

Date: September 17, 2025

To: Historic Preservation Commission

From: Historic Preservation Staff

Re: Agenda Item II.A - 10221 Menlo Ave., Silver Spring

The background section of the Staff Report for item II.A, 10221 Menlo Ave., Silver Spring, incorrectly states the HPC approved HAWP #1079660 at the March 26, 2025 HPC meeting. The Staff Report for that HAWP was distributed to the commissioners for evaluation before the meeting; however, the applicant withdrew consideration of the application. The HPC did not render a final determination on that HAWP.

The current proposal for the HPC's September 17, 2025 HPC meeting is not associated with that earlier proposal, and analysis and evaluation of the current design should be considered independent of the prior submissions.

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10221 Menlo Ave., Silver Spring	Meeting Date:	9/17/2025
Resource:	1870-1916 Capitol View Park Historic District	Report Date:	9/10/2025
Contact:	Beth Davis, Project Agent	Public Notice:	9/3/2025
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Construction of New Single-Family House and grading and hardscape alterations		

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a second Preliminary Consultation.

PROPERTY DESCRIPTION

SIGNIFICANCE: 1870-1916 construction in the Capitol View Park Historic District
STYLE: Vacant
DATE: n/a



Figure 1: The proposed house is on the northernmost lot on Menlo Avenue.

Background

The HPC approved a HAWP at the subject property on March 26, 2025, to construct a two-story house with associated grading and hardscape alterations. The applicant has abandoned that design and has returned with an alternative proposal.

The HPC approved the demolition of the c.1910 house at 10221 Menlo Ave. at the June 12, 2019 HPC meeting.¹ Prior to its approved demolition, the house had been vacant for several years after it had been struck by a tree and subsequently condemned by the Department of Housing and Community Affairs.

PROPOSAL

The applicant proposes to construct a new single-family house on the property with an accessory building, and associated grading and landscaping.

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)*. Because the applicant proposes to install a rear deck the HPC's ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (Policy No. 24-01) provides additional guidance. The pertinent information in these documents is outlined below.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

1. 1870-1916: Characterized by large lots and variety of setbacks, and architecturally encompassing the "Victorian" residential and revival styles and the early bungalow style popular during this period, these twenty-two houses are of a higher degree of architectural and historical significance than the other structures within the 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; 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

¹ The Staff Report and application for the 2019 house demolition is available here:
<https://montgomeryplanning.org/wp-content/uploads/2019/06/I.D-10221-Menlo-Avenue-Silver-Spring.pdf>.

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.

ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (Policy No. 24-01)

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district's period of significance or have been so heavily modified that they no longer contribute to the historic district's character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is located at the northern edge of the Capital View Park Historic District on Menlo Ave. The subject lot was platted in 1887. Staff estimates that a house was constructed on the property around c.1910 with several later additions. The house demolition was approved by the HPC in 2019 and the lot has been vacant ever since. The lot slopes steeply away from grade towards the creek at the eastern property line. The house immediately to the south of the subject property, at 10219 Menlo Ave., is infill construction that was approved by the HPC in 2004.² To the north of the subject lot, is the Capitol View-Homewood Local Park. The applicant proposes to construct a single-family house on the lot along with an accessory structure and associated paving and landscaping.

New House Construction

The proposed house is a one-story tall, contemporary house constructed on fifteen wood piers installed on

² The file for the 2004 HAWP approval at 10219 Menlo Ave., Silver Spring is available here: https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box083/31-07-04H_Capitol%20View%20Historic%20District_10219%20Menlo%20Ave_09-10-2004.pdf.

concrete footers. The proposed house measures 36' × 36' (thirty-six feet square) and is setback approximately 33' (thirty-three feet) from the right-of-way; and will be accessed by a wooden bridge. The proposed house is designed to be constructed on three levels so as to follow the slope of the lot. The proposed pent roof matches the slope of the grade, only interrupted by an air vent and the centrally located skylight. The street facing (west) elevation includes a full width front porch covered by a cantilevered portion of the roof (see *Figure 2*, below). The house is accessible through one of the three front doors.



Figure 2: Proposed front elevation rendering of the proposed house.

The applicant provided several potential siding materials including stucco, slatted wood panels (oriented to intersect the lot slope at a 90° angle) in two different widths.

The initial design called for a blank elevation on the south (right) elevation. Staff provided preliminary comments to the applicant that because this elevation is one of the two that faces into the historic district, a treatment that broke up the long uninterrupted plane was warranted. The applicant provided three design revisions that introduce some fenestration to this elevation (the right elevation option with three windows and angled wood siding is shown in *Figure 3*, below). The rear (east) and left (north) elevations face out of the historic district and are not at all visible from the public right-of-way (*Figures 4 and 5*). Both of these elevations are largely glazed, with evenly spaced windows at the rear and groups of glass doors along the right elevation. An exterior stair runs along the northern elevation that provides access to the rear yard.

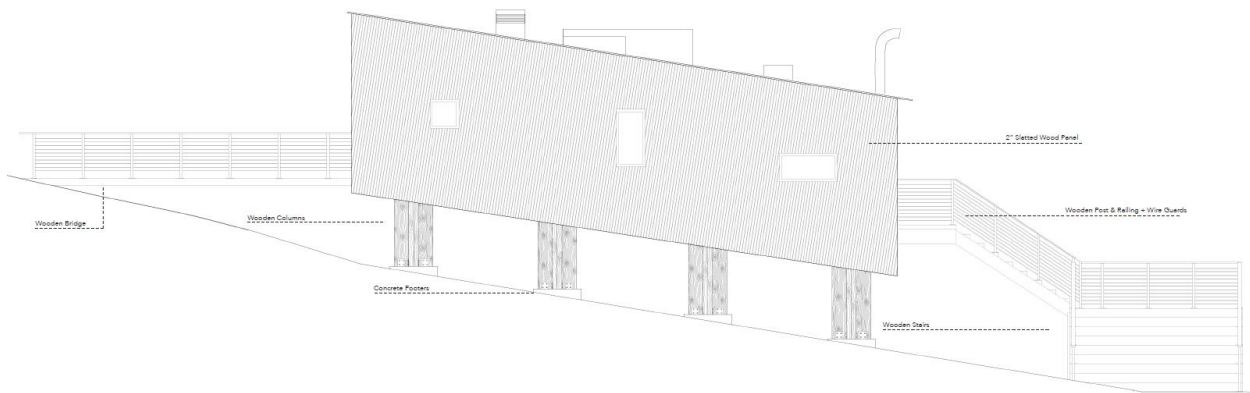


Figure 3: Proposed right (south) elevation option showing three windows.

Material specifications outside of the wood framing and several siding options were not included with the submitted materials.

Staff finds the diminutive size of the house will not overwhelm the character of the site or the surrounding district and its one-story height, coupled with the design's pent roof, will make this the shortest house on the block. Staff additionally finds that the house's placement on the lot, setback 33' (thirty-three feet) from the right-of-way is generally consistent with the other houses along Menlo Ave. which range from a minimum of 15' (fifteen feet) – a distance closer to the street than what is allowed under current zoning - to a maximum of 84' (eighty-four feet). Staff additionally finds that raising the house and creating a terraced landscape (discussed below) allow for an open greenspace surrounding the house.

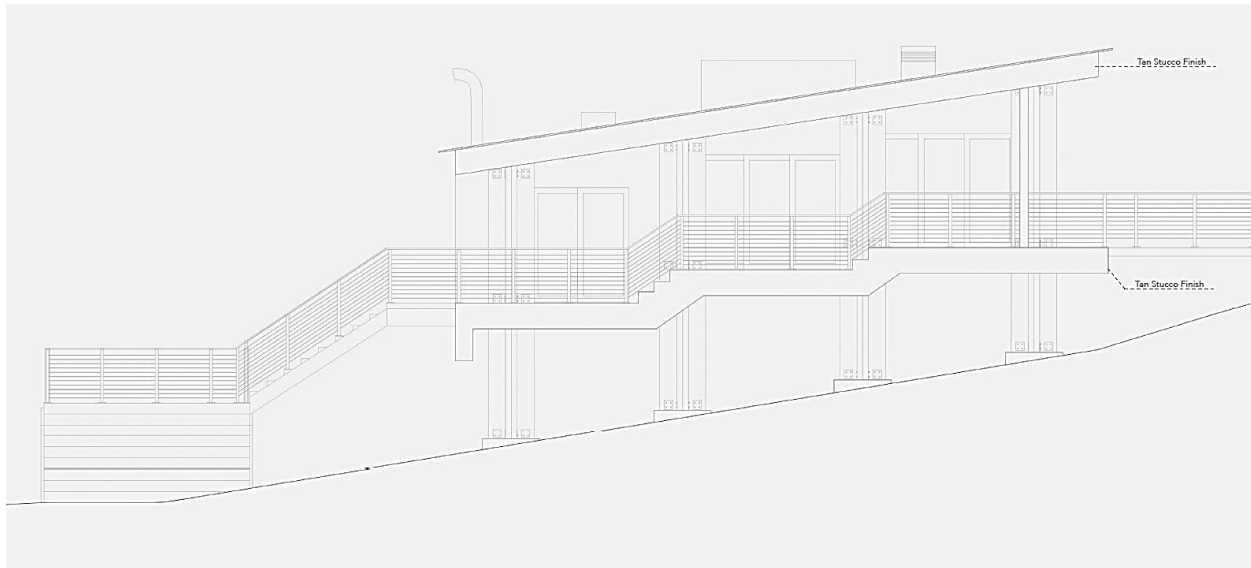


Figure 4: Proposed left (north) elevation.

Staff, however, has several questions for the HPC regarding the overall compatibility of the house within the larger Capitol View Park Historic District.

As with the previous design, Staff finds the proposed design, though distinctly contemporary, will likely not detract from the character of the surrounding district. The roof form, window size and scale are all intended to stand apart from the historic buildings and historic building styles found throughout the historic district. By utilizing the pent roof that aligns with the lot slope, the overall mass of the house is

kept low so as to have less of an overall impact on the district and avoids overwhelming the resources as is often the case with new construction in this historic district. Evaluating contemporary architecture in historic districts requires finding factors such as siting, massing, proportions, and materials - and not necessarily its stylistic elements – can makes a design appropriate under *Standard 9* which encourages compatibility while differentiating between new and historic elements.

Without trying to replicate features of historic architecture, Staff finds that more could be done utilizing either siding material and/or pattern or window arrangement to help the house be compatible with the surrounding historic district.

