

10023 Menlo Avenue Silver Spring
31/07-PTB Capitol View Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 12, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #457280, fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 11, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Carol Ireland & Terry Ireland

Address: 10023 Menlo Ave, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



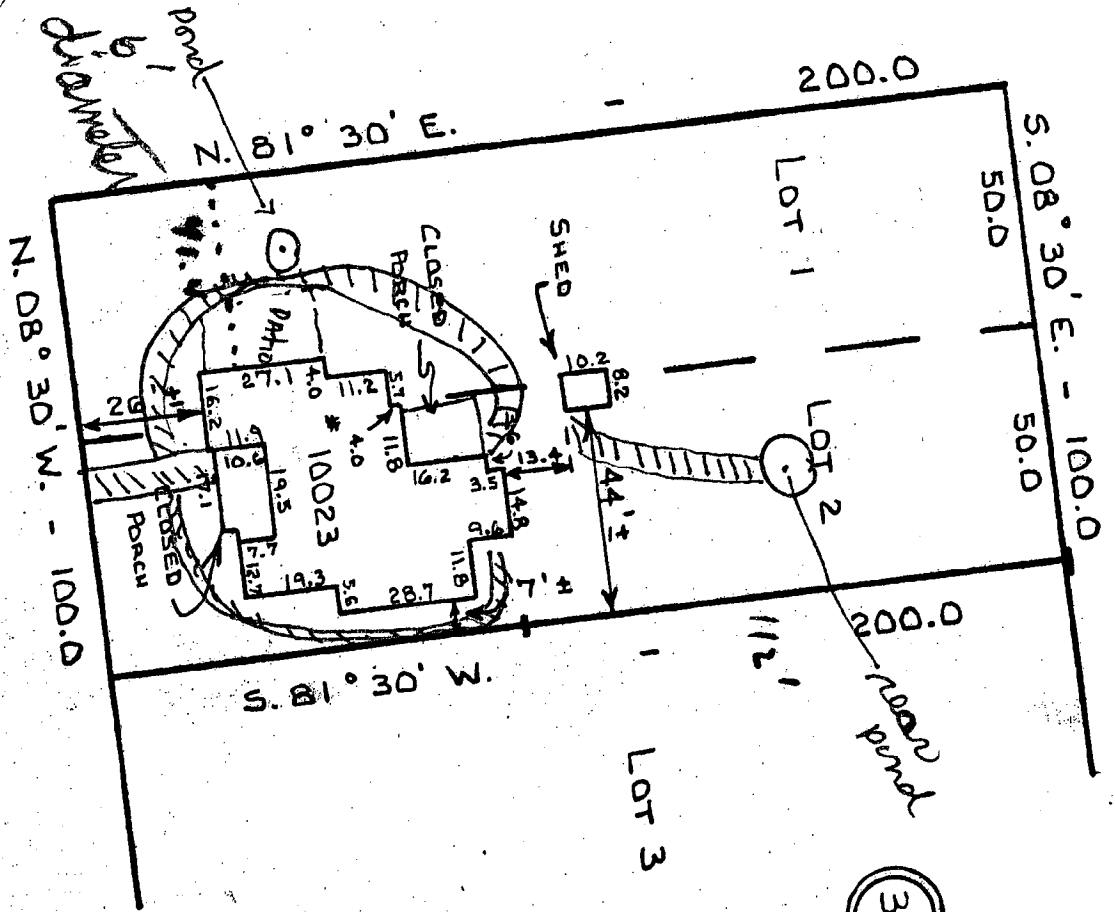
6/30/07

woodways
○ ponds

BARKER STREET

10023
MENDO AVENUE
Silver Spring MD

20910



APPROVED
 Montgomery County
 Historic Preservation Commission
John A. Silver 7/2/07

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

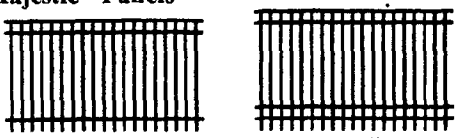
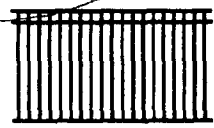
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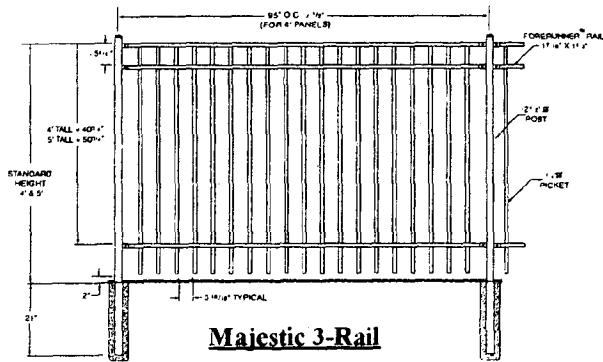
FAX: 1-918-835-0899

