MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 8000 Overhill Rd., Bethesda
Meeting Date: 10/23/2019

Resource: Contributing Resource
Greenwich Forest Historic District
Report Date: 10/16/2019

Applicant: Amil Gupta
Mark Kramer, Architect
Public Notice: 10/9/2019

Review: HAWP
Tax Credit: n/a

Case Number: 35/165-19-D
Staff: Dan Bruechert

PROPOSAL: Porch Enclosure

RECOMMENDATION
Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Tudor Revival
DATE: 1933

Figure 1: 8000 Overhill Rd., Bethesda.
PROPOSAL

The applicant proposes to enclose the right side-projecting porch.

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
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 understage 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.

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new architectural styles that are not already present in the neighborhood will detract from its integrated fabric.

A4. A contributing house may not be torn down and replaced unless there is significant/extensive damage that would create an undue hardship to preserve the original structure (see D2). Extreme damage like this may be the result of a fallen tree, fire, flood, other natural disaster, or accident.

A5. A non-contributing house may be torn down and replaced as long as the replacement house replicates the architectural style of its predecessor or the style of one of the contributing houses in Greenwich Forest (see Appendix 2).
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.

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.1

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
   (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 the Interior’s Standards for Rehabilitation
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

The applicant proposes enclosing the existing right side-gable screened-in porch. The existing porch is constructed with rough-hewn timber, with arched corner brackets, and a slate roof. Staff finds these elements to be character defining features of this resource and of Tudor Revival architecture in general.

The applicant proposes to enclose the existing porch with a combination of Marvin windows, matching

1 Porches visible from the public right-of-way are subject to Strict Scrutiny.
the frame details of the approved replacement windows, and stucco fiber cement panels. The proposed window configuration consists of four low, fixed windows with two larger casement windows above in each of the two bays on the north and south elevation. The east elevation will have a pair of French doors, flanked by fixed sidelites and fiber cement stucco panels. The fiber cement panels will be inset so that they are behind the existing post and brackets, leaving the original structure exposed. Additional structural elements will be constructed on the interior of the porch. While there is no stucco on the porch in its current configuration, this treatment is present on limited areas elsewhere on the house. Stucco is a material commonly applied to Tudor Revival style architecture, and its inclusion on the side porch will not introduce a new material to the building or the District (see Fig. 2, below).

![Figure 2: View of the rear of the house, showing existing stucco application.](image)

Generally, in evaluating applications for porch enclosures, the HPC tries to ensure that the porch retains its open, visual character to the greatest extent possible – or to the level prescribed in the requisite design guidelines. In discussions with Staff, the architect relayed that the existing structure could not accommodate the code-required wind load calculations with only windows installed and that more structure needed to be added, both to the roof and walls. The question for the HPC will be how to balance preservation of original building materials to the greatest extent possible while still allowing for an

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2 The 2017 Staff Report and approved HAWP application for the window replacement at 8000 Overhill can be found here: [https://montgomeryplanning.org/wp-content/uploads/2017/02/IG-8000-Overhill-Road-Bethesda.pdf](https://montgomeryplanning.org/wp-content/uploads/2017/02/IG-8000-Overhill-Road-Bethesda.pdf)
alteration that the Design Guidelines envisioned would be approvable under many circumstances with the appropriate application of design review. In short, should the HPC allow the applicant to enclose the porch and remove the existing, historic, post and brackets; or should the HPC allow for the enclosure of the porch with some fiber cement panels and retain all of the existing historic post and brackets?

In determining the preferred outcome for a porch enclosure, the Greenwich Forest Design Guidelines (D10) don’t provide explicit guidance, aside from stating that the HPC is responsible for ensuring that the enclosed porch is “compatibly designed” and that the significant architectural features are preserved. The Standards (particularly 2 and 5) offer a bit more guidance by stating that the historic character of the house should be retained and that distinctive materials, construction techniques, and/or examples of craftsmanship that characterize a property will be preserved. Staff’s finding that post and brackets are distinctive, character defining features, and this interpretation of the Standards strongly encourages their retention in any alteration. Staff finds that under the current proposal the character defining post and brackets will remain visible from the public right-of-way.3

Staff further finds that there are only two ways that would allow for the enclosure of the porch while retaining these elements. First, the applicant could install large windows behind the post and brackets. This would retain most of the existing, open appearance with only the addition of the window division. Staff, in fact, recommended this as a potential design solution. The architect responded under this proposal there would not be sufficient bracing to satisfy the window load requirements and it was infeasible. The second method of enclosing the porch is the one presented in the application. The current proposal will retain the historic, character defining features and introduce sufficient structural members to ensure the porch’s retention as an integral part of the historic building.

Staff supports approval under the Design Guidelines, Standards 2 and 5 of the Secretary of Interior’s Standards for Rehabilitation, and Chapter 24A-8(b)(2).

