

10012 Menlo Ave. HPC# 31/07-03F
Capitol View Historic District

Anne

III.C



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 8/6/2003

Permit No: 311161
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: PENELOPE L MAZA
10012 MENLO AVE
SILVER SPRING MD 209100000

HAS PERMISSION TO: ADD

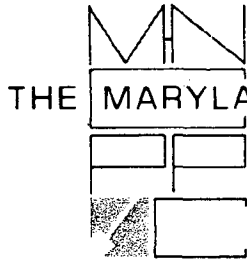
PERMIT CONDITIONS: ROOM ADDITION

PREMISE ADDRESS 10012 MENLO AVE
SILVER SPRING MD 20910-1054

LOT P16	BLOCK 32	PARCEL	ZONE
LIBER	ELECTION DISTRICT	PLATE	GRID
FOLIO	SUBDIVISION		
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		
			HISTORIC MASTER: Y
			HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: July 24, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

DPS # 311161

FROM: Gwen Wright, Coordinator
Historic Preservation

AW

HPC # 31/07-03F

SUBJECT: Historic Area Work Permit

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: Penelope Maza

Address: 10012 Menlo Ave. Silver Spring, MD

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 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

JUN 24 2003

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Penny MAZA

Daytime Phone No.: 202-205-8024

Tax Account No.: 00997466

Name of Property Owner: Penelope L. MAZA Daytime Phone No.: 202-205-8024

Address: 10012 Menlo Ave Silver Spring MD 20910

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10012 Street: Menlo Ave

Town/City: Silver Spring Nearest Cross Street: Leafy Ave

Lot: 16 Block: 32 Subdivision: Capital View Park

Liber: 4095 Folio: 16 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$ 24,000

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.

Signature of owner or authorized agent: Penelope L. Maza

Date: 6/22/03

Approved: [Signature] For Chairman, Historic Preservation Commission

Disapproved: Signature: [Signature] Date: 7-24-03

Application/Permit No.: 311161 Date Filed: Date Issued:

**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:

The existing one story black house was built in 1948. The garage was enclosed in the 1950's. The back yard has one mature tree, bamboo & shrubs

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

Proposed Addition of 12'x12' sunroom on back of house which will not be visible from the street. Roof pitch to match existing roof. The project has no effect on historic resources or environmental setting in the historic district. The house is a non-contributing resource, which is part of a row of similar vintage homes

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.

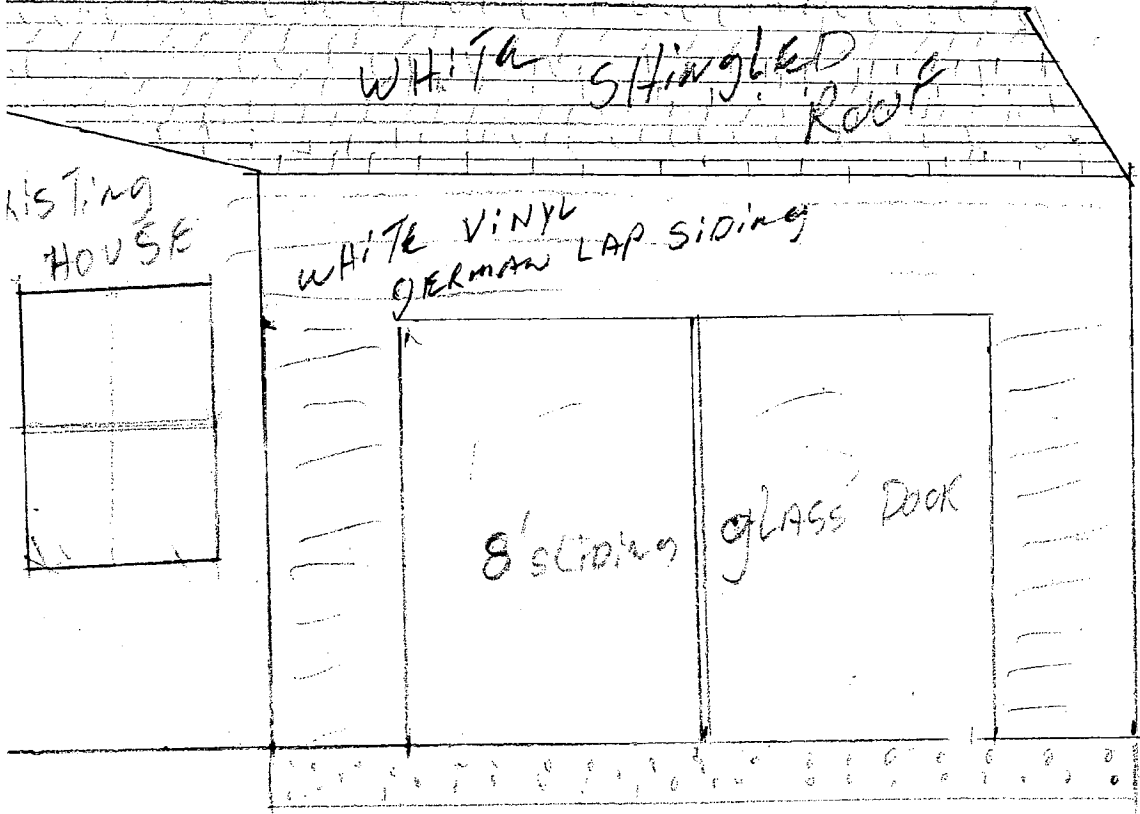
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

