

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

<b>Address:</b>	10221 Meredith Rd., Silver Spring	<b>Meeting Date:</b>	10/12/2022
<b>Resource:</b>	Spatial (undeveloped) <b>Capitol View Park Historic District</b>	<b>Report Date:</b>	10/5/2022
<b>Applicant:</b>	Verlyn Flieger (Joshua Mohr, Architect)	<b>Public Notice:</b>	9/28/2022
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Case No.:</b>	1006095	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Partial demolition and construction of a new rear elevator addition		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Spatial (Non-Contributing) Resources in the Capitol View Historic District  
**STYLE:** 1993  
**DATE:** Colonial



*Figure 1: The subject property is a flag lot, located behind other non-contributing resources.*

## **PROPOSAL**

The applicant proposes to remove an existing screened-in porch and construct a two-story elevator tower addition.

## **APPLICABLE GUIDELINES**

### ***Capitol View Park Historic District***

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.

**Spatial Resources**: 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.

### ***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
  - (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.)

### ***Secretary of the 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 *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 shall 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 subject property is a two-story house, constructed in the Capitol View Historic District in 1993. The house was constructed out of traditional materials (i.e. wood siding, wood windows, asphalt shingles, etc.) and its design was approved by the HPC in 1992.<sup>1</sup> The applicant proposes to demolish the screened-in porch on the south elevation and construct a two-story addition for an elevator in the same footprint.

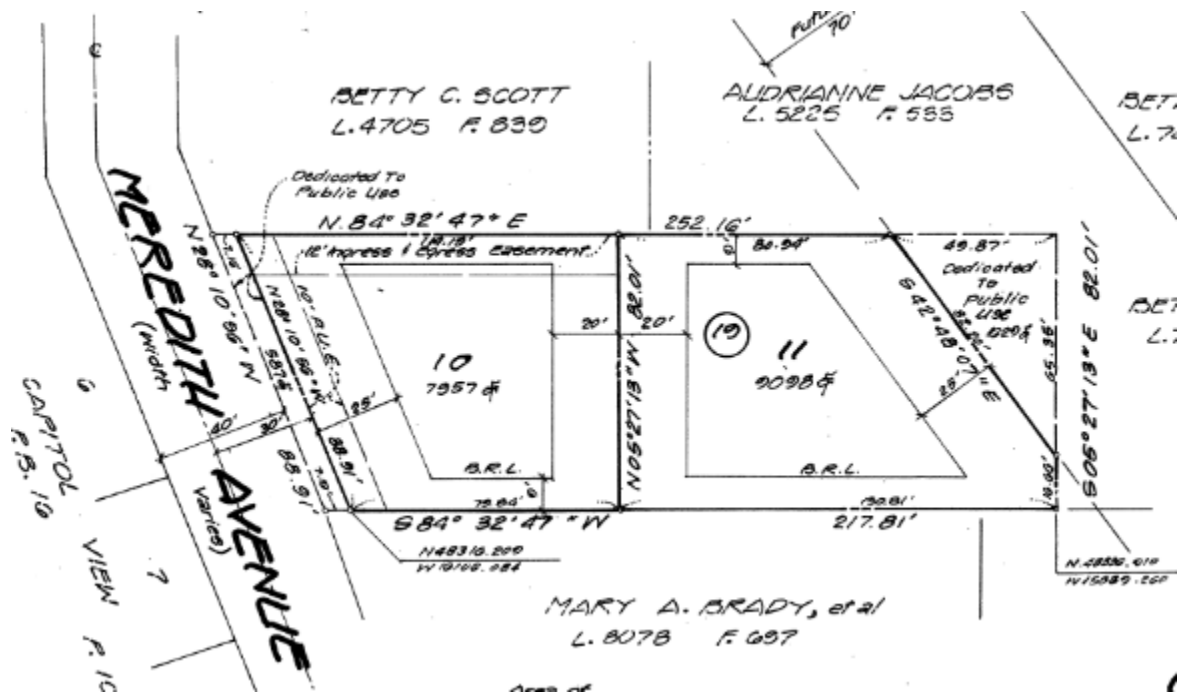


Figure 2: The 1991 lot subdivision that created the subject property (Lot 11).

The proposed elevator addition will match the design and materials of the house including wood siding, windows, asphalt shingle gable roof, and wood door. To the east of the addition, the applicant proposes installing a new wood stoop measuring approximately 3' x 7' 9" (three feet by seven feet, nine inches) with a traditional wood railing.

Staff supports this proposal for several reasons. First, from a purely functional perspective, the proposed elevator will allow the property owner to age in place and access all areas of the house. Second, Staff finds the proposal is consistent with the size, massing, and materials of the previously approved construction. Third, the proposed construction is on setback from the right-of-way, behind another non-contributing resource, and Staff finds its construction will not impact the character of the surrounding district. Staff recommends the HPC approve the HAWP under 24A-8(b)(2), (5), and (d); and Standards 2, 9, and 10.

<sup>1</sup> The file for the approved HAWP and subsequent amendment is available here:

[https://mcatlas.org/files/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640004/Box029/31-7-92D\\_Capitol%20View%20Park\\_10221%20Meredith%20Avenue\\_04-08-1992.pdf](https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640004/Box029/31-7-92D_Capitol%20View%20Park_10221%20Meredith%20Avenue_04-08-1992.pdf).

