

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8017 Hampden Lane., Bethesda	Meeting Date:	2/26/2020
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	2/19/2020
Applicant:	Mark and Marjorie Kramer Mark Kramer, Architect	Public Notice:	2/12/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Entrance Removal, Rear Addition, Tree Removal		

RECOMMENDATION

Staff recommends the applicant make any revisions based on HPC feedback and return for a HAWP.

ARCHITECTURAL DESCRIPTION

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



Figure 1: 8017 Hampden Lane.

PROPOSAL

The applicant proposes to remove the existing entrance and install a new porch covering, and to construct a rear addition. The applicant is proposing to remove one tree for the new construction.

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 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.
- 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.

- 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.

- 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
- D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit

¹ Porches visible from the public right-of-way are subject to Strict Scrutiny.

should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore). Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings,

- 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 ridgeline (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

Appendix 1

Levels of Review Applicable to Contributing Properties

	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			

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 work proposed includes removal and replacement of the historic entrance and the construction of a new rear addition.

Entrance Removal and Construction

The historic front entry has a standing seam copper roof supported by wrought copper brackets. The applicant proposes removing this entrance and installing a new porch with a copper shed roof, supported by wood posts and brackets, copying the design found on the front elevation of the one-story section of the house to the right. This is a design element that is found throughout the historic district.



Figure 2: The front elevation of the subject property, note the timbering on the one-story section.

The *Design Guidelines* state that alterations to porches visible from the right-of-way are to be reviewed under strict scrutiny. Strict scrutiny as defined in the *Design Guidelines* focuses on preserving the integrity of significant architectural features. The *Guidelines* also allow for the addition of front porches that are compatible with the historic character of the house.

The first question that needs to be answered is whether or not the existing entrance is an architecturally significant feature. In its evaluation of this feature's significance, Staff considers the appearance of the house without the entrance and finds that the form of the house would still contribute to the character of the surrounding district. Staff finds that the loss of the existing entrance could be supported under the *Design Guidelines*, particularly when coupled with the goal of preservation and owner flexibility.

In place of the existing entrance, the applicant proposes installing a new porch that will match the dimensions of the existing front stoop. The stoop projects 7' (seven feet) from the front wall and is 11' 8" (eleven feet, eight inches) wide. The copper shed roof will be supported by square wood posts with brackets matching the house elevation to the right. The applicant included drawings and photos of a model of the new roof with the application materials.

Staff finds that the character of the house consists of the many Tudor details including the heavy wood lintel over the ganged first-floor window, diamond window pattern, and decorative stonework. Additionally, the proportion of the applied decorative elements is consistent throughout the house, including the wall and shed dormers, front entrance hood, and timbering. Staff finds the proposed materials for the new porch are consistent with both the house and surrounding district. The existing entrance is covered in copper and there is wood timbering found on the house and throughout the surrounding district. Staff has two concerns with this proposal: whether the design and shape of the porch is compatible with the character of the house and if the size and massing are appropriate. Staff notes the existing entrance only covers a small section of the front stoop above the front door. The proposed shed porch roof will cover the entire front stoop, approximately tripling the size of the front entrance. Additionally, the proposed shed roof will

intersect the wall at the second-floor sill level and create a new, prominent feature that is approximately 18” (eighteen inches) taller than the existing entrance hood. Staff finds that the proposed size and massing may be too large for the size and scale of the historic house and the design may be too blocky to be compatible with the historic house.

Staff request feedback from the HPC regarding:

- Removing the existing front entrance;
- The appropriateness of the proposed front porch materials;
- The appropriateness of the proposed front porch design; and
- The appropriateness of the proposed front porch size and massing.

Rear Addition

At the rear of the house, there is a non-historic, one-story rear addition. This section of the house is not visible from the public right-of-way and its removal will not impact the historic character of the house. Staff supports the removal of the existing rear addition.

In place of the existing one-story addition, the applicant proposes installing a new two-story rear addition with a full basement. The siding of the proposed addition will match the siding found on the second floor of the historic house. The asphalt shingle roofing will match the roofing installed on the historic house.

The Greenwich Forest *Design Guidelines* offer significant flexibility when it comes to additions to contributing and non-contributing resources. Additions to contributing resources must “preserve as a recognizable entity the outline of the original house...” and the house must be a matching style, and the addition’s ridgeline must be lower than the historic principle ridgeline. The *Guidelines* also place a maximum lot coverage of 25%. As this is a requirement of the *Design Guidelines* and not a zoning requirement alone, this calculation is required for a HAWP application to be considered complete. Staff finds that the proposed addition is the same style as the historic house, as required and that the roof ridgelines are lower than the historic side gable, as required.

The outstanding question has to do with whether or not the addition preserves the historic house as a recognizable entity. Generally, additions have to be inset from the historic wall plane by 1’ – 2’ (one to two feet) depending on the size and scale of the building. In this instance, it appears as though the addition is inset by 6” (six inches) or less. A general requirement of additions to historic houses is that the addition remains within the wall plane of the historic massing. That is not the case in Greenwich Forest and side additions and (side projecting additions) are allowed provided the setback between the two houses is at least 18’ (eighteen feet). The setback between the two houses was not included.

In addition to the rear addition, the applicant proposes constructing a rear deck. Aside from the footprint, no information regarding the proposed deck was included in the submitted materials. Staff recommends any deck installed to the rear of the addition be wood with a wood railing and stairs. Staff additionally would like to bring to the HPC’s attention the note indicating that one tree will need to be removed to accommodate the deck and notes that the *Design Guidelines* are very specific about tree removal and the required replacement of trees when removal is necessary. More information needs to be submitted with the HAWP application regarding the size and species of the existing tree and the proposed location of any new trees to comply with the requirements of D15.

Staff requests the HPC’s feedback regarding:

- The design and size of the proposed rear addition;
- The appropriateness of the side projections; and
- Guidance regarding new windows and doors for the rear addition.

Staff also would like to note the following materials are also required for a complete HAWP submission:

- Window and door specifications for the new addition;
- Deck details;
- The size and species of the tree proposed for removal and information regarding the required new tree(s);
- Side house setback dimensions;
- Lot coverage calculation; and
- Any other information required by the HPC.

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.

9/14/89



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: kramerarch@att.net Contact Person: Mark Kramer
Tax Account No.: 00495862 Daytime Phone No.: 301-652-5700 (office)
Name of Property Owner: Mark & Marjorie Kramer Daytime Phone No.: 301-938-3942 (cell)
Address: 8017 Hampden Lane, Bethesda, MD. 20814
Contractor: owner Phone No.: see above
Contractor Registration No.: _____
Agent for Owner: Mark Kramer, Architect Daytime Phone No.: 301-652-5700

LOCATION OF BUILDING/STREETS

House Number: 8017 Street: HAMPDEN LANE
Town/City: BETHESDA Nearest Cross Street: LAMBETH ROAD
Lot: 4 Block: K Subdivision: GREENWICH FOREST
Liber: 40051 Folio: 186 Parcel: _____

PART ONE: TYPE OF BUILDING 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 estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING MODIFICATIONS

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 OR RETAINING WALL

3A. Height _____ feet _____ inches N.A.

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.

Mark A. Kramer

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

MARK & MARJORIE KRAMER
APPLICANT

8017 HAMPDEN LANE
BETHESDA, MD. 20814

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:

The existing residence is a two- story frame and stone residence within the GREENWICH FOREST historical district. The style of the existing residence is a TUDOR-COLONIAL architecture and the overall site is level with significant trees. The roof was already replaced and approved by the Historical Review Board.

The proposed additions are to replace the small front door element and replace the rear sun room with a new structure.

The proposed front porch would be an open porch structure with architectural column details to match the adjacent details.

The proposed rear addition will be a two story structure with a full basement and will not impact the appearance of the existing residence at the street. The siding and roof will match the color and texture of the existing building.

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.

