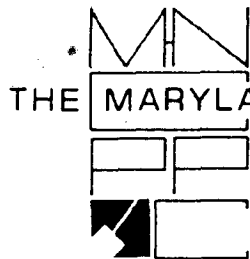


31/7-96A 2802 Beechbank Road
(Capitol View Park Hist. Dist.)



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

DATE: 5/24/96

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

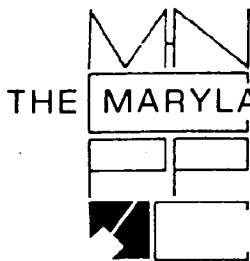
Approved with Conditions: _____

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

Applicant: RONALD O. ISAKSEN

Address: 2802 BEECHBANK ROAD, CAPITOL VIEW PARK

***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.



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

DATE: 5/24/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: 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.

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!



(301) 217-6370

Historic Preservation Commission

(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Ron Isaksen
 DAYTIME TELEPHONE NO. (301) 933-2100

TAX ACCOUNT # 998768
 NAME OF PROPERTY OWNER Ronald O. Isaksen DAYTIME TELEPHONE NO. 301, 933-2100

ADDRESS 2802 Beechbank Rd., Silver Spring, MD 20990
CITY STATE ZIP CODE

CONTRACTOR not assigned TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER None DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2802 STREET Beechbank Rd.
 TOWN/CITY Silver Spring NEAREST CROSS STREET Capitol View Avenue

LOT 5 BLOCK 36 SUBDIVISION 5

LIBER S611 FOLIO 597 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 15000

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.

Ronald O. Isaksen 5/7/96
 Signature of owner or authorized agent Date

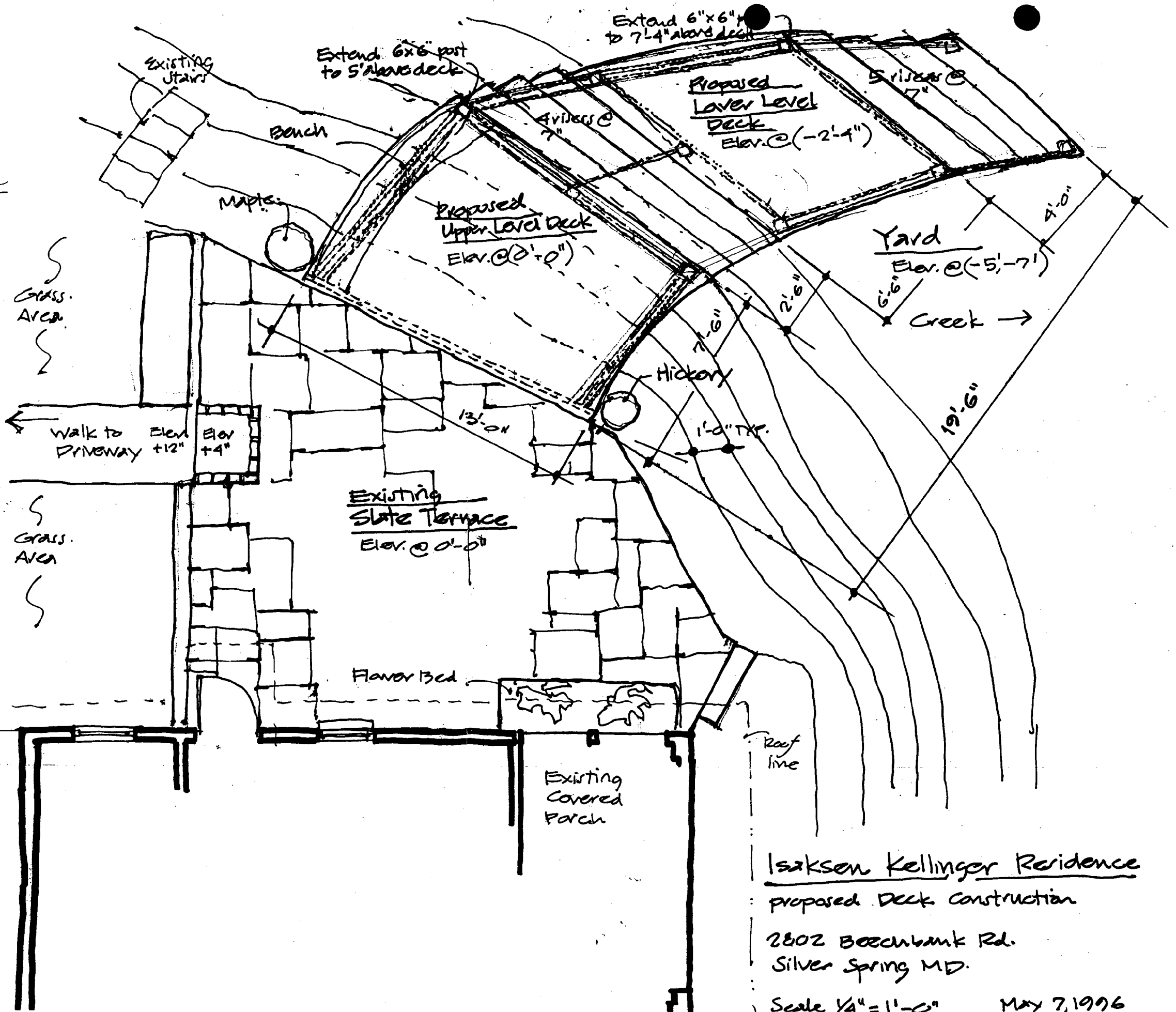
APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 5/24/96

