MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10201 Menlo Ave.	**Meeting Date:**	11/14/18
Resource:	Vacant lot **Capitol View Park Historic District**	**Report Date:**	11/718
Applicant:	Minter Farnsworth	**Public Notice:**	10/31/18
Review:	HAWP	**Tax Credit:**	n/a
Case Number:	31/07-18F	**Staff:**	Dan Bruechert
Proposal:	New Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC approve **with four (4) conditions** the Historic Area Work Permit.

1. The windows proposed for the house need to be wood or aluminum clad wood windows with applied exterior muntins. Detailed specifications of the proposed window need to be submitted for review and approval with final approval authority delegated to Staff.
2. The two windows in the north stair bay must be altered to include stained glass or a grille pattern applied to the exterior and interior of the window to be compatible with the design of the house and surrounding district. Details for the window need to be submitted for review and approval with final approval authority delegated to Staff.
3. The garage door may either be a roll-up or carriage style but needs to be constructed out of wood or wood composite. Specifications for the garage door need to be submitted to Staff for review and approval with final approval authority delegated to Staff.
4. Staff recommends that a maximum number of trees be re-planted on the site and that the species and placement be included with the HAWP application

PROPERTY DESCRIPTION

SIGNIFICANCE: Vacant lot within the Capitol View Park Historic District
STYLE: N/A
DATE: N/A

The parcel is currently undeveloped and is located at the corner of Menlo Ave. and Loma St. in the Capitol View Historic District. The lot slopes steeply down a ravine and into a conservation easement that covers the rear third of the lot. When the Capitol View Park Historic District was surveyed and established in 1982, the subject property was part of a much larger parcel associated with the Hahn House c. 1895 (2801 Barker St.). This is why the map identifies the subject property as associated with the period 1870-1916. The Hahn House lot was subdivided on February 5, 1986 into six separate lots. At the time of subdivision, a conservation easement

was created that includes the easternmost third of the subject property and parts of three other lots. Four of the other lots were subsequently developed, leaving the subject property as the only undeveloped land created as part of this subdivision. A re-survey of the district in July 1990 identified 10201 Menlo Ave. as 'Vacant Lot'.

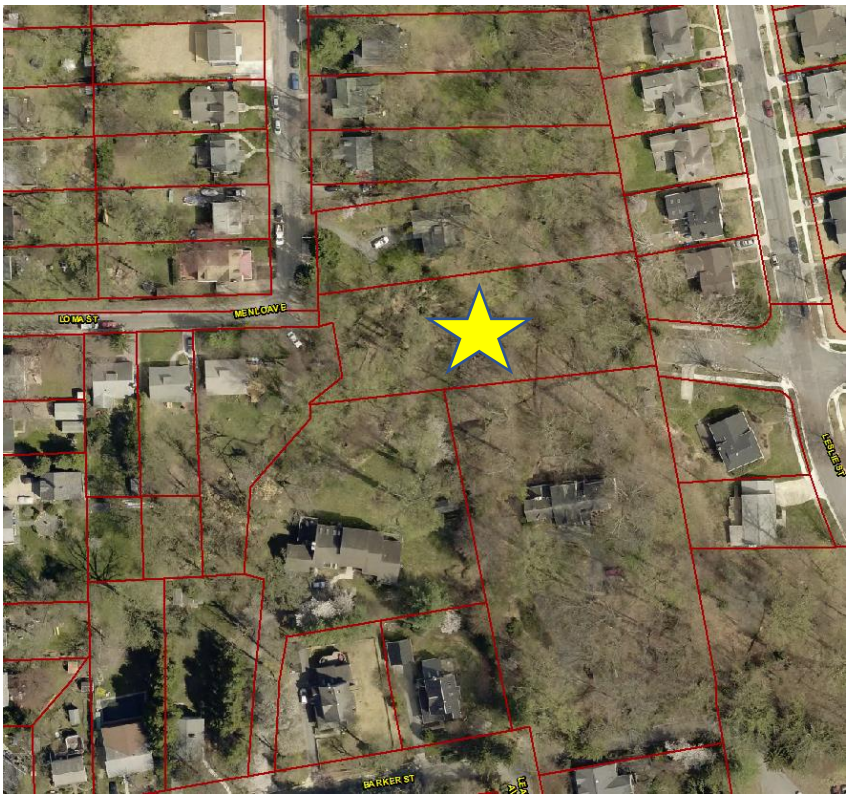


Figure 1: 10201 Menlo Ave. is located at the intersection of Loma and Menlo. The row of houses to the right are outside of the historic district.

BACKGROUND

A HAWP for this property was reviewed and approved by the HPC at the February 13, 2018 HPC meeting. The approval was appealed to the Montgomery County Board of Appeals and an appeal was heard on May 23, 2018. The June 29, 2018 opinion reversed the HPC decision to approve the HAWP.*

The Board of Appeals found that:

> "the Intervenor's (Mr. Farnsworth's) proposal is not compatible with the character and nature of the overall historic district… the Board finds that the proposed house would be visible from Menlo Avenue and is out of proportion to the houses on Menlo Avenue. The Board therefore finds that the size and massing of the propose house is not in accordance with the historic district where the Property is located and is not compatible with the historic district, and that the building of the proposed house would impair the character of the historic district… The Board finds that the Intervenor can adjust the

* The previous application and Staff Report can be found at: http://montgomeryplanning.org/wp-content/uploads/2018/01/I.A-10201-Menlo-Avenue-Silver-Spring-1.pdf.

scale and mass of the proposed house so that the proposal is compatible with the other resources within the historic district."

A Preliminary Consultation for this proposal was heard by the HPC on September 19, 2018. The HPC was generally supportive of the design with the recommendations made by Staff in the Staff Report.† Two of the Commissioners expressed their reservation regarding the design of the rear of the house. One of the Commissioners, while recognizing that the apparent size and massing was smaller than the previous proposal questioned whether the reduction was sufficient to find it compatible with the surrounding district.

Four neighbors provided testimony regarding the proposal. The comments provided included the desire to factor environmental concerns into the HPC's decision making, arguing that the house had not be sufficiently reduced in mass or size to comply with the Board of Appeals decision, and concerns that the design of the house was not an identifiable historical style.

PROPOSAL

The applicant proposes to construct a two-story house with an attached garage, install a retaining wall, fencing, a rear deck, and driveway and parking area.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan), Montgomery County Code Chapter 24A* (*Chapter 24A*), and the *Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the district.
3. Nominal: These house of themselves are of no architectural of [sic] historical significance, but through their contiguity to the significant resources have some interest to the district.
4. Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

* Note: All the *Approved and Adopted Sector Plan for Capitol View & Vicinity* does not apply more stringent review to certain classes of resources in the same manner as the Design Guidelines for Takoma Park or Chevy Chase.

Montgomery County Code, Chapter 24A Historic Resources Preservation

† Previous Staff Report can be found at: http://montgomeryplanning.org/wp-content/uploads/2018/09/II.C-10201-Menlo-Avenue-Silver-Spring.pdf.

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

(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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

The Secretary of the Interior's Standards for Rehabilitation

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

STAFF DISCUSSION

The applicant proposes to construct a single-family home on the property located at 10201 Menlo Ave. The applicant has made revisions based on the feedback from the HPC and recommendations from Staff. Staff supports approval of this HAWP with the identified conditions.

Lot Restrictions

The subject property is located at the intersection of Loma St. and Menlo Ave. The lot has several challenges that somewhat limit what can be built on the site. First, the lot offers narrow access at the corner of Loma and Menlo. Much of the lot sits to the south of Loma St., so that

only 15’ (fifteen feet) of the property abuts the public right-of-way. There are no other locations where a driveway could provide access to the site. Second, there are several utility easements that run across the site. There is a 25’ (twenty-five foot) storm water easement, a 20’ (twenty foot) water easement, and a 12’ (twelve foot) sewer easement that runs both north to south and another that runs east to west. The applicant is permitted to pave on top of these areas but may not build on them. Third, zoning requires a minimal front and side setback. Finally, there is a conservation easement in the rear of the lot, encompassing 12,478 ft^2 (twelve thousand, four hundred and seventy-eight square feet), which is approximately forty-three percent of the total lot. Nothing may be constructed or altered within this easement. These limitations, coupled with zoning setback requirements, create a buildable envelope of 5160 ft^2 (five thousand, one hundred sixty square feet) in the southwestern corner of the lot. The applicant provided a color-coded site plan showing the lot coverage of each of these limitations.

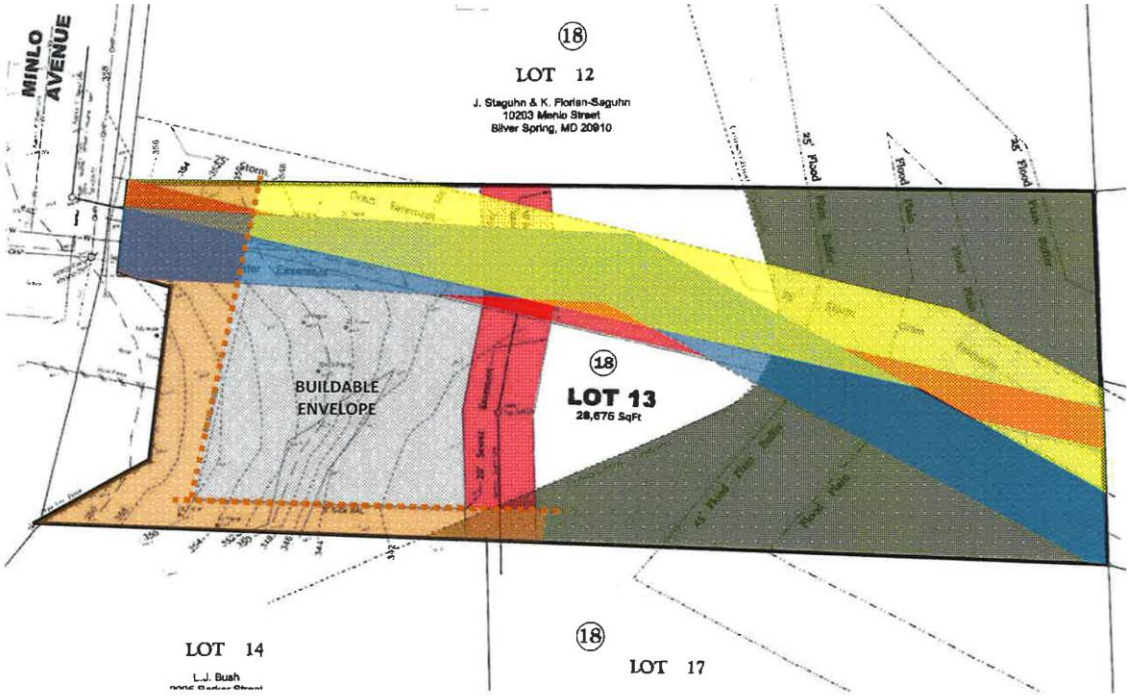


Figure 2: The subject lot with the identified easements and other limitations. Zoning restrictions are shown in orange, the conservation easement is in olive, the sewer easement is in red, the water easement in blue, and the storm drain in yellow.

In order to accommodate the proposed construction, the application proposes to remove a total of nine trees on the site. Four of these trees are located at the entrance to the lot and have to be removed to provide access to the site. Staff finds that to deny the applicant the ability to remove these trees would deny any reasonable use of the subject property, contravening 24A-8(b)(5). Another three trees are at the center of the buildable envelope and any house construction on the site would require the removal of these trees. Two more trees proposed for removal are located near the southern property boundary within the limits of disturbance. Staff finds that the proposed tree removal will impact the character of the site. However, Staff finds there are several mitigating measures to be considered. First, under the forest conservation program, the applicant is required to re-plant trees one-for-one or pay a fee in lieu. Staff recommends that a maximum number of trees be re-planted on the site and that the species and placement be included with the submission of permit drawings for stamping. Second, the conservation

easement that encompasses the rear third of the lot may not be impacted by any of the work on the site or construction and will maintain it's wooded character. Staff supports the removal of these trees as part of the work proposed under this HAWP.

Architectural Design and Compatibility

The applicant made several alterations to the design from the previous proposal based on feedback from the HPC and Staff. The applicant has made the following changes to the previous submission by:

- simplifying the form of the house so that the front elevation has one front-facing gable to simplify the building form;
- Setting the garage further back from the wall plan an additional 3' (three feet);
- Extending the left projecting stair by from 10" (ten inches) to 2' (two feet);
- Changing the proposed windows from a one-over-one to a two-over-two sash configuration and removing the shutters;
- Widening the shed dormer at the front to match the dimension of the paired sash windows below; and

Expanding the front porch so it covers the full width of the front elevation.

The proposed house will be a two-story, gable-L house, three bays wide, with front porch, and an attached garage. The house has a right, front gable projecting L. The house will be clad in Hardi clapboard siding, with 6" (six inch) Hardi corner boards, with two-over-two windows, and shingle siding. Only two elevations, the west and north, will be visible from the public right-of-way from within the district. The elevation to the south will be visible to its immediate neighbors and the east elevation will be visible from one neighboring property and from outside the historic district.

On the first floor, the west (front) elevation of the house has paired two-over-two windows to the left and two two-over-two windows to the right of the centrally placed front door. There is a standing seam, shed-roofed front porch, supported by four round, wood columns that runs the full width of the house. The second floor also has a pair of one-over-one windows on the left side, with three two-over-two windows spaced in the front-facing gable. There is a shed dormer with a pair of two-lite casement windows over the left pair of windows. To the right of the main house massing is a one-bay garage with a shed dormer with a pair of two-over-two sash windows. No information on the material of the garage door was included with the submitted materials, however, the applicant has indicated that he would be agreeable to any material and/or design conditions placed on this element. Staff finds that an overhead-style garage door is an acceptable design and finds that wood or a wood composite is the most appropriate material for the materials used throughout the house. Staff recommends the HPC add a condition for approval that the garage door meet these criteria to be verified by Staff prior to stamping permit drawings.

The north (left) elevation has a small projecting stair bay in the center of elevation. The bay projects 2' (two feet) from the wall plane. In front of the projecting bay, there is a two-over-two sash window on the first and second floor. To the rear of the projecting bay, each floor has two narrow, two-over-two windows. The central bay proposes to have two fixed, one-lite windows. The exposed foundation on the side elevation will be concrete with a stamped brick pattern.

The east (rear) elevation expresses three full floors as the grade change drops off significantly. All three floors of the rear are clad in Hardi siding. The rear is four bays wide with two-over-two windows spaced throughout and a single fixed casement window in the left-most opening on the second floor. At the left of the first floor, the applicant proposes to construct a small rectangular bay with a pair of two-over-two windows. There is a pair of doors at the basement level, and another on the first floor that provides access to the wood and Azek deck with Wolf metal railing.

The south (right) elevation is made up of the garage and living space above. The roof was reconfigured so that the roof pitch is even in the front and back, before a 'break' in the roof slope at the front. The applicant worked with Staff to develop this solution so a more traditional form would be visible from the south and east. The south elevation also has two two-over-two windows on each floor.

In front of the house the applicant proposes to construct an asphalt driveway and apron. Because of the limited frontage, there is no on-street parking adjacent to the subject lot. Much of the proposed asphalt apron will be obscured by the 4' (four foot) and 6' (six foot) tall vertical board privacy fence in front of the house. Much of this fence is a continuation of the fence installed at 2900 Loma St. The applicant further proposes to create terraced retaining walls using 6" × 6" (six inch by six inch) railroad ties. These terraces will be created at the edge of the property on the north and south of the lot.

Staff finds that the current proposal appears to meet the requirements of Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation and the Sector Plan with the identified conditions.

Placement, Size, and Scale

The largest concern expressed by the Board of Appeals regarding the previous submission and approval was that the building was out of scale and out of mass with the other resources within the district. Staff finds that while the change in absolute dimensions is not drastic, the apparent mass and scale of the proposal has been reduced. The Board of Appeals in their decision indicated that the subject property should be evaluated compared to the properties along Menlo Ave. Staff finds that the houses that were created out of the same subdivision are appropriate comparables as they were all reviewed and approved by the HPC as appropriate in-fill construction to the district. For the purposes of establishing findings of compatibility, Staff has used the Menlo houses to evaluate appropriateness.

The applicant included a setback study (shown below) with the application materials. The setbacks on this section of the historic district range from approximately 22' from the street (twenty-two feet) to nearly 92' (ninety-two feet). While the setback of the proposed construction is slightly deeper than many of the late 18th century and 1920s houses further up the block, it is within the range of adjacent setbacks 38' (thirty-eight feet) and should be considered compatible. Staff finds that the setbacks alone should not be used as a sole factor to determine compatibility because this particular lot has so many additional encumbrances (easements, zoning requirements, utility lines) that severely limit many further alterations to the setbacks.

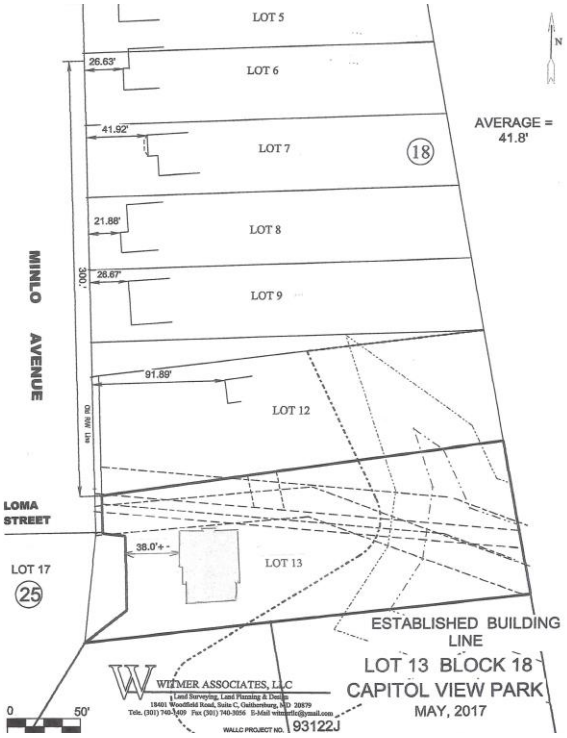


Figure 3: Setback study demonstrating the range of setbacks along Menlo Ave.

