Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8013 Hampden Lane, Bethesda	**Meeting Date:**	10/14/2020
Resource:	Contributing Resource **(Greenwich Forest Historic District)**	**Report Date:**	10/7/2020
Applicant:	Mathew Bode Mark Kramer, Architect	**Public Notice:**	9/30/2020
Review:	Preliminary Consultation	**Staff:**	Dan Bruechert
PROPOSAL:	Porch Alteration		

STAFF RECOMMENDATION

Staff recommends that the applicant return for a HAWP.

ARCHITECTURAL DESCRIPTION

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

Fig. 1: 8013 Hampden Lane.

PROPOSAL

The applicant proposes to demolish the existing entryway and construct a new front entry across the full-width of the house.

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.

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 side-gable, one-and-a-half story Colonial Revival house. Over the front door, there is a simple rectangular, flat-roofed, porch, supported by square columns. The applicant proposes constructing a full-width porch with a shed roof, paired wood columns, a wood railing, and a brick foundation. The applicant provided a precedent image of a similar porch, but did not provide the address.

The *Design Guidelines* for porches state "the addition of from porches is permitted if they are compatible with the architectural style of the house." While the *Design Guidelines* don't specifically contemplate 'expanding'; or 'replacing' an existing porch, Staff surmises that these modifications are supported under the provision D10. Staff finds it is appropriate to expand the front porch.

The subject property is a Cape Cod Form with a large addition constructed to the rear. The house form consists of a simple rectangle with a side gable roof and multiple front-gable dormers. Typically, these houses have slight embellishments at then entrance, through either an applied pediment or small porch, as

is the case in this instance. In reviewing several architectural survey books including *A Field Guide to American Houses*, Staff found examples of highly embellished ("inspired by more pretentious Colonial antecedents than typical," Macalester, 339) Cape Cod houses. None of the examples selected included full-width front porches. That does not mean that a full-width front porch is an incompatible Colonial Revival architectural element. The Colonial Revival style in general allows for a wide range of applications in regards to architectural embellishments. However, the full-width front porch is an element typically found in either a vernacular that is more typically southern, or in a higher-style than the Cape Cod. Additionally, the Greenwich Forest District as a whole, with its Tudor Revival-styled homes and restrained use of architectural flourishes in favor of textural gestures (heavy stone, timbering, expansive roofs, etc.), retains a certain character that should be kept in mind when reviewing alterations such as this. From a design perspective the alteration may be a nice proposal for this house; when taken in the context of the District, does it take cues from what exists or is it an outlier?

The question for the HPC is whether the proposal, namely the full width porch and its associated shed roof, is compatible with the architectural style of the house. If the HPC determines it is a compatible element, the district *Design Guidelines* support approval. The wood columns and railing are both elements that are consistent with Colonial Revival architecture.

Staff request HPC feedback regarding the proposal with any recommend revisions.

STAFF RECOMMENDATION

Staff recommends that the applicant return for a HAWP.

FOR STAFF ONLY:
HAWP# 926899
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Matthew S. Bode E-mail: matthewsbode@gmail.com

Address: 8013 Hampden Lane City: Bethesda Zip: 20814

Daytime Phone: (301) 675-9176 Tax Account No.: 00496612

AGENT/CONTACT (if applicable): (Architect)

Name: MARK KRAMER, A.I.A. E-mail: kramerarch@att.net

Address: 7960-D old Georgetown Rd. City: Bethesda Zip: 20814

Daytime Phone: 301-652-5700 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 8013 HAMPDEN LANE

Is the Property Located within an Historic District? X Yes/District Name 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.

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.

Building Number: 8013 Street: HAMPDEN LANE

Town/City: Bethesda Nearest Cross Street: YORK LANE

Lot: 3 Block: "K" Subdivision: Greenwich Forest Parcel: ____

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:

- ☐ New Construction
- ☐ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☒ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☐ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☐ Window/Door
- ☐ Other:_____

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.

Matthew S. Bode August 16, 2020

Signature of owner or authorized agent Date

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

The existing residence is a two story building located in the GREENFOREST FOREST HISTORIC DISTRICT. It is located on Hampden Lane and is an inside lot. The zone is R- 90. The data as provided by the Greenwich Forest Guidelines is as follows:

Style: COLONIAL REVIVAL
Built: 1941
Builder: Cafritz Construction Co.

