

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10012 Menlo Ave., Silver Spring	Meeting Date:	10/9/2024
Resource:	Nominal (post-1935) Capitol View Park Historic District	Report Date:	10/2/2024
Applicant:	Alpha Houses LLC (Salem Badawy, Agent)	Public Notice:	9/25/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Two Story Addition, and Tree Removal		

STAFF RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Nominal Resource to the Capitol View Park Historic District
STYLE: Colonial Revival
DATE: 1946

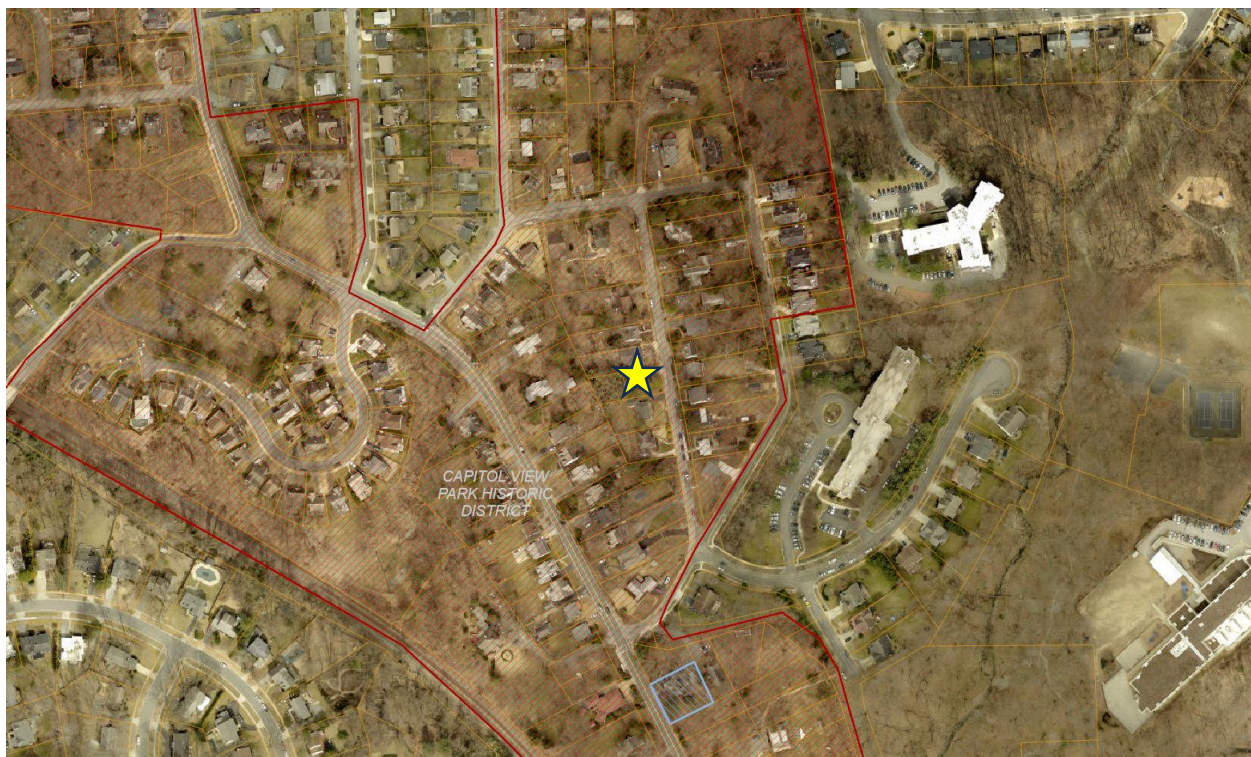


Figure 1: The subject property is located in the middle of the block on Menlo Ave.

PROPOSAL

The applicant proposes to remove the roof of the existing house and construct a second story. The applicant additionally proposes to remove several trees.

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. Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic 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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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

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.
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 houses on this block of Menlo Ave., except the two properties at the intersection of Menlo and Barker (2910 Barker and 10023 Menlo Ave.) were all constructed after 1945 and are identified as ‘Nominal’ resources. The subject property is a one-story ranch house constructed circa 1946, with an attached garage that was converted into occupiable space at an unknown date. The house is covered in stucco siding, with a hipped 3-tab shingle roof, and vinyl sash windows. A sunroom was constructed at the rear of the house in 2003.¹ The property has several large trees on the property. There are several timber retaining walls on the site to address the change in grade as it slopes downward from north to south.

The applicant proposes to remove the roof and construct a second story above the existing footprint of the dwelling. At the rear, the applicant proposes to demolish the 2003 sunroom and expand the footprint in the northwest and southwest corners. The applicant proposes some modifications to the hardscaping surrounding the house and to remove six trees on site.

Second Story Addition

The proposed second floor has a side gable roof with Hardie panel siding, single-light aluminum-clad windows and doors, and wood columns. The contemporary design was inspired by a house in North Kensington. Staff finds the submitted drawings are not detailed enough to provide feedback on some of the architectural details, so this Staff Report will focus on an evaluation of the proposed massing and a general discussion of the proposed materials. Staff encourages the applicant to continue to work with Staff as plans are further refined prior to a HAWP submission.

Staff finds removing the existing roof and constructing a second story is appropriate and will not visually impact any of the early periods of resource (other periods identified in the Master Plan Amendment are 1870-1916 and 1917-1935). In fact, the two houses to the north of the subject property both added a second story; the house at 10018 Menlo Ave. added a second story in 2013² and the house at 10020 Menlo Ave. added a second story in 2000.³ Staff finds the proposed second story will not impact any historic fabric and that the height of the new house at 28’ (twenty-eight feet) will not overwhelm the character of the block. While the dimensions of the expansions at the rear of the house were not provided, Staff finds they appear to be relatively modest in size and, because they are at the rear, will not be visible from the public right-of-way. Under 24A-8(d), the HPC is to review the changes under a very lenient review unless they determine the size and mass of the proposal will detract from the character of the district as a whole.

The applicant provided a streetscape study with the application materials, unfortunately, the study only shows the relative height, width, and elevation of the adjacent properties and does not accurately present the spacing between the houses, making the houses appear much closer than they are in reality. Nevertheless, Staff finds the proposed height is generally consistent with the 27’ (twenty-seven foot) height of both houses to the north.

