

31/07-04 2805 Beechbank Road
Capitol View Park Historic District

4-9-08

LDVM for David
Kahn. Neighbor
Graham Wistow called
re: tree protection.



DANIEL Z. MONIAS

Dan@OvertonHomesInc.com
www.OvertonHomesInc.com

O: 301.570.7070
F: 410.263.9006

2831 Carrollton Road • Annapolis, MD 21403

 **VERTON HOMES, INC.**
BUILDER & DEVELOPER

DAVID L. KAHN

Dave@OvertonHomesInc.com
www.OvertonHomesInc.com

O: 301.570.7070
F: 301.570.2035

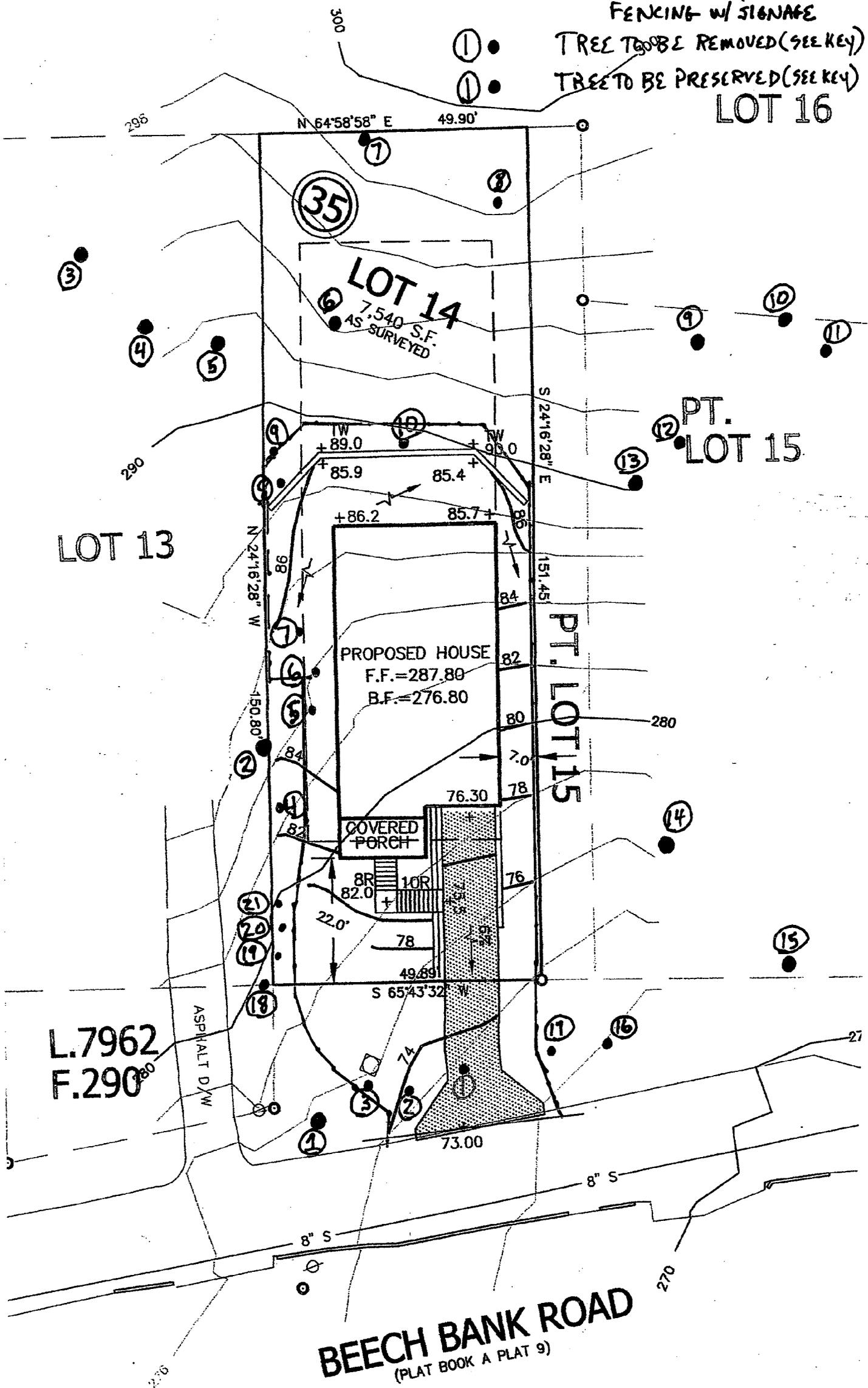
2831 Carrollton Road • Annapolis, MD 21403

TREE PRESERVATION PLAN FOR 2805 BEECHBANK RD

PT. LOT 11

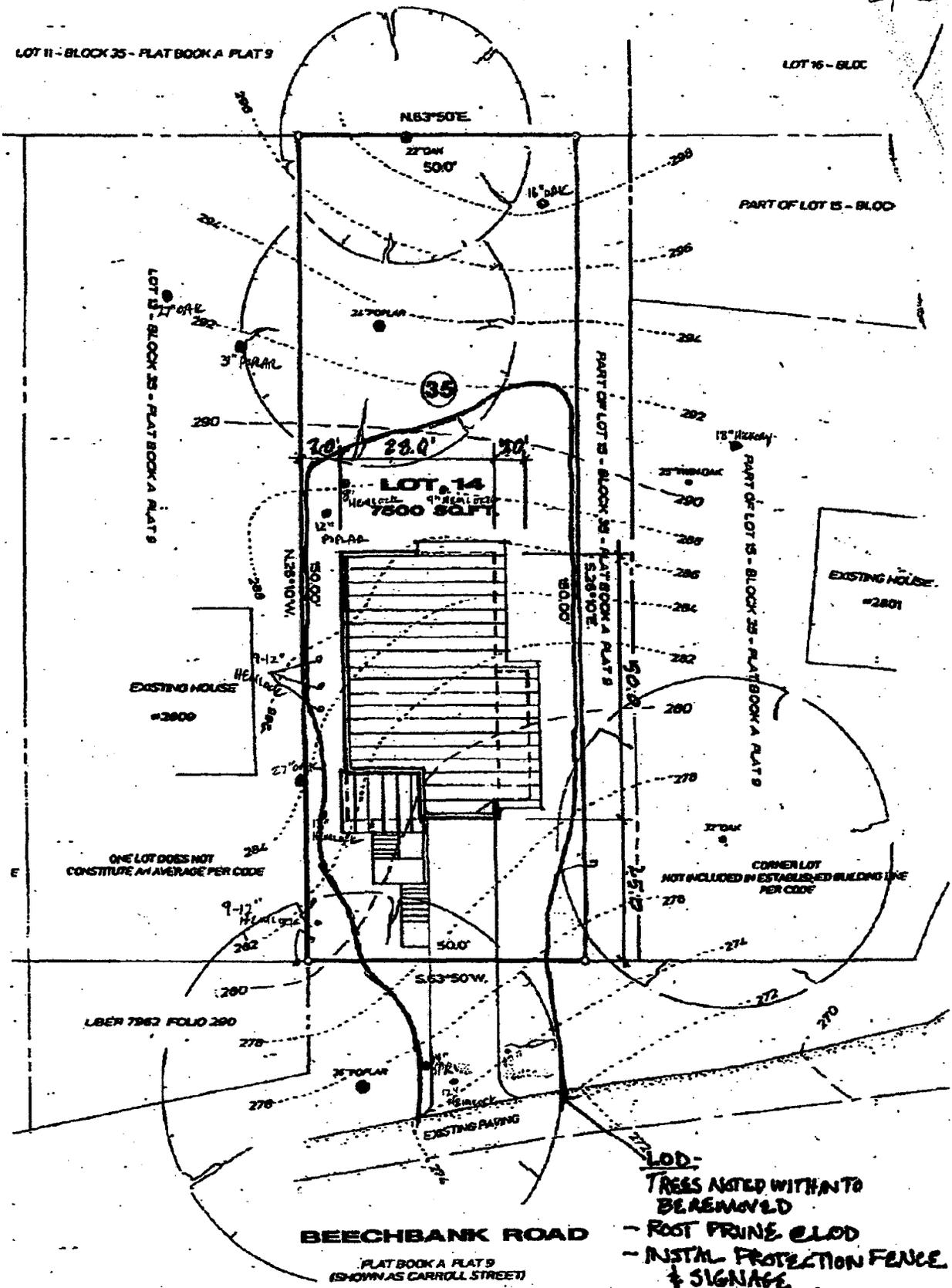
- SUPER SILT FENCE - LOD - TREE ROOT PRUNE & PROTECTION FENCING w/ SIGNAGE
- ① ● TREE TO BE REMOVED (SEE KEY)
- ② ● TREE TO BE PRESERVED (SEE KEY)

LOT 16

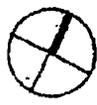


2/2

SITE / ROOF PLAN
TREE PRESERVATION PLAN



1:50



- LOD - TREES NOTED WITH 'N' TO BE REMOVED
- ROOT PRUNE @ LOD
- INSTL. PROTECTION FENCE & SIGNAGE
- 6-8" MULCH APPLIED

CARTON STONEYBROOK DRIVE CAT

VICINITY MAP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 31, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #353422, New House Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve with Conditions at the October 13, 2004 meeting.

1. The specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage, to be used on the new house will be reviewed and approved at staff level.
2. A tree survey identifying trees larger than 6" in diameter DBH will be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist and reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be submitted to the Commission for their review and approval.
3. The approved material specifications are vertical cement fiber (i.e. Hardi-plank) siding with wood battens or wood, tongue and groove vertical siding; painted standing-seam metal roofing; wood trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

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

Applicant: Overton Homes Inc (David Kahn, Agent)

Address: 2805 Beechbank Avenue (Capitol View Park Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #8

New Home
IV B

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Alan Adler
Daytime Phone No.: (301) 675-5349
Tax Account No.: 13-5-343-6307
Name of Property Owner: Arbor Homes
Address: 10311 Noeple Rd. Silver Spring Md 20903
Contractor: Arbor Homes, LLC
Contractor Registration No.: BC-3520
Agent for Owner: Alan Adler

(cell)
(office)

LOCATION OF BUILDING/PREMISE

House Number: 2805 Street: Beechbank Rd
Town/City: Silver Spring Nearest Cross Street: Capitol View, Avenue
Lot: 14 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 A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 250,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/31/07
Application/Permit No.: 353422 Date Filed: 1-29-04 Date Issued: _____

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*		*
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE ATTACHED INSTRUCTIONS FOR FURTHER DETAILS REGARDING THESE APPLICATIONS REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

1909 Q Street NW, Suite 200
Washington, DC 20009
202.797.8236 tel
202.387.4588 fax

MEMORANDUM

Date: 28 July 2004
To: Alan Adler
ARBOR HOMES, LLC
fax 301 445-5679
From: Larysa Kurylas UK
Re: Historic Submission
2805 Beechbank Rd.
Silver Spring, MD 20910

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

The empty site is heavily wooded. The grade slopes steeply down from north (back) to south (front) and gently from west (left) down to a stream bed on the east (right).

House styles on the street range from one story bungalows and cottages on the south side of Beechbank Rd. to two story 'farmhouse' structures on the west. Immediately to the east of this site is a distinctive Spanish style stucco and clay tile mansard roof house built in

1926.

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

In placement, spacing and two story massing, the proposed house forms a link with the two houses to the west. The roofed entry porch relates to the one story elements of the neighboring houses, while the 8 ft. deep front bay emphatically ends the row -- allowing for the distinctive Spanish style house to stand alone.

The low sloping roof follows the general west/east slope of the property, and creates a deferential stance to the Spanish style house (2801 Beechbank Rd.). Because '2801' is set back approx. 55 ft. from the front property line, the projecting second floor master bedroom balcony on the east side of the proposed house overlooks the wooded front yard of '2801' which slopes down to the stream bed.

Traditional board and batten cladding, metal roofing and craftsman touches (in the shaped rafter tails of the front porch and balcony) give scale and texture to this decidedly modern house. Casement windows and French doors relate to '2801'. The taupe color of the house is intended to blend in with the bark color of the woods, while 'cottage red' accents are used sparingly for crispness on window/door sash and roof elements. By its stylistic uniqueness, the proposed house reinforces the eclectic character of the street and historic district.

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

<p>Owner's mailing address Arbor Homes 10311 Nagler Rd Silver Spring, MD 20903</p>	<p>Owner's Agent's mailing address ← same</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Alon Adler 10311 Nagler Rd Silver Spring MD 20903 (P-15, Block 35)</p>	<p>Cohen Family Partnership 185 Franklin Dr. Glencoe, IL 60022-1259 Lot 16 + P15, Block 35</p>
<p>Erne & G.T.J. Wistow 2809 Beechbank Rd Silver Spring MD 20910 (Lot 13, Block 35)</p>	<p>Duncan & Elizabeth L Febow 9809 Capital View Ave. Silver Spring, MD 20910 (Lot P-11, Block 35)</p>
<p>Joan Lynch 2804 Beechbank Rd Silver Spring, MD 20910-1101</p>	<p>Ronald Isaiken R. Kellinger 2802 Beechbank Rd Silver Spring, MD 20910-1101 (Lots 5 & 6, Block 36)</p>

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

1. WRITTEN DESCRIPTION OF PROJECT

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

~~Construction of a new single family home on vacant parcel recorded as single lot.~~
Lot is vacant & unimproved
* Please see attached Architects Description

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

Construction of a new single family home on vacant parcel recorded as single lot.
see attached plans/elevations
* Please see attached architects Description

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

KEVIN, PLS
EMAIL DPS
+ VOID THIS
PERMIT # OUT
HOWEVER
OF SYSTEM -
353422 WILL REMAIN
ACTIVE ~ M



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKY HILL, MD 20850
240-777-4270

DPS - #8

M

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Daniel Manias
Daytime Phone No.: 240-286-4366

Tax Account No.: 13 03436307

Name of Property Owner: Overton Homes, Inc. Daytime Phone No.: 240-286-4366

Address: 2831 Annapolis Carrollton Rd. 21403
Street Number City Street Zip Code

Contractor: Overton Homes, Inc. Phone No.: 301-570-7070

Contractor Registration No.: _____

Agent for Owner: Daniel Manias Daytime Phone No.: 240-286-4366

DEPT. OF PERMITTING SERVICES

LOCATION OF BUILDING/PREMISE

House Number: 2805 Street: Beechbank Rd
 Town/City: Over Spring Nearest Cross Street: Capital View Ave
 Lot: 4 Block: 35 Subdivision: Capital View Park
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL THAT APPLY:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Stair	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other:				

1B. Construction cost estimate: \$ 390,000

1C. If this is a revision of a previously approved application permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 W/SC 02 Septic 03 Other: _____

2B. Type of water supply: 01 W/SC 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.

Daniel Manias Signature of owner or authorized agent
Overton Homes, Inc.
9/18/06 Date

Approved: _____ for Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 433689 Date rec'd: _____ Date issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing Recorded Vacant lot within
the Capital View Park
- See photos -

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

New Single Family Craftsman type Spanish
Style Home. Designed ~~at~~ to fit site.
See Arch Description ...

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.

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.

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- 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.
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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).

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

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

<p>Owner's mailing address</p> <p>Overton Homes, Inc. 2831 Carrollton Rd. Annapolis, MD. 21403</p>	<p>Owner's Agent's mailing address</p> <p>DANIEL MONIAS</p> <p><SAME></p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>2801 Beechbank Rd Silver Spring, MD 20910 PT 15 Alan Adler 10311 Naglee Rd Silver Springs MD 20903</p>	<p>Graeme + CSS Wistow 2809 Beechbank Rd Silver Spring MD 20910 Lot 13 B 35</p>
<p>Ronald O Isaksen Rosmarie L. Kellinger 2802 Beechbank Rd Silver Spring MD 20910 Lot 5 B 36</p>	<p>Joan M. Donoghue 2804 Beechbank Rd Silver Springs, MD 20910 Lot 3 B 36</p>
<p>Duncan + Elizabeth Tebow 9811 Capital View Dr Silver Springs MD 20910 Lot PT 11 B 35</p>	



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240 777-2176

DPS - #8 M

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

**APPLICATION FOR
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Daytime Phone No.: 240-286-4366

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Address: 2831 Annapolis Carrollton Rd. 21403
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Contractor Registration No.: _____
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LOCATION OF BUILDING/PREMISE

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Libel: _____ Folio: _____ Parcel: _____

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<input type="checkbox"/> Repaint	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 350,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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3A. Height _____ feet _____ inches
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 9/18/06
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 432689 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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- See photos -

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2805 Beechbank Avenue, Silver Spring	Meeting Date:	10/13/04
Resource:	Lot 14 Capitol View Park Historic District	Report Date:	10/06/04
Review:	HAWP	Public Notice:	09/29/04
Case Number:	N/A 31/07-04F	Tax Credit:	None
Applicant:	Alan Adler (Larysa Kurylas, Architect)	Staff:	Michele Naru

PROPOSAL: New House Construction

RECOMMEND: Approve with conditions

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

1. The specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage, to be used on the new house will be reviewed and approved at staff level.
2. A tree survey identifying trees larger than 6" in diameter DBH will be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist and reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be submitted to the Commission for their review and approval.
3. The approved material specifications are vertical cement fiber (i.e. Hardi-plank) siding with wood battens or wood, tongue and groove vertical siding; painted standing-seam metal roofing; wood trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

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 15). The main areas of concern that the Commission asked the architect to study were:

1. A reduction in the length of the new house's footprint.
2. A modification in the proposed material specifications to utilize painted, wood, vertical tongue and groove or cement fiber, board siding with wood battens.

3. The re-examination of the trees on the property. The Commission and staff requested that all of the existing trees, larger than 6" in diameter on the property be identified on the site plan. The site plan is to also include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist, is required outlining the protection measures that will be implemented to ensure the survival of these trees during and after construction.

HISTORIC DISTRICT DESCRIPTION:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROJECT DESCRIPTION

SIGNIFICANCE: Vacant Lot within Capitol View Park Historic District.

This lot is flanked to the west by a collection of non-contributing resources with a front yard setback of 25' and to the east a very prominent contributing resource with a setback of approx.

55'. The subject lot contains several mature trees. The grade slopes steeply down from the north (back) to the south (front) and gently from the west (left) down to a stream bed on the east (right).

PROPOSAL:

The applicant is proposing to construct a new house with sub-level attached garage on the subject lot with a 25' front yard setback. The design of the proposed new house is modern with no real ties to any historic style. The proposed materials are vertical cement fiber (i.e. Hardi-plank) siding with PVC battens; painted metal or asphalt roll roofing; cement fiber trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

STATISTICS:

Current Proposal:

Lot size:	7,500 sq. ft.
Proposed House Footprint:	1,300 sq. ft.
Proposed Lot coverage:	17%

Preliminary Consultation Proposal:

Lot size:	7,500 sq. ft.
Proposed House Footprint:	1,400 sq. ft.
Proposed Lot coverage:	18.6%

APPLICABLE GUIDELINES:

When reviewing proposed new construction 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

#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

The applicant's responses to the Commission and staff comments from the preliminary consultation are as follows:

Topic #1 A reduction in the length of the new house's footprint.

The length of the house has reduced from 50' long to 46.66' long.

Topic #2 A modification in the proposed material specifications to utilize painted, wood, vertical tongue and groove or cement fiber, board siding with wood battens.

The proposed material specifications have not changed since the preliminary consultation. They include vertical cement fiber siding (i.e. Hardi-plank) with PVC battens; painted metal or asphalt roll roofing; cement fiber trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors. Staff is still very concerned with the proposed exterior cladding. The Commission generally only approves an artificial material such as a cement fiber siding when it is trimmed out in wood. As such, staff strongly objects to the use of a cement fiber, vertical siding with PVC battens and cement fiber trimming. Additionally, we suggest the elimination of the asphalt roll roofing as an option for the roofing material. The utilization of a standing seam metal roof would be a more compatible material selection.

Topic #3 The re-examination of the trees on the property. The Commission and staff requested that all of the existing trees, larger than 6" in diameter on the property be identified on the site plan. The site plan is to also include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist, is required outlining the protection measures that will be implemented to ensure the survival of these trees during and after construction.

The applicant has not given staff any information stating that a new tree survey has been completed. As such, staff continues to require that a tree survey identifying trees larger than 6" in diameter DBH be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be

saved, a tree protection plan, drafted by a certified arborist will be reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be submitted to the Commission for their review and approval.

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*, 9 & 10:

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
#66 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

New Home
B

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Alan Adler
Daytime Phone No.: (301) 675-5349
Tax Account No.: 13-5-343-6307
Name of Property Owner: Arbo-Homes
Address: 10311 Nogles Rd. Silver Spring MD 20903
Contractor: Arbo-Homes, LLC
Contractor Registration No.: BC-3520
Agent for Owner: Alan Adler

(call)
(office)

LOCATION OF BUILDING/PREMISE
House Number: 2805 Street: Beechbank Rd.
Town/City: Silver Spring Nearest Cross Street: Capitol View Avenue
Lot: 14 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 Revocable

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: \$ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 353422 Date Filed: 7-29-04 Date Issued: _____

6

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

1. WRITTEN DESCRIPTION OF PROJECT

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

~~201 is vacant & unimproved~~
201 is vacant & unimproved
* Please see attached Architects Description

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

Construction of a new single family home
on vacant parcel behind building on lot
see attached plans/elevations
* Please see attached architects
Description

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

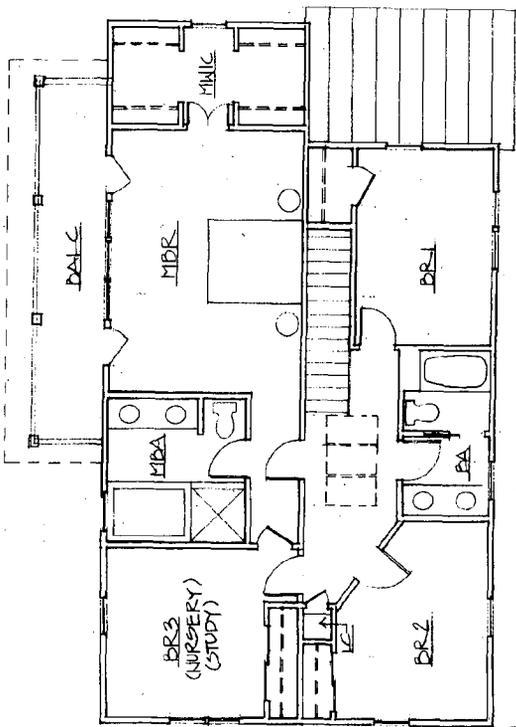
If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

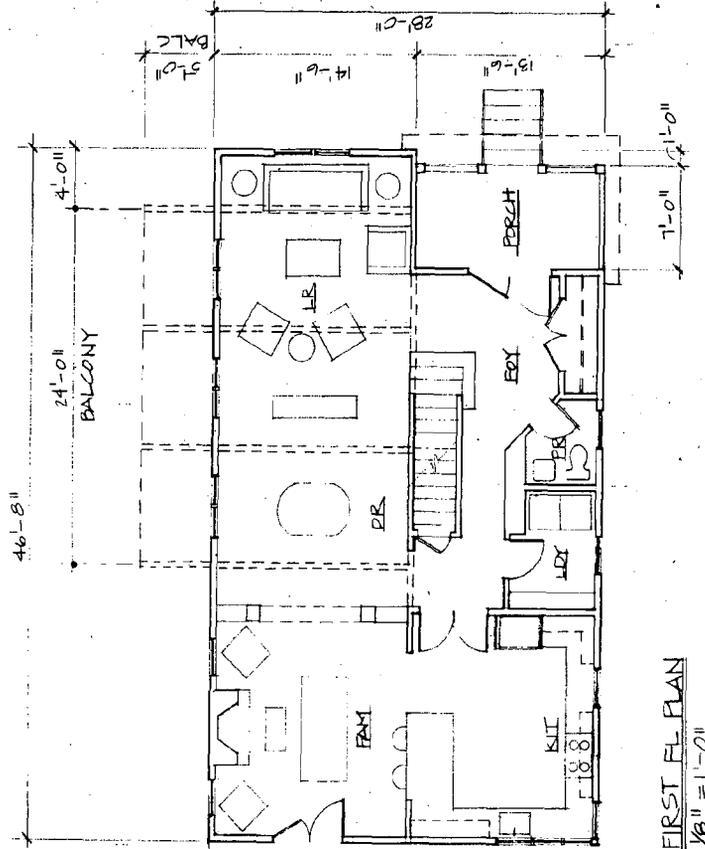
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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).

