

10020 Menlo Avenue, Silver Spring
HPC Case No. 3/07-08C
Capitol View Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 29, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #483988, rear screen porch

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 May 28, 2008 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: Rochelle Cohen

Address: 10020 Menlo Avenue, 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
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Leslie Wellings
Daytime Phone No.: 301 742 5404

Tax Account No.: 00995616
Name of Property Owner: Rachelle Cohen Daytime Phone No.: 301 565 0019
Address: 10020 Menlo Ave Silver Spring MD 20910
Street Number City State Zip Code
Contractor: [scribble] Sold Phone No.: _____
Contractor Registration No.: _____
Agent for Dwner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10020 Street: Menlo Ave
Town/City: Silver Spring MD Nearest Cross Street: Barker
Lot: P17 Block: 32 Subdivision: Capital View Park (5)
Liber: 4332 Folio: 4850 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 *condo*
- Fence/Wall (complete Section 4) Other: replace existing flower bed retaining wall 18 inches high & ten feet long replace w/ 4x4 treated lumber

1B. Construction cost estimate: \$40K

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.

Rachelle Cohen
Signature of owner or authorized agent

4/21/08
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Date: 5/21/08

Application/Permit No.: 483980 Date Filed: 4/30/08 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

This is a non contributing Resource in Capital View Park historic District. Built in 1946 as a Cape Cod. A second story & front porch were added in 2000 (it's now a Colonial). NO known historic significance OR features - New porch to be constructed on footprint of existing wood deck.

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

Construct Screen Porch on Rear side of house. Not visible from ~~front~~ Street - to be built on same area as existing wood deck. Will not negatively impact historic district OR environmental setting - Replace existing 18" high - 10' long cinder block flower bed retaining wall with 4" x 4" treated lumber (same location same size 18" high x 10' long)

2. SITE PLAN

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

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.

5. PHOTOGRAPHS

- 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.

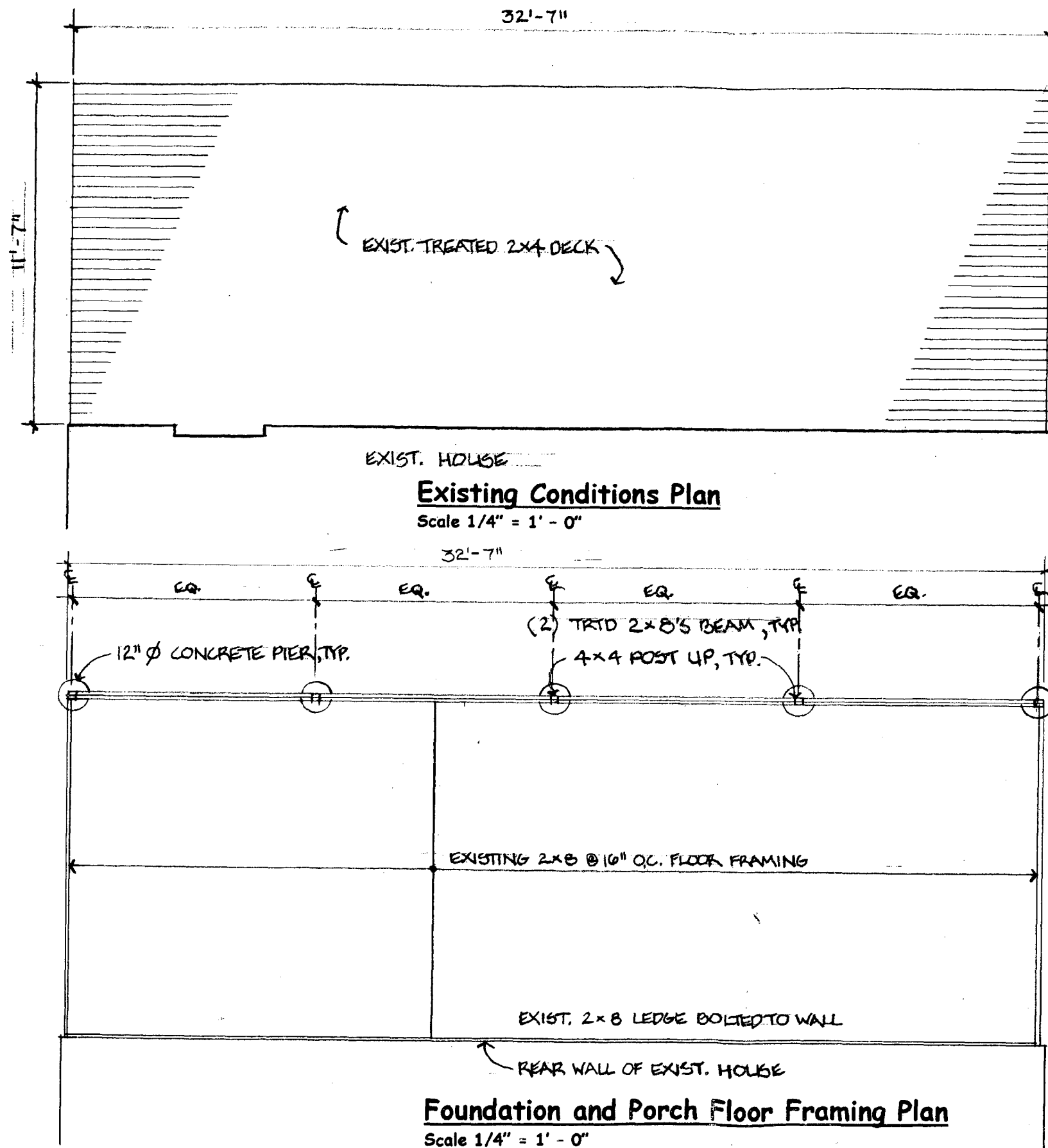
6. TREE SURVEY

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.



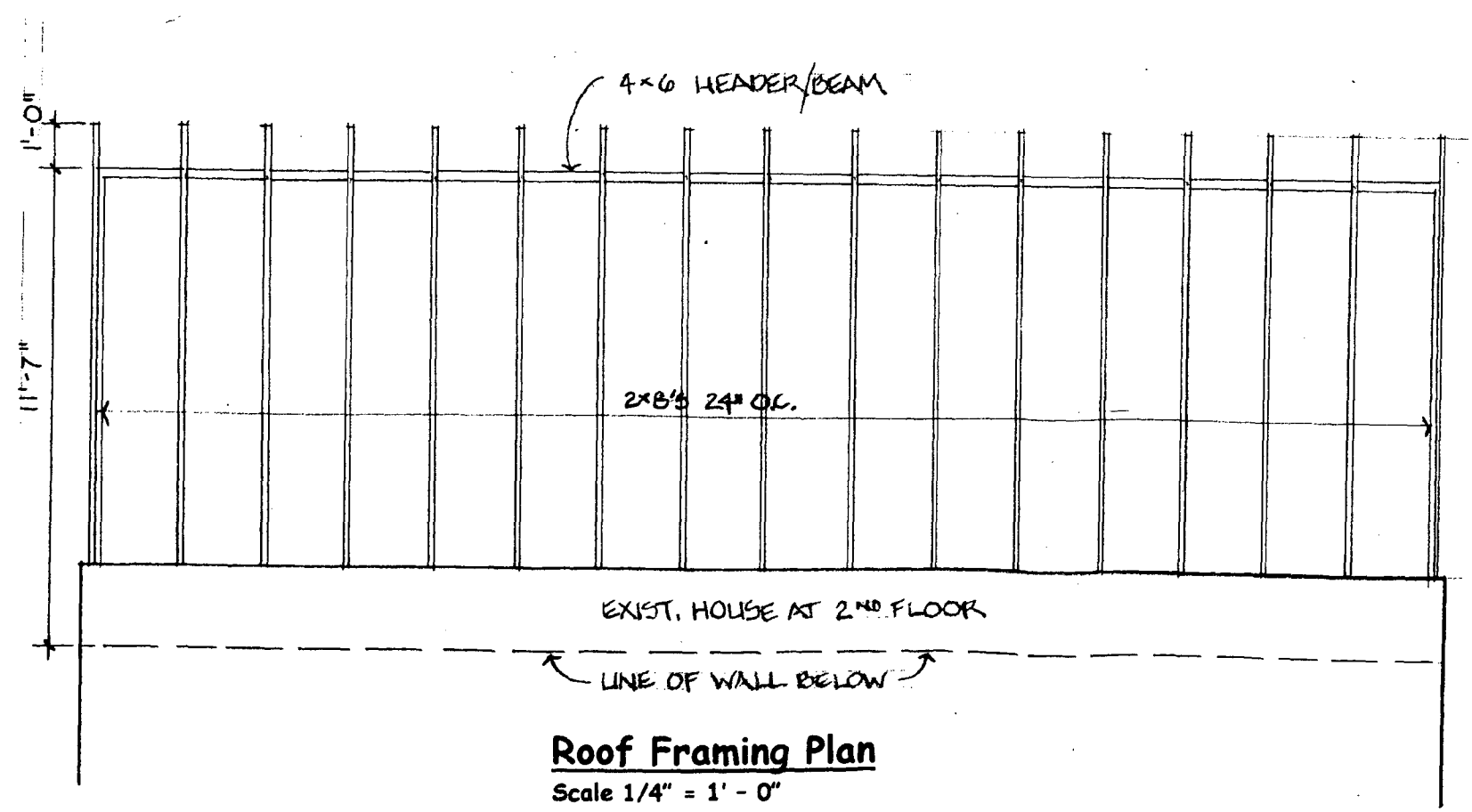
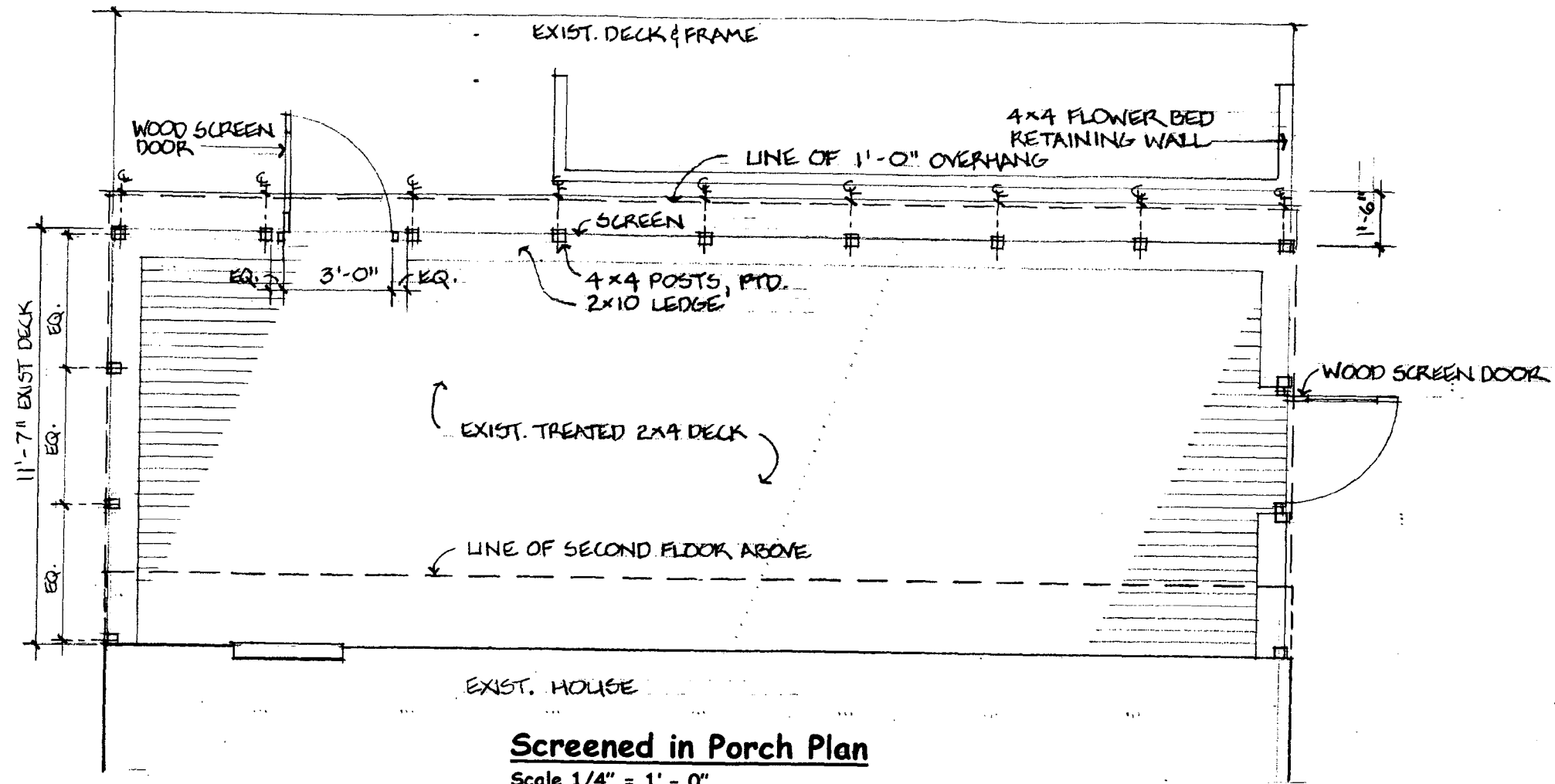
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
Carol Kiser 6/2/08