APPROVED
Montgomery County
Historic Preservation Commission

AF 7-24-03



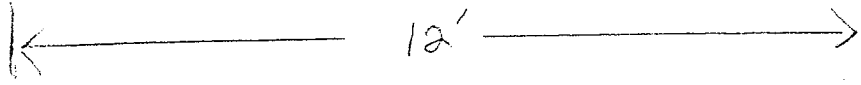
EXISTING HOUSE

WHITE SHINGLED ROOF

WHITE VINYL GERMAN LAP SIDING

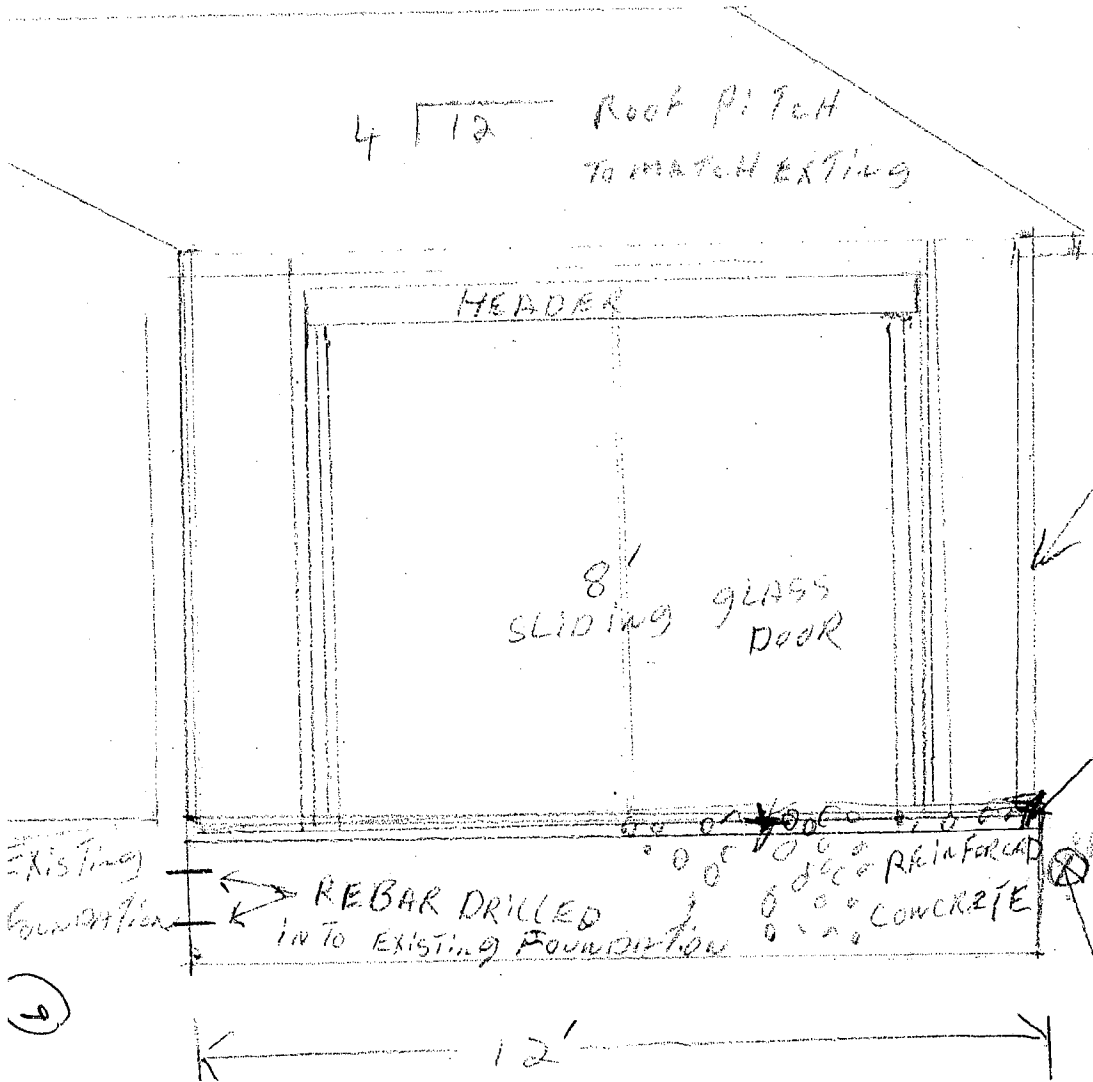
8' SIDING GLASS DOOR

MONOLITHIC CONCRETE PAD



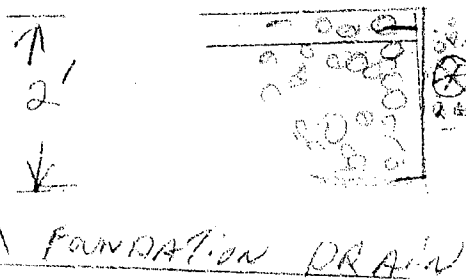
12'

