

#33/23-01A 310 Springloch Road 111  
Silver Sp. (MP #33/23 Donald Shepard  
House)



Oleshansky 310 Springloch, Rear View



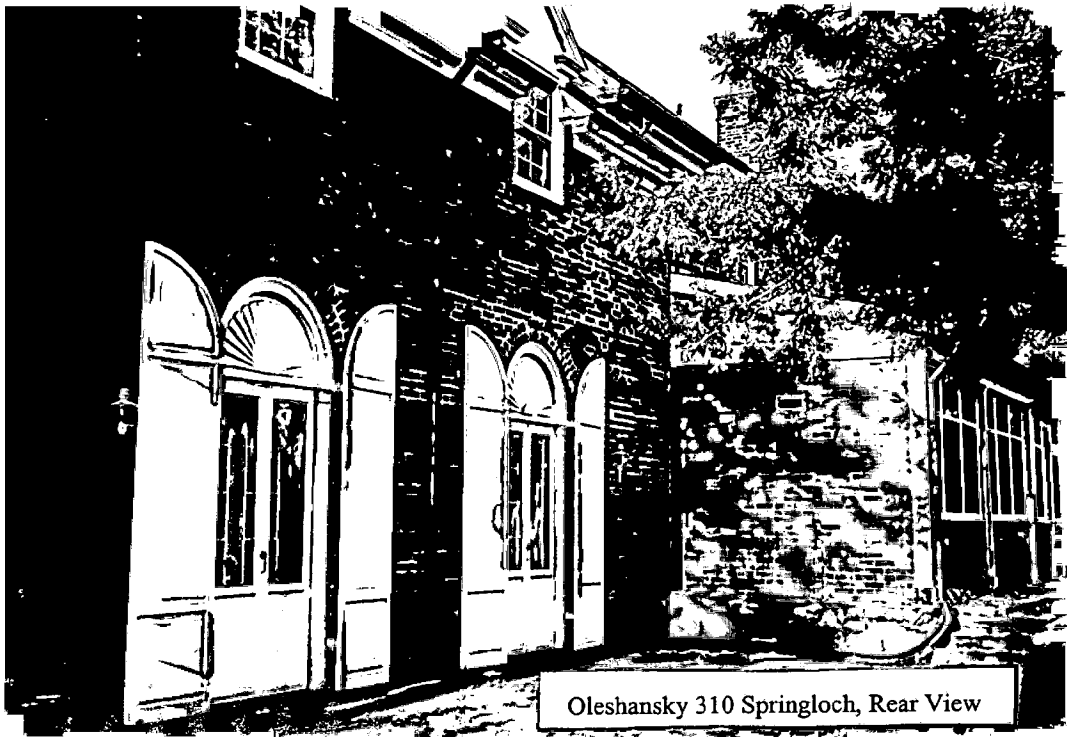
Oleshansky 310 Springloch, Rear View



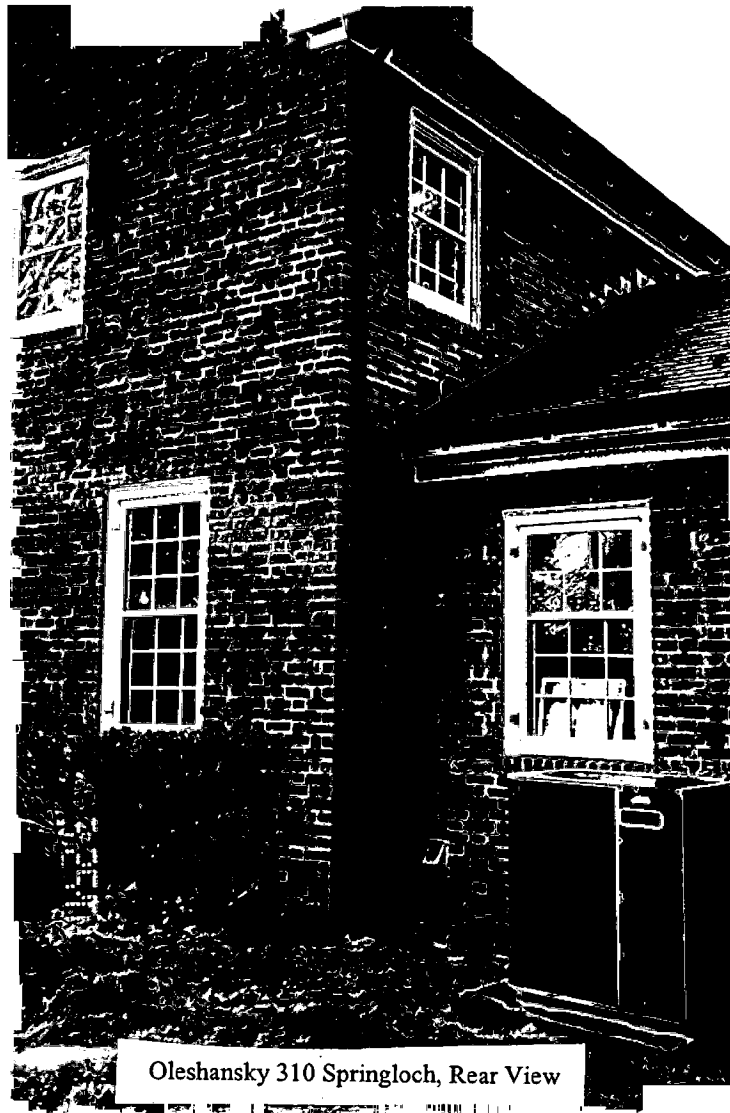
Oleshansky 310 Springloch, Rear View



