

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8012 Westover Road, Bethesda	Meeting Date:	6/29/2020
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	6/17/2020
Applicant:	John and Kate Wyckoff (Sharon Washburn, Architect)	Public Notice:	6/10/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building additions		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation or with a HAWP application, depending on the HPC's recommendation.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1941



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

PROPOSAL:

The applicants propose building additions at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Greenwich Forest Historic District 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.

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.

The *Guidelines* that pertain to this project are as follows:

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. 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.

D16. Walkways and patios: Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces (see Principle 1).

DI7. Windows, dormers, & 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 ridge line (as specified in DS) and if the addition is compatible in scale, proportion, and architectural style of the original house.

	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			

Fig. 2: Levels of Review Applicable to Contributing Properties from the Greenwich Forest Historic District Guidelines.

According to the *Guidelines*, the three levels of review are as follows:

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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 the 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION:

The subject property is c. 1941 Colonial Revival-style Contributing Resource within the Greenwich Forest Historic District. The house has experienced previous alterations, including conversion of the original attached garage at the north side of the house to a family room, replacement of the original windows with vinyl windows, and replacement of the original lap siding and wood trim with vinyl shake siding and vinyl trim.

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

- Removal of the existing north (right) side attached garage/family room.
- Construction of a new addition at the north (right) side of the house. The applicants have provided two options for the proposed new addition:
 - Option A
 - A one-story addition with forward-sloping shed roof (similar to the existing).
 - As with the existing attached garage/family room, the front footprint will project beyond the front wall plane of the main house.
 - Option A includes a centered second floor addition with side gable.
 - The front wall of the second floor addition will be coplanar with that of the main house. The front roof slope will also be coplanar and connect directly with that of the main house.
 - Materials to match the existing.
 - Option B
 - A one-story addition with front-facing gable.
 - As with the existing attached garage/family room, the front footprint will project beyond the front wall plane of the main house.
 - This option will include a small second floor addition with side gable.
 - Unlike Option A, the front wall of the second floor addition will be behind that of the main house, and the entire roof will be lower than that of the main house.
 - Materials to match the existing.
- Construction of a covered arbor walkway at the rear of the property (only a narrative and site plan have been provided).
- Construction of new one-story garage at the rear of the property (only a narrative and site plan have been provided).

Staff asks for the Commission's guidance regarding the following:

Removal of Existing Attached Garage/Family Room

As noted above, the family room at the north (right) side of the house was originally an attached garage. Although the garage has been significantly altered, staff expresses some concern with the removal of part of the historic house. Though the *Guidelines* do not

specifically address partial demolition of original structures, they tend to be liberal regarding the alteration of original structures, even allowing changes to the architectural style at the front elevation, so long as the new style is consistent with the style of another Contributing house in the district and is suitable to and does not significantly alter the original outline, shape and scale of the original structure.

Forward Projecting Side Addition

The Commission typically requires additions to be to the rear of the historic house, reducing their visibility from the public right-of-way and ensuring that the original form and massing of the historic house is discernible from the public right-of-way. Locating additions to the rear also ensures that they do not overwhelm or detract from the historic house or surrounding streetscape. Where side additions are allowed, the Commission requires them to be located behind the front wall plane of the historic house, with a ridgeline significantly lower than that of the historic house, preserving the original outline of the historic house.

This is consistent with the *Guidelines* for additions, which state “[a]dditions 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.”

Staff expresses concerns with Option A, as the front wall and roof planes of this option are coplanar, connecting directly to those of the historic house. Likewise, staff expresses concerns with Option B, as the proposed front-facing gable addition represents a clear departure from the existing attached garage/family room, and, consequently, the outline of the original house.

It is unclear whether the front footprints of Options A and/or B are consistent with that of the existing attached garage/family room, but this information may be helpful in determining the appropriateness of the proposed side addition.

In accordance with the *Guidelines*, the Commission should review the proposed addition with strict scrutiny (see Fig. 2 above). Strict scrutiny, as defined by the Guidelines, “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.”

Proposed Materials

As noted, the subject property has experienced previous alterations, including installation of vinyl shake siding, vinyl trim, and vinyl windows. The applicants propose matching materials for the proposed addition(s). The Commission typically does not approve vinyl materials for Contributing Resources within historic districts, as they do not share the visual qualities of traditional materials. In this case, the proposed materials will match existing materials, which the Commission may take into consideration.

Regarding materials, the *Guidelines* generally encourage in-kind replacement of original materials; however, in this case, the original materials have been previously replaced. Per Fig. 2 above, the Commission should exercise moderate scrutiny in reviewing the

proposed materials. Moderate scrutiny is defined as “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.”

Proposed Covered Arbor Walkway

Insufficient has been provided to conduct a full analysis for the proposed covered arbor walkway. From the submitted narrative and site plan, staff has determined that the proposed walkway will be 4' wide and will be located at the rear of the subject property along the southern (left) edge of the existing asphalt driveway. The walkway will connect the house to the proposed one-story garage. Staff asks the Commission to provide feedback and guidance, based upon the available information and the *Guidelines*.

Regarding walkways, the *Guidelines* state that new walkways should minimize the creation of new impermeable hardscape surfaces, consistent with Principle 1 (see above).

