

Appellside - Men. A. 100

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9015 First Avenue, Silver Spring	Meeting Date:	08/14/02
Applicant:	Meridien Homes (Jonathan Lerner, Agent)	Report Date:	08/07/02
Resource:	<i>Locational Atlas</i> Site #36/4, Woodside Historic District	Public Notice:	07/31/02
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Perry Kapsch

PROPOSAL: New construction

RECOMMEND: Modify and return for second preliminary consultation.

PROJECT DESCRIPTION

SIGNIFICANCE: Three side lots associated with a 19th Century Victorian residence in the Woodside *Locational Atlas* Historic District

STYLE: Queen Anne

DATE: 1897

BACKGROUND

The applicant is the contract purchaser of property at the corner of Grace Church Road and First Avenue in the Woodside Historic District. The Klinge and Sanborn atlases indicate there was a house on the lot at the corner of Grace Church Road, Lot 17, and an accessory building on Lot 16. Both are now gone. Both lots are now part of the subject property with access to the property along a driveway that runs across all four lots from Grace Church Road to First Avenue. The only buildings now on the property are the Victorian residence and an out-of-period one-car garage. The subject property is on the boundary line for the historic district. Across the road are contemporary townhouses.

Woodside, first platted in September 1889 by B. F. Leighton as a rural retreat along the Metropolitan rail line, is a *Locational Atlas* historic district. The historic district includes 19 residences built from approximately 1876 to 1926, which are of historical and/or architectural significance. These structures are dispersed throughout the community between Georgia and Second Avenue, and from Spring Street (A Street) to Grace Church Road. They are predominantly Victorian, two-story dwellings with gable roofs. All have porches across the façade, some with wraparounds. Also seen are early 20th century bungalows, generally 1 ½ story frame and shingle structures with gable roofs. Between these houses is modern development,

mostly brick and vinyl houses from 1950 to the present.

Because of its age and architectural integrity, the subject property may qualify as either an outstanding resource in a historic district or as an individual historic site. Changes to the property such as the aluminum siding and porch changes are reversible modifications; the basic massing and architectural detail are intact. The setting, with its huge trees and lawns sweeping down to the street, is evocative of the era when the house was built.

PROPOSAL

The applicants propose to:

1. Construct a neo-traditional 2-story house on each of the three vacant lots. The houses on Lots 17 and 11 are proposed to have a footprint of approximately 40x48' including a front-loading 2-car garage. Lot 16, to the left of the historic residence, a 40x40' house is proposed with a front-loading 1-car garage. The houses are proposed to have vinyl siding and composite shingle roofing. The windows are proposed to have double-glazing with no specifications as to the framing. No information has been provided as to the gable shingles, shutters, or bay window or dormer roofing, or other architectural detailing.
2. Demolish the existing out-of-period one-car garage and construct a one-car garage behind the historic residence. No design or materials have been specified.
3. Remove the existing driveway.
4. Grade the site to construct four new driveways leading from First Avenue. Driveway materials have not been specified.
5. Remove an unspecified number of trees.

STAFF DISCUSSION

The proposal as submitted is missing a number of important details and the plans as shown are problematic. Because the applicant is a contract purchaser, staff recommended that the project come to the HPC as a preliminary consultation to provide the applicant an opportunity for discussion before proceeding further. As the Woodside Historic District has not been designated, the project can be considered in terms of its impact on a historic district or as adjacent infill to a prospective individual historic site. Protection of the setting of the house, which includes huge trees and expansive open spaces sloping down to the street, should be an important component of the infill site and design.

There are a number of issues to be resolved before the projects can proceed.

1. In a historic district, particularly along a boundary street of the district, the streetscape is of importance. In this district where there is a substantial amount of infill, care should be taken to allow the historic houses to be visible from the street. In this project, the houses proposed engulf the historic residence in that they are substantially larger, and in front of, the Victorian house.
2. If the existing house were to be designated as an individual historic site, the adjacent infill – the houses on either side of the historic resource – would be

scaled down to something under a 1,000 – 1,200 s.f. footprint. The proposed houses are proposed in the 1,600 – 2,000 s.f. size.

3. The use of attached garages is generally discouraged. Front-loading garages are always discouraged for new infill or additions. Staff has suggested to the applicant that rear opening or detached garages be considered for all three sites. The detached garage at the historic resource should be sited to allow for the possibility that the new owner may want to make alterations at the rear to allow for a new kitchen in order to bring the front porch back to its original configuration.
4. The amount of paving proposed requires a substantial amount of grading and is a poor design choice given the sweeping lawns and open beauty of the site. Staff has recommended that the applicant explore the possibility of using a shared rear driveway (“alley easement”) from Grace Church Road for the two new houses on Lot 17 and 16 and for the historic property. This would eliminate three front driveways. For Lot 11, on the right, staff would recommend that a new driveway and garage plan be devised that would narrow the driveway, use part of the existing paving, and with a detached garage at the rear, allow for the turnaround paving to be placed out of sight behind the house. The loss of some rear yard space does not seem germane relative to the negative impact of four massive paving projects in the front yards of each house. Staff is unclear as to the number of trees that will be removed or impaired by the current driveway grading and paving plan, but would suggest that the applicant could supply this information at the next consultation.
5. In addition to the impact of the proposed driveways, it is also not clear as to the number of trees being removed or being impaired by the size and siting of the proposed houses and historic house garage. No tree survey has been provided. From the current site plan it appears that the grading plan for Lot 11 would negatively impact the massive post or white oak to the right of the existing residence.
6. The houses proposed on Lots 16 & 17 both appear to be sited on top of a grove of substantial poplar and birch trees. Removal of those trees would destroy a large area of the remaining woods in Woodside. The substantial amount of grading shown in the current plan would appear to destroy or lead to the decline of the rest of the trees on the two lots. Staff would recommend that the applicant explore the possibility of modifying the footprints to allow for preservation of the trees. A tree survey that included the critical root zone of the trees on the property may help to clarify the situation.
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8. The materials proposed for the houses vinyl and flat, double-glazed windows is not in keeping with the wood and shingle clad resources in the historic district, but the applicant can discuss this with the HPC. Staff would recommend that a painted surface such as wood, hardiplank or chemplank be considered, and that the windows, shutters, and other framing be of painted wood with dimensional wood muntins on the window exteriors. Details such as full-width hinged shutters could also be integrated into the design in order to improve the quality of the project. Woodside was platted and developed in the 19th century as an upper income community and an effort should be made to provide infill that keeps to that standard.
9. It is not clear from the information provided on the proposed houses as to their aspect from the street and their profiles relative to the historic house. All three houses look as if they will be set well above grade at the front and that is not reflected in the current elevations. As mentioned earlier in the report, the scale and siting of the houses together appear that they will overwhelm the historic resource.

As with all infill construction in a historic district, this project should lie gently on the land, causing minimal disruption of the patterns of natural resources, open spaces and architecture in the district. Less paving, more resource sensitive construction methods, and more creatively designed houses would help to preserve the integrity of the historic district and add to the return on the investment being made in this project.

In addition to any changes proposed by the HPC, staff would recommend that the following basic information is needed in order to properly review the project:

1. A tree survey conducted by a certified arborist that indicates the species of trees, their condition, which trees are proposed for removal.
2. A tree protection plan including work to be undertaken before, during and after construction.
3. All four elevations for the houses.
4. Site elevations on all four sides that depict how the structures will be set on, above, or into grade.

STAFF RECOMMENDATION

Staff recommends that the applicant modify the proposal as suggested in the preliminary consultation, provide the missing information, and return for further preliminary consultations before proceeding to a Historic Area Work Permit application.

Staff also recommends that consideration be given to the Secretary of the Interior Guidelines #1, #2, #9 and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or

alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

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.



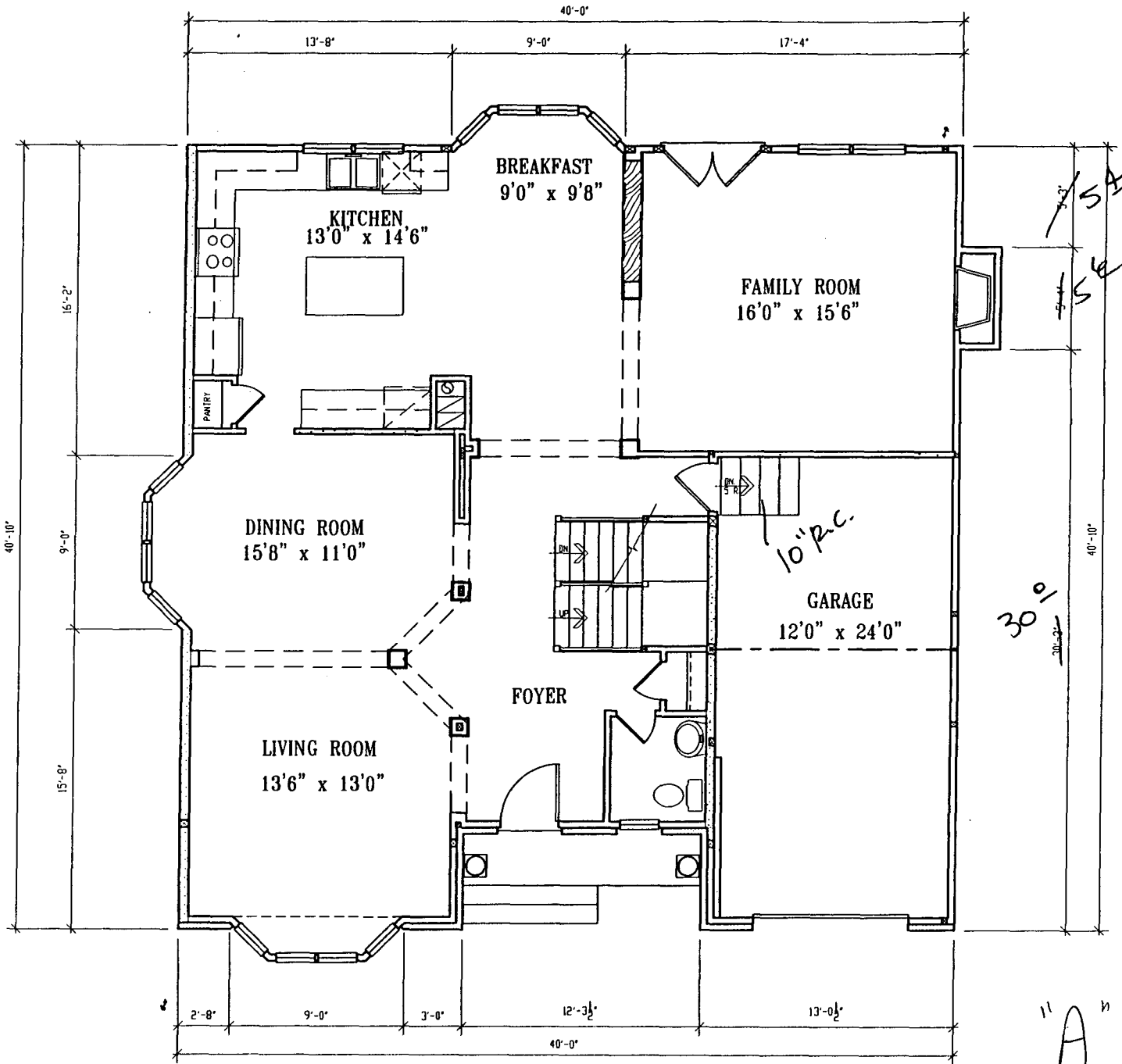
6

FRONT ELEVATION

Plan "A" (Lot 16)

LOT #16

1/4" = 1' - 0"

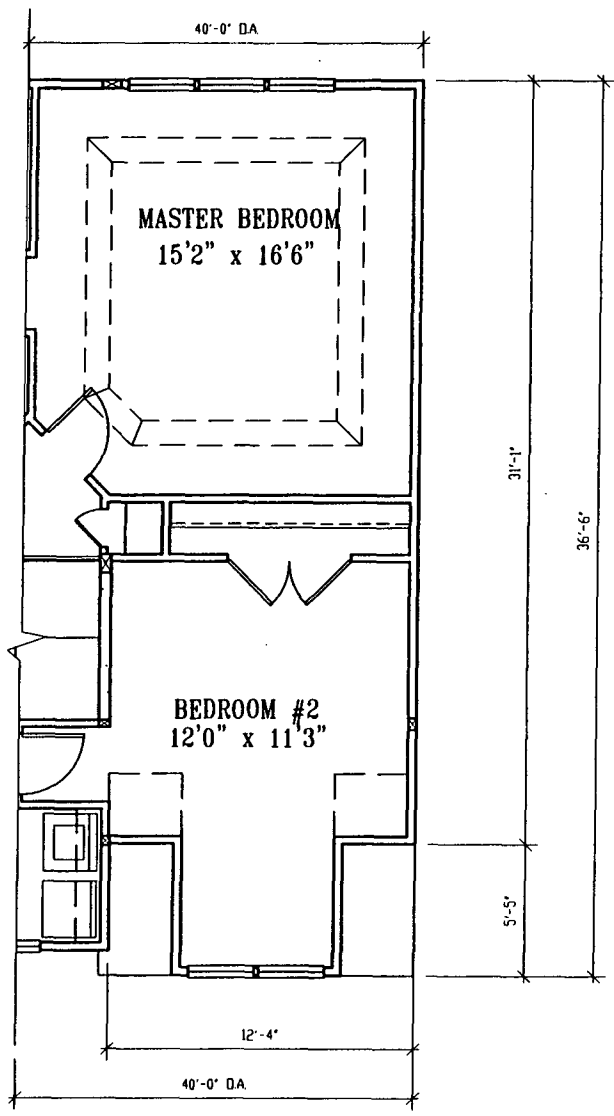


7

LOWER FLOOR PLAN

LOT #16 ✓
1154 SQ. FT.

1 / 4" = 1' - 0"



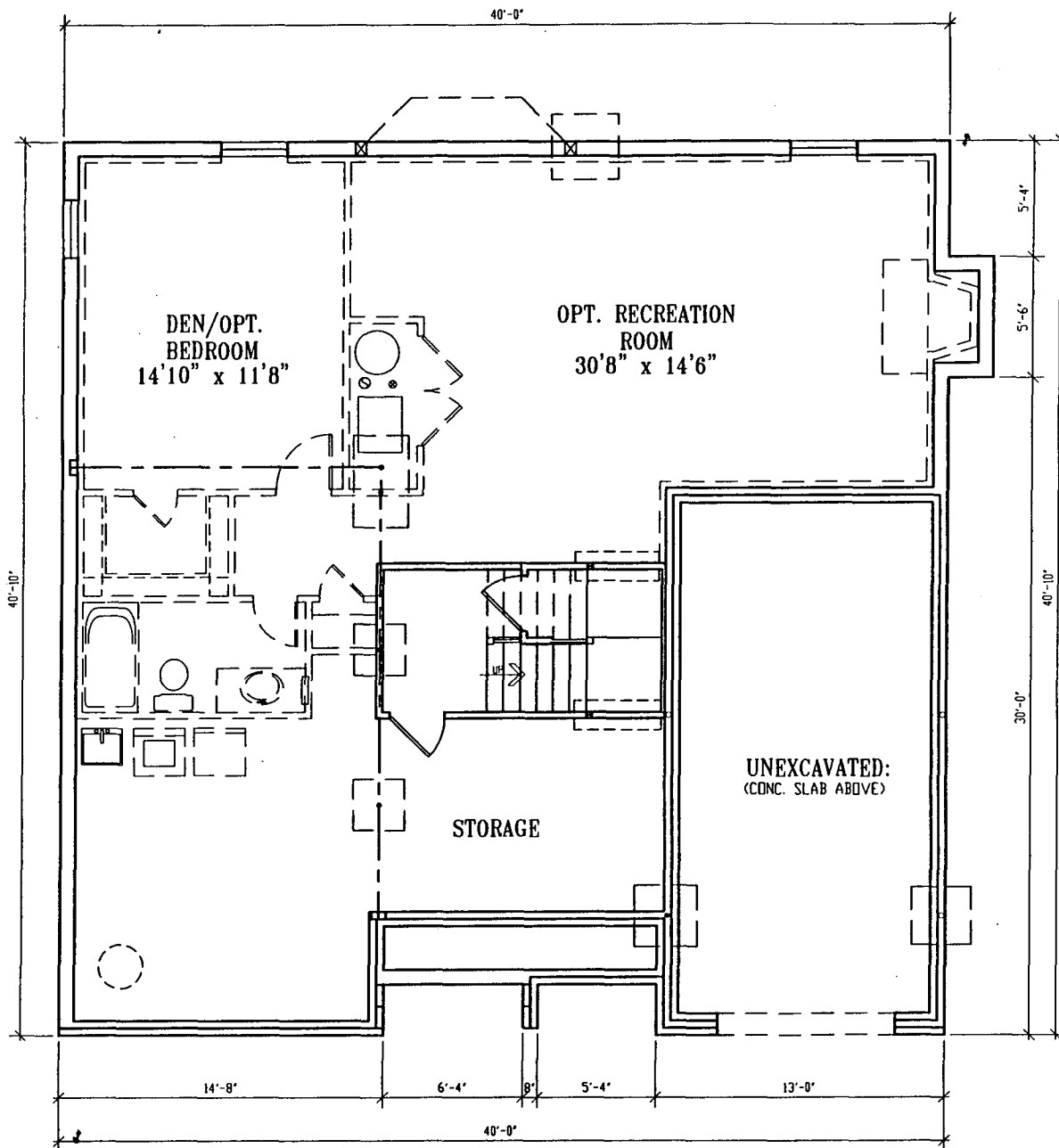
UPPER FLOOR PLAN

LOT #16
1475 SQ. FT.

1/4" = 1' - 0"

"A"

2



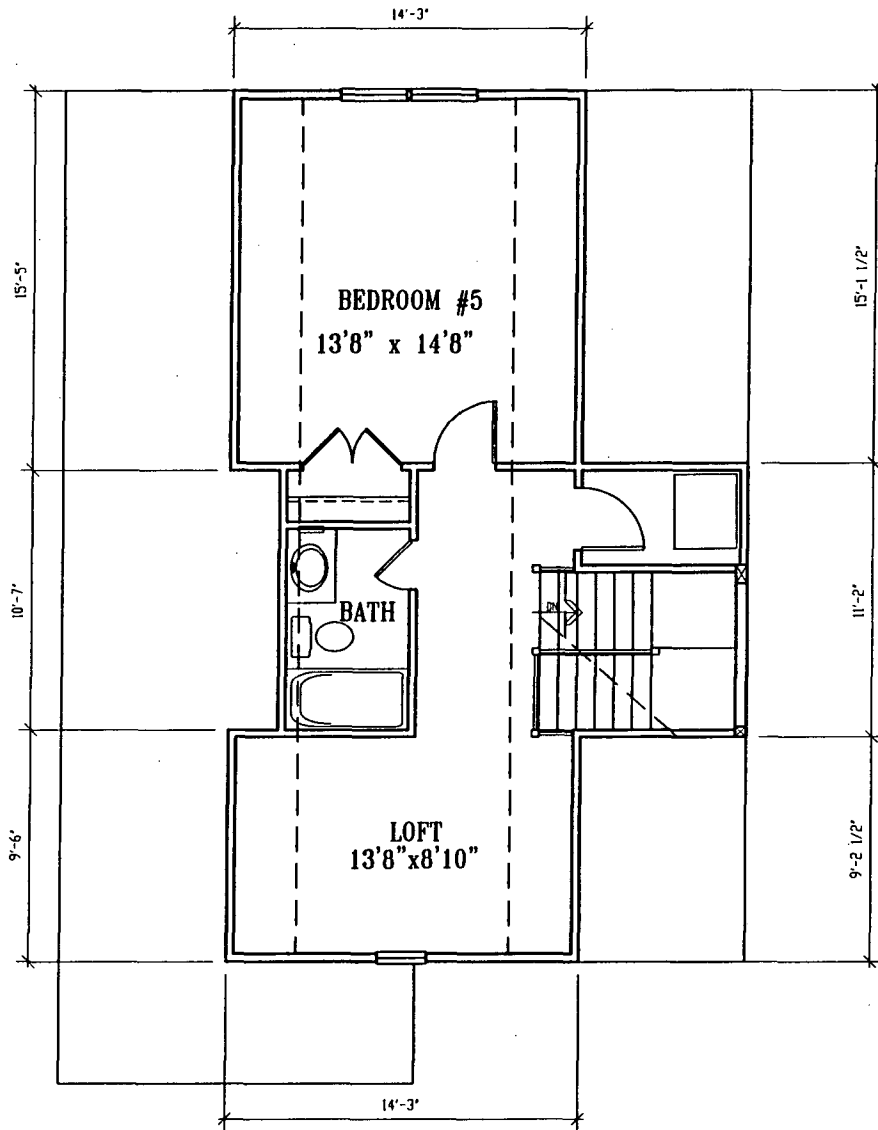
FOUNDATION / BASEMENT FLOOR PLAN

LOT #16
866 SQ. FT.

1 / 4" = 1' - 0"

9

A¹⁰



ATTIC FLOOR PLAN

LOTS # 11, 16 & 17
560 SQ. FT.

1/4" = 1' - 0"

"A"

10



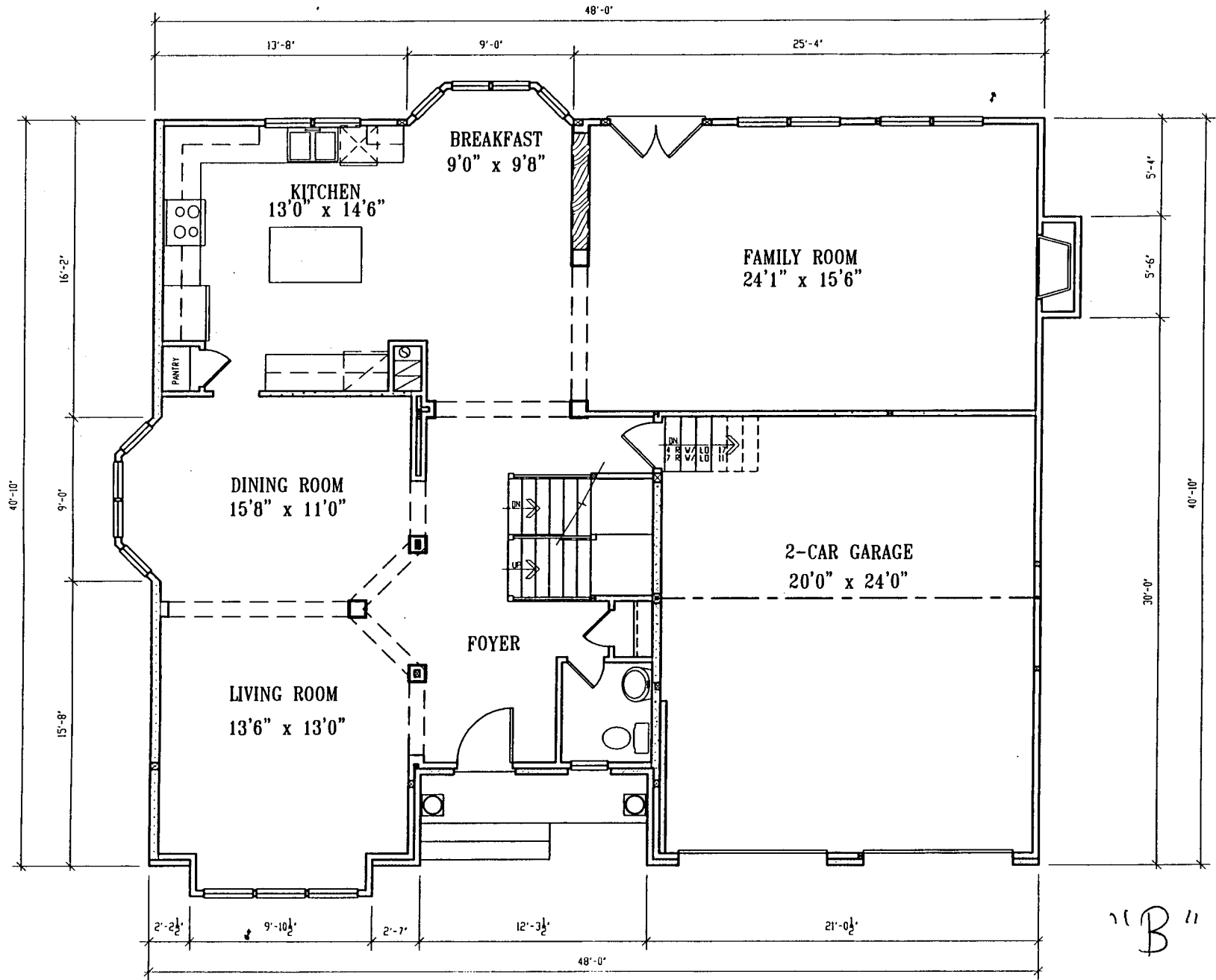
FRONT ELEVATION

Plan "B" (Lot 11 & 17)

LOTS #11 & 17

1/4" = 1' - 0"

11



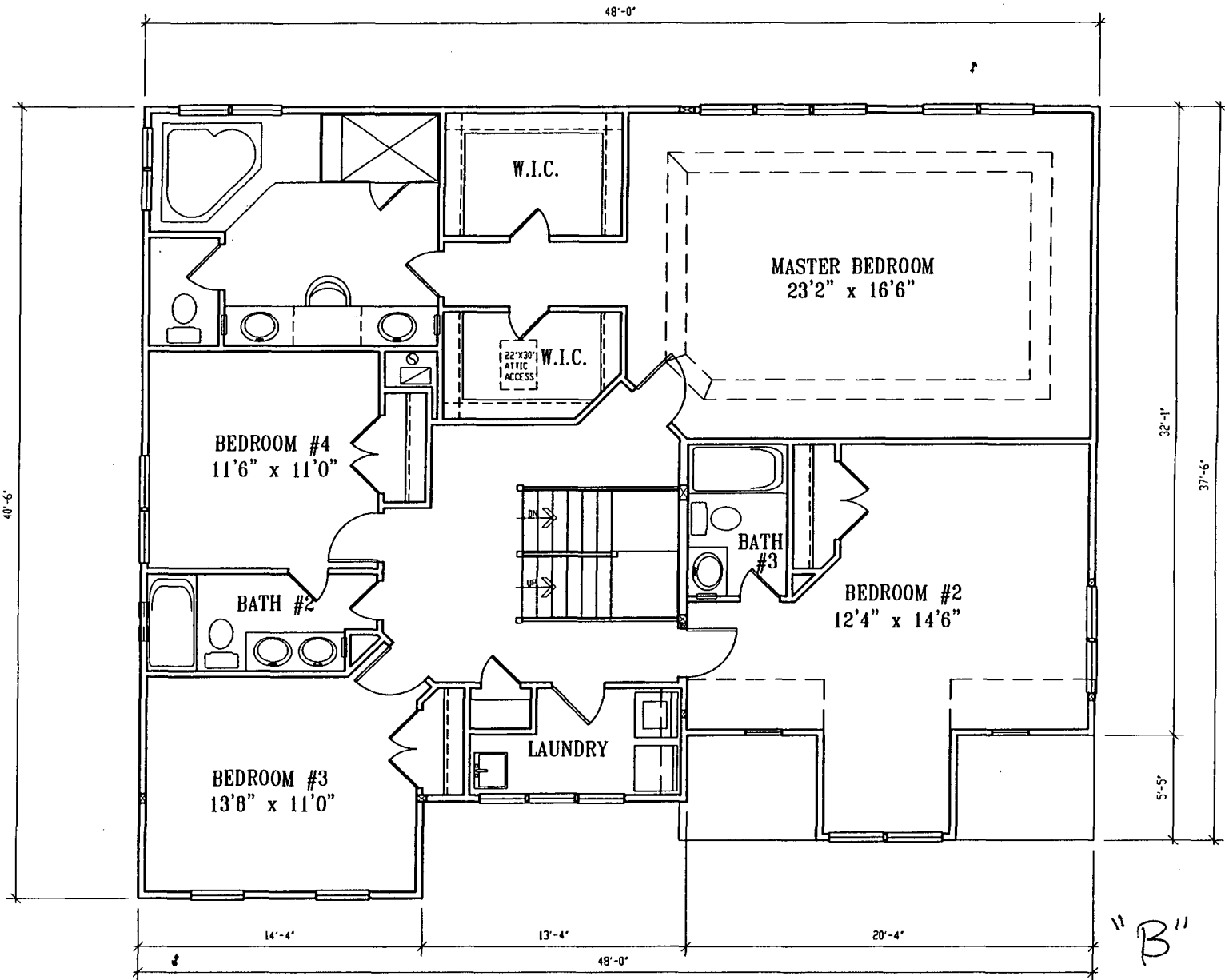
(12)

LOWER FLOOR PLAN

LOTS #11 & 17
1160 SQ. FT.

1/4" = 1' - 0"

"B"

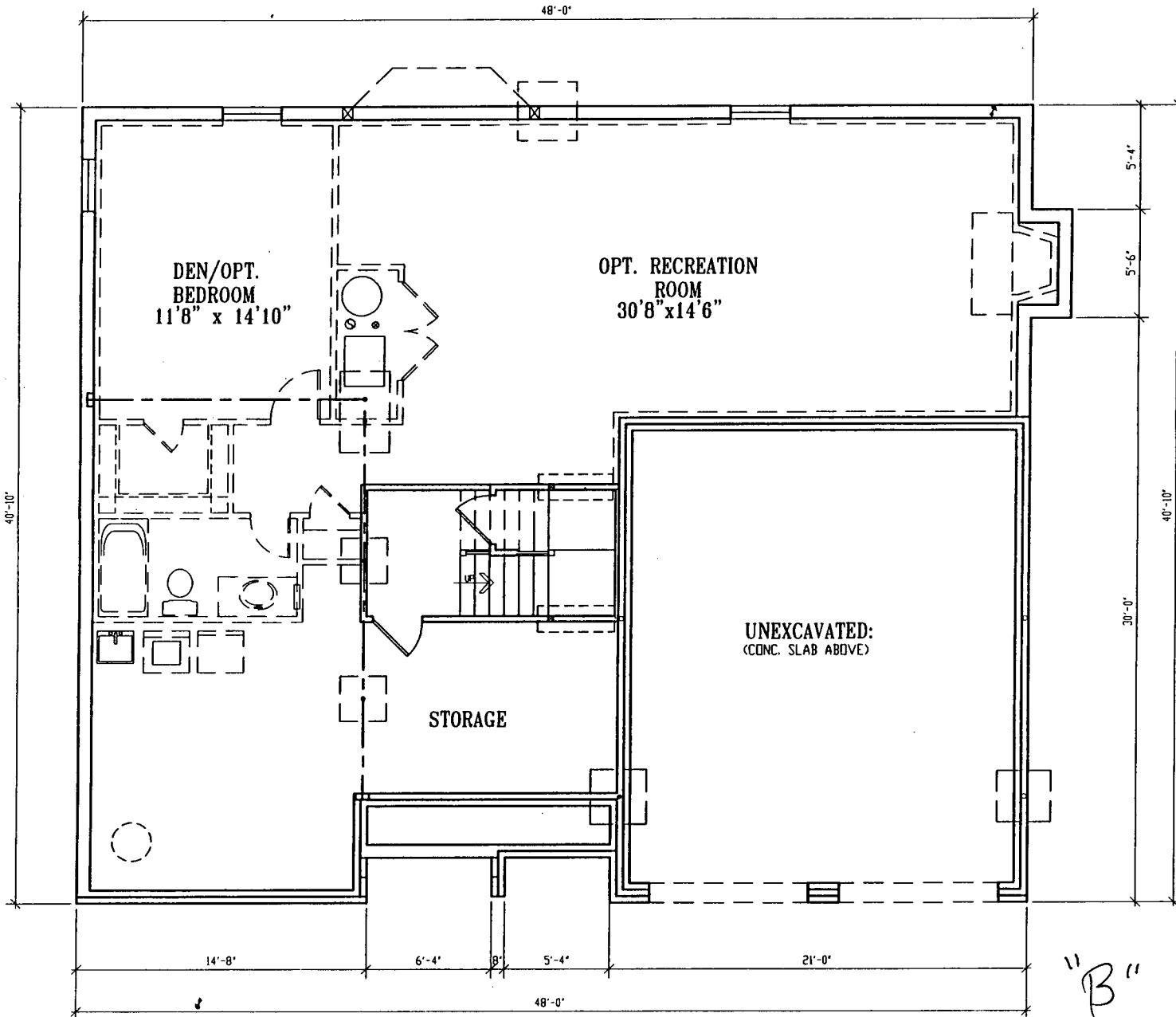


13

UPPER FLOOR PLAN

LOTS #11 & 17
1475 SQ. FT.

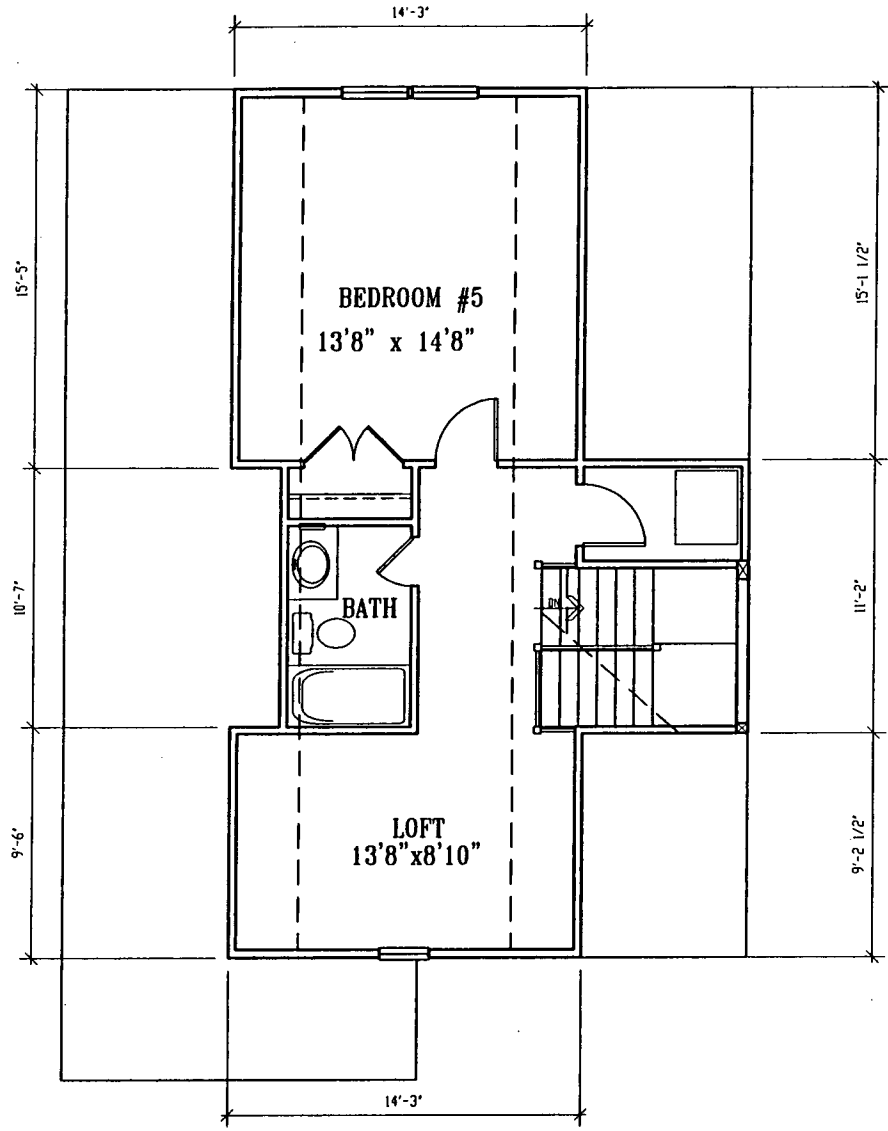
1/4" = 1'-0"



FOUNDATION / BASEMENT FLOOR PLAN

LOTS #11 & 17
866 SQ. FT.

1 / 4" = 1' - 0"



"B"

ATTIC FLOOR PLAN

LOTS # 11, 16 & 17
560 SQ. FT.

