

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8012 Hampden Lane, Bethesda	Meeting Date:	6/24/2020
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	6/17/2020
Applicant:	Gordon Franken and Amy Levine	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/165-20D	Staff:	Michael Kyne
PROPOSAL:	Accessory structure construction		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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



Fig. 1: Subject property, as indicated by the yellow star.

PROPOSAL:

The applicants propose to install a 8' x 16' wooden storage shed with asphalt shingles at the rear of the subject property.

APPLICABLE GUIDELINES:

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

14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: gordonfranken@gmail.com Contact Person: Gordon Franken
Daytime Phone No.: 917-696-2469
Tax Account No.: _____
Name of Property Owner: Gordon Franken & Amy Levine Daytime Phone No.: 917-696-2469
Address: 8012 Bethesda Hampton Lane 20814
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREREQUISITE

House Number: 8012 Street: Hampton Lane
Town/City: Bethesda Nearest Cross Street: York Lane
Lot: 3 Block: L Subdivision: Greenwich Forest 0026
Liber: 19413 Folio: 353 Parcel: _____

PART ONE: TYPE OF PERMITS 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: \$ 3,819

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

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]
Signature of owner or authorized agent

3/12/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

1. Written Description of Project

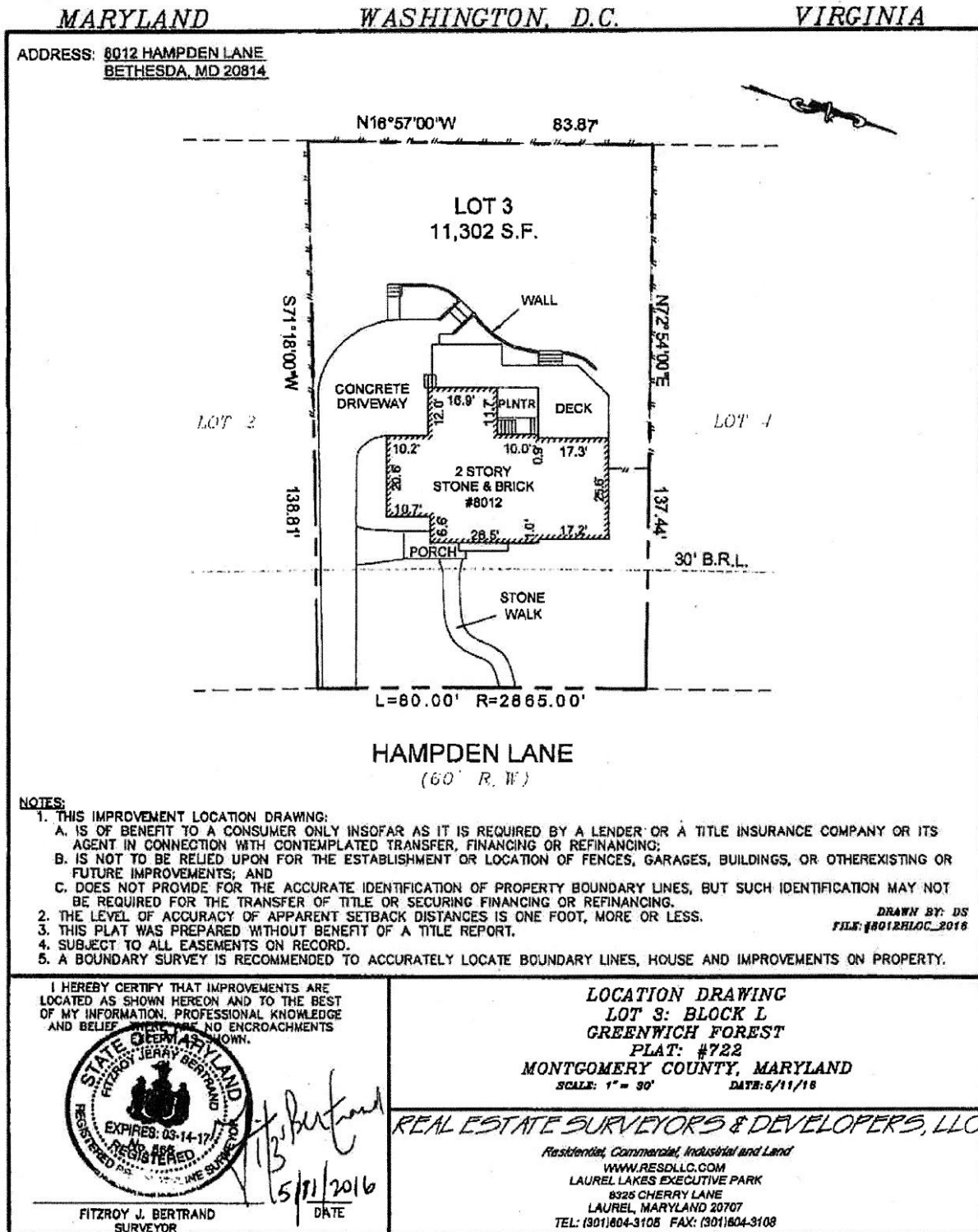
a. Description of existing structure(s)

