

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

|                    |  |                       |               |
|--------------------|--|-----------------------|---------------|
| <b>Address:</b>    | 10012 Menlo Ave., Silver Spring  | <b>Meeting Date:</b>  | 12/4/2024     |
| <b>Resource:</b>   | Nominal (post-1935)<br><b>Capitol View Park Historic District</b>              | <b>Report Date:</b>   | 11/27/2024    |
| <b>Applicant:</b>  | Alpha Houses LLC<br>(Salem Badawy, Agent)                                      | <b>Public Notice:</b> | 11/20/2024    |
| <b>Review:</b>     | HAWP   | <b>Tax Credit:</b>    | n/a           |
| <b>Permit No.:</b> | 1086783  | <b>Staff:</b>         | Dan Bruechert |
| <b>Proposal:</b>   | Partial Demolition, Two Story Addition, Hardscape Alteration, and Tree Removal |                       |               |

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one condition** the HAWP application:

1. The 4' (four-foot tall) fence along the north property line cannot extend forward of the rear wall plane. The fence on the south property line, forward of the rear wall plane, cannot be taller than 48" (forty-eight inches tall) and must have an open picket design. Final approval authority to verify that this condition has been satisfied is delegated to Staff.

**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.*

## **BACKGROUND**

The HPC held a Preliminary Consultation on the subject property at the October 9, 2024 HPC meeting.<sup>1</sup> The HPC's comments were generally supportive of the project, with a majority of the commissioners present supporting the proposed massing of the new second floor. Several commissioners found the submitted elevations and renderings difficult to fully evaluate due to inconsistent line weights, no existing conditions drawings, and an out-of-scale streetscape study. The Staff identified a list of additional materials necessary for a complete HAWP application.

The applicant made minor modifications to the proposal and submitted additional information and returns for a HAWP.

## **PROPOSAL**

The applicant proposes to remove the roof of the existing house and construct a second story. The applicant additionally proposes to alter the existing hardscape and 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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (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

<sup>1</sup> The Staff Report for the October 9, 2024 Preliminary Consultation is available here:

<https://montgomeryplanning.org/wp-content/uploads/2024/10/III.A-10012-Menlo-Avenue-Silver-Spring.pdf>. The recording of that hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=ce69b845-8727-11ef-ab4b-005056a89546](https://mncppc.granicus.com/MediaPlayer.php?publish_id=ce69b845-8727-11ef-ab4b-005056a89546).

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 subject property is a stucco-sided one-story ranch house, constructed circa 1946, with a complex three-tab shingle hipped roof, and vinyl windows. The original garage, located on the right side of the front elevation, was enclosed sometime before the district was established in 1982. At the rear of the house, there is a sunroom addition, approved by the HPC in 2003.<sup>2</sup> The property has several large trees in both the front and rear yards. There are degrading timber retaining walls at the front of the property, on the right side of the house, and in the back yard.

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 which do not contribute to the historic character of the district.

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 hardscaping surrounding the house will be modified and regraded, and the applicant proposes to remove six trees on site. A fence is proposed along the property line at the rear and sides of the house.

The proposal is unchanged from the scheme presented at the Preliminary Consultation on October 9, 2024. The applicant provided the additional requested information and seeks approval for a HAWP.

**Second Story Addition and Rear Alterations**

The applicant proposes to demolish the non-historic sunroom addition, remove the existing roof and to square off the rear elevation, and construct a second-story addition. While the majority of the existing walls will be retained, Staff finds the proposal should almost be reviewed as an infill house construction rather than alterations to the existing house. However, Staff’s analysis considers the alterations made to the existing building as well and as a ‘Nominal’ resource, it should be given a lenient level of review, per 24A-8(d), unless the proposal would seriously impact the character of the district.

Staff finds that the subject property is not historic and does not contribute to the historic character of the district. Therefore, demolishing the non-historic addition and removing the roof are alterations that Staff finds should be supported under 24A-8(d) and *Standard 2*. In fact, the two houses to the north of the

2 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](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/31-07-03F_Capitol%20View%20Historic%20District_10012%20Menlo%20Ave_07-24-2003.pdf).



subject property both added a second story: the house at 10018 Menlo Ave. added a second story in 2013<sup>3</sup> and the house at 10020 Menlo Ave. added a second story in 2000.<sup>4</sup> 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.

The proposed changes at the rear of the house include expanding the rear of the house between 11' 4" (eleven feet, four inches) and 7' (seven feet) rearward to increase the overall footprint of the house. The house footprint will increase from 1625 ft<sup>2</sup> (one thousand six hundred and twenty-five square feet) to 1826 ft<sup>2</sup> (one thousand eight hundred and twenty-six square feet). Due to the change in grade, the expansion in the right rear corner will not be visible from the public right-of-way, though the changes to the left rear will be visible.



**Figure 2: View showing the subject property from the south. The rearward expansion of the first floor will be visible from this perspective.**

The revised interior floorplan is designed to function as a single-family home with an ADU or “granny flat” located in the front left corner of the house. This unit will retain an independent entrance, utilizing the existing door visible in *Fig. 2*, above.

Several window openings on the first floor will be altered. The existing vinyl multi-light casement and sash windows will all be removed. New aluminum-clad wood windows will be installed. The applicant proposes to patch several of the existing openings and cover them with new stucco to match the existing condition. New openings will be cut into the existing walls and will appear as punched openings with engineered stone sills. Staff finds the existing windows are not historic and removing the material and

3 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](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/10018%20Menlo%20Avenue.%20Silver%20Spring%20-%20625540%20-%202013%20approval.pdf).

4 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](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box033/31-7-00C_Capitol%20View%20Historic%20District_10020%20Menlo%20Avenue_11-15-2000.pdf).



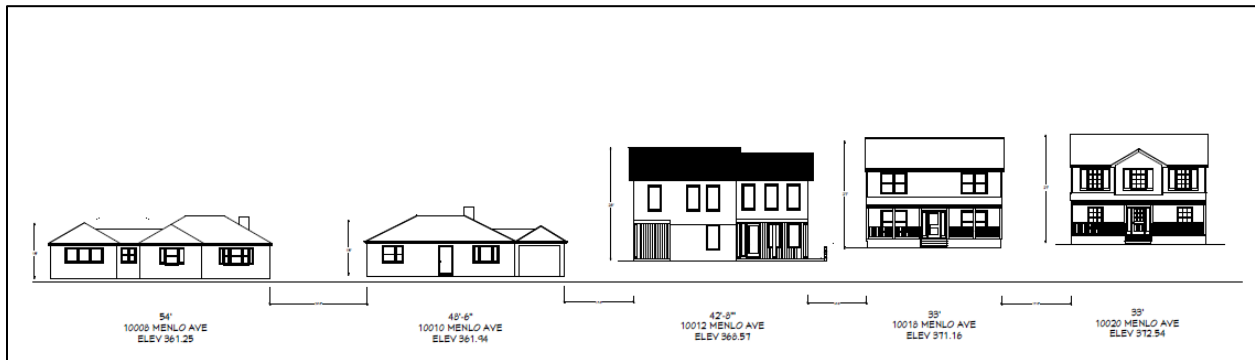
changing the fenestration will not impact the character of the house or the surrounding district. Staff finds the proposed single light aluminum clad casement windows are compatible materials for the subject property and are appropriate for the design of the proposed construction. Staff recommends the HPC approve the window replacements under 24A-8(d) and *Standards 2, 9, and 10*.

Staff finds the proposed expansion at the rear will not have a substantial impact on the character of the surrounding district and recommends the HPC approve the alterations to the building footprint under 24A-8(d).

The proposed second floor has an architectural side gable roof with Hardie panel siding, single-light aluminum-clad windows and doors, and wood columns. The vertical joints of the fiber cement panels will be caulked to create a nearly seamless installation, while the horizontal joints will be visible due to the flashing trim piece that will prevent water infiltration.

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 concurs with the finding of the majority of the Commissioners at the October 9<sup>th</sup> Preliminary Consultation, finding 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. At the Preliminary Consultation, the applicant presented a streetscape study with an inconsistent scale that did not accurately represent the distance between the houses along Menlo Ave. *Fig. 3*, below, shows the revised streetscape study showing the change in elevation and the distance between the houses. Staff finds that while the proposed taller house will have a visual impact on the one-story ranch house to the south, it will not overwhelm the size and scale of the houses on the block or the surrounding district and Staff recommends the HPC approve the revised house massing and design under 24A-8(b)(2) and (d) and *Standards 2, 9, and 10*.



*Figure 3: Updated streetscape study.*

### **Tree Removal**

The submitted materials propose to remove six trees from the site. 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. The fifth 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.' The applicant proposes to plant one Pin Oak and five Thuja Greet Giant Arborvitae in the rear yard to mitigate the loss of the trees and to satisfy the requirements of the Montgomery County Tree Canopy Law. The Tree Canopy Law requires replanting a shade tree (defined as a tree capable of growing to heights greater than 50 feet) for each tree removed when a sediment control permit is required.

Staff finds the removal of the two large oak trees is necessary for the long-term protection of the subject property and its neighbors. While the trees are only in decline at this point, the proximity to the house and the impacts of the construction on the trees will only weaken them further. Staff finds the proposed Pin Oak to be an appropriate replacement that, given time, will add to the canopy of the surrounding district. Staff finds this level of mitigation is appropriate and recommends the HPC approve the tree removal under 24A-8(b)(4) and (d) and *Standard 2*.

### **Site Work**

Other changes to the hardscaping at the subject property include removing the existing timber retaining wall along Menlo Ave. and installing a new stone retaining wall 2' (two feet) further onto the subject property; excavating the area along the right side of the house and installing a new 3' (three foot tall) engineered stone retaining wall; and excavating the area behind the house to create a new patio and yard space. At the rear of the house, the applicant proposes to install a 12' × 16' (twelve foot by sixteen foot) bluestone patio and a 2' (two foot tall) engineered stone retaining wall. A new stepping stone path will be installed around the perimeter of the house.

Staff finds many of the existing wood retaining walls are failing and need to be replaced. Staff finds the proposed engineered stone is consistent with the character of the district and with the other stone and wood retaining walls along Menlo Ave. The majority of the re-grading will not have a substantial impact on the character of the site or surrounding district. Staff finds the biggest change will be to the patio space to the rear of the house, which is not visible from the right-of-way and will not impact the character of the surrounding district. The retaining wall along the north side of the house will clear the degraded retaining wall and remove the bamboo that has grown up between the subject property and 10018 Menlo Ave. Staff finds the regrading is appropriate and recommends the HPC approve the regrading and new retaining walls under 24A-8(d) and *Standard 2*.

### **Fencing**

Finally, the applicant proposes to install a fence along the north (right) and south (left) property lines. The fence on the north will be a 4' (four-foot tall) wood picket fence and the fence on the south will be a 6' (six foot) tall wood privacy fence.

Staff finds that revisions are warranted to the proposed fencing. On the right side of the house, the applicant proposes to install a 3' (three-foot tall) retaining wall, as discussed above. Immediately adjacent to that retaining wall, the applicant proposes to install a 4' (four-foot tall) wood picket fence. The combination of the retaining wall and the fence, even though it has an open picket design creates a 7' (seven-foot tall) wall up to the front wall plane of the house. Staff finds this will negatively impact the open character of the district and Staff recommends the HPC add a condition to the approval of this HAWP that eliminates the proposed picket fence forward of the house's rear wall plane. This would still allow for a 3' (three-foot tall) barrier between the subject property and its neighbor to the north. Further, the applicant proposed to install a 6' (six-foot-tall) privacy fence along the south property line. The HPC's typical condition for fences in the Capitol View Park Historic District is that they are limited to no taller than 48" (forty-eight inches tall) and have an open picket design. This height and design restriction

helps to reinforce the sense of openness that is characteristic of the district. Staff recommends the HPC add a condition to the approval of this HAWP that any fence forward of the rear wall plane on the south property line be limited to 48" (forty-eight inches tall) and has an open picket design. The fence to the rear of the rear wall plane may be 6' (six feet tall) with a solid appearance. With the identified conditions, Staff recommends the HPC approve the proposed fences under 24A-8(b)(2) and (d) and *Standard 2*.



*Figure 4: Staff's recommended fence condition recommends no fence be installed in the area shown in red; restricts the fence to no taller than 48" with an open picket design shown in blue and allows for a 6' privacy fence in the area shown in green.*



## **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The 4' (four-foot tall) fence along the north property line cannot extend forward of the rear wall plane. The fence on the south property line, forward of the rear wall plane, cannot be taller than 48" (forty-eight inches tall) and must have an open picket design. Final approval authority to verify that this condition has been satisfied is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), 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 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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 (Badawy) Date 9

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

|   |  |
|---|--|
| <b>Owner's mailing address</b>                                    | <b>Owner's Agent's mailing address</b> |
| <b>Adjacent and confronting Property Owners mailing addresses</b> |  |
|   |  |
|   |  |
|   |  |