1 The 2003 sunroom was approved by the HPC. The Staff Report and application materials are available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/31-07-03F_Capitol%20View%20Historic%20District_10012%20Menlo%20Ave_07-24-2003.pdf.

2 The approved HAWP for a second story at 10018 Menlo Ave. is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/10018%20Menlo%20Avenue.%20Silver%20Spring%20-%20625540%20-%202013%20approval.pdf.

3 The approved HAWP for a second story at 10020 Menlo Ave. is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box033/31-7-00C_Capitol%20View%20Historic%20District_10020%20Menlo%20Avenue_11-15-2000.pdf.

Staff finds the massing of the proposed house with its relatively simple form and two side gables is appropriate for the variety of architectural styles found throughout the Capitol View Historic District.



Figure 2: 3D rendering of the subject property with the proposed second story.

Staff finds the materials presented which include fiber cement panels, architectural shingles, and aluminum-clad wood windows and doors, are all appropriate for building additions and new construction in the Capitol View Park Historic District.

Staff requests feedback from the HPC regarding:

- The proposed massing of the second story addition;
- The appropriateness of the general architectural details;
- The appropriateness of the proposed materials;
- Any recommended revisions; and,
- Requested details shown in the plans with the HAWP application.

Site Work and Tree Removal

The submitted materials propose to remove six trees from the site. A site tree survey was not included with the submitted materials. An evaluation of the trees conducted by Bartlett Tree Experts was completed and submitted with the application materials. Four of the trees are directly adjacent to the house and “can threaten the foundation.” The three hemlock trees are in poor health and the cedar is in ‘fair’ condition. Staff finds these four trees are adjacent to the house and should be removed to protect the resource. Additionally, Staff finds the removal of these trees will not substantially impact the character of the site or surrounding district.

The other two trees proposed for removal are much larger. One is a 41” (forty-one inch) Red Oak and is 3’ (three feet) from the house. The arborist also identified that the tree has a pronounced lean and the retaining wall partially supporting its roots is decaying. The sixth tree is a 29” (twenty-nine inch) White Oak in a planter in front of the house. The evaluation identifies the weight of the existing driveway in the critical root zone and the grade of the planter as threats to the long-term health of the tree and indicates

there is a ‘moderate to high risk of failure.’ At this time, Staff takes no position on the removal of these two trees, particularly because the applicant does not indicate what on-site mitigation will occur. The application only states that the applicant will be obligated to plant six shade trees or pay a fee in lieu. Staff finds some re-planting is warranted, but a proposed site plan does not indicate where those trees would/could be planted. Staff recommends that at least three shade trees be planted on site if the HPC were to approve the removal of these two substantial oak trees, and encourages the HPC to discuss whether the tree removals may be supported, and proposed planting locations for tree mitigation on site.

The application materials also include a wood privacy fence, stone retaining walls, and concrete stepping stones. The level of detail in the proposed site plan does not provide enough detail to show the location of these proposed features, so Staff cannot provide any feedback about the appropriateness of the features. However, Staff finds that, in general, wood fences – depending on the height – are generally appropriate, as are block retaining walls, and concrete steppingstones.

Staff requests feedback from the HPC regarding:

- The appropriateness of the proposed tree removals including;
 - The four adjacent to the house; and
 - The two larger trees on site;
- The appropriate amount of re-planting on-site; and
- Any feedback regarding the proposed hardscaping and fencing.

Materials Required for a Complete HAWP

In addition to the materials submitted with this Preliminary Consultation, the following items are required for a complete HAWP application:

- Drawings of the existing building;
- Detailed elevation and plan drawings of the proposed house with a sufficient level of detail to effectively evaluate the proposed work;
- Any renderings should be shown without trees as the HPC is charged to evaluate proposals in the absence of vegetation;
- An existing site plan with tree location, size, and species identified;
- All specification materials;
- Complete materials for the fence and hardscaping including locations on a scaled site plan and all material specifications and images;
- A detailed proposed site plan that includes the location of any alterations to the hardscaping and includes details for the dimension and appearance of any new hardscaping/significant re-grading;

STAFF RECOMMENDATIONS

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



**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.

B. G. Dawy
Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

3D Perspectives





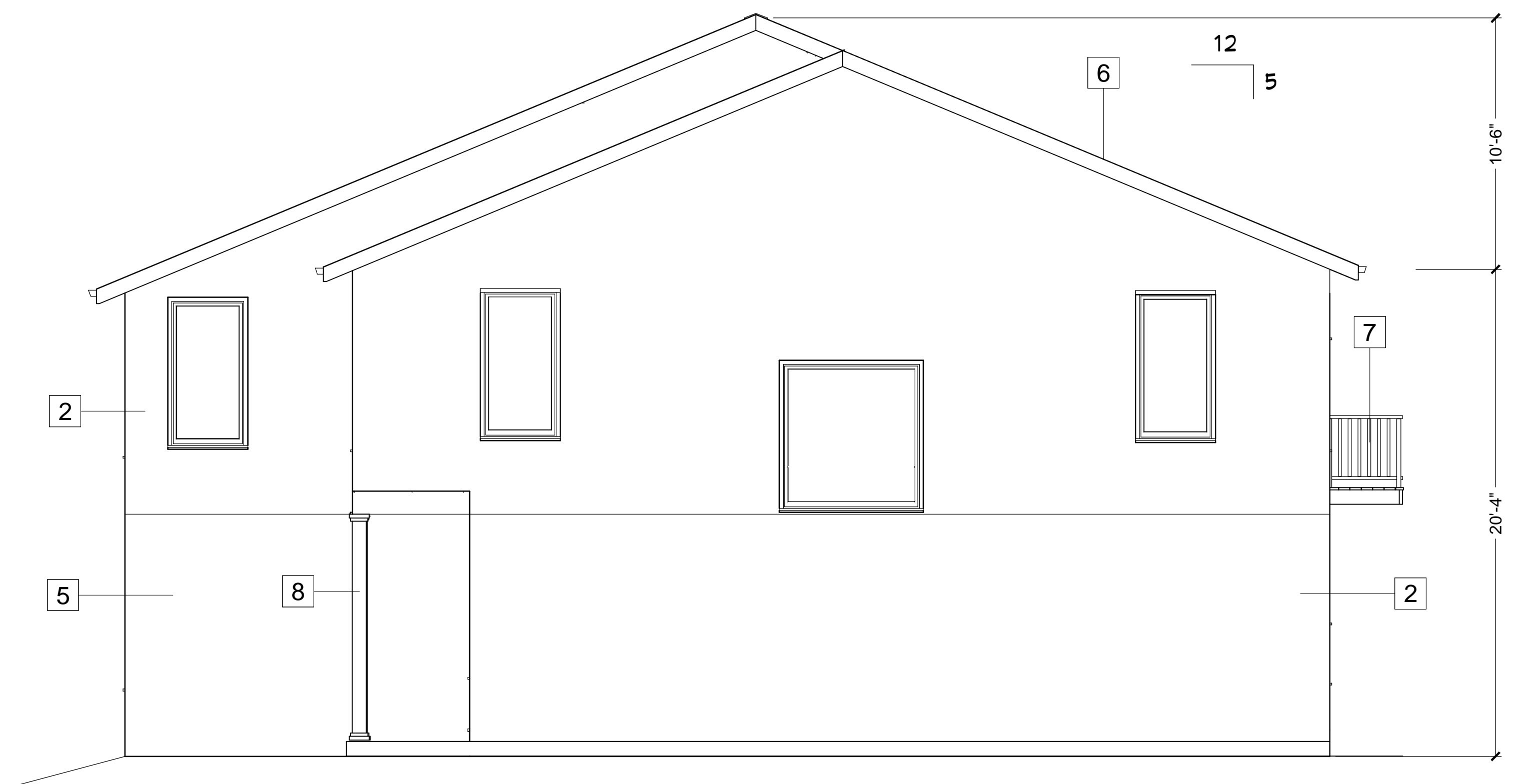
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

