

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Menlo Ave., Silver Spring	Meeting Date:	6/12/2019
Resource:	Primary Resource (1870-1916) Capitol View Park Historic District	Report Date:	6/5/2019
Applicant:	10221 Menlo, LLC Jose Bautista, Agent	Public Notice:	5/29/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	New Construction		

RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Lot associated w/ 1870-1916 Period of Capitol View Park Historic District
STYLE: n/a
DATE: 1838 w/ 1850 alterations



Figure 1: The demolition of the house at 10221 Menlo Ave. was approved at the 6/12/2019 HPC meeting.

BACKGROUND

At the June 12, 2019 HPC meeting the HPC approved the demolition of the dilapidated house at the subject address. The proposed new house will be constructed on the vacant lot.

PROPOSAL

The applicant proposes to construct a new single-family house on the lot.

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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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.

The Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct a new single-family house on the subject property.

The proposed house will be a one-and-a-half story, side gable house, with a large front gable dormer and a shed dormer at the rear. The house has a full width front porch and will be clad in clapboard siding in an 8" (eight inch) reveal with cedar shingles in the front dormer. Most of the windows will be six-over-six sash windows, with a mix of nine-lite casements and smaller six-over-six sash windows. The highly visible foundation will be a brick-form concrete.

Staff finds that the proposed house form is consistent with an early 20th century bungalow. While many of the architectural elements appear to be appropriate, without material specifications it is difficult for Staff to make a determination of appropriateness.

- Siding: The submitted plans only show "8" HORIZ. SIDING." Staff would support either wood clapboard or fiber cement siding in the proposed reveal. The HPC has consistently approved fiber cement siding on building additions and new construction in historic districts. The HAWP application needs to include the material proposed for the exterior cladding.
- Windows: Staff would support either a wood or aluminum clad wood window in the proposed configuration. Staff finds that most vinyl windows have too flat of a profile and are have a shiny appearance that is not consistent with a traditionally constructed wood window. Window specifications need to be submitted with the HAWP application to ensure the proposed windows are appropriate.
- Roofing: The submitted plans only indicate roof shingles. Staff finds that either a 3-tab or architectural shingle would be appropriate, however, details of the exact shingle proposed needs to be submitted with the HAWP application.
- Porch Details: The proposed porch will be supported with a 'permcast' fiberglass column with PVC band boards and a "vinyl rail system." Staff has not evaluated specifications for either the columns nor the railing system. Staff has some concerns that both the columns and railing could have an inappropriate appearance that is inconsistent with wood. Staff finds that the PVC trim creates an appearance that is generally inappropriate, even for infill construction within the historic district. Detailed specifications for the proposed railing and columns needs to be submitted with the HAWP application.

At the rear, the applicant proposes to construct a deck. The decking surface will be Trex composite with a vinyl guardrail system. Staff finds that the composite decking at the rear is an appropriate material, as it will not be visible from the public right-of-way. However, Staff is unable to make a determination as to the appropriateness of the proposed guardrail. Staff finds that the railing configuration is generally appropriate, but details need to be submitted with the HAWP to ensure the proposed railing will have an appearance that is consistent with painted wood and not a shiny PVC appearance.

Due to the significant slope on the site and the lack of off-street parking, the applicant proposes to construct a new gravel parking pad in front of the house. The parking pad will require a retaining wall. Staff finds that a retaining wall in this location is appropriate and necessary to provide some off-street parking on the site. Staff has explored the Keystone Retaining Wall System website and found that a number of the stones are appropriate, however, without the specifications, Staff cannot make a determination of appropriateness for the wall treatment. Staff request feedback from the HPC as to the appropriate exterior appearance for the proposed retaining wall.

Staff finds that overall the design of the proposed house appears to be appropriate, however, there are a number of outstanding building specifications that need to be submitted for evaluation before Staff can make a recommendation for a complete Historic Area Work Permit. For a complete HAWP the applicant needs to submit:

- A complete site plan detailing site alterations and maximum limits of disturbance;
- Proposed window and door specifications;
- Building siding details;
- Proposed roof shingles;
- Porch column and railing system details;
- Retaining wall treatment and elevations of the proposed walls from the street and from inside the site;
- Trim details;
- Tree survey;
- Details on proposed stormwater management; and
- Other details identified by the HPC.

STAFF RECOMMENDATION

Staff recommends the applicant make any modifications recommended by the HPC and return for a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Jose@JoseBautista.com Contact Person: Jose Bautista
Tax Account No. 161300996542 Daytime Phone No.: 501 537 5856
Name of Property Owner: 10221 Menlo LLC Daytime Phone No.: 301 537 5658
Address: 148 CRYSTAL SPRING DR. ASHTON MD 20861
Street Number City State Zip Code
Contractor: The CREW Builders Inc. Phone No.: 770 956 2304
Contractor Registration No.: 532 5867
Agent for Owner: JOSE BAUTISTA Daytime Phone No.: 301 537 5658

LOCATION OF BUILDING/PROJECT

House Number: 10221 Street: Menlo Ave
Town/City: Silver Spring Nearest Cross Street: Loma St
Lot: 1 Block: 18 Subdivision: CAPITOL View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

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

PART THREE COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Jose Bautista
Signature of owner or authorized agent

4/15/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Tear Down Existing Structure

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

Home has been hit by tree
County is requiring Tear Down.
Will Re build to code

2. SITE PLAN

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]

Owner's mailing address

10221 Menlo LLC
 148 CRYSTAL Spring Dr.
 ASHTON MD 20861

Owner's Agent's mailing address

JOSE BAUTISTA
 148 CRYSTAL Spring Dr.
 ASHTON MD 20861

Adjacent and confronting Property Owners mailing addresses

John & Patricia Monahan
 10219 Menlo Ave
 Silver Spring MD
 20910

Kevin & Andrea Daney
 10222 Leslie ST
 Silver Spring MD 20902

Maryland National Capital
 Park and Planning
 8787 Georgia Ave.
 Silver Spring MD

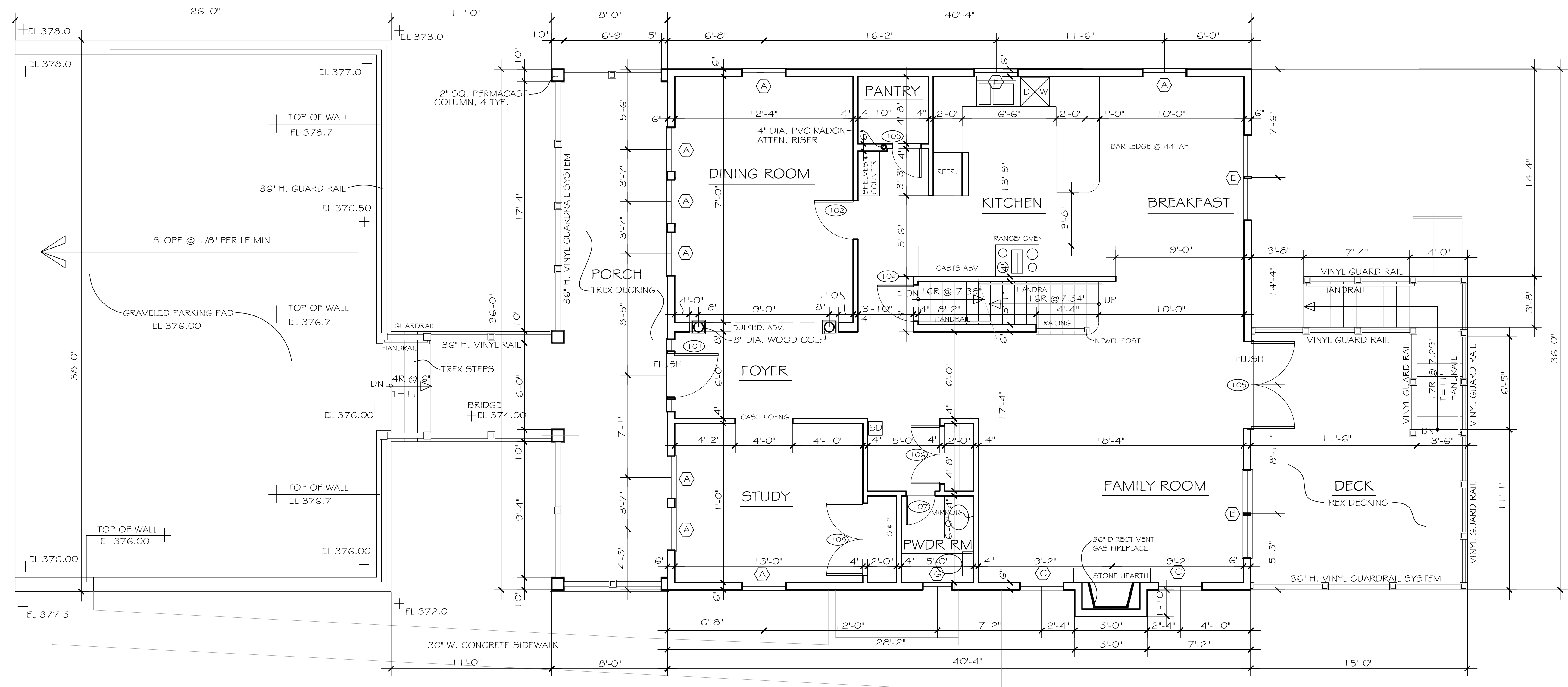
STERLING Custom Homes LLC
 10220 Menlo Ave
 Silver Spring MD 20910

Richard & Margaret Kolm
 10219 Grant ave
 Silver Spring MD
 20910

Drew & Christine Dunn
 10217 Menlo Ave
 Silver Spring MD 20910



A-1	BASEMENT PLAN, DOOR AND WINDOW SCHEDULES, GENERAL NOTES, COUNTY DESIGN CRITERIA
A-2	FIRST FLOOR PLAN, DOOR AND WINDOW SCHEDULES
A-3	SECOND FLOOR PLAN, DOOR AND WINDOW SCHEDULES
A-4	FRONT AND RIGHT SIDE ELEVATIONS
A-5	REAR AND LEFT SIDE ELEVATIONS
A-6	BUILDING SECTION A, PARTIAL BUILDING SECTION B, WALL SECTIONS
A-7	ENERGY ENVELOPE PLANS, SECTIONS AND SCHEDULES
S-1	FOUNDATION PLAN, STRUCTURAL NOTES, FOUNDATION DETAILS
S-2	FIRST FLOOR FRAMING PLAN, DETAILS
S-3	SECOND FLOOR FRAMING PLAN, ROOF FRAMING PLAN, DETAILS
S-4	WIND BRACE PLANS, SCHEDULES, DETAILS



FIRST FLOOR PLAN

FLR ELEV= 374.00

1452 SQ FT

1/4" = 1'-0"

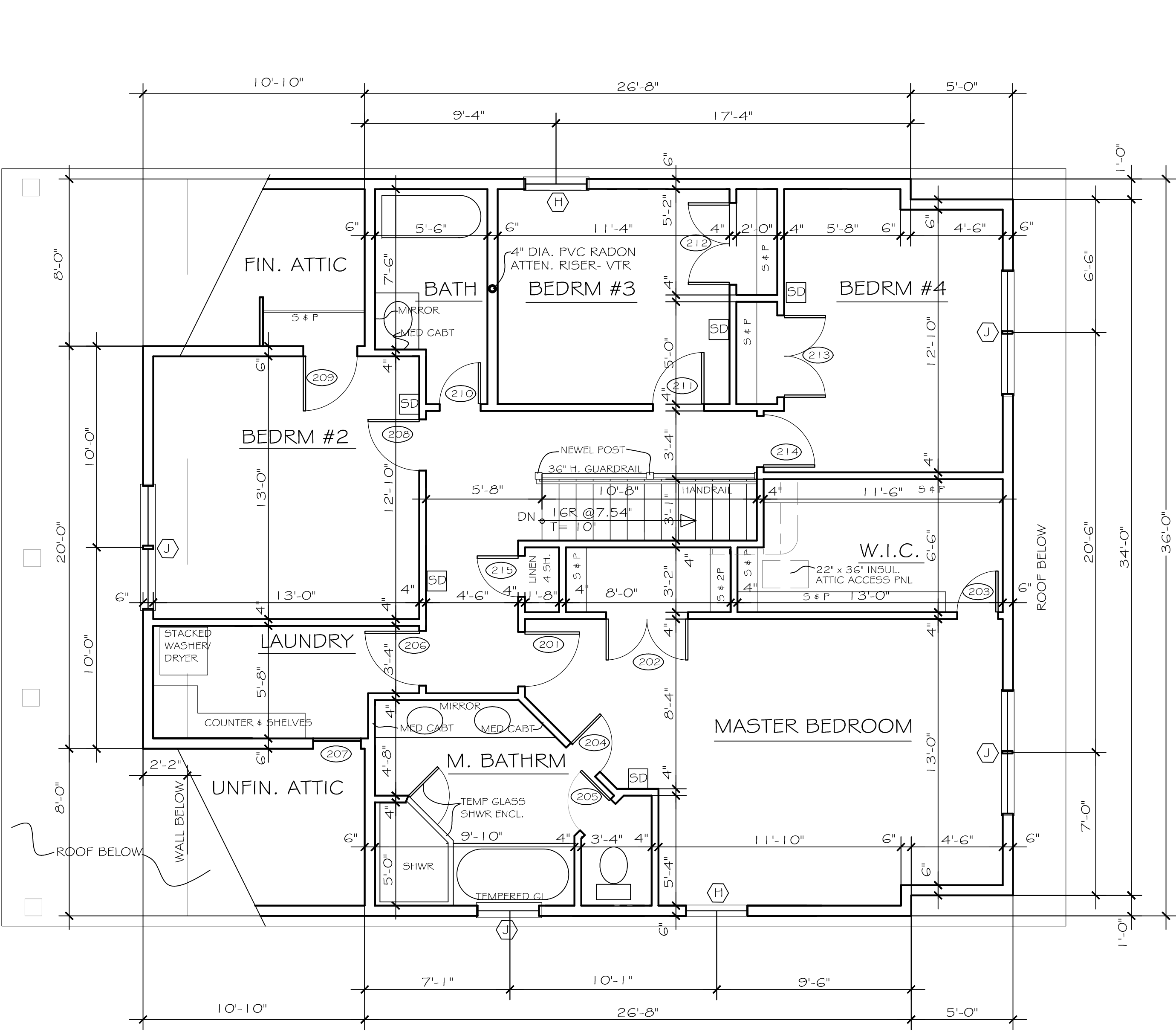
 HARDWIRED INTERCONNECTED CO/ SMOKE
DETECTOR W/ BATTERY BACKUP

WINDOW SCHEDULE					
MX	SIZE	TYPE	U-VALUE	SHGC	NOTES
A	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	
C	3'-0"x 3'-0"	AWNING	0.32	0.4	
E	2'-3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	4
F	2'-8"x 4'-0"	CASEMENT	0.32	0.4	
G	2'-4"x 4'-0"	DOUBLE HUNG	0.32	0.4	3

NOTES
ALL OPERABLE UNITS TO HAVE INSECT SCREEN

1. EGRESS WINDOW
2. VIF W/ MFG. THAT WINDOW MEETS COUNTY
5.0 SF NET CLR OPNG EGRESS REQUIREMENTS
3. TEMPERED GLASS
4. FACTORY MULL

DOOR SCHEDULE				
(MK)	SIZE	TYPE	U-VALUE	NOTES
I 01	3'-0"x 6'-8"	SIDE HINGE EXTERIOR	0.25	3, 5
I 02	2'-6"x 6'-8"	SIDE HINGE		
I 03	2'-0"x 6'-8"	SIDE HINGE		
I 04	2'-6"x 6'-8"	SIDE HINGE		
I 05	2- 3'-0"x 8'-0"	EXT. FRENCH	0.32	2, 4
I 06	2- 2'-0"x 6'-8"	SIDE HINGE		
I 07	2'-6"x 6'-8"	SIDE HINGE		
I 08	2- 2'-6"x 6'-8"	SIDE HINGE		
NOTES				
1. INTERIOR DOORS ARE MASONITE 6 PANEL IN PREHUNG WOOD FRAMES, UNO				
2. PROVIDE MFG'S, INSECT SCREEN				
3. STEEL/ INSULATED CORE IN PREHUNG FRAME WITH WEATHER KIT AND SECURITY LOCKSET				
4. ANDERSEN FWH60G8PALR WITH MFG'S. STANDARD SECURITY LOCKSET & SCREEN DOOR				
5. ASSEMBLY TO INCLUDE 12" SIDELIGHTS EA SIDE AND 20" TRANSOM				
6. ANDERSEN FWH60B0PALR WITH MFG'S. STANDARD SECURITY LOCKSET & SCREEN DOOR				



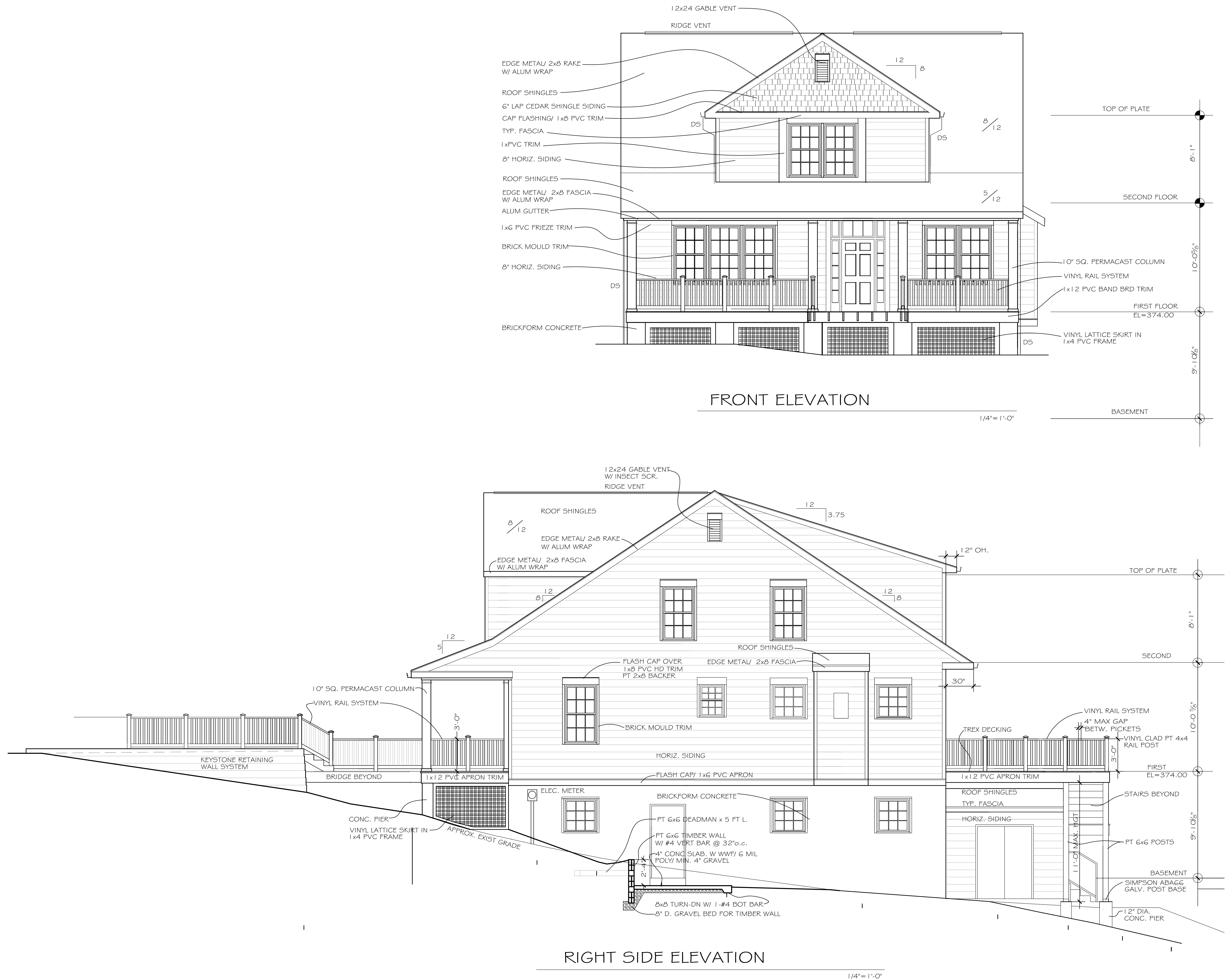
SECOND FLOOR PLAN

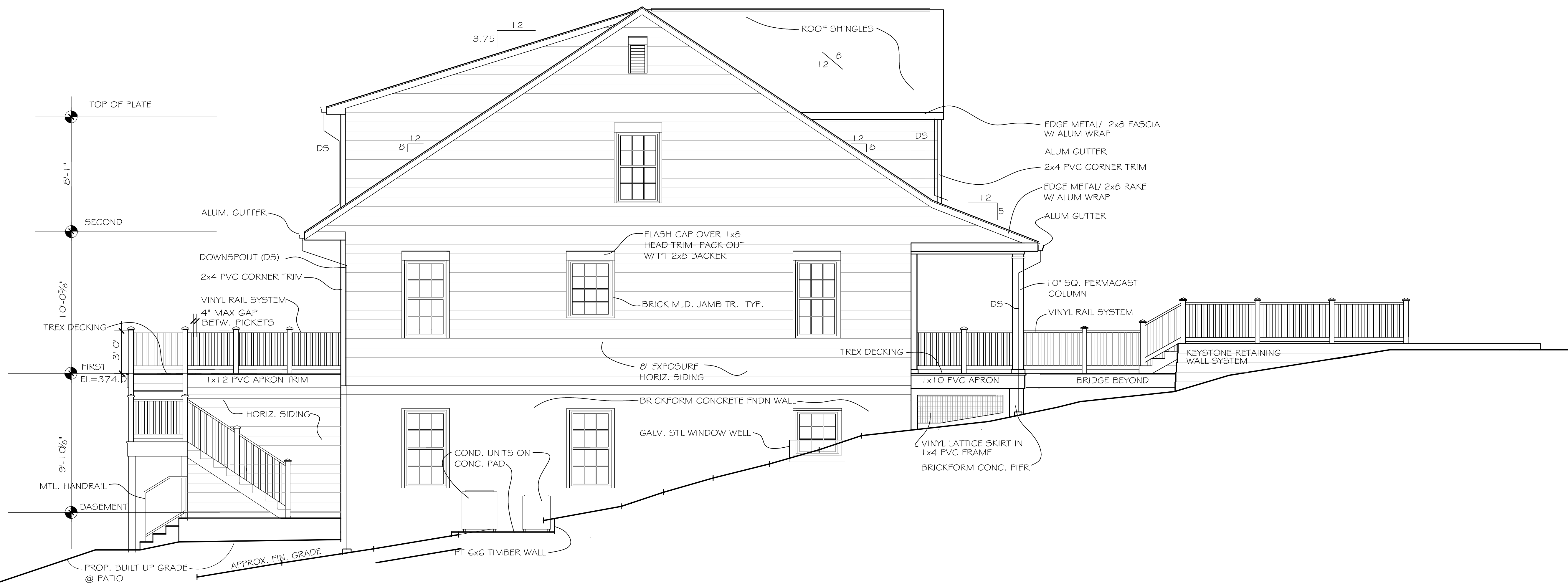
1355 sq ft 1/4" = 1'-0"

50 HARDWIRED INTERCONNECTED CO/ SMOKE DETECTOR W/ BATTERY BACKUP

WINDOW SCHEDULE					
MK	SIZE	TYPE	U-VALUE	SHGC	NOTES
H	3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4	1, 2
J	2- 3'-0"x5'-0"	DOUBLE HUNG	0.32	0.4	1, 2
K	3'-0"x 4'-0"	FX. PICTURE	0.32	0.4	3
N	2- 3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4	
NOTES ALL OPERABLE UNITS TO HAVE INSECT SCREEN 1. EGRESS WINDOW 2. VIF W/ MFG. THAT WINDOW MEETS COUNTY 5.0 SF NET CLR OPNG EGRESS REQUIREMENTS 3. TEMPERED GLASS					

DOOR SCHEDULE				
MK	SIZE	TYPE	U-VALUE	NOTES
201	2'-8"x 6'-8"	SIDE HINGE		
202	2'- 2'-0"x 6'-8"	SIDE HINGE		
203	2'-0"x 6'-8"	SIDE HINGE		
204	2'-4"x 6'-8"	SIDE HINGE		
205	2'-0"x 6'-8"	SIDE HINGE		
206	2'-8"x 6'-8"	SIDE HINGE		
207	2'-6"x 6'-8"	ACCESS PNL	0.1	2
208	2'-6"x 6'-8"	SIDE HINGE		
209	2'-6"x 6'-8"	SIDE HINGE		
210	2'-0"x 6'-8"	SIDE HINGE		
211	2'-6"x 6'-8"	SIDE HINGE		
212	2- 2'-0"x 6'-8"	SIDE HINGE		
213	2- 2'-0"x 6'-8"	SIDE HINGE		
214	2'-6"x 6'-8"	SIDE HINGE		
215	2'-0"x 6'-8"	SIDE HINGE		
NOTES 1. INTERIOR DOORS ARE MASONITE 6 PANEL IN PREHUNG WOOD FRAMES, UNO 2. FLUSH ACCESS PANEL- INSULATE BACK SIDE W/ 2" FOIL FACED RIGID INSUL=R-10				

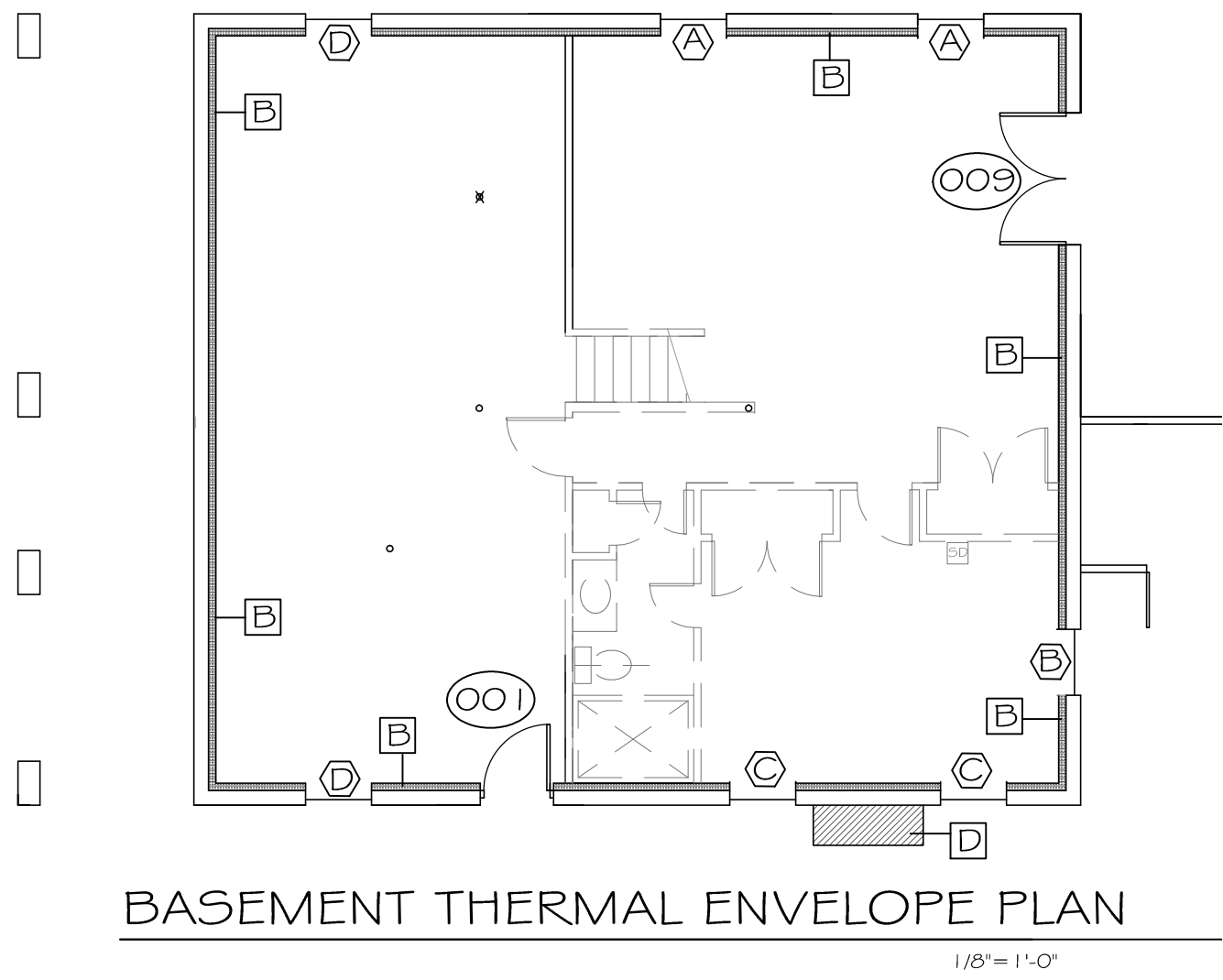
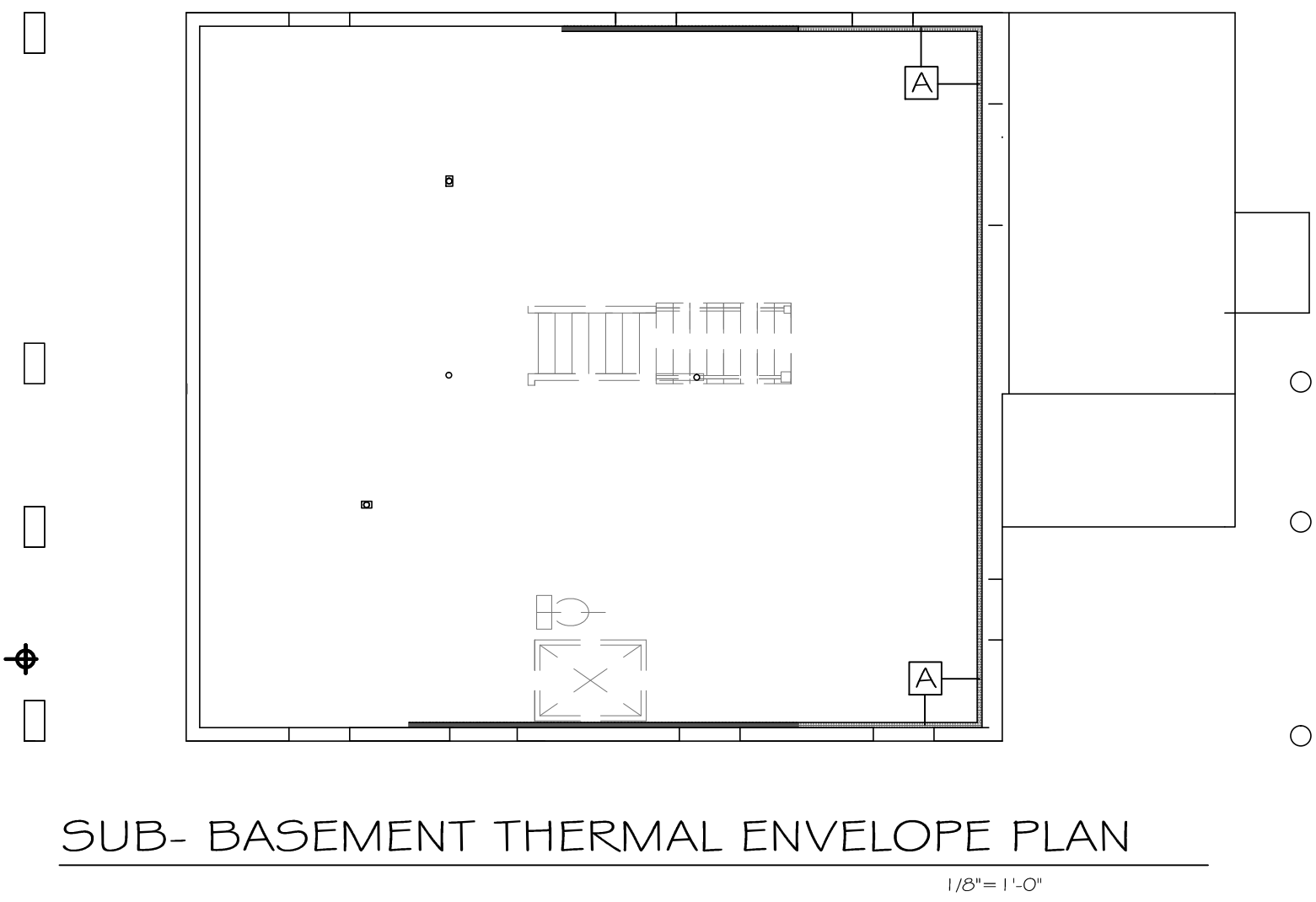
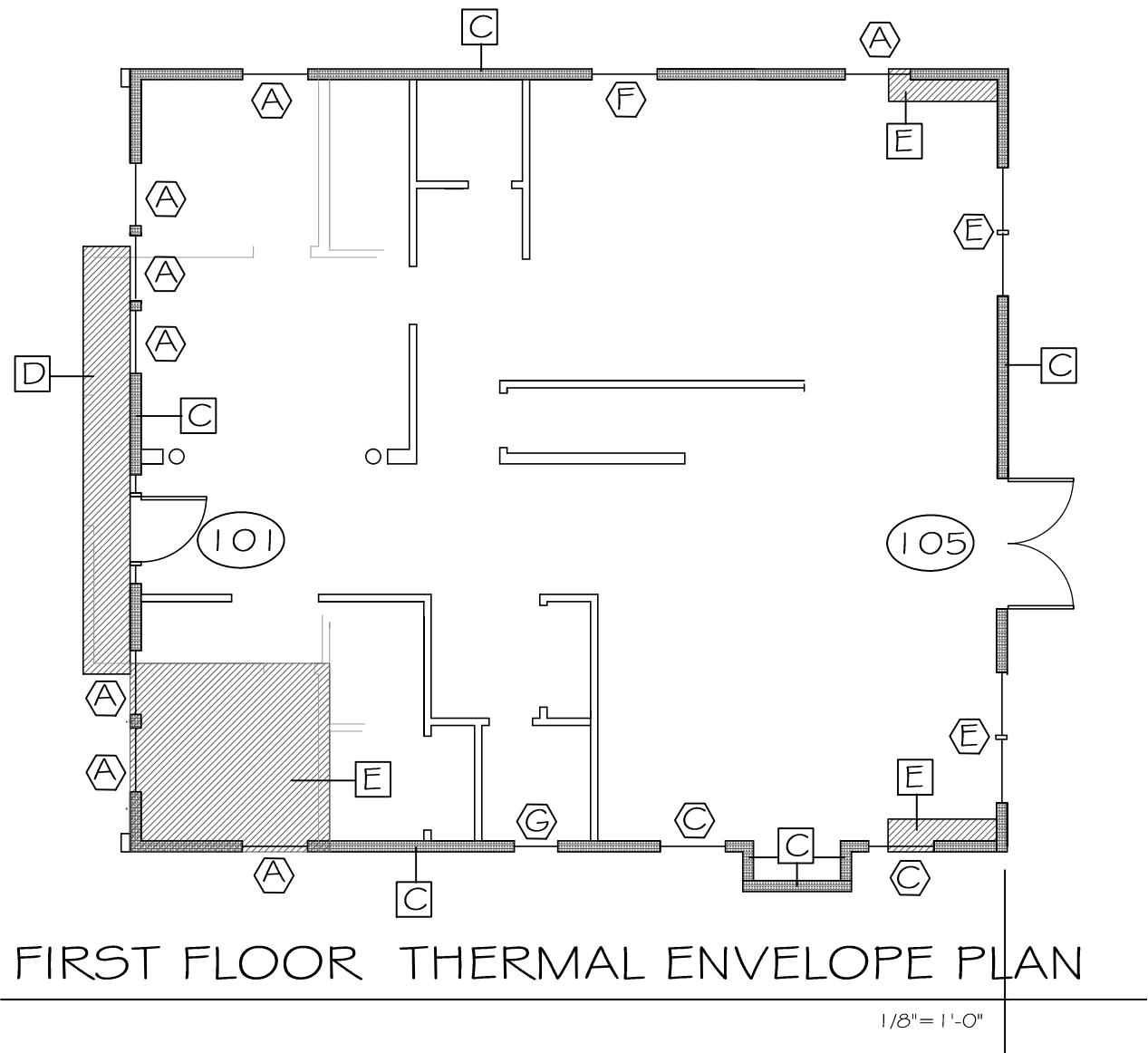
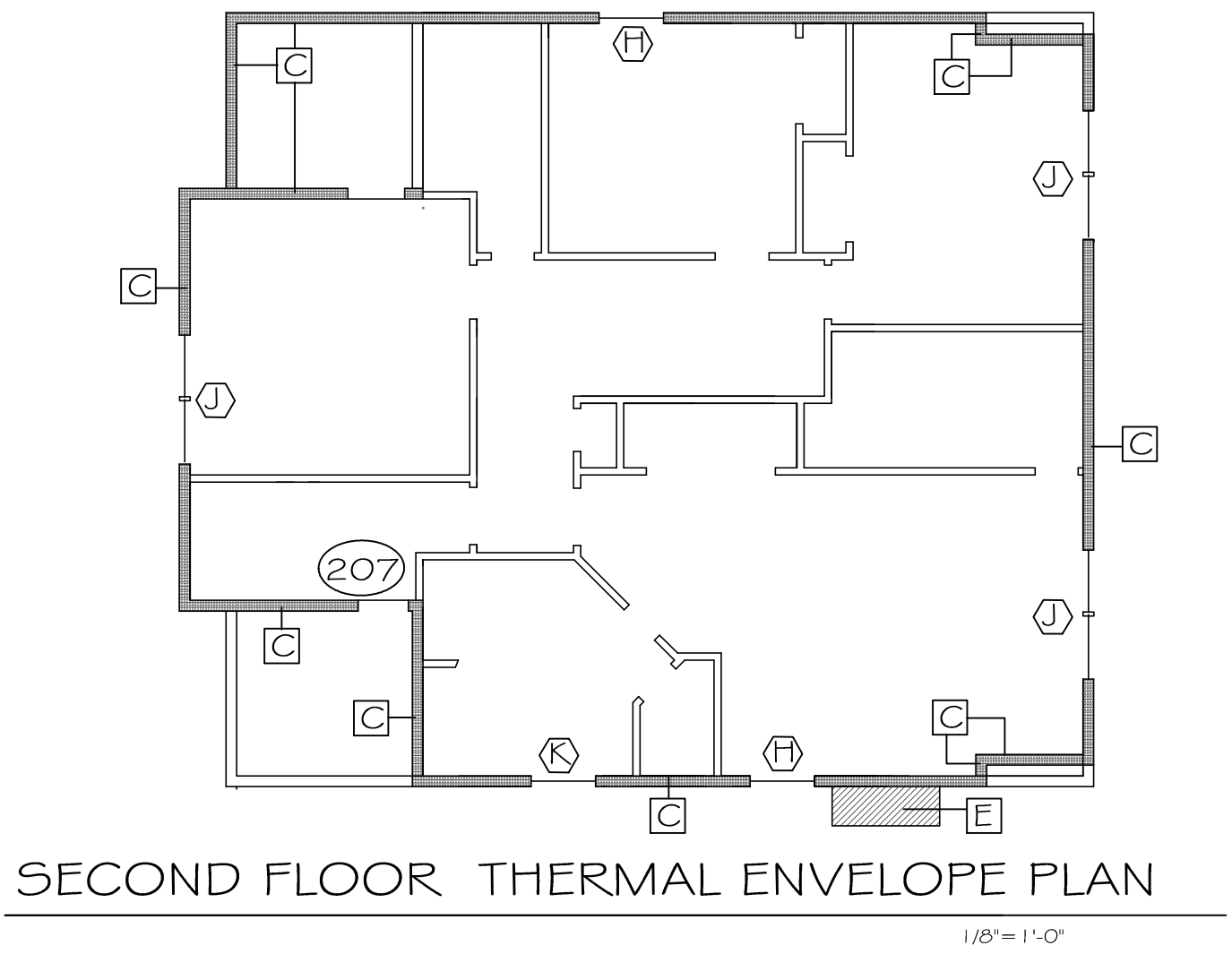
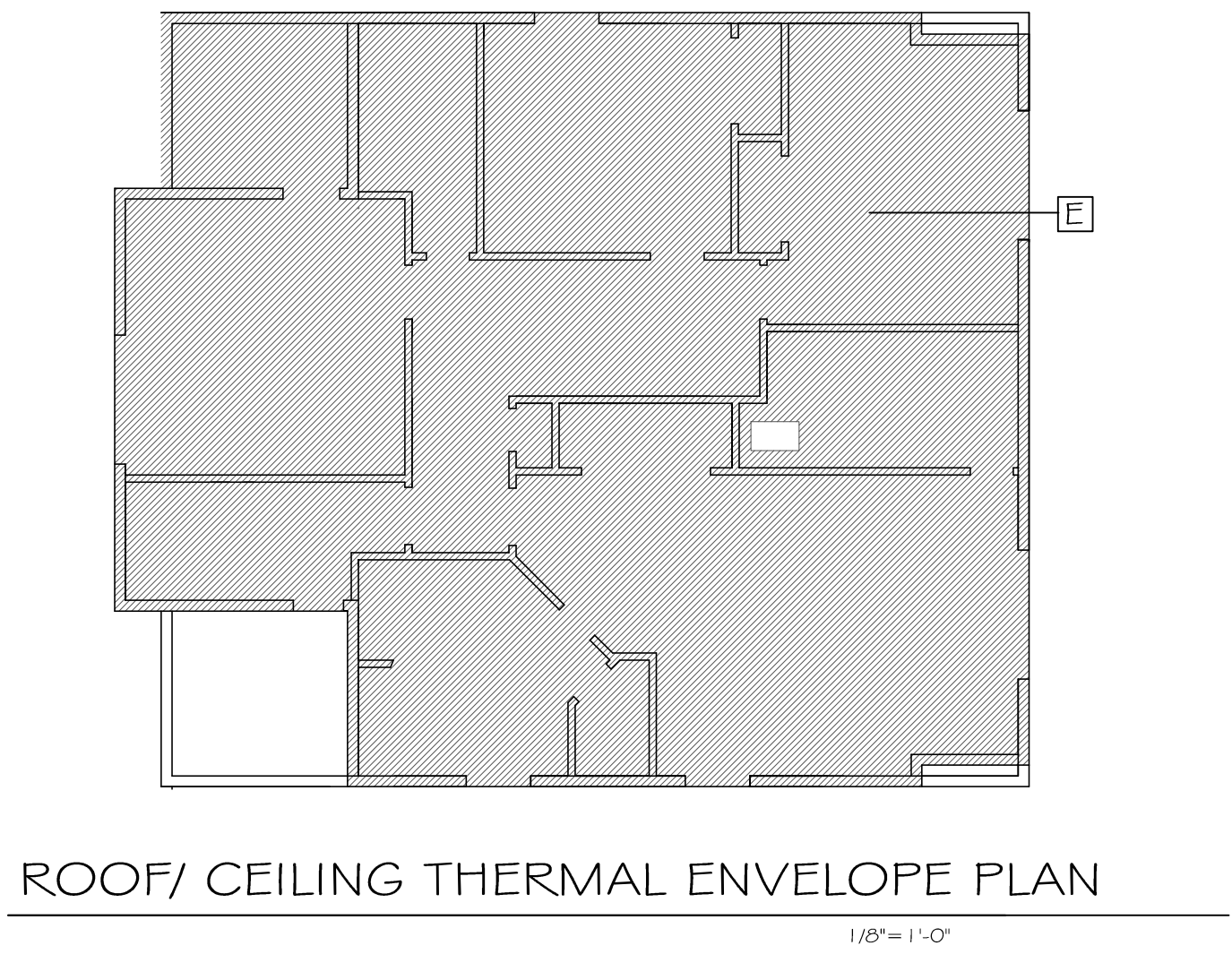
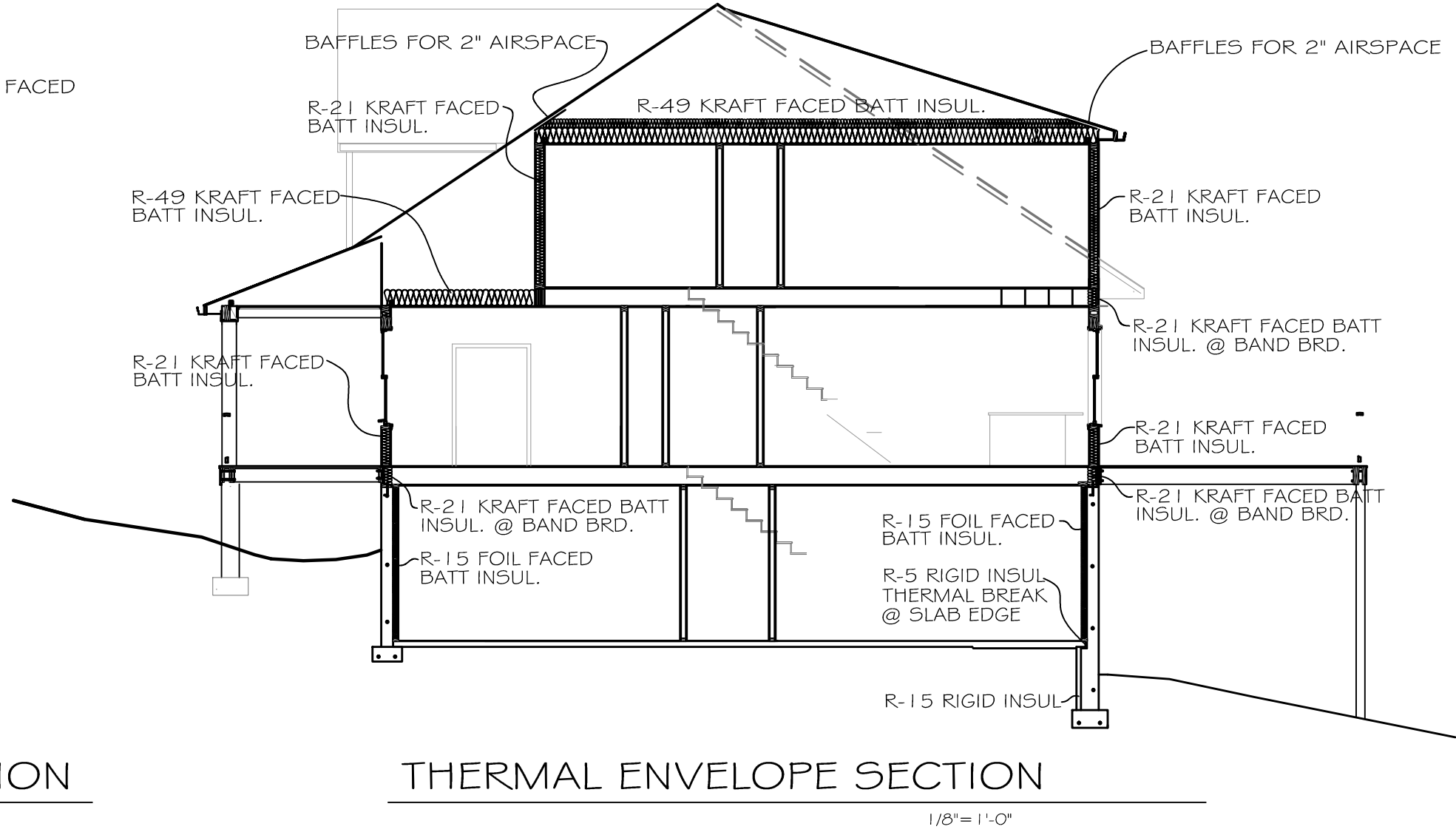
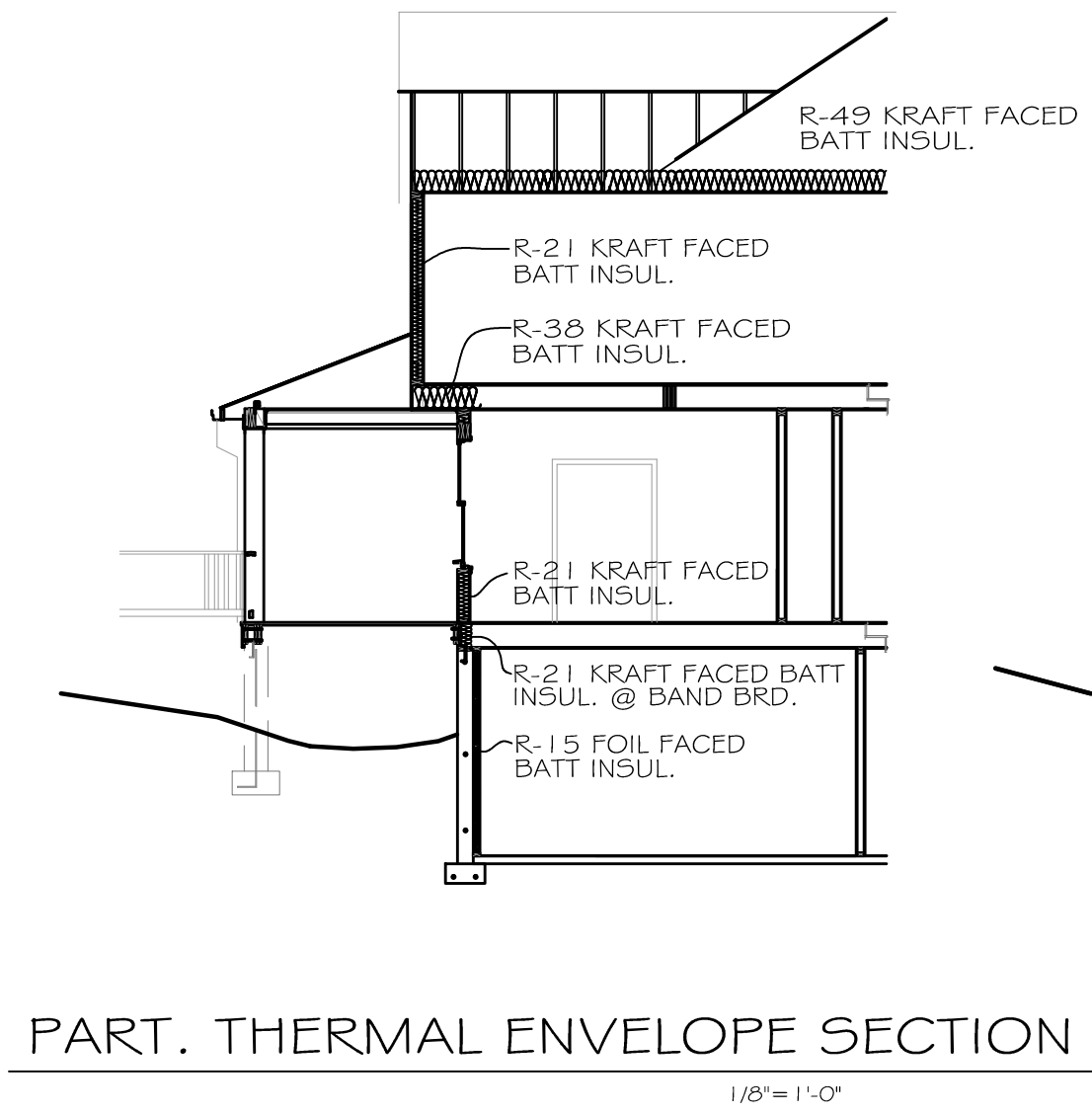




LEFT SIDE ELEVATION



REAR ELEVATION



INSULATION SCHEDULE				
MK	INSUL. TYPE/ R VALUE	LOCATION	POSITION	NOTES
A	RIGID POLYISO/ R-15	SUB-SLAB FNDN WALL	VERTICAL	1
B	FOIL FACED/ R-15	BASEMENT WALL	VERTICAL	2
C	KRAFT FACED BATT/ R-21	FRAME WALL	VERTICAL	
D	KRAFT FACED BATT/ R-38	FLOOR	HORIZONTAL	3
E	KRAFT FACED BATT/ R-49	CEILING	HORIZONTAL	4, 5
NOTES				
1. FULL HGT FROM TOP OF FTG TO SLAB: 1" @ SLAB EDGE AS THERMAL BREAK				
2. INSTALLED BETWEEN 2x4 @ 24" FURRING @ FUTURE FIN. AREAS; ATTACHED TO CONC. W/ STICK PINS @ UNFIN.				
3. INSTALL IN FLOOR W/ VAPOR BARRIER FACING UP				
4. TWO LAYERS: KRAFT FACED R-38 BOTTOM LAYER, UNFACED R-11 UPPER LAYER				
5. ALTERNATE 1: 6 MIL POLY VAPOR BARRIER WITH R-49 BLOWN-IN CELLULOSE ALTERNATE 2: 7" CLOSED CELL MEDIUM DENSITY SPRAY FOAM @ R-7 PER INCH				

DOOR SCHEDULE				
MK	SIZE	TYPE	U-VALUE	SHGC
001	3'-0"x 6'-8"	INSUL CORE NO GLASS	0.25	NA
009	2'- 3'-0"x 6'-8"	FR. DOORS FULL GLASS	0.32	0.40
101	3'-0"x 6'-8" 2'-12"x 6'-8" SIDELTS 5'-0"x 1'-6" TRANSOM	INSUL CORE DOOR FNL/ INSUL GLASS	0.35	0.40
105	2'- 3'-0"x 8'-0"	FR. DOORS FULL GLASS	0.32	0.40
207	2'-6"x6'-8" W/ 2" FOIL FACED INSUL	SOLID CORE	0.10	NA

WINDOW SCHEDULE						
MK	SIZE	TYPE	U-VALUE	SHGC	QTY	TOTAL AREA
A	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	10	165.0 SF
B	3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	1	16.5 SF
C	3'-0"x 3'-0"	AWNING	0.32	0.4	4	36.0 SF
D	3'-0"x 3'-0"	AWNING	0.32	0.4	2	18.0 SF
E	2'- 3'-0"x 5'-6"	DOUBLE HUNG	0.32	0.4	2	66.0 SF
F	2'-8"x 4'-0"	CASEMENT	0.32	0.4	1	10.7 SF
G	2'-4"x 4'-0"	DOUBLE HUNG	0.32	0.4	1	9.3 SF
H	3'-0"x 5'-0"	DOUBLE HUNG	0.32	0.4	2	30.0 SF
J	2'- 3'-0"x5'-0"	DOUBLE HUNG	0.32	0.4	3	90.0 SF
K	3'-0"x 4'-0"	FX. PICTURE	0.32	0.4	1	12.0 SF
TOTAL WINDOW AREA						453.5 SF
NOTE: WINDOW GLASS IS DOUBLE PANE INSUL W/ LOW-E FILM						

5/25/18 PERMIT

NEW CONSTRUCTION
10221 MENLO AVENUE

SILVER SPRING, MD. 20901

DEVELOPER
10221 MENLO LLC
148 CHRYSTAL SPRING DRIVE
ASHTON, MD. 20861

TEL 301 537 5656

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 6910, EXPIRATION DATE 1-10-2020.

JARVINEN ASSOCIATES, INC.
ARCHITECTURE

ONEEJACK@TARJAKOVAL.COM

22779 DALLWOOD ROAD
SILVER SPRING, MD 20910
TEL 301 717 6462 FAX 301 717 6462

A-7