Staff also finds that the placement of the house on this unique lot configuration makes for less impact than any new construction on a lot mid-block.

The proposed construction will be 23' (twenty-three feet) above the grade of Menlo Ave. Staff finds that the height is generally consistent with the surrounding district (see the streetscape study below).

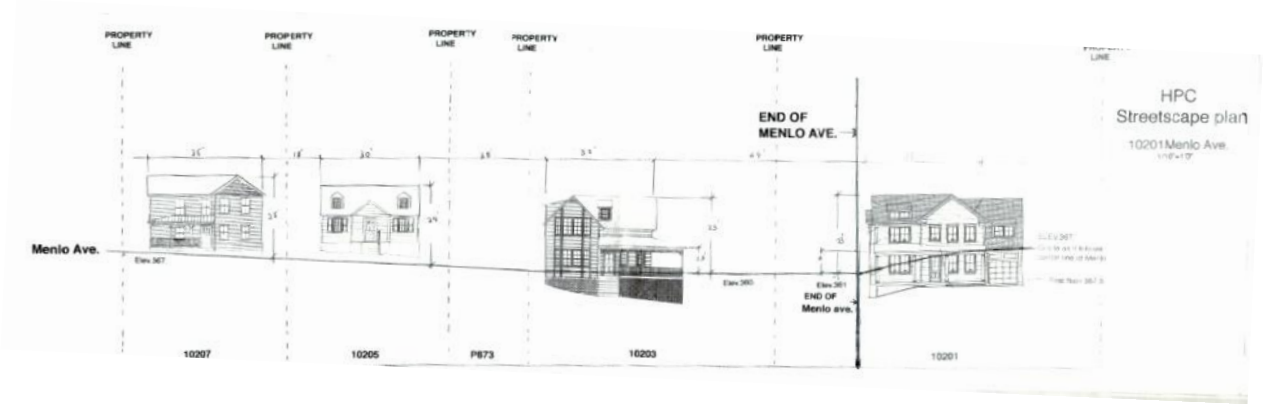


Figure 4: Streetscape study along Menlo Ave.

Staff finds the height of the proposed building above street grade is identical to its immediate neighbor to the north (10203 Menlo Ave.) and lower than 10205 and 10207 Menlo Ave.

Staff additionally finds that the width of the house is generally consistent with the neighboring houses. The width of the main mass of the proposed house 35' (thirty-five feet) at the front

elevation; the stair bay projection will add 2' (two feet) and the garage will add an additional 12' (twelve feet). The house at 10203 Menlo is 32' (thirty-two feet) wide with an additional wrap-around porch that increases the perceived mass of the house. The subject property is 35' (thirty-five feet) wide with an additional 12' for the garage. Staff finds that the garage does make this house larger than its neighbor, but that it is not out of proportion with its neighbor. Additionally, the garage will have a smaller impact on the surrounding district because the revised design sets the garage back 4' (four feet) from the front wall plane. The other houses to the north are also 30' (thirty feet) and 35' (thirty-five feet) wide. This is consistent with the main massing of the proposed house. Staff acknowledges that the attached garage will have an impact on the massing of the house but as the rendering in Fig. 5 shows, it will not be as significant as a garage that is co-planer to the front wall.

One of the questions of compatibility has to do with the overall size of the proposal. The applicant has presented a table of the square footage of the roof area of houses in the area. Absent other methodology of measuring livable house square footage, Staff finds this to be an acceptable comparison. The subject property as proposed has a footprint measuring 1933.7 ft^2 (one thousand, nine hundred thirty-three point seven square feet). The subject property is larger than all but two of the properties but, Staff does not find this to be out of scale with the district.

House Address	Building Footprint Size
10203 Menlo Ave. (c. 1989)	1992 ft^2
10205 Menlo Ave. (c.1929)	970 ft^2
10207 Menlo Ave. (c. 1926)	1295 ft^2
10209 Menlo Ave. (c. 1989)	1340 ft^2
10211 Menlo Ave. (c. 1926)	901 ft^2
10213 Menlo Ave. (c. 1948)	1115 ft^2
10215 Menlo Ave. (c. 1938)	1000 ft^2
10217 Menlo Ave. (c.1938)	1921 ft^2
10219 Menlo Ave. (c.2006)	2160ft^2

The house footprints range from 901 ft^2 to 2160 ft^2 with an average house footprint of 1410 ft^2. Staff finds that there is a wide variety of house sizes along Menlo Ave. to go along with the eclectic styles. Staff finds that the proposed house will be larger than many of the houses along Menlo Ave., but it is not out of character with the houses found in this portion of the historic district. It will also not be the largest house in terms of square footage, and is comparable to the most recent infill houses that also have a footprint of approximately 2000 square feet (10219 Menlo and 10203 Menlo).

Of the other properties that were part of the subdivision of the Hahn house (including the Hahn house), the average roof square footage is 2421.6 (two thousand, four hundred twenty-one point six square feet). This is nearly 500 ft^2 (five hundred square feet) larger than the house proposed under this HAWP. Staff finds that these houses are a reasonable comparison from the subject property, as four of these properties are infill construction, reviewed and approved by the HPC. The other buildings along Menlo are generally smaller than the proposed construction and are a mix of historic and infill houses average 1,337.75ft^2 (one thousand, three hundred thirty-seven point seven five square feet).

Houses Address	Building Footprint Size
10203 Menlo Ave.	1992 ft^2
2801 Barker (Hahn House original construction)	2334 ft^2
2901 Barker	2200 ft^2
2903 Barker	2020 ft^2
2905 Barker	3562 ft^2

Staff finds that the size, and placement of the proposed house are generally consistent with the surrounding district and complies with 24A-8(b)(1) and 24A-8(b)(2).

Architectural Details

Staff finds that the architecture and architectural details of the proposed house is appropriate for the eclectic Capitol View Historic District. The architecture of the house can generally be called a gable-L form with an attached garage. Staff finds that Hardi siding is appropriate for in-fill construction and on additions in most historic districts, including Capitol View. The two-over-two window configuration helps to accentuate the verticality of the house without adding additional height to the roof. The applicant indicated that the windows would be vinyl, however, Staff finds that an aluminum clad window would add more depth to the window to create more variation to the wall plane and recommends that the HAWP approval be conditional on the windows being an appropriate aluminum clad design with applied exterior muntins (the applicant has agreed to meet this condition). Staff also finds that the 6" (six inch) corner boards, frieze, and crown molding on the exterior are compatible with the traditional design of the house.

Staff finds that the detailing on the north elevation is appropriate for the house and surrounding district, but recommends that the central fixed windows be altered to contain a traditionally designed window. These windows could have a decorative grille pattern similar to the image below.

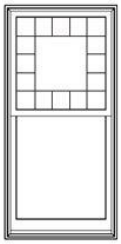


Figure 5: A window similar to this in the stair bay would add visual interest and be more compatible than a picture window.

Figure 6: View of the house from the corner of Menlo Ave. and Loma St.

Staff finds that the architectural details and materials are appropriate for in-fill construction under the requirements of Chapter 24A-8(b)(2) and 24A-8(d) and the Capitol View Historic District.

Environmental Concerns

The proposed house sits on an environmental sensitive area with a branch of Rock Creek running along the eastern edge of the lot within a conservation Area. The applicant has undertaken soil testing (included in the application materials) according to County Department of Permitting Service guidelines.

In order to address the storm water management requirements, the applicant proposes to install three drywells in the eastern portion of the lot. This section of the lot is outside of the sewer easements and outside of the conservation easement. The installation of these drywells will not result in a visual change to the site and Staff finds that they will result in no material change.

The applicant has informed Staff that there is a known storm water drainage issue and has been working with the Department of Public Works to get the issue resolved prior to construction beginning on the site. If this work is undertaken, it will occur in the identified 25' (twenty-five foot) Storm Drainage Easement and will be covered with ground cover. This easement pre-dates the conservation easement and is recorded on the plat map. This work, which will not be undertaken by the applicant, will not require a HAWP as the visual appearance of the lot will be retained upon completion of this work.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with four (4) conditions** the HAWP application:

1. The windows proposed for the house need to be wood or aluminum clad wood windows with exterior applied muntins. Detailed specifications of the proposed window need to be submitted for review and approval with final approval authority delegated to Staff;
2. The two windows in the north stair bay must be altered to include stained glass or a grille pattern applied to the exterior and interior of the window to be compatible with the design of the house and surrounding district. Details for the window need to be submitted for review and approval with final approval authority delegated to Staff;
3. The garage door may either be a roll-up or carriage style but needs to be constructed out of wood or wood composite. Specifications for the garage door need to be submitted to Staff for review and approval with final approval authority delegated to Staff;
4. Staff recommends that a maximum number of trees be re-planted on the site and that the species and placement be included with the HAWP application; and

as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: farnsworthhomes@verizon.net Contact Person: Minter Farnsworth
Daytime Phone No.: 301-370-8625

Tax Account No.: 02610440

Name of Property Owner: 10201 Menlo LLC Daytime Phone No.: 301-370-8625

Address: 25101 Peachtree Rd Clarksburg, MD 20871
Street Number City State Zip Code

Contractor: Minter P. Farnsworth III Phone No.: 301-370-8625

Contractor Registration No.: 126100

Agent for Owner: Same Daytime Phone No.: 301-370-8625

LOCATION OF BUILDING/PREMISE

House Number: 10201 Menlo Ave Street:

Town/City: Silver Spring Nearest Cross Street: Loma St.

Lot: 13 Block: 18 Subdivision: Capitol View Park

Liber: 54526 Folio: 00309 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family

☐ Revision ☐ Repair ☐ Revocable. ☒ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 350,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 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.

Signature of owner or authorized agent

9.25.17
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

814607

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:

   Construct new house on vacant lot

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

   Construct new house, retaining walls, deck and fence Compatible with the neighborhood

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.

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.

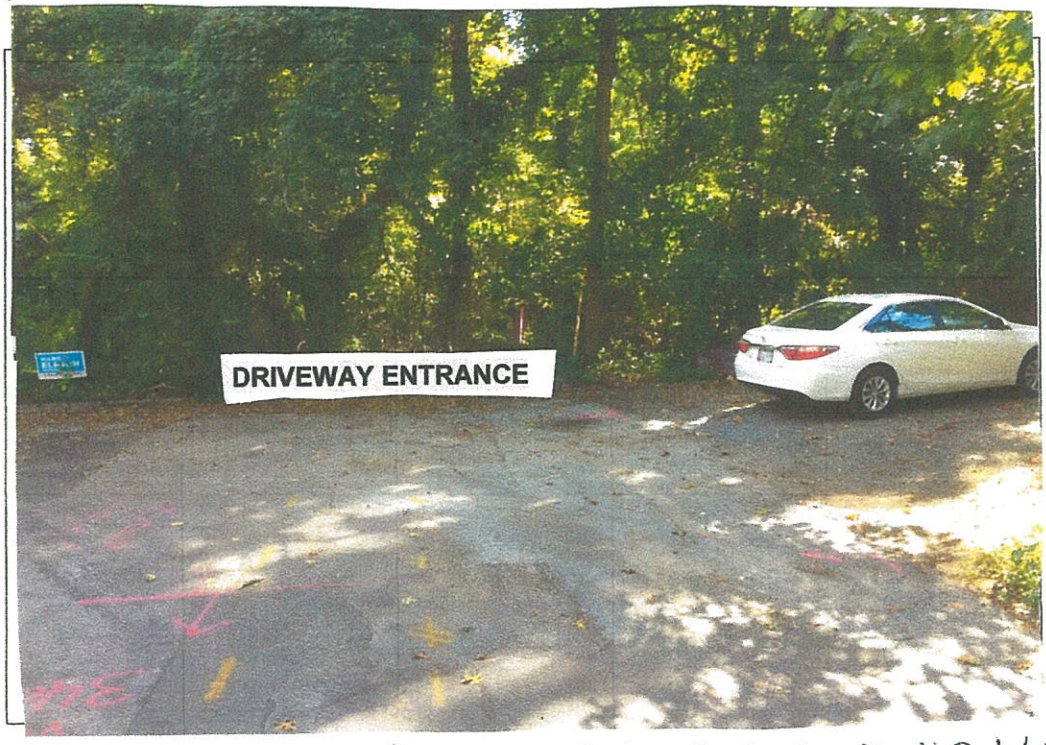
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
10201 MENLO LLC 25101 PEACHTREE RD CLARKSBURG, MD 20871	MINTER P. FARNSWORTH 25101 PEACHTREE RD CLARKSBURG, MD 20871
Adjacent and confronting Property Owners mailing addresses	
J. STAGUHN AND K. FLORIAN STAGUHN 10203 MENLO AVE SILVER SPRING, MD 20910	PHILLIP HAUSSMANN 10200 MENLO AVE SILVER SPRING, MD 20910
TOVI LEHMAN AND NOA LIVNI LEHMAN 2900 LOMA ST SILVER SPRING, MD 20910	LYNN J. BUSH 2905 BARKER ST SILVER SPRING, MD 20910
HARRY A. AND E.C. VOLZ 2801 BARKER ST. SILVER SPRING, MD 20910	BABEL AND CHLOE PEREZ 10202 LESLIE ST. SILVER SPRING, MD 20902

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

Owner's mailing address	**Owner's Agent's** mailing address
10201 MENLO LLC 25101 PEACHTREE RD CLARKSBURG, MD 20871	MINTER P. FARNSWORTH 25101 PEACHTREE RD CLARKSBURG, MD 20871
Adjacent and confronting Property Owners mailing addresses	
RICHARD NICHOLLS ETAL 10200 LESLIE ST. SILVER SPRING, MD 20902	MICHAEL E. LIVERMORE AND FUMIYO HASHIDA 10118 LESLIE ST. SILVER SPRING, MD 20902

Existing Property Condition Photographs (duplicate as needed)

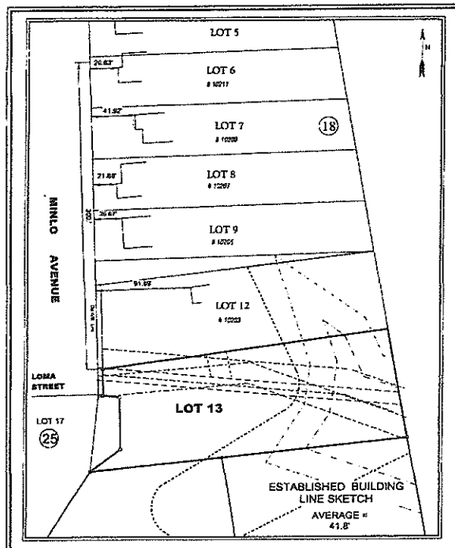


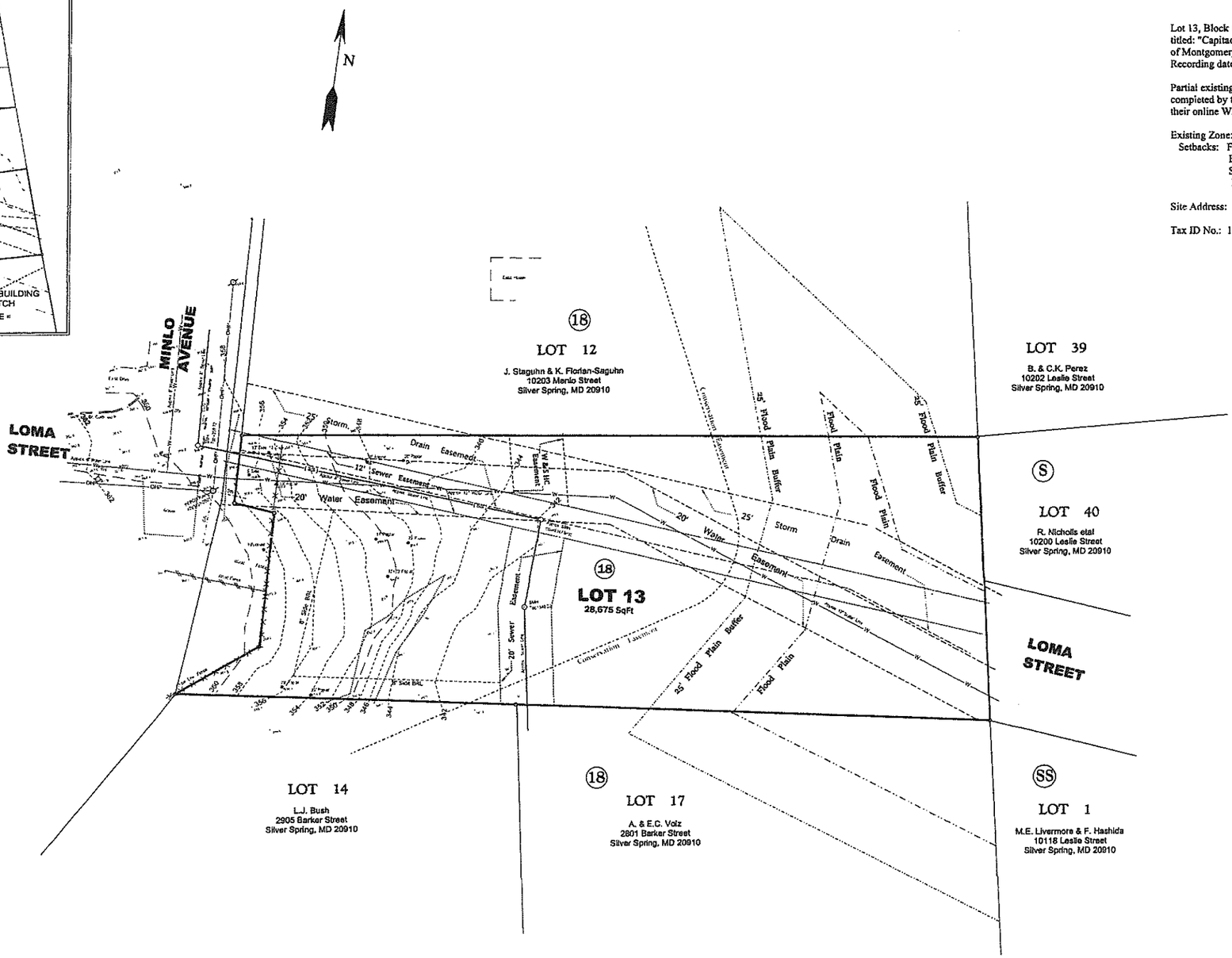
Detail: DRIVEWAY ENTRANCE @ CORNER OF MENLO + LOMA

Detail: PROPOSED NEW FENCE LOCATION (ON SITE PLAN)

Applicant: 10201 MENLO LLC

Page: 10





NOTES

Lot 13, Block 18, as shwon, was taken from a Plat of Subdivision titled: "Capitaol View Park" and is recroded among the Land Records of Montgomery County, Maryland in Plat Book 137 as Plat 15856. Recording date: March 13, 1986.

