

31/7-89W (Revision) 2802 Beechbank Rd.
Silver Spring (Capitol View Hist. Dist.)

FAX

301-933-

2101

Ron Isalsen



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: June 16, 1997

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

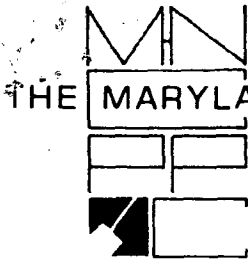
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Isaksen/Kellinger

Address: 2802 Beechbank Rd, Silver Spring MD 20910

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

RE: Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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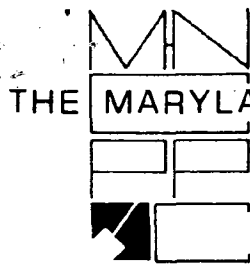
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RE: Capitol View Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6/16/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *WMS* Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval. *Revision of 11/7/89 HAWP*

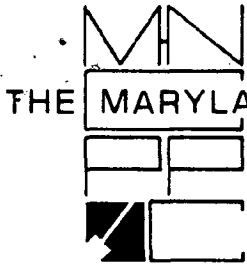
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

★ When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: June 16, 1997

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 6/11/97.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2802 Beechbank Road Meeting Date: 6/11/97
Resource: Capitol View Park Historic District Review: **HAWP**
Case Number: 31/7-89W **REVISION** Tax Credit: No
Public Notice: 5/28/97 Report Date: 6/4/97
Applicant: Isaksen/Kellinger Staff: Robin D. Ziek
PROPOSAL: Enclose screened porch at rear RECOMMENDATIONS: APPROVAL
basement; replace side windows *Expedited*

PROJECT DESCRIPTION

STYLE: Colonial Revival
DATE: post-1935
SIGNIFICANCE: Nominal/Non-Contributing Resource (per Master Plan map)

The subject property sits on land with steep topography. The house appears to be a single-story house facing Beechbank Road, with a full-width front porch. At the rear, however, there are a full two stories, and a rear entrance on grade.

The applicant had appeared before the HPC in 1989 with proposed changes at the lower level. The approved changes were never incorporated into the building, and the applicant is coming back to the HPC with a revised proposal for their consideration.

PROJECT PROPOSAL

The applicant proposes to enclose the rear porch to use this area year-round. In the proposal, the existing door on the rear would be shifted towards the center of the rear facade, and three additional windows would be installed. These would be casement windows, measuring approximately 3' x 6'. A window of similar size would be installed on the east elevation, replacing two smaller windows in the same location. The door is proposed to be a metal door with a full lite insulated glass. The windows are proposed to be Anderson metal clad insulated glass casements.

In addition, the applicant would like to install a stove or fireplace at the basement level, and proposes to use a metal flue at the rear of the house. This flue would not rise above the ridgeline of the main roof, and therefore, would not be visible from Beechbank.

STAFF COMMENTS

The proposed changes are all at the rear of a Nominal Resource in the historic district. As such, the changes would not be visible from the public right-of-way, and would have a minimal effect on the overall character of the district.

Staff and the applicant have discussed the issue of scale with regard to the proposed new windows. The large casement windows would provide an unrelieved expanse of glass which is atypical to this particular resource. The openings of this house are characterized by multiple light windows, which are in-keeping with the small-scale and private feel of the house. Staff has discussed various alternatives with the applicant, including the use of double-hung windows, or the use of a small hopper window at the base of the casement windows. The applicant is concerned with the sight-lines from the dining table inside, and prefers the large open window configuration.

In terms of hierarchy, staff feels that the main floor of the house, with its small windows all around which utilize multiple panes, are most important to the character of the resource, and the contribution which this house makes to the district. One of the key elements of this house is its small scale, and the way it sits on the lot in the woods. The proposed changes at the basement level are of less concern, as they occur in the foundation level of the house. The proposed changes at the rear will not be visible from the road, and the proposed changes to the east side elevation are towards the rear and will not be readily apparent from the road.

The applicant proposes to introduce a new material to his house in the form of a metal doors and metal-clad windows. Staff notes that this is a wood frame house with wood windows. The introduction of a new material introduces inconsistent treatment of the openings in terms of finishes. While this may not be desirable, staff notes that the proposed changes are to a Nominal Resource, are at the lower level, and will not be apparent in the district.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 MUNGENFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Ron Isaksen
Daytime Phone No.: pager 202-672-7293

Tax Account No.: 996768
Name of Property Owner: Isaksen, Kellinger Daytime Phone No.: 301-933-2100
Address: 2802 Beechbank Road, Silver Spring MD 20910
Street Number City State Zip Code
Contractor: self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2802 Street: Beechbank Rd.
Town/City: Silver Spring Nearest Cross Street: Capitol View Avenue
Lot: 5 and 6 Block: 36 Subdivision: Capitol View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 5000
1C. If this is a revision of a previously approved active permit, see Permit # don't have.

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.

Ron Isaksen Signature of owner or authorized agent Date: 5/22/97

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

3

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:

The home is a contributing resource in a beautiful wooded setting. The new elevation will reflect the historic features of the home and improve the appearance. The east elevation is the only affected elevation visible from the street, a passerby on the street in this remote cul-de-sac.

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

The new rear elevation will be a vast improvement over the current back porch facade. This renovation will allow the residents to appreciate the wooded backyard view, while at the same time improving the overall appearance of the home.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

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.

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.

6. TREE SURVEY

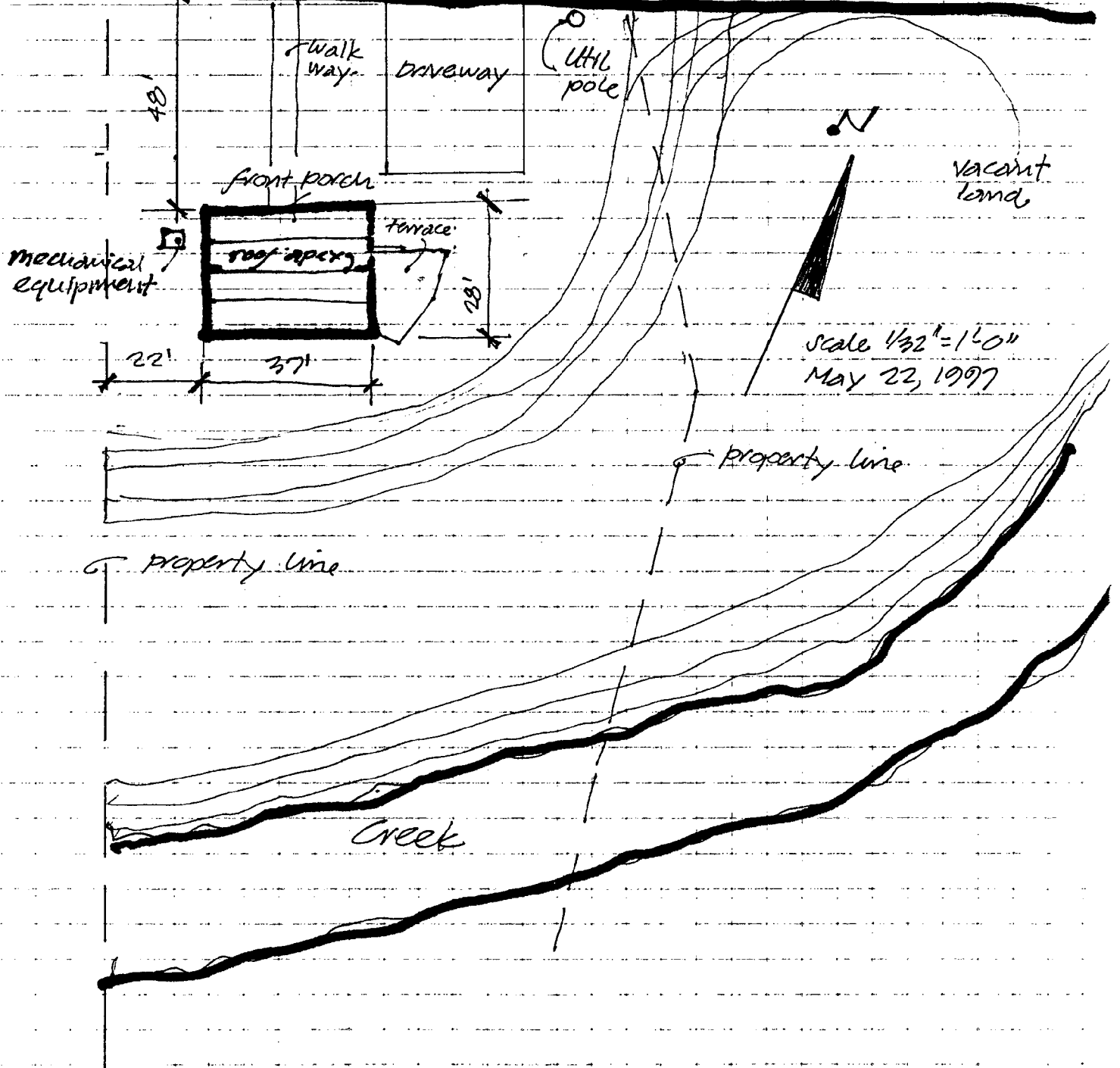
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

4

Beechbank Rd.



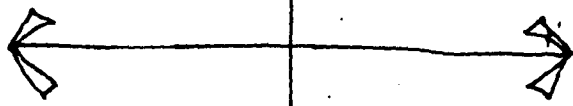
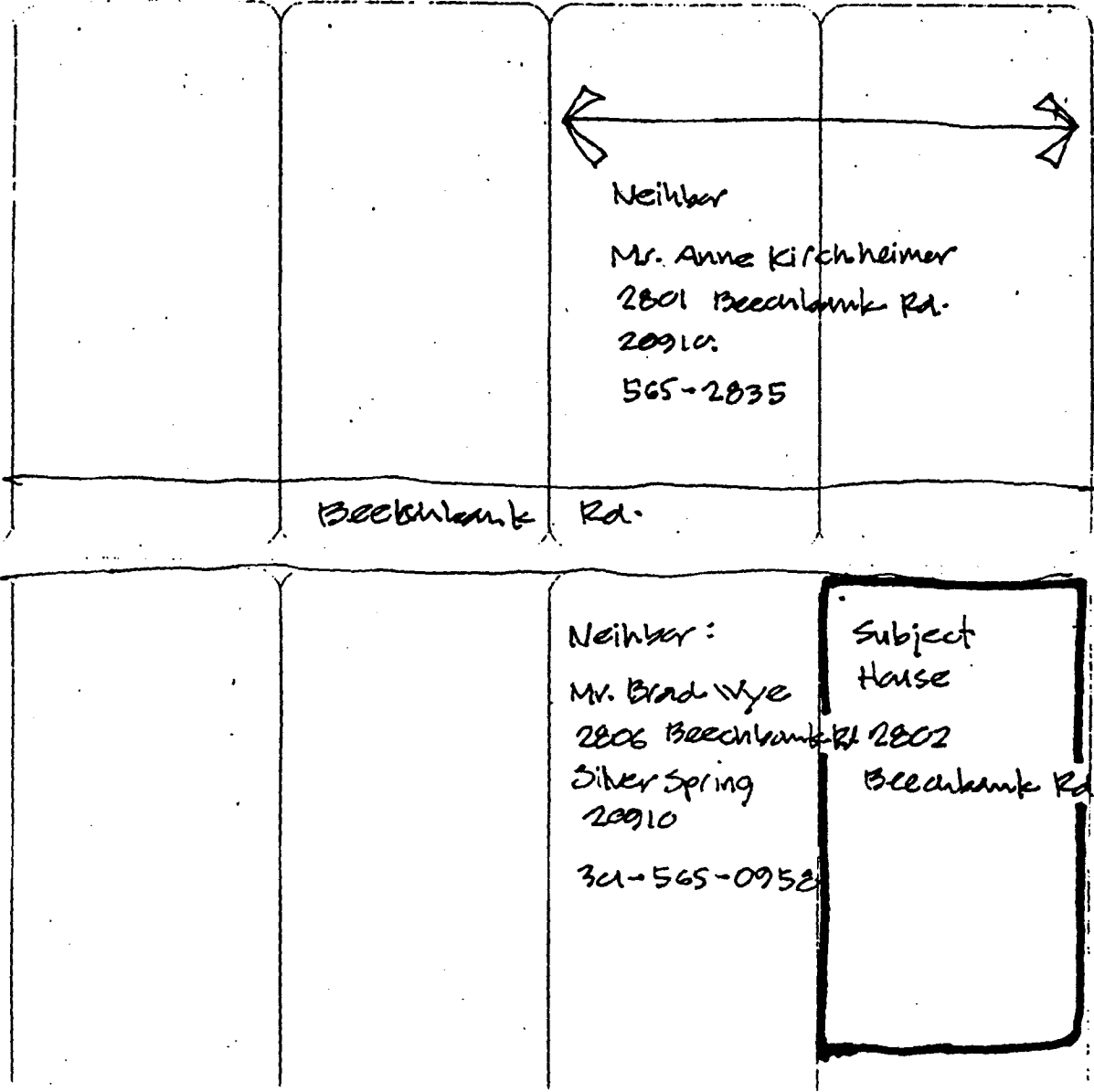
Isakson Kellinger Residence
2862 Beechbank Rd, Silver Spring.

5

96A 2802 Beechbank Road
(tol View Park Hist. Dist.)

W/12/10/1

Capital View Ave



Neighbor
 Mr. Anne Kirchheimer
 2801 Beechbank Rd.
 20910.
 565-2835

Beechbank Rd.

Neighbor:
 Mr. Brad Wye
 2806 Beechbank Rd
 Silver Spring
 20910
 301-565-0958

Subject House
 2802
 Beechbank Rd.

