

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

<b>Address:</b>	10201 Menlo Ave.	<b>Meeting Date:</b>	4/24/2019
<b>Resource:</b>	Vacant lot Capitol View Park Historic District	<b>Report Date:</b>	4/17/2019
<b>Applicant:</b>	Minter Farnsworth	<b>Public Notice:</b>	4/10/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	31/07-19B	<b>Staff:</b>	Dan Bruechert

**Proposal:** New Construction of a Single Family Dwelling, tree removal, construction of a fence and retaining wall

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP as being consistent with Chapter 24A-8(b)(1), (2) and 24A-8(d), and the Secretary of the Interior's Standards, specifically Standard 9, with **one (1) condition:**

1. 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'.

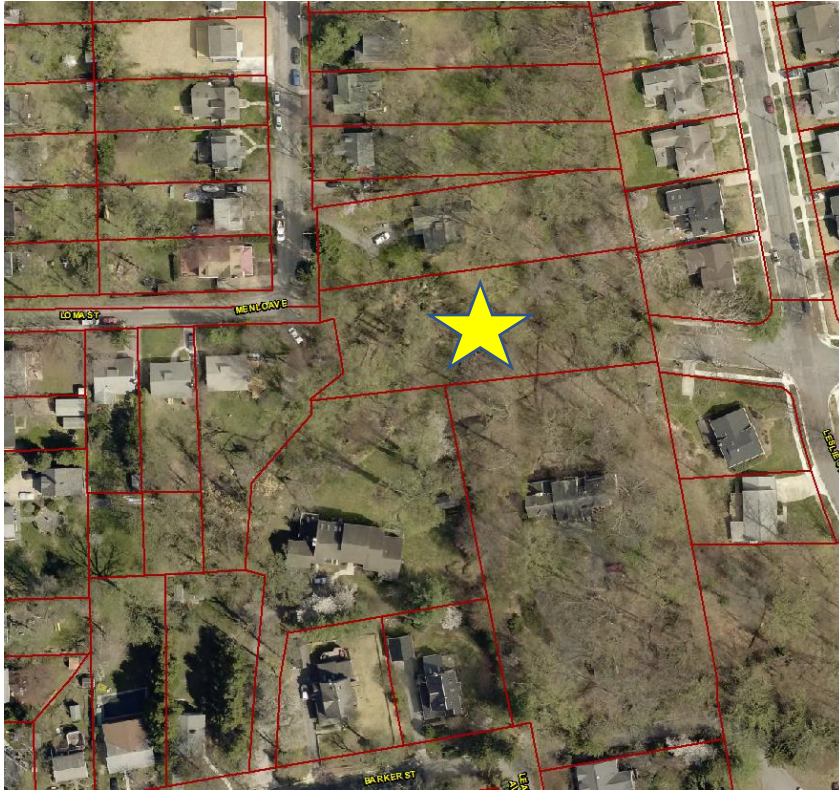


Figure 1: 10201 Menlo Ave. is located at the intersection of Loma and Menlo. The row of houses to the right are outside of the historic district.

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

---

\* 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>.

The Board of Appeals ruling is here:

[https://www.montgomerycountymd.gov/BOA/Resources/Files/pdf/opinions/2018/A-6560%20Opinion\\_201806290912.pdf](https://www.montgomerycountymd.gov/BOA/Resources/Files/pdf/opinions/2018/A-6560%20Opinion_201806290912.pdf).

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.<sup>†</sup> 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.

On November 14<sup>th</sup>, 2018 the HPC considered a HAWP for a slightly modified version of the previous Preliminary Consultation. The HPC indicated that some of their reservations had not been satisfied and requested additional information to quantify the size reduction; and also indicated that the perceived size was likely not sufficient to determine that the building complied with the requisite guidance. HPC members had additionally requested that the fenestration of the rear of the house be regularized and receive the same level of finish as the other, street-facing elevations. The applicant withdrew consideration of that HAWP and now submits a revised proposal with additional information regarding the size of the proposed construction.

### **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***

---

<sup>†</sup> 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<sup>2</sup> (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<sup>2</sup> (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.

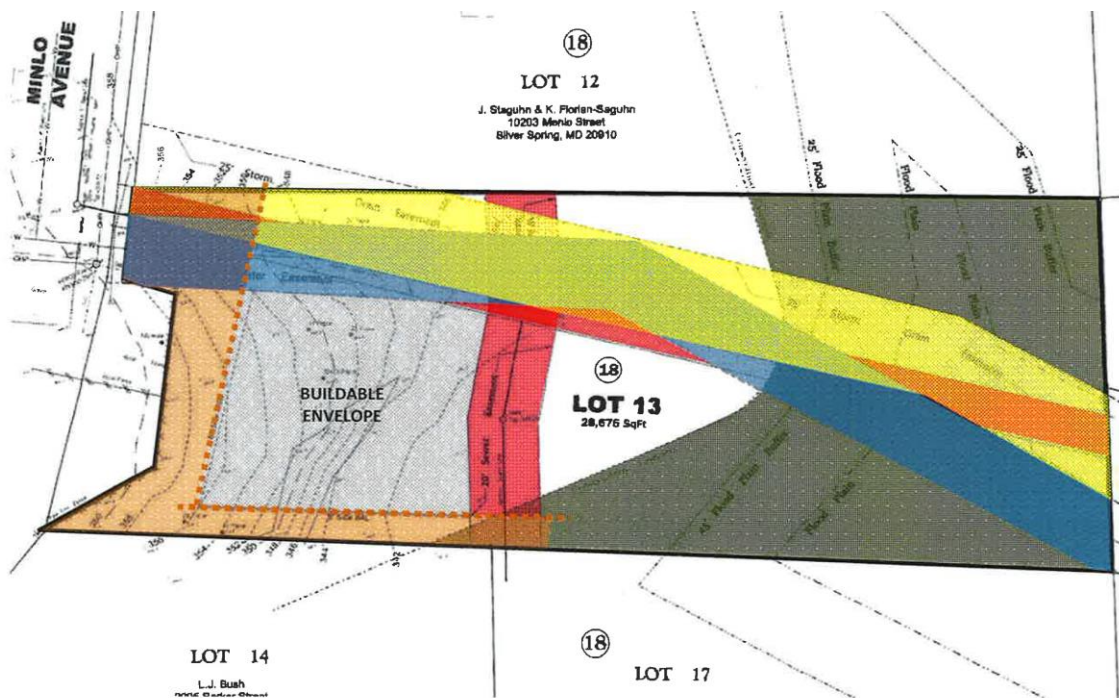


Figure 2: The subject lot with the identified easements and other limitations. Zoning restrictions are shown in orange, the conservation easement is in olive, the sewer easement is in red, the water easement in blue, and the storm drain in yellow.

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 its 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:

- Reducing the mass by eliminating all of the space above the garage;
- Stacking the fenestration at the rear;
- Creating a central projection in the rear to slightly break up the massing;
- Extending the stair projection to 3' (three feet);

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-story, one-bay garage with a hipped roof. Previous submissions for the treatment of the garage called for a full second story above. The removal of this space significantly reduces the apparent and actual mass of the house.

The north (left) elevation has a small projecting stair bay in the center of elevation. The bay projects 3' (three 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, there are two narrow two-over-two sash windows on the first floor and one sash window on the second floor. The central bay proposes to have two fixed windows with applied grids to mimic the two-over-two pattern found throughout the house. 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. On the left side of the rear there will be a single two-over-two sash window with a two-window bay on the first floor. The area under the rear facing gable projects 2' 8" (two feet, eight inches) from the rear wall plane. This section has a two, two-over-two windows at the basement level with a triple set of doors with a triple set of two-over-two windows under the gable. The triple doors will provide access a wood and Azek deck with a Wolf metal railing (specifications attached).

The south (right) elevation is largely comprised of the garage and the partially visible portion of the second floor of the main house massing. The applicant selected a hipped roof form over this garage to reduce the apparent massing of this element. The garage has two two-over-two windows facing south.

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 design of the current proposal is modern interpretation of an early 20<sup>th</sup> century vernacular house and draws from many of the elements from the surrounding buildings, including the house at 10207 Menlo Ave. (see the attached streetscape study). Staff finds that the design of the house meets the requirements for new construction in Chapter 24A-8(d).

### **Placement, Size, and Scale**

The largest concern expressed by the Board of Appeals and the HPC at the previous meeting 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 to the building footprint 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. It was Staff's determination that the houses that were created out of the same subdivision are provided an appropriate comparison as they were all reviewed and approved by the HPC as appropriate in-fill construction to the district. For the purposes of determining size compatibility, Staff has provided the Menlo houses, but has also included a comparison of the houses constructed on the lot created by the Hanh House subdivision.

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 18<sup>th</sup> century and 1920s houses further up the block, Staff finds it is within the range of adjacent setbacks at 38' (thirty-eight feet) and should be determined to be compatible with the surrounding district. 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.

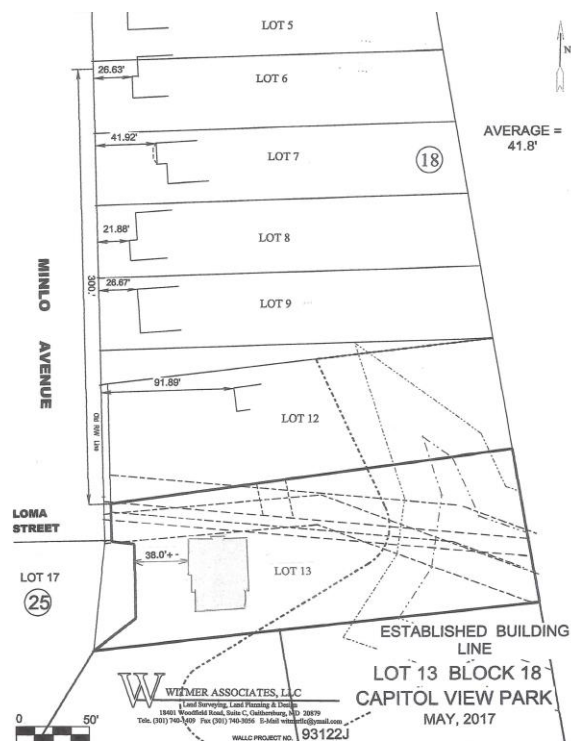


Figure 3: Setback study demonstrating the range of setbacks along Menlo Ave.

Staff also finds that the placement of the house on this unique lot configuration makes for less impact than 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).

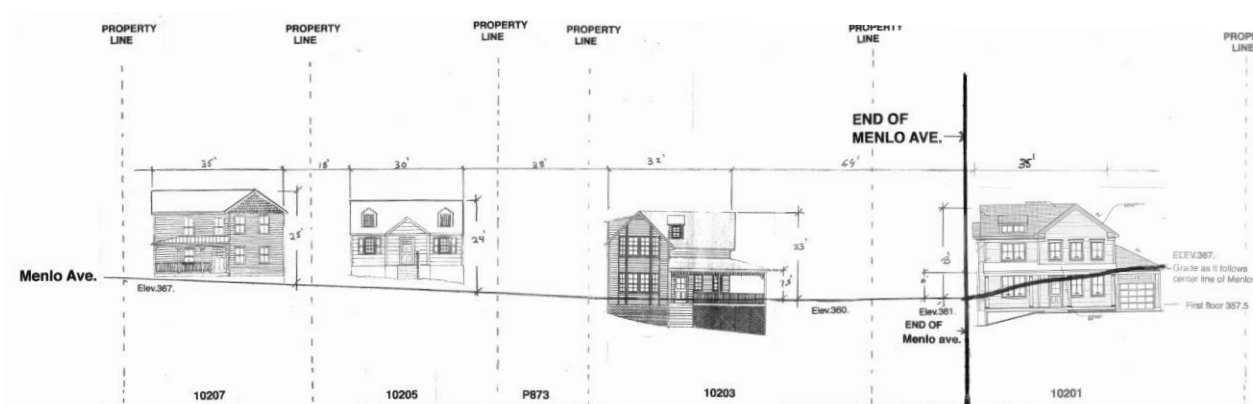


Figure 4: Streetscape study along Menlo Ave.

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 both 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 3' (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. 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 finds that the garage does make this house wider than, but not out of proportion with its neighbor. Additionally, the garage will have a smaller impact on the surrounding district because it is on the south side of the house and south of Loma Ave. The revised design has also taken steps to reduce its visual impact by removing the second floor and steeper pitched gable roof and replacing it with a hipped roof. Additionally, the garage was moved back from 1' (one foot) to 4' (four feet) from the front wall plane

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 has proposed has a footprint measuring 1930 ft<sup>2</sup> (one thousand, nine hundred thirty square feet), including the garage and deck. These features add 420 ft<sup>2</sup> (four hundred and twenty 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)	1933 ft <sup>2</sup>
10205 Menlo Ave. (c.1929)	970 ft <sup>2</sup>
10207 Menlo Ave. (c. 1926)	1295 ft <sup>2</sup>
10209 Menlo Ave. (c. 1989)	1340 ft <sup>2</sup>
10211 Menlo Ave. (c. 1926)	901 ft <sup>2</sup>
10213 Menlo Ave. (c. 1948)	1115 ft <sup>2</sup>
10215 Menlo Ave. (c. 1938)	1000 ft <sup>2</sup>
10217 Menlo Ave. (c.1938)	1921 ft <sup>2</sup>
10219 Menlo Ave. (c.2006)	2160ft <sup>2</sup>

The house footprints along Menlo range from 901 ft<sup>2</sup> to 2160 ft<sup>2</sup> with an average house footprint of 1410 ft<sup>2</sup>. 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, which were subject to HPC review and approval, 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<sup>2</sup> (five hundred square feet) larger than the house proposed under this HAWP. Staff finds that these houses offer a reasonable comparison to the subject property, as four of these properties are infill construction and were reviewed and approved by

the HPC.

Houses Address	Building Footprint Size
10203 Menlo Ave.	1930 ft <sup>2</sup>
2801 Barker (Hahn House original construction)	2334 ft <sup>2</sup>
2901 Barker	2200 ft <sup>2</sup>
2903 Barker	2020 ft <sup>2</sup>
2905 Barker	3562 ft <sup>2</sup>

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).

While the footprint of proposed house has not been reduced, the current proposal has a smaller appearance with a reduction in massing as compared to the previous proposals. A comparison of the four different proposals presented to the HPC was included with the application materials. Staff would like to direct the HPC to a couple of key figures comparing the current proposal from the original HAWP approved by the HPC. First, the heated square footage of the house has been reduced by nearly 10% from 3006 ft<sup>2</sup> to 2730 ft<sup>2</sup>. Staff, however, does not feel that square footage is necessarily the best measurement to compare houses within the historic district, because house orientation can have a big impact on how much of the house is visible from the right of way. The second measurement Staff would like the HPC to evaluate is the reduction in volume by 9%, from 40900 ft<sup>3</sup> in the original proposal to the current proposal's 37380 ft<sup>3</sup>. This reduction in volume is coupled with a more than four-fold increase in the volume of the front porch, from 477 ft<sup>3</sup> to 1800 ft<sup>3</sup>. Staff finds that the larger porch helps to more effectively break up the massing of the house, so while the larger porch of the current proposal adds to the total cubic foot measurement of the house volume, it actually makes the house feel smaller. When compared without the additional cubic footage of a front porch, the volume of the current proposal has been reduced by 13% from the original proposal. Finally, Staff finds that the reduction in size is evident simply by looking at the drawings for each of the iterations of the design. Removing the second floor and roof over the garage creates a size and massing that is much more in keeping with the house at 10207 Menlo and Staff finds this to be compatible with the size and massing of the surrounding houses and recommends approval.

### **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 proposes to use aluminum clad wood windows in a two-over-two configuration throughout. 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.

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 HPC approve the HAWP with **one (1) condition:**

1. 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 as being consistent with Chapter 24A-8(b)(1), (2), and 24A-8(d), and Standard 9 of 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.



**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

DPS - #8

# 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  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 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 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]  
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. SITEPLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
10201 MENLO LLC 25101 PEACHTREE RD CLARKSBURG, MD 20871	MINTER P. FARNSWORTH 25101 PEACHTREE RD CLARKSBURG, MD 20871
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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

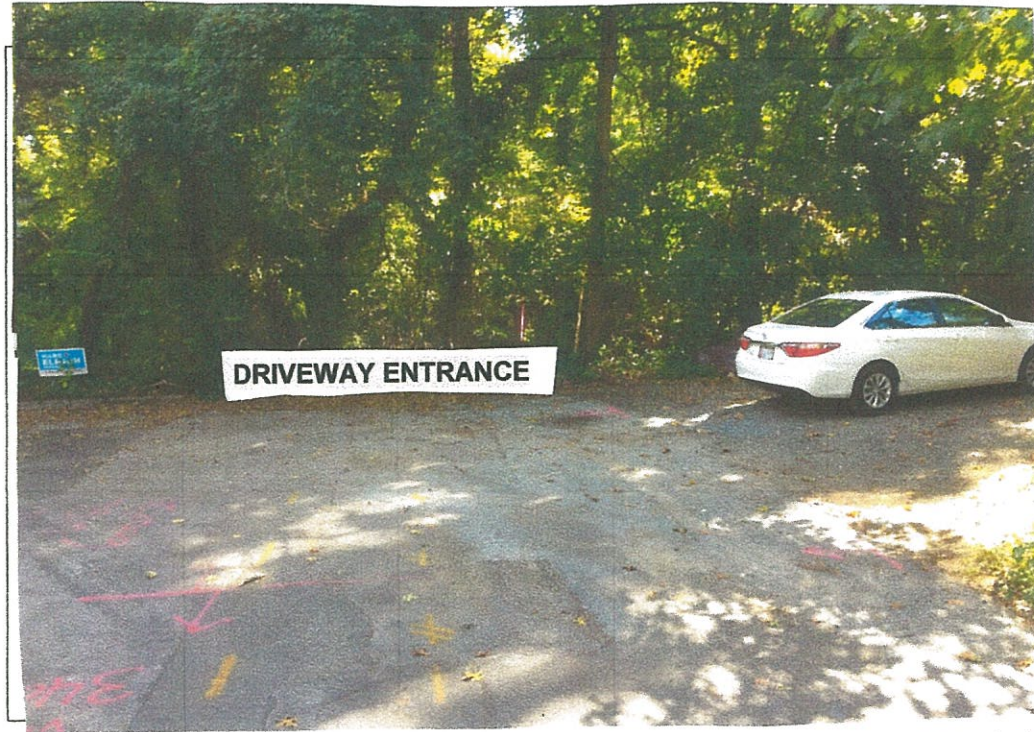
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>		<b>Owner's Agent's mailing address</b>	
10201 MENLO LLC 25101 PEACHTREE RD CLARKSBURG, MD 20871		MINTER P. FARNSWORTH 25101 PEACHTREE RD CLARKSBURG, MD 20871	
<b>Adjacent and confronting Property Owners mailing addresses</b>			
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