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

<p>Owner's mailing address Arbor Homes 10311 Naglee Rd Silver Spring, MD. 20903</p>	<p>Owner's Agent's mailing address ← same</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Alon Adler 10311 Naglee Rd Silver Spring MD. 20903 (P-15, Block 35)</p>	<p>Cohen Family Partnership 185 Franklin Dr. Glencoe, IL. 60022-1259 Lot 16 & P15, Block 35</p>
<p>Graeme & G.J. Wistow 2809 Beechbank Rd Silver Spring MD 20910 (Lot 13, Block 35)</p>	<p>Duncan & Elizabeth L. Febow 9809 Capital View Ave. Silver Spring, MD 20910 (Lot P-11, Block 35)</p>
<p>Joan Lynch 2804 Beechbank Rd Silver Spring, Md 20910-1101</p>	<p>Ronald Isaiken R. Kellinger 2802 Beechbank Rd Silver Spring, Md 20910-1101 (Lot 5 & 6, Block 36)</p>



SECOND FL PLAN



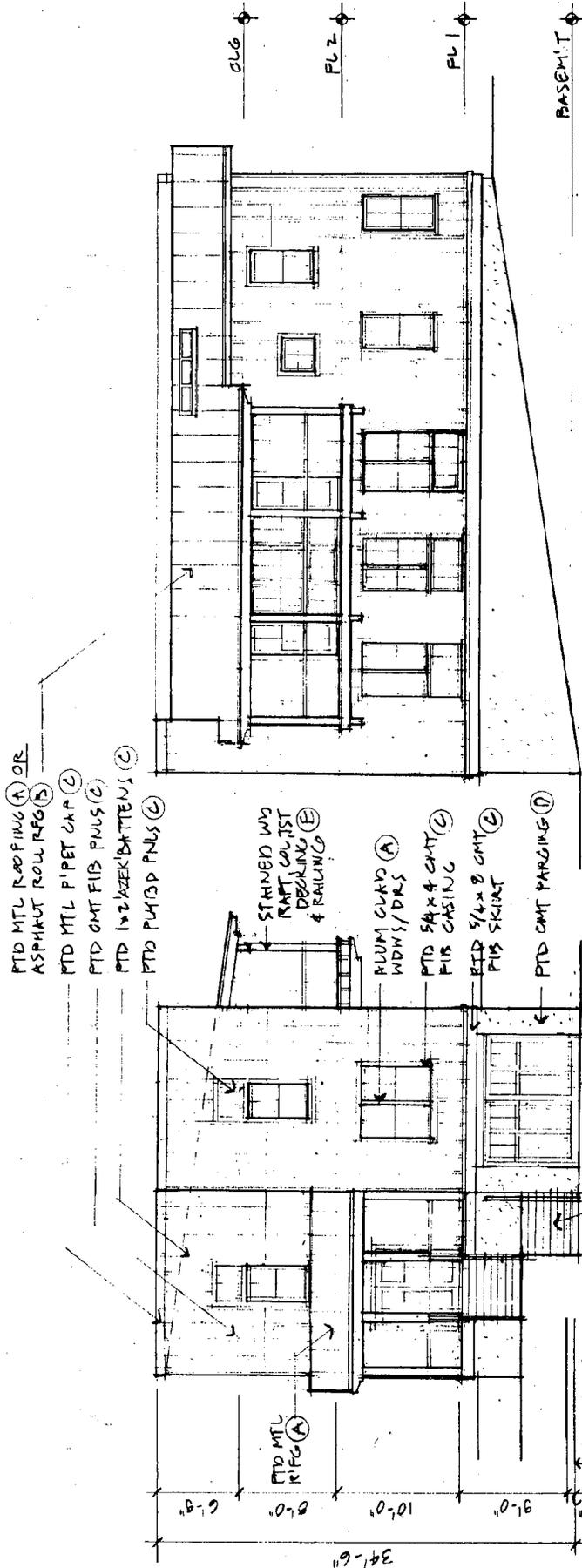
FIRST FL PLAN
1/8" = 1'-0"

ARCHITECT: THE KURYLAS STUDIO
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

PROJECT: NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

OWNER: Arbor Homes, LLC
10311 Naylor Rd
Silver Spring, MD 20903
(301) 445-2522

DATE: 29 JULY 04
21 SEPT 04 REV



PTD MTL ROOFING (A) OR ASPHALT ROLL RFG (B)
 PTD MTL PIPE CAP (C)
 PTD GMT FIB PNLS (C)
 PTD INVAZER BATTENS (C)
 PTD PWD PNLS (C)

STAINED WD PART COLTST DECKING & RAILING (E)
 ROOM CLAD WDN'S/DRS (A)
 PTD 5/4 x 4 GMT FIB CASING (C)
 RID 5/4 x 8 GMT PLS SKIRT (C)
 PTD GMT PARKING (D)

BLUESTONE TREADS ON CONK RISERS

EAST ELEV
 1/8" = 1'-0"

SOUTH ELEV

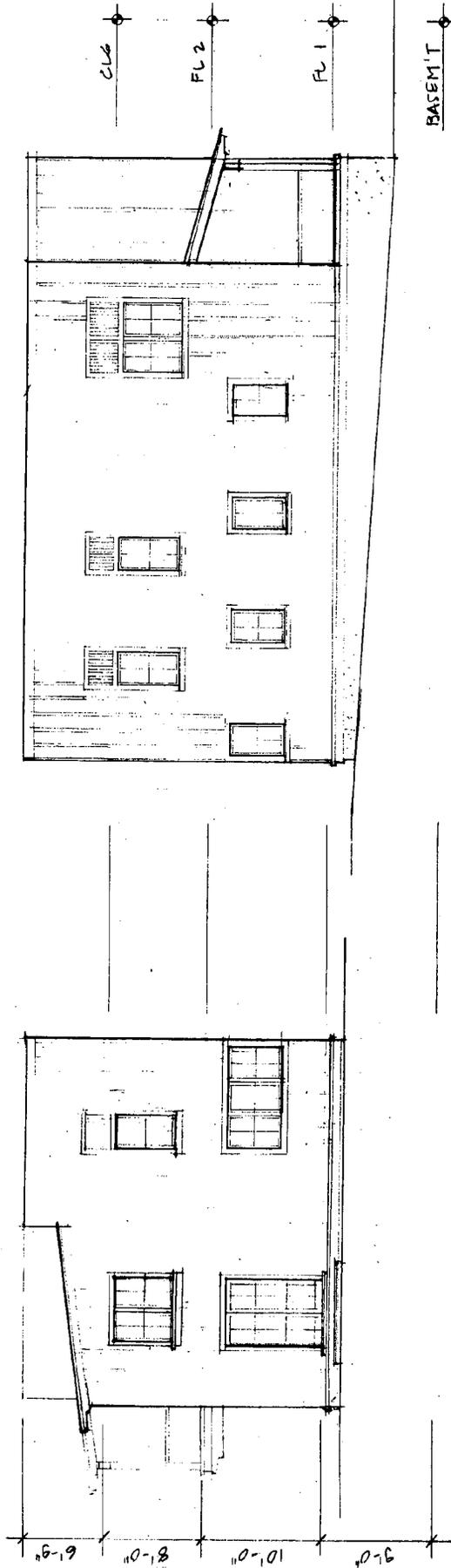
- COLOR KEY
- (A) COTTAGE RED
 - (B) GREEN
 - (C) TAUPE
 - (D) DARK TAUTE
 - (E) BROWN

OWNER: ARBOR HOMES, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT: NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910

DATES: 29 JULY 04
 21 SEPT 04 REV





WEST ELEV
1/8" = 1'-0"

NORTH ELEV

PROJECT: NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910

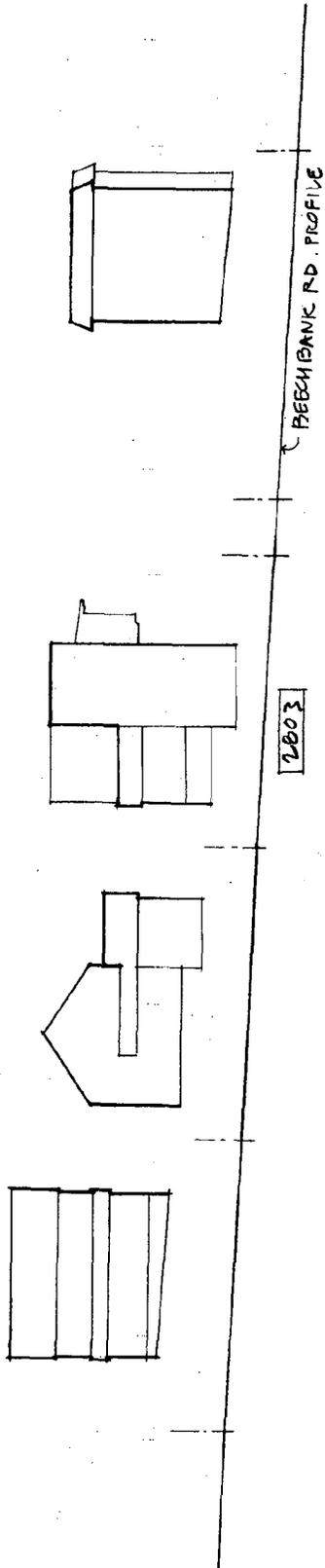
PROJECT:

Arbor Homes, LLC

10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

OWNER:

DATES: 29 JULY 04
 21 SEPT 04 KEY



MASSING STUDY
1:20

DATES: 29 JULY 04
21 SEPT 04 REY

OWNER: Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

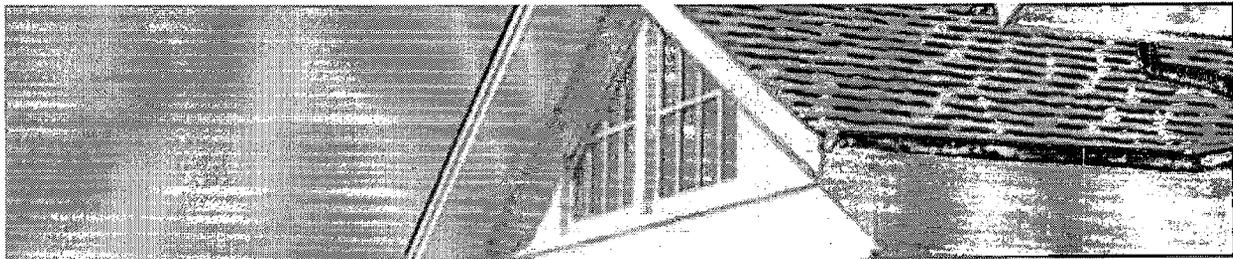
PROJECT: NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

13



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TRIM WILL NEVER
EVER BE THE SAME.



- HOME
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- ARCHITECTS
- HOMEOWNERS
- DISTRIBUTORS/DEALERS
- FABRICATORS
- AZEK SHOWCASE GALLERY
- AZEK MEDIA CENTER

Product Info

AZEK® is the leading brand of cellular pvc offering an unequalled combination of Uniformity, Durability, Workability, and Beauty. Available in standard trimboards, beadboard, cornerboard, and sheet sizes, AZEK is ideal for everything from trim and fascia to detailed millwork. With the look, feel and sound of clear, premium lumber, AZEK is available in Traditional smooth finish or a reversible rustic, Frontier texture. And, to make every job looks its best, use AZEK Adhesive.

UNIFORMITY. Manufactured in a proprietary process, AZEK Trimboards are consistent and uniform throughout with no voids. Available in premium lengths (18 or 20 foot), all edges are square and smooth so joints and corners match easily. And protective packaging applied at the manufacturer helps to insure that AZEK bund good condition.

DURABILITY. AZEK trim products will not split, cup, rot, warp or twist. In fact, since AZEK ca in direct contact with the ground or masonry it is the perfect choice for moisture-prone applic garage door jambs and hot tub surrounds. And AZEK trim products have a 25-year warranty.

WORKABILITY. Cut, rout or mill AZEK trim products to fit your unique design needs using tr woodworking tools. AZEK can be nailed, glued, or screwed and is easily bent or shaped into applications. Without a grain, AZEK can be fastened close to the edge without splitting. And entire length of each piece is usable there's less wasted material. For more information, see Installation Guidelines.

BEAUTY. AZEK Trimboards complement all housing exteriors—from traditional brick or ceda fiber cement and other sidings. Manufactured in natural, semi-matte white, AZEK performs b trim, fascia, soffit, corner board, ceilings, decorative millwork, custom molding, wainscoting, a While AZEK can be painted or stained for a custom color; painting is never required for prote

With AZEK, Trim Will Never Ever Be The Same.

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- Product:
- Installati
- Guides
- Capabili
- Material
- Data Sho
- Frequen
- Question
- Warranty

14

1 go to 2805 Beechbank.

2 (Discussion off the record.)

3 MS. NARU: As mentioned previously, this is Lot 14
4 adjacent to 2801 Beechbank Avenue to the west. It's a new
5 house construction on this existing lot in Capitol View Park
6 Historic District.

7 Generally speaking, Staff supports the proposed
8 design. We feel that it utilizes the existing topography
9 and landscape and we feel that the proposed setback of 25
10 feet places the new house's alignment with the other non-
11 contributing houses along Beechbank to the west, which we
12 feel helps to separate and detach it visually from the
13 historic property to the east, which has a setback of about
14 55 feet.

15 The only concern that we had was in the proposed
16 footprint of the subject house. I will note, however, on
17 the site plan that you received in your packet, it's a
18 little misleading visually because as you'll note in the
19 drawings on the easel, there is a cantilevered section that
20 has been illustrated on the site plan that is actually not
21 part of the footprint, so the footprint will actually be
22 this dotted line that extends from the side elevation
23 straight down. So, there is a little bit more room there
24 visually, but the numbers in the staff report do reflect the
25 footprint as is. There is no modification on that, but I

1 think visually in terms of the goal of the Staff and the
2 direction that they gave the applicant is to try to set it
3 over as far to the west as possible, and I think that is
4 achieved if you eliminate that visually from the site plan.

5 At any rate, we do feel, however, that the
6 proposed footprint on the subject lot house is still a
7 little bit large. It is currently 1400 square feet
8 footprint and it brings the lot coverage to 18.6 percent.
9 We will note, however, that the way this house is positioned
10 that most of that massing is projected backwards so your
11 visual feel won't be as great as it would be if he had
12 occupied his whole front yard width and side yard setbacks.

13 So, I think the visual feel of it will be less obtrusive
14 than it would have been if he would have done more of a
15 wider front elevation and not have it set back as far. But,
16 in any case, I would like to see it slightly smaller. Maybe
17 not to the extreme that I have in my staff report of 1000
18 square feet, but I think we can inch it a little bit.

19 Additionally, I will note that this property
20 contains several large trees, which contribute to the
21 landscape of the historic district and we just ask -- and
22 the applicant is aware of this -- that we would like a tree
23 survey identifying all of the trees larger than six inches
24 in diameter on the property for this as well as the previous
25 -- and the trees proposed to be removed as well.

1 And I will leave it to the applicant and their
2 architect to give their presentation and I'll be happy to
3 entertain any questions you have. Unfortunately, I do not
4 have any slides. Kind of a weird lot to take pictures.
5 Basically I would have just taken a bunch of trees, so you
6 do have one slight little picture on the back of this, but
7 again, as you can see, it's pretty heavily wooded and
8 there's an open space in the center, but it's not much to
9 see.

10 MS. O'MALLEY: Well, you said that the house was
11 -- when you say the distance from the street is the same and
12 then it shows on here 2809?

13 MS. NARU: Right. If you look on your site plan,
14 the existing house to the west is identified and we really
15 wanted them to keep this massing consistent with the
16 streetscape towards the west. And you'll note that the
17 other houses along the street are also that 25-foot setback,
18 because they're all non-contributing infill development.

19 And we felt that that direction was important
20 because we wanted to have visually the new house identified
21 as this is a non-contributing and this is infill, and then
22 when you approach the contributing house, then you see the
23 setback is 55 feet, it is slightly askew, there is something
24 different here and, you know, there would be some clear
25 differentiation there. We did not want to have it set back

1 that far.

2 MS. WILLIAMS: I have -- question about this lot
3 where there's an existing house at 2809. Is that visible
4 from Capitol View Park Avenue? Or, do you have to turn into
5 Beechbank?

6 MS. NARU: You have to turn into Beechbank.
7 There's -- is it four -- is it four houses? Five? Before
8 you get to the vacant lot?

9 MR. ADLER: No, there are -- I think there are
10 just two --

11 MS. NARU: Oh, I'm counting -- all right, so
12 there's two before you get to this vacant lot.

13 MS. WILLIAMS: I'm just trying to -- I haven't
14 been to the site and I'm just -- I know that area really
15 well. I'm just trying to figure out where exactly it is in
16 relation to those two little diminutive houses across from
17 the plant.

18 MR. ADLER: Oh, you're referring to the -- across
19 from like where the old store --

20 MS. WILLIAMS: Yeah.

21 MR. ADLER: -- and the -- what used to be a
22 rentals place?

23 MS. WILLIAMS: Right, and those two little houses
24 that look like they're being worked on --

25 MR. ADLER: Yeah, I know those are --

1 MS. WILLIAMS: Up and around the corner?

2 MR. ADLER: Yeah, if you're heading down Capitol
3 View Avenue from up here, Plyers Mill and Metropolitan and
4 heading down, you pass Stoneybrook on your right --

5 MS. WILLIAMS: Right.

6 MR. ADLER: -- and then you keep going and this --
7 Beechbank is the last street on the left before you just go
8 and turn around the curve. Right on -- right around the
9 corner on the right was the old rental place and then across
10 from that are those two houses -- two little houses, but
11 they can't -- I mean, in terms of those -- I think the two
12 little houses that you're referring to; they are completely
13 separate -

14 MS. WILLIAMS: Okay.

15 MR. ADLER: -- from --

16 MS. WILLIAMS: But then there's a third house
17 that's like a Four Square that re -- the site has recently
18 been cleared by --

19 MS. NARU: That's further down -- maybe -- maybe
20 two or three or four lots down.

21 MS. WILLIAMS: So, that is not visible from --

22 MS. NARU: You have to turn the corner down
23 Beechbank. And the last page might help you in terms of at
24 least what Beechbank streetscape is like. There's -- it's
25 -- there's very contemporary houses existing -- the proposed

1 construction for 2803 -- 2805. Those are definitely new
2 construction I guess -- they're non-contributing, out of
3 period, relatively new construction.

4 MS. O'MALLEY: Does your other house then back up
5 to the property that we just had Legacy Open Space -- on
6 that land?

7 MS. NARU: Yes, the Cohen property. Yes.

8 MS. O'MALLEY: So --

9 MS. NARU: There is one lot in between that and
10 the Cohen property. There's a lot in between that, but yes,
11 it kind of sets back into that, so there is some more open
12 space behind.

13 MS. O'MALLEY: So, they would then see the long
14 expanse of the building from that space.

15 MR. ADLER: Yeah, my -- the Cohen -- are you
16 referring to -- is the Cohen property that's behind?

17 Yeah --

18 MS. NARU: You had the little lot that you tried
19 to purchase --

20 MR. ADLER: Exactly.

21 MS. NARU: -- and that property is behind that.

22 MR. ADLER: Exactly. My -- on the other house --
23 one thing that I forgot to bring up and I guess maybe it
24 shows on the plat is that where the existing house was that
25 we were talking about at 2801 Beechbank, that was originally

1 one -- it was Lot 15, but a piece of that, the rear 30 feet
2 of that lot, was sold off to the people behind. The Cohens
3 own that. I can try to see if I can buy that back from
4 them. He was working on a deal with Park & Planning to sell
5 it to them, which he had recently told me that that deal
6 fell through, but I don't know what the situation is now.
7 That was about six weeks ago, so -- but -- so I back up to
8 the property that the Cohens own -- Cohen family owns there,
9 and I guess it's also Lot 14 does it back up as well to the
10 Cohens?

11 MS. NARU: I don't believe Lot 14 is part of that
12 grouping, but the rest of them I think are.

13 MS. O'MALLEY: So, this house that we're talking
14 about now is right smack in the middle of Lot 14.

15 MS. NARU: Correct.

16 MR. ADLER: The proposed house -- no, we're
17 keeping it as tight as we can to the property line between
18 Lot -- the property line facing the house on the left. When
19 I had gone through with Michele, we had talked about -- you
20 know, about that. About keeping the house as close as
21 possible to the left property line and also maybe doing a
22 narrow house, which we have a 28-foot-wide house, and have
23 it longer than it is wide so that we could give the existing
24 contributing resource at 2801 have its own setting and a lot
25 of space around it. And I'm actually hoping and I was

1 thinking maybe I was going to speak with my attorney to see
2 if that could be done where there isn't a -- where it would
3 prohibit a fence being put between the property line of Lot
4 14 and Lot -- and part of Lot 15, which has an existing
5 house on there, because I think that not having that I think
6 it, number one, gives it -- it just -- I think it's a nicer
7 -- nicer way to do it. And so I'm hoping that maybe we can
8 put some kind of covenant in that would restrict someone
9 from -- you know, the people that we sell the new house to
10 to -- you know, to erect a fence.

11 MS. O'MALLEY: I guess it was the balcony that I
12 was seeing on the --

13 MR. ADLER: Exactly. And this is Larysa. She's
14 my architect.

15 MS. KURLAS: Larysa Kurlas, the architect and it
16 seems like that -- is causing the confusion --

17 I thought I might just point out some --

18 MS. O'MALLEY: Please.

19 MS. KURLAS: I think Michele has pointed -- non-
20 contributing structures to the west of this property. In
21 terms of, you know, the space in between the two houses, the
22 alignment along Beechbank, also through height and also
23 through repetition of some one-story elements -- the two
24 houses to the west have one-story porches. We're also
25 proposing a little one-story entry porch, but then we're

1 also trying to end the row very emphatically with a
2 projected bay -- on this side of the house in order to stop
3 the row before the -- before 2801, the historic property.

4 And really, we considered the east side of this
5 house to be a very important elevation, trying to create a
6 long elevation, trying to create a side and front yard --
7 2801, which is part of the reason that I, at least, would
8 like to maintain the length of the house because -- make it
9 much shorter -- taller and less -- less linear --

10 And we're also trying to activate the front yard
11 of 2801 with this balcony -- and also to -- with the way
12 that the roof of our house slopes down towards 2801 and
13 slopes along with the profile of Beechbank we feel that that
14 -- respectful to the historic structure and -- but we do
15 think traditional materials, but -- siding, metal roofing,
16 aluminum clad windows, which are a bit of a recall of the --
17 of 2801 -- we're not supposed to talk about color -- blend
18 in to the woods --

19 MS. O'MALLEY: Comments and questions?

20 MS. NARU: I think we should poll -- Commissioners
21 speak so we can get a good read on our staff report.

22 MS. ALDERSON: I would like to commend your move
23 to make the house thin, so that it reads -- from the street,
24 so I think it's a good direction to have the bulk to the
25 length and not to the width. I think that works really

27

1 well.

2 I also like the projection in the front bay -- new
3 buildings. I think it works; makes it less chunky. The
4 contemporary design with suggestions or hints of other
5 things in the neighborhood and the windows I think it works
6 very well.