Partial existing conditions, as shown, were taken from a field run survey completed by this office, dated: July, 2017. Vertical datum is WSSC per their online WERI system. Two (2) foot contour interval.

Existing Zone: R - 60
Setbacks: Front = 25'
Estab.=41.8' (See sketch)
Side = 8' one, 18 total of both
Rear = 20'

Site Address: 10201 Menlo Avenue

Tax ID No.: 13-02610440

TAX MAP: HP 563	WSSC 200' SHEET NO.: 213 NW 03	2012 ED. ADC MAP PAGE: 67 GRID: E-5

REVISIONS:

VICINITY MAP NOT TO SCALE

PREPARED FOR
Farnesworth Homes
25101 Peachtree Road
Clarksburg, MD 20871
Bubba Farnesworth
(301) 370 - 8625

SHEET TITLE
PARTIAL EXISTING CONDITIONS SURVEY

PROJECT
 # 10201 Menlo Avenue
LOT 13, BLOCK 18
CAPITAL VIEW PARK
13th (WHEATON) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@ymail.com

SCALE	DATE	WALLC PROJECT NO.	SHEET NO.
1" = 20'	July, 2017	93122 J	1 of 1

Traverse PC

PLAT NO. 15856

CONSERVATION EASEMENT
(RECORDED IN THE LAND RECORDS OF MONT. CO.)

FROM	BEARING	DISTANCE	TO
164	S63-21-56.0W	188.118	273
273 CB	N84-45-37.1W	89.845	275
DELTA= 55-30-07.5 R= 75.000 ARC= 72.652			
275 CB	N 5-22-12.5W	47.158	277
DELTA= 103-37-20.9 R= 30.000 ARC= 54.256			
277	N58-55-59.9E	48.254	278
278	N58-55-59.9E	92.828	279
279 CB	N16-47-52.5E	40.487	281
DELTA= 84-52-33.0 R= 30.000 ARC= 44.441			
281	N25-38-24.0W	28.985	282
282	N25-38-24.0W	83.064	283
283	N83-14- 3.9E	123.000	198

100 YEAR FLOOD PLAIN

FROM	BEARING	DISTANCE	TO
294	N71-08-21.8W	111.584	293
293	N33- 1-37.8E	41.433	292
292	N 7-36-41.2E	50.000	291
291	N18-10-52.4W	25.000	290
290	N18-10-52.4W	17.338	289
289	S54-45- 3.1E	25.000	288
288	S25- 0- 0.0E	44.252	287
287	S71- 9- 0.7E	35.000	286
286	S10-22-51.3E	96.328	164

CENTERLINE 12' WSSC SEWER EASEMENT
L.1163 F.592

FROM	BEARING	DISTANCE	TO
295	S85- 4- 9.5E	295.298	297

CENTERLINE 20' WSSC WATER EASEMENT
L.4931 F.624

FROM	BEARING	DISTANCE	TO
298	N85- 3-36.3E	149.160	299
299	S70- 5-40.7E	160.027	302
302	N82- 4-25.3W	301.957	298

STORM·DRAIN EASEMENT

135	S85-04-10E	40.75	137
137	S85-04-10E	199.25	136
136	S69-59-55E	53.76	297

AREA TABULATION

6 LOTS	169,547 SQ FT	OR 3.8923 AC
DEDICATION	1,849 SQ FT	OR 0.0425 AC
TOTAL	171,396 SQ FT	OR 3.9348 AC

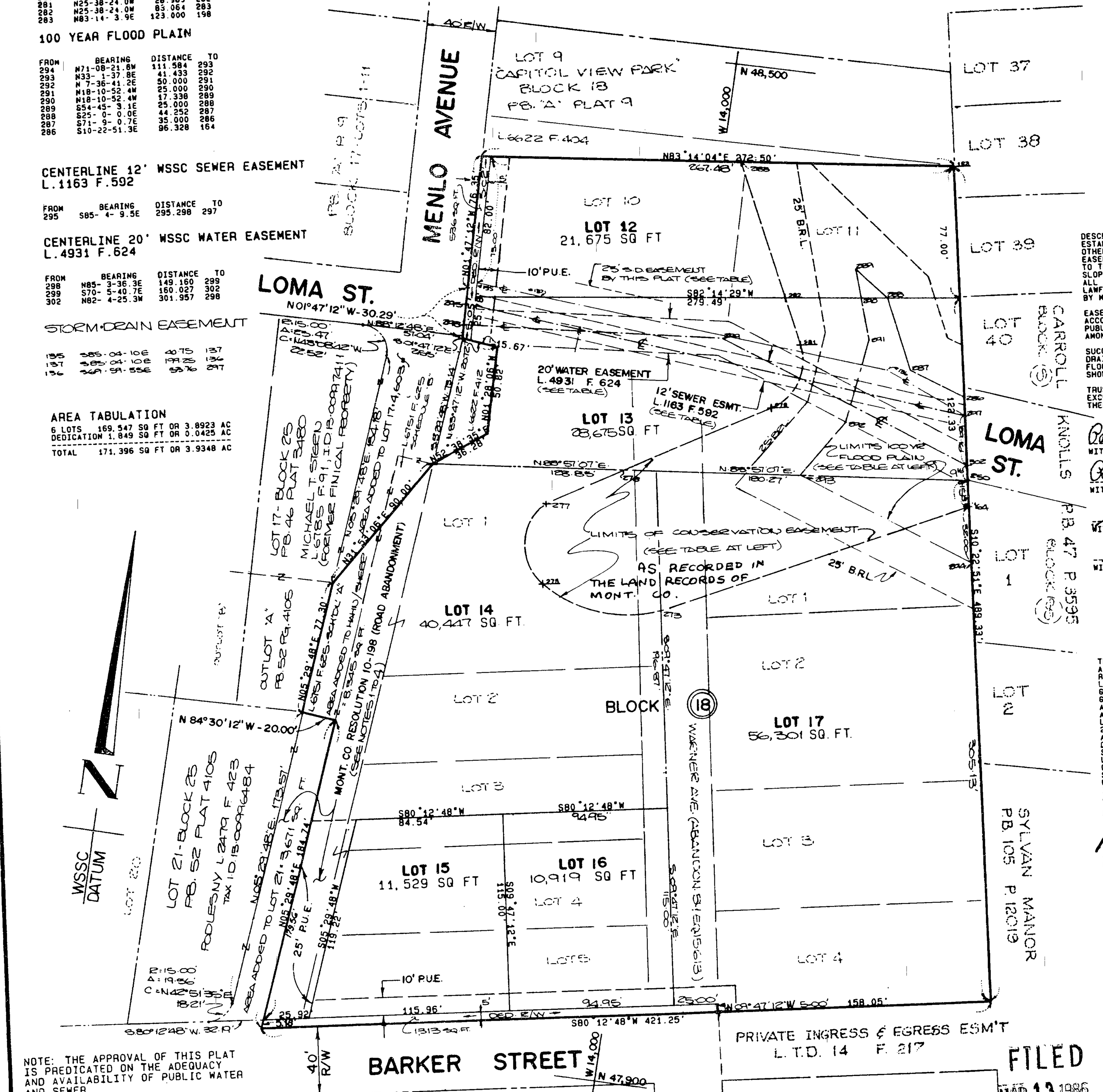
NOTES:

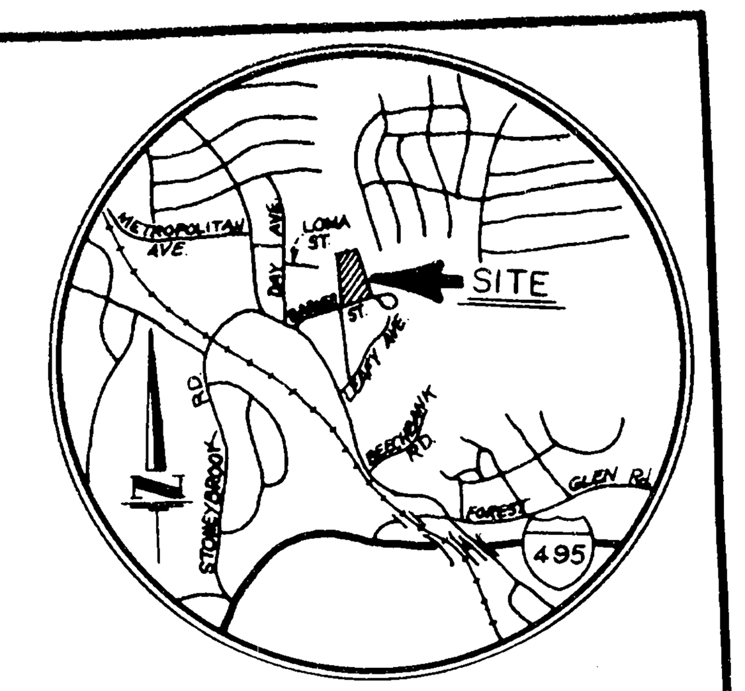
1) BY THE RECORDATION OF THIS PLAT THE AREA ABANDONED BY COUNTY COUNCIL RESOLUTION NO. 10-198 AND INCLUDED HEREON IS TO BE ZONED R-60 IN ITS ENTIRETY.

2) AN EASEMENT IS HEREBY GRANTED TO THE POTOMAC EDISON COMPANY AND THE W.S.S.C. FOR UTILITES (ACCESS, CONSTRUCTION AND MAINTAINANCE) OVER THE LANDS ABANDONED BY COUNTY REOLUTION NO. 10-198.

3) AN INVESTIGATION OF EVIDENCE WITHIN THE MONTGOMERY COUNTY LAND RECORDS HAS NOT YIELDED A CONCLUSIVE DETERMINATION OF THE PROPERTY LINES CONTAINED IN THE FORMER MENLO AVENUE RIGHT-OF-WAY. THEREFORE THE RIGHT-OF-WAY, NOW TO BE ABANDONED, SHALL BE SPLIT DOWN THE CENTER-LINE IN ACCORD WITH BROWN'S, "BOUNDARY CONTROL AND LEGAL PRINCIPLES", CHAPTER 6, SECTION 213 WITH COPY RIGHT 1957. IN EXCEPTION TO THE ABOVE IS A DEED OF EXCHANGE, AS DEPICTED HEREON AND MENTIONED IN NOTE 4b BELOW, MADE BETWEEN WILLIAM SHERR AND ROBERTA HAHN, THE SIGNERS HEREON, AND WILLIAM D. FINICAL AND WIFE, RECORDED IN LIBER 6751 AT FOLIO 625 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

4) THE PURPOSES OF THIS PLAT ARE AS FOLLOWS:
a) TO SHOW THE DISTRIBUTION OF PROPERTY ACCRUING FROM THE ABANDONMENT OF MENLO AVENUE TO THE ADJOINING PROPERTIES PER MONTGOMERY COUNTY RESOLUTION 10-198, ITEM 3c.
b) TO RESUBDIVIDE A PORTION OF CAPTIAL VIEW PARK AS DELINEATED BELOW AND STATED IN THE SURVEYOR'S CERTIFICATE HEREON.





VICINITY MAP
SCALE: 1" = 2000'

NOTE: THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.

OWNER'S DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES UNLESS OTHERWISE SHOWN, AND GRANT TO MONTGOMERY COUNTY, SLOPE EASEMENTS 20 FEET WIDE, ADJACENT, CONTIGUOUS AND PARALLEL TO THE PROPOSED STREET LINE EXCEPT AS OTHERWISE SHOWN HEREON. SLOPE EASEMENTS, SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.
FURTHER, WE GRANT TEN (10) FEET WIDE PUBLIC UTILITIES EASEMENTS (PUE) ALONG ALL STREETS AND AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND THEIR SUCCESSORS, AGENTS AND ASSIGNS SPECIFIC EASEMENTS FOR STORM DRAIN AND APPURTANCES AS SHOWN HEREON, GRANT THE 100-YEAR FLOOD PLAIN AND A CONSERVATION EASEMENT, RESPECTIVELY AS SHOWN HEREON, AND DEDICATE THE STREETS TO PUBLIC USE.
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND ALL PARTIES IN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW.

WITNESS	DATE	
Pamela O. Ryan	12/3/85	WILLIAM SHERR, OWNER
Pamela O. Ryan	12/3/85	ROBERTA HAHN, OWNER
George Dair	12/11/85	JOHN A HARRIS, IV, TRUSTEE
George Dair	12/11/85	LAWRIE HARRIS, TRUSTEE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS; ALL OF THE LAND DESCRIBED IN A DEED FROM JOHN A. HARRIS IV AND L. RYERSON HARRIS TO WILLIAM SHER AND ROBERTA HAHN, DATED JANUARY 31, 1985, AND RECORDED IN LIBER 6646 AT FOLIO 043 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD., A PORTION OF THE LAND ABANDONED BY MONTGOMERY COUNTY IN EQUITY 15613, WHICH IS RECORDED IN LIBER 156 AT FOLIO 407, A PORTION OF THE LAND RECEIVED BY THE ABANDONMENT OF MENLO AVENUE BY MONTGOMERY COUNTY BY RESOLUTION 10-198 WHICH IS RECORDED IN LIBER 6165 AT FOLIO 207, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. AND ALL OF THE LAND DESCRIBED IN SCHEDULE "A" OF A QUIT CLAIM DEED FROM WILLIAM D. AND MARGARET R. FINICAL TO WILLIAM SHER AND ROBERTA HAHN DATED JUNE 1, 1985, AND RECORDED IN LIBER 6751 AT FOLIO 625, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD., ALL OF THE ABOVE BEING A RESUBDIVISION OF BLOCK 18, LOTS 10 AND 11, ALL OF BLOCK 27, BLOCK 34, LOTS 1, 2, 3 AND PART OF LOT 4, ON A PLAT ENTITLED "MAP OF CAPITOL VIEW PARK" FOUND RECORDED IN PLAT BOOK "A" AT PLAT 9, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
I FURTHER CERTIFY THAT IRON PIPES WILL BE SET TO THE FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50 24 (e) OF THE MONTGOMERY COUNTY CODE.

