

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8013 Hampden Lane, Bethesda	Meeting Date:	11/18/2020
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	11/11/2020
Applicant:	Mathew Bode Mark Kramer, Architect	Public Notice:	11/4/2020
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	35/165-20F	Tax Credit:	n/a
Proposal:	Porch Alteration		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

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



Fig. 1: 8013 Hampden Lane.

BACKGROUND

The HPC held a Preliminary Consultation for the subject property on October 14, 2020.¹ The HPC learned at this meeting that the existing porch is not a historic feature. The HPC was nearly uniform in their support for a full-width porch and provided some very specific design recommendations. The applicant has revised the proposal based on that feedback seeks HAWP Approval.

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.

¹ The Preliminary Consultation staff report can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/10/IV.C-8013-Hampden-Lane-Bethesda.pdf> and audio of the meeting can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=1411ee9e-12f9-11eb-80dd-0050569183fa.

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 non-historic rectangular, flat-roofed, porch, supported by square columns. The applicant proposes removing the non-historic front porch and constructing a full-width porch with a shed roof,

paired wood columns, a wood railing, and a brick foundation. Based on the feedback from the HPC, the proposed porch now has a lower principal beam (from 8' 11" to 8' 3"), a steeper roof slope (from 3:12 to 6:12), and includes metal pans in front of the windows so the dormers are not impacted.

Staff finds that removing the existing porch will not impact the historic materials or historic character of the subject property and supports its removal.

The *Design Guidelines* for porches state "the addition of front 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' existing porches, Staff surmises that these modifications are supported under the provision D10. The HPC supported Staff's interpretation of this provision at the October 19th HPC meeting.

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 the 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. After significant discussion during the Preliminary Consultation, the HPC recognized the proposed porch form has been utilized elsewhere in the district and that the *Design Guidelines* provide property owners with maximum flexibility. Based on the feedback from the HPC and the design revisions, Staff supports approval of this proposal under 24A-8(b)(2), the *Design Guidelines*, and Standards 9 and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 926899

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Matthew S. BodeE-mail: matthewsbode@gmail.comAddress: 8013 Hampden LaneCity: Bethesda Zip: 20814Daytime Phone: (301) 675-9176Tax Account No.: 00496612**AGENT/CONTACT (if applicable):** (Architect)Name: MARK KRAMER, A.I.A.E-mail: kramerarch@att.netAddress: 7960-D Old Georgetown Rd.City: Bethesda Zip: 20814Daytime Phone: 301-652-5700

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 8013 HAMPDEN LANEIs the Property Located within an Historic District? ☒ 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: 8013Street: HAMPDEN LANETown/City: BethesdaNearest Cross Street: YORK LANELot: 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☒ Deck/Porch☐ Shed/Garage/Accessory Structure☐ Addition☐ Fence☐ Solar☐ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ 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

Signature of owner or authorized agent

August 16, 2020

Date

7

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 Pedocem
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

DIVISIONS

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Fire Prevention and Code Compliance
Land Development
Residential Construction and Intake
Zoning and Site Plan Enforcement

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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