MARK & MARJORIE KRAMER

APPLICANT

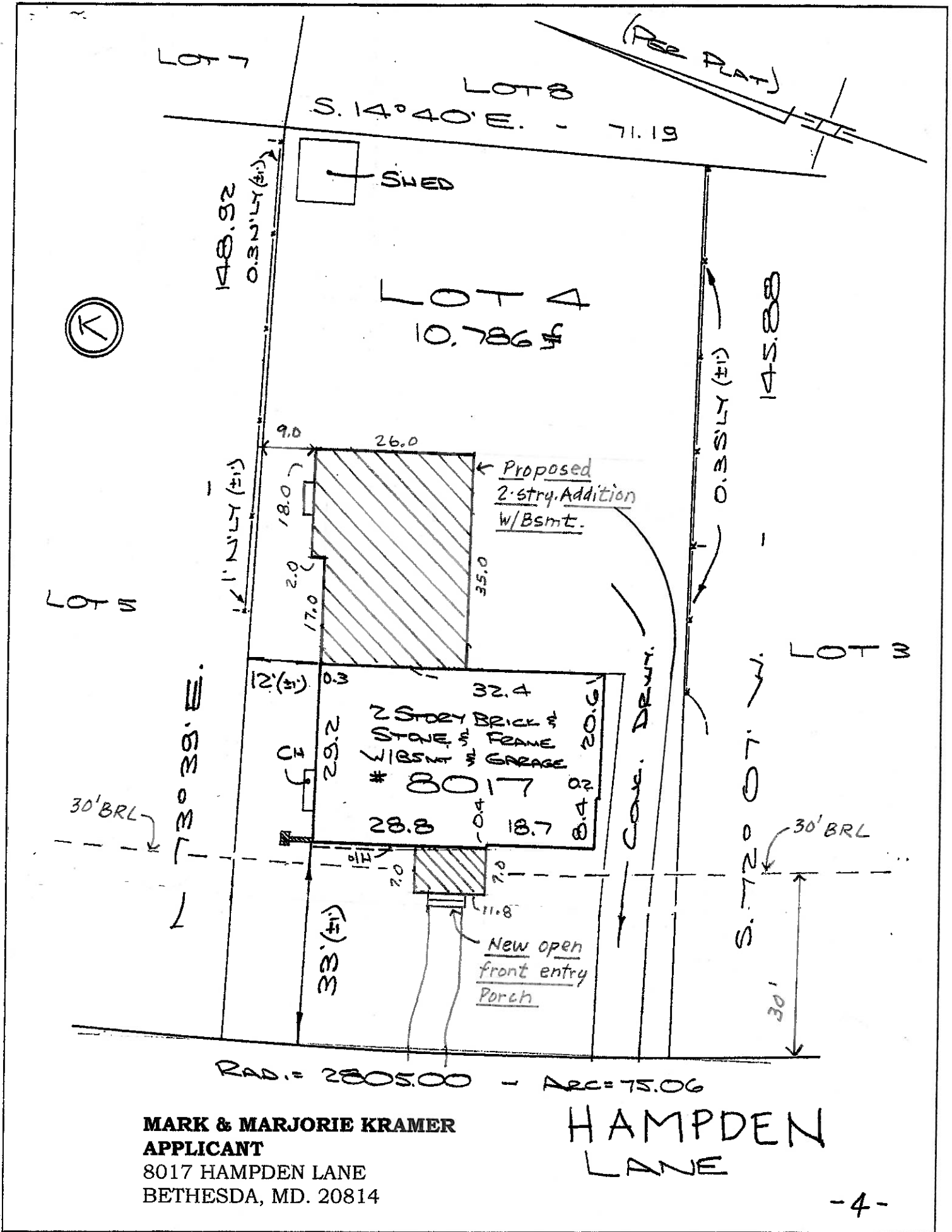
8017 HAMPDEN LANE
BETHESDA, MD. 20814

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
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 Mark & Margi Kramer 8017 Hampden Lane Bethesda, MD. 20814	Owner's Agent's mailing address Kramer Architects, Inc. Attn: Mark Kramer 7960-D OLD GEORGETOWN RD. BETHESDA, MD. 20814
Adjacent and confronting Property Owners mailing addresses	
Matt & Laurie Adams 8013 Hampden Lane Bethesda, MD. 20814	Mark & Jocie Cogan 8021 Hampden Lane Bethesda, MD. 20814
John Wyckoff 8012 Westover Road Bethesda, MD. 20814	Alex & Ken Walker 8008 Westover Road Bethesda, MD. 20814
Raymond & Karen Paretsky 8016 Hampden Lane Bethesda, MD. 20814	Scott & Denise Feldstein 8012 Hampden Lane Bethesda, MD. 20814

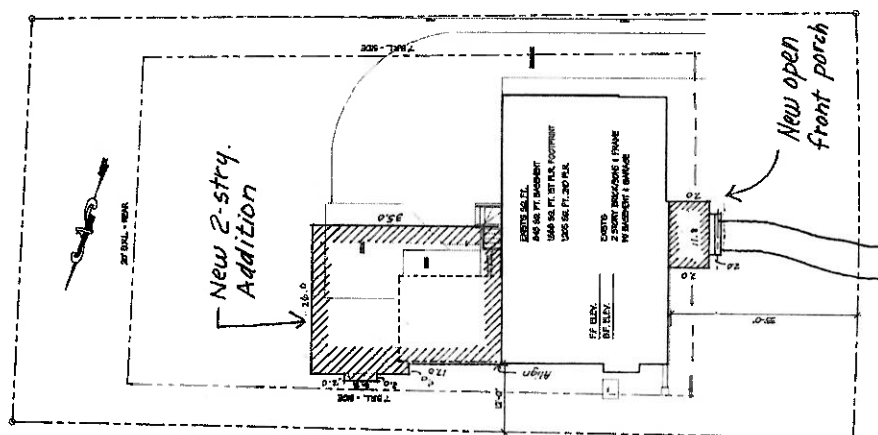
MARK & MARJORIE KRAMER
APPLICANT
 8017 HAMPDEN LANE
 BETHESDA, MD. 20814



8017 HAMPDEN LANE - BETHESDA, MARYLAND 20814

PROPOSED BUILDING ADDITION

ARCHITECTURAL SITE PLAN



MARK & MARJORIE KRAMER
APPLICANT
8017 HAMPDEN LANE
BETHESDA, MD. 20814

GRAPHIC SCALE

1 5 10 20

1 INCH = 10 FT

GENERAL NOTES FOR RESIDENTIAL CONSTRUCTION

- [illegible]

PROJECT DATA

PROJECT DATA
 6001 HAWPER LANE
 BETWEEN, MARYLAND 20814
 SUBDIVISION GREENWICH FOREST
 MONTGOMERY COUNTY, MARYLAND
 LOT: 4
 BLOCK: K
 PLAT, NO. T22
 PLAT, BOOK: 10
 ZONE: R-40
 LOT SIZE= 10156 SQ. FT.

LIST OF CONSTRUCTION DOCUMENTS

- A-1 COVER SHEET, PROPOSED SITE PLAN, CONST. NOTES & ZONING DATA
- A-2 PROPOSED OVERALL SITE PLAN WITH SITE NOTES
- A-3 EXISTING FLOOR PLANS AT BSMT., 1ST FLOOR, & 2ND FLOOR
- A-4 EXISTING EXTERIOR ELEVATIONS OF BLDG.
- A-5 PROPOSED FLOOR PLANS AT ADDITIONS FOR BASEMENT LEVEL
- A-6 PROPOSED FLOOR PLANS AT ADDITIONS FOR 1ST FLOOR & 2ND FLOOR
- A-7 PROPOSED EXTERIOR ELEVATIONS AT ALL ELEVATIONS

SYMBOL LEGEND



LIST OF ABBREVIATIONS

[illegible]

WORKS CITED

USE	LIVE LOADS
FOR STN STORAGE ¹⁰	50
ICE WITHOUT STORAGE ¹¹	50
COOL ¹²	40
TECHNICAL BALCONIES	60
ESCAPES	60
STAIRS AND LIFTS ¹³	200
STAIRS AND LIFTS ¹⁴	50
STAIRS AND LIFTS ¹⁵	50
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STAIRS AND LIFTS ⁴²	50
STAIRS AND LIFTS ⁴³	50
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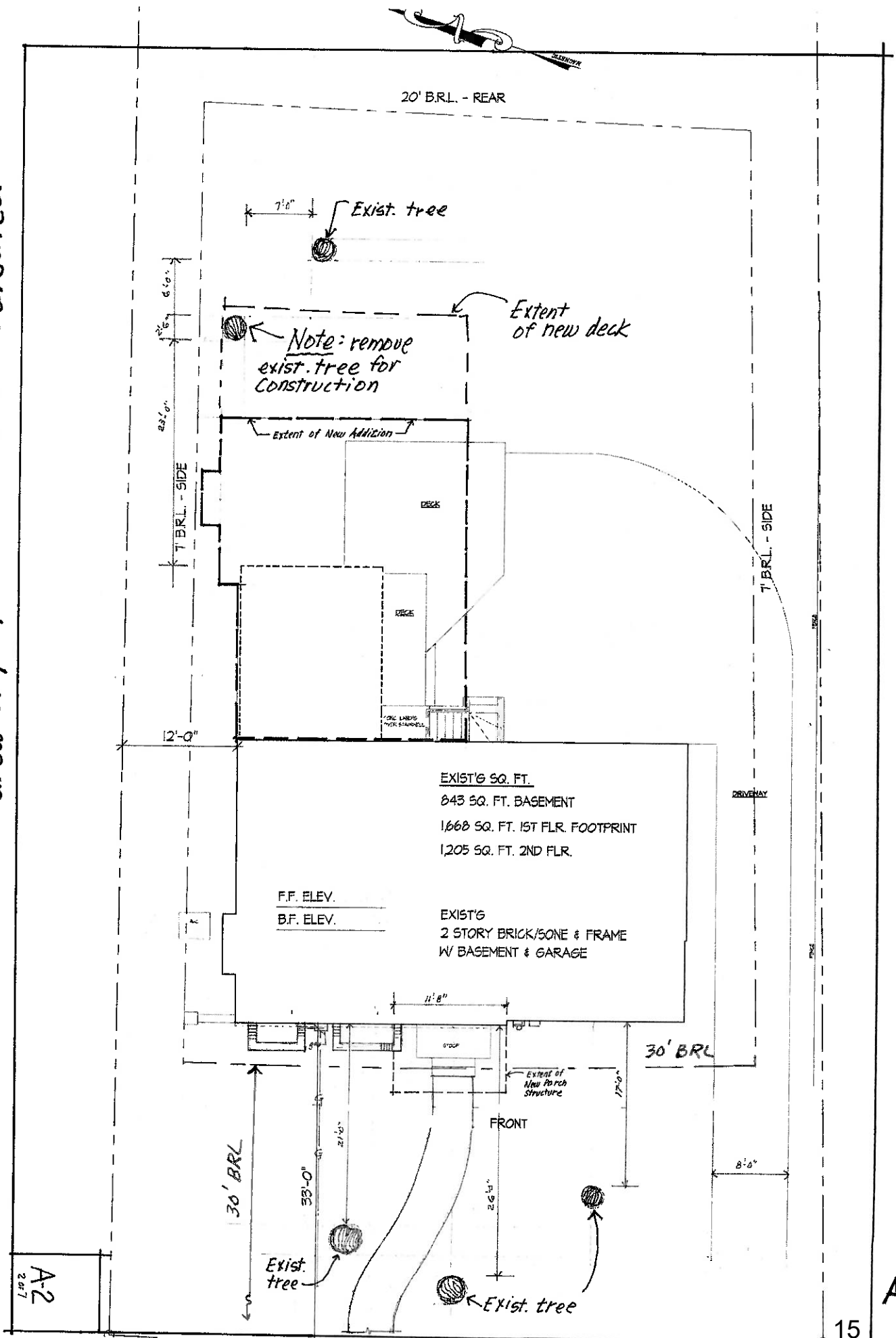
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INTERNATIONAL BUILDING CODE DATA 2015 IRC