8012 Hampden Lane is located within the Greenwich Forest historic district, which was developed in the 1930's. The neighborhood is characterized by rolling terrain, tall trees, and homes reminiscent of England. The home was built in 1938 in the tudor style, with exterior made of stone and brick. Features of the home include a covered front porch, attached garage, flagstone walkway, rear wood deck, and a landscaped backyard with raised stone flower beds.

b. General description of project

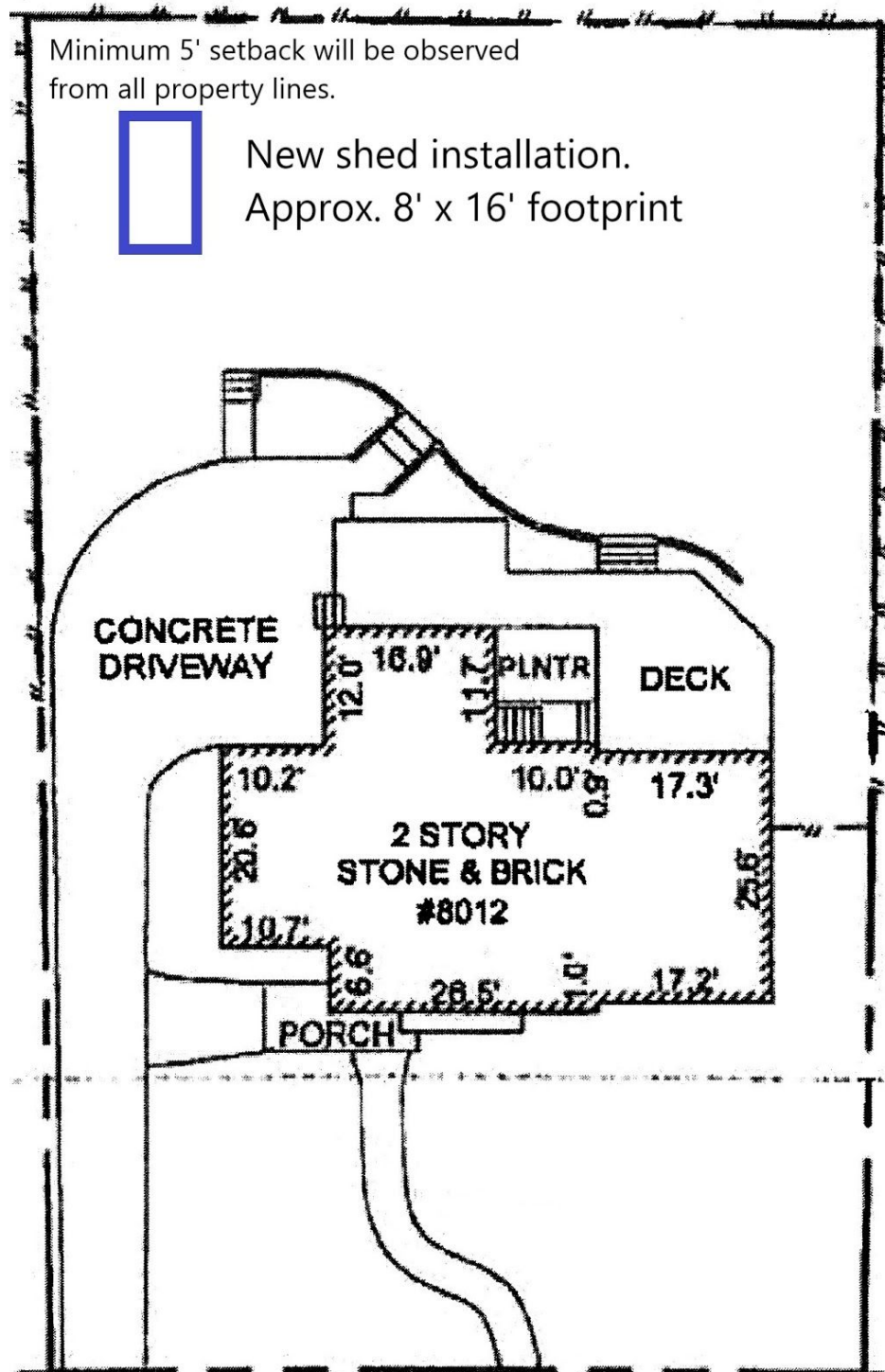
The purpose of this project is to install a wooden storage shed in the backyard of the property. The shed will be purchased from a pre-fab shed building company, such as High Point Buildings, and will be delivered to the site. The shed will be constructed of wood and be approximately 8' x 16' in footprint.