- 1 - FIBERGLASS SHINGLES
- 2 - HARDI PANEL SIDING
- 3 - ALUM GUTTER ON 1x6 FASCIA
- 5 - EXIST STUCCO VENEER TO BE PAINTED WHITE
- 6 - 1x6 RAKE
- 7 - PVC RAILING
- 8- 8x8 POST
- 10- CONC SLAB
- 11- STONE RETAINING WALL
- 12- 5/4"x 4 TRIM

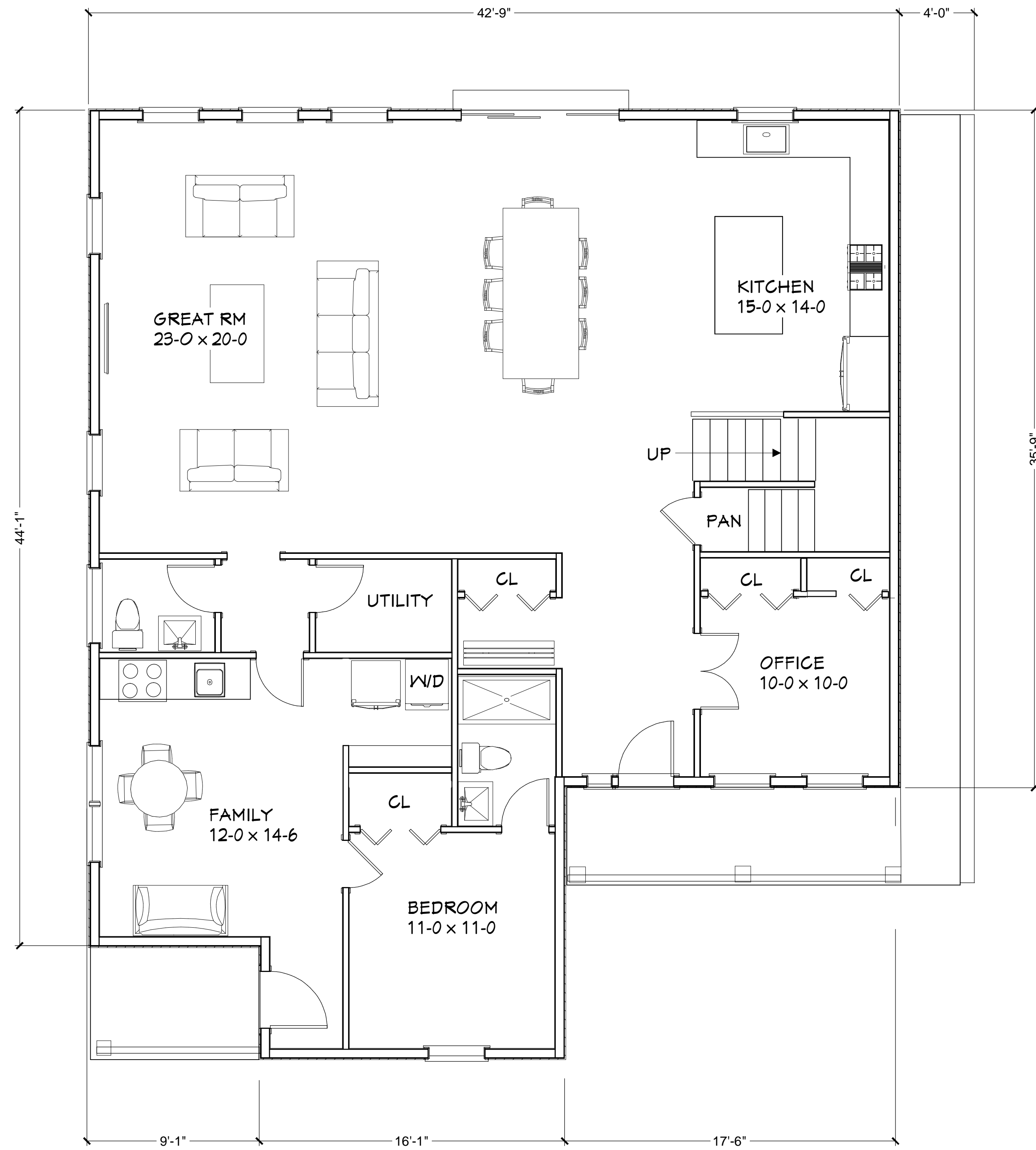
REVISIONS
6/23/24

ADDITION / RENOVATION
10012 MENLO AVENUE
SILVER SPRING MD 20902

SEPTEMBER 2024
SCALE AS NOTED

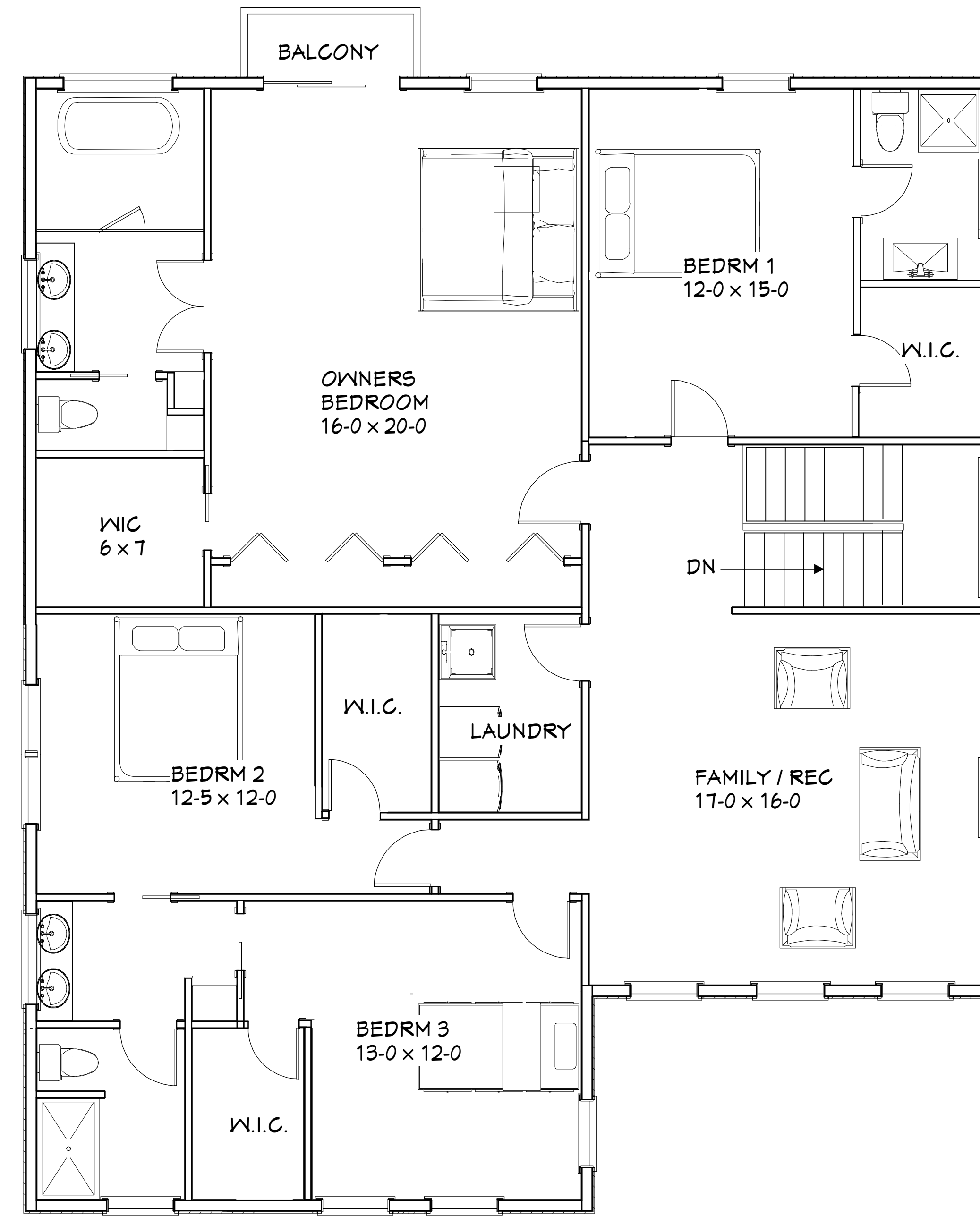
ELEVATIONS

A-8



FIRST FLOOR PLAN

1826 SF



SECOND FLOOR PLAN

1975 SF

REVISIONS
6/23/24

ADDITION / RENOVATION
10012 MENLO AVENUE
SILVER SPRING MD 20902

SEPTEMBER 2024
SCALE AS NOTED

FIRST FLOOR PLAN
SECOND FLOOR PLAN

A-3



Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

Salem Badawy
10012 Menlo Avenue
Silver Spring, MD 20910
Mobile Phone: 301-401-6662
E-Mail Address: salem.dmv@gmail.com

Bartlett Tree Experts
Christopher Larkin - Representative
1 Metropolitan Court
Gaithersburg, MD 20878
Business: 301-881-8550
Mobile Phone: 240-447-0837
E-Mail Address: CLarkin@Bartlett.com
Bus. Reg. ID: MDA-1329

MD Applicator Certification No.: 7261 / LTE616

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, or the specific services recommended, Bartlett Tree Experts also recommends having a tree risk assessment qualified arborist conduct a tree risk assessment on your property periodically to assist you in identifying potential risks of tree or limb failure and the potential consequences of such tree or limb failure relating to your trees and shrubs. An inspection of trees or shrubs for the purpose of writing a recommendation or conducting plant health care or tree care services is not a tree risk assessment. THIS IS NOT AN INVOICE.

