

10022 10/10/02
Bajhoi (10/10)

WHP 31/07-07C



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 16, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #460716, siding, window and door replacement

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 August 15, 2007 meeting.

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: Matthew and Christina Speh

Address: 10022 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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246/777-6376

DPS - #8

A

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Christina Speh
Daytime Phone No.: 301-589-1051

Tax Account No.: 13-00994532
Name of Property Owner: Matthew & Christina Speh Daytime Phone No.: 301-589-1051
Address: 10022 Meade Ave. Silver Spring MD 20910
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10022 Street: Meade Ave.
Town/City: Silver Spring Nearest Cross Street: Barker Street
Lot: 18 Block: 32 Subdivision: Capital View (5)
Liber: _____ Folio: _____ 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: window/door replacement

1B. Construction cost estimate: \$ 25,000
1C. If this is a revision of a previously approved active permit, see Permit #: N/A

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.

Christina Speh Matthew M Speh July 21, 2007
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8-16-07
Application/Permit No.: 460716 WRT 8/16/07 Date Filed: _____ Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

See Attachment A

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

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

2. **SITE PLAN**

See ATTACHMENT B

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

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

3. **PLANS AND ELEVATIONS**

ATTACHED

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.

- a. *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.
- b. 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. *Referenced in ATTACHMENT A*

5. **PHOTOGRAPHS**

- Attached

- a. 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.
- b. 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**

- N/A

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**

- ATTACHED

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.

1. Written Description of Project

a. Description of existing structure and environmental setting, including historical significance:

This two story house (with basement) was originally built in 1948 within the Capital View historical district. The structure and floor plan of the original part of the house is similar to other rectangular homes in the Capital View/Homewood neighborhood.

The structure was recently renovated within the last five to ten years prior to our purchase, primarily incorporating the following additions in the rear and side: a larger kitchen, back corridor, and master bedroom suite with bath. A front porch was also added on the side.

When the house was renovated, T1-11 plywood siding was used which is different from the other houses in the neighborhood that typically use horizontal wood or synthetic planking. In certain areas, the T1-11 siding is already warping off the house, becoming exposed to the elements and discoloring.

As shown in Picture 1, the kitchen in the rear cannot be seen from the street. Picture 2 also shows a view of our kitchen from our nearest neighbor's yard which is largely obstructed by pine trees. The house in general is well situated on a large lot with many bushes and trees providing significant privacy such that few houses are visible from the backyard. Pictures 4 and 5 show negligible visibility of the house from the back property line.

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

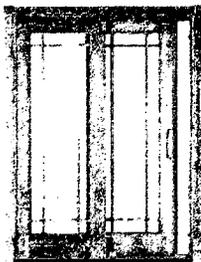
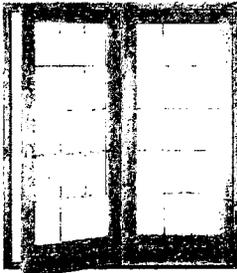
We are proposing minimal exterior structural changes (replacing windows and doors) in the recent kitchen addition, as well as to install new house siding.

Kitchen Doors & Window

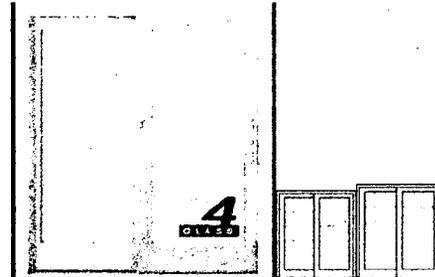
Picture 3 (south side of kitchen) and picture 6 (north side of kitchen) depict the areas we are proposing new doors and windows. The intent is to maximize natural light, improve view of the backyard, and effectively add usable space in the kitchen without expanding the structure.

Specifically, on the north side of the kitchen, we seek to replace the door [REDACTED] as seen in picture 6 with a "French door look" sliding glass door to the porch. We are considering styles similar to the images shown below (printer color is poor):

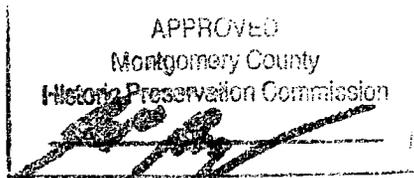
Pella ProLine



Anderson



On the south facing wall, we seek to remove and wall-in the existing door. Then, re-use the door from the north side and move it to where the existing window is shown in Picture 3.



House Siding

The T1-11 plywood siding that was recently installed has not held up well and is peeling off and discoloring in different places on the house. To protect the house as well as improve the look in line with the neighborhood, we seek to replace the T1-11 siding with 'James Hardie Siding' horizontal planking.

We have selected the smooth style Hardie board due to its durability and clean look, and given the fact that several houses in the neighborhood have used the similar product.

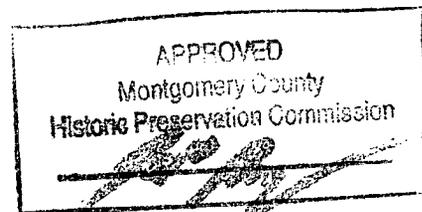
Our preferred color scheme is as follows:

Main siding color: Heathered Moss
Trim color: Sail Cloth
Gable siding color: Mountain Sage

