

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|--------------|
| Address: | 7400 Wisconsin Avenue, Bethesda | Meeting Date: | 2/21/2018 |
| Resource: | Master Plan Site #35/014-005A Bethesda Post Office | Report Date: | 2/14/2018 |
| Applicant: | 7400 Wisconsin LLC | Public Notice: | 2/7/2018 |
| Review: | HAWP | Tax Credit: | N/A |
| Case Number: | 35/014-15A RETROACTIVE REVISION | Staff: | Michael Kyne |
| PROPOSAL: | Site wall and fence installation | | |

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The applicants will adhere to any conditions that the Commission stipulates to mitigate the proposal's impact to the subject property and surrounding streetscape.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site (35/014-005A)
STYLE: Classical Revival
DATE: Circa 1938

Excerpt from *Places from the Past*:

The Bethesda Post Office is one of three county post offices built under the Works Progress Administration. The program sought to create buildings that fit in with a community's architecture. The Bethesda Post Office is built of native Stoneyhurst stone found on other structures in the Bethesda Commercial District. The Classical Revival building, featuring a hipped roof, distinctive cupola and segmentally-arched windows, was designed by Karl O. Sonnemann (1900-1967). Sonnemann was architect for the Federal Works Agency and its successor, the General Services Administration, from 1925 until his retirement in 1964. The builders were the Sofarelli Brothers of Jamaica, New York. An interior mural by Robert Gates depicts rural Montgomery County. The WPA commissioned Gates to paint murals for several of its projects in this era. Gates became one of Washington's most respected and influential artists.

BACKGROUND:

The applicants previously appeared before the Commission with a proposal for a rear addition and other alterations. The proposal was heard as a preliminary consultation at the December 3, 2014 HPC meeting, and the HAWP application was approved at the January 14, 2015 HPC meeting.

PROPOSAL:

- Retroactive construction of a 7'-2" to 7'-9" tall concrete site wall at the rear and Montgomery Lane side of the existing rear parking lot.
- Retroactive construction of a 7'-2" to 7'-9" tall horizontal slat fence, connecting the rear left corner of the historic building to the concrete site wall.
- Retroactive construction of an 8' tall chain link fence with artificial plant screening on the roof of the previously approved rear addition.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the *Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (Regulations)*, the Commission in developing its decision when reviewing a Historic Area Work Permit Application for an undertaking at a resource in the Chevy Chase Village Historic District uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans – *Chevy Chase Village Historic District Design Guidelines*. [Note: where guidance in an applicable master plan is inconsistent with the *Standards*, the master plan guidance shall take precedence (§ 1.5(b) of the *Regulations*).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design

significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 5, and 6 most directly apply to the application before the commission:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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:

As noted in the excerpt from *Places from the Past*, the subject property is one of three county post offices built under the Works Progress Administration. The building, which dates to circa 1938, is designed in the Classical Revival style, with many of its character defining and distinctive features visible from the public right-of-way of Wisconsin Avenue (front) and Montgomery Lane (left side and rear).

The applicants previously appeared before the Commission with a proposal for a rear addition and other alterations. The proposal was heard as a preliminary consultation at the December 3, 2014 HPC meeting, and the HAWP application was approved at the January 14, 2015 HPC meeting. The previous proposal included repaving the existing rear parking lot and replacing the metal pipe fencing at the rear and Montgomery Lane side of the parking lot with cable rail fencing. Evergreen planters were also proposed to line the perimeter of the site.

The applicants have constructed a concrete site wall where the cable rail fencing was previously proposed. The concrete site wall ranges from 7'-2" to 7'-9" tall and is on top of an existing retaining wall, which is approximately 4' tall. The overall perceived height of the wall from Montgomery Lane is approximately 12'. A horizontal slat fence of equal height to the concrete site wall has also been constructed, connecting the rear left corner of the historic building to the concrete site wall. The previously approved evergreen planters have been installed at the Montgomery Lane side of the parking lot in front of the site wall.

A chain link fence with artificial plant screening has been constructed on the roof of the previously approved rear addition. The fence, which was not part of the previous approval, is 8' tall.

The Commission's unadopted policy for fences and site walls at historic sites and within historic districts is as follows: fences and site walls forward of the rear plane of a historic structure must not exceed 4' in height and must have an open appearance (i.e. fences should have a picket or similar design, and site walls should be low in height and step to follow the site's topography) to preserve visibility of the property from the public right-of-way; and fences and site walls behind the rear plane of a historic structure must not exceed 6'-6" in height. It is staff's understanding that these limitations are consistent with the height requirements for site walls and fences at all locations within Montgomery County, as established by county code. If so, the concrete site wall and horizontal slat fence may not be code compliant.

Typically, the Commission approves fences and site walls with a solid appearance behind the rear plane of a historic structure, although special consideration is given for properties on corner lots, where such a feature would obscure character-defining features of the historic site or otherwise detract from the surrounding streetscape.

Although the chain link fence with artificial plant screening on the roof of the rear addition is not consistent with the Commission's policy – and staff is concerned that the fence was constructed without a HAWP – staff is not greatly concerned about its potential to detract from character-defining features of the historic site, due to its location on the roof of a rear addition; however, staff is concerned about the concrete site wall and horizontal slat fence, which at least partially obscure the rear elevation of the historic building and prevent its character-defining features from being experienced from Montgomery Lane.

Because this is a retroactive HAWP application and the concrete site wall and horizontal slat fence have already been constructed, staff recommends that the HPC approve the HAWP application; however, staff does recommend that the HPC hear this case and stipulate any conditions of approval that they find

necessary to mitigate the proposal's impact to the historic site. Such conditions should ensure that the proposal does not detract from the character-defining features of the historic site and might include modification or removal of features that have already been constructed.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #3

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bdetwiler@cobroventures.com Contact Person: Brian Detwiler
Daytime Phone No.: 240-481-7640
Tax Account No.: 00490661
Name of Property Owner: 7400 Wisconsin LLC Daytime Phone No.: 202-333-0880
Address: 7101 Bethesda Wisconsin 20814
Street Number City State Zip Code
Contractor: Scott-Long Construction Phone No.: 703-802-7500
Contractor Registration No.: _____
Agent for Owner: Cobro Ventures, Inc. Daytime Phone No.: 240-481-7640

LOCATION OF BUILDING/PERMITS

House Number: 7400 Street: Wisconsin
Town/City: Bethesda Nearest Cross Street: Montgomery Ln
Lot: _____ Block: P13 Subdivision: 0023 Edgemoor
Liber: _____ Folio: _____ Parcel: N458

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Restore
☐ 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 estimator: \$ 6 million

1C. If this is a revision of a previously approved active permit, see Permit # 707863 (alter) 708131 (add)

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

Height and location varies.
See attachments for details.

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.

Brian Detwiler
Signature of owner or authorized agent

January 22, 2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

825810

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:

The existing structure is the Old Post Office in downtown Bethesda, which is undergoing a major renovation and expansion that has been previously approved and permitted. The main portion of the property (the old post office) is considered historic, while the portion of the property that was formerly a parking lot for USPS was deemed to have no historic value.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
- The subject of this application is a retroactive approval of several exterior changes that had not been previously presented to the Commission. The attached drawings reflect construction in "as built" form. Two changes of interest include (1) raising the original concrete retaining wall along Montgomery Ln and (2) adding an artificial plant fence screen on the roof of the new addition. The retaining wall that surrounds the old parking lot was raised in varying heights ranging from 4' to 7' to add privacy to an outdoor workout space. It does not hinder historic views of the building from the south or east (most significant). The artificial plant fence screen creates a rooftop oasis, and would not appear to have any impact on the original historic structure.

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 features 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.

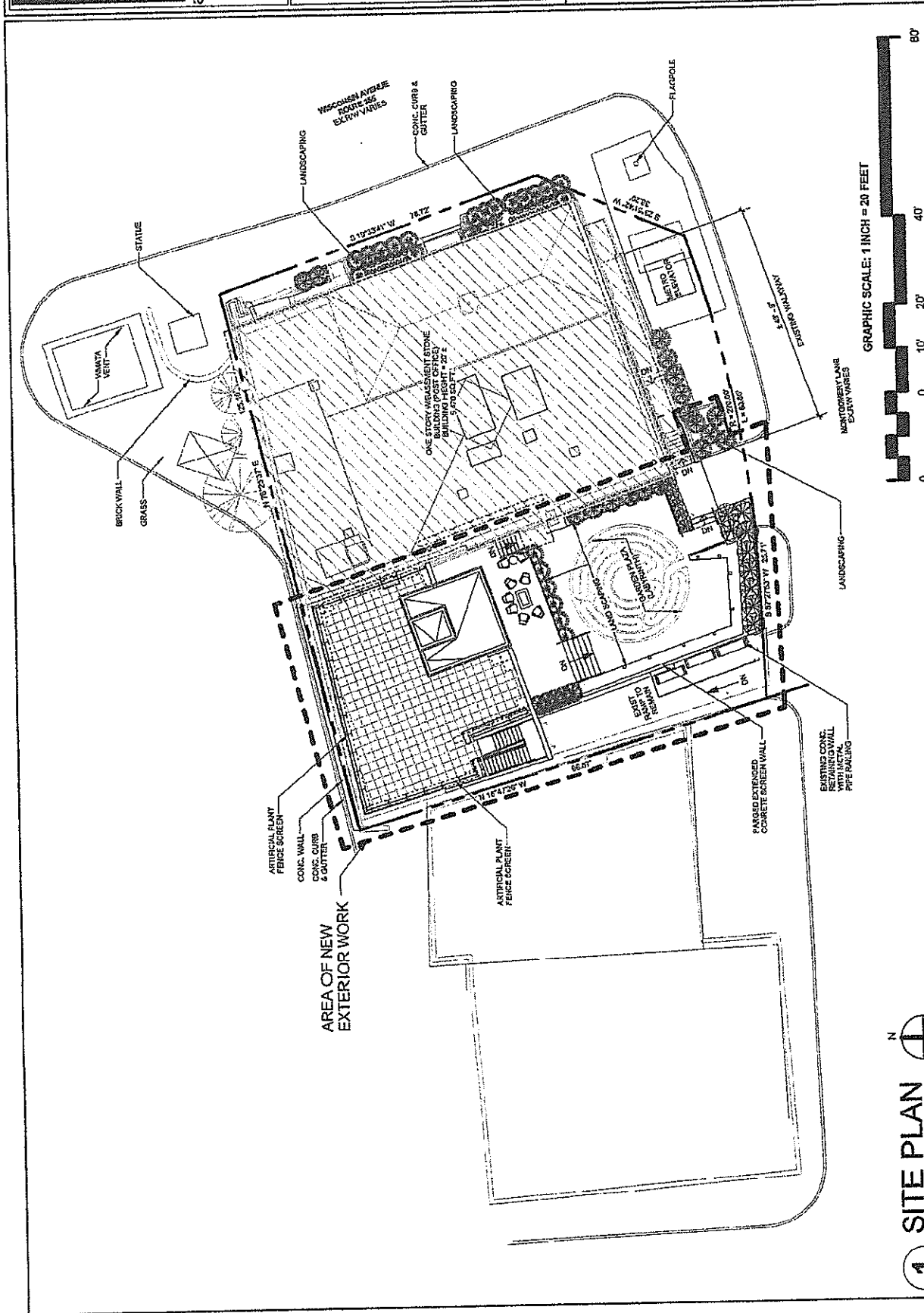
6. TREE SURVEY

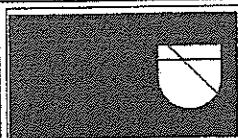
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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.





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1002 calypso terrace n. dallas
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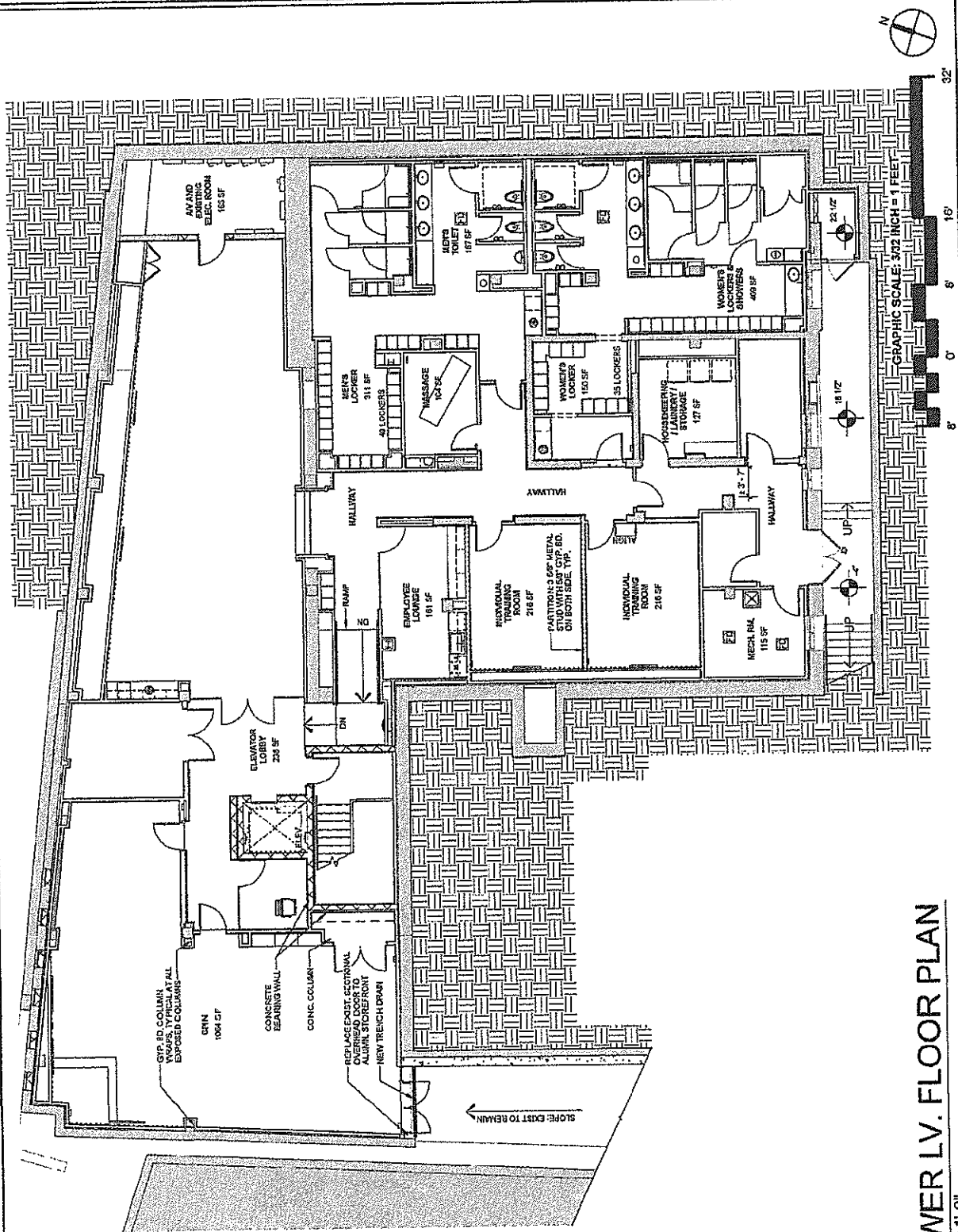
HWP/A Documents for:
**RENOVATION & ADDITION
BRIDGES FITNESS & YOGA**
BETHESDA, MD 20814

Project: 148571
Revision:

**LOWER LEVEL
FLOOR PLAN**

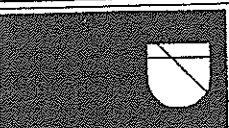
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Checked by: C. H. H.
Date: 11/29/14

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A1



1 LOWER LV. FLOOR PLAN

3/32" = 1'-0"



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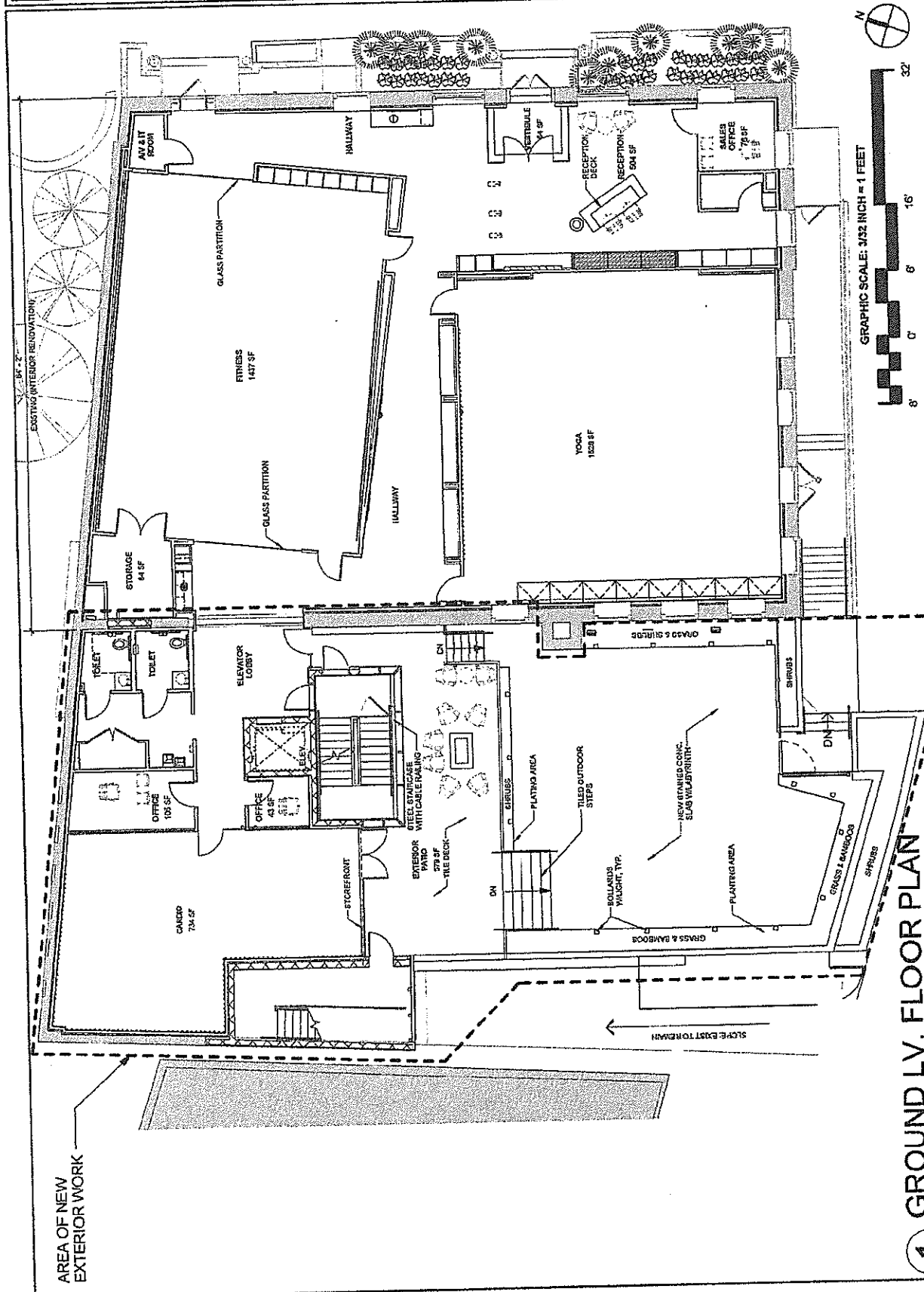
HMPA Documents for
BRIDGES FITNESS & YOGA
 RENOVATION & ADDITION
 BETHESDA, MD 20814

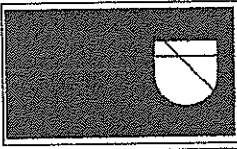
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 Revision:

GROUND LEVEL FLOOR PLAN

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 (Four Sheets)





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HMPA Documents for:
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BETHESDA, MD 20814

DESIGN: 10/01/11

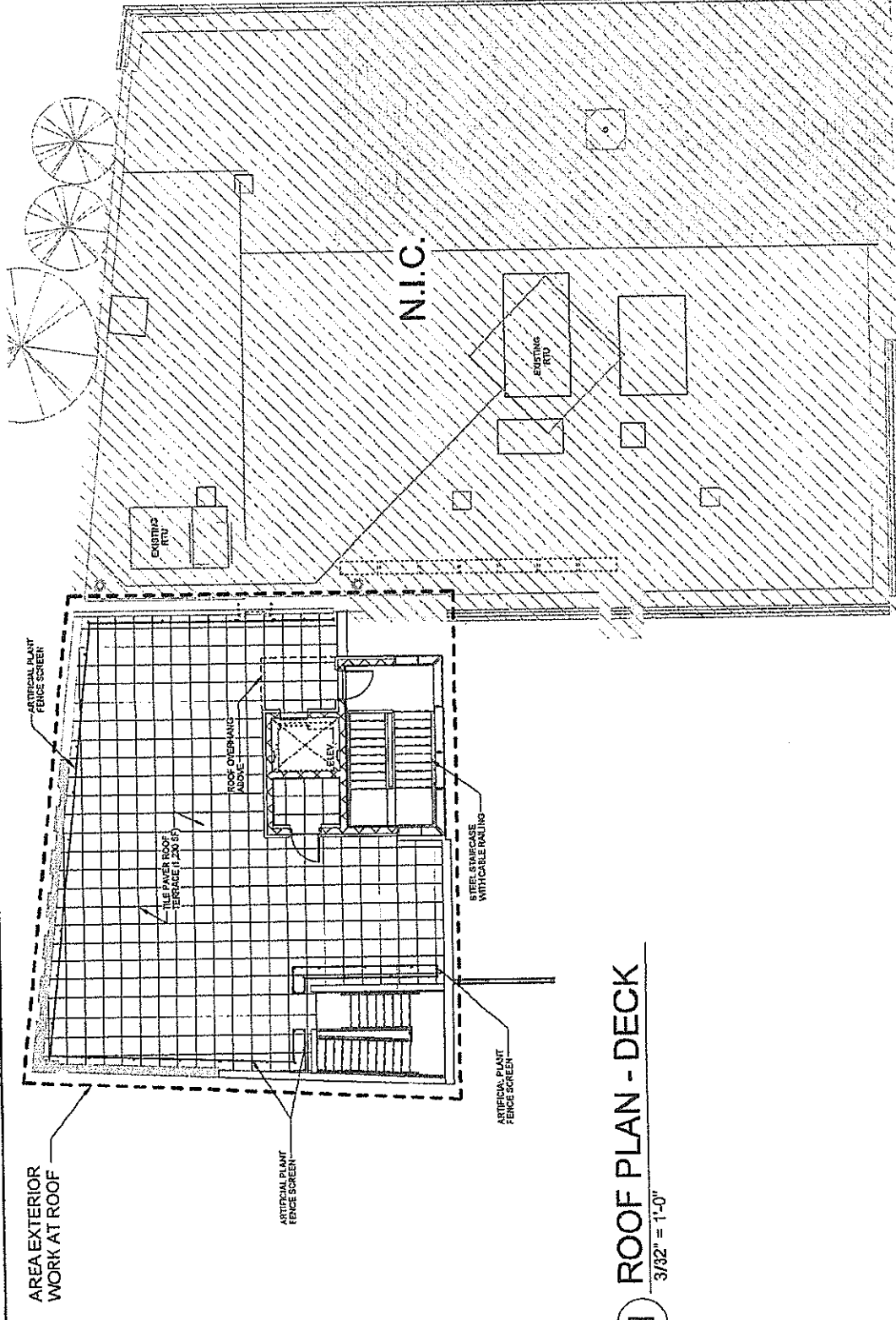
REVISION:

ROOF PLANS

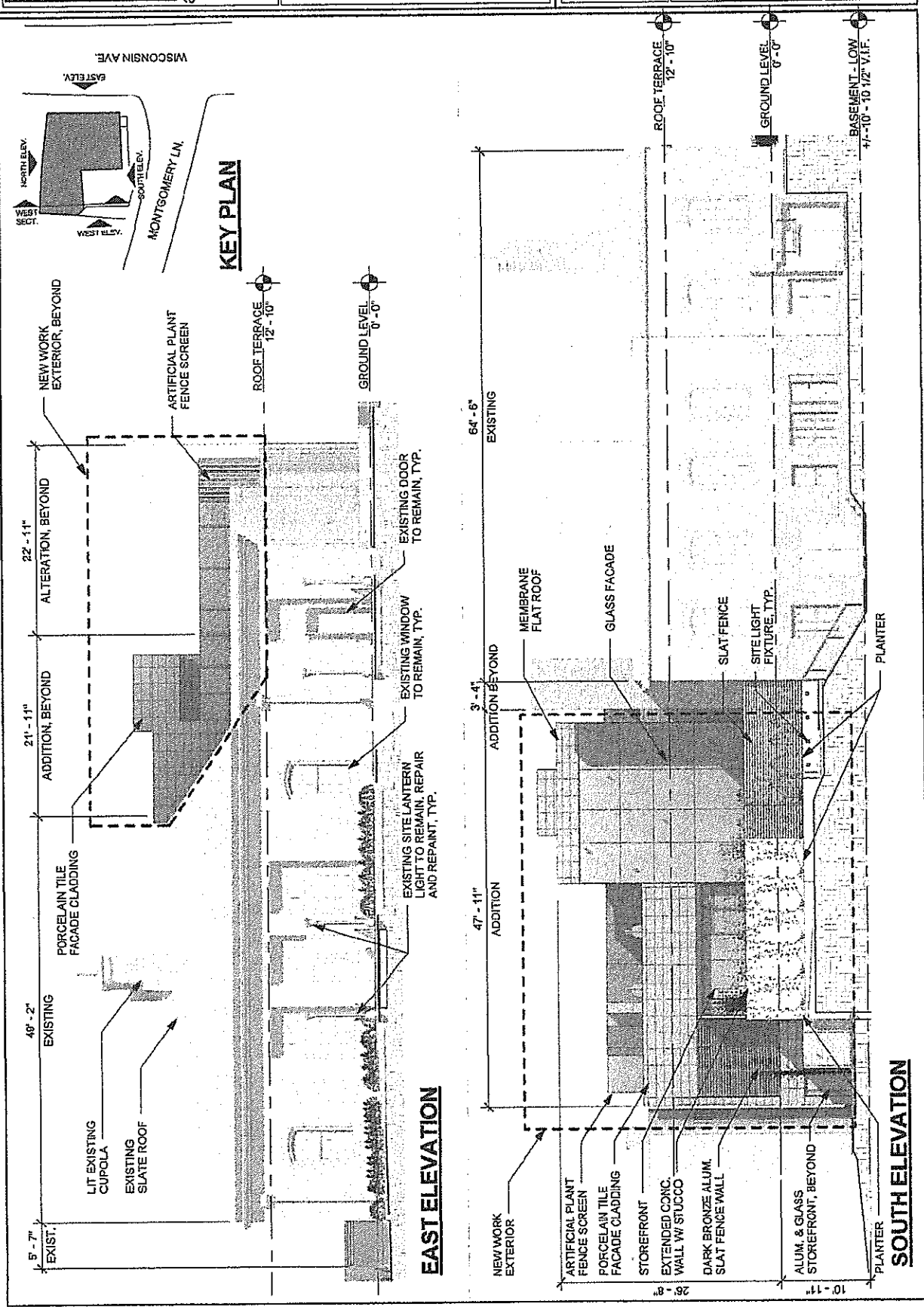
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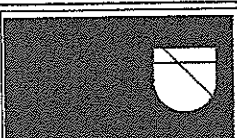
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From Plans:



