

31/07-0417 2801 Beechbank Rd  
Capitol View Park Historic District



PITCHFORD ASSOCIATES  
arboriculture + environmental consulting

HPC Staff copy

November 15, 2004

Mr. Alan Adler  
Arbor Homes, LLC  
10311 Naglee Dr.  
Silver Spring, MD 20903

Dear Alan:

Attached is the specimen tree inventory with comments for the large trees on your site at 2801 Beechbank Road in Silver Spring.

I have updated the inventory that was provided with the base map regarding species and diameter. You will also notice that I have drawn in the dimensions of the critical root zones (CRZ) for the more important trees. I omitted the CRZ for a few trees that were not preservation candidates. These were trees #5, 6 & 7 which are located along the stream bank. These trees are in such poor condition that I do not feel that any special tree preservation efforts are warranted. In fact, they are not highly impacted by the future development of this parcel, but I would not recommend directing a significant portion of your tree preservation funds to these trees.

The trees with which I am most concerned include #'s 9, 10, 11, 12 & 14. They are behind the proposed addition and are in good condition. Unfortunately, the best tree of this group is #13, a pignut hickory. It is so close to the new addition, however, that it is not a realistic preservation candidate. However, these are very durable trees, so you may want to consider trying to preserve this tree, despite the low likelihood of survival.

The average CRZ loss for tree #'s 9, 10, 11 & 12 is approximately 25-30%. This is within acceptable limits for these trees, but the 30% loss for tree #9 is a bit much for a tulip poplar. I do feel, however, that despite this root loss, it is worth trying to save this tree. It has a smaller than normal crown because of the tight growing conditions. This may help with tree preservation because it may also have a smaller root system. Tree #'s 11 & 12 are oaks which are much more durable regarding root loss and I do not anticipate any major problems with these trees over the next 3-5 years.

The tree that most concerns me is #14 which is a very nice twin-stemmed white oak. There has already been some root loss toward your house due to recent excavation. And, I understand that the adjoining lot will be developed for a single family residence which will remove even more CRZ. However, the existing excavation has removed approximately 20% of the CRZ, and the development in the adjoining lot will remove another 10%. This 30% is really the maximum you would want to lose on a large mature

white oak. But, I think that because the tree is in such good condition, and with proper root protection measures, I do feel that we could save this tree.

If your plan for this lot still includes adding a sunken terrace off the left rear corner of the existing house, this may mean more CRZ loss and this may be too much for this tree. This really is a great tree and I would encourage you to work to preserve it. White oak is resilient to CRZ loss, and with some remedial work I do feel that we can keep it in the landscape.

tree #17

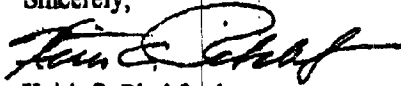
Tree #2 has also been significantly damaged by the clearing operations in the adjacent lot. This is a large and unusual oak and certainly worthy of preservation efforts. I have not seen before such a large shingle oak in this area. They are considered to be quite hardy and durable. Therefore, at this point, I think it will survive this construction activity. However, I do recommend more intensive preservation efforts be made around this tree in the future.

In summary, I have noted where root pruning is recommended with a dashed line around your new addition. I have also drawn in with a solid line the area recommended for tree protection fencing. It will be very important to install tree protection fencing that cannot be easily moved and where machinery and stockpiling of materials is excluded. It will also be important to pad the exposed areas outside of this fencing, and yet still within the CRZ, throughout the construction process. And, as this project progresses, I would also like to recommend remedial treatments for the preservation candidates including tree growth regulators (TGR) and root stimulation treatments for the damaged trees. These treatments are best undertaken in the spring of next year.

This concludes the preliminary portion of the tree protection for this site. I do feel that there are some very good preservation candidates, and they are certainly worthy of some extra effort.

Thank you for the opportunity to offer these observations and recommendations. Once the final footprint of the new home is known, I will issue more detailed arboricultural specifications.

Sincerely,



Keith C. Pitchford  
ISA Certified Arborist, MA-0178  
MD Licensed Forester #675  
MD Tree Expert #589





#2801 Beechbank Rd - Trees to remove: #1 - #12 & #14.  
 Trees to be removed: #13

SPECIMEN TREE SURVEY - ARBOR HOMES  
 BEECHBANK ROAD, SILVER SPRING, MARYLAND  
 Prepared by: Keith C. Pridford, ISA Cert. Arborist, MA-0176

Tree #	Common name	Scientific name	Condition	DBH (in.)	CRZ (ft.)	Comments
2801 Beechbank Rd.						
1	Tulip poplar	<i>Liriodendron tulipifera</i>	Good	42	63	Heavy ivy on trunk, small leaves
2	Struggle oak	<i>Quercus imbricaria</i>	Good-Exc.	38	47	Leaning, clearing in CRZ
3	Tulip poplar	<i>Liriodendron tulipifera</i>	Fair	38	57	Major deadwood, saprotter damage
4	Slippery elm	<i>Ulmus rubra</i>	Fair	32	32	One large leader broken, saprotter
5	Southern red oak	<i>Quercus falcata</i>	Fair-Poor	28	35	Lost one leader, >15% lean
6	Northern red oak	<i>Quercus rubra</i>	Fair	34	42	Bleeding cankers at base
7	Northern red oak	<i>Quercus rubra</i>	Poor	38	47	Poison ivy on trunk, top is dead
8	Northern red oak	<i>Quercus rubra</i>	Good	27	33	Slight lean, but OK
9	Tulip poplar	<i>Liriodendron tulipifera</i>	Good	36	54	Highly elevated crown
10	Southern red oak	<i>Quercus falcata</i>	Good	37	46	Elevated crown, minor deadwood
11	Black oak	<i>Quercus velutina</i>	Good-Fair	30	37	Lots of epicormics, minor d/w
12	White oak	<i>Quercus alba</i>	Good-Fair	29	36	Lots of ivy, epicormics
13	Pignut hickory	<i>Carya glabra</i>	Good-Exc.	25	25	Some ivy and epicormics
14	White oak	<i>Quercus alba</i>	Good-Exc.	36	45	Major d/w, two stems, possible cracking at base
2805 Beechbank Rd.						
1	Tulip poplar	<i>Liriodendron tulipifera</i>	Good	41	61	Poison ivy and Eng. ivy on trunk
2	Struggle oak	<i>Quercus imbricaria</i>	Good-Exc.	26	26	Some minor d/w
3	Tulip poplar	<i>Liriodendron tulipifera</i>	Good-Exc.	28	42	Heavy ivy cover, wisteria vine
4	Pignut hickory	<i>Carya glabra</i>	Fair	24	24	Heavy wisteria cover, declining
5	Tulip poplar	<i>Liriodendron tulipifera</i>	Good	31	46	English ivy on trunk, neighbor's tree

removed  
 spotted



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: April 20, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Michele Oaks, Senior Planner  
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # 353421 for major addition and rehabilitation to existing house

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on November 17, 2004. This application was **APPROVED with conditions**. The conditions of approval were:

1. Scheme B for the addition is approved.
2. The applicant will work with HPC staff on the detailing for the hyphen, terrace and new addition.
3. The applicant will get HPC staff approval for the new garage door prior to its installation.
4. 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.
5. 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. The tree protection plan will include the use of limits-of-disturbance (LOD) fencing. For every tree to be removed, as per the submitted tree plan, one tree from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property prior to use and occupancy permits being issued by the Department of Permitting Services.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Alan Adler

Address: 2801 Beechbank Avenue, Silver Spring (Capitol View Park Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE CITY 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

IVA

Tax Account No.: 13-5-999-822  
 Name of Property Owner: Alan Adler  
 Address: 10311 Nagler Rd. Silver Spring, MD 20903  
 Contractor: Arbor Homes  
 Contractor Registration No.: BC-3520  
 Agent for Owner: Alan Adler

Contact Person: Alan Adler  
 Daytime Phone No.: (301) 675-5349  
 Daytime Phone No.: (301) 675-5349  
 Phone No.: (301) 445-2522  
 Daytime Phone No.: (301) 445-2522

cell office

**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'  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

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

CHECK ALL APPLICABLE:  
 A/C  Slab  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.

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

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 11/18/04  
 Application/Permit No.: 3534210 Date Filed: 7-29-04 Date Issued: \_\_\_\_\_

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

**WRITTEN DESCRIPTION OF PROJECT**

a. 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.

b. 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

**2. 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.

of 2 significant trees on the property, yet dense woodland existing in & around the property hopefully minimizes their removal & its impact on the setting. Putting the addition to 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 street from county zoning laws.

**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).

A covered 'Breezway' 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 from Rockbridge Rd.

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.





PITCHFORD ASSOCIATES  
Arboreal Culture - Environmental Consulting

To: Michelle HPC  
From: A. Adler  
Via Fax: (301) 563-3412

3 pgs total

→ Please call me after you read this, if you have a minute.  
Thanks - Alan (301) 675-5349

April 18, 2006

Mr. Alan Adler  
Adler Homes, LLC  
10311 Naglee Drive  
Silver Spring, MD 20903

Dear Alan:

I recently revisited your property at 2801 Beechbank Road in order to survey several of the large trees around the existing home. I brought the newest site plan for this property so that I could get a feel for the potential impacts to these trees

I want to bring to your attention that the condition ratings have changed for several trees since they were last surveyed in November, 2004. In particular, the large Black oak #10 (*Quercus velutina*), which I understand is of concern to the Historic Commission, has declined in health from good in 2004 to fair to poor now. There is quite a bit of major deadwood in the crown and there are several bleeding cankers at the base. Both the dieback of large scaffold limbs and the presence of bleeding cankers are indicative of root rot problems. This concerns me a great deal because of the size of this tree [it measures 37" of diameter at breast height (dbh)] and the fact that the canopy is concentrated at the top of the tree. If this does have a significant level of root rot, then I feel it is a high risk for windthrow.

Your site plan shows root pruning at approximately 12' from the base of this tree. This is within the area around the tree which is termed the minimum clearance zone (MCZ). This is a zone with a radial distance equal to 6" for each inch of dbh. So, for this tree the MCZ would be 18.5'. Within this zone are found the large, woody scaffold roots which are responsible for the structural stability of the tree, as well as being the basis of the entire absorbing root system. It is always advisable to avoid cutting these roots.

Given its declining condition and the signs of potential root rot problems, I would not characterize this tree as a good preservation candidate. However, if you decide to keep it there are some treatments which I feel are necessary. The first is a risk assessment of the main root flares and trunk to assess the integrity of the wood. I could do this using my resistograph machine. This tool will give me instant feedback as to the integrity of the wood in these areas.

If the results of this test are positive, then I would recommend removing the major deadwood once the new leaves have "hardened off." Secondly, a tree growth regulator (Cambistat 2SC) should be applied in the next few weeks. This product will act to slow the vegetative growth in the tree and re-direct the tree's energy into root production. It is

viable for three years. You would also need to initiate a wood borer control program which would involve applying a preventative spray treatment to keep borers from laying eggs under the bark. There are several wood borers that will key in on this tree in its weakened condition. These are the insects which are most often responsible for the rapid decline and death of these large oaks.

I am also concerned with the long-term prognosis for the large, double-stemmed White oak (*Quercus alba*) to the left of the existing house. There has already experienced quite a bit of root damage from the digging done near the base in the recent past. There are some severed roots which are now exposed. These should be pruned and then buried to prevent drying. I would also recommend the Cambistat and borer control treatments for this tree as well *tree #14*

I feel that these are the highest priority tree care items on your site at this time. There are other tree care needs to attend to on the property, but these are the most important. Please call me with any other questions you may have. At a later date, we can discuss the needs of the remaining large trees on the property.

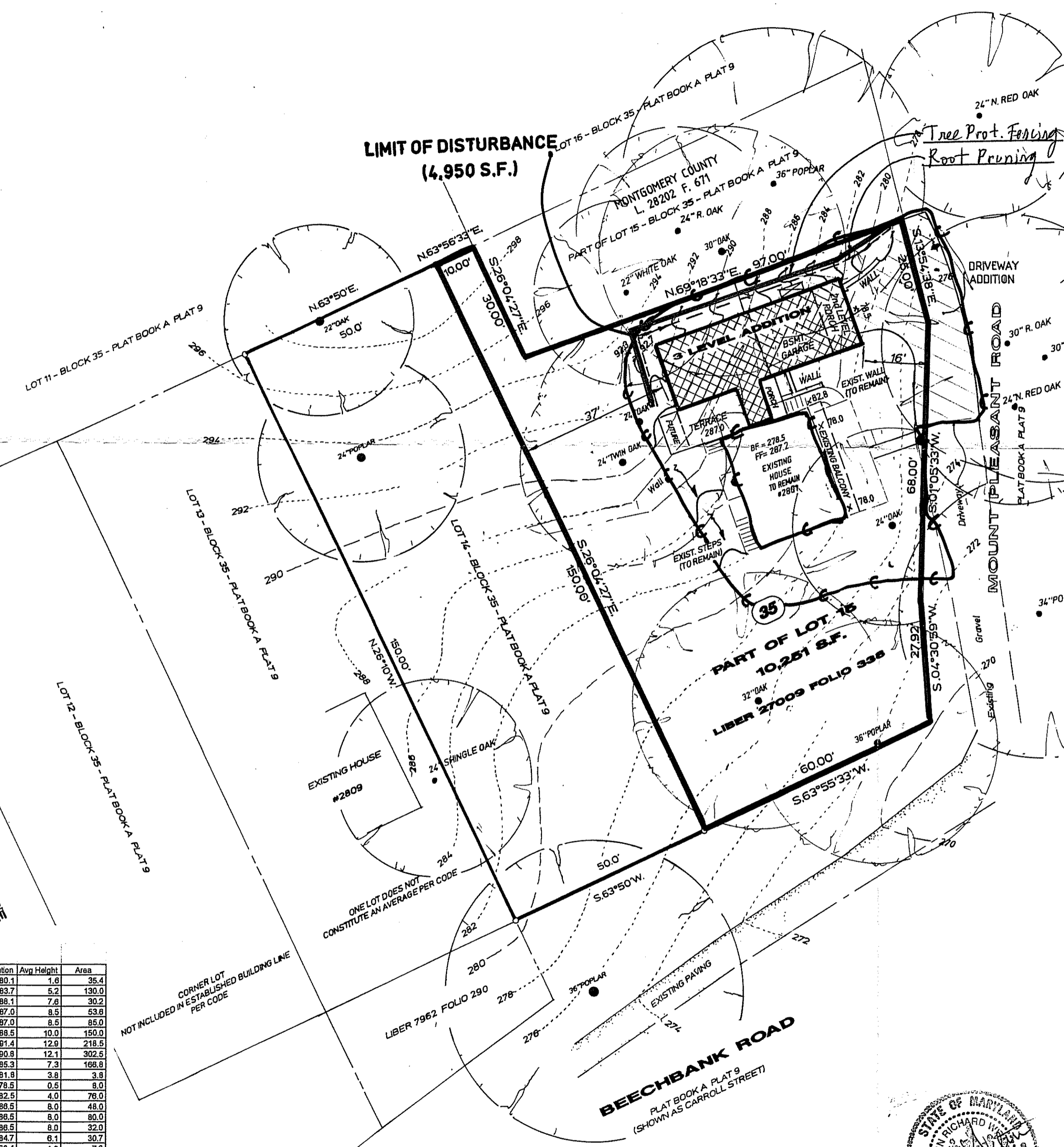
Sincerely,



Keith C. Pitchford

ISA Certified Arborist, MA-0178





**\* Tree Protection Notes:**  
 --- Orange tree prot. fencing  
 --- Root Pruning  
 \* Contractor to have 30" oak & 22" white oak fertilized with a slow release fertilizer of 1.25 lb. of N/1000.  
 \* Any dead limbs to be removed, as well as any live limbs projecting into proposed addition.

- NOTES**
- Lot 15 is recorded among the Land Records of Montgomery County, Maryland in Plat Book A as Plat 9, Boundary, as shown, from a survey by this office.
  - Topography, as shown, from a field survey by this office dated March, 2004; contour interval 2'.
  - Existing zoning is R-60.
  - Required setbacks:  
 Front: 25' minimum (there is no established building line for this lot).  
 Side: 7' minimum  
 Rear: 20' average- 15' minimum  
 Note:  
 The setbacks are from the 1941 Zoning Ordinance (the record plat was recorded in 1887).
  - Tax ID No. 13-DD5-00995822
  - Street address: 2801 Beechbank Road.
  - Building Coverage  
 Existing House = 550 SF  
 Proposed Addition = 870 SF  
 Coverage = 14%
  - Total Disturbed Area is 4,950 S.F. and is exempt from Sediment Control and Storm Water Management.

**CELLAR TABULATION**  
 Part of Lot 15 Block 35  
 CAPITOL VIEW PARK

Celling Hgt	Length	Wall S.F.	Elev 1st Point	Elev 2nd Point	Avg Elevation	Avg Height	Area
7.5	22.1	165.8	277.9	282.3	280.1	1.6	35.4
7.5	25.0	187.5	282.3	285.1	283.7	5.2	130.0
7.5	4.0	30.0	285.1	287.0	286.1	7.6	30.2
7.5	8.3	62.3	287.0	287.0	287.0	8.5	53.8
7.5	10.0	75.0	287.0	287.0	287.0	8.5	85.0
7.5	15.0	112.5	287.0	280.0	288.5	10.0	150.0
7.5	17.0	127.5	290.0	282.7	291.4	12.9	218.5
7.5	25.0	187.5	292.7	288.5	290.6	12.1	302.5
8.0	23.0	184.0	288.5	282.0	285.3	7.3	168.8
8.2	1.0	8.2	282.0	281.5	281.8	3.8	3.8
8.0	18.0	144.0	278.5	278.5	278.5	0.5	8.0
7.5	19.0	142.5	278.5	286.5	282.5	4.0	76.0
7.5	8.0	60.0	286.5	288.5	287.5	8.0	48.0
7.5	10.0	75.0	286.5	288.5	287.5	8.0	60.0
7.5	4.0	30.0	286.5	286.5	286.5	8.0	32.0
7.5	5.0	37.5	286.5	282.6	284.7	6.1	30.7
7.5	4.0	30.0	282.6	278.0	280.4	1.9	7.8
7.5	24.0	180.0	278.0	278.0	278.0	-0.5	-12.0
		236.4					
Total Length 8.2' Wall	1.0						1445.9
Total Length 8.0' Wall	39.0						898.80
Total Length 7.5' Wall	172.4						
Total Length of Wall	212.4						
Total Wall S.F.		1783.2					
Prop Garage Ent Elev.		278.0					
Proposed Cellar Elevation		278.5					
Prop. S.F.							1445.9
Req'd. S.F. @ 50%							898.80
% Cellar Below Grade							80.63%

TAX MAP HP 562	200 SHEET 212 NW 03	1999 Ed. ADC MAP PAGE 36 GRID G-5,6
REVISIONS:	VICINITY MAP	SCALE: 1" = 2000'
9/15/04 - ADDED TREES.		
PREPARED FOR:	<b>ARBOR HOMES INC</b> 10311 NAGLEE ROAD SILVER SPRING MD 20903 301-445-2522	
<b>TITLE</b>		
<b>SITE PLAN</b>		
<b>PART OF LOT 15</b> <b>BLOCK 35</b> <b>CAPITOL VIEW PARK</b> THIRTEENTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		
<b>WITMER ASSOCIATES, LLC</b> Land Surveying, Land Planning & Design 98-A CHURCH STREET ROCKVILLE MD 20850 301-309-8600 FAX 301-309-8603 E-MAIL WITMER@WANS.NET		
SCALE 1" = 20'	DATE JANUARY 2006	PROJ. NO. 93122 H-2
		SHEET NO. 1 of 1



\* Tree Protection Notes added 9/3/06



**CAPITOL VIEW PARK  
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

October 12, 2004

**Historic Preservation Commission**

The Zoning committee of the Capitol View Park Citizens Association met last night, Monday, October 11, 2004 to consider 4 HAWP applications and one subdivision review scheduled for the upcoming HPC meeting of Wednesday, October 13, 2004. It was noted that the Zoning Committee was sent copies of the HAWP(s) BUT that no staff recommendations were sent regarding these proposals. In the past Staff Recommendations have been sent out with HAWPs and it is helpful to have these recommendations sent so that the Civic Association Committee can comment on the Staff Recommendations. The HPC did send their recommendations to the applicants. Three members of the Zoning Committee took part: Mr. Duncan Tebow (acting as chairman); Ms. Carol Ireland, and Ms Betty Scott. A summary of the committee's recommendations follow in agenda order:

Case 31/06-07-04F, Alan Adler for new construction at 2801 Beechbank Rd. Mr. Adler appeared as did Ms. Rosemarie Kellinger, confronting homeowner. After presentations by Mr. Adler and questions from Ms. Kellinger the committee agreed that it recommends that an HAWP BE GRANTED in this case with no further recommendations.

Case 31/07-04G, Alan Adler for an addition at 2805 Beechbank road. Mr. Adler and Ms. Kellinger once more appearing. After Mr. Adler's presentation and Ms. Kellinger's questions and comments the committee agreed to advise HPC that the HAWP BE GRANTED IN THIS CASE WITH the FOLLOWING RECOMMENDATIONS: 1. that Mr Adler not disturb the screening row of trees (Hemlocks) on Beechbank Road at the front edge of the property and that he consult an arborist to determine if they are sustainable. In the event that they are not, he should re-plant same or similar trees to preserve the vegetative screen. 2. That in the opinion of the committee Mr. Adler has reduced the overall size of the addition appropriate to the massing of the architectural elements, especially in view of the fact that the addition is sited entirely behind the historic resource, and even though its profile overlaps the original house it will be largely

obscured by the new house next door, its distance from the front of the property, and the vegetive screen mentioned above. 3. The committee reaffirms its previous comments during the preliminary consult that Mr. Adler be allowed to construct a two level, rather than one level, "hyphen" joining the historic structure to the new addition.

Case 31/07/04H, John Brill and Patricia Monahan for new construction at 10219 Menlo Ave. Ms. Patricia Monahan appeared as did Mr. Peter Wilson, abutting homeowner. Mr. Wilson came to the meeting early and made his comments prior to the arrival of some of the others. After a presentation by Ms. Monahan and discussion by the committee the committee agreed to recommend that the applicant's HAWP BE GRANTED WITH THE FOLLOWING RECOMMENDATION: that the applicant be required to modify the foundation exposure on the front and south of the plan by the planting of screening shrubbery to diminish the effect of large expanse of parged block or concrete foundation wall, or alternatively to use a brick or stone veneer on the exposed areas of the entire foundation NOTE: The committee did not agree that the alternative design attached to the application by HPC staff was in any way an improvement over the applicant's design and if anything would block the view to the historic resource to the north at least as much if not more than the applicant's design; further the staff design is actually larger than the applicants design.

Case 31/07/04D REVISION, P. Joshua Haines for new construction at 10115 Meadowneck court. Ms. Ruta Kadanoff, homeowner at rear of the proposed construction appeared and commented. The committee was pleased that the builder had reduced the proposed house both in height and overall footprint and recommends this HAWP BE GRANTED WITH THE ROLLOWING RECOMMENDATION: that the applicant demonstrate that storm water run off from the property after construction not adversely affect adjoining historic resources (see adjoining homeowner, Mr. Malko's, comments received by e-mail and attached).

SUBDIVISION. Macon construction for subdivision of the property at 10245 Captiol View Ave. No interested parties appeared. After a short discussion the committee reaffirmed its support as stated at the time of the preliminary review and recommends APPROVAL OF THIS SUBDIVIION, reserving all further right of comment at the time of application for HAWP (s).