APPLICATION/PERMIT NO.: _____ DATE FILED: _____ DATE ISSUED: _____

APPROVED
Montgomery County
Historic Preservation Commission

Sharon L. Marcus

5/24/96



Isaksen Kellinger Residence

proposed Deck Construction

2802 Beechbank Rd.
Silver Spring MD.

Scale 1/4" = 1'-0"

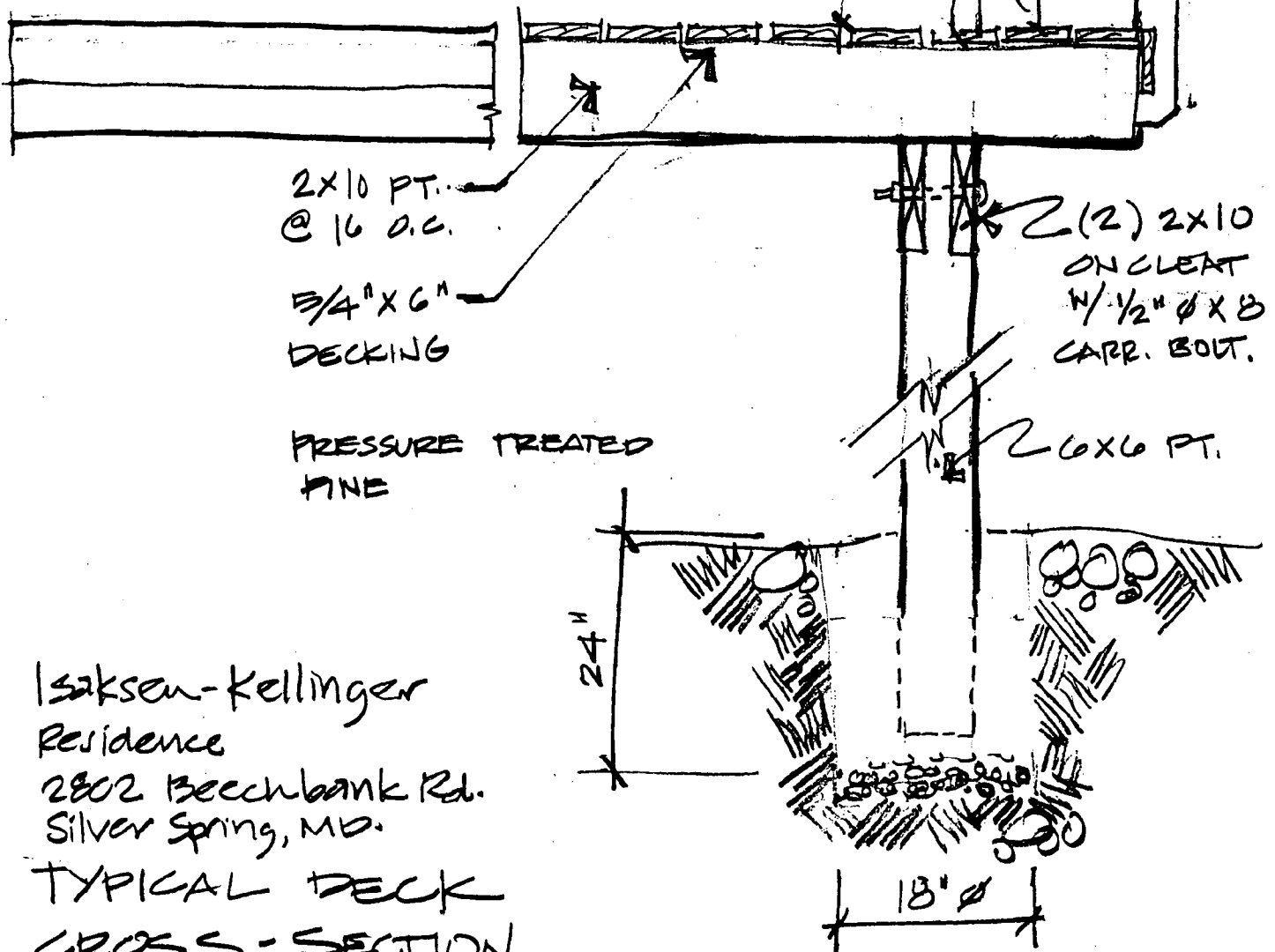
May 7, 1996

APPROVED
Montgomery County
Historic Preservation Commission

Harvey L. Marcus
5/24/96

4x4 PT POST
@ 6'-0"
2x6 PT
HANDRAIL

38"
Bench @ one
location only
see plan



2x10 PT.
@ 16 o.c.

5/4" x 6"
DECKING

PRESSURE TREATED
PINE

(2) 2x10
ON CLEAT
w/ 1/2" Ø x 8
CARR. BOLT.

2x6 PT.

24"

18" Ø

Isaksen-Kellinger
Residence
2802 Beechbank Rd.
Silver Spring, MD.
TYPICAL DECK
CROSS-SECTION
NTS

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2802 Beechbank Road

Meeting Date: 05/22/96

Resource: Capitol View Park Historic District

Public Notice: 05/08/96

Case Number: 31/7-96A

Report Date: 05/15/96

Review: HAWP

Tax Credit: No

Applicant: Ronald O. Isaksen

Staff: Stephen M. Dorsey

DATE OF CONSTRUCTION: Circa 1928

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Plantation Vernacular

PROPOSAL: To construct a 2-level deck (wood) to an existing slate terrace on the rear (east side) of a single-family detached house. The house and terrace are an estimated 5' to 6' higher than the rear yard; thus the deck would consist of 2-levels, interconnected by four and five risers respectively, and would descend into the yard. The decks would be constructed of pressure-treated pine and consist of 4" x 4," 2" x 6" and 2" x 10" posts and beams, and 5/4" x 6" planking.

In addition, a bench and handrail would be attached along the north side of the upper deck; the completed decks would cover an area approximately 13' x 20.5' and would be built over an undeveloped portion of the yard. As proposed, the deck would not be visible from the public right-of-way nor adjacent residences.

RECOMMENDATION: Approval
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

- X 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 998768
 CONTACT PERSON Ron Isaksen
 NAME OF PROPERTY OWNER Ronald O. Isaksen
 DAYTIME TELEPHONE NO. (301) 933-2100
 ADDRESS 2802 Beechbank Rd., Silver Spring, MD 20990
 CITY STATE ZIP CODE
 CONTRACTOR not assigned
 TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER None
 DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 2802 STREET Beechbank Rd.
 TOWN/CITY Silver Spring NEAREST CROSS STREET Capitol View Avenue
 LOT 5 BLOCK 36 SUBDIVISION 5
 LIBER 5011 FOLIO 597 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 1500.00
 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
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 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.

