

10009 Menlo Ave
Capitol View Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10009 Menlo Ave, Silver Spring	Meeting Date:	10/12/2005
Applicant:	William & Judy Karas (Eric Gronning, AIA)	Report Date:	10/5/2005
Resource:	Non-Contributing Resource Capitol View Historic District	Public Notice:	9/28/2005
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	Demolition and construction of a modular based house	RECOMMENDATION:	Revise and return

STAFF RECOMMENDATION:

It is staff's recommendation that the applicant look into lowering the height of the proposed construction. If this can be accomplished without a major design change, staff would support proceeding to a HAWP application. If a complete redesign results, the applicant should return for a 2nd Preliminary.

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 or 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 5'6"x16' covered front porch (Circles 9-11). 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.

Existing House:.....681.0 SF 6.8%

Existing House: 20'2.5" tall

Proposed House: 820.0 SF 8.2%

Proposed House: 29'3.0" tall

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

STAFF DISCUSSION

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.

After meeting with staff, the applicant has modified the material choices to be more compatible with the historic district and will be revising the details to be more traditional. The window design is underdetermined, but the applicant has agreed to clad wood simulated divided light windows or clad wood 1/1 windows. Details, such as the railing details (i.e. wood with inset pickets) will be in the next presentation, as will the location of tree protections measures. No trees are in the footprint of the house, but at least one tree should be protected from construction debris (Circle 21). Staff appreciates the cooperation on these issues.

Much of the proposed design meets with applicable guidelines. The features such as the open front porch and projecting bay, while not similar to immediately adjacent properties, are compatible with the eclectic nature of the Capitol View Historic District. Additionally, the proportions are not jarring and the footprint is nearly identical to the existing house. The house alludes to historic styles, yet is obviously from the 21st century.

Where the proposal comes into conflict with the review guidelines is with the scale and massing. The full 2-story height and boxy design make the house appear larger than it actually is (Circles 26, 14-17). Even

with the slope of the site, the new house will be considerably taller than surrounding properties. Lowering the roof or other changes to the roof design could break up the massing and give the appearance of a 1-½ story house while allowing for a full 2nd level on the interior. Although it would mean a complete redesign, a narrower and deeper house could take better advantage of the slope of the lot and allow for the desired program while keeping the overall height lower.

There have been additions and modifications to other houses on Menlo Avenue, but they have all kept the scale and massing of the existing houses. The proposed house is not large, there will only be 1,640 SF of living space, and the footprint is only about 17% larger. The challenge is that the existing houses on Menlo Avenue are even smaller.

STAFF RECOMMENDATION:

It is staff's recommendation that the applicant look into lowering the height of the proposed construction. If this can be accomplished without a major design change, staff would support proceeding to a HAWP application. If a complete redesign results, the applicant should return for a 2nd Preliminary.

Additional information that will be required for a HAWP submittal:

- Floor plans that include the front porch and deck
- All drawings should include the material changes
- All drawings should include the changes to exterior details
- Porch and deck details
- Drawings that show the proposed house in context with the adjacent properties would be extremely helpful.

LETTER

09.22.05

To: Tonya Tully
Historic Preservation Commission

From: Eric Gronning, AIA

Re: 10009 Menlo Ave, Silver Spring, MD 20910

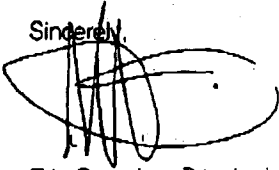
Ms. Tully,

Thank you for your call concerning 10009 Menlo Avenue.

As per your suggestion we would like to switch our Application for Historic Area Work Permit to a preliminary consultation on the above property.

We look forward to meeting with you and the board.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eric Gronning', is written over a faint, large oval shape that serves as a placeholder or background for the signature.

Eric Gronning, Principal, AIA



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

377538

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 SPRUELL 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: MEMLO 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/ADDITDINS

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: _____

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**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 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.

(7)

LETTER

09.29.05

To: Tonya Tully
Historic Preservation Commission

From: Eric Gronning, AIA

Re: 10009 Menlo Ave, Silver Spring, MD 20910

Ms. Tully,

Thank you for meeting at the site with the Bill Karas and I. We found your concerns reasonable and we hope to address them in an acceptable manner.

Per your recommendation we intend to replace the vinyl siding, as shown on our drawings, to a horizontal hardi-plank siding. We will also provide a minimum 4" x 1" trim piece around all exterior windows and doors. We will revise all cladding and trim on the exterior to reflect a more traditional method of detailing. We will also switch window manufacturers and use a vinyl clad window with painted wood interior per your suggestion.

We will provide a drawing with necessary details and specs for the exterior of the residence for your final review on our project.

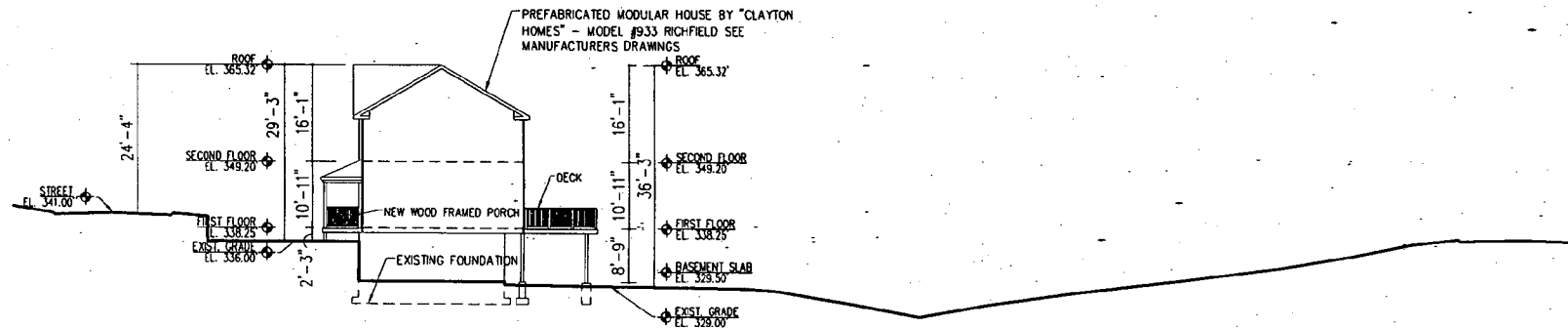
We look forward to meeting with you and the board.

Sincerely,

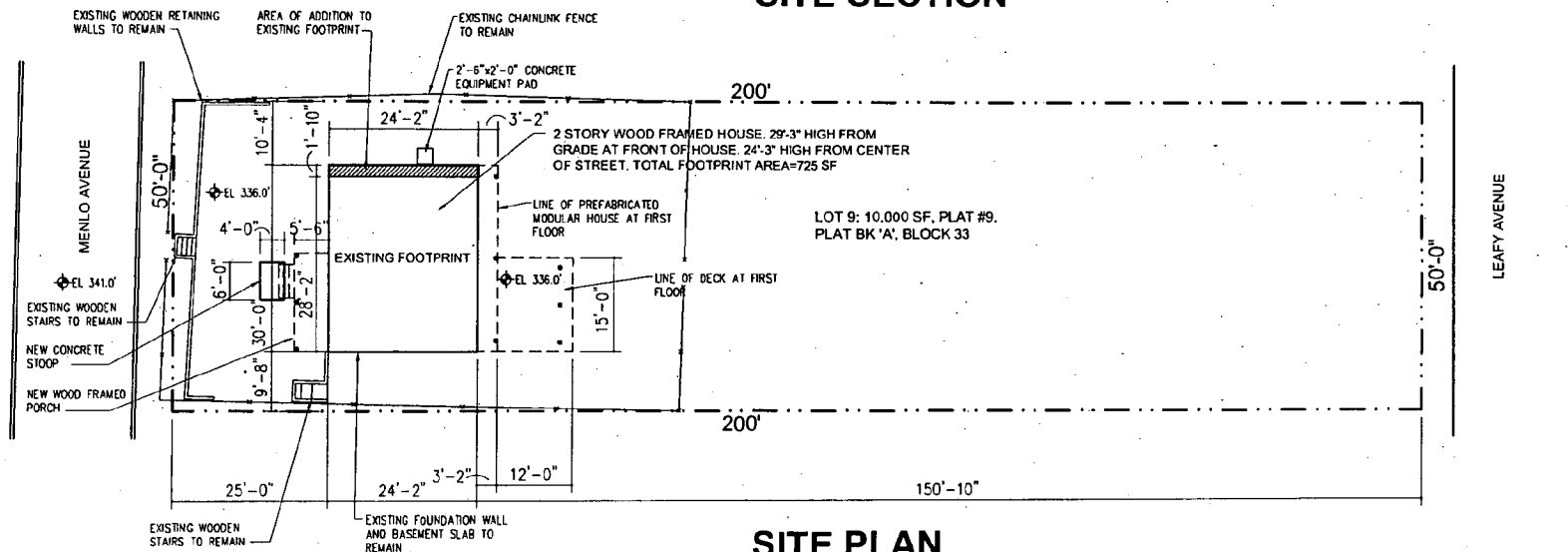


Eric Gronning, Principal, AIA

(8)



SITE SECTION



SITE PLAN

AREA TABLE

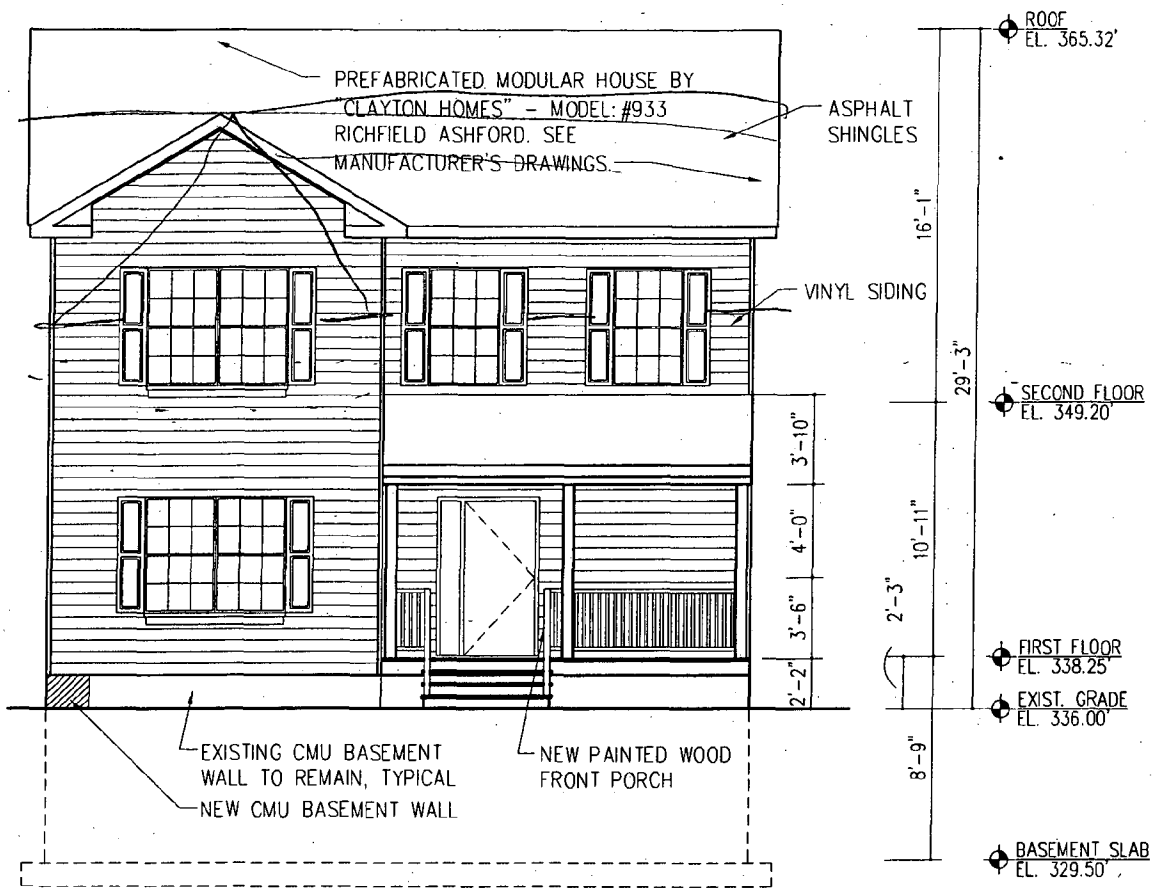
TOTAL LOT AREA = 10,000 SF
EXISTING BUILDING FOOTPRINT = 681 SF
ADDITION TO BLDG. FOOTPRINT = 44 SF
TOTAL BUILDING FOOTPRINT = 725 SF
BUILDING AREA (1ST, 2ND FLOOR) = 1639.8 SF



10009 MENLO AVENUE SILVER SPRING MD, 20910

LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 9-12-05
 SCALE: 1"=30'

(6)

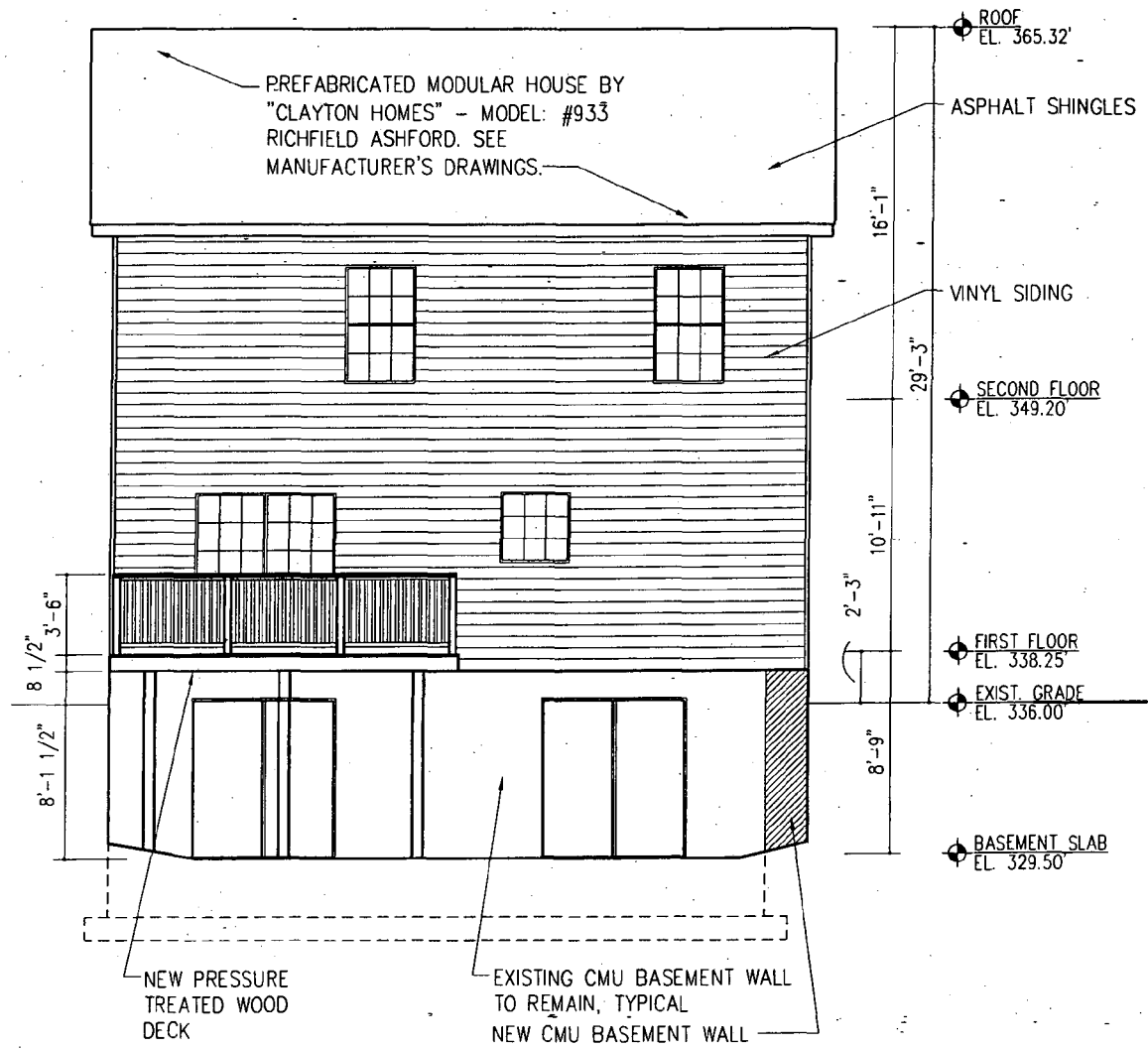


2

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

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01

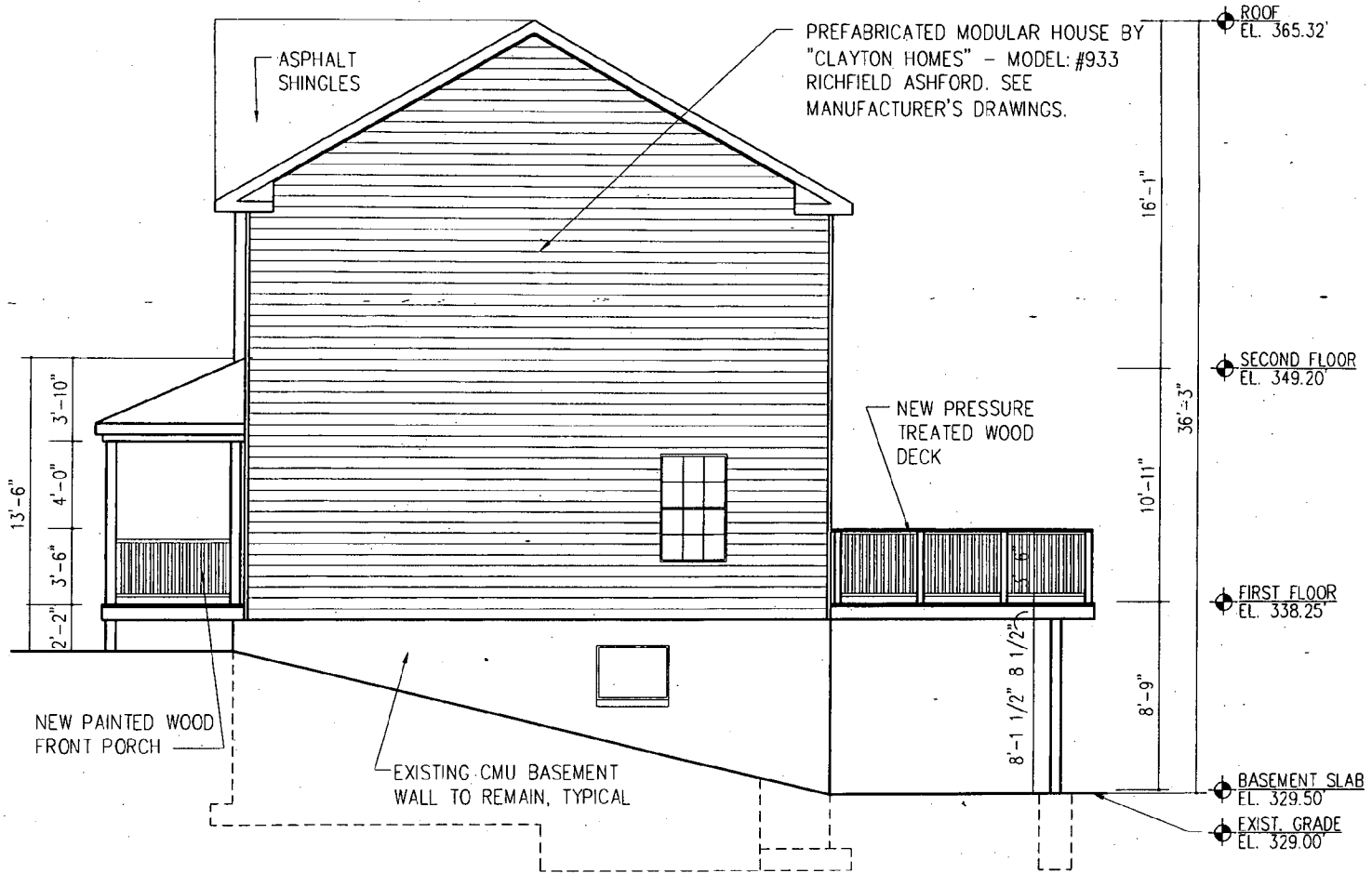


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BACK ELEVATION

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

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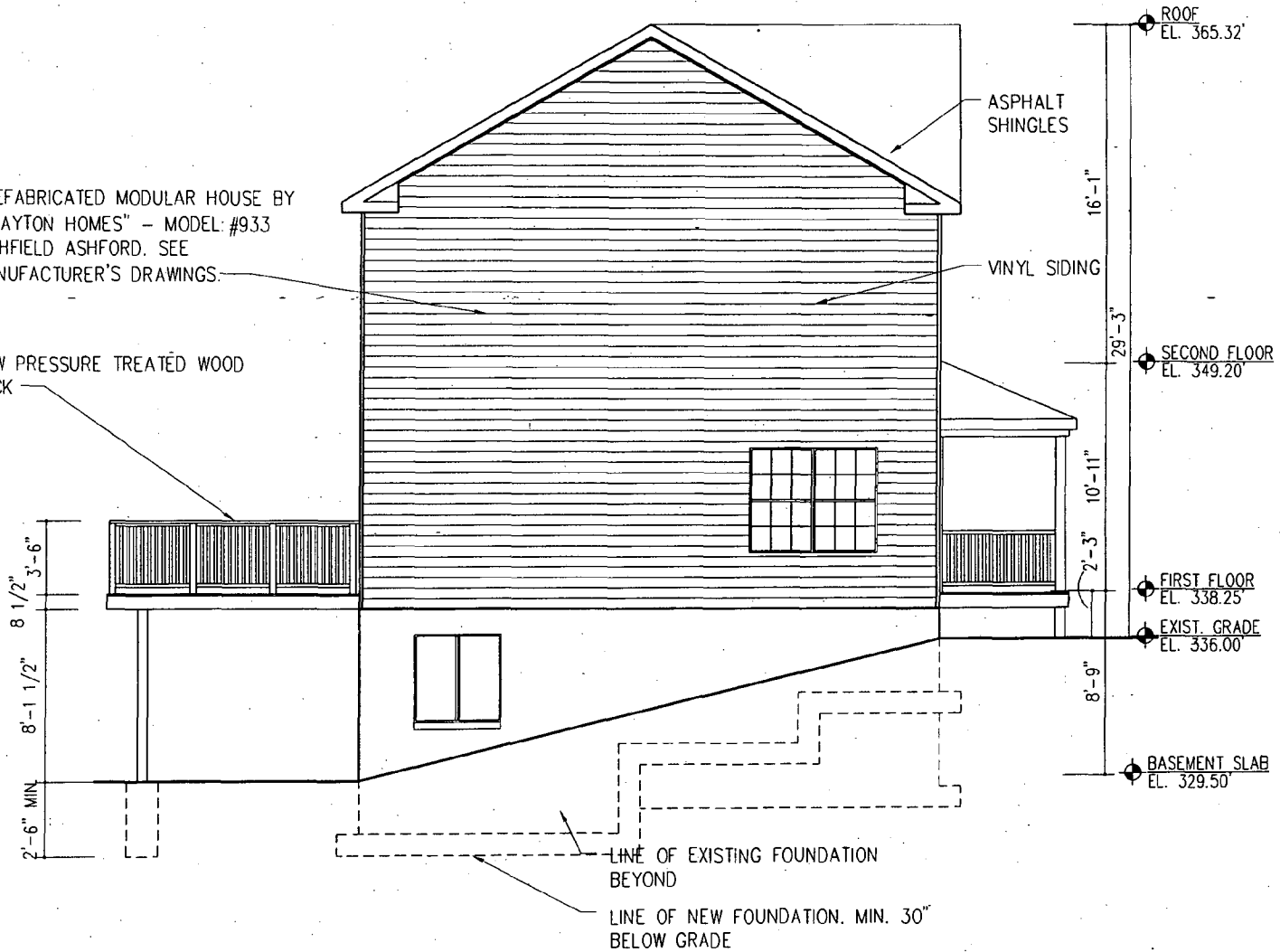
RIGHT ELEVATION