Tree and Shrub Work:

Removal

Remove the following foundation encroaching property items:

- (9") double stem Hemlock (ID# 2) located at the right front of house
- (12") double stem Hemlock (ID# 3) located at the center front of house
- (22") Hemlock (ID# 4) located at the left front house corner
- (10") Cedar (ID# 9) located at the left side of house

Leave stumps as close to grade as possible. Remove resulting debris.

Estimated Completion Date: 10/1/2024 thru 10/30/2024

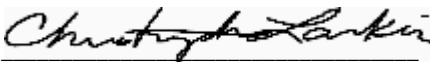
Arborist Notes:

- Four trees encroach on the foundation the largest only 12 inches away. These trees were planted as accents to the house but now, disproportionately tower over the house and can threaten the foundation exploiting any existing flaws.

The health of the hemlocks has been affected by the weather, spider mites and the Hemlock Woolly Adelgid. The crown are thin and the overall vigor fair to poor. The Cedar, is in fair health with sparse foliage, spider mite damage and cedar hawthorn/apple rust.

Removal is recommended for these trees to protect the foundation.

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)


(Bartlett Representative - Christopher Larkin)

(Date)
9/13/2024

(Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.
Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to
<http://www.bartlett.com/BartlettCOI.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Removal

Two mature Hemlocks 18" from the foundation. Too close to the foundation.



Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

Removal

Massive Hemlock 12 inches from the foundation and Cedar 24 inches from foundation.





Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

Salem Badawy
10012 Menlo Avenue
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Christopher Larkin - Representative
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Business: 301-881-8550
Mobile Phone: 240-447-0837
E-Mail Address: CLarkin@Bartlett.com
Bus. Reg. ID: MDA-1329

MD Applicator Certification No.: 7261 / LTE616

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Tree and Shrub Work:

Removal

Remove the leaning with limited root (41") Red Oak (ID# 1) located at the back of house. Leave stump as close to grade as possible. Remove resulting debris.

Estimated Completion Date: 10/1/2024 thru 10/30/2024

Arborist Notes:

- The 41" diameter Red Oak in the rear has a pronounce lean toward the rear neighboring house. No counterbalancing limbs are present to offset the gravitational pull on this tree. The stem is 17 inches from the decaying timber wall and 39 inches from the house. Replacement of the timber wall has a high risk of causing failure of the root system with severe results. Removal is recommended.
-

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)
Christopher Larkin

(Bartlett Representative - Christopher Larkin)

(Date)
9/13/2024

(Date)

Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

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Removal

Red Oak rear leaning away from the house all weight is unbalanced over the rear of the property.



Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

Removal

Red Oak rear 17" from the timber wall 39" from the house.





Client: 3358016

Printed on: 9/17/2024

Created on: 8/27/2024

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Tree and Shrub Work:

Removal

Remove the large (29") White Oak (ID# 5) located at the right front of house. Leave stump as close to grade as possible. Remove resulting debris.

Estimated Completion Date: 10/1/2024 thru 10/30/2024

Arborist Notes:

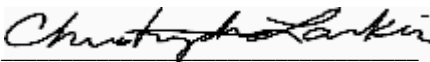
- The 30 inch diameter White Oak in front is in a raised planter 6 to 14 inches above grade and 24 inches away from the driveway. The driveway new or refurbished impacted the root system when it was installed.

The edge of the planter and the driveway, less than 1 tree diameter away from the tree, well within the structural root zone (3 times the tree diameter at 4.5 feet above grade) of the of the white oak, potentially compromises its stability.

The unnatural elevation of the tree above the existing yard grade adds to the risk of failure by forcing the roots that do penetrate the existing grade to sharply bend which is not as structurally supportive as an unbent root.

This tree has a moderate to high risk of failure with severe consequences.

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)


(Bartlett Representative - Christopher Larkin)

(Date)
9/17/2024

(Date)

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A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Client: 3358016

Printed on: 9/17/2024

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Removal

White Oak if front 24 inches from the driveway



Material Specifications

Exterior Siding

The house will be covered in fiber cement siding to match the existing stucco , with selections of PAC-CLAD metal panels, and cedar blank siding.

Materials

James Hardie Primed HZ5 Fiber Cement Stucco
Panel Siding 48-in x 96-in



Exterior siding Images



1 in. x 6 in. x 8 ft. Kiln-Dried Cedar V-Joint Board



Exterior Trim Images:

Vertical & Horizontal Profiles:
Tamlyn XtremeTrim® Panelseam® T-Mold

Notes:

MATERIALS: Extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion.



Fascia
1x6 Pine Trim fascia Board
covered with aluminum fascia

Windows

A combination of paired, fixed and single fixed casement windows. All windows are aluminum clad windows.

Brand: PLY GEM MIRA Series Windows - Aluminum-Clad Wood

Ply Gem aluminum-clad wood windows offer the timeless beauty of wood windows with durable aluminum clad exterior.

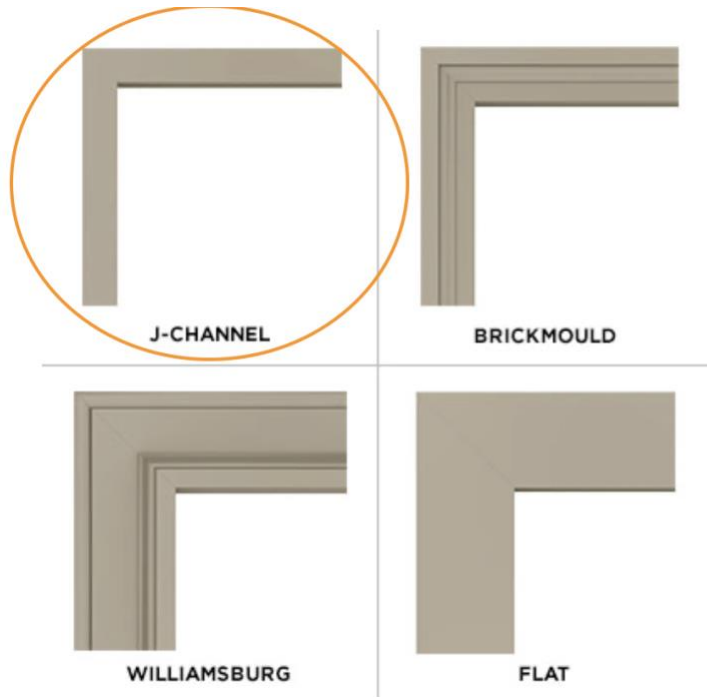


MIRA Fixed Windows in Black



MIRA Series - Casement Windows





MIRA WINDOWS

FEATURES & BENEFITS

From natural shades to vibrant colors, an extensive portfolio of 46 exterior colors allows you to truly set your home apart.

Solid wood interiors can be stained or painted to match other finishes inside your home.

Durable extruded aluminum exterior protects wood from the elements while offering low maintenance and long-lasting beauty.

Experience more natural light and wide open views with a large glass area.

MIRA Series				
Glass Package	R-Value	U-Factor	Solar Heat Gain Coefficient (SHGC)	Visible Transmittance (VT)
Awning				
HP	3.13	0.32	0.27	0.48
HP ^{SC}	3.13	0.32	0.20	0.38
HP2+	3.45	0.29	0.26	0.47
HP2+ ^{SC}	3.45	0.29	0.20	0.37
Casement				
HP	3.13	0.32	0.27	0.48
HP ^{SC}	3.13	0.32	0.20	0.38
HP2+	3.57	0.28	0.26	0.47
HP2+ ^{SC}	3.57	0.28	0.19	0.37

Entry doors:

Main entry door: right porch,
Glazed full light door
Andersen 102 Straightline Glass Panel

Panel style:
Traditional aluminum-clad wood Traditional panels feature 4 11/16" stiles with a choice of 4 11/16", 8" or 12" bottom rail heights.