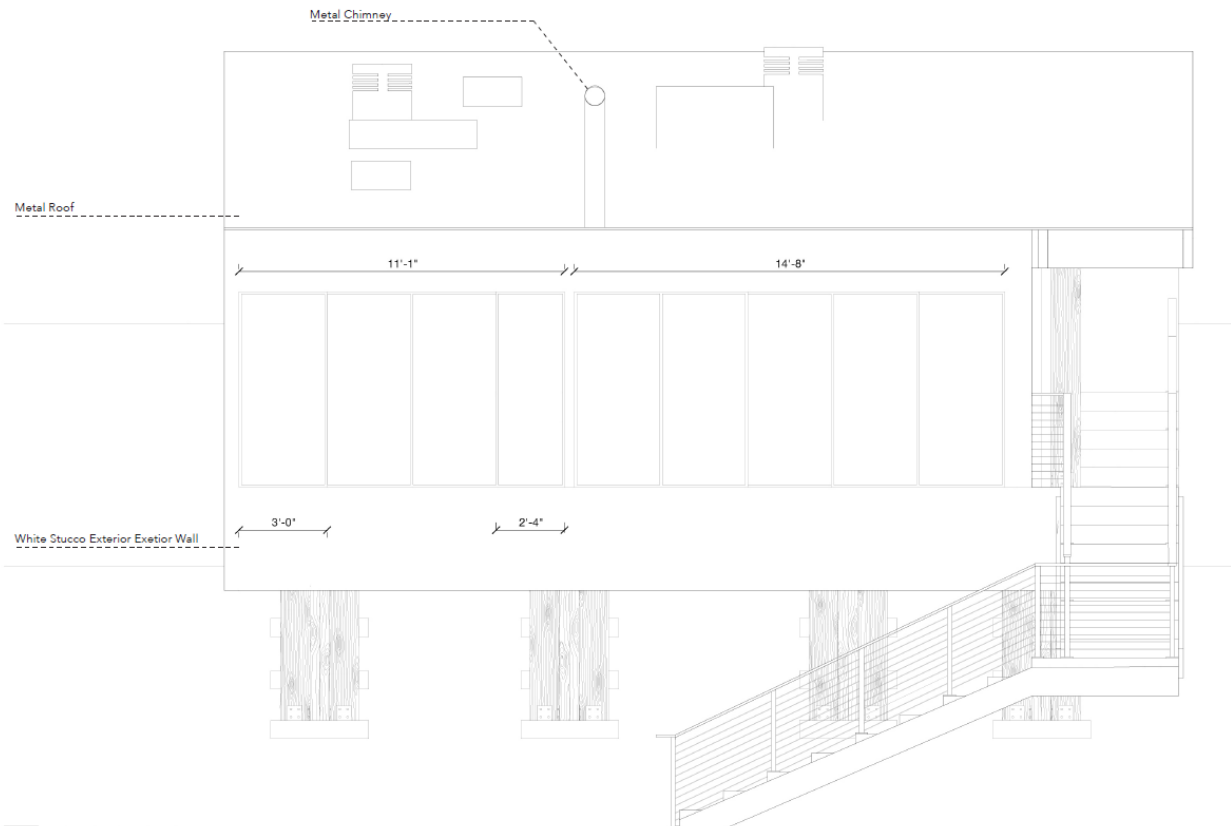


Figure 5: Proposed rear elevation.

As stated earlier, the proposal does not identify most materials proposed for the new house. As this is contemporary construction, Staff finds that a wide variety of materials would be appropriate. Staff finds that the natural stucco finish shown in several of the renderings would be acceptable, as would wood clapboards. Depending on the configuration, Staff believes several fiber cement products would be appropriate as well. All of the windows shown in the renderings are single-light fixed or casement windows in punched openings. Staff finds that wood or metal windows would be compatible with the character of the design and the surrounding district. Due to the shiny finish, Staff has reservations about the appropriateness of many vinyl or fiberglass products but is open to reviewing material samples. Because the low-sloping pent roof will not be at all visible, Staff finds that a variety of metal, or membrane roofs would be acceptable. The roof slope appears to be too low for most asphalt or composite shingles. Finally, based on the guidance in the HPC's adopted policy on porch and deck materials, Staff finds that both natural wood and most synthetic products would be appropriate in this location.

The Master Plan amendment creating the Capitol View Historic District identifies the district's

significance as “exhibit[ing] most building styles “typical” in the development of suburban Montgomery County.” That variety of styles leads Staff to find that no one style would be the correct solution for infill construction. Staff finds consideration of the factors discussed below is more important in determining the proposal’s overall compatibility than an evaluation of specific design elements.

At the rear of the house, the applicant proposes constructing a large set of wooden stairs, described in the plans as ‘Amphitheater Steps.’ Dimensions of these stairs and fine-grained material specifications were not provided; however, Staff finds that the feature as rendered is generally compatible with the character of the site and will not be visible from the public right-of-way. As the case with the bridge in front of the house, both natural and synthetic products would be appropriate for this feature. Staff encourages refinement of this feature and more detailed specifications before submitting for the final HAWP.

As a practical matter, Staff encourages a discussion of the treatment of the area under the house. Because this space will be in shade, it will be difficult to impossible to grow any plants in this area. To avoid extensive erosion, some measures must be taken. Staff encourages a further fleshing out of this space to protect the site slope and reduce erosion. This issue will need to be addressed as part of the required Sediment Control Permit, which requires a drainage plan for permitting, and Staff encourages the applicant to begin consultations with civil engineering firms to address these issues sooner rather than later (additional discussion of hardscaping and landscaping alterations are discussed below). A preliminary sediment control plan will be required for review with the final HAWP application.

Finally, Staff acknowledges that the HPC often requires a streetscape study to evaluate the compatibility of a proposal to the surrounding district. Most applications for infill construction reviewed by the HPC are for designs that maximize occupiable square footage. Those designs often to push the boundaries of what could be considered acceptable in terms of the building’s height, width, overall massing, or front setback. Staff finds the proposed house will not risk overwhelming the character of the streetscape. The proposed house is limited to a one-story mass that is setback from the south property line by 10’ (ten feet), and setback from the front property line by 33’ (thirty-three feet). The design of the proposal results in a house that will be low to the ground, narrower than its neighbor to the south, three feet further from the right-of-way than its neighbor to the south. Additionally, Staff finds construction on the subject property will not have a substantial impact on the surrounding district as it is located at the north edge of the historic district, bordered to the south by a non-historic house constructed in 2004 and to the north by the Capitol View-Homewood Local Park. For these reasons, Staff does not find a streetscape study is warranted in this instance.

Requested feedback from the HPC:

- Does the HPC concur with Staff’s finding that the size of the proposed house is compatible with the character of the lot and surrounding district?
- Does the HPC concur with Staff’s finding that the form of the proposed house is consistent with the requirements of *Standard #9*?
- Does the HPC concur with Staff’s finding that the siding and/or windows could be revised to help the design be more compatible with character of the Capitol View Park Historic District?
 - If so, what revisions do commissioners recommend?
- Does the HPC agree with Staff’s finding regarding the variety of appropriate materials?
- Any other comments regarding the size, design, and materials of the proposed house.

Hardscaping and Landscaping

After the demolition of the historic house in 2019, the site has been left in a largely natural condition. There is a small depression where the house foundation had been, but the site otherwise maintains its natural slope.

At the property line, the applicant proposes to construct a 5' (five foot wide) patio, slightly wider than the house. A portion of this patio could be used as a parking pad, as there is no off-street parking available on site. Staff does not find it unusual that there is no off-street parking proposed at the subject property. Several properties on this block of Menlo Ave. do not have off-street parking, and many others only have a paved or gravel parking pad in the front yard. Elsewhere in the district, it is common to see gravel in front of a property, at the street edge, to provide additional space to park a car. While no material specification was provided for this feature, Staff finds a natural stone, gravel, or exposed aggregate concrete would be compatible with the character of the site and surrounding district.

The applicant proposes to create a community garden to the front and rear of the proposed house. The garden will be constructed by terracing the grade and constructing steppingstones to the right of the house to traverse the lot. The steppingstones are eliminated behind the house, but gentle terracing continues to the bottom of the site. Fencing will enclose the lot; however, based on the level of detail in the fencing, Staff is unsure if the design shown is illustrative or accurate to the proposal. A stone wall is shown along the northern property line.

While Staff finds the informal, park-like setting is one of the characteristics of the Capitol View Park Historic District, Staff is also aware that erosion and protection of the creek are issues that have been repeatedly raised, both in the 1982 Capitol View Master Plan and in more recent HAWP hearings. One of the ways to reduce that erosion and keep dirt and silt out of the creek is by terracing a site. Based on the renderings, the terracing will be low to preserve most of the lot slope and will be utilized as community garden space. The renderings show either concrete or masonry stairs and terraces.

Staff finds that the overall green character of the formal garden is preferable to introducing substantial amounts of impervious paving to the subject property. While the district is largely characterized by its informal, park-like setting, Staff notes that several of the larger late 19th century houses included more formal landscaping and landscape features. Material specifications for the landscape features and additional information about any additional tree plantings are necessary before Staff can provide much additional feedback.

Staff's primary concern is regarding the impact to any trees on site. Mature trees are characteristic of the district and any tree larger than 6" d.b.h. (six inches diameter at breast height) requires an approved HAWP. Based on the site plan it appears that there are several trees on the eastern portion of the lot that fit that category. The final HAWP must include any tree removals and should include some tree replanting on site to mitigate the loss of any trees.

Staff requests feedback from the HPC regarding:

- The compatibility of the more formal landscape plan?
- The appropriateness of the identified materials?
- Any other comments related to the overall landscape plan?

Accessory Structure

In the northeast corner of the lot, the applicant proposes to construct an accessory structure, identified as a screened in pavilion on the plans. The structure will be 15' × 15' (fifteen feet by fifteen feet) and, like the house, will be constructed on wood piers. The wooden structure will have a flat roof and louvered awning openings. The panels below the louvers will be painted wood.

Staff finds the overall impact of the proposed accessory structure will be very limited due to its size and placement on the property. The 225 ft² (two hundred twenty-five square foot) footprint is smaller than a one car garage. But more than its size, Staff finds the placement on the lot will limit its visibility. While the proposed site plan does not include topographical lines, the existing site plan shows the grade where

the pavilion is proposed is nearly 25' (twenty-five feet) below street grade. Because the structure will be located behind the house, Staff finds this structure will likely not be visible from the right-of-way.

Staff additionally finds the wooden structure is constructed using materials that are generally appropriate within the Capitol View Park Historic District; and would recommend the HPC approve its construction under 24A-8(b)(2) and (d), and *Standards #9 and 10*.