- [illegible]

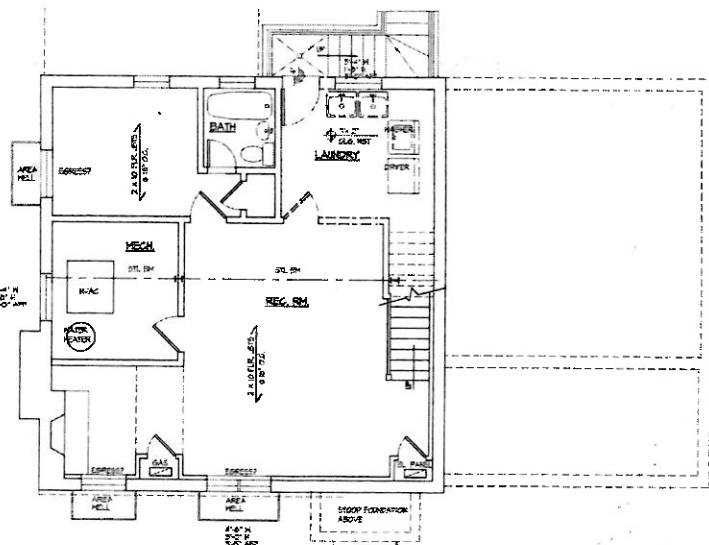
Existing Site with
area of proposed additions indicated.



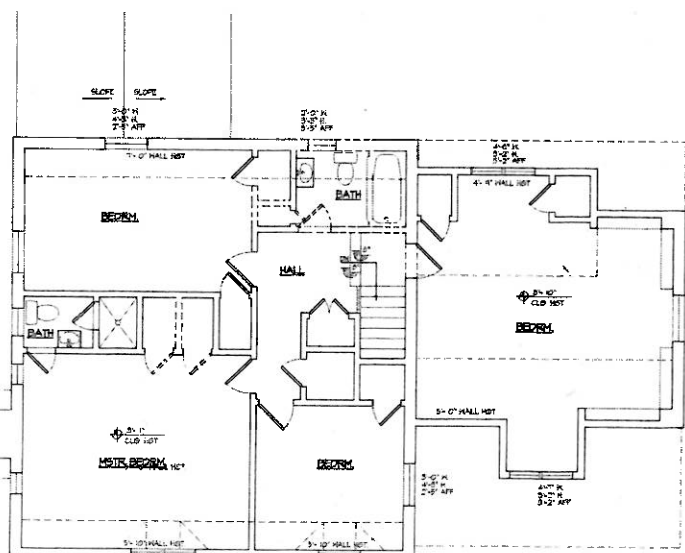
A-2
2017

A-2

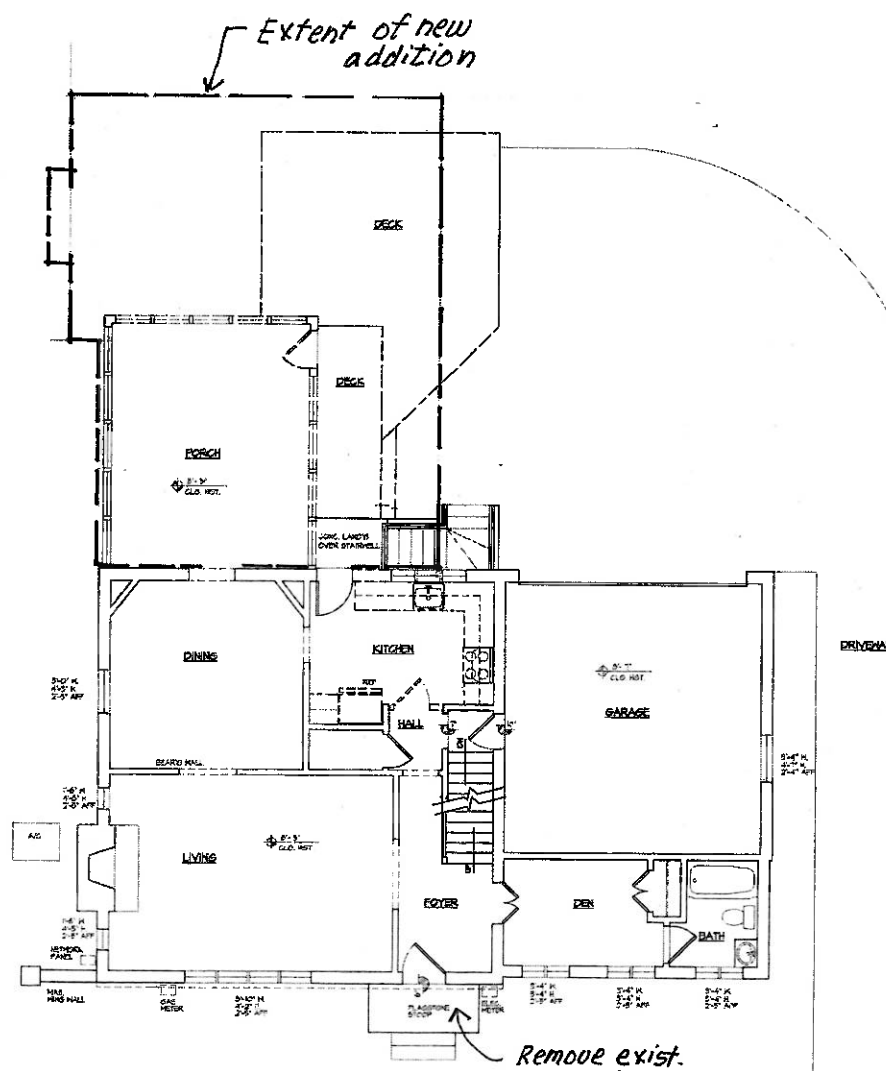
-6-



EXISTING - DEMO / BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXISTING - DEMO / 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING - DEMO / 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KRAMER
ARCHITECTS INC.
1000 10th St. N.E.
Atlanta, GA 30309
Phone: 404.525.1234
Fax: 404.525.1235