Respectfully submitted,  
Duncan E. Tebow, Acting as Chair , Zoning Committee, CVPCA

Attachment

10-12-04 Barrett Malko's comments to the Staff report regarding the Haines 31/07-04D Revision plan.

- 1) the HPC staff approval of plastic siding because it is similar to the existing houses is misstated. The Flavin, Gonzalez and Malko properties are brick and wood. HPC required the Flavin's use of wood for their addition to their historic cottage.

Wood siding would be more appropriate given, at least, three of the surrounding properties are not plastic siding. The present HPC siding standard should be met.

- 2) Footing protection from rain water runoff of the historic Flavin property is of paramount importance. Simply saying that "the applicant plans to address the water runoff and drainage issues" is not good enough. Also that the "staff encourages the applicant and the neighbors to research and address this important issue together" is also not good enough. The Applicant be directed to redirect the runoff from his property including that from his 12' access driveway. A catch basin at the north-west corner of the applicants finished driveway leading to the Meadowneck court storm water drainage system will accomplish this requirement. No research is necessary. Again, footing protection of the historic Flavin property is required as are the other surrounding properties.
- 3) There is no tree plan to visually protect the Flavin, Malko and Gonzalez properties from the applicant's design including large expanses of siding. Tree planting on these three properties would be acceptable to these three neighbors. This idea was submitted to HPC staff some time ago and should be reconsidered at this time.

FAX COVER SHEET

CAROL IRELAND  
10023 Menlo Avenue  
Silver Spring, MD 20910-1055  
(301) 588-4420

FOR: *Staff*

To: *Historic Preservation Commission*

Telephone: *301 563-3400*

Title:

Organization:

Date: *10/13/04*

Message

*Re HDC Hearing Wednesday  
10/13/04  
Capital View Park Citizens Association  
recommendations on #A-WPS*

NUMBER OF PAGES SENT INCLUDING THIS COVER: *4*

Sending FAX (301) 588-7284

Receiving FAX: *301 563-3412*



**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:** 09/27/04  
**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 ~~new~~ 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 ALL the windows and doors, <sup>INCLUDING</sup> people and garage, to be used in this ~~new addition~~ PROJECT will be reviewed and approved at staff level.

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 18 ). 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 <sup>SUBMITTED</sup> 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.
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 addressed <sup>not</sup> ~~and modified the plans to reflect the~~ <sup>many of the</sup> comments the Commission 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 OPE.*  
*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 width of the main massing with its balconies and the western staircase is 28.5'.~~

*The overall design has not been significantly altered.*

*Insert B*  
*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 would ask that the Commission require the applicant to provide, for staff approval, 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. 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.

Finally, staff also would ask the Commission to require a tree protection plan for the root system of the 30" oak tree located on the adjacent lot to the north. This plan must be drafted and signed by a certified arborist and submitted with or prior to the stamping of the permit sets of drawings for this project.

**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.

#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 still almost double the original massing. Additionally, the footprint is very linear, causing it to

(A)  
more than

of the addition

still

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.

**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
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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 Isaen Rosemarie Kellinger 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)	



Julie-opposed      Aunay, Jeff, Kim  
Lynne Lee, Steve Caroline / support.      V-C

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 2801 Beechbank Avenue, Silver Spring      **Meeting Date:** 11/17/04  
**Resource:** Contributing Resource      **Report Date:** 11/10/04  
Capitol View Park Historic District  
**Review:** HAWP      **Public Notice:** 11/03/04  
**Case Number:** 31/07-04G CONTINUED      **Tax Credit:** None  
**Applicant:** Alan Adler (Mark Hughes, Agent)      **Staff:** Michele Naru

**PROPOSAL:** Rear Addition

**RECOMMEND:** Approve with Conditions

Scheme B = Kim/Lynne.  
Scheme A = Jeff

**RECOMMENDATION:** Staff recommends that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

1. scheme "B".

1. The addition must be reduced in size so that it does not exceed the western plane of the existing house.

2. The terrace and pergola will be reduced in size so that it does not exceed beyond the western plane of the existing stairwell.

3. The connecting hyphen will be reduced to one-story.

4. Work on hyphen, terrace, and new addition detailing. 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.


5. 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. For every tree to be removed, as per the submitted tree plan, one tree from Montgomery County's native species list (min. 3" caliper deciduous or 6' high evergreen) will be planted on the property prior to use and occupancy permits being issued by the Department of Permitting Services.

6. LOD fencing -  
**BACKGROUND:**

The Commission as a Preliminary Consultation on September 8, 2004 reviewed a large, rear, addition to this contributing resource. The meeting concluded with the Commission asking 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 massings' 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.

At the October 13, 2004 meeting, the Commission was presented with a HAWP application for the addition (transcripts and submitted plans begin on circle 19 ). The majority of the Commission wanted a redesign of the plans to include:

1. A significant reduction in the length of the addition. 
2. The proposed, two-story hyphen needs to be very transparent.
3. The new addition needs to be more differentiated stylistically. The height of the addition needs to be at the same height or lower.
4. A tree plan which identifies the existing trees 6" in diameter and larger on the lot. The plan should also delineate the trees to be saved and removed.

### PROJECT DESCRIPTION

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

This two-story, three-bay, dwelling (22' x 28.5' footprint) 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 (17' x 48') with basement garage onto the new hyphen addition. This addition in both proposed schemes will be of frame

construction, faced in stucco and will contain a flat roof. The height of the addition in Scheme A will be approx. 6" lower than the existing roof height of the historic massing while Scheme B will match the existing roof height of the historic massing. The applicant is proposing to utilize wood casement windows in both proposals.

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 or 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:

Existing footprint (22' x 28.5'):	627 sq. ft.
Proposed addition footprint (17' x 48'):	816 sq. ft.
Proposed hyphen (10' x 7') footprint:	70 sq. ft.
Proposed new terrace (12' x 20' and 4.5' x 10')	285 sq. ft.
Total new footprint:	1,171 sq. ft.
Total footprint (new + existing)	1,798 sq. ft.

Lot size: 10,272 sq. ft.

Existing Lot coverage:	6%
Proposed Lot coverage:	17.5%

## STAFF DISCUSSION

Staff feels that the applicant and his architect have addressed most of the comments the Commission conveyed at the previous HAWP hearing.

### *Topic #1 A significant reduction in the length of the addition.*

The addition has been reduced in length by 6' since the last HAWP submittal. However, staff continues to encourage a design for the addition that does not project beyond the western plane of the existing house. The current proposed addition is 8' beyond the western plane of the existing house. Additionally, the proposed terrace with pergola projects an additional 6' beyond this addition. Therefore, staff recommends that the Commission support this proposal with the condition that the western extension of the addition not exceed the western plane of the existing house and that the terrace and pergola not exceed beyond the western plane of the existing stairwell.

### *Topic #2 The proposed, two-story hyphen needs to be very transparent.*

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.

Staff continues to support a one-story hyphen. With stairways in both massings (historic and proposed), a one-story hyphen with basement 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. We will note, however, that the Commission at the last HAWP hearing supported the two-story hyphen.

### *Topic #3 The new addition needs to be more differentiated stylistically. The height of the addition needs to be at the same height or lower.*

The architect has developed two different designs to respond to the Commissions concerns.

Staff supports the proposed Scheme B, because we feel that it successfully differentiates the addition from the original massing through the use of a more contemporary interpretation of the original architectural style.

*Topic #4 A tree plan which identifies the existing trees 6" in diameter and larger on the lot. The plan should also delineate the trees to be saved and removed.*

This plan is being drafted by the applicant's arborist and will be presented to the Commission at their work session.

**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:*

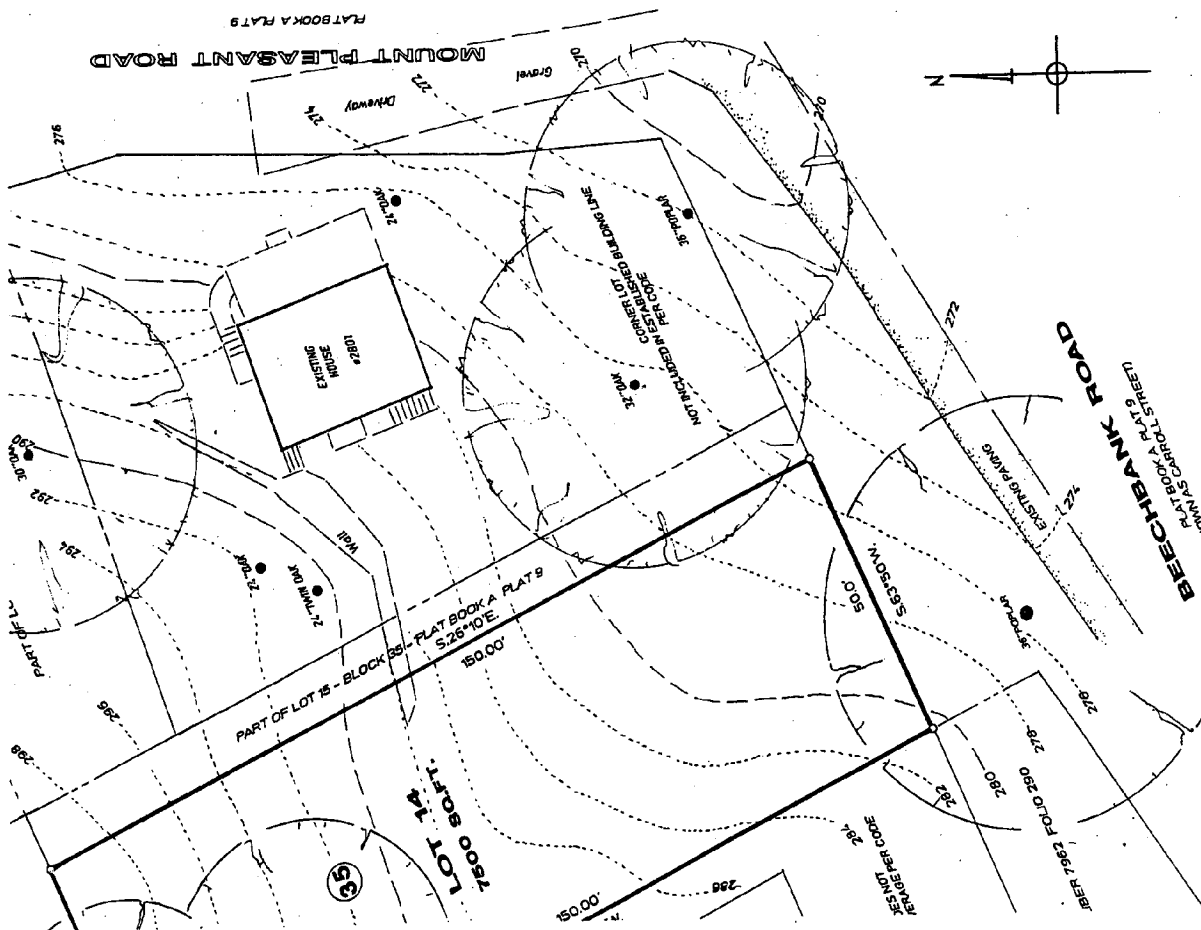
and with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting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

GIM

GTM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 100  
Bethesda, MD 20814

# EXISTING SITE PLAN

SCALE: 1" = 20'



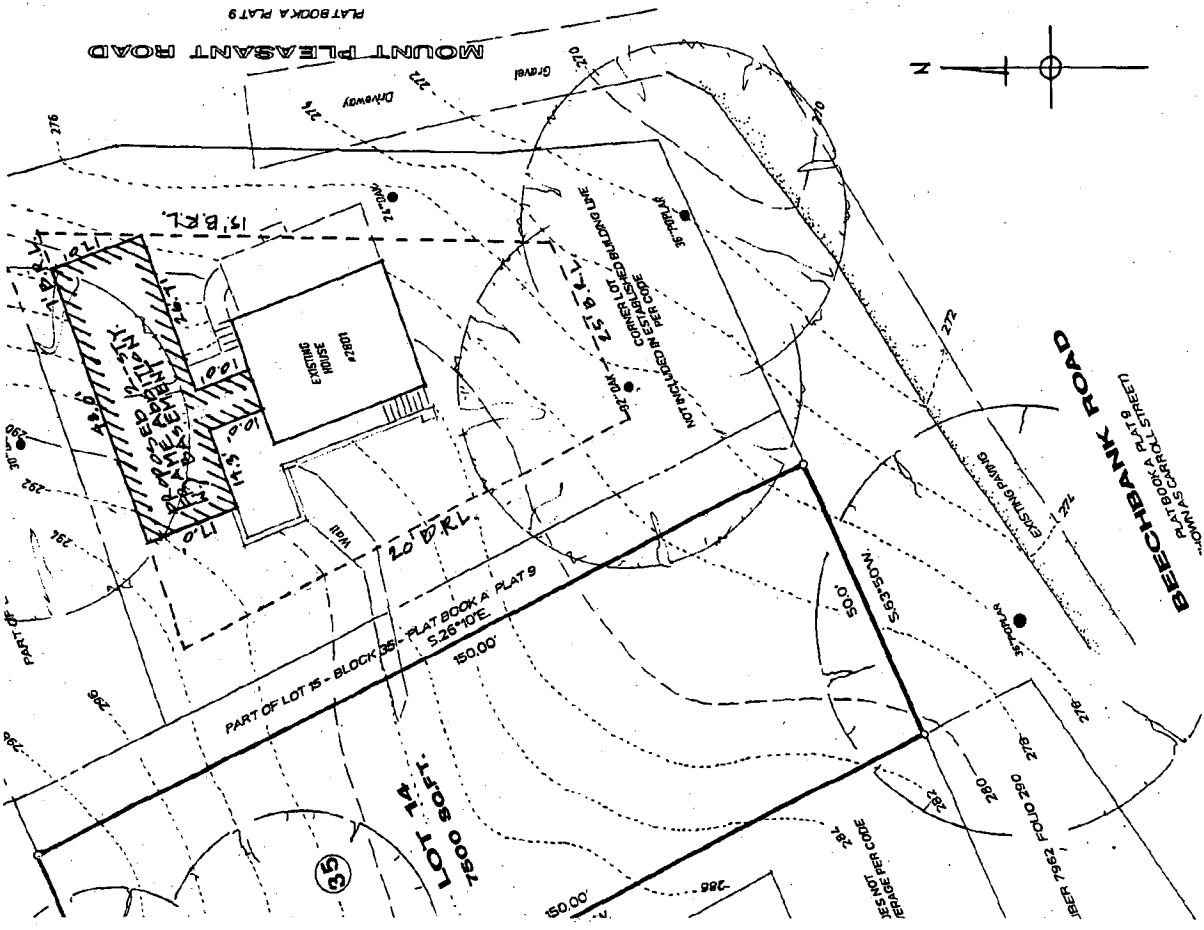
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GTIM

GTIM ARCHITECTS  
7735 Old Georgetown Rd.  
Suite 760  
Bethesda, MD 20814

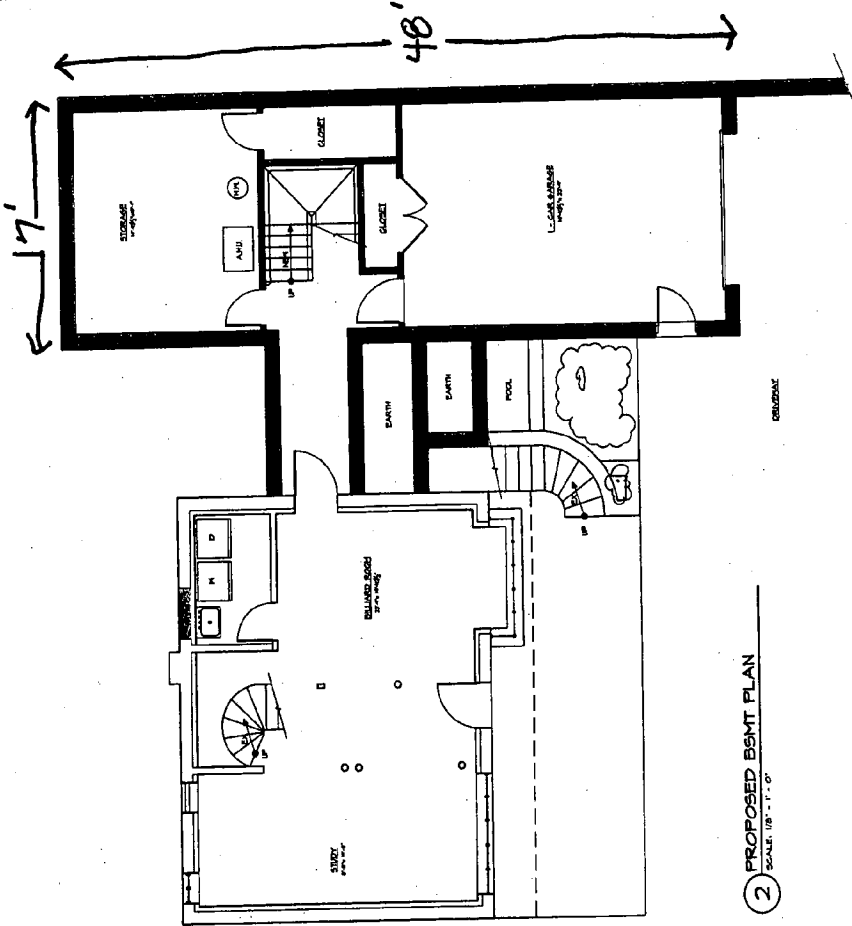
PROPOSED  
SITE PLAN

SCALE: 1" = 20'

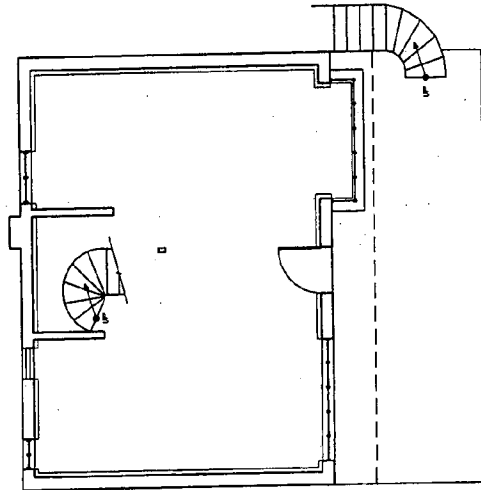


**GTAI**  
**G T M A R C H J E C T S**  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX

REVISION #2 10.27.04



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

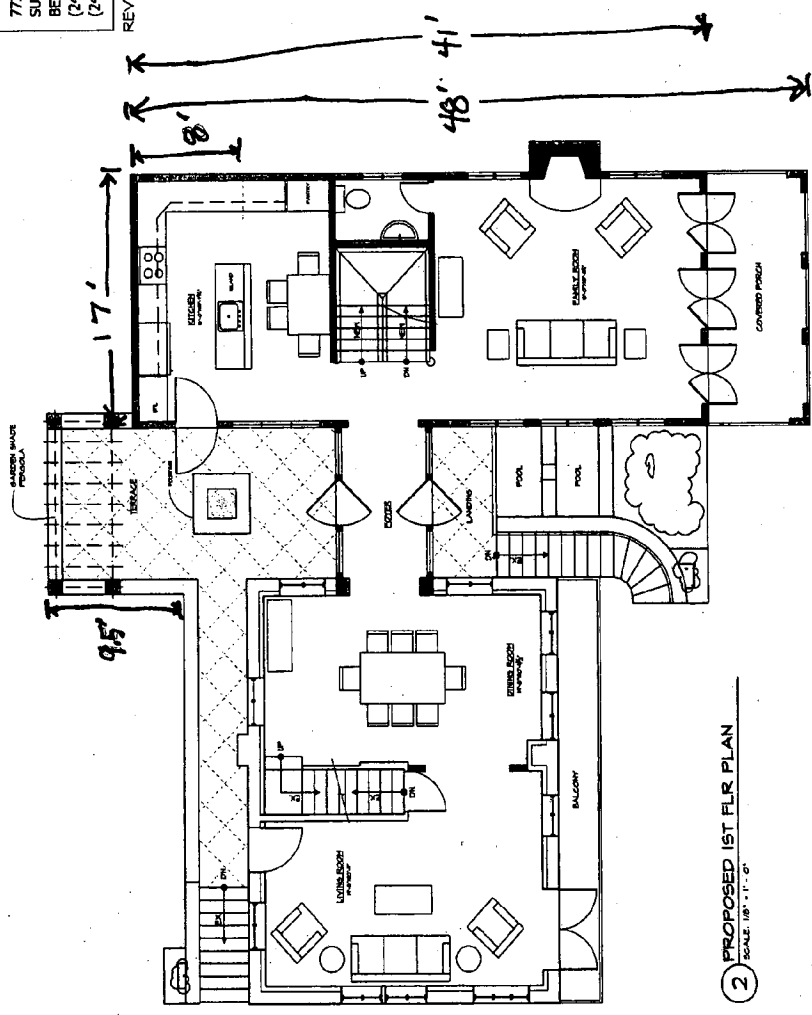


1 EXISTING BSMT PLAN  
 SCALE: 1/8" = 1'-0"

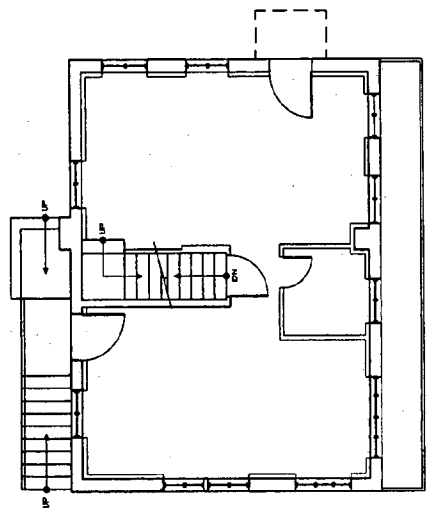
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD





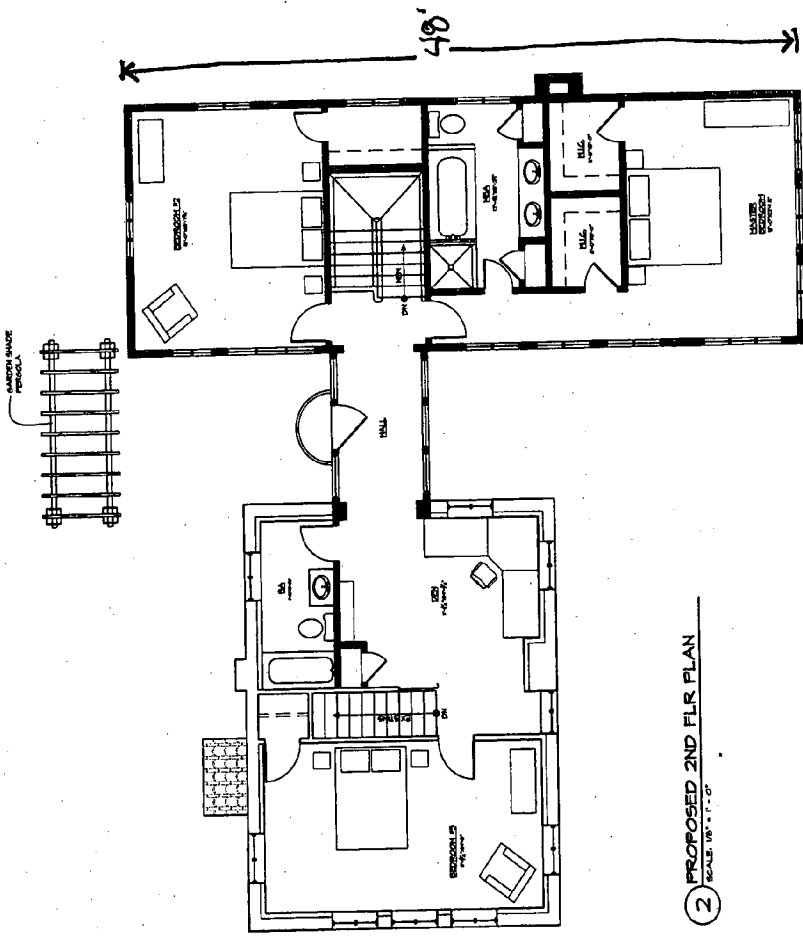
2 PROPOSED 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"



