

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7818 Overhill Rd., Bethesda	Meeting Date:	3/27/2019
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	3/20/2019
Applicant:	William and Allison Trunk	Public Notice:	3/13/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/165-19A	Staff:	Dan Bruechert
PROPOSAL: Partial Demolition and Building Addition			

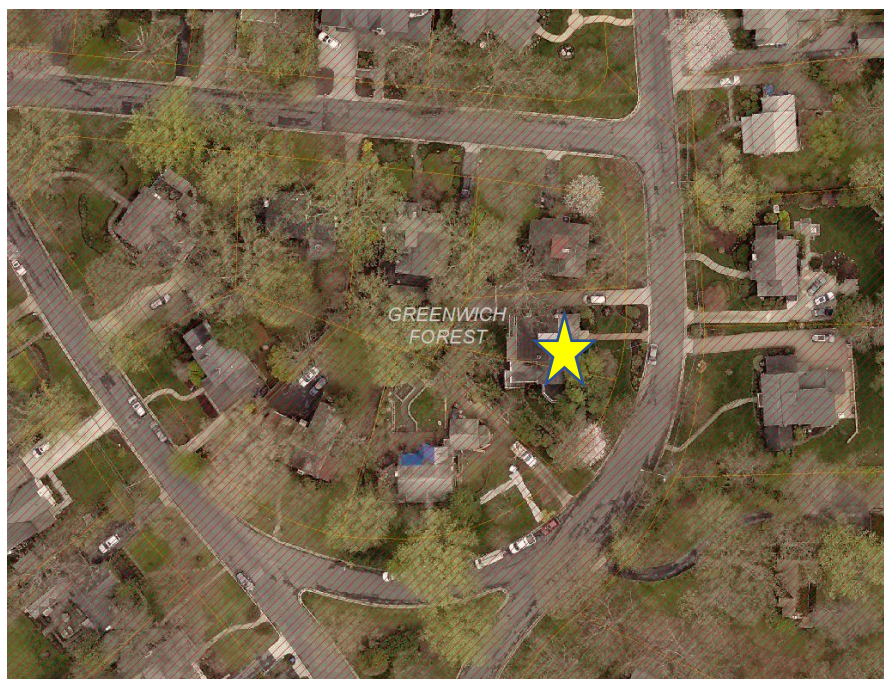
RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: c.1920-30s

The subject property is a two-story, brick, colonial revival house with a slate, side gable roof. There is a one and a half story side addition to the south (left). The rear non-historic addition was recently hit by a tree and damaged. All work proposed is to the rear.



PROPOSAL

The applicant proposes to demolish a part of the rear addition and to expand the addition over the existing foundation. The applicant also proposes to make alterations to the existing rear deck and stairs.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Greenwich Forest Historic District, decisions are guided by the Greenwich Forest Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Greenwich Forest Historic District Design Guidelines

The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest Streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter, the decision-making body) for reviewing work permits with the Greenwich Forest Historic District. (Italicized terms are defined in Section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of the Montgomery County Historic Resources Preservation Law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

The residents of the Greenwich Forest Historic District may submit to the County Council requests for amendments to these guidelines, if two-thirds of the households in the district approve the amendment, with each household casting one vote approve the amendment.

A. Principles

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for *work permits*. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

- A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.
- A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.

- a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

B. Balancing Preservation and Flexibility

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

- B1. Most of the houses in the Greenwich Forest Historic District are designated “*contributing*” because they contribute to the architectural and historic nature of the district. *Contributing structures* are shown in the map of the districts. These Guidelines are more specific for *contributing structures*.
- B2. Other houses in the district are designated *non-contributing* either because (1) they were built more recently than *contributing houses* with other *architectural styles* (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. *Non-contributing structures* are shown on the map of the District. The Guidelines provide greater flexibility for owners of *non-contributing houses*.
- B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.
- B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less *visible from the public rights-of-way* in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- *Limited scrutiny* is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, *scale*, *spacing*, and *placement* of surrounding houses and the impact of the proposed change on the streetscape.

- *Moderate scrutiny* is a higher level of review than *limited scrutiny* and adds consideration of the preservation of the property to the requirements of *limited scrutiny*. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.
- *Strict scrutiny* is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

D. Major Guidelines

- D1. *Changes to architectural style*: Changes to the *façades of contributing houses* and additions thereto are permitted if the new *front elevation* (1) is consistent with a style of another *contributing house* (see Appendix 3); and (2) is suitable to and does not significantly alter the original outline, shape and scale of the original structure.
- D2. *Demolition*: *Demolition and replacement* of contributing houses is prohibited, except in cases of catastrophic damage by natural causes or accidents that would cause an undue hardship to repair the house. Demolition of *non-contributing houses* is acceptable under any circumstances, but any replacement structure must follow the Guidelines specified below.
- D3. *Replacement*: A *contributing house* that is demolished due to catastrophic damage by natural causes or accidents may be replaced by a house that is consistent with (1) the height of the ridgeline of the original house, and (2) the *architectural style* of a *contributing house*. *Additions* that are consistent with these Guidelines can be included in the construction of a *replacement house*. *Non-contributing houses* that are demolished may be replaced with a house having an architectural style and scale that is consistent with its predecessor or with a house that is compatible in *architectural style* and scale with a *contributing house* (see Principles and Appendix 3).
- D4. *Additions*: Additions to *contributing* and *non-contributing houses* are allowed. The style of an *addition* must be compatible and in keeping with the prevailing styles of that house. The style of the *addition* must be compatible with the style of the original house, unless the owner wishes to change the *architectural style* of both the house and addition to another style of a *contributing house* in Greenwich Forest (see *Changes to architectural style*, below). *Additions to contributing houses* must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to *contributing houses* are allowed, but the limits of the original *façade* must be demarcated by stepping back the front plane of the addition and by a change in the addition's roofline. Rear *additions to contributing houses* are allowed within limitations on height and setbacks (see D5).
- D5. *Guidelines on dimensions*: The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory

building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by placing an addition toward the back of a property, placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house), or by screening additions with plantings. The total of the two side lot setbacks must be at least 18', with no less than 7' on one side. Rear lot setbacks must be at least 25', though decks no higher than 3' from the ground may extend to an 11' setback.

The elevation of the main or predominant ridgeline(s) of a *contributing house* as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline.

D6. Subdivision of lots: Greenwich Forest is zoned R-90. The Historic Preservation Commission must oppose subdivisions that propose lots smaller than 9,000 square feet or the construction of a second house on a single lot.

Guidelines for Specific Elements

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D8. Driveways and parking areas: Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.

D9. Fences and walls: Fences were not part of the original Greenwich Forest streetscape. No front yard fences have been added since then, though some homeowners have added backyard fences and/or fences along side yard property lines. To preserve the uninterrupted green space adjacent to the public right-of-way, front fences are not allowed. To enable the creation of enclosed yards for residents, fences up to 6'6" tall are permitted in back and side yards. In the case of side yards, fences may extend up to just behind the front plane of the house, preserving at least a 3' setback from the facade. Fence style and material should be in keeping with the architectural style of the house and the forest surroundings. Properties confronting Wilson Lane merit special consideration due to heavy traffic volumes. Construction of fences or walls is permitted on these properties, with review, in

order to help ensure the safety and privacy of residents and the safety of drivers and neighbors. The decision-making body is directed to show flexibility in reviewing applications for work permits for such fences and walls.

- D10. Porches: The addition of front porches is permitted if they are compatible with the architectural style of the house. Enclosures of existing side and rear porches have occurred throughout Greenwich Forest and they are permitted, subject to the decision-making body's review of the work permit, to ensure that they are compatibly designed.
- D11. Runoff control: Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.
- D12. Satellite dishes visible from the public right-of-way are not permitted. Satellite dishes that are placed so that they are not visible from the public right-of-way are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.
- D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied.

Secretary of the Interior's Standards for Rehabilitation

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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related 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 proposes to demolish the non-historic rear addition and construct a new addition over the existing foundation. The Greenwich Forest Historic District Design Guidelines state that building additions should be reviewed under moderate scrutiny. Staff finds the proposed changes are compatible in size, scale, and materials with the surrounding historic district and recommends approval of the HAWP.

Addition Demolition

A rear addition was added to 7818 Overhill sometime after 2001. This is before the Historic District was established and no historic preservation review was conducted. The existing addition is two stories with a shed roof and a large shed dormer in the roof. The addition is clad in fiber cement siding with a variety of window types. It was recently damaged by a falling tree and the required repairs are extensive. The applicant proposes to demolish this addition.

As the addition is not historic fabric and does not contribute to the historic character of the house or surrounding district, Staff supports the demolition of this rear addition and deck.

New Addition

The applicant proposes to replace the top two floors of the rear addition, replace the rear deck, and rear stoop. The new addition will be constructed on the foundation of the non-historic rear addition. The new addition will have a large rear-facing gable roof with small shed-roof projections. The new addition will require the construction of a new brick pier which will match the existing two brick piers. The total house footprint will increase by 86 ft² (eighty-six square feet). The addition will be sided in fiber cement siding in a 6" (six inch) reveal. The windows will be a mix of sash and casement windows and, along with the proposed doors, will be Weather Shield Signature Series aluminum clad wood windows. The new roof will be covered in architectural shingles. As part of this construction the existing brick chimney on the north elevation (right side) of the addition will be extended above the new roof of the addition; it will extend approximately 2'6" above the new ridgeline and will have the same coping details as the existing chimney. The new deck will be constructed out of wood with wood stairs and railings.

While the new addition is being constructed on the existing foundation, the proposal will reconfigure the roofline of the rear addition, from a rear-facing shed roof to a rear-facing gable roof. The ridgeline of the rear addition will match the principal side-gable ridge. Staff finds that this design change is appropriate under the *Design Guidelines* which state, “Alterations should be designed so that the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility... Permitted changes should be compatible with the structure’s existing architectural designs.” Staff finds that as this change in massing is behind the both the larger massing of the house and the side projecting gable addition. It will not detract from the district and Staff supports the change in massing. This is consistent with provision B5, which gives property owners additional flexibility under the *Guidelines* to more extensive changes to the parts of their houses that are less visible from the public right-of-way.

Staff finds that the materials proposed are consistent with the architecture of the house and surrounding district and are appropriate under the *Guidelines* and Chapter 24A. The *Guidelines* (D17) state that both true and simulated divided lite windows are acceptable, but does not address window material, except to say that window replacements need to be compatible with the architectural style of the house. The applicant proposes a mix of six-over-six sash and multi-lite casement windows in the rear addition. Additionally, the applicant proposes to install several new clad French doors in the rear addition. These new windows and doors will not be visible from the public right-of-way and are to be reviewed under limited scrutiny. Staff finds that the aluminum clad wood windows and doors are consistent with the design and proportion of the six-over-six sash windows found throughout the historic house. The design guidelines specifically call out the use of architectural shingles as a replacement material provided they match the scale, texture, and detail of the roof. The historic house has a slate roof, and while slate would be a better match, Staff finds that the addition roof, which will only be minimally visible from the right-of-way has sufficient texture to be a compatible material. The applicant proposes two sections of rear-facing standing seam metal roofs. These features will not be visible from the public right-of-way and Staff finds this roofing embellishment to be appropriate with the character of the house. The applicant proposes siding the exterior of the new addition in fiber cement siding in a 6” (six inch) reveal. The board and batten detail under the rear gable will use boral trim over fiber cement panels. Staff finds that this is material will not detract from the street front character of the house and is a compatible substitute material. Staff finds the materials selected to be consistent with the character and design of the historic house and supports approval.

The design of the new addition is best described as traditional. The only design embellishment is the board and batten gable feature under the rear gable. The addition’s design is consistent with the appearance of the side-gable addition and Staff finds this to be a compatible design with the Colonial Revival features of the historic house. Staff finds this design treatment is consistent with provision D5 of the *Design Guidelines*.

Rear Deck

The applicant proposes to reconstruct the rear deck and to construct a new set of steps and a stoop. The deck and stoop will be constructed out of wood and will have a wood railing with the

pickets inset between the top and intermediate rail (see attached railing detail). The reconstructed deck is proposed for the same location as the existing deck but will have a new set of rear-loading steps. These new steps will not change the character of the house and will not be visible from the public right-of-way. The new stoop will be approximately 8' × 9' (eight feet by nine feet) and will have a set of side loading in the same location as the existing rear steps. These changes are on less visible elevations of the house and are entitled to lenient review. Staff supports approval of the rear deck alterations.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Shawn@bfmarch.com Contact Person: Shawn Buehler
 Tax Account No.: 07-00496703 Daytime Phone No.: (301) 585-2222
 Name of Property Owner: William and Allison Trunk Daytime Phone No.: (410) 703-3768
 Address: 7818 Overhill Road Bethesda MD 20814
 Street Number City State Zip Code
 Contractor: T.B.D. Phone No.: T.B.D.
 Contractor Registration No.: T.B.D.
 Agent for Owner: Shawn Buehler, Bennett Frank McCarthy Architects, Inc. Daytime Phone No.: (301) 585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7818 Street: Overhill Road
 Town/City: Bethesda, MD Nearest Cross Street: Hampden Lane
 Lot: 13 Block: U Subdivision: Section 4 - Huntington
 Liber: _____ Folio: _____ Parcel: Plat bk 4, plat no 376

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: \$ 450,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

3/5/18
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 original structure is a 2 1/2 story brick home with a full basement. Additions have been added to both the rear and side of the home, along with a deck and a rear stoop and steps. The property also includes a detached garage. The existing rear two-story addition is poorly designed. Massed as a large box with a disproportionate low sloping shed roof, the addition is not compatible with the existing home. This rear addition was recently destroyed by a tree that fell on the house from a neighbor's yard. While the shell of the addition is still standing, it was badly damaged. The first and second floors of the addition have been gutted. The rear deck was also damaged by the tree.