1 ROOF PLAN - DECK
3/32" = 1'-0"





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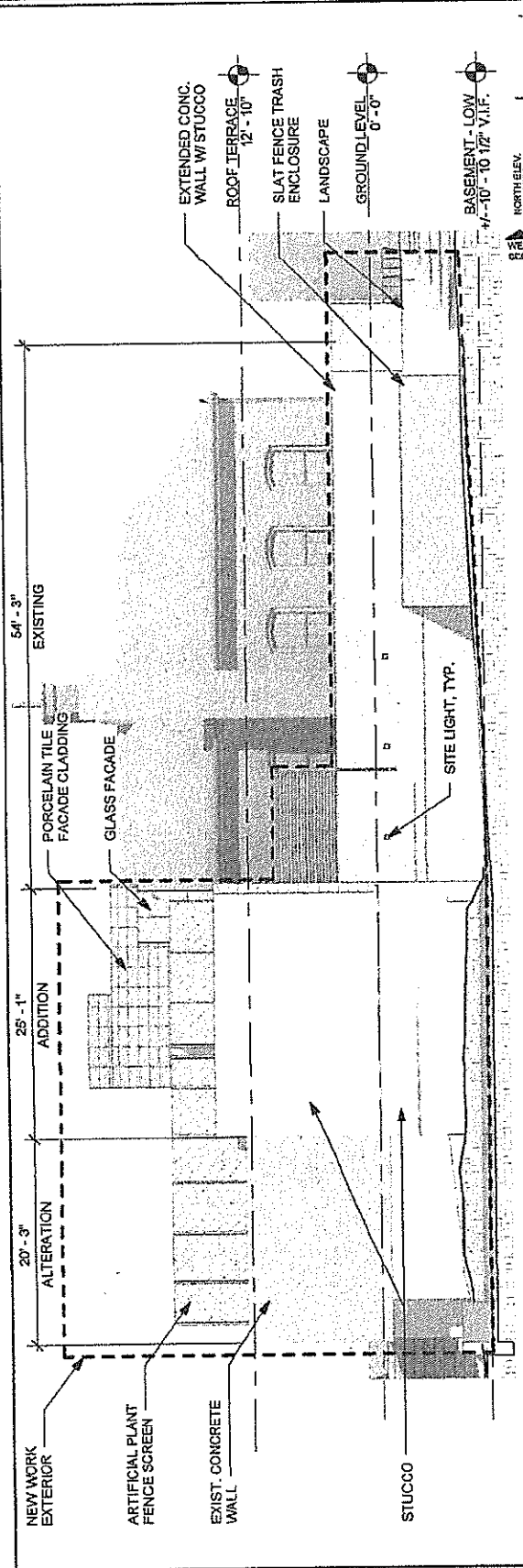
HMPA Documents for:
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Project Number:
Revision:

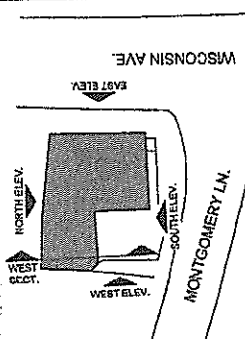
ELEVATION &
SECTION

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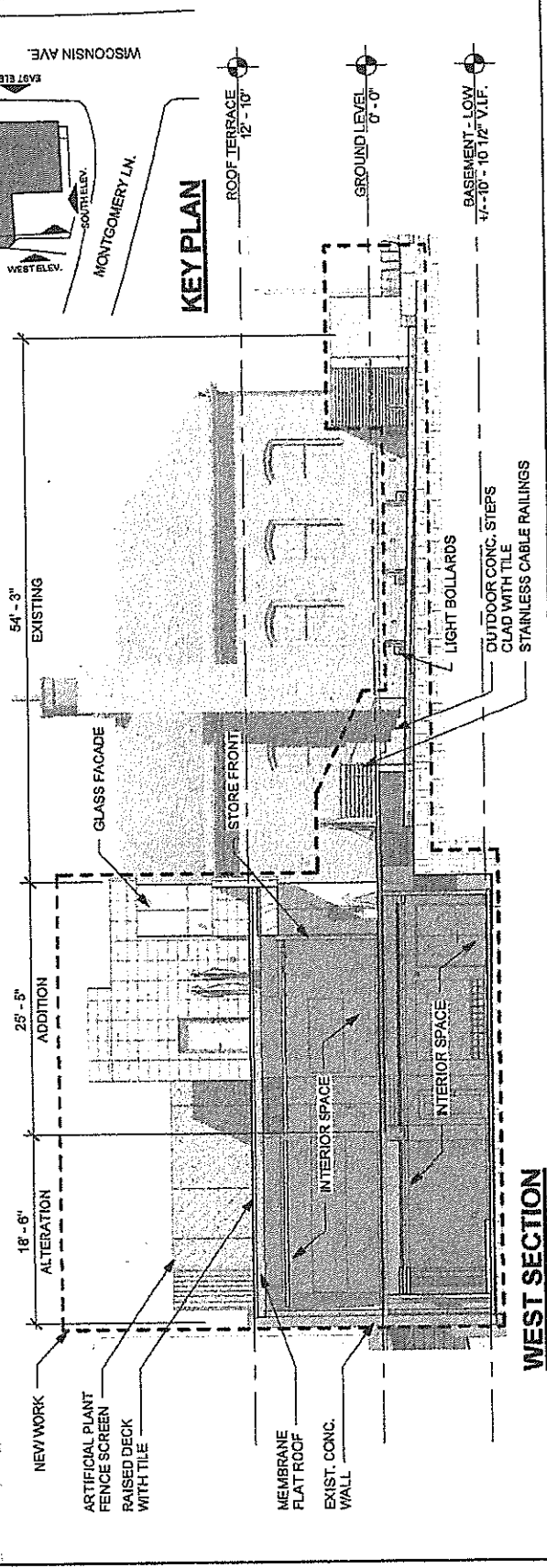
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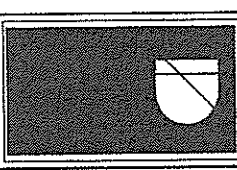
WEST ELEVATION



KEY PLAN



WEST SECTION

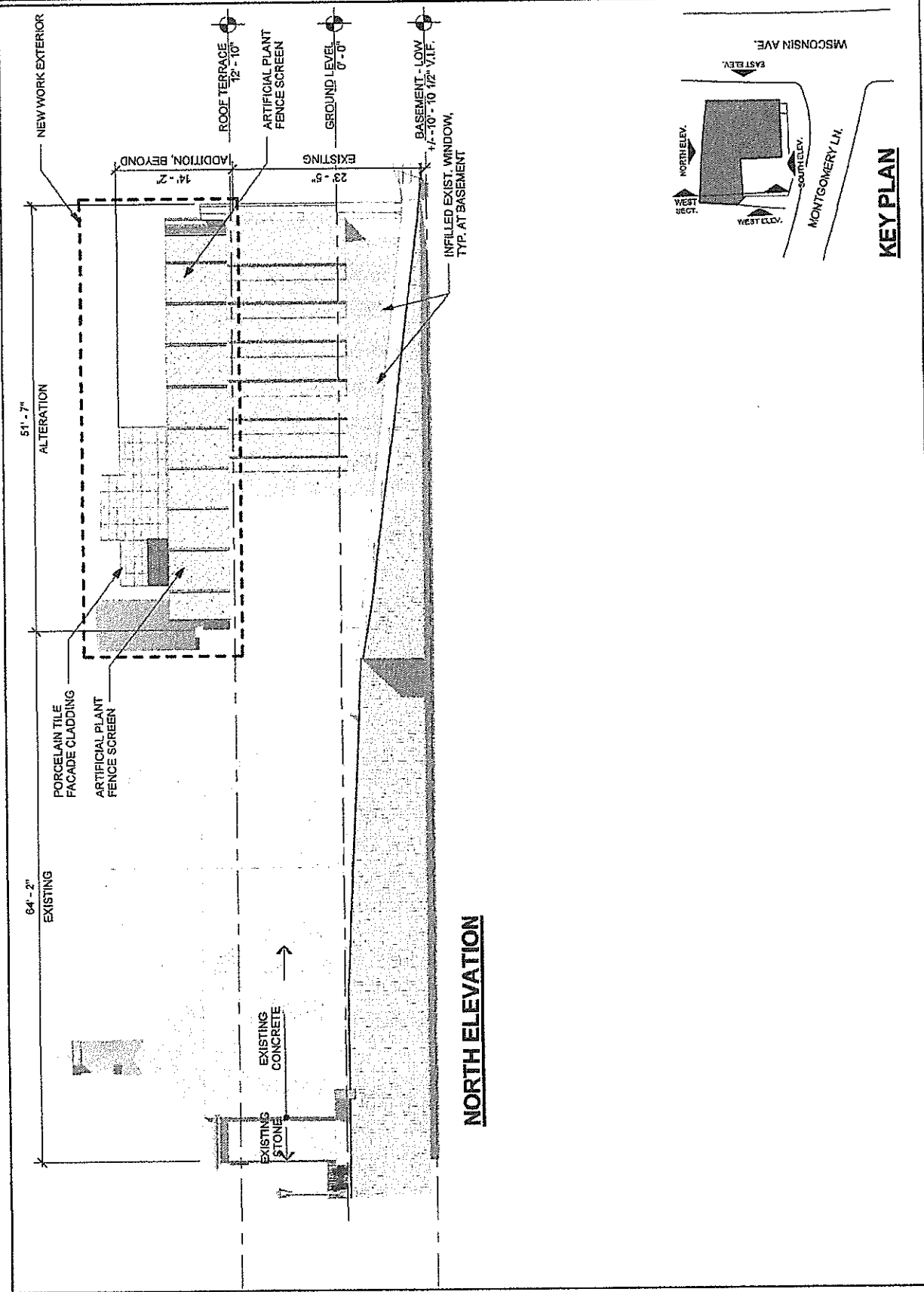


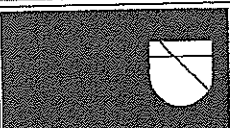
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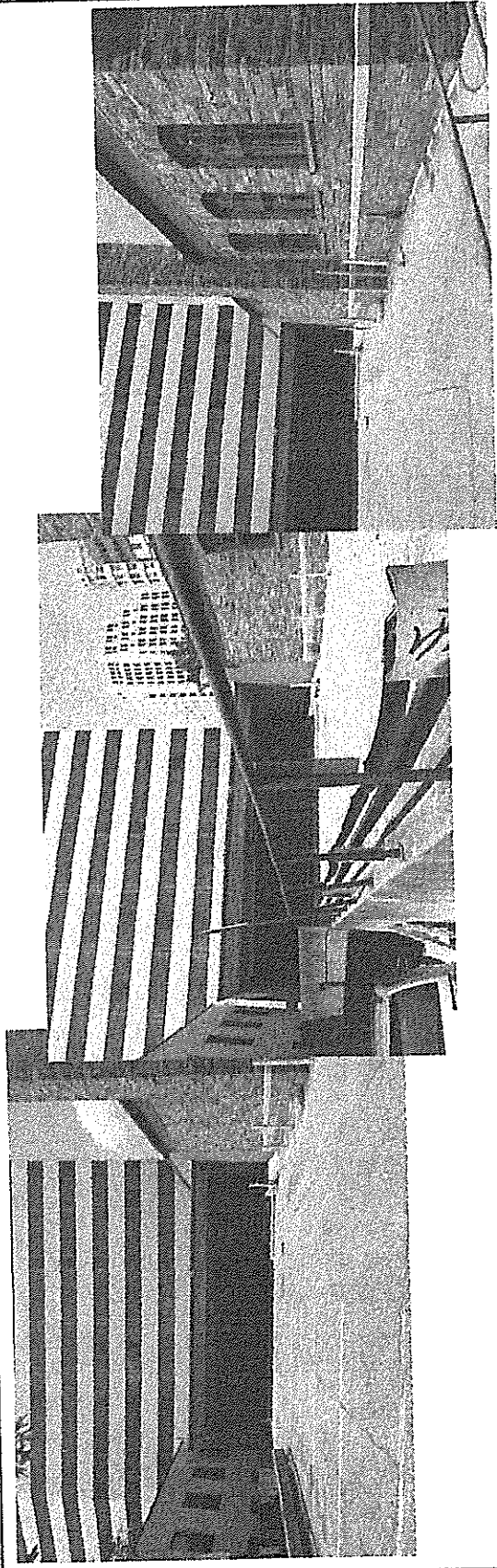
HWPFA Documents for:
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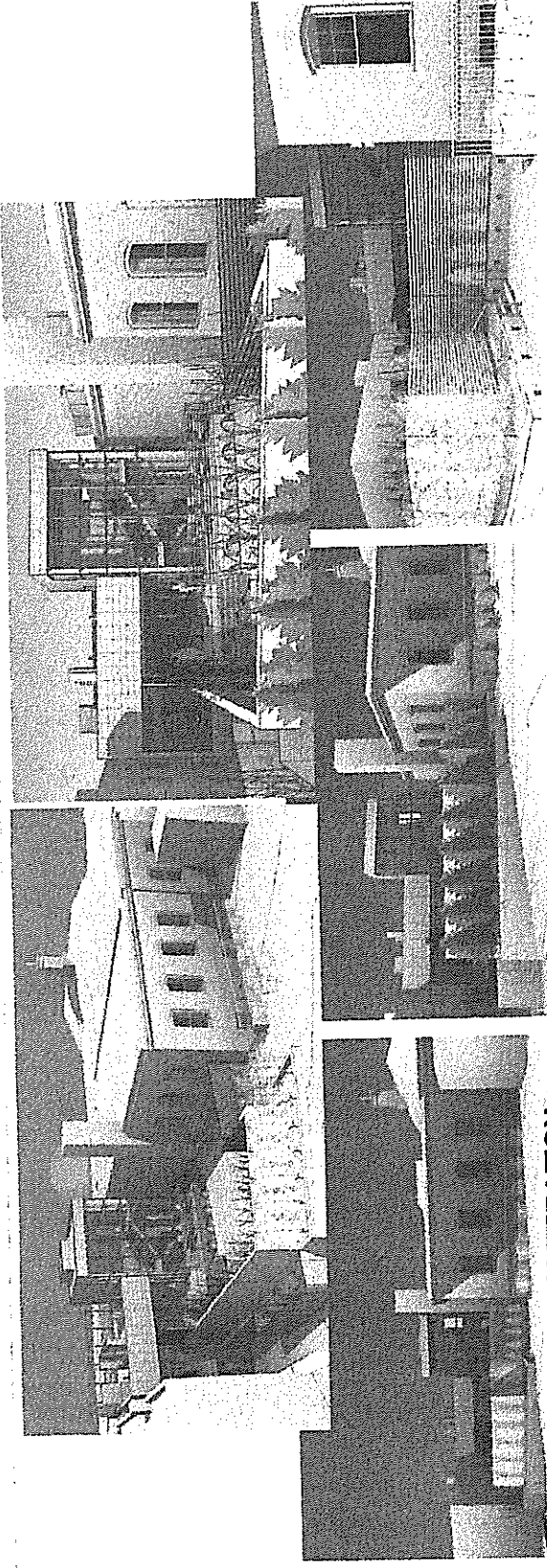
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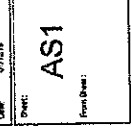
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|  architecture incorporated 1002 campus drive bethesda, md 20814 tel: 703-475-0000 fax: 703-475-0001 www.archinc.com | RENOVATION & ADDITION Bridges Fitness & Yoga BETHESDA, MD 20814 | IMAGES & RENDERINGS | A7 Sheet: Drawn by: Anna Checked by: David Date: 10/20/11 From: Sheet: |
| | HWPA Documents for: Project: 1109A1 Drawing: | | |

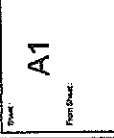


IMAGES - EXISTING LOADING DOCK

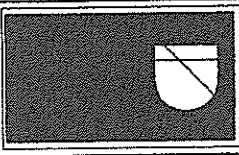


IMAGES - PROPOSED ALTERATION





1 LOWER LV. FLOOR PLAN
3/32" = 1'-0"



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HMPA Documents for
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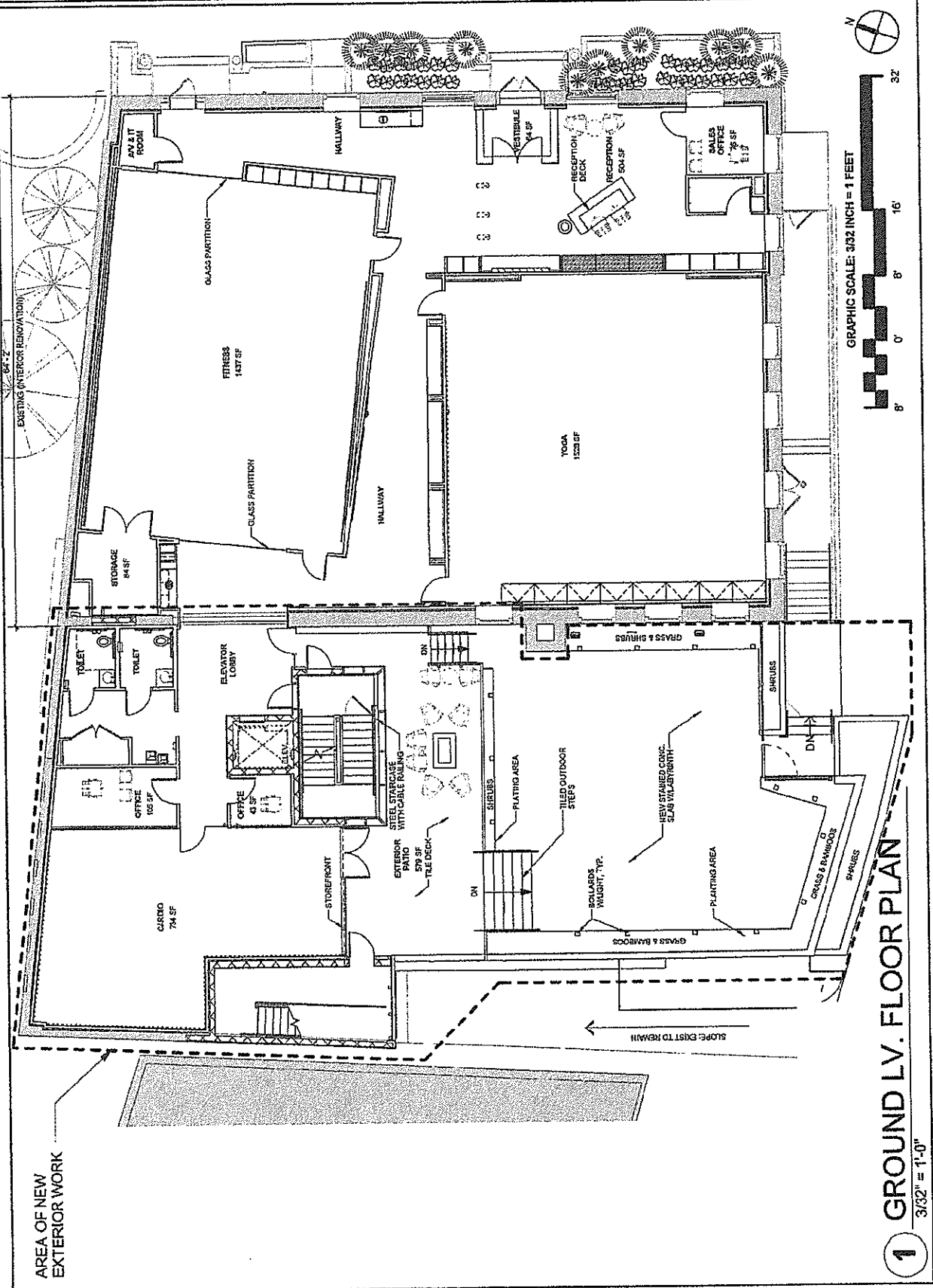
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Rev: 001

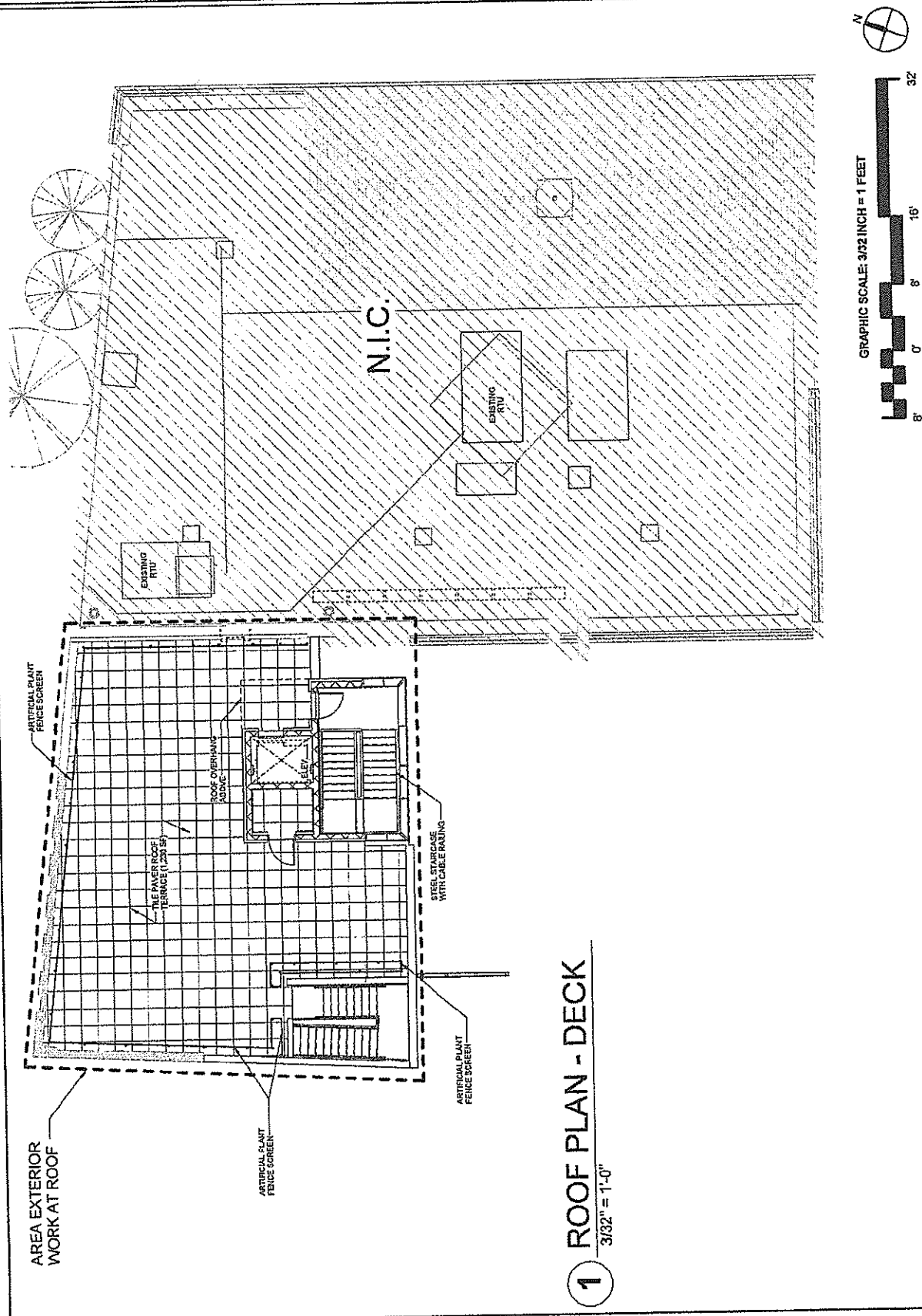
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LEVEL FLOOR
PLAN**

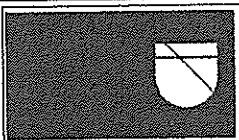
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From Sheet:



1 GROUND LV. FLOOR PLAN
3/32" = 1'-0"





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HMPA Documents for:
BRIDGES FITNESS & YOGA
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Sheet: 110803

Revision:

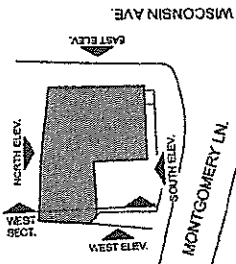
ELEVATIONS

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Architect
Client
Contractor
Date
11/07/14

Sheet:

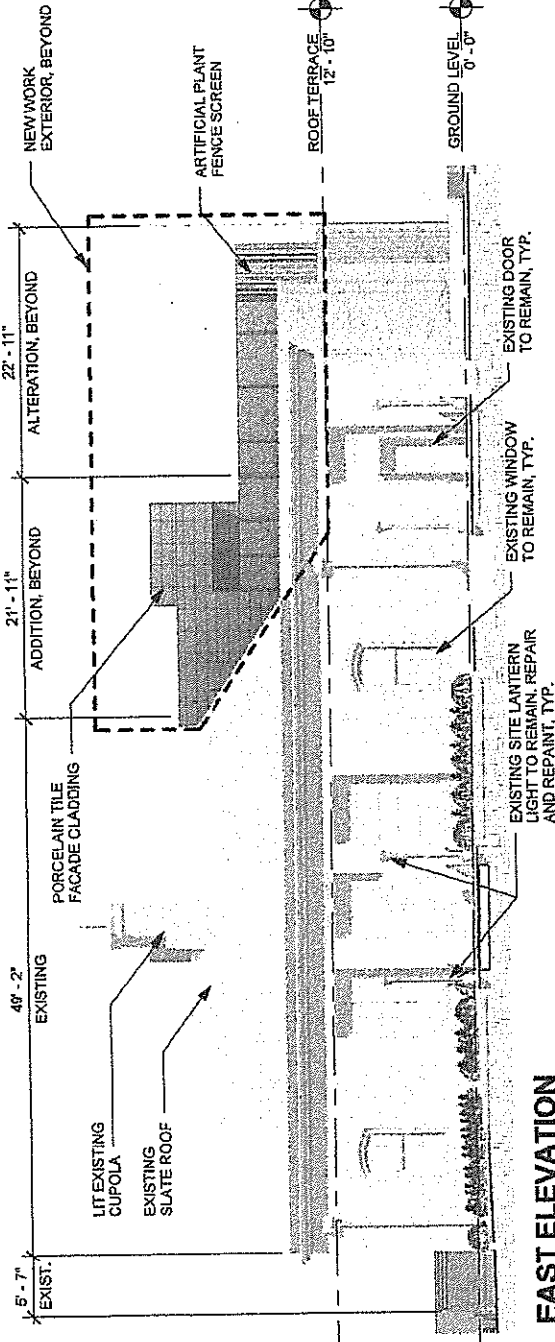
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From Sheet:

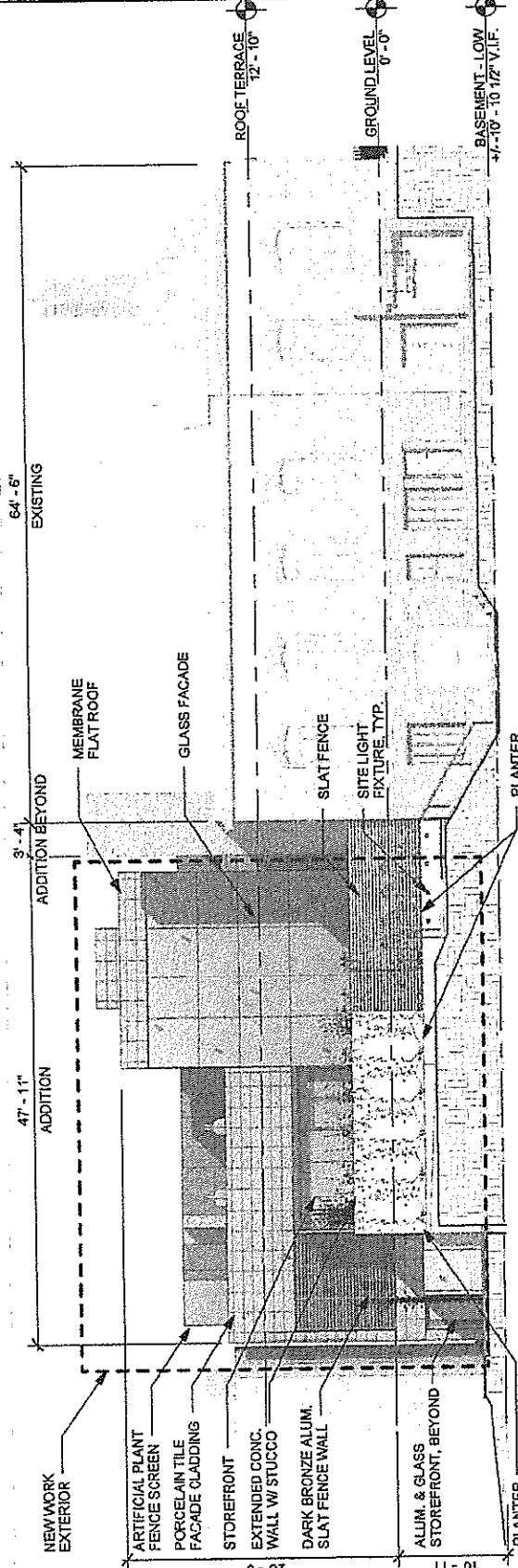


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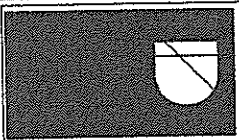
KEY PLAN



EAST ELEVATION



SOUTH ELEVATION



architecture
incorporated
1000 campus drive
Suite 101
Bethesda, MD 20814
Tel: 703-244-6733
Fax: 703-244-6733
www.archinc.com

HWA Documents for:
BRIDGES FITNESS & YOGA
RENOVATION & ADDITION
BETHESDA, MD 20814

Project: 416011

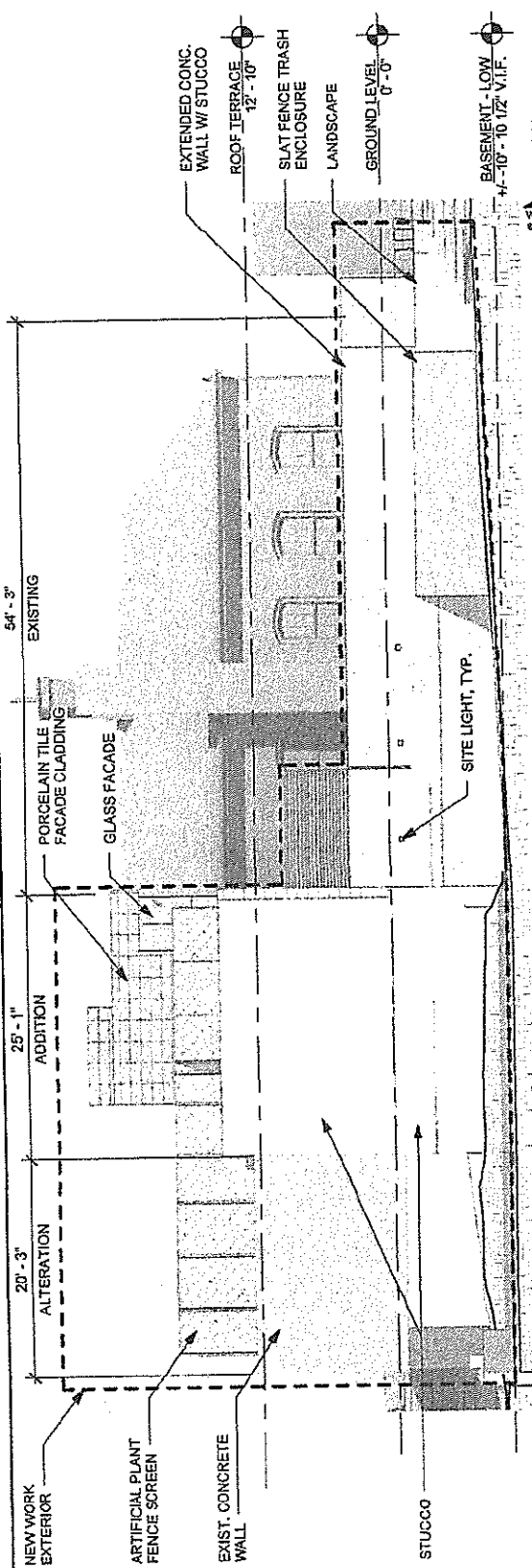
Scale:

ELEVATION &
SECTION

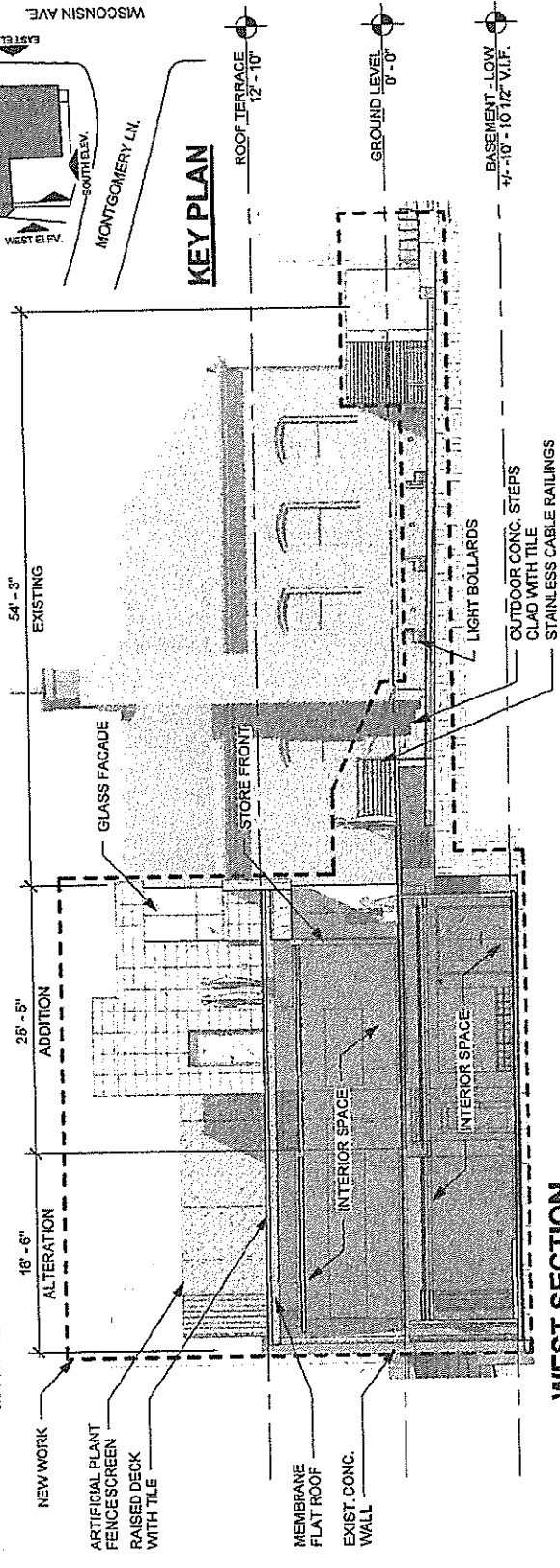
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A5

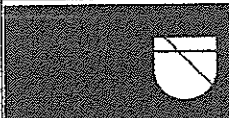
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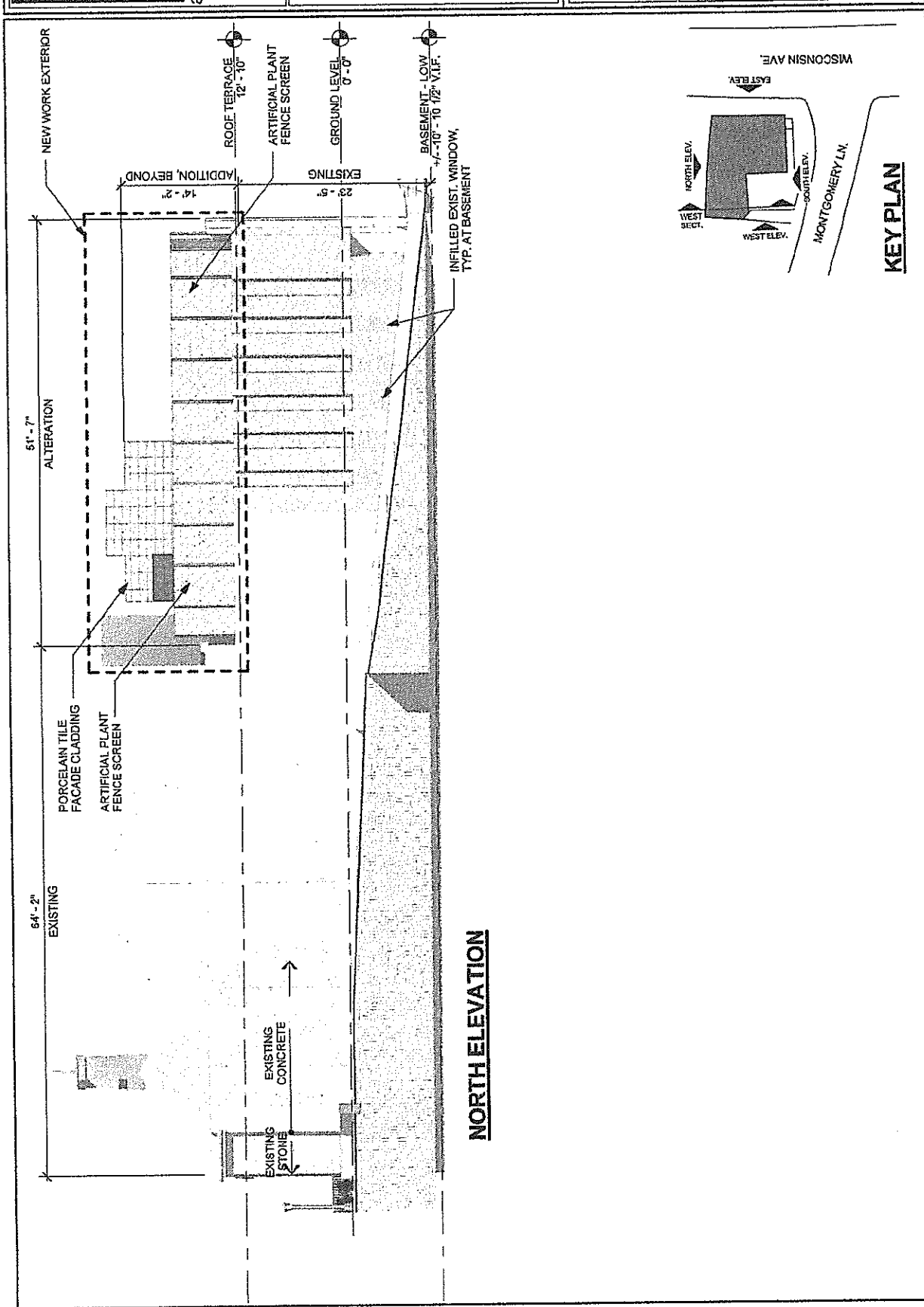


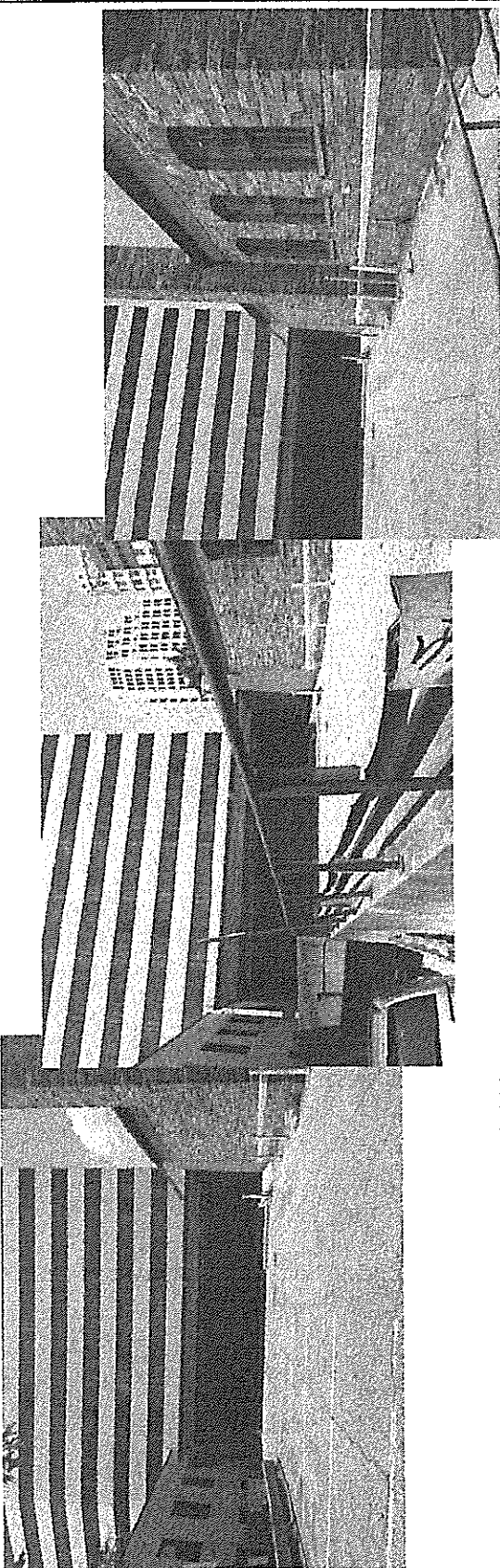
WEST ELEVATION



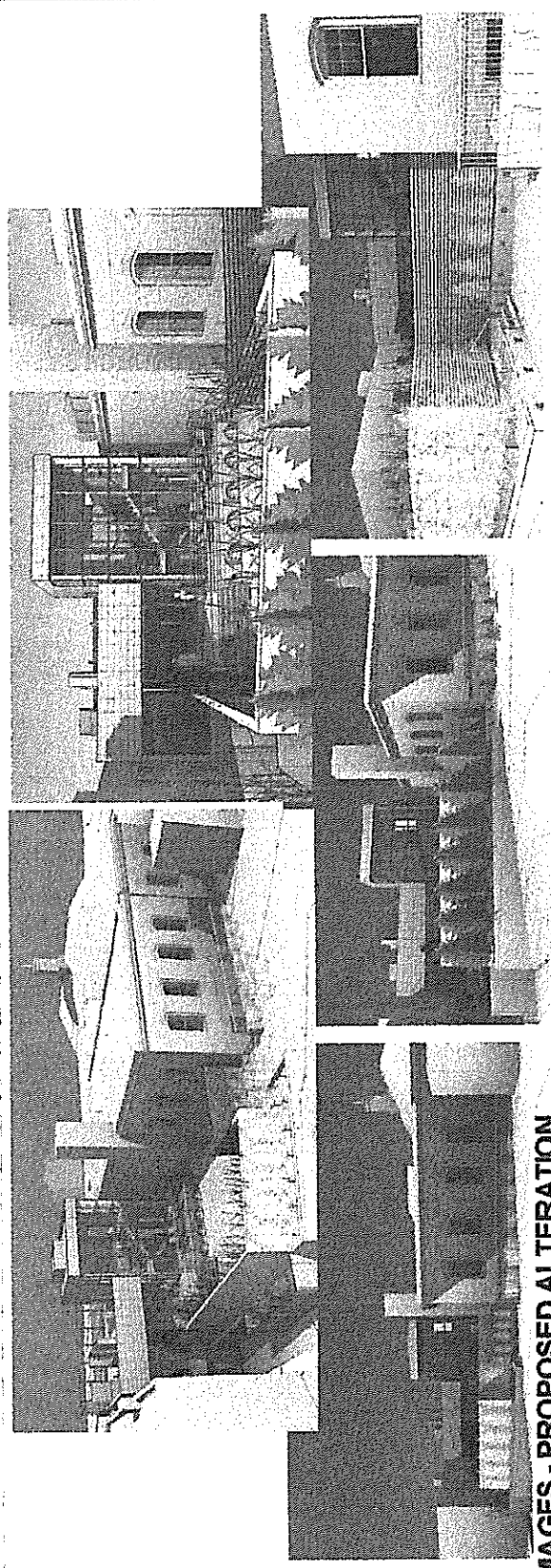
WEST SECTION

| | | | | | | |
|---|---|--|---|------------------|---|---|
|  <p>1022 campus commons drive bethesda, md 20814 tel: 703-765-0000 fax: 703-765-0723 www.archinc.com</p> | <p>H/WPA Documents for:</p> <p>BRIDGES FITNESS & YOGA</p> <p>BETHESDA, MD 20814</p> | | <p>Project: 11/08/20</p> <p>Revision:</p> | <p>ELEVATION</p> | <p>Scale: As Shown Drawing No.: 0104 Date: 11/08/20</p> | <p>A6</p> <p>Sheet</p> <p>Firm: Shaw</p> |
| | <p>1022 campus commons drive bethesda, md 20814 tel: 703-765-0000 fax: 703-765-0723 www.archinc.com</p> | | | | | |

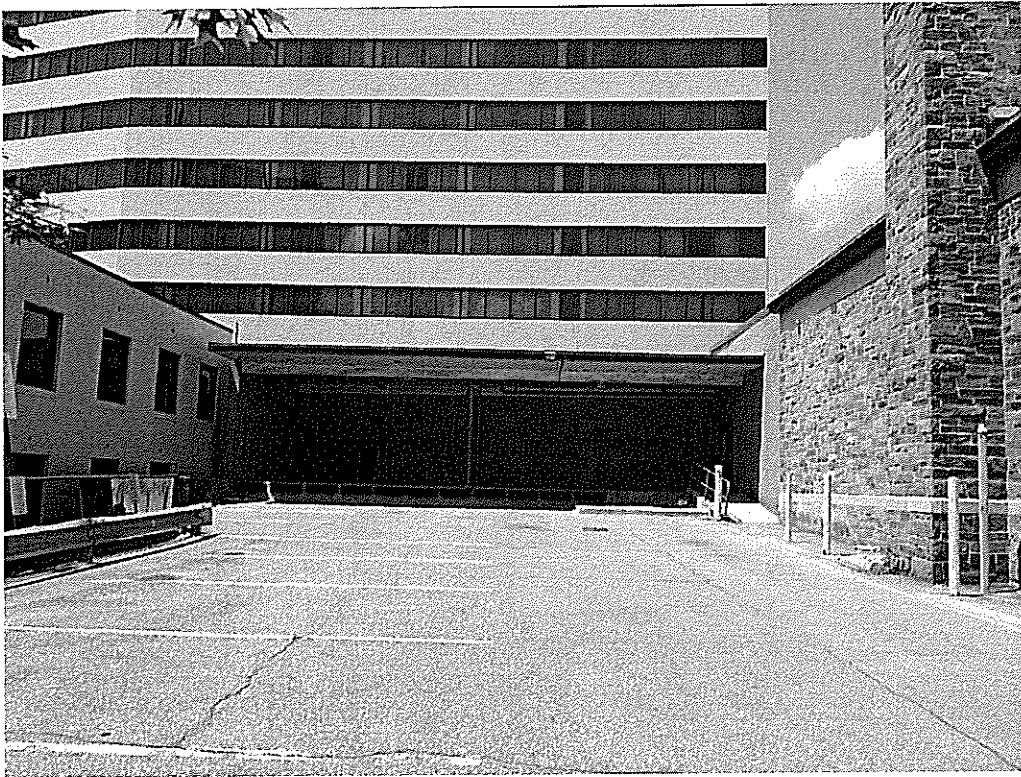




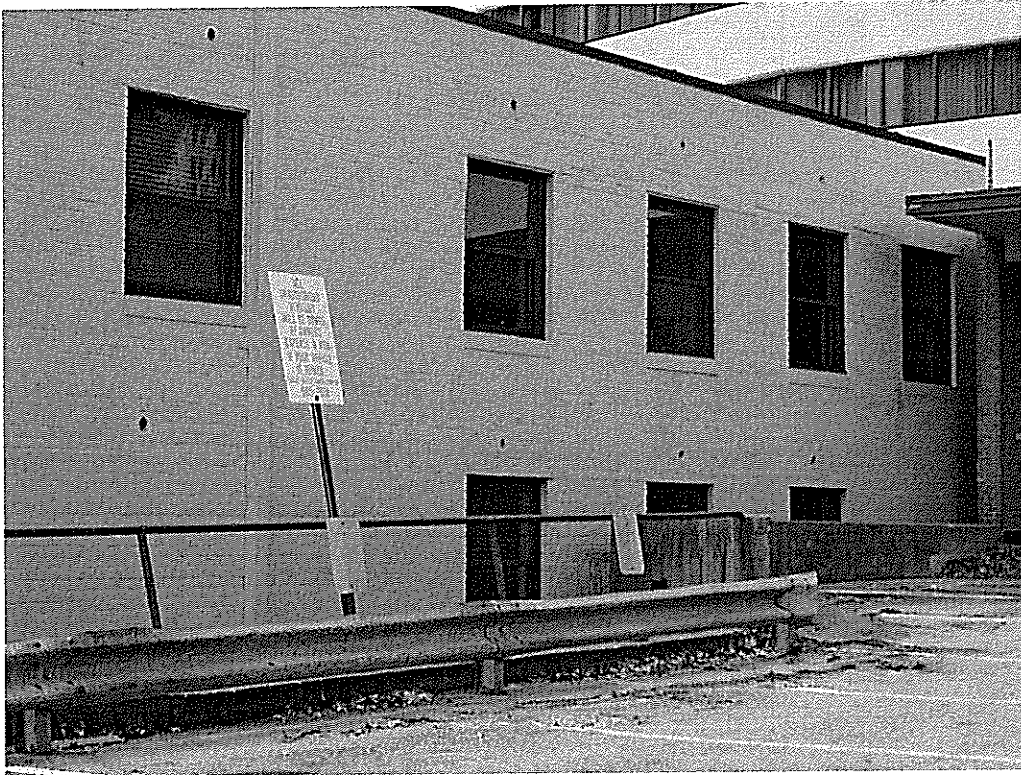
IMAGES - EXISTING LOADING DOCK

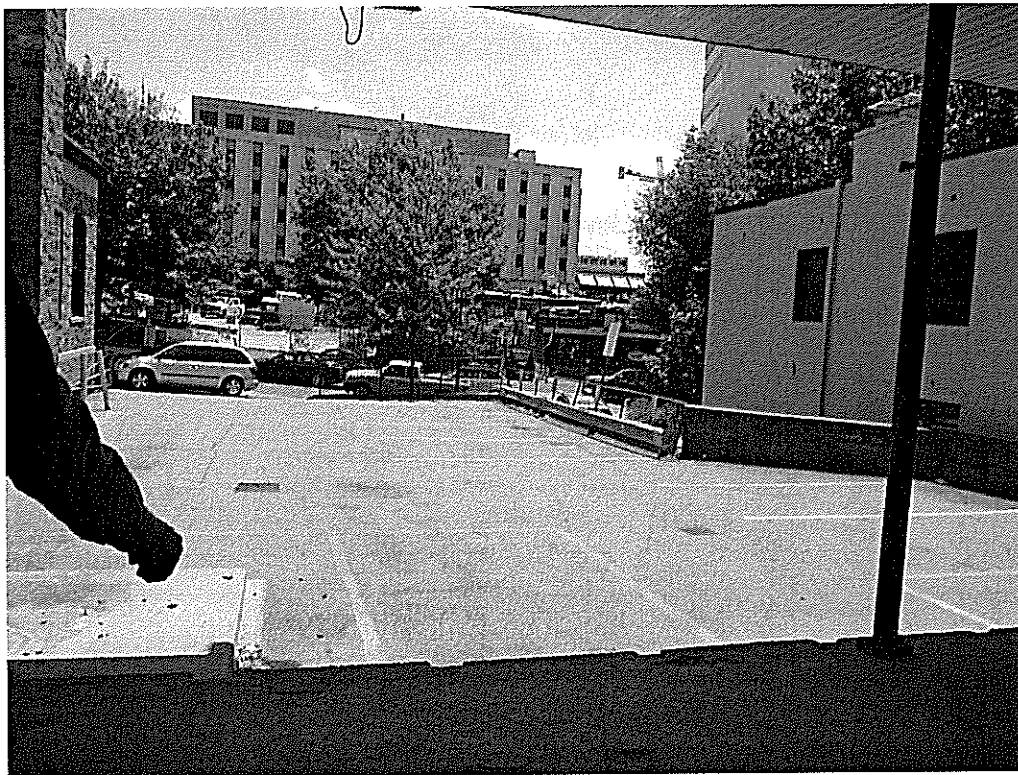
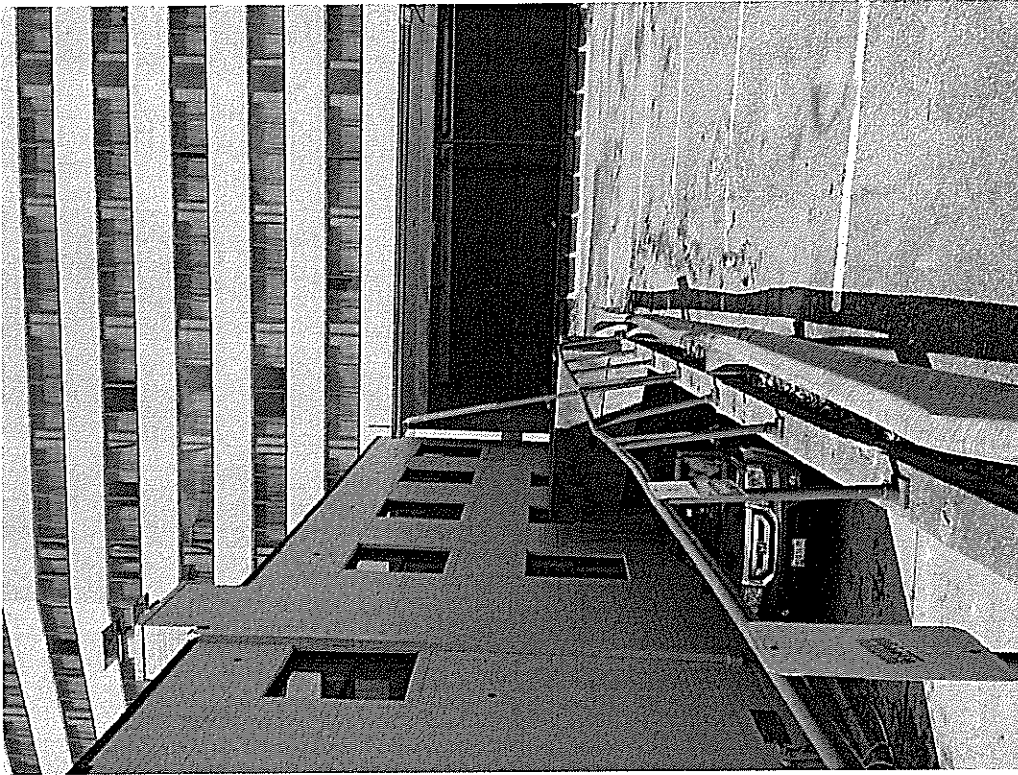