**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: |

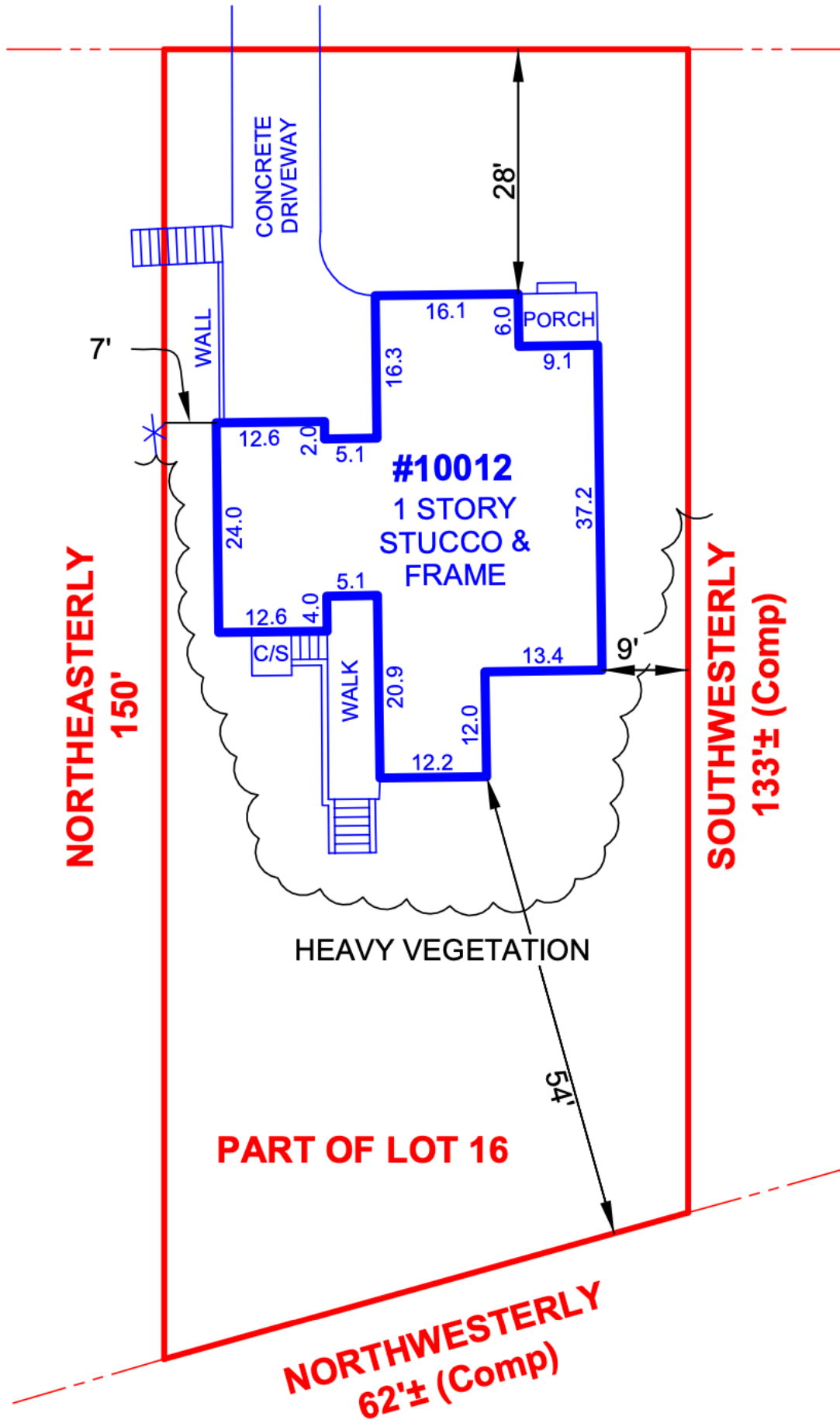
**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

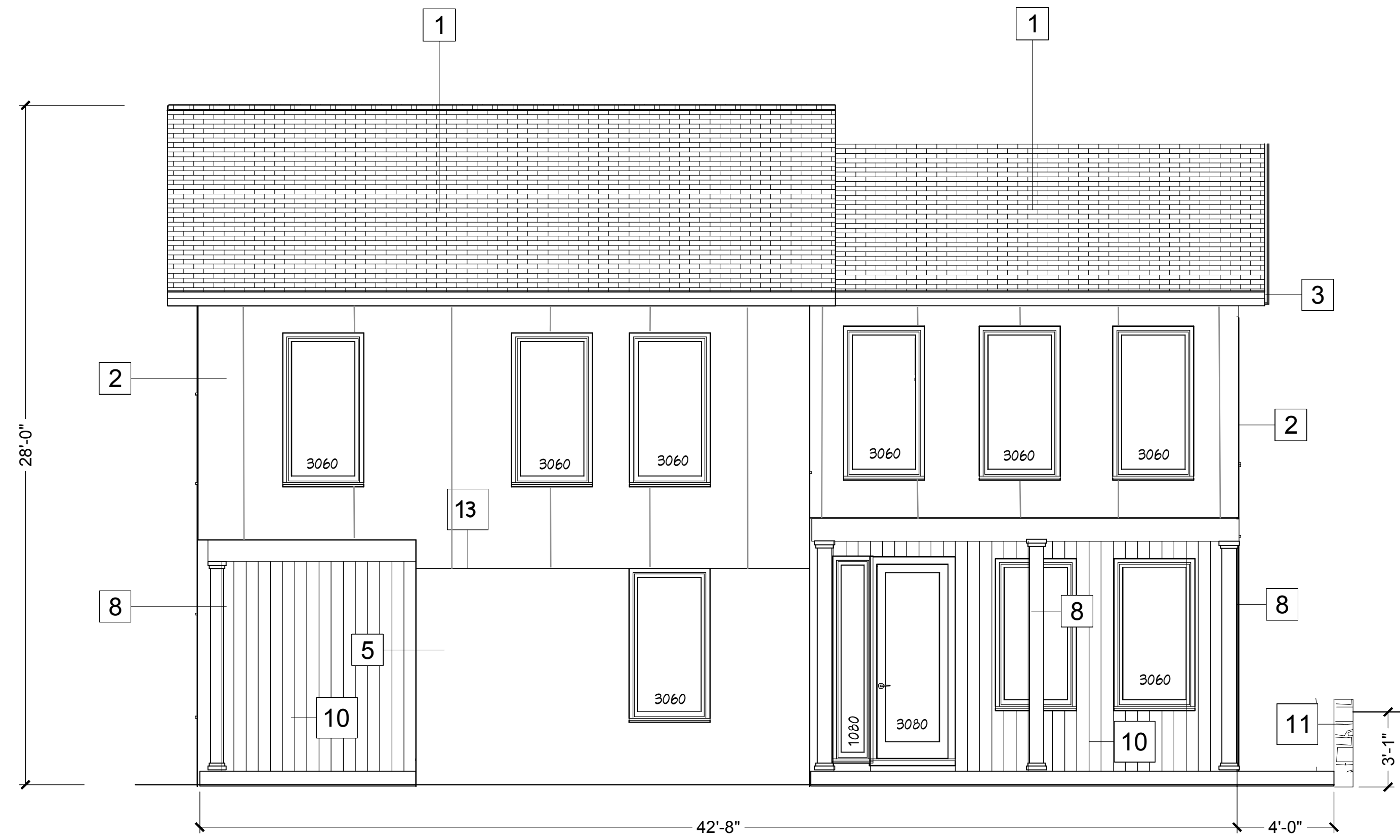
|                                    | Required Attachments   |              |                         |                            |                |                |                             |
|------------------------------------|------------------------|--------------|-------------------------|----------------------------|----------------|----------------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



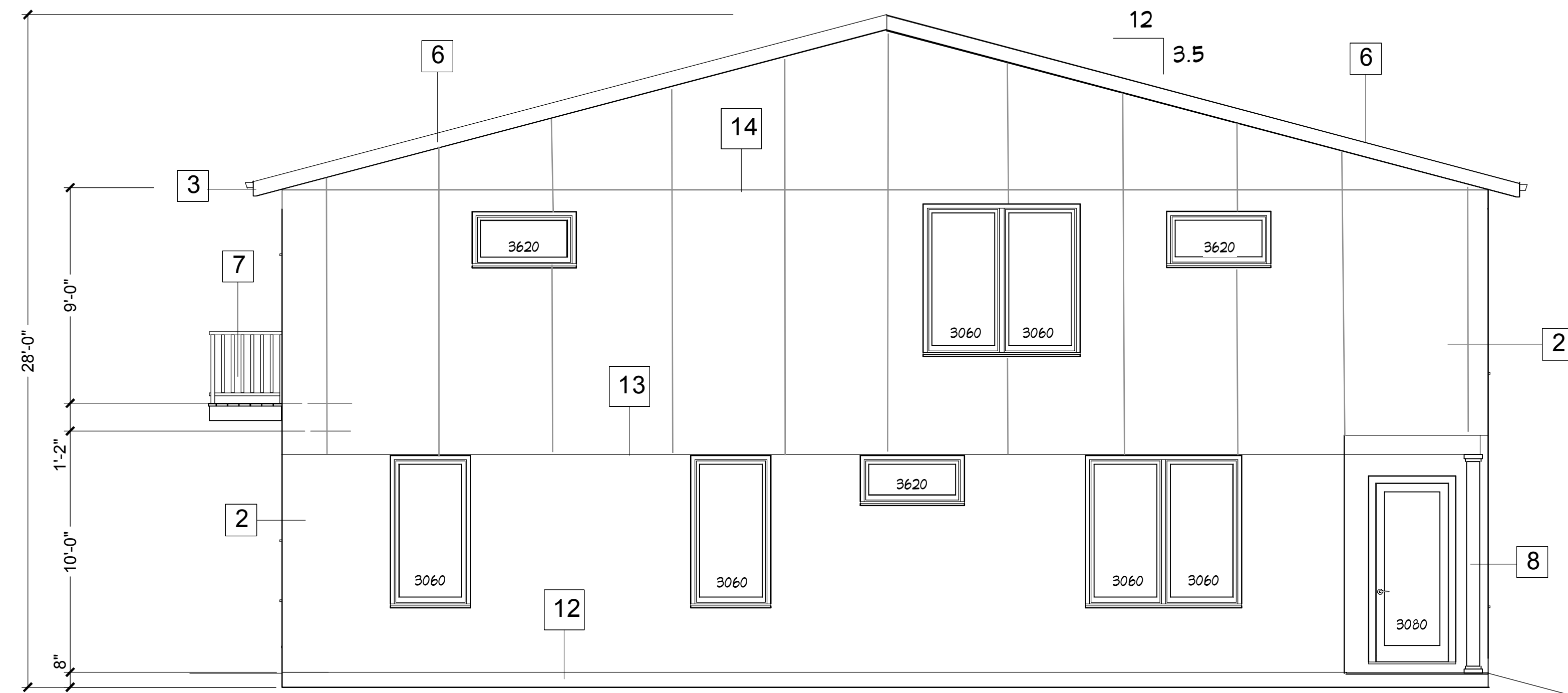
# MENLO AVENUE

SOUTHEASTERLY 60'





**FRONT ELEVATION**



**LEFT SIDE ELEVATION**

**ELEVATION NOTES**

- 1 - FIBERGLASS SHINGLES ARCHITECTURAL
  - 2 - HARDI PANEL SIDING - WHITE
  - 3 - ALUM GUTTER ON 1x6 FASCIA
  - 5 - EXIST STUCCO VENEER TO BE PAINTED WHITE
  - 6 - 1x6 RAKE
  - 7 - PVC RAILING - BLACK METAL PICKETS
  - 8 - 8x8 WD POST - BLACK
  - 10 - CEDAR 1x6 KILN-DRIED V-JOINT
  - 11 - STONE RETAINING WALL
  - 12 - CONC FOUNDATION
  - 13 - TAMLYN HORIZ Z TRIM - Profile 1/2"
  - 14 - TAMLYN HORIZ BEAD REVEAL - Profile 1/8"
- WINDOWS TO BE ANDERSEN 400 OR EQUAL

REVISIONS  
6/23/24

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

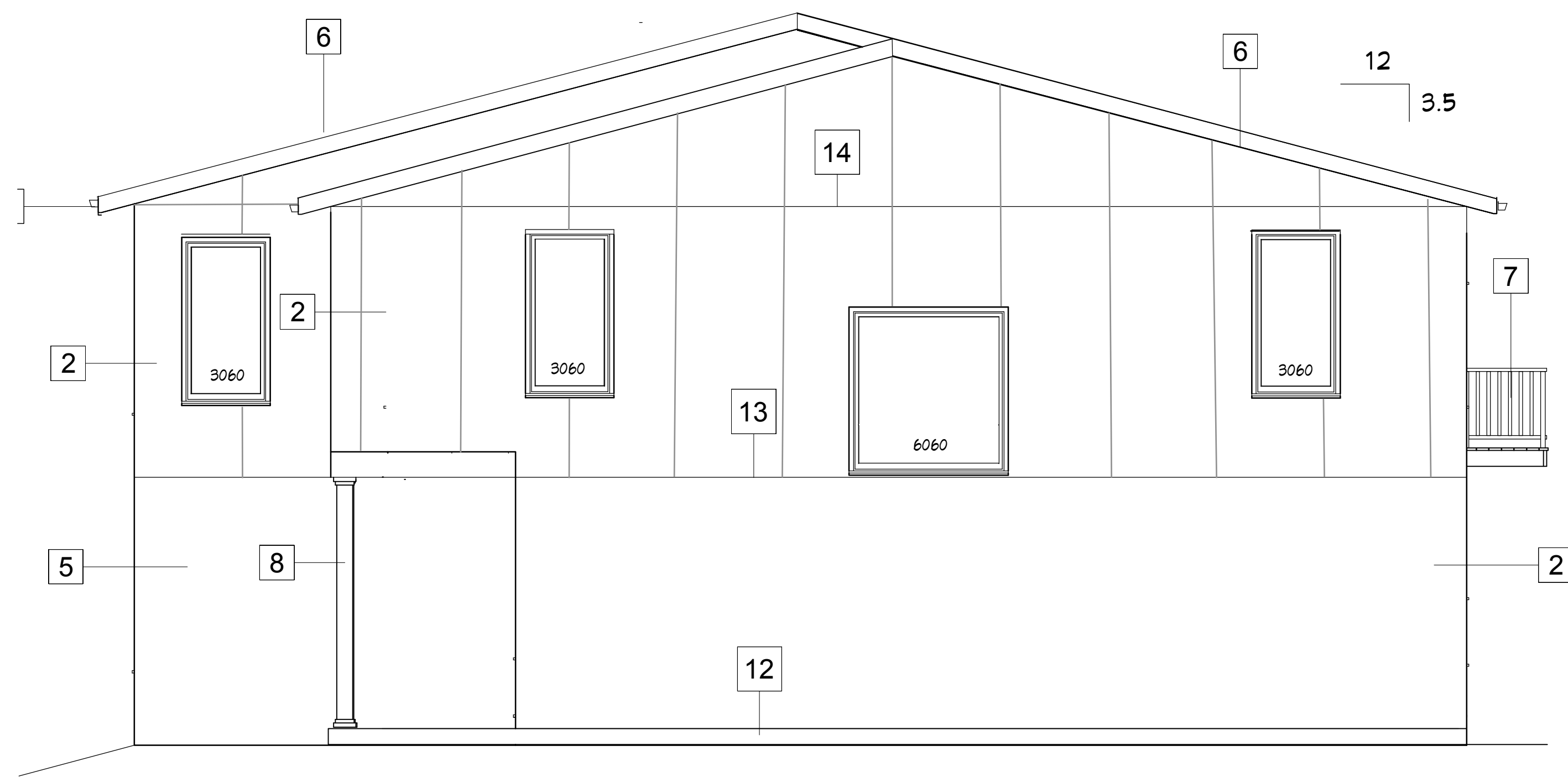
SEPTEMBER 2024  
SCALE AS NOTED

ELEVATIONS

A-9



**REAR ELEVATION**



**RIGHT SIDE ELEVATION**

**ELEVATION NOTES**

- 1 - FIBERGLASS SHINGLES ARCHITECTURAL
  - 2 - HARDI PANEL SIDING - WHITE
  - 3 - ALUM GUTTER ON 1x6 FASCIA
  - 5 - EXIST STUCCO VENEER TO BE PAINTED WHITE
  - 6 - 1x6 RAKE
  - 7 - PVC RAILING - BLACK METAL PICKETS
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  - 10 - CEDAR 1x6 KILN-DRIED V- JOINT
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  - 13 - TAMLYN HORIZ Z TRIM
  - 14 - TAMLYN HORIZ BEAD REVEAL
- WINDOWS TO BE ANDERSEN 400 OR EQUAL