Ronald O. Isaksen Signature of owner or authorized agent 5/7/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

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:

2 level "plantation style" frame house built circa 1928.
listed as a "contributing resource", located in a
moderately heavily wooded area, property is bordered
on south by a creek.

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

the deck is an extension of a slate terrace which
is on the east side of the house. The house and the
terrace are at a higher elevation than the back yard
and side yard, approx 5' to 6'. The deck will have 2

2. SITE PLAN main levels descending into the yard. It will be built over
an undeveloped "falloff" into the yard.

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.**

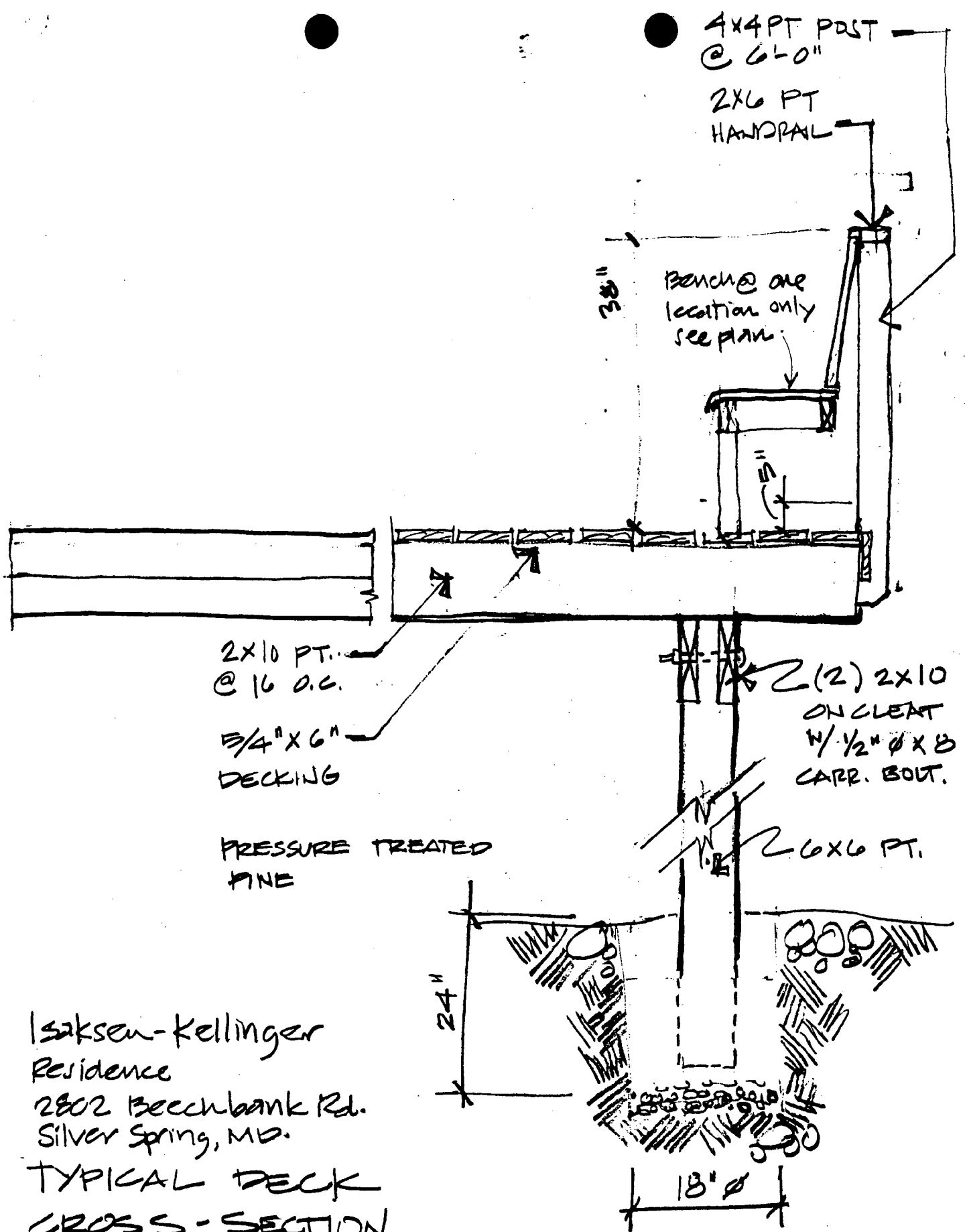
4. MATERIALS SPECIFICATIONS

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.