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

The project scope includes replacing the top two floors of the previous rear addition, along with the rear deck and stoop. The new addition will be roughly the same size as the previous addition, though with changes to the roofline and massing to better suit the original home and neighborhood. The existing basement will remain as is. The total increase to the footprint of the home (inclusive of reconfigured decks and steps) is 86 square feet. The project also includes replacing a 4 panel door on the side addition.

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.

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

Owner's mailing address

Bill and Allison Trunk
 7818 Overhill Road
 Bethesda, MD 20814

Owner's Agent's mailing address

Shawn Buehler
 Bennett Frank McCarthy Architects, Inc.
 1400 Spring Street, Suite 320
 Silver Spring, MD 20910

Adjacent and confronting Property Owners mailing addresses

Laurene Church
 7805 Overhill Road
 Bethesda, MD 20814

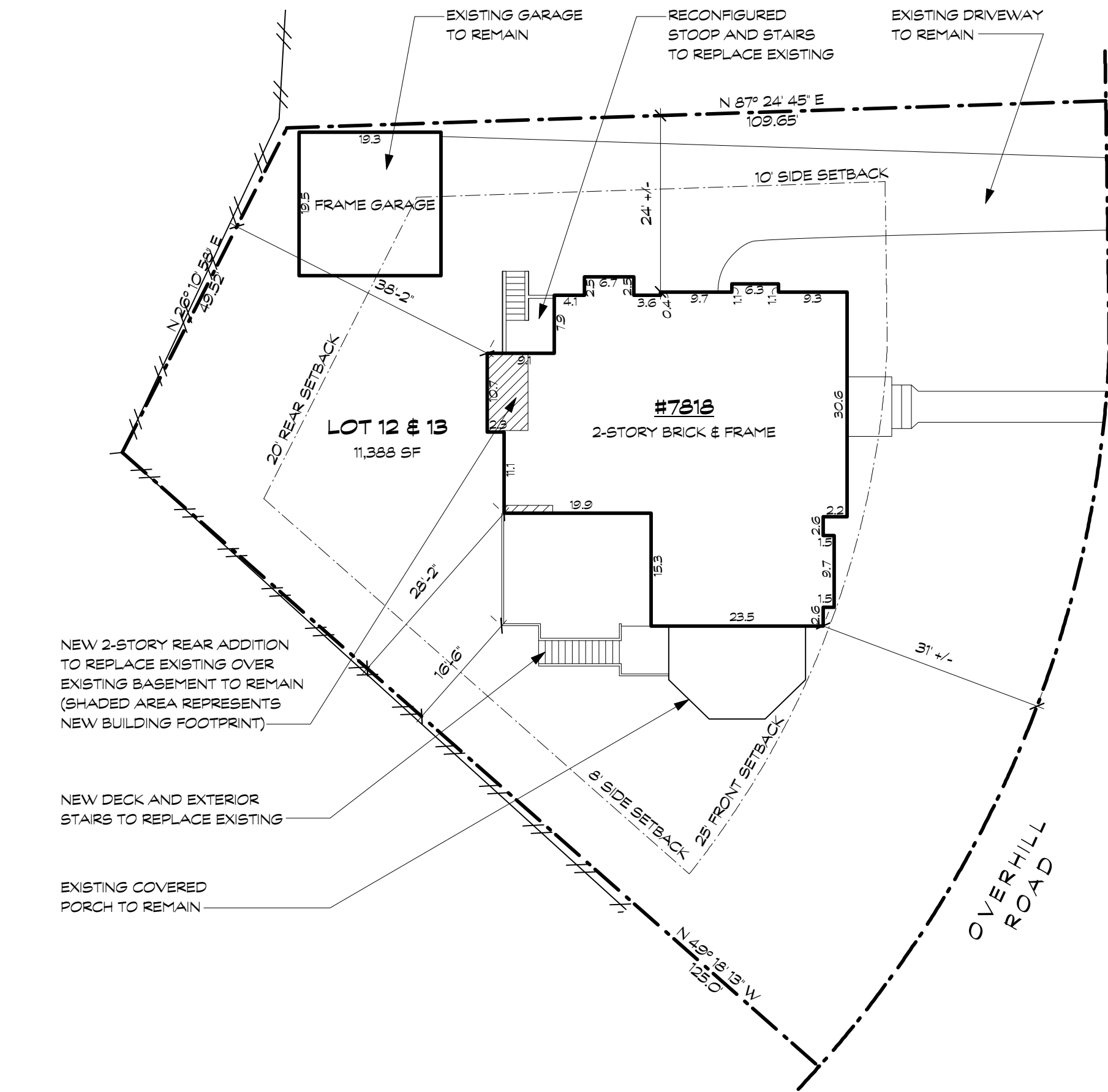
Alexander and Adria Kinnier
 7815 Overhill Road
 Bethesda, MD 20814

Joseph and Paula Wolff
 7819 Overhill Road
 Bethesda, MD 20814

David and Betsy Bennett
 7820 Overhill Road
 Bethesda, MD 20814

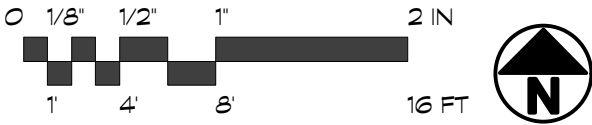
Sheila Cheston
 7817 Hampden Lane
 Bethesda, MD 20814

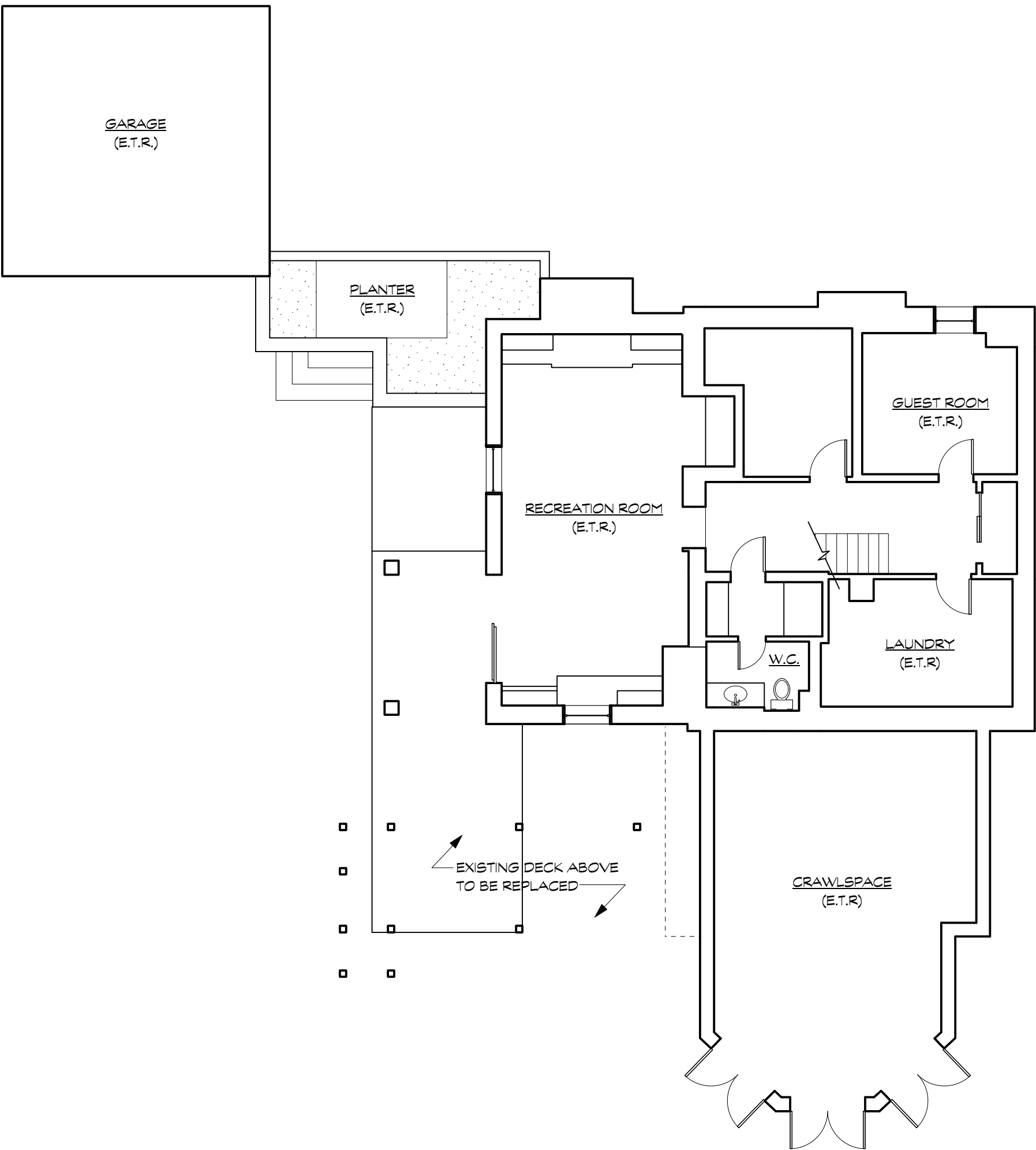
Margaret Lucas
 5602 Midwood Road
 Bethesda, MD 20814



SITE PLAN SUMMARY

TOTAL LOT AREA			11,388 SF
BUILDING AREA	EXISTING	PROPOSED	Δ
HOUSE & DECKS	2419 SF = 21.2%	2505 SF = 22.0%	86 SF = 0.8%
GARAGE	376 SF = 3.3%	376 SF = 3.3%	0 SF = 0%
TOTAL	2795 SF = 24.5%	2881 SF = 25.3%	86 SF = 0.8%





HAWP-2

TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

BENNETT FRANK McCARTHY
architects, inc.