REVISIONS  
6/23/24

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

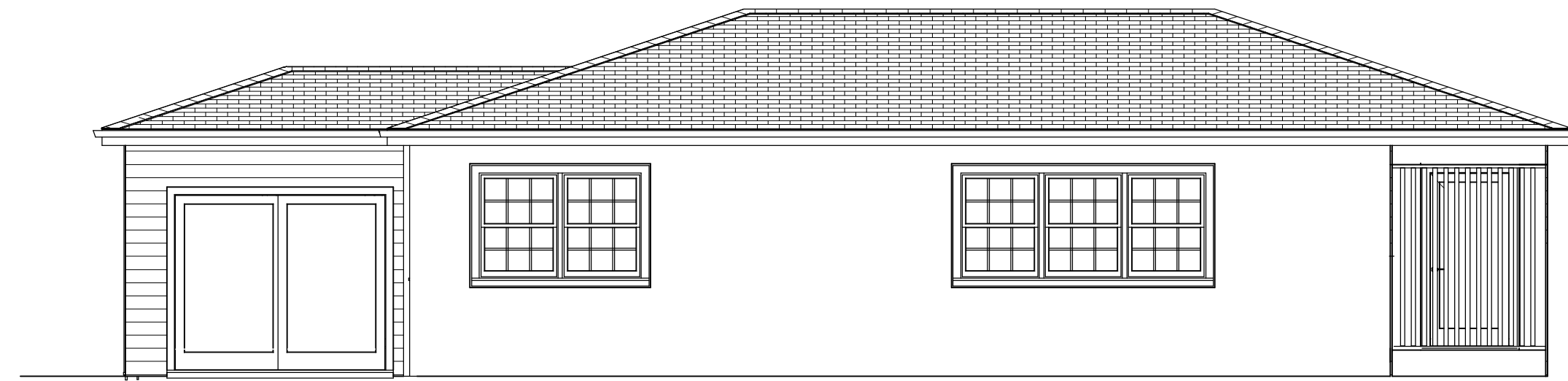
ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

ELEVATIONS  
SEPTEMBER 2024  
SCALE AS NOTED

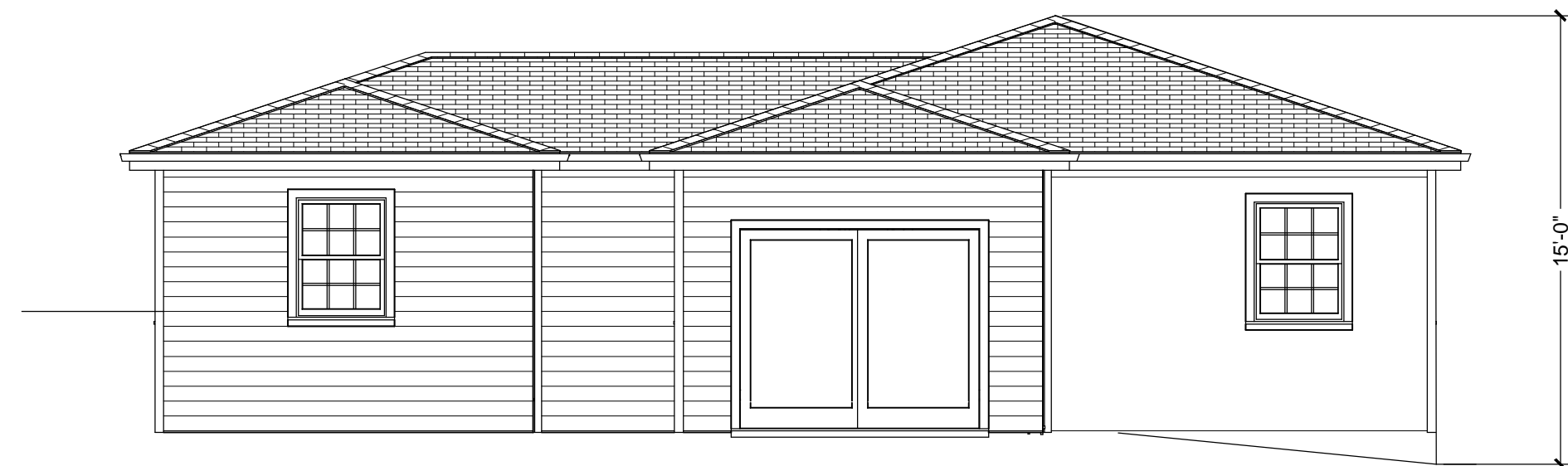
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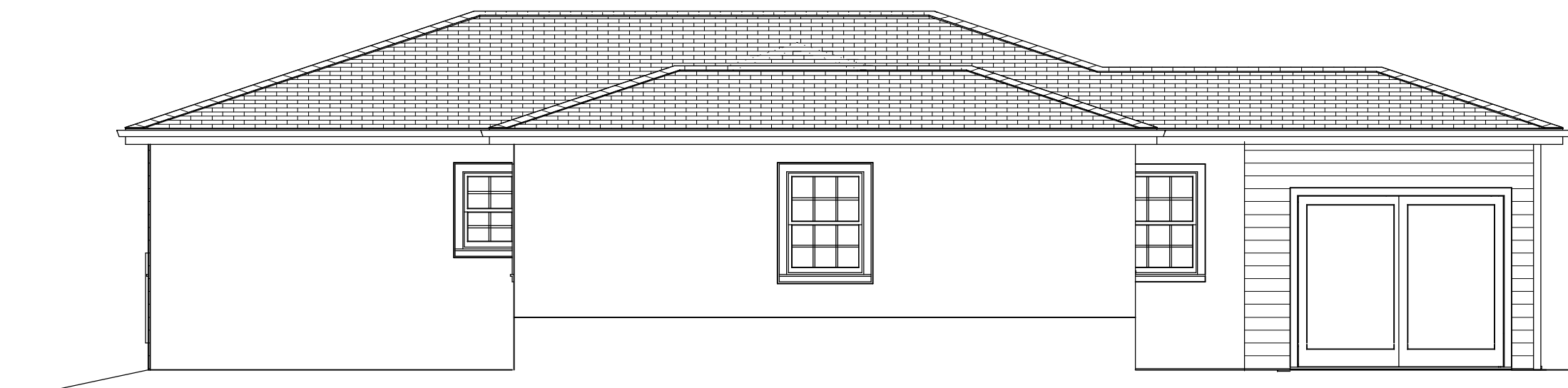
FRONT ELEVATION



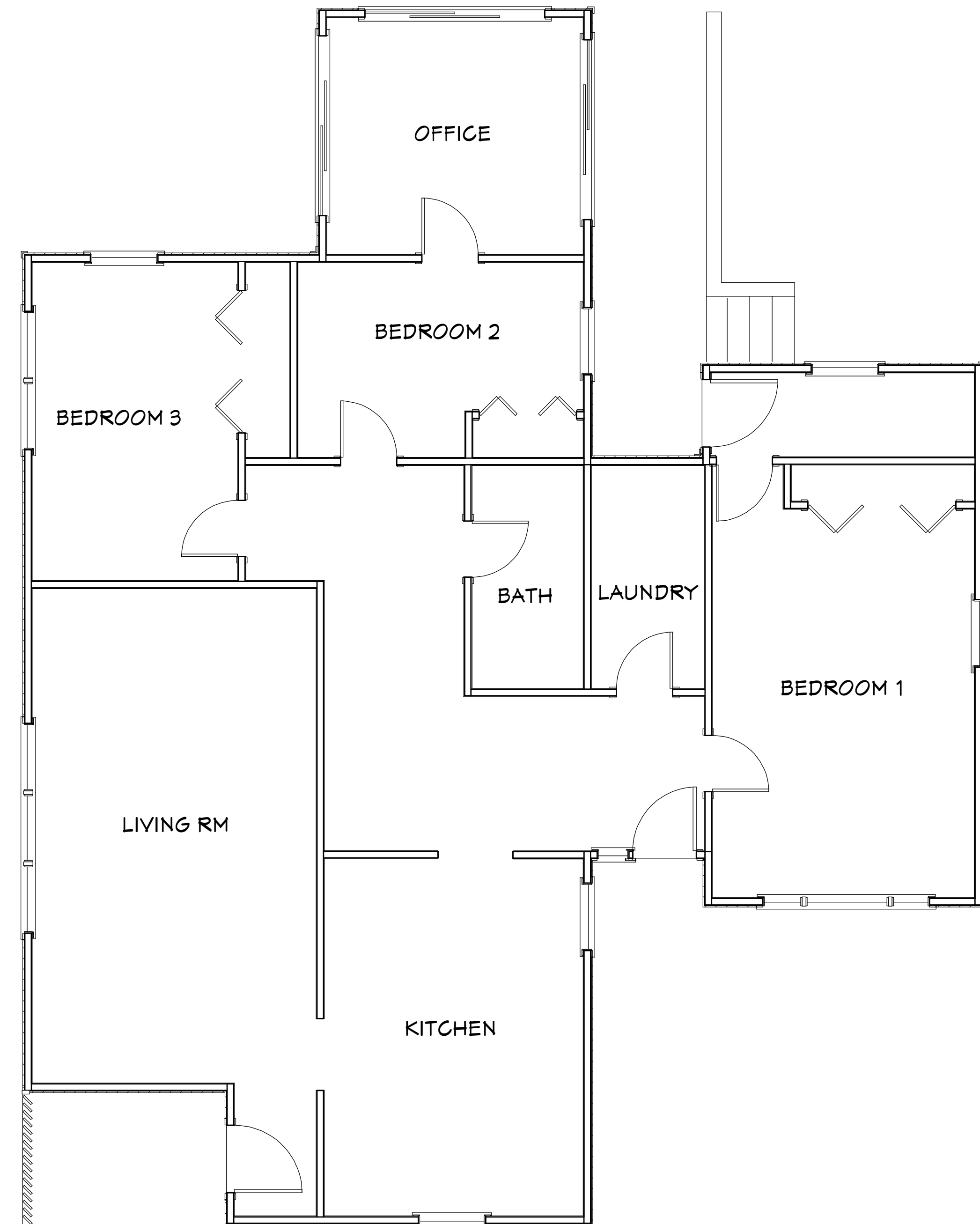
LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



EXISTING FIRST FLOOR PLAN

REVISIONS  
6/23/24

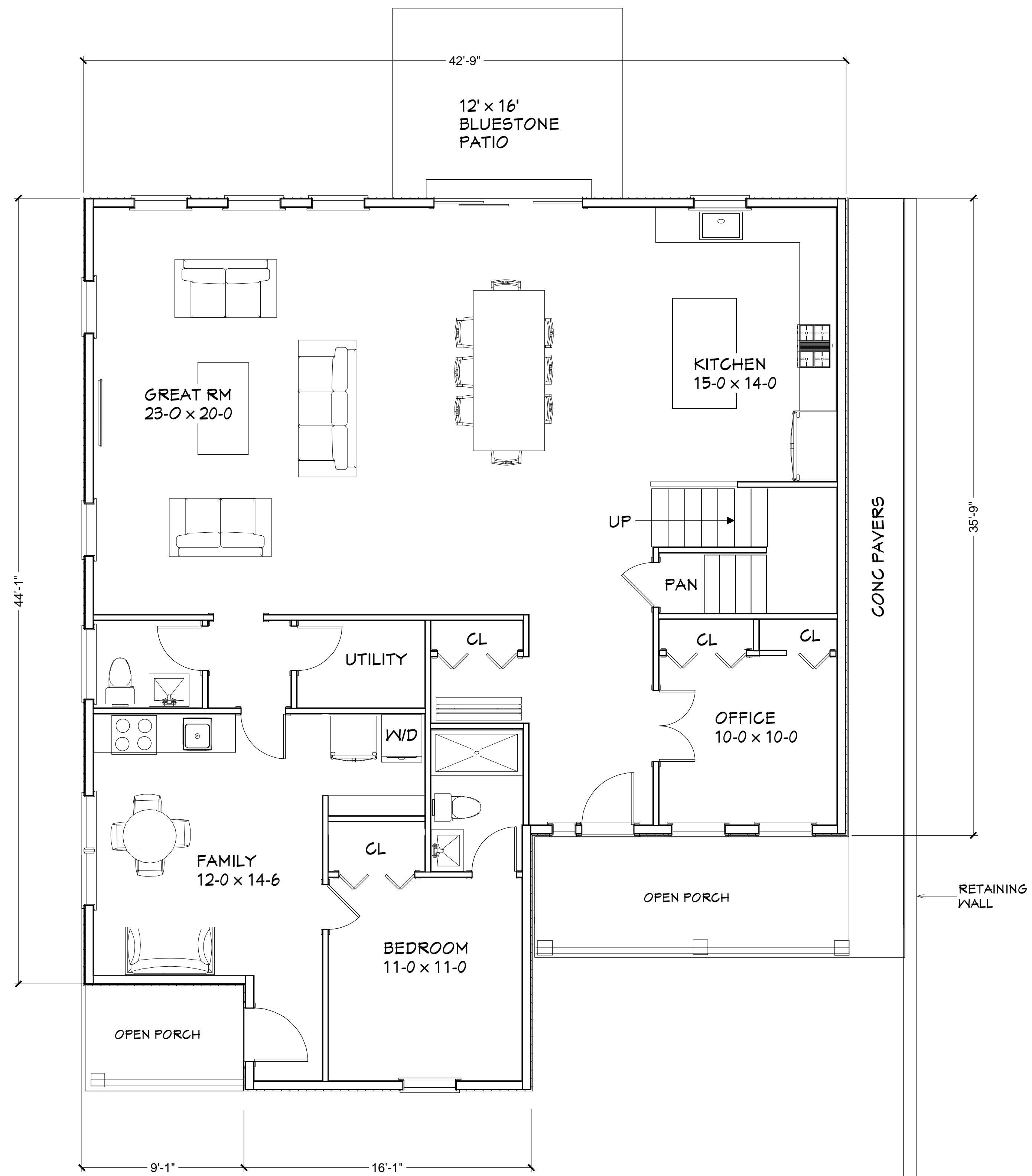
Adistra Jitipun Projects  
3901 ST. JOHNS LANE  
ELLCOTT CITY MD