Requested feedback from the HPC:

- Does the HPC concur with Staff's finding that the proposed accessory structure is appropriate under the requisite guidance?

Staff requests the applicant provide the following information from the applicant in the next submission:

- A proposed site plan that includes topographical lines, detailing the proposed re-grading on the site.
- A preliminary or final sediment and erosion control plan.
- Material specifications for the siding, windows, and doors.
- Material specifications for retaining and site walls, walkways, landscape/hardscape features.
- Additional information about proposed tree removals and site clearing.
- Any other materials identified by the HPC.

STAFF RECOMMENDATIONS

Staff recommends the applicant make any revisions recommended by the HPC and return for a second Preliminary Consultation or 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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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

Date

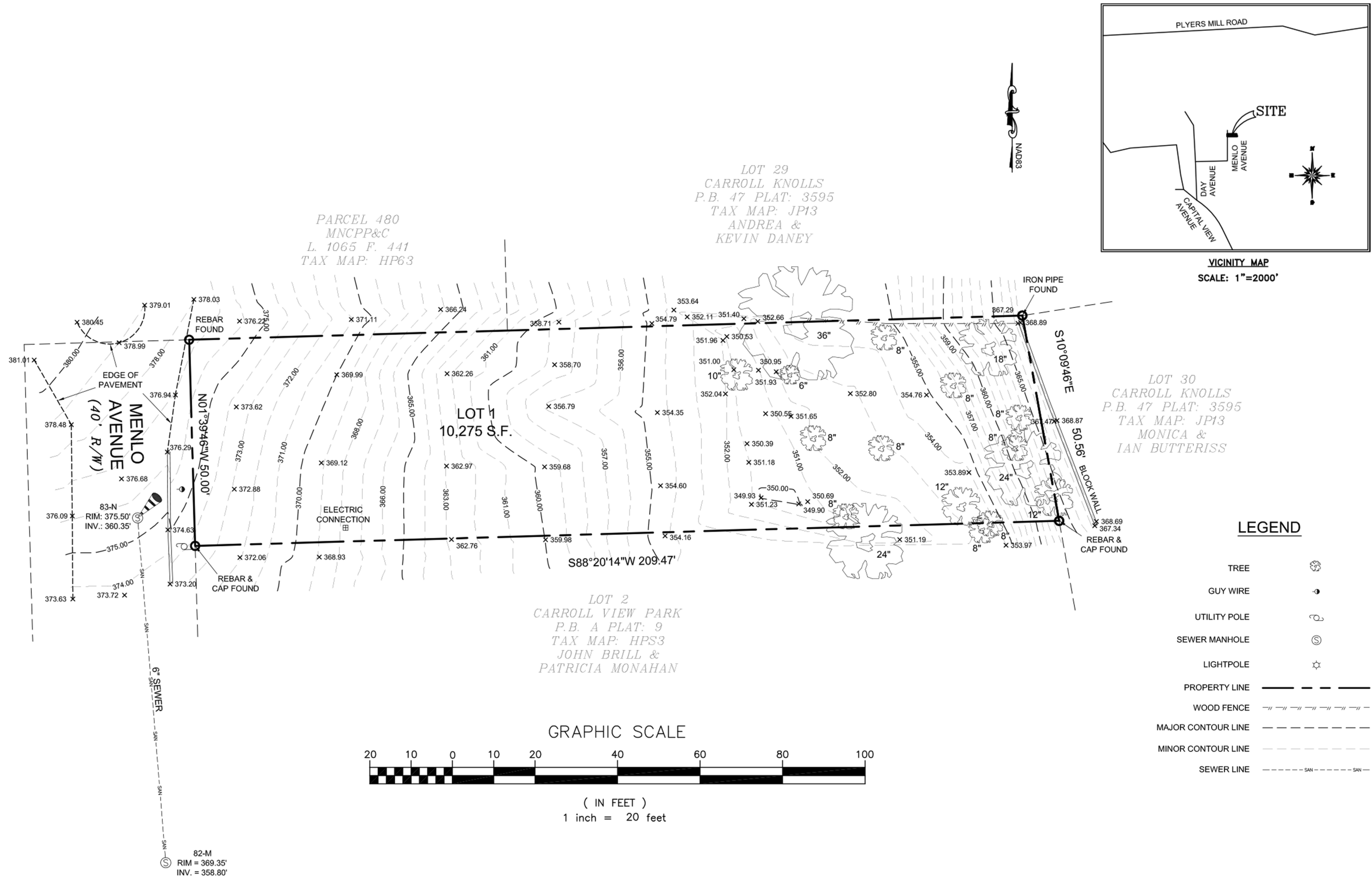
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

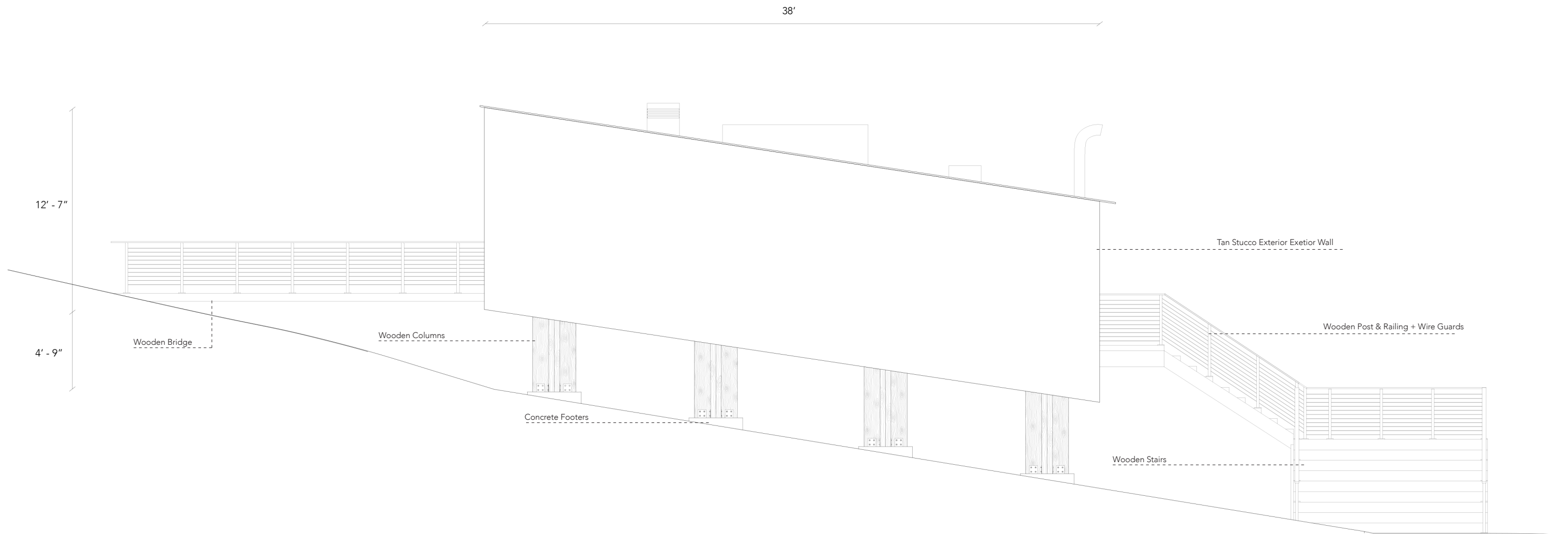
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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The Slope House