Proposed Garage

Insufficient has been provided to conduct a full analysis for the proposed garage. From the submitted narrative and site plan, staff has determined that the proposed garage will be approximately 20' x 14' wide and will be located at the rear of the subject property at the end of the existing asphalt driveway. Staff asks the Commission to provide feedback and guidance, based upon the available information.

Lot Coverage

The *Guidelines* for Greenwich Forest specify that “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.” To date, existing and proposed lot coverage numbers have not been provided by the applicants. Staff finds that this information should be submitted by the applicants prior to submitting a HAWP application.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation or with a HAWP application, depending on the HPC's recommendation.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sharonwashburneoutlook.com Contact Person: Sharon Washburn, FMA
Daytime Phone No.: 301-656-5510

Tax Account No.: _____
Name of Property Owner: John & Kate Wyckoff Daytime Phone No.: 240-426-2673
Address: 8012 Westover Road Bethesda, MD 20814
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Sharon Washburn, Architect Daytime Phone No.: 301-656-5510

LOCATION OF BUILDING/PREMISE

House Number: 8012 Street: Westover Road
Town/City: Bethesda Nearest Cross Street: Lambeth Road
Lot: 8 Block: K Subdivision: Greenwich Forest
Liber: _____ Folio: _____ Parcel: _____

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: garage/perfor

1B. Construction cost estimate: \$ unknown, application for preliminary concept review

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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.

Sharon F. Washburn, FMA
Signature of owner or authorized agent

June 3, 2020
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:

8012 Westover Road is a 1941 2 story stone and frame Colonial Revival home (Frederick G. Frost Architects, NY, NY with local architect Robison Heap of Bethesda). The original house has a one story garage (now family room) on the north side and 1 story glass enclosed porch on the rear.

The house now has replacement vinyl windows with muntins that match the original pane configuration. Original lap siding was replaced with aluminum and now extra thick vinyl cedar shake siding & wide trim that replicates the original trim.

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

Submission for preliminary concept review of partial 2nd story addition & 1 story extension of original north side garage. Also proposing new 1 story gabled garage & covered arbor walkway in rear yard. These additions will not overwhelm the original street facade.

Existing materials & windows will be matched (though some ext. trim may be replicated in solid PVC material).

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.

Wyckoff 8012 Westover Rd

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

Owner's mailing address 8012 Westover Road Bethesda, MD 20814 John & Kate Wyckoff	Owner's Agent's mailing address Sharon Washburn, Architect, P.C. 5410 Huntington Parkway Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
5620 Lambeth Road Bethesda, MD 20814 Michael A. & P.O. Hertzberg	8017 Hampden Lane Bethesda, MD 20814 Mark & Marjorie Kramer
8008 Westover Road Bethesda, MD 20814 Kenneth & Alexandra Walker	8013 Hampden Lane Bethesda, MD 20814 Laurie B. Adams & Matthew S. Bode
8021 Hampden Lane Bethesda, MD 20814 8021 Hampden Lane, LLC c/o Hongyu Wang 5113 Manning Drive Bethesda, MD 20814	5510 Lambeth Road Bethesda, MD 20814 Eric Moses & Maura Ashton Connell - Lightfoot
	8013 Westover Road Bethesda, MD 20814 Neil & Adrienne Deshmukh

Site Plan

see attached drawing #5 with existing & proposed plat



-77.113 38.990 Degrees

Applicant: John & Kate Wyckoff

Page: __

Existing Property Condition Photographs (duplicate as needed)