The current residence has a new two story addition built at the rear and side of the existing structure. The front of the current residence has a small entry cover ONLY at the front door.

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

The proposed construction is to build a NEW OPEN UNENCLOSED FRONT PORCH which would extend across the front elevation of the existing residence. There are NO changes to the existing windows or the front door. The front porch would have a new roof which will blend into the existing fiberglass shingle roof of the residence. The existing roof is an architectural fiberglass shingle and can be matched to provide a seamless blending.

The columns will be in a double column detail as presented by the architectural documents. The porch structure floor will be a poured concrete slab with flagstone to match the original. The ceiling of the porch will be high enough to allow the exterior trim detail below the gutter line to be maintained within the porch structure.
The number of steps to the porch will be maintained as well as the path to the porch.

The overall purpose of the expanded porch is to allow usage of the front porch by the family. Front porches are certainly an important feature of the neighborhood and many families use the porch as a sitting and greeting space with the neighbors. It is a great way of expanding the usage of the existing residence.

This type of porch on other residences in the neighborhood can be found and they are original to the architecture of the houses. We have provided an example of such residences.

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/16/2020

Application No: 926899
AP Type: HISTORIC
Customer No: 1369686

Comments

Open front porch within the Greenwich Forest historic district

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 8013 Hampden LN
Bethesda, MD 20817

Othercontact Kramer

Othercontact Kramer (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work New open (unenclosed) front porch.

Kramerarch@att.net Main Page | Update Contact | Change Password | Log Off

Your HAWP Permit application has been created successfully!
The permit application number is *926899*.
Please write down this number for future reference.
You will be notified by email when the permit is ready to be issued.
DO NOT PROCEED UNTIL PERMIT IS ISSUED.

**** You MUST complete the HAWP form below. Incomplete forms will not be considered by the Historic Preservation Commission***
Link to fillable PDF HAWP form.

****Your completed HAWP form and any supporting documents must be emailed to*** HAWP@montgomeryplanning.org.

VISITING DPS? 255 Rockville Pike, 2nd Floor, Rockville MD 20850 | Parking & Directions | Accessibility | 7:30am - 4pm, Mon- Fri | 240-777-0311

DPS COVID-19 Update

Due to the outbreak of Coronavirus (COVID-19), DPS Offices are closed to walk-in customers, however DPS is open for business electronically. DPS continues process and issue permits electronically and process license applications. Check the DPS Covid-19 webpage frequently for services and modification updates and the County website for other closures or modifications.

Debido a la expansión rápida del Coronavirus (COVID-19), DPS esta cerrado las oficinas al público, pero estamos abiertos través nuestros servicios en línea. DPS continuara procesando y emitiendo permisos electrónicamente y procesado solicitudes de licencias. Visite la página web DPS Covid-19 con frecuencia para obtener servicios y actualizaciones de modificaciones y la página web del condado para otros cierres y modificaciones.

Montgomery County Re-Opening Phase 2

DPS is following the guidelines set out by the County Executive and the County Council as described in Council Resolution/ER19-497.

MontgomeryCountyMD.GOV Need Help? MC311

ONLINE SERVICES

- Apply | Make Payment
- ePlans Upload
- Inspection Requests
- Check Permit Status
- Request Records
- Free Design Consultation
- Data Search
- Property Complaint

Existing front elevation with roof cover

Existing front elevation w/front door cover

Existing front door cover porch

Example of similar residence in Greenwich Forest with full covered porch at front of structure.