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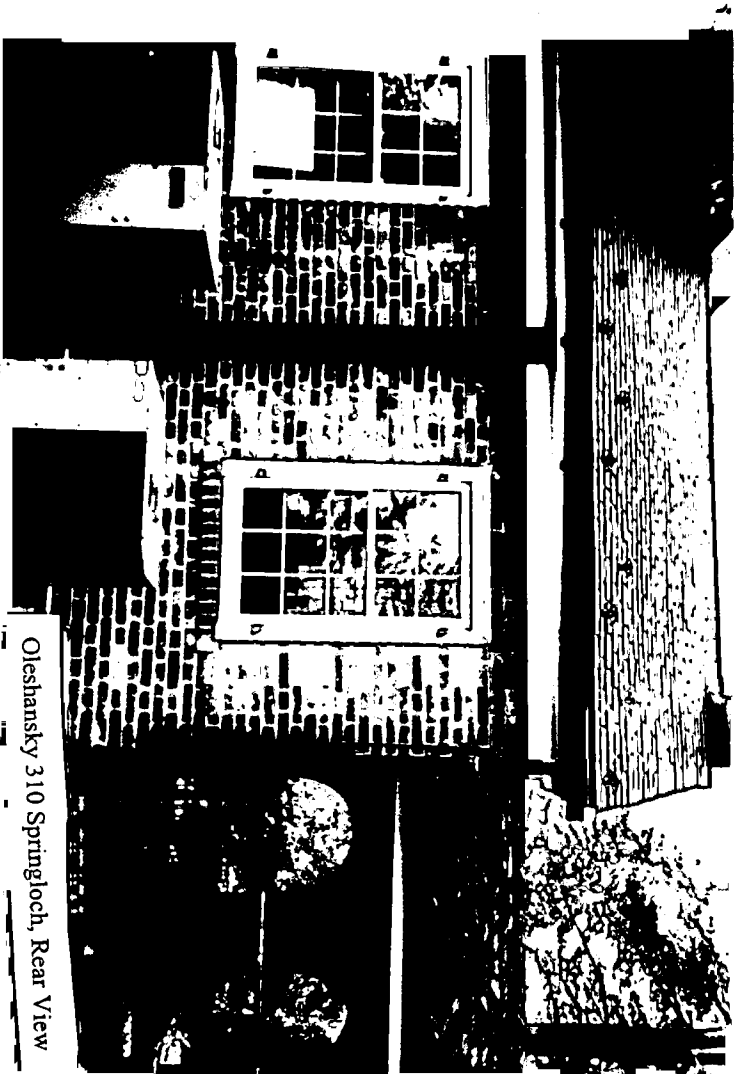


Oleshansky 310 Springloch, Rear View





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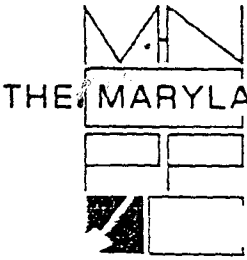
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Oleshansky 310 Springloch, Rear View