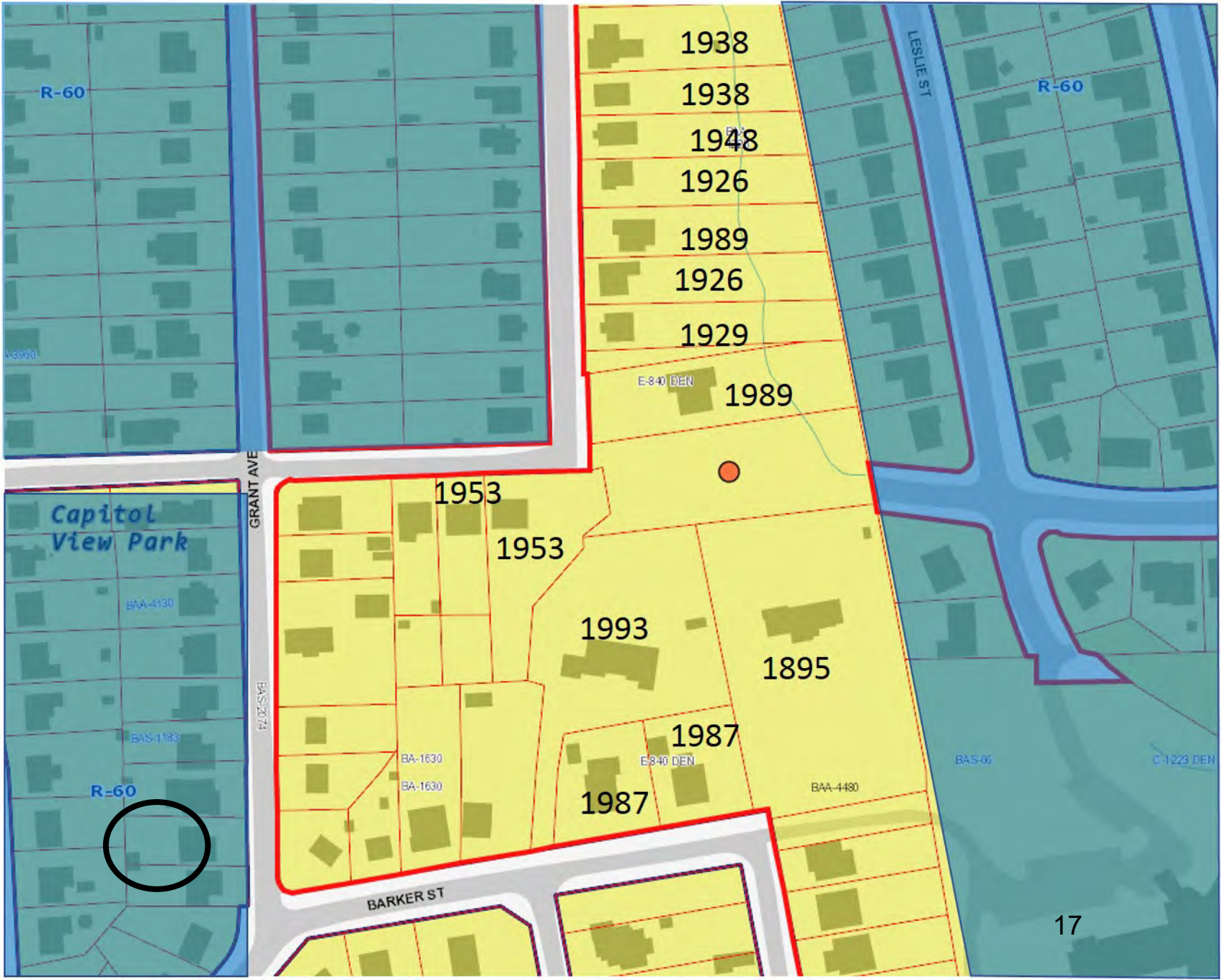


Detail: PROPOSED NEW FENCE LOCATION (ON SITE PLAN)

Applicant: 10201 MENLO LLC

Page: \_\_





R-60

LESLIE ST

R-60

1938

1938

1948

1926

1989

1926

1929

E-840 DEN

1989

1953

1953

1993

1895

1987

1987

BA-1630

BA-1630

E-840 DEN

BAA-4480

BAS-66

C-1223 DEN

Capitol  
View Park

BAA-4130

BAS-1183

R-60

GRANT AVE

BAS-2074

BARKER ST

17



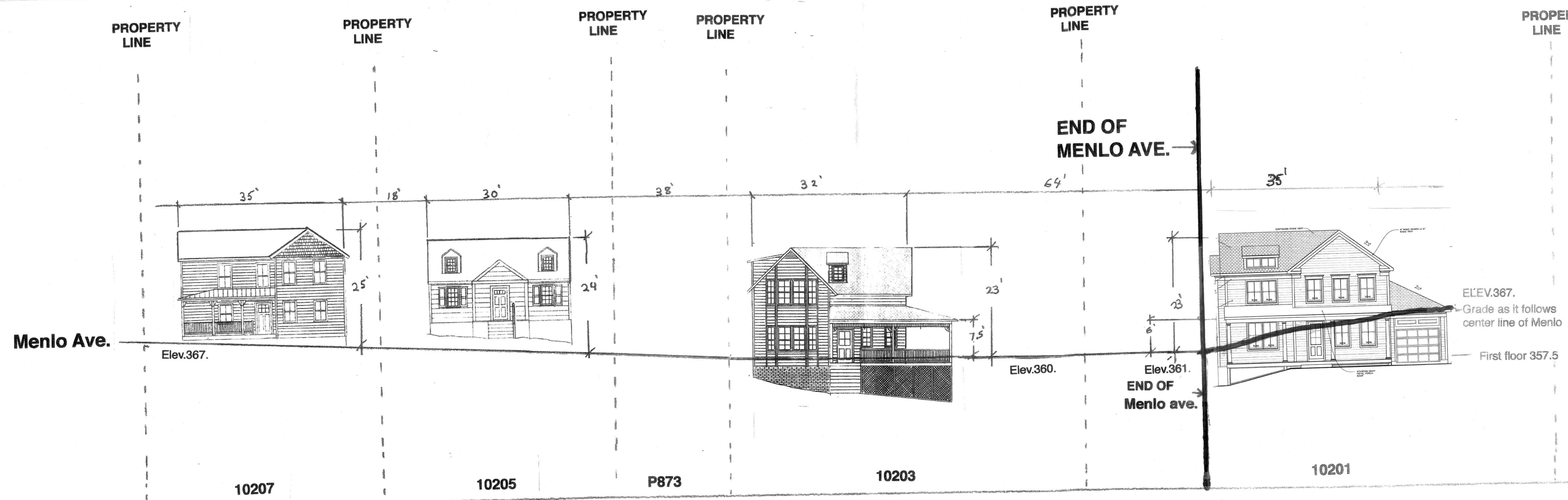




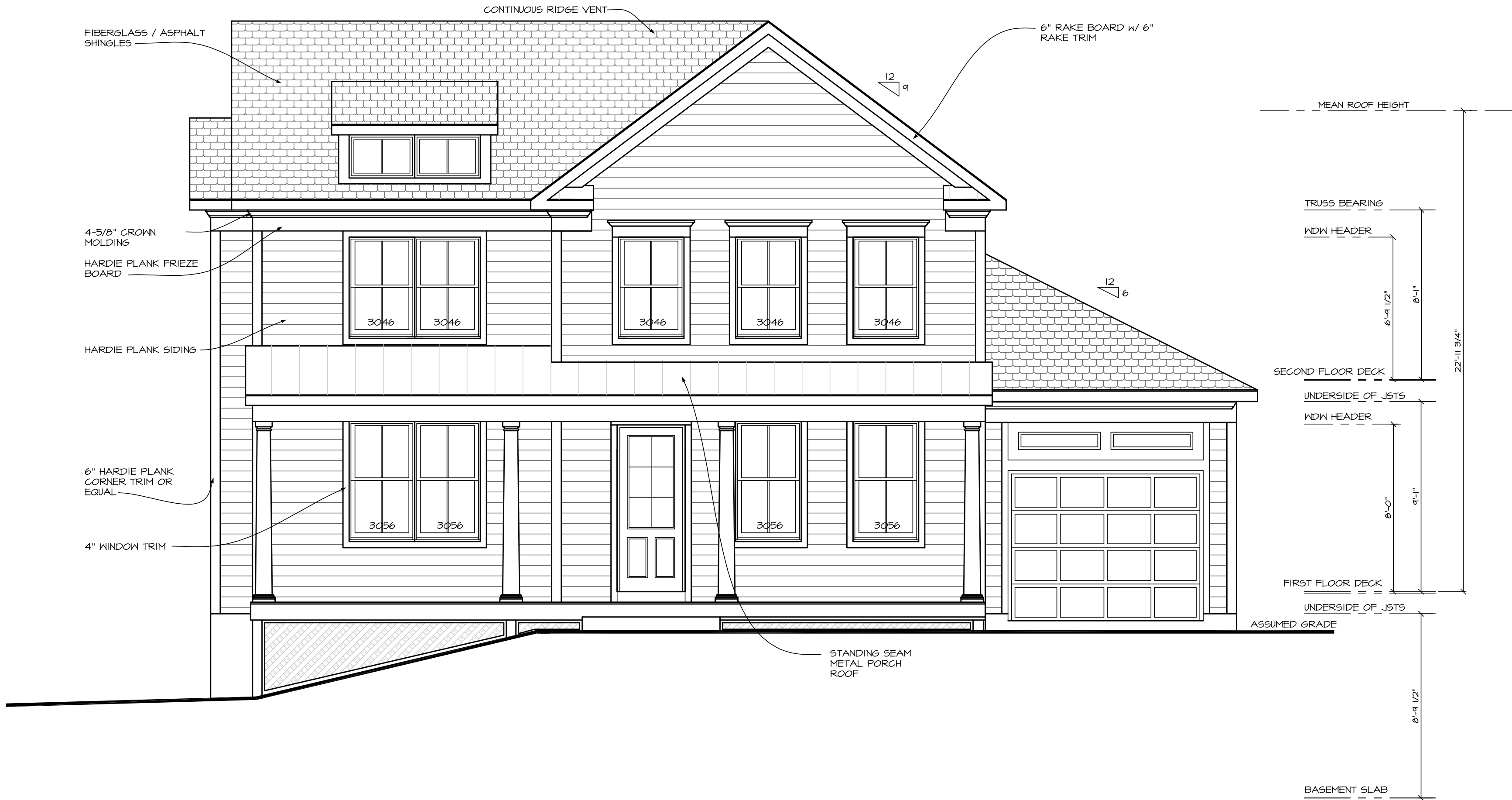


Proposed New 1/4 Mile  
125th Street

1 inch = 30 feet

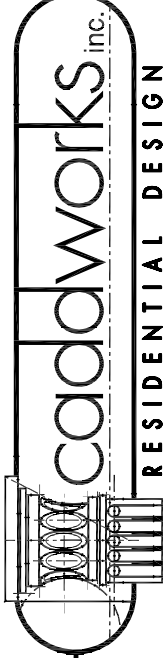


HPC  
Streetscape plan  
10201 Menlo Ave.  
1/16"=1'0"



FRONT ELEVATION

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



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

© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, copied, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the expressed written permission and consent of Caddworks, Inc.

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DNR	PRELIMINARY
11-8-17	DNR	REVISED ELEVATIONS
3-6-18	DNR	PROGRESS DRAWINGS
7-20-18	DNR	REVISED PLANS
9-20-18	DNR	REVISED PLANS
3-15-19	DNR	REVISED PLANS

FRONT ELEVATION

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue  
Silver Spring, MD

SHEET NO.

A004

PROJ. NO.: 1452





LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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

PROPOSED NEW HOME FOR:

FARNSWORTH HOMES

10201 Menlo Avenue

Silver Spring, MD

SHEET NO.

A-7

PROJ. NO.: 1452

SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DNR	PRELIMINARY
11-9-17	DNR	REVISED ELEVATIONS
3-6-18	DNR	PROGRESS DRAWINGS
7-20-18	DNR	REVISED PLANS
4-20-19	DNR	REVISED PLANS
9-15-19	DNR	REVISED PLANS

© Copyright

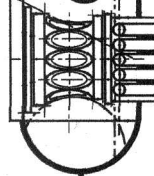
Caddworks, Inc. expressly reserves its common law copyright and all other rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddworks, Inc.





**REAR ELEVATION**

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



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

© Copyright Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, for any purpose, without the express written permission of Caddworks, Inc.

**SUBMITTALS**

ISSUE DATE	DRAWN BY	REMARKS
6-22-17	DWR	PRELIMINARY
11-8-17	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
7-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-15-19	DWR	REVISED PLANS

**REAR ELEVATION**

PROPOSED NEW HOME FOR:

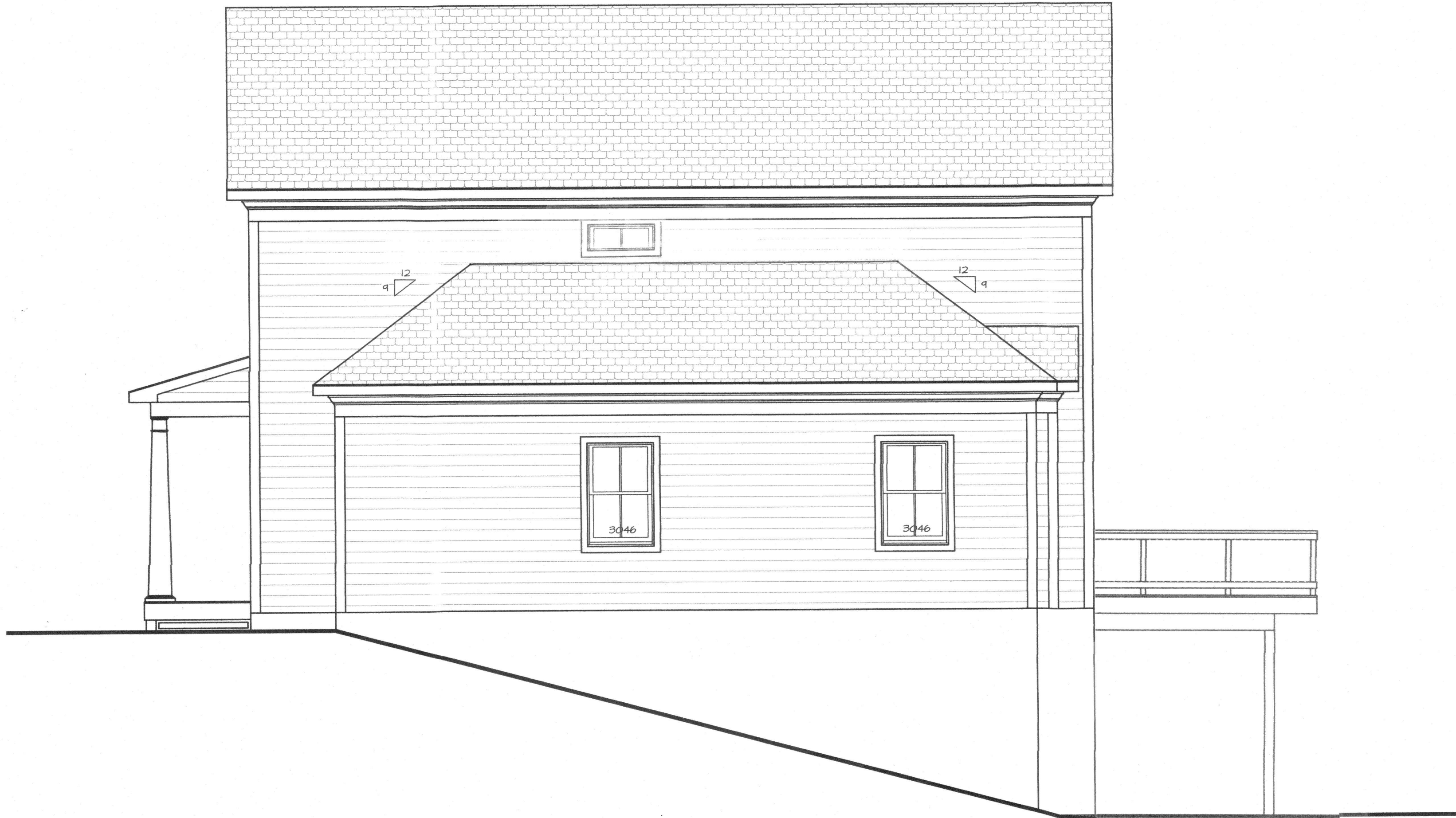
**FARNSWORTH HOMES**

10201 Menlo Avenue  
Silver Spring, MD

SHEET NO.  
**A006**

PROJ. NO.: 1452





**RIGHT SIDE ELEVATION**

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

PROPOSED NEW HOME FOR:

**FARNSWORTH HOMES**

10201 Menlo Avenue  
Silver Spring, MD

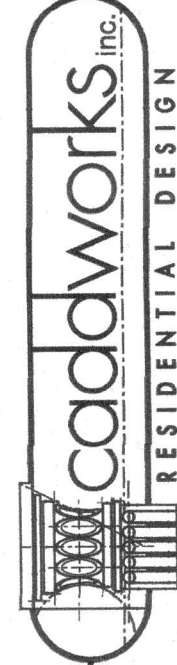
SHEET NO.

**A005**

PROJ. NO.: 1452

**SUBMITTALS**

ISSUE DATE	DRAWN BY	REMARKS
8-22-11	DWR	PRELIMINARY
11-5-11	DWR	REVISED ELEVATIONS
3-6-18	DWR	PROGRESS DRAWINGS
1-20-18	DWR	REVISED PLANS
9-20-18	DWR	REVISED PLANS
3-18-19	DWR	REVISED PLANS



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

**© Copyright** Caddworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written permission and consent of Caddworks, Inc.





## SECOND FLOOR PLAN

1247 SQ. FT. 2ND FLOOR AREA      SCALE: 1/4"=1'-0"

CSB  
A-9

## SUBMITTALS

ISSUE DATE	DRAWN BY	REMARKS
8-22-17	DWR	PRELIMINARY
11-9-17	DWR	REVISED ELEVATIONS
3-6-19	DWR	PROGRESS DRAININGS
7-20-19	DWR	REVISED PLANS
1-20-19	DWR	REVISED PLANS
3-15-14	DWR	REVISED PLANS

## SECOND FLOOR PLAN

**PROPOSED NEW HOME FOR:**

---

---

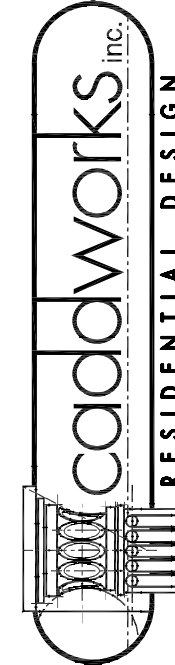
# FARNSWORTH HOMES

10201 Menlo Avenue  
Silver Spring, MD

SHEET NO.

# A003

PROJ. NO.: 1452



**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

**© Copyright** Caddoworks, Inc. expressly reserves its common law copyright and other property rights in these plans. These are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Caddoworks, Inc.