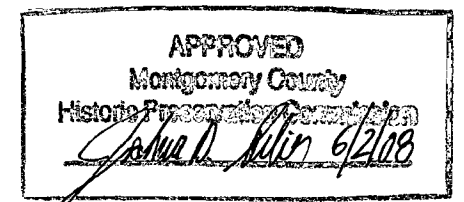
Cohen Residence
10020 Menlo Avenue
Silver Spring, Maryland

Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174

A1



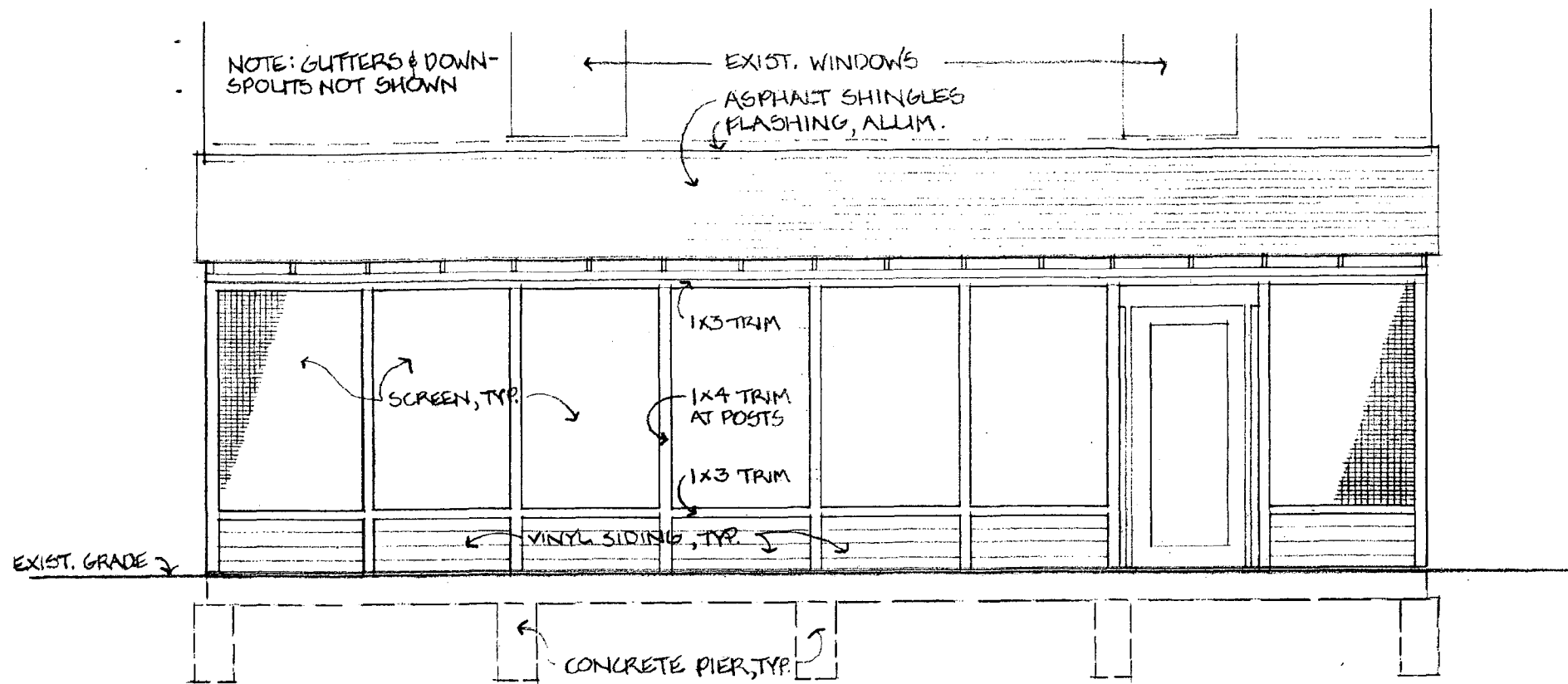
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Cohen Residence
10020 Menlo Avenue
Silver Spring, Maryland

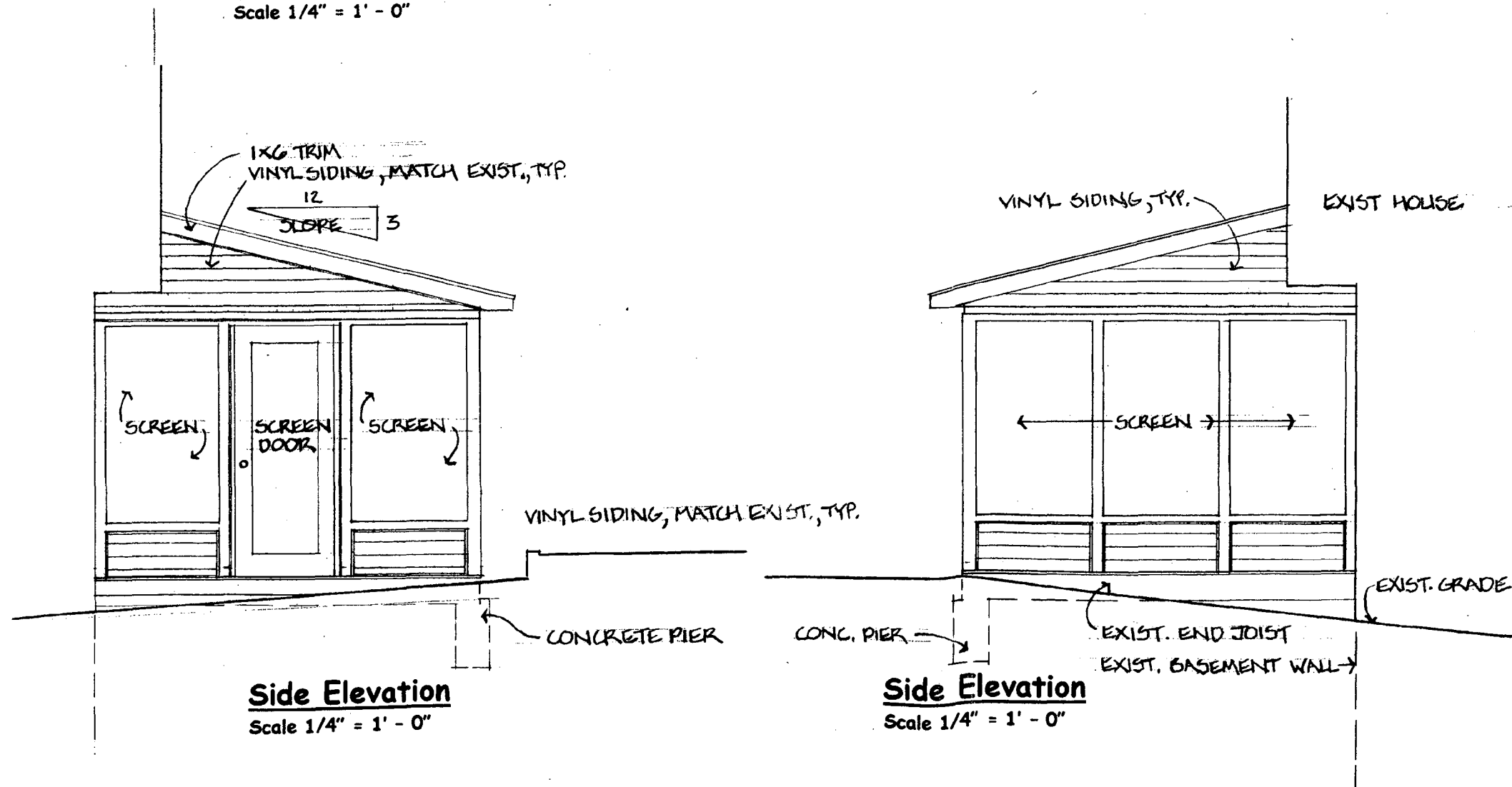
Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174