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

SEPTEMBER 2024  
SCALE AS NOTED

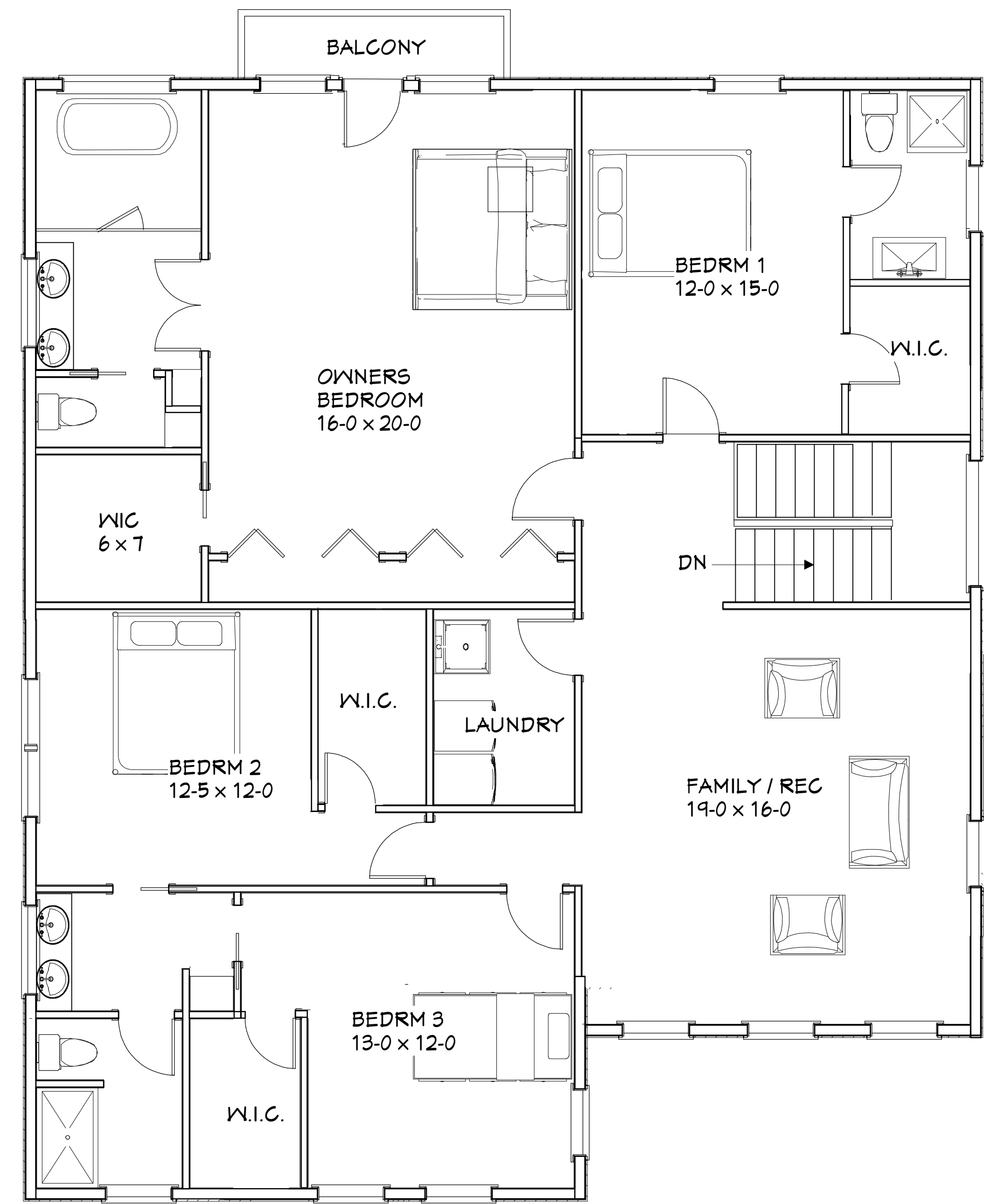
EXIST FLOOR PLANS  
EXIST ELEVATIONS  
DEMOLITION

A-2



**FIRST FLOOR PLAN**

1826 SF



**SECOND FLOOR PLAN**

2007 SF

REVISIONS  
6/23/24

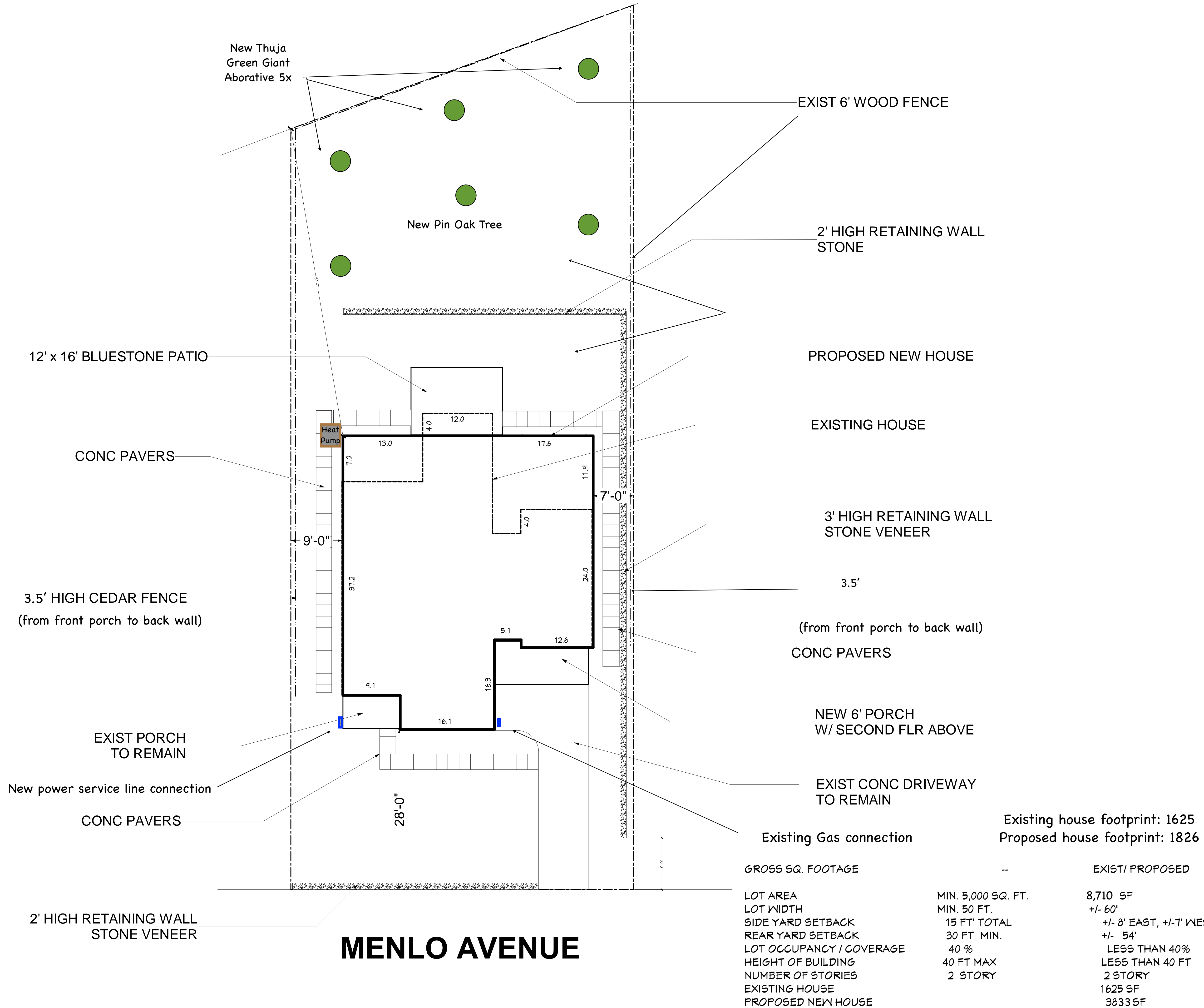
ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

SEPTEMBER 2024  
SCALE AS NOTED

FIRST FLOOR PLAN  
SECOND FLOOR PLAN

**A-4**



|                          | GROSS SQ. FOOTAGE  | EXIST/ PROPOSED          |
|--------------------------|--------------------|--------------------------|
| LOT AREA                 | MIN. 5,000 SQ. FT. | 8,710 SF                 |
| LOT WIDTH                | MIN. 50 FT.        | +/- 60'                  |
| SIDE YARD SETBACK        | 15 FT' TOTAL       | +/- 8' EAST, +/- 7' WEST |
| REAR YARD SETBACK        | 30 FT MIN.         | +/- 54'                  |
| LOT OCCUPANCY / COVERAGE | 40 %               | LESS THAN 40%            |
| HEIGHT OF BUILDING       | 40 FT MAX          | LESS THAN 40 FT          |
| NUMBER OF STORIES        | 2 STORY            | 2 STORY                  |
| EXISTING HOUSE           |                    | 1625 SF                  |
| PROPOSED NEW HOUSE       |                    | 3833 SF                  |

REVISIONS  
6/23/24

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

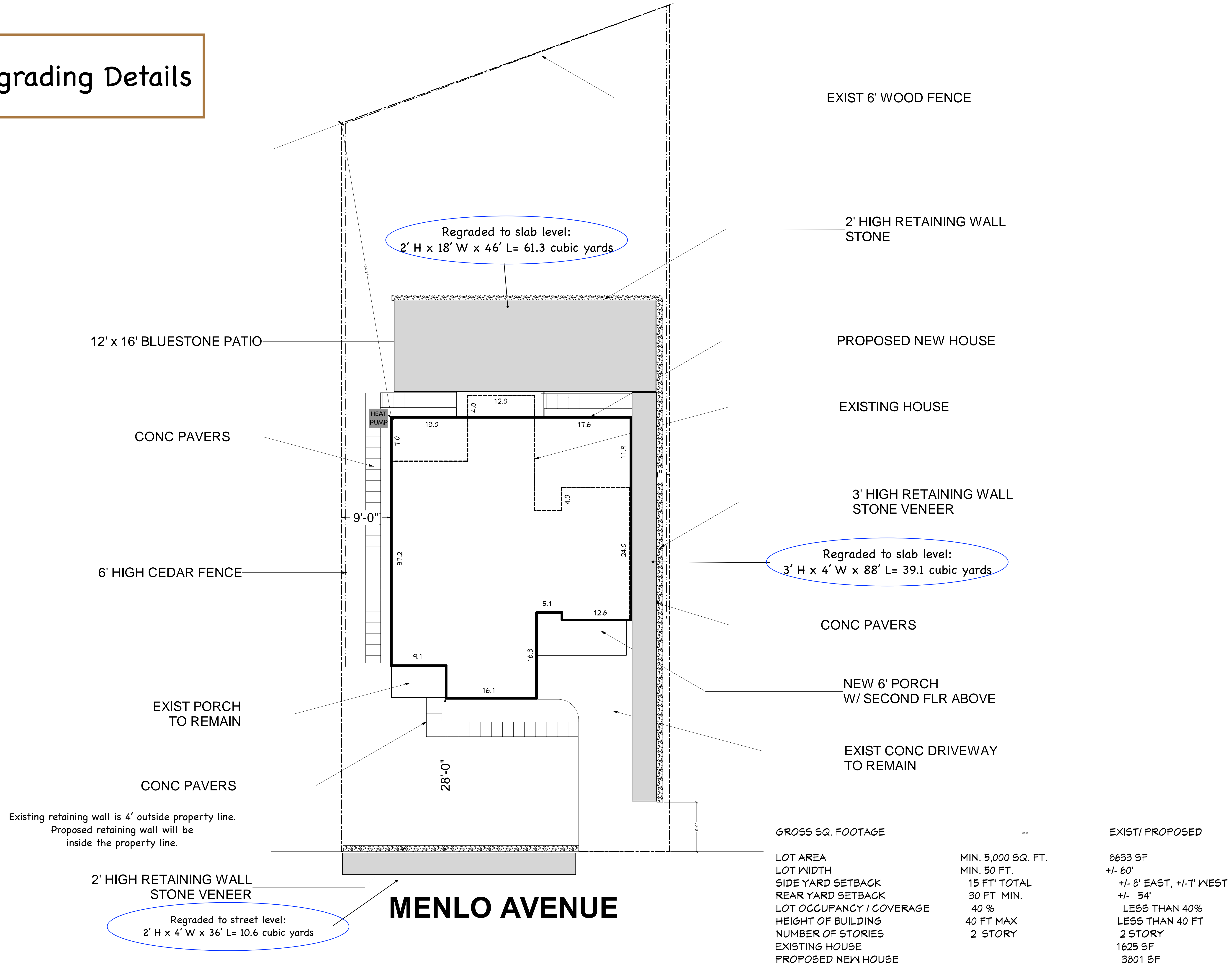
ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