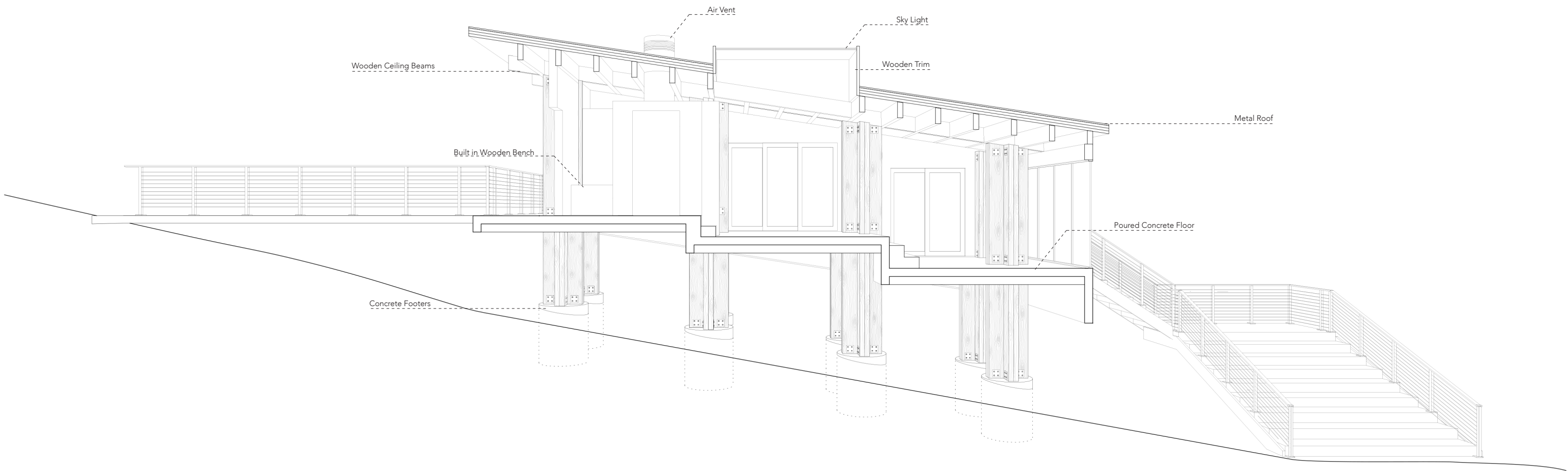


SLOPE HOUSE | SOUTH ELEVATION

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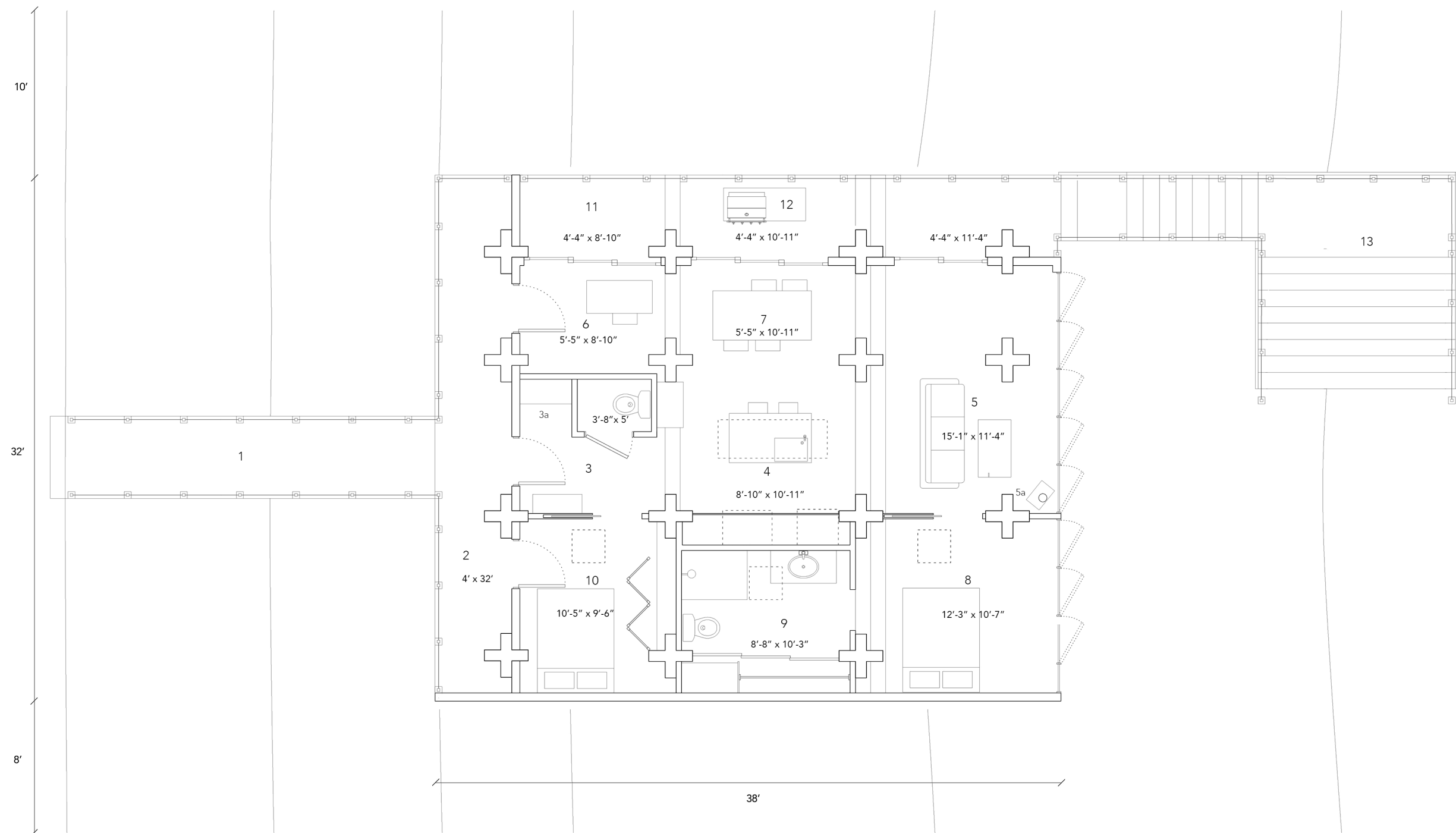


SLOPE HOUSE | SECTION

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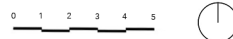
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Key

- 1. Entry Bridge
- 2. Front Porch
- 3. Mudroom
- 3a. Bench + Storage
- 4. Kitchen
- 5. Living
- 6. Study
- 7. Dining
- 8. Master
- 9. Bath
- 10. Guest
- 11. Screened-In
- 12. Grill
- 13. Ampetheater

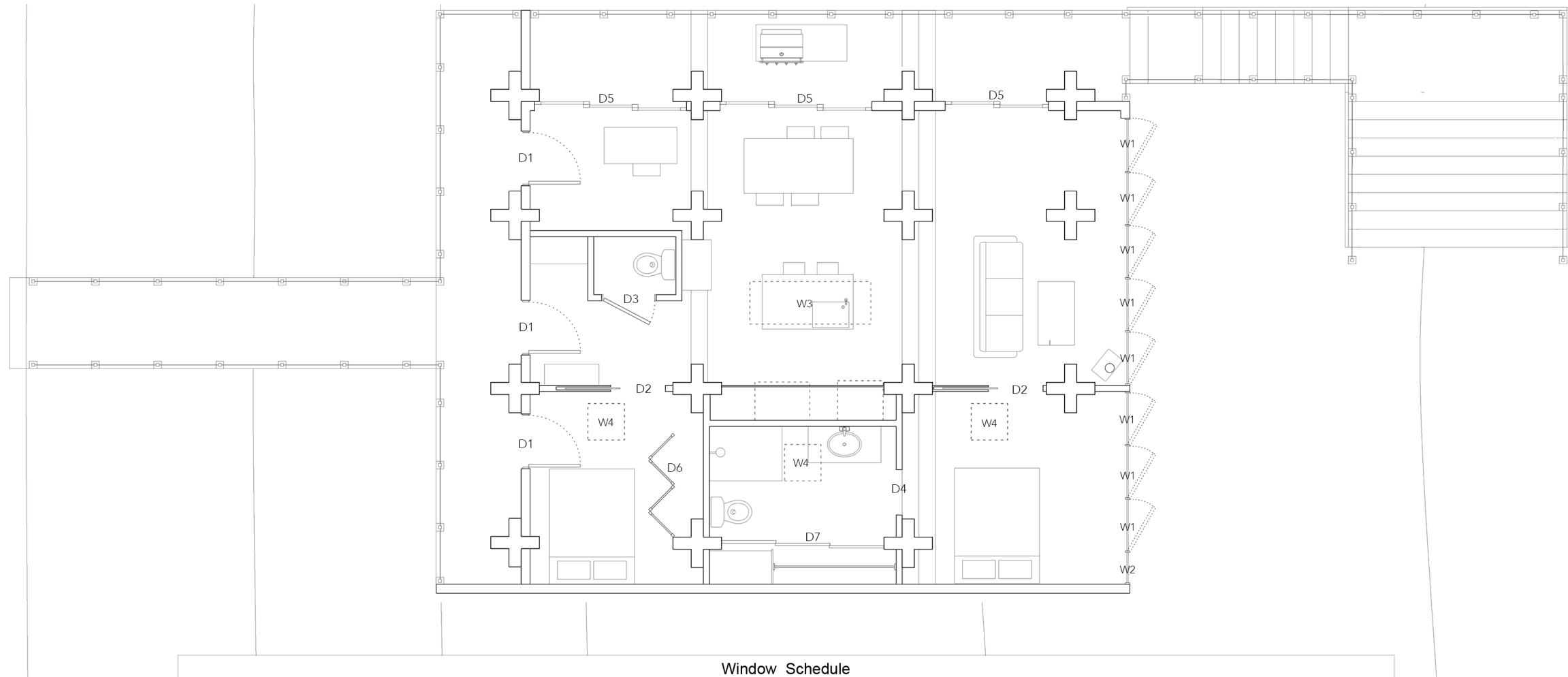


SLOPE HOUSE | PLAN

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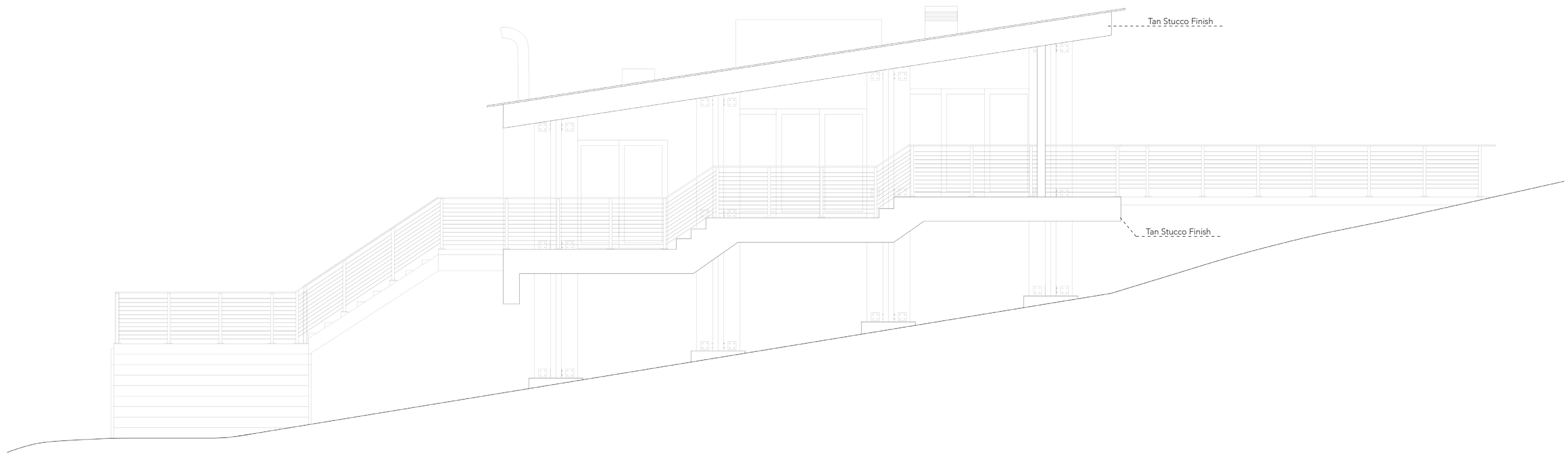
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Window Schedule							
Mark	Qty	Type	Width	Height	Material	Glazing	Location
W1		8 Casement	46"	80"	Wood	Double Pane	Living Room + Bedroom
W2		1 Fixed	32"	80"	Wood	Double Pane	Bedroom
W3		1 Roof	24"	24"	Aluminum	Double Pane	Kitchen
W4		3 Roof	44"	104"	Aluminum	Double Pane	Bedroom, Bath, Guest
Door Schedule							
Mark	Qty	Type	Width	Height	Material	Hardware	Location
D1		3 Hinge	36"	80"	Wood + Glass	Locking Handle	Front Porch
D2		2 Pocket	36"	80"	Wood	Privacy Latch	Bedrooms
D3		1 Hinge	36"	80"	Wood	Privacy Latch	1/2 Bath
D4		1 Hinge	36"	80"	Wood + Frosted Glass	Privacy Latch	Master Bath
D5		8 Sliding	36"	80"	Wood + Glass	Locking Handle	Side Porch
D6		3 Accordion	32"	80"	Wood	Recessed Pull	Guest Closet
D7		3 Sliding	32"	80"	Wood	Recessed Pull	Master Bath Closet



