

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5605 York Ln., Bethesda	Meeting Date:	5/27/2020
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	5/20/2010
Applicant:	Kathryn Becker Revocable Trust (David Schindel, Architect)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/165-20D	Staff:	Michael Kyne
PROPOSAL:	Wall dormer roof replacement and other alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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

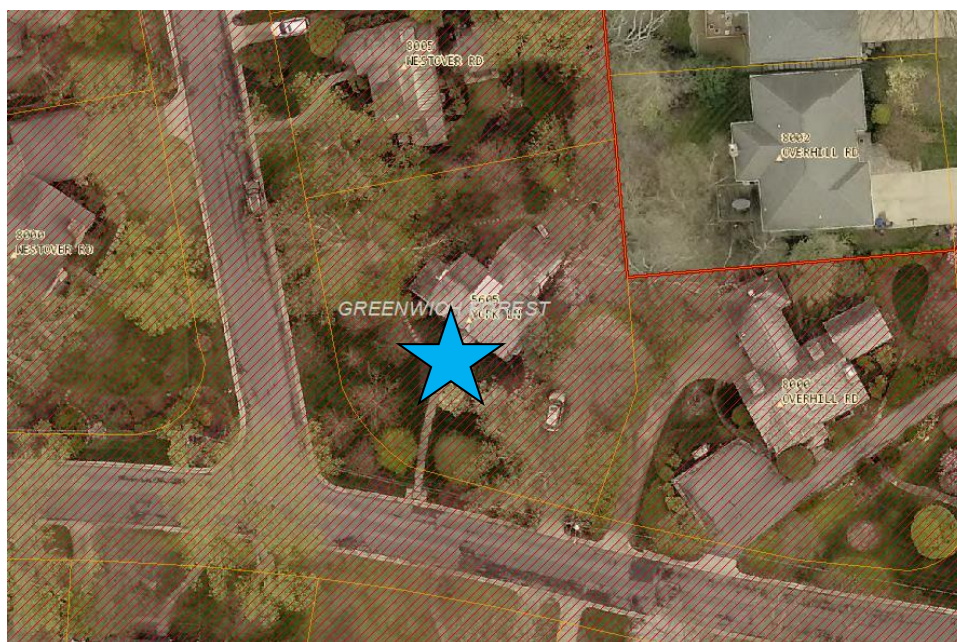


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicants propose to replace the existing slate roofing on an existing wall dormer in the northeast (rear/right) corner of the house with standing seam copper roofing. Existing copper flashing will also be repaired or replaced as necessary. The wall dormer is currently clad with vinyl siding. The vinyl siding will be removed from the wall dormer, and the original wood ship-lap siding underneath will be restored.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

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

8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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 ensure 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: davideschindel@gmail.com Contact Person: David E. Schindel
Daytime Phone No.: 202/557-1149
Tax Account No.: 16 07 00496188
Name of Property Owner: Kathryn L. Becker Revocable Trust Daytime Phone No.: 301/221-2096
Address: 5605 York Lane Bethesda MD 20814
Street Number City State Zip Code
Contractor: Pagenstecher Group, Inc. Phone No.: 301/933-9305
Contractor Registration No.: Maryland Home Improvement License #120414; Montgomery County Contractor's License BC2269
Agent for Owner: Not applicable Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5605 Street: York Lane
Town/City: Bethesda Nearest Cross Street: Westover Road
Lot: 1 Block: J Subdivision: Greenwich Forest
Liber: _____ Folio: _____ Parcel: District 07, Map parcel HN13

PART ONE: TYPE OF PERMIT ACTION AND USE**1A. CHECK ALL APPLICABLE:**

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Replacement of
slate roof section

1B. Construction cost estimate: \$ \$10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Please see attached project description

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

Please see attached project description

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address

David Schindel and Kate Becker
 5605 York Lane
 Bethesda, MD 20814

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Anil Gupta and Haiyan Wang
 8000 Overhill Road
 Bethesda, MD 20814

Gregory and Alana Aronin
 8002 Overhill Road
 Bethesda, MD 208145

Tom and Phoebe Liddle
 5604 York Lane
 Bethesda, MD 20814

Existing Property Condition Photographs (duplicate as needed)