A2



Rear Elevation

Scale 1/4" = 1' - 0"



Side Elevation

Scale 1/4" = 1' - 0"

Side Elevation

Scale 1/4" = 1' - 0"

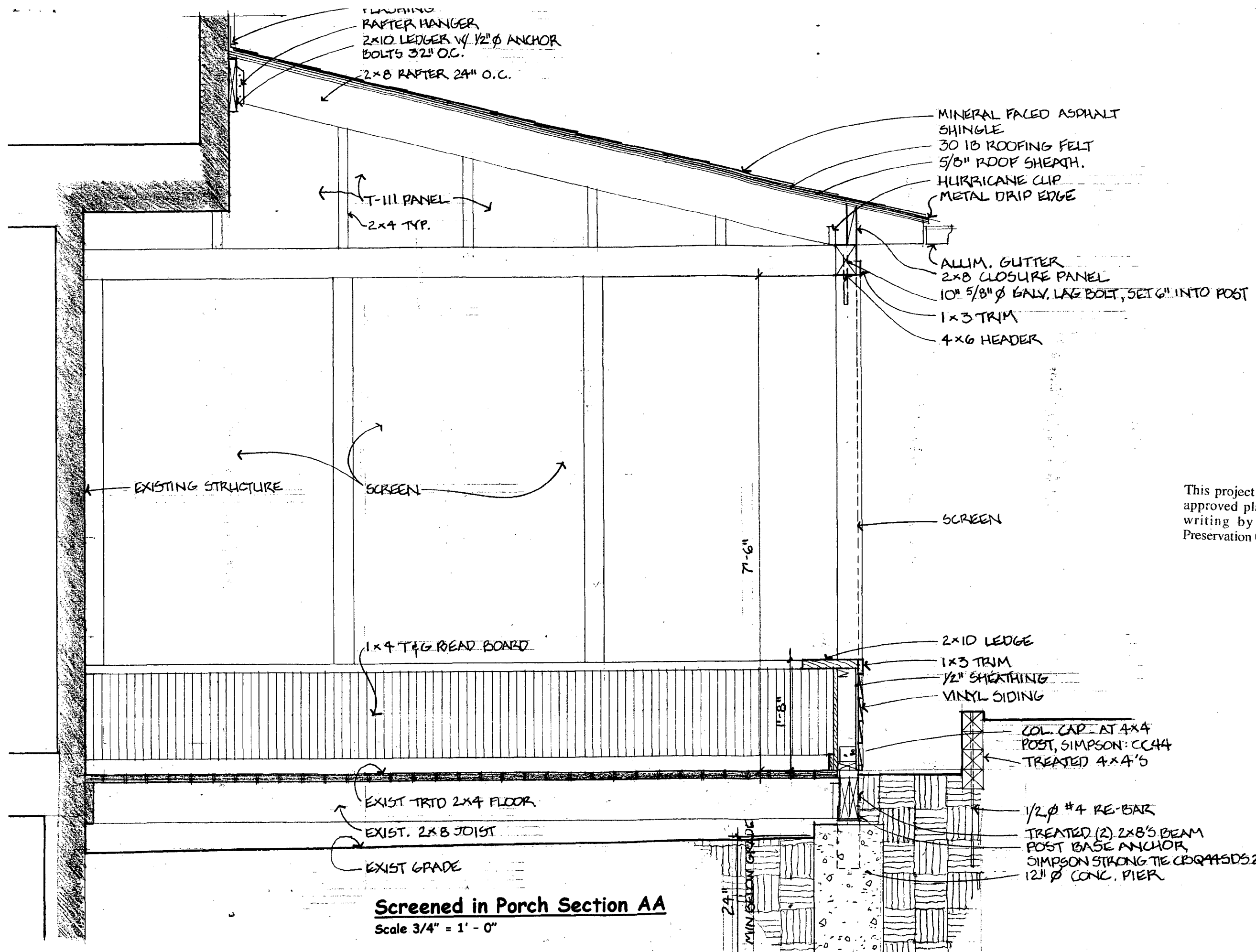
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



Cohen Residence

10020 Menlo Avenue
Silver Spring, Maryland

Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174



FLUORINE
 RAFTER HANGER
 2x10 LEDGER w/ 1/2" Ø ANCHOR
 BOLTS 32" O.C.
 2x8 RAFTER 24" O.C.

MINERAL FACED ASPHALT
 SHINGLE
 30 LB ROOFING FELT
 5/8" ROOF SHEATH.
 HURRICANE CLIP
 METAL DRIP EDGE

ALLUM. GUTTER
 2x8 CLOSURE PANEL
 10" 5/8" Ø GALV. LAG BOLT, SET 6" INTO POST
 1x3 TRIM
 4x6 HEADER

T-III PANEL
 2x4 TYP.

EXISTING STRUCTURE

SCREEN

SCREEN

1x4 T&G READ BOARD

2x10 LEDGE
 1x3 TRIM
 1/2" SHEATHING
 VINYL SIDING

COL. CAP. AT 4x4
 POST, SIMPSON: CC44
 TREATED 4x4'S

EXIST. TRTD 2x4 FLOOR
 EXIST. 2x8 JOIST
 EXIST. GRADE

1/2" Ø #4 RE-BAR
 TREATED (2) 2x8'S BEAM
 POST BASE ANCHOR
 SIMPSON STRONG TIE CBQ44SDS2
 12" Ø CONC. PIER

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

APPROVED
 Montgomery County
 Historic Preservation Commission
Charles Silver 6/2/09

Cohen Residence
 10020 Menlo Avenue
 Silver Spring, Maryland

Scott Tyson Davis
 Architect
 7807 Radnor Road, Bethesda
 Maryland 20817
 Ph 301 263 1174

Screened in Porch Section AA
 Scale 3/4" = 1' - 0"

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10020 Menlo Avenue, Silver Spring	Meeting Date:	5/28/2008
Resource:	Non-Contributing Resource Capitol View Park Historic District	Report Date:	5/21/2008
Applicant:	Rochelle Cohen	Public Notice:	5/14/2008
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-08C	Staff:	Josh Silver
PROPOSAL:	Rear screened porch		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource Within The Capitol View Park Historic District

STYLE: Vernacular

DATE: c.1946

HISTORIC CONTEXT

Capitol View Park is an example of a railroad community, which developed gradually over 100 years. The community's origin is representative of a number of railroad suburbs which developed following the opening of the Metropolitan Branch B&O. Most Capitol View structures possess little distinction as architectural entities. When grouped, however, these resources are a contiguous visual architectural example of suburban development styles.

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

fishscale 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.

PROPOSAL:

The applicant is proposing to construct a 1 -story, 32'7" x 11'7" screen porch over an existing pressure treated wooden deck at the rear of the house. The applicant is also proposing to remove an existing 18" high x 10' long cinderblock retaining wall from the rear of the property and install a wooden retaining wall in the same location with the same dimensions.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction in 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

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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; or
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; or

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 proportion, 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.

STAFF DISCUSSION

Generally *Non-Contributing* resources are subject to less scrutiny than contributing resources. When reviewing alterations to non-contributing resources the Commission's review should place emphasis on potential impacts to the streetscape of the historic district.

Staff supports the proposed installation of a rear screen porch and wooden retaining wall at this property. The proposed work is consistent with *Chapter 24A* and the *Standards*. The proposed work is confined to the rear of the house and will have no impact on the streetscape of the historic district. *Staff is recommending that the HPC approve this HAWP application.*

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 to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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.



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: Leslie Wellings

Daytime Phone No.: 301 742 5404

Tax Account No.: 00995616

Name of Property Owner: Rachelle Cohen Daytime Phone No.: 301 565 0019

Address: 10020 Menlo Ave Silver Spring MD 20910
Street Number City Street Zip Code

Contractor: ~~XXXX~~ Self Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10020 Street: Menlo Ave

Town/City: Silver Spring MD Nearest Cross Street: Barker

Lot: P17 Block: 32 Subdivision: Capital View Park (5)

Liber: 4332 Folio: 4850 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|---|--|---|-------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | <input type="checkbox"/> Under Deck | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>replace existing flower bed retaining wall 18 inches high & ten feet long replace w/ 4x4 treated lumber</u> | | | | |
- 1B. Construction cost estimate: \$ 40K
- 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.

Rachelle Cohen 4/21/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 483988 Date Filed: 4/30/08 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

This is a non contributing Resource in Capital View Park historic District. Built in 1946 as a Cape Cod. A second story & front porch were added in 2000 (it's now a colonial). NO known historic significance OR features - New porch to be constructed on foot print of existing wood deck.