NO ADJACENT HOUSES

6

PROJECT TITLE

**Isaksen-Kellinger
Residence**

SHEET TITLE

EXISTING ELEVATIONS

PROJECT NUMBER

DATE 19/28/89

DRAWN BY JAY

CHECKED BY ROI

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF
THE CONSULTANT AND SHALL NOT BE USED ON ANY
OTHER PROJECTS WITHOUT WRITTEN AGREEMENT WITH THE CONSULTANT

©RON ISAKSEN AND ASSOCIATES

REVISIONS

3/23/97 CHANGE SCREENING
CHANGES

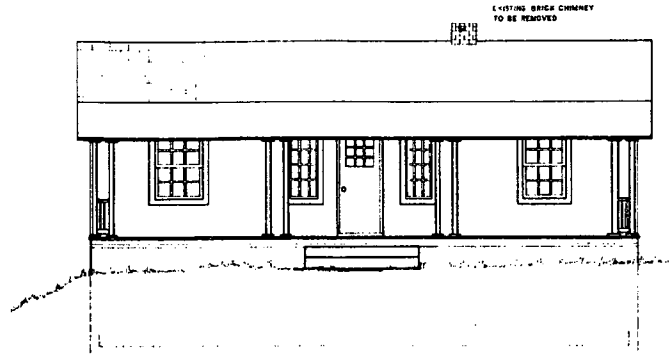
SHEET NUMBER

A-3

SCALE



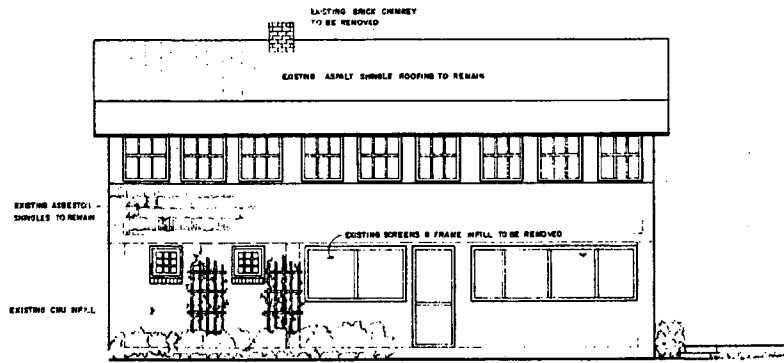
1
A4 East Elevation



2
A4 North Elevation



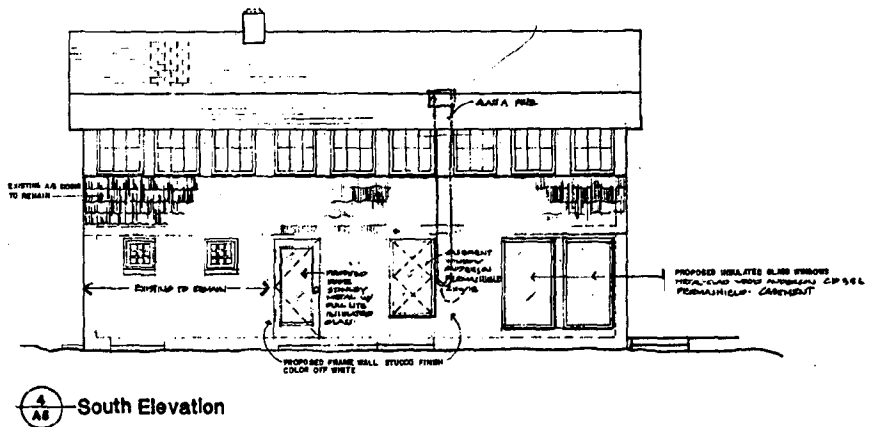
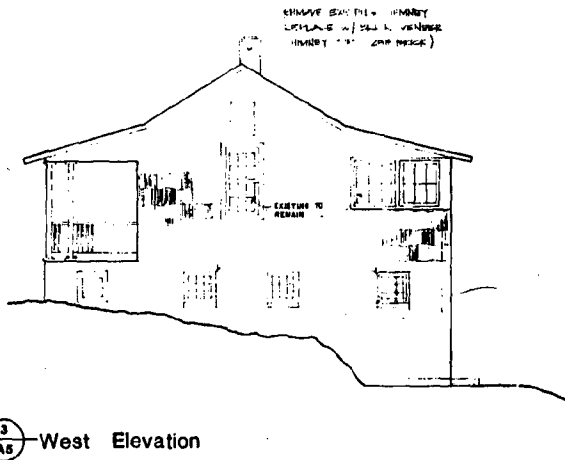
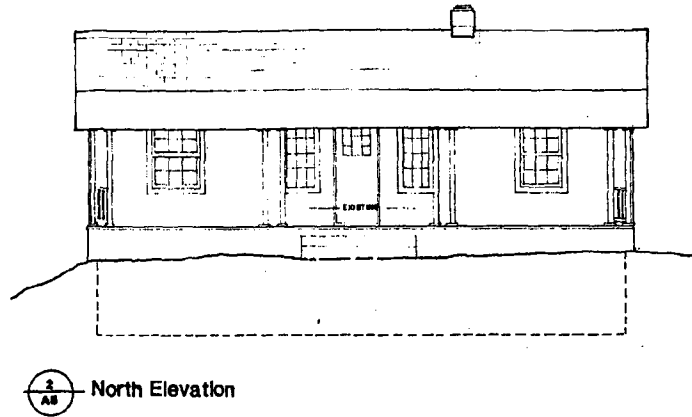
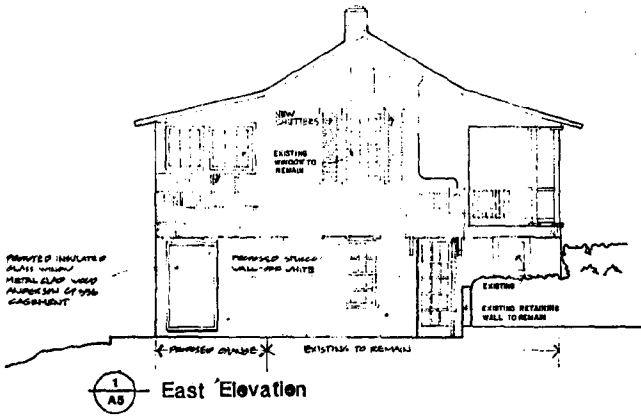
3
A4 West Elevation



4
A4 South Elevation

EXISTING

7



PROPOSED



Side view
East Elevation



①

Sakson Kellinger Residence, 2802 Beckenbark Road
5/23/97 Silver Spring, MD.



Rear View - South Elevation

(10)
Isakson Kellinger Residence, 2802 Beechbank Rd.
5/23/97 Silver Spring, MD.



Side view - South and East Elev.

(11)

Isakson Kellingor Residence, 2802 Beechbank Rd.
5/23/97 Silver Spring, MO.

1/saksen Kellingor Residence, 2802 Beechbank Rd.
Silver Spring, MD 5/23/97

(5)

Front View - North Elevation



Isakson - Kelling or Residence, 2802 Beechbank Rd.
Silver Spring, MD 5/23/97

(5)

Side view - South and East Elevation



Existing screens to be replaced with windows, and door (see elevation drawing)

PROJECT TITLE

Isaksen-Kellinger Residence
2802 BEECHBANK RD.
SILVER SPRING, MD. 20910

SHEET TITLE

REVISED ELEVATIONS

PROJECT NUMBER

10/28/99

DATE

JAY

DRAWN BY

ROI

CHECKED BY

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS, EXCEPT AS DESCRIBED ON THESE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE DESIGNER.

©RON ISAKSEN AND ASSOCIATES

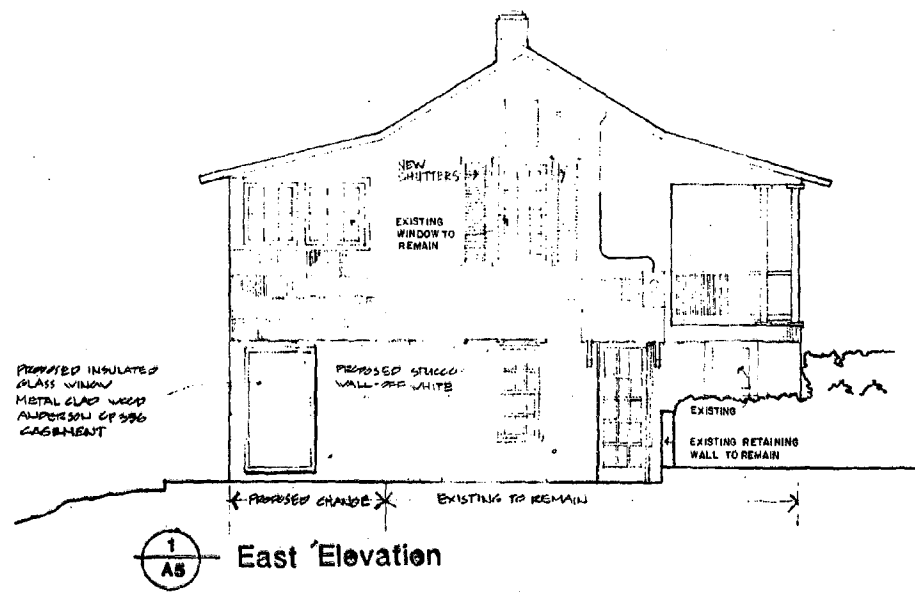
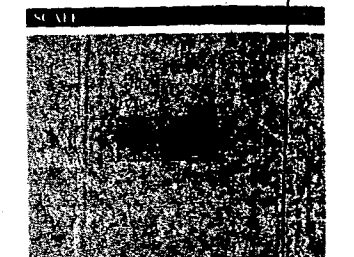
REVISIONS

