

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8012 Hampden Ln., Bethesda	Meeting Date:	6/13/2018
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	6/6/2018
Applicant:	Gordon Franken and Amy Levine	Public Notice:	5/30/2018
		Tax Credit:	No
Review:	HAWP	Staff:	Michael Kyne
Case Number:	35/165-18A		
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Tudor Revival
DATE: c. 1941

PROPOSAL:

The applicants propose to remove the existing non-historic wire and split rail with wire mesh fences from the rear/sides of the subject property and install new fences in their place. The proposed new fences at the rear/left side and along the rear/right side property line will be 5' high wooden paddock fences with wire mesh. On the left side, the proposed new fence will remain well behind the rear plane of the historic house, and, on the right side, the proposed new fence will extend approximately 7' forward of the rear plane of an existing non-historic two-story side addition. An existing 4' high wooden picket fence and gate at the right side of the house will also be replaced with a new 4' high wooden dog-eared-style picket fence and gate.

In consultation with staff, the applicant explored an alternative proposal to terminate the proposed fence along the right side property line at the rear plane of the existing non-historic two-story side addition, but found that this proposal would require the removal of mature trees and the installation of additional screening around an existing A/C unit. Because the house has a moderate setback from the street and the proposed fences at the right side will abut the existing non-historic two-story side addition, staff finds that they will not obscure the historic house or environmental setting. The proposed fences are compatible with the historic site and surrounding district in terms of material, height, location, and design, and they will not be in the front yard of the subject property.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Greenwich Forest Historic District Guidelines*, and therefore 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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 - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gordonfranken@gmail.com Contact Person: Gordon Franken
Daytime Phone No.: 917-696-2469
Tax Account No.: _____
Name of Property Owner: Gordon Franken & Amy Levine Daytime Phone No.: 917-696-2469
Address: 8012 Bethesda Hampden Lane 20814
Street Number City Street Zip Code
Contractor: Potomac Fences Phone No.: 301-468-1228
Contractor Registration No.: 9989
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8012 Street: Hampden Lane
Town/City: Bethesda Nearest Cross Street: York Lane
Lot: 3 Block: L Subdivision: Greenwich Forest 0026
Liber: 19413 Folio: 353 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 estimator: \$ 3500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches along sides; 4 feet, 0 inches tall along front

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

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

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1. Written Description of Project

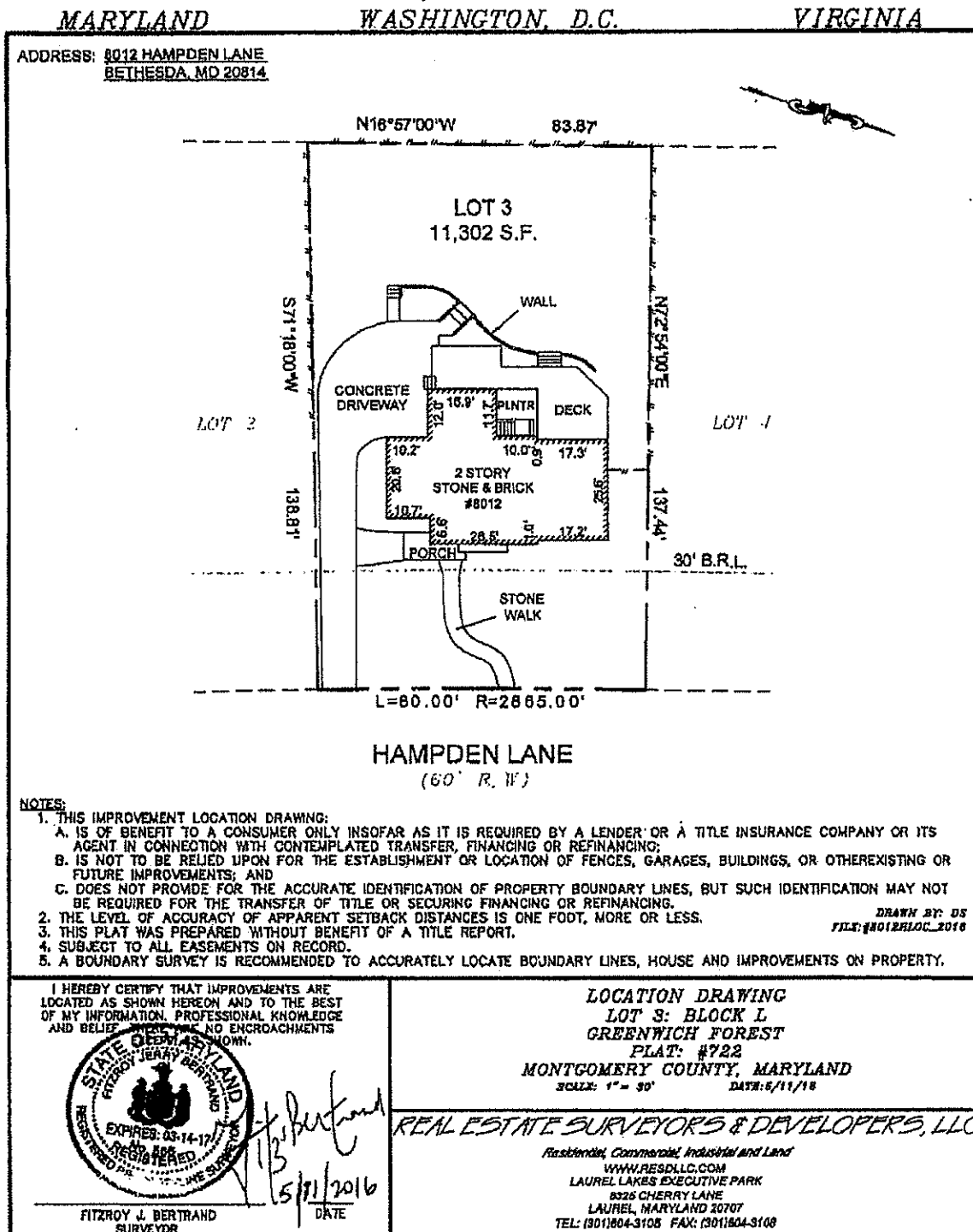
a. Description of existing structure(s)