Panel Style 102 Straightline Glass Panel



Traditional aluminum-clad wood

Traditional panels feature 4 11/16" stiles with a choice of 4 11/16", 8" or 12" bottom rail heights.

8" bottom rail height shown

Entry door: Left porch

Glazed full light door

Panel Style 102 Straightline Glass Panel



Notes:
Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics similar to American mahoganies.

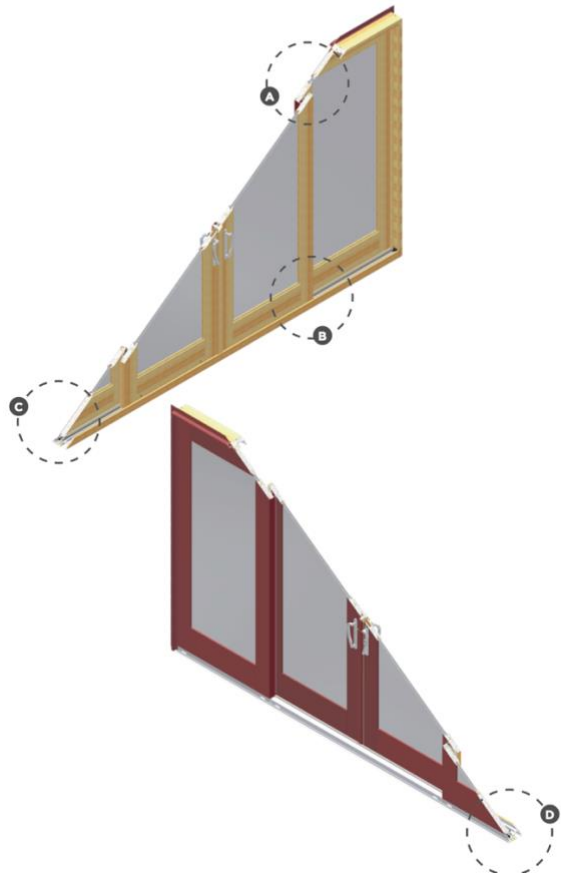
Back patio door

MIRA Aluminum-Clad Wood Bi-Parting Patio Doors

Material: Aluminum Clad - Wood protected by aluminum exterior



BI-PARTING SLIDING PATIO DOOR



STANDARD FEATURES

- Stainless steel rollers for smooth operation and long lasting performance
- Aluminum sill deck in medium bronze with durable stainless steel track on interior of sill for smooth sliding operation
- Dual finseal weatherstripping over the full height of the door and 1/2" tall finseal weatherstripping for increased protection against leaks for reduced air infiltration
- Durable .080 extruded aluminum cladding on exterior surface of panels and .050 extruded aluminum cladding on frames resists dings and dents while providing structural integrity
- Multi-point lock system
- 1 3/4" panels with wide stiles and rails for an authentic French look
- Select clear wood interior ready for paint or stain to match any interior décor (also available primed or prefinished in white, black or off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Energy-efficient Warm Edge insulating tempered HP glass (Low-E/argon gas fill) helps reduce energy costs and fabric fading
- AAMA 2604 paint finish provides superior resistance to chalking and fading

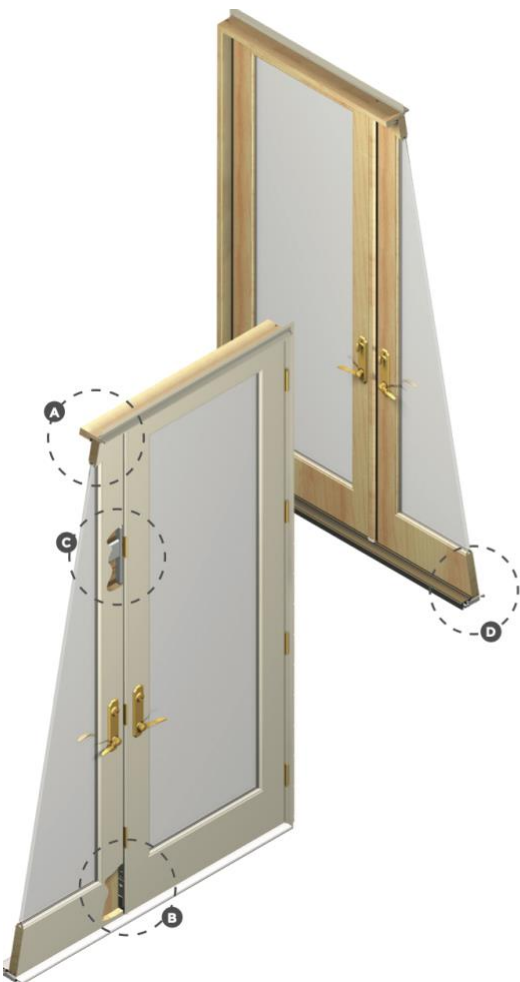


1. HP glass combines Low-E with argon gas fill for high performance
2. Impact Rated units are available in select sizes and configurations.

Rear Terrace Door



Ply Gem Mira Aluminium-Clad Wood French Outswing Door.



STANDARD FEATURES

- Adjustable hinges are standard for smooth operation. Ball Bearing flat hinges optional
- Handle activated shoot bolts at the head and sill for added security
- Aluminum sill deck to prevent sag and resist dents
- Aluminum astragal with stainable wood interior
- Full-perimeter weatherstripping for air-tight performance and smooth operation
- Multi-point lock system
- 1 3/4" panels with wide stiles and rails for a true French look
- 4 3/4" jambs made of clear wood eliminate extensive drywall work
- Select clear wood ready for paint or stain to match any interior décor
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating tempered HP glass helps reduce energy costs and fabric fading - optional HP^{SC}, HP^{2+SC}, HP^{2MAX}, HP^{2MAX-SC}, HP^{3MAX} or HP^{3MAX-SC}
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on exterior surfaces of frame and .080" on panels resists dings and dents while providing structural integrity. Available with ADA compliant sill



Proposed fencing

Fence to be installed along the side and rear edges of the property 6 foot tall vertical board fence.
Materials: 6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel.



Retaining walls

Existing walls will be replaced using Pewter Concrete Retaining Wall Block (4 in. x 11.75 in. x 6.75 in.).

Locations: front, rear, and along the right (northeastern) side of the property.