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

Construct Screen Porch on Rear side of house not visible from ~~road~~ Street - to be built on same area as existing wood deck will not negatively impact historic district or environmental setting - Replace existing 18" high - 10' long cedar block flower bed retaining wall with 4" x 4" treated lumber (same location same size 18" high x 10' long)

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.

4/13/08

Rochelle Cohen
10020 Menlo Ave.
Silver Spring, MD 20910

Back Porch Project
Capital View Historic Dist

Adjacent properties:
Matthew and Christina Speh
10022 Menlo Ave.
Silver Spring, MD 20910

Harry and Marie Dunkle
10018 Menlo Ave.
Silver Spring, MD 20910

Hilda Witas
9927 Capital View Ave
Silver Spring, MD 20910

CONFRONTING PROPERTY

Nina Anderson
10015 Menlo Ave.
Silver Spring, MD 20910



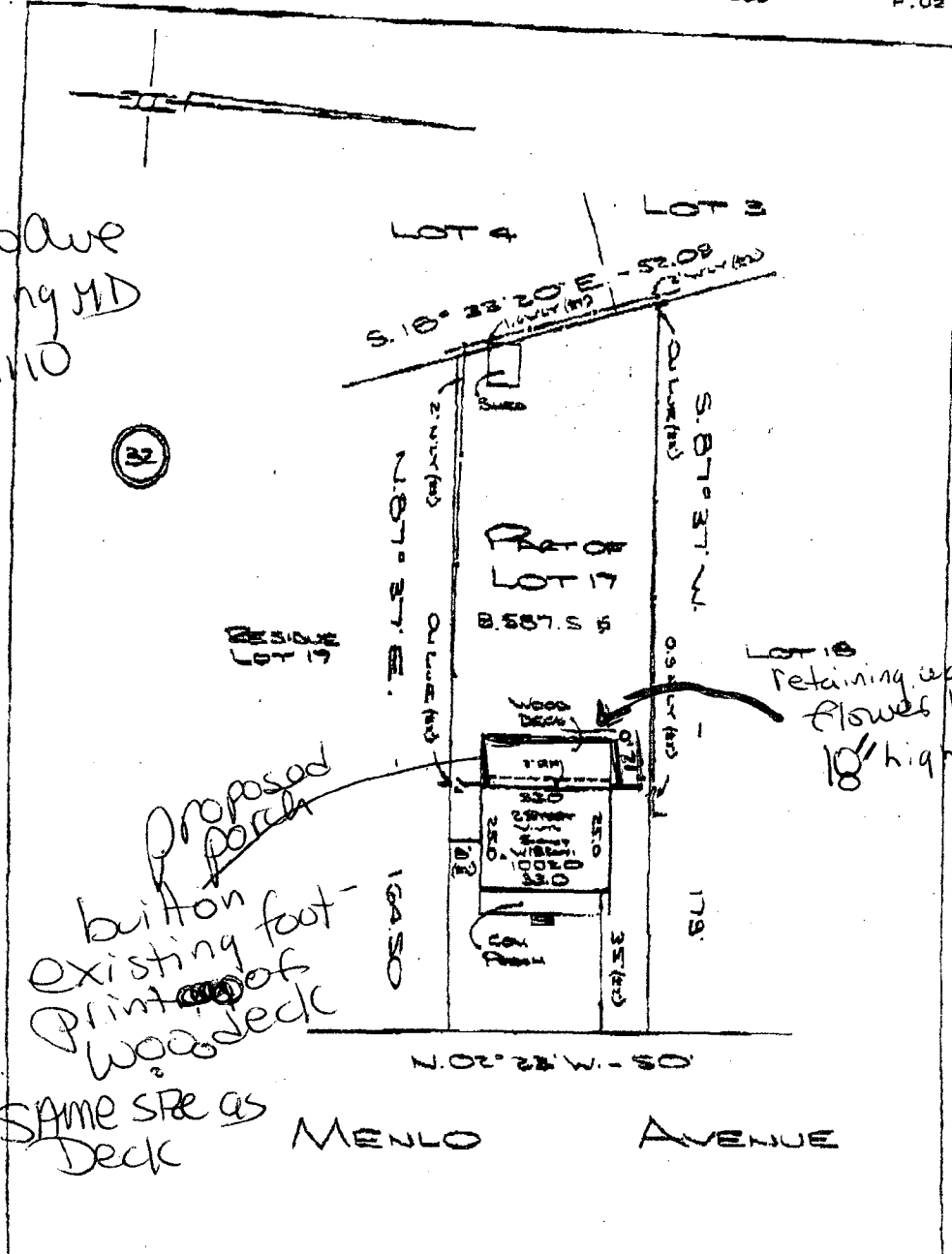


Dec-28-04 08:27P Capitol Surveys Inc.

301 931 1362

P.02

Rockelle
 Cohen
 10620 Menlo Ave
 Silver Spring MD
 20910



SAME SPE as Deck

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1360
 Fax 301-931-1362

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 Part of LOT 7 BLOCK 32
 CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND
 Record in Plat Book A 28 2 1987
 CASE: 20412063 FILE: 78587
 DATE: DECEMBER 27, 2004

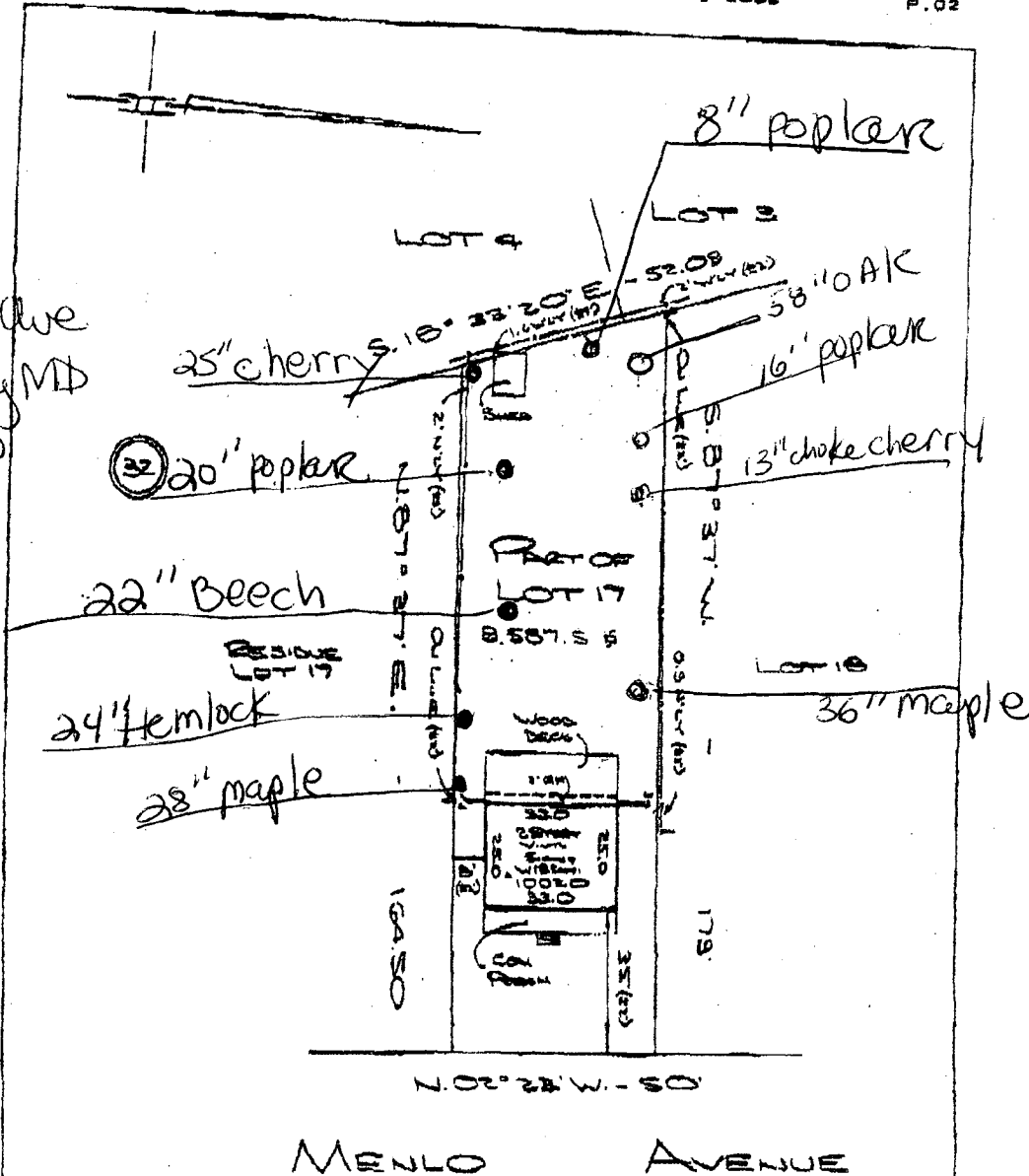
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and measurably observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 582