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal is compatible in character with the district and the purposes of Chapter 24A; that the proposal is consistent with the *Design Guidelines* for the District;

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 an electronic set 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☐ Yes/District Name \_\_\_\_\_

☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

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

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

Adjacent and Confronting Properties:

Silver Spring, MD 20910

10220 Capitol View Avenue

10100 Pine Street

10213 Meredith Avenue

10219 Meredith Avenue

10232 Capitol View Avenue

10226 Capitol View Avenue

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

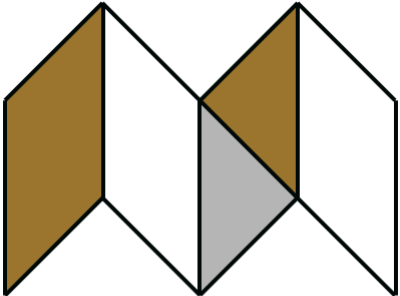
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



# Flieger Residence

10221 Meredith Ave Silver Spring MD 20910



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(301) 960-8635  
mohrarchitecturestudio.com

**Flieger  
Residence**

10221 Meredith Ave  
Silver Spring , MD 20910

Project Number: **2202**

Drawings and Specifications as  
instruments of service are and shall  
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project, or other projects, except by  
agreement in writing and appropriate  
compensation to the Architect.

The General Contractor is responsible for  
confirming and correlating dimensions at  
the job site. The Architect will not be  
responsible for construction means,  
methods, techniques, sequences, or  
procedures, or for safety precautions and  
programs in connection with the project.

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ISSUED:

07 September 22 - HAWP Submission

Cover Sheet

0001

Printed: 7 Sep 2022



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Residence

Project Number: 2202

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7 September 22 - HAWP Submission