IMAGES - PROPOSED ALTERATION

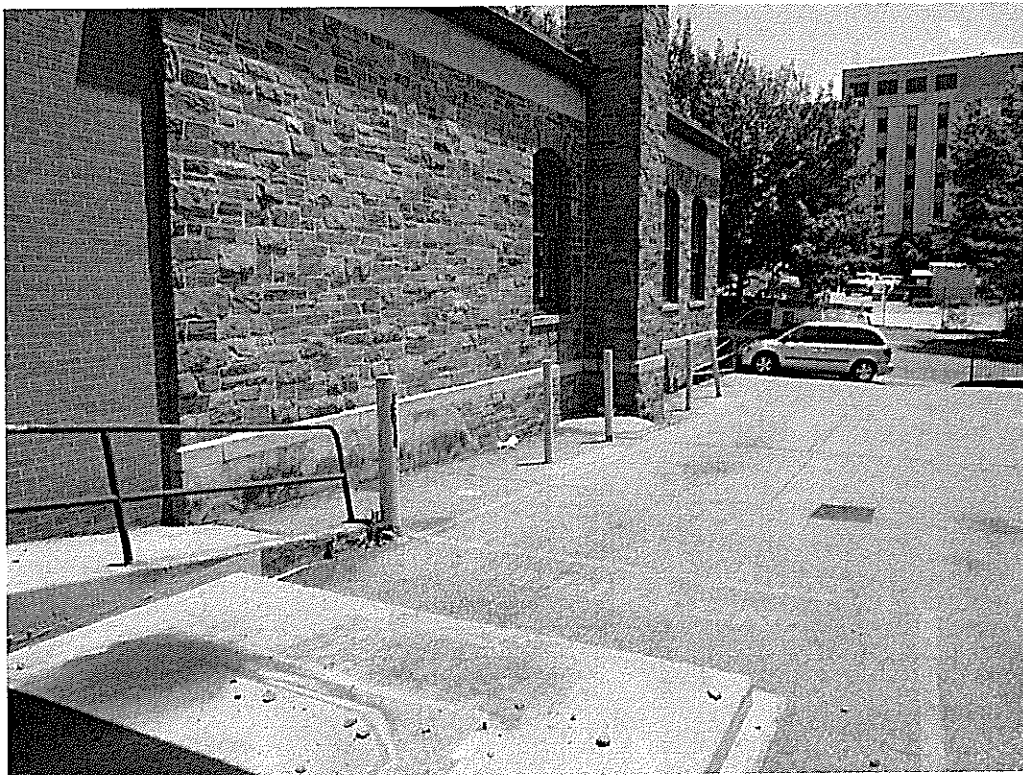
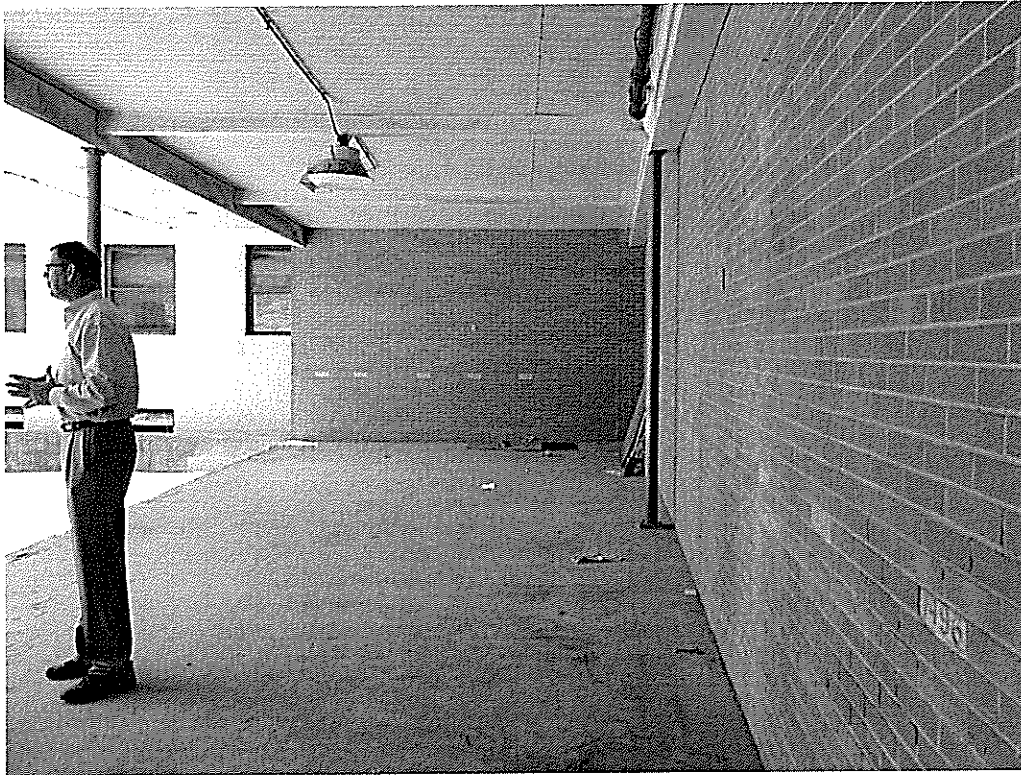


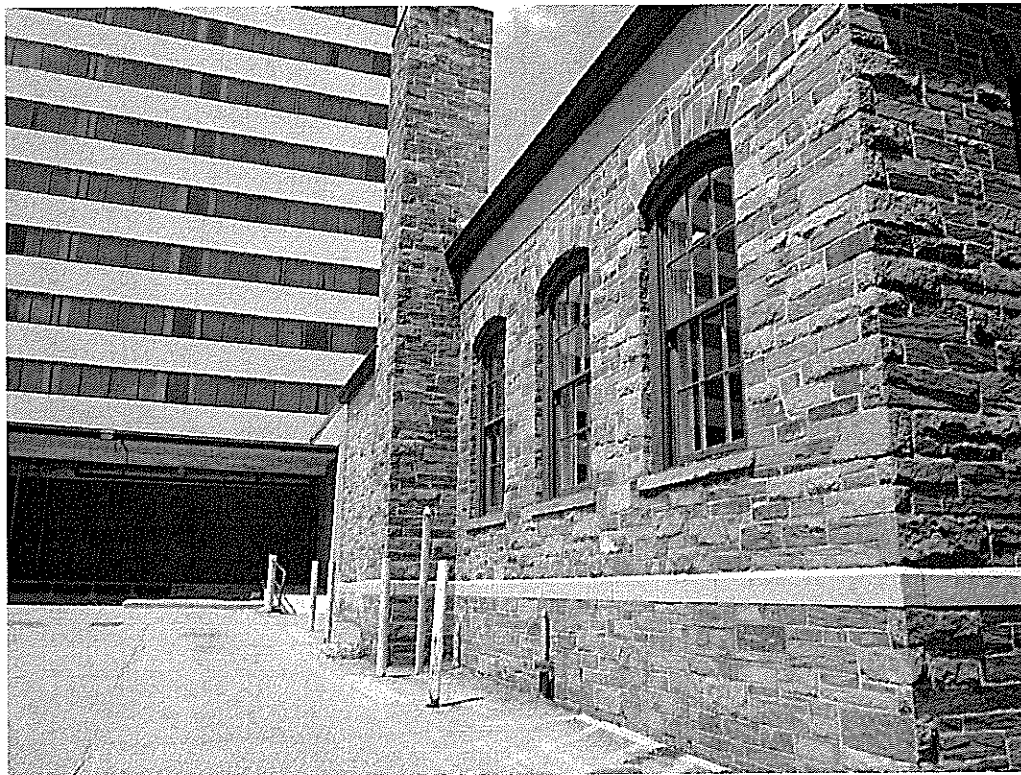
PREVIOUS CONDITIONS
(CIRCLES 24-51)

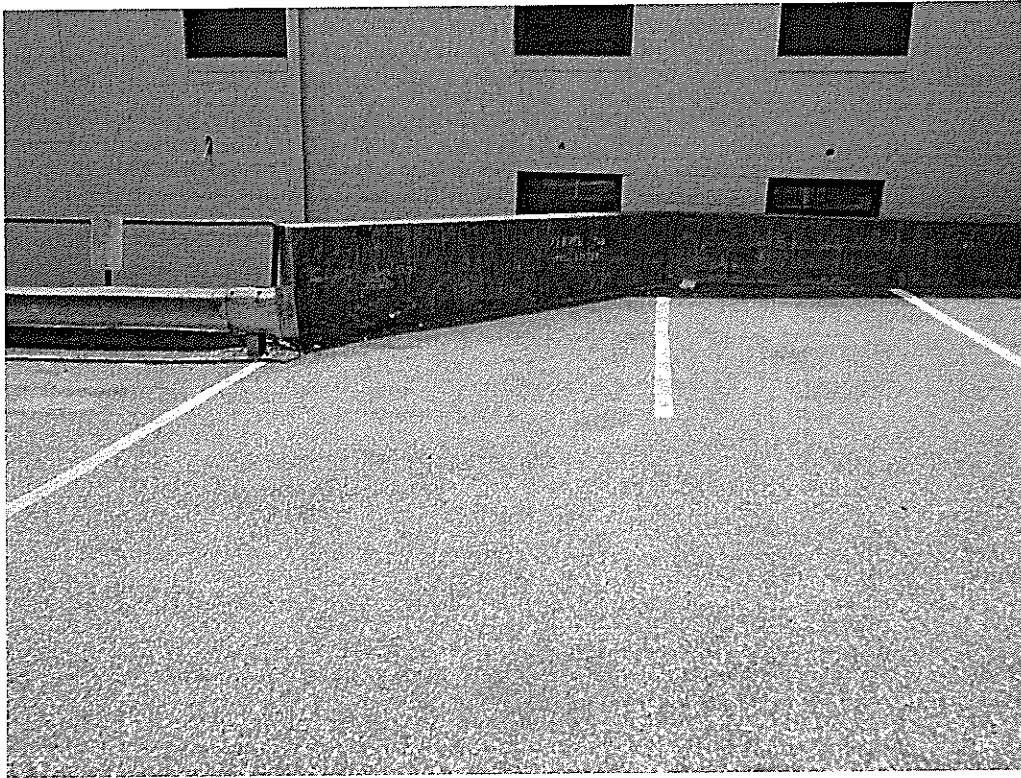


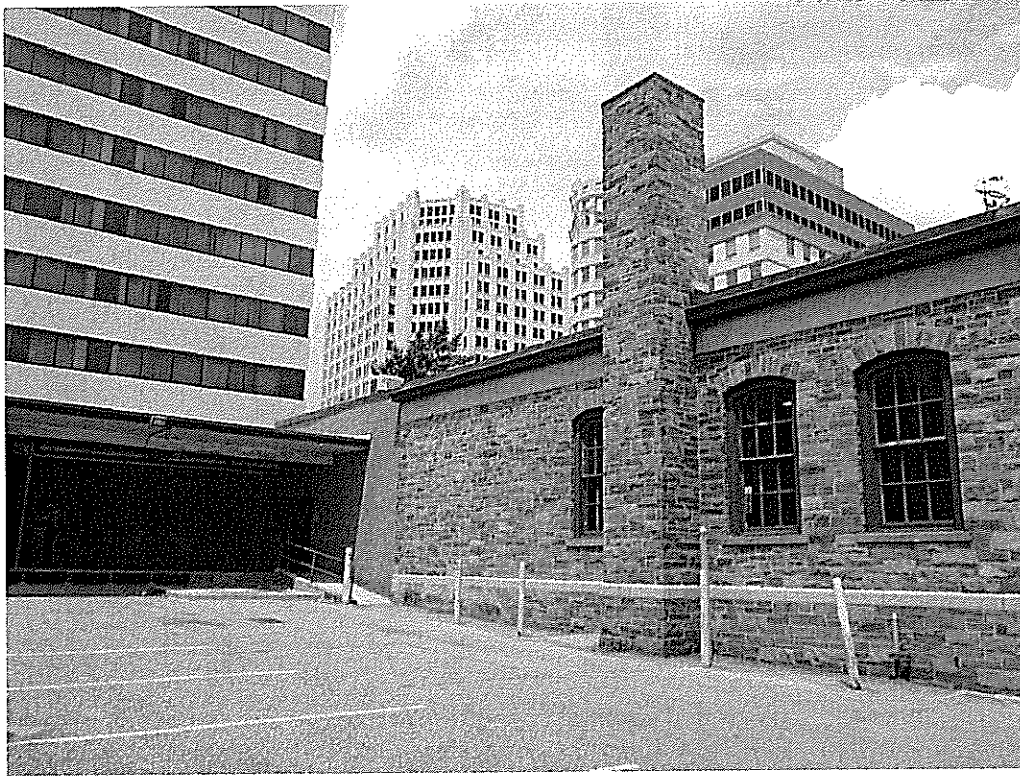


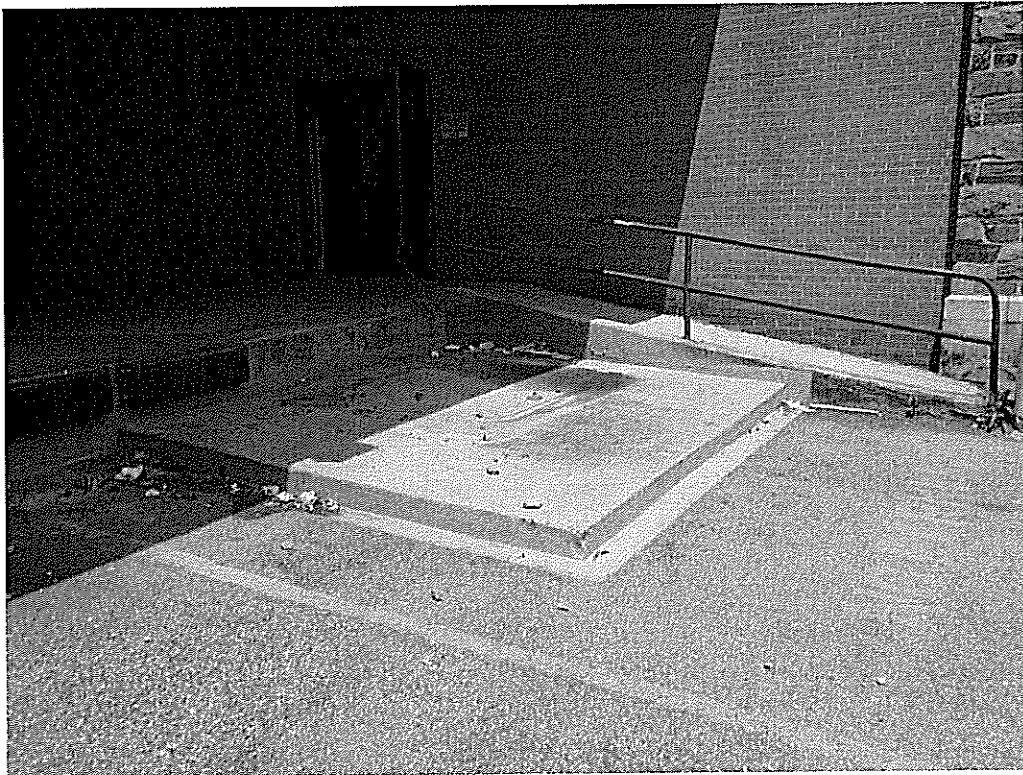


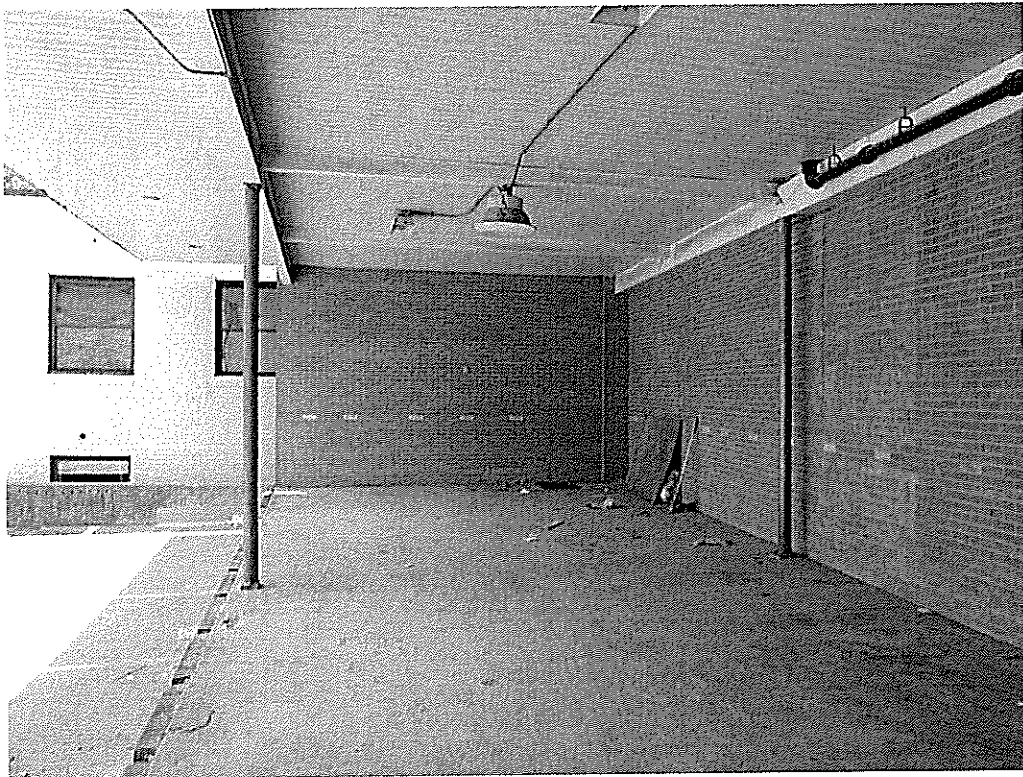
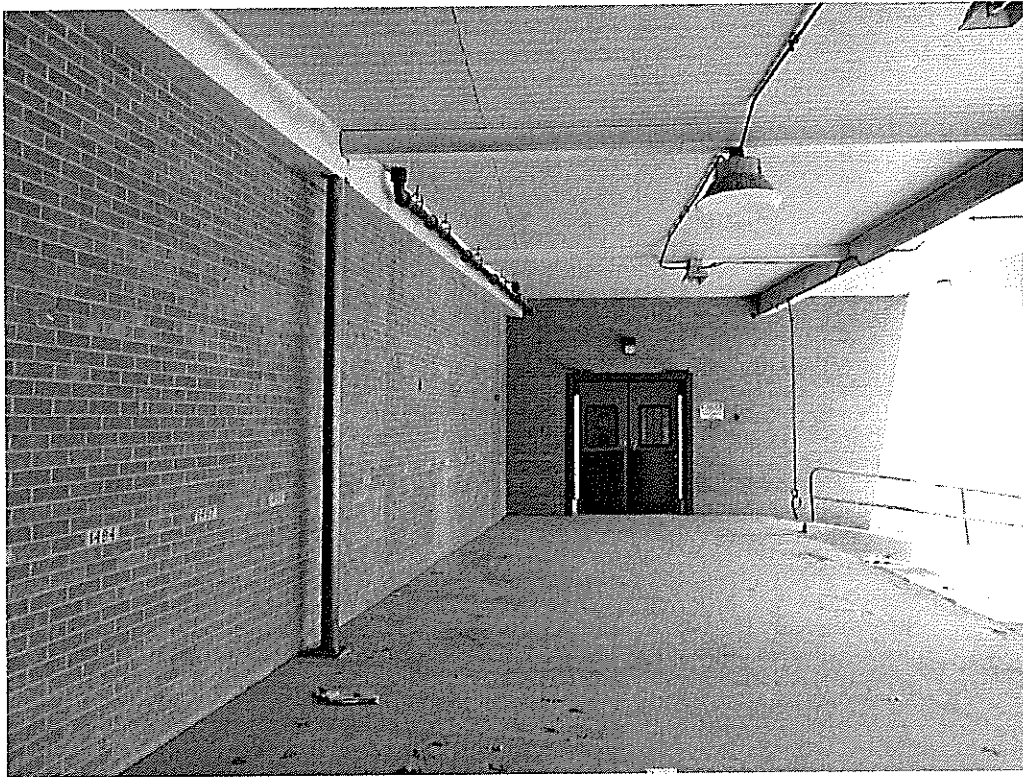