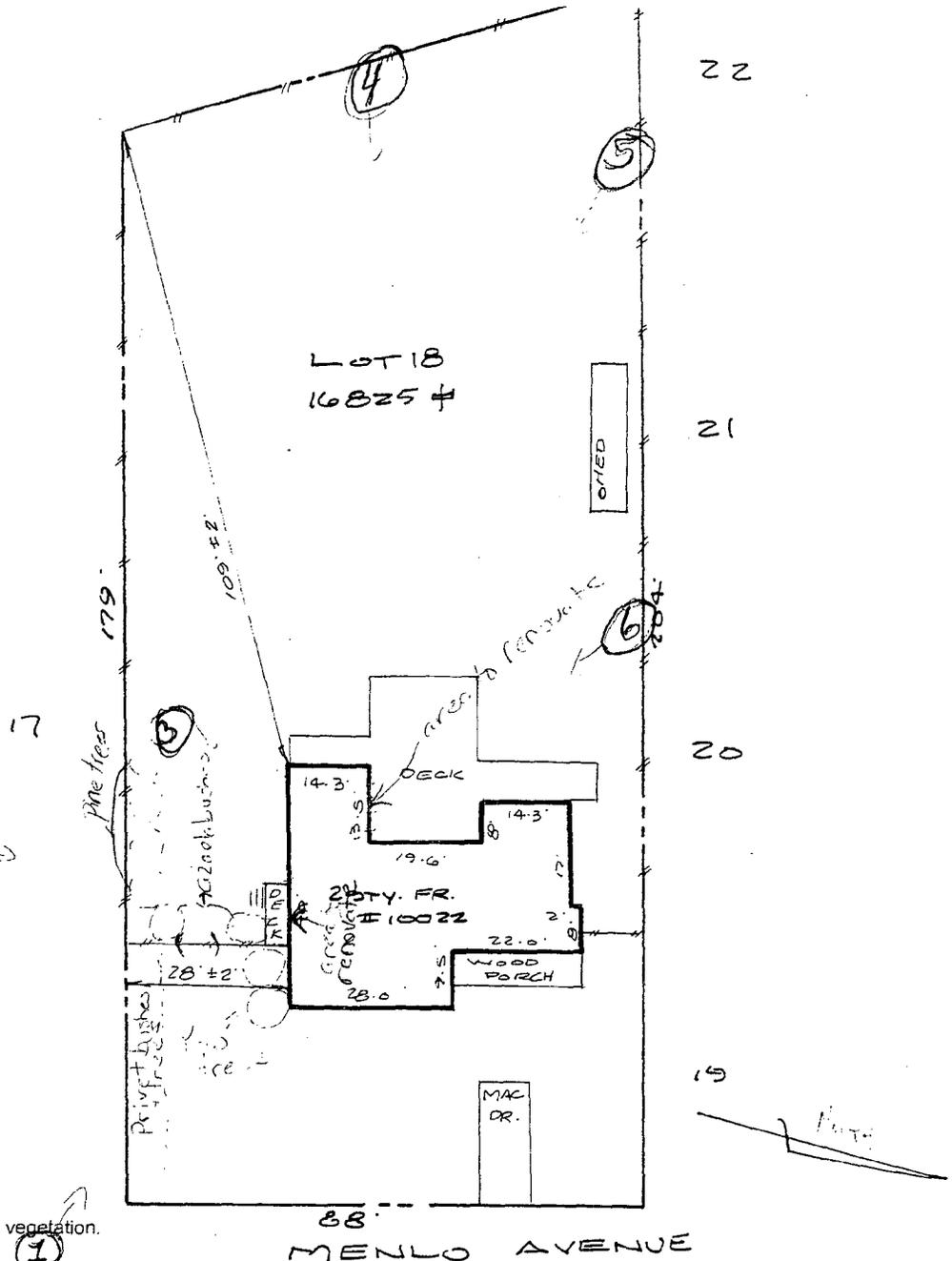
These colors can be viewed on the www.jameshardiedesigncenter.com.

Other exterior modifications include painting the front door Tuscan Gold or dark red as opposed to the current purplish color. We will also be adding standard shutters to the upper windows of the two story house, and installing a banister for the front porch steps to bring it up to code. The intent is to match to the existing woodwork on the front porch.

There should be negligible environmental impact with this proposal. There should also be negligible historical impact. The structural changes involve replacing doors and a window to a recent addition, none of which is visible from the street. The new siding on the house would also be more in character with other neighborhood homes.

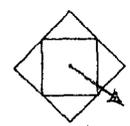


Site Plan



Unable to verify location of fences due to vegetation.
No evidence of property corners was found. Apparent occupation is shown.

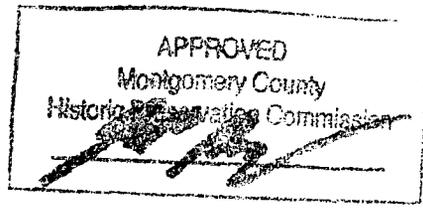
Date: 06-04-04 Scale: 1"=30' Drn: BSW
Plat Book: A
Plat No.: 9 NO TITLE REPORT FURNISHED
Work Order: 04-3252
Address: 10022 MENLO AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD



Shade portion to indicate North

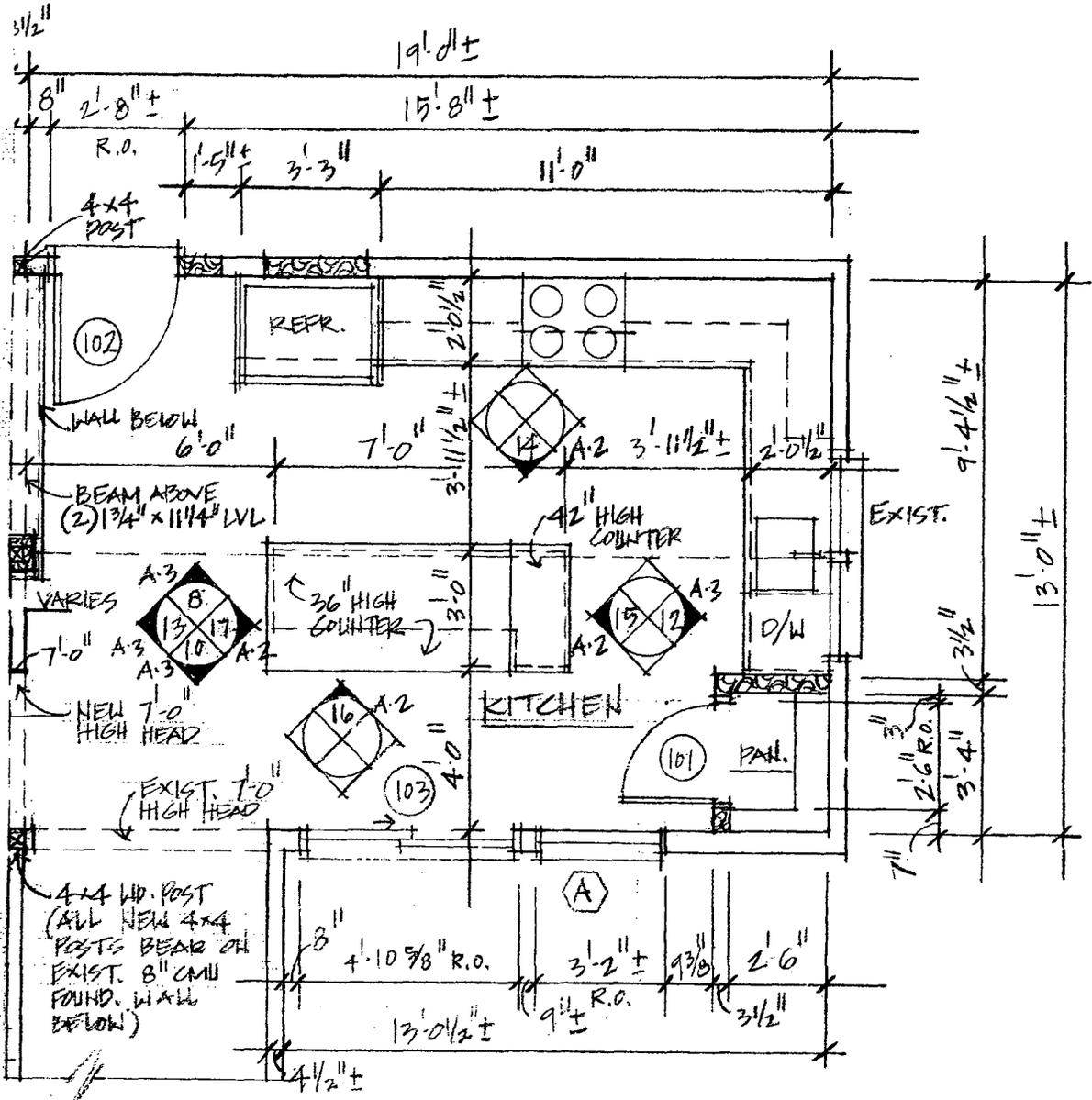
LOCATION DRAWING
LOT 18
BLOCK 32
CAPITOL VIEW PARK

Applicant: SPEH - 10022 MENLO AVE



Page: ___

PLANS & ELEVATIONS (p.1)

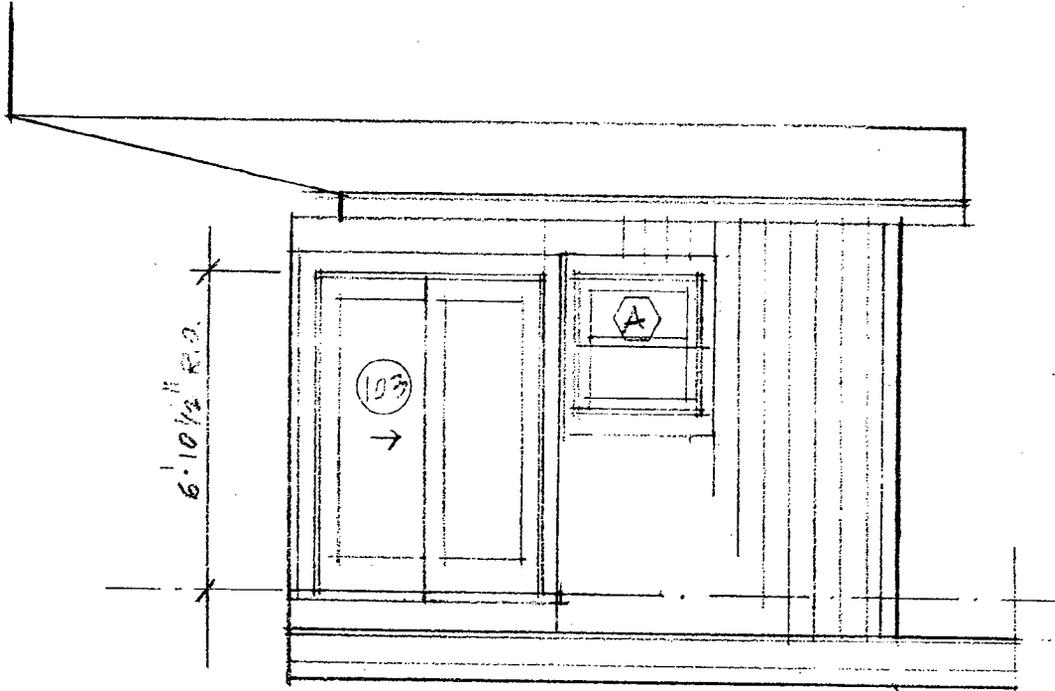


FIRST FLOOR PLAN

1/4" = 1'-0"

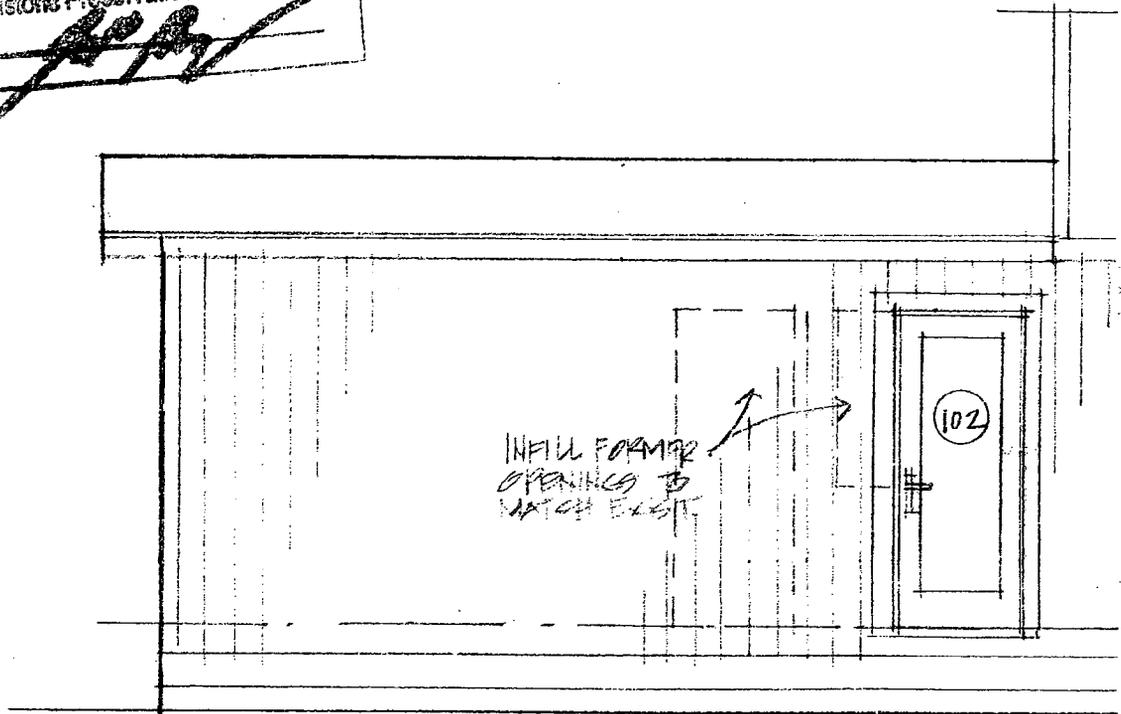
APPROVE
 Montgomery County
 Historic Preservation Commission

