

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5605 York Ln., Bethesda	Meeting Date:	6/12/2019
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	6/5/2019
Applicant:	Kathryn Becker Revocable Trust (David Schindel, Architect)	Public Notice:	5/29/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/165-19C	Staff:	Michael Kyne
PROPOSAL:	Demolition and new construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1938

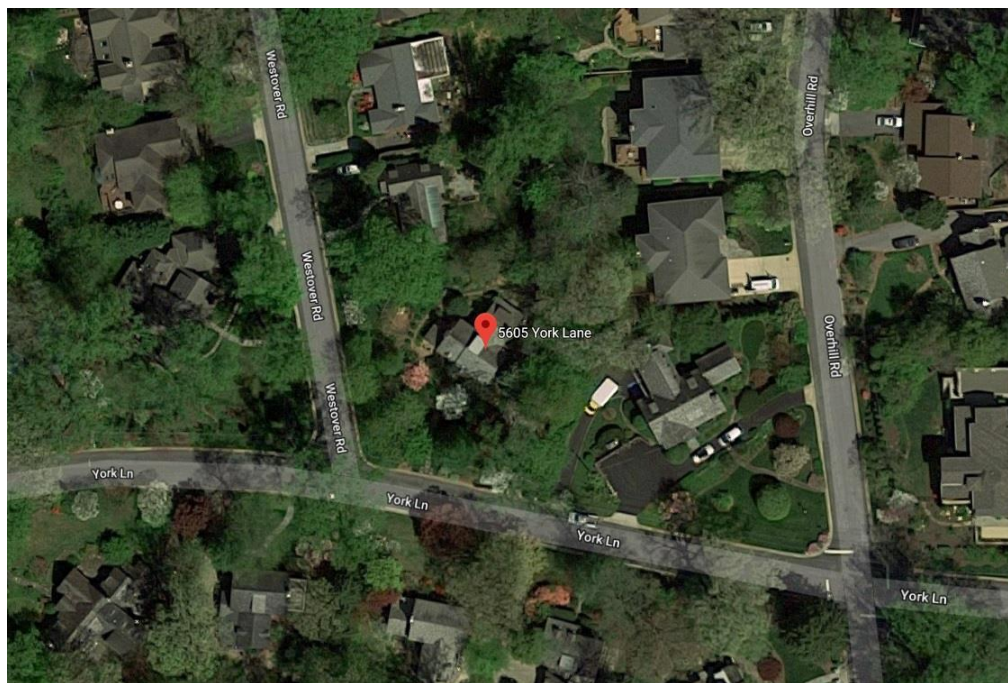


Fig. 1: Subject property.

PROPOSAL:

The applicant is proposing the following work items at the subject property:

- Rehabilitation of the existing front (south) and right (east) side porch.
- Removal of all vinyl siding from the historic house.
- Masonry repointing.
- Conversion of the existing screened porch on the left (west) side of the historic house to a study.
- Replacement of an existing basement-level door and doorframe at the right (east) side of the historic house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Greenwich Forest Historic District Guidelines

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.

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:

- 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.

The *Guidelines* that pertain to this project are as follows:

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.

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.

D17. Windows, dormers, & 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.

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
Additions	Yes		Rear additions and non- forward-facing portions of side additions	Front-facing portions of additions that extend beyond the sides of the existing structure
Replacement of houses	Yes			X
Changes to architectural style	Yes			X
Guidelines on dimensions	Yes			X
Building materials	Yes		X	
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes		X	
Porches	Yes		If not visible from right-of- way	If visible from right- of-way
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	No for replacement or minor reconfiguration	Review of runoff control only		
Windows, dormers, and doors	Yes	If not visible from right-of- way		If visible from right- of-way
Interior modifications	No			
Routine maintenance	No			

Fig. 2: Levels of Review Applicable to Contributing Properties from the Greenwich Forest Historic District Guidelines.

According to the *Guidelines*, the three levels of review are as follows:

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.

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

- (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, 9, and 10 most directly apply to the application before the commission:

#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.

#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

Most of the proposed work, including the rehabilitation of the existing front (south) and right (east) side porches, removal of all vinyl siding from the historic house, and masonry repointing consists of in-kind repairs and/or rehabilitation. Generally, this type of work does not require a HAWP; however, if any materials or features require complete replacement, they should be replaced in-kind in consultation with staff.

Staff finds that the replacement of original/traditional materials with alternative materials (i.e., fiber cement/Hardie, PVC, etc.) is inconsistent with the *Guidelines* and *Standards* and would not recommend approval of such a proposal. This applies to the front (south) and right (east) side porches, as well as any original siding under the vinyl siding, which is proposed to be removed from the house. Staff has asked the applicant to revise their proposal, removing any proposal to replace traditional materials with alternative materials (aside from the basement-level door, *see below*), and the applicant has agreed.

Regarding the proposed masonry repointing, staff finds that this work constitutes routine maintenance, but that the applicants should ensure that the composition of the new mortar is consistent with the existing. A mortar mixture with an inappropriate (i.e., “too hard”) composition will result in significant damage to the historic house within a short period of time. The existing mortar should be tested, and the test results and composition of the proposed mortar should be shared with staff before repointing commences.

Staff is generally supportive of the applicant’s proposal to convert the existing screened porch at the left (west) side of the historic house to a study. As noted in the *Guidelines*, “[e]nclosures 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.” Because the porch to be altered is visible from the public right-of-way, the *Guidelines* indicate that the proposal should be reviewed with strict scrutiny. Staff finds that the altered porch/study is compatibly designed, and it makes use of appropriate traditional materials, including standing seam copper roofing, wood pilasters and panels, and wood SDL casement windows.

The applicant proposes to replace an existing wood basement-level door and doorframe at the right (east) side of the property with a fiberglass door and composite doorframe. The basement-level door and doorframe to be replaced are below grade, and they are not visible from the public right-of-way. Therefore, in accordance with the *Guidelines*, the proposed replacement should be reviewed with lenient scrutiny. Staff finds that the proposed door and doorframe replacement will not detract from the character-defining features of the subject property or the surrounding streetscape.

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

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially impact the historic resource(s) and is compatible in character with the *Greenwich Forest Historic District Guidelines* and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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 - #8

AP
8TB313

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: davideschindel@gmail.com

Contact Person: David E. Schindel

Daytime Phone No.: 202/557-1149

Tax Account No.: 16 07 00496188

Name of Property Owner: Kathryn L. Becker Revocable Trust

Daytime Phone No.: 301/221-2096

Address: 5605 York Lane Bethesda MD 20814
Street Number City State Zip Code

Contractor: Pagenstecher Group, Inc.

Phone No.: 301/933-9305

Contractor Registration No.: Maryland Home Improvement License #120414; Montgomery County Contractor's License BC2269

Agent for Owner: Not applicable

Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5605 Street York Lane

Town/City: Bethesda Nearest Cross Street: Westover Road

Lot: 1 Block: J Subdivision: Greenwich Forest

Liber: _____ Folio: _____ Parcel: District 07, Map parcel HN13

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: Repairs and porch conversion to study

1B. Construction cost estimate: \$ \$300,000

1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature]

Signature of owner or authorized agent

4/24/19

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:

Please see attached project description

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

Please see attached project description

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and 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.