FILE



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

Date: 6/20/01

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit  
HPC# 33/23-01A DPS# 247142

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

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

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: MARVIN / JOYCE OLESHANSKY

Address: 310 SPRINGLOCH RD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

MAY 3 = 2001

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: \_\_\_\_\_  
 Daytime Phone No.: \_\_\_\_\_  
 Tax Account No.: 00342873  
 Name of Property Owner: MARVIN/JOYCE OLESHANSKY Daytime Phone No.: 301 625 3355 (H)  
202 782 8049 (W)  
 Address: 310 SPRINGLOCH RD SILVER SPRING, MD 20904  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 310 Street: SPRINGLOCH RD  
 Town/City: SILVER SPRING Nearest Cross Street: SPRINGTREE/KANDOLPH  
 Lot: 25 Block: H Subdivision: SECTION 2, NORTH SPRINGBROOK  
 Liber: 91 Folio: \_\_\_\_\_ Parcel: 9923

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Reuse  
 Revision  Repair  Revocable

*back of house*

CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 15,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. 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

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.

*Marvin Oleshansky* 1 MAY 01  
Signature of owner or authorized agent Date

Approved: X \_\_\_\_\_ Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6/20/01  
 Application/Permit No.: 247142 Date Issued: 5/3/01

(3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

c. 1939

The existing structure is a colonial revival manor house with an enclosed porch off the back (south side). An aerial photograph of the house done soon after it was built reveals that the porch was not original to the structure. The porch was added sometime after, perhaps when an addition was put on the western end of the house. The porch originally opened out to formal gardens but that piece of property was sold off many years ago. The porch now opens into our back yard and is screened from the neighbor's yard by a row of high boxwoods, probably part of the original gardens. The porch sits on a slab and foundation. There are aluminum storm windows with screens in one of the side walls and in the outside wall which also has a storm door. The exterior walls are covered with a hard rubberized material made to look like brick.

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

The project is to repair the existing frame structure and install wood casement windows in place of the existing storm windows. The outside door will be replaced with a wood and glass french door which will be relocated to the center section. One additional casement window will be installed on a side wall for circulation and design balance. The faux brick siding will be replaced with exterior wood cladding. This project will have the effect of preserving the structure without appreciably changing its design or character.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

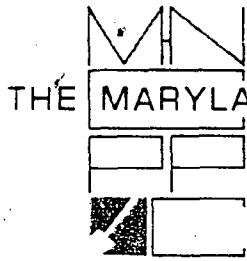
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





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

Date: 6/20/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

HPC# 33/23-01A DPS# 247142

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](mailto:permits.emontgomery.org) of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	310 Springloch Road, Silver Spring	<b>Meeting Date:</b>	06/13/01
<b>Resource:</b>	Master Plan Site #33/23 Donald Shepard House	<b>Report Date:</b>	06/06/01
<b>Review:</b>	HAWP	<b>Public Notice:</b>	05/30/01
<b>Case Number:</b>	33/23-01A	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Marvin and Joyce Oleshansky	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Alterations	<b>RECOMMEND:</b>	Approve

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site # 33/23, Donald Shepard House  
**STYLE:** Colonial Revival  
**DATE:** 1939

This two-story brick, Colonial Revival dwelling is located at 310 Springloch Road. This manor house contains a non-historic enclosed porch off the rear (south) elevation. The porch is clad in a hard rubberized material fashioned to give the appearance of brick. The present lot size is 84,000 sq. feet. The footprint of the present house is house is approximately 4,159 sq. feet.

**PROPOSAL:**

The applicant proposes to:

1. Repair the existing non-historic rear porch and install wood casement windows in place of the existing storm windows.
2. Replace the off-center outside door with a wood and glass French door. This door will be relocated to the center of the façade.
3. Install a casement window on the side wall.
4. Replace the faux brick siding with horizontal wood cladding.

**STAFF DISCUSSION**

The HPC considers alterations to Individually Designated Master Plan sites in terms of their compatibility with the Secretary of Interior's Standards for rehabilitation. The Standards encourage alterations to additions made to the building that are not within the building's period of significance. These alterations are encouraged to be compatible, but not replicative of the design of the original building. In addition, these alterations should not damage or obscure the

building's character defining features. The Standards also discuss the importance of using materials and design techniques that makes clear what is historic and what is new.