SPEA MENLO 10022 AVE



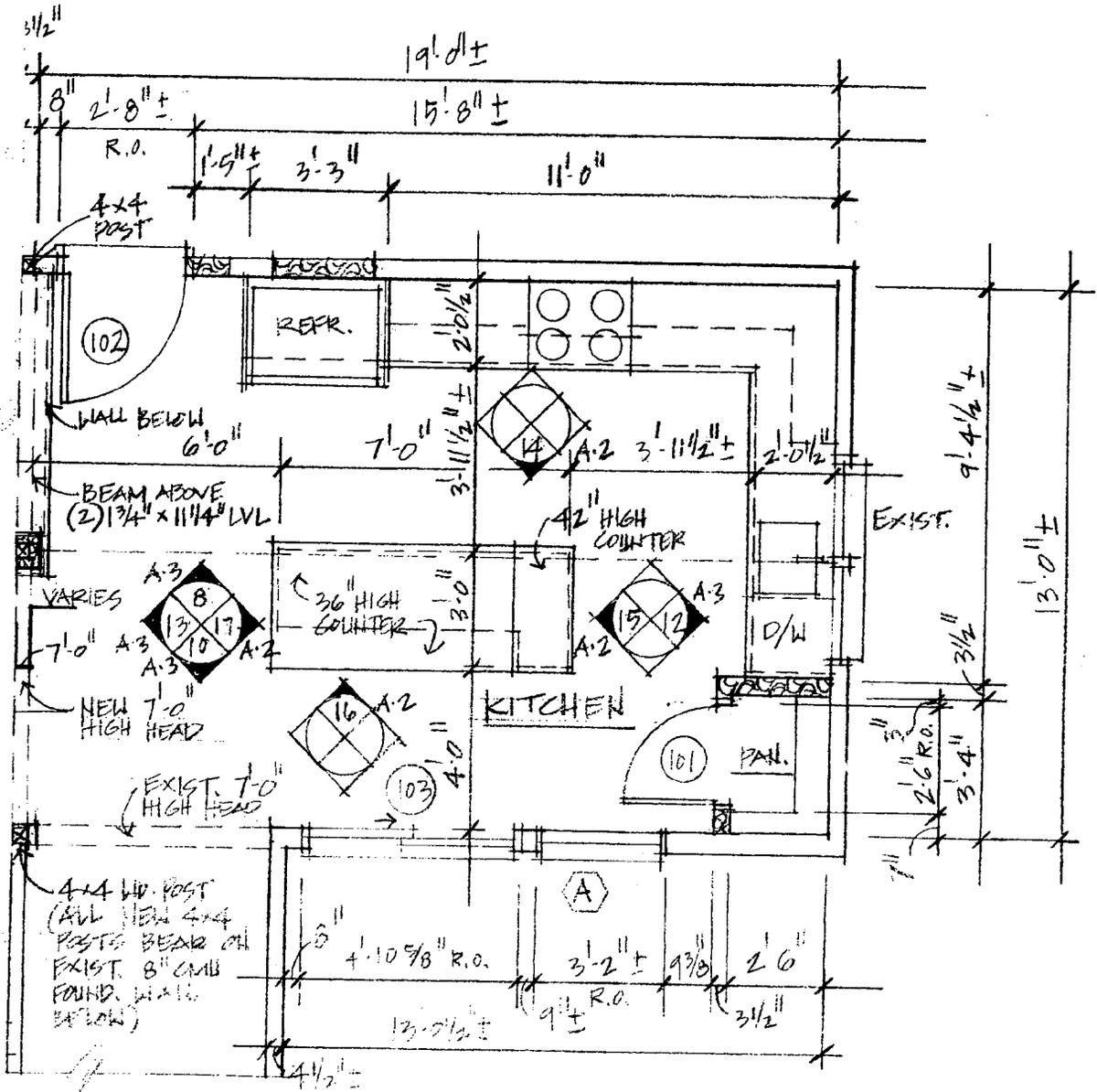
SIDE ELEVATION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

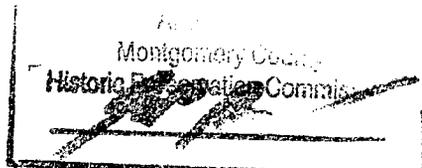


10022
SPEN - MENLO AVE

PLANS & ELEVATIONS (P.1)

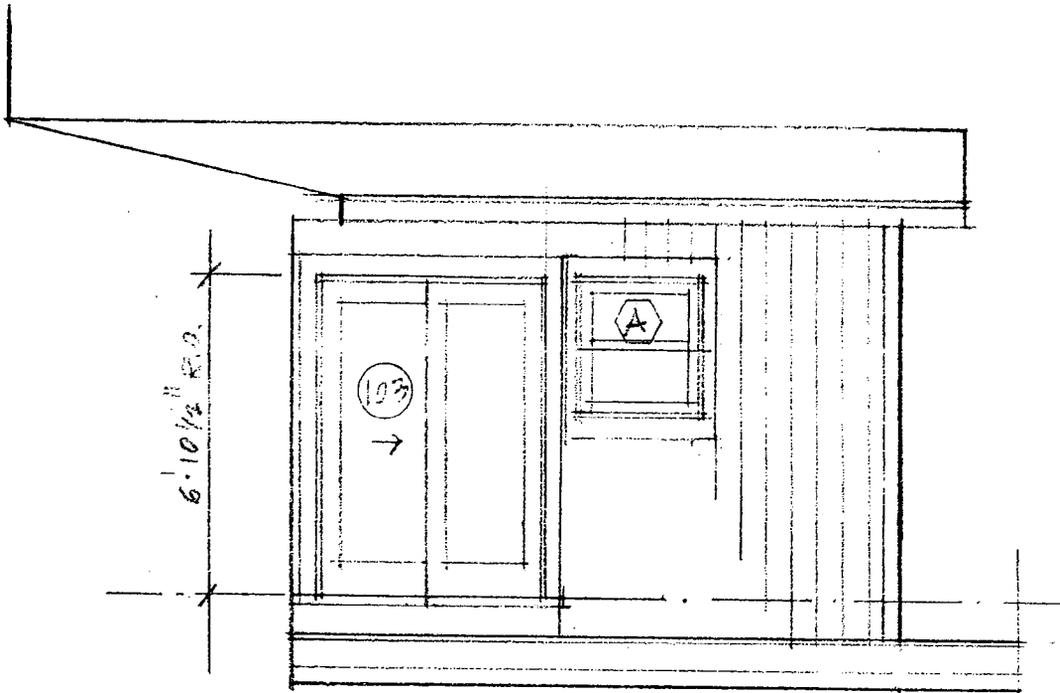


FIRST FLOOR PLAN
1/4" = 1'-0"