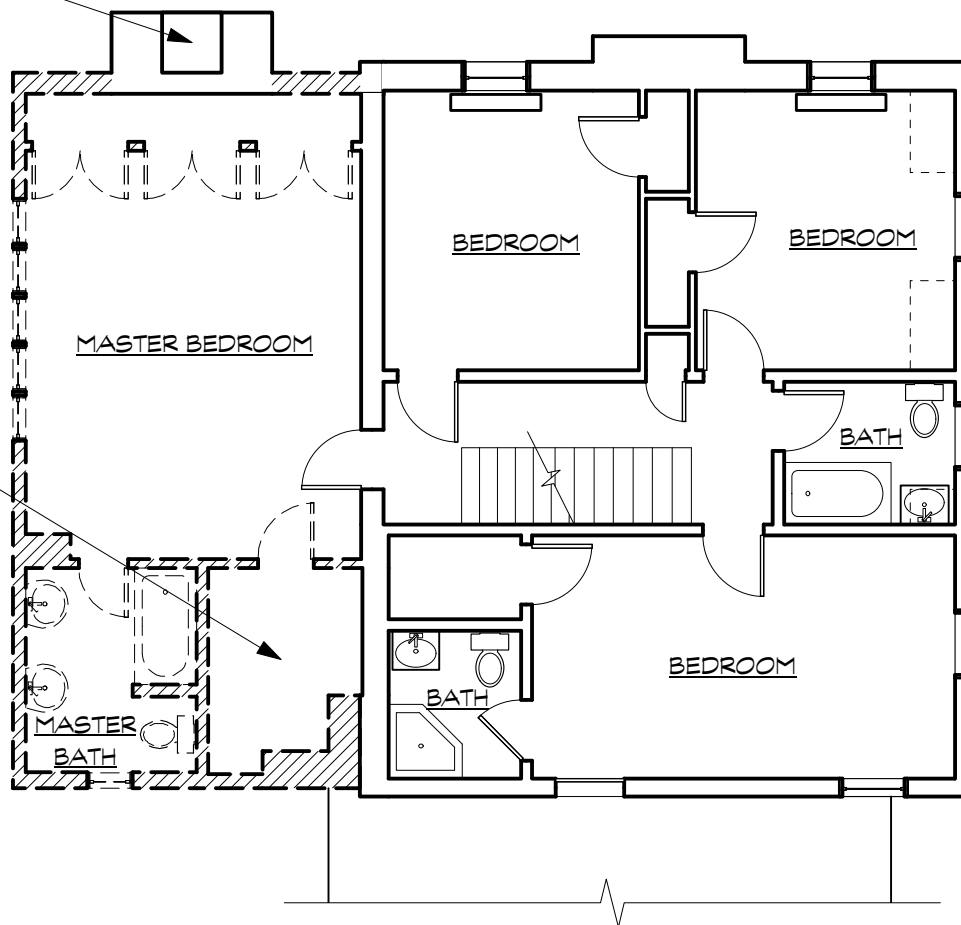
5 March 2019

EXISTING CELLAR PLAN
Scale: 1/8" = 1'-0" #1855

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

EXISTING CHIMNEY TO REMAIN

EXISTING SECOND FLOOR
ADDITION TO BE REPLACED



2 EXISTING SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

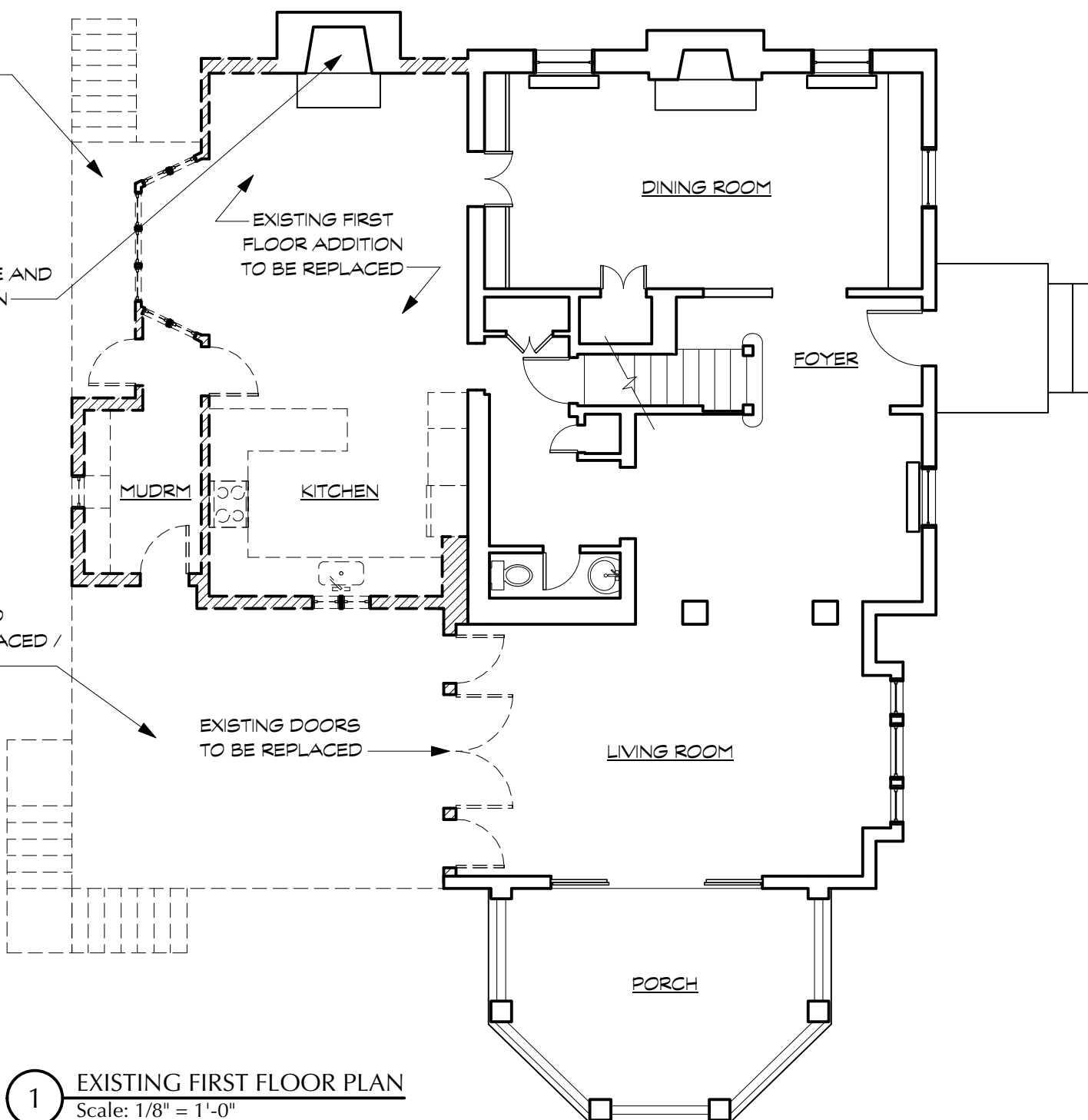
EXISTING STOOP
AND STEPS TO BE
RECONFIGURED

EXISTING FIREPLACE AND
CHIMNEY TO REMAIN

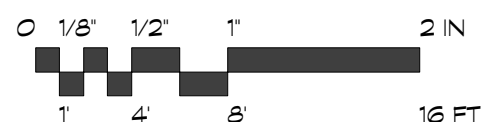
EXISTING FIRST
FLOOR ADDITION
TO BE REPLACED

EXISTING DECK AND
STAIRS TO BE REPLACED /
RECONFIGURED

EXISTING DOORS
TO BE REPLACED



1 EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

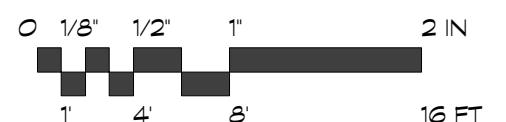


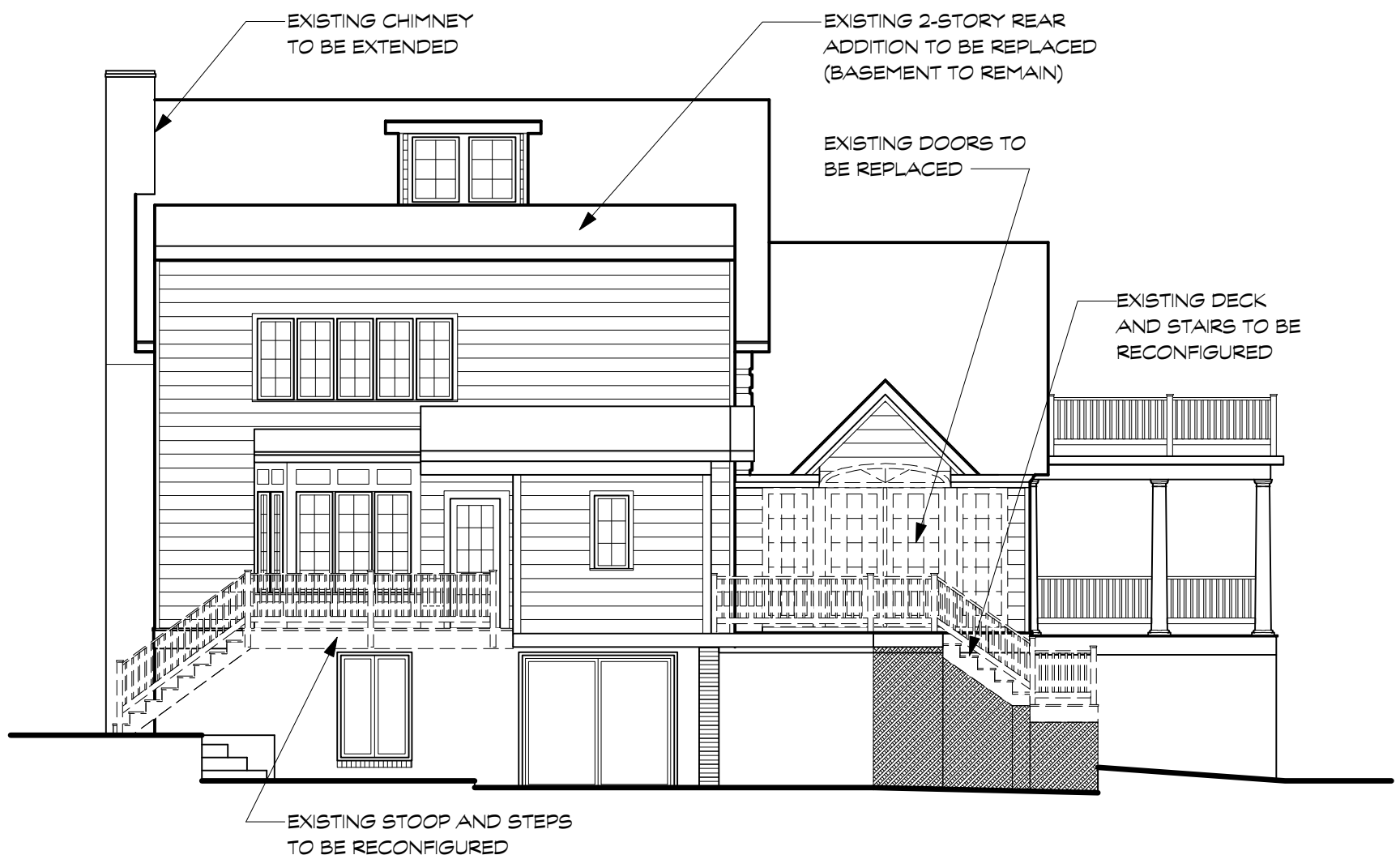


1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"

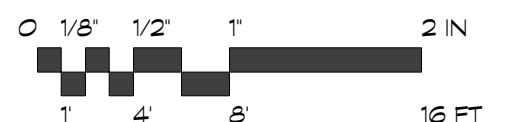




1 EXISTING REAR ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"



HAWP-5

TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

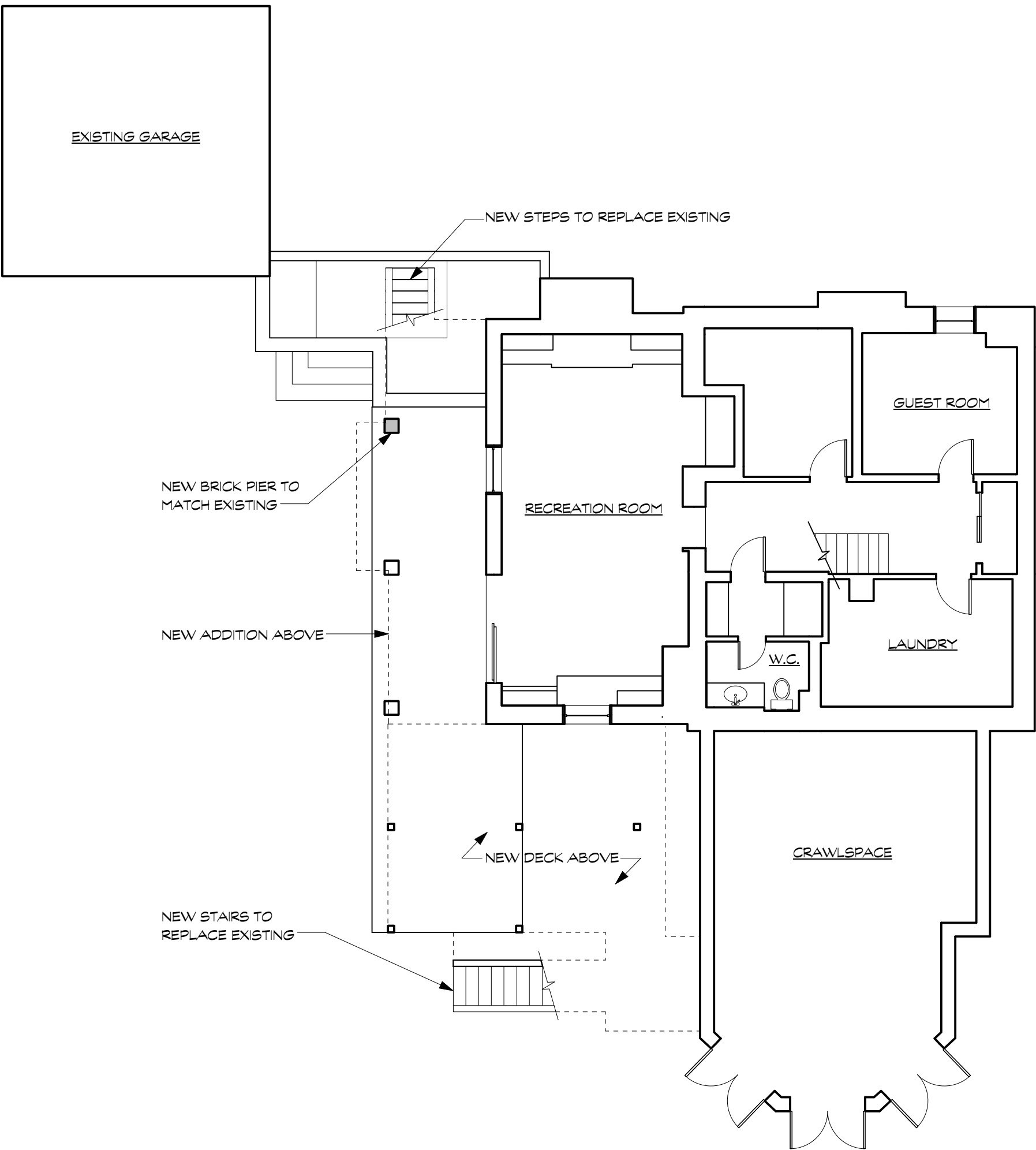
EXISTING ELEVATIONS
Scale: 1/8" = 1'-0"