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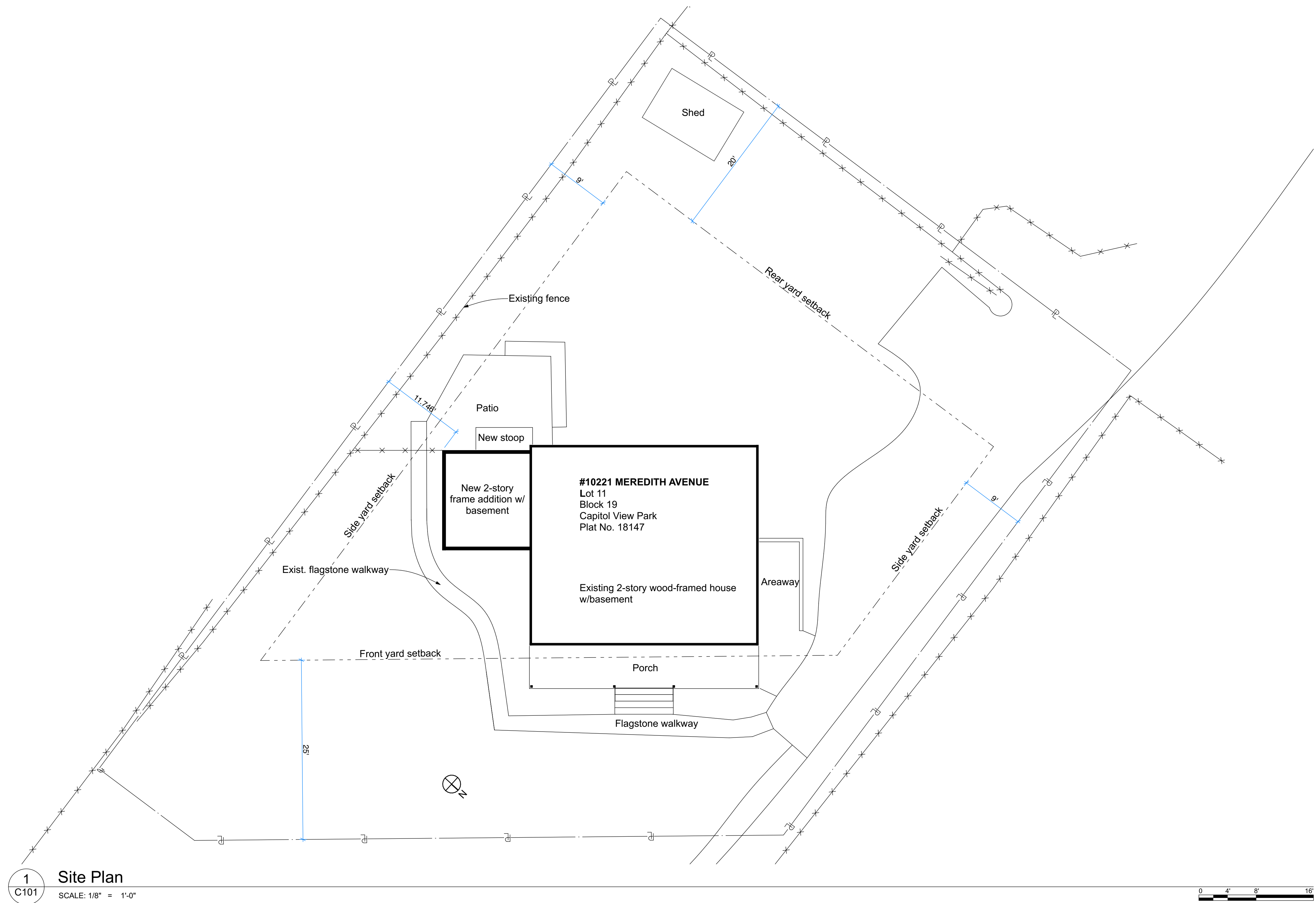
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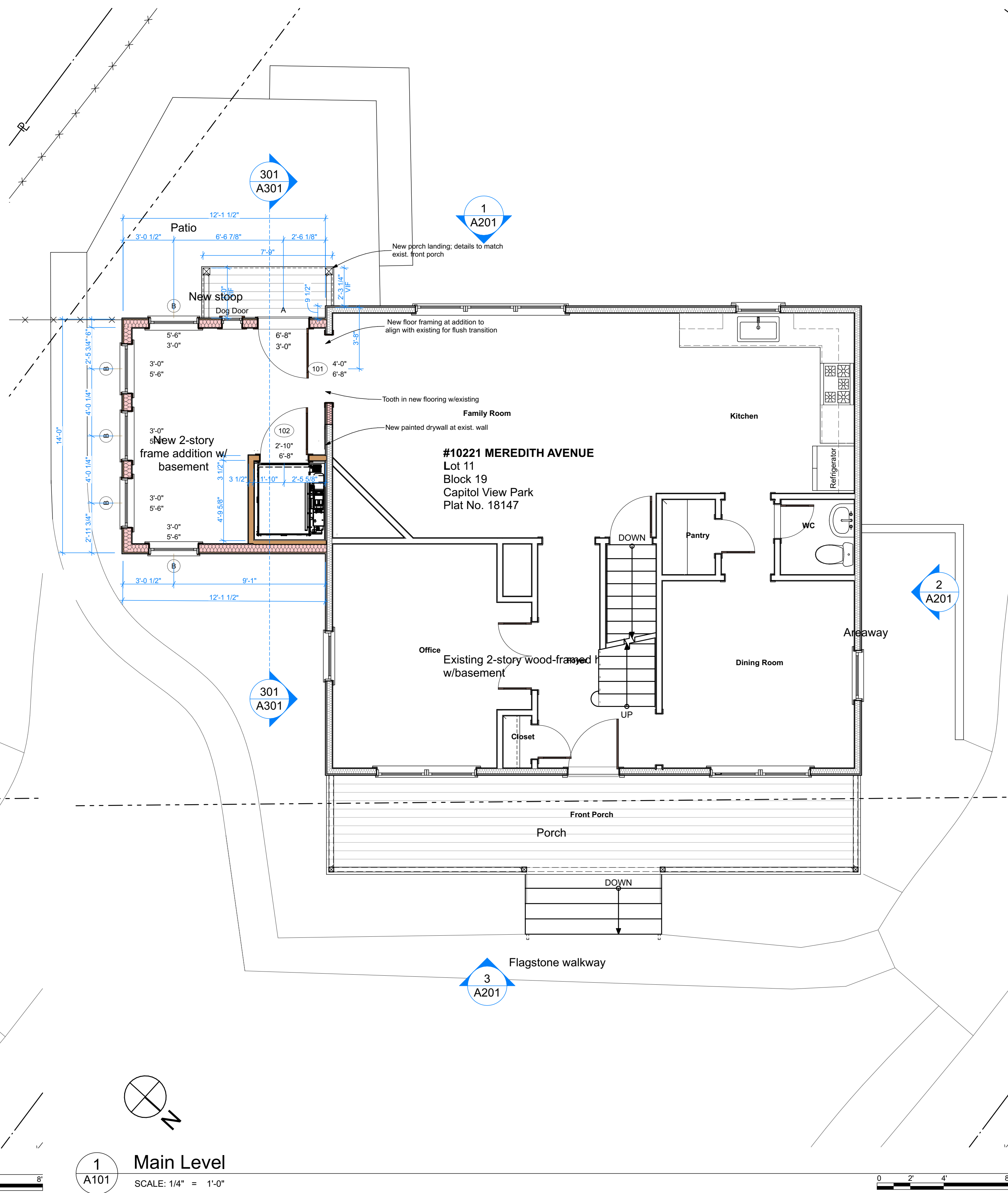
