULATION

6 LOTS 169,547 SQ FT OR 3.8923 AC  
DEDICATION 1,849 SQ FT OR 0.0425 AC  
TOTAL 171,396 SQ FT OR 3.9348 AC



NOTE: THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY, NOTE: ZONING=R60

BYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED DECEMBER 12, 1985 - New DATE

*Thomas J. Christalle*  
CHAIRMAN  
ICPCPC RECORD FILE NO.

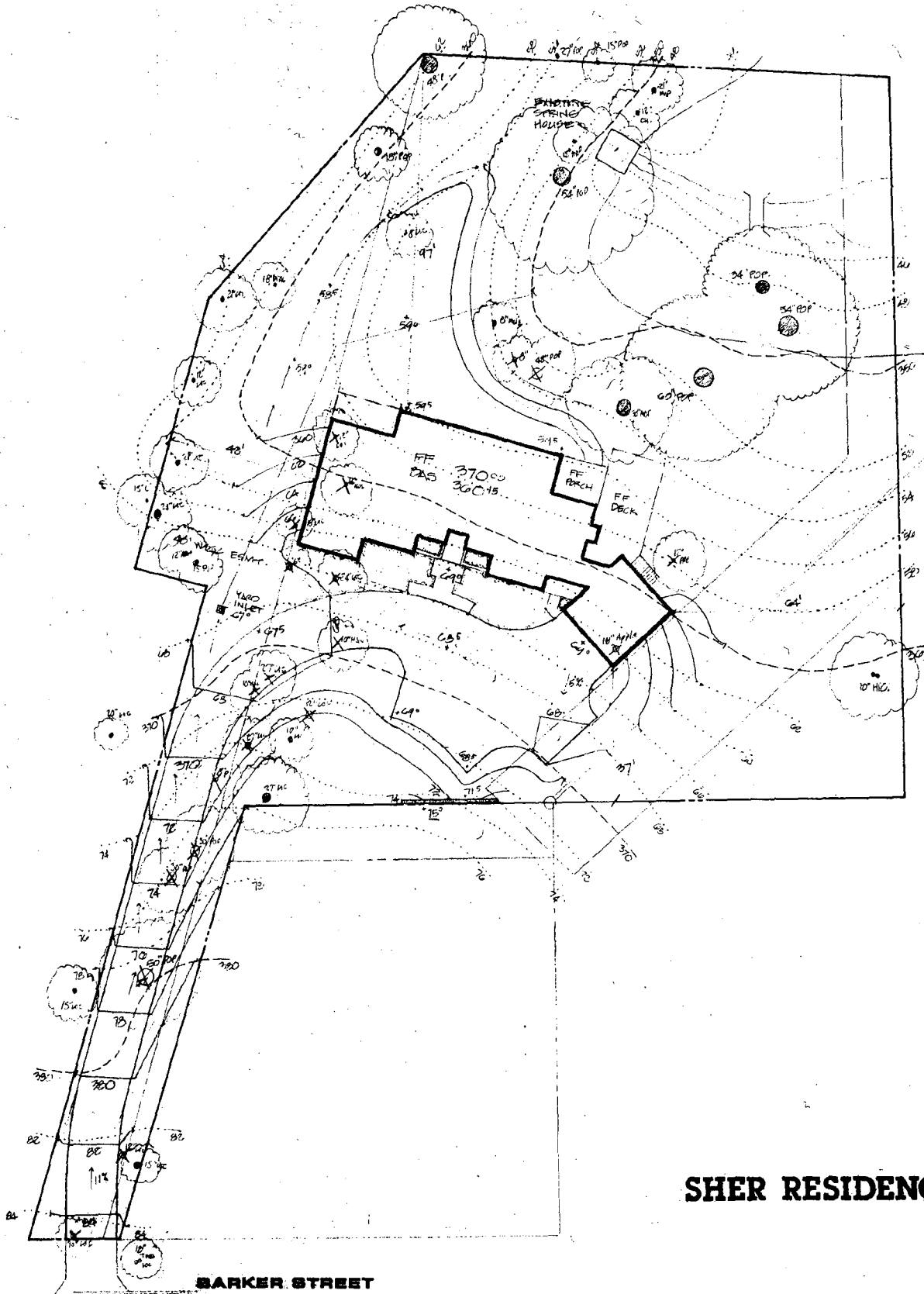
*Kathleen C. Kuyar*  
SECRETARY TREASURER

