

31/07-05I 10009 Menlo Ave
Capitol View Historic District

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**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

(www.montgomerycountymd.gov/content/council/boa/board.asp)

CASE NO. A-6152

PETITION OF WILLIAM KARAS

NOTICE OF HEARING

Please take notice that a public hearing will be held by the Board of Appeals for Montgomery County, Maryland, in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, on Wednesday, the 13th day of September, 2006, at 9:30 a.m., or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-A-4.11(b) of the Zoning Ordinance.

The proposed construction of a new single-family dwelling requires a 24.70 foot variance as it is within twenty-five (25) feet of the established front building line. The required established building line is 49.70 feet, in accordance with Sections 59-C-1.323(a) and 59-A-5.33.

The subject property is Lot 9, Block 33, Capital View Park Subdivision, located at 10009 Menlo Avenue, Silver Spring, Maryland, 20910, in the R-60 Zone (Tax No. 00997375).

Notices forwarded this 22nd day of June, 2006, to:

William Karas
Eric Gronning, AIA, Agent
Malcolm Spicer, Jr., Esquire, Assistant County Attorney
Martin Klauber, Esquire, People's Counsel
Carlton Gilbert, Development Review Division, M-NCPPC
Washington Suburban Sanitary Commission
State Highway Administration
County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

Date: June 7, 2006

To: Chairman, Montgomery County
Board Of Appeals

Re: 10009 Menlo Avenue Silver Spring, MD 20910
Lot: 9 Block: 33

We are seeking a variance from the Front Established Building Line (EBL) setback requirement.

This property is located within the Capitol View historic district. The existing residence was constructed in 1945. The existing house is in a pitiful state of repair, both structurally and codewise. It is not habitable or marketable in its present condition. We have applied for and received approval from the Montgomery County Historic Preservation Commission, to remove the existing 1 1/2 story residence and replace it with a new 2 story residence provided that it be placed on the existing foundation. The proposed new residence meets the scale, height and setback requirements set forth and approved by the by the Historic Preservation Commission.

The Historic Preservation Commission has approved, and will only approve, a new residence if it is located at 25' from the front property line. A 25' front setback is in compliance for this R-60 zoned property. This location is also in keeping with the existing adjacent residences which are located at 21.7' and 24.4' from the front property line.

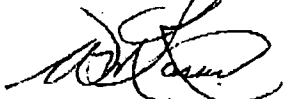
Due to a majority of the other residences on the block being nonconforming and thus not counted in the Established Building Line calculation, the EBL setback is calculated to be 49.7' from the front property line. This would place a new residence in the backyard of the property relative to the adjacent houses.

The zoning department has denied the permit because the front EBL of 49.7' has not been met and since the Historic Preservation Commission will only approve a new residence with a 25' front setback, this has resulted in difficult situation.

If a variance is not granted, a replacement structure cannot be built on this property due to the requirements of the Historic Preservation Commission. Therefore, a zoning variance is hereby requested.

Thank you for your prompt consideration to our request.

Sincerely,



William Karas, Owner

cc: Tonia Tully
Historic Preservation Commission

BOA Form 2 (Revised 9/29/05)

Docket No. A-
Date Filed _____
Hearing Date _____
Time _____

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

Name of Petitioner(s): WILLIAM KARAS (PLEASE PRINT)

Address of Petitioner(s): 3612 SPRUELL DR City SILVERSPRING Zip 20902

Description of property involved: Lot 9 Block 33 Parcel _____ Subdivision E

Street and No. 10009 MEMO AVE City SILVERSPRING Zip 20910 Zone Classification _____

Appellant's present legal interest in above property (check one): Tax Account No. 00.997375
 Owner (including joint ownership) _____ Other (describe) _____
If not owner, name and address of owner: _____

What variance is requested, and what is the pertinent section of the Zoning Ordinance? ESTABLISHED BUILDING LINE EXCEPTION SECTION 59-B

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:
_____ narrowness _____ shallowness _____ shape _____ topography other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: THIS

PROPERTY IS IN AN HISTORIC DISTRICT. THE HISTORIC PRESERVATION COMMISSION HAS APPROVED A NEW RESIDENCE ONLY AT THE MINIMUM 25' SETBACK NOT THE CALCULATED FBL

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted?
NEW CONSTRUCTION WILL NOT BE POSSIBLE ON THIS PROPERTY

Date of recording of plat of present subdivision: _____; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: DEED 29422/586 3/10/2005

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): NO

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

ERIC GRONNINGER
Name of Attorney/Agent (Print Name next to Signature)
502 OTE PLANNING, INC. DC 20010
Address of Attorney/Agent
202.271.7059
Phone Number

William M. Karas
Signature of Petitioner(s) (Print Name next to Signature)
3612 SPRUELL DR Silver Spring, MD
Address of Petitioner
301-686-3556 Home Phone 301-537-1800 x416 Work Phone

(OVER)

Memorandum**Date: September 5, 2006****To: Tania Tully, Historic Preservation Planner****From: Bill Karas****Info: Eric Gronning****Re: 1009 Menlo Avenue Variance Request****Case No. A-6152**VIA FAX

I assume that you were on vacation last week. If so, I hope that you had a pleasant and enjoyable time away from the office.

As you know, our hearing before the Board of Appeals regarding the referenced property is scheduled for 9:30 am on Wednesday, September 13th. A copy of the notice is attached.

Also attached is a copy of my memorandum, without additional enclosures, dated September 1st to Carol Ireland seeking the support of the Review Committee for our request for a variance. Ms. Ireland said a letter would be written to support our request.

As you are aware, this has been a very long process and I hope that this hearing before the Board of Appeals will result in obtaining a Building Permit. I hope that you or a representative of your staff will be present at the hearing to support our request for variance to allow a replacement house to be built 25 feet from the street.



(6) 202-537-1800

Memorandum**Date: September 1, 2006****To: Carol Ireland, Chairperson
Historic District Review Committee****From: Bill Karas****Re: Case No. A-6152
1009 Menlo Avenue, Silver Spring, MD 20910
Lot 9, Block 33**

Thank you for your call. I am pleased to know that the Committee will support our request for a variance. As you know, our hearing before the Board of Appeals is scheduled for Wednesday, September 13th. A copy of the Notice is enclosed.

Also enclosed are the following:

- 1. Elevation of the new house approved by the Historic Commission**
- 2. Copy of Historic Area Work Permit dated March 3, 2006
conditioned upon the issuance of a building permit.**
- 3. Location drawing of existing house showing the location of the new
house in red outline based on a set back of 49.7 feet from the
street.**
- 4. Copy of a plat of Menlo Avenue showing the location of the
replacement house in red relative to our neighbor's houses.**
- 5. Copy of my letter dated June 7th to the Chairman of the Board of
Appeals explaining our petition for a variance.**
- 6. Copy of Tania Tully's e-mail dated June 16th supporting our request
for a variance.**
- 7. Copy of a memorandum which I will present to my adjacent
neighbors seeking their approval for the variance.**

The issue in a nutshell: The Historic Commission has approved a plan for a replacement house that respects the size and height of the neighboring houses.

The Commission's approval further stipulates that the replacement house satisfies the R-60 zoning requirement which stipulates that a house be built 25 feet from the street.

Because many houses on Menlo Avenue do not conform with the R-60 front set back of 25 feet, the established building line average that was calculated by the Zoning department calls for a 49.7 foot front set back.

The new set back calculation is at odds with the Historic Commission's approval. This approval is conditioned upon building a replacement house 25 feet from the property line and utilizing the existing foundation which basically conforms to the R-60 zoning set back.

Hopefully, this is the last hurdle in this long process. The support of the Committee will not only be appreciated, but will lessen the impact that any new construction will have on the neighboring houses. Please address the Committee's letter to:

Board of Appeals for Montgomery County
Stella B. Werner, Council Office Building
100 Maryland Avenue
Rockville, MD 20850
and reference: Case No. A6152

Thank you for your support.

Bill Karas

3612 Spruell Drive

Silver Spring, MD 20902

Judy Kelly (My Wife)

O: 202-537-1800 F: 202-363-1377

C: 301-219-3656

O: 301-656-3556 F: 301-656-1880

Edmund J. Flynn Company

5100 Wisconsin Avenue, NW, Suite 514 Washington, DC 20016

Telephone: 202.537.1800

Facsimile: 202.363.1377 OR 202.364.0017

FACSIMILE TRANSMITTAL

Date: SEPT 5, 2006

To: TANIA TULLY

Fax: 301-563-3412

ERIC GRONNING

202-723-7054

From: William M. Karas, President
bill.karas@edmundjflynn.com

Jennifer Warner, Vice President
jennifer.warner@edmundjflynn.com

Claudia Roca, Settlement Coordinator
claudia.roca@edmundjflynn.com

Chanell Edwards, Settlement Coordinator
loans@edmundjflynn.com

Nancy Rivera, Post Closing
nancy.rivera@edmundjflynn.com

****note: the email address should be sent in lower case letters when emailing****

E-mail Loan Docs To: loans@edmundjflynn.com

Subject: 10009 MEXLO

Total Pages: 5 including cover page.

Comments/Remarks: RE: BOARD OF APPEALS HEARING.

Edmund J. Flynn Company

5100 Wisconsin Avenue, NW, Suite 514 Washington, DC 20016

Telephone: 202.537.1800

Facsimile: 202.363.1377 OR 202.364.0017

FACSIMILE TRANSMITTAL

Date: 6-26-06

To: TANIA Tully

Fax: 650-4379
301-563-3412

CC: ERIC Gronning
From: William M. Karas, President
bill.karas@edmundjflynn.com

2-223-7054

Jennifer Warner, Vice President
jennifer.warner@edmundjflynn.com

Claudia Roca, Settlement Coordinator
claudia.roca@edmundjflynn.com

Chanell Edwards, Settlement Coordinator
loans@edmundjflynn.com

Nancy Rivera, Post Closing
nancy.rivera@edmundjflynn.com

****note: the email address should be sent in lower case letters when emailing****

E-mail Loan Docs To: loans@edmundjflynn.com

Subject: 1009 MENDO Silver Spring

Total Pages: 3 including cover page.

Comments/Remarks: Thank you for your voice mail msg. Notice of
HEARING ATTACHED. I HOPE THAT YOU OR A REPRESENTATIVE OF
THE COMMISSION WILL BE ABLE TO ATTEND TO PRESENT THE
COMMISSION'S REQUIREMENTS IN SUPPORT OF THE PRESENT SET-BACK



Tully, Tania

From: Tully, Tania
Sent: Friday, June 16, 2006 2:29 PM
To: 'bill.karas@edmundjflynn.com'
Cc: Oaks, Michele
Subject: 10009 Menlo Avenue variance request

Mr. Karas -

I received your fax regarding the requested variance from the Established Building Line zoning rule. The Historic Preservation Commission will support the request with a letter or, if needed, making staff available to testify at the appeal.

I am not aware of any mechanism to speed up the process, but will check with my colleagues. Please let me know the date and time of the scheduled hearing so that I can place it on my calendar.

-Tania Tully

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

Edmund J. Flynn Company

5100 Wisconsin Avenue, NW, Suite 514 Washington, DC 20016

Telephone: 202.537.1800

Facsimile: 202.363.1377 OR 202.364.0017

FACSIMILE TRANSMITTAL

Date: 6-16-06

To: TANIA TOLLY Fax: 301-563-3442
 CC: ERIC GRONNING 202-223-7054
 From: William M. Karas, President ~~88~~
bill.karas@edmundjflynn.com

Jennifer Warner, Vice President
jennifer.warner@edmundjflynn.com

Claudia Roca, Settlement Coordinator
claudia.roca@edmundjflynn.com

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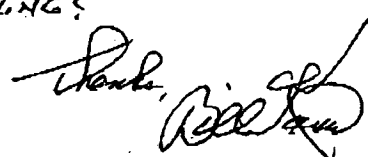
E-mail Loan Docs To: loans@edmundjflynn.com

Subject: HPC CASE# 31/07-051 / 10009 MENDO AVE, S.S.

Total Pages: 84 including cover page.

Comments/Remarks: COPY OF OUR REQUEST FOR A ZONING VARIANCE
ALLOWING A NEW STRUCTURE TO BE BUILT ON THE EXISTING
FOUNDATION. HEARING IS SCHEDULED FOR SEPT. IS THERE ANY
WAY THAT THIS MATTER CAN BE EXPEDITED? OR RESOLVED
BETWEEN THE OFFICES WITHOUT A HEARING?

Your ASSISTANCE IS APPRECIATED



DEVELOPMENT STANDARDS FOR R-60 ZONE

ZONE	R-60 Residential, one-family, detached.
AREA REQUIREMENT	Minimum lot size 6,000 sq. ft.
MAXIMUM COVERAGE	35% including accessory buildings.
MINIMUM FRONT YARD SETBACK	25 ft. or established building line, whichever is greater. ^{1,2}
MINIMUM SIDE YARD SETBACK	Total 18 ft.; one side 8 ft. ¹ Lot recorded before 12/31/53, 7 ft. each side. ^{1,6} Lot recorded between 10/28/30-9/30/41 if lot width is 40 ft. but less than 50 ft., 5 ft. each side. ¹ Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side. ^{1,3}
MINIMUM REAR YARD SETBACK	20 ft. ¹
MINIMUM LOT FRONTAGE	60 ft. at front building line. 25 ft. at street line.
MAXIMUM BUILDING HEIGHT	Not to exceed 2 ½ stories, and 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof. 3 stories or 40 feet with Planning Board approval.
ACCESSORY BUILDINGS	Rear yard only. Occupy maximum 25% of rear yard. 60 ft. from front lot line. ¹ 5 ft. from side lot line. ^{1,4,5} 5 ft. from rear lot line. ^{1,4,5} 2 stories or 25 ft. maximum height.
REMARKS	¹ For corner lots see Code Interpretation Policy ZP 0404-3. ² See Code Interpretation Policy ZP0404-2 (Established Building Line). ³ See Code Interpretation Policy ZP 0404-1(Pre 1928 Lots). ⁴ Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24', side and rear setback is increased 1 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24'. ⁵ Additional setback required if bldg. ht. is greater than 15 ft., side & rear setback is increased 1 ft. of additional setback for each foot of height over 15 ft. ⁶ This setback for new houses on lots which do not conform to lot width standards of the zone and all additions.

Mark Beall - Zoning Reviewer
Permit # 415872

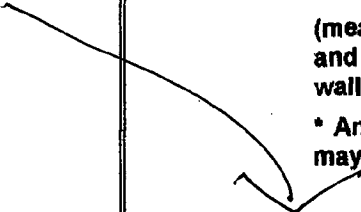


Department of Permitting Services
Division of Casework management
 255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

CODE INTERPRETATION/POLICY

Code/Year 2004	Section of Code 59-A-5.33	Title of Code Section/Subsection/Policy ADDITIONS
<p>Statement/Background of Issue</p> <p>In order to provide clarity and consistency for development approval by this Department and other agencies, this policy will establish definitions for the terms "alteration", "addition", and "new construction" when applied to existing single-family dwellings.</p>		
<p>Division Interpretation/Policy</p> <p>The following definitions must be used in the determination of a proposed building permit action to a single-family dwelling:</p> <p>A. ALTERATION – a modification to a building which does not change the footprint or floor area of an existing building.</p> <p>B. ADDITION – a modification to an existing building which changes the footprint or floor area provided that:</p> <ul style="list-style-type: none"> * The construction must not, at time of application, exceed the existing footprint, by more than 100%. * At least 50% of the existing first floor exterior walls, in their entirety, (measured in linear feet) and comprising the footprint of the existing building and must remain as exterior walls. The determination of first floor exterior walls is that it must have its finished floor surface entirely above grade. * Any increase in building height is subject to current zoning standards and may occur provided that the construction is within the above criteria. <p>C. NEW CONSTRUCTION – any change to an existing building which exceeds the definition of an alteration or addition as stated above.</p>		
Interpretation/Policy No. ZP0204	Date 2/25/04	Division Chief Reginald T. Jetter
	Date 2/25/04	Assistant County Attorney Malcolm F. Spicer
	Date 2/25/04	Director Robert C. Hubbard

SO....
 10009 Menlo
 is considered



**BOARD OF APPEALS
For
MONTGOMERY COUNTY**

REGARDING SPECIAL EXCEPTION AND VARIANCE CASES

A copy of the applicant's complete submission has been referred to the Montgomery County Planning Board for review and recommendation. For further information about the hearing, which may be scheduled in special exception cases, please call (301) 495-4610.

The file containing the applicant's submission for a special exception or a variance may be examined and copied in the Board's office prior to the day of the hearing, from 8:30 a.m. to 4:00 p.m., Monday through Friday. The office is located in the Stella B. Werner Council Office Building, at 100 Maryland Avenue, Room 217, Rockville.

The Montgomery County Zoning Ordinance is available for reference in the reference section of Montgomery County Libraries, the Office of the Montgomery County Board of Appeals, the Department of Permitting Services and the Montgomery County Planning Board.

For information about purchasing a copy of the Montgomery County Zoning Ordinance, contact the Office of the County Attorney at 101 Monroe Street, Third Floor, Rockville at (240) 777-6700.

Groups and organizations, whether or not they are represented by counsel, and/or citizens represented by counsel, who wish to testify at the hearing, must file two (2) copies of their statements at least ten (10) days before the scheduled hearing date. Their statement must indicate what they expect to prove, the names of witnesses, the estimated time for presentation of their case, and other such materials as may be required. The statement must be accompanied by copies of documentary evidence and resumes and summaries of testimony of expert witnesses. An individual may testify on his or her on behalf without prior notice either in favor of, or in opposition to, the special exception or variance. (No prior filing of an opposition statement is required in cases heard on less than thirty (30) days notice.) See the Board's Rules of Procedures, available at the Office of the Board of Appeals, or request a copy of the Board's brochure.

REGARDING PETITIONS FOR A VARIANCE UNDER ZONING ORDINANCE**PLEASE TAKE NOTICE**

Effective immediately, all parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purposes of this requirement, a party includes:

1. Counsel of record who have formally entered their appearance;
2. The People's Counsel for Montgomery County if he has filed a Notice of Intention to Participate in a case;
3. Any person to whom the Board has granted Intervener status and;
4. The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties.

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
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(www.montgomerycountymd.gov/content/council/boa/board.asp)

CASE NO. A-6152

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Carlton Gilbert, Development Review Division, M-NCPPC
Washington Suburban Sanitary Commission
State Highway Administration
County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

As a non-contributing resource, the changes at 10009 Menlo Avenue are reviewed for effects to the context and setting of the Historic District. Demolition is allowable, but new construction is reviewed with an emphasis on materials, features, size, scale and proportions, and massing in order to protect the integrity of the district and its environment.

Secretary of the Interior's Standards for Rehabilitation:

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 proportions, and massing to protect the integrity of the property and its environment.

Historic residential suburbs are historic districts comprised of sites (including the overall plan, house lots, and community spaces), buildings (primarily houses), structures (including walls, fences, streets and roads both serving the suburb and connecting it to corridors leading to the larger metropolitan area), and objects (signs, fountains, statuary, etc.).

. Elements such as roadways, the arrangement of house lots, walls, plantings, walkways, park land, ponds, statuary, and fountains may likewise contribute strongly to importance in landscape architecture. The retention of historic qualities of spatial organization, such as massing, scale, and setbacks, and the presence of historic plantings, circulation patterns, boundary demarcations, and other landscape features, should also be considered in evaluating the overall integrity of a historic neighborhood.

CASE NO. A-6152

PETITION OF WILLIAM KARAS

EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Petitioner's statement
4. Site survey and established building line calculations
5. (a) Elevations
(b) Basement, first, second and roof plans
6. Building permit denial
7. Memo from Tania Tully, M-NCPPC to petitioner dated 11/18/05
8. Zoning vicinity map
9. (a) Envelope Showing date Notice mailed
(b) Notice of Scheduled Hearing for September 13, 2006

10. _____
11. *topography / practicality per lot*
12. _____

13. _____
14. *Lot is w/in H.D.*
15. _____

16. *Written Decision in 30 days*
17. _____

18. _____

19. _____

20. _____

21. _____















PROPOSED HISTORIC DISTRICT

--- Historic District Boundary


RESOURCES

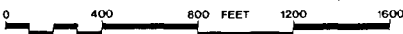
-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 -)
-  Spatial

DESIGNATED IN 1979.

Capitol View Special Study Area

KENSINGTON-WHEATON PLANNING AREA





21

0 400 800 FEET 1200 1600
0 500 METERS 1000
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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:

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

- 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. 1870 → present

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

- 0 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.

C 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.

NC 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

\$500

APPROVED AND ADOPTED
SECTOR PLAN FOR CAPITOL VIEW
AND VICINITY

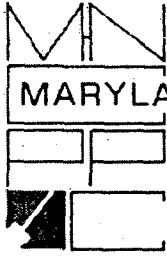
JULY, 1982

An amendment to the Master Plan, Kensington-Wheaton Planning Area VII, 1959, as amended; the Master Plan of Bikeway, 1978, as amended; the Master Plan for Historic Preservation, 1979, as amended; the Functional Master Plan for Conservation and Management in the Rock Creek Basin, Montgomery County, Maryland, 1980; the Master Plan of Highways within Montgomery County, Maryland; and the General Plan for the Physical Development of the Maryland-Washington Regional District.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20870



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

Date: 11/18/2005

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Tania Tully, Senior Planner
Historic Preservation Section
SUBJECT: Historic Area Work Permit #397538

*Stamped 3/22/06
TCT*

For demolition & new construction.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions.**

1. Staff will approve details such as the porch rails, front door, and columns as well as trim width and material.
2. Tree protection measures will be in place prior to any work beginning on the property.
3. Approval is based on revised drawing presented at the Worksession and which incorporated the conditions recommended in the Staff Report.

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

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

Applicant: William & Judy Karas

Address: 10009 Menlo Ave, Silver Spring

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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

AP 391538

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ERIC GRONNING, AIA

Daytime Phone No.: 202 271 7059

Tax Account No.: 13 00997375

Name of Property Owner: WILLIAM JUDY KADAS Daytime Phone No.: 202 537 1800

Address: 3612 SPIZUELL DR SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ERIC GRONNING, AIA Daytime Phone No.: 202 271 7059

LOCATION OF BUILDING/PREMISE

House Number: 10009 Street: MENLO AVENUE

Town/City: SILVER SPRING Nearest Cross Street: LEAFY AVENUE

Lot: 9 Block: 33 Subdivision: 5

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: MODULAR HOME

1B. Construction cost estimate: \$ 120,000

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] Signature of owner or authorized agent 9.12.05 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 11/16/05

Application/Permit No.: 397538 Date Filed: _____ Date Issued: _____

(5A)

**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 RESIDENCE IS A SINGLE FAMILY 1.5 STORY
WOOD FRAMED RESIDENCE W/ A CPTU WALK OUT BASEMENT
FOUNDATION WALL. THE STRUCTURE WAS BUILT AROUND 1945.
THE HOUSE CURRENTLY HAS ALUMINUM SIDING, ASPHALT
SHINGLES, ALUMINUM WINDOWS AND IS IN DISREPAIR.
THE PROPERTY SLOPES FROM FRONT TO BACK (15') AND
SITS 4" BELOW STREET LEVEL. A CHAIN LINK FENCE
SURROUNDS THE HOUSE

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

WE PROPOSE TO REMOVE THE WOOD FRAMED (1.5 STORY) PORTION
OF THE RESIDENCE AND REPLACE IT W/ A 2 STORY PREFAB
MODULAR HOUSE. WE NEED TO EXPAND THE CURRENT FOOTPRINT
BY 1'-10" TO ONE SIDE (NORTH) TO ACHIEVE THIS. WE ALSO PROPOSE
TO CONSTRUCT A FRONT PORCH AND DECK.

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.

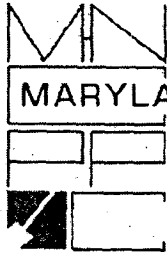
6. TREE SURVEY

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 edjoin 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: 11/18/2005

MEMORANDUM

TO: William & Judy Karas
10009 Menlo Ave, Silver Spring

FROM: Tania Tully, Senior Planner *TGJ*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #397538 *For new construction + demolition.*

Your Historic Area Work Permit application was Approved with Conditions by the Historic Preservation Commission at its 11/16/2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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.

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

Tully, Tania

From: Tully, Tania
Sent: Wednesday, March 22, 2006 2:23 PM
To: 'eric@gronningarchitects.com'
Subject: RE: 10009 Menlo review

Hi Eric -

The drawings are stamped and waiting for you. The only change I have is with the front door. If the lite division cannot be SDL, then there should be no divisions at all. Grilles between the glass are not approved.

Thanks,

Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----

From: Eric Gronning [mailto:eric@gronningarchitects.com]
Sent: Tuesday, March 21, 2006 10:05 AM
To: Tully, Tania
Subject: RE: 10009 Menlo review

Hi Tania,

I have the permit drawings sealed and ready for your review. I have made corrections to the drawings for all of your comments. I need to specify a window manufacturer and I would like to know if HPC is opposed to aluminum clad windows instead of vinyl clad? Or, would painted wood windows be satisfactory as well?

Thanks,
Eric

GRONNING ARCHITECTS, PLLC

1215 Connecticut Ave NW 4th Floor
Washington, DC 20036
Ph 202.223.7059 Fx 202.223.7054
www.GronningArchitects.com

From: Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]
Sent: Monday, March 06, 2006 10:57 AM
To: eric@gronningarchitects.com
Subject: RE: 10009 Menlo review

Eric-

I took a look at the plans and have the following comments/requests.

- 1) I can approve the roofing material change from asphalt shingles to standing seam metal at the staff level.
- 2) The trim boards should be wood.
- 3) The width of the front steps is shown wider in the floor plan than on the elevation. The narrower version is what is approved, but I can approve the wider width at the staff level. Just make sure that the drawings are consistent.
- 4) Specifications and/or cut sheets for the exterior doors and windows are needed as part of the permit set.
- 5) The Hardi-Plan siding should be specified as having the **smooth** surface.
- 6) The corner boards should be wider.
- 7) The gable roof was approved with cornice returns. I can approve the change at staff level if you can decrease the overhang of the eave
- 8) I suggest the following changes to the porch:

- The ceiling should be beadboard.
- make the fascia board 6" rather than 4"
- add a soffit board
- add pilasters (1/2 columns) where the railings meet the house

These photos are examples of the kind of detail the Commission is looking for. Simple, but not plain.

- http://www.designadvisor.org/images/da_153c.jpeg
- http://www.designadvisor.org/images/da_069b.jpeg
- http://www.designadvisor.org/images/da_086c.jpeg
- http://www.designadvisor.org/images/da_219b.jpeg
- http://www.designadvisor.org/images/da_207b.jpeg
- http://www.designadvisor.org/images/da_155c.jpeg

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

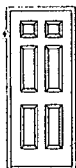
-----Original Message-----

From: Eric Gronning [mailto:eric@gronningarchitects.com]
Sent: Wednesday, March 01, 2006 11:29 AM
To: Tully, Tania
Subject: 10009 Menlo review

Tania,
Thanks for your call.
Eric

GRONNING ARCHITECTS, PLLC

1215 Connecticut Ave NW 4th Floor
Washington, DC 20036
Ph 202.223.7059 Fx 202.223.7054
www.GronningArchitects.com



ENTRY DOORS



Detailed Product Descriptions†: Carbonite™ Fiberglass and Premium Steel Doors

Frame (Clad frame units)

- Select softwood, water-repellent, preservative-treated in accordance with WDMA I.S.-4 at head and jambs.
- Interior surfaces primed.
- Exterior surfaces clad with aluminum at head and jambs.
- Extruded aluminum fin is integral with the frame cladding.
- Extruded [bronze anodized aluminum sill exterior and adjustable oak threshold [mill finish aluminum sill exterior and adjustable composite threshold.] [5-3/16"] [6-9/16"]
- Overall frame depth fits [4-9/16"], for in-swing doors without the use of jamb extensions.

Frame (Wood frame units)

- Select softwood, water-repellent, preservative-treated in accordance with WDMA I.S.-4 at head and jambs.
- Interior surfaces primed; exterior surfaces primed.
- Extruded [mill finish aluminum sill exterior and adjustable composite threshold. [bronze anodized aluminum sill exterior and adjustable oak threshold.] [5-3/16"] [6-9/16"]
- Overall frame depth fits [4-9/16"] wall depth; for in-swing without the use of jamb extensions.
- Factory-applied wood brickmould available on all wall depths.

Door Panels (Carbonite™ Fiberglass units)

- Composite exterior and interior skins with CFC-free polystyrene foam insulating core.
- Square-edged wood top rails, bottom rails and LVL stiles. 21" solid wood lock block reinforces latch and deadbolt installations.
- Panel thickness: 1-3/4".

Door Panels (Premium steel units)

- 24-gauge galvanized steel skins on exterior and interior with CFC-free polystyrene foam insulating core.
- Wood top rails, bottom rails and stiles.
- 12" solid wood lock block reinforces latch and deadbolt installations.
- All interior and exterior surfaces are primed. Panel thickness: 1-3/4".

Exterior Finish (Clad frame units)

- Exterior aluminum surfaces shall be finished with Pella® EnduraClad™ multi-stage finish system.
- Color shall be [white.] [brown.] [tan.] [hartford green.] [putty.] [poplar white.]

Exterior Finish (Wood frame units)

- Select softwood heads and jambs are preservative treated and primed.

Glazing

- Quality float glass complying with ASTM C1036.
- 1" tempered glass inserts feature [Clear], [InsulShield® argon-filled, multi-layer Low-E coated], [Juliet decorative panel], [Athena decorative panel], [Issabella decorative panel], [Victoria decorative panel], dual-sealed insulating glass shall be installed into high performance glazing frames.
- All glazing meets ANS1 Z97.1 and U.S.C.P.S.C. Standard 16 CRF 1201.

Weather Stripping

- Compression type foam filled weather strip at head and jambs. Multiple bulb-leaf dual durometer extruded polymer at bottom rail of door panel shall contact threshold and include drip.

Hardware and Hardware Prep

- Hinges shall be three (3) per door on 6'8" and 7'0" panel heights; four (4) per door on 8'0" heights.
- Hinge finish shall be [brass tone zinc dichromate.] [US3 polished brass-plated.] [US5 antique brass-plated.] [US15A antique nickel-plated.] [US26 polished chrome-plated.] [US32D stainless steel.]
- Door panels shall be [no bore.] [factory-prepped for 2-1/8" latch bore.] [factory-prepped for 2-1/8" latch bore and 2-1/8" deadbolt, 5-1/2" on center.] Backset shall be [2-3/8".] [2-3/4".]

Optional Products

The following specify optional products sold separately.

- **Removable Muntin Bars**
 - ◆ 3/4" profile removable solid wood bars, steel pinned at joints and fitted to panel with pins and clips.
 - ◆ Surface unfinished, ready for site finishing.
- **Grilles-Between-the-Glass**
 - ◆ Insulating glass contains 3/4" aluminum grilles installed between the two panes of glass.
 - ◆ Grilles are factory pre-finished white.

† For complete CSI Format Specifications, see separate booklet or browse online at www.PellaADM.com

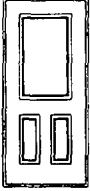
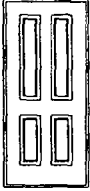
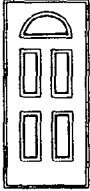


Specifications subject to change without notice.



ENTRY DOORS

*Carbonite™ Fiberglass Panel Style,
Size and Glazing Options*



PANEL STYLE	DOOR SIZE	REFERENCE GLASS SIZE								REMOVABLE GRILLES-BETWEEN-THE-GLASS	REMOVABLE
			JULIET	FRANCESCA	VICTORIA	GUINEVERE	ATHENA	ISABELLA	CLEAR		
HALF LITE 	2'8" x 6'8"	22" x 36"		●	●		●	●	●	●	●
	3'0" x 6'8"	22" x 36"		●	●		●	●	●	●	●
	2'8" x 8'0"	22" x 48"	●	●	●	●	●	●	●	●	●
	3'0" x 8'0"	22" x 48"	●	●	●	●	●	●	●	●	●
TWIN HALF LITE 	2'8" x 6'8"	8" x 36"			●			●	●	●	●
	3'0" x 6'8"	8" x 36"			●			●	●	●	●
4-PANEL (CH) 	2'8" x 6'8"	22" x 10"			●	●		●	●	●	●
	3'0" x 6'8"	22" x 10"			●	●		●	●	●	●
HALF LITE ARCH HEAD 	2'8" x 6'8"	22" x 38"	●			●					
	3'0" x 6'8"	22" x 38"	●			●					
HALF SPRINGLINE 	2'8" x 6'8"	22" x 36"	●			●					
	3'0" x 6'8"	22" x 36"	●			●					







Handwritten notes:
 A large 'X' is drawn over the 3'0" x 8'0" and 3'0" x 8'0" rows in the Half Lite section.
 The signature 'Pella' is written in the Twin Half Lite section.



ENTRY DOORS

Carbonite™ Fiberglass Panel Style, Size and Glazing Options



SIDELIGHT TYPE			GLASS TYPE								MUNTINS	
PANEL STYLE	DOOR SIZE	REFERENCE GLASS SIZE	JULIET	FRANCESCA	VICTORIA	GUINEVERE	ATHENA	ISABELLA	CLEAR	LOW-E	GRILLES-BETWEEN-THE-GLASS	REMOVABLE
FULL LITE SIDELIGHT 	1'0" x 6'8"	7" x 64"	●	●	●	●	●	●	●	●	●	●
	1'2" x 6'8"	7" x 64"	●	●	●	●	●	●	●	●	●	●
	1'0" x 8'0"	7" x 80"	●	●	●	●	●	●	●	●	●	●
	1'2" x 8'0"	7" x 80"	●	●	●	●	●	●	●	●	●	●
FULL LITE SIDELIGHT* 	1'0" x 6'8"	7" x 64"	●	●	●	●	●	●	●	●	●	●
	1'2" x 6'8"	7" x 64"	●	●	●	●	●	●	●	●	●	●
3/4 LITE SIDELIGHT 	1'0" x 6'8"	8" x 48"	●	●	●	●	●	●	●	●	●	●
	1'2" x 6'8"	8" x 48"	●	●	●	●	●	●	●	●	●	●
HALF LITE SIDELIGHT 	1'0" x 6'8"	8" x 36"	●	●	●	●	●	●	●	●	●	●
	1'2" x 6'8"	8" x 36"	●	●	●	●	●	●	●	●	●	●
	1'0" x 8'0"	8" x 48"	●	●	●	●	●	●	●	●	●	●
	1'2" x 8'0"	8" x 48"	●	●	●	●	●	●	●	●	●	●
HALF SPRINGLINE SIDELIGHT 	1'0" x 6'8"	8" x 36"			●	●				●		
	1'2" x 6'8"	8" x 36"			●	●				●		
DIRECT SET SIDELIGHT 	1'0" x 6'8"								●	●	●	●
	1'2" x 6'8"								●	●	●	●
	1'0" x 8'0"								●	●	●	●
	1'2" x 8'0"								●	●	●	●

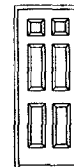
* Walnut Grain

Handwritten signature and notes:
 NO
 NO
 Pella
 8-11



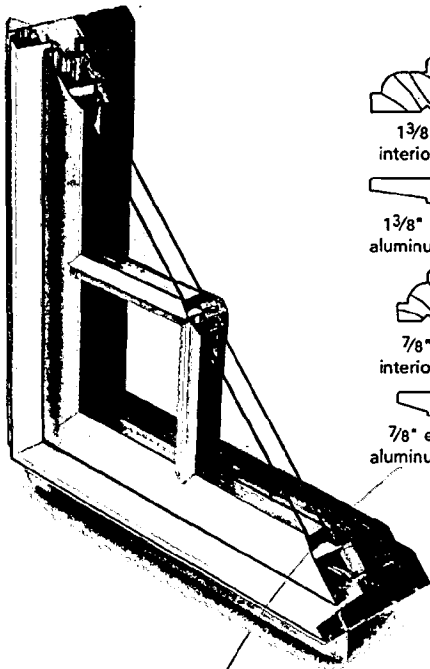
ENTRY DOORS

Pella® Glazing Performance: Total-unit



PRODUCT	TYPE OF GLAZING ¹	U-VALUE		SOLAR HEAT GAIN COEFFICIENT		% VISIBLE LIGHT TRANSMISSION	
		A	B	A	B	A	B
In-Swing Entry Door, Clad Frame, Carbonite™-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.36	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.29	—	0.21	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.30	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.33	—	—	—	—	—
In-Swing Entry Door, Clad Frame, Steel Slab-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.36	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.28	—	0.20	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.30	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.33	—	—	—	—	—
In-Swing Entry Door, Wood Frame, Carbonite-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.35	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.28	—	0.20	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.29	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.32	—	—	—	—	—
In-Swing Entry Door, Wood Frame, Steel Slab-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.36	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.28	—	0.20	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.30	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.33	—	—	—	—	—
Out-Swing Entry Door, Clad Frame, Carbonite-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.40	—	0.38	—	37	—
	1" InsulShield IG with 3 mm glass	0.33	—	0.21	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.34	—	0.22	—	33	—
	1" Triple IG with 3 mm glass	0.37	—	—	—	—	—
Out-Swing Entry Door, Clad Frame, Steel Slab-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.43	—	0.38	—	37	—
	1" InsulShield IG with 3 mm glass	0.36	—	0.22	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.37	—	0.22	—	33	—
	1" Triple IG with 3 mm glass	0.40	—	—	—	—	—
Out-Swing Entry Door, Wood Frame, Carbonite-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.37	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.29	—	0.21	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.31	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.34	—	—	—	—	—
Out-Swing Entry Door, Wood Frame, Steel Slab-Full Lite A= 38" x 82"	1" Clear IG 3 mm glass	0.38	—	0.37	—	37	—
	1" InsulShield IG with 3 mm glass	0.31	—	0.21	—	33	—
	1" InsulShield HA IG with 3 mm glass	0.32	—	0.21	—	33	—
	1" Triple IG with 3 mm glass	0.35	—	—	—	—	—

1. High Altitude InsulShield IG (designated as HA) and other InsulShield IG with tinted glass are air-filled.



1 3/8" wood
interior/exterior



1 3/8" extruded
aluminum exterior

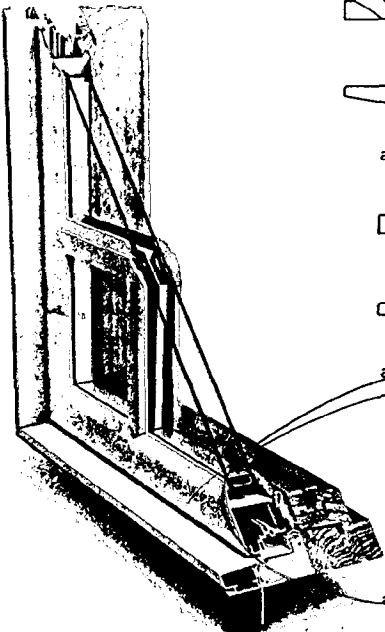


7/8" wood
interior/exterior

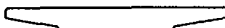


7/8" extruded
aluminum exterior

✓ TGT 3/22/04



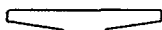
2" wood
interior/exterior



2" extruded
aluminum exterior



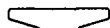
1 3/8" wood
interior/exterior



1 3/8" extruded
aluminum exterior



7/8" wood
interior/exterior



7/8" extruded
aluminum exterior

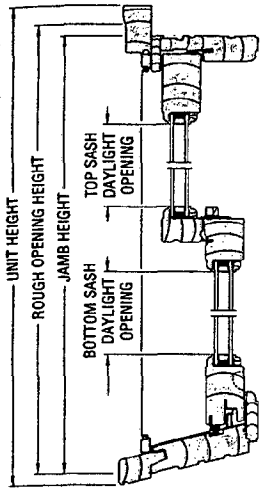
True Divided Lite - TDL

Other window manufacturers have essentially abandoned True Divided Lite windows, for creating them is virtually a lost art. But our craftsmen revel in the art of hand-fitting each individual pane of glass into position in the muntin bars. Using old-world techniques that require patience, precision, and skill, we're proud to produce the industry's only 7/8" True Divided Lite with insulated glass. The result is a beautiful, historically accurate window.