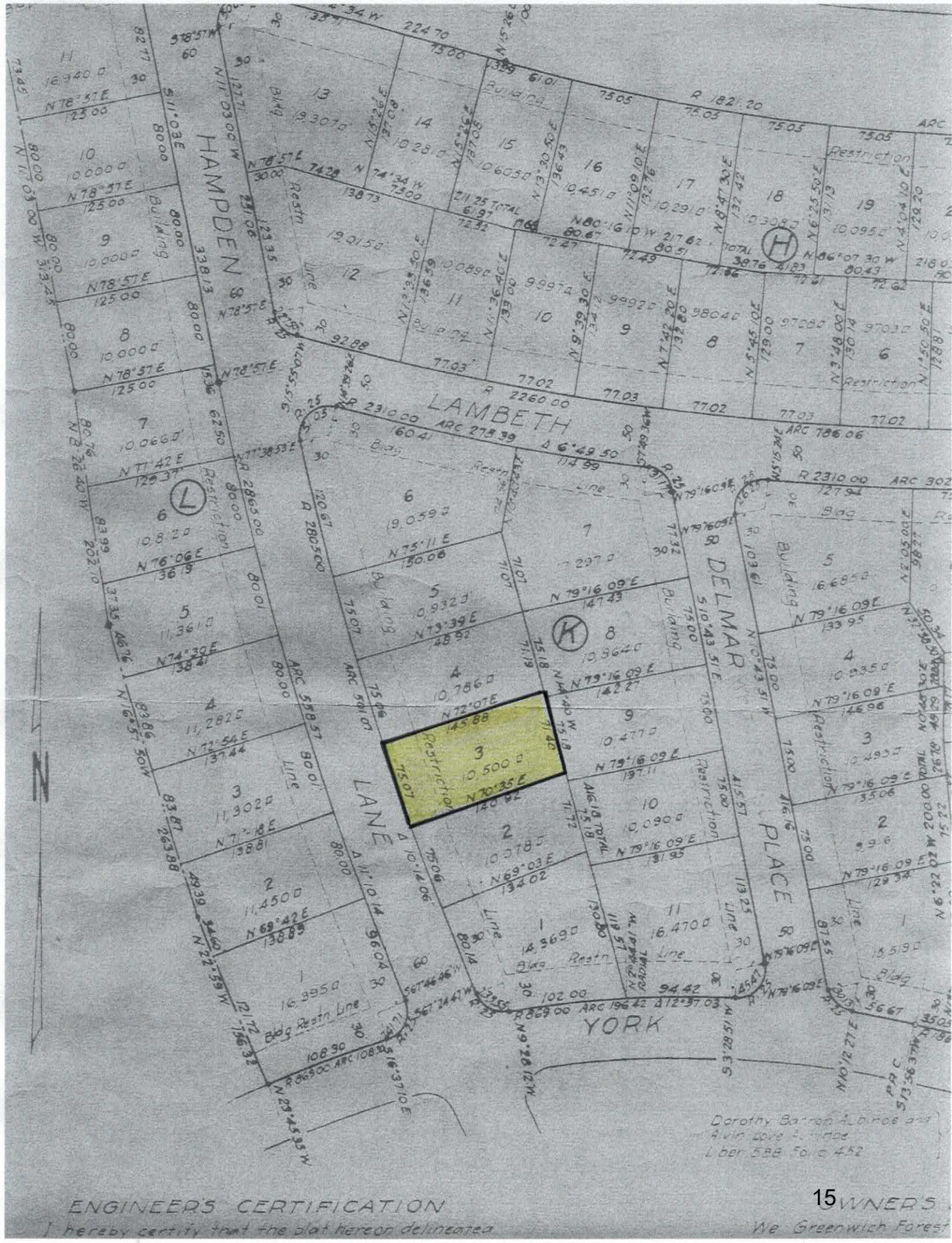
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
8013 Hampden Lane Bethesda, MD 20814	7960-D Old Georgetown Rd. Bethesda, MD. 20814 (Kramer Architects, Inc.)

Adjacent and confronting Property Owners mailing addresses

8017 Hampden Lane Bethesda, MD 20814	8009 Hampden Lane Bethesda, MD 20814
8004 Hampden Lane Bethesda, MD 20814	8012 Hampden Lane Bethesda, MD 20814
8016 Hampden Lane Bethesda, MD 20814	8008 Westover Rd. Bethesda, MD 20814

GFCA Boundary
Historic District (HD) Boundary
HD Contributing property
HD non-contributing property
MOORLAND LN
OVERHILL RD
YORK LA
MIDWOOD RD
WESTOVER RD
HAMPDEN LA
LAMBETH RD
HUNTINGTON PKW
Edelberg Frank
Witt
Vonda
Bradfield
Lipson
Rudnicki
Watson
Valentine
Daly Bonilla
Dove
Worthington
Renter
Osolinik Correia
Korhonen
Willenbucher
Church
Kinnier
Wolff Mott
Cutler Rosenthal
Bennett
Clepper
Layman
MacBride Weatherer
Cheston Dower
Pankopf
Proulx O'Prey
Hanway
Lucas
Bartley
Sinick
Prill
Dorrigan Wall
Nathan
Neipris Hendler
Chasen Spero
Ecklund
Liddle
Essink
Lubar
Bruskin
Richman Kaplan
Sherman
Walker
Wyckoff
Hertzberg
Burks
Renter
Guillois
Zeldow Steckel
Adams Bode
Davis
Lai Cowan
Oken Feldstein
Zacharia Paretzky
Parker
Ewing
De Luca
Kramer
Birnkrant
For sale
Robinson
Lundellius
Hahn
Dobbs
Wang Gupta
Becker Schindel
Smith
Spilker
Rehnke
Solomon
Broadstone
Xu
Winkelman
Ranganathan
Pepper
Stahl
Fowler
Gudelsky
For sale
Mathews Smurzynski
Strour Weingardt
Ballinger Feldman
Gronenborn
Termini
McDonnell
Hahn Flyer
Chan
Nuzum
Hickey
James Alden
Shlaes
Mansfield
Garcia