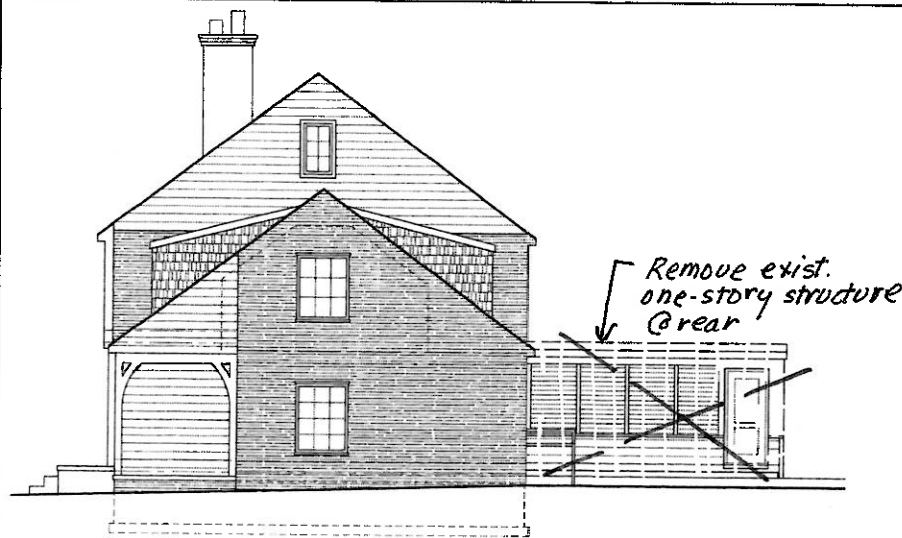
PROJECT: 8001 HANFORD LANE
BETHESDA, MD 20814
MONTGOMERY COUNTY

SHEET TITLE: EXISTING - DEMO / FLOOR PLANS

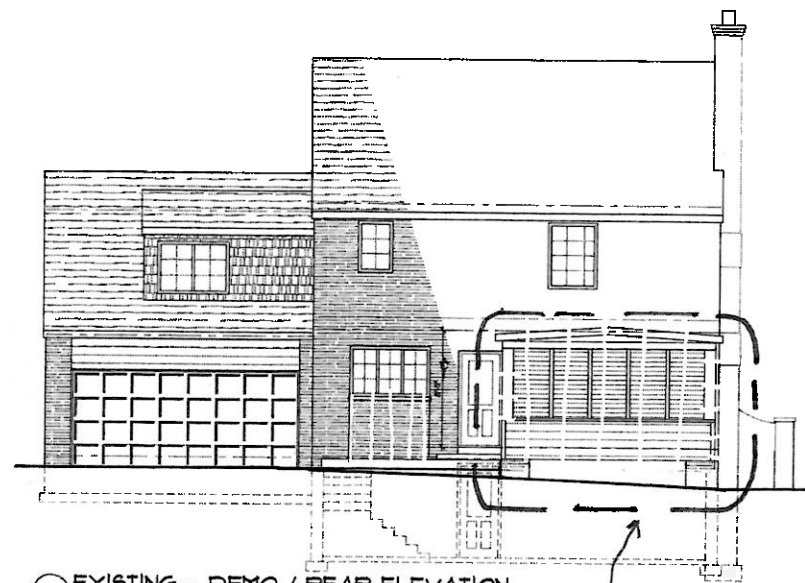
REVISIONS

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Project Number

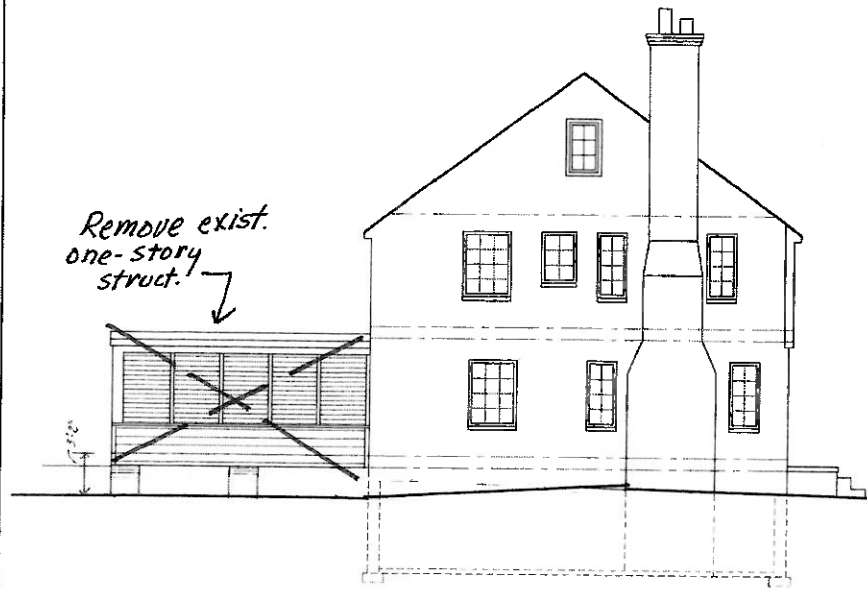
A-3
3 of 7



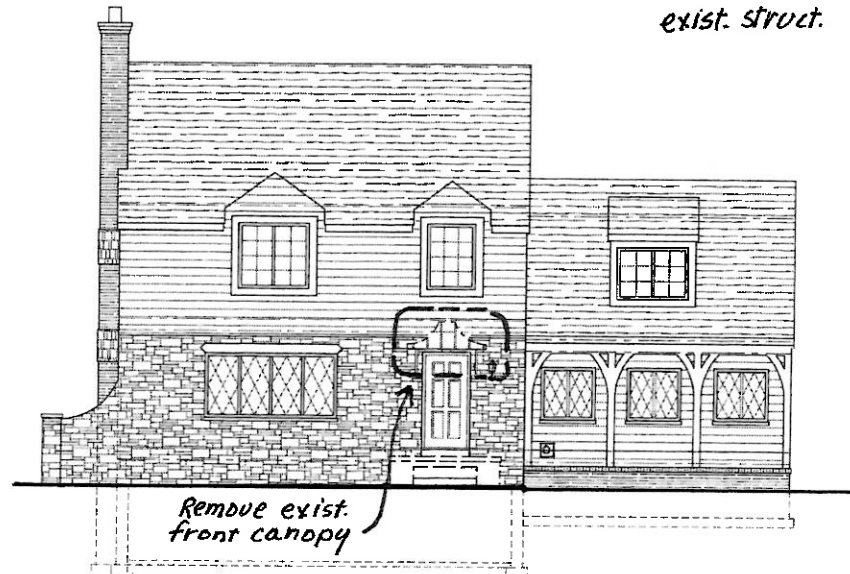
○ EXISTING - DEMO / LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



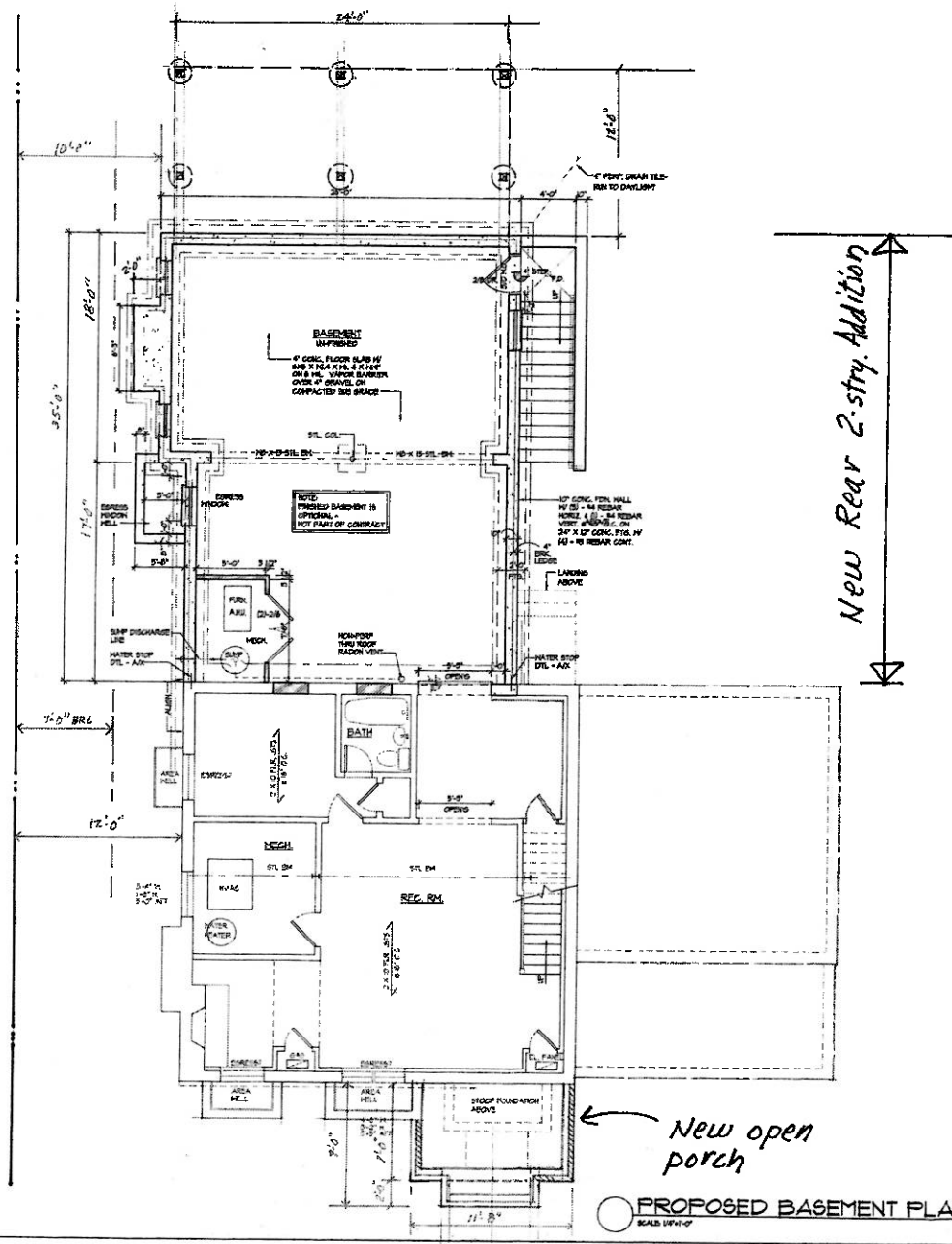
○ EXISTING - DEMO / REAR ELEVATION
SCALE: 1/8"=1'-0"



○ EXISTING - DEMO / LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



○ EXISTING - DEMO / FRONT ELEVATION
SCALE: 1/8"=1'-0"



New Rear 2-story Addition

New open porch

PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

KRAMER ARCHITECTS INC.
1001 HAYDEN LANE
BETHESDA, MD 20811
Phone: 301-588-7700 Fax: 301-588-7701

PROJECT:
801 HAYDEN LANE
BETHESDA, MD. 20811
MONTGOMERY COUNTY

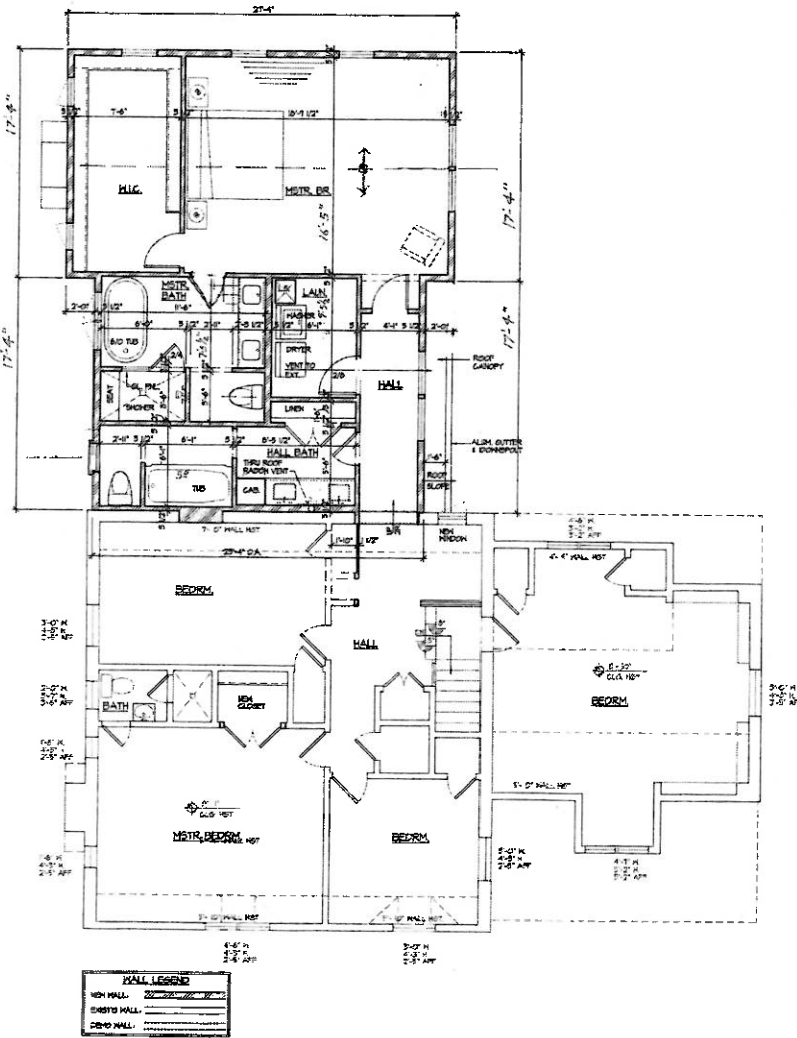
SHEET TITLE:
PROPOSED BASEMENT
PLAN

REVISIONS:

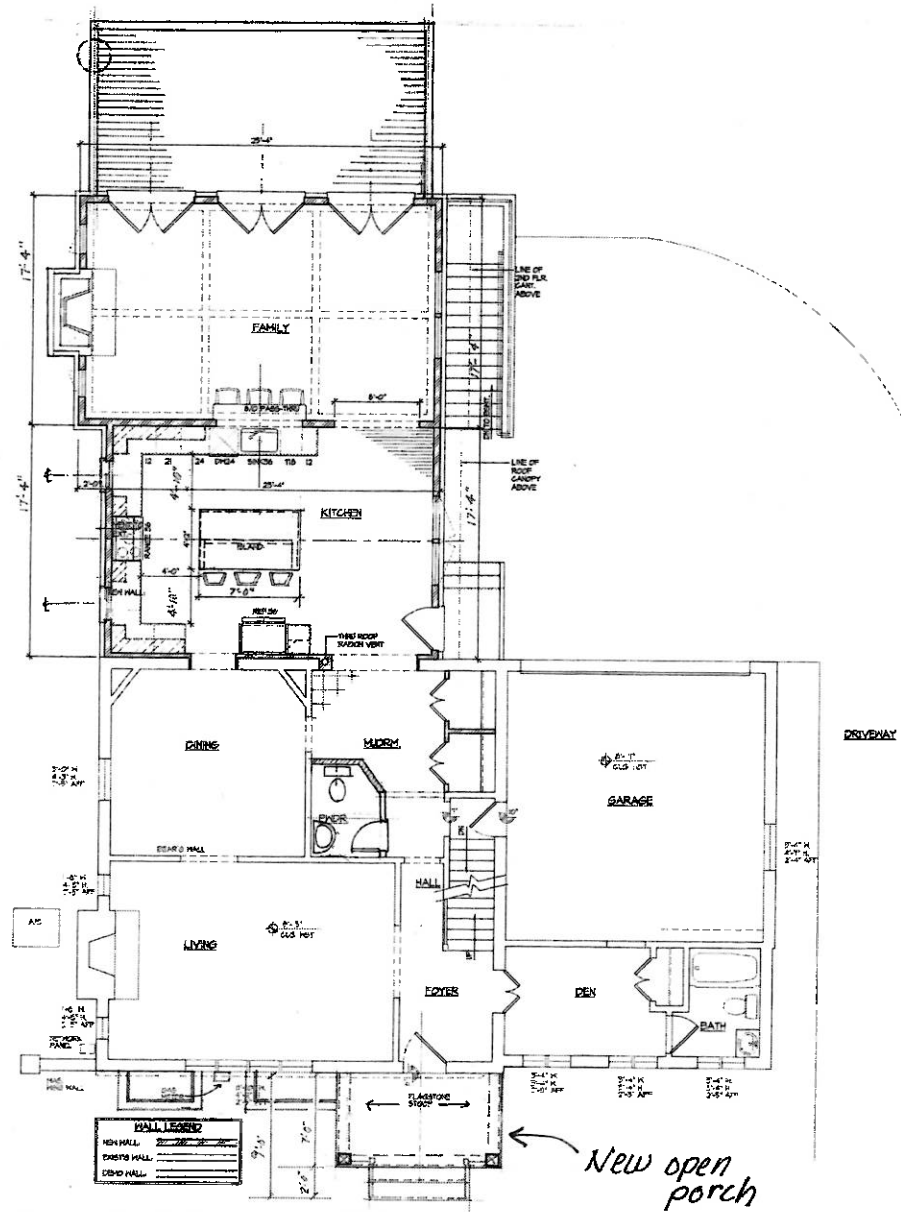
Date: 04/05/2005
Permit:
Drawn:
Scale:
AS NOTED
Project Number:
103

A-5
5 of 7

-01-



2 EXIST'G & PROPOSED 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"



1 EXIST'G & PROPOSED 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



PROJECT: 8011 HAMPDEN LANE
BETHESDA, MD 20811
MONTGOMERY COUNTY

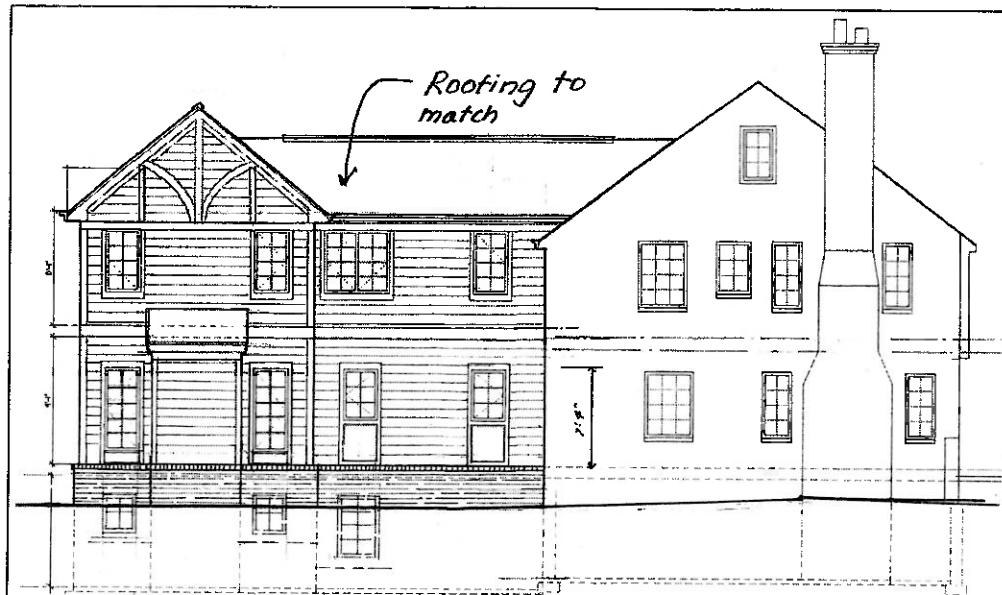
SHEET TITLE: PROPOSED FLOOR PLANS

REVISIONS

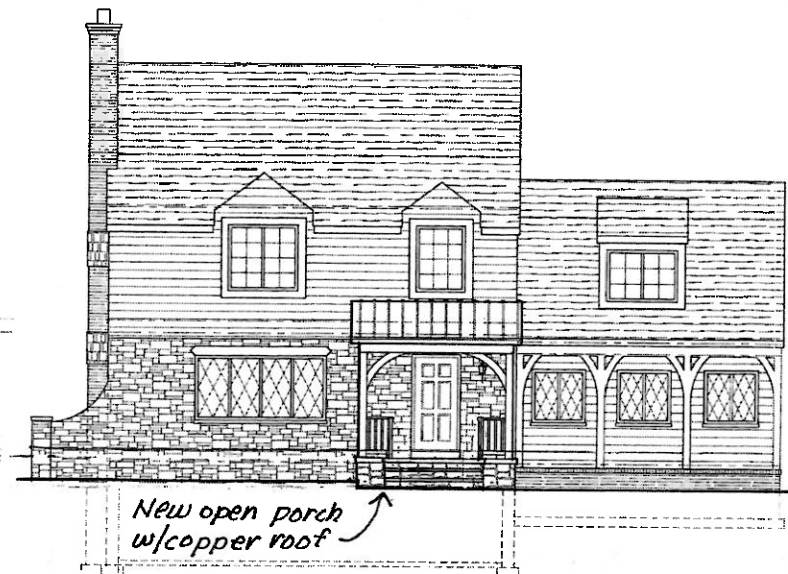
Date: 04/29/2005
Permit:
Scale:
As NOTED
Project Number: 193

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6 of 7

-1/-



3 PROPOSED LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE 1/8"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

