

10215 memo ave -  
silver spring

31/7-08A





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 03/13/08

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #478049 - Fence installation

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 12, 2008 meeting.

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

Applicant: Marjorie Lueck  
Address: 10215 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

478049

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARJORIE LUECK  
Daytime Phone No.: 703 292-7229

Tax Account No.: 5.5

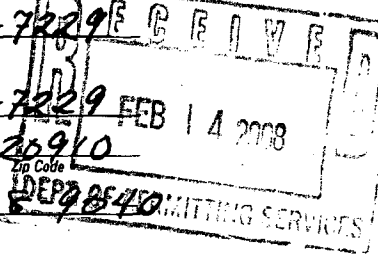
Name of Property Owner: MARJORIE LUECK Daytime Phone No.: 703 292-7229

Address: 10215 Menlo Ave Silver Spring MD 20910  
Street Number City State Zip Code

Contractor: LONG FENCE Phone No.: 301 428-9840

Contractor Registration No.: MHIC #9615-02

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_



### LOCATION OF BUILDING/PREMISE

House Number: 10215 Street: MENLO AVENUE

Town/City: SILVER SPRING Nearest Cross Street: LOMA

Lot: 4 Block: 18 Subdivision: CAPITOL VIEW PARK

Liber: A Folio: 5 Parcel: 207

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 1840

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Marjorie Lueck  
Signature of owner or authorized agent

Feb 10, 2008  
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3-13-08

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ 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:

EXTEND EXISTING 4' PICKET FENCE 9  
FEET INSIDE SOUTH PROPERTY BOUNDARY  
LINE FOR APPROXIMATELY 130 FEET.

MATERIAL: WOOD

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

EXTENSION OF EXISTING FENCE WILL IMPROVE  
AESTHETICS OF PROPERTY & DEFINE BOUNDARIES.

MATERIAL: WOOD

**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.

SITE PLAN

2/10/08

NORTH

(18)

MENLO AVENUE

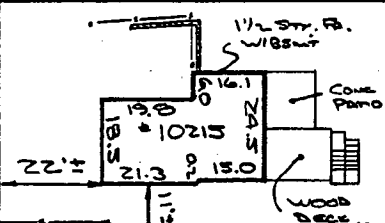
NORTH - 50'

EAST - 227'

LOT 3

LOT 4  
552511

LOT 5



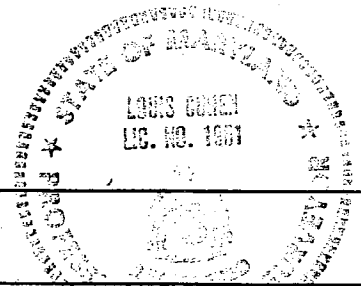
4' EXISTING FENCE CONTINUATION 4' WORK WEST WOOD PICKET

5.8° 30' E. - 50.49 (Cont)

APPROVED  
Montgomery County  
Historic Preservation Commission

3-13-08

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.  
NOTE: This survey prepared for title purposes only.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION  
LOT 4 BLOCK 18  
CAPITOL VIEW PARK  
MONTGOMERY COUNTY, MARYLAND  
Recorded in Plat Book A Plat 9 Scale 1" = 40'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961

DATE: July 1, 1993

CASE: 1331-93

FILE: 47275

II - H

**Historic Preservation Commission**

**March 12, 2008**

**Re:HPC Case 31/07-08A  
(Capitol View Park Historic District)**

**Fence Installation at 10215 Menlo Avenue**

**The Historic Review Committee and the Executive Committee of the Capitol View Civic Association approved of the proposal for fence installation.**

**Sincerely**

**Betsy Tebow  
President, Capitol view Park Citizens Association**

**Carol Ireland and Duncan Tebow, Co-chairs  
Historic Review Committee**

II - H

March 5, 2008

Montgomery County Historic Preservation Commission  
Fax: 301-563-3412

Re: Meeting of 3/12/08  
Historic Area work Permit

To Whom It May Concern,

We have no objection to the application for a fence at 10215 Menlo Ave.  
Silver Spring, MD. HPC Case # 31/07-08A.