8012 Hampden Lane is located within the Greenwich Forest historic district, which was developed in the 1930's. The neighborhood is characterized by rolling terrain, tall trees, and homes reminiscent of England. The home was built in 1938 in the tudor style, with exterior made of stone and brick. Features of the home include a covered front porch, attached garage, flagstone walkway, rear wood deck, and a landscaped backyard with raised stone flower beds.

b. General description of project

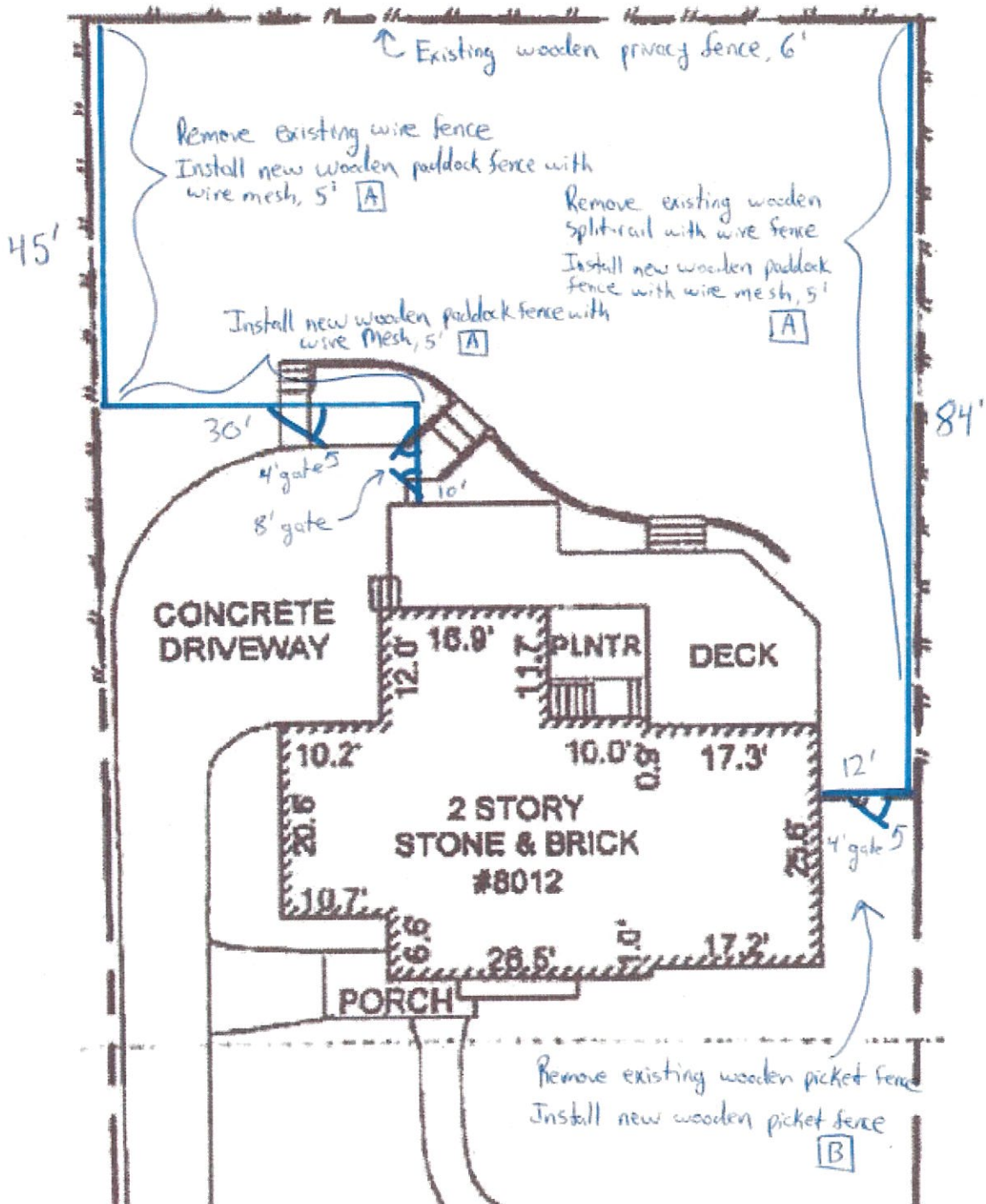
The backyard currently has a combination of wood and wire fencing on three of its four sides, much of which is old and in poor shape. The purpose of this project is to replace broken portions of the existing fences and add fencing on the fourth side of the back yard to complete the perimeter. The fence will be made of wood with a natural finish, constructed in both paddock style with wire mesh and picket style to contain pets and children.