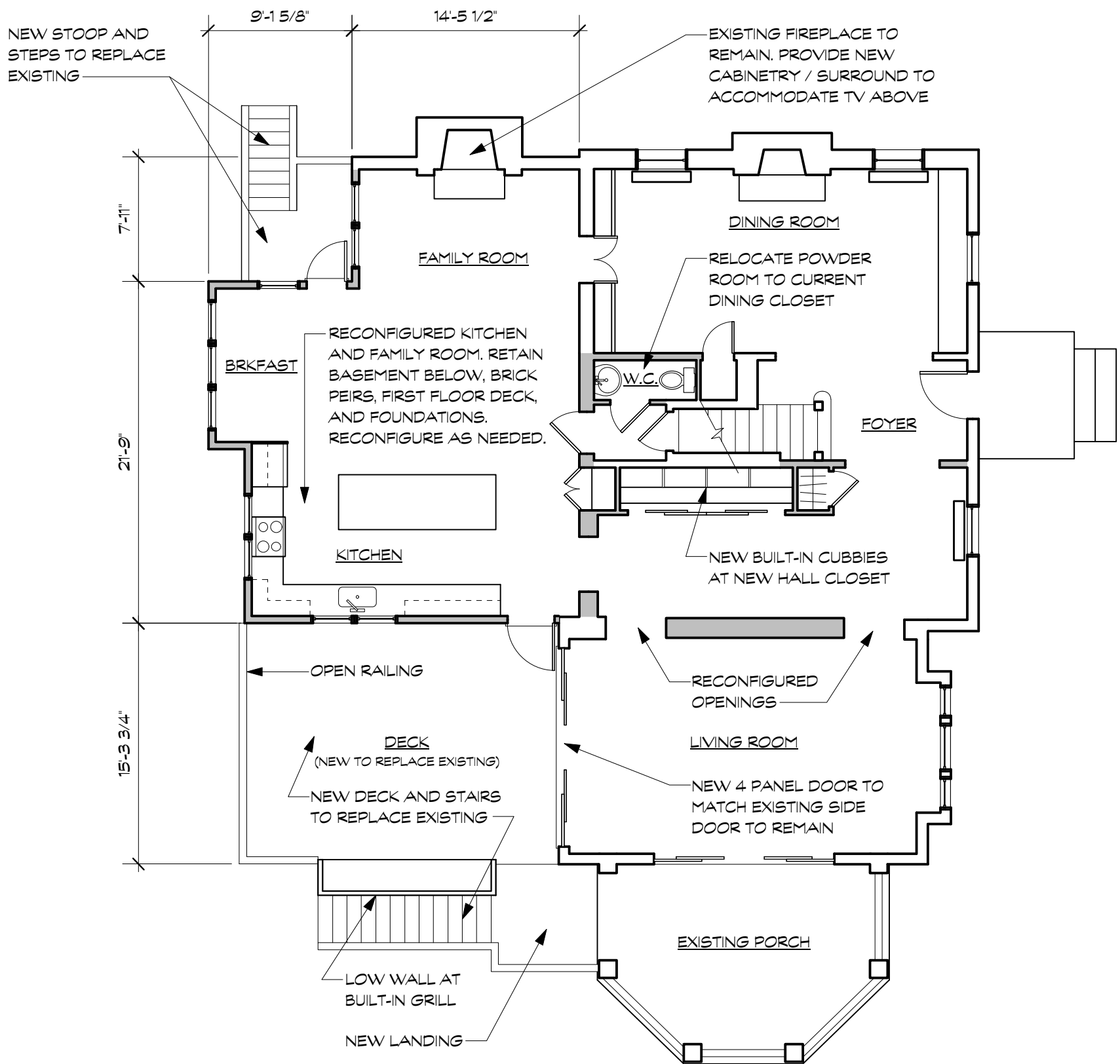
#1855

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5 March 2019





HAWP-7

TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

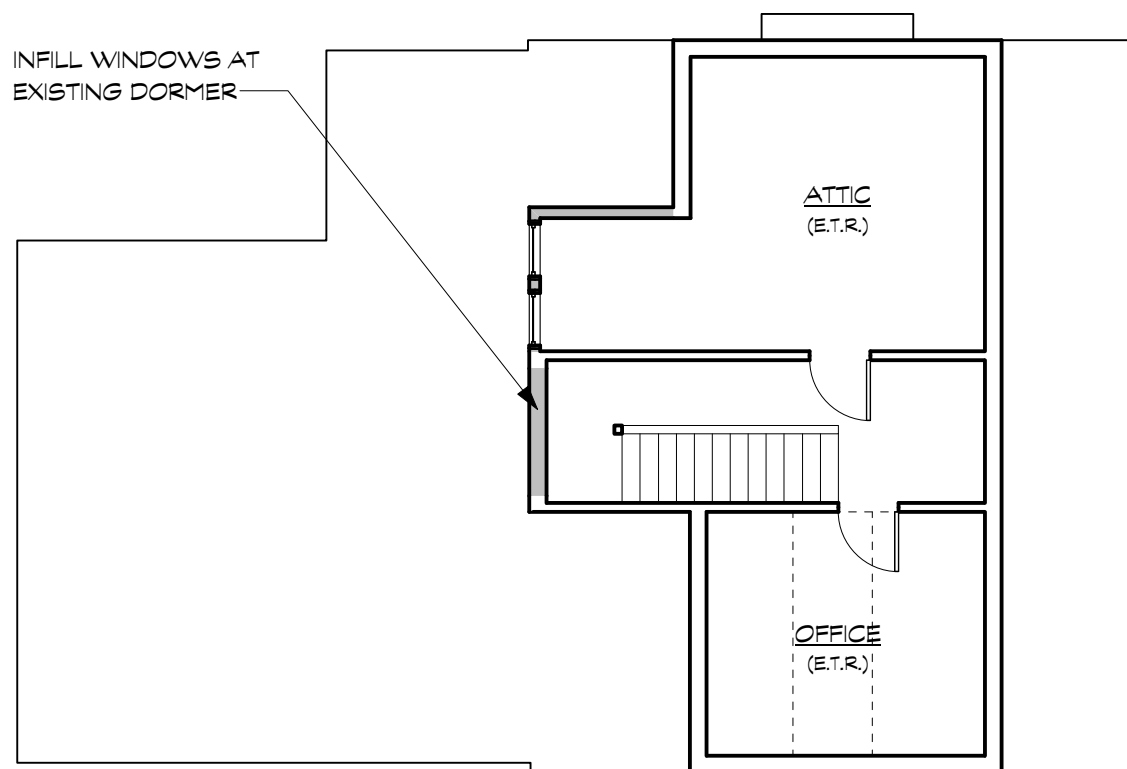
PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

#1855

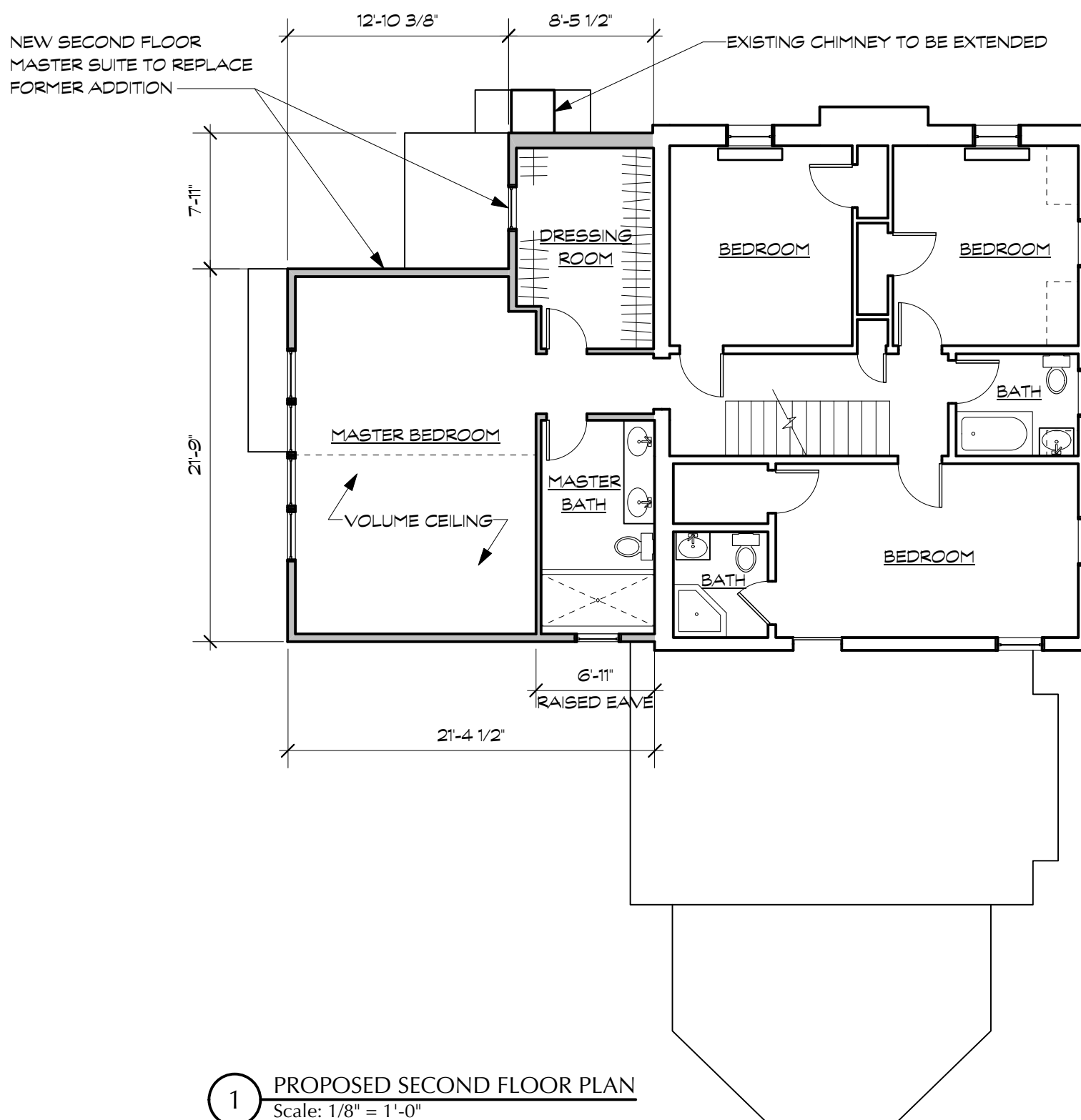
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architects, inc.

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(301) 585-2222 www.bfmarch.com fax (301) 585-8917

5 March 2019



2 PROPOSED ATTIC PLAN
Scale: 1/8" = 1'-0"

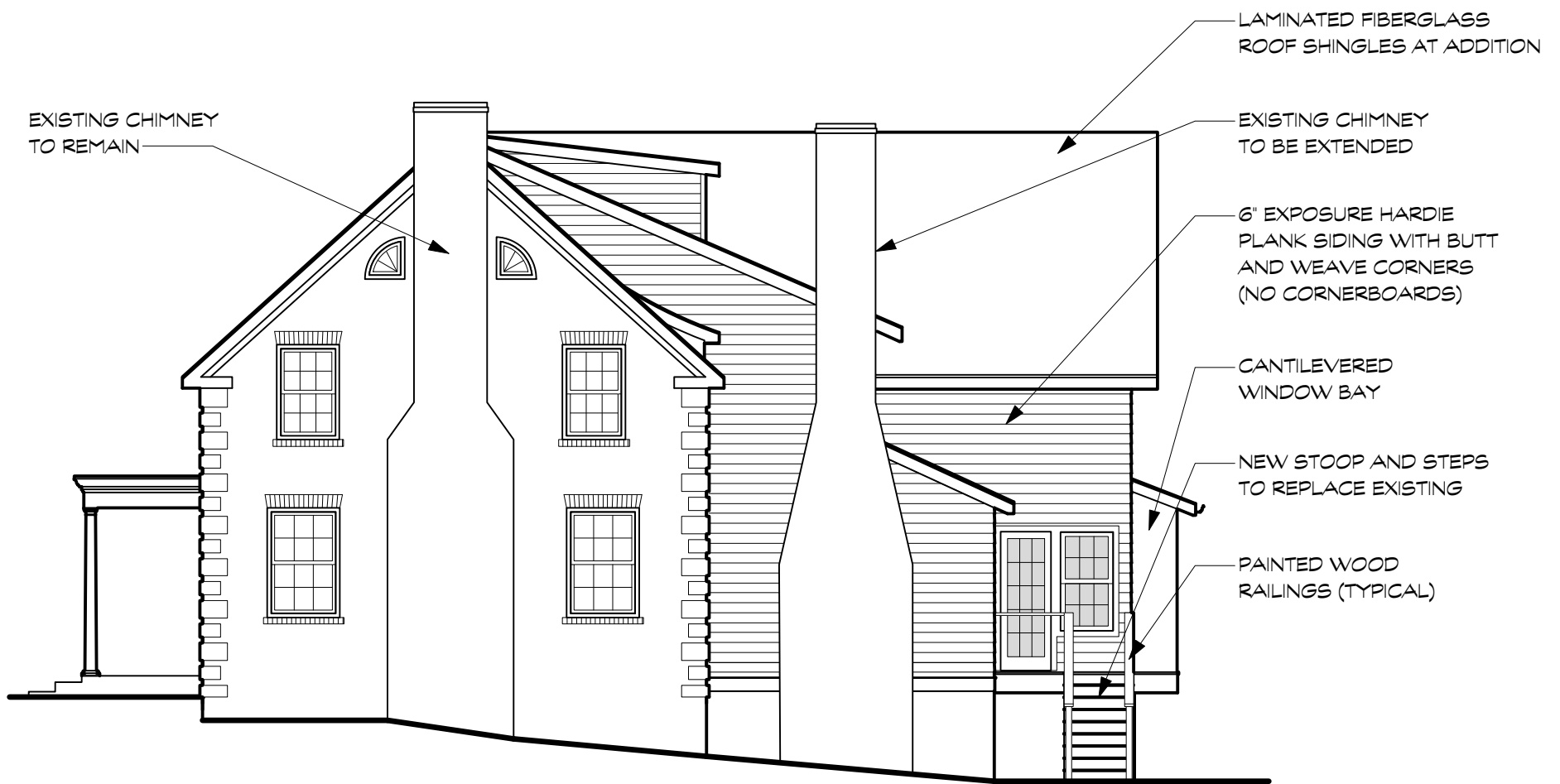


1 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

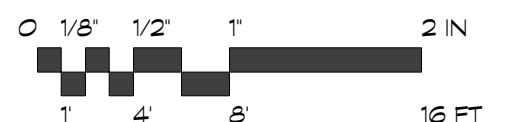




1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"