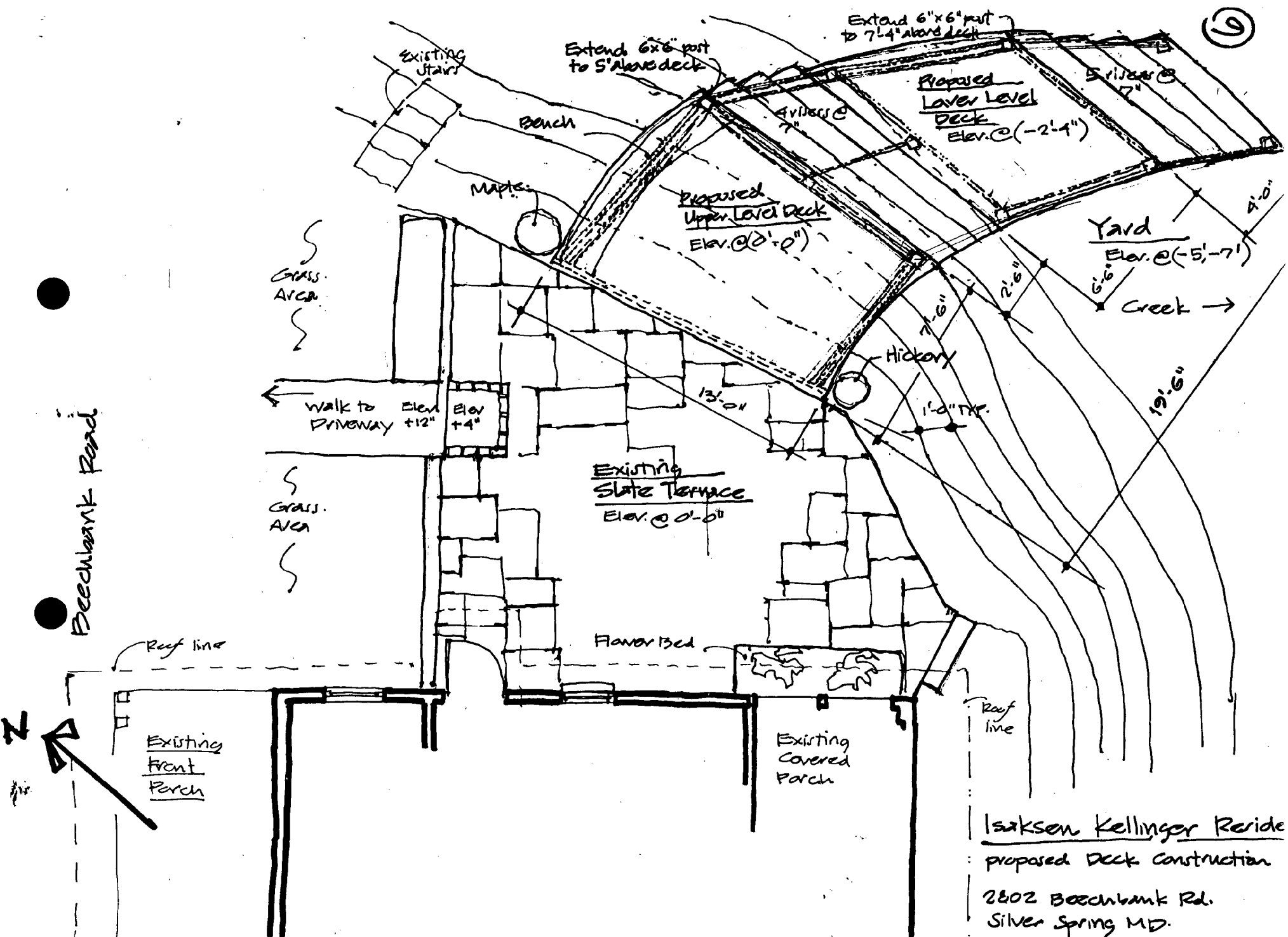
5. PHOTOGRAPHS

- 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



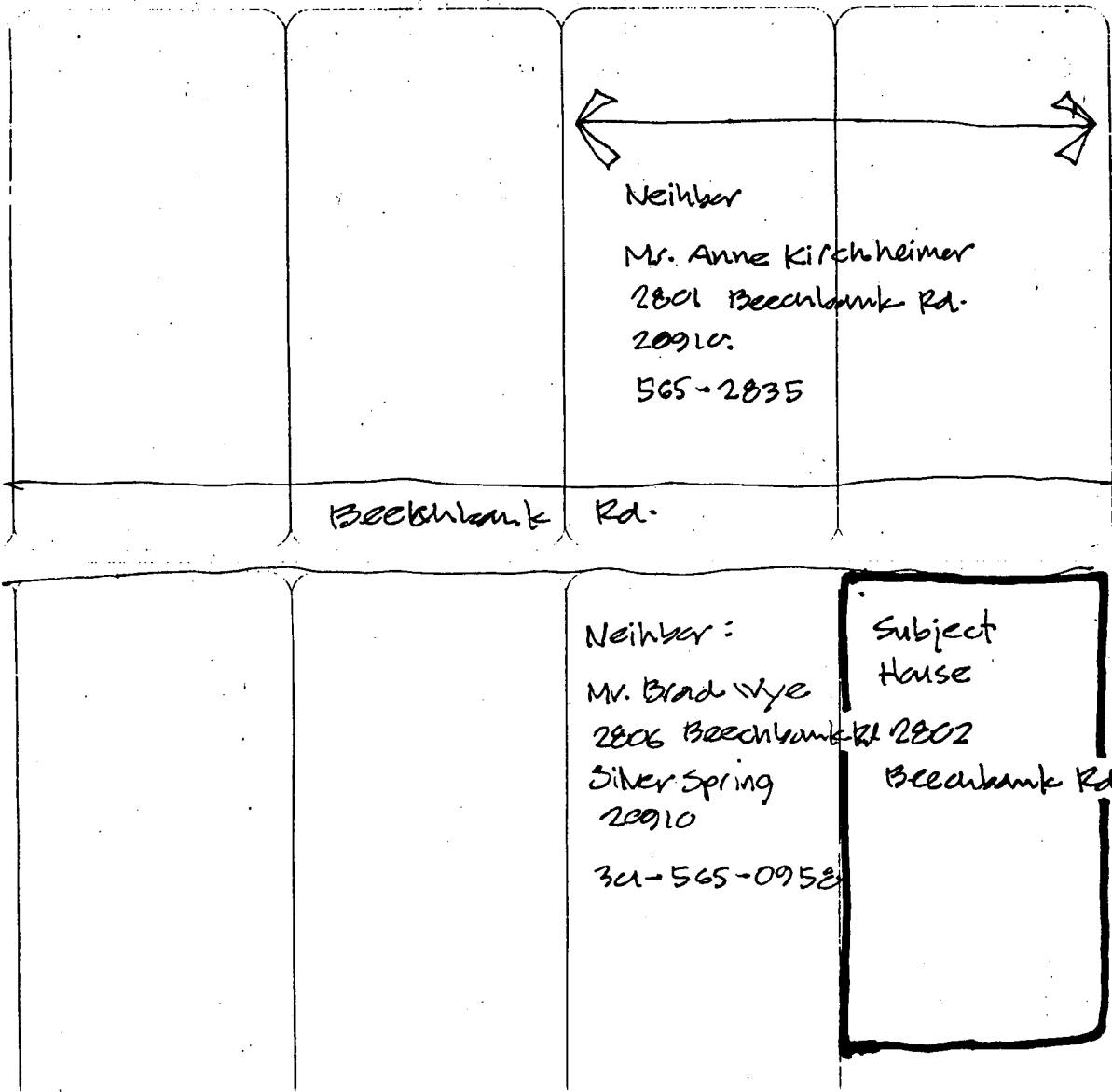
Isaksen-Kellinger
 Residence
 2802 Beechbank Rd.
 Silver Spring, MD.
 TYPICAL DECK
 CROSS-SECTION
 NTS



Isaksen Kellinger Reside
 Proposed Deck Construction
 2802 Beechbank Rd.
 Silver Spring MD.



