

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7823 Overhill Rd., Bethesda	Meeting Date:	3/24/2021
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	3/17/2021
Applicant:	Stephen Smith Randall Mars, Architect	Public Notice:	3/10/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	944150	Staff:	Dan Bruechert
Proposal:	Building Addition and Accessory Structure Construction		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1936

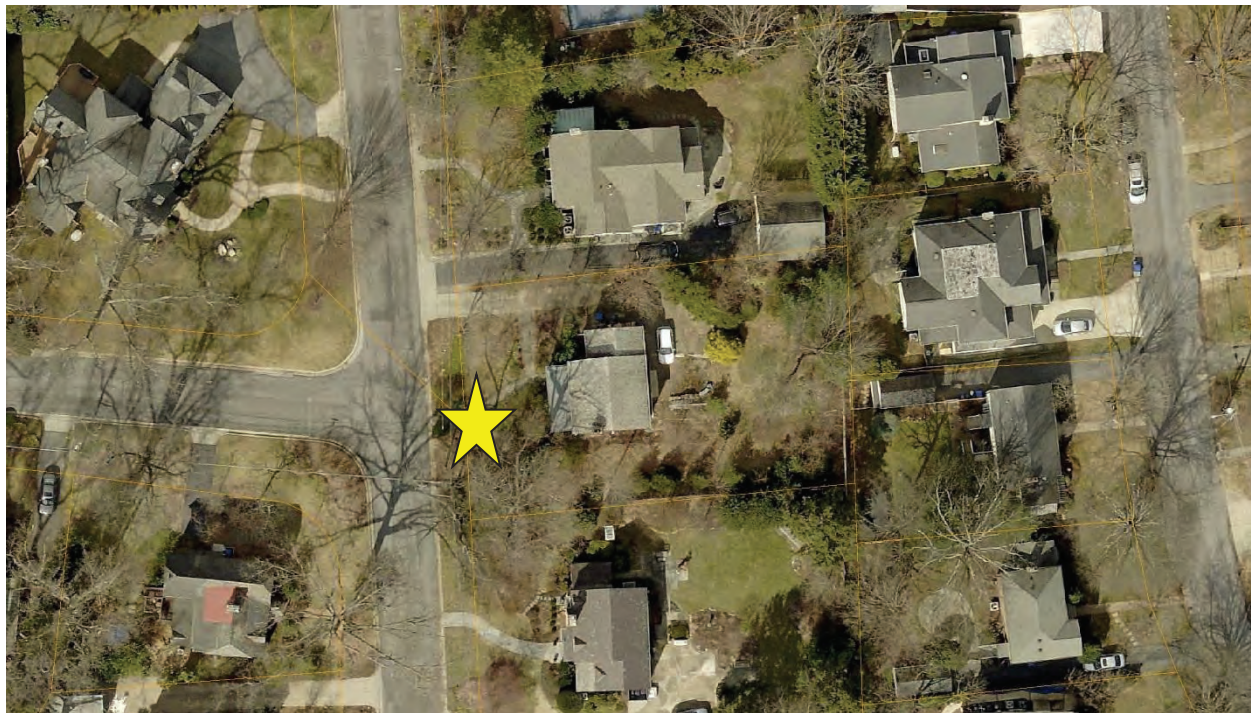


Figure 1: 7823 Overhill Road.

BACKGROUND

The HPC heard a preliminary consultation at the February 10, 2021 HPC meeting.¹ The Commissioners expressed several concerns about the proposal. Generally finding that while the footprint was within the limits established in the Historic District Guidelines, the size and mass of the proposed addition was too large to be compatible with the historic house. Some Commissioners recommended that the addition be lowered below the historic ridge height. Several Commissioners expressed their opposition to the fenestration in the front-facing music room.

Some of the Commissioners were concerned that a right-projecting addition would crowd the property to the south and asked for a site plan to provide additional context moving the project forward. Lastly, the Commissioners recommended that the loggia/colonnade connecting the house from the garage be eliminated from the concept.

The applicant has made revisions based on the feedback from the HPC and has returned for consideration as a HAWP.

PROPOSAL

The applicant proposes to construct an addition and an accessory structure to the site.

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.

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

¹ The Staff Report from the Feb. 10, 2021 HPC meeting is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/02/II.A-7823-Overhill-Road-Bethesda.pdf>. The recording of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=7dd8981e-6cbb-11eb-920e-0050569183fa.

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 (see *Changes to architectural style*, below). *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.

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.

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).

D17. Windows, dormers, and 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.