Rebecca Cohen

Tree Survey

10026 Menlo Ave
Bellevue Spring MD
20910



Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
PART OF LOT 17 BLOCK 32

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

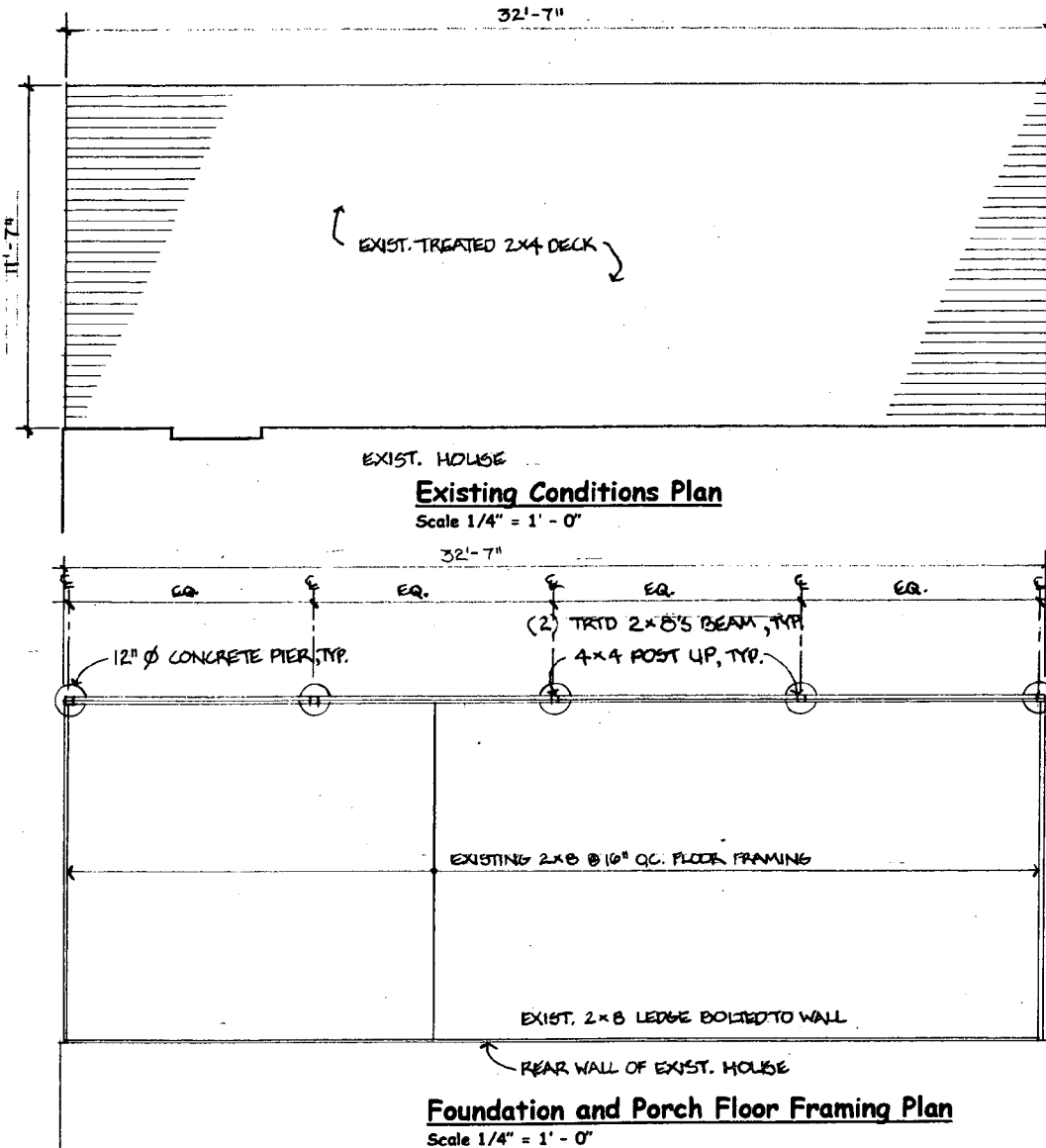
Recording in Plat Book A # 2 Page 11-20

CASE: 20042063 FILE: 78537

DATE: DECEMBER 27, 2004

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and measurably observed.

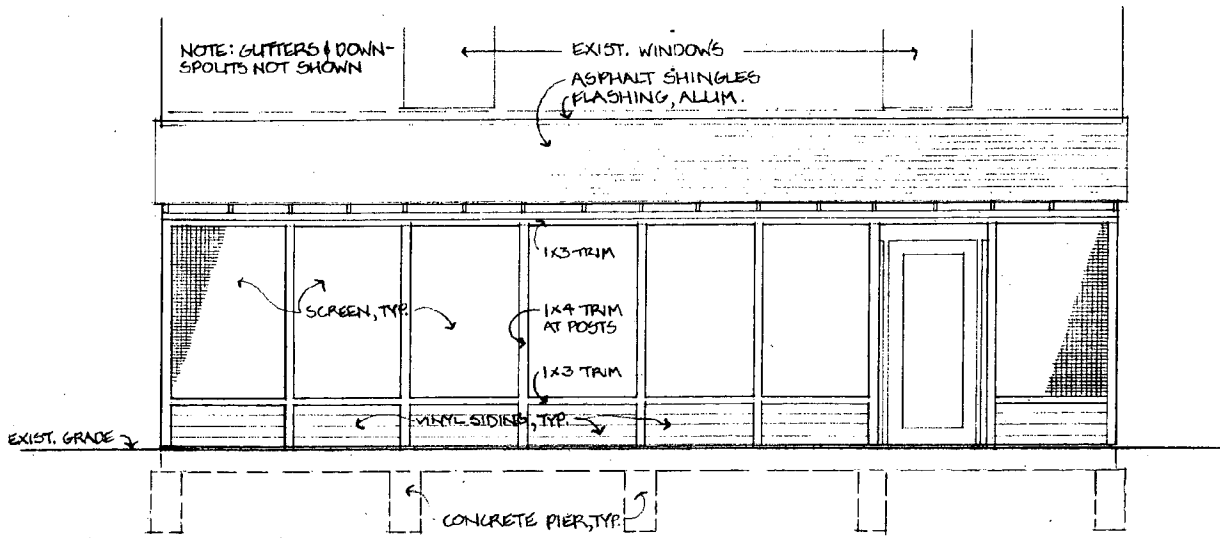
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522



Cohen Residence
10020 Menlo Avenue
Silver Spring, Maryland

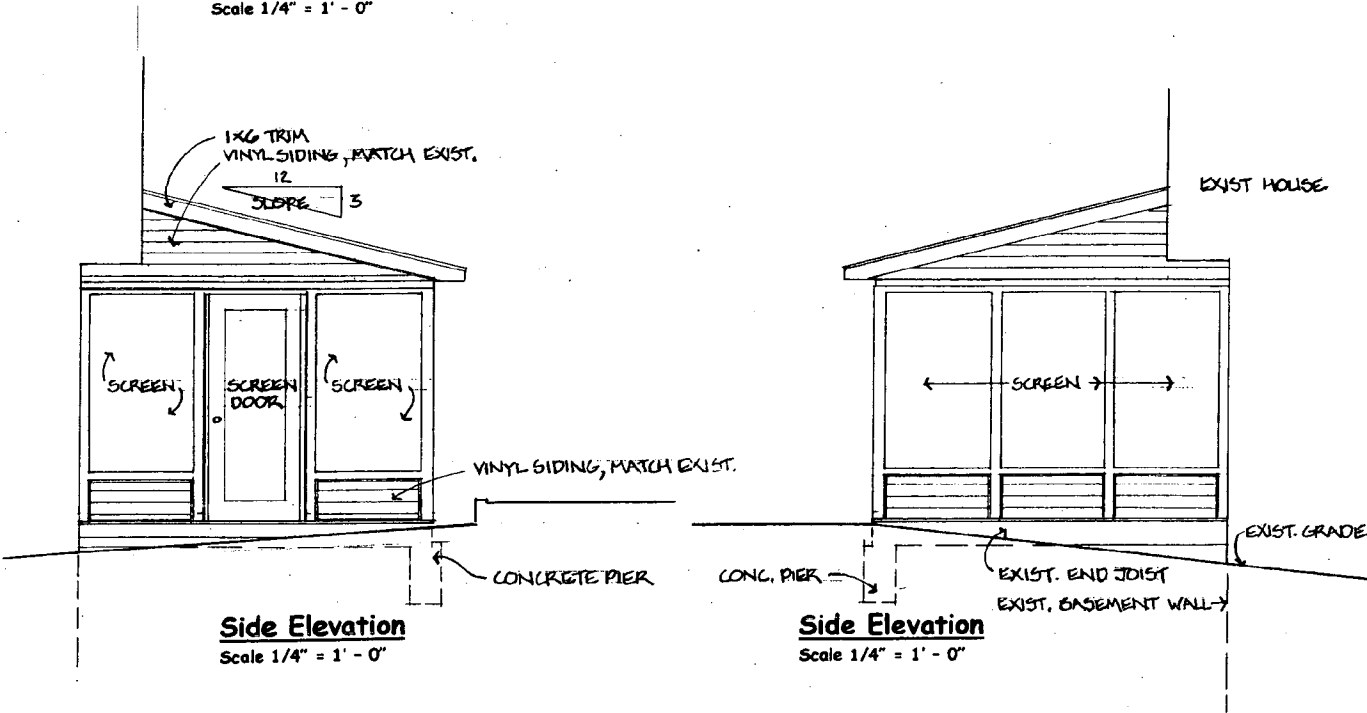
Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174

A1



Rear Elevation

Scale 1/4" = 1' - 0"



Side Elevation

Scale 1/4" = 1' - 0"