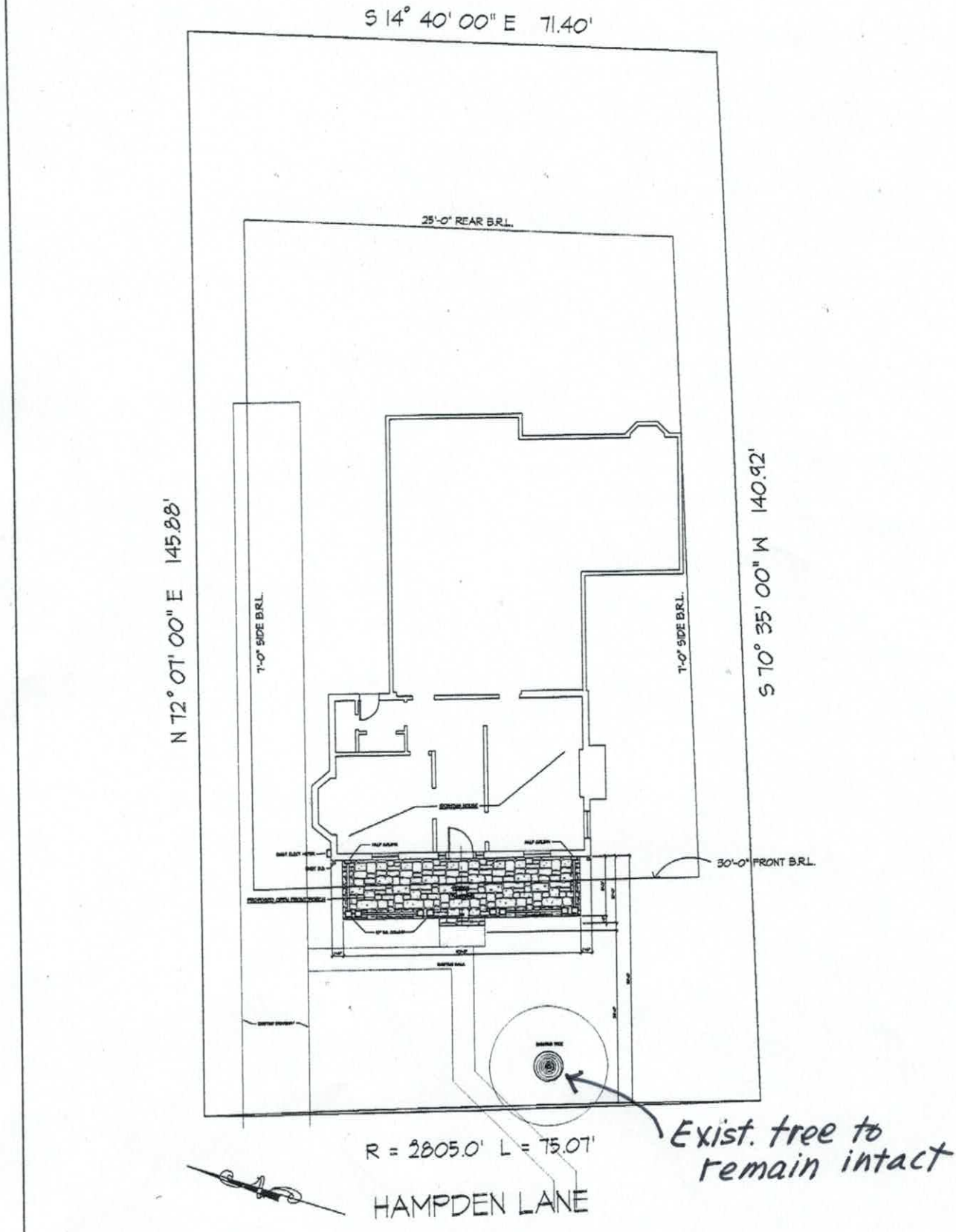
ENGINEER'S CERTIFICATION

I hereby certify that the plat hereon delineated

OWNERS

We Greenwich Forest

KRAMER ARCHITECTS, INC.
7960-D Old Georgetown Rd
Bethesda, MD 20814
(301) 652-5700
FAX (301) 913-9254