APPROVED
Montgomery County
Historic Preservation Commission
AF 7-24-03



2x4 FRAMING 16" OC

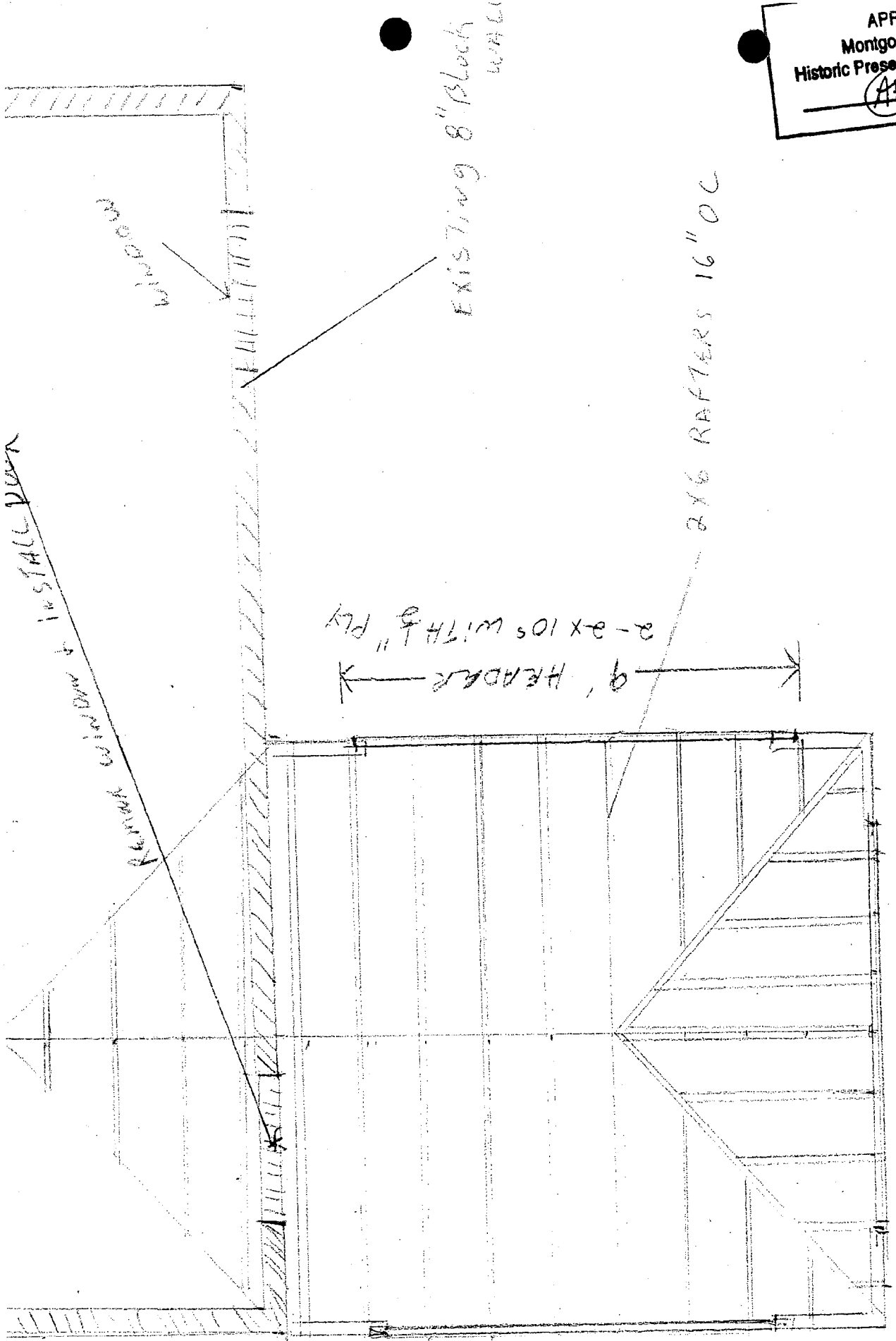
6" CONCRETE MONOLITHIC PAD



3/8" = 1'

APPROVED
Montgomery County
Historic Preservation Commission

AP 7-24-03



REMOVE EXISTING ROOF & 1" STALL DUCT

WOODEN

EXISTING 8" Block WALL

2x6 RAFTERS 16" OC

9' HEADER
2-2x10s WITH 1/2" PLY

9' HEADER
2-2x10s WITH 1/2" PLY

9' HEADER
2-2x10s WITH 1/2" PLY

3/8 = 1'