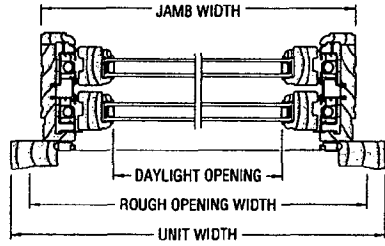
Simulated Divided Lite - SDL

Simulated Divided Lite delivers the look of True Divided Lite, but is more accessible to many budgets. SDL grilles are permanently adhered to the interior and exterior of a full-size pane of glass. A narrow spacer bar between panes simulates the look of True Divided Lite. • Narrow spacer bars between panes offer clean sightlines and give the appearance of individual lites.

Double-Hung Tilt Cross Sections - Wood Brick Mould (Scale: 1-1/2" = 1'0")

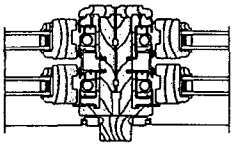


DOUBLE-HUNG TILT
SIDE VIEW

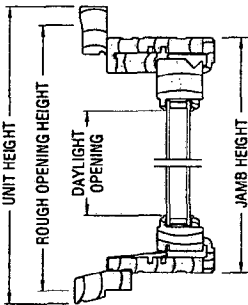


DOUBLE-HUNG TILT
TOP VIEW*

*Screen option shown; must be specified when ordering.



VERTICAL MULL

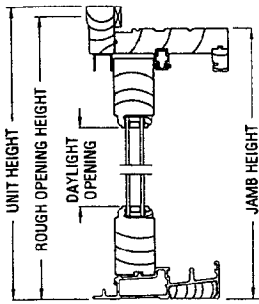


TRANSOM SIDE VIEW

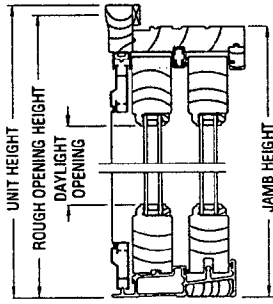
If you know Double-Hung Tilt Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Nominal	+ 7-15/16" [202mm]	(Glass Size x 2) + 10-15/16" [278mm]
Jamb Size	Glass Size	+ 5-5/16" [135mm]	(Glass Size x 2) + 9-1/8" [232mm]
Rough Opening	Plus:	+ 6-5/16" [160mm]	(Glass Size x 2) + 9-5/8" [244mm]

If you know Double-Hung Tilt Transom Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Nominal	+ 7-7/16" [189mm]	+ 7-1/2" [191mm]
Jamb Size	Glass Size	+ 4-13/16" [122mm]	+ 4-13/16" [122mm]
Rough Opening	Plus:	+ 5-13/16" [148mm]	+ 6-1/16" [154mm]

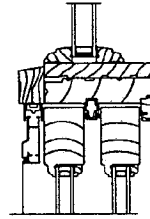
Sliding Patio Door Cross Sections - Wood Brick Mould (Scale: 1-1/2" = 1'0")



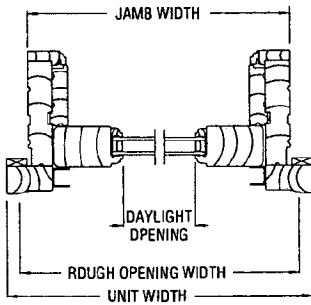
OPERATING SIDE VIEW



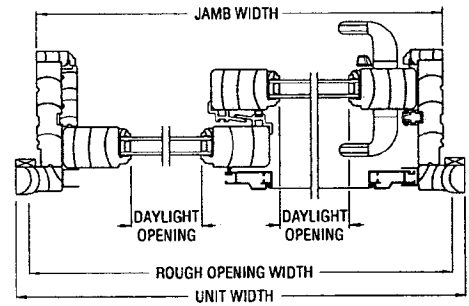
OPERATING SIDE VIEW



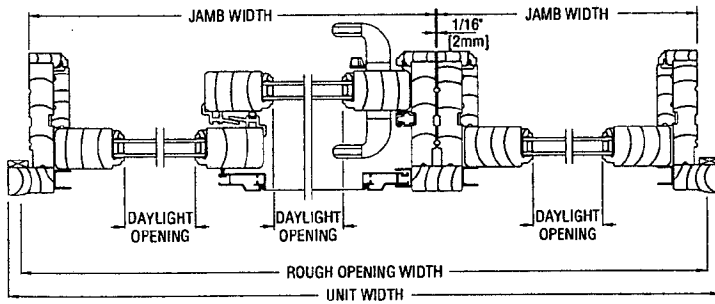
HORIZONTAL TIGHT MULL



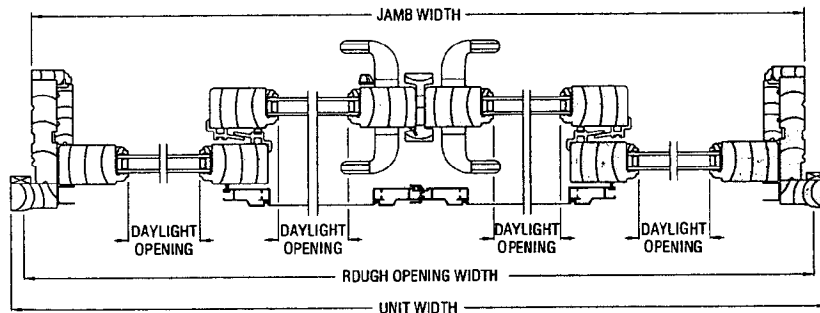
STATIONARY TOP VIEW



2-WIDE TOP VIEW (OX OPERATING CODE)



3-WIDE TOP VIEW (OXs OPERATING CODE)



4-WIDE TOP VIEW (OXxo OPERATING CODE)

Thermal Performance Data

DOUBLE-HUNG TILT^e - WOOD BRICK MOULD

Product Type	GLAZING OPTIONS ^c		NFRC MODEL SIZE 47" x 59" [1194mm x 1499mm] TOTAL UNIT CALCULATIONS ^a				ENERGY STAR ^b
	Glazing Thickness	Glazing Type	U-Value	R-Value	Solar Heat Gain Co-efficient	Visible Light Transmittance	
Without Grilles	3/4"	Insul	0.47	2.13	0.53	0.55	—
	3/4"	Insul Low E ²	0.35	2.86	0.29	0.48	N, NC, SC, S
	3/4"	Insul Low E ² w/Argon Gas	0.32	3.13	0.29	0.48	N, NC, SC, S
	3/4"	Insul Low E Sun 145	0.36	2.78	0.25	0.30	NC, SC, S
	3/4"	Insul Low E Sun 145 w/Argon Gas	0.33	3.03	0.25	0.30	N, NC, SC, S
With 5/8" Flat Grilles in Airspace	3/4"	Insul	0.47	2.13	0.48	0.49	—
	3/4"	Insul Low E ²	0.35	2.86	0.26	0.43	N, NC, SC, S
	3/4"	Insul Low E ² w/Argon Gas	0.32	3.13	0.27	0.43	N, NC, SC, S
	3/4"	Insul Low E Sun 145	0.36	2.78	0.23	0.27	NC, SC, S
	3/4"	Insul Low E Sun 145 w/Argon Gas	0.33	3.03	0.23	0.27	N, NC, SC, S
With 11/16" or 15/16" Sculptured Grilles in Airspace	3/4"	Insul	0.47	2.13	0.48	0.49	—
	3/4"	Insul Low E ²	0.36	2.78	0.26	0.43	NC, SC, S
	3/4"	Insul Low E ² w/Argon Gas	0.33	3.03	0.26	0.43	N, NC, SC, S
	3/4"	Insul Low E Sun 145	0.37	2.70	0.23	0.27	NC, SC, S
	3/4"	Insul Low E Sun 145 w/Argon Gas	0.34	2.94	0.23	0.27	N, NC, SC, S
Simulated Divided Lite ^d	3/4"	Insul	0.47	2.13	0.48	0.49	—
	3/4"	Insul Low E ²	0.36	2.78	0.26	0.43	NC, SC, S
	3/4"	Insul Low E ² w/Argon Gas	0.33	3.03	0.26	0.43	N, NC, SC, S
	3/4"	Insul Low E Sun 145	0.37	2.70	0.23	0.27	NC, SC, S
	3/4"	Insul Low E Sun 145 w/Argon Gas	0.34	2.94	0.23	0.27	N, NC, SC, S
With Combination Storm/Screen	3/4"	Insul	0.32	3.13	0.48	0.50	N, NC
	3/4"	Insul Low E ²	0.25	4.00	0.30	0.44	N, NC, SC, S
	3/4"	Insul Low E ² w/Argon Gas	0.23	4.35	0.30	0.44	N, NC, SC, S
	3/4"	Insul Low E Sun 145	0.26	3.85	0.28	0.28	N, NC, SC, S
	3/4"	Insul Low E Sun 145 w/Argon Gas	0.24	4.17	0.28	0.28	N, NC, SC, S

^a Total Unit Calculations U- & R-Values are derived from computer simulations using the WINDOW 5.2 and THERM 5.2 programs. Simulations are then verified by testing in accordance with NFRC 102.

^b ENERGY STAR performance criteria is based on total unit calculations for NFRC model sizes:

ZONE	U-VALUE	SHGC
N=Northern	0.35 and below	Any
NC=North/Central	0.40 and below	0.55 and below
SC=South/Central	0.40 and below	0.40 and below
S=Southern	0.65 and below	0.40 and below

^c The effectiveness of an inert gas will be eliminated in window and door products ordered and/or manufactured with capillary tubes. U-Values for units manufactured with an inert gas will be simulated with air in the airspace.

^d Simulated Divided Lite units are calculated with grilles in airspace.

^e Window unit thermal performance data was calculated using "Warm-Edge I Spacer".

Tully, Tania

From: Tully, Tania
Sent: Tuesday, March 21, 2006 3:03 PM
To: 'angela.clark@montgomerycountymd.gov'
Subject: FW: 405897 - Demolition for SFD 10009 Menlo Avenue

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----

From: Tully, Tania
Sent: Monday, December 12, 2005 10:49 AM
To: 'angela.clark@montgomerycountymd.gov'
Subject: 405897 - Demolition for SFD 10009 Menlo Avenue

Angela-

As per HAWP #397538, and the demolition drawings stamped 11/30/05, the Historic Preservation Commission approved demolition of the existing house at 10009 Menlo Avenue down to the raised basement. The plans for new construction will be provided to staff for stamping as per the conditions of approval, prior to submittal of the building permit.



10009 Menlo Ave
DPS 2005.doc

Please let me know if you need anything else.
-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org



405897

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

FAX

DATE: 12/12/05 / 3/21/06
Second Request

TO:

Name: Sue, Gwen Alugad Thomason

Company: Nustria Society

Phone: _____ Fax: 301 563-3412

FROM:

Name: Angela C.

Phone: 240 777-6269 Fax: 240 777-6241 or 6262

SUBJ: 405897 - Demolition for SFD

PAGE(S): 3 (including cover sheet) 10009 Menlo Ave
(Application for Demo)

MESSAGE: Please get an email approval to me.
Thanks.

If there is a problem with this transmission, please call 240



ANGELA B. CLARK
Permit Technician
Department of Permitting Services
Division of Casework Management
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
240-777-6269
240-777-6256 TTY
240-777-6262 FAX



angela.clark@montgomerycountymd.gov

Historic Atlas/ Historic Site Master



Montgomery County Maryland
Department of Permitting Services
(240) 777-6300 Fax (240) 777-6262
<http://permitting.services.montgomerycountymd.gov>



APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Sediment Control # 222360 Building AP #(s) _____ Demolition # 405897

DESCRIPTION OF WORK: (check all that apply)

- ADD
- ALTER
- CONSTRUCT
- DEMOLISH
- MOVE
- FOUNDATION ONLY
- RESTORE and/or REPAIR

Gross Sq. Ft. of Area Created or Affected by this Action:
Estimated Cost: \$ 8,500
Disturbed Land Area: 10,000 SF

USE OF STRUCTURE:

- SINGLE FAMILY DWELLING
- TOWNHOUSE
- FENCE*
- RETAINING WALL
- TRAILER**
- MODULAR HOME**
- HOT TUB
- OTHER _____
- DECK
- DUPLEX
- BASEMENT
- POOL IN GROUND
- POOL ABOVE GROUND
- DETACHED GARAGE
- SHED

* IF BUILDING A FENCE OR RETAINING WALL

HEIGHT: _____ ft. _____ in. Note: (A signed approval letter from the adjacent lot owner(s) is required)
 Located entirely on the land of the owner Public Right of Way/Easement Located on the lot line

**NOTE:

Manufacturer's Name and Model # for All Trailers and Modular Homes

MODEL HOUSE PROGRAM: to build new homes

- INITIAL SUBMITTAL or
 - PREVIOUSLY APPROVED PERMIT # _____
- New Home Model Name or # _____

REFER-BACK SYSTEM: to build new homes & pools

- INITIAL SUBMITTAL or
- PREVIOUSLY APPROVED PERMIT # _____

REVISION to ORIGINAL PERMIT # _____

(Original permit has been issued and is active)

- SITE
- STRUCTURAL
- HOUSE TYPE
- OTHER: _____

BUILDING PREMISE ADDRESS:

Add'l. House #'s if building new townhouses: _____

House Number 10009 Street MENLO AVE City SILVER SPRING Zip 20910
Lot(s) 9 Block 33 Subdivision _____

Nearest Cross Street LEAFY AVENUE

APPLICANT INFORMATION: Contact ID #: _____ Fax #: 2023631311 Email: _____

Name of Applicant BILL KARAS Daytime Phone #: 2025371800
(Permit will be issued to Applicant)

Address 3612 SPUWELL DR City SILVER SPRING State MD Zip 20902

CONTACT INFORMATION: Contact ID #: _____ Fax #: 2022328502 Email: _____

Contact Person J. ERK (GRONM) HO, AIA Daytime Phone # 2022717059
(If other than Applicant)

Address 1302 OTIS PL NW City WASHINGTON State DC Zip 20010

Contractor OWNER MHIC or Montgomery County Builders License # _____

Contractor Address _____ Daytime Phone # _____

EXPEDITED PLAN REVIEW: I request an Expedited Plan Review, when available, which is subjected to additional fees.

(Applicant's Signature) _____ Date _____ (Print Name) _____

397538

Tully, Tania

From: Tully, Tania
Sent: Monday, December 12, 2005 10:49 AM
To: 'angela.clark@montgomerycountymd.gov'
Subject: 405897 - Demolition for SFD 10009 Menlo Avenue

Angela-

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10009 Menlo Ave
DPS 2005.doc

Please let me know if you need anything else.
-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

FAX

DATE: 12/12/05

TO:

Name: Sue, Gwen

Company: Trustee Society

Phone: _____ Fax: 301 563-3412

FROM:

Name: Angela C.

Phone: 240 777-6269 Fax: 240 777-6241 or 6262

SUBJ: 405897 - Demolition for SFD

PAGE(S): 3 (including cover sheet) 10009 Menlo Ave
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ANGELA B. CLARK
Permit Technician

Department of Permitting Services
Division of Casework Management
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850
240-777-6269
240-777-6256 TTY
240-777-6262 FAX

angela.clark@montgomerycountymd.gov



Nestore Atlas/Nestore Site



Montgomery County Maryland
Department of Permitting Services
(240) 777-8300 Fax (240) 777-6262
<http://permitloaservices.montgomerycountymd.gov>



APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Sediment Control # 222360 Building AP #(s) _____ Demolition # 405897

DESCRIPTION OF WORK: (check all that apply)

- ADD
- ALTER
- CONSTRUCT
- DEMOLISH
- MOVE
- FOUNDATION ONLY
- RESTORE and/or REPAIR

Gross Sq. Ft. of Area Created
or Affected by this Action:
Estimated Cost: \$ 2,8500
Disturbed Land Area: 10,000SF

USE OF STRUCTURE:

- SINGLE FAMILY DWELLING
- TOWNHOUSE
- FENCE*
- RETAINING WALL
- TRAILER**
- MODULAR HOME**
- HOT TUB
- OTHER _____
- DECK
- DUPLEX
- BASEMENT
- POOL IN GROUND
- POOL ABOVE GROUND
- DETACHED GARAGE
- SHED

* IF BUILDING A FENCE OR RETAINING WALL

HEIGHT: _____ ft. _____ in. Note: (A signed approval letter from the adjacent lot owner(s) is required)
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**NOTE:

Manufacturer's Name and Model # for All Trailers and Modular Homes

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 - PREVIOUSLY APPROVED PERMIT # _____
- New Home Model Name or # _____

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- INITIAL SUBMITTAL or
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REVISION to ORIGINAL PERMIT # _____

(Original permit has been issued and is active)

- SITE
- STRUCTURAL
- HOUSE TYPE
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Add'l. House #'s if building new townhouses: _____

House Number 10009 Street MENLO AVE City SILVER SPRING Zip 20910

Lot(s) 9 Block 33 Subdivision _____

Nearest Cross Street LEAFY AVENUE

APPLICANT INFORMATION: Contact ID #: _____ Fax #: 2023631377 Email: _____

Name of Applicant BILL KARAS Daytime Phone #: 2025371800
(Permit will be issued to Applicant)

Address 3612 CROVELL DR City SILVER SPRING State MD Zip 20902

CONTACT INFORMATION: Contact ID #: _____ Fax #: 2022328502 Email: _____

Contact Person J. ERIC GRONNING, AIA Daytime Phone # 2022717059
(If other than Applicant)

Address 1302 OTIS PL NW City WASHINGTON State DC Zip 20010

Contractor OWNER MHC or Montgomery County Builders License # _____

Contractor Address _____ Daytime Phone # _____

EXPEDITED PLAN REVIEW: I request an Expedited Plan Review, when available, which is subjected to additional fees.

(Applicant's Signature) _____ Date _____ (Print Name) _____

40 5897

ADDITIONAL APPROVALS:

Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit. For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

TYPE OF WATER SUPPLY WSSC WELL OTHER (specify) _____
SEWAGE DISPOSAL WSSC SEPTIC OTHER (specify) _____

MPDU ... 20% of this new home development will be built as Moderately Priced Dwelling Units Yes No

IMPACT TAX ... New Homes will be assessed an Impact Tax based on the area where the house is built ... (see Impact Tax guide)
 I will exercise an approved Impact Tax Credit, a copy of which is attached

DAP & EDAET AGREEMENTS.... Agreement must be attached for new homes when applicable.

SPECIAL EXCEPTION: Is this lot subject to a Special Exception? Yes, Case # _____ No

VARIANCE: Has a Variance been granted to perform this work? Yes, Variance # _____ No

HISTORIC AREA IN ATLAS or MASTER PLAN: Is the property a Historic resource? Yes No

AUTHORIZED AGENT AFFIDAVIT: I hereby declare and affirm, under the penalty of perjury, that:

- 1. I am duly authorized to make this permit application on behalf of: WILLIAM KARAS
(please print property owner's name)
- 2. The work proposed by this building permit application is authorized by the property owner, and
- 3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

(Signature of Authorized Agent) [Signature] Date 12.6.05 (Print Name) J. ERIC GRONNING, AIA

HOMEOWNER ACTING AS NEW HOME BUILDER AFFIDAVIT:

By this instrument, I, as the property owner, am applying for an exemption from the licensing requirements for a building contractor. I hereby declare and affirm, under the penalty of perjury that:

- 1. I or a member of my immediate family will perform any and all construction associated with the foregoing building permit application; and
- 2. The type of improvement indicated on the building permit application is designed for use as a residence or dwelling place for my own or my immediate family's use; and
- 3. I take full responsibility for all and any code violations.
- 4. All matters and facts set forth in this affidavit are true and correct to the best of my knowledge, information, and belief.

(Signature of Property Owner) [Signature] Date 12.6.05 (Print Name) CELESTE M. KARAS

TO BE READ BY THE APPLICANT:

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in the building permit application are true and correct to the best of my knowledge, information and belief.

(Applicant's Signature) [Signature] Date 12.5.05 (Print Name) J. ERIC GRONNING, AIA

FOR OFFICE USE ONLY: Permit Fee: \$ _____ + Impact Tax, DAP or EDAET: \$ _____ Balance: \$ _____
Bldg.appl.res.0703

Tully, Tania

From: Tully, Tania
Sent: Monday, March 06, 2006 10:57 AM
To: 'eric@gronningarchitects.com'
Subject: RE: 10009 Menlo review

Eric-

I took a look at the plans and have the following comments/requests.

- 1) I can approve the roofing material change from asphalt shingles to standing seam metal at the staff level.
- 2) The trim boards should be wood.
- 3) The width of the front steps is shown wider in the floor plan than on the elevation. The narrower version is what is approved, but I can approve the wider width at the staff level. Just make sure that the drawings are consistent.
- 4) Specifications and/or cut sheets for the exterior doors and windows are needed as part of the permit set.
- 5) The Hardi-Plan siding should be specified as having the **smooth** surface.
- 6) The corner boards should be wider.
- 7) The gable roof was approved with cornice returns. I can approve the change at staff level if you can decrease the overhang of the eave
- 8) I suggest the following changes to the porch:
 - The ceiling should be beadboard.
 - make the fascia board 6" rather than 4"
 - add a soffit board
 - add pilasters (1/2 columns) where the railings meet the house

These photos are examples of the kind of detail the Commission is looking for. Simple, but not plain.

- http://www.designadvisor.org/images/da_153c.jpeg
- http://www.designadvisor.org/images/da_069b.jpeg
- http://www.designadvisor.org/images/da_086c.jpeg
- http://www.designadvisor.org/images/da_219b.jpeg
- http://www.designadvisor.org/images/da_207b.jpeg
- http://www.designadvisor.org/images/da_155c.jpeg

-Tania

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
301-563-3400
301-563-3412 (fax)
www.mc-mncppc.org

-----Original Message-----

From: Eric Gronning [mailto:eric@gronningarchitects.com]
Sent: Wednesday, March 01, 2006 11:29 AM
To: Tully, Tania

Subject: 10009 Menlo review

Tania,
Thanks for your call.
Eric

GRONNING ARCHITECTS, PLLC

1215 Connecticut Ave NW 4th Floor
Washington, DC 20036
Ph 202.223.7059 Fx 202.223.7054
www.GronningArchitects.com

LETTER

02.24.05

To: Tonia Tully
Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

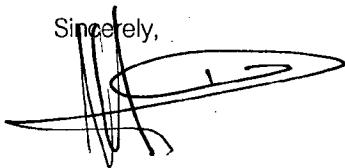
From: Eric Gronning, AIA

Re: 10009 Menlo Ave, Silver Spring, MD 20910

Ms. Tully,

Please review the draft permit drawings for 10009 Menlo Ave for Historic compliance. I will incorporate your comments into the final permit package and return them for your approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Gronning', with a large, sweeping flourish extending to the left.

Eric Gronning, Principal, AIA

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THE HISTORIC PRESERVAION COMMISSION

- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-05MMM
- 509 Albany Avenue :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 29/06-05A
- 11231 River View Road :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 31/07-05I
- 10009 Menlo Avenue :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 35/77-05A
- 3807 Williams Lane :
- - - - - X
- HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-05E
- 26200 Frederick Road :
- - - - - X
- PRELIMINARY CONSULTATION - : Case B
- 5180 Warwick Avenue :
- - - - - X
- PRELIMINARY CONSULTATION - : Case C
- 7401 Brookeville Road :
- - - - - X

A meeting in the above-entitled matter was held on November 16, 2005, commencing at 7:38 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Timothy Duffy

Jeff Fuller

Caroline Alderson

Warren Fleming

Nuray Anahtar

Deposition Services, Inc.

6245 Executive Boulevard

Rockville, MD 20852

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

1 The main comments made by the Commission at that time were
2 the height and, the height and mass of the structure as a
3 whole, and window placement.

4 The applicants revised their drawings with that in
5 mind and additionally, as you should know, their additional,
6 yet further revised drawings, were passed out tonight at the
7 work session. And rather than going through what, so with
8 that in mind, with demolition of the non-contributing
9 resource, and considering the review of the new structure, in
10 terms of materials, features, size and scale, staff
11 additionally was approved, was going to recommend approval
12 with a number of conditions, as seen on circle 1.

13 And on circle 23, staff provided a, you know, an
14 idea sketch of what we thought would be more appropriate to
15 the scale of the district. The suggestions were regularizing
16 the windows, moving the porch steps to be in front of the
17 front door, redesigning the roof, to give it a more of a
18 traditional appearance, as though the back half were a later
19 addition. And the revised drawings passed out tonight
20 reflect all of those changes.

21 All of those suggestions, there's only one window
22 that they were unable to put in, because of the stairs being
23 in the way. And staff does have two additional conditions,
24 which are that details such as porch rails and columns and
25 trim, and all of that, be approved at the staff level, and
26 that the tree protection measures be in place prior to any

1 work beginning on the property.

2 The materials proposed for the project are, will be
3 clad wood windows, horizontal cement board siding and a
4 minimum of 4 inch trim around the windows and doors. And I
5 do have the pictures of the property that were available at
6 the preliminary consultation. I'd be happy to answer any
7 questions, the architect is here this evening as well.

8 MS. O'MALLEY: Are there any questions for staff?
9 Would anyone like to see the slides? Would the applicant
10 like to come up, please?

11 MR. GRONNING: Good evening, my name is Eric
12 Gronning, I'm the architect. I'd like to apologize on Mr.
13 Caris' behalf, he is out of town attending to a family
14 matter. I'd also like to thank the staff and the Board for,
15 for all their help, I think we're probably going to end up
16 with a better project than what we started with, due to this
17 process.

18 MS. O'MALLEY: It's great that you've been able to
19 accommodate all the comments. Are there questions from --

20 MS. ALDERSON: Just one. It's come a long way and
21 this is great, we're really pleased. There's just one
22 revision I'd like to ask that we consider and hear your
23 response, and that is the door, it's the only thing that
24 looks out of place to me. The rest is very well integrated
25 traditional construction now, and if that door could be
26 replaced with any kind of panel construction, either solid

1 panel, if you don't want windows, or the upper half glazed,
2 the lower half panel, as opposed to just the upper, because
3 that's the part that makes it look kind of late 60's or 70's,
4 and that would make it much better integrated and look like a
5 traditional colonial farmhouse.

6 MR. GRONNING: Yeah, I, I agree. We have yet to
7 actually spec a door for that and we'll work with staff to
8 get the one that's appropriate for that area.

9 MS. ALDERSON: Great.

10 MS. O'MALLEY: It might be, this should have been a
11 question for staff, but when you describe the house as
12 looking as though there is an addition on the back, do you
13 envision at all a Article IV, which would --

14 MS. TULLY: I, I could, now I committed, I mean, I
15 suppose it, I had not, I, I don't have a strong opinion one
16 way or another. You know, frequently, there is a IV
17 sometimes they, you know, the entire house was re-sited, in
18 addition to replaced -- so it could go either way.

19 MS. WRIGHT: I think we've usually requested that
20 kind of vertical breakup when it's been a fairly long facade.
21 This is a relatively short facade, I mean it's not, you
22 know, 60 feet long or anything, as we've seen some.

23 MR. DUFFY: I would agree, I think it's preferable
24 to keep it consistent the way it's drawn, this scale.

25 MS. O'MALLEY: I'd entertain a motion.

MR. FULLER: I'll make a motion that we approve

Case 31/07-05I at 10009 Menlo Avenue, Menlo Avenue, whatever, with the elimination of the first five staff conditions and modification of condition 6 to read, staff will approve details such as porch rails, columns and the front door, as well as trim with the material. And 7 remains.

MS. TULLY: Right, and that's with using the revised drawings?

MR. FULLER: With the revised drawings as submitted today. Thank you.

MS. O'MALLEY: Is there a second?

MS. ALDERSON: I'll second.

MS. O'MALLEY: All in favor, raise your hand, unanimous.

MR. GRONNING: Thank you very much.

MS. O'MALLEY: Thank you so much, this is going to be such a better project.

MR. GRONNING: Yes, I agree, thank you.

LETTER

11.10.05

To: Tonia Tully
Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

From: Eric Gronning, AIA

Re: 10009 Menlo Ave, Silver Spring, MD 20910

Ms. Tully,

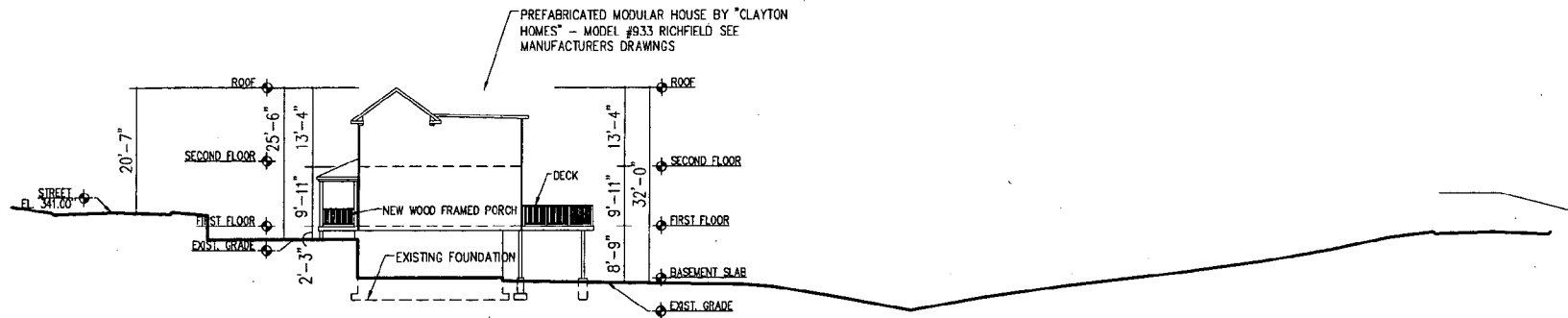
We have revised the residence per your suggestions and the staff suggestions as outlined on the HISTORIC PRESERVATION COMMISSION STAFF REPORT dated 11/9/2005. We have incorporated all but one of your suggestions as outlined below. Thank you for your recommendations, we believe that the revised scheme is significantly better than from where we started.

1. The windows have been regularized.
2. A rectangular window has been added to the right of the door.
3. The steps are located across from the front door.
4. The paired window on the left elevation is now a single. We could not add a window to the right side because it would be in the stair stringer.
5. The roof line has been modified per your sketch and the overall building height is at 25'6" above grade
6. Details to follow after approval.
7. Tree protection will be in place prior to work as approved by hpc.

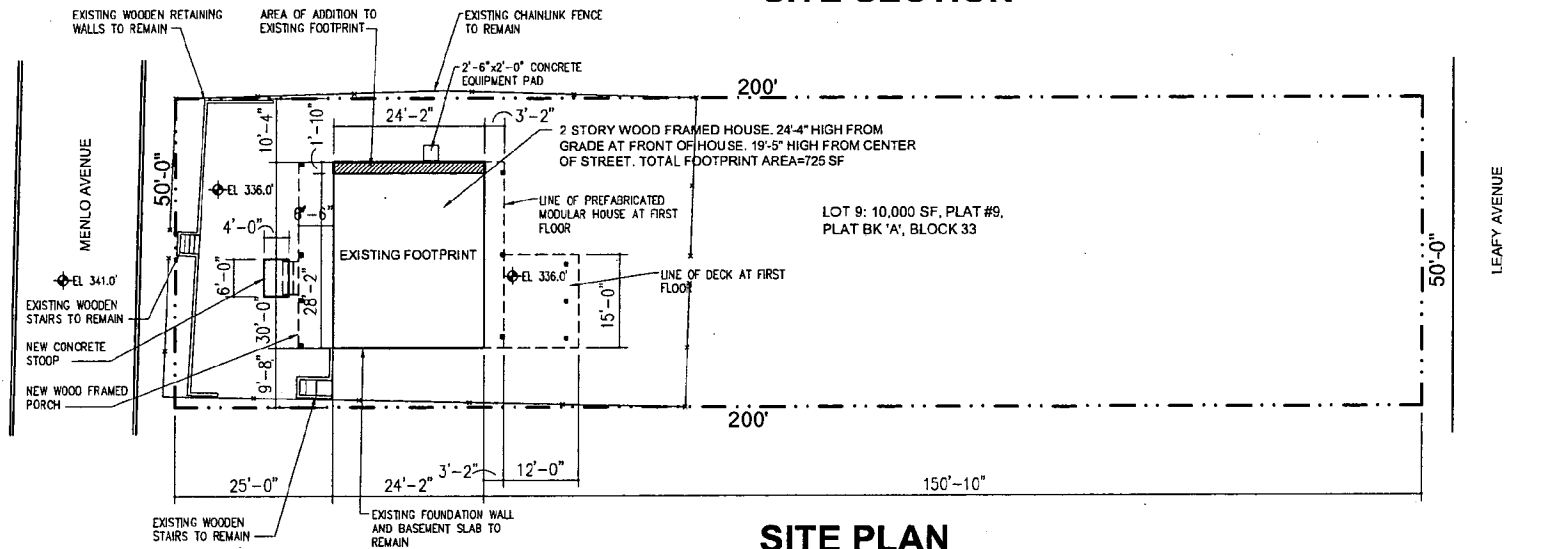
Sincerely,

Eric Gronning, Principal, AIA

REVISED DRAWINGS



SITE SECTION



SITE PLAN

AREA TABLE

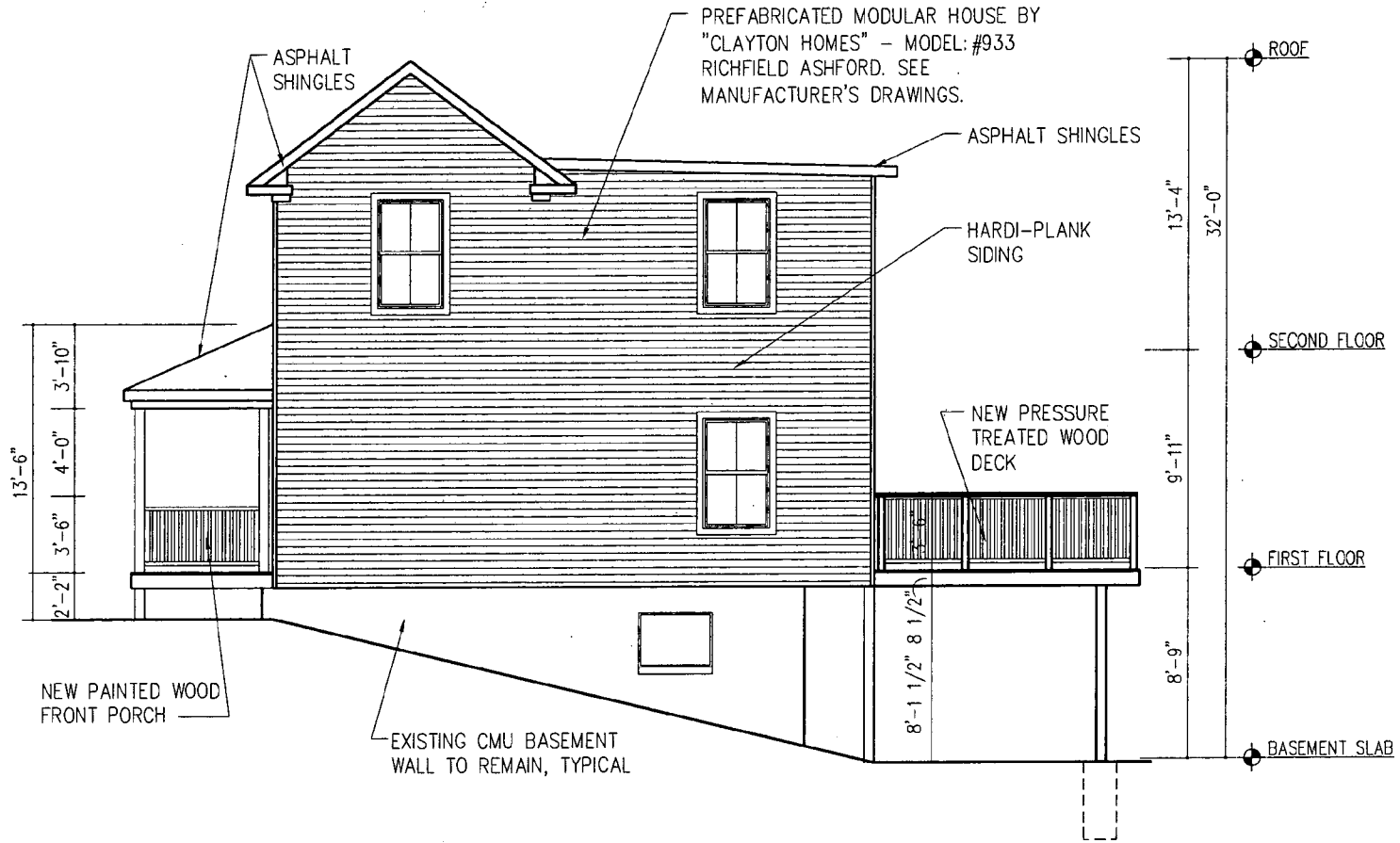
TOTAL LOT AREA = 10,000 SF
EXISTING BUILDING FOOTPRINT = 681 SF
ADDITION TO BLDG. FOOTPRINT = 44 SF
TOTAL BUILDING FOOTPRINT = 725 SF
BUILDING AREA (1ST, 2ND FLOOR) = 1639.B SF



10009 MENLO AVENUE SILVER SPRING MD, 209'

LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 10.24.05
SCALE: 1"=30'

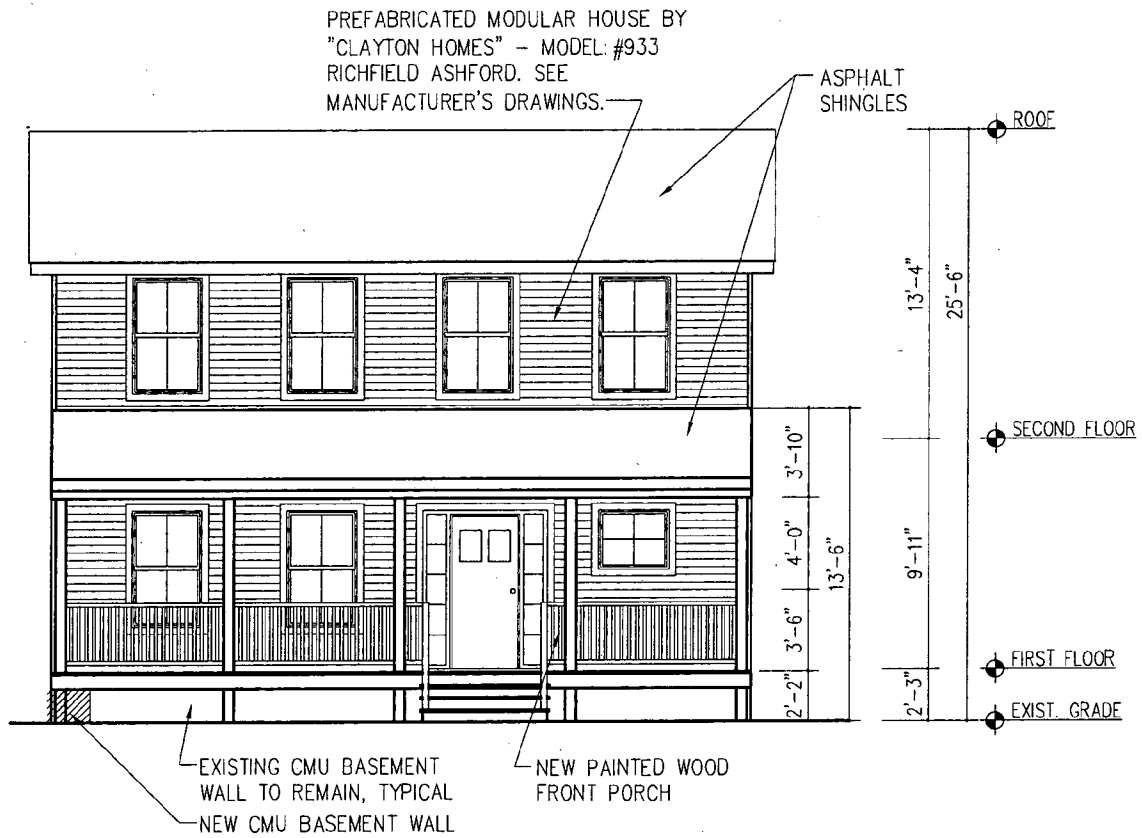
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PROPOSED RIGHT ELEVATION

