

Prelim Consult: 2801 Beechbank Ave  
Capitol View Park Historic District



2801 Beechbank Ave  
Capitol View Park  
Historic District

IV-F

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b> 2801 Beechbank Avenue, Silver Spring	<b>Meeting Date:</b> 10/13/04
<b>Resource:</b> Contributing Resource Capitol View Park Historic District	<b>Report Date:</b> 10/06/04
<b>Review:</b> HAWP	<b>Public Notice:</b> 09/29/04
<b>Case Number:</b> 31/07-04G	<b>Tax Credit:</b> None
<b>Applicant:</b> Alan Adler (Mark Hughes, Agent)	<b>Staff:</b> Michele Naru

**PROPOSAL:** Rear Addition

**RECOMMEND:** Approve with Conditions

**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The addition must be reduced in size so that it does not exceed the western plane of the original house.
2. The connecting hyphen will be reduced to one-story.
3. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, including garage, to be used in this project will be reviewed and approved at staff level. If these specification sheets do not illustrate materials and designs typically approved by the Commission and compatible with the historic structure, the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.
4. Tree protection plan for the root system of the 30' oak tree located on the adjacent lot to the north will be drafted by a certified arborist and reviewed and approved by staff prior to the project's commencement.

**BACKGROUND:**

The subject project was reviewed by the Commission as a Preliminary Consultation on September 8, 2004 (transcript and drawings from the Preliminary Consultation can be found beginning on circle | 8 ). The Commission asked the architect to study and modify the program as follows:

1. The majority of the Commission wanted a reduction of the hyphen to a one-story connection. Two of the Commissioners conveyed that they understood the need for the second story on the hyphen and could entertain a modified design.

2. The majority of the Commission wanted the western section of the new, rear addition substantially reduced in size. Commissioner O'Malley suggested that the western wing beyond the plane of the original massing's side elevation be no greater than ½ of the width of the main massing.
3. The majority of the Commission encouraged a contemporary architectural style on the addition utilizing borrowed elements from the original house to help to differentiate the new massing from the addition.

### **PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within Capitol View Park Historic District.  
**STYLE:** Mediterranean  
**DATE:** 1917-1935

This two-story, three bay, dwelling with raised basement is located within the Capitol View Park Historic District. The main entry is located on the north (side) elevation of the house. The entry is covered with a shed roof sheathed in Spanish tile. The house is constructed in concrete and is detailed with metal casement windows and wrought iron railings. The roof is a shallow hip sheathed in Spanish tile and ornamented with an exterior end chimney also constructed of concrete. The subject lot contains several mature trees.

**PROPOSAL:** The subject proposal will:

1. Remove a portion of the foundation wall on the basement level, an existing window on the first floor and two windows on the second floor to create an entry into a new, two-story with basement, hyphen addition. The height of the hyphen will be 1' lower than existing roof height on the historic massing.
2. Construct a two-story rear addition with basement garage onto the new hyphen addition. This addition will be of frame construction, faced in stucco and sheathed in Spanish tile to match the existing house. The height of the addition will match the existing roof height on the historic massing. The applicant is proposing to utilize wood casement windows on the addition.
3. Construct a new terrace along the west elevation of the historic massing to connect the historic house to the addition.
4. Remove a 24" oak tree and a 24" twin oak tree from the property.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the

Commission in developing their decision. These documents include the *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.

*Montgomery County Code; Chapter 24A*

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

*Secretary of the Interior's Guidelines for Rehabilitation*

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent 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.

**STATISTICS:**

*Current Proposal:*

Existing footprint:	approx 620 sq. ft.
Proposed additions footprints:	approx. 1,105 sq. ft.
Total new footprint:	approx. 1,725 sq. ft.
Lot size:	10,272 sq. ft.
Existing Lot coverage:	6%
Proposed Lot coverage:	16.7%

*Preliminary Consultation Proposal:*

Existing footprint: approx 620 sq. ft.  
Proposed additions footprints: approx. 1,283 sq. ft.  
Total new footprint: approx. 1,903 sq. ft.

Lot size: 10,272 sq. ft.

Existing Lot coverage: 6%  
Proposed Lot coverage: 18.5%

**STAFF DISCUSSION**

Staff feels that the applicant and his architect have not addressed many of the comments the Commission and staff conveyed at the Preliminary Consultation.

*Topic #1 The majority of the Commission wanted a reduction of the hyphen to a one-story connection. Two of the Commissioners conveyed that they understood the need for the second story on the hyphen and could entertain a modified design.*

The applicant modified their original design for the hyphen to a 2-story "glassy" addition and the height of this addition is 1' lower than the existing roof height of the main massing. The roofing material for the hyphen is not identified.

Staff feels that the current proposal is an improvement, but the hyphen should still be one-story as recommended by the Commission. With stairways in both massings (historic and proposed), a one-story with basement hyphen should be sufficient and also would not require the removal of two additional windows in the second level of the main massing. Additionally, staff would like to see that the entry from the historic massing to the hyphen be accomplished through the use of the existing door opening.

*Topic #2 The majority of the Commission wanted the western section of the new, rear addition substantially reduced in size. Commissioner O'Malley directed that the western wing beyond the plane of the original massing's side elevation be no greater than 1/2 of the width of the main massing.*

This addition has been reduced in length by 10.5'. The western extension will be 14' beyond the plane of the original massing's side elevation, which is approximately 2/3 of the width of the main massing. (The width of the massing is 22'.) The overall design has not been significantly altered.

Staff is still concerned with the proposed size of the addition. The addition is still more than double the original massing. With the footprint being very linear, it creates a "T" shape in form, causing the addition to overwhelm the original. In order to not adversely affect the character of the District, the streetscape or the architecture of the original house, staff continues to suggest a re-design and reduction of the proposed massing so it does not exceed

the western plane of the original massing (see staff's previous recommendation drawings from the Preliminary Consultation beginning on circle 54 ).

*Topic #3 The majority of the Commission encouraged a contemporary architectural style on the addition utilizing borrowed elements from the original house to help to differentiate the new massing from the addition.*

The architect modified the elevations of the new massing to reflect a more contemporary interpretation of the original architectural style. Staff feels that this has been successful.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission ***approve with the above-stated conditions*** this HAWP application as being consistent with Chapter 25A-8(b) 1, 2 and 3.

and with the *Secretary of the Interior's Standards* 2, 5, 9 & 10:

and with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
 555 ROCKVILLE E. 2nd FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DP# 8

Addition/  
 Renovation to  
 existing home

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Account No.: 13-5-999-822  
 Contact Person: Alan Adler  
 Daytime Phone No.: (301) 675-5349 *cell*  
(301) 445-2522 *office*  
 Daytime Phone No.: (301) 675-5349  
 Name of Property Owner: Alan Adler  
 Address: 10311 Nagler Rd. Silver Spring Md. 20953  
 Street Number City State Zip Code  
 Project: Arbor Homes  
 Phone No.: (301) 445-2522  
 Contractor Registration No.: BC-3520  
 Applicant for Owner: Alan Adler  
 Daytime Phone No.: (301) 445-2522

**LOCATION OF BUILDING/PREMISE**  
 Use Number: 2801 Street: Beechbank Rd  
 Town/City: S.S. Nearest Cross Street: Capitol View Avenue  
 Lot: P-15 Block: 35 Subdivision: 'Capitol View Park'  
 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
 CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Reze  
 Revision  Repair  Revocable  
 B. Construction cost estimate: \$ 190,000  
 C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**CHECK ALL APPLICABLE:**  
 A/C  Stair  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**  
 1A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 1B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**  
 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Alan Adler  
 Signature of owner or authorized agent

2/18/04  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 353421 Date Filed: 7-29-04 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**ITEM DESCRIPTION OF PROJECT**

Description of existing structure(s) and environmental setting, including their historical features and significance:  
 Existing small 2 story (plus basement) single family home with red Spanish roof tiles, steel casement windows, balcony with metal ironwork rails/brackets in lovely setting overlooking wooded area.

**General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

Rear 2 story (plus basement) addition with stucco board exterior & like kind casement windows to complement/match existing structure. Project also includes renovations to the inside of existing structure. The rear addition will require the removal of 2 significant trees on the property, yet dense woodland existing in & around the property hopefully minimizes their removal & its impact on the setting.

**SITE PLAN**  
 Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

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

Putting the addition on the front or left side of the existing home was not considered feasible, given the feedback from HPC at a previous meeting. Also,

**PLANS AND ELEVATIONS**

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

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

an addition on the right side of the home is not feasible given the required setbacks from the existing paper street from county zoning laws.

**MATERIALS SPECIFICATIONS**

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

**PHOTOGRAPHS**

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

**TREE SURVEY**

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

**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

A covered 'Breezway' from the existing structure to the proposed addition was used so as to keep as much of the ext. exterior of the home untouched. The addition comes off when viewing the property.



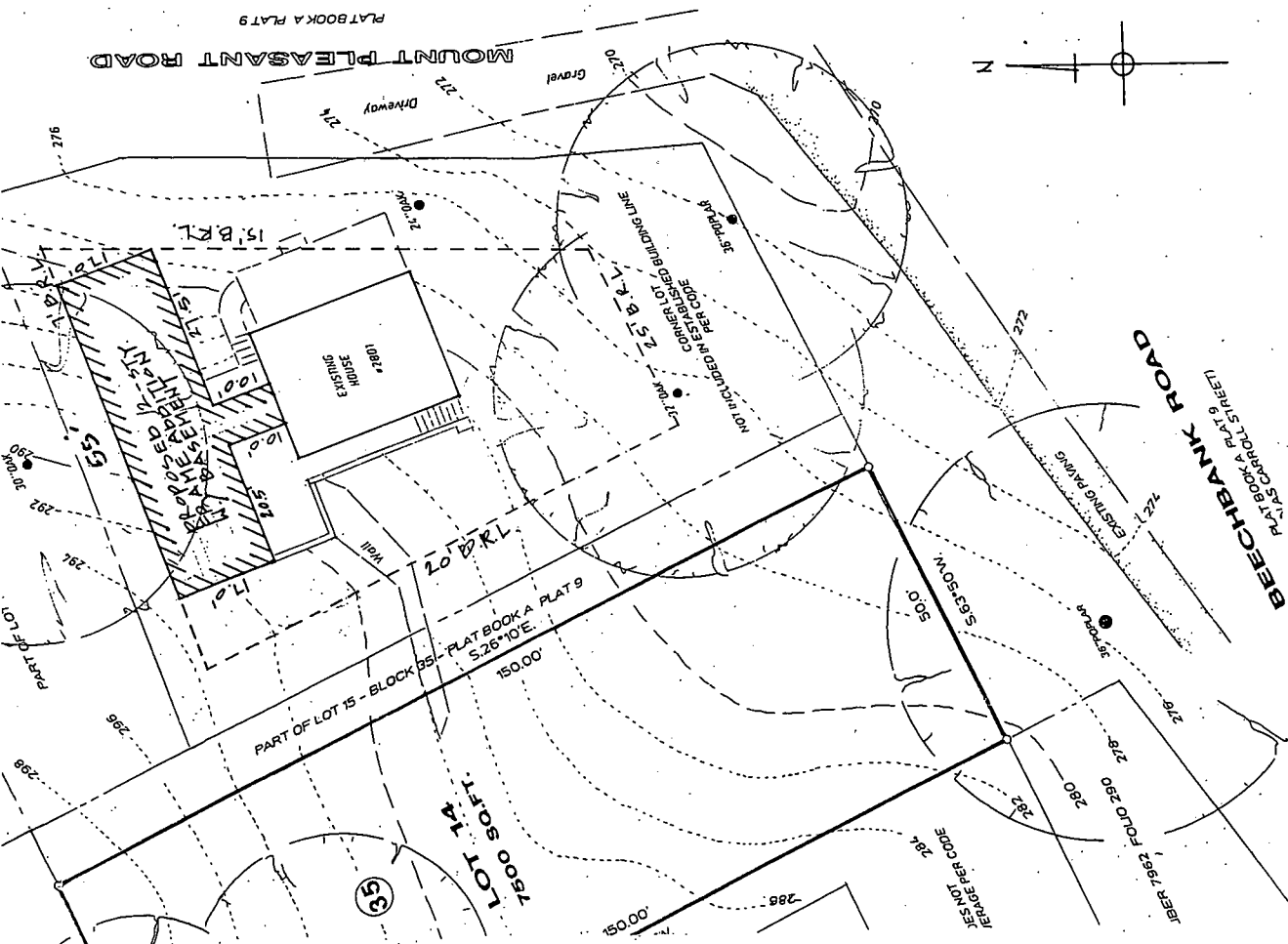
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
ALAN ADLER 10311 Naglee Rd S.S. Md. 20903	← same
Adjacent and confronting Property Owners mailing addresses	
Cohen Family Partnership 185 Franklin Dr. Glencoe, IL. 60022-1259 (Lot 16 + P15, Block 35)	Daniel Milton 1446 Crowell Rd Vienna, VA. 22182-1510 (Lot 40, Block 34) (Lot 45, Block 34)
Ronald Isaken Rosemarie Kollinger 2802 Beechbank Rd. Silver Spring, Md. 20910-1101 (Lot 5 & 6, Block 36)	Joan Lynch 2804 Beechbank Rd Silver Spring, Md. 20910-1101 (Lot 3 & 4, Block 36)
Graeme & C.J.-J. Wistow 2809 Beechbank Rd. Silver Spring, Md. 20910- <del>1101</del> (Lot 13, Block 35)	Arbor Homes 10311 Naglee Rd Silver Spring, Md. 20903 (Lot 14, Block 35)
Duncan & Elizabeth Tebow 9809 Capital View Ave. Silver Spring, Md. 20910 (Lot P11, Block 35)	



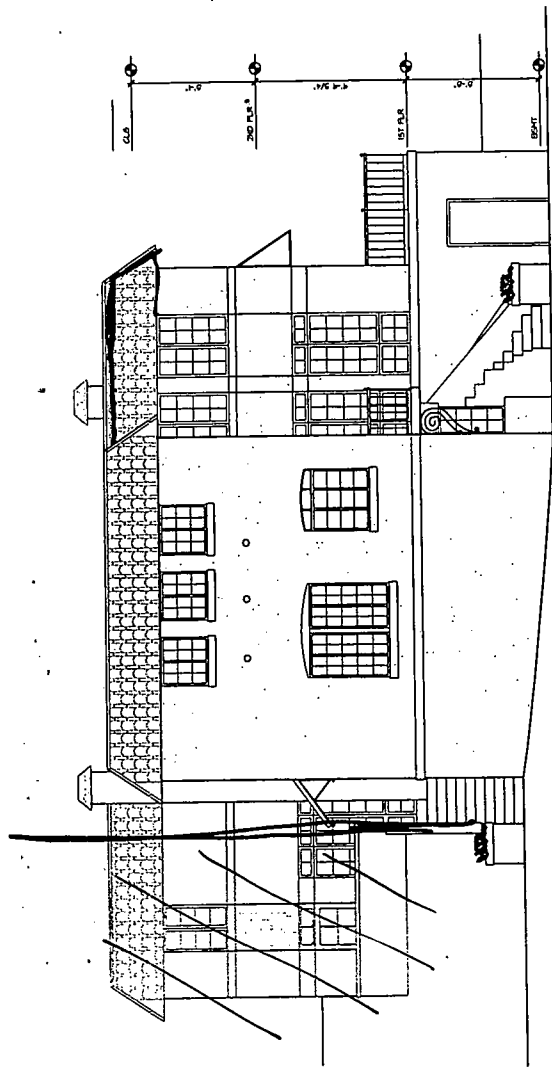
PROPOSED  
SITE PLAN

SCALE: 1" = 20'

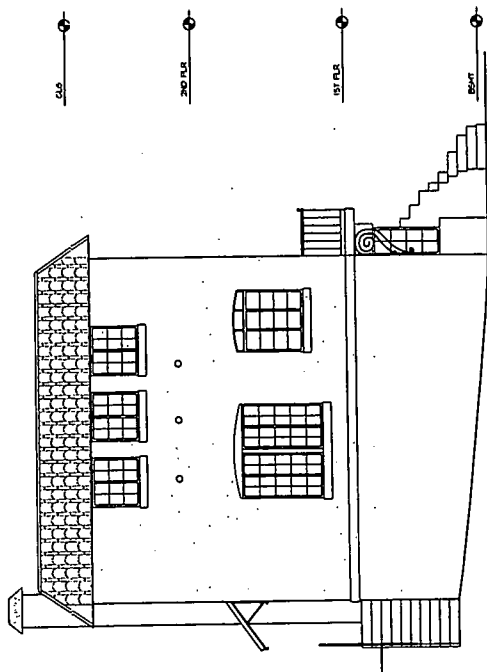


**GTM**  
**G T M A R C H I T E C T S**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

REVISION #1 04.21.04



**2** PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

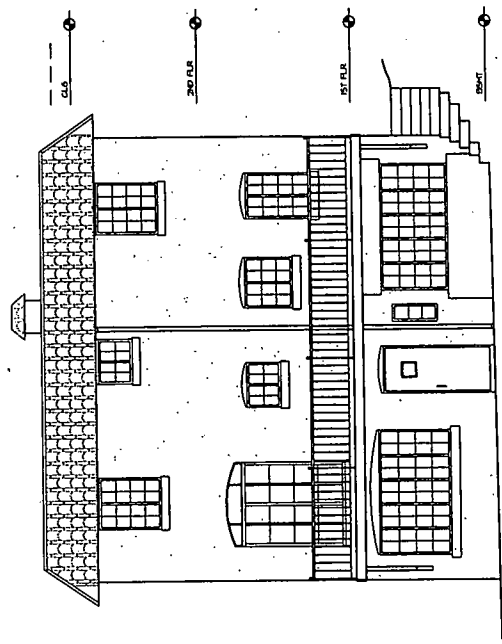
GTM

GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

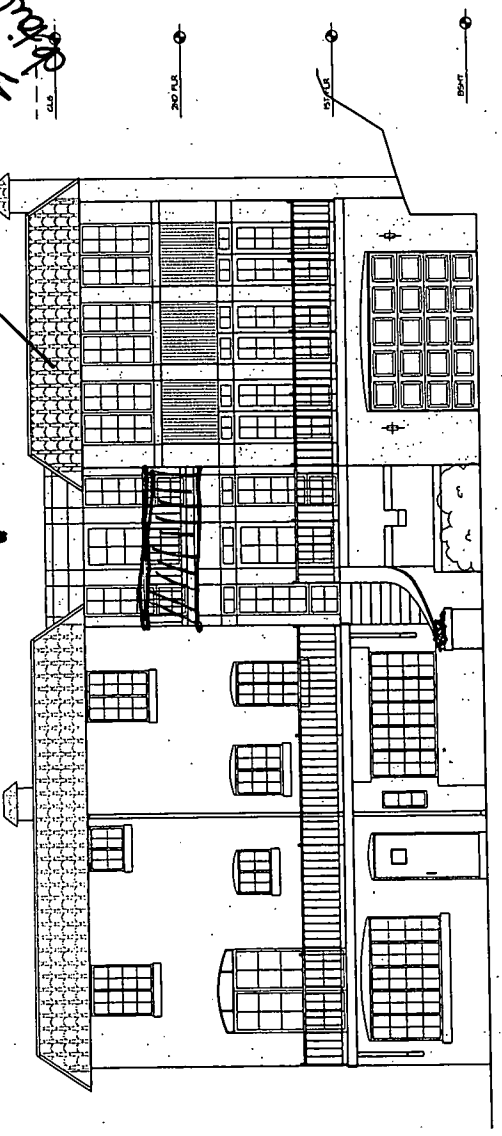
07.29.04

*Handwritten notes:*  
K-2  
K-3  
K-4  
K-5  
K-6  
K-7  
K-8  
K-9  
K-10  
K-11  
K-12  
K-13  
K-14  
K-15  
K-16  
K-17  
K-18  
K-19  
K-20  
K-21  
K-22  
K-23  
K-24  
K-25  
K-26  
K-27  
K-28  
K-29  
K-30  
K-31  
K-32  
K-33  
K-34  
K-35  
K-36  
K-37  
K-38  
K-39  
K-40  
K-41  
K-42  
K-43  
K-44  
K-45  
K-46  
K-47  
K-48  
K-49  
K-50  
K-51  
K-52  
K-53  
K-54  
K-55  
K-56  
K-57  
K-58  
K-59  
K-60  
K-61  
K-62  
K-63  
K-64  
K-65  
K-66  
K-67  
K-68  
K-69  
K-70  
K-71  
K-72  
K-73  
K-74  
K-75  
K-76  
K-77  
K-78  
K-79  
K-80  
K-81  
K-82  
K-83  
K-84  
K-85  
K-86  
K-87  
K-88  
K-89  
K-90  
K-91  
K-92  
K-93  
K-94  
K-95  
K-96  
K-97  
K-98  
K-99  
K-100

*Handwritten notes:*  
2nd floor  
3rd floor  
4th floor  
5th floor  
6th floor  
7th floor  
8th floor  
9th floor  
10th floor  
11th floor  
12th floor  
13th floor  
14th floor  
15th floor  
16th floor  
17th floor  
18th floor  
19th floor  
20th floor  
21st floor  
22nd floor  
23rd floor  
24th floor  
25th floor  
26th floor  
27th floor  
28th floor  
29th floor  
30th floor  
31st floor  
32nd floor  
33rd floor  
34th floor  
35th floor  
36th floor  
37th floor  
38th floor  
39th floor  
40th floor  
41st floor  
42nd floor  
43rd floor  
44th floor  
45th floor  
46th floor  
47th floor  
48th floor  
49th floor  
50th floor  
51st floor  
52nd floor  
53rd floor  
54th floor  
55th floor  
56th floor  
57th floor  
58th floor  
59th floor  
60th floor  
61st floor  
62nd floor  
63rd floor  
64th floor  
65th floor  
66th floor  
67th floor  
68th floor  
69th floor  
70th floor  
71st floor  
72nd floor  
73rd floor  
74th floor  
75th floor  
76th floor  
77th floor  
78th floor  
79th floor  
80th floor  
81st floor  
82nd floor  
83rd floor  
84th floor  
85th floor  
86th floor  
87th floor  
88th floor  
89th floor  
90th floor  
91st floor  
92nd floor  
93rd floor  
94th floor  
95th floor  
96th floor  
97th floor  
98th floor  
99th floor  
100th floor



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



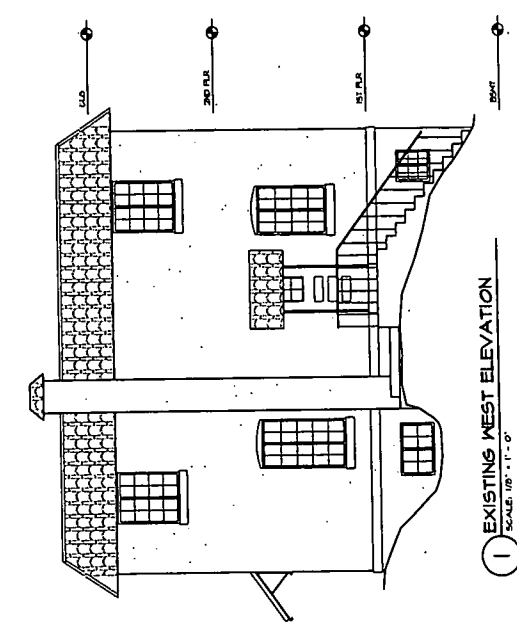
2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE  
2801 BEECHBANK RD.  
KENSINGTON, MD

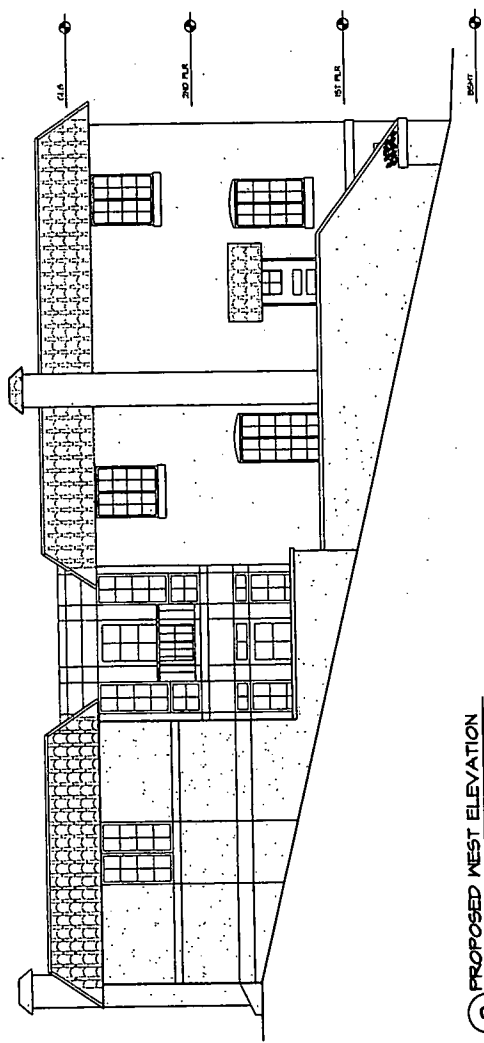
*Handwritten notes:*  
- 2 STORY HYPER GLASS  
- REDUCTION OF ADDITION

**GTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

REVISION #1 09.21.04



**1** EXISTING WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**2** PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

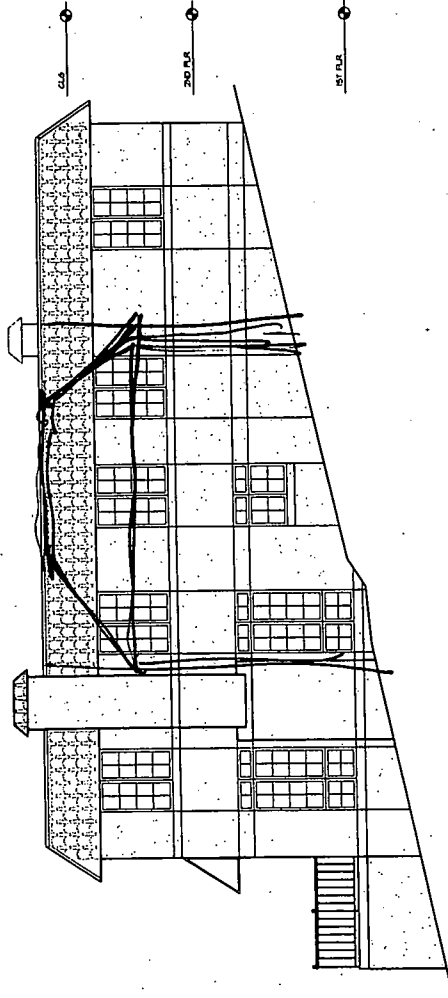
2801 BEECHBANK RD.  
 KENSINGTON, MD

GTM

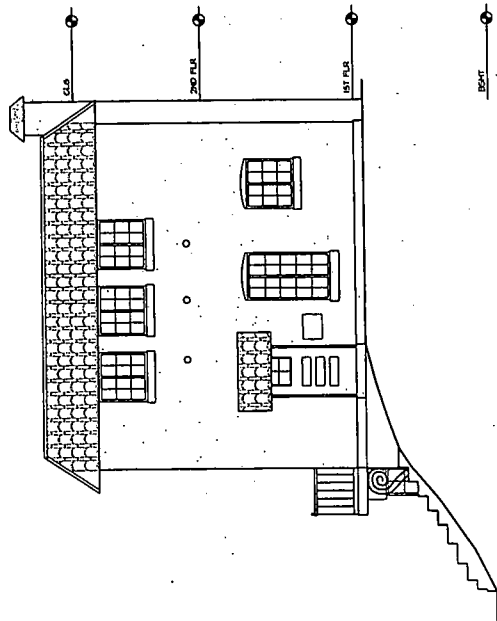
GT M ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

REVISION #1 04.21.04



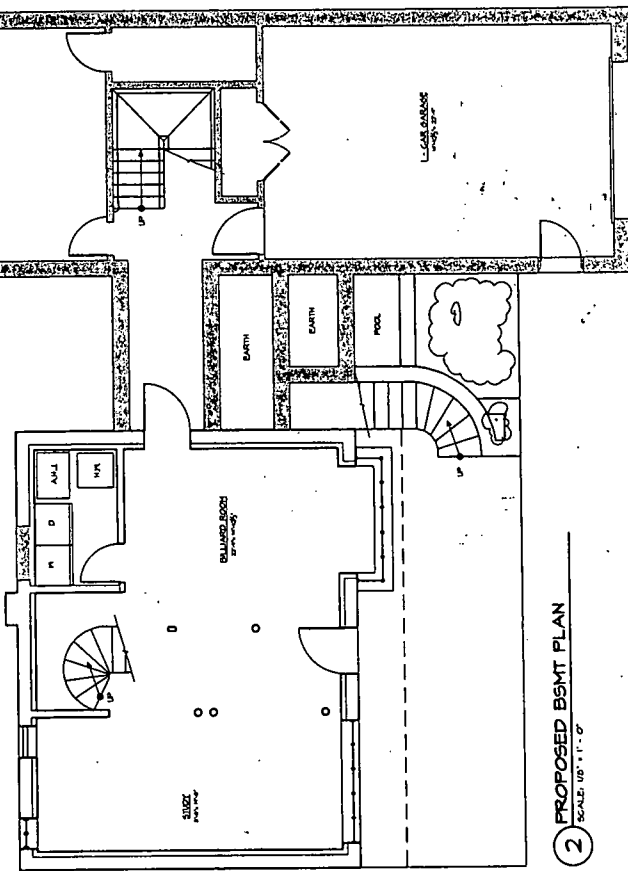
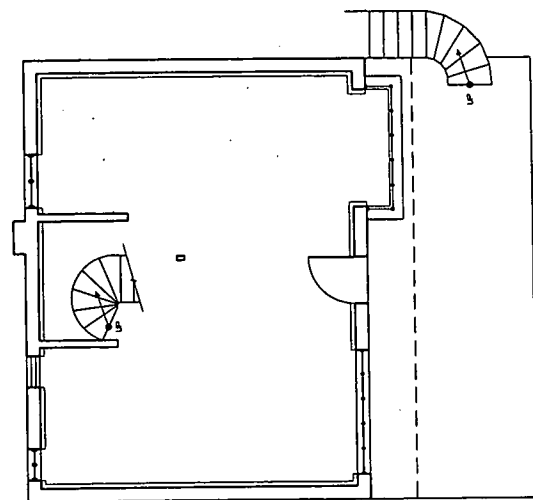
2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

(19)

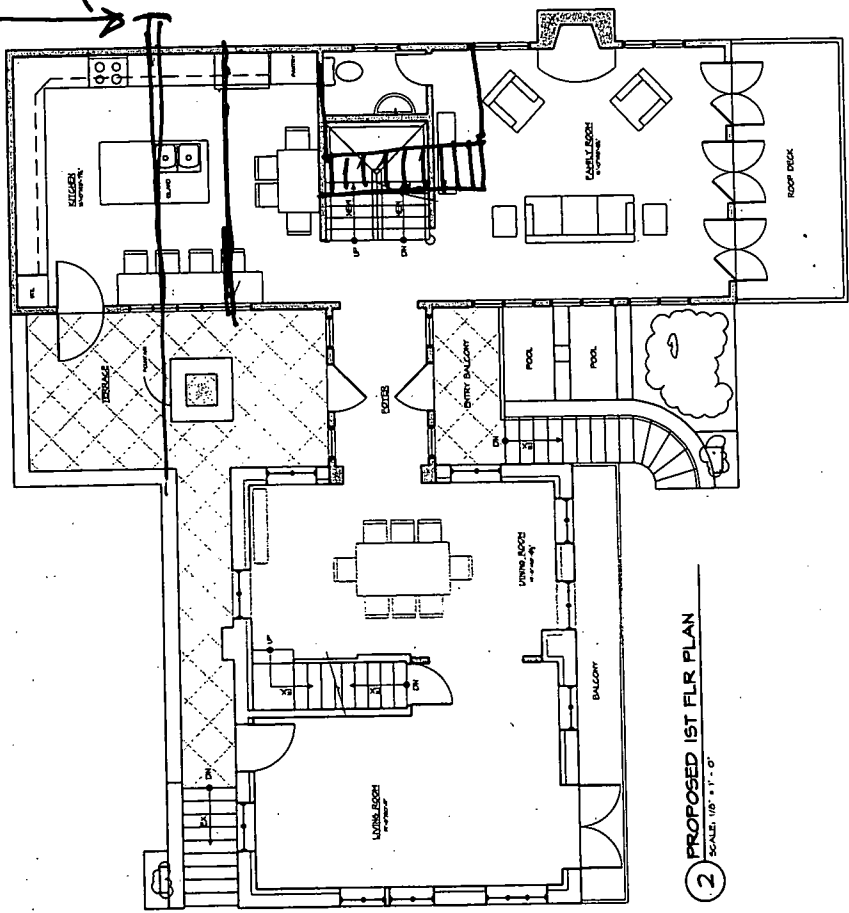


GTAI

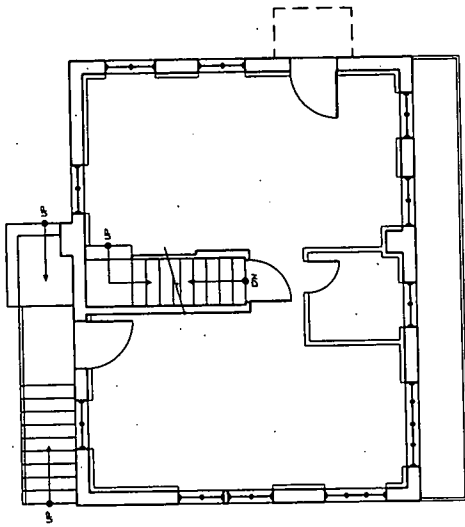
GT M ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

REVISION#1 04.21.04

*Tighten*



2 PROPOSED 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

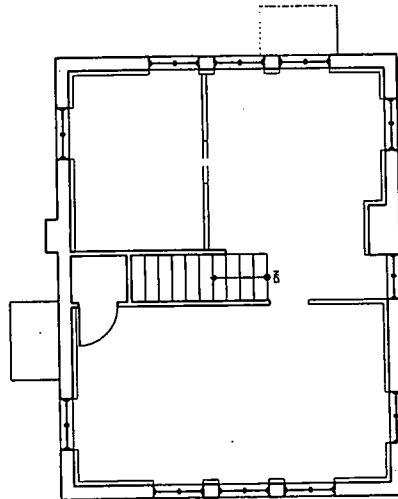
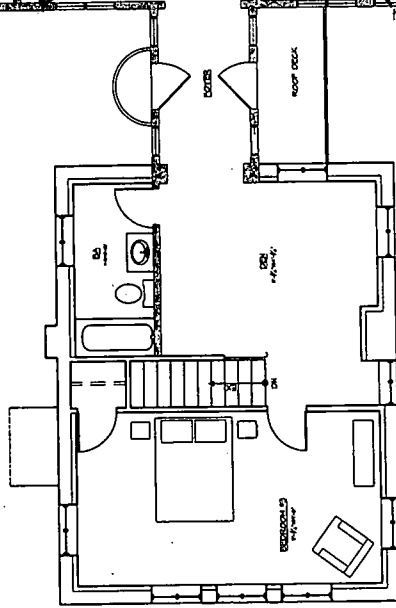
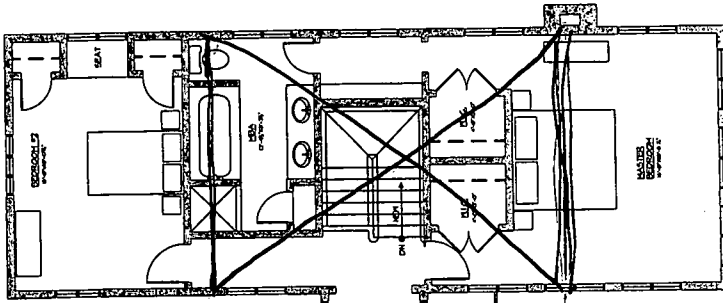


1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
KENSINGTON, MD

16



2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

1 preliminary consultations, and the first one we're going to  
2 hear is Case A, 2801 Beechbank Avenue. Could we have a  
3 staff report?

4 MS. NARU: Yes, this is a contributing resource  
5 within the Capitol View Park Historic District. The  
6 applicant is proposing a rear addition onto this property.  
7 I do have a couple photographs that will help orient you,  
8 but I think on page two the statistics kind of state it all  
9 in terms of existing footprint and proposed footprint.  
10 We're looking at about 1050 square foot footprint  
11 additional. Lot size is 10,272 square feet.

12 When reviewing alterations and additions to  
13 contributing resources within Capitol View Park Historic  
14 District, we look at the Secretary of Interior Standards for  
15 Rehabilitation and Department guidelines are in your staff  
16 report.

17 Staff had several concerns with the proposed  
18 design of this project and they are outlined in detail under  
19 the staff discussion. I think that first and foremost we  
20 feel that the proposed massing is out of scale and  
21 proportion with the existing house and we're really  
22 concerned that the new addition will very much overwhelm the  
23 historic house. We will note, though, that we do like the  
24 proposed breezeway/hyphen, if you will, to have the entrance  
25 from the historic massing into the new addition. We

1 generally like to see that, especially want difficult  
2 project to put additions on it seems like we like to have  
3 that as a design aspect for this project. But I will say  
4 that we would like to see it more of a very classy feel to  
5 it to really differentiate the original massing to the new  
6 addition.

7           Again, the staff report highlights the concern  
8 about the hyphen and its height as well as removing a lot of  
9 the first floor windows, the second floor windows to create  
10 new entries into the hyphens, and also a proposed massing  
11 for the new addition.

12           We do feel, however, that the -- since this is  
13 such a unique building and its materials are so unique that  
14 by doing anything different than trying to replicate but  
15 differentiate in a very minimal way would be more  
16 detrimental to this historic house, so I think that the  
17 applicant is -- is going in a good direction with trying to  
18 maintain the stucco, tile, you know material formations for  
19 this addition, because we really feel that it will do a good  
20 service to the existing historic massing.

21           And as such, it is -- this is a preliminary  
22 consultation so the applicants are here to get your feedback  
23 and direction, so Staff would just ask that you give clear,  
24 concise direction, and I also have submitted not only the  
25 staff packet or staff report, a possible recommendation or

1 suggestion, but I also handed out to you at your worksession  
2 another very rough sketch that Staff had in terms of trying  
3 to integrate a new addition onto a historic part and thought  
4 that could at least provide beginnings of discussion for you  
5 as you are starting to develop direction for the applicant.

6 And, again, Staff is happy to entertain any  
7 questions you might have and the applicant and their  
8 architect are here.

9 MS. O'MALLEY: Would the applicant -- well, any  
10 questions for Staff? Would he applicants come up, please?

11 MS. NARU: I do have a Powerpoint if that helps.  
12 Sorry.

13 MS. O'MALLEY: It probably would help

14 MS. ALDERSON: It would help a great deal,  
15 particularly to have a sense of the mass because the front  
16 plane is so irregular now; how it looks from the street.

17 MS. NARU: Okay, this is the approach coming up  
18 from the street, and that's why I think this is really  
19 important to show is that the side elevation actually is  
20 what the elevation that has the -- side elevations are the  
21 ones that have the entrances to the house. The actual  
22 addition that faces Beechbank does not have any entry -- so  
23 this gives you a sense of driving up the driveway and  
24 approaching the house and you can note in this slide how  
25 heavily wooded this lot is. I think that's a very important

1 feature, and the reason why the applicant went to such great  
2 lengths with designing the addition as he did is to try to  
3 preserve a lot of the trees, and that's part of the reason  
4 why he did -- very linear feel.

5 This is the approach as you come up on Beechbank.

6 It is your left elevation. And, again, as I said, the side  
7 elevations are the entries into the house and you'll note  
8 the -- lot of windows -- character-defining features and  
9 we've been working with the applicant to really stress the  
10 importance of retaining those and to rehabilitate them and  
11 that, of course, is subject to replacement.

12 And this is the facade that you see on the right  
13 elevation. You have an entry down here to the basement  
14 level and, again, -- detail -- french doors --

15 MS. ALDERSON: Is this facing Mt. Pleasant Road?

16 MS. NARU: This is facing the woods basically.

17 There is no street --

18 (Discussion off the record.)

19 MR. ADLER: I just wanted to say, my name is Alan  
20 Adler. I'm the homeowner and this is my architect, Mark  
21 Hughes. I just wanted to state that -- you had asked if  
22 this is facing Mt. Pleasant Road, and it is. Mt. Pleasant  
23 Road, which is a paper street, and is not in, but this is  
24 facing Mt. Pleasant Street and then behind that are a creek  
25 that -- goes down to a creek and then woods beyond.

1 MR. HUGHES: So, it's really woods it's facing.

2 MS. NARU: This is --

3 MR. HUGHES: I don't think we've yet seen actually  
4 the elevation from the main street. So far we've seen two  
5 side elevations I think.

6 MS. NARU: And this is the rear elevation. The  
7 important elevation here. This center window is the  
8 proposed to kind of turn into an entry into the new  
9 addition. And then the existing door -- and this is  
10 basically looking at the house from the street. You can see  
11 the very strong topography here and --

12 MR. HUGHES: Right. That's truly the street  
13 elevation --

14 MS. NARU: Right, how high it is.

15 MR. HUGHES: The actual main entrance is on the  
16 back - rear elevation, opposite that.

17 MS. NARU: This is a --

18 MR. HUGHES: That's the rear.

19 MS. NARU: Right. And you approach this by use of  
20 steps here going up to that rear elevation.

21 MS. O'MALLEY: Did you have anything else you  
22 would like to add at this point?

23 MR. HUGHES: Oh, sure. My name is Mark Hughes.  
24 I'm the architect. I guess just listening to the staff  
25 report -- this evening, early today -- I guess I kind of

1 strongly disagree with some of the statements. I think --  
2 the homeowner came to us with this scheme in mind, and I  
3 always thought -- was a very strong clear scheme. There's a  
4 lot of clarity here. He has a house -- existing house is  
5 set off like a jewel in front of the addition. He's  
6 preserving it in the round. He loves this little house, so  
7 he's always tried to approach it in a -- fashion. He's set  
8 back the addition as far back on the property as you can.  
9 To get the program in, he stretched it out across the  
10 property. He wants to have a modern feeling in his family  
11 room, bedroom, master bedroom -- throughout the neighborhood  
12 and the area. And so he likely touches with this breezeway  
13 a connection to the main house in setting that off as a  
14 jewel.

15           The -- it just seems to me that the scheme always  
16 had a lot of clarity to it. You know, he's using quarter  
17 yards, minimal as we could make them basically 10 foot --  
18 nice little entry courtyard and another courtyard on the  
19 other side as a way to, you know, to do both things; unite  
20 the house into a larger home, but again also to provide a  
21 separation from the old and the new.

22           And that is something that's typical in this style  
23 home. This style home, from what I can see in my little  
24 field study -- Field Guide to Architecture in American  
25 Homes, I'd say it's a Spanish Eclectic style house. It's



1 very common for these type of houses, Spanish Eclectic  
2 houses -- to have two stories. Often it has -- it's a  
3 simple rectangular plan. He's maintained that character. I  
4 have sample here in this field guide -- this house, when I  
5 look at it and I look at thing in the field guide, it's  
6 completely in keeping with some of these long sort of homes.  
7 They're almost kind of like barracks in a sense; just these  
8 sort of long linear things.

9 I guess what I see here happening it seems to me  
10 there really isn't that much house projecting beyond when  
11 you look at it. You're probably talking 20 -- it's 25 foot  
12 away when you're coming down the street and you can see set  
13 back. I just don't see -- maybe the front-on elevations  
14 that we presented are a little misleading. You don't get a  
15 sense of how far back the house sits.

16 The house is so small it looks like we really  
17 increase the size of it, but when you take really the whole  
18 thing together, it really is not that large a house. I  
19 guess I think it's just a -- it's a little bit of an  
20 exaggeration thinking that this wing is projecting so  
21 greatly out. It's really not. It's 20, 25 feet or so. I  
22 just don't see that being a problem.

23 I like the clarity of this scheme and thought he  
24 was doing a very powerful architectural move, but in a very  
25 ginger fashion, if you will, in keeping with the

1 architectural styles. And if there is -- if there were -- I  
2 guess if the Board here thought that these wings were  
3 projecting too far out, I would like to suggest other ways  
4 to minimize those by providing screening of some sort,  
5 whether it's a landscape screening along that wing to shield  
6 it from the street; evergreens, a year-round sort of  
7 screening. You know, maybe architecturally a shade -- or  
8 something along that line to -- you know, with blinds and  
9 planters, you know to soften the whole thing and blend into  
10 the landscape, if you will.

11           Yeah, and if it really is that -- if you agree, I  
12 guess, that you see it as being too strong -- again, I just  
13 don't see it being that strong given the size of the overall  
14 house parts. I think it's appropriate -- take my field  
15 guide and show you the other images of houses that are in  
16 this style and have this sort of quality about them, with  
17 the long two-story element.

18           MR. FULLER: A couple comments, I guess. Staff  
19 made a comment about preserving the woods behind the house,  
20 and from what I can see is basically any of the woods that  
21 are on your property are going to go for the addition. It  
22 probably doesn't really matter, but it looks to be that  
23 that's what happening with it. It is no question a very  
24 strong statement of what's being done, but I'm concerned  
25 that the strong statement isn't adequately differentiated

1 and to me, if you're going to come in with the idea of a  
2 strong T crossing behind this house, the architectural style  
3 almost ought to completely change, so that it does exactly  
4 that you said; it becomes the jewel box in front of, rather  
5 than what you're doing here where the aesthetic is  
6 essentially the same for both the front and the back.

7           If the aesthetic wants to stay similar, then I  
8 really believe what Staff's early comment about it ought to  
9 hang to one side or the other of the main house. You know,  
10 to me, if you're going to let this be a little box in front  
11 of the other, then yeah, then it could maybe go past it if  
12 it's really a separate architecture, separate aesthetic.  
13 But the way it reads right now I'm not happy with this --  
14 you know, with the elevation that sort of blends the old and  
15 the new and then it becomes a very long elevation.

16           MS. ALDERSON: I don't know if you want to speak  
17 to that.

18           MR. HUGHES: Well, again, I'm just proposing the  
19 idea of screening that long elevation there if it is a  
20 problem in other ways, you know architectural, landscaping  
21 sort of thing ---

22           MR. FULLER: -- very contemporary architecture  
23 could be just run behind this house.

24           MR. HUGHES: Right, and Alan was just in my ears  
25 whispering that he's not opposed to that either.

1 MR. ADLER: One thing that we early on suggested,  
2 but we didn't show here, actually making the connection a  
3 steel and glass connection. This was -- just the connection  
4 being different --

5 MR. FULLER: I think that's part of it. To me,  
6 again if it's going to become the back-up to this building,  
7 I think the architecture has to be different.

8 MR. ADLER: And actually I agree with you on that  
9 and I think that -- I mean, that's something that we could  
10 certainly, you know, accomplish for the rear.

11 MS. NARU: Typically, the Commission generally  
12 does not look at screening as a way to mitigate massiveness.  
13 So, you know, I think as Staff we would strongly oppose any  
14 sort of screening mechanisms to try to compensate for a  
15 large mass.

16 MS. WRIGHT: I think there's a real basic question  
17 here. This is enough back to similar -- to other additions  
18 to historic properties, even though it's a very unique  
19 looking property. It's a 620 square foot house. It's a  
20 small house. They're proposing an addition that is one-and-  
21 a-half times the size of the existing house. I think a very  
22 basic question that the Commission has to discuss is, you  
23 know, no matter what architectural design you use, no matter  
24 what screening you use, is it appropriate to build --  
25 whether it's a hyphen or not a hyphen -- is it appropriate

1 know, I mean, the house is definitely -- I mean, it is a  
2 small -- it is a small house.

3           It's a lovely small house and it's actually a  
4 property that I had the fortune of going into back about 15  
5 years ago when Mrs. Kurcheimer, the previous owner, had  
6 lived there. And she raised her kids and her husband had  
7 passed away probably 10 years before that and she lived in  
8 the house until, you know, right when I purchased it. She  
9 unfortunately had to move out just because she was not --  
10 she was needing assistant care house and when I went in  
11 there -- just to try to give you a feeling -- I think maybe  
12 I might have described this to Michele, and maybe you saw it  
13 even when it was like that. When I went into the house, the  
14 atmosphere in there exuded -- it exuded just a warmth, an  
15 artist feel, a house that someone sits in and just enjoys,  
16 something that you would see in the countryside kind of --  
17 you know, just a lovely interior.

18           And what Mark had said with regard to -- with  
19 regard to the house and as I see it as a jewel, I really,  
20 really do. I appreciate, you know, the architecture and it  
21 is just a lovely, lovely little house and I, you know, have  
22 kind of worked to come up with a way that would minimize  
23 changing the -- at least the existing structure. And coming  
24 up the steps -- if you come up the side steps that shows on  
25 one of the other drawings -- you know, when you come up and

1 this wing has a length of 25 feet and you're looking at the  
2 house straight on, it's set back 40 feet from the front  
3 facade of the existing house. I just have a hard time --  
4 understanding how that overwhelms that front elevation of  
5 that house. It's really set back far. And it's 25 feet  
6 long basically. It's not very big. I just don't see it  
7 that way. I know the -- elevation reads that way, but  
8 that's not the three-dimensional reality of it.

9 MS. O'MALLEY: What is the width of the front of  
10 your house?

11 MR. ADLER: It's 28 or 22. I'm not sure. I think  
12 it's 22 -- it's 22-by-28 is the house footprint, so --

13 MR. HUGHES: The wing is nearly identical; maybe  
14 -- longer. And one thing that I'd like to add that I just  
15 had remembered, the way the grade is, the first floor is  
16 going to be mostly in the ground. At the front when you're  
17 looking at the site plan from Beechbank Road and you look to  
18 see where it passes on the left -- basically on the front  
19 left part of the addition -- of the rectangle. There and  
20 then going back 16 feet, it's 16 feet deep -- actually 17  
21 feet deep. You're going to be -- I need to double check  
22 that, but probably three or four feet in the ground so that  
23 the house is not -- the whole -- basically the first floor  
24 and -- the first floor is going to be partially down in the  
25 ground given the grade.

1 you're up there and there's like kind of a little brick  
2 patio there and you have the red-tiled roof over a door  
3 right there, and you look up and it's this wonderful -- and  
4 I was like, "God, wouldn't it be great to be able to sit out  
5 here and look up and have this remain as much intact as  
6 possible." And that's kind of why I came up with the  
7 feeling of a courtyard. I didn't want to attach something  
8 onto the rear of it and lose that.

9           And, you know, I had gone through all your -- with  
10 Michele, I happened to be over at HPC and kind of -- you  
11 know, she had given me the plan that she had drawn up and I  
12 just kind of initially looked at it and thought, "Hey, you  
13 know, this might -- you know, this might work." And I said  
14 I needed to sit down and look at it and then in talking with  
15 Mark, you know, he was telling me that, "Alan, you know  
16 what's being done here is -- if you take this section and  
17 move it to where the part of the courtyard was, you're  
18 taking away kind of what you started to accomplish  
19 originally."

20           And, anyway, I just wanted to kind of lend a  
21 little bit of the background.

22           MR. HUGHES: I just want to kind of discuss that  
23 wing a little bit further. I guess I'm having difficulty in  
24 sort of reading it the way -- and I guess I appreciate your  
25 reading that elevation here, but to me when I look at this,

(230)

1 to build an addition that is one-and-a-half times the size  
2 of the existing house?

3 MR. FULLER: I guess where I was coming from is  
4 like the Brookeville Mill House that we've looked at six or  
5 eight months ago. The additions on that house are probably  
6 almost double the size of the original property. And,  
7 again, it was a strong architectural statement that  
8 differentiated the two, and to me left it a fairly  
9 successful project. But it's --

10 MS. WRIGHT: One of those additions was a 19th  
11 century addition.

12 MR. FULLER: Yeah.

13 MS. WRIGHT: So, I mean it's hard to say what's  
14 the historic building.

15 MR. FULLER: Exactly.

16 MS. WRIGHT: Because there's a 19th century  
17 addition to an 18th century building. I think you'd have to  
18 take that whole group as the historic structure.

19 MR. ADLER: Well, actually I have just noticed --  
20 and this was an article about Capitol View Park that I  
21 pulled from the files of the HPC, and it has a picture of a  
22 home at 10209 Menlo Avenue and it has written on underneath  
23 what began as a small home at 10209 Menlo Avenue has over  
24 the years nearly doubled in size into this pleasing two-  
25 story L-shaped house with a novelty green siding. So, you



1           I just wanted to make you all aware of that, given  
2 -- given how the existing grade is and how we pretty much  
3 have to work -- you know, work to that.

4           MS. WILLIAMS: I think conceptually the idea of  
5 keeping the historic resource distinct from the addition  
6 with the hyphen is a good one. I mean, you've got that idea  
7 conceptually down. I think the big problem is the  
8 aggressiveness of the program and the size of the addition.  
9 It just overwhelms the historic resource. I think what we  
10 really want to avoid is having the house become a gatehouse  
11 to what's really your -- what ultimately is the real house.

12 I think that sort of makes a mockery of the historic  
13 resource. It becomes nothing but a pass-through; an  
14 entryway. And we really want the historic resource to be a  
15 viable entity to the historic context.

16           Having said that, this is kind of a quirky little  
17 area. There isn't a lot of fabric surrounding it. It's  
18 definitely more of a rustic rural retreat and historically,  
19 yes, there were Mediterranean Revival style houses built in  
20 quite a large scale. But often they were in settings with,  
21 you know, a grander setting perhaps than this sort of rustic  
22 retreat.

23           I think the other thing that we need to take into  
24 consideration is that in another few minutes we're going to  
25 be reviewing the lot next to this lot, where there's going

1 to be a house built, I guess, by you as well. That should  
2 also enter into the equation. How does this addition affect  
3 that house that's being proposed, and how is that consistent  
4 with the historic character?

5 I just don't think that this addition is  
6 consistent with the existing structure in terms of its size  
7 and scale, and I don't think it is overall consistent with  
8 the character of the historic -- overall larger historic  
9 district. And I just think the last thing we want is this  
10 gem to become a gatehouse to, you know, what becomes your  
11 real house.

12 MR. ADLER: I hear what you're saying and -- but  
13 definitely not at all because the existing house is -- from  
14 the -- at least from how I plan on using it is going to be  
15 -- is going to be of substantial use on the inside and --  
16 and the interior taken advantage of and also with the  
17 interior what I'm doing is I'm exposing a lot of the old  
18 beams and so forth.

19 MS. WRIGHT: But I think what she's saying is, you  
20 know, that you're planning to have your living room, dining  
21 room, kitchen in your new house. You have three bedrooms  
22 and two baths in your new house. You're essentially  
23 building a new house and attaching it to the old house with  
24 a hyphen.

25 MS. NARU: Right, you have two living rooms and

1 two dining rooms on your first floor, for example.

2 MR. ADLER: One dining room is really a breakfast  
3 -- not a formal dining room.

4 MS. WILLIAMS: But, in other words, there's a lot  
5 of redundant space and I think that you can really look at  
6 tightening it up and making the program -- reducing the  
7 program so that it's more compatible.

8 MR. HUGHES: Well, so if we tightened it up, I  
9 mean, the basic strategy -- if we were okay with that, we  
10 could tighten that wing up. I think you're right. We can  
11 foreshorten that wing. The breakfast nook could be in the  
12 kitchen and the kitchen could be made smaller, we could pull  
13 it back this way.