1/29/99 PER HPC MEETING - HLM, HJM AND FOLLOW-UP MEETING MEJ, CAMERON

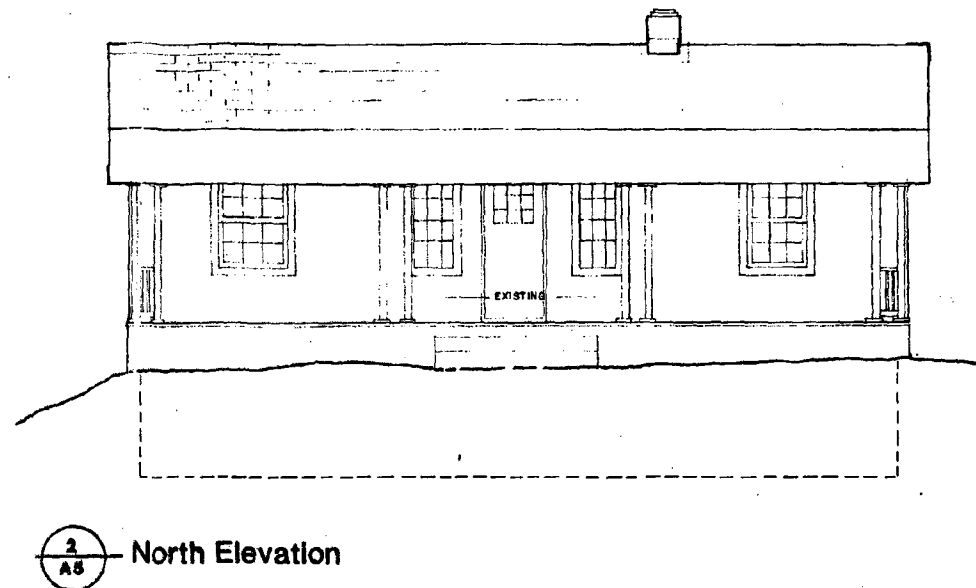
5/22/97 OWNER'S PROPOSED CHANGES

SHEET NUMBER

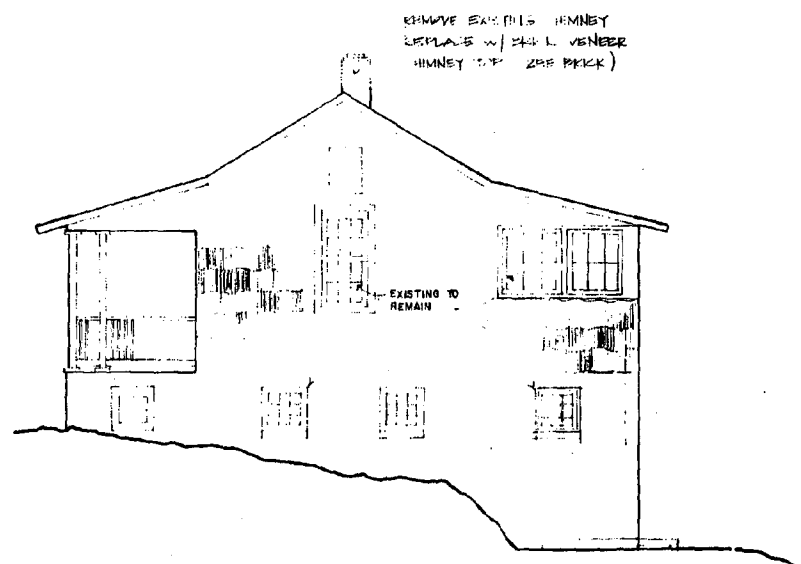
A-4



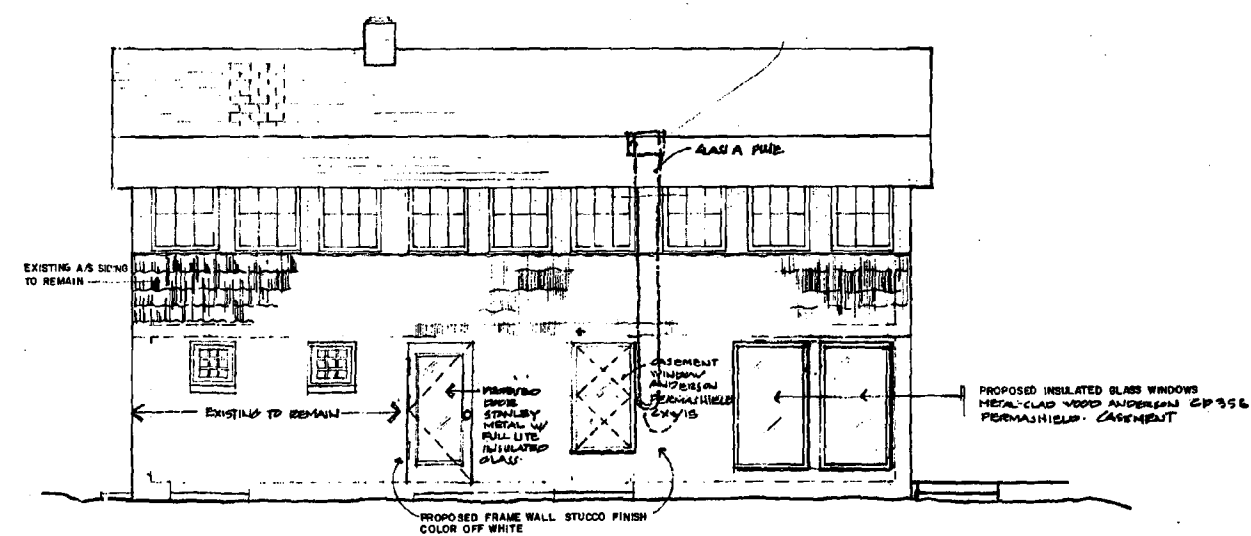
East Elevation



North Elevation



West Elevation



South Elevation

PROPOSED

APPROVED
Montgomery County
Historic Preservation Commission

John D. Zick 6/16/97

June 11 HPC

31/7-89W
Ron Isaksen
2802 Beechbank Road
Silver Spring, MD 20910

Ms. Anne Kirchheimer
2801 Beechbank Road
Silver Spring, MD 20910

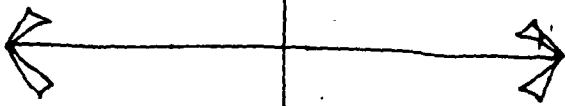
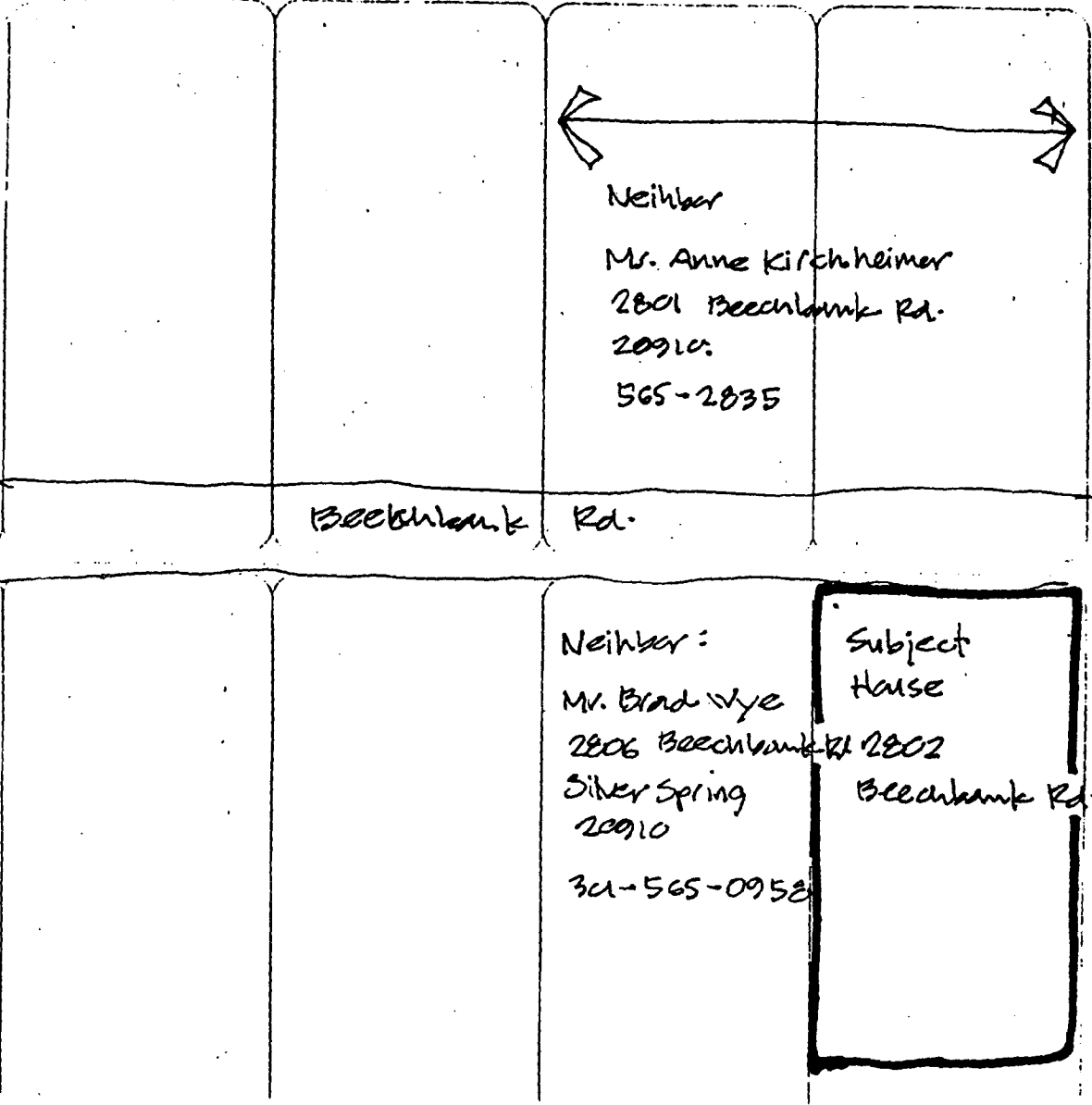
Mr. Brad Wye
2806 Beechbank Road
Silver Spring, MD 20910

Capitol View LAP:
Chiara
Ireland
Volz
Tebow
Ritchie

96A 2802 Beechbank Road
(itol View Park Hist. Dist.)

10/25/20

Capitol View Ave



Neighbor

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2806 Beechbank Rd
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Subject
House

2802
Beechbank Rd.

NO ADJACENT HOUSES

Side view
East Elevation



Isakson Kellinger Residence, 2802 Beckenbunk Road
5/23/97 Silver Spring, MD.



Rear View - South Elevation

Isakson Kellinger Residence, 2802 Beechbank Rd.
Silver Spring, MD.
5/23/97



Side view - South and East Elev.

Isakson Kellingor Residence, 2002 Beechbank Rd.
5/23/97 Silver Spring, MD.



Front View - North Elevation

Isakson Kellinger Residence, 2802 Beechbank Rd.
5/23/97 Silver Spring, MD

Existing screens to be replaced with
windows, and door (see elevation dwg)



Side view - South and East Elevation

Isaksen-Kellinger Residence, 2802 Beechbank Rd.
5/23/97 Silver Spring, MD

2802 Beechbank Rd

6/11/97

R02

Revision

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: 11/7/89

CASE NUMBER: 31/7 - 89W

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View

PROPERTY ADDRESS: 2802 Beechbank Road
Silver Spring, MD

DISCUSSION:

The applicant is proposing alteration of an existing lower rear elevation from a screened-in porch to a new frame wall with new windows and doors (see "South Elevation", existing and revised). The renovated portion of the wall will be finished in stucco. The applicant is also proposing enlargement of certain existing side elevation windows (see "East and West Elevations", existing and revised). One such window is slated to be expanded and converted to a sliding glass door (see "East Elevation"). With the possible exception of some of the proposed east elevation changes, none of these alterations would be visible from the street. The proposed conversion of the existing chimney to an exhaust duct would, however, be visible from the right-of-way.

STAFF RECOMMENDATION:

Staff recommends approval of the application based on criterion 24A-8(b)(1). The LAC recommended approval based on criteria 24A-8(b)(2) and (3).

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Photographs
4. Elevations
 - a. existing
 - b. revised
5. Floor Plan
6. Plot Plan

JBC:av
1458E

REVISED
6/11/97
See new approved
drawings - 102



Montgomery County Government

MEMORANDUM

DATE: 12/8/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: *JBC*
Jared B. Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 12/7/89 reviewed the attached application by Ronald Isaksen for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Elevations
3. Floor Plans
4. Plot Plan
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

32

MEMORANDUM

TO: Historic Preservation Commissioners

FROM: Jared B. Cooper *JBC*

DATE: November 29, 1989

SUBJECT: Application by Ronald Isaksen for Historic Area Work Permit at 2802 Beechbank Road, Silver Spring, Maryland

At its November 16, 1989 meeting, the HPC reviewed an application by Mr. Isaksen for modifications/renovation at the above address, located in the Capitol View Park Historic District. As you will recall, the Commission had concerns regarding the following elements of the project: 1) conversion of existing brick chimney to metal flue; 2) exterior gas vent; 3) conversion of rear recessed porch to interior floor space; and, 4) sash size, proportion, and quantity proposed for rear elevation; and 5) addition of windows and door on side elevation (see attached original application packet). Now, in response to those concerns, the applicant is returning with revised elevations (see attached revisions).

Attachments

JBC:av
1504E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: 11/7/89

CASE NUMBER: 31/7 - 89W

TYPE OF REVIEW: HAWP

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JBC:av
1458E



Historic Preservation Commission

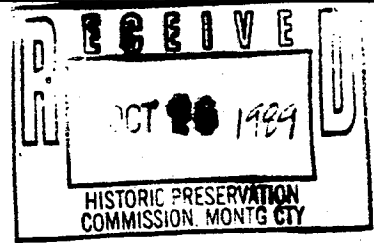
51 Monroe Street, Rockville, Maryland 20850

100 Montgomery Avenue, Rockville, Maryland 20850

279-8094

279-1827

APPLICATION FOR HISTORIC AREA WORK PERMIT



TAX ACCOUNT # 996768

NAME OF PROPERTY OWNER Ronald O. Isakson TELEPHONE NO. 565-0631
(Contract/Purchaser) (Include Area Code)

ADDRESS 2802 Beechbank Road, Silver Spring, MD 20910
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Ron Isakson Assoc. CONTRACTOR REGISTRATION NUMBER _____
(Include Area Code)

REGISTRATION NUMBER n.a.

LOCATION OF BUILDING/PREMISE

House Number 2802 Street Beechbank Road

Town/City Silver Spring MD Election District _____

Nearest Cross Street Capital View

Lot 5 Block 36 Subdivision _____

Liber 5611 Folio 597 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|---|----------------|-----------|---|------|--|------|-------|-------------------|
| Construct | <input checked="" type="radio"/> Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | <input checked="" type="radio"/> Room Addition | | | |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) Other _____ | | | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 15,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY n.a.
- 1E. IS THIS PROPERTY A HISTORICAL SITE? No.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- | | |
|---|---|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 <input checked="" type="checkbox"/> WSSC | 01 <input checked="" type="checkbox"/> WSSC |
| 02 () Septic | 02 () Well |
| 03 () Other _____ | 03 () Other _____ |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Removal of wall between enclosed lower rear porch and present kitchen/dining space. Also, removal of existing screen enclosure to replace with wood frame and stucco exterior wall. Windows and doors are to be double-pane, white painted aluminum cladding over wood frames. (Anderson-type windows). Above to be done for the reason of interiorizing approximately 220 sq. ft.

Description of House at present: One story bungalow (low pitched facade), cedar; 2 stories, asphalt shingle.

(If more space is needed, attach additional sheets on plain lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.). PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Capital View Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 2802 Beechbank Rd.

Silver Spring Md 20910

d. Property owner's name, address and phone number:

Ronald O. ISAKSEN

2802 Beechbank Rd Silver Spring Md 20910

(h) _____ (w) _____

e. Is this property a contributing resource within the historic district? Yes No .

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes _____ No .

II. Description of work proposed

a. Briefly describe proposed work:

To convert existing screened in porch to living space.

b. Is this work on the front, rear, or side of the structure?

c. Is the work visible from the street? NO

d. What are the materials to be used? See plans.

e. Are these materials compatible with existing materials? How? If not, why?

yes.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

24A-8 (b) (2), (3)

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 10-25-89

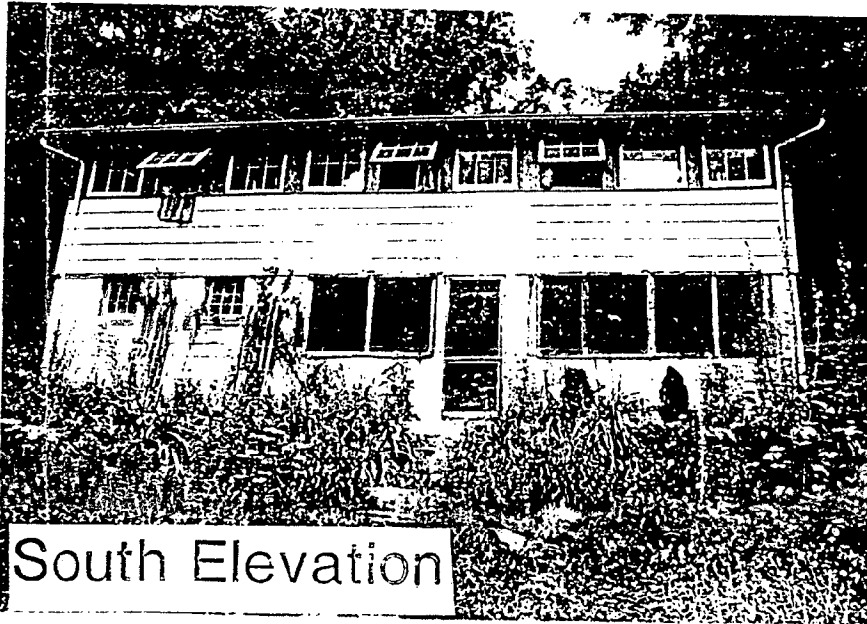
Date of LAC meeting at which application was reviewed: 10-25-89