HAWP-9

TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

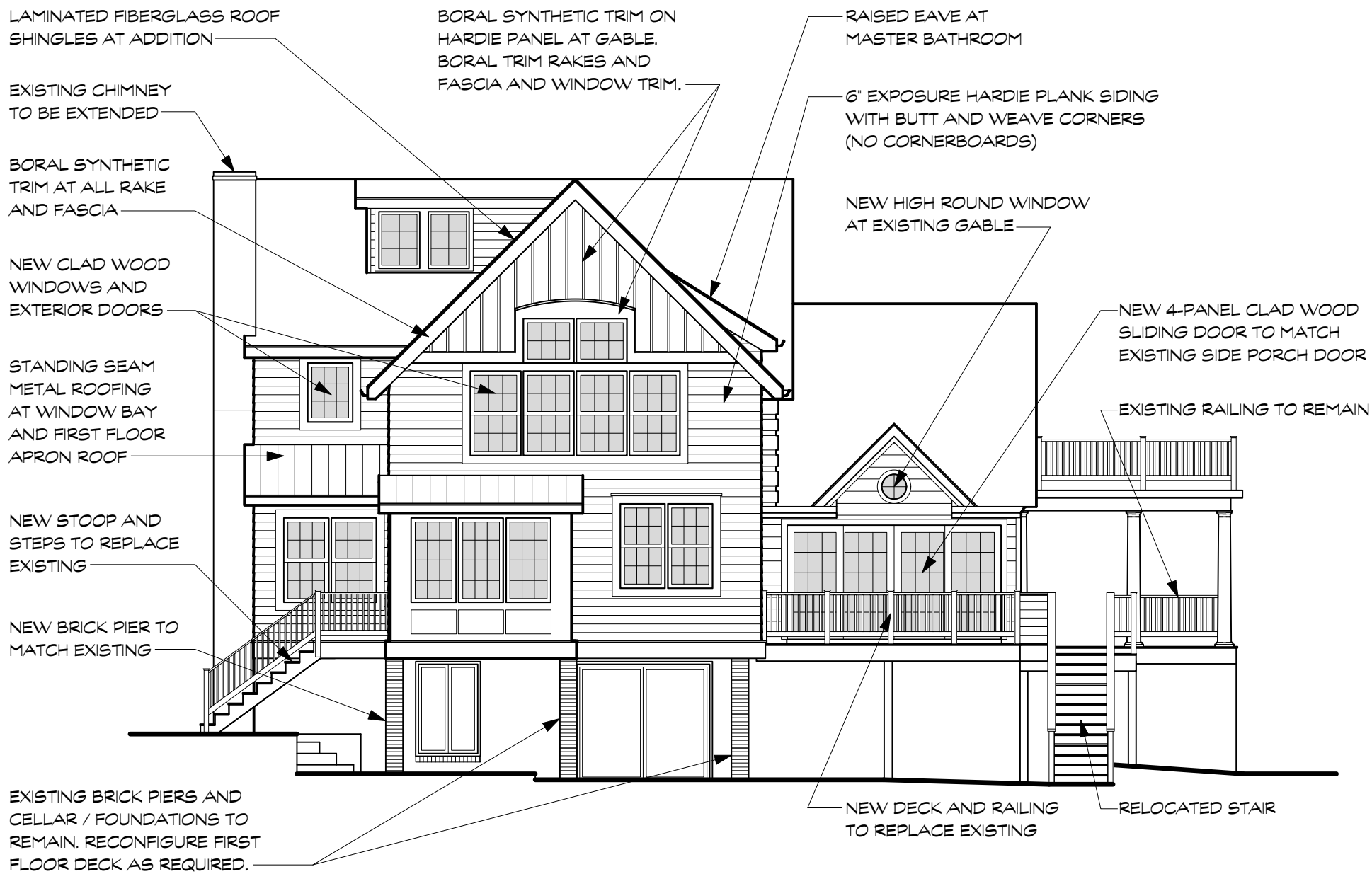
PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

#1855

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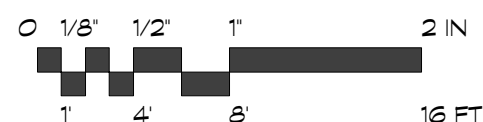
5 March 2019



1 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"





SUBJECT PROPERTY FRONT (EXISTING TO REMAIN)



SUBJECT PROPERTY REAR



SUBJECT PROPERTY SIDE



SUBJECT PROPERTY AS VIEWED FROM HAMPDEN LANE

HAWP-12 TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

5 March 2019

SUBJECT PROPERTY
Scale: N.T.S. #1855

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SUBJECT PROPERTY SIDE



SUBJECT PROPERTY AS VIEWED FROM MIDWOOD ROAD

HAWP-13 TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

5 March 2019

SUBJECT PROPERTY
Scale: N.T.S. #1855

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7820 OVERHILL ROAD



7820 OVERHILL REAR (AS SEEN FROM SUBJECT PROPERTY)



5602 MIDWOOD ROAD



5602 MIDWOOD REAR (AS SEEN FROM SUBJECT PROPERTY)

HAWP-15 TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

5 March 2019

NEIGHBORHOOD CONTEXT
Scale: N.T.S. #1855

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7815 OVERHILL ROAD



7819 OVERHILL ROAD

HAWP-16 TRUNK RESIDENCE
7818 Overhill Rd, Bethesda, MD 20814

5 March 2019

NEIGHBORHOOD CONTEXT
Scale: N.T.S #1855

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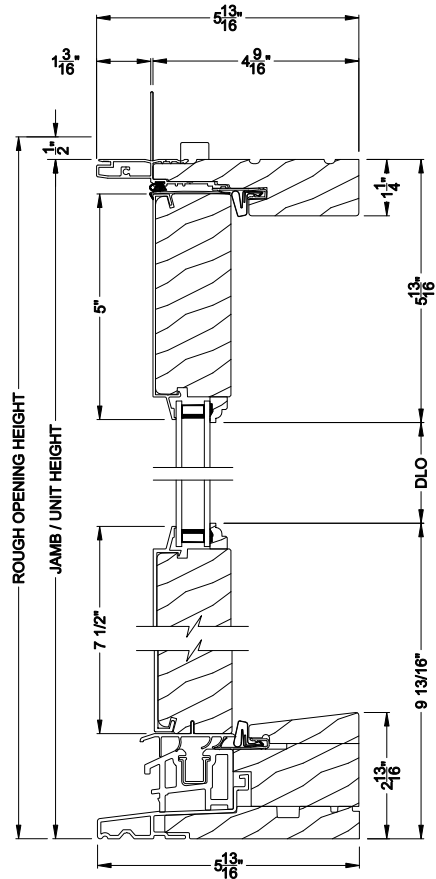
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Weather Shield®

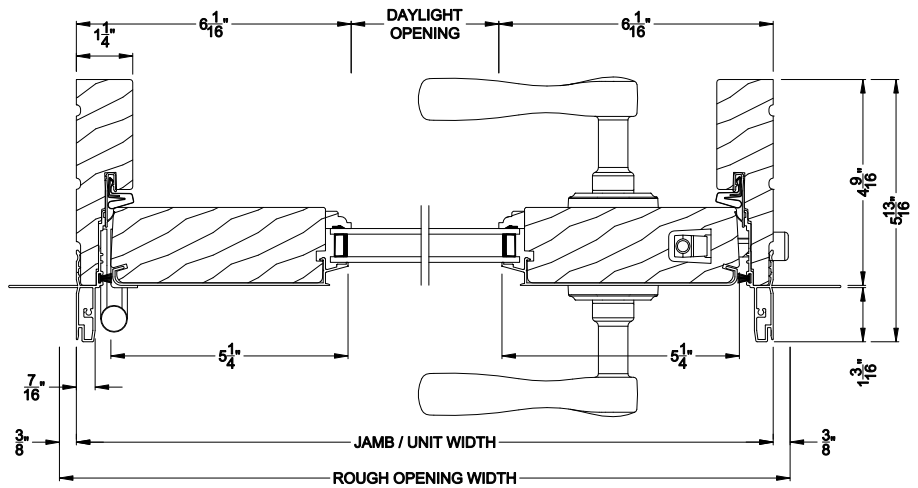
Signature Series™

Hinged Patio Doors

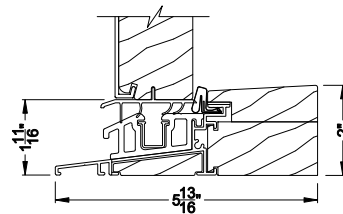
CROSS SECTION DETAILS



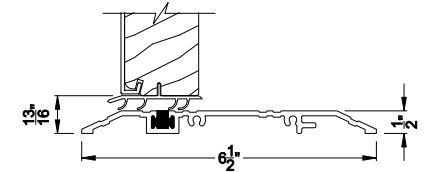
SIGNATURE OUT-SWING DOOR (8610)
Vertical Section - Standard Sill



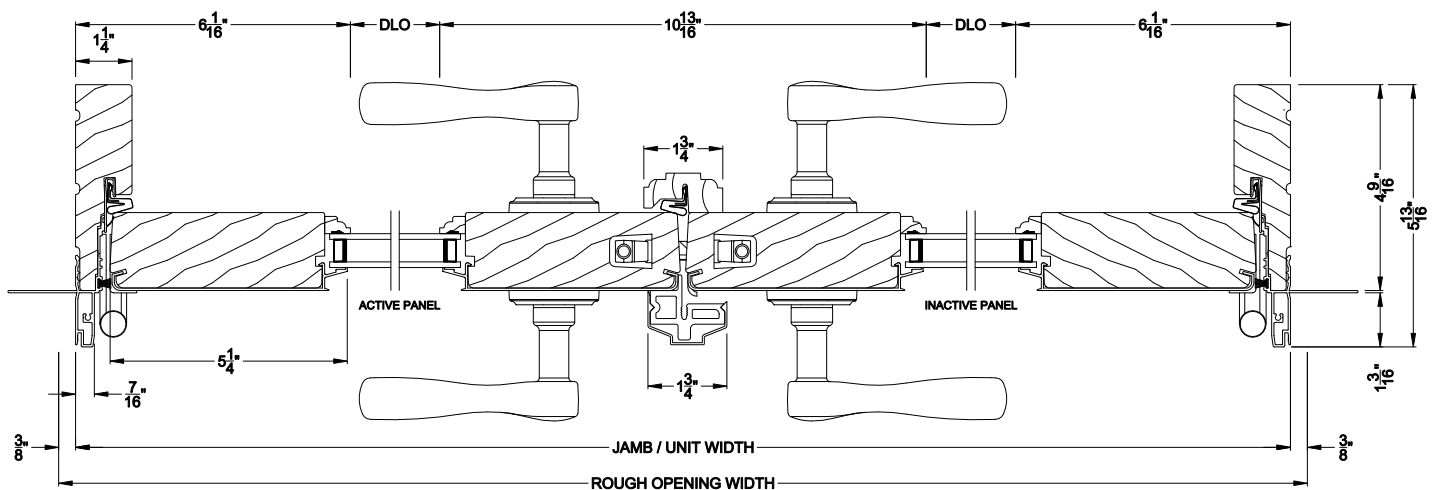
SIGNATURE OUT-SWING DOOR (8610)
Horizontal Section - Single Door



SIGNATURE OUT-SWING DOOR (8610)
Vertical Section - Alternate Low Profile Sill



SIGNATURE OUTSWING DOOR (8610)
Vertical Section - ADA Sill



SIGNATURE FRENCH OUT-SWING DOOR (8610)
Horizontal Section - Double Door

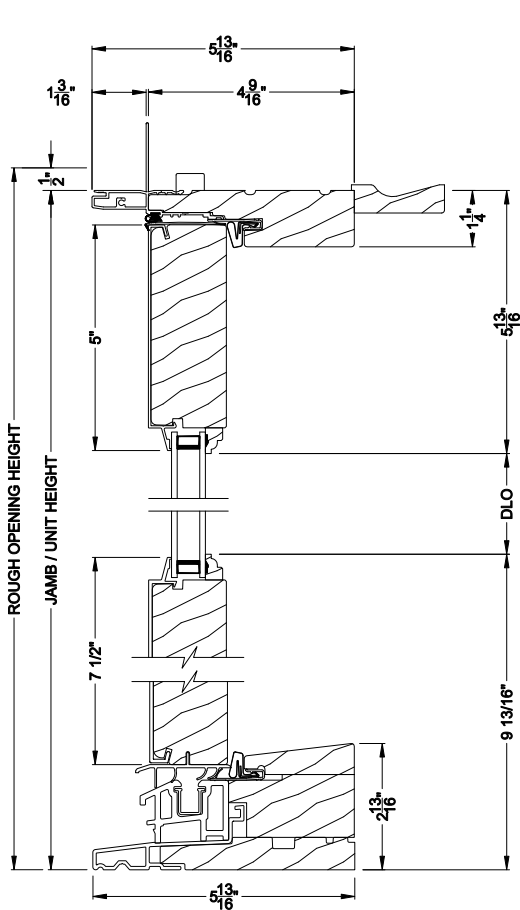
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

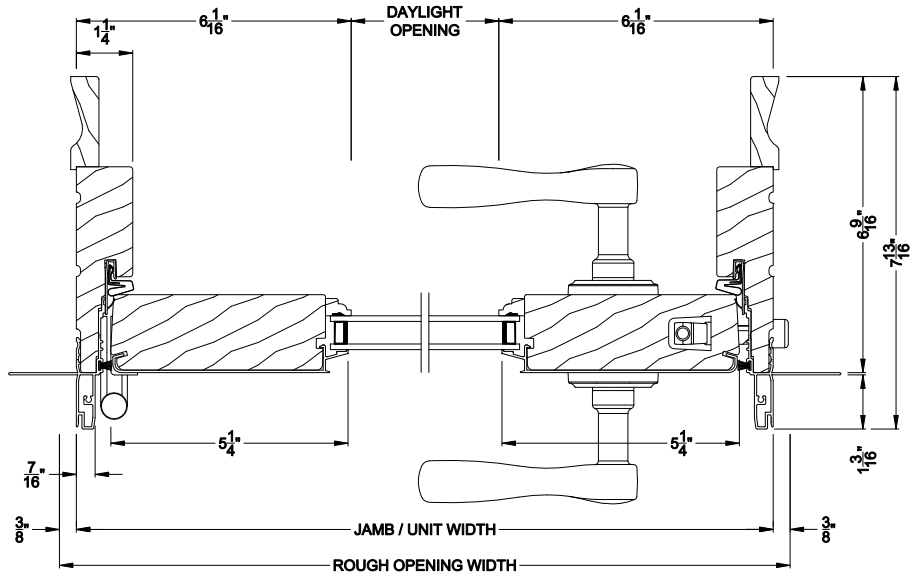
Signature Series™

Hinged Patio Doors

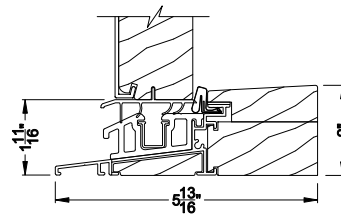
CROSS SECTION DETAILS



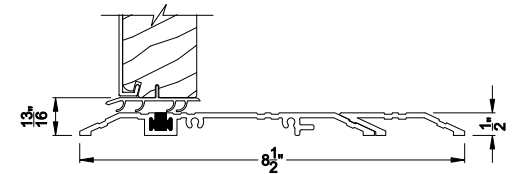
SIGNATURE OUT-SWING DOOR (8610)
Vertical Section - Standard Sill - 6-9/16" jamb