14 Your earlier comments about the thing you said --  
15 I understand that, but I guess I look at it differently,  
16 too. I see it being -- as a larger composition again. I  
17 get the sense that it works as a whole also. And -- east  
18 side elevation, actually the older house is actually the  
19 larger part of the wing when you're looking from the east  
20 elevation, which is the entry side. Once you come up the  
21 driveway and enter - the older house is actually the larger  
22 proportion in that view.

23 So, I think it's a bit of a trade off. I don't  
24 think it's -- where -- what angle -- where you're looking  
25 form whether or not it's smaller relative to the addition or

1 larger. I think it's both.

2 MS. WILLIAMS: Yeah, I mean I think that elevation  
3 is probably one of the more successful ones, but there  
4 again, I think the double story hyphen doesn't work as well  
5 as the Staff's recommended single story hyphen.

6 MS. WRIGHT: Before going into all the comments, I  
7 think Commissioner Williams brought up the fact that there  
8 is also another part of this proposal, which is a new house  
9 on the adjacent lot. I mean, maybe the Commission would  
10 want to talk about that and then give sort of overall  
11 comprehensive comments and -- go down the line about the  
12 whole -- the whole proposal.

13 MS. NARU: I will note that there is two separate  
14 architects here, so we'll have to switch gears.

15 MR. HUGHES: If I understand right and maybe I'll  
16 try to work out a workable solution for both the owner and  
17 you. If the hyphen could actually come to a one-story  
18 connection, we shorten the length of the addition in the  
19 back so I guess it's not as overwhelming -- and then, you  
20 know, integrate the use of the existing house more so to the  
21 whole project.

22 MS. WRIGHT: Well, you haven't heard from all the  
23 Commissioners and maybe we need to just go down the line. I  
24 think the important issues for them to hear are do you think  
25 you, as a Commission, could contemplate approving this

1 addition, which is one-and-a-half times the size of the  
2 existing house? Or, do they need to look at a substantially  
3 smaller addition? I think that's a very bottom line basic  
4 question.

5 Do you generally secondly like the idea of a  
6 hyphen connection? And I think that a third question is, if  
7 they make a hyphen connection, do you think that the new  
8 structure should be sort of replicative architecture or do  
9 you think it should take on a different architectural  
10 character; something more modern, glassier? I mean, to me I  
11 think those are sort of the three big issues.

12 MS. NARU: And if I could add one more. Also, the  
13 size of the hyphen connection; one story or two? Because I  
14 think that's important as well.

15 MR. ADLER: If I could just say just to give some  
16 quick reference to the adjacent proposed new home next door  
17 is that in my working initially with Michele, what we had  
18 talked about is keeping the proposed new home as far away  
19 from this structure so that it's sitting by -- it's sitting  
20 by itself and there's land around there. And so that's what  
21 we did, which you'll soon see is that we had a narrow house  
22 that is 28 feet wide, which is tight to the property -- to  
23 the -- on the other side. And so there -- this setting is  
24 kind of onto itself.

25 MR. HUGHES: And it's the last house on the

1 street.

2 MR. ADLER: Yeah, it's a dead end also.

3 MS. NARU: I'll just clarify. You know, I think  
4 that's one of the other reasons -- and maybe it wasn't --  
5 closely enough in the staff report, is that why it's so  
6 important to chop off the left side, because I think it's  
7 important to really have that width separation between non-  
8 contributing and with a new house, and we were very clear  
9 when we were making recommendations that we wanted this new  
10 house to be in line with the other non-contributings down  
11 the street. And so then when we approached this historic  
12 house, the contributing house, there is a larger gap and you  
13 can see that on your staff report for the next case on the  
14 second to the last page, that the -- the goal is to maintain  
15 a larger width between the proposed new house and the  
16 historic house. And by putting massing, even though it is  
17 set back, over on this side, you will start breaking up that  
18 width and in Staff's mind, really start making this not very  
19 differentiated in terms of its separation from the non-  
20 contributing features on the block.

21 So, if we do want to start going into that, we can  
22 certainly give you a brief staff report about the new  
23 construction and bring the new architect up. I would prefer  
24 let's finish this one and then we can move on with the next.

25 MS. WRIGHT: So that we sort of outline, the

1 Commissioners could address the four sort of issues we  
2 talked about; size, type in concept, character of the  
3 architecture of the new addition, and whether the hyphen  
4 should be one or two stories. But I think size is a real  
5 bottom line issue, and I hope you all can address that.

6 MS. ALDERSON: If we could start with the hyphen  
7 concept, this is repeating theme in the challenge here is  
8 the challenge of adding to a small building without  
9 overwhelming it, and I love the idea of separating the mass.  
10 I think that's a great step, and it's one way to be sure  
11 that the old building doesn't get swallowed up, which  
12 commonly happens when we have -- so the hyphen is perfect.  
13 In my experience, a two-story hyphen is way bigger than a  
14 two-story hyphen. It's a perceptual thing, but when you're  
15 down on the street, just the massiveness of a two-story  
16 hyphen is much greater. It will seem much more like a  
17 school breezeway than if it's one story, so that's my  
18 recommendation.

19 And then last, on the volume, I think that the --  
20 having it pulled way back to the back of the lot is very  
21 helpful. The principle concern I had is that the main view  
22 that we're concerned with is the view from the street and  
23 it's that -- yes, it's only maybe only 25 feet in width from  
24 the side, we're the public, we see it from the street and  
25 say, that's long -- like -- feet; something like that. I

1 mean, it's long. And so the question I would ask is can you  
2 examine the mass to see if there's a way to make it not  
3 quite so long so that as you look at the house, it doesn't  
4 look like there's so much back there from the street.

5           And then one last comment. Although we never  
6 encourage screening as the principle solution because trees  
7 die, but since this is a wooded lot and it's sort of a very  
8 strong part of the character of the property, I think we can  
9 certainly encourage use of trees to maintain a character  
10 with the added advantage that that can help to visually  
11 reduce the volume, the bulk from the street.

12           And on the last issue, the contextual -- imitative  
13 versus other approach, I think under the Secretary of  
14 Interior Standards, there's a lot of room for  
15 interpretation. There are a lot of ways to distinguish. I  
16 would certainly encourage that we allow some flexibility in  
17 how you interpret that. In my opinion, you could be non-  
18 imitative and still be fairly contextual if that's what  
19 works for you. It doesn't necessarily dictate or require  
20 that you do high-contemporary, but I think there's a big --  
21 there's a range in there so that it's possible to have  
22 something that passing on the street, people won't say, "Oh,  
23 there's two, you know, 1910 houses there." It will still --  
24 work together.

25           MR. BURSTYN: First of all, I would point out that



1 the addition does seem somewhat out of proportion to the  
2 original house. However, as far as its -- the whole  
3 position on the lot, the lot is over 10,000 square feet and  
4 the original house only takes up six percent and the  
5 addition, as you calculated, is only 16 percent. So, what  
6 -- the way it fits on the lot may not be too much out of  
7 line in my opinion.

8           However, the addition does seem extra long and in  
9 looking at the interior design there, in the middle of the  
10 addition you have this three-part stairway which I kind of  
11 always liked that if you've got windows on a landing to look  
12 out, but here you don't -- you're in the middle of the  
13 addition and you're not going to have windows. You're just  
14 going to have a wall, so I would -- I would make the  
15 addition not quite as long, making a stairway that maybe is  
16 perpendicular to the side of the house and so the stairway  
17 is only one width instead of three widths. I mean, you can  
18 take feet out of there.

19           As far as the hyphen, I like the hyphen. I think  
20 it would work even better with just the middle floor hyphen,  
21 without the top floor part, and I especially like the  
22 windows that you have designed on this one side on the  
23 windows below the two-door -- the little balcony thing. So,  
24 if you just took that off and just had, I guess I tile roof  
25 there. But I like the idea of having windows -- a lot of

1 windows on both sides of the hyphen to go back and forth,  
2 and I think it's really important to put it in the living  
3 part of the house; not the bedroom part of the house. So, I  
4 like it in that middle floor.

5 That's it.

6 MR. ADLER: Thank you.

7 MR. FULLER: I guess, go through the four points  
8 in order. From my perspective the most important, more  
9 differentiation in the architecture both the back addition  
10 and the hyphen. Number two, I think the addition should be  
11 smaller. In particular, try to knock some of the length off  
12 the west side of it. I don't really have a problem with the  
13 east because not too many people are going to see it from  
14 that side to the same extent.

15 As it relates to the link, aesthetically from the  
16 outside I'd like a single story link, but to speak to the  
17 idea of maintaining the functionality of the existing house  
18 as part of the new addition, it's hard to have a separate  
19 bedroom unit if you don't have some connection. So, how to  
20 solve that, I leave it in your capable hands as how  
21 aesthetically to end up with it, but aesthetically it would  
22 look better as a single story link, but functionally I can  
23 see why you would want two.

24 And as it relates to the hyphen, I think you have  
25 it. I think we've all said it would be nice and I think

1 you're exactly right, that could be a nice little courtyard  
2 space to the extent that you've got a link and a little bit  
3 of space in there.

4 MR. ADLER: Thank you.

5 MS. WILLIAMS: I think I was pretty clear in that  
6 I think you need to scale it back pretty aggressively. I  
7 think a one-story hyphen definitely makes more sense.

8 In terms of the style, I mean I think the  
9 Secretary of Interior's Standards do give us a lot of leeway  
10 there. I don't think it's a problem to be replicative as  
11 long as its clearly an addition, and I think you can do that  
12 by way of the hyphen. You know, I can't say stylistically  
13 if you chose something else, because I don't know what it  
14 looks like yet, so if you want to do some schematic drawings  
15 and present them, then we can probably comment from there.  
16 But I think I'm more concerned about scale and massing and  
17 size and materials than I am about style.

18 MR. ADLER: Thank you.

19 MS. WATKINS: I agree that I think the addition  
20 should be reduced in size and that the hyphen, I think a  
21 one-story hyphen I agree. And -- and I think that -- I  
22 think that the addition needs to be differentiated in  
23 styling.

24 MS. ANAHTAR: I don't have a big problem with the  
25 size here because -- I mean, I have a problem with the

1 length and seeing a straight line in there. I think it  
2 would be very helpful if you can break it, and I'm going to  
3 come back to that later with the style, but let us first  
4 start with the hyphen then. I agree that functionally you  
5 need a second floor for the hyphen. I have one suggestion;  
6 I don't know if it would help or not, but if you increase  
7 the size of the first floor and keep it narrow on the second  
8 floor by just having a roof maybe on the first floor, it  
9 would just make it look smaller and less imposing than it  
10 would be if it is two story.

11 And for the style; yeah, I don't like to see a  
12 larger version of the original house in the addition. I  
13 would rather see -- borrow some elements from the original  
14 house, but as Commissioner Fuller said, add more  
15 contemporary features in the back. That way break that  
16 length as well.

17 MR. ADLER: Thank you.

18 MS. O'MALLEY: So, I think basically you've heard  
19 recommendations to make it smaller. I would add to that  
20 that if the front of your house is 22, I would want to see  
21 the addition as you're facing it on the left be half as long  
22 as it is. And I think you could easily accomplish that and  
23 really preserve that little courtyard that you made.

24 I also prefer the one-story hyphen. And I don't  
25 -- I don't feel strongly about the style in the back,

1 although as you change it, just be sure it's still  
2 compatible with the original structure.

3 MR. ADLER: I just did want to say, which we  
4 didn't bring up before, that with regard to color -- and,  
5 actually, you know I can't even remember now if I -- we were  
6 thinking -- we were talking if we were going to keep it the  
7 same color --

8 MS. NARU: We don't review colors, so you don't  
9 have to --

10 MR. ADLER: I guess they can change --

11 MS. NARU: And I'll just make a note that Staff  
12 was -- felt that the differentiation by using a frame  
13 construction with stucco and using wood windows instead of  
14 metal does help with that differentiation; at least when you  
15 get close to it. You know, certainly I agree with the  
16 Commissioners. I think we can make a more contemporary feel  
17 to it.

18 MS. O'MALLEY: Well, do you feel you have  
19 something to work with then?

20 MR. ADLER: Yes, very much --

21 MR. HUGHES: More than -- yeah.

22 MS. O'MALLEY: All right, thank you.

23 MR. ADLER: Thank you so much for your time and  
24 your input.

25 MS. O'MALLEY: Well, then I guess we're ready to

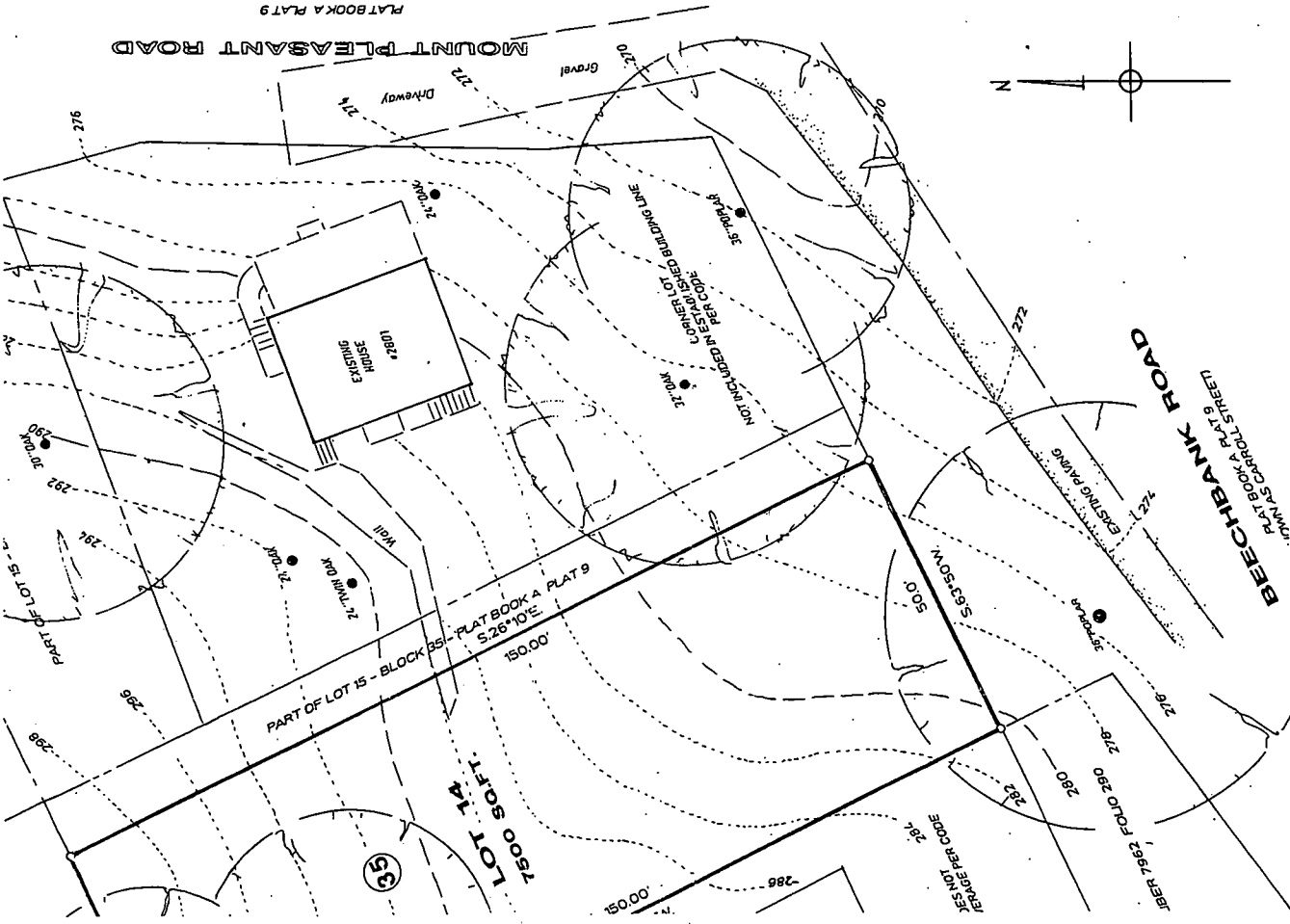
CTM ARCHITECTS  
7235 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

CTM

PRELIMINARY CONSULT.

EXISTING  
SITE PLAN

SCALE: 1" = 20'

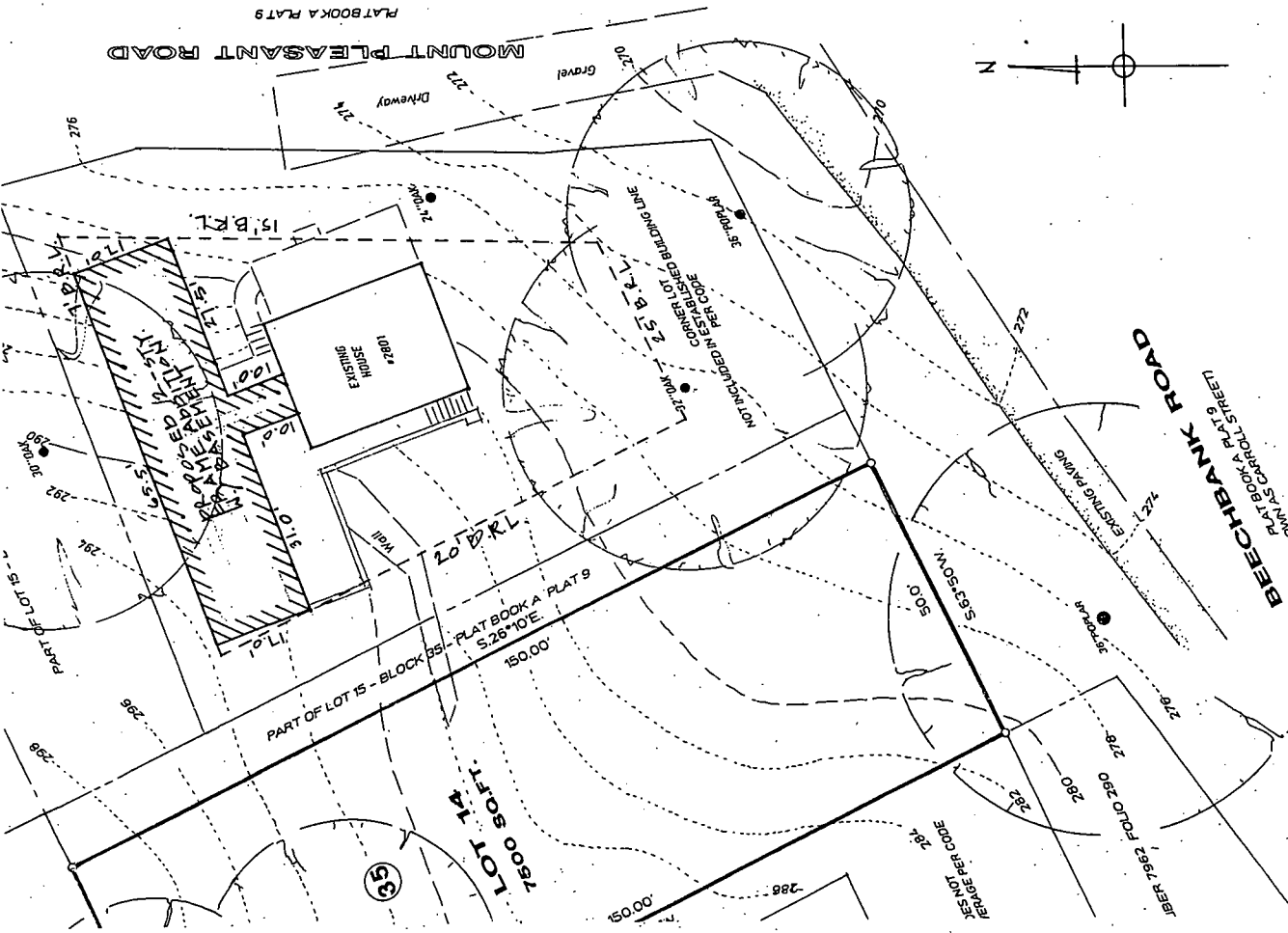




GTM ARCHITECTS  
 2725 Georgetown Rd.  
 Suite 700  
 Bethesda, MD 20814

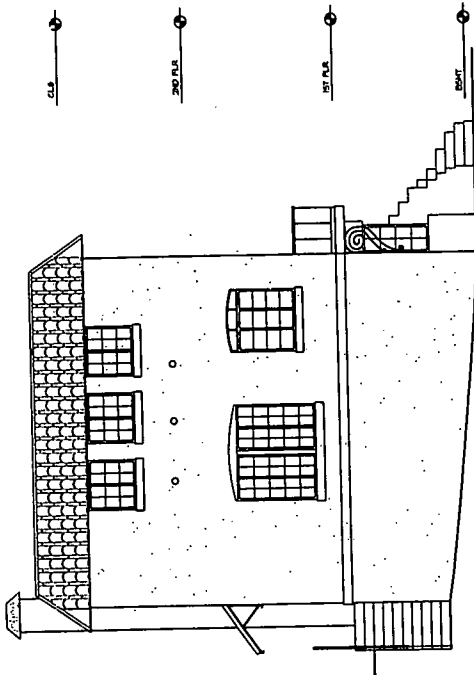
# PROPOSED SITE PLAN

SCALE: 1" = 20'

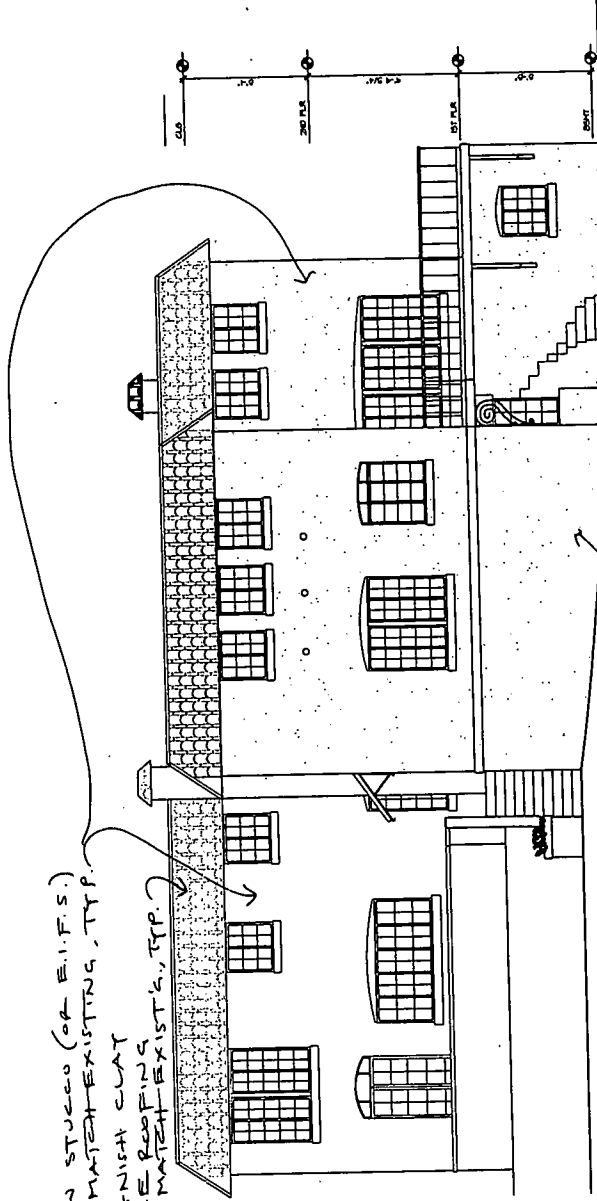


NEW STUCCO (OR E.I.F.S.)  
TO MATCH EXISTING, TYP.  
SPANISH CLAY  
TILE ROOFING  
TO MATCH EXIST', TYP.

EXISTING  
STUCCO, TYPICAL



1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



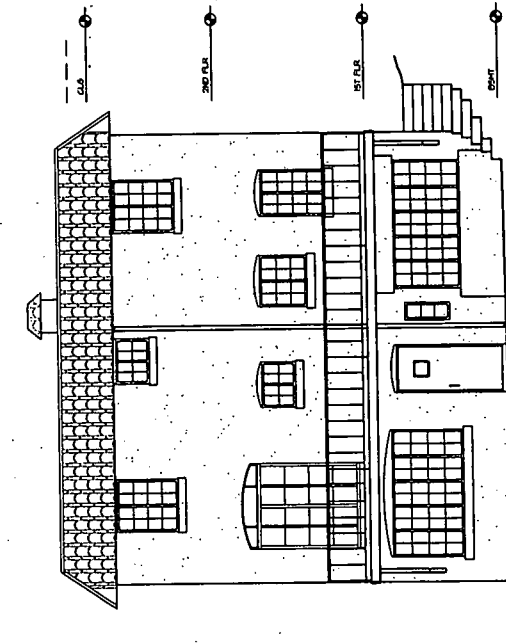
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

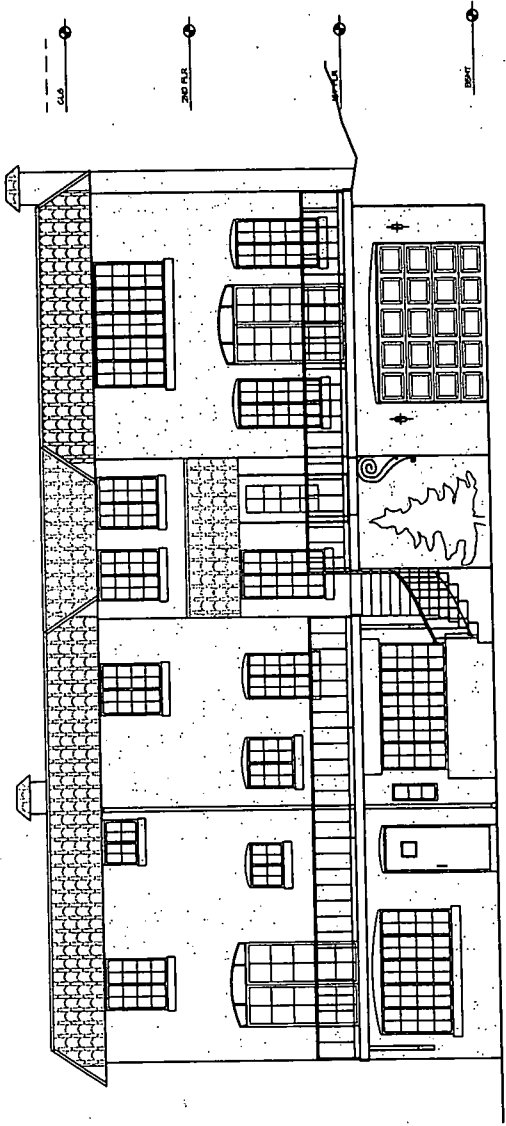
2801 BEECHBANK RD.  
KENSINGTON, MD



**GTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



① EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

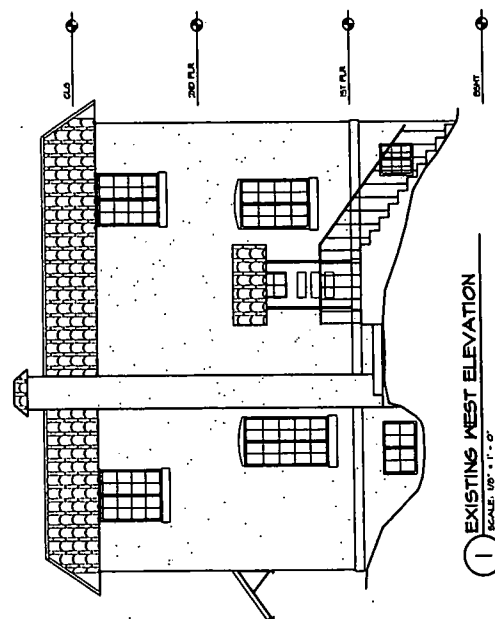


② PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

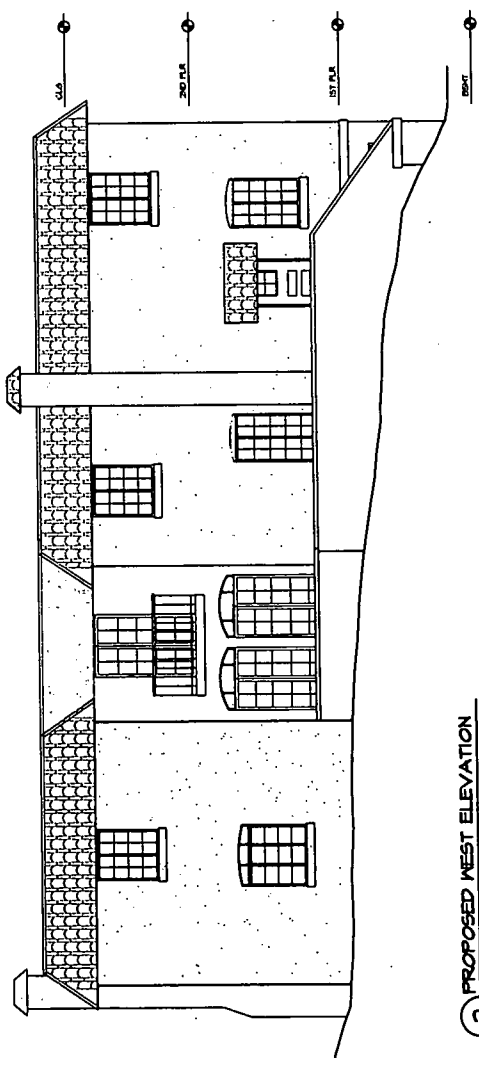
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

**GTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



**1** EXISTING WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**2** PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

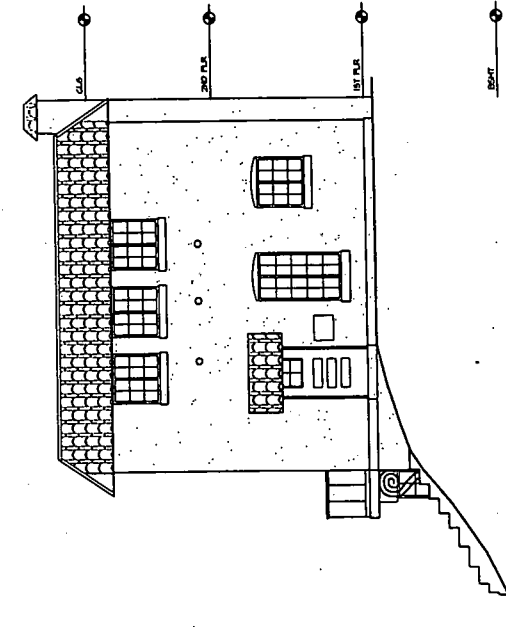
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

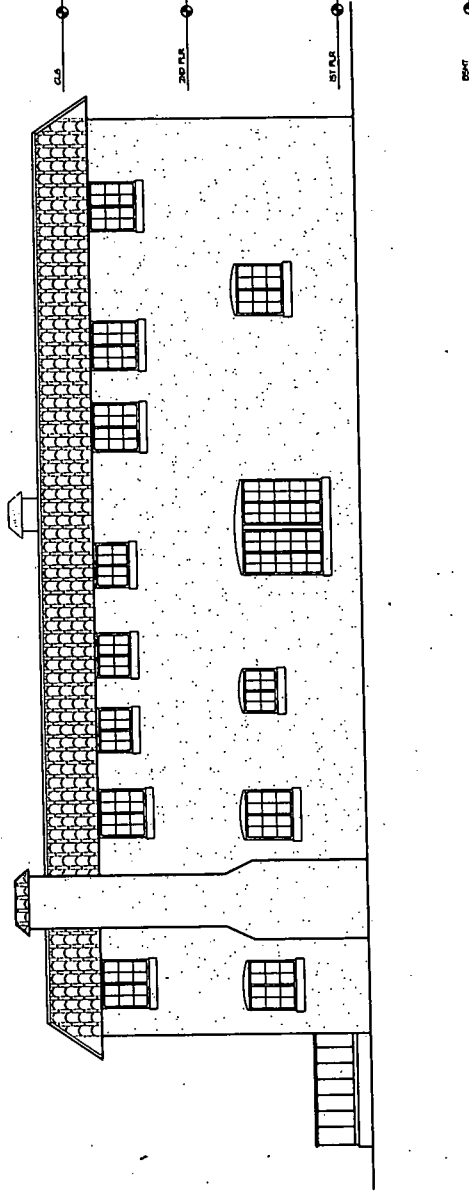
GTAI

GT M ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

07.24.04



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

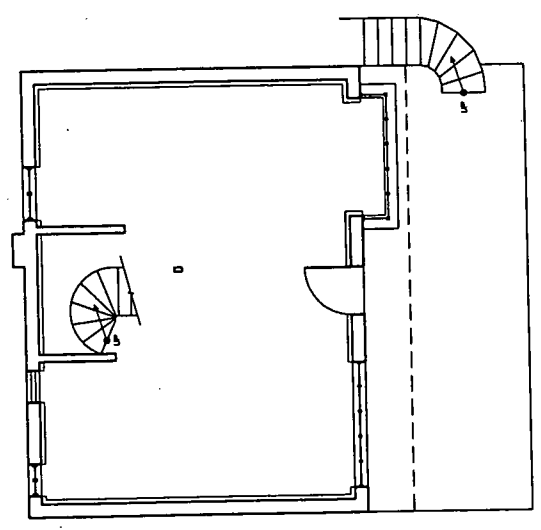
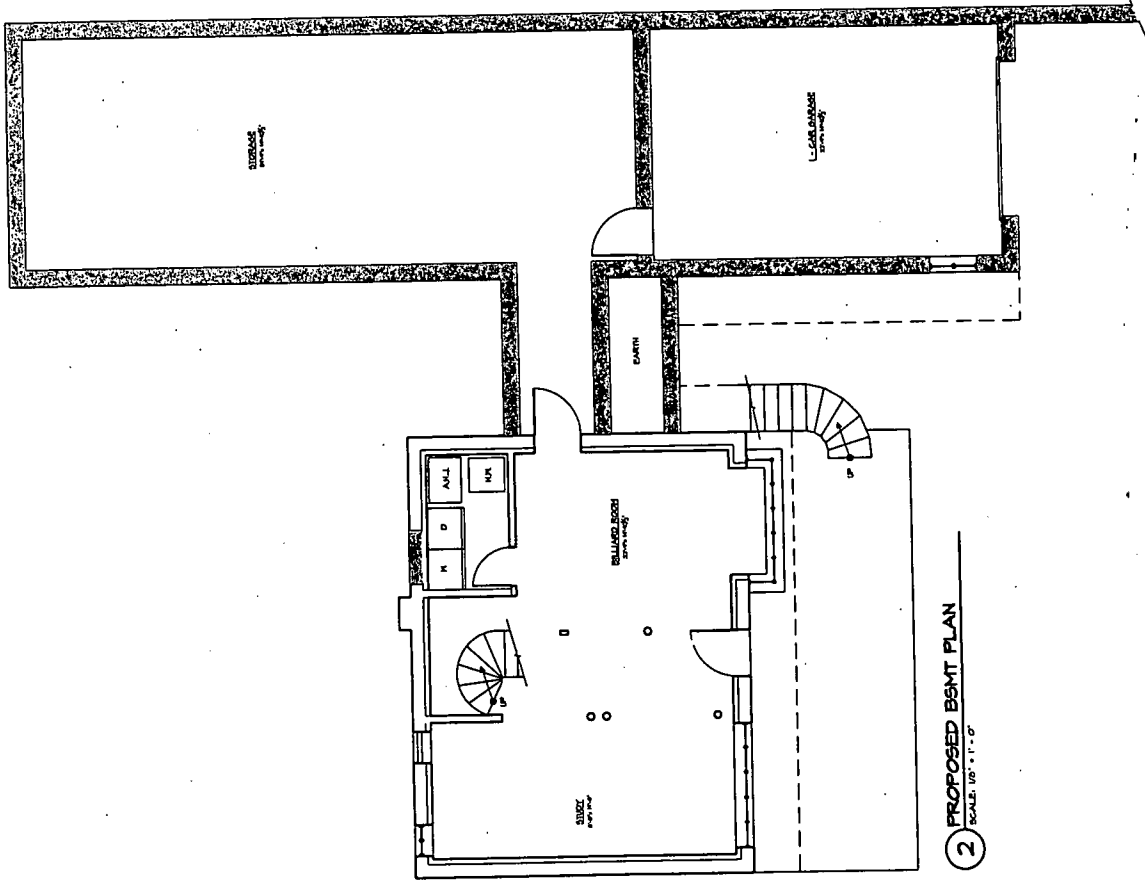
2801 BEECHBANK RD.  
KENSINGTON, MD

(50)

GTM

GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

07.29.04



# ADLER RESIDENCE

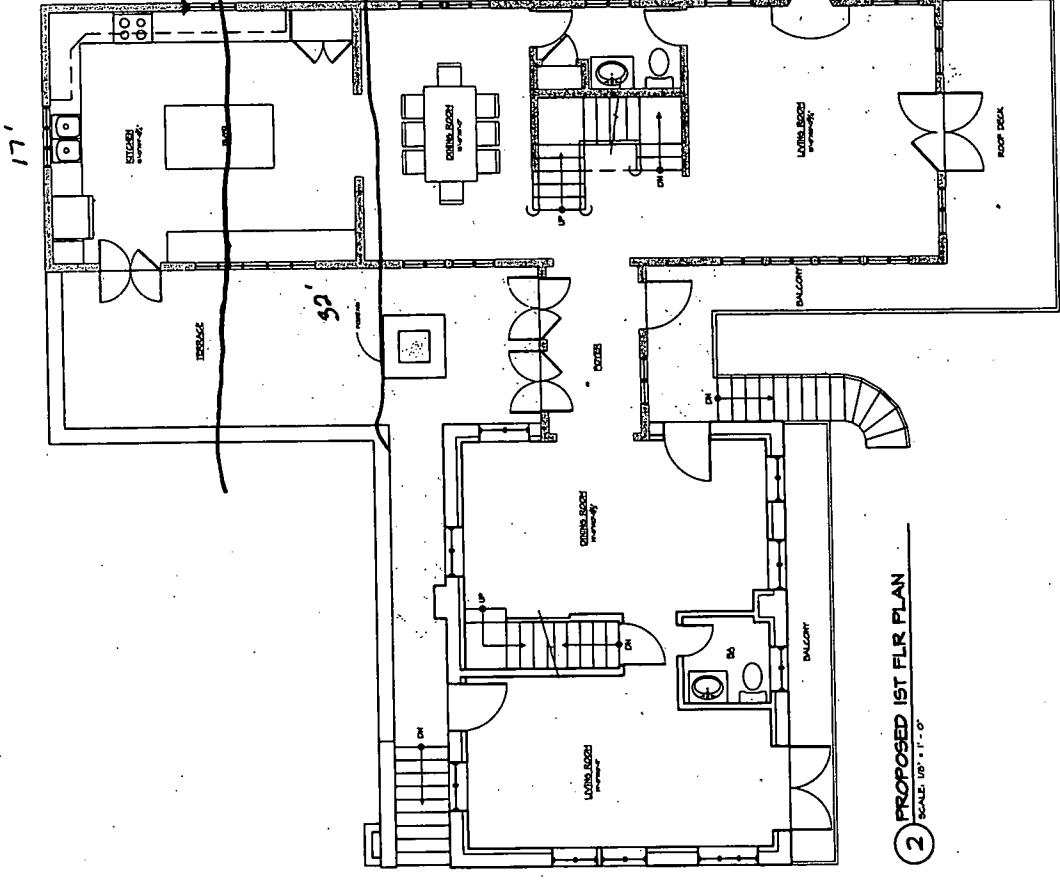
2801 BEECHBANK RD.  
KENSINGTON, MD

51

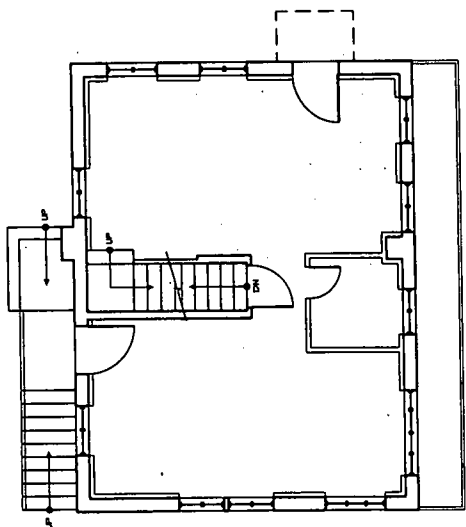
04.0204  
 GINA ARCHITECTS  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX  
 OT.29.04

*Caroline*  
*Lee*  
*Jeff*  
*5-8*

*Stair-kim*  
*lynn*



2 PROPOSED 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



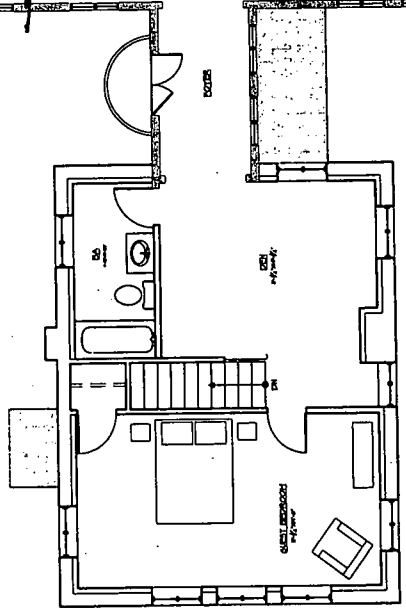
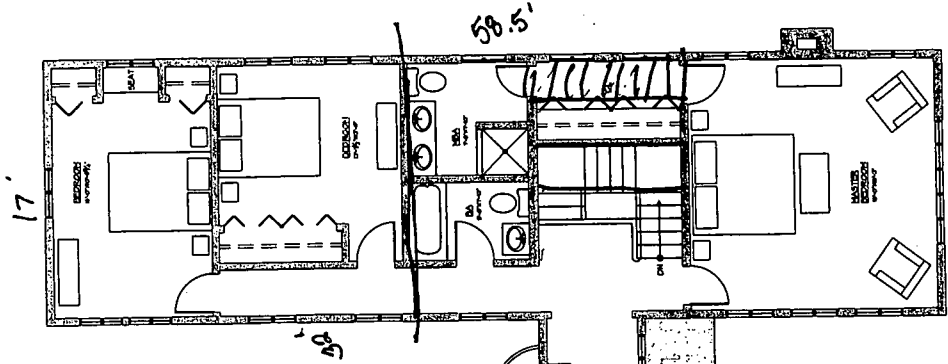
1 EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



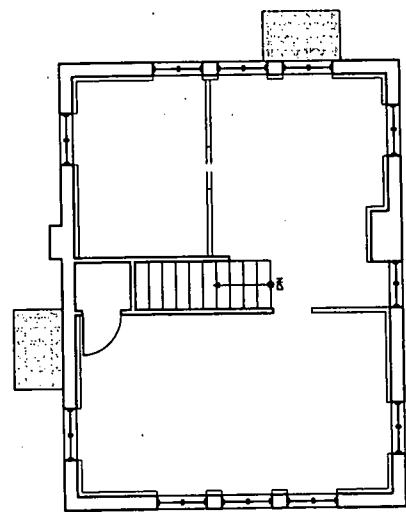
ADLER RESIDENCE

2801 BEECHBANK RD.  
 KENSINGTON, MD

52



28 x 22 x 620 ft  
**2 PROPOSED 2ND FLR PLAN**  
 SCALE: 1/8" = 1'-0"



**1 EXISTING 2ND FLR PLAN**  
 SCALE: 1/8" = 1'-0"

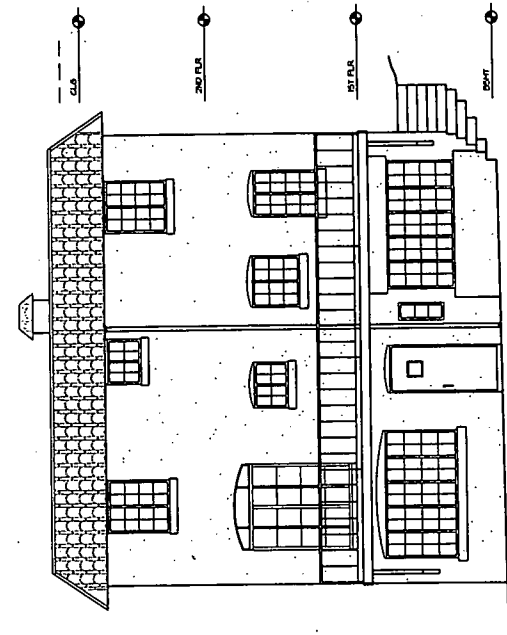
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

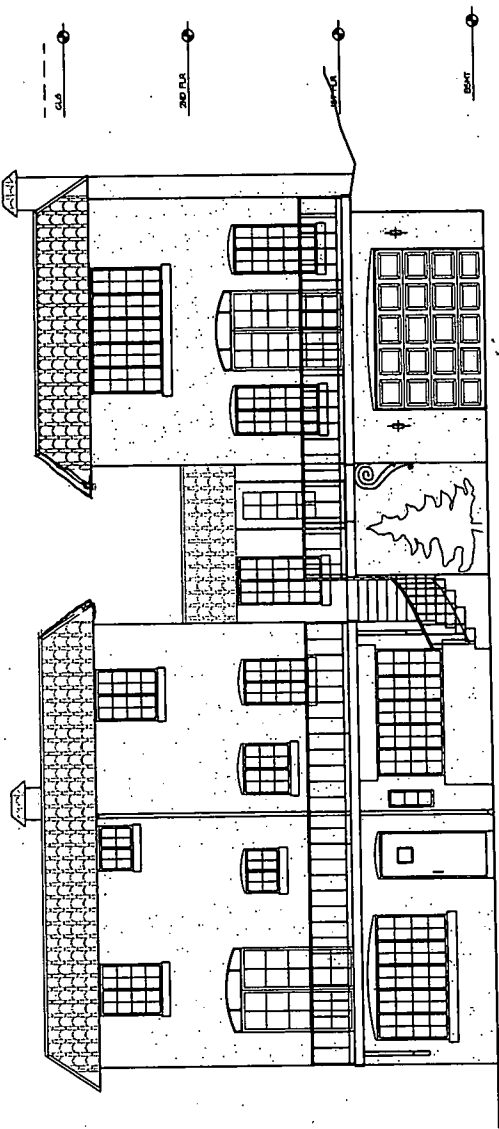
04.00.2007

**GTNI**  
**GT MAR ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

01.29.04



1 EXISTING EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

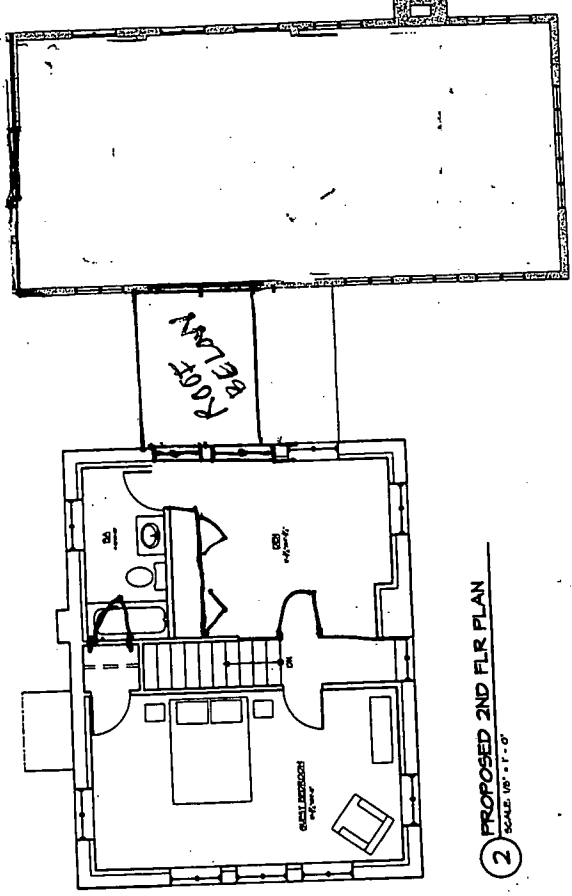
ADLER RESIDENCE

2801 BEECHBANK RD.  
 KENSINGTON, MD

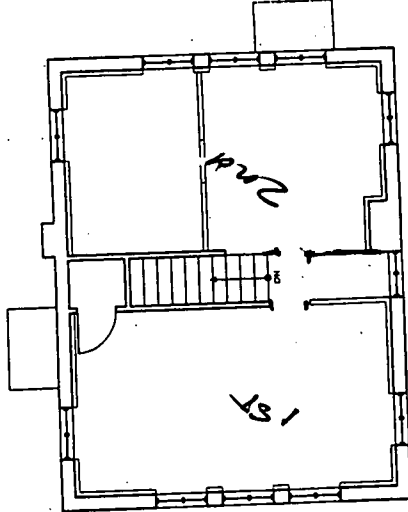
STAFF RECOMMENDATIONS

**G T M ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

01.29.04



2 PROPOSED 2ND FLR PLAN  
 SCALE: 1/8" = 1'-0"



1 EXISTING 2ND FLR PLAN  
 SCALE: 1/8" = 1'-0"



ADLER RESIDENCE

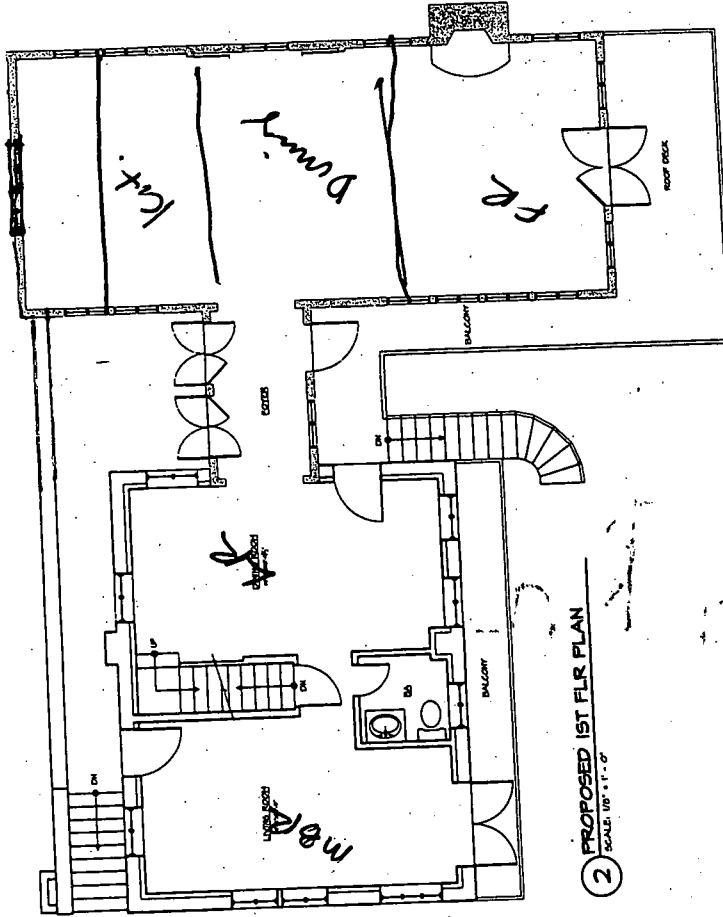
2801 BEECHBANK RD.  
 KENSINGTON, MD

STAFF RECOMMENDATIONS

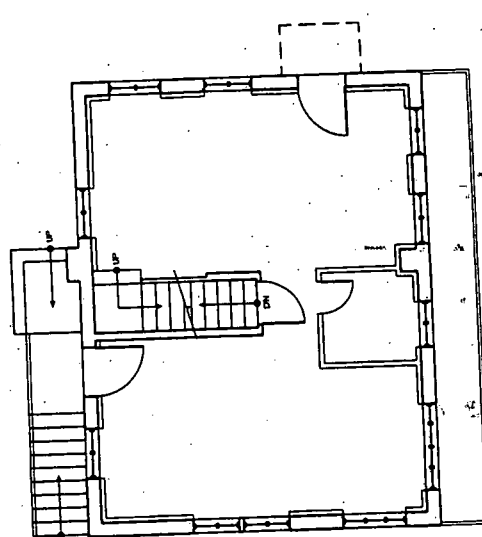


GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

07.29.04



2 PROPOSED 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



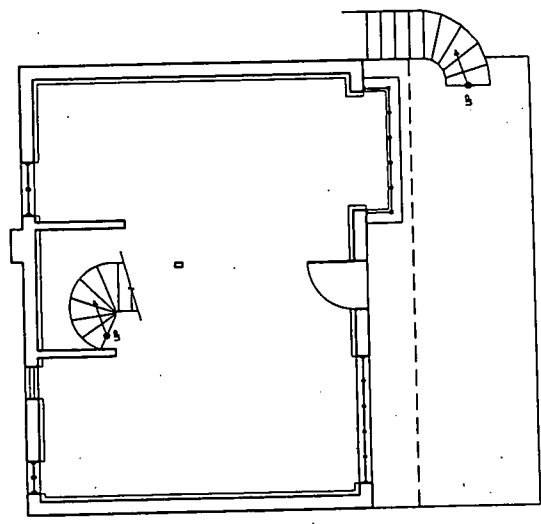
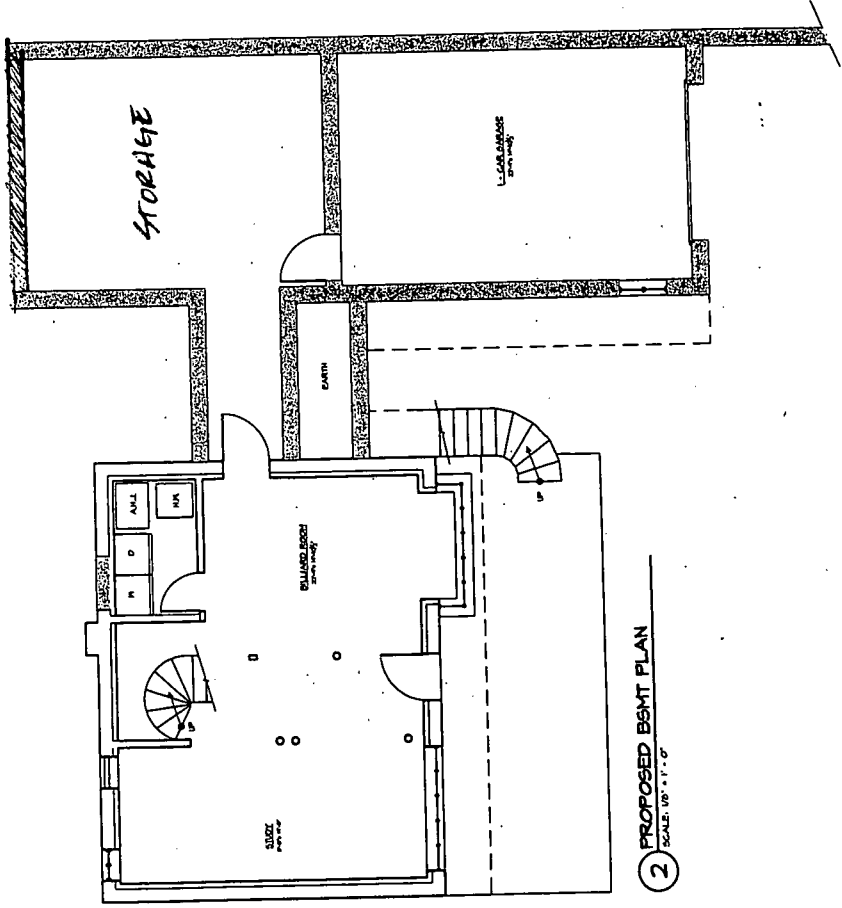
1 EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



ADLER RESIDENCE  
 2801 BEECHBANK RD.  
 KENSINGTON, MD

STAFF RECOMMENDATIONS

56



2 PROPOSED BSMT PLAN  
SCALE: 1/8" = 1'-0"

1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1'-0"



**ADLER RESIDENCE**

2801 BEECHBANK RD.  
KENSINGTON, MD

STAFF RECOMMENDATIONS

(5)

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 2801 Beechbank Avenue, Silver Spring      **Meeting Date:** 10/13/04  
**Resource:** Contributing Resource      **Report Date:** 10/06/04  
**Capitol View Park Historic District**  
**Review:** HAWP      **Public Notice:** 09/29/04  
**Case Number:** 31/07-04G      **Tax Credit:** None  
**Applicant:** Alan Adler (Mark Hughes, Agent)      **Staff:** Michele Naru

**PROPOSAL:** Rear Addition

**RECOMMEND:** Approve with Conditions

---

**RECOMMENDATION:** Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The addition must be reduced in size so that it does not exceed the western plane of the original house.
2. The connecting hyphen will be reduced to one-story.
3. The specification sheets outlining the manufacturer, model and description of product for all windows and doors, including garage, to be used in this project will be reviewed and approved at staff level. If these specification sheets do not illustrate materials and designs typically approved by the Commission and compatible with the historic structure, the staff will require that they be reviewed and approved by the Commission in a revision to the approved Historic Area Work Permit Application.
4. Tree protection plan for the root system of the 30' oak tree located on the adjacent lot to the north will be drafted by a certified arborist and reviewed and approved by staff prior to the project's commencement.