Form completed by: John P. Moran Title: Chairman LAC

Member of: Capital View Park LAC

Date: 10-25-89

East Elevation



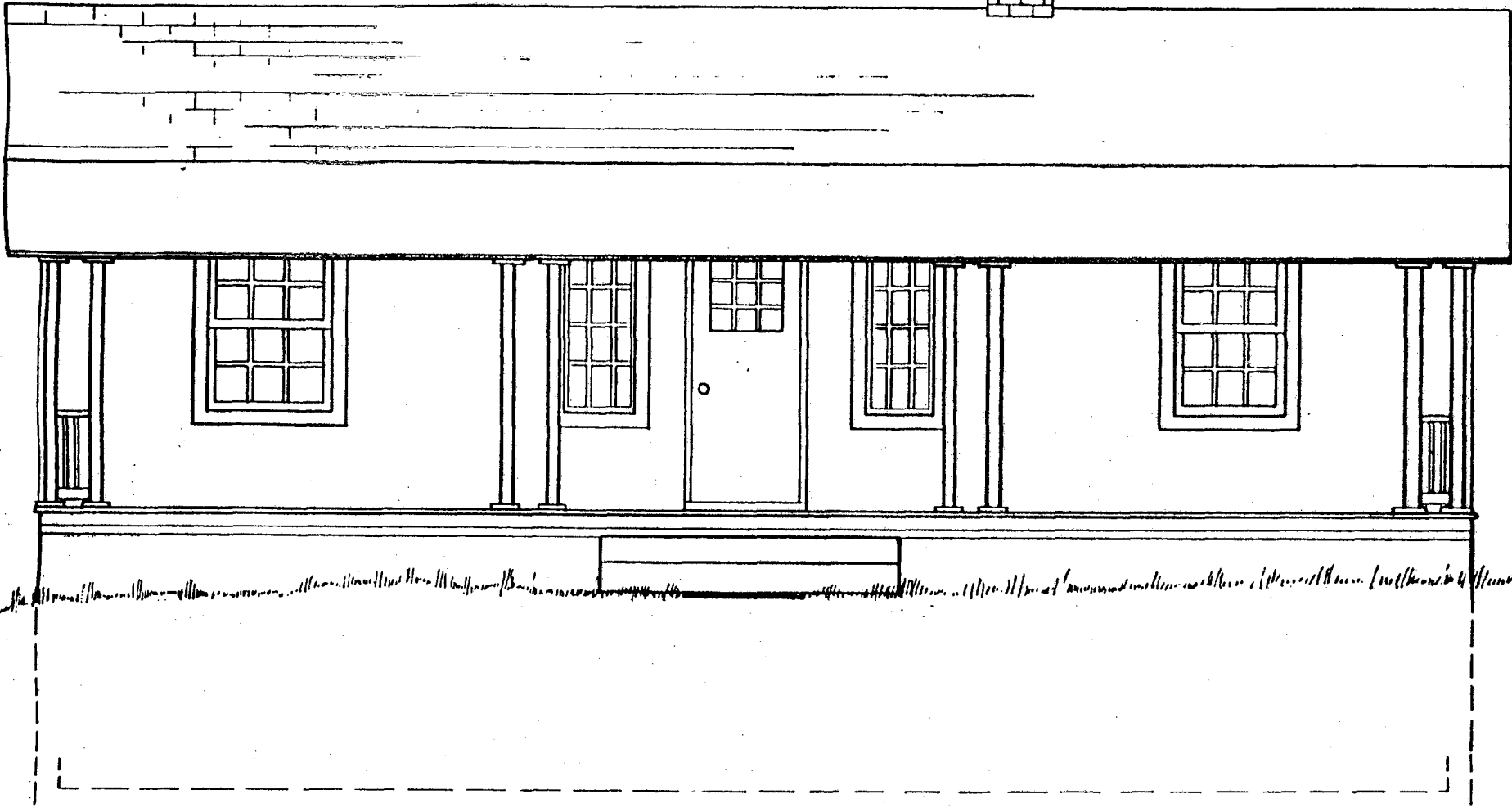
South Elevation



Partial West Elevati

2802 Babcock
Mabson - 1914

EXISTING BRICK CHIMNEY
TO BE REMOVED



— North Elevation

EXISTING BRICK CHIMNEY
TO BE REMOVED

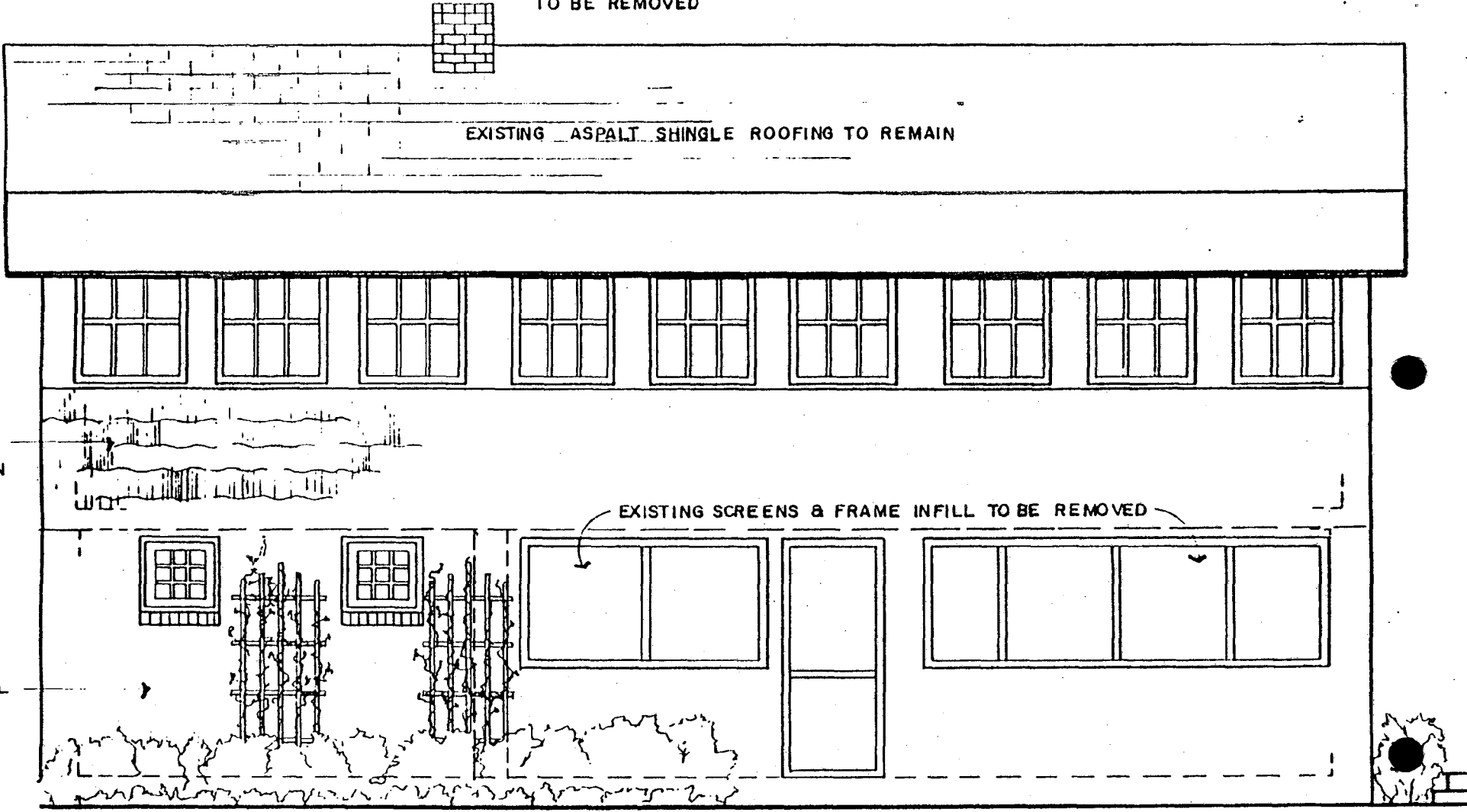
EXISTING ASPALT SHINGLE ROOFING TO REMAIN

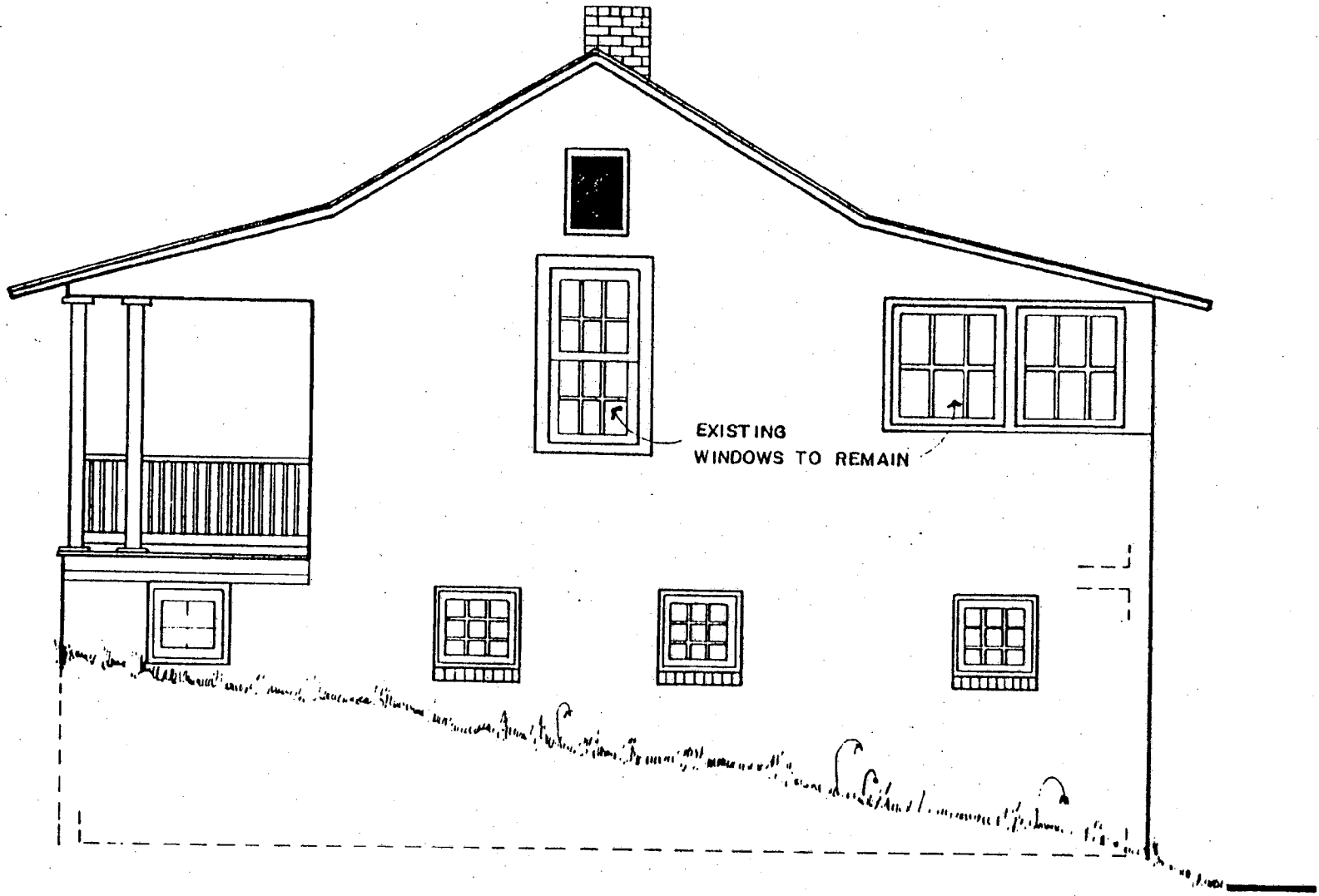
ASBESTOS
TO REMAIN

EXISTING SCREENS & FRAME INFILL TO BE REMOVED

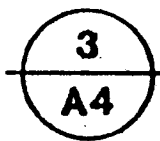
CMU INFILL

4
A4 — South Elevation

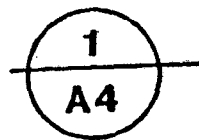




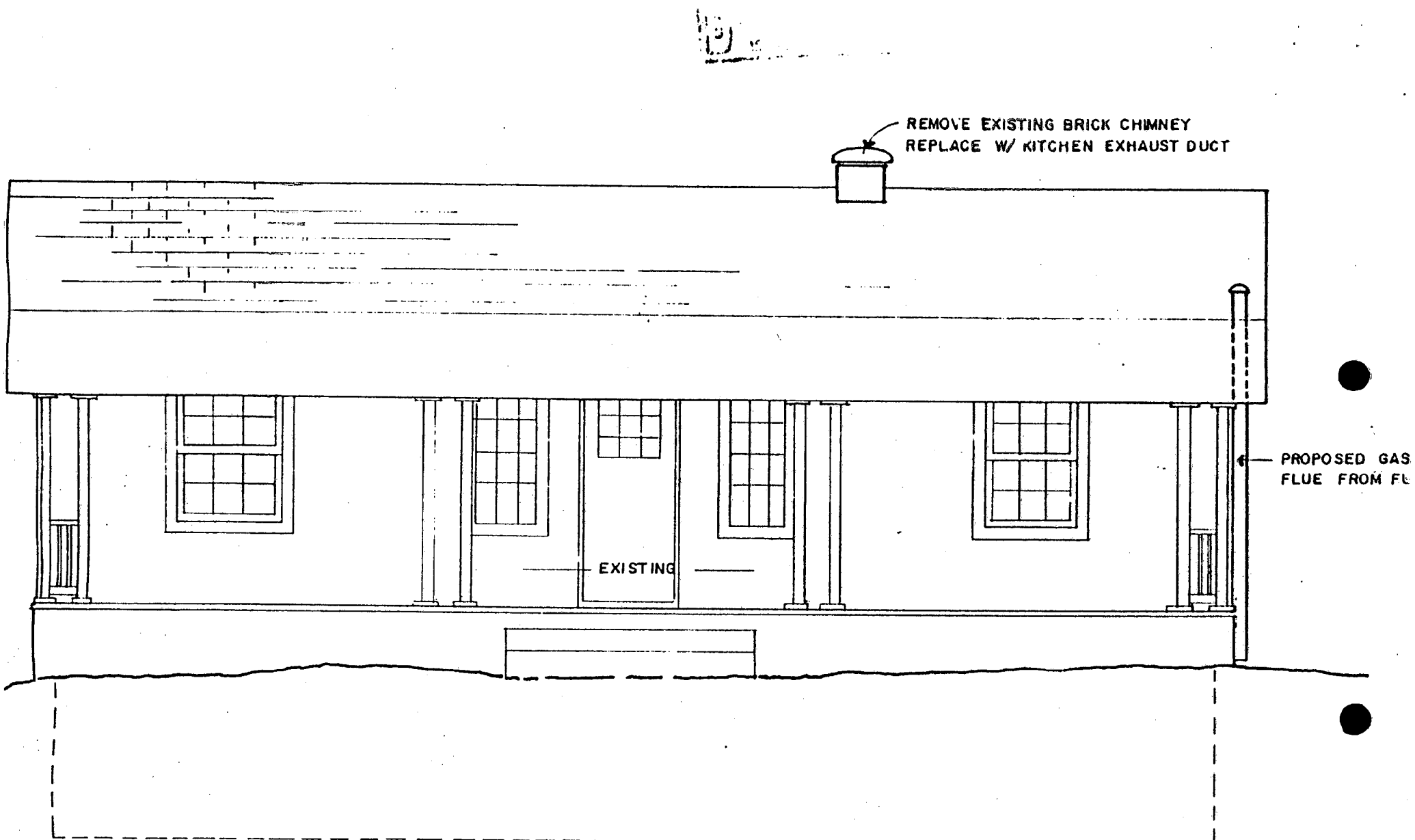
EXISTING