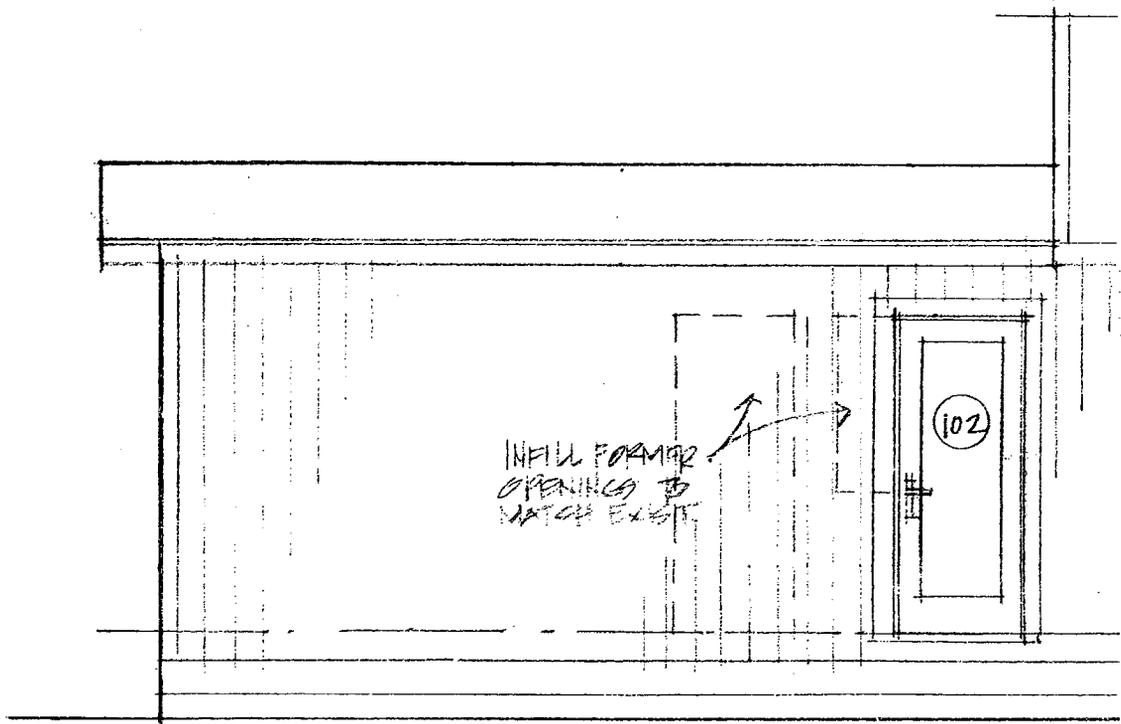
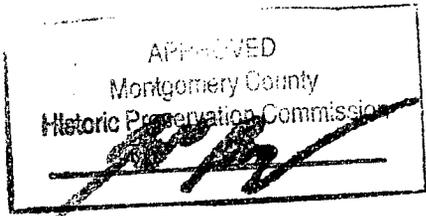
SPEH - 10022 MENCLO AVE

PLANS & ELEVATIONS (P.2)



SIDE ELEVATION

1/4" = 1'-0"



SPEH. 10022 MENLO AVE.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10022 Menlo Avenue, Silver Spring	Meeting Date:	8/15/2007
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	8/8/2007
Applicant:	Matthew and Christina Speh	Public Notice:	8/1/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07C	Staff:	Anne Fothergill
PROPOSAL:	Siding, window and door replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Capitol View Park Historic District
DATE: 1948

PROPOSAL

The applicants are proposing to:

- replace existing T-111 siding with horizontal Hardiplank siding
- remove side door and window and replace with door relocated from north side
- remove back (north) door and replace with wood sliding glass door and move existing window
- install a wood inset picket railing on front steps to match existing porch balustrade
- install wood, operable shutters on front of house

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 historic preservation review guidelines in the approved and adopted amendment for 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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

This house is a Non-Contributing resource and the proposed changes will not have an adverse impact on the streetscape or historic district. Staff recommends approval.

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the 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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Christina Speth
Daytime Phone No.: 301-589-1051

Tax Account No.: 13-00994532
Name of Property Owner: Matthew & Christina Speth Daytime Phone No.: 301-589-1051
Address: 10022 Menk Ave. Silver Spring MD 20910
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10022 Street: Menk Ave.
Town/City: Silver Spring Nearest Cross Street: Barker Street
Lot: 18 Block: 32 Subdivision: Capital View (5)
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Plaze 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: Window/door replacement & movement

1B. Construction cost estimate: \$ 25,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
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.

Christina Speth Matthew M Speth July 21, 2007
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 460716 WSSC 7/22/07 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT** *See Attachment A*

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

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

2. **SITE PLAN** *SEE ATTACHMENT B*

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

- a. the scale, north arrow, and date;
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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS** *ATTACHED*

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.

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5. **PHOTOGRAPHS** - *Attached*

- a. 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.
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Christina or Matthew Speh

Owner's mailing address

10022 Menlo Ave.
Silver Spring, MD
20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Marion Edey
10019 Menlo Ave
Silver Spring, MD 20910

Walter Mayer
10017 Menlo Ave
Silver Spring, MD 20910

Rochelle Cohen
10020 Menlo Ave
Silver Spring, MD 20910

Philip Geyelin
2005 Mallard Ln.
Raleigh, NC 27609

Attn. 9925 Capital View Ave

Jerzy Witas
9927 Capital View Ave
Silver Spring, MD 20910

Ligita Goldschmidts
10007 Grant Ave
Silver Spring, MD 20910

Patricia Anne Kenny
2914 Barker Street
Silver Spring, MD 20910

Douglas Reingold
2910 Barker St
Silver Spring, MD 20910

1. Written Description of Project

a. Description of existing structure and environmental setting, including historical significance:

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The structure was recently renovated within the last five to ten years prior to our purchase, primarily incorporating the following additions in the rear and side: a larger kitchen, back corridor, and master bedroom suite with bath. A front porch was also added on the side.

When the house was renovated, T1-11 plywood siding was used which is different from the other houses in the neighborhood that typically use horizontal wood or synthetic planking. In certain areas, the T1-11 siding is already warping off the house, becoming exposed to the elements and discoloring.

As shown in Picture 1, the kitchen in the rear cannot be seen from the street. Picture 2 also shows a view of our kitchen from our nearest neighbor's yard which is largely obstructed by pine trees. The house in general is well situated on a large lot with many bushes and trees providing significant privacy such that few houses are visible from the backyard. Pictures 4 and 5 show negligible visibility of the house from the back property line.