### **BACKGROUND:**

The subject project was reviewed by the Commission as a Preliminary Consultation on September 8, 2004 (transcript and drawings from the Preliminary Consultation can be found beginning on circle ). The Commission asked the architect to study and modify the program as follows:

1. The majority of the Commission wanted a reduction of the hyphen to a one-story connection. Two of the Commissioners conveyed that they understood the need for the second story on the hyphen and could entertain a modified design.

2. The majority of the Commission wanted the western section of the new, rear addition substantially reduced in size. Commissioner O'Malley suggested that the western wing beyond the plane of the original massing's side elevation be no greater than ½ of the width of the main massing.
3. The majority of the Commission encouraged a contemporary architectural style on the addition utilizing borrowed elements from the original house to help to differentiate the new massing from the addition.

### **PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within Capitol View Park Historic District.  
**STYLE:** Mediterranean  
**DATE:** 1917-1935

This two-story, three bay, dwelling with raised basement is located within the Capitol View Park Historic District. The main entry is located on the north (side) elevation of the house. The entry is covered with a shed roof sheathed in Spanish tile. The house is constructed in concrete and is detailed with metal casement windows and wrought iron railings. The roof is a shallow hip sheathed in Spanish tile and ornamented with an exterior end chimney also constructed of concrete. The subject lot contains several mature trees.

**PROPOSAL:** The subject proposal will:

1. Remove a portion of the foundation wall on the basement level, an existing window on the first floor and two windows on the second floor to create an entry into a new, two-story with basement, hyphen addition. The height of the hyphen will be 1' lower than existing roof height on the historic massing.
2. Construct a two-story rear addition with basement garage onto the new hyphen addition. This addition will be of frame construction, faced in stucco and sheathed in Spanish tile to match the existing house. The height of the addition will match the existing roof height on the historic massing. The applicant is proposing to utilize wood casement windows on the addition.
3. Construct a new terrace along the west elevation of the historic massing to connect the historic house to the addition.
4. Remove a 24" oak tree and a 24" twin oak tree from the property.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the

Commission in developing their decision. These documents include the *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.

*Montgomery County Code; Chapter 24A*

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

*Secretary of the Interior's Guidelines for Rehabilitation*

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent 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.

**STATISTICS:**

*Current Proposal:*

Existing footprint:	approx 620 sq. ft.
Proposed additions footprints:	approx. 1,105 sq. ft.
Total new footprint:	approx. 1,725 sq. ft.
Lot size:	10,272 sq. ft.
Existing Lot coverage:	6%
Proposed Lot coverage:	16.7%

*Preliminary Consultation Proposal:*

Existing footprint:	approx 620 sq. ft.
Proposed additions footprints:	approx. 1,283 sq. ft.
Total new footprint:	approx. 1,903 sq. ft.
Lot size:	10,272 sq. ft.
Existing Lot coverage:	6%
Proposed Lot coverage:	18.5%

**STAFF DISCUSSION**

Staff feels that the applicant and his architect have not addressed many of the comments the Commission and staff conveyed at the Preliminary Consultation.

*Topic #1 The majority of the Commission wanted a reduction of the hyphen to a one-story connection. Two of the Commissioners conveyed that they understood the need for the second story on the hyphen and could entertain a modified design.*

The applicant modified their original design for the hyphen to a 2-story “glassy” addition and the height of this addition is 1’ lower than the existing roof height of the main massing. The roofing material for the hyphen is not identified.

Staff feels that the current proposal is an improvement, but the hyphen should still be one-story as recommended by the Commission. With stairways in both massings (historic and proposed), a one-story with basement hyphen should be sufficient and also would not require the removal of two additional windows in the second level of the main massing. Additionally, staff would like to see that the entry from the historic massing to the hyphen be accomplished through the use of the existing door opening.

*Topic #2 The majority of the Commission wanted the western section of the new, rear addition substantially reduced in size. Commissioner O’Malley directed that the western wing beyond the plane of the original massing’s side elevation be no greater than ½ of the width of the main massing.*

This addition has been reduced in length by 10.5’. The western extension will be 14’ beyond the plane of the original massing’s side elevation, which is approximately 2/3 of the width of the main massing. (The width of the massing is 22’.) The overall design has not been significantly altered.

Staff is still concerned with the proposed size of the addition. The addition is still more than double the original massing. With the footprint being very linear, it creates a “T” shape in form, causing the addition to overwhelm the original. In order to not adversely affect the character of the District, the streetscape or the architecture of the original house, staff continues to suggest a re-design and reduction of the proposed massing so it does not exceed

the western plane of the original massing (see staff's previous recommendation drawings from the Preliminary Consultation beginning on circle                    ).

*Topic #3 The majority of the Commission encouraged a contemporary architectural style on the addition utilizing borrowed elements from the original house to help to differentiate the new massing from the addition.*

The architect modified the elevations of the new massing to reflect a more contemporary interpretation of the original architectural style. Staff feels that this has been successful.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission *approve with the above-stated conditions* this HAWP application as being consistent with Chapter 25A-8(b) 1, 2 and 3.

and with the *Secretary of the Interior's Standards* 2, 5, 9 & 10:

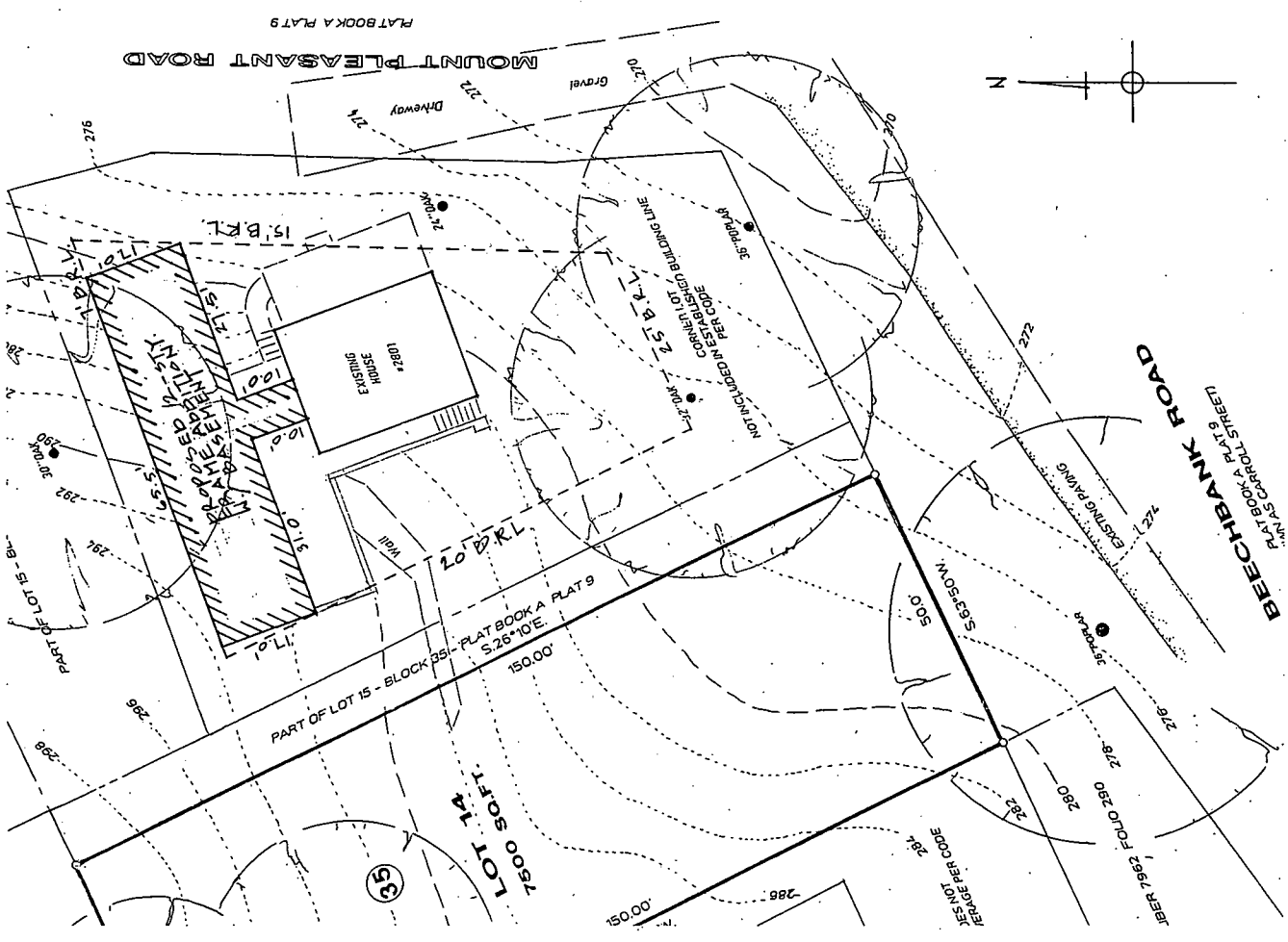
and with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

GTM

# PROPOSED SITE PLAN

SCALE: 1" = 20'



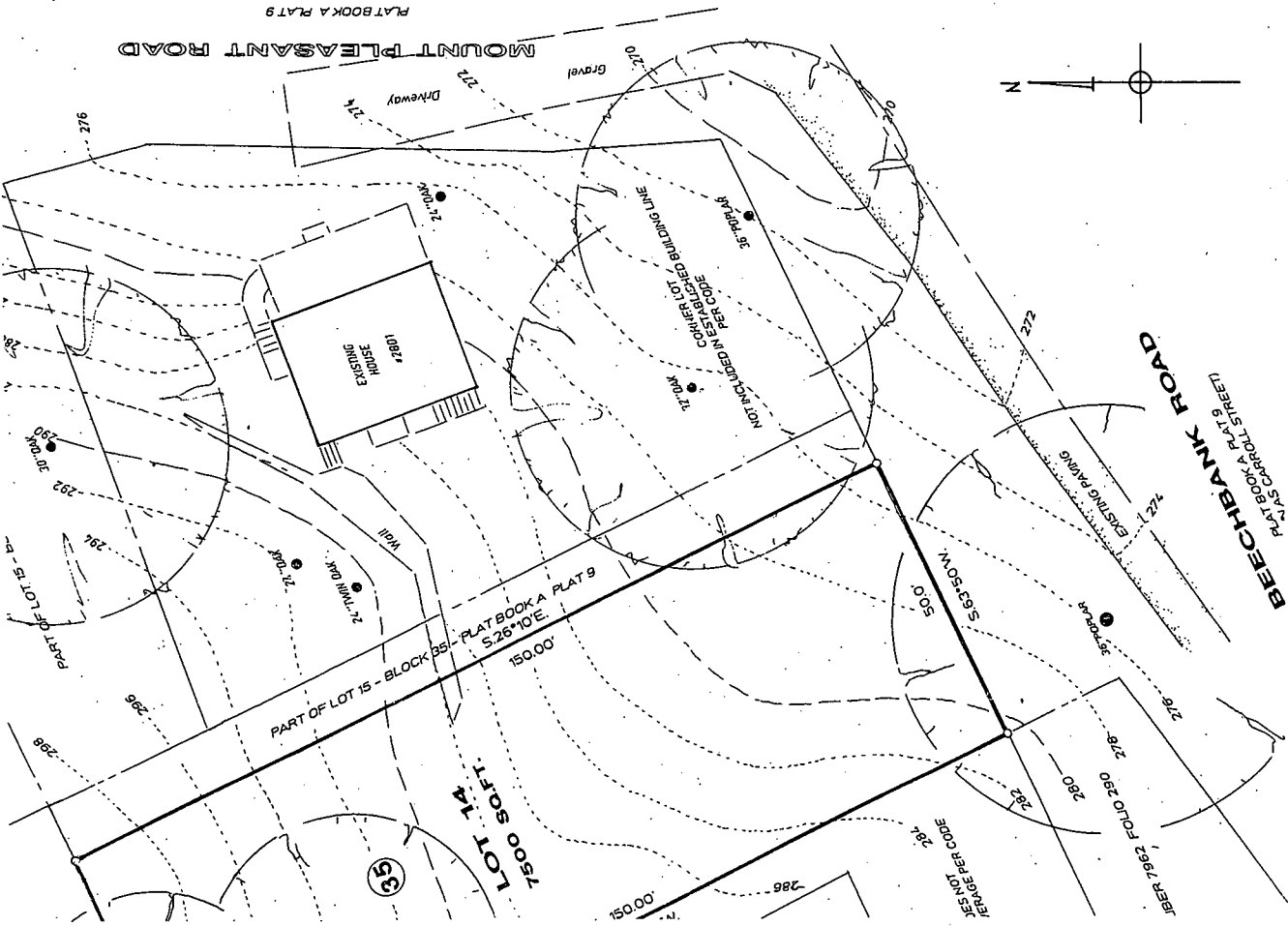


GTM ARCHITECTS  
7733 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

GTM

# EXISTING SITE PLAN

SCALE 1" = 20'





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE E. 2nd FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DFP #8

Addition/  
 Renovation to  
 existing home

**HISTORIC PRESERVATION COMMISSION**  
 301/563-3400

GTM ARCHITECTS  
Mark Hughes

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

IVA

Account No.: 13-5-999-822  
 Contact Person: Alon Adler  
 Name of Property Owner: Alon Adler  
 Daytime Phone No.: (201) 675-5349 cell  
(301) 445-2522 office  
 Address: 10311 Nagler Rd. Silver Spring Md 20903  
 Street Number City State Zip Code  
 Contractor: Arbor Homes  
 Phone No.: (301) 445-2522  
 Contractor Registration No.: BC-3520  
 Agent for Owner: Alon Adler  
 Daytime Phone No.: (301) 445-2522

**LOCATION OF BUILDING/PREMISE**  
 House Number: 2801 Street: Beechbank Rd  
 Town/City: S.S. Nearest Cross Street: Capitol View Avenue  
 Lot: P-15 Block: 35 Subdivision: 'Capitol View Park'  
 Meter: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

CHECK ALL APPLICABLE:  
 AC  Stab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 190,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Alon Adler 2/18/04  
 Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 353421 Date Filed: 7-29-04 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**WRITTEN DESCRIPTION OF PROJECT**

1. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing small 2 story (plus basement) single family home with red Spanish roof tiles, steel casement windows, balcony with metal ironwork rails/brackets in lovely setting overlooking wooded area.

2. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Rear 2 story (plus basement) addition with stucco board exterior & like kind casement windows to complement/match existing structure. Project also includes renovations to the inside of existing structure. The rear addition will require the removal of 2 significant trees on the property, yet dense woodland existing in & around the property hopefully minimizes their removal & its impact on the setting.

**SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

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

Putting the addition on the front or left side of the existing home was not considered feasible, given the feedback from HPC at a previous meeting. Also,

**3. PLANS AND ELEVATIONS**

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

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

an addition on the right side of the home is not feasible given the required setbacks from the existing paper

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

street from county zoning laws.

**6. TREE SURVEY**

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

A covered 'Breezeway' from the existing structure to the proposed addition was used so as to keep as much of the existing exterior of the home untouched. The addition comes off the rear of the existing house only when viewing the house.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

**Owner's mailing address**

ALAN ADLER  
 10311 Naglee Rd  
 S.S. Md. 20903

**Owner's Agent's mailing address**

← same

**Adjacent and confronting Property Owners mailing addresses**

Cohen Family Partnership  
 185 Franklin Dr.  
 Glencoe, IL 60022-1259

(Lot 16 + P15, Block 35)

Daniel Milton  
 1446 Crowell Rd  
 Vienna, VA 22182-1510

(Lot 40, Block 34)  
 (Lot 45, Block 34)

Ronald Isaiken  
 Rosemarie Kollinger  
 2802 Beechbank Rd.  
 Silver Spring, Md. 20910-1101

(Lot 5 & 6, Block 36)

Joan Lynch  
 2804 Beechbank Rd  
 Silver Spring, Md. 20910-1101

(Lot 3 & 4, Block 36)

Graeme & C.J.-J. Wistow  
 2809 Beechbank Rd.  
 Silver Spring, Md. 20910-~~1101~~

(Lot 13, Block 35)

Arbor Homes  
 10311 Naglee Rd  
 Silver Spring, Md. 20903

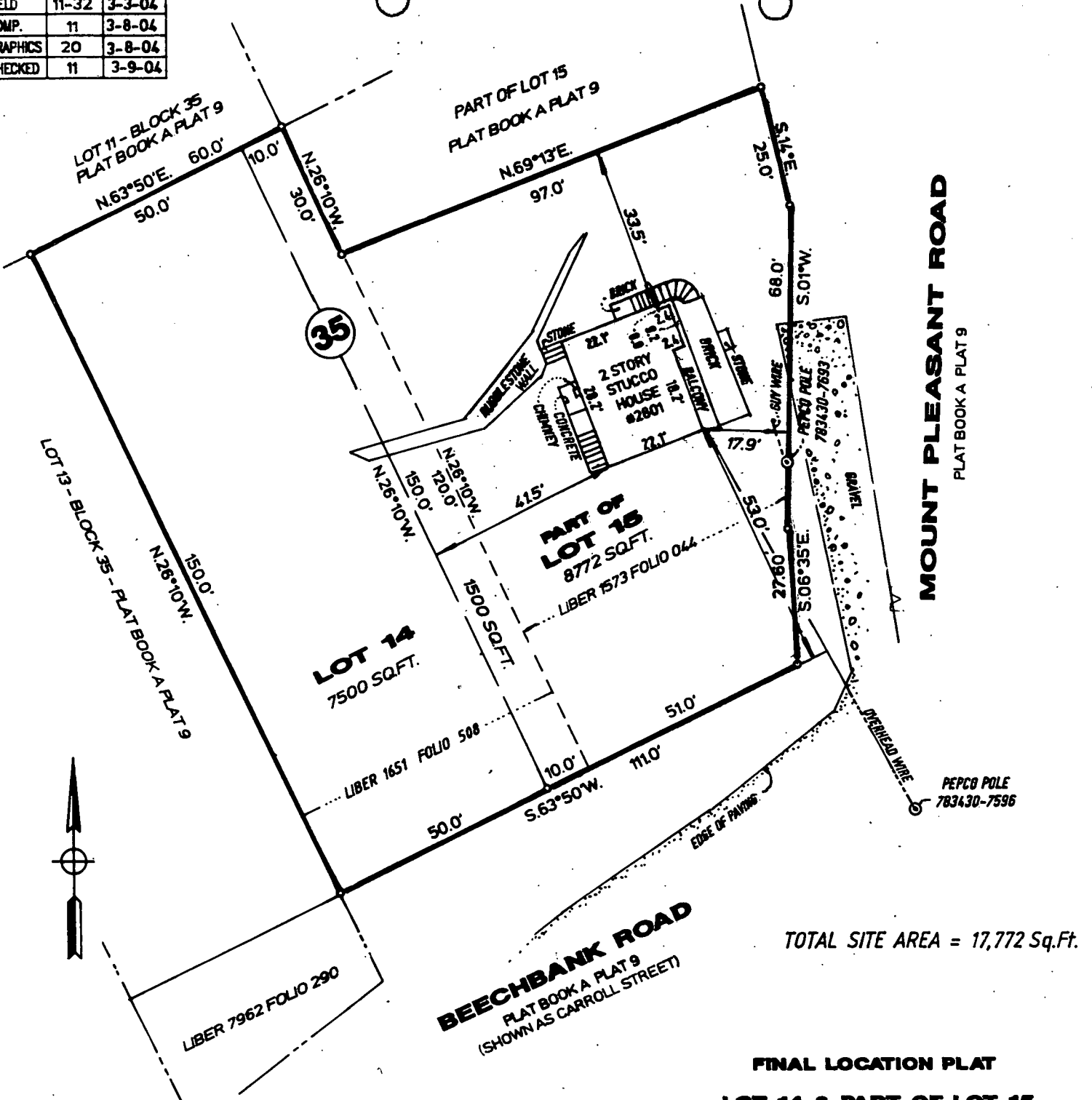
(Lot 17, Block 35)

Duncan & Elizabeth Tebow  
 9809 Capital View Ave.  
 Silver Spring, Md. 20910

(Lot P11, Block 35)

EMP#	DATE
FIELD 11-32	3-3-04
COMP. 11	3-8-04
GRAPHICS 20	3-8-04
CHECKED 11	3-9-04

STREET ADDRESS: 280 BEECHBANK ROAD



MOUNT PLEASANT ROAD  
PLAT BOOK A PLAT 9

TOTAL SITE AREA = 17,772 Sq.Ft.

**FINAL LOCATION PLAT**  
**LOT 14 & PART OF LOT 15**  
**BLOCK 35**  
**CAPITOL VIEW PARK**

PLAT BOOK A PLAT 9  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' MARCH, 2004

**SURVEYOR'S CERTIFICATE**

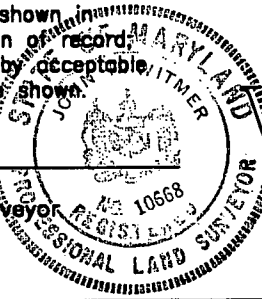
This survey has been completed to satisfy requirements of a transfer, a financing or a refinancing of the subject site; it does not reflect a boundary survey to be relied upon for the accurate location of property lines, construction of fences or other improvements.

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat and/or description of record; that the improvements, as shown, have been located by acceptable survey practices; and that all visible improvements are shown.

03-03-2004 (FINAL)

Date

*John R. Witmer*  
JOHN R. WITMER  
Professional Land Surveyor  
MD. No 10668



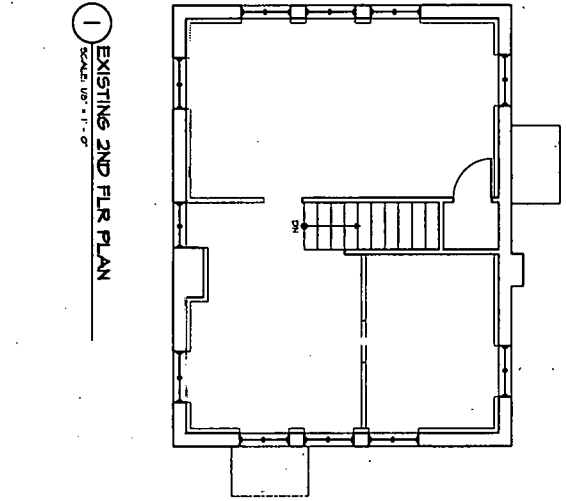
**WITMER ASSOCIATES, LLC**  
LAND SURVEYING - LAND PLANNING & DESIGN

354-A Hungerford Drive, Rockville, MD 20850  
Tel: (301) 309-8600 Fax (301) 309-8603  
93122.H2

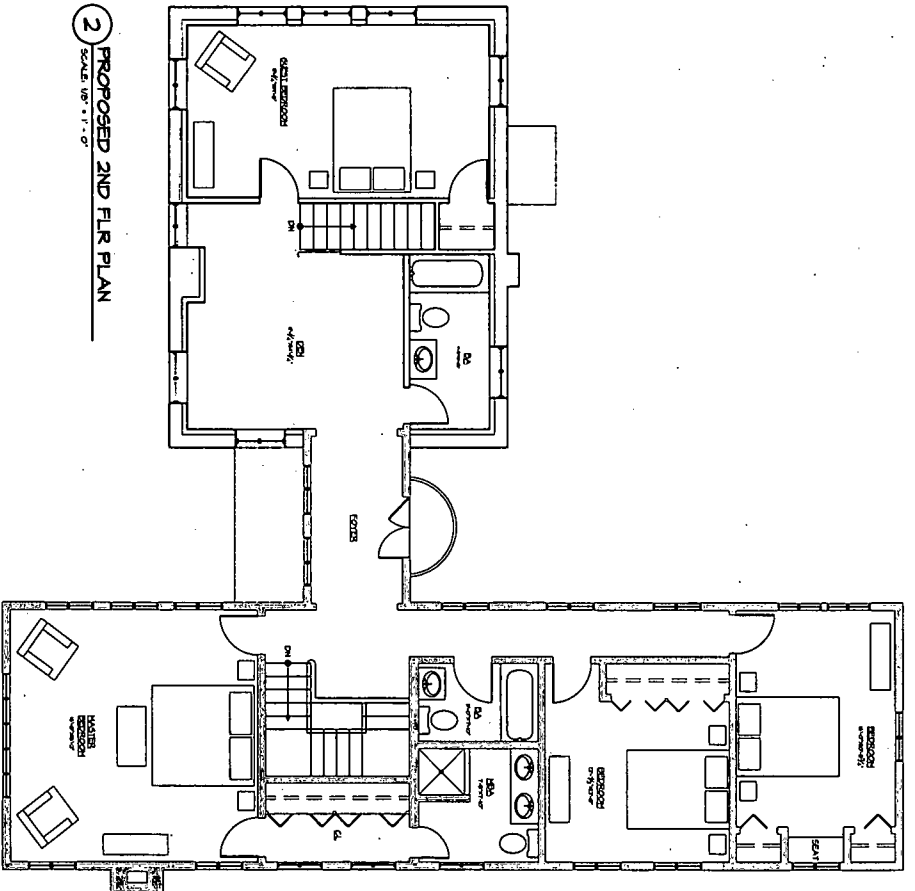
Tolerance for measurements indicated hereon = 0.25' +/-

GT MARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

07.24.04



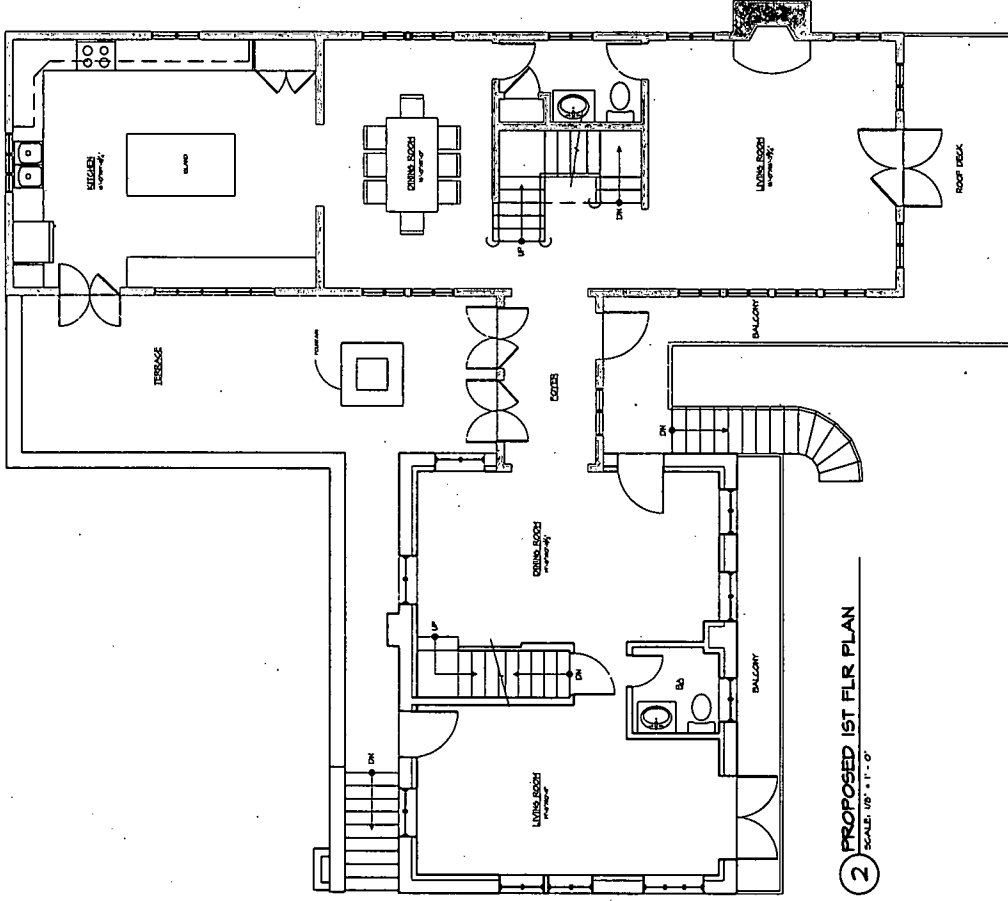
1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



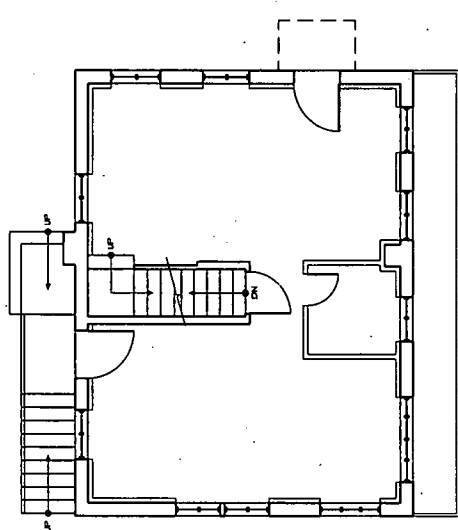
2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



2 PROPOSED 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"



1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

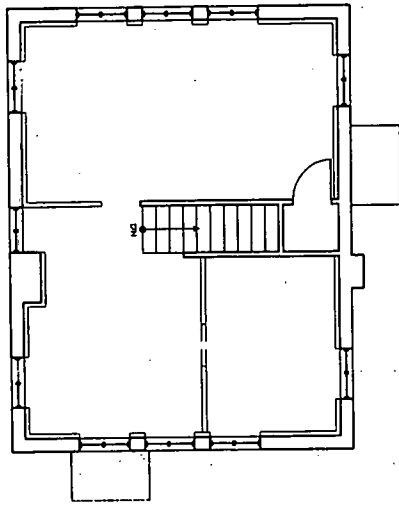
ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

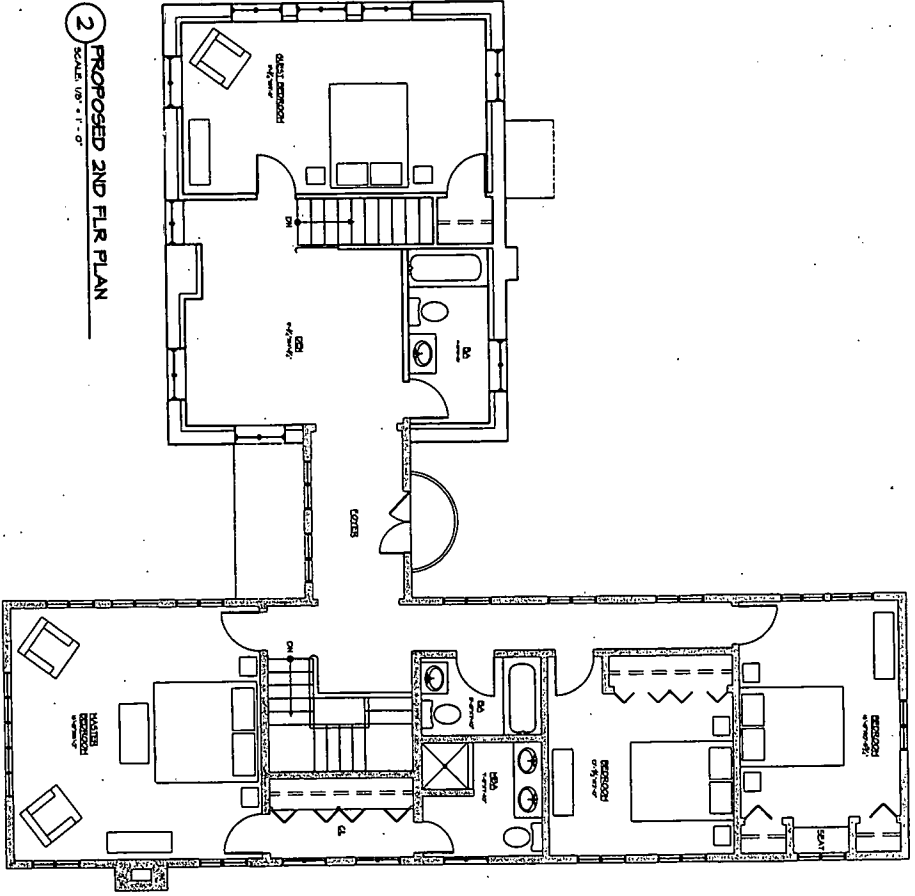
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



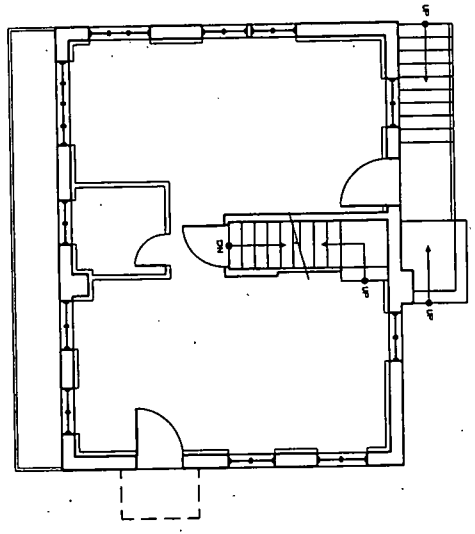
**GTM**  
GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

07.24.04

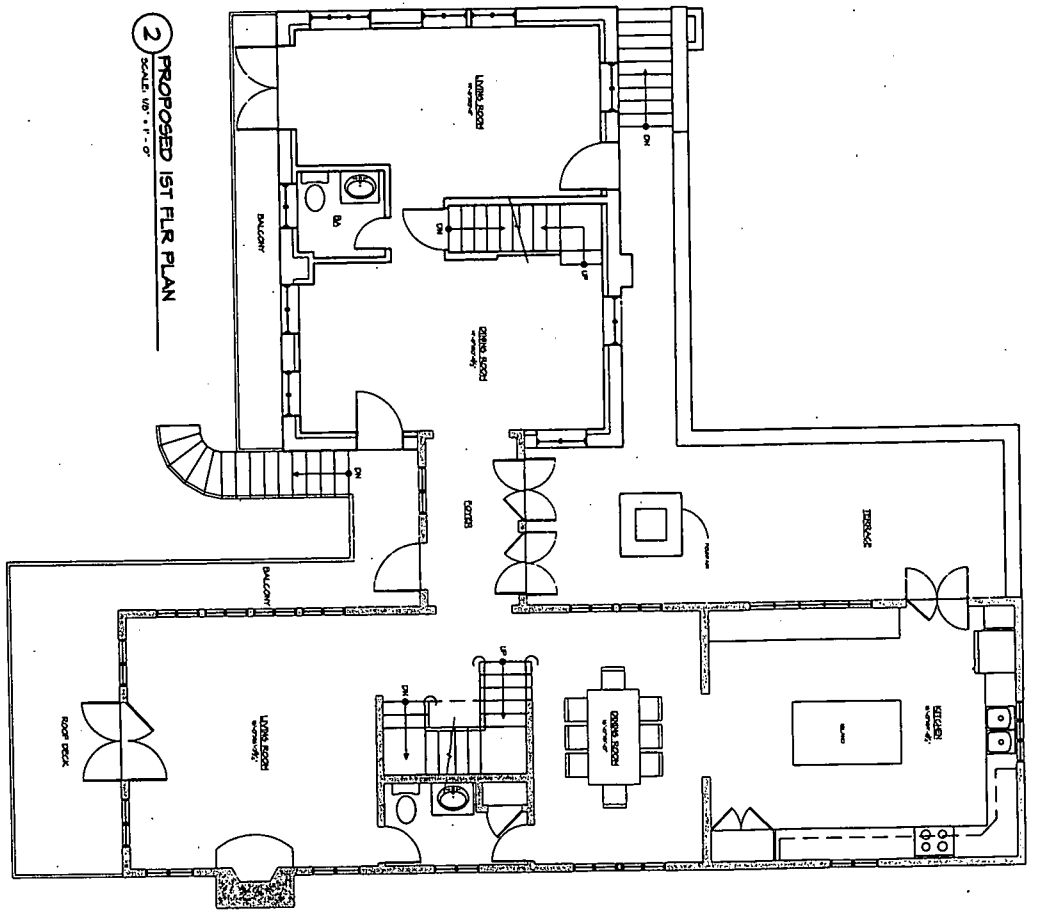


**GTMI**  
**G T M ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

07/24/04



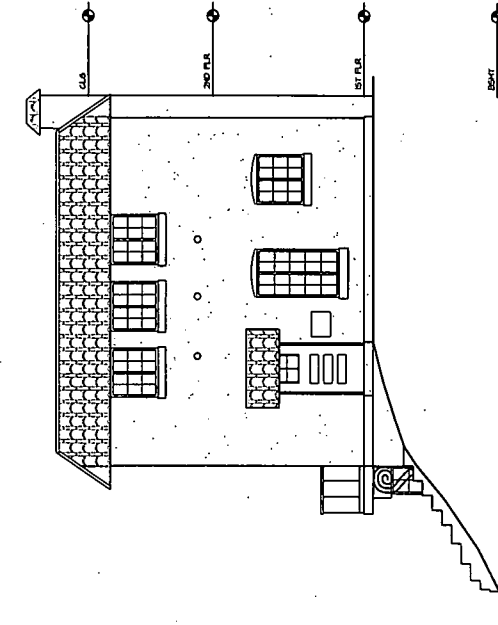
1 EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



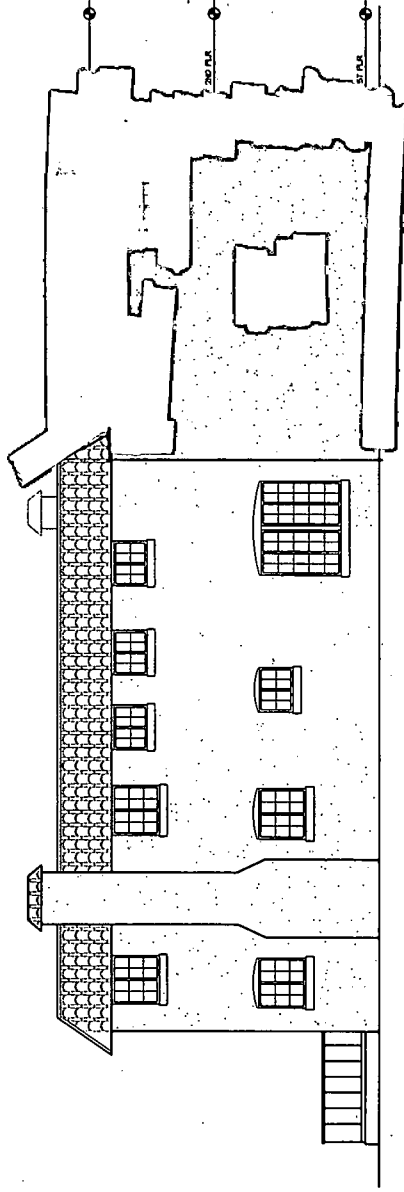
2 PROPOSED 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



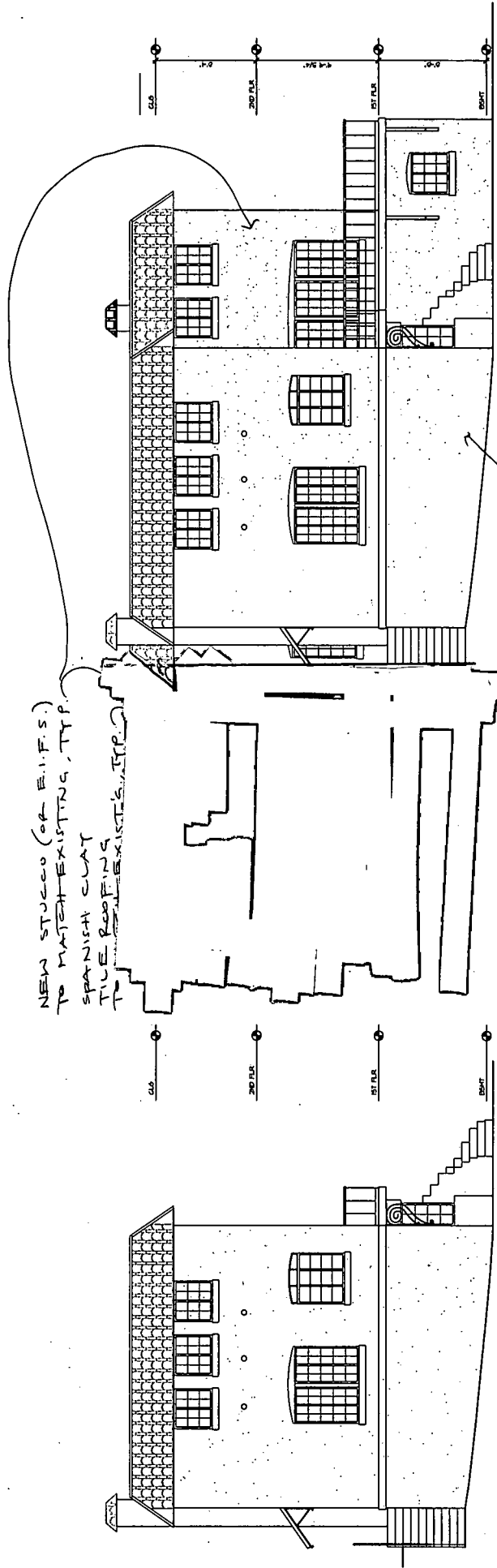
2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

GT MARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

NEW STUCCO (OR E.I.F.S.)  
TO MATCH EXISTING, TYP.  
SPANISH CLAY  
TILE ROOFING  
TO MATCH EXISTING, TYP.



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

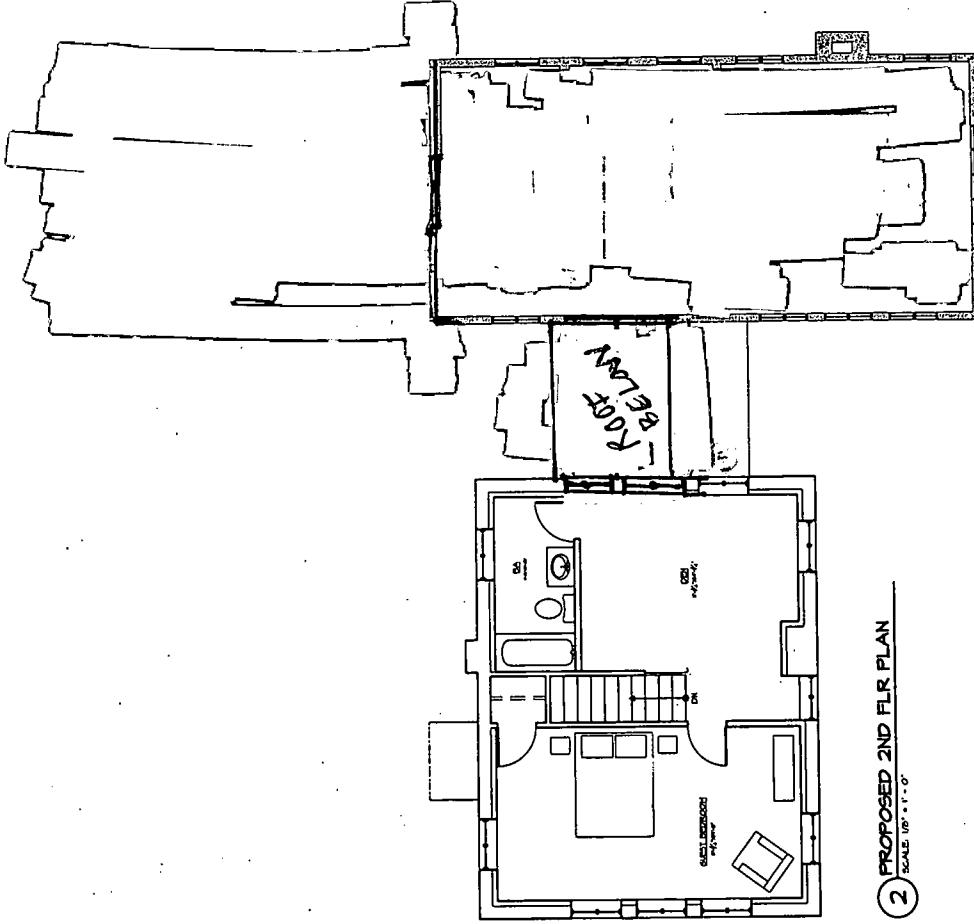
1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

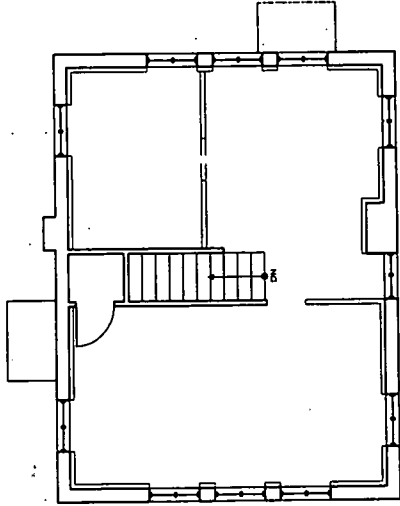
2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

07.29.04



**2** PROPOSED 2ND FLR PLAN  
 SCALE: 1/8" = 1'-0"



**1** EXISTING 2ND FLR PLAN  
 SCALE: 1/8" = 1'-0"

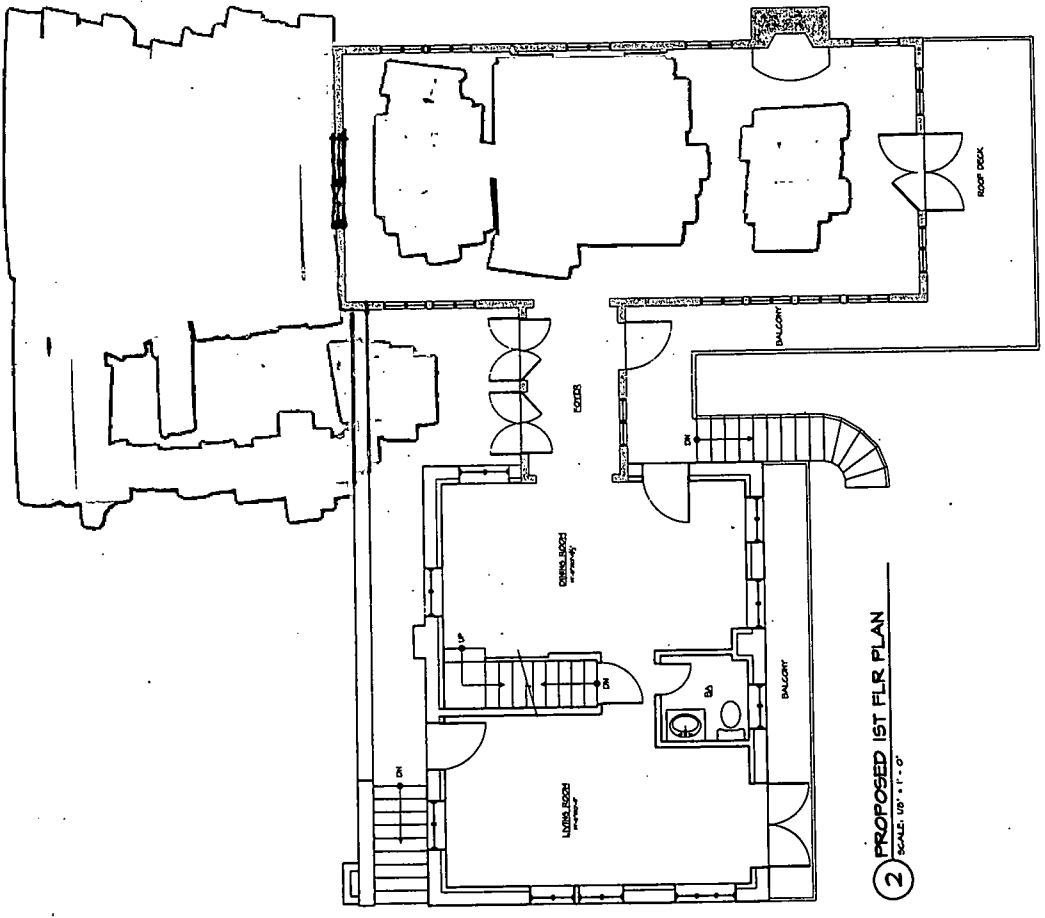
**ADLER RESIDENCE**

2601 BEECHBANK RD.  
 KENSINGTON, MD

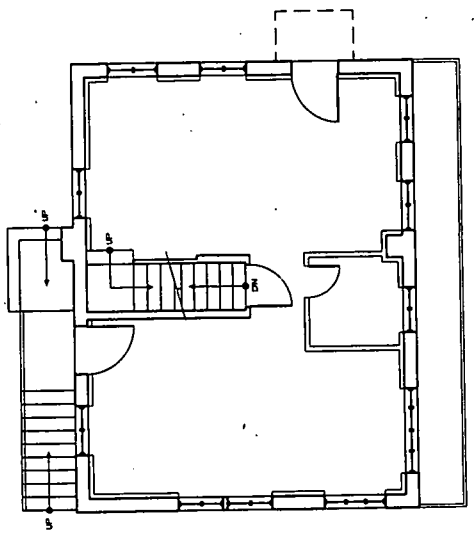
01.29.04

**CTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

01.29.04



**2** PROPOSED 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"

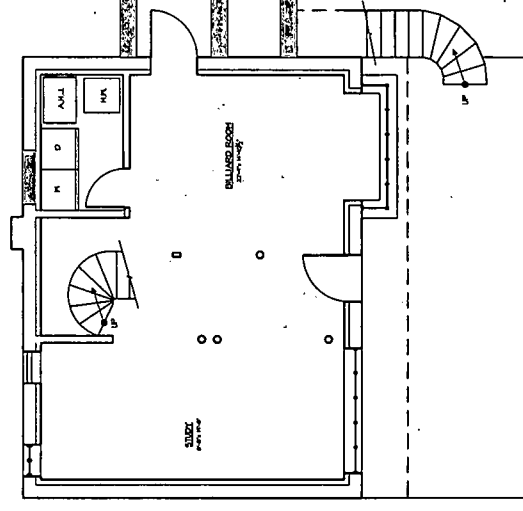
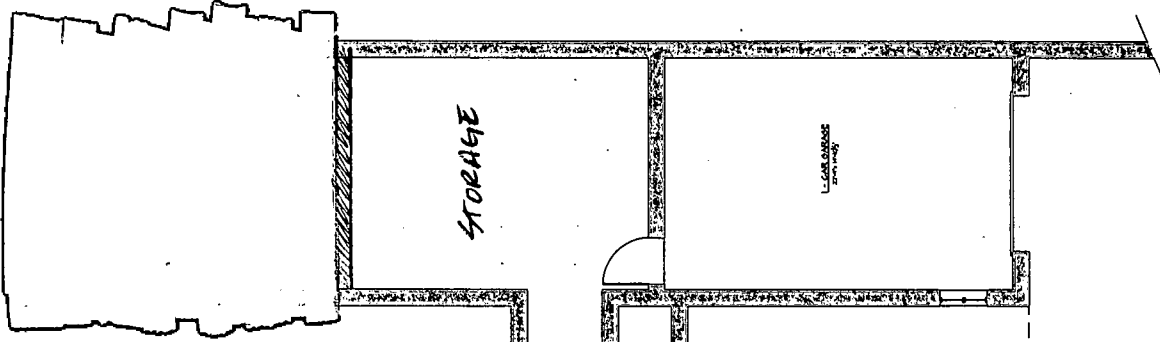


**1** EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"

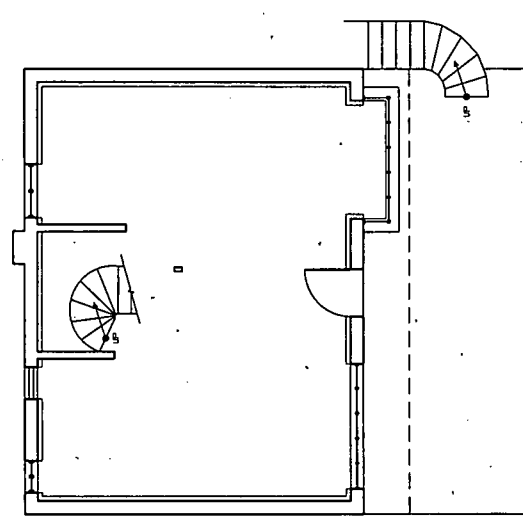
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

**GTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



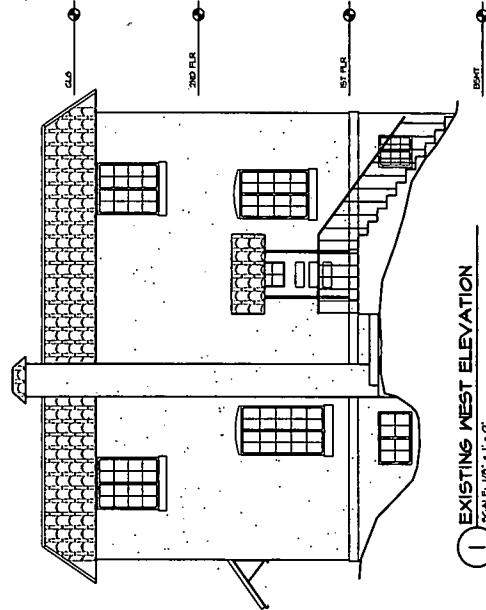
**2** PROPOSED BSMT PLAN  
 SCALE: 1/8" = 1'-0"