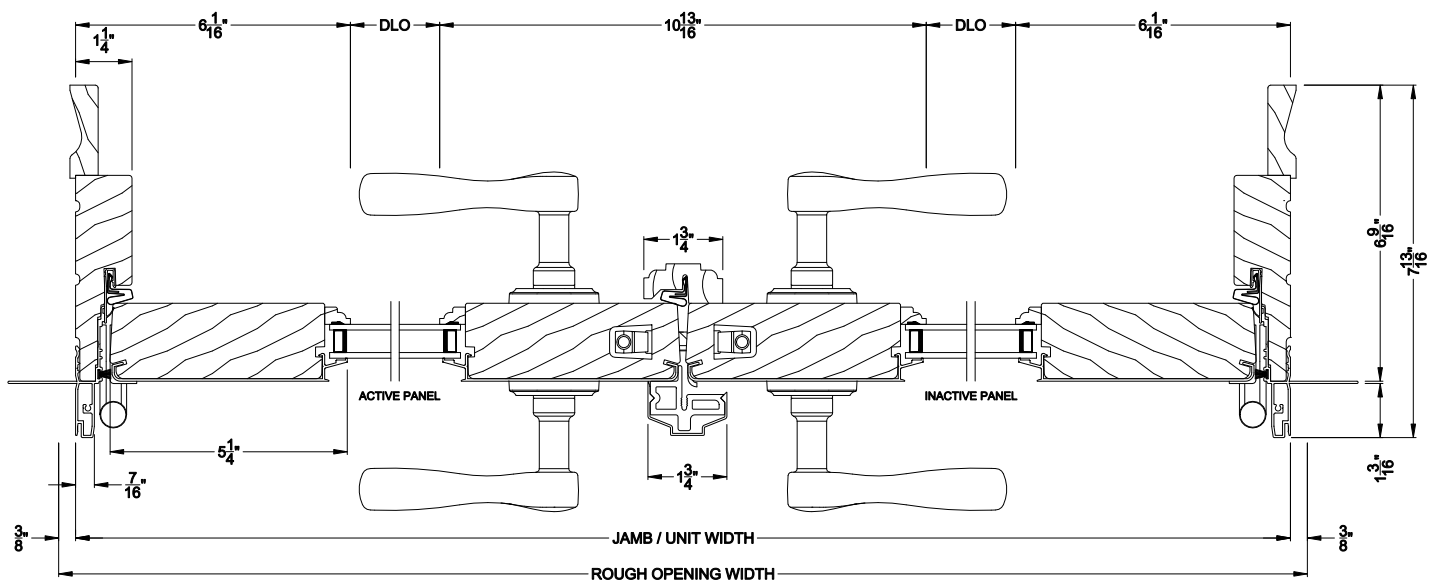
SIGNATURE OUT-SWING DOOR (8610)
Horizontal Section - Single Door - 6-9/16" jamb



SIGNATURE OUT-SWING DOOR (8610)
Vertical Section - Alternate Low Profile Sill

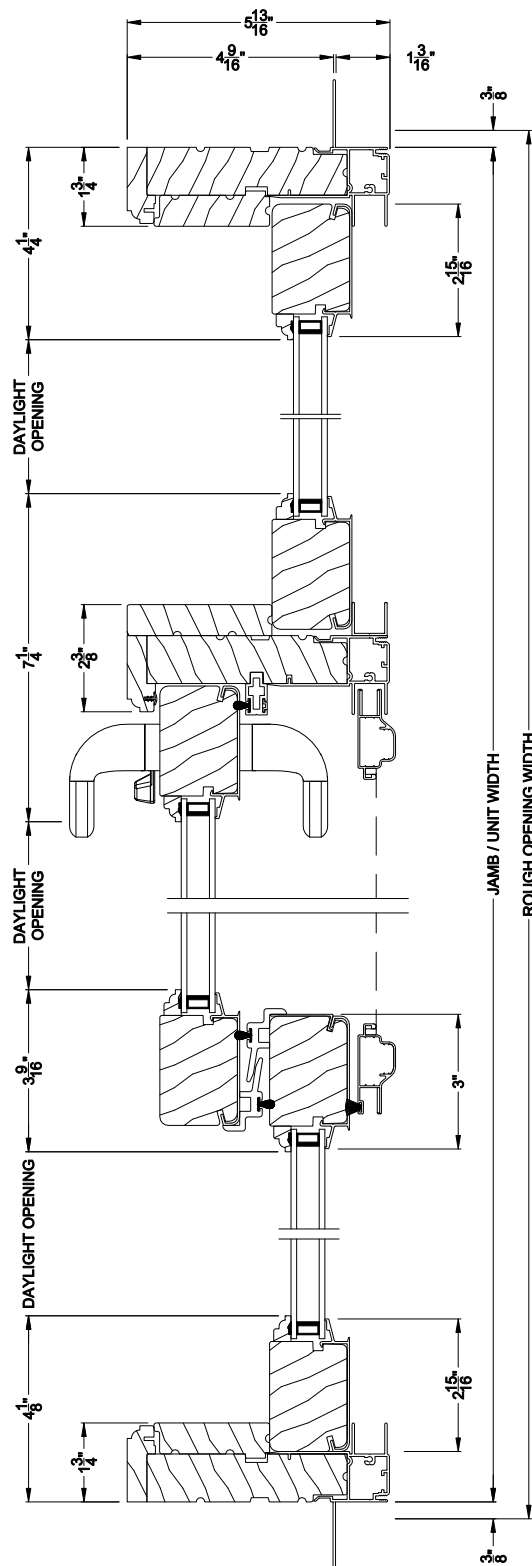


SIGNATURE OUTSWING DOOR (8610)
Vertical Section - ADA Sill - 6-9/16" jamb

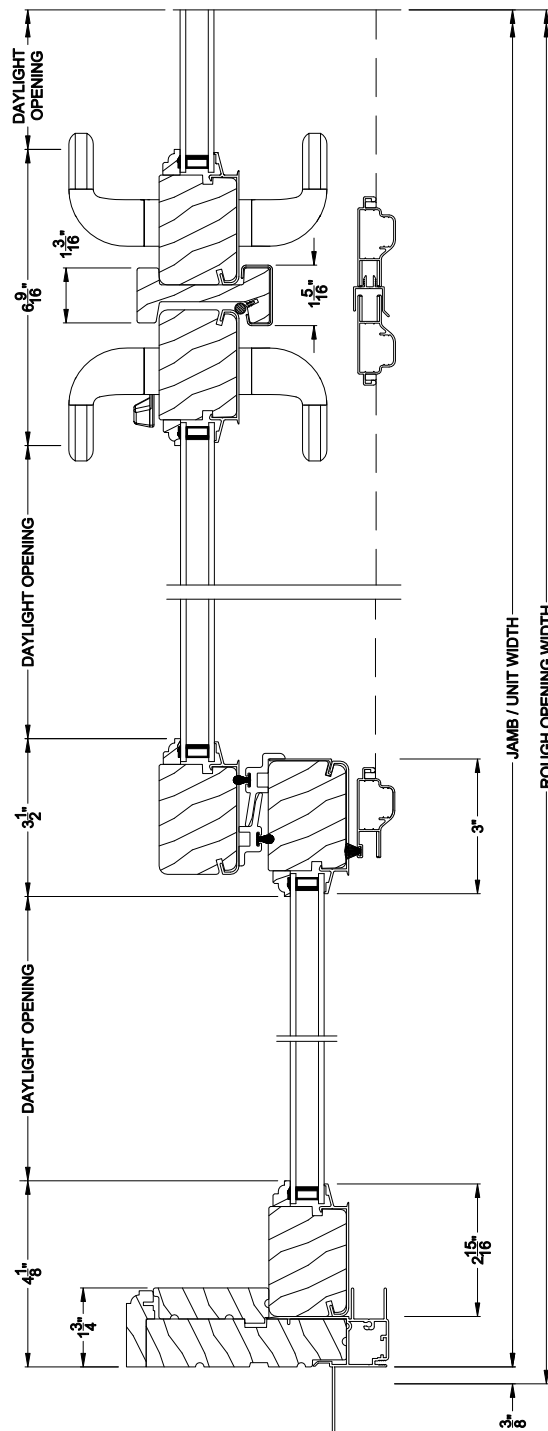


SIGNATURE FRENCH OUT-SWING DOOR (8610)
Horizontal Section - Double Door - 6-9/16" jamb

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 3 Panel Door



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 4-Panel Door

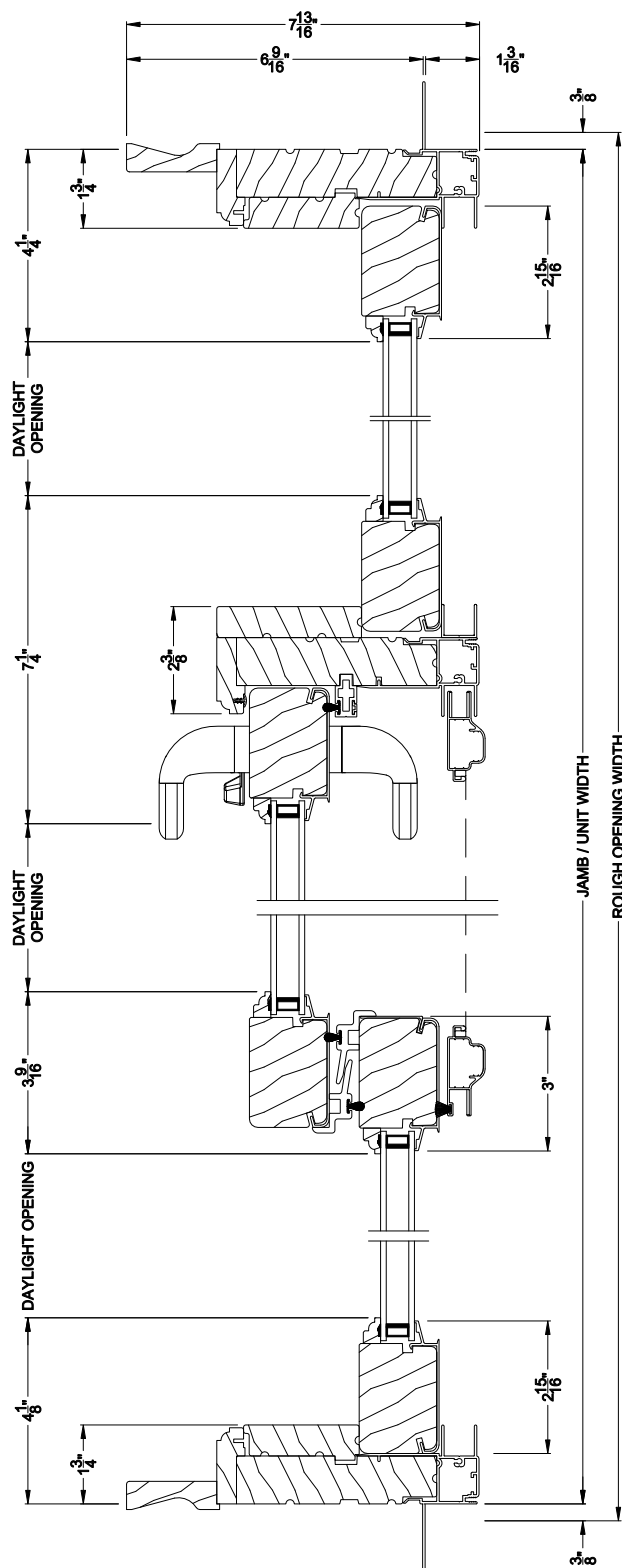
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