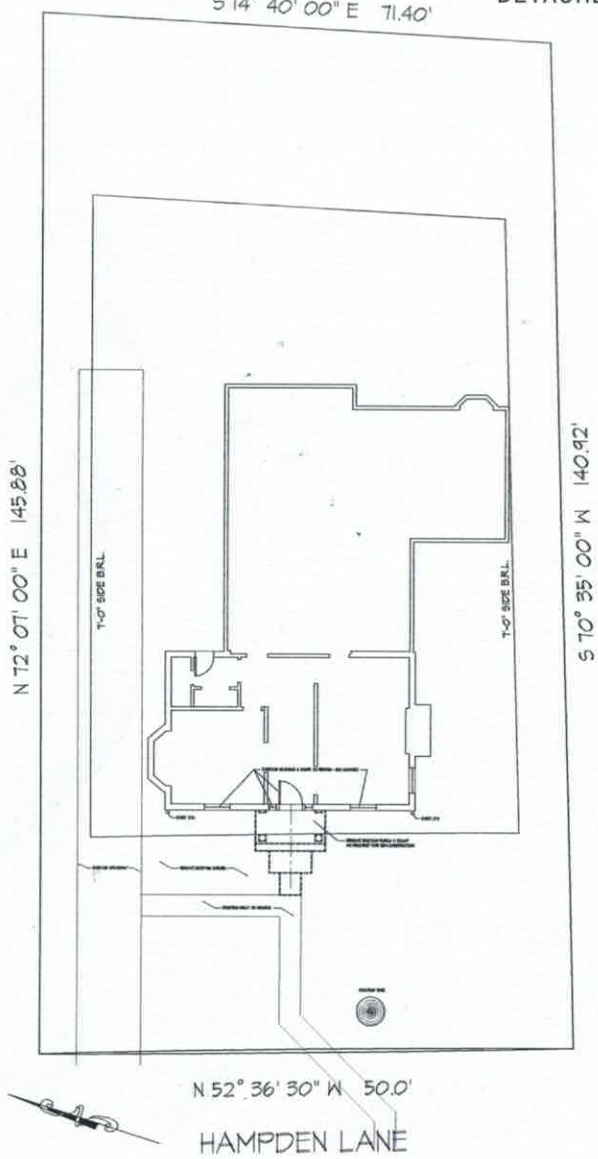
3 SITE PLAN
SCALE: 1/8"=1'-0"