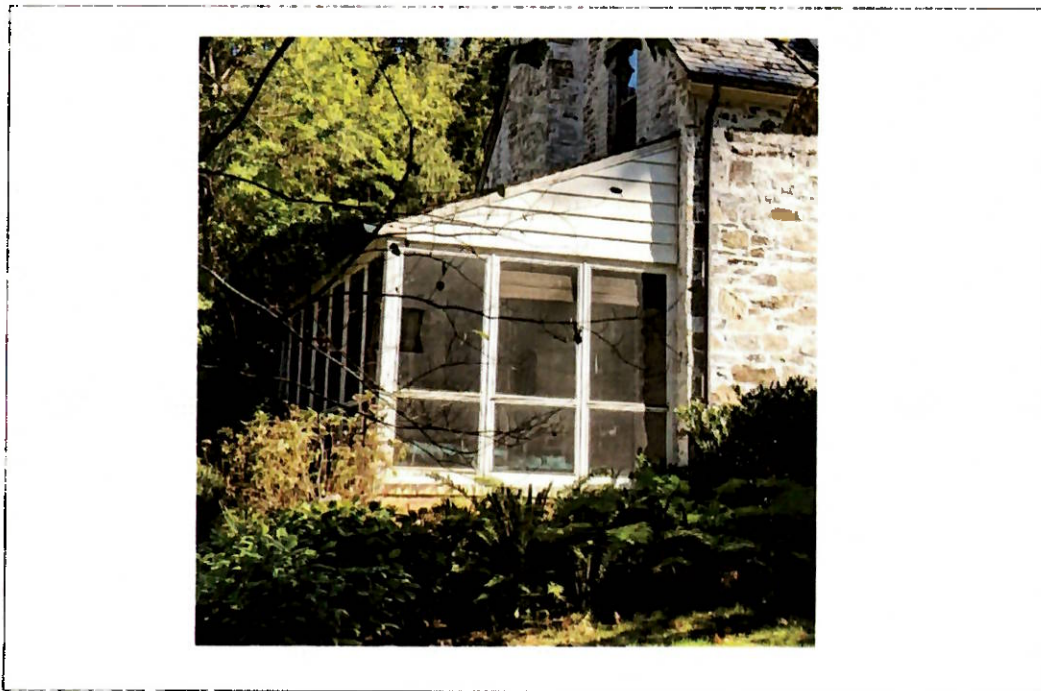
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address David Schindel and Kate Becker 5605 York Lane Bethesda, MD 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Fred & Diane Reinke 8005 Westover Road Bethesda, MD 20814	Kay Richman and Dan Kaplan 8000 Westover Road Bethesda, MD 208145
BOB & GINGER ESSINK 5606 YORK LANE BETHESDA, MD 20814	

Existing Property Condition Photographs (duplicate as needed)



Detail: View of front of house (southwest-facing) showing screened porch at left



Detail: View of front of porch (southwest-facing)

Applicant: David E. Schindel

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: View of side of porch (northwest-facing elevation)

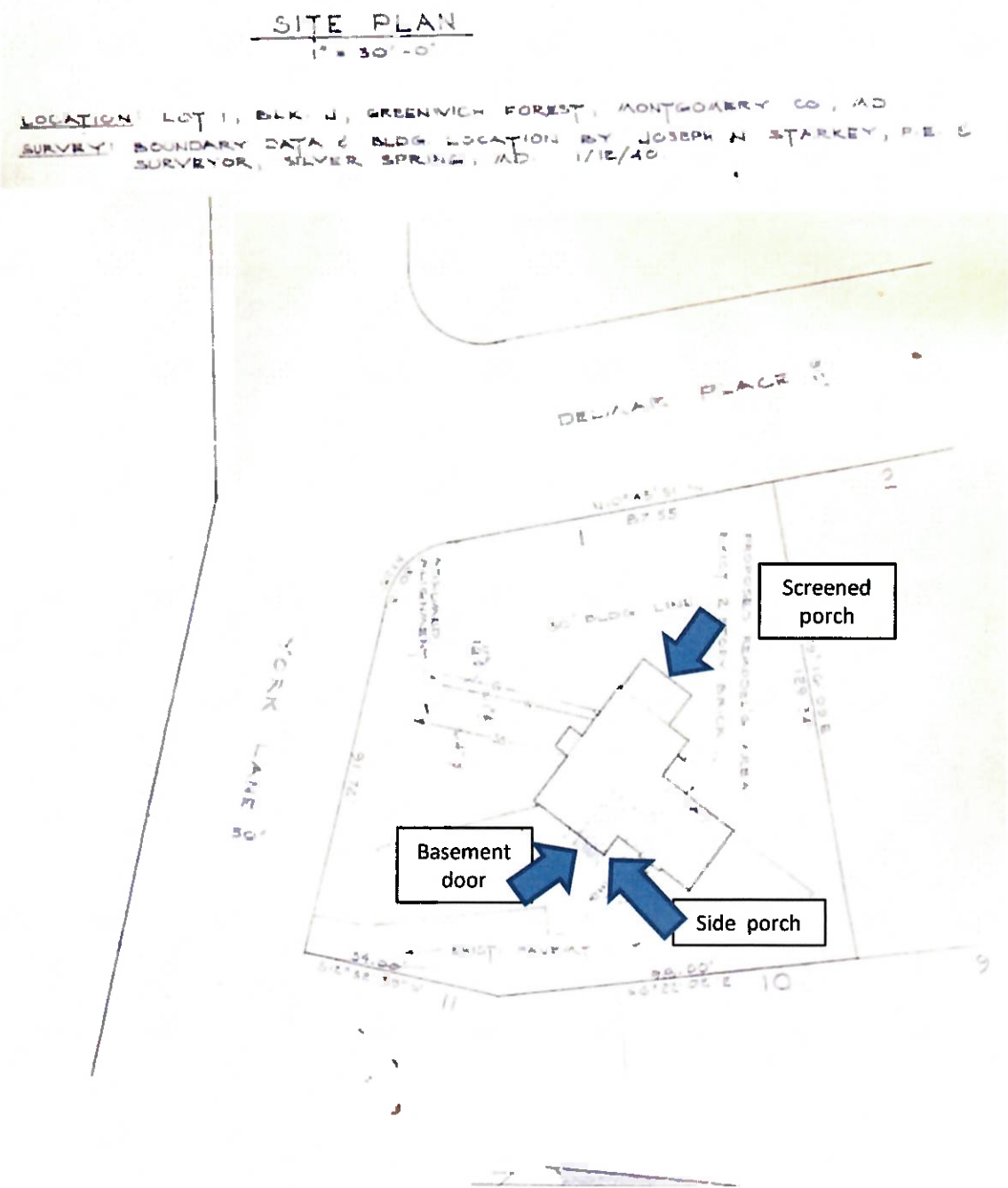


Detail: View of east-facing elevation showing side porch and entrance to basement door

Applicant: David E. Schindel

Page: 4

Site Plan

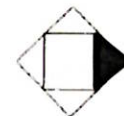


Site Plan

SITE PLAN

1" = 30' - 0"

LOCATION LOT 1, BLK. 1, GREENWICH FOREST, MONTGOMERY CO., MD.
SURVEY BOUNDARY DATA & PLACED LOCATIONS BY JOSEPH N. STARKY, P.E. :
SURVEYOR, SILVER SPRING, MD. 1/12/40



Shade portion to indicate North

Applicant: David E. Schindel

Page: 6

Project Description: Becker-Schindel Porches

1a. Description of existing structure(s) and environmental setting.

This application is for work on 5605 York Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a three story center hall Colonial that was built in 1938 (see Figure 1). It is a corner lot with nearly continuous high canopy forest cover. It was the model home for the Pennsylvania farmhouse design in Morris Cafritz's Greenwich Forest development. The property has had no additions and the only significant changes have been conversion of the rear-facing garage into a kitchen in 1993-4 and installation of a shed dormer window in the rear-facing second floor family room in 2016 (HAWP Case # 35/165-16A).

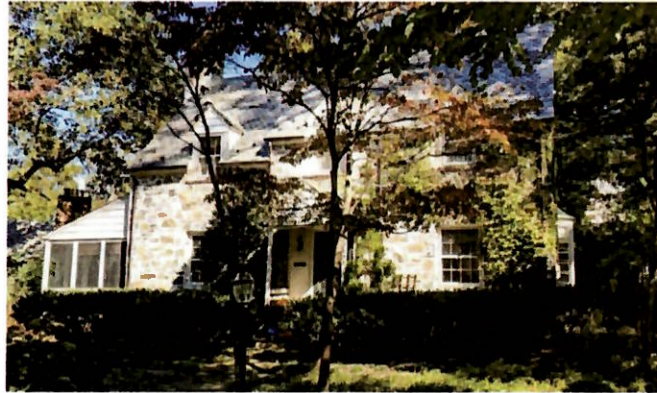


Figure 1. 5605 York Lane, Bethesda, MD 20814

1b. General description of the project and its effect on the historic resource(s).