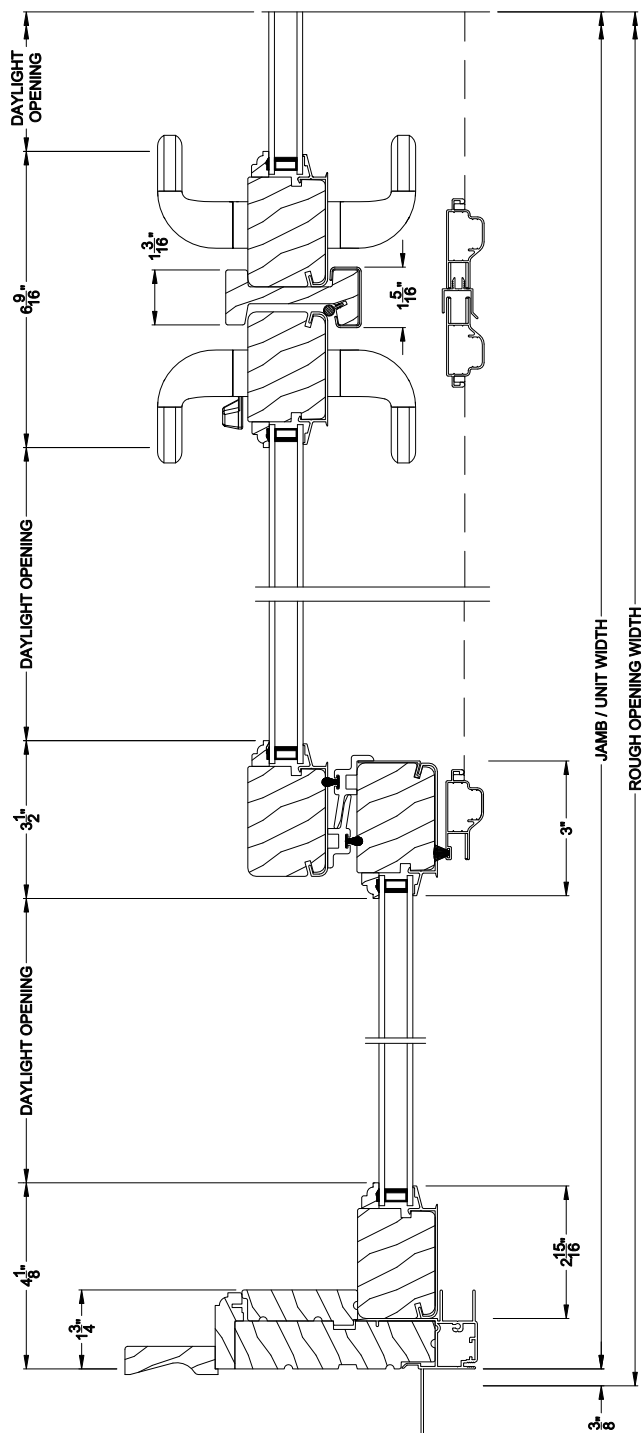
Signature Series™

Sliding Patio Doors

CROSS SECTION DETAILS



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 3 Panel Door - 6-9/16" jamb



SIGNATURE SLIDING PATIO DOOR (8714)
Horizontal Section - 4-Panel Door - 6-9/16" jamb

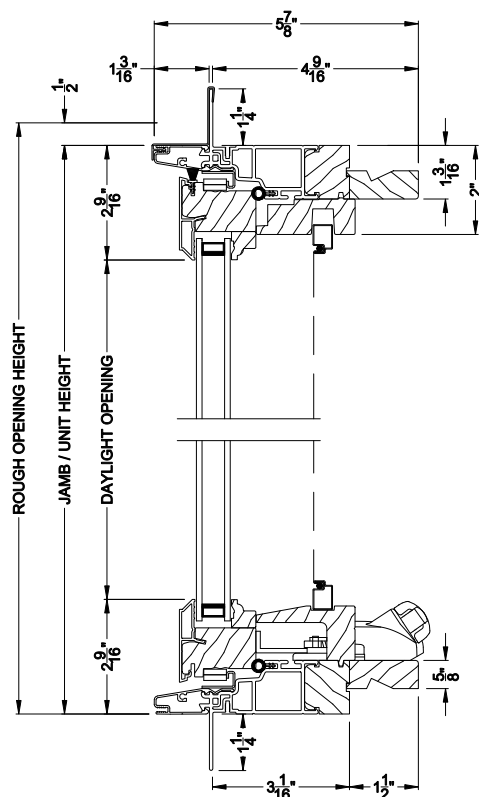
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

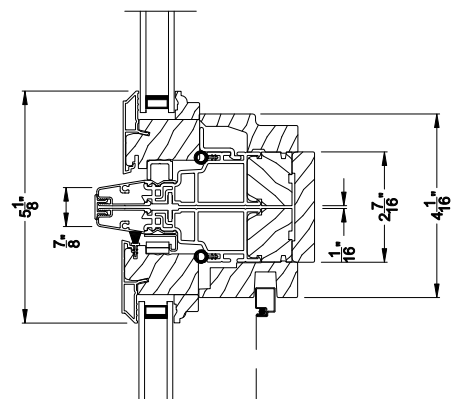
Signature Series™

Casement Windows

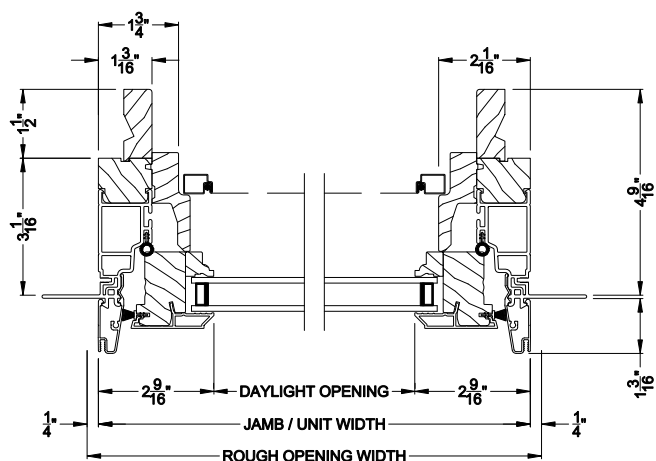
CROSS SECTION DETAILS



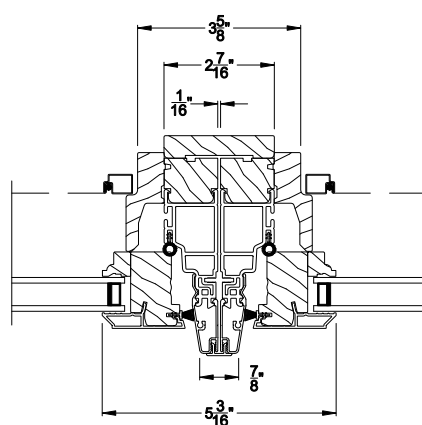
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

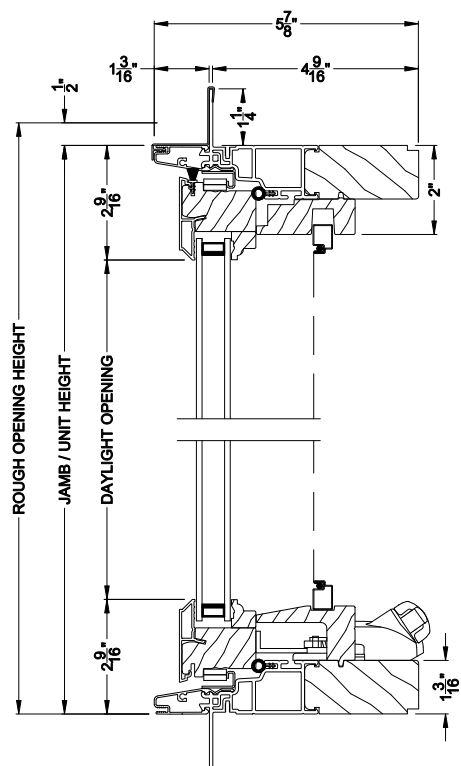
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

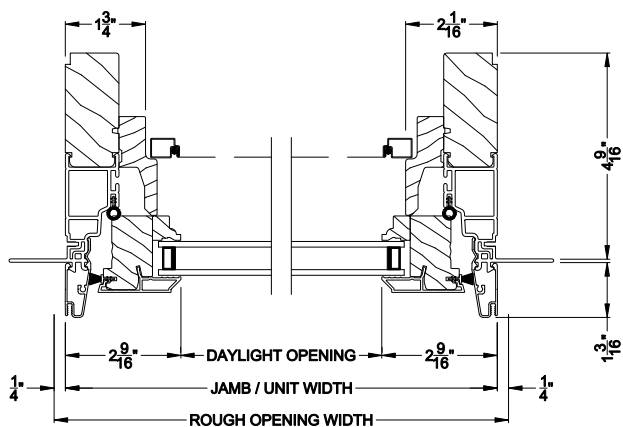
Signature Series™

Casement Windows

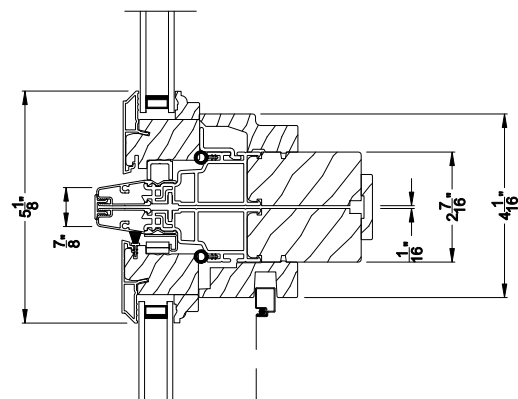
CROSS SECTION DETAILS



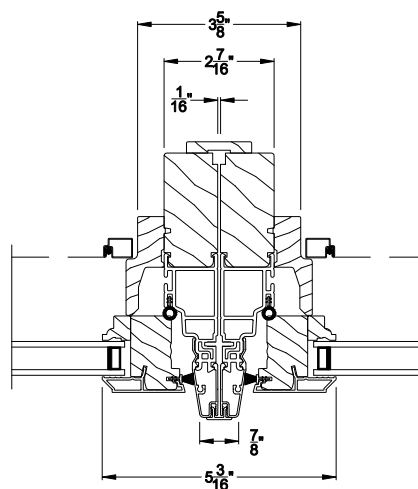
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 5/4 Jamb



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

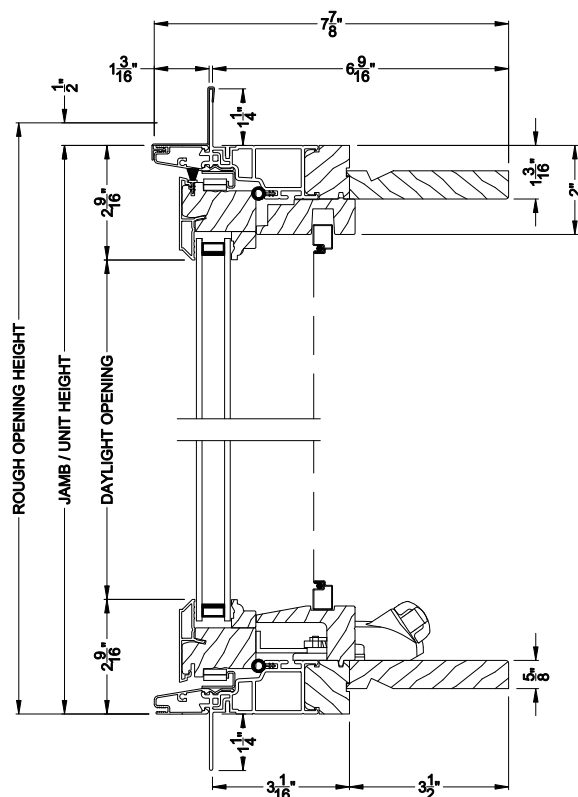
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

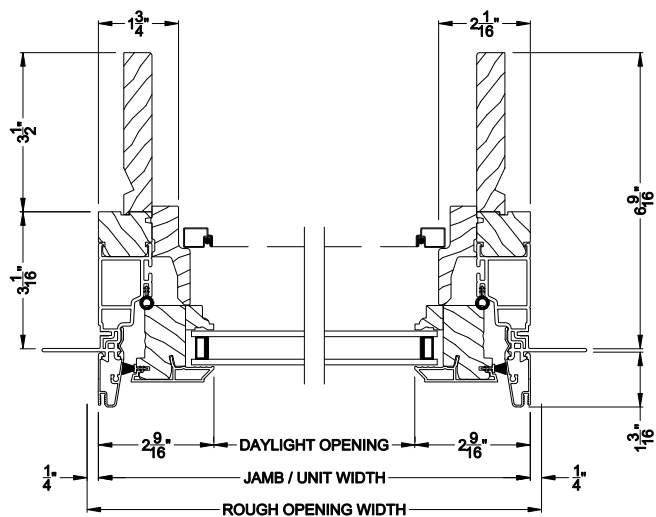
Signature Series™

Casement Windows

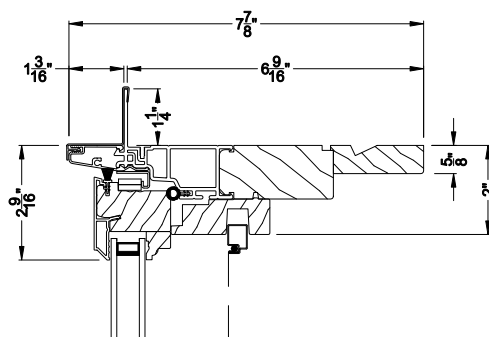
CROSS SECTION DETAILS



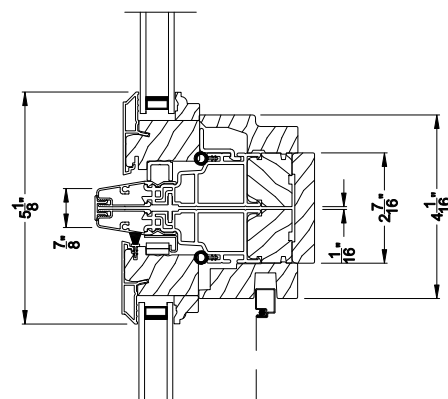
SIGNATURE CASEMENT WINDOW (8219)
Vertical Section - 6-9/16" jamb



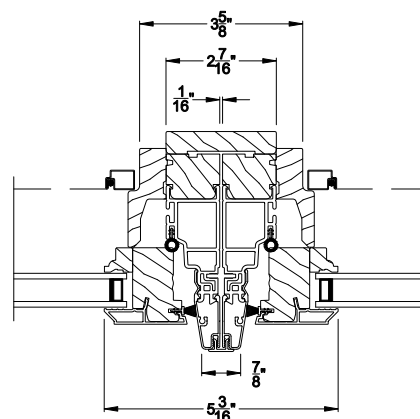
SIGNATURE CASEMENT WINDOW (8219)
Horizontal Section - 6-9/16" jamb