1/4" = 1' - 0"

15



Structure front on lot 10



Structure front on lot 10 (#2)



Left of garage on lot 10



Brick on house & new porch



Garage front of lot 11



Right side of structure on lot 10



Rear of structure on lot 10

18



Rear of garage on lot 11



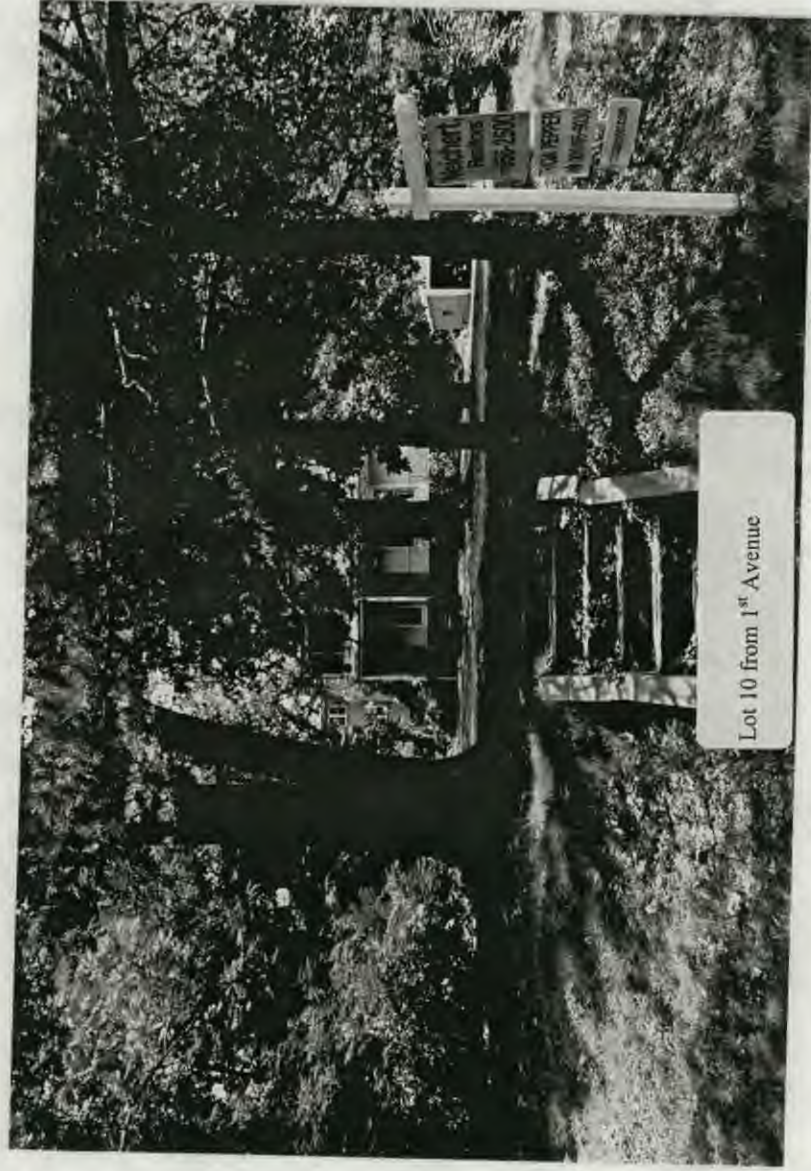
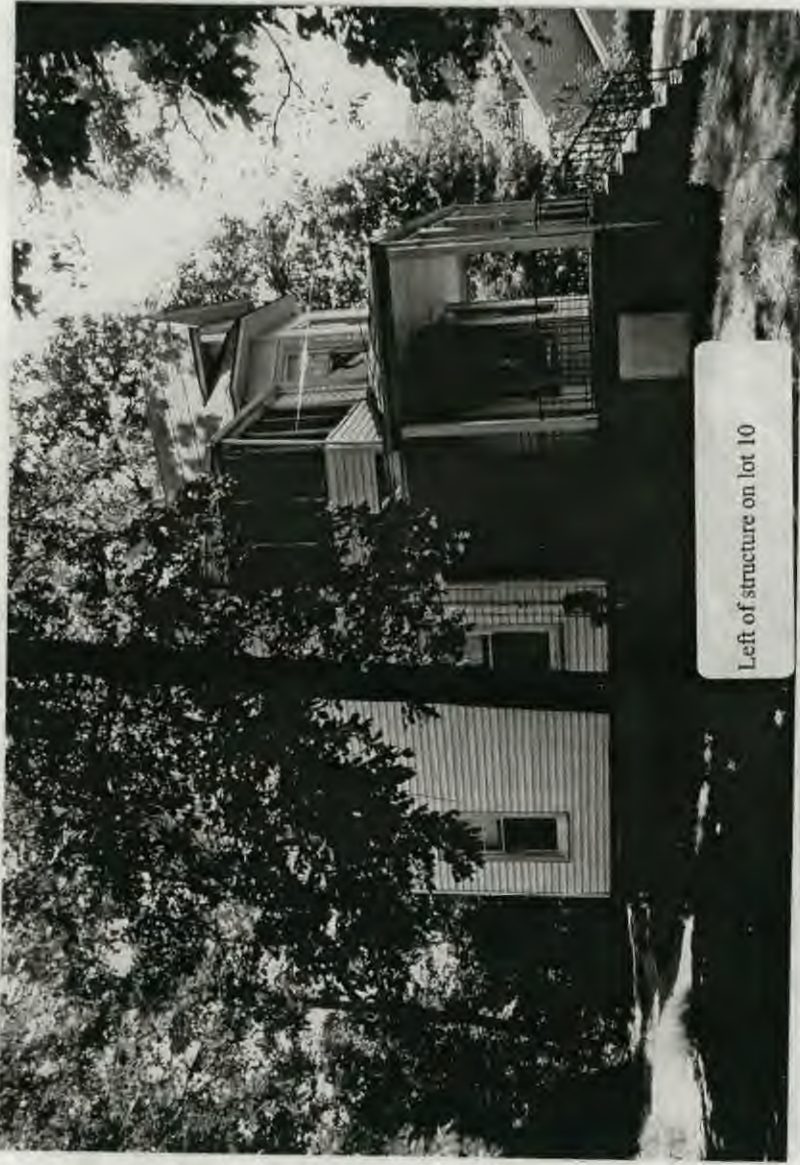
Right side of garage or lot 11



Lot 11 from 1st Avenue



Lot 16 across from subject 11

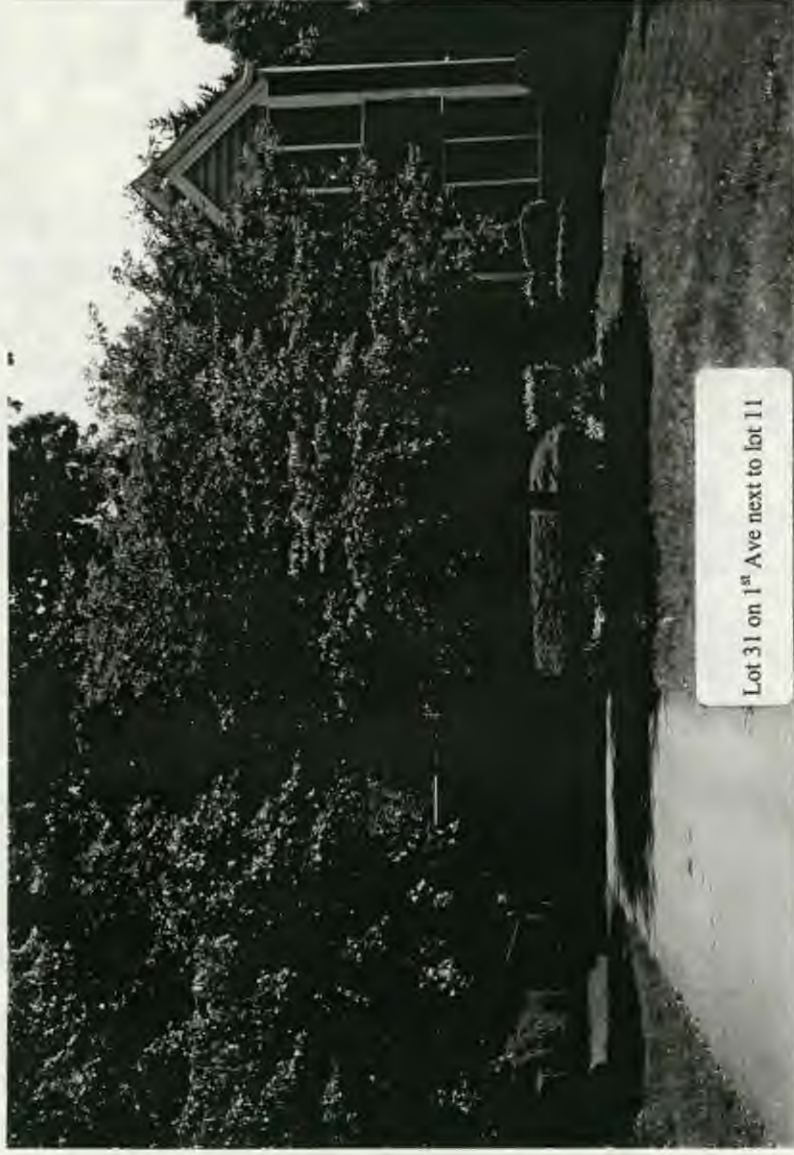




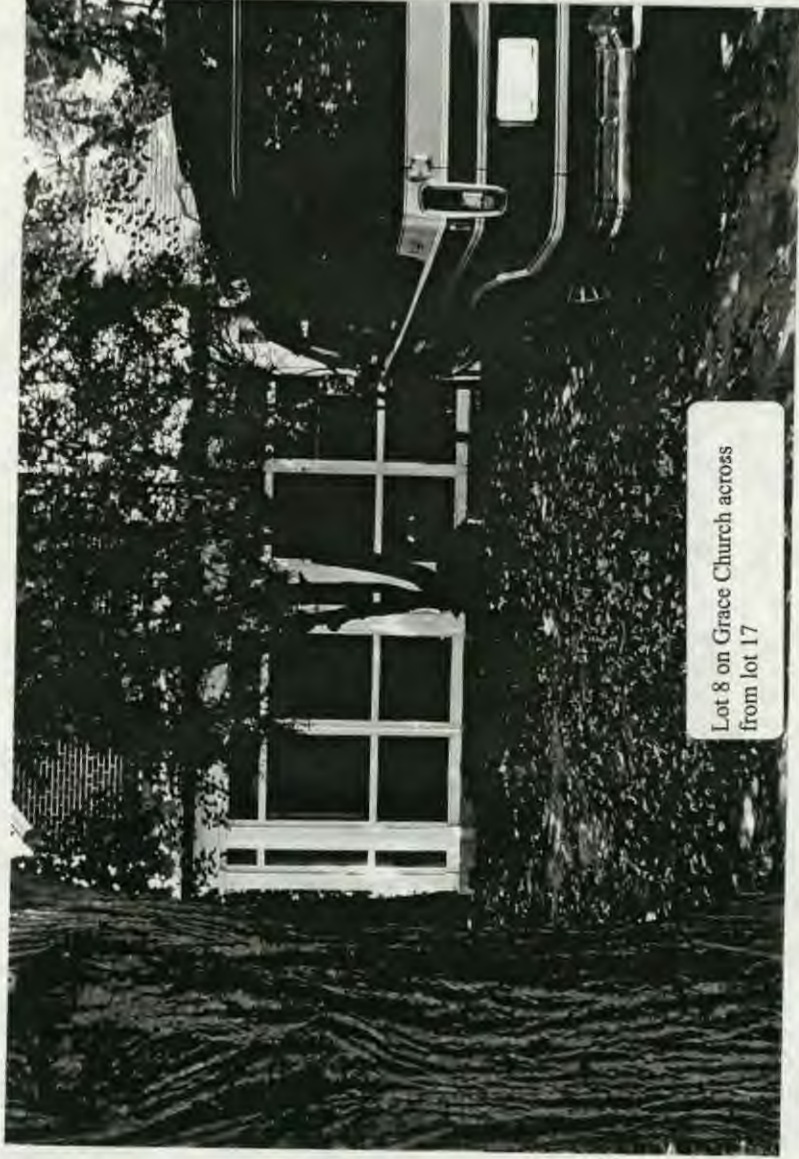
Lot 18 across from subject 16



Lot 18 on Grace Church behind
16 & 17



Lot 31 on 1st Ave next to lot 11



Lot 8 on Grace Church across from lot 17



Lot 17 from Grace Church



Lot 17 from 1st Avenue

24



Lot 16 from 1st Avenue



Lot 17 across from subject 10

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

Owner's mailing address	Owner's Agent's mailing address
5110 Ridgefield Road #413 Bethesda, MD 20816	
Adjacent and confronting Property Owners mailing addresses	
Thomas E. Owens 9016 1st Avenue Silver Spring, MD 20910	Richard R. Goodden 9014 1st Avenue Silver Spring, MD 20910
Ralph Cady 9012 1st Avenue Silver Spring, MD 20910	Norman Brissett 9010 1st Avenue Silver Spring, MD 20910
Victoria Fimea 9007 1st Avenue Silver Spring, MD 20910	Peter Remsen 3938 West Shore Drive Edgewater, MD 21037
Jean Doing 1708 Grace Church Road Silver Spring, MD 20910	Jevita Kilpatrick 10 Grace Church Court Silver Spring, MD 20910

g: addresses: noticing table

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
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Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Franklin Jenkins, Jr. 8 Grace Church Court Silver Spring, MD 20910	Adrienne Grant 6 Grace Church Court Silver Spring, MD 20910
Martin Baltrotsky 1801 Arcola Avenue Silver Spring, MD 20902	

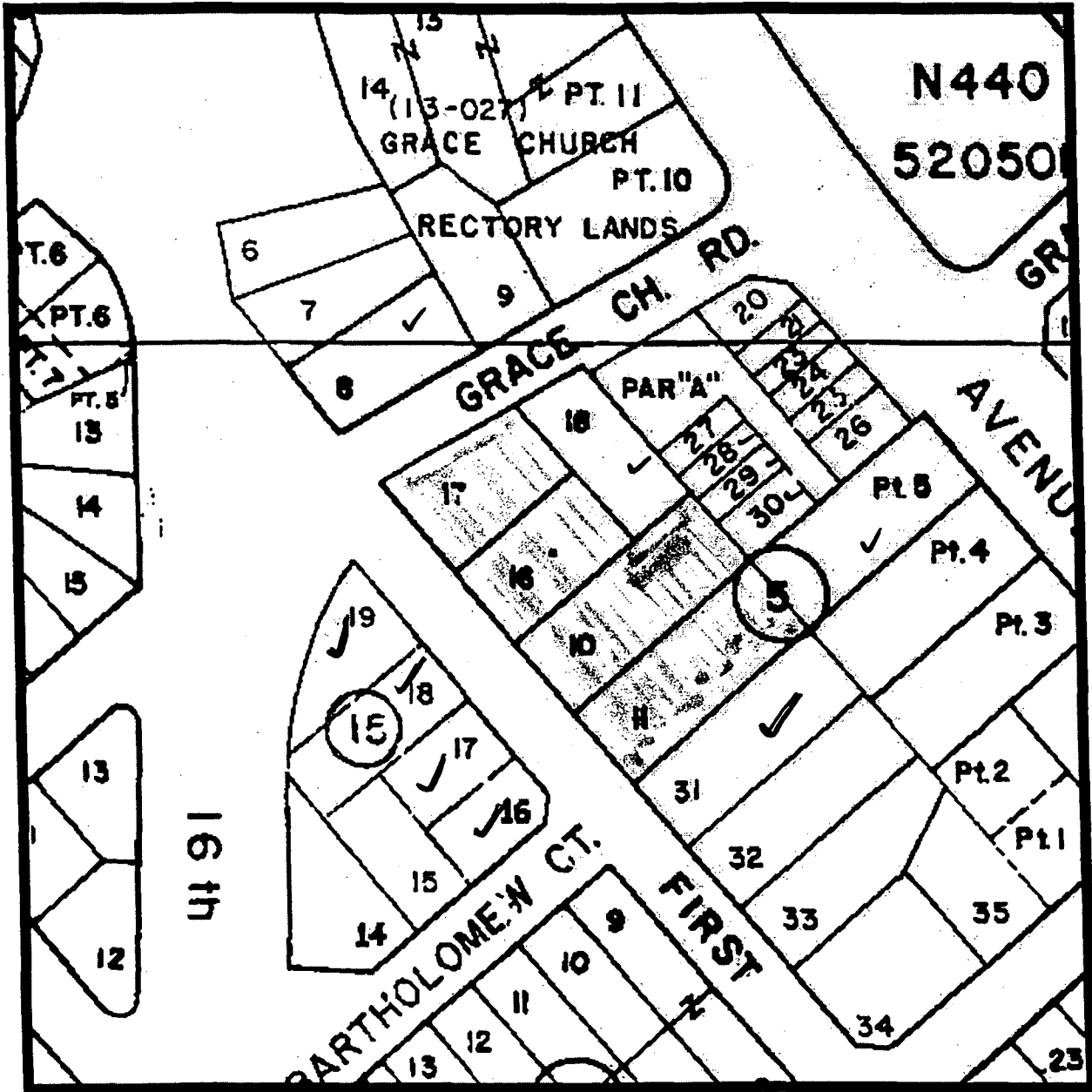
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Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

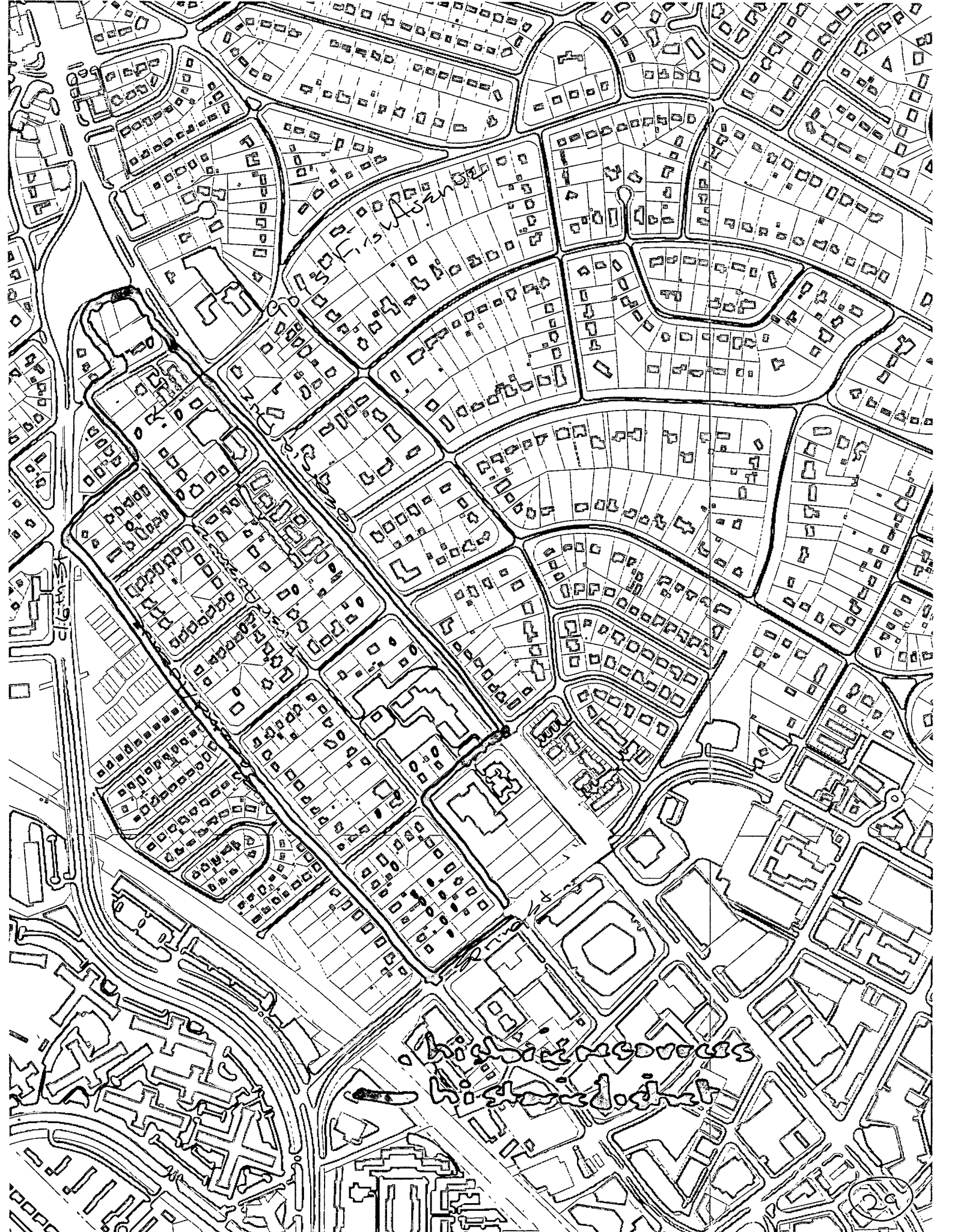
[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 01089451

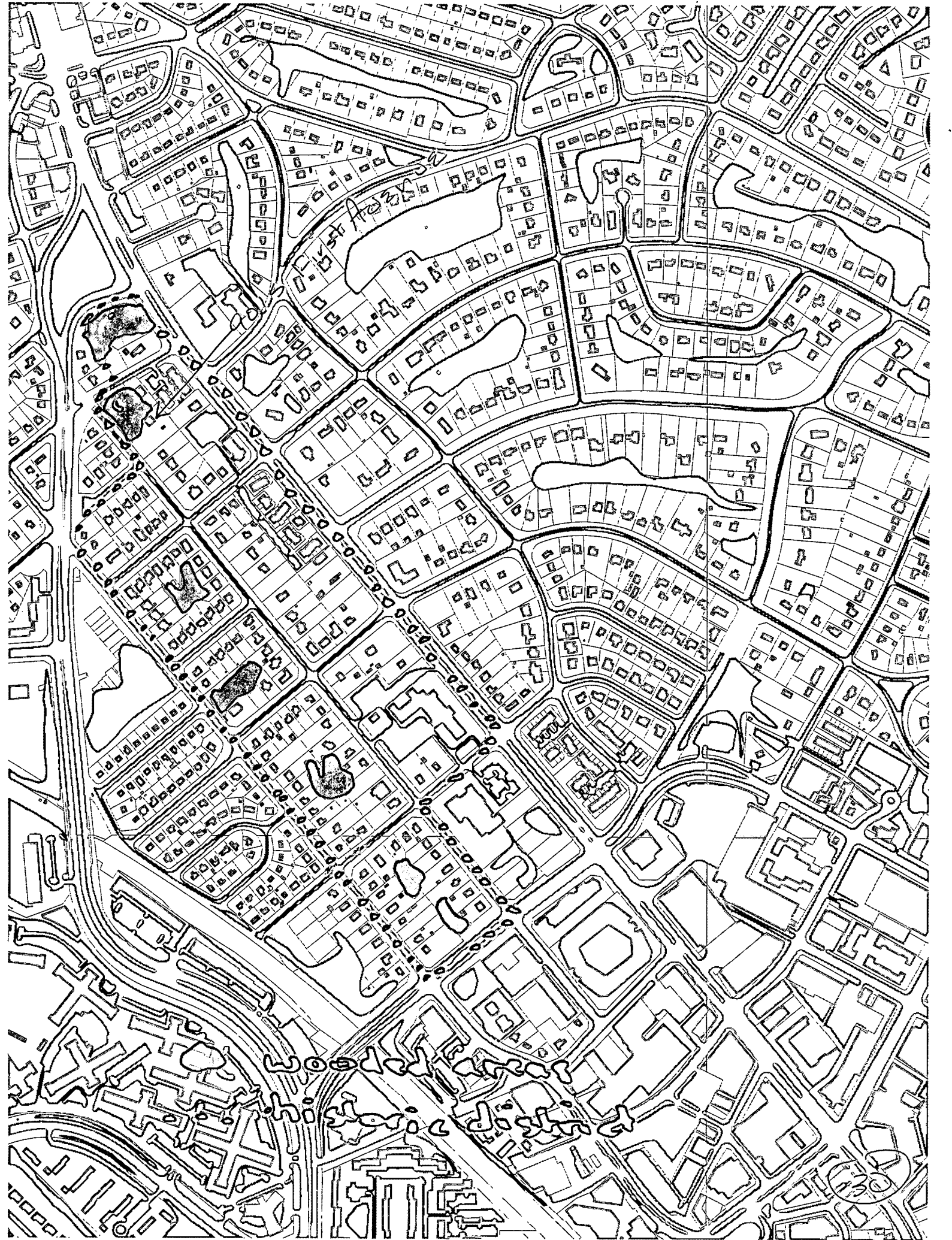


Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us

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Historic Sources
Historical Sketch



HPC. Footprint - smaller. SB - by making out bldg area
have reduced possibilities.
detached garage v. integrated v. front. no front garage.
prefer near alley v. ^{only 16.} front d/w.

F. Alden & Constance Meyer for alterations/improvements at 15 Montgomery Avenue, Takoma Park (HPC Case No. 37/3-02EE) (Takoma Park Historic District).

LW - agree w/ combining lot 16 & 10 & do 2 houses.
G. James Lawry for fence installation at 7202 Maple Ave, Takoma Park (HPC Case No. 37/3-02AFF) (Takoma Park Historic District).

SB - MP whole site don't try to see 3 indicators -
IV. PRELIMINARY CONSULTATION - 8:45 in MRO Auditorium.

KW - concern for abandonment of houses.
A. Meridian Homes, Inc. (John Lerner, Agent) for new construction at 9015 First Avenue, Silver Spring (Locational Atlas #36/4, Woodside Historic District).

B. Michael Fisher & Christie Lopez (Chip Jennings, Agent) for alterations at 6810 Westmoreland Avenue, Takoma Park (Takoma Park Historic District).

V. MINUTES

A. July 10, 2002

KW - so many improvements
paving unacceptable - all
d/w deleted.

VI. OTHER BUSINESS

A. Commission Items

- two new designs 17 & 11
that better fit the area.
& consolidate 10 & 16.

B. Staff Items

DA - why not rehab.?
It not our specialty.

VII. ADJOURNMENT

Woodside.

NL d/w width.
shared d/w 16 & 10 w/ 16 same front garage?

SV - archt designed these houses for these lots?? yes.
no - too much tree loss. unless w/ back d/w.
not sig. larger. & massing is smaller. 1-story
front. & no garage.

- size & selling of houses on 16 & 17 will overwhelm lot 10
Footprint size not as ~~spread~~ financial element

SB w/out porch - h.c. is 27 x 30.
a. - ~~not~~ think 3 dimensional

LW - d/w across front is double

D'O - should defer to h.r. - smaller. & come in across
the back -

SS
SV
KW
NL
JO
LW
DH
SB

Ferry

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY
August 14, 2002

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

I. HPC WORKSESSION AND DINNER— 6:00 p.m. in Third Floor Conference Room.

A. Shahriar Amiri, Chief, Division of Building Construction, Department of Permitting Services.

II. DISCUSSION ITEMS – 7:30 p.m. in MRO Auditorium.

A. HPC Grants: Report and exhibits of 2001 grants and progress on 2002 grants.

B. M-NCPPC, Bob Kane, Agent, to discuss proposed park design at 900-910 Jesup Blair Drive, Silver Spring (*Master Plan Site #36/06, Jesup Blair House*).

E III. HISTORIC AREA WORK PERMITS - 8:30 p.m. in MRO Auditorium.

SX-LW
8-0

A. Jon & Therese White for rear addition at 15 Newlands Street, Chevy Chase (HPC Case No. 35/13-02P) (Chevy Chase Village Historic District).

B. Jared & Nadia Hughes (Alan Abrams, Agent) for house/outbuilding alternations at 101 Elm Avenue, Takoma Park (HPC Case No. 37/3-02AA) (Takoma Park Historic District).

C. Andrew & Kate Partan (Alan Abrams, Agent) for alterations at 25 Holt Place, Takoma Park (HPC Case No. 37/3-02BB) (Takoma Park Historic District).

D. Elizabeth Kleemeier for siding restoration at 242 Park Avenue, Takoma Park (HPC Case No. 37/3-02CC) (Takoma Park Historic District).

E. Bernard Fagan for alterations at 608 Philadelphia Avenue, Takoma Park (HPC Case No. 37/3-02DD) (Takoma Park Historic District).

(OVER)

1
 1 quantity of paving & grading needs to be changed
 prob
 2 bldg restriction due code has pushed houses
 back causing significant front paving
 IV-A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9015 First Avenue, Silver Spring
Meeting Date: 08/14/02
Applicant: Meridien Homes (Jonathan Lerner, Agent) *2 Karen Henoir (asst)*
Report Date: 08/07/02
Resource: Locational Atlas Site #36/4, Woodside Historic District
Public Notice: 07/31/02 per app: NOT have sufficient turnaround -
Review: Preliminary Consultation
Tax Credit: None min 300
Case Number: N/A *rev app p 2*
Staff: Perry Kapsch
PROPOSAL: New construction *5 no room for detached garage behind Lot 16 distance is under 25' in back.*
RECOMMEND: Modify and return for second preliminary consultation.

PROJECT DESCRIPTION

SIGNIFICANCE: Three side lots associated with a 19th Century Victorian residence in the Woodside Locational Atlas Historic District
STYLE: Queen Anne
DATE: 1897
6 Houses bigger than hr but meet modern req. hr. 30-35' wide
Bob Kano
Kris - EDAW
Chris Code from Caretakers

BACKGROUND

7. explore side loading LOT 17. - (grade issues)
8. shared d/w on LOT 16 & LOT 10.
9. Trees make it half house sides.

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8. The materials proposed for the houses vinyl and flat, double-glazed windows is not in keeping with the wood and shingle clad resources in the historic district, but the applicant can discuss this with the HPC. Staff would recommend that a painted surface such as wood, hardiplank or chemplank be considered, and that the windows, shutters, and other framing be of painted wood with dimensional wood muntins on the window exteriors. Details such as full-width hinged shutters could also be integrated into the design in order to improve the quality of the project. Woodside was platted and developed in the 19th century as an upper income community and an effort should be made to provide infill that keeps to that standard.
9. It is not clear from the information provided on the proposed houses as to their aspect from the street and their profiles relative to the historic house. All three houses look as if they will be set well above grade at the front and that is not reflected in the current elevations. As mentioned earlier in the report, the scale and siting of the houses together appear that they will overwhelm the historic resource.

As with all infill construction in a historic district, this project should lie gently on the land, causing minimal disruption of the patterns of natural resources, open spaces and architecture in the district. Less paving, more resource sensitive construction methods, and more creatively designed houses would help to preserve the integrity of the historic district and add to the return on the investment being made in this project.

In addition to any changes proposed by the HPC, staff would recommend that the following basic information is needed in order to properly review the project:

1. A tree survey conducted by a certified arborist that indicates the species of trees, their condition, which trees are proposed for removal.
2. A tree protection plan including work to be undertaken before, during and after construction.
3. All four elevations for the houses.
4. Site elevations on all four sides that depict how the structures will be set on, above, or into grade.

STAFF RECOMMENDATION

Staff recommends that the applicant modify the proposal as suggested in the preliminary consultation, provide the missing information, and return for further preliminary consultations before proceeding to a Historic Area Work Permit application.

Staff also recommends that consideration be given to the Secretary of the Interior Guidelines #1, #2, #9 and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The historic character of a property will be retained and preserved. The removal of distinctive materials or

alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

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.



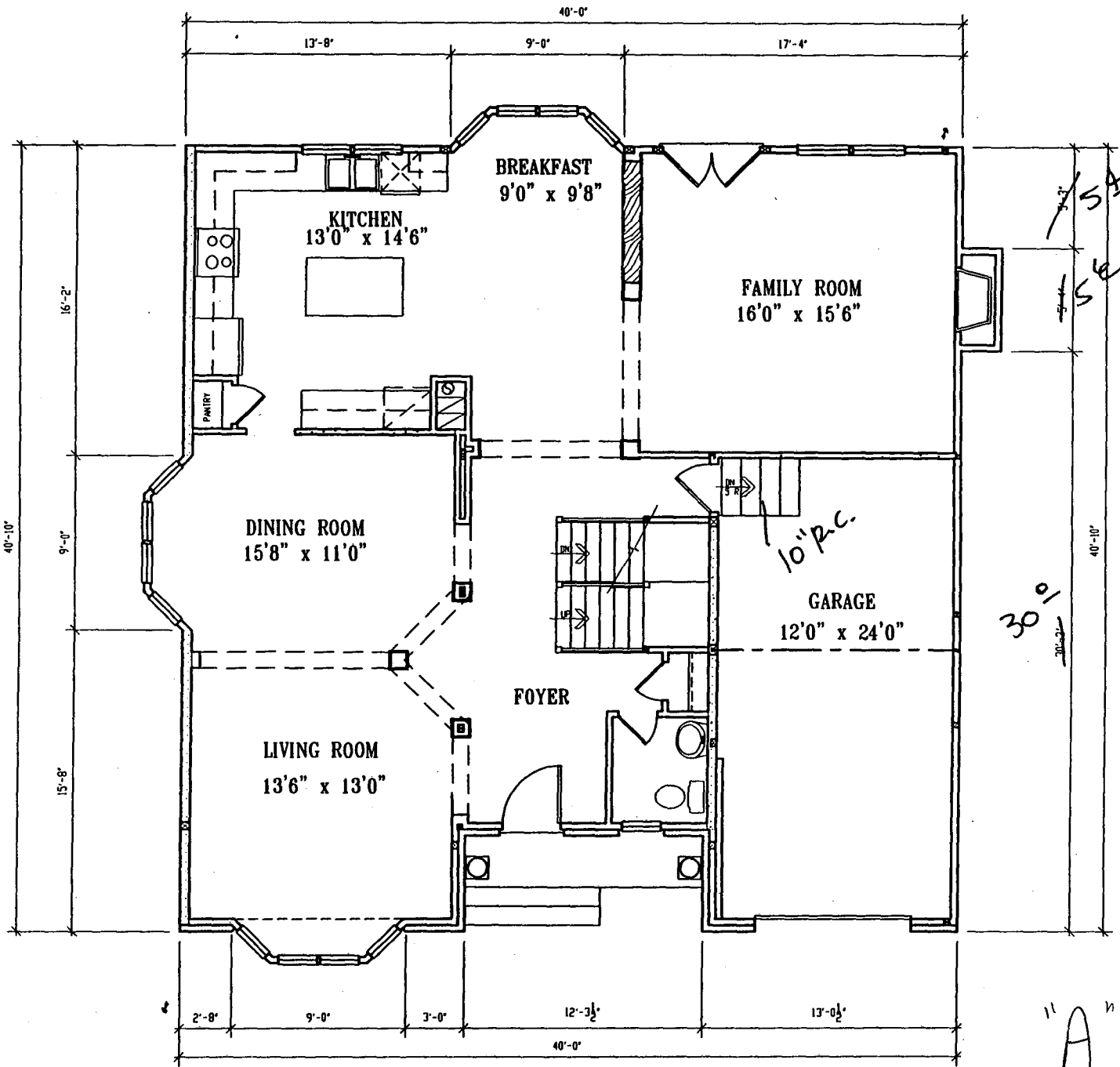
6

FRONT ELEVATION

LOT #16

Plan "A" (Lot 16)

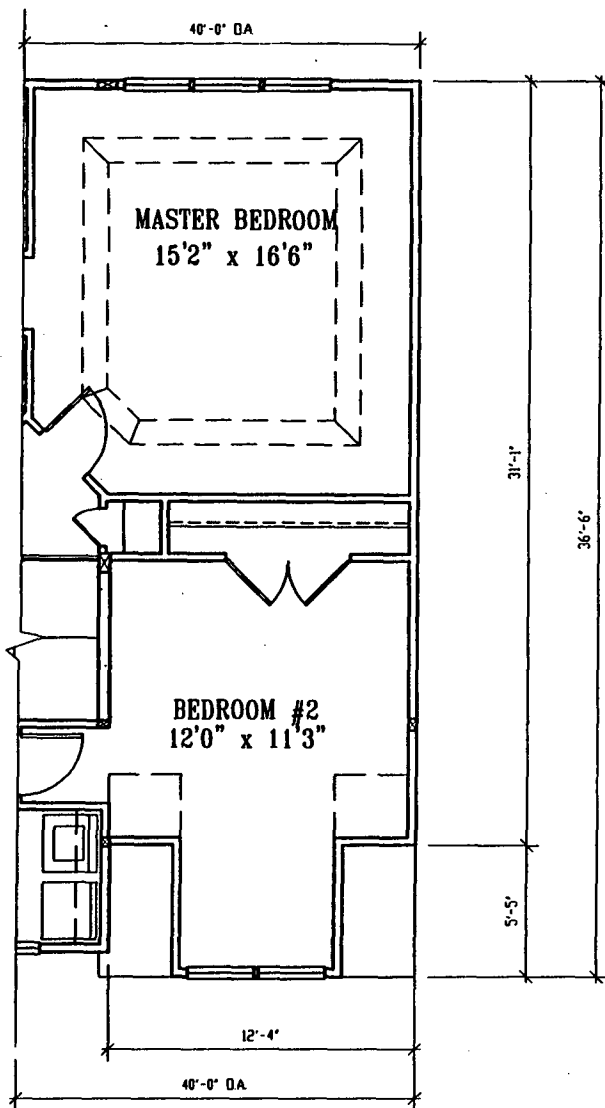
1/4" = 1'-0"



LOWER FLOOR PLAN

LOT #16
 1154 SQ. FT.

1 / 4" = 1' - 0"



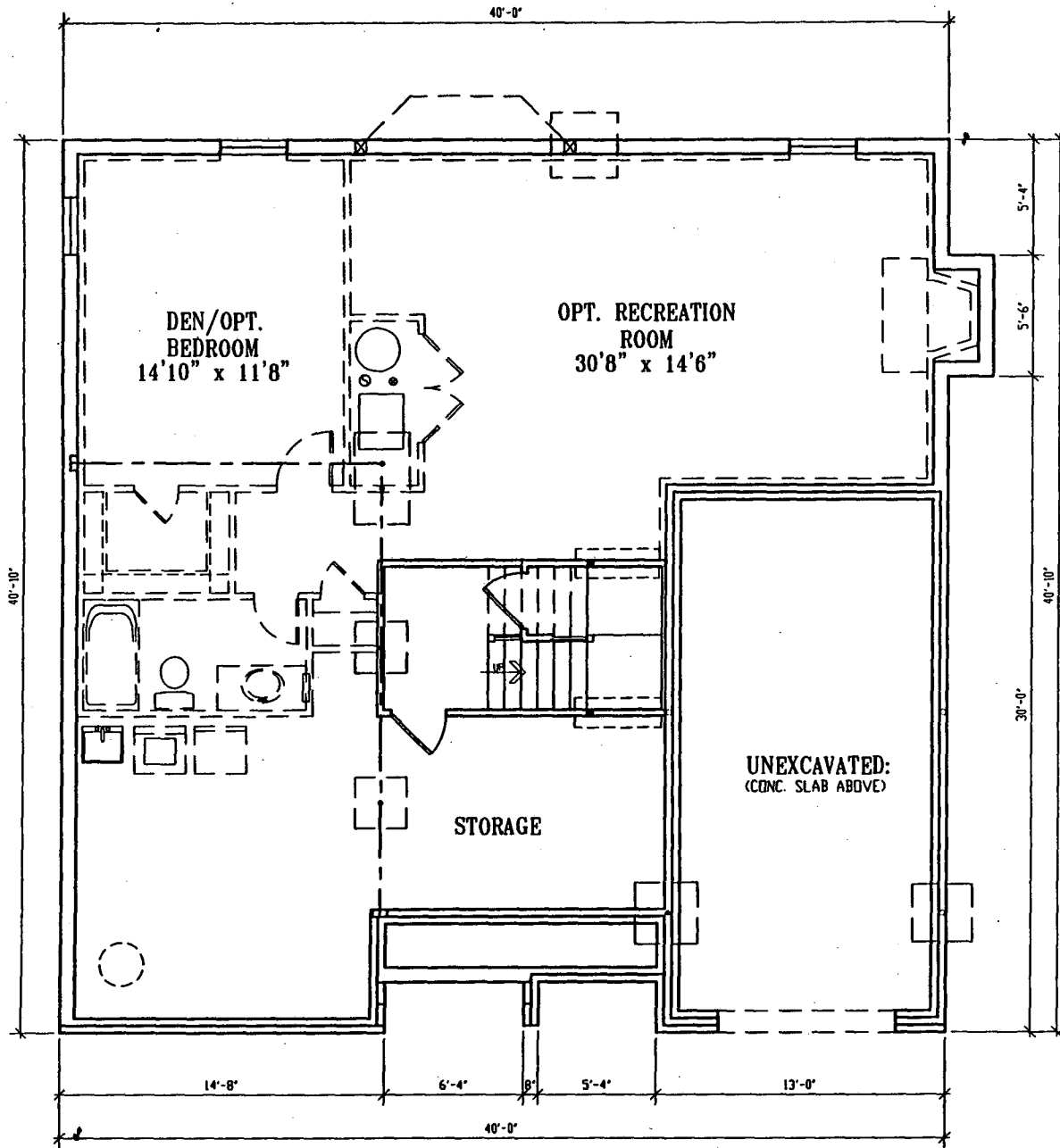
UPPER FLOOR PLAN

LOT #16
1475 SQ. FT.

1/4" = 1' - 0"

"A"

2



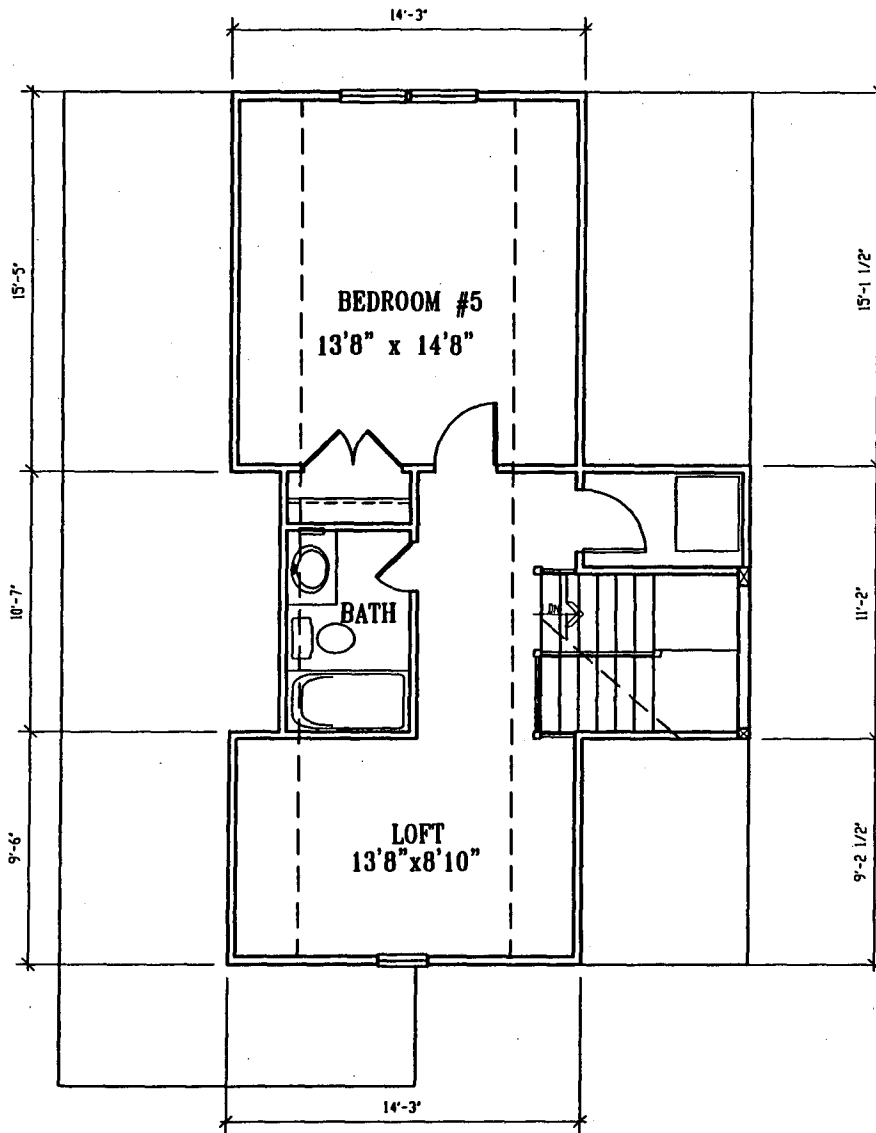
FOUNDATION / BASEMENT FLOOR PLAN

LOT #16
866 SQ. FT.

1 / 4" = 1' - 0"

9

A¹⁰



ATTIC FLOOR PLAN

LOTS # 11, 16 & 17
560 SQ. FT.