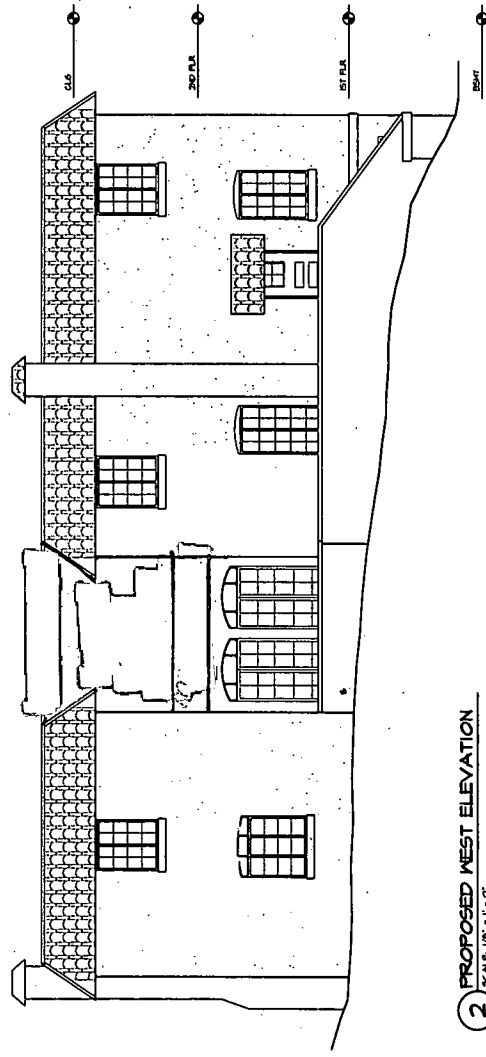
**1** EXISTING BSMT PLAN  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD



1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

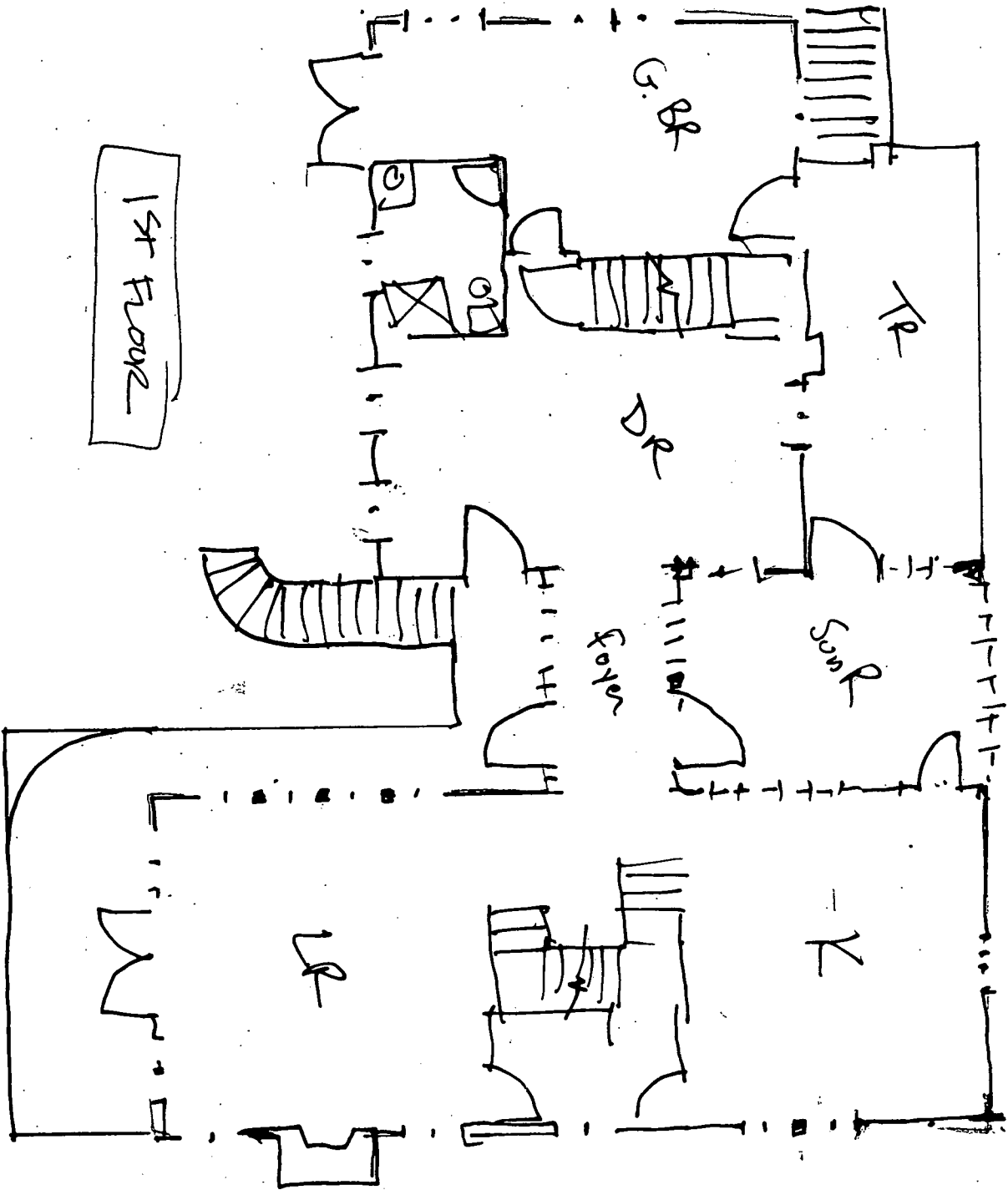


2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

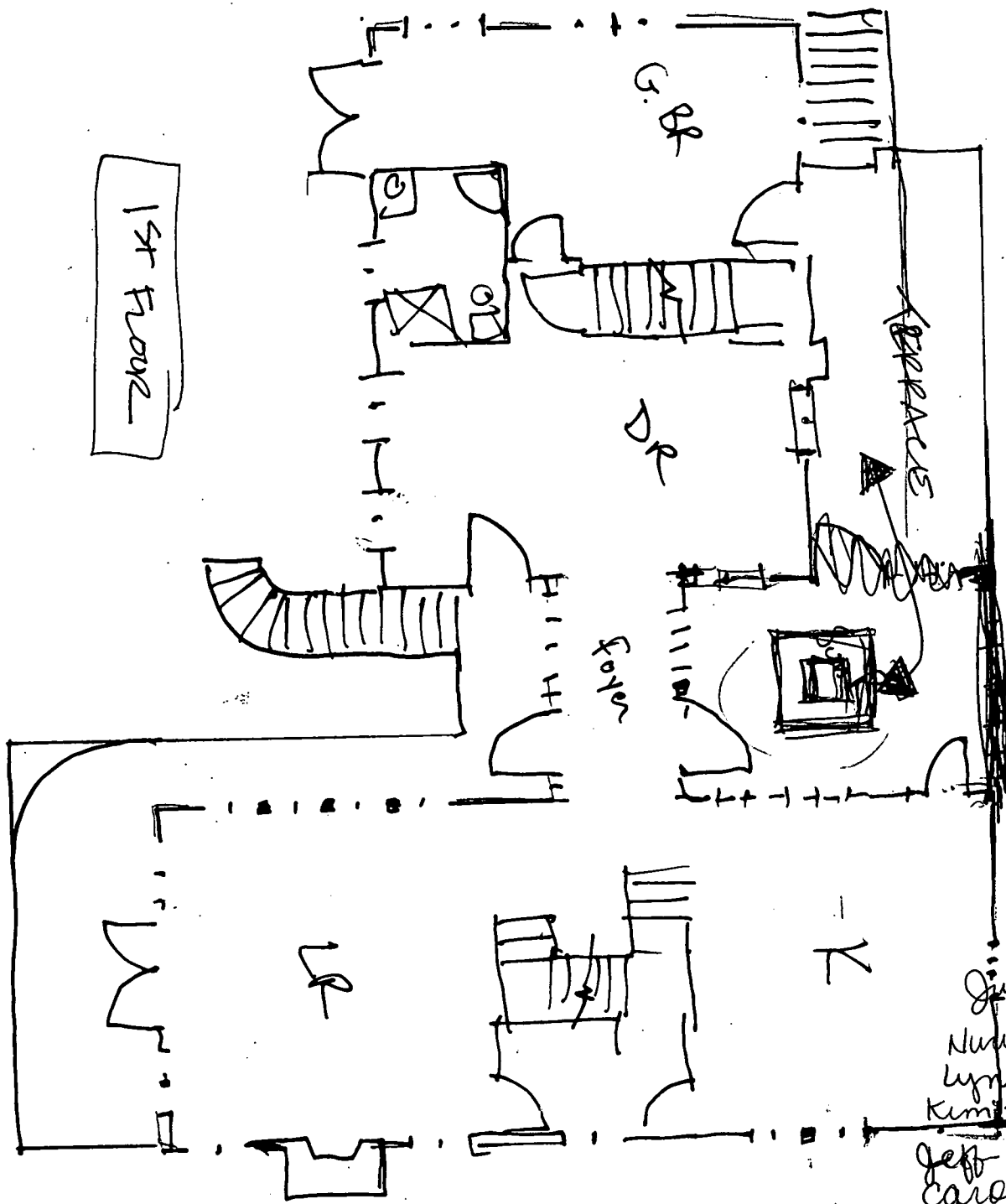
2801 BEECHBANK RD.  
KENSINGTON, MD

1033. SHOW HOW 1ST  
ADDITION TO 2801 RESEARCH









Julia - 1 story  
 But smaller in height  
 Murray - 2 story  
 Lynn - 1 story  
 Kim - 1 story  
 Jeff - 1 story pref/2 story  
 Caroline - 1 story  
 Lee - glassy, 1 story

1035. 2011 NEW 1ST  
 ADDITION TO 2011 REFRANK

- \* Hyphen connection? 1 or 2 story
- \* SIZE - Lee - addition long Jeff - smaller on west / Julia - 1/2 as long as Lee  
 Kim - smaller Lynn - smaller Murray - length problem/break up  
 Caroline - flexibility;
- \* Character of new addition -  
 Jeff - diff of architecture Murray - No longer version of my house -  
 Kim - NO prob - Julia - compatible/style ok.  
 Lynn - Diff. in style.



**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004

Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD  
FAX 301-563-3412

**Re: Preliminary consultation Alan Adler for major addition at 2801 Beechbank Road**

We concur with many of the staff recommendations, in particular with respect to overall size. The addition should be smaller in size. We agree and are pleased the applicant seeks to remain true to the Mediterranean style.

We too are concerned about trees on the property and recommend that a tree survey be made and that as many trees as possible are saved.

We do not agree that the so-called hyphen should be one story. It would not be visible from the front of the house and as such is not offensive to our historic area.

Capitol View Park Citizens Association  
Zoning committee

Co-chairs

Michelle Forzley, JD, MPH  
Carol s. Ireland



**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004  
1109 Spring Street  
Silver Spring, MD  
FAX 301-563-3412

**Re: Preliminary consultation, Alan Adler for new house at 2805 Beechbank Road**

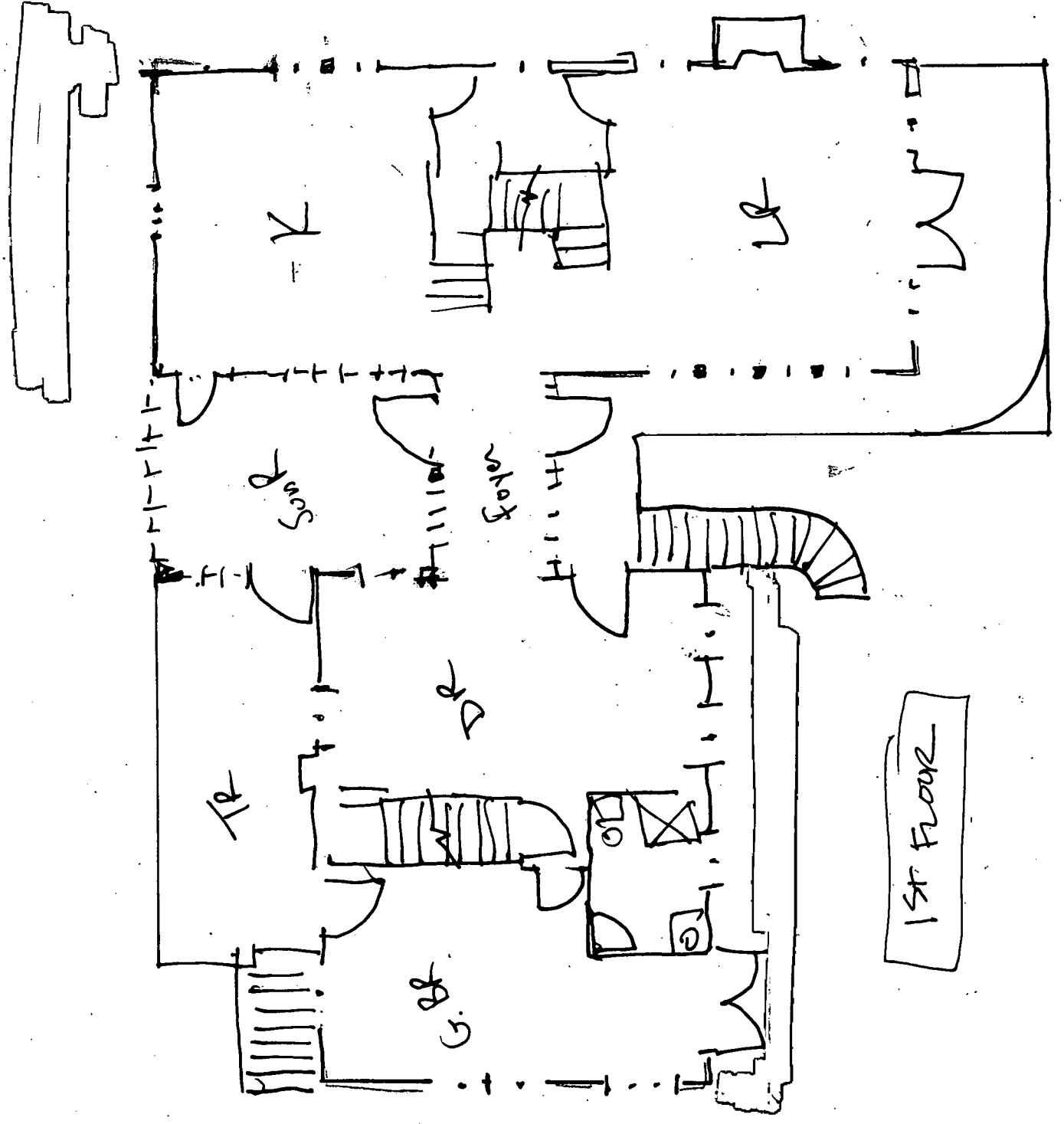
We agree with staff that the footprint of the building should not exceed approximately 1,000 square feet at the first floor footprint. In addition, we support the request for a tree survey and plan to protect trees. Nonetheless, only one neighbor has received the proposed application and as the neighbors are most affected by the new construction, we would ask that the hearing on this application be postponed until the above changes are made, additional drawings are included and that all adjoining properties are notified with sufficient advance notice to be able to comment.

Capitol View Park citizens Association  
Zoning Committee

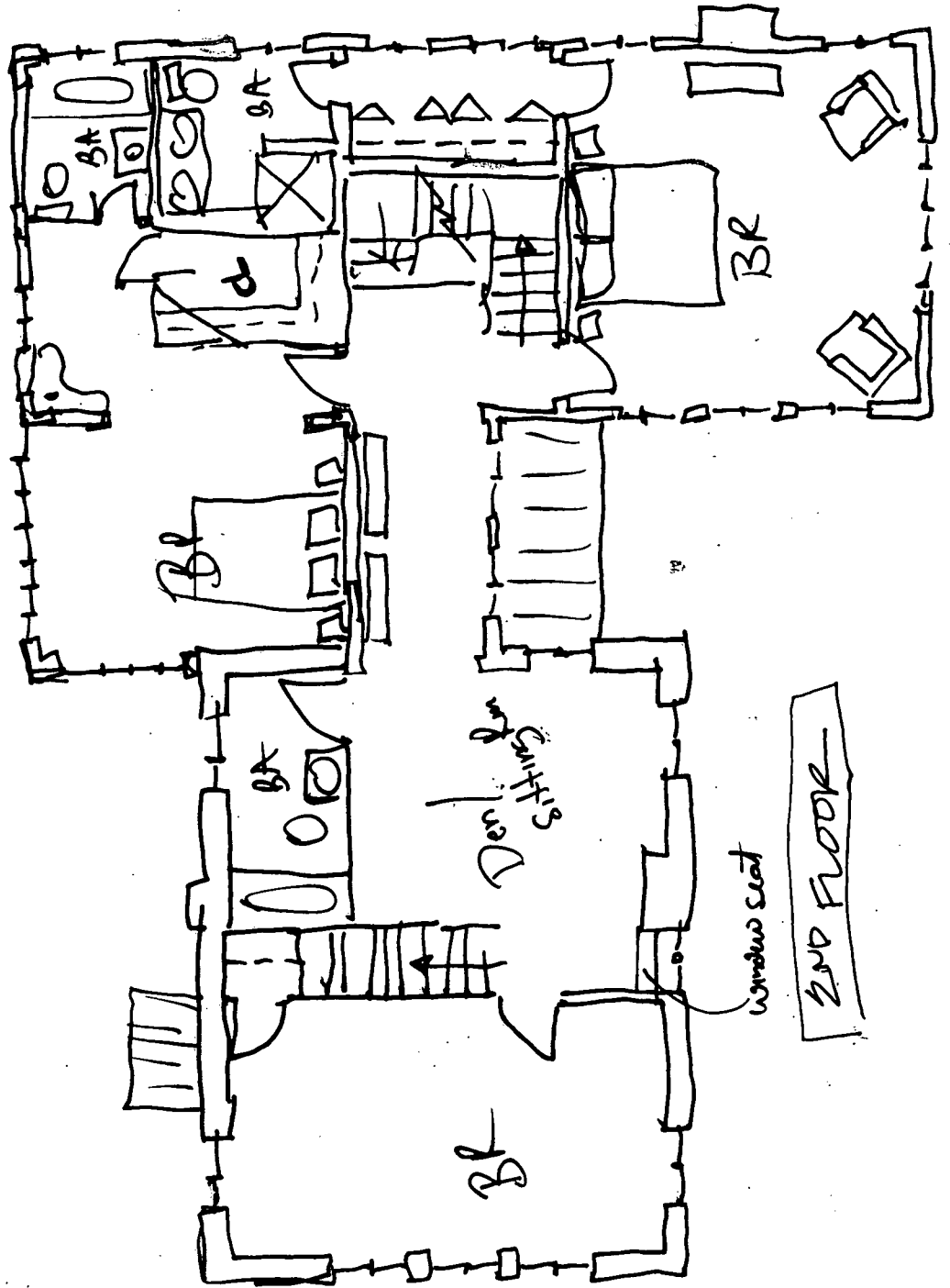
Co-chairs

Michelle Forzley, JD, MPH  
Carol S. Ireland

Poss. solution for  
ADDITION TO 2801 RESEARCH



1st Floor

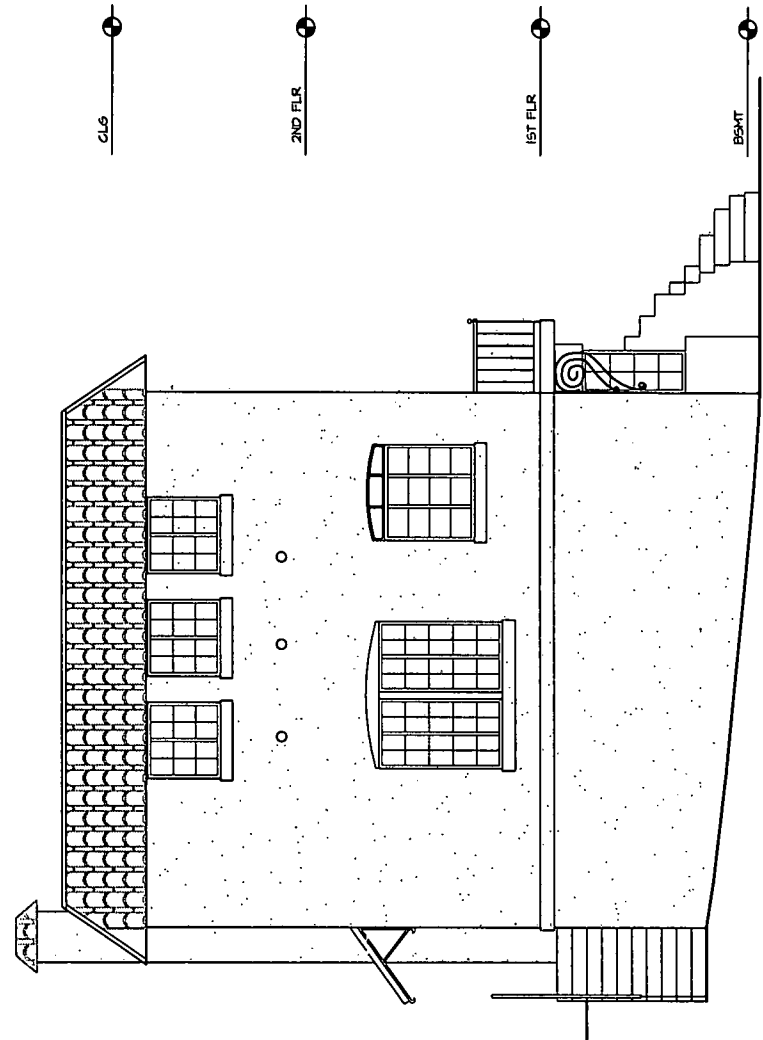


2ND FLOOR

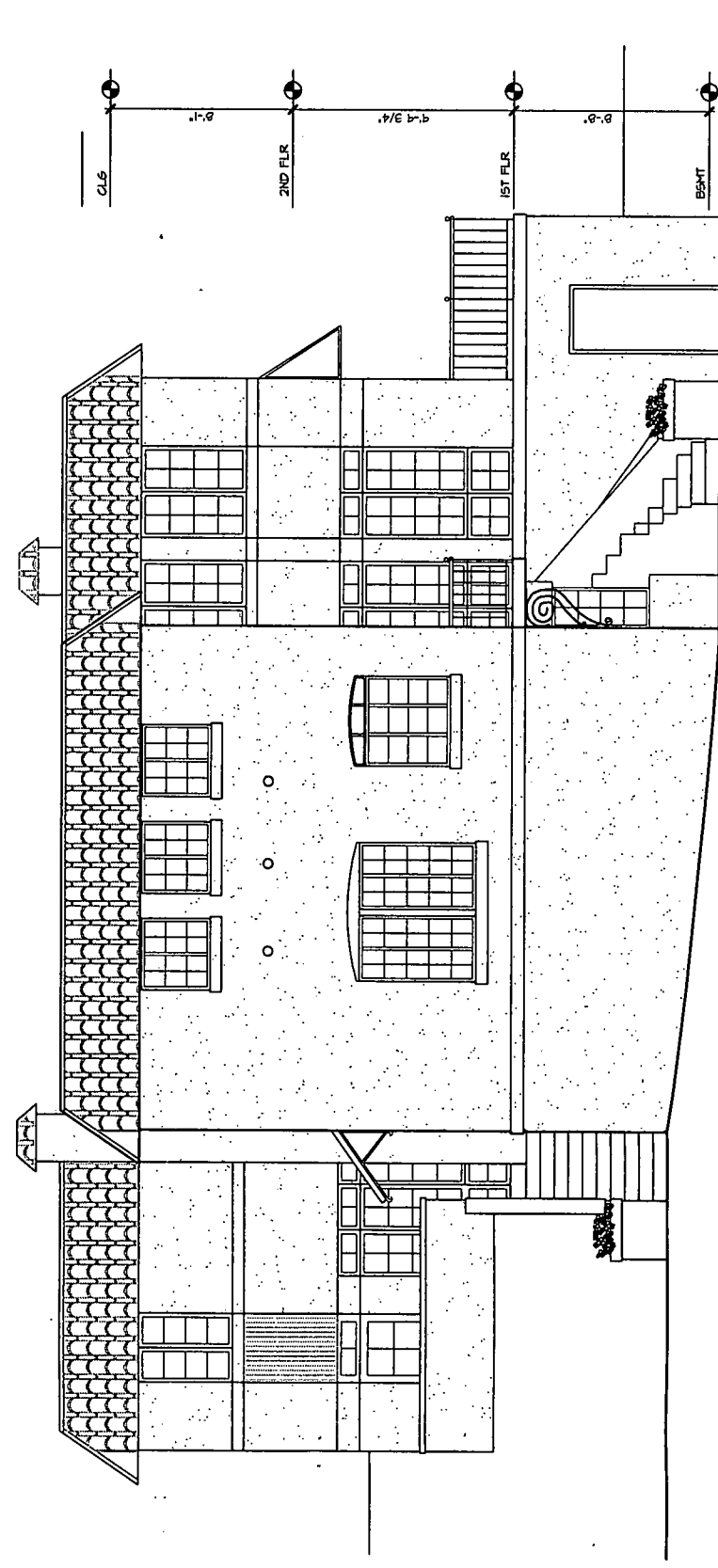


**G T M A R C H I T E C T S**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

REVISION #1 09.21.04



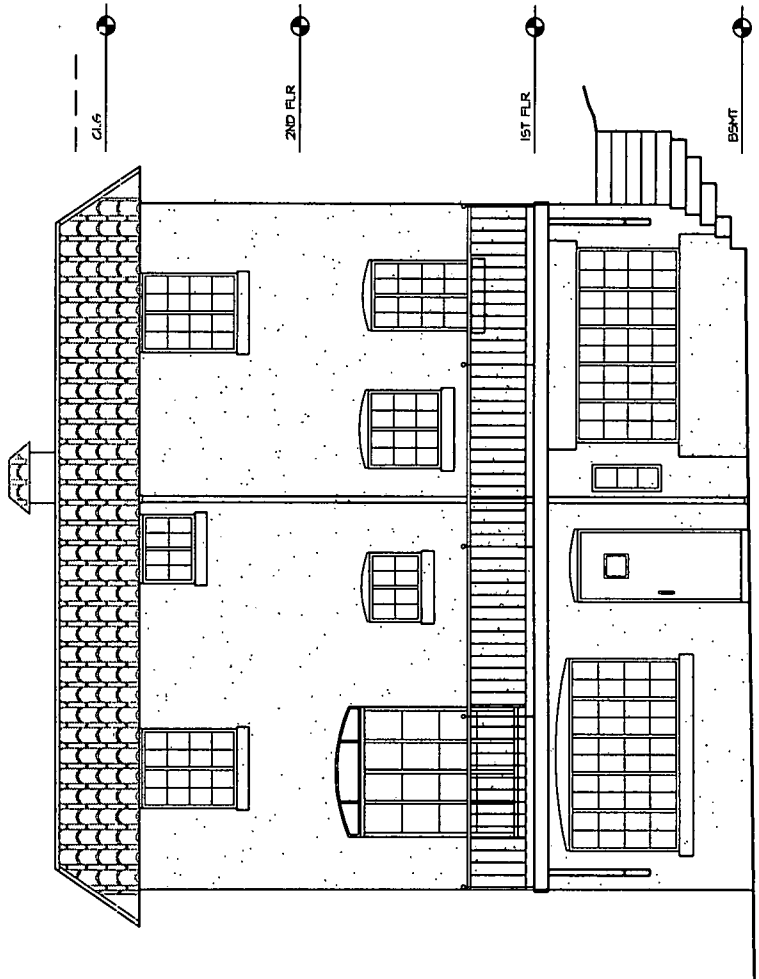
**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1' - 0"



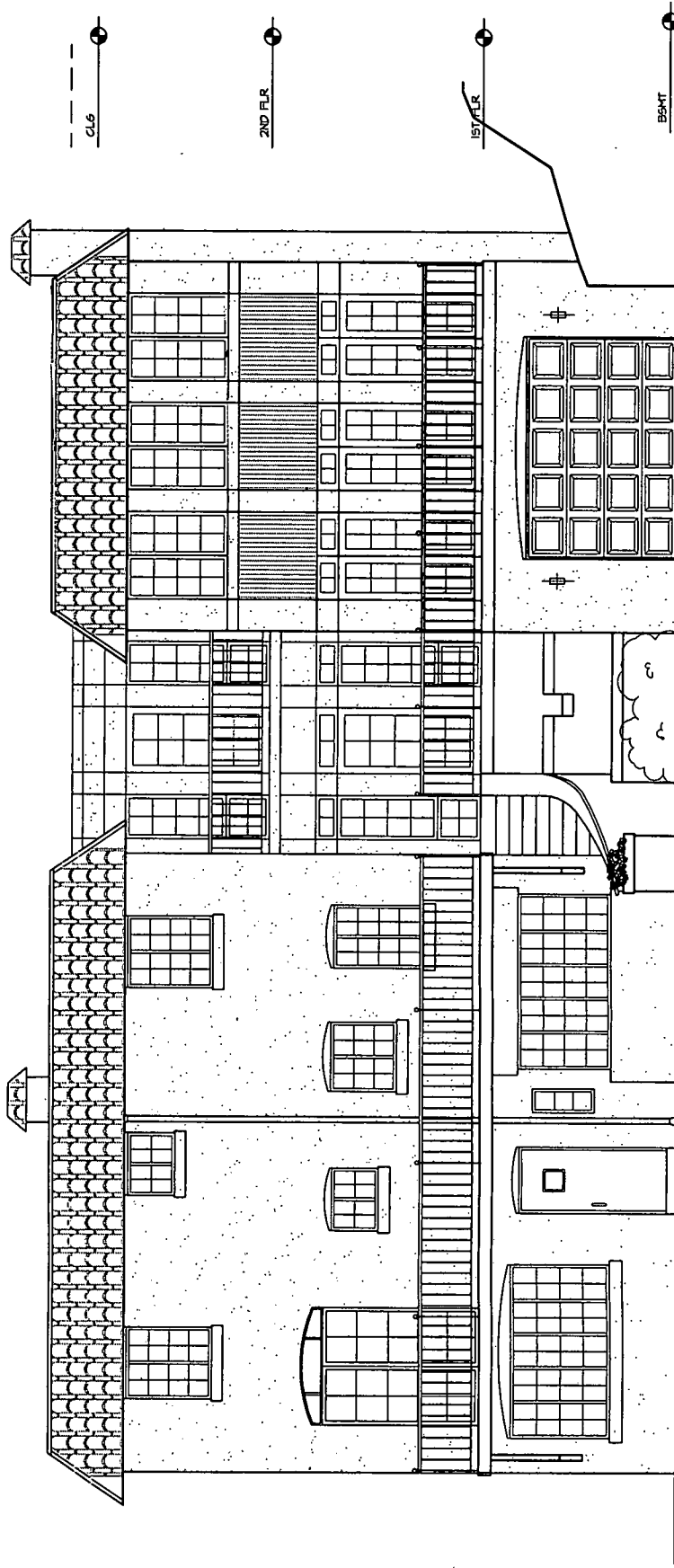
**2** PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1' - 0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
 KENSINGTON, MD



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



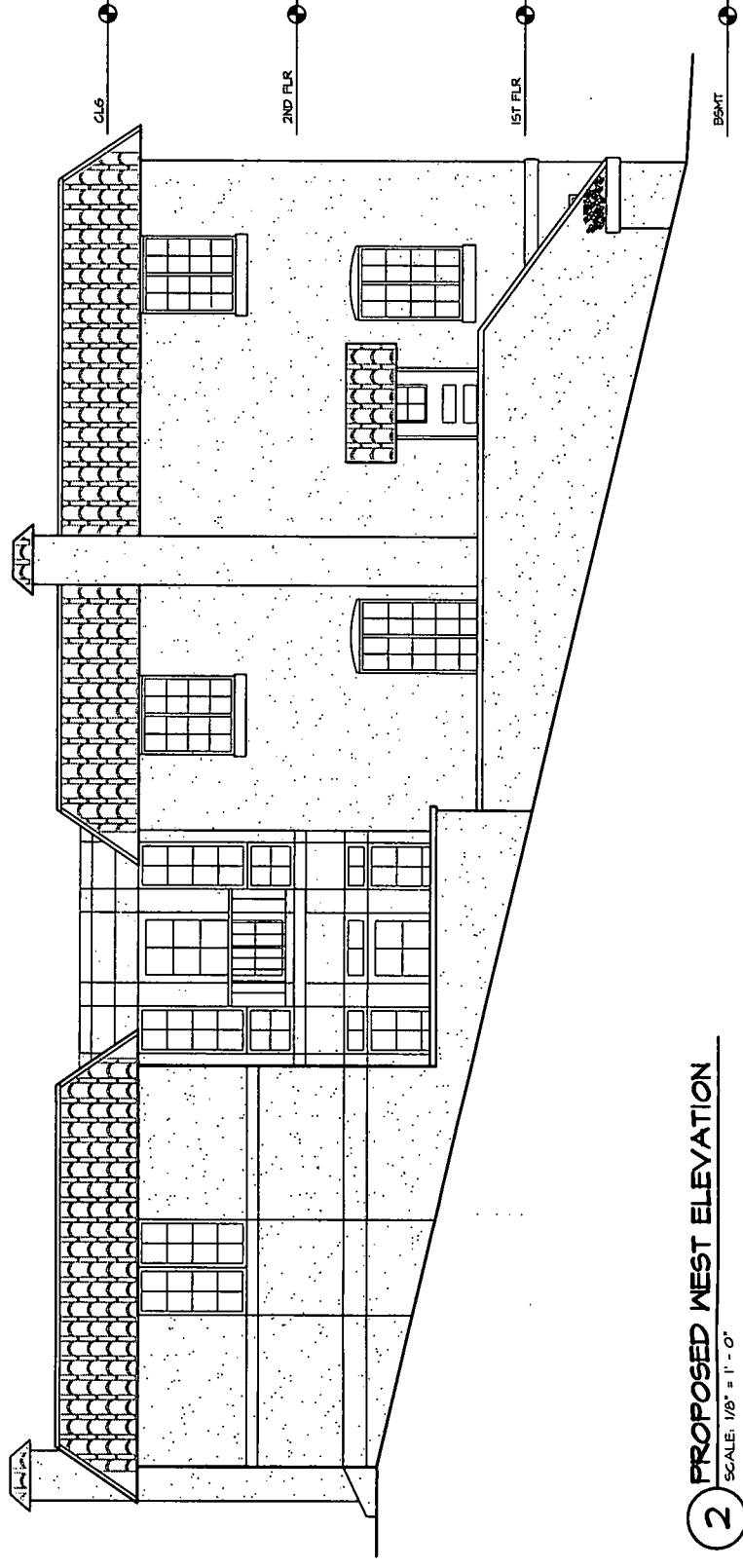
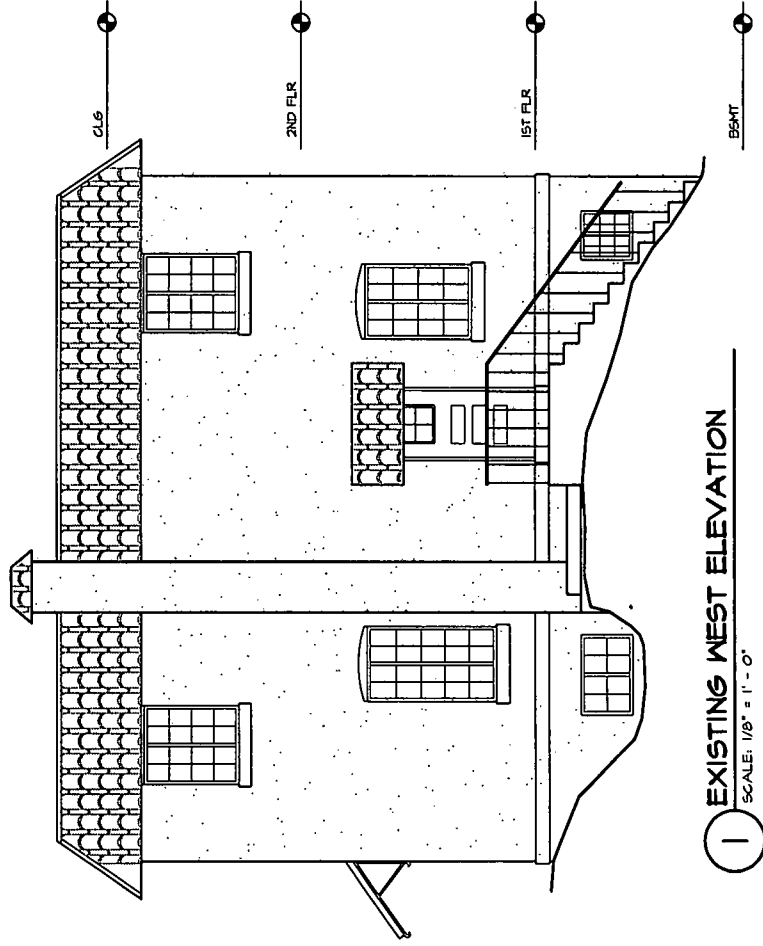
2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.

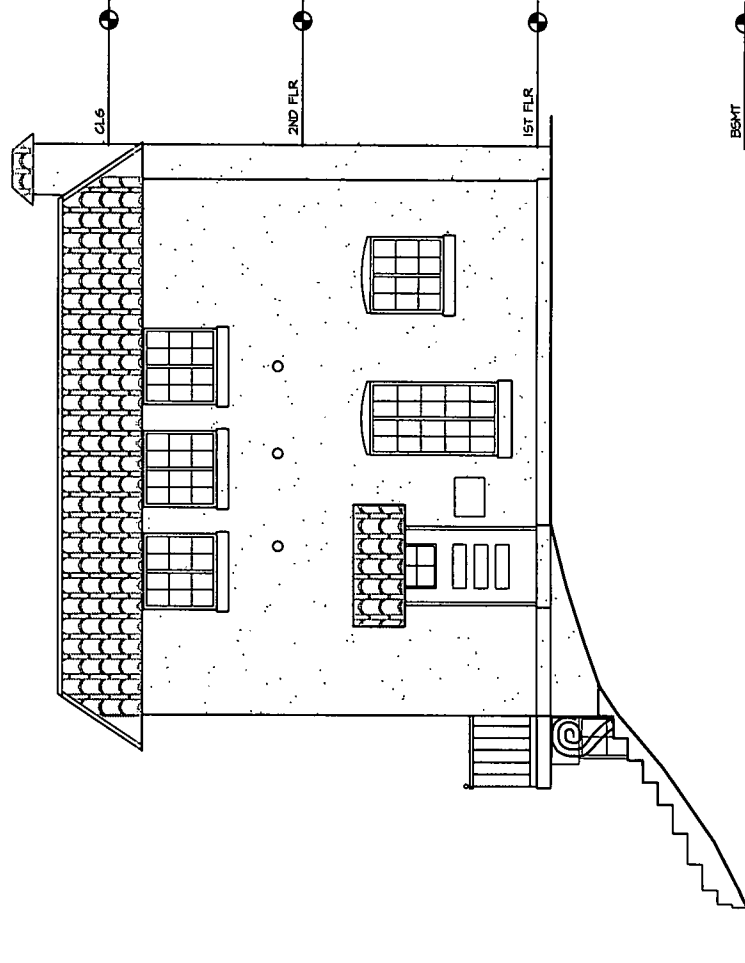
KENSINGTON, MD



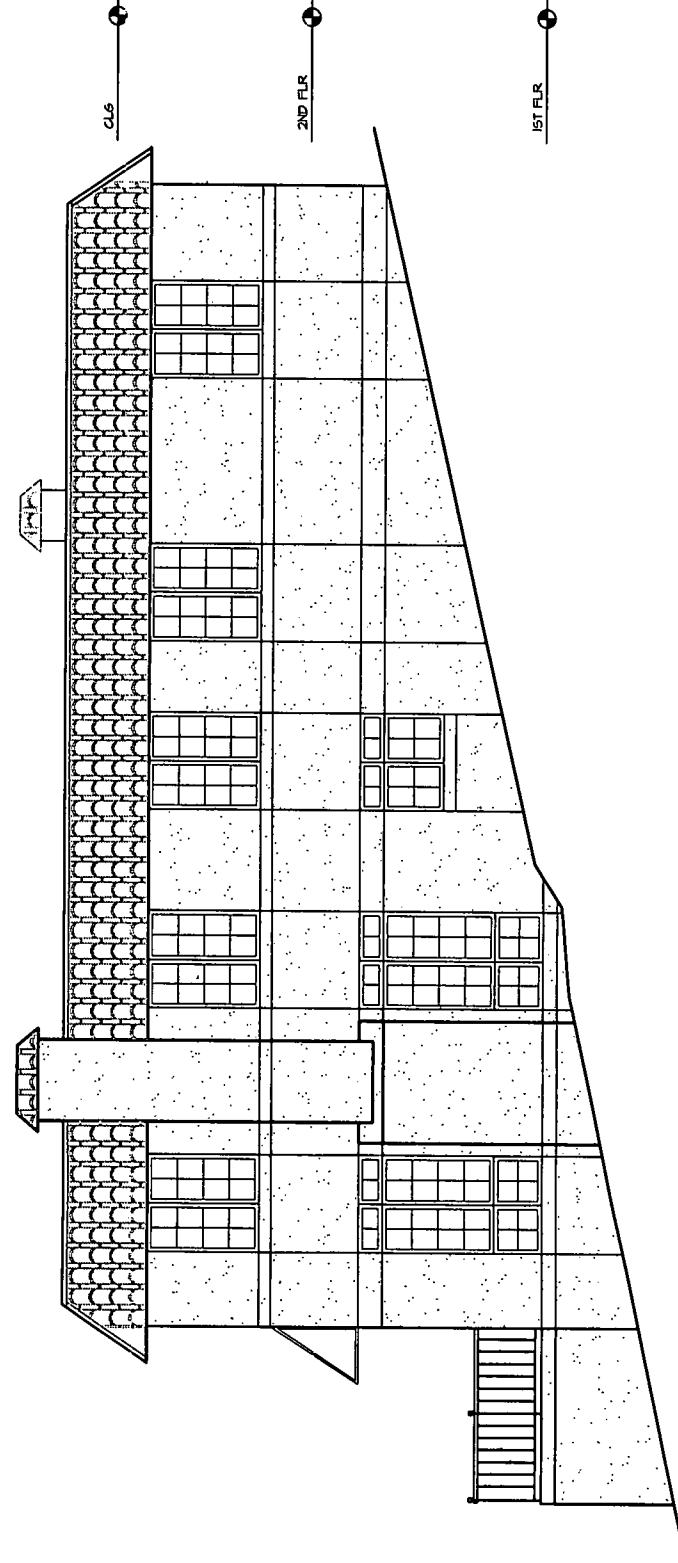


# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

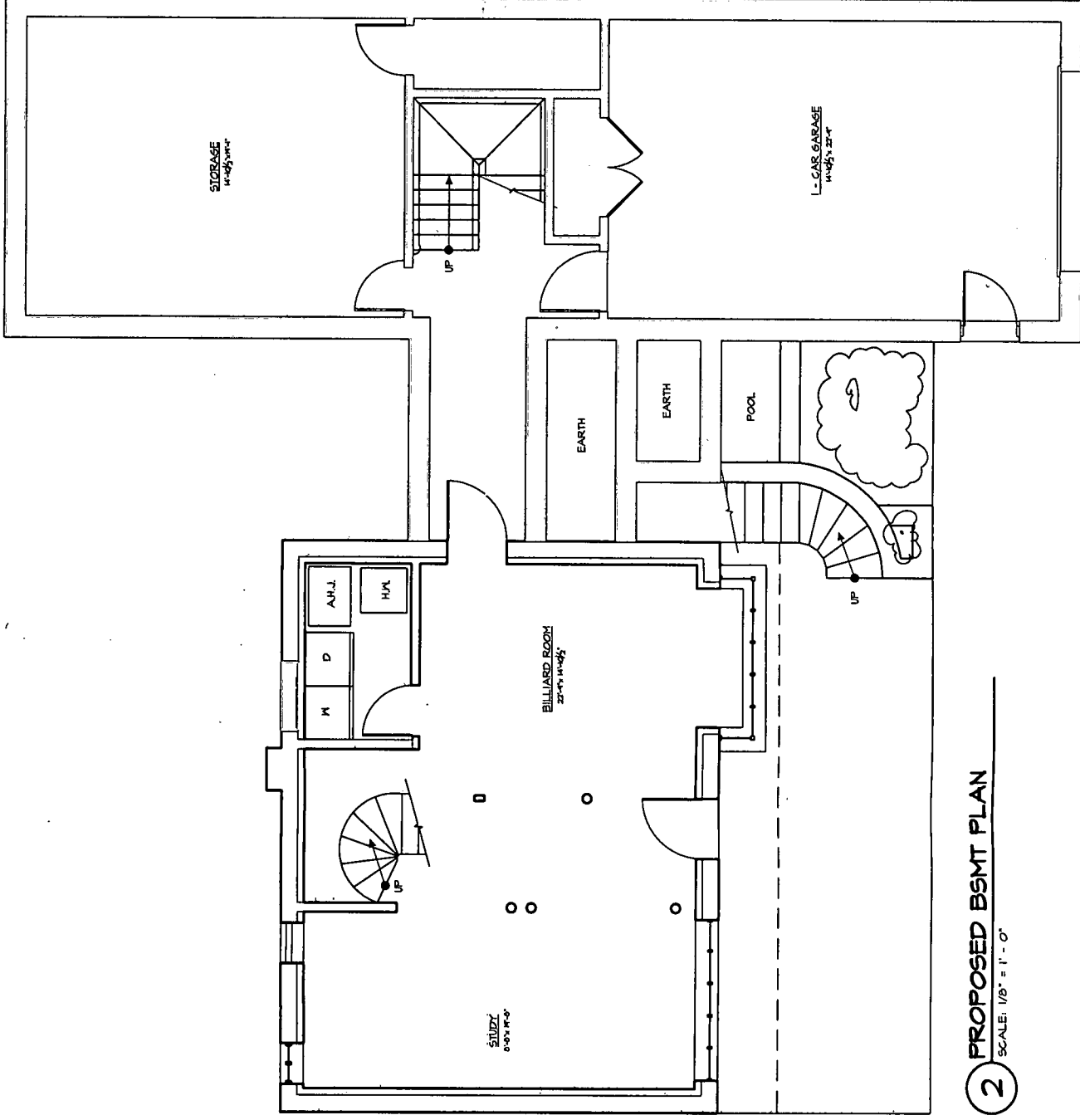


2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

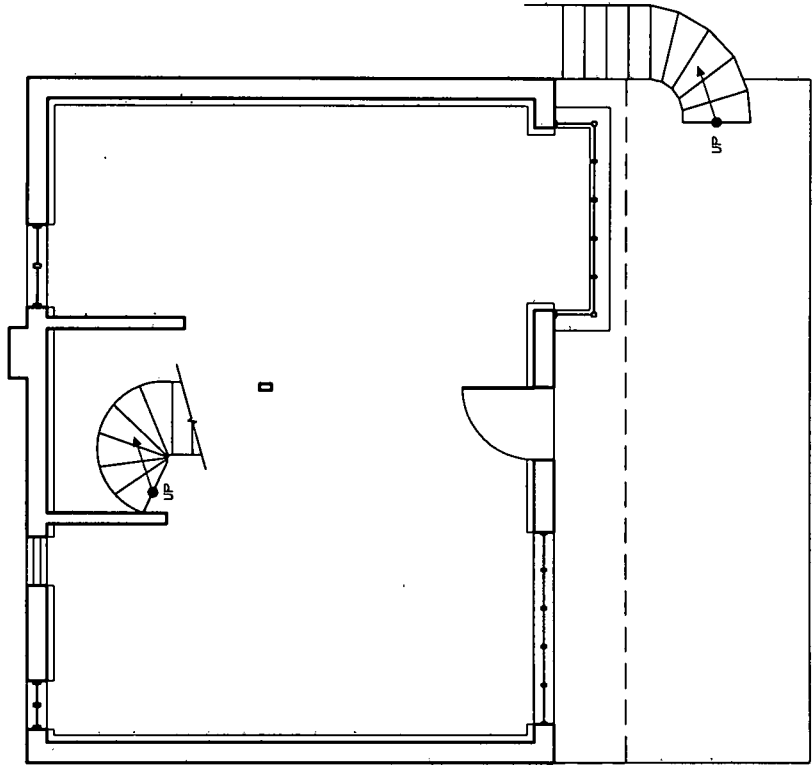
# ADLER RESIDENCE

2801 BEECHBANK RD.

KENSINGTON, MD



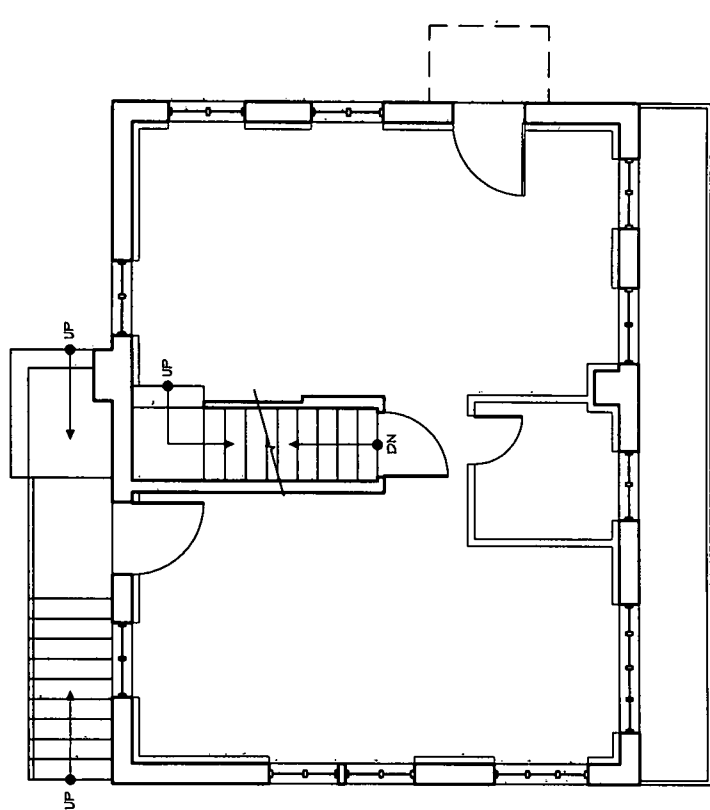
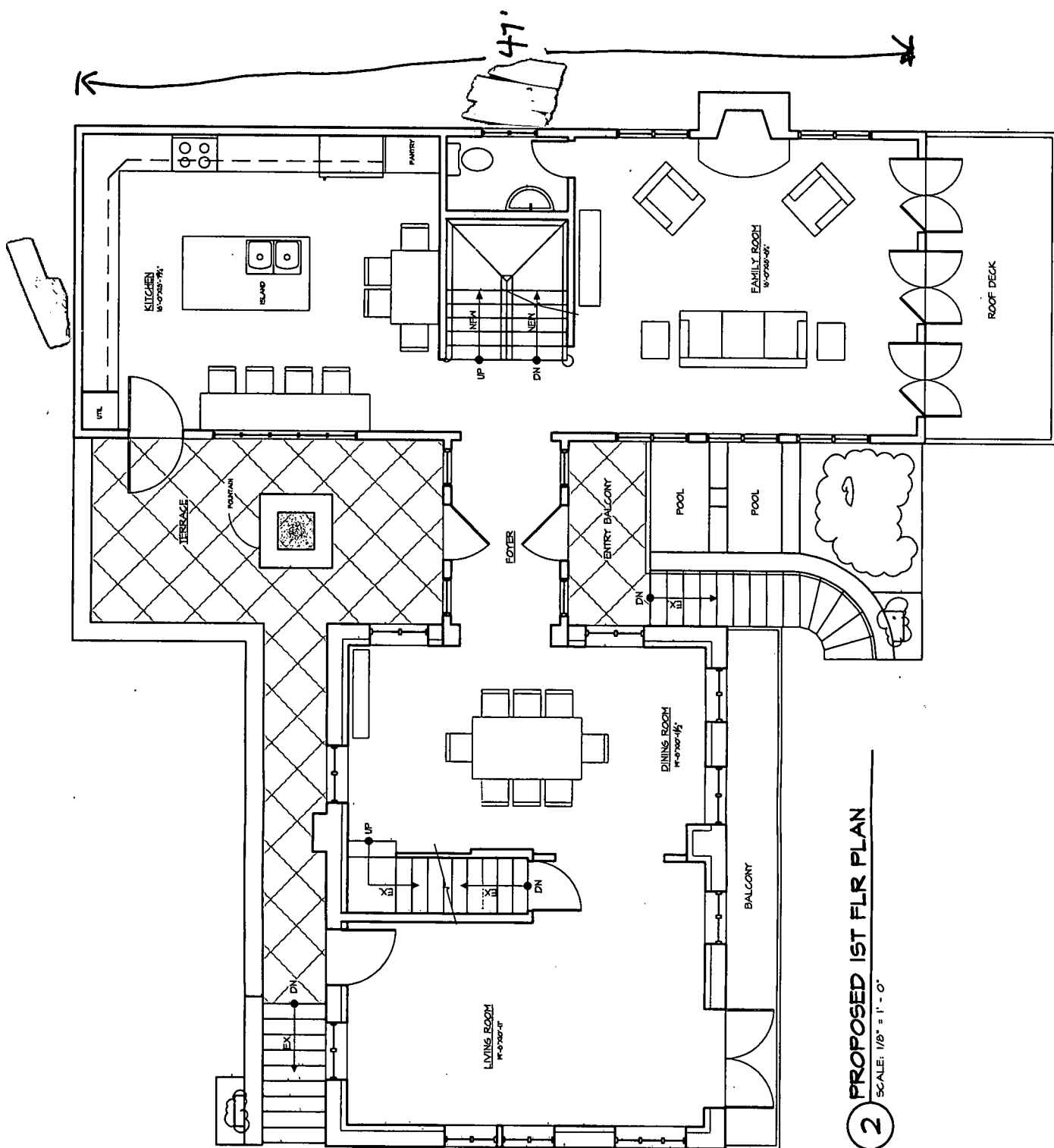
2 PROPOSED BSMT PLAN  
SCALE: 1/8" = 1'-0"



1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1'-0"