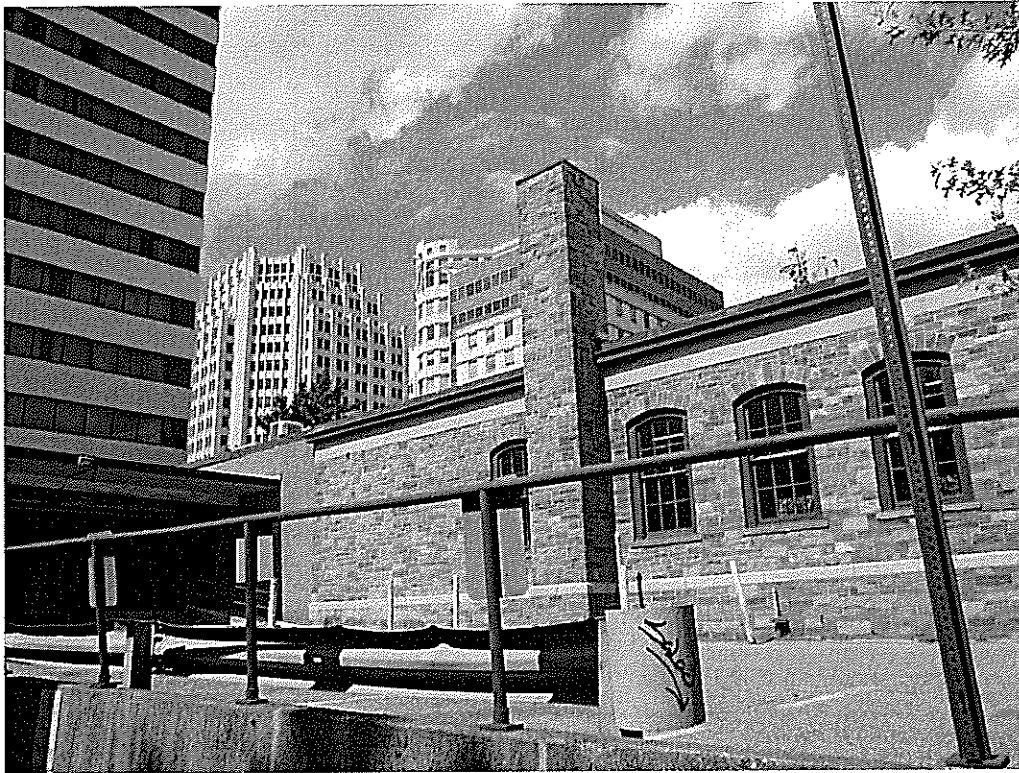




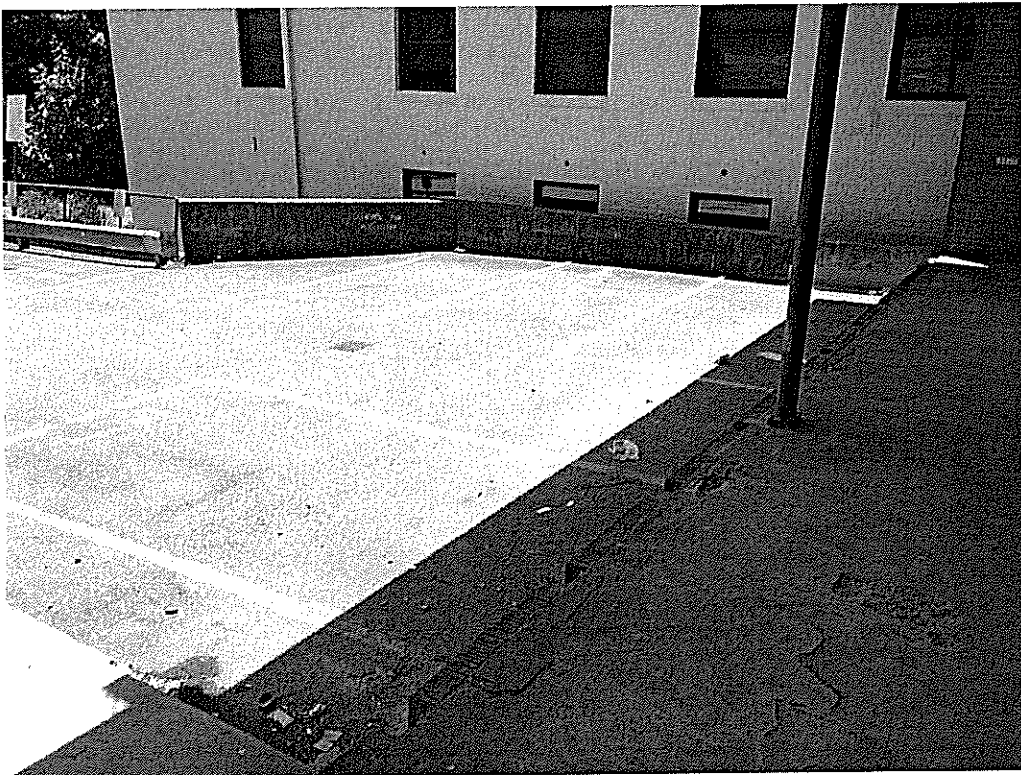


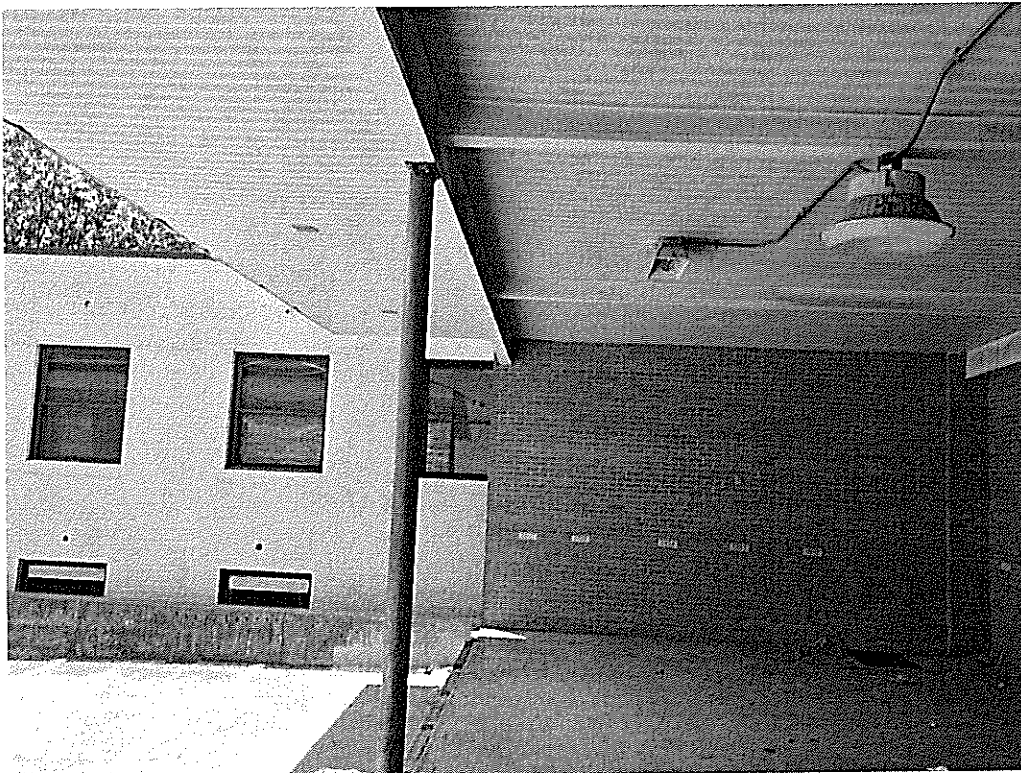
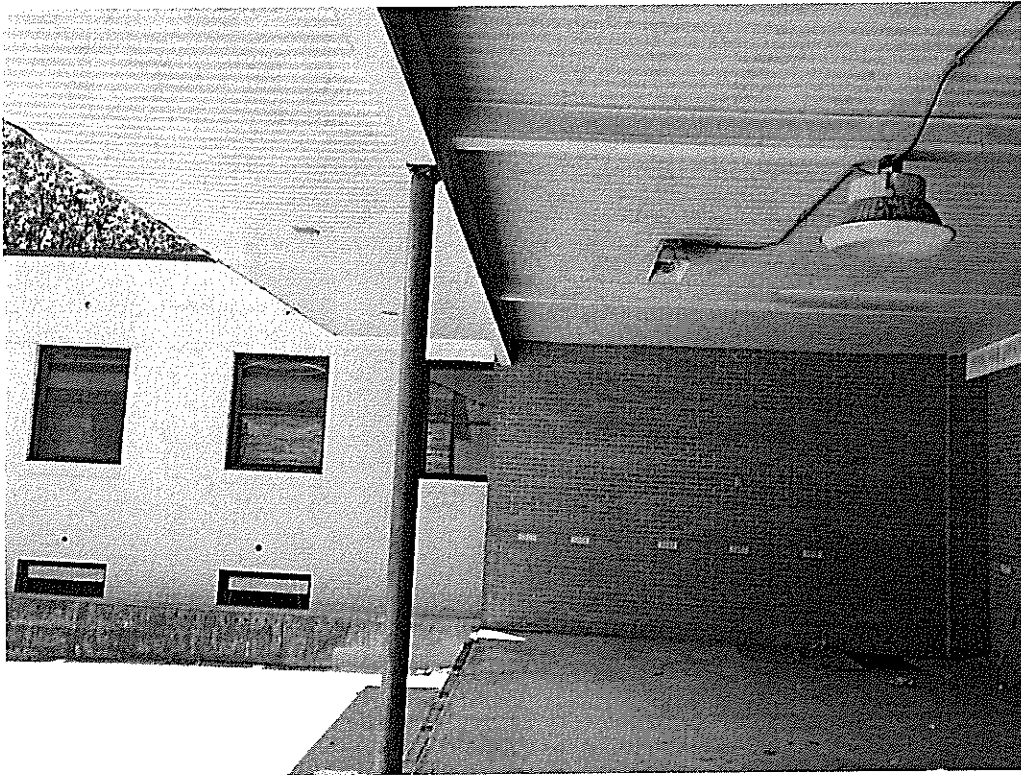


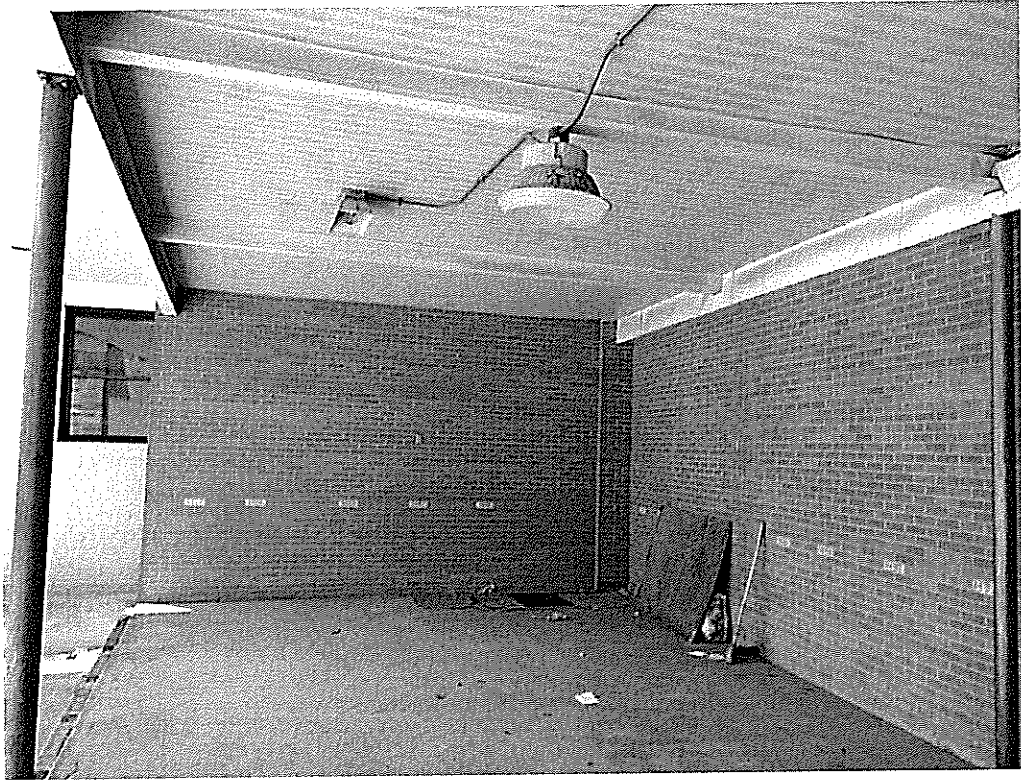


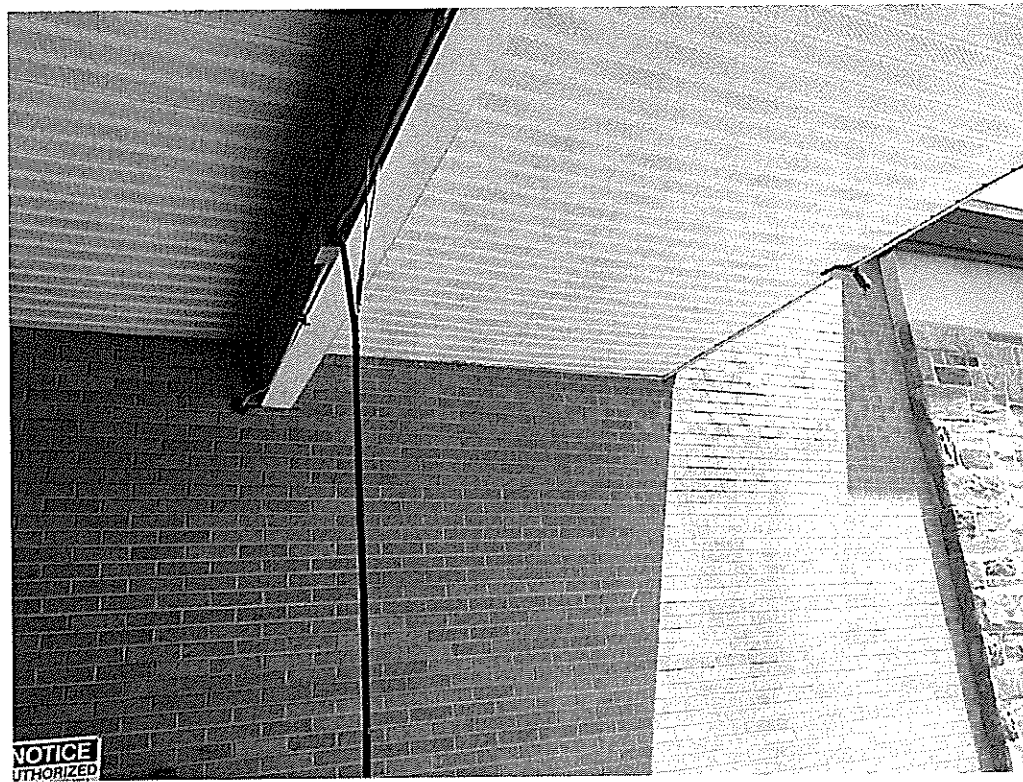
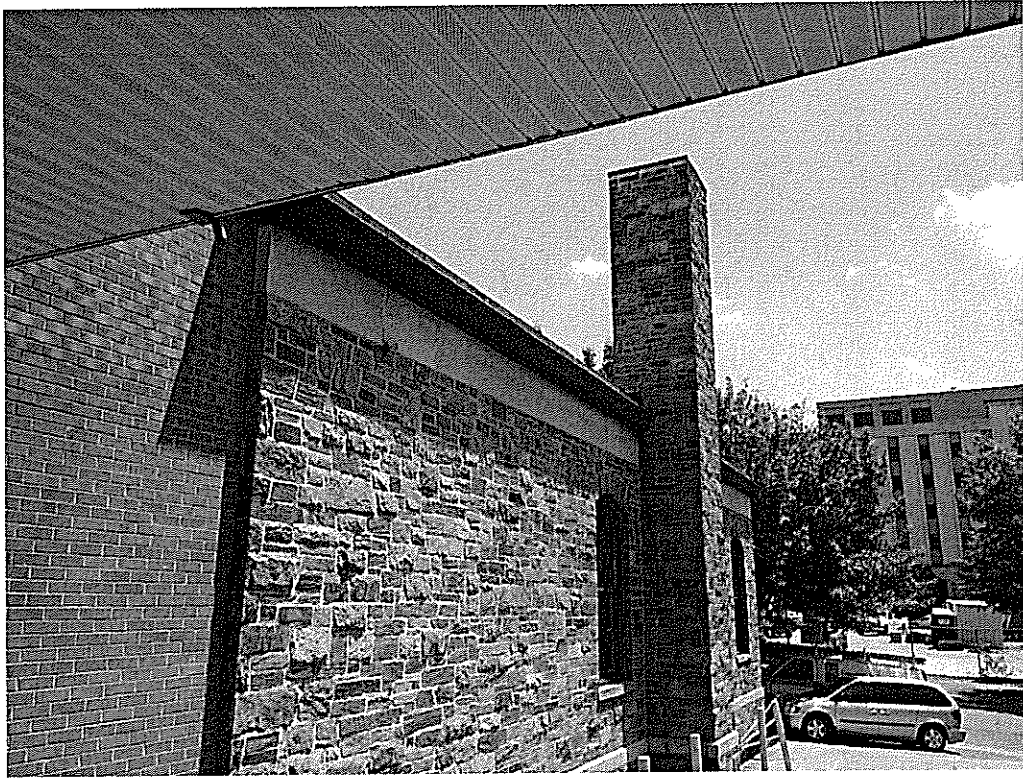


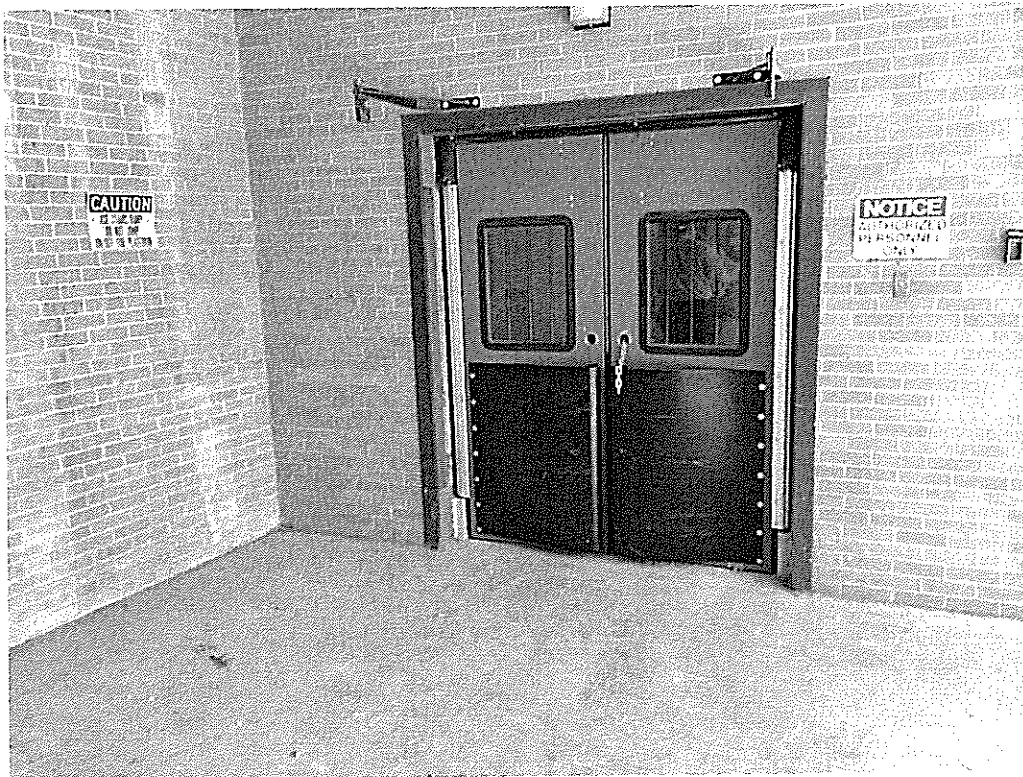
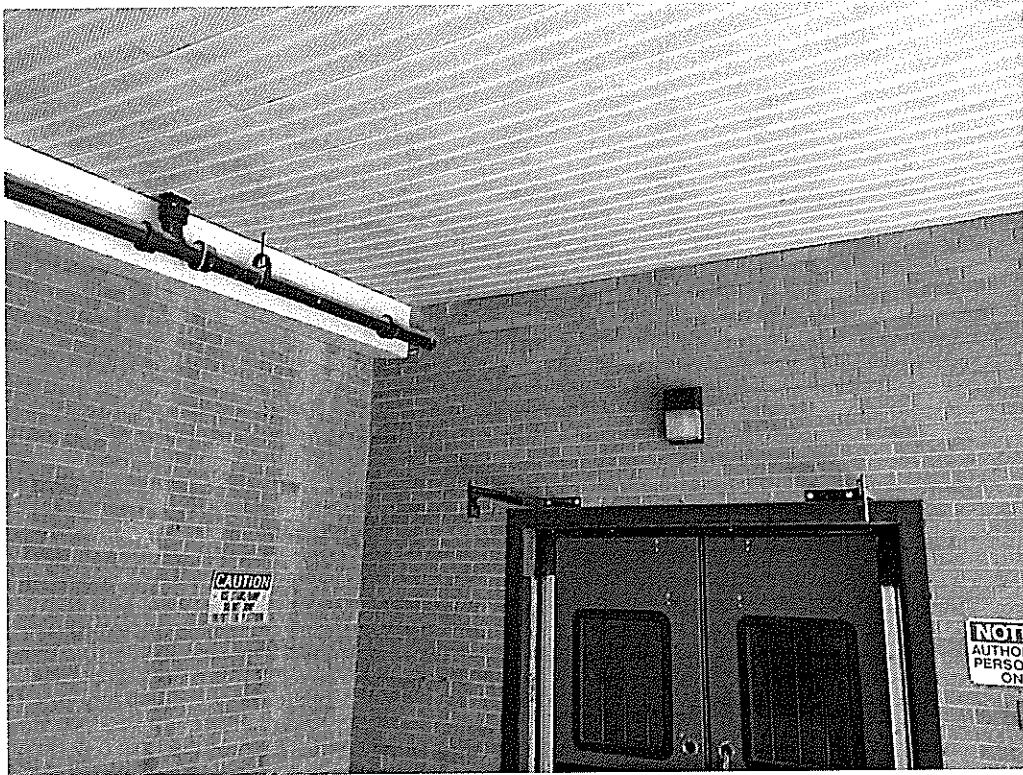


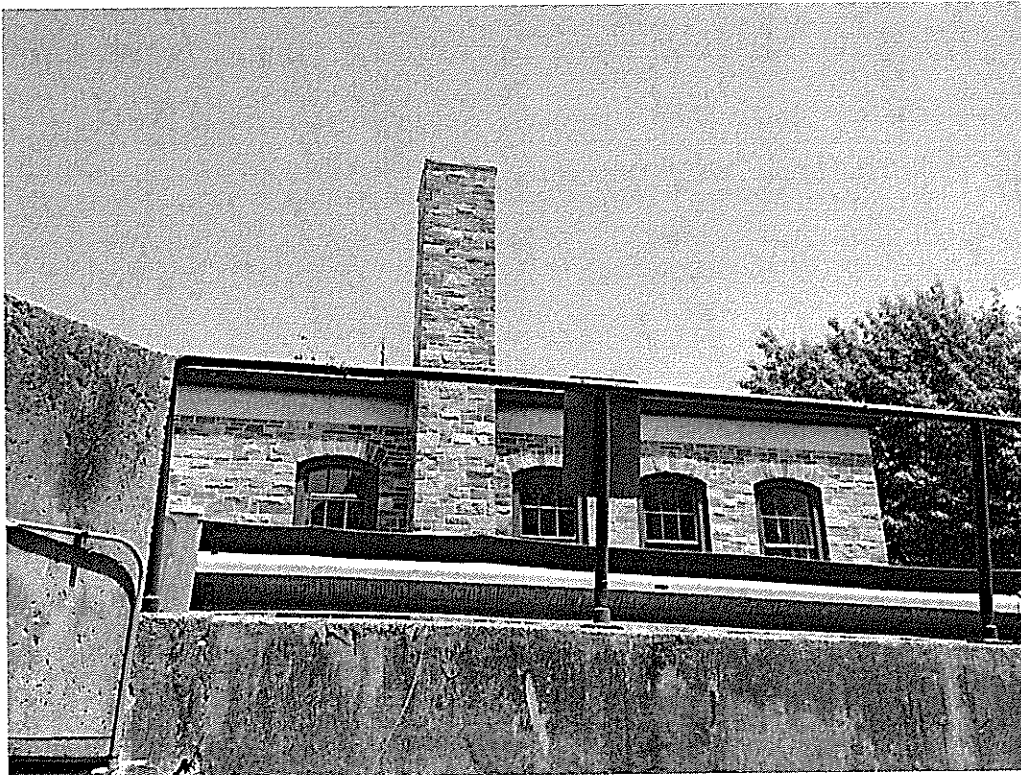
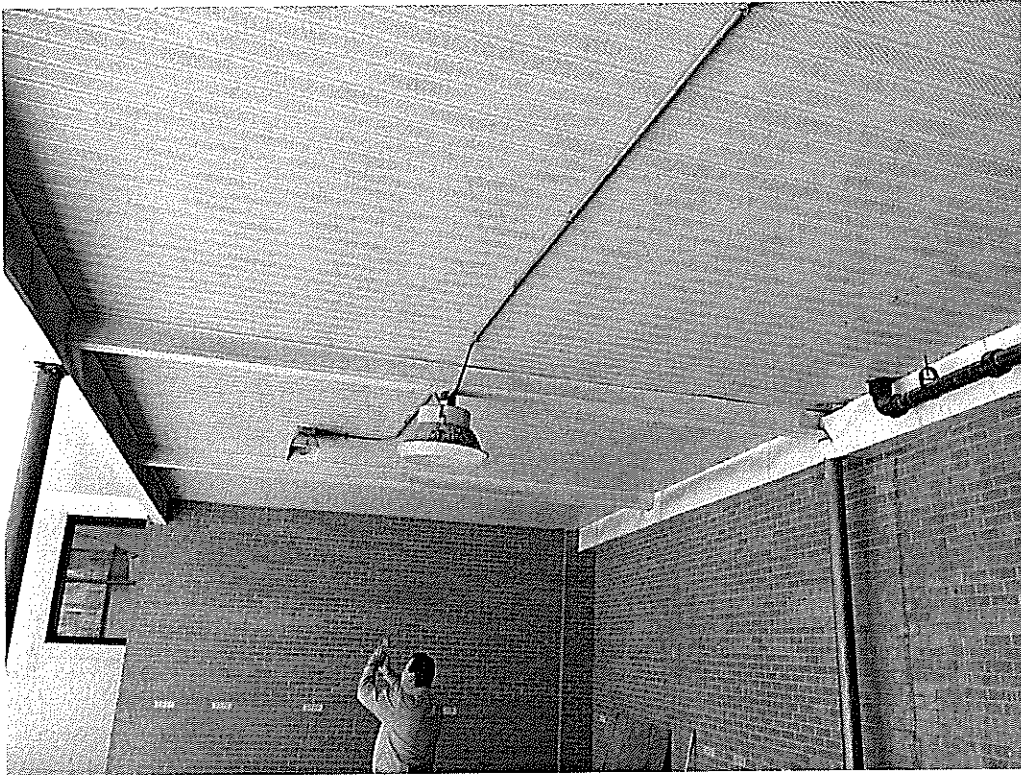


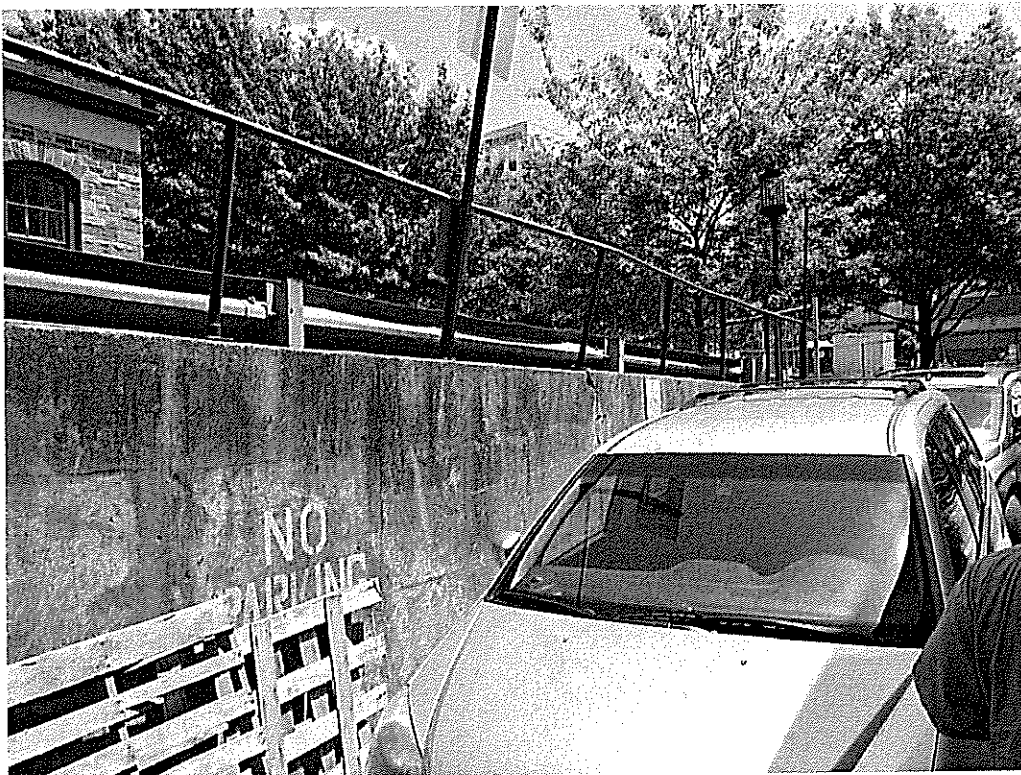
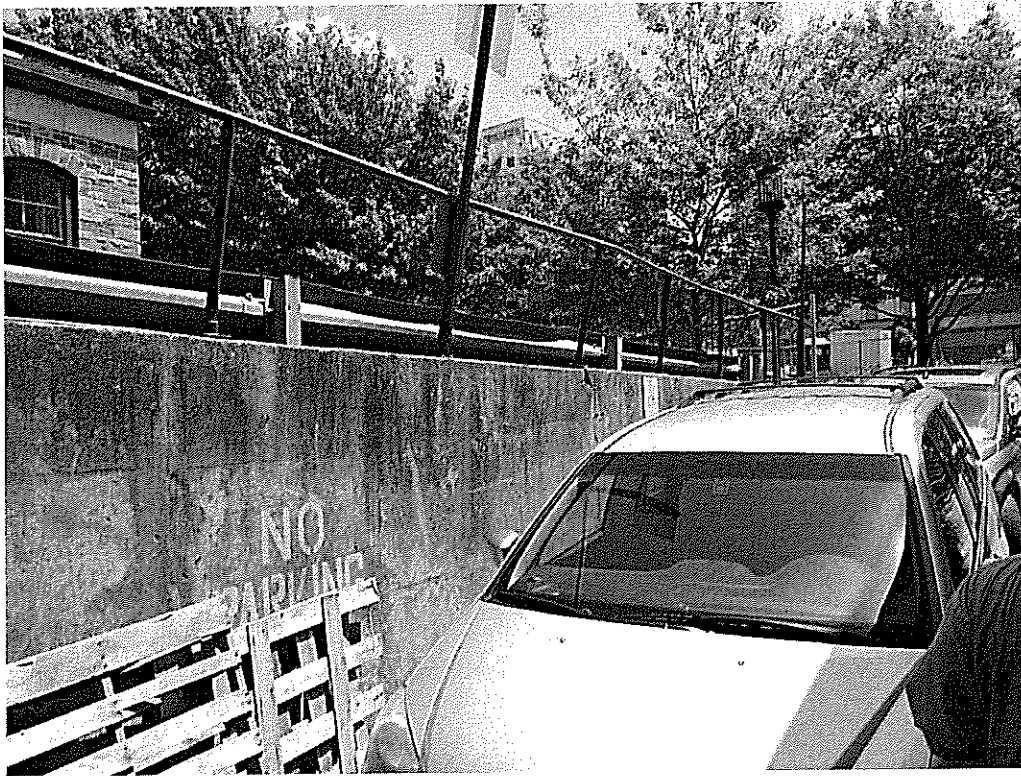