ITEM DESCRIPTION	RAILS	PART NUMBER/COLOR			DEALER PRICE	FENCE HT	WT
		BLACK	WHITE	BRONZE			
Majestic™ Panels  3-Rail (4' & 5' Tall) 4-Rail (6' Tall) 19 Pickets Per Panel	3	AMB3488	AMW3488	AMN3488	89.26	4'	24
	3	AMB3608*	AMW3608*	AMN3608*	101.83	5'	27
	4	AMB4728*	AMW4728* (N/S)	AMN4728* (N/S)	125.92	6'	34
Panels packaged in components. One panel per box. Panel length is 91-3/4". Pickets on 4.67" centers (3.92" air space).							
Majestic™ Pool Panels  19 Pickets Per Panel	3	AMB3548*	AMW3548*	AMN3548*	101.83	4-1/2'	25
Panels packaged in components. One panel per box. Panel length is 91-3/4". Pickets on 4.67" centers (3.92" air space).							

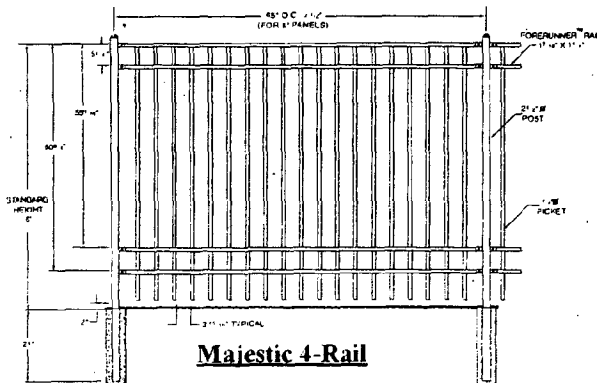
Note: Panel prices do not include panel brackets. (See pricing on Page 13-14)

Span	8" Nominal (91-3/4" Rail)							
	2-1/2"		3"		2-1/2"		3"	
Post Size	Echelon Plus Line Boulevard (ABB3)		Echelon Plus Swivel (ABB2)		Echelon Plus Flat Mount (ABB1)			
Bracket Type	95"		95-1/2"		96-1/2"		97"	
Post Settings ± 1/4" O.C.	95"		95-1/2"		96-1/2"		97"	

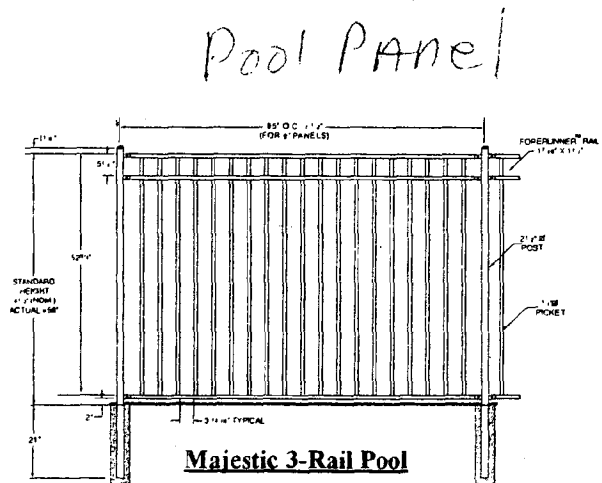
Refer to Note on Page 13-1



Majestic 3-Rail



Majestic 4-Rail



Majestic 3-Rail Pool

APPROVED
 Montgomery County
 Historic Preservation Commission
Carol D. Kline 7/12/07

* Meets IBC Pool Requirements (see Notice on Page 13-18)



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

J
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Carol Ireland
Daytime Phone No.: 301.588.4420

Tax Account No.: 995844
Name of Property Owner: Carol + Jerry Ireland Daytime Phone No.: 301.588.4420
Address: 10023 Menlo Ave Silver Spring MD 20910
Street Number City State Zip Code
Contractor: / Phone No.: /
Contractor Registration No.: /
Agent for Owner: / Daytime Phone No.: /

LOCATION OF BUILDING/PREMISE

House Number: 10023 Street: Menlo Ave
Town/City: Silver Spring Nearest Cross Street: Barker
Lot: 1+2 Block: 33 Subdivision: Capital View Park
Liber: 4972 Folio: 338 Parcel: /

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$2,500

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 4 feet 0" 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.

Carol Ireland 6/19/07
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: / Signature: [Signature] Date: 7/12/07
Application/Permit No.: 457230 Date Filed: 7/20/07 Date Issued: /

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

1. WRITTEN DESCRIPTION OF PROJECT

HPC. Description: Year: 2012. 2 1/2 story, cross gabled farm house clad in German siding with Craftsman modifications including enclosed front & side porches, a shed roof, 2nd story screened porch + front gable dormer. The house sits on a 1/2 acre tree-filled lot with two ponds (one fenced in) and a water well. Gazebo at rear of house. The yard is enclosed with a white picket fence. There are numerous brick walkways + an existing metal fence around the rear pond. The house is an "outstanding resource."