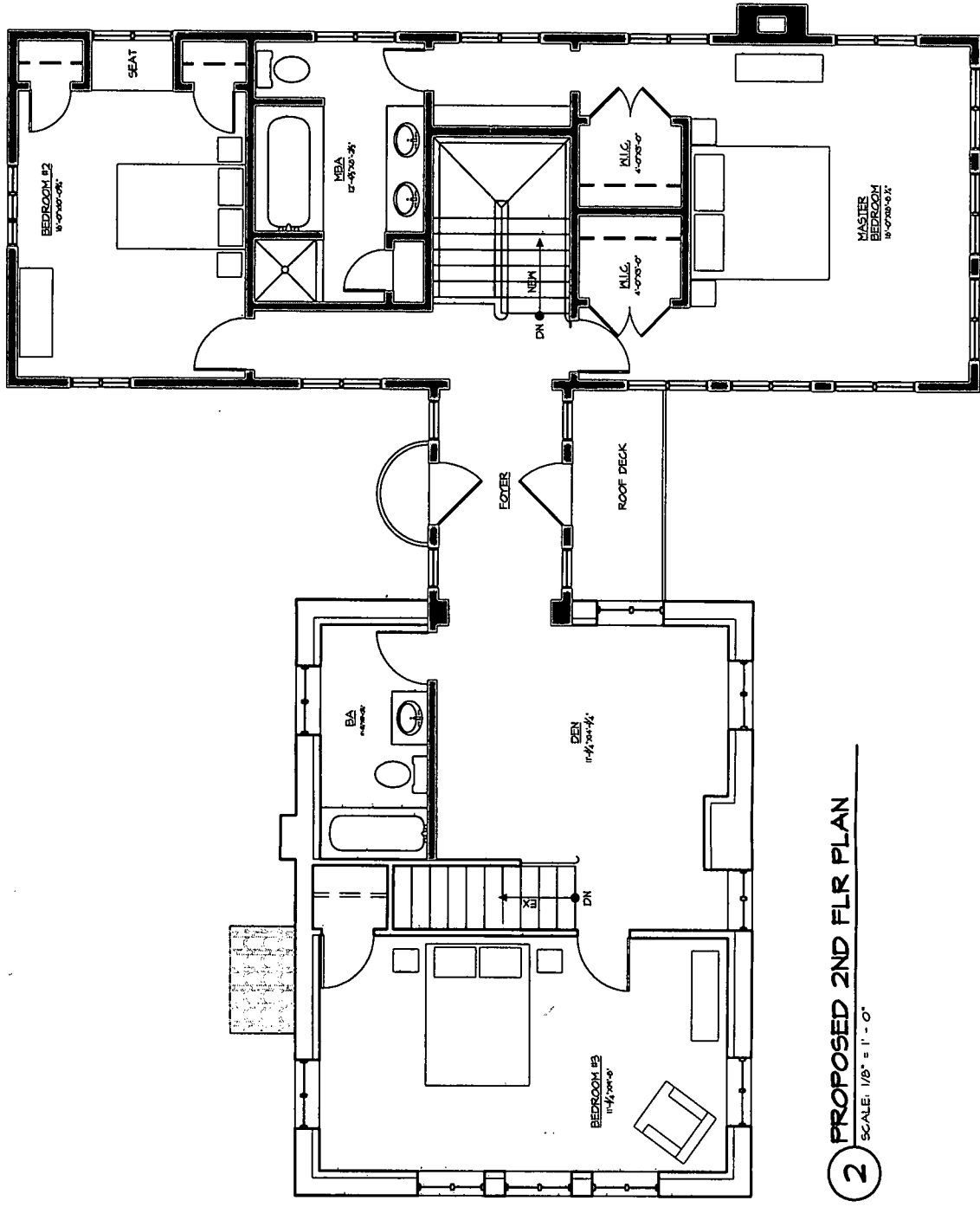
ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

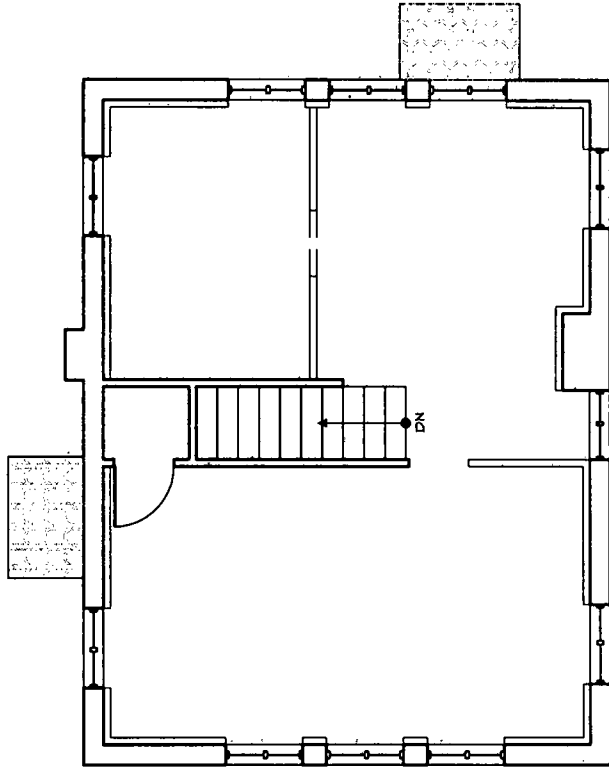


# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

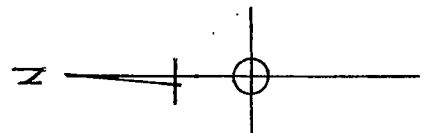
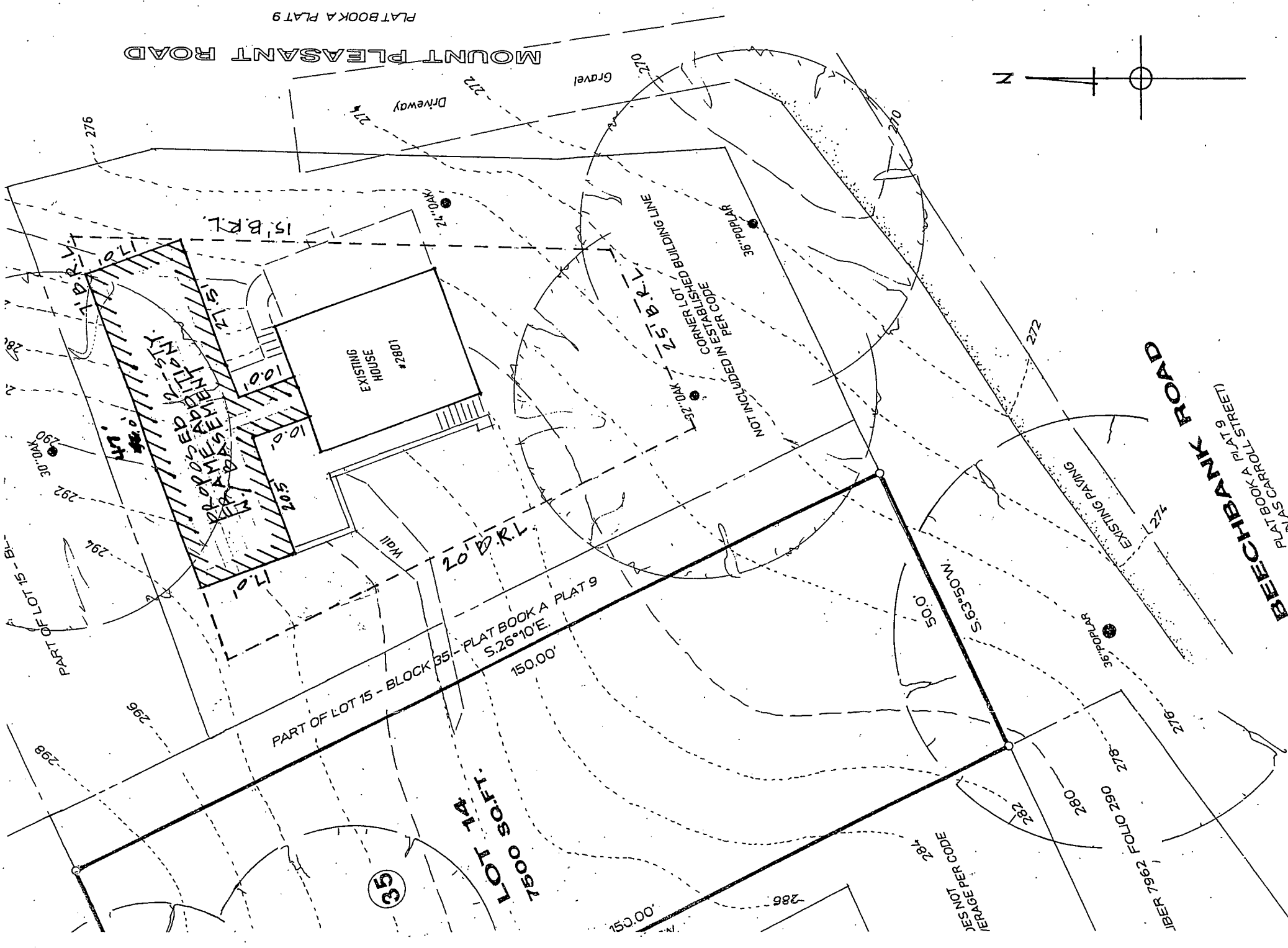
2801 BEECHBANK RD.  
KENSINGTON, MD



GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

# PROPOSED SITE PLAN

SCALE: 1" = 20'

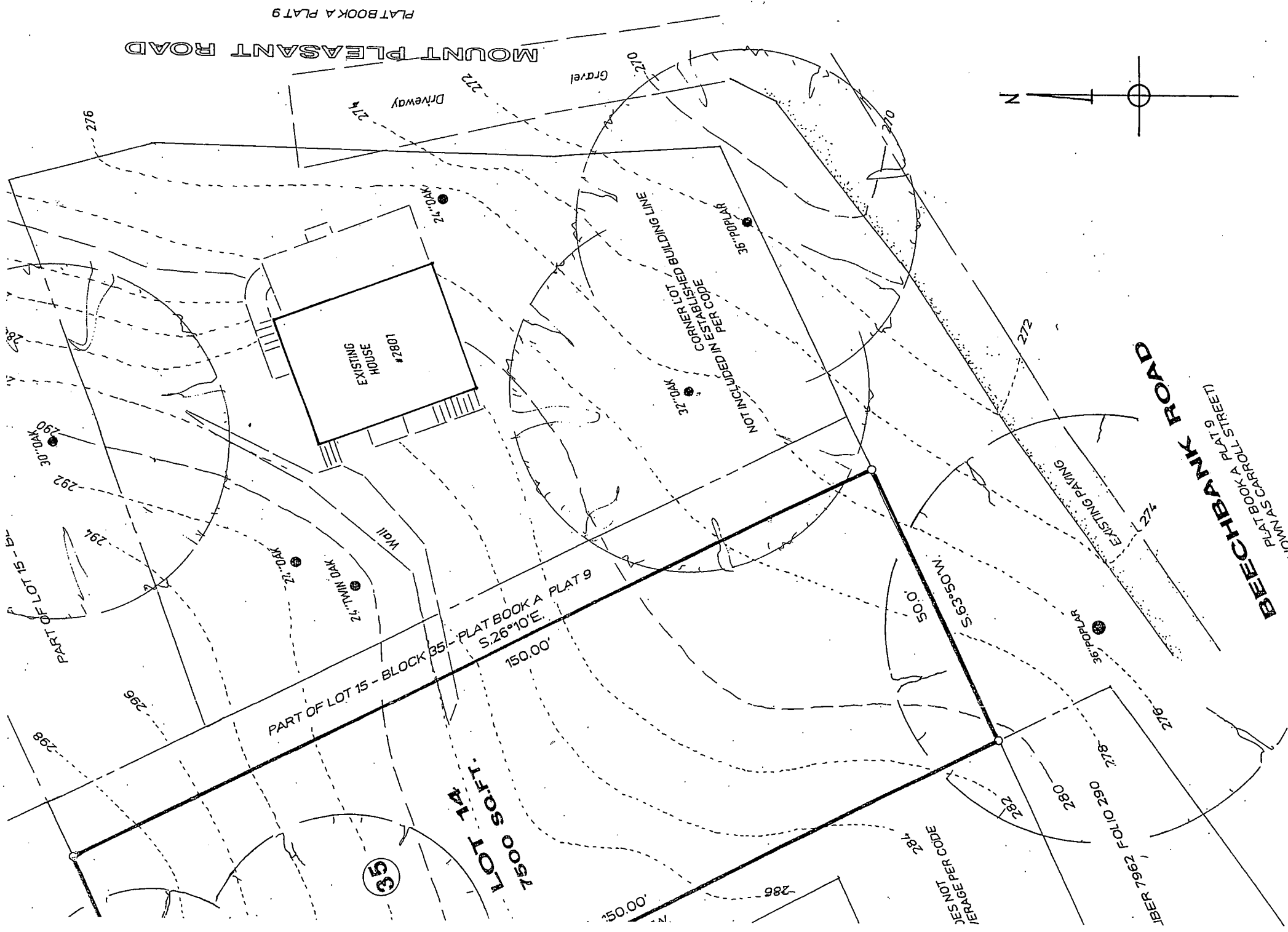


**GTM**

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

**EXISTING  
SITE PLAN**

SCALE: 1" = 20'



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	2801 Beechbank Avenue, Silver Spring	<b>Meeting Date:</b>	09/08/04
<b>Resource:</b>	Contributing Resource Capitol View Park Historic District	<b>Report Date:</b>	09/01/04
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	08/25/04
<b>Case Number:</b>	N/A	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Alan Adler (Mark Hughes, Agent)	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Rear Addition**RECOMMEND:** Revise and proceed to Second Preliminary Consultation**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within Capital View Park Historic District.  
**STYLE:** Mediterranean  
**DATE:** 1917-1935

This two-story, three bay, dwelling with raised basement is located within the Capitol View Park Historic District. The main entry is located on the north (side) elevation of the house. The entry is covered with a shed roof sheathed in Spanish tile. The house is constructed in concrete and is detailed with metal casement windows and wrought iron railings. The roof is a shallow hip sheathed in Spanish tile and ornamented with an exterior end chimney also constructed of concrete. The subject lot contains several mature trees.

**PROPOSAL:** The subject proposal will:

1. Remove a portion of the foundation wall on the basement level, an existing window on the first floor and two windows on the second floor to create an entry into a new, two-story with basement, hyphen addition. The height of the hyphen will match the existing roof height on the historic massing.
2. Construct a two-story rear addition with basement garage onto the new hyphen addition. This addition will be of frame construction, faced in stucco and sheathed in Spanish tile to match the existing house. The height of the addition will match the existing roof height on the historic massing. The applicant is proposing to utilize wood casement windows on the addition.



3. Construct a new terrace along the west elevation of the historic massing to connect the historic house to the addition.

### **STATISTICS:**

Existing footprint:	approx 620 sq. ft.
Proposed addition's footprint:	approx. 1050 sq. ft.
Total new footprint:	approx. 1670 sq. ft.
Lot size:	10,272 sq. ft.
Existing Lot coverage:	6%
Proposed Lot coverage:	16%

### **APPLICABLE GUIDELINES:**

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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.

#### *Montgomery County Code; Chapter 24A*

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.

#### *Secretary of the Interior's Guidelines for Rehabilitation*

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#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 proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent 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**

*Topic #1 Remove a portion of the foundation wall on the basement level, an existing window on the first floor and two windows on the second floor to create an entry into a new, two-story with basement, hyphen addition. The height of the hyphen will match the existing roof height on the historic massing.*

Staff does not object to the utilization of existing fenestrations to provide access to an addition. However, staff is concerned with this current design's program to alter a window on the first story, where there is an existing door that could be utilized, and altering two windows on the second story.

As the design program illustrates, the main objective of the hyphen is to provide interior access to the new addition only. As such, with stairways in both massings (historic and proposed) a one-story with basement hyphen should be sufficient and also would not require the removal of two additional windows in the second level of the main massing.

Additionally, staff would like to see that the entry from the historic massing to the hyphen be accomplished through the use of the existing door opening. Finally, staff would like to see the hyphen's design to be more "glassy" in form. This detail will provide a visual separation of the historic and proposed massings.

*Topic #2 Construct a two-story rear addition onto the new hyphen addition. This addition will be of frame construction, faced in stucco and sheathed in Spanish tile to match the existing house. The height of the addition will match the existing roof height on the historic massing. The applicant is proposing to utilize wood casement windows on the addition.*

Staff commends the applicant's use of compatible materials and design for this addition. The materials are compatible but not replicative (frame with stucco instead of concrete, wood windows instead of metal) and are compatible with the existing architectural style.

Staff's main concern with the proposed addition is its size. In footprint, the addition is almost double the original massing. Additionally, the footprint is very linear, causing it to

overwhelm the original. In order to not adversely affect the character of the District, the streetscape or the architecture of the original house, staff suggests a re-design and reduction of the proposed massing so it does not exceed the western plane of the original massing (see staff's recommendation drawings beginning on circle ).

*Topic #3 Construct a new (uncovered) terrace along the west elevation of the historic massing to connect the historic house to the addition.*

Staff does not object to this design detail.

**STAFF RECOMMENDATION:**

Staff recommends that the applicant revise their plans based on the above staff discussion and the Commission's comments and then return to the Commission for a second preliminary consultation. Staff will work with the architect in the development of the revised plans if desired.

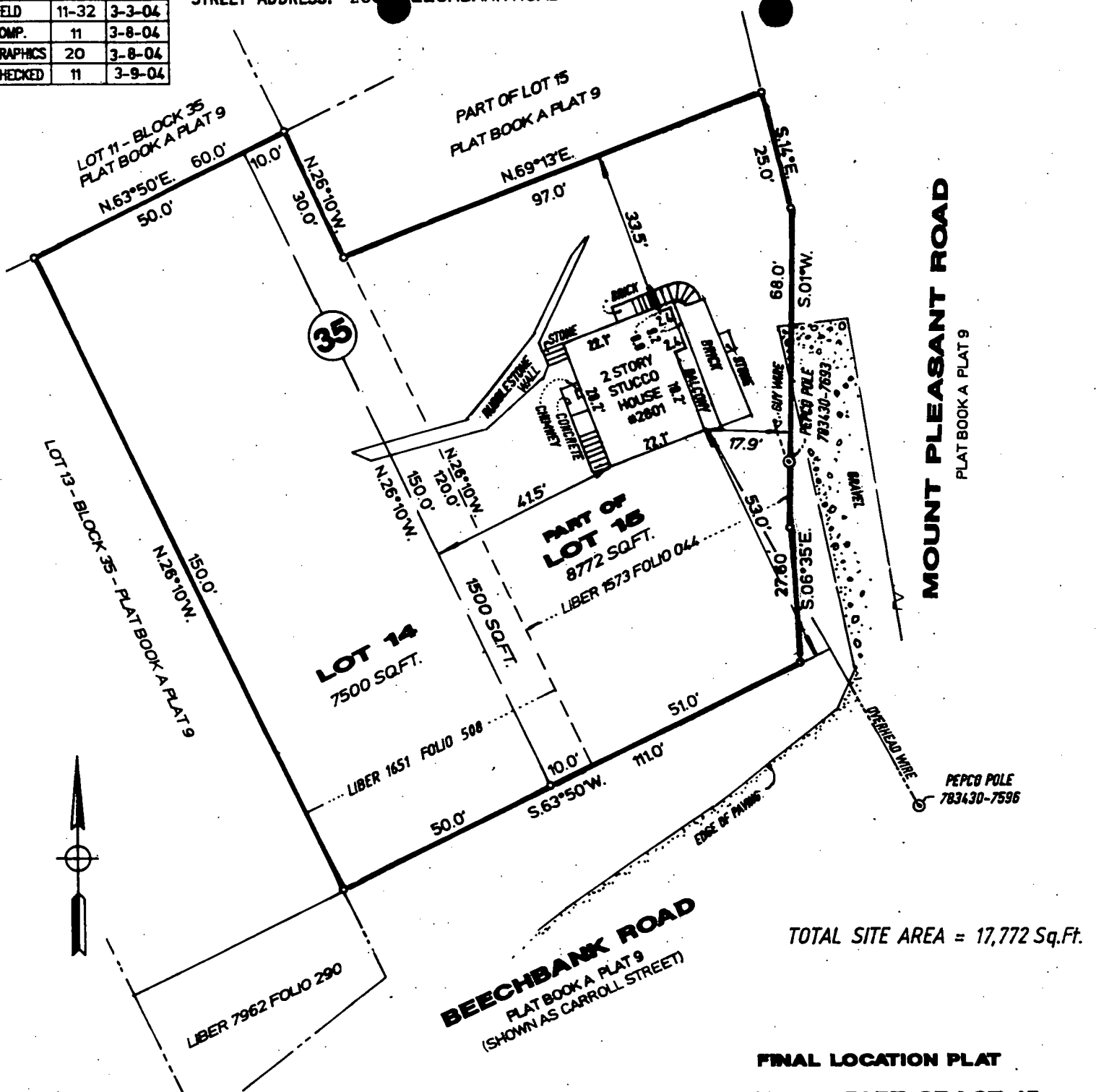
Additionally for the second preliminary consultation, staff requests specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage, to be used in this new addition.

Finally, staff notes that this property contains several large trees, which contribute to the landscape of the historic district. For the second preliminary consultation, the applicant should submit a tree survey and protection plan to the Commission outlining the trees (larger than 6" in diameter) to be saved and protected and the trees to be removed.

Please note that the exterior and interior rehabilitation of the historic building is eligible for County (only exterior), State and possibly Federal Tax Credits.

EMP#	DATE
11-32	3-3-04
COMP.	11 3-8-04
GRAPHICS	20 3-8-04
CHECKED	11 3-9-04

STREET ADDRESS: 280 BEECHBANK ROAD



TOTAL SITE AREA = 17,772 Sq.Ft.

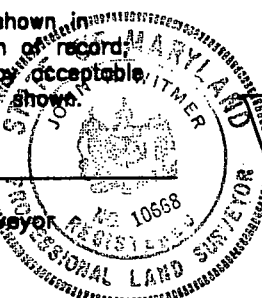
**SURVEYOR'S CERTIFICATE**

This survey has been completed to satisfy requirements of a transfer, a financing or a refinancing of the subject site; it does not reflect a boundary survey to be relied upon for the accurate location of property lines, construction of fences or other improvements.

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat and/or description of record, that the improvements, as shown, have been located by acceptable survey practices; and that all visible improvements are shown.

03-03-2004 (FINAL)  
Date

*John R. Witmer*  
JOHN R. WITMER  
Professional Land Surveyor  
MD. No 10668



**WITMER ASSOCIATES, LLC**  
LAND SURVEYING - LAND PLANNING & DESIGN

354-A Hungerford Drive, Rockville, MD 20850  
Tel: (301) 309-8600 Fax (301) 309-8603  
93122.H2

Tolerance for measurements indicated hereon = 0.25' +/-

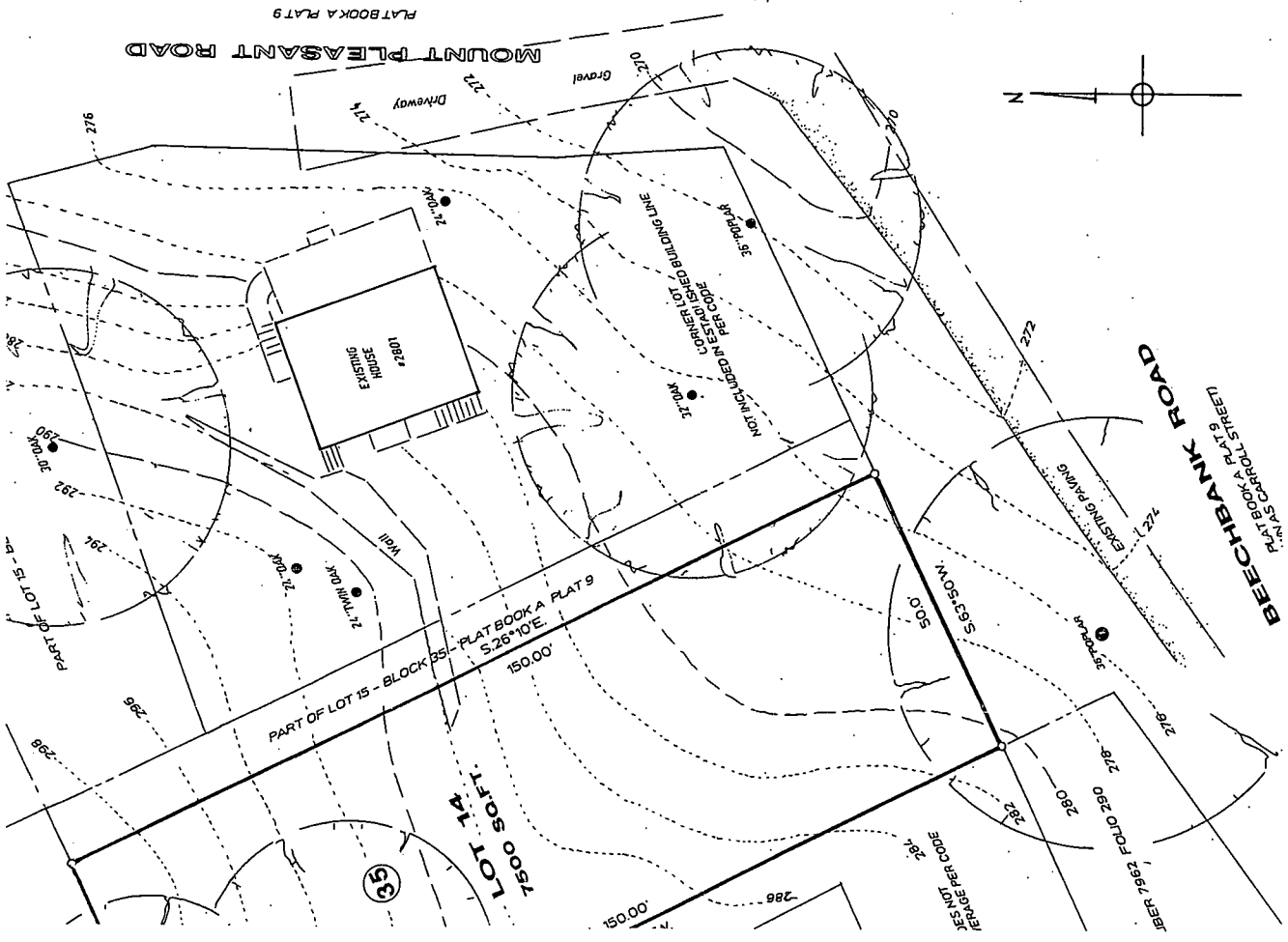
**FINAL LOCATION PLAT**  
**LOT 14 & PART OF LOT 15**  
**BLOCK 35**  
**CAPITOL VIEW PARK**  
PLAT BOOK A PLAT 9  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' MARCH, 2004



CTM ARCHITECTS  
 7115 Georgetown Rd.  
 Suite 700  
 Bethesda, MD 20814

# EXISTING SITE PLAN

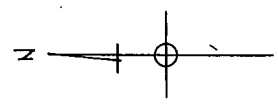
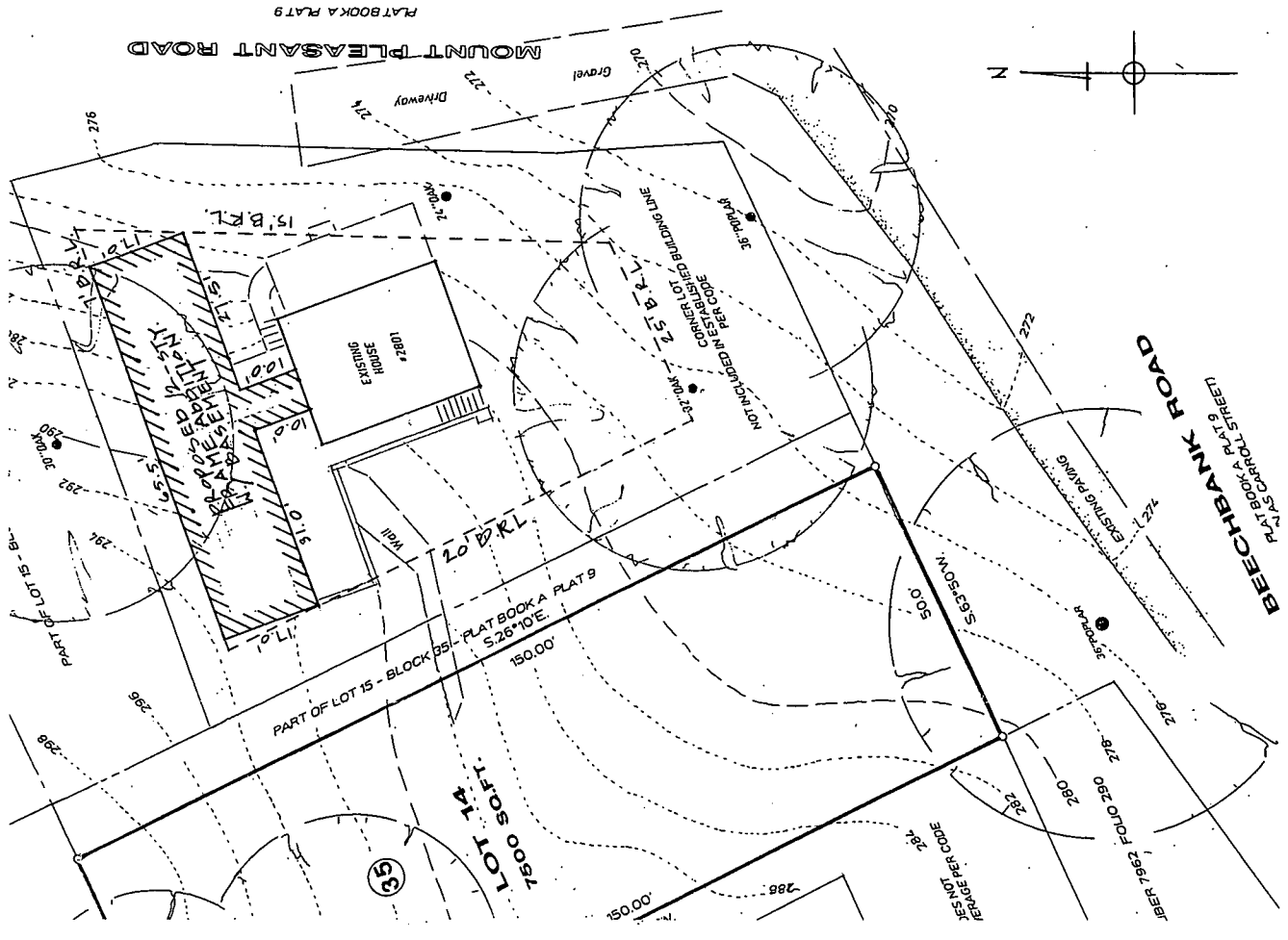
SCALE: 1" = 20'



CTM  
GT MARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

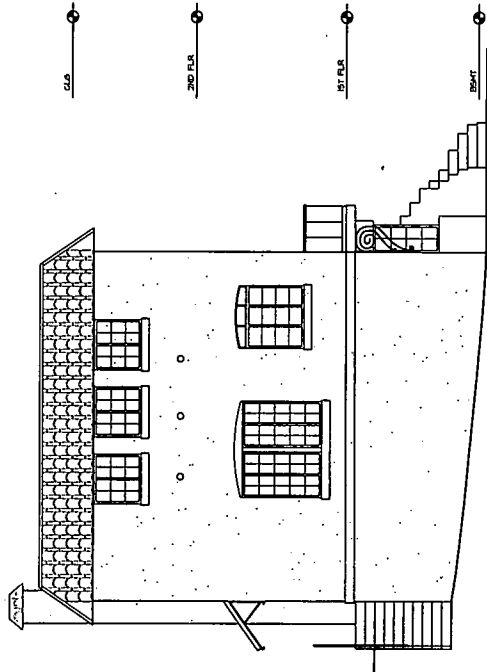
# PROPOSED SITE PLAN

SCALE: 1" = 20'

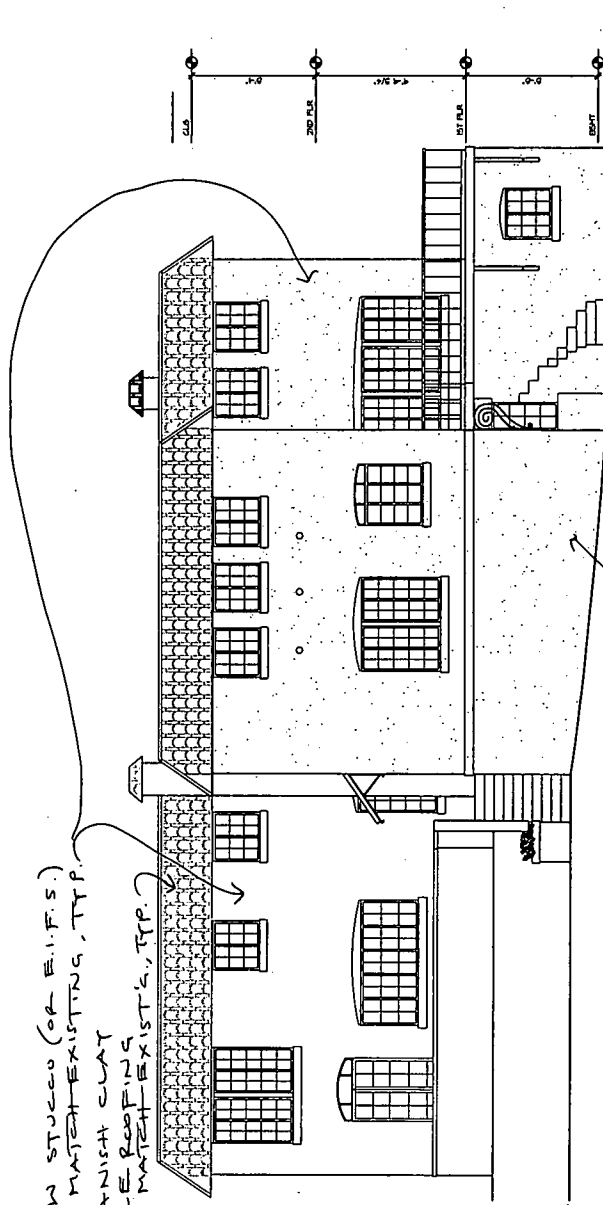


BEECHBANK ROAD  
PLAT BOOK A PLAT 9  
AS CARROLL STREET

NEW STUCCO (OR E.I.F.S.)  
TO MATCH EXISTING, TYP.  
SPANISH CLAY  
TILE ROOFING  
TO MATCH EXIST'S, TYP.



1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



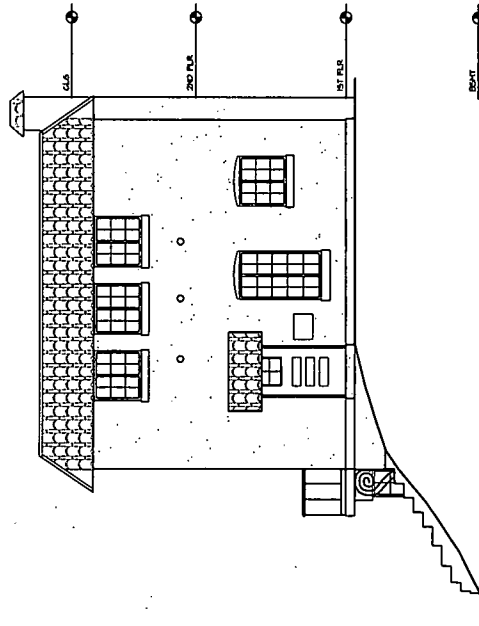
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXISTING  
STUCCO, TYPICAL

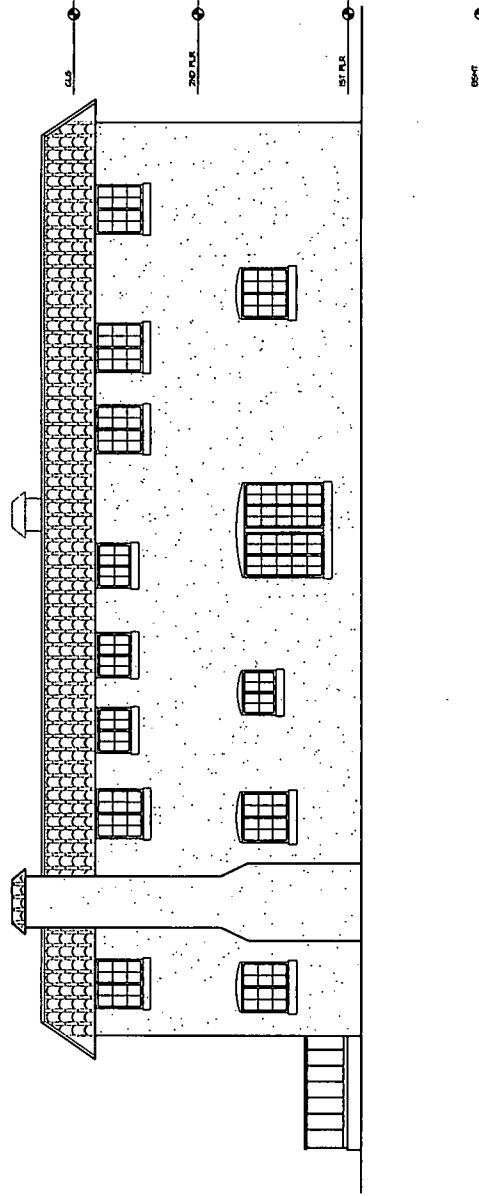
ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

**CTM**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



**1** EXISTING NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



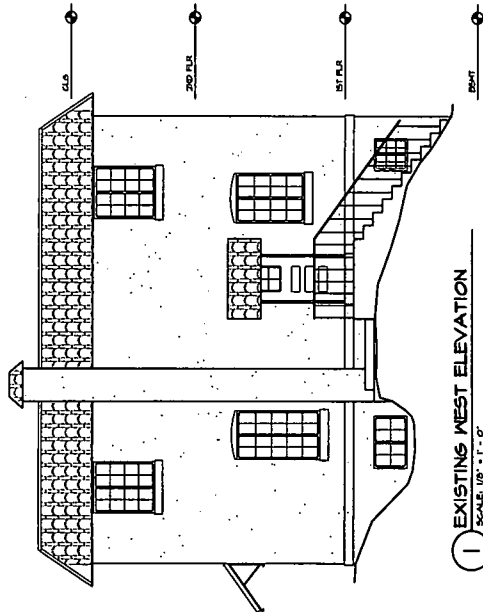
**2** PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

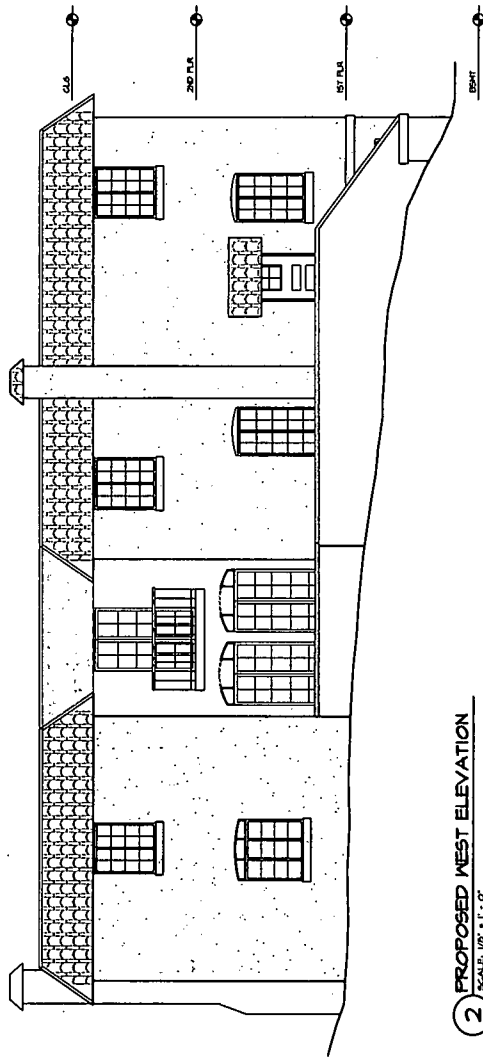
2801 BEECHBANK RD.  
 KENSINGTON, MD



GT MARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX



① EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



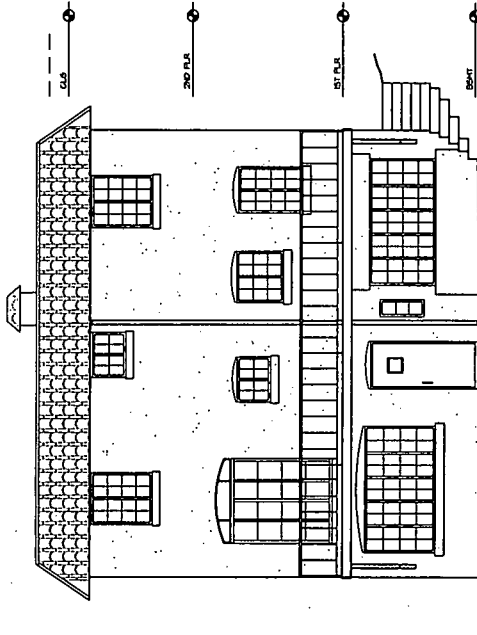
② PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

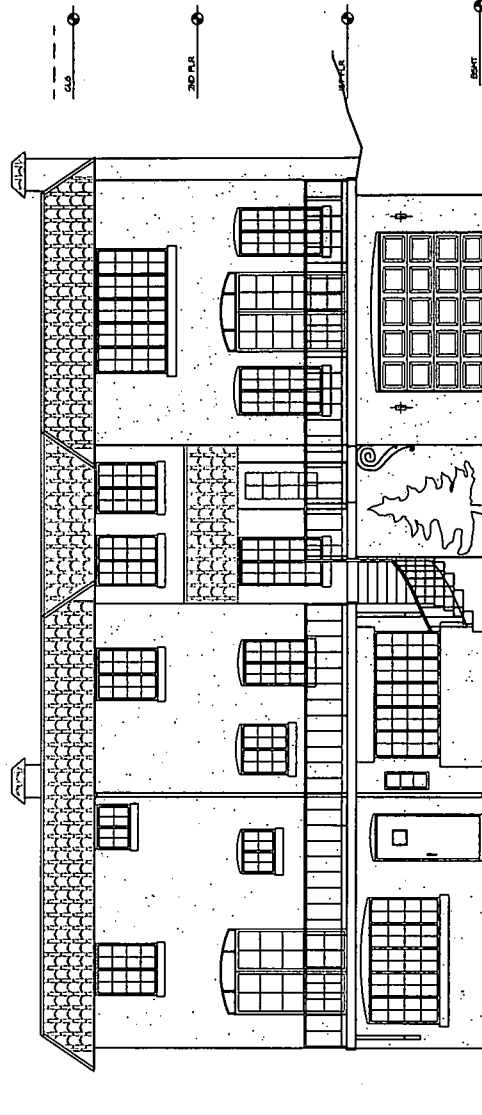
2801 BEECHBANK RD.  
KENSINGTON, MD



GT MARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

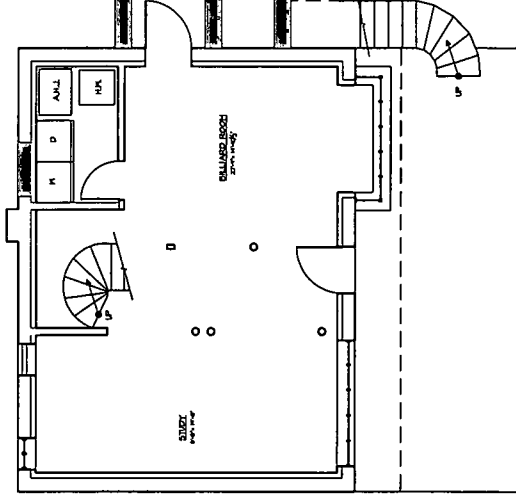
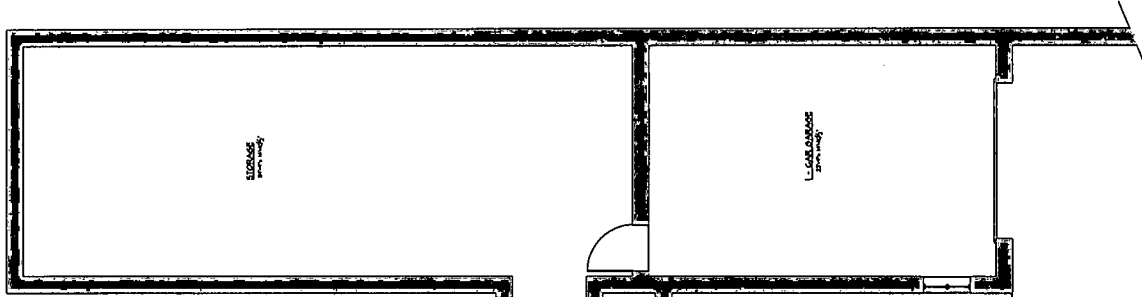


2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

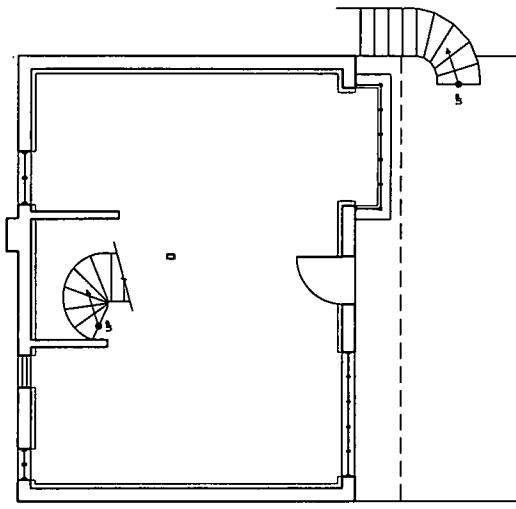
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**  
**GT MARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



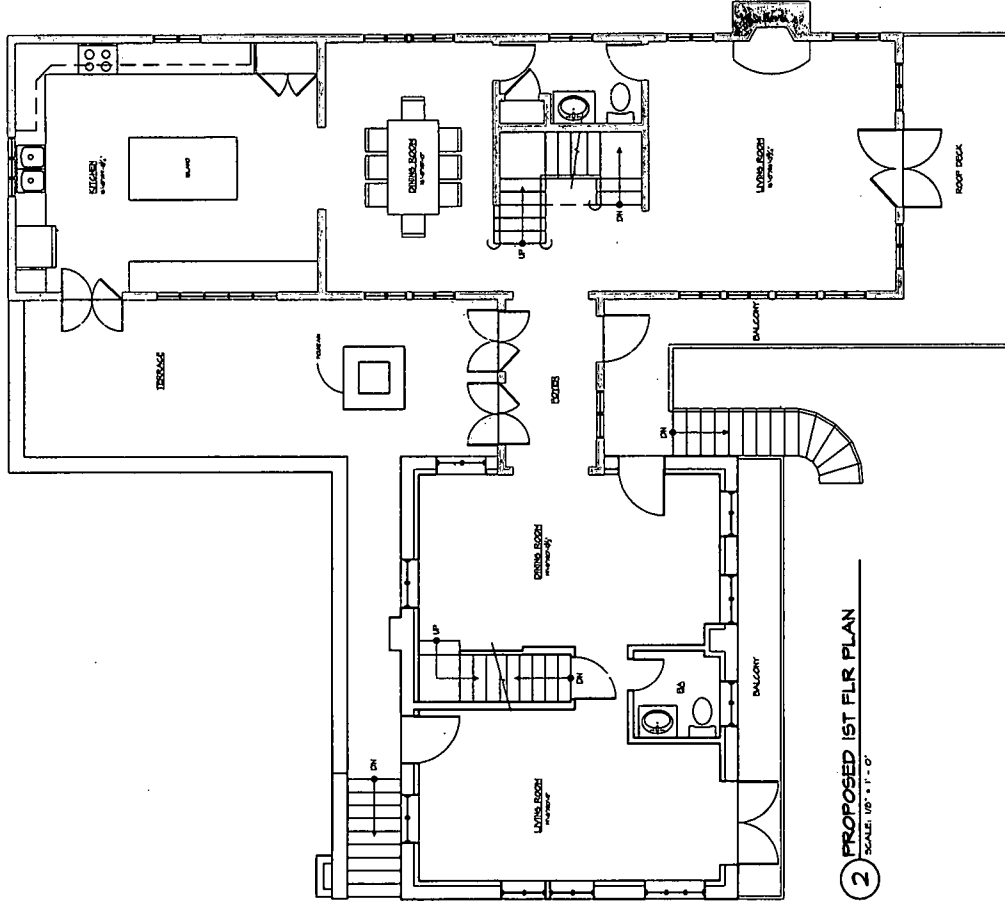
**2** PROPOSED BSMT PLAN  
 SCALE: 1/8" = 1'-0"



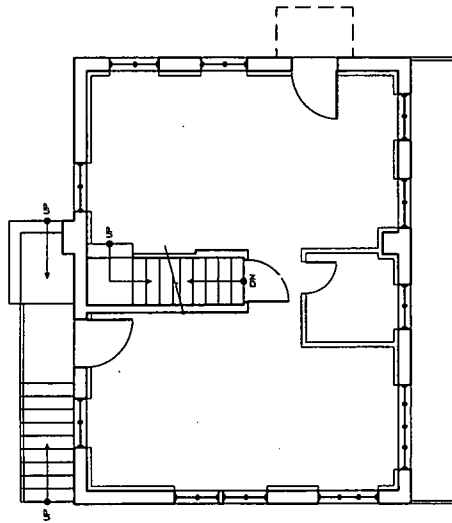
**1** EXISTING BSMT PLAN  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD



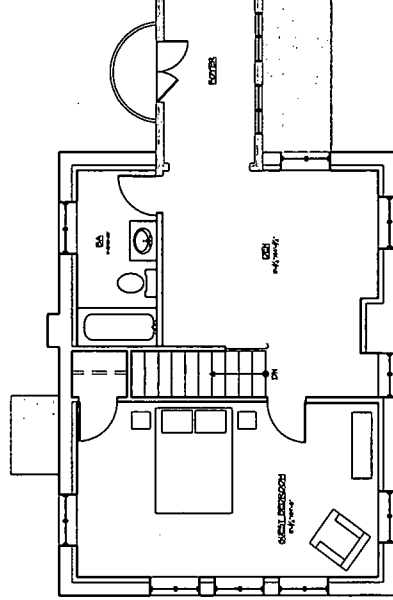
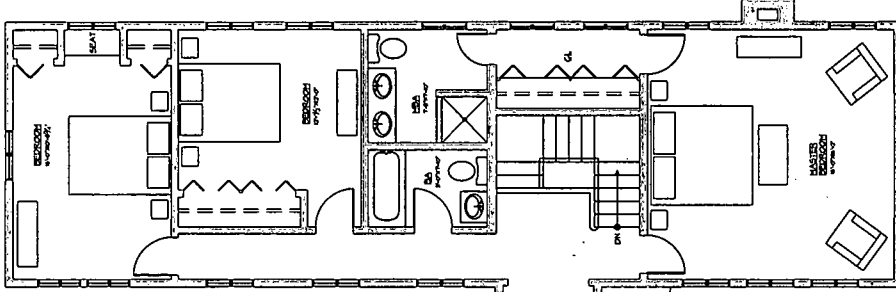
2 PROPOSED 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"



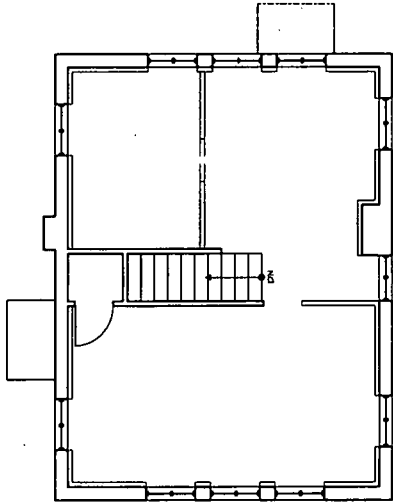
1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



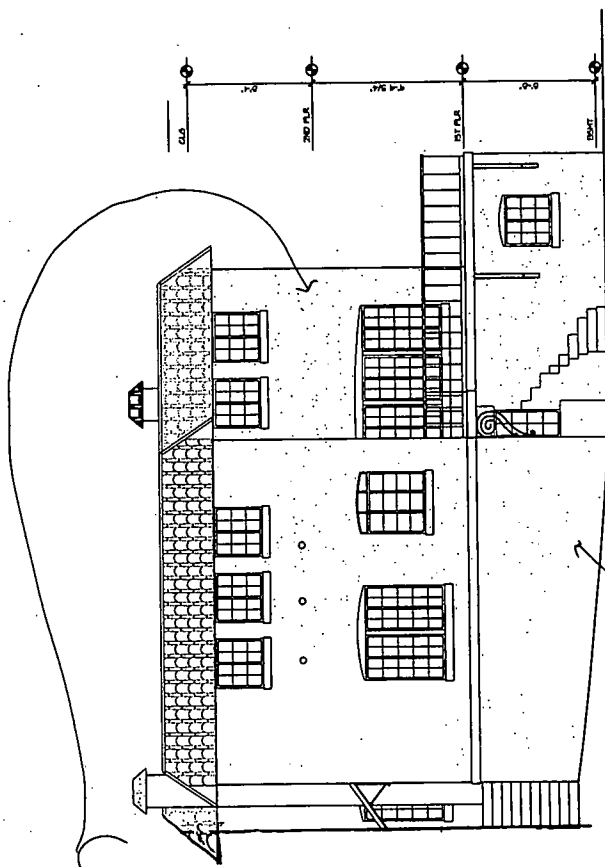
2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

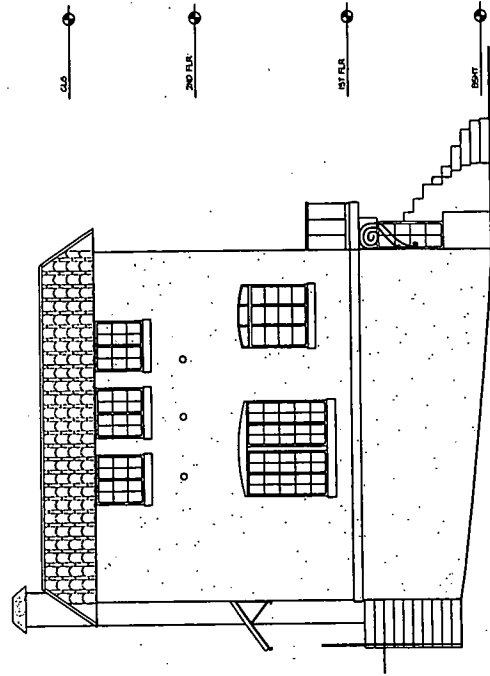
2801 BEECHBANK RD.  
KENSINGTON, MD



NEW STUCCO (OR E.I.F.S.)  
 TO MATCH EXISTING, TYP.  
 SPANISH CLAY  
 TILE ROOFING  
 TO MATCH EXISTING, TYP.