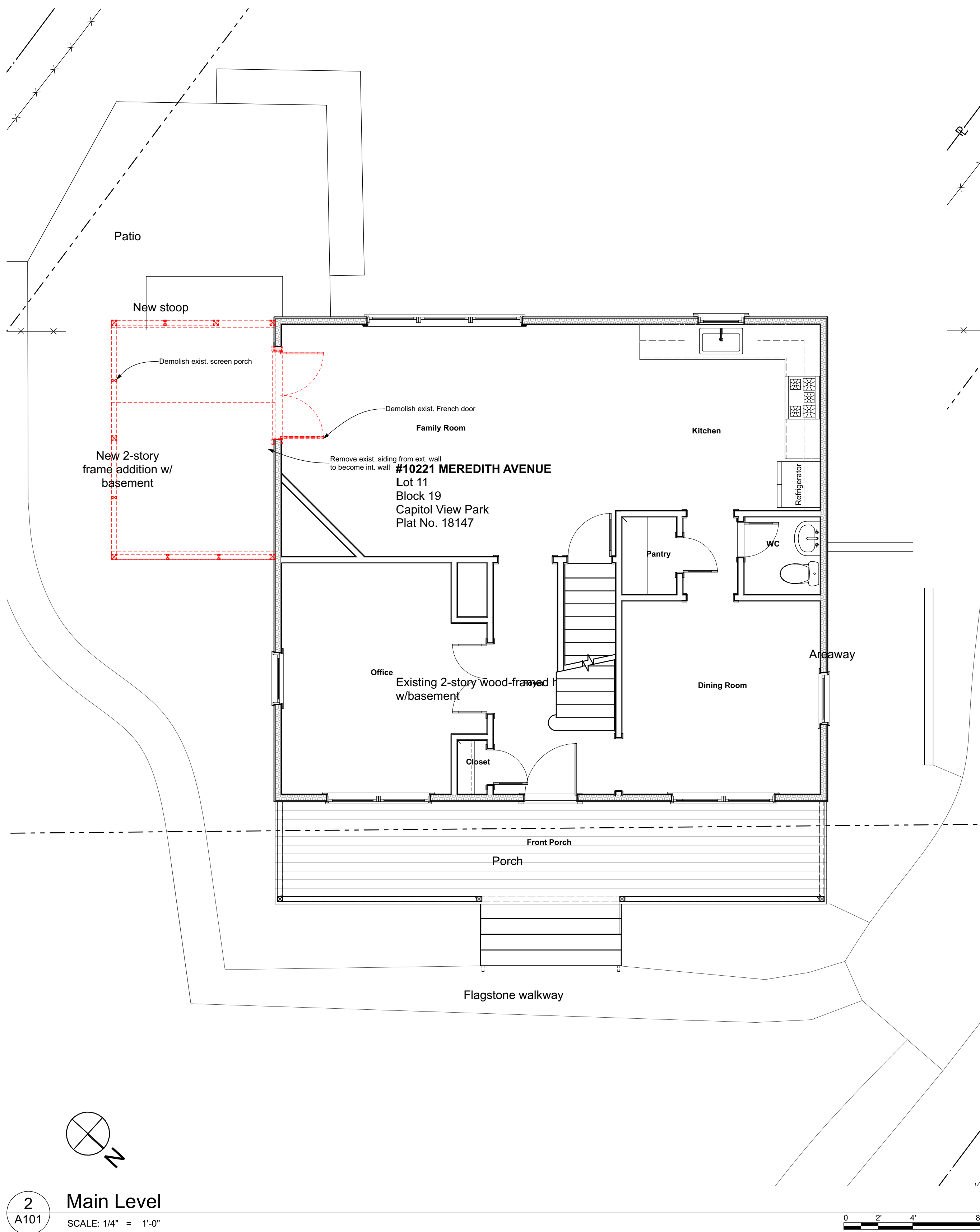
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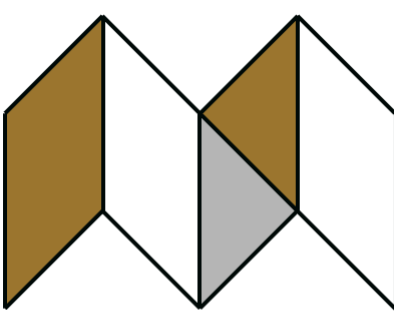
C101

