

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8000 Hampden Lane, Bethesda	Meeting Date:	9/9/2020
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	9/2/2020
Applicant:	Chuen-Yen Lau & Adam Sherwat	Public Notice:	8/26/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Siding alteration, new awning, tree removal		

STAFF RECOMMENDATION

Staff recommends that the applicant make any alterations recommended by the HPC and return for a HAWP.

ARCHITECTURAL DESCRIPTION

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



Fig. 1: 8000 Hampden Lane.

PROPOSAL

The applicant proposes to replace the siding on the addition, install an awning over the front entrance, and remove trees from the 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.

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:

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:

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.

D17. 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 D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

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.

Sec. 24A-8. Same-Criteria for issuance.

(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. 9-4, § 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.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

#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 a two-story, side gable house constructed out of painted brick and stone. There is a one-story, side gable addition to the right that is covered in engineered wood siding. The siding of the addition has begun to degrade and rot.

The applicant proposes work in three areas:

- Replacing the siding of non-historic addition;
- Installing a cover over the front entrance; and
- Removing trees on site.

Siding Replacement

The engineered wood siding on the non-historic addition is degrading and rotting. The applicant proposes replacing the existing siding with painted brick to match the masonry above the stonework on the front

elevation and the two-story section of the house on the left.

The Greenwich Forest Historic District Design Guidelines do not address the issue of siding replacement, particularly when the siding is non-historic. Staff finds the closest analogy is the replacement of windows, dormers, and doors. The *Design Guidelines* state that these features need to be compatible with the architectural style of the house.

Staff finds that because brick is compatible with the architectural style of the house, that it would be an acceptable replacement in this instance. Staff would recommend the HPC approve the replacement of the engineered wood siding with painted brick as a HAWP, provided the brick details closely match the existing brick found on the house.

Staff requests additional brick details from the applicant as part of the HAWP application. Staff requests input from the HPC as to the appropriateness of the proposal.



Figure 1: View of 8000 Hampden Lane, the non-historic addition is to the right.

Front Awning

There is currently no cover over the front door. This exposure to the elements has led to wood rot and masonry erosion and spalling. The applicant proposes to install a copper awning over the front door. There are other historic and non-historic copper elements found on the house exterior. The historic front bay window has a copper hipped roof and there are non-historic hipped copper roofs over a bay window and door on the left elevation.

The applicant photoshopped two images of the front elevation showing potential design solutions. The first appears to be a wood pediment, supported by two wood columns. The second image shows a hipped copper awning. No further information is provided about the proposals. Staff finds that, in concept, a copper awning over the front entrance is appropriate and the *Design Guidelines* contemplate new front porches, stating they may be installed if they are compatible with the architectural style. Because the images are photoshopped on an existing photo, it is difficult for Staff to provide additional feedback for the proposal. The dimensions and proportions will be key in determining that the proposed feature is compatible with the architectural style.

Staff requests the HPC provide additional feedback as to the appropriateness of the proposed awning. Staff additionally recommends the applicant return with measured drawings of the awning and front elevation at either a second preliminary consultation or HAWP application.

Tree Removal

The accompanying project narrative states that the applicant will remove or trim “any trees that are diseased or pose a danger to the house or its inhabitants.” No further information is provided about the trees on the site.

Staff encourages the applicant to work with an arborist to evaluate the tree health and trim all healthy trees, as necessary. Historic preservation review is not required for tree trimming and maintenance.

Removing any tree under 8” (eight inches) diameter breast height requires a historic preservation review. If the tree is dead, dying, or an immediate hazard historic preservation staff has the authority to remove the tree on an emergency basis. If the tree does not fall into one of those categories, an approved HAWP is required. The *Design Guidelines* provide additional prescriptive requirements for re-planting trees to mitigate the loss and encourage a mature tree canopy.

STAFF RECOMMENDATION

Staff recommends that the applicant make any alterations recommended by the HPC and return for a HAWP.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Chuen-Yen Lau and Adam Sherwat _____ E-mail: adamsherwat@yahoo.com

Address: 8000 Hampden Lane _____ City: Bethesda _____ Zip: 20814 _____

Daytime Phone: 240-460-1034; 202-669-4898 Tax Account No.: 00497536

AGENT/CONTACT (if applicable):

Name: TBD _____ E-mail: _____

Address: _____ City: _____ Zip: _____

Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property_M:35-165 _____

Is the Property Located within an Historic District? ☒ Yes/Greenwich Forest _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. NO

Building Number: 8000 _____ Street: Hampden Lane

Town/City: Bethesda _____ Nearest Cross Street: York Lane _____

Lot: 1 _____ Block: L _____ Subdivision: Greenwich Forest _____ Parcel: Unknown _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: Change of siding material |

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

Signature of owner or authorized agent

Date

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

Owner's mailing address Adam Sherwat and Chuen-Yen Lau 10127 Ashburton Lane Bethesda, MD, 20817	Owner's Agent's mailing address TBD
Adjacent and confronting Property Owners mailing addresses	
Bob and Debbie Bruskin 5619 York Lane Bethesda, MD 20814	Belinda Lai and Steve Cowan 8004 Hampden Lane Bethesda, MD 20814
Esko and Jane Korhonen 7836 Hampden Lane Bethesda, MD 20814	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1938 Pennsylvania farmhouse style single family home, stone on front face, white brick on main house, siding on 1988 addition, slate roof. Two stories with partial basement. Has dormers on front and side. Two brick chimneys. Inside with mostly wood floors, 3 fireplaces (2 marble and 1 stone), 3 bedrooms, 3 baths. Bifurcating stairwell to upstairs bedrooms. Most windows with grills (not original). Radiators for heat throughout, HVAC retrofitted for some rooms in the house. Outside has mature trees and slate and brick walkways.

Brick mortar with extensive spalling, siding and fascia on original home and addition is deteriorating, roof with degrading/dislodged slate tiles. Extensive water damage around base of home, including damage to the front porch. Chimneys require repairs (e.g., masonry work, crown work, etc). Arborist's inspection of trees on the property is pending.

Description of Work Proposed: Please give an overview of the work to be undertaken:

1. Remove deteriorating fascia and siding (painted white) from the addition and the front of the main house and replace the siding with brick (painted white). Brick would be more resistant to water damage and would be consistent with the appearance of the original home.
2. Add a copper awning over the door of the house to help keep rain/water away from the door and surrounding masonry structures, both of which have extensive damage.
3. Guided by a certified arborist, remove or trim any trees that are diseased or that pose a danger to the house or its inhabitants.

Work Item 1: Replace deteriorating fascia and siding from addition and top front of house

Description of Current Condition:

Deteriorating, significant water damage and rot, some areas have fallen off. Insects living in rotten areas. Current siding is painted white. It appears to be made of press-board on the addition.

Proposed Work:

Remove deteriorating white siding. Patch underlying damage and add insulation where possible. Replace siding with brick and paint white to match original home, which is mostly brick that was painted white.

Work Item 2: Add copper awning over front door

Description of Current Condition:

Current door has no covering, has suffered water damage. There is rot on wood and siding above front door. Masonry on front steps has been eroded over time.

Proposed Work:

Add copper awning over front door to match other copper awning and window canopies on house. A laquer patina finish can be added to match the current patina of the other awning and window canopies.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

