Existing front elevation with roof cover



Existing front elevation w/front door cover



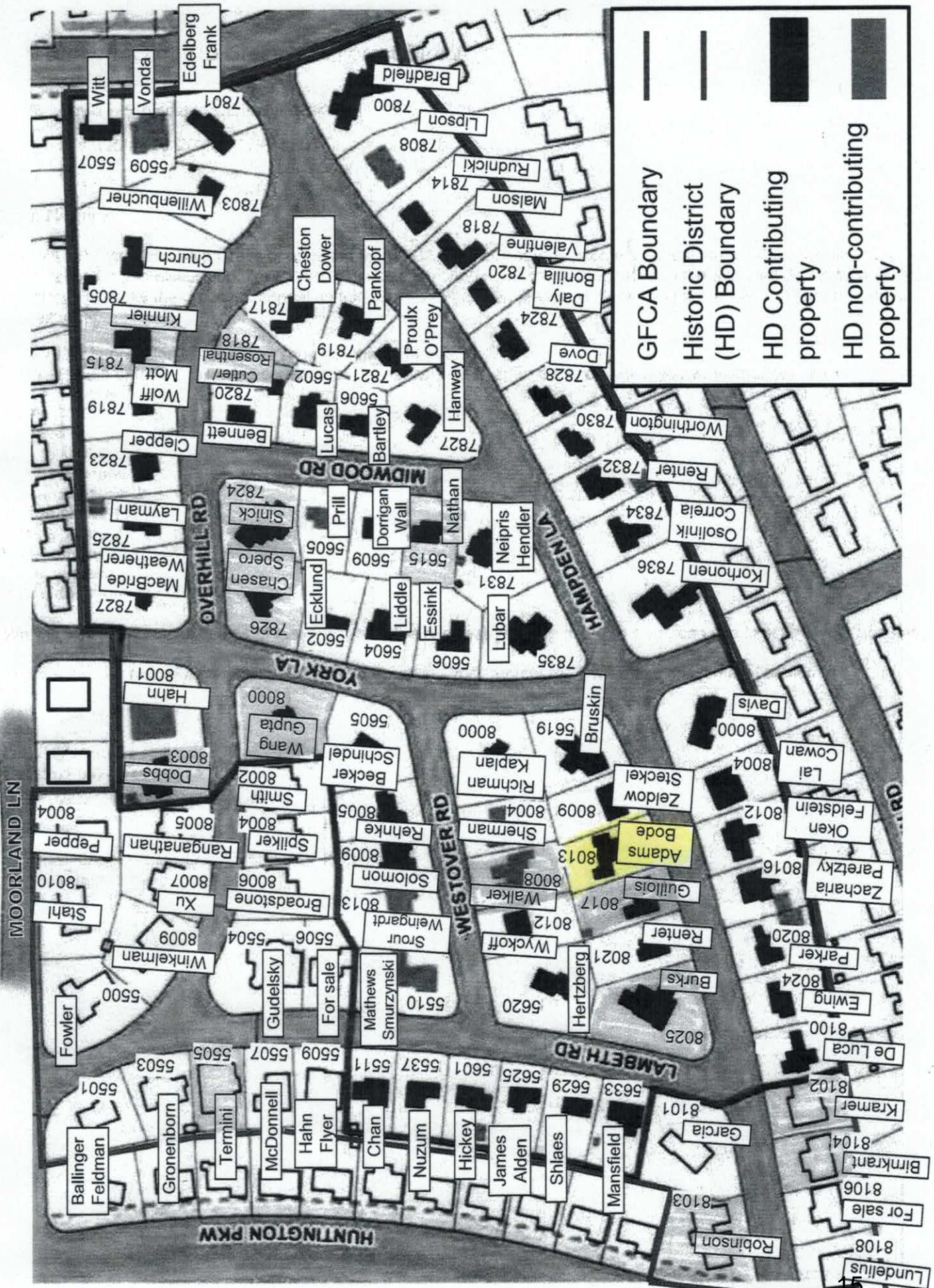
Existing front door cover porch



*Example of similar residence
in Greenwich Forest with full
covered porch at front of structure.¹³*

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

<p>Owner's mailing address 8013 Hampden Lane Bethesda, MD 20814</p>	<p>Owner's Agent's mailing address 7960-D Old Georgetown Rd. Bethesda, MD. 20814 (Kramer Architects, Inc.)</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>8017 Hampden Lane Bethesda, MD 20814</p>	<p>8009 Hampden Lane Bethesda, MD 20814</p>
<p>8004 Hampden Lane Bethesda, MD 20814</p>	<p>8012 Hampden Lane Bethesda, MD 20814</p>
<p>8016 Hampden Lane Bethesda, MD 20814</p>	<p>8008 Westover Rd. Bethesda, MD 20814</p>



— GFCB Boundary
— Historic District (HD) Boundary
■ HD Contributing property
■ HD non-contributing property