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

12

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

NEW PRESSURE TREATED WOOD
DECK

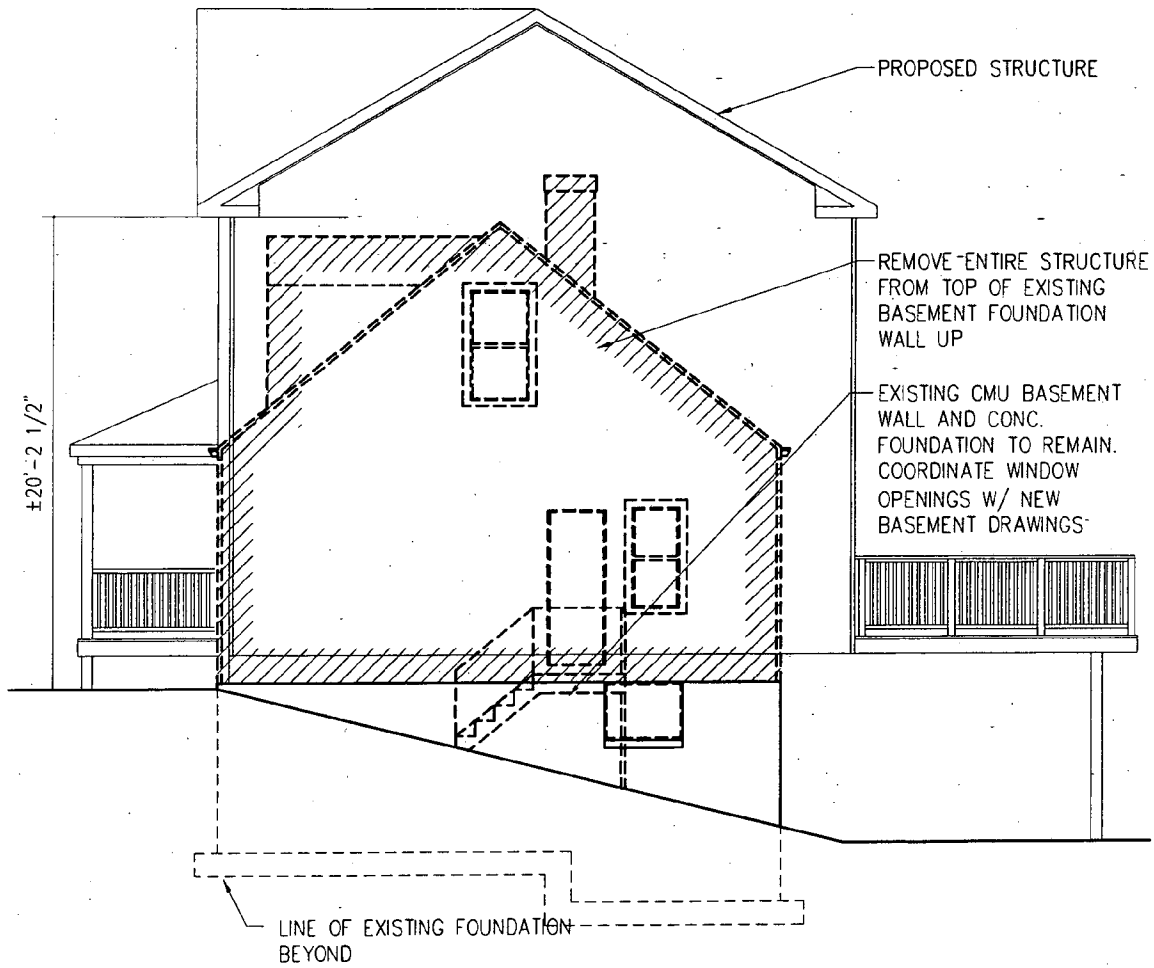


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LEFT ELEVATION

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

13

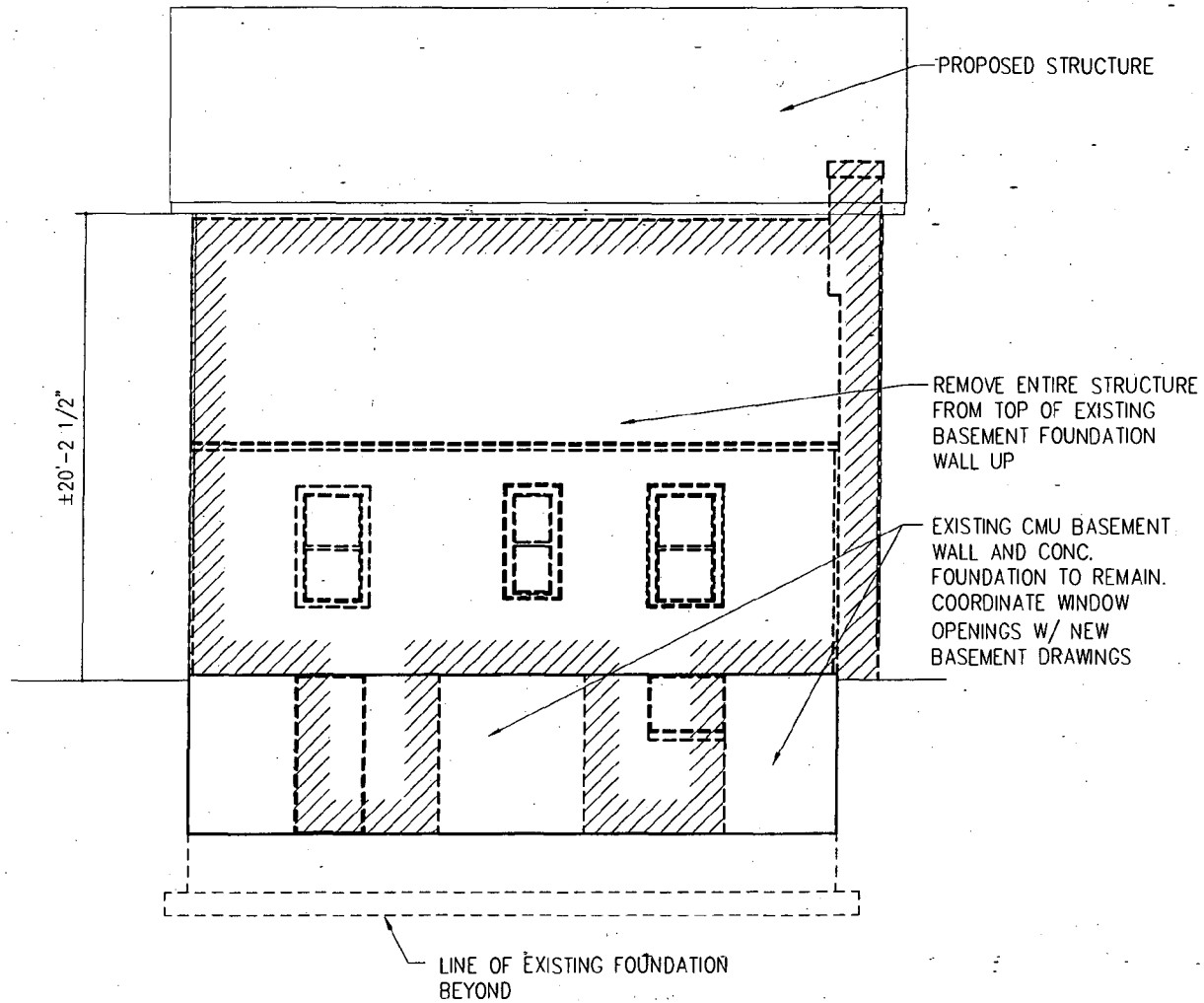


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**EXISTING BACK
ELEVATION DEMOLITION**

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

74

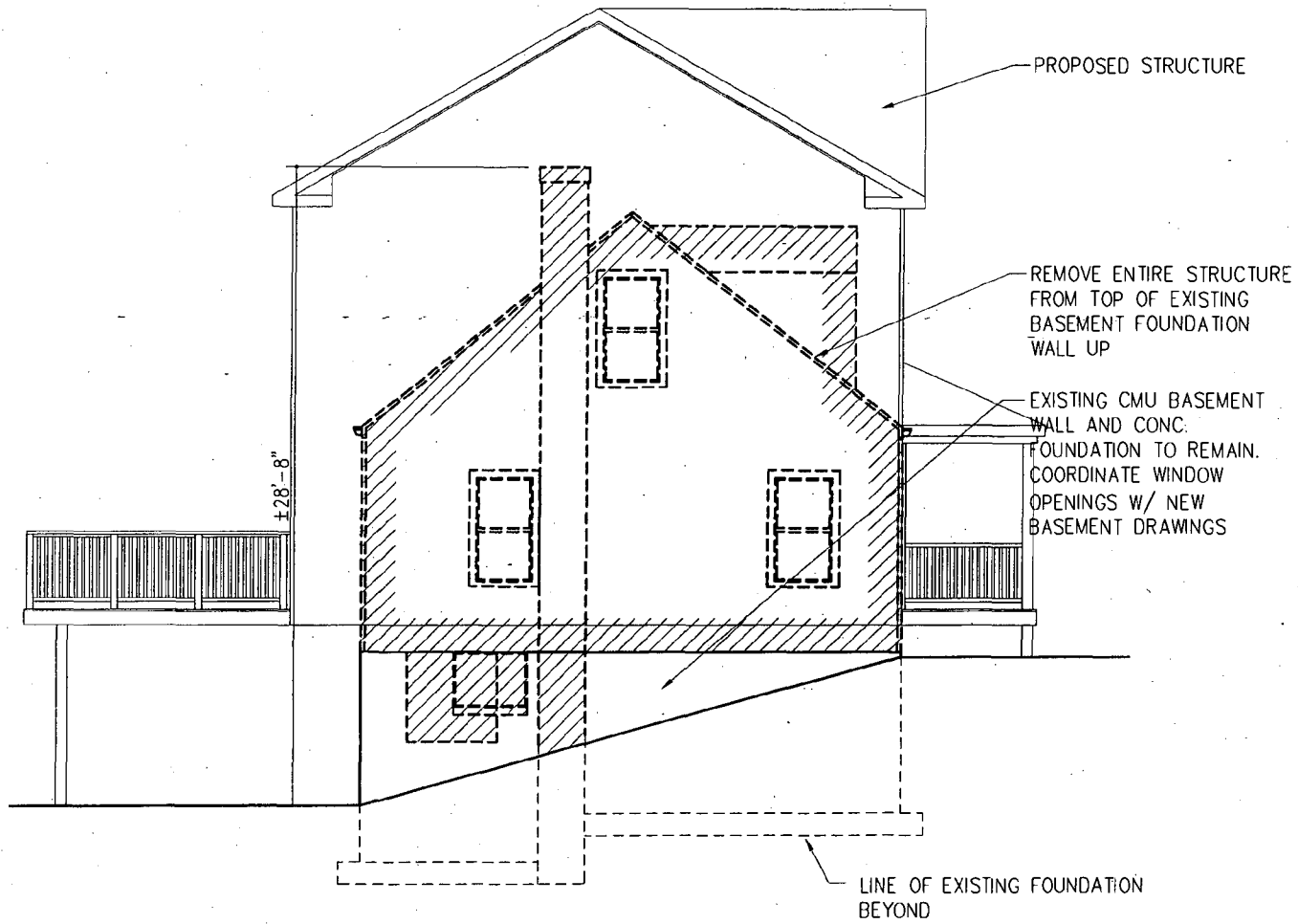


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**EXISTING RIGHT SIDE
ELEVATION DEMOLITION**

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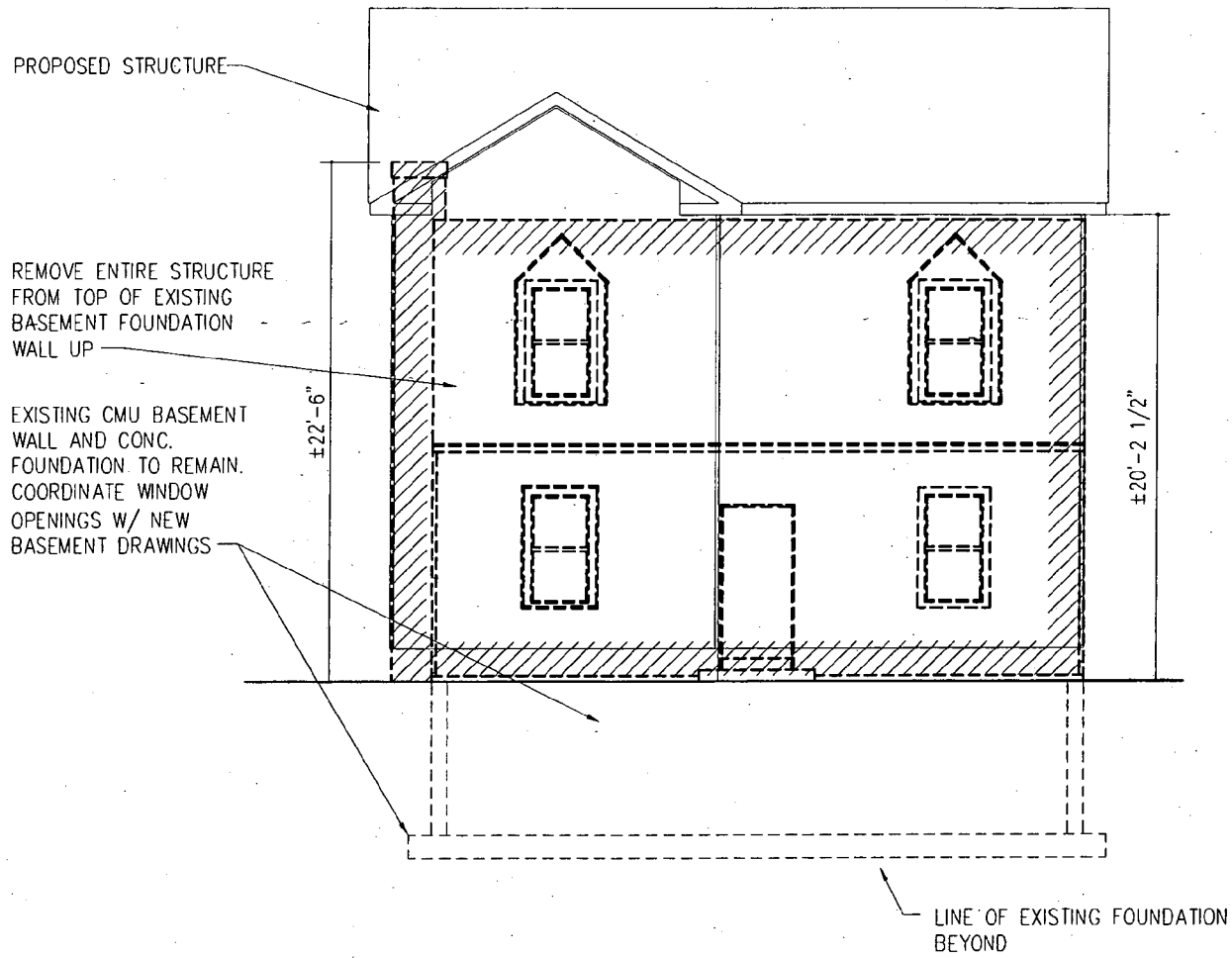
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**EXISTING FRONT
ELEVATION DEMOLITION**

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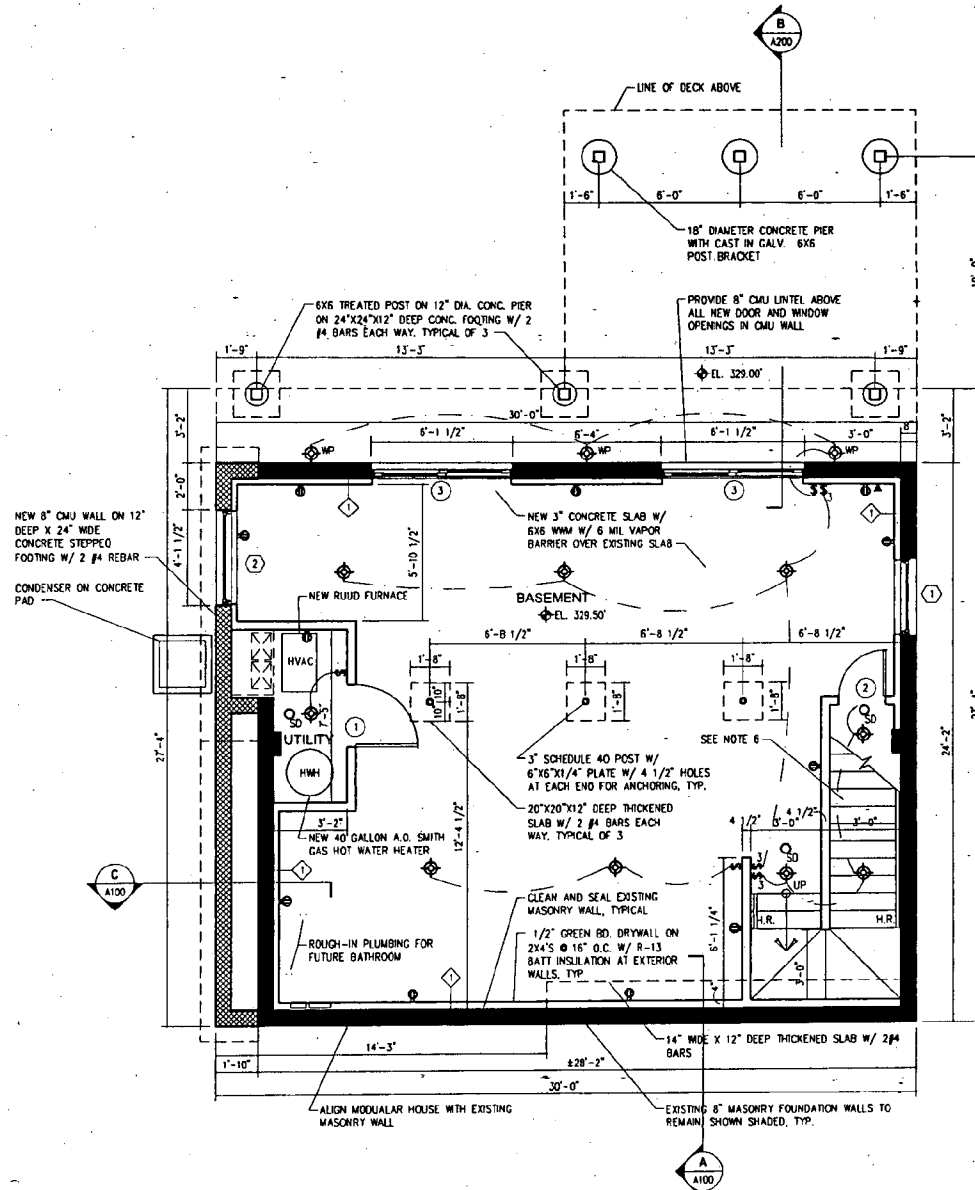