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 enclose the ^{small} pond in the side yard (lot 1) for safety for visiting toddlers. We will use black aluminum panels from Home Depot (see attachment) the panels are called "Mosaic Pool Panels". We chose the "Pool Panels" for child safety. The panels are similar in style to existing fence around rear pond. The fence will not negatively impact the environmental setting + is not completely visible from the street.

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.

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.

Neighbors

Marian Edey
10019 Menlo Ave
Silver Spring MD
20910

Maria Naranjo
Jaime Contreras
2903 Barber St.
Silver Spring MD
20910

Pat Henney
Doug Neungold
2914 Barber St.
Silver Spring MD
20910

Blair + Margaret Turner
2901 Barber St.
Silver Spring MD
20910

Near of property

Scott Bonzillany
Shobita Satyapal
10017 Leafy Ave
Silver Spring MD
20910

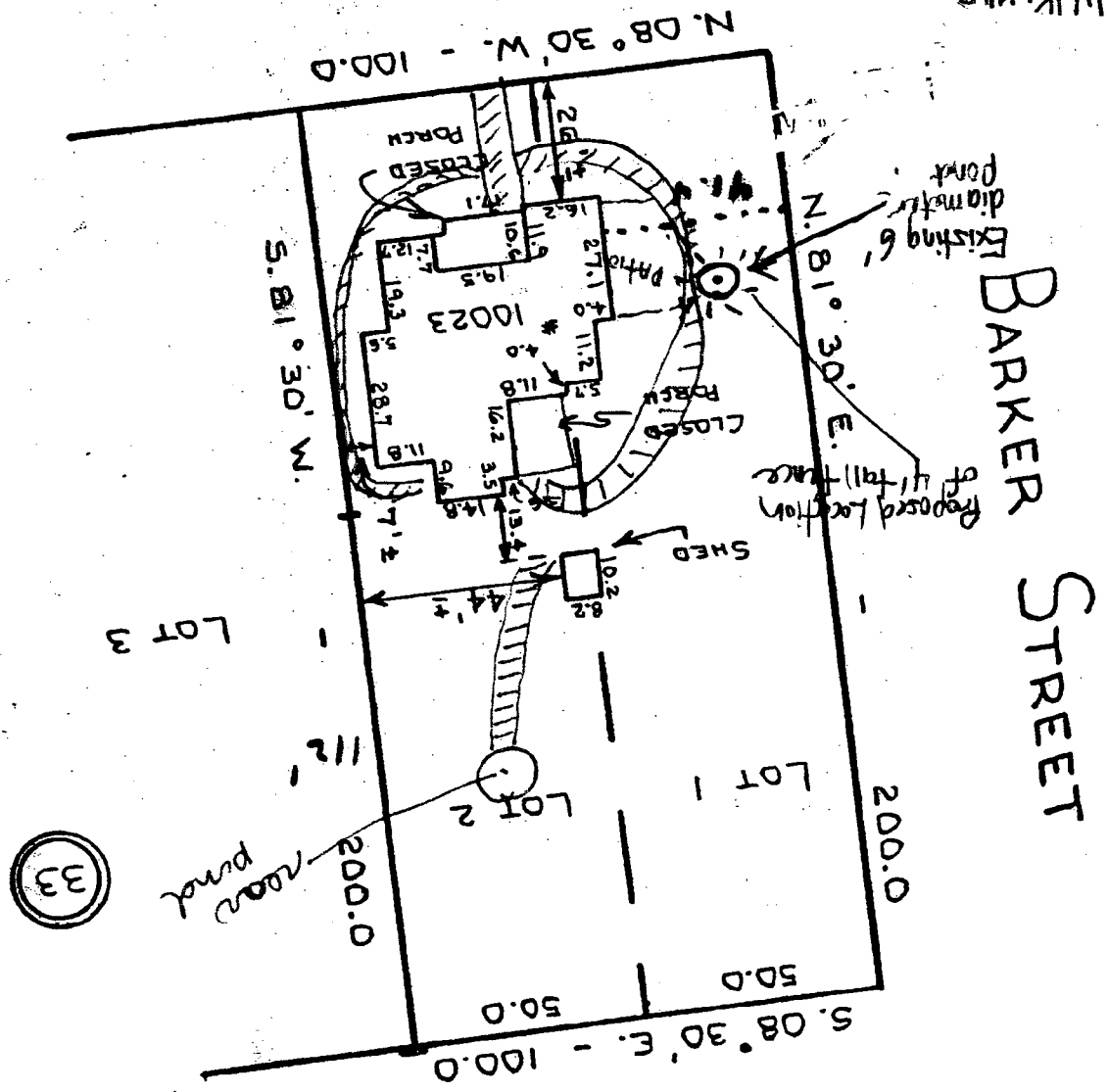
Betsy Stephen
Todd Malhoff
10015 Leafy Ave.
Silver Spring MD
20910