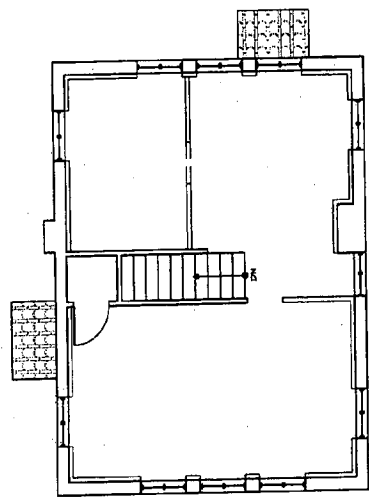
1 EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD



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



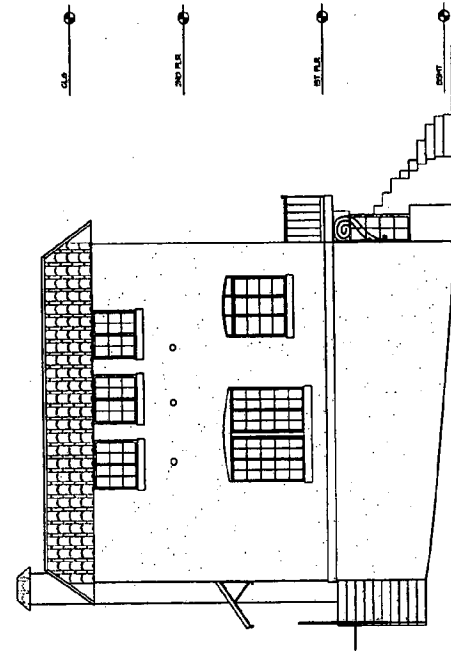
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 SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

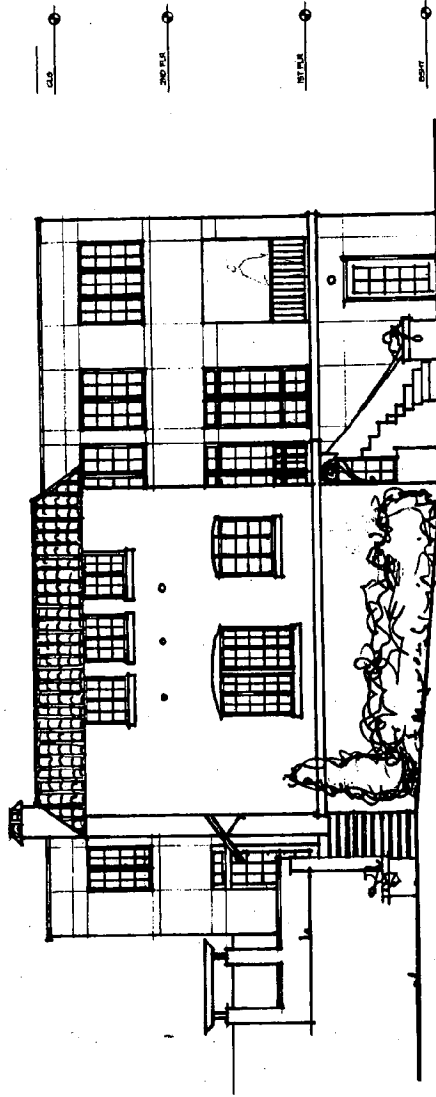
2801 BEECHBANK RD.  
 KENSINGTON, MD

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

REVISION #2 10.21.04



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



2 PROPOSED FRONT (SOUTH) ELEVATION - 'A'  
 SCALE: 1/8" = 1'-0"

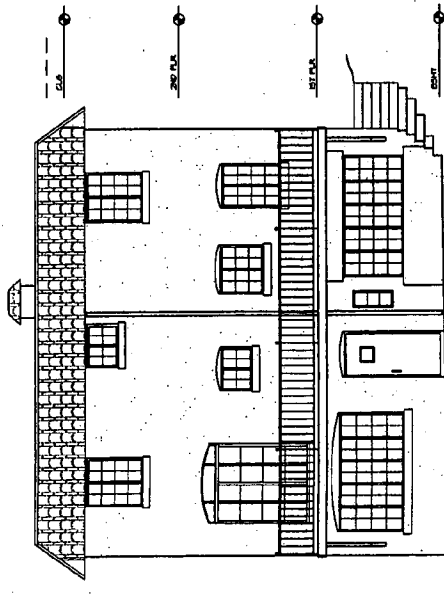
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

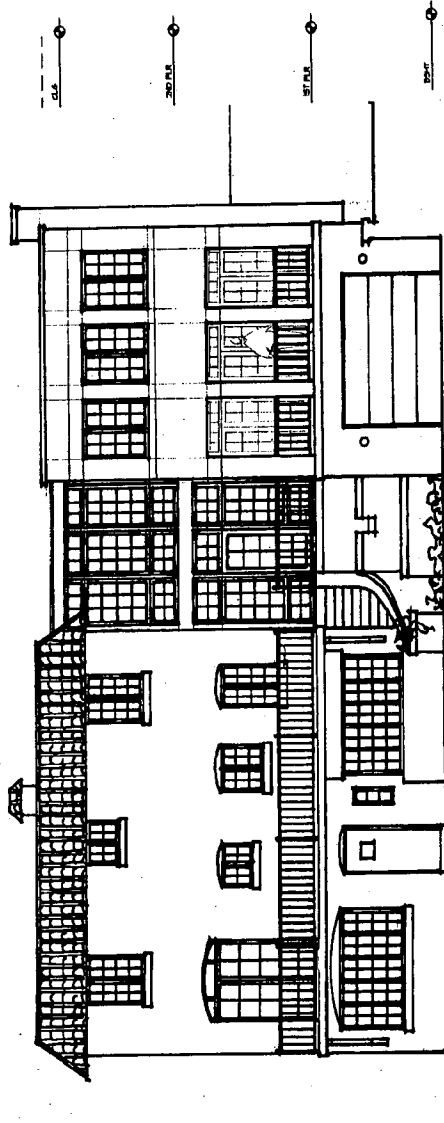


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 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
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REVISION #2 10.27.04



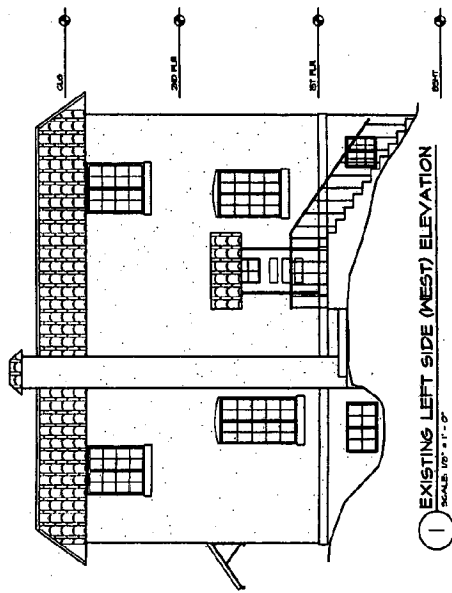
① EXISTING RIGHT SIDE (EAST) ELEVATION  
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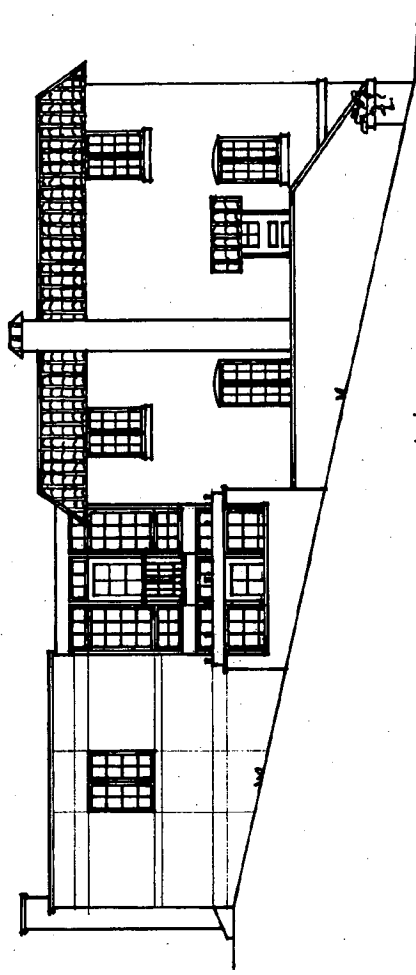
② PROPOSED RIGHT SIDE (EAST) ELEVATION - 'A'  
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# ADLER RESIDENCE

2001 BEECHBANK RD.  
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1 EXISTING LEFT SIDE (WEST) ELEVATION  
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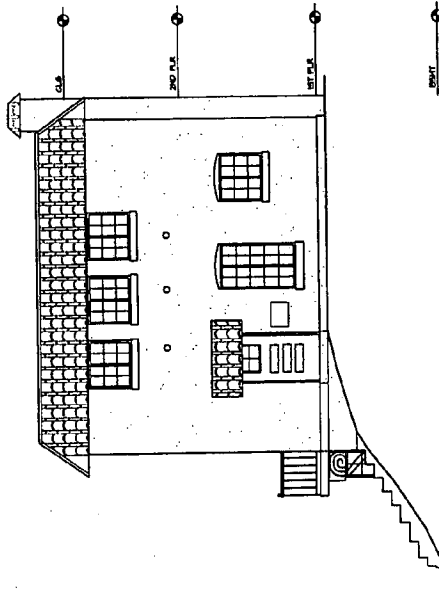
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**ADLER RESIDENCE**

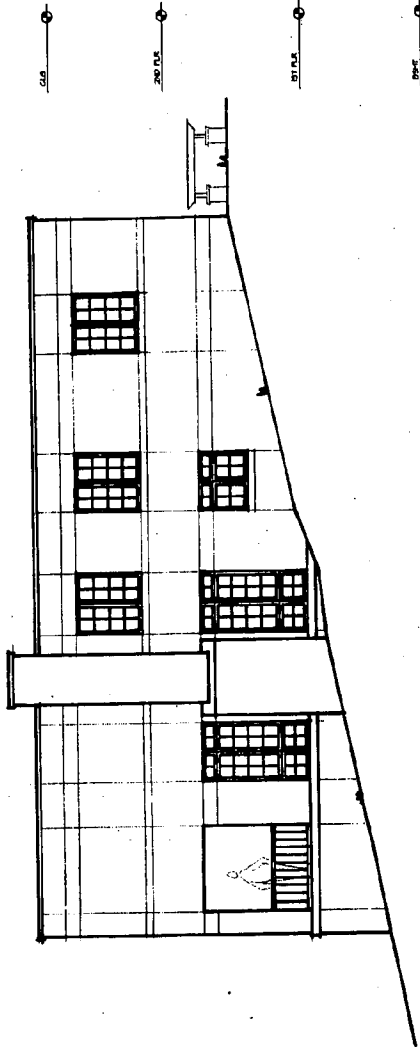
2301 BEECHBANK RD.  
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1 EXISTING REAR (NORTH) ELEVATION  
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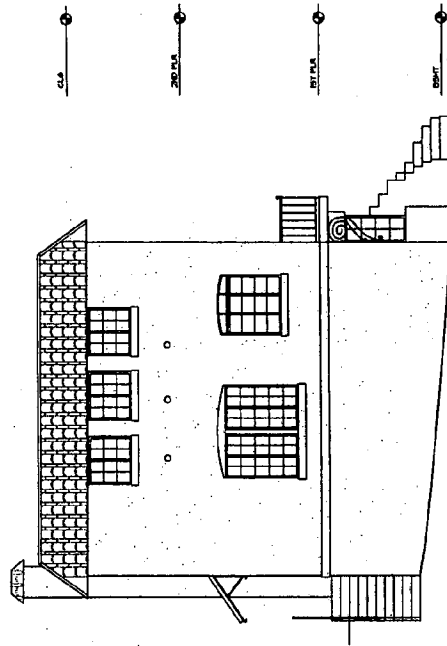
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**ADLER RESIDENCE**

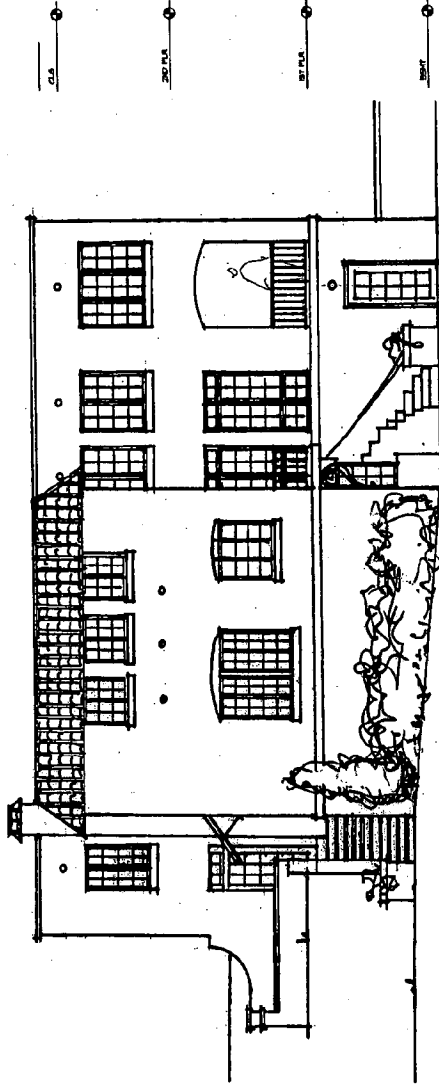
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REVISION #2 10.21.04



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



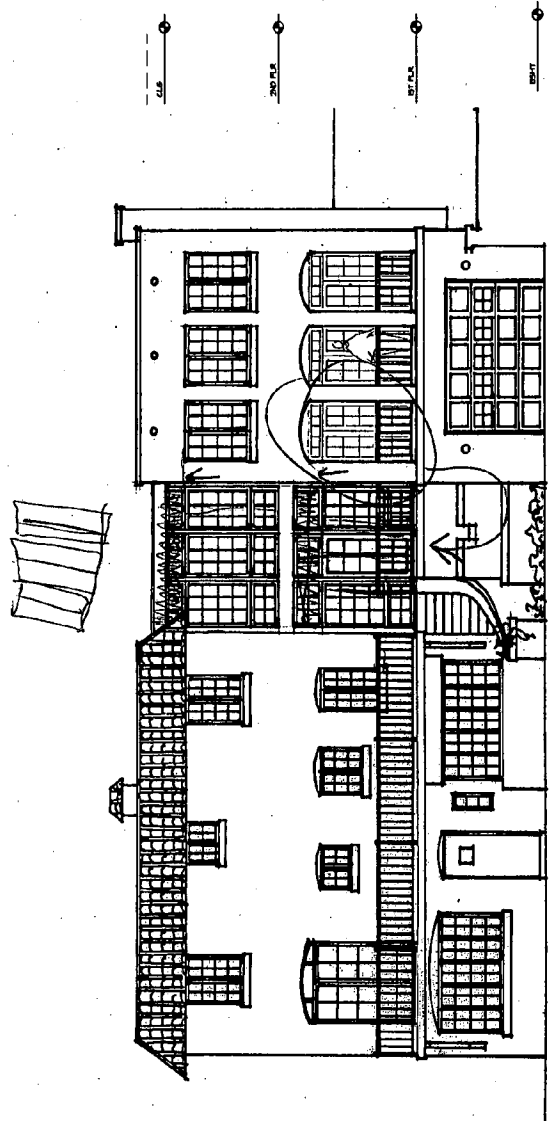
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**ADLER RESIDENCE**

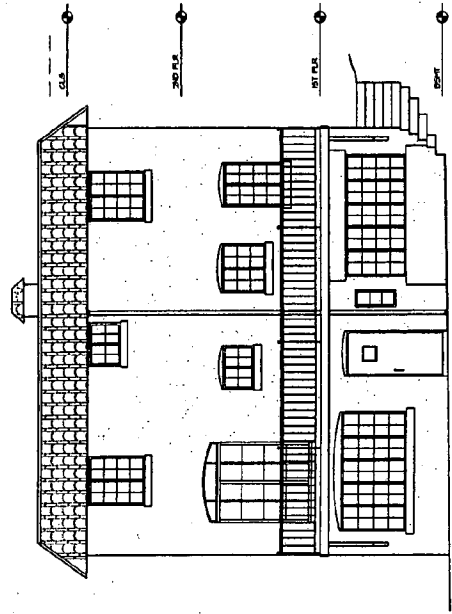
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2 PROPOSED RIGHT SIDE (EAST) ELEVATION - 'B'  
 SCALE: 1/8" = 1'-0"



1 EXISTING RIGHT SIDE (EAST) ELEVATION  
 SCALE: 1/8" = 1'-0"

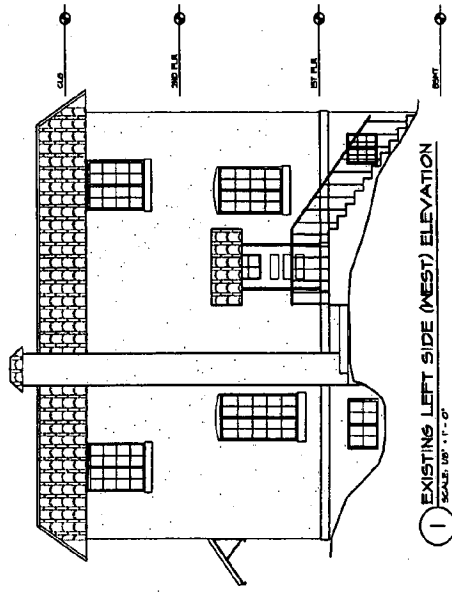
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
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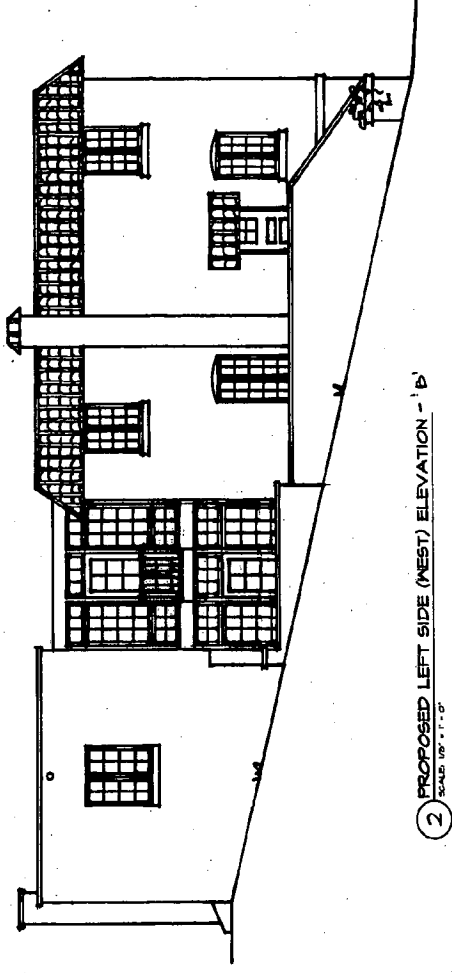


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1 EXISTING LEFT SIDE (WEST) ELEVATION  
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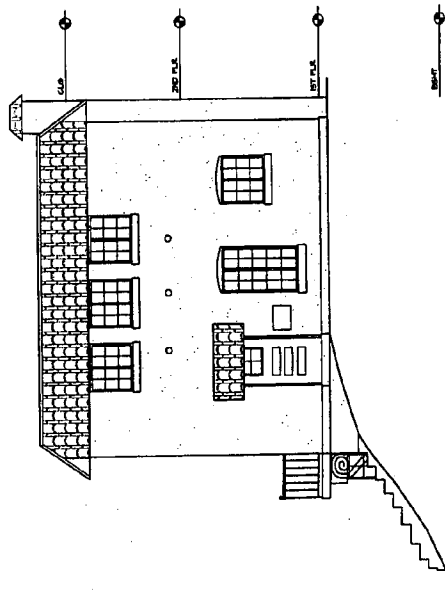
2 PROPOSED LEFT SIDE (WEST) ELEVATION - 'B'  
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**ADLER RESIDENCE**

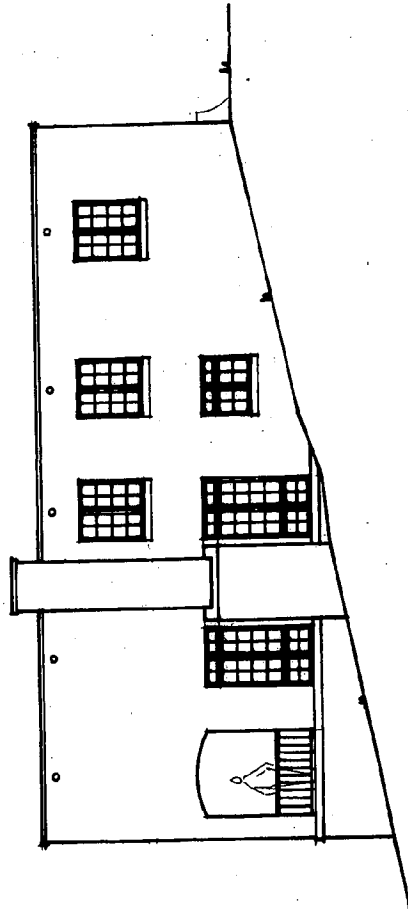
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1 EXISTING REAR (NORTH) ELEVATION  
 SCALE 1/8" = 1'-0"



2 PROPOSED REAR (NORTH) ELEVATION - 'B'  
 SCALE 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
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8

1 that is -- but that's what I've kind of worked at over the  
2 years and -- really turns out that way, so I'm looking  
3 forward to it also.

4 MR. FULLER: Madam Chair --

5 MR. ADLER: I can't take the credit, though, for  
6 the design. It was the architect that did that.

7 MR. FULLER: Madam Chair, I make a recommendation  
8 that we approve Case 31/07-04F at 2801 Beechbank Road with  
9 the Staff conditions -- the three Staff conditions with a  
10 modification to Condition No. 2 that it reads, "If the plan  
11 identifies removal of a tree larger than six inches in  
12 diameter, the plan will be resubmitted to Staff for their  
13 review and determination as to whether they can approve or  
14 to bring back before the Commission."

15 UNIDENTIFIED FEMALE: I'll second.

16 MS. O'MALLEY: Any discussion? All in favor,  
17 raise your right hand. All right, thank you very much.  
18 That's unanimous.

19 We can go now to Case F. Do we have a staff  
20 report for 2805 Beechbank Road?

21 MS. NARU: It's 2801; the numbers are switched on  
22 the agenda. I apologize for that.

23 Again, 2801 Beechbank Avenue. This is a  
24 contributing resource within the Capitol View Park Historic  
25 District. The proposal is a rear addition to this resource.

1 Again, the Commission reviewed this at a preliminary  
2 consultation at its September 8th, 2004 meeting and the  
3 transcript and drawings from this meeting can be found in  
4 your packet. I will also note that the citizen's group did  
5 respond in their written comments to this project as well  
6 and I will enter that into the record.