EXISTING STUCCO, TYPICAL

**2** PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



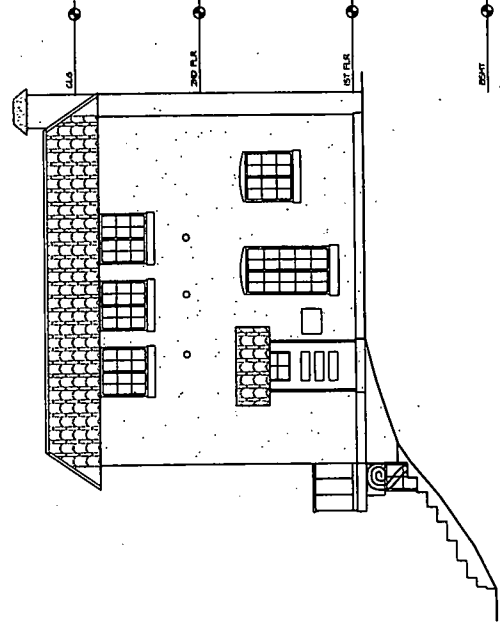
**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

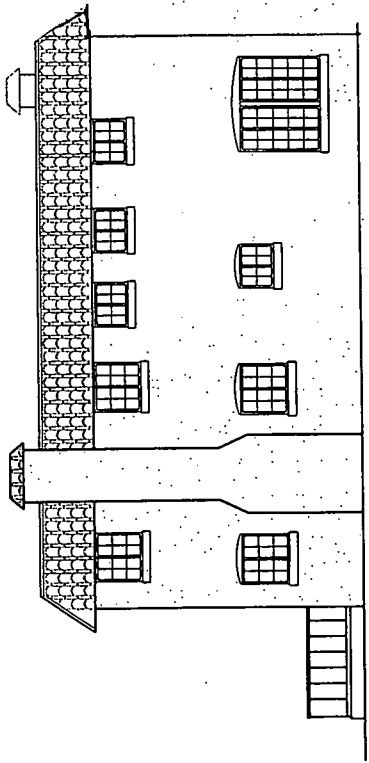
2801 BEECHBANK RD.  
 KENSINGTON, MD

**STAFF RECOMMENDATIONS**

**GTMI**  
 CONSULTANTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



① EXISTING NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



② PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

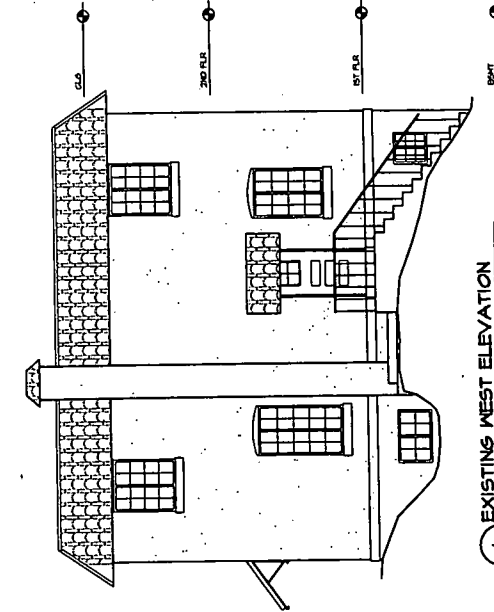
ADLER RESIDENCE

2801 BEECHBANK RD.  
 KENSINGTON, MD

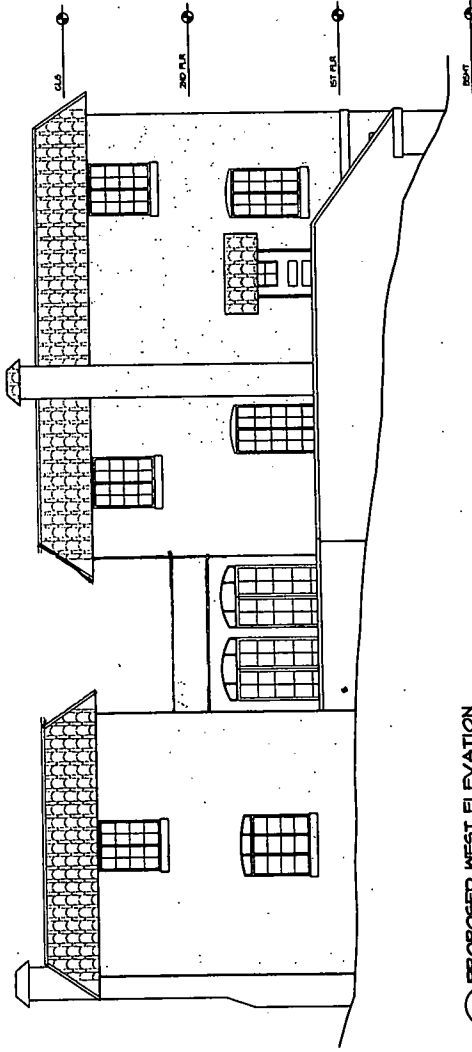
STAFF RECOMMENDATIONS

**GTMI**  
**ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

07.29.04



1 EXISTING WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

STAFF RECOMMENDATIONS



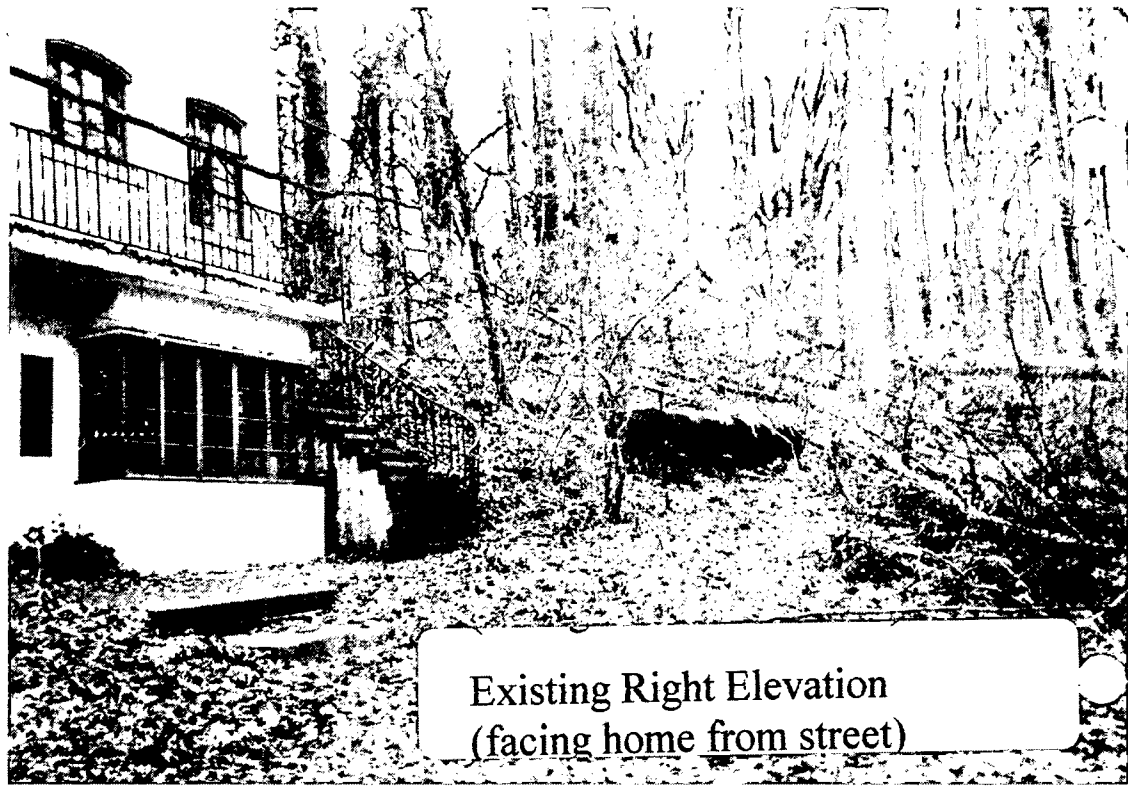
Existing Rear Elevation  
(facing home from street)



Existing Rear Elevation  
(facing home from street)



Existing Left Elevation  
(facing home from street)



Existing Right Elevation  
(facing home from street)



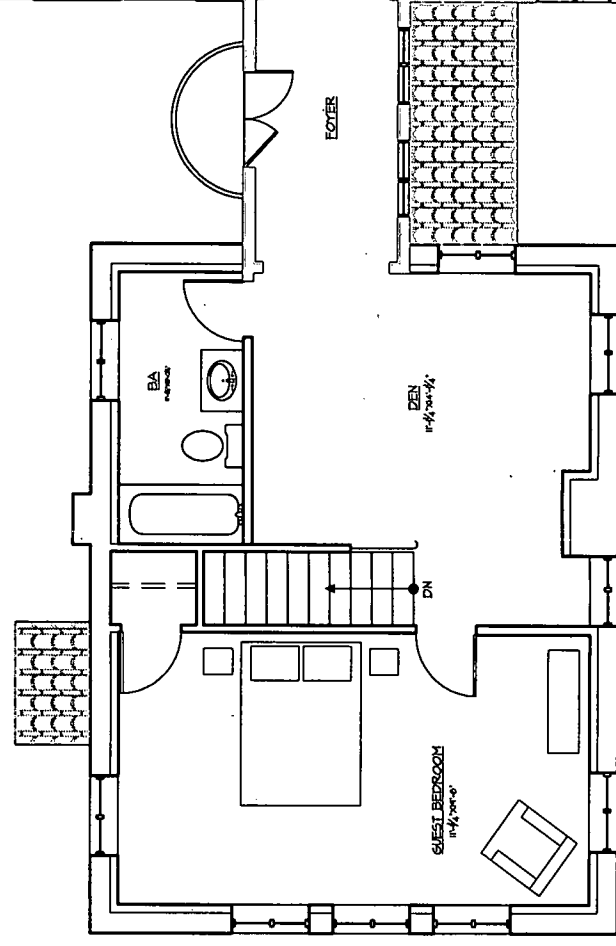
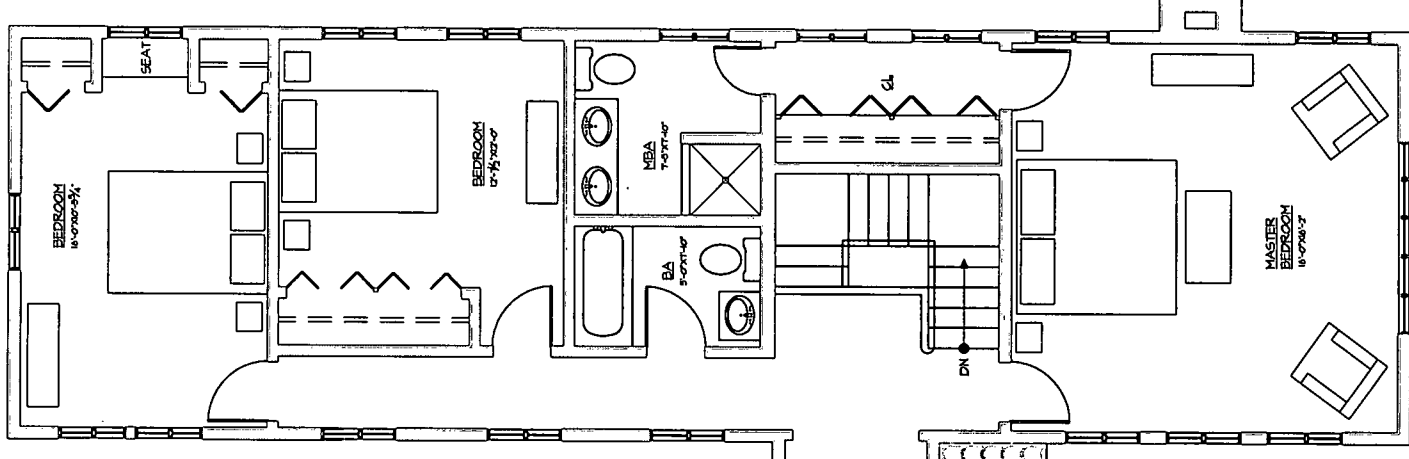
Existing Right Elevation  
(facing home from street)



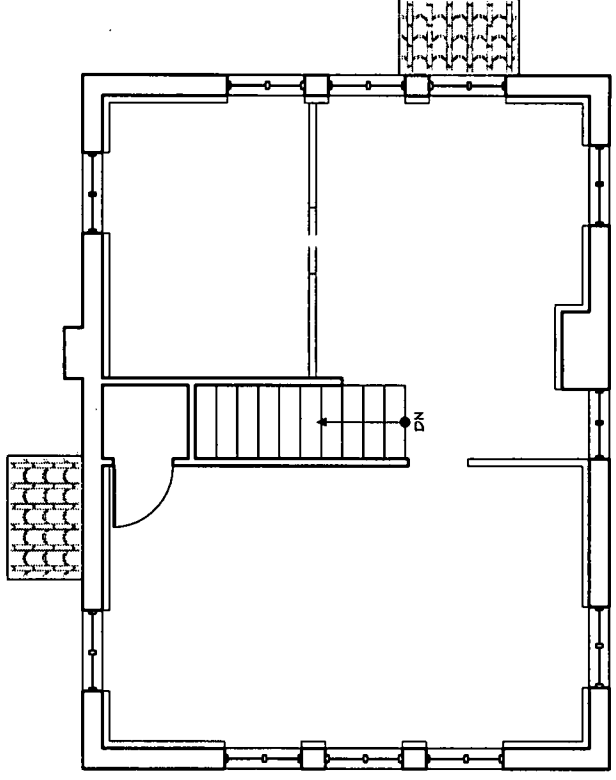
Existing Right Elevation  
(facing home from street)



Existing Front Elevation  
(facing home from street)



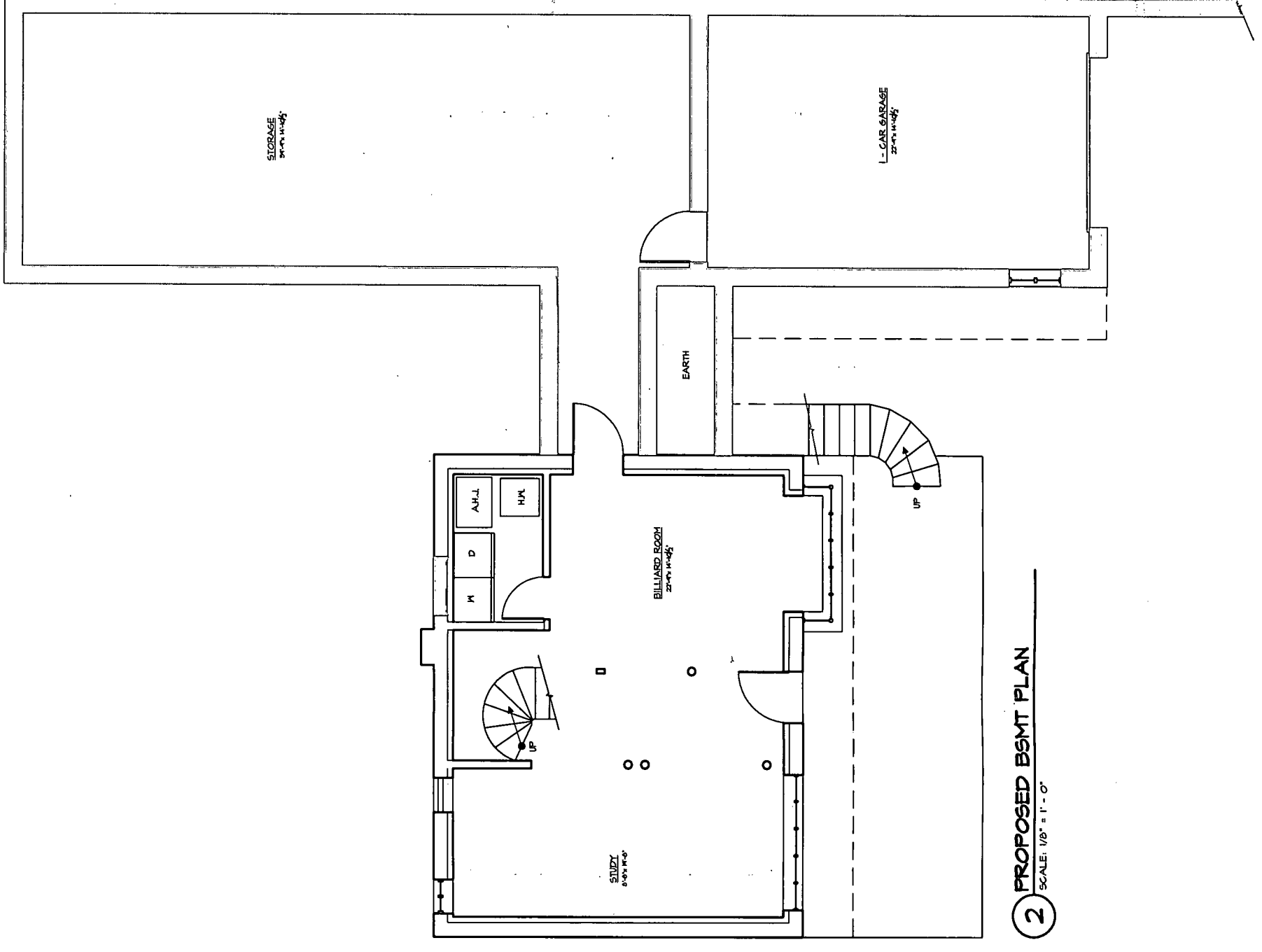
2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1' - 0"



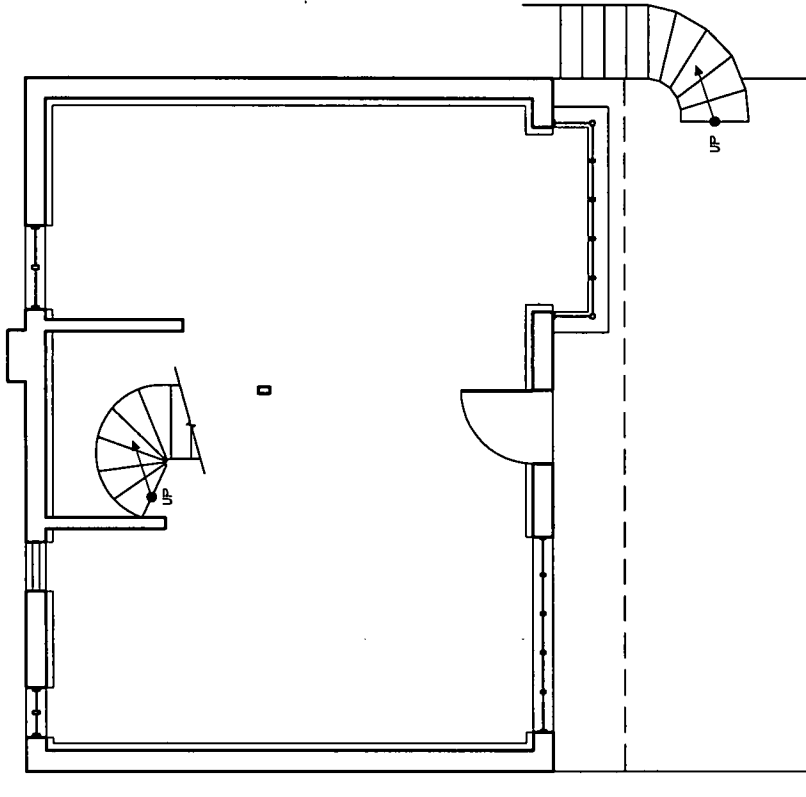
1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1' - 0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



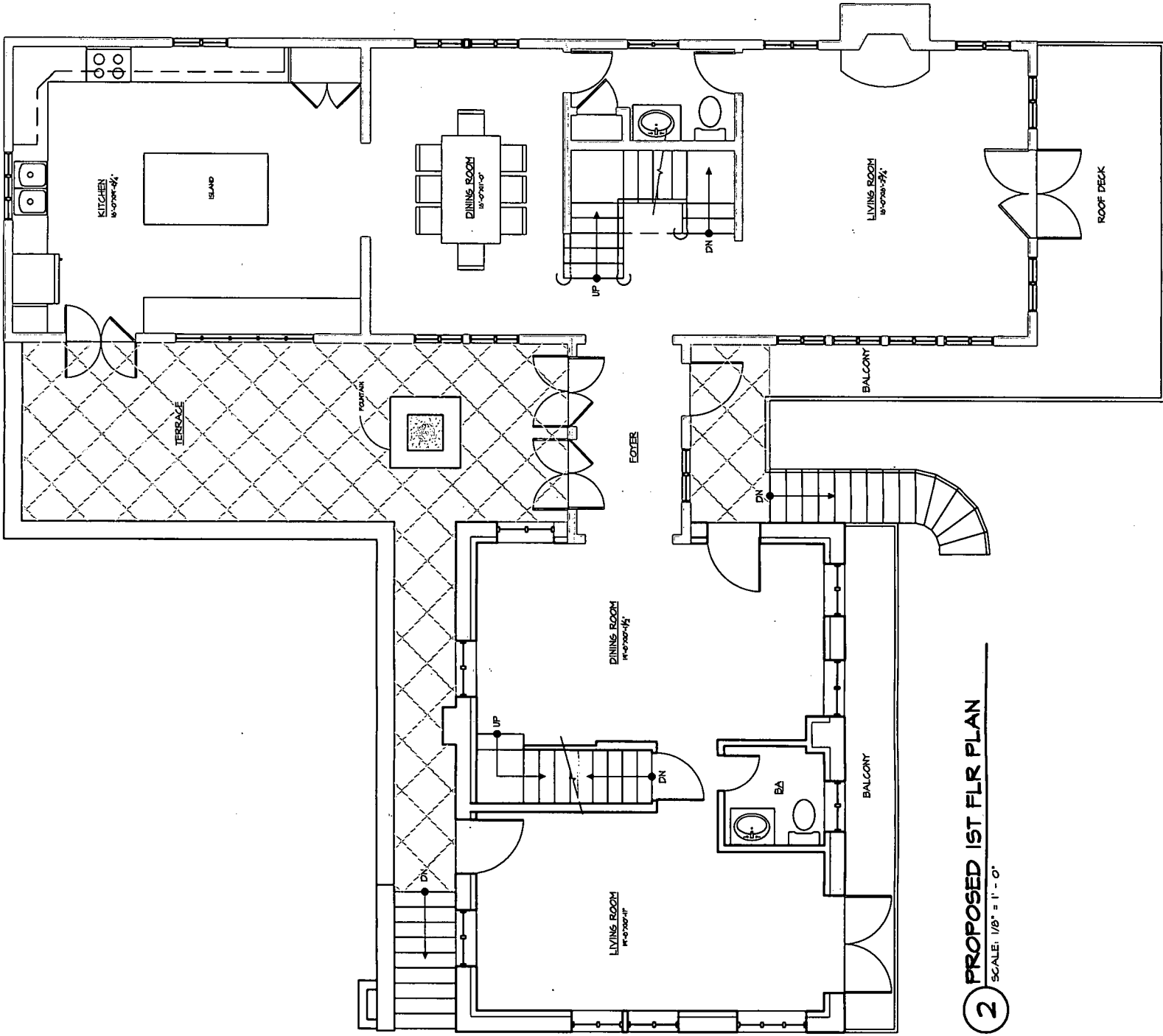
2 PROPOSED BSMT PLAN  
SCALE: 1/8" = 1'-0"



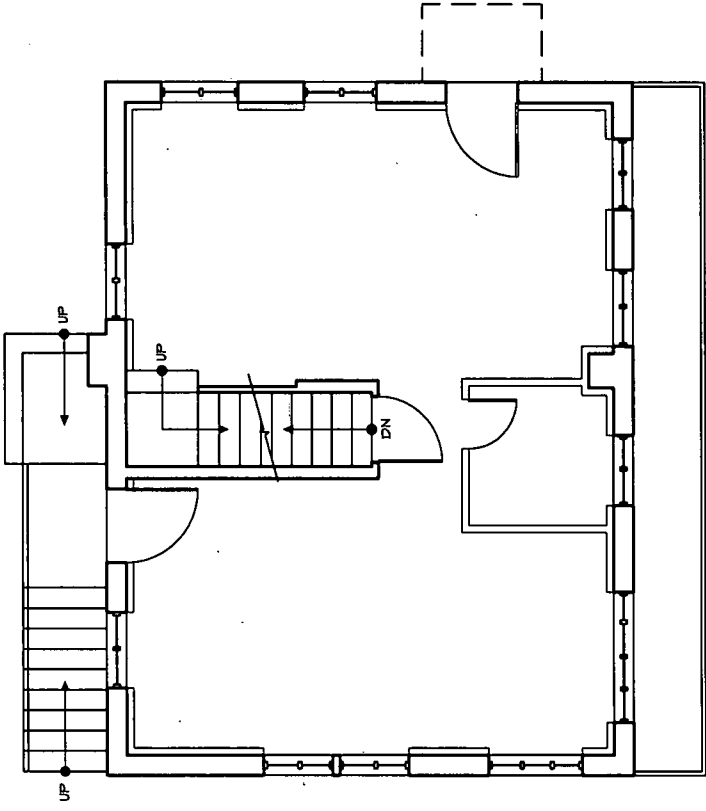
1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



2 PROPOSED 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

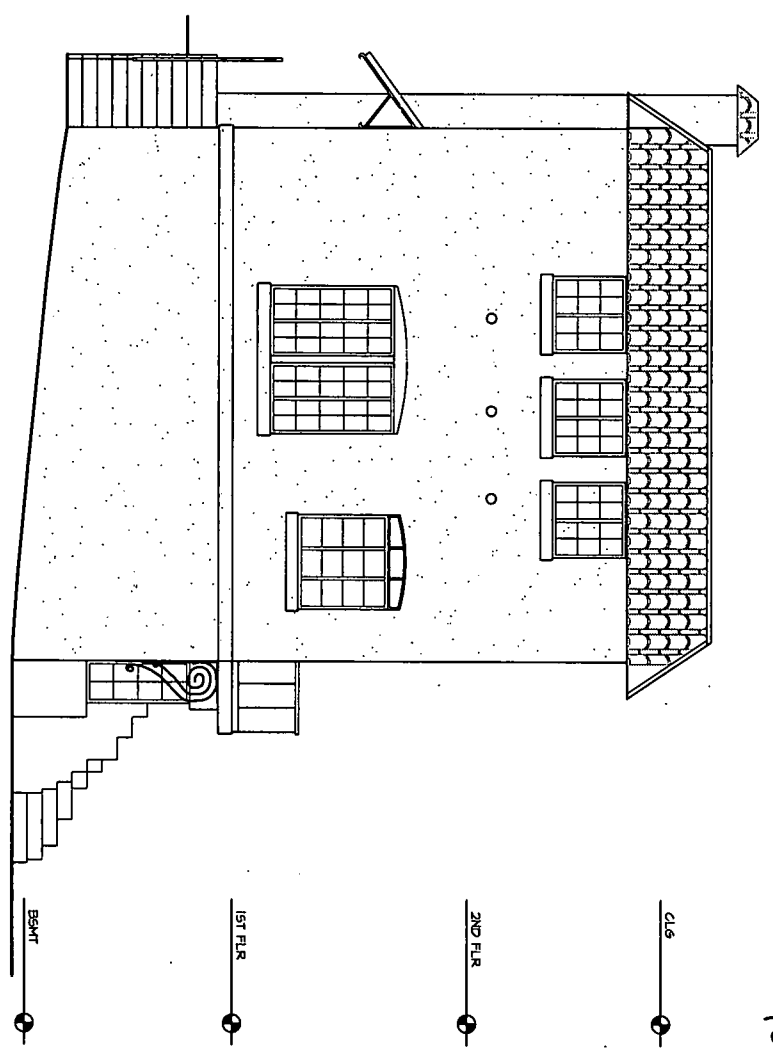


1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

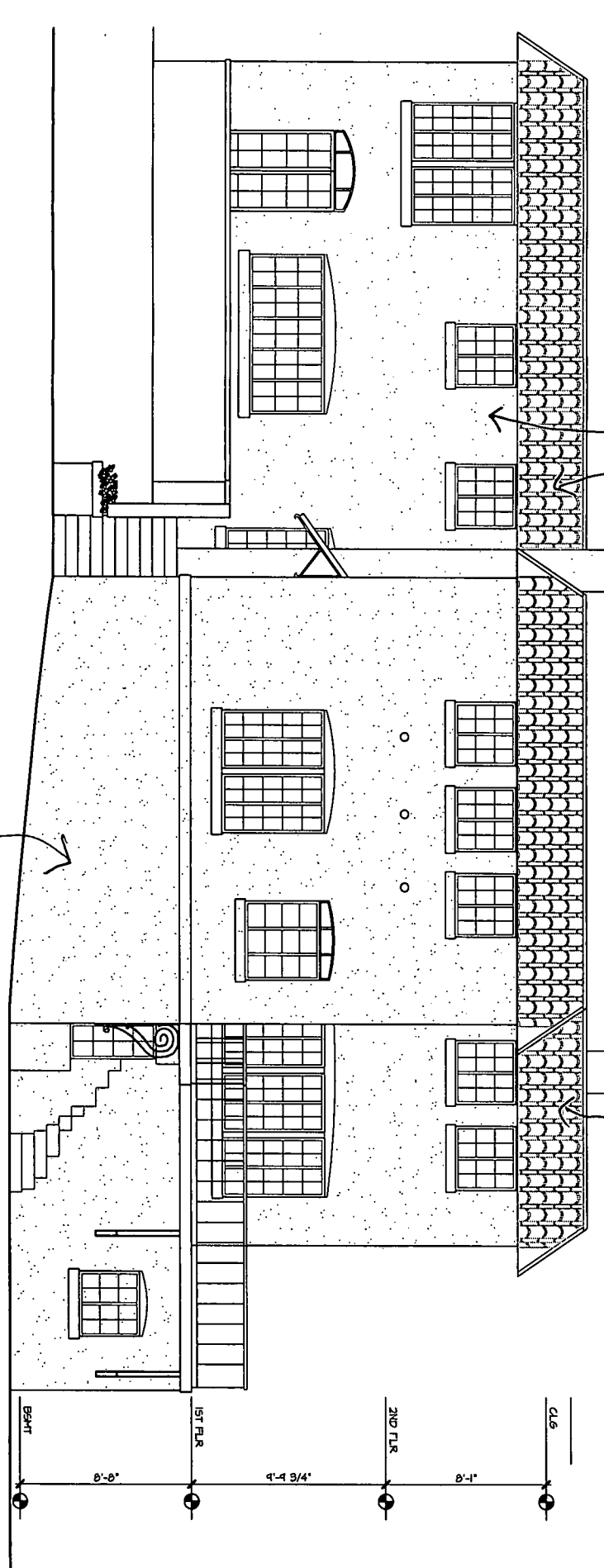
2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



**1** EXISTING SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

NEW SPANISH-CLAY TILE  
 ROOFING TO MATCH EXISTING, TYP.  
 NEW STUCCO (E.I.F.S.)  
 TO MATCH EXISTING, TYP.



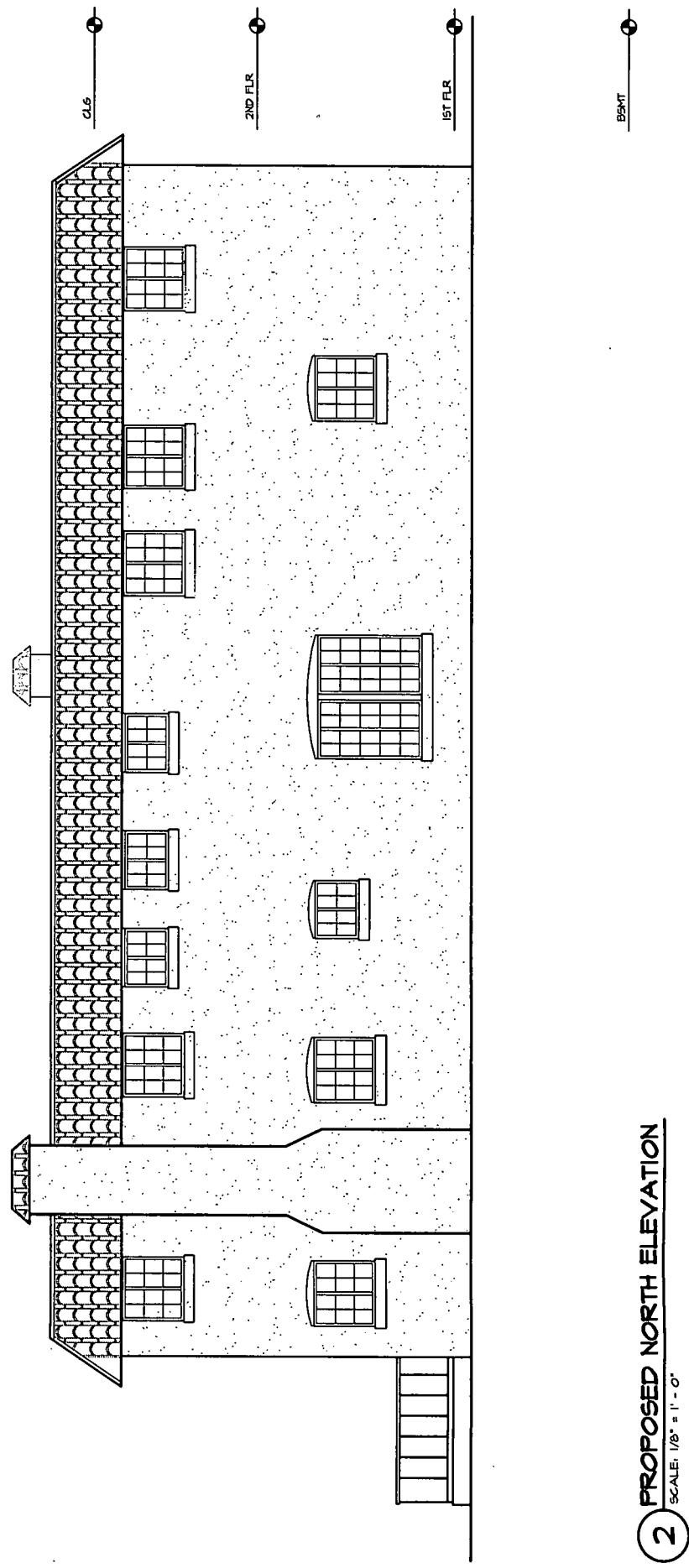
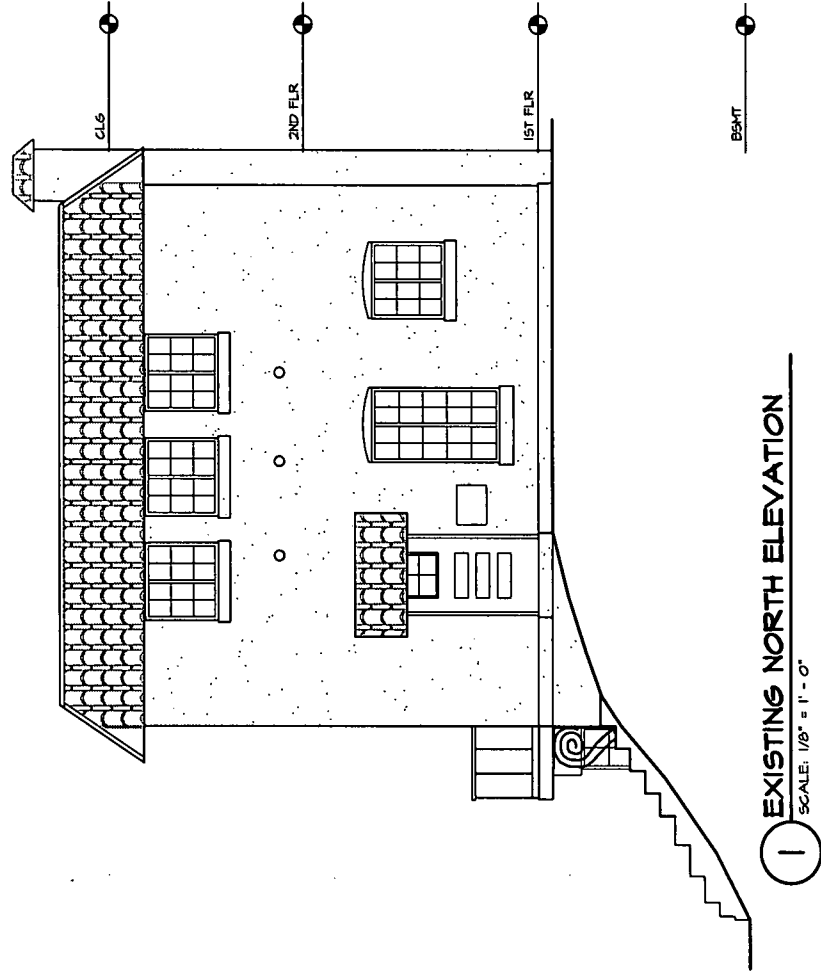
**2** PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

EXISTING  
 STUCCO, TYPICAL

# ADLER RESIDENCE

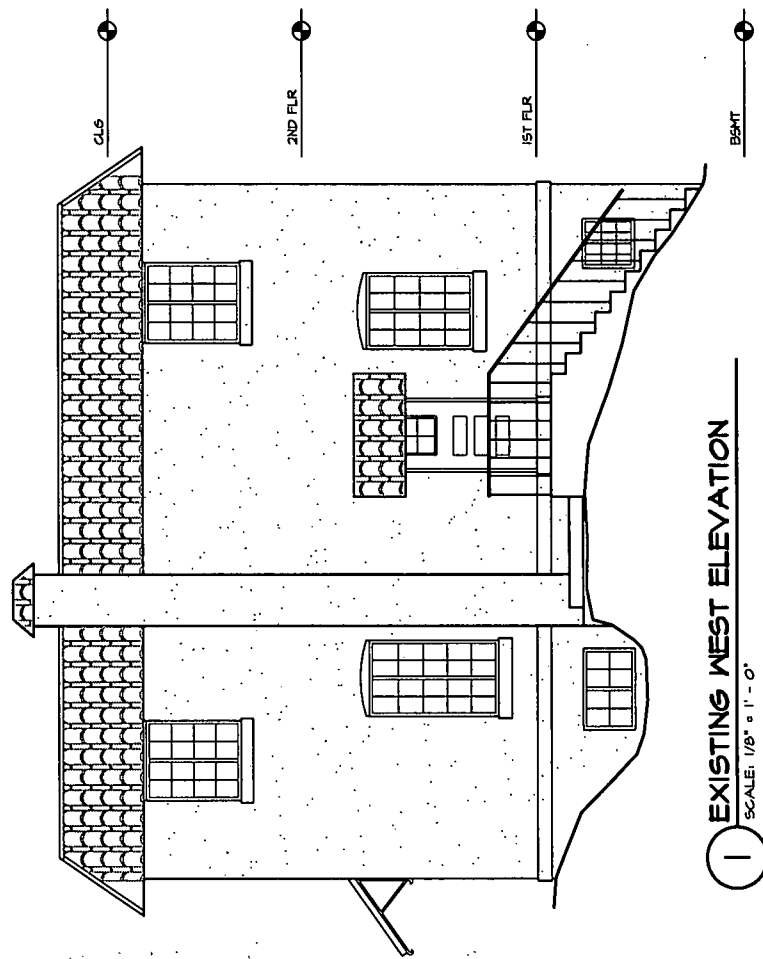
2801 BEECHBANK RD.  
 KENSINGTON, MD



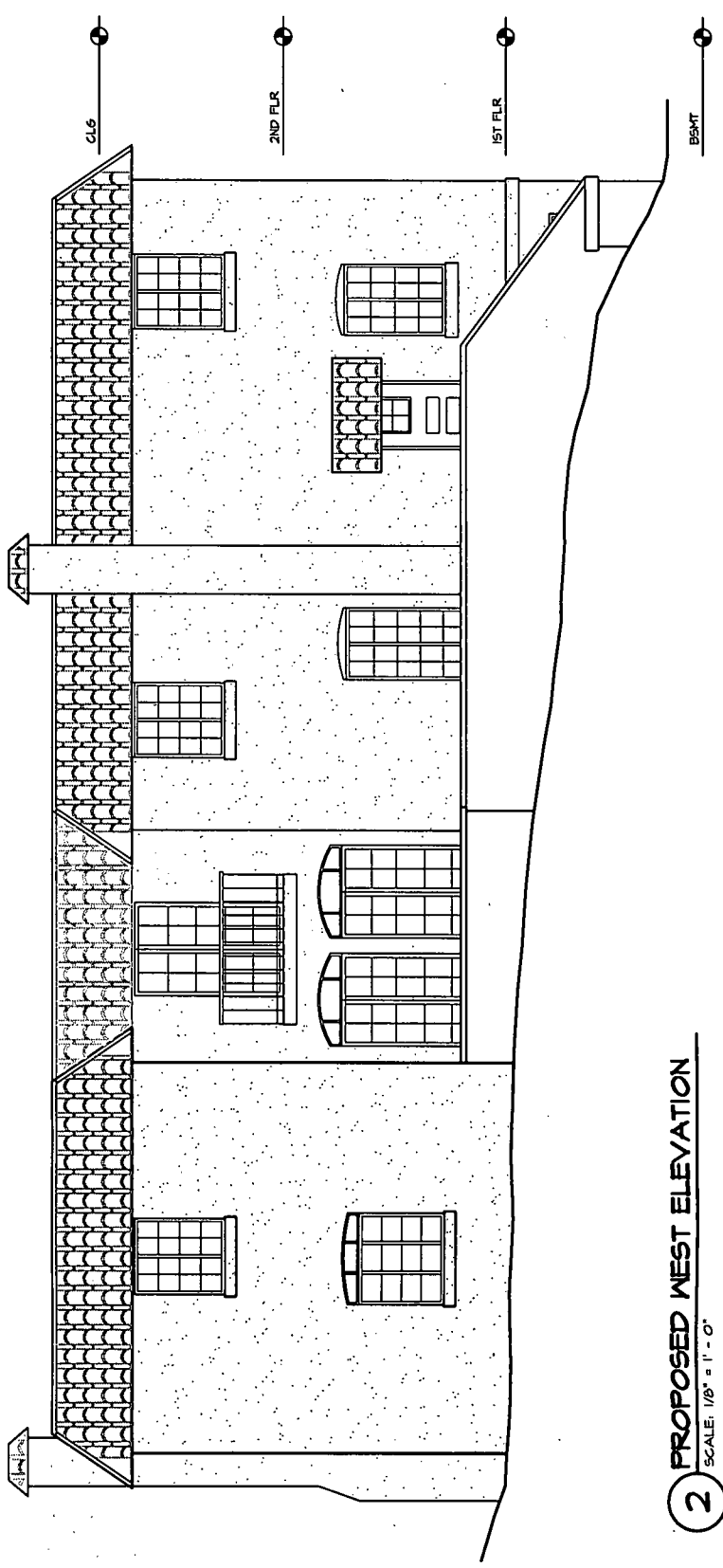


ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



**1** EXISTING WEST ELEVATION  
 SCALE: 1/8" = 1' - 0"

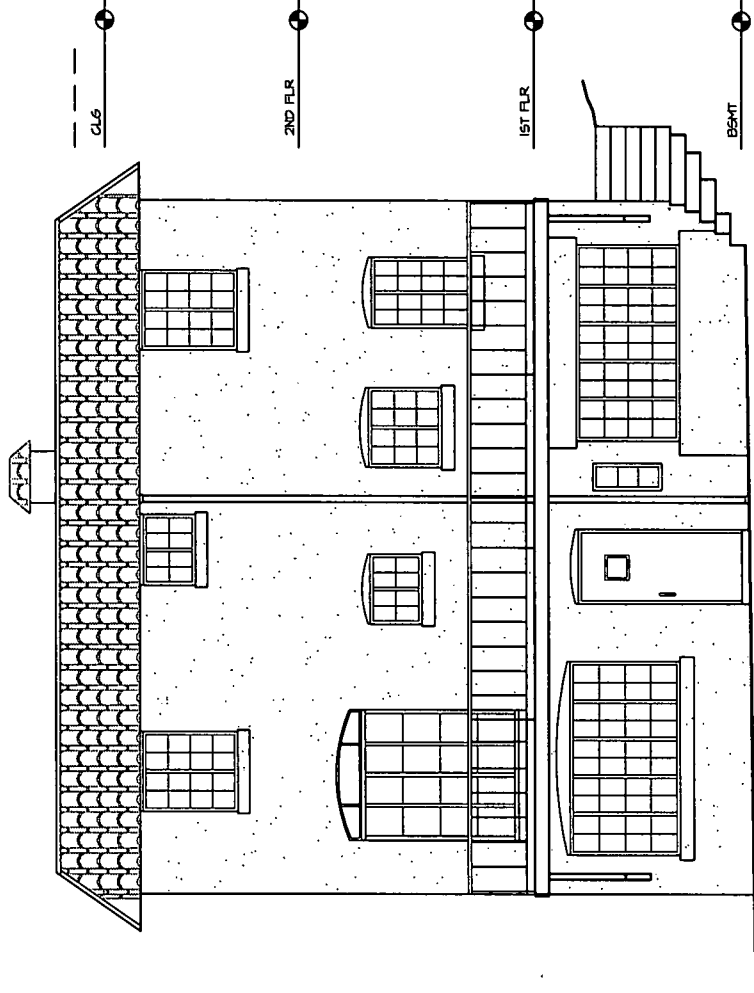


**2** PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1' - 0"

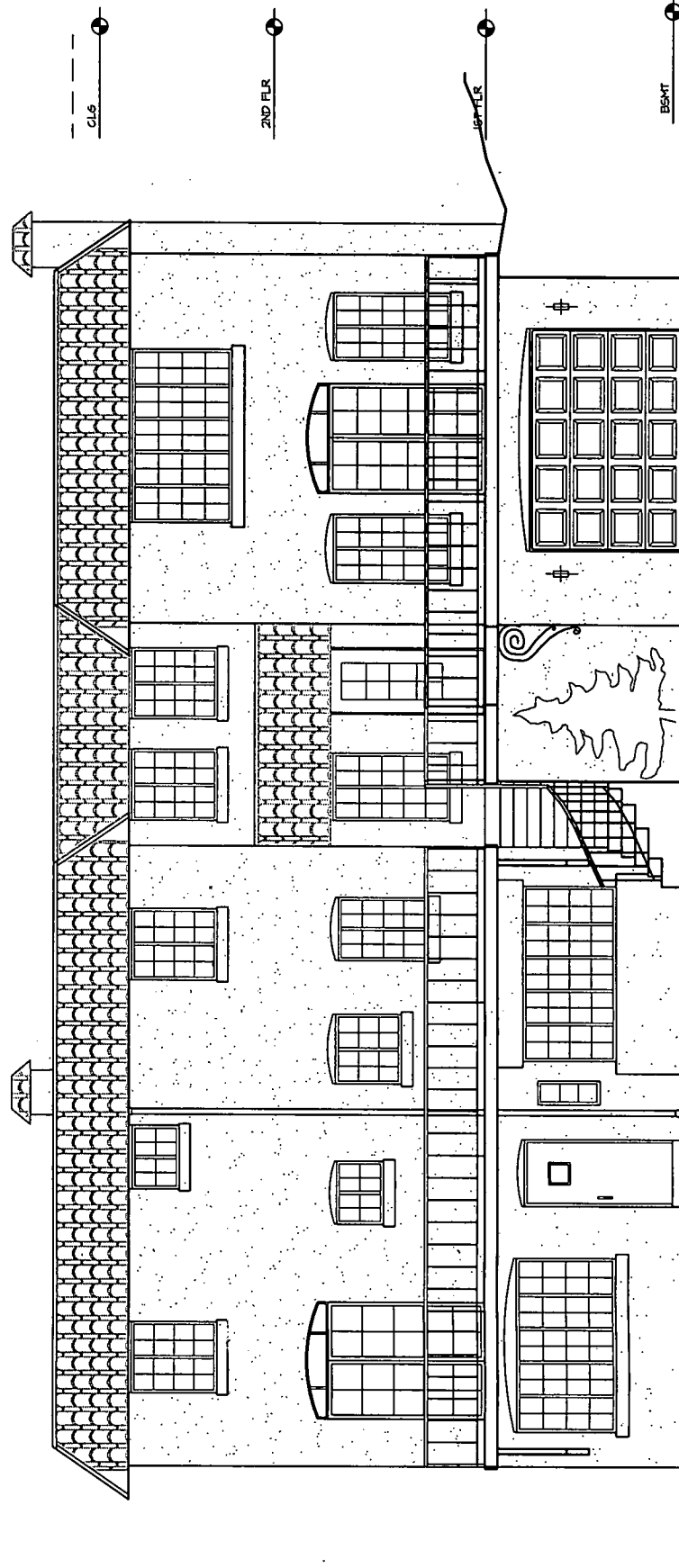
ADLER RESIDENCE

2801 BEECHBANK RD.

KENSINGTON, MD



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

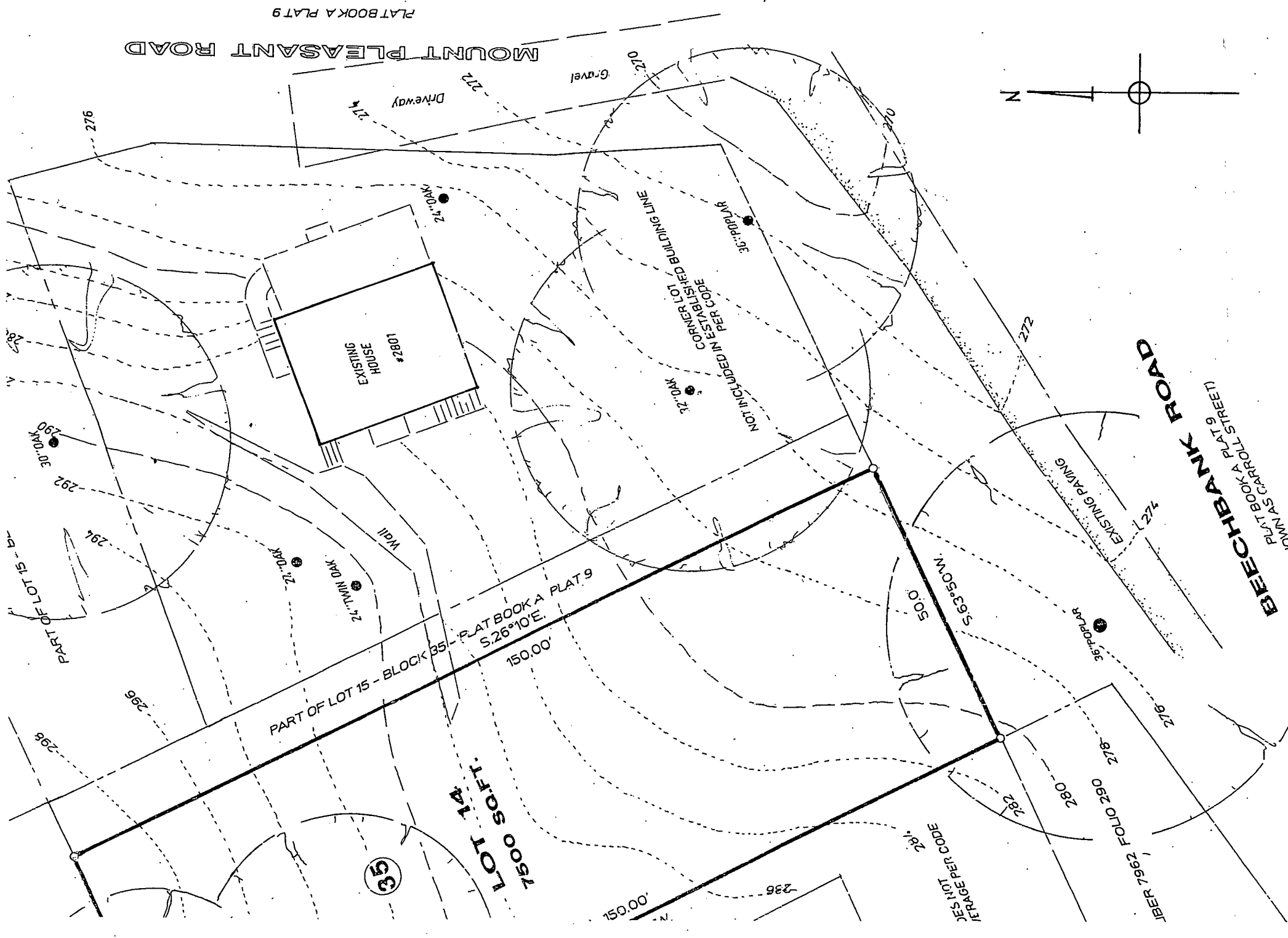
2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**

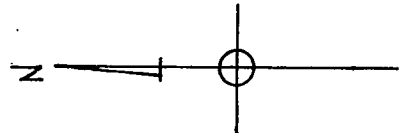
GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

# EXISTING PLAN SITE PLAN

SCALE: 1" = 20'



MOUNT PLEASANT ROAD  
PLAT BOOK A PLAT 9



BEECHBANK ROAD  
PLAT BOOK A PLAT 9  
(KNOWN AS CARROLL STREET)

PART OF LOT 15 - BLOCK 35 - PLAT BOOK A PLAT 9  
S.26°10'E.  
150.00

LOT 14  
1500 SQ.FT.

35

276  
275  
274  
273  
272  
271  
270  
269  
268  
267  
266  
265  
264  
263  
262  
261  
260  
259  
258  
257  
256  
255  
254  
253  
252  
251  
250  
249  
248  
247  
246  
245  
244  
243  
242  
241  
240  
239  
238  
237  
236  
235  
234  
233  
232  
231  
230  
229  
228  
227  
226  
225  
224  
223  
222  
221  
220  
219  
218  
217  
216  
215  
214  
213  
212  
211  
210  
209  
208  
207  
206  
205  
204  
203  
202  
201  
200  
199  
198  
197  
196  
195  
194  
193  
192  
191  
190  
189  
188  
187  
186  
185  
184  
183  
182  
181  
180  
179  
178  
177  
176  
175  
174  
173  
172  
171  
170  
169  
168  
167  
166  
165  
164  
163  
162  
161  
160  
159  
158  
157  
156  
155  
154  
153  
152  
151  
150  
149  
148  
147  
146  
145  
144  
143  
142  
141  
140  
139  
138  
137  
136  
135  
134  
133  
132  
131  
130  
129  
128  
127  
126  
125  
124  
123  
122  
121  
120  
119  
118  
117  
116  
115  
114  
113  
112  
111  
110  
109  
108  
107  
106  
105  
104  
103  
102  
101  
100  
99  
98  
97  
96  
95  
94  
93  
92  
91  
90  
89  
88  
87  
86  
85  
84  
83  
82  
81  
80  
79  
78  
77  
76  
75  
74  
73  
72  
71  
70  
69  
68  
67  
66  
65  
64  
63  
62  
61  
60  
59  
58  
57  
56  
55  
54  
53  
52  
51  
50  
49  
48  
47  
46  
45  
44  
43  
42  
41  
40  
39  
38  
37  
36  
35  
34  
33  
32  
31  
30  
29  
28  
27  
26  
25  
24  
23  
22  
21  
20  
19  
18  
17  
16  
15  
14  
13  
12  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1  
0

Gravel

Driveway

EXISTING HOUSE  
1082#

NOT INCLUDED IN EXISTING BUILDING LINE  
PER CODE  
CORNER LOT BLENDED PER CODE

EXISTING PARKING

WALL  
2" OAK  
2" OAK  
2" OAK  
30" OAK  
30" OAK

PART OF LOT 15 - BLOCK 35 - PLAT BOOK A PLAT 9  
S.26°10'E.  
150.00

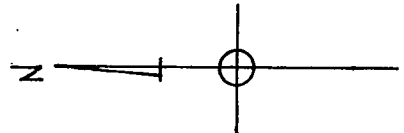
LOT 14  
1500 SQ.FT.

