EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5601 Lambeth Rd., Bethesda
Meeting Date: 5/21/2019

Resource: Non-Contributing Resource (Greenwich Forest Historic District)
Report Date: 5/14/2019

Applicant: David Beasley
Public Notice: 5/7/2019

Review: HAWP
Tax Credit: No

Case Number: 35/165-19B
Staff: Michael Kyne

PROPOSAL: Fence installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1940

Fig. 1: Subject property.
**PROPOSAL:**

The applicants propose to install a 6'-6" high board-on-board cedar privacy fence at the sides and rear of the subject property. The fence at the rear will be along the rear property line. The fences at the sides will include gates and return from existing side fences to the approximate rear of the main house.

**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.

**Greenwich Forest Historic District Guidelines**

The Guidelines that pertain to this project are as follows:

**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.

**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 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 #2;

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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: davidjbeasley@gmail.com  Contact Person: David Beasley  Daytime Phone No.: 202-329-5901

Tax Account No.: 202-329-5901  Daytime Phone No.: 202-329-5901

Name of Property Owner: David Beasley  Contractor Registration No.: N/A

Address: 5601 Lambeth Rd, Bethesda  N/A  Daytime Phone No.: 202-329-5901

Contractor: owner  Daytime Phone No.: 202-329-5901

Agent for Owner: N/A  Daytime Phone No.: 202-329-5901

LOCATION OF BUILDING PROJECT

House Number: 5601  Street: Lambeth Rd

Town/City: Bethesda  Nearest Cross Street: Westover Rd

Lot: 8  Block: 14  Subdivision: Greenwich Forest

PART ONE: TYPE OF ALTERATION AND USE

1A. CHECK ALL APPLICABLE

- Construct  - Extend  - Alter/Renovate  - Room Addition  - Porch  - Deck  - Shed
- Move  - Install  - Add/Wreck/Rem  - Solar  - Fireplace  - Woodburning Stove  - Single Family
- Repair  - Revocable  - Fence/Wall (complete Section 4)  - Other:

1B. Construction cost estimate: $ 3,000

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

PART TWO: COMPLETION DATE, CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 02 03

2B. Type of water supply: 01 02 03

PART THREE: COMPLETION DATE, FENCE/RETAINING WALL

3A. Height: 6' feet 6" 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/assessment

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]  4.1.19  Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved:  Signature:  Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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Please see instructions on DPS’ HAWP application for further details regarding application requirements.

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

**ALL HAWPS MUST BE FILED AT DPS:**
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>David J. Beasley</td>
<td>N/A</td>
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<tr>
<td>5601 Lambeth Rd</td>
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<tr>
<td>Bethesda, MD 20814</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Ed Nuzum</td>
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<tr>
<td>5537 Lambeth Rd</td>
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<tr>
<td>Bethesda, MD 20814</td>
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</tbody>
</table>

| Harry Patrinos                                           | New Neighbor                    |
| 5602 Huntington Pkwy                                     | 5625 Lambeth Rd                 |
| Bethesda, MD 20814                                      | Bethesda, MD 20814              |
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   **Existing structure is a colonial home built in 1941.**
   There are no trees or bushes where fence will be erected.

   [Additional description]

   [Additional description]

   [Additional description]

   [Additional description]

   [Additional description]

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

   **Project is installing a fence with lattice on top approximately 15 feet from the front of the house.**

   [Additional description]

   [Additional description]

   [Additional description]

   [Additional description]

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Systematic 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, contact. 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 drip line 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 lots(s) or parcel(s) which lie directly across the street/hwy 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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Notes:
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences have been located by approximate methods.

Proposed fence from existing fence to house, with gate.
Proposed new fence on rear property line from existing fence to existing fence.

LAMBETH ROAD
(60' R/W)

Shade portion to indicate North
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Proposed new fence on rear property line from existing fence to existing fence.

Proposed fence from existing fence to house, with gate.

LAMBETH ROAD
(60' R/W)

LOCATION DRAWING
LOT S, BLOCK H
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

Shade portion to indicate North

Applicant: [Signature]

Page: 9
Existing Property Condition Photographs (duplicate as needed)

Detail: Street view

Detail: Rear view

Applicant: [Signature]

Page: 10
2 x 8 TOP RAIL WITH GROOVE
LATTICE MOULDING
LATTICE
1 x 6 BOARD
GRADE
4 x 4 POST

7"
Fence w/ gate
Fence with gate