Exist. free to remain intact

HAMPDEN LANE

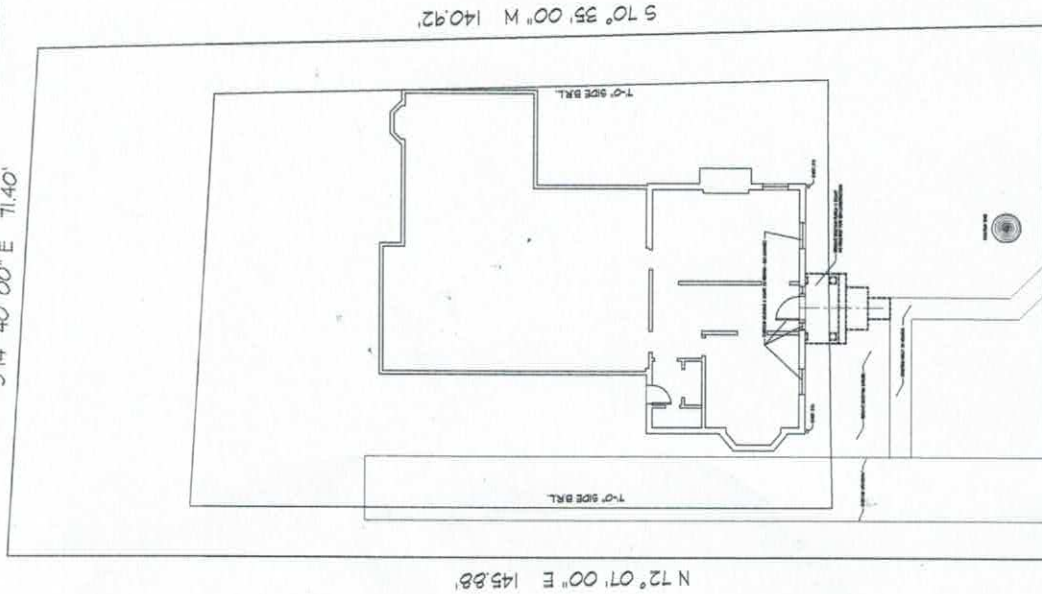
GREENWICH FOREST

LOT #3 BLOCK K

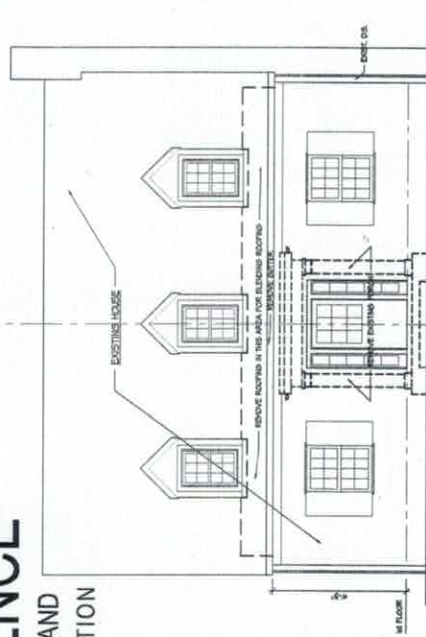
ADAMS BODE RESIDENCE

8013 HAMPDEN LANE, BETHESDA, MARYLAND
DETACHED HOME - FRONT PORCH ADDITION

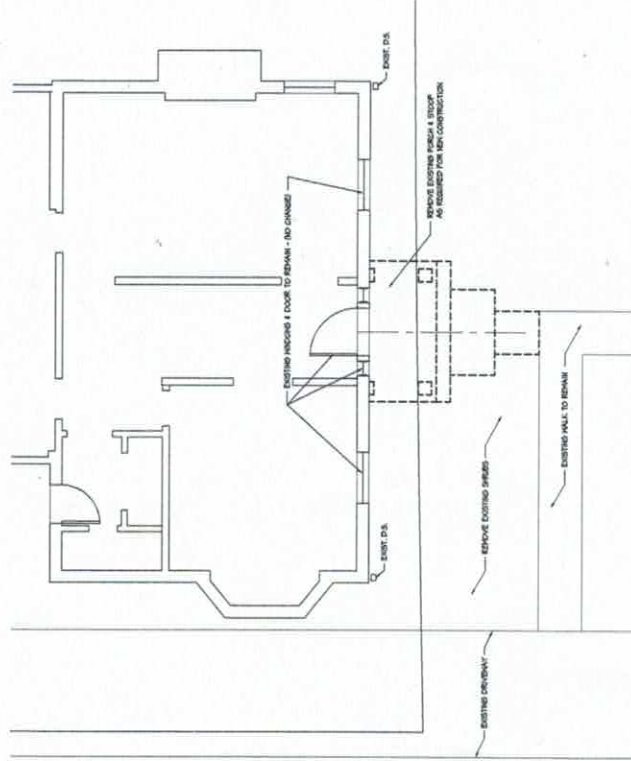
S 14° 40' 00" E 71.40'