6/30/07

10023 MENDO AVENUE Silver Spring MD 20910

○ Ponds

▨ = Walkways

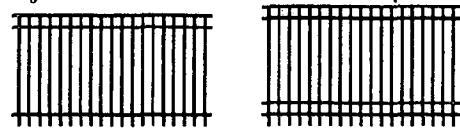



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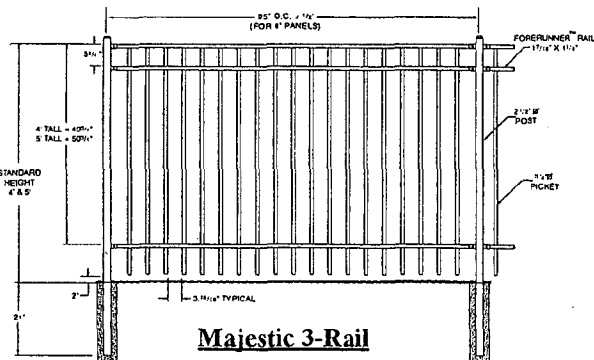
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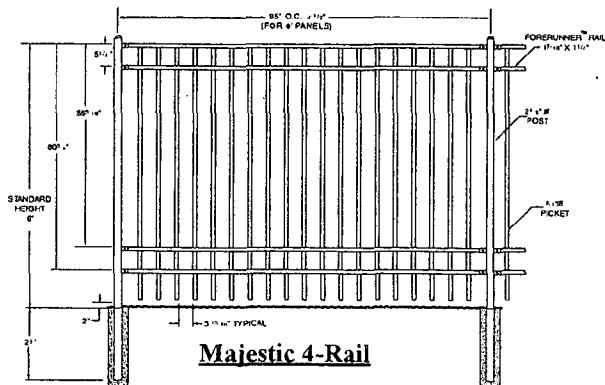
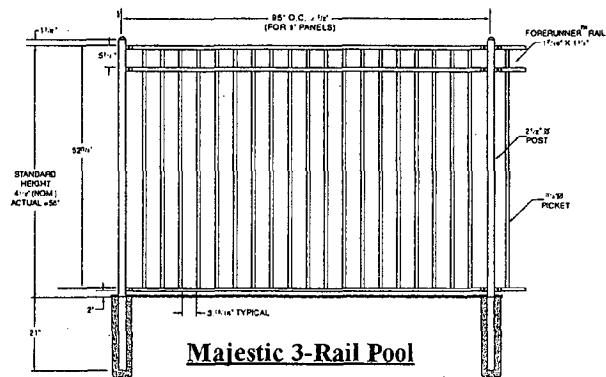
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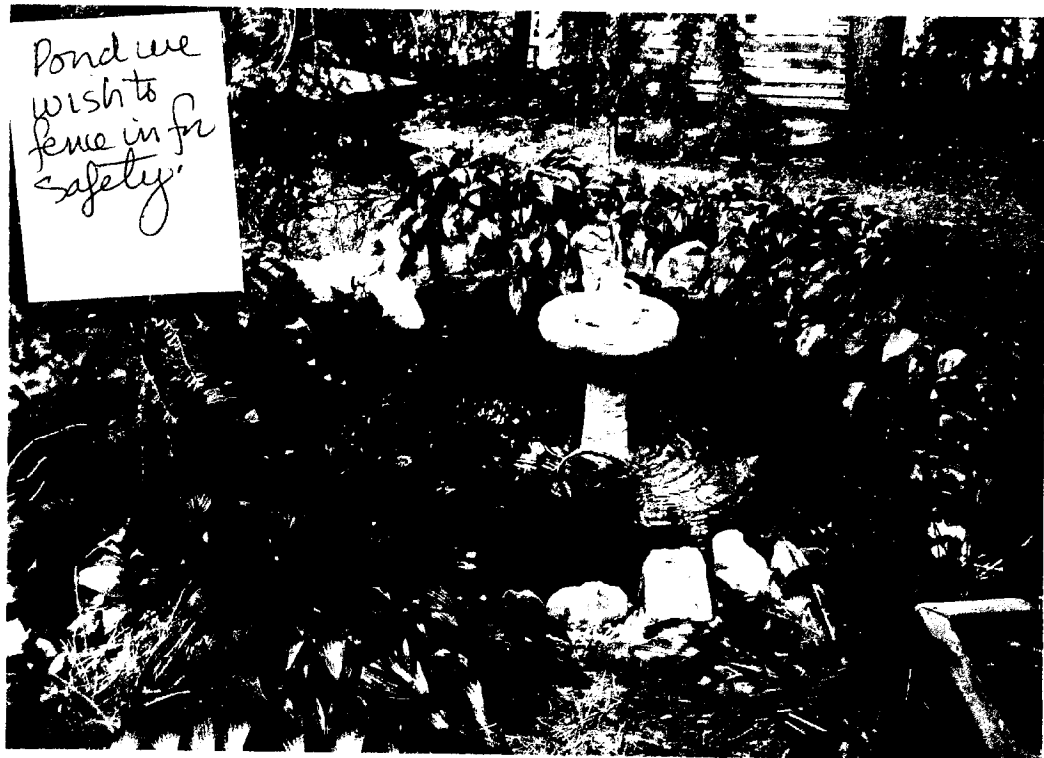
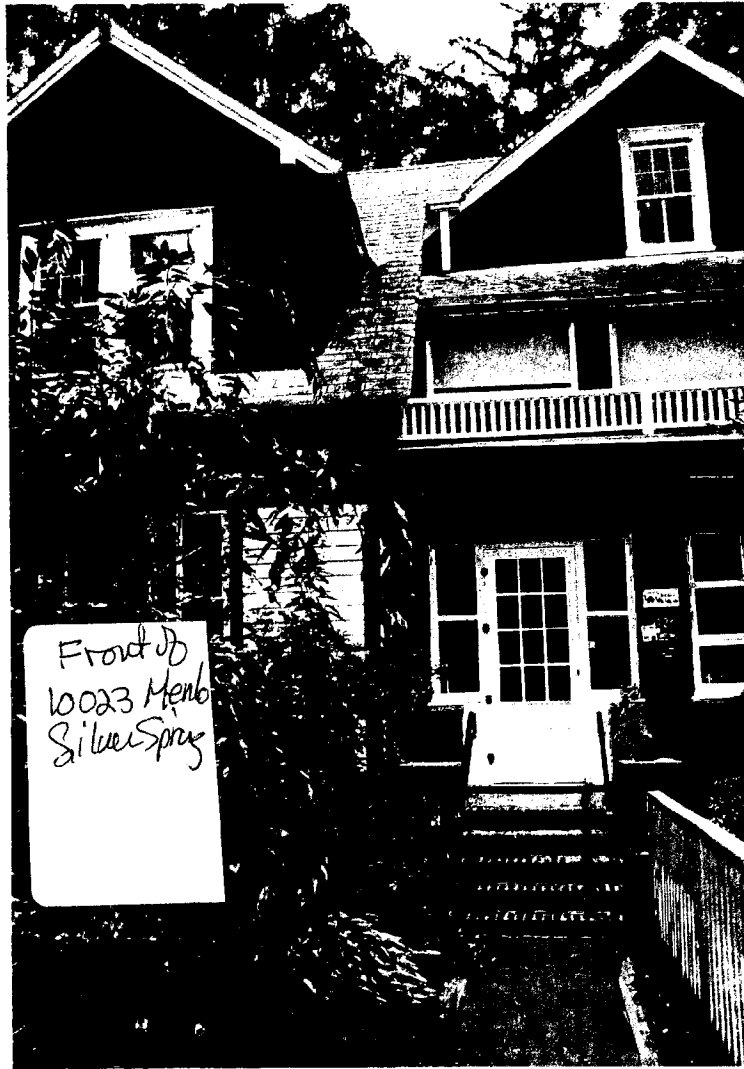