1/4" = 1' - 0"

"A"

10



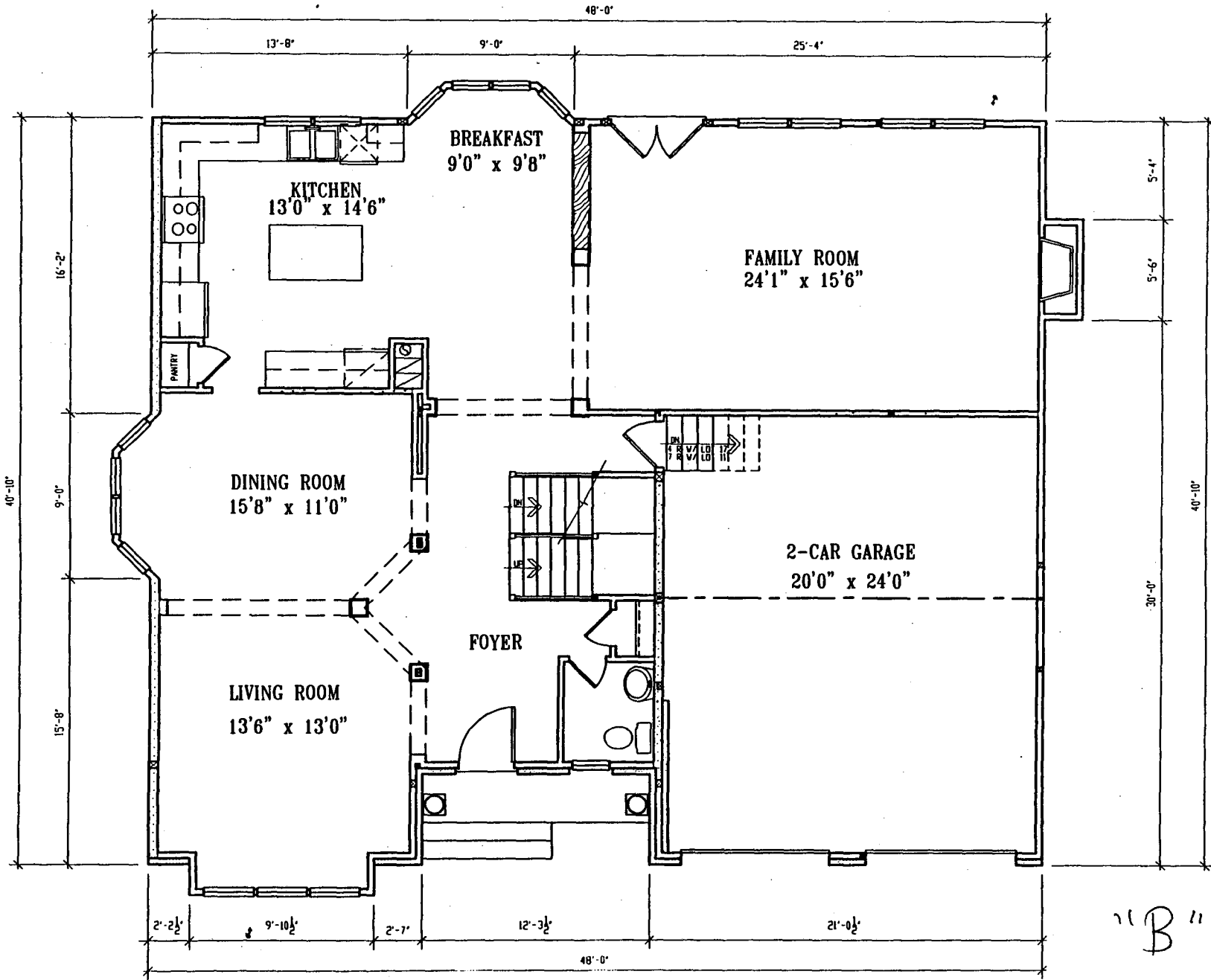
FRONT ELEVATION

Plan "B" (Lot 11 & 17)

LOTS #11 & 17

1/4" = 1' - 0"

11



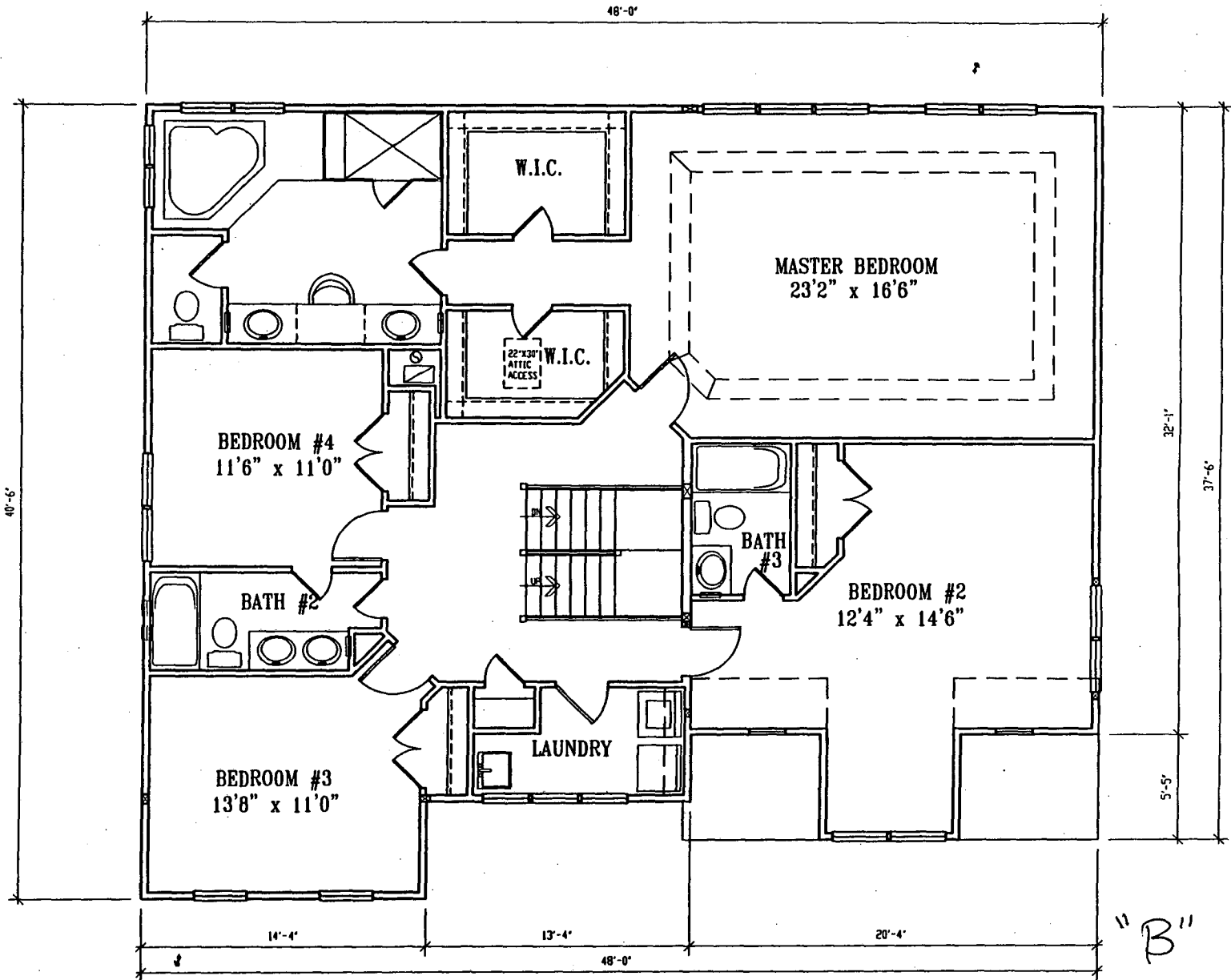
"B"

LOWER FLOOR PLAN

LOTS #11 & 17
 1160 SQ. FT.

1/4" = 1' - 0"

12

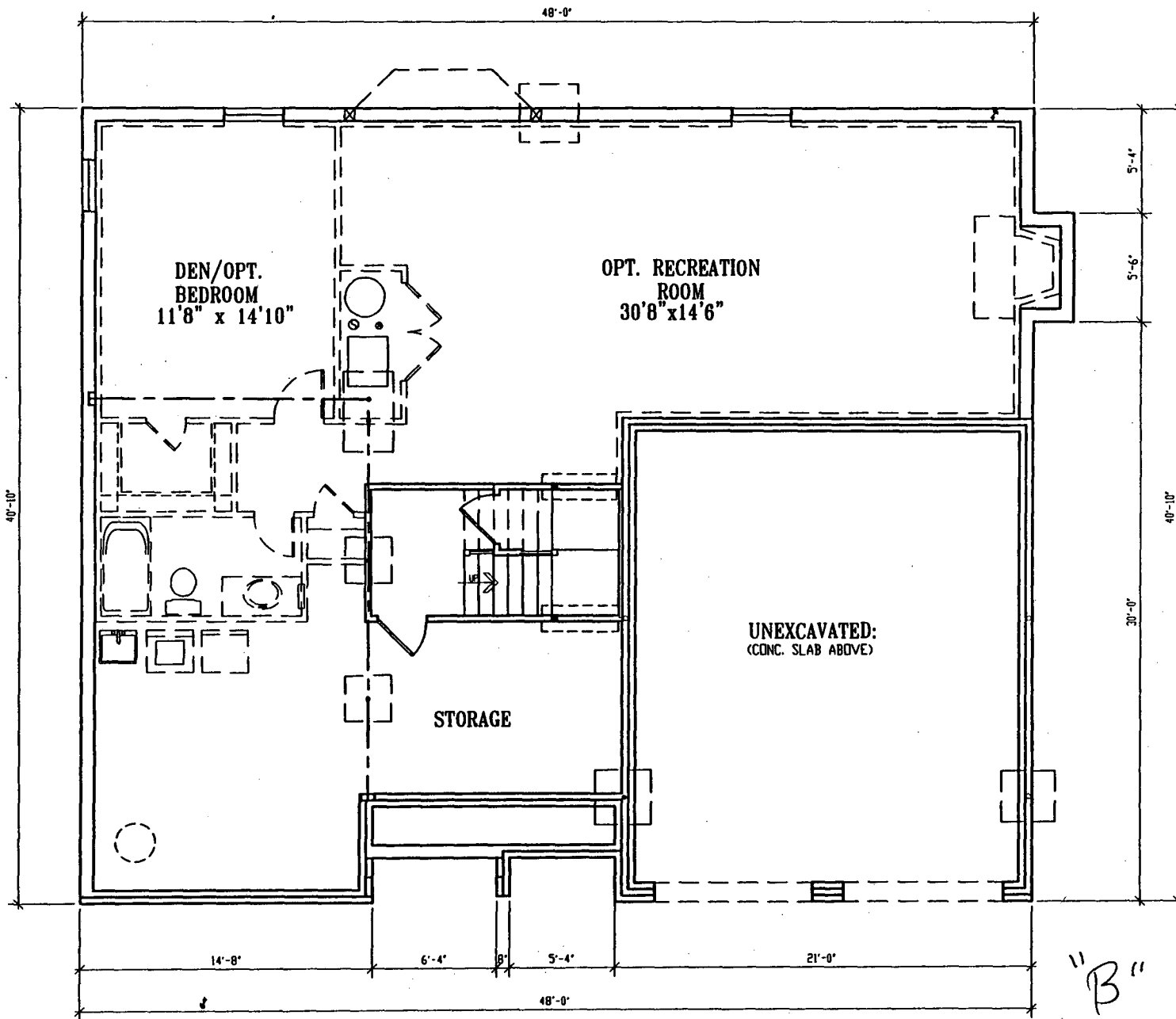


13

UPPER FLOOR PLAN

LOTS #11 & 17
1475 SQ. FT.

1/4" = 1'-0"

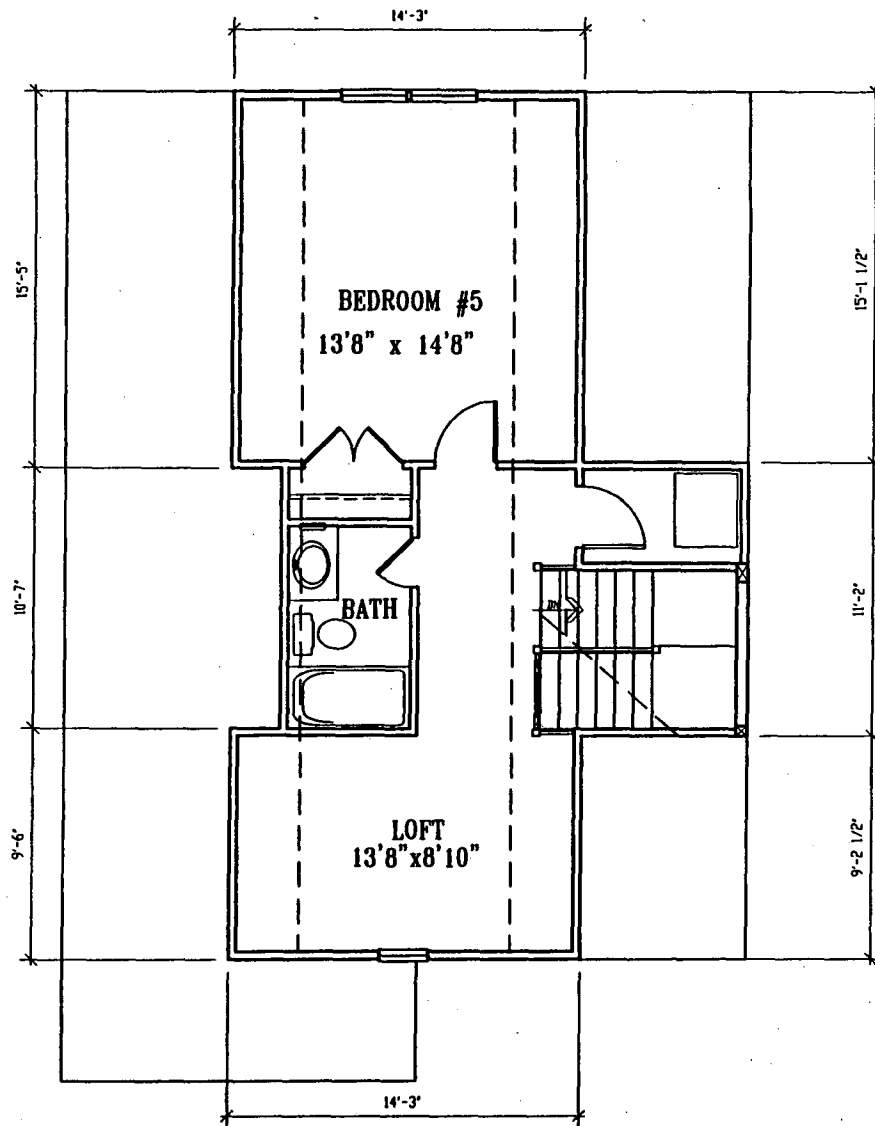


FOUNDATION / BASEMENT FLOOR PLAN

LOTS #11 & 17
866 SQ. FT.

1/4" = 1' - 0"

(A)



"B"

ATTIC FLOOR PLAN

LOTS # 11, 16 & 17
560 SQ. FT.

1/4" = 1' - 0"

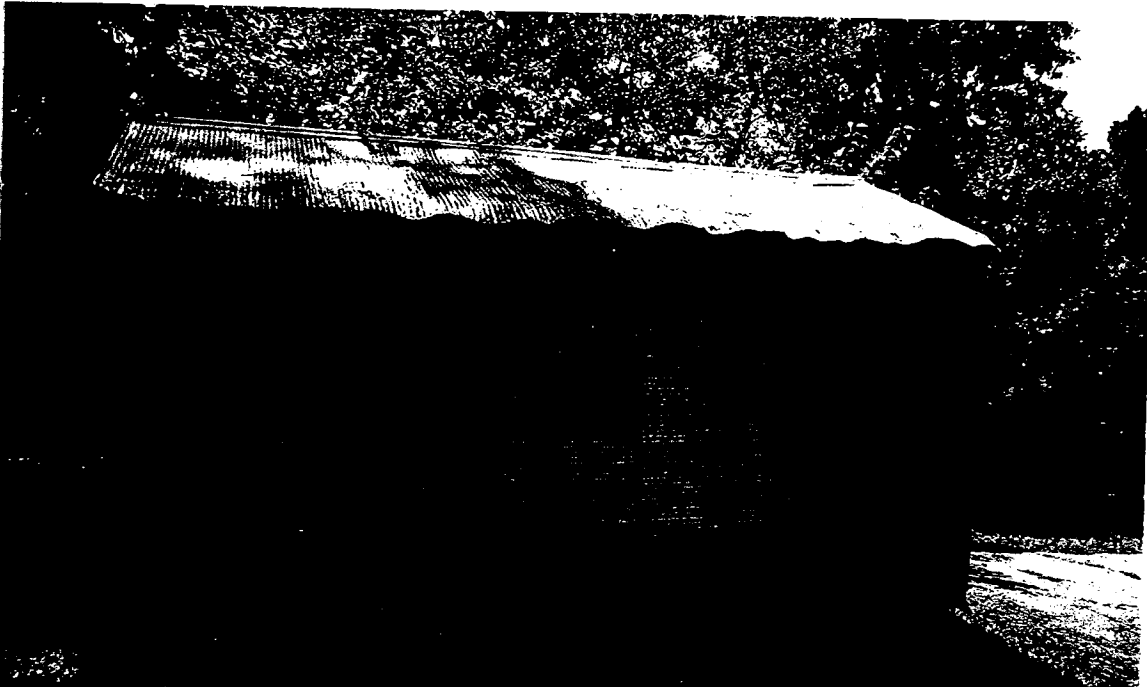
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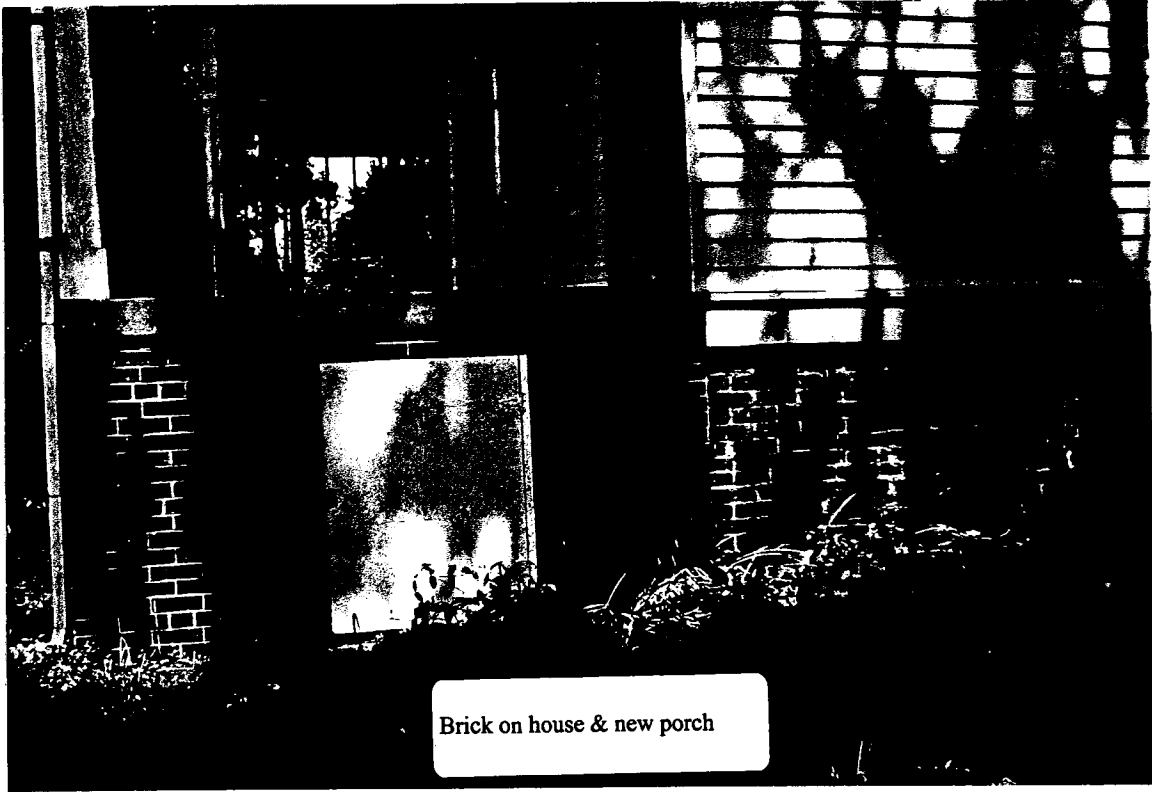
Structure front on lot 10



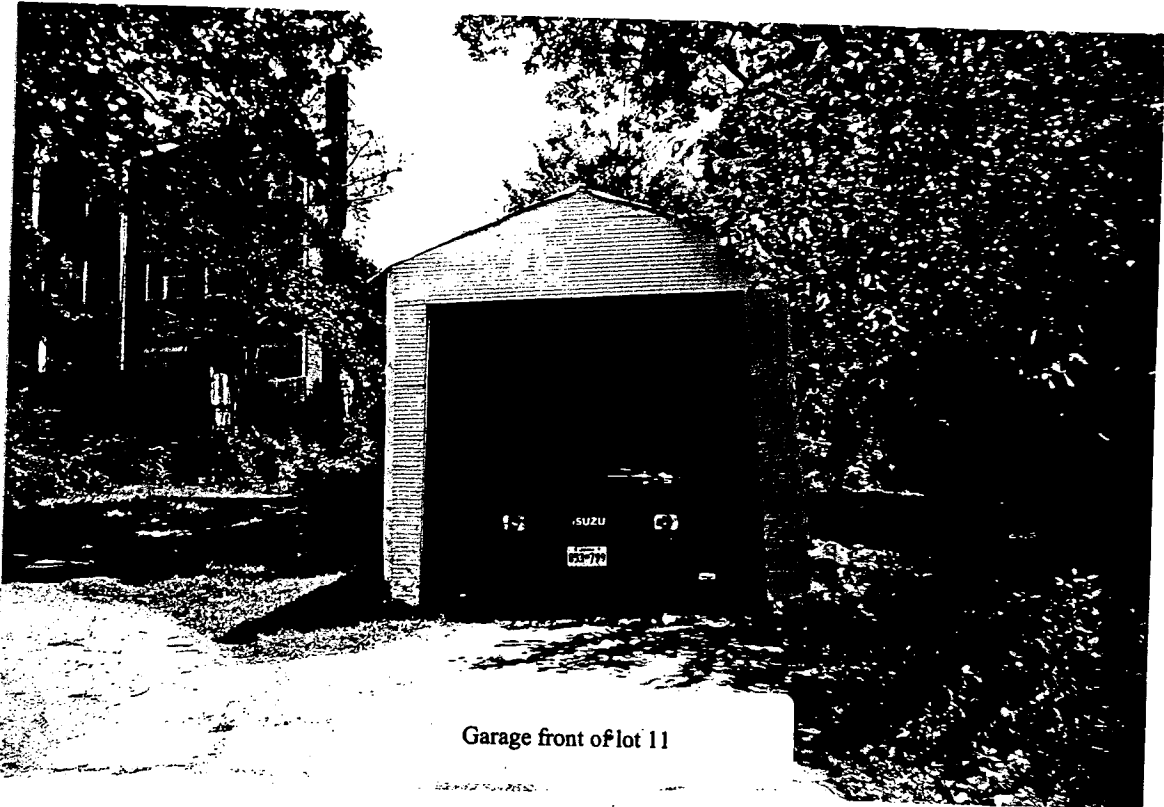
Structure front on lot 10 (#2)