Staff feels that the proposed alterations to the non-historic rear enclosed porch are compatible with the Secretary of Interior's Standards for Rehabilitation and recommends approval.

**STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* this HAWP application as being consistent with Chapter 24A-8(b)2:

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

and with the Secretary of the Interior Guideline #9:

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

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

Evelyn Staples  
404 Springloch Rd  
Silver Spring, MD 20904

Daniel Friedman  
303 Springloch Rd  
Silver Spring, MD 20904

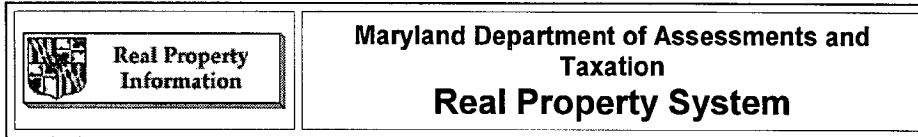
Elizabeth Wurzel  
305 Eldrid Drive  
Silver Spring, DC 20904

Lawrence W. and C.E. Fryer  
300 Valley Brook Drive  
Silver Spring, MD 20904

O.B. and C.L. Morton  
307 Eldrid Drive  
Silver Spring, DC 20904

Harry A. Abrams  
12729 Eldred Place  
Silver Spring, MD

S.H. and B.R. Meiselman  
311 Eldrid Drive  
Silver Spring, DC 20904



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[Start Over]

**MONTGOMERY COUNTY**

**DISTRICT: 05 ACCT NO: 00342873**

**Owner Information**

**Owner Name:** OLESHANSKY, MARVIN A & JOYCE A SCHOENHEIMER **Use:** RESIDENTIAL  
**Mailing Address:** 310 SPRINGLOCH RD **Principal Residence:** YES  
 SILVER SPRING MD 20904

**Transferred**

**From:** ROBERT O & S A HAWKINS ET AL **Date:** 06/07/1994 **Price:** \$500,000

**Deed Reference:** 1) /12674/ 116 **Special Tax Recapture:**  
 2)

\* NONE \*

**Tax Exempt:** NO

**Location Information [View Map]**

**Premises Address:** 310 SPRINGLOCH RD **Zoning:** R200 **Legal Description:** SEC 2 NORTH SPRINGBR SILVER SPRING 20904 OOK 5251/342  
**Map Grid Parcel Subdiv Sect Block Lot Group Plat No:**  
 JQ43 35 H 25 82 **Plat Ref:**  
**Special Tax Areas** **Town:**  
**Ad Valorem:**  
**Tax Class:** 42

**Primary Structure Data**

**Year Built:** 1942 **Enclosed Area:** 4,159 SF **Property Land Area:** 83,999.00 SF **County Use:** 111

**Value Information**

	Base Value	Current Value	Phase-In Value		Phase-in Assessments	
			As Of	As Of	As Of	As Of
			01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	119,490	119,490				
Impts:	314,020	317,120				
Total:	433,510	436,610		435,576	173,810	435,576
Pref Land:	0	0		0	0	0

**Partial Exempt Assessments**

	Code	07/01/2000	07/01/2001
County	000	0	0
State	000	0	0
Municipal	000	0	0

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Building Location Plat  
 Lots 25 & 26, Block #  
 Section 2  
 NORTH SPRINGBROOK  
 Montgomery County, Maryland  
 Scale: 1" = 90'  
 Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: Nov. 1, 1978