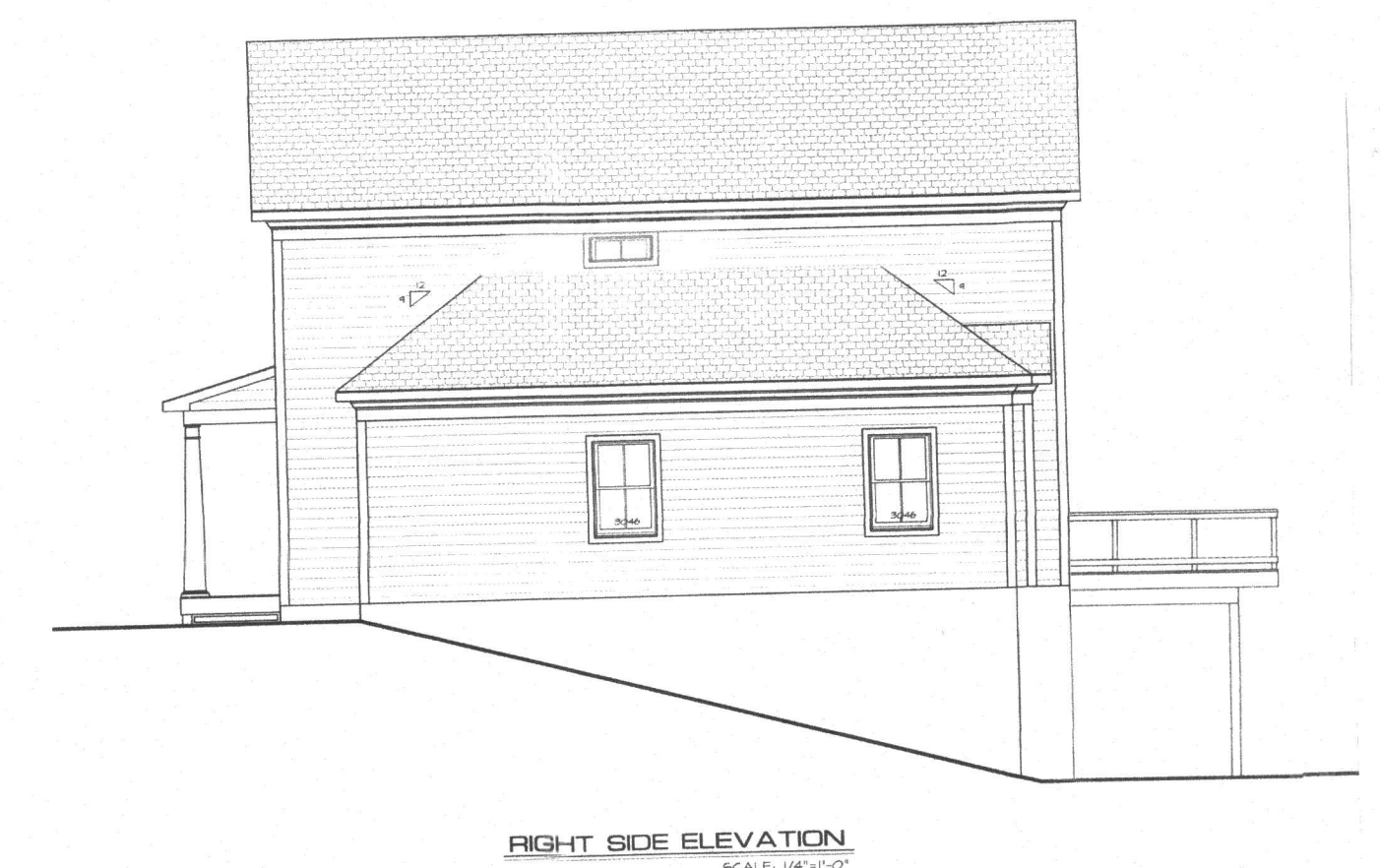
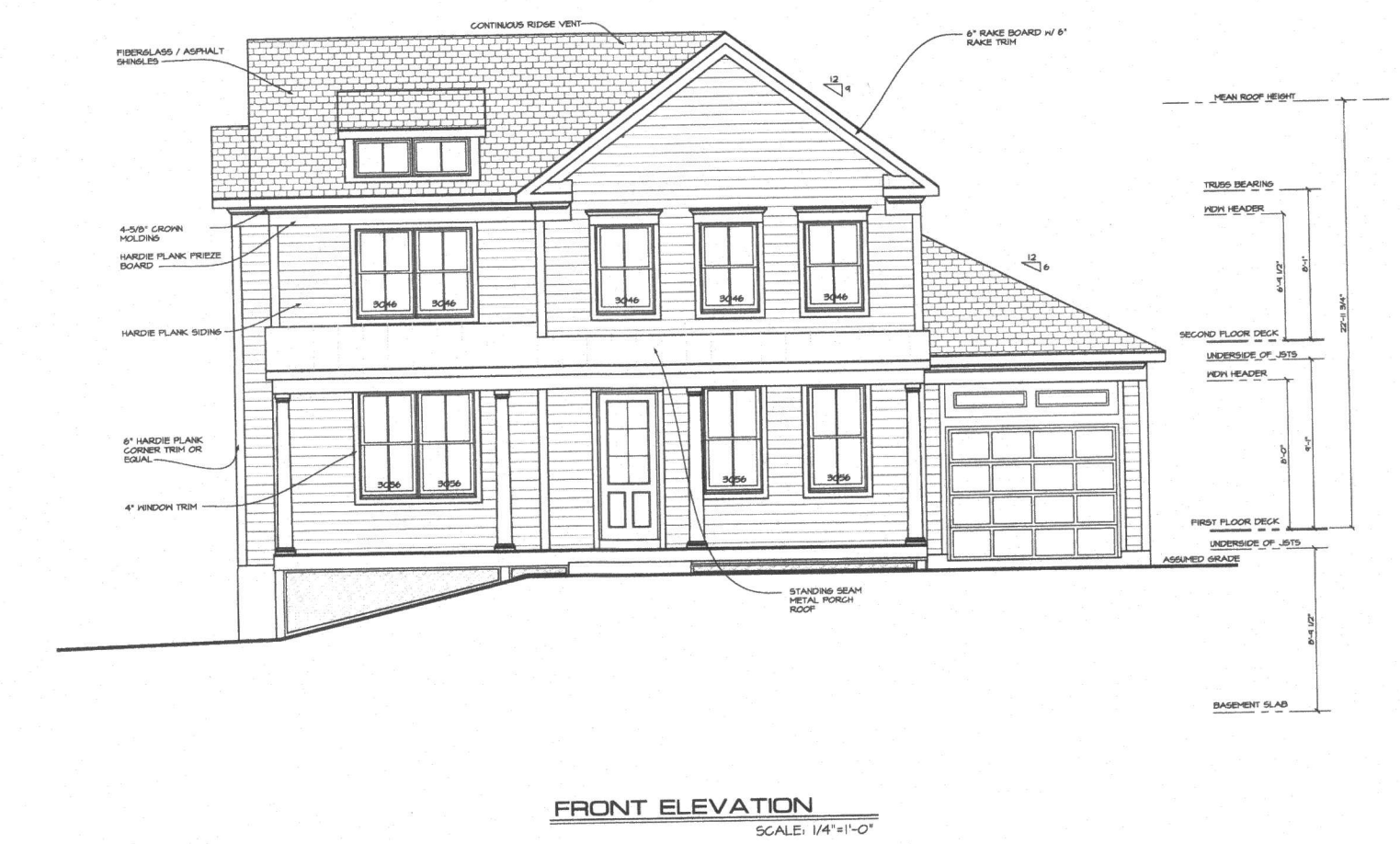
<b><u>Quick Size Comparison</u></b>	November 14,2018 House	New House	Difference
First Floor Square Feet	1434	1483	+49
Second Floor Square Feet	1586	1247	- 339
<b>Total Heated Above Grade Square Feet</b>	<b>3020</b>	<b>2730</b>	<b>-290</b>
Garage Square Feet	228	240	+12
Deck Square Feet	240	180	-60
<b>Total House Footprint with garage &amp; deck</b>	<b>1902</b>	<b>1903</b>	<b>+1</b>
Height from Driveway to Highest Roof Ridge	29.5'	29.5'	0
Porch Square Feet	204.8	200	-4.8
Volume			
1st & 2nd w/ Garage	29428	27321	-2107
Attic Volume	9019	8035	-984
Cubic Foot Volume of House &Attic	38447	35356	-3091
Porch Volume	1917	1800	-117
Porch Attic	366	224	-142
Cubic Foot Volume of Porch & Porch Attic	2283	2024	-259
<b>Cubic Foot Volume Combined</b>	<b>40730</b>	<b>37380</b>	<b>-3350</b>



<b><u>Quick Size Comparison</u></b>	BOA Denied House	New House	Difference
First Floor Square Feet	1423	1483	+60
Second Floor Square Feet	1583	1247	-336
<b>Total Heated Above Grade Square Feet</b>	<b>3006</b>	<b>2730</b>	<b>-276</b>
Garage Square Feet	240	240	0
Deck Square Feet	240	180	-60
<b>Total House Footprint with garage &amp; deck</b>	<b>1903</b>	<b>1903</b>	<b>0</b>
Height from Driveway to Highest Roof Ridge	32.8'	29.5'	-3'3"
Porch Square Feet	53	200	+147
<b><u>Volume</u></b>			
Cubic Foot Volume of House & Attic	40330	35356	-4974
Porch Volume	477	1800	+1323
Porch Attic	93	224	+131
Cubic Foot Volume of Porch & Porch Attic	570	2024	+1454
<b>Cubic Foot Volume Combined</b>	<b>40900</b>	<b>37380</b>	<b>-3520</b>