PROPOSED SITE PLAN  
SEPTEMBER 2024  
SCALE AS NOTED

A-2



# Regrading Details



| GROSS SQ. FOOTAGE        |                    | EXIST/ PROPOSED          |
|--------------------------|--------------------|--------------------------|
| LOT AREA                 | MIN. 5,000 SQ. FT. | 8633 SF                  |
| LOT WIDTH                | MIN. 50 FT.        | +/- 60'                  |
| SIDE YARD SETBACK        | 15 FT' TOTAL       | +/- 8' EAST, +/- 7' WEST |
| REAR YARD SETBACK        | 30 FT MIN.         | +/- 54'                  |
| LOT OCCUPANCY / COVERAGE | 40 %               | LESS THAN 40%            |
| HEIGHT OF BUILDING       | 40 FT MAX          | LESS THAN 40 FT          |
| NUMBER OF STORIES        | 2 STORY            | 2 STORY                  |
| EXISTING HOUSE           |                    | 1625 SF                  |
| PROPOSED NEW HOUSE       |                    | 3801 SF                  |

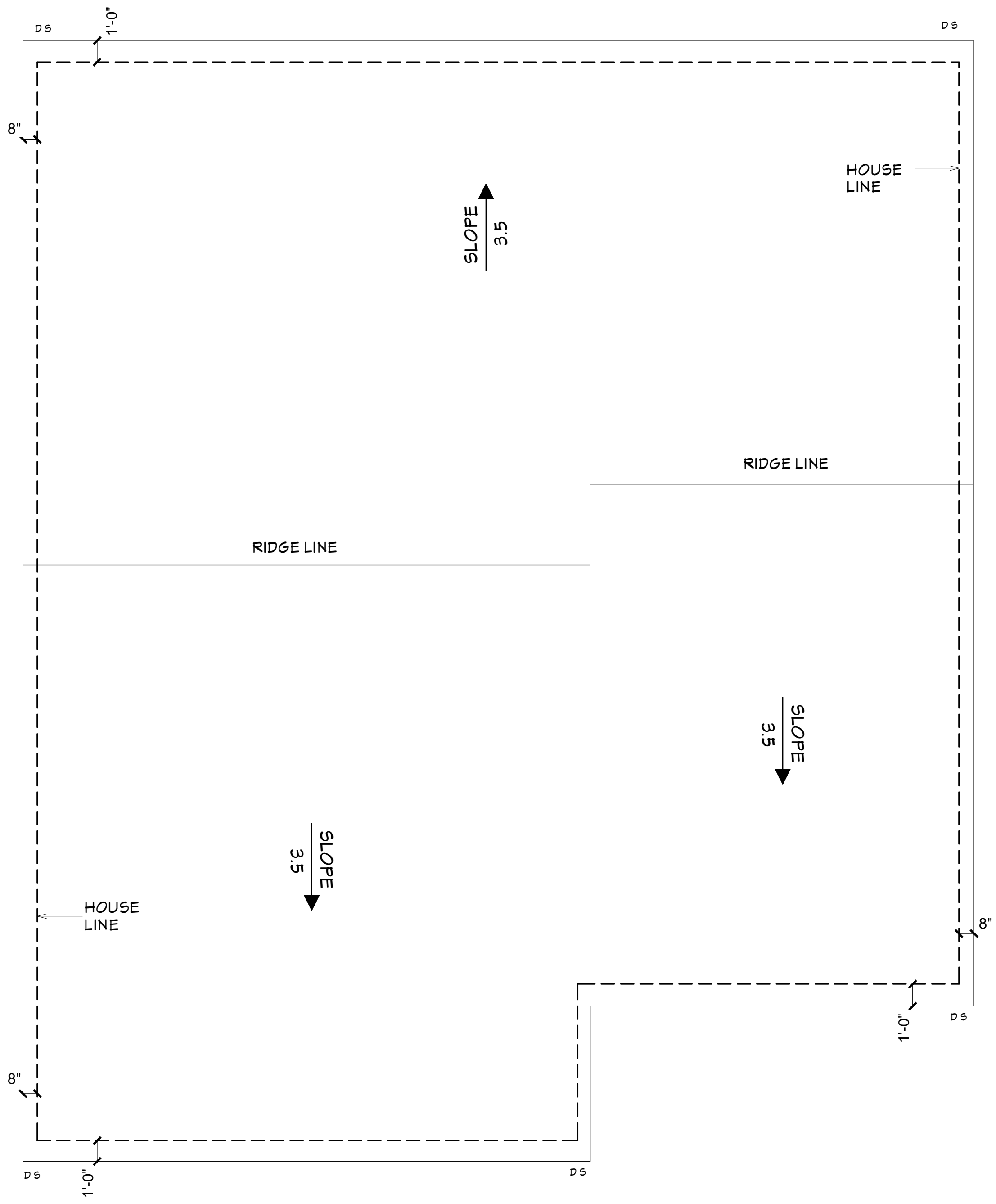
REVISIONS  
6/23/24

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

PROPOSED SITE PLAN  
SEPTEMBER 2024  
SCALE AS NOTED

**A-2**



**ROOF PLAN**  
2007 SF

**A-8**

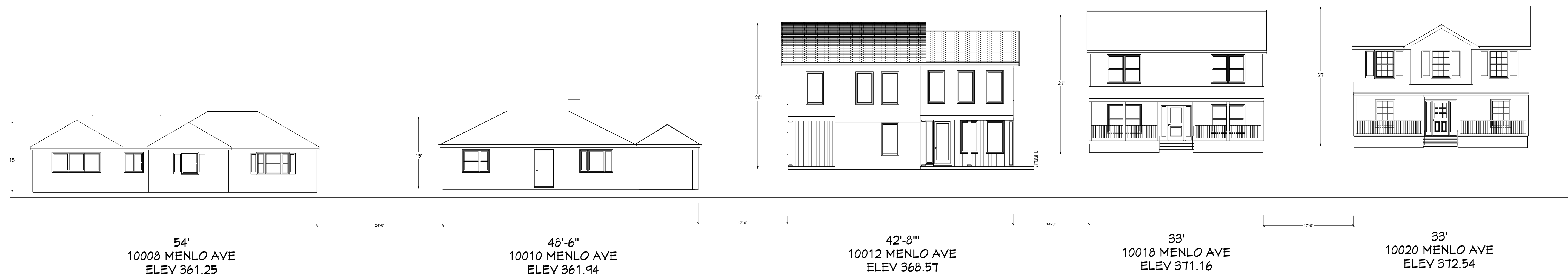
**ROOF FRAMING PLAN**

SEPTEMBER 2024  
SCALE AS NOTED

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

REVISIONS  
6/23/24



**STREETSCAPE STUDY ALONG MENLO AVE**

**SCALE 1" = 10 ft**

REVISIONS  
6/23/24

ALPHA HOMES  
3901 ST. JOHNS LANE  
ELLICOTT CITY MD

ADDITION / RENOVATION  
10012 MENLO AVENUE  
SILVER SPRING MD 20902

SEPTEMBER 2024  
SCALE AS NOTED

STREETSCAPE  
STUDY

A-5



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:

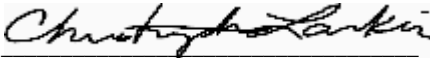
- Four trees encroach on the foundation the largest only 12 inches away. These trees were planted as accents to the house but now, disproportionately tower over the house and can threaten the foundation exploiting any existing flaws.

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)  | (Date)    |
|  | 9/13/2024 |
| _____   | _____     |
| (Bartlett Representative - Christopher Larkin)                                    | (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  
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

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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.
- 

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



Client: 3358016

Printed on: 9/13/2024

Created on: 8/27/2024

## 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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10012 Menlo Avenue  
Silver Spring, MD 20910  
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Bartlett Tree Experts  
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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.

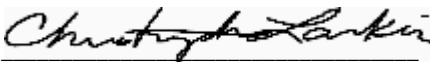
The unnatural elevation of the tree above the existing yard grade adds to the risk of failure by forcing the roots that do penetrate the existing grade to sharply bend which is not as structurally supportive as an unbent root.

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

---



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\_\_\_\_\_  
(Customer Signature)  
  
\_\_\_\_\_  
(Bartlett Representative - Christopher Larkin)

\_\_\_\_\_  
(Date)  
9/17/2024  
\_\_\_\_\_  
(Date)

Prices are guaranteed if accepted within thirty days.  
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Work is done in accordance with ANSI A300 Tree Care Standards.

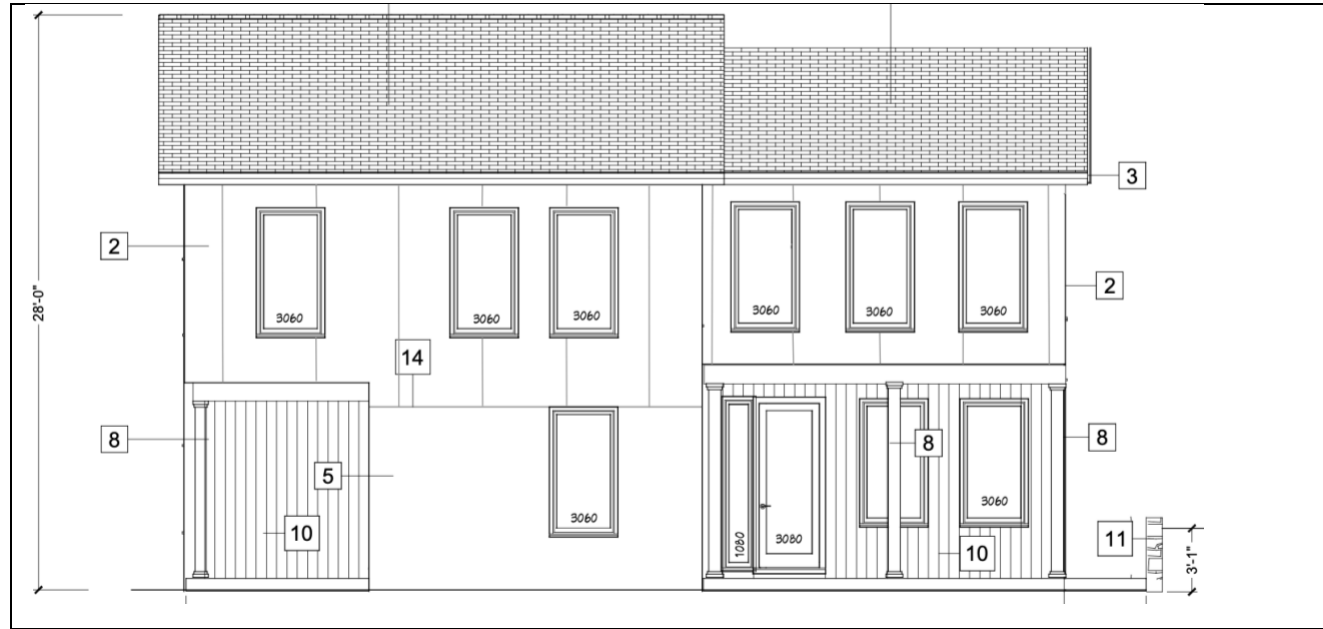
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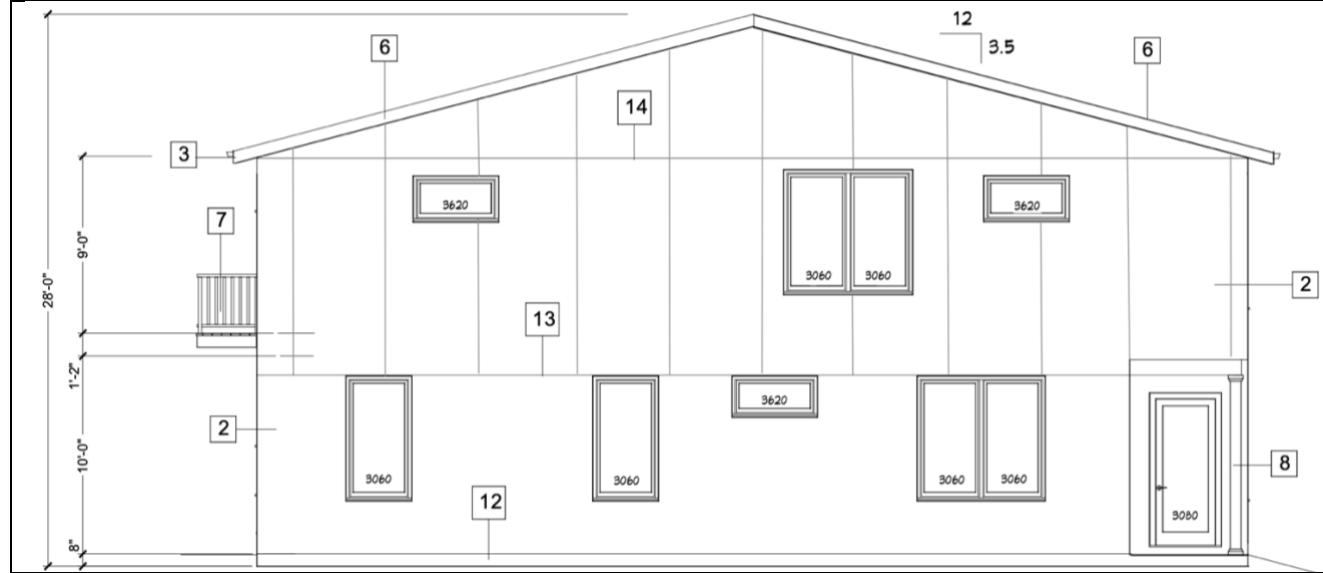
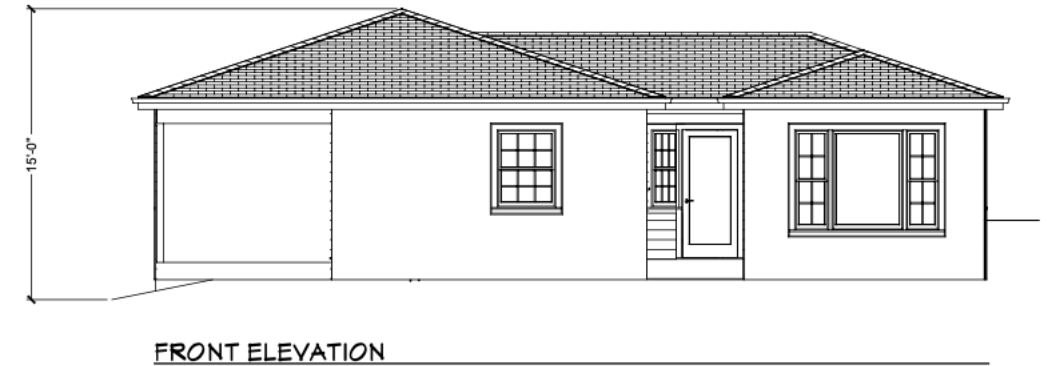
### Removal