7 At the preliminary consultation, you asked the  
8 architect to study and modify the program as follows: the  
9 majority of the Commission wanted reduction of the hyphen to  
10 a one story connection. Two of you conveyed that the --  
11 they understood the need for the second story on the hyphen,  
12 but could entertain a modified design. Secondly, the  
13 majority of the Commission wanted a western -- the western  
14 section of the new rear addition substantially reduced in  
15 size. One suggestion was that the western wing not extend  
16 beyond the plane of the original massing side elevation no  
17 greater than half of the width of the main massing. And  
18 thirdly, the majority of you encouraged a contemporary  
19 architectural style on the addition utilizing borrowed  
20 elements from the original house to help differentiate the  
21 new massing from the addition.

22 Staff feels that the applicant and their  
23 architects have not addressed many of your comments and we  
24 feel very concerned about the proposed massing of the rear  
25 addition. We will note that it has been reduced in length

1 by 10.5 feet. The western extension will be about 14 feet  
2 beyond the plane of the original massing side elevation,  
3 which is approximately about two-thirds of the width of the  
4 main massing. But we feel that it still feels very linear  
5 in footprint. We, as Staff, really want to stay firm with  
6 our original comments in the preliminary consultation,  
7 stating that we did not want to see the addition go beyond  
8 that western plane and, unfortunately, it currently still  
9 does.

10           Secondly, we feel that the proposed two-story  
11 glassy addition is -- is still way too high in terms of what  
12 the Commission had directed the applicant. We really were  
13 looking for a one-story hyphen. We feel that the proposed  
14 glassiness of this addition is an improvement, but again, we  
15 still would like to see it as a one-story.

16           We also would want to see the cross sections of  
17 the glassiness to insure that all of it would be glassy and  
18 not having a solid roof on the structure at the top of it.  
19 We'd like to make sure that that is still glassy even at the  
20 roof level.

21           And finally, we will note that the architect  
22 addressed your concern about contemporary architectural  
23 style in the addition and we feel that's been done very  
24 successfully, utilized on the new interpretation in the  
25 drawings and we feel that that is very successful.

1           The applicant and their architect are here this  
2 evening and as you can see in my staff report, we are  
3 recommending approval with the Conditions 1 through 4  
4 basically outlining the concerns that I've just discussed.

5           MS. O'MALLEY: Thank you. Questions for Staff?  
6 Would you state your name for the record, and did you have a  
7 comment to make?

8           MR. HUGHES: Mark Hughes, GTM Architects. The  
9 comments are thanks. We really did start with all the  
10 comments that were made by the Commission at the last  
11 worksession; the biggest being to pull that one wing back to  
12 half the size of the existing old house. But when we did  
13 that and we tried to lay out -- in effect, when we did that,  
14 we lost a bedroom on that second level when we did that.

15           And we attempted to lay out the master bedroom  
16 suite and the standard size bedroom within that footprint  
17 and just found it a little tight, quite honestly, so we just  
18 -- in order just to provide a decent master bedroom suite  
19 and decent master bathroom and a decent second bedroom on  
20 that level, we bumped it incrementally out a little bit as  
21 far as we thought we could without compromising the gist of  
22 the suggestion from the Commission.

23           We looked at, you know, doing the one-story hyphen  
24 and quite honestly once we lost that one bedroom on the  
25 second level, going from four to three bedrooms on that

1 second level, we really thought it was necessary to maintain  
2 that bridge across the second story so you have to -- on one  
3 level.

4 Now, for the end user -- and Alan's going to be  
5 the end user -- down the stairs and across the house and  
6 across the other side to get to the other bedroom. And it's  
7 always been concealed behind the house from the street. You  
8 know, I guess we thought it was -- it was never something  
9 that would really be noticed by anybody else --

10 We really did try to do all these things, but what  
11 we thought were some straightforward simple reasons, we just  
12 got as close as we could and submitted these plans.

13 MR. ADLER: If I could just -- I'm Alan Adler, the  
14 same one as before. We -- you know, when we had gone  
15 through and I heard the comments that the Chairpersons had  
16 made and I think -- was there another one? I guess there  
17 were seven -- was there a total of seven normally, or is it  
18 always --

19 MS. O'MALLEY: There are actually nine.

20 MR. ADLER: Oh, okay. I -- before I just knew  
21 there -- I think there were seven or maybe eight. But I --  
22 you know, I -- and going through and I know that I think it  
23 was Julia, I think you had said at the end that you were  
24 looking for -- or, hoping that whatever the front of the  
25 existing house is in terms of the width when you're looking

1 at it from the street that the protrusion to the left side  
2 for the addition be, you know, nearer half of that. And we  
3 pushed to do that. It's not -- it's not exactly half of it,  
4 but I think if you look just from the two elevations that we  
5 have from the original street elevation to the proposed, and  
6 if you just put one in front of the other, I think that -- I  
7 mean, it looks quite significant and actually pretty  
8 balanced.

9           And so with regard to the reduction, you know we,  
10 again, have reduced it such that we had to lose a bedroom,  
11 so it's -- it's a three bedroom house and with regard to the  
12 hyphen, which Mark can get into in further detail, I think  
13 that we also -- set back or we did a little something  
14 different with the hyphen. I guess putting the roof back up  
15 there to somehow make --

16           MR. HUGHES: Well, in a contemporary sense, we  
17 didn't connect the hyphen roof -- we didn't extend the new  
18 roof of the new addition to the existing roof of the old  
19 house -- just breaks that -- with a flat roof, it breaks  
20 that connection so there is a visual disconnect between the  
21 old and the new.

22           And of course we did try to add, you know, a lot  
23 more glass to the wall area -- but did, again, feel  
24 compelled to keep that upper story connection to simply make  
25 it a useful bedroom level for the end user.



1           MR. ADLER:  If I could just kind of reiterate from  
2 my meeting with Carol Ireland and the neighbors that they  
3 felt that the changes, the revisions that we have made they  
4 felt that we reduced the overall size of the addition  
5 appropriate to the massing of the architectural elements and  
6 then -- let's see here -- and that they were, you know, they  
7 were, you know, in full support of the changes that we made.

8           MR. HUGHES:  One other item Alan didn't touch on,  
9 but I think it has to do with the plan put forward by the  
10 Staff.  I guess we thought through the process -- on board  
11 with the idea of the hyphen to begin with.  I guess the idea  
12 was to just sort of pull that wing all the way back and do a  
13 much more significant addition to the house in regards to  
14 touching and changing the house on that back elevation by  
15 connecting a larger mass to the house.  And we really feel  
16 that this goes towards the solution here with the hyphen,  
17 you know, lightly touches the existing house, decreases the  
18 changes necessary to that existing house; really saves more  
19 of the house than the solution that the Staff has put  
20 forward.

21           So, from reading these Guidelines for  
22 Rehabilitation from the Secretary of Interior, this scheme  
23 actually seems to be better, preferable to these points that  
24 are here on this staff --

25           MS. WRIGHT:  I just want to clarify, if you look

1 at Circle 55 on the staff report -- do you have that?

2 MR. HUGHES: No. Oh, wait --

3 MS. WRIGHT: Circle 55 on the staff report where  
4 you see something that says staff recommendation, that is a  
5 hyphen. Yeah, so it -- I don't think that Staff is at all  
6 disagreeing with the hyphen concept. I think it was really  
7 just that we thought it should be a one-story hyphen and  
8 that the new addition should not double -- double the size  
9 of the existing house.

10 MR. HUGHES: I actually have never -- we've never  
11 seen this. I was referring to some of the sketches we've  
12 seen --

13 MR. ADLER: Exactly. Actually I, as well, have --  
14 did not see -- did not see this and it was initially when  
15 Michele had made her original recommendations that basically  
16 we just kind of attached on, like one would normally do if  
17 they wanted the historic -- just kind of attach it onto the  
18 back and not worry about how the rear looks at all, and our  
19 whole idea was to touch it as lightly -- as lightly as  
20 possible.

21 MS. WRIGHT: I think Staff certainly supports the  
22 hyphen and these were the same drawings that were in the  
23 preliminary consultation packet. I think our concerns are  
24 that in lightly touching the building that the one-story  
25 hyphen is a lighter touch than a two-story hyphen, and that

1 the addition that is added on should not be double the size  
2 of the existing footprint.

3 MR. HUGHES: All right. The only -- honestly, the  
4 only -- this -- the program and it's going to be a three  
5 bedroom house would fit within this footprint, we would be  
6 all for it, but it didn't really -- it doesn't. It just  
7 really comprises --

8 MS. WRIGHT: Well, it does fit if you use the  
9 existing house as a two-bedroom house, rather than turning  
10 the second bedroom in the existing house into a walk-through  
11 sort of hallway/deck. And by making it a one-story hyphen,  
12 you really preserve that second bedroom in the existing  
13 house as a bedroom.

14 MR. HUGHES: I don't mean to -- I don't mean to  
15 belabor or argue the point, but it may or may not. I was  
16 just kind of glancing at it, the fact that the stairs are in  
17 the center of the house and -- connected hallway through  
18 there and having a bedroom, it may work out but it may not  
19 be as easy as you may think, I guess.

20 MR. ADLER: Gwen, what I, you know, did want to  
21 say in kind of with regard to what Mark had stated just a  
22 few minutes ago is that the reduction that we made reduced  
23 the new addition to -- to two bedrooms and if I'm in the  
24 master bedroom and I'm hoping to have two or three kids  
25 soon, we have one bedroom in the addition and we have

1 another bedroom -- that's the second bedroom for the child  
2 or the nursery or whatever on the -- in the original part of  
3 the house. What we will need to do when we're upstairs in  
4 order for me to get to my child or check, make sure that  
5 everything is okay, I would need to go downstairs, cross  
6 from the main structure from the addition through the  
7 breezeway or connecting into the original house and then go  
8 upstairs and go into the bedroom. And I just think that --  
9 that's -- I don't think that's such a -- it makes it  
10 difficult. I don't know how many, you know, people here  
11 would be comfortable with that.

12           And also someone also had mentioned to me -- I  
13 didn't even think of it -- but that that could cause a fire  
14 hazard in terms of it. You know, you don't have a way out  
15 from one part because you can't get across.

16           MS. NARU: I think it really just depends on how  
17 you use the spaces. I think what Staff is trying to convey  
18 is that on the first level, which is very typical in current  
19 construction, you could have a master bedroom suite and  
20 maybe a living room and then you could have your two  
21 bedrooms upstairs, so that gives you three bedrooms. And  
22 then a kitchen, dining, and family room in the addition that  
23 would connect with the foyer. And certainly that could  
24 provide three bedrooms, you know two full baths, plus  
25 another -- you know, you could do a half bath in the

1 kitchen/dining room/family room area and then still even  
2 have your -- as you proposed in your basement plan, a study  
3 and a billiard room on your ground level as well as a  
4 garage.

5           So, I just -- I guess what I'm saying is you could  
6 work the program to make it three bedrooms in the same  
7 original massing.

8           MS. WRIGHT: Right. We're not trying to deny  
9 anyone a three bedroom house. That's a reasonable request,  
10 but, you know, I think that in the square footage there's  
11 lots of ways to accomplish that without building an addition  
12 that is double the size of the existing footprint.

13           MR. HUGHES: Well, I would respectfully decline  
14 there, only because the bigness of the house is very small  
15 -- this is a very small footprint to begin with. That's the  
16 basic problem here. When you look at the first floor, it  
17 has the basic elements -- basic house; living room, dining  
18 room and kitchen, entry foyer, and family room. There's  
19 nothing extra luxurious about it. It's just a  
20 straightforward sort of house. It's small to begin with and  
21 -- and maybe it's by comparison to a small -- like house you  
22 feel as though the addition is so large, but it actually  
23 isn't very large.

24           MS. WRIGHT: Why don't we let the Commission  
25 comment.

1           MR. HUGHES: At 17 feet -- you know, 17 feet deep  
2 and -- you know, I mean, we could have -- I mean, in terms  
3 of the view from the street, you know listening to the  
4 Commissioners and I've written down -- I don't have with me  
5 -- what each Commissioner had felt and I think there were  
6 one or two of them that didn't have any problem at all with  
7 the size of the protrusion from the left looking at it from  
8 the street, and then there were a number of them -- number  
9 of people that said they would like to see that massing  
10 reduced. And I know that Julie, you had said at the end  
11 there that -- massing, so I -- we had just gotten the  
12 impression that what the -- what the Commission was looking  
13 for -- not the Staff, but what the Commission was looking  
14 for -- and that's what we went for, was what the Commission  
15 was looking for -- was a reduction in the -- in the size.  
16 And so, you know, that's what we went ahead and did and I  
17 think that we did -- I think it made a big difference and I  
18 just wanted to share that.

19           MS. WILLIAMS: I think you've stated this already.  
20 The biggest problem is you have a small house and doing a  
21 not unreasonable addition overwhelms the house. That's the  
22 basic dilemma here. I think it is kind of an aggressive  
23 program for such a small house and I'm just not sure that  
24 you can accommodate the program. I'm not saying that it's,  
25 you know, an unreasonable request, but for this particular

1 house it doesn't seem to be working. I'm not saying it  
2 can't work architecturally, but I don't think that you have  
3 shown us between the last preliminary and this HAWP any  
4 significant changes or even architectural, you know,  
5 alternatives to address the programmatic needs.

6 I mean, basically you've just reduced the length  
7 of the addition a little bit. I mean, can't we look at some  
8 other schemes that might work better with the historic  
9 structure that accommodates your program and the historic  
10 house? I just don't think that there's really a good faith  
11 effort here in trying to celebrate this historic building in  
12 a way that doesn't become overwhelmed by the new structure.

13 And also, to add to that, I mean the new structure  
14 looks quite frankly like a chalet. I mean, it looks -- it  
15 doesn't look like a -- I mean it sort of looks like a multi-  
16 family on that one elevation anyway -- the long elevation --  
17 structure that I mean it doesn't seem to me to be either  
18 necessarily, you know, good design if it's done right or a  
19 good addition. And it just seems like there needs to be a  
20 little bit of work to make it work together.

21 MR. ADLER: I respectfully hear what you've said  
22 and I actually -- I had thought that we did, contrary to  
23 what the Staff has said, we actually addressed -- we looked  
24 at and addressed a number of issues and we worked very hard  
25 at it. Though a number of people on the Board weren't sure

1 what we had in terms of the addition architecturally  
2 speaking, that it should maybe be different from the  
3 existing house. We had before the stucco -- that matched  
4 exactly to look like the -- you know, to work with the  
5 existing structure and so what we've done is we've changed  
6 our plan around so we've given it a more contemporary look  
7 from the outside to differentiate the old and the new. So,  
8 we addressed that point.

9           And we also addressed the reduction of the -- of  
10 the left side by taking off 10 1/2 feet, which is  
11 substantial. So, you know, we addressed that, this  
12 protrusion to the left, we addressed the architectural  
13 style, we've changed that so that it's completely different.

14       And then -- exactly, it doesn't mimic, you know, and I  
15 think we also adjusted with regard to the hyphen, we changed  
16 it around where there is a roof back there and we've changed  
17 it where there's more glass and so it doesn't, I guess,  
18 attach on so strongly. And we would have, you know, taken  
19 off the hyphen if we didn't lose the bedrooms, but  
20 unfortunately one thing affected the other.

21           MS. O'MALLEY: Can I add -- I want to ask you a  
22 question. Thinking then about the suggestion that Staff  
23 made of using the original house as your area where you have  
24 two bedrooms upstairs and downstairs you have another  
25 bedroom and a study, the den area would connect to the



1 foyer, then you could still have your family room and  
2 kitchen and you wouldn't be in such need of a large  
3 addition, because those wouldn't need to be as long. You  
4 wouldn't need two large bedrooms upstairs on the addition  
5 because you would have your three bedrooms and den in the  
6 other area.

7 MS. ALDERSON: Can I just add to that, so you can  
8 -- at the same time, but given that the need for this  
9 amount, this extent of an addition to a small cottage is  
10 driven by the need for bedrooms, I was perplexed that I  
11 found major public spaces, including two dining rooms, two  
12 living rooms. There seems to be program redundancy that  
13 contradicts the need for the big space.

14 MR. HUGHES: We did think in last pass that we did  
15 address that because it was -- thought this -- made it a lot  
16 more precise plan.

17 MR. ADLER: We now have -- we've taken it so  
18 instead of there were two dining rooms, which actually the  
19 other one was going to be a small -- I mean, just an area  
20 off of the kitchen. We now have one dining room and --

21 MR. HUGHES: An eating area and a kitchen.

22 MR. ADLER: And then the living room. If you're  
23 referring to the family room as part of the living room,  
24 then I guess we have two living areas, but it's -- with this  
25 house, we have -- with the proposed first floor plan, we

1 have a living room, dining room, family room, and a kitchen.

2 MR. HUGHES: The eat-in kitchen; that's where you  
3 see that they have a table, but that's --

4 MR. FULLER: Let me start out with a question for  
5 Staff. The first two conditions as written, for all intents  
6 and purposes, create a new design. What was the reason that  
7 your recommendation was perceived and then just come back  
8 for Staff as opposed to that they come back for a new HAWP?  
9 Because I think this is a lot more substantial than we  
10 typically see in terms of changes.

11 MS. NARU: Just because we felt that there is room  
12 to manipulate and work with Staff. I think that in our  
13 mind, at least our initial drawings do give, I think,  
14 clearer direction. So, I think if they reduced the program  
15 to that footprint, I think it could work and I think we  
16 could approve it at a Staff level.

17 MR. FULLER: The Staff sketch shows the house  
18 going about 10 feet further to the west than the existing,  
19 but the condition says it has to align with the west base?

20 MS. NARU: Right. It was just an approximate --  
21 you know, certainly we can --

22 MR. FULLER: That's not something that you're  
23 saying is hard and fast; that it can't be right there?

24 MS. NARU: It's up to the Commission to give us  
25 guidance on that.

34

1 MR. FULLER: I guess -- I think part of my  
2 problem --

3 MS. NARU: We were trying to keep it in line. If  
4 you look on Circle 56, we were trying to keep it in line  
5 with the existing stairwell.

6 MR. FULLER: Understand. I guess I was in the  
7 minority last time and I'll probably remain that way, that  
8 from my perspective the second story's length isn't the end  
9 of the world simply because it is so well hidden behind the  
10 existing house. And I think you've gone in the right  
11 direction trying to make it transparent.

12 I think my biggest problem in reviewing what I see  
13 is I believe like on your east elevation the differentiation  
14 between the existing and the proposed really stand out. And  
15 similar with the other elevations, in particular the south  
16 elevation, which is the main street elevation, because  
17 you're showing, you're rendering your roofs exactly the same  
18 because the skin of the house looks so similar, to me  
19 they're still reading too close together. And from my  
20 perspective, that's one of the biggest sins of what I'm  
21 looking at right now is that it does look like sort of just  
22 a blown-up version of the existing house.

23 I do acknowledge that you've taken 10 feet off the  
24 length of the house, off the one end, which is almost 50  
25 percent of what was showing on that side of the house past

350

1 the face. Yeah, I'd like to see it back a little bit more  
2 than that. Does it have to do all the way back from my  
3 personal perspective? I don't think it has to go all the  
4 way back. It would be nice for it to be a little bit  
5 tighter, but my big issue would just be the higher level of  
6 differentiation between the houses.

7           And I certainly would not recommend a final  
8 solution that had bedrooms up on one side and bedrooms up on  
9 the other and you have to go back and forth. Either you  
10 need to find a method of architecturally solving it that  
11 there's enough differentiation that the link becomes light  
12 enough that you can go across it, or you do, as was  
13 suggested, turn one of these wings into a sleeping wing and  
14 the other into a living quarters.

15           MS. WILLIAMS: I agree that if you're going to  
16 have bedrooms on the second floor, both new and old section,  
17 it really necessitates a second story hyphen, I mean for  
18 safety and everything else. You have dematerialized the  
19 second floor hyphen -- or, the two-story hyphen, so I'm not  
20 saying a two-story hyphen couldn't work, but I think you  
21 need to reduce the size of the addition.

22           When I look at your proposed basement plan, for  
23 instance, I just see all this unused space. If you're so in  
24 need of another bedroom, why don't you stick your bedroom  
25 that you have in your new wing down in the basement that

1 would actually have natural light and then pull back  
2 entirely on that second floor wing.

3 I don't know; it just seems like there's a really  
4 inefficient use of space in the house. I just think it  
5 could really be tightened up.

6 And I think that you have made some attempts at  
7 changing or altering the proposal in terms of its style and  
8 in that respect, I think it has been a little bit more  
9 successful, the hyphen is more dematerialized. I just think  
10 it has to do with space planning and overall room  
11 configuration that's the problem.

12 MS. WATKINS: I would go ahead and agree with both  
13 of the Commissioners who just spoke. I think the hyphen is  
14 a necessity. I think it needs to be kept very transparent,  
15 but I think you do need to work on your space planning. I  
16 think it's -- and I think that it can be reduced on the west  
17 side to at least where the stair -- it's probably about  
18 another 10 feet.

19 MS. O'MALLEY: I think what you're hearing is that  
20 you might not get this application approved. Would you be  
21 willing to continue it and come back in?

22 MR. ADLER: Yes. Although I did -- I think I'm a  
23 little confused. Commissioner Fuller, I heard what you  
24 said. The only thing that I didn't understand, and you were  
25 talking in terms of -- in elevation in terms of the

1 distinction between the -- in terms from the architectural  
2 style that we need to change -- I'm sorry?

3 MR. FULLER: My point was if you look in  
4 particular at your south elevations and in particular if you  
5 look at the south elevation of the existing house versus  
6 sort of the southwest face of the new addition as rendered,  
7 they look so similar. And I don't -- you know, if you look  
8 on the east elevation of your house, the new addition was  
9 very distinctly presented as other series of materials. On  
10 the south elevation, which is the main place most people are  
11 going to see your house, it looks the same --

12 MR. ADLER: Sure.

13 MR. FULLER: -- and that to me really hurts the  
14 idea because at that point it really starts to overwhelm the  
15 existing house. And I think that if it stands out as  
16 different, then I think it's less of an issue how big the  
17 house is. I still agree it should be smaller, but I just  
18 think it -- the more it's distinct I think the less that  
19 difference matters to me.

20 MR. ADLER: Sure.

21 MS. ALDERSON: And I could just add to that. It  
22 doesn't necessarily mean you need to break style and throw  
23 it a whole different style on that side. There are a lot of  
24 ways of treating the details that would make it read as a  
25 different mass.

1           MR. ADLER: Let me ask you -- and I don't know if  
2 this was something -- I always got the impression that we  
3 should keep any addition at the same height or lower than  
4 the original house. I mean, just looking at this in my  
5 limited architectural knowledge, could the roof on either  
6 side of the main -- of the original building looking at it  
7 from the street, could we raise it up a little bit to break  
8 that or can we lower it more a little bit, I mean, without  
9 lowering -- I mean, can that be lowered by -- I don't know,  
10 would it make a difference if we lowered it by, you know,  
11 six inches or eight inches or raise it up on either side?

12           MS. O'MALLEY: Raise --

13           (Discussion off the record.)

14           MS. ALDERSON: On the addition; not the historic.

15           MR. ADLER: Would that be, I mean, favorable to  
16 the --

17           MS. O'MALLEY: That would help.

18           MR. ADLER: That would help, okay. I just wanted  
19 to be able to know when we -- we, from here, the things that  
20 we could do to make it work and have you all be comfortable  
21 with it. So --

22           MS. O'MALLEY: We have a couple of comments here.

23           MR. BURSTYN: I believe last time I was kind of  
24 leaning toward the one-story hyphen, but after thinking  
25 about the functionality of the house, I think it's important

1 to have the two stories to connect the upper bedrooms and  
2 also the first floor for just ease of living.