Hardi conc.
Siding



1 PROPOSED REAR ELEVATION
SCALE 1/8"=1'-0"

KRAMER ARCHITECTS INC.
ARCHITECTS
1001 E. 10TH STREET
BETHESDA, MD 20817
TEL: 301-291-1000
WWW.KRAMERARCHITECTS.COM

PROJECT:
8011 HAMDEN LANE
BETHESDA, MD 20817
MONTGOMERY COUNTY

SHEET TITLE:
PROPOSED ELEVATIONS

REVISIONS

Date: 04/25/2018
Permit:
Scale:
AS NOTED
Project Number:
155

A-7
7 OF 7

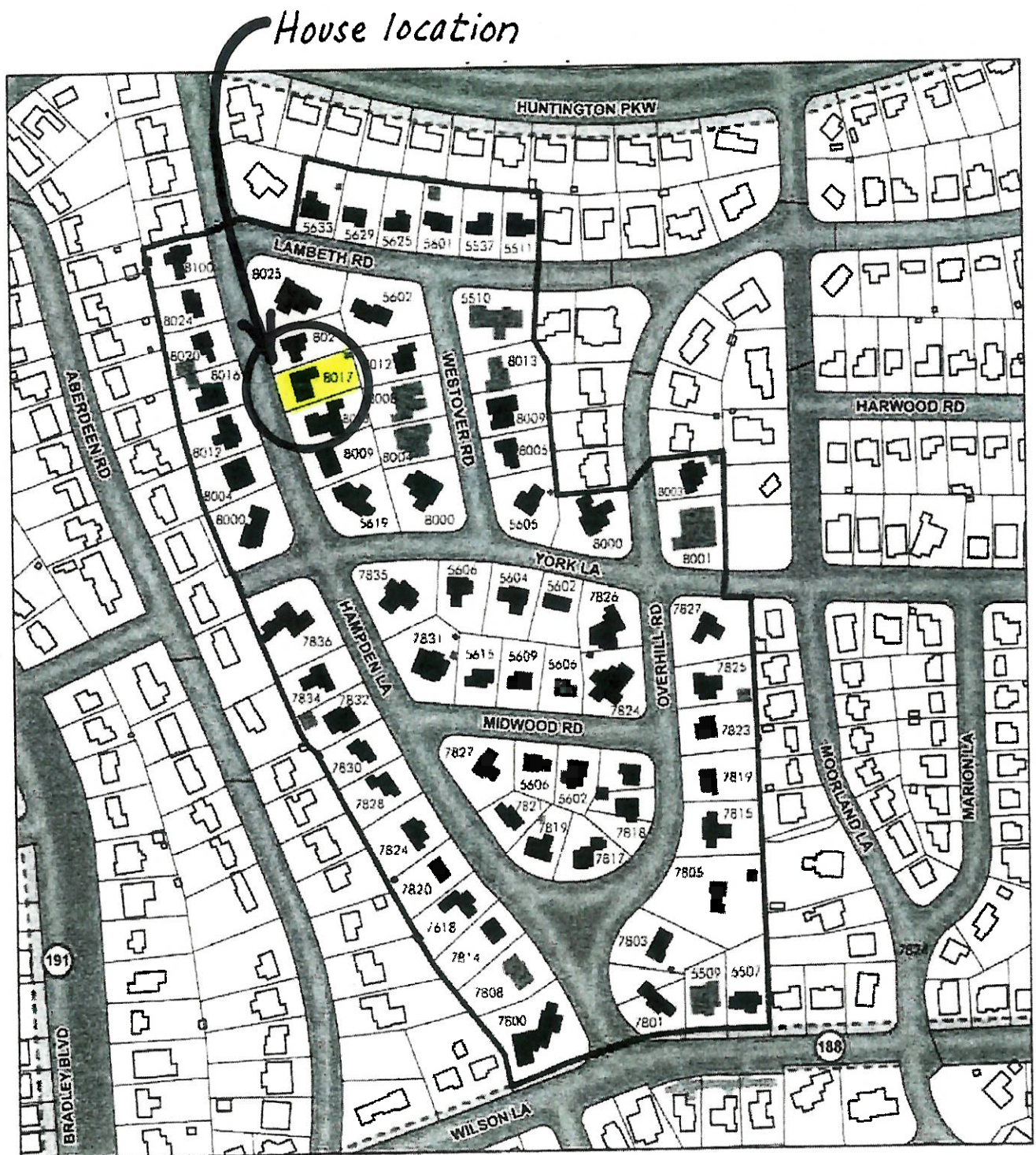
MARK & MARJORIE KRAMER
APPLICANT
8017 HAMPDEN LANE
BETHESDA, MD. 20814

New Front Porch Structure
w/columns & details to match
adjacent exist porch columns.
Roof to be raised seam copper

copper
roof



columns to

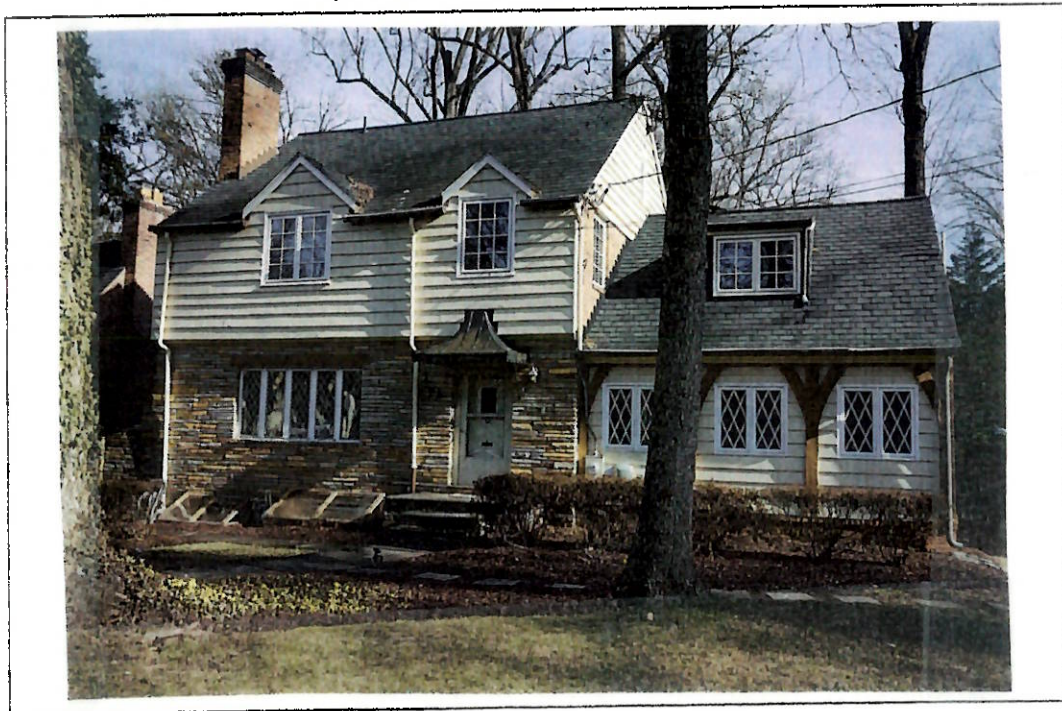


MARK & MARJORIE KRAMER
APPLICANT
8017 HAMPDEN LANE
BETHESDA, MD. 20814

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing front elevation from
street view



Detail: Exist. front elevation from
exist. driveway.

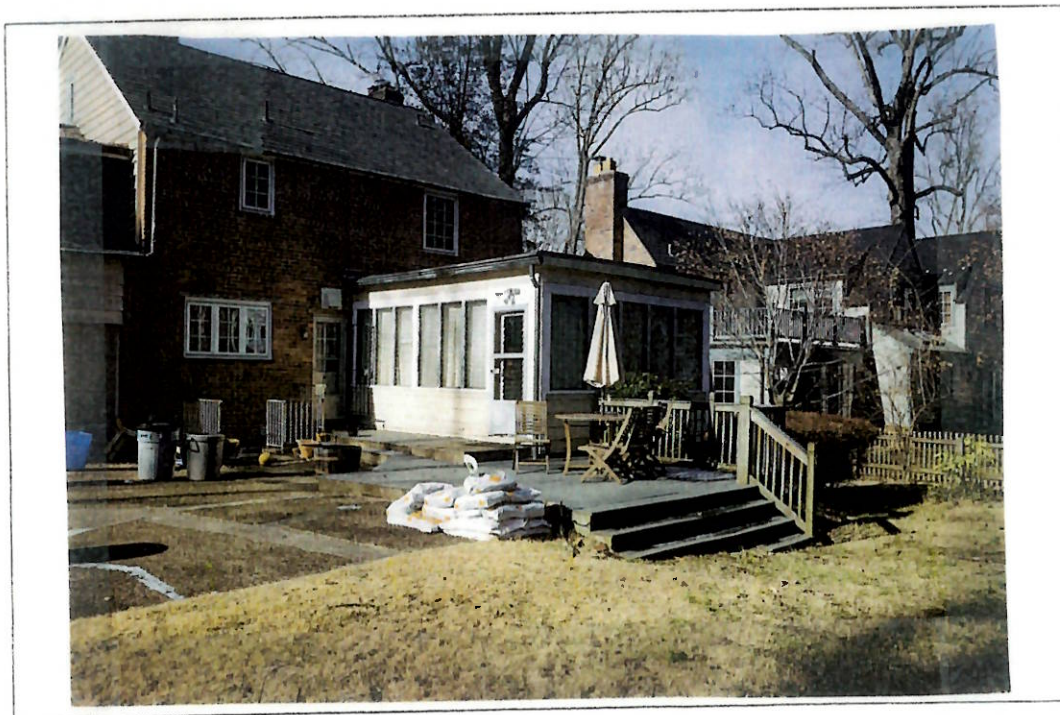
Applicant: **MARK & MARJORIE KRAMER**
APPLICANT
8017 HAMPDEN LANE
BETHESDA, MD. 20814

Page: 14

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing front elevation



Detail: Existing rear sunroom to be removed

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8017 HAMPDEN LANE
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Page: 15

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing front entry door with canopy