Side Elevation

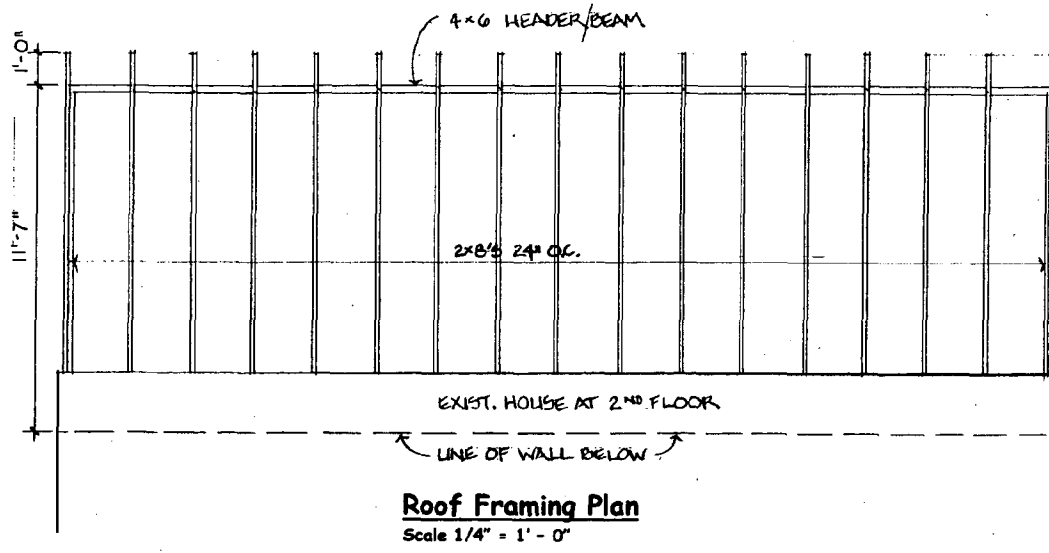
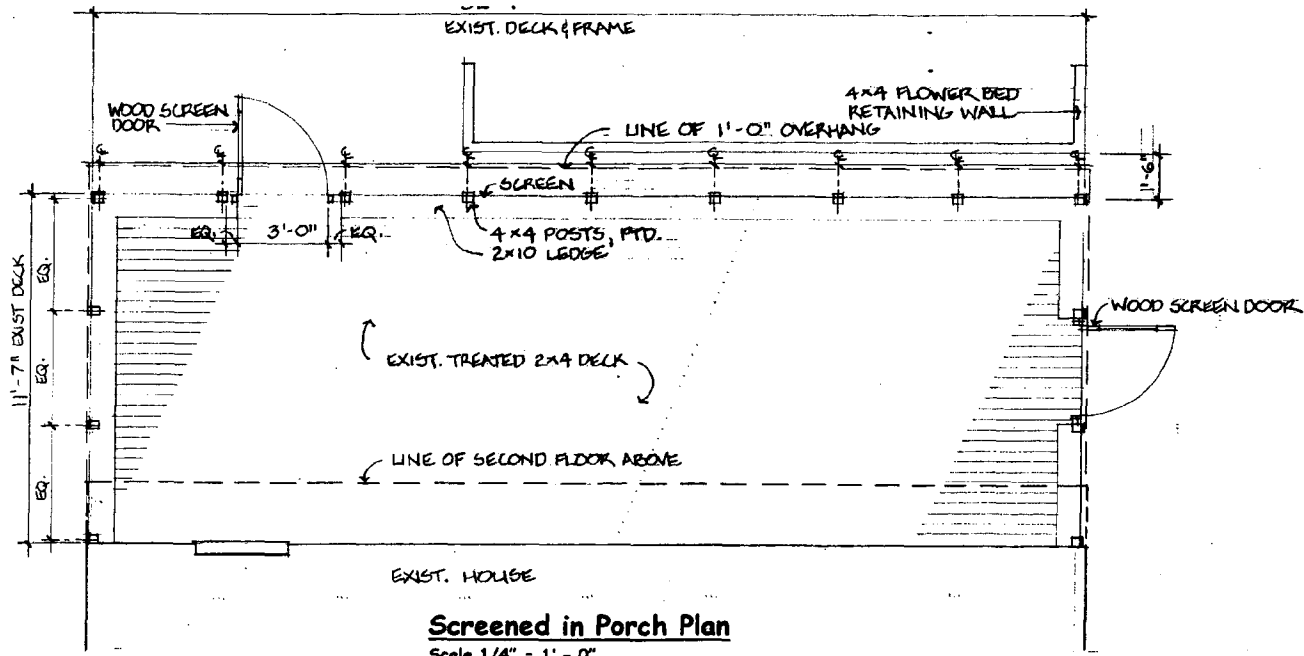
Scale 1/4" = 1' - 0"

Cohen Residence

10020 Menlo Avenue
Silver Spring, Maryland

Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174

A3

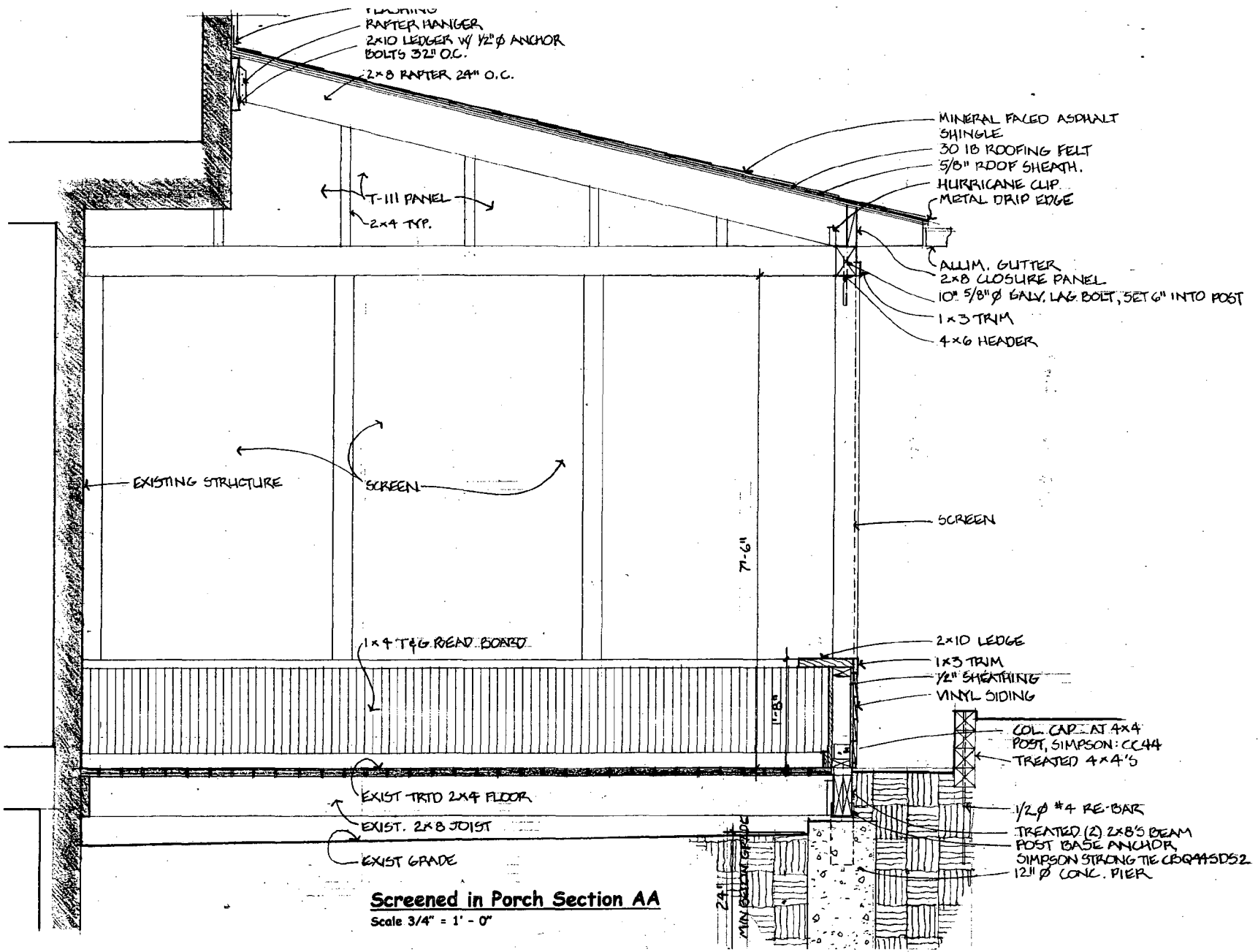


Cohen Residence
10020 Menlo Avenue
Silver Spring, Maryland

Scott Tyson Davis
Architect
7807 Radnor Road, Bethesda
Maryland 20817
Ph 301 263 1174

A2

11



Screened in Porch Section AA
 Scale 3/4" = 1' - 0"

Cohen Residence
 10020 Menlo Avenue
 Silver Spring, Maryland

Scott Tyson Davis
 Architect
 7807 Radnor Road, Bethesda
 Maryland 20817
 Ph 301 263 1174

