## EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address</th>
<th>Meeting Date:</th>
<th>3/11/2020</th>
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<tbody>
<tr>
<td>10007 Menlo Avenue, Silver Spring</td>
<td>Report Date:</td>
<td>3/4/2020</td>
</tr>
<tr>
<td>Applicant: Len Newman</td>
<td>Public Notice:</td>
<td>2/26/2020</td>
</tr>
<tr>
<td>Review: HAWP</td>
<td>Tax Credit:</td>
<td>No</td>
</tr>
<tr>
<td>Case Number: 31/07-20B</td>
<td>Staff:</td>
<td>Dan Bruechert</td>
</tr>
<tr>
<td>PROPOSAL: Accessory Structure</td>
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### STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

### ARCHITECTURAL DESCRIPTION:

**SIGNIFICANCE:** Nominal (Non-Contributing) Resource within the Capitol View Park Historic District

**STYLE:** Colonial Revival

**DATE:** 1945

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Fig. 1: 10007 Menlo Avenue. The rear property boundary is also one of the district’s boundaries.
PROPOSAL

The applicant proposes to install a prefabricated-wood, accessory structure, measuring 16’ × 12’ (sixteen feet by twelve feet) at the rear of the property at 10007 Menlo Ave. (Note: the rear of this property is accessed via Leafy Ave.). The structure has a side gable roof with asphalt shingles with paired doors and sash windows.

The proposed accessory structure will only be visible from the right-of-way outside of the historic district (see the district boundaries on the map above). Staff recommends the HPC approve this HAWP.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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
(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.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant Standards are as follows:

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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 RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Len E. Newman
Contact Person: Len Newman
Daytime Phone No.: 202 557 6069

Tax Account No.: ____________________________

Name of Property Owner: Len E. Newman
Daytime Phone No.: 202 557 6069

Address: 1000 Menlo Ave Silver Spring Menlo 20910

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING-PURPOSE

House Number: 1000 Menlo
Street: Menlo
Town/City: Silver Spring
Nearest Cross Street: Leafy
Lot: ______ Block: ______ Subdivision: ______
Lib: ______ Fold: ______ Parcel: ______

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE

[ ] Construct [ ] Extend [ ] Alter/Remodel
[ ] Move [ ] Install [ ] Add/Infill
[ ] Repair [ ] Replace [ ] Remove/Rehab

1B. Construction cost estimator: $5047.92

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND ALINAEDITIONS

2A. Type of sewage disposal:
[ ] WSSC [ ] Septic [ ] Other: N/A

2B. Type of water supply:
[ ] WSSC [ ] Well [ ] Other: N/A

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 property line [ ] Entirely on land of owner [ ] On public right of way/assessment

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] Len Newman
Feb 16 2020

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

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

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:
      
      "We have a long back yard."
      "There are no existing structures there."

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      "Installation of a prefab wood storage shed, for storage only."
      "Manufacturer: Beavertail structures, Model "Elite A Frame.""
      "Materials: LP Smart Panel Wood Siding, Color to match house. - Belmont Blue, White Trim."
      "Red doors. Red Shutters."

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 features 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 drip line of any tree 8" 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 INTO MAILING LABELS.

NEWMAN
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
</table>
| Len Newman + Lisa Shochat  
10007 Menlo Ave  
Silver Spring, MD 20910 |                                      |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| Katrina Gwyn  
10009 Menlo Ave  
Silver Spring, MD 20910 | Gerrit + Dannie De Leon  
10005 Menlo Ave  
Silver Spring, MD 20910 |
Lot 10
#10007

Leafy Avenue

Grade will be installed at 3'

Proposed location for garden shed

Existing Parking

Fence

SITE PLAN
Existing Property Condition Photos

VIEW FROM HOUSE

VIEW FROM STREET
Actual Proposed Materials: LP Smart Panel Siding

1. Grip edge at all roof edges for leak-free quality finish.
2. Overhang flush on gables.
3. Finished soffit on all buildings.
4. Hurricane ties if required.
5. Felt paper: unless otherwise noted, required underlayment shall conform to ASTM D 7146 Type I, ASTM D 3983 Type L, or ASTM D 6787.