The owners purchased the property in 1989 and are the second owners of the home. They propose six alterations to the exterior. Only two of the six proposed alterations (#1 and 3) are visible from the public right-of-way in front of the property. Five alterations are repairs that will reverse the effects of age and changes made by the original owners. The sixth proposed alteration (#3, below) will replace a badly deteriorated side porch by constructing an enclosed study in its place. The existing porch foundation will remain so no excavation or alterations to the footprint and surrounding landscape are proposed. No trees will be disturbed. The roof and window treatments and architectural details of the new study will mimic those on the house and/or similar contributing properties in the District.

1. **Renovation of the front porch** (see Figure 2 and detailed photos, Appendix 1). This small porch has a concrete/masonry foundation which has fallen away from the foundation of the main house, causing tilting of the pillars and roof. Rain gutters no longer drain properly due to this tilting. Wooden pillars and fascia boards have rotted. The previous owners installed vinyl siding over all the original ship-lap on gable-ends. The proposed renovation would replace the foundation and all woodwork and roof structures found to be beyond repair. Vinyl siding would be removed and the underlying siding re-finished or replaced if found to be beyond repair. The renovated porch would have the same footprint, dimensions and architectural details as the original, including flagstone steps with stone risers and ship-lap siding on the gable end. A new slate roof and copper gutters and downspouts would be installed to match the rest of the house. Wooden exterior trim would be replaced with painted redwood and siding would be replaced with wooden clapboards milled to match the original ship-lap profile.



Figure 2. Front porch, showing tilting of roof to left caused by sinking of foundation.

2. **Repair of the side porch** (see Figure 3; and detailed photos, Appendix 2). This small porch has a concrete/masonry foundation that has not deteriorated other than the surface of mortar joints. However, the pillar and woodwork have deteriorated beyond the point of repair. Several rooves converge above this porch and the existing copper flashing and gutters leak into the interior during heavy rains. The porch's side gable has vinyl siding over the original wooden ship-lap siding and adjacent trim and roof flashing. Vinyl siding would be removed and necessary repairs made to flashing and trim. Until demolition begins it is impossible to know how much of the existing structure and siding cannot be repaired and must be replaced. The proposed repair would not alter the size, configuration and style of the existing porch. A new slate roof and copper gutters and downspouts would be installed to match the rest of the house. Wooden exterior trim would be replaced with painted PVC. If new siding is needed, the original ship-lap siding would be replaced with Hardie planking if available with the original ship-lap profile. If unavailable, wooden siding milled to match the original will be used.



Figure 3. Side porch

3. **Partial replacement of the existing screened porch to convert it to a study** (See Figure 4 and detailed photos, Appendix 3). This porch has a concrete/masonry foundation that has not deteriorated, but its roof and woodwork has rotted beyond repair. The owners propose to use the existing foundation and construct a new structure that would be used as a study. The existing shed roof with slate tiles will be replaced with a hipped roof covered with standing seam copper. The replacement roof will reflect the roof of a dining room bay window on the opposite side of the house. Copper hipped rooves are found on front and side porches as well as bay windows on several other contributing properties in the Greenwich Forest Historic District (e.g., 7825 Overhill Road). Windows in the new study would be true divided light configured to be consistent in design and scale with the eight-over-eight and six-over-six windows visible from the right-of-way in front of the property. The existing doorway to the living room would be retained and a new door installed. No exterior doorways would be added. Trim and molding will be PVC that matches the existing house.



Figure 4. Side screened porch

4. **Removal of all vinyl siding.** The vinyl siding installed by the original owners will be removed to reveal the original wooden ship-lap siding (see Appendix 4). If the original siding is found to be rotted beyond repair, new Hardie Plank with the same ship-lap design would be used to replace it. If unavailable, wooden siding milled to match the original ship-lap profile will be used.
5. **Replacement of door and doorframe from exterior staircase into basement** (see detailed photos, Appendix 5). _ There is an exterior concrete stairwell on the east side of the house that leads down to a basement door. There was a 3" drain in the bottom landing of the stairs which frequently clogged and caused flooding in the basement. The current owners replaced the drain with a 9" X 9" catchment basin covered by a domed drain cover that avoids clogging. No significant basement flooding has occurred since this installation in 2010.

However, 70 years of basement flooding has led to serious deterioration of the bottom of the basement door and doorframe. Wood rot is extensive and the doorframe is no longer firmly attached to the surrounding masonry walls. Weatherstripping has deteriorated or been destroyed in the bottom part of the doorframe.

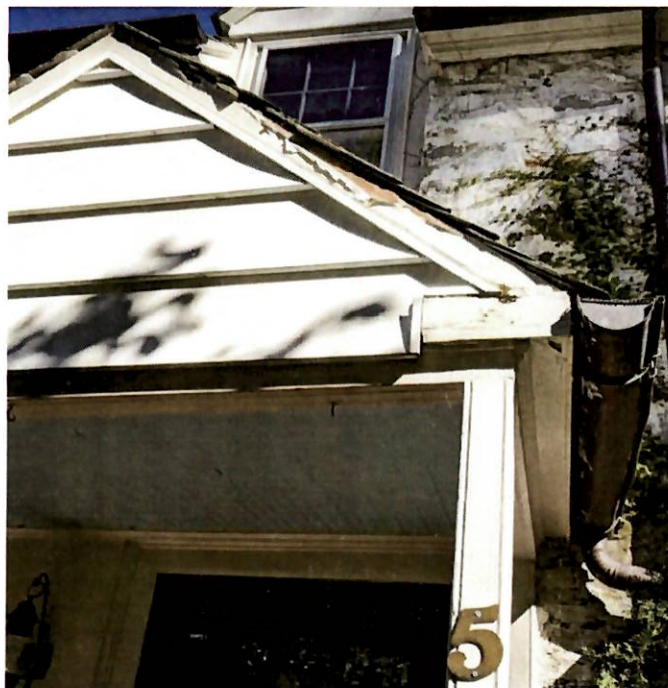
The basement door, doorframe and weatherstripping will be removed and replaced with synthetic material that matches originals in size, detail and color. The use of synthetic building material is permissible under the Greenwich Forest Historic Guidelines in areas not visible from the public right-of-way in front of a property.

6. **Masonry re-pointing of stone façade** (see detailed photos, Appendix 6). The front face of the house is covered with several different species of decorative stone. Some species are more porous than others and severe weathering has taken place around the more porous stones. Weathered areas around porous stones will be repointed using mortar that matches the current color of original mortar.