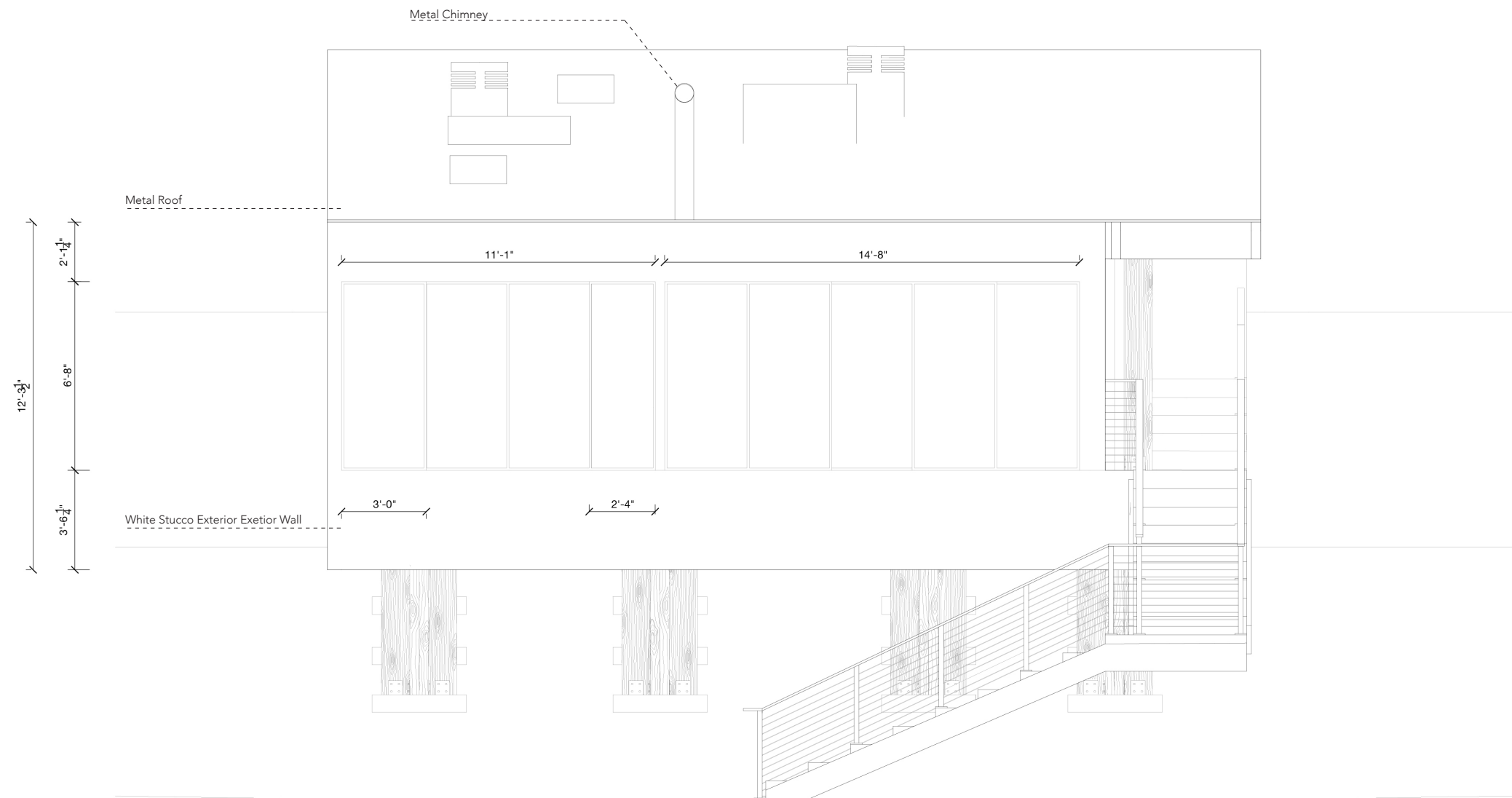


SLOPE HOUSE | NORTH ELEVATION

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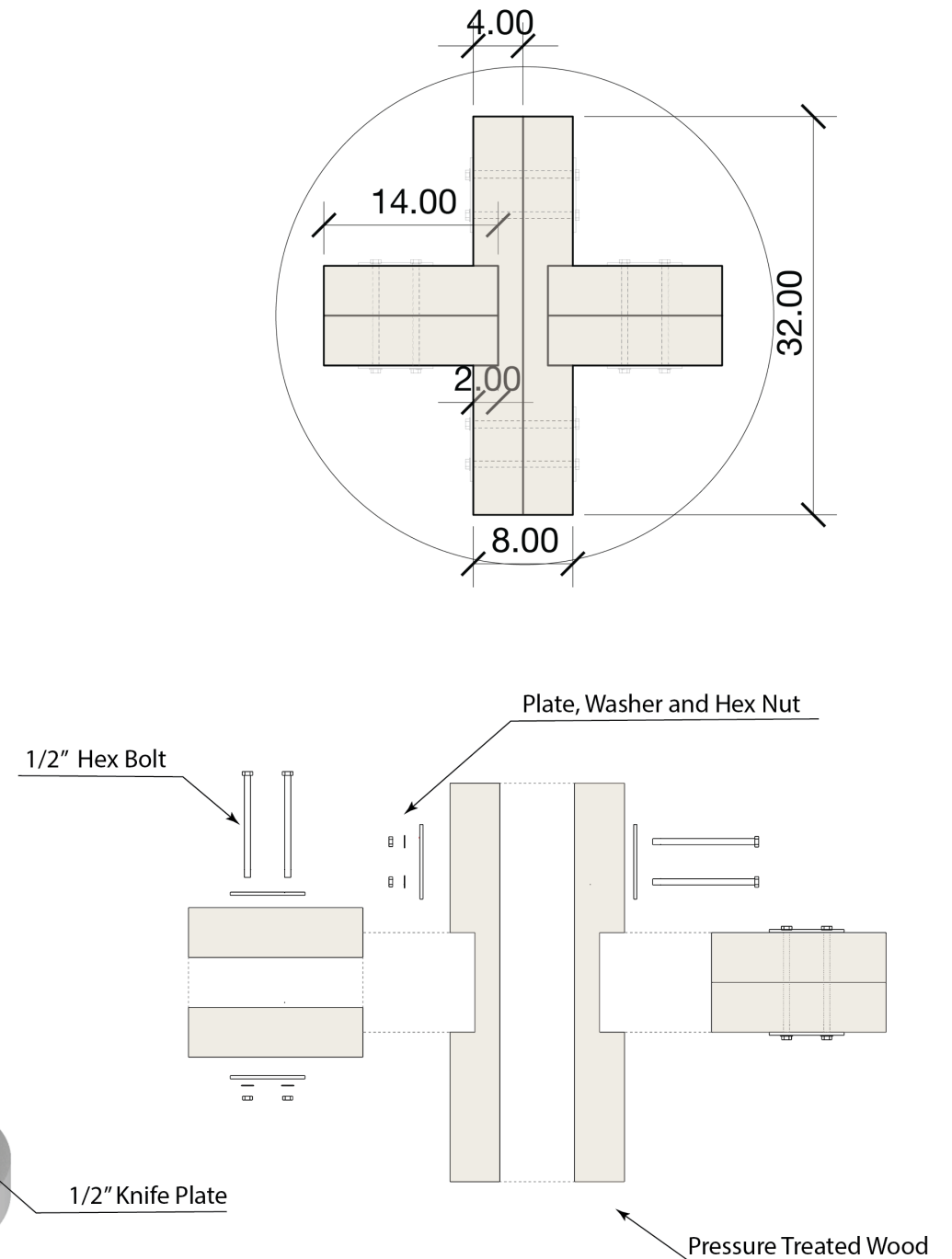
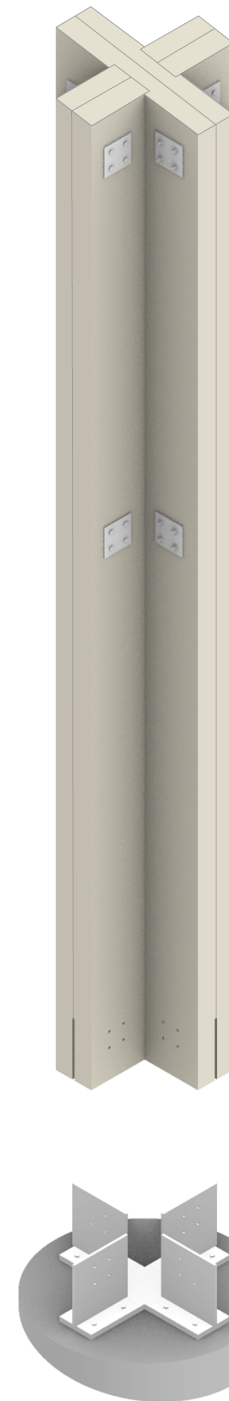
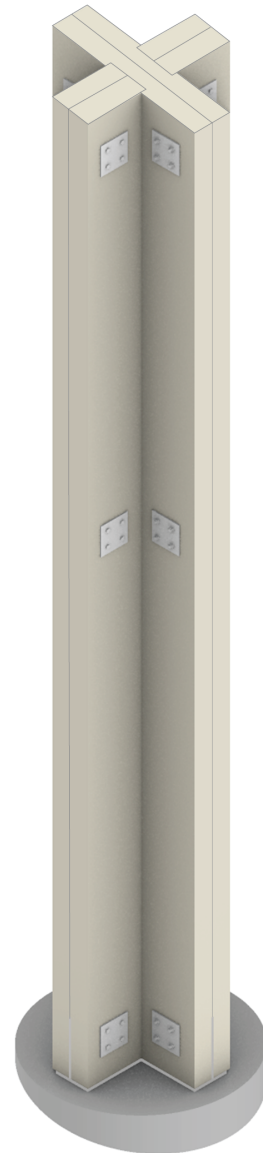
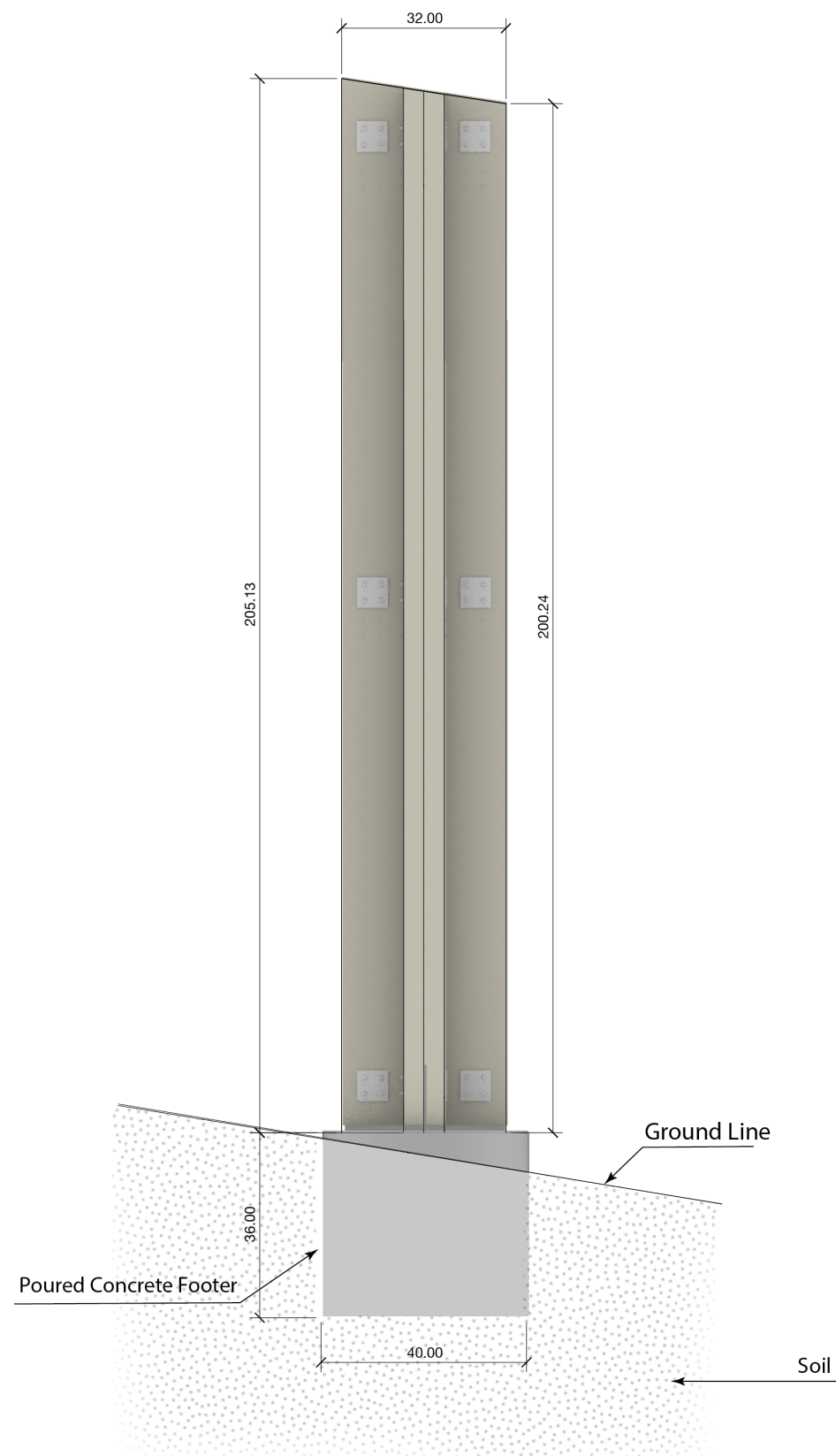