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**EXISTING LEFT SIDE
ELEVATION DEMOLITION**

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

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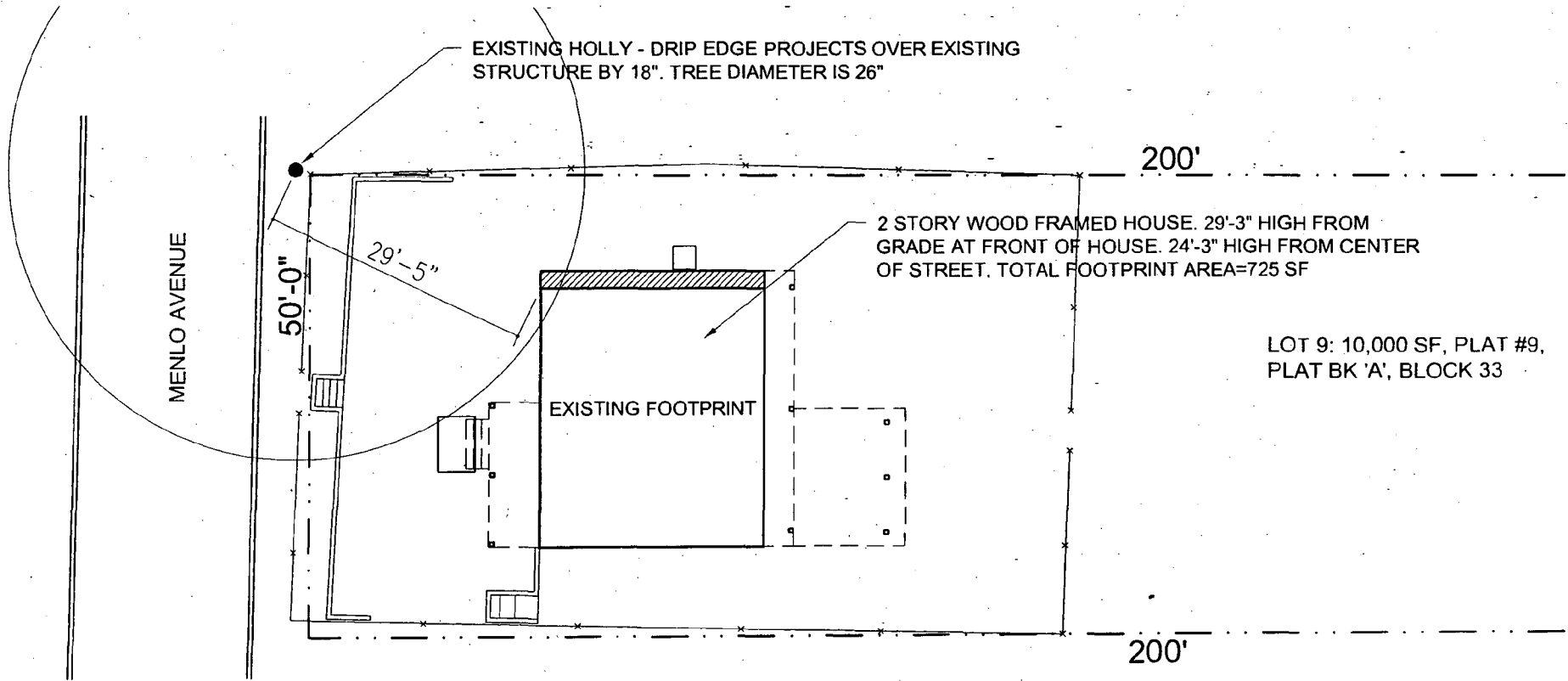


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BASEMENT PLAN

SCALE: 1/8" 1'-0"

(18)

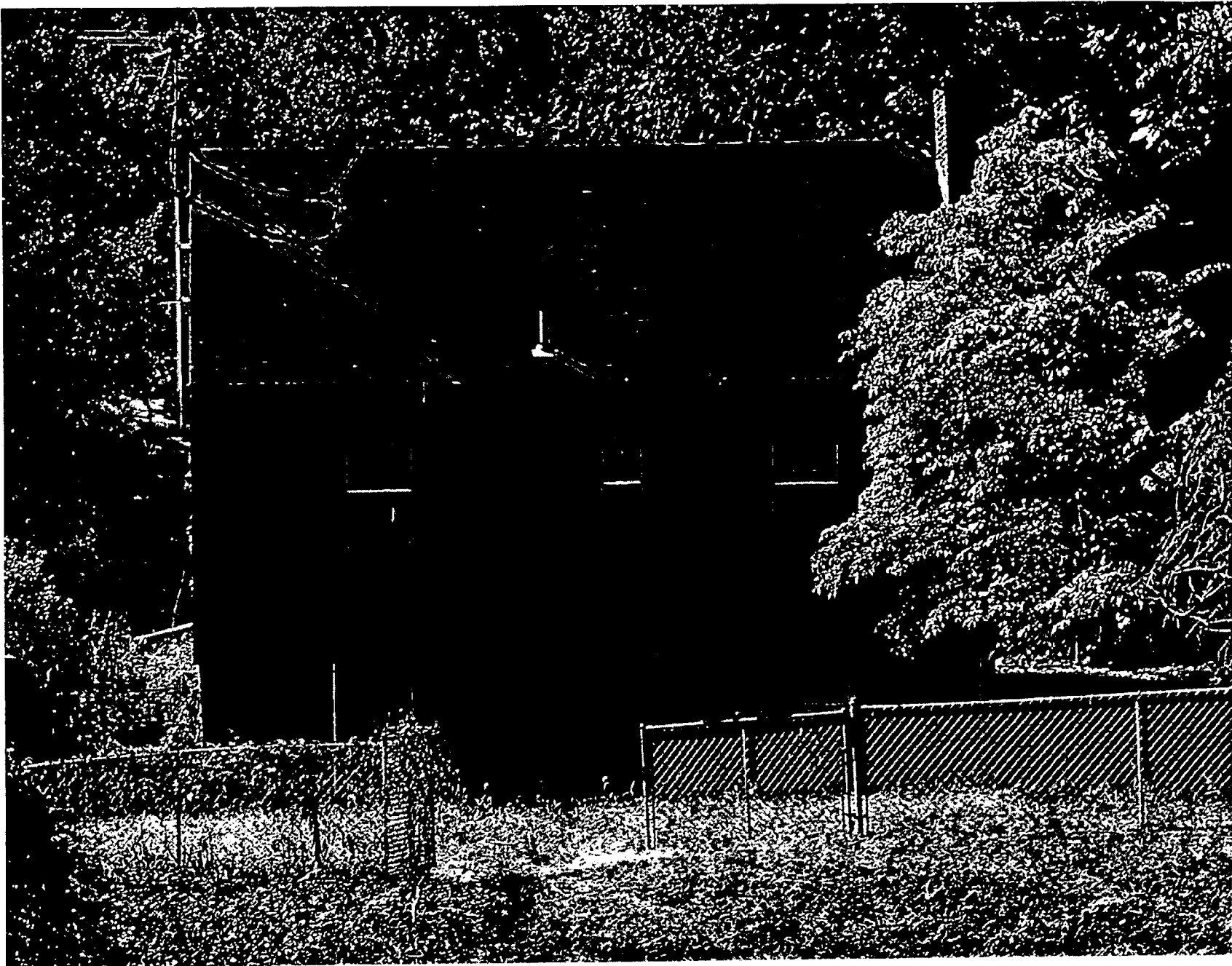


TREE SURVEY



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

(22)

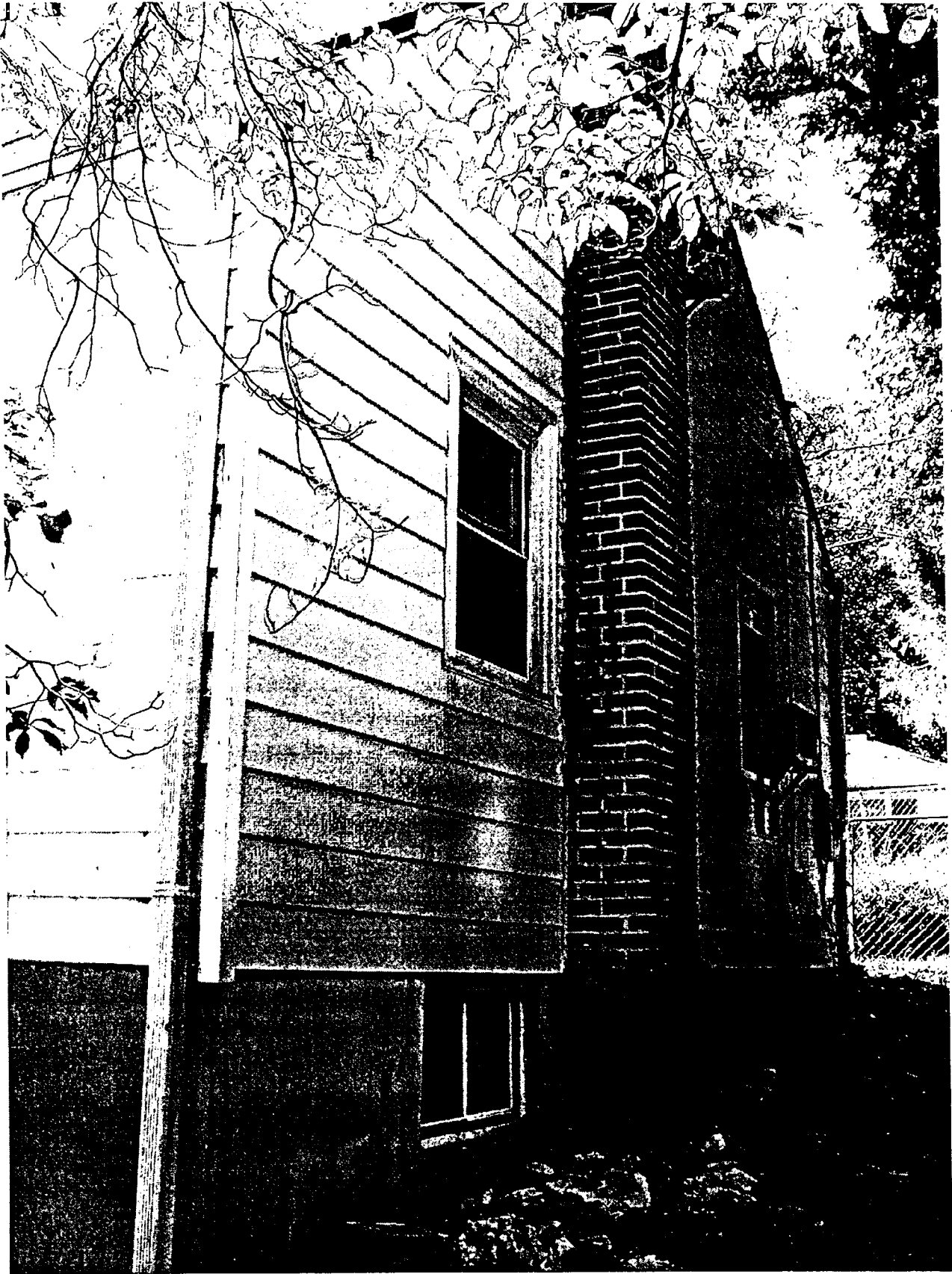


**BACK ELEVATION TAKEN FROM 10009 BACK YARD. EXISTING RESIDENCE FROM
TOP OF CMU BASEMENT WALL TO BE REMOVED**



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

26



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



Ashford *Two Story*

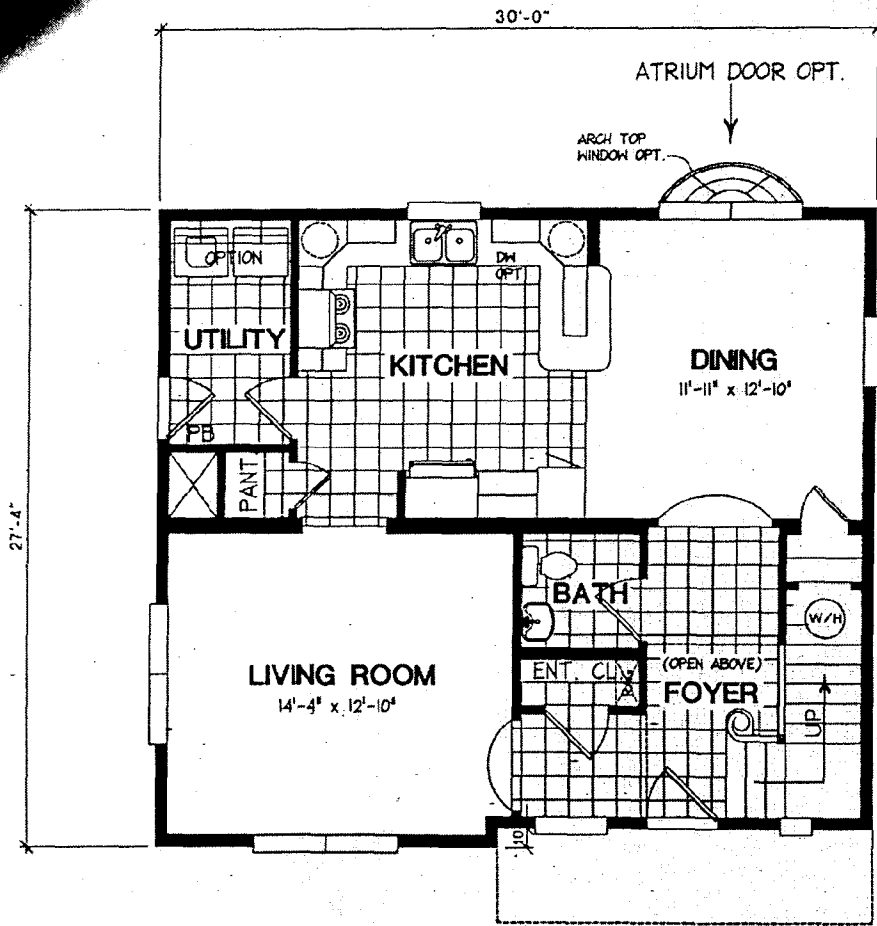


This starter home packs a punch! With 3 bedrooms 2 1/2 baths and a spacious open foyer it has room and classic style.

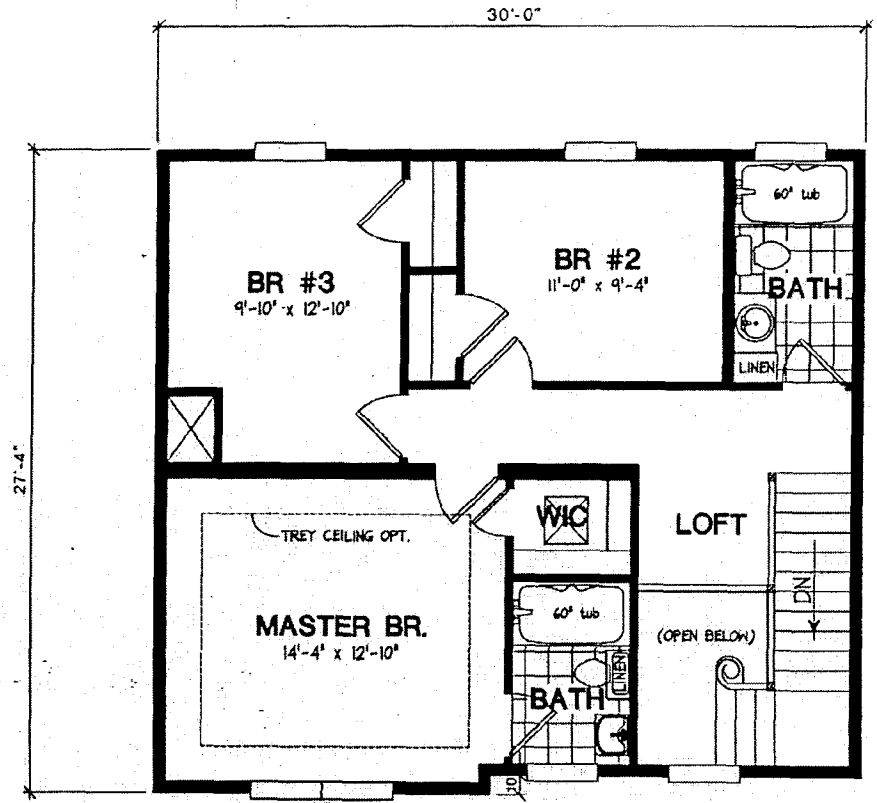
Because our company has a continuous product update process, specifications, floor plan, layout and dimensions may vary from those presented and are subject to change without notice. All dimensions are approximate and not to scale. All features presented are conceptual, therefore, they do not represent actual construction data, and may not be reflected in actual construction. To obtain the most accurate, up-to-date information, contact your local sales office for your home. All dimensions are nominal.

Ashford Two Story

Model: CST28303AMD5 ■ 28' x 30' ■ 1609 SQ. FT. ■ 3 Bedroom 2 1/2 Bath



FIRST FLOOR



SECOND FLOOR

HEA SHCHAT + LEN NEWMAN
10007 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 495 4780

RED HUNTLEY
10011 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 485 4356

FARRICE FOSTER
10010 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 588 7282

Applicants

Stick Built is not on budget \$120/sqft vs. \$40/sqft

Height of roof not changeable w/ modular

Can bring down 1 foot by removing row of concrete block

Traditional Floor



Tom - don't disagree w/ other comments
be careful w/ proportions

WARREN - didn't realize this house would be an issue
he knew non-contigs - thought this would work

JULIE - side windows good to have
look other modulars perhaps

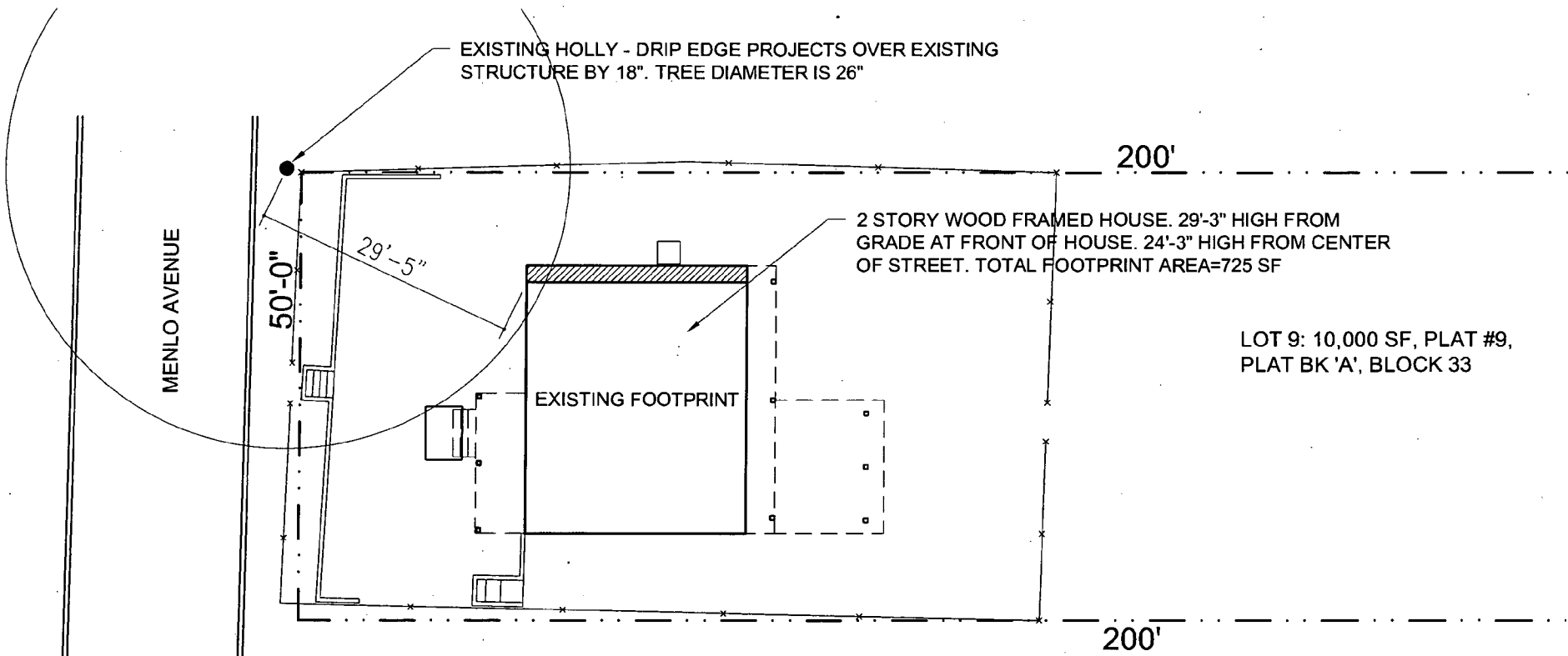
JEFF - ^{25' range} ^{4-5' above adj. house}
apparent height reduced, footprint positive, don't
look too plain - concerned w/ amt of height over
adjacent properties - not opposed to demo & increased sq. ft.
perhaps mixed 1st level modular & stick built 2nd