## New floor plan







Hearing  
February 13, 2018



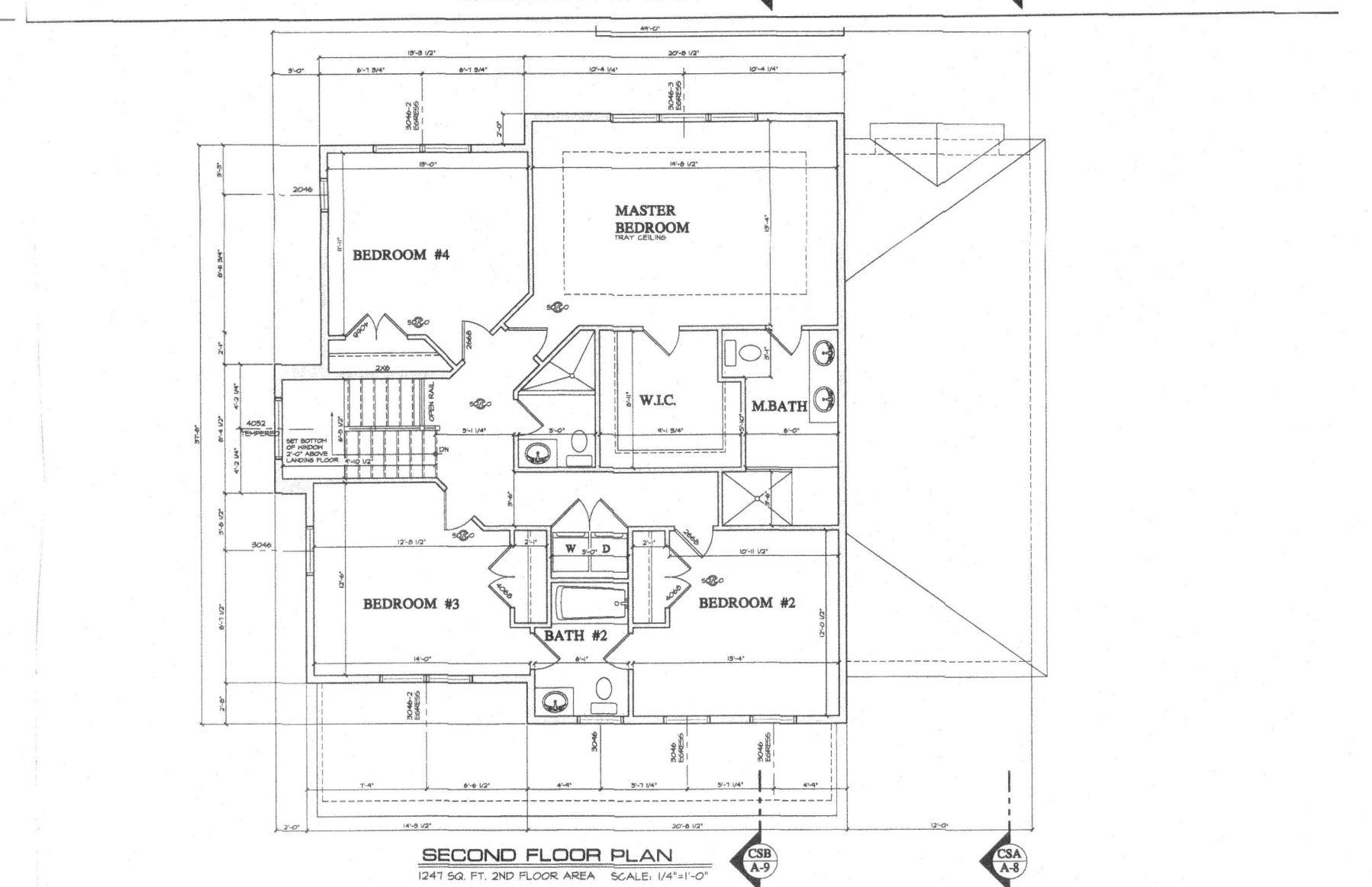
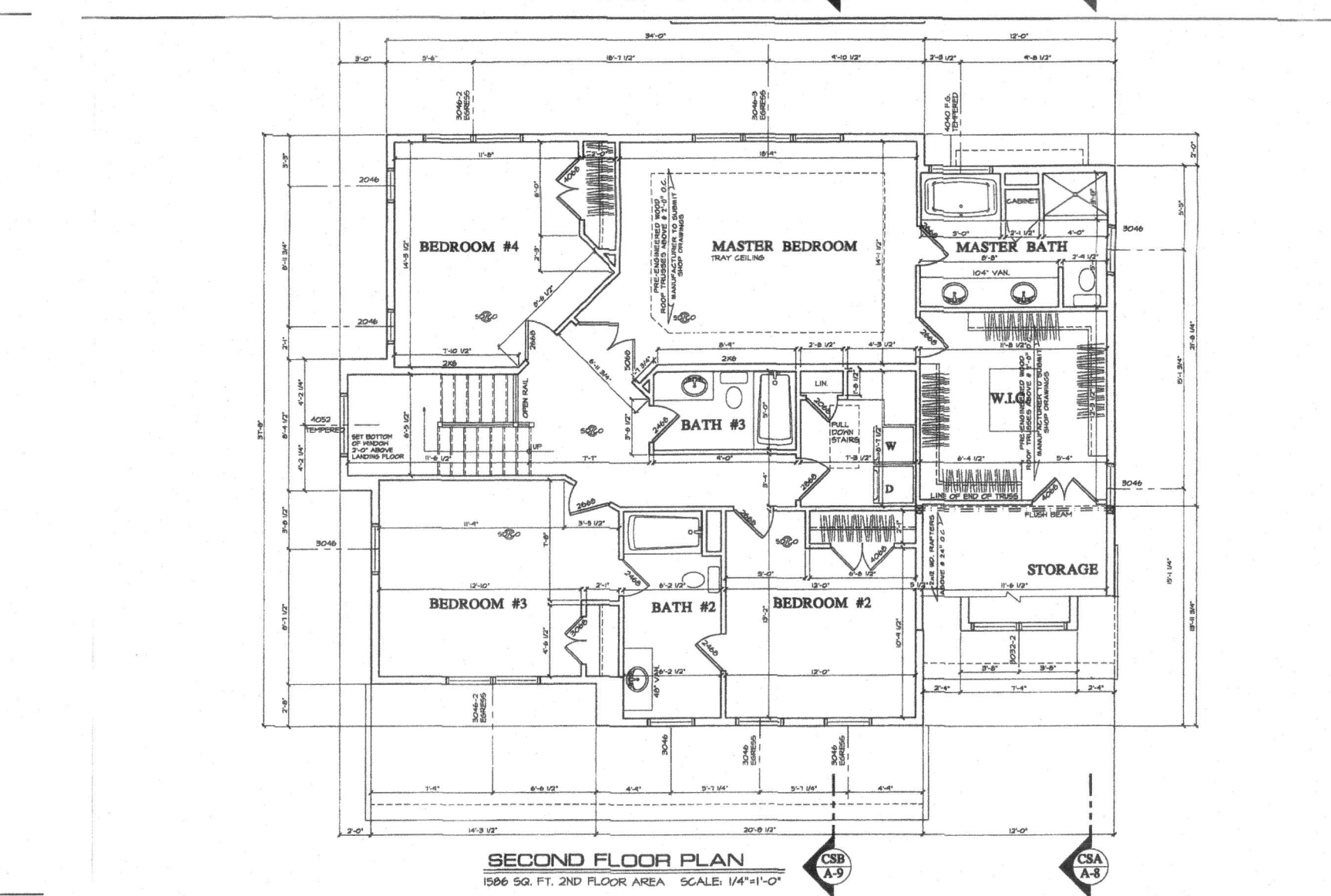
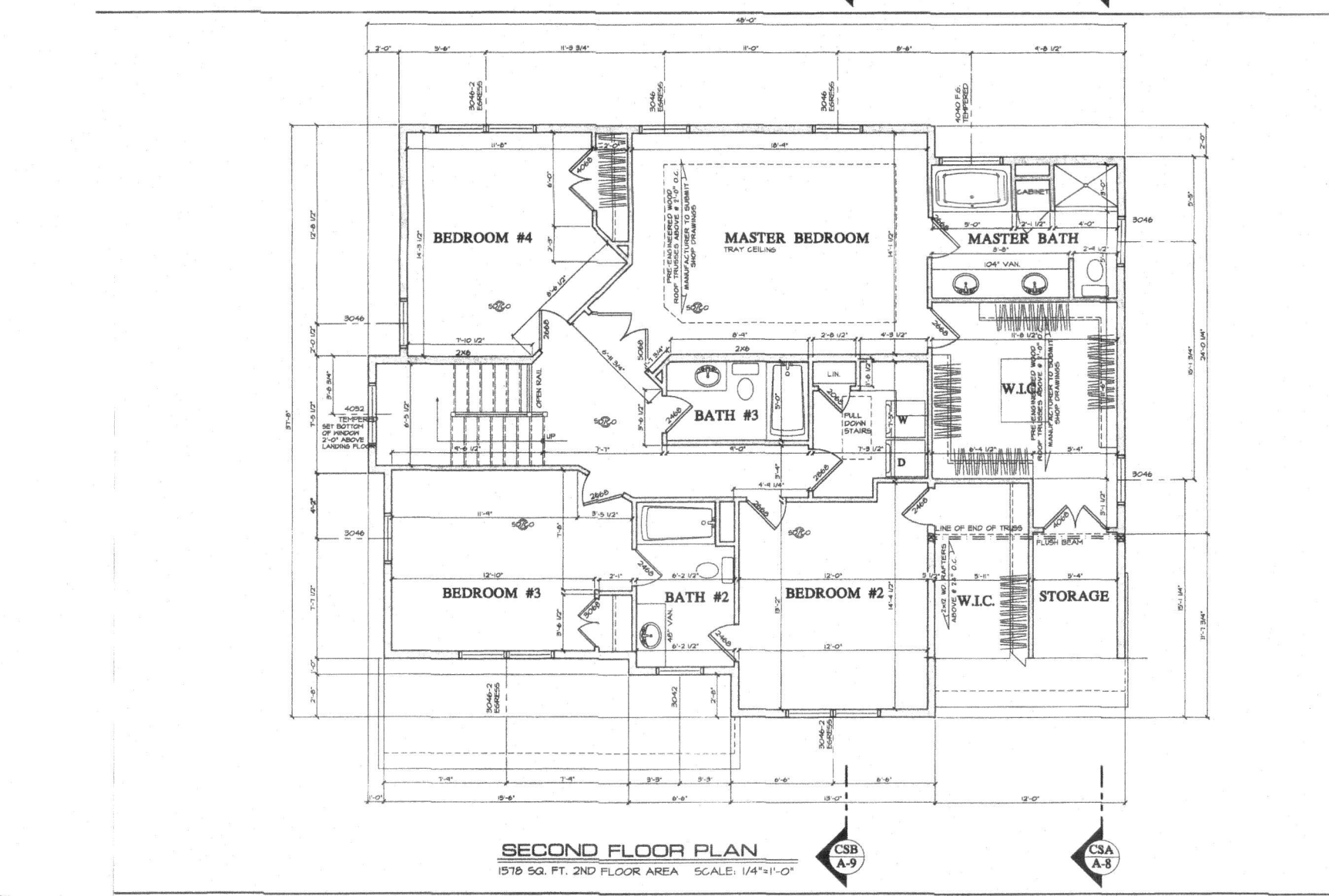
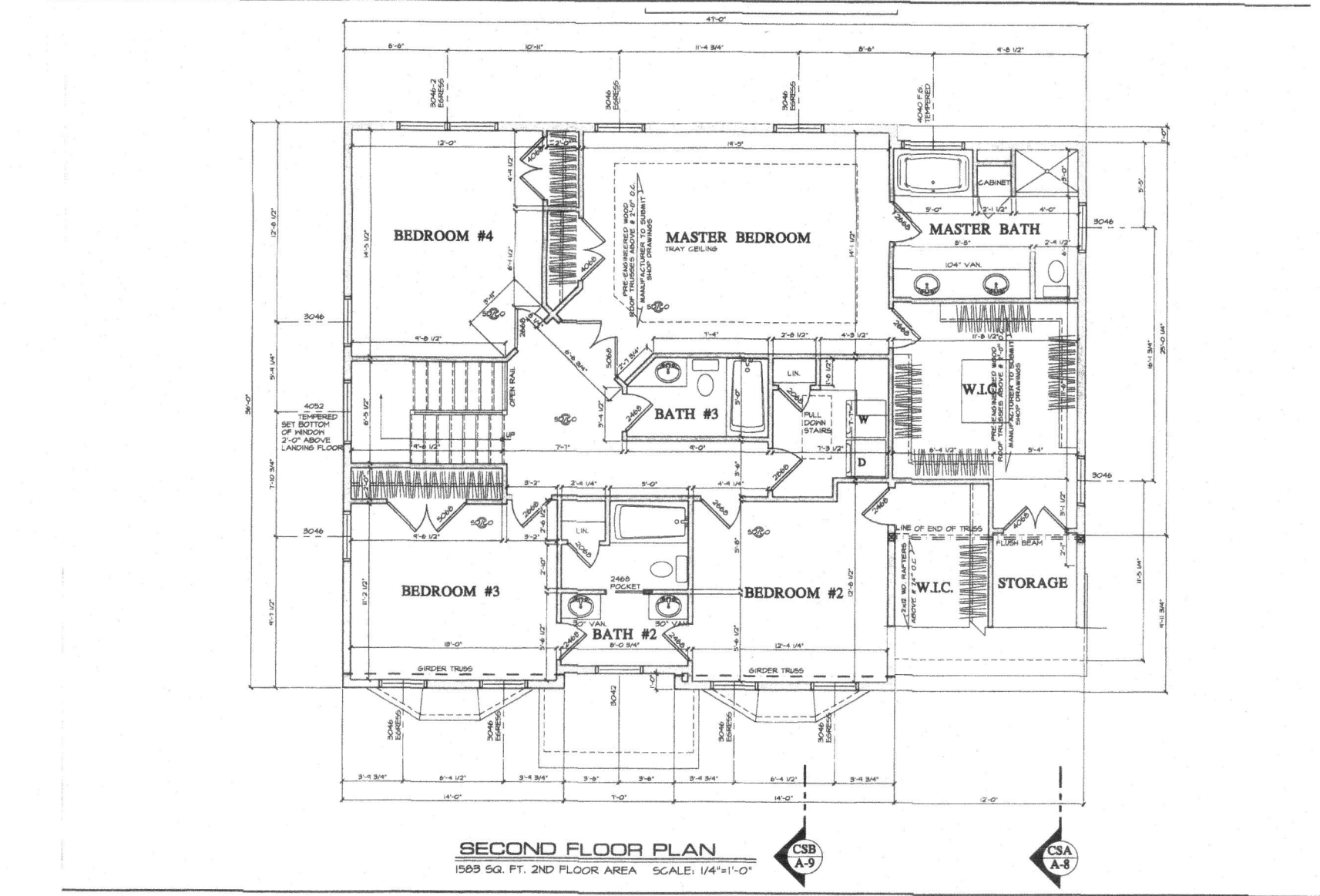
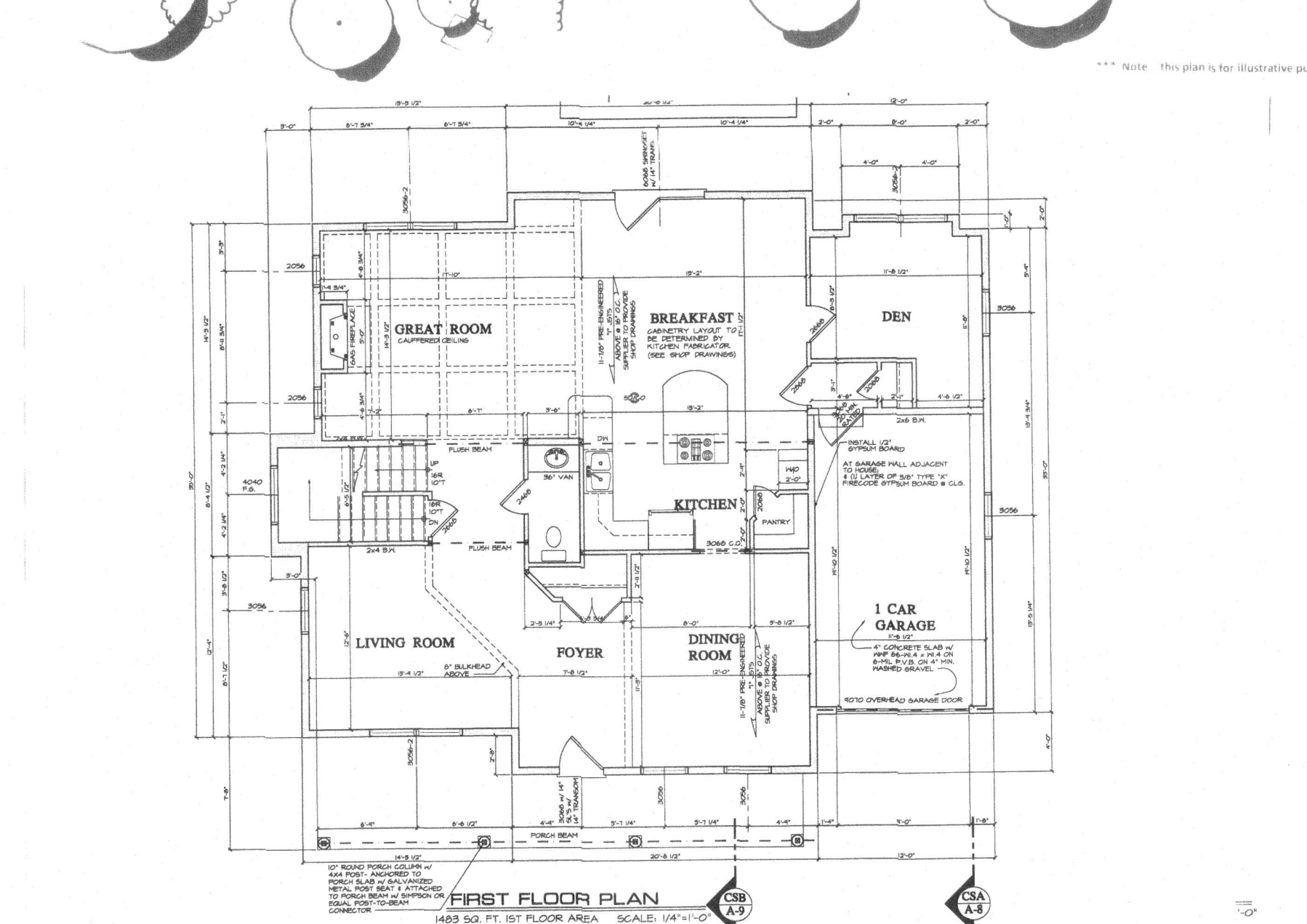
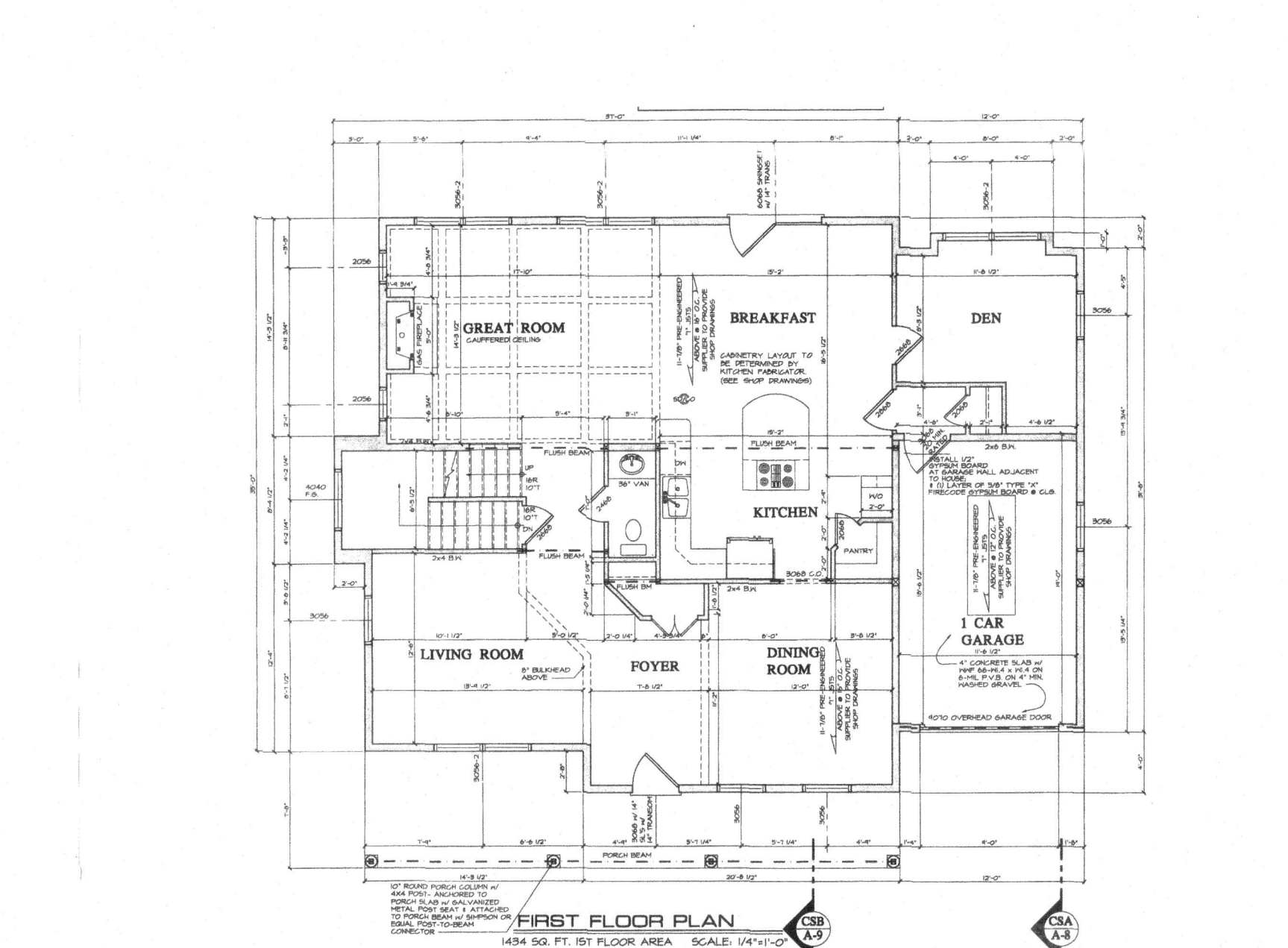
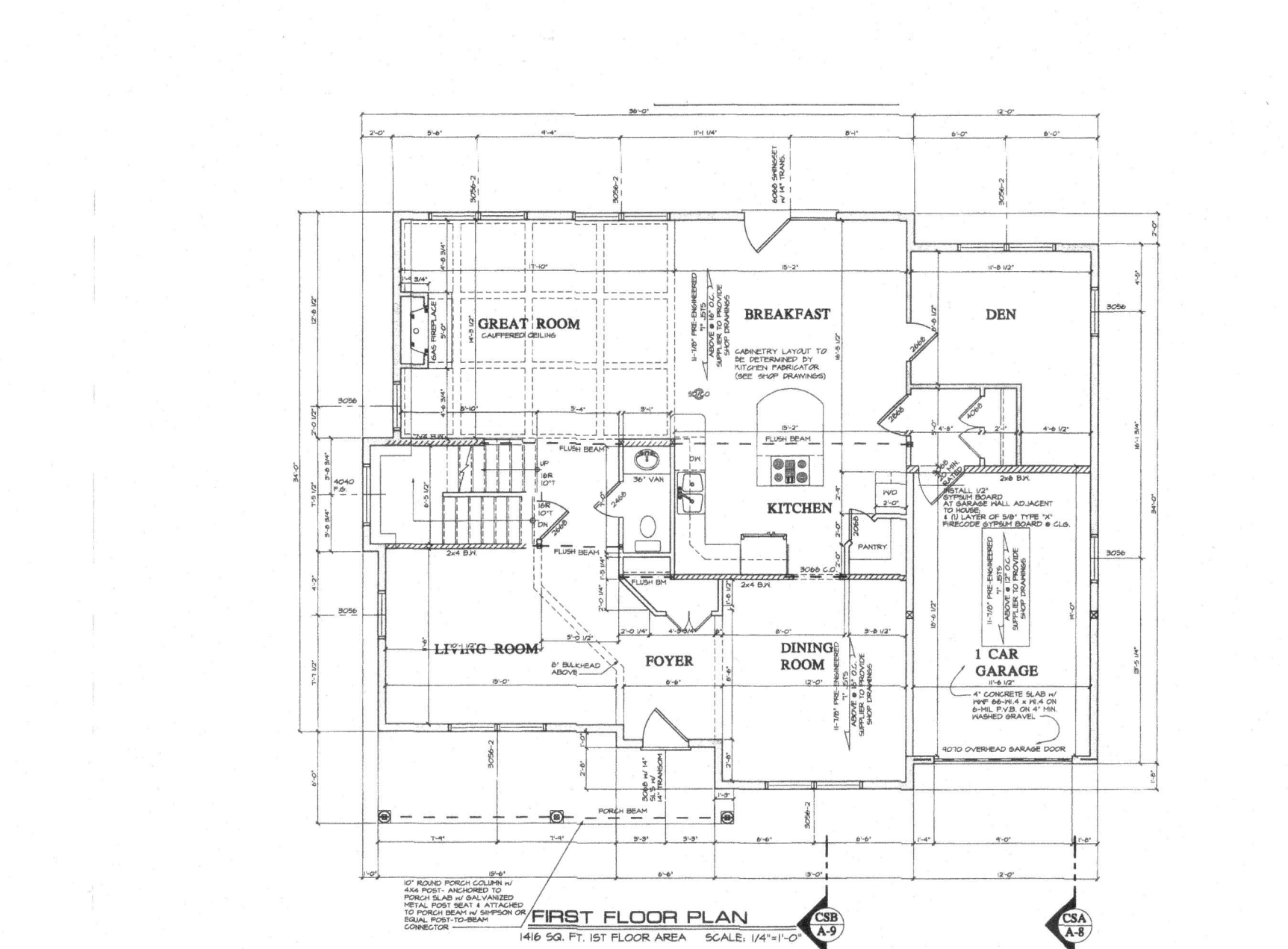
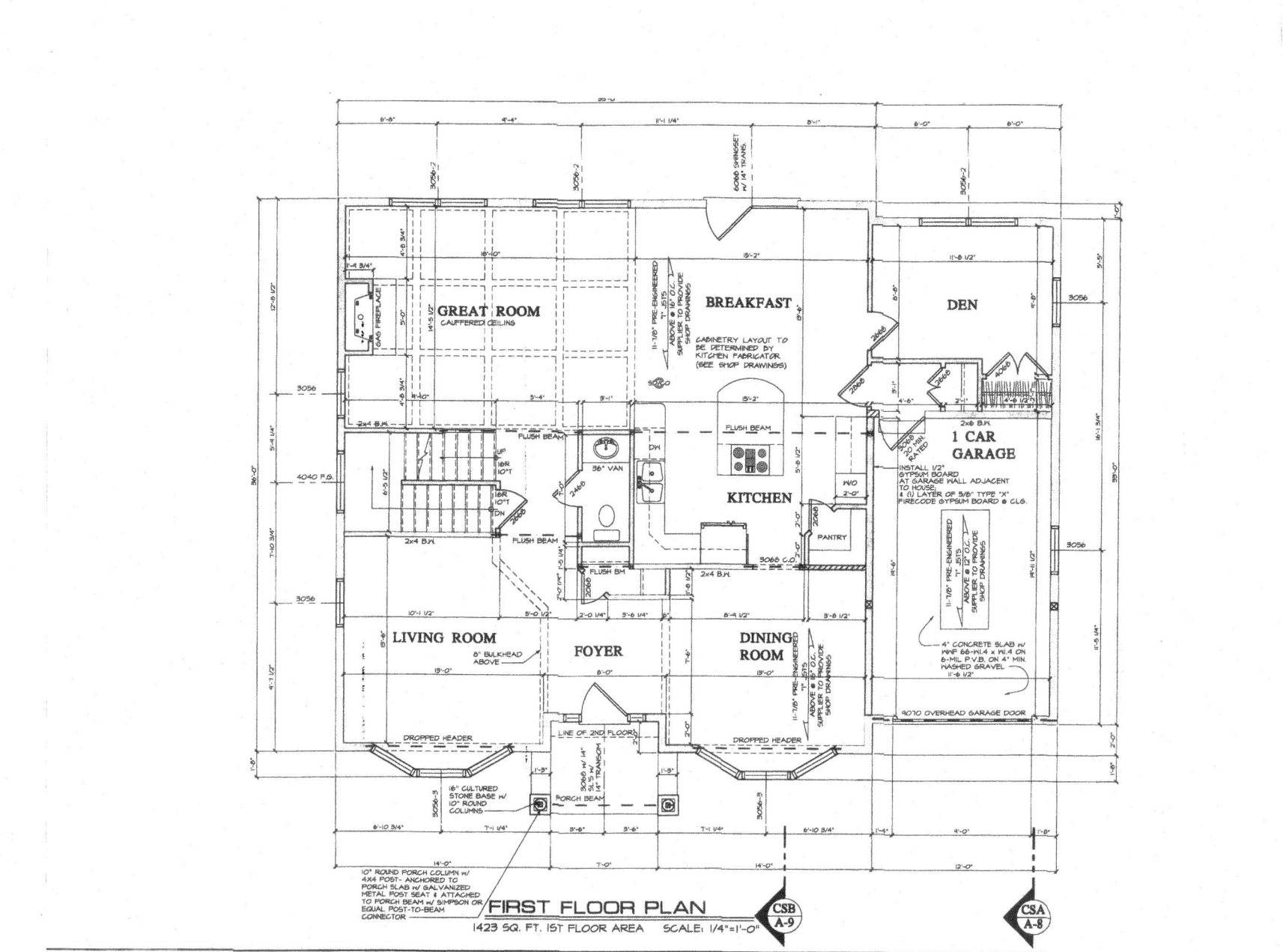
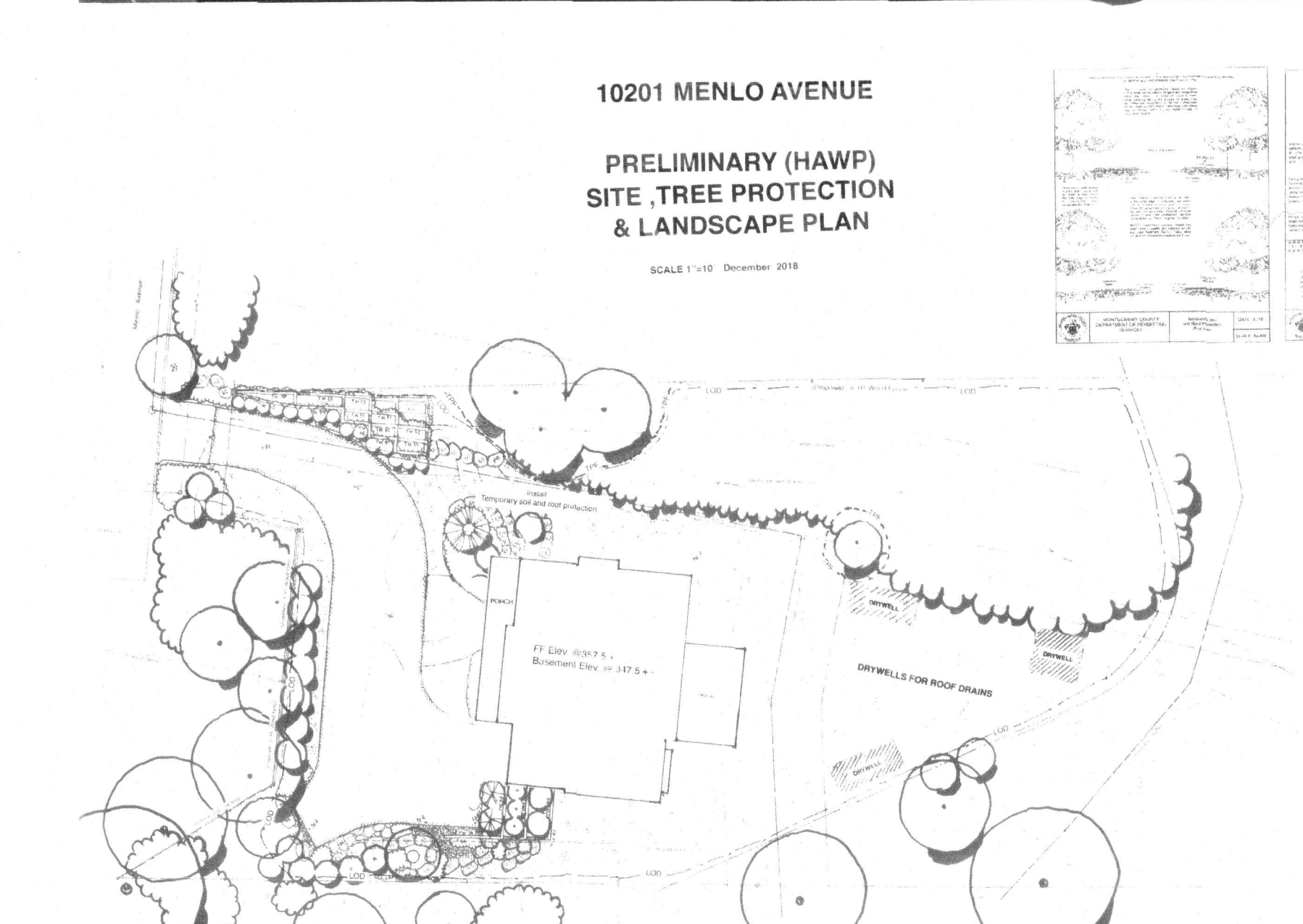
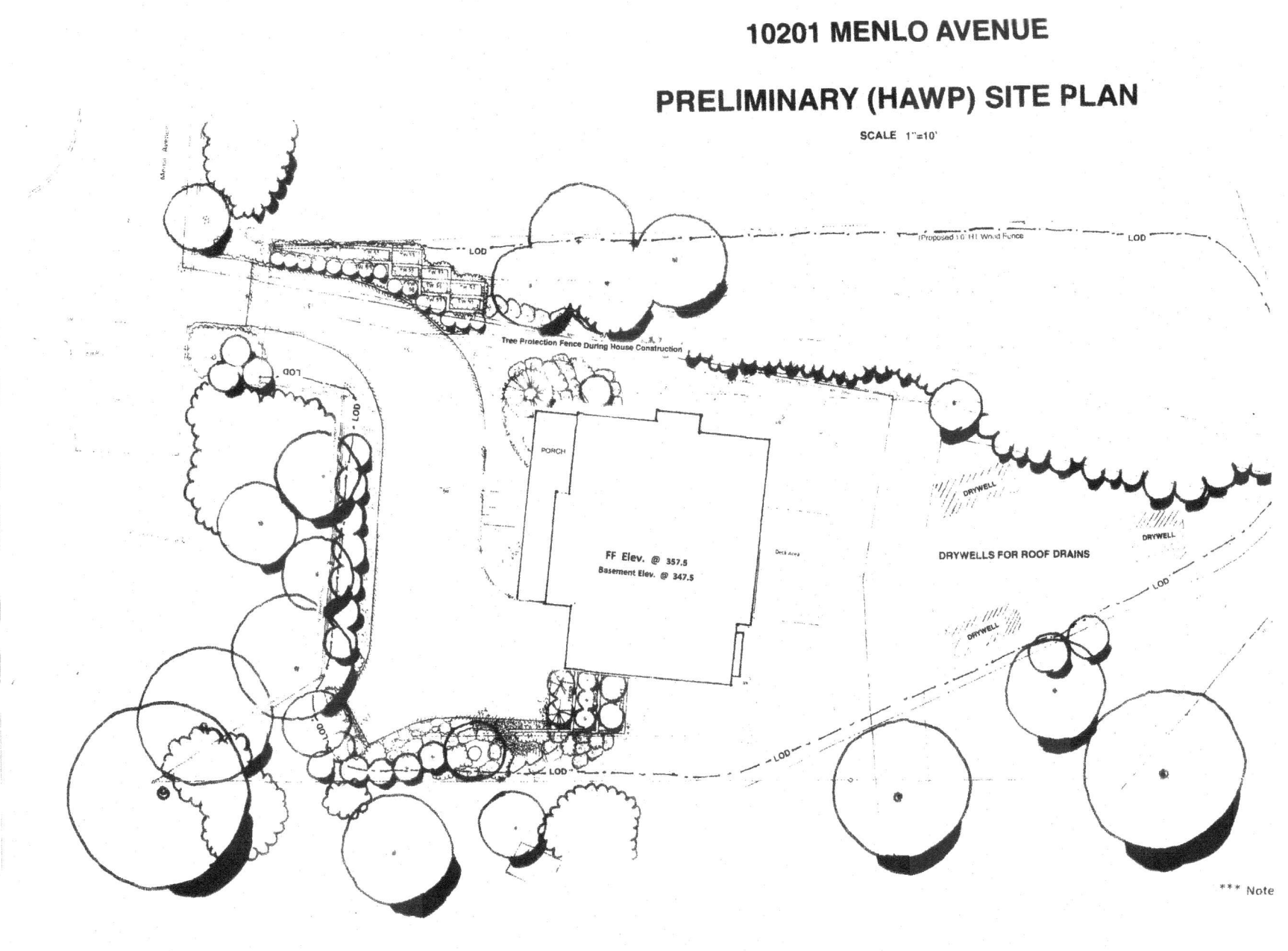
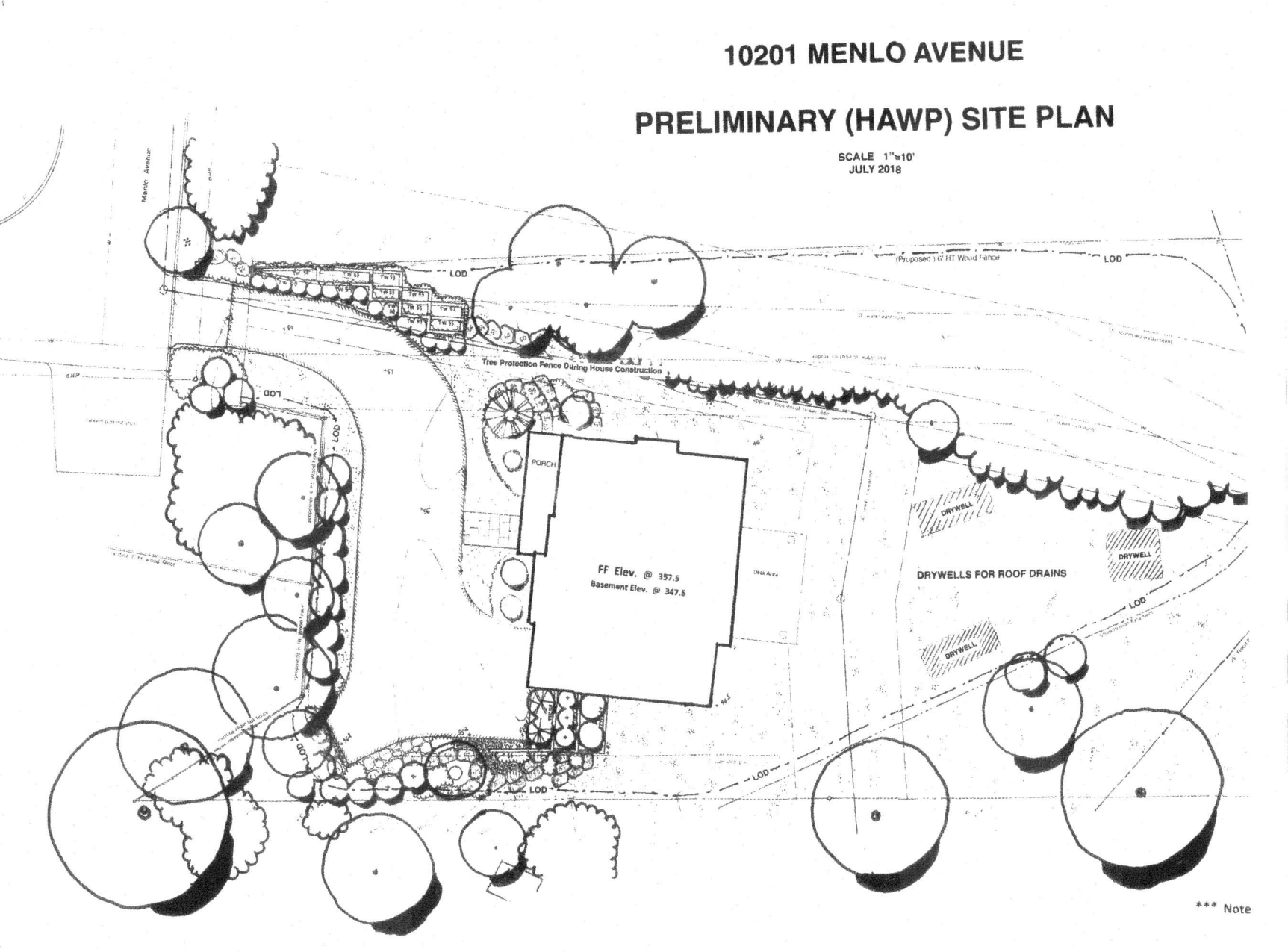
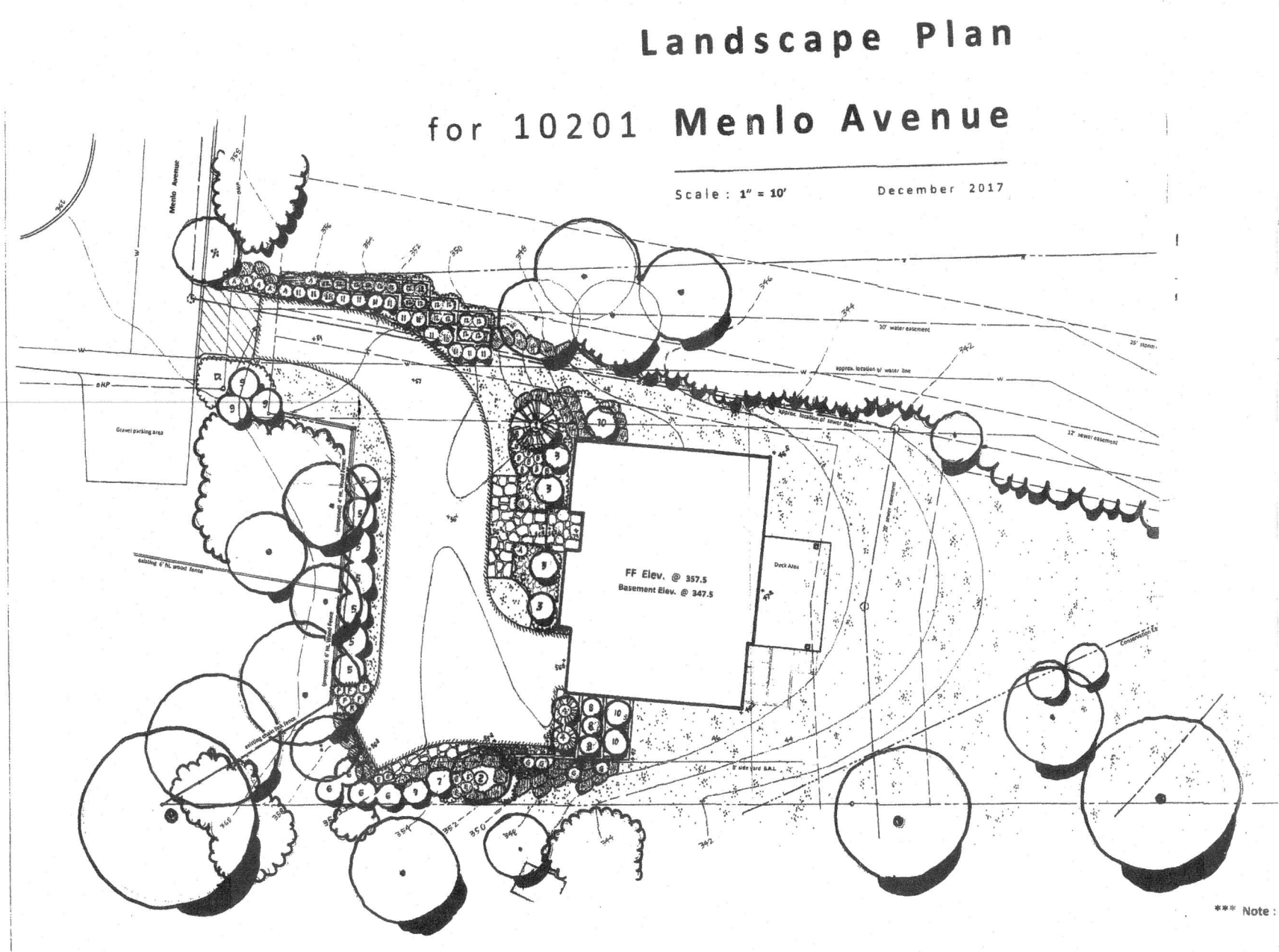
Hearing  
September 19, 2018



Hearing  
November 14, 2018



New floor plan



**House calculation**

First Floor Square Feet	1423
Second Floor Square Feet	1583
<b>Total Heated Above Grade Square Feet</b>	<b>3006</b>
Garage Square Feet	240
Deck Square Feet	240
<b>Total House Footprint w/Garage &amp; deck</b>	<b>1903</b>
Height from Driveway to Highest Roof Ridge	32.8'
Front Porch Square Feet	53
<b>Volume</b>	
1st & 2nd floor w/ Garage volume	29294
Attic volume	11036
Cubic Foot Volume of House & attic	40330
Porch volume	477
Porch attic volume	93
Cubic Foot Volume of Porch & porch attic	570
<b>Cubic Foot Volume Combined</b>	<b>40900</b>

**House calculation**

First Floor Square Feet	1416
Second Floor Square Feet	1578
<b>Total Heated Above Grade Square Feet</b>	<b>2994</b>
Garage Square Feet	228
Deck Square Feet	240
<b>Total House Footprint w/Garage &amp; deck</b>	<b>1884</b>
Height from Driveway to Highest Roof Ridge	29.5'
Front Porch Square Feet	123.8
<b>Volume</b>	
1st & 2nd floor w/ Garage volume	29168
Attic volume	8927
Cubic Foot Volume of House & attic	38095
Porch volume	1125
Porch attic volume	119
Cubic Foot Volume of Porch & porch attic	1244
<b>Cubic Foot Volume Combined</b>	<b>39339</b>

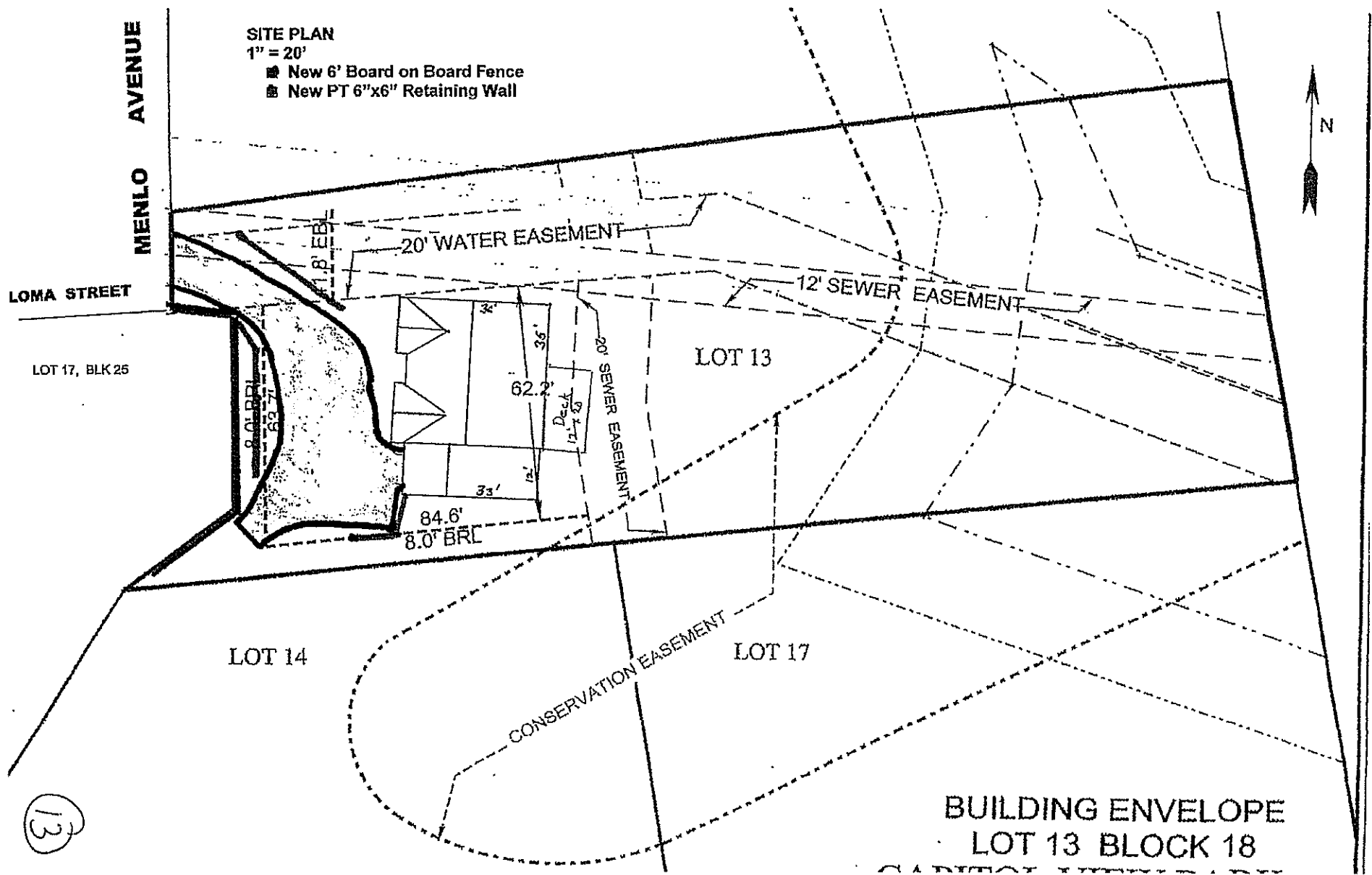
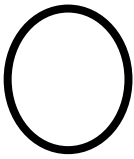
**House calculation**

First Floor Square Feet	1434
Second Floor Square Feet	1586
<b>Total Heated Above Grade Square Feet</b>	<b>3020</b>
Garage Square Feet	228
Deck Square Feet	240
<b>Total House Footprint w/Garage &amp; deck</b>	<b>1902</b>
Height from Driveway to Highest Roof Ridge	29.5'
Front Porch Square Feet	204.8
<b>Volume</b>	
1st & 2nd floor w/ Garage volume	29428
Attic volume	9019
Cubic Foot Volume of House & attic	38447
Porch volume	1917
Porch attic volume	366
Cubic Foot Volume of Porch & porch attic	2283
<b>Cubic Foot Volume Combined</b>	<b>40730</b>

**House calculation**

First Floor Square Feet	1483
Second Floor Square Feet	1247
<b>Total Heated Above Grade Square Feet</b>	<b>2730</b>
Garage Square Feet	240
Deck Square Feet	180
<b>Total House Footprint w/Garage &amp; deck</b>	<b>1930</b>
Height from Driveway to Highest Roof Ridge	29.5'
Front Porch Square Feet	200
<b>Volume</b>	
1st & 2nd floor w/ Garage volume	27321
Attic volume	8035
Cubic Foot Volume of House & attic	35356
Porch volume	1800
Porch attic volume	224
Cubic Foot Volume of Porch & porch attic	2024
<b>Cubic Foot Volume Combined</b>	<b>37380</b>







March 17, 2018

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.

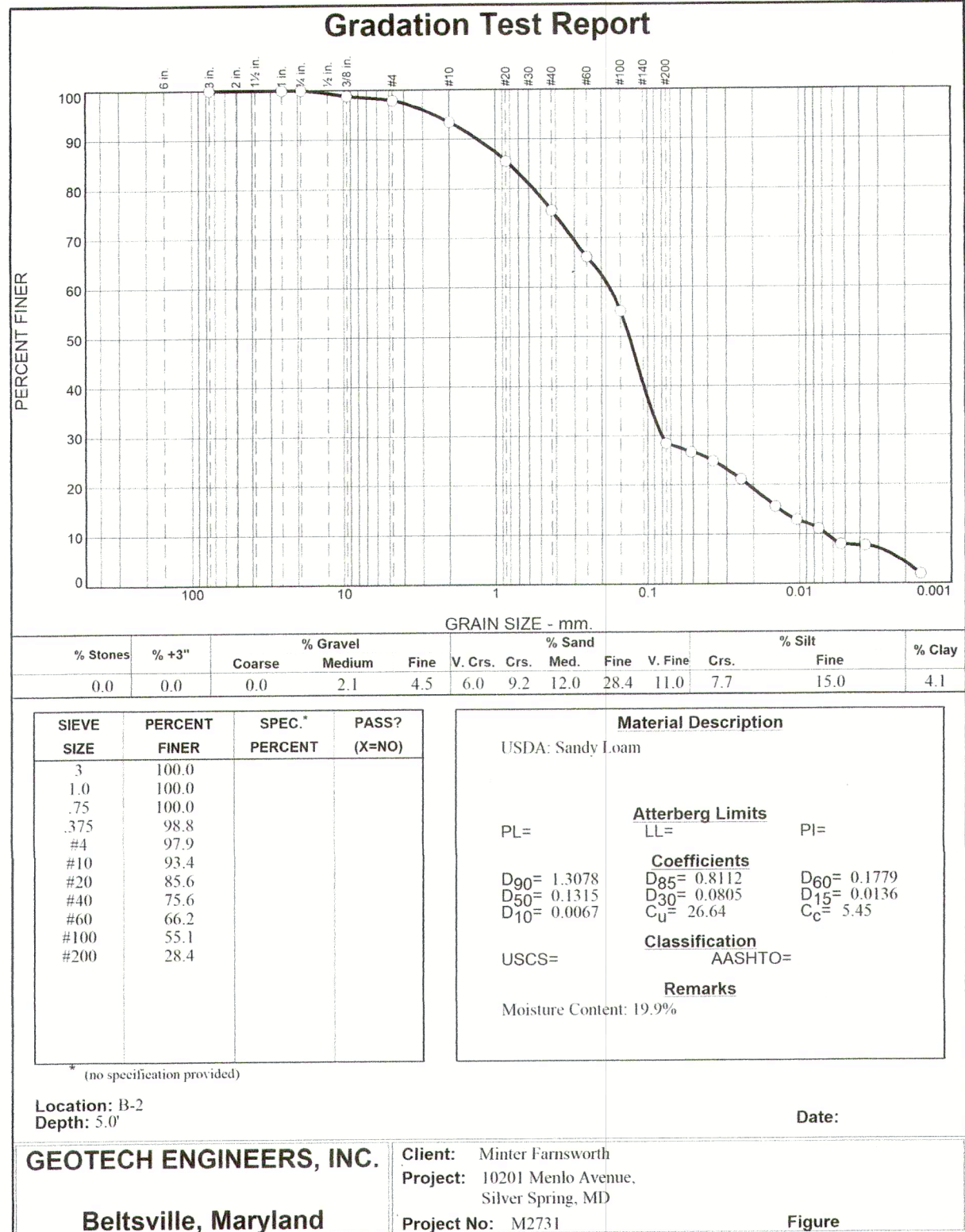
Paul Chung, PE  
State of Maryland

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

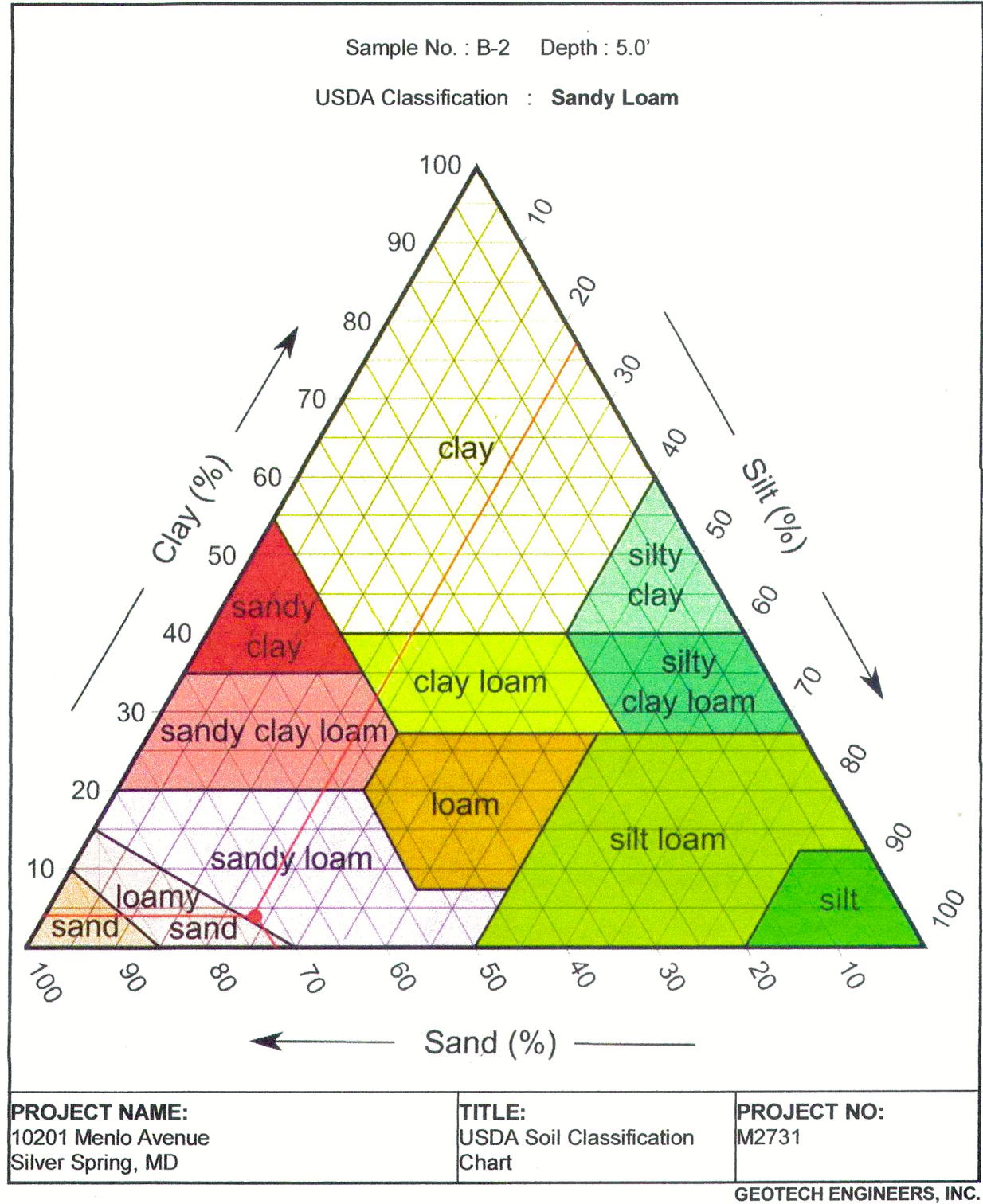


GEOTECH ENGINEERS, INC.  
11890 U Old Baltimore Pike  
Beltsville, MD 20705  
Tel. 301.937.9227  
Fax. 301.937.9189  
www.geotechengineersinc.com

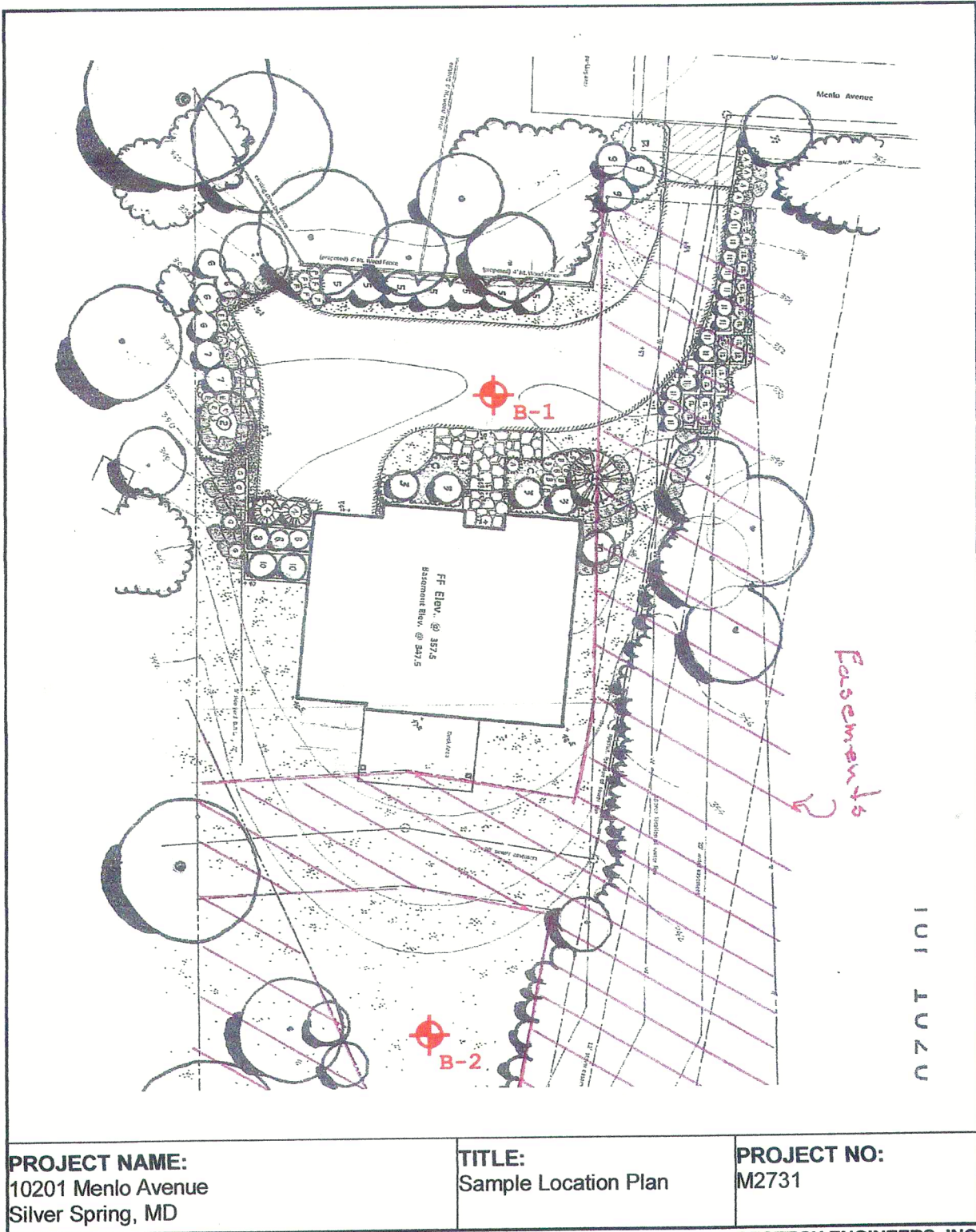
Enclosure 1



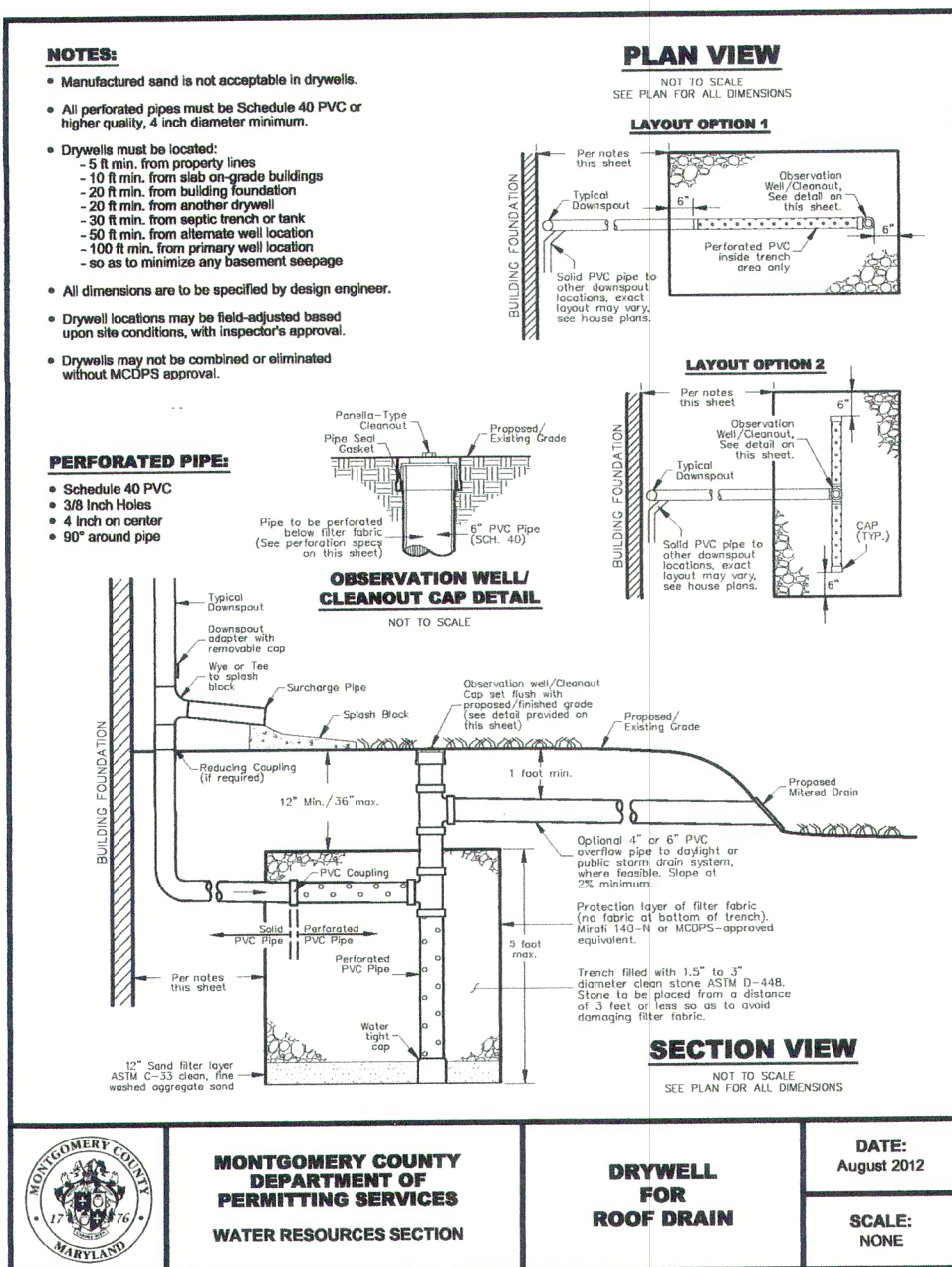
Enclosure 2



Enclosure 3

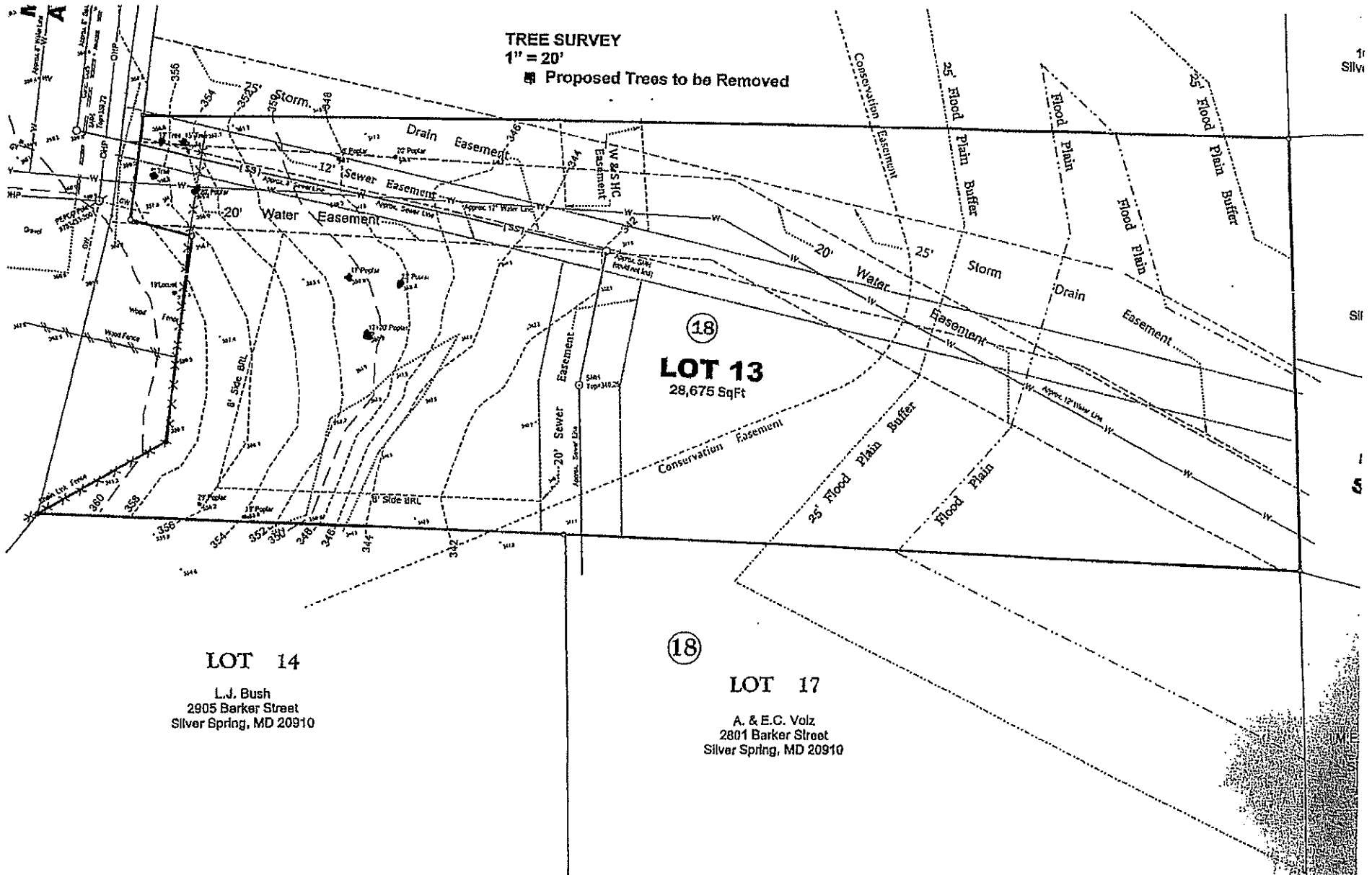


Department of Permitting Services  
Land Development Division  
255 Rockville Pike, 2nd Floor  
Rockville, MD 20850-4166  
Phone: 311 in Montgomery County or (240)-777-0311  
Fax: (240)-777-6339  
http://www.montgomerycountymd.gov/permitting-services/

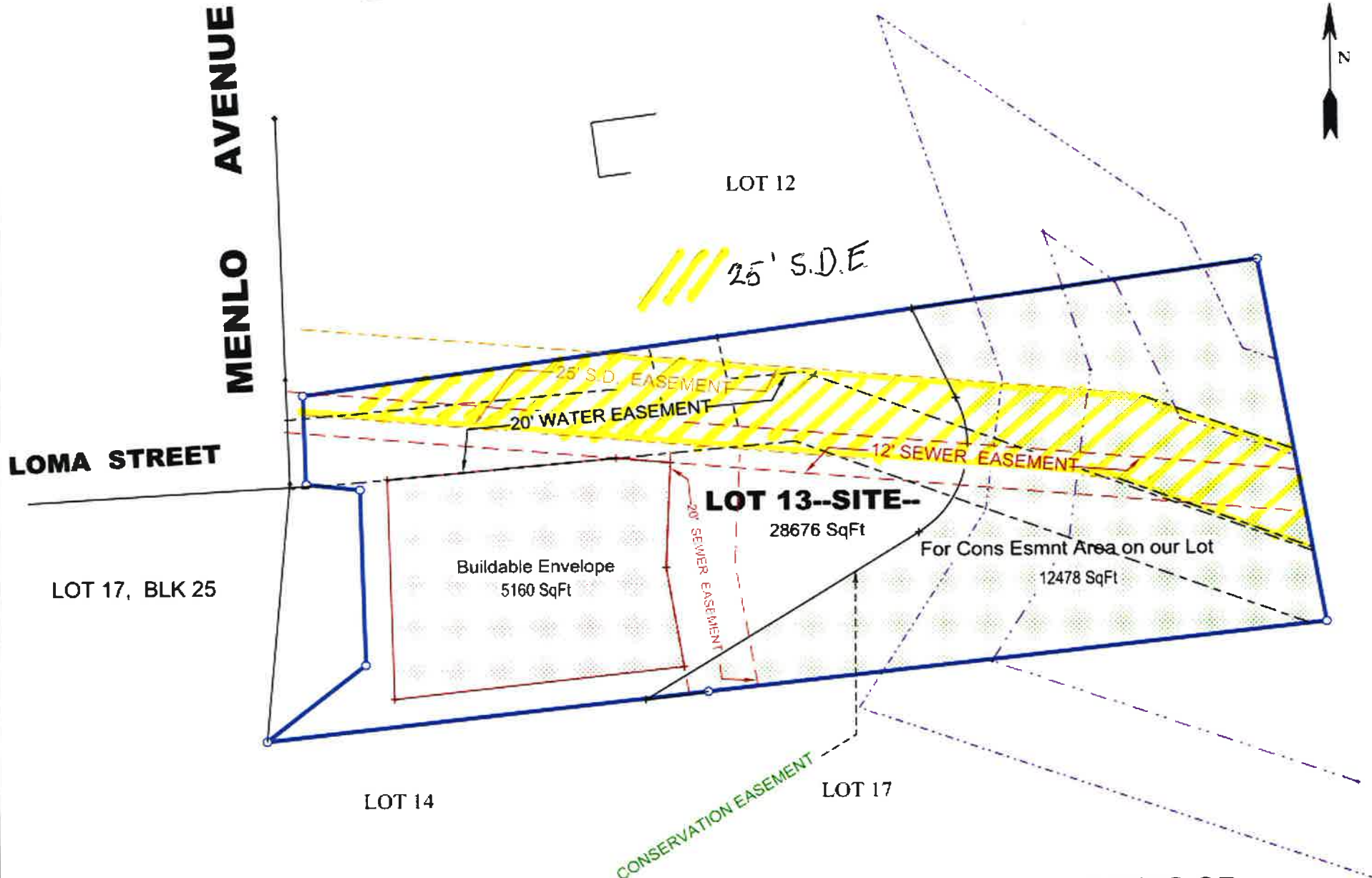


**10201 MENLO AVENUE  
SOIL INFILTRATION RATE  
GRADATION TEST REPORT  
GEOTECH SOIL CLASSIFICATION  
SAMPLE LOCATION PLAN  
STORM WATER DRYWELL DESIGN**





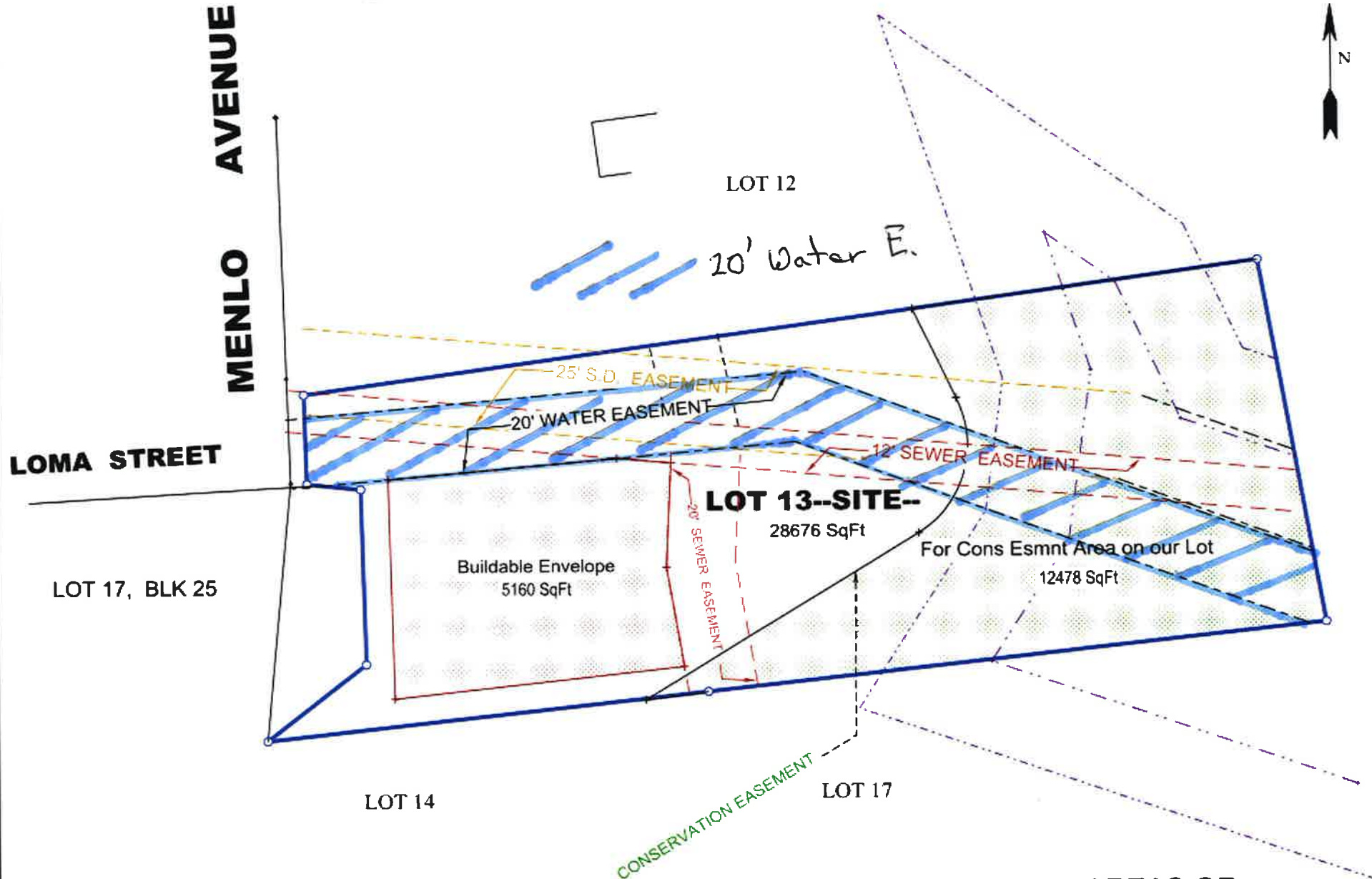




AREAS OF  
BUILDING ENVELOPE  
& LOT 13 BLOCK 18  
CAPITOL VIEW PARK  
October, 2017

**W** 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**





AREAS OF  
BUILDING ENVELOPE  
& LOT 13 BLOCK 18  
CAPITOL VIEW PARK  
October, 2017

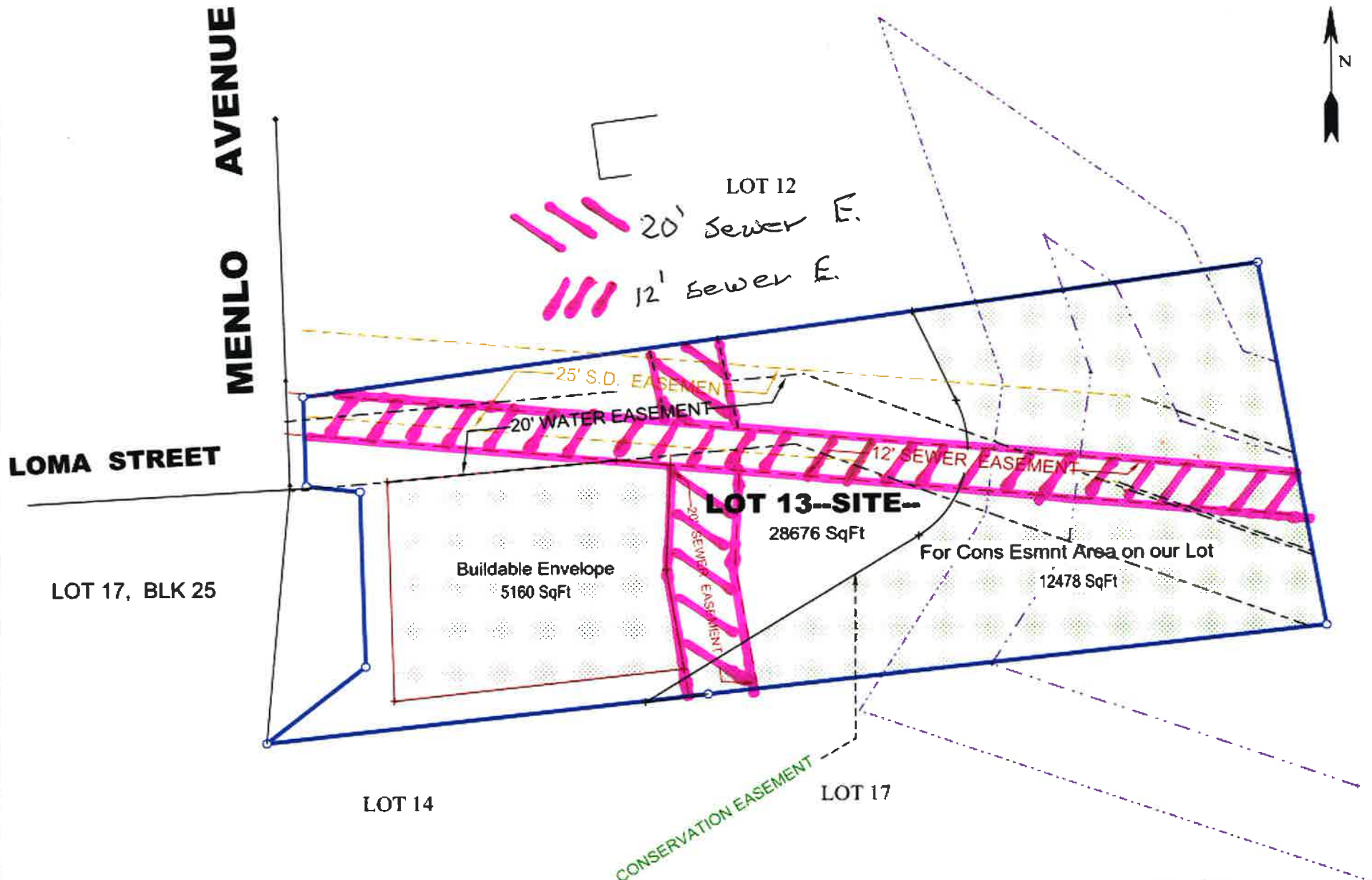


WITMER ASSOCIATES, LLC

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

WALLC PROJECT NO 93122J





LOMA STREET

MENLO AVENUE

LOT 17, BLK 25

LOT 14

LOT 17



WITMER ASSOCIATES, LLC

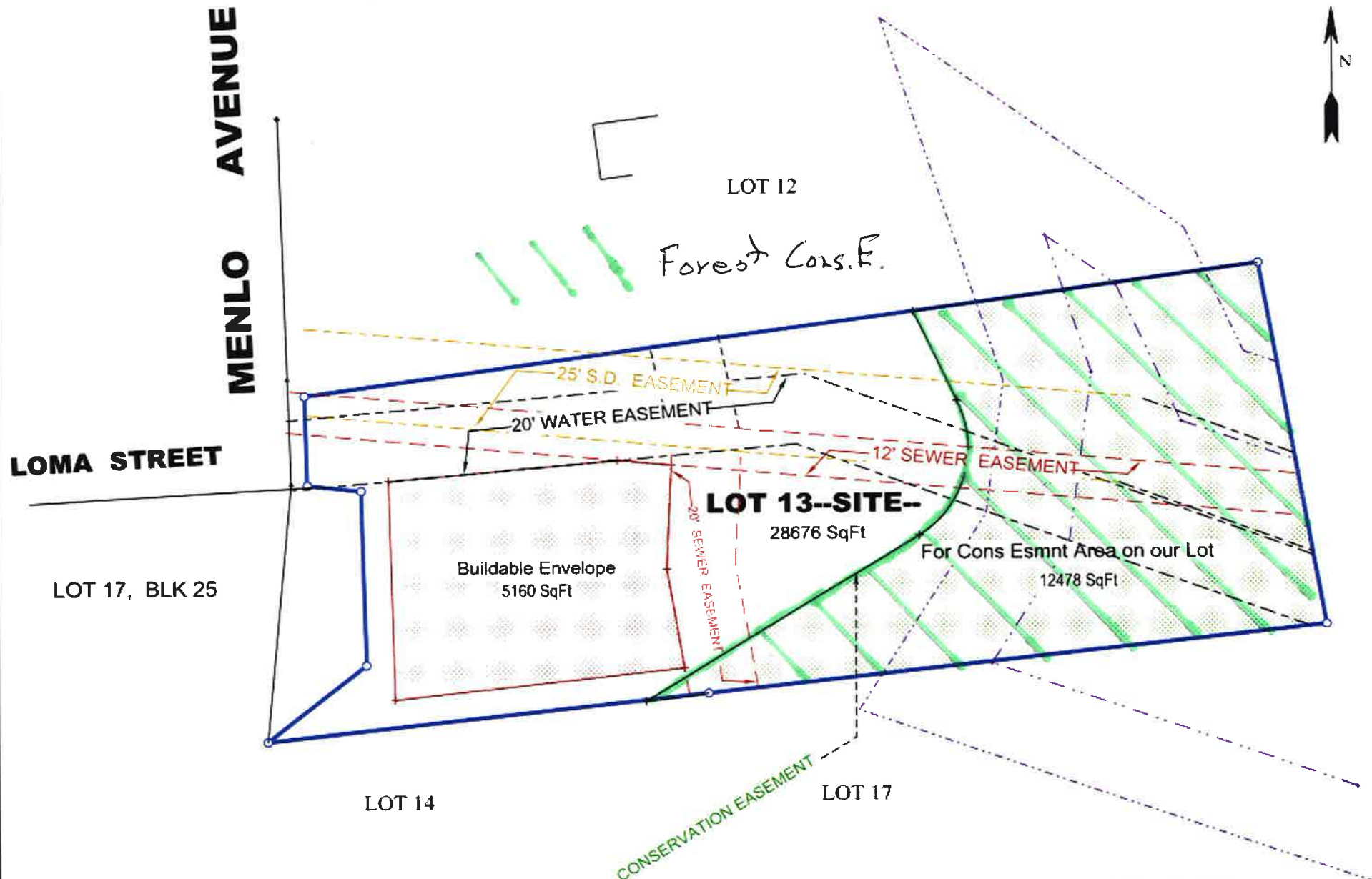
Land Surveying, Land Planning & Design  
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879  
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@gmail.com

WALLC PROJECT NO 93122J

AREAS OF  
BUILDING ENVELOPE  
& LOT 13 BLOCK 18  
CAPITOL VIEW PARK  
October, 2017







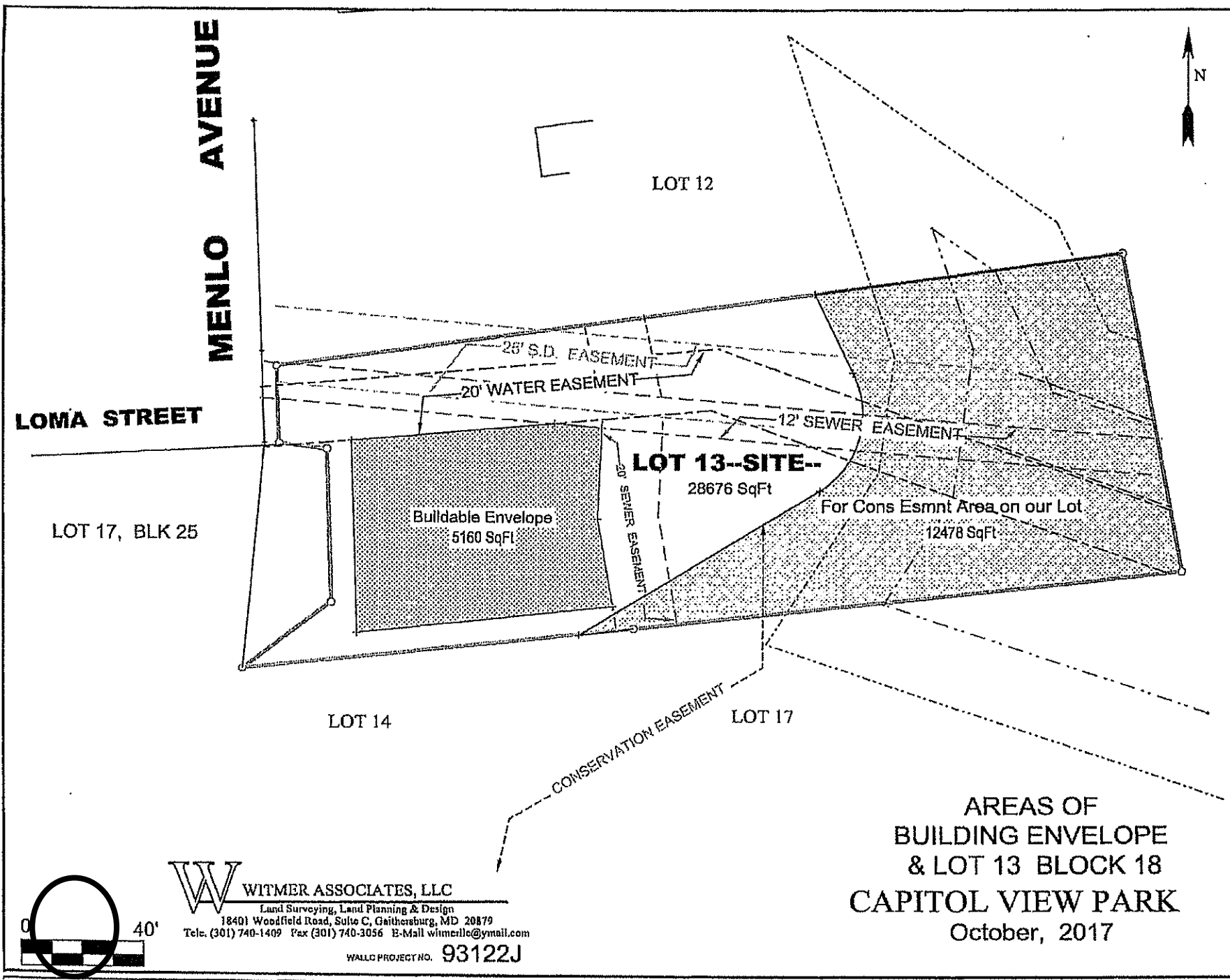
WITMER ASSOCIATES, LLC

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

WALLC PROJECT NO 93122J

AREAS OF  
BUILDING ENVELOPE  
& LOT 13 BLOCK 18  
CAPITOL VIEW PARK  
October, 2017

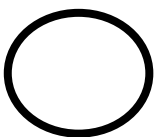




**W**  
**WITMER ASSOCIATES, LLC**  
Land Surveying, Land Planning & Design  
18401 Woodfield Road, Suite C, Gaithersburg, MD 20879  
Tele. (301) 740-1409 Fax (301) 740-3056 E-Mail witmerllc@ymail.com  
WALLO PROJECT NO. 93122J

AREAS OF  
BUILDING ENVELOPE  
& LOT 13 BLOCK 18  
**CAPITOL VIEW PARK**  
October, 2017

**BARTLETT TREE EXPERTS LETTER EVALUATING THE  
EXISTING TREES AND THEIR RECOMMENDATION FOR 9  
REMOVALS, NOT 7 AS PREVIOUSLY SUBMITTED**







# 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](mailto:farnsworthhomes@verizon.net)

Eleven (11) trees are noted on the 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.