SLOPE HOUSE | EAST ELEVATION

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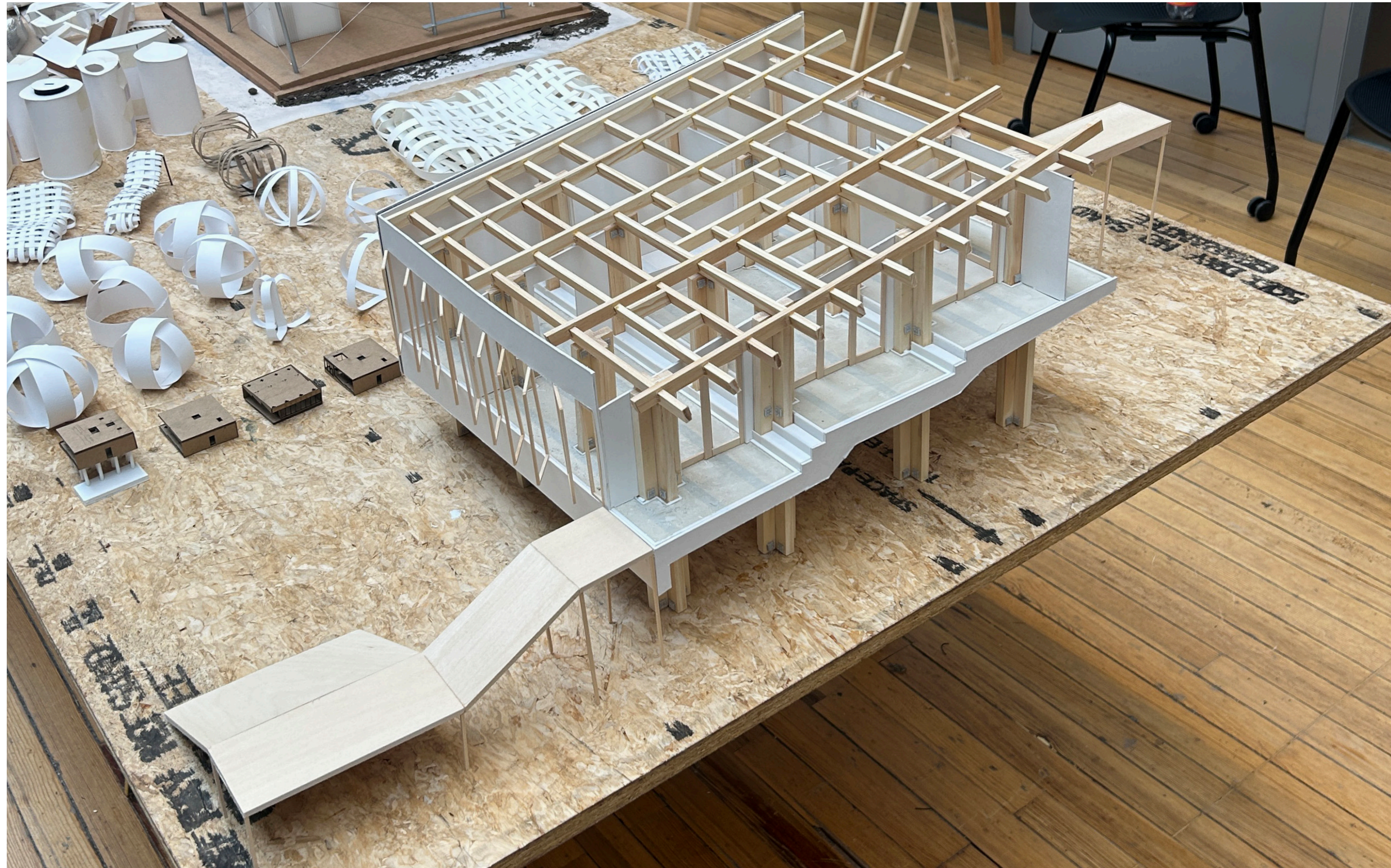


SLOPE HOUSE | COLUMN DETAIL

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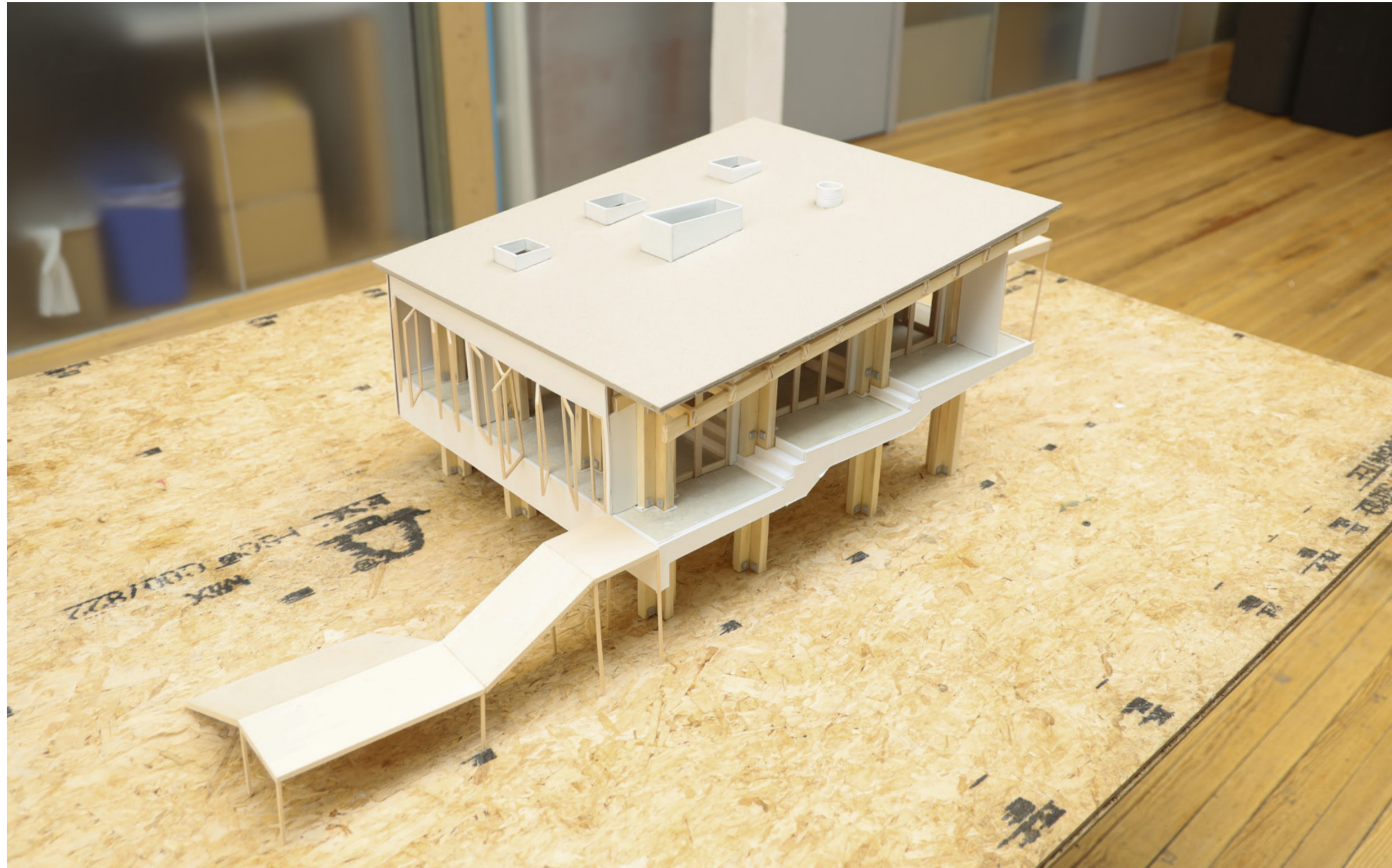