MONTGOMERY COUNTY, MARYL  
DEPARTMENT OF TRANSPORTA

APPROVED MARCH 3, 1986

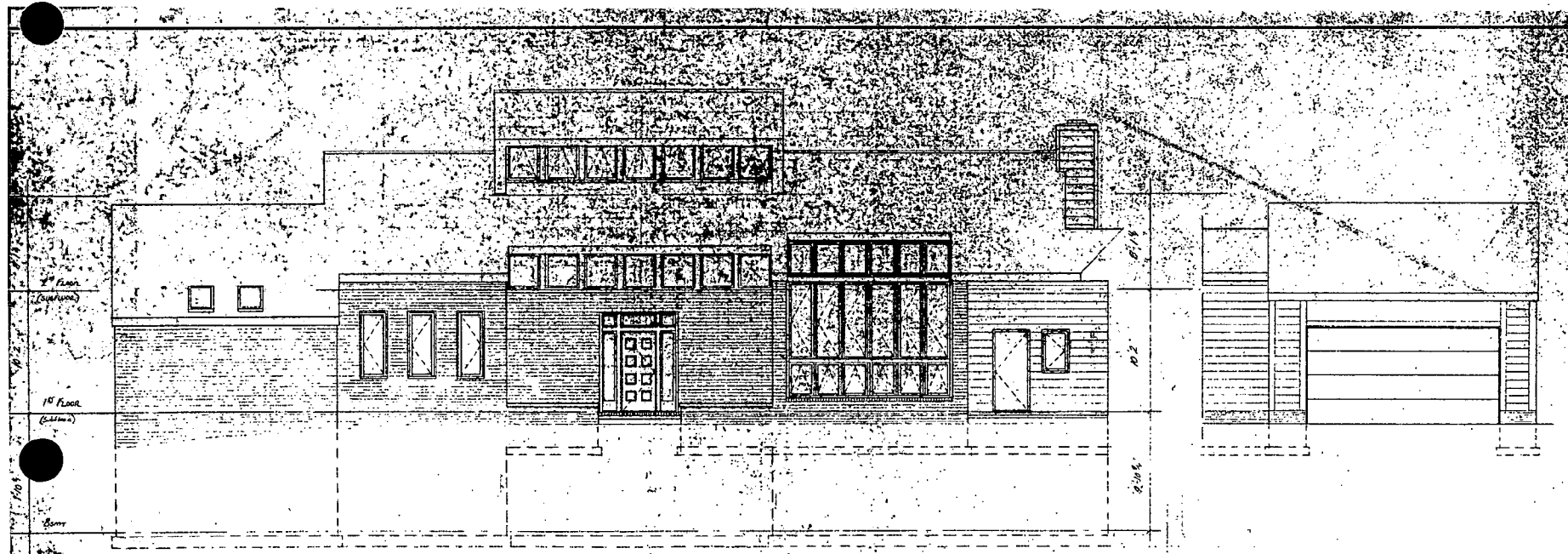
BY *Robert P. Meyer*  
FOR DIRECTOR