11-1-85 — Thomas L. Wiley
DATE
THOMAS L. WILEY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION #8035

PLAT OF SUBDIVISION OF
BLOCK 18, LOTS 12 TO 17

CAPITOL VIEW PARK

MONTGOMERY COUNTY, MARYLAND
WHEATON, 13th ELECTION DISTRICT
SCALE: 1" = 50' DATE: NOVEMBER, 1985
REVISED 2/18/86
" 3/6/86

FILED
MAR 13 1986

28552185110 17404000 60

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY, NOTE: ZONING = R60

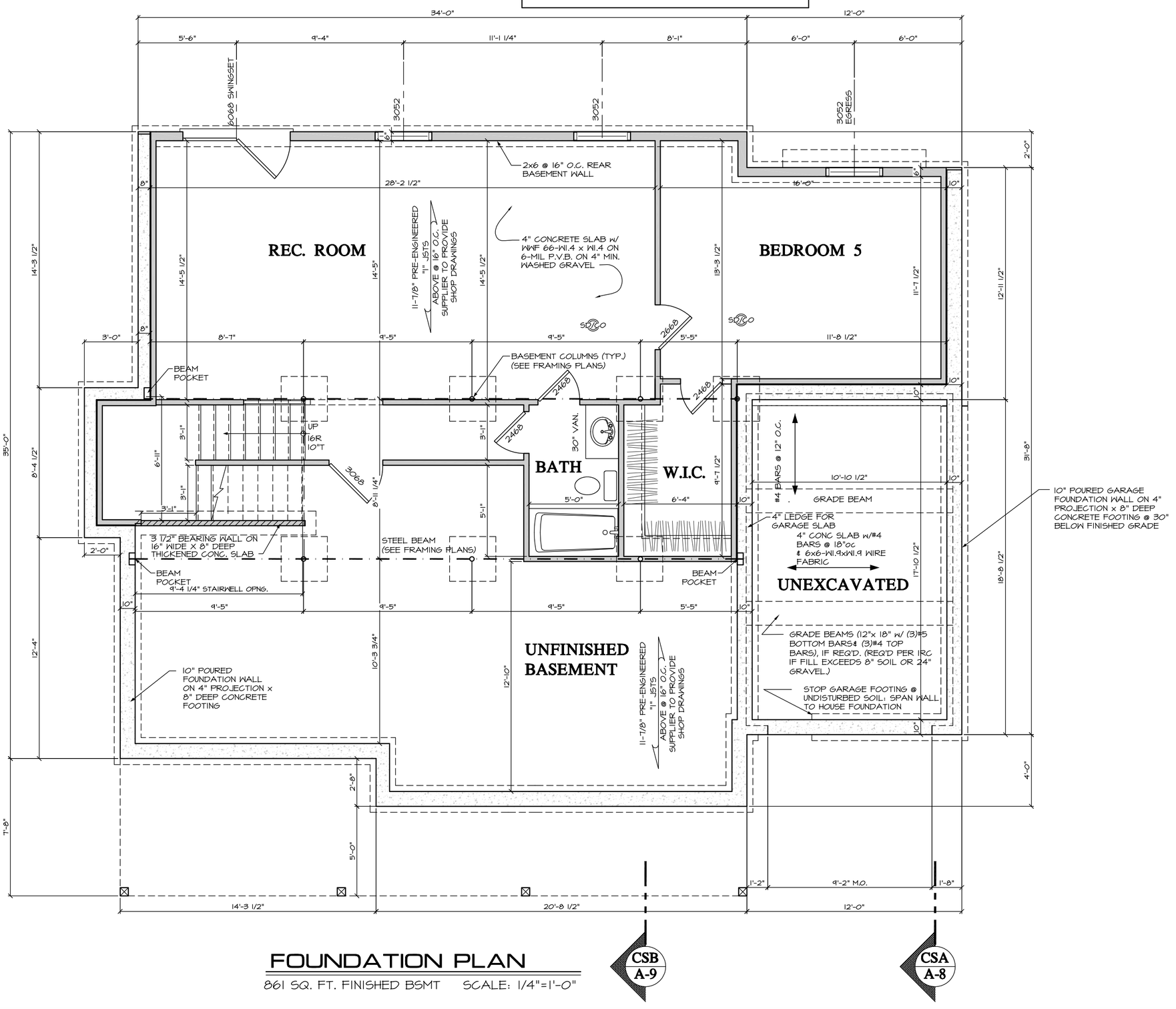
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED MARCH 6, 1986
Norman L. Christeller — CHAIRMAN
Rosemary C. Kryzin — SECRETARY TREASURER
MNCP&PC RECORD FILE NO. 562-89

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED MARCH 3, 1986
BY R. M. R. Menyman
FOR DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF HEALTH
APPROVED Mar. 6, 1986
BY Donald A. Switter, M.D.
HEALTH OFFICER

RECORDED
PLAT BOOK
PLAT NO.

DEWBERRY & DAVIS
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS
804 WEST DIAMOND AVENUE
GAITHERSBURG, MARYLAND 20877
(301) 948-8300



FOUNDATION PLAN

861 SQ. FT. FINISHED BSMT SCALE: 1/4"=1'-0"

caddworks inc.
RESIDENTIAL DESIGN
332 WEST PATRICK STREET / FREDERICK, MD / 21701
(V) 301.695.9121 (E) DESIGN@CADDWORKS.NET
(F) 301.695.4868 (W) WWW.CADDWORKS.NET

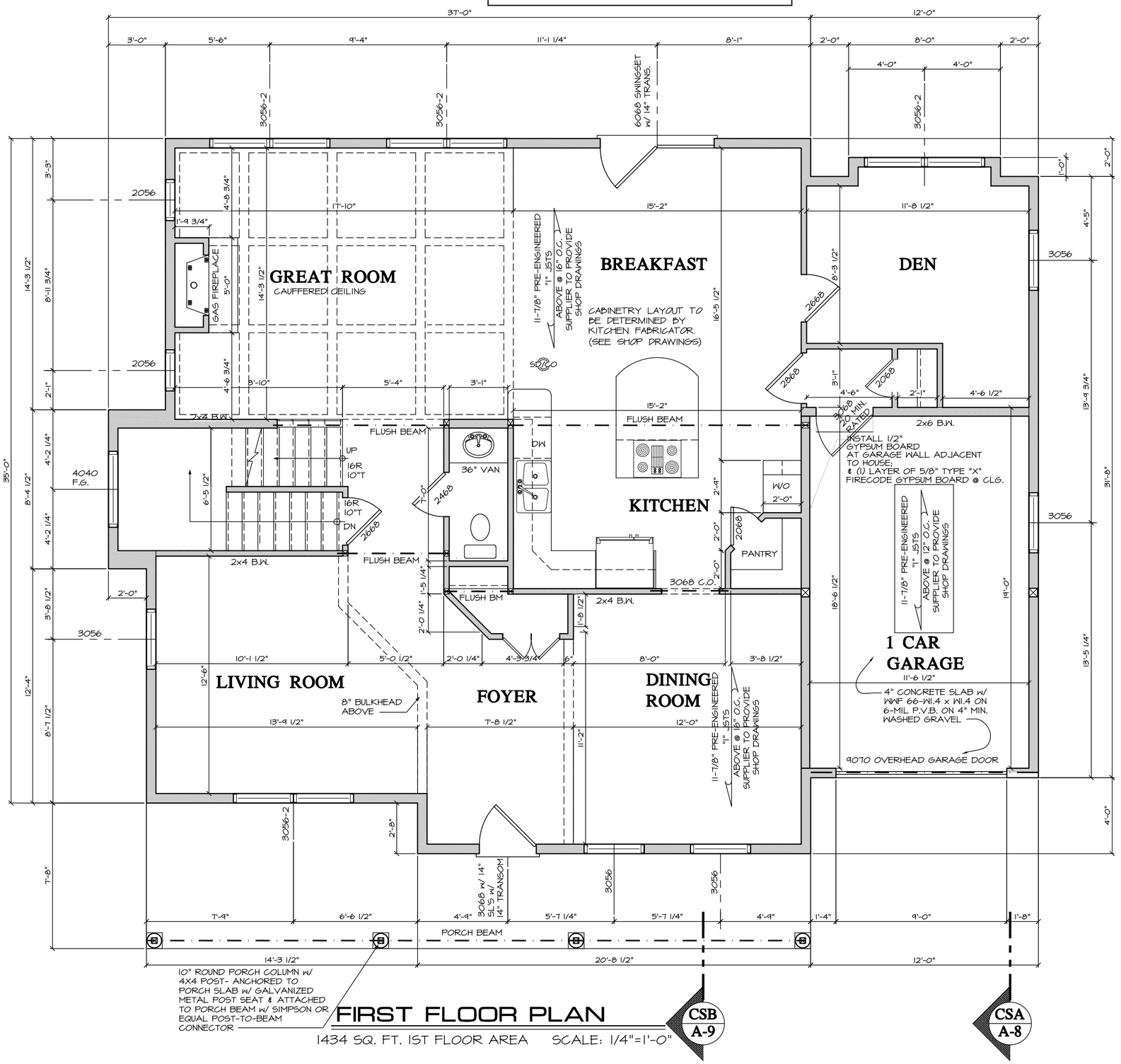
SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A001

PROJ. NO.: 1452



FIRST FLOOR PLAN

1434 SQ. FT. 1ST FLOOR AREA SCALE: 1/4"=1'-0"

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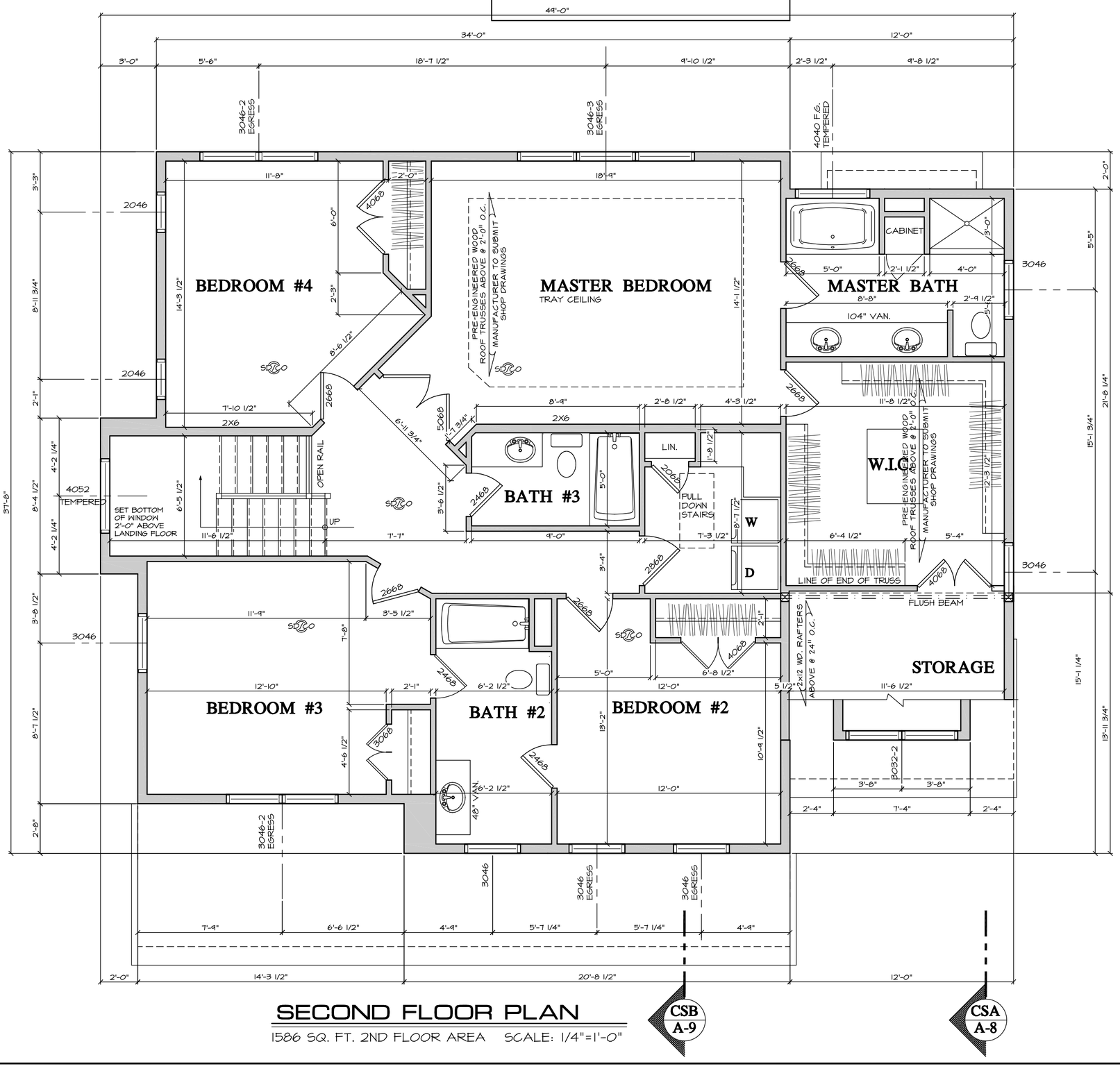
SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
4-20-19	DMR	REVISED PLANS

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A002

PROJ. NO.: 1452



SECOND FLOOR PLAN

1586 SQ. FT. 2ND FLOOR AREA SCALE: 1/4"=1'-0"

CSB A-9

CSA A-8

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8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A003

PROJ. NO.: 1452

FRONT ELEVATION

SCALE: 1/4"=1'-0"

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SUBMITTALS

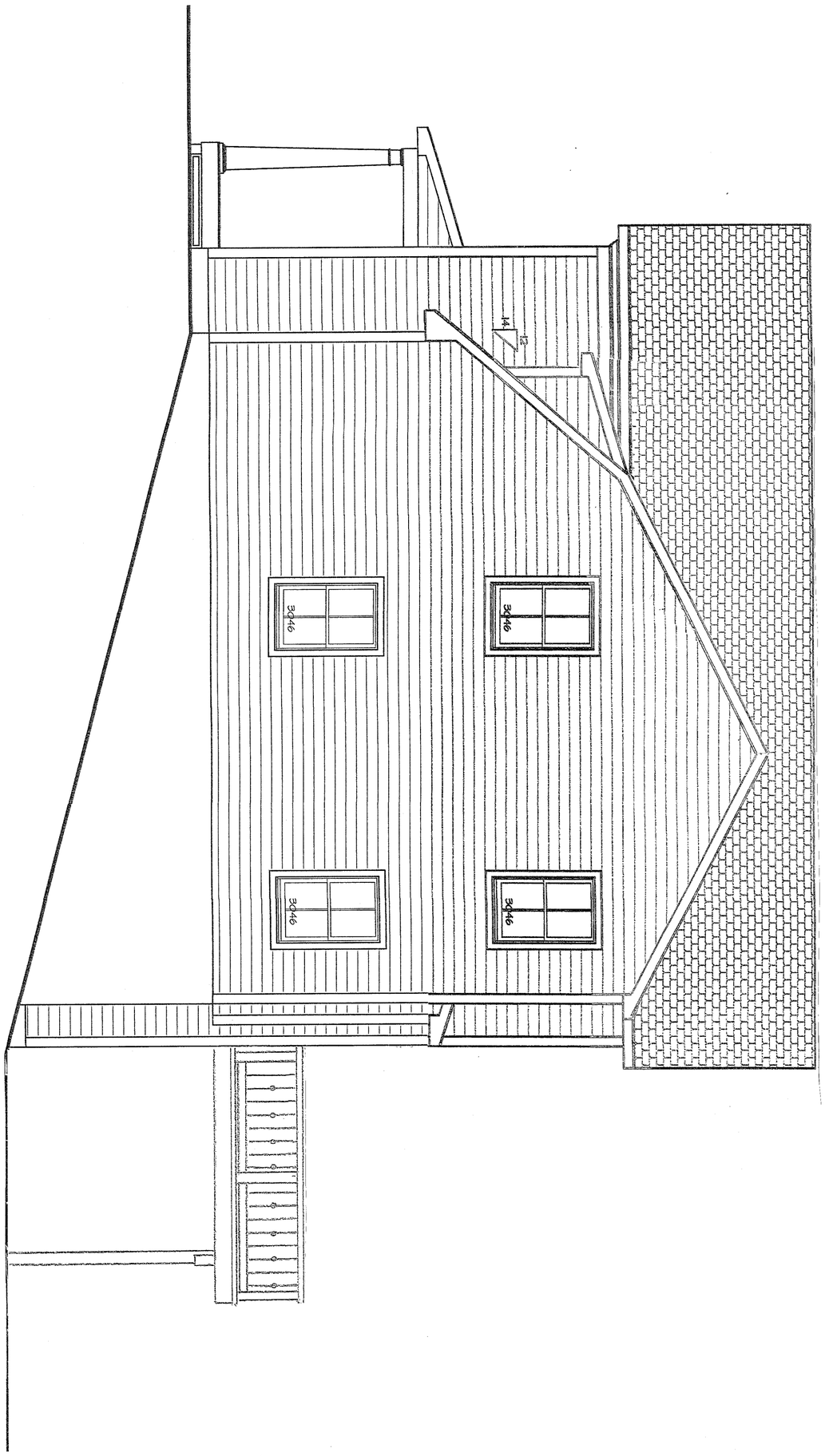
ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

FRONT ELEVATION

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A004

PROJ. NO.: 1452



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

RIGHT SIDE ELEVATION

SHEET NO. A005

PROJ. NO.: 1492

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

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REAR ELEVATION

SCALE: 1/4"=1'-0"

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SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
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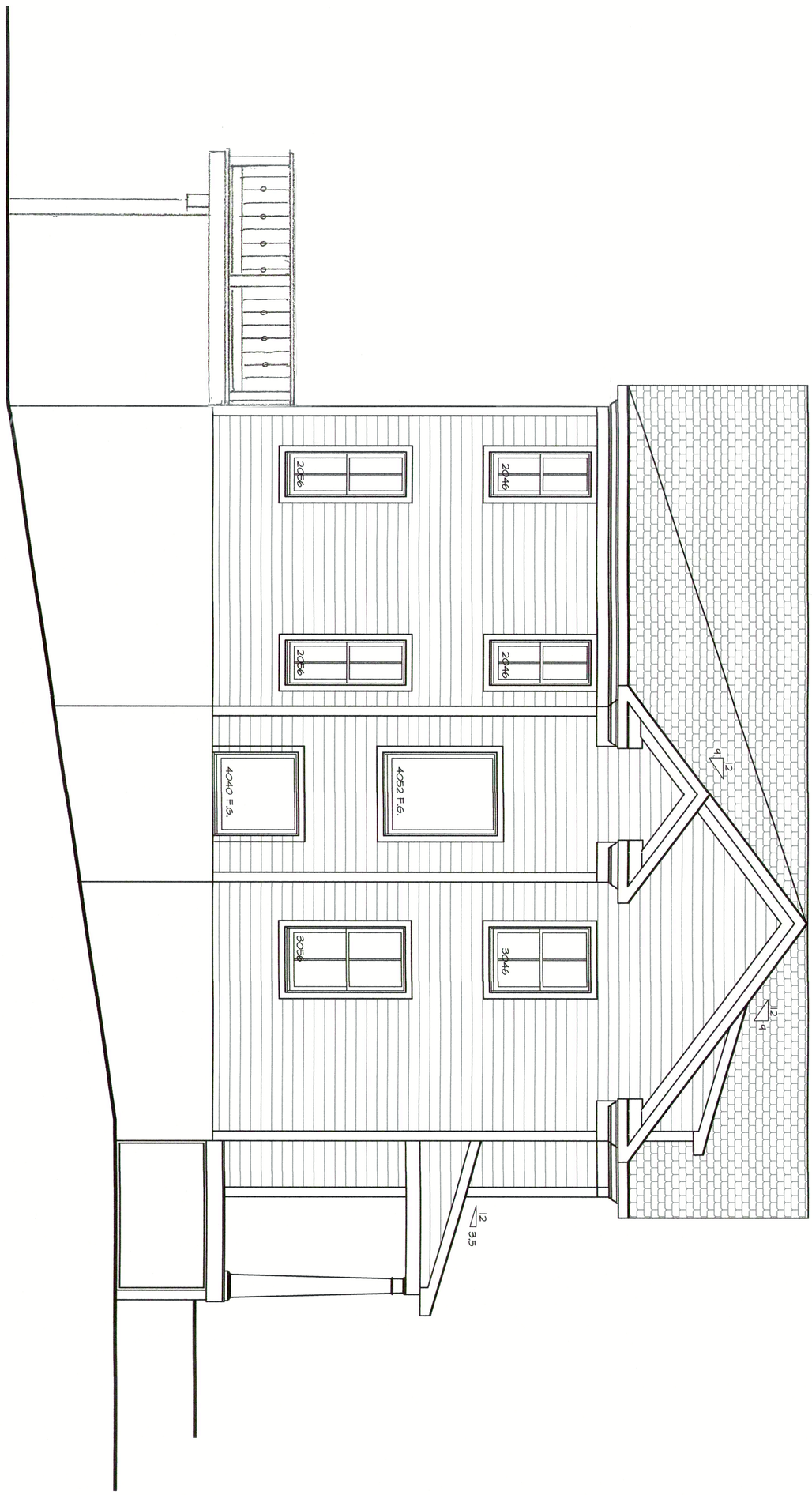
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