2. Site Plan



3. Plans and Elevations

3a. Schematic Construction Plans



b. Elevations (facades)

Figure A: Elevation rendering of the fence install as viewed from the property driveway. Depicted is part of the 30' long section fence of Style A that will extend from Southern property line (on the left of the image) to back of the deck behind the house (on the right of the image), running behind the flowering bushes at the far end of the driveway.



Figure B: Elevation rendering of the fence install as viewed from Hampden Lane. Depicted is part of the 12' long section fence of Style B (4-foot tall wooden spaced picket) that will extend from Northern edge of the house (behind the visible bushes), to the Northern property line (within the grove of trees).



4. Material Specifications

The work consists of installation of wooden fencing around the backyard of the property. Two types of wooden fencing will be used. Style "A" will consist of 60" tall wooden paddock style fencing, with a black wire mesh. Typical appearance of this Style is shown in Figure C. Style "B" will consist of 48" tall wooden dog-ear spaced picket style fencing. Typical appearance of this Style is shown in Figure D. In both cases, natural wood will be used. Wood will be pressure treated and left unpainted to preserve its natural appearance throughout its lifetime.

Figure C: Typical appearance of fence Style "A" - 60" tall wooden paddock fencing with wire mesh.



Figure D: Typical appearance of fence Style "B" - 48" dog-ear spaced picket wooden fencing.



5. Photographs

a. Existing resources

Figure E: Existing wooden picket fence with broken gate currently runs approximately 12' in length between the house and the Northern property line; these will be removed and replaced with a new wooden picket fence.



a. Existing resources (cont'd)

Figure F: Existing wooden split-rail fence with wire mesh is currently in poor condition and runs approximately 80' in length along the Northern property boundary. This will be removed and replaced with new wooden paddock fence with wire mesh.



a. Existing resources (cont'd)

Figure G: Existing metal wire fence runs approximately 45' in length along the Southern property boundary. This will be removed and replaced with new wooden paddock fence with wire mesh.



b. View from public right-of-way

Figure H: View from Hampden Lane of Southern edge of property, showing the driveway. Fencing will be installed from the Southern property line on the left to back of the house, behind the flowering bushes at the far end of the driveway.