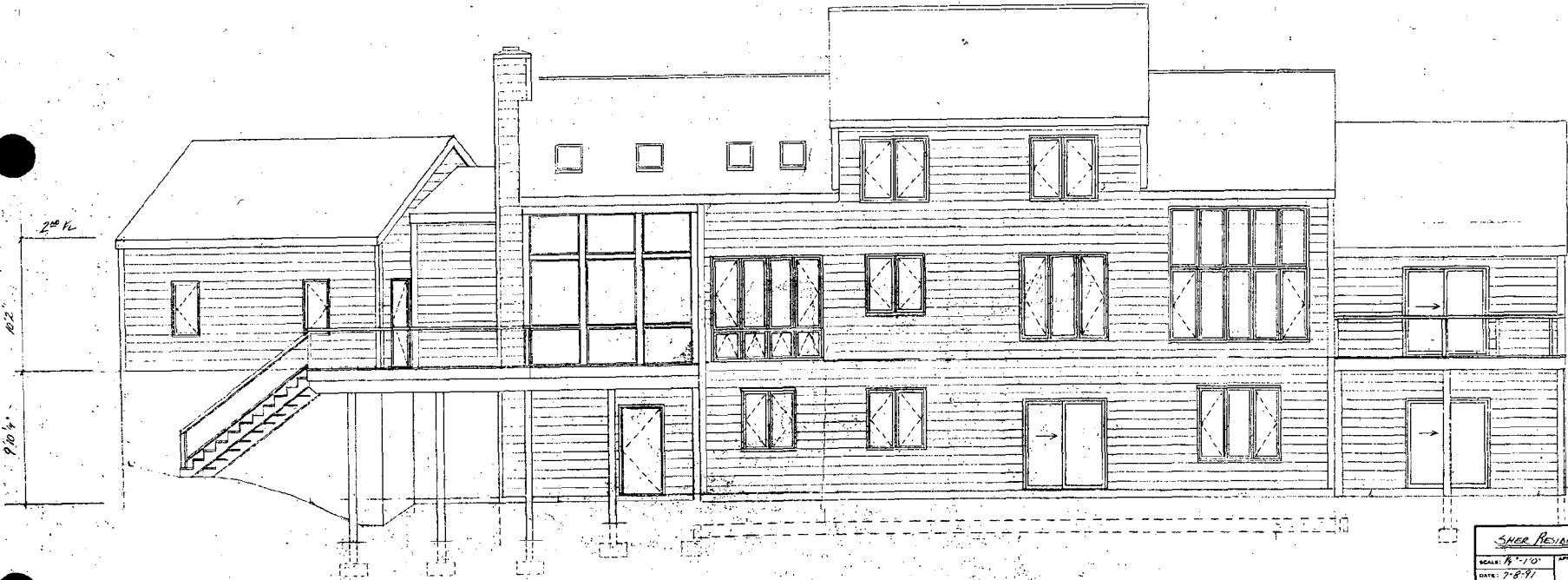
9110020091



**SHER RESIDENCE**

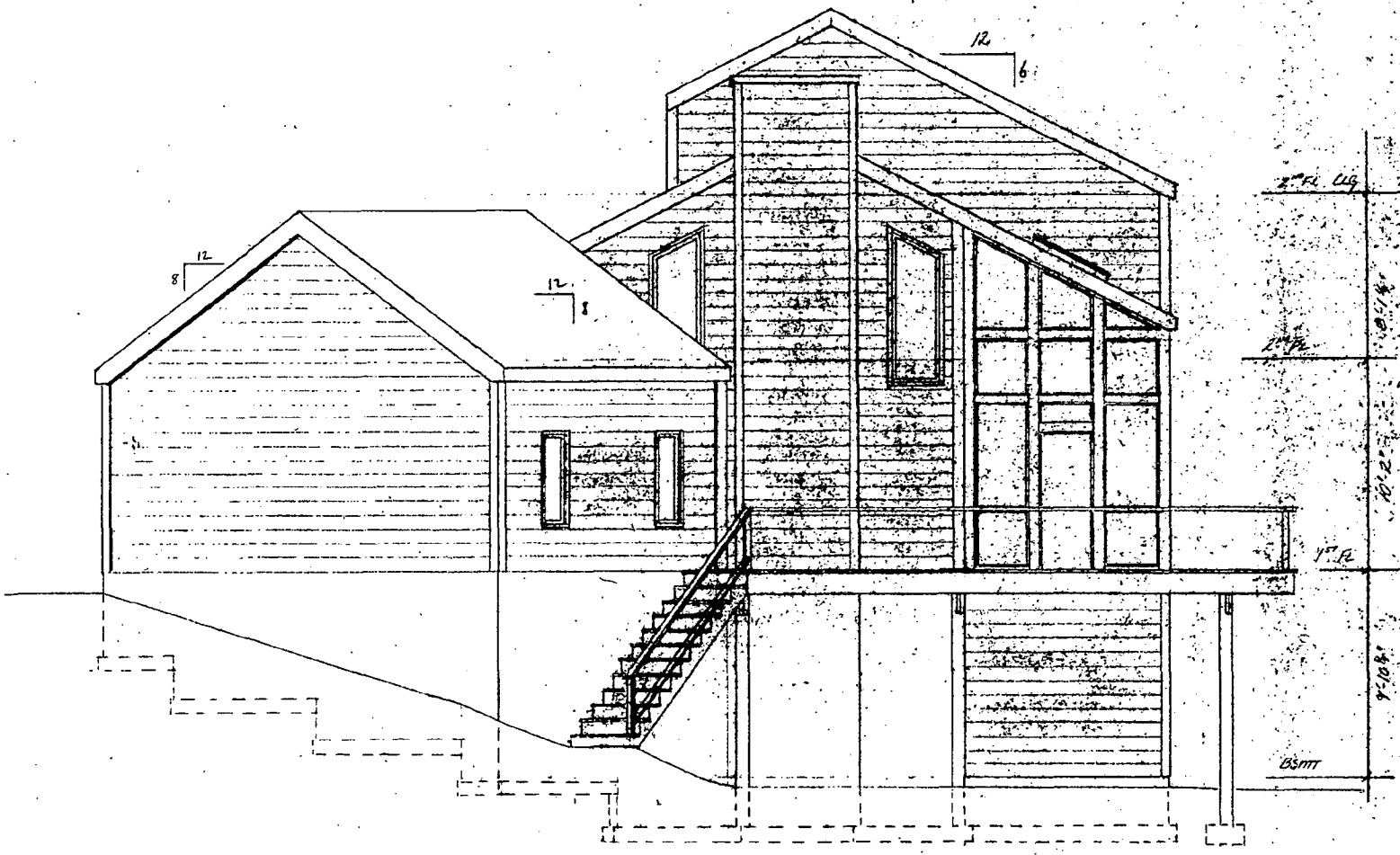
**BARKER STREET**





2nd Fl  
102  
910 1/2