REAR ELEVATION

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A006

PROJ. NO.: 1452



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

LEFT SIDE ELEVATION

SHEET NO. A-7

PROJ. NO.: 1452

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DMR	PRELIMINARY
11-8-17	DMR	REVISED ELEVATIONS
3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

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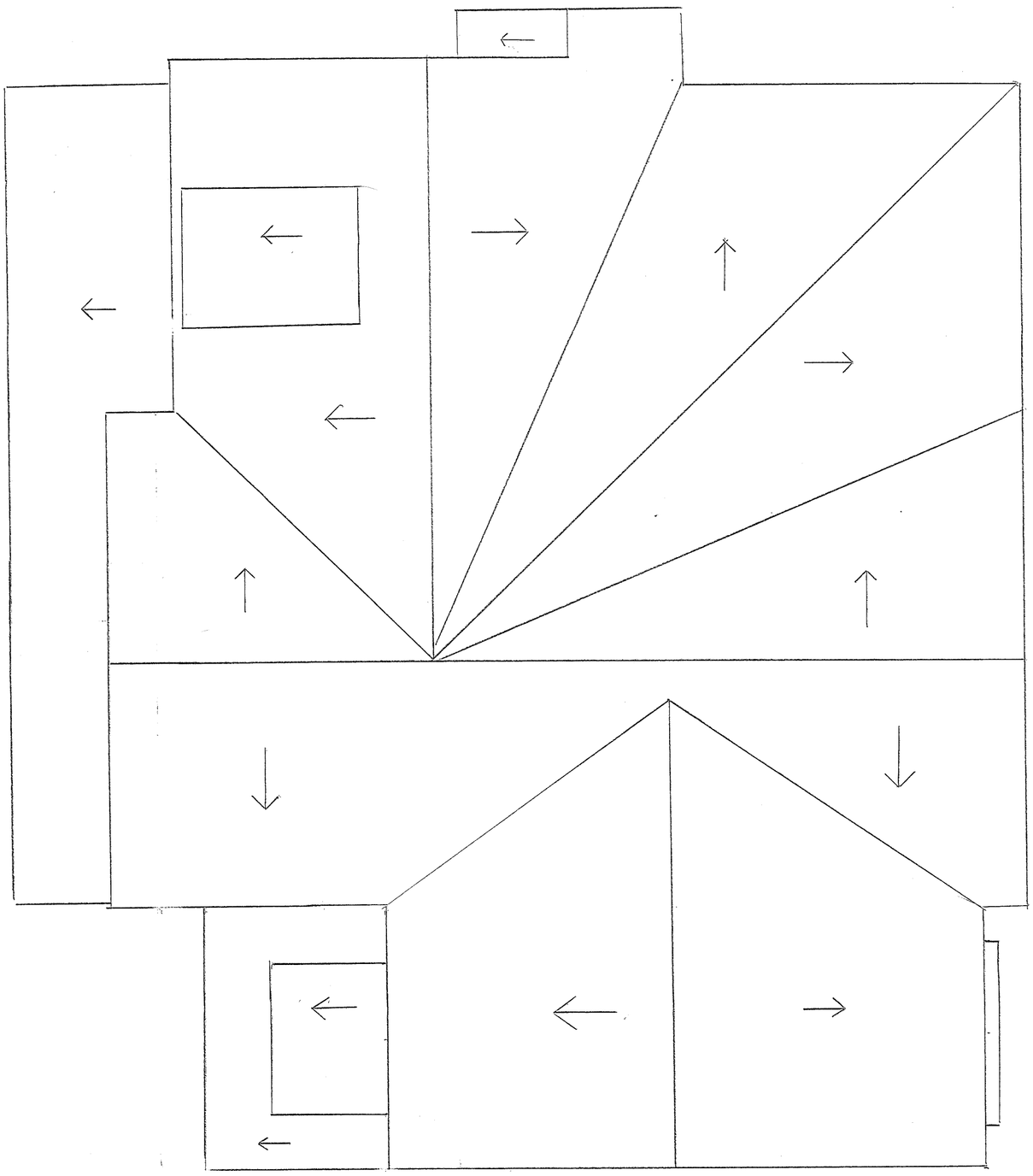

ROOF PLAN

SCALE: 1/4"=1'-0"

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue
Silver Spring, MD

ROOF PLAN

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS

PROJ. NO.: 1452

SHEET NO.

27

caddworks inc.
RESIDENTIAL DESIGN
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(F) 301.695.4868 (W) WWW.CADDWORKS.NET

LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

caddworks inc.
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SUBMITTALS

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3-6-18	DMR	PROGRESS DRAWINGS
7-20-18	DMR	REVISED PLANS
9-20-18	DMR	REVISED PLANS

LEFT SIDE ELEVATION

PROPOSED NEW HOME FOR:
FARNSWORTH HOMES
10201 Menlo Avenue
Silver Spring, MD

SHEET NO.
A-7

PROJ. NO.: 1452

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER
JAMES L. THOMPSON
LEWIS R. SCHUMANN
JODY S. KLINE
JOSEPH P. SUNTUM
ROBERT E. GOUGH

DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)
SEAN P. HUGHES (DC)
CATHY G. BORTEN (DC)
MICHAEL G. CAMPBELL (DC, VA)

SOO LEE-CHO (CA)
DAVID A. LUCAS (DC)
DIANE E. FEUERHERD
CHRISTOPHER L. YOUNG (VA)
CALLIE CARNEMARK (VA)
JAMES T. ROTH

JSKLINE@MMCANBY.COM

September 24, 2018

Mr. Minter Farnsworth
25101 Peach Tree Road
Clarksburg, MD 20871

Re: Historic Area Work Permit for 10201 Menlo Avenue, Takoma Park;

Dear Bubba:

I mentioned that Somer Cross in our office has very good graphic art skills. When I saw the hand drawn exhibits which you had provided to Dan up on the screen at the recent HPC meeting, I thought that it would be relatively simple to convert those drawings into something even more compelling. (You may recall that a couple of the Commissioners talked about the development constraints on the property).

Attached are revised versions of your hand drawn exhibits showing the various constraints on the Subject Property. I think that when displayed in the sequence attached, they cumulatively demonstrate how difficult this property is to work with.

I recommend that the attached documents be included in your HAWP application and that we consider referencing them during our presentation to HPC, depending on how much time remains available to us after the more important presentation from Jef Fuller.

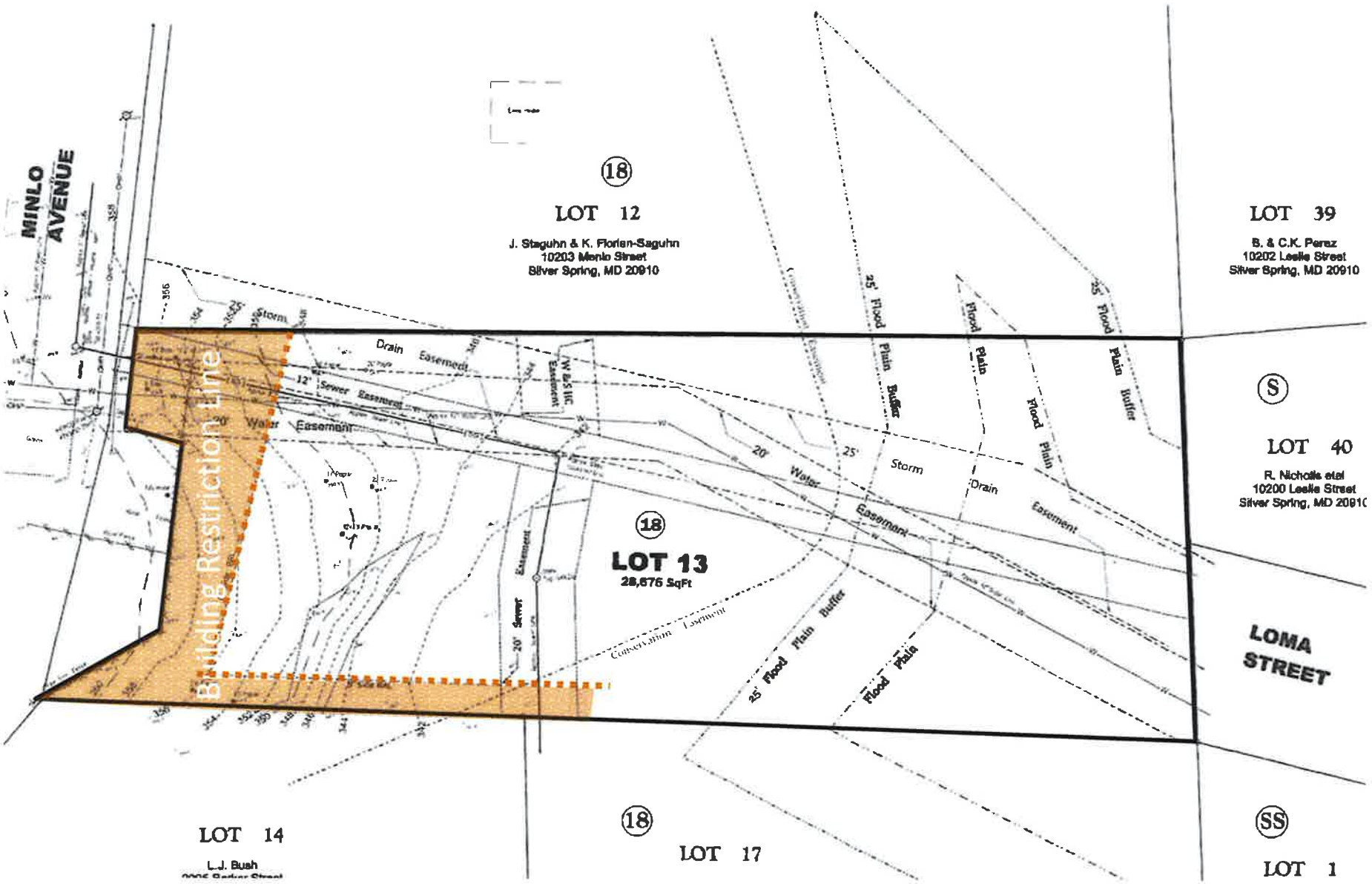
Please call me if you have any questions about the attached documents in your preparation of the HAWP application.

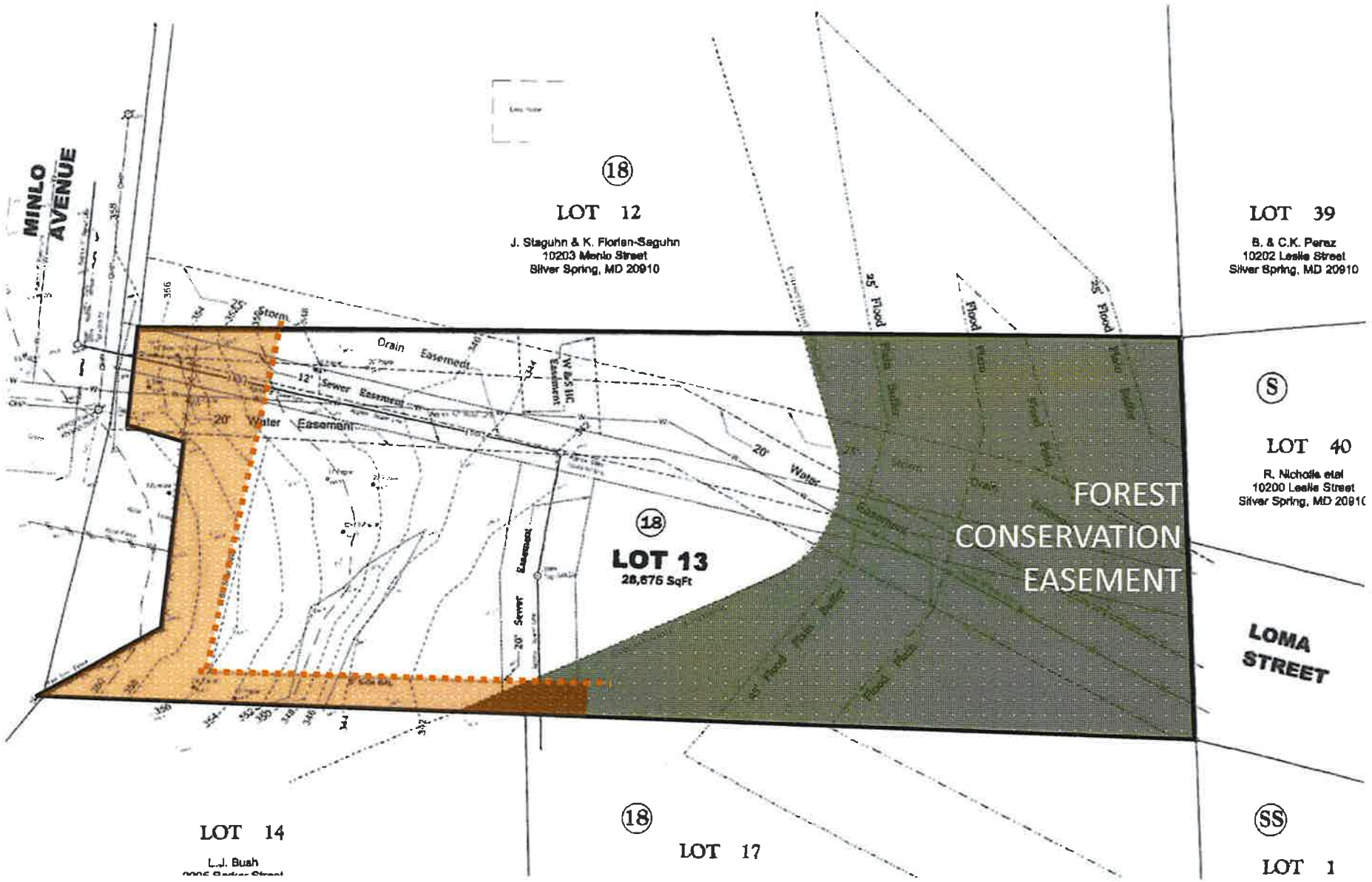
Sincerely Yours,

MILLER, MILLER & CANBY

Jody S. Kline

JSK:sda
Attachments
cc: Jef Fuller
Somer Cross, Esq.


