

31/7 Capitol View

1968

Barker & Menlo Subdivision

MEMORANDUM

March 28, 1988

TO: Charles Loehr  
Subdivision Review, MNCPPC

FROM: Bobbi Hahn  
Historic Preservation Commission

I have reviewed the following plans of subdivision and found them not to involve any identified historic resources:

- 1-88084 Glen Echo Heights
- 1-88085 Laytonia
- 1-88089 Damascus Center
- 1-88087 Fairland Acres
- 1-88093 Pine Knolls
- 1-88092 Reed Property
- 1-88095 Giebel Property
- 1-88094 Palatine of Potomac
- 1-88091 Herbert Property
- 1-88088 Old Georgetown Village
- 1-88086 Edgemoor
- 1-88090 Oland Property
- 1-88082 Kentsdale Estates

Plan 1-88083 Capitol View Park involves Master Plan historic district #31/7, Capitol View Park, and was reviewed by the HPC at its March 17, 1988 meeting. The Commission found that proposed lot 25 is incompatible in size with lots in that area of the historic district and that building on that lot will be inappropriate and incompatible with historic resources within sight of the property and with the streetscape of the historic district. The Commission was also concerned that because of rear yard setback requirements the proposed plan may require altering the existing resource by removing part of the rear porch. Another concern was the possibility of creating a new building lot (lot 21) at some future time, a possibility heightened by the fact that part of lot 21 is being reserved as an outlot. The applicant has submitted an altered plan to us which the HPC will review as soon as possible. It does not alter the front footage of lot 25 but does increase the lot size slightly, to 6,900 sq. ft., and does incorporate part of lot 21 into the plan.

Plan 1-88081 Brunswick Woods is immediately adjacent to two primary resources within the Capitol View Park Master Plan historic district (Cohen and Enders Properties). I am sure the Commission will wish to comment on this and I will forward those comments as soon as possible.

0687E

Capitol View Park Citizens Association  
Silver Spring, Maryland

March 16, 1988

Historic Preservation Commission  
Montgomery County, Maryland

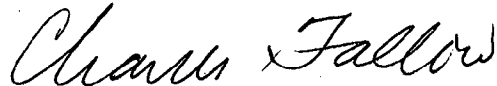
Sirs:

This is to inform you that at its regular meeting of Feb. 10, 1988, the association, following lengthy discussion, unanimously approved a motion worded as follows:

"That the association resolves the home at 2910 Barker Street should not be altered, in order to maintain the historic integrity of the neighborhood and to avoid adverse impact on neighboring historic resources."

The Association asks the Commission to give this resolution the considerable weight it is due.

Respectfully submitted,



Charles Fallow, Secretary

9822 Capitol View Avenue  
Silver Spring, Maryland 20910

Nancy Anne McKean  
John W. Bellinger

2911 Barker St.  
Silver Spring, Md. 20910  
March 16, 1988

Historic Preservation Commission  
31 Monroe St. Suite 1001  
Rochelle, Md. 20850.

Dear Commission Members:

We are writing in protest of the proposed subdivision at the corner of Barker & Menlo (lots 19+20) in the Capitol View Park area of Silver Spring. It is our understanding that not only is another house planned on this property, but that part of the existing historic house will have to be torn away in order to conform with easements. We feel very strongly that this should not be allowed to take place as a designated historic resource will be altered, several large old trees will be destroyed and the resultant lots will be small, cramped and significantly detract from the present historic nature of the neighborhood.

The removal of the rear of the existing house in order to allow the construction of a second house is highly unusual and for that and the above-mentioned reasons, we do not wish to have the second house built.

Your thoughtful consideration of this matter will be greatly appreciated.

Sincerely,  
Nancy McKean  
John W. Bellinger

March 15, 1988  
10018 Nexo Ave  
Silver Spring Md 20910

Historic Preservation Commission  
51 Monroe St #1001  
Rockville, Md. 20850

Dear Sirs and Madams,

We have just learned of the proposed building of homes on lots 19 and 20 in the Nexo Ave vicinity.

We wish to inform you that we would appreciate it if you would vote against the proposal.

Having lived in our home for 26 years and having seen so many changes occur we just feel like we should say, "stop, enough is enough, lets not change everything."

~~Harry D Dumble~~  
Marshall Dumble  
3-15-88

Sincerely,

Marie C. Dumble  
3/15/88

to: Historic Preservation Commission  
51 Monroe street, suite 1001  
Rockville, Md. 20850

The proposed subdivision at the corner of Baker st. and Menlo ave. would completely change the character of our neighborhood. It would destroy a beautiful old tree and several smaller trees. Any house built on the proposed lots would look hopelessly out of place. The proposal for tearing the porch off the existing house on the property indicates just how crowded these lots would be.