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the Secretary of the Interior’s Standards for Rehabilitation #2, and #5,

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

3“Visible from public right-of-way means the portions of a house that are part of the streetscape viewed facing the front elevation.” – Greenwich Forest Design Guidelines. This allows for a more lenient level of scrutiny for elements on the side and rear, even though they may be visible from public streets and sidewalks.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Kramerarch@att.net  Contact Person: Mark Kramer, Architect
Daytime Phone No.: 301-652-5700

Tax Account No.: 0049817

Name of Property Owner: Anil Gupta  Daytime Phone No.: 301-537-6738

Address: 8000 Overhill Road, Bethesda, MD. 20814

Contractor:  Phone No.: 
Contractor Registration No.: 
Agent for Owner: Mark Kramer, Architect  Daytime Phone No.: 301-652-5700

House Number: 8000  Overhill Road,
Town/City: Bethesda  Nearest Cross Street: York Lane
Lot: 11  Block: J  Subdivision: Greenwich Forest

PART I - GENERAL INFORMATION

PART II - WORK PERMIT REQUEST

1A. CHECK ALL APPLICABLE
☐ Construct  ☐ Extend  ☐ Alter/Remodel  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed
☐ Move  ☐ Install  ☐ Wreck/Rebuild  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single-Family
☐ Revision  ☐ Repair  ☐ Removable  ☐ Fence/Wall (complex Section 4)  ☐ Other: ___________________________

1B. Construction cost estimate: $ 50,000.

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

PART III - LOCATION OF PROJECT

2A. Type of sewage disposal: ☐ WSC  ☐ Septic  ☐ Other: ___________________________

2B. Type of water supply: ☐ WSC  ☐ Well  ☐ Other: ___________________________

PART IV - COMPLETION OF ENCLOSED SHEET

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/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.

Mark A. Kramer, Architect  6/15/2019

Signature of owner or authorized agent

Approvals: ___________________________  For Chairman, Historic Preservation Commission

Disapprovals: ___________________________  Date: ___________________________

Applications/Permit No.: 888773  Date Filed: ___________________________

Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      Greenwich Forest Tudor revival stone
      and stucco single family residence
      Built in 1935 by the Lafaitez company.
      Existing porch at side yard is screened

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      The project is to enclose the existing open screen porch with new windows to match the other replacement units at the house. New windows to be MARVIN units in color of existing units.
      This change of an open porch to an enclosed porch is a permissible change in the GREENWICH FOREST guidelines.

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 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 labeled photographic prints of the resource as viewed from the public right-of-way and at 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 lots 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.
NOTES:

- Ground Snow Covered
- Address: 8000 Overhill Road

Capitol Surveys, Inc.
1300 Mercantile Lane
Suite 138

Applicant: 8000 OVERHILL ROAD, BETH, MD.
Greenwich Forest
### HAWP Application: Mailing Addresses for Notifying

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anil Gupta</td>
<td>Mark Kramer, A.I.A.</td>
</tr>
<tr>
<td>8000 Overhill Road</td>
<td>Kramer Architects Inc.</td>
</tr>
<tr>
<td>Bethesda, MD. 20814</td>
<td>7960 D Old Georgetown Road</td>
</tr>
<tr>
<td>Lot 11, Block J</td>
<td>Bethesda, MD. 20814</td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

| Erich & Kathleen Hahn   | David Schindel                  |
| 8001 Overhill Road      | 5605 York Lane                  |
| Bethesda, MD            | Bethesda, MD. 20814             |

| Donald Spero            | Michael Dobbs                   |
| 7826 Overhill Road      | 8003 Overhill Road              |
| Bethesda, MD. 20814     | Bethesda, MD. 20814             |

| John Eklund             | Gregory & Alana Aronin          |
| 5602 York Lane          | 8002 Overhill Road              |
| Bethesda, MD. 20814     | Bethesda, MD. 20814             |
October 11, 2019

Mr. Dan Bruechert
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD.

Re: GUPTA RESIDENCE
8000 Overhill Road
Bethesda, MD. 20814

Dear Mr. Bruechert:
I am verifying that the portion of the stucco walls which are to be exposed on the exterior of the renovated porch structure are an integral part of the structural wall bracing calculations. The wall bracing is a combination of the exterior walls which have been maintained and additional structural members within the existing building.

Furthermore, we have left the exposed timber construction on the exterior and are using stucco to fill in the spaces which will be left over after the windows have been installed.

This is represented in our construction documents which have been provided to the Board for review.
Thank you for your assistance.
Yours,

Mark Kramer, A.I.A.
KRAMER ARCHITECTS, INC.
Arch. Reg. #4040-A

Ronald Wolfman, P.E.
WOLFPAN ENGINEERING
Reg. #8998
1. INTERIOR ELEVATION (LOOKING NORTH)
2. INTERIOR ELEVATION (LOOKING FAST)
3. INTERIOR ELEVATION (LOOKING WEST)
4. INTERIOR ELEVATION (LOOKING SOUTH)
Existing Property Condition Photographs (duplicate as needed)

Detail: Front elevation & Porch

Detail: Close-up @ Porch

Applicant: 8000 Overhill Road
Bethesda, MD. 20814

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

Detail: **Rear Elevation**

Detail: **Side (Front) Elevation**

Applicant: **8000 OVERHILL ROAD**
**BETHESDA, MD. 20814**