SIGNATURE CASEMENT WINDOW
Vertical Section - 5/4 jamb option with extension



SIGNATURE CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



SIGNATURE CASEMENT WINDOW
Vertical Mull Section

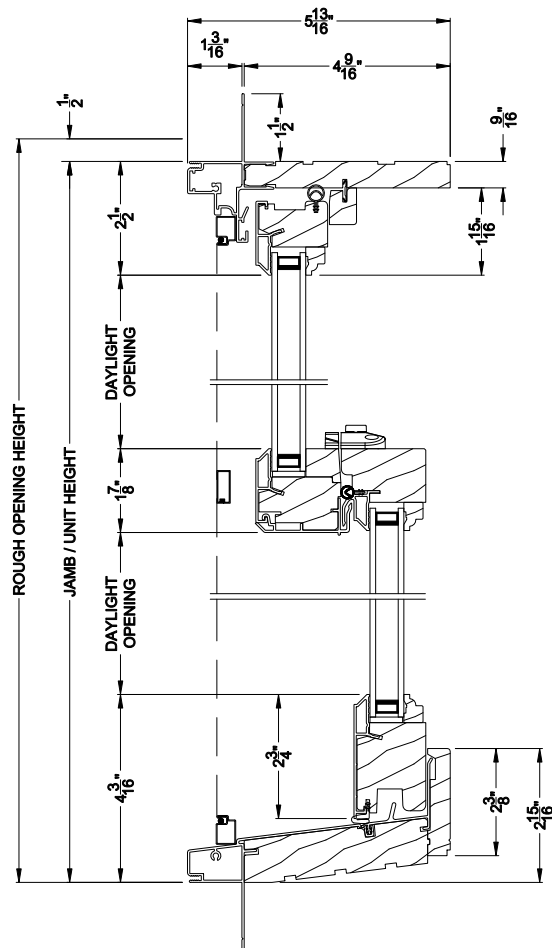
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

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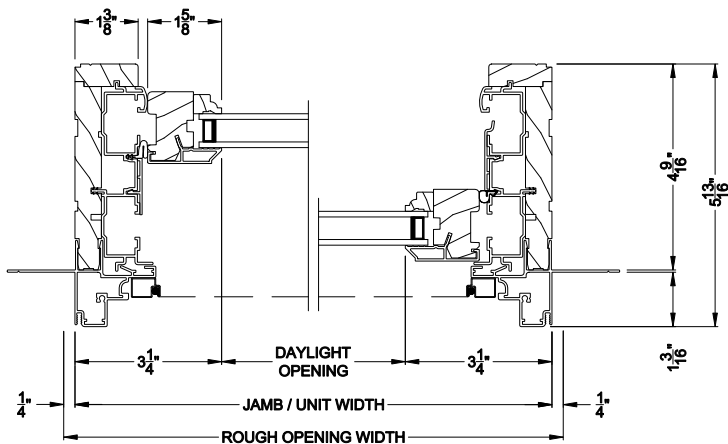
Signature Series™

Double Hung Windows

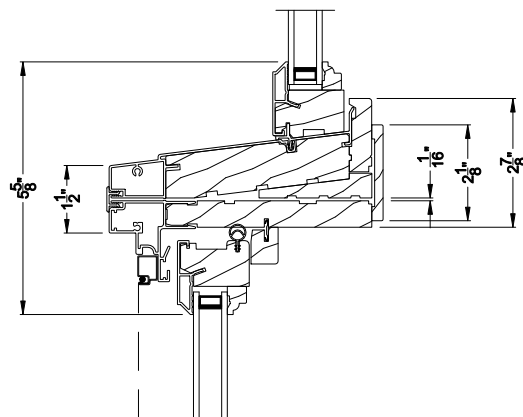
CROSS SECTION DETAILS



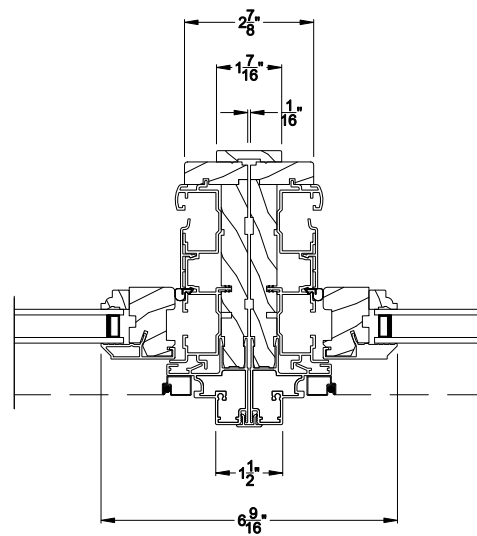
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

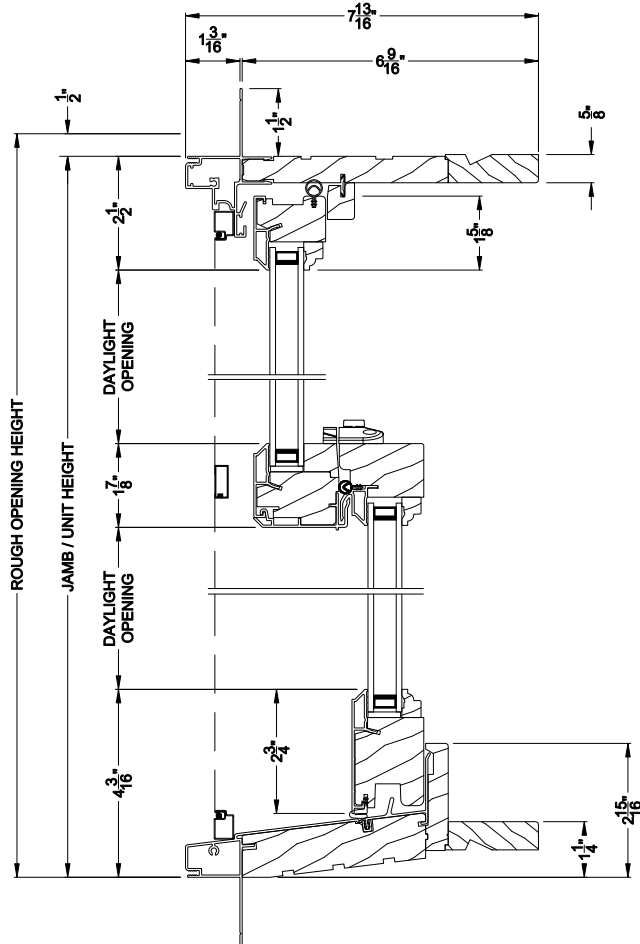
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

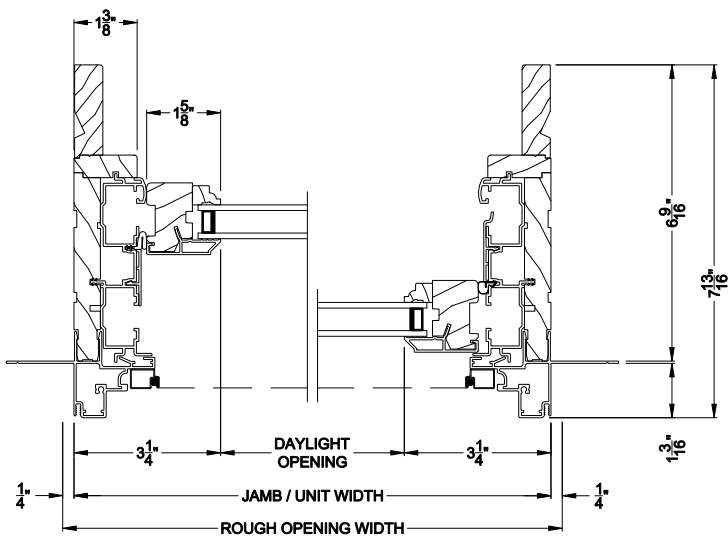
Signature Series™

Double Hung Windows

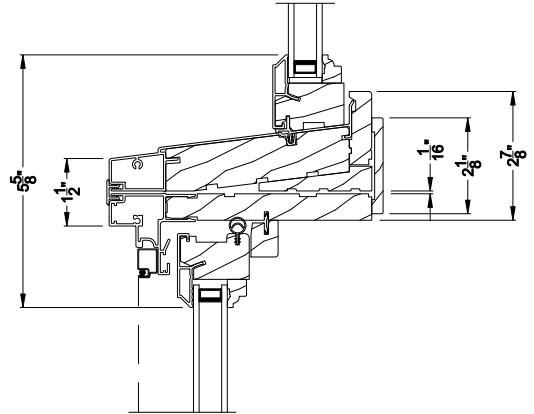
CROSS SECTION DETAILS



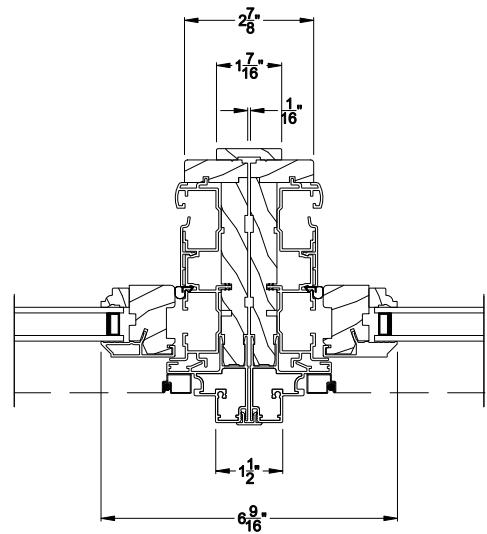
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section - 6-9/16" jamb



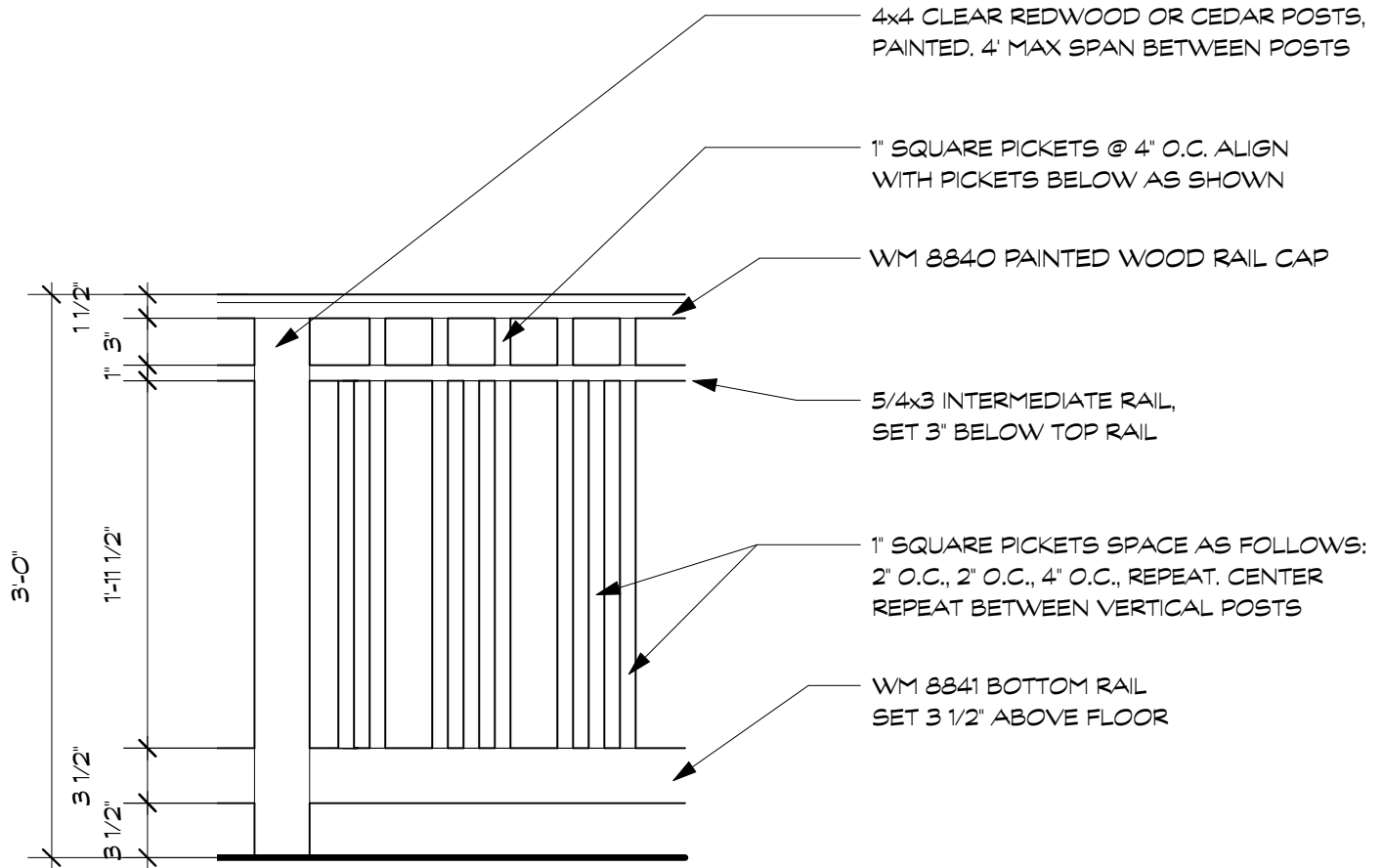
SIGNATURE DOUBLE HUNG WINDOW



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

*** PICKET SPACING IS PRELIMINARY - TO BE FINALIZED



4 RAILING DETAIL

Scale: 1" = 1'-0"