see attached plans & drawings - sheets 3 & 4

Detail: _____

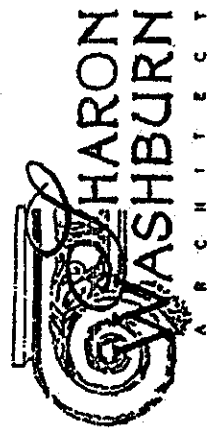
Detail: _____

Applicant: John & Kate Wyckoff

Page: ____







WYCKOFF RESIDENCE
8012 WESTOVER RD, BETHESDA, MD

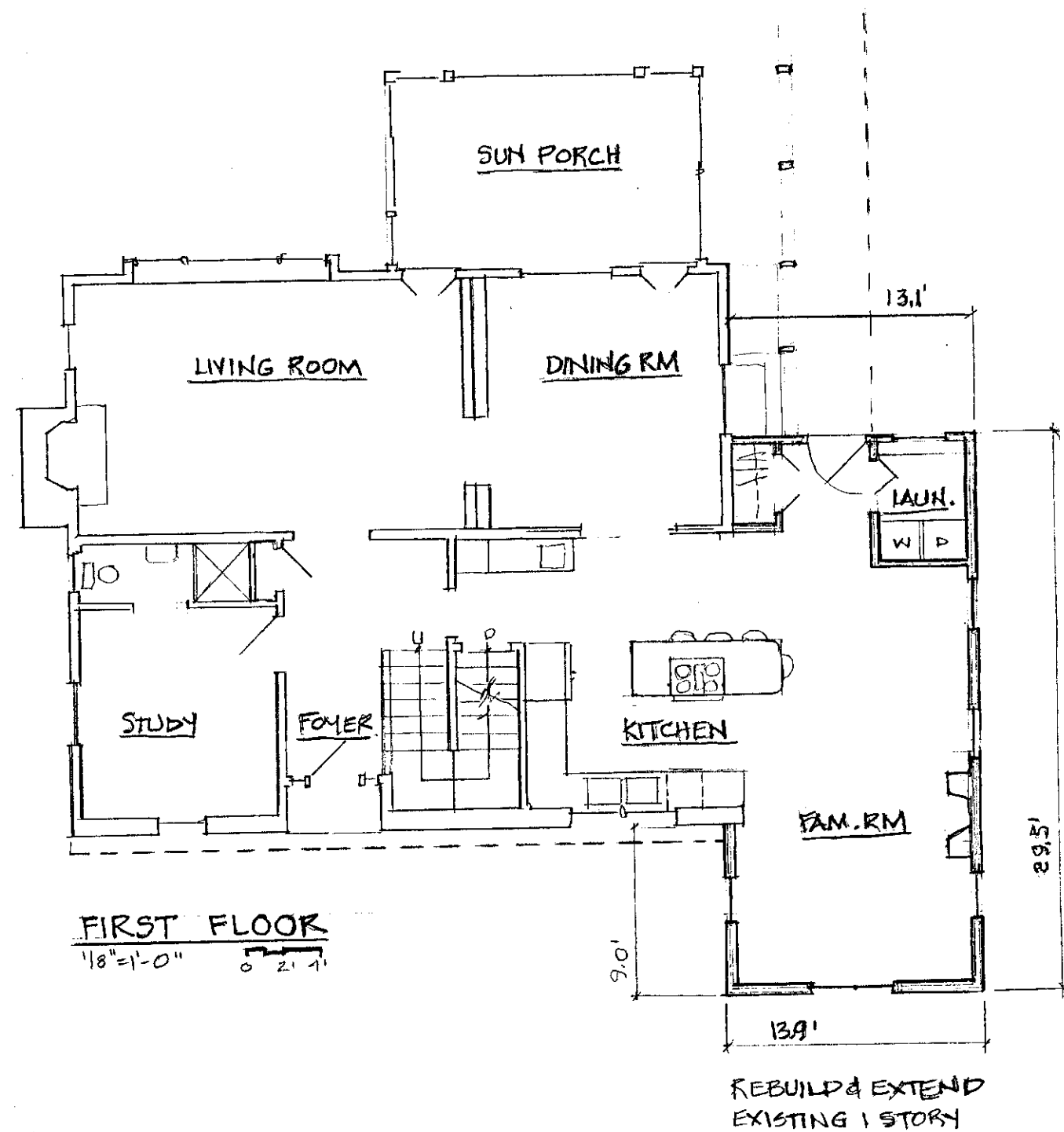
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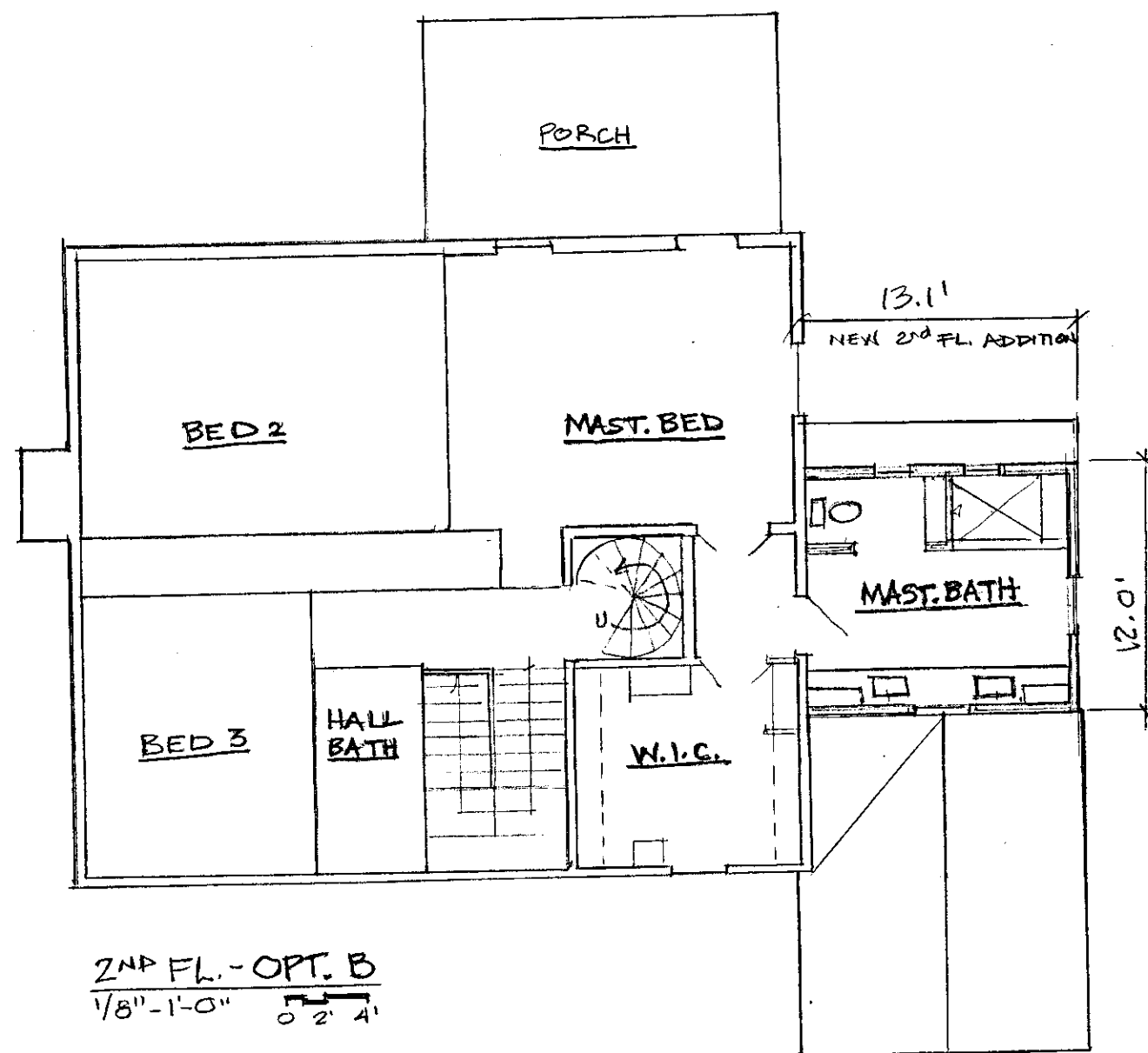
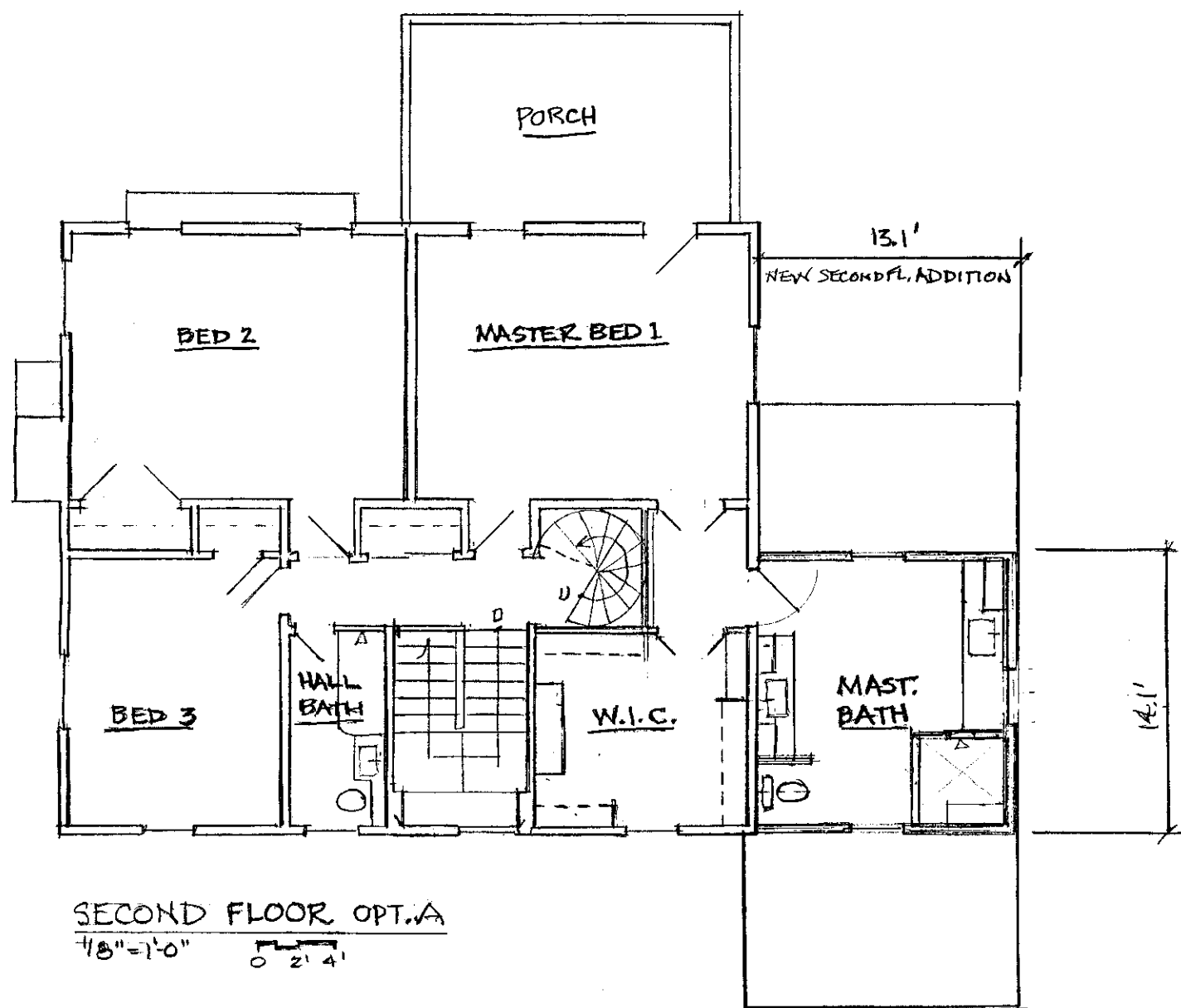
JOB NO. 1919