2. Site Plan



3. Plans and Elevations

a. Schematic Construction Plan



b. Elevations (facades)

Figure A: Elevation of the new shed location as viewed from the property driveway. The shed will be located in the backyard behind the paddock fence. The backyard drops about 3' in elevation from the level of the motor court. Therefore, only about the top 2' of the shed building will be visible above the existing 5' wooden fence.



4. Material Specifications

The work consists of installation of a wooden storage shed in the backyard of the property. The shed will have a footprint of approximately 8' x 16'. The siding will be painted wood with wooden trim painted in an accent color. The color of the shed will be "Almond", a dark beige, while the accent color will be white. The roofing will be gray shingles. This is to harmonize with the color of the existing house structure.

Figure C: Rendering of the shed showing the size, shape, appearance and color. Left: Front view showing the shed as will be seen from the back yard. Center: Side view of the shed; this is the profile of the shed that faces the street. Right: Quarter view of the shed as seen from the back deck of the house.



5. Photographs

a. Existing resources

Figure D: Proposed site of the shed is currently a plant bed comprising a combination of ivy, dirt, and mulch. The installation requires no tree removal.



Figure E: View of the proposed site from the motor court behind the house.

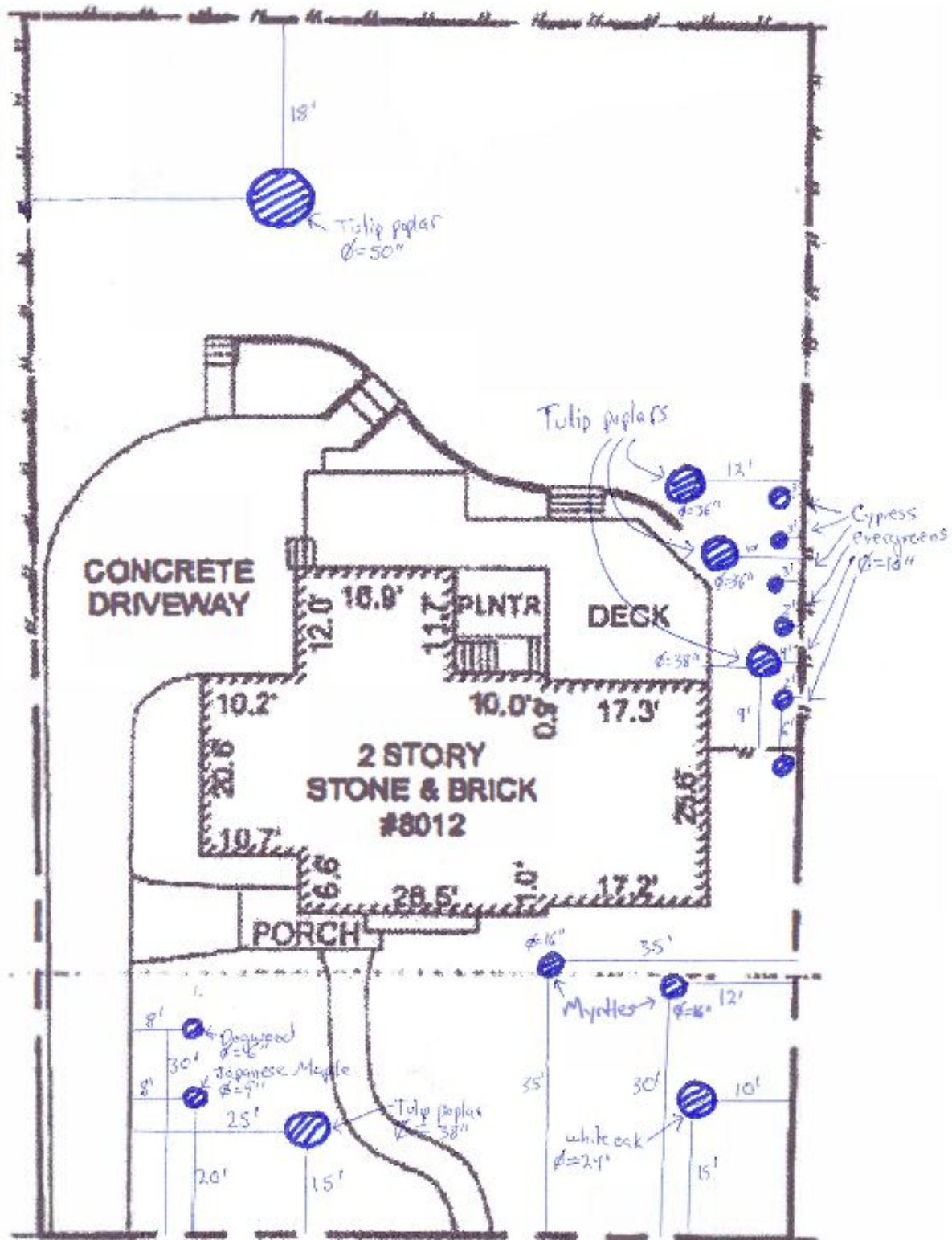


b. View from public right-of-way

Figure F: View from Hampden Lane, showing the driveway, motor court, and fencing that leads to the backyard, where the shed will be installed.



6. Tree Survey



7. Addresses of Adjacent and Confronting Property Owners

STEVEN COWAN
8004 HAMPDEN LANE
BETHESDA MD 20814

RAYMOND PARETZKY
8016 HAMPDEN LANE
BETHESDA MD 20814

LAURIE ADAMS
8013 HAMPDEN LANE
BETHESDA MD 20814

MARK & MARJORIE KRAMER
8017 HAMPDEN LANE
BETHESDA MD 20814

JOHN WHITNEY
8007 ABERDEEN RD
BETHESDA MD 20814

PAUL & EMILY RANDAZZO
8011 ABERDEEN RD
BETHESDA MD 20814