7 MS. NARU: How do you feel about the 1400 square
8 foot footprint; does that bother you?

9 MS. ALDERSON: I wish perhaps that we had some of
10 the neighbors here; maybe we do, because I think the
11 sentiment in the neighborhood about how they -- whether they
12 feel that it's bulky to them makes a difference. To me
13 there's kind of a mix in this street and I -- I wish -- a
14 massing study really helps get the sense of how big it looks
15 from the front, and I don't think we have a situation like
16 we did in the last application where the front wasn't all
17 that mattered; there was a whole lot else you could see. My
18 gut sense is that from the front it doesn't appear overly
19 massive. I'm interested in whether there are other aspects
20 that we should be looking at that affect the street or other
21 houses as you see it from the contributing resources. I
22 think that's really our purview is the street from the
23 right-of-way or a contributing resource.

24 MS. NARU: I will note for the record that you did
25 receive at your worksession the Capitol View Park LAP

1 comments and those are --

2 MS. WRIGHT: Civic association.

3 MS. NARU: Civic association, yes. And those
4 comments --

5 MR. BURSTYN: Is there a basement? I know there's
6 a garage there.

7 MR. ADLER: Yeah, there's a full basement behind
8 that's pretty much in ground as the grade goes up. So, at
9 the front and, you know, we have the garage and Larysa had,
10 you know, designed some garage for us that had a nice style
11 and it does -- and it does have a full basement.

12 MR. BURSTYN: I'm just trying to -- let me switch
13 gears here a little bit -- is to try to think how the two
14 homes next to each other kind of -- whether they're
15 compatible or fit in in any way or are they opposing. What
16 is your view? What do you think as far as which one is --
17 is one more dominant than the other? Is one -- when you
18 look at the site is one going to be -- appear much larger
19 than the other one or -- because I'm still trying to get a
20 sense, and I think it would be important that the two
21 houses, when you look at everything together, kind of fit
22 together.

23 MS. NARU: Larysa, do you have that massing study
24 -- I think that will be helpful for Commissioner Burstyn.

25 MR. BURSTYN: Oh, yeah.

1 MS. KURLAS: I mean, I think -- I do think the
2 2801 could stand alone -- less important.

3 MS. O'MALLEY: Do you know the square footage on
4 the -- on the two houses to the left?

5 MR. ADLER: No, I don't. I took the measurements
6 at the street -- I mean, you know, the width of this.
7 Michele asked for those in terms of the massing, but I
8 didn't measure the -- you know, the depth.

9 MS. ALDERSON: Can I just ask one question on
10 that? Because my focus always tends to be perception of
11 size; not just absolute size. In addition to what the
12 massing study tells us, can you tell us what you can see of
13 this from contributing resources that may not be in our plan
14 we're looking at here?

15 MS. KURLAS: I'm really not --

16 MS. ALDERSON: Other old houses; not just the ones
17 on -- street. Across the street.

18 MS. WRIGHT: Well, that was one of the reasons I
19 passed around the map of Capitol View Park Historic
20 District. This is an odd area, in that there are more
21 modern houses across the street, there are more modern
22 houses all along Beechbank and as was mentioned, the fact
23 that this property backs to the Cohen property, which our
24 Legacy Open Space does have a signed contract to purchase.
25 So that we assume that contract will be executed and we are,

1 I guess, hoping to go to closing and that will remain
2 naturally an open space.

3 So, again, this is an odd enclave in that there
4 aren't -- the building we looked at, the Spanish Revival
5 building is really the only truly historic building in this
6 enclave. I'll pass them out.

7 I think, again, size of buildings is such a hard
8 issue. I guess one thing I would wonder and maybe the
9 applicant knows this, maybe other folks know, is there
10 another building in Capitol View Park that's a 1400 square
11 foot footprint?

12 MR. ADLER: Yes. The -- well, actually one that I
13 actually pulled up, which is on Barker which actually --
14 what is his name, John --

15 (Discussion off the record.)

16 MR. ADLER: Paul Trusader, yeah -- anyways, Paul
17 Trusader had designed two houses on Barker and I have a
18 footprint of one of the houses and it's 14 -- I'm sorry,
19 it's 1366 square feet, but that is not including the garage
20 -- the detached garage. So, I just actually just had pulled
21 up that, but I do know that my brother and I had built about
22 three houses over on Westmoreland -- I'm sorry, on
23 Meadowneck Court --

24 MS. WRIGHT: Meadowneck Court. We discussed
25 earlier today.

1 MR. ADLER: Okay, on Meadowneck Court and I think
2 those houses - 42 foot and 28? What were they, 42 --

3 MS. WRIGHT: -- they're about 15, 11 and 1300.

4 MR. ADLER: Okay. And then I know that the two
5 houses next door to them that were built --

6 MS. WRIGHT: They're also 11, 13 --

7 MR. ADLER: Are they? Okay.

8 MS. WRIGHT: Yeah, 1400 is getting at -- again, I
9 think the Commission just has to understand this, in the
10 whole historic district, 1400 square feet is getting at the
11 upper limits, the largest building within the historic
12 district. And I think that is just sort of a general
13 concern on Staff's part is that, you know, in Capitol View
14 we are looking at trying to, you know, not push the upper
15 limits --

16 MS. O'MALLEY: Mansionization?

17 MS. WRIGHT: No, I mean, I don't think you could
18 call this a mansion. I think, you know, it's a more subtle
19 contextual kind of thing, but I think it's important to note
20 that at 1400 square feet it would be one of the biggest
21 buildings in the district.

22 MR. BURSTYN: It is also -- filling up the lot.
23 It's not like Takoma Park where their houses are -- right
24 next to each other.

25 MS. WRIGHT: Mm-hmm, there certainly is a number

1 of different factors.

2 MR. ADLER: I just wanted to say one thing. Gwen,
3 what you were saying, I know that -- I mean, I'm not sure
4 about like with regard to new houses, but I know that there
5 are old houses that are larger than 1400 square feet --

6 MS. WRIGHT: I'm not sure --

7 MR. ADLER: -- not necessarily --

8 MS. WRIGHT: I don't think so. The only one that
9 might be is that large bungalow that is a -- essentially a
10 one-story building that's at Capitol View and Stoneybrook --
11 the intersection of Capitol View and Stoneybrook, but it's
12 large because it's sprawls out and it's a one-story
13 building. I honestly don't know of many other in the
14 district. It would be interesting to figure that out, but I
15 don't know of any other just from HAWPs that come in that
16 are that size.

17 MR. ADLER: I just did just want to make a quick
18 comment to what Ms. Alderson had said and if your name were
19 switched around, we would probably be relatives. They
20 always spell my name A-L-D-E-R, so -- but what you had said
21 earlier I think is important, which is not in terms of like
22 size and terms of lot coverage when you look and you see
23 well this is, you know, 12.4 percent lot coverage or this is
24 1000 square feet versus 1500 square feet. I think that in
25 terms of what it is on paper -- those numbers -- aren't

1 really as important as the perception, like you said, the
2 perception of the mass. What you were talking about in
3 terms of how you -- you know, how you perceive it.

4 And, you know, for instance, if this house were,
5 you know, not narrow and long, but wide and had a
6 traditional roof, which -- with a peak on it like the ones
7 over on Capitol View, which might be 13,000 square feet, but
8 they're up on a hill as it is and then they have the two
9 stories plus they have the top roof truss which adds
10 another, you know, 10 feet, so the mass of that is -- you
11 know, compared to this, which I think, you know, is in terms
12 of how you -- how one perceives it more not -- it doesn't
13 hit you, you know, in the face and, again, with the length
14 of it, the elongated part of it, it's a matter of at what
15 point would one see that.

16 And you know I was just talking to Larysa, well
17 you know, if we took off, let's say, 15 feet of the rear or
18 18 feet of the rear which would maybe make it -- change it
19 from a 1400 square footprint to maybe a 1000 square
20 footprint, no one would even notice that unless they were
21 right between -- right in here just in that -- towards the
22 -- and that when someone's -- I mean, obviously from the
23 street no one would notice and on Beechbank -- I'm sorry, on
24 Capitol View Avenue and then on Beechbank, which this one --
25 it's -- it's a dead end street. There is no -- there's no

1 street that connects to it and it's just the houses that are
2 on the street that, you know, obviously people I'm sure
3 sometimes walk down or you know the street and turn down
4 maybe just to drive and then they realize it's a dead end
5 and turn around, but it is something that in terms of, you
6 know, visually the length of it I don't think is going to
7 show that much.

8 MR. FULLER: Let me finish and try to get you then
9 my comment and we'll keep going down the line. I agree with
10 the approach of keeping the front elevation narrow. I like
11 the differentiation; pulling the east side a little bit
12 further forward. Quite frankly, I think you might even do
13 better by even letting it break the roofline a little bit to
14 just help emphasize the differentiation.

15 I like the idea of sort of the miscellaneous roofs
16 forming a front entry. I'm a little concerned about the
17 siding as rendered. It kind of looks a little bit like T-
18 111 or something that could look like inexpensive material
19 and I think that you want to look closely at that; whether
20 maybe you mix in some stucco to tie in with what's next to
21 you, but staying in contemporary form.

22 I think you also need to look at your west
23 elevation. As you said, everybody approached this house,
24 the west elevation's going to be the one you really see --
25 at least the front piece of it in relation and right now

1 it's just, to me it's not up to the rest of the house.

2 But other than that, I mean if the house could be
3 made a little bit shorter -- I don't think I'm talking 15
4 feet, I think four or five feet -- something just to keep --
5 just like we said on the house next door; pull the west
6 portion of that back, I think this one wants to pull a
7 little bit further forward. Just make sure there's as much
8 space and separation between the two properties as possible.
9 But, to me, it's four to five feet would knock off a hundred
10 feet or something like that.

11 MS. WILLIAMS: I think the most important thing
12 about this historic district is the wooded nature of this
13 site in particular and generally the bucolic nature of the
14 historic district. So, what's most important about, you
15 know new structures in the historic district are how they
16 sit on the site. I think this one is very successful. It
17 doesn't sit up high. It's not obtrusive. It doesn't stick
18 out like a sore thumb, so it's -- it's tightly put into its
19 site and it fits well.

20 I agree that it's important to reduce the amount
21 of square footage of lot occupancy because you want to
22 retain as much open space as possible. So, theoretically
23 I'd like to see the reduction from 18 percent or whatever
24 it's at right now to 12 percent. Having said that, I also
25 agree with Commissioner Alderson that, you know, the

1 perception of this house is that it's not a grand house,
2 it's not huge, and when you look at the plan, it's a little
3 bit hard to figure out where you would tighten it up. So, I
4 leave that to the architects to try and figure it out, to
5 try and reduce that percentage of lot occupancy because it
6 is, in my opinion, the proud nature of the historic district
7 is the most important thing there and we just want to retain
8 as much open space as possible.

9 But, generally I think the project is -- or, the
10 proposed house is successful in its use of materials and the
11 scale and massing and it would work well.

12 MS. WATKINS: I would agree. I think it's very
13 successful. I have a question about the detailing. I don't
14 know if it's just -- it says painted one-by-two PVC battens.
15 Is that --

16 MS. KURLAS: Yeah, the thought was to use -- for
17 the siding to use the hardipanel material and apply that to
18 the top of the hardipanel -- and we would create the --

19 MS. NARU: Staff has already talked to the
20 applicant about that. I didn't think that would fly.

21 MR. ADLER: No, I think that --

22 MS. NARU: That was what we had said about how the
23 PVC wasn't going to work, but it needed to be wood siding.

24 MR. ADLER: Oh, because the PVC is not -- I mean,
25 it's not -- it's basically -- I mean, you hit it and it's

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1 hard and it -- from a look, it's -- it's -- it looks the
2 same. I think that --

3 MS. KURLAS: It's a durability issue. It's a
4 product that, you know, in a small member, you know like a
5 one-by-two those are very susceptible to rot --

6 MS. NARU: Right, I mean that's what I had said
7 about if you didn't want to do board and batten that just do
8 vertical siding, you know tongue and groove instead of that.
9 That was a problem. But I think it really needed to be
10 wood. At least Staff felt that it needed to be wood. I
11 mean, the Commissioners can --

12 MS. WATKINS: No, I would agree. I just wasn't
13 clear on that. I'd never seen that detailing. Okay.

14 MS. NARU: But I think those were the kind of
15 details that we can work on in the HAWP.

16 MS. ANAHTAR: I agree that we shouldn't go with
17 the numbers in this case because both the floor plan and the
18 elevations look very modest in size and the house doesn't
19 look that big in proportion to the lot. I don't have a
20 problem.

21 MS. O'MALLEY: So you kind of get a mixed reading
22 on that. I will throw in my comments in that I think it is
23 too long. I think as I look at the house next door at 2809
24 you can see pretty much what the dimensions of that house
25 are, and I could see you cutting off the last bay and moving

1 the inside up, maybe making a front porch six feet instead
2 of eight feet, you know, as you go on back. I think 1400
3 square feet is too big for Capitol View. I think the other
4 houses that are that size are as big.

5 MR. ADLER: Thank you.

6 MS. NARU: I guess the next step would be -- we'll
7 just iron out the little details, but I think generally it's
8 just maybe some small reductions and materials, etcetera,
9 but I think at least from Staff's perception that the
10 Commission just wants us to work with tweaking --

11 MS. WRIGHT: Well, I think you're getting a mixed
12 -- actually a mixed reaction. I think there are some
13 Commissioners who are saying we want it to be smaller. I
14 mean, I heard that from at least two or three Commissioners.
15 I heard two or three Commissioners say the size is okay.
16 So, I think you' all need to make a judgment as to what you
17 want to present and then it will either be voted up or down.

18 But there are certainly -- you know, I think the
19 materials and things like that are probably the tweaking
20 things. But I think there is still some comment -- at least
21 by a few Commissioners that size is still an issue.

22 MR. ADLER: I just wanted to ask one thing and
23 also make a remark. With regard to the property behind,
24 that's going to be basically just used as open space, or is
25 that going to be turned into --

1 MS. WRIGHT: No, Legacy Open Space is passive open
2 space.

3 MR. ADLER: Okay.

4 MS. WRIGHT: Forest land and open space. It
5 doesn't become ballfields or playgrounds. It's just open
6 space.

7 MR. ADLER: Okay, that's fine. I'm glad to know
8 that that deal has gone through; very happy about that. And
9 I also just wanted to bring up that with regard to that open
10 space and all that -- everything behind, it gives the
11 appearance where if you look at it on paper and you see the
12 lot is, you know, a certain size and you have the coverage
13 as, you know, 16 percent versus 12 percent, that visually,
14 which in terms of from the perception which is really the
15 important thing is how it looks out in the field as opposed
16 to how it is on paper, that you know, it could -- that the
17 lot could be -- is a lot bigger. I mean, yes because there
18 is that open space there and I don't think there's going to
19 be -- in terms of fences and so forth, I would even want to
20 prohibit if I could having the -- definitely the house I'm
21 moving into on 2801, but also purchaser of the new home not
22 put a fence in the rear so we could keep that -- all that
23 open space and it basically feels and looks like it's these
24 people's backyards. God, what a great --

25 MS. WRIGHT: I think you should -- I mean,

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1 certainly that's the value to the two lots --

2 MR. ADLER: Definitely. Definitely. Thank you
3 for all your time being here so late.

4 MS. O'MALLEY: Good luck with it.

5 MS. NARU: Thank you.

6 MS. O'MALLEY: All right, the minutes. Who has
7 read the minutes?

8 MS. WILLIAMS: I've read them. Actually, I have
9 some corrections but I left them at home. Can I mail them
10 to Abbie or --

11 MS. WRIGHT: Please e-mail them to Abbie; yes.

12 MS. O'MALLEY: I had a couple of corrections as
13 well.

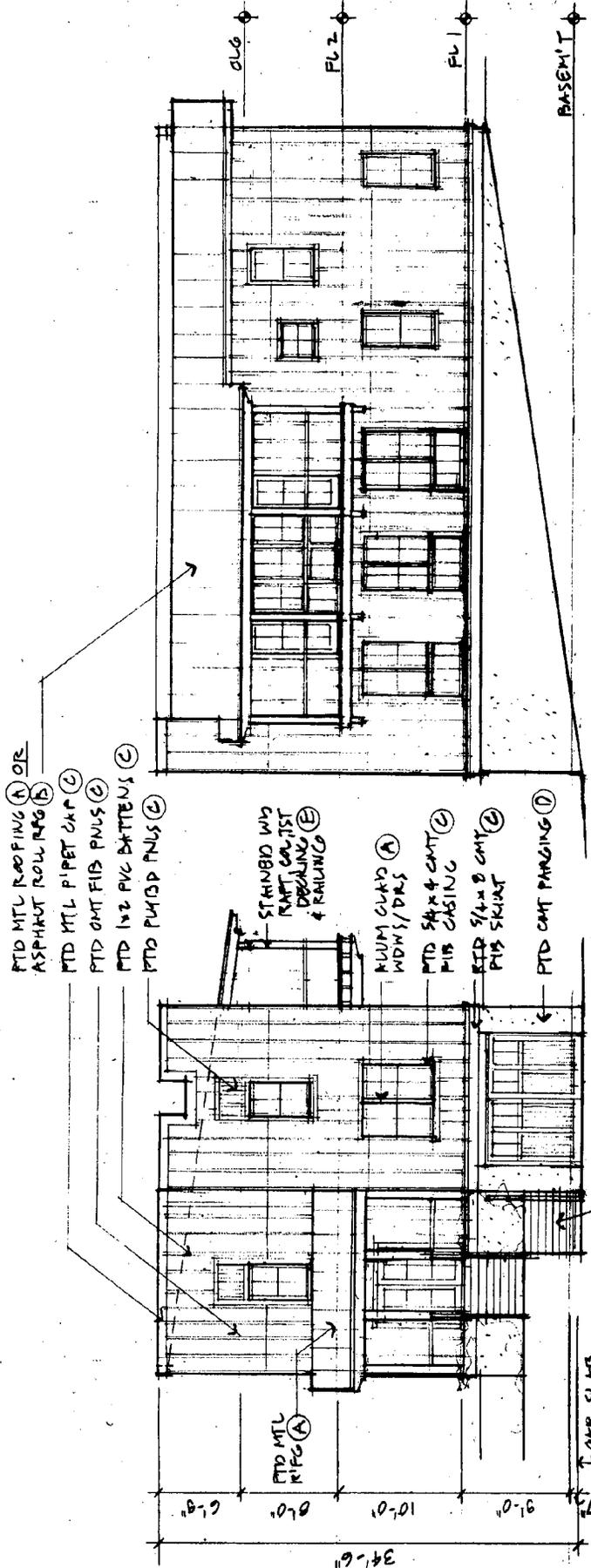
14 MS. WRIGHT: Okay, if you want to go ahead and
15 have -- e-mail your corrections to Abbie and we can put them
16 on the next agenda.

17 MS. O'MALLEY: Commission items?

18 MS. WRIGHT: You've all signed up for Happy
19 Birthday, Montgomery County is Sunday, right?

20 MS. O'MALLEY: I signed up for the October -- you
21 know that's Takoma Park's festival.

22 MS. WRIGHT: Too many events. But if you -- you
23 know, if you can even swing by and visit at Happy Birthday,
24 Montgomery County, a lot of Council members stop by. It
25 would be a great opportunity to talk to our elected leaders.

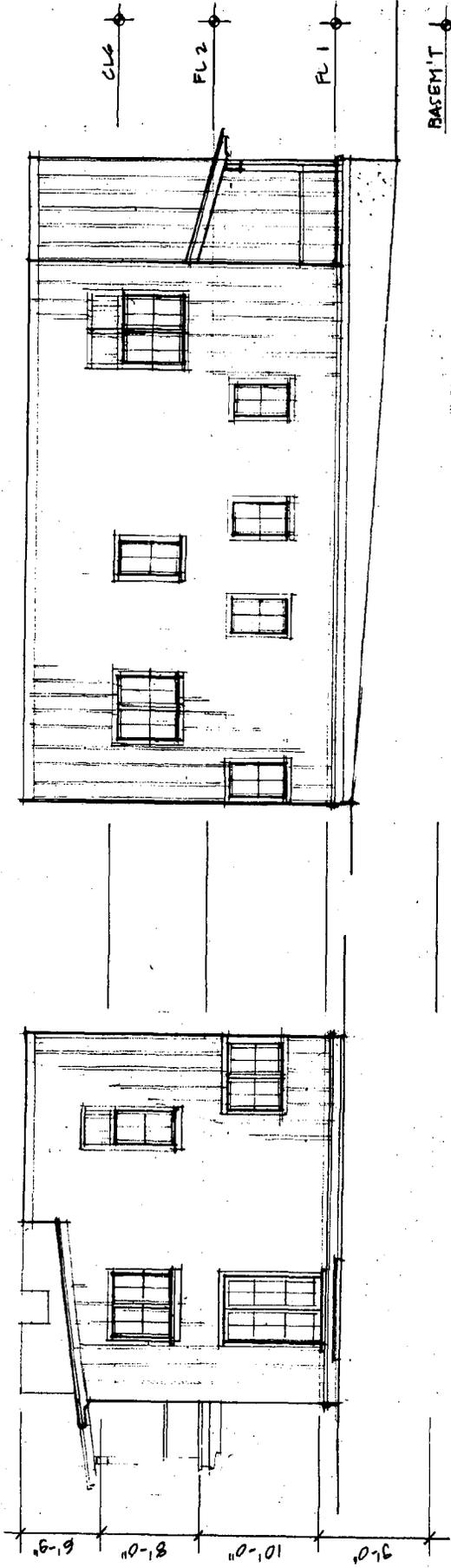


- COLOR KEY**
- (A) COTTAGE RED
 - (B) GREEN
 - (C) TAUPE
 - (D) PARK TAUPE
 - (E) BROWN

PROJECT: NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910

OWNER: Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

DATES: 29 JULY 04



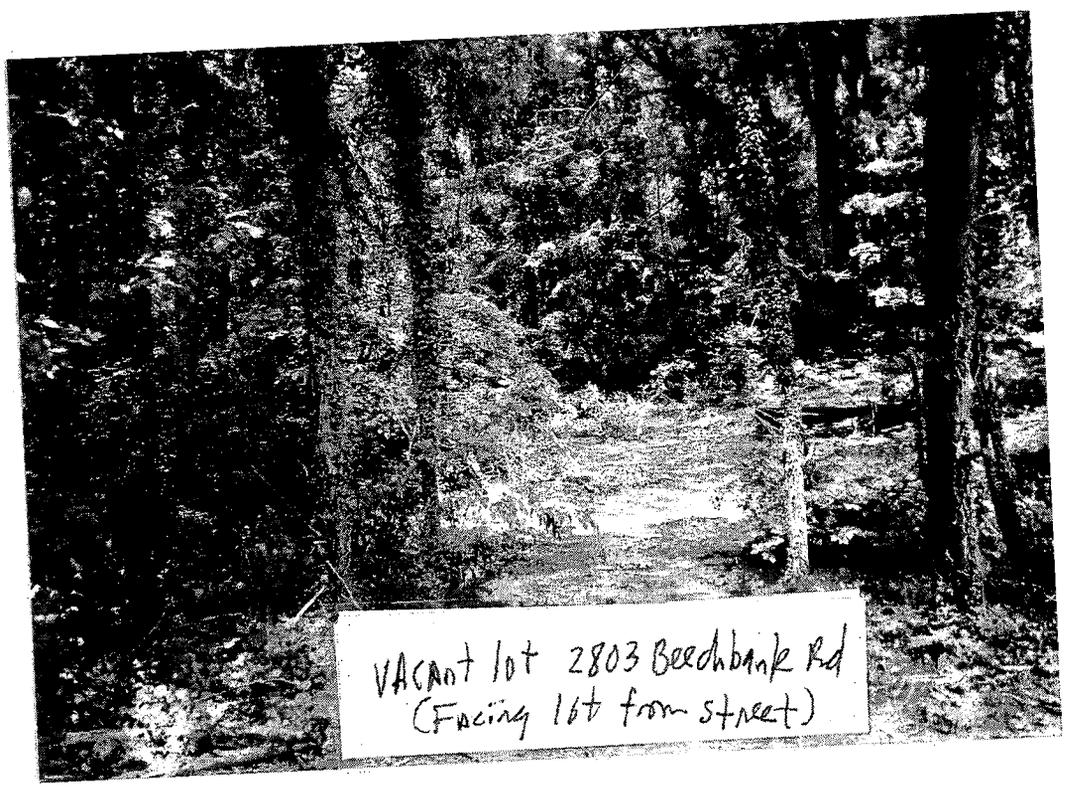
WEST ELEV
10'-0"-0"

NORTH ELEV

PROJECT: NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910

OWNER: Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2322

DATE: 23 JULY 04



VACANT lot 2803 Beechbank Rd
(Facing lot from street)

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2805 Beechbank Avenue, Silver Spring Meeting Date: 10/13/04
 Resource: Lot 14 Report Date: 10/06/04
 Capitol View Park Historic District
 Review: HAWP Public Notice: 09/29/04
 Case Number: N/A 31/07/04 F Tax Credit: None
 Applicant: Alan Adler (Larysa Kurylas, Architect) Staff: Michele Naru
 PROPOSAL: New House Construction
 RECOMMEND: Approve with conditions

① y/n ②

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

The specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage, to be used on the new house will be reviewed and approved at staff level.

if plan identifies trees 7.6" in diameter for staff review for determination of tree survey

Resubmitted to staff - for determination of tree survey

A tree survey identifying trees larger than 6" in diameter DBH will be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist and reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be submitted to the Commission for their review and approval.