Appendix 1. Front porch

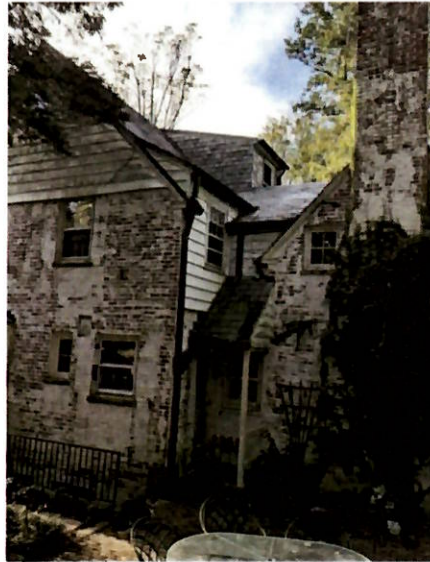


Failure of connection between foundations of house and porch



Deterioration of wood roof members

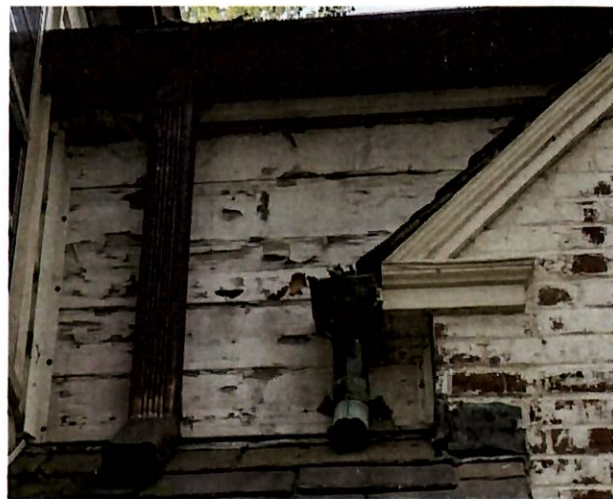
Appendix 2. Side porch



Convergence of roof drainage on porch



Interior water damage due to from high rain runoff

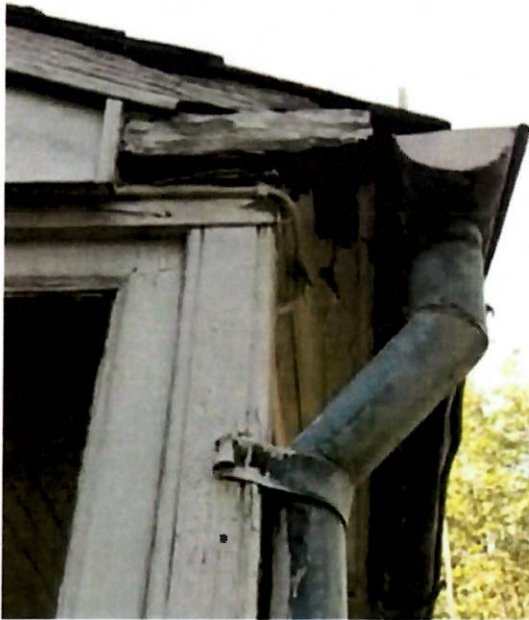


Original ship-lap siding



Deteriorating Dutchman installed at base of pillar

Appendix 3. Screened porch



Deterioration of roof members



Water damage to ceiling due to failed roof



Sagging roof causing screen framing to fail

Appendix 4. Removal of vinyl siding



Vinyl siding on and above side porch



Original ship-lap siding below vinyl siding

Appendix 5.

Replacement of door and doorframe from exterior staircase into basement



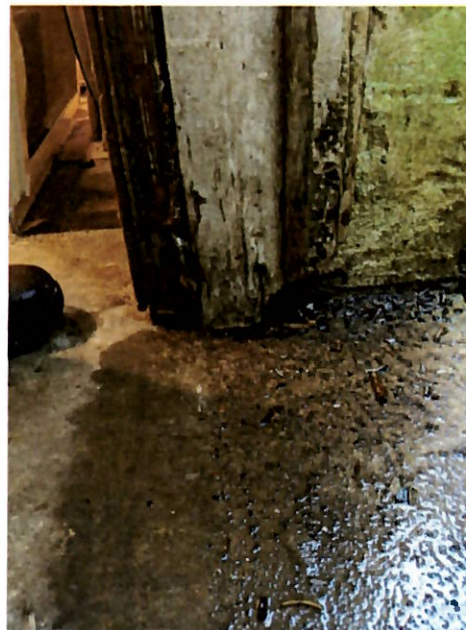
Interior of basement door at bottom of outside steps. Note discoloration at base of doorframe from repeated flooding.



Large catchment basin and dome drain cover installed by current owners to solve basement flooding problem.



Bottom of right-hand doorframe (as viewed from interior), showing patch installed over rotted door panel and deterioration of wooden doorframe and copper weatherstripping



Bottom of left-hand doorframe (as viewed from interior), showing deterioration of wood and copper weatherstripping.

Appendix 6. Masonry re-pointing of stone façade



Weathering of mortar around porous stone on front façade.