NURAY - agrees w/ J & C

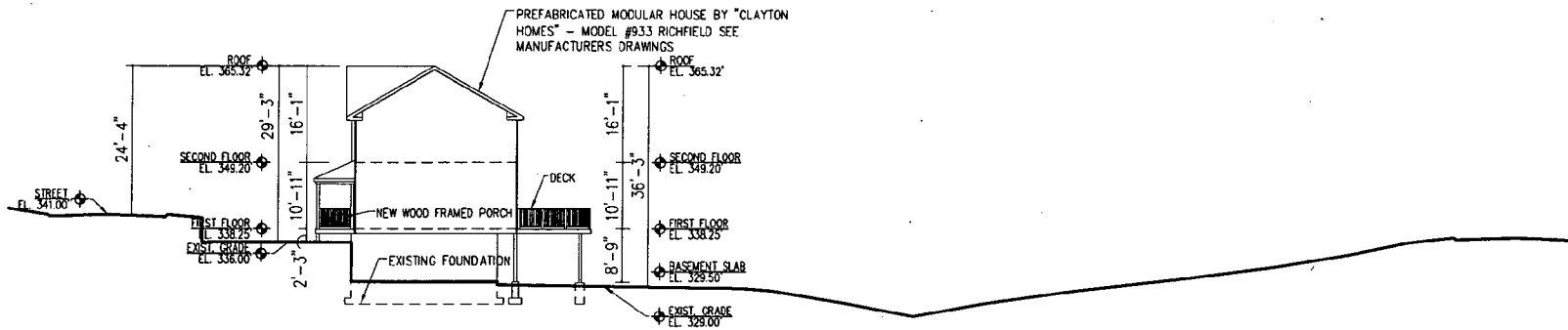
CAROLWE - side elevations, add more windows
pent details, asymmetrical pent clar roof
typical - flanking or vene
outward window - don't do

Capitol View Hse

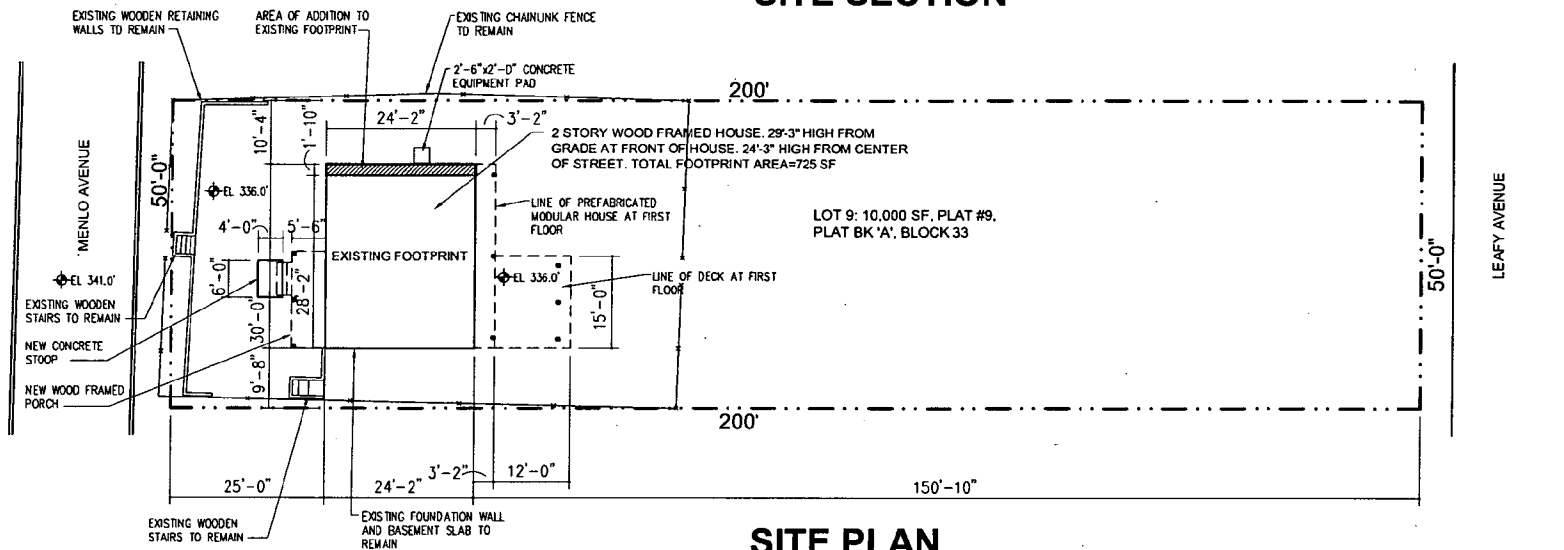
staff to provide examples in neighborhood



TREE SURVEY



SITE SECTION



SITE PLAN

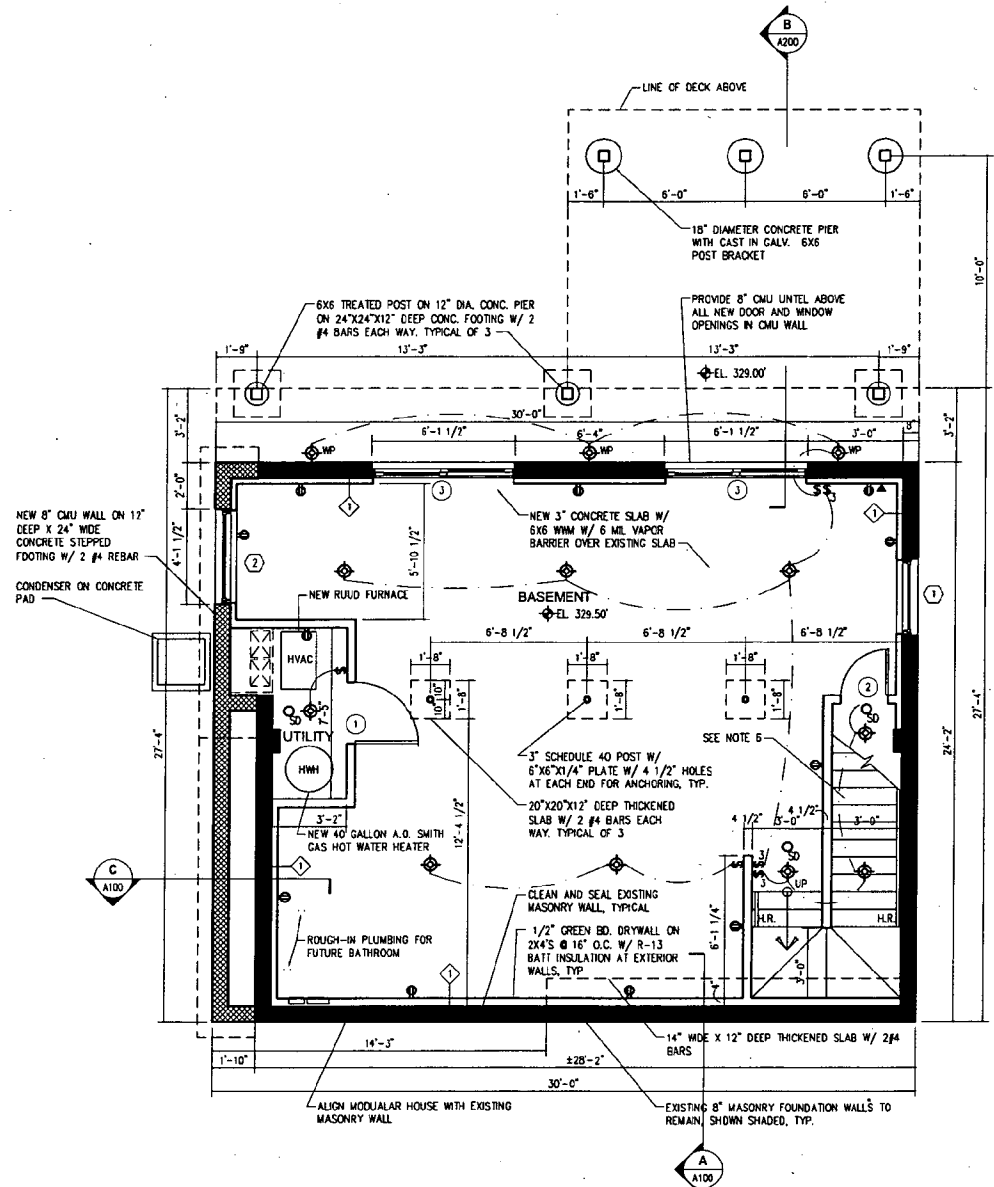
AREA TABLE

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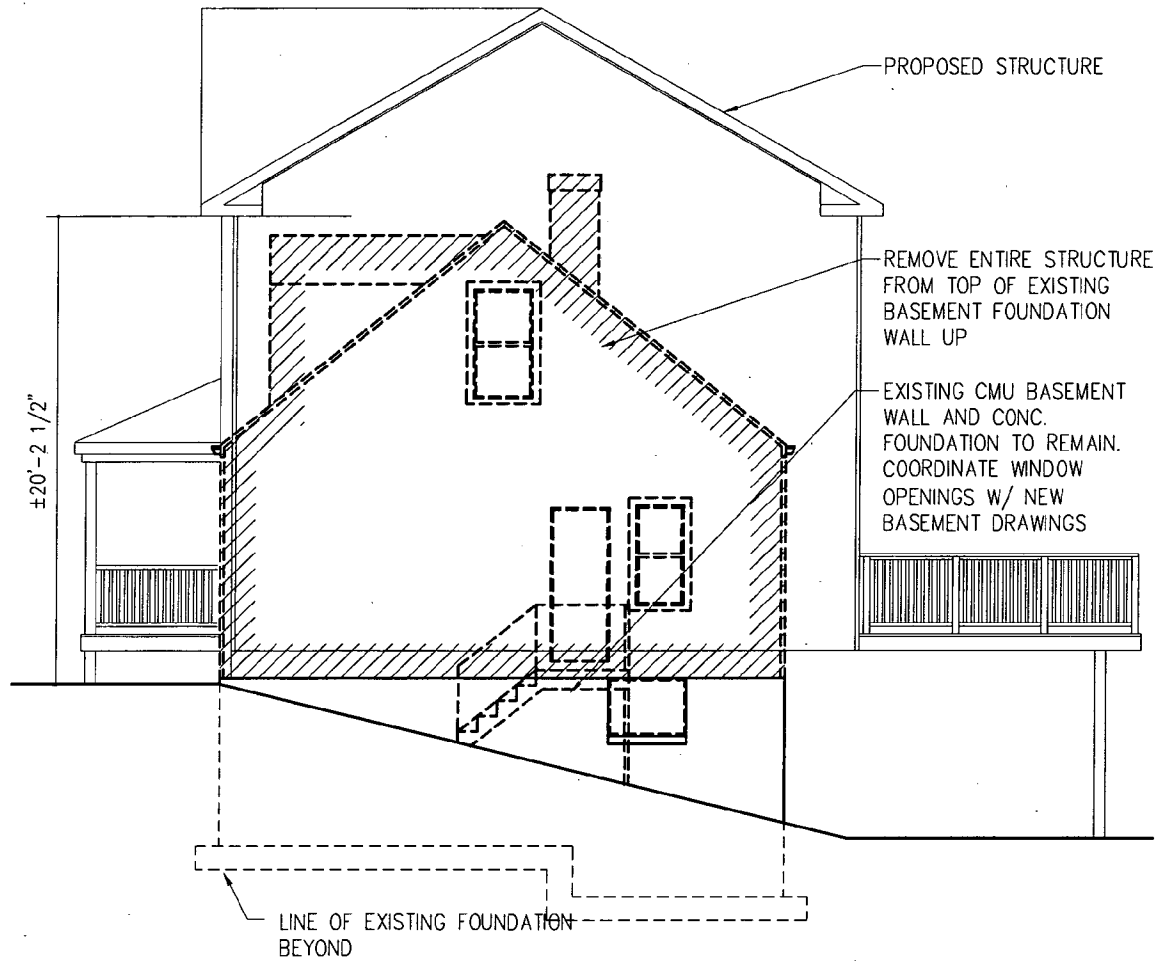
1009 MENLO AVENUE SILVER SPRING MD, 20910

LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 9-12-05
SCALE: 1"=30'



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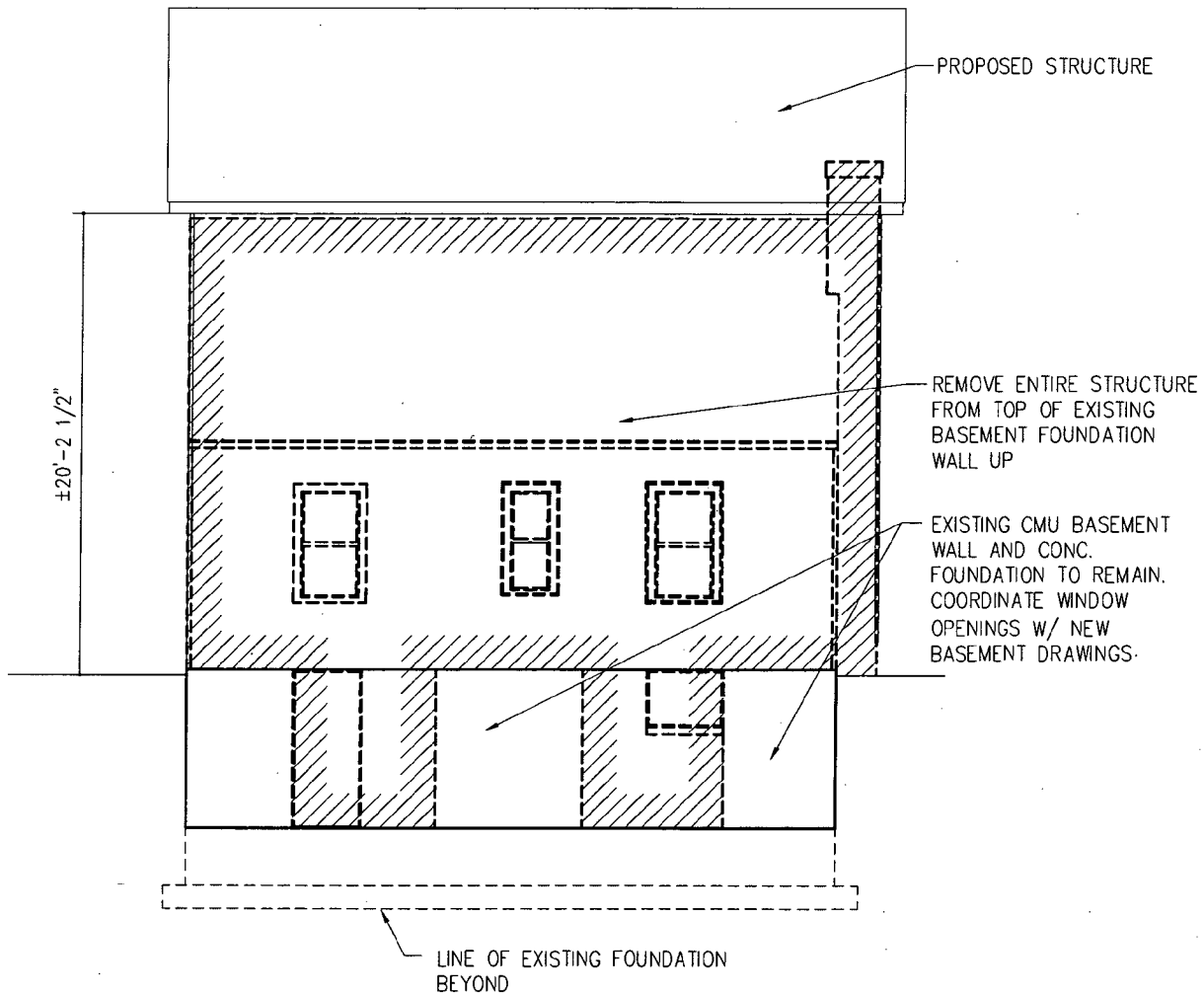
BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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**EXISTING BACK
ELEVATION DEMOLITION**

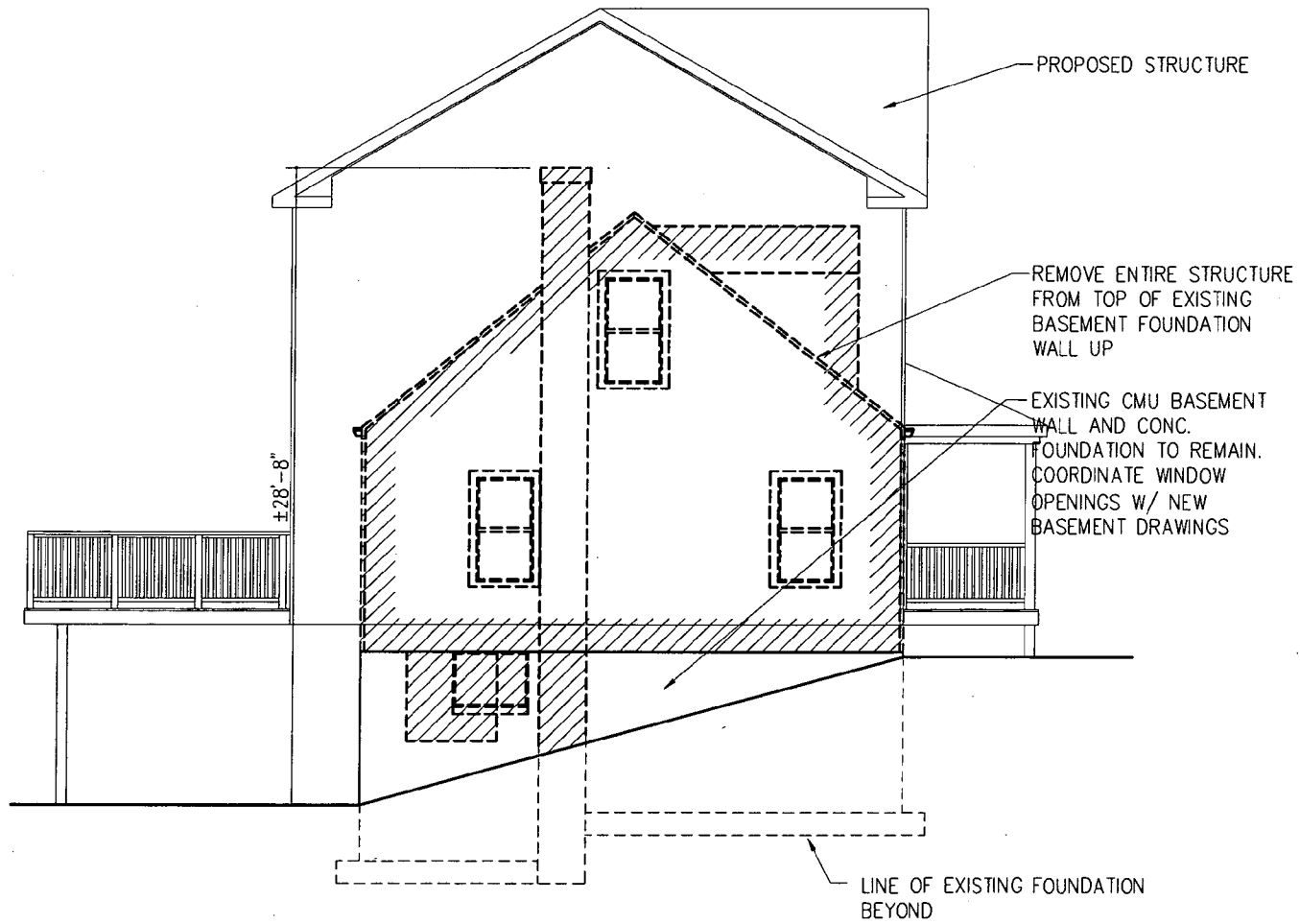
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**EXISTING RIGHT SIDE
ELEVATION DEMOLITION**