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Project Number: 2202

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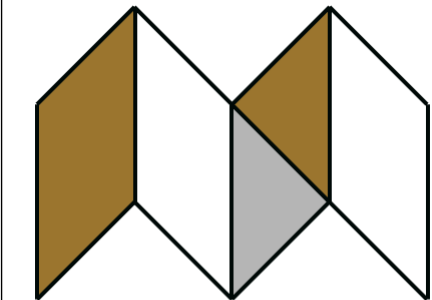
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Main Level Plans

A101

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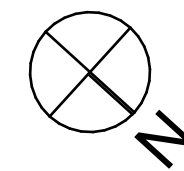
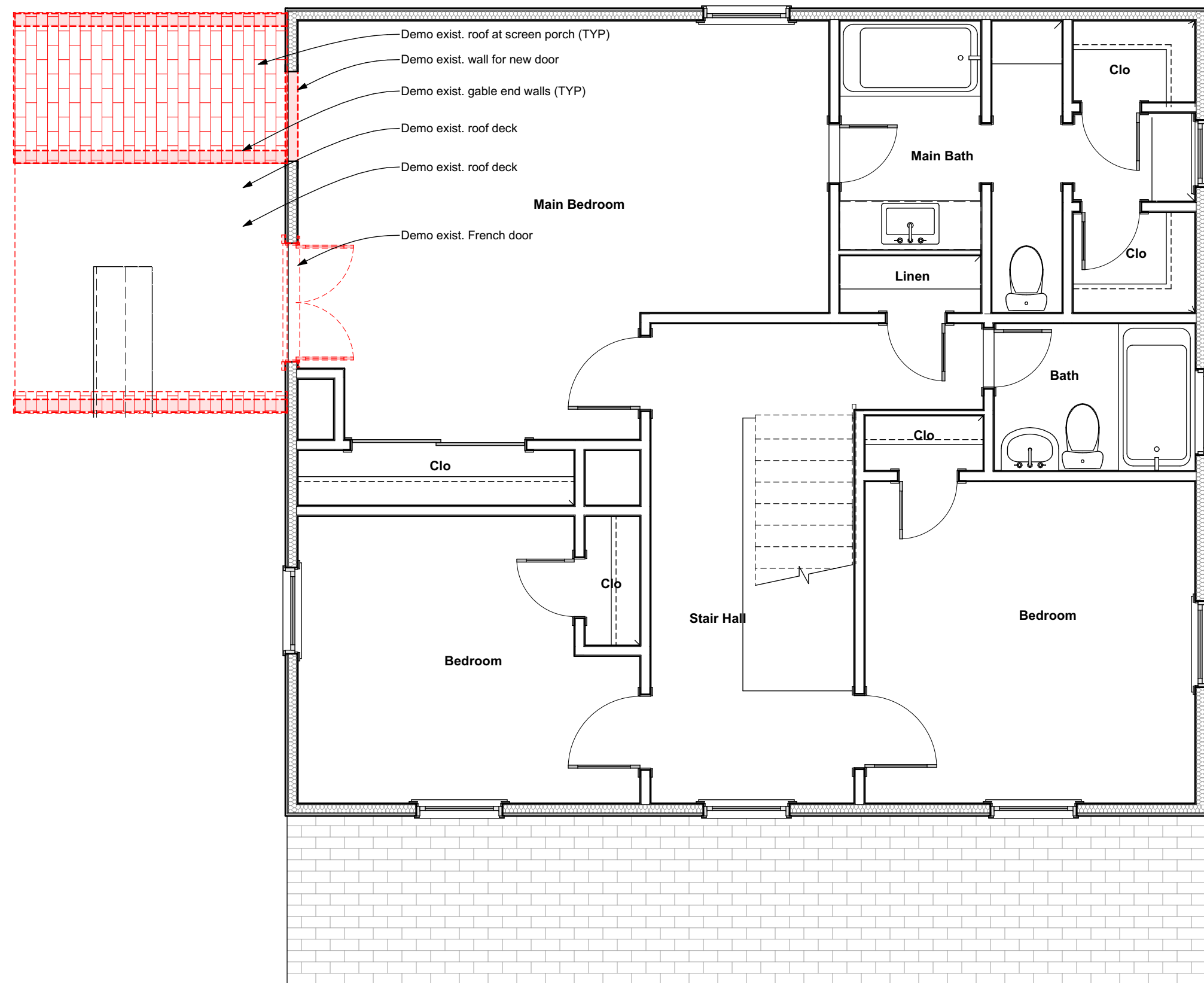
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Upper Level Plans

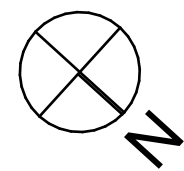
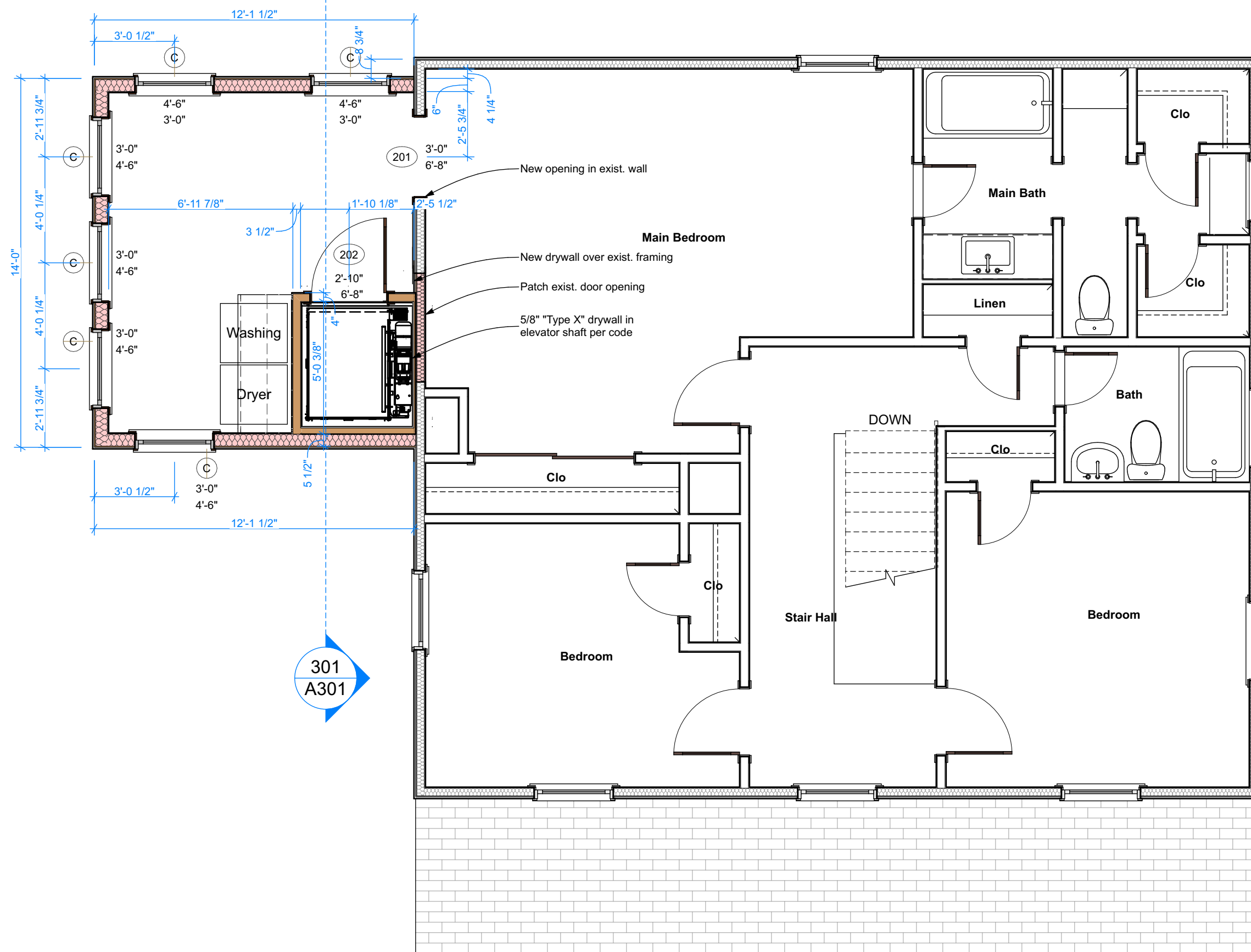
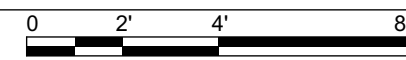
A102