SHT. NO. 1
OF 1

1ST FLR
PLAN

JUNE 3, 2020





WYCKOFF RESIDENCE
 8012 WESTOVER RD, BETHESDA, MD

$\frac{1}{4}'' = 1'-0''$

JOB NO. 1919

SHT. NO. 2
 OF

2ND FLR
 PLAN-
 OPTIONS
 A & B FOR
 ADDITION

JUNE 3, 2020



EXISTING STREET VIEW FROM LEFT/SOUTH



8012 WESTOVER
NTS

ADD 2ND FL.
OPTION A



8012 WESTOVER
NTS

ADDITION
OPT B--2ND FL.



WYCKOFF RESIDENCE
8012 WESTOVER RD, BETHESDA, MD

1/4" = 1'-0"

JOB NO. 1919

SHT. NO. 3
OF

STREET
VIEW
SKETCHES
OPT. A & B
FROM LEFT

JUNE 3, 2020



EXISTING STREET VIEW FROM RIGHT/NORTH



8012 WESTOVER RD - OPT. A



8012 WESTOVER RD - OPT. B



WYCKOFF RESIDENCE
8012 WESTOVER RD, BETHESDA, MD

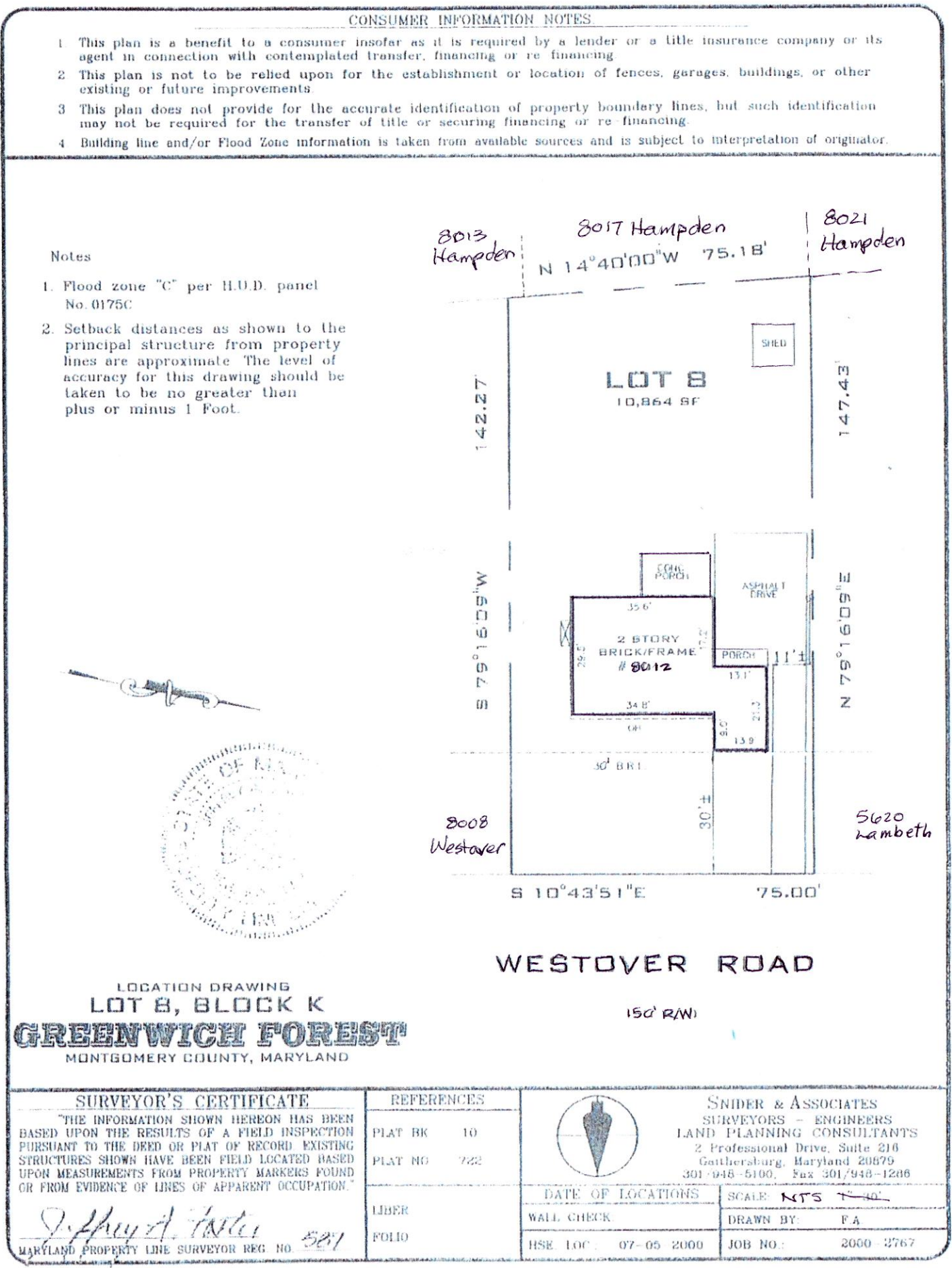
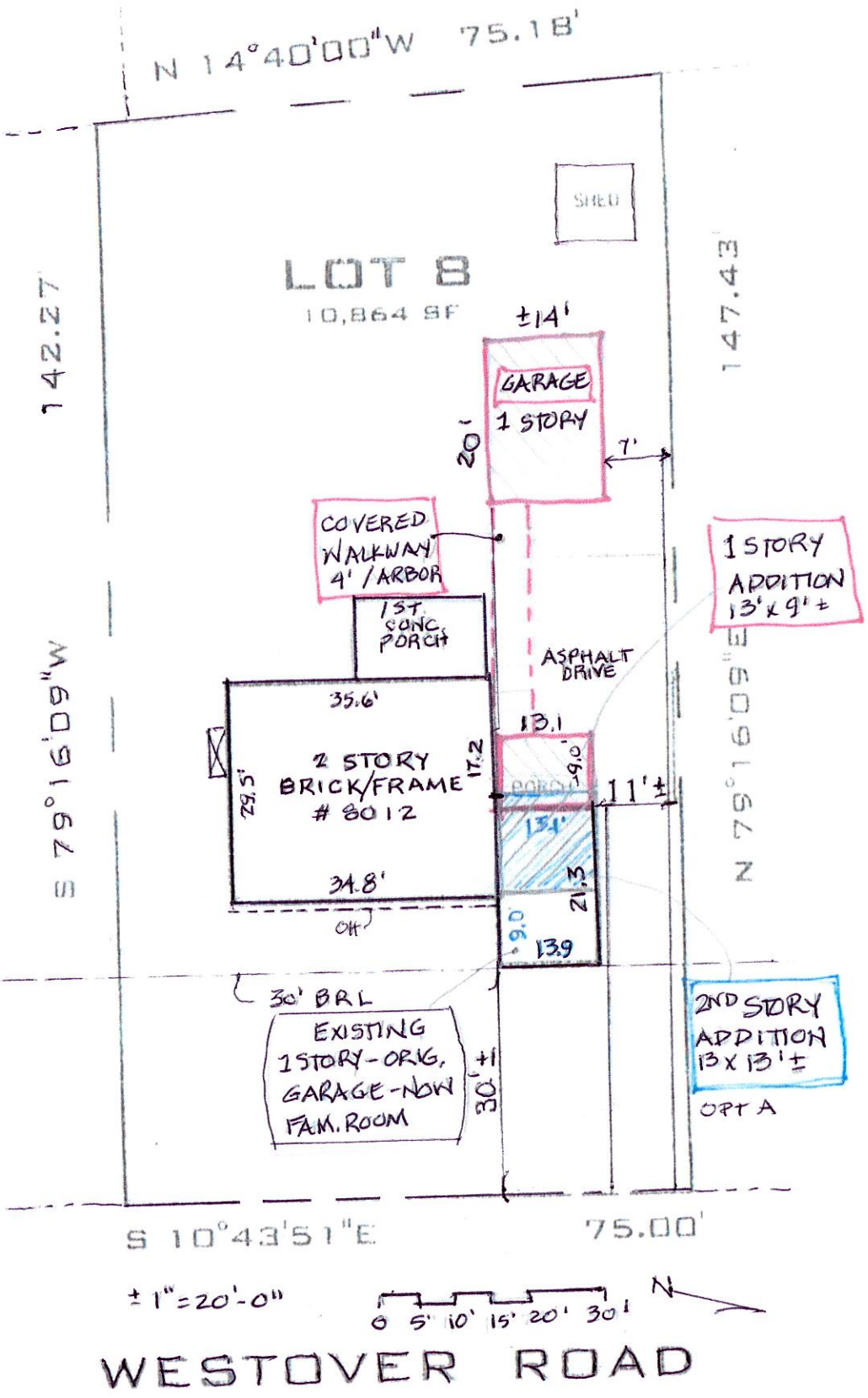
1/4" = 1'-0"