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

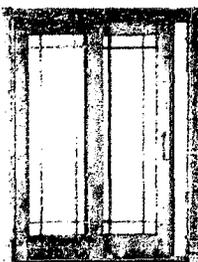
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Kitchen Doors & Window

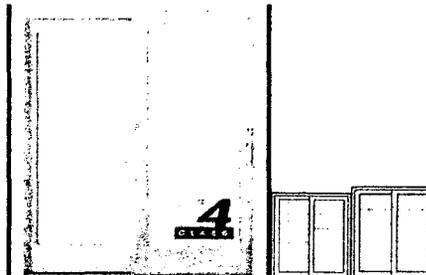
Picture 3 (south side of kitchen) and picture 6 (north side of kitchen) depict the areas we are proposing new doors and windows. The intent is to maximize natural light, improve view of the backyard, and effectively add usable space in the kitchen without expanding the structure.

Specifically, on the north side of the kitchen, we seek to replace the door XXXXXXXXXX as seen in picture 6 with a "French door look" sliding glass door to the porch. We are considering styles similar to the images shown below (printer color is poor):

Pella ProLine



Anderson



On the south facing wall, we seek to remove and wall-in the existing door. Then, re-use the door from the north side and move it to where the existing window is shown in Picture 3.

House Siding

The T1-11 plywood siding that was recently installed has not held up well and is peeling off and discoloring in different places on the house. To protect the house as well as improve the look in line with the neighborhood, we seek to replace the T1-11 siding with 'James Hardie Siding' horizontal planking.

We have selected the smooth style Hardie board due to its durability and clean look, and given the fact that several houses in the neighborhood have used the similar product.

Our preferred color scheme is as follows:

Main siding color: Heathered Moss

Trim color: Sail Cloth

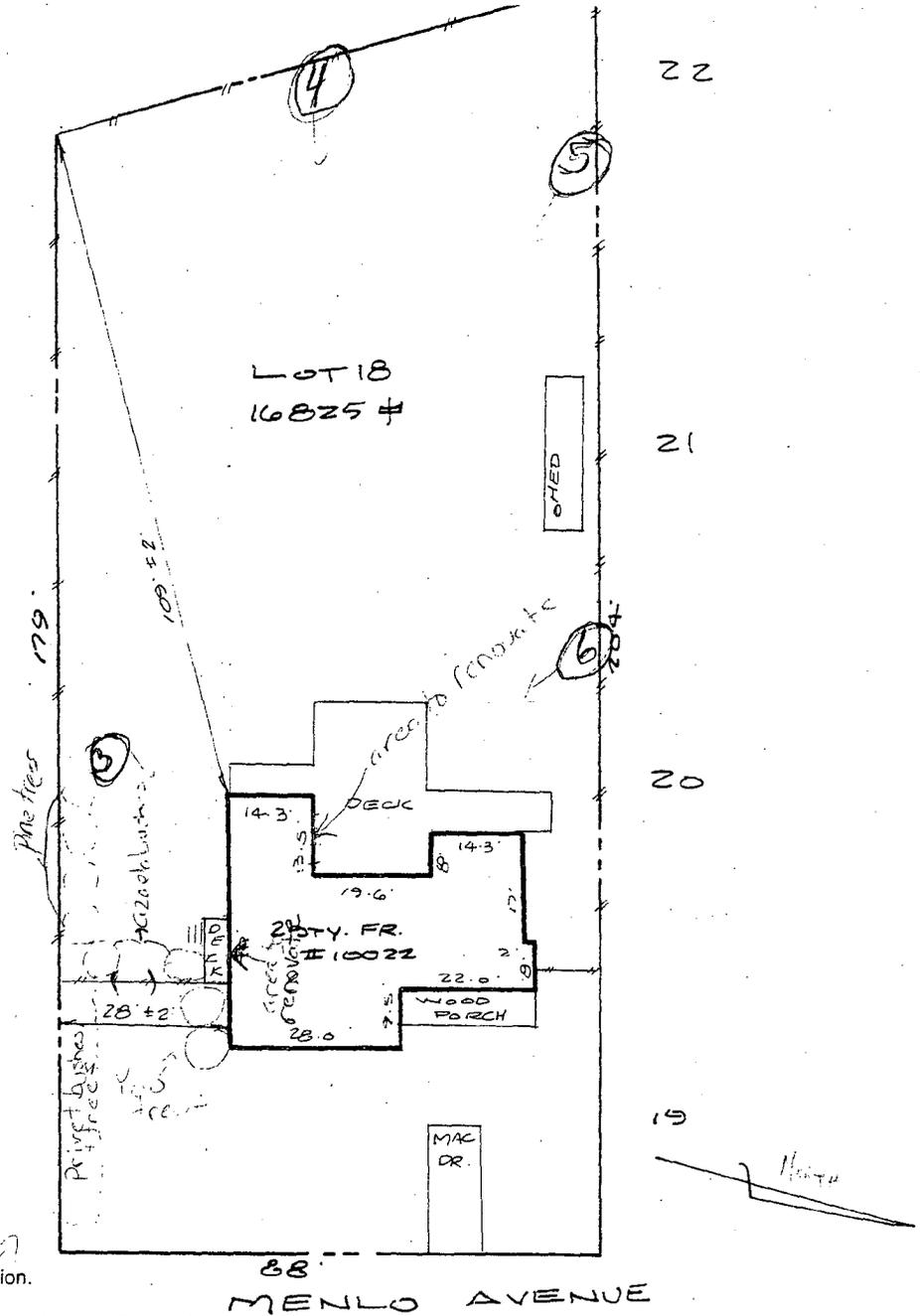
Gable siding color: Mountain Sage

These colors can be viewed on the www.jameshardiedesigncenter.com.

Other exterior modifications include painting the front door Tuscan Gold or dark red as opposed to the current purplish color. We will also be adding standard shutters to the upper windows of the two story house, and installing a banister for the front porch steps to bring it up to code. The intent is to match to the existing woodwork on the front porch.

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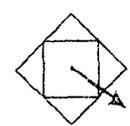
Site Plan



Unable to verify location of fences due to vegetation.

No evidence of property corners was found. Apparent occupation is shown.