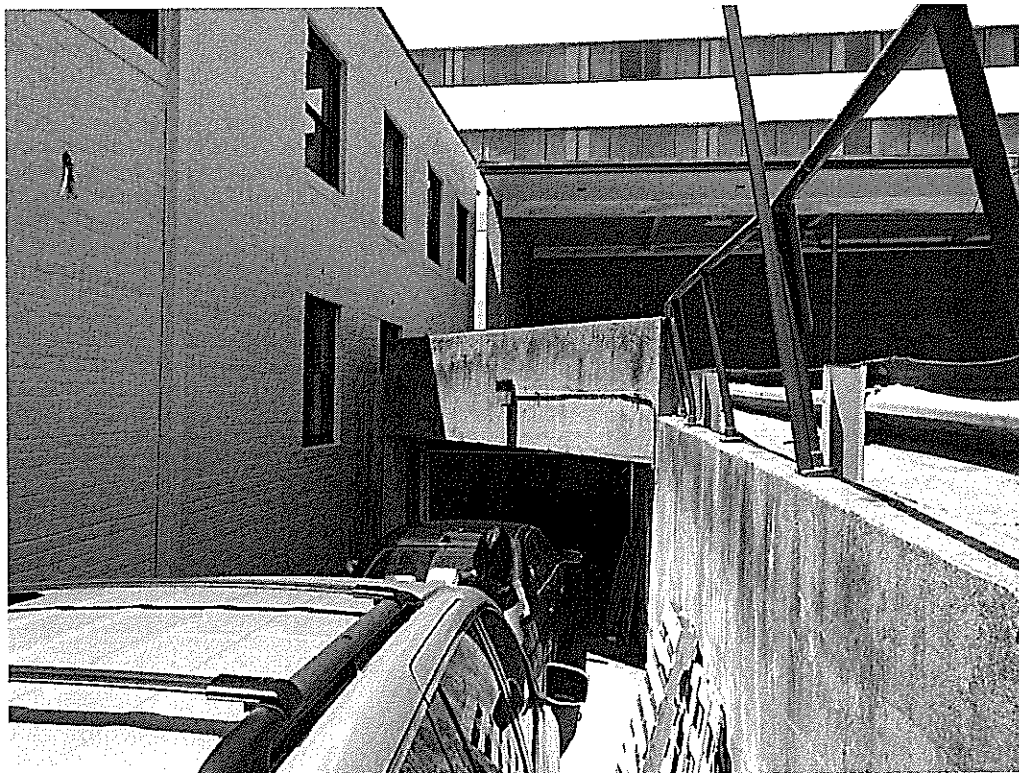


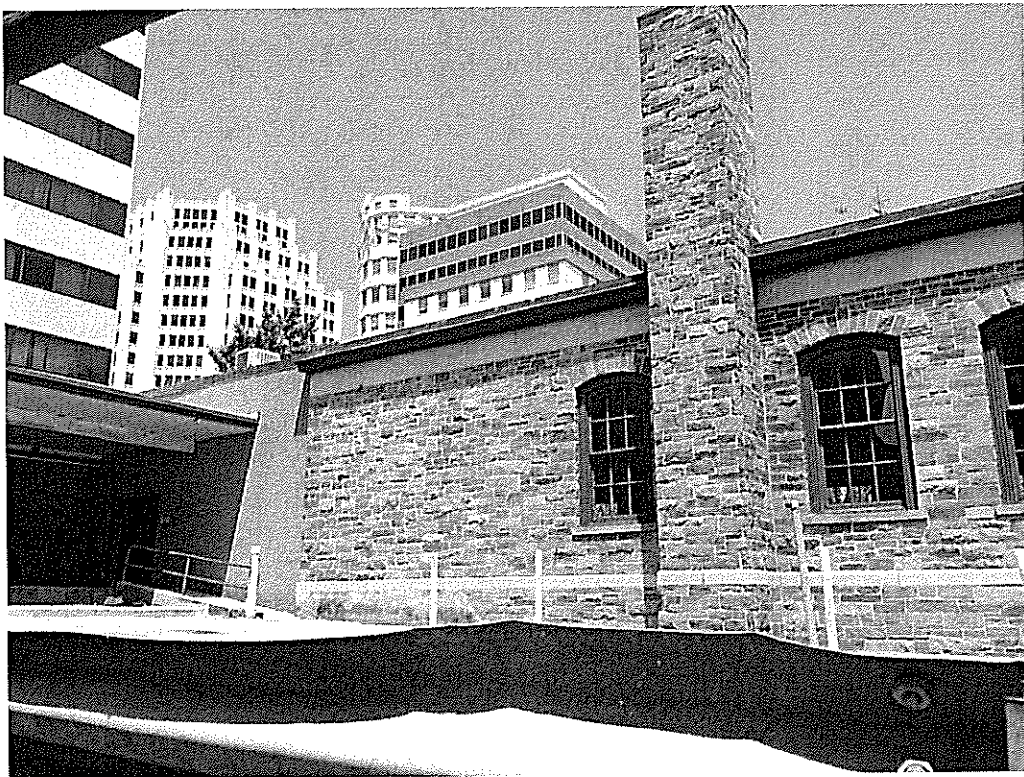
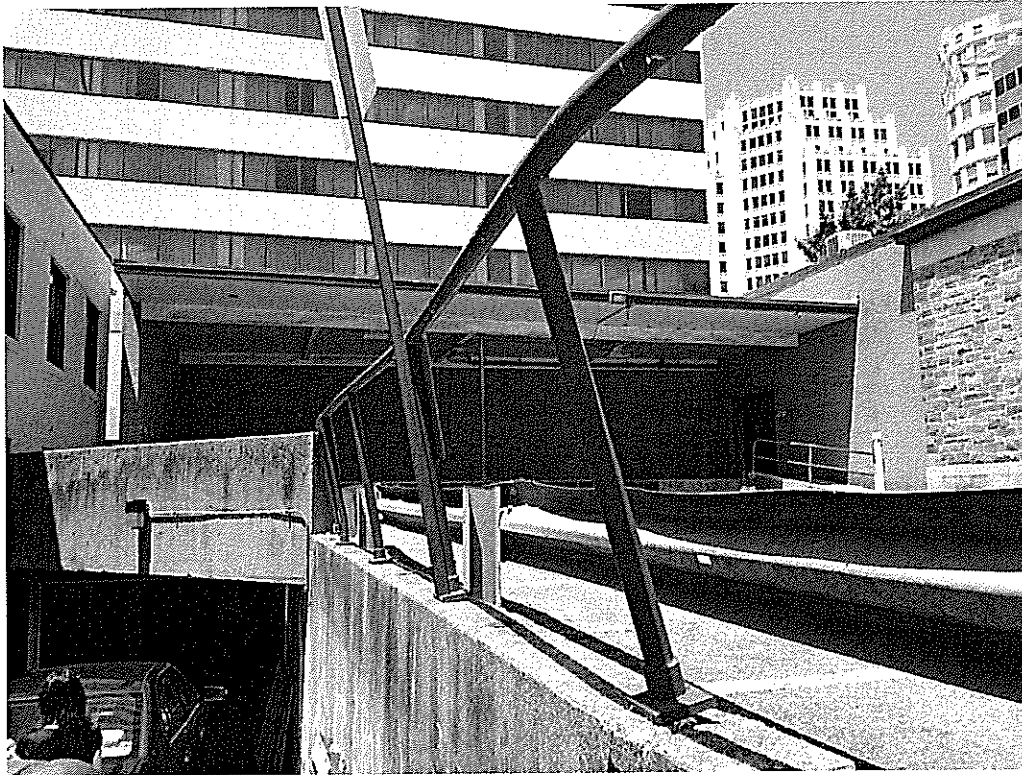


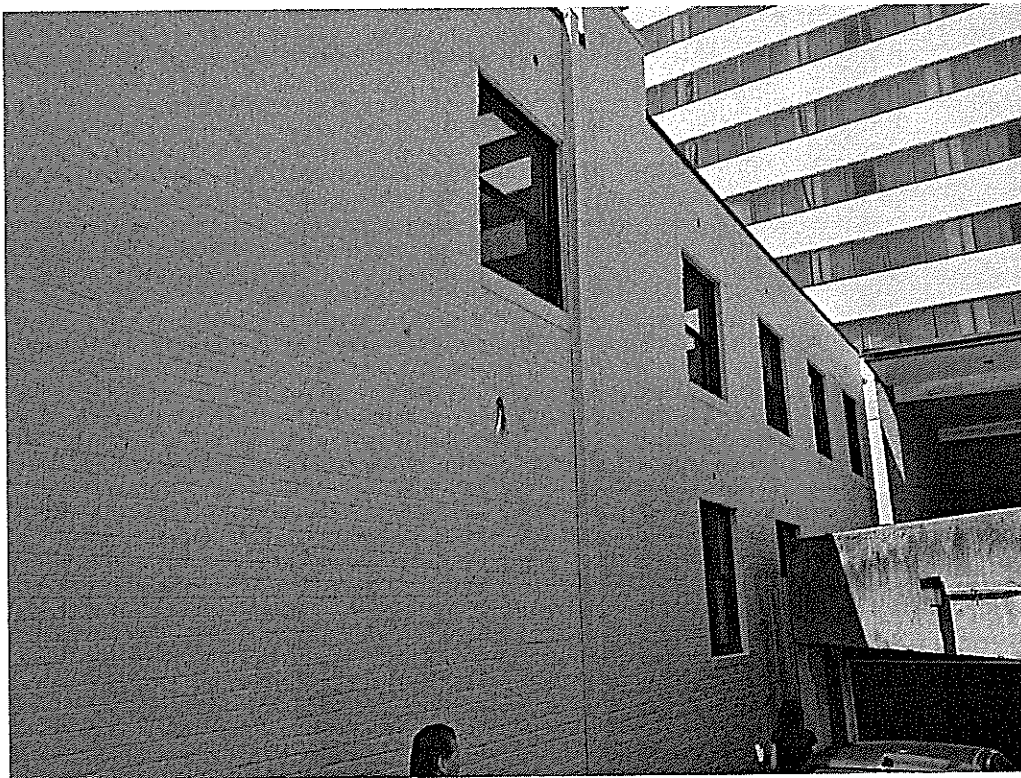
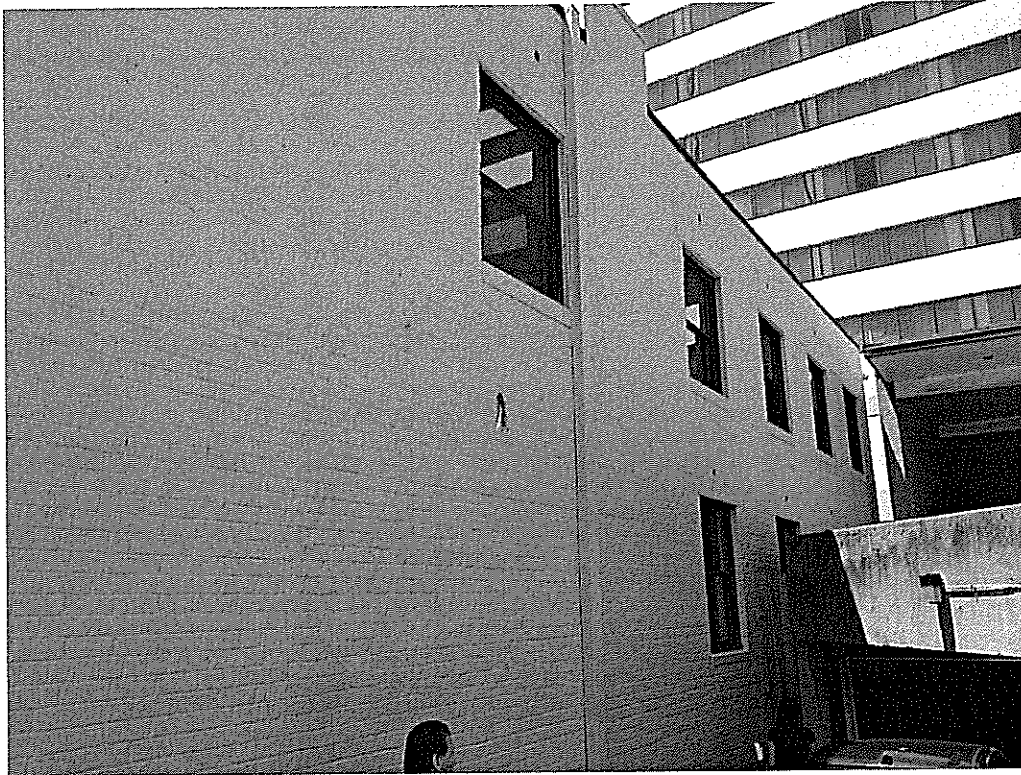


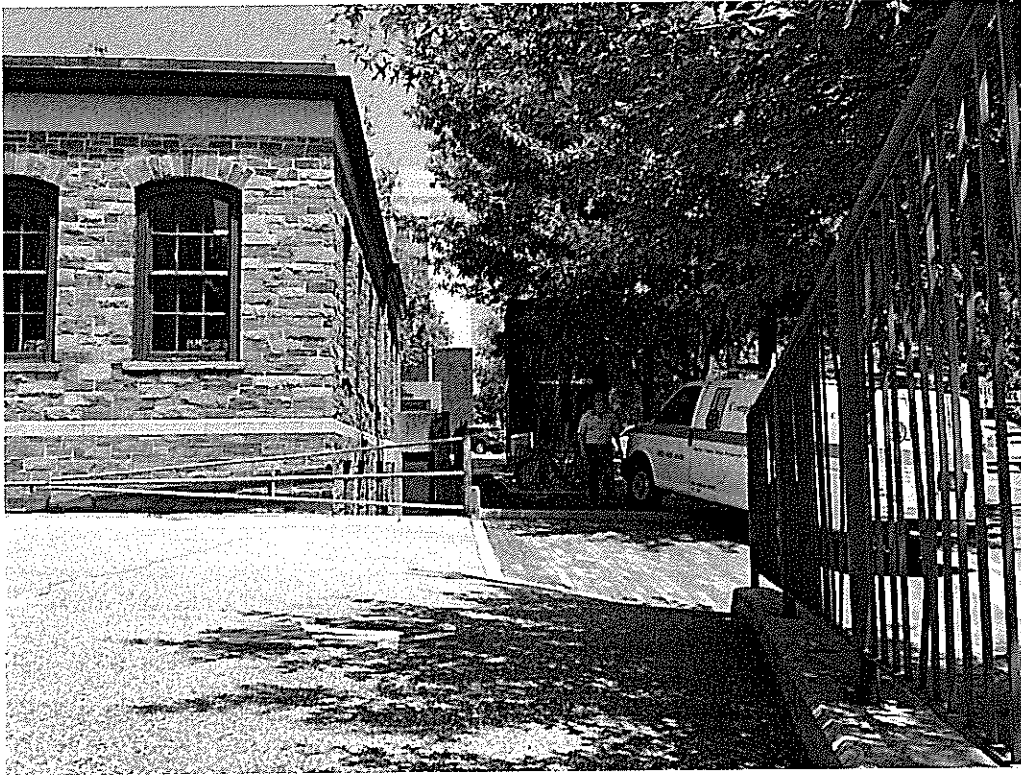


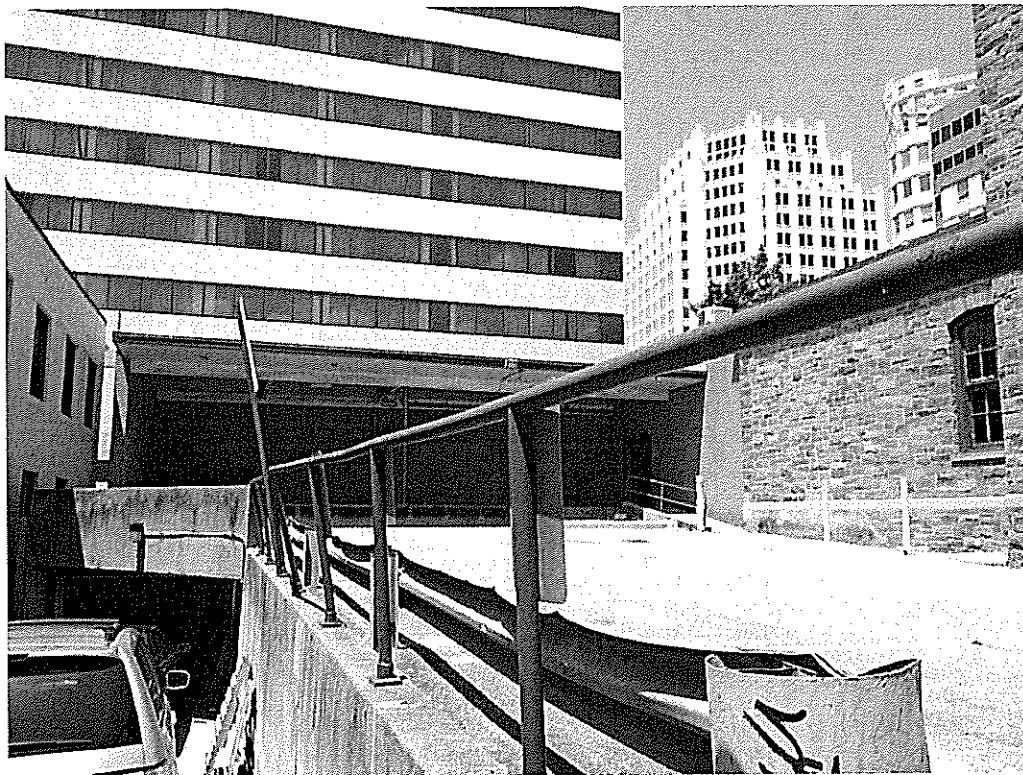
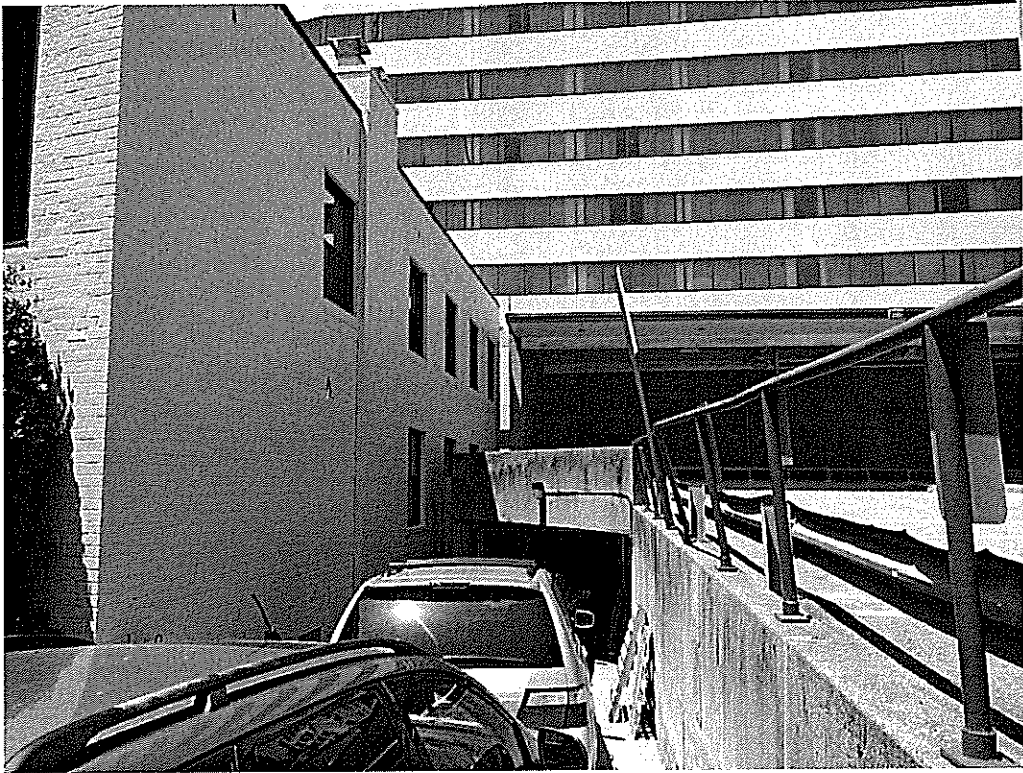






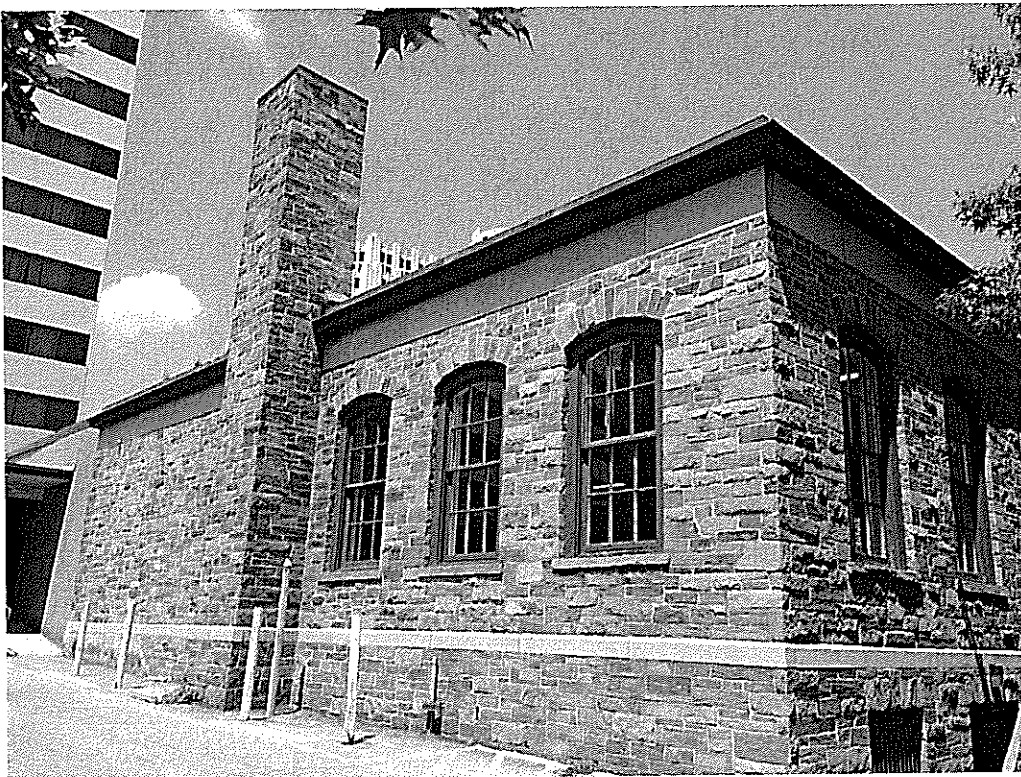
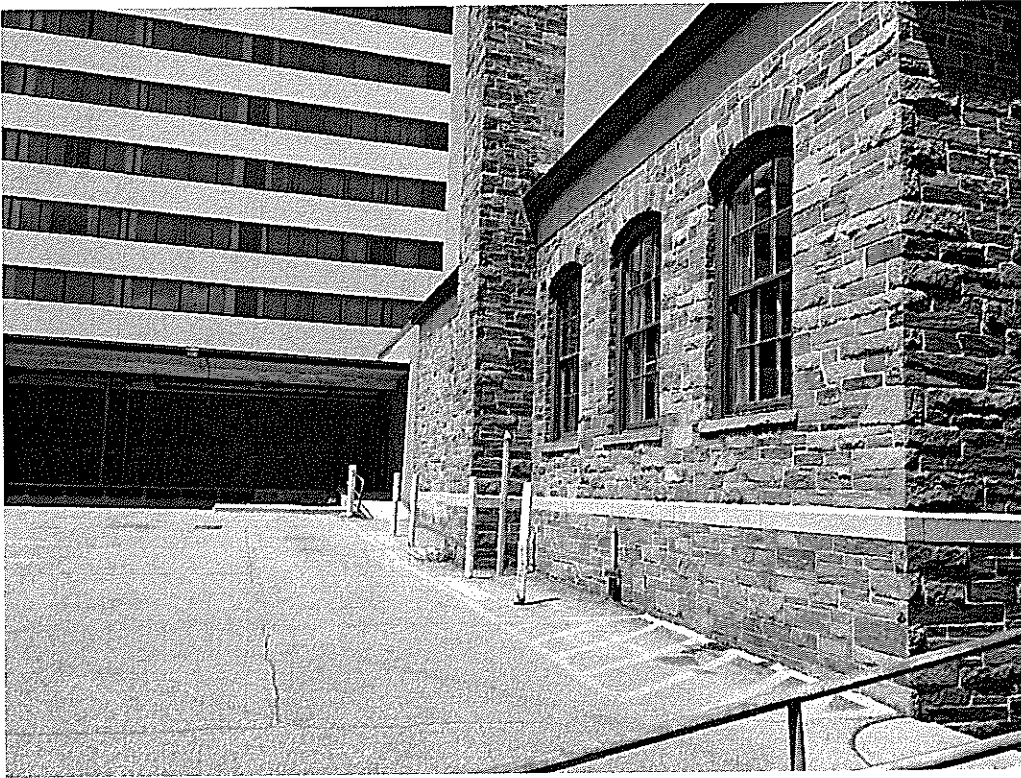