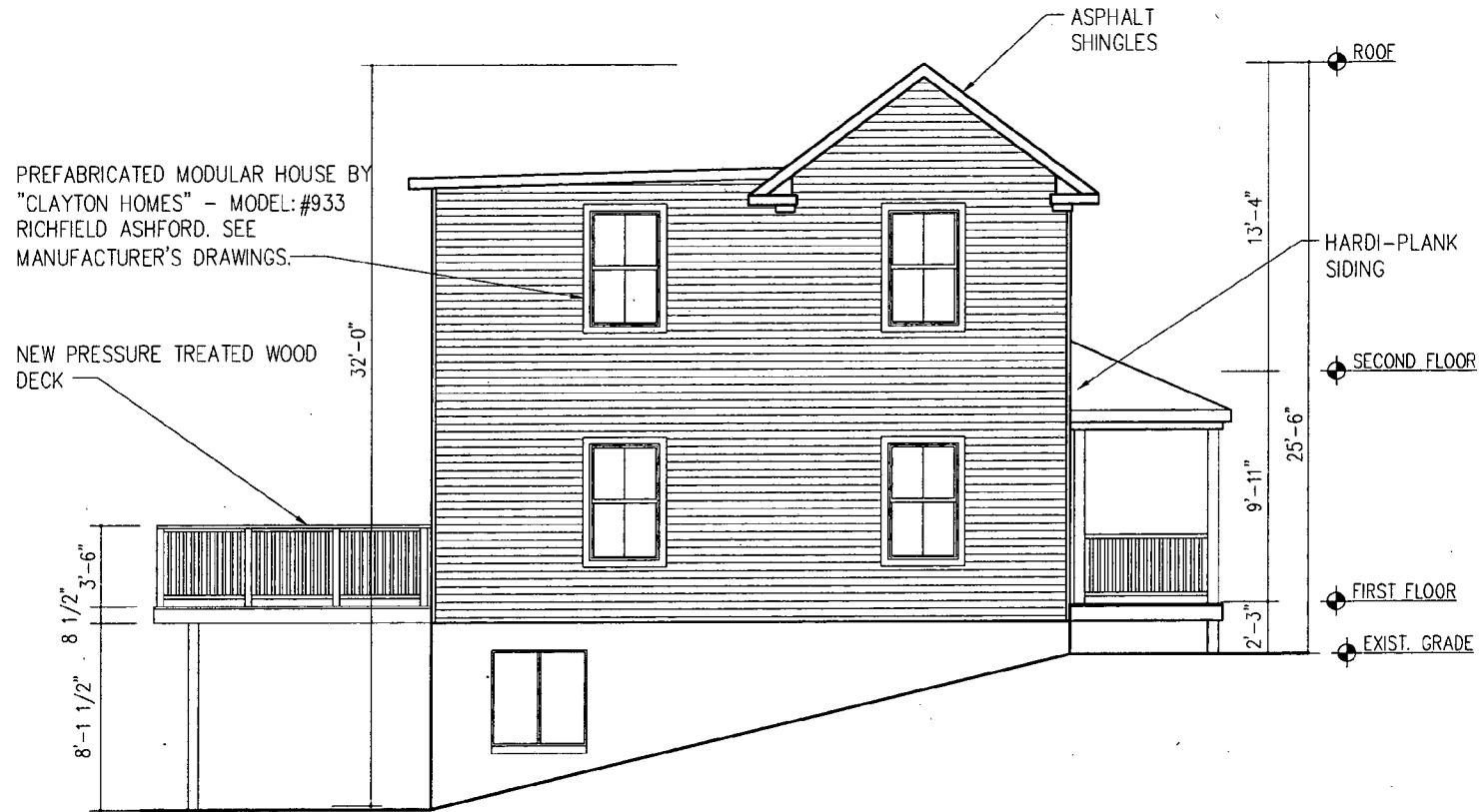
SCALE: 1/8" = 1'-0" DATE: 11.10.05

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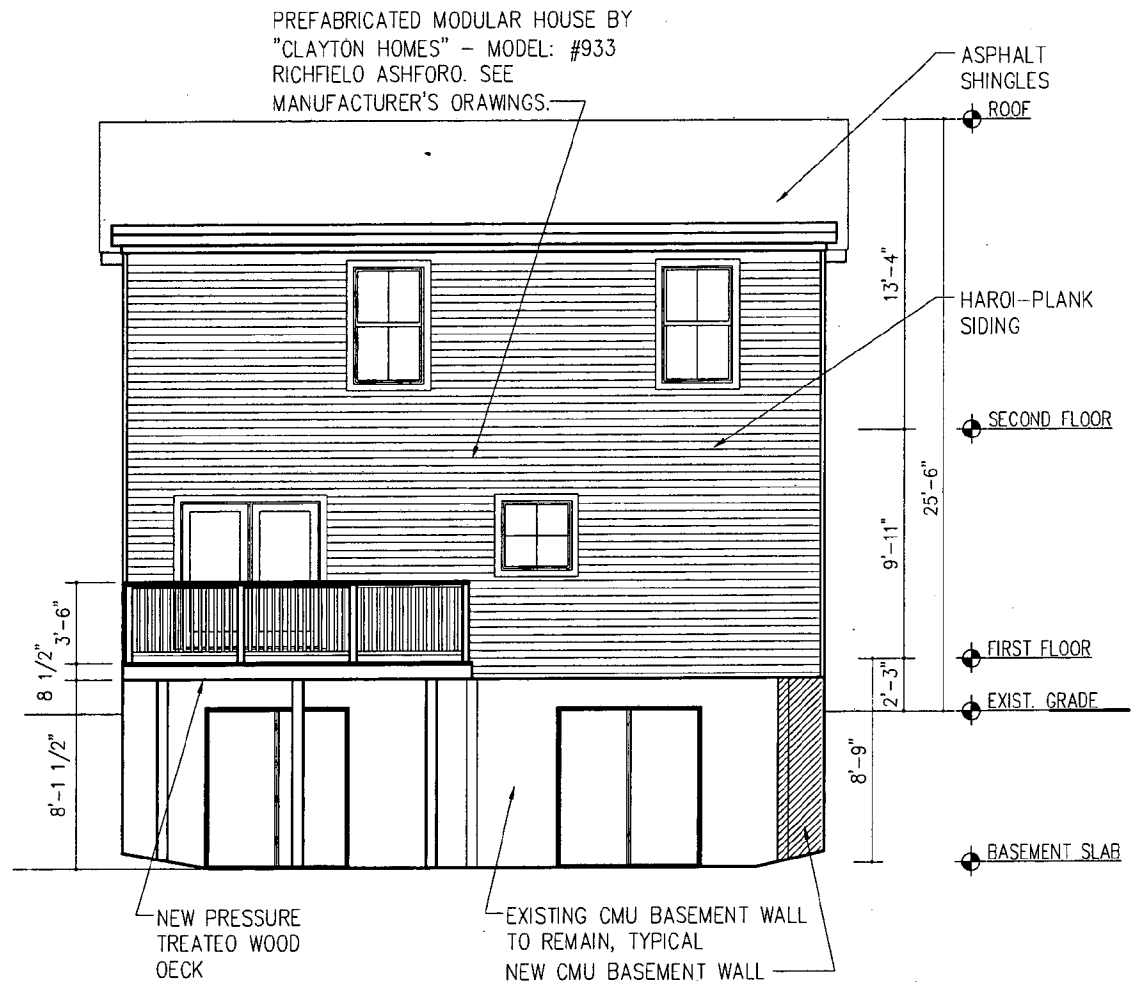
PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 11.10.05



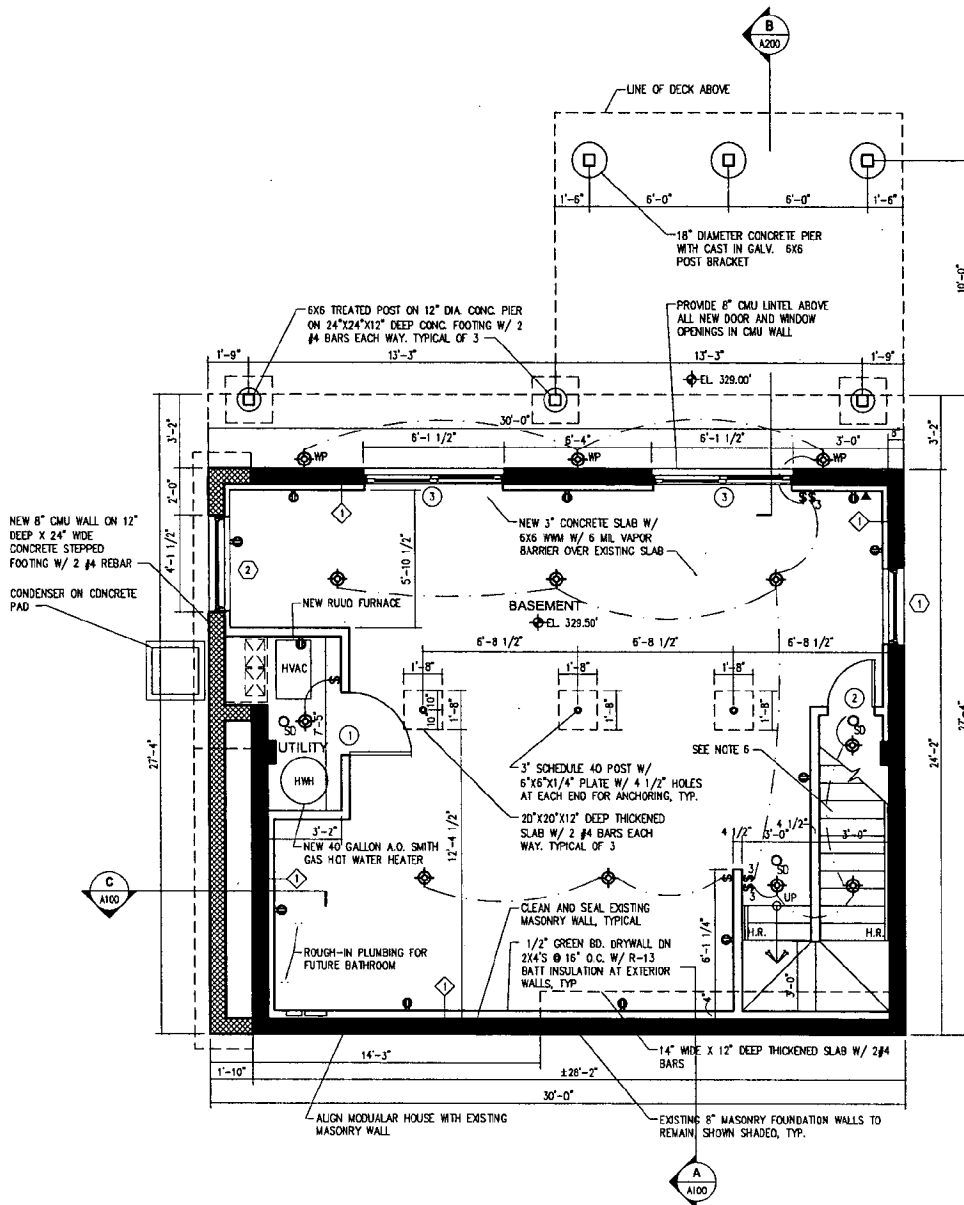
PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 11.10.05



PROPOSED BACK ELEVATION

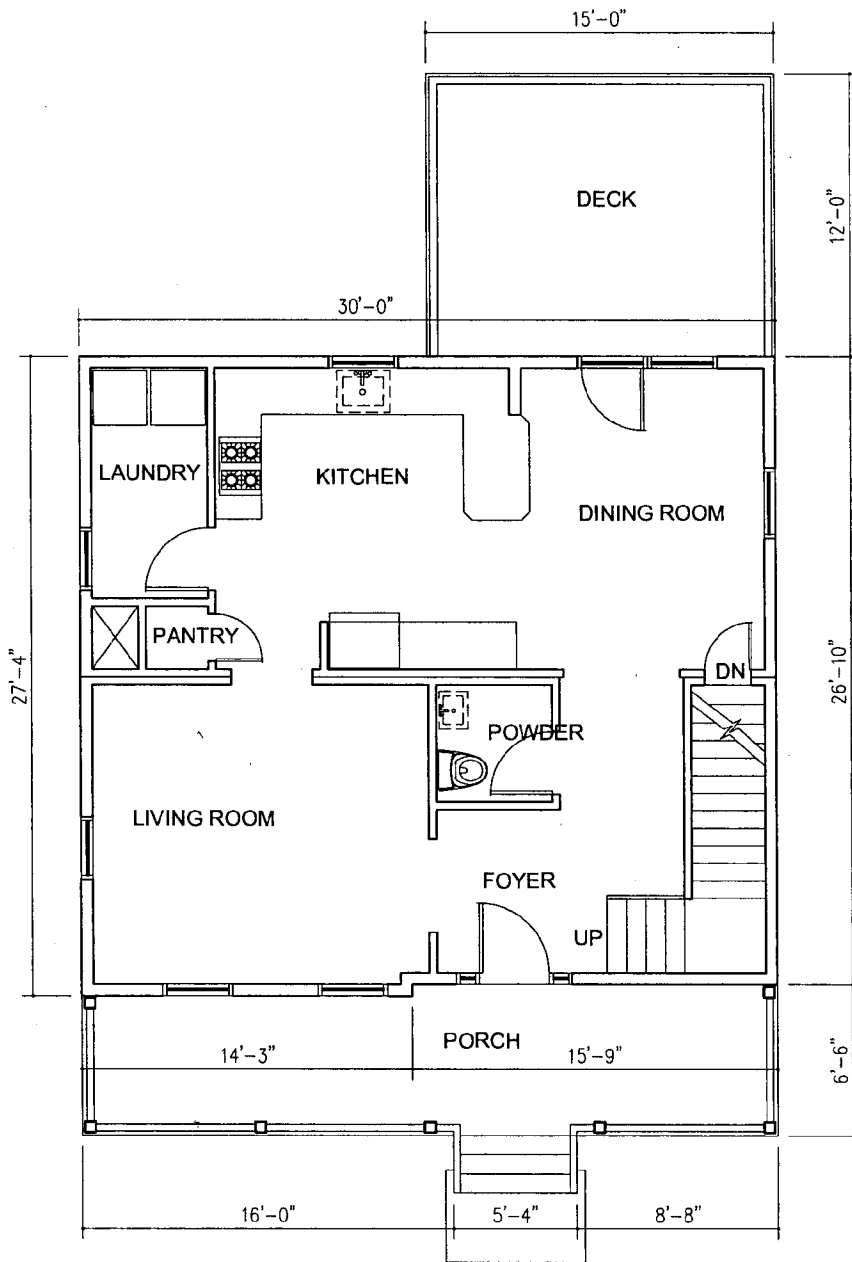
SCALE: 1/8" = 1'-0" DATE: 11.10.05



PROPOSED BASEMENT PLAN

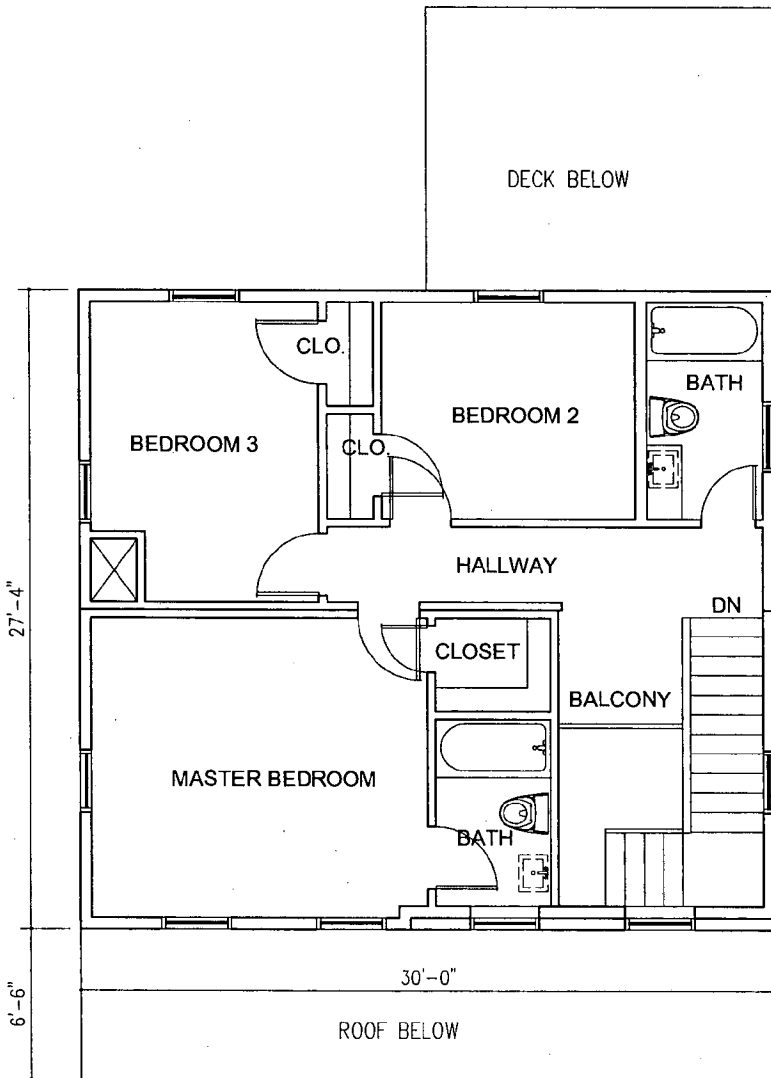
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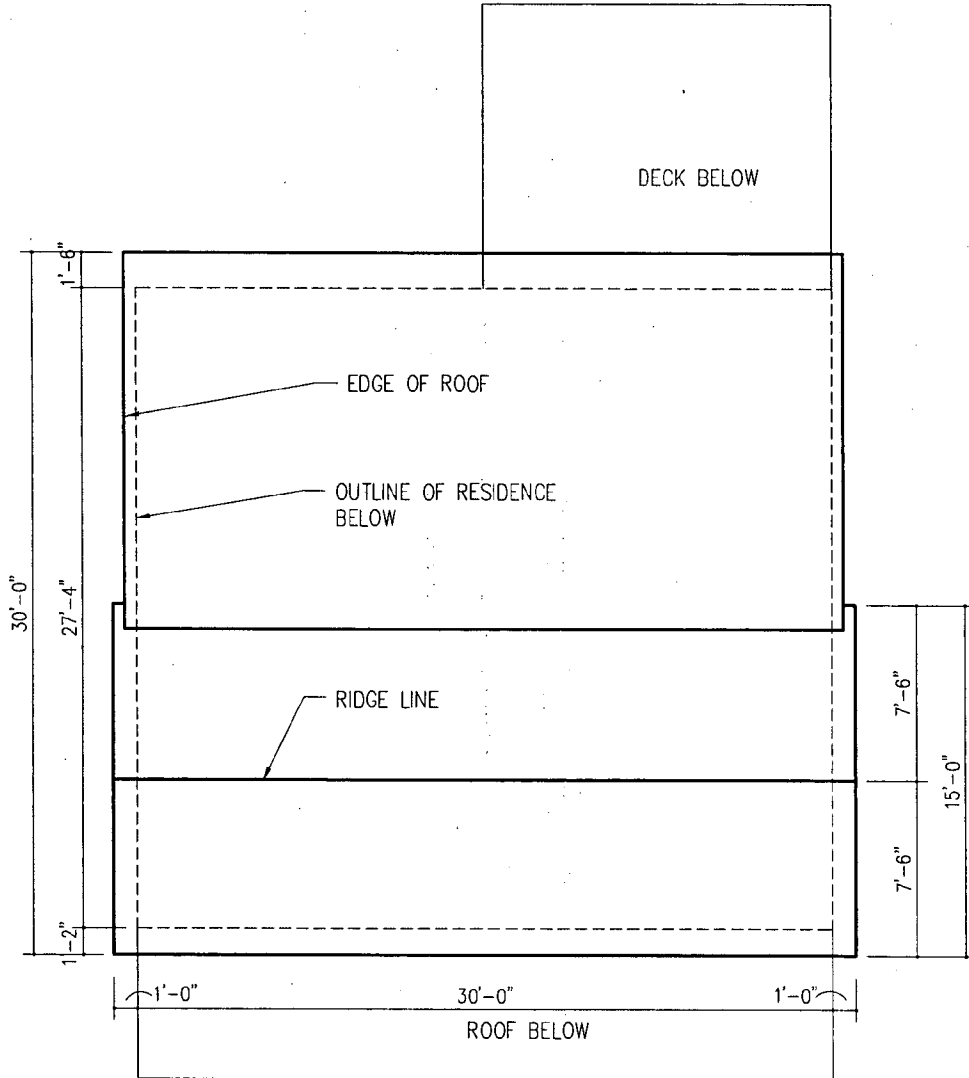
PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 11.10.05



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 11.10.05



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0" DATE: 11.10.05

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10009 Menlo Ave, Silver Spring	Meeting Date:	11/16/2005
Applicant:	William & Judy Karas (Eric Gronning, AIA)	Report Date:	11/9/2005
Resource:	Non-Contributing Resource Capitol View Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-05I	Staff:	Tania Tully
PROPOSAL:	Demolition and new construction	RECOMMENDATION:	Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. The windows on the front are regularized. Specifically, the paired windows are split and the windows spaced evenly across the façade.
2. A small rectangular window is placed to the right of the front door.
3. Move the front steps to be across from the front door.
4. The paired window on the left elevation is changed to a single window and a window is added on the right elevation.
5. Redesign the roof to give the house a more traditional appearance – as though the back half were a later addition. This may involve lowering the proposed foundation wall course should increase the overall height to no more than 25'6"
6. Staff will approve details such as the porch rails and columns as well as trim width and material.
7. Tree protections measures will be in place prior to any work beginning on the property.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Capitol View Historic District**
STYLE: Cape Cod
DATE: 1940s

The existing residence is a 1-½ story frame with a side-gable roof. It sits at the front of a deep (10,000 SF) sloping lot and is surrounded by other small non-contributing resources. As seen on Circle 9, the house sits approximately 4' below the street behind a retaining wall. There is currently no off street parking.

HISTORIC INFORMATION

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth

of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the Case House, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fish scale shingles. Notable Queen Anne style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow- and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

APPLICABLE GUIDELINES:

Capitol View Park Historic District

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- #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 proportions, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired...

PROPOSAL:

The applicant is proposing to demolish existing non-contributing house down to the CMU walkout basement, construct new 2-story modular prefab residence, add a 12'x15' rear wood deck, and add a new 6'6"x30' covered front porch (Circles 6-9). The existing front stoop and chain link fence will be removed and the front steps into the yard will be repaired and/or replaced. The new structure will extend the CMU foundation wall 1'10" to the north and will extend 3'2" to the east on a pier foundation. The foundation wall is also proposed to be increased in height about 12".

Existing House:.....681.0 SF 6.8%
Proposed House: 820.0 SF 8.2%

Existing House: 20'2.5" tall
Proposed House: 24'4.0" tall

Material choices include installing vinyl clad wood windows, horizontal Hardiboard siding, and minimum 4" trim around windows and doors (Circle 8).

STAFF DISCUSSION

The Commission reviewed this project as a Preliminary at its October 12, 2005 meeting (transcripts begin on Circle 1P and Preliminary drawings are Circles 17P-20P). The proposal enclosed is the result of modifications made by the applicant based on comments provided by the Commission. On the whole the Commission was supportive of the square forage of the house, and there was no opposition to the removal of the existing house. The comments were focused on two areas of the design – the height and mass and the window placement.

As a non-contributing resource, the changes at 10009 Menlo Avenue are reviewed for effects to the context and setting of the Historic District. Demolition is allowable, but new construction is reviewed with an emphasis on materials, features, size, scale and proportions, and massing in order to protect the integrity of the district and its environment.

The applicants responded to the technical aspect of the Commission's comments. The height of the proposed house is now only 24'4" – only 4'1½" higher than the existing house (Circle 5C) and more windows were added to the side elevations. These changes were accomplished while allowing the body of the house to remain modular. To keep within budget constraints, it is important to the applicants to work with the chosen modular design. The new proposal is evidence that the basic form of the house can be altered so as to increase compatibility with the district.

Much of the new proposed design meets with applicable guidelines and already helps with compatibility. Features such as the open front porch and double sidelight front door are compatible with the eclectic nature of the Capitol View Historic District. Removal of the cross gable and extension of the front porch simplifies the design and gives the house a more horizontal emphasis that reduces the apparent height.

Despite these changes, the house, particularly the side elevations, feels somewhat foreign to the neighborhood. With a few slight modifications, though, the new house will be a more natural addition to the neighborhood. Staff has suggestions for the roof, windows, and details.

With the new design, the applicants have shown that it is possible to change the roof and keep the modular house. Staff suggests that the roof is redesigned to give the house a more traditional appearance – as though the back half were a later addition. An example is shown on Circle 23. In combination with removing the extra course of CMU on the foundation, this change could keep the overall height down to approximately 25'6". Additional details such as cornice returns and heavier cornice detailing will add to the compatibility of the house.

Separating the paired windows will provide a more traditional rhythm of solids and voids and moving the front steps so that they center on the front door is also more traditional.

It is also important that the details be in proportion with the house to insure that it doesn't look too plain. The applicant is already proposing better materials, such as cement board rather than vinyl siding and wood windows versus solid vinyl windows. Wider trim pieces are shown around the windows, but wider corner boards would also help. Using multi-paned simulated divided light windows will also add a level of detail that is more traditional. Staff suggests 2/2 or 6/1.

Additions and modifications to other houses on Menlo Avenue have kept the scale and massing of the existing houses. This proposal is not large and is in no way mansionization. With the inclusion of one or more of Staff's suggestions, this 1,640 SF house would be compatible with the historic district and would not be completely out of scale with other houses in the neighborhood.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

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

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's Standards for Rehabilitation*.

and provided the conditions listed on Circle 1 are met;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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

391538

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: ERIC GRONNING, AIA

Daytime Phone No.: 202 271 7059

Tax Account No.: 13 00997375

Name of Property Owner: WILLIAM + JUDY KARAS Daytime Phone No.: 202 537 1800

Address: 3612 SPZUELL DR SILVER SPRING MD 20910
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ERIC GRONNING, AIA Daytime Phone No.: 202 271 7059

LOCATION OF BUILDING/PREMISE

House Number: 10009 Street: MENLO AVENUE
 Town/City: SILVER SPRING Nearest Cross Street: LEAFY AVENUE
 Lot: 9 Block: 33 Subdivision: 5
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: MODULAR HOME

1B. Construction cost estimate: \$ 120,000

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

9.12.05

 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

(5A)

**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 RESIDENCE IS A SINGLE FAMILY 1.5 ~~4~~STORY WOOD FRAMED RESIDENCE W/ A CNU WALK OUT BASEMENT FOUNDATION WALL. THE STRUCTURE WAS BUILT AROUND 1945. THE HOUSE CURRENTLY HAS ALUMINUM SIDING, ASPHALT SHINGLES, ALUMINUM WINDOWS AND IS IN DISREPAIR. THE PROPERTY SLOPES FROM FRONT TO BACK (15') AND SITS 4" BELOW STREET LEVEL. A CHAIN LINK FENCE SURROUNDS THE HOUSE

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

WE PROPOSE TO REMOVE THE WOOD FRAMED (1.5 STORY) PORTION OF THE RESIDENCE AND REPLACE IT W/ A 2 STORY PREFAB MODULAR HOUSE. WE NEED TO EXPAND THE CURRENT FOOTPRINT BY 1'-10" TO ONE SIDE (NORTH) TO ACHIEVE THIS. WE ALSO PROPOSE TO CONSTRUCT A FRONT PORCH AND DECK.

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.

502

LETTER

10.24.05

To: Tonia Tully
Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

From: Eric Gronning, AIA

Re: 10009 Menlo Ave, Silver Spring, MD 20910

Ms. Tully,

Revised residence per the October 12 hearing.

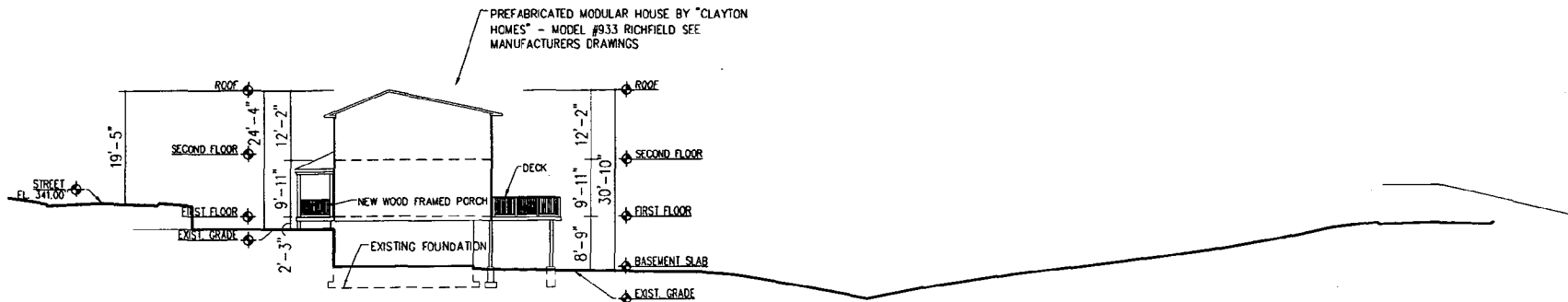
Per Commissioner Fuller's suggestion of a maximum building height of 25', we have lowered the height of the structure to 24'-4" above grade (originally it was 29'-3"). We have also made modifications to the roof and porch as indicated on the drawings. We have also added windows per the boards suggestion.

I hope we have satisfied the board's comments and we look forward to meeting with you and the board on November 26th.

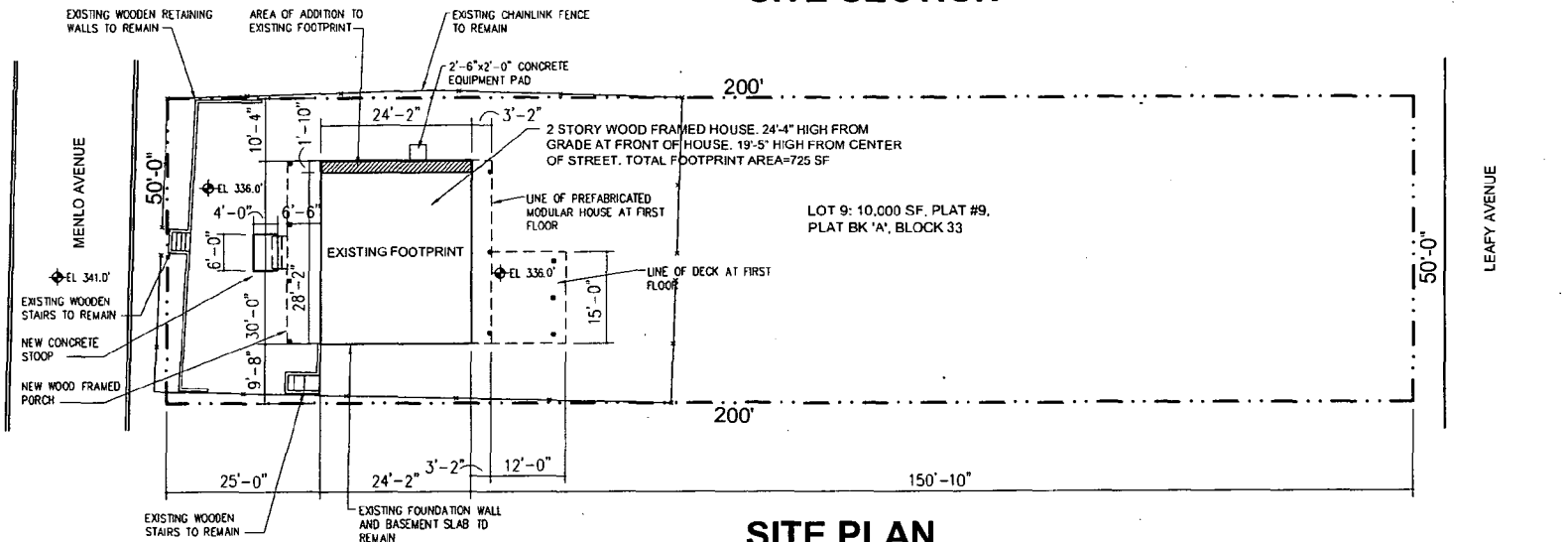
Sincerely,

Eric Gronning, Principal, AIA

5B



SITE SECTION



SITE PLAN

AREA TABLE

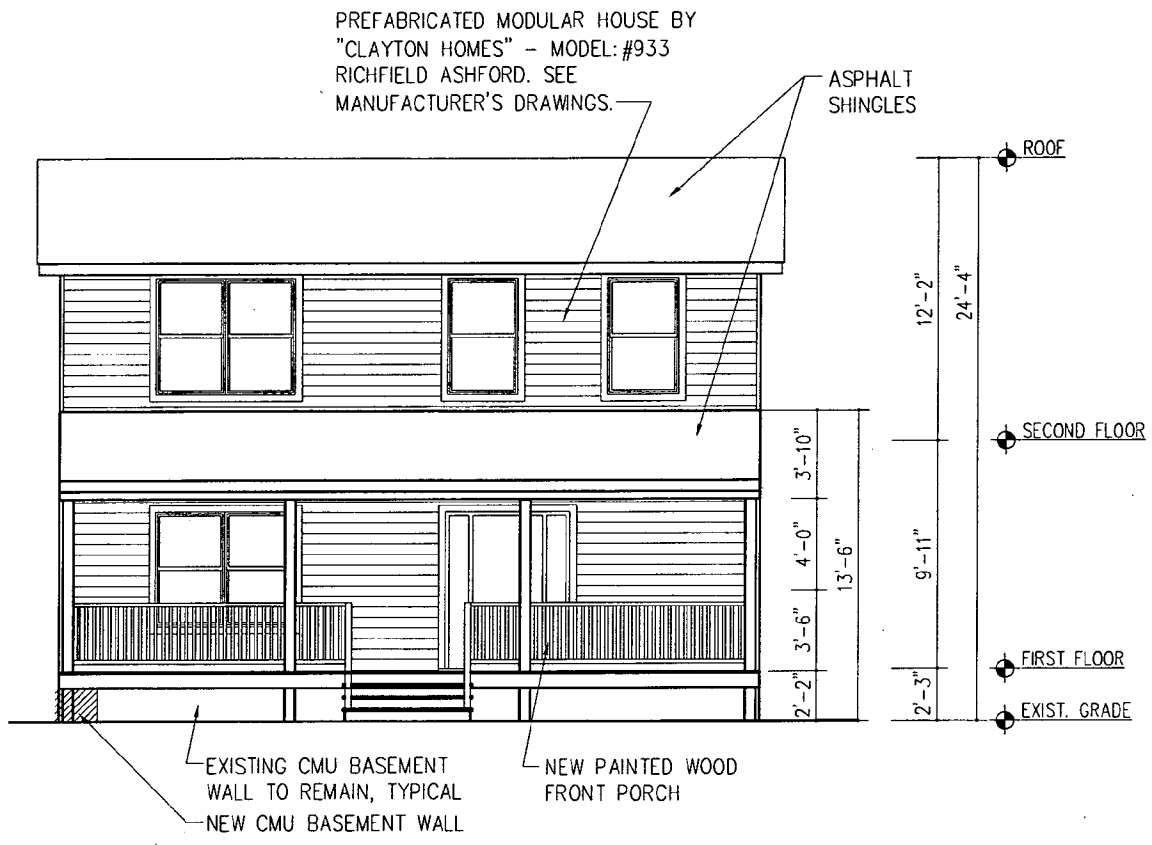
TOTAL LOT AREA = 10,000 SF
EXISTING BUILDING FOOTPRINT = 681 SF
ADDITION TO BLDG. FOOTPRINT = 44 SF
TOTAL BUILDING FOOTPRINT = 725 SF
BUILDING AREA (1ST, 2ND FLOOR) = 1639.8 SF



10009 MENLO AVENUE SILVER SPRING MD, 20910

LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 10.24.05
 SCALE: 1"=30'