- Handbook @ front trees on adj property - trees/replant*
- The approved material specifications are vertical cement fiber (i.e. Hardi-plank) siding with wood battens or wood, tongue and groove vertical siding; painted standing-seam metal roofing; wood trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

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 15). The main areas of concern that the Commission asked the architect to study were:

- A reduction in the length of the new house's footprint.
- A modification in the proposed material specifications to utilize painted, wood, vertical tongue and groove or cement fiber, board siding with wood battens.

①

3. The re-examination of the trees on the property. The Commission and staff requested that all of the existing trees, larger than 6" in diameter on the property be identified on the site plan. The site plan is to also include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist, is required outlining the protection measures that will be implemented to ensure the survival of these trees during and after construction.

HISTORIC DISTRICT DESCRIPTION:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROJECT DESCRIPTION

SIGNIFICANCE: Vacant Lot within Capitol View Park Historic District.

This lot is flanked to the west by a collection of non-contributing resources with a front yard setback of 25' and to the east a very prominent contributing resource with a setback of approx.

(2)

55'. The subject lot contains several mature trees. The grade slopes steeply down from the north (back) to the south (front) and gently from the west (left) down to a stream bed on the east (right).

PROPOSAL:

The applicant is proposing to construct a new house with sub-level attached garage on the subject lot with a 25' front yard setback. The design of the proposed new house is modern with no real ties to any historic style. The proposed materials are vertical cement fiber (i.e. Hardi-plank) siding with PVC battens; painted metal or asphalt roll roofing; cement fiber trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors.

STATISTICS:

Current Proposal:

Lot size:	7,500 sq. ft.
Proposed House Footprint:	1,300 sq. ft.
Proposed Lot coverage:	17%

Preliminary Consultation Proposal:

Lot size:	7,500 sq. ft.
Proposed House Footprint:	1,400 sq. ft.
Proposed Lot coverage:	18.6%

APPLICABLE GUIDELINES:

When reviewing proposed new construction 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

#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

The applicant's responses to the Commission and staff comments from the preliminary consultation are as follows:

Topic #1 A reduction in the length of the new house's footprint.

The length of the house has reduced from 50' long to 46.66' long.

Topic #2 A modification in the proposed material specifications to utilize painted, wood, vertical tongue and groove or cement fiber, board siding with wood battens.

The proposed material specifications have not changed since the preliminary consultation. They include vertical cement fiber siding (i.e. Hardi-plank) with PVC battens; painted metal or asphalt roll roofing; cement fiber trim; stained wood porch and balcony; painted metal parapet cap; painted plywood panels above windows; and aluminum clad, windows and entry doors. Staff is still very concerned with the proposed exterior cladding. The Commission generally only approves an artificial material such as a cement fiber siding when it is trimmed out in wood. As such, staff strongly objects to the use of a cement fiber, vertical siding with PVC battens and cement fiber trimming. Additionally, we suggest the elimination of the asphalt roll roofing as an option for the roofing material. The utilization of a standing seam metal roof would be a more compatible material selection.

Topic #3 The re-examination of the trees on the property. The Commission and staff requested that all of the existing trees, larger than 6" in diameter on the property be identified on the site plan. The site plan is to also include notations indicating which trees are to be saved and removed from the site. For the trees to be saved, a tree protection plan, drafted by a certified arborist, is required outlining the protection measures that will be implemented to ensure the survival of these trees during and after construction.

The applicant has not given staff any information stating that a new tree survey has been completed. As such, staff continues to require that a tree survey identifying trees larger than 6" in diameter DBH be conducted and submitted to staff for their review. The survey will include notations indicating which trees are to be saved and removed from the site. For the trees to be

4.

saved, a tree protection plan, drafted by a certified arborist will be reviewed and approved by staff prior to the stamping of the permit set of drawings. The tree protection plan will outline the protection measures that will be implemented to ensure the survival of these trees during and after construction. If the plan identifies the removal of a tree larger than 6" in diameter, the plan will be submitted to the Commission for their review and approval.

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*, 9 & 10:

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

New Home

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Account No.: 13-5-343-6307
 Name of Property Owner: Arbo-Homes
 Address: 10311 Noopen Rd. Silver Spring MD 20903
 Contractor: Arbo-Homes, LLC
 Contractor Registration No.: BC-3520
 Agent for Owner: Alan Adler

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

(call office)

LOCATION OF BUILDING/PREMISE

House Number: 2805 Street: Beechbank Rd.
 Town/City: Silver Spring Nearest Cross Street: Capitol View Avenue
 Lot: 14 Block: 35 Subdivision: Capitol View Park
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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.

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

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 353422 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:

~~2150 W. 1st St. NW, Washington, DC 20007~~
~~2150 W. 1st St. NW, Washington, DC 20007~~
lot is vacant & unimproved
* Please see attached Architects Description

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

Construction of a new single family home
on vacant parcel behind building lot
see attached plans/elevations
* Please see attached architects
Description

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.

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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
Arbor Homes 10311 Nagler Rd Silver Spring, MD 20903	← same
Adjacent and confronting Property Owners mailing addresses	
Alton Adler 10311 Nagler Rd Silver Spring MD 20903 (P-15, Block 35)	Cohen Family Partnership 185 Franklin Dr. Glencoe, IL 60022-1259 Lot 16 + P15, Block 35
Graceme + G.J. Wistow 2809 Beechbank Rd Silver Spring MD 20910 (Lot 13, Block 35)	Duncan + Elizabeth L Febow 9809 Capital View Ave. Silver Spring, MD 20910 (Lot P-11, Block 35)
Joan Lynch 2804 Beechbank Rd Silver Spring, MD 20910-1101	Ronald Isaken R. Kellinger 2802 Beechbank Rd Silver Spring, MD 20910-1101 (Lot 5 + 6, Block 36)

1 go to 2805 Beechbank.

2 (Discussion off the record.)

3 MS. NARU: As mentioned previously, this is Lot 14
4 adjacent to 2801 Beechbank Avenue to the west. It's a new
5 house construction on this existing lot in Capitol View Park
6 Historic District.

7 Generally speaking, Staff supports the proposed
8 design. We feel that it utilizes the existing topography
9 and landscape and we feel that the proposed setback of 25
10 feet places the new house's alignment with the other non-
11 contributing houses along Beechbank to the west, which we
12 feel helps to separate and detach it visually from the
13 historic property to the east, which has a setback of about
14 55 feet.

15 The only concern that we had was in the proposed
16 footprint of the subject house. I will note, however, on
17 the site plan that you received in your packet, it's a
18 little misleading visually because as you'll note in the
19 drawings on the easel, there is a cantilevered section that
20 has been illustrated on the site plan that is actually not
21 part of the footprint, so the footprint will actually be
22 this dotted line that extends from the side elevation
23 straight down. So, there is a little bit more room there
24 visually, but the numbers in the staff report do reflect the
25 footprint as is. There is no modification on that, but I

(15)

1 think visually in terms of the goal of the Staff and the
2 direction that they gave the applicant is to try to set it
3 over as far to the west as possible, and I think that is
4 achieved if you eliminate that visually from the site plan.

5 At any rate, we do feel, however, that the
6 proposed footprint on the subject lot house is still a
7 little bit large. It is currently 1400 square feet
8 footprint and it brings the lot coverage to 18.6 percent.
9 We will note, however, that the way this house is positioned
10 that most of that massing is projected backwards so your
11 visual feel won't be as great as it would be if he had
12 occupied his whole front yard width and side yard setbacks.

13 So, I think the visual feel of it will be less obtrusive
14 than it would have been if he would have done more of a
15 wider front elevation and not have it set back as far. But,
16 in any case, I would like to see it slightly smaller. Maybe
17 not to the extreme that I have in my staff report of 1000
18 square feet, but I think we can inch it a little bit.

19 Additionally, I will note that this property
20 contains several large trees, which contribute to the
21 landscape of the historic district and we just ask -- and
22 the applicant is aware of this -- that we would like a tree
23 survey identifying all of the trees larger than six inches
24 in diameter on the property for this as well as the previous
25 -- and the trees proposed to be removed as well.

1 And I will leave it to the applicant and their
2 architect to give their presentation and I'll be happy to
3 entertain any questions you have. Unfortunately, I do not
4 have any slides. Kind of a weird lot to take pictures.
5 Basically I would have just taken a bunch of trees, so you
6 do have one slight little picture on the back of this, but
7 again, as you can see, it's pretty heavily wooded and
8 there's an open space in the center, but it's not much to
9 see.

10 MS. O'MALLEY: Well, you said that the house was
11 -- when you say the distance from the street is the same and
12 then it shows on here 2809?

13 MS. NARU: Right. If you look on your site plan,
14 the existing house to the west is identified and we really
15 wanted them to keep this massing consistent with the
16 streetscape towards the west. And you'll note that the
17 other houses along the street are also that 25-foot setback,
18 because they're all non-contributing infill development.

19 And we felt that that direction was important
20 because we wanted to have visually the new house identified
21 as this is a non-contributing and this is infill, and then
22 when you approach the contributing house, then you see the
23 setback is 55 feet, it is slightly askew, there is something
24 different here and, you know, there would be some clear
25 differentiation there. We did not want to have it set back

1 that far.

2 MS. WILLIAMS: I have -- question about this lot
3 where there's an existing house at 2809. Is that visible
4 from Capitol View Park Avenue? Or, do you have to turn into
5 Beechbank?

6 MS. NARU: You have to turn into Beechbank.
7 There's -- is it four -- is it four houses? Five? Before
8 you get to the vacant lot?

9 MR. ADLER: No, there are -- I think there are
10 just two --

11 MS. NARU: Oh, I'm counting -- all right, so
12 there's two before you get to this vacant lot.

13 MS. WILLIAMS: I'm just trying to -- I haven't
14 been to the site and I'm just -- I know that area really
15 well. I'm just trying to figure out where exactly it is in
16 relation to those two little diminutive houses across from
17 the plant.

18 MR. ADLER: Oh, you're referring to the -- across
19 from like where the old store --

20 MS. WILLIAMS: Yeah.

21 MR. ADLER: -- and the -- what used to be a
22 rentals place?

23 MS. WILLIAMS: Right, and those two little houses
24 that look like they're being worked on --

25 MR. ADLER: Yeah, I know those are --

1 MS. WILLIAMS: Up and around the corner?

2 MR. ADLER: Yeah, if you're heading down Capitol
3 View Avenue from up here, Plyers Mill and Metropolitan and
4 heading down, you pass Stoneybrook on your right --

5 MS. WILLIAMS: Right.

6 MR. ADLER: -- and then you keep going and this --
7 Beechbank is the last street on the left before you just go
8 and turn around the curve. Right on -- right around the
9 corner on the right was the old rental place and then across
10 from that are those two houses -- two little houses, but
11 they can't -- I mean, in terms of those -- I think the two
12 little houses that you're referring to; they are completely
13 separate -

14 MS. WILLIAMS: Okay.

15 MR. ADLER: -- from --

16 MS. WILLIAMS: But then there's a third house
17 that's like a Four Square that re -- the site has recently
18 been cleared by --

19 MS. NARU: That's further down -- maybe -- maybe
20 two or three or four lots down.

21 MS. WILLIAMS: So, that is not visible from --

22 MS. NARU: You have to turn the corner down
23 Beechbank. And the last page might help you in terms of at
24 least what Beechbank streetscape is like. There's -- it's
25 -- there's very contemporary houses existing -- the proposed

1 construction for 2803 -- 2805. Those are definitely new
2 construction I guess -- they're non-contributing, out of
3 period, relatively new construction.

4 MS. O'MALLEY: Does your other house then back up
5 to the property that we just had Legacy Open Space -- on
6 that land?

7 MS. NARU: Yes, the Cohen property. Yes.

8 MS. O'MALLEY: So --

9 MS. NARU: There is one lot in between that and
10 the Cohen property. There's a lot in between that, but yes,
11 it kind of sets back into that, so there is some more open
12 space behind.

13 MS. O'MALLEY: So, they would then see the long
14 expanse of the building from that space.

15 MR. ADLER: Yeah, my -- the Cohen -- are you
16 referring to -- is the Cohen property that's behind?
17 Yeah --

18 MS. NARU: You had the little lot that you tried
19 to purchase --

20 MR. ADLER: Exactly.

21 MS. NARU: -- and that property is behind that.

22 MR. ADLER: Exactly. My -- on the other house --
23 one thing that I forgot to bring up and I guess maybe it
24 shows on the plat is that where the existing house was that
25 we were talking about at 2801 Beechbank, that was originally

1 one -- it was Lot 15, but a piece of that, the rear 30 feet
2 of that lot, was sold off to the people behind. The Cohens
3 own that. I can try to see if I can buy that back from
4 them. He was working on a deal with Park & Planning to sell
5 it to them, which he had recently told me that that deal
6 fell through, but I don't know what the situation is now.
7 That was about six weeks ago, so -- but -- so I back up to
8 the property that the Cohens own -- Cohen family owns there,
9 and I guess it's also Lot 14 does it back up as well to the
10 Cohens?

11 MS. NARU: I don't believe Lot 14 is part of that
12 grouping, but the rest of them I think are.

13 MS. O'MALLEY: So, this house that we're talking
14 about now is right smack in the middle of Lot 14.

15 MS. NARU: Correct.

16 MR. ADLER: The proposed house -- no, we're
17 keeping it as tight as we can to the property line between
18 Lot -- the property line facing the house on the left. When
19 I had gone through with Michele, we had talked about -- you
20 know, about that. About keeping the house as close as
21 possible to the left property line and also maybe doing a
22 narrow house, which we have a 28-foot-wide house, and have
23 it longer than it is wide so that we could give the existing
24 contributing resource at 2801 have its own setting and a lot
25 of space around it. And I'm actually hoping and I was

1 thinking maybe I was going to speak with my attorney to see
2 if that could be done where there isn't a -- where it would
3 prohibit a fence being put between the property line of Lot
4 14 and Lot -- and part of Lot 15, which has an existing
5 house on there, because I think that not having that I think
6 it, number one, gives it -- it just -- I think it's a nicer
7 -- nicer way to do it. And so I'm hoping that maybe we can
8 put some kind of covenant in that would restrict someone
9 from -- you know, the people that we sell the new house to
10 to -- you know, to erect a fence.

11 MS. O'MALLEY: I guess it was the balcony that I
12 was seeing on the --

13 MR. ADLER: Exactly. And this is Larysa. She's
14 my architect.

15 MS. KURYLAS: Larysa Kurylas, the architect and it
16 seems like that -- is causing the confusion --

17 I thought I might just point out some --

18 MS. O'MALLEY: Please.

19 MS. KURYLAS: I think Michele has pointed -- non-
20 contributing structures to the west of this property. In
21 terms of, you know, the space in between the two houses, the
22 alignment along Beechbank, also through height and also
23 through repetition of some one-story elements -- the two
24 houses to the west have one-story porches. We're also
25 proposing a little one-story entry porch, but then we're

1 also trying to end the row very emphatically with a
2 projected bay -- on this side of the house in order to stop
3 the row before the -- before 2801, the historic property.

4 And really, we considered the east side of this
5 house to be a very important elevation, trying to create a
6 long elevation, trying to create a side and front yard --
7 2801, which is part of the reason that I, at least, would
8 like to maintain the length of the house because -- make it
9 much shorter -- taller and less -- less linear --

10 And we're also trying to activate the front yard
11 of 2801 with this balcony -- and also to -- with the way
12 that the roof of our house slopes down towards 2801 and
13 slopes along with the profile of Beechbank we feel that that
14 -- respectful to the historic structure and -- but we do
15 think traditional materials, but -- siding, metal roofing,
16 aluminum clad windows, which are a bit of a recall of the --
17 of 2801 -- we're not supposed to talk about color -- blend
18 in to the woods --

19 MS. O'MALLEY: Comments and questions?

20 MS. NARU: I think we should poll -- Commissioners
21 speak so we can get a good read on our staff report.

22 MS. ALDERSON: I would like to commend your move
23 to make the house thin, so that it reads -- from the street,
24 so I think it's a good direction to have the bulk to the
25 length and not to the width. I think that works really

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1 well.

2 I also like the projection in the front bay -- new
3 buildings. I think it works; makes it less chunky. The
4 contemporary design with suggestions or hints of other
5 things in the neighborhood and the windows I think it works
6 very well.

7 MS. NARU: How do you feel about the 1400 square
8 foot footprint; does that bother you?

9 MS. ALDERSON: I wish perhaps that we had some of
10 the neighbors here; maybe we do, because I think the
11 sentiment in the neighborhood about how they -- whether they
12 feel that it's bulky to them makes a difference. To me
13 there's kind of a mix in this street and I -- I wish -- a
14 massing study really helps get the sense of how big it looks
15 from the front, and I don't think we have a situation like
16 we did in the last application where the front wasn't all
17 that mattered; there was a whole lot else you could see. My
18 gut sense is that from the front it doesn't appear overly
19 massive. I'm interested in whether there are other aspects
20 that we should be looking at that affect the street or other
21 houses as you see it from the contributing resources. I
22 think that's really our purview is the street from the
23 right-of-way or a contributing resource.

24 MS. NARU: I will note for the record that you did
25 receive at your worksession the Capitol View Park LAP

1 comments and those are --

2 MS. WRIGHT: Civic association.

3 MS. NARU: Civic association, yes. And those
4 comments --

5 MR. BURSTYN: Is there a basement? I know there's
6 a garage there.

7 MR. ADLER: Yeah, there's a full basement behind
8 that's pretty much in ground as the grade goes up. So, at
9 the front and, you know, we have the garage and Larysa had,
10 you know, designed some garage for us that had a nice style
11 and it does -- and it does have a full basement.

12 MR. BURSTYN: I'm just trying to -- let me switch
13 gears here a little bit -- is to try to think how the two
14 homes next to each other kind of -- whether they're
15 compatible or fit in in any way or are they opposing. What
16 is your view? What do you think as far as which one is --
17 is one more dominant than the other? Is one -- when you
18 look at the site is one going to be -- appear much larger
19 than the other one or -- because I'm still trying to get a
20 sense, and I think it would be important that the two
21 houses, when you look at everything together, kind of fit
22 together.

23 MS. NARU: Larysa, do you have that massing study
24 -- I think that will be helpful for Commissioner Burstyn.

25 MR. BURSTYN: Oh, yeah.

1 MS. KURLAS: I mean, I think -- I do think the
2 2801 could stand alone -- less important.

3 MS. O'MALLEY: Do you know the square footage on
4 the -- on the two houses to the left?

5 MR. ADLER: No, I don't. I took the measurements
6 at the street -- I mean, you know, the width of this.
7 Michele asked for those in terms of the massing, but I
8 didn't measure the -- you know, the depth.

9 MS. ALDERSON: Can I just ask one question on
10 that? Because my focus always tends to be perception of
11 size; not just absolute size. In addition to what the
12 massing study tells us, can you tell us what you can see of
13 this from contributing resources that may not be in our plan
14 we're looking at here?

15 MS. KURLAS: I'm really not --

16 MS. ALDERSON: Other old houses; not just the ones
17 on -- street. Across the street.

18 MS. WRIGHT: Well, that was one of the reasons I
19 passed around the map of Capitol View Park Historic
20 District. This is an odd area, in that there are more
21 modern houses across the street, there are more modern
22 houses all along Beechbank and as was mentioned, the fact
23 that this property backs to the Cohen property, which our
24 Legacy Open Space does have a signed contract to purchase.
25 So that we assume that contract will be executed and we are,

1 I guess, hoping to go to closing and that will remain
2 naturally an open space.

3 So, again, this is an odd enclave in that there
4 aren't -- the building we looked at, the Spanish Revival
5 building is really the only truly historic building in this
6 enclave. I'll pass them out.

7 I think, again, size of buildings is such a hard
8 issue. I guess one thing I would wonder and maybe the
9 applicant knows this, maybe other folks know, is there
10 another building in Capitol View Park that's a 1400 square
11 foot footprint?

12 MR. ADLER: Yes. The -- well, actually one that I
13 actually pulled up, which is on Barker which actually --
14 what is his name, John --

15 (Discussion off the record.)

16 MR. ADLER: Paul Trusader, yeah -- anyways, Paul
17 Trusader had designed two houses on Barker and I have a
18 footprint of one of the houses and it's 14 -- I'm sorry,
19 it's 1366 square feet, but that is not including the garage
20 -- the detached garage. So, I just actually just had pulled
21 up that, but I do know that my brother and I had built about
22 three houses over on Westmoreland -- I'm sorry, on
23 Meadowneck Court --

24 MS. WRIGHT: Meadowneck Court. We discussed
25 earlier today.

1 MR. ADLER: Okay, on Meadowneck Court and I think
2 those houses - 42 foot and 28? What were they, 42 --

3 MS. WRIGHT: -- they're about 15, 11 and 1300.

4 MR. ADLER: Okay. And then I know that the two
5 houses next door to them that were built --

6 MS. WRIGHT: They're also 11, 13 --

7 MR. ADLER: Are they? Okay.

8 MS. WRIGHT: Yeah, 1400 is getting at -- again, I
9 think the Commission just has to understand this, in the
10 whole historic district, 1400 square feet is getting at the
11 upper limits, the largest building within the historic
12 district. And I think that is just sort of a general
13 concern on Staff's part is that, you know, in Capitol View
14 we are looking at trying to, you know, not push the upper
15 limits --

16 MS. O'MALLEY: Mansionization?

17 MS. WRIGHT: No, I mean, I don't think you could
18 call this a mansion. I think, you know, it's a more subtle
19 contextual kind of thing, but I think it's important to note
20 that at 1400 square feet it would be one of the biggest
21 buildings in the district.

22 MR. BURSTYN: It is also -- filling up the lot.
23 It's not like Takoma Park where their houses are -- right
24 next to each other.

25 MS. WRIGHT: Mm-hmm, there certainly is a number

1 of different factors.

2 MR. ADLER: I just wanted to say one thing. Gwen,
3 what you were saying, I know that -- I mean, I'm not sure
4 about like with regard to new houses, but I know that there
5 are old houses that are larger than 1400 square feet --

6 MS. WRIGHT: I'm not sure --

7 MR. ADLER: -- not necessarily --

8 MS. WRIGHT: I don't think so. The only one that
9 might be is that large bungalow that is a -- essentially a
10 one-story building that's at Capitol View and Stoneybrook --
11 the intersection of Capitol View and Stoneybrook, but it's
12 large because it's sprawls out and it's a one-story
13 building. I honestly don't know of many other in the
14 district. It would be interesting to figure that out, but I
15 don't know of any other just from HAWPs that come in that
16 are that size.

17 MR. ADLER: I just did just want to make a quick
18 comment to what Ms. Alderson had said and if your name were
19 switched around, we would probably be relatives. They
20 always spell my name A-L-D-E-R, so -- but what you had said
21 earlier I think is important, which is not in terms of like
22 size and terms of lot coverage when you look and you see
23 well this is, you know, 12.4 percent lot coverage or this is
24 1000 square feet versus 1500 square feet. I think that in
25 terms of what it is on paper -- those numbers -- aren't

1 really as important as the perception, like you said, the
2 perception of the mass. What you were talking about in
3 terms of how you -- you know, how you perceive it.