SECTION OF SERIES 12 A-FRAME

Scale: 3/8" = 1'-0"
Note: Proposed structure to be 10' x 12'

12" PLYWOOD SHEATHING w/ 8d NAILS IN 3" GRID PATTERN FOR CONT. PORTAL FRAME CONSTRUCTION PER IRC TABLE R602.1 B.4.5 (OVERHEAD DOOR OPTION)

FLOOR PLAN

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

IMPORTANT NOTE REGARDS CODES:

THE STRUCTURE IS A NON-PUBLIC GARDEN SHED. REFER TO LOCAL CODE FOR FURTHER CLASSIFICATION. OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. THE DESIGN OF STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO CONFORM TO LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

NOTE OF PLAN USAGE:

THESE DRAWINGS WAS DONE FOR THE SOLE PURPOSE OF ASSISTING EHS STRUCTURES IN CONSTRUCTION OF THE BUILDING. IT SHALL NOT BE USED BY ANY PERSONS IN ANY MANNER OTHER THAN THE EMPLOYEES OF EHS STRUCTURES & THE ARCHITECT. ALSO THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF EHS STRUCTURES & THE ARCHITECT.
Actual Proposed Materials: LP Smart Panel Siding

GF 13

12" SHEATHING, FASTENED w/ 8d NAILS @ 6" O.C., EDGE SPACING @ 12" O.C. FIELD SPACING

2x4 RAFTERS @ 16" O.C.

2x3 13d NAILS TOED

TOP OF WALL

1x4 FASCIA

SOFFIT

DURATEMP OR VINYL SIDING OVER 1/2" CDX OSB

-FASTENED w/ 8d NAILS @ 6" O.C., EDGE SPACING @ 12" O.C. FIELD SPACING

(2) 13d NAILS FROM SOFFIT TO TOP PLATE,(PER FOOT)

(2) 13d NAILS FROM FASCIA TO ROOF RIAN.(PER FOOT)

35° 33 3/4" 33 3/4"

CONT. RIDGE VENT - OPTIONAL

PLYWOOD GUSSET EA.
SIDE OF RAFTER FASTENED w/ (10) 16 GA, 1/2" CROWN X 1 1/4" 8D STAPLES

FASTEN EA. COLLAR TIE w/ (6) 10D RING SHANK NAILS

(3) 13d NAILS TOED INTO PLATE

FASTEN LOWER TOP PLATE INTO STUD w/ (7) 13d NAILS INTO EA. STUD. THEN FASTEN TOP PLATE TO LOWER PLATE w/ (2) 13d NAIL 6

2x4 DBL. TOP PLATE

2x4 COLLAR TIE @ 48" O.C. MAX

OPTIONAL OVERHEAD DR.

2x4 STUD WALL @ 16" O.C.

(2) 13d NAIL THROUGH BOT. OF 2x6 BOLE PLATE TO END OF STUD

5/8" PLYWOOD, FASTENED w/ (8d NAILS @ 12" O.C., EDGE SPACING @ 24" O.C. FIELD SPACING OVER 2x4 FLOOR JA1875 @ 12" O.C.

SECTION OF SERIES 12 A-FRAME

SCALE: 3/8" = 1'-0"

GENERAL NOTES:
1. Drip edge at all roof edges for leak-free quality finish
2. Overhang flush on gables
3. Finished soffit on all buildings
4. Hurricane ties if required
5. Felt paper unless otherwise noted, required underlayment shall conform to ASTM D 776 TYPE I, ASTM D 4869 TYPE I, OR ASTM D 963.
Note: Proposed structure to be 10' x 12'.

12" PLY-WOOD, SHEATHING & 8D NAILS IN 3" GRID PATTERN FOR CONSTRUCTION PER IRC TABLE R622.1.1(6)
(OVERHEAD DOOR OPTION)

1. UNLESS 4 DOOR SIZES & TYPE MAY VARY UPON OWNERS REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
   FLOOR FRML: 50 PSF TOTAL LOAD
   WIND SPEED: 90 MPH
3. DETACHED ACCESSORY STRUCTURE THAT CONTAINS NO CONDITIONED FLOOR AREA

IMPORTANT NOTE REGARDS CODES:

THE STRUCTURE IS A NON-PUBLIC GARDEN SHED.
REFER TO LOCAL CODE FOR FURTHER CLASSIFICATION.
OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT.
THE DESIGN OR STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO COMPLY WITH LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

NOTE OF PLAN USAGE:

THIS DRAWING WAS DONE FOR THE SOLE PURPOSE OF ASSISTING E & S STRUCTURES IN CONSTRUCTION OF THE BUILDING. IT SHALL NOT BE USED BY ANY PERSON IN ANY MANNER OTHER THAN THE EMPLOYEES & DEALERS OF E & S STRUCTURES & THE ARCHITECT. ALSO THE DRAWING SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF E & S STRUCTURES & THE ARCHITECT.