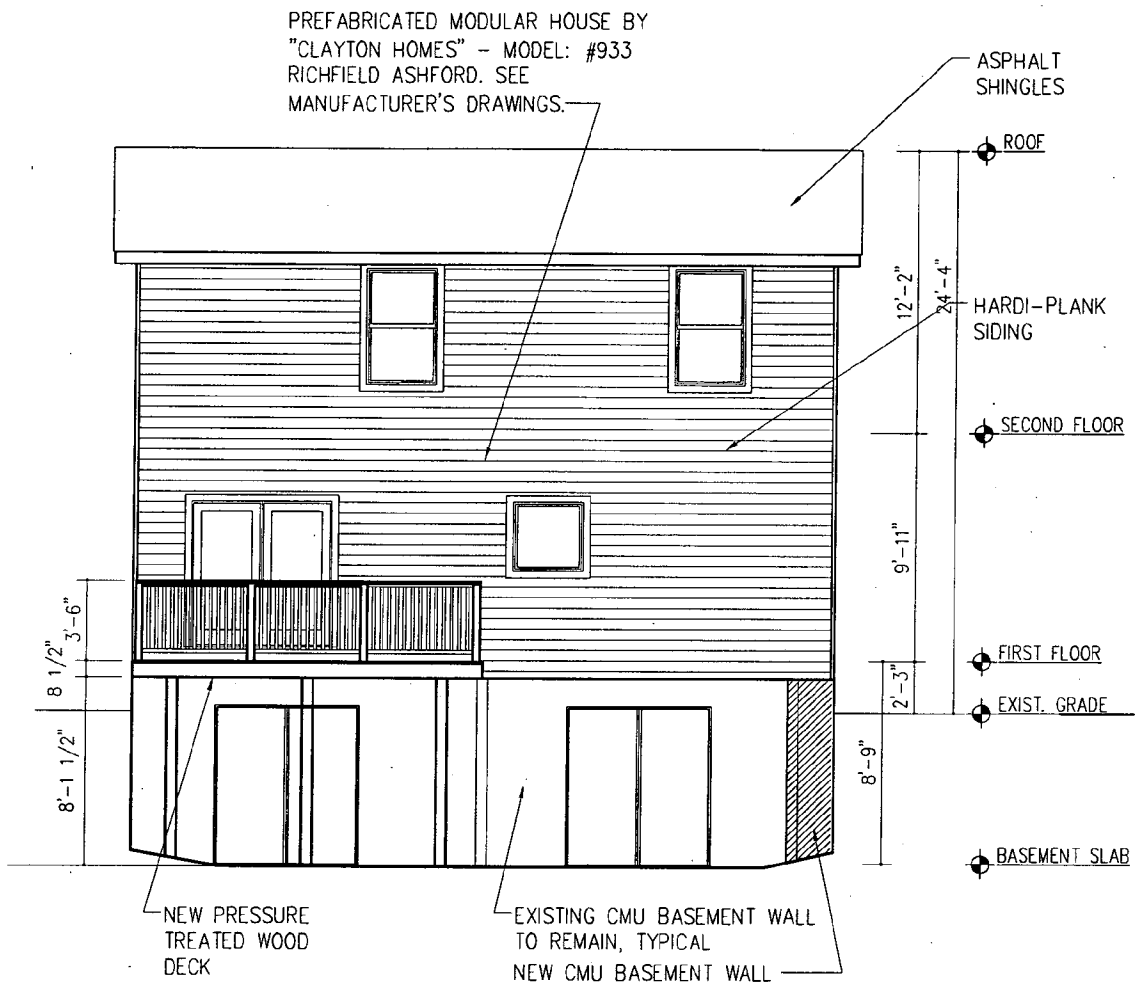




PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

6

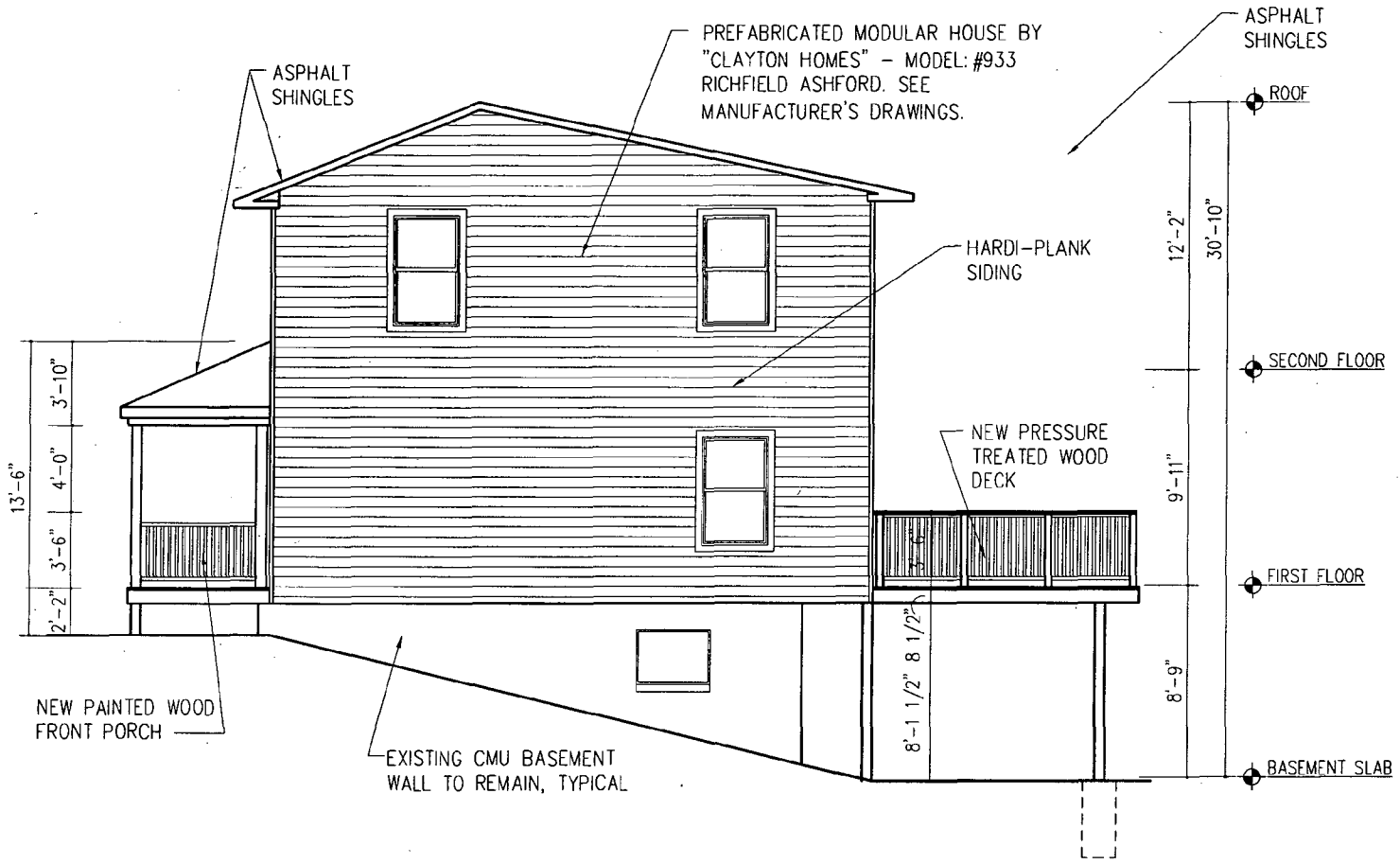


PROPOSED BACK ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

7

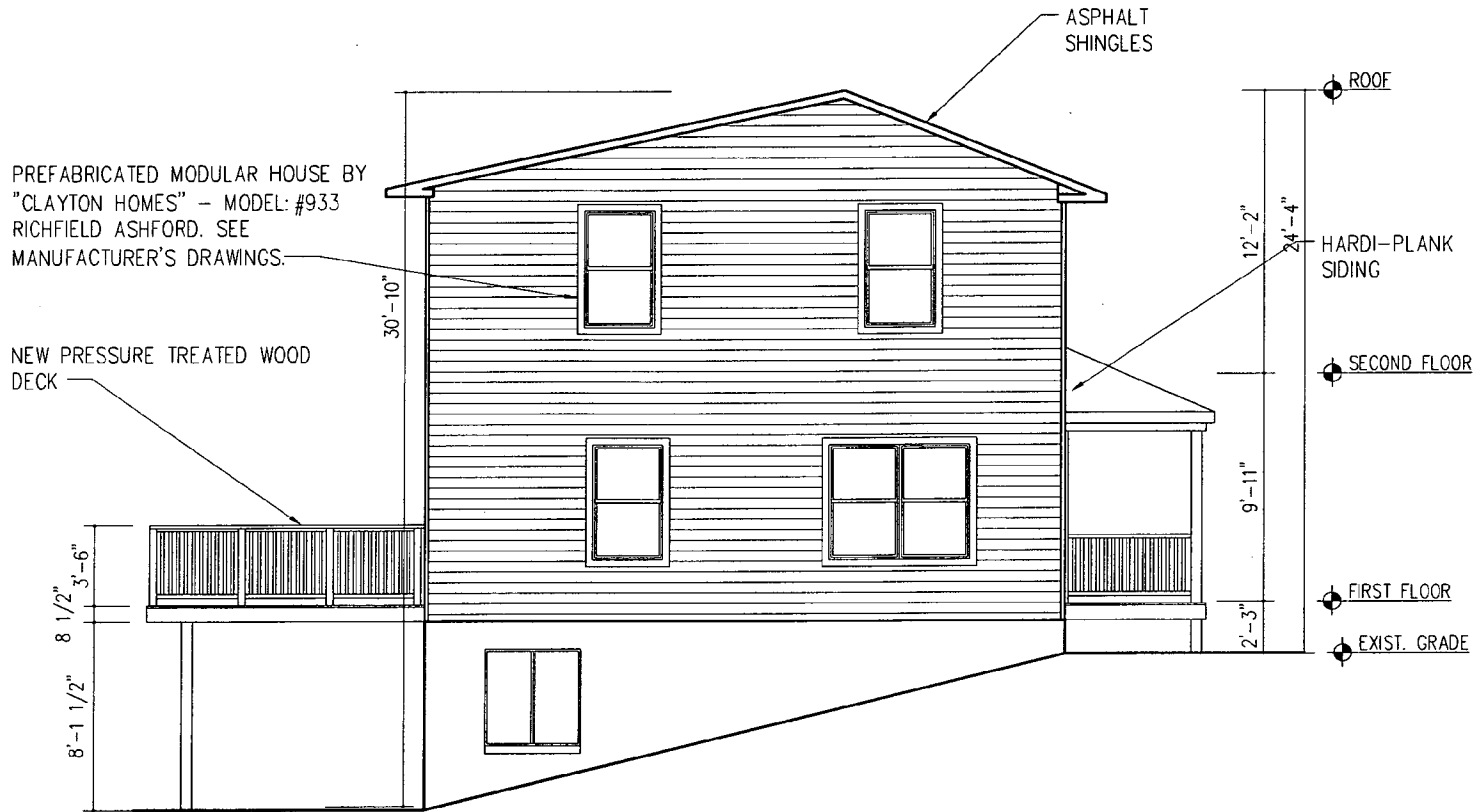
1'6"



PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

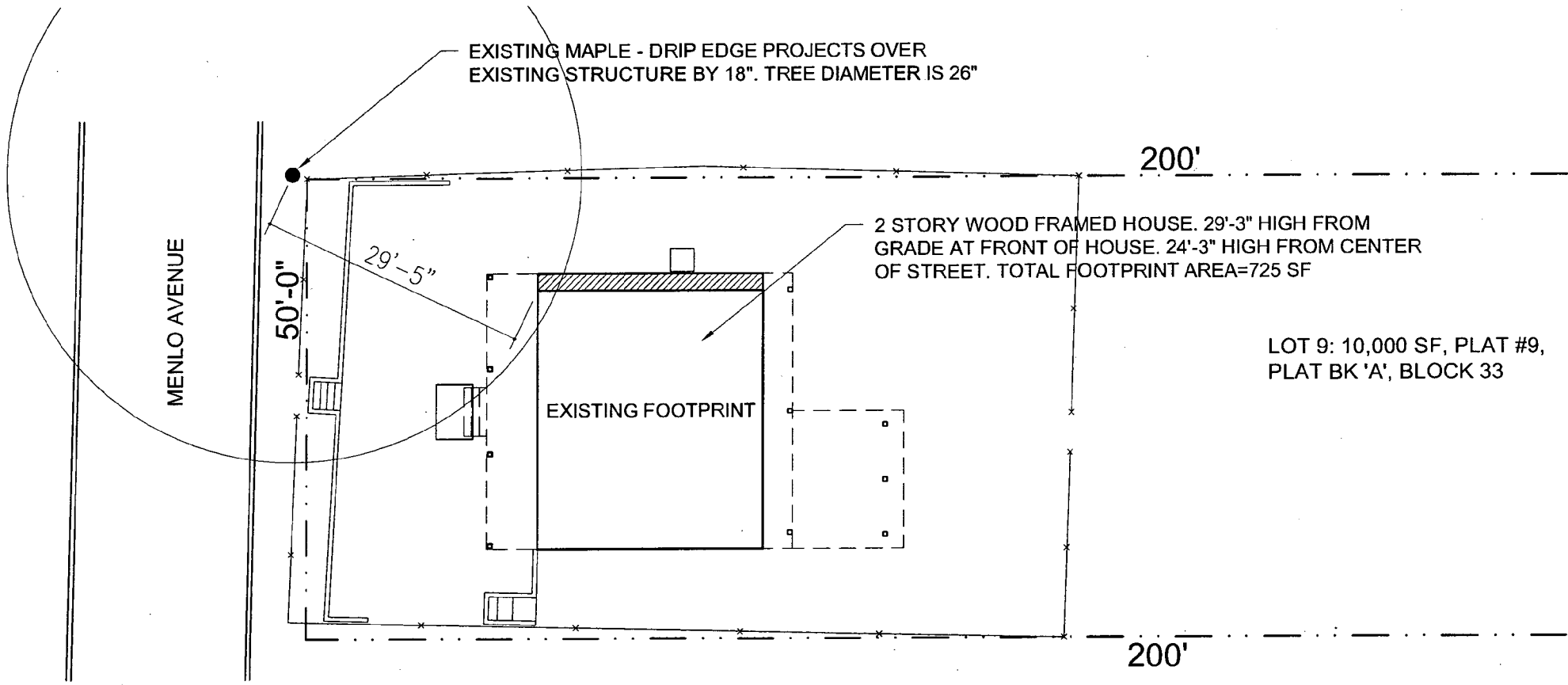
8



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

6

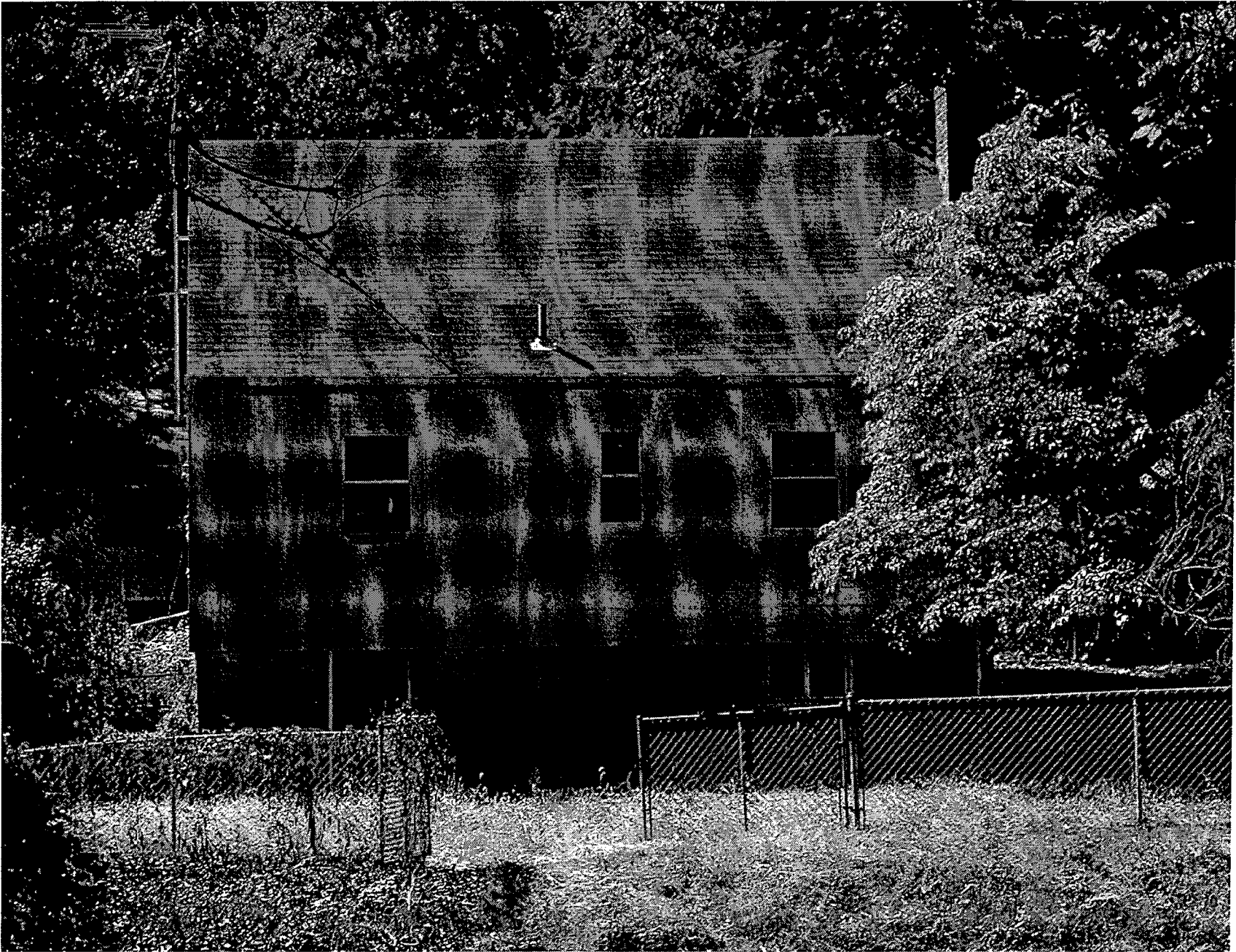


TREE SURVEY

10



FRONT ELEVATION TAKEN FROM MENLO AVENUE. EXISTING RESIDENCE FROM TOP OF CMU BASEMENT WALL TO BE REMOVED

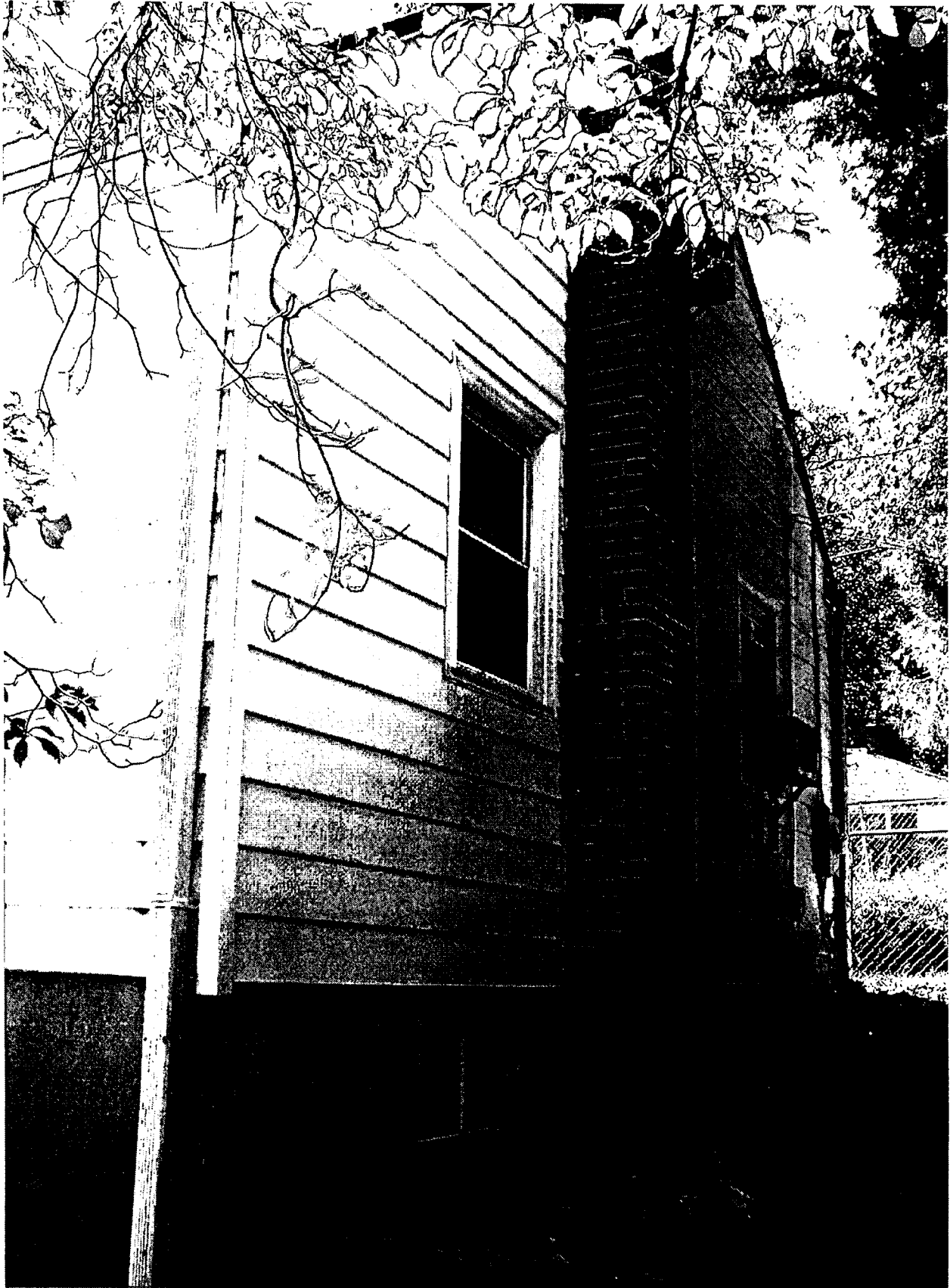


BACK ELEVATION TAKEN FROM 10009 BACK YARD. EXISTING RESIDENCE FROM TOP OF CMU BASEMENT WALL TO BE REMOVED

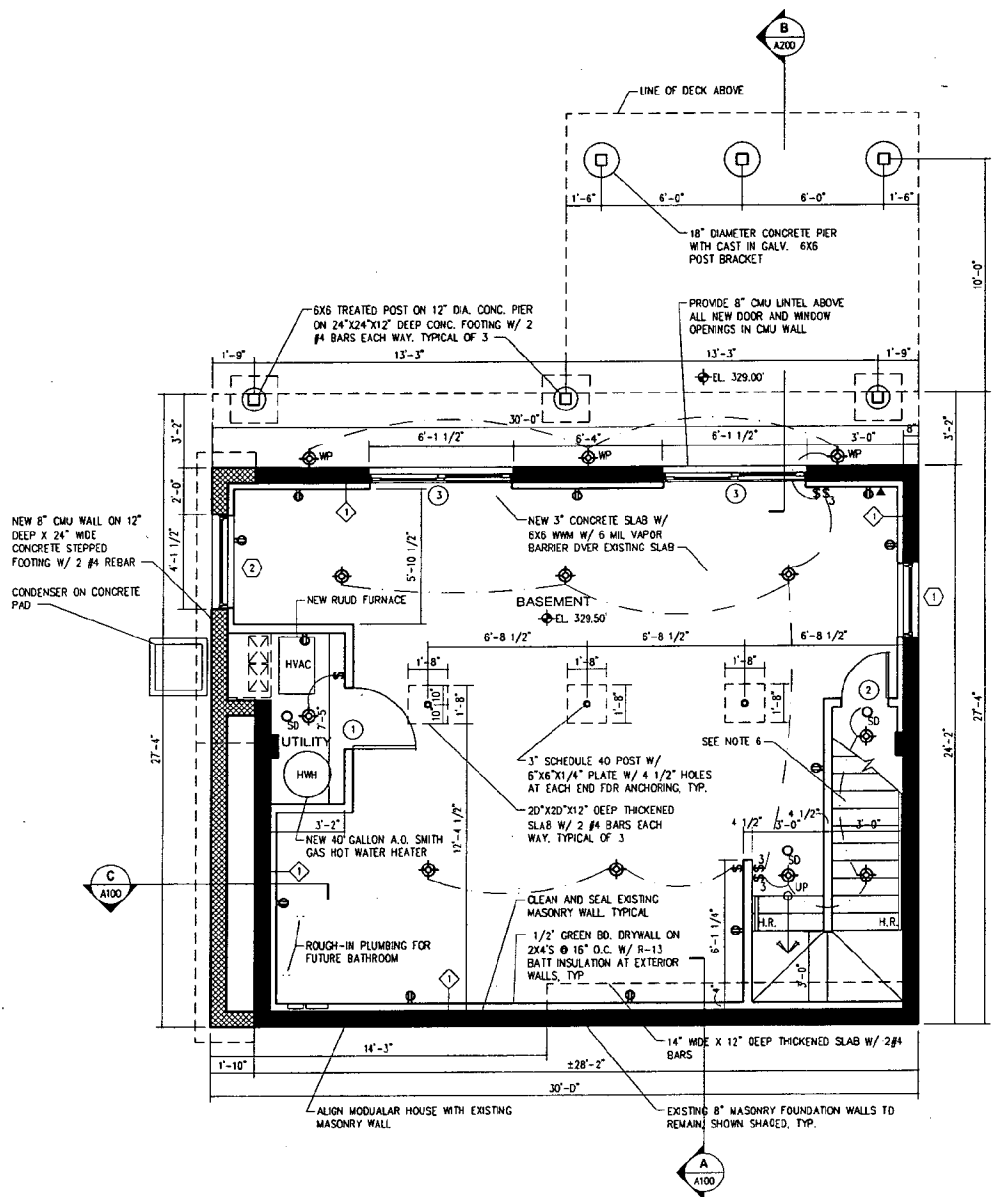
12



**RIGHT ELEVATION TAKEN FROM MENLO AVENUE. EXISTING RESIDENCE FROM
TOP OF CMU BASEMENT WALL TO BE REMOVED**

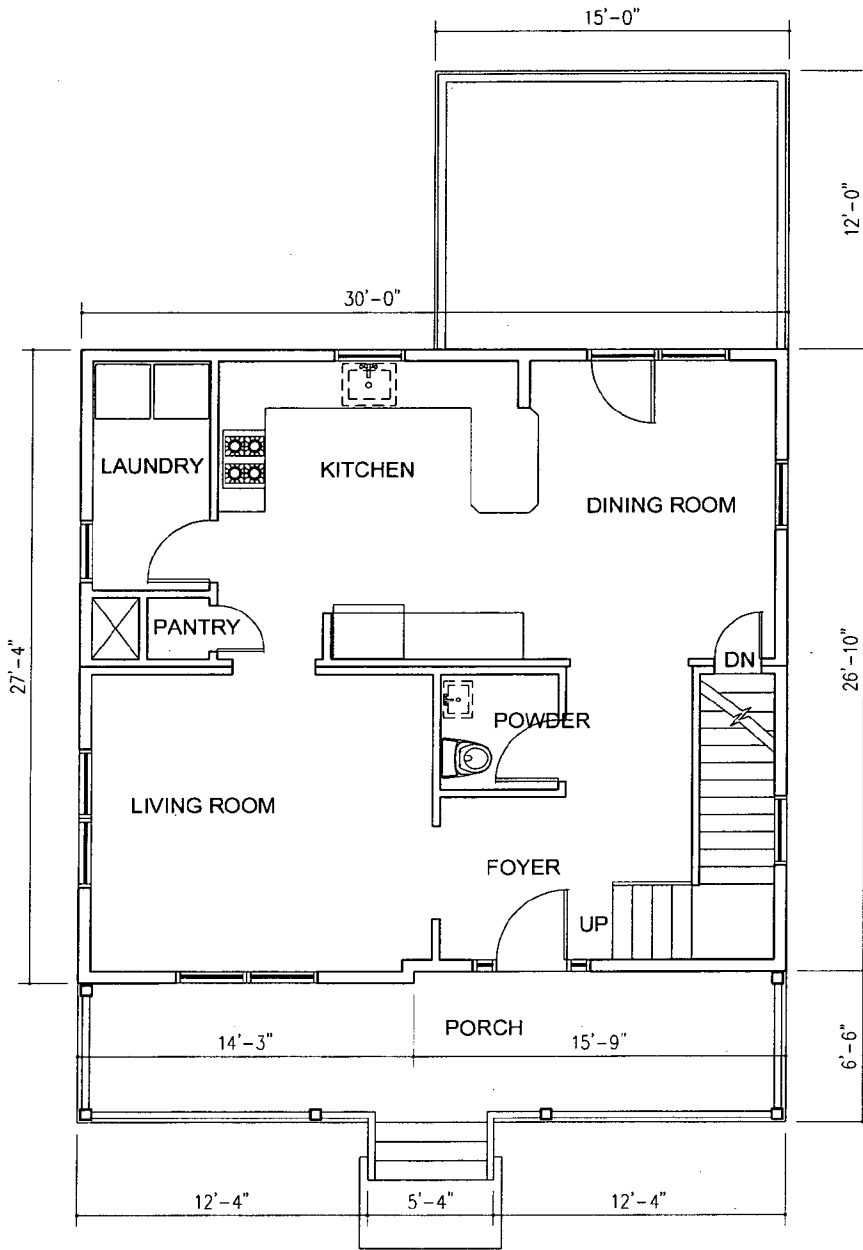


LEFT ELEVATION TAKEN FROM 10009 SIDE YARD. EXISTING RESIDENCE FROM TOP OF CMU BASEMENT WALL TO BE REMOVED



PROPOSED BASEMENT PLAN

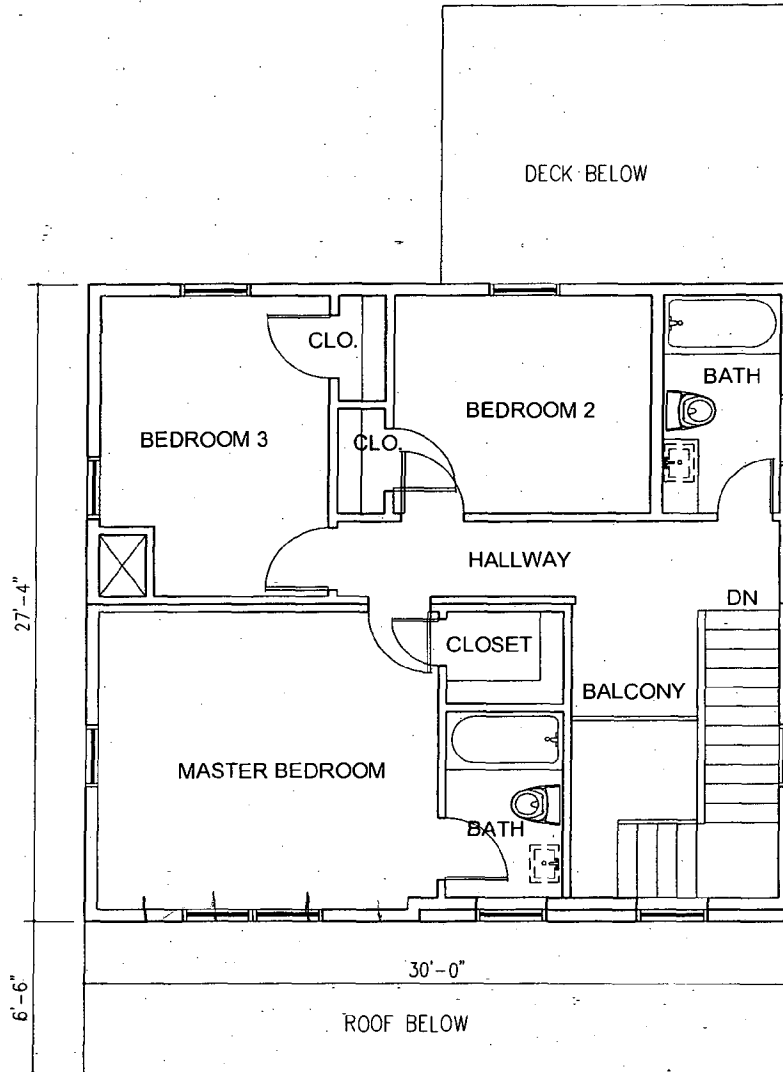
SCALE: 1/8" = 1'-0" DATE: 10.24.05



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 10.24.05

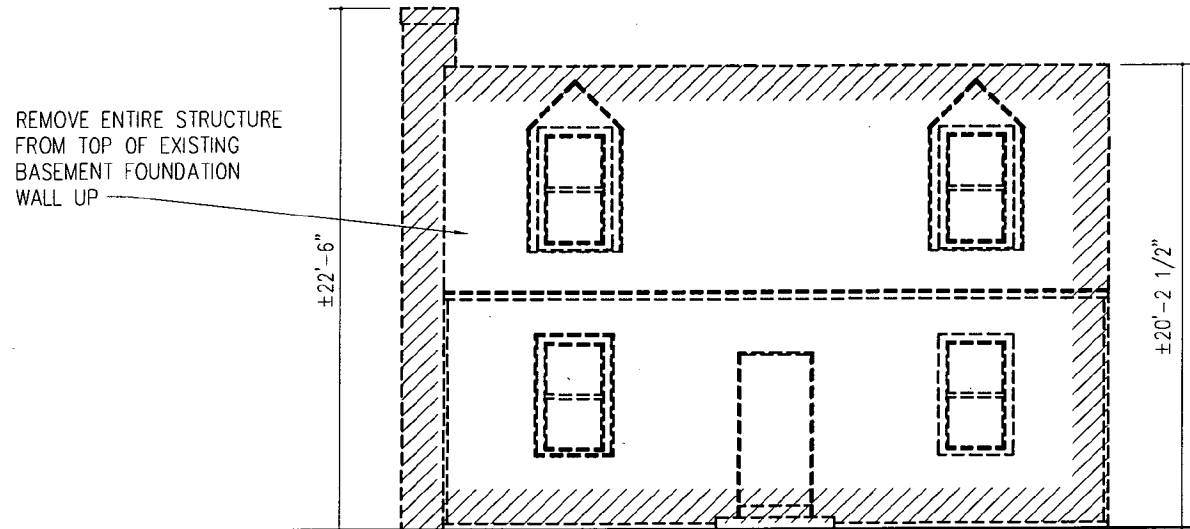
91



PROPOSED SECOND FLOOR PLAN

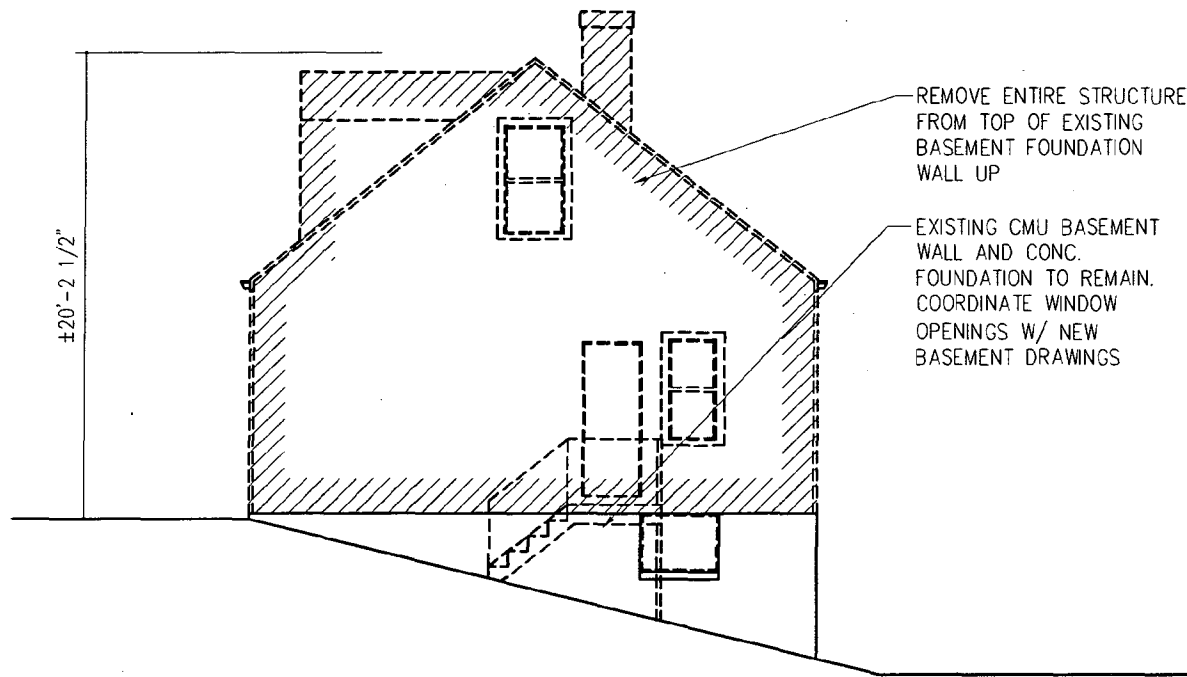
SCALE: 1/8" = 1'-0" DATE: 10.24.05

17



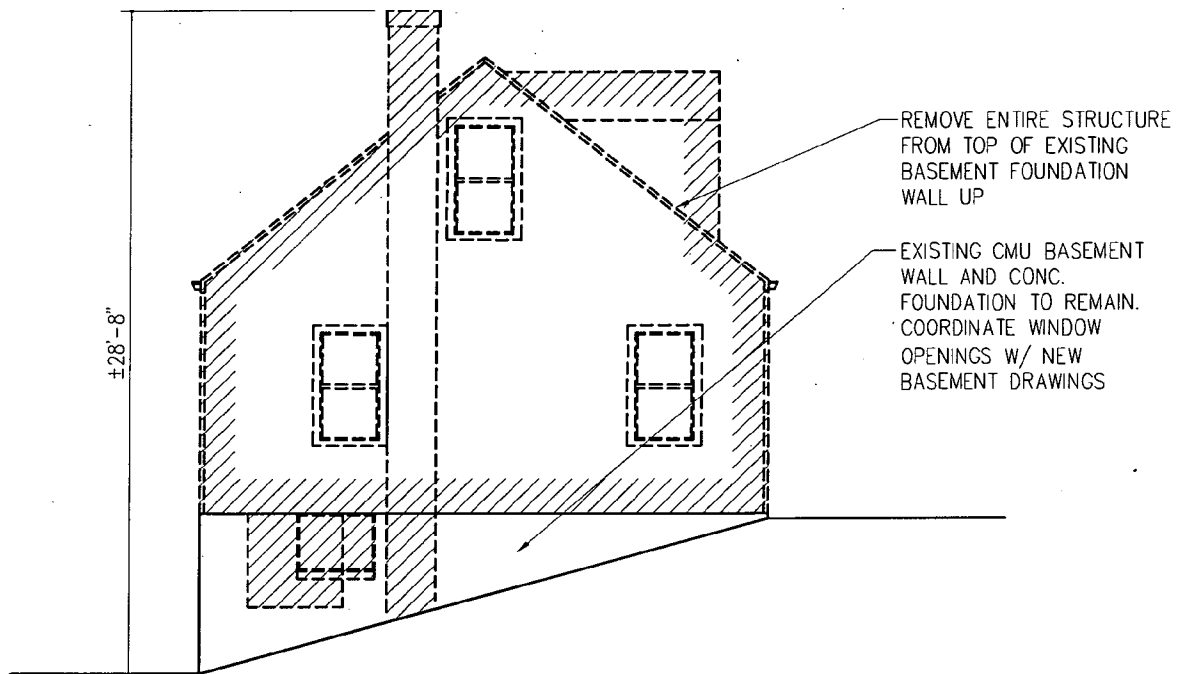
FRONT ELEVATION DEMOLITION

SCALE: 1/8" = 1'-0" DATE: 10.24.05



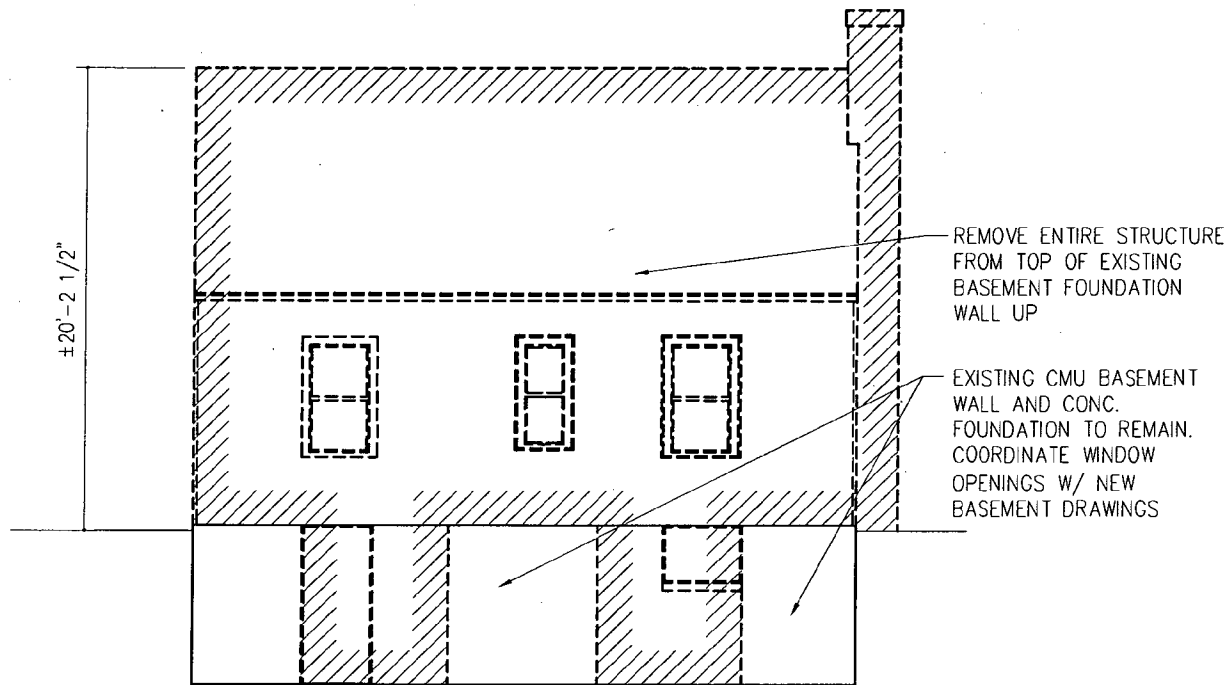
RIGHT ELEVATION DEMOLITION

SCALE: $1/8" = 1'-0"$ DATE: 10.24.05



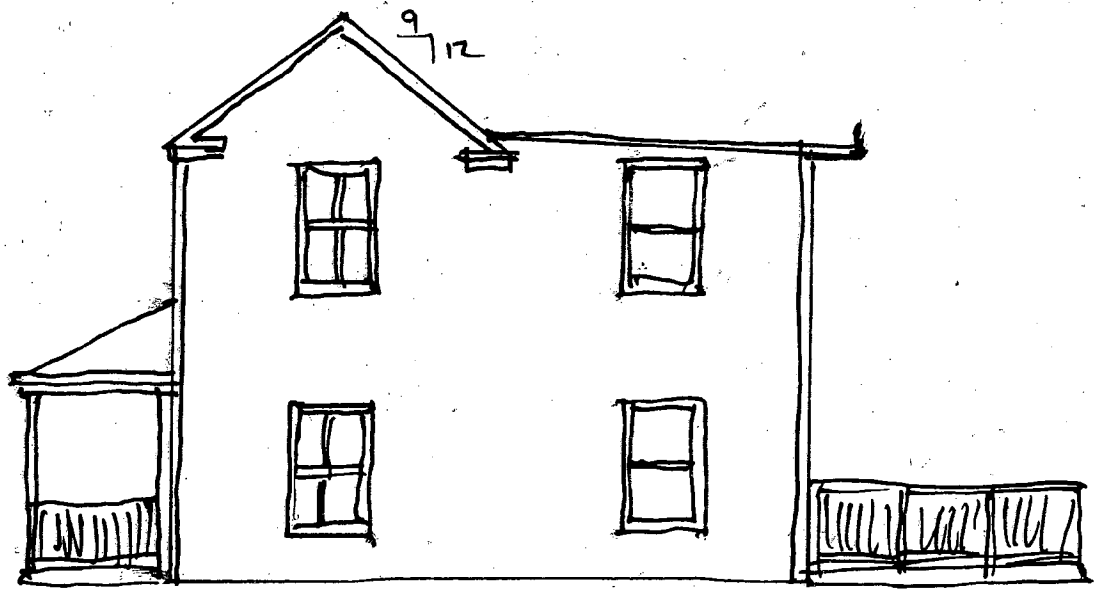
LEFT ELEVATION DEMOLITION

SCALE: 1/8" = 1'-0" DATE: 10.24.05



BACK ELEVATION DEMOLITION

SCALE: $\frac{1}{8}'' = 1'-0''$ DATE: 10.24.05



STAFFS ROUGH IDEAS

1 THE HISTORIC PRESERVATION COMMISSION

2 October 12, 2005

3
4 MS. O'MALLEY: All right. We have one more preliminary at 10009
5 Menlo Avenue.