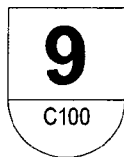
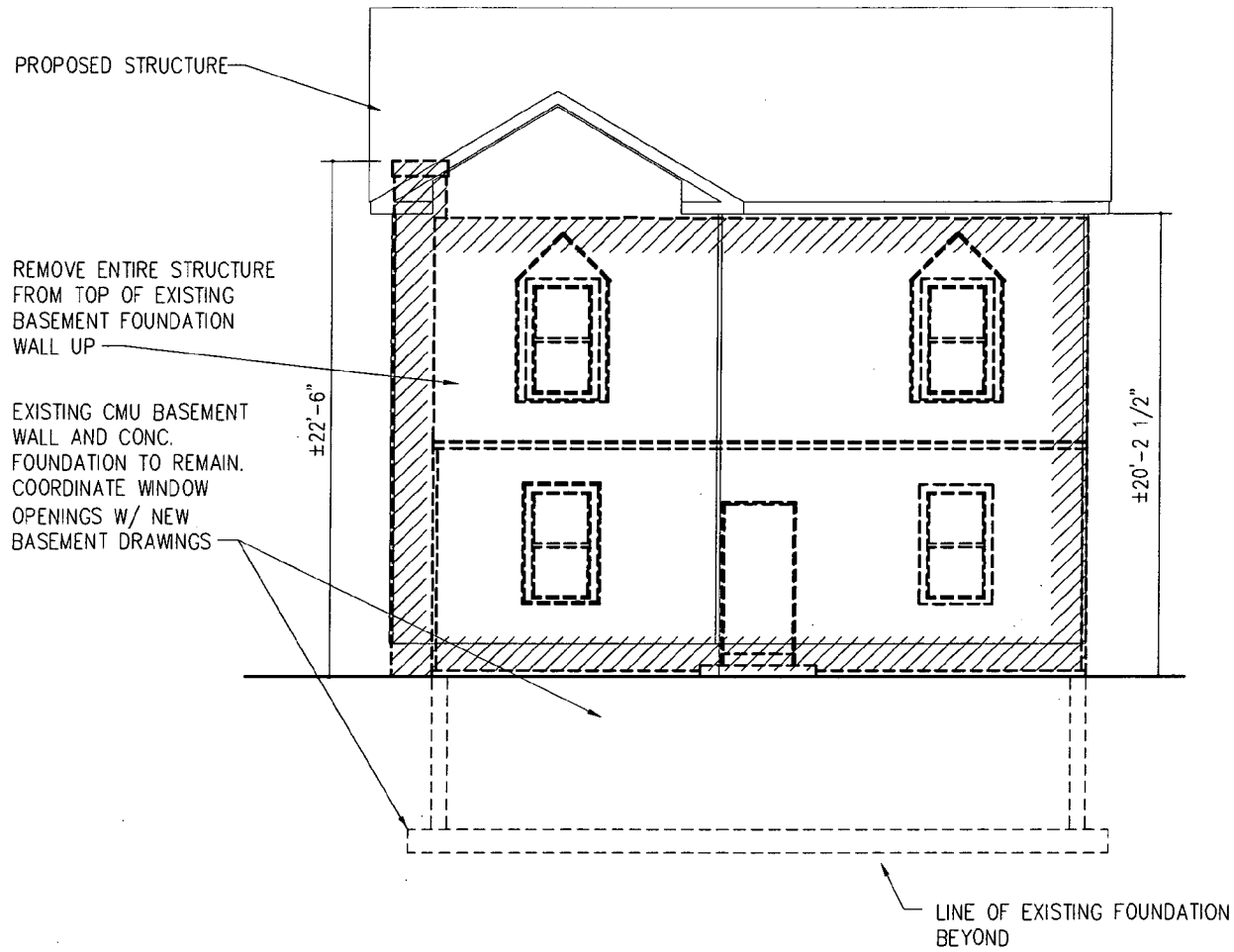
SCALE: 1/8"=1'-0"



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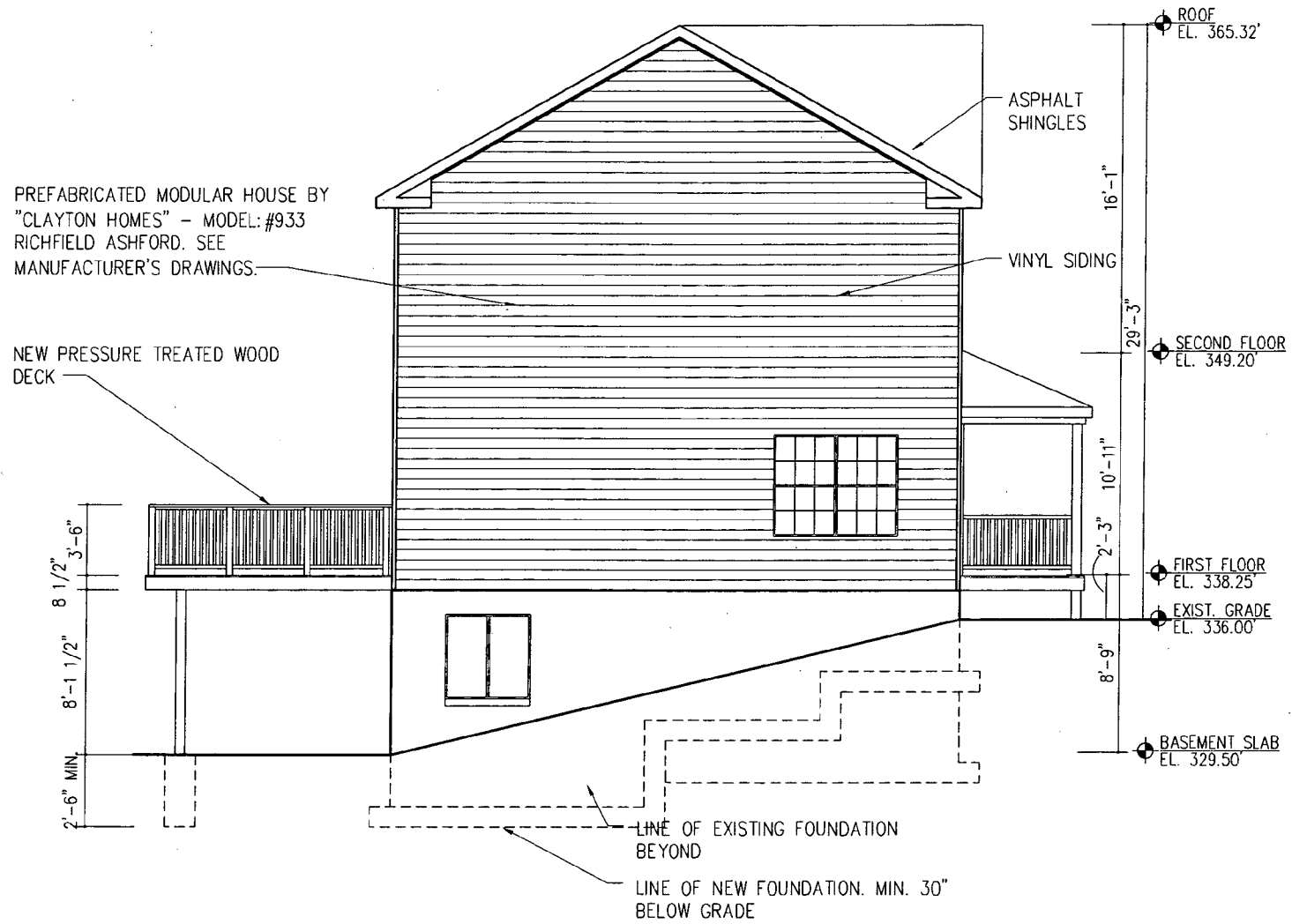
**EXISTING FRONT
ELEVATION DEMOLITION**

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



EXISTING LEFT SIDE ELEVATION DEMOLITION

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



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A100

LEFT ELEVATION

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



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

Historic Preservation Commission

October 11, 2005

Case number 31/07/05TT

The Historic Review Committee of the Capitol View Park Citizens Association and the Executive board of the Citizens Association met and reviewed the proposal for a rear fence at 10037 Pratt Place (a non-contributing resource) and agree with the recommendation of HPC staff for approval without conditions.

II-F

In regards to the demolition and construction of a modular based house at 10009 Menlo Avenue, the Committee and board (as is the HPC staff) are concerned about the height and massing of the proposed house. Upon submission of an HAWP the Civic Association will review and comment on the new proposal.

III-B

Comments made by members of the committee and the Board include concerns of 1) demolition of cape cod's which are part of the history of this Historic district 2) concerns with tearing down and "mansionization" which would not be in scale with houses in the district and 3) that facades should fit in with the aspect of the community.

We thank HPC for their excellent staff reporting and agree with their concerns.

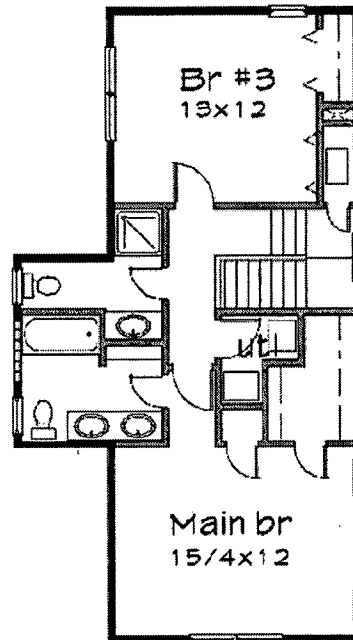
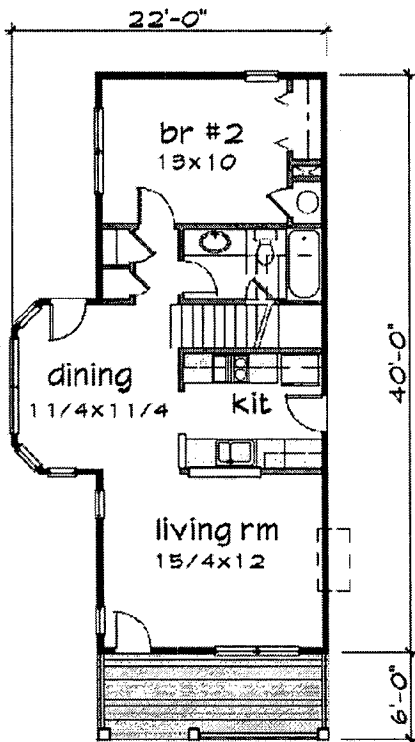
Sincerely,

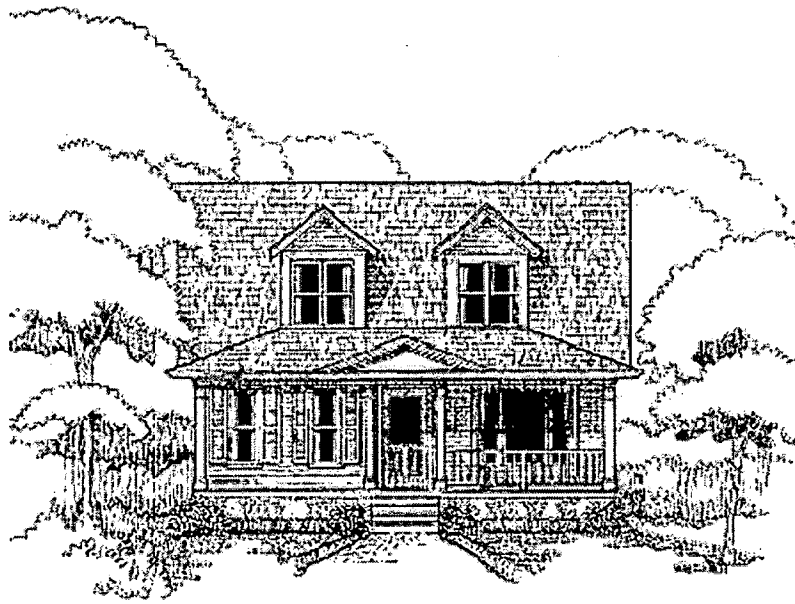
Betsy Tebow, President
Capitol View Park Citizens Association

Carol Ireland, co-chair
Duncan Tebow, co-Chair
Historic Review Committee



Main:	708	Bedrooms:	3	Width:	22
Upper:	664	Bathrooms:	3.0	Depth:	46
Total:	1372	Car stalls:	0	Height:	25

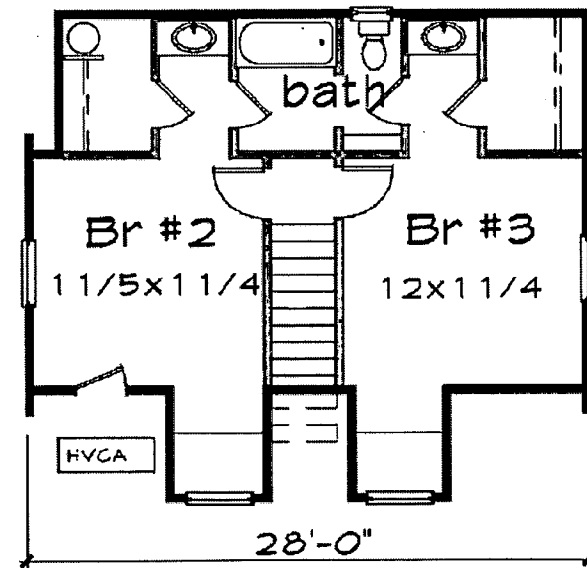
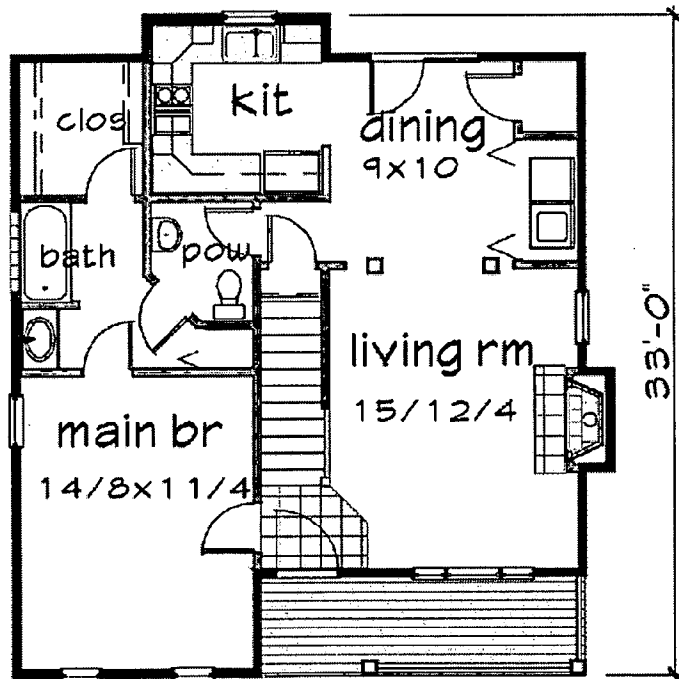




Main: 808
 Upper: 483
 Total: 1289

Bedrooms: 3
 Bathrooms: 2.5
 Car stalls: 0

Width: 28
 Depth: 33
 Height: 22





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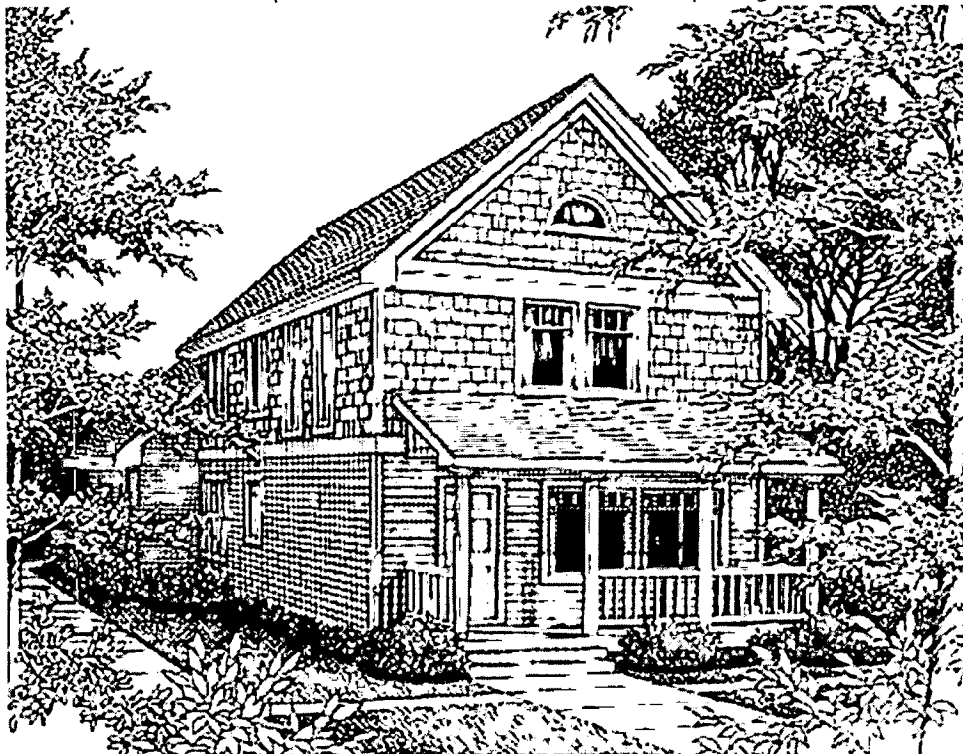
DDI95-220 Main Elevation

[Close this Window](#)

Plan Number DDI95-220

[Print](#)

The picture has been shrunk down to enable printing





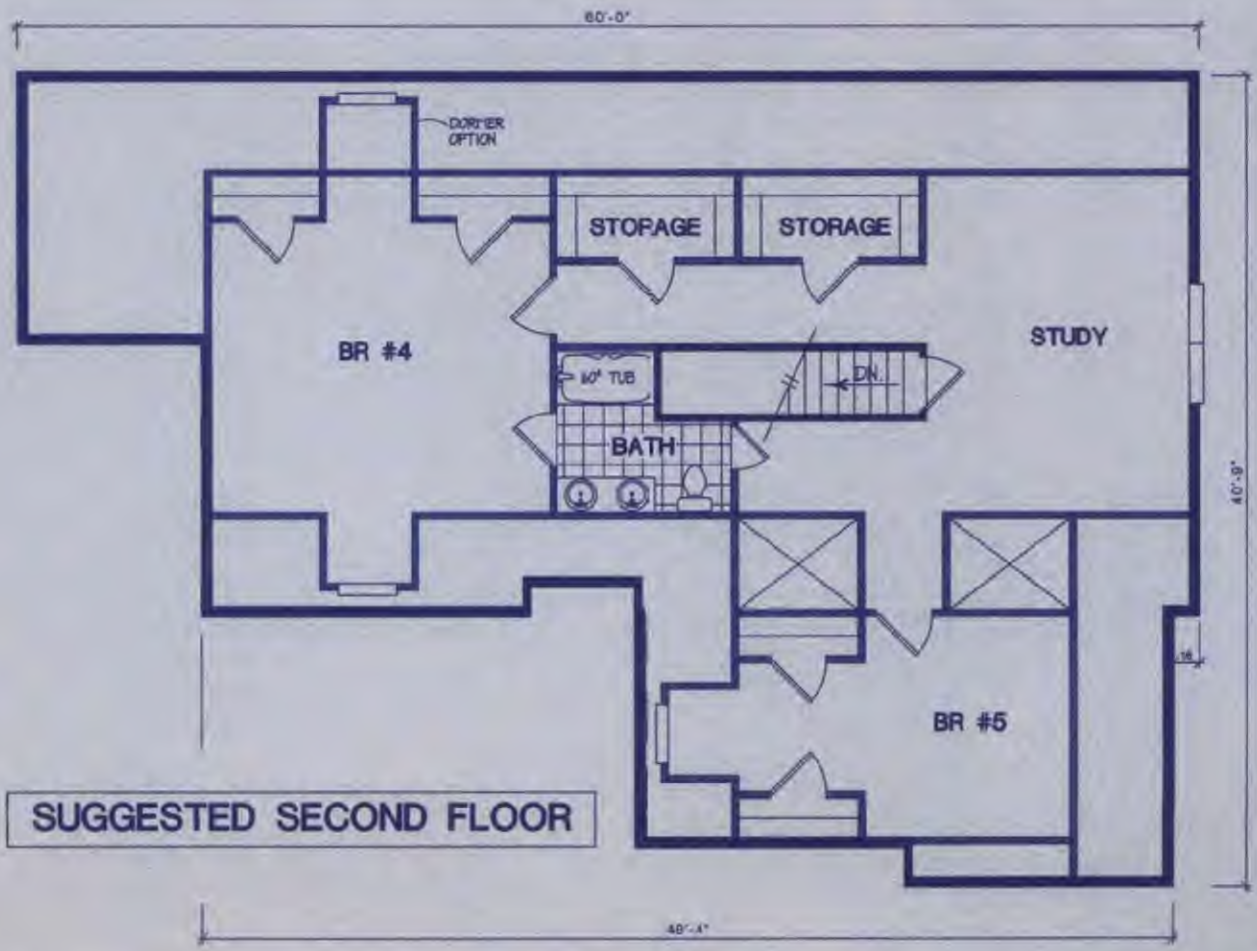
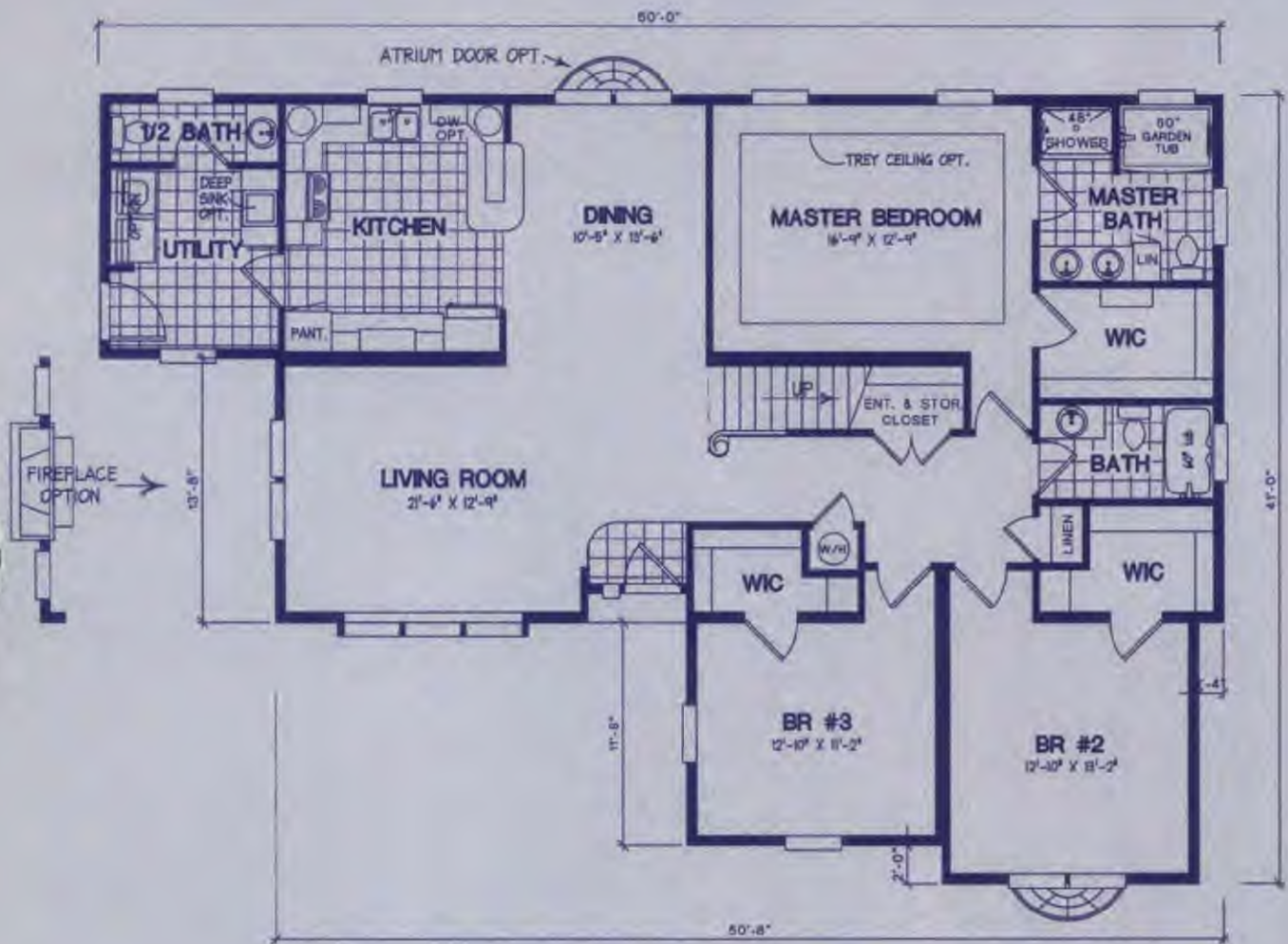
Ashford *Two Story*