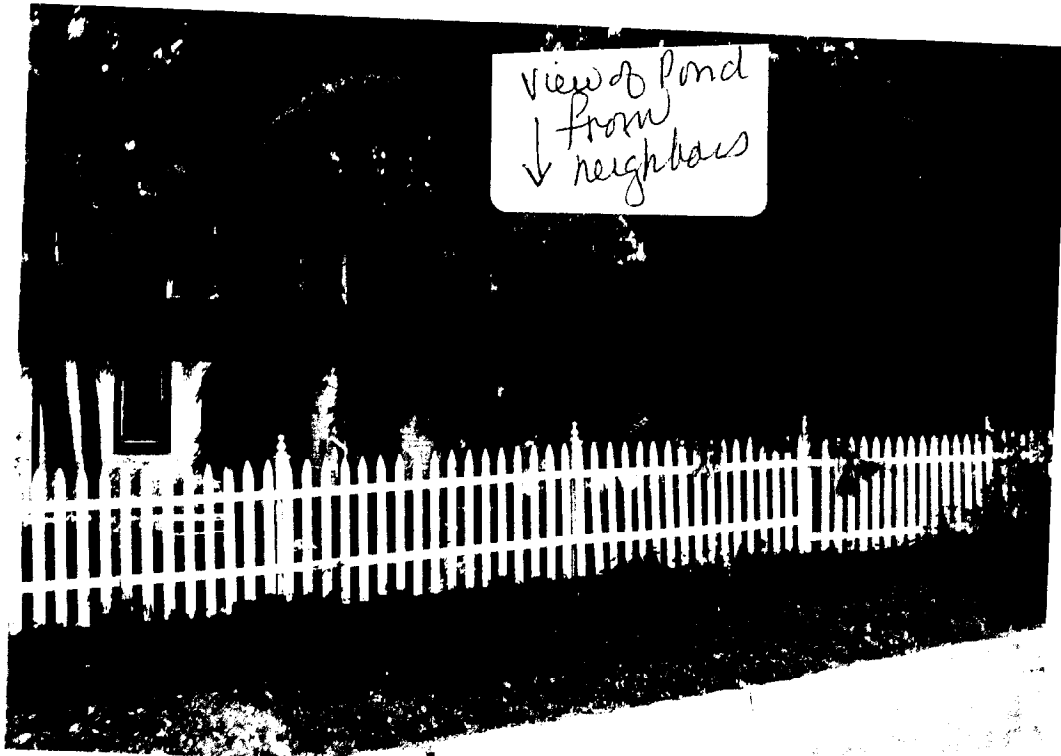
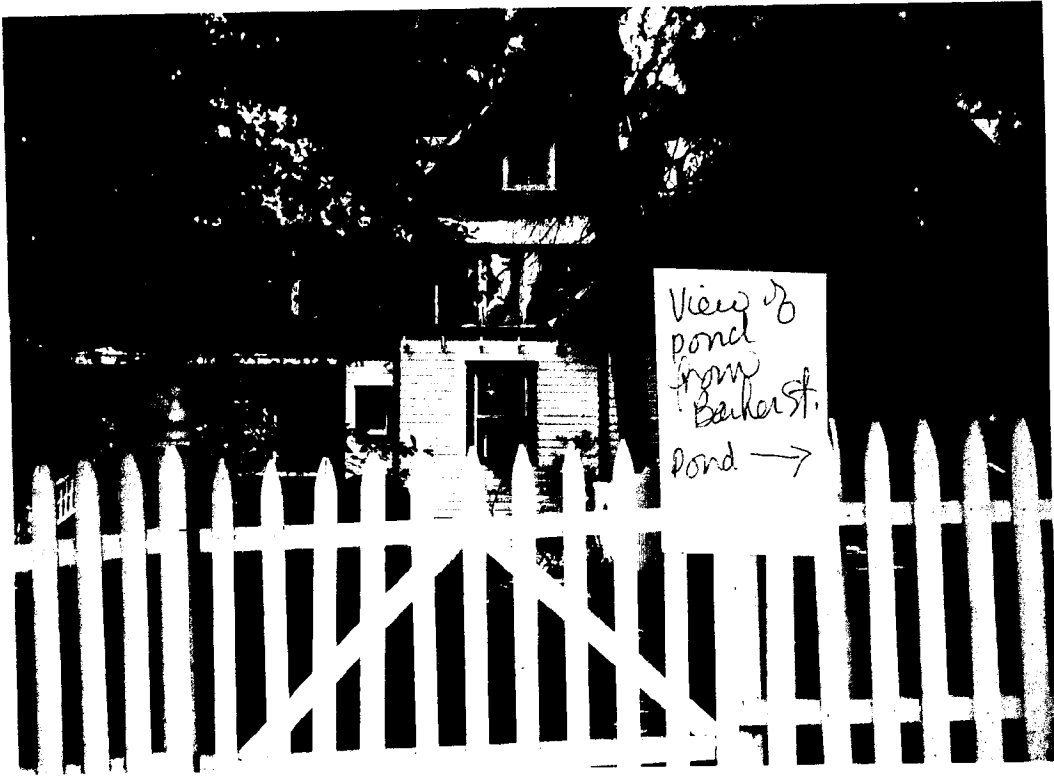
Pool Panel