Date: 06-04-04 Scale: 1"=30' Dmn: SJW
 Plat Book: A
 Plat No.: 9 NO TITLE REPORT FURNISHED
 Work Order: 04-3252
 Address: 10022 MENLO AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

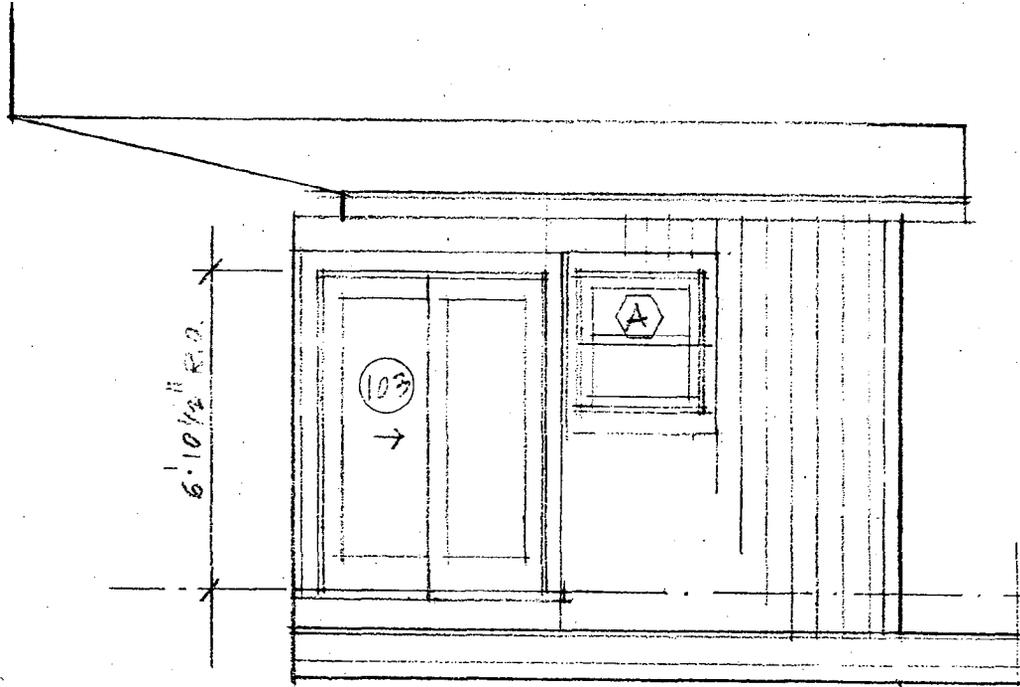


Shade portion to indicate North

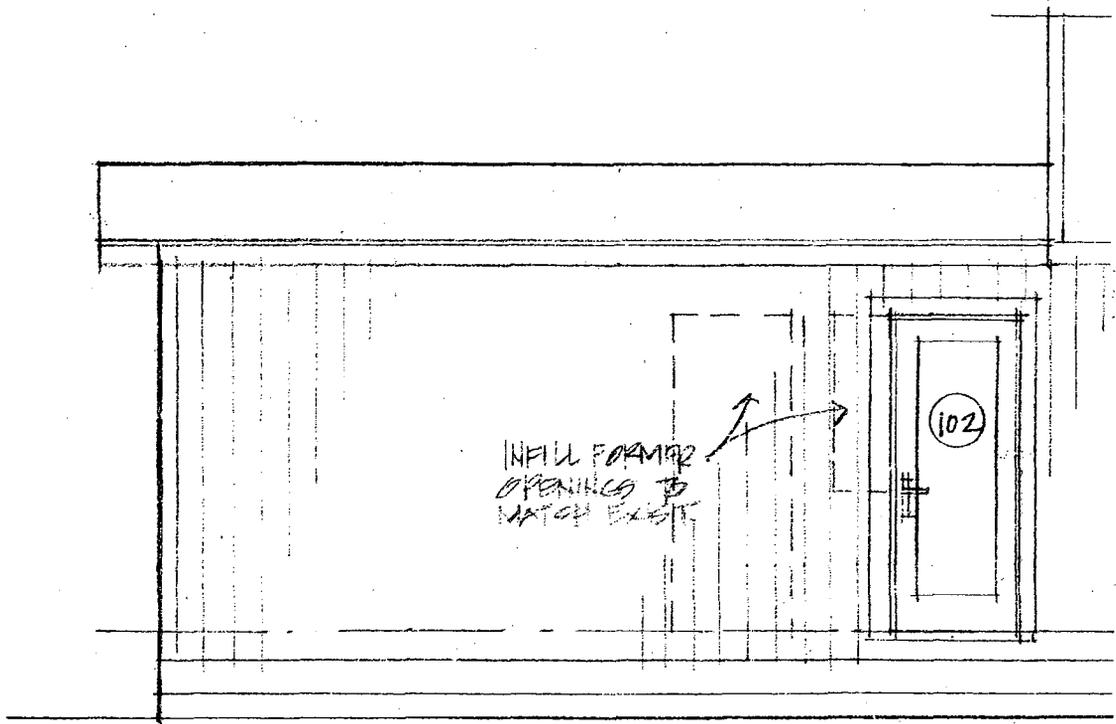
LOCATION DRAWING
 LOT 18
 BLOCK 32
 CAPITOL VIEW PARK

Applicant: SPEH - 10022 MENLO AVE.

Page:

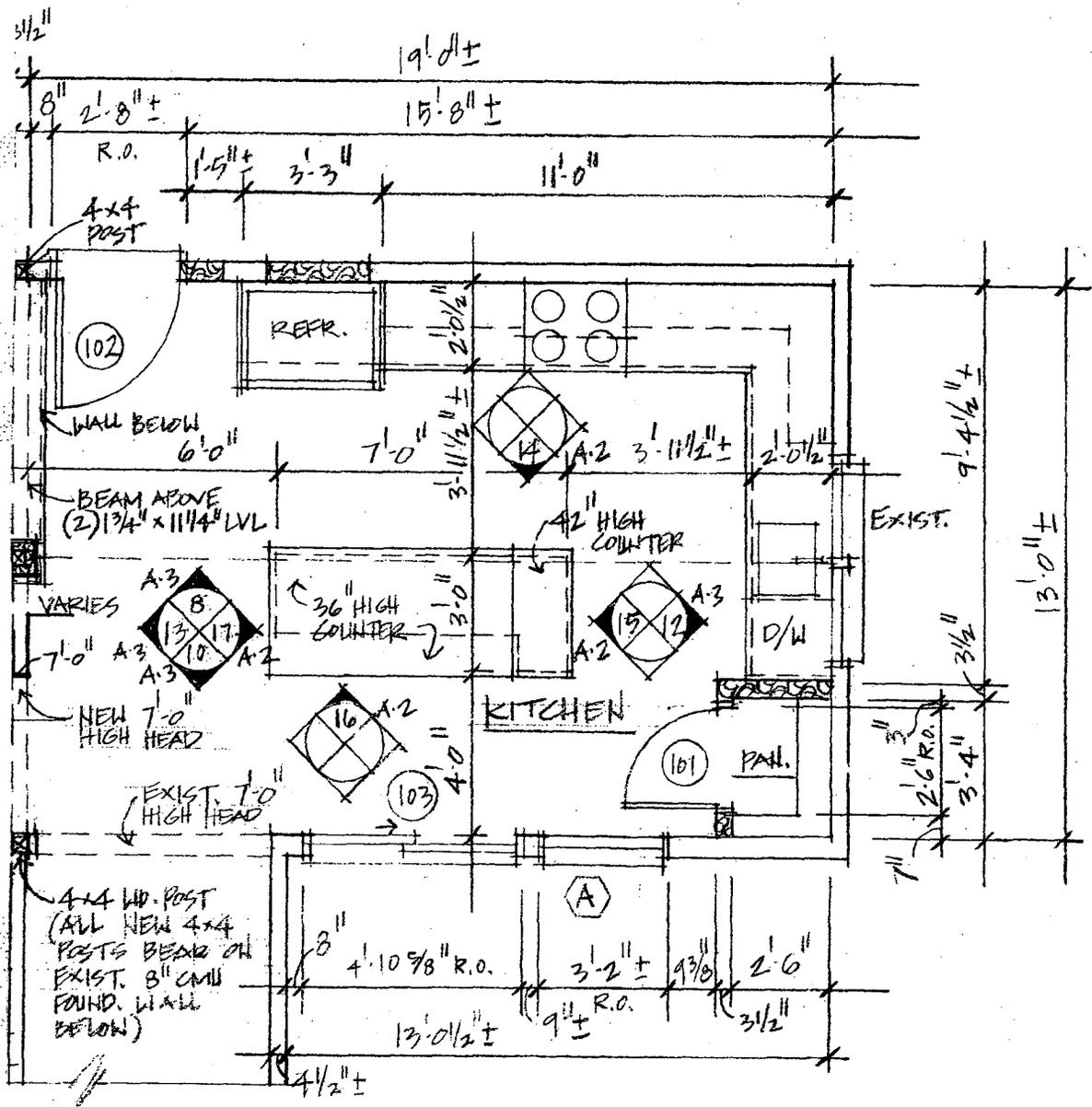


SIDE ELEVATION
1/4" = 1'-0"



10022
SPEH - MENLO AVE

PLANS & ELEVATIONS (P.1)



FIRST FLOOR PLAN
1/4" = 1'-0"

SPEA MENLO 10022 AVE

10022 Menlo



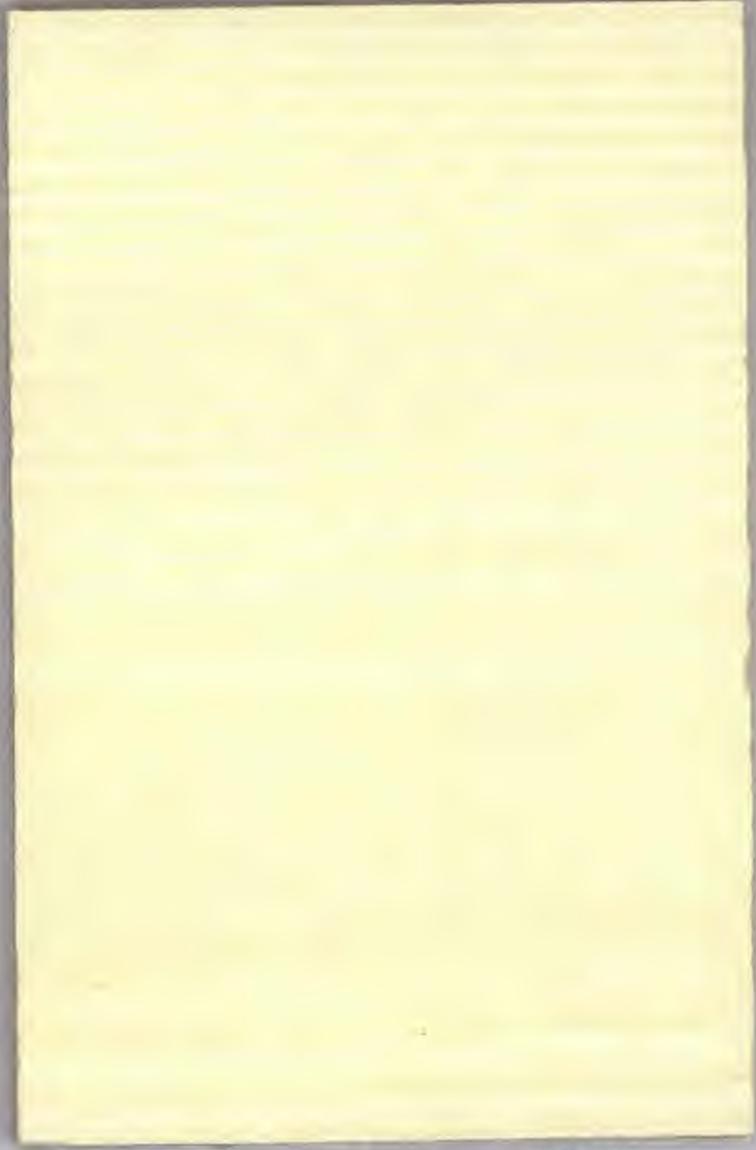


MAIN SPRING COLOR





GABLE COVER



TRIM COLOR

Existing Property Condition Photographs (duplicate as needed)



Detail: Picture 1 View from Street. Cannot see work area, from any public right of way



Detail: Picture 2. View from neighbor's house. Can barely see work area due to trees.

Applicant: Speh-10022 Menlo Ave

Page:

Existing Property Condition Photographs (duplicate as needed)



Picture 3. View of back side door.

Detail: Picture 3 View of side-backdoor work area.



Picture 4. View from back property line of house.

Detail: Picture 4. View from back property line. Cannot see house or work area.

Applicant: Speth - 10022 Mento Ave.

Page:

Existing Property Condition Photographs (duplicate as needed)



Picture 5. View from rear corner property line.

Detail: Picture 5 View from back corner of lot. Cannot see house or work area.



Picture 6. View of back door.

Detail: Picture 6. View of back door work area.

Existing Property Condition Photographs (duplicate as needed)



Detail: Siding Pictures - Current



Detail: Siding Pictures - Current

Applicant: Speh - 10022 Menlo Ave.

Page: