

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10007 Menlo Avenue, Silver Spring	Meeting Date:	3/11/2020
Resource:	Nominal (Non-Contributing Resource) Capitol View Historic District	Report Date:	3/4/2020
Applicant:	Len Newman	Public Notice:	2/26/2020
Review:	HAWP	Tax Credit:	No
Case Number:	31/07-20B	Staff:	Dan Bruechert
PROPOSAL:	Accessory Structure		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Nominal (Non-Contributing) Resource within the Capitol View Park Historic District
STYLE: Colonial Revival
DATE: 1945

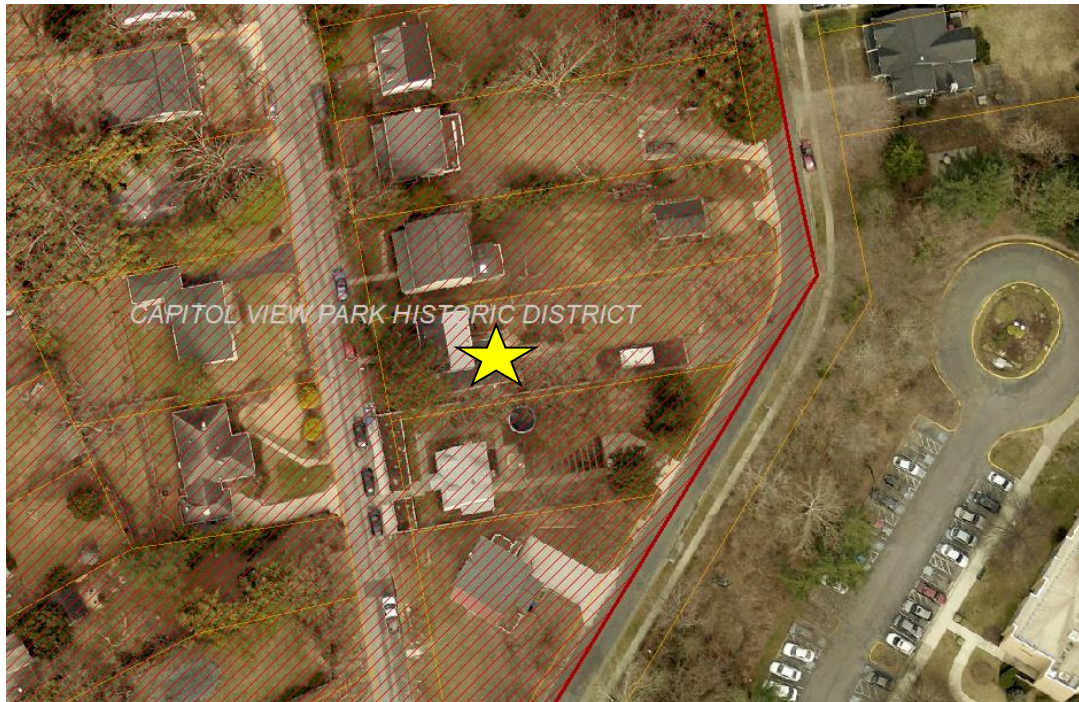


Fig. 1: 10007 Menlo Avenue. The rear property boundary is also one of the district's boundaries.

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.



905449

HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Len. E. Newman@gmail.com Contact Person: Len Newman
Daytime Phone No.: 202 557 6069
Tax Account No.: _____
Name of Property Owner: Len Newman Daytime Phone No.: 202 557 6069
Address: 10007 Menlo Ave Silver Spring Menlo 20910
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10007 Street: MENLO
Town/City: Silver Spring Nearest Cross Street: LEAFY
Lot: _____ Block: _____ Subdivision: _____
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: \$ \$5047.92

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Len Newman
Signature of owner or authorized agent

Feb 16, 2020
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

**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: Beiler's structures, Model "Elite A frame"
Materials: LP Smart Panel Wood Siding
Colors - 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:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

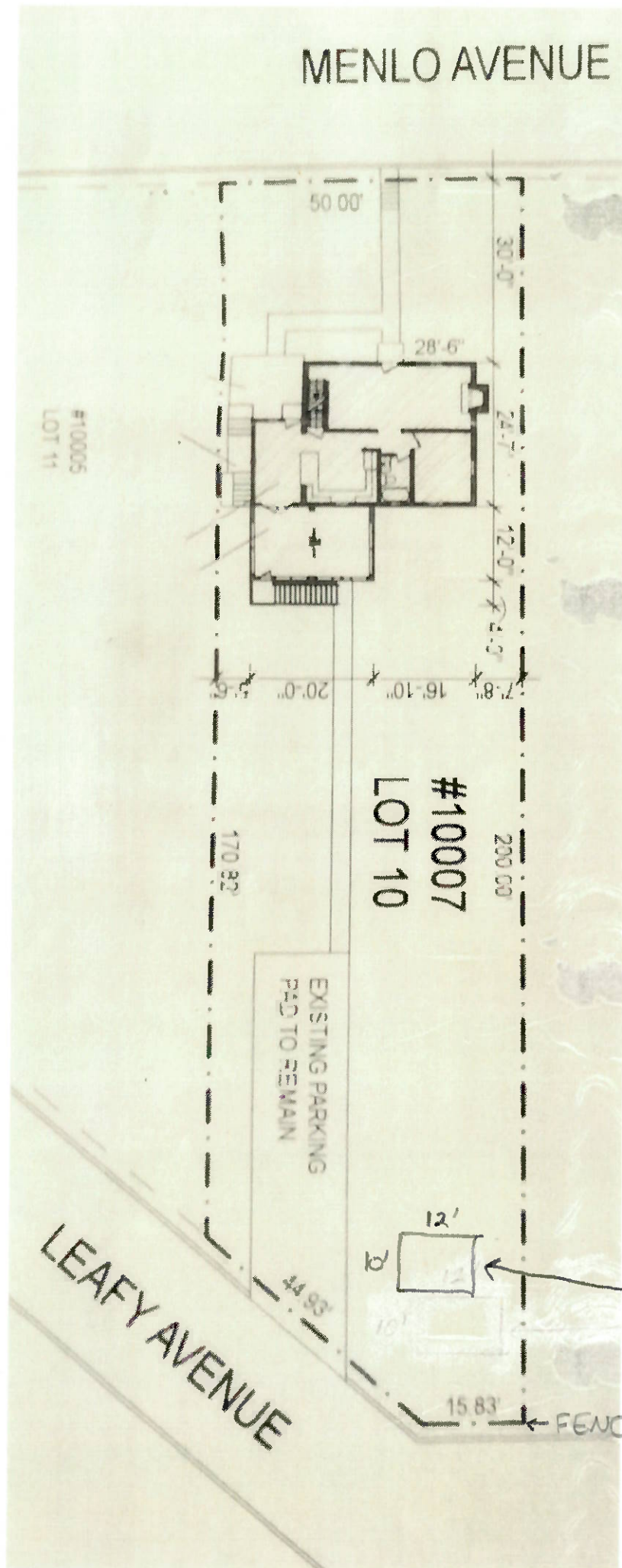
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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 Len Newman + Lisa Shochat 10007 Menlo Ave Silver Spring, MD 20910	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Katrina Gwyn 10009 Menlo Ave Silver Spring, MD 20910	Gerry + Dannie De Leon 10005 Menlo Ave Silver Spring, MD 20910



Leafy
avenue
is approx
3' above
grade where
shed will
be installed

Proposed
location
for garden
shed



Existing Property Condition Photos



VIEW FROM HOUSE



VIEW FROM STREET

TREE SURVEY

NEWMAN

MENLO AVENUE

#10005
LOT 11

#10007
LOT 10

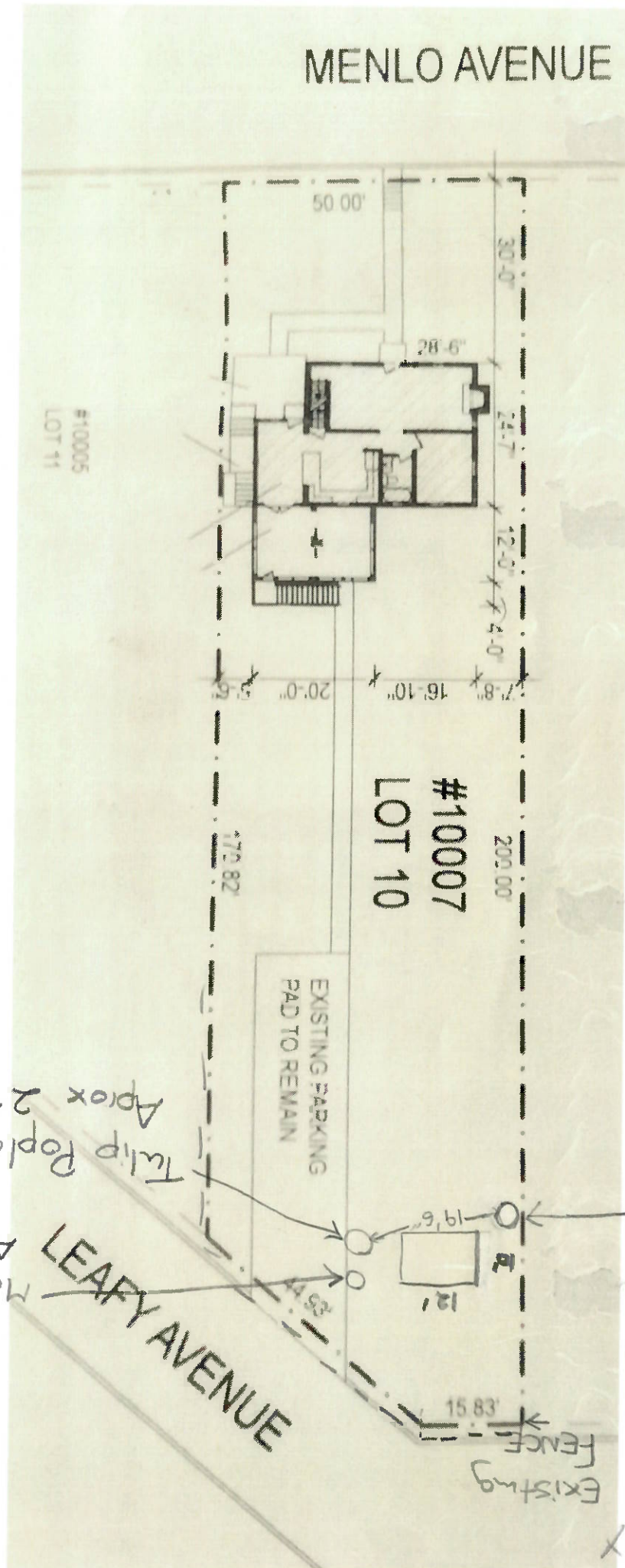
EXISTING PARKING
PAD TO REMAIN

LEAFY AVENUE

Approx
2' diameter

Box
Elder
Tree

There will be
at least 2.5 feet
between any
tree + sled.

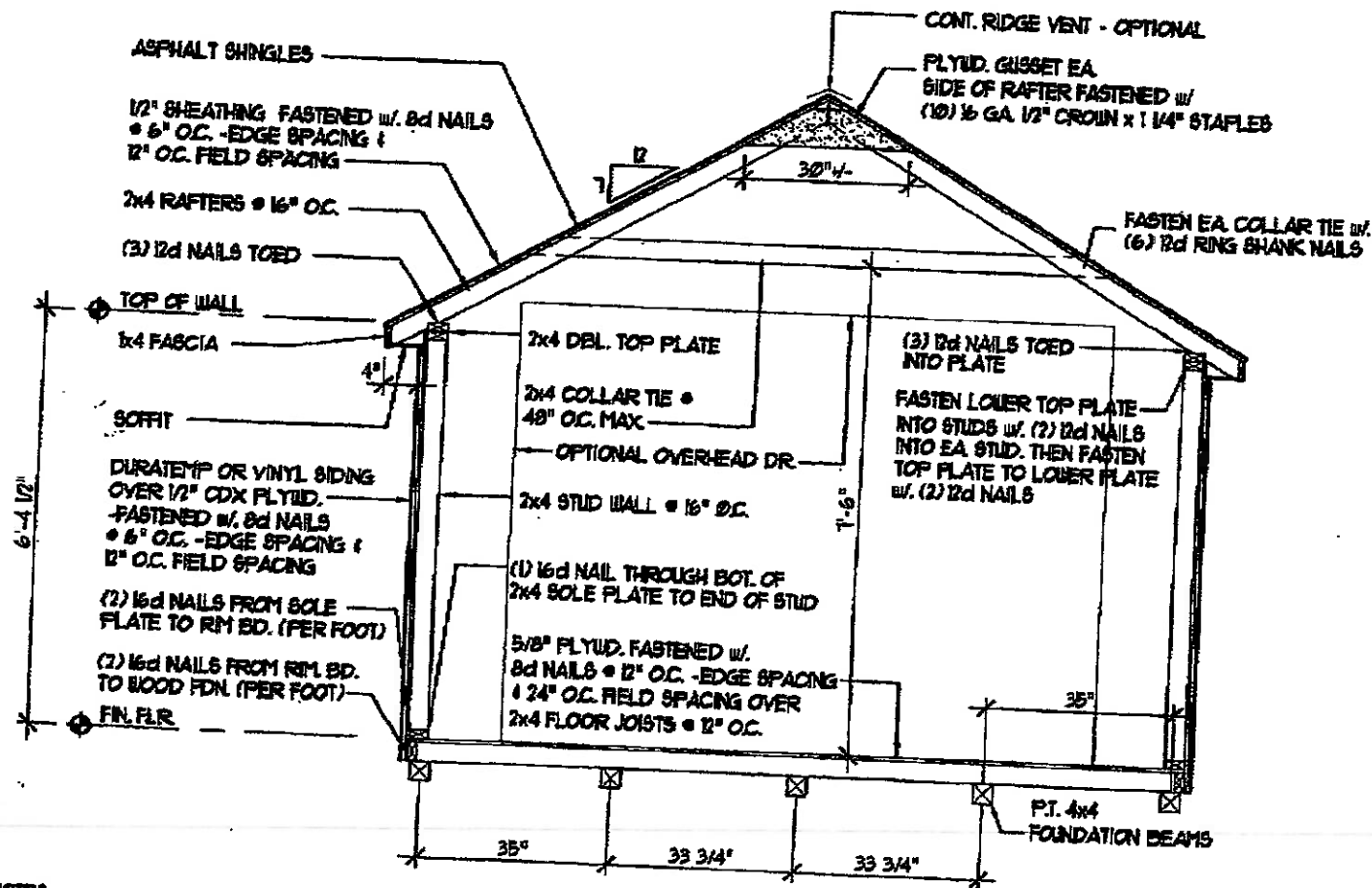


Tulip Poplar Tree
Approx 2' diameter

Mulberry Tree
Approx 1 1/2" diameter

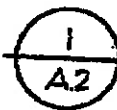
Existing
Fence

Actual Proposed Materials: LP Smart Panel Siding



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 226 TYPE I, ASTM D 4869 TYPE I, OR ASTM D 6751.



SECTION OF SERIES 12 A-FRAME

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

PROJ. #1308B

DUN. BY: RJE

SECTION

A.2

B&B STRUCTURES

568 Gibbons Road
Bird-In-Hand, Pa. 17505

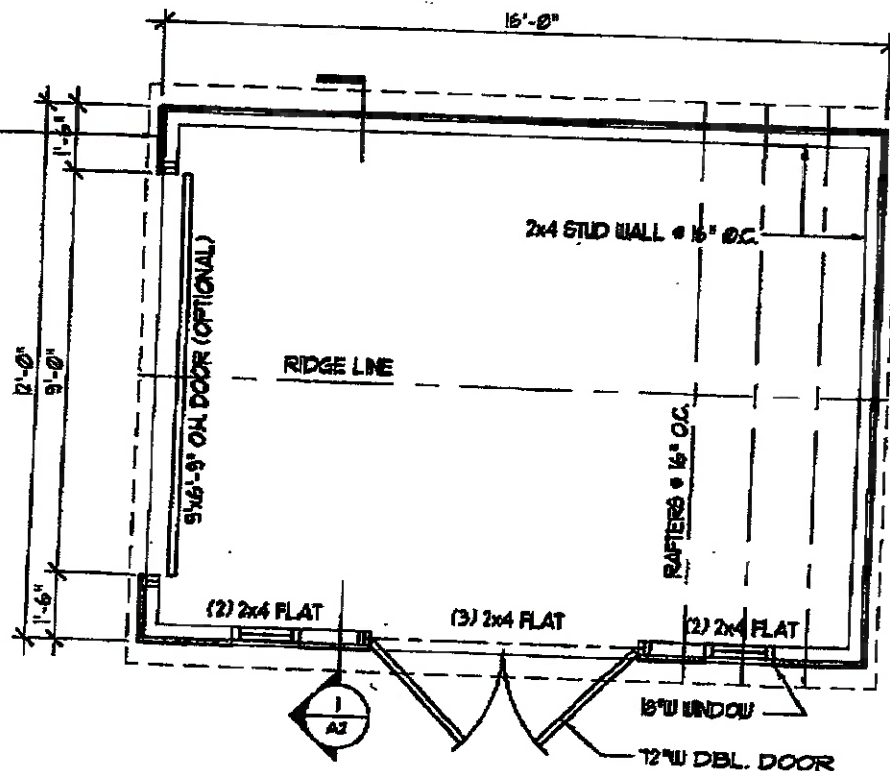
Ph. # (717) 656-0783

STANDARD
12 WIDE A-FRAME
BACKYARD SERIES

Engel Architects, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

Note: Proposed structure to be 10' x 12'

1/2" PLYWD. SHEATHING w/
8d NAILS IN 3" GRID PATTERN
FOR CONT. PORTAL FRAME
CONSTRUCTION PER IRC
TABLE R6-02.10.4.6
(OVERHEAD DOOR OPTION)



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

GENERAL NOTES:

1. WINDOW & DOOR SIZES & TYPE MAY VARY UPON OWNER'S REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
FLOOR FRMG: 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 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:

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

PROJ. #13088

DWN. BY: RJE

PLAN

A.1

B&B STRUCTURES

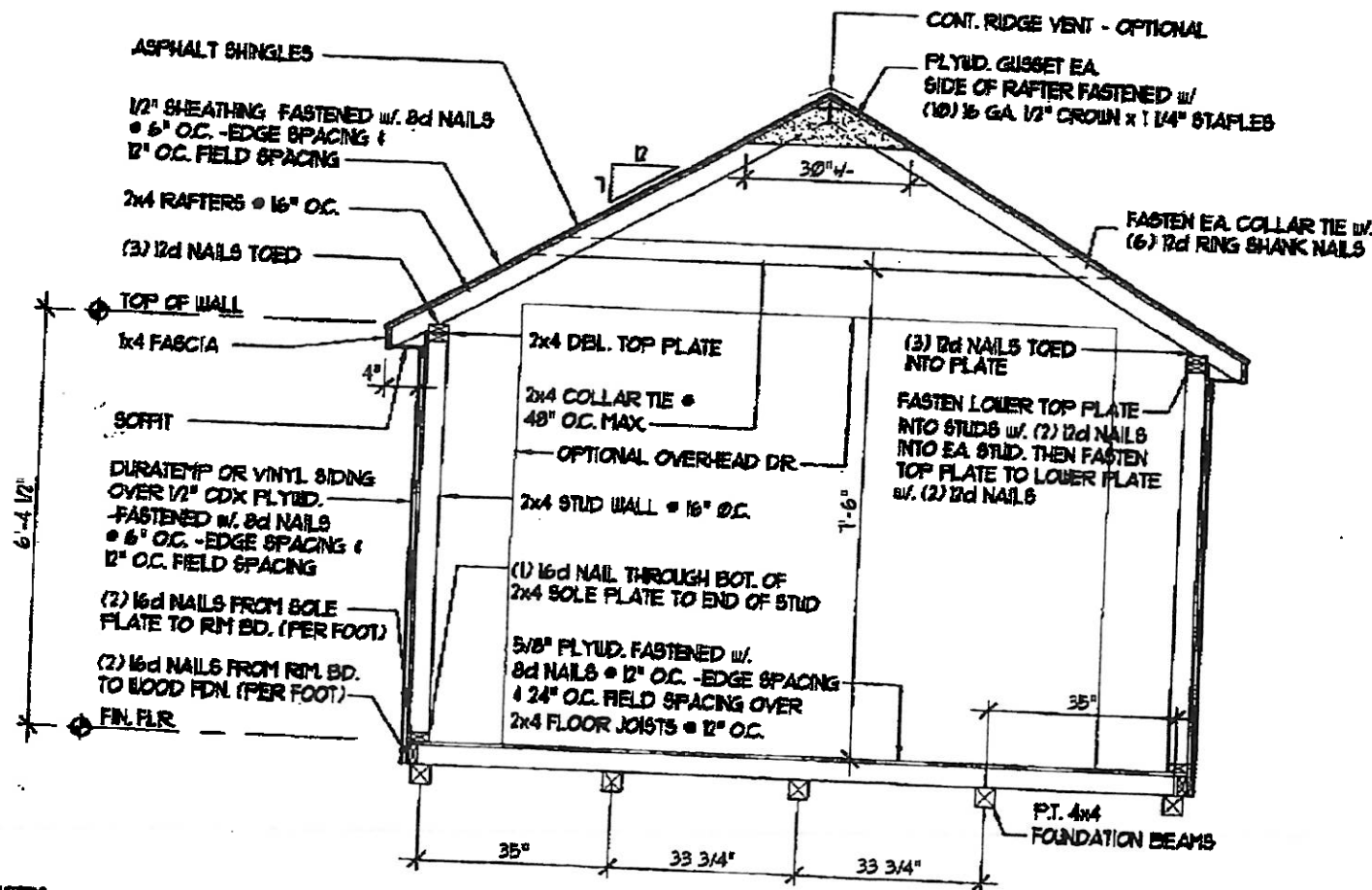
568 Gibbons Road
Bird-In-Hand, Pa. 17505