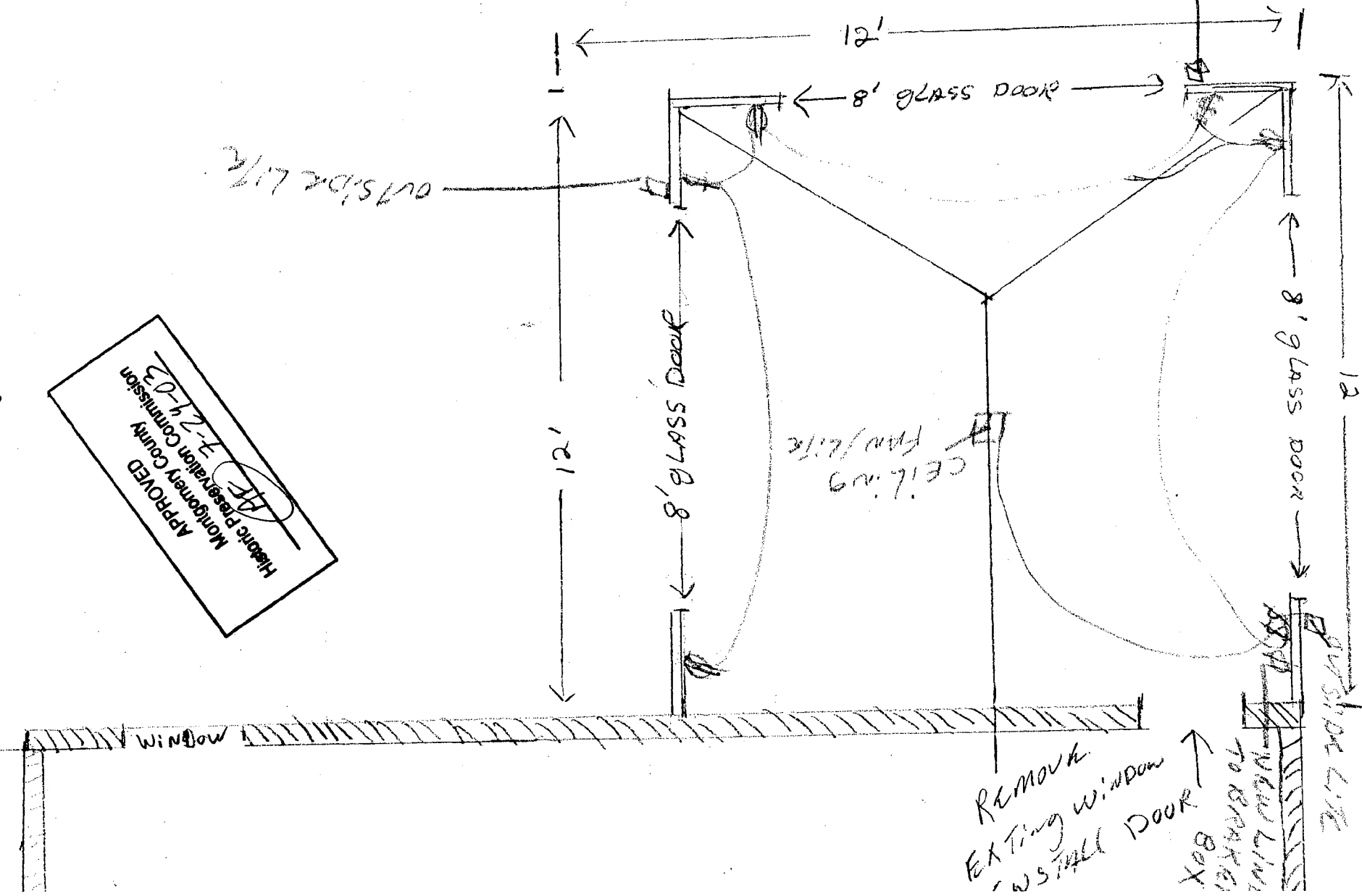
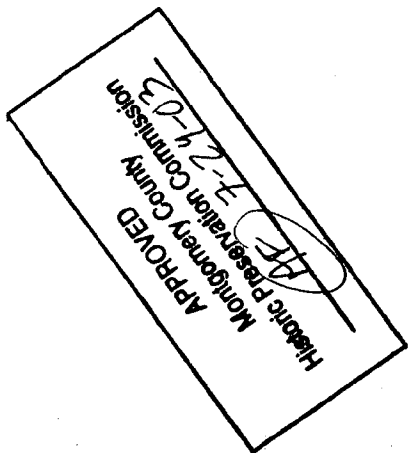
ELECTRICAL

2/3" = 1"

(34) OAK TREE

(11)

Renelle Maza
10012 Menlo Ave
Silver Spring MD 20910



REMOVE EXISTING WINDOW - INSTALL DOOR

NEW LINE TO BRACKETS BOX

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10012 Meñlo Avenue, Silver Spring	Meeting Date:	07/23/03
Applicant:	Penelope Maza	Report Date:	07/16/03
Resource:	Non-Contributing Resource	Public Notice:	07/09/03
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-03F	Staff:	Anne Fothergill
PROPOSAL:	Construction of sunroom		
RECOMMEND:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource, Capitol View Park Historic District
STYLE: One-story stucco house
DATE: 1946

This one-story stucco house is a Non-Contributing Resource in the Capitol View Park Historic District.

PROPOSAL

The applicant proposes construction of a 12' by 12' sunroom at the rear of the house. This addition will not be visible from the street. The addition will have white vinyl german lap siding and two 8' sliding glass doors at the rear.