1 2 3 4 5 6

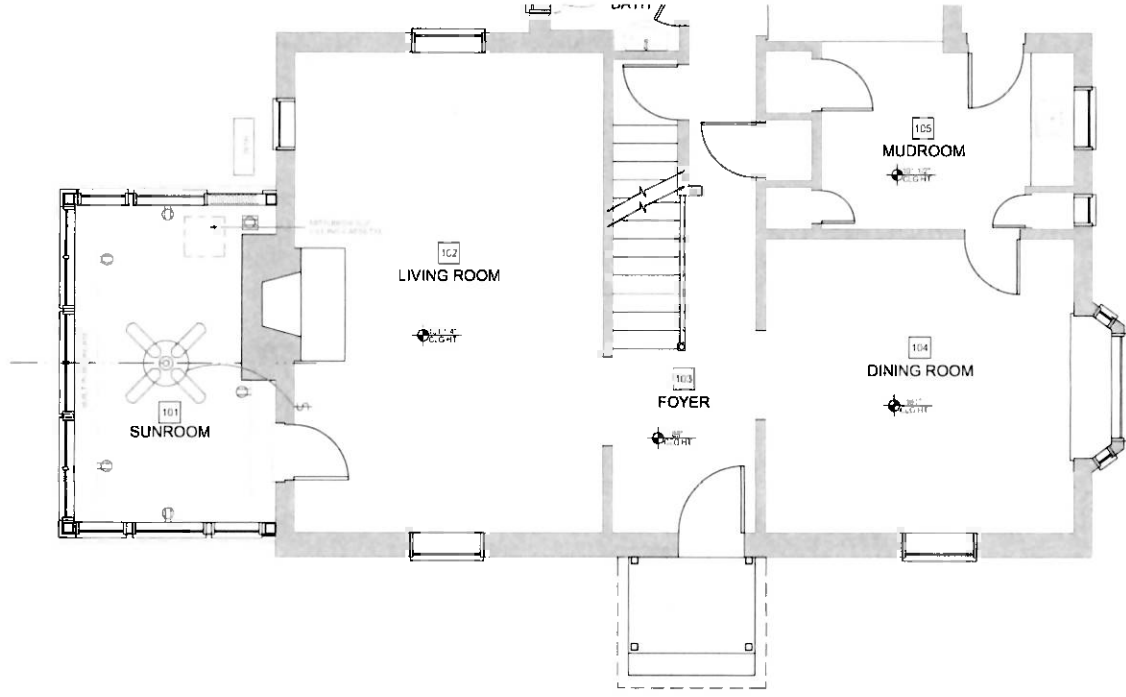
A

B

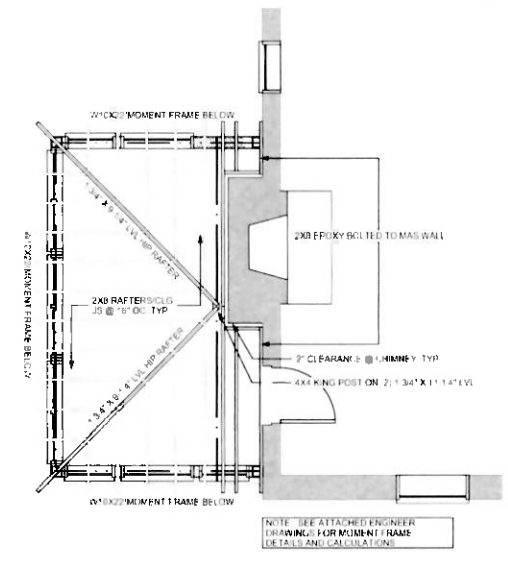
C

D

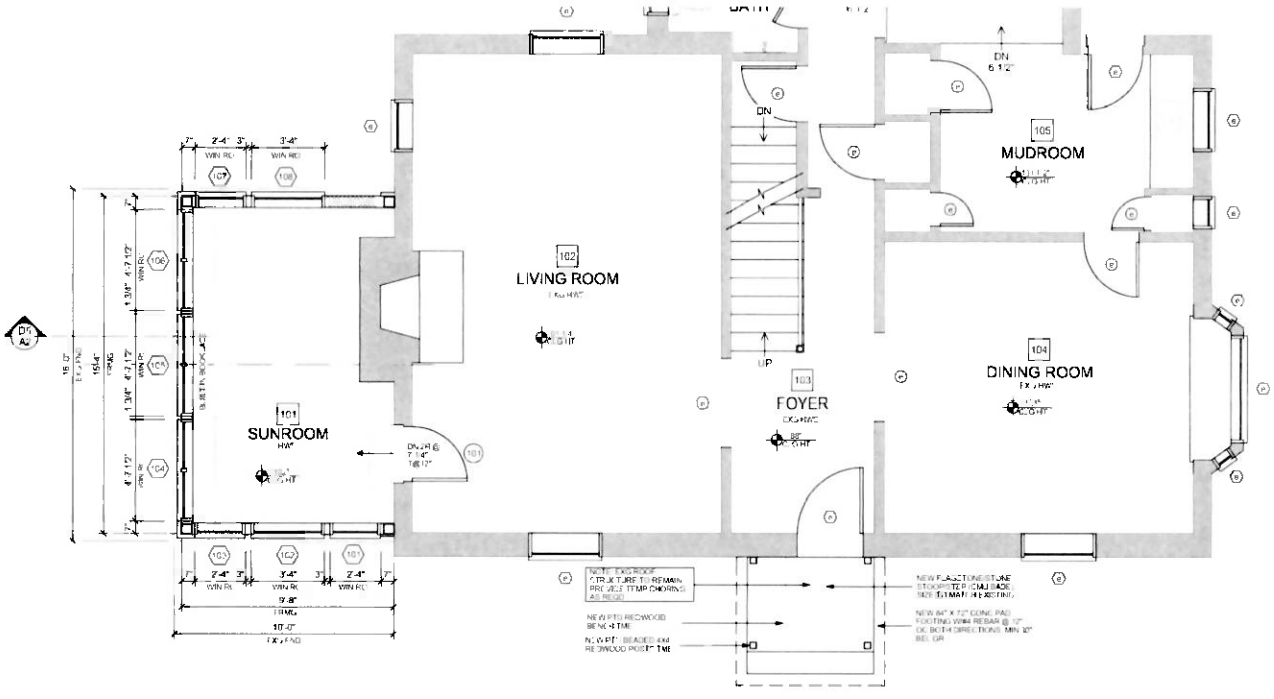
1 2 3 4 5 6



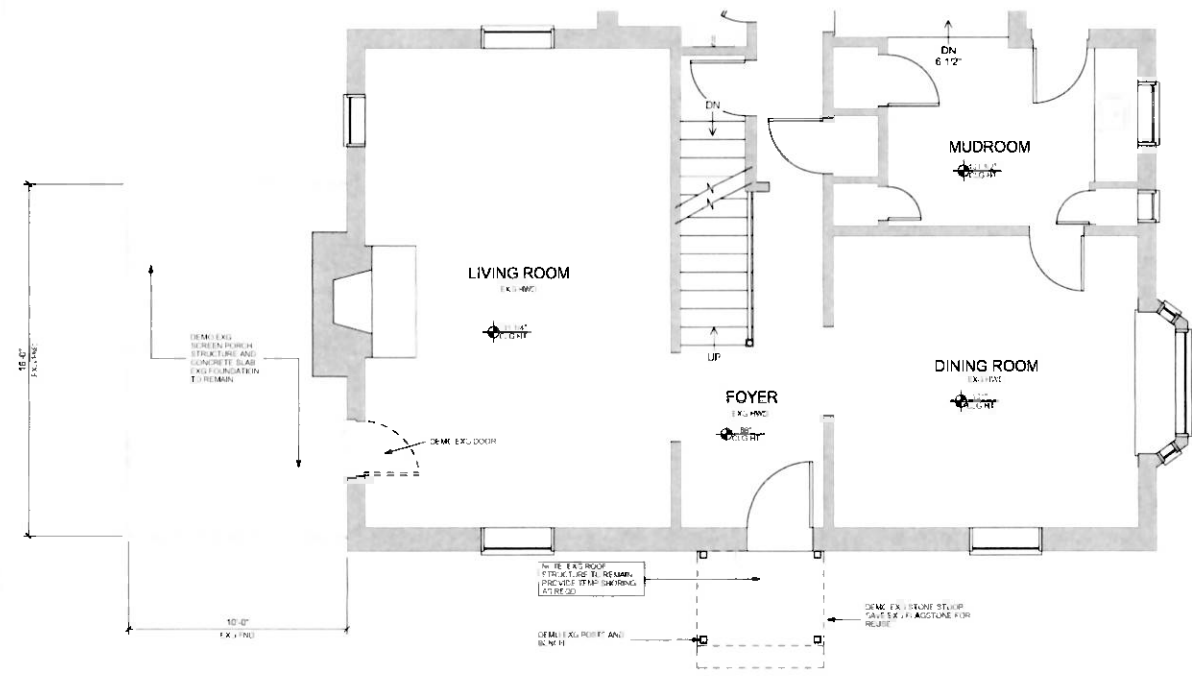
B1
A1
FIRST FLOOR ELEC/MECH PLAN
1/4" = 1" - 0"



B4
A1
ROOF FRAMING PLAN
1/4" = 1" - 0"



D1
A1
FIRST FLOOR PLAN
1/4" = 1" - 0"



D4
A1
EXISTING/DEMO PLAN
1/4" = 1" - 0"

PROFESSIONAL CERTIFICATION:

"I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

MD LICENSE # 15365

EXPIRATION DATE 3/28/2020

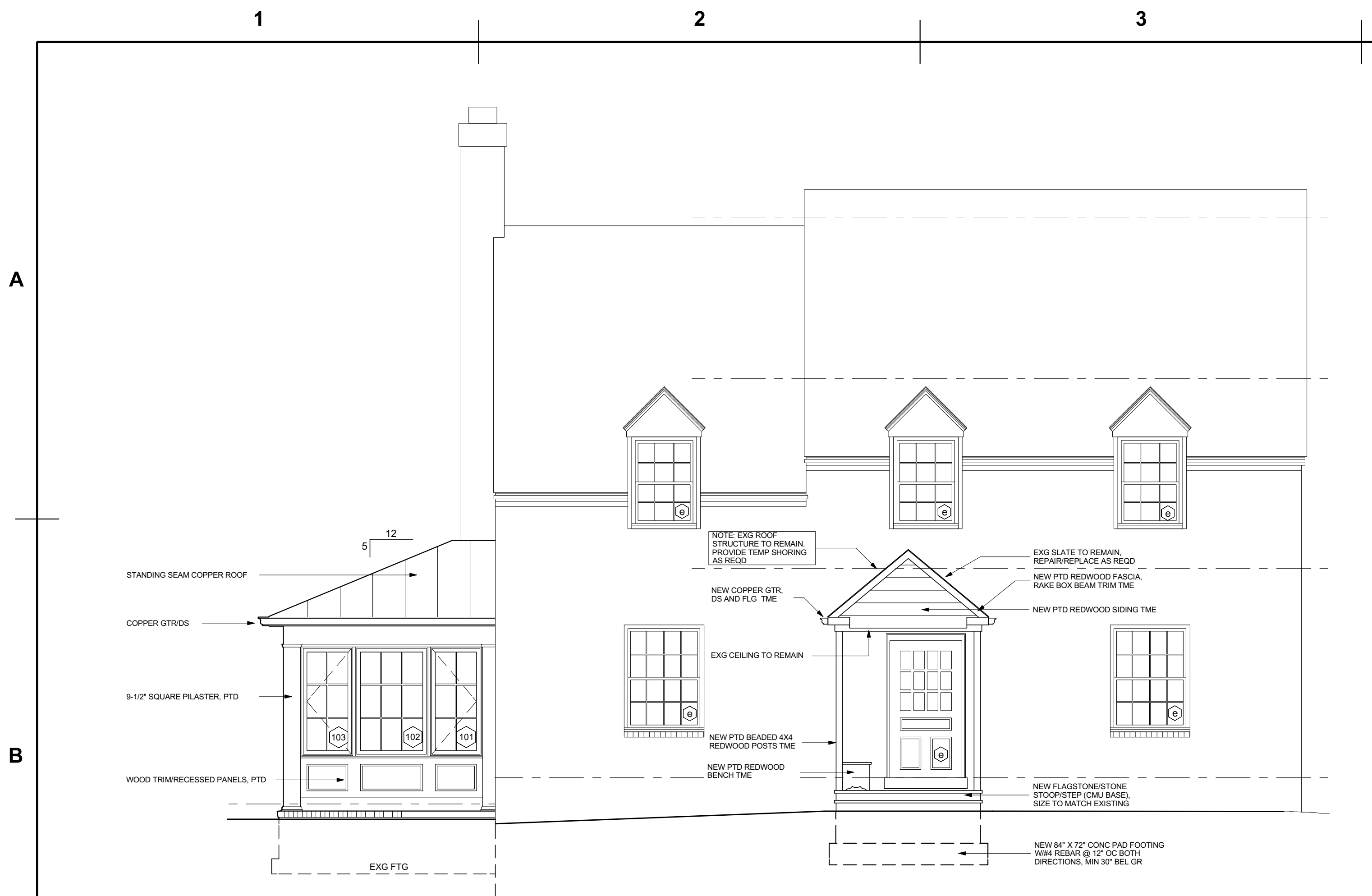
APPROVED WHEN

SEALED & SIGNED
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301-533-9365
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BECKER SCHINDEL RESIDENCE
5605 YORK LANE
BETHESDA, MD 20814

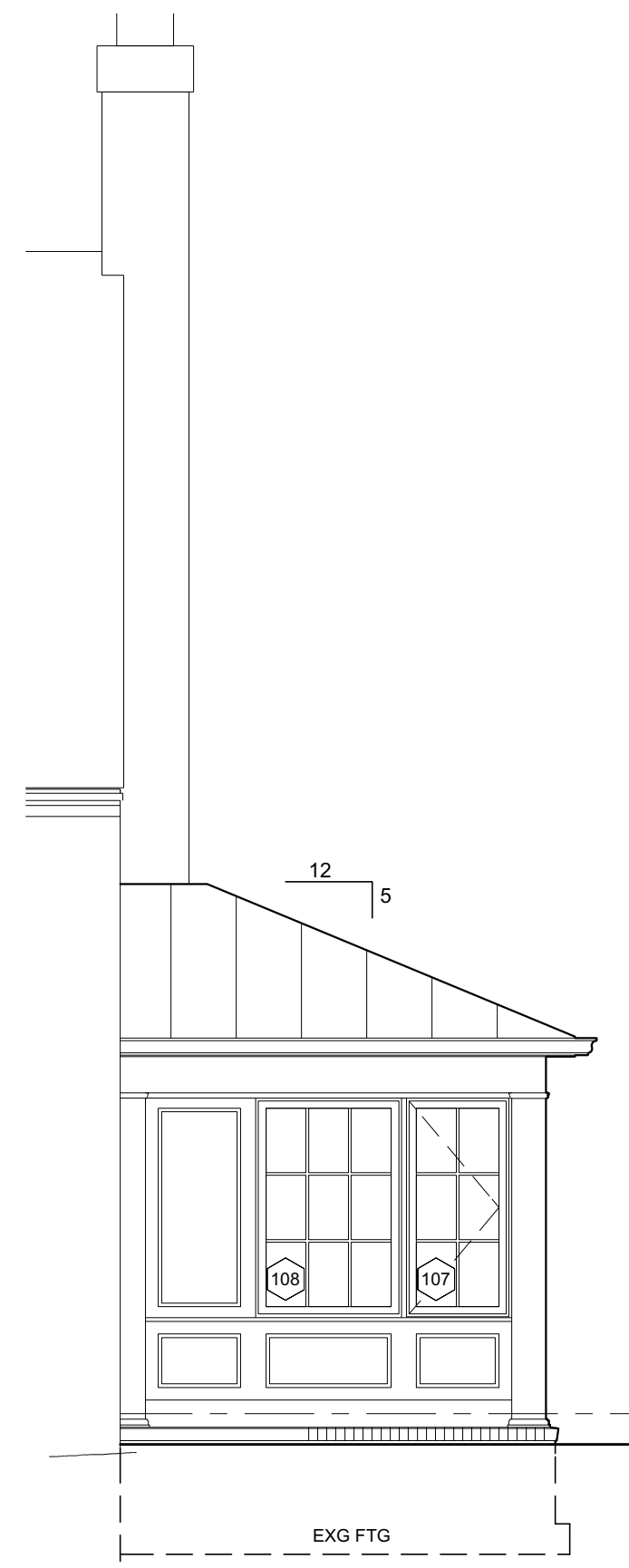
EXISTING/DEMO PLAN	PROGRESS
FIRST FLOOR PLAN	FINAL PRICING
FIRST FLOOR ELEC/MECH PLAN	PERMIT SET 4-19-2018
ROOF FRAMING PLAN	



B1
A2
FRONT ELEVATION
1/4" = 1" - 0"



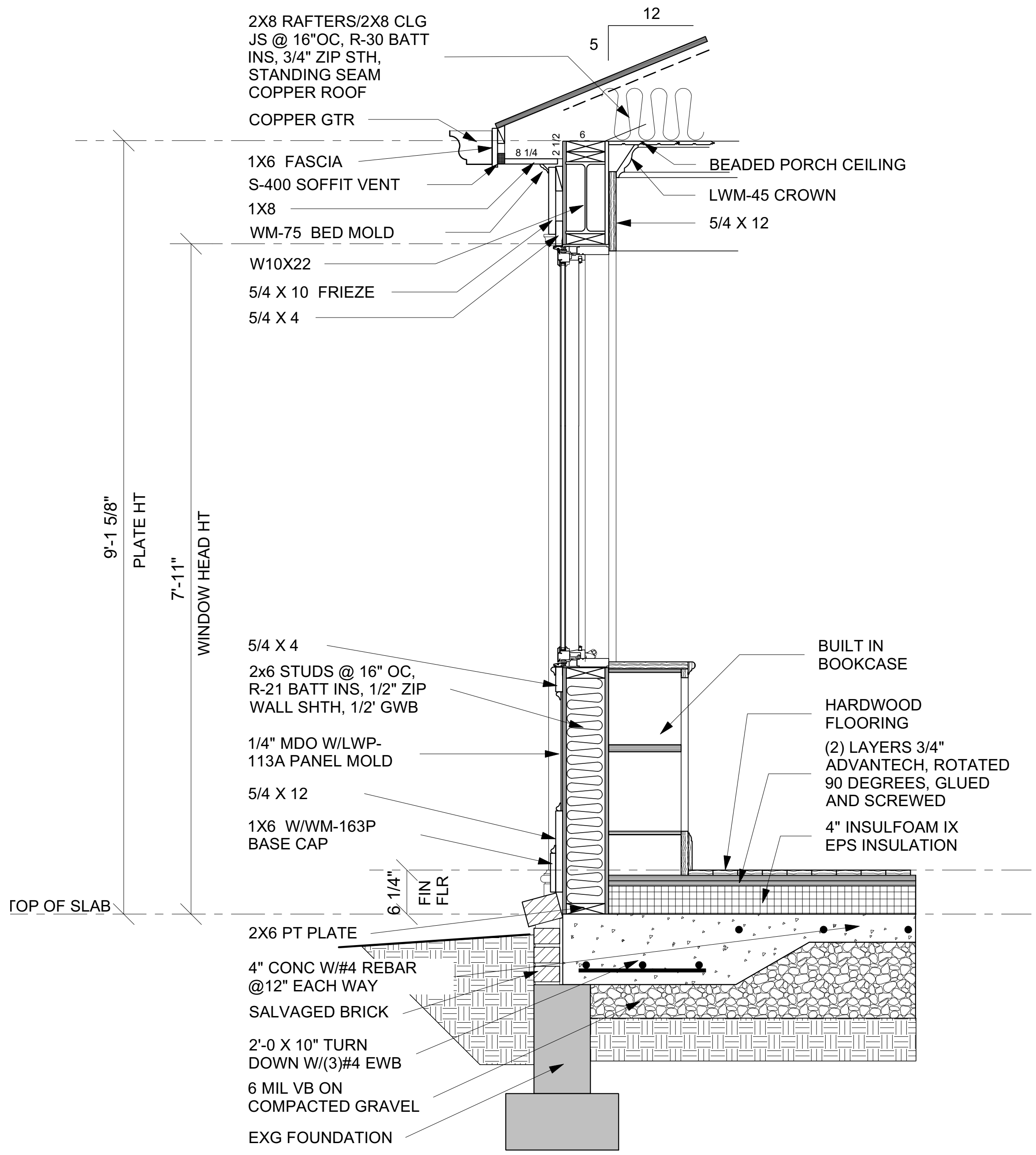
D1
A2
SIDE ELEVATION
1/4" = 1" - 0"