Left of garage on lot F1



Brick on house & new porch



Garage front of lot 11

17

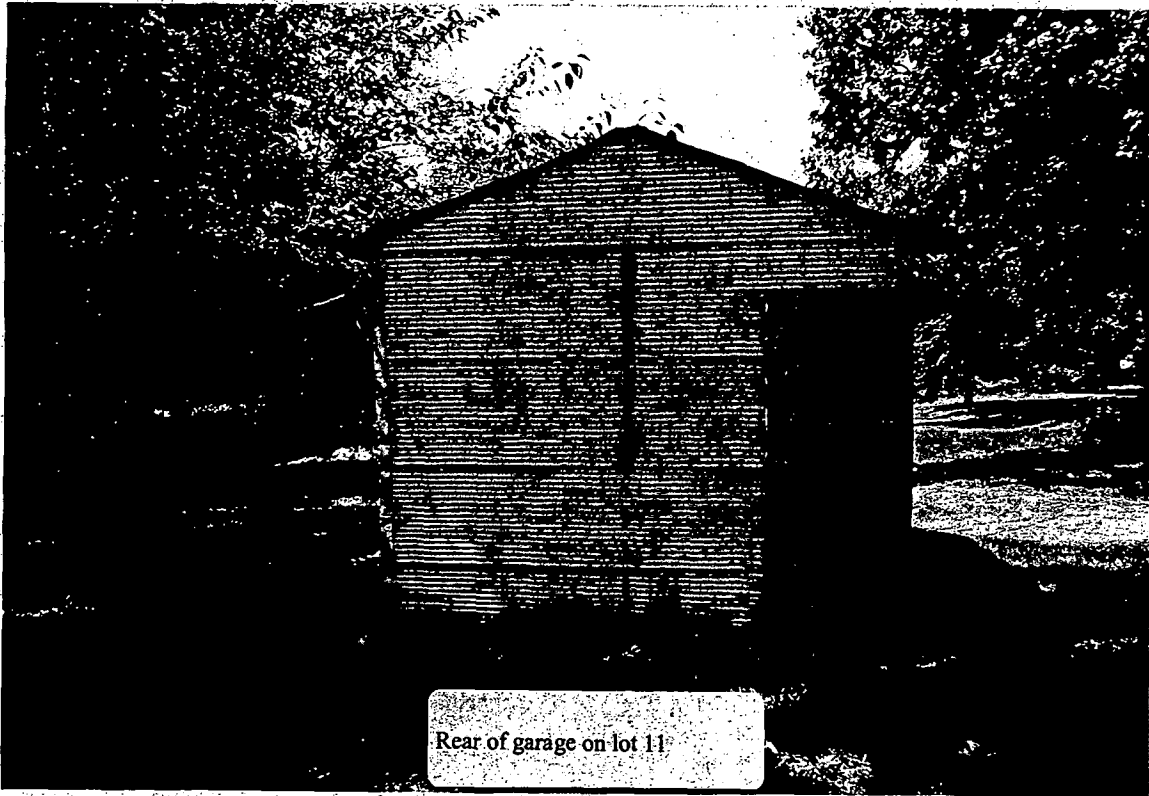


Right side of structure on lot 10

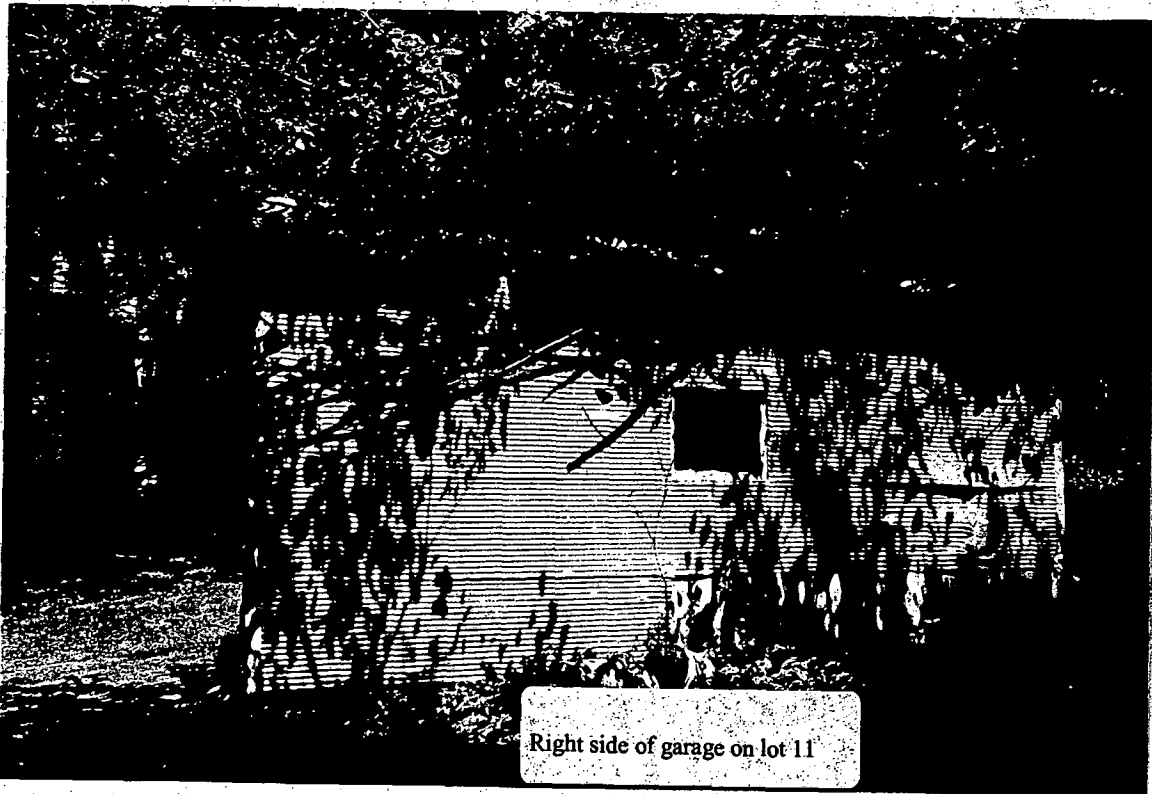


Rear of structure on lot 10

100

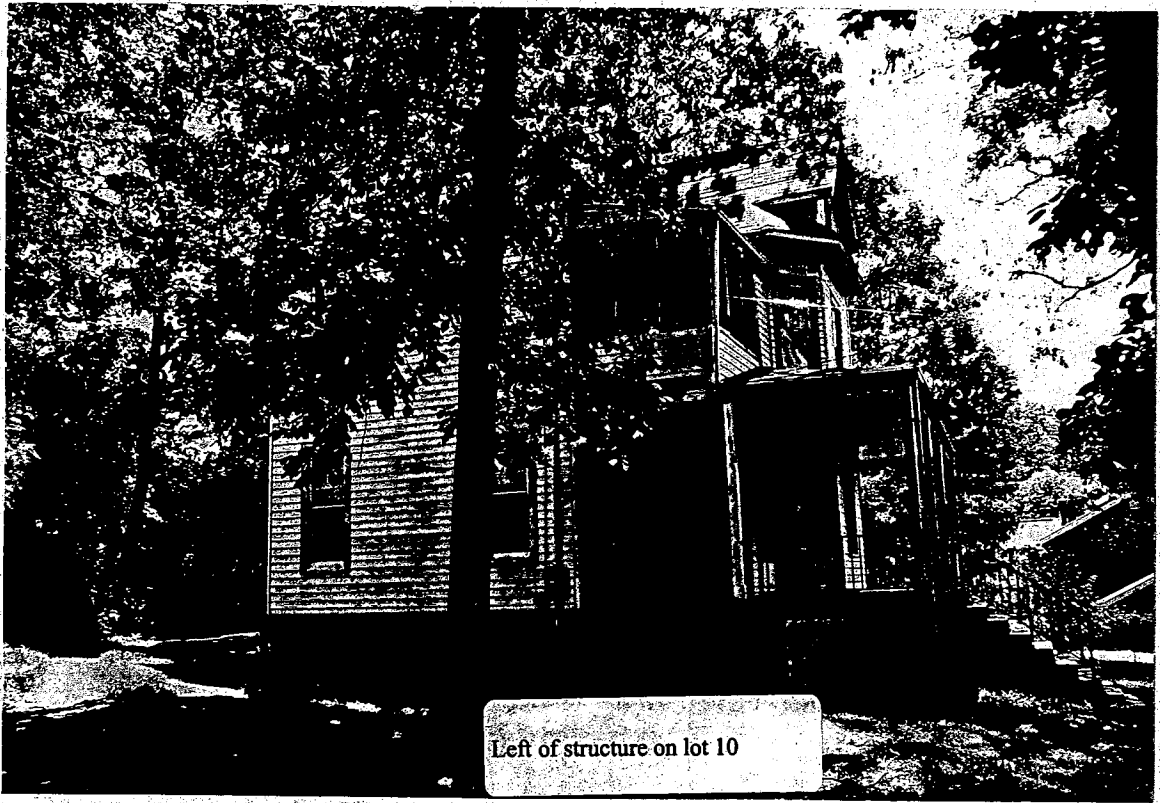


Rear of garage on lot 11

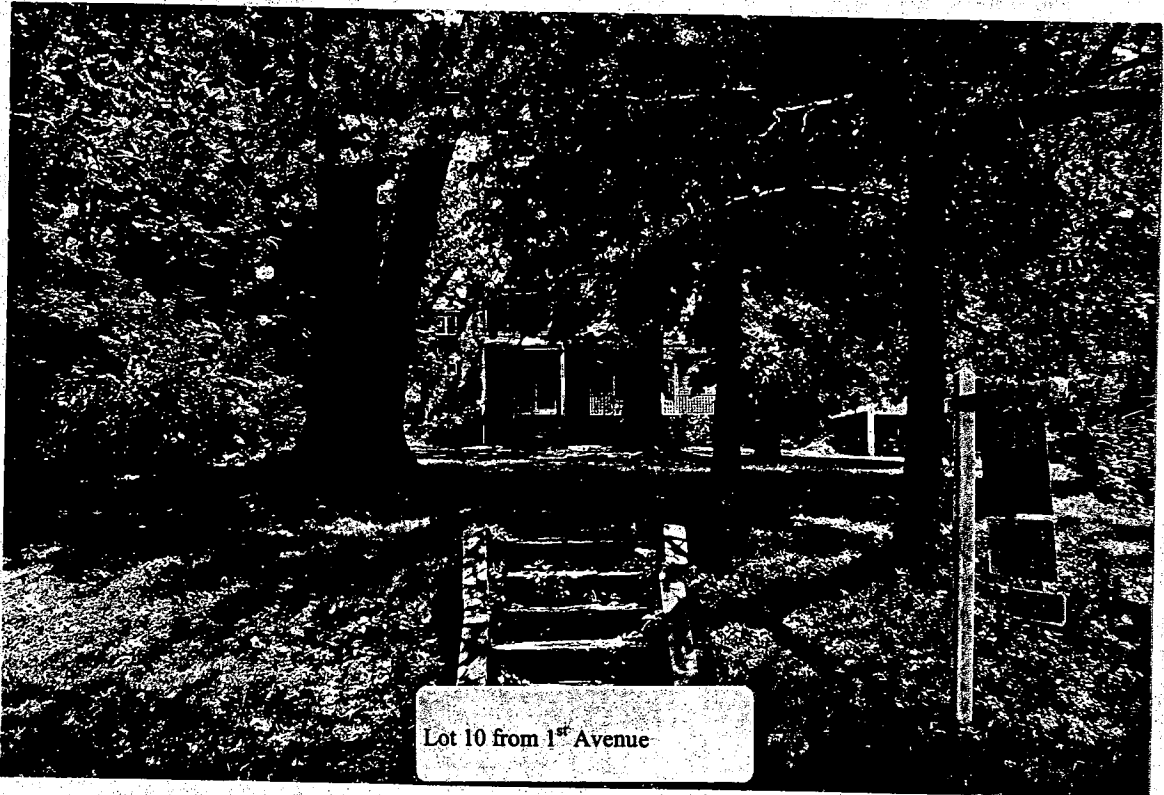


Right side of garage on lot 11

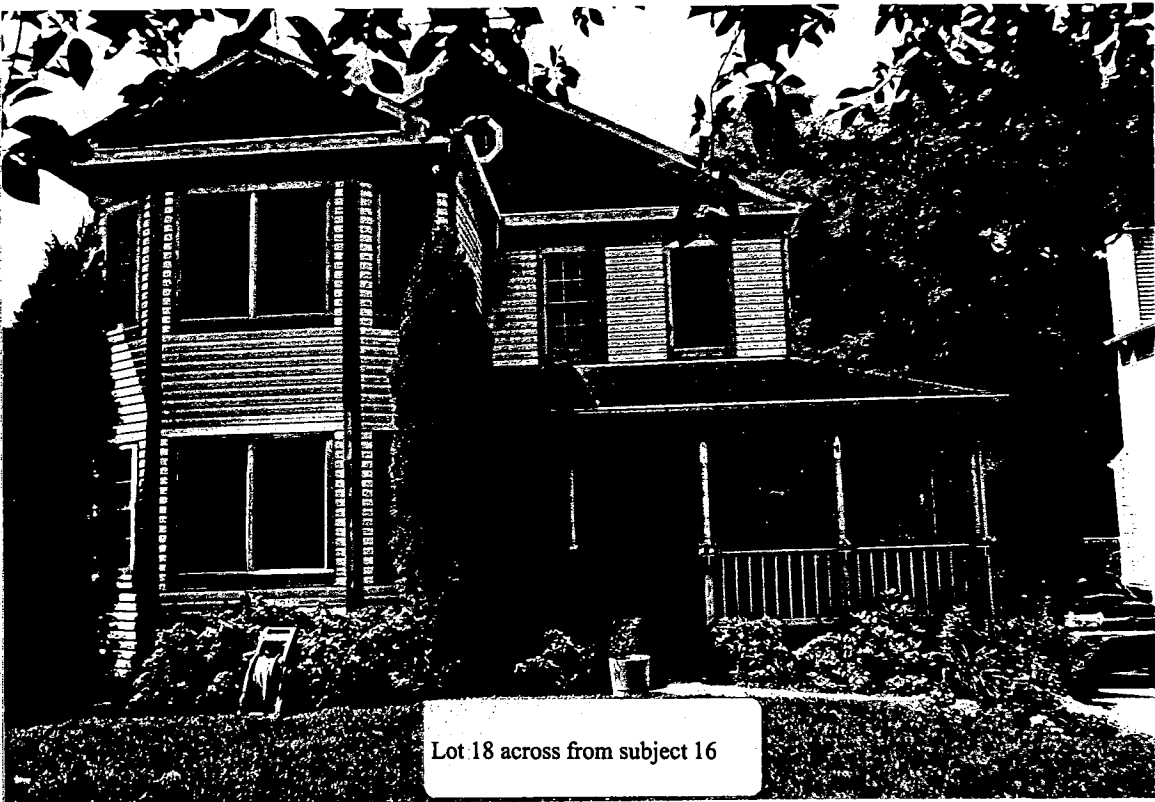




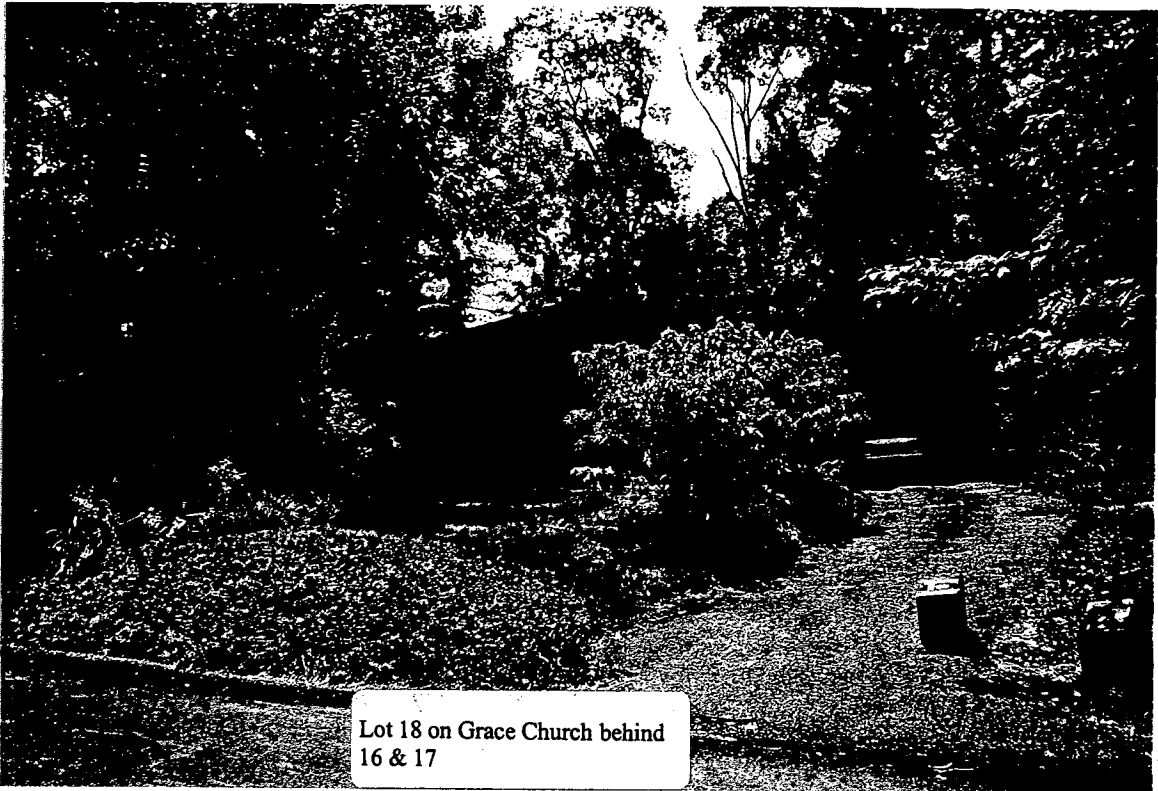
Left of structure on lot 10



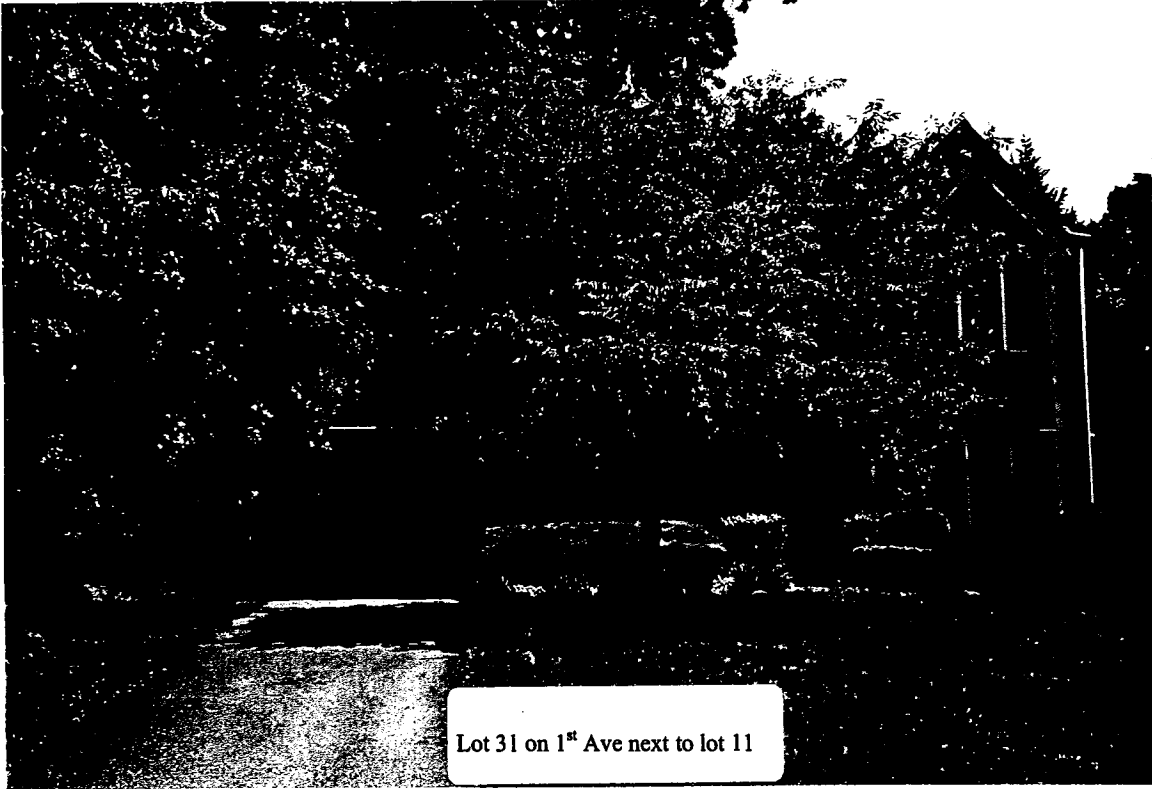
Lot 10 from 1st Avenue



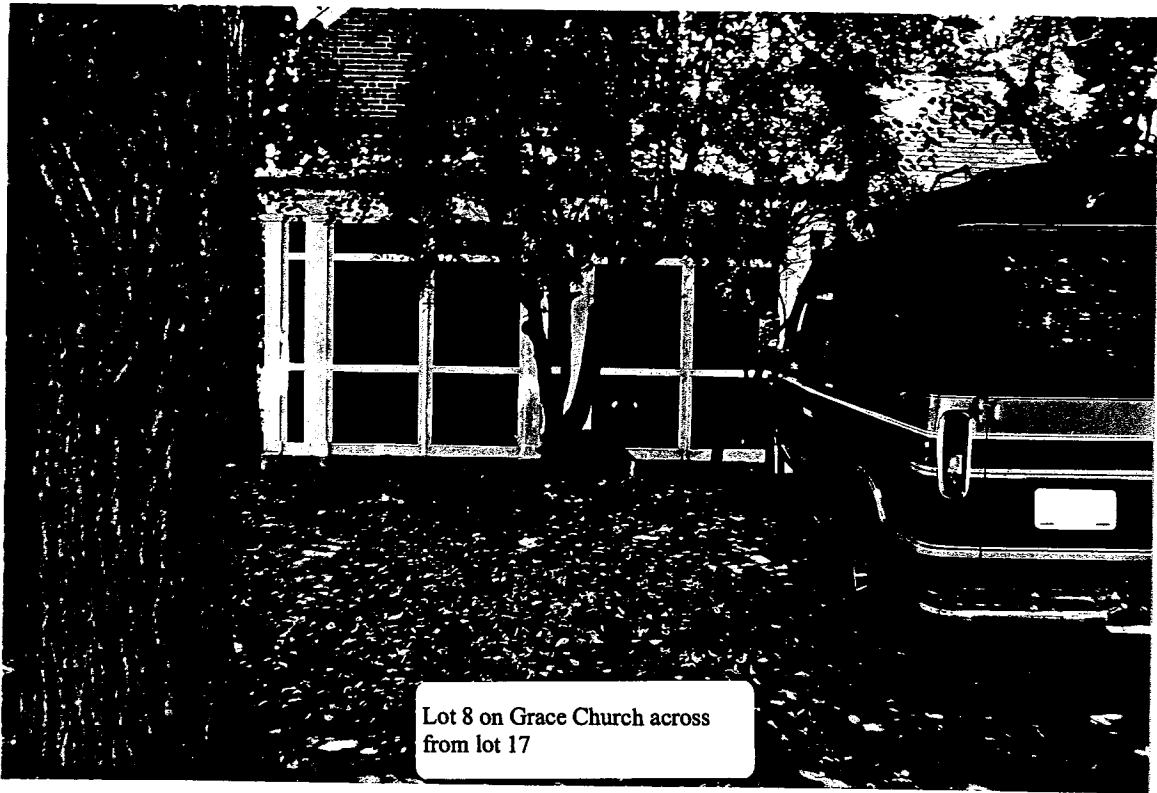
Lot 18 across from subject 16



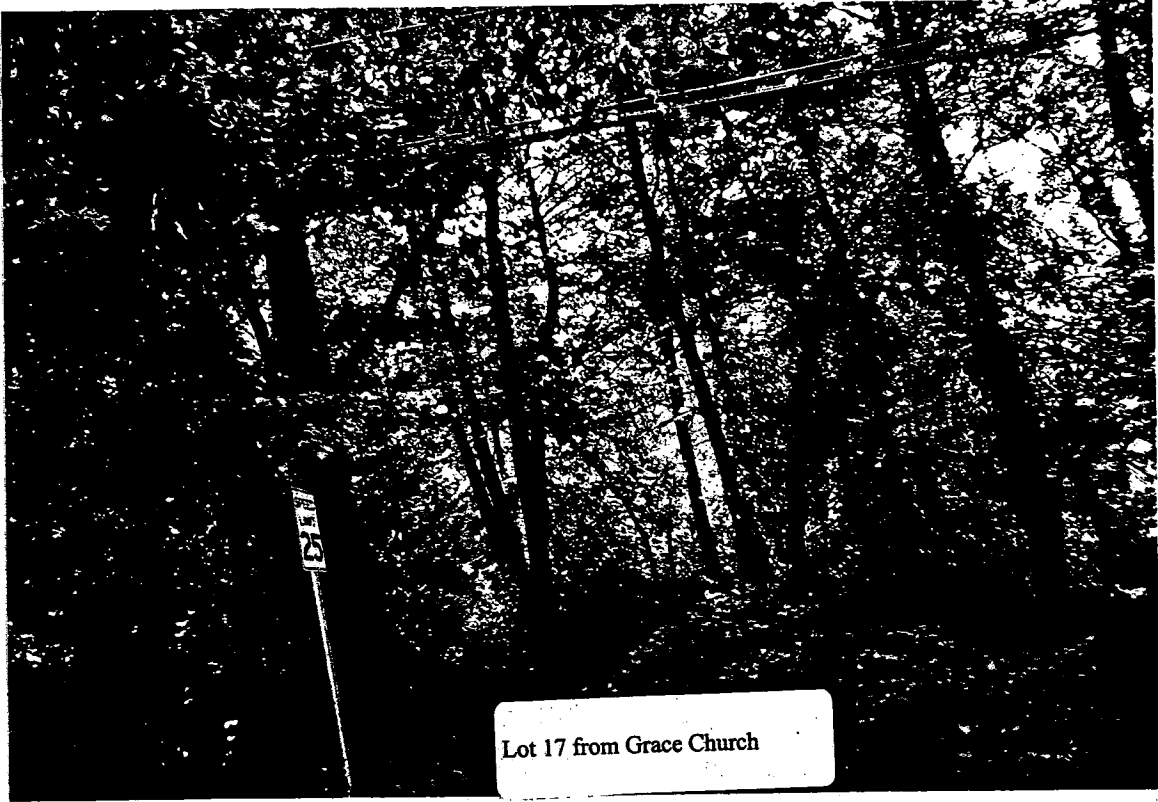
Lot 18 on Grace Church behind
16 & 17



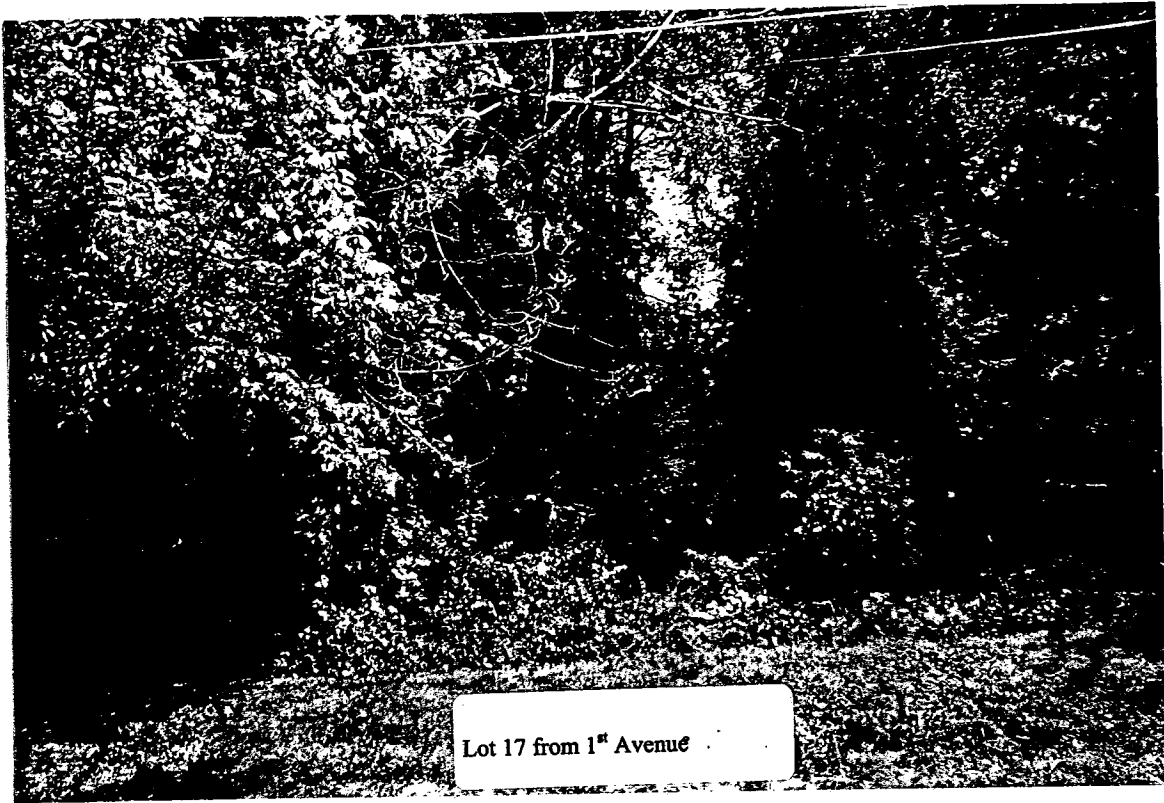
Lot 31 on 1st Ave next to lot 11



Lot 8 on Grace Church across
from lot 17

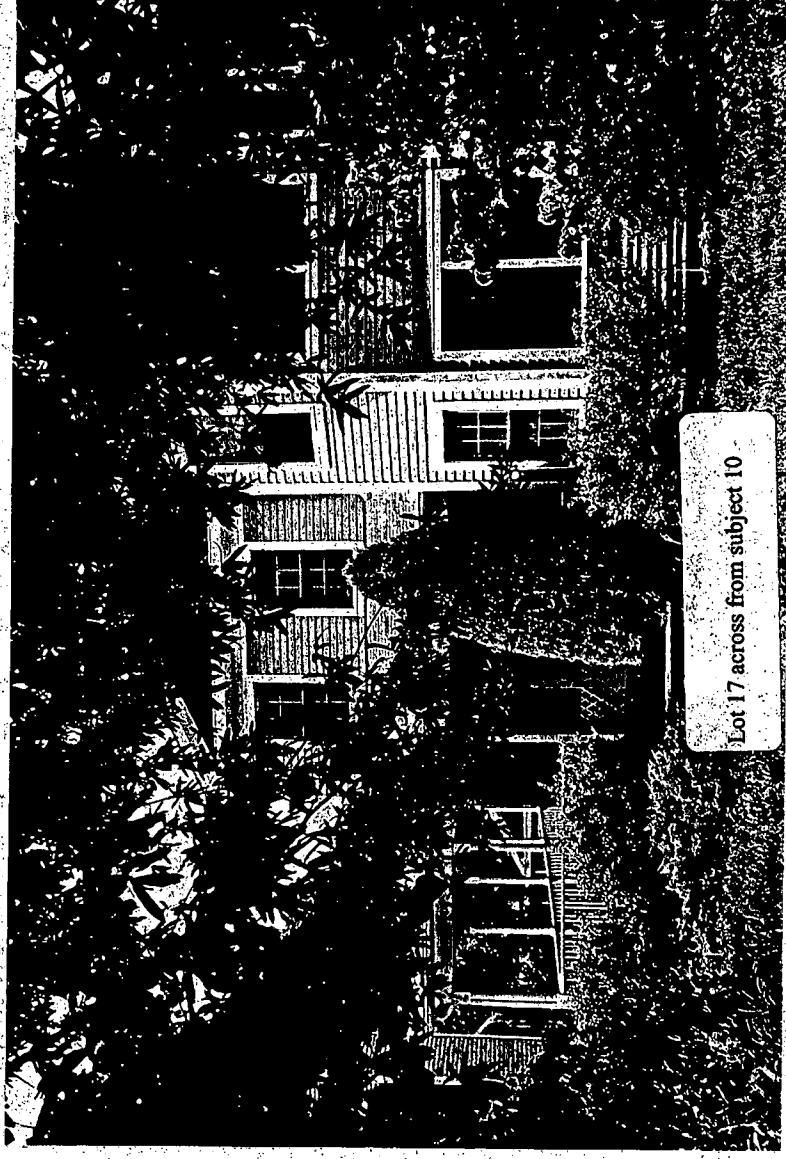
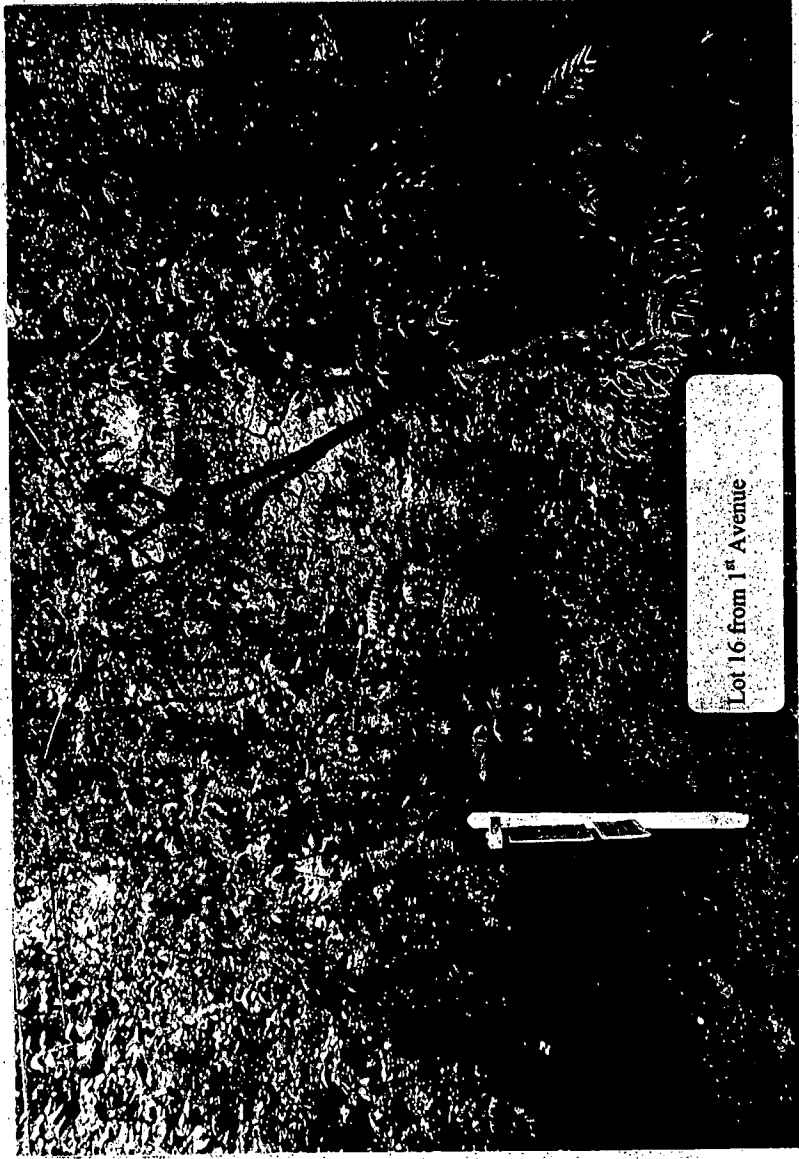


Lot 17 from Grace Church



Lot 17 from 1st Avenue

24



HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 5110 Ridgfield Road # 413 Bethesda, MD 20816	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Thomas E. Owens 9016 1st Avenue Silver Spring, MD 20910	Richard R. Goodden 9014 1st Avenue Silver Spring, MD 20910
Ralph Cady 9012 1st Avenue Silver Spring, MD 20910	Norman Brissett 9010 1st Avenue Silver Spring, MD 20910
Victoria Fimea 9007 1st Avenue Silver Spring, MD 20910	Peter Remsen 3938 West Shore Drive Edgewater, MD 21037
Jean Doing 1708 Grace Church Road Silver Spring, MD 20910	Jevita Kilpatrick 10 Grace Church Court Silver Spring, MD 20910

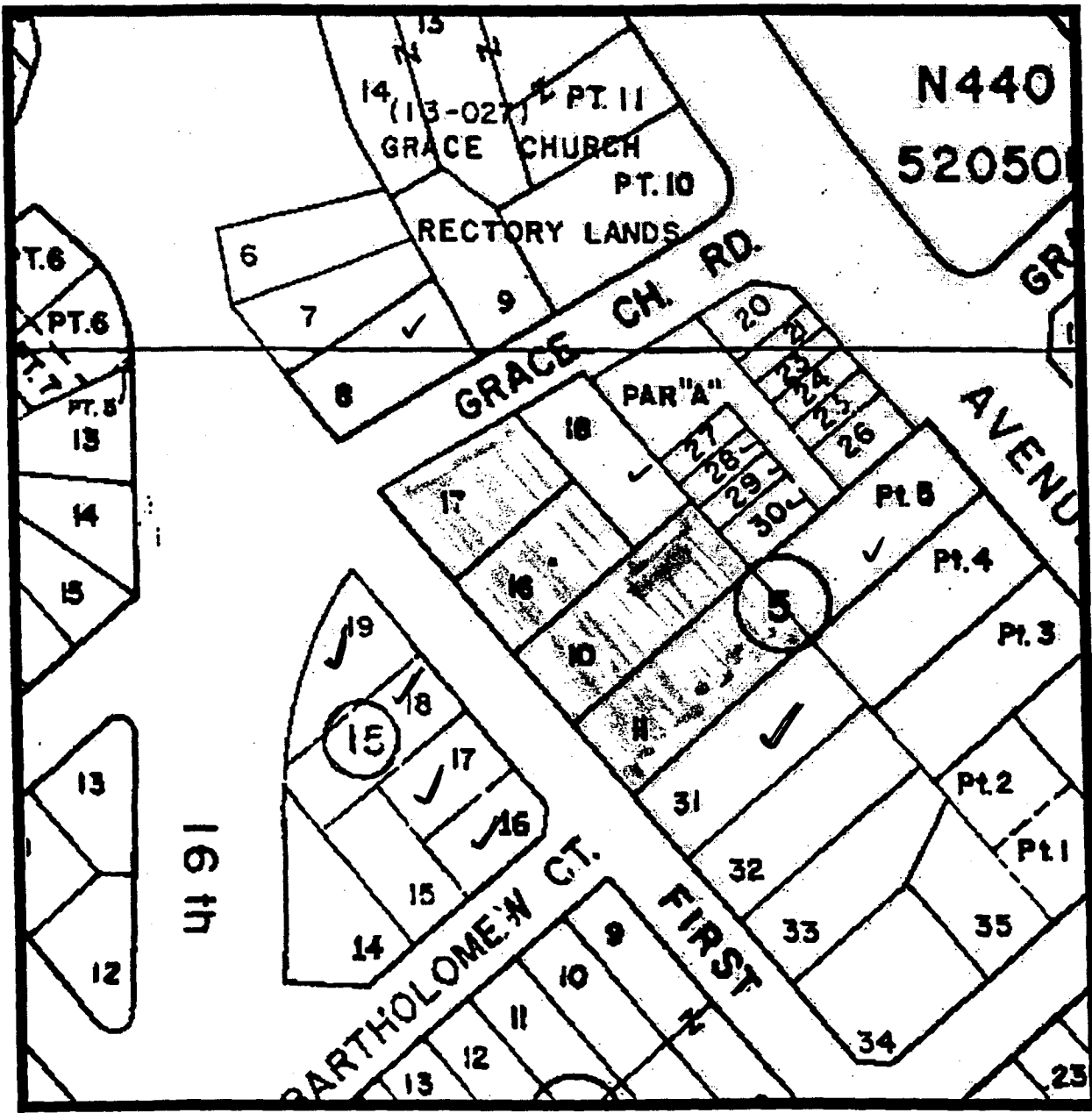
g:addresses: noticing table

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

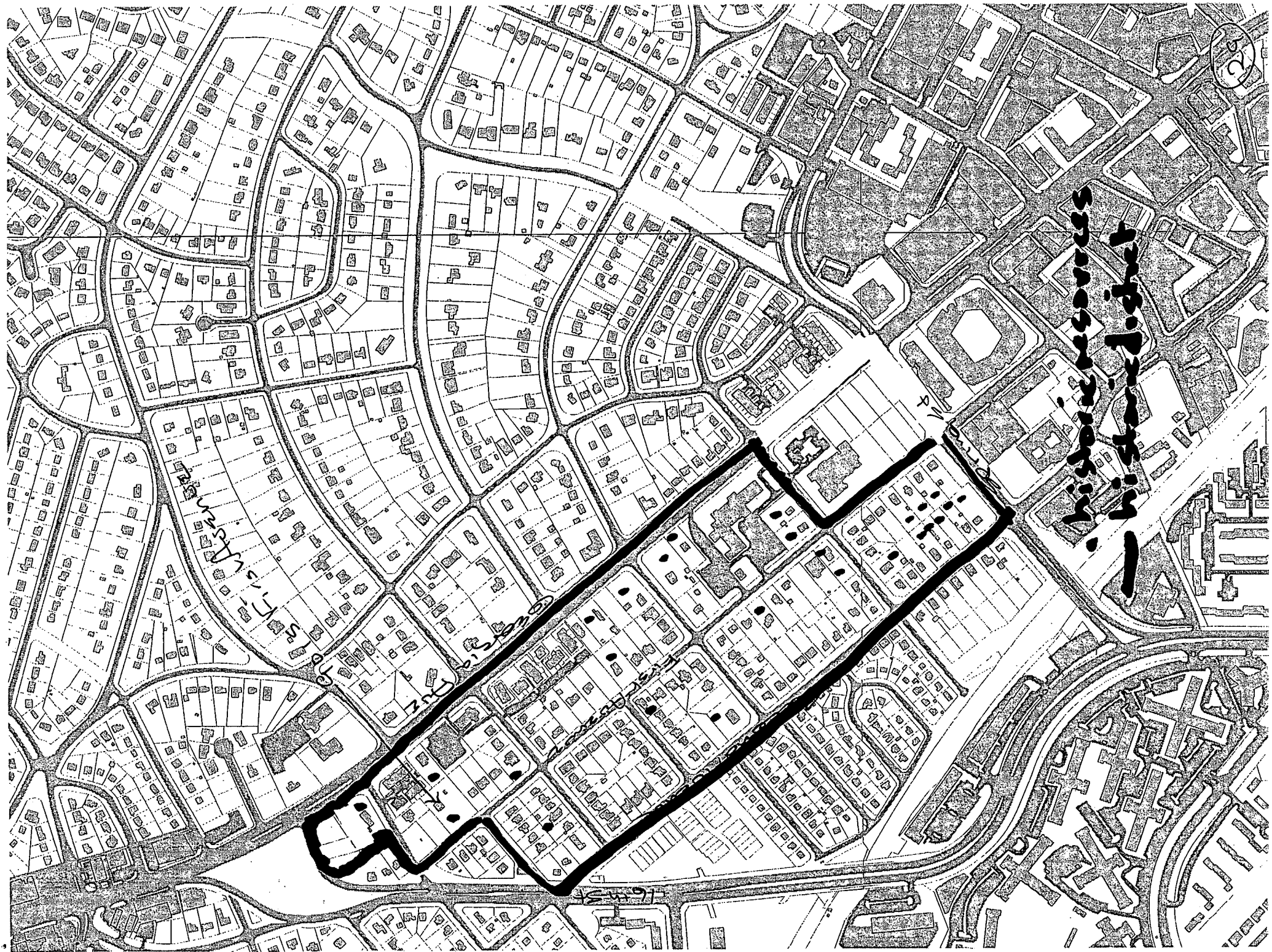
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Franklin Jenkins, Jr. 8 Grace Church Court Silver Spring, MD 20910	Adrienne Grant 6 Grace Church Court Silver Spring, MD 20910
Martin Baltrotsky 1801 Arcola Avenue Silver Spring, MD 20902	

	<p>Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search</p>	<p>Go Back View Map New Search</p>
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District - 13 Account Number - 01089451



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 web site at www.mdp.state.md.us



ST. JAMES

ST. JAMES

ST. JAMES

ST. JAMES

25



*Wooded areas
Historic District*

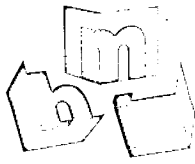
IV-A

**9015 First Avenue, Silver Spring
(Woodside Historic District)**

Please be sure to visit the site before the meeting.

It is located one block west of Georgia Avenue at the corner of Grace Church Road. You can also reach it by turning right onto First Avenue or onto Grace Church Road from 16th Street (traveling north toward Georgia Avenue).

The driveway runs from Grace Church Road to First Avenue and the house is not occupied, so you can drive onto the property – from either direction. There are Weichart Real Estate signs in front of the property on First Avenue.



M E R I D I A N
H O M E S

9015 First Avenue

Developing
Homes . . .

And
Dreams

Application for

Historic Area Work Permit

GENERAL NOTES

- 1) EXISTING CURB - 1' SIDE CHERRY - 1'
- 2) EXISTING SIDEWALK BASED ON AVAILABLE RECORD INFORMATION.
- 3) 2'-0" SIDEWALK SHALL BE BASED ON A CENTER PROVIDED BY THE ENGINEER, STREET JUNE, 2008.
- 4) TOTAL LOT AREA:

LOT 17	1,512.00 SQ. FT.
LOT 16	1,512.00 SQ. FT.
LOT 10	1,512.00 SQ. FT.
LOT 11	1,512.00 SQ. FT.
- 5) PROPERTY CORNER ON THE TOP END, INTERSECTION OF BLOCK 5, LOTS 16, 17, 10 AND 11.
- 6) PROPERTY CORNER ON SIDE OF LOT 16 ON SW.
- 7) PROPERTY CORNER ON SOUTHWEST CORNER SHALL BE CORNER TOP SW. ON SW. TYPICAL 20'.
- 8) PLUMB LINE OF THE BALK, FROM POINT, CENTERLINE, FROM SW. CORNER 20' 0" C.
- 9) SITE IS LOCATED IN THE LOWER BACK CORNER SECTION.
- 10) LOCAL UTILITIES SHOWN:

WATER - 8" DIA.	TRANSMISSION - 4" DIA.
ELECTRIC - 10" DIA.	TELEPHONE - 4" DIA.
SEWER - 8" DIA.	Gas - TRANSMISSION 8" DIA.
- 11) ALL DIMENSIONS TO BE SHOWN FROM ALL ADJACENT AND TYPICAL CORNER.

ZONING DATA

- 1) ZONING: R-10
- 2) MIN. LOT AREA - 10,000 SQ. FT.
- 3) MIN. FRONT SETBACK - 25 FT.
- 4) MIN. SIDE SETBACK - 5 FT.
- 5) MIN. REAR SETBACK - 5 FT.
- 6) MIN. FRONT YARD - 10' UNLESS OTHERWISE SHOWN ON THIS PLAN.
- 7) MIN. SIDE YARD - 5 FT.
- 8) MIN. REAR YARD - 5 FT.

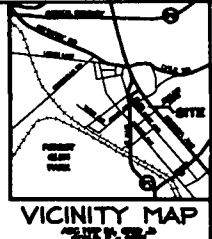
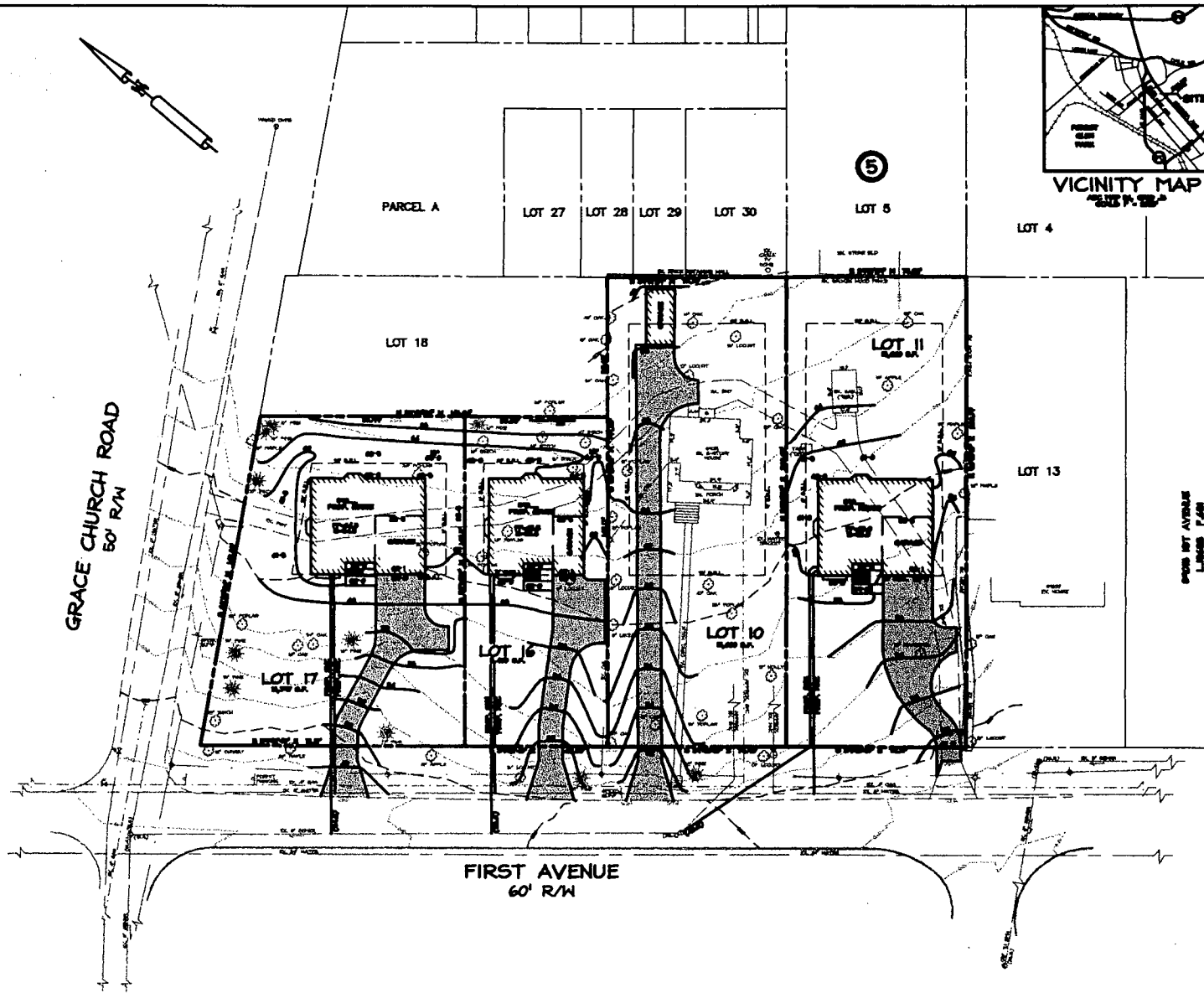
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS FOR SUBMITTED HEREIN.

DATE: _____
 CHIEF ENGINEER, P.E.
 FOR CAS, INC.

MISS UTILITY

CALL MISS UTILITY AT 1-800-897-7777, 24 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH LOCATIONS SHOWN IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE LOCATIONS LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 55A OF THE MONTGOMERY COUNTY CODE.



PROJECT	02-076	DATE	06/02
REVISION	RBA	REVISION	RBA
DATE	11-20	DATE	11-20
SCALE		SCALE	
DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	

6005 1ST AVENUE
 LOTS 17, 16, 10 & 11, BLOCK 5
WOODSIDE
 WASHINGTON (BETHESDA) SUBSECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
SITE PLAN

OWNER/APPLICANT

10015 1ST AVENUE
 WASHINGTON, DC 20004
 (202) 877-8831

**10015 1ST AVENUE
 LOTS 17, 16, 10 & 11
 BLOCK 5, WOODSIDE
 SITE PLAN**

CAS ENGINEERING
 CIVIL, SURVEYING, LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 10015 1ST AVENUE, SUITE 100, WASHINGTON, DC 20004
 (202) 877-8831 FAX: (202) 877-4000

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

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Jean Doing 1708 Grace Church Road Silver Spring, MD 20910	Jevita Kilpatrick 10 Grace Church Court Silver Spring, MD 20910
-----------------------------------------------------------------	-----------------------------------------------------------------------

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

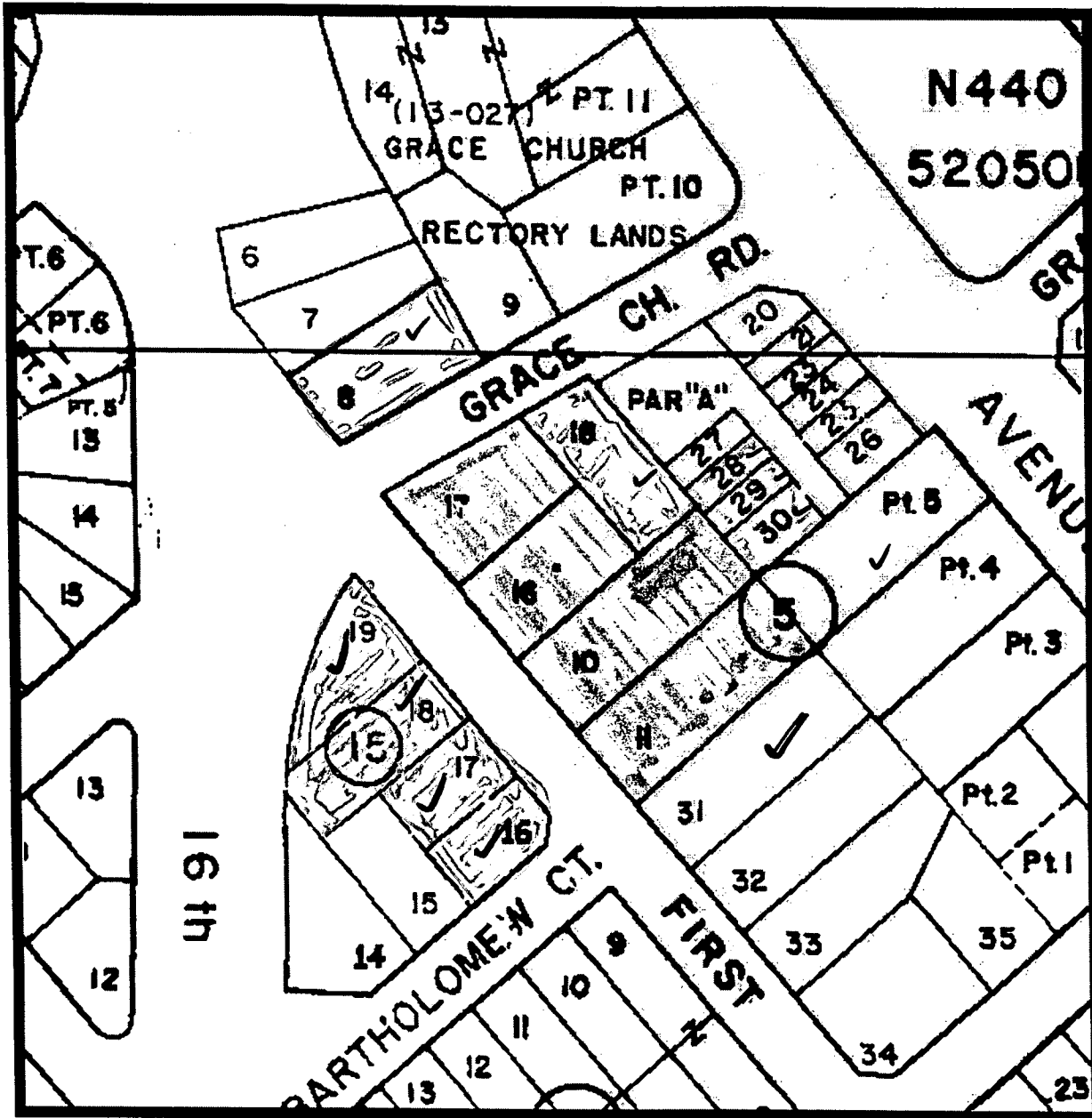
Owner's mailing address	Owner's Agent's mailing address
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Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
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District - 13 Account Number - 01089451



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● Table of Contents

1	Application for Historic Work Permit	
2	Site Plan with Tree Information	
3	Floor Plans showing materials	
4	Tax Map	
5	Photographs	
6	Address of Adjacent Owners	
7		
8		



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20830
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: 301.652.4440
 Tax Account No.: 161301089440
 Name of Property Owner: Contract Purchaser Meridian Homes Incetal or assigns Daytime Phone No.: 301.652.4440
 Address: 5110 Ridgefield Rd #413 Bethesda Maryland 20816
Street Number City State Zip Code
 Contractor: Meridian Homes, Inc. Phone No.: 301.652.4440
 Contractor Registration No.: 3358
 Agent for Owner: _____ Daytime Phone No.: _____
 Address: _____

LOCATION OF BUILDING/PREMISE
 House Number: Currently 9015 and 9019 1st Avenue Street: First Avenue
 Town/City: Silver Spring Nearest Cross Street: Grace Church
 Lot: 10, 11, 16, 17 Block: 5 Subdivision: Woodside Leightons Subdivision
 Liber: _____ Folio: _____ 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 type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Teaze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ _____
 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 of owner or authorized agent _____
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 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:

Within the boundaries of the Woodside historic district as shown on the locational atlas of 1979

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

Construct three new single family homes and a detached garage within the Woodside historic district as shown on the locational atlas of 1979

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

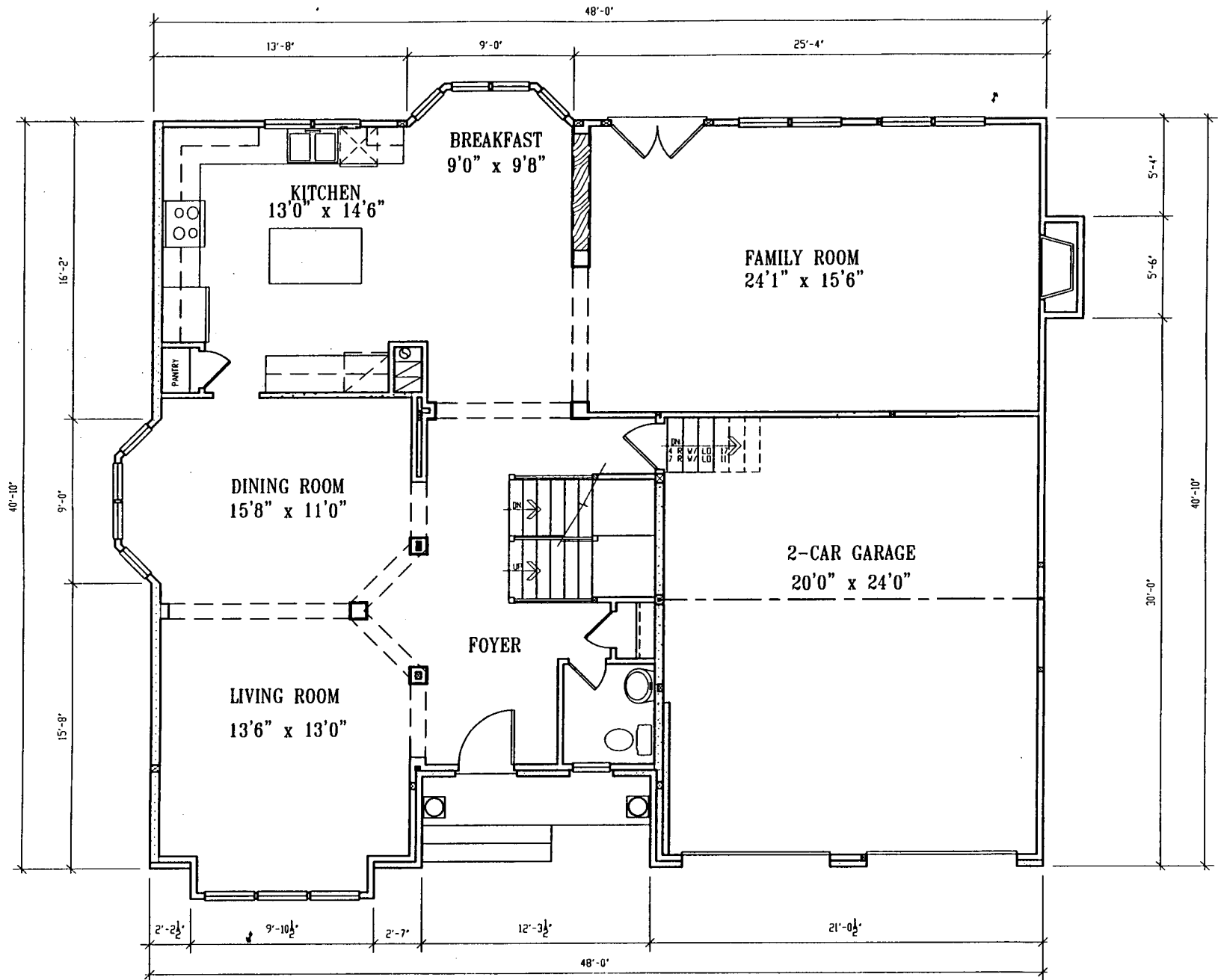
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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).