6 MS. TULLY: Yes. 10009 Menlo Avenue is a non-contributing resource
7 in the Capital View Historic District. The existing residence is a one a
8 half story framed Cape Cod with a side panel roof. It sits at the front of
9 the deep sloping lot and is surrounded by other small non-contributing
10 resources. The house sets approximately four feet below the street behind a
11 retaining wall, and there's currently no off street parking.

12 That is the property in question. This would be Menlo and it goes
13 through to Leafy and all of the adjacent properties are also non-
14 contributing. I believe this is the property that the commission just
15 approved, sort of a bungalow transformation of this particular non-
16 contributing resource, just to give you some idea of reference.

17 This is the property in question. The proposal is to demolish the
18 existing structure down to the foundation basement level. Demolition is
19 something that is allowed, to happen to non-contributing resources. However,
20 the review of the new construction is what is really emphasized and it's
21 reviewed for effects to the context and setting of the historic district with
22 focus on materials, features, size, scale, proportions and massing so that
23 the new construction is compatible and retains the integrity of the historic
24 setting in its environment.

25 Here is the edge of the property and the adjacent property to the
26 right. You can see with that rear dormer that some modifications have
27 already, you know, started happen. These are the existing houses on the
28 street are for the most part quite small. You get a sense of the slope of
29 the lot here with the walk out basement. Again, that's the, an adjacent
30 property. Here's the rear, and it is to this point that the existing house
31 would be demolished. There is the footprint is proposed to be expanded by a
32 foot and a half or so roughly on this side, and then with some cure
33 construction out towards the rear.

1 You can't really see it through the trees, but that's the adjacent
2 property on the other side. And these are just some shots of the yard. The
3 applicants are proposing to remove the existing chain link fence. And this
4 is a shot looking back up the yard from Leafy.

5 And here I'm standing with my back to the front of the house. You
6 get a view here of the properties across the street, as well as a sense of
7 how the house sits down on the lot. One of the -- the proposal is to retain
8 the retaining wall, but to fix these stairs. Again, this is the only tree
9 that appears to have any possible chance of impact. It is, actually now I
10 can't remember if it's on this property or on the adjacent property line, but
11 the issue would be just protecting it from construction.

12 And here I just have some additional shots of the streetscape
13 showing you the scale of the properties in the area. There are, as you know,
14 larger houses in the Capital View Historic District, you know, older
15 Victorians and the like, they're just not on this street.

16 In looking at the proposal by the applicants, there are some parts
17 of it that are in keeping with standards and have some features that are seen
18 within the district, including the open front porch and projecting bay, and
19 while not similar necessarily to immediately adjacent properties, do, you
20 know, are compatible with the eclectic nature of the district.

21 The concern that staff has raised is with the proposed height of
22 the proposed design. The full two story height seems to make the house, the
23 proposed house appear larger than it necessary is, and so staff is, has
24 recommended, you know, lowering the height of the design so perhaps it's --
25 rather than being a full two stories it's more like a one and a half story so
26 that they can still get the use of a second story without having to --- you
27 know, having it appear as tall.

28 With regard to materials, the materials indicated on the drawings
29 are not necessarily accurate. Staff has talked with the applicant and
30 they're fine with going with, you know, hardi-plank, with clad wood windows
31 as opposed to vinyl windows. This is the case where the actual construction
32 is proposed to be modular and there's an architect working with the applicant
33 to -- essentially work with the skin of the property and the detailing and

1 the materials of the final finish, that would also be the same with the, for
2 the design of the porch.

3 So I think that pretty much covers it all. I'll be happy to answer
4 your questions. Oh, and as you received at the work session, the Capital
5 View Park Citizens Association did provide comments regarding this proposal
6 which says that they're concerned about the height and massing of the
7 proposed house, and that they would also review and comment on the new
8 proposal. Their primary concerns include demolition of the Cape Cod which as
9 part of the history of the district, they're concerned with the tear down and
10 the scale of the property, and also their concern is with the facade and the
11 design. I'm not sure if the applicant's have, that's all.

12 MS. O'MALLEY: Are there any questions for staff?

13 MR. FULLER: Just a quick question, maybe it's more appropriate for
14 the applicant. In looking at the elevations there seem to be what are shown
15 as the back elevations and then what shows as the existing back elevation
16 with a demolition plan sort of overlaid on it.

17 I think there's a little conflict. It looks as if we've got a side
18 elevation overlaid what's on the back and I don't know if it's a titling
19 issue or what's going on.

20 MS. TULLY: Oh, I think, yes. That, yeah, it's a labeled
21 incorrectly. I see what you're talking about. Like Circle 14 that's exactly
22 a side, not a rear. Actually it looks you might just be able to flip 14 and
23 15 or what they're label drawing 6 and 7. Number 6 is actually a side and
24 number 7 is actually a rear.

25 The other thing I also noticed as well is that, that I forgot to
26 mention is that the, the sort of gable front, cross gable on the front is
27 shown in the architects drawings as going all the way to the peak of the new
28 house, and it doesn't --

29 MR. FULLER: Yeah, the front elevation shows it as if it's half
30 height and the side elevation shows --

31 MS. TULLY: Right exactly. Right, the half height is what is
32 correct. Apparently I didn't, I forgot, I didn't include a copy. But
33 they're here tonight so you can talk to them as well.

1 MS. O'MALLEY: All right. Any other questions for staff? Would
2 the applicants come up, please.

3 MR. KARAS: My name is Bill Karas and I'm the owner.

4 MR. GRONNING: I'm Eric Gronning, I'm the architect.

5 MS. O'MALLEY: Good evening. Did you want to make any additional
6 comments about your application?

7 MR. KARAS: Just a few concerning the nature of the street,
8 concerning the heights of structures. I today drove around and on Menlo
9 itself there's structures ranging from one to two and a half stories on the
10 street. It also has a slope of about 15 to 20 feet from east to west, so the
11 houses on the far end are considerably taller than what we're proposing as it
12 descends down the street.

13 In context, those are the only real comments I'd like to add
14 concerning the height.

15 MS. O'MALLEY: Okay, are there questions from the commissioners?

16 MS. ALDERSON: Yes, I have a couple. One concerns the side
17 elevations. We know you're working with a modular I guess house, could that
18 give you flexibility to add additional side windows which would make it much
19 consistent with the historic district?

20 MR. KARAS: We're limited to what we can do with this modular house
21 and opening, as far as we know we could probably add an opening or remove,
22 but you know, we could do that.

23 MS. ALDERSON: That would help with the compatibility, certainly
24 the side portions that are visible from the street.

25 MR. KARAS: Which elevation in particular?

26 MS. ALDERSON: Both side elevations. Right now each of them are
27 punctuated by only one window which would be extremely unusual. A historic
28 house would have depended on daylight and so there would be --

29 MR. KARAS: Right, I agree.

30 MR. FULLER: I think, I'd certainly echo the staff's comments about
31 the preference to see the overall apparent height of the house reduced
32 because essentially this is two full stories from the front, plus a full
33 attic realistically going across the house, and although it may be consistent

1 with some of the houses, it's certainly going to over shadow it's neighbors
2 at that point.

3 And I think if there's any way that the overall roof could be
4 reduced or pulled down some to get it down, I think that would help, and I
5 think that would also help then on the side elevations because you wouldn't
6 even up with quite as much blank wall as what you're currently looking at.
7 Other than that, I mean, you know, it's not a, you're not expanding the
8 footprint to a huge amount, so I think that's a positive. It's not as if
9 you're trying to double the size of the house or anything like that with the
10 footprint. I think that's a positive issue.

11 I think you need to be careful about letting it look to plain. I
12 really let go the columns, the side elevations just don't really fit of what
13 you'd want to see adding is adding back into the neighborhood.

14 MS. TULLY: A quick note. I did include a copy of the brochure,
15 Circles 26 and 27.

16 MS. ALDERSON: I have one other question about the front detailing.
17 Again what's achievable with the modular house, the one other feature I
18 guess it's pretty inconsistent with houses of this era and across the
19 neighborhood is the asymmetrical door, is the door with the siding on just
20 one side. Is there some flexibility with that entrance treatment?

21 MR. KARAS: You mean the door on the side?

22 MS. ALDERSON: So that it could be either a single door --

23 MR. KARAS: We're limited on that.

24 MS. ALDERSON: As shown the door has a single off center side
25 light, and my question is, is it possible to either have it flanking side
26 lights so that its symmetrical or just plain single door.

27 MR. KARAS: We could probably recommend a different door be
28 installed through the manufacturer. We are limited to what we can do, and
29 just to comment on the roof issue, I think, you know, this house has been
30 engineered and approved for this county and for Maryland and it is something
31 that you buy as a kit, so I don't think it would be possible for us to have
32 the manufacturer alter the roof structure at all. It would be an issue with
33 them.

1 But adding and removing windows is not an issue, and we could
2 probably have the door changed as well. But the height, the pitch on the
3 roof is already pretty shallow, and I don't think we could get them to change
4 that.

5 MS. O'MALLEY: So if you were trying to lower the mass, you'd
6 probably have to look at a different style?

7 MR. KARAS: Right, exactly. There is one thing we can do, with
8 this set of drawings is actually reflecting me adding CMU to the existing
9 foundation wall, so we have, we can bring the entire house down a foot from
10 where it is now. The existing basement ceiling was right at 7 feet, so I
11 wanted to try to get a little more room in the basement, so I added a course
12 and a half of CMU to the existing wall. So we have room to play. I can
13 bring the entire house down a foot from what we're showing now if that would
14 be acceptable.

15 But as far as changing the structure of the roof, we would have to
16 go to a different model and/or redesign the house.

17 MR. FULLER: From a street front compatibility, looking at the
18 street from the pictures of the adjoining properties, your house, the current
19 existing house is roughly the same height and it looks like you're proposing
20 to add almost 10 feet to the --

21 MR. KARAS: It's 9 feet right now. We could bring that down to 8
22 feet.

23 MR. FULLER: No, I'm saying that the existing house, the top of the
24 roof on the existing house is relatively consistent with the two neighboring
25 houses.

26 MR. KARAS: That's true.

27 MR. FULLER: And your new house is going to be about 10 feet
28 taller.

29 MR. KARAS: Nine feet taller. We could bring it down to 8 feet
30 taller than the neighbors house.

31 MR. FULLER: But that's 50 percent taller than, it's over 50
32 percent taller than the adjoining houses.

33 MR. KARAS: That's true, but also the street is sloping so if you

1 look at the other neighbor on the other side, he's a good two feet taller,
2 and as you go up the hill we're talking, you know, houses 30 feet higher than
3 our house.

4 MS. O'MALLEY: The reverse is you go down the hill.

5 MR. KARAS: The reverse says you go down hill it's true. But if
6 you go down at the corner there's a new two and a half story house. Here's
7 the issue with that. The house as it presently is configured it's a single
8 room house. All the partitions on the first floor have been removed. The
9 only thing that's enclosed is the bathroom. And as a result of that, even
10 the upstairs, for example, hasn't been properly structured and the floor is
11 suffering as a result. And there's only six and a half feet of area between
12 the floor and the ridge point, so let's make this a viable house and try to
13 keep within the footprint.

14 To renovate the house would be a costly measure because of its
15 present condition. It's got mold and things like this. The house was
16 purchased under extreme conditions by somebody who was in extreme situation,
17 and we saw it as an opportune -- my wife and I, as a chance to buy a smaller
18 house and fix it up.

19 The most economic way, of course, is to try to get something that's
20 already built and we went down to the factory to take a look at this because
21 of all the builders, this house basically fit the footprint and it's a
22 traditional looking house.

23 Because on Leafy you have two and a half story, what I call pseudo-
24 Victorians that line the street but are not visible. So there's a, as they
25 said in the staff report it's a very eclectic area. And we tried to find
26 something else that had a little traditional flair to it to kind of match the
27 Capital View Historic District, although, in looking at all the houses they
28 vary in height, style and so forth. Because up the street is a single story
29 contemporary house with a very long sloping roof, so we have everything
30 there.

31 And this gives you in 1600 square feet, three bedrooms two and a
32 half bathrooms and it's a viable, livable house for maybe some future family
33 when our needs have finished.

1 MR. FULLER: Again, I'm sympathetic with the idea of demolishing
2 the old house, I'm not opposed to that, and I'm sympathetic with the idea
3 that the house needs probably to have more square footage developed than what
4 was currently there to be reasonable for a family today. Where my concern,
5 I'm not going to, you know, limit myself to saying that, you know, I'm not
6 going to only give comments that work within the modular house design.

7 My concern is that essentially this is proposed as two full floors
8 plus a full attic above it, and I think that makes the house too tall. I
9 think you can get the same amount of square footage in a design by working
10 the roof down around the second floor, working dormers in, that are real
11 dormers rather than simply letting all your dormers be added space up in your
12 attic. I think you'd be a lot more sympathetic to the neighborhood.

13 MS. TULLY: But it might have to be stick built, not modular.

14 MR. KARAS: That's not in the budget.

15 MR. GRONNING: One of the other deciding factors here besides Mr.
16 Karas liking this house is that these things come in at \$40 a square foot,
17 and they're very well built. If we were to renovate that house or stick
18 build, we're looking at \$120 a foot. It's just not doable.

19 MR. KARAS: And to give you what's basically already there, so it
20 doesn't really enhance the value of the house, it doesn't enhance the
21 property, it doesn't enhance the tax rolls, if you will. But we did not buy
22 this house blindly because I was told that it had no redeeming value to the
23 county as a structure. It was one of these 1940's starter houses that you
24 see along Viers Mill Road and the many other such Cape Cod's that you see all
25 over, and this might be a chance to maybe break that mold a little bit
26 because just along that street you have, I think, four, five like houses and
27 then they vary after that. So these four were the same, all the rest of them
28 are different construction and style.

29 MR. FULLER: I presume you still have the option of using the
30 modular approach or the -- I mean, right now your basement level is not
31 module, that's obviously you're going to construct that yourself.

32 MR. GRONNING: That's in place.

33 MR. FULLER: You'd probably have the opportunity to bring in

1 modular components for your first floor which is going to be where all your
2 major expense is, your kitchens and things like that, and then go to a,
3 something that you design and stick building and put on top of that.

4 But, I guess from perspective, again, I'm not going to limit my
5 comments to just what works within a modular house. I'd like to see it
6 lower.

7 MR. GRONNING: I don't know how you can get more elevation on the
8 second floor to create some additional space. Right now the ridge board is
9 what --

10 MR. KARAS: Well, six, we have a 6, 10. The attic space is
11 virtually unusable right now unless, I mean, you can see some of the
12 neighbors are building out the back. I mean, it's 6 foot 10 ceiling height
13 right now.

14 MS. O'MALLEY: Well he's not talking about that.

15 MR. FULLER: No, I'm not talking reusing the existing the house.

16 MR. GRONNING: No, no, I understand that, but we're still, if
17 that's to be increased a little bit, you increase the volume there on the
18 second floor and that's our issue is, the thing I don't know how to get
19 around. I don't know how you could build out a second floor with proper head
20 room and sprinkler systems under new code and everything else without still,
21 and still reduce the volume. I don't know how to do that.

22 MS. O'MALLEY: Look at styles where they're basically just brining
23 the roof down and so where your windows are it would be, at the edges of the
24 house it would be more of a dormer affect.

25 MR. KARAS: Yeah, I mean, it's, you know, we could design two that.
26 It's more of an issue of the budgeting at this point for me. I mean, if we
27 were stick building it, we wouldn't have an issue, but you know, the price,
28 we went with this particular model because we didn't think that this would
29 actually be an issue, and you know, the fact that we're sitting here, we're
30 kind of surprised. Just given that, you know, looking down the street and
31 seeing all these different types of things, you know, I didn't think this
32 would be an issue.

33 So we've gone down the road with this model using the modular

1 because it fit the budget, and now, if we had to go back and stick build this
2 thing or mix modular and stick building we'd have different issues
3 altogether.

4 MS. O'MALLEY: Now with the other, there were some comments in the
5 staff report about possibly having your house longer rather than -- you don't
6 want to change the foundation at all, you can't add on to the back part which
7 would be more above grade?

8 MR. GRONNING: Originally, the thought was to do whatever was the
9 least disruptive and least disruptive would be to keep the existing foundation
10 use it and build a pleasant little 1600 square foot house, we're not talking
11 about a monster house here, it's only 1600 square feet. I mean the first
12 floor is 800 which is the equivalent of a one-bedroom condominium in the area,
13 so that's what we're faced with.

14 MS. WRIGHT: I guess, I haven't heard folks really having a problem
15 with the size of the house or the fact that you're demolishing the existing
16 house, or that you're building this new house. I hear two major comments.
17 One is, look at some way to decrease the massing, height and massing of the
18 house, even if those does involve stick building the roof. You could do
19 modular on everything else and stick build the roof to create a different roof
20 form.

21 The other is adding windows and changing the door treatment. I
22 mean those, again, you know, those are the comments you're getting, you can do
23 with them what you will, but it sounds like that seems to be a consensus.

24 MS. ALDERSON: I'd like to add just one other one. I was looking
25 at the -- there's a difference between the elevation and the plan on the front
26 facade, adjoining the door, the modular house brochure shows an octagonal
27 window to the right of the door and so does the plan. And it's not shown on
28 the elevation and I would recommend that you have some flexibility with
29 windows, installing a conventional window rather than the octagonal.

30 MR. KARAS: I'm not a big fan of that octagon, and you know,
31 there's a number of inconsistencies in their drawings that we have to
32 straighten out, but we can definitely get rid of that.

33 MR. GRONNING: Those kinds of things we can handle, and that's a

1 two story foyer.

2 MR. KARAS: If I were to talk to the manufacture about stick
3 building the roof on this thing keeping the full two, second story, we would
4 end up with a very, very shallow pitched roof. Would that be, I just worry
5 about the proportions of this thing if we do that. It seems like what you're
6 asking for is to move that, the pitch line down so that it's going to encroach
7 on the ceiling height on the second floor in order to get this massing down,
8 and that in itself, they're not going to go that way.

9 It might be possible to stick build the roof though, but I'm just
10 worried about the proportions of the house at that point.

11 MR. FULLER: Obviously, I can't look at the proportions right now,
12 but you know, the right corner of your upstairs is coming up over your stairs,
13 so you actually have the opportunity to drop some head room in that area
14 depending on how the stair is really framed. So, I mean, there's some
15 portions of the roof in the front that aren't critical to you.

16 MR. KARAS: I agree with you on that, but the problem is that these
17 modulars are coming assembled, and you know, we'd have to actually, you know,
18 take a chain saw and lop that corner off, so that's an issue that I'm trying
19 to deal with. I mean, we could probably stick frame that roof, and/or take it
20 off when it gets to the site. But I just wonder what that would look like
21 visually. I don't think that's be too appealing.

22 MS. WRIGHT: Yeah, I don't think they're saying do a shallower,
23 stick build shallower pitched roof. I think it's really the way the roof
24 connects to the walls. I mean, I think you're talking about dropping all of
25 them.

26 MS. TULLY: Perhaps we could maybe take a poll, we've pretty much
27 heard from Jeff and Caroline and no objections from the other commissioners,
28 but perhaps just to make sure that the applicants are, you know, have heard
29 from everyone. That would be great.

30 MS. ANAHTAR: I agree with all the other comments. I don't have
31 anything to add.

32 MS. O'MALLEY: I have to say yeah, the side windows I think are an
33 important feature to have, and I would also like perhaps your company might

1 have something that still has a full second floor but has a different roof
2 design that comes down lower in the front or that might work. If you could
3 look into that.

4 MR. KARAS: Okay. Offhand, I know that they don't, but maybe we
5 could find a different manufacturer. I know it's kind of hard, I mean, you
6 know, when we went into this, we didn't think it would be an issue, so, and
7 this is kind of a surprise, but this one actually fit right on that
8 foundation.

9 MR. GRONNING: Most of them are just, they're so called, you know,
10 single story Rambler type houses.

11 MS. O'MALLEY: Are they?

12 MR. GRONNING: Yeah. This is beautifully made, and the reason why
13 we weren't here a couple of months ago is because it's taken time for this
14 company to run these plans through the State of Maryland and County code
15 review, and that's all acceptable at this point.

16 MR. FLEMING: My concern is that when you first started this
17 project, and I'm getting different opinions from what you're saying, what he's
18 saying that you didn't realize this would be an issue, so during the
19 preliminary design of this project, what, we're not here to make things
20 difficult for you, but you're not understanding what the rules are. I'm
21 hearing two different --

22 MR. GRONNING: Right. I was informed that this was a, is the
23 expression non-contributing?

24 MS. WRIGHT: Yes.

25 MR. GRONNING: -- resource within the county and it could be
26 demolished, and you could build on the footprint. So those are the basic
27 ground rules and so I looked for something that would satisfy them and not be
28 a mansion within this, because, you know, the lot is 200 feet long so I guess
29 you could have a 100 foot long house if you wanted to and a story and a half,
30 but that wouldn't fit right either. So we looked for something that fit the
31 footprint, didn't extend beyond the houses in the back, didn't extend beyond
32 the front. I understood that it was now a full two story bearing in mind that
33 the present house is only a story and a half, and its not a liveable area on

1 the second floor, you can't really make rooms up there or anything like that
2 with only that kind of ridge floor type, so it's very shallow.

3 So no matter what you what to do, if you want to create some more
4 space on the second level you have to raise the roof, I mean, somewhat.
5 That's the issue.

6 MR. FULLER: Again, I don't think you're that far off. I think
7 your house is very appropriate in terms of its general size. I think it'd be
8 great to see the roof down by a few feet from where it is. I think what the
9 limiting factor is, as you said is, the fact that you're trying to work within
10 the context of a modular home and it's not allowing you some of the
11 flexibility that, from my perspective I'd like to see, but let's hear the last
12 couple of people talk.

13 MR. JESTER: I really don't disagree with anything that's been
14 said. I think you pointed out maybe the issue is just making an adjustment to
15 the roof may not be the only way to accomplish what we're really asking for
16 which is, an overall reduction, be careful about the proportions. I agree
17 that it needs to be, the whole things needs to be looked at, and you may just
18 simply have to look at something other than modular to accomplish that. So, I
19 believe other than what's been said, I have nothing else to add.

20 MR. GRONNING: What would be in terms of everyone's view here an
21 acceptable height? I don't want to come back with another proposal and say,
22 you know, come down another six inches or what have you. I mean, what are we
23 talking about? If we reduce by two feet, is that a workable thing? I mean?

24 MR. KARAS: Is it the style of the facade? Is it the fact that
25 there's two stories on that front face versus one and a half next door or
26 across the street, or what is the, what should we use as our criteria for
27 making a decision on what to do?

28 MS. O'MALLEY: To me, when I look at the house, I was by the street
29 on the way here tonight, and I looked at the two houses on either side, and
30 since you're going down hill, your house on the right side is going to be
31 really small compared to this one. The house on the left side won't be quite
32 so much, and so that was my concern when I look at it that, because I can see
33 that you're not interested in putting in a Cape Cod. I know that that

1 neighborhood likes to keep their Cape Cod's that, you know, it was traditional
2 that that's the kind of house that was put in during that period. But if
3 you're going to go with something else, I'd like to see rather than having the
4 streetscape go straight across and then up, I'd like it to be more a gradual
5 difference so it's not a jarring change.

6 But I can see that, I can see what you --

7 MR. GRONNING: Get a two story house you need a certain basic
8 elevation. I mean there's no way of getting around that, so it's either going
9 to be a two story house or not a two story house, and I guess what you're all
10 moving to is a story and a half house, and the half is --

11 MS. WRIGHT: Yeah, I think that maybe what we could do is actually
12 show you a couple of other houses in Capital View Park that have been
13 constructed. There's one along Capital View Park Avenue that is a two story
14 house, very simple house, that was constructed. I don't know if it was
15 modular or not, it's on a row of one and a half story houses. It sort of fits
16 in.

17 Maybe we could give you, and you know, maybe staff can give you a
18 few examples. I mean, what I'm hearing is that there is a desire to have an
19 actual reduction in height, but also, a reduction in the perceived sort of
20 height and mass. And I think there's, so there's really both. I mean, if you
21 can get the house down a foot or two, but then if you can also through the
22 design have the perception of mass change, I think that is the direction I'm
23 hearing.

24 There are a couple of examples in the neighborhood. Again, I can't
25 tell you if they were stick built or modular.

26 MR. GRONNING: I hope it's not the new houses off of Lee.

27 MS. WRIGHT: No. It is not.

28 MR. GRONNING: Okay, because those are what, almost four stories.

29 MS. WRIGHT: Those are very big.

30 MS. O'MALLEY: Well now we did just, the one at the end of the
31 street that we approved, and they kept the Cape Cod style. Didn't they end up
32 with a full second floor?

33 MS. WRIGHT: Yes, they did, but I think even that house has a lot

1 to do with the topography of that particular site. I think this is a very
2 different site topographically.

3 MR. GRONNING: But the same style house originally.

4 MS. O'MALLEY: I think the house is different.

5 MS. WRIGHT: We can show you some examples in the neighborhood, and
6 maybe, you know, give you some direction.

7 MR. FULLER: From my perspective in trying to quantify it, you
8 know, if you had a street elevation that showed the adjoining houses, but just
9 sort of looking at what you've given us here, you're showing that your current
10 house is about 20 feet high. And from looking at the adjoining houses, my
11 guess is they range from 20 to 22. They're all pretty consistent.

12 MR. KARAS: It's the exact same house. Yeah, they just vary based
13 upon the --

14 MR. FULLER: So it's real close. So from my perspective, you know,
15 right now if I look at your elevation, also you're showing you're slightly
16 over 29 feet high for the same kind of dimensioning, and that's what bothers
17 me. So I'd feel better if the house was in the 25 foot range, you know
18 something that is four to five feet above the adjoining house. Not something
19 that is almost a full floor above the adjoining houses. That's what my
20 concern is, and exactly, I don't want to draw a line in the sand and say, it's
21 got to be exactly that number.

I also think you need to clarify if the dormer coming forward is really the full height going up to the ridge, or is it the half height. It shows differently in the different pictures and from the brochure it's hard to tell which way it really is as well. But obviously, if the dormer is full height and comes forward, it creates a higher perceived approach to the house.

MR. GRONNING: That does go back to the ridge, I'm sure.

MR. KARAS: No, it's half height. I apologize for that mistake on the drawings.

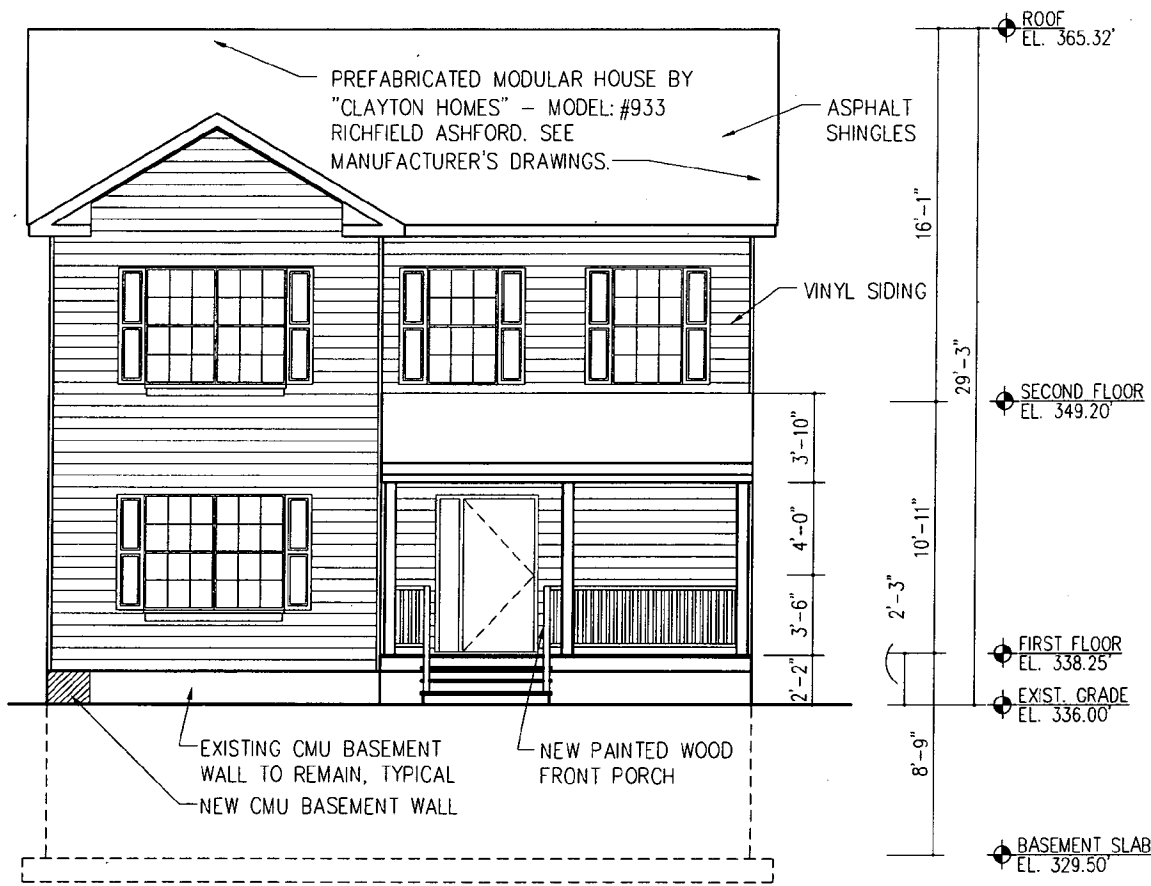
MS. TULLY: And I advised them not to bother changing them at this point because it was a preliminary.

MR. FULLER: That's fine. But I'm just saying, things like that if you can make us feel comfortable that, you know, that the highest point isn't

right at the front face.

MR. GRONNING: Thank you.

MR. KARAS: Thank you for your time.



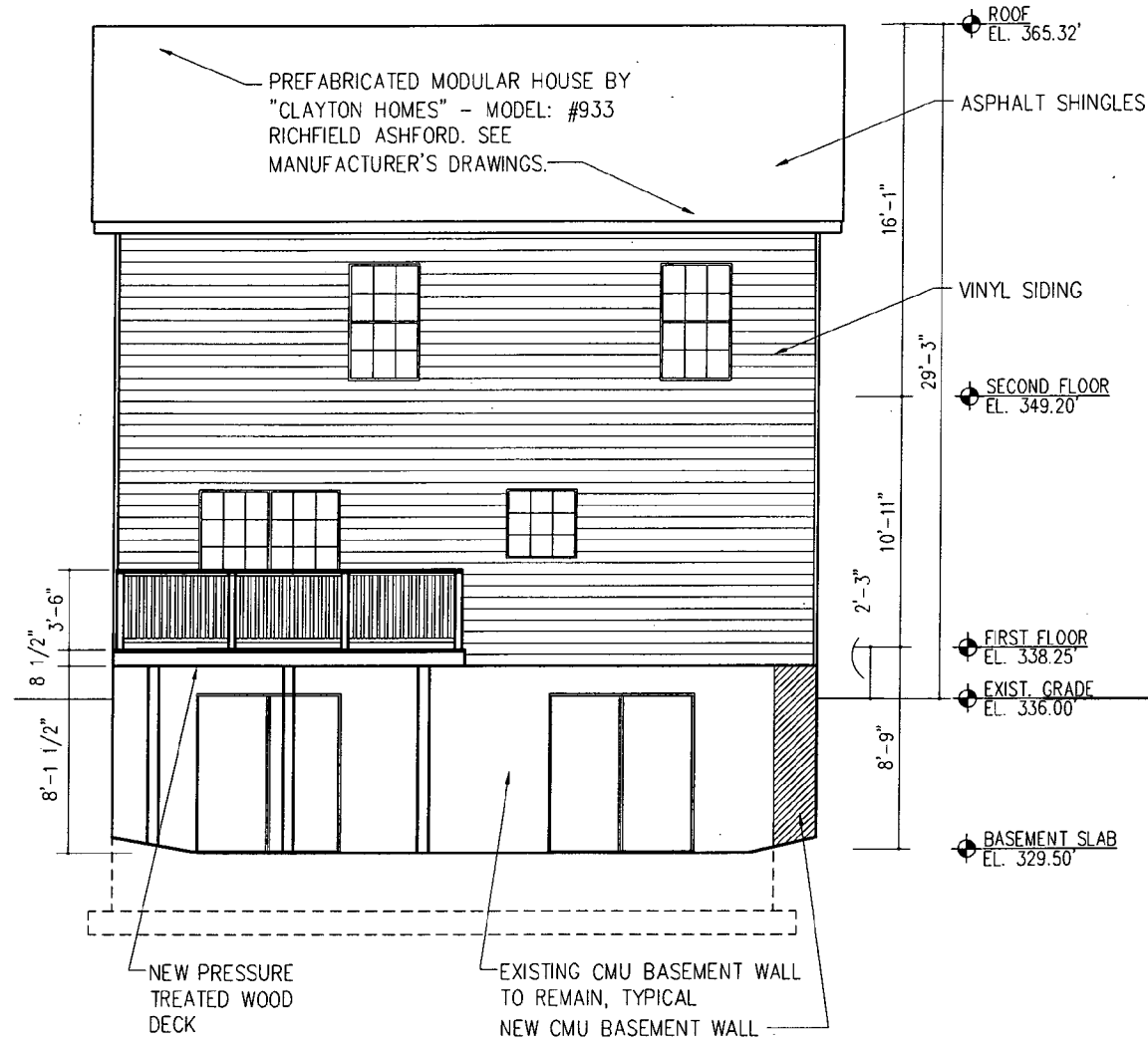
PRELIM

2
A100

FRONT ELEVATION

SCALE: 1/8"=1'-0"

178



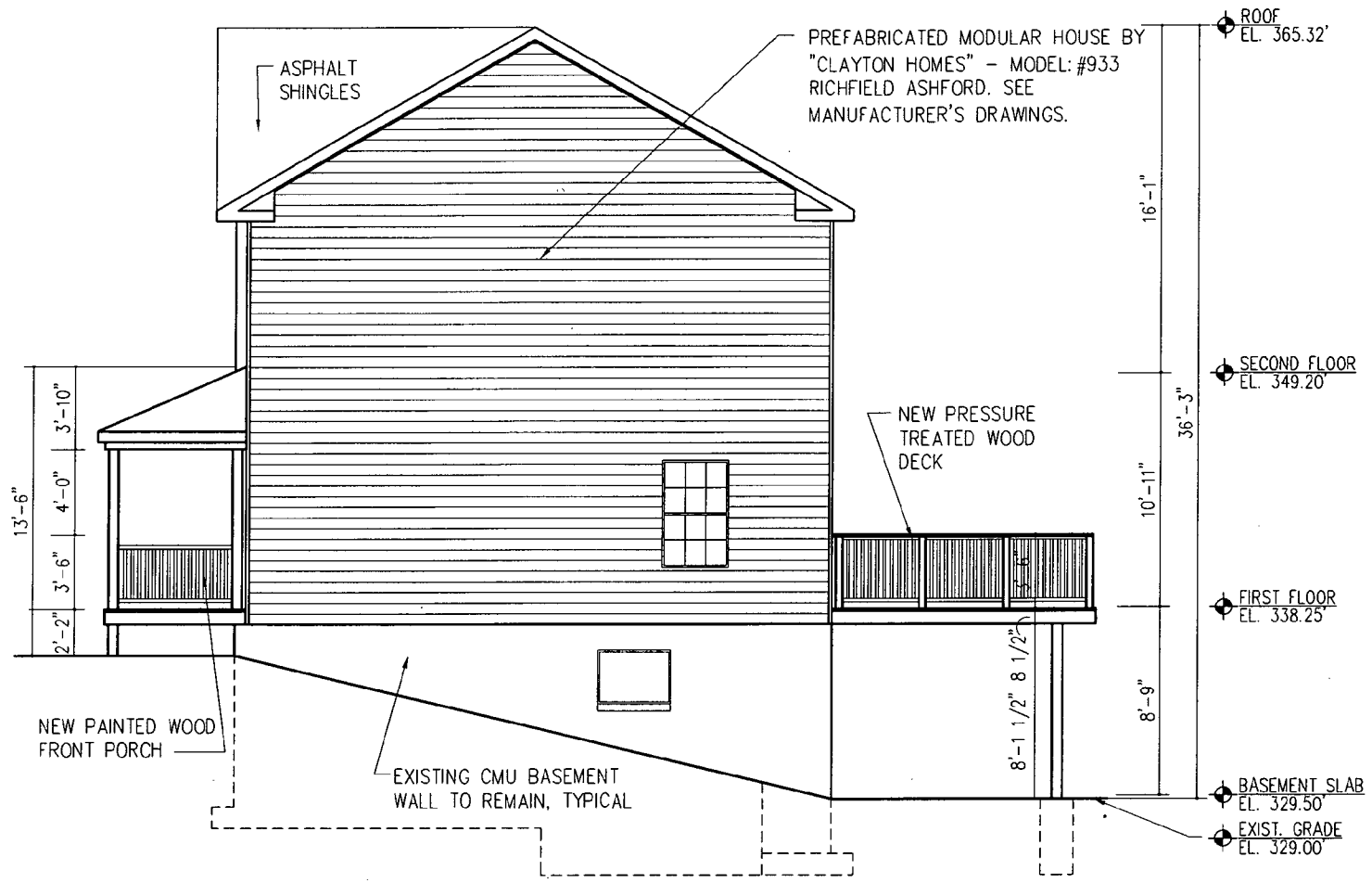
PRELIM

3
A100

BACK ELEVATION

SCALE: 1/8"=1'-0"

18P



PRELIM

199

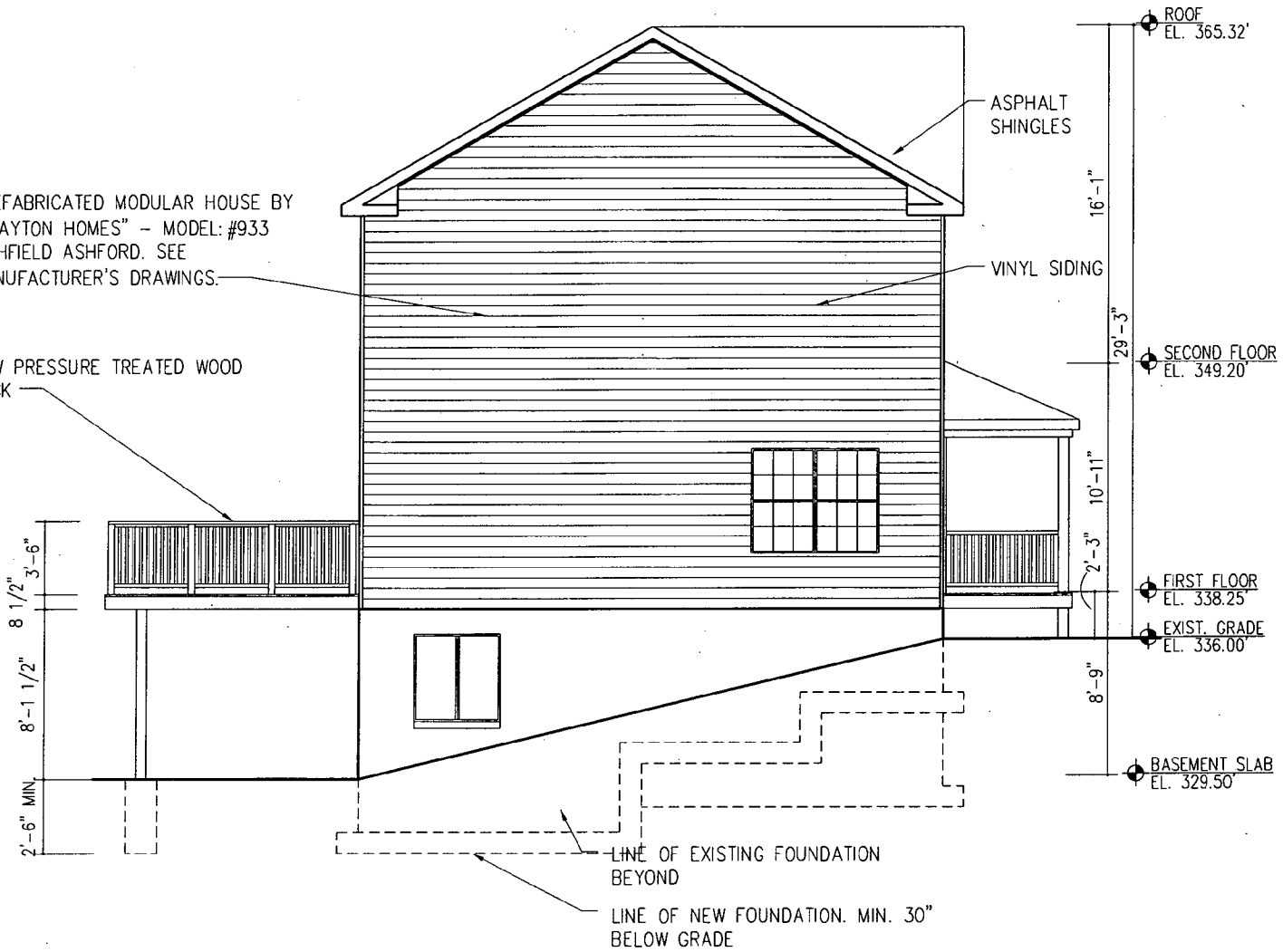
4
A100

RIGHT ELEVATION

SCALE: 1/8"=1'-0"

PREFABRICATED MODULAR HOUSE BY
"CLAYTON HOMES" - MODEL: #933
RICHFIELD ASHFORD. SEE
MANUFACTURER'S DRAWINGS.

