MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 8017 Hampden Lane, Bethesda
Meeting Date: 3/25/2020

Resource: Contributing Resource
Report Date: 3/18/2020

Greenwich Forest Historic District

Applicant: Mark and Marjorie Kramer
Public Notice: 3/11/2020
Mark Kramer, Architect

Review: HAWP
Tax Credit: n/a

Case Number: 35/165-20B
Staff: Dan Bruechert

PROPOSAL: Entrance Removal, Rear Addition, Tree Removal

RECOMMENDATION

Staff recommends the HPC approve with one condition the HAWP application:
1. Two trees from the species identified in the Design Guidelines need to be planted on the site.
   Review of the trees and their locations need to be submitted and verified by Staff prior to issuing
   the HAWP approval memo.

ARCHITECTURAL DESCRIPTION

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

Figure 1: 8017 Hampden Lane.
BACKGROUND

On February 26, 2020, the HPC heard a preliminary consultation on the proposal to demolish a non-historic rear addition, construct a new two-story addition, and remove the existing porch covering and construct a new porch. Feedback from the HPC was positive for the rear addition, with the general recommendation that the addition should be inset to retain the northeast corner of the house. The HPC recommended the applicant revise the proposal for a new shed roof over the porch to reduce the apparent mass of the new feature. The applicant undertook revisions consistent with the HPC recommendations and has returned for a HAWP.

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

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

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. 9-44, § 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 gable roof porch, supported by wood posts and brackets - copying the design and dimensions from the front elevation of the garage. The post and brackets motif is found thought the historic district.

![Figure 2: The front elevation of the subject property, note the timbering on the one-story section.](image)

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.

At the preliminary consultation, the HPC was virtually uniform in finding that the existing porch covering could be removed without negatively impacting the character of the historic building or surrounding district. Staff concurs with this assessment and recommends that the HPC approve the removal of the existing copper porch covering.

In place of the existing covering, the applicant proposes to install a new front-gable porch supported by wood posts with brackets. The gable roof will be covered in shingle that matches the historic house. The footprint of the porch will not be altered.

Staff finds that the front gable is a more compatible form that the previously proposed shed roof. The front gable slope will match the slop in the larger, 2nd-floor gable above the paired windows. Staff additionally
finds the proposed materials (wood, architectural shingle, and siding) are all compatible with materials found throughout the house. Staff supports the approval of the proposed porch.

**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. The HPC voiced their support for the removal of this feature as it is not historic and its removal will not have an impact on the surrounding district.

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 rear deck will be wood, and because it is so close to grade a railing is not required.

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%. 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 proposal has only been slightly modified from the proposal presented at the preliminary consultation. The addition will be clad in siding to match the 2nd floor of the historic house. The windows will be aluminum-clad wood Pella windows and doors, and the roof will be covered in architectural shingles that match the existing roofing. Staff finds that the materials are compatible with the historic house. Staff additionally finds that the addition is designed to match the Tudor Revival style of the historic house, as required by the Design Guidelines.

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). At the Preliminary Consultation hearing, the majority of the HPC indicated that the side projection was acceptable under the Design Guidelines and that the change would not have a significant impact on the surrounding district because the projection is more than 60’ (sixty feet) from the right-of-way.

The applicant made two changes to the design based on the feedback of the HPC. First, the north wall of the addition is inset 1’ (one foot) from the north wall of the historic house, expressing the historic footprint, as required by the Design Guidelines. The applicant further reduced the rear gable by an additional 6” (six inches). The rear gable roof is now 3’ (three feet) lower than the principal, historic side gable. Staff finds that these changes are positive alterations and bring the house into compliance with the Design Guidelines.

To the east of the proposed addition, there is a large tree that will be impacted by the excavation of the basement. At the preliminary consultation, the applicant indicated that damage to this tree was unavoidable. Staff concurs with the assessment that the tree is likely to be damaged by the basement excavation and that it is safer to remove the tree. The Design Guidelines are explicit in requiring the planting of two canopy trees (or if the canopy is well established on site then planting two understory species) from an identified list of desirable species. The species and placement for the new trees was not provided with the HAWP application. As this requirement will not impact the design of the building addition, Staff recommends the HPC delegate review and approval of the two new tree species to Staff and dictate that the approval memo not be issued until this information is submitted.
Staff Recommends approval of the rear addition.

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve with one condition the HAWP application:

1. Two trees from the species identified in the *Design Guidelines* need to be planted on the site. Review of the trees and their locations need to be submitted and verified by Staff prior to issuing the HAWP approval memo;

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), and the Greenwich Forest Historic District Design Guidelines; 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, 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact: Email: Kramerarch@att.net Contact Person: Mark Kramer
Tax Account No.: 00496862 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

Owner

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

LOCATION OF AUTHORIZATION
House Number: 8017 Street: 
Town/City: BETHESDA Nearest Cross Street: LAMBETH ROAD
Loc. 4 Block: K Subdivision: GREENWICH FOREST
Lib: 50061 Folio: 186 Parcel: 

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
X Construct ☒ Extend X Alter/Remodel
X Move ☐ Install X Wreck/Raze
X Revision ☐ Repair ☐ Revolve

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 EXTENSION

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

2B. Type of water supply: 01 ☒ WSSC 07 ☐ Well 02 ☐ Other:

PART THREE: COMPLETE FOR EXISTING 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/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
Signature of owner or authorized agent
Date:

Approved: _____________________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________________

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
   a. 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 8.5" x 11". Plans on 8.5" 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 resources and the proposed work.
   b. Elevations (facade), 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 drip line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFLICTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and conflicting 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 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.
**HAWPAPPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td>Mark &amp; Margi Kramer</td>
<td>Kramer Architects, Inc.</td>
</tr>
<tr>
<td>8017 Hampden Lane</td>
<td>Attn: Mark Kramer</td>
</tr>
<tr>
<td>Bethesda, MD. 20814</td>
<td>7960-D Old Georgetown Rd.</td>
</tr>
<tr>
<td></td>
<td>BETHESDA, MD. 20814</td>
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**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Matt &amp; Laurie Adams</th>
<th>Mark &amp; Jocie Cogan</th>
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<tbody>
<tr>
<td>8013 Hampden Lane</td>
<td>8021 Hampden Lane</td>
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<tr>
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<tr>
<th>John Wyckoff</th>
<th>Alex &amp; Ken Walker</th>
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<tr>
<th>Raymond &amp; Karen Paretsky</th>
<th>Scott &amp; Denise Feldstein</th>
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<tr>
<td>8016 Hampden Lane</td>
<td>8012 Hampden Lane</td>
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**MARK & MARJORIE KRAMER**
**APPLICANT**
8017 HAMPDEN LANE
Bethesda, MD. 20814
CONTRACTORShip INC. — GENERAL

(Three general specifications can be used in combination with the drawings and as may apply to the work of the project described.)

SPECIFICATION

GENERAL

CONTRACT

SPECIFICATIONS

CONTRACTORSHIP INC. — GENERAL

(Three general specifications can be used in combination with the drawings and as may apply to the work of the project described.)

SPECIFICATION

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CONTRACT

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(Three general specifications can be used in combination with the drawings and as may apply to the work of the project described.)
REVISION NOTES:
1. Proposed porch to be built on top of exist. stoop & not enlarged.
2. Column details to match exist. column details @ front
3. Roof to be LOWER with less slope

Mark & Marjorie Kramer, Applicant
8017 Hampden Lane
Bethesda, MD.

REVISED FRONT ENTRY PORCH ELEMENT
SCALE: 1/2" = 1'-0"