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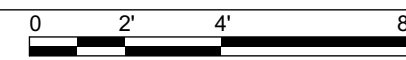
2  
A102

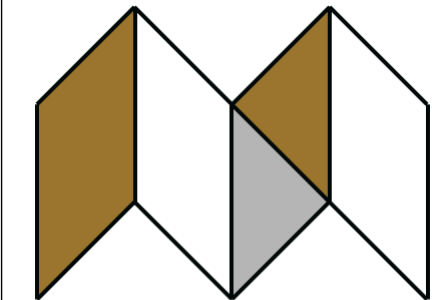
Upper Level  
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1  
A201

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





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## Flieger Residence

10221 Meredith Ave  
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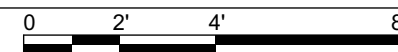
Exterior Elevations

A201

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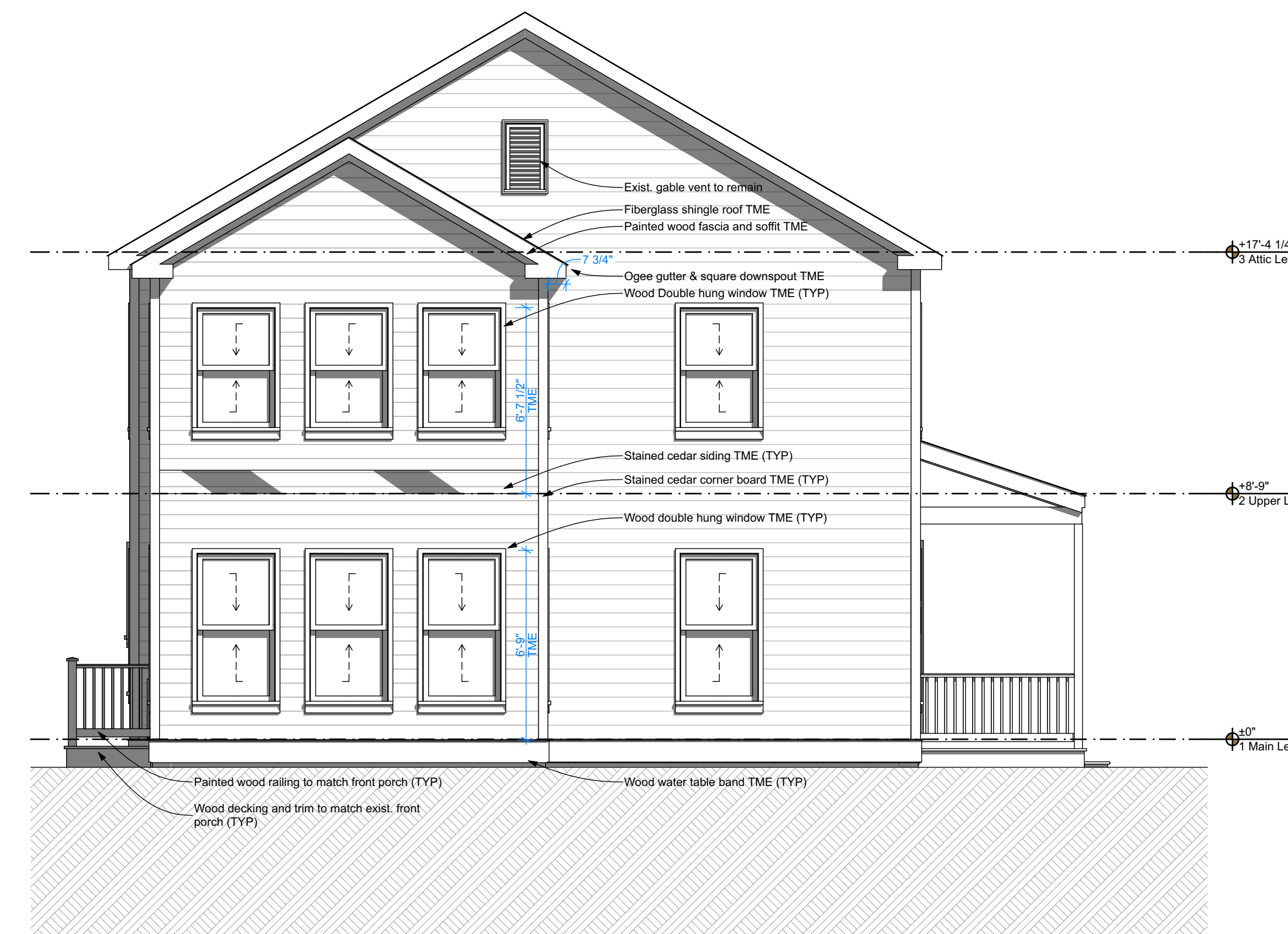
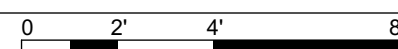
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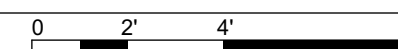
2 North Elevation  
SCALE: 1/4" = 1'-0"