Our property is at the base of a hill on which this house would be built. We are concerned that this construction could create drainage problems that would cause damage to our home and property.

If being a Montgomery County historic district has any meaning, this proposed subdivision must be stopped.

Mary Attaway  
Wayne E. Attaway  
10022 Menlo ave.  
Silver Spring Md.  
20910

3-16-88

Historical Preservation Commission  
51 Monroe St, Suite 1001  
Rockville, Md. 20850

To whom it may concern:

Please vote against the proposed subdivision at the corner of Menlo and Barker in Capital View Park.

Reasons include the altering of existing house on Barker St. which is the historical suite in our neighborhood. Our neighborhood is already too highly populated. We don't need any more houses in this area.

Thank you.

John & Dale McFoon  
10009 Menlo Ave  
Silver Spring, Md.  
589-6491

**Marion Edey**  
**10019 Menlo Avenue**  
**Silver Spring, MD 20910**  
**(301) 589-2208**

March 15, 1988

Historic Preservation Commission  
51 Monroe Street, Suite 1001  
Rockville, MD 20850

Dear Commissioners:

I am writing to voice my opposition to the proposed lot subdivision at the corner of Barker street and Menlo Avenue in Capitol View Park (lots 19,20 and part 21 in block 32).

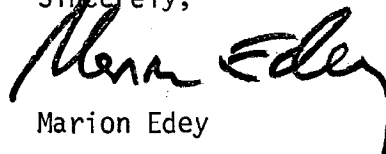
This subdivision requires the physical alteration of the house on the existing lot, which is listed as a significant historical resource.

It would also change the character of the neighborhood. Just across the street are two of the oldest houses in the entire Capitol View historic district (both built before 1900). Historically this district has always had some large lots, and it needs to keep at least some of them intact to preserve its character.

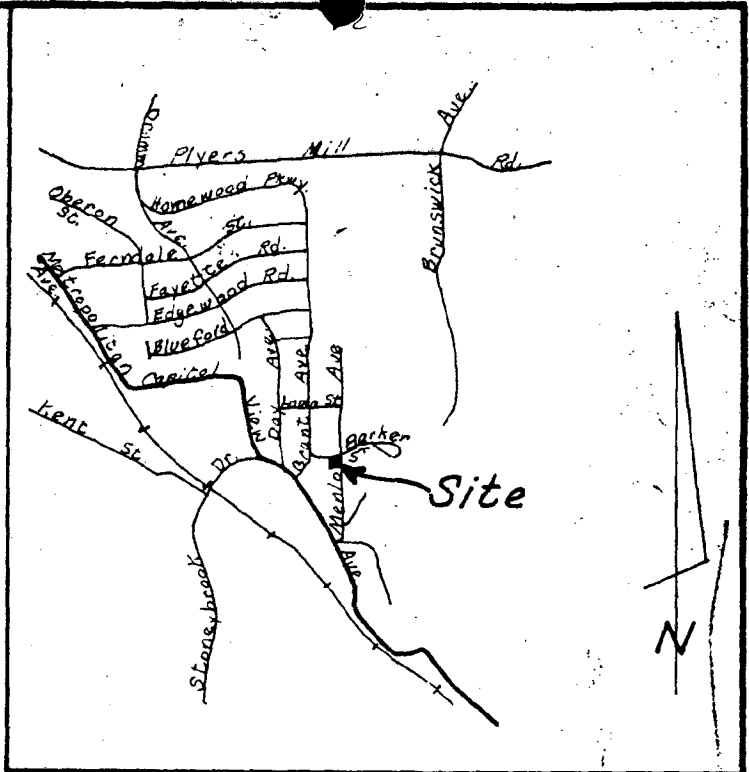
In the County Code, the mission of historic preservation includes not only structures but their "appurtenances and environmental settings" including trees and vegetation. If the developer builds on this subdivided lot, he will probably either chop down or kill through construction damage a very old, magnificent apple tree and a beautiful fir tree on the lot..

This neighborhood is now under siege from several proposed developments involving townhouses and subdivisions. I hope the Historic Preservation Commission will use this opportunity to demonstrate its concern for preserving the character of the district, and give taxpayers like me a reason to feel good about our investment in the HPC. Thank you.