LOT DATA
800 HAMPDEN LANE
BETHESDA, MD 20814
LOT # 3
BLOCK # 1
GREENWICH FOREST SUBDIVISION
ZONING R-40



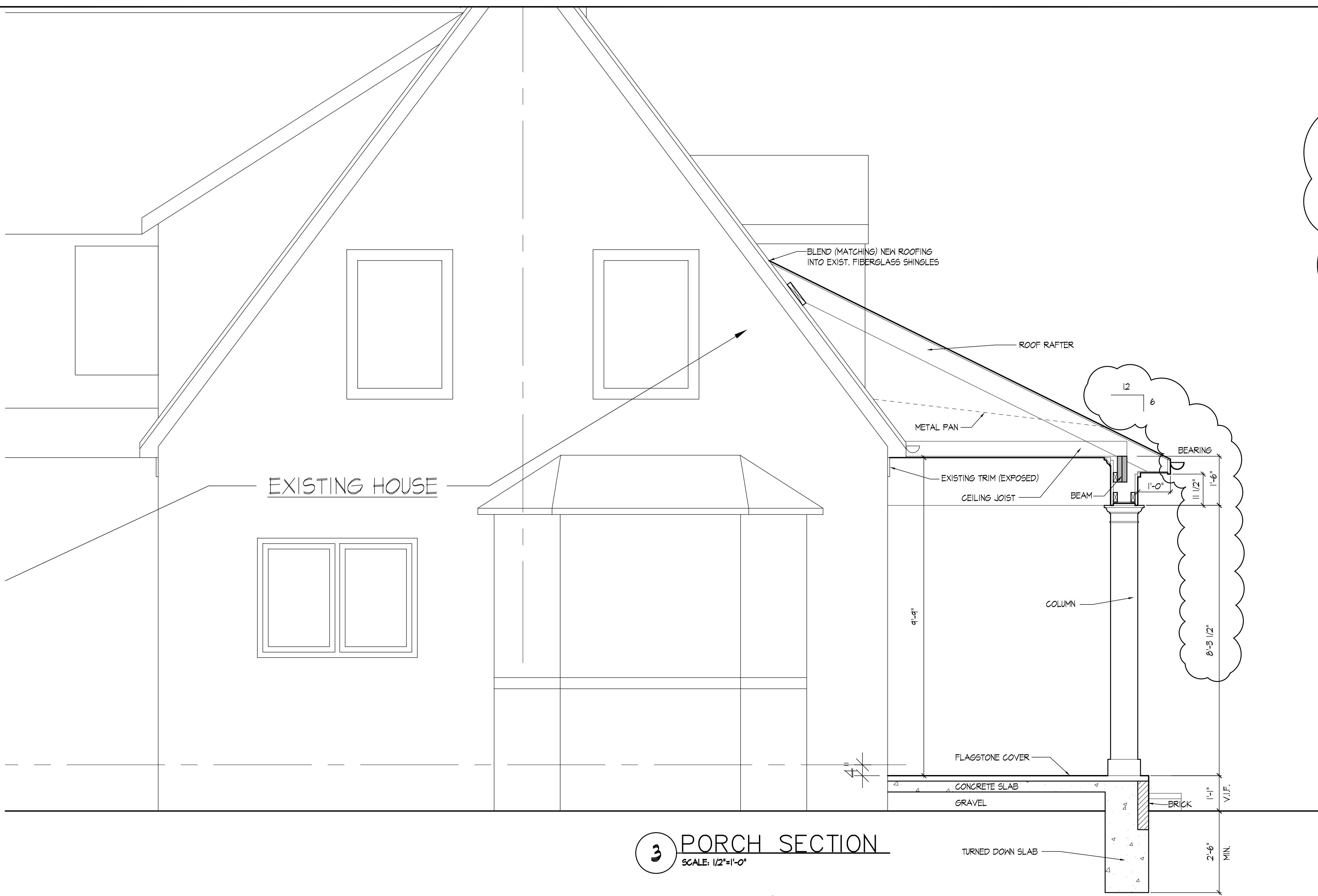
2 DEMOLITION - FRONT ELEVATION
SCALE 1/8"=1'-0"



