EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>7830 Hampden Lane, Bethesda</th>
<th>Meeting Date:</th>
<th>4/22/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource</td>
<td>Report Date:</td>
<td>4/15/2020</td>
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<tr>
<td>(Greenwich Forest Historic District)</td>
<td></td>
<td>Public Notice:</td>
<td>4/8/2020</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Poonam and Ajay Pillai</td>
<td>Tax Credit:</td>
<td>N/A</td>
</tr>
<tr>
<td>(Gregory Kearley, Agent)</td>
<td></td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td></td>
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<tr>
<td>Case Number:</td>
<td>35/165-20B</td>
<td>Staff:</td>
<td>Michael Kyne</td>
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**PROPOSAL:** Deck replacement and new areaway

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**STAFF RECOMMENDATION:**

- [x] Approve
- [ ] Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

- **SIGNIFICANCE:** Contributing Resource within the Greenwich Forest Historic District
- **STYLE:** Colonial Revival
- **DATE:** 1935

*Fig. 1: Subject property.*
PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing wooden deck at the rear of the house.
- Construct a new areaway at the southeast (rear/left) side of the house.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)
Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Greenwich Forest Historic District Guidelines and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: gkearley@inscapestudio.com
Daytime Phone No.: 202.288.4081

Tax Account No.: POONAM & AJAY PILLAI
Daytime Phone No.: 301.919.1408
Address: 7830 HAMPDEM LANE BETHESDA
20814

Contractor: GREGORY KEARLEY
Daytime Phone No.: 202.288.4081

Agent for Owner: GREGORY KEARLEY
Daytime Phone No.: 202.288.4081

House Number: 7830
Street: HAMPDEM LANE
Nearest Cross Street: MIDWOOD ROAD
Lot: 19 Block: 12C Subdivision: GREENWICH FOREST

PART ONE: TYPE OF PERMIT AND USE

1A. Site Improvement:

X Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Sub ☐ Room Addition ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wheelchair ☐ Solar ☐ Permeable ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 20,000

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

PART TWO: COMPLETION OF CONSTRUCTION AND EXTERNAL ADDITIONS

2A. Type of sewage disposal:

X NSCC ☐ 02 ☐ Septic ☐ 03 ☐ Other:

2B. Type of water supply:

X NSCC ☐ 02 ☐ Well ☐ 03 ☐ Other:

PART THREE: COMPLETION OF BELONGING WALL

3A. Height 11 feet ______ inches BELOW GRADE

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/assistance

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.

28 FEBRUARY 2020

Signature of owner or authorized agent

Date:

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________

Signature:

Date:

Application/permit No.: ____________________________

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:

   Replace existing deck with new deck structure, see site plan and drawings. New area way for basement access. Deck is at grade and not visible from the street. The deck and area way do not have historical features or significance.

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

   As the deck and area are are grade or below grade they do not have an effect on the historical nature of the house and or environmental setting.

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 7 copies of plans and elevations in a format on larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIAL SPECIFICATIONS**
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**
   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**
   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
### HAWP Application: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>AJAY PILLAI &amp; POONAM PILLAI</td>
<td>GREGORY KEARLEY</td>
</tr>
<tr>
<td>7830 HAMPDEN LANE,</td>
<td>1353 U STREET NW, SECOND FLOOR</td>
</tr>
<tr>
<td>BETHESDA, MD 20814</td>
<td>WASHINGTON, DC 20009</td>
</tr>
</tbody>
</table>

### Adjacent and Confronting Property Owners mailing addresses

| DOVE ELIZABETH & DOVE COLIN          | FUKUDA MARK M & CAROLINE A D                     |
| 7828 HAMPDEN LANE,                   | 7832 HAMPDEN LANE,                               |
| BETHESDA, MD 20814                   | BETHESDA, MD 20814                               |

| HENDLER CLIFFORD 3 &                | HANWAY TIMOTHY M &                                |
| DEBORAH F NEIPRIS                   | CHERYL L EDLESON-HANWAY                           |
| 7831 HAMPDEN LANE,                   | 3110 SAO PAULO PL,                                |
| BETHESDA, MD 20814                   | DULLES, VA 20189                                  |
Existing Property Condition Photographs (duplicate as needed)

Detail: ____________________ REAR VIEW OF PROPERTY AND EXISTING DECK ____________________

Detail: ____________________ FRONT VIEW OF PROPERTY ____________________

Applicant: POONAM & AJAY PILLAI
1. Proposed Exterior Elevation_First Floor
   1/8" = 1'-0"

2. Proposed Plan_First Floor
   1/8" = 1'-0"