D3
A2
REAR ELEVATION
1/4" = 1" - 0"

TAG	MANUFACTURER	TYPE	MODEL	GLAZING	U VALUE	R/O
101	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	2'-5" w
102	WEATHERSHIELD	CSMT PICTURE	36x54	LOW E ARGON	.30	x 4'-11 3/8" h
103	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	2'-5" w
104	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL	.30	x 4'-11 3/8" h
105	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL	.30	x 4'-11 3/8" h
106	WEATHERSHIELD	TWIN CSMT	CS2-24x54	3/4" INSUL	.30	x 4'-11 3/8" h
107	WEATHERSHIELD	CSMT	24x54	3/4" INSUL	.30	2'-5" w
108	WEATHERSHIELD	CSMT PICTURE	36x54	LOW E ARGON	.30	x 4'-11 3/8" h

B4
A2
WINDOW SCHEDULE



D5
A2
WALL SECTION
1" = 1" - 0"

PROFESSIONAL CERTIFICATION:

"I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND."

MD LICENSE # 15365

EXPIRATION DATE: 3/28/2020

Pagenstecher
DESIGN • BUILD

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Kennington, MD, 20895
301-933-9505
pagenstechergroup.com

BECKER SCHINDEL RESIDENCE

5605 YORK LANE
BETHESDA, MD 20814

EXTERIOR ELEVATIONS
WALL SECTION
WINDOW SCHEDULE

PROGRESS:
FINAL PRICING: 5-13-2019
PERMIT SET: 4-19-2019

SHEET NUMBER

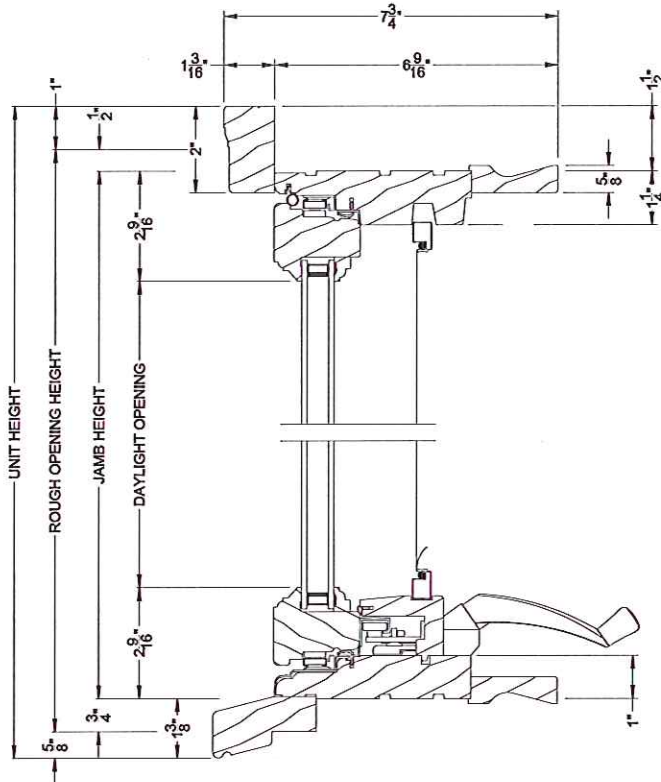
A2

Weather Shield®

Weather Shield Series™

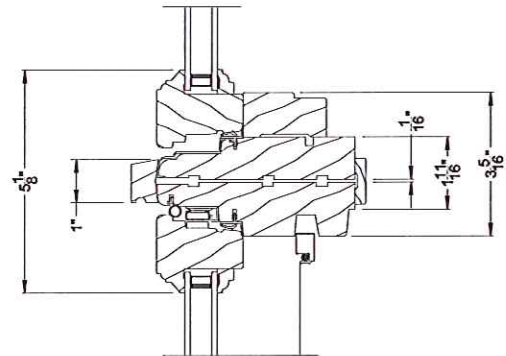
Casement Windows

CROSS SECTION DETAILS



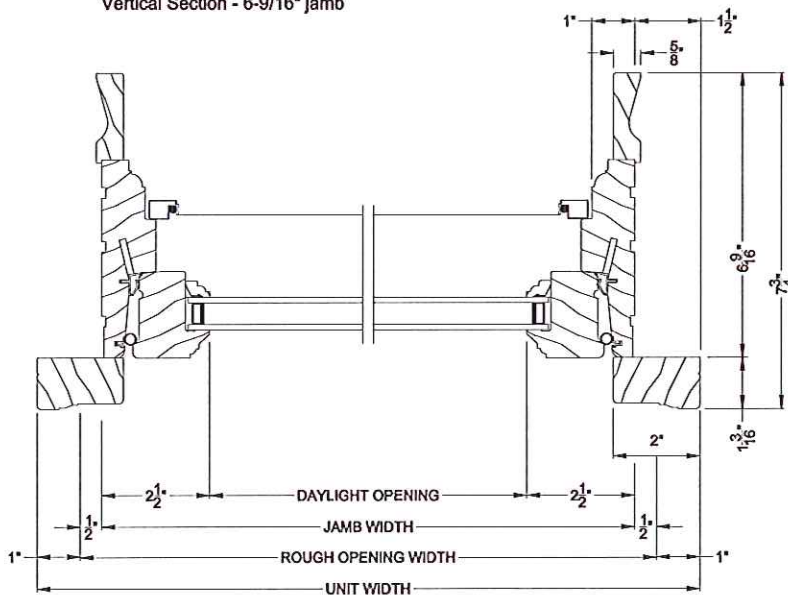
WEATHER SHIELD CASEMENT WINDOW (6204)

Vertical Section - 6-9/16" jamb



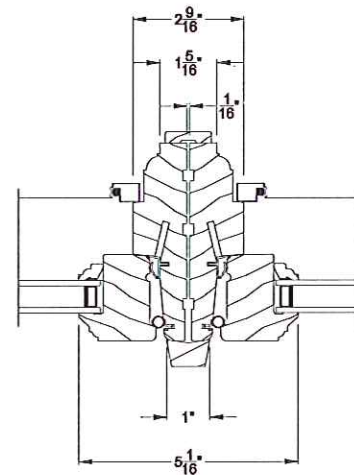
WEATHER SHIELD CASEMENT WINDOW

Horizontal Stack Section - Transom Stack over Casement



WEATHER SHIELD CASEMENT WINDOW (6204)