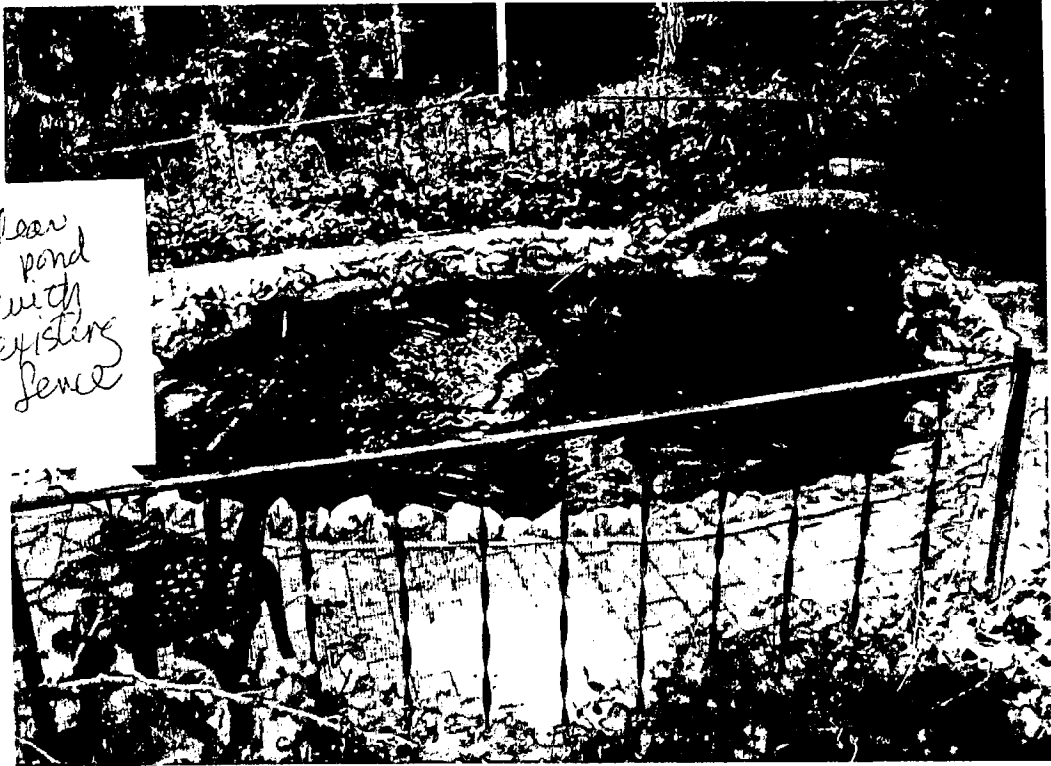


* Meets IBC Pool Requirements (see Notice on Page 13-18)

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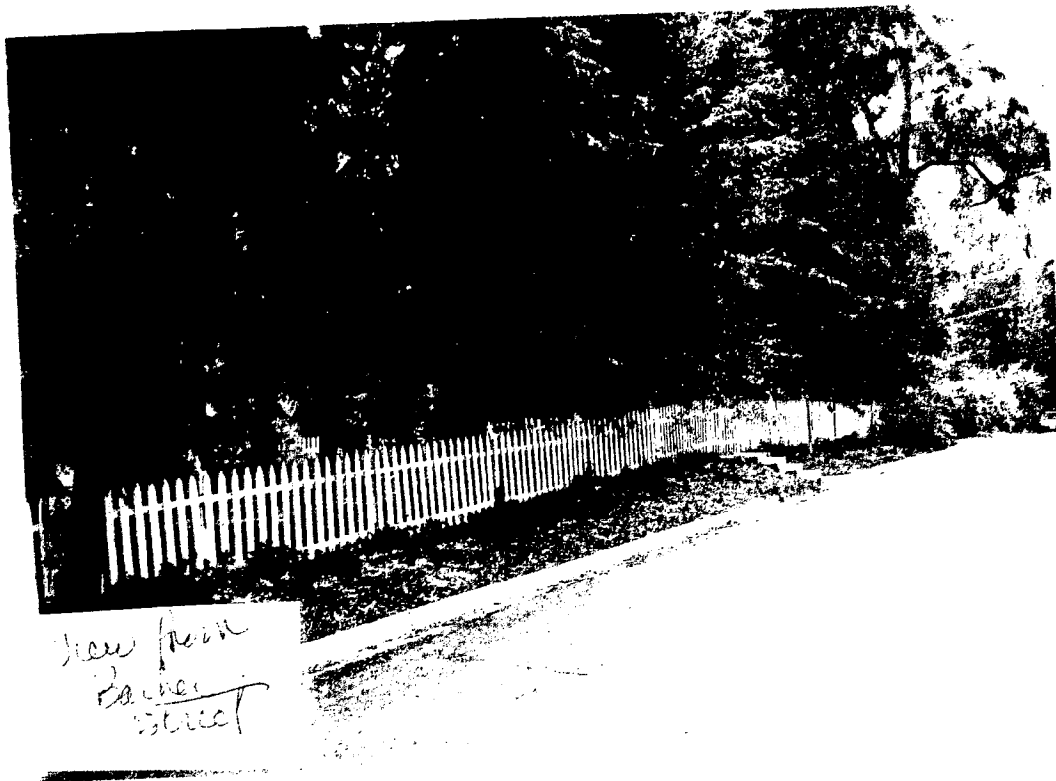
Rear pond
with
existing
fence



Rear pond
we wish to
fence at
this pond



View of Side
&
near of
Property



View from
Corner
Street

FAX COVER SHEET

CAROL IRELAND
10023 Menlo Avenue
Silver Spring, MD 20910

301 588-4420 ~~240-455-0896~~

FOR: *Josh Silver*

To: *Josh Silver*
Telephone: *301 563 3400*
Title:
Organization: *HPC*
Date: *7/11/07*

*Re Core Number
31/07-07B
Fence Installation*

Sincerely,

Carol Ireland

NUMBER OF PAGES SENT INCLUDING THIS COVER: *(2)*

Sending Fax: 240-283-0696

Receiving Fax: *301 563 3412*

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU!