NEW PRESSURE TREATED WOOD
DECK



PRELIM

5
A100

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

308

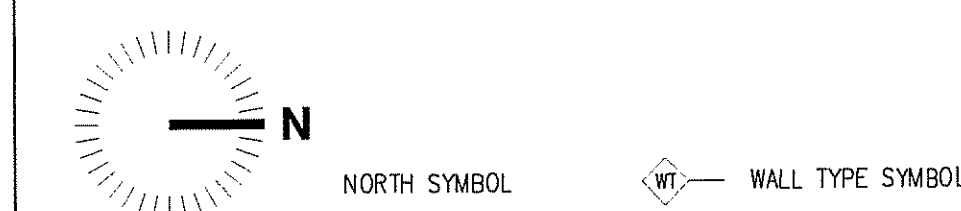
GENERAL NOTES:

- THE CONTRACTOR SHALL FULLY ACQUAINT HIM/HERSELF WITH CONDITIONS RELATING TO CONSTRUCTION AND LABOR SO THAT HE/SHE UNDERSTANDS THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS.
- SHOULD THE CONTRACTOR FIND, AFTER A VISIT TO THE SITE OR DURING CONSTRUCTION, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD BRING THESE ITEMS TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- WHEN APPLICABLE, THE FORM OF CONTRACT TO BE USED WILL BE THE ABBREVIATED AGREEMENT BETWEEN OWNER AND CONTRACTOR, STANDARD FORM A-107, 1987 EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS.
- THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE.
- THE OWNER WILL OBTAIN AND PAY FOR THE INITIAL BUILDING PERMIT FROM MONTGOMERY COUNTY, MD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL ADDITIONAL INSTALLATION PERMITS (ELECTRICAL, PLUMBING, MECHANICAL, ETC.) THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE AND PROCESS ALL REQUIRED INSPECTIONS.
- CONSTRUCTION WILL MEET ALL APPLICABLE BUILDING AND HEALTH CODES.
- THE CONTRACTOR SHALL, DURING THE LIFE OF THE CONTRACT, AT ALL TIMES CONDUCT HIS/HER OPERATIONS AT THE SITE IN SUCH A MANNER SO AS NOT TO ENDANGER, INCONVENIENCE OR INTERFERE WITH OCCUPANTS OF THE BUILDING.
- DIMENSIONS:
 - DO NOT SCALE DRAWINGS.
 - CHECK ALL DIMENSIONS AT THE SITE BEFORE FABRICATION AND INSTALLATION COMMENCES AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.
 - WHERE DIMENSIONS ARE NOT AVAILABLE BEFORE FABRICATION COMMENCES, THE DIMENSIONS REQUIRED SHALL BE AGREED UPON BETWEEN ALL TRADES.
 - VERIFY THE DIMENSIONS OF ALL SHOP FABRICATED ITEMS AT THE SITE BEFORE SHOP DRAWINGS AND FABRICATION ARE COMMENCED.
 - IN AREAS WHERE EQUIPMENT SHALL BE INSTALLED, CHECK DIMENSIONAL DATA ON EQUIPMENT TO ENSURE THAT AREA AND EQUIPMENT DIMENSIONS ARE COMPATIBLE WITH THE NECESSARY ACCESS AND CLEARANCE PROVIDED.
- THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS WHETHER SUPPLIED BY THE TENANT, OWNER OR CONTRACTOR.
- ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, AND ALL CONSTRUCTION SHALL BE OF FIRST CLASS WORKMANSHIP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS AND REFUSE. CONTRACTOR SHALL SCHEDULE WORK IN CONJUNCTION WITH BUILDING REQUIREMENTS.
- ALL WALLS AND/OR SURFACES RECEIVING WALLCOVERINGS, CARPET, FLEXWOOD, ETC., SHALL BE PROPERLY PREPARED PRIOR TO ANY INSTALLATION. ALL BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACE. IN ADDITION, SURFACE SHALL BE SEALED, SIZED OR PROPERLY PREPARED PER MANUFACTURER'S AND/OR BASE BUILDING SPECIFICATIONS.
- ALL NEW OR EXISTING WALL CONSTRUCTION SHALL BE FINISHED READY FOR PAINT. ALL WALLS TO BE PAINTED WITH TWO OR BETTER COATS OF LATEX PAINT, UNLESS SCHEDULED OTHERWISE.

MATERIAL SYMBOLS

	EARTH		RIGID INSULATION
	BRICK		GRAVEL
	CONCRETE		WOOD FINISH
	CMU		WOOD
	PRECAST CONC. CEMENT, MORTAR OR SAND		MARBLE
	STRUCTURAL STEEL		EXISTING CONSTRUCTION TO REMAIN
	BLANKET INSULATION		STUCCO
	CERAMIC TILE		PLYWOOD
	STEEL		PLASTER OR GYPSUM BLD.
	ALUMINUM		STONE
	GLASS		

GRAPHIC SYMBOLS



PLAN, SECTION, ELEVATION, DETAIL

SHEET SCALE:

- ELEVATION MARK
- SECTION MARK
- DETAIL MARK
- DOOR SYMBOL
- WINDOW/EQUIPMENT SYMBOL
- FINISH SYMBOL
- SPOT ELEVATION
- FLOOR ELEVATION

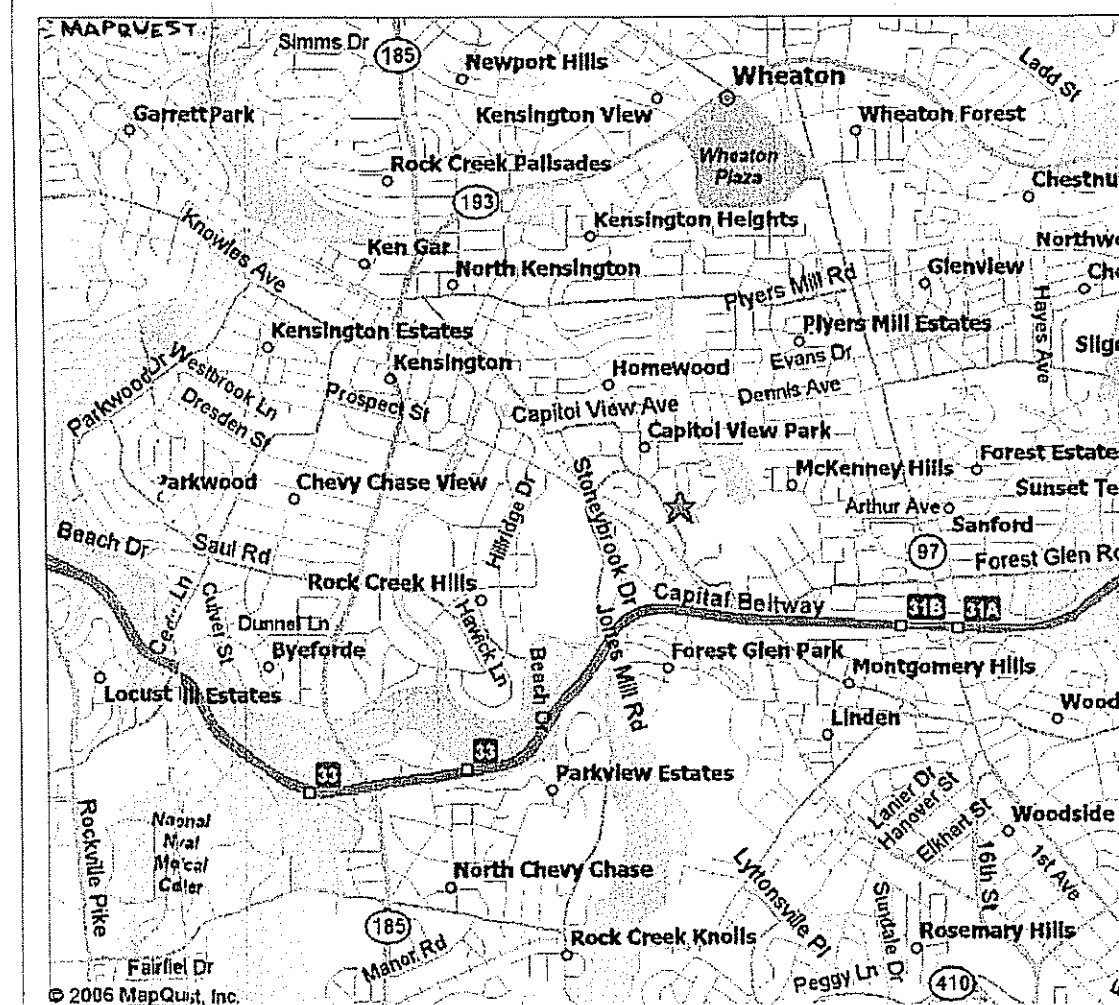
DRAWING LIST

ARCHITECTURAL	
A001	TITLE SHEET
A100	FOUNDATION AND FIRST FLOOR PLAN, SECTIONS & DETAILS
A101	FIRST, SECOND, ROOF & FRAMING PLANS
A200	BUILDING SECTIONS & DETAILS
A300	ELEVATIONS

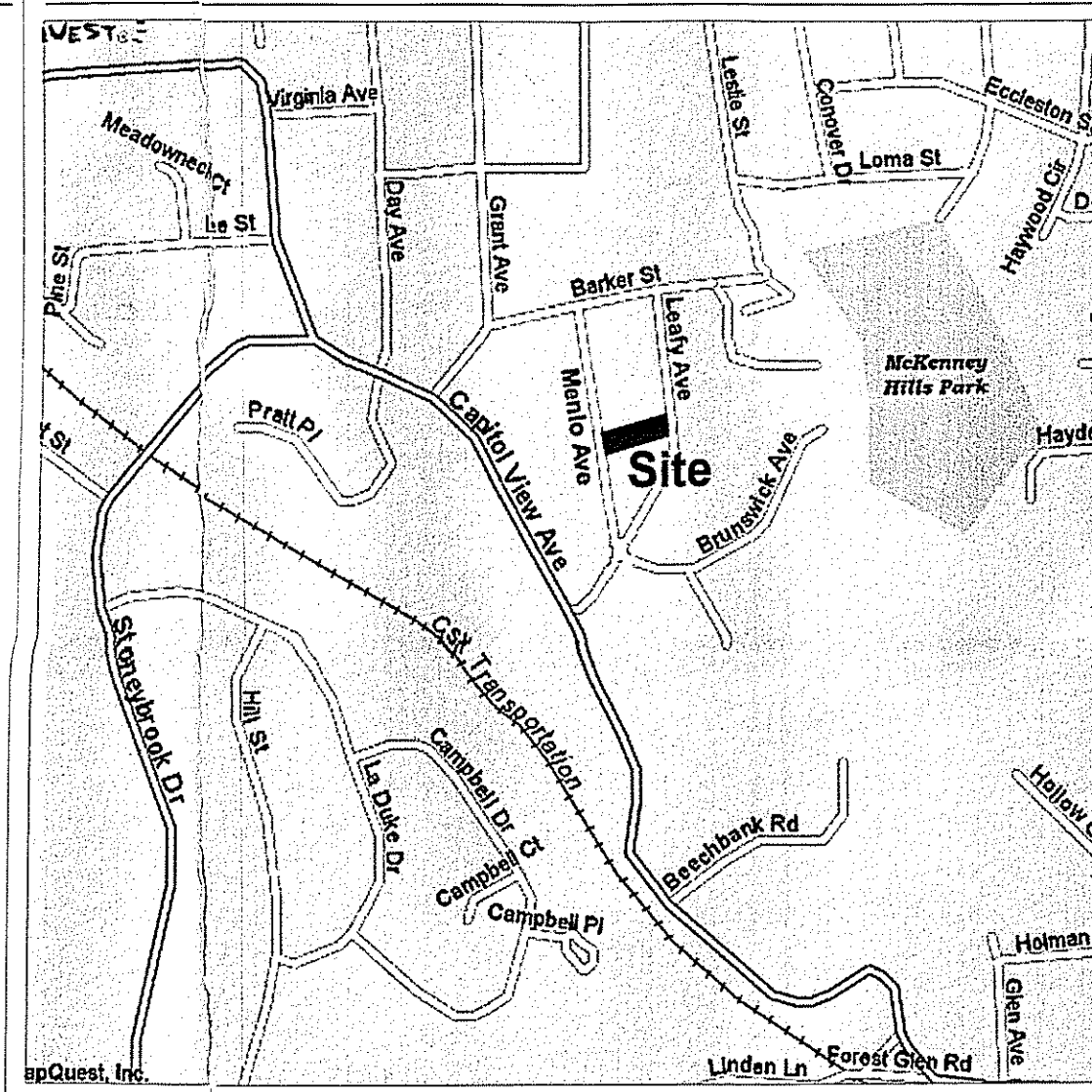
ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	OPP	OPPOSITE
B	BOTTOM	PSF	POUND PER SQUARE FOOT
BLL	BOTTOM LOWER LAYER	REIN	REINFORCING
BUL	BOTTOM UPPER LAYER	SHT	SHEET
CONC	CONCRETE	SM	SIMILAR
CONT	CONTINUOUS	SOG	SLAB ON GRADE
CJ	CONSTRUCTION JOINT	SST	STAINLESS STEEL
CLR	CLEAR	STD	STANDARD
DL	DEAD LOAD	STL	STEEL
DWG	DRAWING	TOS	TOP OF SLAB
EA	EACH	TOC	TOP OF CONCRETE
EL	ELEVATION	TOF	TOP OF FOOTING
EQ	EQUAL	TOM	TOP OF MASONRY
EX	EXISTING	TYP	TYPICAL
FF	FINISHED FLOOR	VF	VERIFY IN FIELD
CALV	CALVANIZED	UNO	UNLESS NOTED OTHERWISE
GW	GYPSUM WALL BOARD	VERT	VERTICAL
HK	HOOK	WFT	WELOED WIRE FABRIC
HORZ	HORIZONTAL	W/	WITH
LG	LONG	AND	AND
LL	LIVE LOAD	&	&
LHL	LONG LEG, HORIZONTAL	AT	AT
LLV	LONG LEG, VERTICAL	CL	CENTERLINE
MAX	MAXIMUM	P	PLATE
O.C.	ON CENTER		

VICINITY MAP



LOCATION MAP



PROJECT DATA

PROJECT ADDRESS: 1009 Menlo Avenue Silver Spring, MD 20910

ZONE: R-60 BLOCK/SQUARE: 33 MAP: HP62

LOT SQ. FT.: 10,000 SF

EXISTING USE: Residential PROPOSED USE: Residential

COODES:

Residential Building Code: International Residential Code 2003
Maryland Building Rehabilitation Code

Electrical Code: National Electric Code 2002
Mechanical Code: International Mechanical Code 003
International Fuel Gas Code 2003

Plumbing and Gas Code: WSSC Plumbing Code
Life Safety Code: NFPA-101 1997

Fire Alarm Code: NFPA-72 1996
Residential Sprinkler: NFPA-13D & 13R 1996
Accessibility: COMAR 05.02.02, ADAAG & FHAG
Emergency Conservation: International Energy Conservation Code 2003

PROJECT DESCRIPTION: Modify and repair existing basement foundation wall to receive new 2 story prefabricated home.

PROJECT LIST

OWNER/CONTRACTOR:
WILLIAM AND JUDITH KARAS
3812 SPRUELL DRIVE
SILVER SPRING, MD 20902
PH 202.223.1800

ARCHITECT:
GRONNING ARCHITECTS, PLLC
ERIC GRONNING
1125 CONNECTICUT AVENUE NW 4TH FLOOR
WASHINGTON, DC 20036
PH 202.223.7059

CIVIL ENGINEER:
ENTREX COMMUNICATIONS SERVICES, INC
11575 EYE STREET NW SUITE 350
WASHINGTON, DC 20095
PH 202.408.0960

MODULAR MANUFACTURER:
CLAYTON HOMES
444073 HWY 52 NORTH
RICHFIELD, NC 28137
PH 704.463.1341

SPECIFICATIONS

GENERAL

- This project has been designed in compliance with the 2003 Edition of the International Residential Code and the 2001 Edition of the Maryland Building Rehabilitation Code and all local supplements and amendments to the codes.
- The construction drawings and specifications complement each other and shall be considered an integral part of the construction requirements for this project.
- Job site safety and construction procedures are the responsibility of the contractor.
- Refer to the architectural, mechanical, electrical, plumbing, and civil drawings for the size and location of all openings, sleeves, chases, conduits, depressed areas, floor finishes, curbs, fills, embedded items, masonry details, and miscellaneous steel before detailing structural members or placing concrete.
- This project has been designed for the weights of the materials indicated on the drawings and on the live loads indicated in the design data. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of falsework, formwork, bracing, sheeting, shoring, etc.

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

GROUND SNOW LOAD: 30 PSF
WIND SPEED: 90 MPH
SEISMIC DESIGN CATEGORY: B
SUBJECT TO DAMAGE FROM:
WEATHERING: SEVERE
FROST LINE DEPTH: 24"
TERMITE: MODERATE TO HEAVY
DECAY: SLIGHT TO MODERATE
WINTER DESIGN TEMP: 13°F
ICE SHIELD UNDERLAYMENT REQUIRED: YES
FLOOD HAZARD: JULY 2, 1979
AIR FREEZING INDEX: 300
MEAN ANNUAL TEMPERATURE: 55°F

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

ATTICS WITH STORAGE: 20 PSF
ATTICS WITHOUT STORAGE: 10 PSF
DECKS: 40 PSF
EXTERIOR BALCONIES: 60 PSF
FIRE ESCAPES: 40 PSF
GUARDRAILS AND HANDRAILS: 200 PSF
GUARDRAILS IN-FILL COMPONENTS: 50 PSF
PASSENGER VEHICLE GARAGES: 50 PSF
ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
SLEEPING ROOMS: 30 PSF
STAIRS: 40 PSF

DEAD LOADS

The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment.

SOIL AND FOUNDATION

- All footing and grade beams shall be placed on competent, undisturbed natural soils properly compacted and controlled engineering fill having a minimum net allowable soil bearing pressure of 2,000 psf. The Contractor shall be responsible for verifying soil pressure in the field. If actual conditions are less than those specified, the contractor should bring this to the attention of the Architect or Structural Engineer immediately.
 - Presumptive Load-bearing Values of Foundation Materials
- | | |
|---|--|
| Class of Material | Load-bearing Pressure (pounds per square foot) |
| Crystalline bedrock | 12,000 |
| Sedimentary and foliated rock | 4,000 |
| Sandy gravel and/or gravel (GW and GP) | 3,000 |
| Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC) | 2,000 |
| Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CI, MI, MH and CH) | 1,500 |

- When top or subsoils are compressible or shifting, such soils shall be removed to a depth and width sufficient to assure stable moisture content in each active zone and shall not be used as fill or stabilized within each active zone by chemical, dewatering, or presaturation.
- All slabs-on-grade shall be reinforced with a minimum of one (1) layer of 6 x 6 / W1.4 x W1.4 WWF, unless noted otherwise.
- See architectural drawings for all waterproofing and dampproofing details.
- Excavation shall include the removal and disposal of all material encountered to obtain the required sub-grade elevations, including but not limited to, earth of all types, earth fills, gravels, pavements (sidewalks and curbs) and other portions of existing foundation walls, underground structures including all vaults and utilities to be removed, materials of any classification or type indicated in data on sub-surface conditions, boulders, rock, and all other materials encountered in excavating and grading operations.
- The contractor shall provide all necessary measures to prevent any frost or ice from penetrating any footing or slab subgrade before and after placing of concrete and until such subgrades are fully protected by the permanent building structures.
- Perform excavating in a manner and in proper sequence to prevent surface water and subsurface water from flowing into excavations and to prevent water from flooding trenches, pits and the building site and surrounding area.
- Provide earth berms at perimeter of excavations, where appropriate, to divert water.
- Do not allow water to accumulate in excavations.
- Remove collecting water from the excavations using dewatering methods which will prevent softening and soil changes detrimental to the stability of sub-grades.
- Where soil has been softened or eroded by flooding or placement during unfavorable weather, remove all damaged areas.

- Fill (or excavate as required) under items of construction as follows: Under concrete sidewalks subgrade must be to bottom of granular fill with 4 in. of granular fills applied over subgrade. Under floor slabs on grade, subgrade must be to bottom of granular structural fills under slabs or mate with granular fills placed in compacted layers (6 in. maximum thickness each layer) over subgrade.
- Construct fills at the location and to the lines and grades indicated on the drawings.
- Construct fills generally in horizontal layers not exceeding 6 in. (loose depth) and uniformly compacted.
- Compact backfills to 95% of maximum density at optimum moisture content as determined by ASTM 698.
- Backfilling shall not begin until construction below finish grade has been approved, forms removed, and the excavations cleaned of trash and debris. Backfill shall be brought to required grades. Backfill shall not be placed in wet or frozen areas. Heavy equipment for spreading and compacting backfill shall not be operated closer to foundations, curbs, or walls than a distance equal to the height of backfill above the top of structural members. The area remaining shall be compacted by power-driven hand tampers suitable for the material being compacted. Backfills shall not be placed against walls prior to seven days after completion of the walls.

CONCRETE

- The Contractor is responsible for all dimensions of the concrete work and shall check the structural drawings in relation to other drawings and shall verify dimensions in relation with other work at field conditions.
- Contractor is responsible for proper arrangement and fit of the work and if discrepancies are noted between the various drawings and the Contractor shall notify the Architect immediately in writing and shall not proceed until so directed.
- Except as otherwise specified herein, perform work in accordance with specifications noted below, including latest editions of applicable specifications, codes, and standards cited therein, and latest applicable addenda and supplements.
 - ACI - 211 "Proportions of concrete"
 - ACI - 214 "Companion tests"
 - ACI - 301 "Specifications"
 - ACI - 304 "Placing concrete"
 - ACI 304R-82 "Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete"
 - ACI - 305 "Hot weather"
 - ACI - 306 "Cold weather"
 - ACI - 315 "Detailing"
 - ACI - 318 "Code"
 - ACI - 347 "Formwork"
- Minimum Specified Compressive Strength of Concrete at 28 days psi.

Type or Locations of Concrete Construction for Sever Weather

- Basement walls, foundations and other concrete not exposed to the weather - 2,500c
- Basement slabs and interior slabs on grade, except garage floor slabs - 2,500c
- Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather - 3,000c
- Porches, carport slabs and steps exposed to the weather, and garage floor slabs - 3,500c

Concrete in these locations that may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.

- Concrete shall be air entrained. Total air content (percent by volume of concrete) shall not be less than 5 percent or more than 7 percent.
- Frozen ground: Do not place concrete on frozen ground. Do not place concrete when temperature is below 40 degrees F, except with prior approval of Architect.
- The use of additives to the concrete mix shall not be permitted unless the contractor has received the prior written approval of the structural engineer or Architect. Additives containing calcium chloride shall not be used.

The Contractor shall be totally responsible for the design, construction and temporary falsework as required to safely support concrete during construction and maintain safe working conditions at all times.

All concrete reinforcement materials shall be new, free from rust and comply with the following reference standards:

- Bars for reinforcement:
 - "Specification for Deformed Billet-Steel Bars for Concrete Reinforcement", ASTM A615-80.
 - All bars Grade 60, except stirrups and ties, Grade 40.
- Wire for reinforcement:
 - "Specifications for Cold-Drawn Steel Wire for Concrete Reinforcement", ASTM A82-80.
- Wire fabric:
 - "Specifications for Wire Fabric for Concrete Reinforcement", ASTM A185-79.
- Bar supports:
 - Conform to "Bar Support Specifications", CRSI Manual of Standard Practice, Type: Continuous high chair with plastic tips.

All concrete reinforcement shall be detailed, fabricated, labeled, and spaced in forms and secured in place in accordance with the procedures and requirements outlined in the latest edition of the "Building Code Requirements for Reinforced Concrete," ACI 318 and the "Manual of Standard Practice for Detailing Reinforced Concrete Structures," ACI 315.

- Unless noted otherwise, the concrete cover of all reinforcing shall be as follows:
 - Concrete cast against and permanently exposed to earth: 3"
 - Formed concrete surfaces exposed to earth or weather: 1 1/2" bars or smaller; 1 - 1/2" bars or larger; 2"
 - Formed concrete surfaces not exposed to earth or weather: Slabs and walls: 3/4"
 - Beams and columns: 1 - 1/2" (clear cover to ties)
- All reinforcing steel splices shall be a minimum of 36 bar diameters, unless noted otherwise on the drawings.

MASONRY

- All masonry construction shall be in accordance with the "Building Code Requirements for Masonry Structures" (ACI 530-95/ASCE 5-95/TMS 402-95) and the "Specifications for Masonry Structures" (ACI 530.1-95/ASCE 6-95/TMS 602-95). Masonry bearing walls, partitions, and piers shall consist entirely of load-bearing units conforming to ASTM C-90 (hollow units), grade N-1. Use full head and bed joints. Bond masonry piers and cross-walls into adjacent walls. Piers shall be 1,500 psi minimum.
- Carefully examine drawings. Check arrangement of courses and jointing with size of masonry openings and work built-in connection with masonry. If discrepancies occur, notify Architect immediately.
- The minimum thickness of masonry bearing walls more than one-story high shall be 6 inches (203 mm). Solid masonry walls of one-story dwellings and garages shall not be less than 6 inches (152 mm) in thickness when not greater than 9 feet (2743 mm) in height, provided that when gable construction is used, an additional 6 feet (1829 mm) is permitted to the peak of the gable. Masonry walls shall be laterally supported in either the horizontal or vertical direction at intervals as required by code.
- The unsupported height of masonry piers shall not exceed ten times their least dimension. When structural clay tile or hollow concrete masonry units are used for isolated piers to support beams and girders, the cellular spaces shall be filled solidly with concrete or Type M or S mortar, except that unfilled hollow piers may be used if their unsupported height is not more than four times their least dimension. Where hollow masonry units are solidly filled with concrete or Type M, S or N mortar.
- All concrete masonry work shall have horizontal truss tie reinforcing such as standard DUR-O-WAL or equivalent at 16" o.c. vertically above grade and at 8" o.c. vertically below grade. Lap splices in DUR-O-WAL 6" minimum and provide factory-prefabricated corners. For interior applications, the reinforcing shall be mill galvanized (0.10 oz per sq. ft.). For exterior applications, the reinforcing shall be hot dipped galvanized (1.50 oz. per sq. ft.).
- Reinforced concrete masonry unit (CMU) walls shall be constructed of 2 cell hollow block. Fill all cells with pea-gravel concrete with a minimum compressive strength = 3,000 psi. Rod or vibrate to insure 100% filled cells. Provide clean-out at base of filled cells.
- Hollow Load-Bearing Units (Autodave):
 - Conform to ASTM C129-75, Grade N, Type I and nominal face dimension of 8 in. by 16 in.
- Hollow Non-load-Bearing Units (Autoclave):
 - Conform to ASTM C129-75, Grade S, Type I and nominal face dimension of 8 in. by 16 in.

Condition of Surfaces:

- Inspect surfaces to support masonry work as follows:
 - To proper grades and elevations.
 - Free of dirt and other deleterious material.
 - Verify levels provided by other sections of work are properly sized and located.
 - Verify that built-in items are in proper location, and ready for roughing into masonry work.
 - Beginning of installation means installer accepts existing conditions.

All lumber shall comply with the requirements of American Institute of Timber Construction and the American Forest & Paper Association's (AFPA) National Design Specification for Wood Construction.

All framing lumber shall be Spruce-Pine-Fir (SPF) #1/#2 or better, unless noted otherwise.

All pressure treated (PT) wood members to be Southern Pine #2 or better.

Use Simpson Strong-Tie or engineer-approved equivalent structural wood connectors, unless noted otherwise. Timber and laminated lumber beams and headers shall be connected to posts with top cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or rafter shall be attached to its support with hurricane ties, unless noted otherwise.

The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported on a 1-inch-by-4-inch (25.4 mm by 102 mm) ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud; or shall be otherwise provided with lateral support to prevent rotation.

Provide 2 - #4 steel reinforcing bars continuous in all bond beams unless otherwise indicated in the drawings.

Reinforcement placed in bond beams shall be lapped minimum of 48 bar diameters at splices. Provide corner bars of equivalent size lapped 48 bar diameters at corners and intersections of walls.

Provide 2 - #5 vertical grouted solid in cells at each end, corner and intersection of all walls.

Provide 1 - #5 grouted solid in vertical cells spaced at 48" o.c. horizontal in all interior partition walls over 10' - 8" in height. See plans for exterior wall reinforcing.

Where masonry lintels bear on masonry walls provide 16" bearing on two solid grouted cores with 1 - #6 vertical bar in each core, on each side of openings. This reinforcement shall extend the entire height of the wall.

All mortar shall conform to the requirements of ASTM C-27 The Proportion Specification Requirements of C-270, in part, provide for the following proportions by volume:

Type S Mortar: Portland cement: 1/2 part
Masonry cement (Type N): 1 part
Sand: 3-3/8 to 4-1/2 parts

Type M Mortar: Masonry cement (Type S): 1 part
Sand: 2-1/4 to 3 parts

All masonry below finish grade shall be laid in Type S mortar with a minimum compressive strength of 1,800 psi at 28 days. All piers and partitions shall be bonded to adjacent masonry walls. Contractor shall provide adequate bracing and support for all masonry work until permanent construction is in place.

STRUCTURAL STEEL

- Steel shall be of American manufacture, new and free from defects in strength, durability, appearance, and function and shall conform to the following unless noted otherwise on the drawings:
 - Structural Steel Shapes, Plates, and Bars: Carbon Steel: ASTM A-36 (ASTM A-36M).
 - Cold-Formed Structural Steel Tubing: ASTM A-500, Grade B.
 - Steel Pipe: ASTM A-53, Type E or S, Grade B.
 - Weight Class: As noted on drawings.
 - Finish: Black, except where indicated to be galvanized.
- Anchor Rods, Bolts, Nuts, and Washers: As follows:
 - Unheated Rods: ASTM A-36 (ASTM A-36M).
 - Heated Bolts: ASTM A-307, Grade A (ASTM F-568, Property Class 4.6); carbon-steel, hex-head bolts; and carbon steel nuts.
 - Heated Bolts: ASTM A-325 (ASTM A-325M), Type 1, heavy hex steel structural bolts and heavy hex carbon-steel nuts.
 - Heated Bolts: ASTM A-490 (ASTM A-490 M), Type 1 heavy hex steel structural bolts and heavy hex carbon-steel nuts.
 - Washers: ASTM A-36 (ASTM A-36M).
- Welding Electrodes: Comply with AWS requirements.
- Verify governing dimensions and conditions at the Project Site before commencing any erection work. Verify that field conditions are acceptable and are ready to receive work.
- Before erection proceeds, and with the steel erector present, verify elevations of concrete and masonry bearing surfaces and locations of anchorages for compliance with requirements.
- Provide temporary shores, gys, braces, and other supports during erection to keep structural steel secure, plumb, and in alignment against temporary construction loads and loads equal in intensity to design loads. Remove temporary supports when permanent structural steel, connections, and bracing are in place, unless otherwise indicated.
- All welding shall be done by qualified welders and shall conform to the AWS "Code for Arc and Gas Welding in Building Construction," latest edition.
- There shall be no field cutting of structural steel members for the work of other trades without the prior approval of the architect.

WOOD

Load-bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

All pressure treated (PT) wood members to be Southern Pine #2 or better.

Use Simpson Strong-Tie or engineer-approved equivalent structural wood connectors, unless noted otherwise. Timber and laminated lumber beams and headers shall be connected to posts with top cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or rafter shall be attached to its support with hurricane ties, unless noted otherwise.