Sincerely,

  
Marion Edey





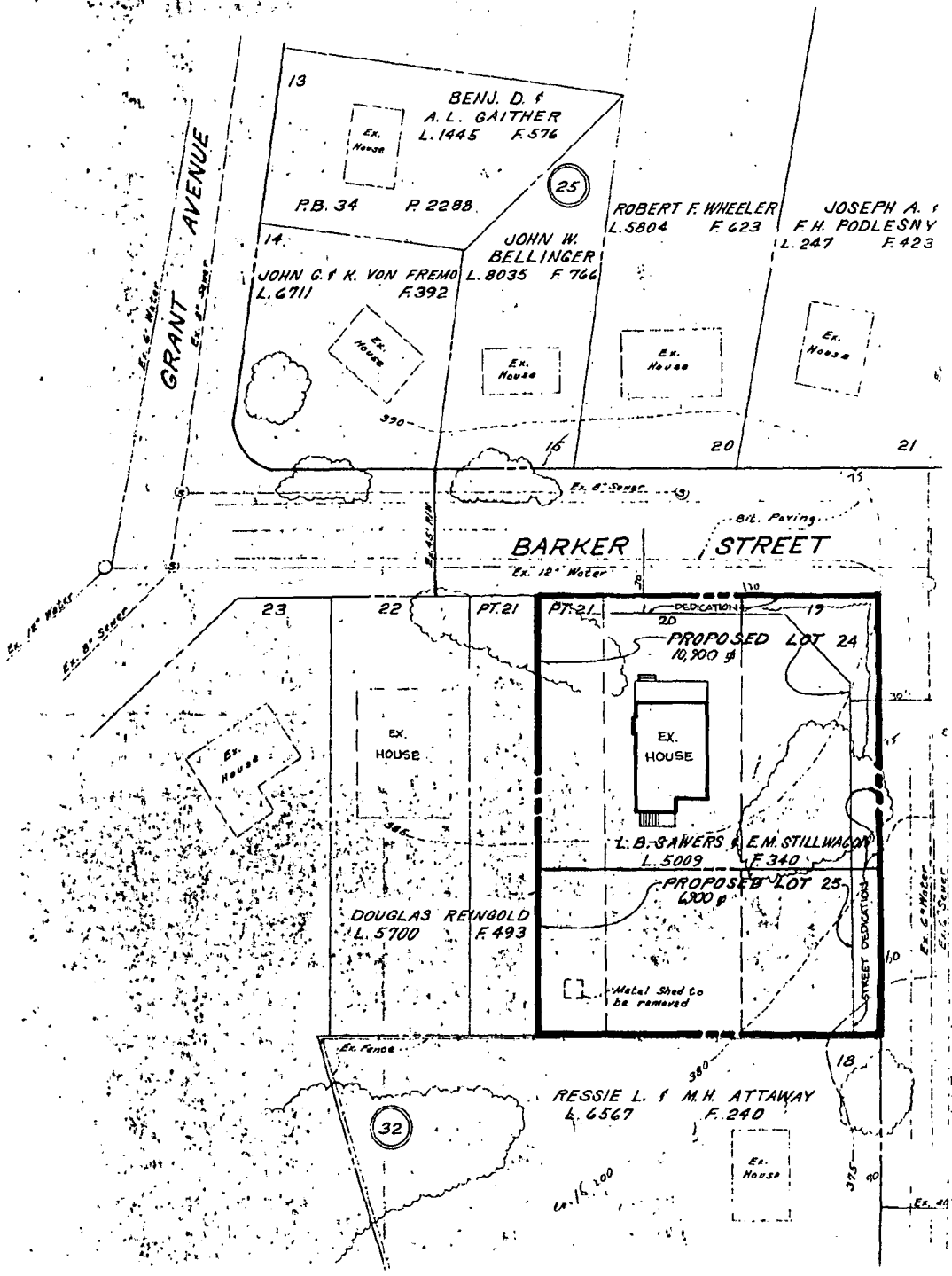
VICINITY MAP

Scale: 1" = 2,000'

GENERAL NOTES

1. Topography has been reproduced from M.N.C.P. & P.C. 200 scale.
2. Boundary as shown has been compiled from deeds and plats among land records of Montgomery County, Maryland.
3. Water & Sewer Category: W-1, S-1
4. Zoning: R-60
5. Area Tabulations: 19,625# Total Lot Area
 

Lot 19 =	7,850 #
Lot 20 =	7,850 #
Pt. Lot 21 =	3,925 #
Street Dedication =	1,825 #
6. Minimum Lot Size Permitted - 6000 #
7. Number of Proposed Lots = 2
8. Stormwater Management Waiver is being requested.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

NEW CONSTRUCTION

I. Location of property

a. Located within the Capitol View Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 2910 Barker Street  
Silver Spring, MD 20910

d. Property owner's name, address and phone number:

Avery Flaherty Properties

10802 Conn. Ave

Kensington, MD 20895

(h) \_\_\_\_\_ (w) 587-3011

e. Is this property a contributing resource within the historic district? Yes  No \_\_\_\_\_

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No \_\_\_\_\_

II. Description of work proposed

a. Briefly describe proposed work:

Subdivision of lot on which a listed historic house stands.

b. Is this work on the front, rear, or side of the structure?

