

2801 Beechbank Rd. Silver Spring 2010
Capitol View Park M.D. MAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 10/11/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planning Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #549080—hardscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on October 6, 2010.

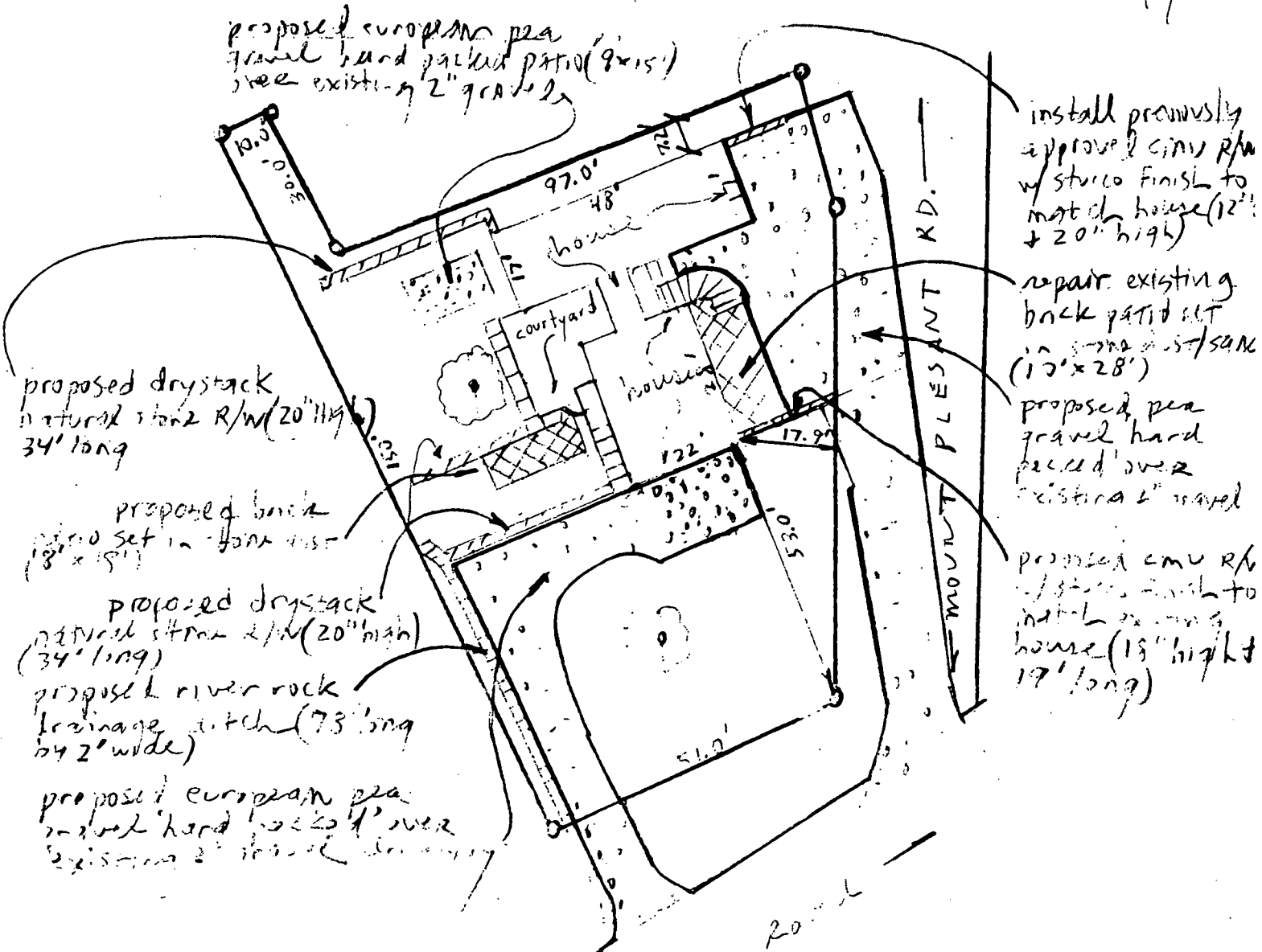
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Alan and Barbra Adler
Address: 2801 Beechbank Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.



AP
10/11/10



proposed drystack natural stone R/W (20" high) 34' long

proposed brick patio set in sand/sand (13' x 15')

proposed drystack natural stone R/W (20" high) (34' long)

proposed river rock drainage ditch (73' long by 2' wide)

proposed european pea gravel hard packed over existing 2" gravel driveway

install previously approved cmu R/W w/ stucco finish to match house (12' x 20" high)

repair existing brick patio set in sand/sand (13' x 28')

proposed pea gravel hard packed over existing 2" gravel

proposed cmu R/W w/ stucco finish to match existing house (13' high 19' long)

Site Plan

225 1/2 ...

Block 35

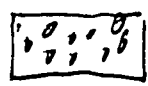
...