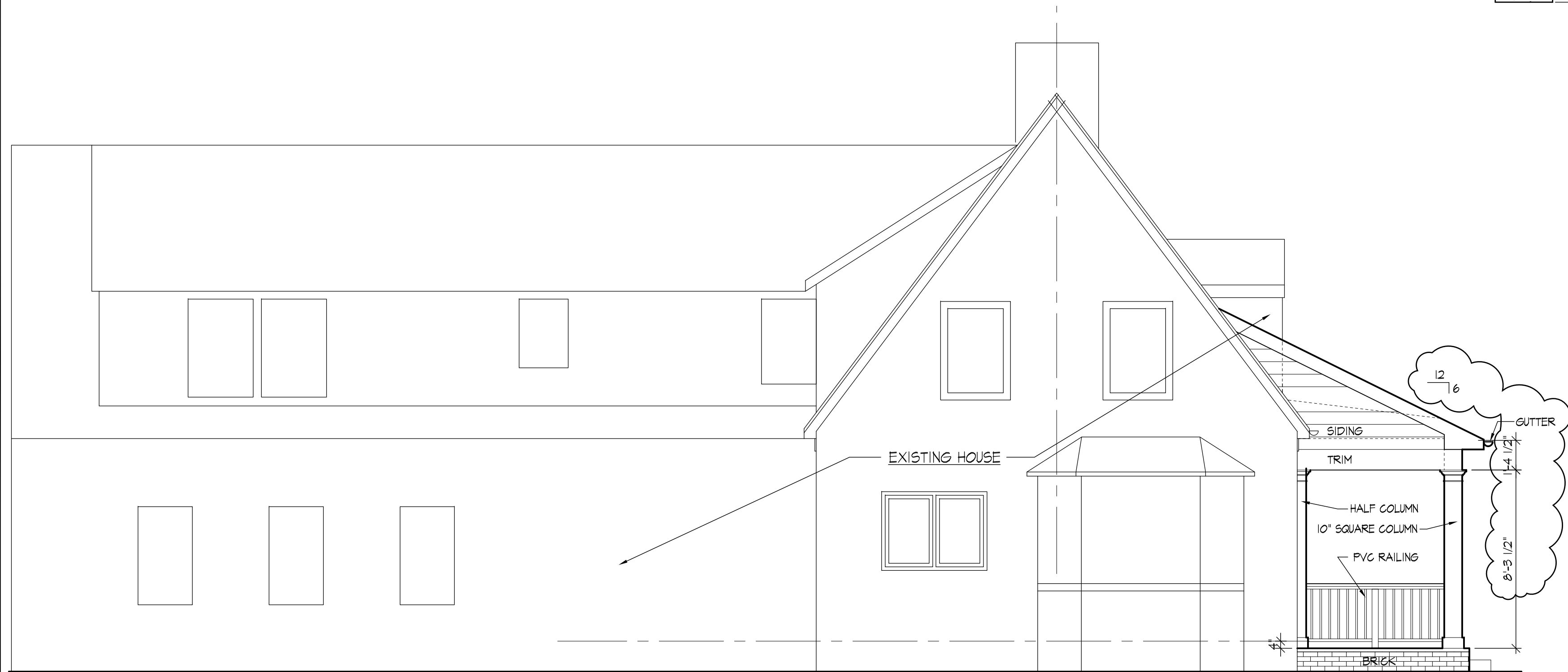
1 DEMOLITION - FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

REVISION PER
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
PROJECT # 926899 HISTORIC

- 1) CHANGED ROOF SLOPE OF NEW PORCH TO 6/12 FROM 3/12
2) CHANGED COLUMN HEIGHT TO 8'-3" FROM 9'-0"
3) LOWERED GUTTER LINE AT FASCIA



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"

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 fronting 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.