A4

12





back of 10020 West
Silver Spring MD
20110

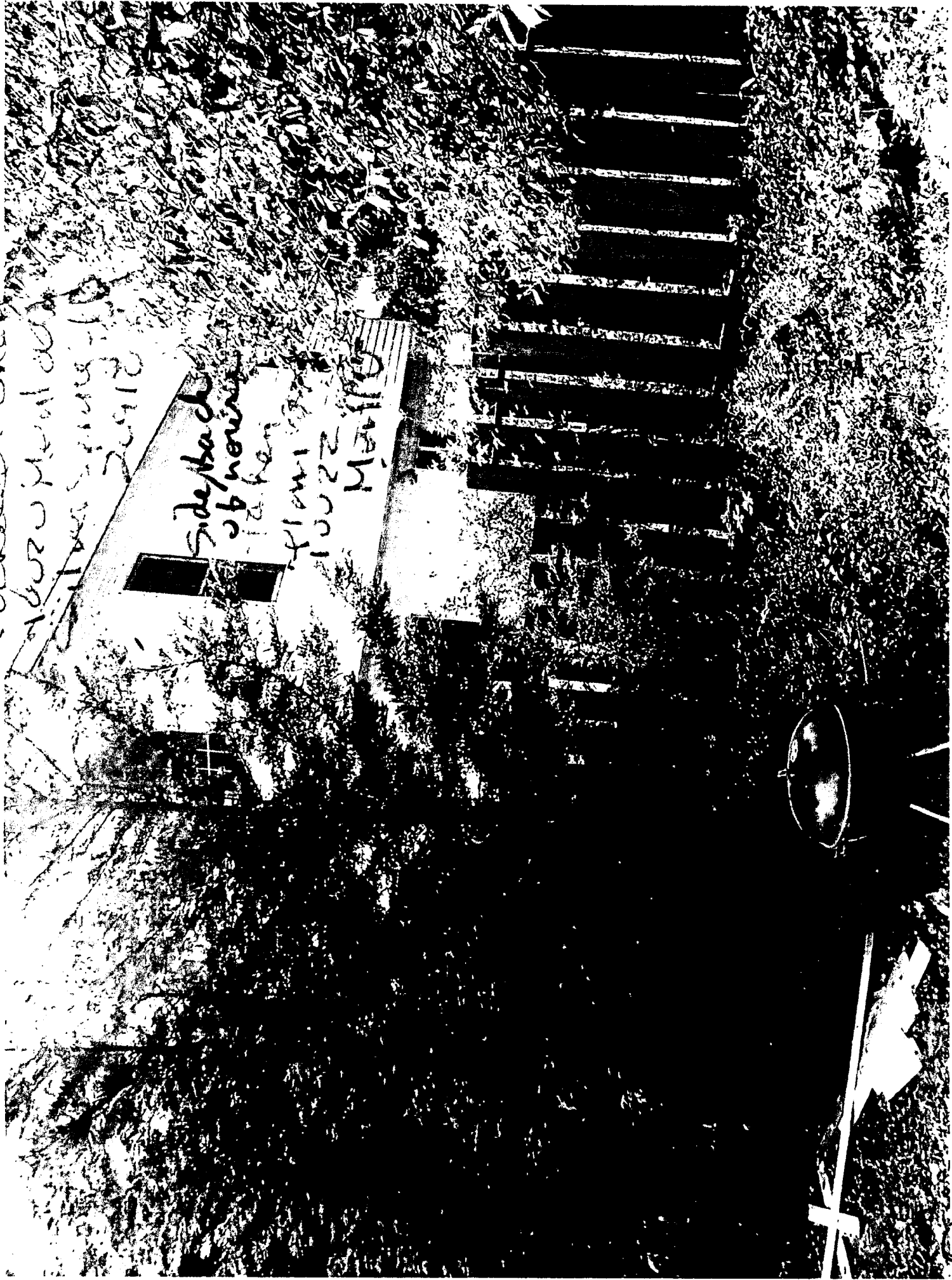


DOWN ON ROAD
 10020 HAVILL RD
 Silver Spring MD 20910
 with proposed porch

SCALD
 SCALD
 SCALD
 SCALD

65

65

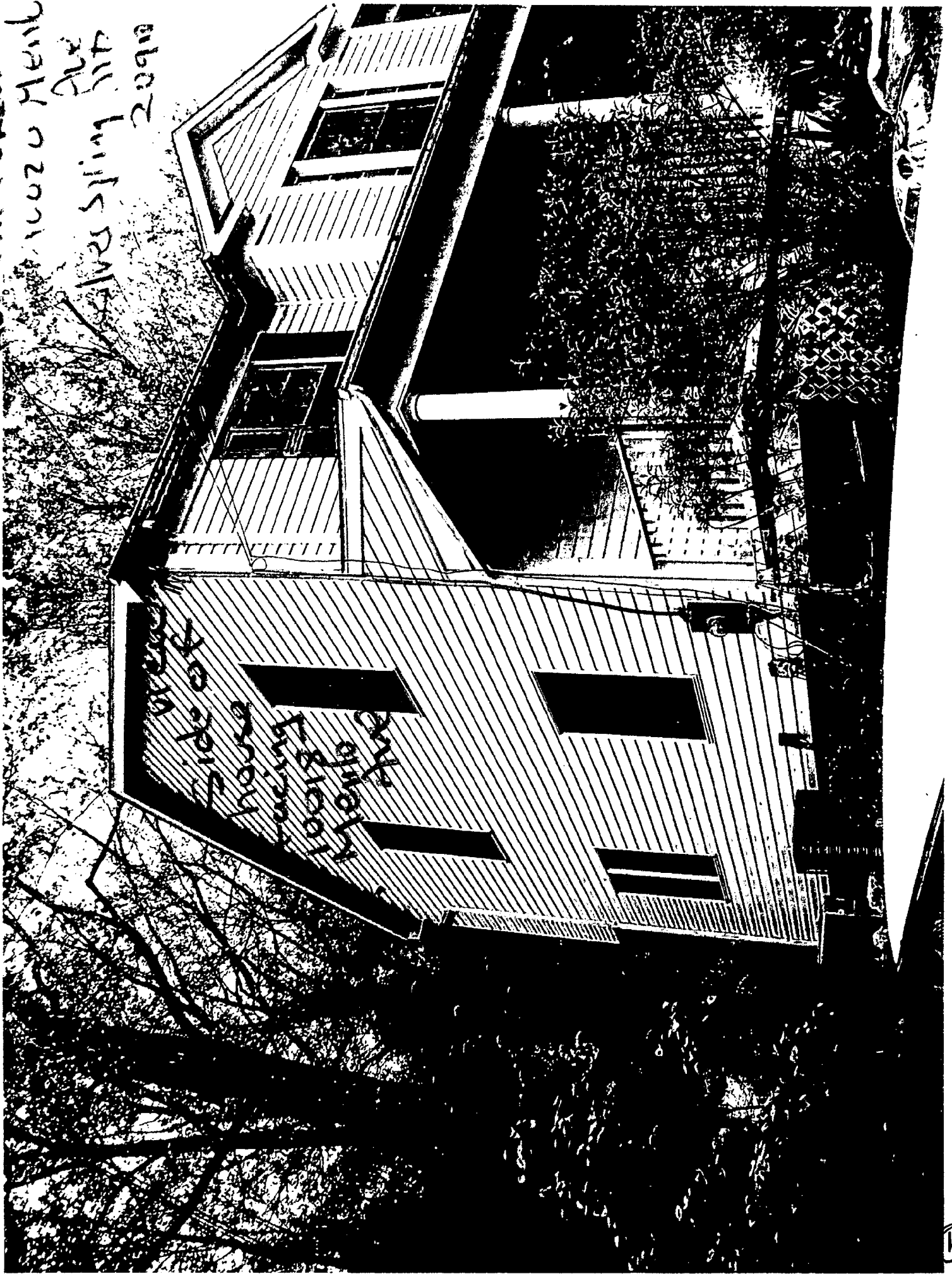


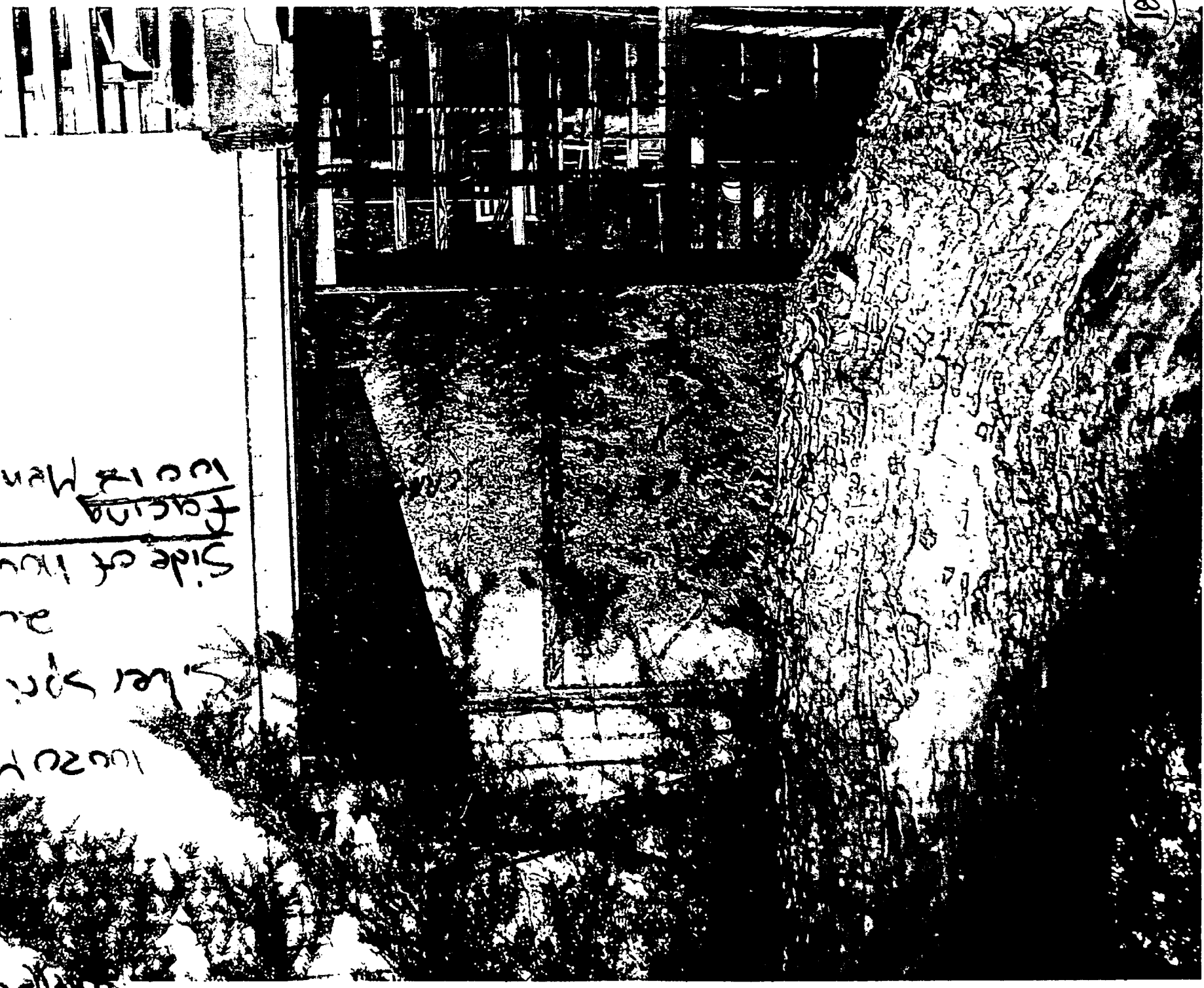
Handwritten text on the left side of the image, possibly a list or notes, including the number '2152' and other illegible characters.

Side back
of house
2152
10022
M-110

10020 Mend
Ave
Alves Spring Mt
20910

Block
Side of
House
Front
Yard
Yonge





10020 Mendocino Ave
 Silver Spring MD
 Aquatic
 Side of house
 Facing
 10018 Mendocino Ave

middle section



Screed

Sidered

2-2-61

Lorenzo M...