STAFF DISCUSSION

Generally staff would not approve vinyl siding in a historic district, but because this is a non-contributing resource and this addition is at the rear and will not be visible, staff finds it acceptable. However, staff would strongly recommend that the applicant consider another siding material like Hardi-Plank or wood.

It is important that tree protection measures be undertaken during construction to ensure the protection of the oak tree as it appears the construction will come within the critical root zone.

Staff notes that the drawings submitted are very rough, and if DPS requires the applicant to submit more detailed plans before their permits are issued, the revised plans will need to be reviewed and stamped at the HPC office.

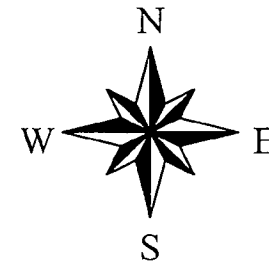
STAFF RECOMMENDATION

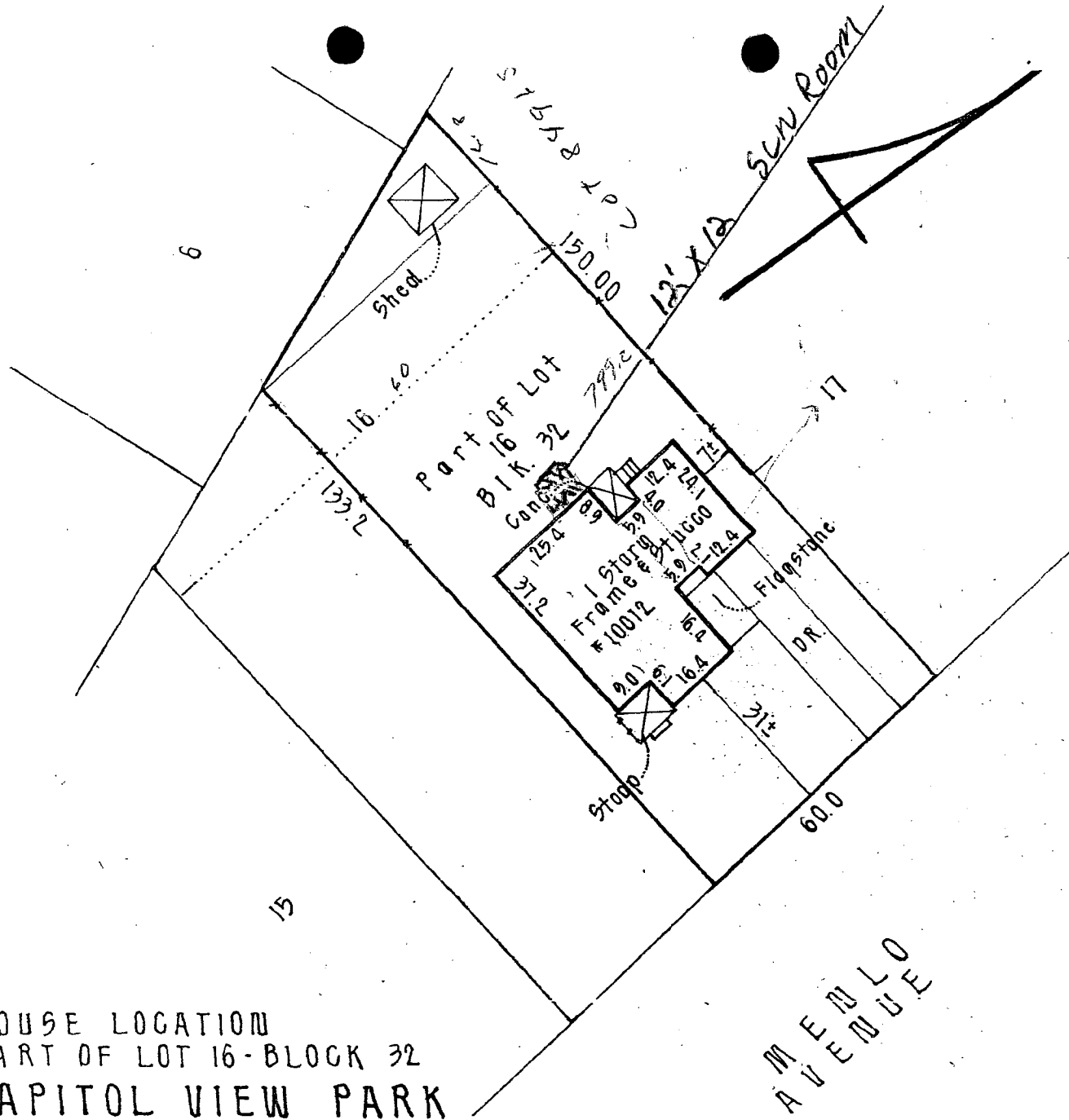
Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8 (b) 2:

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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** 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) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

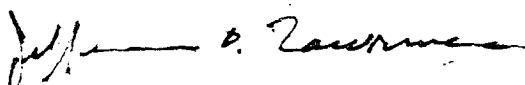
Capitol View Historic District





HOUSE LOCATION
 PART OF LOT 16 - BLOCK 32
 CAPITOL VIEW PARK
 MONTGOMERY COUNTY, MD.

M E M L O
 A V E N U E

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  JEFFERSON D LAWRENCE REGISTERED LAND SURVEYOR MARYLAND #5216	REFERENCES		ANDJON ASSOCIATES PROFESSIONAL LAND SURVEYOR 431 N FREDERICK AVENUE SUITE 204 GAITHERSBURG, MARYLAND 20780 (301) 840-8010	
	PLAT BK. A	PLAT NO. 9	DATE OF SURVEYS	
	LIBER 4095	FOLIO 16	WALL CHECK:	SCALE: 1" = 30'
			HSE. LOC.: 6.4.80	DRAWN BY:
		BOUNDARY:	JOB NO.: 34680	

(7)



FRONT OF HOUSE



OAK
TRUCK
←

SUN ROOM
TO BE
CONSTRUCTED
OAK
TREE



SUN ROOM
TO BE
CONSTRUCTED

FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20910-1055
(301) 588-4420

FOR: *Historic Preservation*

To: *Historic Preservation Commission*

Telephone: *301 563-3407*

Title:

Organization:

Date: *7/21/03*

Message: *LAD comments*

cc: Case # 31/07/03 E Bellinger (Casei)

31/07/03 F Maza (A)

NUMBER OF PAGES SENT INCLUDING THIS COVER;

Sending FAX (301) 588-7284

Receiving FAX: *301 563 3412*

21 July 2003

Historic Preservation Commission
RE: 31/0703F

The LAP concurs with the proposal to construct a sunroom on the rear of the non-contributing resource at 10012 Menlo Avenue, Silver Spring, MD.

This 1940s house is a one-story stucco house. The LAP feels that since there is precedence for vinyl siding in recent construction in the Capitol View Park Historic District with non-contributing resources and that the minimal siding on this structure will not be visible from the street we find the vinyl would be acceptable and that the owner should not be required to have Plank or wood.

We agree that tree protection measures be undertaken and have spoken both to the owner and the construction company in regards to the tree. They also are concerned with the protection of the major tree.

Carol Ireland,

Carol Ireland
LAP

Zoning Committee of the Capitol View Park Citizens Association

21 July 2003

Historic Preservation Commission
RE: Case Number 31/07/03E

The Local Advisory Panel agrees with the HPC staff that the proposed shed is acceptable with the non-contributing resource located at 2911 Barker Street.

Carol Ireland
LAP
Zoning Committee of the Capitol View Park Citizens Association

NEIGHBORS

To the right:
Patrice and Ron Foster
10010 Menlo Ave.

To the left:
Harry and Marie Dunkle
10018 Menlo

Across the street:

Rudolph and Flora Cebulla
10013 Menlo Ave

S. G. Huntley
10011 Menlo Ave.

Dale and Don McLoon
10009 Menlo Ave

Home owner
Penelope Maza
10012 Menlo Ave
Silver Spring MD
20910