3 But also I think it should be designed somewhat  
4 the way you have it on Circle 21. I wouldn't want it to  
5 have the feeling that it is just one continuous plane all  
6 the way across. And other thing is, I appreciate that you  
7 did reduce the length of the addition; however, I remember I  
8 suggested that you could also make it a little bit shorter  
9 by getting rid of the landing and the double stair and have  
10 one on top of the other. So, I guess you could get rid of  
11 another three feet in length by having a single staircase  
12 instead of a double, if you know what I mean.

13 And then also -- again, when I look at Circle 21,  
14 the proposed east elevation --

15 MR. ADLER: Is that 12?

16 MR. BURSTYN: Oh -- yes, 12. Yes, I'm sorry.  
17 Circle 12. It seems like the proposed east elevation on the  
18 right, the part above the garage, just seems way, way too  
19 busy in compared with the other one. I'm not saying that  
20 the two should be an identical match, but it just seems like  
21 they have all this extra stuff on it and between the two  
22 stories you get these vertical lines in there. I don't know  
23 what that's about and it just, when you look at it, to me it  
24 just seems too much.

25 MR. ADLER: I'm looking at it. I agree with you.



1 MS. WILLIAMS: I have one more comment just to  
2 follow up on Commissioner Burstyn's suggestion about making  
3 a single flight stair. I'm just looking at this plan and  
4 why don't you just put the stair in the hyphen. Widen your  
5 hyphen a little bit and then you can reduce the size of the  
6 new wing and still accommodate your program. And you could  
7 still make the hyphen very transparent.

8 MR. ADLER: That's a good idea. I mean --

9 MS. NARU: That would compromise a lot of the  
10 exterior fabric by doing that. If we're making it wider, we  
11 have another two windows that would be affected -- so I just  
12 want --

13 MS. WILLIAMS: I know. I see that, but I also  
14 think that I'd rather have --

15 MS. NARU: Okay.

16 MS. WILLIAMS: -- historic fabric in a way than  
17 having a monstrous addition.

18 MS. NARU: Okay.

19 (Discussion off the record.)

20 MS. WILLIAMS: I'm not saying it would work. I'm  
21 just saying look at it, you know.

22 MS. WRIGHT: Yeah, I think that -- I hope, at  
23 least, that we're getting to a sort of consensus here that  
24 seems like the majority of the Commissioners -- and please  
25 correct me if I'm wrong -- feel that a two-story hyphen can

1 work if it's kept as glassy as possible.

2 I'm also hearing that essentially all the  
3 Commissioners here still feel that there needs to be a  
4 substantial reduction in the footprint of the proposed  
5 addition. Is that accurate?

6 MR. BURSTYN: Well, if you took out the width of  
7 the double staircase --

8 MS. WRIGHT: I think we need to let them -- yeah,  
9 the double staircase may be a way to accomplish it, but,  
10 again, we need to let them figure out how to do it. But the  
11 main message is there needs to be a substantial reduction in  
12 the size of the footprint. Is that the two big messages to  
13 come out of today's meeting?

14 MS. O'MALLEY: When you come back, would you also  
15 bring your site plan with the trees?

16 MR. ADLER: Certainly.

17 MS. O'MALLEY: Because I know there are a couple  
18 large ones.

19 MR. ADLER: Certainly.

20 MS. O'MALLEY: Thank you.

21 MR. ADLER: Just -- if I could just ask one thing.

22 With regard to -- I mean, substantial; is it every -- I  
23 mean a majority of the Board feels that it either needs to  
24 be a substantial decrease or is it -- I mean, I don't know  
25 if everyone on the Board felt that or a majority of the

1 Board had felt that or --

2 MS. WRIGHT: Let's just take a quick like little  
3 hand poll. How many folks feel there needs to be a  
4 substantial decrease in the footprint of the proposed  
5 addition? If you would raise your hand.

6 MR. FULLER: Quantify substantial.

7 (Discussion off the record.)

8 MS. WRIGHT: -- one Commissioner was actually  
9 bringing something in closer to the edge of the proposed  
10 exterior staircase. There's a proposed exterior staircase  
11 and I believe Commission Watkins mentioned that that's the  
12 area she was looking at as the left-hand boundary. That's  
13 not that that has to be the end-all/be-all, but that's the  
14 level of significance that at least I was hearing.

15 Let's hear if they are -- if I'm hearing  
16 correctly.

17 MS. ALDERSON: I was -- my thinking is that  
18 substantial as is perceived and that mainly has to do with  
19 the size of the length of that addition and that it might be  
20 partially achieved by rearranging so that that you could  
21 reduce the length of that.

22 MS. WRIGHT: Yeah, I think that's what we're  
23 saying is that, you know, this is the length, right, and so  
24 we're talking about whether they move the staircase or do  
25 something else, pulling that length in tighter. And the

1 question is how tight?

2 MR. FULLER: I could live with five to eight feet  
3 more off that.

4 MS. WRIGHT: How do other folks feel?

5 MS. O'MALLEY: I think the problem is you don't  
6 want an addition that's so much larger than the original  
7 house. Generally, with a historic resource, you like to see  
8 additions that are smaller than the historic resource. And  
9 you've proposed one that's --

10 MS. NARU: I think Staff really needs some  
11 guidance. If we're using the footprint of the historic  
12 house as a basis, is it correct to say you would not want to  
13 see it larger than the footprint of the existing house?

14 MR. BURSTYN: I think we have to also hone in on  
15 the fact that the lot size and go back to the percentage of  
16 coverage. The original house only covers six percent of the  
17 lot, so I don't know whether --

18 MS. NARU: I'm looking at less restrictions here.  
19 First of all, the lot -- you cannot go any farther back on  
20 this property because of the rear yard setback. And then,  
21 of course, we're saying reduce it in width, so he's pretty  
22 much constrained to where he is now in terms of setback on  
23 the rear yard.

24 So, what we're asking you is on the wings  
25 extending beyond the original massing, we really need to

1 know how far -- because I don't want them to waste their  
2 time, nor Staff. To clarify, we really need to know how far  
3 beyond this --

4 MS. WRIGHT: We can sort of go along. We heard  
5 from Commissioner Fuller that he's thinking five to eight  
6 feet. We heard Commissioner Watkins saying she's looking at  
7 essentially where the next exterior stairs are proposed.  
8 Again, if you look at the sketch on page Circle 16 is where  
9 I've drawn this new line pretty much.

10 And the other question is -- you know, as we've  
11 heard from two Commissioners -- we you want to hear from the  
12 other four?

13 MS. WILLIAMS: Yeah, I think cutting it back to  
14 the stair makes sense or, as Staff had recommended  
15 originally.

16 MS. WRIGHT: Okay, how about Commissioner Burstyn;  
17 do you have a quantity of cutback?

18 MR. BURSTYN: Just a six-foot reduction in the  
19 length would be fine with me by taking out the stairs.  
20 Because I certainly wouldn't want to end up with a plan that  
21 gives the rooms that are just too small for what the  
22 applicant envisions. I appreciate what he's going to do  
23 there, so six feet to me is fine.

24 MS. WRIGHT: Commissioner Alderson?

25 MS. ALDERSON: I agree with Commissioner Fuller

1 and Burstyn that the amount of reduction that could be  
2 achieved by relocating this stair, reducing it six to eight  
3 feet, would make a great difference.

4 MS. WRIGHT: Okay, Commissioner O'Malley?

5 MS. O'MALLEY: Well, I said before, cutting back  
6 half and you cut back a third, so I'm still looking for --

7 MS. WRIGHT: Okay, does that give you all  
8 direction in terms of how much of a cutback they're looking  
9 for?

10 MR. HUGHES: Just about --

11 MS. WRIGHT: You want an absolute consensus?

12 MR. HUGHES: Right.

13 MS. WRIGHT: Some of it's going to be based on you  
14 going back and looking at the interior design, but I'm  
15 hearing that it should be probably in the range of six --  
16 somewhere between six feet and -- about like 10 feet or so  
17 if you were going to move it to the staircase. So, probably  
18 six feet at the lower end and 10 feet at the upper end,  
19 depending on the program.

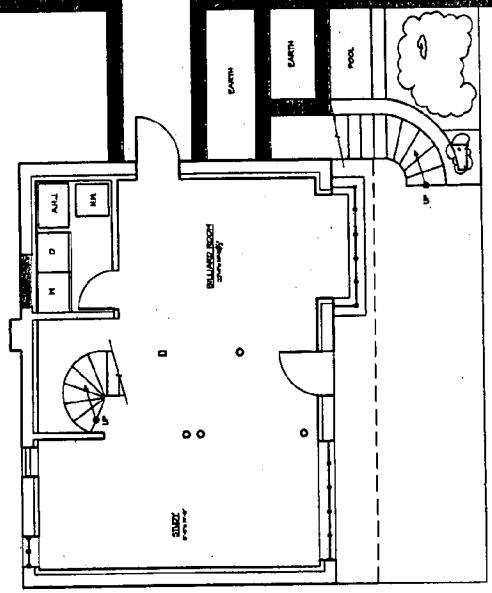
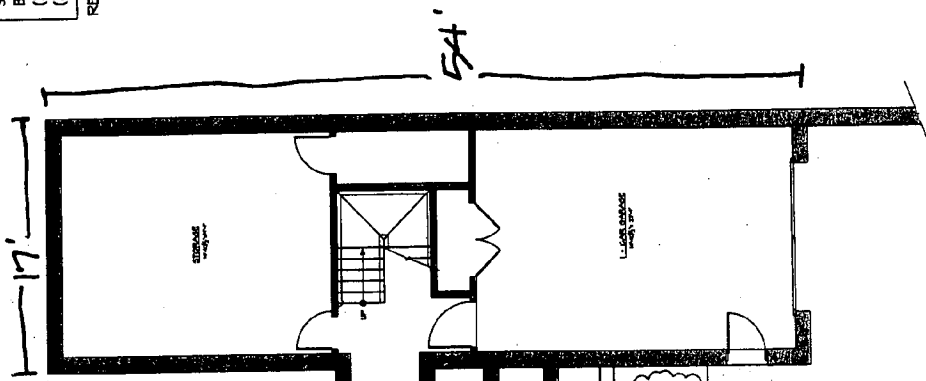
20 MR. HUGHES: So that is greater than half the  
21 width of the main house.

22 MS. WRIGHT: Correct. One condition; yes.

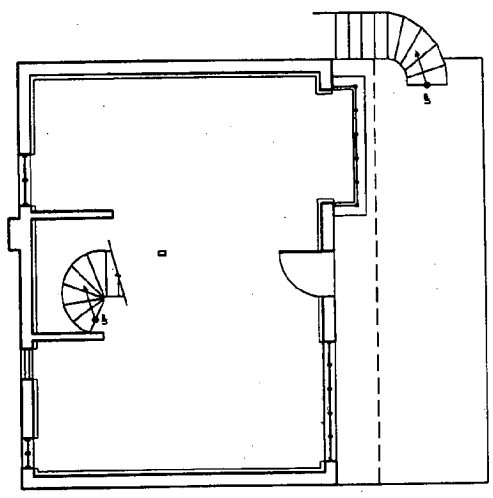
23 MS. O'MALLEY: All right, thank you. I hope this  
24 is helpful.

25 MR. HUGHES: Thank you very much. I appreciate

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 09.21.04



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

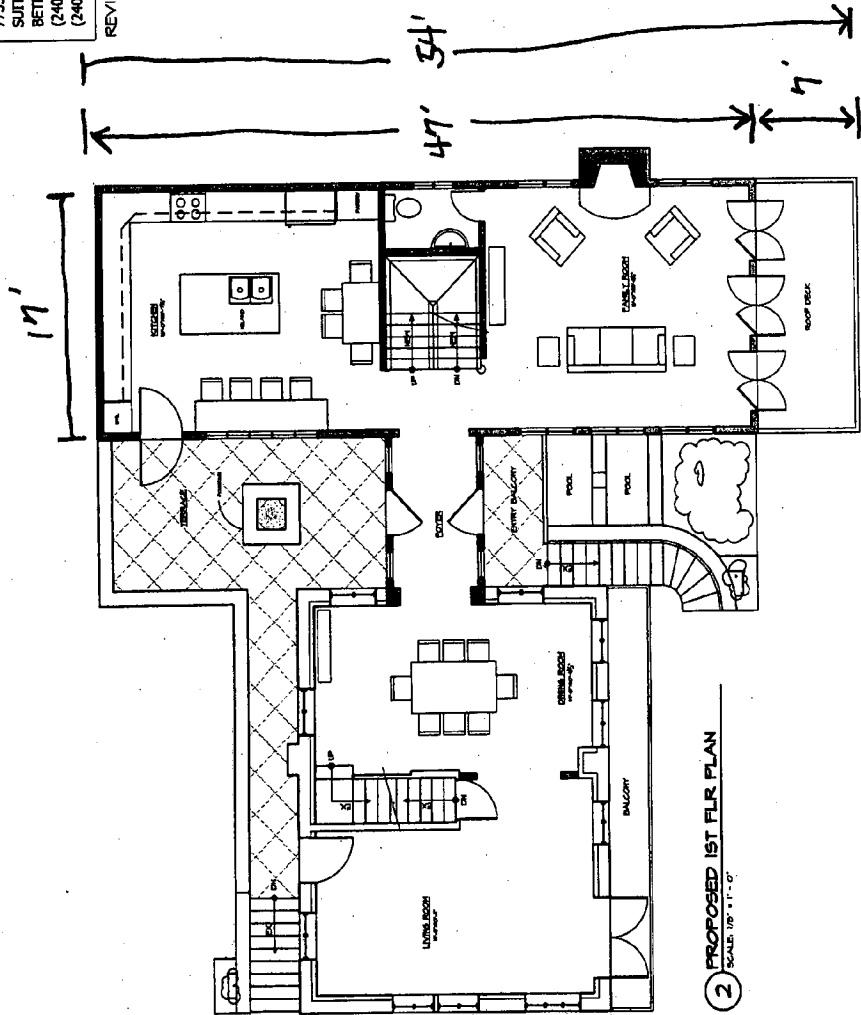
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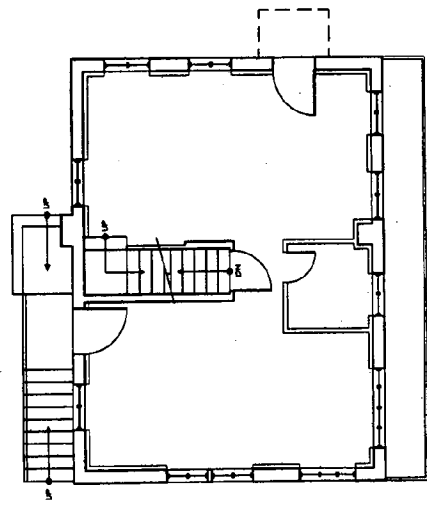
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2 PROPOSED 1ST FLR PLAN  
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1 EXISTING 1ST FLR PLAN  
 SCALE: 1/8" = 1'-0"

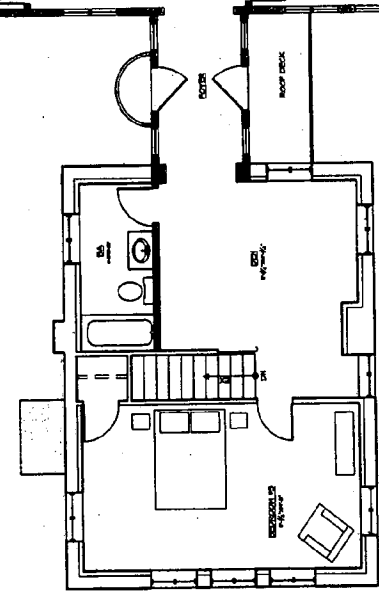
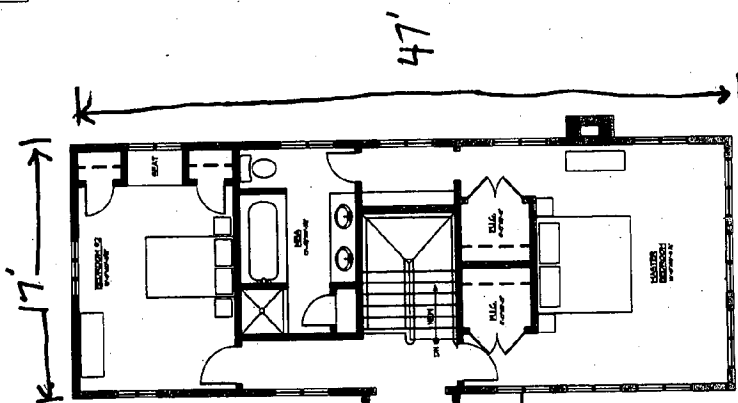
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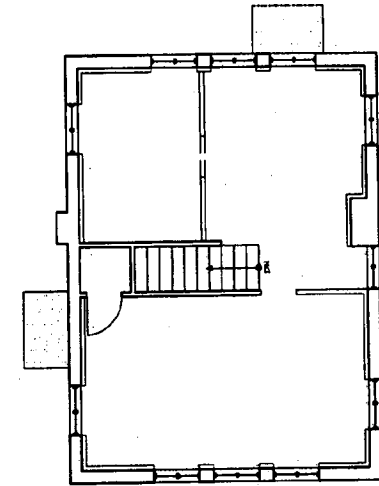
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**2 PROPOSED 2ND FLR PLAN**  
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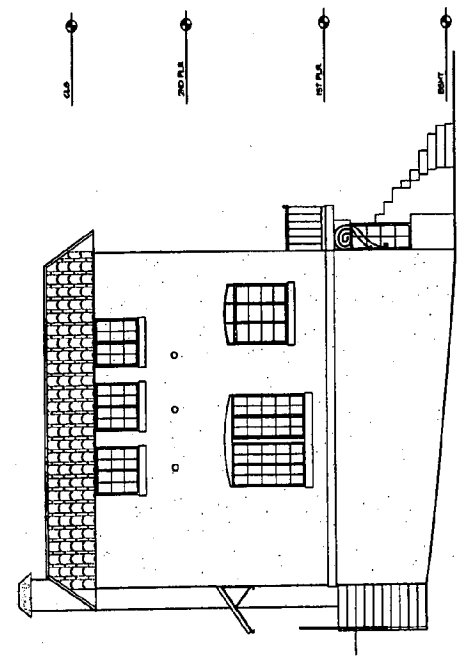
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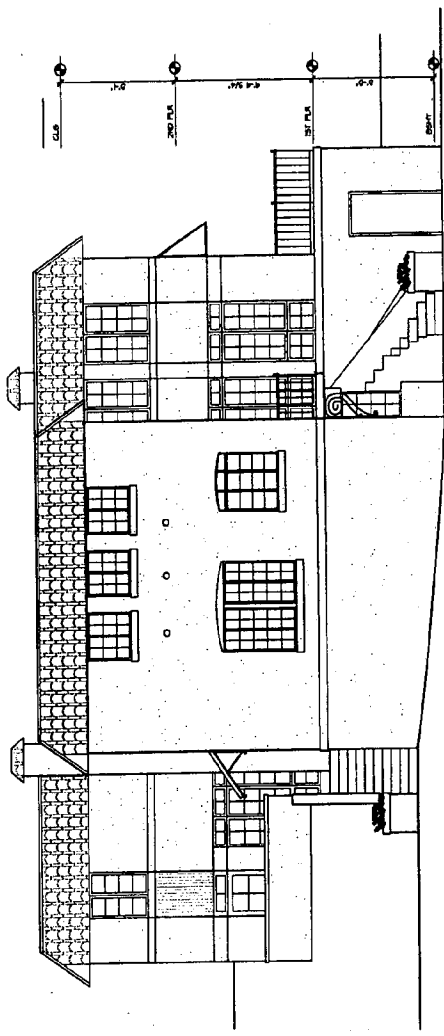
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1 EXISTING SOUTH ELEVATION  
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2 PROPOSED SOUTH ELEVATION  
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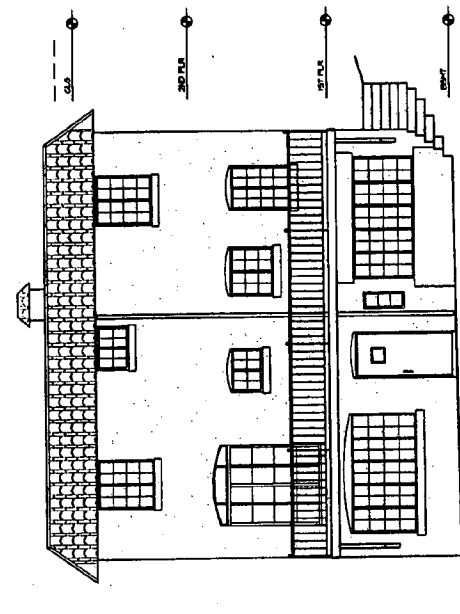
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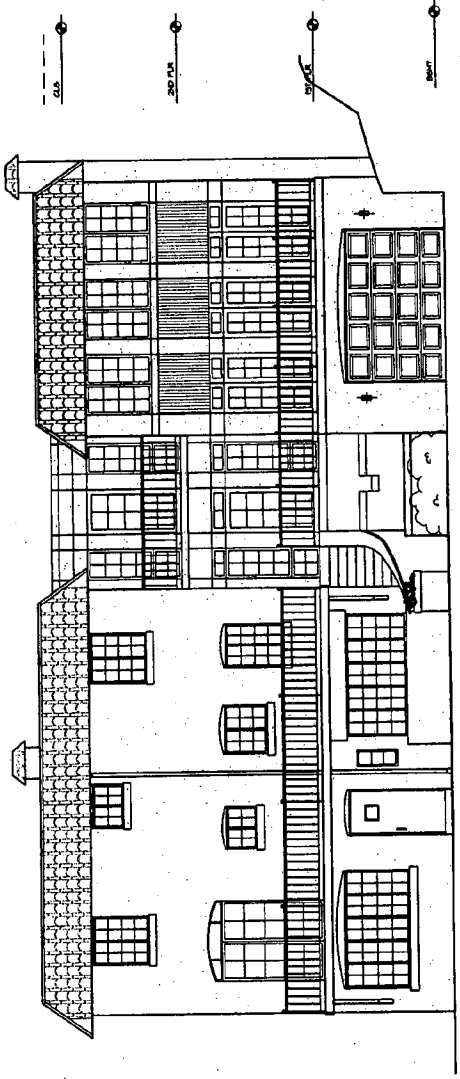
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1 EXISTING EAST ELEVATION  
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2 PROPOSED EAST ELEVATION  
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HAMP #1 10/13/04 MITE