FRONT ELEVATION

LOTS #11 & 17

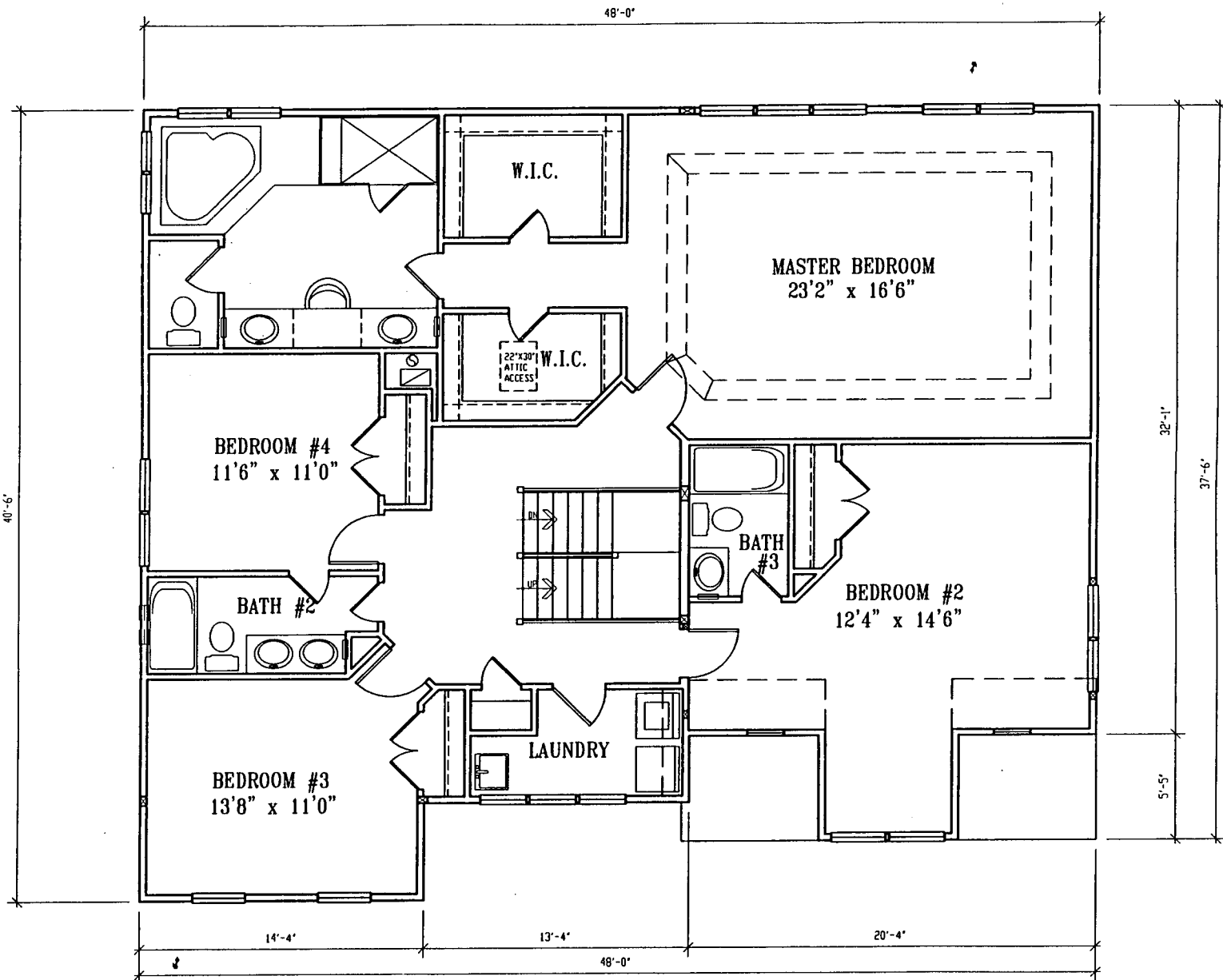
1 / 4" = 1' - 0"



LOWER FLOOR PLAN

LOTS #11 & 17
1160 SQ. FT.

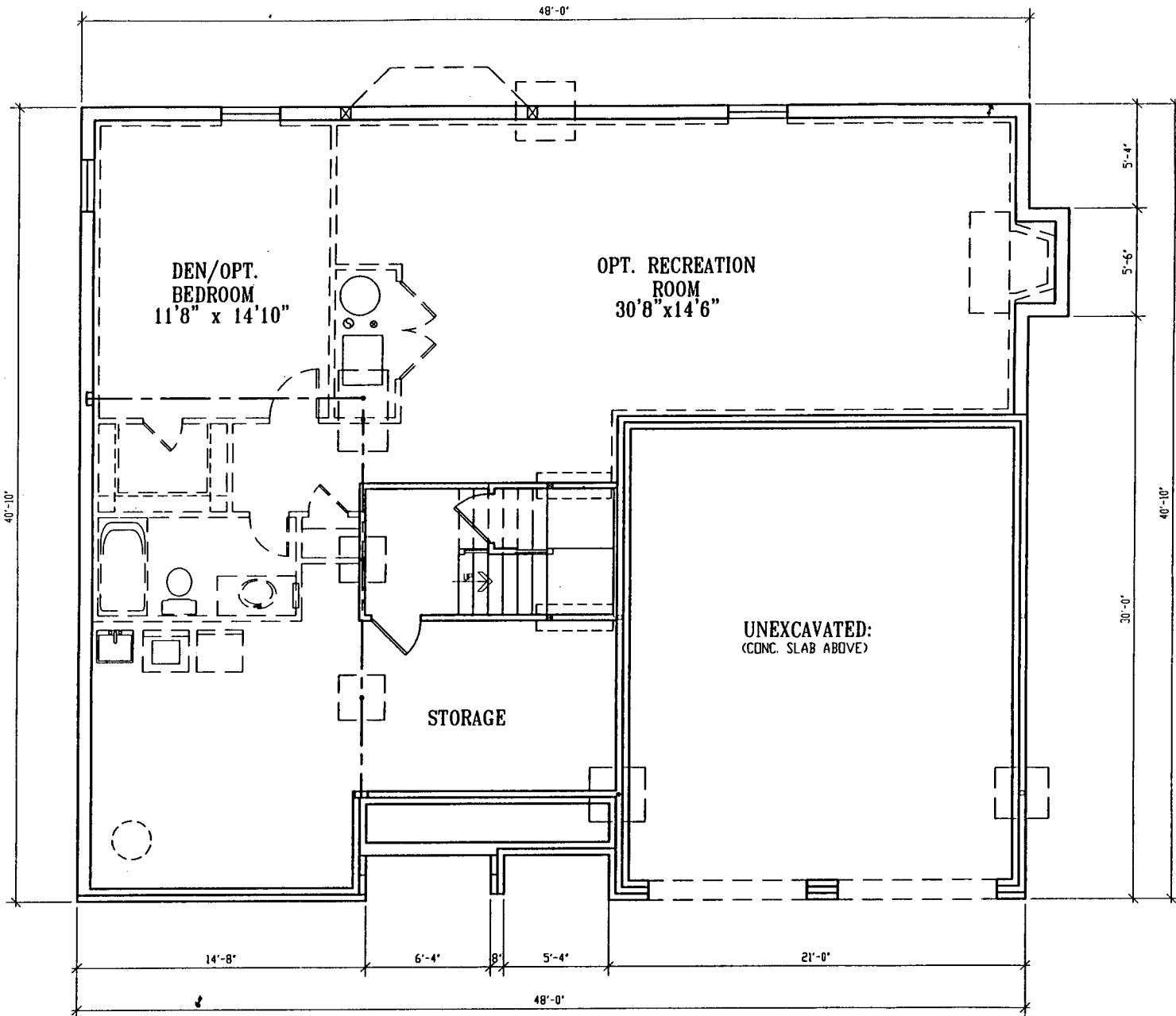
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UPPER FLOOR PLAN

LOTS #11 & 17
1475 SQ. FT.

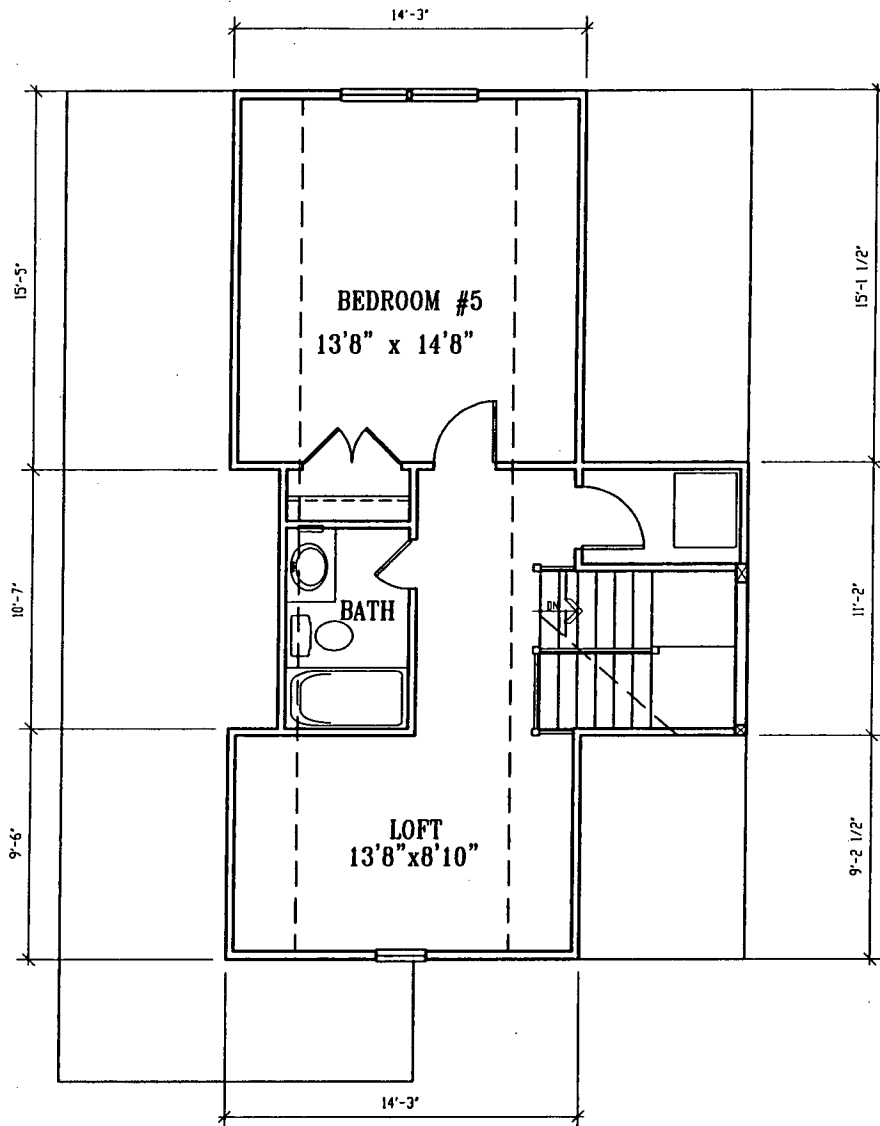
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1/4" = 1'-0"



ATTIC FLOOR PLAN

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560 SQ. FT.

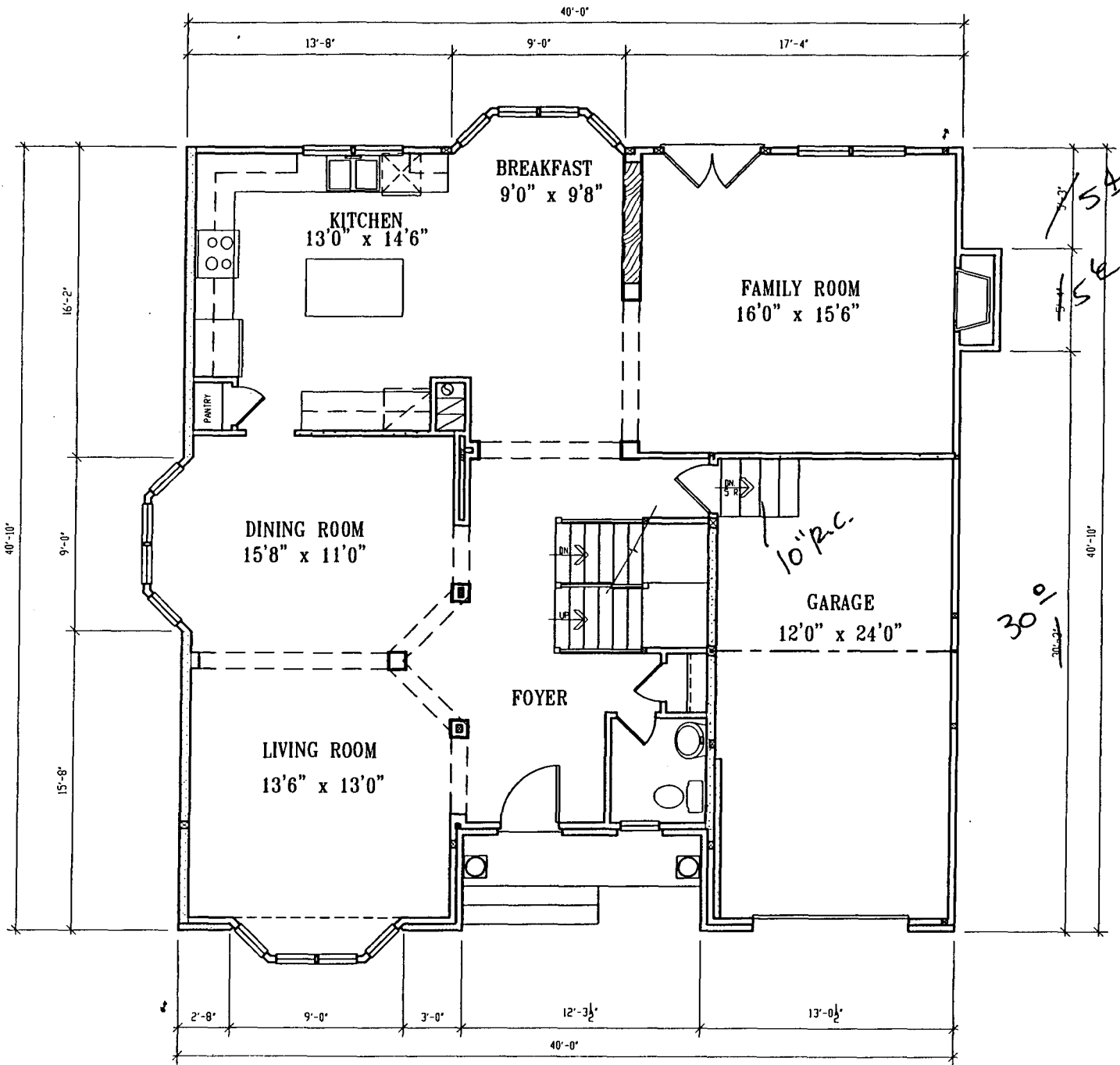
1/4" = 1' - 0"



FRONT ELEVATION

LOT #16

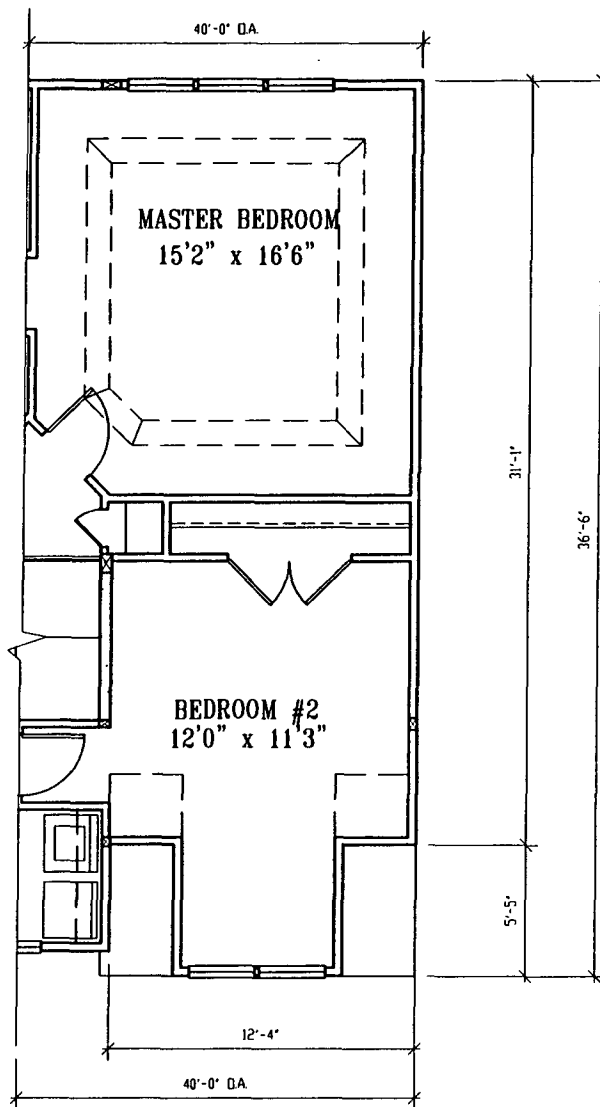
1 / 4" = 1' - 0"



LOWER FLOOR PLAN

LOT #16
 1154 SQ. FT.

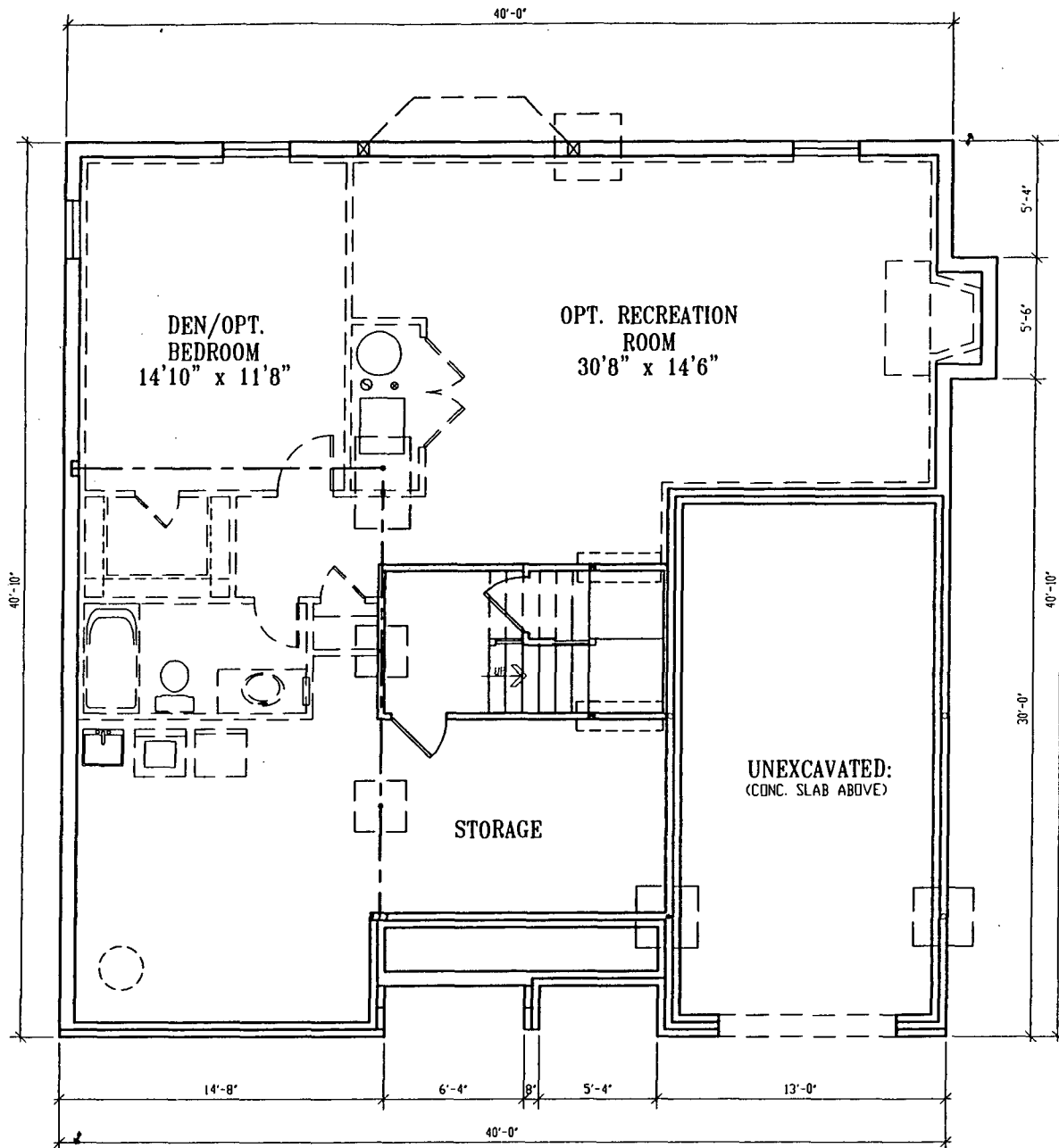
1 / 4" = 1' - 0"



UPPER FLOOR PLAN

LOT #16
1475 SQ. FT.

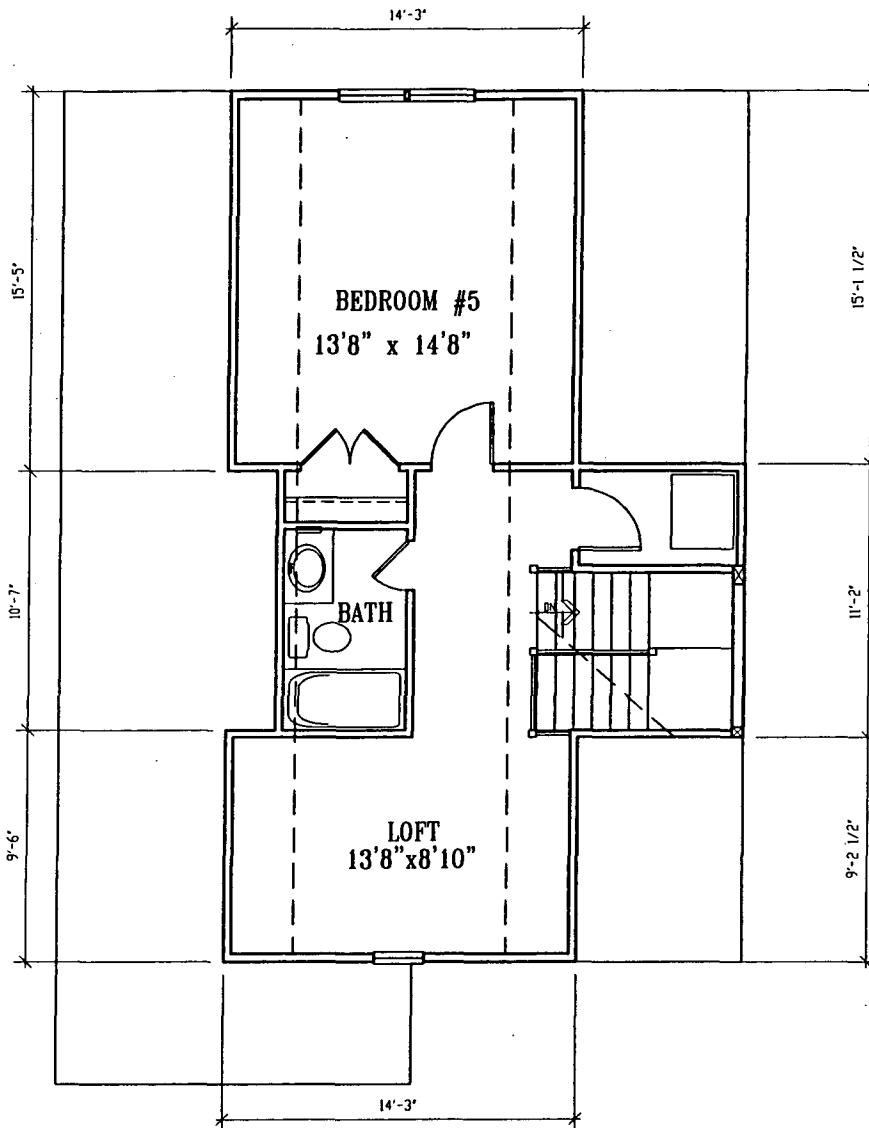
1/4" = 1' - 0"



FOUNDATION / BASEMENT FLOOR PLAN

LOT #16
866 SQ. FT.

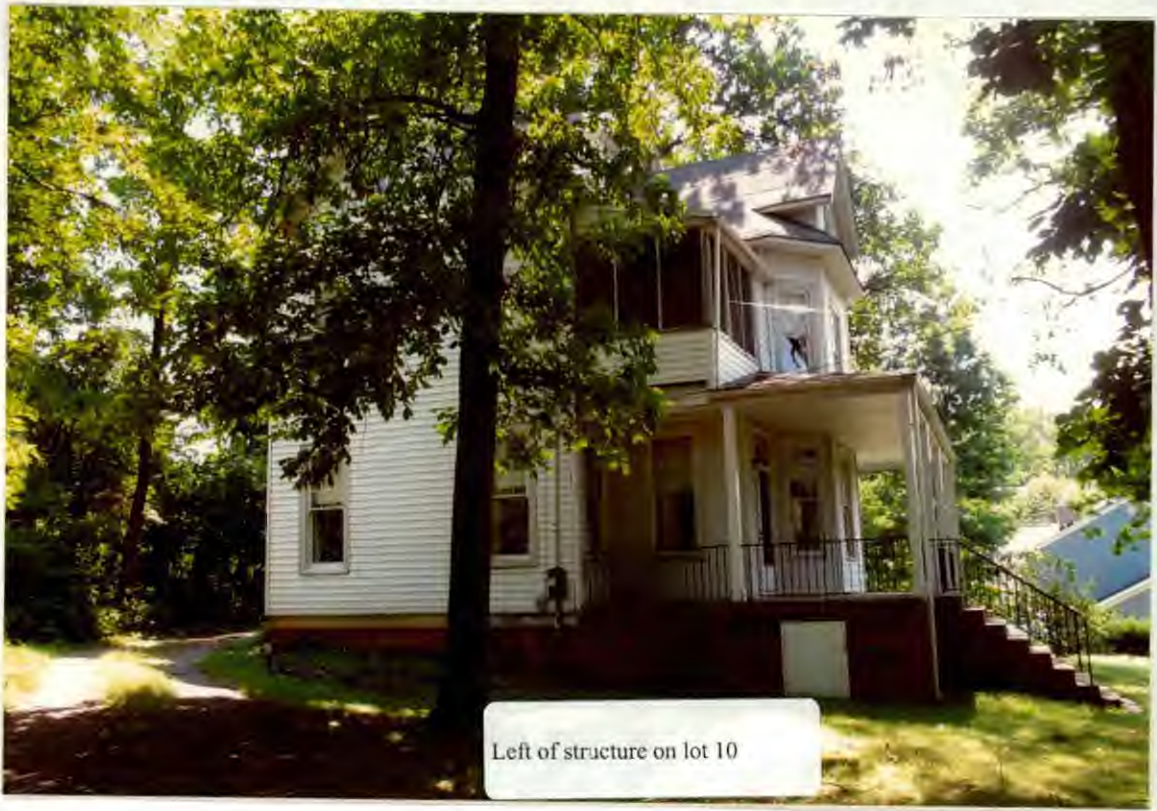
1 / 4" = 1' - 0"



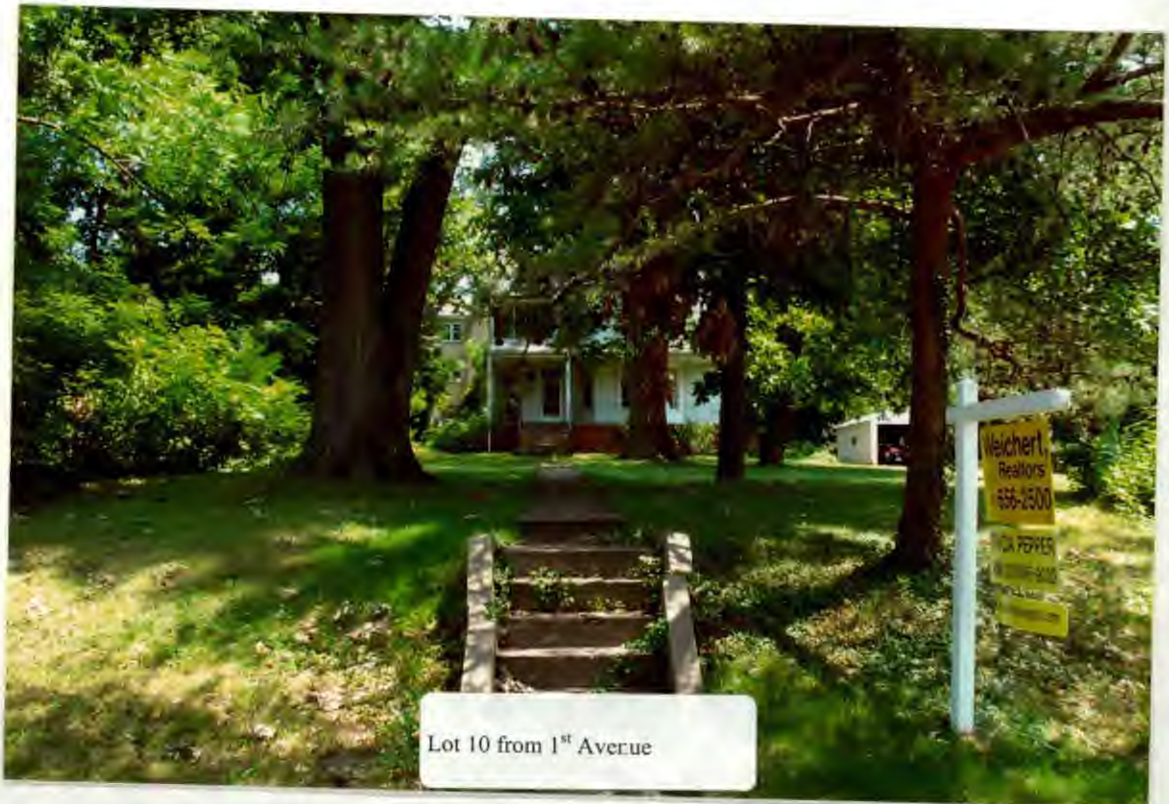
ATTIC FLOOR PLAN

LOTS # 11, 16 & 17
560 SQ. FT.

1/4" = 1' - 0"



X

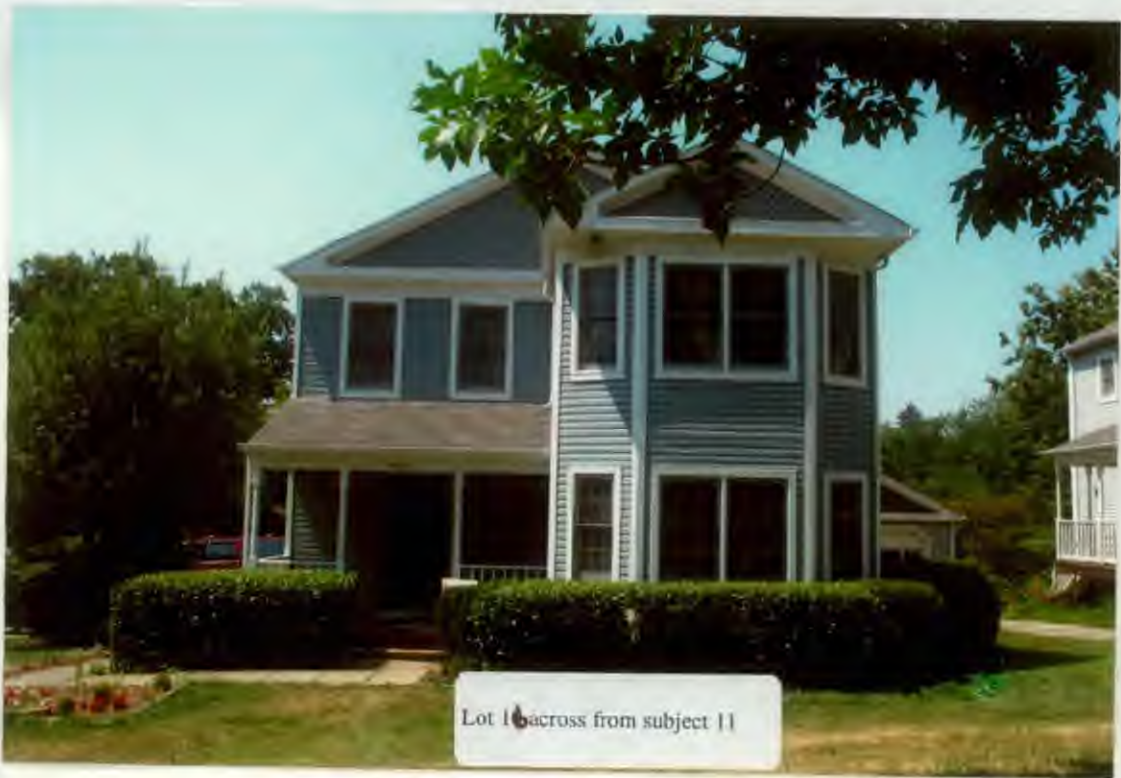


X



Lot 11 from 1st Avenue

X



Lot 16 across from subject 11



Right side of structure on lot 10



Rear of structure on lot 10



Rear of garage on lot 11



Right side of garage on lot 11



X





X



X

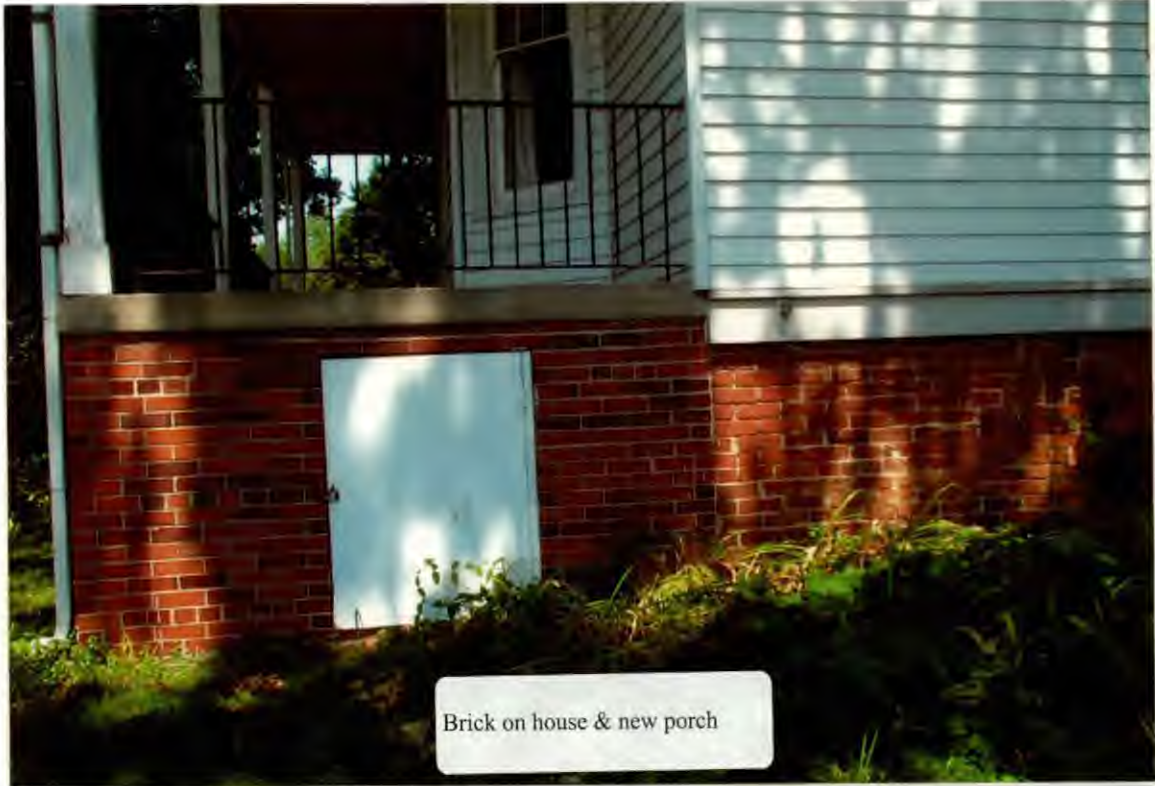


Lot 18 across from subject 16



Lot 18 on Grace Church behind 16 & 17





Brick on house & new porch



Garage front of lot 11



Structure front on lot 10



Structure front on lot 10 (#2)



Left of garage on lot 11

2

\$565,000

[See Listing Details](#)

No photo available

100% match
SILVER SPRING, MD 20910
Beds: 6
Baths: 1.5
MLS #MC4189454



[See on a Map](#)



[Save This Listing](#)

\$565,000 Located in WOODSIDE, SILVER SPRING, County: MONTGOMERY, Zip Code: 20910. View of trees, Garden/lawn view.

This four level detached, Victorian, historic home built in 1897 has 6 bedroom(s), 1 full bath(s), 1 half bath(s). This home has a basement. Rooms include a separate dining room, workshop, foyer. Other features include 2 fireplace(s). This home has a 1 car garage. The lot is wooded. The property is located on 0.69 acre(s).



[Prequalify now](#) with Weichert Financial Services



\$209,000

Silver Spring, MD 20910

MLS #MC4189455

Click to see listings of
Weichert Open Houses



WEICHERT, REALTORS - BETHESDA

Phone: (301) 656-2500

Fax: (301) 907-8572

info@weichert.com

\$209,000 Located in WOODSIDE, SILVER SPRING, County: MONTGOMERY, Zip Code: 20910. Garden/lawn view.

This land is approximately 0.19 acre(s). The lot is wooded.

MLS#: MC4189455.

Rear fencing

Level lot

Property backs trees

Natural gas service available

Sewer service available

Close to public transportation

Lot is 8400 sq. ft.

Fee simple ownership

Elementary School: WOODLIN

Middle School: SLIGO

High School: EINSTEIN



Equal Housing
Opportunity

Broker may not have reviewed or approved listing enhancements. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified.



\$199,000

Silver Spring, MD 20910

MLS #MC4284125

Click to see listings of
Weichert Open Houses



WEICHERT, REALTORS - BETHESDA

Phone: (301) 656-2500

Fax: (301) 907-8572

info@weichert.com

\$199,000 Located in WOODSIDE, SILVER SPRING, County: MONTGOMERY, Zip Code: 20910. View of trees.

This residential land is approximately 0.24 acre(s). The lot is wooded.
MLS#: MC4284125.

Level lot
Property backs trees
Natural gas service available

Sewer service available
Lot is 10445 sq. ft.
Fee simple ownership

Elementary School: WOODLIN
Middle School: SLIGO
High School: EINSTEIN



Equal Housing
Opportunity

Broker may not have reviewed or approved listing enhancements. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified.



\$209,000

Silver Spring, MD 20910

MLS #MC4189456

Click to see listings of

Weichert Open Houses



WEICHERT, REALTORS - BETHESDA

Phone: (301) 656-2500

Fax: (301) 907-8572

info@weichert.com

\$209,000 Located in WOODSIDE, SILVER SPRING, County: MONTGOMERY, Zip Code: 20910. View of trees.

This residential land is approximately 0.32 acre(s). The lot is wooded.
MLS#: MC4189456.

Level lot

Property backs trees

Natural gas service available

Sewer service available

Close to public transportation

Lot is 13798 sq. ft.

Fee simple ownership

Elementary School: WOODLIN

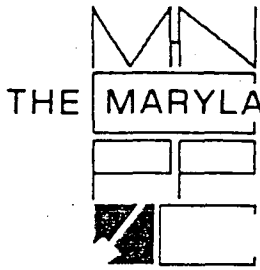
Middle School: SLIGO

High School: EINSTEIN



Equal Housing
Opportunity

Broker may not have reviewed or approved listing enhancements. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 12/21/50

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

Permit # 235931

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

Approved with Conditions: (1) Delete paved turn-around in front yard area; Front porch may be built with a simple flat roof, a shed roof or hipped roof. Delete 2nd story railing -

→ and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and call 301-583-3408 for appointment * * *

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Carter Wilson

Address: 1682 East Lake Dr. Suite 301, Rockville MD 20850

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

Re: 8911 First Ave. Silver Spring
in 1 case 1 - at that Dist

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8911 First Street	Meeting Date:	12/20/00
Applicant:	Carter Wilson	Report Date:	12/13/00
Resource:	Woodside <i>Locational Atlas</i> Historic District	Public Notice:	12/6/00
Review:	HAWP	Tax Credit:	No
Case Number:	36/4-00A	Staff:	Robin D. Ziek

PROPOSAL: Construct new house

RECOMMEND: Approval with the following conditions:

- 1) The front porch will be simplified to a single-story porch with either a hipped or shed roof.
- 2) The paved turn-around in the front yard will be deleted.