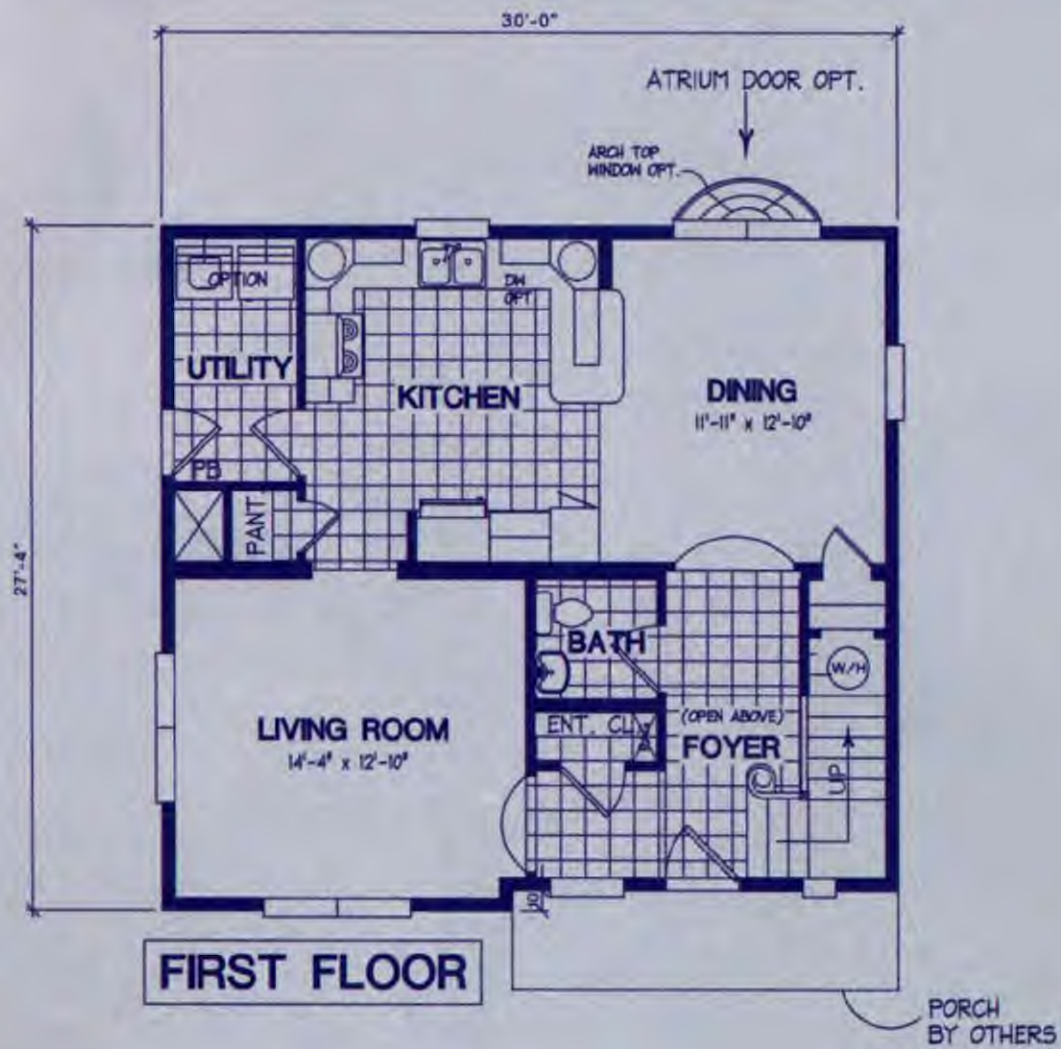
Model: CST28303AMD5 • 28' x 30' • 1609 SQ. FT. • 3 Bedroom 2 1/2 Bath



This starter home packs a punch! With 3 bedrooms 2 1/2 baths and a spacious open foyer it has room and classic style.

Because our drawings are a general guide, they are not intended to represent a contract. All dimensions and materials are subject to change without notice. All construction methods and materials are subject to change without notice. All features presented are for informational purposes only and are not intended to represent a contract. All dimensions and materials are subject to change without notice. All features presented are for informational purposes only and are not intended to represent a contract.



















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

HE DPS/#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ERIC GRONNING, AIA

Daytime Phone No: 202 537 1800

Tax Account No.: 13 00997375

Name of Property Owner: WILLIAM + JUDY KADAS

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: 202 537 1800

LOCATION OF BUILDING/PREMISE

House Number: 1009 Street: MEMLO 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
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- 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: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

LISA SHOCHAT & LEN NEWMAN
1000 MENDO AVE
SILVER SPRING, MD 20910
PH. 301 495 4780

RED HUNTLEY
10011 MENDO AVE
SILVER SPRING, MD 20910
PH. 301 485 4356

MARRICE FOSTER
10010 MENDO AVE
SILVER SPRING, MD 20910
PH. 301 588 7282

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10009 Menlo Ave, Silver Spring	Meeting Date:	10/12/2005
Applicant:	William & Judy Karas (Eric Gronning, AIA)	Report Date:	10/5/2005
Resource:	Non-Contributing Resource Capitol View Historic District	Public Notice:	9/28/2005
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Tania Tully
PROPOSAL:	Demolition and construction of a modular based house	RECOMMENDATION:	Revise and return

STAFF RECOMMENDATION:

It is staff's recommendation that the applicant look into lowering the height of the proposed construction. If this can be accomplished without a major design change, staff would support proceeding to a HAWP application. If a complete redesign results, the applicant should return for a 2nd Preliminary.

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 5'6"x16' covered front porch (Circles 9-11). 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.

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

Existing House: 20'2.5" tall
Proposed House: 29'3.0" tall

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

STAFF DISCUSSION

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.

After meeting with staff, the applicant has modified the material choices to be more compatible with the historic district and will be revising the details to be more traditional. The window design is underdetermined, but the applicant has agreed to clad wood simulated divided light windows or clad wood 1/1 windows. Details, such as the railing details (i.e. wood with inset pickets) will be in the next presentation, as will the location of tree protections measures. No trees are in the footprint of the house, but at least one tree should be protected from construction debris (Circle 21). Staff appreciates the cooperation on these issues.

Much of the proposed design meets with applicable guidelines. The features such as the open front porch and projecting bay, while not similar to immediately adjacent properties, are compatible with the eclectic nature of the Capitol View Historic District. Additionally, the proportions are not jarring and the footprint is nearly identical to the existing house. The house alludes to historic styles, yet is obviously from the 21st century.

Where the proposal comes into conflict with the review guidelines is with the scale and massing. The full 2-story height and boxy design make the house appear larger than it actually is (Circles 26, 14-17). Even

with the slope of the site, the new house will be considerably taller than surrounding properties. Lowering the roof or other changes to the roof design could break up the massing and give the appearance of a 1-½ story house while allowing for a full 2nd level on the interior. Although it would mean a complete redesign, a narrower and deeper house could take better advantage of the slope of the lot and allow for the desired program while keeping the overall height lower.

There have been additions and modifications to other houses on Menlo Avenue, but they have all kept the scale and massing of the existing houses. The proposed house is not large, there will only be 1,640 SF of living space, and the footprint is only about 17% larger. The challenge is that the existing houses on Menlo Avenue are even smaller.

STAFF RECOMMENDATION:

It is staff's recommendation that the applicant look into lowering the height of the proposed construction. If this can be accomplished without a major design change, staff would support proceeding to a HAWP application. If a complete redesign results, the applicant should return for a 2nd Preliminary.

Additional information that will be required for a HAWP submittal:

- Floor plans that include the front porch and deck
- All drawings should include the material changes
- All drawings should include the changes to exterior details
- Porch and deck details
- Drawings that show the proposed house in context with the adjacent properties would be extremely helpful.

GRONNING
architects

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LETTER

09.22.05

To: Tonya Tully
Historic Preservation Commission

From: Eric Gronning, AIA

Re: 10009 Mento Ave, Silver Spring, MD 20910

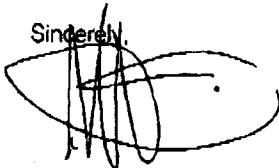
Ms. Tully,

Thank you for your call concerning 10009 Mento Avenue.

As per your suggestion we would like to switch our Application for Historic Area Work Permit to a preliminary consultation on the above property.

We look forward to meeting with you and the board.

Sincerely,



Eric Gronning, Principal, AIA



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

399538

**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 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: MEMLO 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 EXTENO/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: _____

6

**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 CPTD 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.

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LETTER

09.29.05

To: Tonya Tully
Historic Preservation Commission**From:** Eric Gronning, AIA**Re:** 10009 Menlo Ave, Silver Spring, MD 20910

Ms. Tully,

Thank you for meeting at the site with the Bill Karas and I. We found your concerns reasonable and we hope to address them in an acceptable manner.

Per your recommendation we intend to replace the vinyl siding, as shown on our drawings, to a horizontal hardi-plank siding. We will also provide a minimum 4" 1x trim piece around all exterior windows and doors. We will revise all cladding and trim on the exterior to reflect a more traditional method of detailing. We will also switch window manufacturers and use a vinyl clad window with painted wood interior per your suggestion.

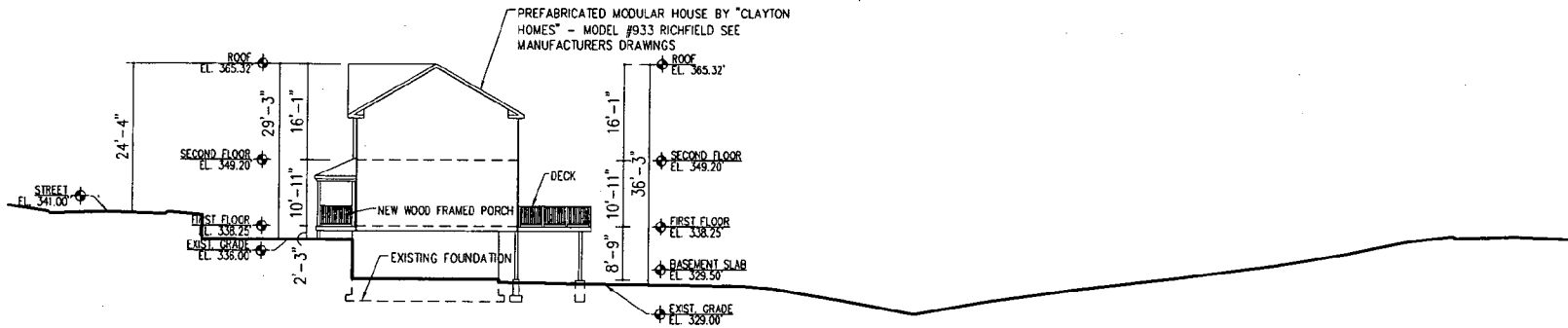
We will provide a drawing with necessary details and specs for the exterior of the residence for your final review on our project.

We look forward to meeting with you and the board.

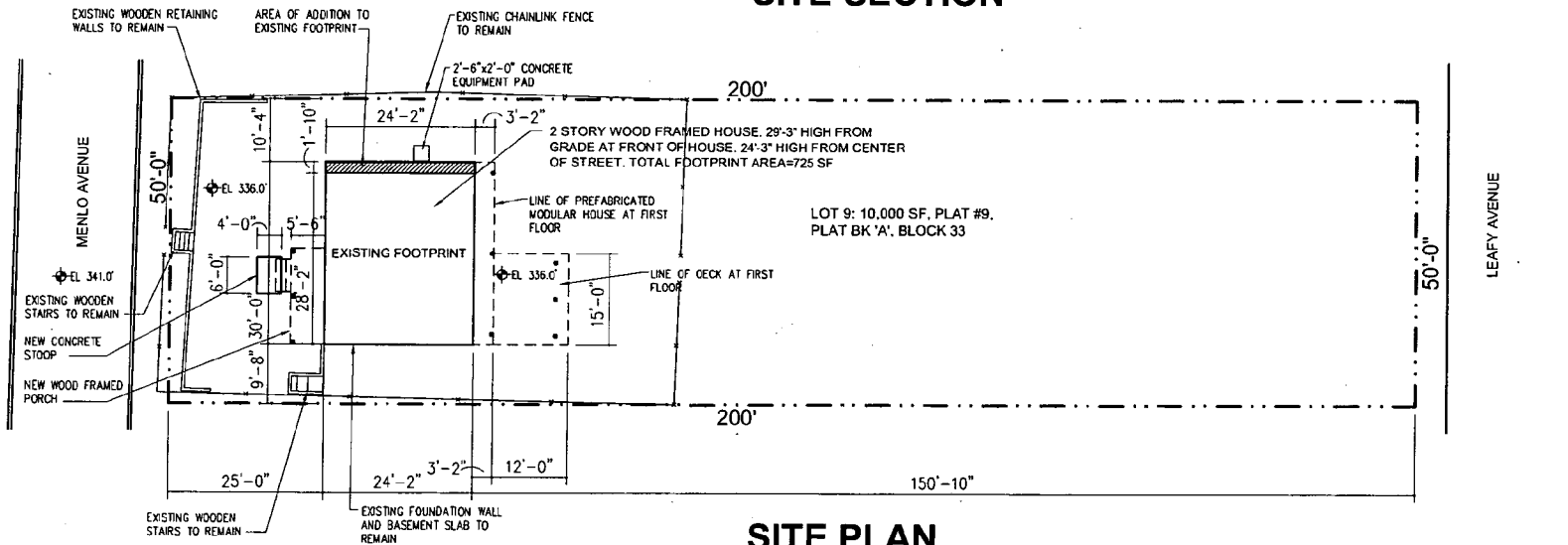
Sincerely,



Eric Gronning, Principal, AIA



SITE SECTION



SITE PLAN

AREA TABLE

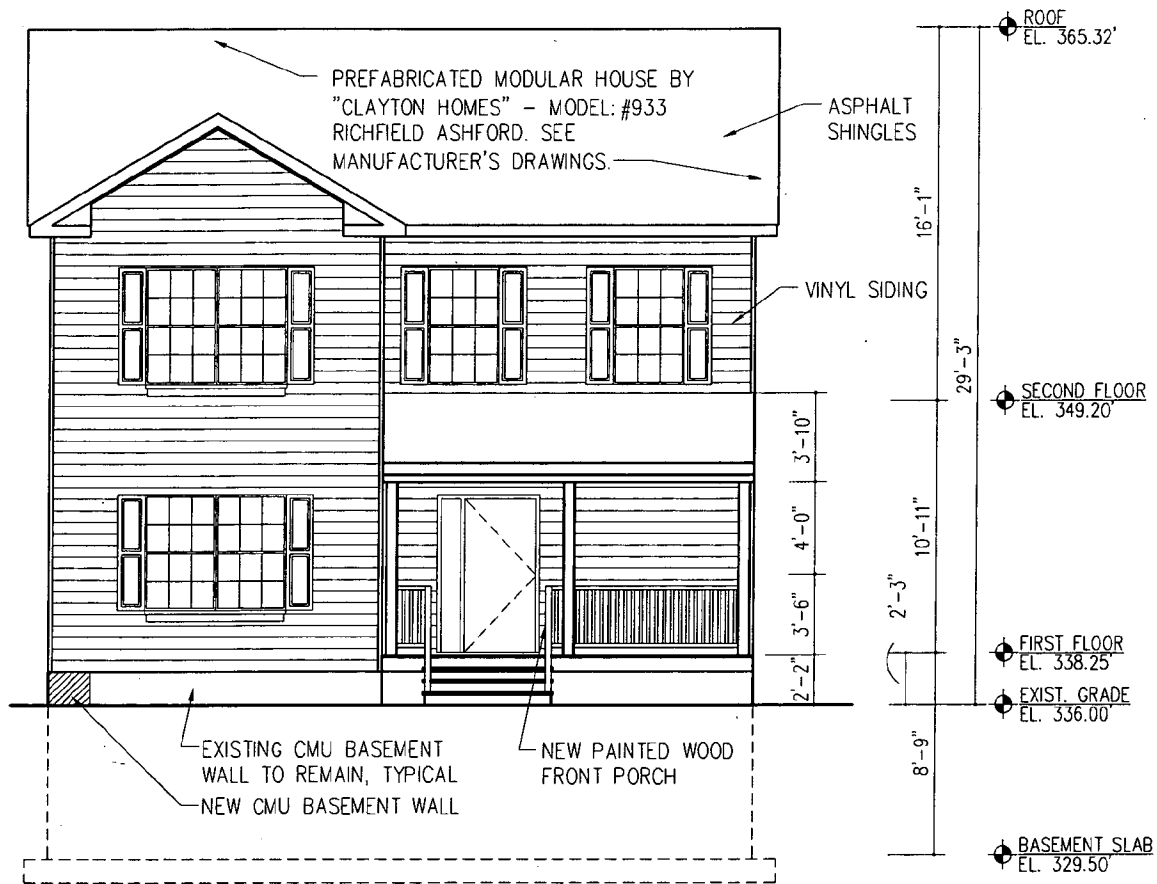
TOTAL LOT AREA = 10,000 SF
EXISTING BUILDING FOOTPRINT = 681 SF
ADDITION TO BLDG. FOOTPRINT = 44 SF
TOTAL BUILDING FOOTPRINT = 725 SF
BUILDING AREA (1ST, 2ND FLOOR) = 1639.8 SF



10009 MENLO AVENUE SILVER SPRING MD, 20910

LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 9-12-05
SCALE: 1"=30'