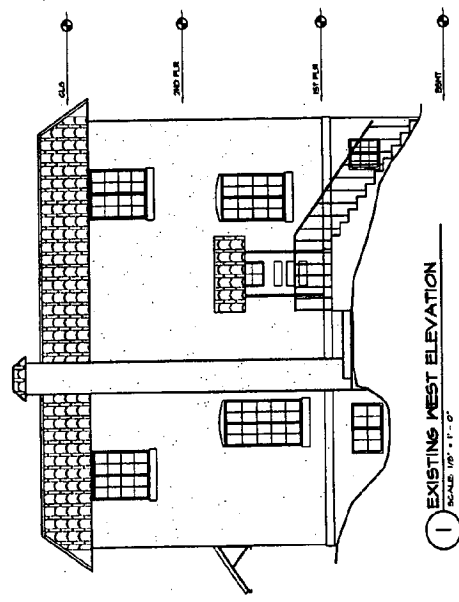
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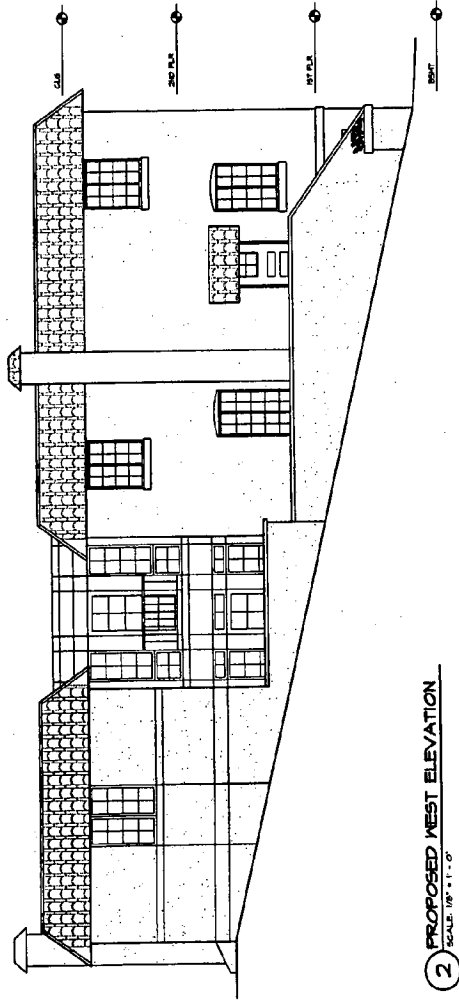
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① EXISTING WEST ELEVATION  
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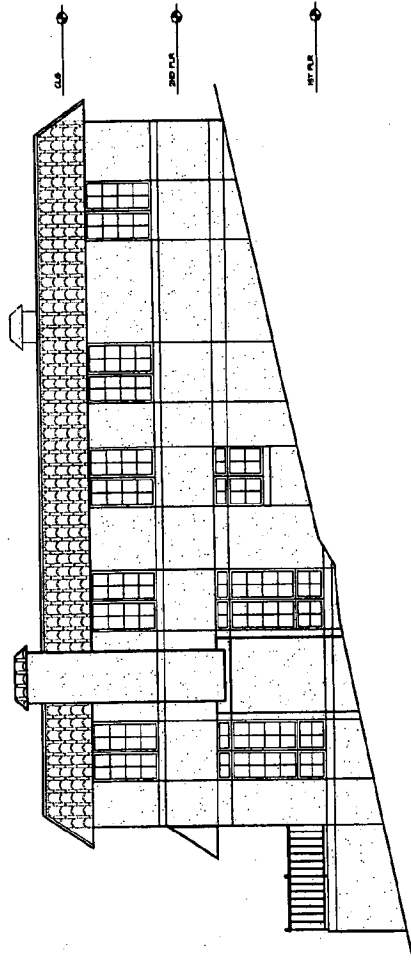


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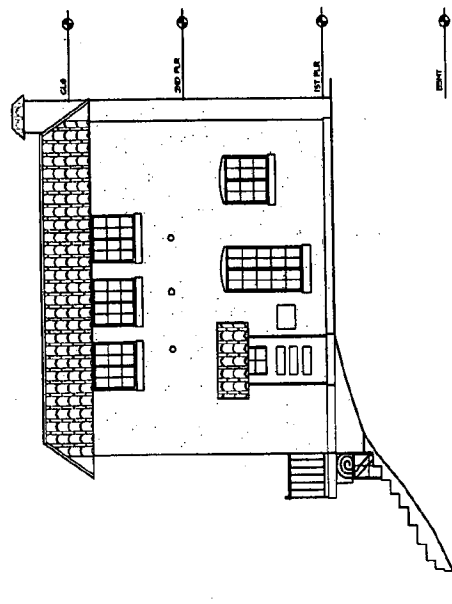
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2 PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



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

HAWP #1 10/13/04 MTE

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**FAX**GTMARCHITECTS

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**Date:** 10/26/04

**To:** Michele Naru  
HPC- Staff  
Phone:  
Fax: 301-563-3412

**From:** GTM Architects, Inc.  
Mark Hughes  
Phone: 240-333-2008  
Fax: 240-333-2001

**Pages (including cover sheet):** 5

**Project #:** 04.0209

**Project Name:** Adler Residence, 2801 Beechbank Rd., S.S., MD

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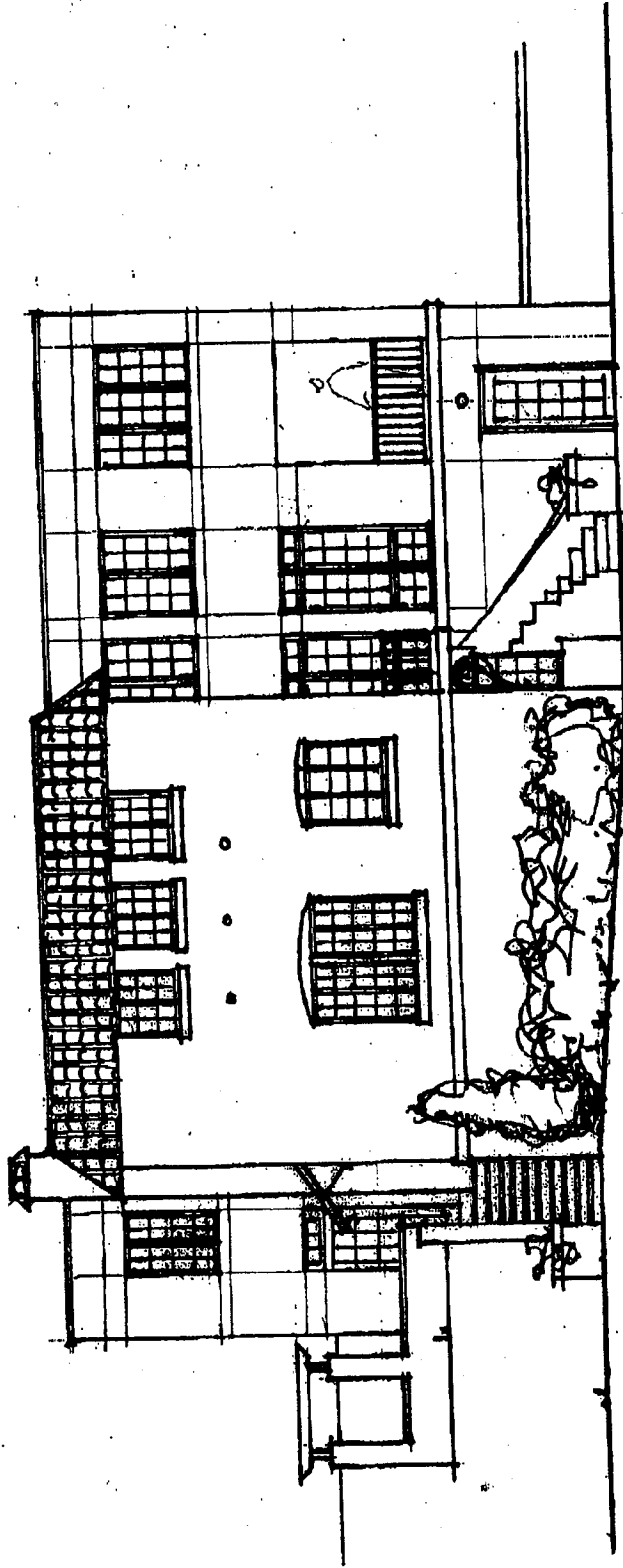
**Subject:** Rear Addition, revision #2

**Re:** For your review and comment

Michele,

We have developed two exterior 'looks' for this revision. Option #1 is the next evolution of the more abstract contemporary architectural style proposed previously. Option #2 is another contemporary version with more direct stylistic references to the original house type. What do you think? Do you, or staff, have a preference? Alan will call you to discuss in the morning.

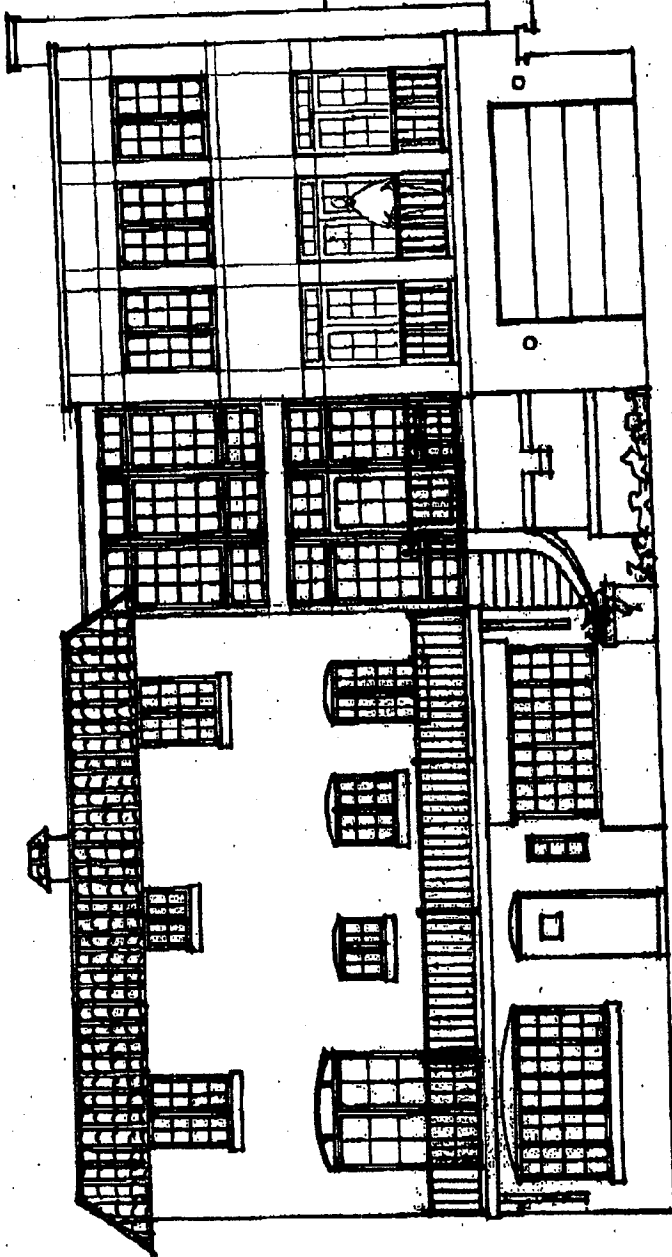
Thanks, Mark



PROPOSED FRONT (SOUTH) ELEVATION - OPT. #1

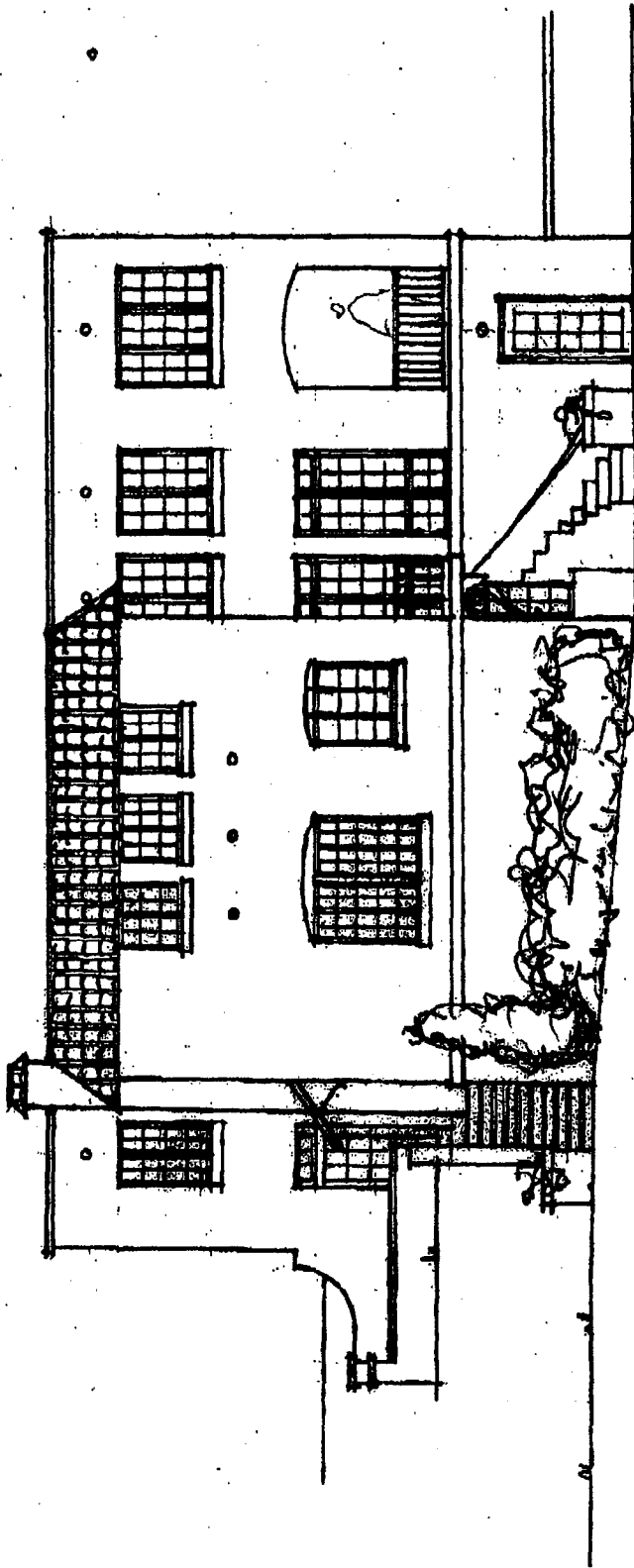
REVISION #2

SCALE: 1/8" = 1'-0"



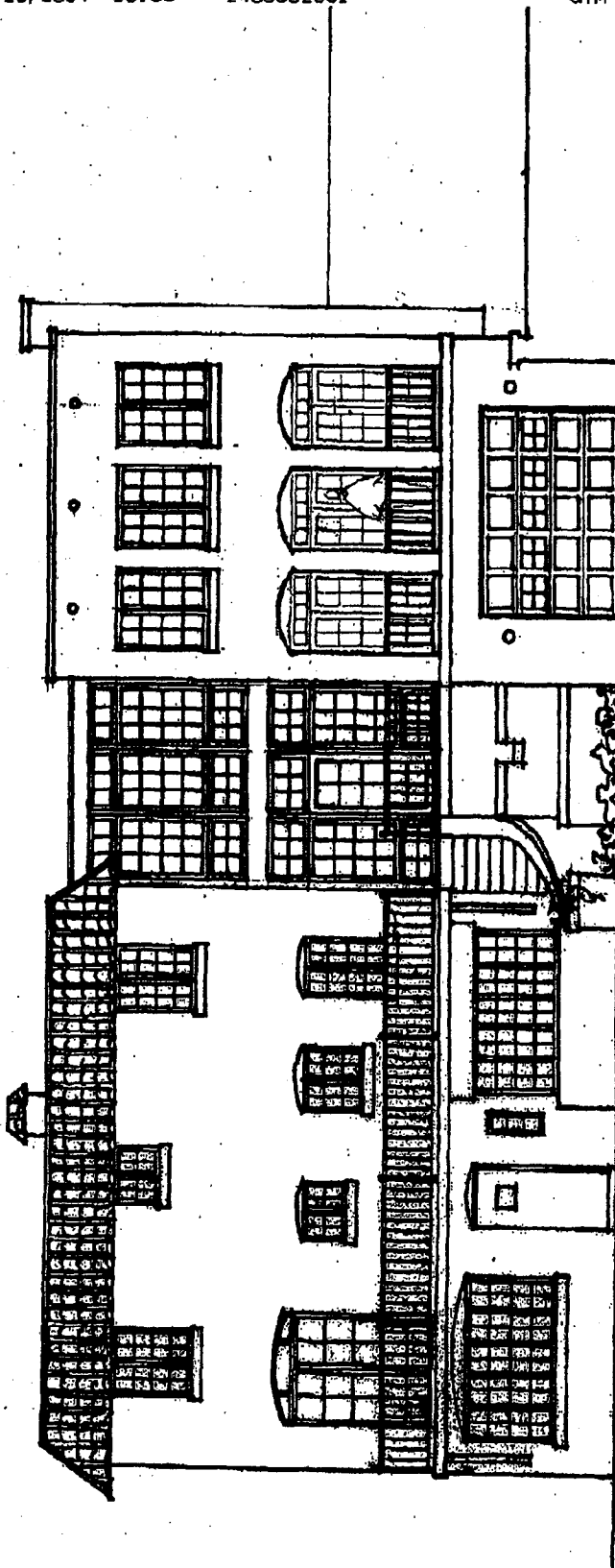
PROPOSED SIDE (EAST) ELEV. - OPT. #1  
SCALE: 1/8" = 1'-0"  
REVISION #2





PROPOSED FRONT (SOUTH) ELEVATION - OPT. #2  
REVISION #2

SCALE: 1/8" = 1'-0"



PROPOSED SIDE (EAST) ELEV. - OPT. #2

REVISION #2

SCALE: 1/8" = 1'-0"

To: Michelle HPC/Abby  
 From: Alon Adler  
 (301) 445-2522 (C)  
 (301) 675-5349 (C)  
 (301) 445-5679 (F)

Pg 1 of 2

Date: March 3, 2004

Re: 2801 Beechbank Rd.

Via: Fax (301) 563-3412

Dear Michelle -

attached please find a proposed side plan for an addition to the existing home. The addition will be on the 1st & 2nd Floor & will have no basement. I think that possibly the stucco cement board (4x8") would be nice & could use some 5/4x4 or 5/4x6 wood at the joints (every 4'). Windows will match as closely as possible w/ existing. Height will be less than existing, but only by a little. Anything else you need for the preliminary consult at the March 24th meeting, please let me know. Looking forward to working w/ you!