PROJECT DESCRIPTION

SIGNIFICANCE: Side lot associated with a 19th Century Victorian resource in the Woodside Locational Atlas Historic District

STYLE: Neo-traditional

The Woodside *Locational Atlas* Historic District came to the HPC for consideration in the past, but was held at the Planning Board review and has not proceeded through the designation process. The applicant applies for a HAWP under provisions of Chapter 24A-10 that provide this opportunity, at the applicant's discretion. This allows the applicant to proceed with the review of a specific project in a *Locational Atlas* Historic District according to the typical HAWP review schedule rather than undertaking the expedited designation review which can take no more than 195 days.

The project site is the side lot for a Victorian residence. It sits to the north of the Victorian frame house on Lot 17/Pt of Lot 18, and to the south of a brick 20th century Colonial Revival style home (see Circle //). The lot has a stand of mature trees towards the front of the property, and the property rises gently from the street towards the rear.

PROPOSAL

The applicant proposes to build a 2-story frame house, with a single car detached garage at the rear of the lot (see Circle //). The house has Colonial Revival styling, and would be set on the lot slightly further back from the street than the historic Victorian house. The house

1

this siting is proposed to avoid damaging or removing the large mature trees in the front portion of the lot, thus preserving much of the essential character of the property. Two clusters of holly trees will be removed to construct the new house (see Circle //).

The existing driveway for the Victorian house runs partially onto Lot 16. This will be removed, and a new driveway installed for Lot 16 which will lead to the garage (see Circle 23), with a turn-around in the front yard. The garage is proposed as a one-car structure, with a side porch and side entrance facing the back yard.

All of the siding is a wood-substitute cement-fiber material – “Cemplank.” This is applied like wood siding and will be painted. The porch, railing, and steps will all be wood. The foundation will be painted concrete. The windows will be 4/1 STDL (simulated true-divided light) wood windows to be painted. The front door is a six-panel wood door with sidelights; the other doors will be steel doors without grills.

The front porch is proposed as a two-story structure, with a railing and posts at the 2nd floor level. This railing will be only 24”, reflecting the fact that there is no access to this porch from the 2nd floor.

STAFF DISCUSSION

The proposed new house is suitably sited to protect the trees, an important feature in any historic district. The house is not replicative of any particular style, although it is traditional in form and detail. Staff commends the applicant on the proposed 1-car detached garage, noting that this helps reduce the mass of the new house, and is a more compatible layout in the historic district than would be an attached garage. As a *Locational Atlas* Historic District, the review is guided mostly by the principle of reducing the impact of an out-of-period structure on the potential for designation of an historic district. As such, staff feels that the house can be further simplified without a loss to a resident by reducing the two-story front porch to a one-story porch. Functionally, there will be no change in the usable space, but the house will look more modest and in-keeping with the other structures in the district.

STAFF RECOMMENDATION

Staff recommends, with the following conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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.

and with the Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

- 1) The front porch will be revised to reflect a single-story porch, for staff approval.
- 2) The driveway will be revised to delete the parking and turn-around area in the front yard.

and subject to the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 extra set for HPC file copy)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
266 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: Carter Willson
Daytime Phone No.: 301-738-7717

Tax Account No.: 13-01088104

Name of Property Owner: Carter Inc. Daytime Phone No.: 301-738-7717
Address: 1682 E Gude Dr. #301 Rockville MD. 20850
Street Number City Street Zip Code

Contractor: same Phone No.: _____

Contractor Registration No.: 2218

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8911 Street: First Ave
Town/City: Silver Spring Nearest Cross Street: Wilson Place
Lot: 16 Block: 4 Subdivision: Woodside
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AV Slab Room Addition Porch Deck Shed
 Move Install Wreck/Teaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 250,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Carter Willson
Signature of owner or authorized agent

11/29/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 235931 Date Filed: 11/30/00 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:

vacant lot next to 8909 First Ave in the designated
Historic area of Woodside

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

construct a new single family home on the vacant lot
next to 8909 First Ave.

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.

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

~~Lot 15 Block 4~~
~~Michael Moore~~
~~8913 First Ave~~
~~Silver Spring, MD. 20910~~

Lot 17 Block 4
Thomas W. Kraseman
8909 First Ave
Silver Spring, MD. 20910

Lot 28 Block 7
William Pierce & Lisa Bontempo
8910 First Ave
Silver Spring, MD. 20910

Parcel A Block 4
Woodside Park Comm. Assoc.
9000-1/2 Ottawa Pl.
Silver Spring, MD. 20910

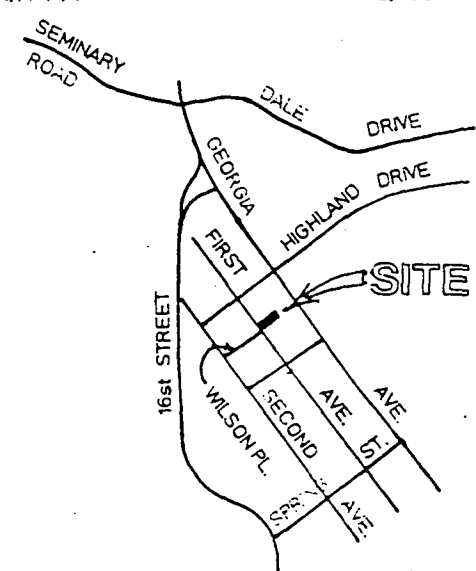

Pt. of Lot 4 Block 4
Herbert & R. M. Paul
9012 Georgia Ave
Silver Spring, MD. 20910

Lot 15 Block 4
Nathan Seppa & Kerry Korpi
8913 First Ave
Silver Spring, MD. 20910

~~Lot 49 Block 7~~
~~Arthur [unclear]~~

Lot 49 Block 7
Elai Gleason
8914 First Ave
Silver Spring, MD. 20910

NOV 27 2000
 WITMER ASSOCIATES

TAX MAP JP 121	200 SHEET 211NW 02	1999 Ed. PAGE 36 GRID K's ADC MAP
REVISIONS: 	VICINITY MAP SCALE: 1" = 2,000' 	
PREPARED FOR: CARTER, INC. 1682 EAST GUDE DRIVE SUITE 301 ROCKVILLE, MD 20850 (301) 738-7717		
TITLE <h2 style="text-align: center;">SITE PLAN</h2>		
<h1 style="text-align: center;">LOT 16, BLOCK 4 WOODSIDE</h1> <p style="text-align: center;">13th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		
<div style="display: flex; align-items: center; justify-content: center;">  <div> <p>WITMER ASSOCIATES, LLC</p> <p>Land Surveying, Land Planning & Design 354-A Hungerford Drive, Rockville, MD 20850 Tele. (301) 309-8600 Fax: (301) 309-8603</p> </div> </div>		
SCALE 1" = 20'	DATE Nov. 2000	PROJ. NO. 93029A2
SHEET NO. 1 of 1		

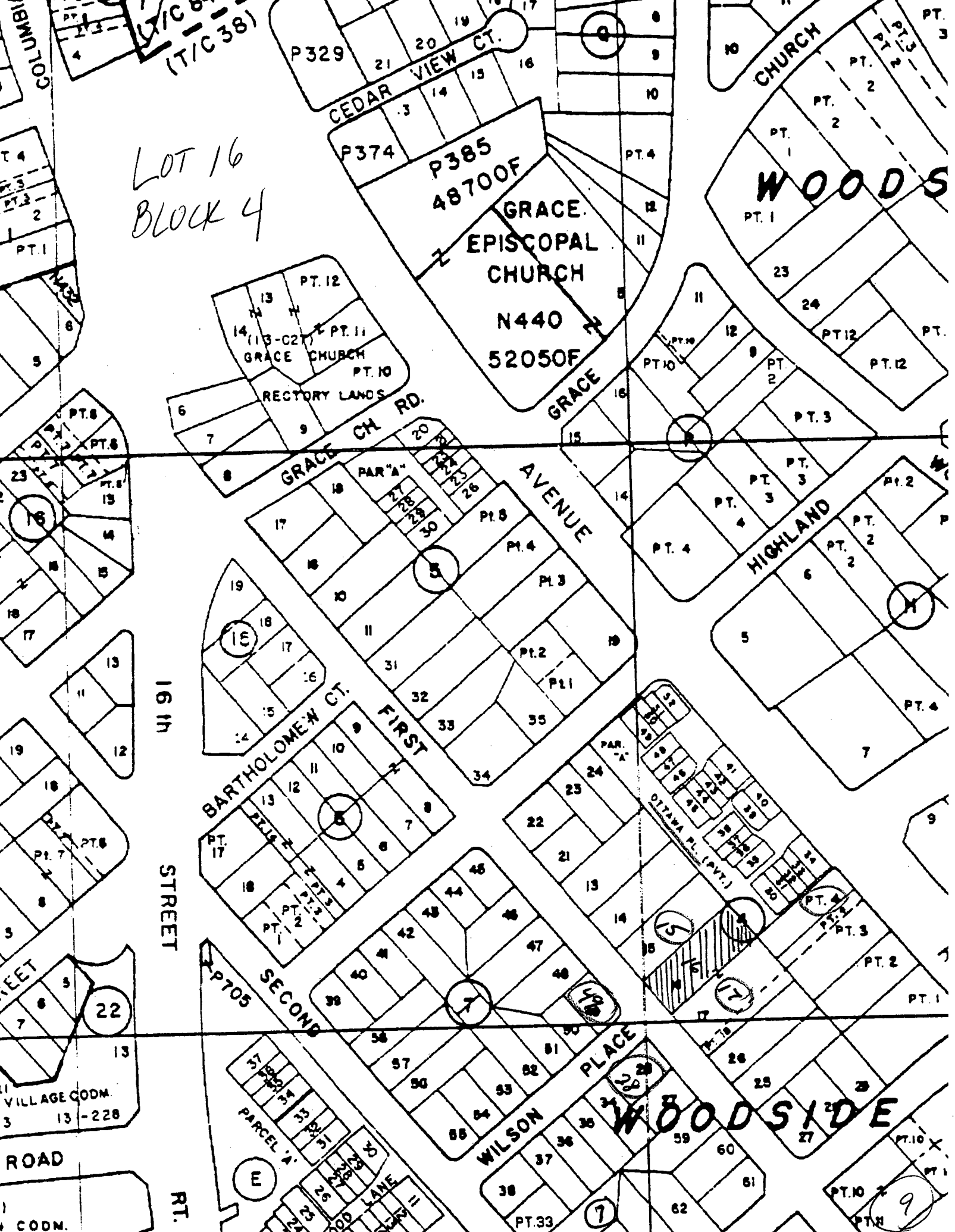
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NOTES

1. Lot 16, Block 4, as shown is included on a Subdivision Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book A, as Plat 25.
2. Topography, as shown, is from a field survey by this office, dated November 21, 2000. Vertical datum assumed.
3. Existing zoning = R-60.
4. Building Setbacks:
 - Primary Structure:
 - Front - 25' min. or established building line
(Established building line determined to be 69.5')
 - Side - 8' min. one side, 18' total of both
 - Rear - 20' min.
 - Accessory Structure:
 - Side & Rear - 5' min.
5. Street Address - 8911 First Avenue.
6. Tax I.D. No. 13-01088104.
7. Contact Miss Utility at 1-800-257-7777, 48 hours prior to the start of any excavation work.

THE POINT MADE

LOT 16
BLOCK 4



16th STREET

BARTHOLOMEW CT.

FIRST

SECOND

AVENUE

HIGHLAND

WILSON PLACE

CEDAR VIEW CT.

CHURCH

WOODS

WOODSIDE

VILLAGE CODM. 13-228

ROAD

CODM.

RT.

PARCEL A

WOOD LANE

DITANA PL. (PVT.)

TOLUBO

(T/C 38)

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P374

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48700F

GRACE
EPISCOPAL
CHURCH

N440
52050F

GRACE CHURCH

RECTORY LANDS

GRACE CH. RD.

PAR "A"

PAR. "A"

DITANA PL. (PVT.)

PARCEL A

WOOD LANE

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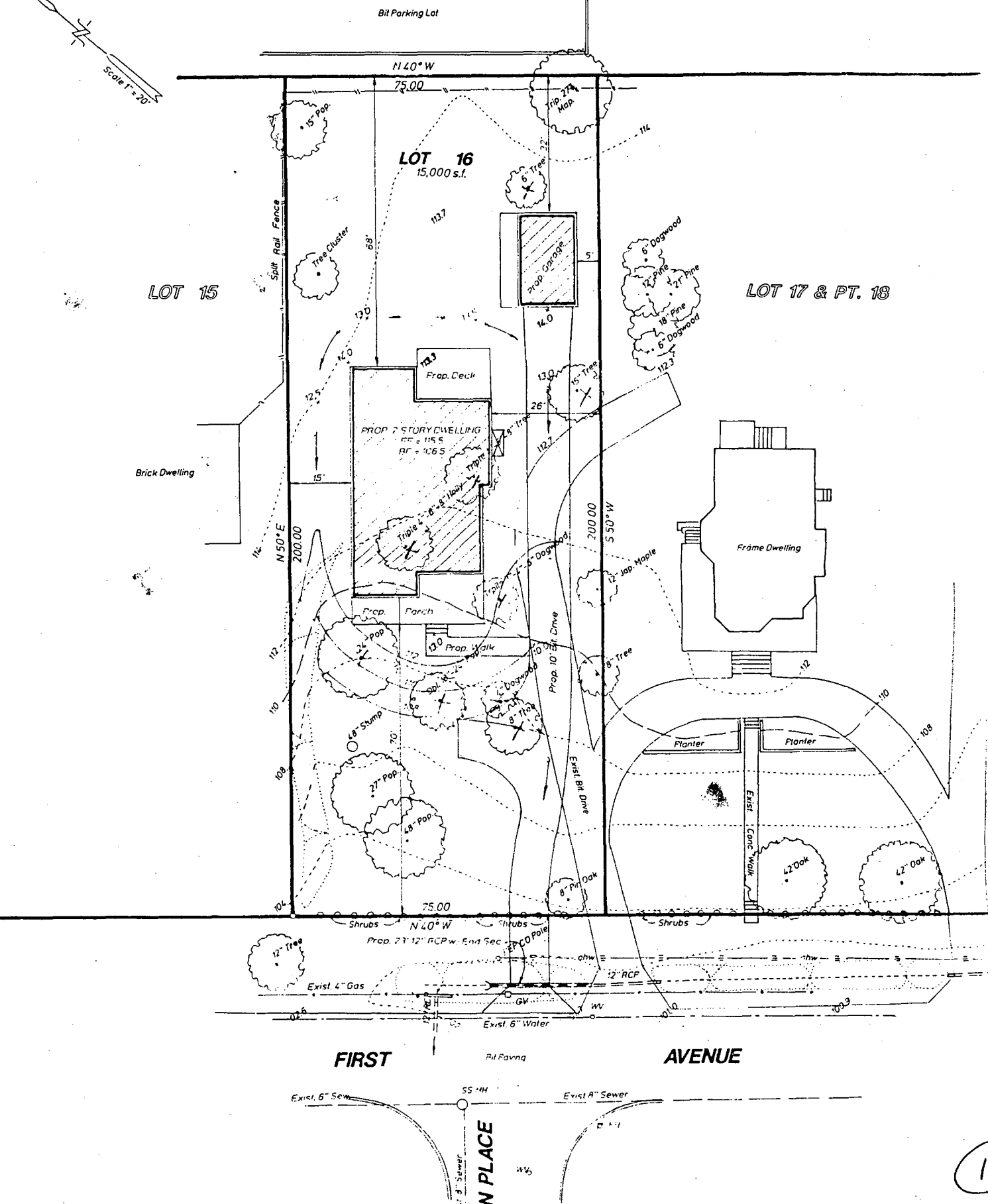
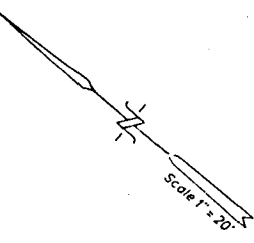
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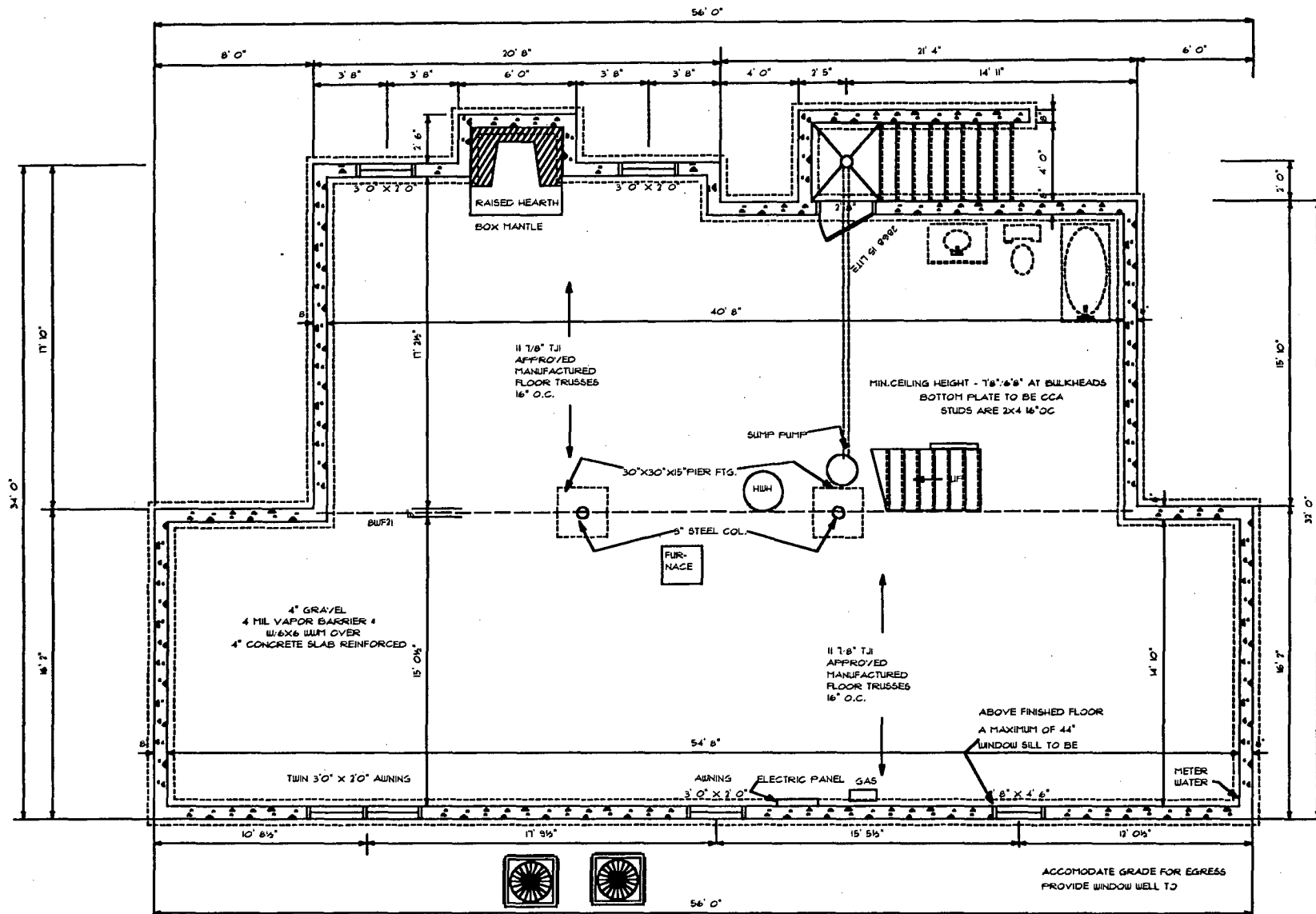
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X = REMOVE

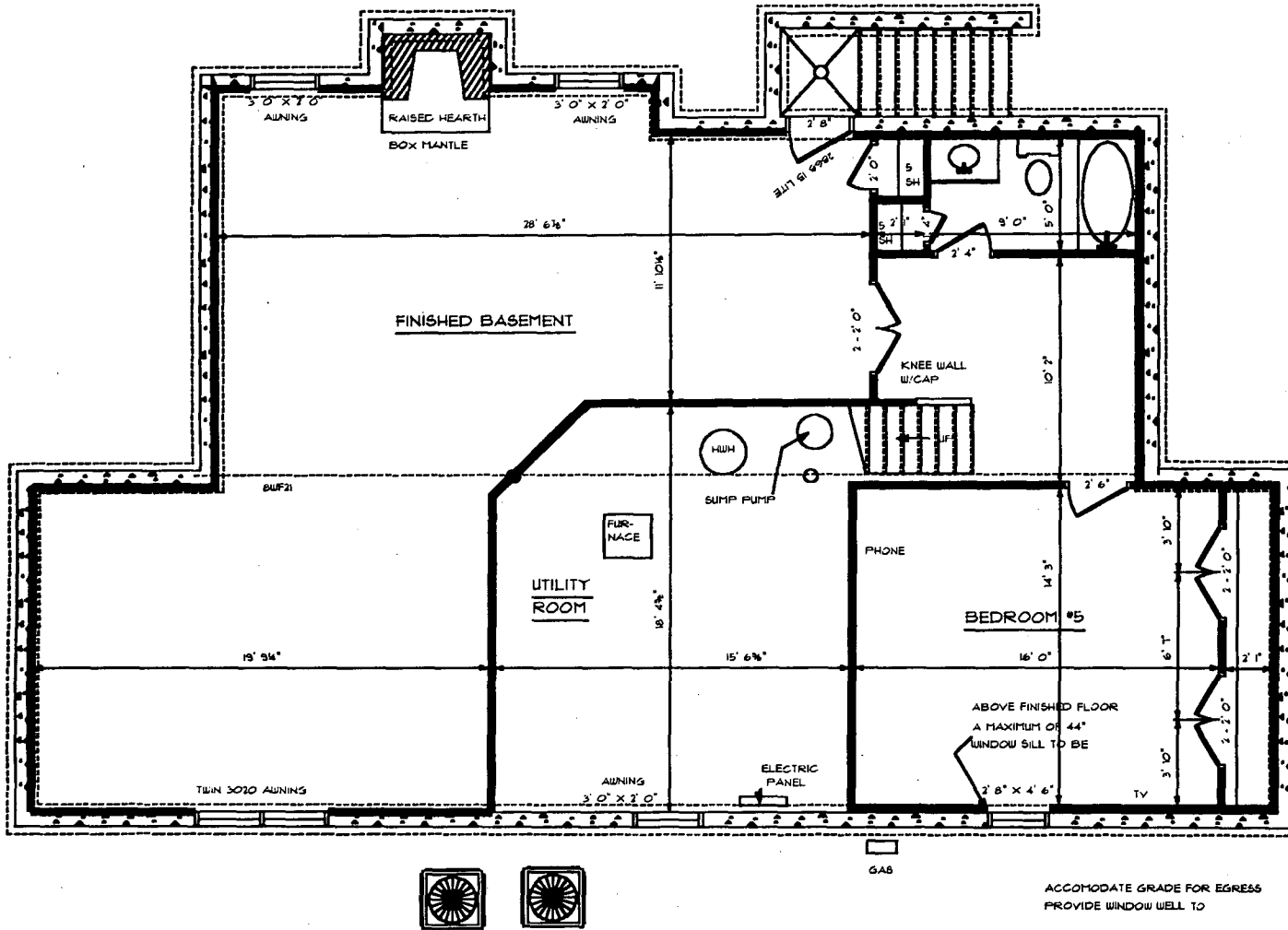




NOTES:
 ALL FOOTINGS ARE 16" X 8"
 UNLESS OTHERWISE NOTED
 ALL WALLS ARE 8" X 8"
 UNLESS OTHERWISE NOTED

FOUNDATION

<p>Carter, Inc</p> <p>1662 E. Guide Drive, Suite 301 Rockville, MD 20850</p> <p>(301) 736-7111 Fax: (301) 736-7114</p>	<p>SANDY SPRING MODEL</p> <p>8311 FIRST AVENUE SILVER SPRING, MD 20910 LOT 15, BLOCK 4 SUBDIVISION: WOODSIDE</p>
<p>Revision</p> <p>Date: NOV 23 2000</p> <p>Scale: 1/4" = 1'-0"</p> <p>Drawn: Carter, Inc.</p>	<p>—</p>



ACCOMMODATE GRADE FOR EGRESS
 PROVIDE WINDOW WELL TO

FINISHED BASEMENT
 1252 SQFT

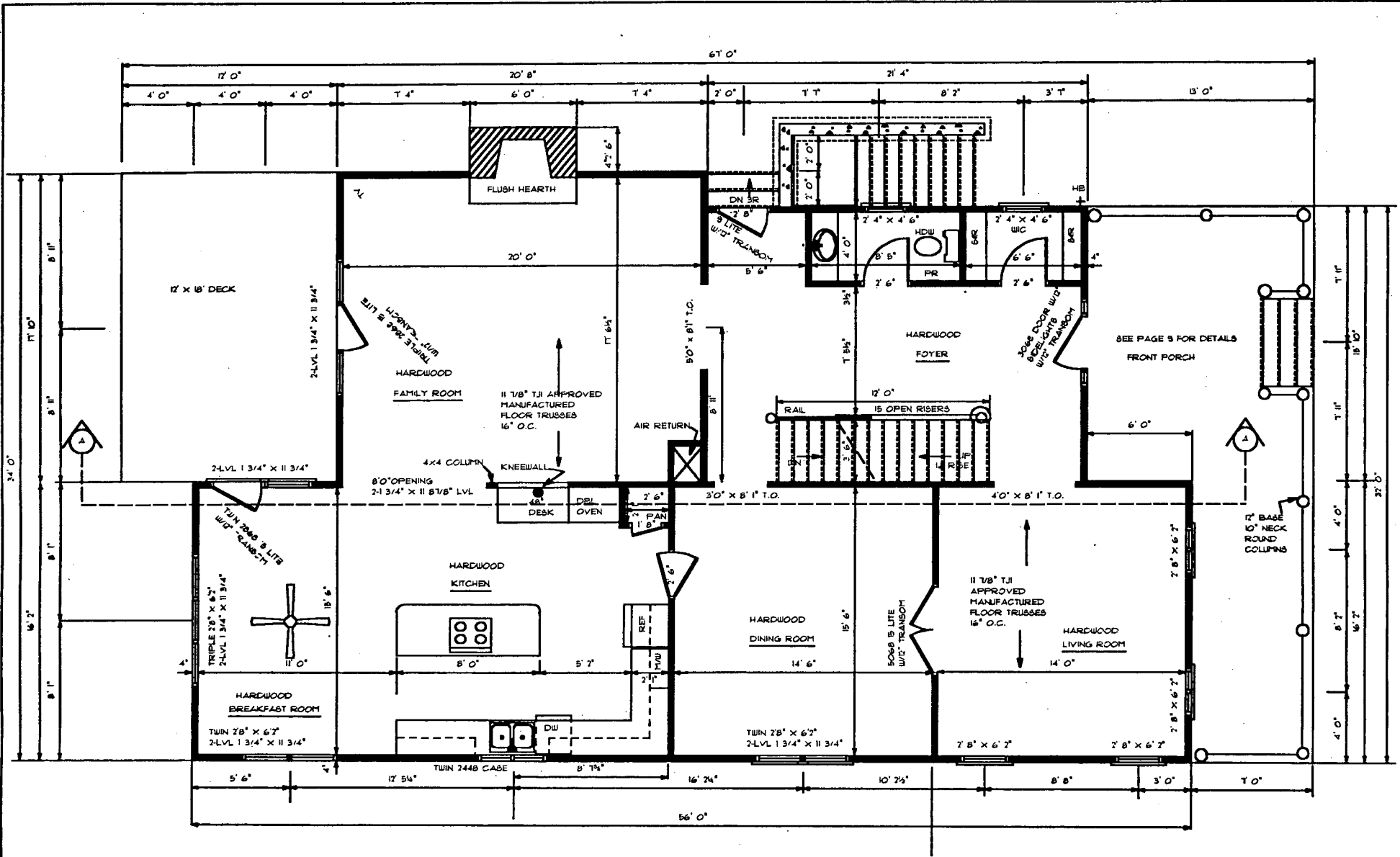
SANDY SPRING MODEL
 8911 FIRST AVENUE
 SILVER SPRING, MD 20910
 LOT 16, BLOCK 4
 SUBDIVISION: WOODSIDE

Carter, Inc

1682 E. Guide Drive, Suite 301
 Rockville, MD 20850
 (301) 736-1111
 Fax: (301) 736-1114

Date: NOV 29 2000
 Scale: 1/4" = 1'-0"
 Drawn: Carter, Inc

1A



FIRST FLOOR
1596 SQFT

- NOTES:
- ALL HEADERS TO BE 2X10 UNLESS OTHERWISE NOTED
 - ALL FIRST FLOOR HEADERS ARE 8'1" HIGH
 - ALL INTERIOR WALLS ARE TO MEASURE 3 1/2" UNLESS OTHERWISE NOTED
 - ALL EXTERIOR WALLS ARE TO MEASURE 4" UNLESS OTHERWISE NOTED
 - 15 LITE DOORS IN BREAKFAST ROOM AND LIBRARY TO BE LOW-E, ARGON FILLED

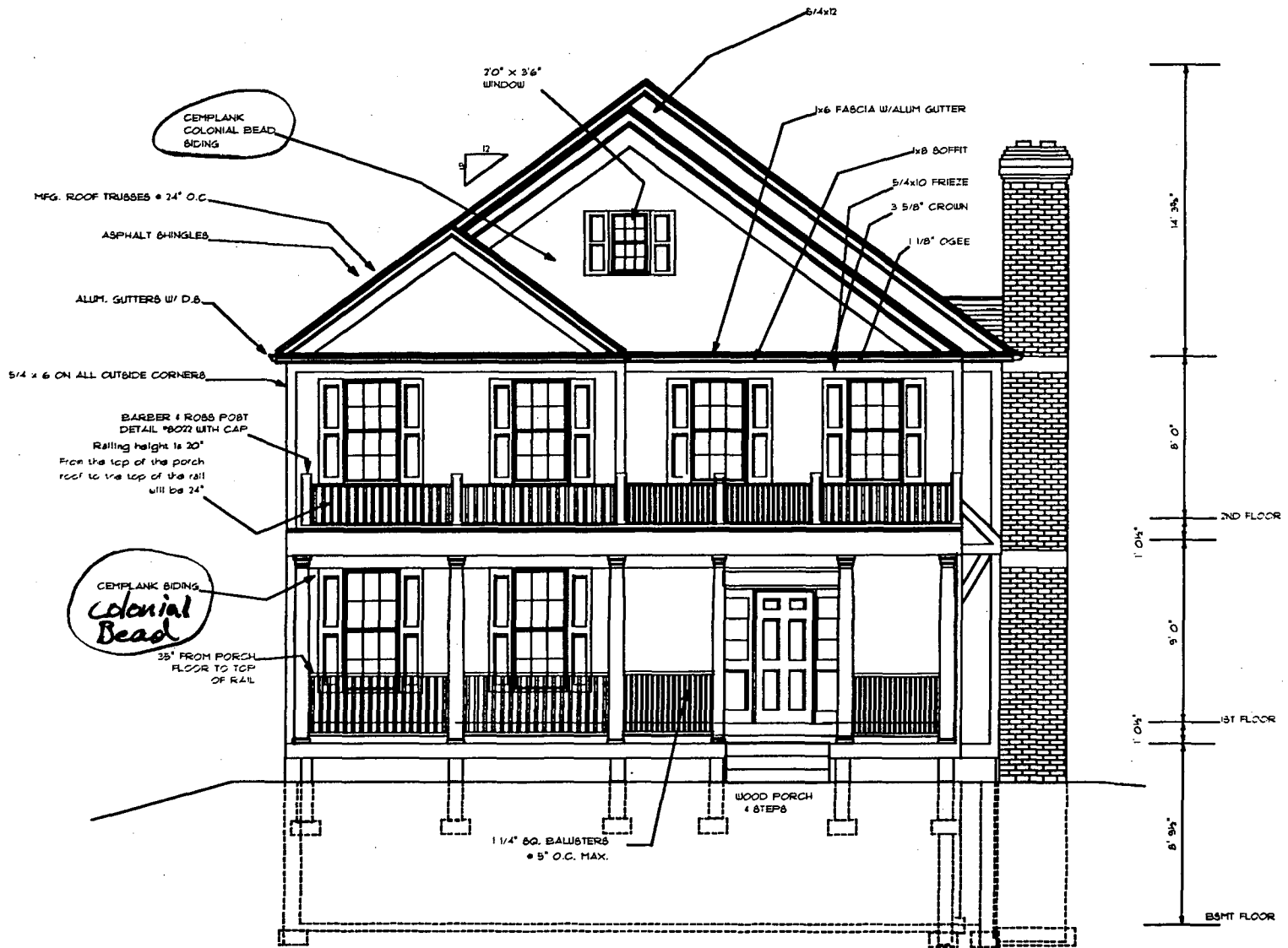
Revision

Carter, Inc
1662 E. Guide Drive, Suite 301
(301) 136-1111

SANDY SPRING MODEL
8811 FIRST AVENUE
SILVER SPRING, MD 20910
LOT 16, BLOCK 4

Date: NOV 20 2003
Scale: 1/4" = 1'-0"
Drawn: Carter, Inc.

2



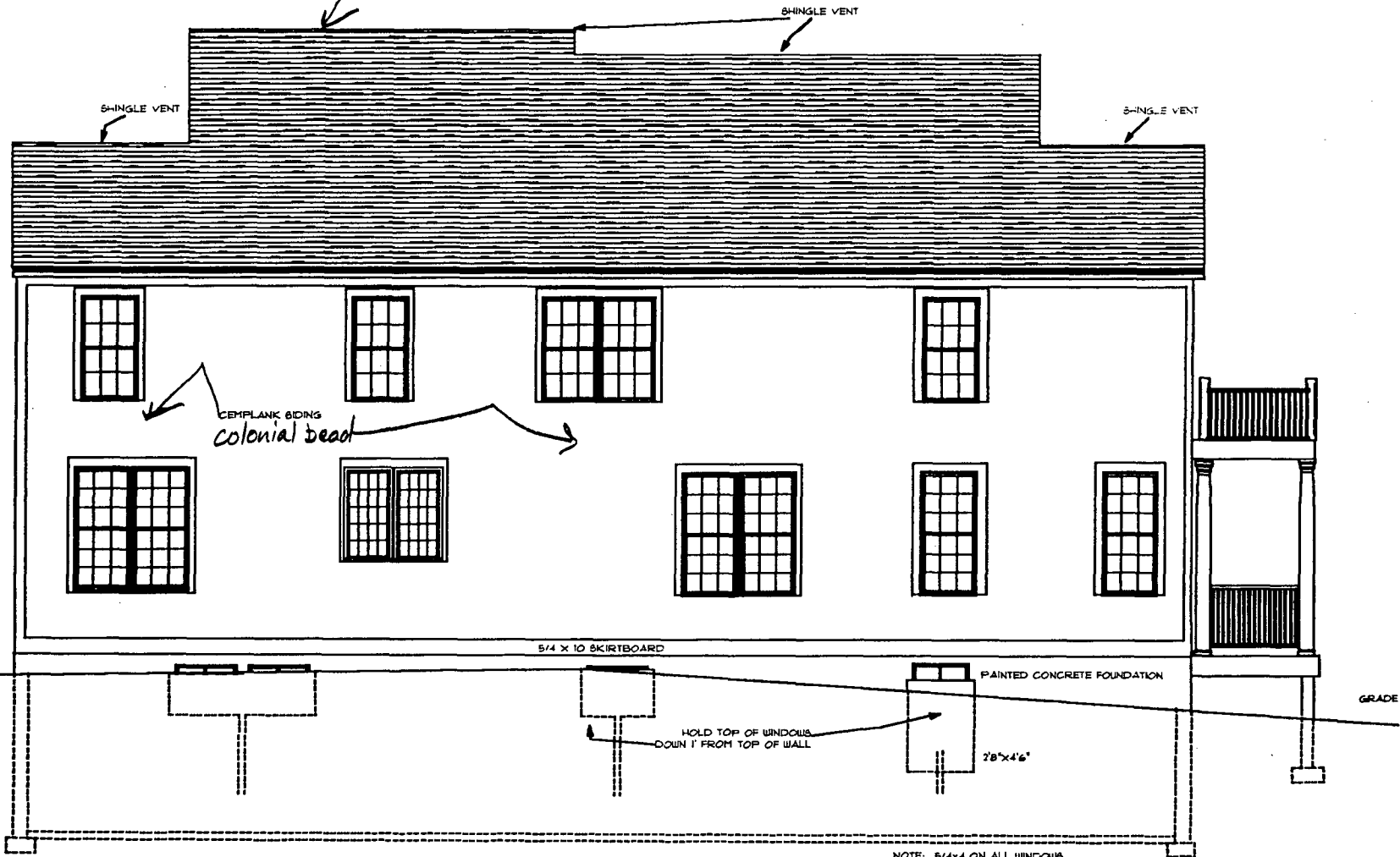
FRONT ELEVATION

NOTE
 UNLESS OTHERWISE NOTED ALL WINDOWS AND DOORS HAVE 5/4x4 CASING AND APRON
 3 FRONT WINDOWS W/SHUTTERS HAVE BRICK MOLD
 WINDOWS WITH SHUTTERS HAVE BRICKMOLD

Revision	
Carter, Inc	(301) 798-7111 Fax: (301) 798-7114
SANDY SPRING MODEL	1682 E. Guide Drive, Suite 301 Rockville, MD 20850
8811 FIRST AVENUE SILVER SPRING, MD 20910 LOT 16, BLOCK 4 SUBDIVISION: WOODSIDE	
Date: NOV 28, 2000	
Scale: 1/4" = 1'-0"	
Draw: Carter, Inc	
4	

19

40yr. Tamko Heritage fiberglass shingles



NOTE: 5/4x4 ON ALL WINDOWS
5/4 x 6 ON ALL CORNERS

LEFT ELEVATION

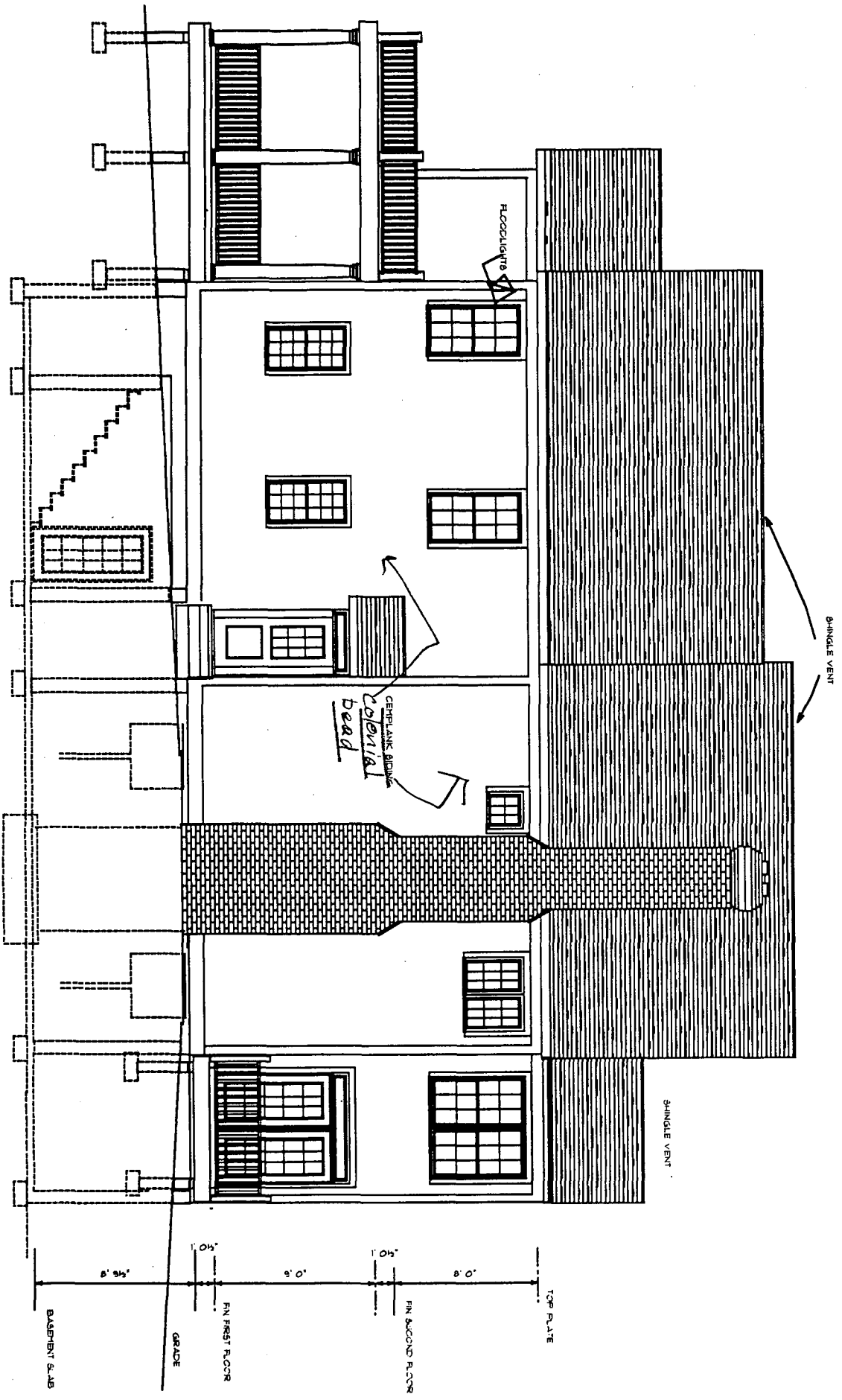
Revision	
Carter, Inc	(301) 738-7111 Fax: (301) 738-7114
1682 E. Guide Drive, Suite 301 Rockville, MD 20850	
SANDY SPRING MODEL	
8911 FIRST AVENUE SILVER SPRING, MD 20910 LOT 16, BLOCK 4 ADMINISTRATIVE, WASHINGTON	
Date: NOV 2, 2000	
Scale: 1/4" = 1'-0"	
Drawn: Carter, Inc.	