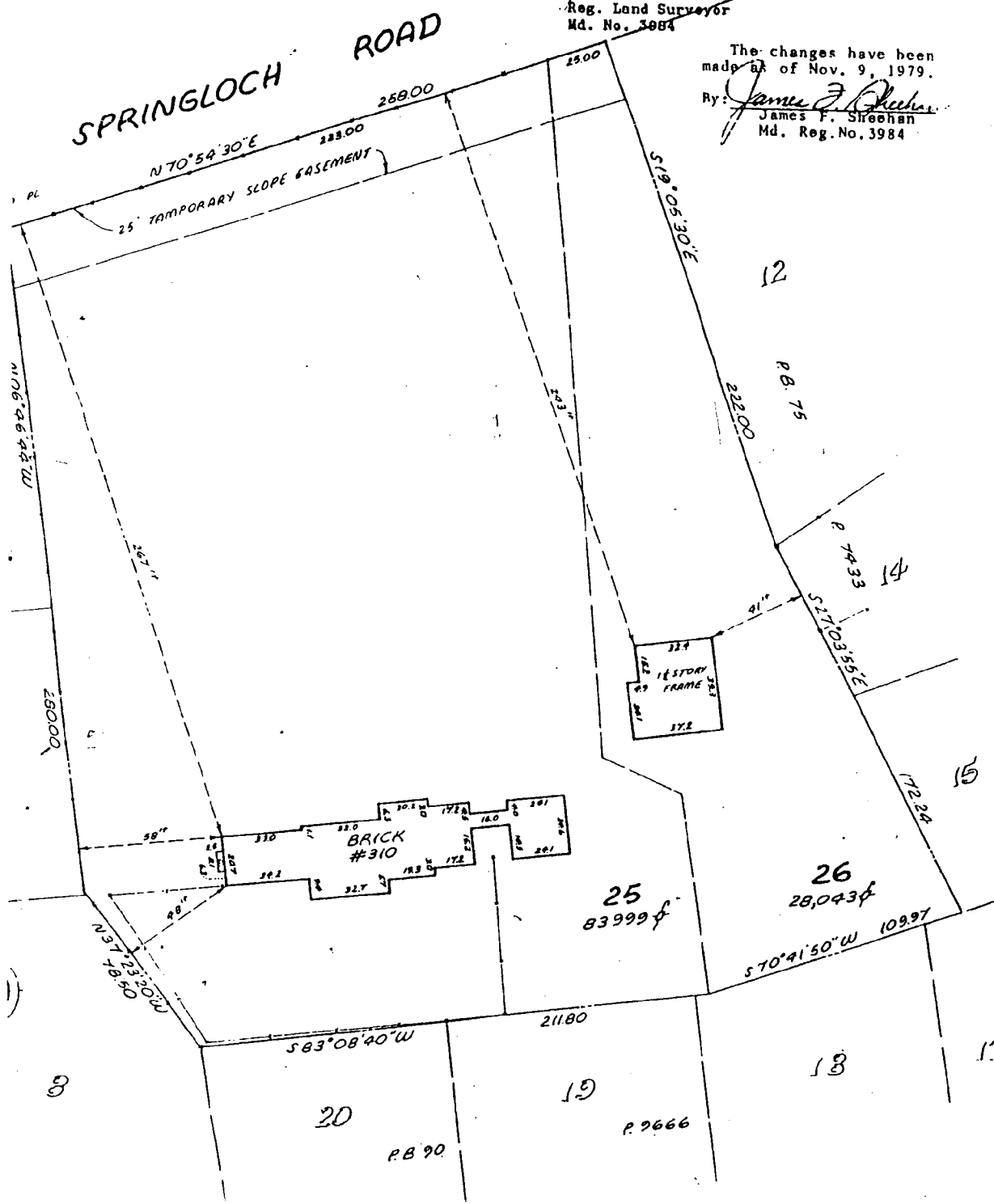
Frey, Sheehan, Stoker, & Assoc.  
 Land Planning Consultants  
 Phone 588-8484

Plat Book 91  
 Plat 9923

By: *James F. Sheehan*  
 James F. Sheehan  
 Reg. Land Surveyor  
 Md. No. 3984

The changes have been made as of Nov. 9, 1979.

By: *James F. Sheehan*  
 James F. Sheehan  
 Md. Reg. No. 3984



①

ABOUT ARBRE HILL  
310 SPRINGLOCH ROAD

The main house was built in 1939 for Donald Shepherd, the executor to the Mellon estate. At that time it was the manor house for a working farm of a reported 600 acres. The original landscape architecture to provide a grand entrance and privacy has been preserved.

The architect, John Russell Pope, also designed the National Gallery of Art, the Jefferson Memorial and Constitution Hall. Mr. Shepherd travelled abroad with the curator of the National Gallery to obtain the finest appointments for the home. As a consequence, many similarities to the National Gallery can be seen in the detailing of the home. This is the only example of Georgian architecture designed by Mr. Pope.