Rear

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Subdivision

e. Are these materials compatible with existing materials? How? If not, why?

Materials not known

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8. Part of the historic flavor of this neighborhood is the environmental setting of houses listed on the Historic Register. This is one of those properties. The property is directly across the street from two Victorian Houses sitting on large lots and diagonally across from two new houses which sit on 12,000 square feet. It is felt that a new house juxtaposed to other historic sites should have an environmental setting which would compliment those houses. The LAC is especially concerned that part of the existing house will have to be removed because of County set-back regulations. The new lot will be only slightly larger than the minimum lot size for the community. That is 6,000 square feet.
2. How could this proposal be altered so as to be approved?

IV. Additional comments The LAC feels that the HPC needs to take a stand to protect existing historic sites and their environmental settings. We are especially concerned that a precedent may be set that listed homes may have to be altered to allow developers the chance to squeeze a new building on an existing site. Though the LAC accepts the fact that there will be infill in our community it should not be at the expense of listed historic houses. It is also felt that the HPC should take into account the average lot size of the streetscape near new construction and not allow the new lot size Date on which application received: 25 Feb 1988 to be substantially smaller

Date of LAC meeting at which application was reviewed: 7 March 1988

Form completed by: Carol Ireland Title: Secretary

Member of: Captiol View Park LAC

Date: 9 March 1988

HPC Minutes  
March 17, 1988  
Page nine

MOTION: Mr. Miskin moved that the application of Kenneth Shields for an addition at 7114 Poplar Avenue did not constitute substantial alteration either to the historic resource or the historic district in which it was located. Mrs. Brock-Frei seconded the motion. It was passed unanimously.

IV. Subdivision Review.

The plan under review (#1-88083) was for a subdivision of a lot located at the corner of Barker Street and Menlo Avenue within the Capitol View Park Master Plan Historic District (#31/7). Steven Nardello of the engineering firm of Macris, Hendricks and Witmer explained the proposal to the Commission. He stated that the setbacks of all new construction are required by law to conform to others on the street but admitted that this would be the smallest lot on Menlo Avenue. He explained that the diagonal line at the rear of proposed lot 25 was necessary to retain a reasonable configuration for the residue of part of lot 21 which is to remain an outlot. He stated that at some future time that outlot could be rerecorded if additional property from the adjoining neighbor were obtained, therefore creating another buildable lot. Discussing the possibility of altering the rear porch on the existing structure, he explained that in the R60 zone there is a required 20 ft. rear yard setback into which an uncovered porch can intrude up to 9 ft. and that a roof may intrude into the setback up to 3 ft. He indicated that further measurement was required before it would be known whether alterations for the porch would be necessary. A waiver could be requested if the conditions of the zone were not met. In conclusion, Mr. Nardello stated that the applicant is considering constructing the type of house on Meadowneck Court, also within the historic district, on proposed lot 25.

Carol Ireland, representing the Capitol View Park Local Advisory Committee stated that the Civic Association is concerned about this lot. She read from the Capitol View Park Sector Plan which stated that although development in the area could be detrimental, it need not be if done imaginatively. She then stated that the adjoining historic resources located immediately across the street were both on 20,000 sq. ft. lots and two new houses kitty corner from the subject property here on lots of 11,500 sq. ft. She stated that cutting off the back yard of an existing resource as proposed in this plan was not consistent with the character of the neighborhood. She said that the neighborhood is feeling intense development pressures at this time because the nursery one block away had recently been sold and will be developed with up to eight houses, a proposal for townhouses to be constructed behind Leafy House had recently been submitted, and that additional lots are being proposed at Meadowneck Court.

✓ The LAC is concerned about vegetation in the neighborhood and a retention of the ~~pristine~~ streetscapes.

Blair Turner, a nearby resident, stated that the plan as proposed will destroy the space around the existing house and said that to the best of his knowledge the drawings submitted were not drawn to scale.

Peggy O'Neill, a neighbor, expressed concern about the massing of the new house on proposed lot 25 indicating that other houses along the streetscape are not tall and narrow as the style mentioned by Mr. Nardello. Marion Edey reiterated that concern, noting that a tall house may dominate the existing resource. She was also concerned about the survival of existing trees on the proposed lot 25.