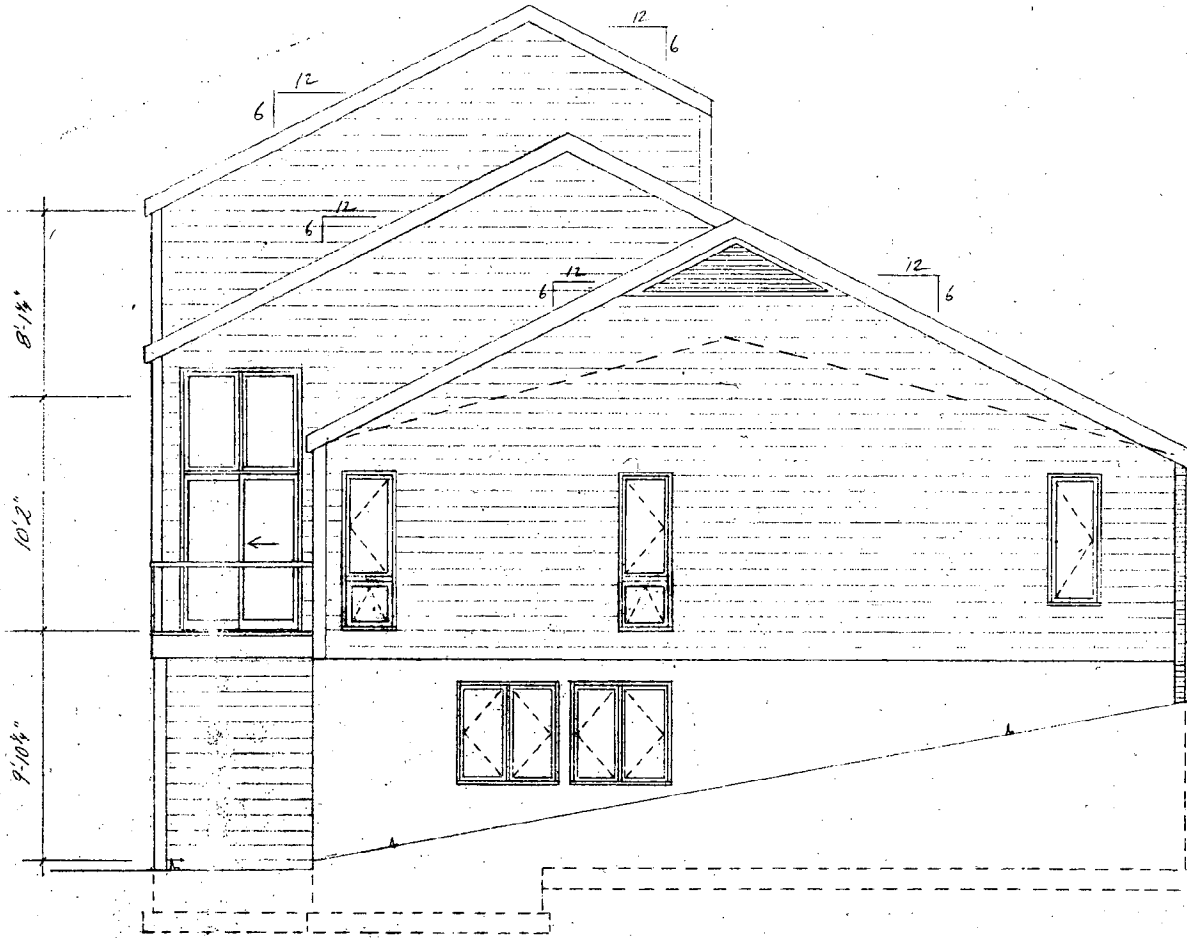
SHER PENANCE 0209  
ARCHIT  
SCALE: 1/4" = 1'-0" APPROVED BY:  
DATE: 7-8-91  
ELEVATIONS - FRONT & REAR  
MITCHELL, BEST & YOUNG