Respectfully,



Peter Wilson  
10217 Menlo Ave  
Silver Spring, MD 20910

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10215 Menlo Avenue, Silver Spring	<b>Meeting Date:</b>	3/12/08
<b>Resource:</b>	Non-Contributing Resource Capitol View Park Historic District	<b>Report Date:</b>	3/5/08
<b>Applicant:</b>	Marjorie Lueck	<b>Public Notice:</b>	2/27/08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/7-08A	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Fence extension		

---

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Capitol View Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1940

**PROPOSAL**

The applicant is proposing to extend existing 4' tall wood picket fencing along the right side property line to the rear property line.

**STAFF RECOMMENDATION**

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a



manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

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

Owner's mailing address	Owner's Agent's mailing address
M. LUECK 10215 Menlo Ave SILVER SPRING, MD 20910	SAME AS OWNER
Adjacent and confronting Property Owners mailing addresses	
KIM & PETER WILSON 10217 Menlo Ave SILVER SPRING, MD 20910	MICHAEL ELACK ANDERSON 10213 Menlo Avenue SILVER SPRING, MD 20910
DAVID B. E. H. SERPAN 10214 Menlo Ave SILVER SPRING, MD 20910	HELEN PAPADOPOULOS 10216 Menlo Ave SILVER SPRING, MD 20910



10215 Menlo



11

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: *Marjorie Sweet*

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



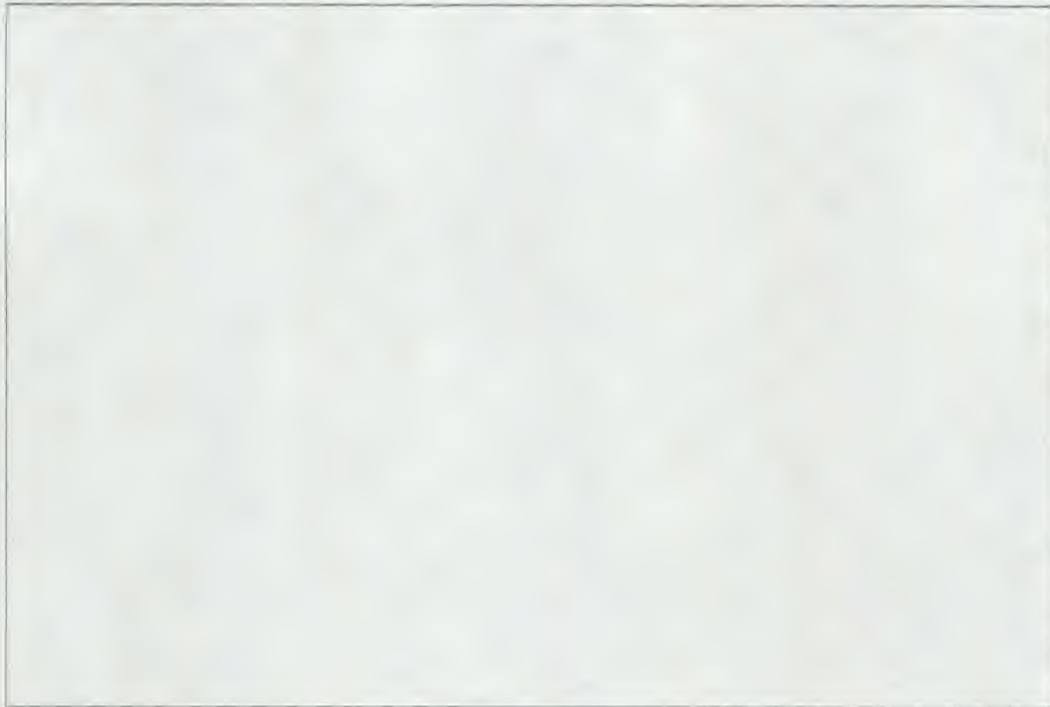
Detail: \_\_\_\_\_

Applicant: Marjorie Reed

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: Marjorie Deek