The main floor features high ceilings (12 feet in the Ballroom) and rich detailing. To the left of the main hall one finds the Dining Room, Library, Kitchen and a Playroom cum Morning Room cum Servants' Bedroom together with the servants' Bath. To the right is the Living Room and the Ballroom. The Florida Room to the rear of the home provides an informal entertainment center.

Upstairs are four Bedrooms, two with fireplaces and three Baths. President Eisenhower is reported to have slept in the blue bedroom. There is a hidden stairway from the Master Bedroom to the bookcase in the Ballroom.

The half Basement includes a wine cellar and a Half Bath.

There are, altogether, 4½ Baths and 6 fireplaces.

The Two-Car Garage is attached to the house by means of an open Breezeway and includes an au-pair suite of 2 rooms, kitchen and bath above.

The detached guest house is situated on a separate lot of its own and includes two Bedrooms plus a loft room and 2½ Baths.

There are now somewhat more than 2½ acres included with the property, presently divided into two (previously 4) recorded lots. Offered at \$550,000...

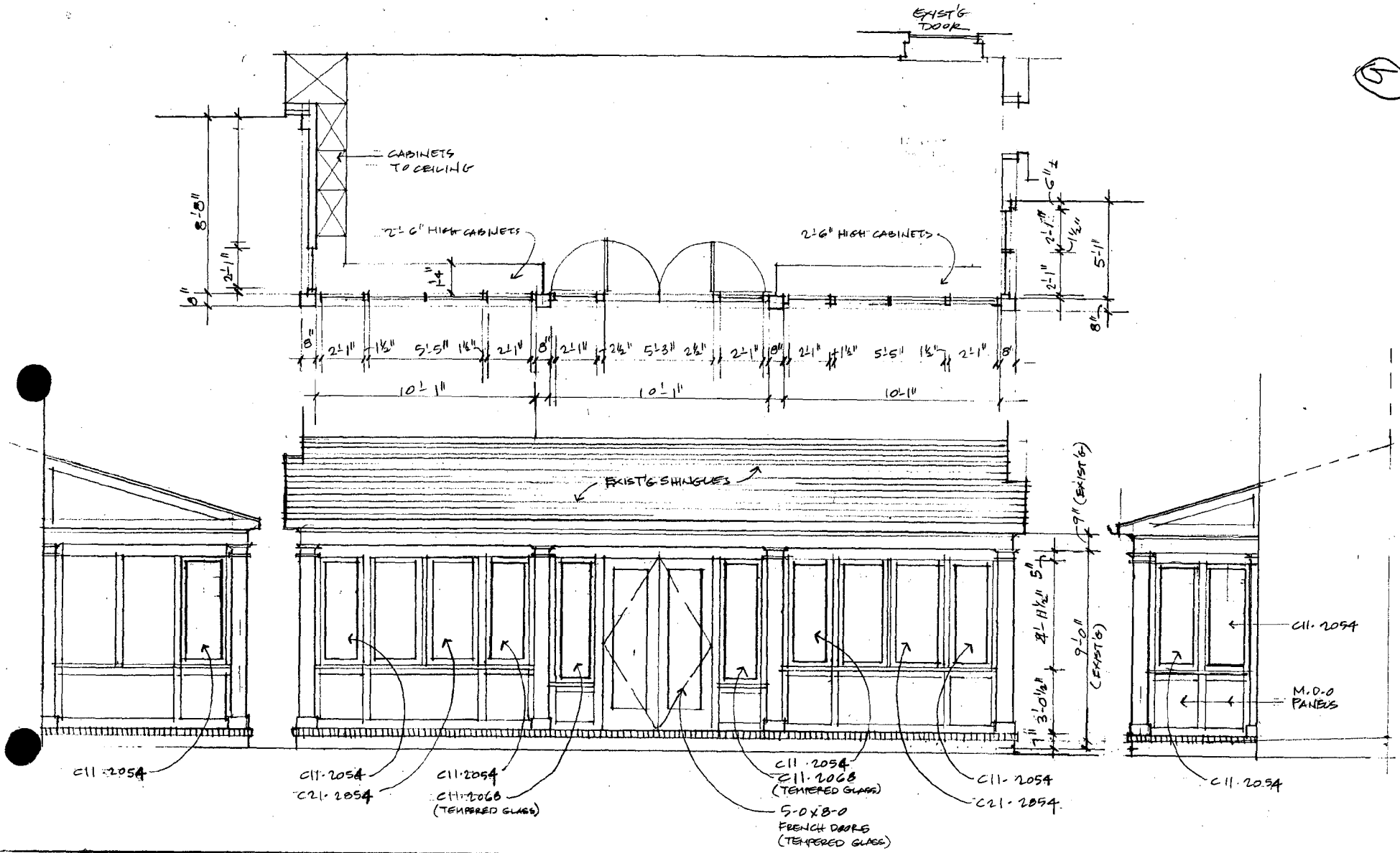
~~Call...JEFF TILLSON...Re/Max 100... (301)445-5900~~