Horizontal Section - 6-9/16" jamb

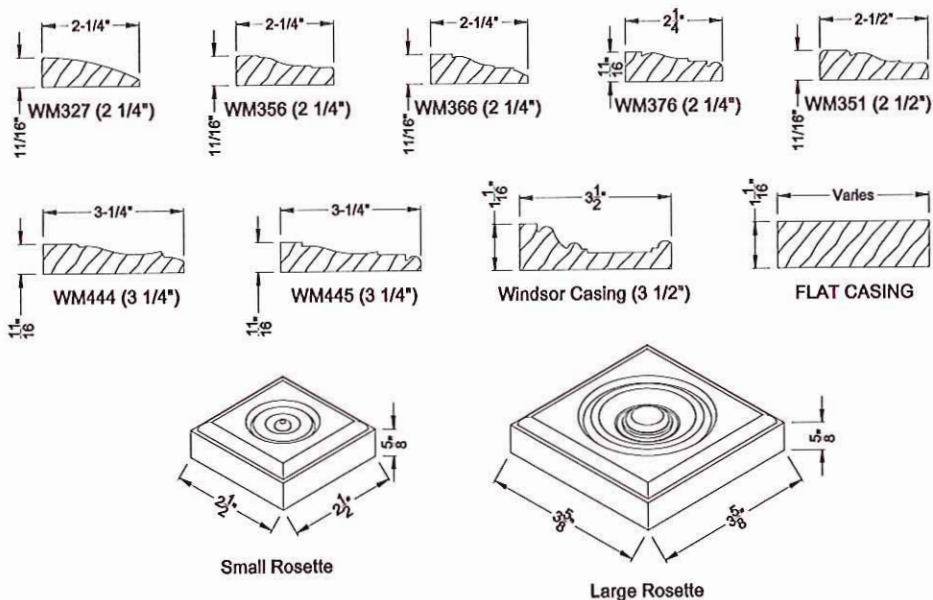


WEATHER SHIELD CASEMENT WINDOW

Vertical Mull Section

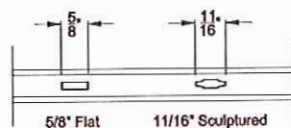
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Interior Wood Trim Options



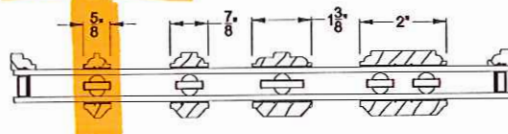
Divided Lite Options

Grilles Between the Glass

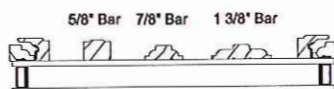


Simulated Divided Lites

Colonial Interior Bar

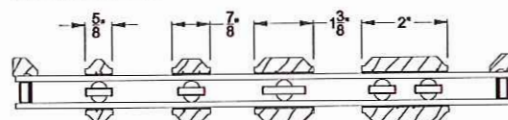


Wood Perimeter Grill



Putty Interior Bar

Not available on TR South Replacement Kits



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

Clear Glass Continued



FC61

2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



FC861

2'8" x 8'0" ‡
2'10" x 8'0" ‡
3'0" x 8'0" ‡



FC47SL

10" x 6'8" ‡
12" x 6'8" ‡
14" x 6'8" ‡



81200PSL

12" x 8'0" ‡
14" x 8'0" ‡



12101SL

12" x 6'8" ‡
14" x 6'8" ‡

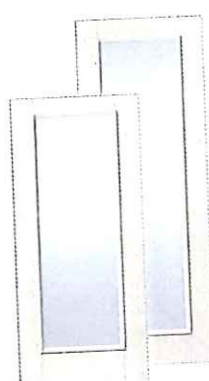


81200SL

12" x 8'0" ‡
14" x 8'0" ‡

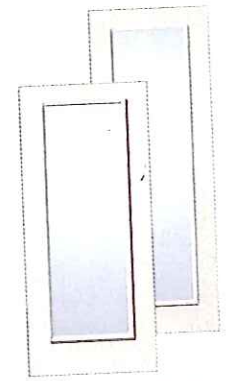
188

Smooth-Star



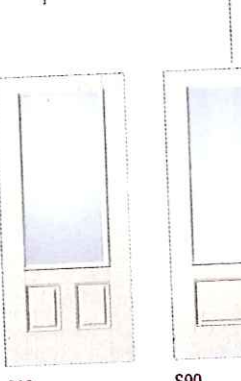
S118

2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



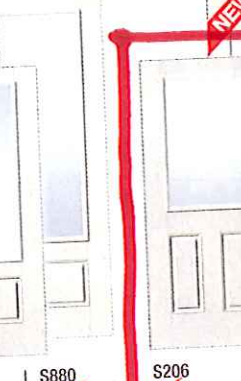
S818

2'6" x 8'0" ‡
2'8" x 8'0" ‡
2'10" x 8'0" ‡
3'0" x 8'0" ‡



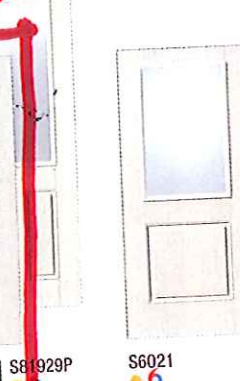
S140

2'0" x 6'8" ‡
2'4" x 6'8" ‡
2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



S8140

2'0" x 8'0" ‡
2'4" x 8'0" ‡
2'6" x 8'0" ‡
2'8" x 8'0" ‡
2'10" x 8'0" ‡
3'0" x 8'0" ‡



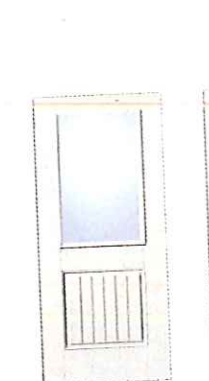
S80

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



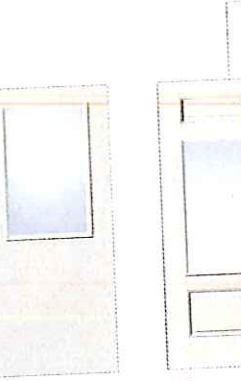
S90

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



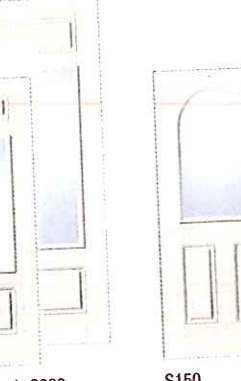
S880

2'8" x 8'0" ‡
2'10" x 8'0" ‡
3'0" x 8'0" ‡



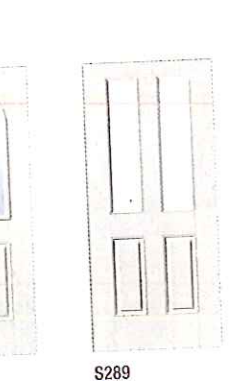
S206

2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



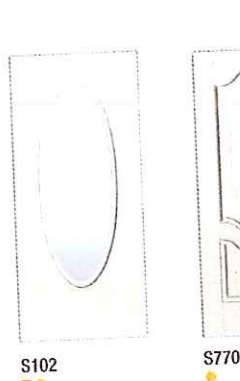
S81929P

2'8" x 8'0" ‡
2'10" x 8'0" ‡
3'0" x 8'0" ‡



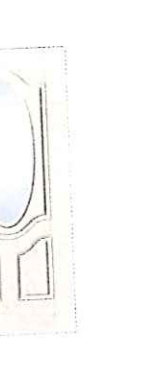
S6021

2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



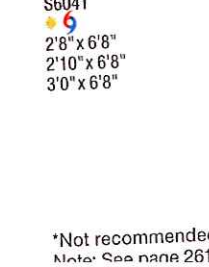
S6041

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



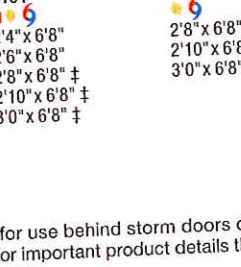
S104

2'4" x 6'8" ‡
2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



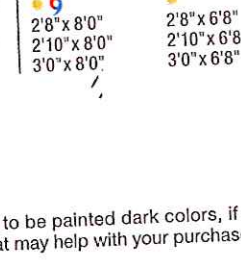
S30

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



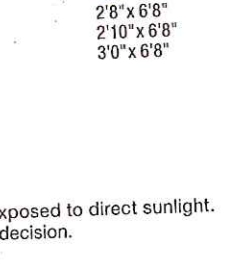
S830

2'8" x 8'0" ‡
2'10" x 8'0" ‡
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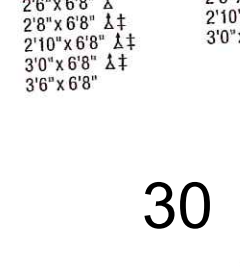
S150

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



S289

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡



S102

2'6" x 6'8" ‡
2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡
3'6" x 6'8" ‡



S770

2'8" x 6'8" ‡
2'10" x 6'8" ‡
3'0" x 6'8" ‡

PROPOSED BASEMENT DOOR