MINLO AVENUE
18
LOT 12
J. Staguhn & K. Florian-Saguhn
10203 Menlo Street
Silver Spring, MD 20910
LOT 39
B. & C.K. Perez
10202 Leslie Street
Silver Spring, MD 20910
S
LOT 40
R. Nicholls etal
10200 Leslie Street
Silver Spring, MD 20910
Building Restriction Line
Drain Easement
12" Sewer Easement
20' Water Easement
25' Flood Plain Buffer
Flood Plain
Storm Drain Easement
18
LOT 13
28,676 SqFt
Conservation Easement
20' Sewer Easement
LOMA STREET
LOT 14
L.J. Bush
18
LOT 17
SS
LOT 1


MINLO AVENUE
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10202 Leslie Street
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R. Nichols etal
10200 Leslie Street
Silver Spring, MD 20910
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20' Water Easement
W & S HC Easement
35' Flood
Flood Plain Water
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28,675 SqFt
20' Sewer Easement
FOREST CONSERVATION EASEMENT
LOMA STREET
LOT 14
L.J. Buah
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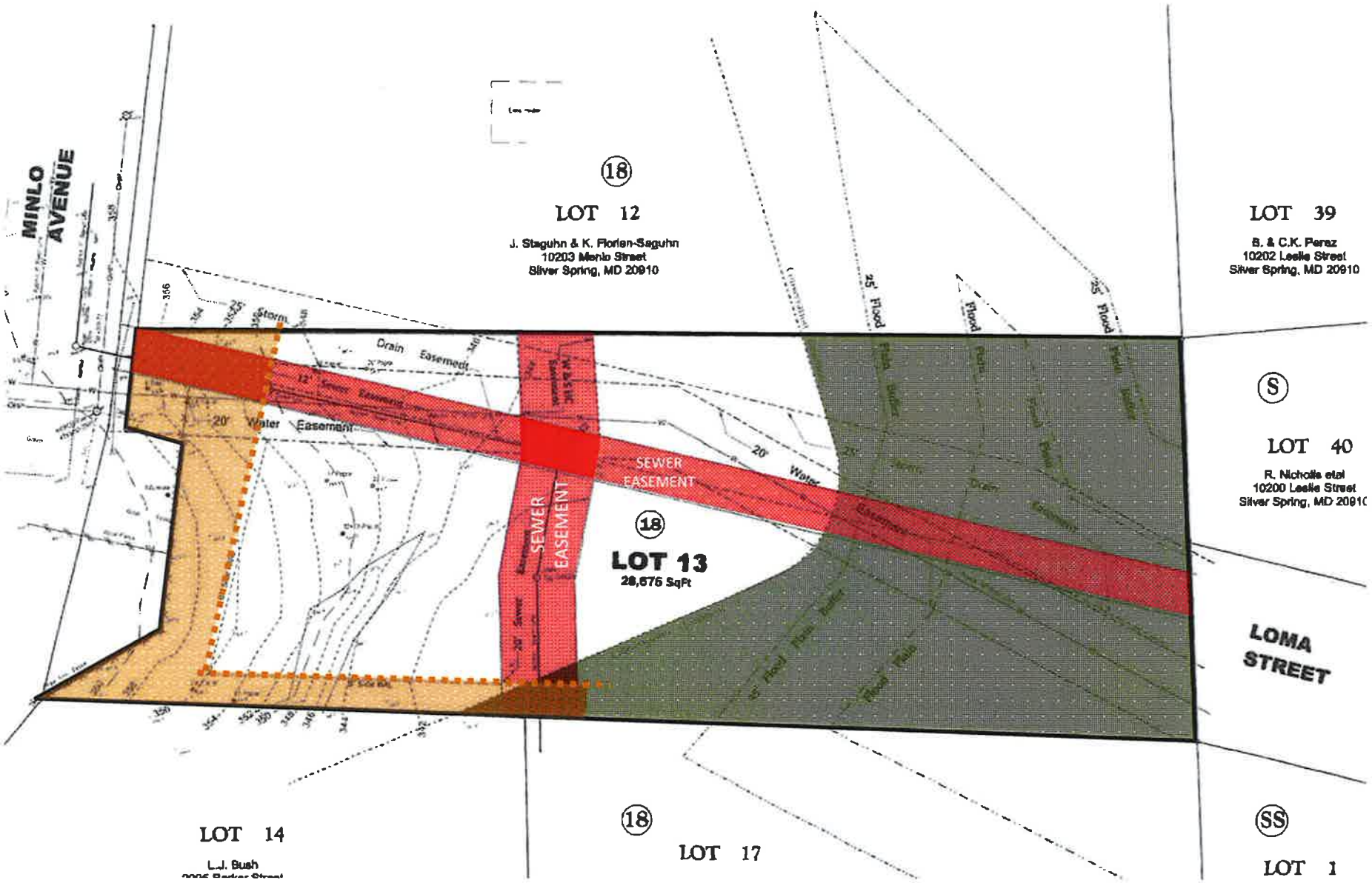
LOT 17
SS
LOT 1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B. & C.K. Perez
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Silver Spring, MD 20910
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20' Water Easement
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SEWER EASEMENT
25' Flood
Flood Plain Buffer
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Silver Spring, MD 20910
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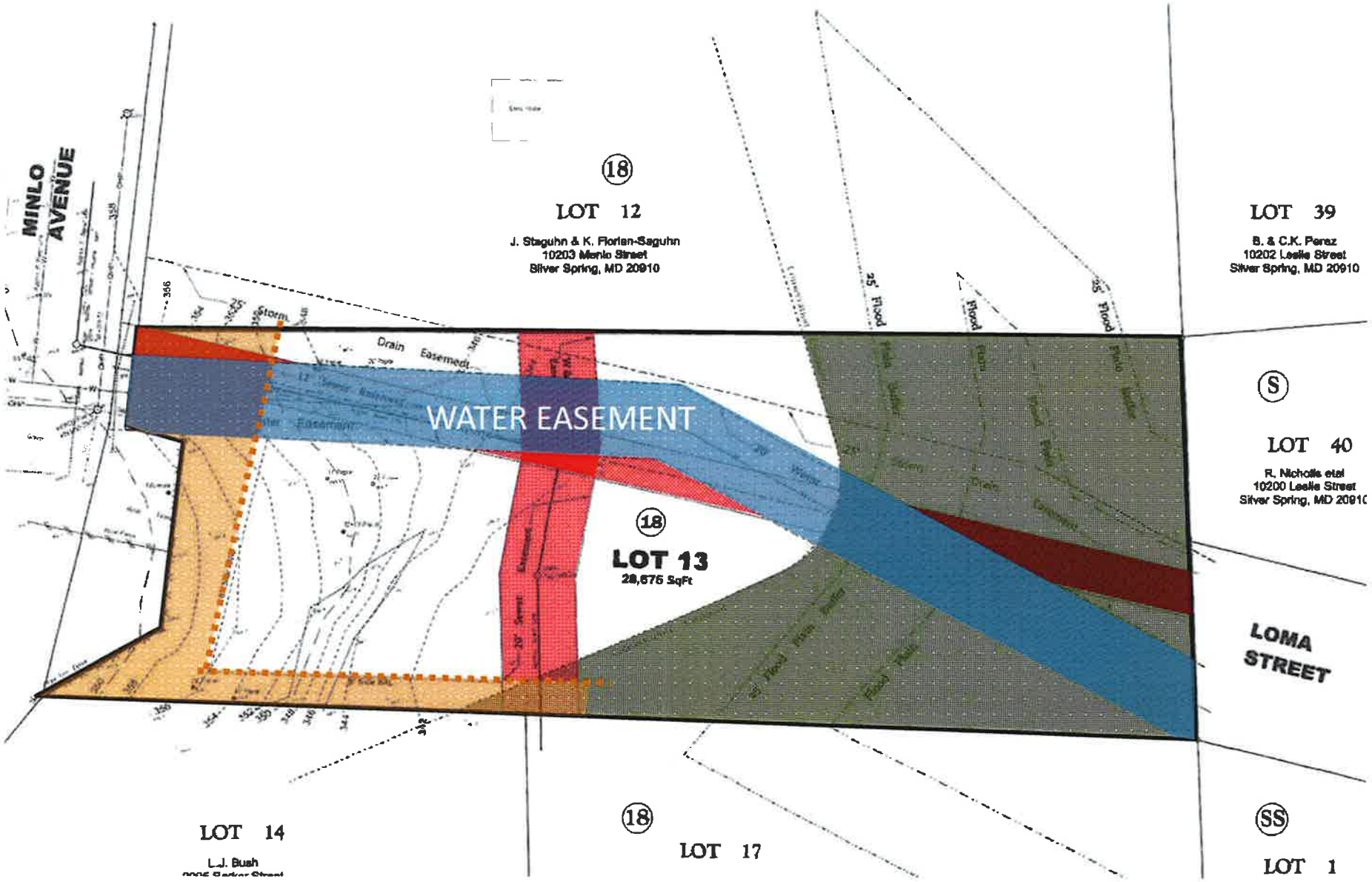
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B. & C.K. Perez
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Drain Easement
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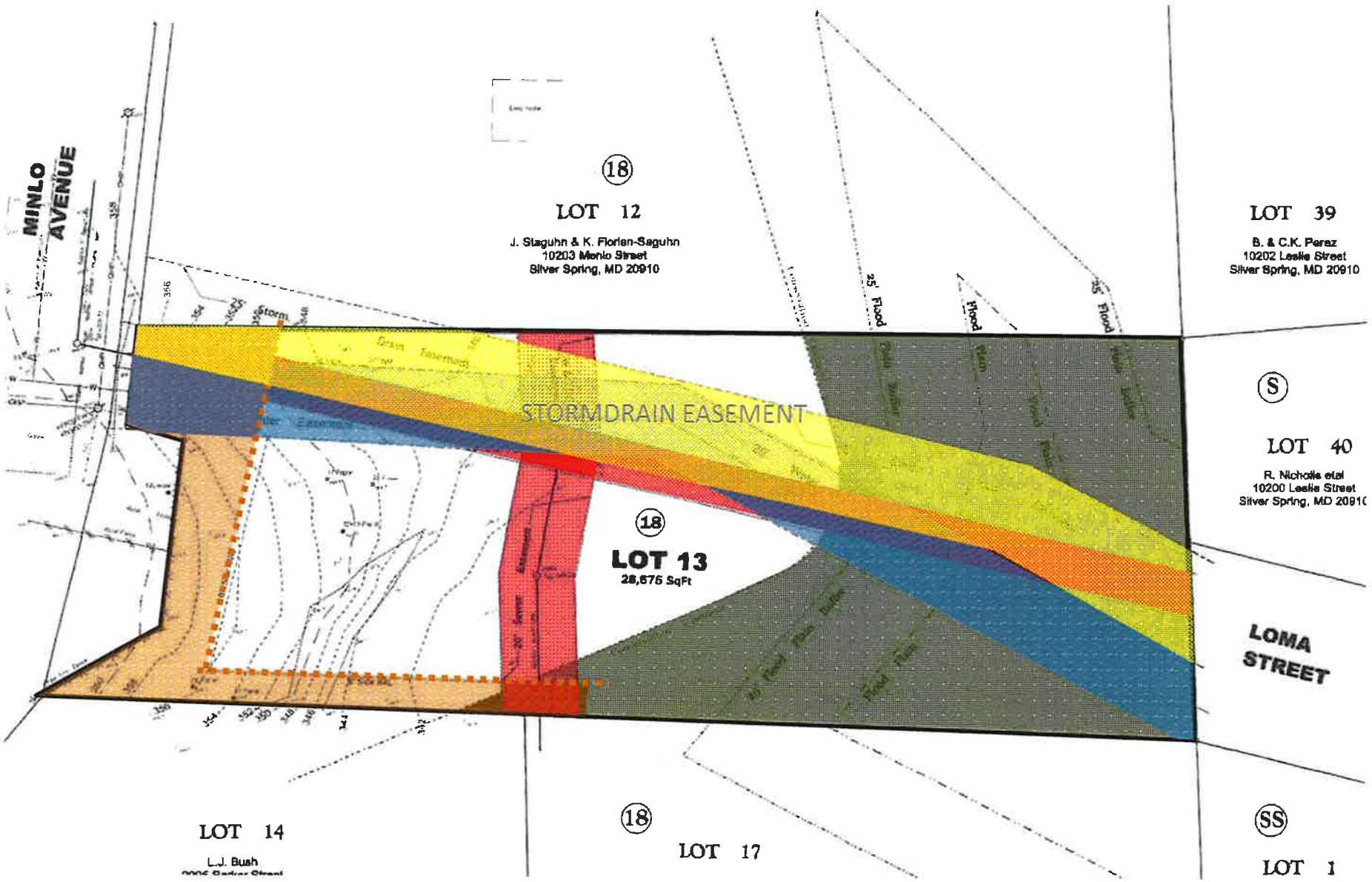
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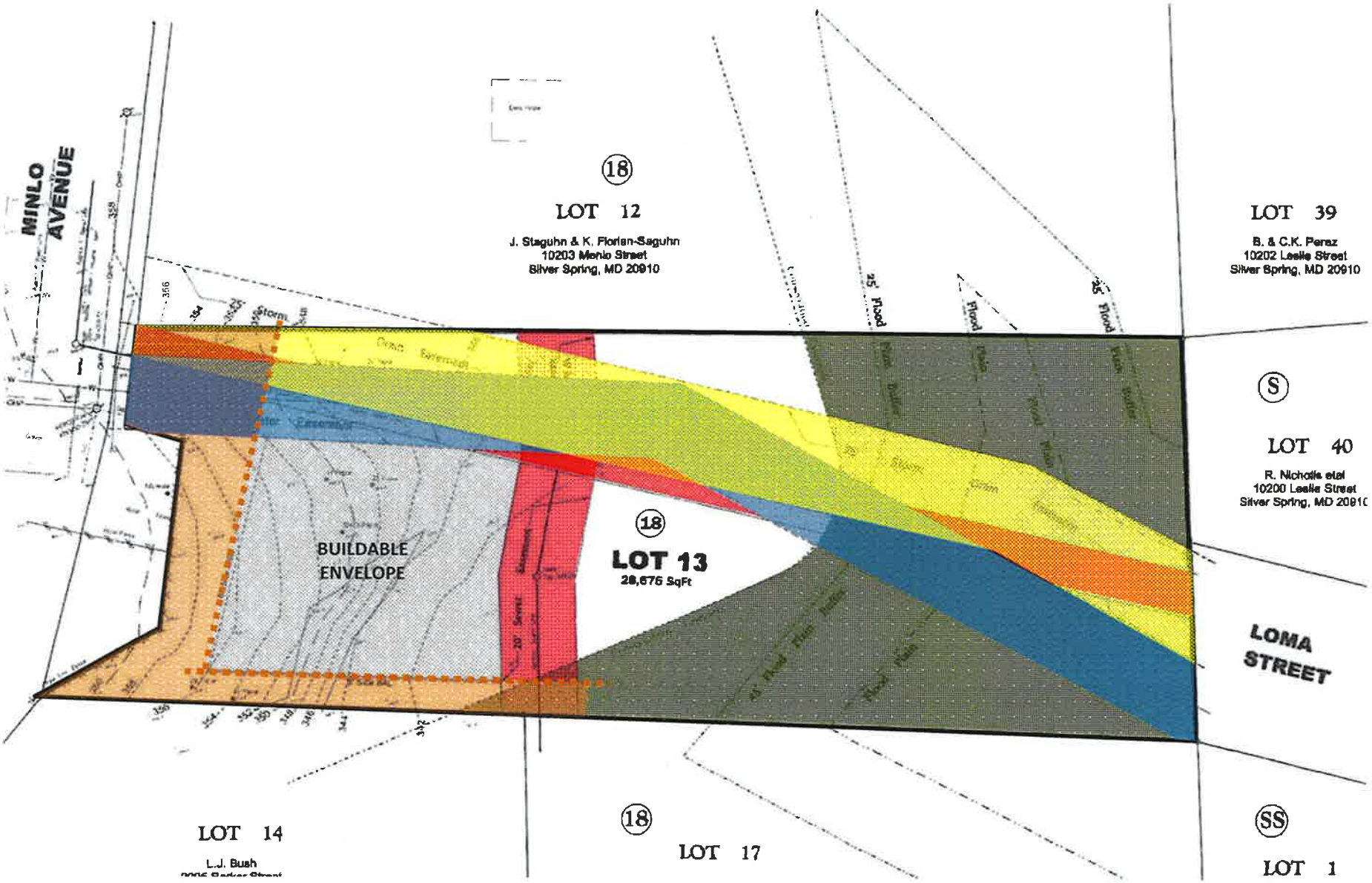
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B. & C.K. Perez
10202 Leslie Street
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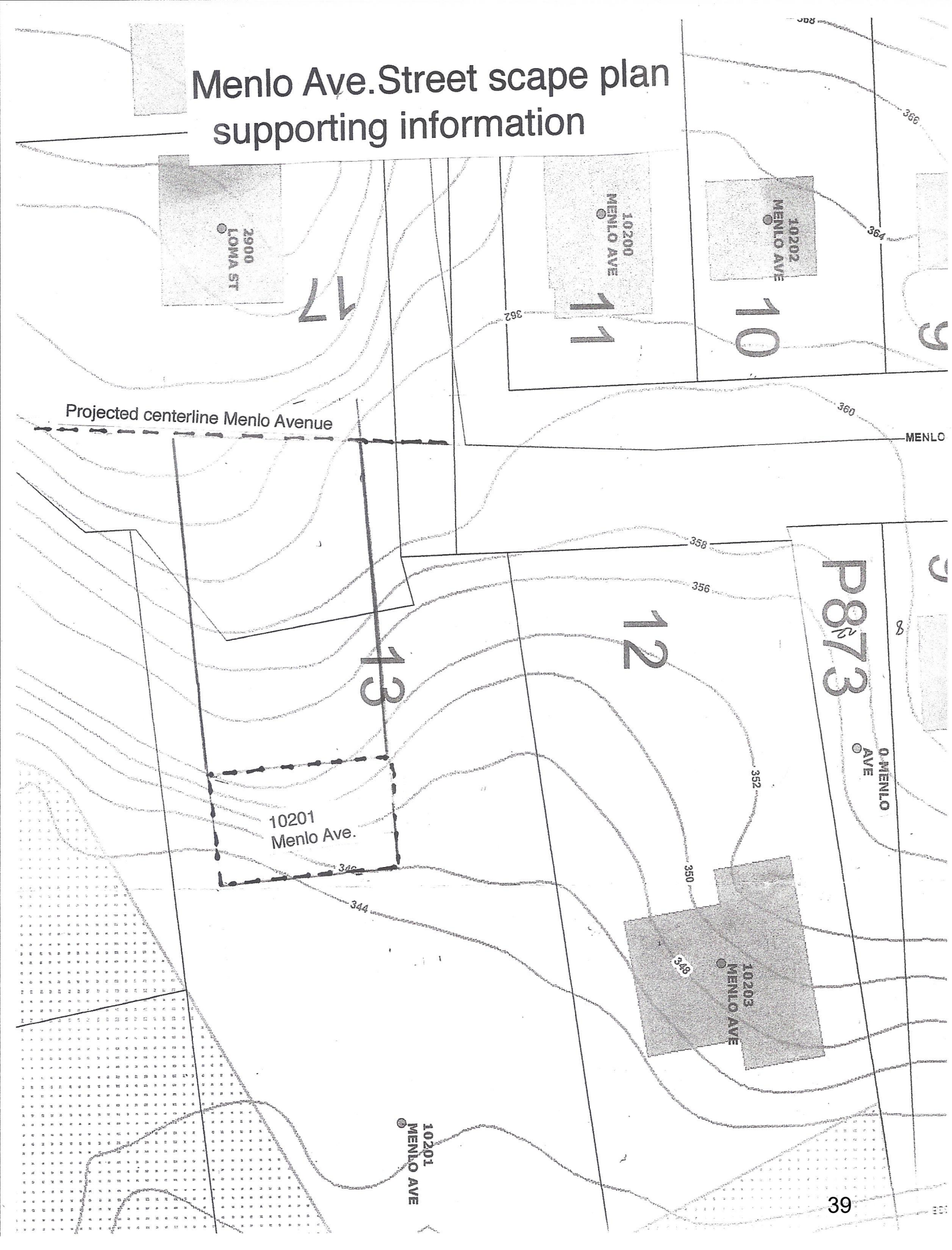
S
LOT 40
R. Nichols etal
10200 Leslie Street
Silver Spring, MD 20910
BUILDABLE ENVELOPE
18
LOT 13
28,675 SqFt
LOMA STREET
LOT 14
L.J. Bush
18
LOT 17
SS
LOT 1

Menlo Ave.Street scape plan supporting information



March 17, 2018

GEOTECH ENGINEERS, INC.
11890-U Old Baltimore Pike
Beltsville, MD 20705
Tel. 301.937.9227
Fax. 301.937.9189
www.geotechengineersinc.com

10201 Menlo LLC
25101 Peach Tree Road
Clarksburg, MD 20871

Attn: Mr. Minter Farnsworth

Project: Report of Soil Typing Tests,
10201 Menlo Avenue
Silver Spring, MD
(Project No: M2731)

Dear Mr. Farnsworth:

Submitted is our report of soil typing tests performed for the above site.