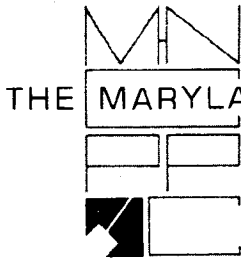
RIGHT ELEVATION

<p><b>SHER RESIDENCE</b> 6809 BARRETT ST KEANSINGTON, MD</p>	
<p>SCALE: 1/4" = 1'-0"</p>	<p>APPROVED BY:</p>
<p>DATE: 7-8-91</p>	<p>DRAWN BY: RSW REVIEWED: B-2-22-91</p>
<p><b>ELEVATIONS - LEFT &amp; RIGHT</b></p>	





LEFT ELEVATION



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit (HAWP) Applicants

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

DATE: 10/7/91

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

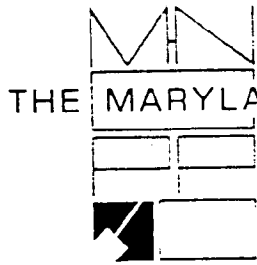
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The Historic Preservation Commission has received the Historic Area Work Permit (HAWP) application which you filed on your property.

The Historic Preservation Commission will consider your HAWP application at their regular meeting on 10/23/91. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland. The meeting will begin at 7:30 p.m..

You are encouraged to attend this meeting so that the Historic Preservation Commission can discuss your application with you. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.

hawpdate



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

MEMORANDUM

TO: Blain and M.K. Turner  
Interested Property Owners

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

DATE: 10/7/91

SUBJECT: Historic Preservation Commission Review of HAWP  
Application

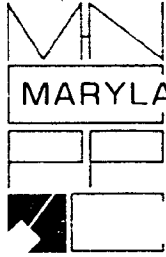
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The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application on a property in your neighborhood. The application affects the property at 2905 Baker Street, Capitol View Park and briefly involves construction of a new house.

The complete HAWP application is available for inspection at the Maryland-National Capital Park and Planning Commission offices at 8787 Georgia Avenue, Silver Spring, Maryland, 20910.

The Historic Preservation Commission will consider this HAWP application at their regular meeting on 10/23/91. This meeting will be held in the Maryland-National Capital Park and Planning Commission Auditorium at 8787 Georgia Avenue in Silver Spring. The meeting will begin at 7:30 p.m..

You are welcome to attend this meeting so that the Historic Preservation Commission can obtain your input on this issue. In addition, you can submit written comments to the Historic Preservation Commission at the address listed above. If you have any questions about the meeting, the HAWP application process, or other historic preservation issues, please feel free to call the Historic Preservation Commission staff at 495-4570.



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

MEMORANDUM

TO: Mike Radke Chairman  
Capitol View Park Local Advisory Panel

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

DATE: 10/7/91

SUBJECT: Historic Area Work Permit Application

The attached application by ① William Shee  
② Roberta Hahn  
for a Historic Area Work Permit at ① 2905 Barker St. ② 2901 Barker St.  
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 10/15/91  
before 5:00 p.m. Otherwise, verbal and/or written comments may be  
presented at the Commission meeting scheduled for 10/23/91.

lapxmit1