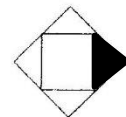
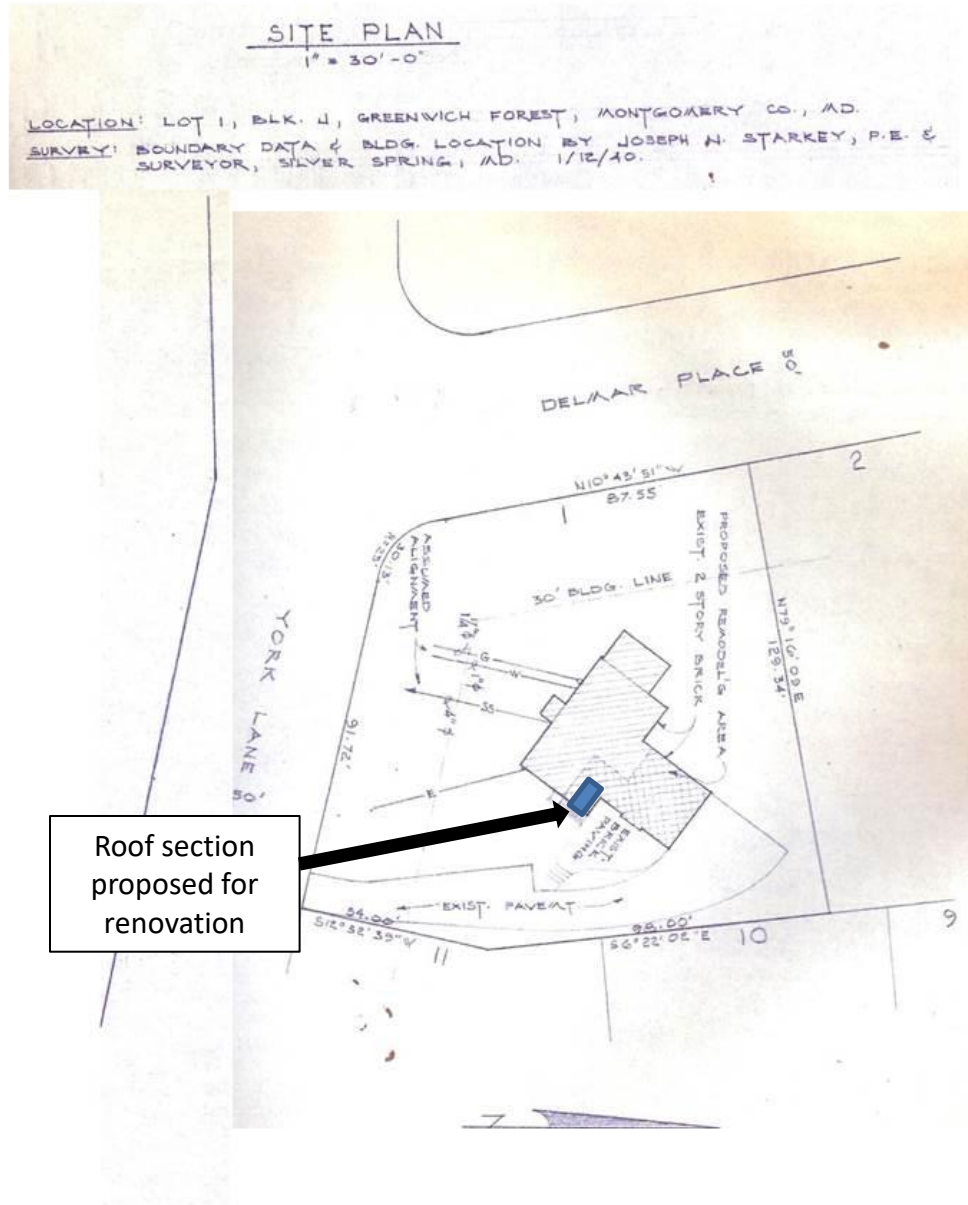
Detail: View of front of house (southwest-facing) showing screened porch at left



Detail: East side of house, showing location of low sloping roof section proposed for renovation

Applicant: David E. Schindel

Original Site Plan



Shade portion to indicate North

Applicant: David E. Schindel

Project Description: Becker-Schindel Porches

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

This application is for work on 5605 York Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a three story center hall Colonial that was built in 1938 (see Figure 1). It is a corner lot with nearly continuous high canopy forest cover. It was the model home for the Pennsylvania farmhouse design in Morris Cafritz's Greenwich Forest development. The rear-facing garage was converted into a kitchen in 1993-4. Since establishment of the historic district in 2011, the following HAWPs have been approved: installation of a shed dormer window in the rear-facing second floor family room in 2016 (HAWP Case # 35/165-16A); renovation of the front and side porches, and conversion of a screened porch into a sunroom/study in 2019 (HAWP Case #35/165-19C); and construction of a three-season porch addition in 2020 (HAWP Case #35/165-19F); and installation of a garden retaining wall and related hardscape in 2020 (HAWP Case #35/165-20A).



Figure 1. 5605 York Lane, Bethesda, MD 20814

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

1. **Replacement of a section of slate roof shingles with standing seam copper.** (see Figure 2) Three large sections of roof converge above a small side porch. Managing rainwater runoff and maintaining these rooves, gutters and downspouts has been an ongoing challenge.



Figure 2. Converging roof sections above side porch

The second floor bedroom above the side porch has a shed dormer and there has been recurring water damage to the ceiling of this dormer (see Figure 3).



Figure 3. Water damage below low-sloping shed dormer roof

Owners propose to:

- Remove existing slate from the low-sloping shed dormer (approximately 6' X 10');
- Remove vinyl siding that covers original wood ship-lap siding;
- Repair or replace copper flashing as necessary;
- Prepare and paint original ship-lap siding;
- Install new high temperature ice and water guard membrane on shed dormer; and
- Install new standing seam copper roof on shed dormer.

The shed dormer roof faces the rear of the property and is not visible from the public right-of-way. Its low slope and position on the second floor make it very difficult to see.

The house now has slate shingles on steep roof sections and copper on several low-sloping roof sections. The original house has slate shingle roofing except for the dining room bay window. Standing seam copper roofing has been installed on the low-sloping rooves of the recently constructed shed dormer in the second floor den and the first floor sunroom/study. A flat copper roof was installed on the recently added porch.

The replacement of this small section of slate shingles with standing seam copper will have no impact on the historic significance of this property.