SLOPE HOUSE | MODEL PHOTO

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SLOPE HOUSE | MODEL PHOTO

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375 S End Ave, New York, NY
info@noahgear.com | 240-338-9662





SLOPE HOUSE | MODEL PHOTO

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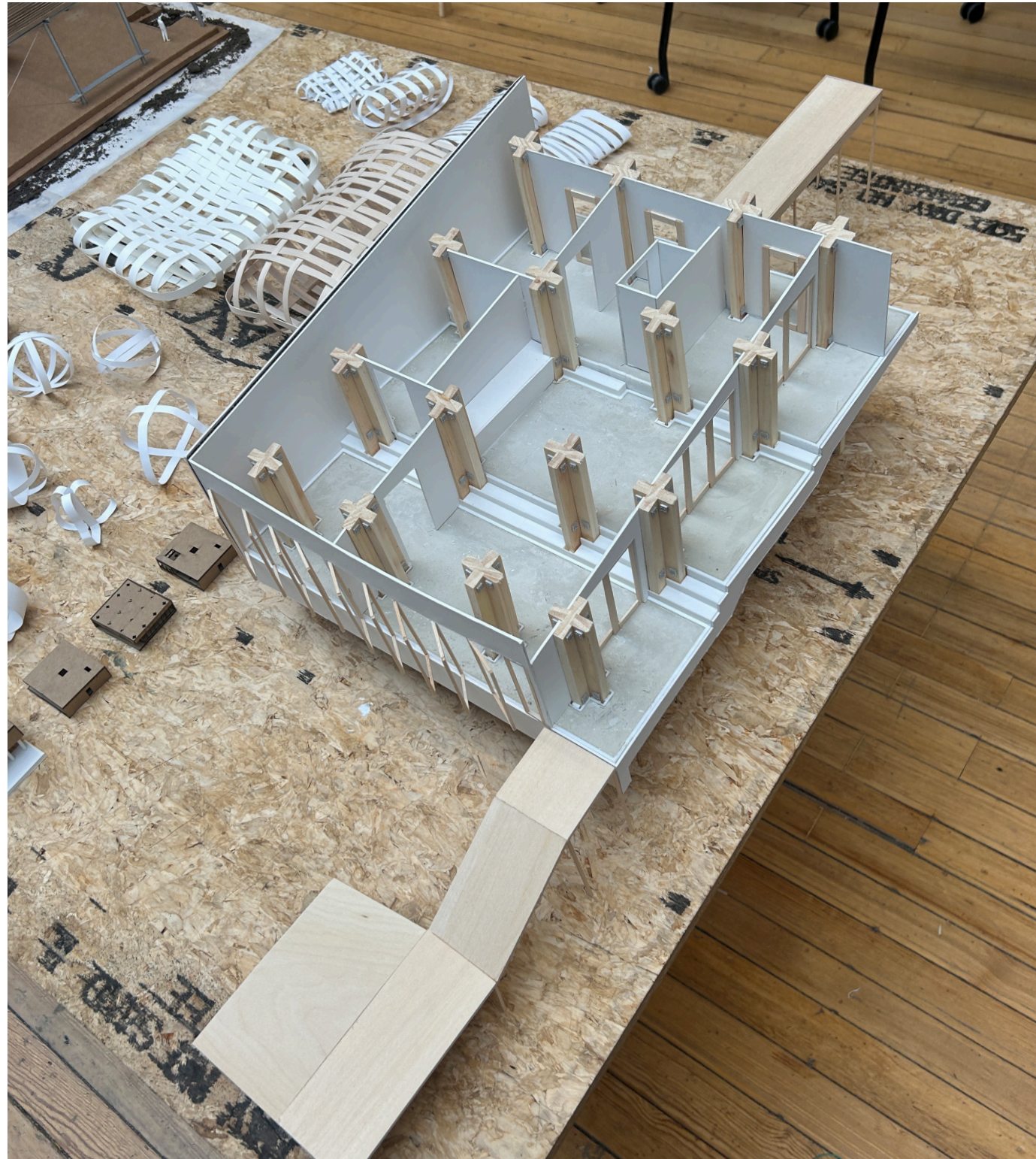


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EXTERIOR RENDERS



SLOPE HOUSE | EXTERIOR DIAGRAM

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Dr. Webster Sewell Community Garden

The Dr. Webster Sewell Community Garden is conceived as a living tribute to the county's mid-century champion of equitable care, Dr. Webster Sewell—a Black physician who practiced in Wheaton and later Norbeck and became known for never turning away those in need. By the 1950s and early 1960s, local accounts described him as the county's only Black doctor, a role through which he provided vital access to care and dignity to neighbors who were too often excluded.

The garden spans both the front and rear of the property, welcoming neighbors into shared spaces that encourage collaboration, cultivation, and conversation. Planting beds, seating nooks, and accessible paths are arranged to support community workdays and seasonal gatherings hosted by the homeowner. The aim is a place that feels warm and invitational from the street—where passersby can see activity, join in, or simply enjoy the landscape—while the rear garden provides a slightly more sheltered setting for workshops, small events, and quiet reflection.

A gently terraced set of amphitheater steps overlooks the rear community garden, creating a natural forum for neighborhood meetings, small presentations, and seasonal workshops. The steps are wide enough to sit, gather, or lay out materials, and their low risers make them accessible for all ages. From this vantage, attendees can see gardeners at work and feel connected to the landscape without intruding on it. Continuing down the slope, the path leads to a light-framed pavilion that offers deep shade and full insect screening—an inviting, breezy room in the garden. On hot days, the pavilion will be opened to community members as a cool-down space during events, providing a comfortable, protected setting for conversation and rest while maintaining visual and physical connection to the plantings and the broader site.

Programming will include periodic volunteer days, intergenerational planting and harvesting, and small commemorative events honoring Dr. Sewell's commitment to service and equality. Interpretive elements—such as a modest plaque and a native-plant palette tied to regional ecology—will connect the site's present use to its historic associations without overwhelming the residential character. The overall design prioritizes inclusivity, stewardship, and neighborly connection, extending Dr. Sewell's legacy into a community space “for all” that celebrates care—in both the medical and the everyday sense.





Site Context

At the end of the street and turning the corner into a public park, the house sits as a natural landmark where neighborhood, trail, and landscape meet. Its position at the edge of a well-used path means it will be seen and approached from multiple directions; the design embraces that visibility with a welcoming presence rather than a defensive edge. As a community touchpoint, the home’s distinct character signifies its role in commemorating Dr. Webster Sewell—quietly marking a place of care, gathering, and continuity for the neighborhood.

The architecture translates the site’s essentials into form. Large, oversize timber columns rise like the tall trunks that define the park’s canopy, expressing the vertical rhythm of the surrounding trees and grounding the house in its wooded context. The iconic side profile reads the slope itself—an abstracted section of the hillside—so that the building silhouette becomes a legible symbol of the terrain it inhabits. By lifting the house above grade, stormwater can move freely downslope, reducing site disturbance and avoiding the flooding risks associated with typical slab or basement foundations. This light-touch approach is both ecologically smart—preserving natural drainage and root zones—and economically efficient in construction and long-term maintenance.

Even as it stands apart, the house engages local traditions. A front porch with overhead coverage—supported by columns—echoes neighboring homes and extends an everyday invitation to pause, greet, and gather. The overall composition is intentionally simple and durable: a clear structure, a restrained palette, and forms that are easy to read from the street and from the trail. In honoring the character of the site and the community that uses it, the design offers a place that is both memorable and welcoming—an understated beacon at the neighborhood’s edge.





SLOPE HOUSE | EXTERIOR RENDER

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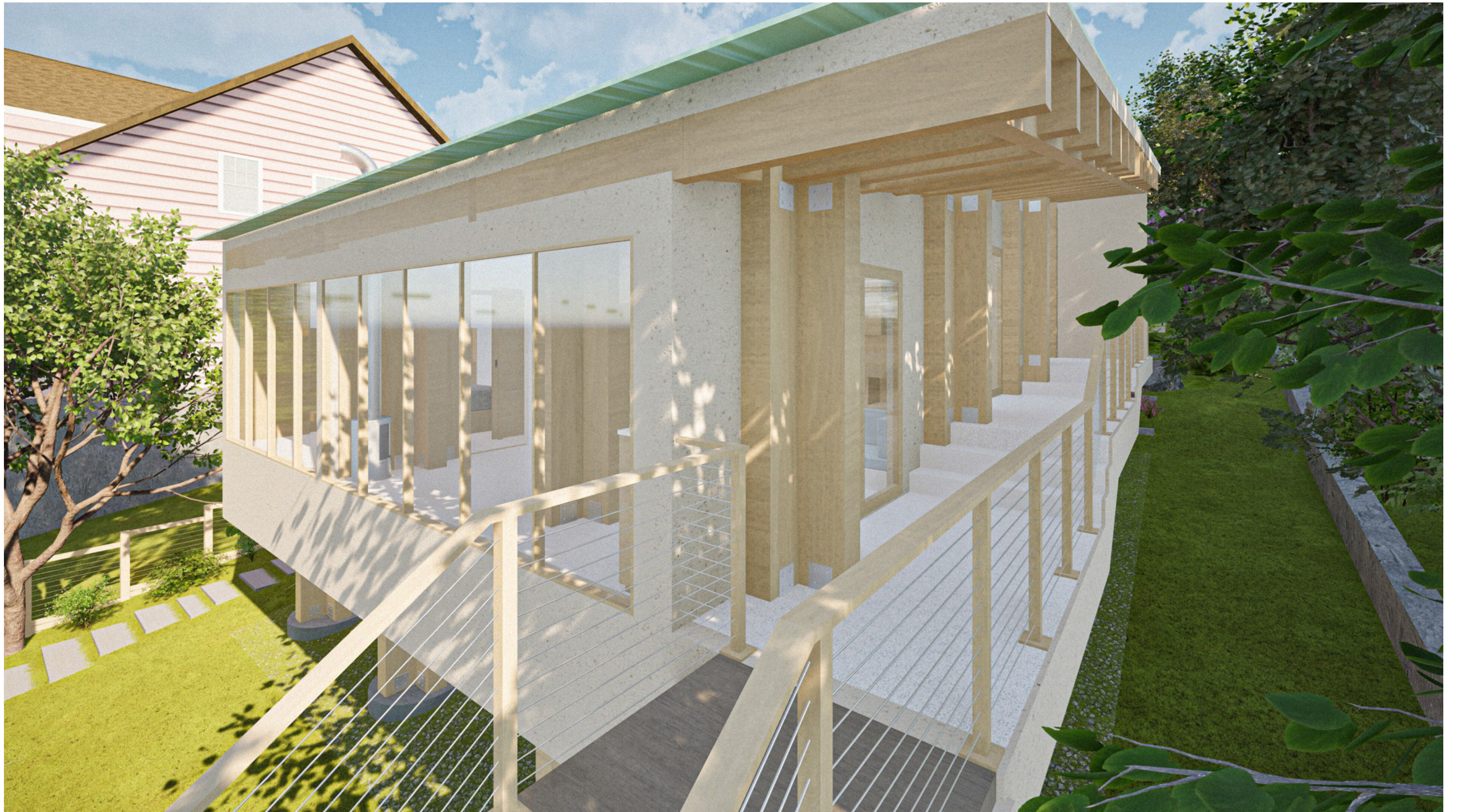