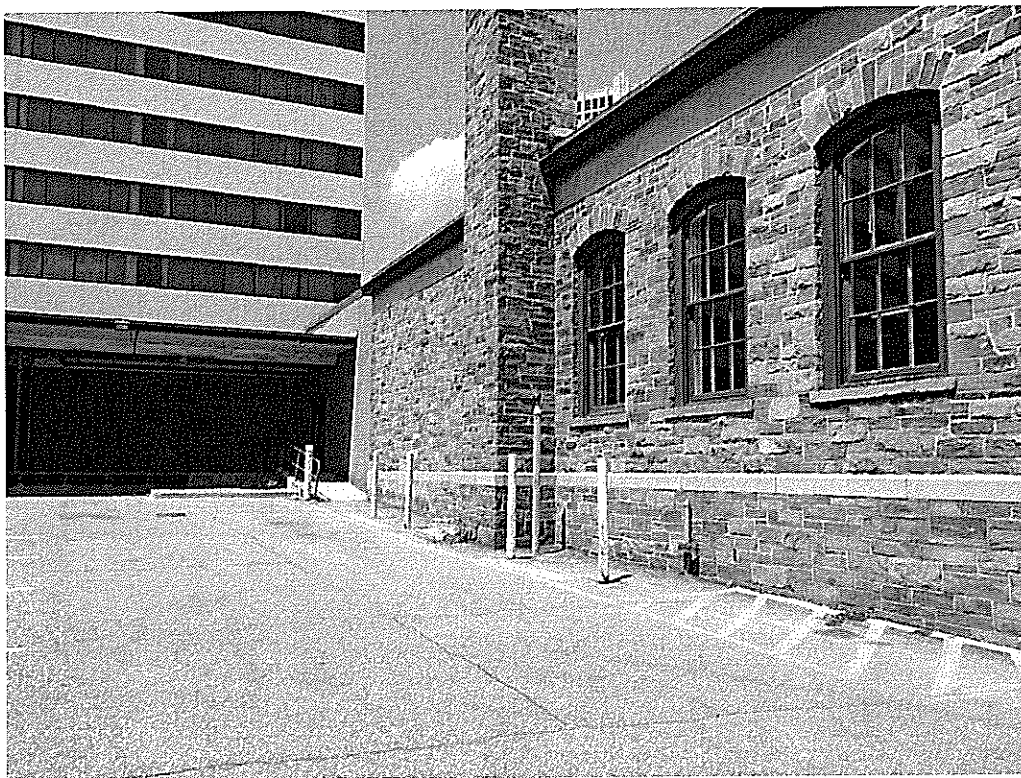






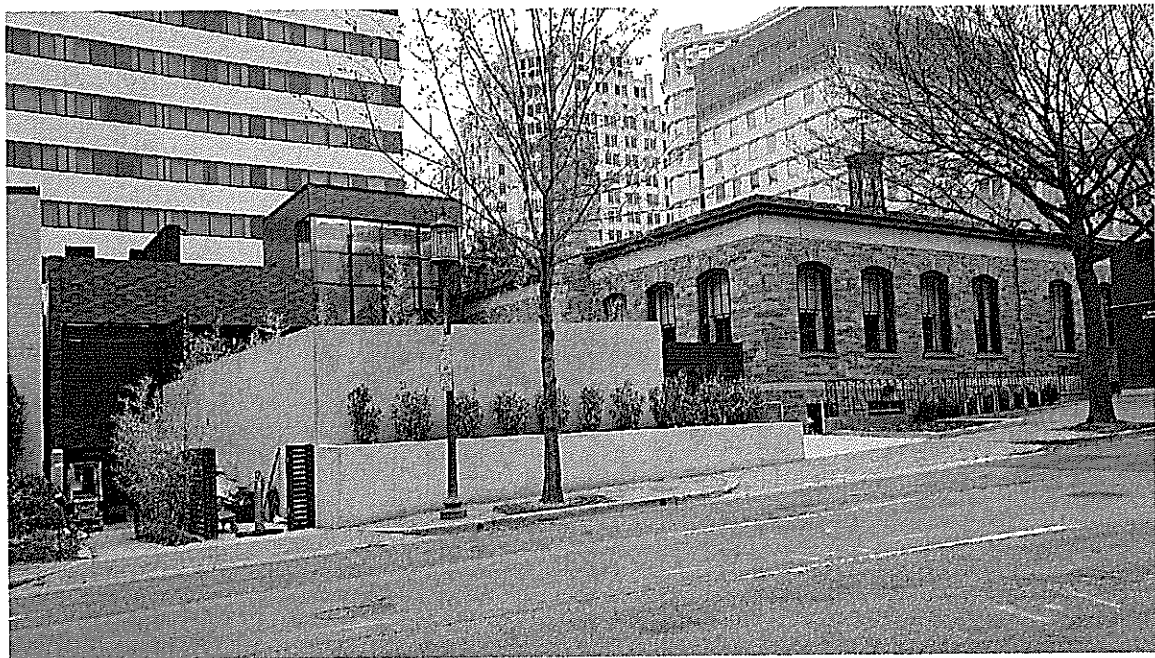




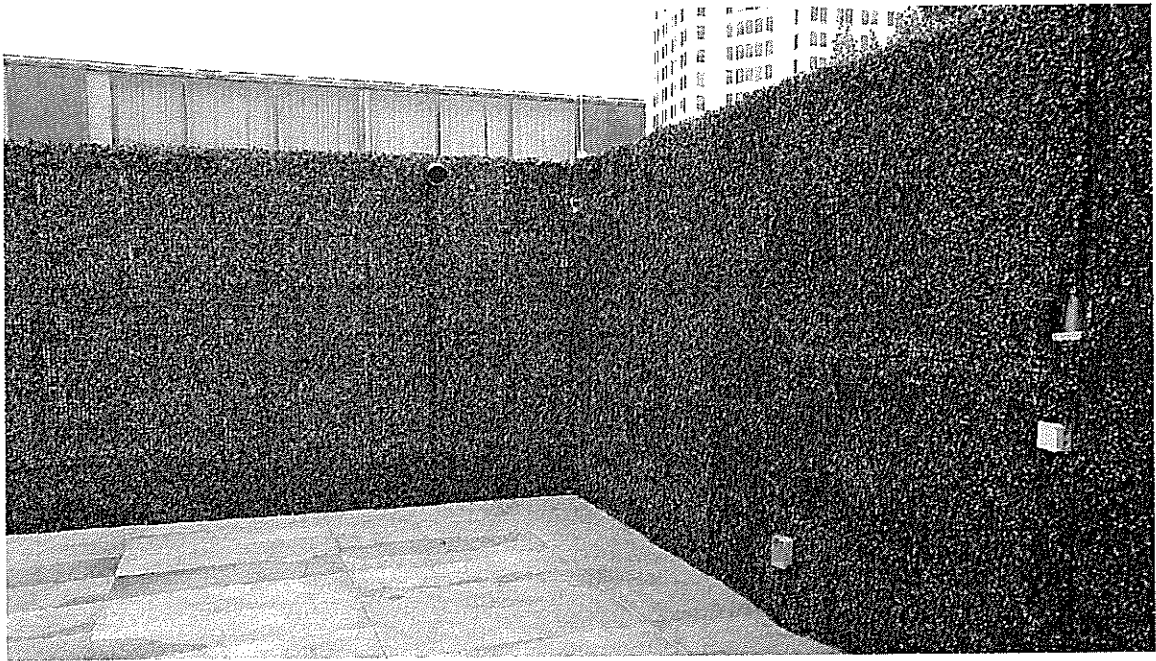


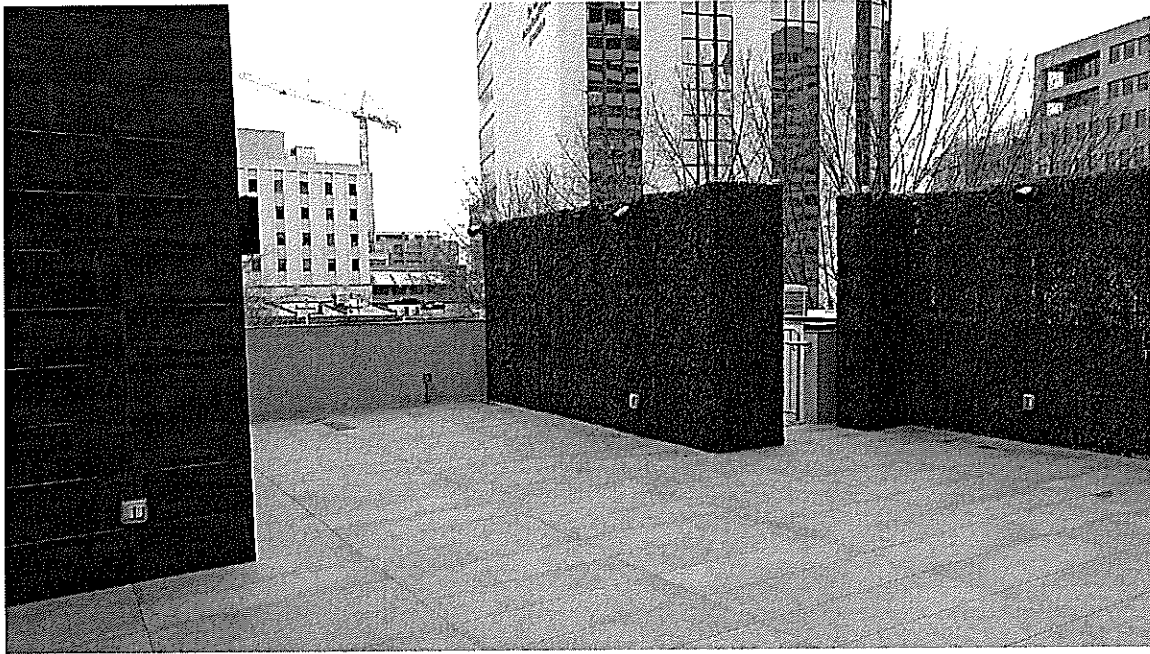


AS BUILT
(CIRCLES S2 - S6)









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

Owner's mailing address

7400 WISCONSIN LLC
 C/O TDC REAL ESTATE CORP
 2101 WISCONSIN AVE NW
 WASHINGTON DC 20007

Owner's Agent's mailing address

DONOHUE REAL ESTATE SERVICES
 7101 WISCONSIN AVE. STE 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

TMG II BETHESDA HOTEL L P
 C/O THE MERIDIAN GROUP
 3 BETHESDA METRO CNTR #1400
 BETHESDA MD 20814

SULLIVAN, PAUL F
 4709 MONTGOMERY LA
 BETHESDA MD 20814

KAMAPA LLC
 C/O SULLIVAN
 4709 MONTGOMERY LN
 BETHESDA MD 20814-5334

JEMAL'S DIRTY NELLY'S LLC
 702 H ST NW STE 400
 WASHINGTON DC 20001-3734

AMERICAN OCCUPATIONAL
 THERAPY ASSOCIATION
 4720 MONTGOMERY LN
 BETHESDA MD 20814-5320

BAINBRIDGE WISCONSIN AVE APTS LLC
 12765 W FOREST HILL BLVD
 STE 1307
 WELLINGTON FL 33414

7345 WISCONSIN AVE LIMITED
 PARTNERSHIP
 4641 MONTGOMERY AVE #200
 BETHESDA MD 20814-3428

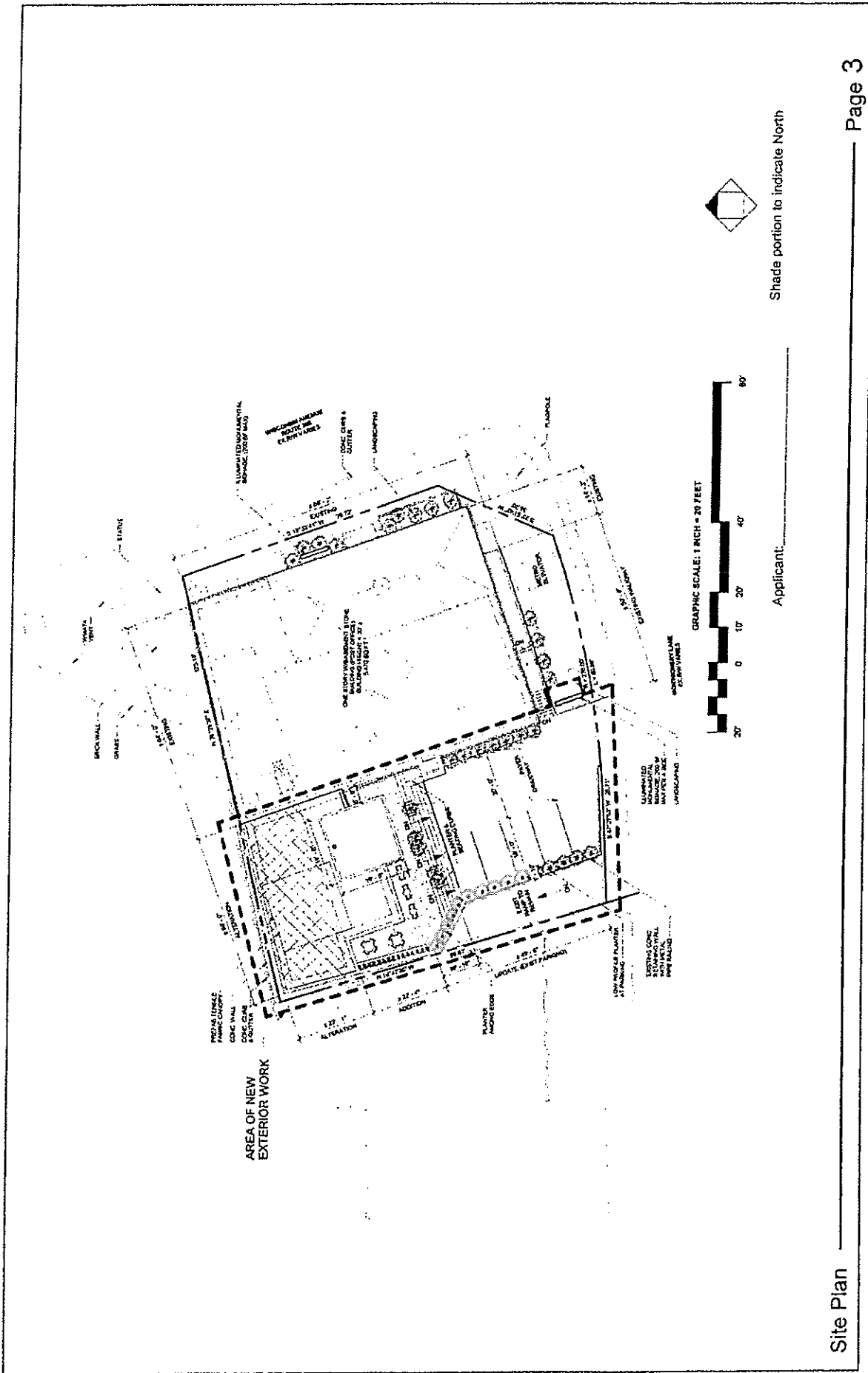
MAHJOUBI MAHMOUD & B
 4210 HOWARD AVE
 KENSINGTON MD 20895-2418

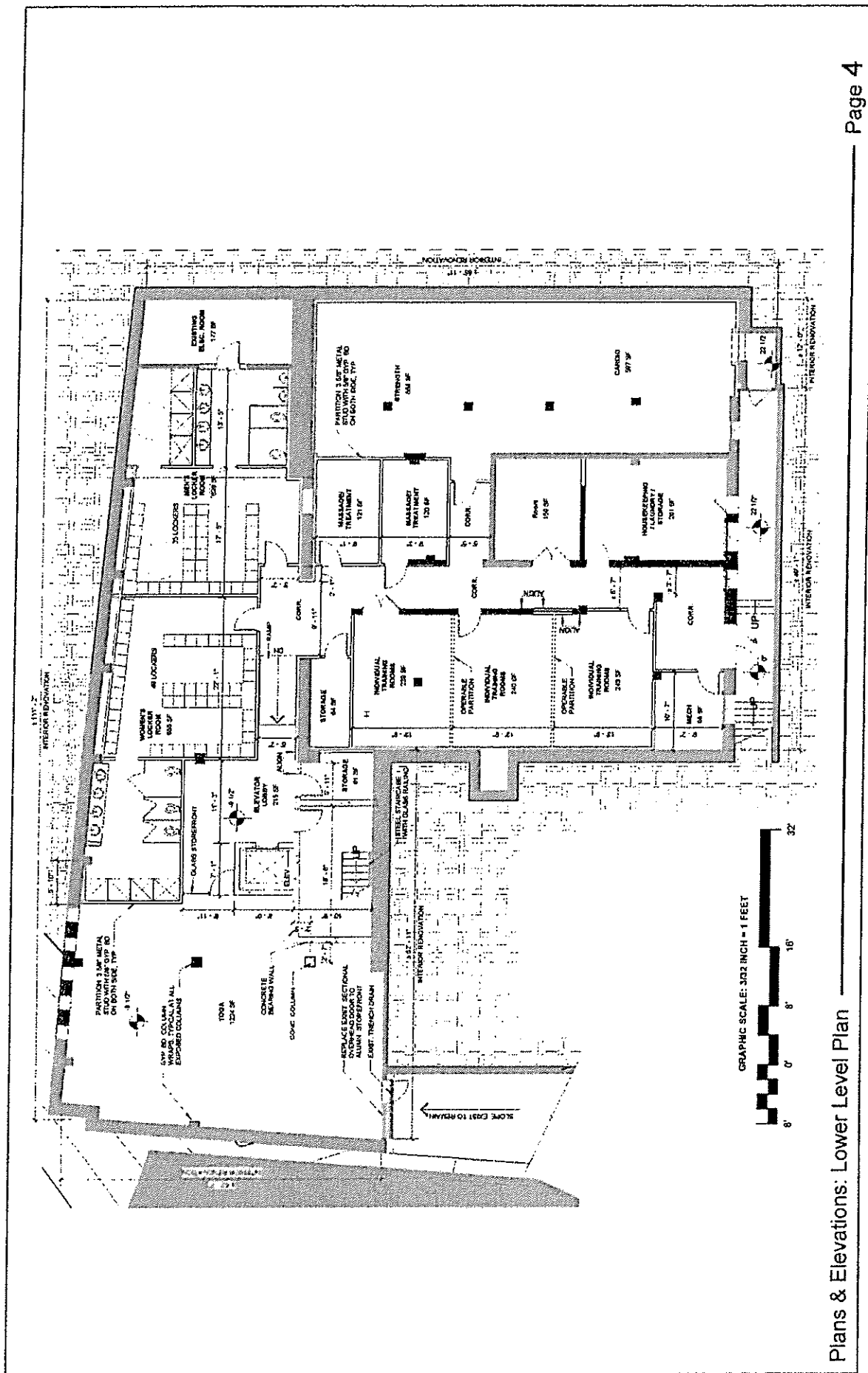
S/C 7351 WISCONSIN AVENUE LLC
 7200 WISCONSIN AVE STE 700
 BETHESDA MD 20814

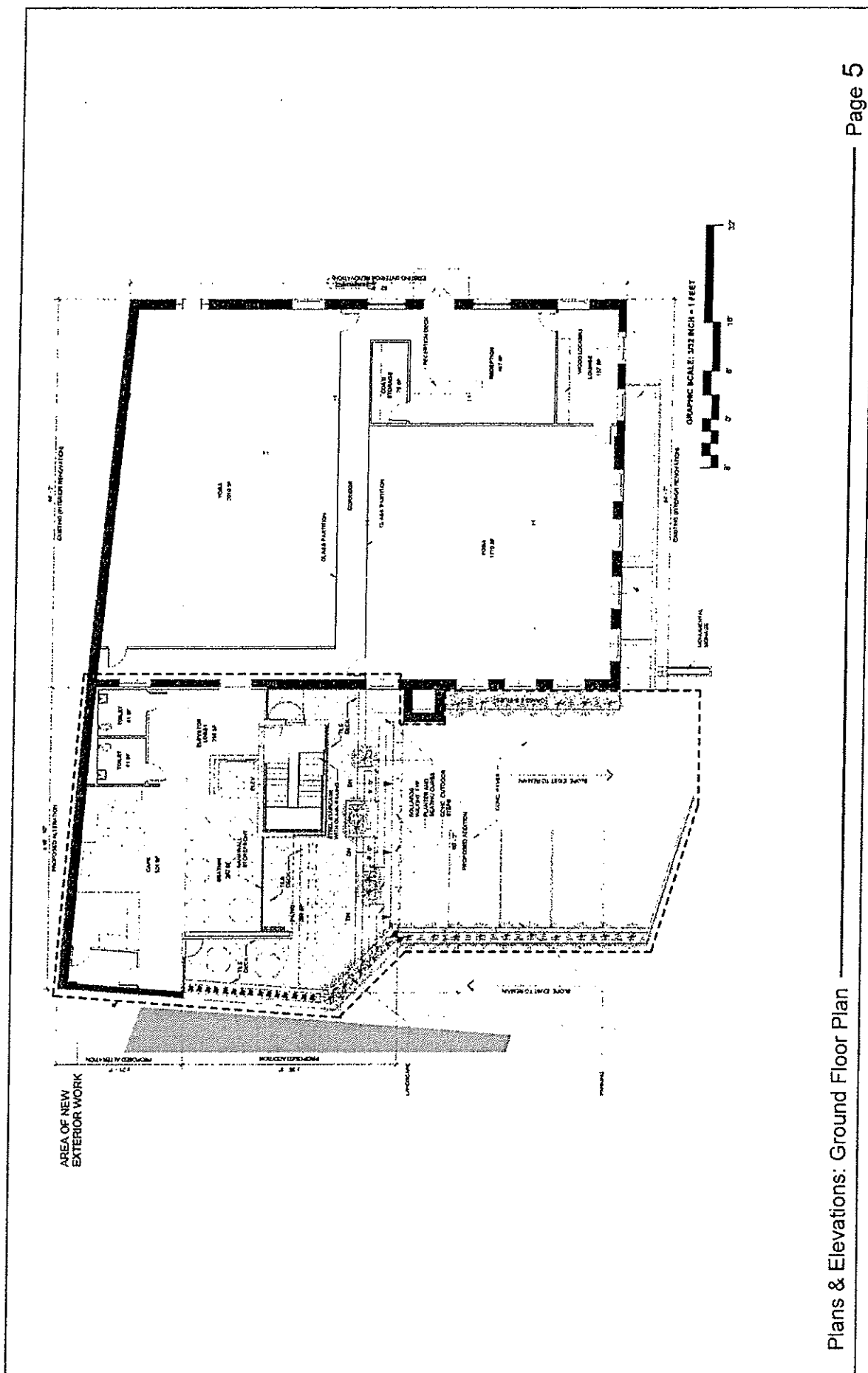
MONTG CO
 EOB 101 MONROE ST
 ROCKVILLE MD 20850

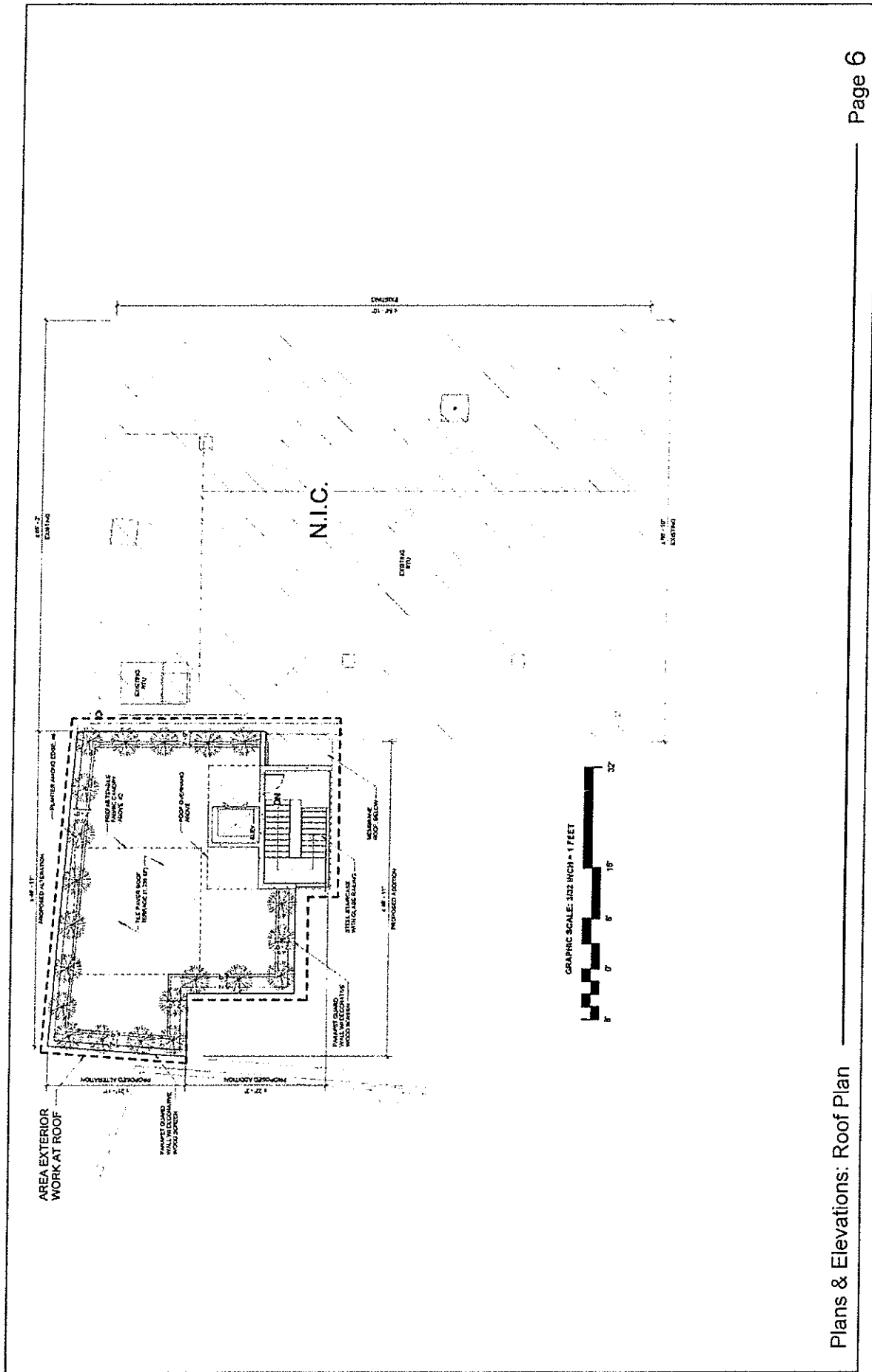
BETHESDA CRESCENT(WISCONSIN)CO LP
 P O BOX 4900
 DEPT 113
 SCOTTSDALE AZ 85261-4900