White Oak if front 24 inches from the driveway

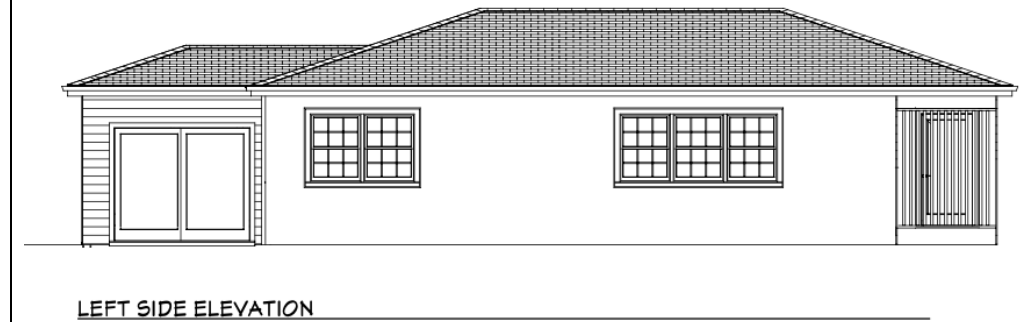


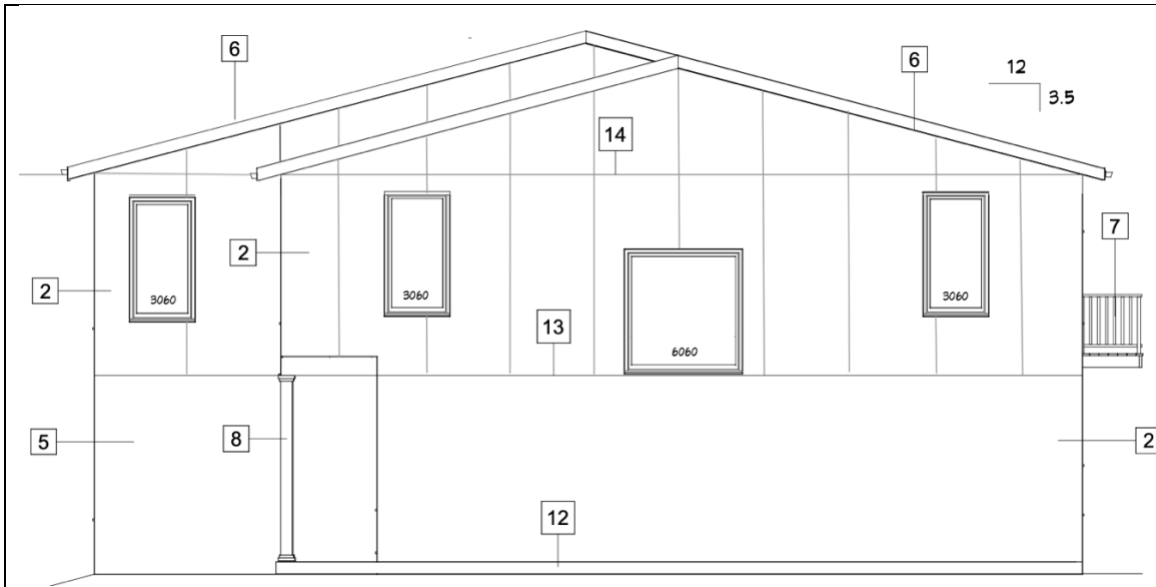


Window openings will be modified to accommodate the new windows. Cedar siding and trim will be installed around the windows on the right-side porch. Window opening on the left side will be expanded, and stucco repair will be completed. No trim to be installed around window. New Windowsill is a 5/8' thick engineered stone (see material specification sheet)

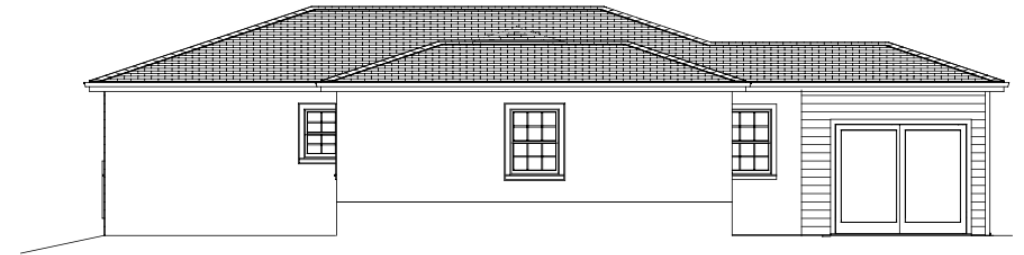


Window openings will be modified to accommodate the new windows. Closed openings to be filled with in kind materials (blocks and stucco). New Windowsills are engineered stone (see material specification sheet).





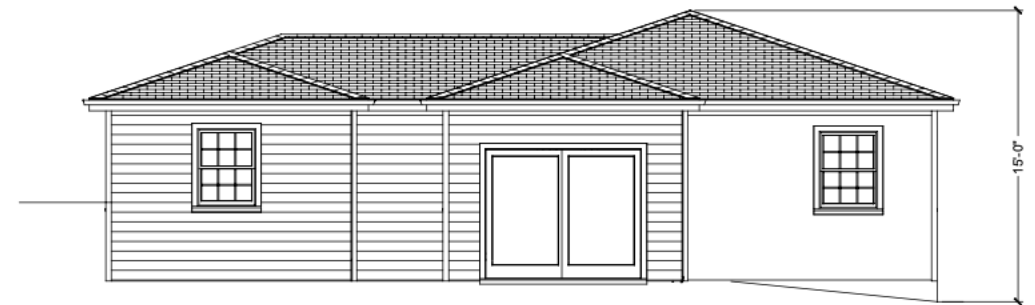
The two windows on the left side will be removed, and openings will be closed with in kind materials (cinder Blocks and stucco). Back wall with window and sliding patio door will be demolished.



RIGHT SIDE ELEVATION



Rear addition and wall will be demolished to allow for the rear addition.



REAR ELEVATION



# Material Specifications

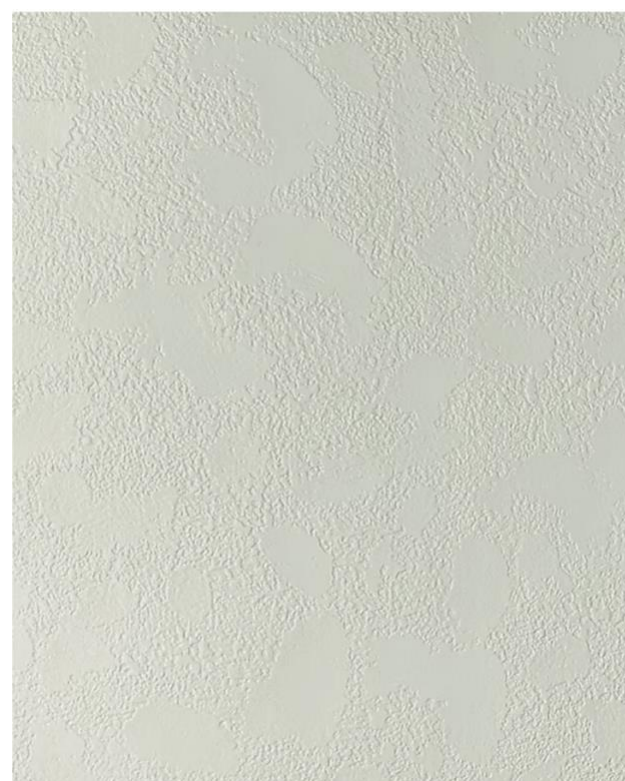
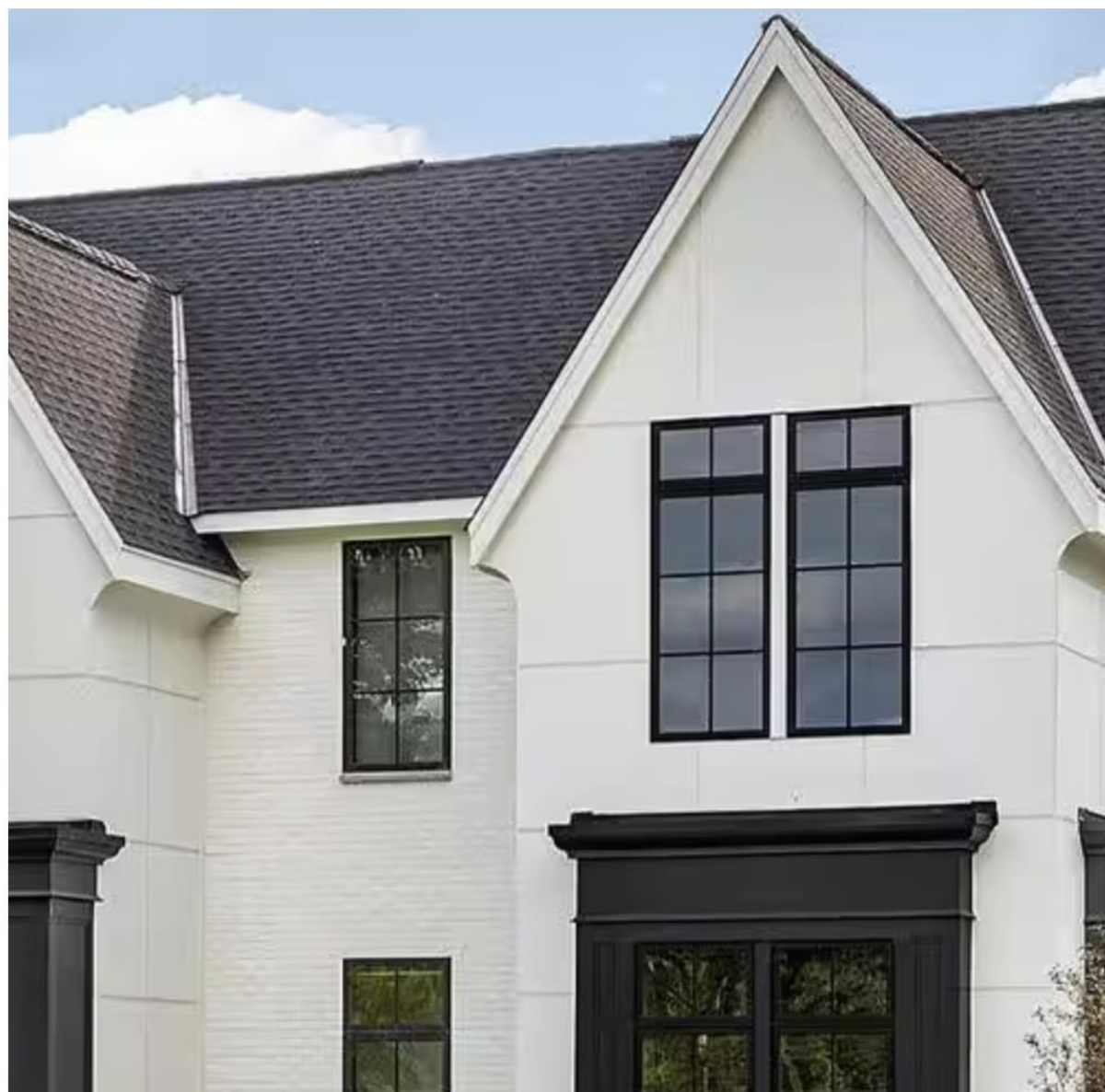
## Exterior Siding

The house will be covered in fiber cement siding to match the existing stucco walls on the first floor.

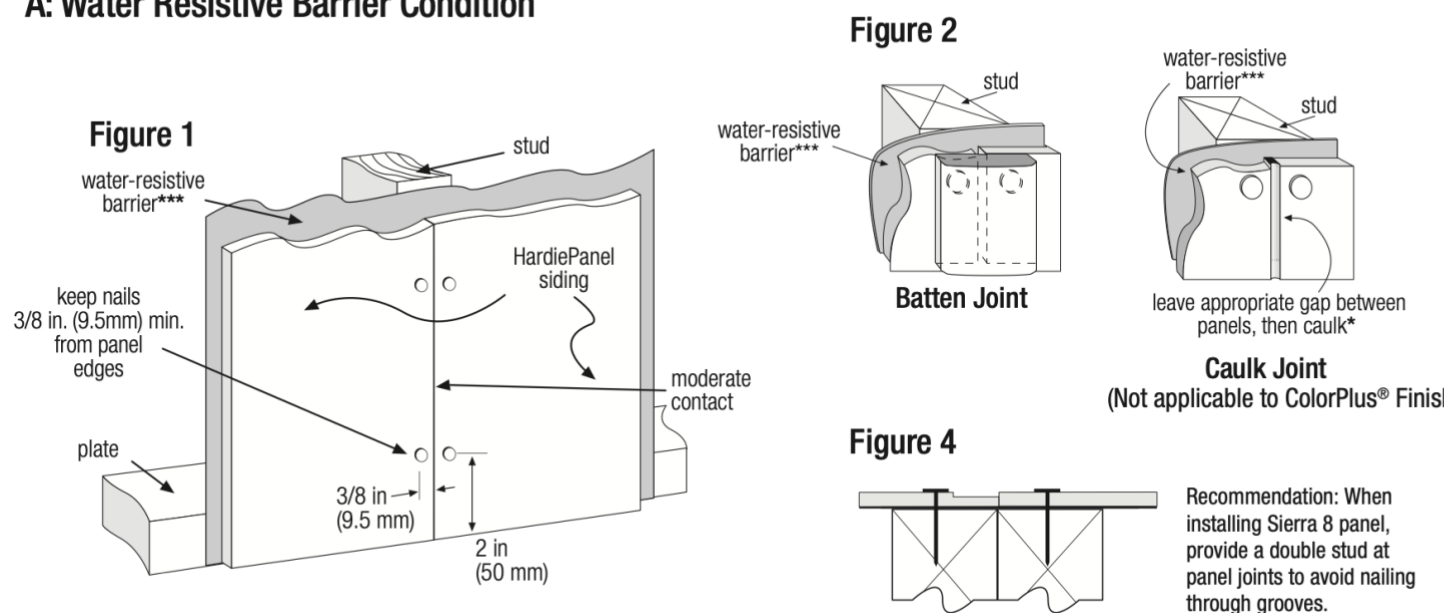
### Materials

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

### Exterior siding Images



A: Water Resistive Barrier Condition







Caulked vertical joints between panels show a nearly seamless surface. Example from Garrett Park house.