JOB NO. 1919

SHT. NO. 4
OF

STREET
VIEW
SKETCHES
OPT.'S A+B
FROM
RIGHT

JUNE 3, 2020



WYCKOFF RESIDENCE
 8012 WESTOVER RD, BETHESDA, MD

1/4" = 1'-0"
JOB NO. 1919
SHT. NO. 5
OF

EXISTING & PROPOSED PLATS

JUNE 3, 2020
 21

WYCKOFF RESIDENCE
 8012 WESTOVER RD, BETHESDA, MD

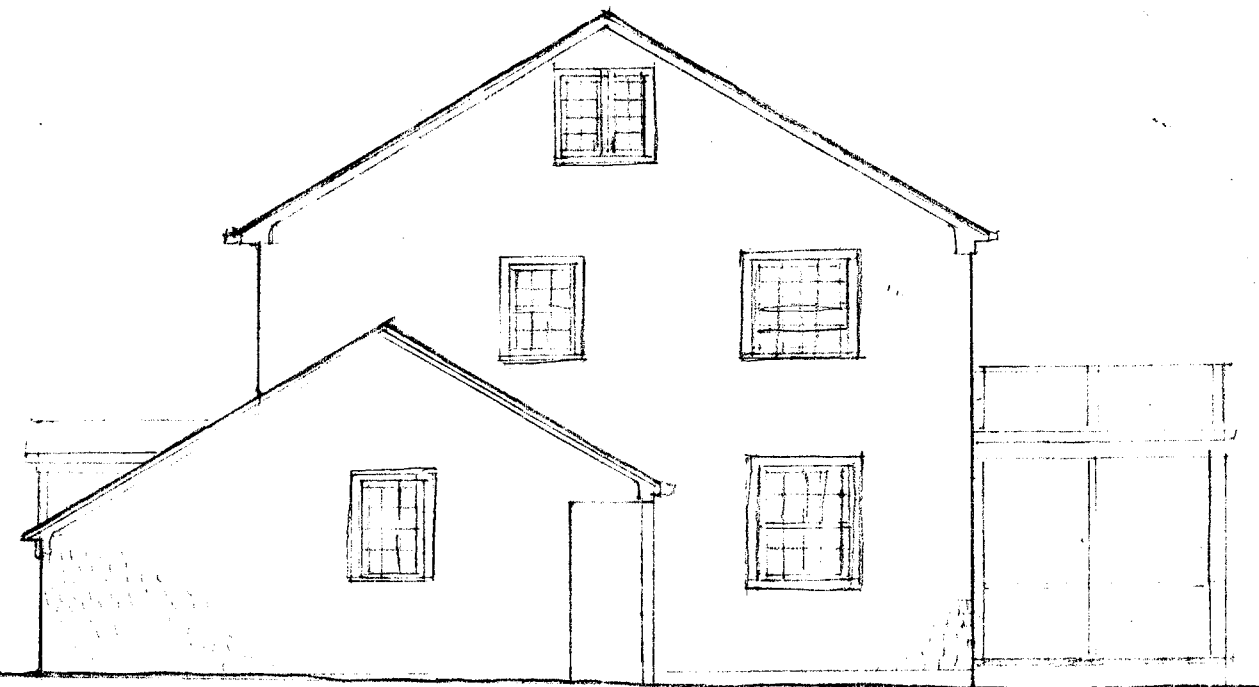
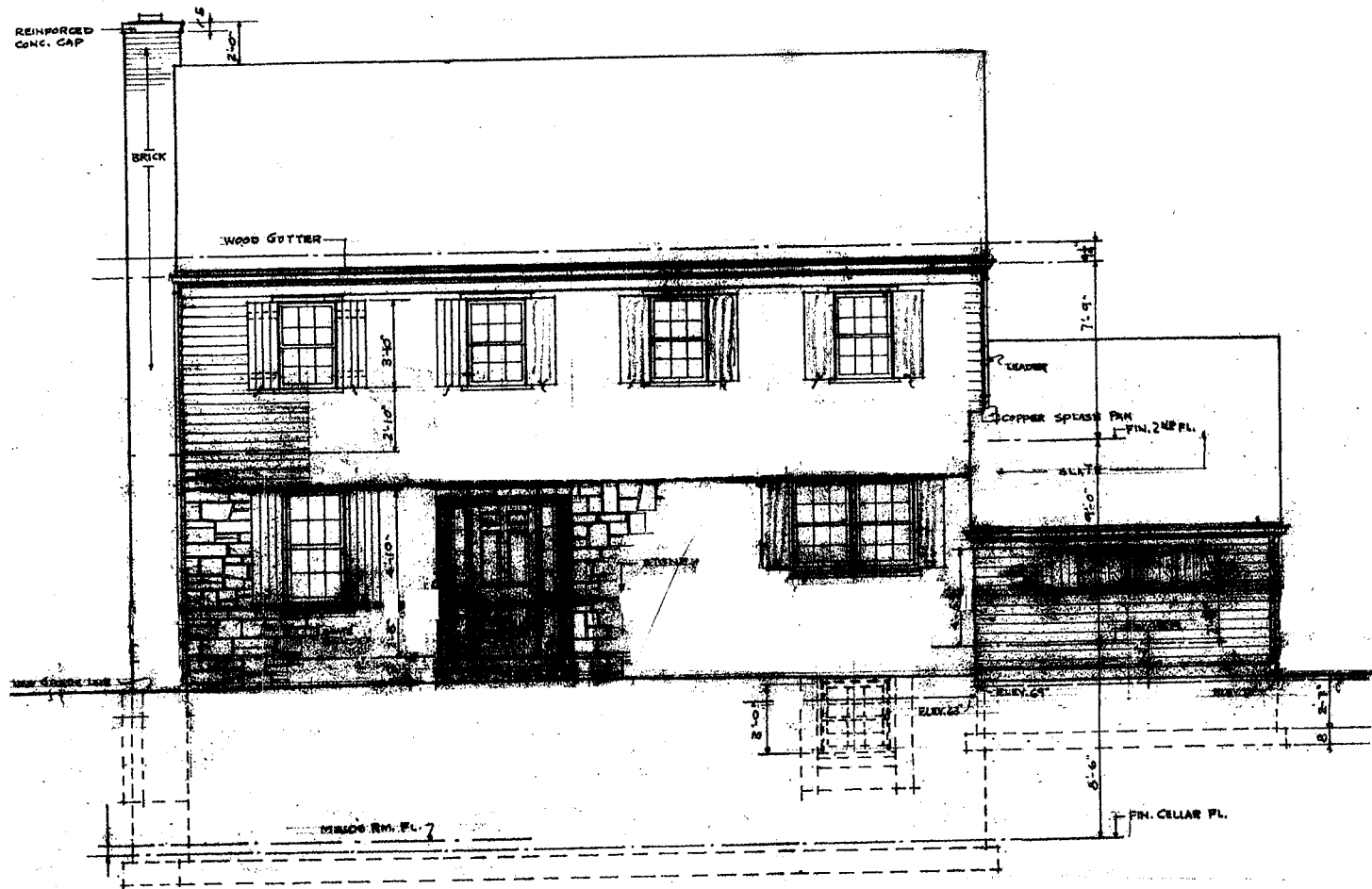
1/4" = 1'-0"