5

17

81

RIGHT ELEVATION



6

SANDY SPRING MODEL

2911 FIRST AVENUE
 SILVER SPRING, MD 20910
 LOT 16, BLOCK 4
 AIR DIVISION, WOODDALE

Carter, Inc

1687 E. Gude Drive, Suite 301
 Rockville, MD 20850

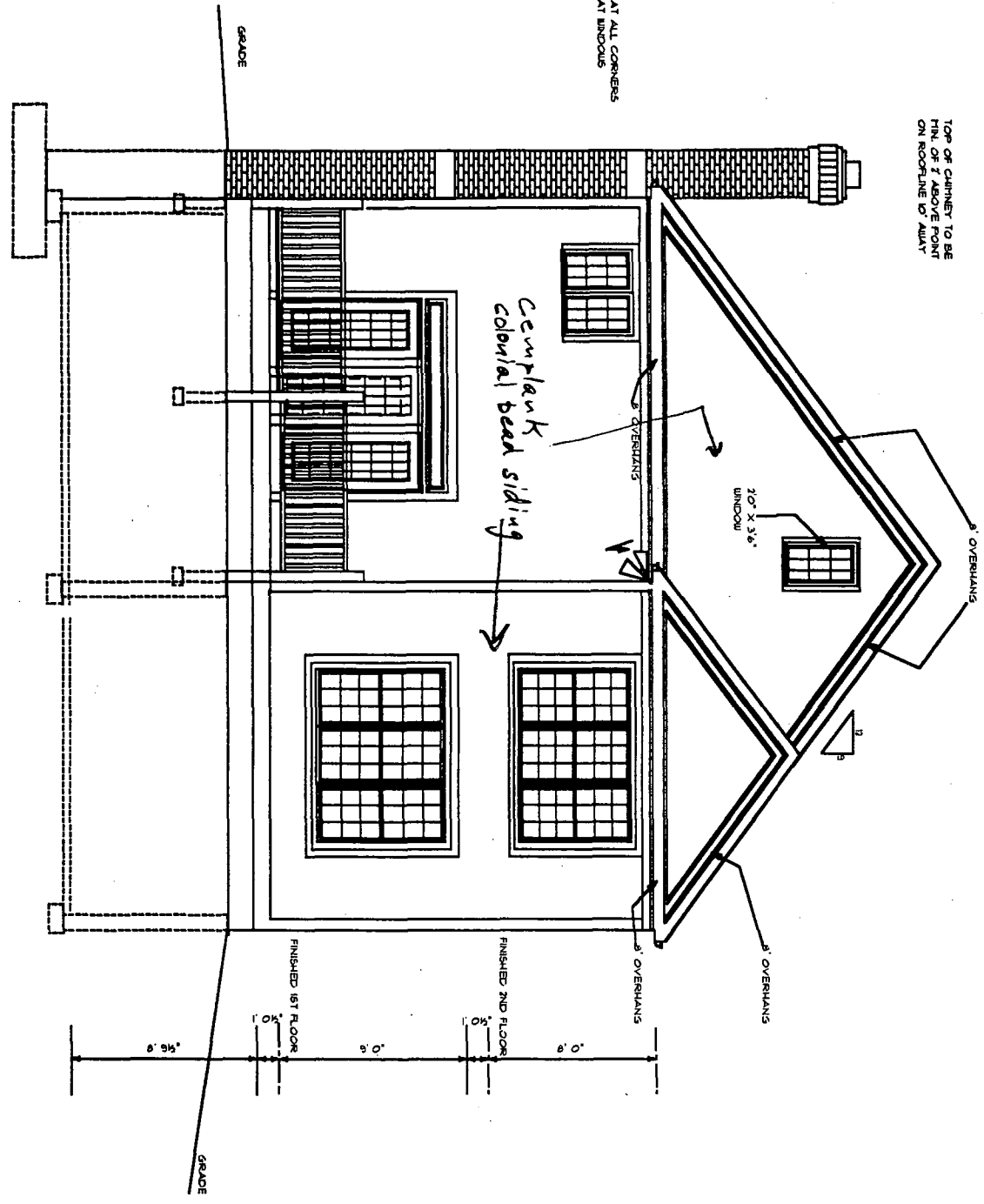
(301) 738-7711
 Fax: (301) 738-7714

Revision

61

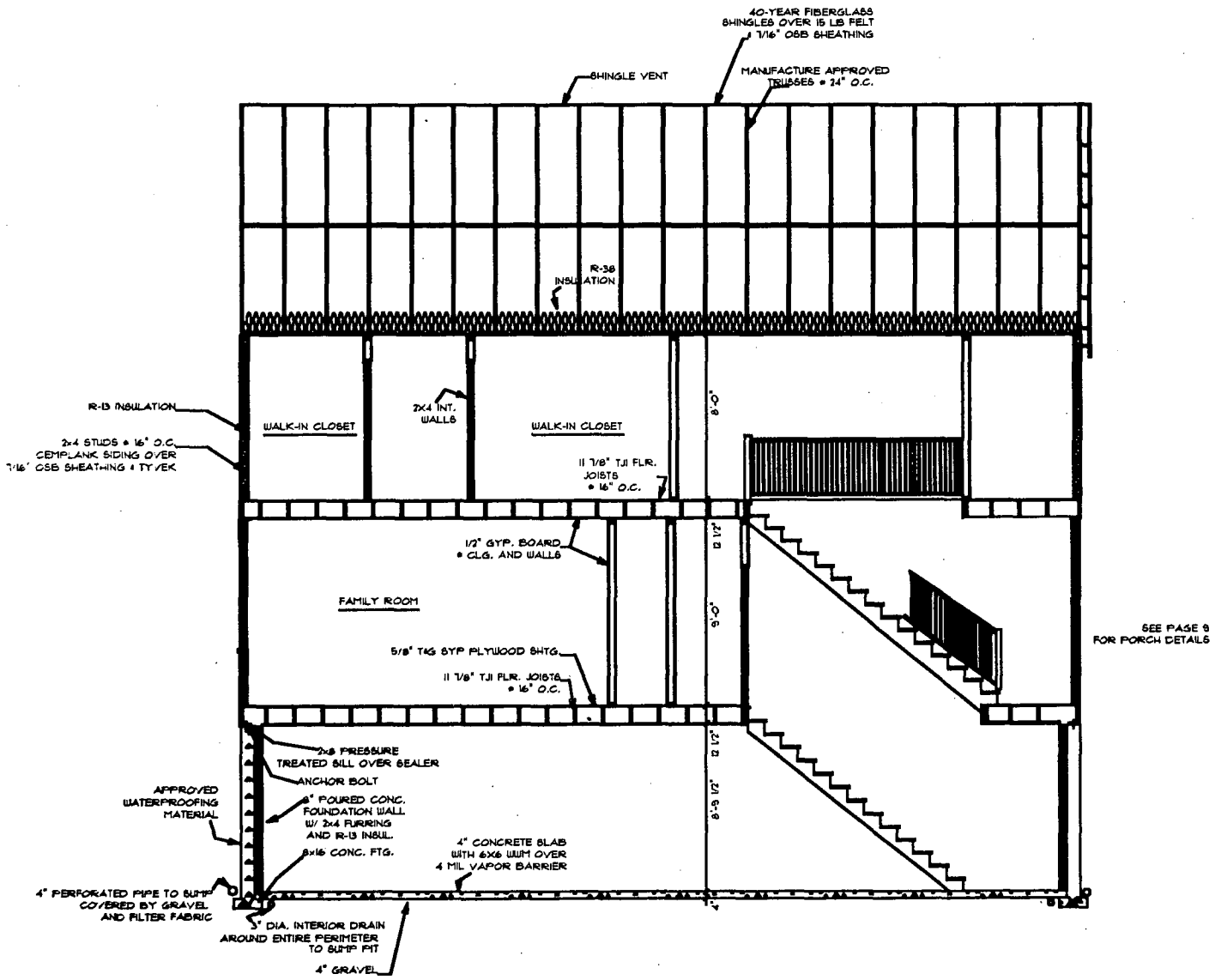
TOP OF CHIMNEY TO BE
FIN. OF 1 ABOVE POINT
ON ROOFLINE TO AWAY

NOTE:
5/4X6 AT ALL CORNERS
5/4X4 AT WINDOWS



REAR ELEVATION

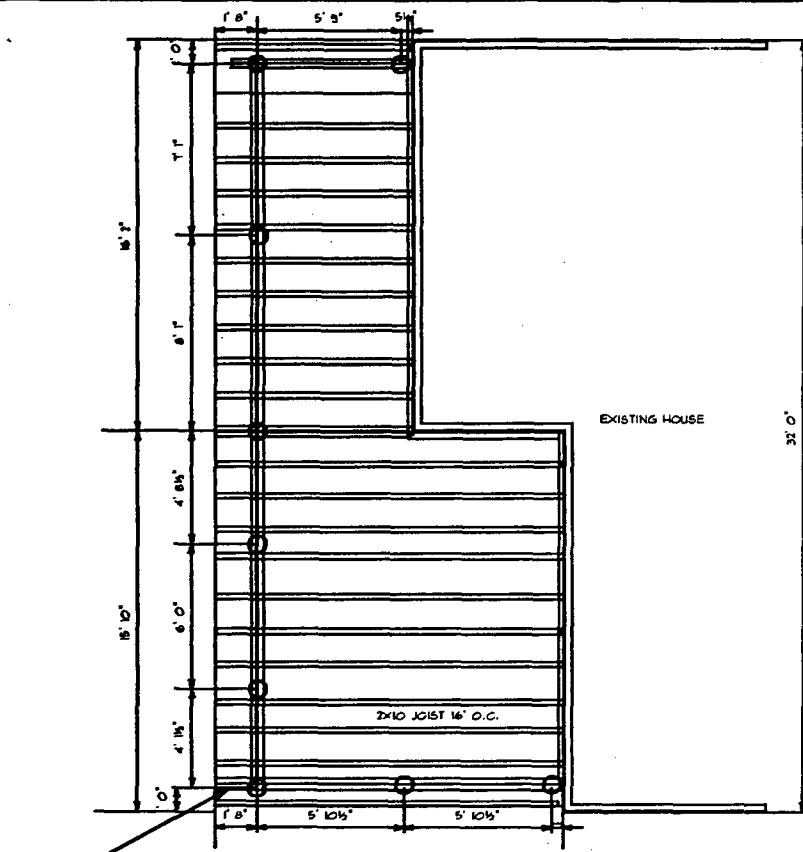
7	BANDY SPRING MODEL	Carter, Inc.	Revision
	8911 FIRST AVENUE SILVER SPRING, MD 20910 LOT 16, BLOCK 4 SUBDIVISION: WOODSIDE	1682 E. Gude Drive, Suite 301 Rockville, MD 20850	



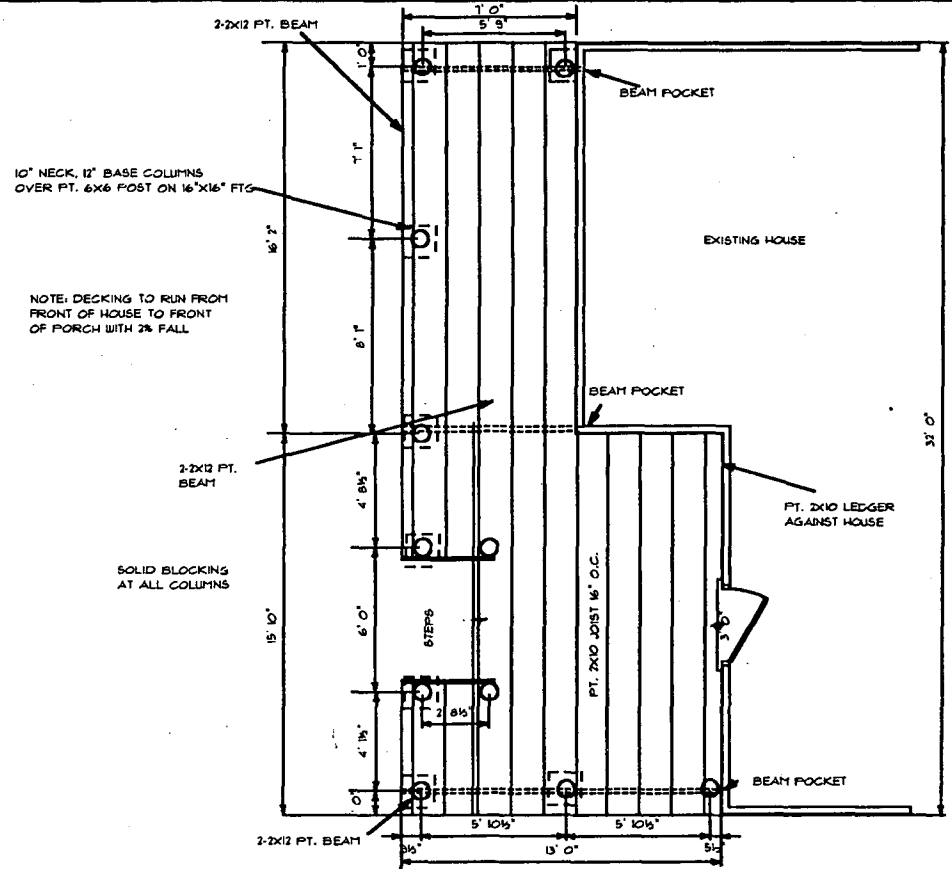
SECTION A

Revision	
Carter, Inc	(301) 736-1111 Fax: (301) 736-1114
SANDY SPRING MODEL	1682 E. Guise Drive, Suite 301 Rockville, MD 20850
8911 FIRST AVENUE SILVER SPRING, MD 20910 LOT 16, BLOCK 4 SUBDIVISION: WOODSIDE	
Drawn	NOV 28 2000
Scale	1/4" = 1'-0"
Drawn	Carter, Inc.
	8

22



PORCH ROOF FRAMING

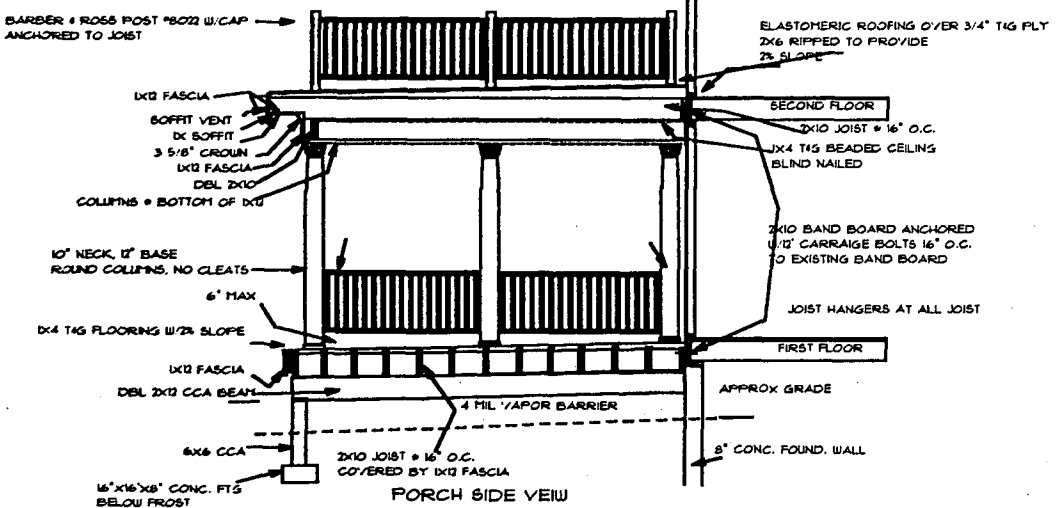


FIRST FLOOR PORCH FRAMING

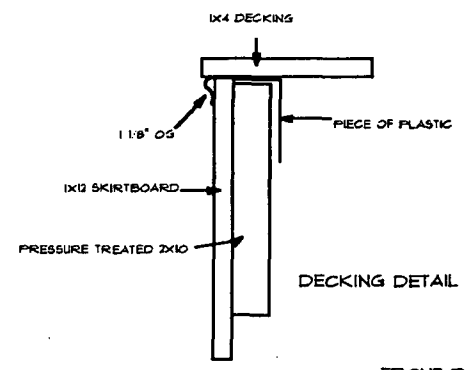
10" NECK, 12" BASE COLUMNS OVER PT. 6x6 POST ON 16"x16" FTG

NOTE: DECKING TO RUN FROM FRONT OF HOUSE TO FRONT OF PORCH WITH 2% FALL

SOLID BLOCKING AT ALL COLUMNS



PORCH SIDE VIEW

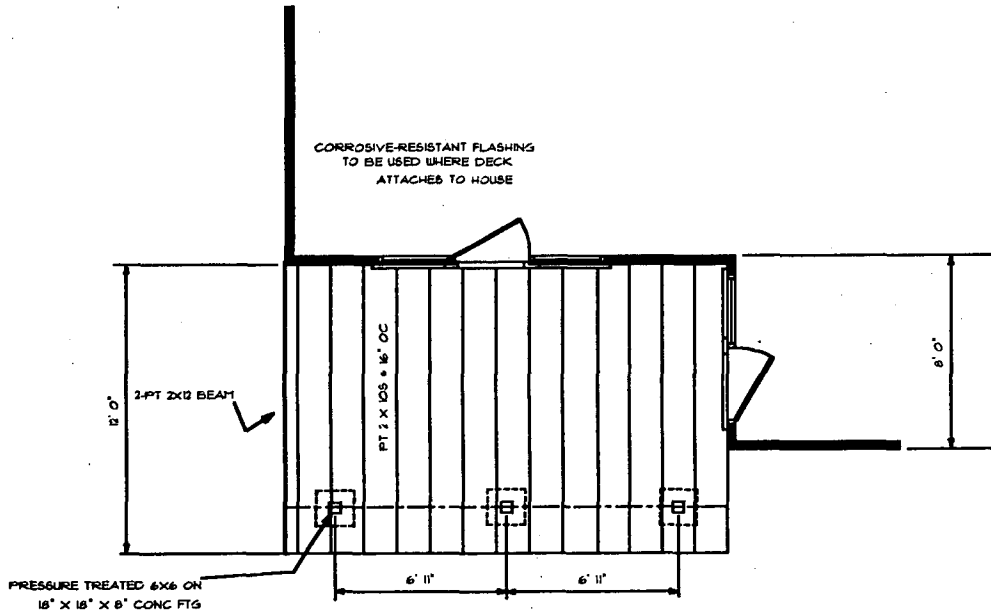


DECKING DETAIL

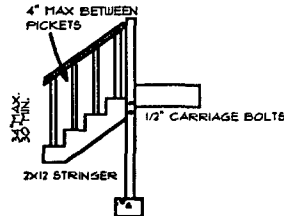
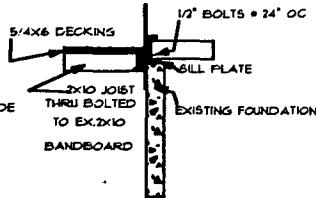
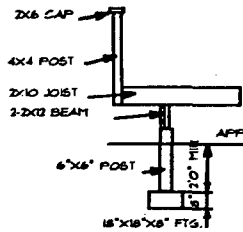
FRONT PORCH DETAIL

Revision	
Carter, Inc	
1682 E. Guide Drive, Suite 301 Rockville, MD 20850	(301) 798-7111 Fax: (301) 736-7114
SANDY SPRING MODEL	
8911 FIRST AVENUE SILVER SPRING, MD 20910 LOT 16, BLOCK 4 SUBDIVISION: WOODSIDE	
Date: NOV 25 2000	
Scale: 1/4" = 1'-0"	
Draw: Carter, Inc.	
9	

170



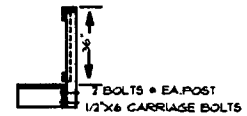
FOOTING DETAIL



HANDRAIL DETAIL



2x6 TOP RAIL
4x4 POST
2x2 PICKETS



DECK PLAN

SANDY SPRING MODEL
8911 FIRST AVENUE
SILVER SPRING, MD 20910
LOT 16, BLOCK 4
SUBDIVISION: WOODSIDE

Carter, Inc

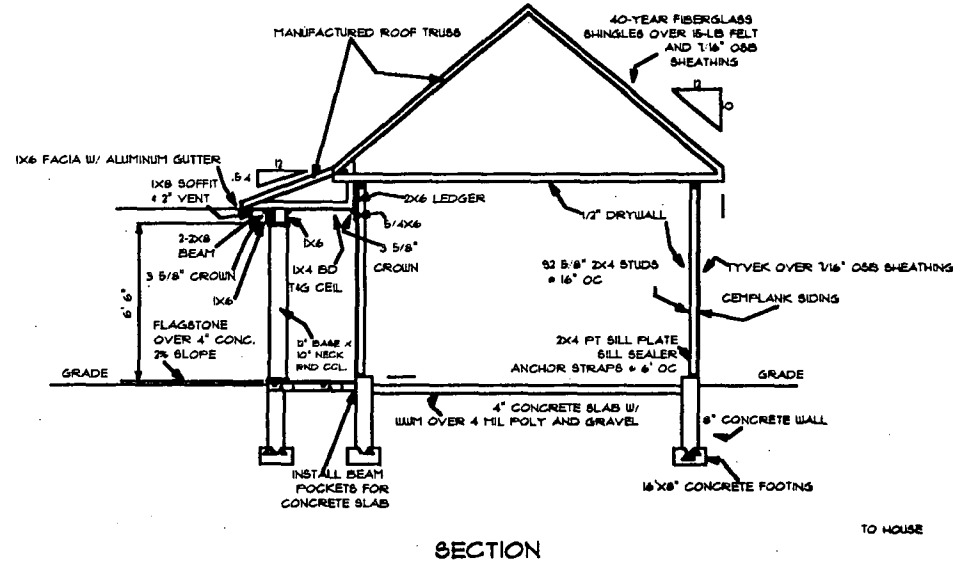
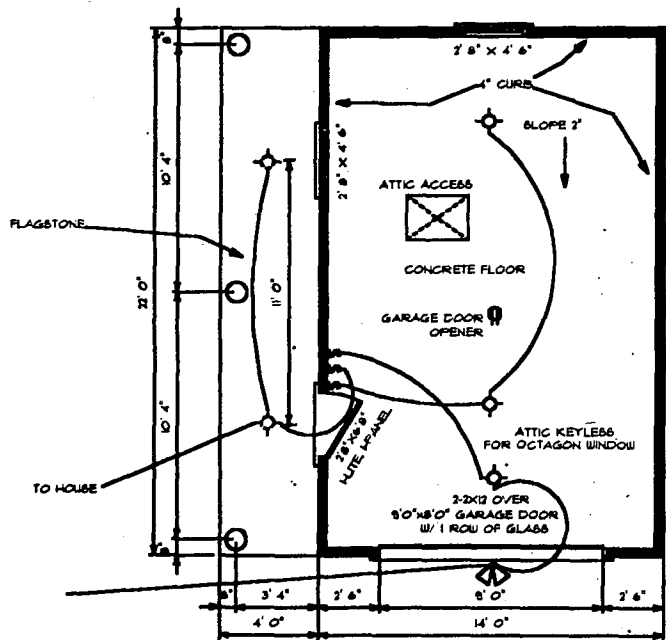
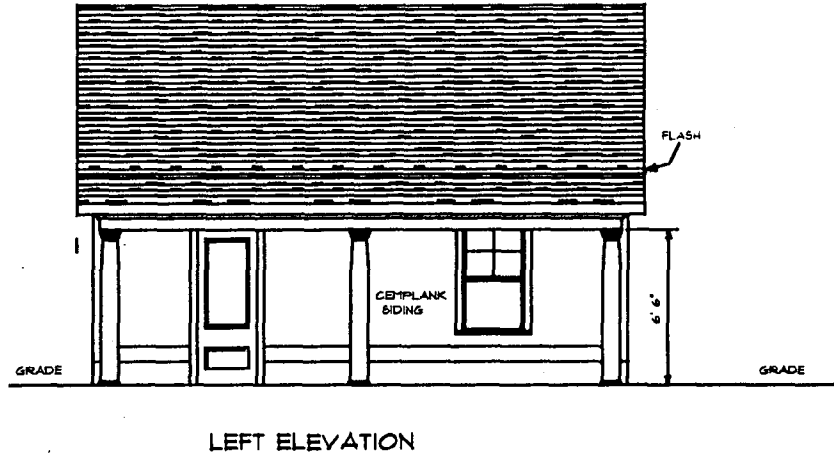
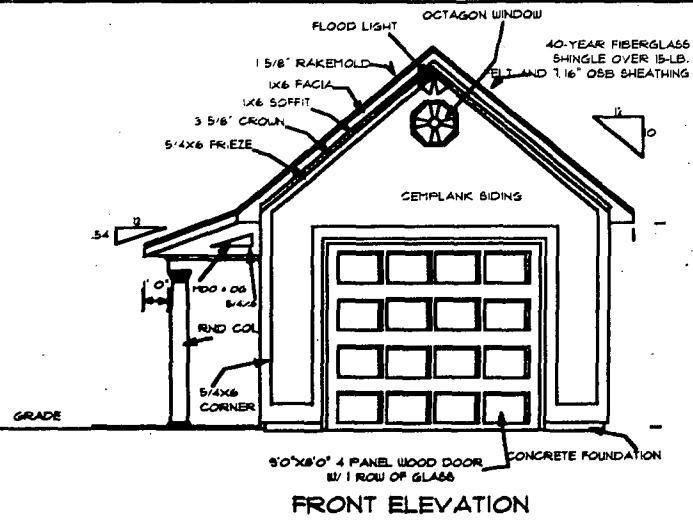
1662 E. Gude Drive, Suite 301
Rockville, MD 20850

(301) 736-1111
Fax: (301) 736-1114

Date: NOV 28 2000
Scale: 1/4" = 1'-0"
Drawn: Carter, Inc.

10

22



GARAGE PLAN

SANDY SPRING MODEL
 8911 FIRST AVENUE
 SILVER SPRING, MD 20910
 LOT 16, BLOCK 4

Carter, Inc
 1663 E. Guade Drive, Suite 301
 (301) 736-1111

Date: NOV 28 2008
 Scale: 1/4" = 1'-0"
 Draw: Carter, Inc

23



From First Ave
#8909



Left Front
From First Ave
#8909



House to the
right of 8909



House to the
left of 8911

Vacant #8911



From First Ave
Right Property Line
vacant #8911



From First Ave
Left Property Line
vacant #8911



Front view
From First Ave,
8909



aluminum siding. This was the Henry Olds house, built sometime after 1893 (The Woodside Civic Assoc.). For many years it was the home of Henry C. and Ida P. McCeney of Washington, D.C., from 1919 until 1940. In 1941 it was purchased by Dr. William H. Gilbert, Jr. and his wife, Margaret C. Gilbert, the present owners. The house rests on lots 10 & 11 of block 5 Woodside.

altered
Similar in design to #8909, #1613 and #9015 is #1508 Ballard Street. It is a two-story frame residence with a gable roof. To one side is a two story extending bay window. The house, in good condition, is now covered with asbestos shingles. Like the others, this house has Victorian/Queen Anne styling.

#1515 Noyes Drive is a large, Colonial Revival Dwelling. It is a two story, five bay wide square structure with a hipped roof. It has a central facade pavillion topped by a balcony, also with a hipped roof. The centrally located entry is surrounded by sidelights and a semi-elliptical transom. A porch, supported by slightly tapering, rounded columns and balustrade and with a pediment over the entry, runs the length of the facade. As typical of Colonial Revival, the scale of this residence is large and its proportions are low and broad. #1515 was constructed in 1899 by Ballard Norris of Washington, D.C. on lots 1,2,3,6,7,&8 of block 7 Woodside (TD 2/365 and JA 33/294). Ballard Norris was Cheif Examiner of the Patent Office (Sentinel, October 27, 1899). Ballard and his wife, Estelle, sold the house in 1908 to William R. and Nellie M. Pattison and it remained in the family until April of 1964. Although in need of slight repairs, the house is in good, original condition.

Also on Noyes Drive is #1403. It is a large, two story Victorian style residence and has a hipped roof with a center gable. Running the length of the facade is a frame porch supported by squared columns and balustrade. To the eastern elevation is a two story wing with a screened in sleeping porch. This was the Thompson house which was built sometime after 1893 (Woodside Civic Assoc.).

At the corner of Noyes Drive and Georgia Avenue is #8922. It too is from the late Victorian era. It is a large, two story frame residence with a gable roof with a center gable. On the second story facade is a double, sash window in the center with a decorative, multi-paned, small casement window to either side. A porch runs the length of the facade. The house, in good condition, is now covered with aluminum siding. This was the F. Dudley home.

Also on Georgia Avenue is #~~8715~~. This is a late Victorian residence constructed in a style typical of that found throughout the county. It is a two story, frame gable roofed dwelling with a high pitched center gable. A porch, supported by Victorian turned posts and balustrade, runs the length of the facade.

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORD INFORMATION.
- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2002.
- 4) TOTAL LOT AREA: LOT 17 = 13,747.50 S.F.
LOT 16 = 9,400.00 S.F.
LOT 10 = 15,000.00 S.F.
LOT 11 = 15,000.00 S.F.
- 5) PROPERTY SHOWN ON TAX MAP JP21, SUBDIVISION 27, BLOCK 5, LOTS 17, 16, 11 AND 10
- 6) PROPERTY SHOWN ON WSSC 2001 SHEET 211 NW 02.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2C.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0200 C.
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.

ZONING DATA

- 1) ZONING: R-60
MIN. LOT AREA = 6,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 60 FT
- FRONT B.R.L. = 73' ESTABLISHED (25 FT MIN.)
REAR B.R.L. = 20 FT
SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL

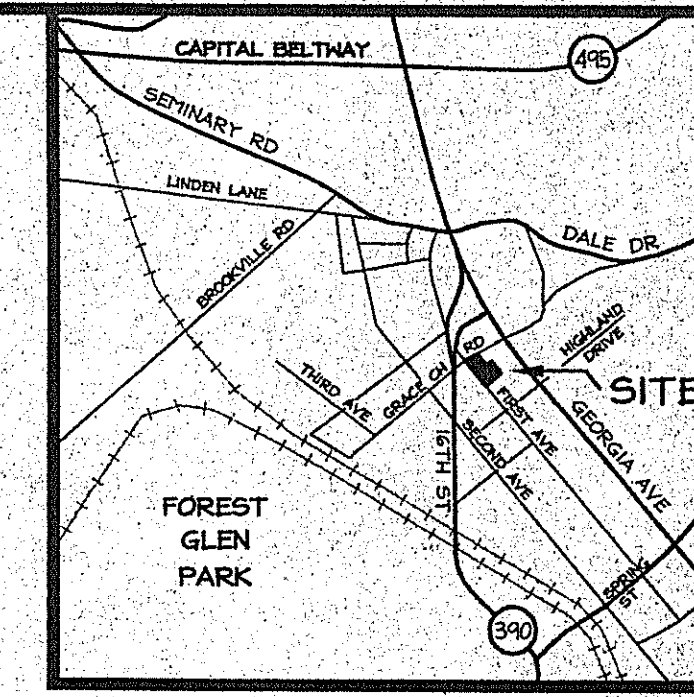
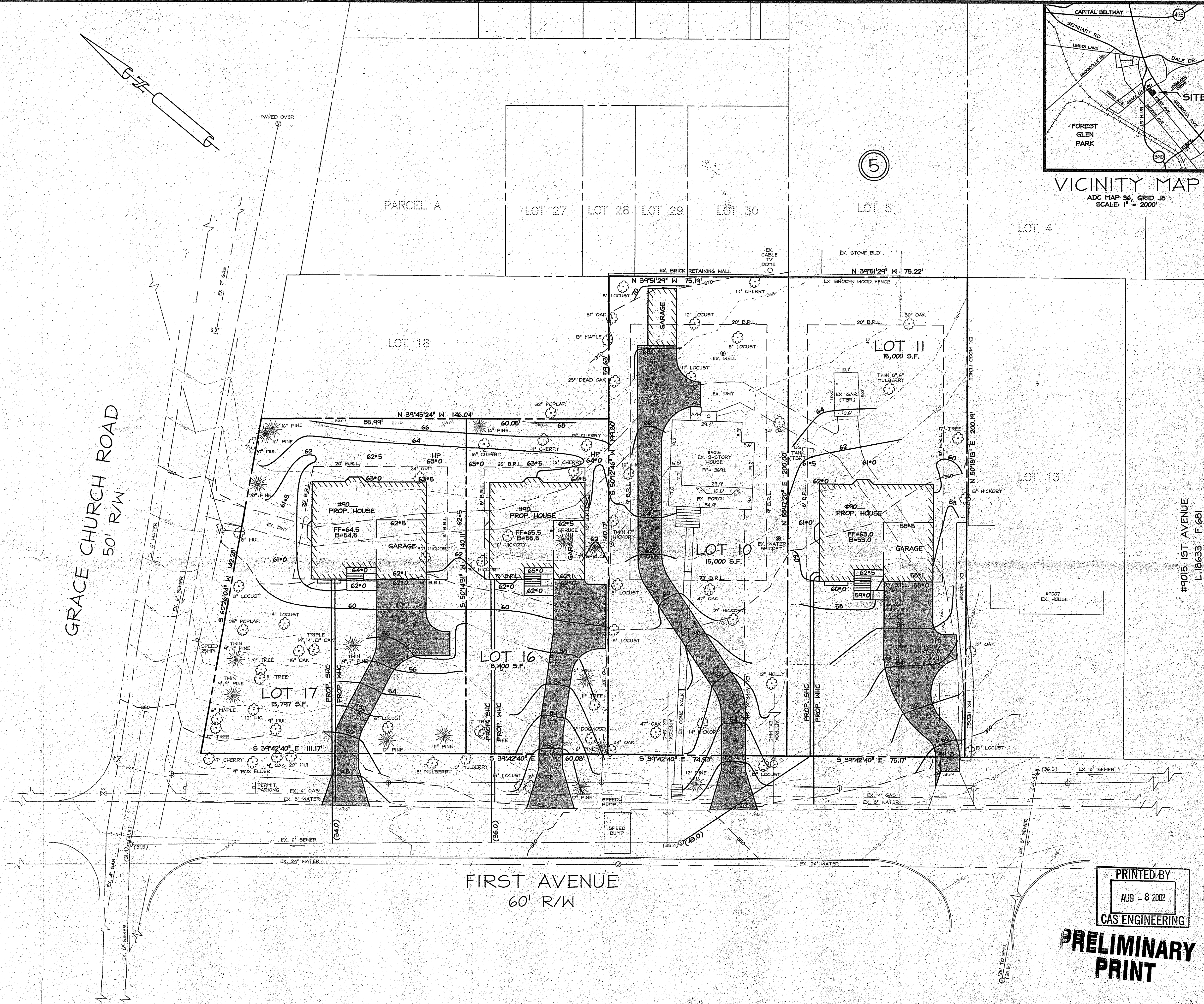
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN MEETS MCDPS CRITERIA FOR BUILDING PERMIT APPLICATIONS.

DATE: CURT A. SCHREFFLER, PE
MD REG. No. 14569

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



VICINITY MAP
ADC MAP 36, GRID 45
SCALE: 1" = 2000'

DATE	06/02
PROJECT	02-076
ILLUSTRATION	RBA
ENGINEERING	RBA
APPROVAL	CAS
SCALE	1" = 20'

REVISION
DATE BY REVISION
8-8-02 RBA
ADDED SUPPLEMENTAL TREE INFO

LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (18TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

PRINTED BY
AUG - 8 2002
CAS ENGINEERING

PRELIMINARY PRINT

OWNER/APPLICANT
MERIDIAN HOMES, INC.
5110 RIDGEFIELD ROAD, #413
BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
(301) 652-9224 FAX

#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN

2nd version
1 of 1

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORD INFORMATION.
- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2002.
- 4) TOTAL LOT AREA: LOT 17 = 13,747.50 S.F.
LOT 16 = 8,400.00 S.F.
LOT 10 = 15,000.00 S.F.
LOT 11 = 15,000.00 S.F.
- 5) PROPERTY SHOWN ON TAX MAP JP21, SUBDIVISION 27, BLOCK 5, LOTS 17, 16, 11 AND 10
- 6) PROPERTY SHOWN ON WSGC 200' SHEET 211 NW 02.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24. SOIL TYPE(S): 2C.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 24004A 0200 C.
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.

ZONING DATA

- 1) ZONING: R-60
MIN. LOT AREA = 6,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 60 FT
- FRONT B.R.L. = 73' ESTABLISHED (25 FT MIN.)
REAR B.R.L. = 20 FT
SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL

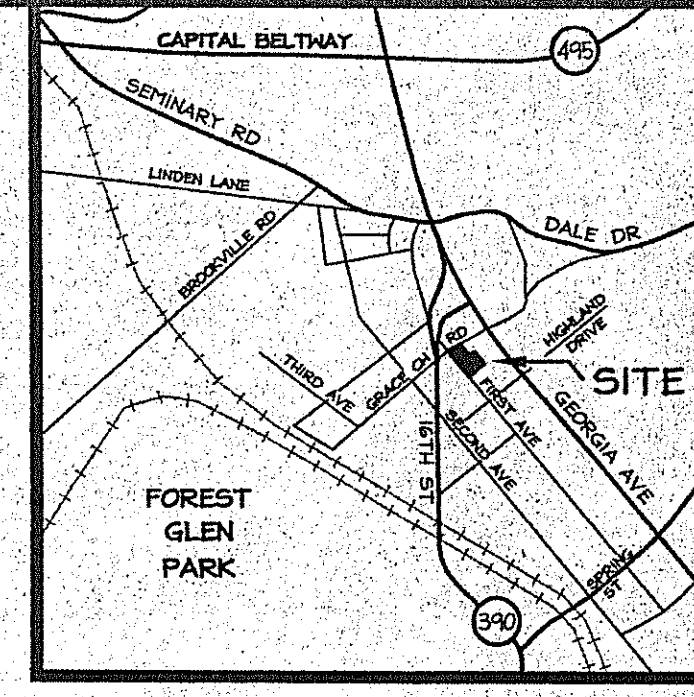
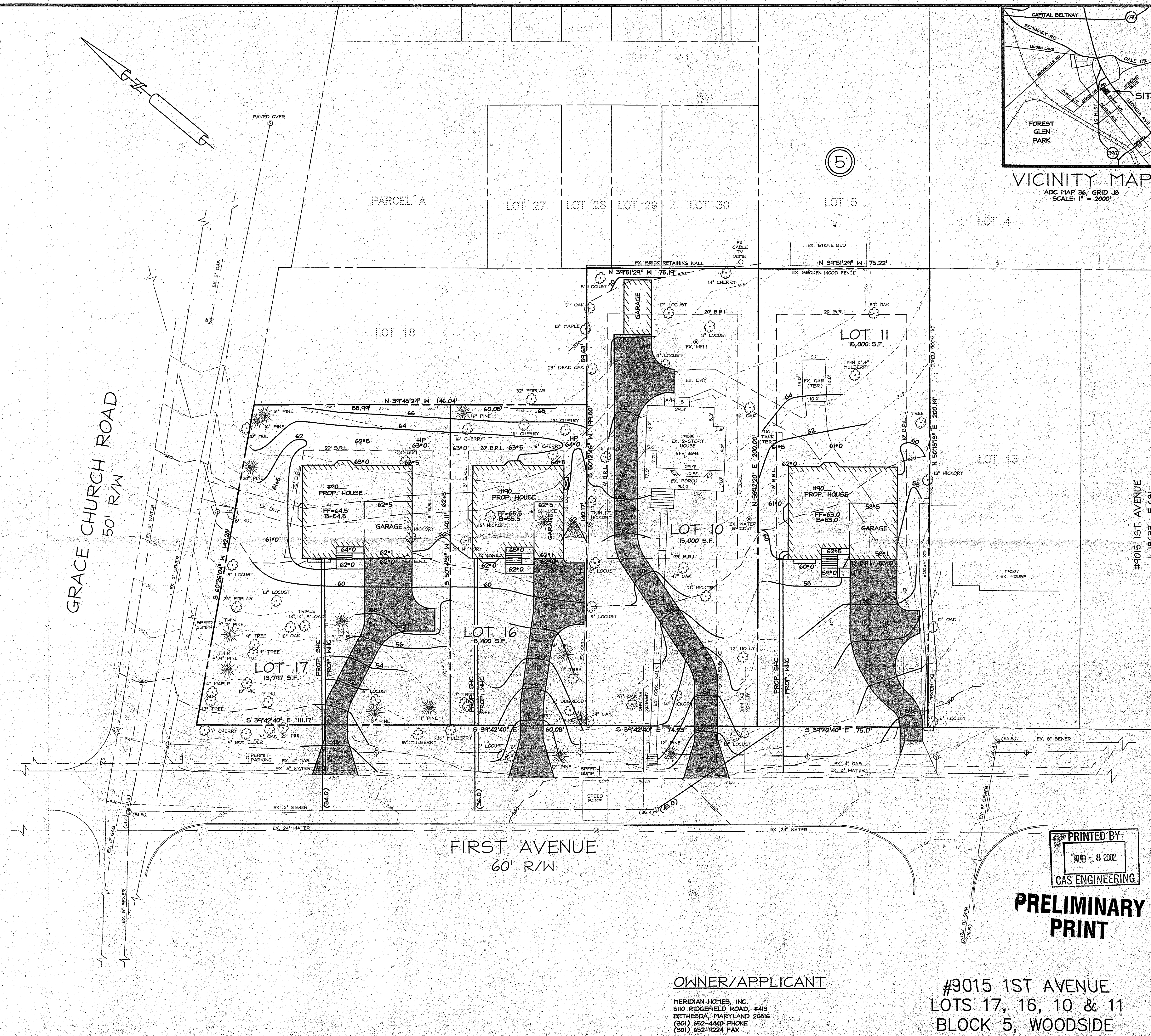
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN MEETS MCDPS CRITERIA FOR BUILDING PERMIT APPLICATIONS.