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



On the back wall and ceilings of the front porches.



### Exterior Trim Images:

Tamlyn  
Horizontal Bead  
Reveal

Installed horizontally between panels. No. 14 on the elevations

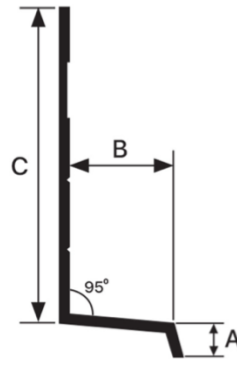
**Notes: MA E AL** Extruded aluminum alloy with proprietary coating that protects against harsh weather conditions and allows for paint adhesion.



PRODUCT: Horizontal Bead Reveal

ITEM ID: BRH516, BRH716

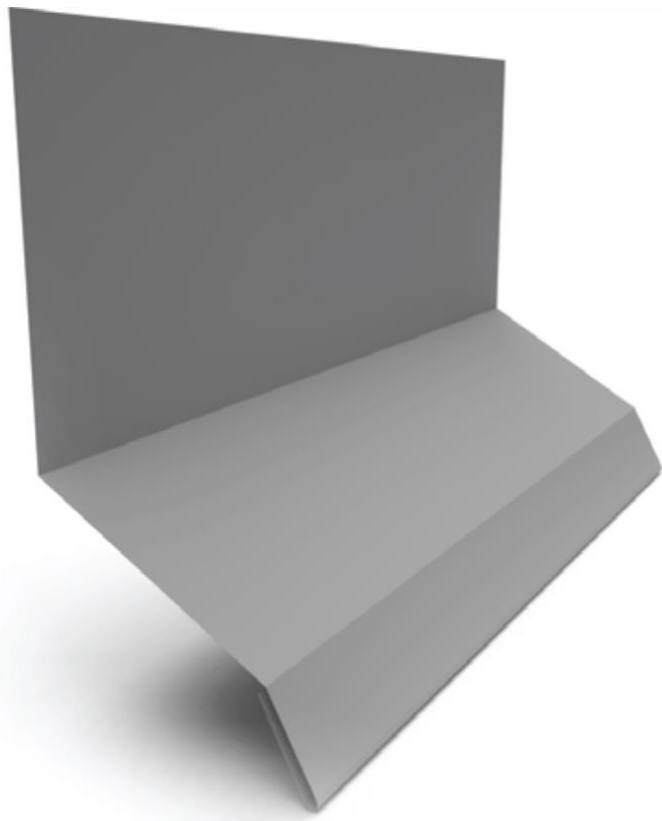
Designed to work as part of a system with Vertical Bead Reveal. XtremeTrim® Horizontal Bead Reveal provides a minimal exposure while providing protection for the top edge of the lower panel.



| ITEM ID | "A"  | "B"  | "C"    |
|---------|------|------|--------|
| BRH516  | 1/8" | 3/8" | 1-1/8" |
| BRH716  | 1/8" | 1/2" | 1-1/8" |

AVAILABLE COLORS:

Horizontal Z trim ... installed between new Hardie panels and existing block walls. No. 13 on the elevations



## LEDGER FLASHING

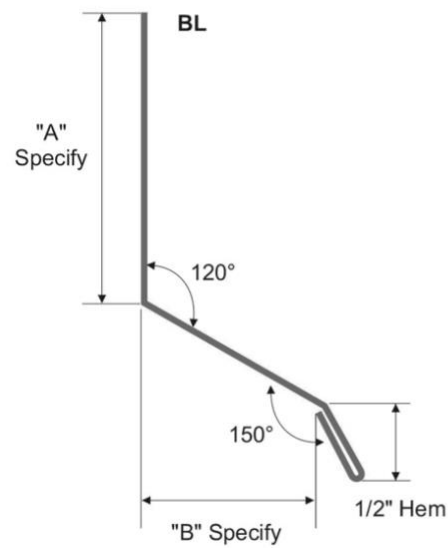
PRODUCT: Stone Ledger Flashing

ITEM ID: BL

Designed to prevent siding and trim being butted directly against mortar or masonry, including stone and brick.

\*Hem Available upon request with primed.

\*All standard colors with hem.



## Fascia

1x6 Pine Trim fascia Board covered with aluminum fascia

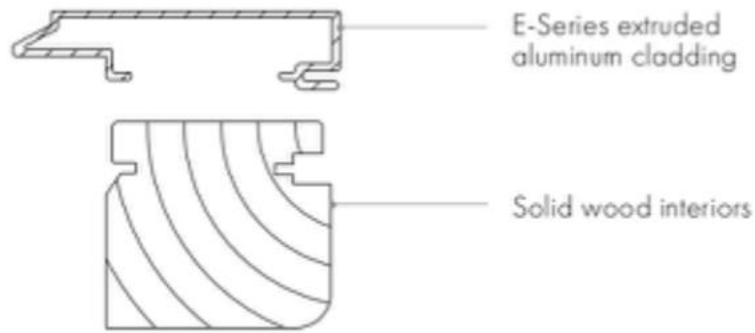
## Windows

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

Brand: Andersen E-Series casement windows - Aluminum-Clad Wood

Or

PLY GEM MIRA Series Windows - Aluminum-Clad Wood



A solid wood core and extruded aluminum cladding give E-Series windows both strength and flexibility in many design applications.

E-Series casement window with Terratone exterior color



@gbmbuilder

32

Get this look (2 items)



E-Series Awning Windows



E-Series Casement Window



Powered by Bazaarvoice



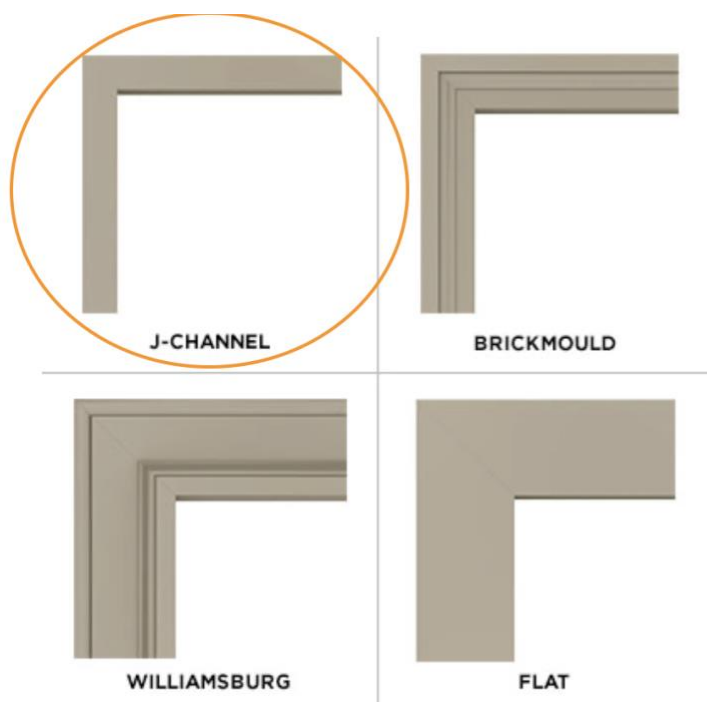
Ply Gem MIRA Series

Aluminum-clad wood windows that 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.

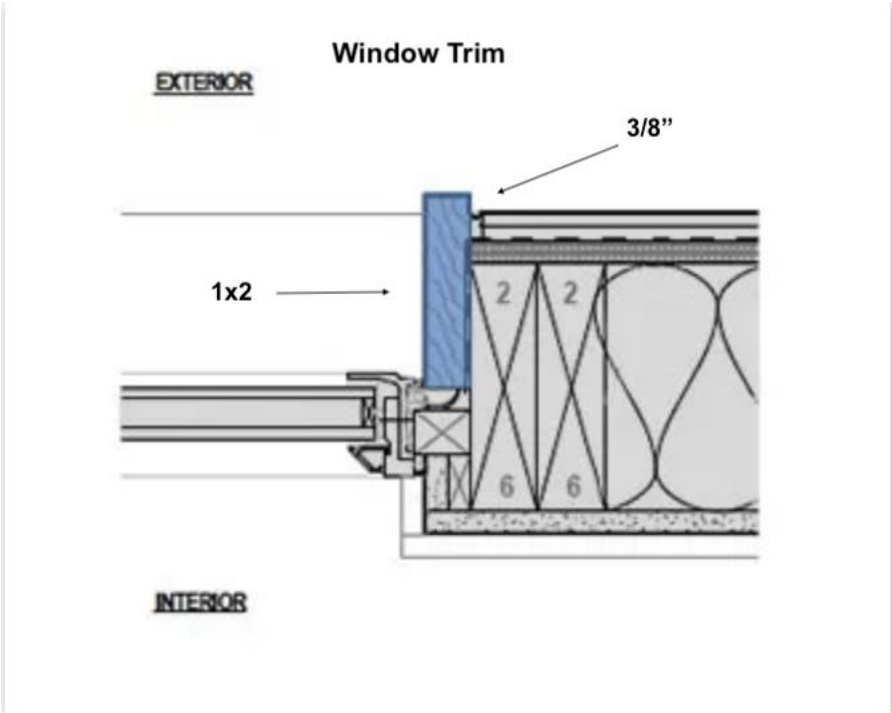
Experience more natural light and wide open views with a large glass area.



| 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 <sup>SC</sup>   | 3.13    | 0.32     | 0.20                               | 0.38                       |
| HP2+               | 3.45    | 0.29     | 0.26                               | 0.47                       |
| HP2+ <sup>SC</sup> | 3.45    | 0.29     | 0.20                               | 0.37                       |
| Casement           |         |          |                                    |                            |
| HP                 | 3.13    | 0.32     | 0.27                               | 0.48                       |
| HP <sup>SC</sup>   | 3.13    | 0.32     | 0.20                               | 0.38                       |
| HP2+               | 3.57    | 0.28     | 0.26                               | 0.47                       |
| HP2+ <sup>SC</sup> | 3.57    | 0.28     | 0.19                               | 0.37                       |

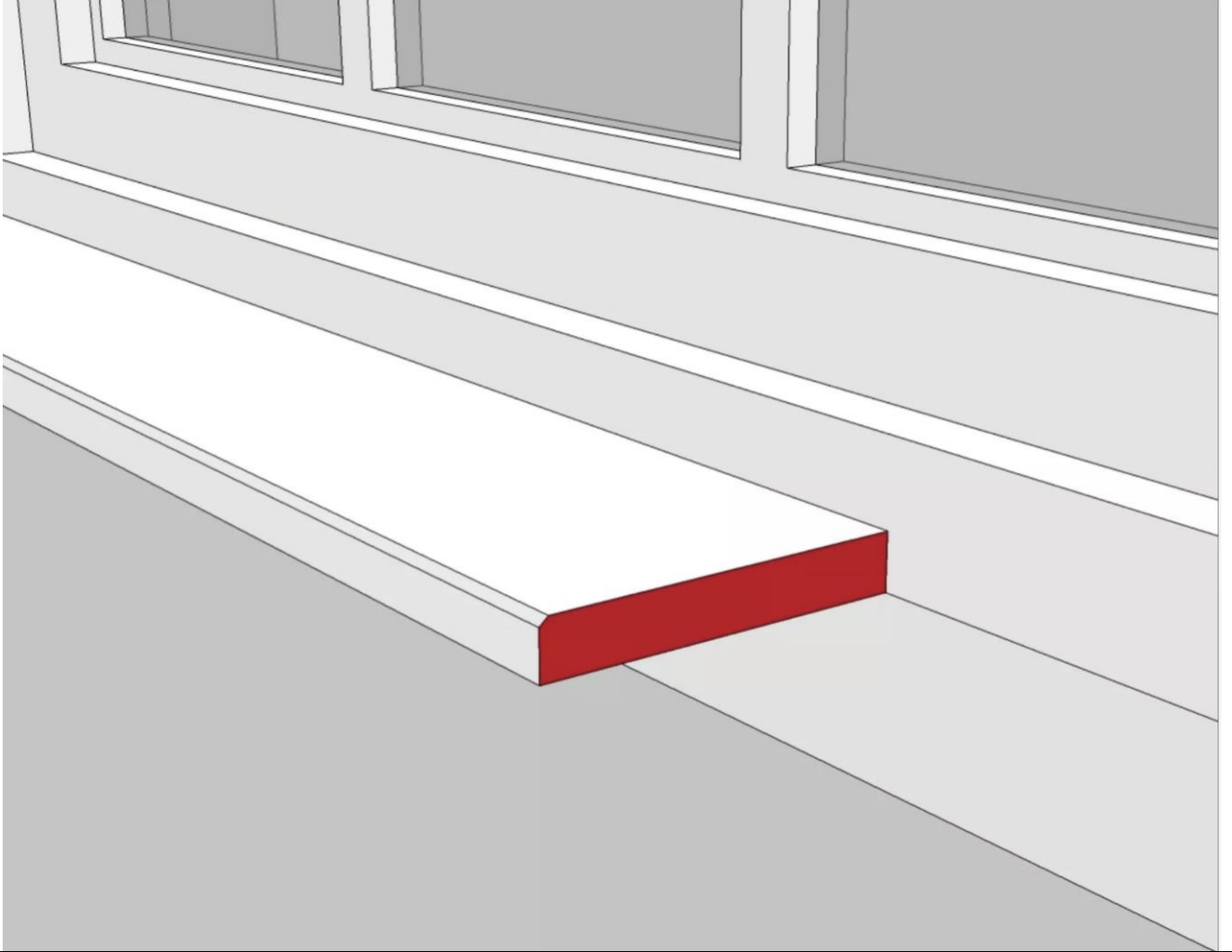
### Window Trim

1 x 2 Pine wood trim board  
(Actual: 3/4 in. x 1-1/2 in.)