Capital View Ave



Neighbor

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

Beechbank Rd.

Neighbor:

Mr. Brad Vye
2806 Beechbank Rd
Silver Spring
20910
301-565-0958

Subject House

2802
Beechbank Rd.

NO ADJACENT HOUSES



PANORAMIC VIEW FROM PARKING
AREA TOWARDS BACKYARD

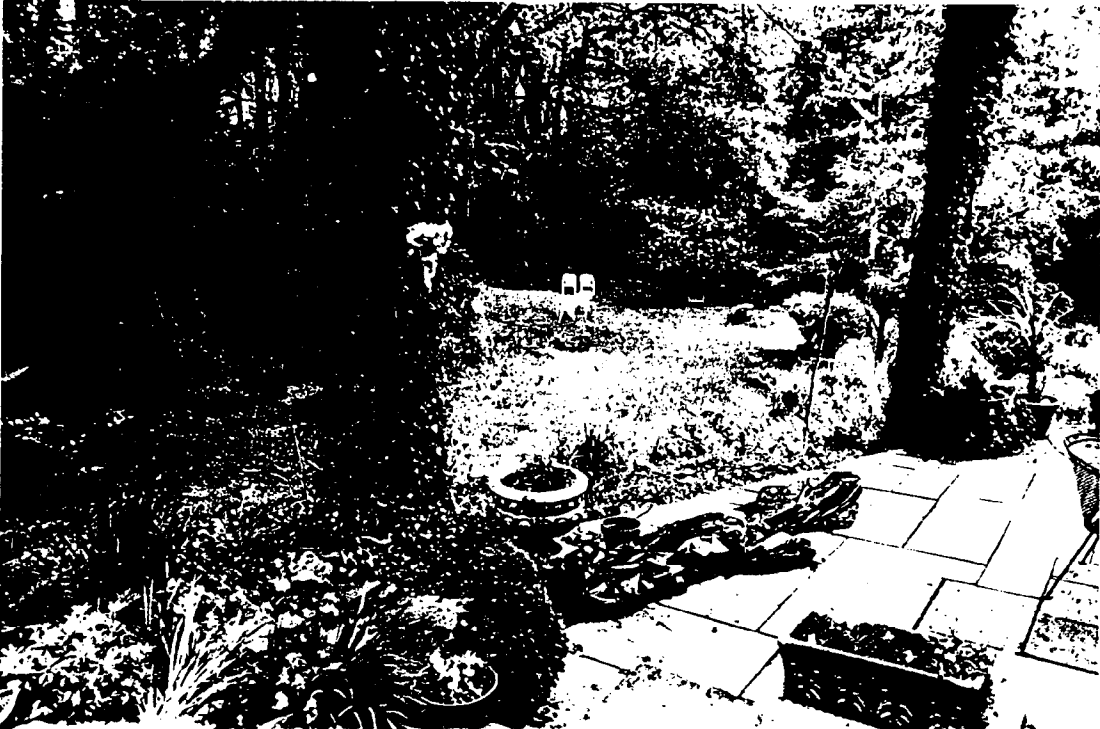
Isaksen Kellinger Residence
2802 Beechbank Road