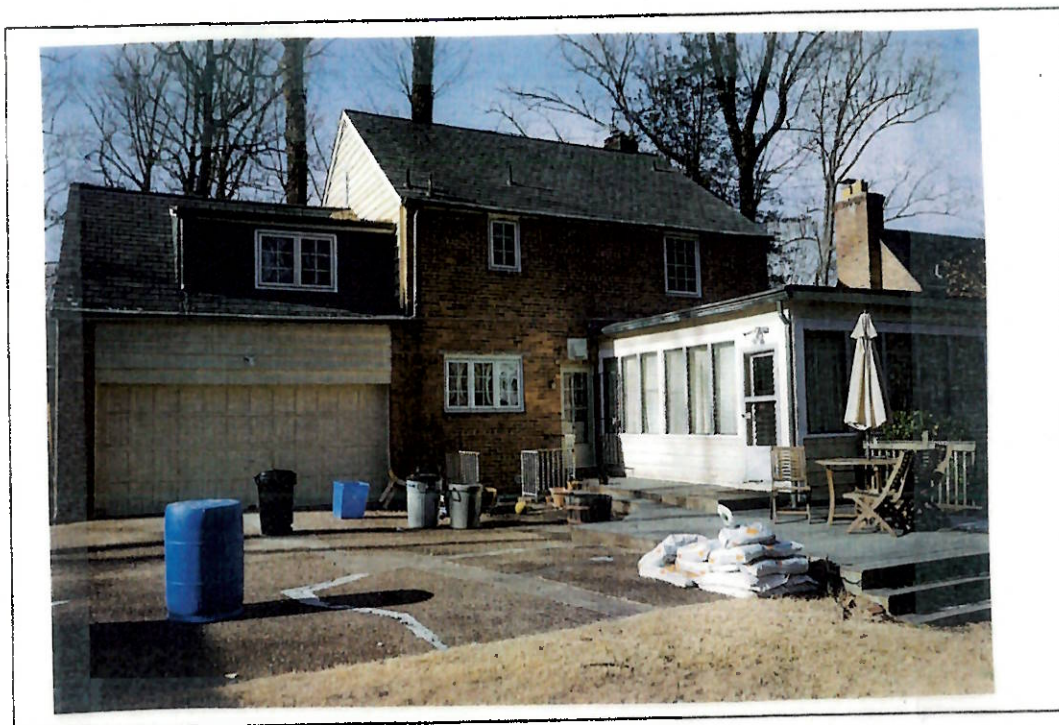


Detail: Exist front door with canopy to be replaced with open front porch with copper roof

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8017 HAMPDEN LANE
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Existing Property Condition Photographs (duplicate as needed)



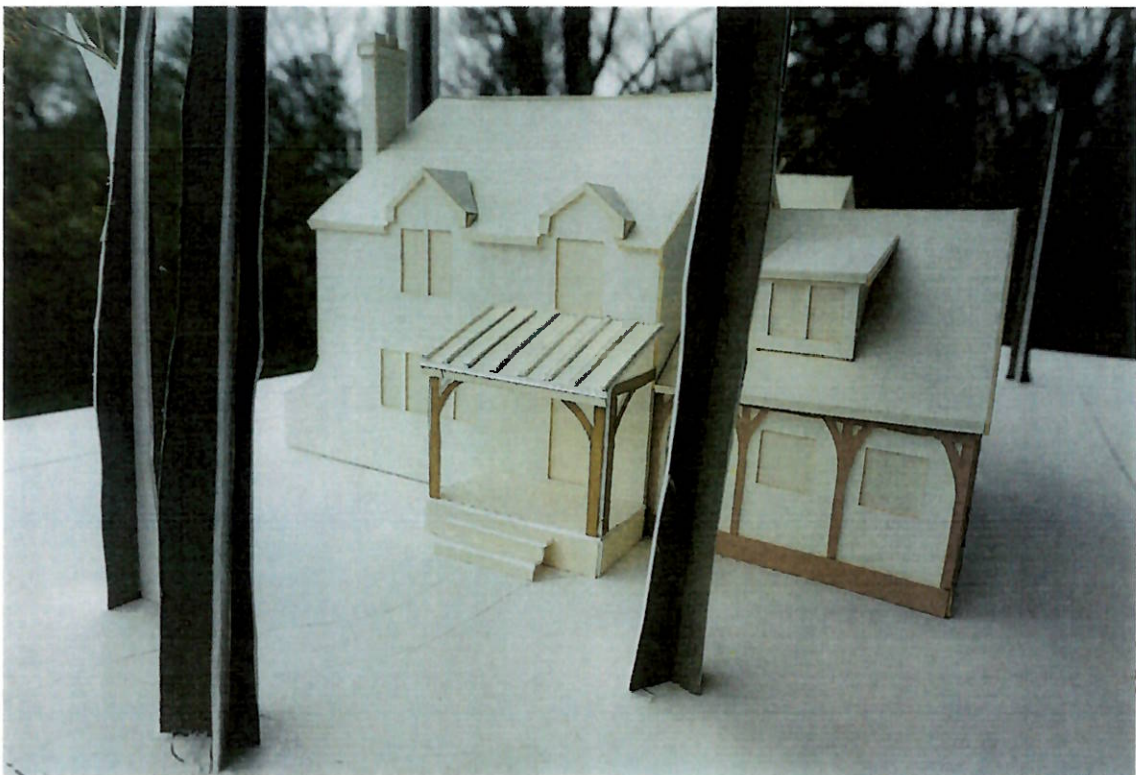
Detail: Rear of existing residence with sunroom
to be removed



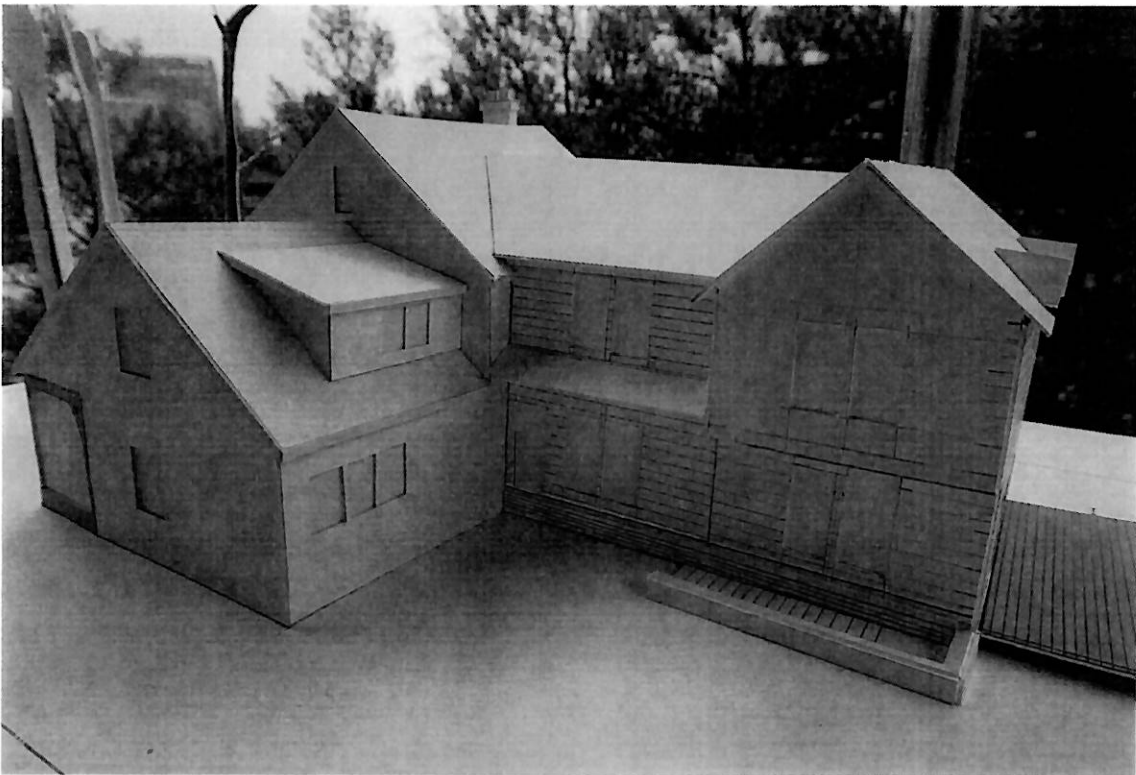
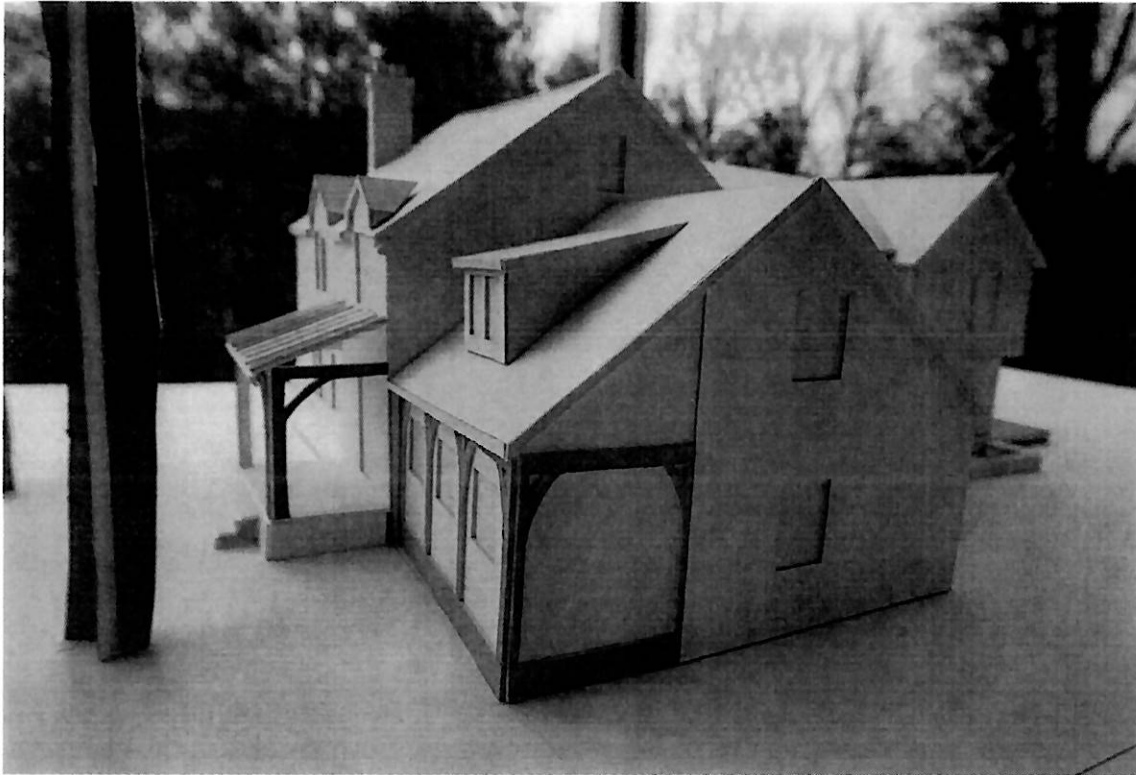
Detail: Existing rear of property with deck
to be removed