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



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







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Residence

Project Number: 2202

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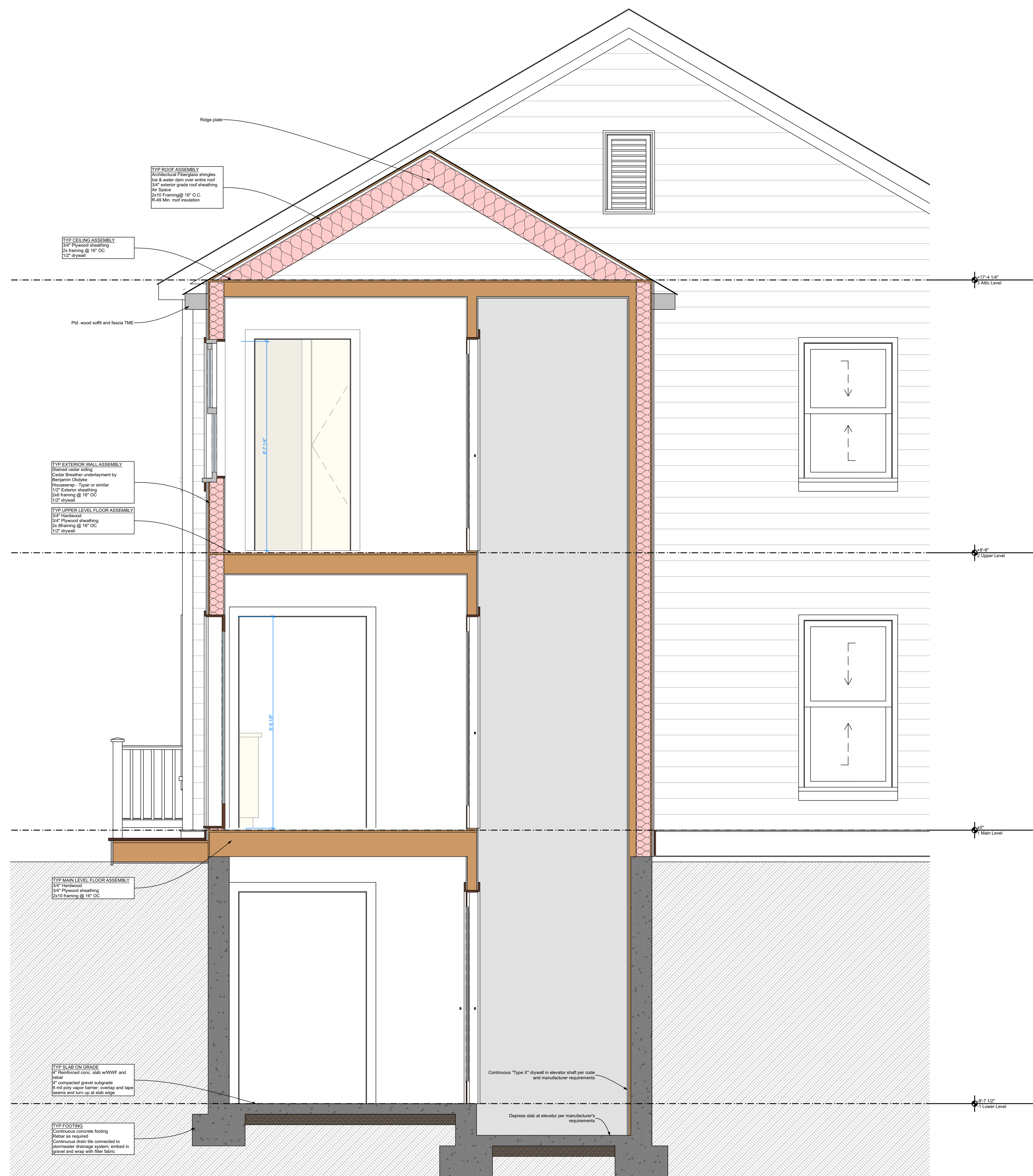
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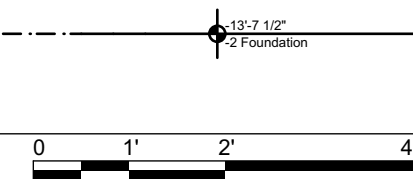
Building Section