2801 ... Road

(scale 1" = 30')

9/15/10

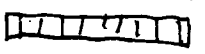
(6)



Gravel Driveway/Patio



Retaining wall



River Rock Drainage Ditch



Brick Patio set in sand/streets

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2801 Beechbank Road, Silver Spring	Meeting Date:	10/6/10
Resource:	Contributing Resource Capitol View Park Historic District	Report Date:	9/29/10
Applicant:	Alan Adler	Public Notice:	9/22/10
Review:	HAWP	Tax Credit:	None
Case Numbers:	31/07-10G	Staff:	Anne Fothergill
Proposal:	Alterations to hardscape		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Capitol View Park Historic District
STYLE: Mediterranean
DATE: 1926

PROPOSAL

The applicants are proposing a number of hardscape alterations including:

1. construct a 20" tall drystack natural stone retaining wall that will be 34' long at the rear of the property
2. install an 8' x 18' brick patio set in stone dust that will be located to the left of the house
3. install a 9' x 15' pea gravel patio to the left of the house at the rear (over existing gravel)
4. construct two drystack natural stone retaining walls that will run from the left side of the house (located above and below the brick patio) reusing existing stone from collapsed wall on site
5. install a 78' long x 2' wide river rock drainage ditch along left side of the driveway
6. construct an 18" high and 19' long CMU retaining wall with stucco finish at front right side of the house
7. construct a previously approved 20" high and 12' long CMU retaining wall with stucco finish at the rear of the property (no HAWP required)
8. repair existing 10' x 28' brick patio set in stone dust at right side of house (no HAWP required)
9. install pea gravel over existing gravel driveway (no HAWP required)

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN Adler
Daytime Phone No.: (301) 675-5349
Tax Account No.: # 00975822
Name of Property Owner: ALAN & Barbara Adler
Address: 2801 Beechbank Rd. Silver Spring 20910
Contractor: Arbor Homes
Contractor Registration No.: # 3520
Agent for Owner: same

LOCATION OF BUILDING/PREMISE

House Number: # 2801 Street: Beechbank Rd.
Town/City: Silver Spring Nearest Cross Street: Capital View Avenue
Lot: 15 & P. 14 Block: 35 Subdivision: Capital View Park
Lib: 1573 Folio: 044 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Expand, Alter/renovate, Move, Install, Wreck/Reuse, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other

1B. Construction cost estimate: \$

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 [X] WSSC 02 [] Septic 03 [] Other
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 0 feet 20 inches MAX.
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [X] 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.

Signature of owner or authorized agent: [Signature] Date: 9/14/10

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 349080 Date Filed: Date Issued:

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1920's Mediterranean Style home w/ recent
addition courtyard balconies, brick patios
& 2" Blue stone gravel driveway (etc) as
shown on attached site plan. Adjacent to
county ledger spine split on 2 sides w/
woods. External grade.

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

Remove some existing brick (set in sand) patios &
dry stacked retaining walls. Install hard packed (beige/yellow)
pea gravel over existing 2" grey/blue stone/gravel. Additional
Proposed dry stacked patios stone retaining walls (20" high max)
(see attached site plan for details) plus 1 previously approved 20" high CMU R/W
w/ stucco finish to match existing house finishing.

2. SITE PLAN

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

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

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.

- 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.
- 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.

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

- 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.
- 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.

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.

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]

<p>Owner's mailing address ALAN Adler 2801 Beechbank Rd Silver Spring, Md.</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Michael Prior + Maria Orlando 2805 Beechbank Rd. S.S. Md. 20910</p>	<p>Daniel J. Milton (mailing address) 1446 Crowell Road VIENNA VA 22182</p>
<p>Ronald Isaksen + Rose Marie Kellinger 2802 Beechbank Rd S.S. Md. 20910</p>	<p>Montgomery County, Md. Leyden Spin Space P & P (MNCPPC) Spring Street Silver Spring Md.</p>

Fothergill, Anne

From: Barbra Viall [arborhomes@yahoo.com]
Sent: Tuesday, July 13, 2010 1:29 PM
To: Fothergill, Anne
Subject: 2801 Beechbank Rd - Alan Adler
Attachments: P6250208.jpg; P6250221.jpg; P6250223.jpg; P6250224.jpg; P6250225.jpg; P7130077.jpg; P7130078.jpg; P7130079.jpg; P7130080.jpg; P7130081.jpg

Hi Anne,

Attached are before (the first 5) & current (second 5) photos of the work we are doing at our home on Beechbank Road. Please keep in mind that we are not quite finished with the grading and are meeting with our landscaper this week to discuss native planting options.

Yesterday morning at 10am we met on site with Brenda Sandberg from Legacy Open Space, Dominic Quattrocchi/Senior Planner, Herbert White/Urban Forester/Arborist & Chuck Kines, Department of Trails (all of whom are with MNCPPC Department of Parks).

Everyone was fine with our plans to stabilize the soil with straw, seed & silt fencing (which we are in the process of starting today) and they just suggested that we cut back the driveway a couple of feet to pull some dirt off of a tree trunk that was accidentally piled there. We discussed our intentions to remove invasive plantings which in certain areas are choking everything around them and to remove vines from the trees as well as poison ivy on the property which my wife is highly allergic to.

The rain has held up our work for a few days, but we can send more pictures as we get closer to completing this initial stage of landscaping. After that, we will be working with the landscaper to develop a plan that keeps the wooded nature of the site "wild" looking, but gives us a few tamed planted areas that harmonize and also work with the soil and light conditions.

We appreciate you putting us in contact with Susan from Park & Planning. It was helpful to have them come out to the site & confirm that we are heading in the right direction.

Please let us know if you need to come out to our house. We would be happy to meet you out here. If there is anything that you need us to do, just let us know.

Thanks again for your time!

Alan & Barbra Adler