JOB NO. 1919

SH. NO.
 OF

EXISTING
 FRONT
 ELEV.
 (ORIG. DWG)
 + EXIST.
 SIDE ELEV

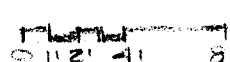
22
 JUNE 3, 2020



Existing 1 Story

ORIG. DRAWINGS - FRONT ELEVATION

1/8" = 1'-0"



NORTH SIDE ELEVATION

WYCKOFF RESIDENCE
 8012 WESTOVER RD., BETHESDA, MD

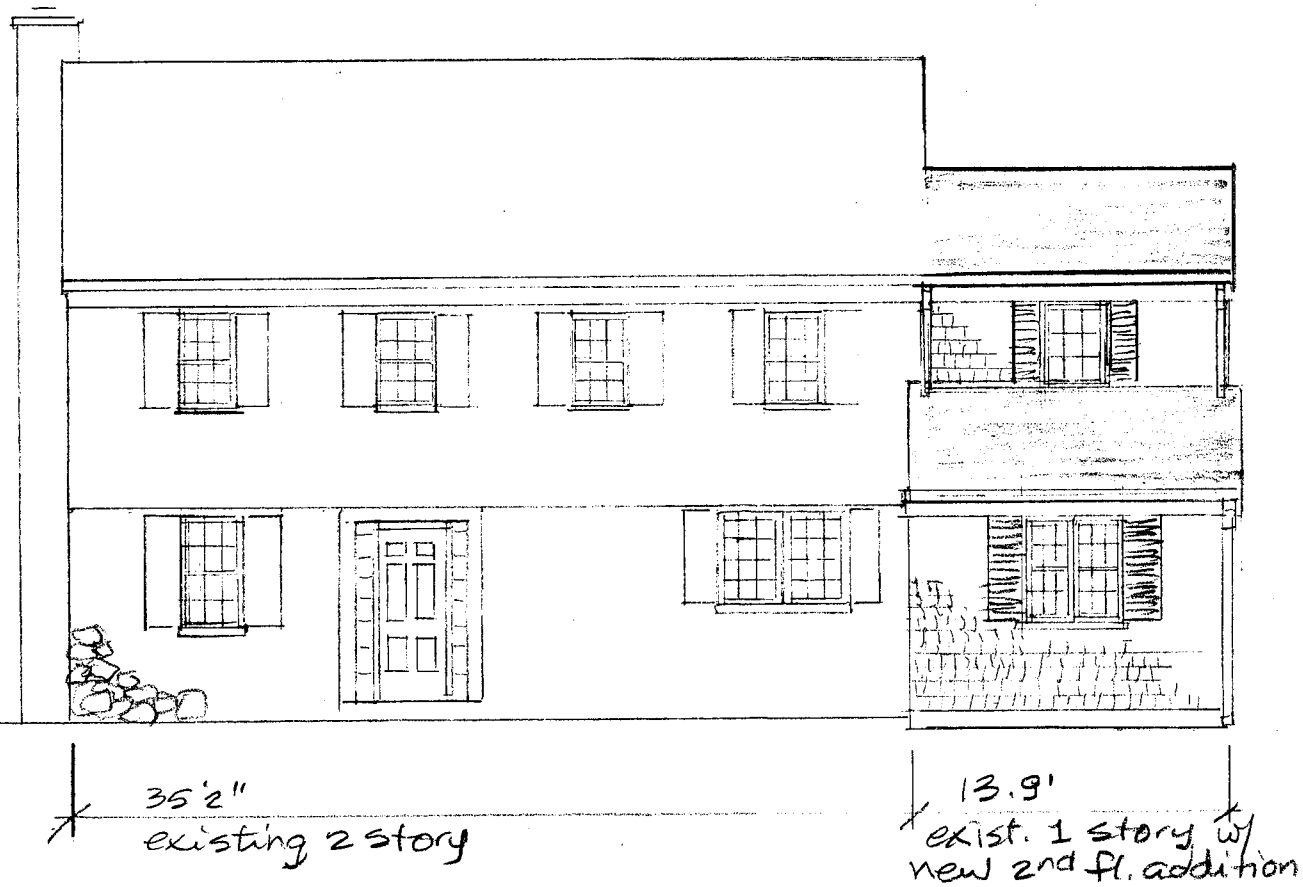
1/4" = 1'-0"

JOB NO. 1919

SHEET NO. 7
 OF

EAST &
 NORTH
 ELEV.'S
 OPT. A

23
 JUN 15, 2020



EAST-FRONT-ELEVATION - OPT. A 1/8" = 1'-0" 0 2' 4' 6' 8'



NORTH-RIGHT-SIDE ELEV. - OPT. A

WYCKOFF RESIDENCE

 8012 WESTOVER RD, BETHESDA, MD

1/4" = 1'-0"

JOB NO. 1919

SHEET NO. 8

 OF

EAST & NORTH

 ELEV.'S

 OPT. B

JUN 3, 2020

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