GREENWICH FOREST LOT #3 BLOCK K

ADAMS BODE RESIDENCE

8013 HAMPDEN LANE, BETHESDA, MARYLAND

DETACHED HOME - FRONT PORCH ADDITION



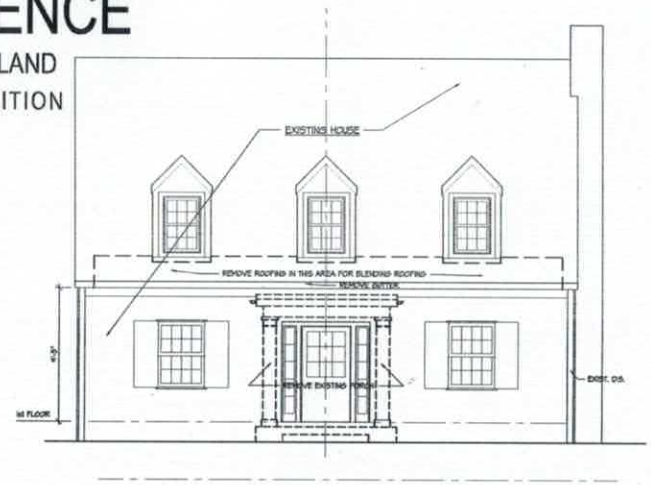
LOT DATA

8013 HAMPDEN LANE
BETHESDA, MD. 20814

LOT #3
BLOCK # L

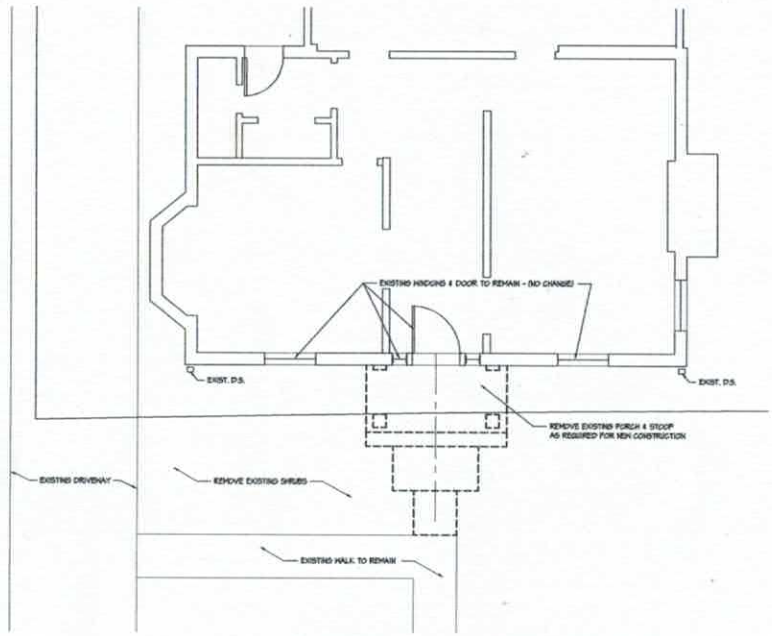
GREENWICH FOREST SUBDIVISION

ZONED R-60



2 DEMOLITION – FRONT ELEVATION

SCALE: 1/4"=1'-0"



1 DEMOLITION – FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

KRAMER ARCHITECTS INC.