WINDOWS TO REMAIN



West Elevation



East Elevation

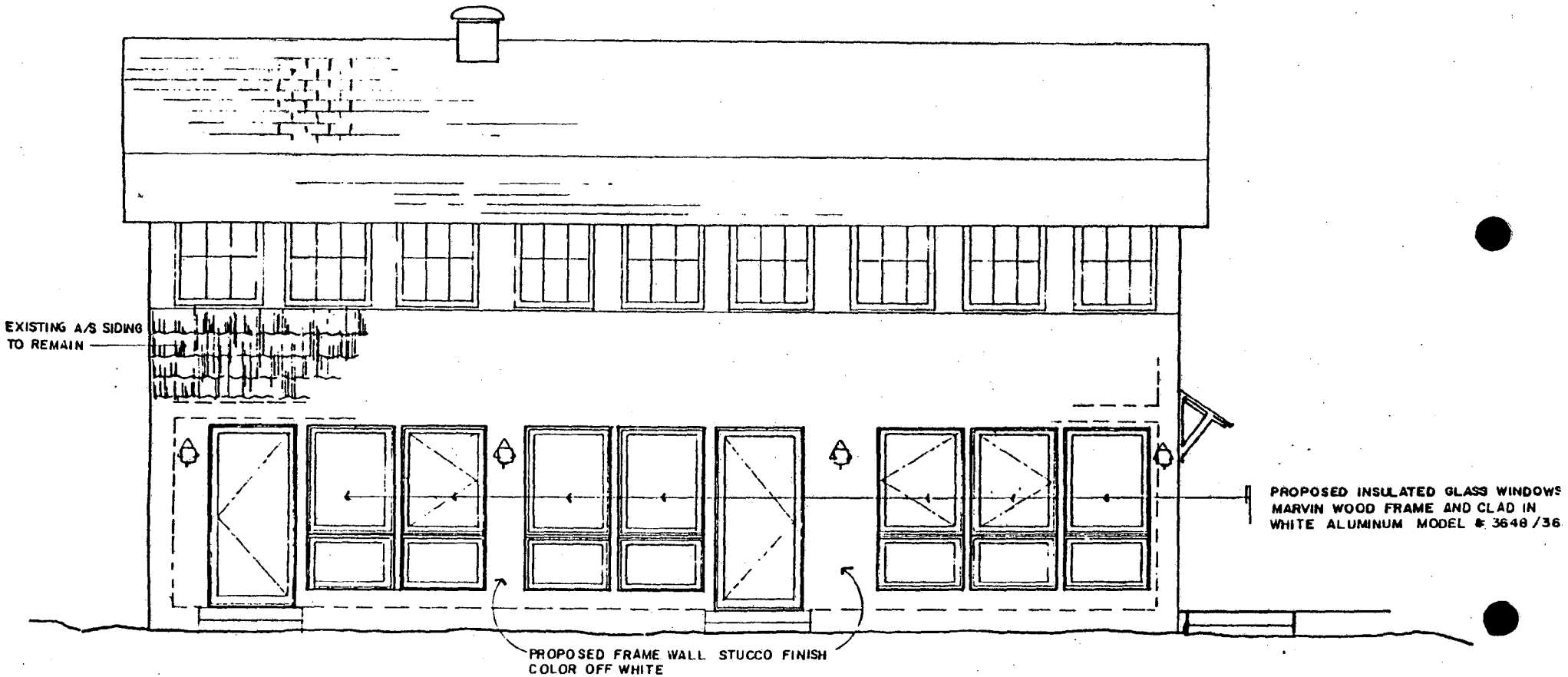


REMOVE EXISTING BRICK CHIMNEY
REPLACE W/ KITCHEN EXHAUST DUCT

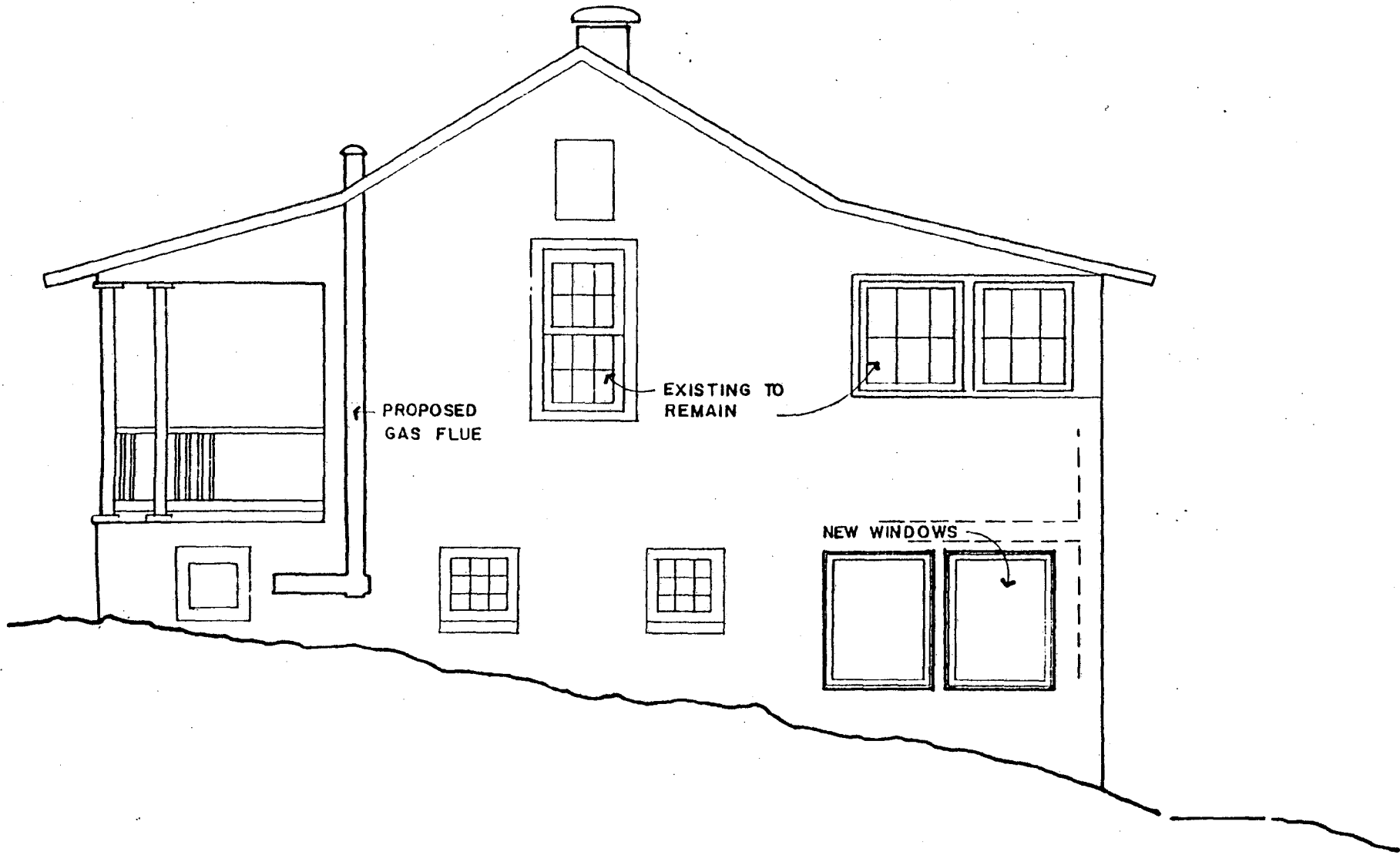
EXISTING

PROPOSED GAS
FLUE FROM FL

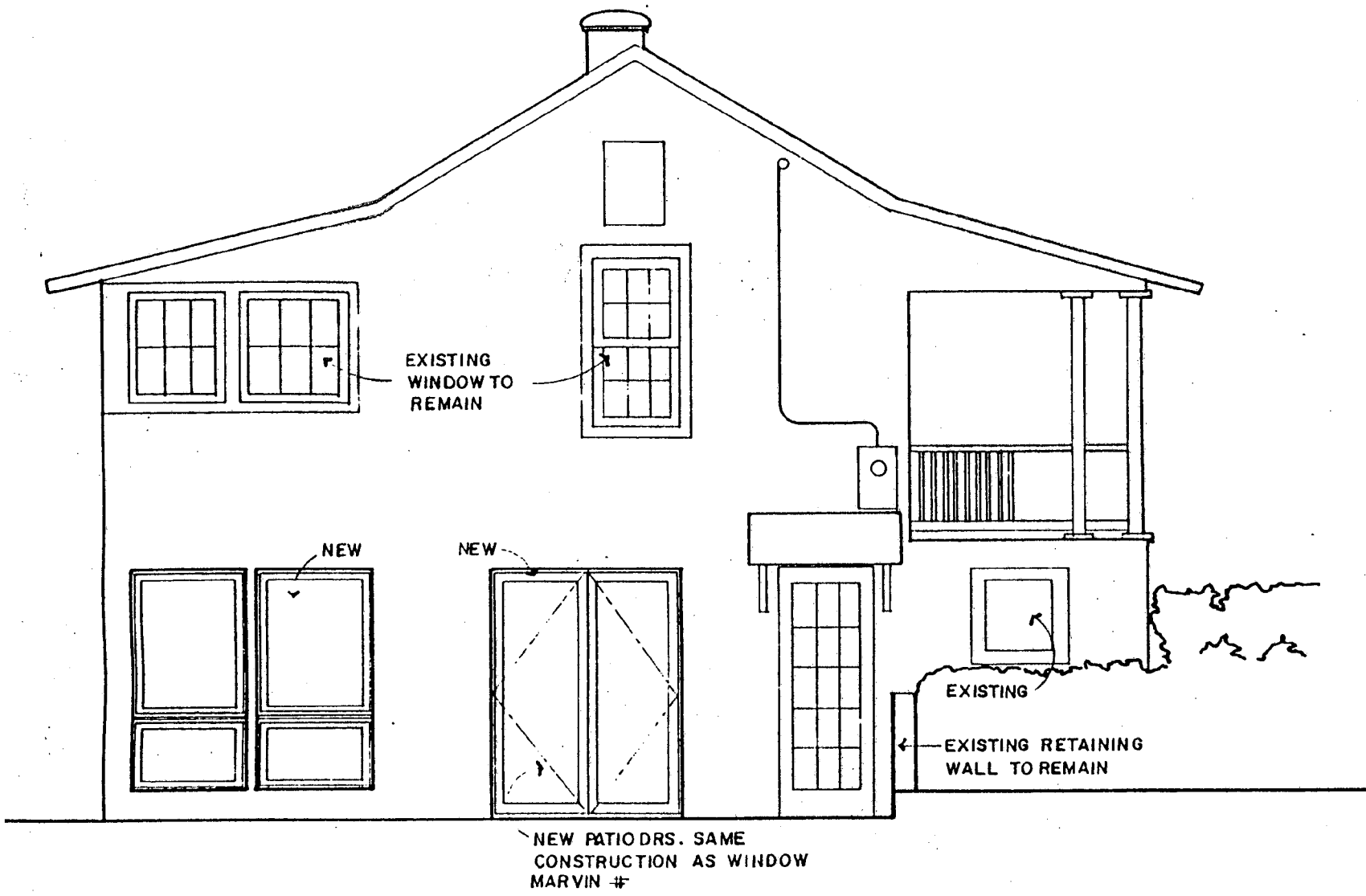
- North Elevation




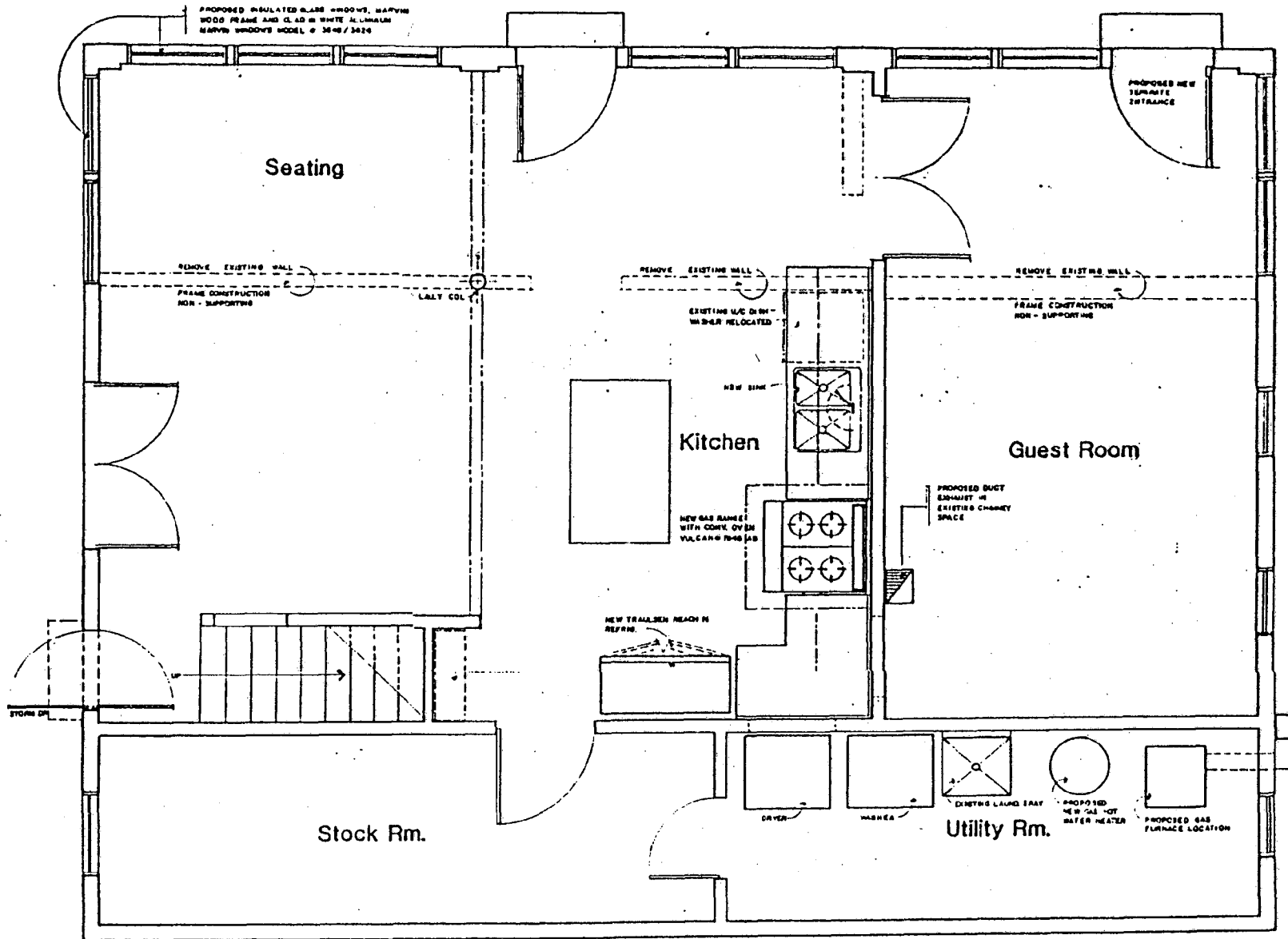
4
A5 — South Elevation



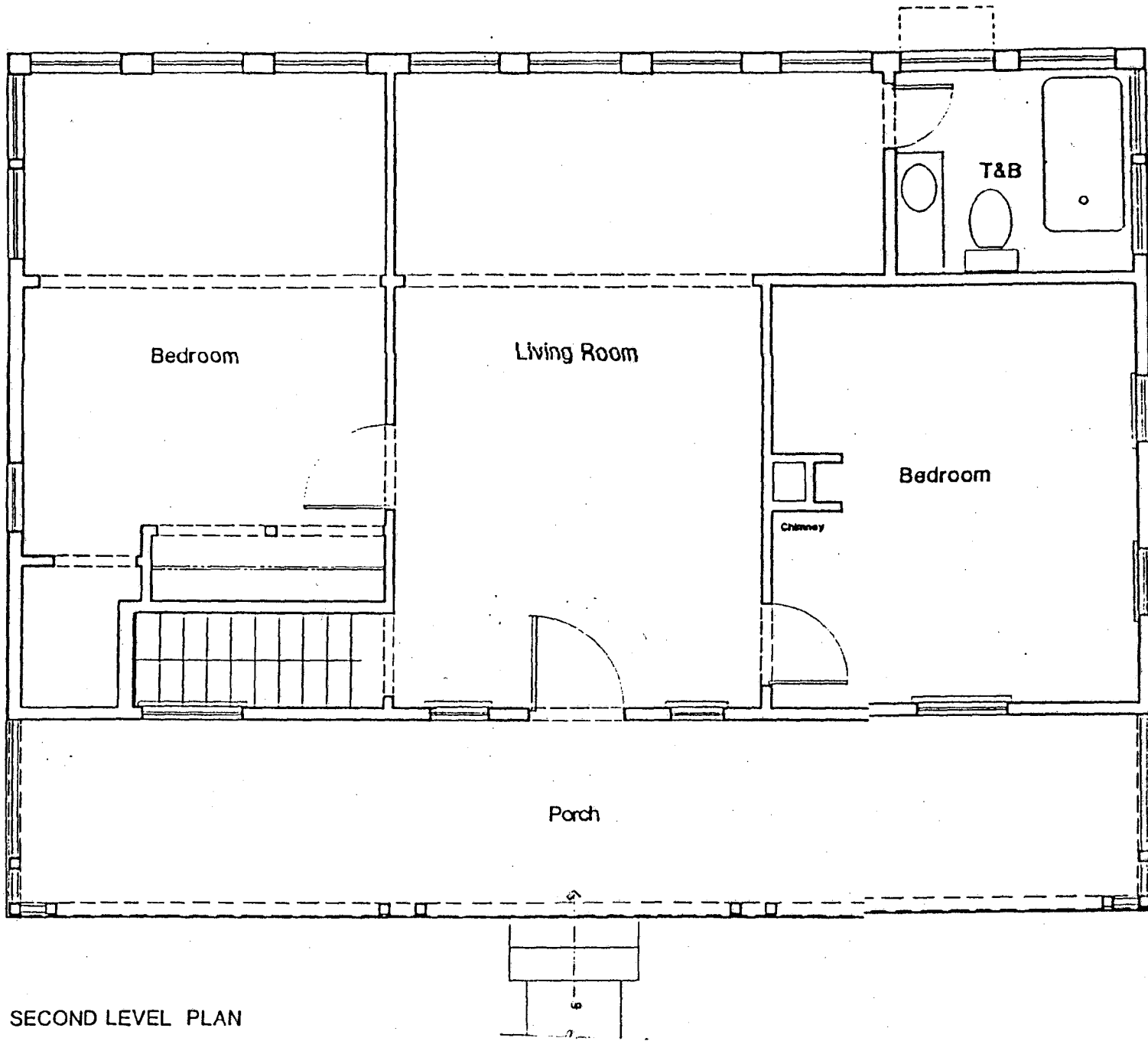
3
A5 — West Elevation




 East Elevation

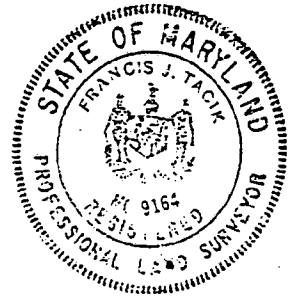
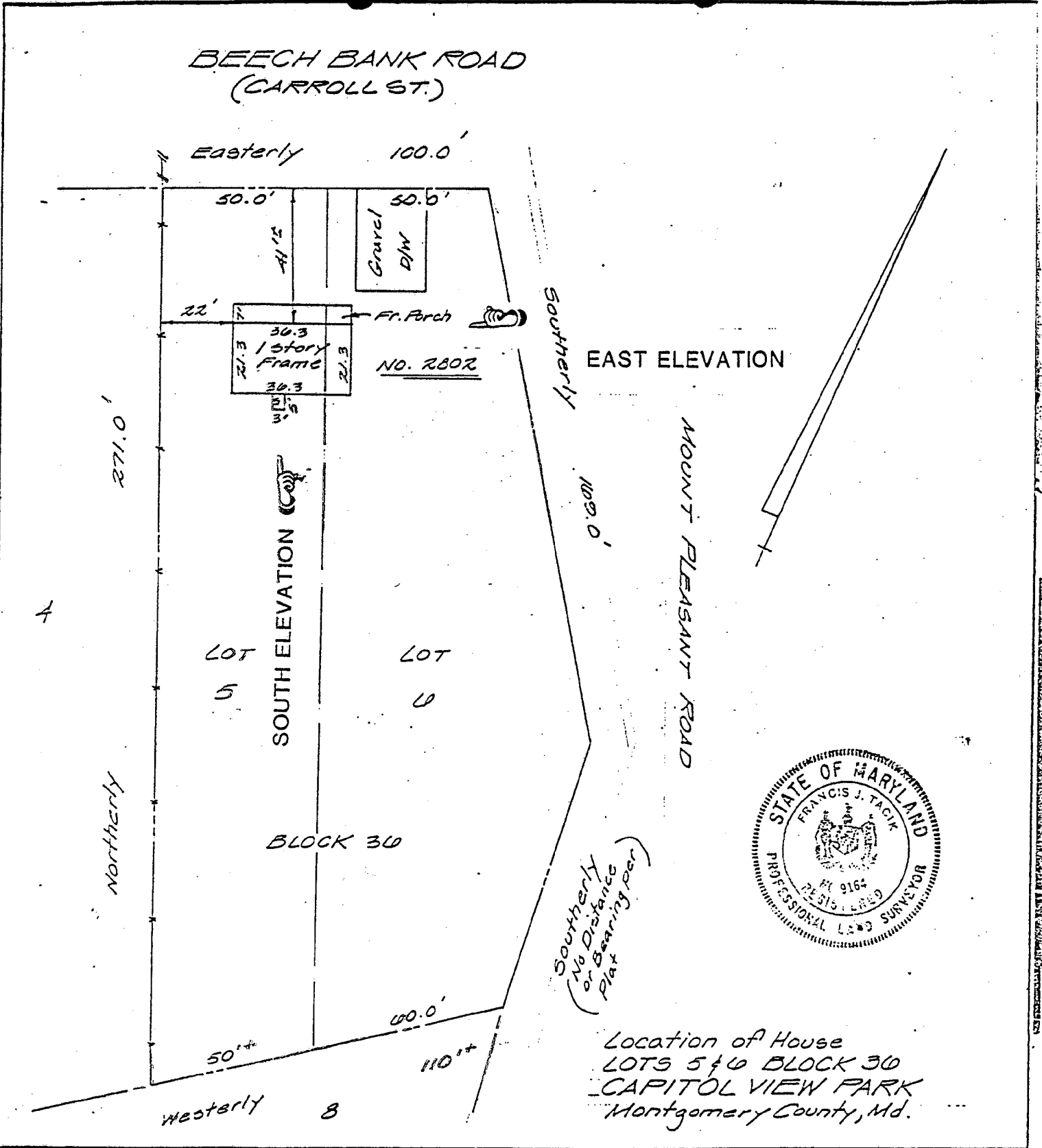


LOWER LEVEL FLOOR PLAN



SECOND LEVEL PLAN

NOTE: This survey for title purposes only -- not to be used for determining property lines. Property Corner Markers Not guaranteed by this survey.



SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED. IN P.B.A. AT P. 9 IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

Francis J. Tacik
REGISTERED LAND SURVEYOR MD. 9164

REFERENCES

PLAT BK. A

PLAT NO. 9

LIBER

FOLIO

SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC.
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

10 EAST CHURCH ST
FREDERICK, MD 21701
(301) 662-4500

2 PROFESSIONAL DR. SUITE 216
GAITHERSBURG MD 20878
948 5100

DATE OF SURVEYS

SCALE: 1" = 40'

WALL CHECK:

DRAWN BY: RB

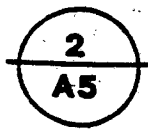
HSE. LOC.: 9-27-80

JOB NO.: 80-5138

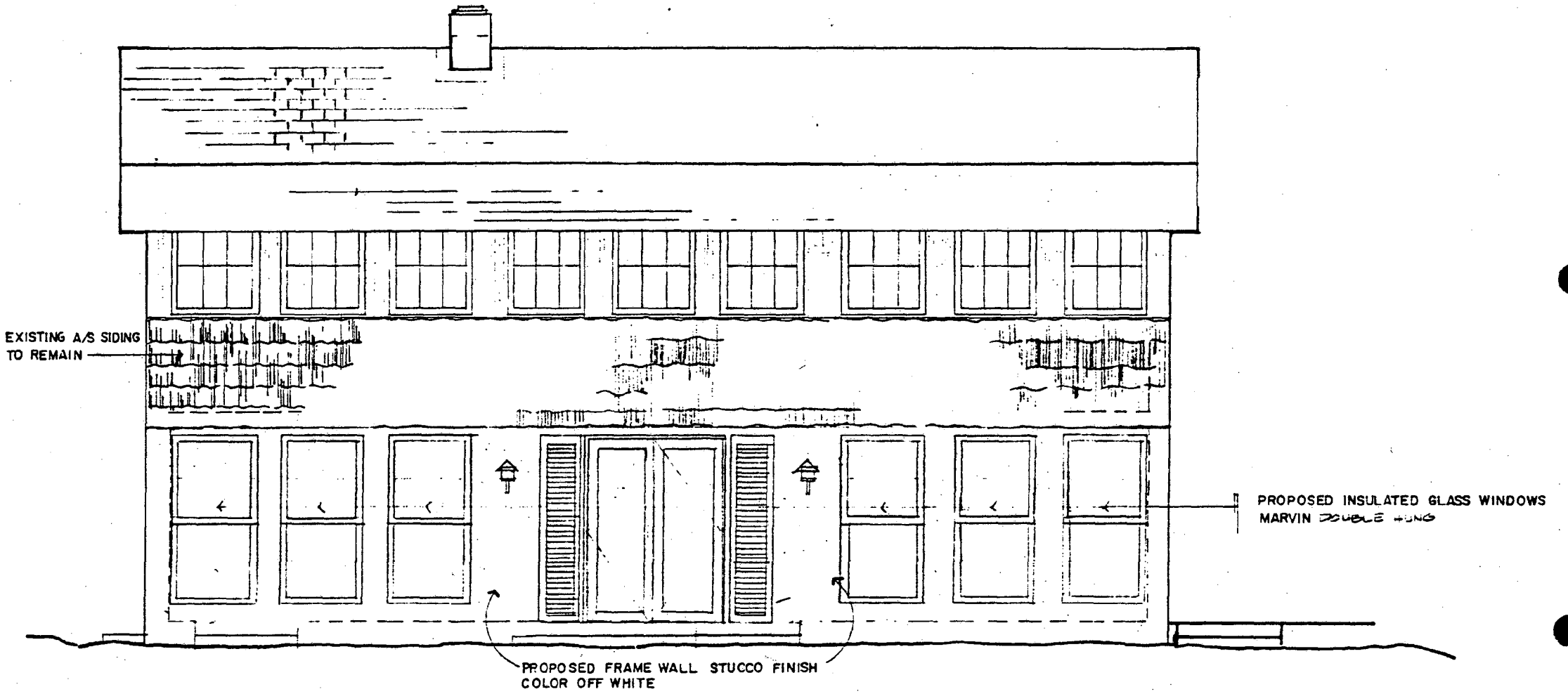
BOUNDARY:



*Revised
per new
set 10/20
9/11/27*



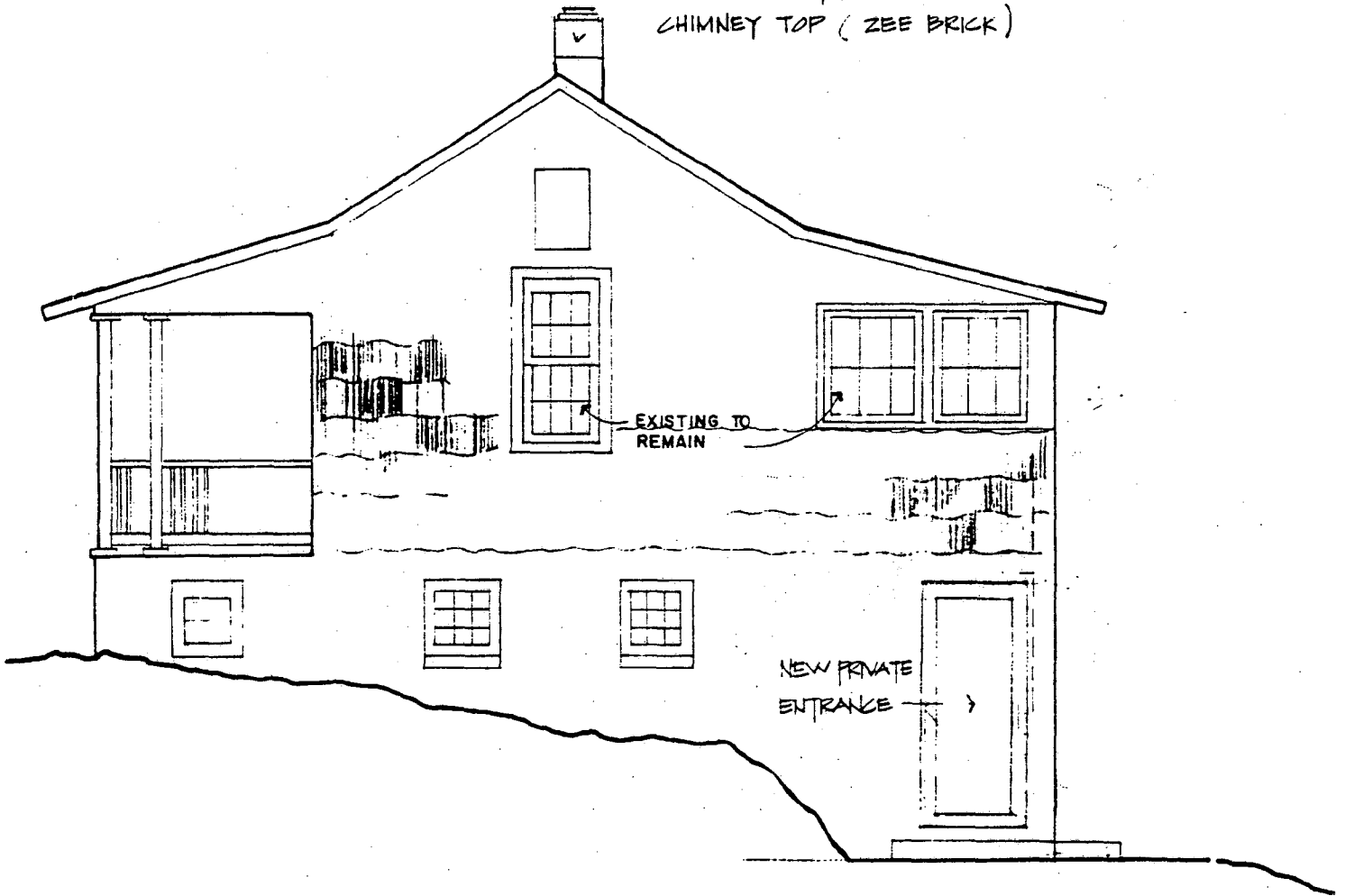
North Elevation



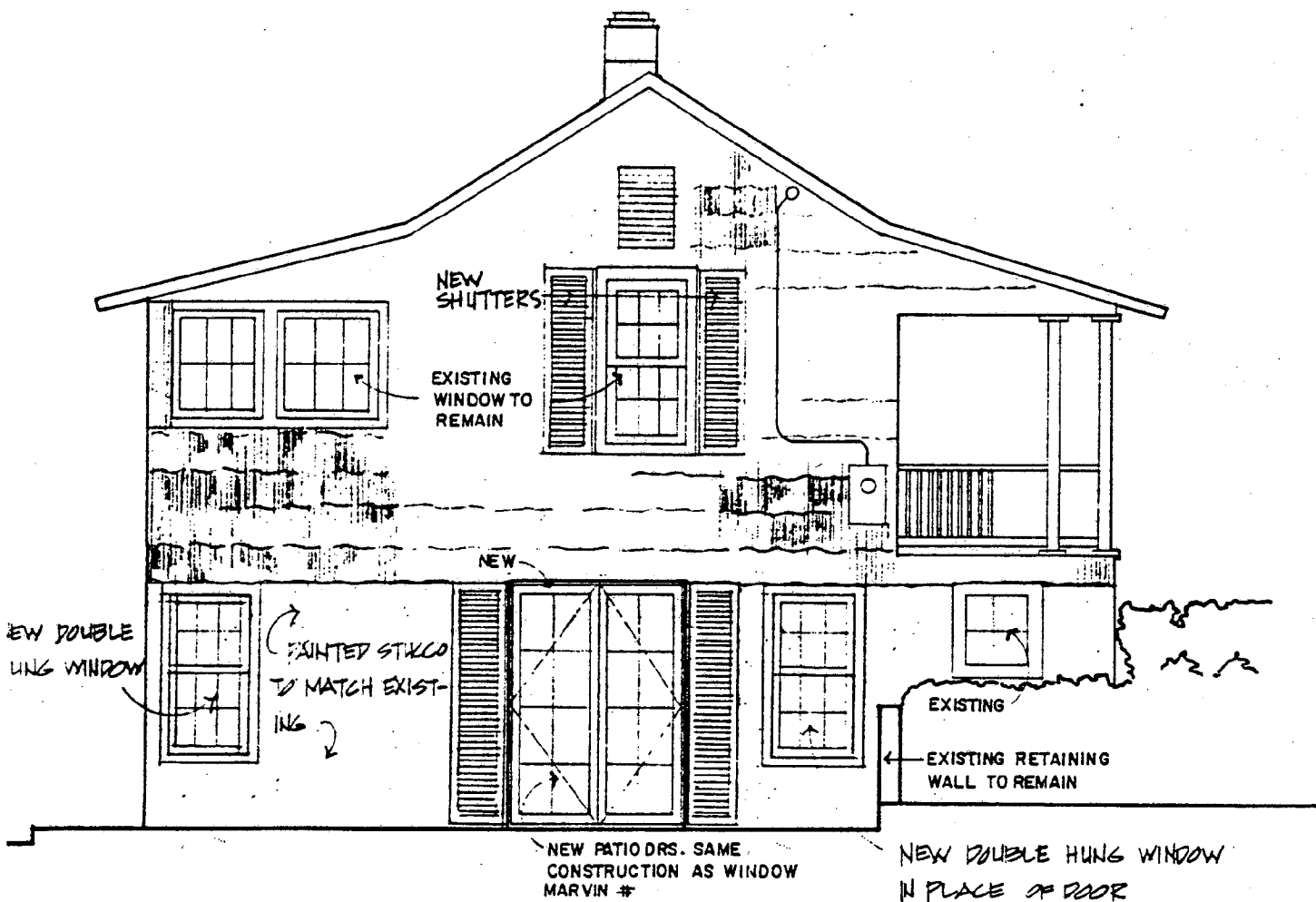
4
A5

South Elevation

REMOVE EXISTING CHIMNEY
REPLACE W/ BRICK VENER
CHIMNEY TOP (ZEE BRICK)



3
A5 — West Elevation



1
A5
East Elevation



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

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b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 2802 Beechbank Rd.
Silver Spring Md 20910

d. Property owner's name, address and phone number:

Ronald O. ISAKSEN
2802 Beechbank Rd Silver Spring Md 20910

(h) _____ (w) _____

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24A-8 (b) (2), (3)

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b. Disapproval of Work

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2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: 10-25-89

Date of LAC meeting at which application was reviewed: 10-25-89

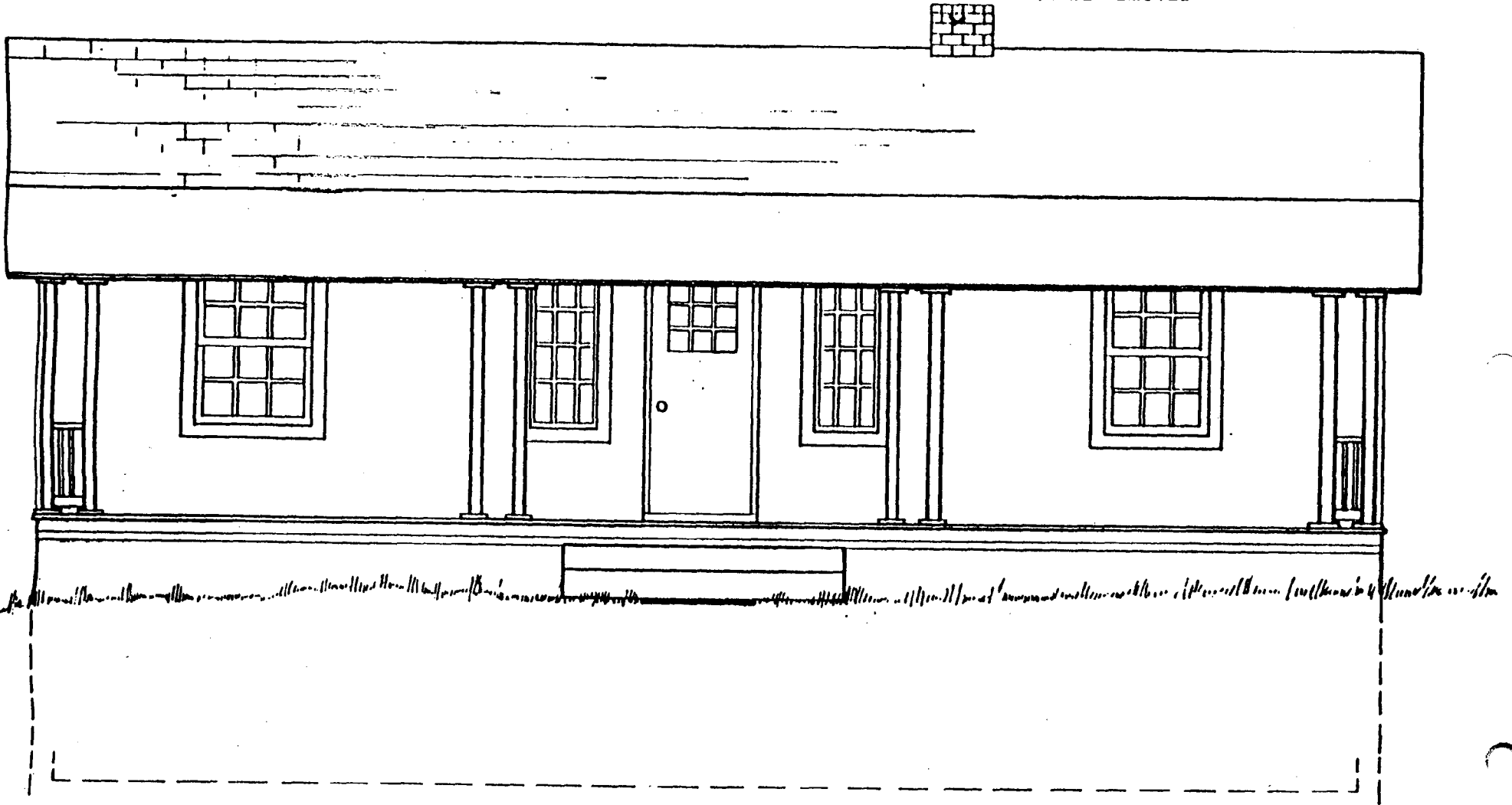
Form completed by: John P. Moran Title: Chairman LAC

Member of: Capital View Park LAC

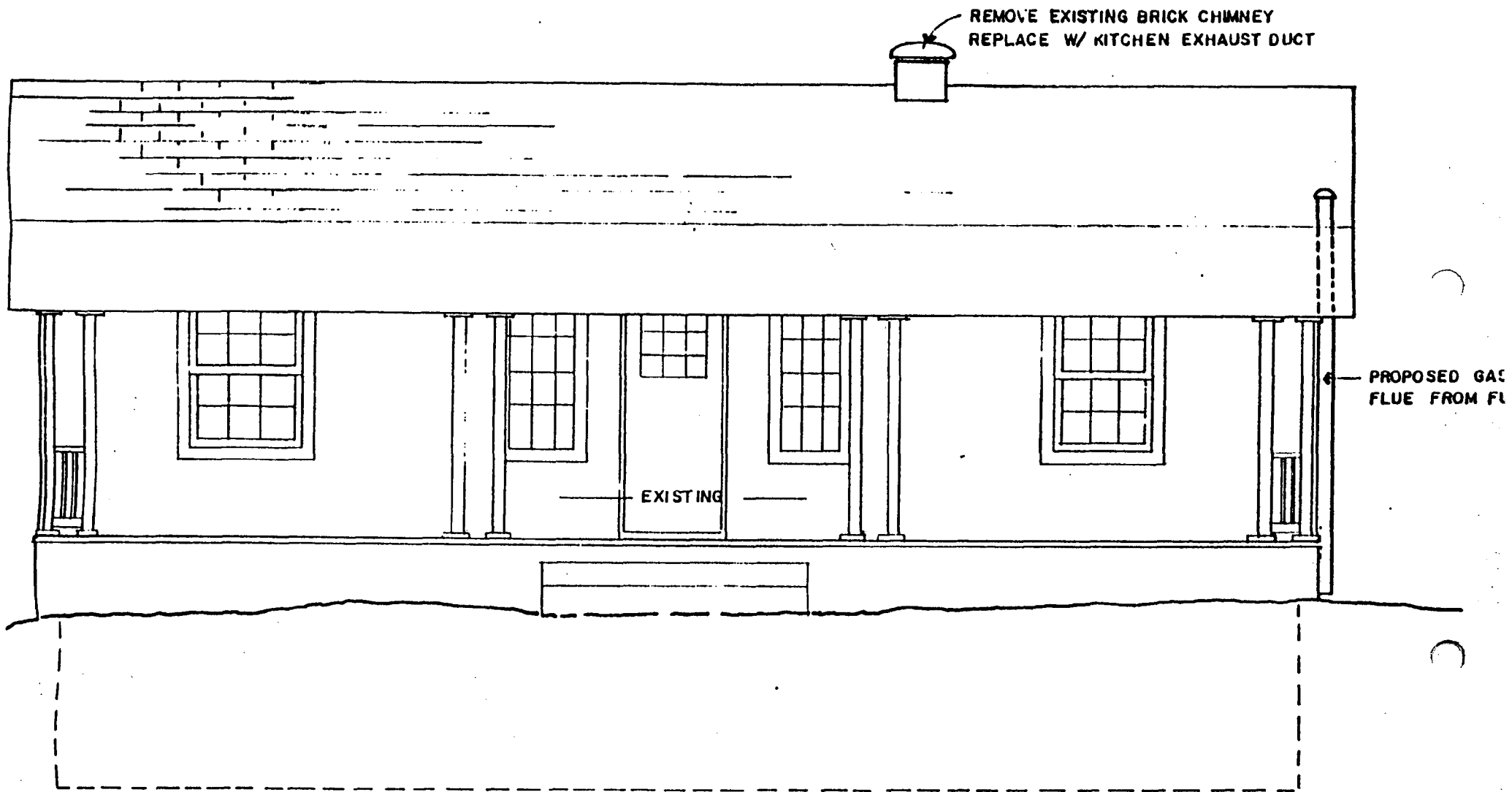
Date: 10-25-89

Previous Submission
1989

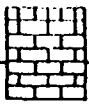
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- North Elevation

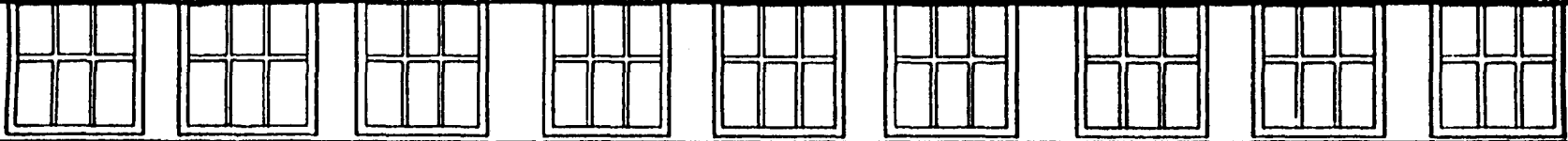


- North Elevation

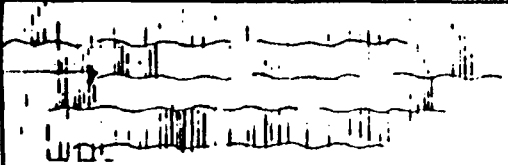


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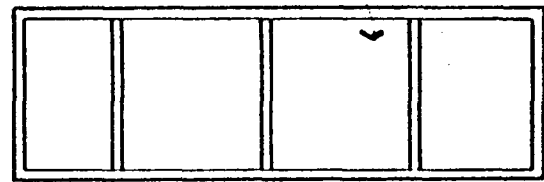
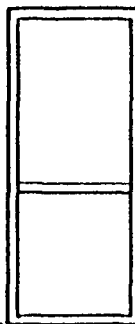
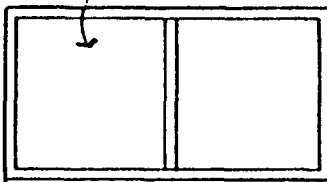
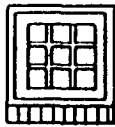
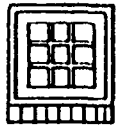
EXISTING ASPALT SHINGLE ROOFING TO REMAIN