Ph. * (717) 656-0783

**STANDARD
12x16 A-FRAME
BACKYARD SERIES**

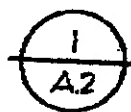
**Angel
Architects, LLC**
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

Actual Proposed Materials: LP Smart Panel Siding



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 226 TYPE I, ASTM D 4269 TYPE I, OR ASTM D 6157.



SECTION OF SERIES 12 A-FRAME

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

PROJ. #13088

DUN. BY: RJE

SECTION

A.2

B&B STRUCTURES

568 Gibbons Road
Bird-In-Hand, Pa. 17505

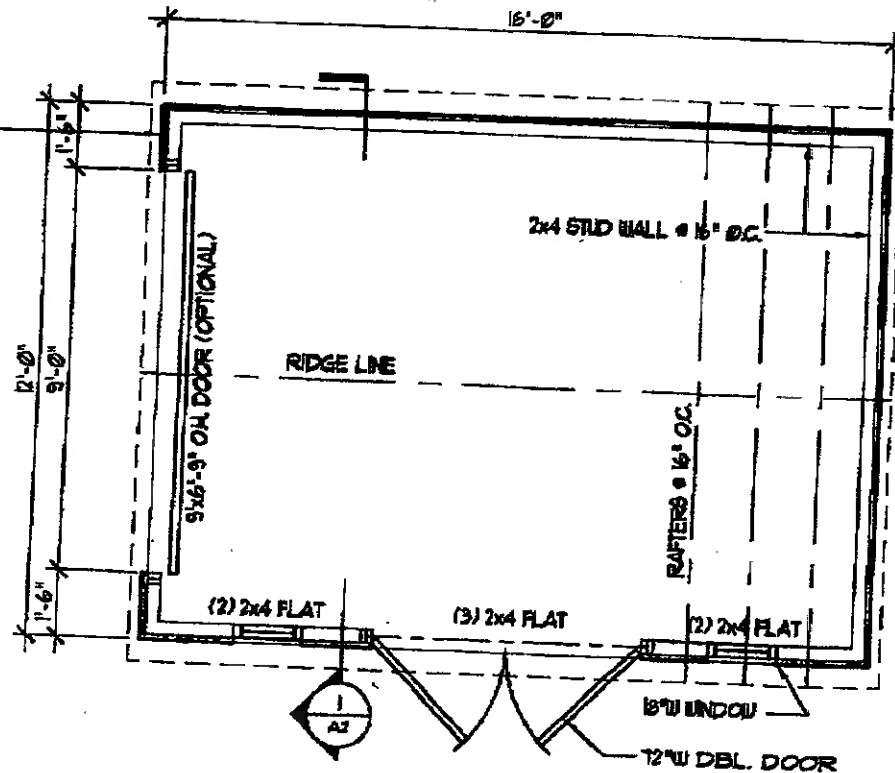
Ph. # (717) 656-0783

STANDARD
12 WIDE A-FRAME
BACKYARD SERIES

Engel Architects, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

Note: Proposed structure to be 10' x 12'

1/2" PLYUD. SHEATHING w/
8d NAILS IN 3" GRID PATTERN
FOR CONT. PORTAL FRAME
CONSTRUCTION PER IRC
TABLE R602.10.4.6
(OVERHEAD DOOR OPTION)



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

GENERAL NOTES:

1. WINDOW & DOOR SIZES & TYPE MAY VARY UPON OWNER'S REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
FLOOR FRMG.: 50 PSF TOTAL LOAD
WIND SPEED: 90 MPH
3. DETACHED ACCESSORY STRUCTURE THAT CONTAINS NO CONDITIONED FLOOR AREA

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PROJ. #13088

DUN. BY: RJE

PLAN

A.1

B&B STRUCTURES

568 Gibbons Road
Bird-In-Hand, Pa. 17505

Ph. * (717) 656-0783

STANDARD

12x16 A-FRAME

BACKYARD SERIES

Fengel Architects, LLC

1864 Lincoln Highway East
Lancaster, PA 17602

(717) 392-8021, fax 392-7140