4 And, you know, for instance, if this house were,
5 you know, not narrow and long, but wide and had a
6 traditional roof, which -- with a peak on it like the ones
7 over on Capitol View, which might be 13,000 square feet, but
8 they're up on a hill as it is and then they have the two
9 stories plus they have the top roof truss which adds
10 another, you know, 10 feet, so the mass of that is -- you
11 know, compared to this, which I think, you know, is in terms
12 of how you -- how one perceives it more not -- it doesn't
13 hit you, you know, in the face and, again, with the length
14 of it, the elongated part of it, it's a matter of at what
15 point would one see that.

16 And you know I was just talking to Larysa, well
17 you know, if we took off, let's say, 15 feet of the rear or
18 18 feet of the rear which would maybe make it -- change it
19 from a 1400 square footprint to maybe a 1000 square
20 footprint, no one would even notice that unless they were
21 right between -- right in here just in that -- towards the
22 -- and that when someone's -- I mean, obviously from the
23 street no one would notice and on Beechbank -- I'm sorry, on
24 Capitol View Avenue and then on Beechbank, which this one --
25 it's -- it's a dead end street. There is no -- there's no

1 street that connects to it and it's just the houses that are
2 on the street that, you know, obviously people I'm sure
3 sometimes walk down or you know the street and turn down
4 maybe just to drive and then they realize it's a dead end
5 and turn around, but it is something that in terms of, you
6 know, visually the length of it I don't think is going to
7 show that much.

8 MR. FULLER: Let me finish and try to get you then
9 my comment and we'll keep going down the line. I agree with
10 the approach of keeping the front elevation narrow. I like
11 the differentiation; pulling the east side a little bit
12 further forward. Quite frankly, I think you might even do
13 better by even letting it break the roofline a little bit to
14 just help emphasize the differentiation.

15 I like the idea of sort of the miscellaneous roofs
16 forming a front entry. I'm a little concerned about the
17 siding as rendered. It kind of looks a little bit like T-
18 111 or something that could look like inexpensive material
19 and I think that you want to look closely at that; whether
20 maybe you mix in some stucco to tie in with what's next to
21 you, but staying in contemporary form.

22 I think you also need to look at your west
23 elevation. As you said, everybody approached this house,
24 the west elevation's going to be the one you really see --
25 at least the front piece of it in relation and right now

1 it's just, to me it's not up to the rest of the house.

2 But other than that, I mean if the house could be
3 made a little bit shorter -- I don't think I'm talking 15
4 feet, I think four or five feet -- something just to keep --
5 just like we said on the house next door; pull the west
6 portion of that back, I think this one wants to pull a
7 little bit further forward. Just make sure there's as much
8 space and separation between the two properties as possible.
9 But, to me, it's four to five feet would knock off a hundred
10 feet or something like that.

11 MS. WILLIAMS: I think the most important thing
12 about this historic district is the wooded nature of this
13 site in particular and generally the bucolic nature of the
14 historic district. So, what's most important about, you
15 know new structures in the historic district are how they
16 sit on the site. I think this one is very successful. It
17 doesn't sit up high. It's not obtrusive. It doesn't stick
18 out like a sore thumb, so it's -- it's tightly put into its
19 site and it fits well.

20 I agree that it's important to reduce the amount
21 of square footage of lot occupancy because you want to
22 retain as much open space as possible. So, theoretically
23 I'd like to see the reduction from 18 percent or whatever
24 it's at right now to 12 percent. Having said that, I also
25 agree with Commissioner Alderson that, you know, the

1 perception of this house is that it's not a grand house,
2 it's not huge, and when you look at the plan, it's a little
3 bit hard to figure out where you would tighten it up. So, I
4 leave that to the architects to try and figure it out, to
5 try and reduce that percentage of lot occupancy because it
6 is, in my opinion, the proud nature of the historic district
7 is the most important thing there and we just want to retain
8 as much open space as possible.

9 But, generally I think the project is -- or, the
10 proposed house is successful in its use of materials and the
11 scale and massing and it would work well.

12 MS. WATKINS: I would agree. I think it's very
13 successful. I have a question about the detailing. I don't
14 know if it's just -- it says painted one-by-two PVC battens.
15 Is that --

16 MS. KURYLAS: Yeah, the thought was to use -- for
17 the siding to use the hardipanel material and apply that to
18 the top of the hardipanel -- and we would create the --

19 MS. NARU: Staff has already talked to the
20 applicant about that. I didn't think that would fly.

21 MR. ADLER: No, I think that --

22 MS. NARU: That was what we had said about how the
23 PVC wasn't going to work, but it needed to be wood siding.

24 MR. ADLER: Oh, because the PVC is not -- I mean,
25 it's not -- it's basically -- I mean, you hit it and it's

(37)

1 hard and it -- from a look, it's -- it's -- it looks the
2 same. I think that --

3 MS. KURLYLAS: It's a durability issue. It's a
4 product that, you know, in a small member, you know like a
5 one-by-two those are very susceptible to rot --

6 MS. NARU: Right, I mean that's what I had said
7 about if you didn't want to do board and batten that just do
8 vertical siding, you know tongue and groove instead of that.
9 That was a problem. But I think it really needed to be
10 wood. At least Staff felt that it needed to be wood. I
11 mean, the Commissioners can --

12 MS. WATKINS: No, I would agree. I just wasn't
13 clear on that. I'd never seen that detailing. Okay.

14 MS. NARU: But I think those were the kind of
15 details that we can work on in the HAWP.

16 MS. ANAHTAR: I agree that we shouldn't go with
17 the numbers in this case because both the floor plan and the
18 elevations look very modest in size and the house doesn't
19 look that big in proportion to the lot. I don't have a
20 problem.

21 MS. O'MALLEY: So you kind of get a mixed reading
22 on that. I will throw in my comments in that I think it is
23 too long. I think as I look at the house next door at 2809
24 you can see pretty much what the dimensions of that house
25 are, and I could see you cutting off the last bay and moving

1 the inside up, maybe making a front porch six feet instead
2 of eight feet, you know, as you go on back. I think 1400
3 square feet is too big for Capitol View. I think the other
4 houses that are that size are as big.

5 MR. ADLER: Thank you.

6 MS. NARU: I guess the next step would be -- we'll
7 just iron out the little details, but I think generally it's
8 just maybe some small reductions and materials, etcetera,
9 but I think at least from Staff's perception that the
10 Commission just wants us to work with tweaking --

11 MS. WRIGHT: Well, I think you're getting a mixed
12 -- actually a mixed reaction. I think there are some
13 Commissioners who are saying we want it to be smaller. I
14 mean, I heard that from at least two or three Commissioners.
15 I heard two or three Commissioners say the size is okay.
16 So, I think you all need to make a judgment as to what you
17 want to present and then it will either be voted up or down.

18 But there are certainly -- you know, I think the
19 materials and things like that are probably the tweaking
20 things. But I think there is still some comment -- at least
21 by a few Commissioners that size is still an issue.

22 MR. ADLER: I just wanted to ask one thing and
23 also make a remark. With regard to the property behind,
24 that's going to be basically just used as open space, or is
25 that going to be turned into --

1 MS. WRIGHT: No, Legacy Open Space is passive open
2 space.

3 MR. ADLER: Okay.

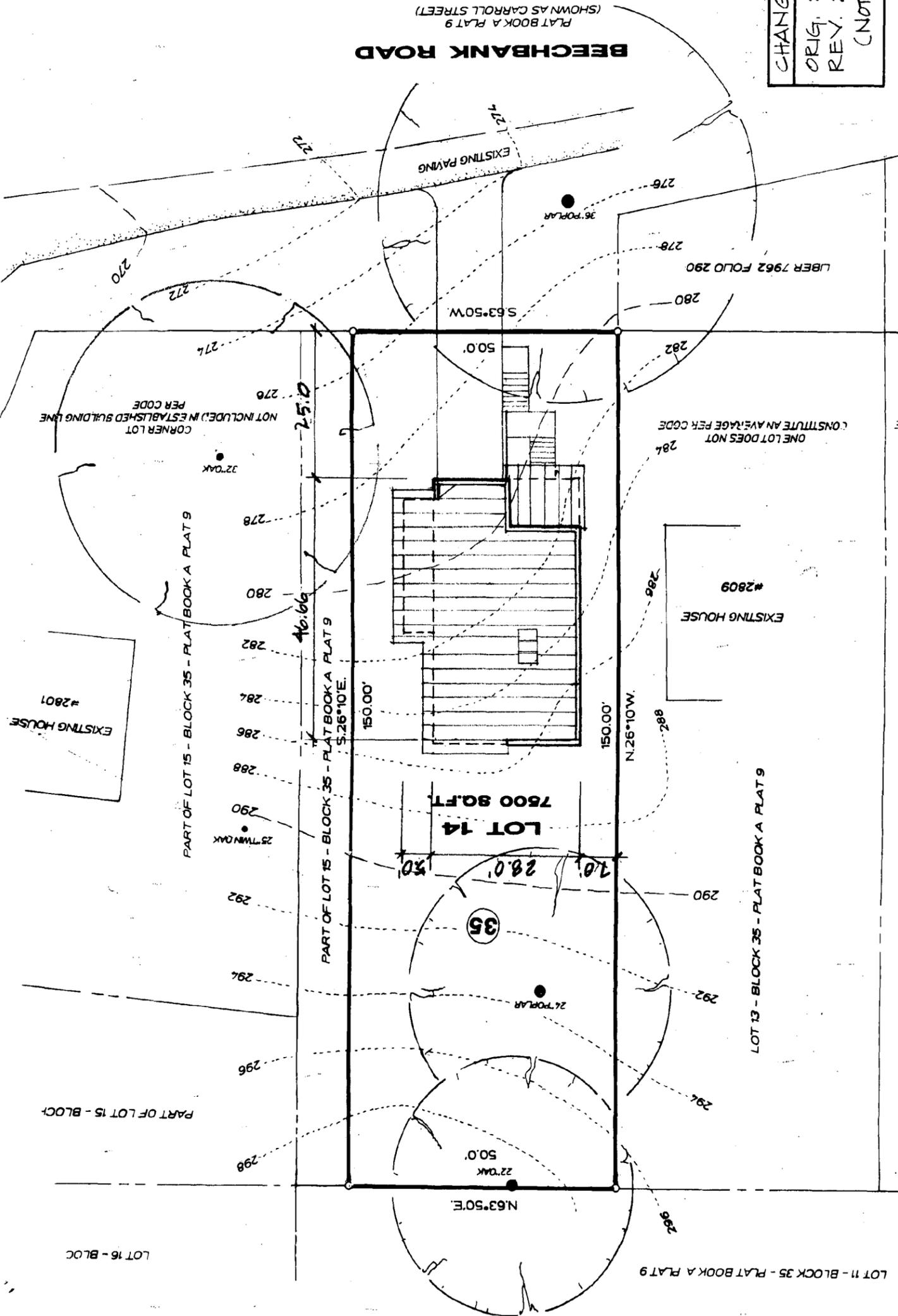
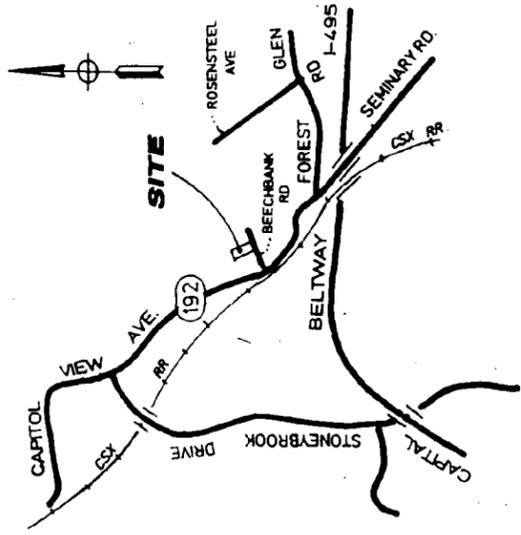
4 MS. WRIGHT: Forest land and open space. It
5 doesn't become ballfields or playgrounds. It's just open
6 space.

7 MR. ADLER: Okay, that's fine. I'm glad to know
8 that that deal has gone through; very happy about that. And
9 I also just wanted to bring up that with regard to that open
10 space and all that -- everything behind, it gives the
11 appearance where if you look at it on paper and you see the
12 lot is, you know, a certain size and you have the coverage
13 as, you know, 16 percent versus 12 percent, that visually,
14 which in terms of from the perception which is really the
15 important thing is how it looks out in the field as opposed
16 to how it is on paper, that you know, it could -- that the
17 lot could be -- is a lot bigger. I mean, yes because there
18 is that open space there and I don't think there's going to
19 be -- in terms of fences and so forth, I would even want to
20 prohibit if I could having the -- definitely the house I'm
21 moving into on 2801, but also purchaser of the new home not
22 put a fence in the rear so we could keep that -- all that
23 open space and it basically feels and looks like it's these
24 people's backyards. God, what a great --

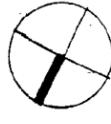
25 MS. WRIGHT: I think you should -- I mean,

(30)

SCALE: 1" = 2,000'



CHANGES
 ORIG. 29 JULY 04 FOOTPRINT: 1400 SF
 REV. 21 SEPT 04 FOOTPRINT
 (NOT INCL. 95 SF PORCH): 1190 SF



1:20

SITE / ROOF PLAN

Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT: NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

DATES: 29 JULY 04
 21 SEPT. 04 REV

LOT 16 - BLOC

LOT 11 - BLOCK 35 - PLAT BOOK A PLAT 9

LOT 13 - BLOCK 35 - PLAT BOOK A PLAT 9

PART OF LOT 15 - BLOCK 35 - PLAT BOOK A PLAT 9

PART OF LOT 15 - BLOCK 35 - PLAT BOOK A PLAT 9

LOT 14
 7500 SQ.FT.

EXISTING HOUSE
 #2809

EXISTING HOUSE
 #2801

CORNER LOT NOT INCLUDED IN ESTABLISHED BUILDING LINE PER CODE

ONE LOT DOES NOT CONSTITUTE AN AVERAGE PER CODE

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

S.63°50'W

N.26°10'W

N.63°50'E

S.26°10'E

50.0'

150.00'

150.00'

25.0'

46.66'

50.0'

S.63°50'W

50.0'

50.0'

50.0'

50.0'

50.0'

50.0'

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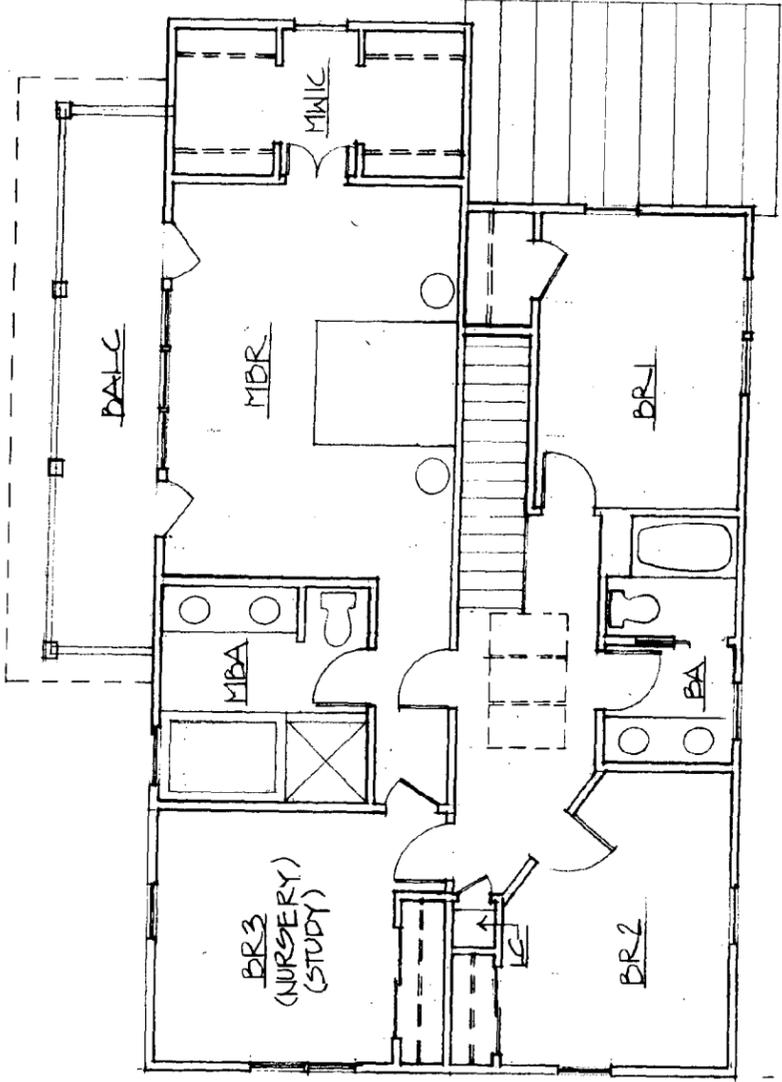
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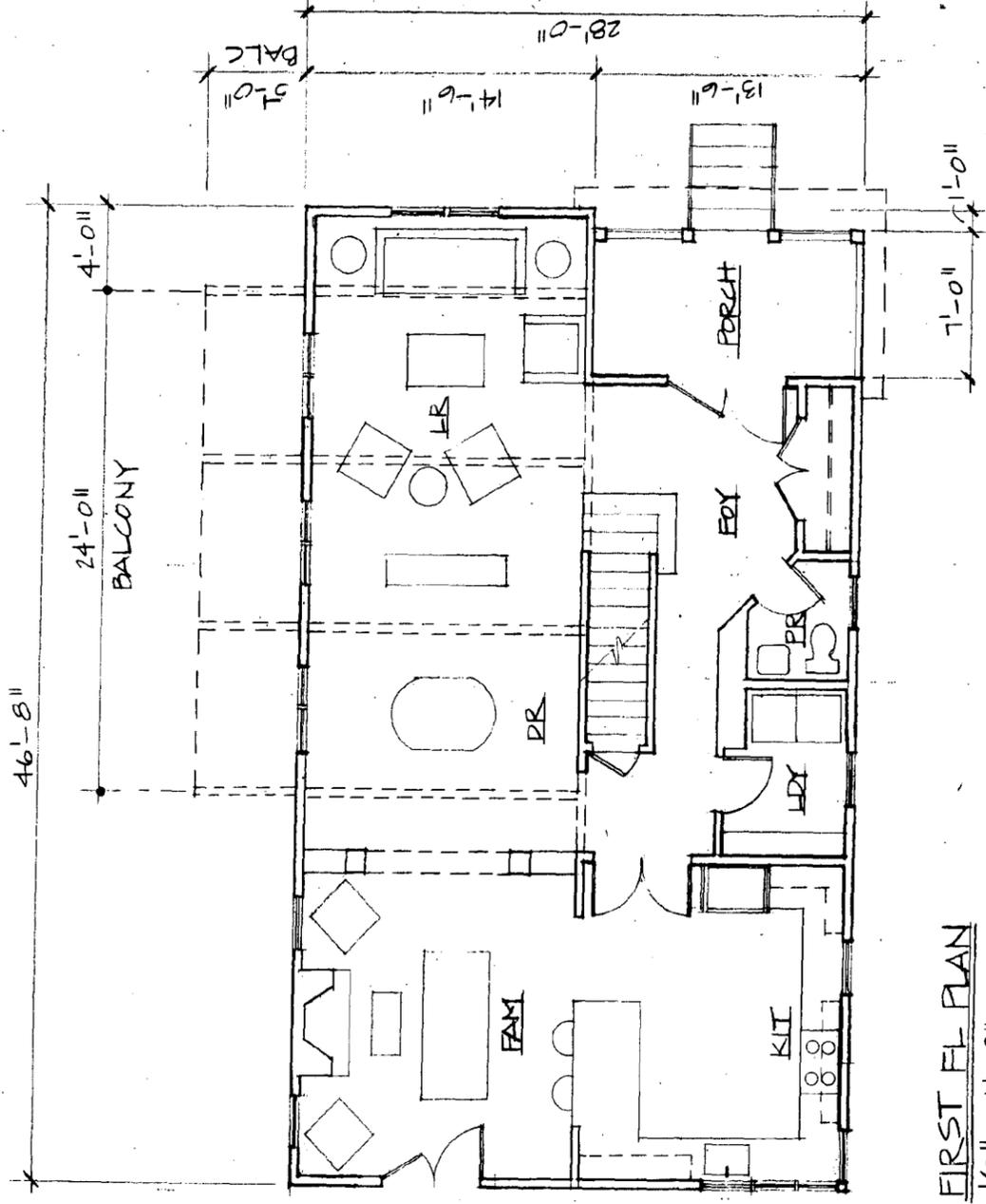
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SECOND FL PLAN



FIRST FL PLAN
 1/8" = 1'-0"

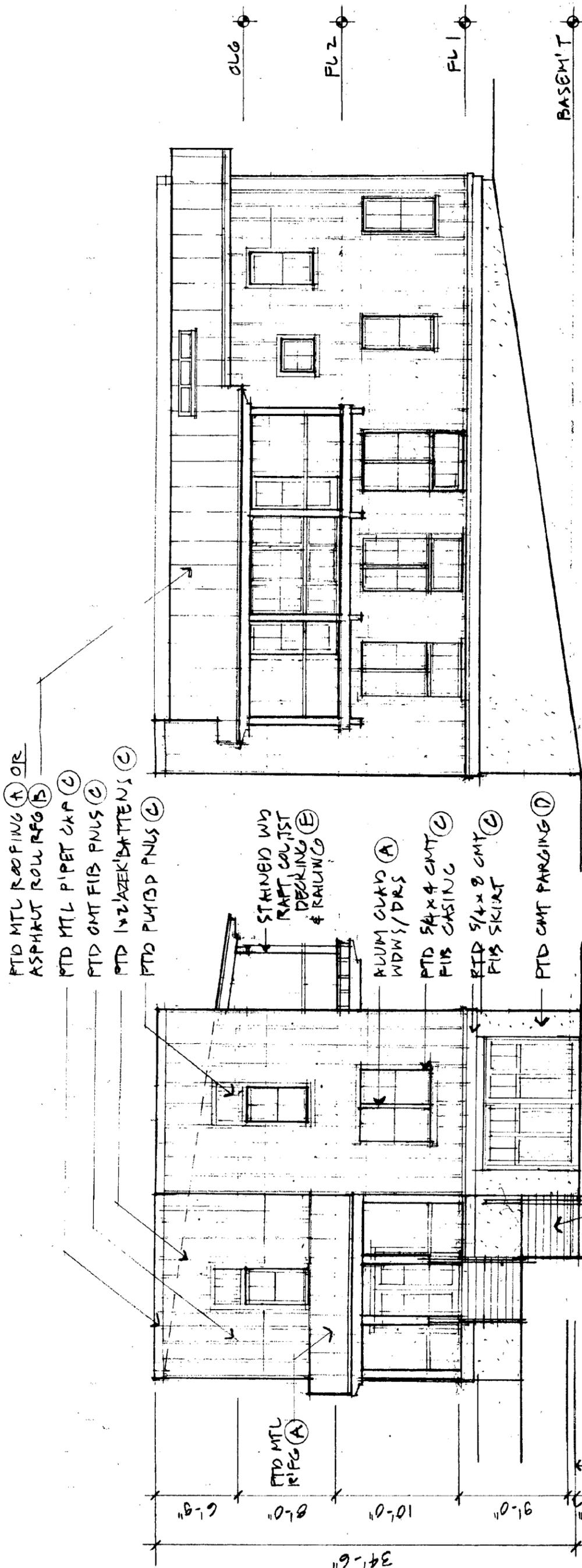
DATES: 29 JULY 04
 21 SEPT 04 REV

OWNER:

Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
 2803 Beechbank Rd.
 Silver Spring, MD 20910