One sample in B-2 was recovered by us on March 9, 2018 for soil typing tests for drywell design. The sample was taken at the location shown in Enclosure 3. The sample was recovered at a depth of 5 ft below grade. Soil typing tests were performed according to the MC DPS guideline. Note that sampling was attempted at B-1 location as requested, but dense weathered rock was encountered at 3 ft below grade, not suitable for infiltration. Soil typing tests were, accordingly, not performed for B-1.

The following is a summary of USDA tests performed in our laboratory:

Sample No./Depth	USDA Classification	Minimum Infiltration Rate (in/hr)	Groundwater
B-2 / 5.0 ft	Sandy Loam	1.02	Deeper than 5'

The sample was classified as **Sandy Loam** according to USDA Textural Soil Classification System. An infiltration rate of **1.02 in/hr** was estimated for the sample, according to MD WRA. The gradation test curve and USDA triangle chart are enclosed herein.

Please call the undersigned if you have any questions.

Sincerely,

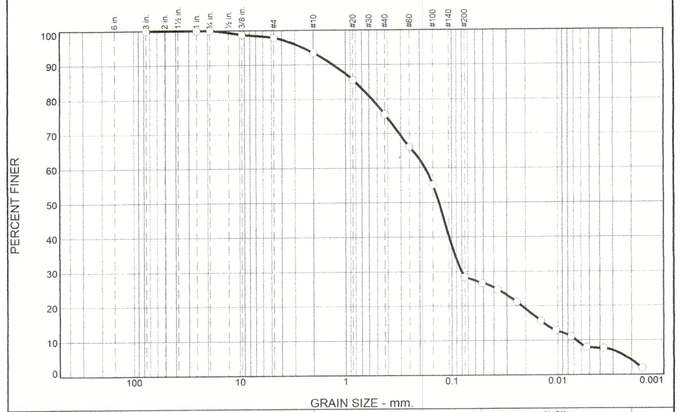
GEOTECH ENGINEERS, INC.

Paul Chung, PE
State of Maryland

Enclosures: 1. Gradation Test Reports
2. USDA Soil Classification Charts
3. Sample Location Plan

Enclosure 1

Gradation Test Report



% Stones	% +3"	% Gravel Coarse	% Gravel Medium	% Gravel Fine	% Sand V. Crs.	% Sand Crs.	% Sand Med.	% Sand Fine	% Sand V. Fine	% Silt Crs.	% Silt Fine	% Clay
0.0	0.0	0.0	2.1	4.5	6.0	9.2	12.0	28.4	11.0	7.7	15.0	4.1

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3	100.0		
1.0	100.0		
.75	100.0		
.375	98.8		
#4	97.9		
#10	93.4		
#20	85.6		
#40	75.6		
#60	66.2		
#100	55.1		
#200	28.4		

* (no specification provided)

Material Description
USDA: Sandy Loam

Atterberg Limits
PL= LL= PI=

Coefficients
D_{90}= 1.3078 D_{85}= 0.8112 D_{60}= 0.1779
D_{50}= 0.1315 D_{30}= 0.0805 D_{15}= 0.0136
D_{10}= 0.0067 C_u= 26.64 C_c= 5.45

Classification
USCS= AASHTO=

Remarks
Moisture Content: 19.9%

Location: B-2
Depth: 5.0'
Date:

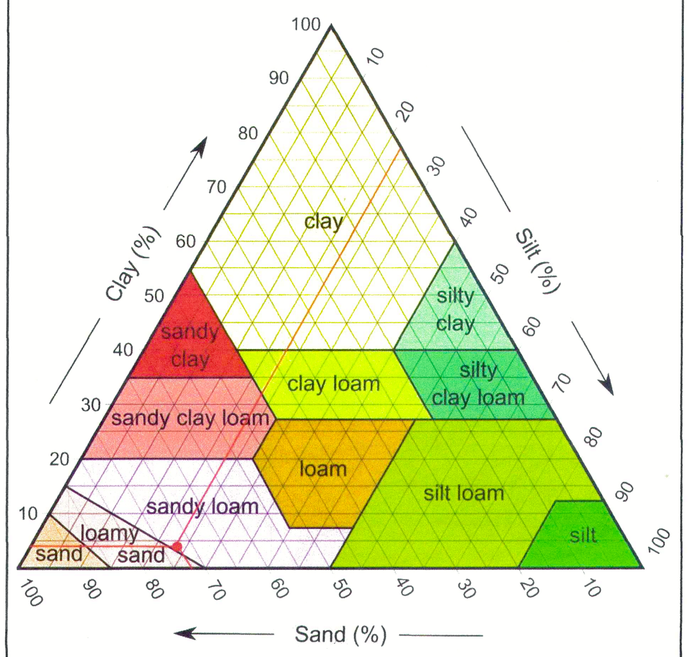
GEOTECH ENGINEERS, INC.
Beltsville, Maryland

Client: Minter Farnsworth
Project: 10201 Menlo Avenue, Silver Spring, MD
Project No: M2731
Figure

Enclosure 2

Sample No. : B-2 Depth : 5.0'

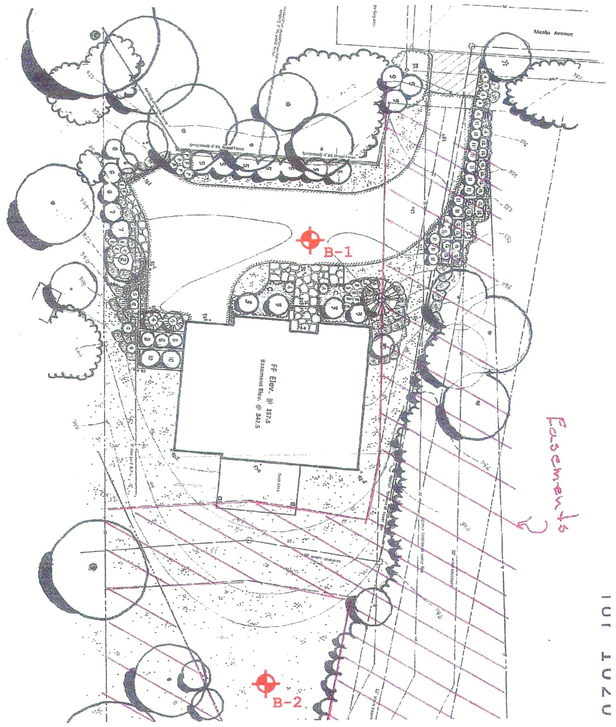
USDA Classification : **Sandy Loam**



PROJECT NAME:	TITLE:	PROJECT NO:
10201 Menlo Avenue Silver Spring, MD	USDA Soil Classification Chart	M2731

GEOTECH ENGINEERS, INC.

Enclosure 3



PROJECT NAME:	TITLE:	PROJECT NO:
10201 Menlo Avenue Silver Spring, MD	Sample Location Plan	M2731

GEOTECH ENGINEERS, INC.

Department of Permitting Services
Land Development Division
255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166
Phone: 311 in Montgomery County or (240)-777-0311
Fax (240)-777-6339
http://www.montgomerycountymd.gov/permittingservices/

DPS

NOTES:

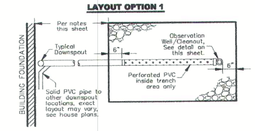
- Manufactured sand is not acceptable in drywells.
- All perforated pipes must be Schedule 40 PVC or higher quality, 4 inch diameter minimum.
- Drywells must be located:
  - 5 ft min. from property lines
  - 10 ft min. from slab on-grade buildings
  - 20 ft min. from building foundation
  - 20 ft min. from another drywell
  - 30 ft min. from septic trench or tank
  - 50 ft min. from alternate well location
  - 100 ft min. from primary well location
  - so as to minimize any basement seepage
- All dimensions are to be specified by design engineer.
- Drywell locations may be field-adjusted based upon site conditions, with inspector's approval.
- Drywells may not be combined or eliminated without MCDPS approval.

PERFORATED PIPE:

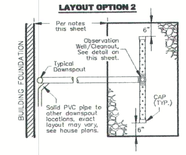
- Schedule 40 PVC
- 3/8 Inch Holes
- 4 inch on center
- 90° around pipe

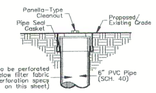
PLAN VIEW
NOT TO SCALE
SEE PLAN FOR ALL DIMENSIONS

LAYOUT OPTION 1

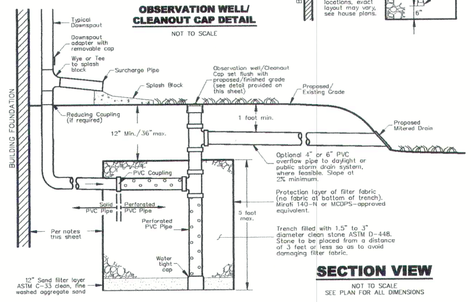


LAYOUT OPTION 2





OBSERVATION WELL/ CLEANOUT CAP DETAIL
NOT TO SCALE



SECTION VIEW
NOT TO SCALE
SEE PLAN FOR ALL DIMENSIONS

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WATER RESOURCES SECTION	DRYWELL FOR ROOF DRAIN	DATE: August 2012	
		SCALE: NONE	

10201 MENLO AVENUE

SOIL INFILTRATION RATE
GRADATION TEST REPORT
GEOTECH SOIL CLASSIFICATION
SAMPLE LOCATION PLAN
STORM WATER DRYWELL DESIGN


1 inch = 30 feet

ARMADILLO

Decking Material

Color
Canyon Gray

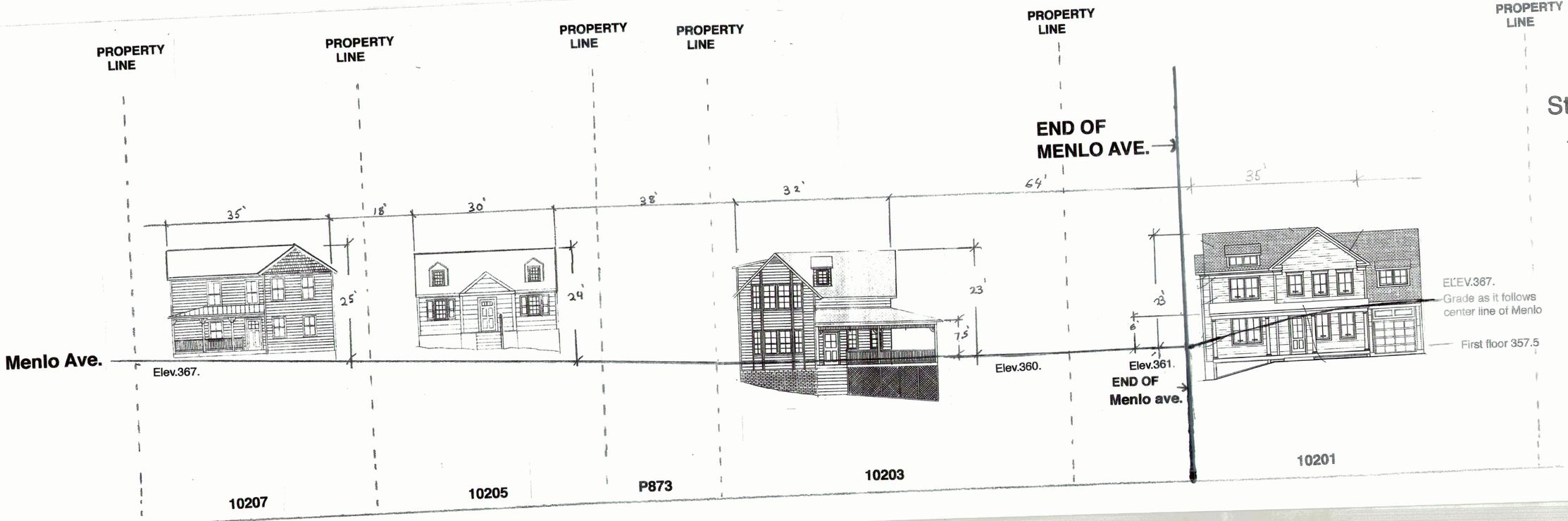
South Elevation 1/4" = 1'

10201 MENLO AVENUE

PROPOSED FENCING:
PRESSURE TREATED 1" X 6" VERTICAL
6' HIGH PRIVACY FENCING WITH NATURAL FINISH
LOCATION AS PER SITE PLAN DRAWING

10201 MENLO AVENUE

PROPOSED RETAINING WALLS:
6" x 6" PRESSURE TREATED RETAINING WALLS
WITH 6" x 6" PRESSURE TREATED TIE BACKS
WITH NATURAL FINISH
LOCATIONS AS PER SITE PLAN DRAWING



HPC Streetscape plan

10201 Menlo Ave.

1/16"=1'0"

BARTLETT TREE EXPERTS

1 Metropolitan Court, Gaithersburg, MD 20878 • Telephone 301-881-8550 • Fax 301-881-9063

Kevin Manarolla
Historic Preservation Committee

Christopher Larkin
Bartlett Tree Experts
Maryland LTE 616
ISA Certified Arborist MA-0131
ISA Tree Risk Assessment Qualified

Mr. Manarolla
Historic Preservation Committee
Fax: 301 563 3412

This is an evaluation of the existing trees located on the development lot #13
10201 Menlo Avenue
Silver Spring MD 20910.

Owner: Minter Farnsworth
25101 Peachtree Road
Clarksburg, MD 20871

Mobile Phone: 301-370-8625
E-Mail Address: farnsworthhomes@verizon.net

Eleven (11) trees are noted on sthe site development plan and located in or near the building disturbance area. The following summary notes the condition of each of the trees and factors affecting their survivability through the construction process.

Of the eleven (11) trees:

Four (4) are located near the street in the access to the lot.

1) 5" diameter Tulip Poplar overwhelmed with ivy in poor condition.
2) 13" diameter Walnut with a significant basal cavity and decay, leaning toward the street in fair condition.
3) 15" diameter Boxelder with no visible root flare and a severe lean in poor condition.

4) 20" diameter Tulip Poplar with numerous vines in the canopy in fair condition.

Removal is recommended for these four trees. The narrow width of access and all construction activity will severely impact these trees.

Two (2) are located on the left side of the lot near the property line. These trees are growing at the edge of, if not in the drainage area.

5) 16" Tulip Poplar partially vine covered and in fair condition
6) 20" Tulip Poplar severely leaning toward the neighboring property and in fair condition.

Preservation of these two trees is possible. Root pruning (only if a soil cut is necessary on that side of the construction site) and tree protection fencing should be at the edge of the construction disturbance as far from the stems as possible but preferably a minimum of 17 feet (twice the 5 times diameter rule of thumb due to the soil conditions). Limited access and no storage of construction supplies or equipment should be made around the trees. The leaning Tulip Poplar should be considered for removal due to the wet nature of the area and the potential to impact the neighboring property if it fails.

Three (3) are located in the center of the lot on the land above the drainage area.

7) 17" diameter Tulip Poplar with numerous vines in fair condition
8) 23" diameter Tulip Poplar with numerous vines in fair condition
9) 20" diameter Tulip Poplar with numerous vines in fair condition

Removal of these trees will be required to build. They are in the center of the proposed house site.

Two (2) are located on the right side of the lot near the property line.

10) 29" Tulip Poplar with vines in the upper crown in fair condition.
11) 19" tulip Poplar with a severe lean over the proposed building location and vines in the upper canopy in fair condition.

Removal is recommended for these two trees. Their proximity to the construction zone and the necessary limits of disturbance will severely

BARTLETT TREE EXPERTS

1 Metropolitan Court, Gaithersburg, MD 20878 • Telephone 301-881-8550 • Fax 301-881-9063

impact the health of these trees and their roots. The weight distribution of the crown would leave a high likelihood of failure onto the new structure.