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Masonry cement (Type N): 1 part
Sand: 3-3/8 to 4-1/2 parts

Type M Mortar: Masonry cement (Type S): 1 part
Sand: 2-1/4 to 3 parts

SUBMITTALS		
DATE	DESCRIPTION	RE
02-01-06	FOR REVIEW	

SEAL:

GRONNING
architect

1215 CONNECTICUT AVE NW 4TH FLOOR
WASHINGTON, DC 20004
F 202.223.7054 T 202.223.7070
WWW.GRONNINGARCHITECTS.COM

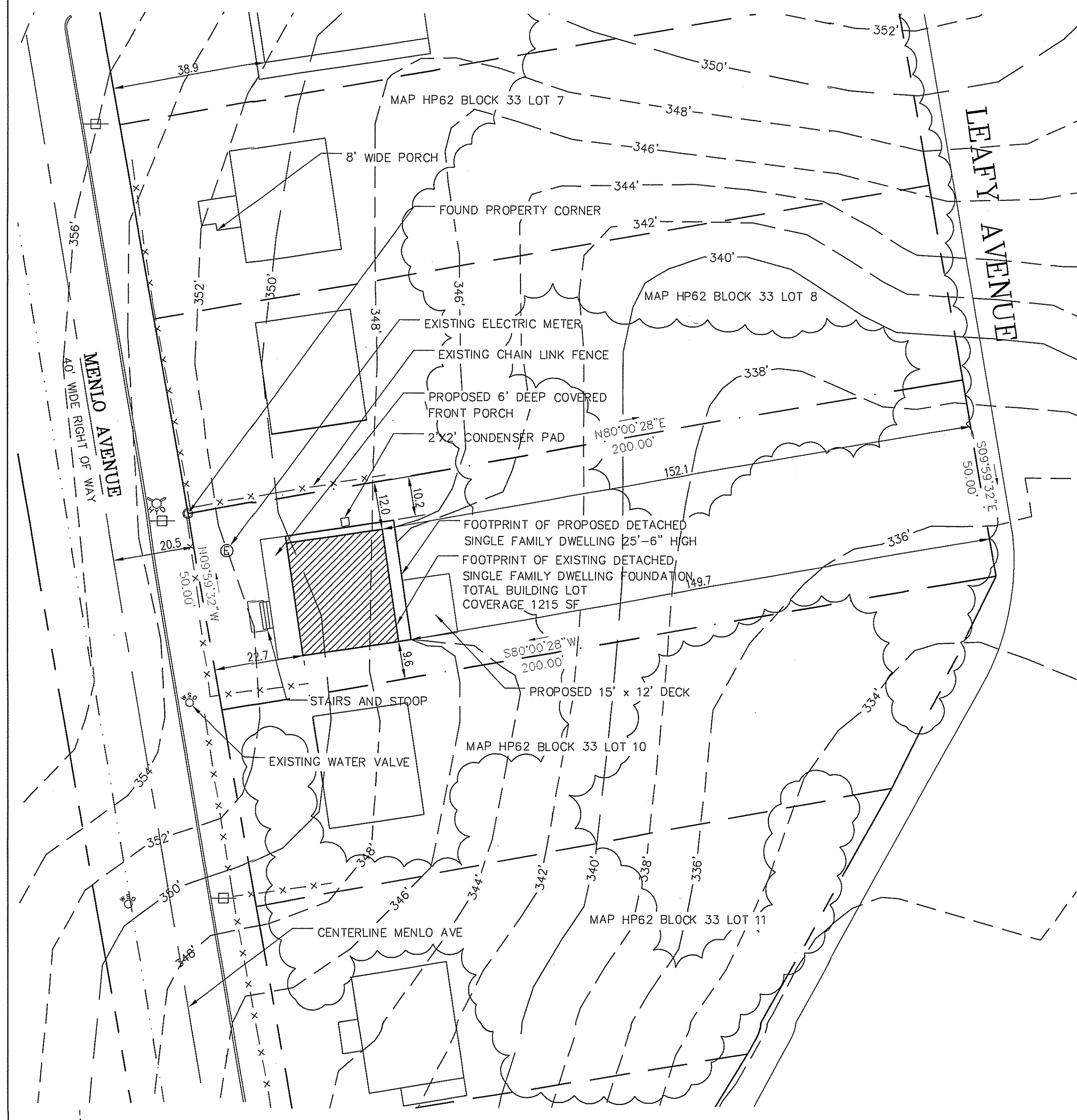
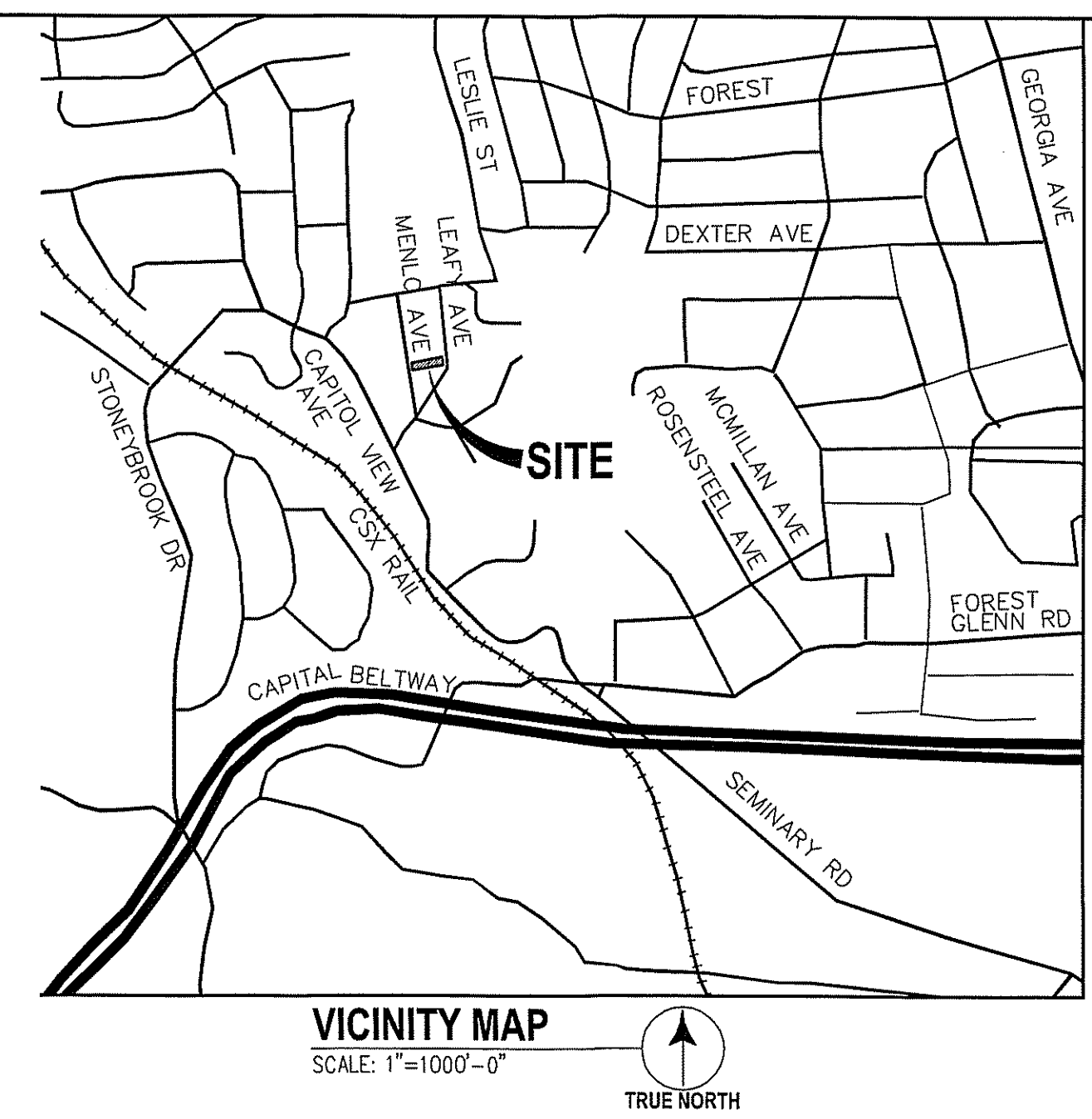
PROJECT NO: 1067.005
DESIGNER: R.S.
ENGINEER: C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

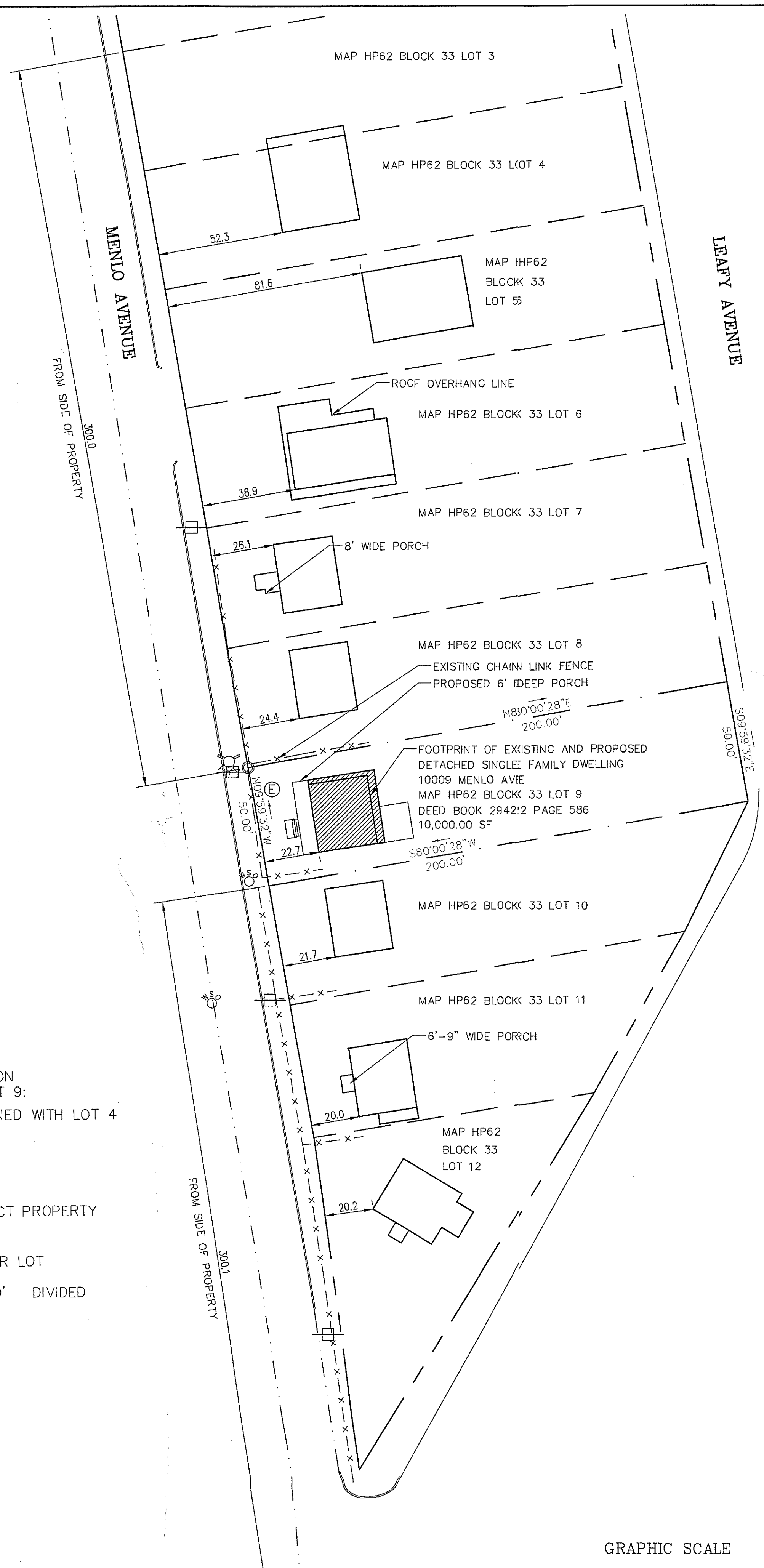
LOT #9
10009 MENLO AVENUE
SILVER SPRING, MD 20910

TITLE:
SITE SURVEY & ESTABLISHED BUILDING LINE

SHEET NUMBER:
C-100



SITE SURVEY
SCALE: 1"=20'-0"
C-1A
TRUE NORTH

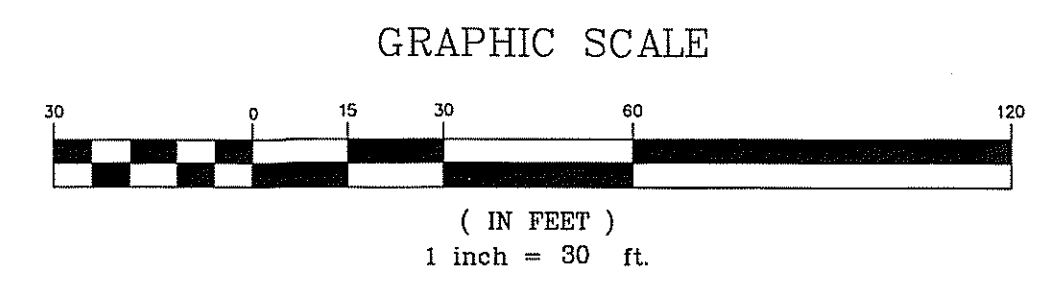


ESTABLISHED BUILDING LINE PLAN
SCALE: 1"=30'-0"
C-1A
TRUE NORTH

ESTABLISHED BUILDING LINE CALCULATION FOR REPLACEMENT OF BUILDING ON LOT 9:

LOT	NOT INCLUDED, COMBINED WITH LOT 4
LOT 3	NOT INCLUDED, COMBINED WITH LOT 4
LOT 4	52'-4" OR 52.3'
LOT 5	81'-8" OR 81.6'
LOT 6	38'-10" OR 38.9'
LOT 7	26'-1" OR 26.1'
LOT 8	24'-5" OR 24.4'
LOT 9	NOT INCLUDED, SUBJECT PROPERTY
LOT 10	21'-8" OR 21.7'
LOT 11	20'-0" OR 20.0'
LOT 12	NOT INCLUDED, CORNER LOT

TOTAL = 265'-0" OR 265.0' DIVIDED BY 7 LOTS = 37.86' IS EBL



Seal:

Revision:	No.	Date	Description

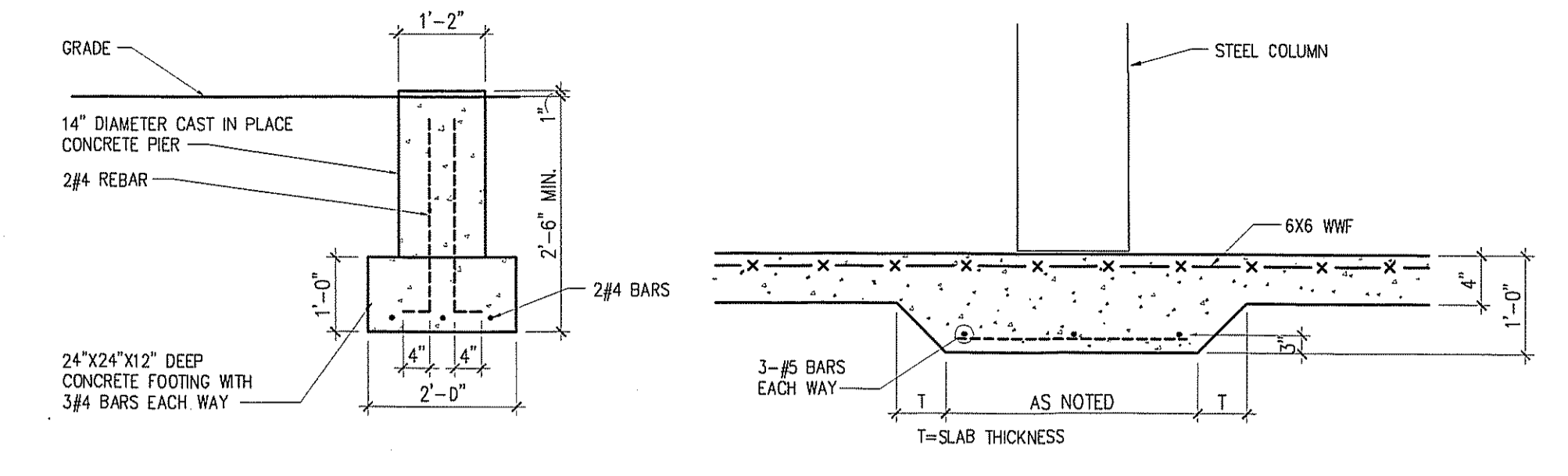
Issue:

Date	Description
x	x

Project Number:
06.A007

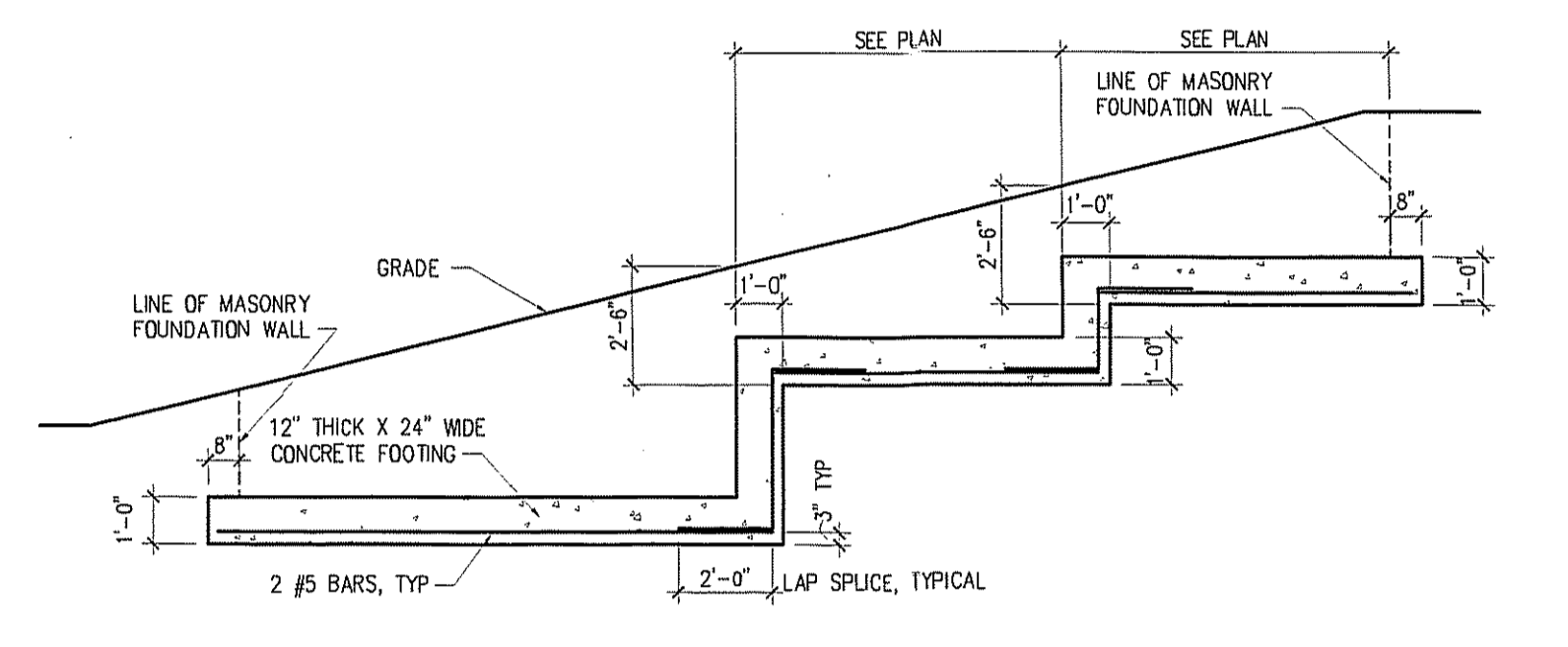
FOUNDATION AND FIRST FLOOR PLAN, SECTIONS & DETAILS

Sheet:

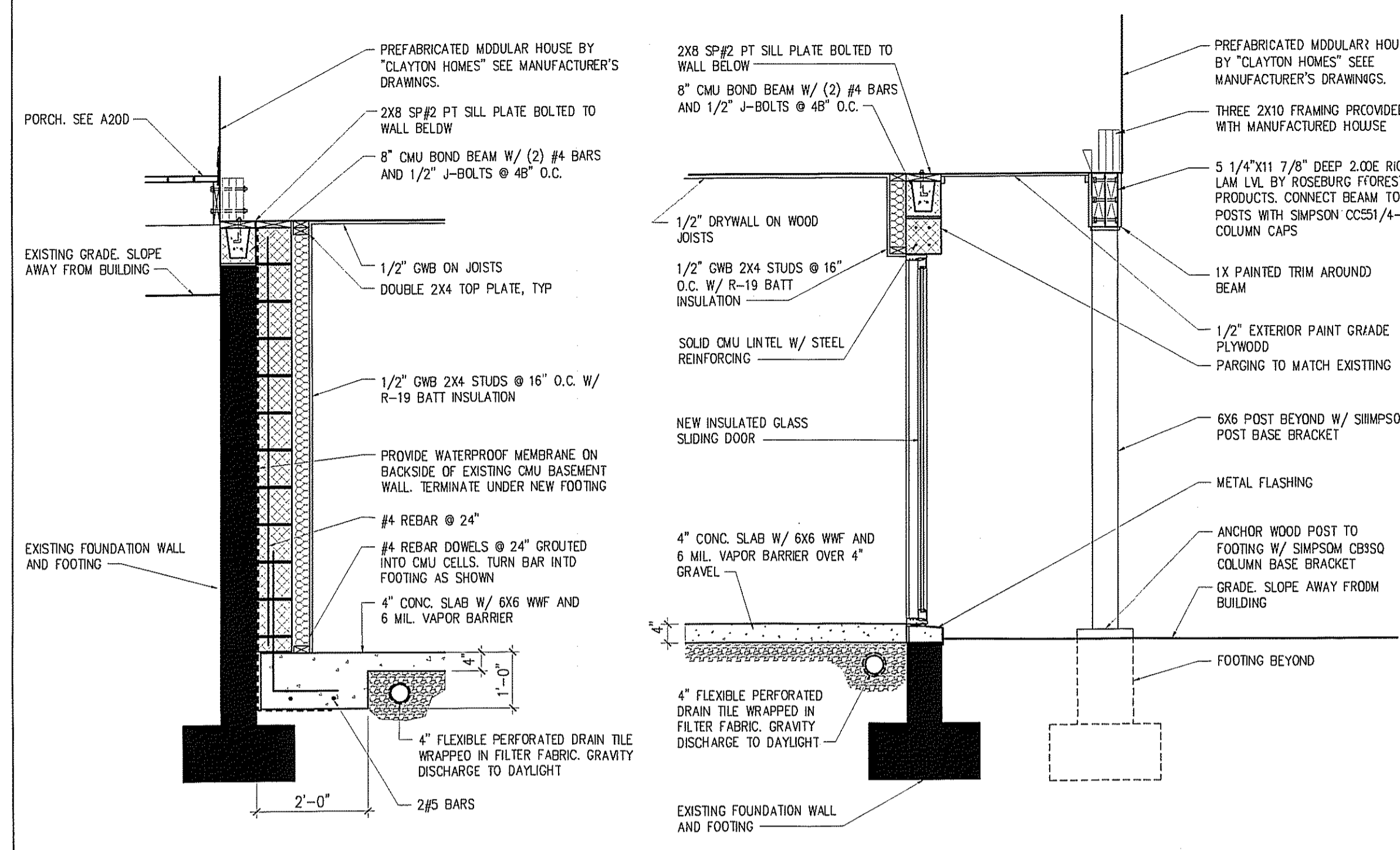


C FOOTING DETAIL
A100 | SCALE: 1/2"=1'-0"

B THICKENED SLAB DETAIL
A100 | SCALE: 1/2"=1'-0"

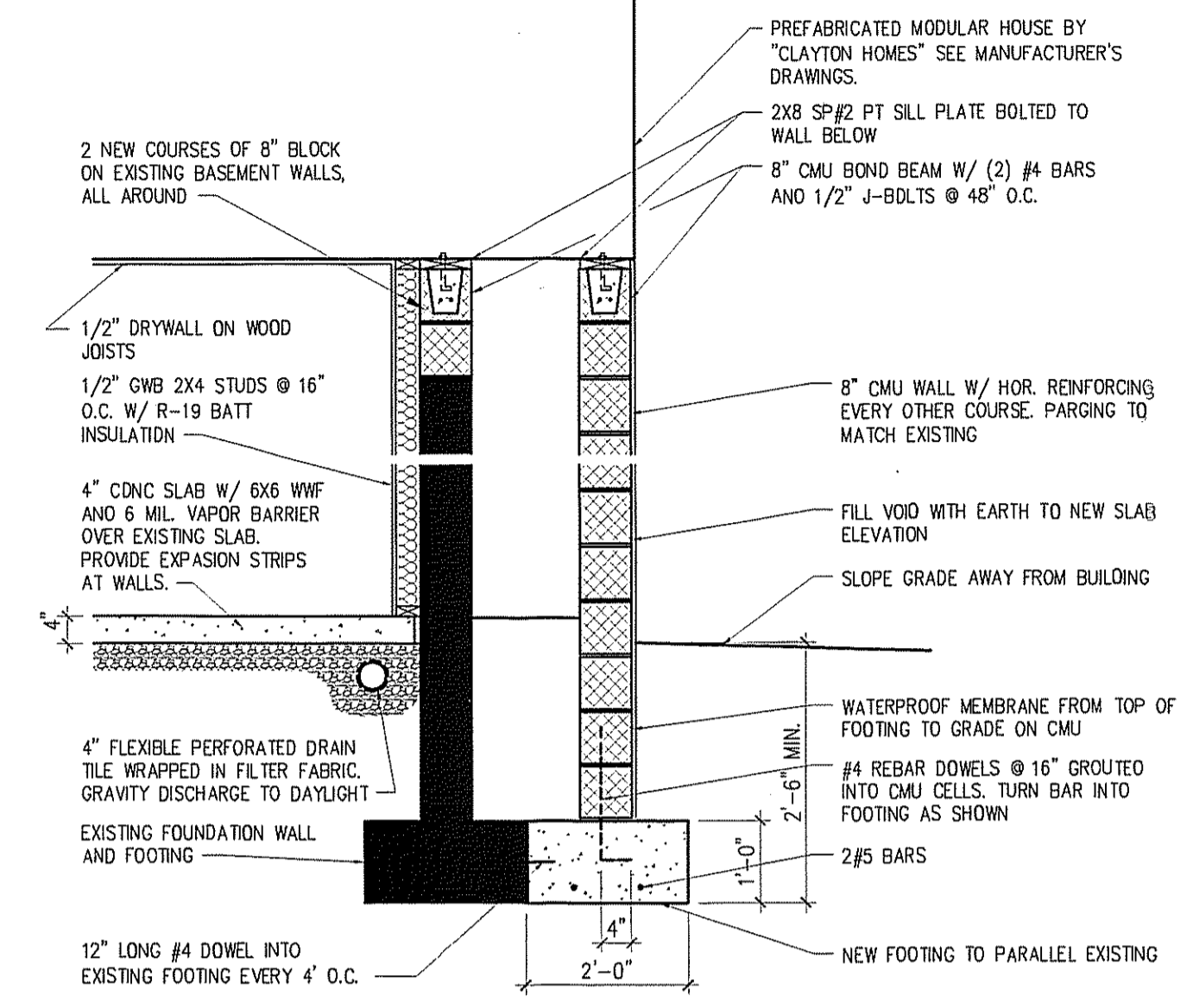


A STEPPED FOOTING DETAIL
A100 | SCALE: 1/4"=1'-0"



F SECTION DETAIL
A100 | SCALE: 1/2"=1'-0"

E SECTION DETAIL
A100 | SCALE: 1/2"=1'-0"



D SECTION DETAIL
A100 | SCALE: 1/2"=1'-0"

ARCHITECTURAL NOTES:

- EXISTING PARTITION TO BE REMOVED
- █ EXISTING PARTITION TO REMAIN
- 1. ALL WORK SHALL BE DONE BY A LICENSED CONTRACTOR IN MONTGOMERY, MARYLAND AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- 2. UNLESS NOTED OTHERWISE, ALL 4 1/2" DIMENSIONED PARTITIONS SHALL BE 1/2" GWB (EACH SIDE) ON 2X4 WOOD FRAMING. ALL 3 1/2" DIMENSIONED PARTITIONS SHALL BE 1/2" GWB (EACH SIDE) ON 2 1/2" METAL FRAMING.
- 3. ALL NEW PARTITIONS AT BASEMENT TO HAVE A PRESSURE TREATED 2X SILL PLATE.
- 4. ALL PAINTED SURFACES TO RECEIVE (1) COAT PRIMER AND (2) COATS OF DIMENSIONED LATEX PAINT.
- 5. SEAL ALL CRACKS AND HOLES IN EXISTING MASONRY WITH SUITABLE MORTAR. COAT BRICK @ EXTERIOR WALLS WITH "BLOCK-LOC" MASONRY SEALER.
- 6. BASEMENT STAIR - 2X12 STRINGERS W/ 3/4" PLYWOOD TREADS AND RISERS. 3/4" FINISH GRADE CLADDING. 14 RISERS @ 7.5" X 10" DEEP TREADS W/ 1" NOSING
- 7. PROVIDE 8" CMU LINTELS ABOVE NEW DOOR AND WINDOW MASONRY OPENINGS IN EXISTING BASEMENT WALL
- 8. SEE SHEET A001 FOR BASEMENT DOOR AND WINDOW SCHEDULE

SPRINKLER NOTES:

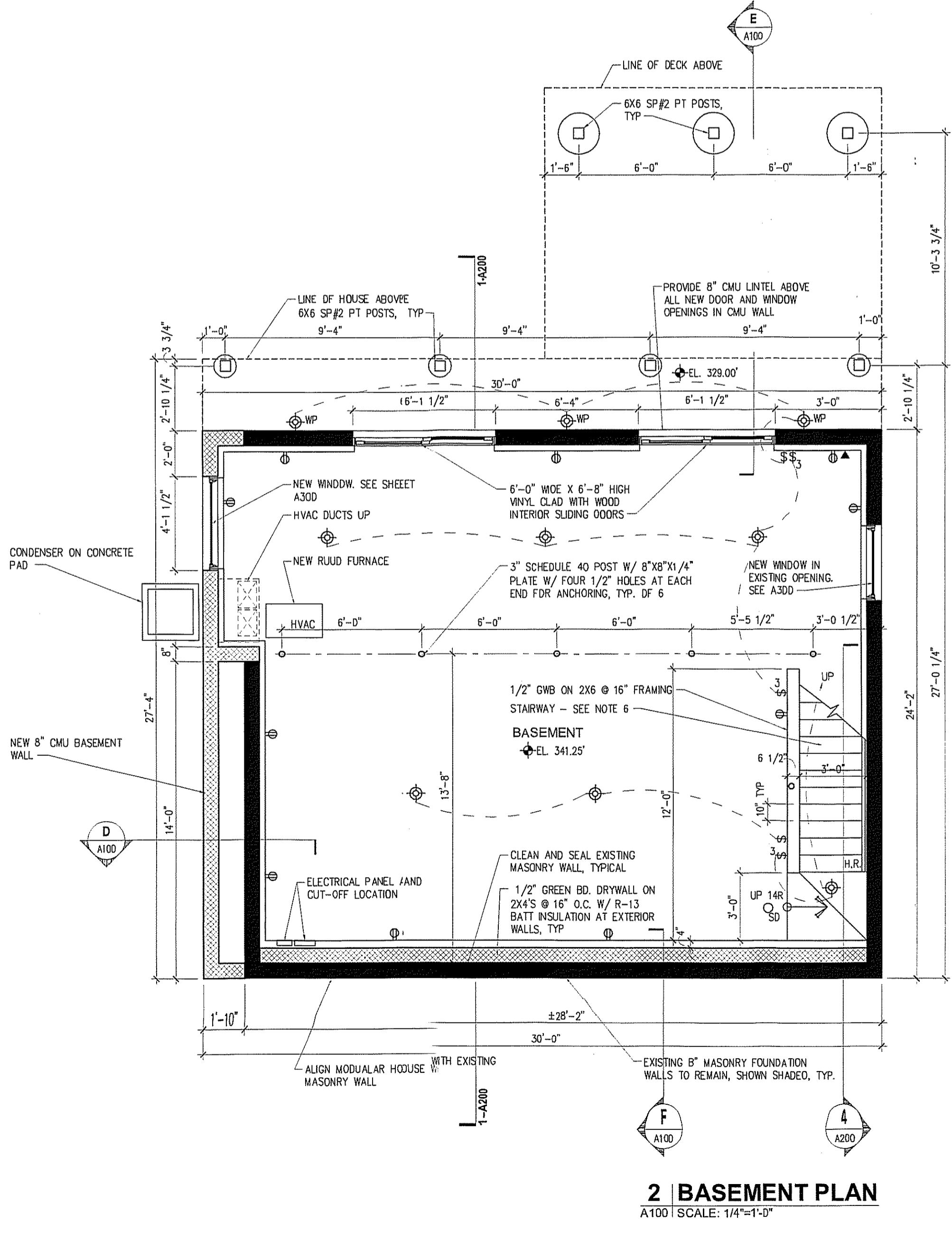
- 1. INSTALL RESIDENTIAL SPRINKLER SYSTEM IN COMPLIANCE WITH THE NFPA 130 & 13R 1996 EDITION.
- 2. THE SPRINKLER CONTRACTOR MUST BE LICENSED IN MONTGOMERY COUNTY, MD.
- 3. THE SPRINKLER CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS AND INSPECTIONS ASSOCIATED WITH THE WORK.

ELECTRICAL NOTES:

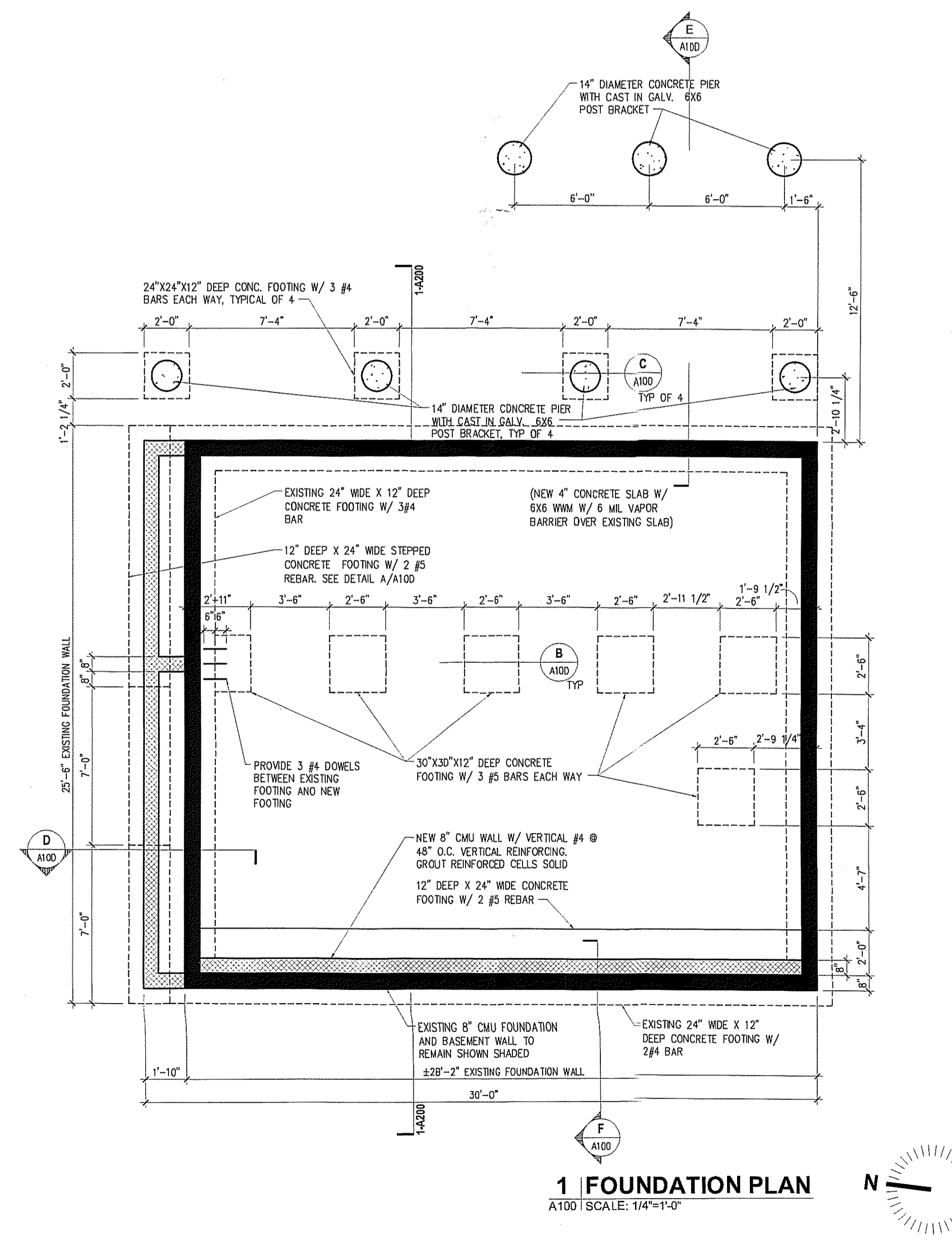
- 1. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN AND ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND NATIONAL CODES.
- 2. MINIMUM WIRE SIZE FOR ALL CIRCUITING IS #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 1/2"
- 3. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE:
- A. ALL OUTLETS LOCATED ON GWB WALL TO BE "LEVITON" DECORA 15A, 125V NEMA 5-15R RECTANGULAR WHITE, MFG. NO. 5325-WSP
- B. ALL SWITCHES TO BE "LEVITON" DECORA 15A, 125V ROCKER SWITCH, RECTANGULAR, WHITE, MFG. NO. 5601-ZW
- C. ALL DEVICE COVER PLATES LOCATED ON GWB TO BE "LEVITON" STANDARD WHITE PLASTIC.
- D. ALL DIMMER SWITCHES TO BE "LEVITON" DECORA 15A, 120V, 600W SLIDE DIMMER RECTANGULAR, WHITE, MFG. NO. 6631-W
- E. ALL JUNCTION BOXES LOCATED ON EXPOSED BRICK WALL OR EXPOSED CEILING TO BE 4" SQUARE, 1 1/2" DEEP METAL
- F. ALL OUTLET COVER PLATES ON EXPOSED BRICK WALL TO BE 4" RAISED METAL RECEPTACLE COVERS
- 6. CHECK WITH OWNER FOR OWNER SUPPLIED CONTRACTOR INSTALLED FIXTURES.
- 7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO SCHEDULE ALL REQUIRED INSPECTIONS.
- 8. INCLUDE ALL LOW VOLTAGE OUTLET WORK UNDER THIS CONTRACT
- 9. CONNECT SERVICE TO 100 AMP ELECTRICAL PANEL IN MODULAR HOUSE, SEE MANUF. DRAWINGS

ELECTRICAL SYMBOL LEGEND:

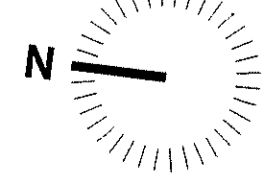
GF1	GROUND FAULT INTERRUPT	⊙	EXHAUST FAN
⊕	ELECTRICAL DUPLEX WALL OUTLET	\$	SWITCH
⊕⊕	ELECTRICAL DOUBLE DUPLEX WALL OUTLET	WP	WEATHER PROOF
⊕	ELECTRICAL JUNCTION BOX	SC	SEPARATE CIRCUIT
⊕	SMOKE DETECTOR	EX	EXISTING TO REMAIN
⊕	SMOKE/CARBON MONOXIDE DETECTOR	RM	EXISTING TO BE REMOVED
⊕	LOW VOLTAGE OUTLET	R	EXISTING TO BE RELOCATED
⊕	SURFACE MOUNTED LIGHT FIXTURE T.B.D.	RW	EXISTING TO BE RE-WIRED
		DM	DIMMER SWITCH



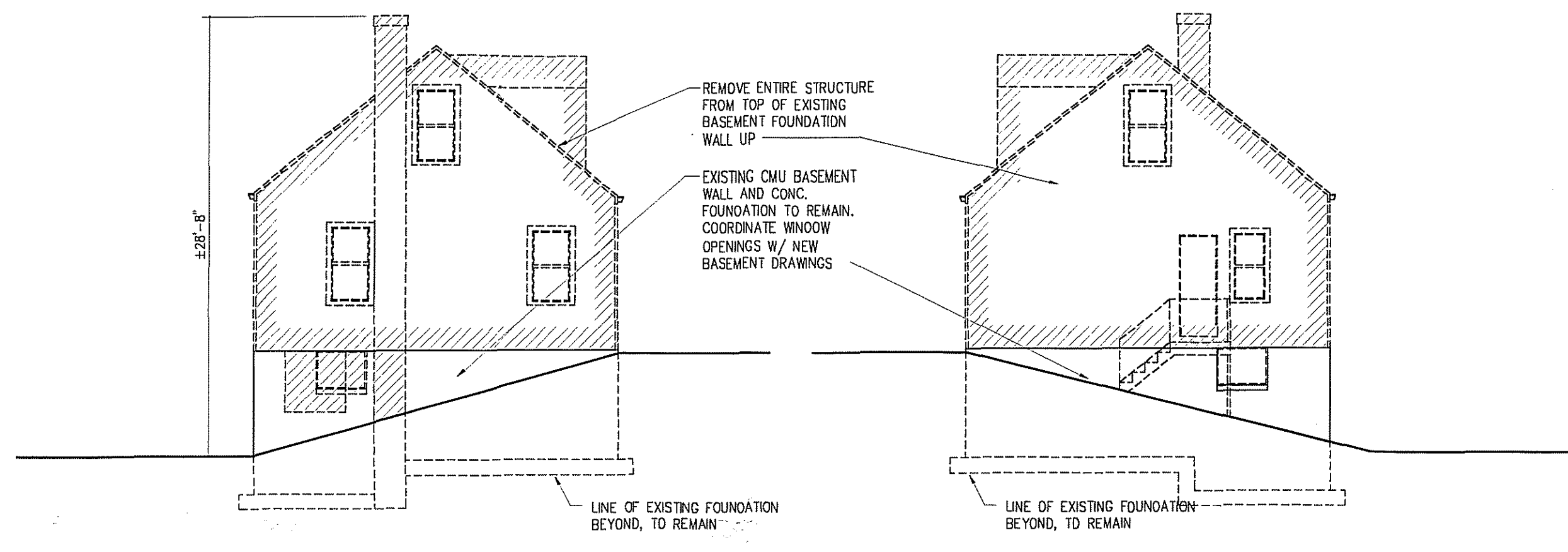
2 BASEMENT PLAN
A100 | SCALE: 1/4"=1'-0"



1 FOUNDATION PLAN
A100 | SCALE: 1/4"=1'-0"

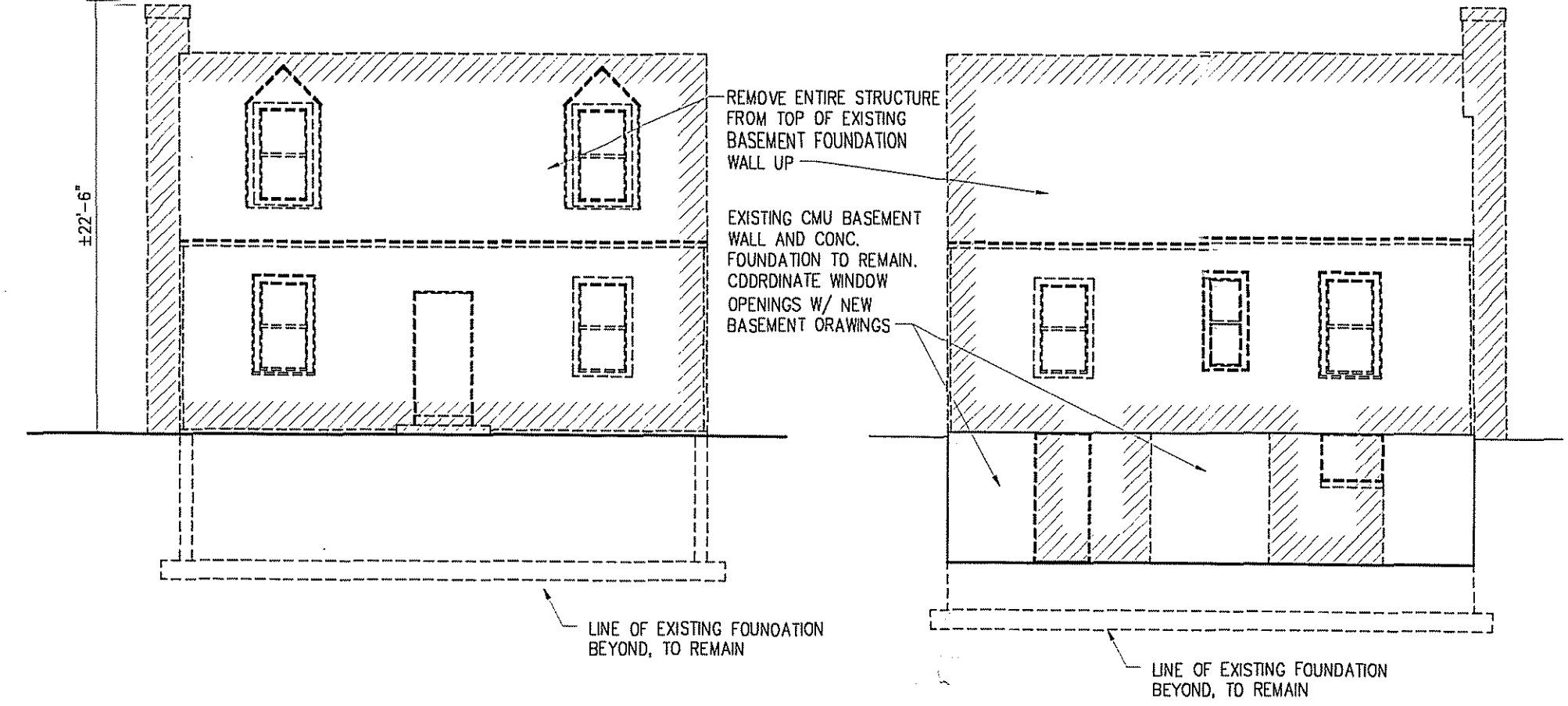


Review Set
per conditions



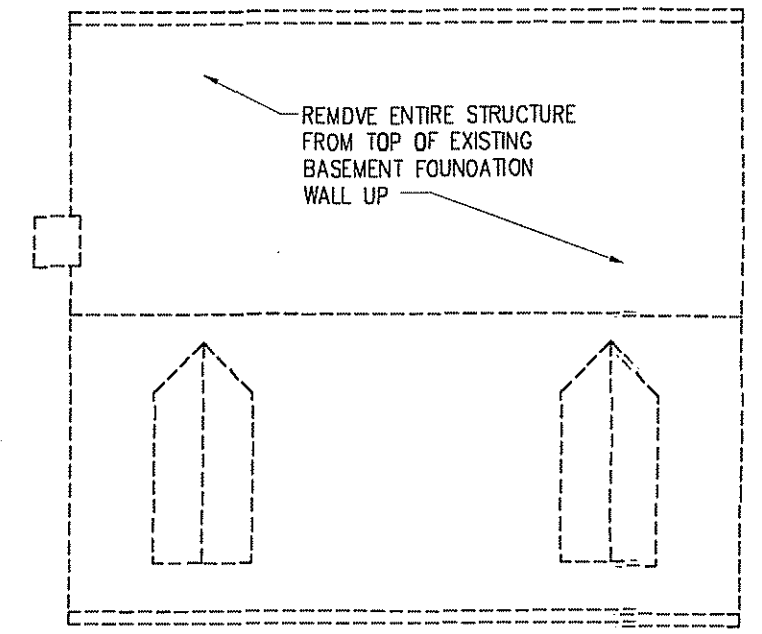
8 | LEFT ELEVATION DEMOLITION
D100 | SCALE: 1/8" = 1'-0"