EAST ELEV
 1/8" = 1'-0"

SOUTH ELEV

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
 Silver Spring, MD 20910

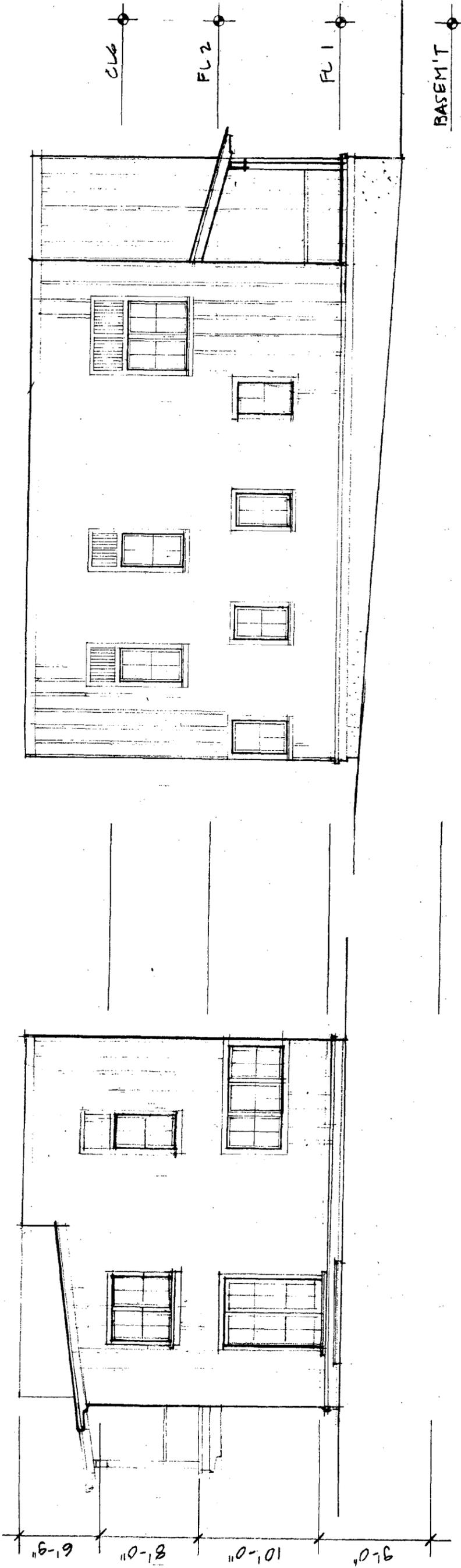
PROJECT:

Arbor Homes, LLC

10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

OWNER:

DATES: 29 JULY 04
 21 SEPT 04 REV



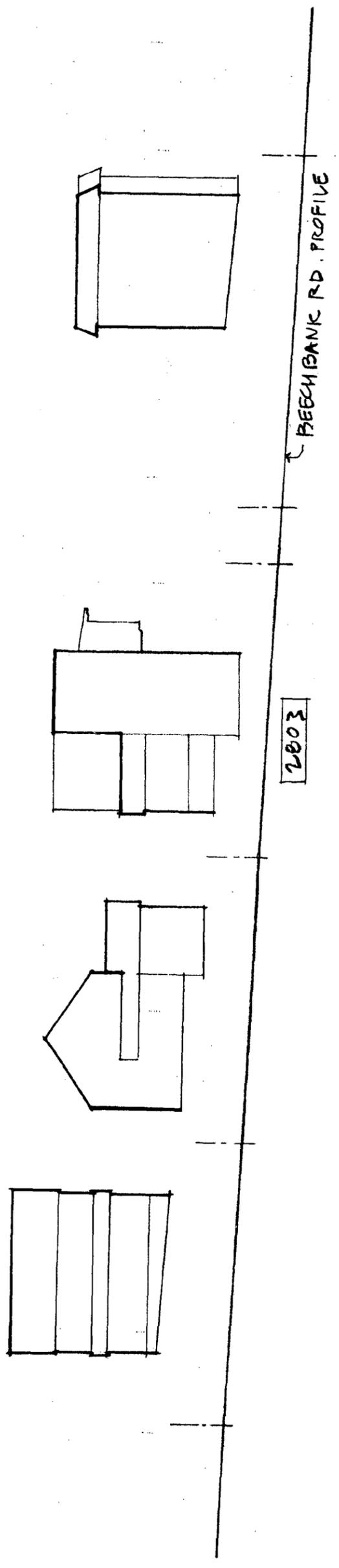
NORTH ELEV

WEST ELEV
1/8" = 1'-0"

PROJECT: **NEW SINGLE FAMILY HOME**
2803 Beechbank Rd.
Silver Spring, MD 20910

OWNER: **Arbor Homes, LLC**
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

DATES: **29 JULY 04**
21 SEPT 04 REV



MASSING STUDY
1:20

DATES: 29 JULY 04
21 SEPT 04 REV

OWNER: Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT: NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

IV-B

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2805 Beechbank Avenue, Silver Spring	Meeting Date:	09/08/04
Resource:	Lot 14 Capitol View Park Historic District	Report Date:	09/01/04
Review:	Preliminary Consultation	Public Notice:	08/25/04
Case Number:	N/A	Tax Credit:	None
Applicant:	Alan Adler (Larysa Kurylas, Architect)	Staff:	Michele Naru

PROPOSAL: New House Construction

RECOMMEND: Revise and proceed to HAWP Submittal

HISTORIC DISTRICT DESCRIPTION:

Capitol View Park is a railroad community begun in 1887 when Mary and Oliver Harr purchased and subdivided land along the B&O's Metropolitan Branch between Forest Glen and Kensington. The community's name came from the view of the Capitol dome afforded by the upper stories of some of the early houses. Because of the growth of trees in intervening years, this view is no longer possible. Capitol View Park, however, continues to retain the scenic, rural setting which attracted its first inhabitants from Washington. Narrow, country lanes wind between large lots, the average of which is 12,000 square feet. Farmer Thomas Brown built a house in the post-Civil War era, before the railroad bisected his farm. Set back on a long curving driveway, Brown's dwelling still stands, known as the *Case House*, at 9834 Capitol View Avenue.

Unlike the homogenous suburban developments that make up a great deal of Montgomery County, Capitol View Park is a picturesque blend of many architectural styles dating from the 1890s to the 1980s. The community represents the architectural history of Montgomery County over the last century. The first houses built in Capitol View Park were designed in the Queen Anne style, characterized by their picturesque rooflines, large scale, numerous porches, and variety of building materials, including clapboard and fishscale shingles. Notable Queen Anne-style houses, built in the 1880s and 1890s, are found on Capitol View Avenue, Meredith Avenue, Lee Street, and Menlo Avenue. Residents built Colonial Revival style dwellings beginning in the 1890s. These dwellings feature classical details including cornices with entablatures, heavy window molding, and large round porch columns. Colonial Revival-style houses are found on Capitol View Avenue and Grant Avenue.

By the turn of the twentieth century, smaller-scale houses were becoming popular. Designed to harmonize with natural settings, these structures have a horizontal emphasis and were painted in natural tones. This group includes Bungalow and Craftsman-style houses built from 1900 into the 1920s. Early examples are found on Stoneybrook Drive, Meredith Avenue, and Capitol View Avenue.

The pace of growth in Capitol View Park continued at a constant rate until the 1940s when a

construction boom added nearly 50 houses to the community. Since then, houses have been added at a more leisurely rate, continuing the pattern of diversity that characterizes Capitol View Park.

PROJECT DESCRIPTION

SIGNIFICANCE: Vacant Lot within Capitol View Park Historic District.

This lot is flanked to the west by a collection of non-contributing resources with a front yard setback of 25' and to the east a very prominent contributing resource with a setback of approx. 55'. The subject lot contains several mature trees. The grade slopes steeply down from the north (back) to the south (front) and gently from the west (left) down to a stream bed on the east (right).

PROPOSAL:

The applicant is proposing to construct a new house with sub-level attached garage on the subject lot with a 25' front yard setback. The design of the proposed new house is modern with no real ties to any historic style. The proposed materials are vertical wood, board and batten siding; metal roofing; and wood, aluminum clad, casement windows and entry doors.

STATISTICS:

Lot size:	7,500 sq. ft.
Proposed House Footprint:	1,400 sq. ft.
Proposed Lot coverage:	18.6%

APPLICABLE GUIDELINES:

When reviewing proposed new construction 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.

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffers undue hardship.
 - In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Guidelines for Rehabilitation

#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

Staff supports the proposed design as it utilizes the existing topography and landscape. The proposed setback of 25 feet places the new house's alignment with the other non-contributing houses along Beechbank to the west, which, in staff's opinion, helps to separate and detach it visually from the historic property to the east, which has a setback of 55'.

Staff is concerned, however, with the proposed footprint of the subject house. Due to the size of this lot, a 1,400 sq. ft. footprint brings the proposed lot coverage to 18.6%. In a historic district where the goal is to retain open-space and rural character, staff feels that the proposed lot coverage should be reduced to approx. 12%, or approx. 1,000 sq. ft. footprint.

Staff notes that this property contains several large trees, which contribute to the landscape of the historic district. At the site visit, staff noted that there appear to be more trees on the lot that are larger than 6" in diameter DBH than illustrated on the site plan, and staff asks that for the HAWP submittal, the applicant re-check the site and, if needed, submit a revised tree survey. Additionally, a tree protection plan needs to be designed, by a certified arborist, outlining the protection measures that will be implemented to ensure the survival of the existing trees during construction.

Finally, for the HAWP submittal, staff requests specification sheets outlining the manufacturer, model and description of product for the windows and doors, people and garage.

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 with a HAWP submittal.

1909 Q Street NW, Suite 200
 Washington, DC 20009
 202.797.8236 tel
 202.387.4588 fax

MEMORANDUM

Date: 28 July 2004
To: Alan Adler
 ARBOR HOMES, LLC
 fax 301 445-5679
From: Larysa Kurylas UK
Re: Historic Submission
 2805 Beechbank Rd.
 Silver Spring, MD 20910

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

The empty site is heavily wooded. The grade slopes steeply down from north (back) to south (front) and gently from west (left) down to a stream bed on the east (right).

House styles on the street range from one story bungalows and cottages on the south side of Beechbank Rd. to two story 'farmhouse' structures on the west. Immediately to the east of this site is a distinctive Spanish style stucco and clay tile mansard roof house built in

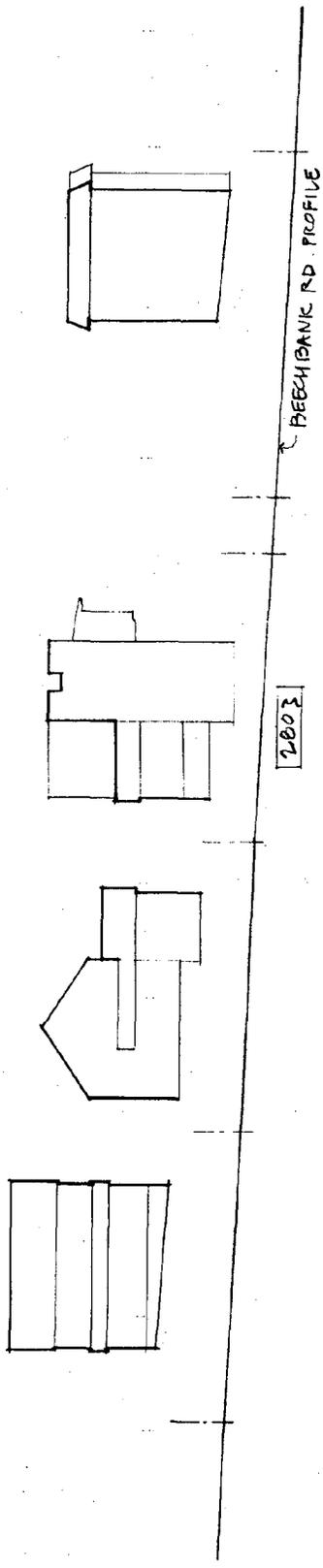
1926.

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

In placement, spacing and two story massing, the proposed house forms a link with the two houses to the west. The roofed entry porch relates to the one story elements of the neighboring houses, while the 8 ft. deep front bay emphatically ends the row -- allowing for the distinctive Spanish style house to stand alone.

The low sloping roof follows the general west/east slope of the property, and creates a deferential stance to the Spanish style house (2801 Beechbank Rd.). Because '2801' is set back approx. 55 ft. from the front property line, the projecting second floor master bedroom balcony on the east side of the proposed house overlooks the wooded front yard of '2801' which slopes down to the stream bed.

Traditional board and batten cladding, metal roofing and craftsman touches (in the shaped rafter tails of the front porch and balcony) give scale and texture to this decidedly modern house. Casement windows and French doors relate to '2801'. The taupe color of the house is intended to blend in with the bark color of the woods, while 'cottage red' accents are used sparingly for crispness on window/door sash and roof elements. By its stylistic uniqueness, the proposed house reinforces the eclectic character of the street and historic district.

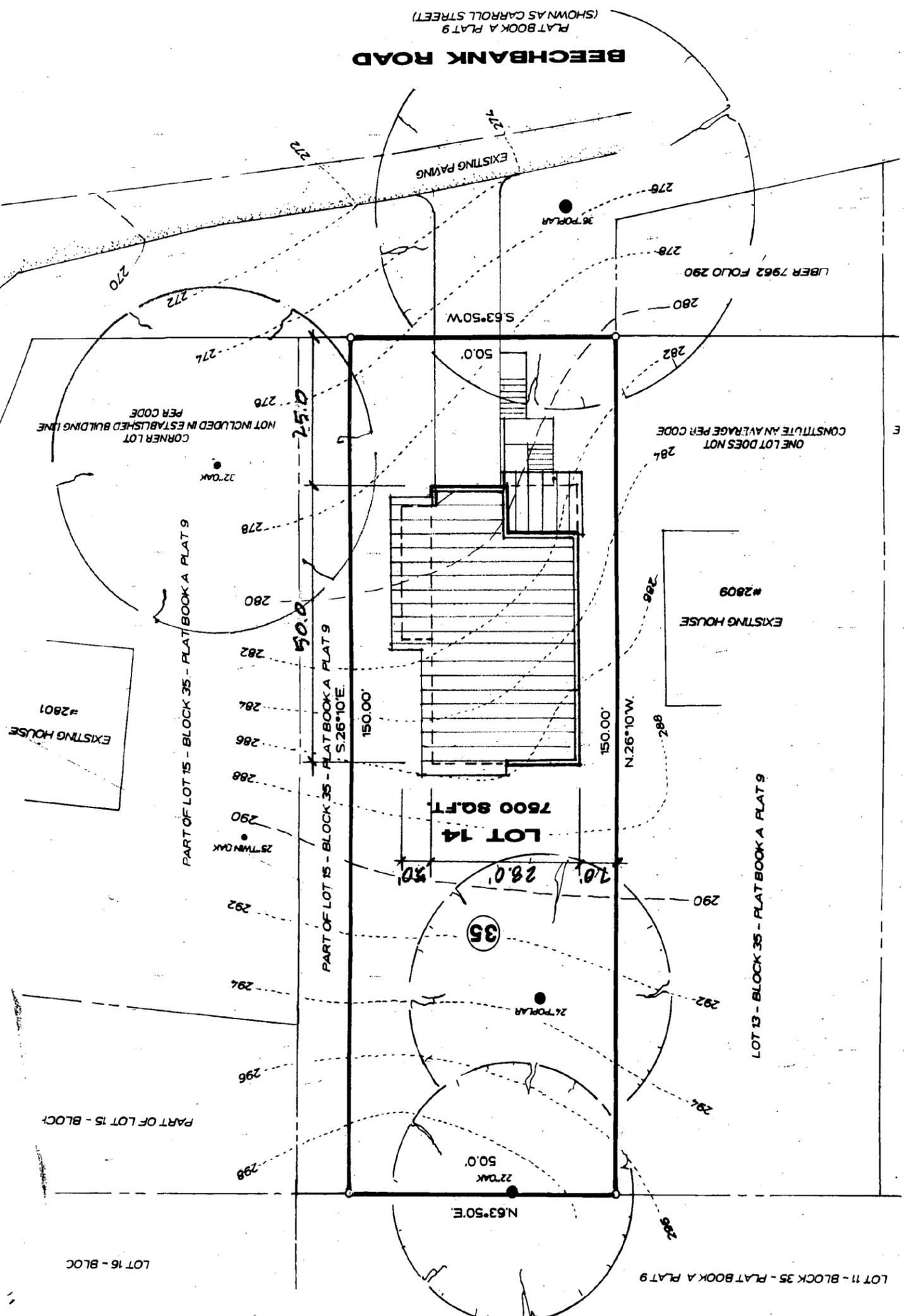
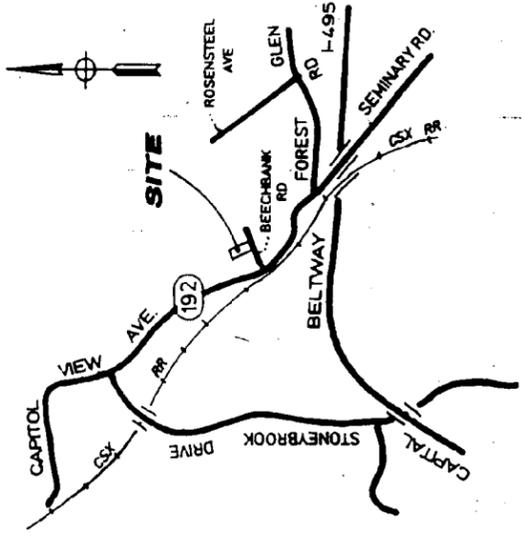


MASSING STUDY
1:20

DATE: 29 JULY 04 **OWNER:** **Arbor Homes, L.L.C.**
10311 Nagler Rd
Silver Spring, MD 20910
(301) 445-2522

PROJECT: **NEW SINGLE FAMILY HOME**
2803 Beechbank Rd.
Silver Spring, MD 20910

VICINITY MAP
 SCALE: 1" = 2,000'

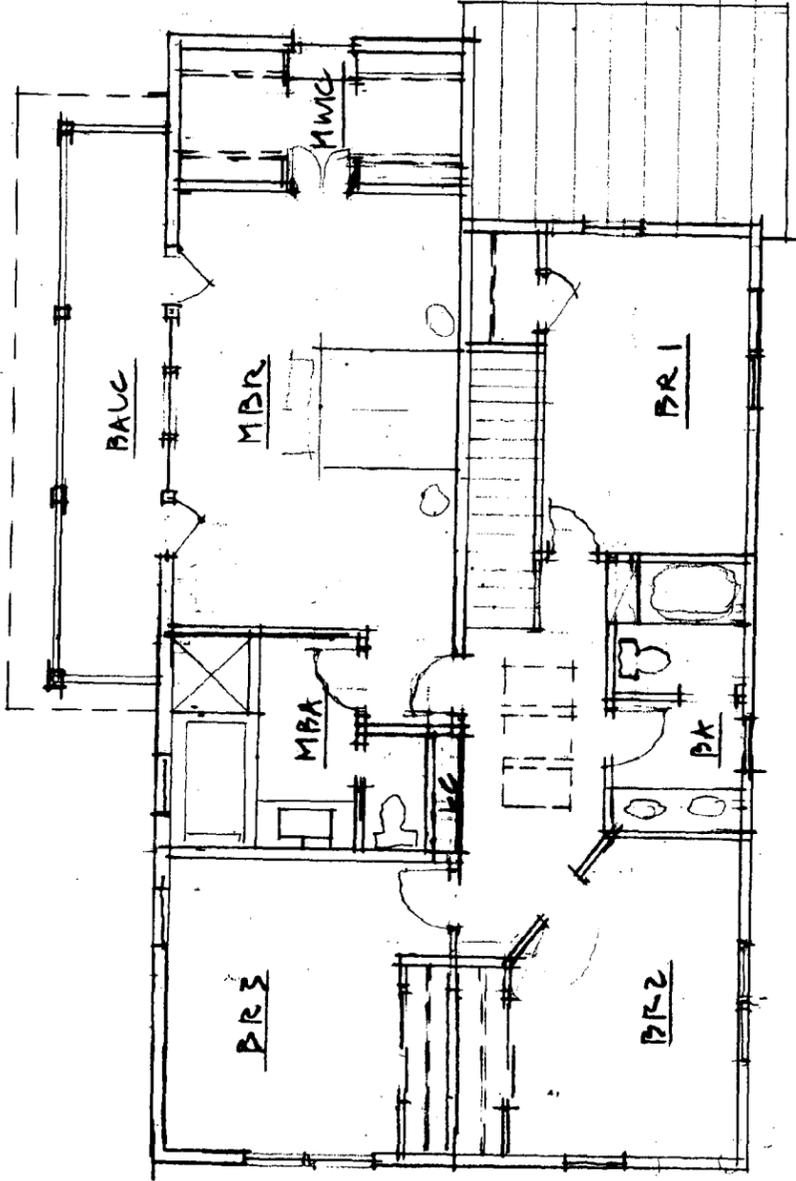


SITE / ROOF PLAN

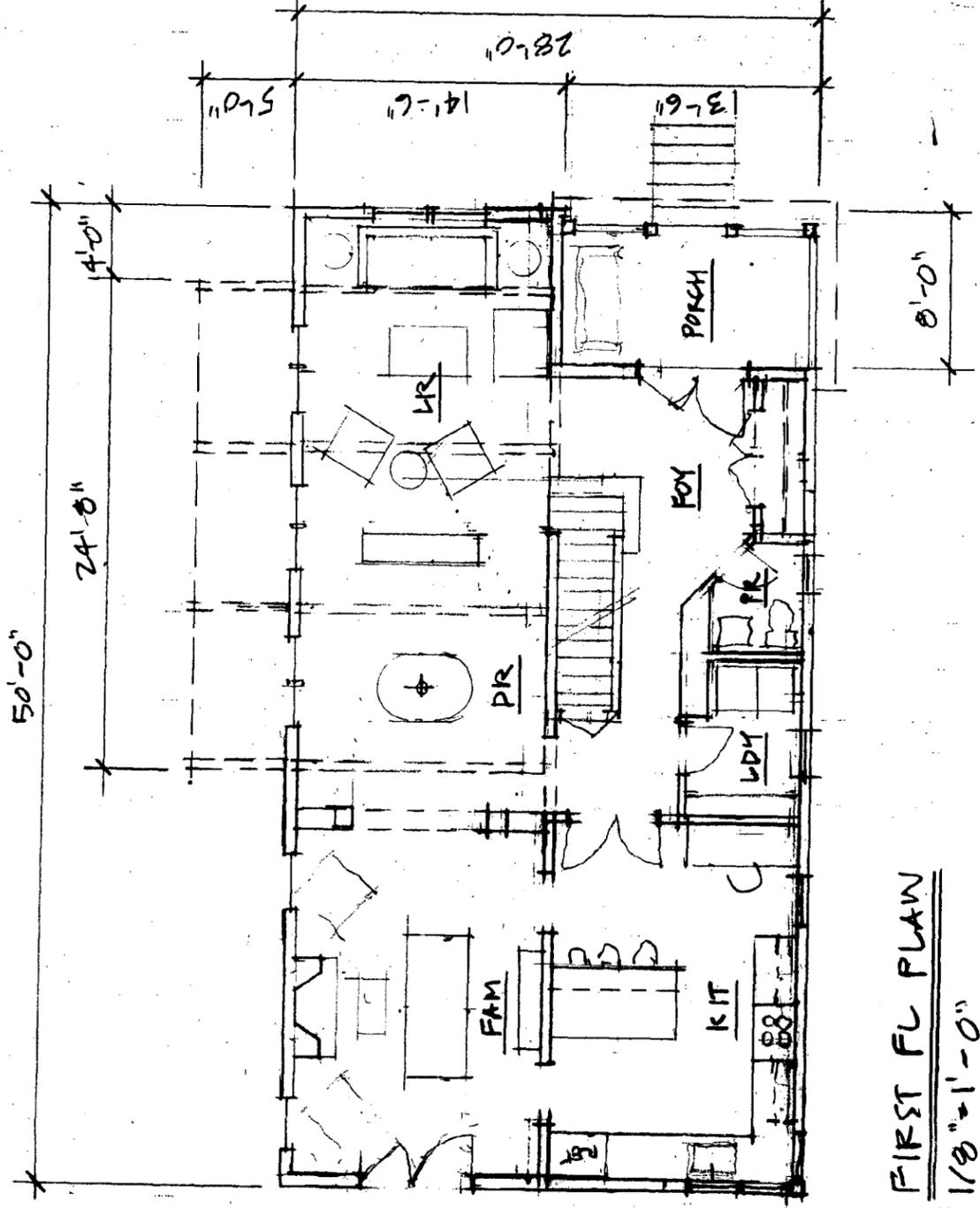
PROJECT:
 NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
 Silver Spring, MD 20910