I.A

HPC

May 27, 2008

Re HAWP 31/07-08C
10020 Menlo Avenue silver spring MD
Capitol View Park Historic District

The Capitol View Park Historic Review Committee and the Executive Board of the Capitol View Park Citizens Association support the recommendation of approval by HPC staff for the rear screened porch at 10020 Menlo Avenue on this non-contributing resource.

Sincerely

Betsy Tebow, President
Capitol View Park Citizens Association

Carol Ireland and Duncan Tebow, co-chairs
Capitol View Park Historic Review Committee

Front of 10020 Menlo Ave Rochelle Cohen
Silver Spring MD 20910
as seen from
Street



10020 Memo for
Silver Spring MD

Side View of
Moose Cabin
10022 Memo

Paetelle Cohen



Rachelle Cohen
Back of 10020 Pleasant Ave
Silver Spring, MD
20910



Back of house
10020 Menlo Ave
Silver Spring MD 20910
with proposed porch



Rochelle Cohen

Rachelle Cohen
16020 Mentzer
Silver Spring MD
20910

Side/back
of house
taken
1/11/11
10022
Manffo



Roselle Cohen
10020 Menb
Ave
Silver Spring MD
20910

View
Side of
House
Facing
Rising
Blonde
Hills



Rachelle Cohen

10020 Menlo Ave

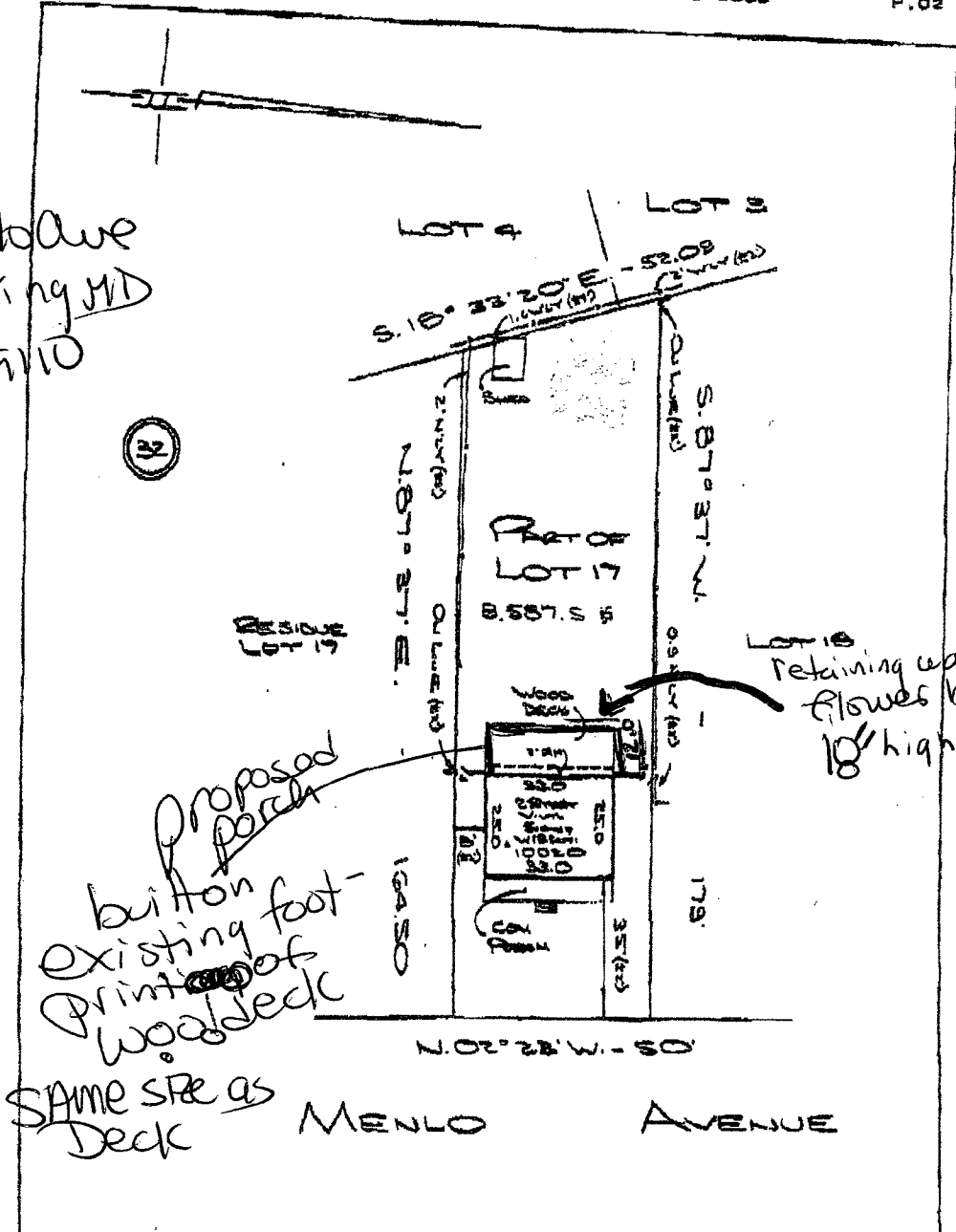
Silver Springs
MS
20910

Side of house

Facing
10018 Menlo Ave



Rochelle Cohen
10620 Menlo Ave
Silver Spring MD
20910



Retaining wall for flower bed
18' high X 10' long

Proposed porch
existing footprint of wood deck
SAME S/F as Deck

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a life insurance company or its agent in connection with conventional transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
PART OF LOT 17 BLOCK 32

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A of 2 Page 1 of 20

CASE: 204 12063 FILE: 78527

DATE: DECEMBER 27, 2004

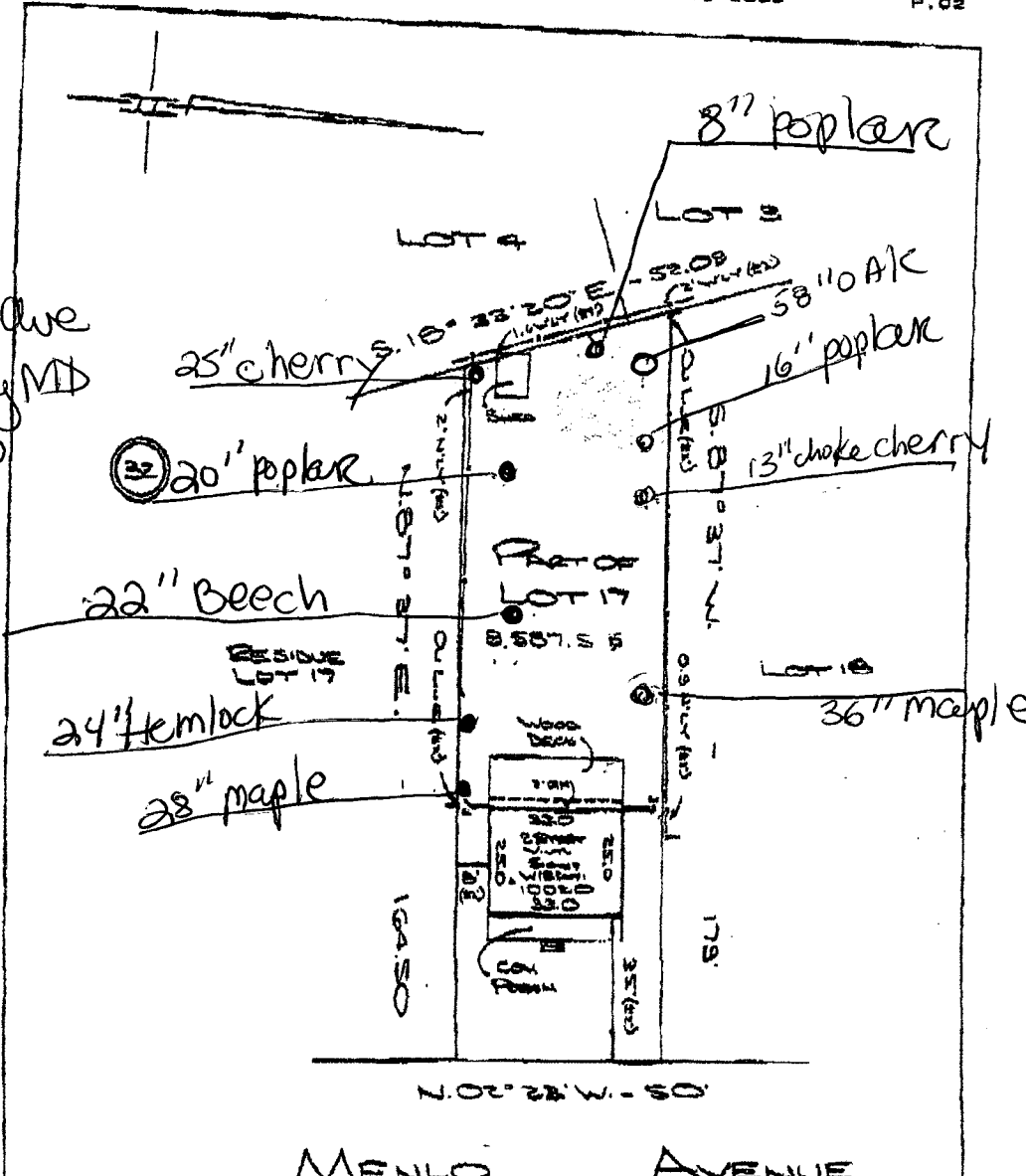
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and measurably observed.

[Signature]
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Rechelle
Cohen

Tree
Survey

16526 Menlo Ave
Silver Spring MD
20910



Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-991-1950
Fax 301-991-1992

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
PART OF LOT 17 BLOCK 32
CAPITOL VIEW PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Pl. 9 Page 11-20

CASE: 20412063 FILE: 78527

DATE: DECEMBER 27, 2004

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 622