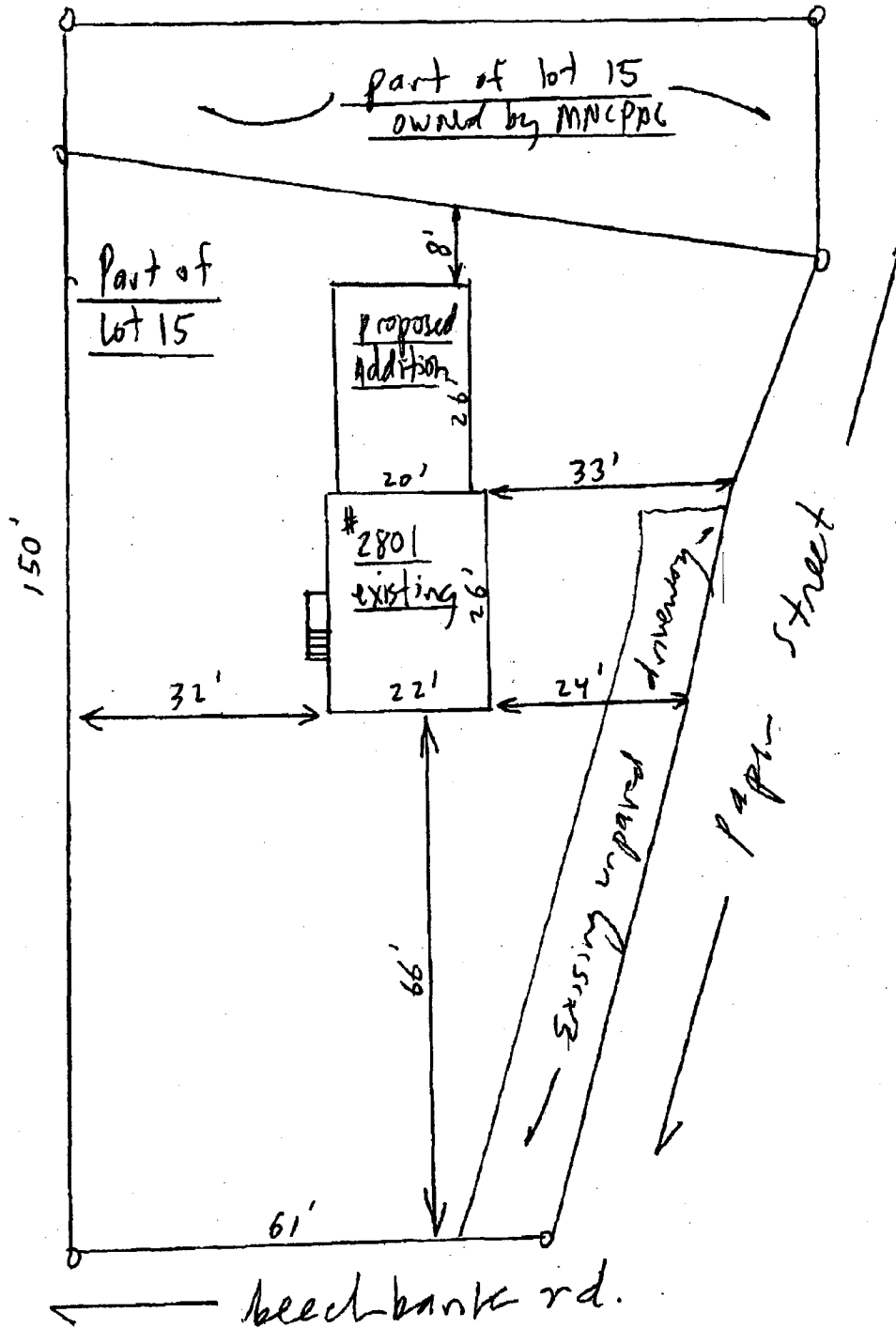
Sincerely,

Alon Adler

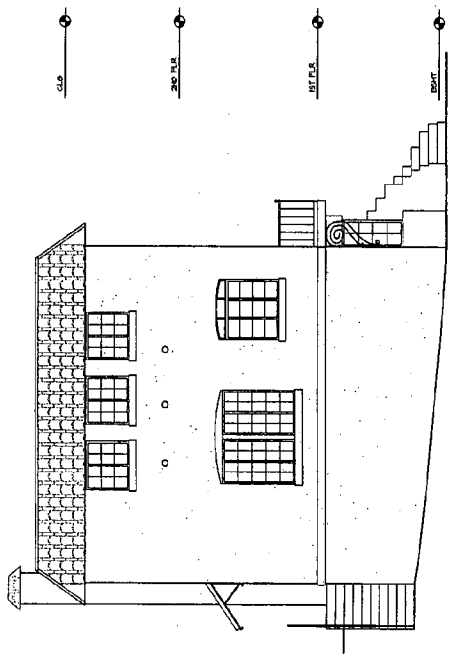
10311 Naglee Rd  
 S.S. Md. 20903

To: Michelle HPC  
From: A. Adler

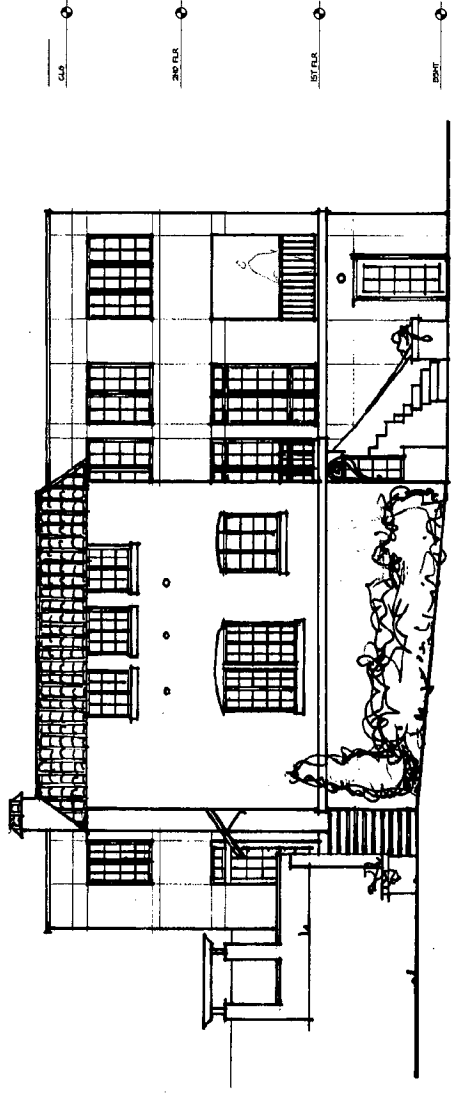
Pg. 2052



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



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

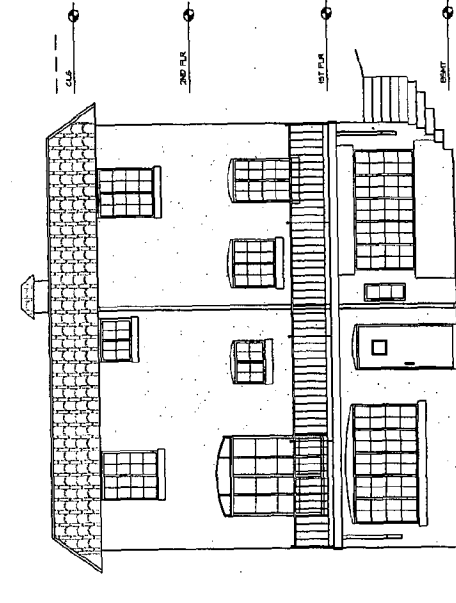


2 PROPOSED FRONT (SOUTH) ELEVATION - 'A'  
SCALE: 1/8" = 1'-0"

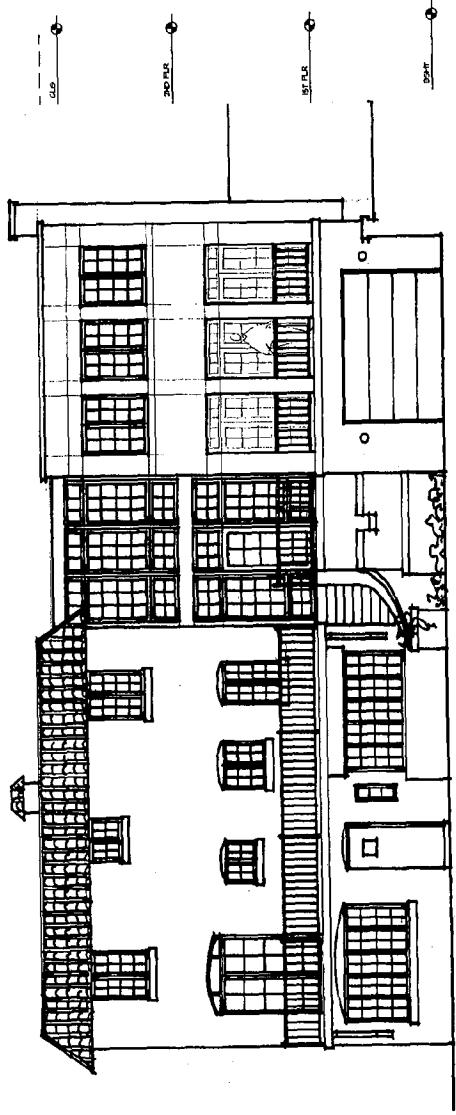
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

**GT M ARCHITECTS**  
 7315 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX



1 EXISTING RIGHT SIDE (EAST) ELEVATION  
 SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE (EAST) ELEVATION - 'A'  
 SCALE: 1/8" = 1'-0"

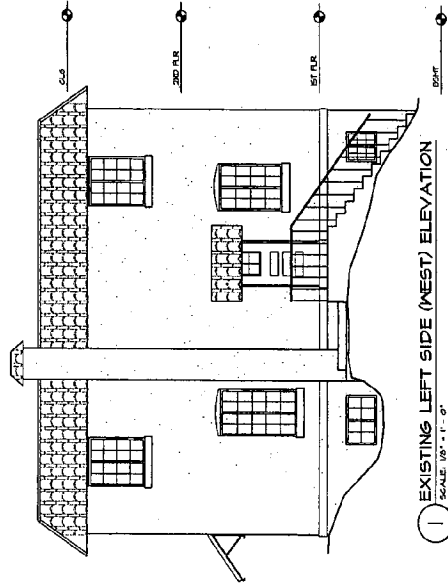
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
 KENSINGTON, MD

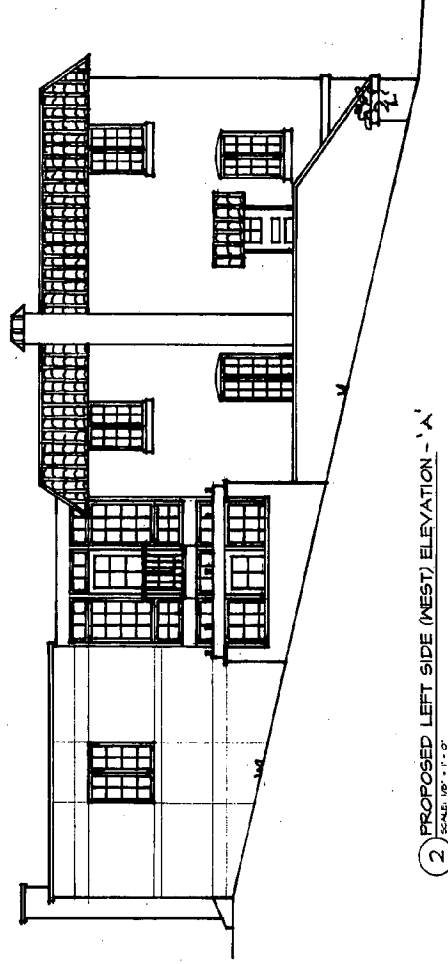
04.0204

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

REVISION #2 10.21.04



1 EXISTING LEFT SIDE (WEST) ELEVATION - 'A'  
SCALE: 1/8" = 1'-0"

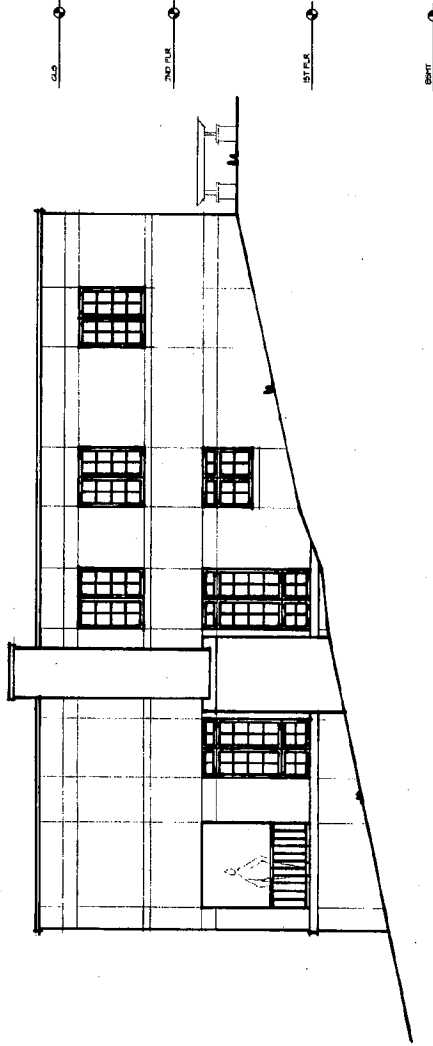
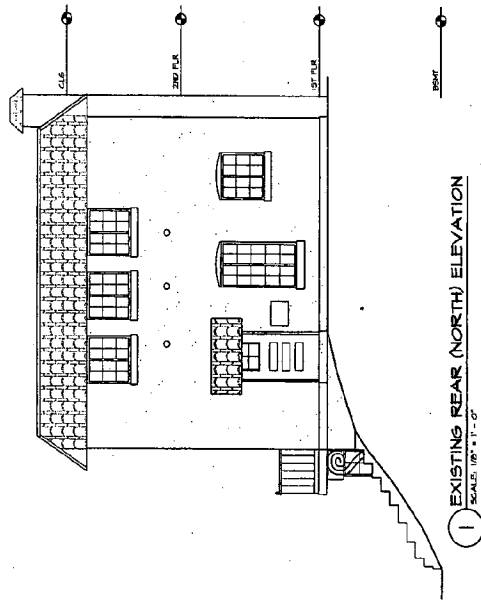


2 PROPOSED LEFT SIDE (WEST) ELEVATION - 'A'  
SCALE: 1/8" = 1'-0"

# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**  
**GT M ARCHITECTS**  
 7735 OLD GEORGETOWN ROAD  
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 BETHESDA, MD 20814  
 (240)333-2000  
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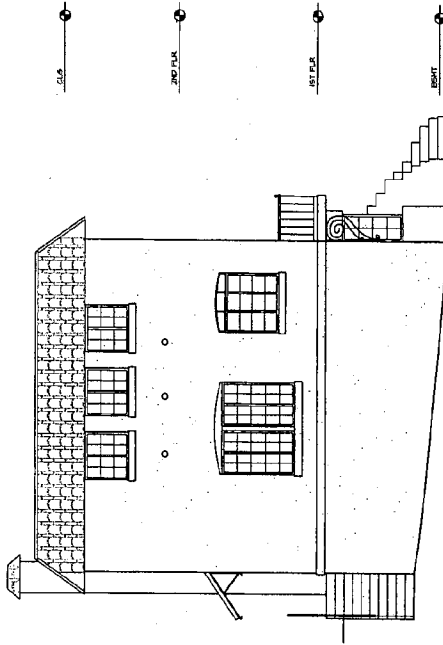


# ADLER RESIDENCE

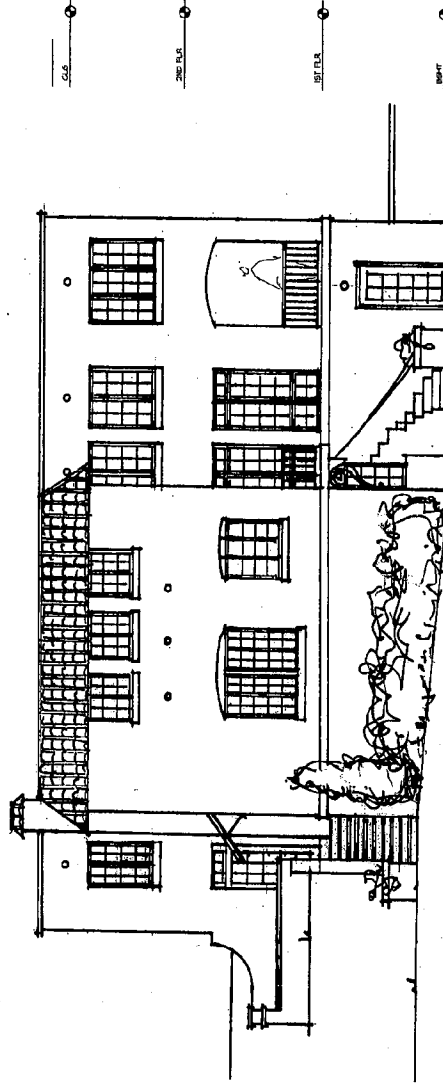
2801 BEECHBANK RD.  
KENSINGTON, MD



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



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

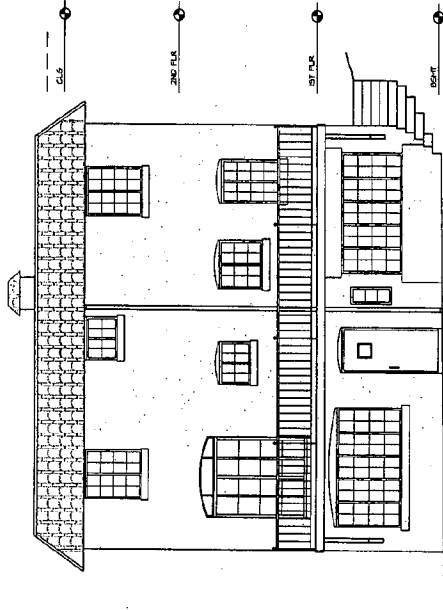


2 PROPOSED FRONT (SOUTH) ELEVATION - 'B'  
SCALE: 1/8" = 1'-0"

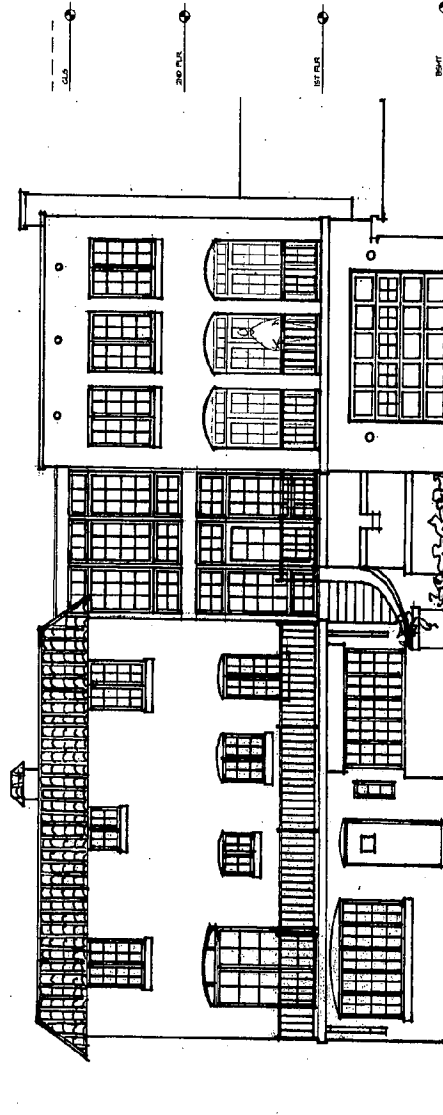
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

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



1 EXISTING RIGHT SIDE (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



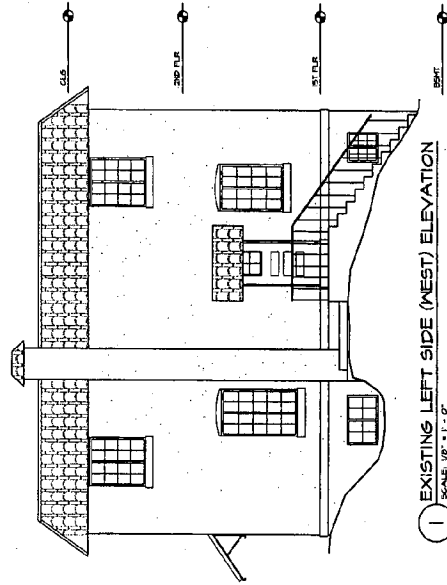
2 PROPOSED RIGHT SIDE (EAST) ELEVATION - 'B'  
SCALE: 1/8" = 1'-0"

ADLER RESIDENCE

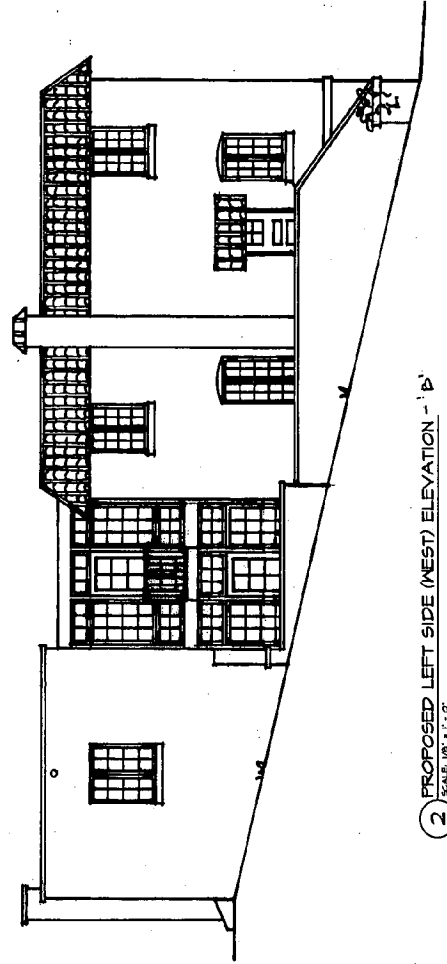
2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**

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



1 EXISTING LEFT SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"

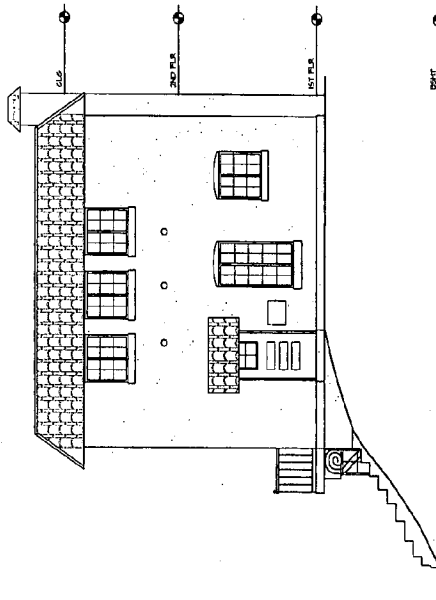


2 PROPOSED LEFT SIDE (WEST) ELEVATION - 'A'  
SCALE: 1/8" = 1'-0"

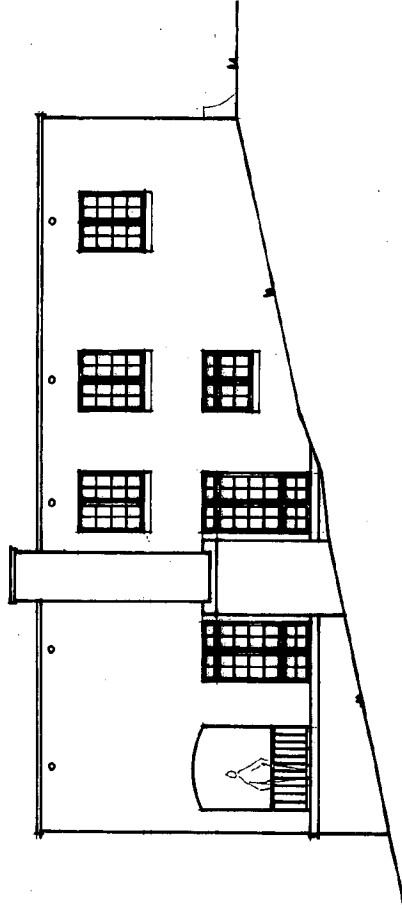
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