A301

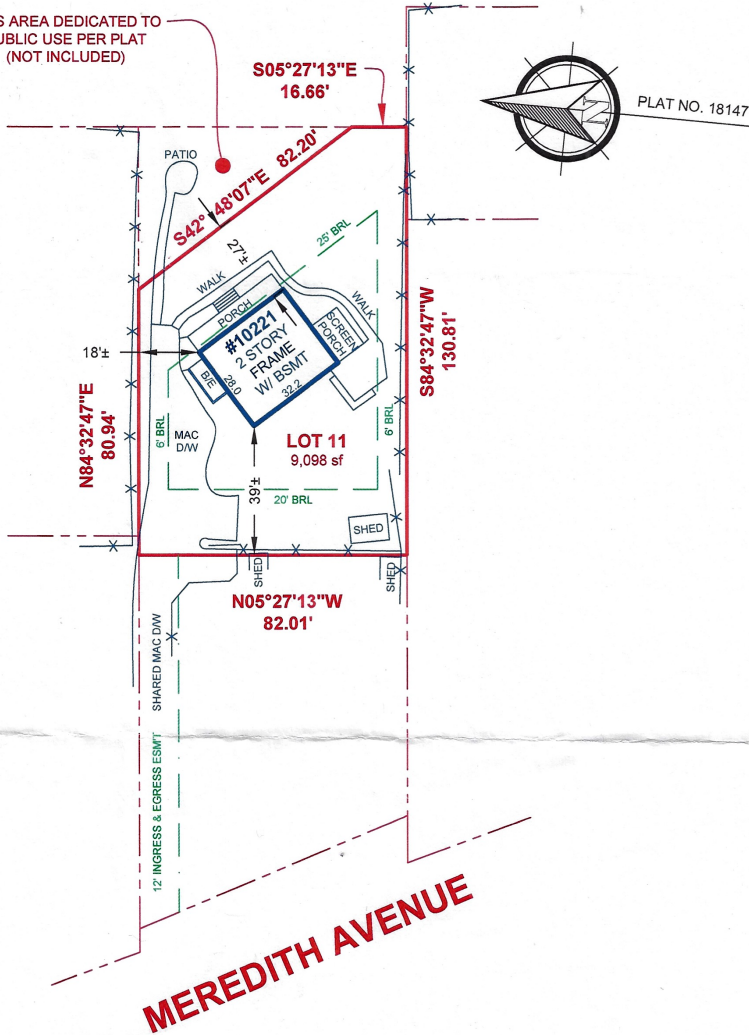
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301  
A301 Building Section  
SCALE: 1/2" = 1'-0"



THIS AREA DEDICATED TO  
PUBLIC USE PER PLAT  
(NOT INCLUDED)



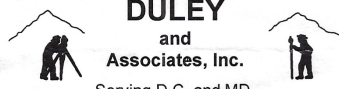
THE LEVEL OF ACCURACY OF  
DISTANCES TO APPARENT  
PROPERTY LINES IS: **2±**

LOCATION DRAWING OF:  
**#10221 MEREDITH AVENUE**  
**LOT 11**  
**BLOCK 19**  
**CAPITOL VIEW PARK**  
**PLAT NUMBER 18147**  
**MONTGOMERY COUNTY, MARYLAND**  
SCALE: 1"=40' DATE: 10-13-2021  
DRAWN BY: SM/CP FILE #: 2112196-200

#### LEGEND:

B/E - BASEMENT ENTRANCE  
B/W - BAY WINDOW  
BR - BRICK  
BRL - BLDG. RESTRICTION LINE  
BSMT - BASEMENT  
C/S - CONCRETE STOOP  
CONC - CONCRETE  
D/W - DRIVEWAY  
EX - EXISTING  
FR - FRAME  
MAC - MACADAM  
G - GATE  
O/H - OVERHANG  
PUE - PUBLIC UTILITY ESMT.  
PIE - PUBLIC IMPROVEMENT ESMT.  
**COLOR KEY:**  
(RED) - RECORD INFORMATION  
(BLUE) - IMPROVEMENTS  
(GREEN) - ESMTS & RESTRICTION LINES

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I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09 13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

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**WILL GIVE YOU A 100%  
FULL CREDIT TOWARDS  
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SURVEY FOR ONE  
YEAR FROM THE DATE  
OF THIS SURVEY.**

(EXCLUDING D.C. & BALT. CITY)