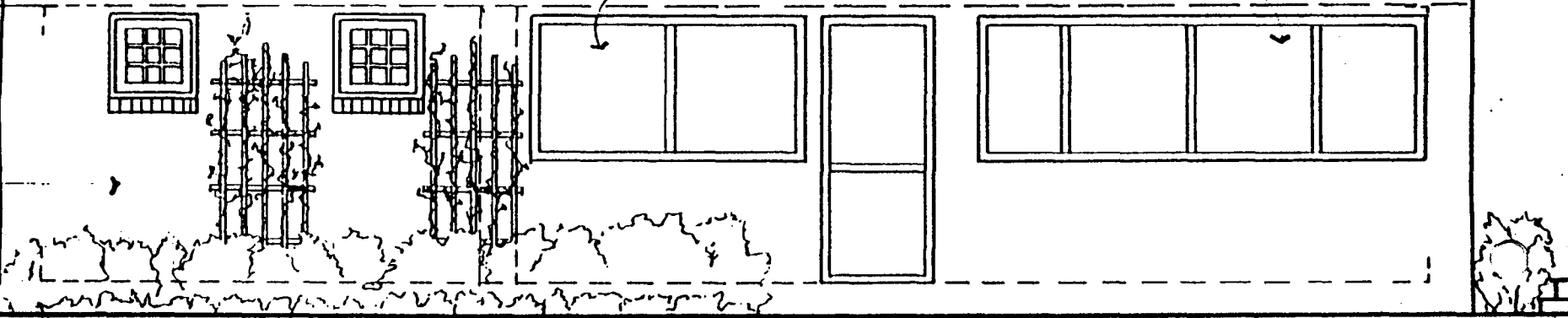
ASBESTOS
TO REMAIN



EXISTING SCREENS & FRAME INFILL TO BE REMOVED

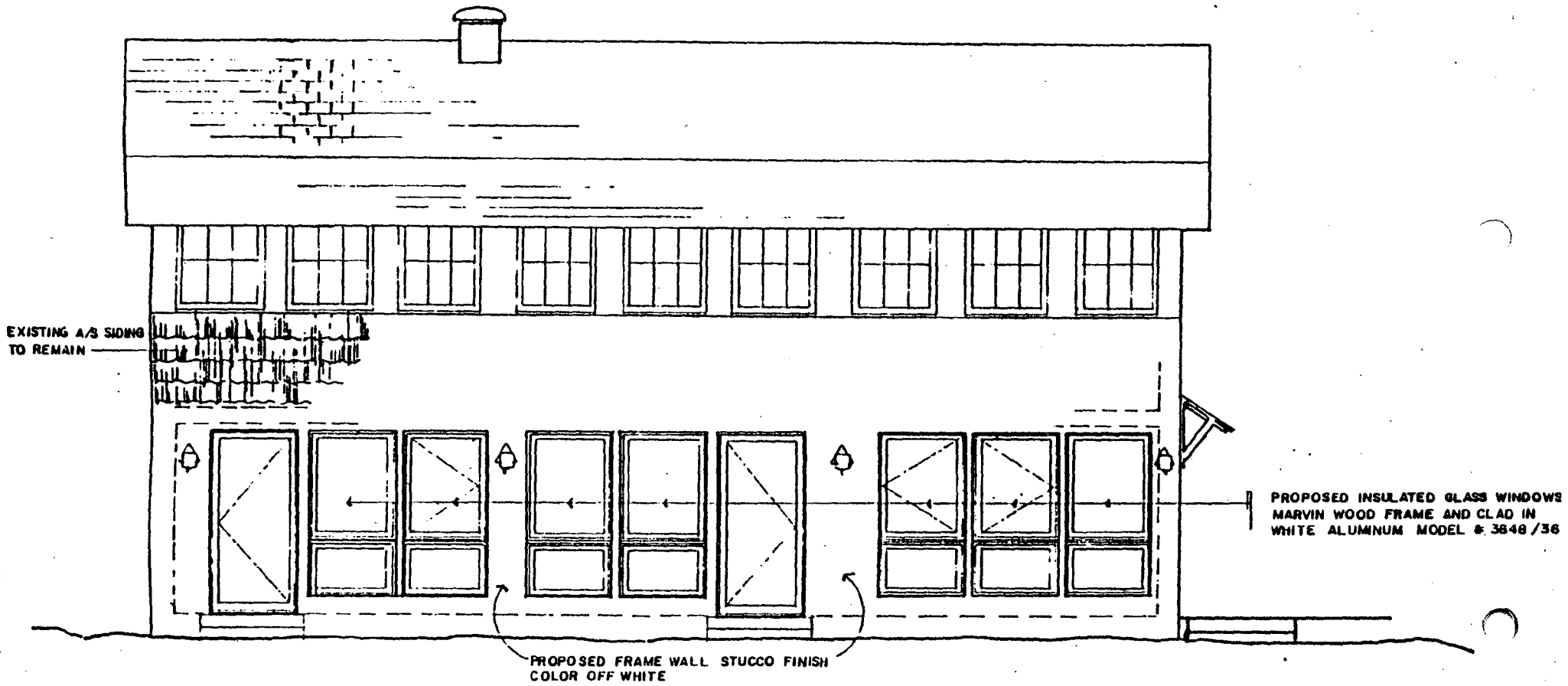


CMU INFILL

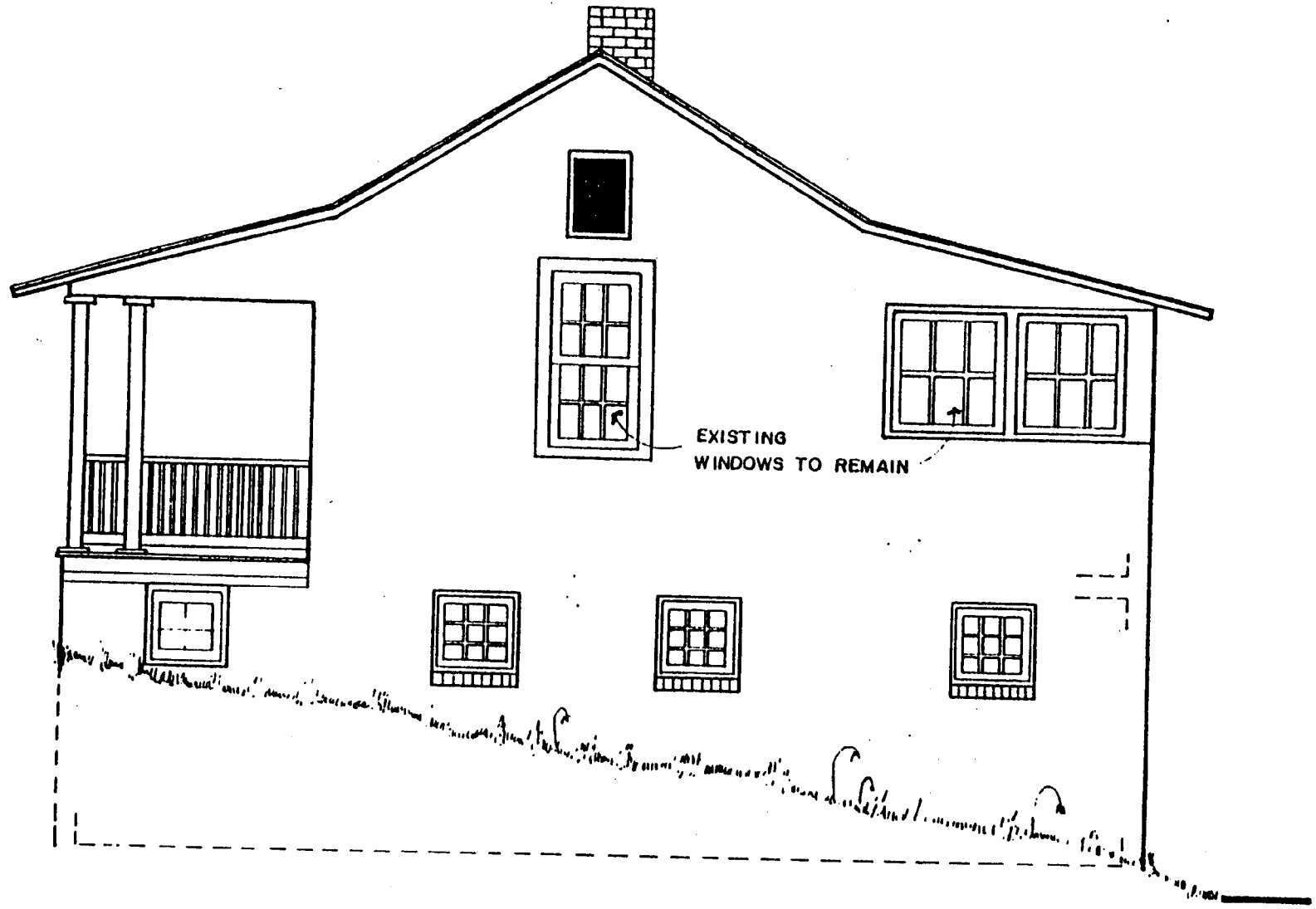


4
A4

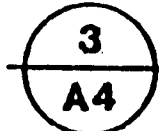
South Elevation



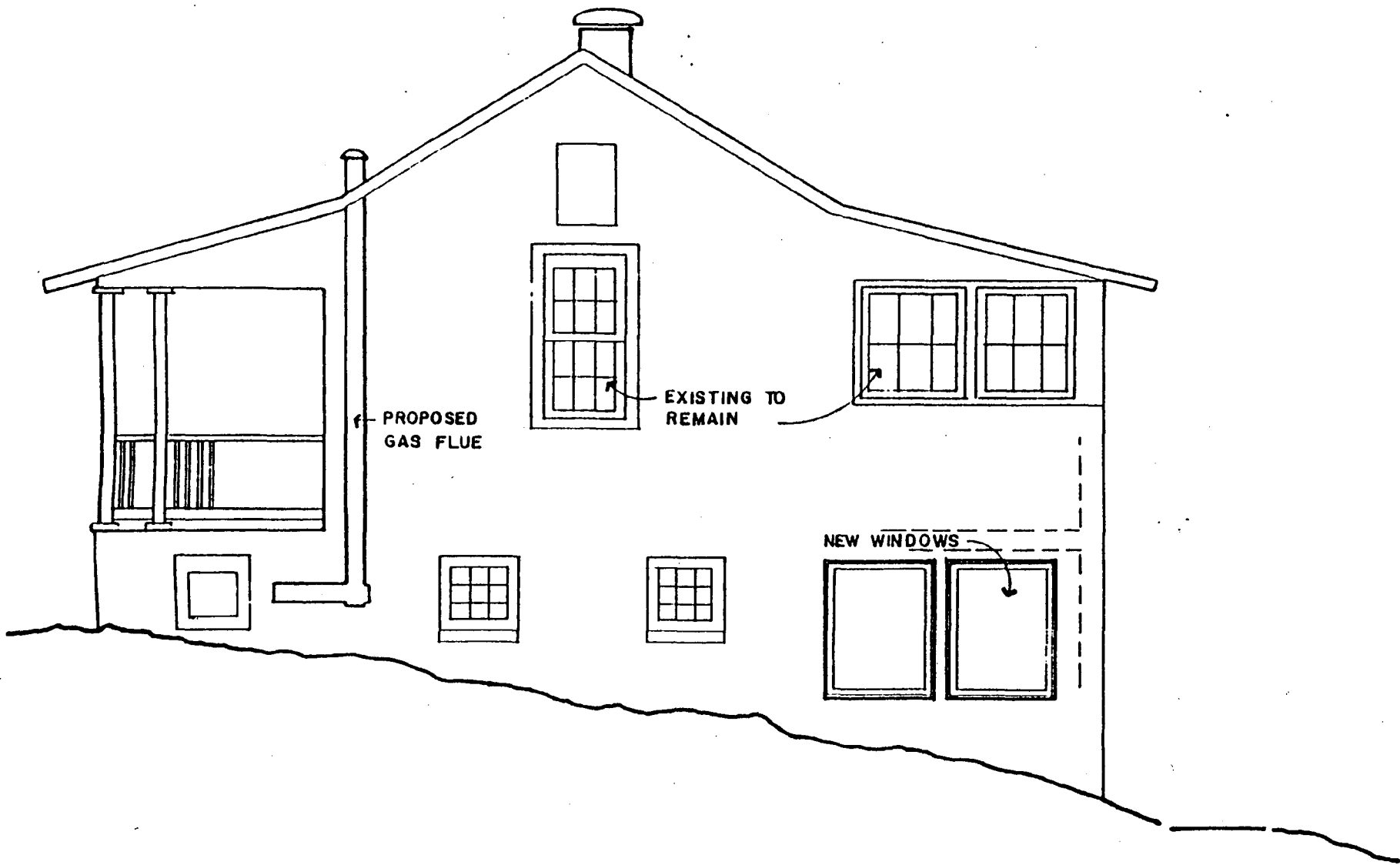
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A5 South Elevation



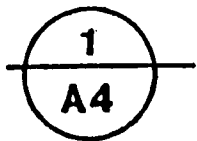
EXISTING
WINDOWS TO REMAIN



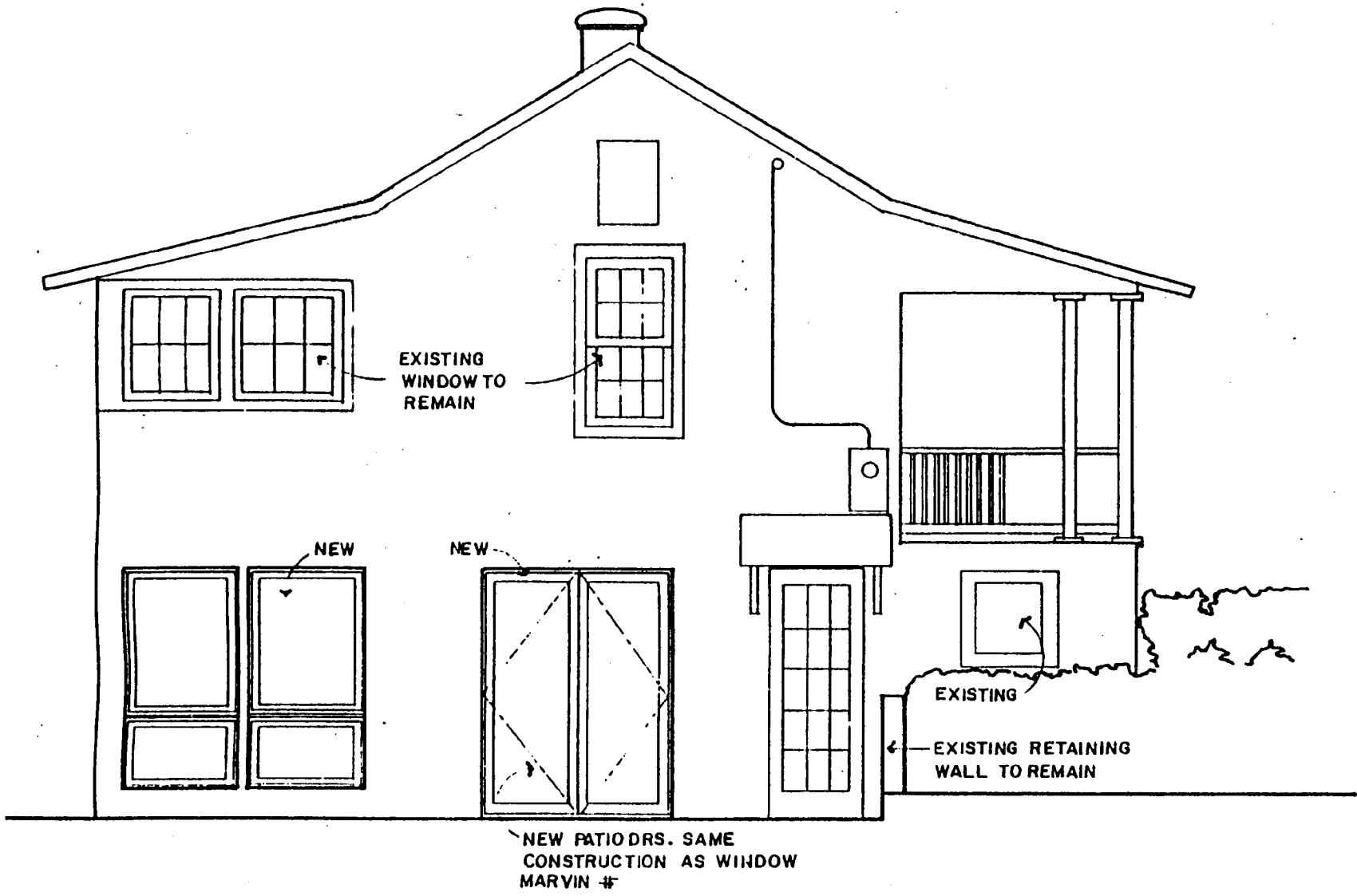
West Elevation



$\frac{3}{A5}$ West Elevation



East Elevation



EXISTING WINDOW TO REMAIN

NEW

NEW

EXISTING

EXISTING RETAINING WALL TO REMAIN

NEW PATIO DRS. SAME CONSTRUCTION AS WINDOW MARVIN #

⤴ East Elevation



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

2802 Beechbank Rd.
C.V.P.



2802 Beechbank
Loahsen - Over view of
House