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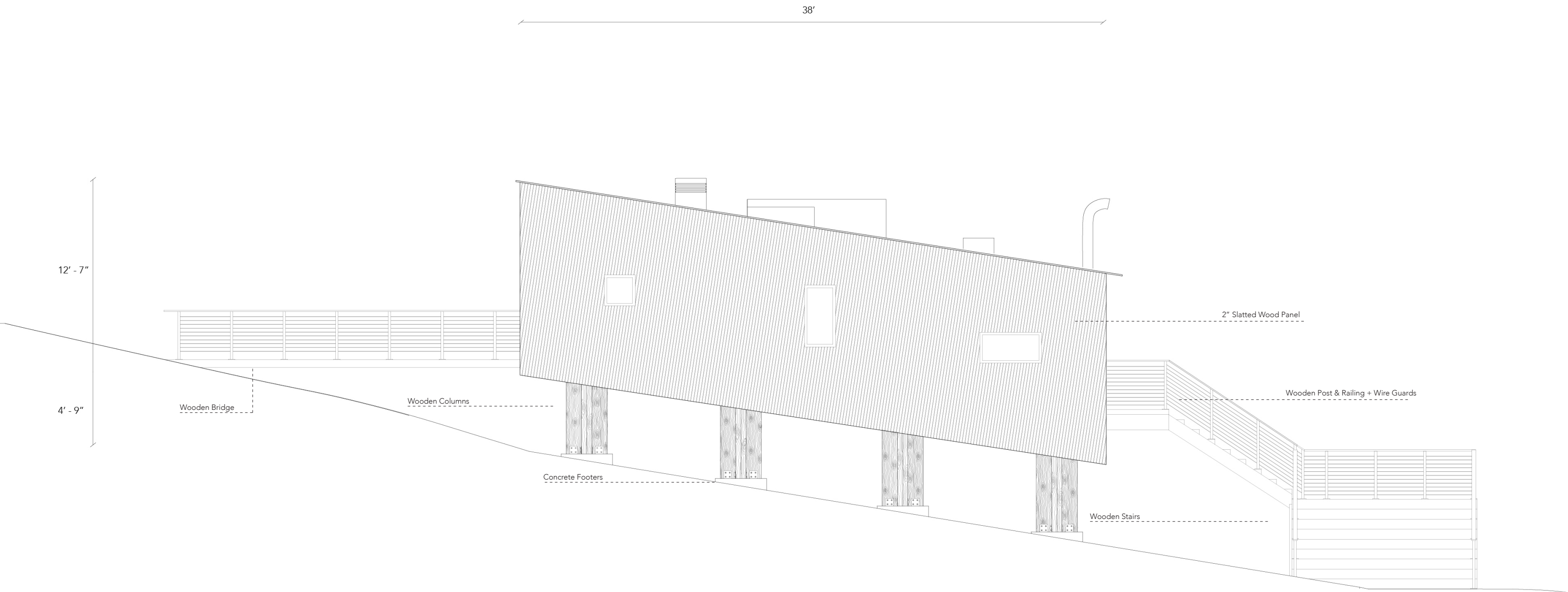
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DESIGN INDEX / POTENTIAL MODIFICATIONS



SLOPE HOUSE | SOUTH ELEVATION | WOOD PANEL + WINDOWS

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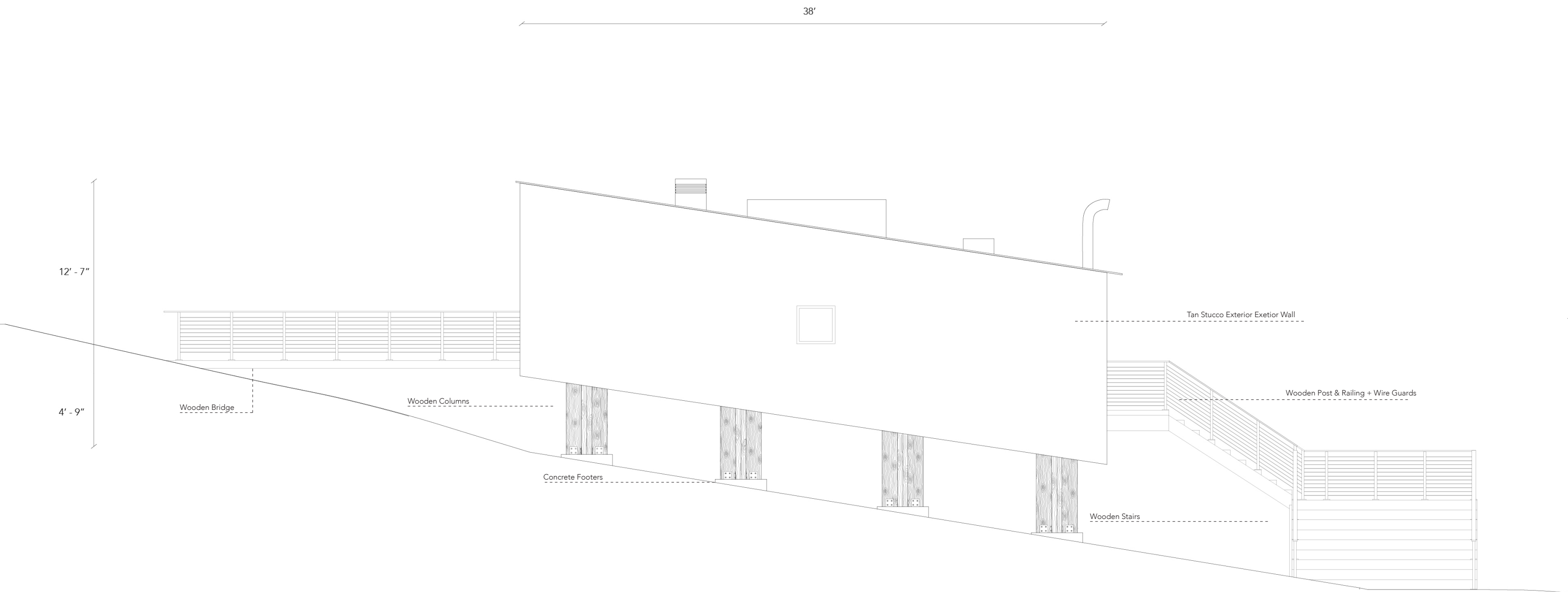


SLOPE HOUSE | EXTERIOR RENDER | WOOD PANEL + WINDOWS

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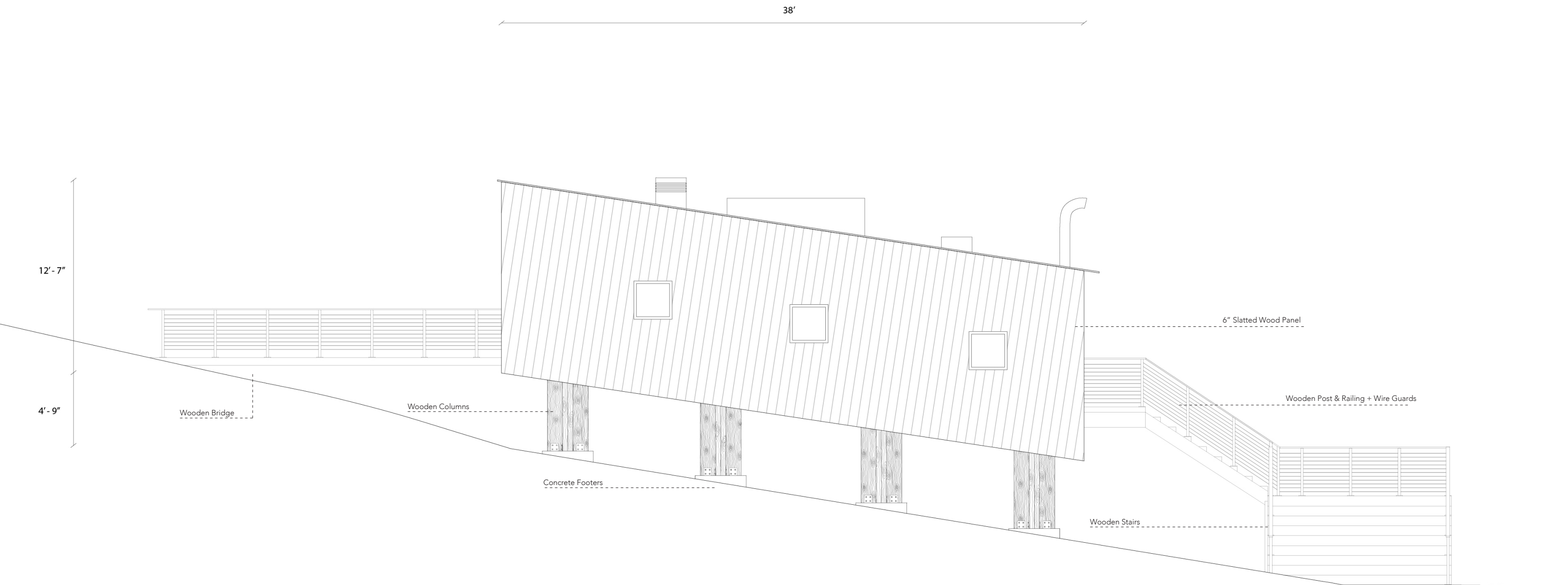


SLOPE HOUSE | SOUTH ELEVATION | SINLGE SQUARE WINDOW

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SLOPE HOUSE | SOUTH ELEVATION | 3 SQUARE WINDOW

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