The majority, 7 of 9, of the trees recommended for removal are Tulip Poplars, a common tree of the mid-Atlantic region. Tulip Poplars are a rapidly growing pioneer species often colonizing open spaces. The wood is soft, light when dry, decays rapidly in moist conditions and is brittle. Construction activity closer than 5 times the diameter of the tree will cause root damage and often leads to root decay increasing the likelihood of whole tree uprooting. Wet or saturated sites will also affect the stability of the trees. A previously uprooted tree near tree number (6) indicates that the soil in the drainage are often saturated.

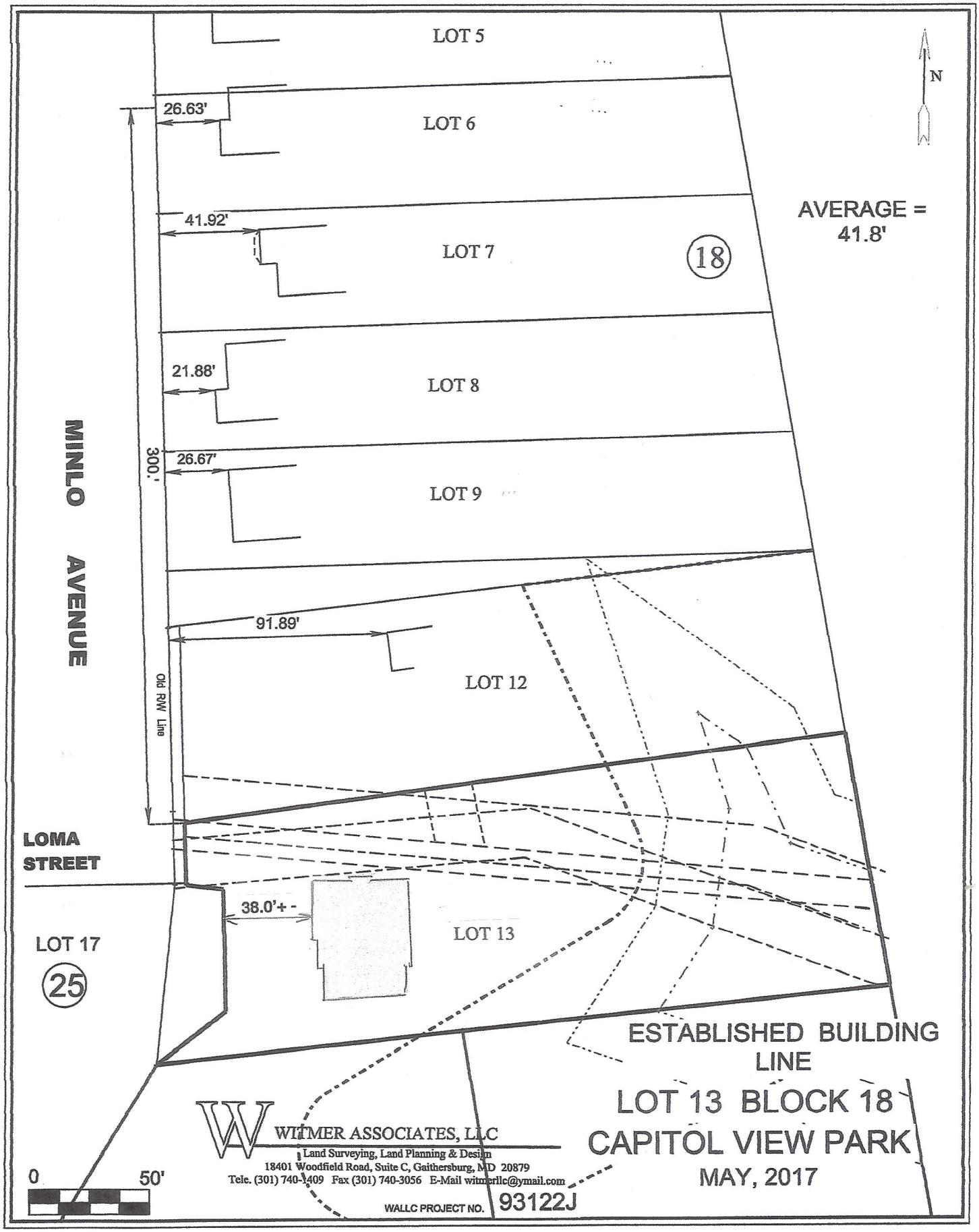
You can contact me at: Christopher Larkin
Bartlett Tree Experts
1 Metropolitan Court
Gaithersburg, MD 20878
e-mail clarkin@bartlett.com
cell: 240-447-0837
Fax: 301-881-9063

Thank you for your time and consideration.

Regards,

Christopher Larkin
ISA Certified Arborist MA-0131
ISA Tree Risk Assessment Qualified

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907
CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com


LOT 5
26.63'
LOT 6
41.92'
LOT 7
18
AVERAGE =
41.8'
21.88'
LOT 8
300.'
26.67'
LOT 9
MINLO AVENUE
91.89'
LOT 12
Old R/W Line
LOMA
STREET
38.0'+-
LOT 13
LOT 17
25
ESTABLISHED BUILDING
LINE
LOT 13 BLOCK 18
CAPITOL VIEW PARK
MAY, 2017
N
0
50'
WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@ymail.com
WALLC PROJECT NO. 93122J

Traverse PC

Square Footage Footprints

Mr. Staguhn's previously submitted square footage calculation for his house footprint located at 10203 Menlo was 1759.8 square feet, however this did not include the square footage of the front and rear bay windows.

Attached please find his calculation.

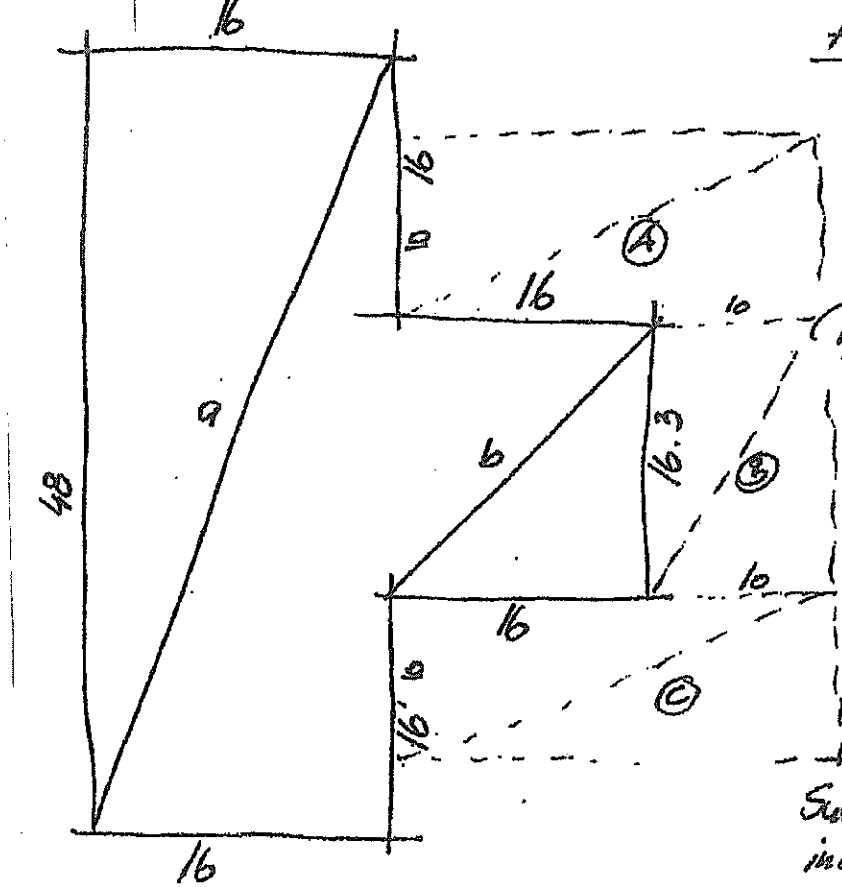
The proposed house located at 10201 Menlo Avenue that we are submitting for approval has a house footprint of 1761.7 square feet. As you can see, they are virtually the same footprint size.

Attached please find my calculation.

Footprint calculation

Mr staguhn calculation
of his house footprint

" Impervious Surface



House

a = 16 × 48 = 768 sqf
b = 16 × 16.3 = 260.8 "
1,028.8 sqf

Porch

A = 10 × 26 = 260
B = 10 × 16.3 = 163
C = 10 × 26 = 260
683 sqf

Stairs = 6 × 7.9 = 47.4 sqf

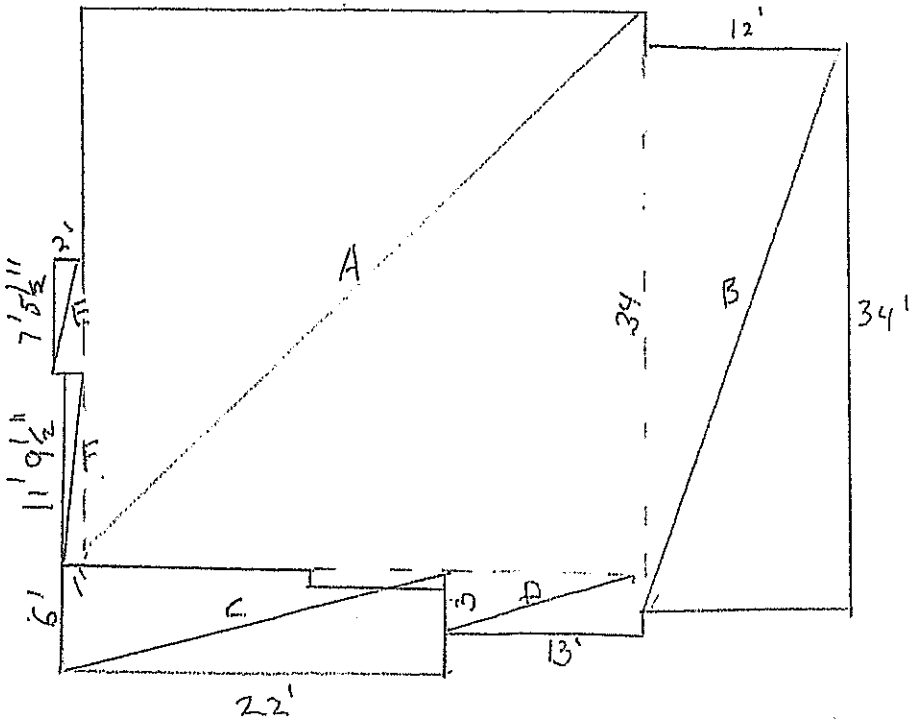
Sub Total = 1,711.8 sqf
incl. Stairs = 1,759.2 sqf Footprint

Driveway = 893 sqf

2,604.8

Total
Stairs incl. 2,652.2 sqf

10201 Menlo ave. Footprint Calculation
August 2018



A =1156 sq ft

B = 408 sq ft

C = 132 sq ft

D =39 sq ft

E = 14.9 sq ft

F = 11.8 sq ft

1,761.7 Total

These are the calculations of the roofs' square footage area for all of the houses in the historic area on that section of Menlo Avenue and houses located in the same subdivision as the proposed house. (These calculations were taken from a 30 scale aerial print provided by MNCPPC.)

Proposed House

10201 Menlo 1933.7 square feet

Houses in same subdivision

10203 Menlo 1992 square feet

2801 Barker 2334 square feet

2901 Barker 2200 square feet

2903 Barker 2020 square feet

2905 Barker 3562 square feet

Houses on Menlo Avenue not in the same subdivision

10205 Menlo 970 square feet

10207 Menlo 1295 square feet

10209 Menlo 1340 square feet

10211 Menlo 901 square feet

10213 Menlo 1115 square feet

10215 Menlo 1000 square feet

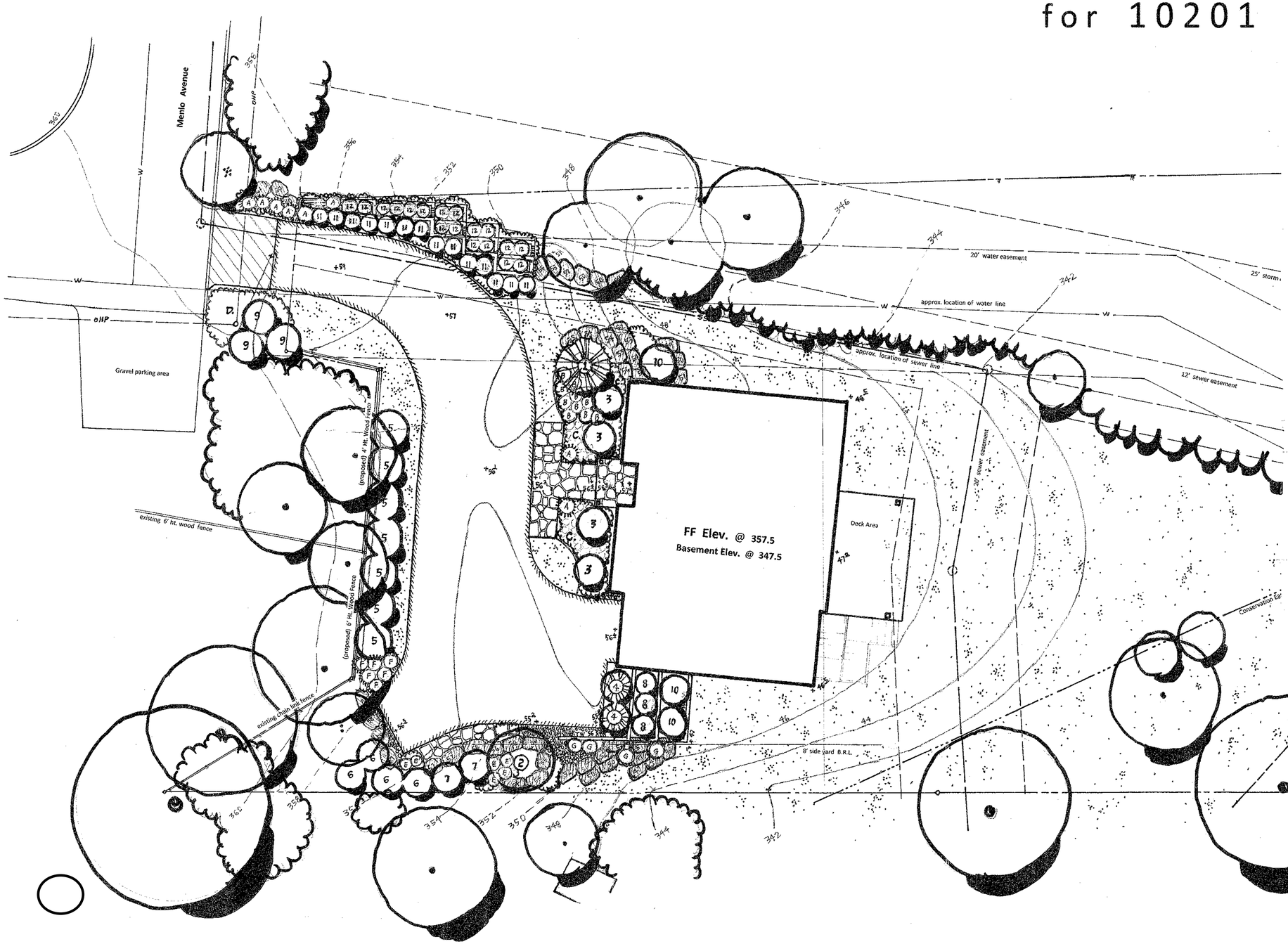
10217 Menlo 1921 square feet

10219 Menlo 2160 square feet

Landscape Plan

for 10201 Menlo Avenue

Scale : 1" = 10' December 2017



Menlo Avenue - Farnsworth Homes, Inc.

Plant Schedule - December 2017

Code	Quantity	Description	Size	Comments
1.	1	Horstmann Blue Atlas Cedar	5 - 6' Ht. BB or Cont.	Heavy
2.	1	American Holly 'Satyr Hill'	6 - 7' Ht. BB or Cont.	Heavy
3.	4	American Boxwood	30 - 36" BB or Cont.	Heavy
4.	2	Thuja p. 'Forever Goldy'	4 - 5' Ht. BB or Cont.	Full
5.	7	Viburnum 'Green Trump'	30 - 36". BB or Cont.	Heavy
6.	4	Osmanthus 'Gulftide'	30 - 36" BB or Cont.	Heavy
7.	2	Osmanthus 'Goshiki'	30 - 36" BB or Cont.	Heavy
8.	3	Cephalotaxus h. 'fastigiata'	30 - 36" BB or Cont.	Heavy
9.	4	Oakleaf Hydrangea 'Alice'	24 - 30" BB or Cont.	Heavy
10.	3	Edgeworthia	30 - 36" Cont.	Heavy
11.	14	Cephalotaxus h. 'fastigiata'	21 - 24" BB or Cont.	Full
12.	18	Gulfstream 'Firepower'	3 Gallon	

Code	Quantity	Description	Size
A.	8	Pennisetum 'Cassian'	2 Gallon
B.	10	Amsonia 'Blue Ice'	1 Gallon
C.	30	Ajuga 'Catlin's Giant'	1 Gallon
D.	2	Pachysandra - Flats	2-1/4" p.p.
E.	6	Heuchera 'Fire Alarm'	1 Gallon
F.	6	Hakonechloa m. 'Aureola'	1 Gallon
G.	4	Euphorbia 'Ascot rainbow'	1 Gallon

*** Note : this plan is for illustrative purposes only .