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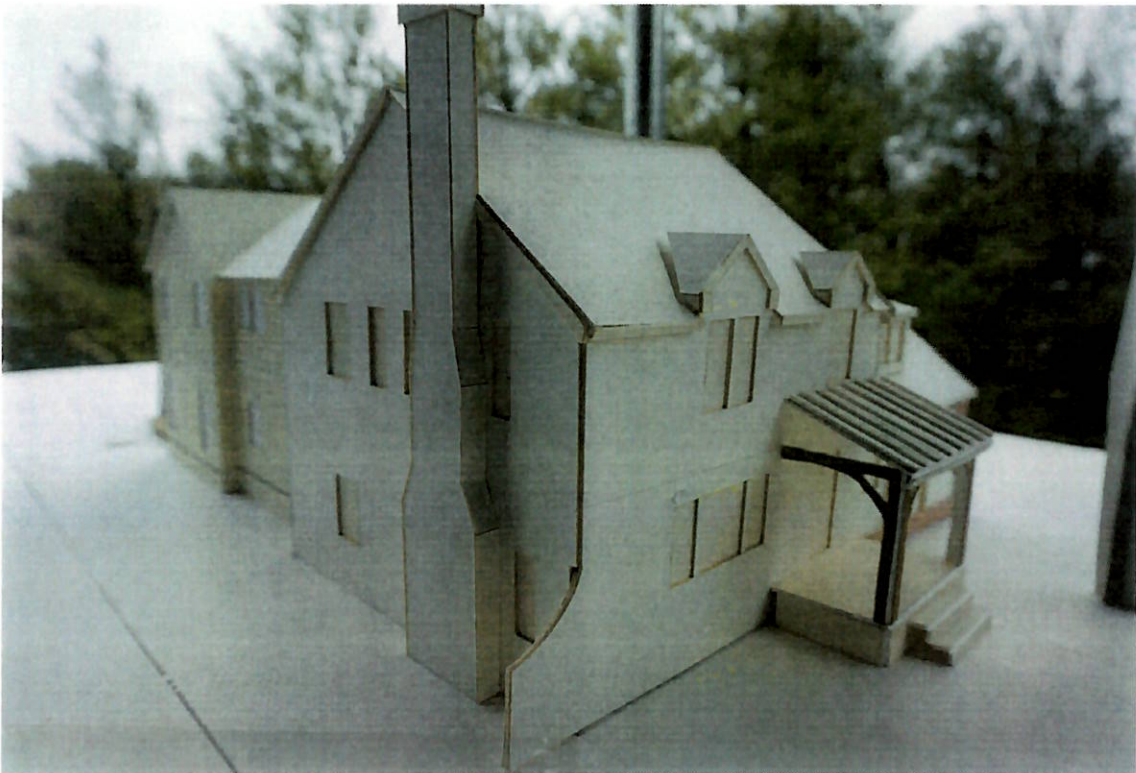
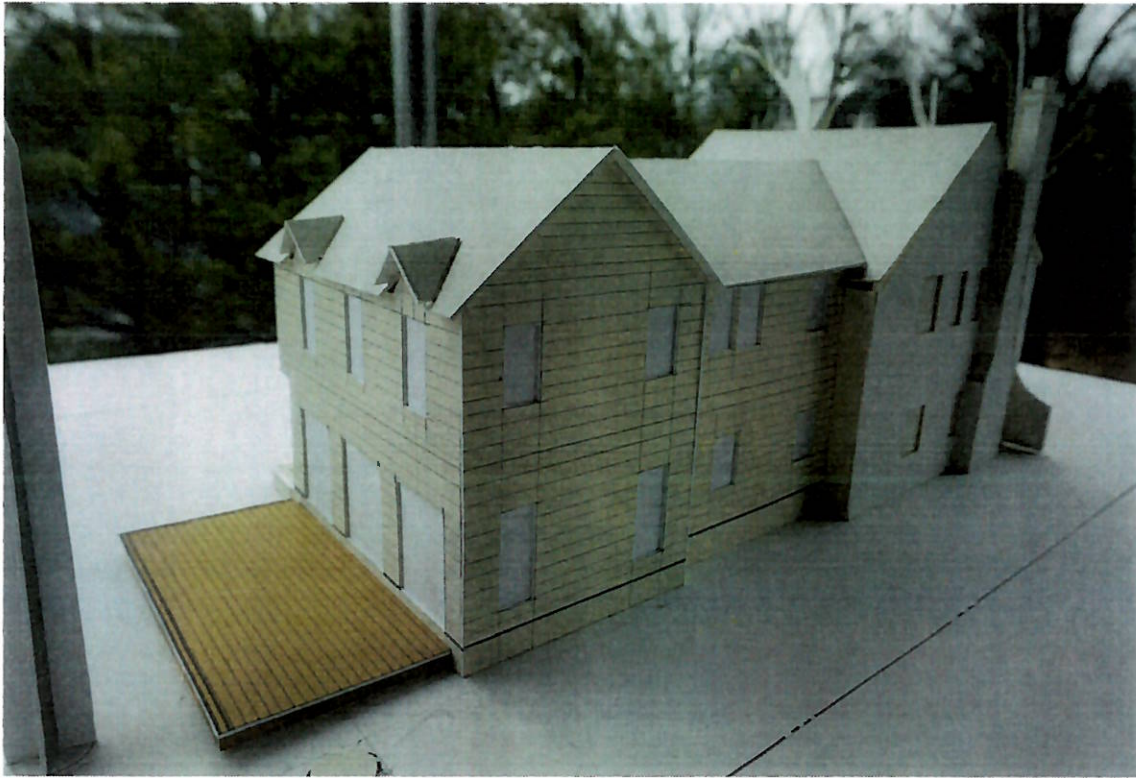
Page: 17



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Applicant: **MARK & MARJORIE KRAMER**
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BETHESDA, MD. 20814



Color Availability



Black Pearl

Brownstone

Colonial Slate

Gatehouse Slate

Georgian Brick

Sherwood Forest

Stonegate Gray

Terra Cotta

Tudor Brown

Weathered Wood

GRAND MANOR™

- Two full-size, fiber glass base shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square
- Lifetime limited transferable warranty - residential*
- 50-year limited transferable warranty - group-owned or commercial*
- 15-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available.
- CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161, Class F, 110 mph wind resistance

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:

- UL2218 Class 2

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389

**Roof
Spec.**

MARK & MARJORIE KRAMER
APPLICANT
8017 HAMPDEN LANE
BETHESDA, MD. 20814

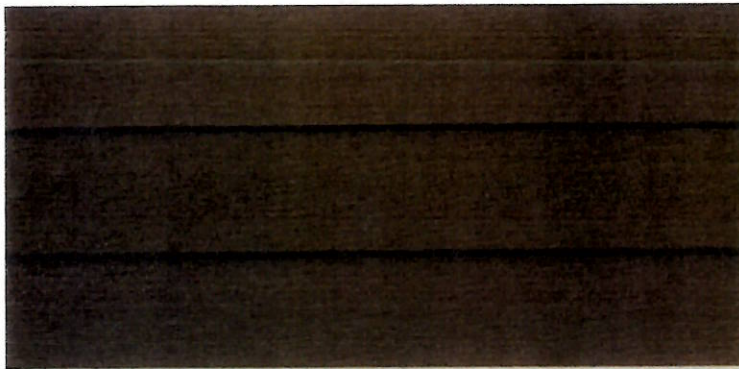


SELECT CEDARMILL®

Khaki Brown



Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



SMOOTH

Countrylane Red

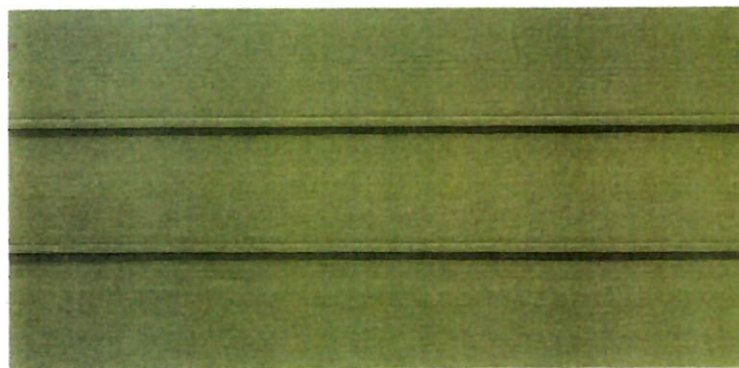
Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pa				
Pcs./Sq.				

**MARK & MARJORIE KRAMER
APPLICANT**

8017 HAMPDEN LANE

BETHESDA, MD. 20814 31

*Beaded CedarMill® and Beaded Smooth not available primed in Pittsburgh, Philadelphia and New England.

Products are available primed or with ColorPlus Technology finishes. For more details, visit ja