Silver Spring, MD

HPC Case # 31/ 7-96 A
Capital View Park IID



VIEW SHOWING PROPOSED DECK LOCATIONS



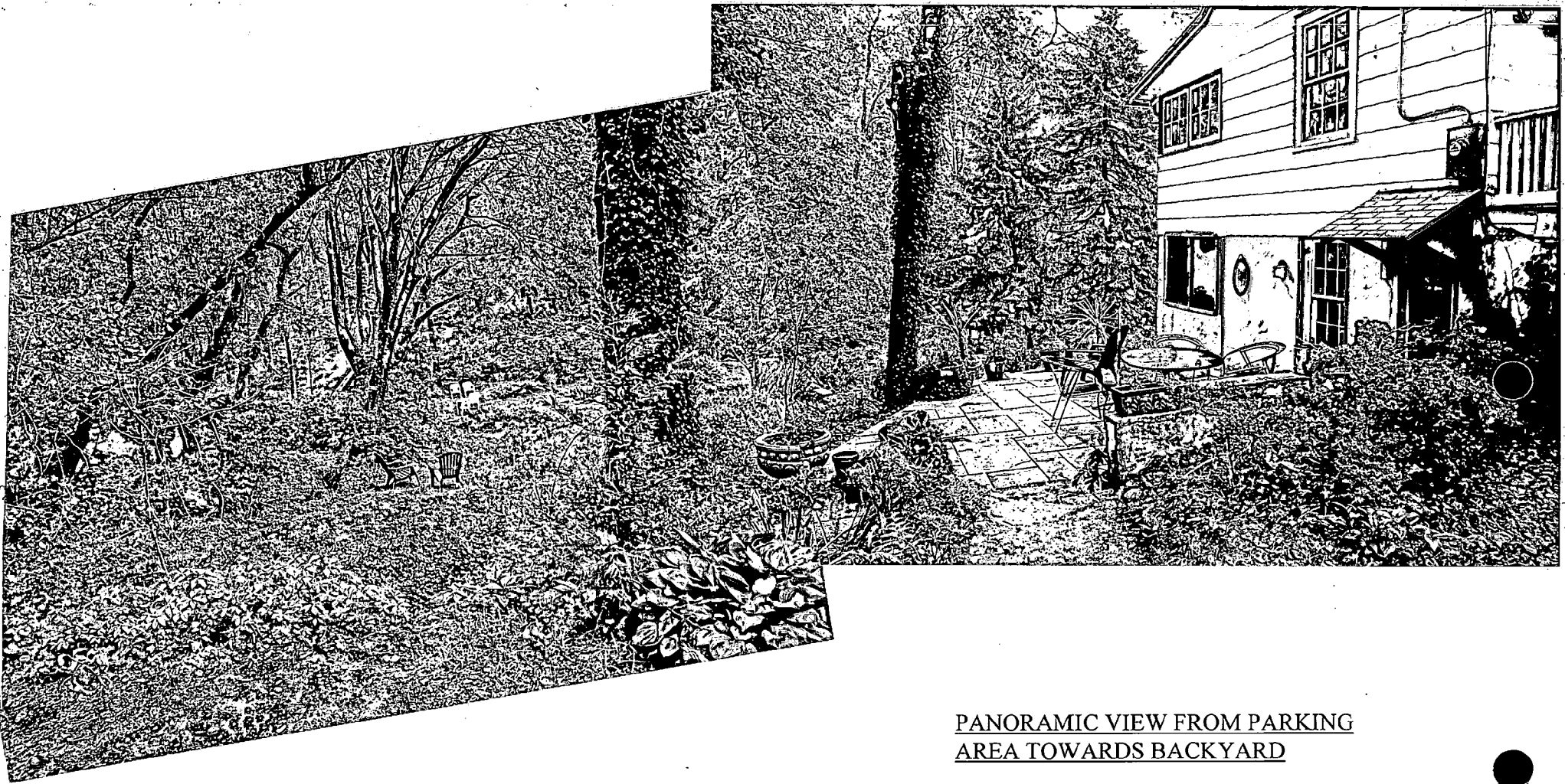
VIEW INTO BACKYARD FROM EXISTING TERRACE

Isaksen Kellinger Residence
2802 Beechbank Road

Silver Spring, MD

HPC Case # 31/ 7-96 A
Capital View Park IID

6



PANORAMIC VIEW FROM PARKING
AREA TOWARDS BACKYARD

Isaksen Kellinger Residence
2802 Beechbank Road

Silver Spring, MD

HPC Case # 31/ 7-96 A
Capital View Park HD



VIEW SHOWING PROPOSED DECK
LOCATIONS



VIEW INTO BACKYARD FROM EXISTING
TERRACE

Isaksen Kellinger Residence
2802 Beechbank Road

Silver Spring, MD

HPC Case # 31/ 7-96 A
Capital View Park HD