OWNER:
Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

DATES: 29 JULY 04



SECOND FL PLAN



FIRST FL PLAN
1/8" = 1'-0"



DATES: 29 JULY 04

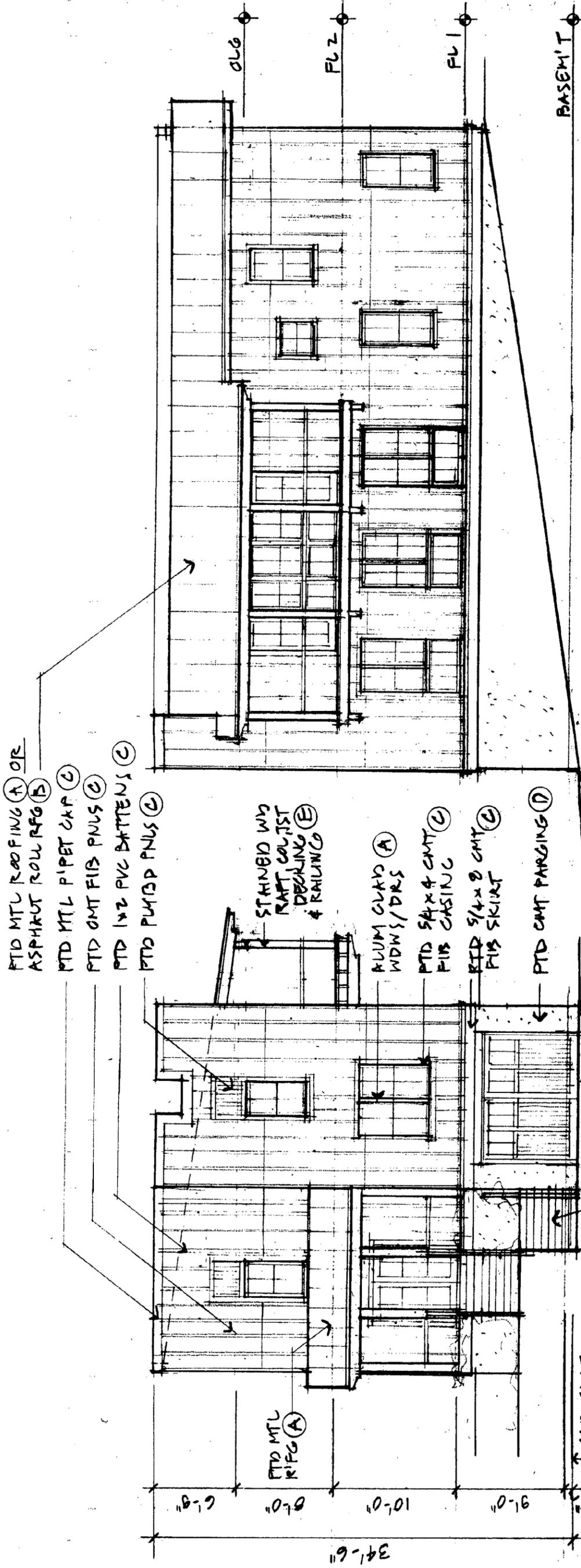
OWNER:

Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

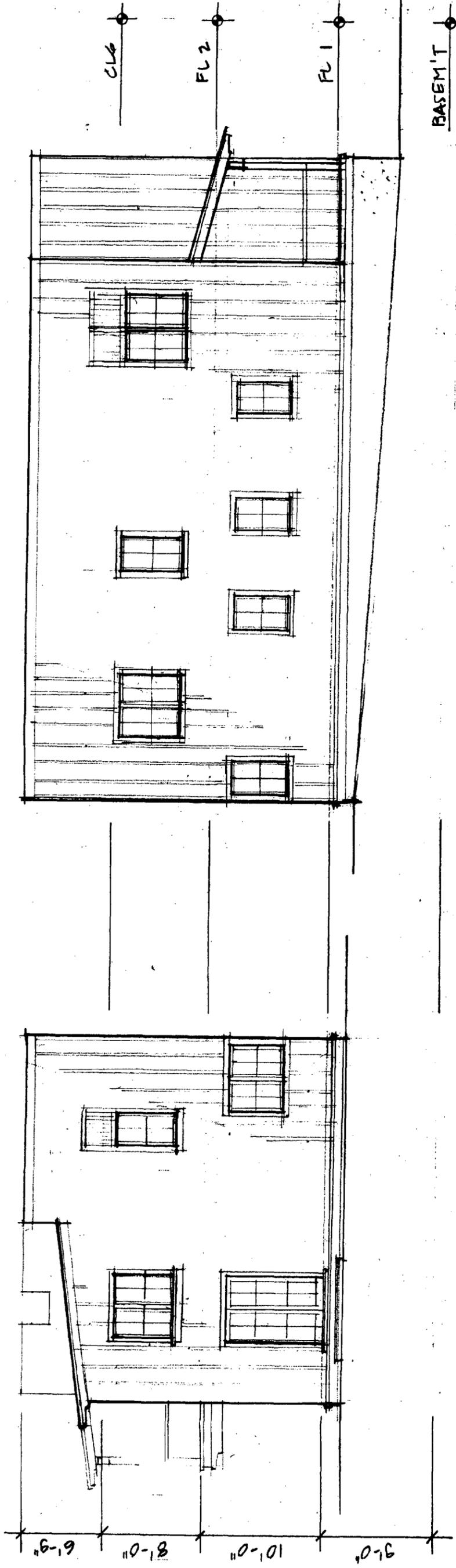
ARCHITECT:
THE KURLAS STUDIO
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236



EAST ELEV
 1/8" = 1'-0"

SOUTH ELEV

- COLOR KEY**
- (A) COTTAGE RED
 - (B) GREEN
 - (C) TAUPE
 - (D) DARK TAUPE
 - (E) BROWN



NORTH ELEV

WEST ELEV
 1/8" = 1'-0"

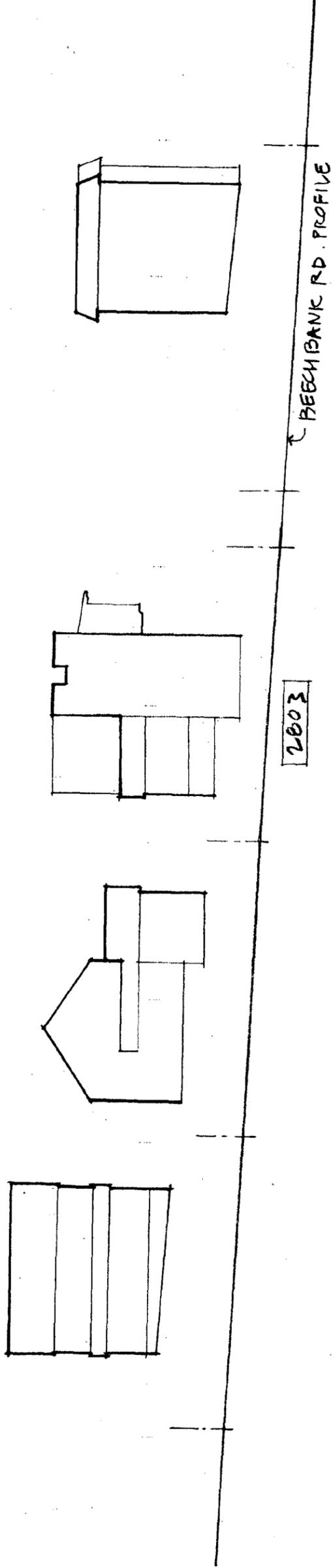
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2803 Beechbank Rd.
 Silver Spring, MD 20910

PROJECT:

Arbor Homes, LLC
 10311 Naglee Rd.
 Silver Spring, MD 20903
 (301) 445-2522

OWNER:

DATE: 29 JULY 04

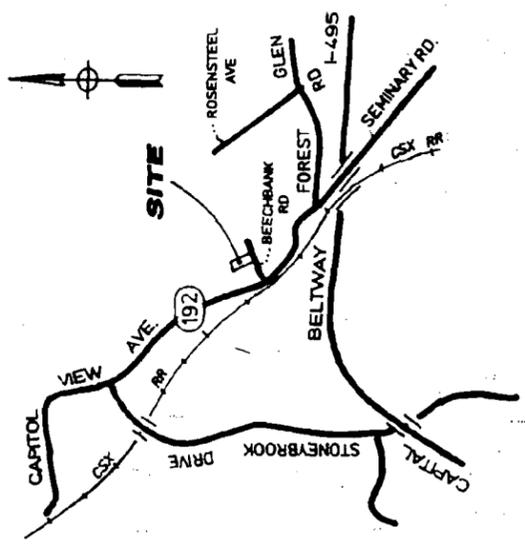


MASSING STUDY
1:20

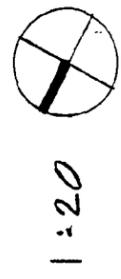
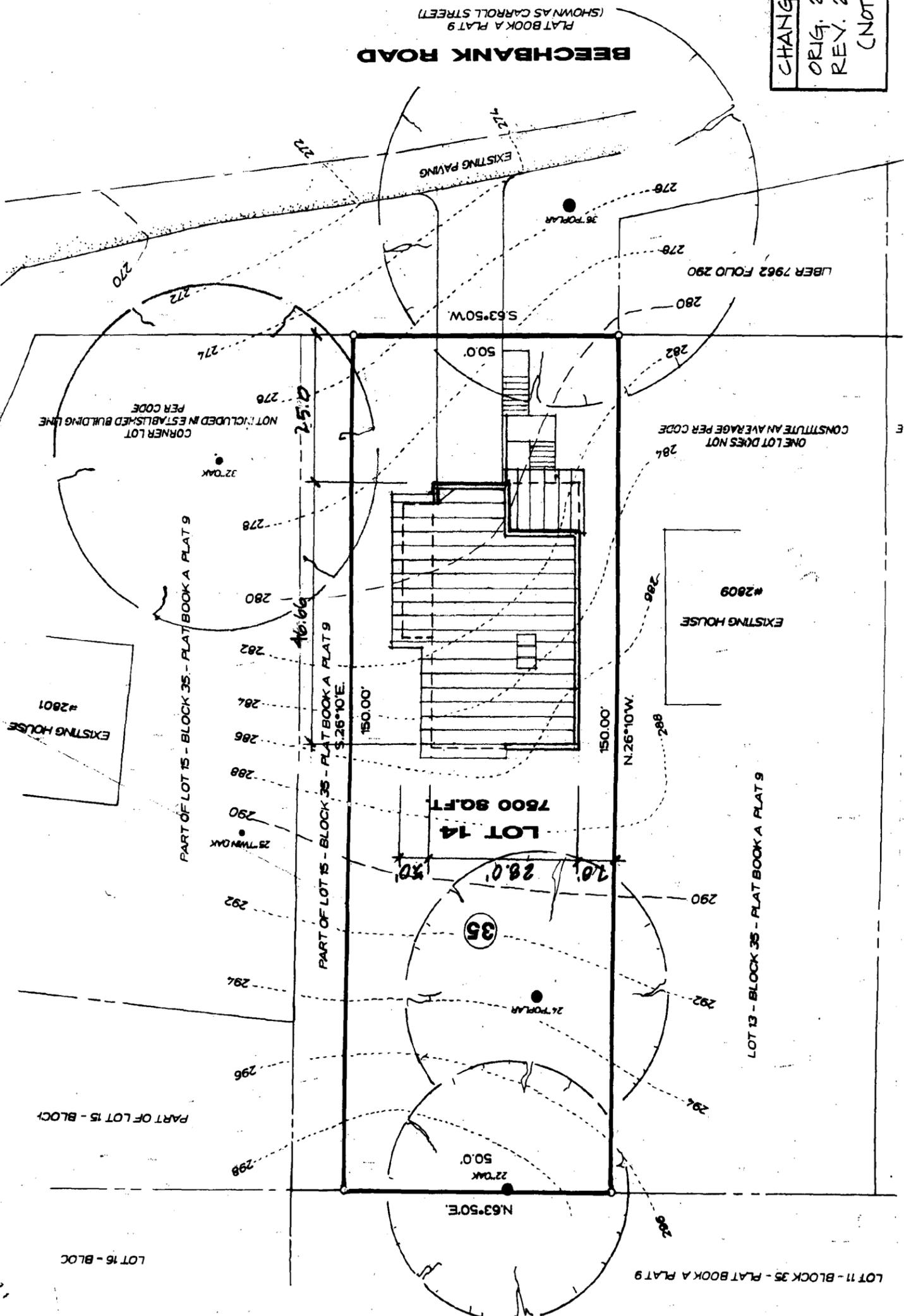
DATES: 29 JULY 04 OWNER: Arbor Homes, LLC
10311 Naglee Rd.
Silver Spring, MD 20903
(301) 445-2522

PROJECT: NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

VICINITY MAP
SCALE: 1" = 2,000'



CHANGES
ORIG. 29 JULY 04 FOOTPRINT: 1400 SF
REV. 21 SEPT 04 FOOTPRINT
(NOT INCL. 95 SF PORCH): 1190 SF

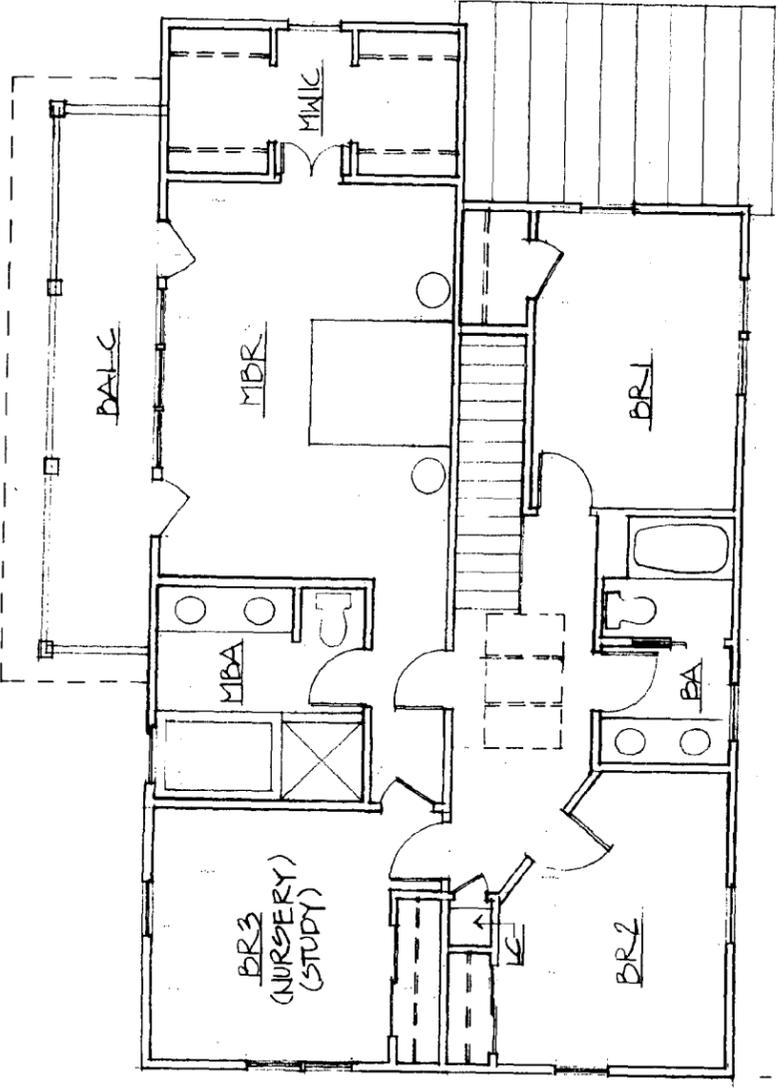


SITE / ROOF PLAN

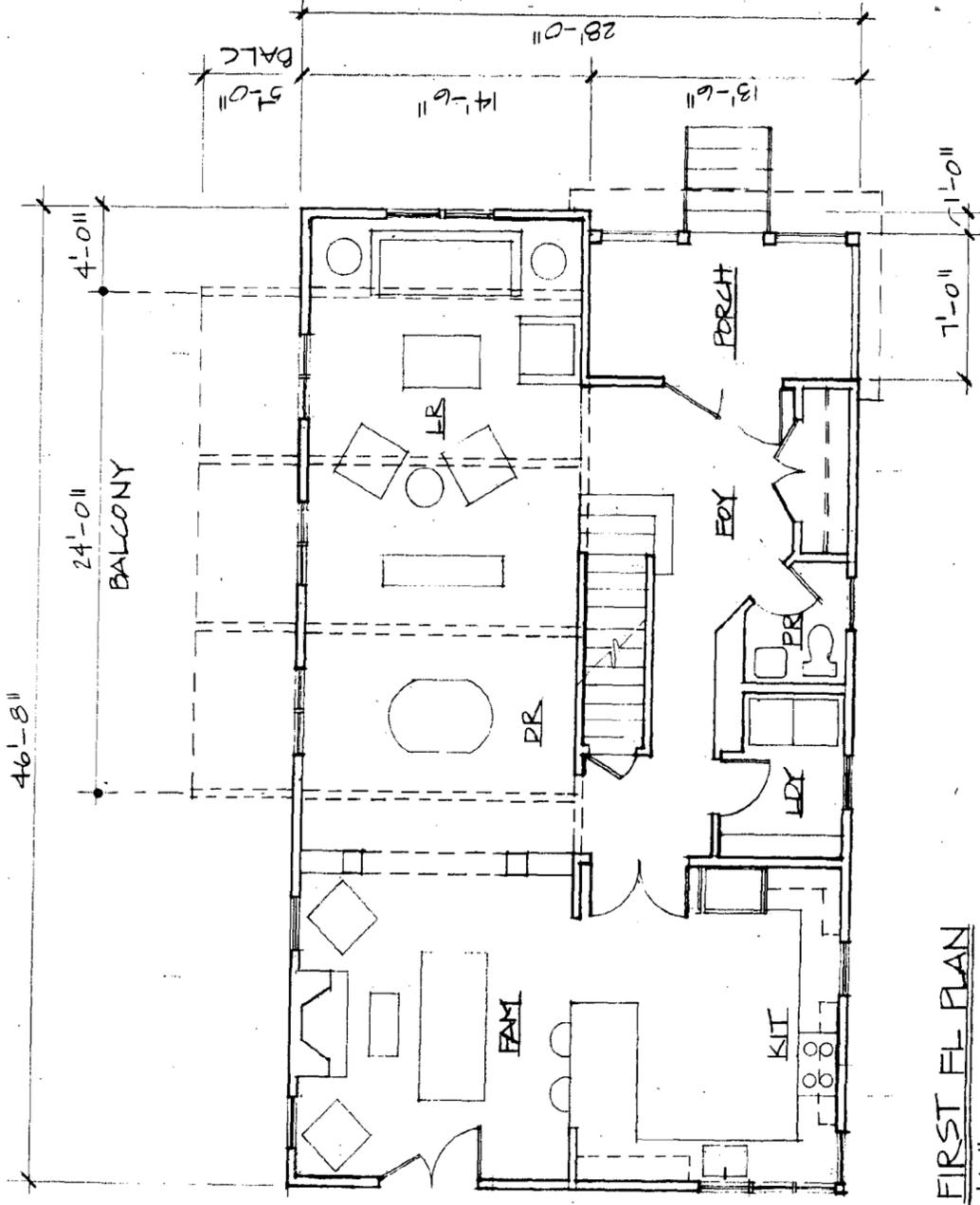
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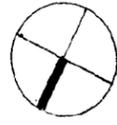
DATES: 29 JULY 04
21 SEPT. 04 REV



SECOND FL PLAN



FIRST FL PLAN
1/8" = 1'-0"



DATES: 29 JULY 04
21 SEPT 04 REV

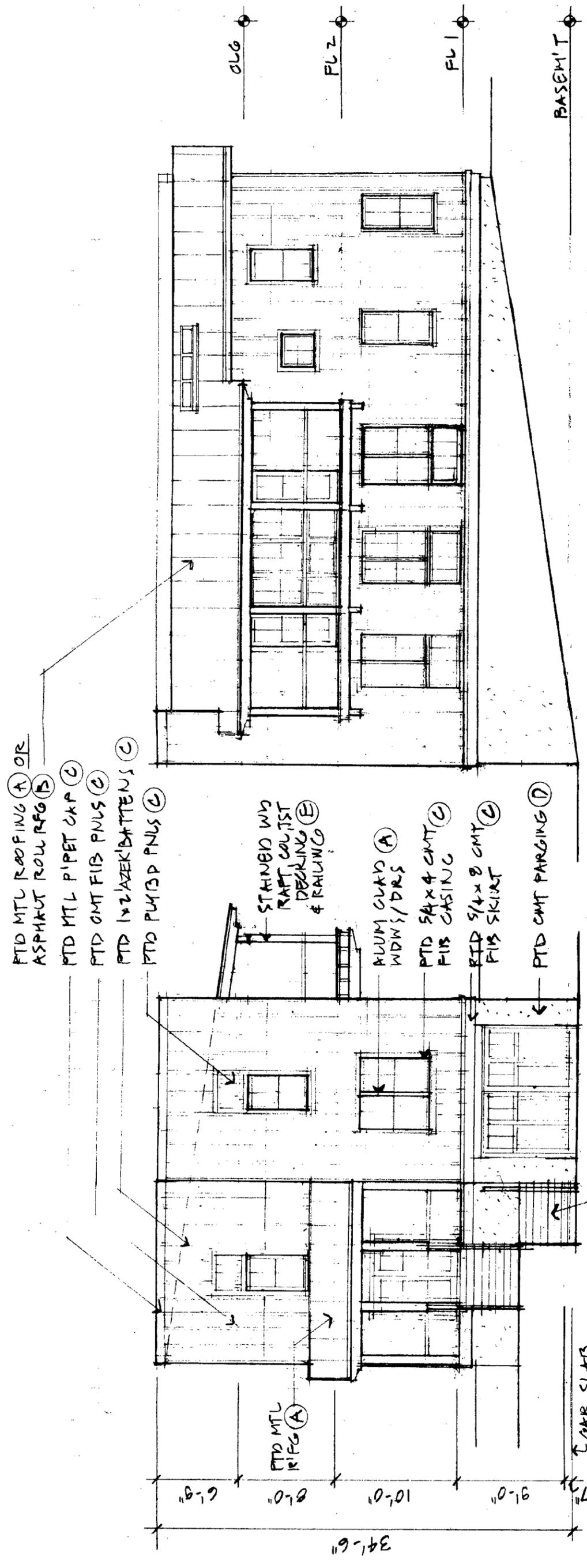
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PROJECT:

NEW SINGLE FAMILY HOME
2803 Beechbank Rd.
Silver Spring, MD 20910

ARCHITECT: THE KURYLAS STUDIO
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236