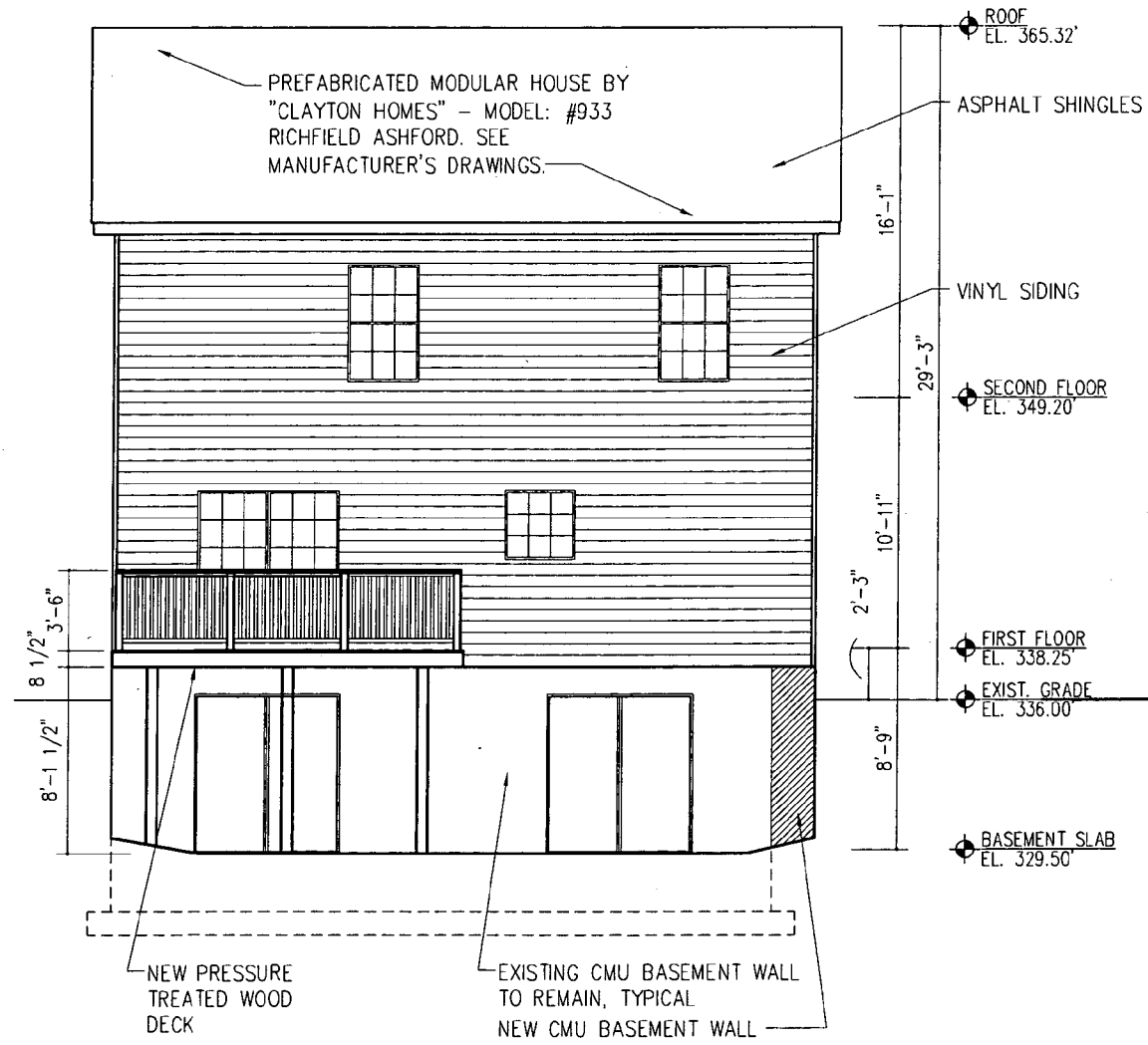
9



2
A100

FRONT ELEVATION

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

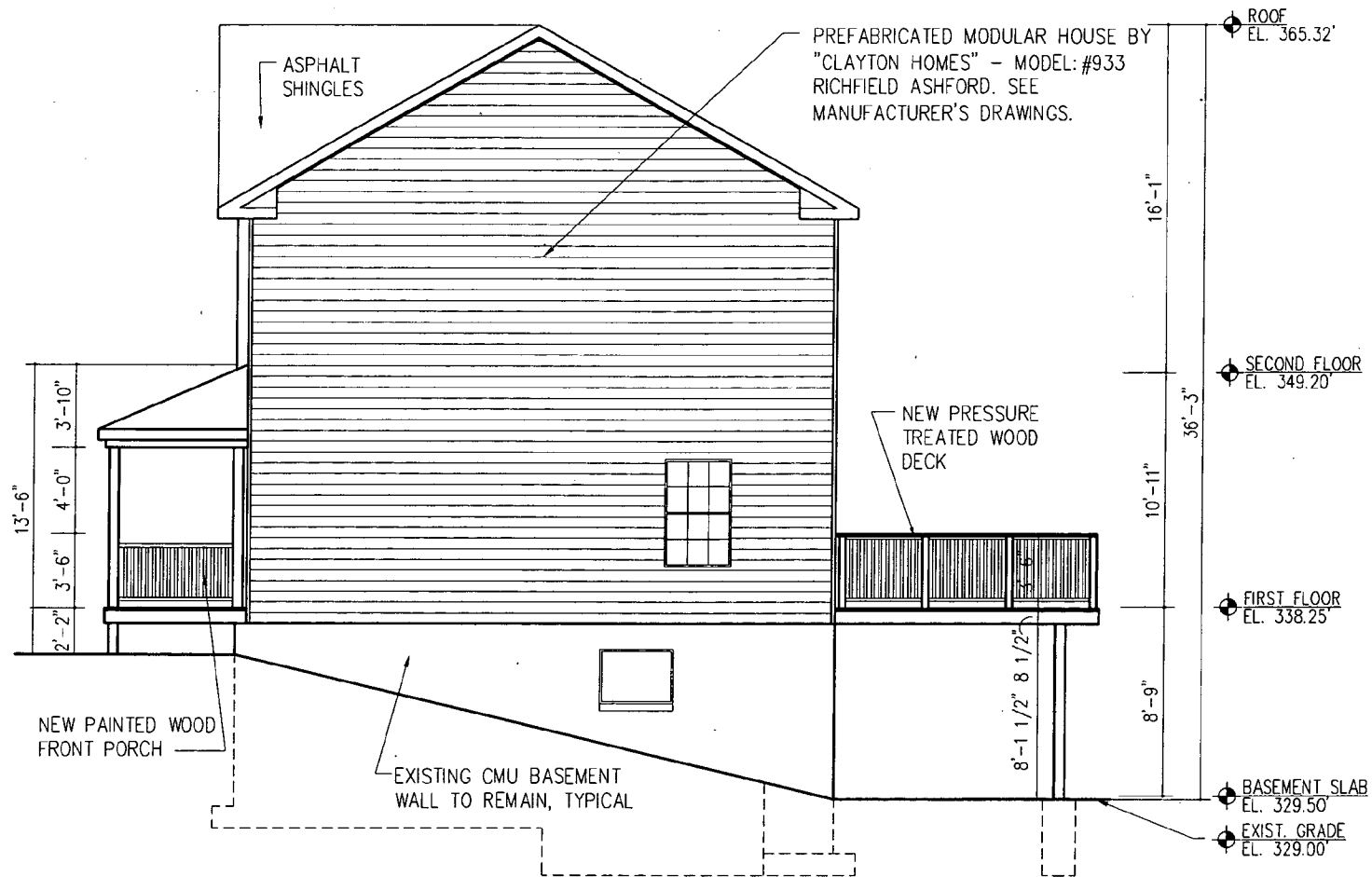


3
A100

BACK ELEVATION

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

(11)