Commission discussion focused on the ability to deal with pressures within the neighborhood and stressed the need for as much information as possible in making a decision. Mr. Holl reminded the Commission that in order to be a part of the process the Commission was forced to deal with whatever information was available at the time. Ms. McGuckian strongly urged the LAC to provide a map showing all the lot lines and parcel configurations within the historic district.

MOTION: Ms. McGuckian moved that lot 25, as proposed, appears incompatible with the lots in the existing streetscape because of its small scale and that the proposed building on that lot would be inappropriate to the historic resources within sight of it. Mrs. Hartman seconded the motion. Those for the motion were Mrs. Hartman, Ms. McGuckian, Mr. Cantelon, Mr. O'Brien. Those against: Mrs. Brock-Frei and Mr. Miskin; abstaining: Mr. Holl. The motion carried.

✓ The Commission suggested that the Local Advisory Committee draw up a comprehensive plan for dealing with development within the historic district, including guidelines for types of acceptable development, and documentation of what currently exists as well as a tree survey of affected properties.

VI. Approval of February 18, 1988 HPC minutes.

MOTION: Mrs. Hartman moved that the February 18 minutes be approved as corrected. Ms. McGuckian seconded the motion. The motion was passed unanimously with Mrs. Brock-Frei abstaining.

4 April 1988

Capitol View Park LAC  
Minutes

Members Attending

Ron Isaksen, Chair  
Peter Wilson  
John Moran  
Walter Boothe  
Duncan Tebow  
Carol Ireland, Secretary

Guests

Adler Construction Group

The LAC heard a presentation by Mr. Adler on a proposal to build a single family home at 10209 Menlo Avenue. This new structure will be in between two historic homes. Since the house will be on 12,000 square feet which is the average for the neighborhood and the structure itself will be in a Victorian style the LAC voted approval. Two suggestions were made. The builder is planning to build the porch with pressure treated wood. It was suggested that this wood would be more in keeping with a Victorian style by painting the wood rather than allowing it to weather. It was also recommended that the poured cement under the bay window in the front either be masked by latticework panels, or covered by a change in materials such as a stone facade or as a last resort landscaped to cover the cement. Mr. Adler plans to set back the house on the property to save two large holly trees in the front.

The Committee then looked briefly at the revised subdivision plans as submitted by Flaherty builders at 2910 Barker Street. The same objections remain as to building a large structure on 6,000 square feet in the back yard of an existing historic house. The minor changes in lot lines do not alter the basic objections.

The Group then looked at plans submitted by Mrs. Clarke at 10203 Meredith Avenue. The plans proposed to upzone the existing property from 4 lots to 2 lots. The rear lot is presumed to be built on in the future but exceeds 12,000 square feet so is acceptable.

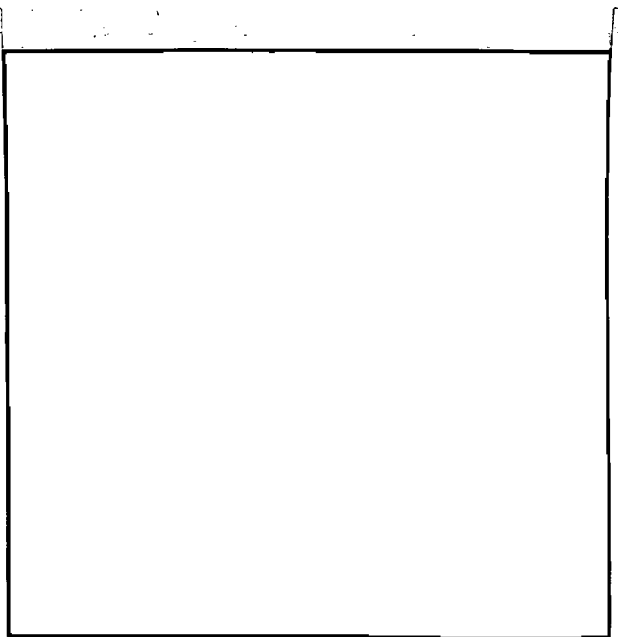
31/7 Capital View







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31/7  
Capital View Park  
H.D.  
9008 Capital  
View Ave

East Elevation

4/14/86



31/7  
Kodak Capital View Park  
I.T.O.  
9809 Capital View  
Ave

South Elevation 4/14/86





PROCESSED BY  
MCCB

31/7  
Capital View Park  
H.D.  
9808 Capital View  
Ave

nest elevation  
4/14/86



North Elevation  
4/14/86

31/7  
Capital View Park  
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