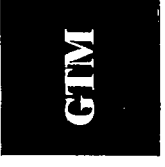
TRAGE PER CODE  
291

BEER 7962 FOLIO 290  
280  
282

S.63°55'W.  
500

BEECHBANK ROAD  
PLAT BOOK A PLAT 9  
(KNOWN AS CARROLL STREET)

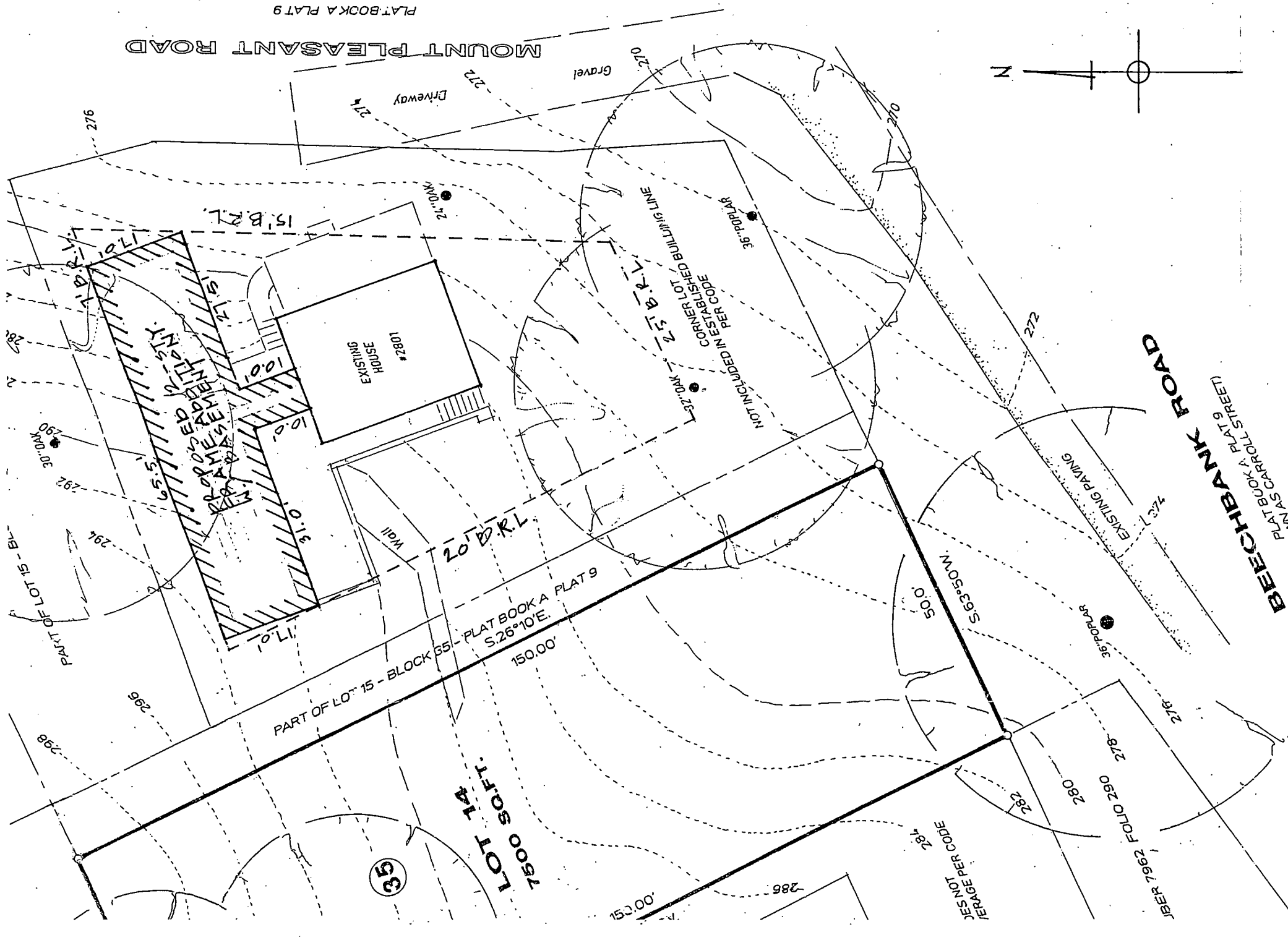




GTM ARCHITECTS  
 7735 Old Georgetown Rd.  
 Suite 700  
 Bethesda, MD 20814

# PROPOSED SITE PLAN

SCALE: 1" = 20'

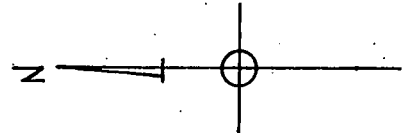
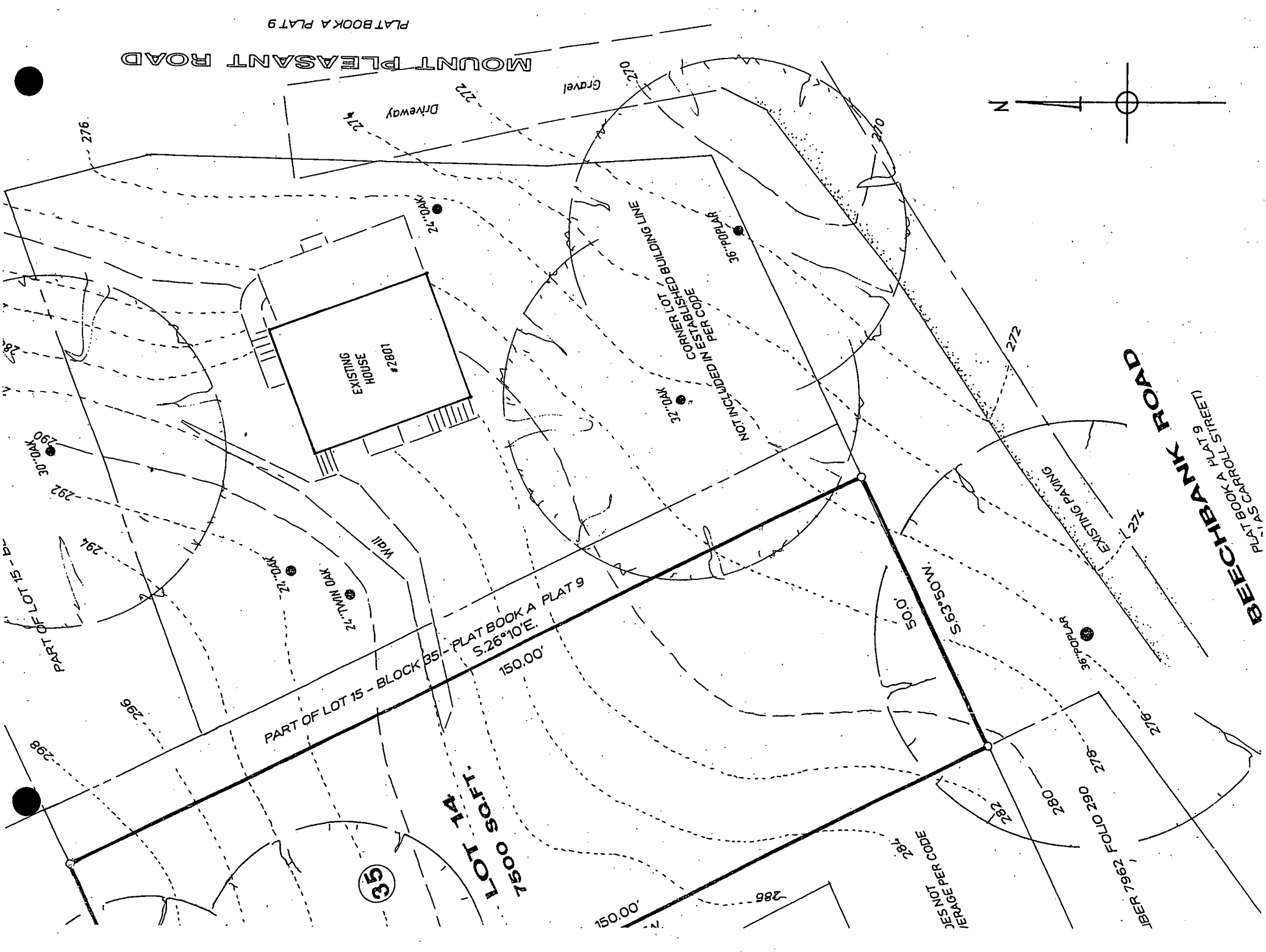


**GTM**

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

# EXISTING SITE PLAN

SCALE: 1" = 20'

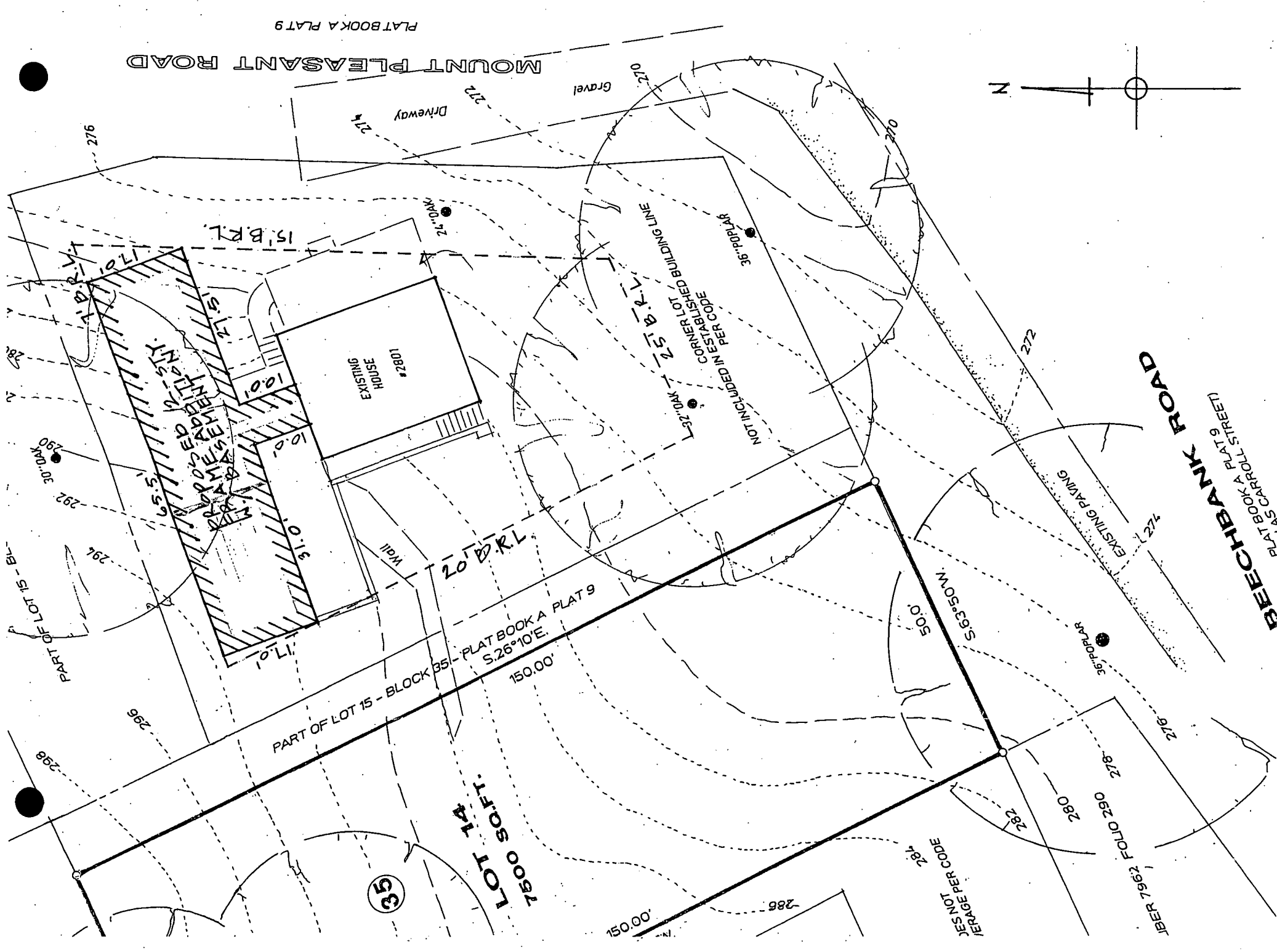


GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

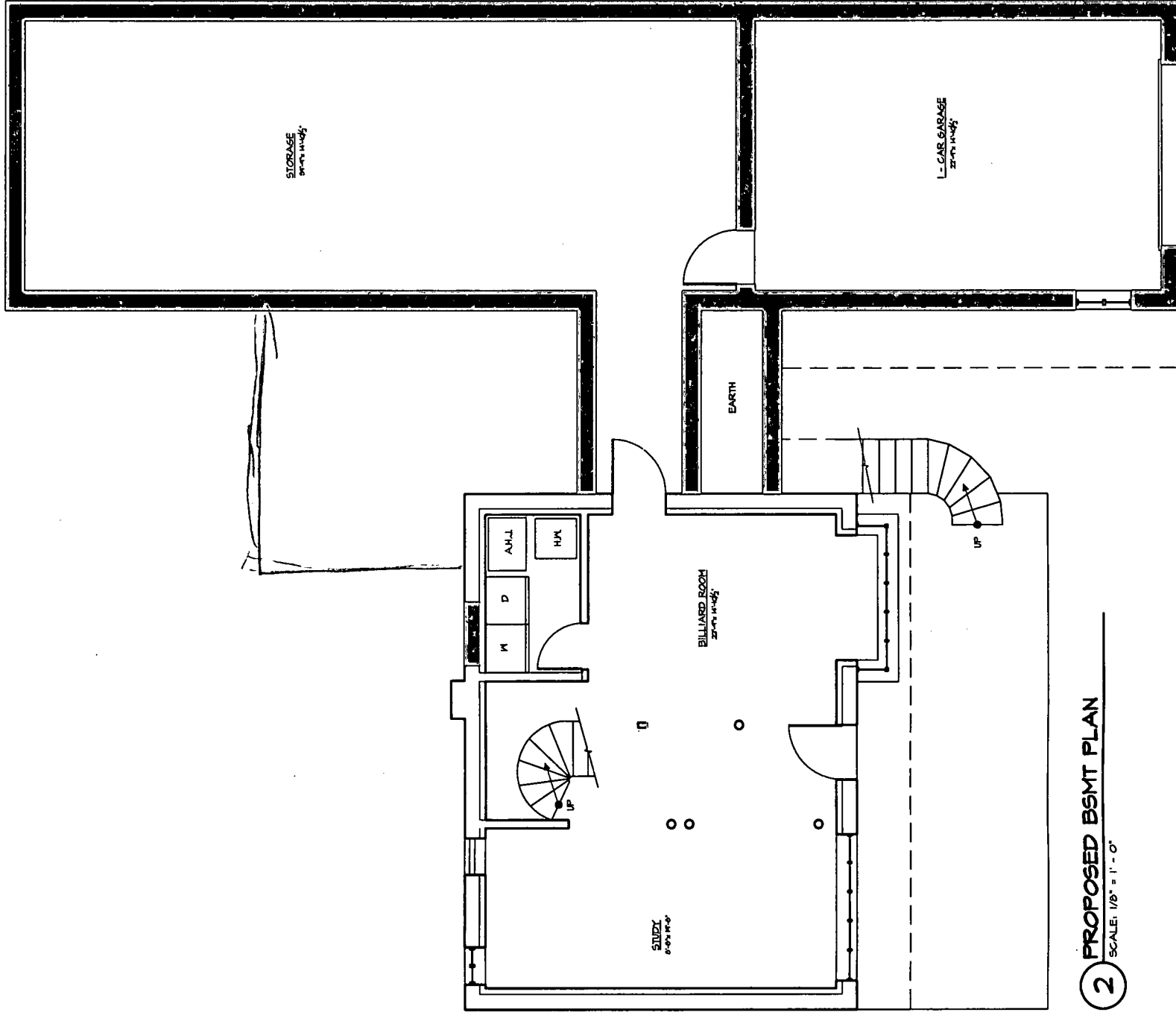
GTM

# PROPOSED SITE PLAN

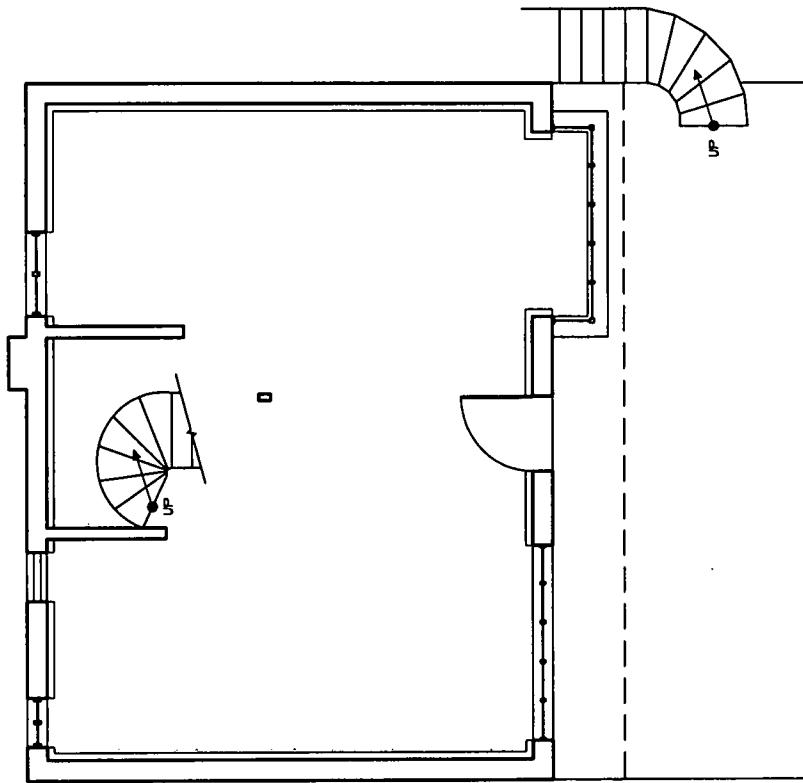
SCALE: 1" = 20'



\*OWNER'S  
COPY



2 PROPOSED BSMT PLAN  
SCALE: 1/8" = 1'-0"

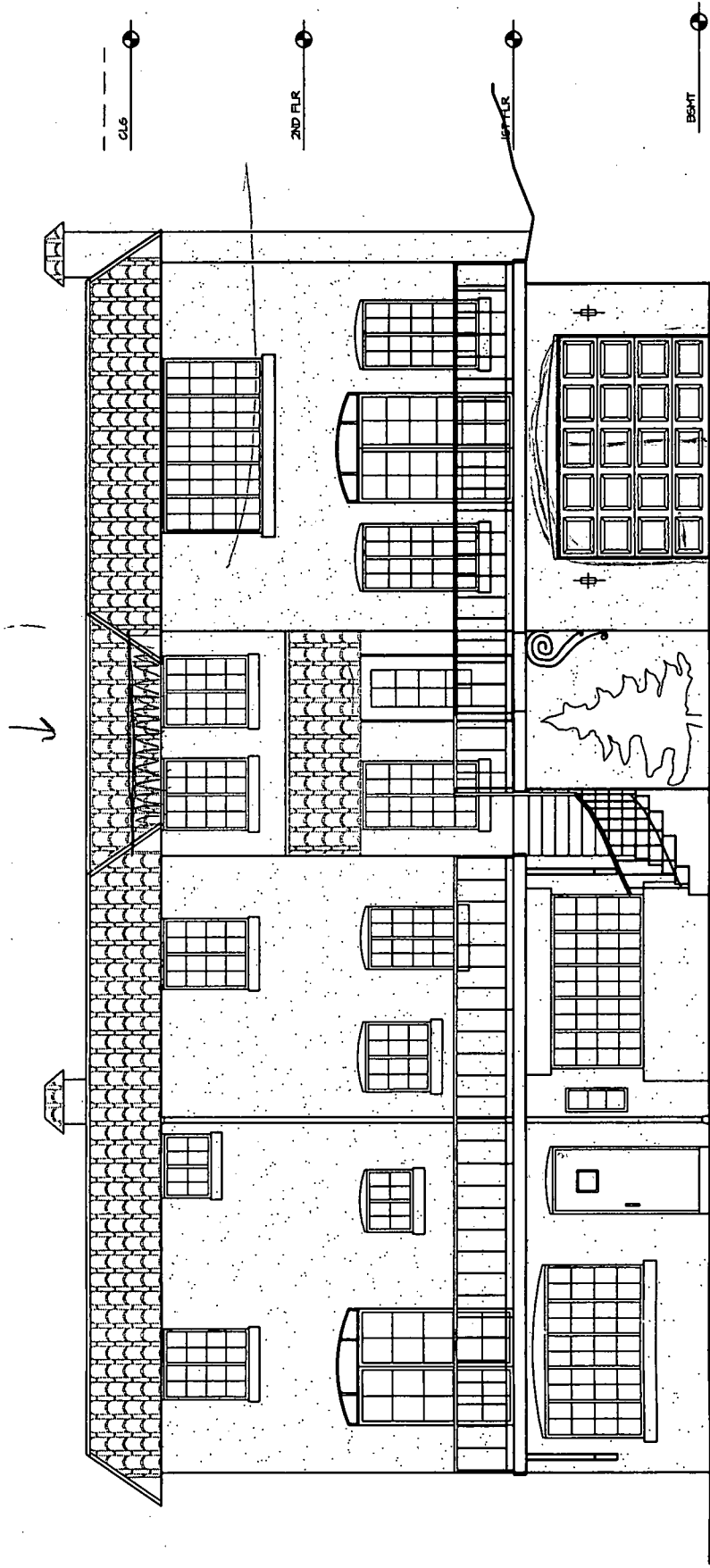


1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1'-0"

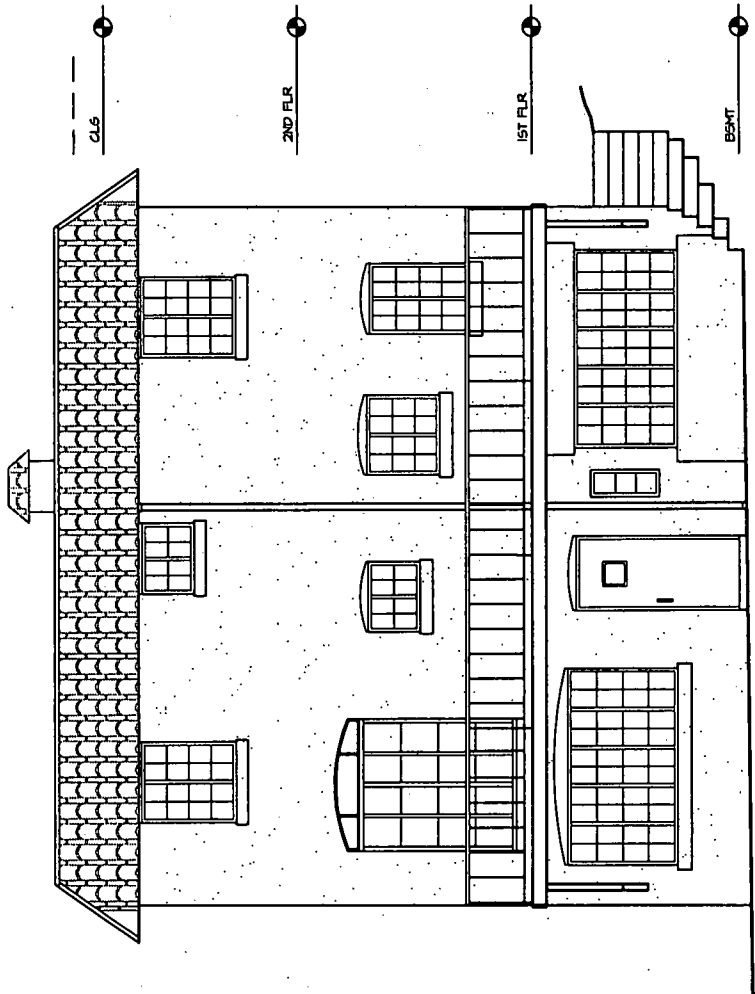
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD





2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

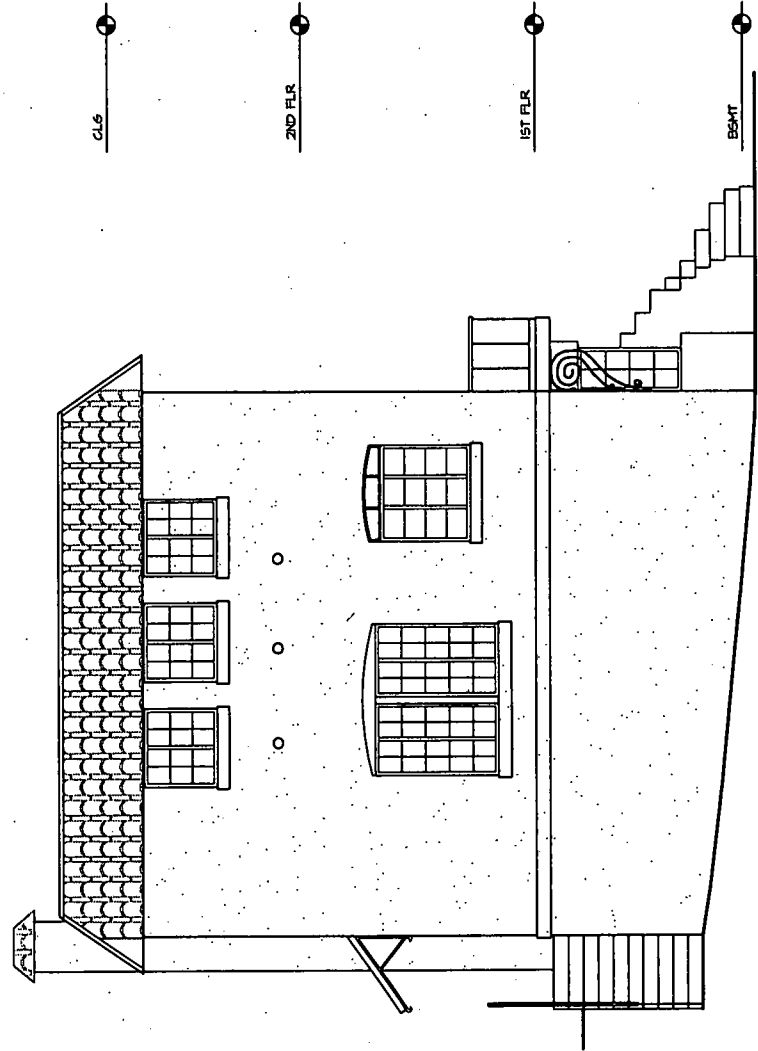


1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

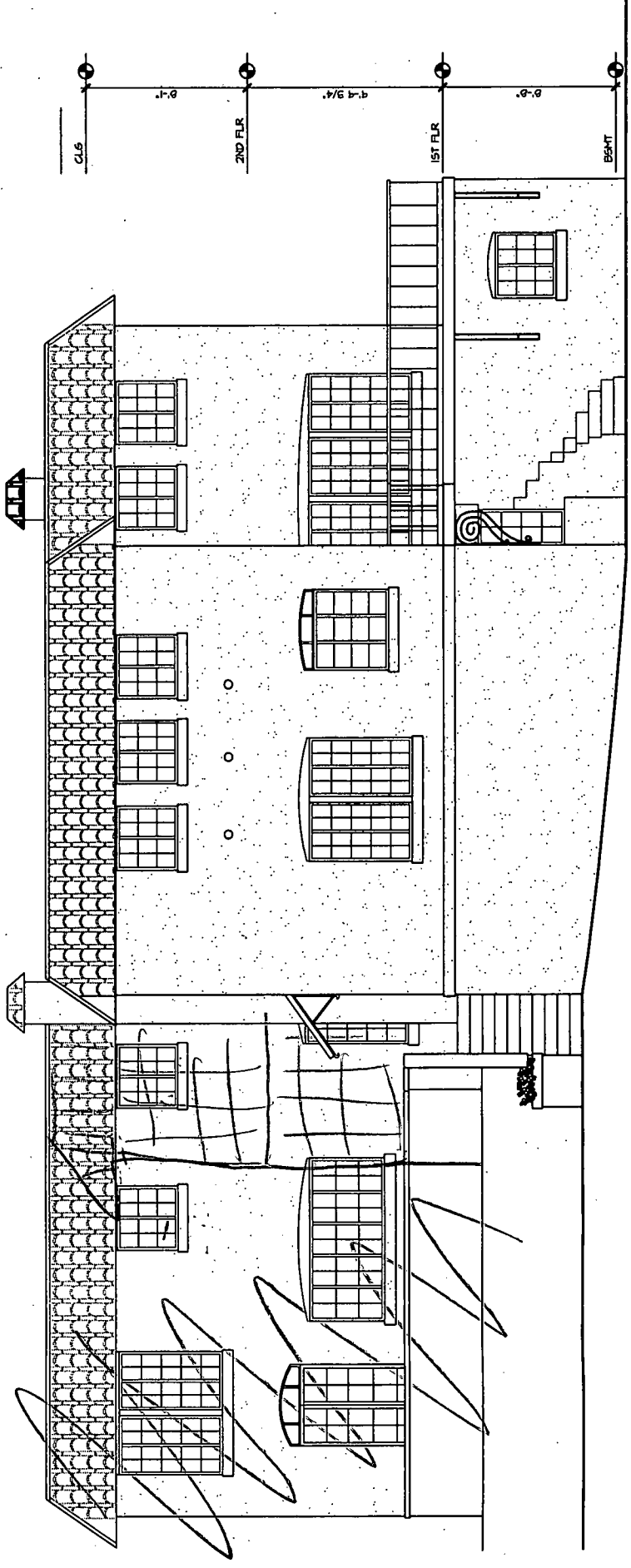
# ADLER RESIDENCE

2801 BEECHBANK RD.

KENSINGTON, MD



1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

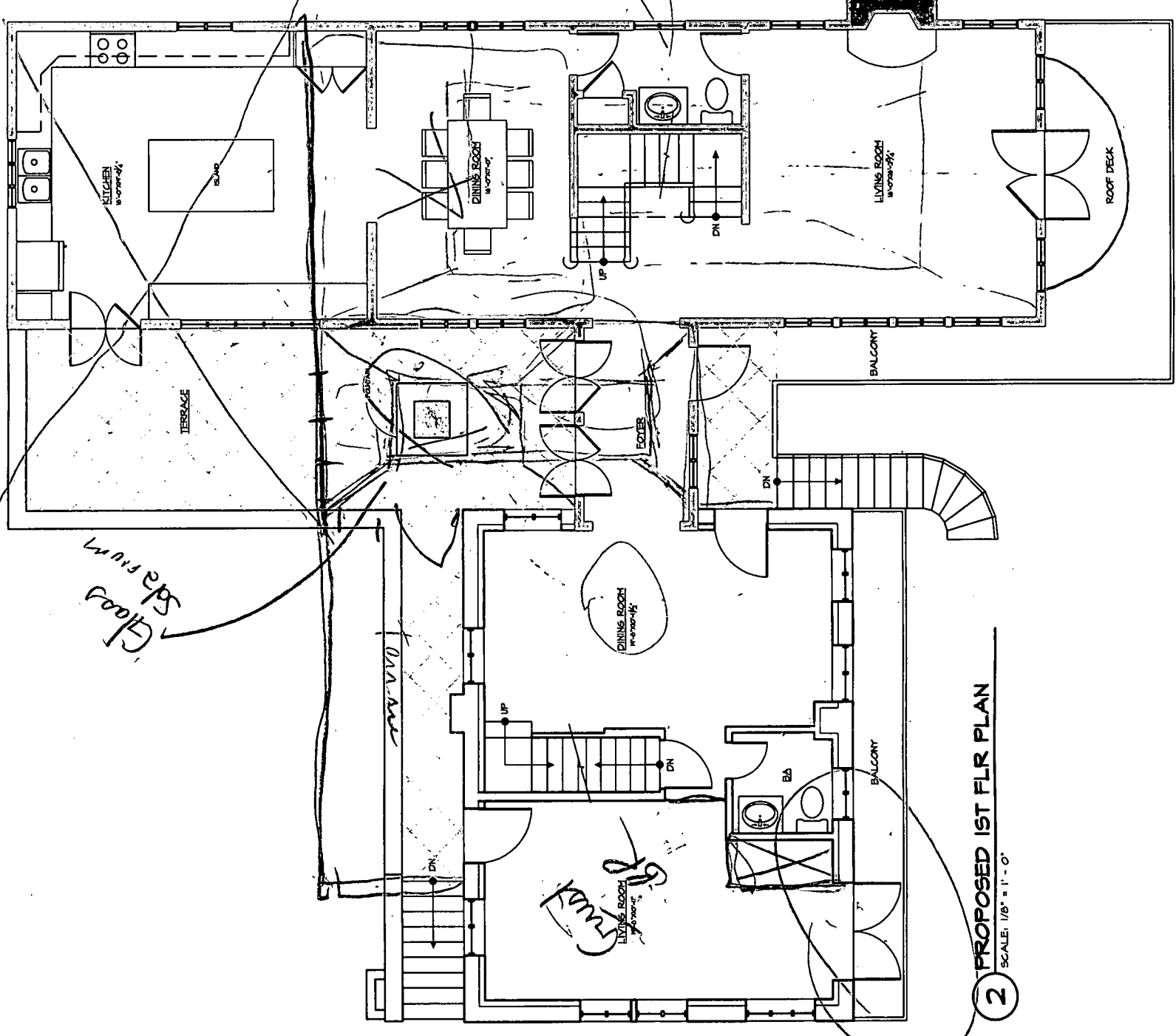


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

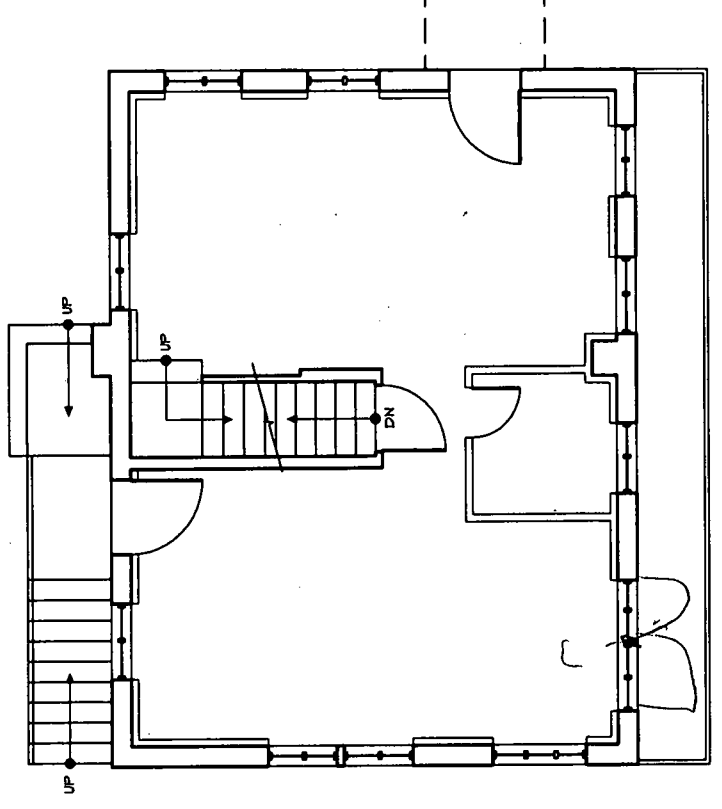
# ADLER RESIDENCE

2801 BEECHBANK RD.

KENSINGTON, MD



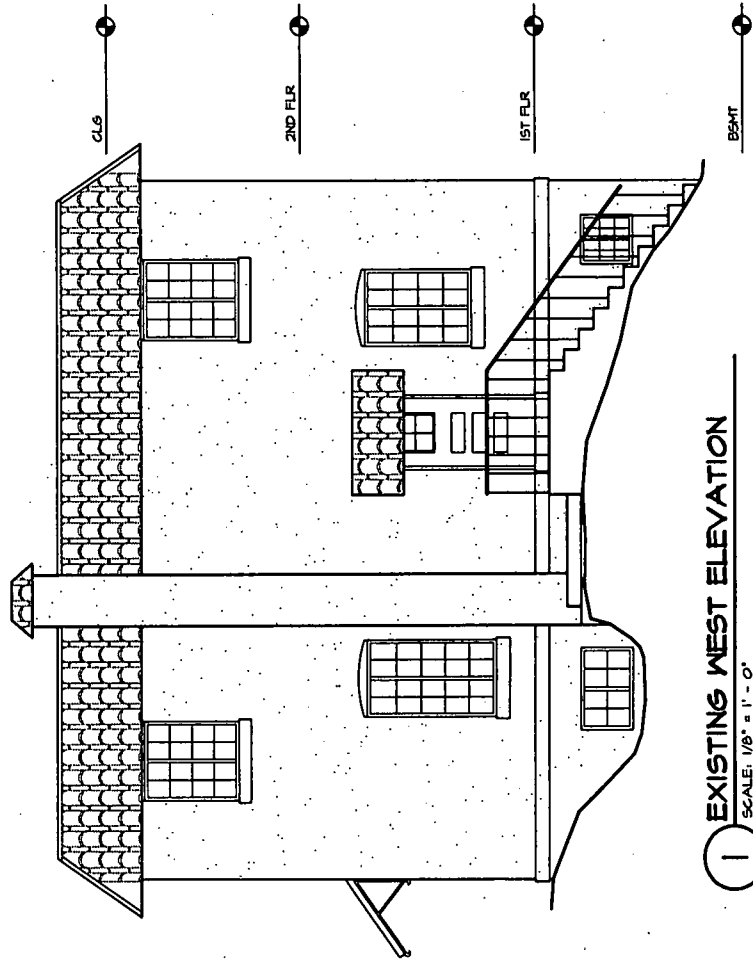
2 PROPOSED 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"



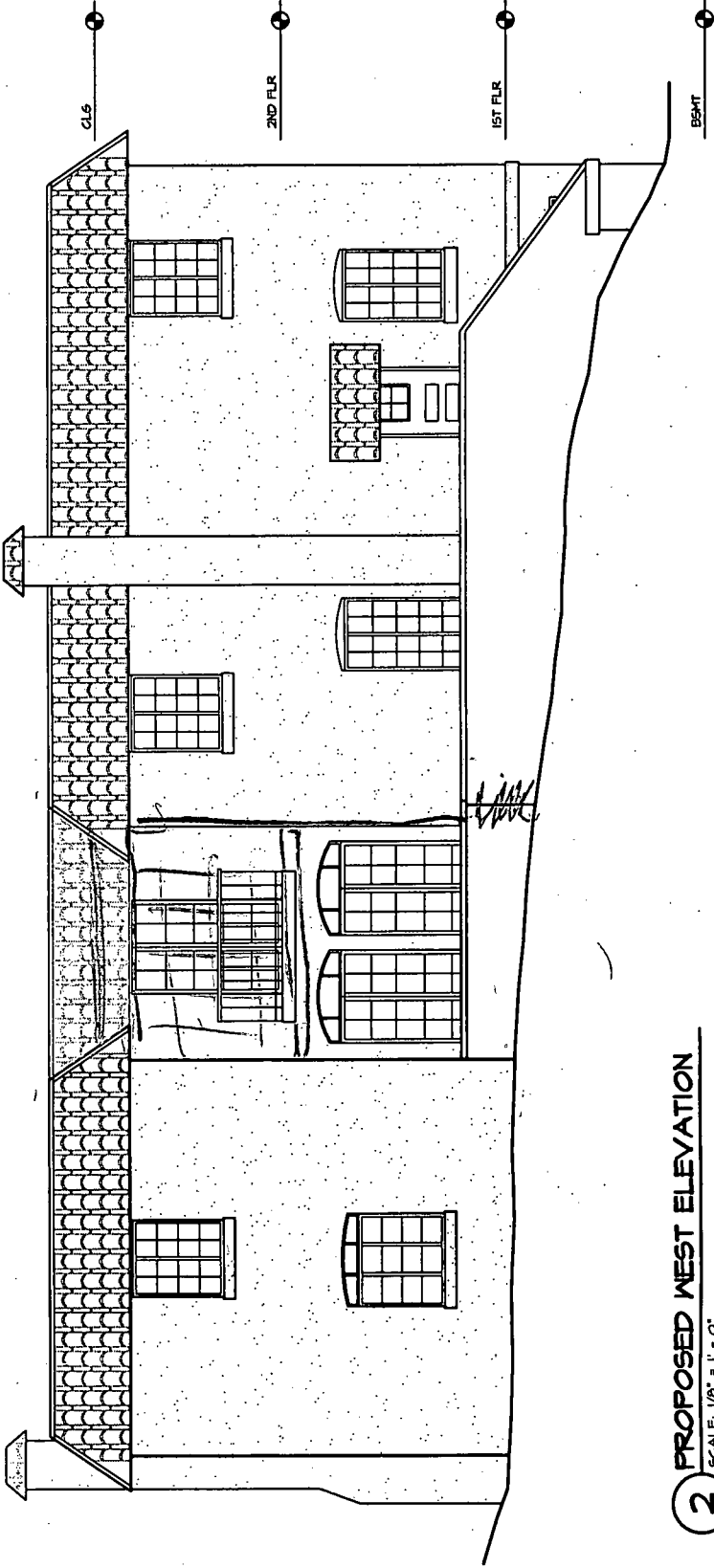
1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



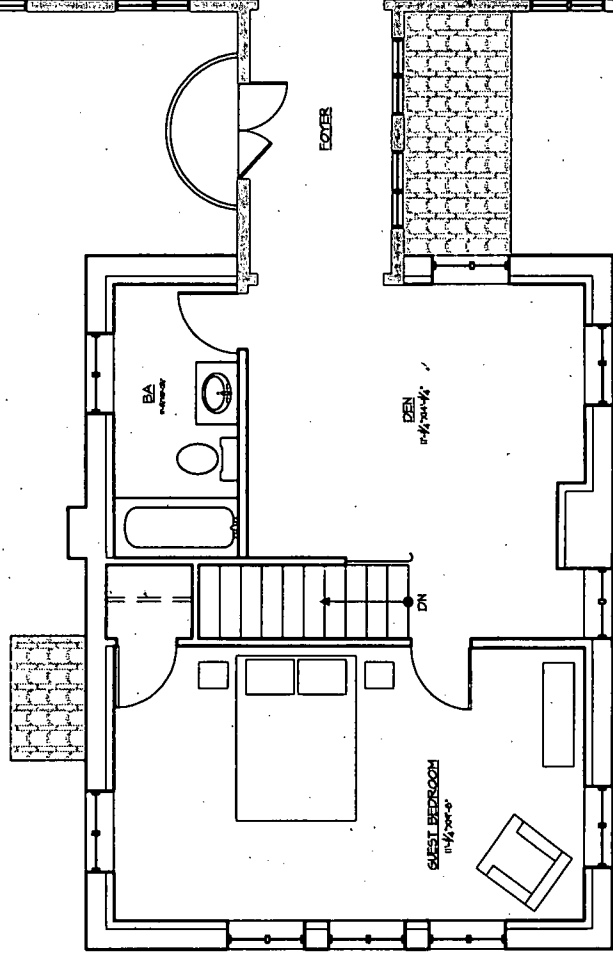
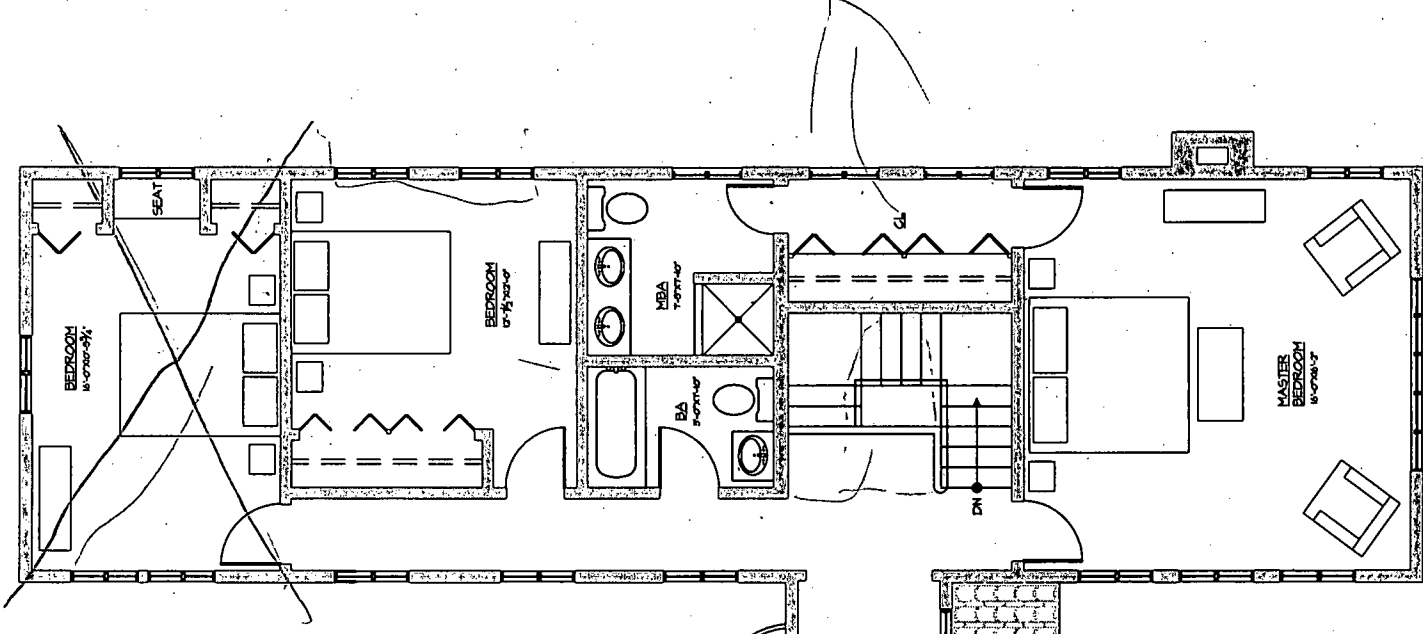
1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



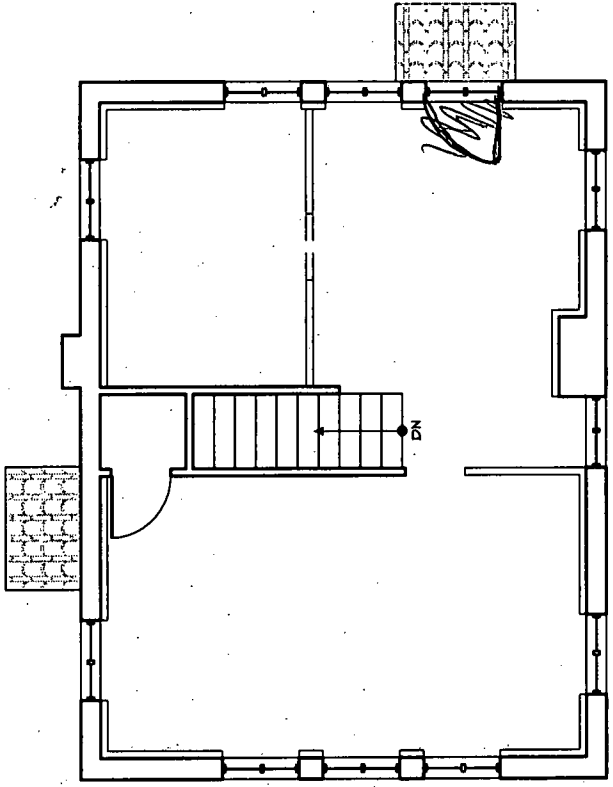
2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



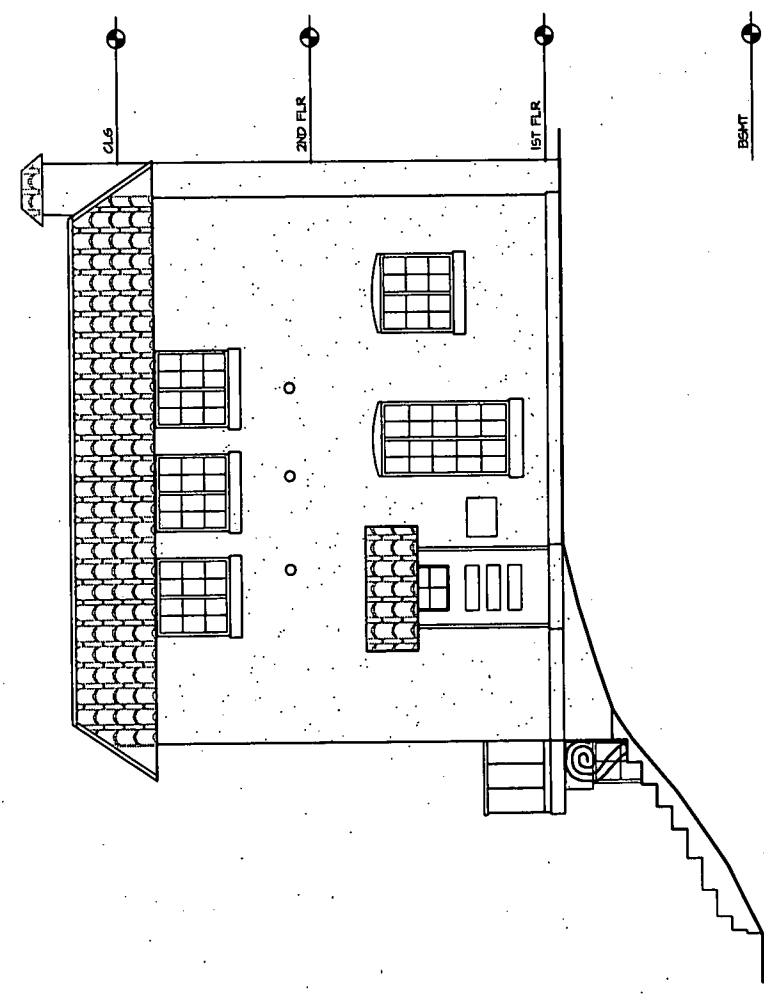
2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



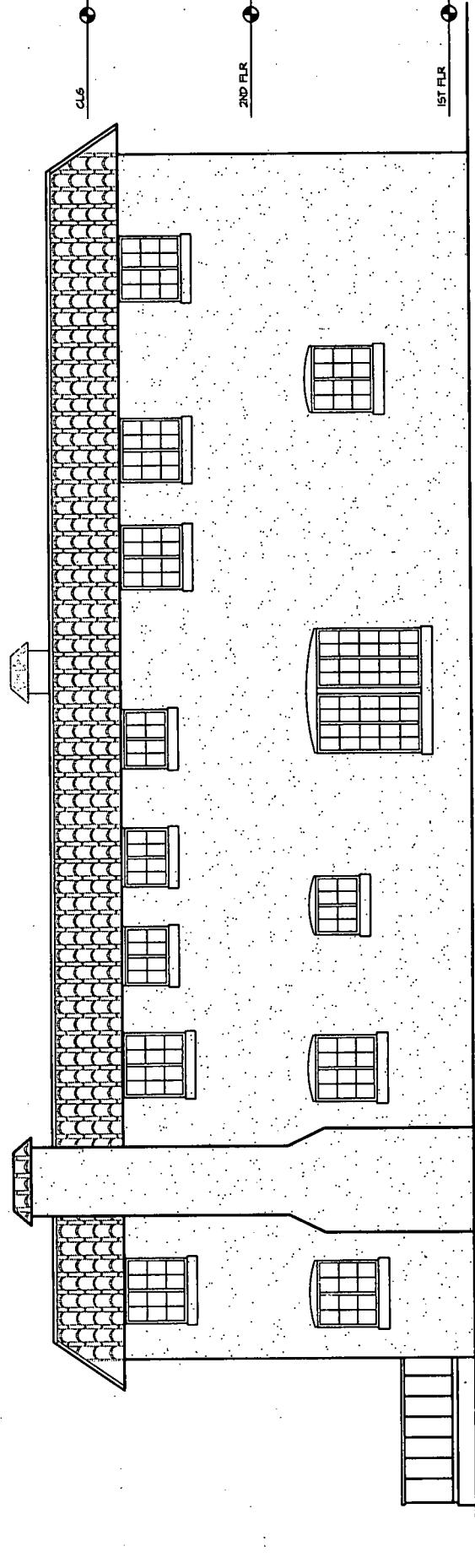
1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

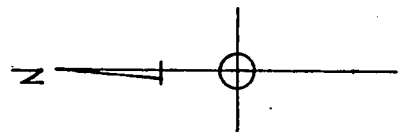
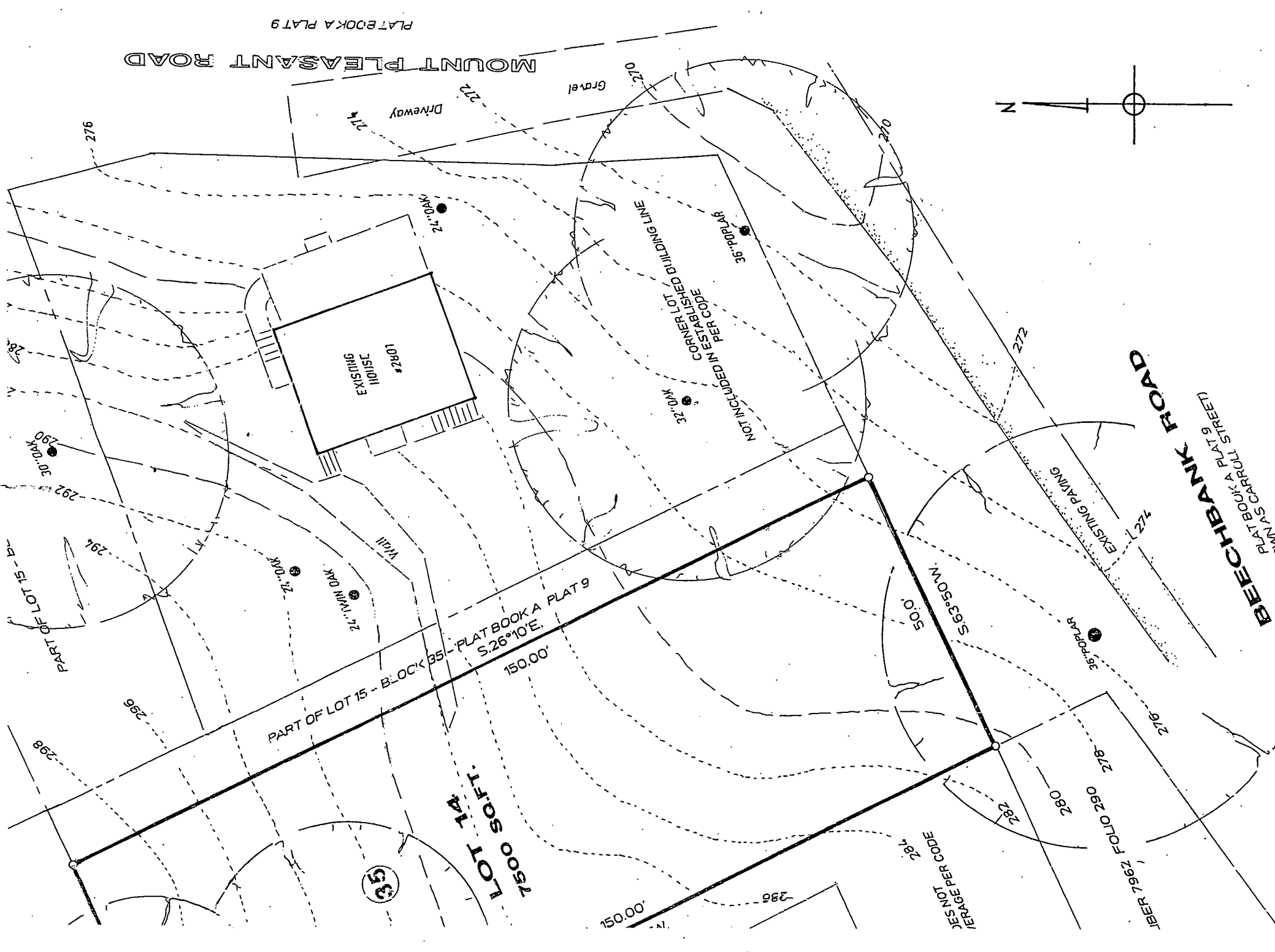
**GTM**

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 700  
Bethesda, MD 20814

PRELIMINARY CONSULT.