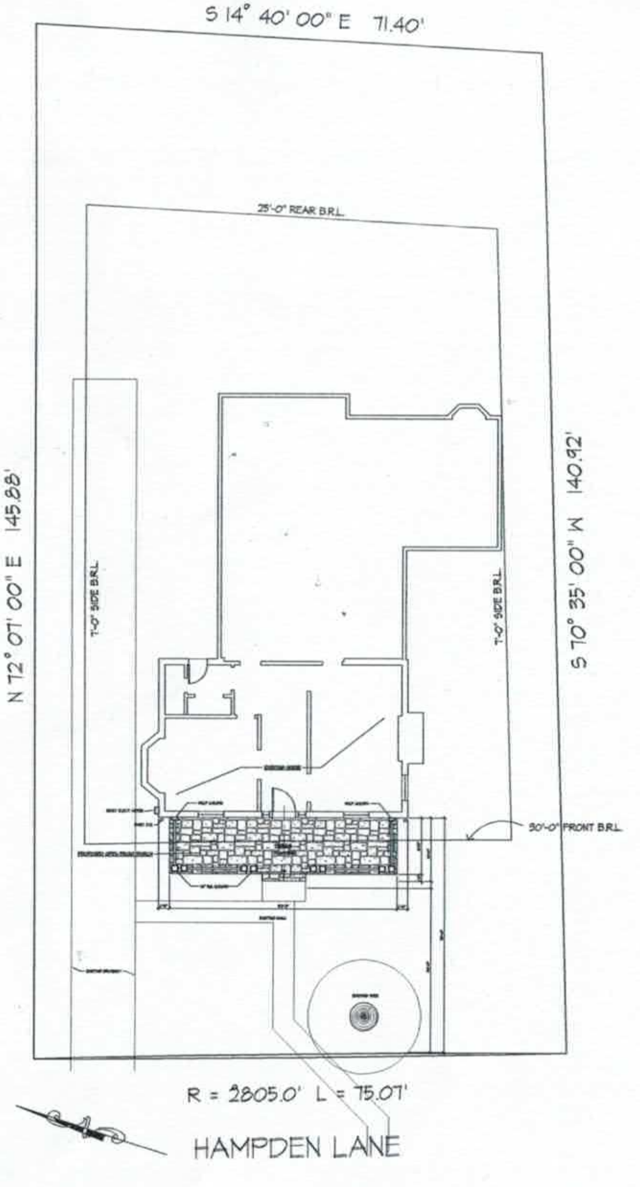
PROJECT:
ADAMS BODE RESIDENCE
8013 HAMPDEN LANE
BETHESDA, MD. 20814

SHEET TITLE:
DEMOLITION PLAN

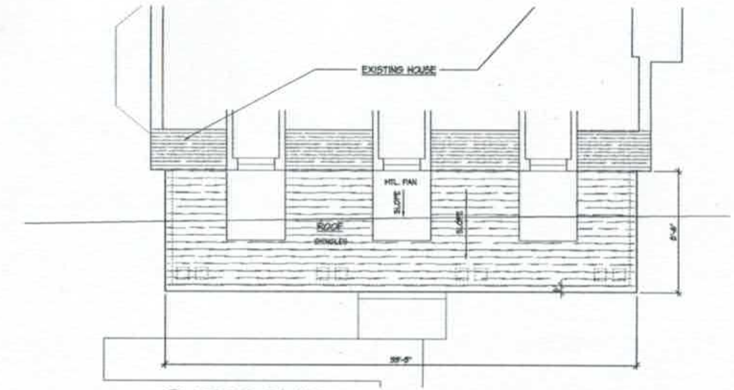
REVISIONS

REVIEW SET
Dates: 08-25-2020
Bids:
Scale:
AS NOTED
Project Number
2013

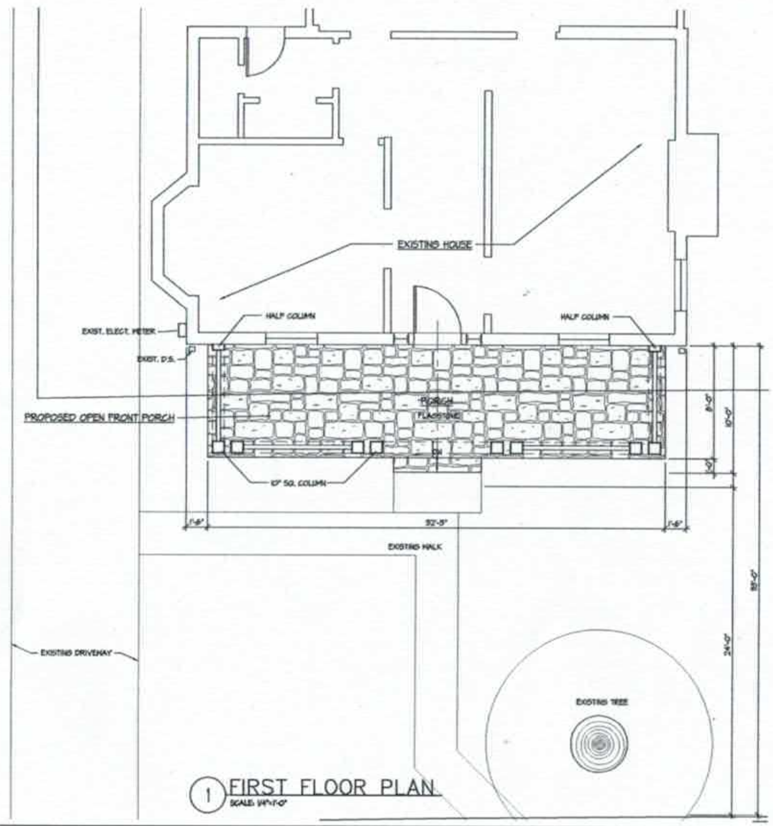
DM01
OF



3 SITE PLAN



2 ROOF PLAN



1 FIRST FLOOR PLAN

KRAMER ARCHITECTS INC.