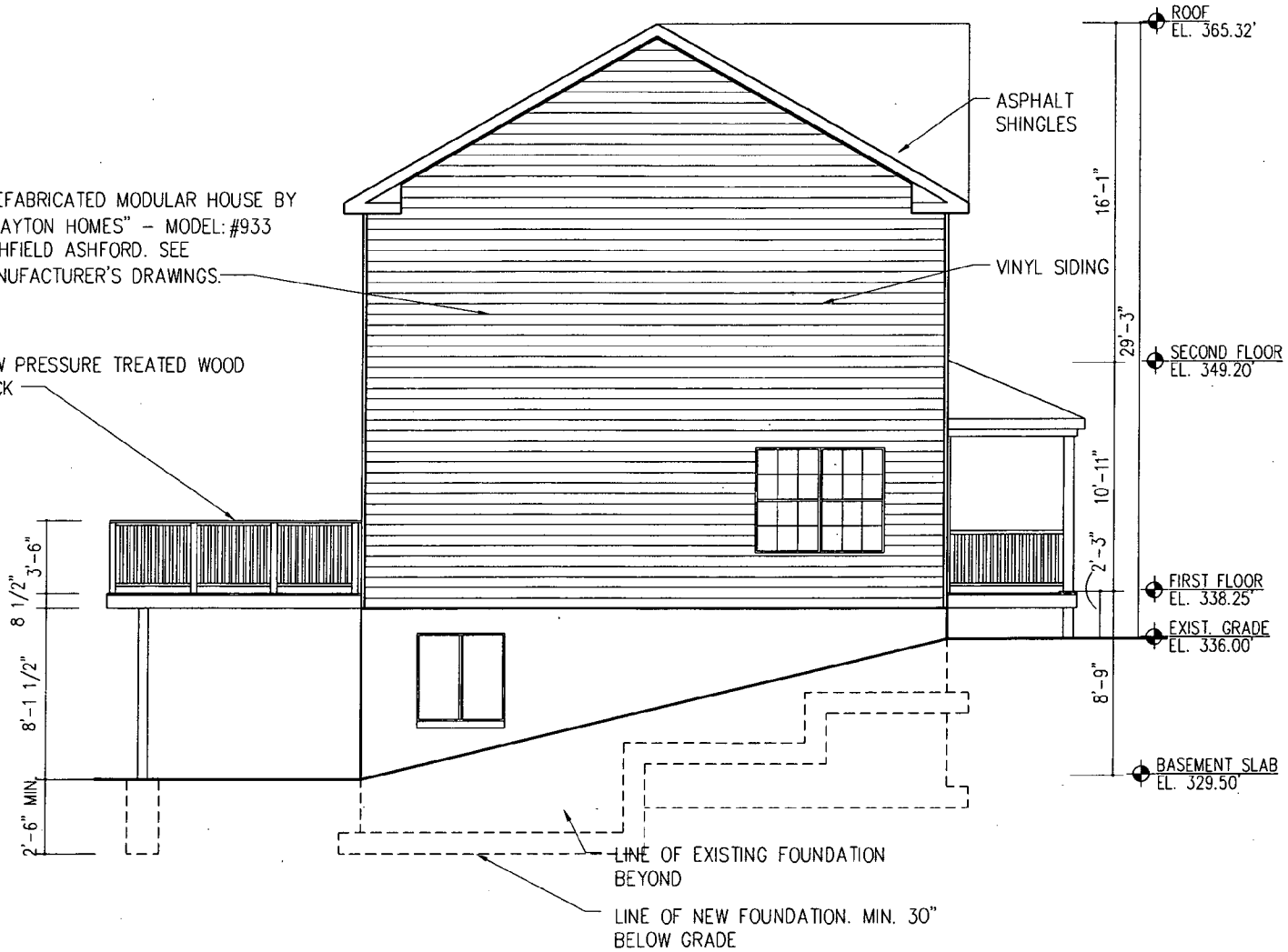
4
A100

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



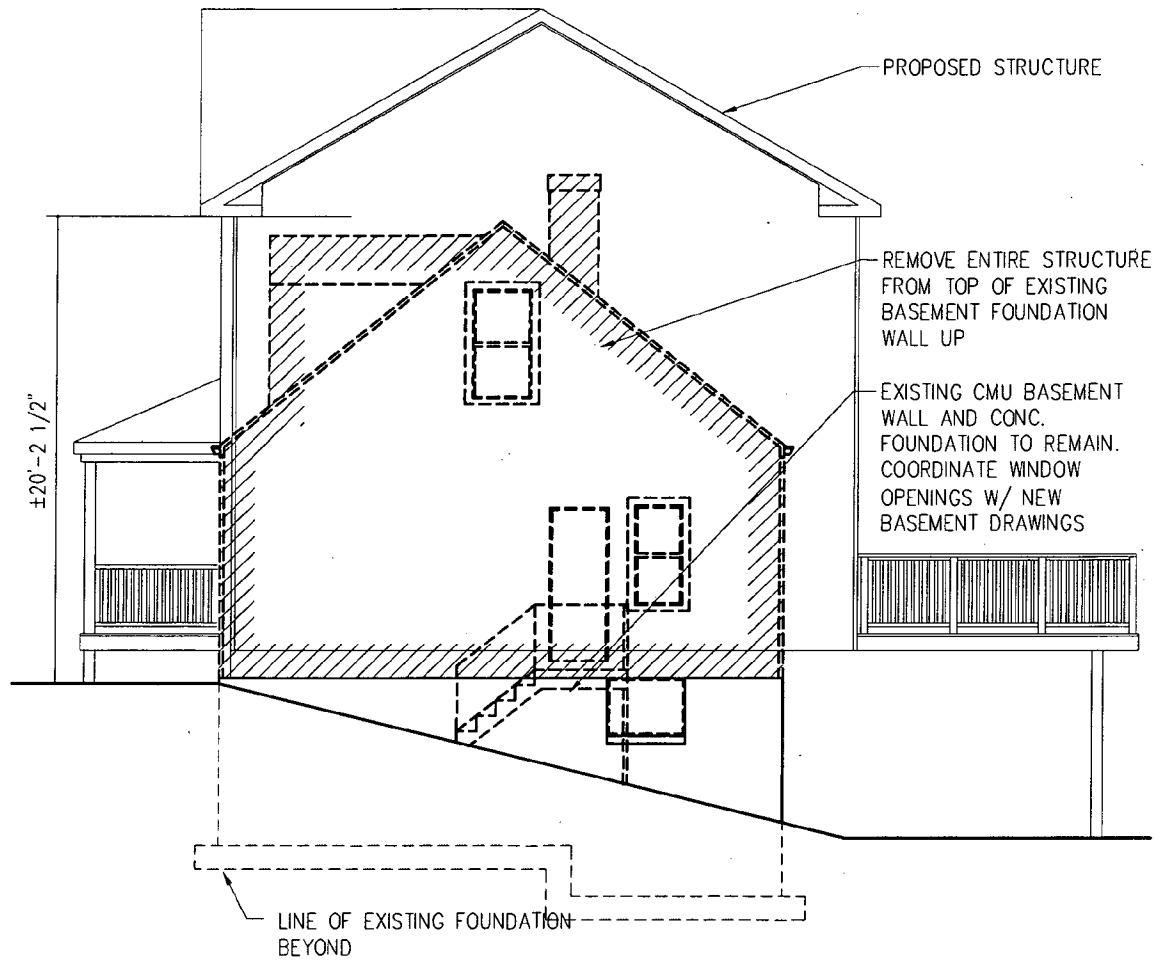
5

A100

LEFT ELEVATION

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

13

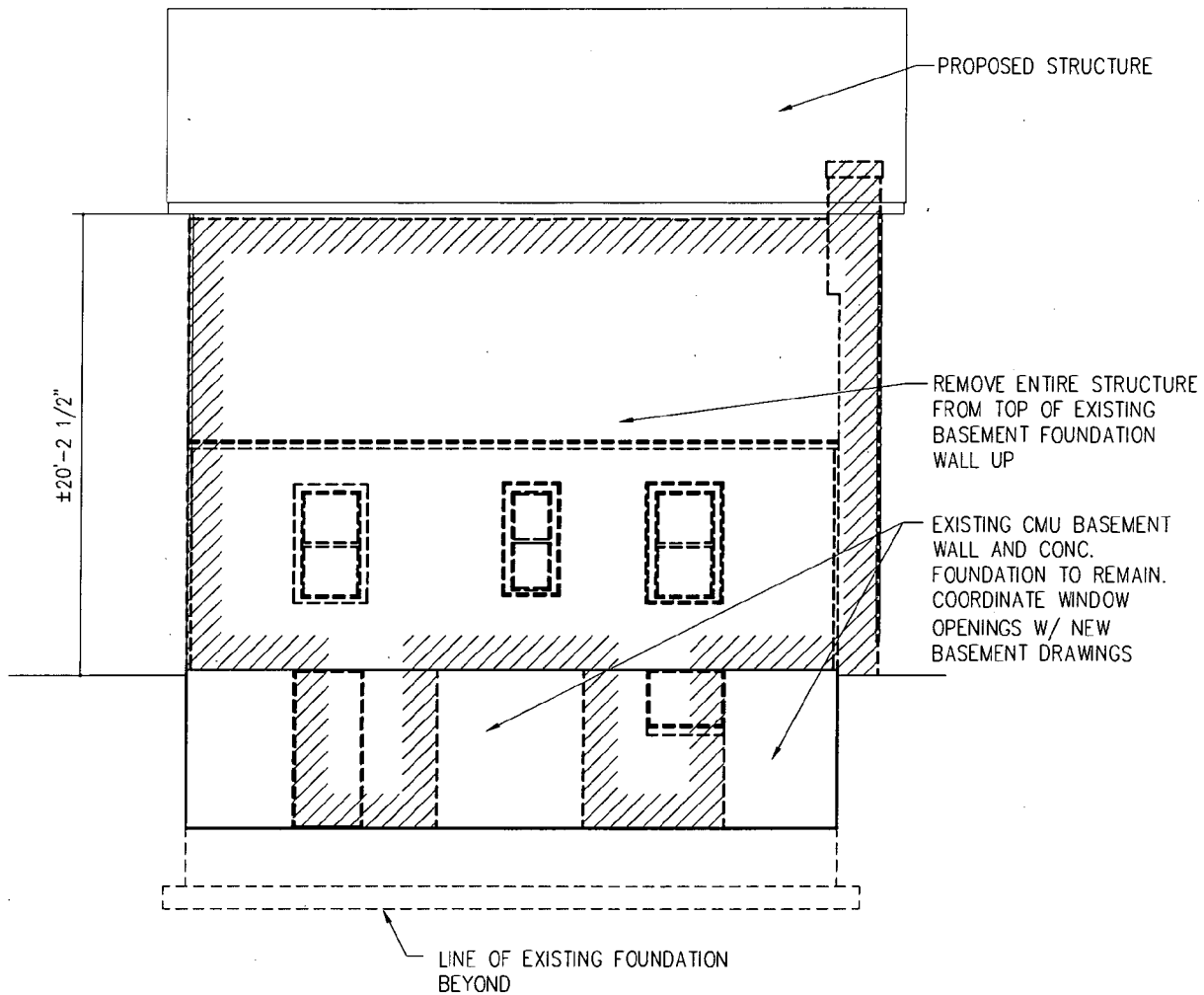


6
C100

**EXISTING BACK
ELEVATION DEMOLITION**

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

41

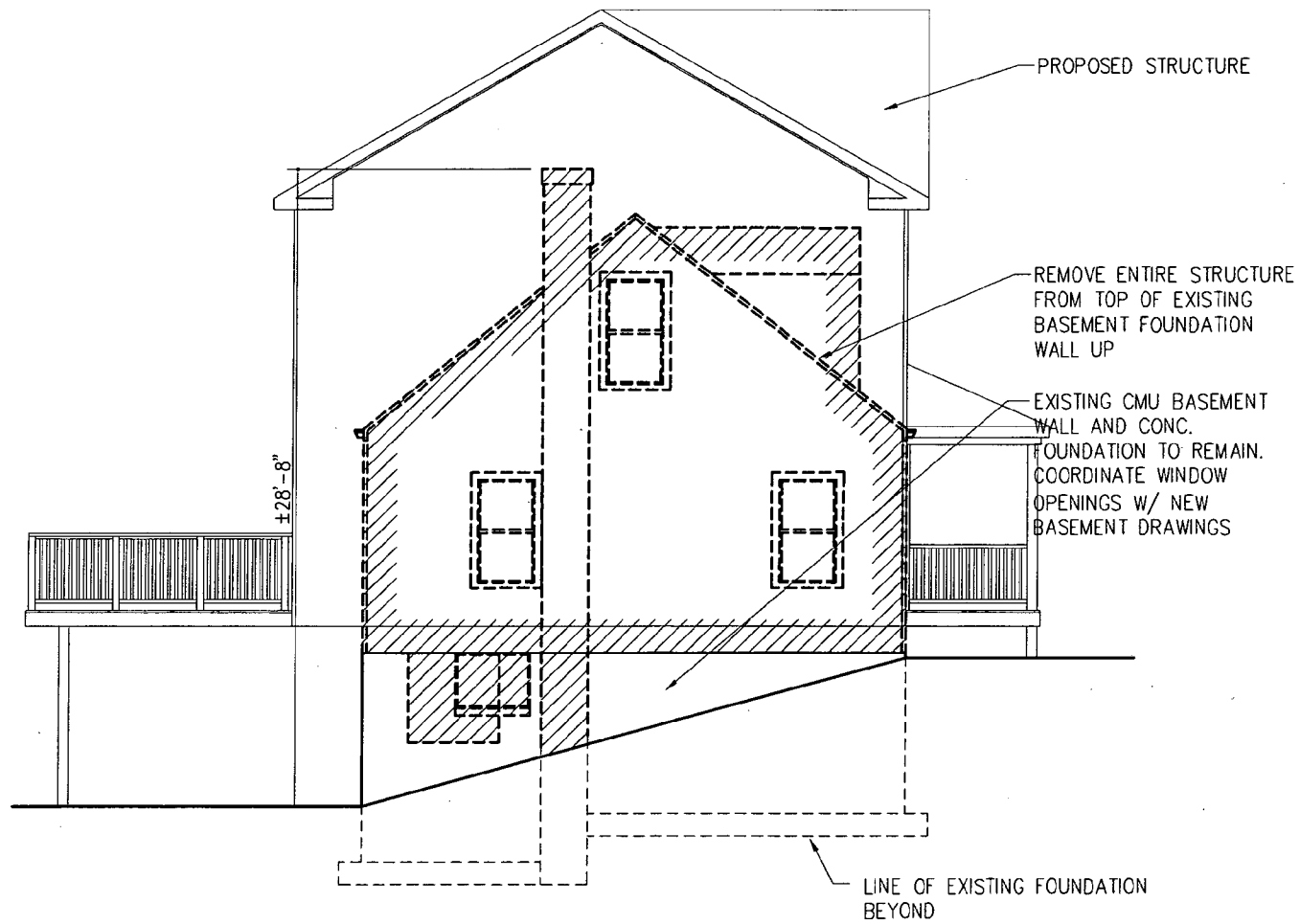


7
C100

EXISTING RIGHT SIDE ELEVATION DEMOLITION

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

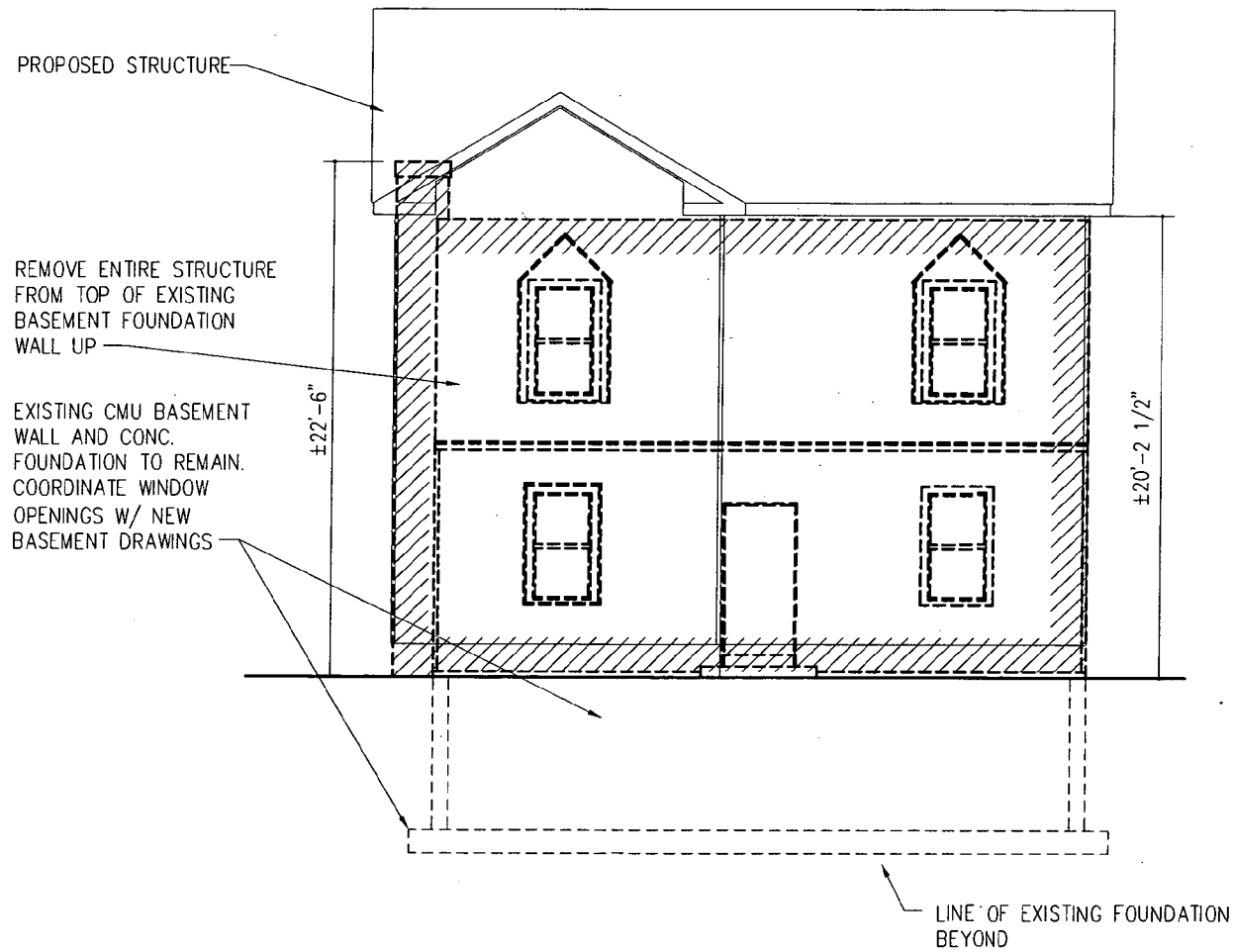
15



8
C100

**EXISTING FRONT
ELEVATION DEMOLITION**

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

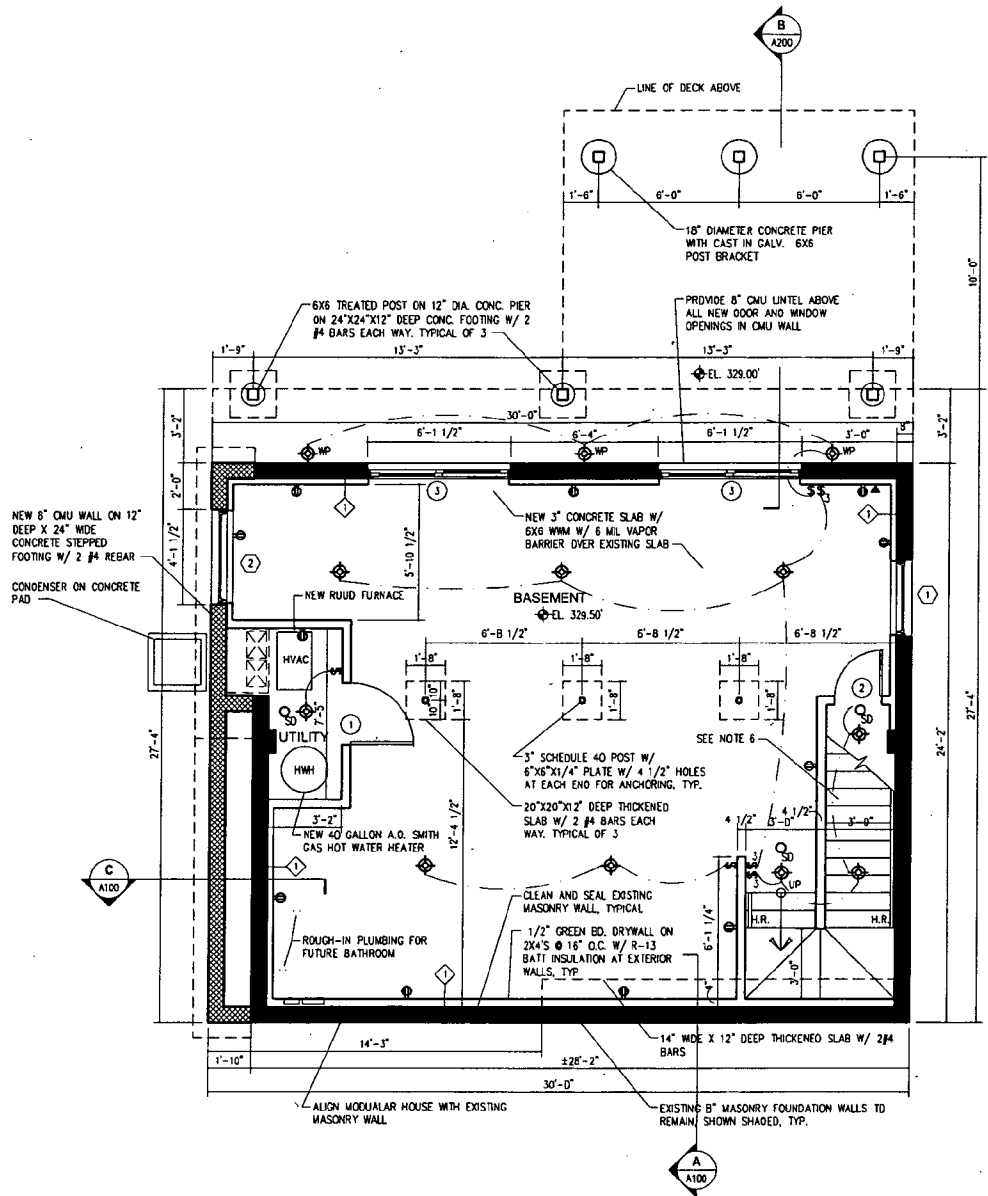


9
C100

**EXISTING LEFT SIDE
ELEVATION DEMOLITION**

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

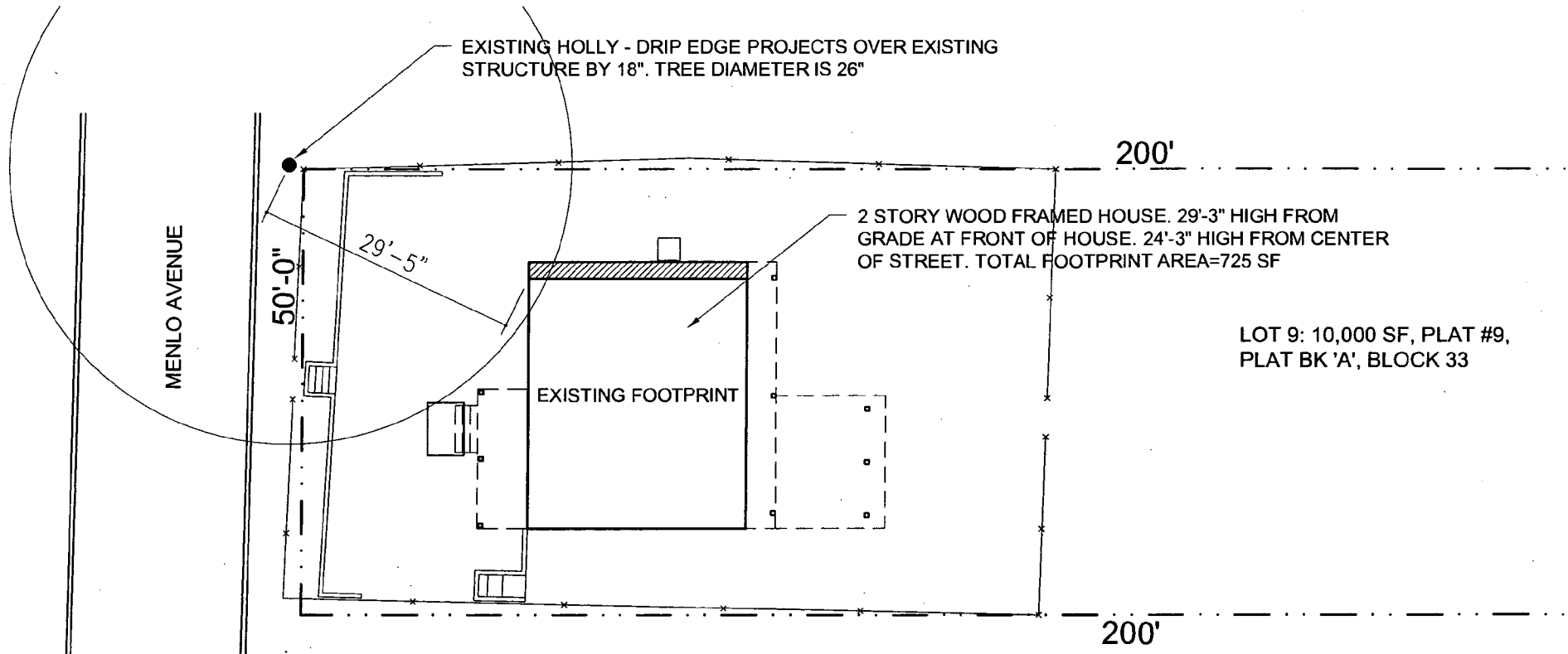
(41)



1
A100

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

12



TREE SURVEY



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

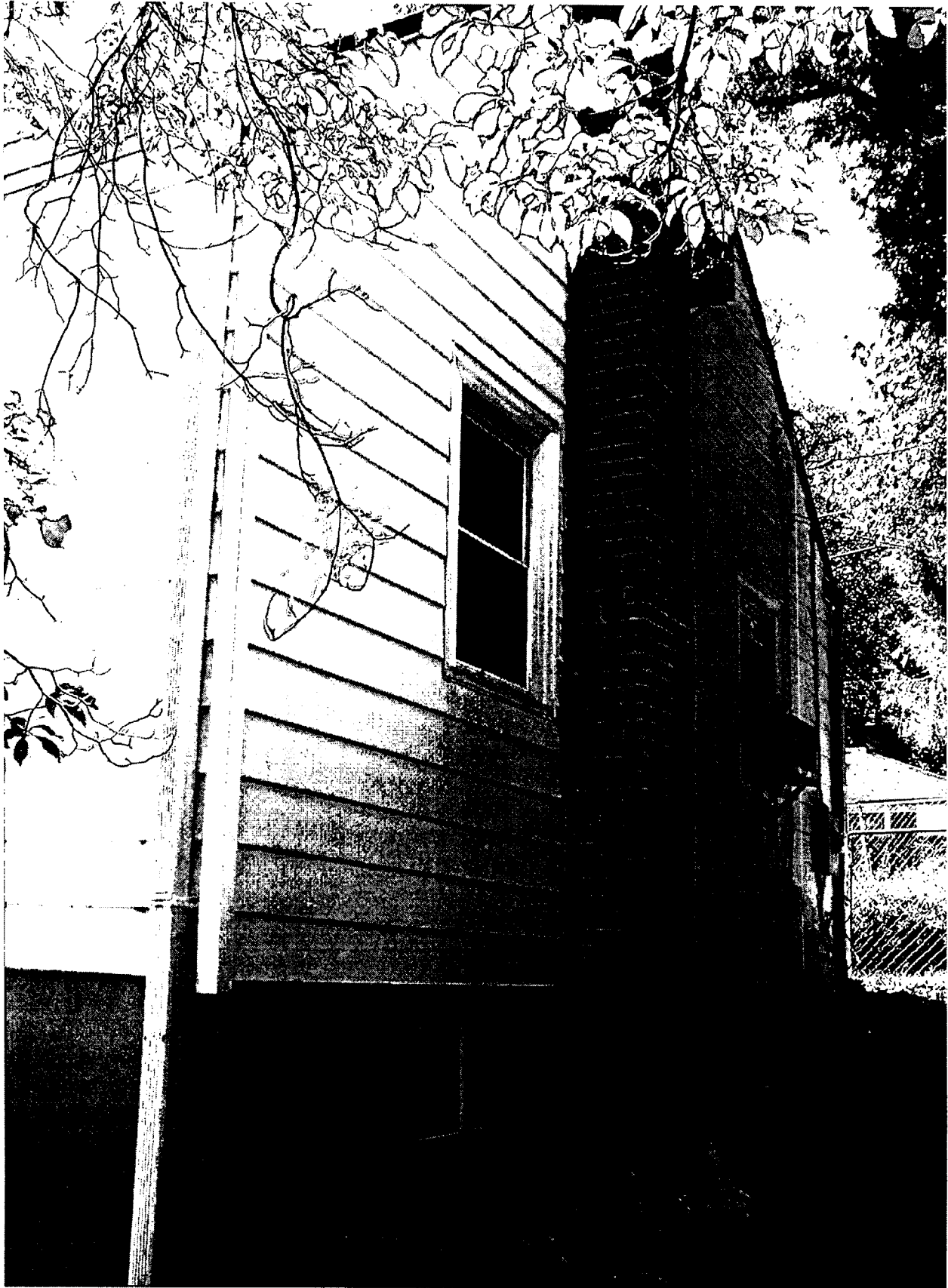


BACK ELEVATION TAKEN FROM 10009 BACK YARD. EXISTING RESIDENCE FROM TOP OF CMU BASEMENT WALL TO BE REMOVED



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

62



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



Ashford *Two Story*

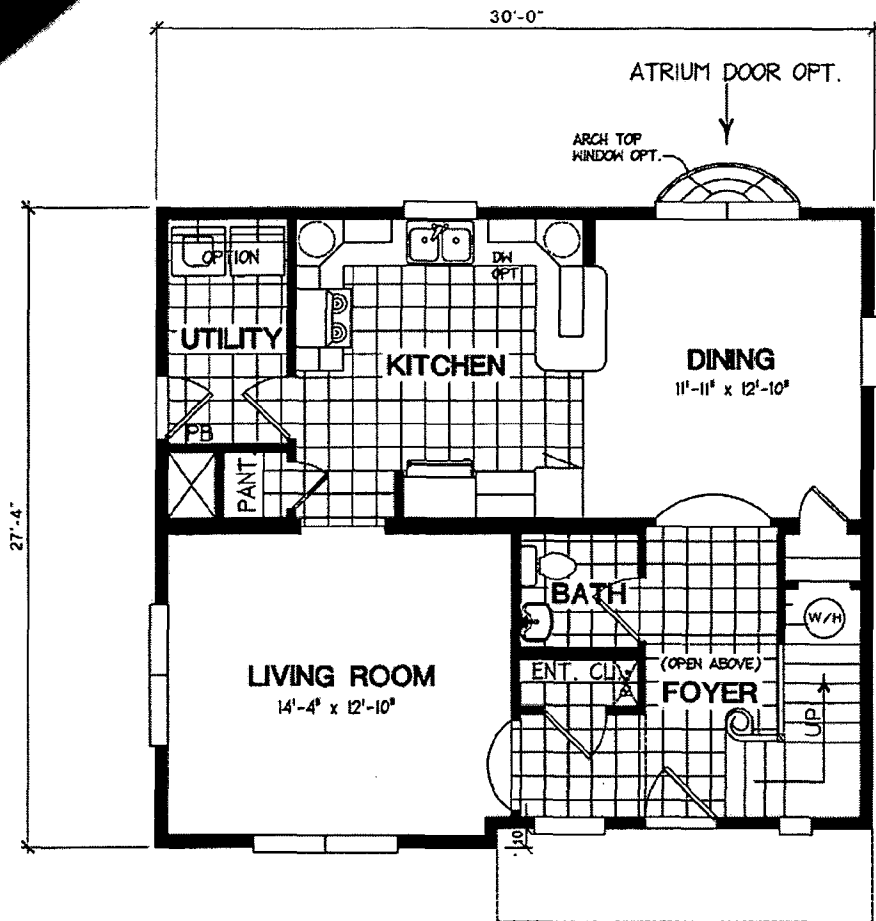


This starter home packs a punch!
With 3 bedrooms 2 1/2 baths and
a spacious open foyer it has
room and classic style.

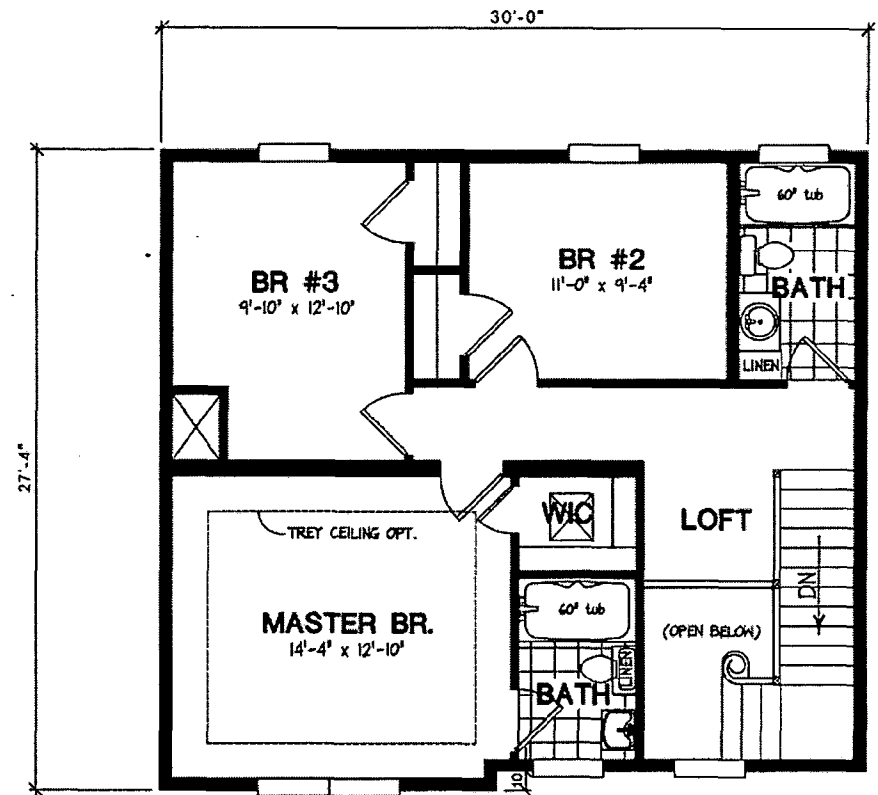
Because our company has a reputation for product update process, specifications, floor plan layout and dimensions shown on this literature are subject to change without notice or obligation. Construction and design specifications as well as features presented are conceptual, therefore should not be used as actual construction data, and may not be offered in all series or markets. Our Builders will provide accurate, up-to-date information on available options and specifications for your home. All dimensions are nominal.

Ashford *Two Story*

Model: CST28303AMD5 • 28' x 30' • 1609 SQ. FT. • 3 Bedroom 2 1/2 Bath



FIRST FLOOR



SECOND FLOOR

LISA SHOCHAT & LEN NEWMAN
1007 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 495 4780

RED HUNTLEY
10011 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 485 4356

FARRICE FOSTER
10010 MENLO AVE
SILVER SPRING, MD 20910
PH. 301 588 7282