④

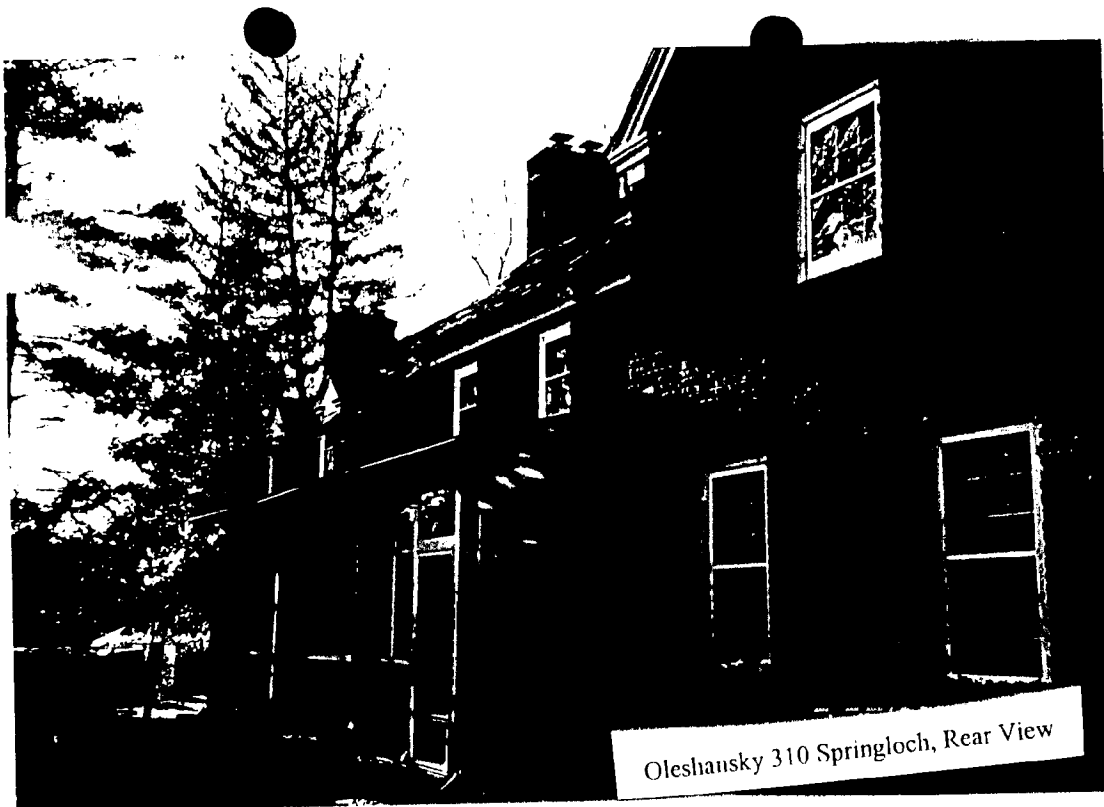
Our information herein is from sources deemed reliable, but not guaranteed...

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OLESHANSKY RESIDENCE • 310 SPRINGLOCK ROAD, SIWERS SPRING





Oleshansky 310 Springloch, Rear View



Oleshansky 310 Springloch, Rear View



Oleshansky 310 Springloch, Rear View



Oleshansky 310 Springloch, Rear View



Olcshansky 310 Springloch, Rear View