SOUTH ELEV

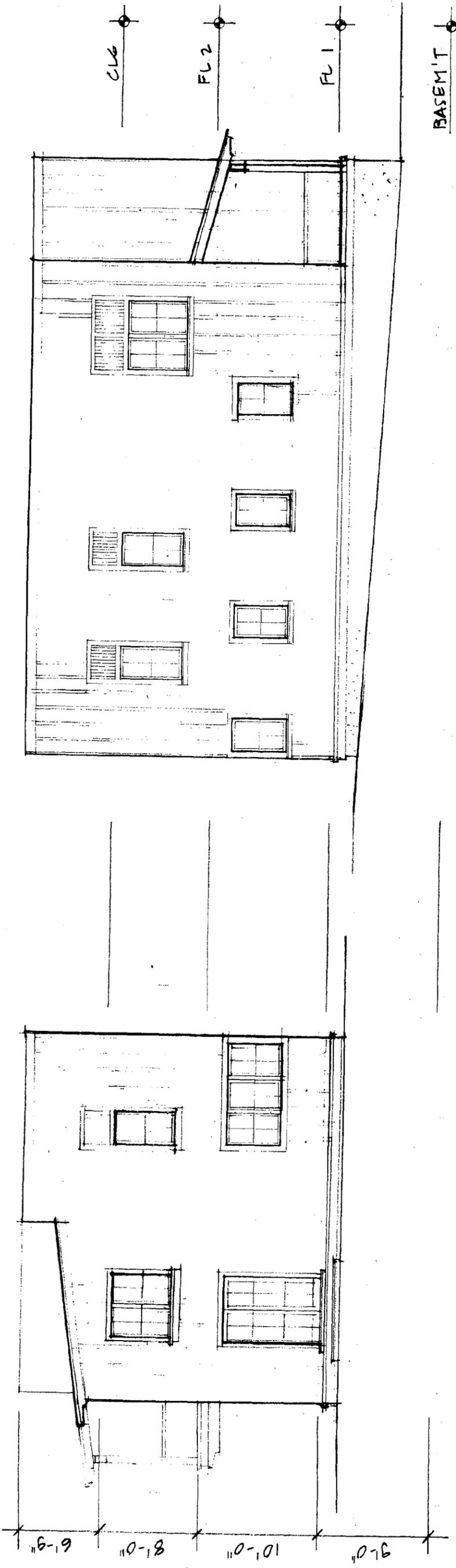
EAST ELEV
 1/8" = 1'-0"

- COLOR KEY**
- (A) COTTAGE RED
 - (B) GREEN
 - (C) TAUPE
 - (D) DARK TAUTE
 - (E) BROWN

DATES: 29 JULY 04
 21 SEPT 04 REV

OWNER: **Arbor Homes, LLC**
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PROJECT: **NEW SINGLE FAMILY HOME**
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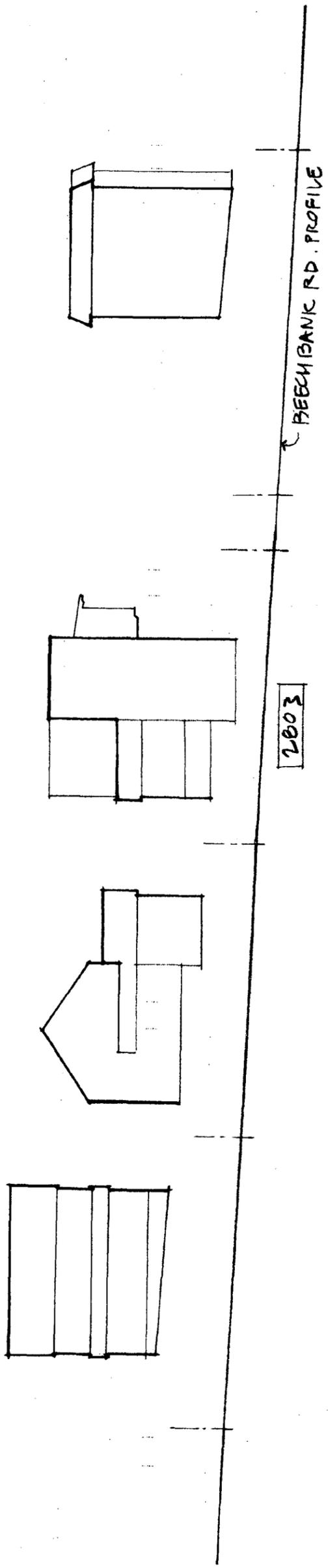
NORTH ELEV

WEST ELEV
17'-0" x 11'-0"

ARCHITECT: **THE KURYLAS STUDIO**
 1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

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MASSING STUDY
1:20

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21 SEPT 04 REV

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**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

September 8, 2004

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

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

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

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

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

Capitol View Park Citizens Association
Zoning committee

Co-chairs

Michelle Forzley, JD, MPH
Carol s. Ireland



**CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION**

SILVER SPRING, MARYLAND 20910

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

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

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

Capitol View Park citizens Association
Zoning Committee

Co-chairs

Michelle Forzley, JD, MPH
Carol S. Ireland

1909 Q Street NW, Suite 200
 Washington, DC 20009
 202.797.8236 tel
 202.387.4588 fax

LARYSA KURLAS, Architect

Education

Master of Architecture, Harvard University, 1985
 Bachelor of Architecture, *summa cum laude*, University of Maryland, 1980

Experience

The Kurlas Studio, Washington DC, 1991 - present

Position: Principal

Projects: **Voorthuis Opticians**, Alexandria VA & Washington DC (Mazza Gallerie)
Holy Trinity Particular Ukrainian Catholic Church, Silver Spring MD
Young Saeng Korean Presbyterian Church, Centreville VA
Embassy of Ukraine Ambassador's Office and Reception Suite, WDC
SS. Cyril and Methodius UCC Belltower, Berwick PA
1720 Swann St. Apartment Building, Washington DC
Ross Residence, Washington DC
Murphy Apartment, Washington DC
Sandground/Perkins Residence, McLean VA
Schlosser/Enten Residence, Washington DC
Michael/Osborne Residence, Washington DC
Witten Residence, Washington DC
Thompson Residence, Washington DC
Barrett Residence, Bethesda MD
Rales Tennis Pavilion, Bethesda MD
McCuen/Lurito Bathhouse, McLean VA
Belendiuk Residence, Bethesda MD
Smith/Kraft Studio, Washington MD
Choma/Thompson Residence, Annandale VA
Wind/Huron Residence, Washington DC
Mason Residence Gallery, Washington DC

Frank Schlesinger Associates, Washington DC, 1986-91

Position: Associate, Project Architect

Projects: **Whitefriars Hall**, Washington DC *1995 AIA DC Chapter Merit Award
St. Louis Friary, Washington DC
1810 Wisconsin Avenue, Washington DC
Presidential Building, Washington DC

Keyes, Condon and Florance Architects, Washington DC, 1986

Position: Project Team Member

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United States Navy Museum, Arlington VA

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Position: Project Designer

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Department of Transportation Annex, Trenton NJ
Nabisco Research Center, East Hanover NJ

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Exhibitions

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Honorable Mention, Water Feature for the National Garden at the U.S. Botanic Garden, 1993

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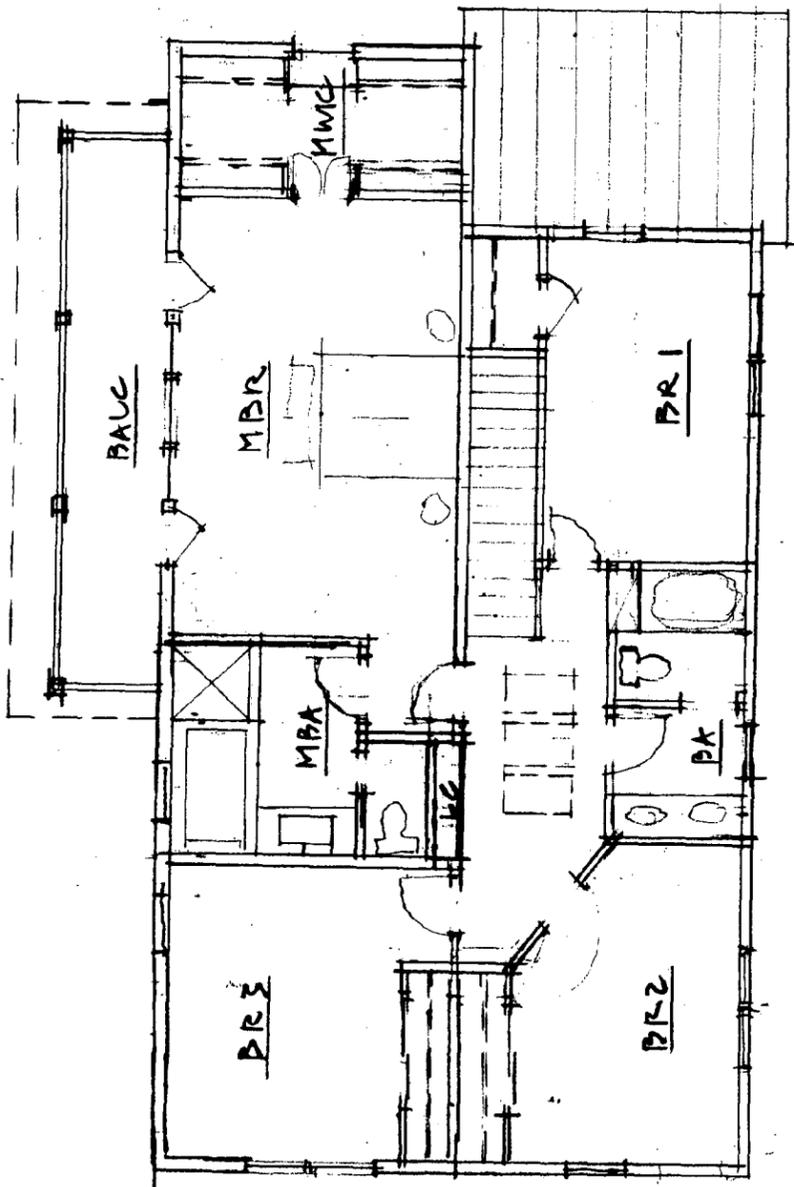
Certificate of Merit from the Henry Adams Fund, 1980

Teaching

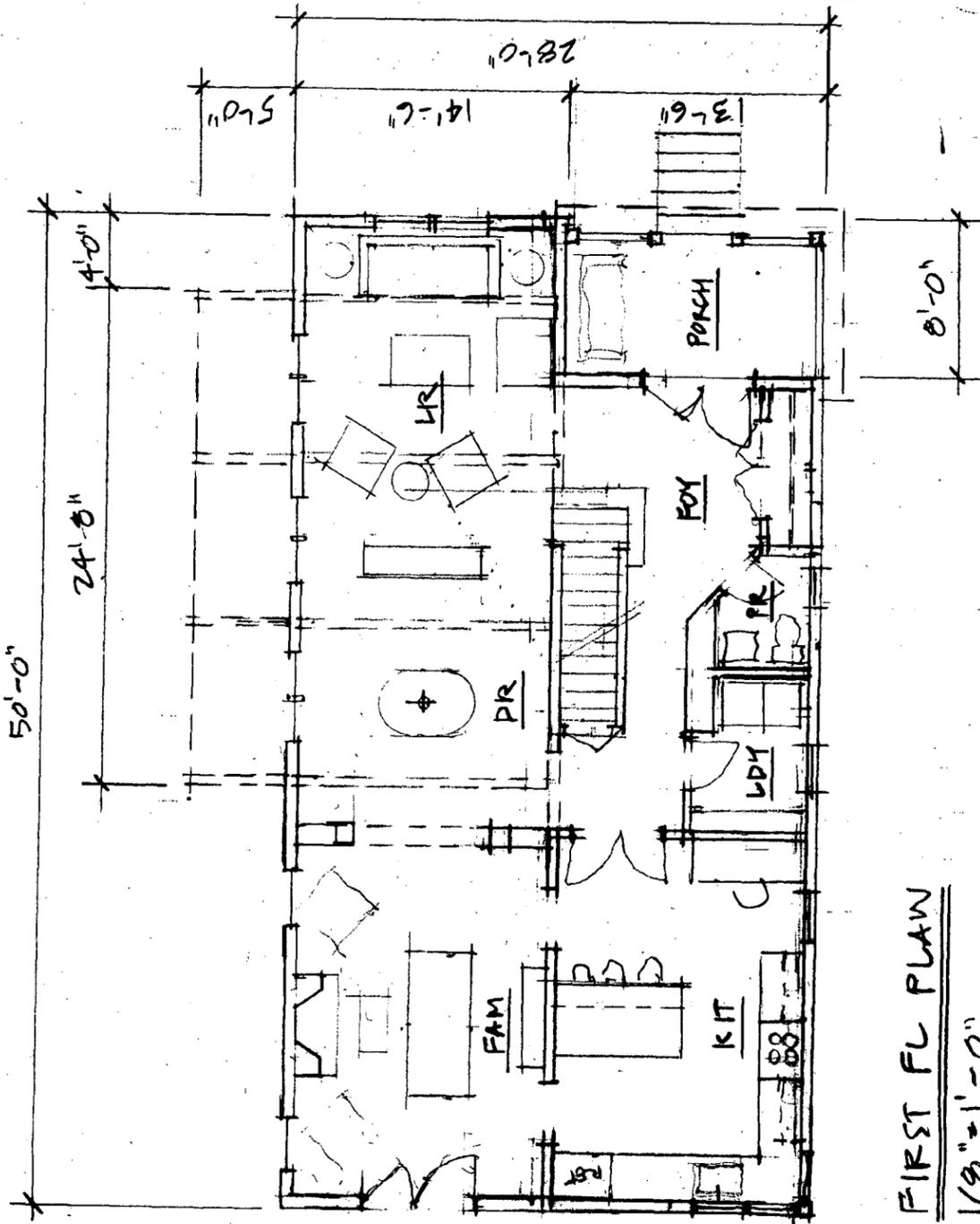
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SECOND FL PLAN



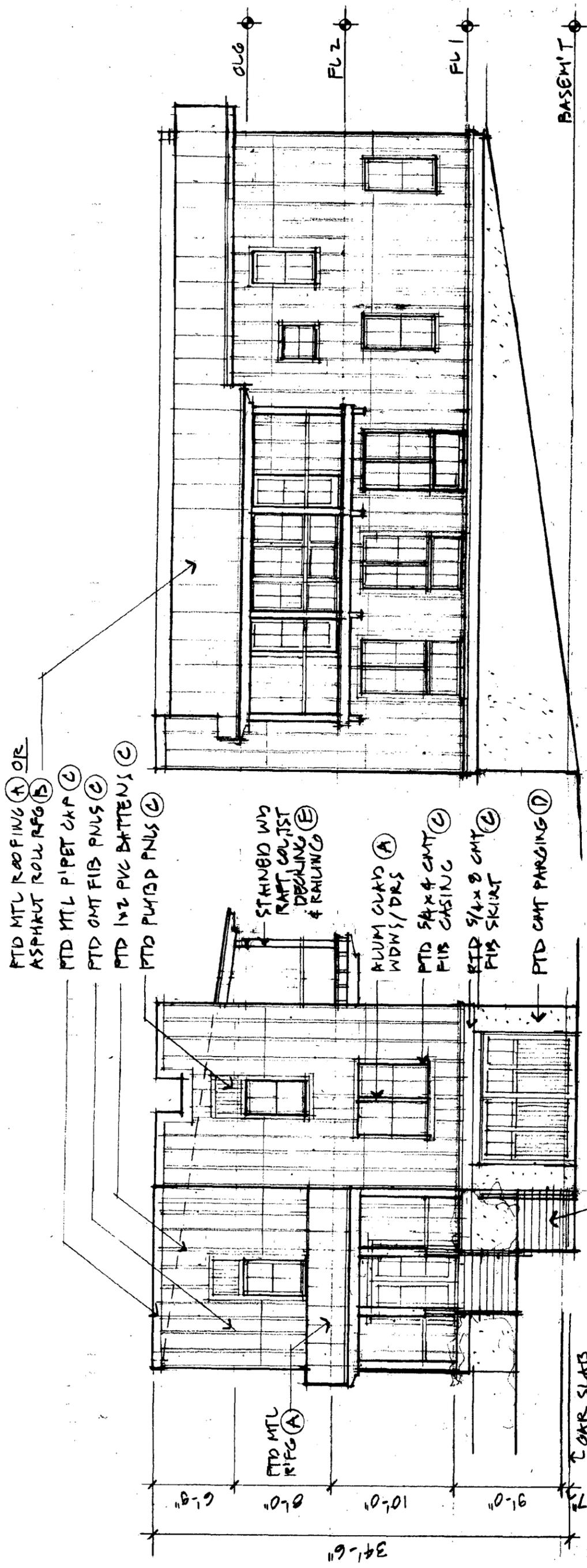
FIRST FL PLAN
1/8"=1'-0"

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OWNER: **Arbor Homes, LLC**
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DATE: **29 JULY 04**



SOUTH ELEV

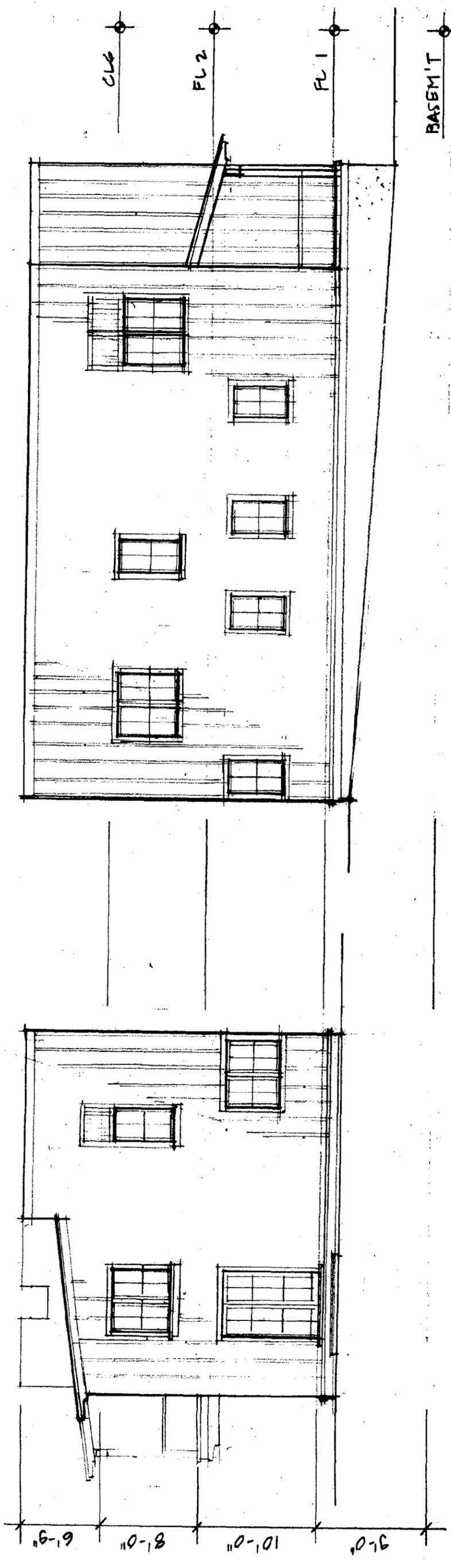
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 17'-0" ≈ 1'-0"

- COLOR KEY
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 Silver Spring, MD 20910

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OWNER: DATES: 29 JULY 04



WEST ELEV
1/8" = 1'-0"

NORTH ELEV

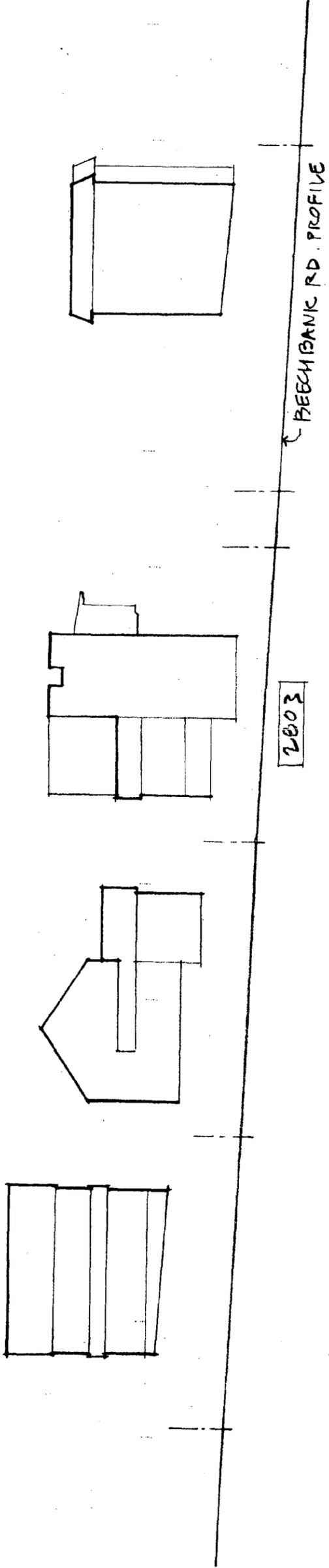
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MASSING STUDY
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THE KURLAS STUDIO

ARCHITECTURE

1909 Q Street NW, Suite 200
Washington, DC 20009
202.797.8236 tel
202.387.4588 fax

MEMORANDUM

Date: 28 July 2004
To: Alan Adler
ARBOR HOMES, LLC
fax 301 445-5679
From: Larysa Kurylas *LK*
Re: Historic Submission
2803 Beechbank Rd.
Silver Spring, MD 20910

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

The empty site is heavily wooded. The grade slopes steeply down from north (back) to south (front) and gently from west (left) down to a stream bed on the east (right).

House styles on the street range from one story bungalows and cottages on the south side of Beechbank Rd. to two story 'farmhouse' structures on the west. Immediately to the east of this site is a distinctive Spanish style stucco and clay tile mansard roof house built in

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

In placement, spacing and two story massing, the proposed house forms a link with the two houses to the west. The roofed entry porch relates to the one story elements of the neighboring houses, while the 8 ft. deep front bay emphatically ends the row -- allowing for the distinctive Spanish style house to stand alone.

The low sloping roof follows the general west/east slope of the property, and creates a deferential stance to the Spanish style house (2801 Beechbank Rd.). Because '2801' is set back approx. 55 ft. from the front property line, the projecting second floor master bedroom balcony on the east side of the proposed house overlooks the wooded front yard of '2801' which slopes down to the stream bed.

Traditional board and batten cladding, metal roofing and craftsman touches (in the shaped rafter tails of the front porch and balcony) give scale and texture to this decidedly modern house. Casement windows and French doors relate to '2801'. The taupe color of the house is intended to blend in with the bark color of the woods, while 'cottage red' accents are used sparingly for crispness on window/door sash and roof elements. By its stylistic uniqueness, the proposed house reinforces the eclectic character of the street and historic district.



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

DPS - #8

New Home
IV B

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Alan Adler
Daytime Phone No.: (301) 675-5349
Fax Account No.: 13-5-343-6307
Name of Property Owner: Arbo-Homes Daytime Phone No.: (301) 675-5349
Address: 10311 Noglen Rd. Silver Spring MD 20903
Contractor: Arbo-Homes, LLC Phone No.: (301) 445-2522
Contractor Registration No.: BC-3520
Agent for Owner: Alan Adler Daytime Phone No.: (301) 445-2522

LOCATION OF BUILDING/PREMISE
House Number: 2805 Street: Beechbank Rd.
Town/City: Silver Spring Nearest Cross Street: Capital View Avenue
Lot: 14 Block: 35 Subdivision: Capital View Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 250,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 353422 Date Filed: 7-29-04 Date Issued: _____

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
Arbor Homes 10311 Naglee Rd Silver Spring, MD 20903	← same
Adjacent and confronting Property Owners mailing addresses	
Alon Adler 10311 Naglee Rd Silver Spring MD 20903 (P-15, Block 35)	Cohen Family Partnership 185 Franklin Dr. Glencoe, IL 60022-1259 Lot 16 + P15, Block 35
Gracene + G.J. Wistow 2809 Beechbank Rd Silver Spring MD 20910 (Lot 13, Block 35)	Duncan + Elizabeth L. Febow 9809 Capital View Ave. Silver Spring, MD 20910 (Lot P-11, Block 35)
Joan Lynch 2804 Beechbank Rd Silver Spring, MD 20910-1101	Ronald Isaken R. Kellinger 2802 Beechbank Rd Silver Spring, MD 20910-1101 (Lot 5 + 6, Block 36)