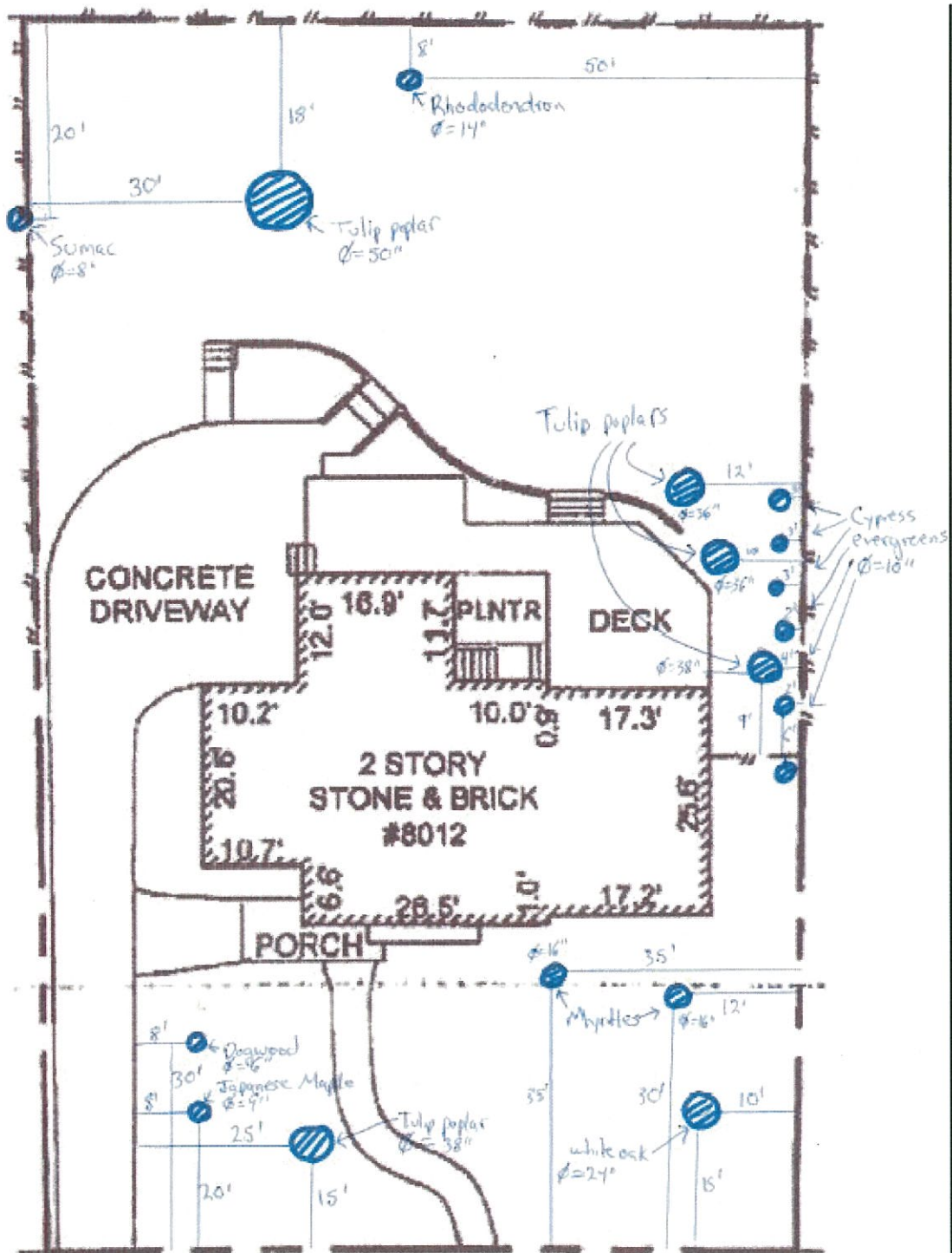


b. View from public right-of-way (cont'd)

Figure I: View from Hampden Lane of Northern edge of property, showing a tree grove between the the houses which contains the broken fence shown in Figure C that will be replaced in this project.



6. Tree Survey



7. Addresses of Adjacent and Contronting Property Owners

STEVEN COWAN
8004 HAMPDEN LANE
BETHESDA MD 20814

RAYMOND PARETZKY
8016 HAMPDEN LANE
BETHESDA MD 20814

LAURIE ADAMS
8013 HAMPDEN LANE
BETHESDA MD 20814

MARK & MARJORIE KRAMER
8017 HAMPDEN LANE
BETHESDA MD 20814

JOHN WHITNEY
8007 ABERDEEN RD
BETHESDA MD 20814

PAUL & EMILY RANDAZZO
8011 ABERDEEN RD
BETHESDA MD 20814