7 | RIGHT ELEVATION DEMOLITION
D100 | SCALE: 1/8" = 1'-0"

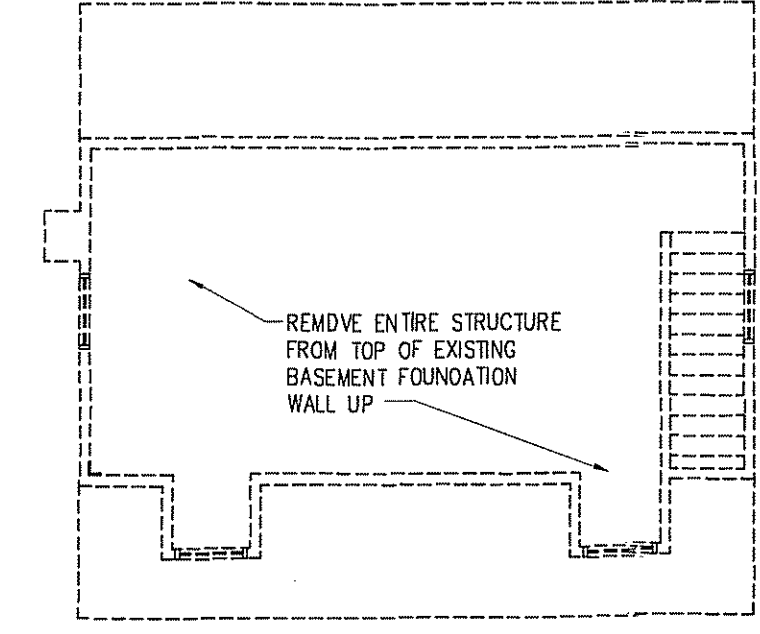


6 | FRONT ELEVATION DEMOLITION
D100 | SCALE: 1/8" = 1'-0"

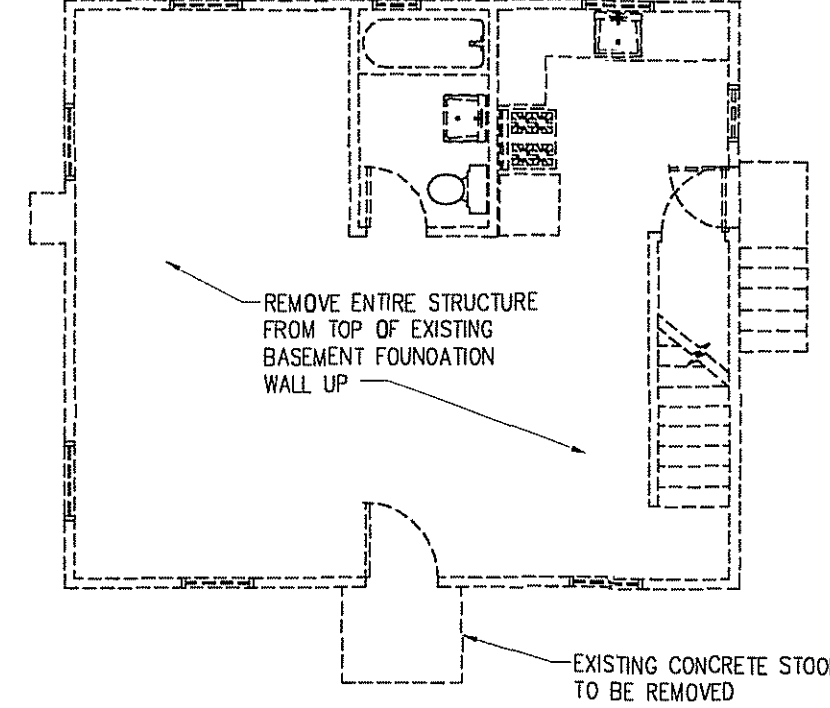
5 | BACK ELEVATION DEMOLITION
D100 | SCALE: 1/8" = 1'-0"



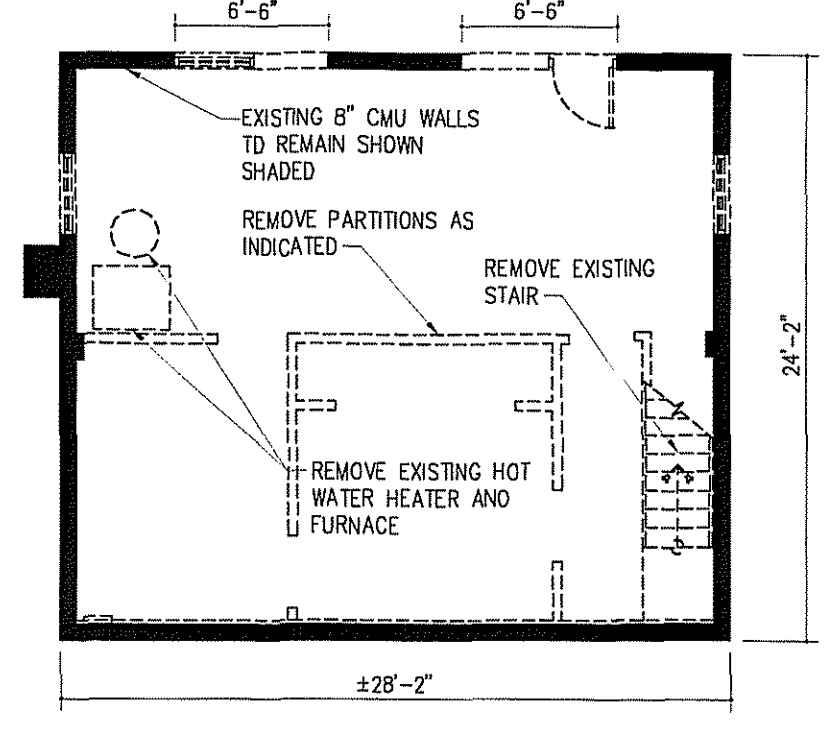
4 | ROOF DEMOLITION PLAN
D100 | SCALE: 1/8" = 1'-0"



3 | SECOND FLOOR DEMOLITION PLAN
D100 | SCALE: 1/8" = 1'-0"



2 | FIRST FLOOR DEMOLITION PLAN
D100 | SCALE: 1/8" = 1'-0"



1 | BASEMENT DEMOLITION PLAN
D100 | SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

- EXISTING PARTITION TO BE REMOVED
- ===== EXISTING PARTITION TO REMAIN
- 01. EXISTING CMU BASEMENT WALLS AND FOUNDATION TO REMAIN UNLESS NOTED OTHERWISE.
- 02. PROVIDE TEMPORARY STRUCTURAL SUPPORTS TO MAINTAIN INTEGRITY OF BUILDING TO REMAIN WHETHER INDICATED OR NOT ON PLANS
- 03. REMOVE STRUCTURE FROM TOP OF MASONRY BASEMENT WALLS UP.
- 04. DEMOLITION OF PARTITIONS SHALL INCLUDE COMPLETE REMOVAL OF DRYWALL, STUDS, BASE AND ALL ELECTRICAL, PLUMBING, TELEPHONE OR OTHER CABLING.

APPROVED
Montgomery County
Historic Preservation Commission
James H. [Signature] 11/20/05

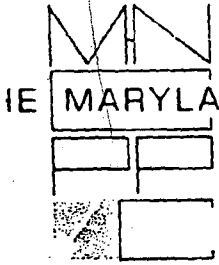
Revision:

No.	Date	Description

Issue:
Date: 11.28.05
Description: Demolition Permit

Project Number:
05.A.009
Title:
DEMOLITION PLANS & ELEVATIONS





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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Eric Gronning FAX NUMBER: 202 232 8902

FROM: TANIA TOLLY

DATE: 11/7/05

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: _____

NOTE:

My suggestion.

Staff report to follow via email.



HARDI-PLANK
SIDING

NEW PRESSURE
TREATED WOOD
DECK

12'-2"
30'-10"

◆ SECOND FLOOR

◆ FIRST FLOOR

10009 Menlo Ave Case

11/3/05

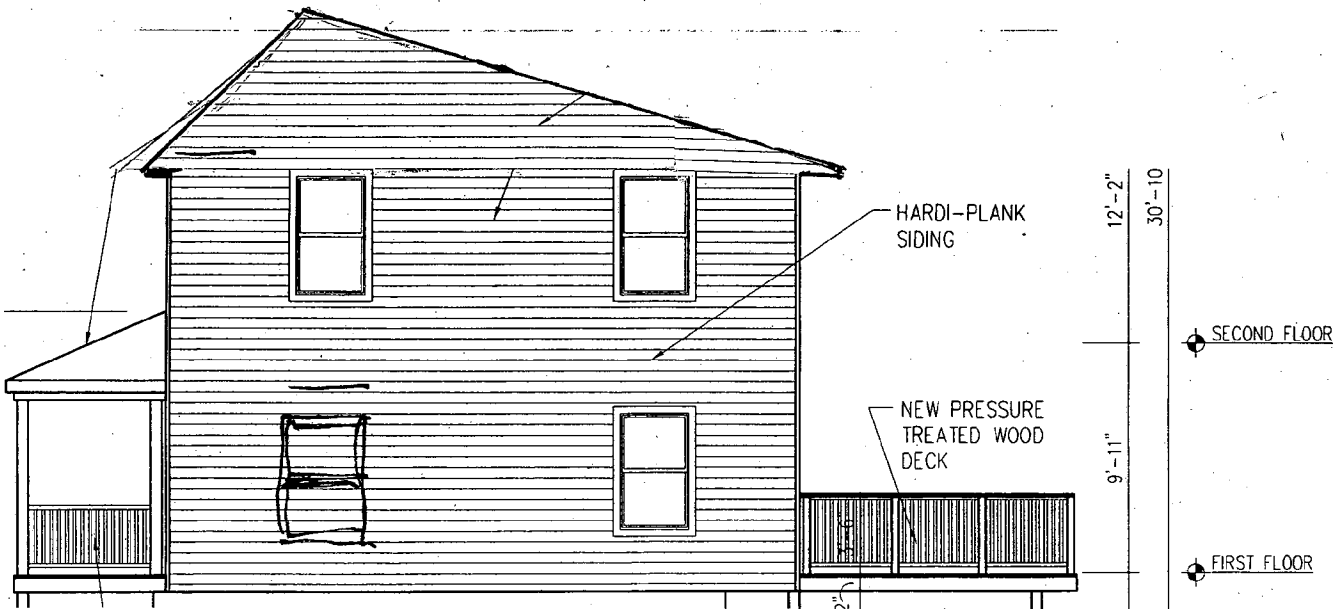


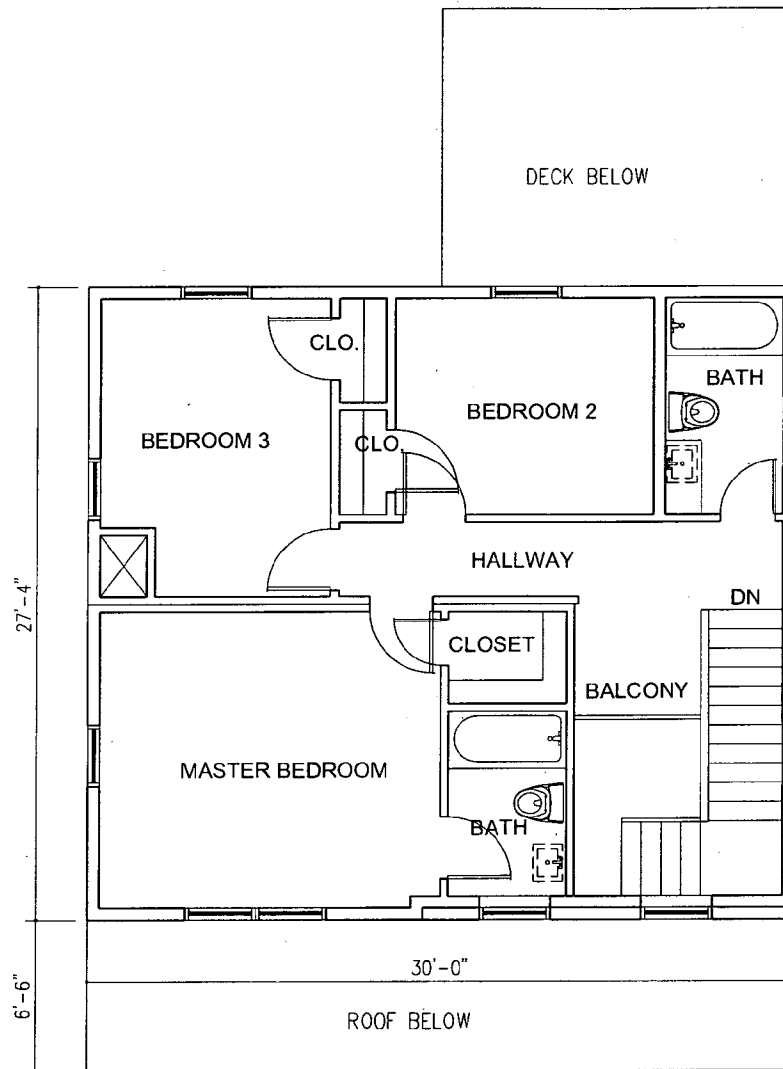






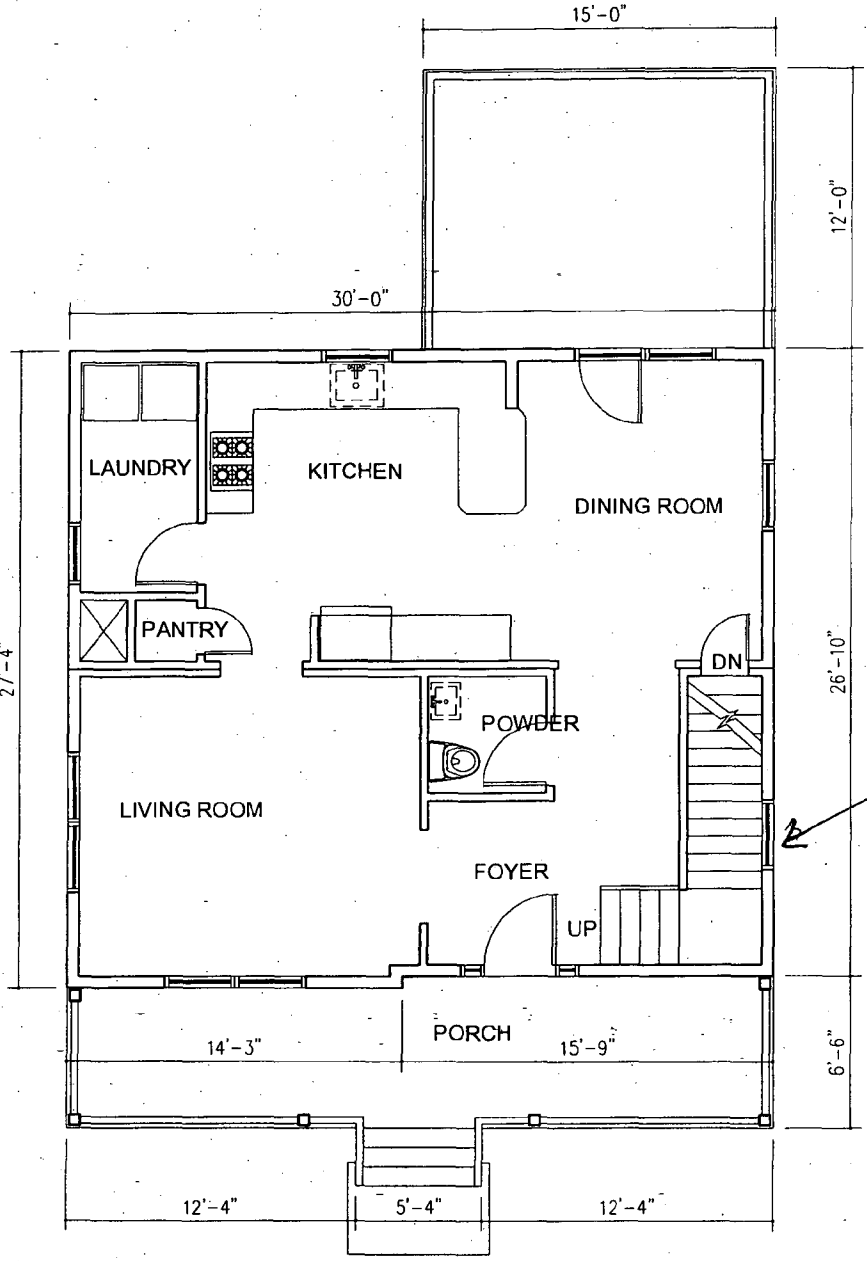






PROPOSED SECOND FLOOR PLAN

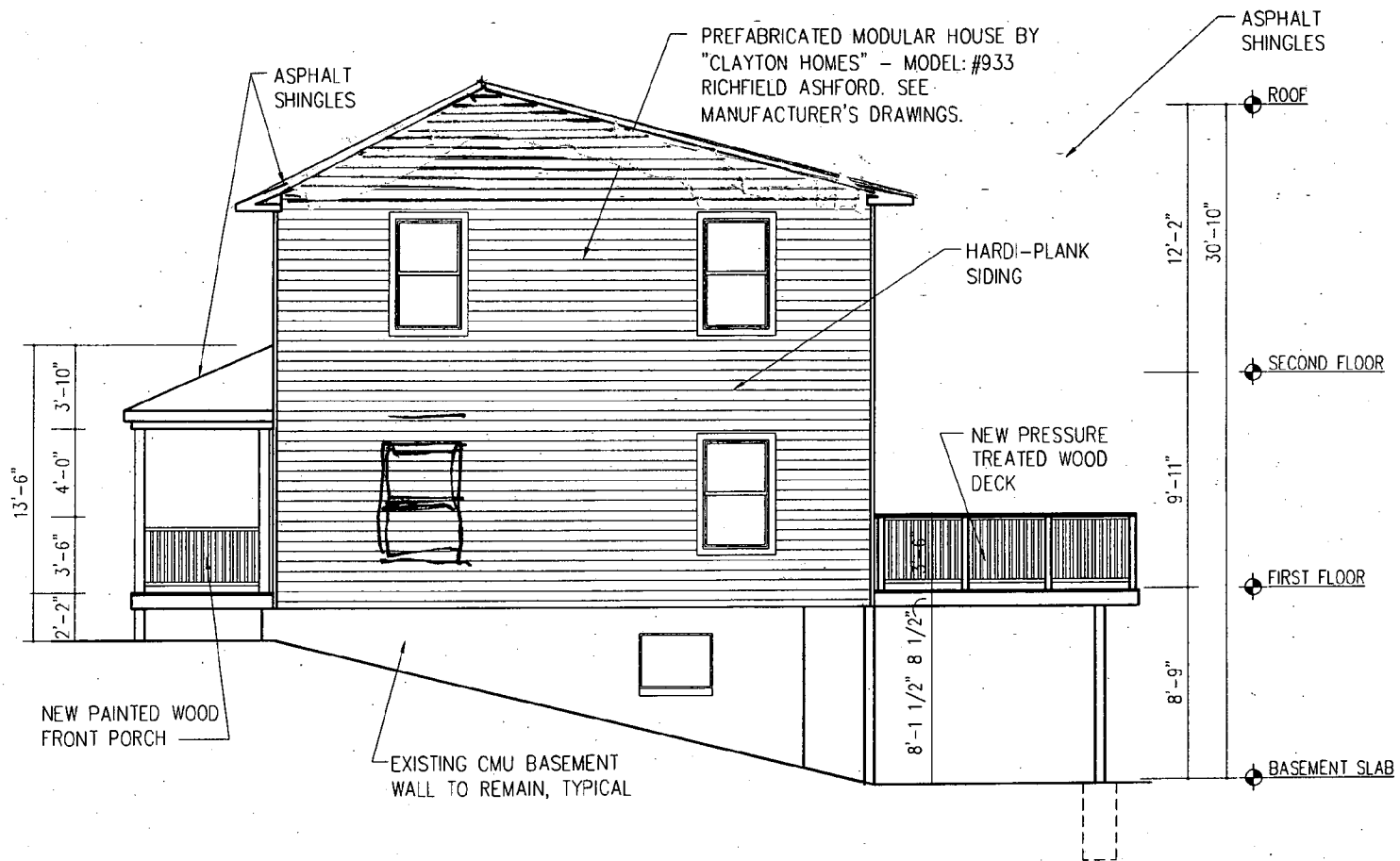
SCALE: 1/8" = 1'-0" DATE: 10.24.05



*not shown
on elev*

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 10.24.05



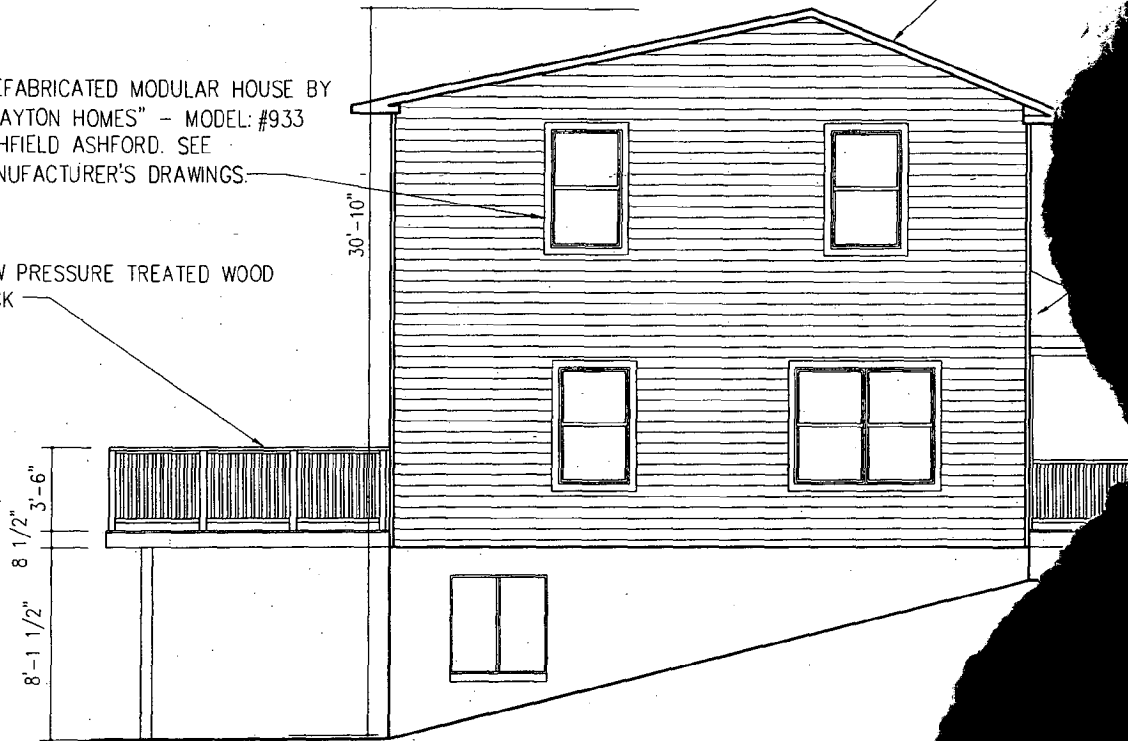
PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

PREFABRICATED MODULAR HOUSE BY
"CLAYTON HOMES" - MODEL: #933
RICHFIELD ASHFORD. SEE
MANUFACTURER'S DRAWINGS.

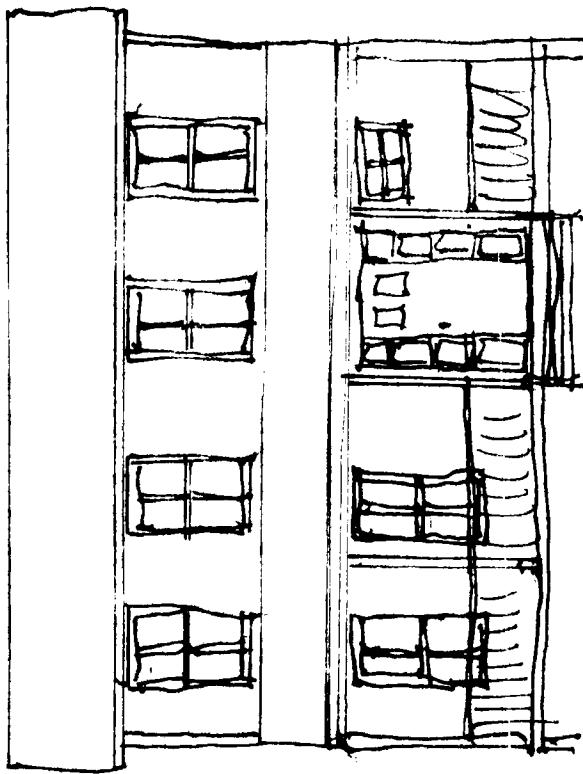
NEW PRESSURE TREATED WOOD
DECK

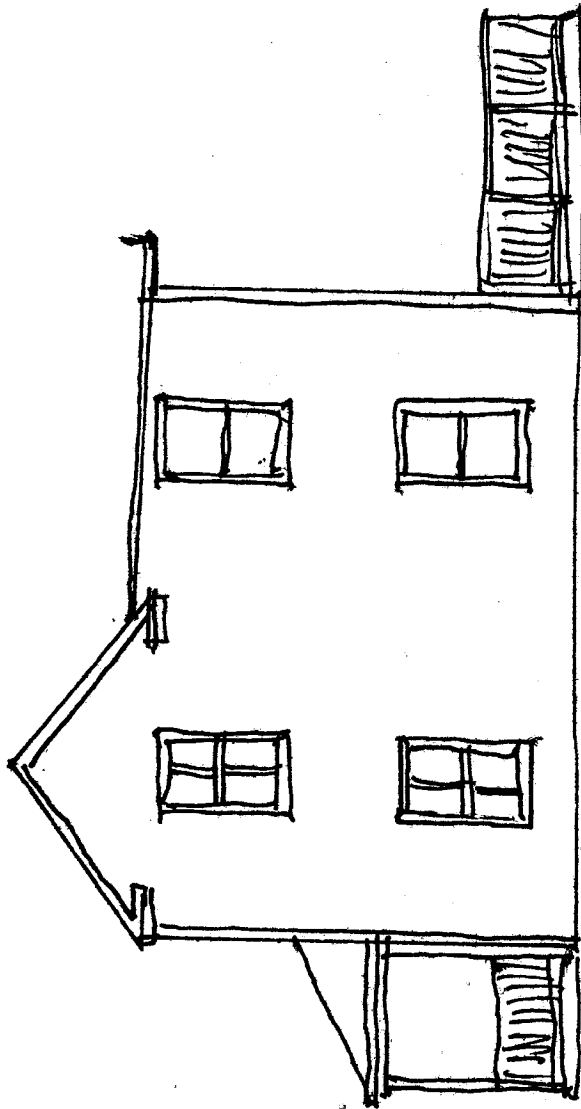
ASPHALT
SHINGLES

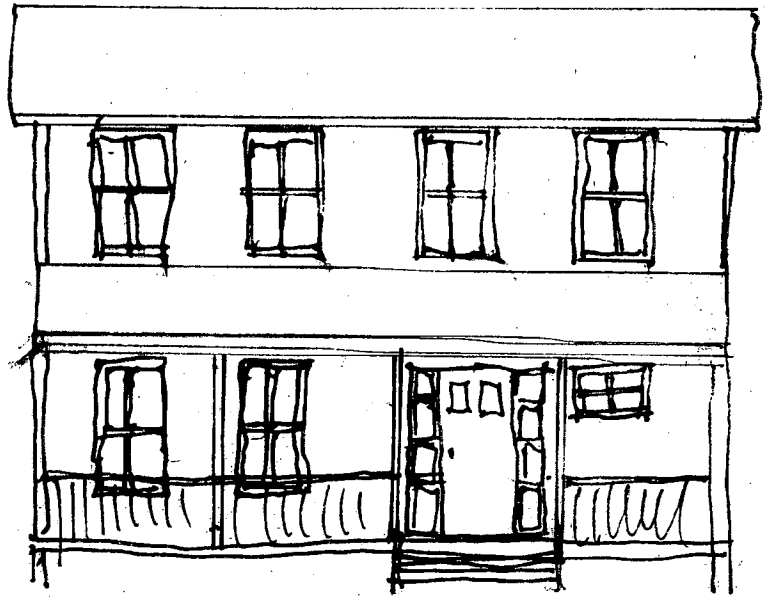


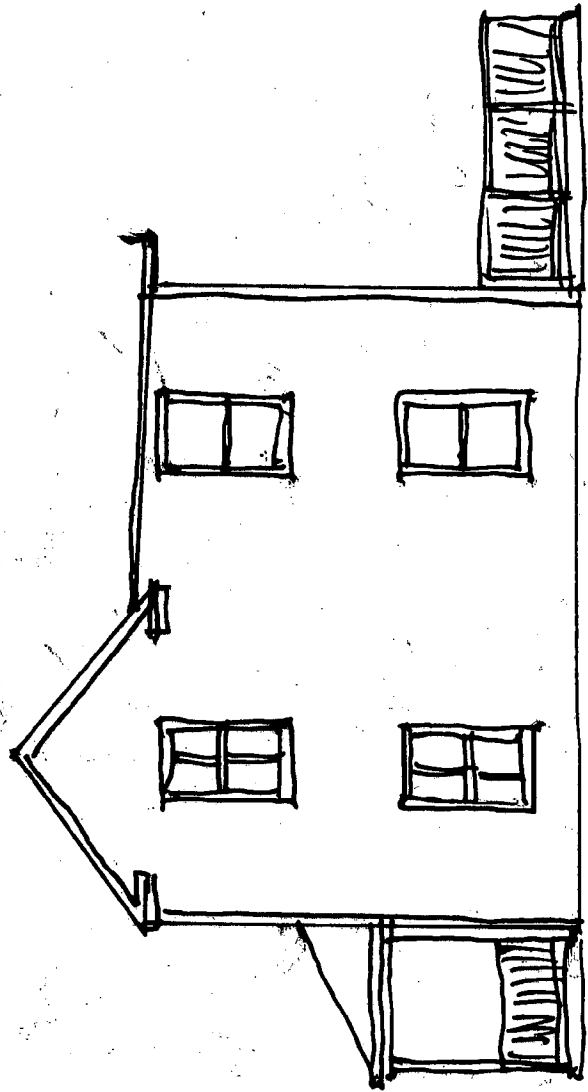
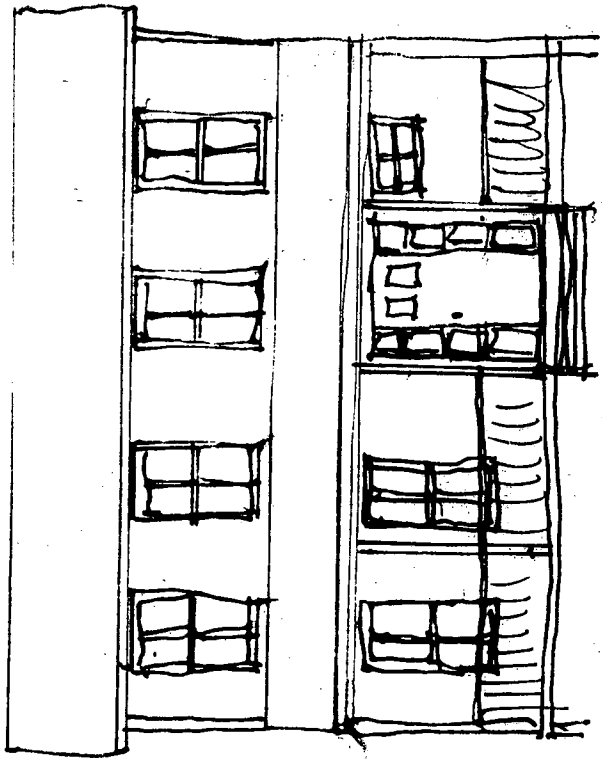
PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05

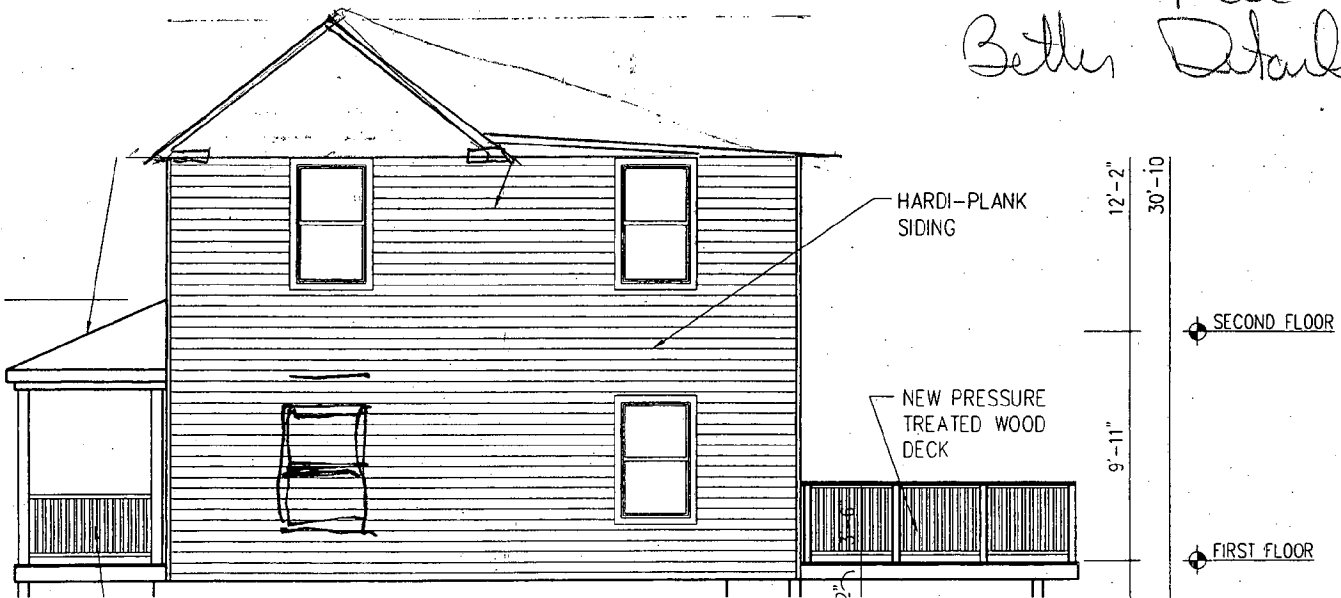


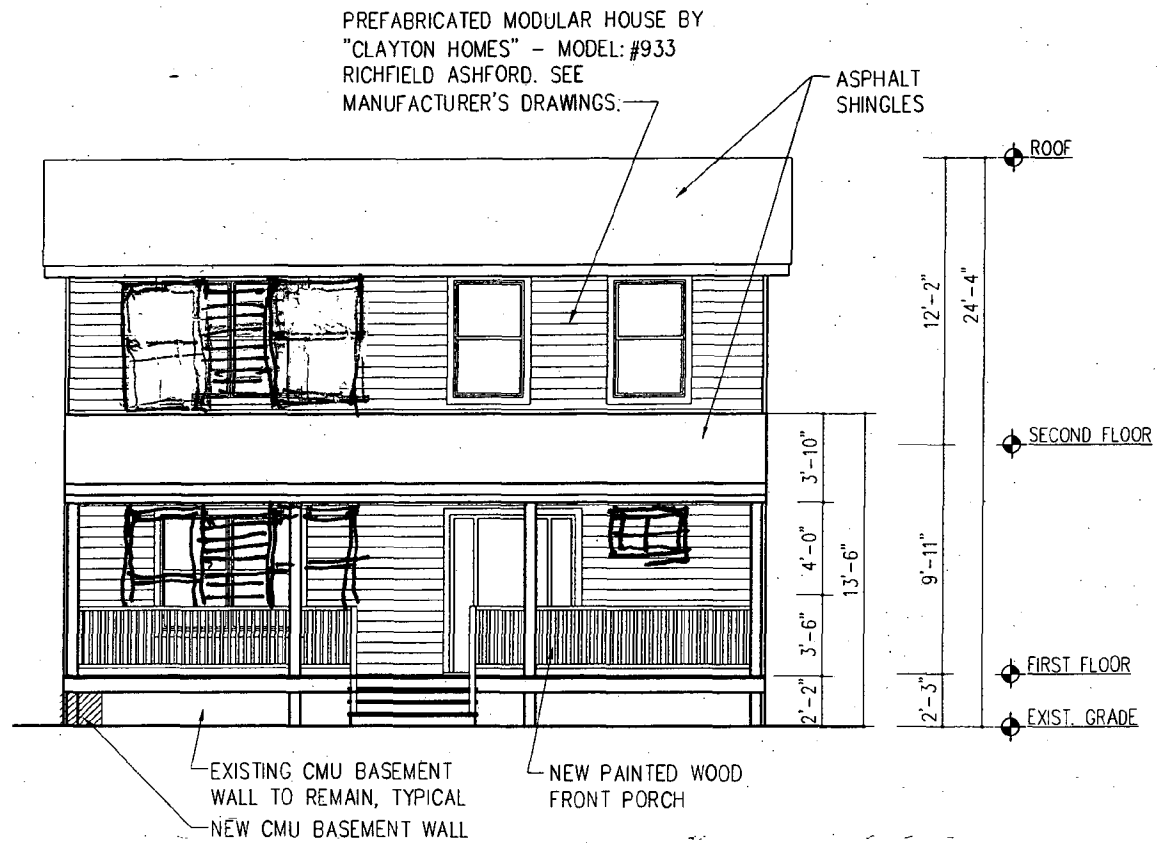






More traditional
Feel
Better Details





PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0" DATE: 10.24.05