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



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

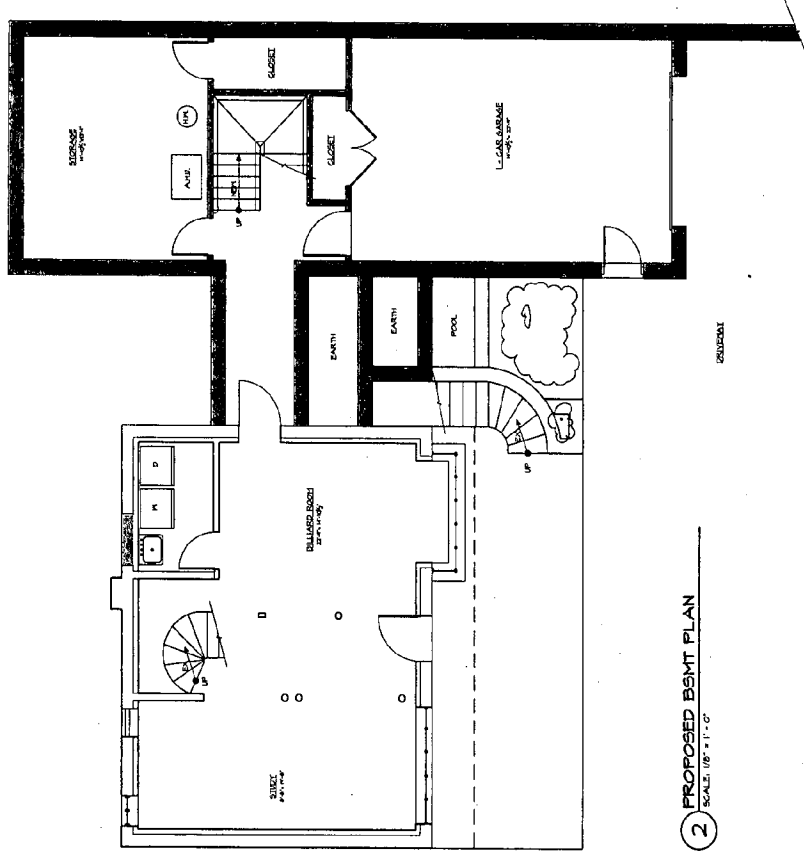


2 PROPOSED REAR (NORTH) ELEVATION - 'B'  
SCALE: 1/8" = 1'-0"

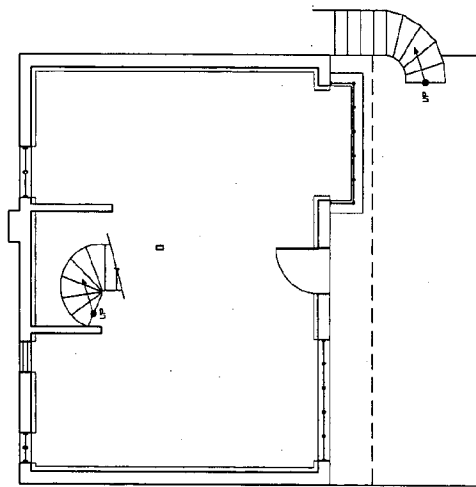
**ADLER RESIDENCE**

2801 BEECHBANK RD.  
KENSINGTON, MD

**GTM**  
**GT MARCHETTI 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"

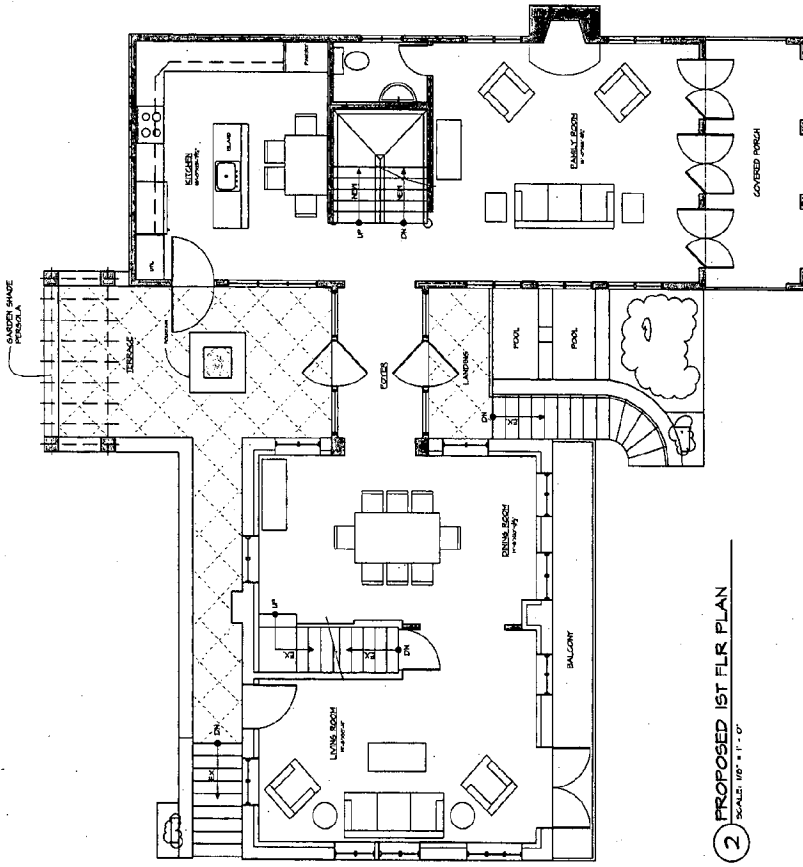


1 EXISTING BSMT PLAN  
SCALE: 1/8" = 1'-0"

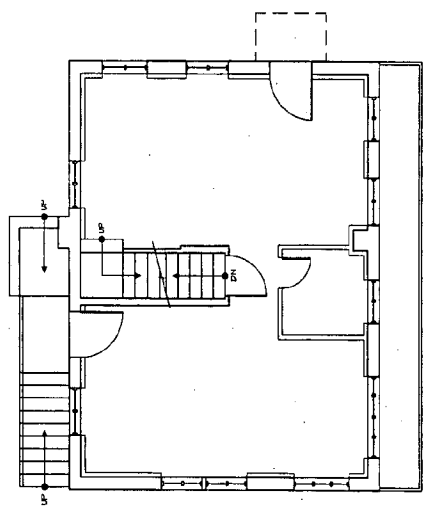
# ADLER RESIDENCE

2801 BEECHBANK RD.  
KENSINGTON, MD

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



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

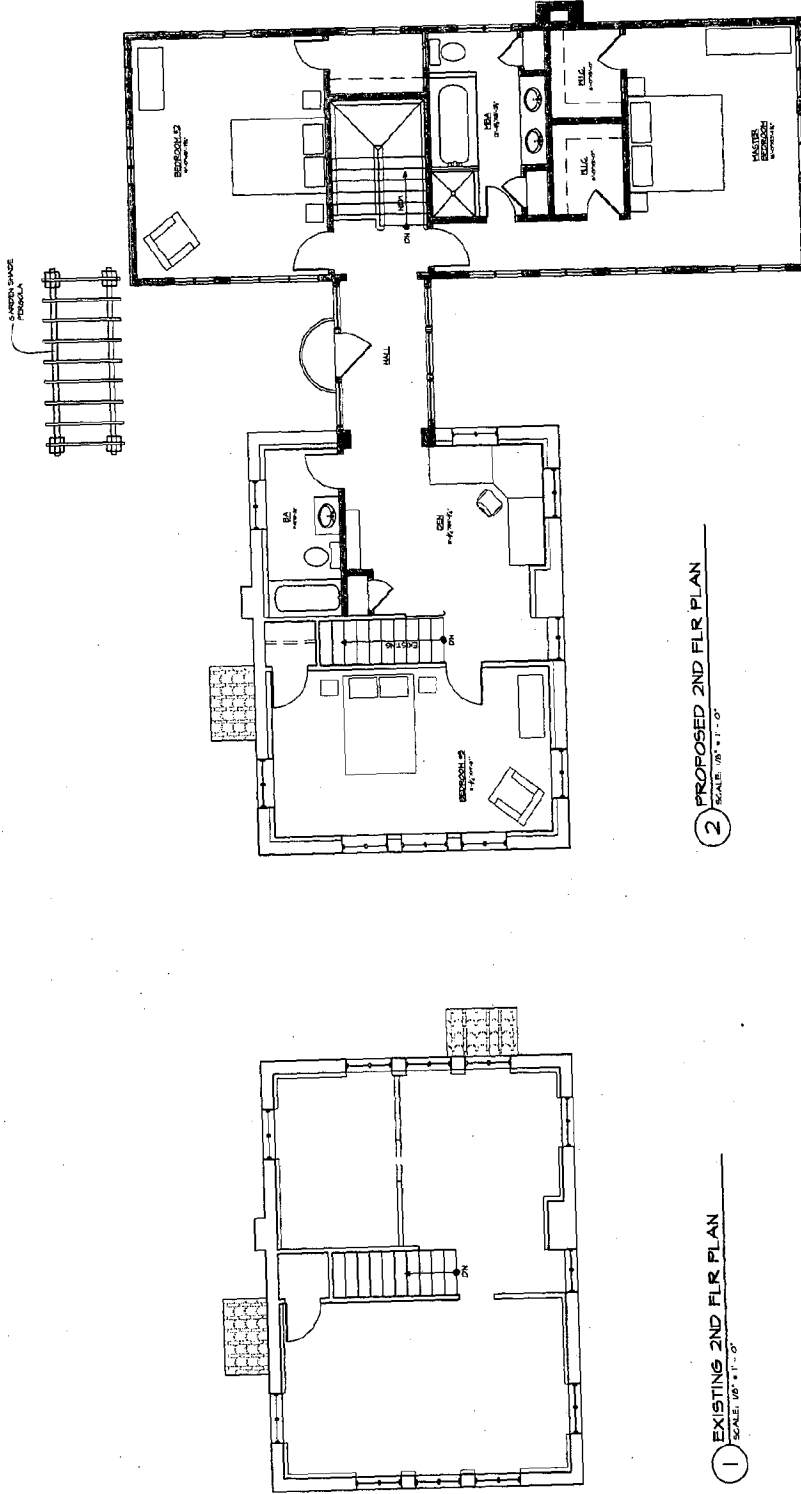


1 EXISTING 1ST FLR PLAN  
SCALE: 1/8" = 1'-0"

**ADLER RESIDENCE**

2801 BEECHBANK RD.  
KENSINGTON, MD

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



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







**FAX**GTMARCHITECTS

---

**Date:** 10/26/04

**To:** Michele Naru  
HPC- Staff  
Phone:  
Fax: 301-563-3412

**From:** GTM Architects, Inc.  
Mark Hughes  
Phone: 240-333-2008  
Fax: 240-333-2001

**Pages (including cover sheet):** 5

**Project #:** 04.0209

**Project Name:** Adler Residence, 2801 Beechbank Rd., S.S., MD

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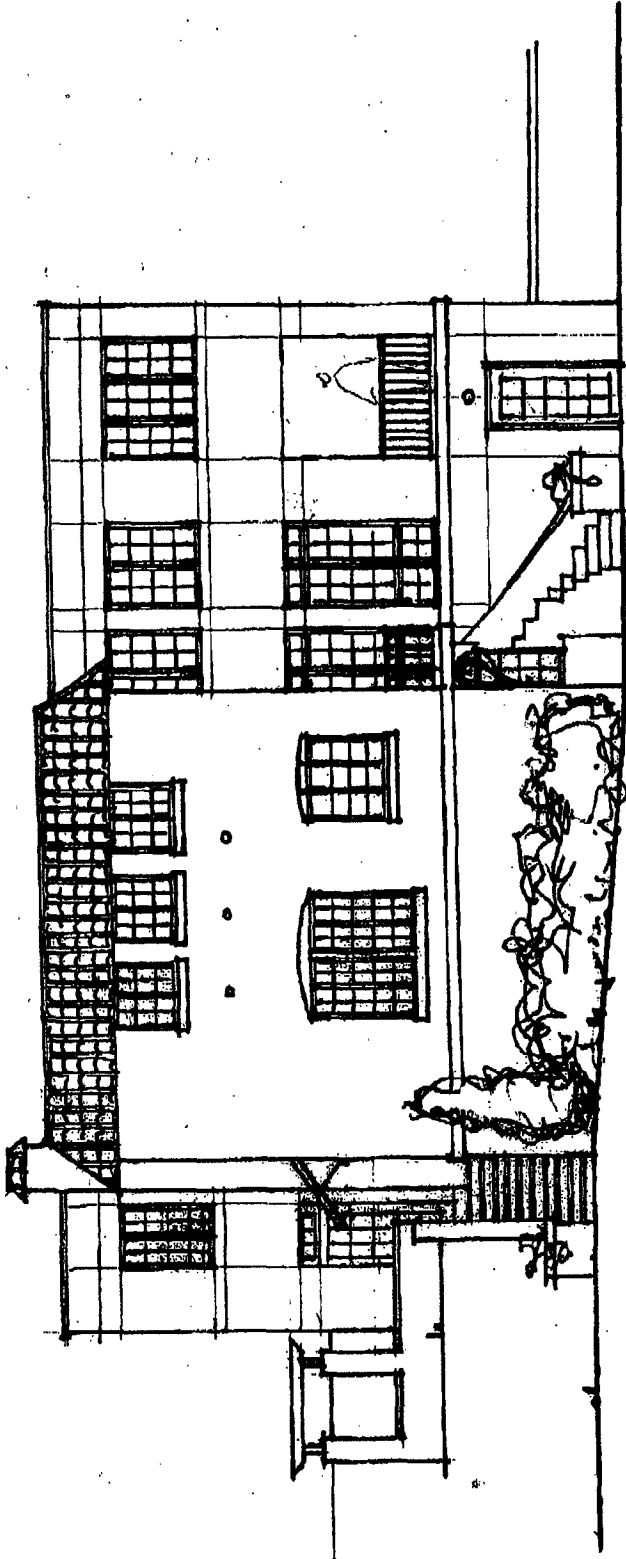
**Subject:** Rear Addition, revision #2

**Re:** For your review and comment

Michele,

We have developed two exterior 'looks' for this revision. Option #1 is the next evolution of the more abstract contemporary architectural style proposed previously. Option #2 is another contemporary version with more direct stylistic references to the original house type. What do you think? Do you, or staff, have a preference? Alan will call you to discuss in the morning.

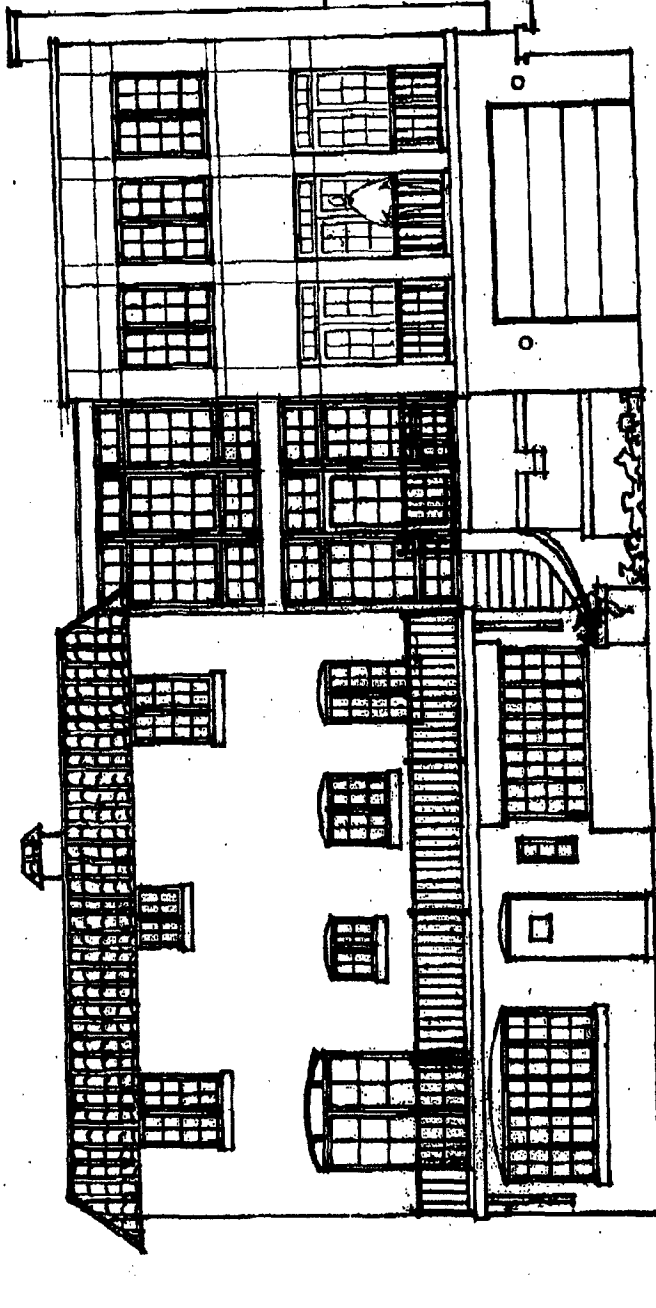
Thanks, Mark



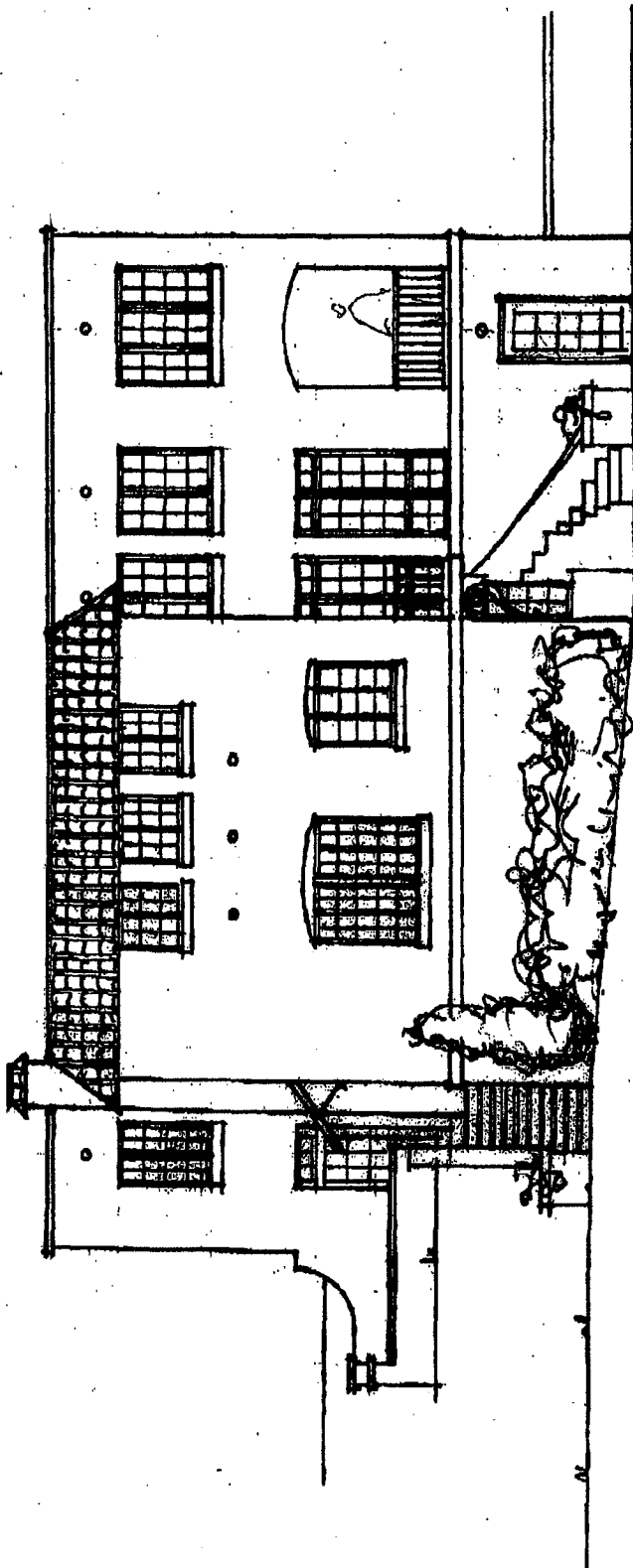
PROPOSED FRONT (SOUTH) ELEVATION - OPT. #1

REVISION #2

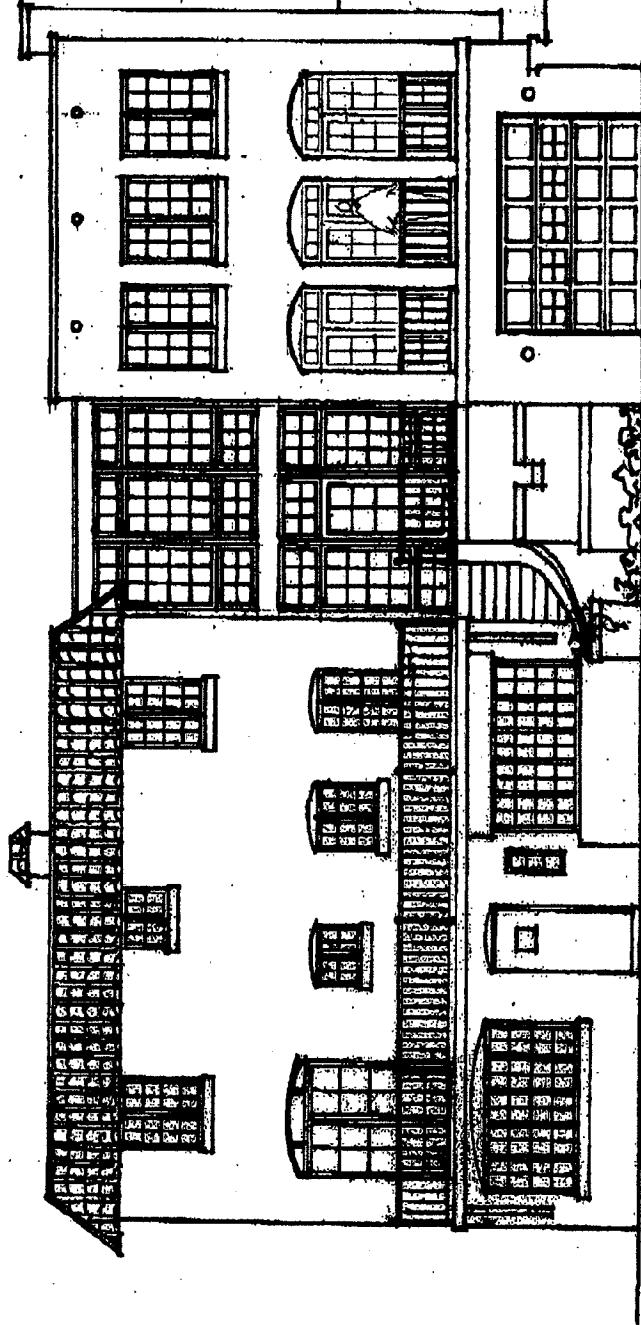
SCALE: 1/8" = 1'-0"



PROPOSED SIDE (EAST) ELEV. - OPT. #1  
SCALE: 1/8" = 1'-0"  
REVISION #2



PROPOSED FRONT (SOUTH) ELEVATION - OPT. #2  
SCALE: 1/8" = 1'-0"  
REVISION #2



PROPOSED SIDE (EAST) ELEV. - OPT. #2  
SCALE: 1/8" = 1'-0"  
REVISION #2

To: Michelle HRC/Abby  
From: Alon Adler  
(301) 445-2522 (C)  
(301) 675-5349 (L)  
(301) 445-5679 (F)

Pg 1 of 2

Date: March 3, 2004

Re: 2801 Beechbank Rd.

Via: Fax (301) 563-3412

Dear Michelle -

attached please find a proposed side plan for an addition to the existing home. The addition will be on the 1<sup>st</sup> & 2<sup>nd</sup> Floor & will have no basement. I think that possibly the studs cement board (4x8') would be nice & could use some 5/4x4 or 5/4x6 wood at the joints (every 4'). Windows will match as closely as possible w/ existing. Height will be less than existing, but only by a little. Anything else you need for the preliminary consult at the March 24<sup>th</sup> meeting, please let me know. Looking forward to working w/ you!

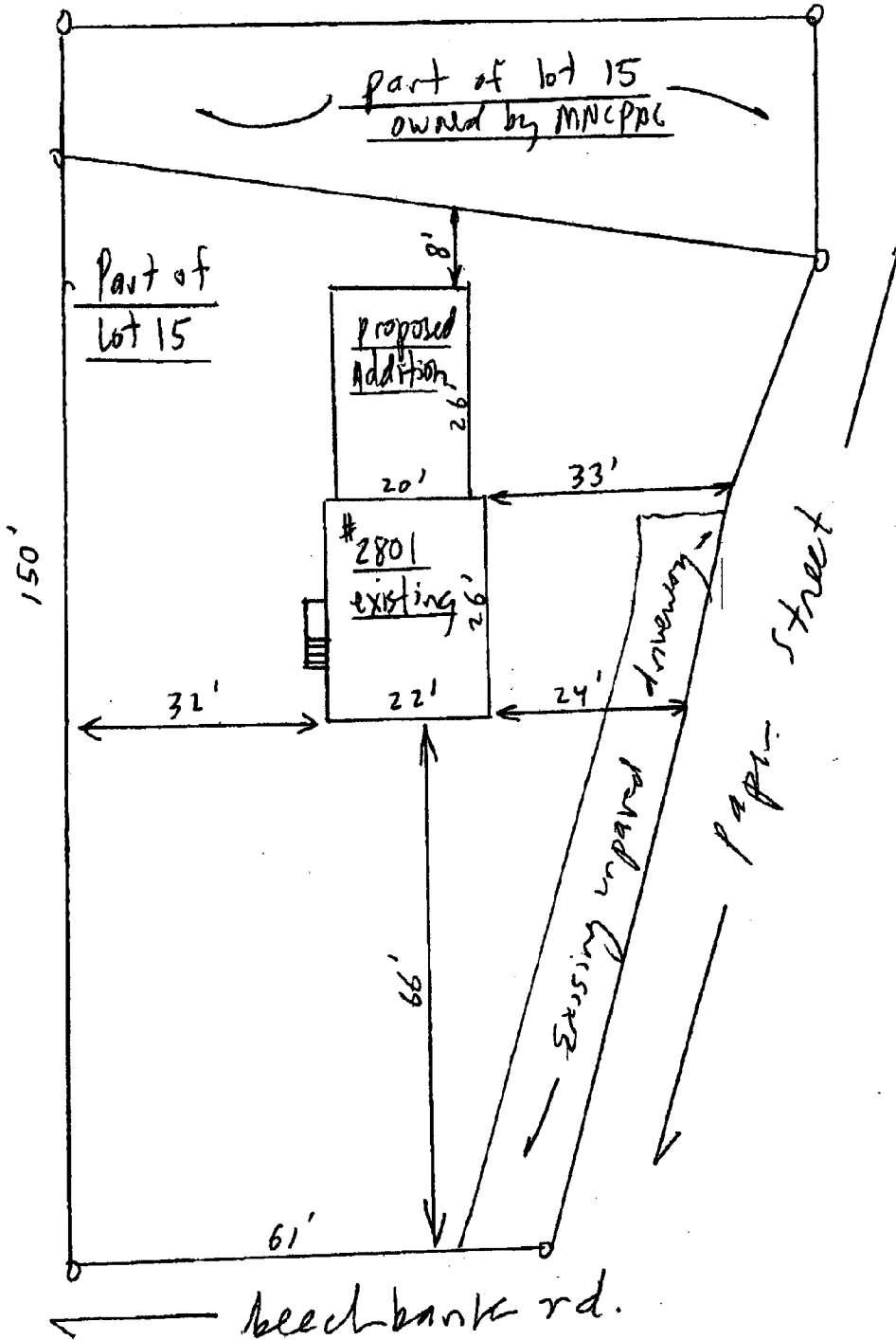
Sincerely,

Alon Adler

10311 Naglee Rd  
S.S. Md. 20903

To: Michelle HPC  
From: A. Adler

Pg. 2052





AUTOMATIC COVER SHEET

DATE : MAR-04-2004 04:08 PM

TO :

FAX #: 3015633412

FROM : ROSS.WICZER

FAX #: 3013098271

3 PAGES WERE SENT

(INCLUDING THIS COVER SHEET)