EXISTING  
SITE PLAN

SCALE: 1" = 20'



BEECHBANK ROAD  
PLAT BOOK A PLAT 9  
(OWENS CARROLL STREET)

MOUNT PLEASANT ROAD  
PLAT BOOK A PLAT 9

PART OF LOT 15 - BLOCK B5 - PLAT BOOK A PLAT 9  
S.26°10'E  
150.00'

LOT 14  
7500 SQ. FT.

33

AVERAGE PER CODE  
281'

LIBER 7992 FOLIO 290  
280  
278  
276

PART OF LOT 15 - B-  
292  
294  
296  
298  
299  
27' OAK  
27' WIN OAK  
WALL

286  
150.00'

S.63°50'W  
50.0'

EXISTING PAVING  
427'

38' POPLAR

NOT INCLUDED IN ESTABLISHED PER CODE  
CORNER LOT ESTABLISHED BUILDING LINE  
32' OAK  
38' POPLAR

Gravel  
270

274

272

276

28

30' OAK  
290

292

294

296

298

299

286

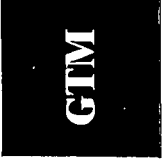
276

280

278

282

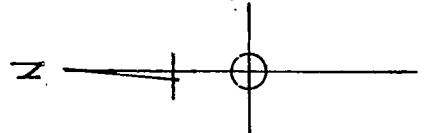
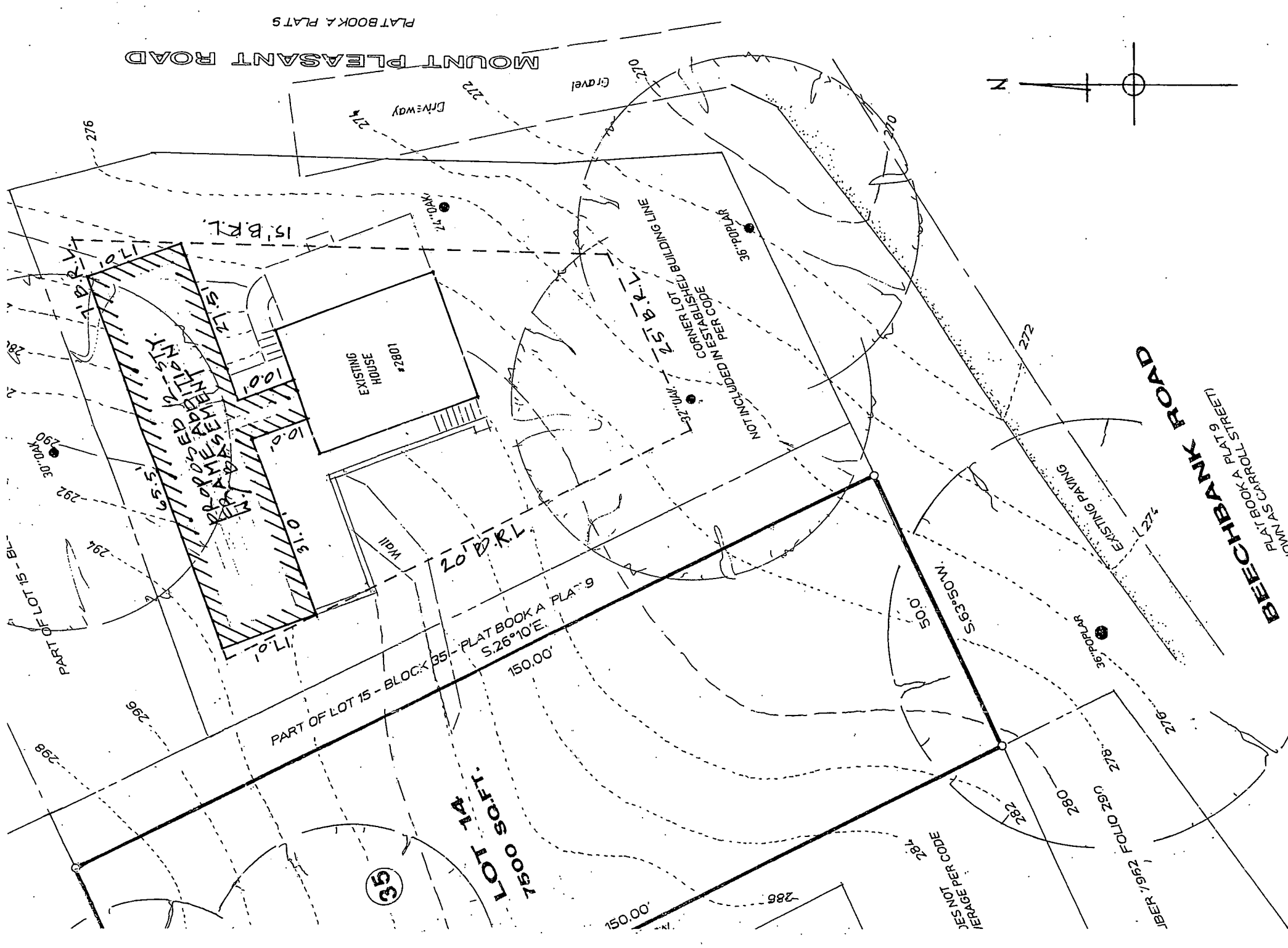
276



GTM ARCHITECTS  
 7735 Old Georgetown Rd.  
 Suite 700  
 Bethesda, MD 20814

# PROPOSED SITE PLAN

SCALE: 1" = 20'

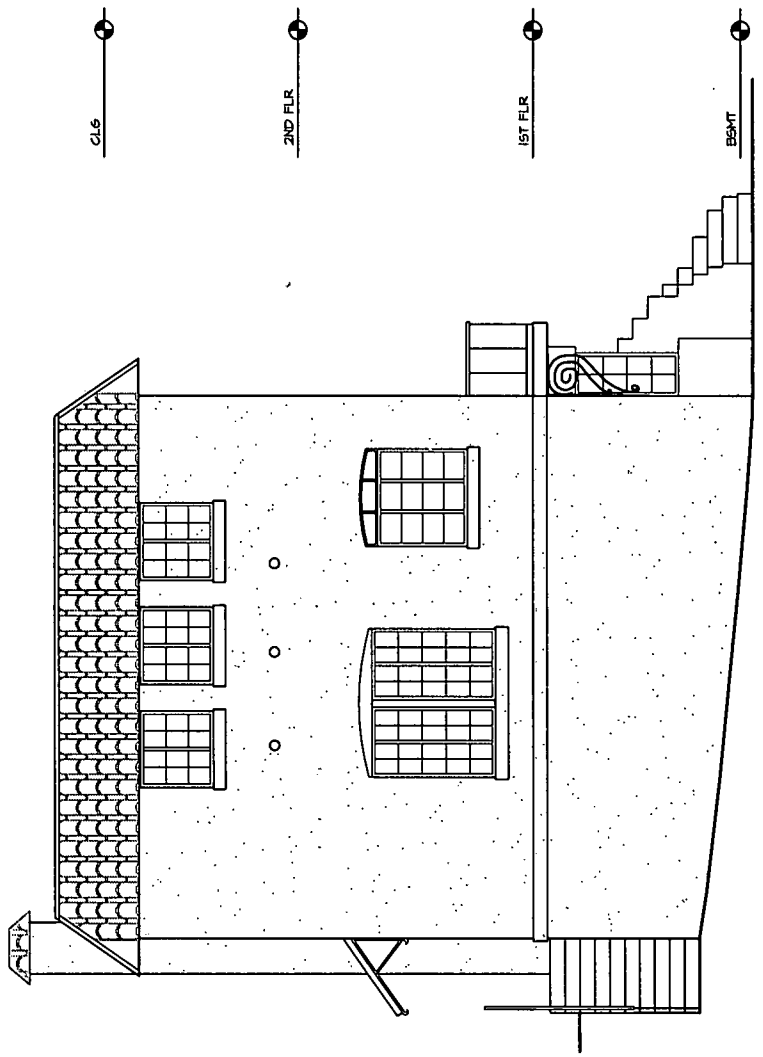




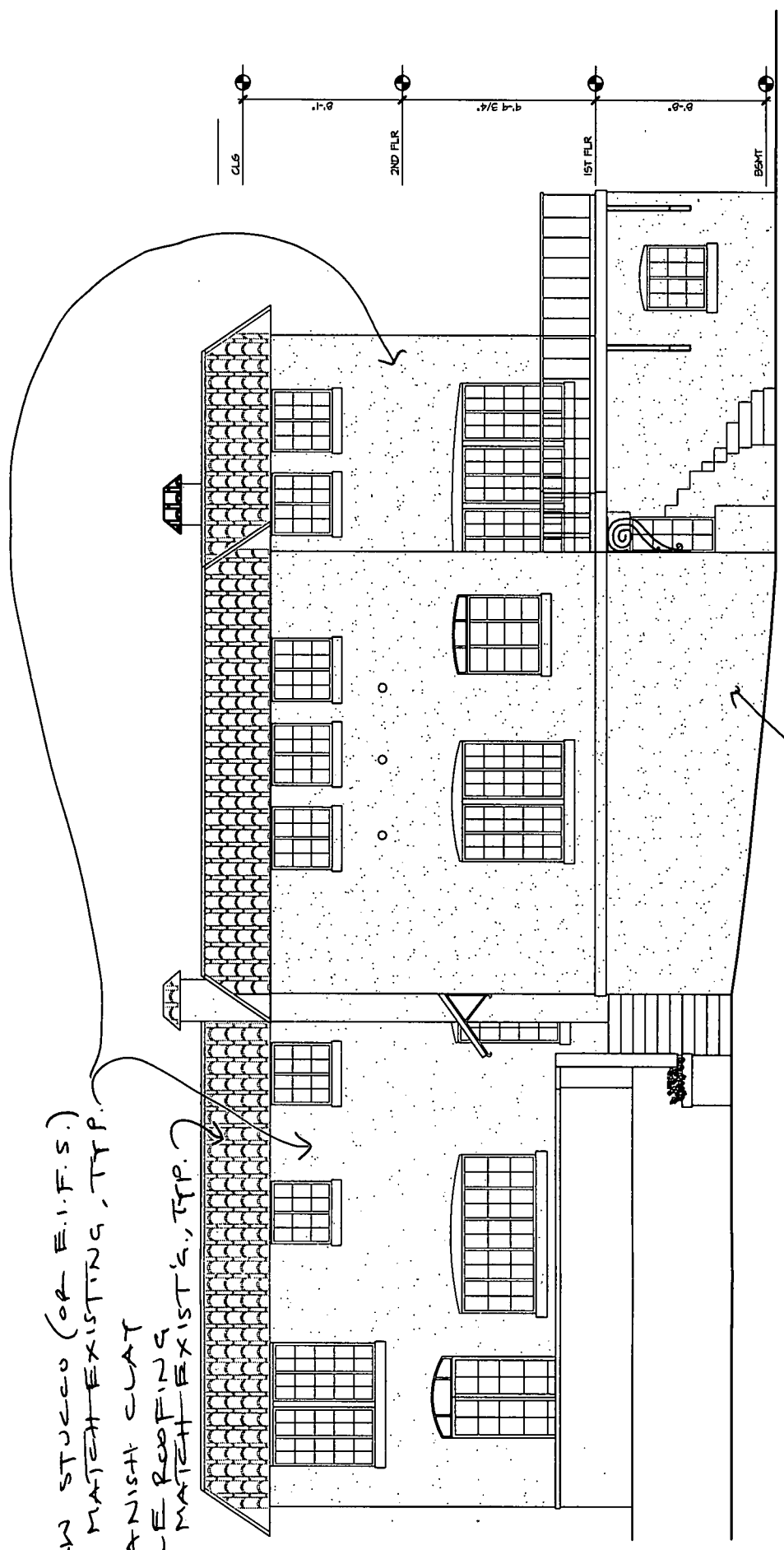
GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

NEW STUCCO (OR E.I.F.S.)  
TO MATCH EXISTING, TYP.  
SPANISH CLAY  
TILE ROOFING  
TO MATCH EXIST'G, TYP.

EXISTING  
STUCCO, TYPICAL



1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

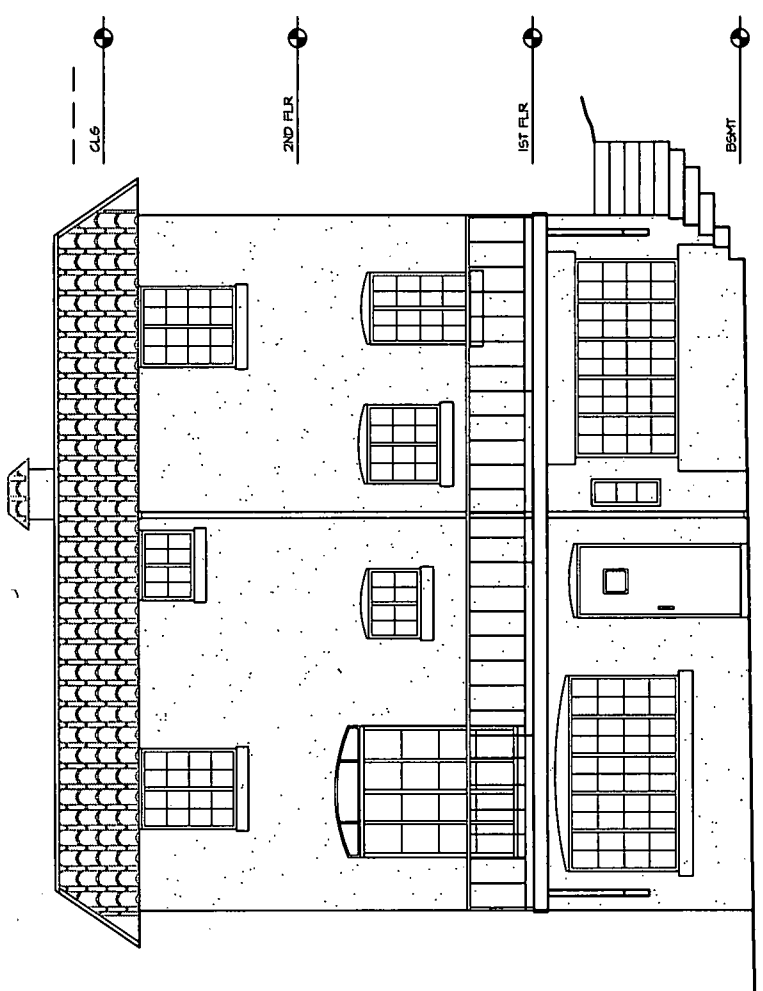


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

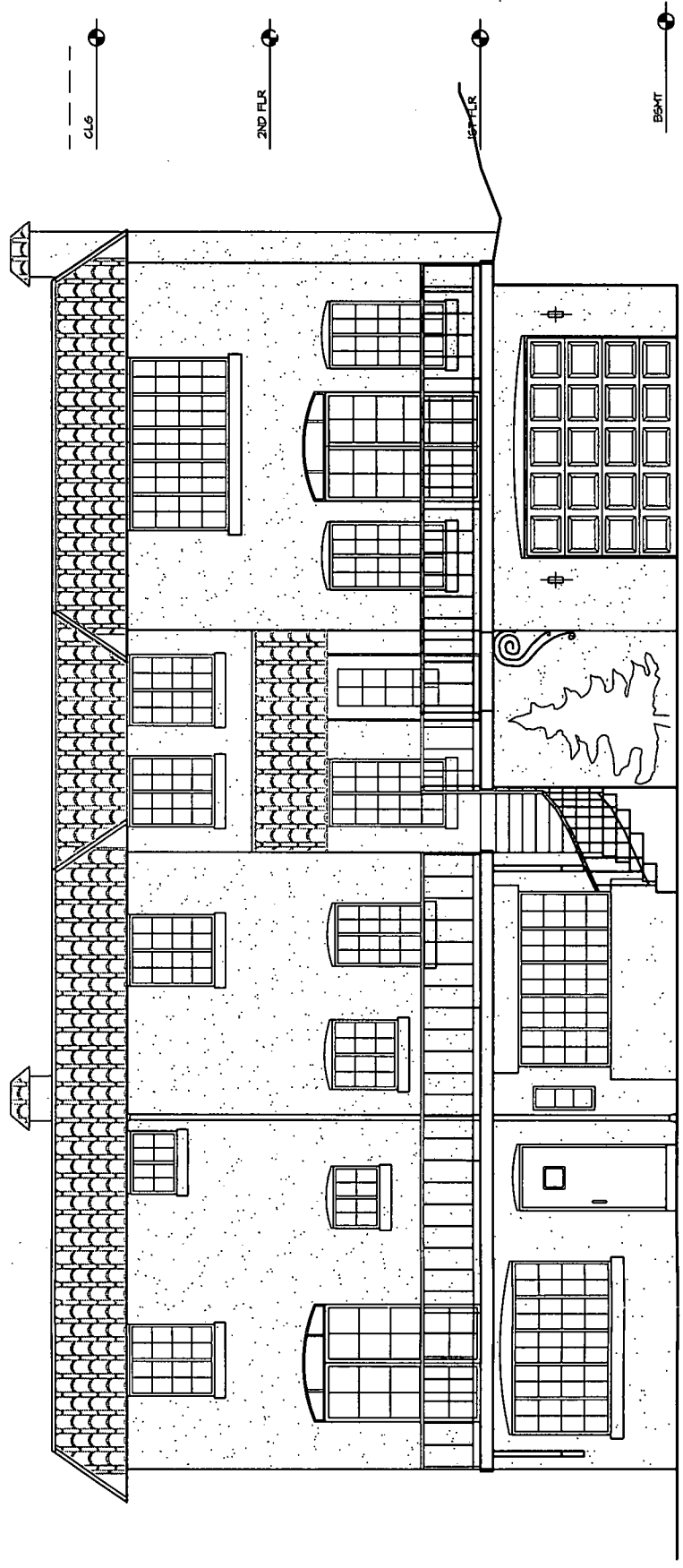
ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

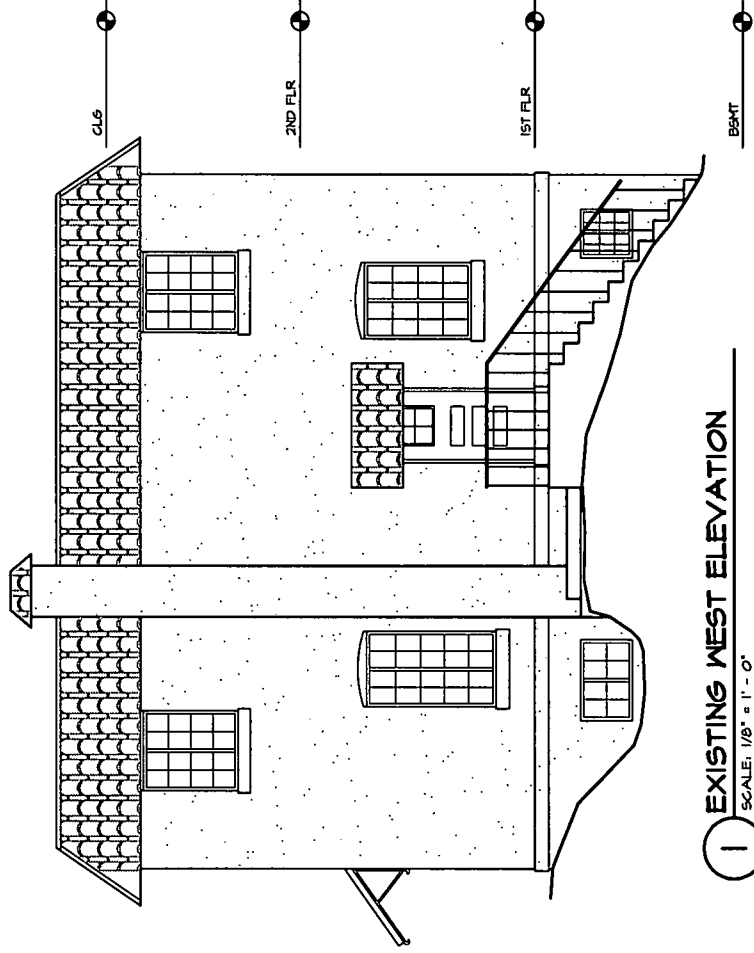


2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

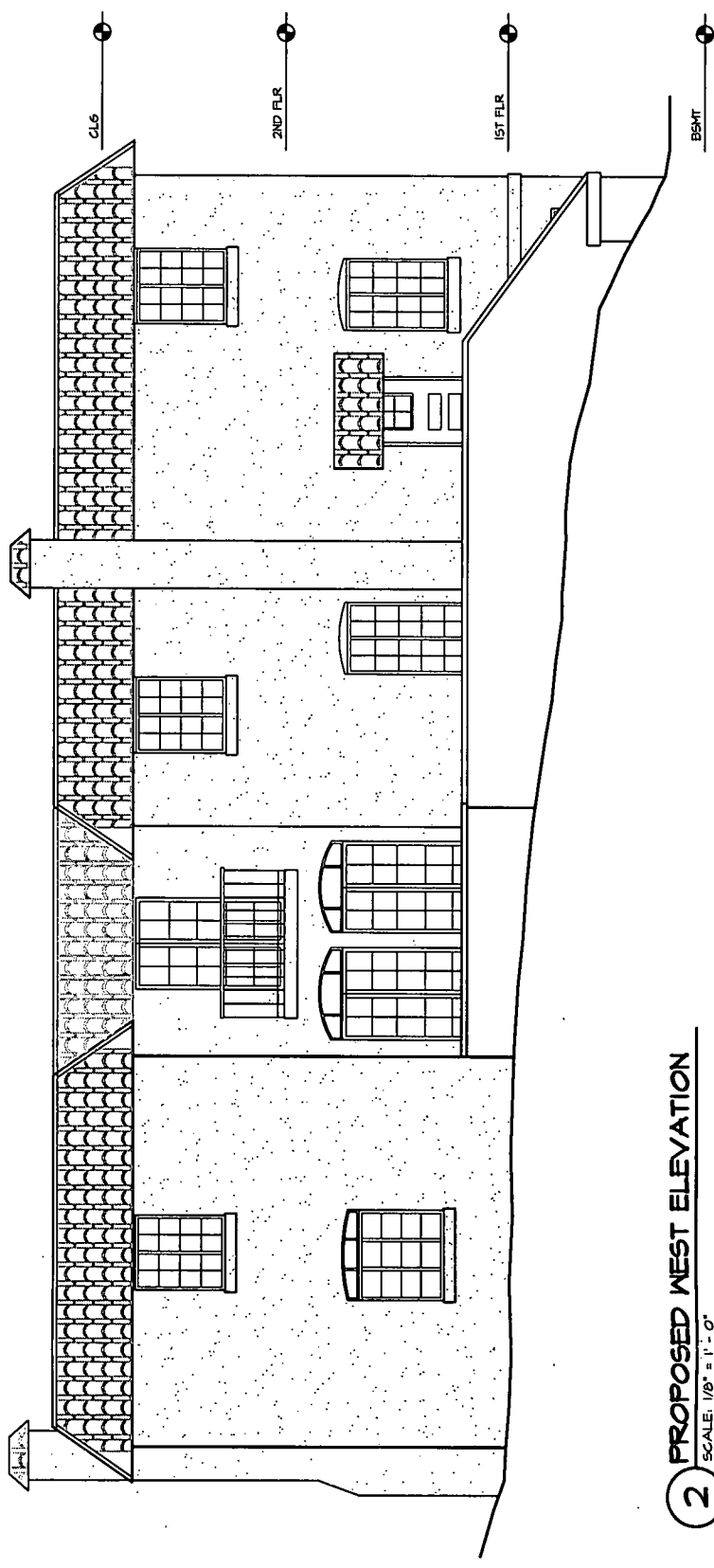
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

G T M A R C H I T E C T S  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX



1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1' - 0"

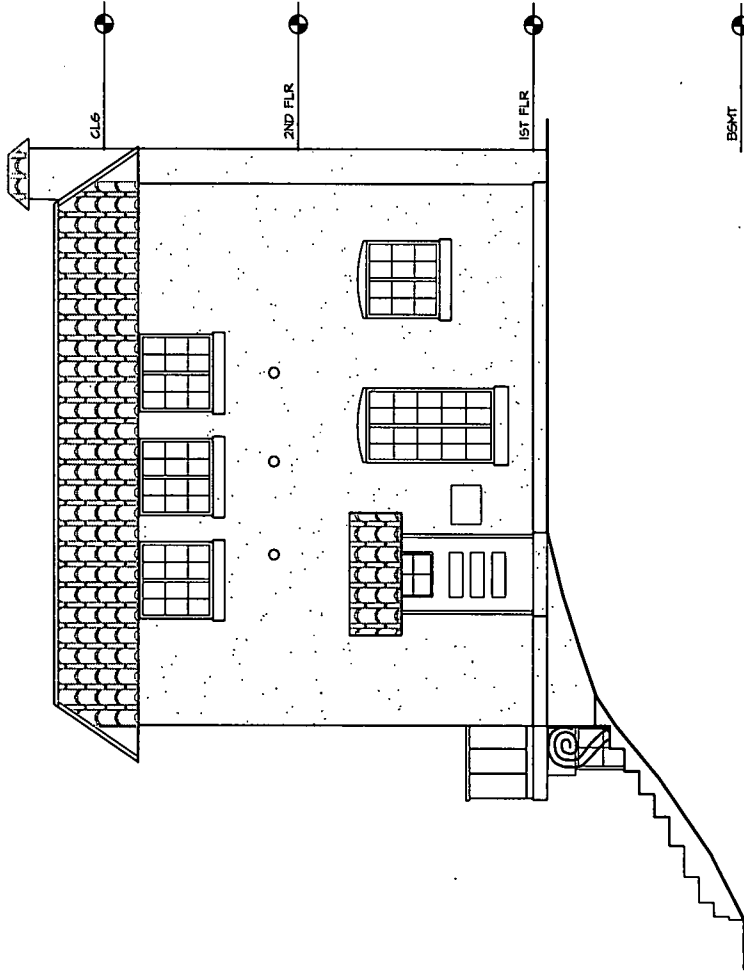


2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1' - 0"

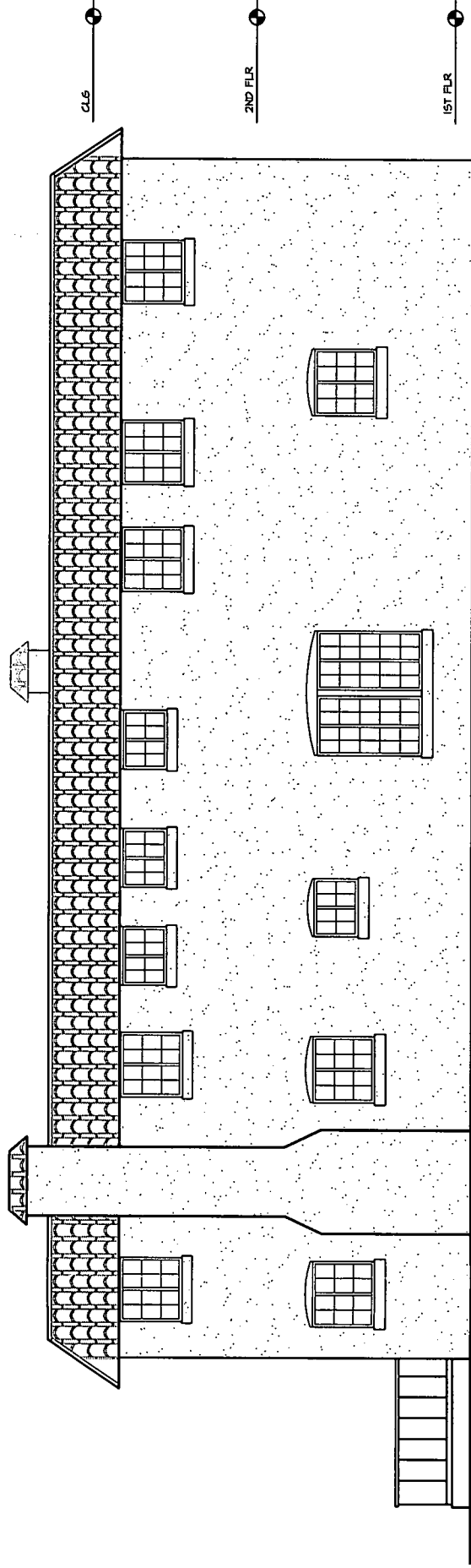
ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

G T M A R C H I T E C T S  
7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX



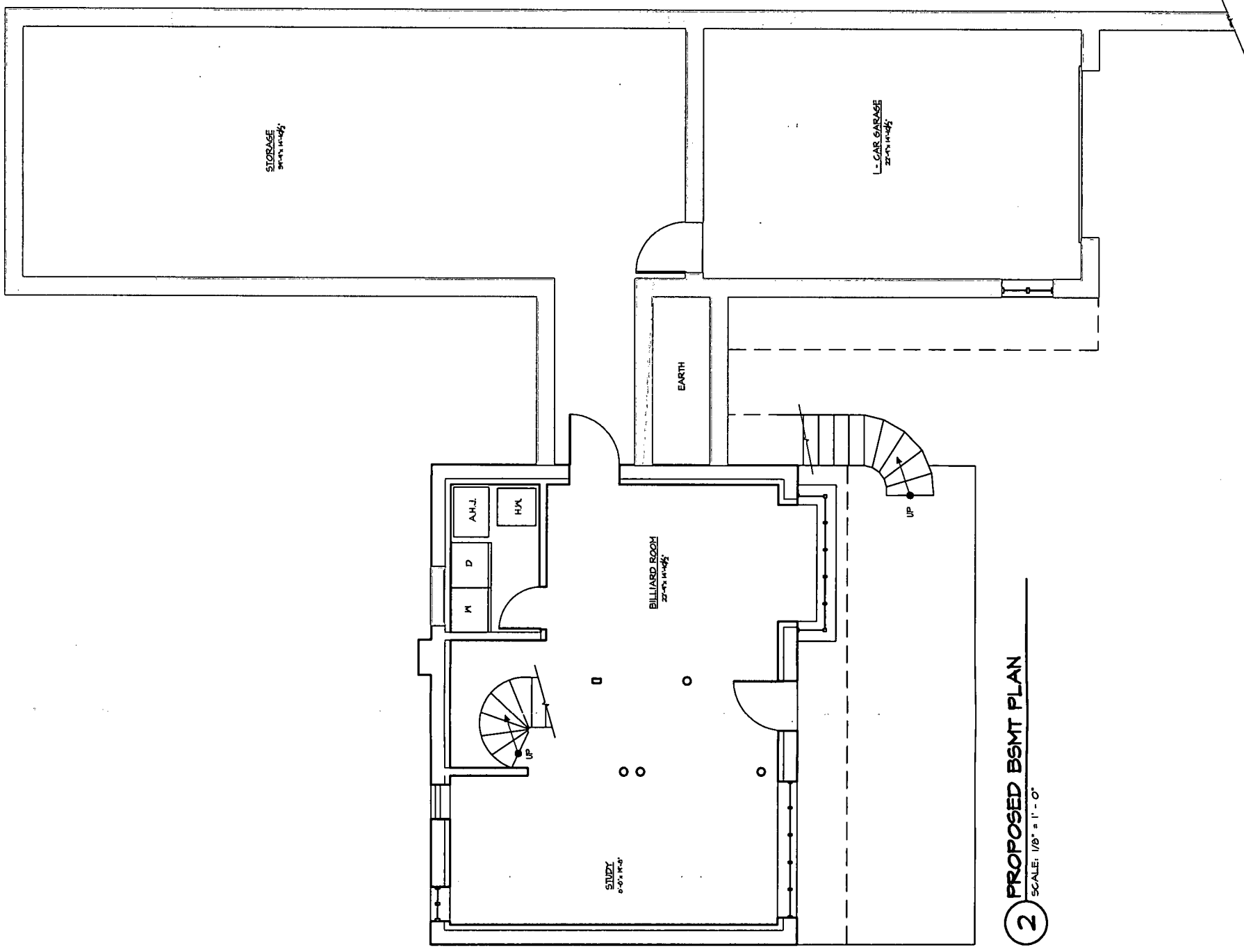
1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1' - 0"



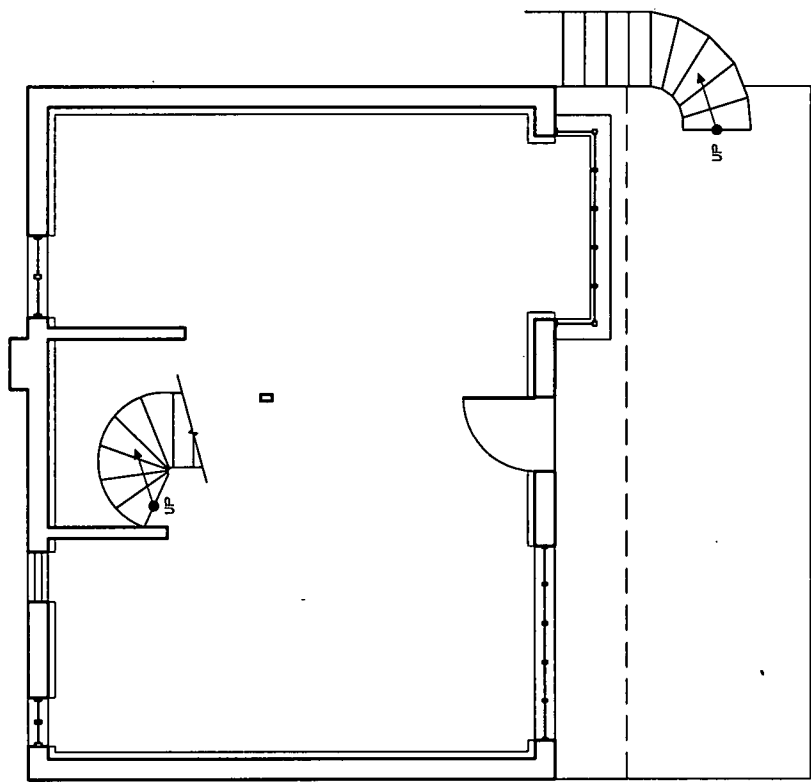
2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1' - 0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD



2 PROPOSED BSMT PLAN  
SCALE: 1/8" = 1' - 0"

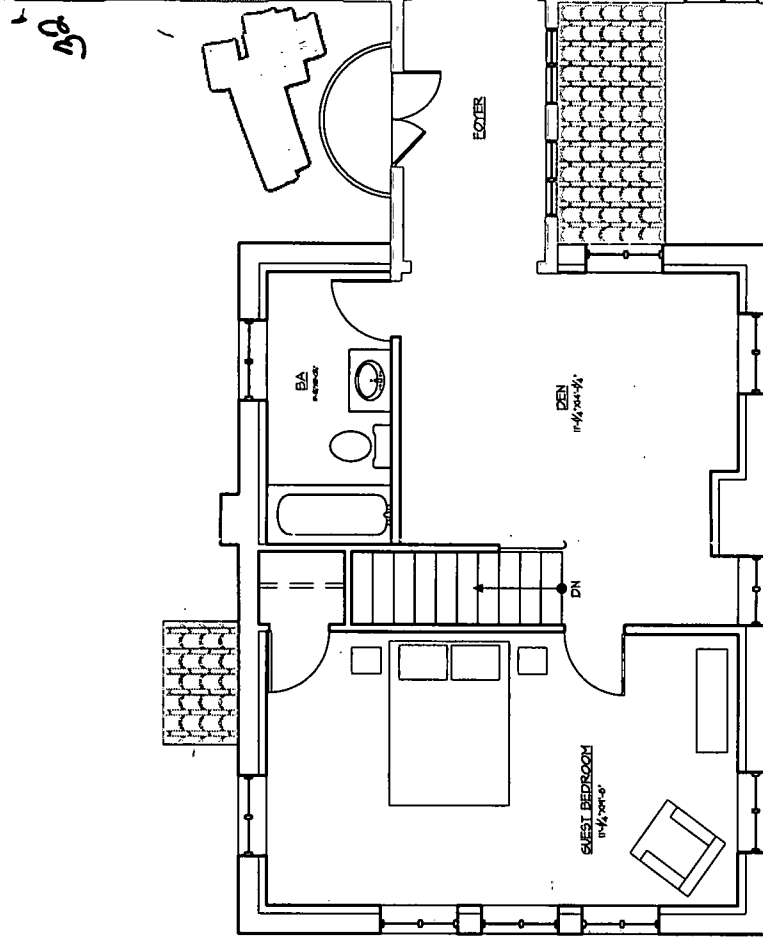
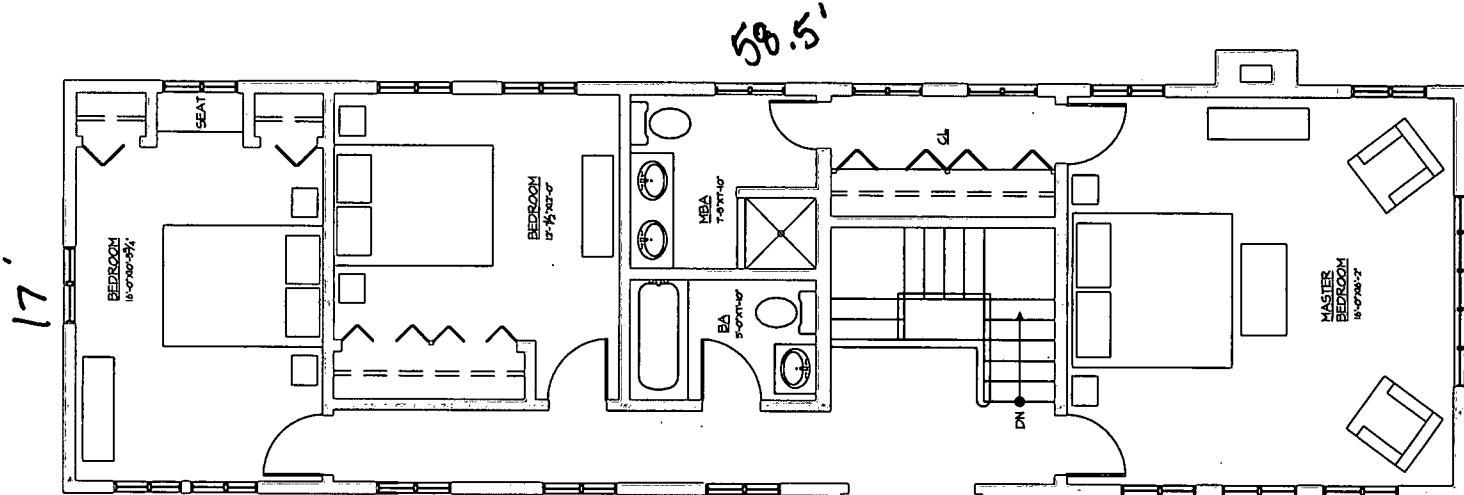


1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1' - 0"

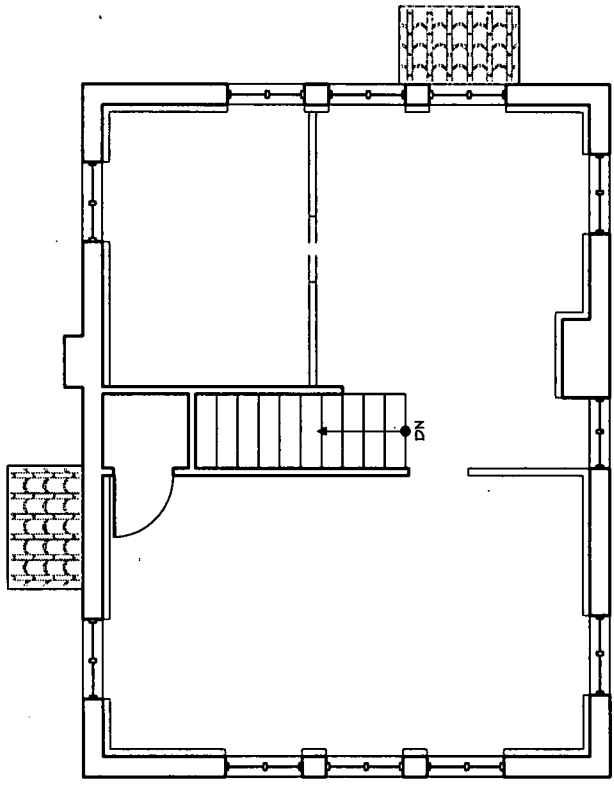
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD





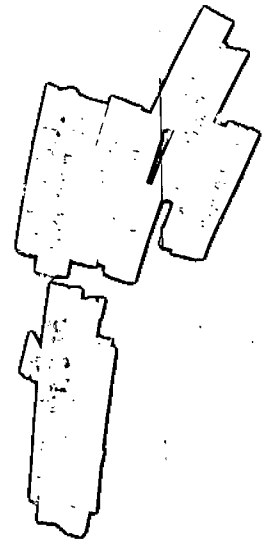
2 PROPOSED 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"



1 EXISTING 2ND FLR PLAN  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD





**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004

Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD  
FAX 301-563-3412

Re HPC Case No 31/07/04E Steve Malone for driveway and sidewalk replacement at  
9913 Capitol View Avenue

**We concur with the applicant and staff on proposed changes.**

Capitol View Park Citizens Association  
Zoning Committee

Co-chairs

Michelle Forzley, JD, MPH  
Carol s. Ireland



To: HPC

From: Alon Adler + Arbor Homes

Date: 9/22/04

Delivered by hand

Please be aware that I would like to have the following HWP's postponed until the October 13<sup>th</sup>, 2004 hearing:

(A) 2801 Beechbank Rd. (Addition)

(B) 2805 Beechbank Rd. (New Home)

Please contact me should you have any questions.

Sincerely

x 

x 

Alon Adler, personally (A)

Alon Adler, managing member  
for Arbor Homes (B)



**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004

Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD  
FAX 301-563-3412

**Re: Preliminary consultation Alan Adler for major addition at 2801 Beechbank Road**

We concur with many of the staff recommendations, in particular with respect to overall size. The addition should be smaller in size. We agree and are pleased the applicant seeks to remain true to the Mediterranean style.

We too are concerned about trees on the property and recommend that a tree survey be made and that as many trees as possible are saved.

We do not agree that the so-called hyphen should be one story. It would not be visible from the front of the house and as such is not offensive to our historic area.

Capitol View Park Citizens Association  
Zoning committee

Co-chairs

Michelle Forzley, JD, MPH  
Carol s. Ireland

**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004  
1109 Spring Street  
Silver Spring, MD  
FAX 301-563-3412

**Re: Preliminary consultation, Alan Adler for new house at 2805 Beechbank Road**

We agree with staff that the footprint of the building should not exceed approximately 1,000 square feet at the first floor footprint. In addition, we support the request for a tree survey and plan to protect trees. Nonetheless, only one neighbor has received the proposed application and as the neighbors are most affected by the new construction, we would ask that the hearing on this application be postponed until the above changes are made, additional drawings are included and that all adjoining properties are notified with sufficient advance notice to be able to comment.

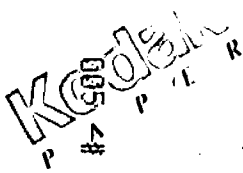
Capitol View Park citizens Association  
Zoning Committee

Co-chairs

Michelle Forzley, JD, MPH  
Carol S. Ireland



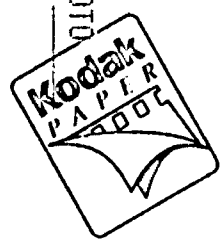
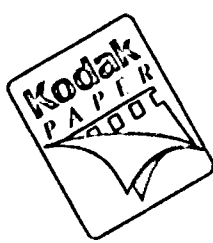
Existing Rear Elevation  
(facing home from street)



085 4# 7

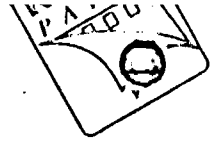
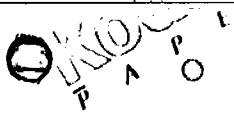
24MARG4

RITE AID ONE HOUR PHOTO

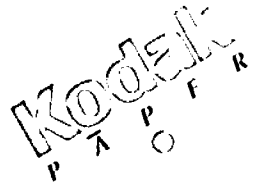
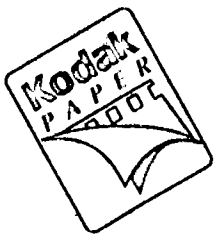
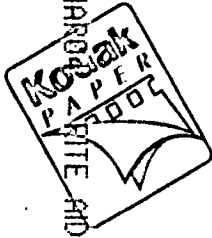




Existing Right Elevation.  
(facing home from street)



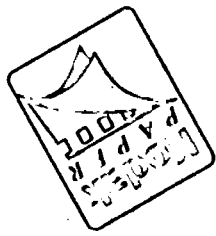
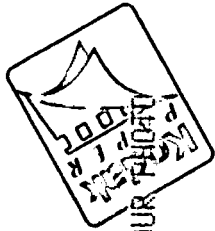
005 # 2 24MARCH 1954 ONE HOUR PHOTO



Existing Front Elevation  
(facing home from street)

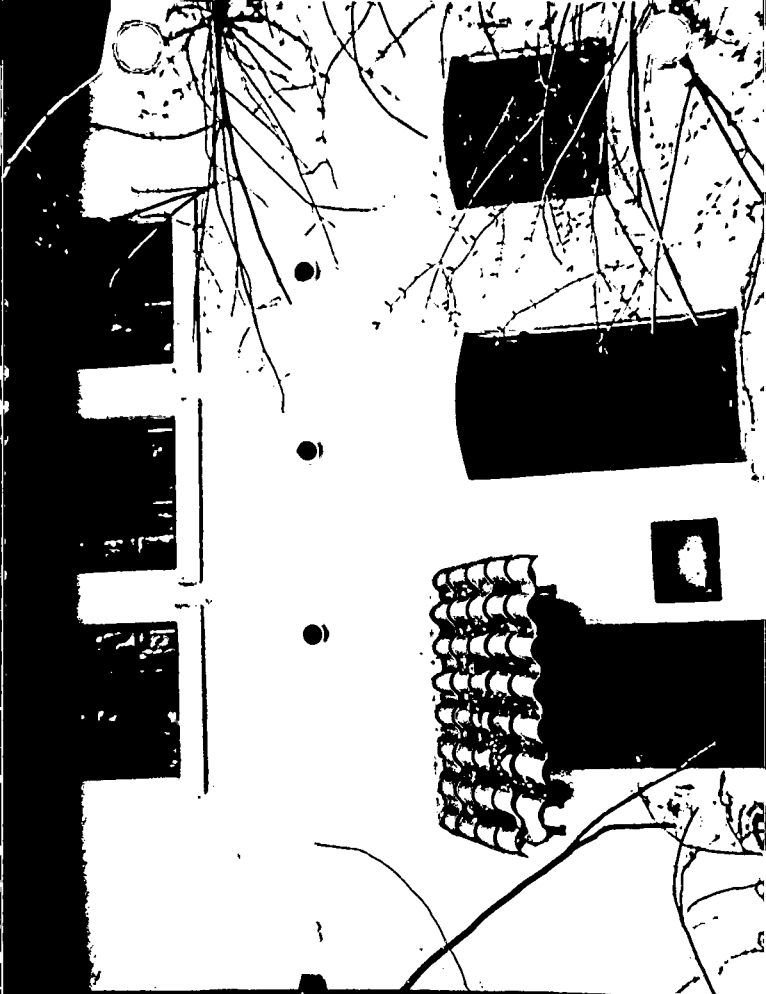




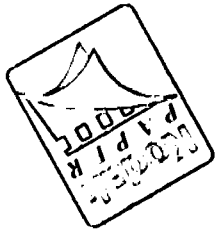


005 #-1 24MAR04 RITE AID ONE HOUR PHOTO



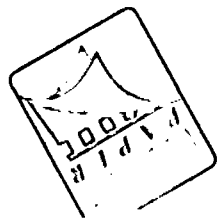


Existing Rear Elevation  
(facing home from street)

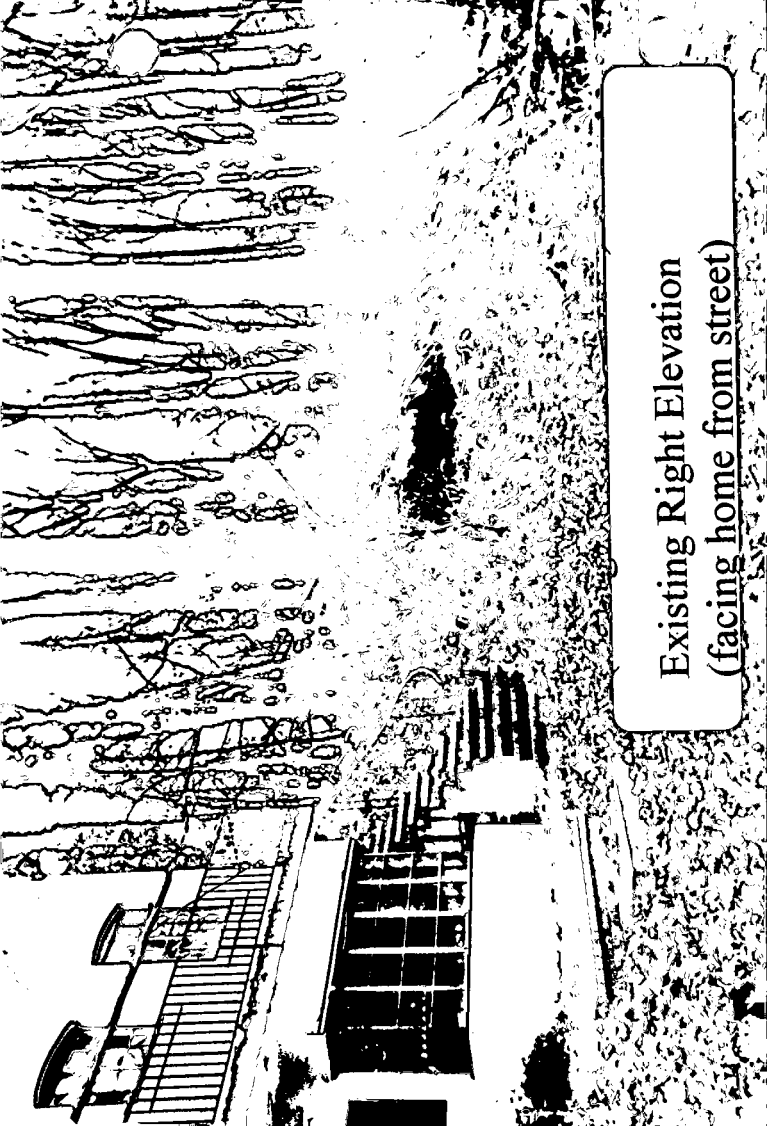


RITEL PAPER

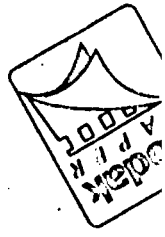
005 # 8 24MAR64 RITE AID ONE HOUR PHOTO



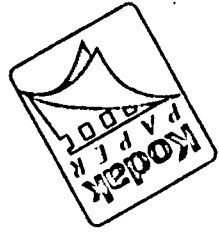
RITEL PAPER

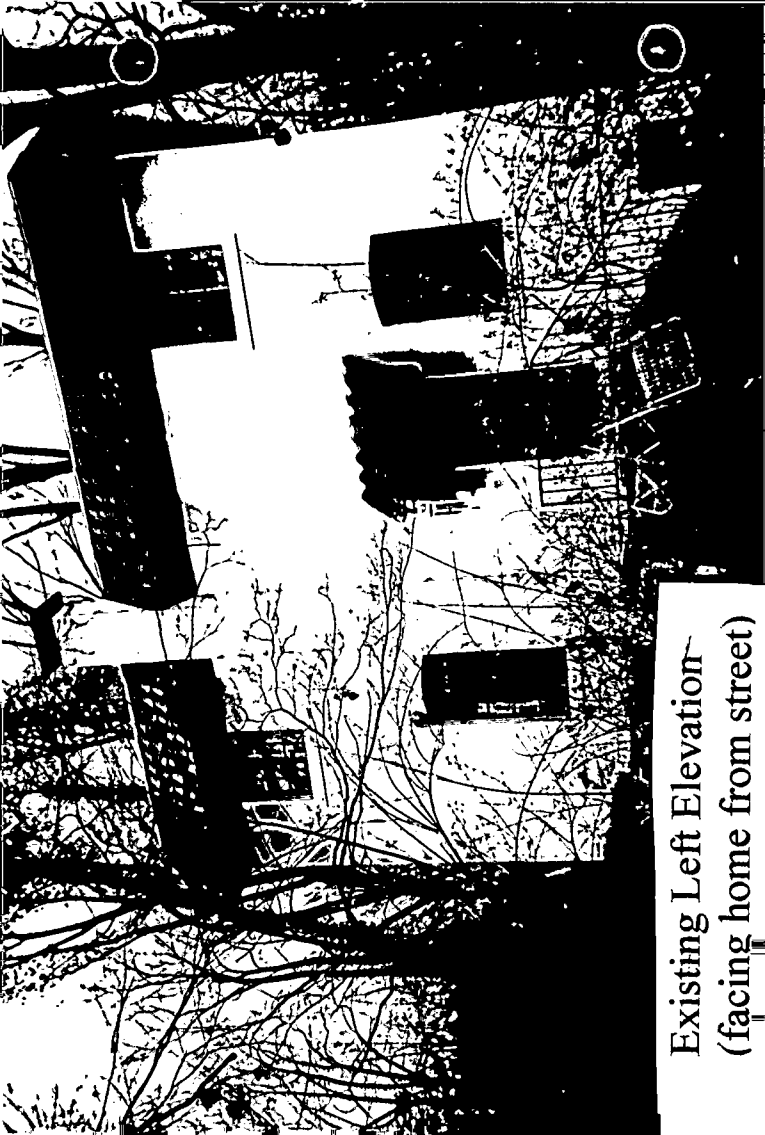


Existing Right Elevation  
(facing home from street)

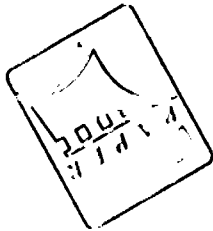


085 # 1 24MAR84 RITE AID ONE HOUR PHOTO

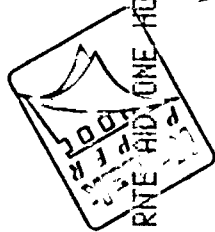




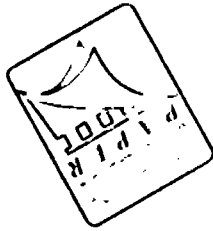
Existing Left Elevation  
(facing home from street)



005 #10 24MAR84



RTE AID ONE HOUR PHOTO



W I D K d

W I D K d

W I D K d



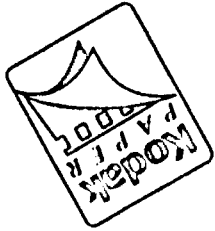
Existing Right Elevation  
(facing home from street)





Kodak

24MAR04 RITE AID ONE HOUR PHOTO



Kodak



# 5

2005

P  
R  
R