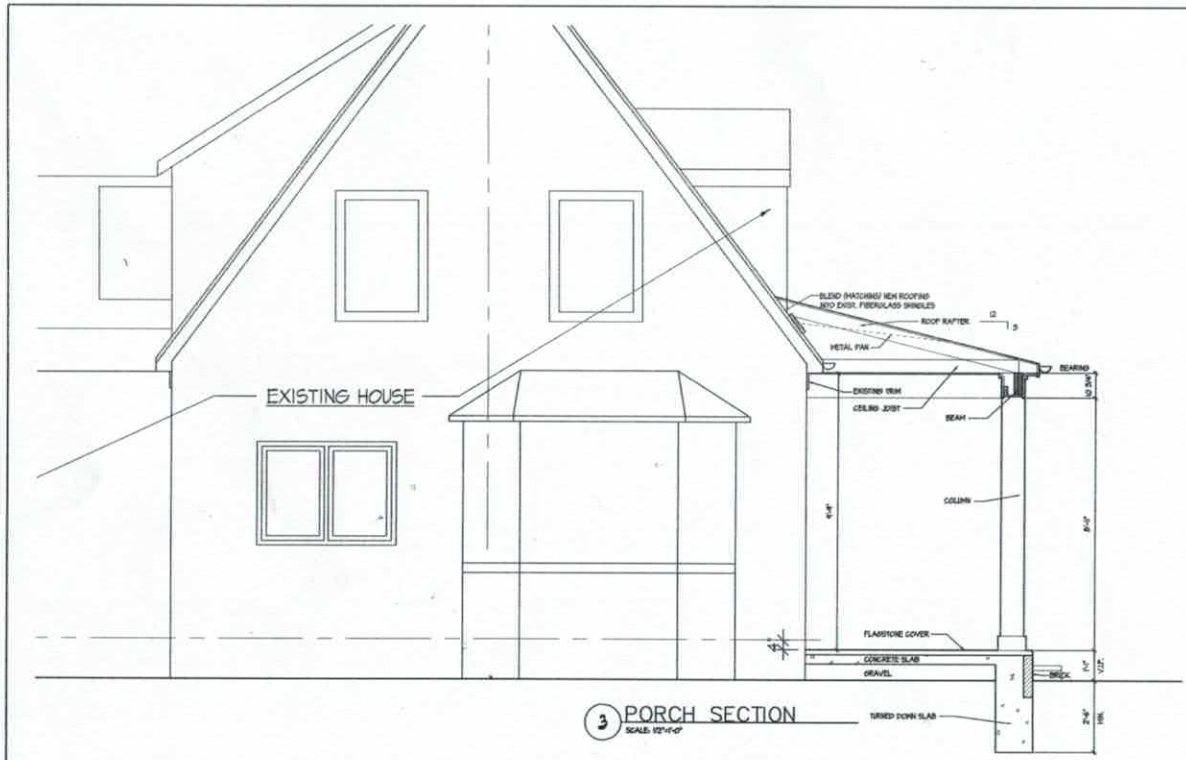
PROJECT:
ADAMS BODE RESIDENCE
8013 HAMPDEN LANE
BETHESDA, MD. 20814

SHEET TITLE:
PLANS

REVISIONS

REVIEW SET
Dates: 08-25-2020
Scale:
AS NOTED
Project Number
2013

A01



3 PORCH SECTION
SCALE: 1/2"=1'-0"

2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

KRAMER ARCHITECTS INC.

PROJECT:
ADAMS BODE RESIDENCE
8013 HAMPDEN LANE
BETHESDA, MD. 20814

SHEET TITLE:
ELEVATIONS & SECTION

REVISIONS

REVIEW SET
Dates: 08-25-2020

Plots:
Scale:
AS NOTED
Project Number
2013

A02
OF

HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Guidelines for Specific Elements

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.

D8. Driveways and parking areas: Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.

D9. Fences and walls: Fences were not part of the original Greenwich Forest streetscape. No front yard fences have been added since then, though some homeowners have added backyard fences and/or fences along side yard property lines. To preserve the uninterrupted green space adjacent to the public right-of-way, front fences are not allowed. To enable the creation of enclosed yards for residents, fences up to 6'6" tall are permitted in back and side yards. In the case of side yards, fences may extend up to just behind the front plane of the house, preserving at least a 3' setback from the facade. Fence style and material should be in keeping with the architectural style of the house and the forest surroundings. Properties confronting Wilson Lane merit special consideration due to heavy traffic volumes. Construction of fences or walls is permitted on these properties, with review, in order to help ensure the safety and privacy of residents and the safety of drivers and neighbors. The decision-making body is directed to show flexibility in reviewing applications for work permits for such fences and walls.

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.

D11. Runoff control: Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.

D12. Satellite dishes visible from the public right-of-way are not permitted. Satellite dishes that are placed so that they are not visible from the public right-of-way are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.

D13. Skylights on forward-facing roof surfaces are not permitted. Skylights on non-forward-facing roof surfaces are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.

D14. Solar panels are not permitted on forward-facing roof surfaces. Solar panels on non-forward-facing areas are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way. Solar panels on non-forward-facing roof surfaces should be of a type that blends with the existing materials, such as solar shingles rather than large solar panels.