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](http://www.bartlett.com)



## BARTLETT TREE EXPERTS

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

- 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

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



## 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 area is often saturated.

You can contact me at: Christopher Larkin  
Bartlett Tree Experts  
1 Metropolitan Court  
Gaithersburg, MD 20878  
e-mail [clarkin@bartlett.com](mailto: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

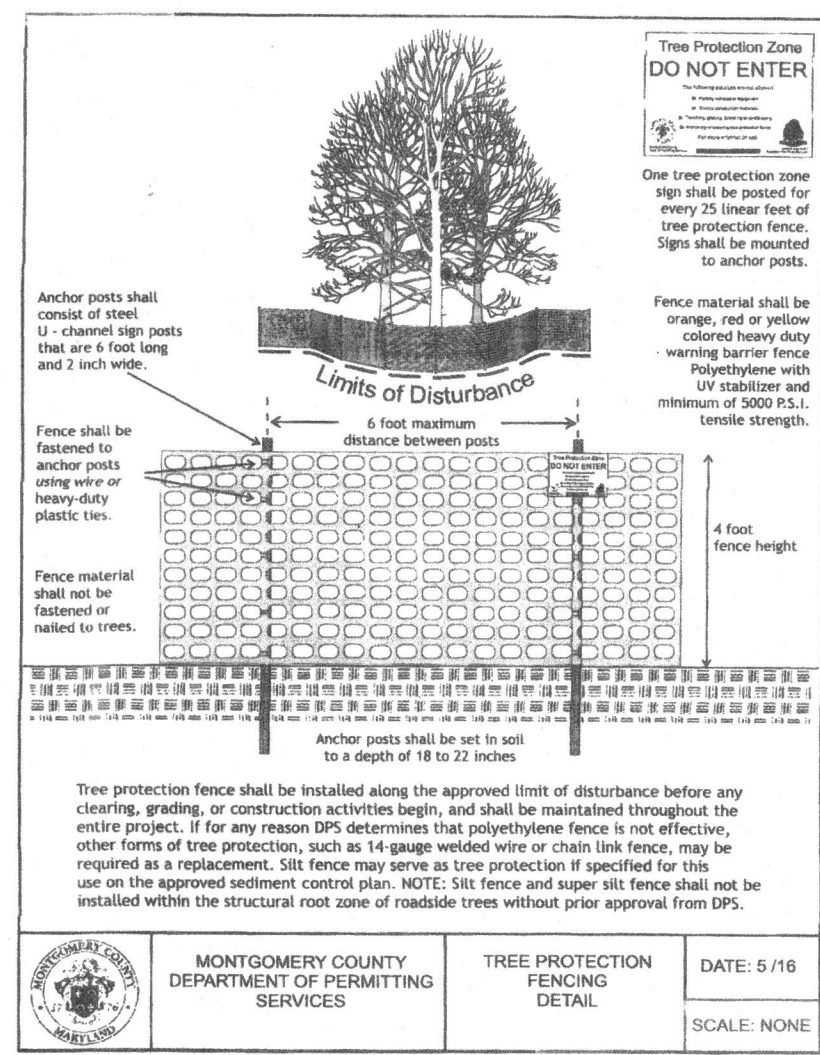
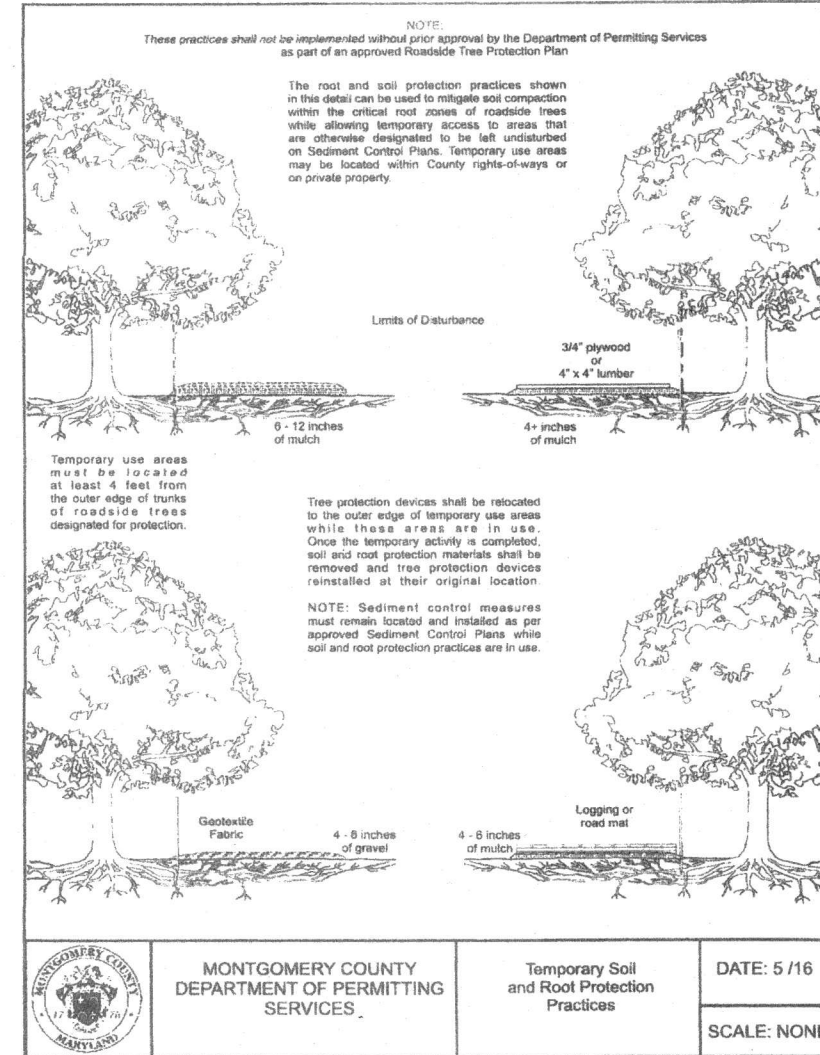
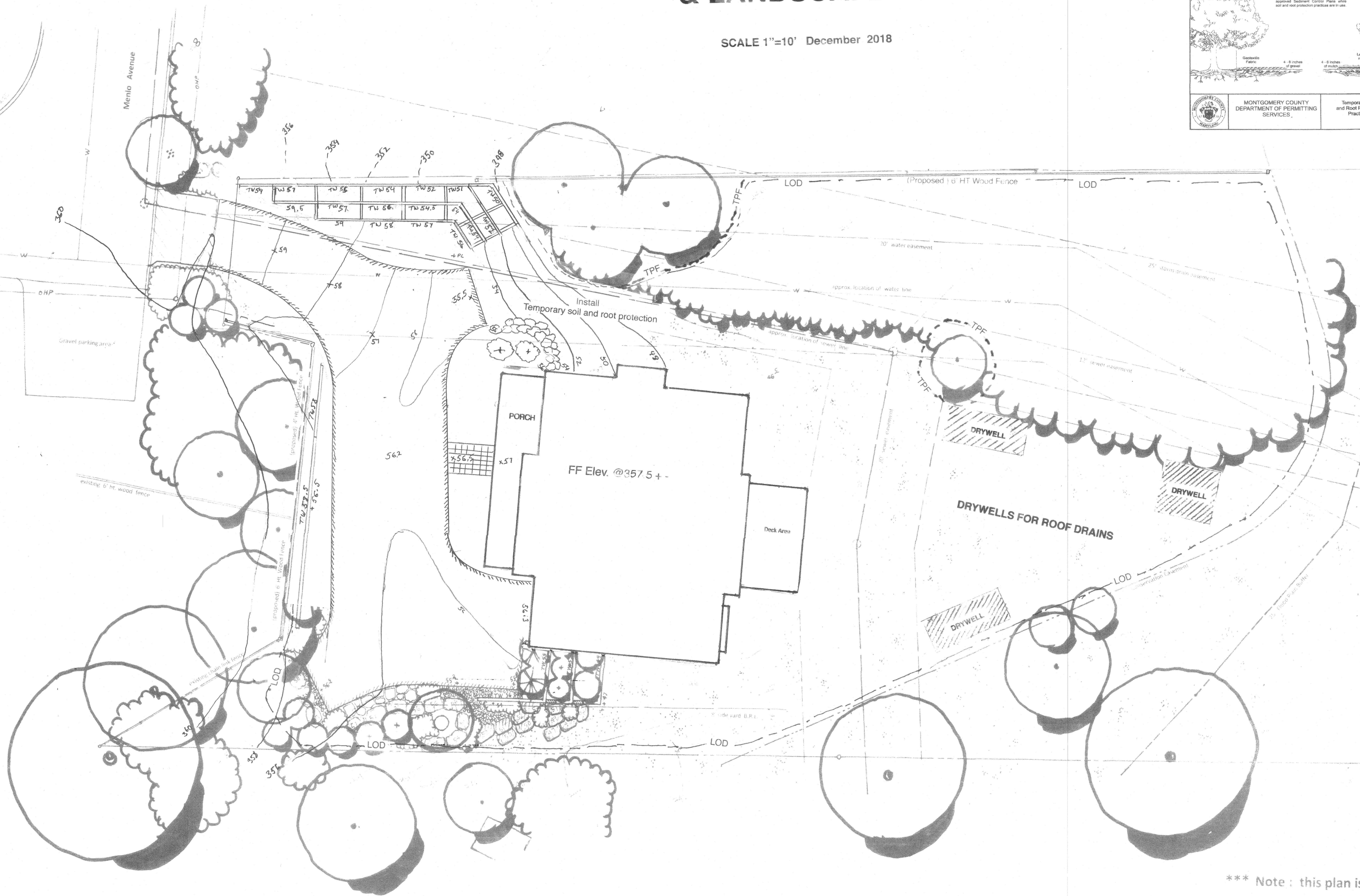
THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

CORPORATE OFFICE: P.O. BOX 5067, STAMFORD, CONNECTICUT 06905-0067 • (203) 323-1131, FAX (203) 323-1129  
[www.bartlett.com](http://www.bartlett.com)

10201 MENLO AVENUE

PRELIMINARY (HAWP)  
SITE ,TREE PROTECTION  
& LANDSCAPE PLAN

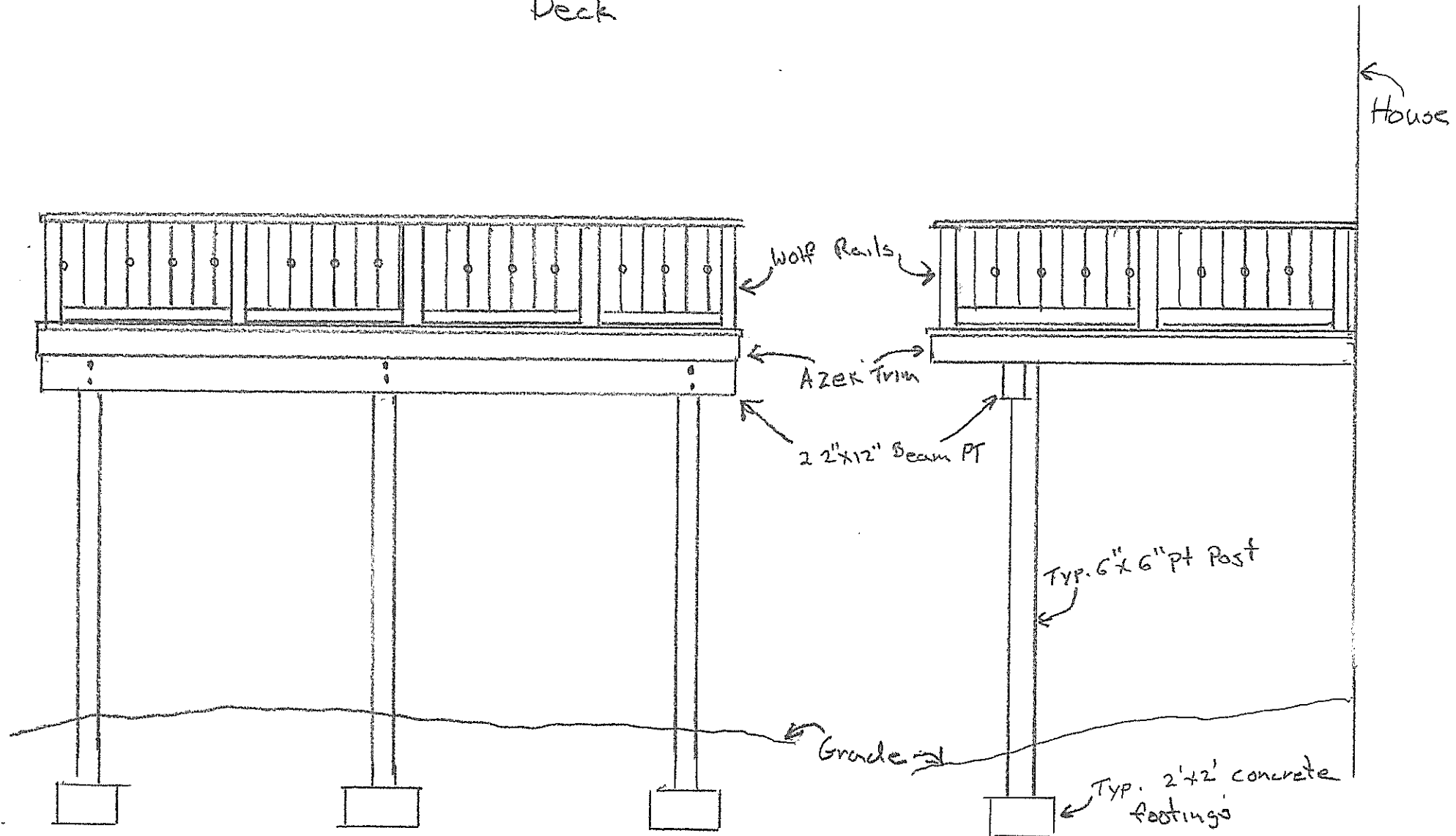
SCALE 1"=10' December 2018



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

10201 Menlo Ave.

Deck



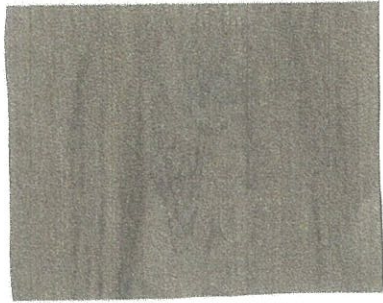
East Elevation  $\frac{1}{4}" = 1'0"$

North Elevation  $\frac{1}{4}" = 1'0"$



# ARMADILLO®

Decking  
Material

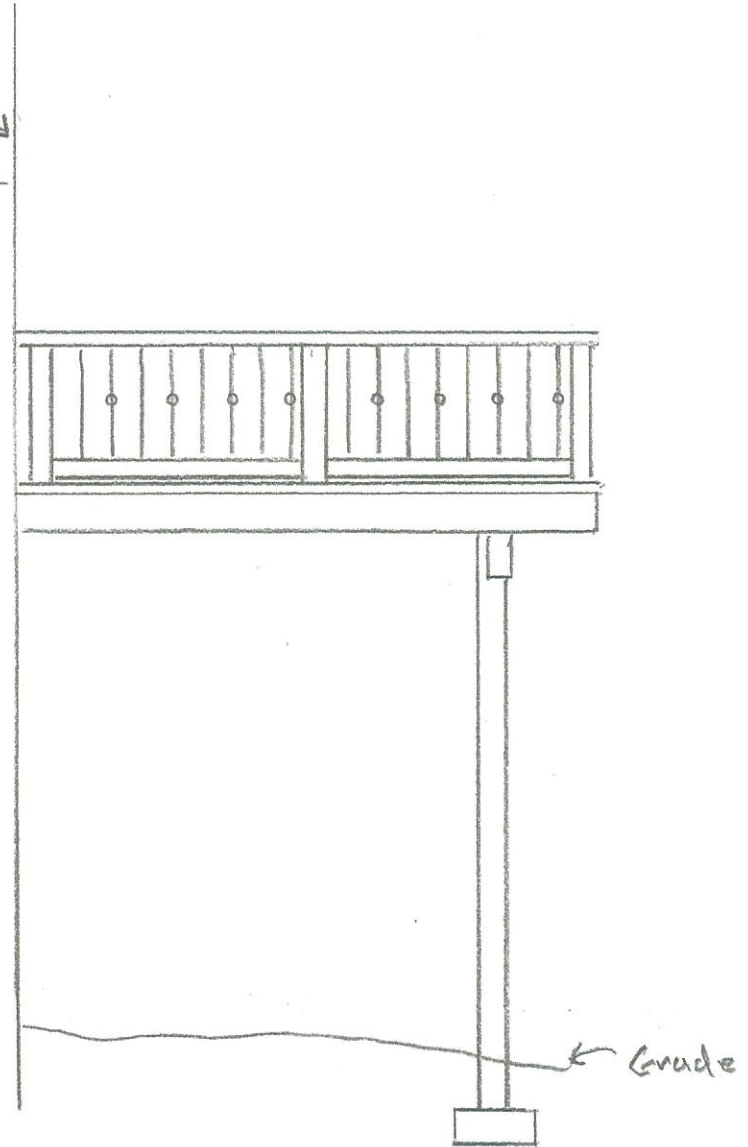


Color  
Canyon  
Gray

House →



Work Rails ↓



South Elevation  $\frac{1}{4}'' = 1' 0''$  46





**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**





**10201 MENLO AVENUE**

**PROPOSED MACADAM DRIVEWAY  
LOCATION AS PER SITE PLAN DRAWING**





**10201 MENLO AVENUE**

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

---