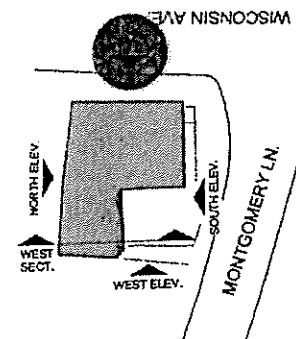
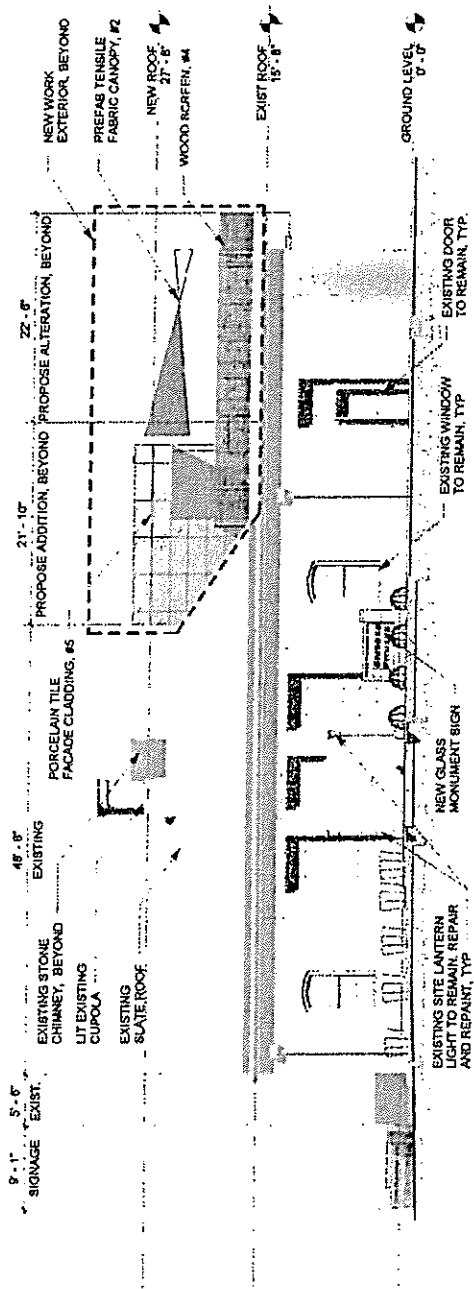
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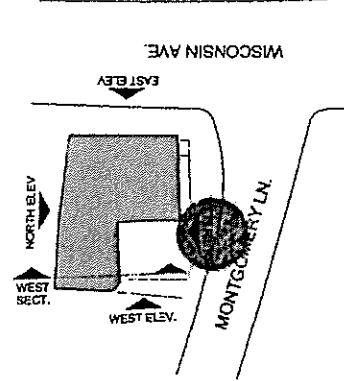
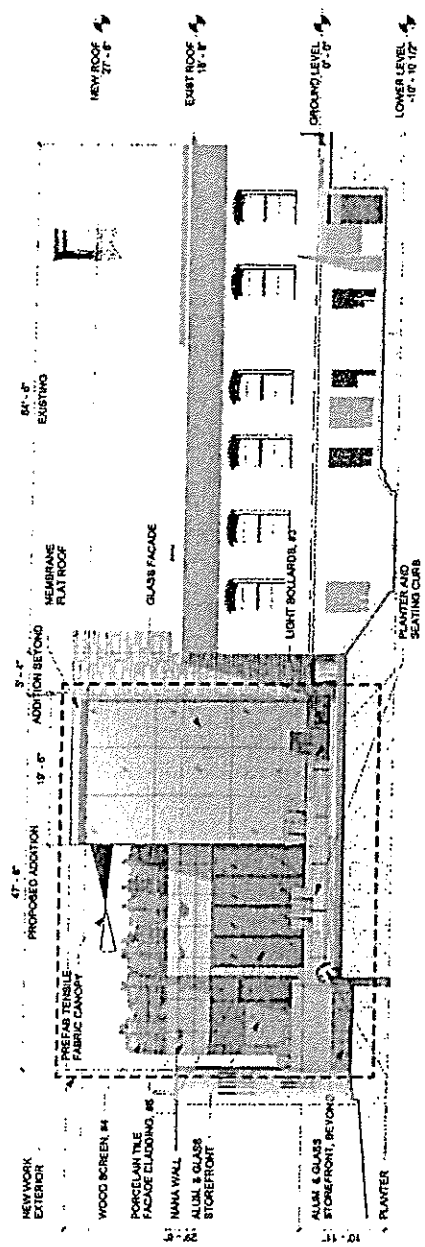


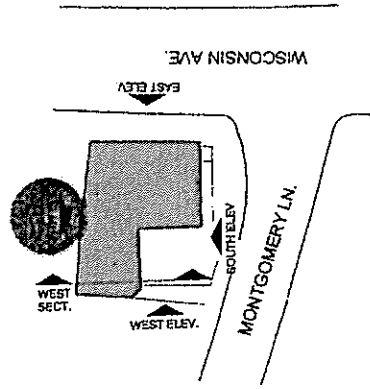
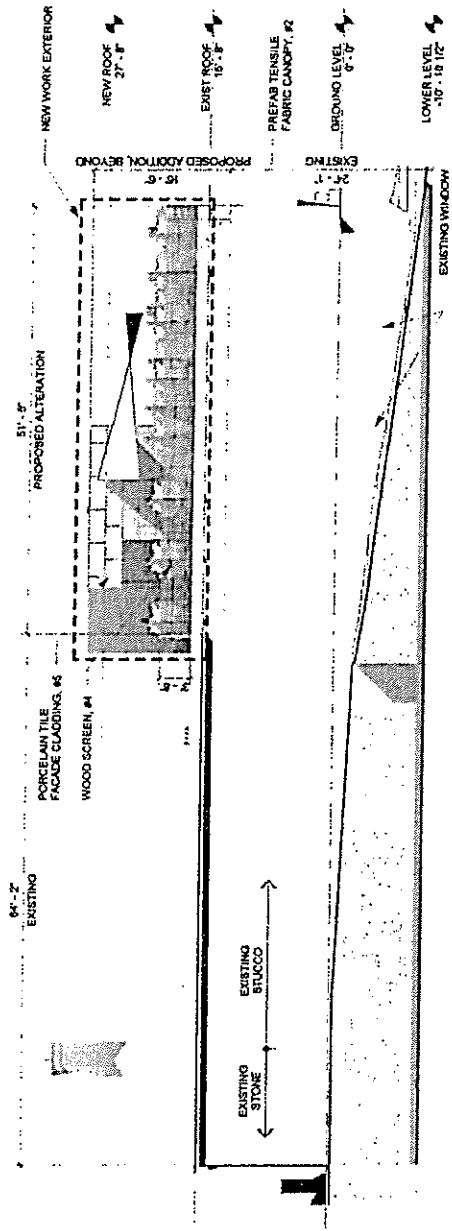


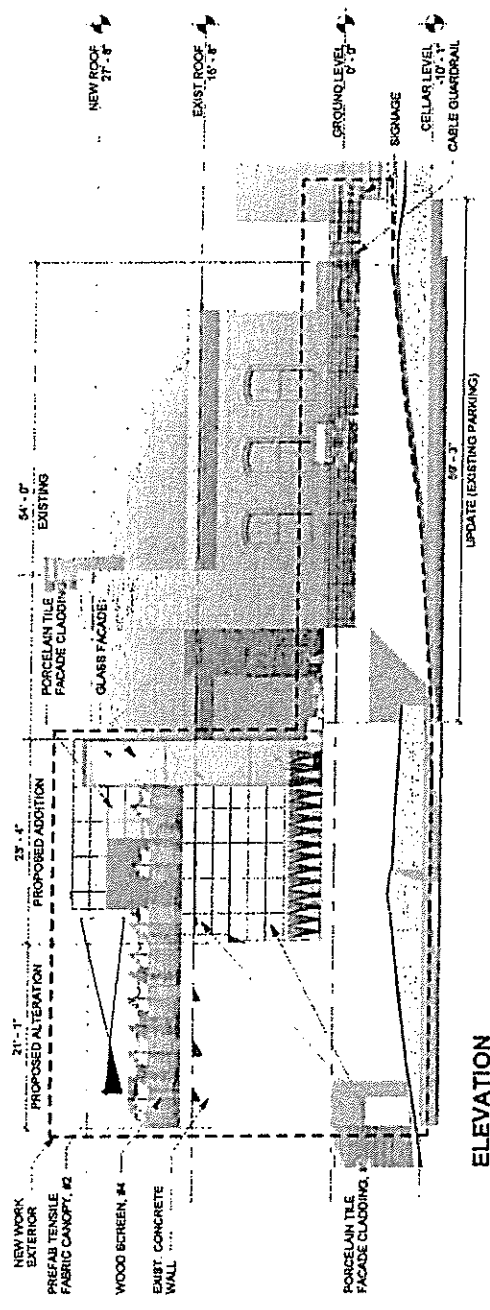




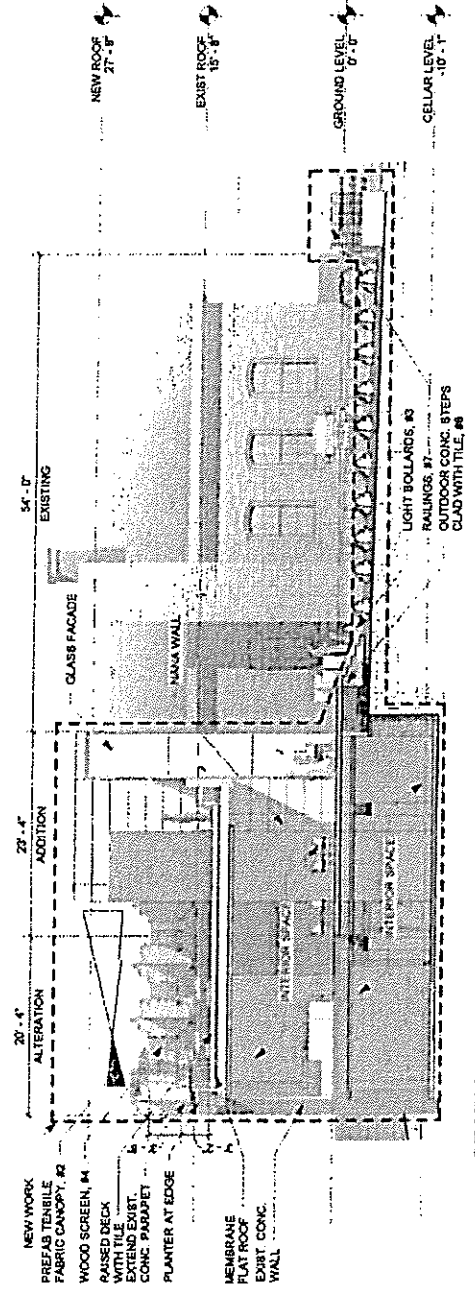




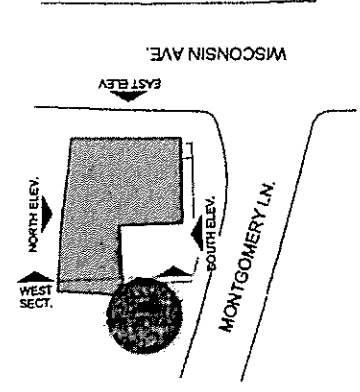


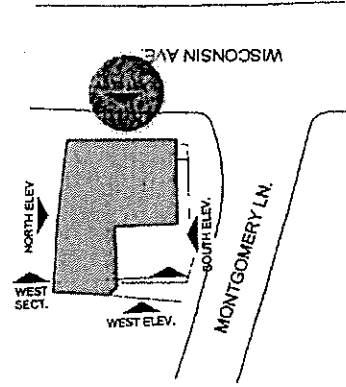
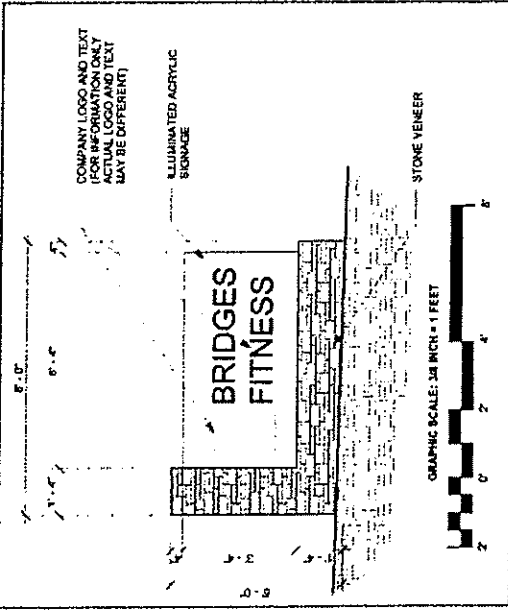
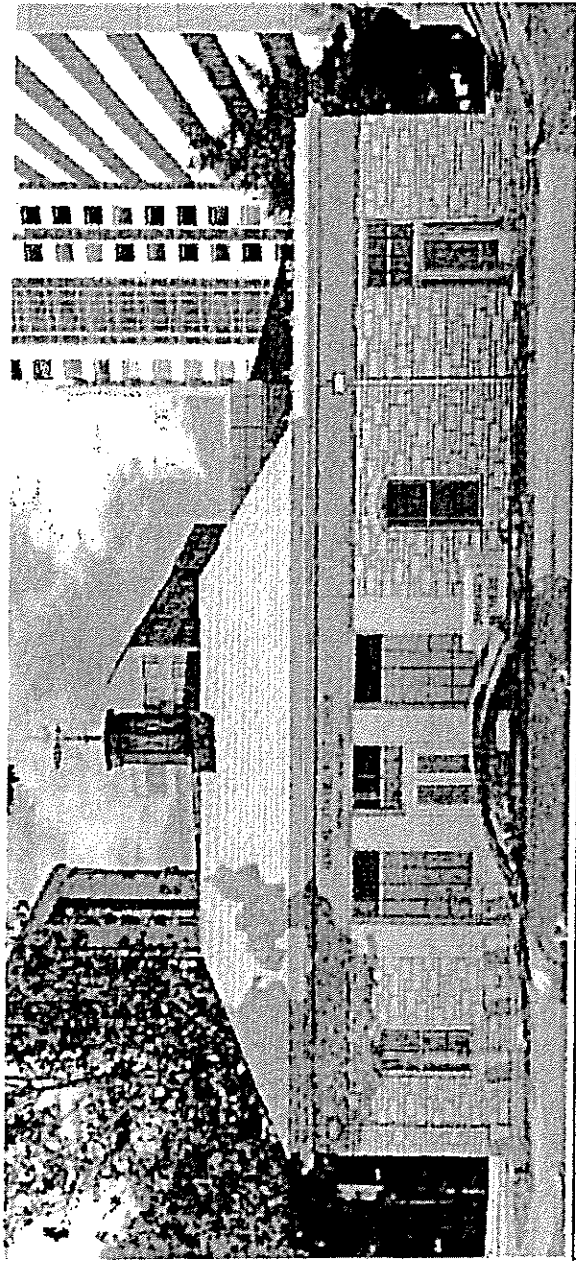


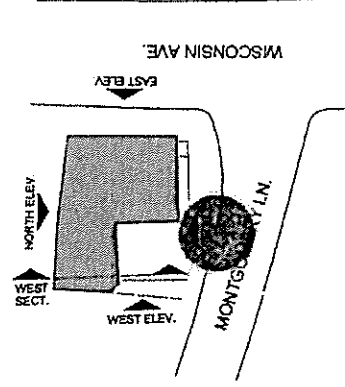
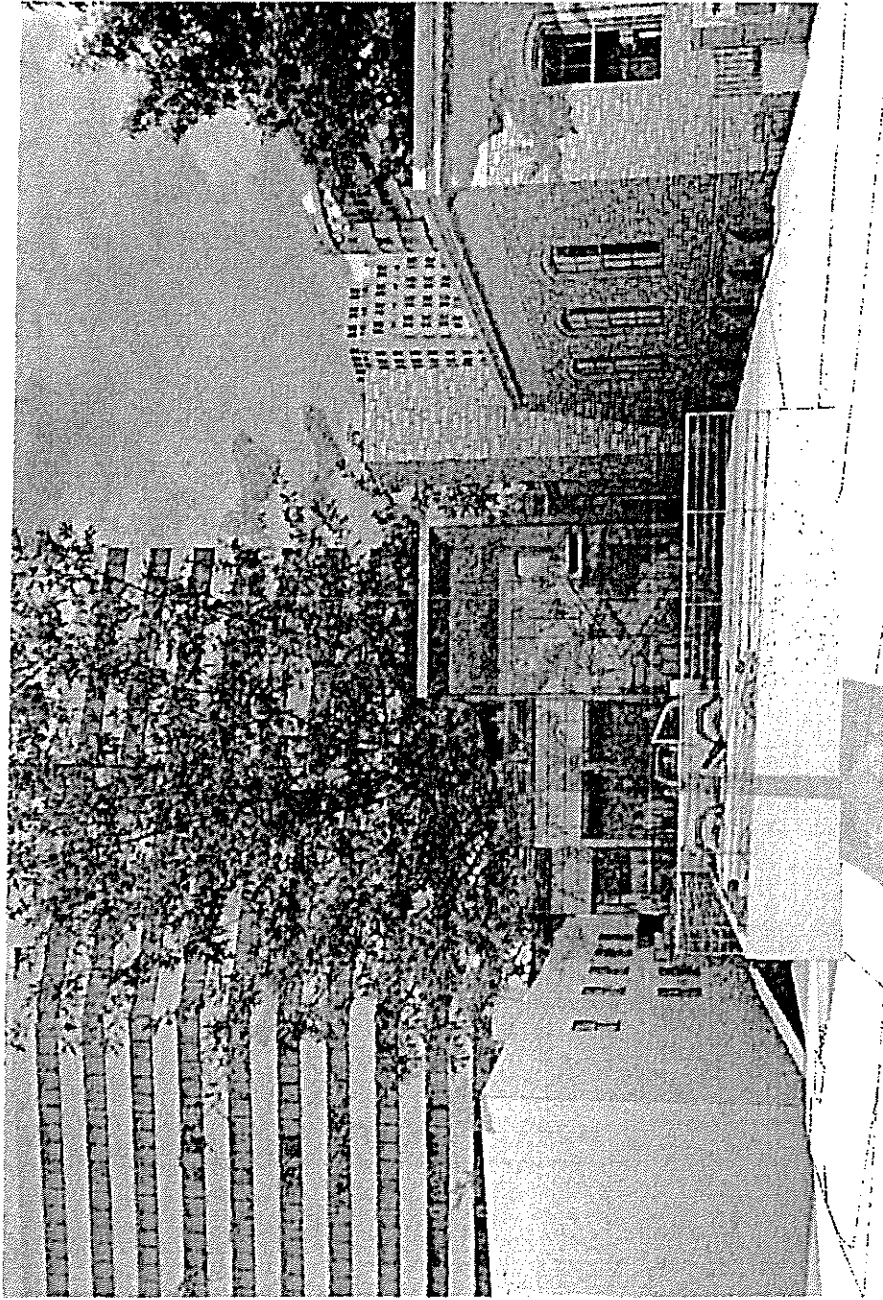
ELEVATION

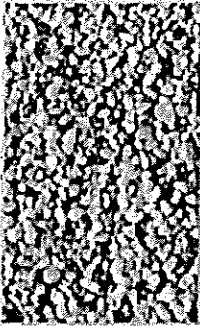




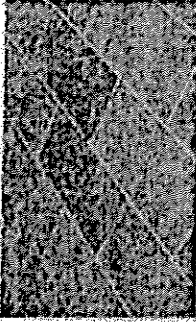
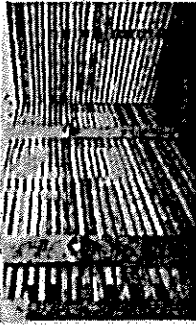
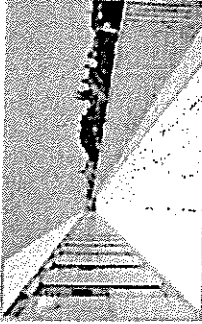

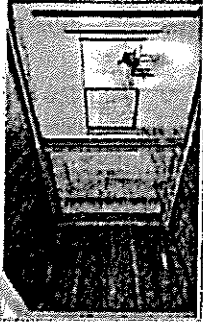


SECTION

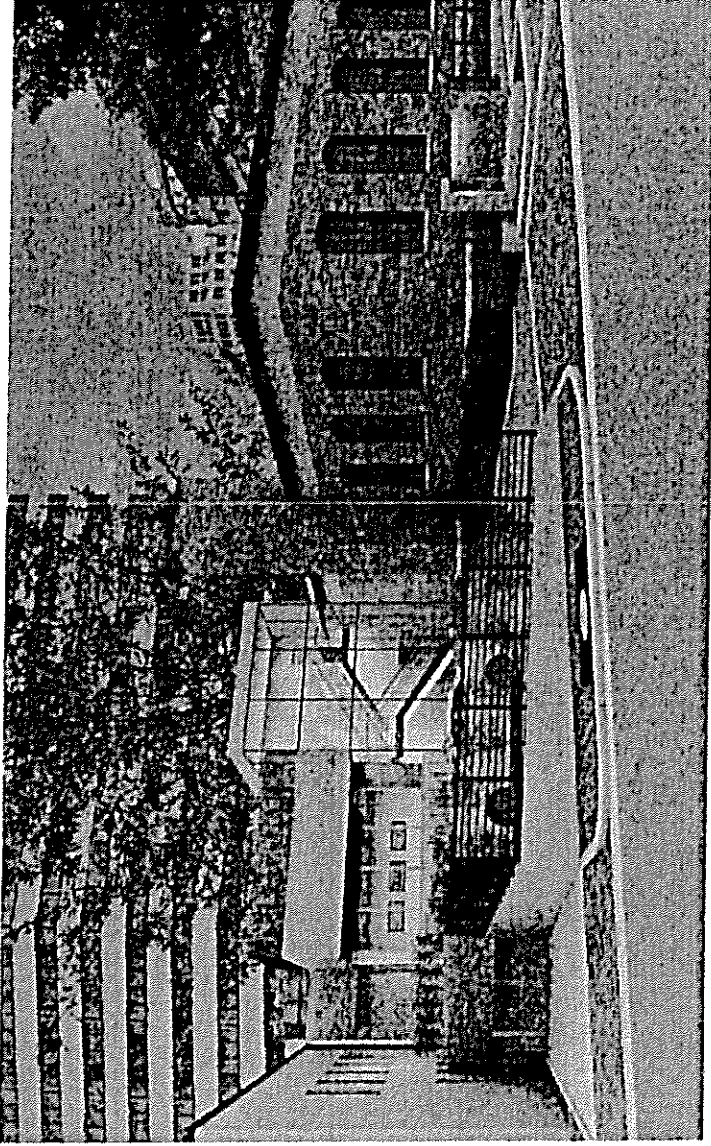




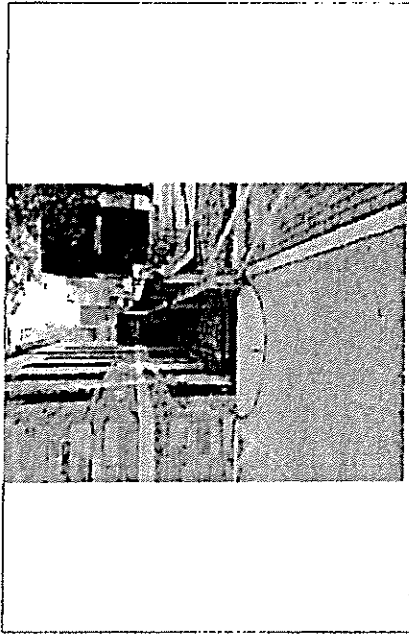


| | | | | | |
|----|---|--|-----|--|---|
| 1. |  | Exposed aggregate driveway | 6. |  | bamboo plants in planters at perimeter of roof and driveway. |
| 2. |  | Tensile Fabric Canopy on new roof deck | 7. |  | Cable rail at perimeter of driveway |
| 3. |  | LED exterior bollard lights at new construction landscaping | 8. |  | Porcelain tile at lower deck and stairs |
| 4. |  | Stained wood slat screen wall at roof deck perimeter | 9. |  | Concrete pavers on roof deck |
| 5. |  | Exterior Facade of new building: Porcelain tile- chisled limestone effect. | 10. |  | Ipe wood at soffit and side wall of deck |

(12)



- Existing windows to be removed, repainted, repaired and reinstalled.
- Existing railing surrounding the historic building to be repainted and repaired as necessary.
- Existing exterior lantern lights at front entry to be repainted and repaired.
- Replace existing garage entry door with glass storefront and door.
- Existing flagpole to be repainted and illuminated; to receive new flag.



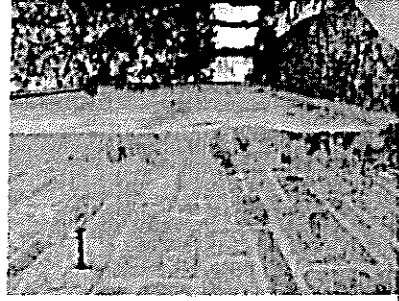
Detail: view of existing building looking toward Wisconsin Ave. Montgomery Ave on the right



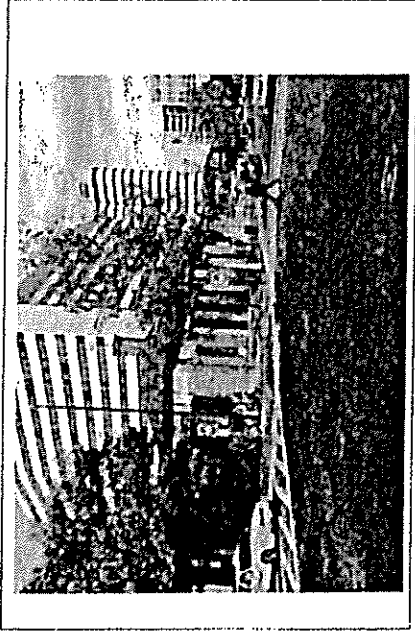
Detail: view of existing building front entry along Wisconsin Ave.



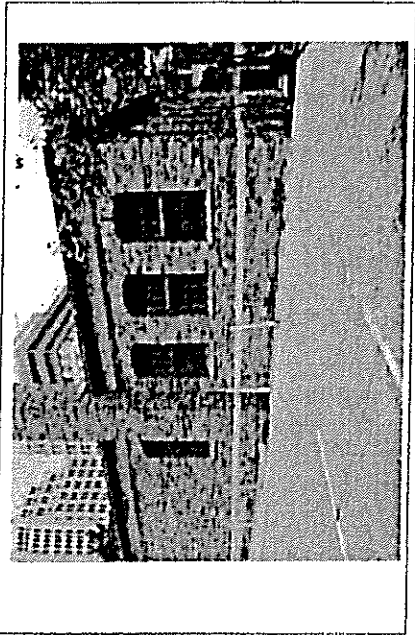
Detail view of existing building at North side of building facing the Hyatt



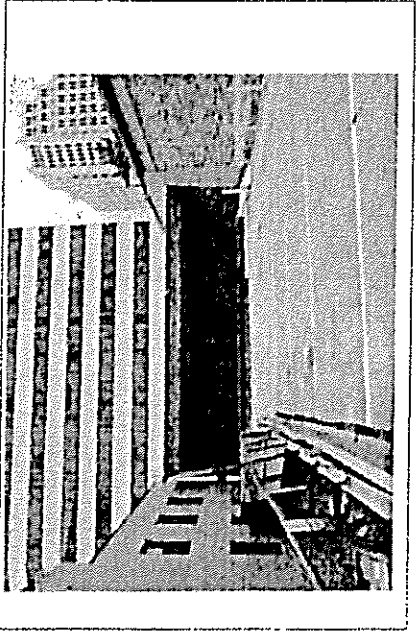
Detail view of existing building at North side of building facing the Hyatt



Detail: view of existing building front corner at intersection of Wisconsin Ave. & Montgomery Ave



Detail: view of existing building at rear loading dock parking area



Detail: view of existing building at rear loading dock parking area



Detail: view of existing building at along Montgomery Ave