### Window Sill on Block/Stucco Walls

ENGINEERED STONE SILL  
5/8 x 6



Example Window after stucco repair



### 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

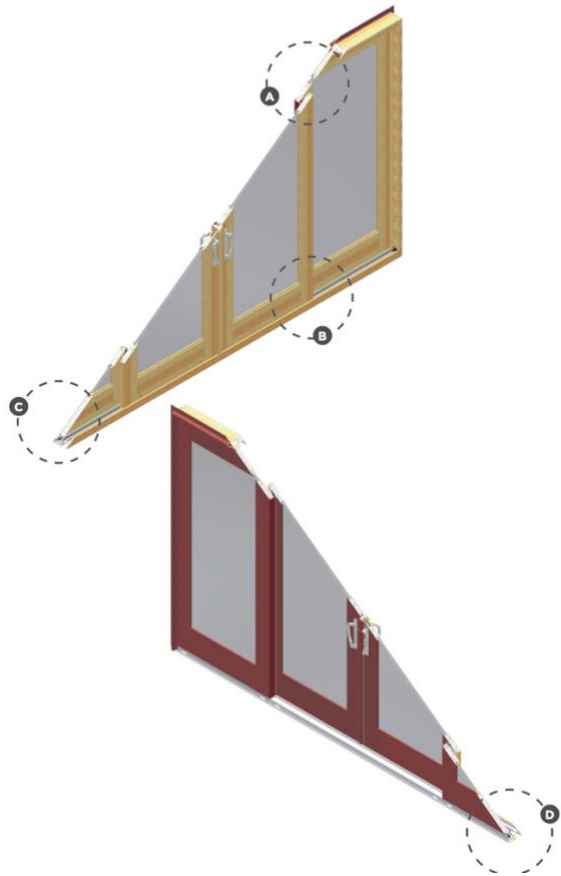
MIRA Aluminum-Clad Wood Bi-Parting Patio Doors

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<sup>SC</sup>, HP<sup>2+SC</sup>, HP<sup>2MAX</sup>, HP<sup>2MAX-SC</sup>, HP<sup>3MAX</sup> or HP<sup>3MAX-SC</sup>
- 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 sides of the house

3-1/2 ft. high Western Red Cedar Spaced Picket Flat Top Fence



Fence to be installed in the backyard. Materials: 6 ft. H 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

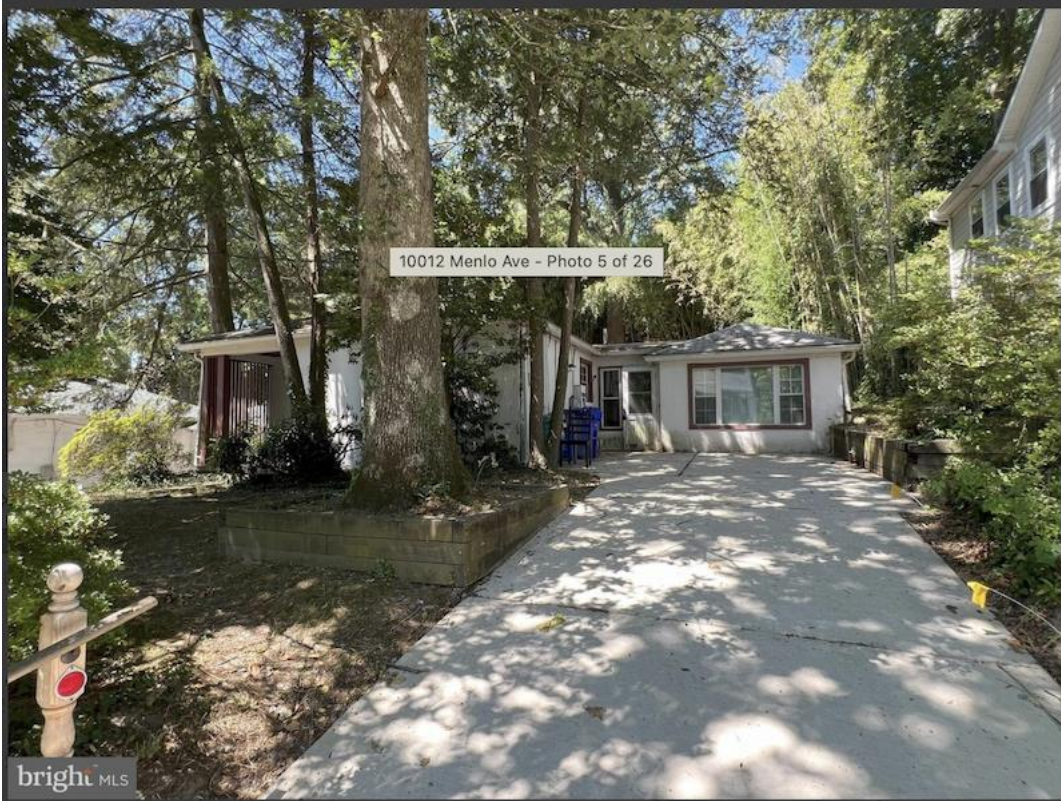


9905  
Mento





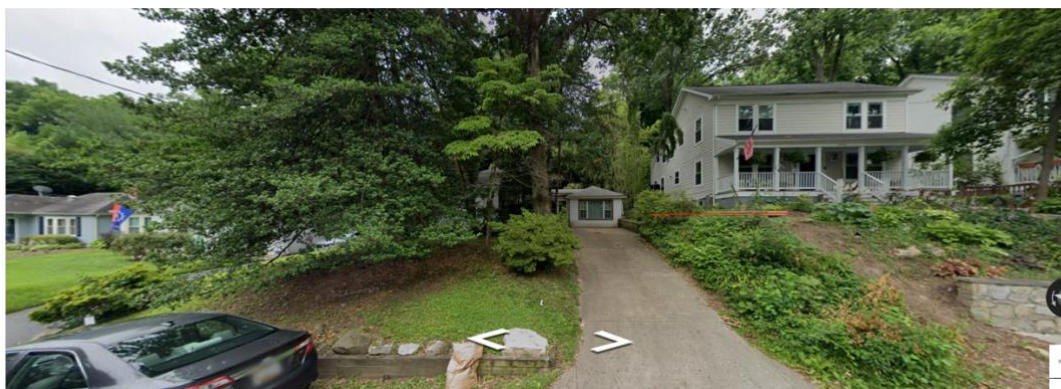
## Pictures of the existing house







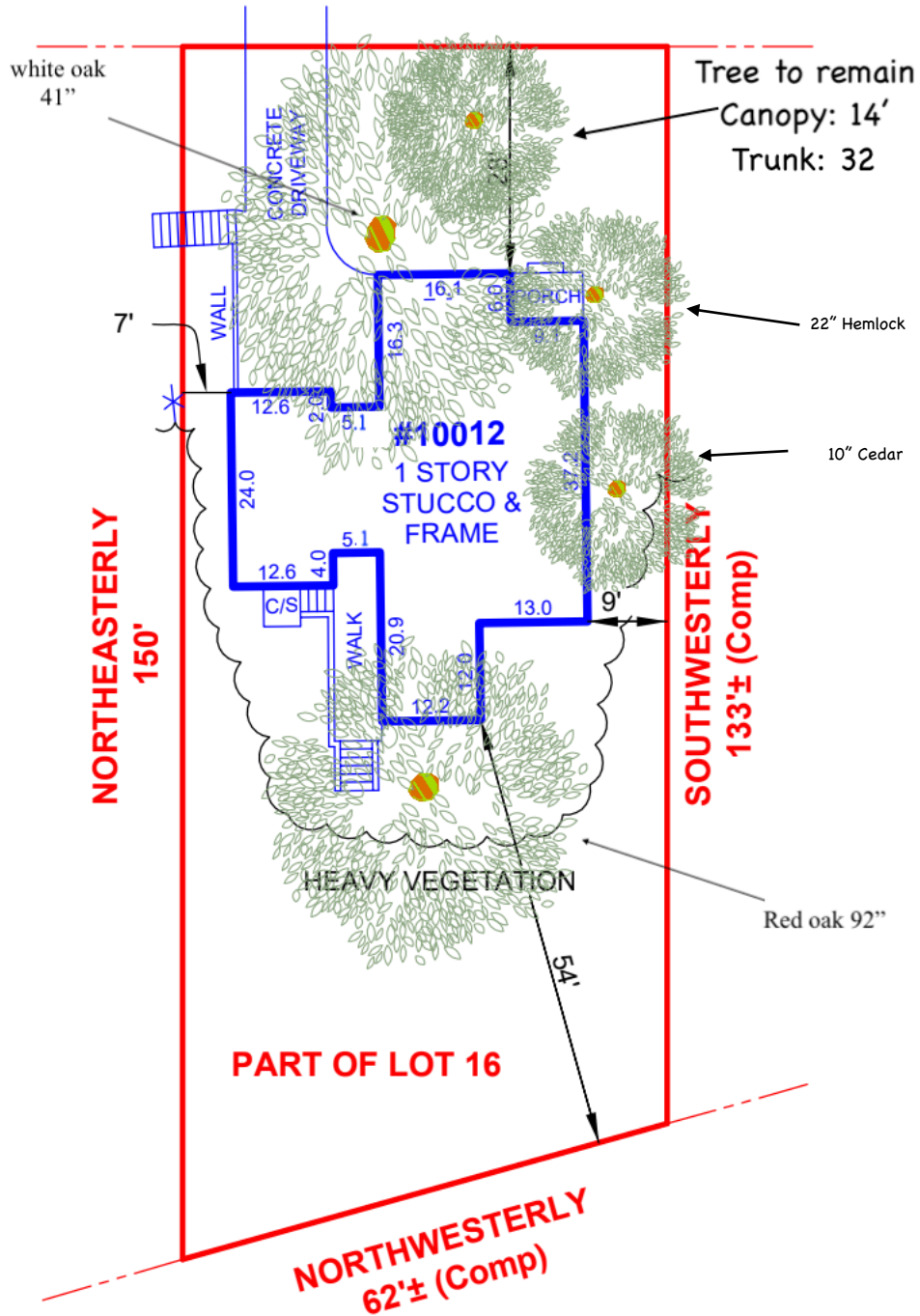






# MENLO AVENUE

SOUTHEASTERLY 60'



## Tree Plan

We had Bartlett tree experts come out and evaluate the trees and they recommended the removal of 6 trees. Bartlett's reports are attached.

Due to Montgomery County's new tree canopy law, I will be obligated to plant 6 shade trees in the backyard of the property.

Tree species to be planted:

**Thuja Green Giant Arborvitae (5x)**

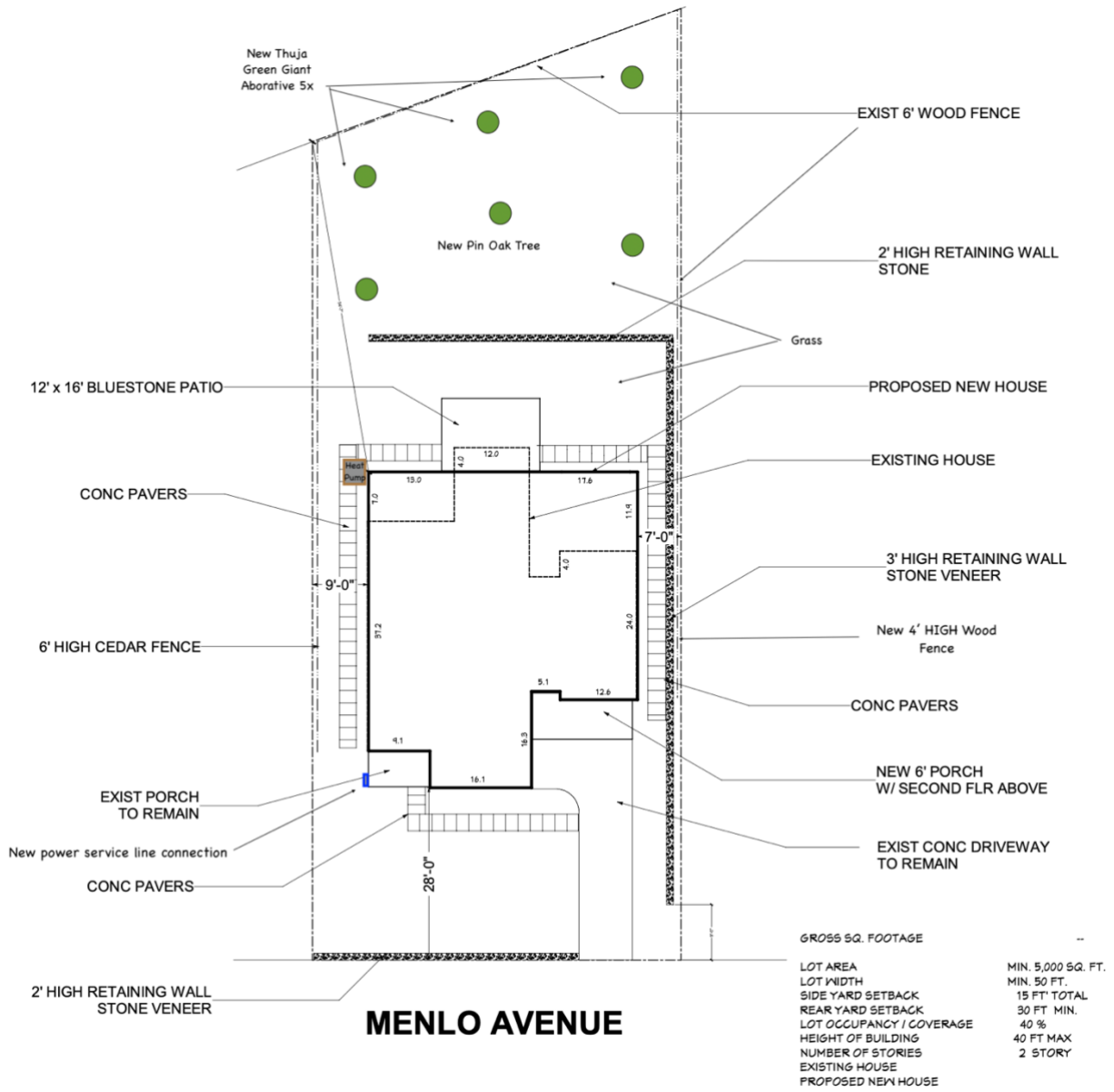




**The Quercus Palustris - Pin Oak Tree (1x)**









DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/23/2024

Application No: 1091229  
AP Type: HISTORIC  
Customer No: 1502867

## 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 20910  
Homeowner Alpha Houses LLC (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Expand the existing house horizontally and verticalled into a two story single family house, rear patio, and retaining walls