DATE: CURT A. SCHREFFLER, PE
MD REG. No. 14568

MISS UTILITY

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VICINITY MAP
ADC MAP 36, GRID J8
SCALE: 1" = 200'

DATE	06/02	ENGINEERING	RBA	RBA	CAS
PROJECT	02-076	ILLUSTRATION	RBA	SCALE	1" = 20'
REVISION		ADDED SUPPLEMENTAL TREE INFO			
DATE	8-8-02	RBA			

#9015 1ST AVENUE
L-18633 F-661
LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (19TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SITE PLAN

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
105 West Ridgeway Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro: (301) 607-8031 FAX: (301) 607-8045
PRINTED BY: CAS ENGINEERING
AUG 8 2002
PRELIMINARY PRINT
OWNER/APPLICANT: MERIDIAN HOMES, INC.
510 RIDGEFIELD ROAD, #413
BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
(301) 652-9224 FAX
#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN
1 of 1

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
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- 3) 2-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JUNE, 2002.
- 4) TOTAL LOT AREA: LOT 17 = 13,747.50 S.F.
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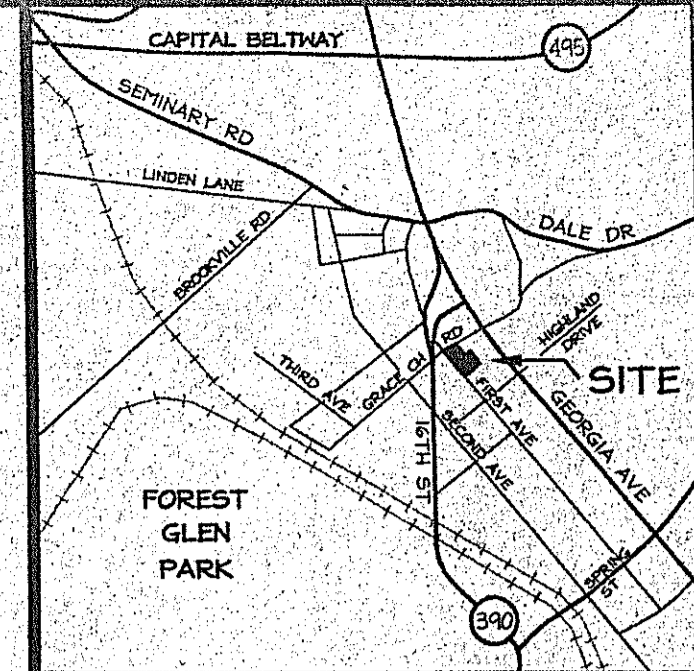
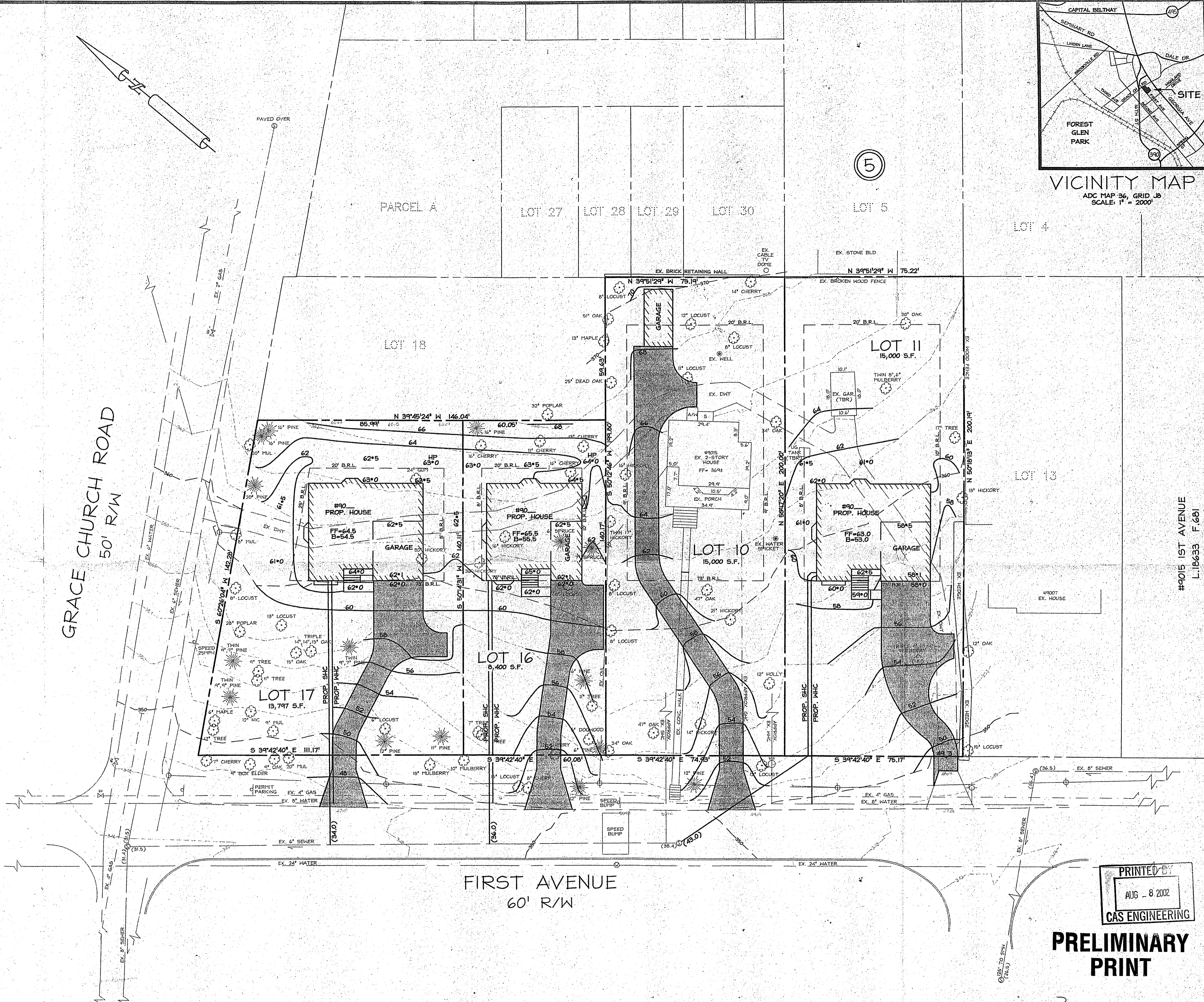
ENGINEER'S CERTIFICATE

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DATE: CURT A. SCHREFFLER, PE
MD REG. No. 19568

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VICINITY MAP
ADC MAP 36, GRID J8
SCALE: 1" = 2000'

DATE	06/02
PROJECT	02-076
ILLUSTRATION	RBA
APPROVAL	RBA
SCALE	1" = 20'

#9015 1ST AVENUE
L18633 F.681

LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (15TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SITE PLAN

FIRST AVENUE
60' R/W

PRINTED BY
AUG - 8 2002
CAS ENGINEERING

PRELIMINARY PRINT

OWNER/APPLICANT

MERIDIAN HOMES, INC.
510 RIDGEFIELD ROAD, #413
BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
(301) 652-9224 FAX

Version 2
#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN

ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

CAS

108 West Ridgeville Blvd., Suite 101, Mount Airy, MD. 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

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LOT 11 = 15,000.00 S.F.
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- 6) PROPERTY SHOWN ON WSSC 200' SHEET 211 NW 02.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 24, SOIL TYPE(S), 2C.
- 8) FLOOD ZONE 'C' PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0200 C.
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPSCO
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- 11) ALL DOWNSPOUTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREET.

ZONING DATA

- 1) ZONING: R-60
MIN. LOT AREA = 6,000 SF
LOT WIDTH AT R/W = 25 FT
LOT WIDTH AT B.R.L. = 60 FT
- FRONT B.R.L. = 73' ESTABLISHED (25 FT MIN.)
REAR B.R.L. = 20 FT
SIDE B.R.L. = 5 FT MIN. EACH SIDE,
15 FT MIN. TOTAL

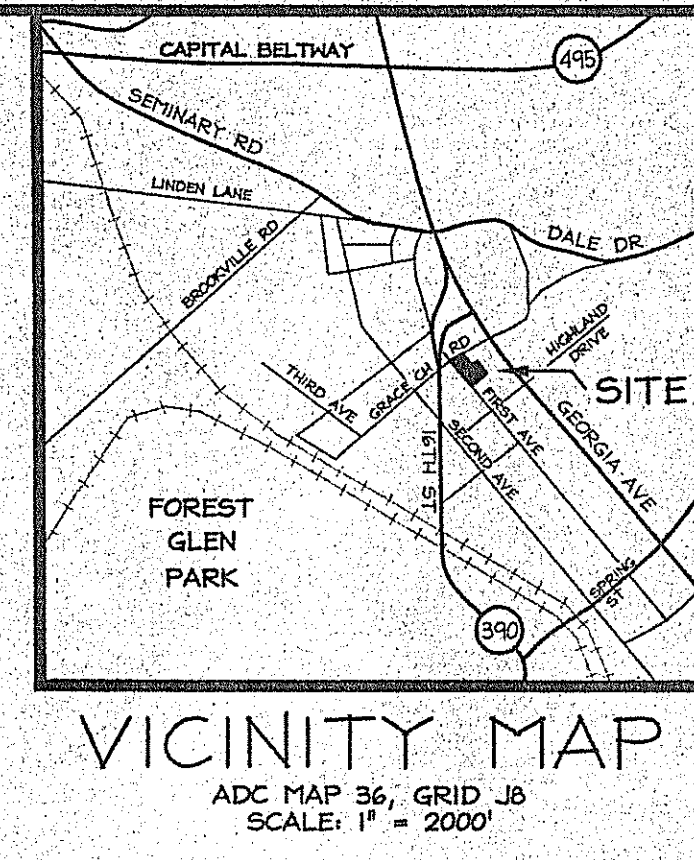
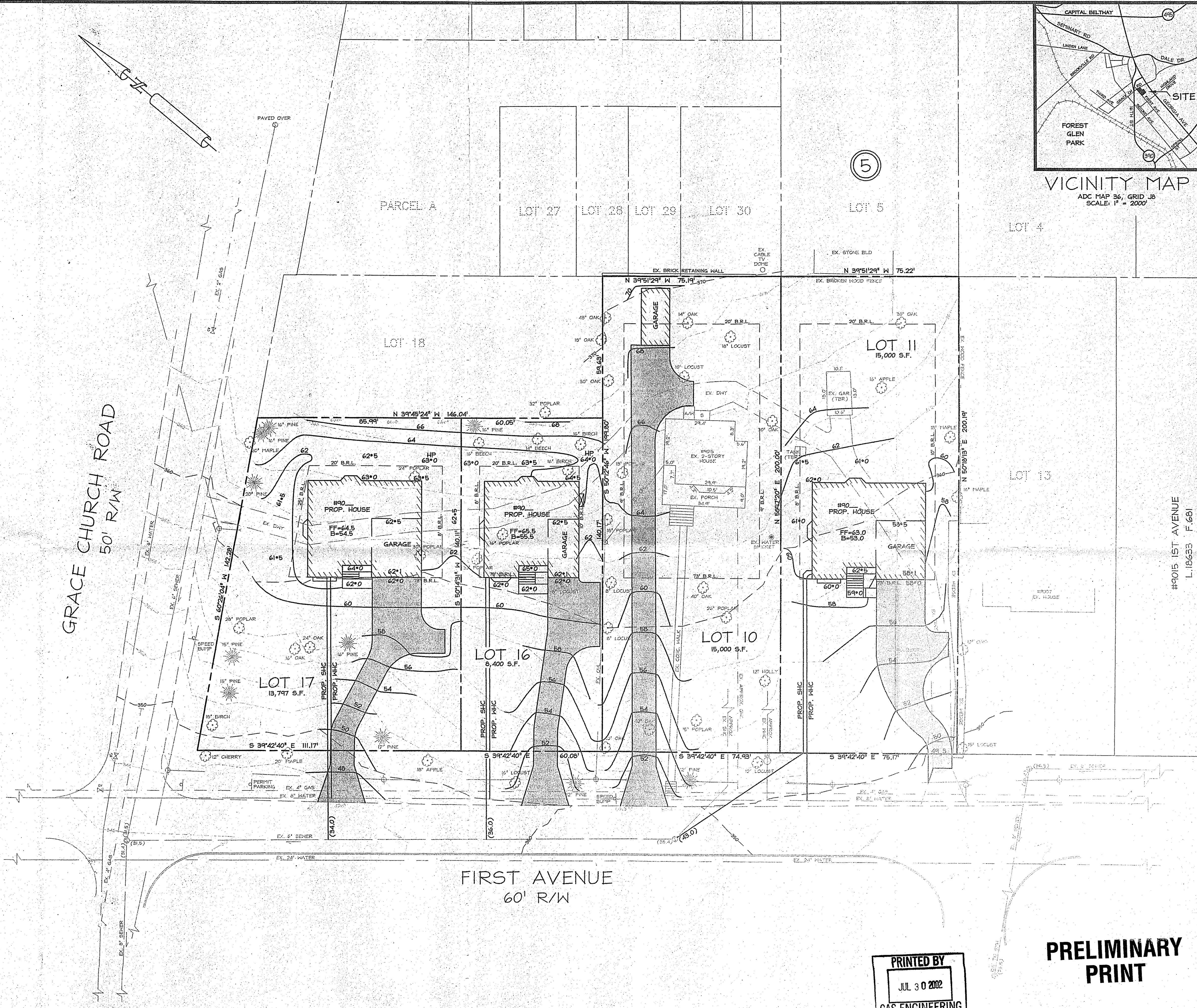
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN MEETS MCDPS CRITERIA FOR BUILDING PERMIT APPLICATIONS.

DATE CURT A. SCHREFFLER, PE
MD REG. No. 19568

MISS UTILITY

CALL "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



DATE	06/02	ENGINEERING	RBA	APPROVAL	CAS
PROJECT	02-076	ILLUSTRATION	RBA	SCALE	1" = 20'

DATE BY REVISION

LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (18TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SITE PLAN

ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
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108 West Ridgelyville Blvd., Suite 101, Mount Airy, MD, 21771
(301) 507-8031, FAX (301) 507-8045

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JUL 30 2002
CAS ENGINEERING

PRELIMINARY PRINT

#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN

OWNER/APPLICANT
MERIDIAN HOMES, INC.
510 RIDGEFIELD ROAD, #413
BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
(301) 652-4224 FAX

1 OF 1

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
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- 8) FLOOD ZONE "C1" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0200 C.
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SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL

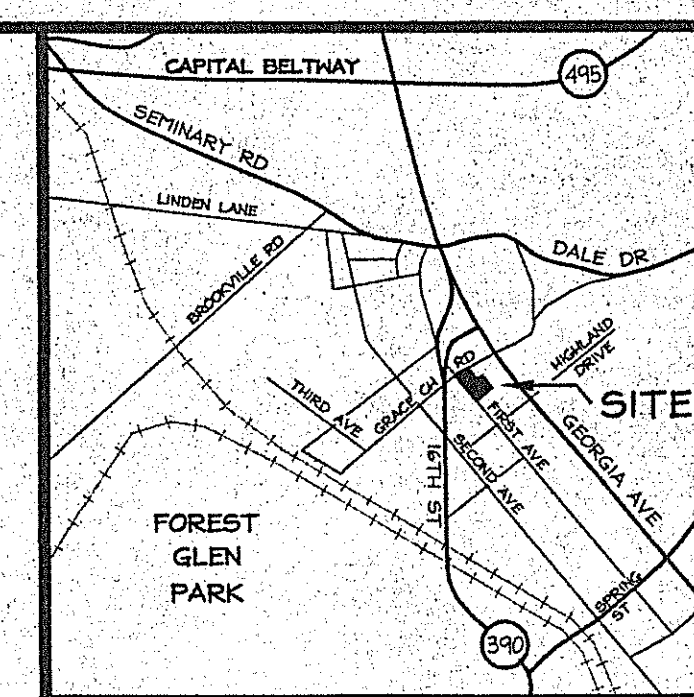
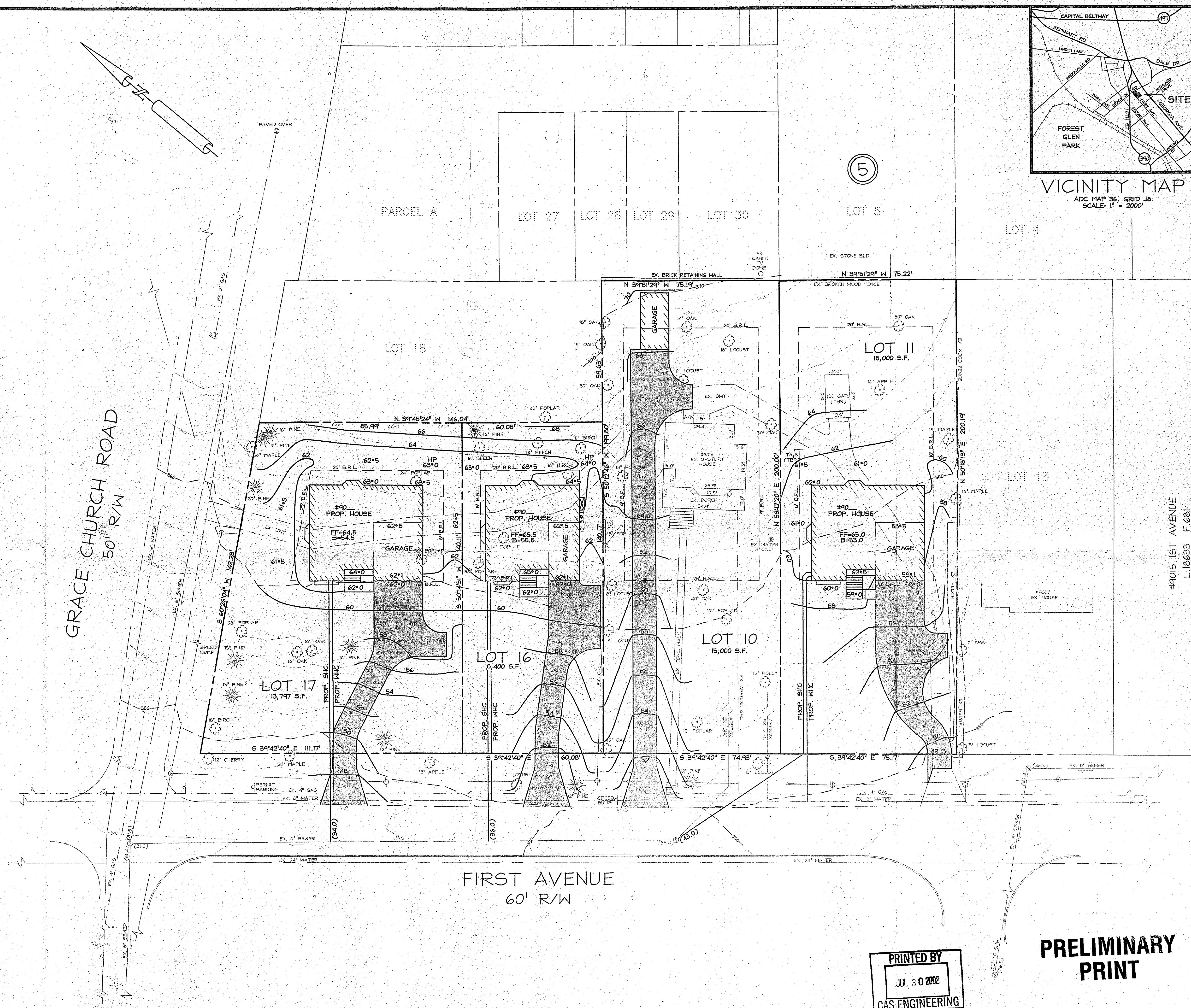
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VICINITY MAP
ADC MAP 36, GRID 'B'
SCALE: 1" = 200'

DATE	06/02	ENGINEERING	RBA	CAS
PROJECT	02-076	ILLUSTRATION	RBA	
SCALE	1" = 20'	APPROVAL		
BY		REVISION		
DATE				

#9015 1ST AVENUE
L 118633 F.681

LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (BTH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SITE PLAN

ENGINEERING
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DC Metro (301) 607-8031 FAX (301) 607-8045

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PRELIMINARY PRINT

OWNER/APPLICANT

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BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
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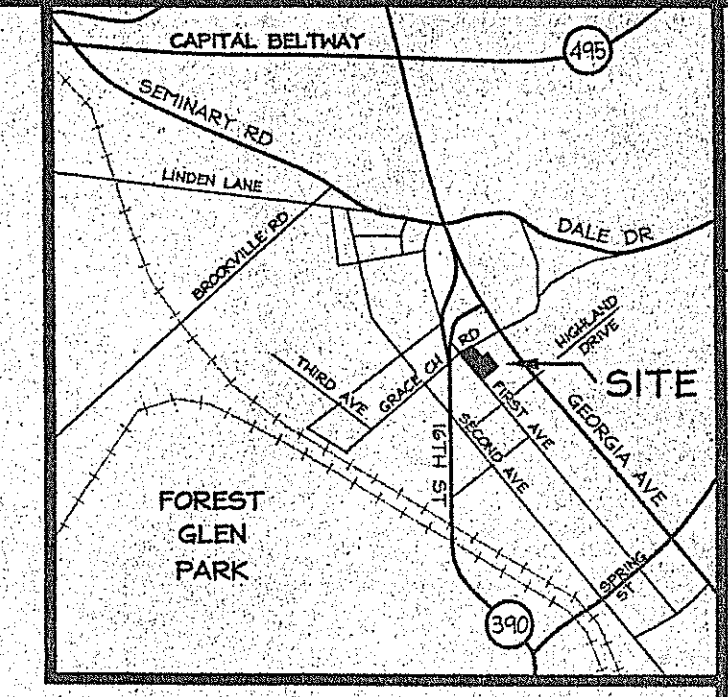
#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN

GENERAL NOTES

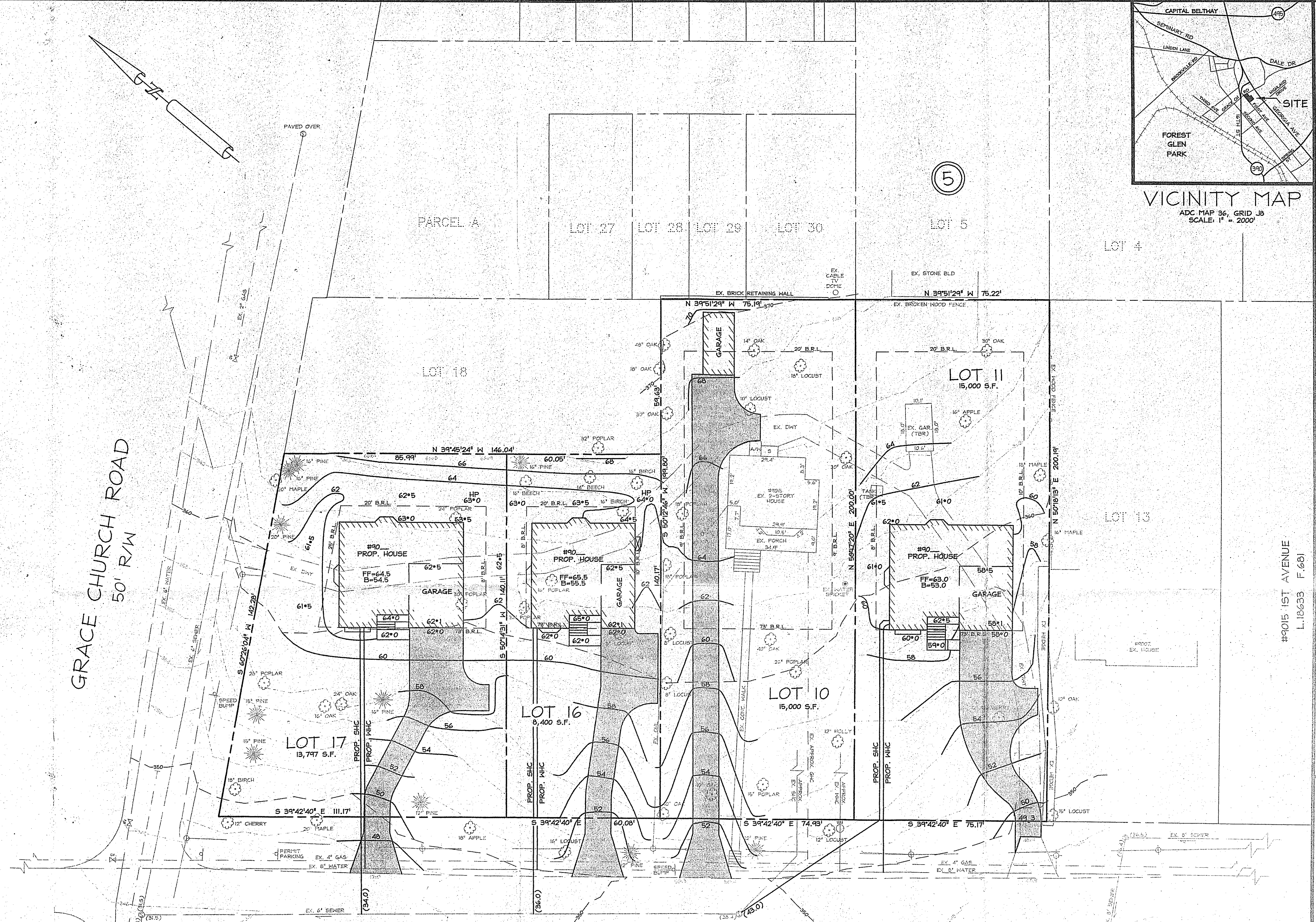
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SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL



DATE	06/02
PROJECT	02-076
ILLUSTRATION	RBA
APPROVAL	CAS
SCALE	1" = 20'



ENGINEER'S CERTIFICATE

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MD REG. No. 19568

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FIRST AVENUE
60' R/W

GRACE CHURCH ROAD
50' R/W

#9015 1ST AVENUE
L. 18633 F. 681

WOODSIDE
LOTS 17, 16, 10, AND 11, BLOCK 5
WHEATON (15TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SITE PLAN

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PRELIMINARY PRINT

OWNER/APPLICANT

MERIDIAN HOMES, INC.
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BETHESDA, MARYLAND 20816
(301) 652-4440 PHONE
(301) 652-9224 FAX

Version 1
#9015 1ST AVENUE
LOTS 17, 16, 10 & 11
BLOCK 5, WOODSIDE
SITE PLAN

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DC Metro (301) 607-8031 FAX (301) 607-8045

IV A

1 of 1

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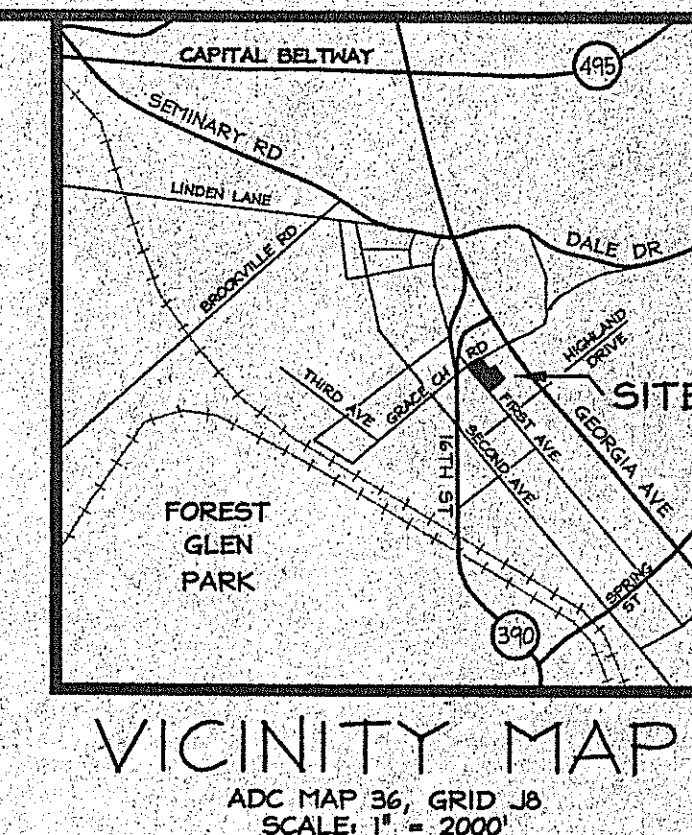
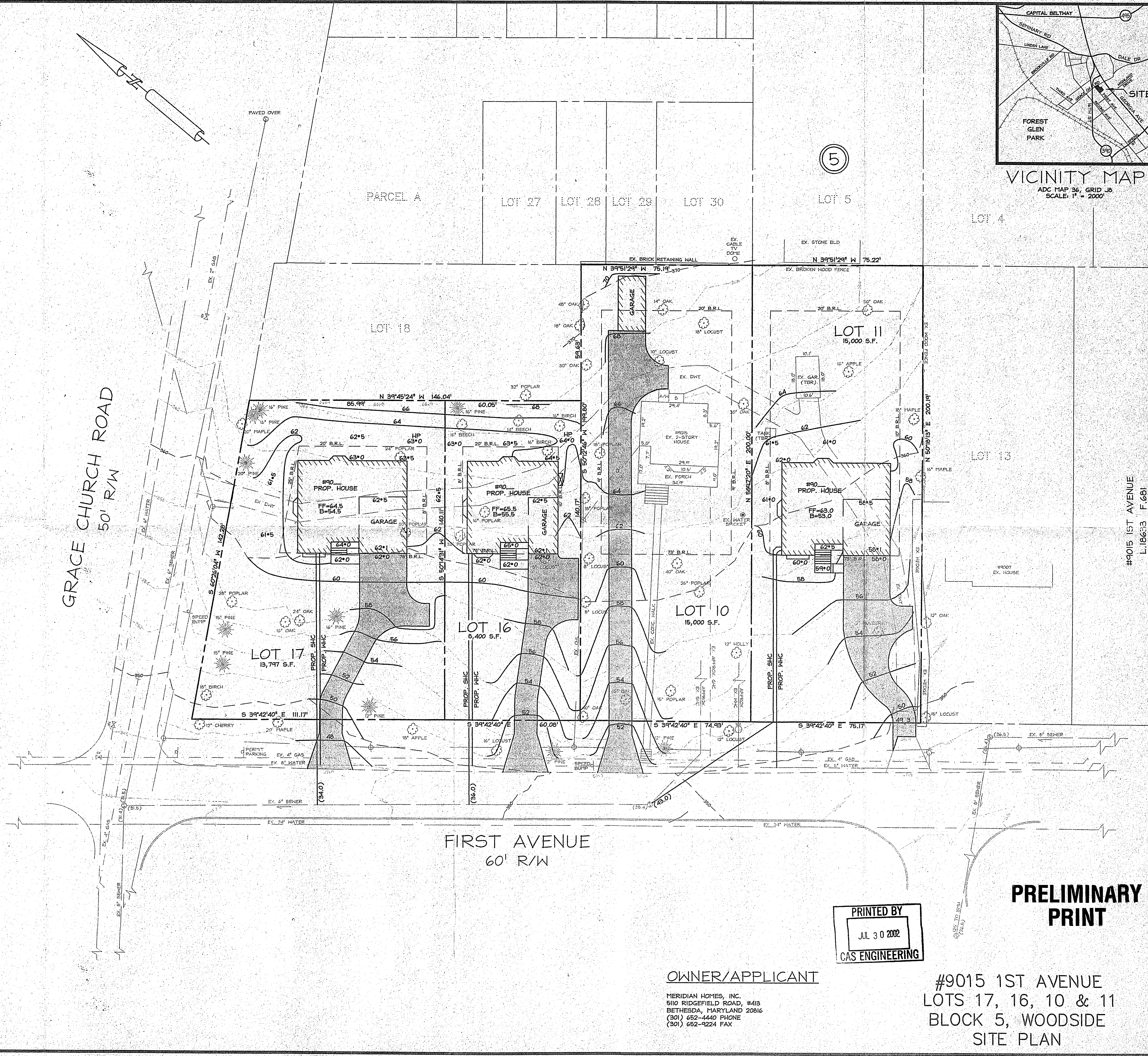
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DATE	06/02	ENGINEERING	RBA	APPROVAL	CAS
PROJECT	02-076	ILLUSTRATION	RBA	SCALE	1" = 20'

REVISION BY: [] DATE: []
 DATE: [] BY: []
 DATE: [] BY: []
 DATE: [] BY: []
 DATE: [] BY: []

ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeway Blvd., Suite 101, Mount Airy, MD, 21771
 DC Metro (301) 607-8031 FAX (301) 607-8045

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 JUL 30 2002
 CAS ENGINEERING

OWNER/APPLICANT

MERIDIAN HOMES, INC.
 5110 RIDGFIELD ROAD, #413
 BETHESDA, MARYLAND 20816
 (301) 652-4440 PHONE
 (301) 652-4224 FAX

PRELIMINARY PRINT

#9015 1ST AVENUE
 LOTS 17, 16, 10 & 11
 BLOCK 5, WOODSIDE
 SITE PLAN

GENERAL NOTES

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GAS - WASHINGTON GAS
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MIN. LOT AREA = 6,000 SF
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LOT WIDTH AT B.R.L. = 60 FT
- FRONT B.R.L. = 75' ESTABLISHED (25 FT MIN.)
REAR B.R.L. = 20 FT
SIDE B.R.L. = 8 FT MIN. EACH SIDE,
18 FT MIN. TOTAL

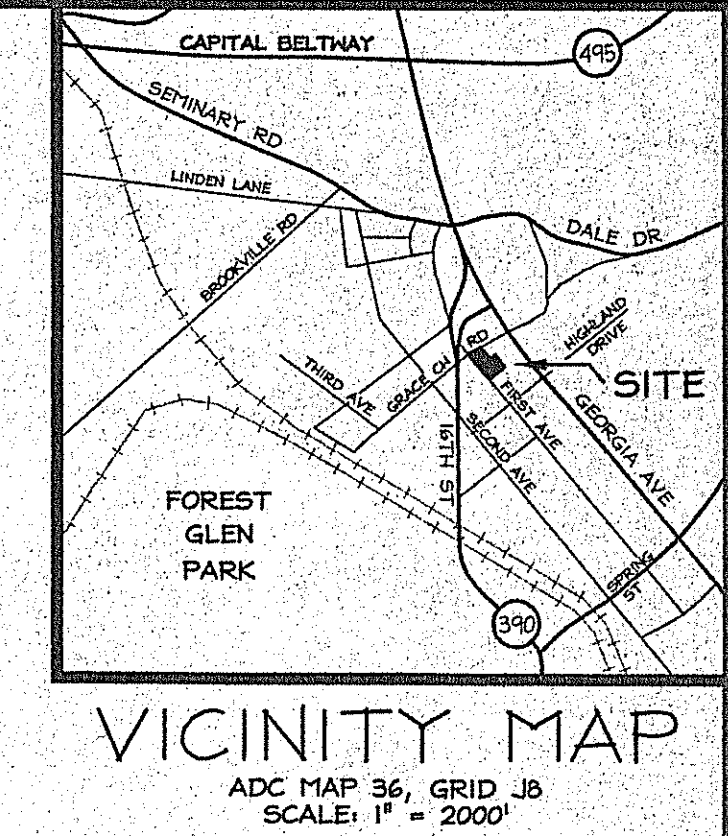
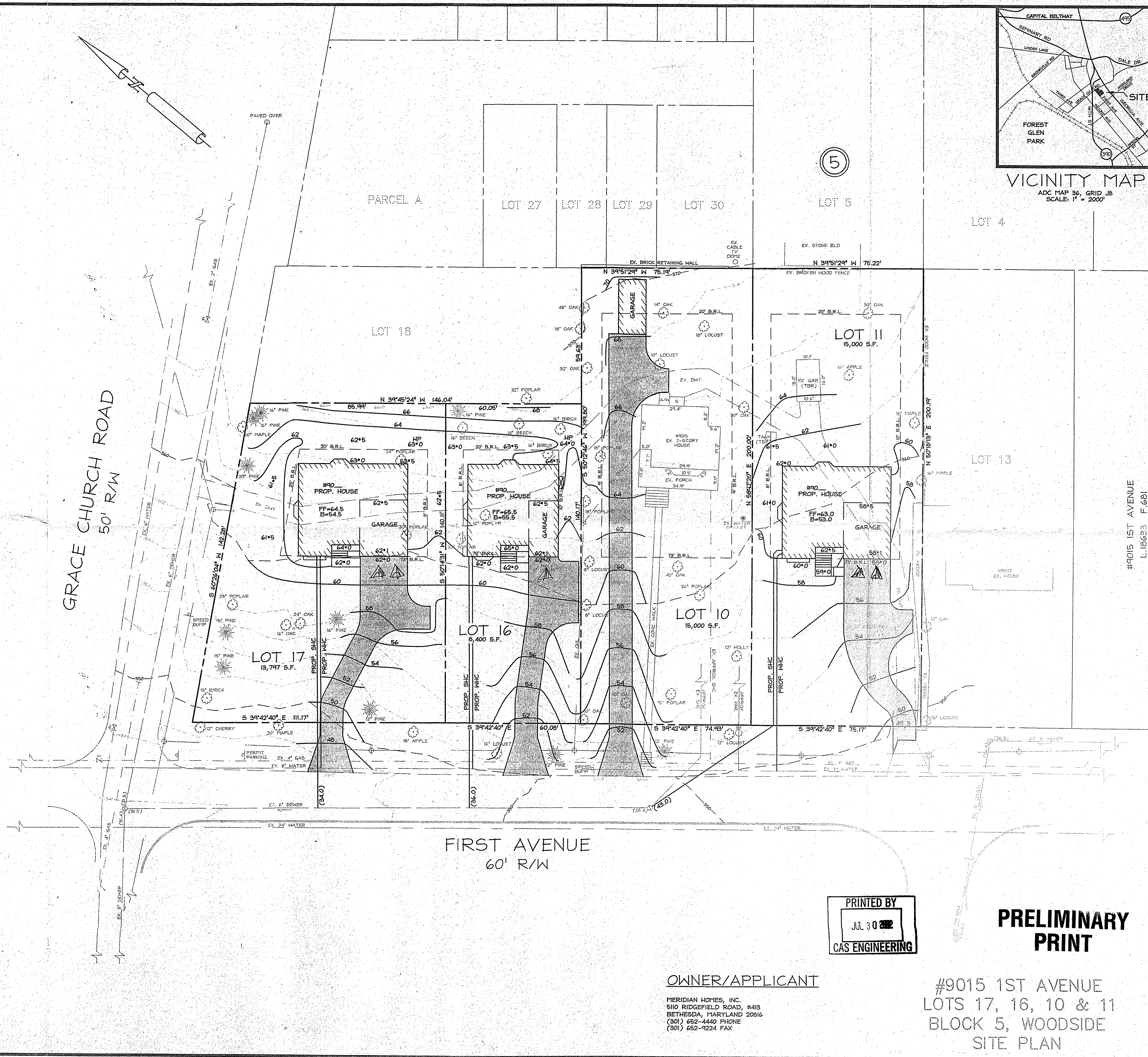
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PROJECT	02-076	DATE	06/02
ILLUSTRATION	RBA	ENGINEERING	RBA
SCALE	1" = 20'	APPROVAL	CAS

REVISION
DATE BY

#9015 1ST AVENUE
L 18633

LOTS 17, 16, 10, AND 11, BLOCK 5
WOODSIDE
WHEATON (15TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SITE PLAN

FIRST AVENUE
60' R/W

GRACE CHURCH ROAD
50' R/W

PRINTED BY
JUL 30 2002
CAS ENGINEERING

**PRELIMINARY
PRINT**

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IV-R

1 of 1