Please call 240-455-0896 in the event of transmission difficulty.



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation commission

Case No 31/07-07B
July 10, 2007

The Historic Review Committee Chairperson and the President of the Citizens Association have reviewed the staff reports for 10023 Menlo Avenue owners Carol and Terry Ireland for building of a fence around an existing pond to match already existing fence on second pond and agree with staff findings to approve the fence.

Betsy Tebow, President
Capitol View Park Citizens Association

Duncan Tebow co-chair
Capitol View Park Citizens Association
Historic Review Committee

Owners Carol and Terry Ireland
Not
Jerry Ireland

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10023 Menlo Ave, Silver Spring	Meeting Date:	7/11/2007
Resource:	Outstanding Resource Capitol View Park Historic District	Report Date:	7/4/2007
Applicant:	Carol Ireland & Jerry Ireland	Public Notice:	6/27/2007
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-07B	Staff:	Josh Silver
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Capitol View Park Historic District
STYLE: Vernacular with Craftsman modifications
DATE: c.1900

PROPOSAL:

The applicants are proposing to install a 4' tall black aluminum picket fence in the side yard to enclose an existing 6' diameter pond. The proposed fence will match the existing aluminum fence in the rear yard, and will not negatively impact the character of the historic district.

The location and style of the proposed fence can be seen on (Pages 6 and 7).

APPLICABLE GUIDELINES:

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 *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

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such

conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it 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.
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied.

Secretary of the Interior's Standards for Rehabilitation

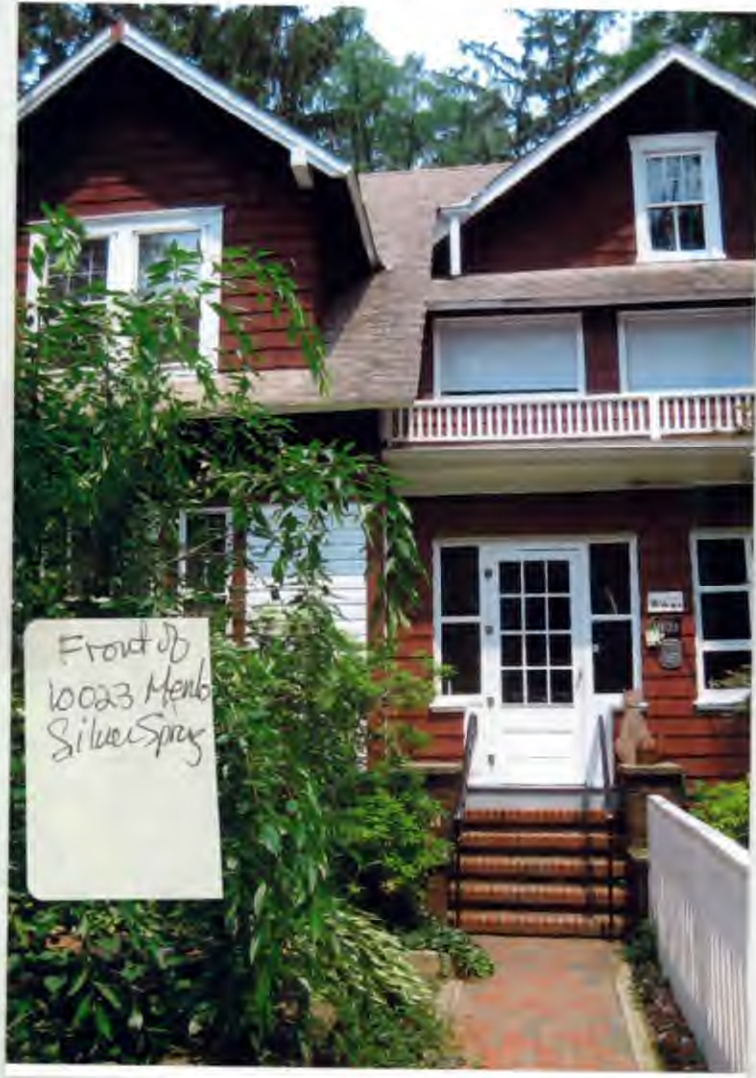
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1), (2) & (4);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.





Raan pond
pond
with
existing
fence



Raan pond
We wish
welcome
at
this pond





View of side
+
near of
property



View from
Baker
street