Patio Images



Pictures of Houses on Menlo Ave

10018



10020



10010



10008



10015



10022

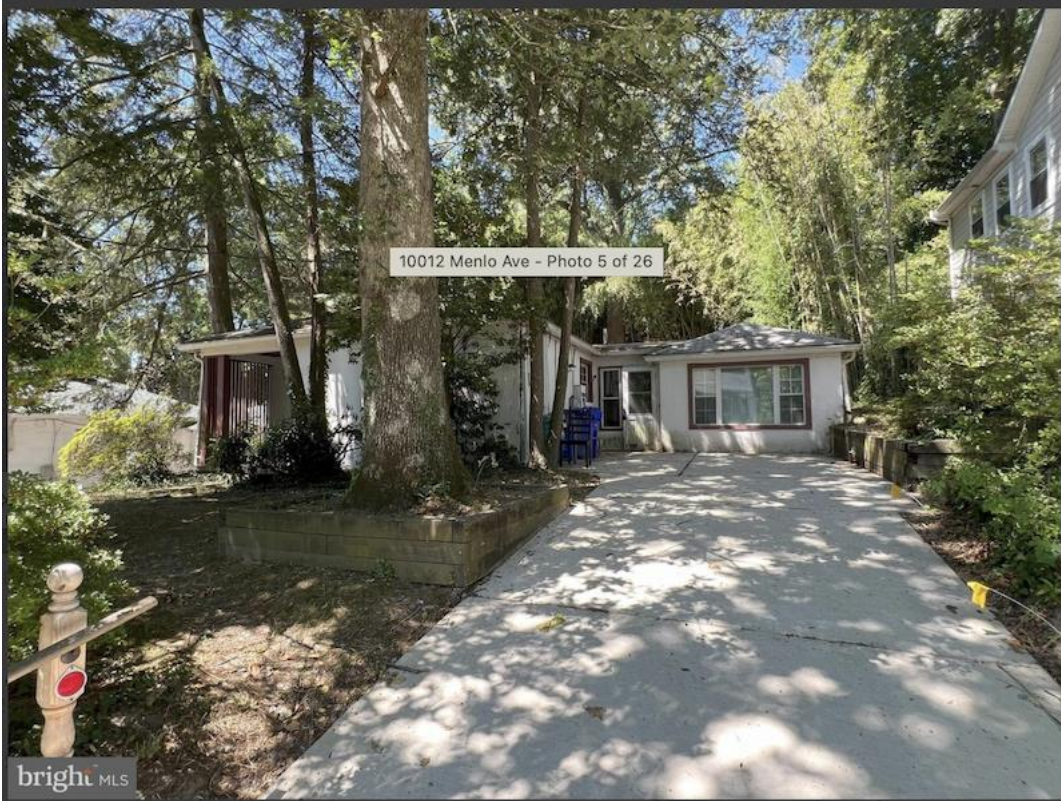
49'
wide



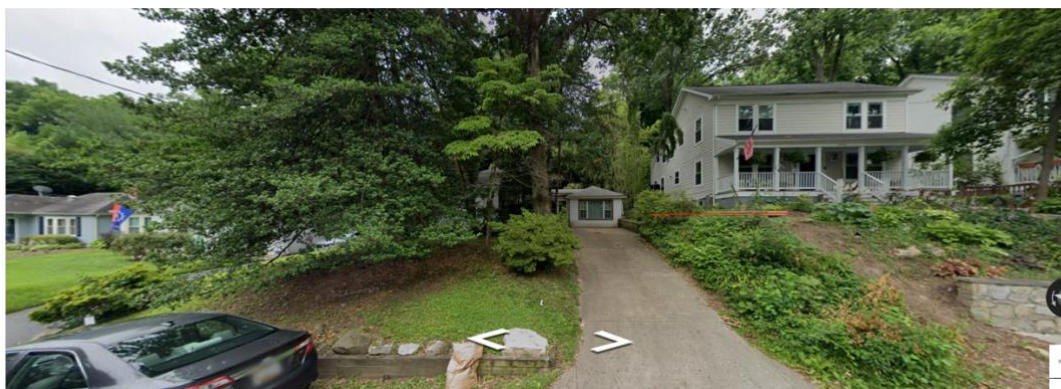
9905
Mento



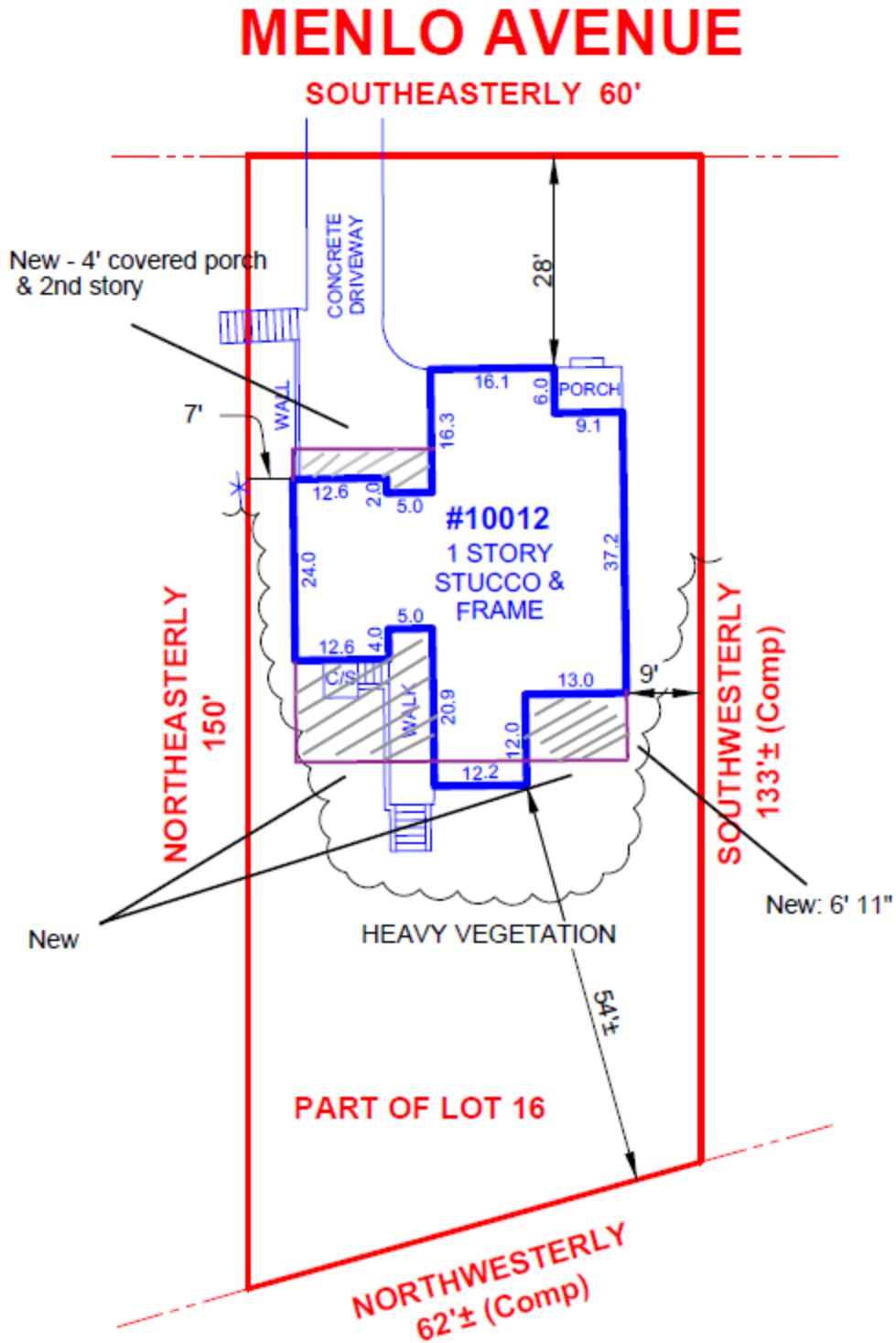
Pictures of the existing house





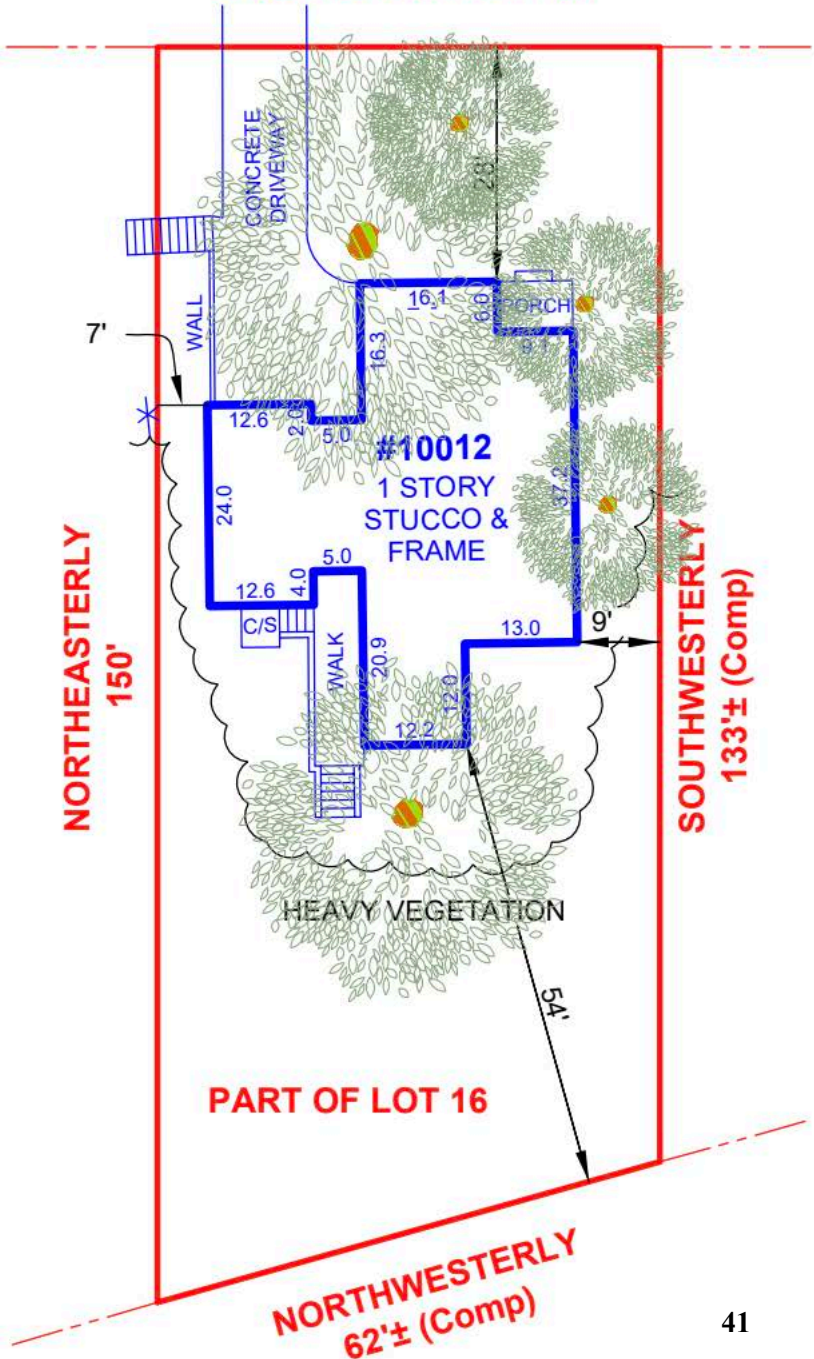


Proposed site plan for 10012 Menlo Ave



MENLO AVENUE

SOUTHEASTERLY 60'



NORTHEASTERLY
150'

SOUTHWESTERLY
133'± (Comp)

PART OF LOT 16

NORTHWESTERLY
62'± (Comp)

Streetscape study along Menlo Ave.



10012 Menlo Ave, Silver Spring

Tree Plan

We had Bartlett tree experts come out and evaluate the trees and they recommended the removal of 6 trees.

Due to Montgomery County's new tree canopy law, I will be obligated to plant 6 shade trees or will pay a fee in lieu of if I cannot fit them on the property.

Bartlett's reports are attached.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/17/2024

Application No: 1086783
AP Type: HISTORIC
Customer No: 1502916

Comments

Removal of 6 trees, clearing of bambo in the backyard and along the right side of the house. Install a stone patio in the backyard. Replace the wood reatining walls with Pewter Concrete Retaining Wall Block

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10012 Menlo AVE
Silver Spring, MD 20901
Homeowner Alpha Houses LLC (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Expand the existing house horizontally and vertically into a two story single family house. New gross sqft of the house will be 3801 sqft. Tree removals