Architectural Styles Represented by Contributing Houses in the Greenwich Forest Historic District (Appendix 2)

In Greenwich Forest, most of the houses are designed in Colonial Revival and Tudor Revival styles of architecture, with two houses, one demolished, designed in French Eclectic architecture. All of these houses share common materials, such as slate roofs, and an attention to scale, proportion, and architectural detail that unifies the distinctly different architectural styles. These styles also complement each other through thematic elements, such as dormers breaking the gutter line. The revival styles found in Greenwich Forest were part of a national movement, which revived pure examples of European and colonial architecture.

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 applicant proposes to construct a rear and side addition to the existing house and construct a new detached two-car garage. Much of the work proposed is similar to the proposal presented at the

Preliminary Consultation, identified above, but has been modified based on the HPC's feedback. Staff finds that the proposed design alterations may not have changed as dramatically as some Commissioners expressed, but staff can make a reasoned finding that the project nevertheless meets the criteria of Chapter 24A, the *Design Guidelines*, and the Secretary of the Interior's Standards for Rehabilitation.

Building Addition

As with the proposal presented at the Preliminary Consultation, the applicant proposes to construct a rear addition constructed out of two primary volumes and a smaller one-story section. The larger volume is a two-story rectangle constructed off of the southwest corner of the house. The smaller one-and-a-half-story volume largely projects to the south (right) of the existing house. The addition roof will be covered in slate shingles to match the material on the historic house. The one-and-a-half-story section will be covered in fiber cement siding and the larger two-story section will be covered in brick. The smallest section of the addition is a one-story section at the northeast corner of the historic house clad in fiber cement siding. The design proposal eliminated the more contemporary multi-lite window in the front-facing section of the addition in favor of a tripled six-over-six sash window with three lite transoms above. Staff finds that this alteration is consistent with the HPC's feedback to make the addition more in keeping with the house's Colonial Revival style. It also better meets the intent of Principle A3 and Appendix 2 from the *Design Guidelines*.

A larger concern expressed by the HPC was the overall size and massing of the proposed addition. The design of the addition has been reduced in response to this critique. The majority of the mass of the two-story addition is behind the historic house, so the width of the addition was not as much of a concern as the depth of the addition. The depth of the addition was reduced by nearly 25% (from 24' 10" to 19' 10", a reduction of 5') and the ridge of the rear side gable is now below the height of the historic ridge. The music room and the small addition in the northeast corner were not reduced. Staff finds the music room will help to soften the mass of the larger rear addition and acts as an echo for the attached garage section on the left side of the house. While a side addition would be considered inappropriate in many of the county's historic districts, the *Greenwich Forest Design Guidelines* contemplate and accept side-projections (see D4). The proposed side projection maintains the outline of the historic house and is stepped back from the front with an altered roofline as required in the *Design Guidelines*.

The proposed building additions also comply with the lot coverage and setback requirements (see D5). As proposed, the building and its additions will cover 2678 ft² (two thousand six hundred seventy-eight square feet) which equals 22.4% of the lot. This is less than the district's maximum 25% lot coverage. On the south side of the house, the organ niche comes within 10' 4" (ten feet, four inches) of the property lot line. This is more than the 7' (seven-foot) minimum district setback requirement. Additionally, the distance from the house to the north property boundary is significantly more than the 11 ft. (eleven-foot) requirement. While the addition will reduce the distance between the two houses, the music room and rear addition are stepped back from the front of the house; staff finds this will sufficiently reduce the new construction's visual impact when viewed from the right-of-way.

The *Design Guidelines* (D7) specify that materials "match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house." Staff finds that the mix of cement siding, brick, and slate are all consistent and compatible with the house's original materials; which consists of brick and slate with wood trim. The windows in the proposed addition are a mix of multi-lite sash and casement windows which Staff finds are compatible with the six-over-six on the historic house. The rear of the addition's first floor includes large multi-lite accordion doors. These doors are not at all visible from the right-of-way and are to be reviewed under B4, which gives applicants additional flexibility to make more extensive changes.

Lastly, around the east and north elevations of the rear addition, the applicant proposes constructing a colonnade/loggia. This feature has been reduced in size and no longer connects the house to the proposed garage. The placement of this feature will not be visible from the right-of-way and, as with the accordion

doors discussed above, is to be reviewed with additional flexibility given to the applicant. The project architect was inspired by Neo-classical architecture for this element (precedent images of Monticello, Poplar Forest, and UVA Campus attached). Staff finds that, as this feature is at the rear of the addition, is constructed out of brick, does not touch historic house fabric, and will not be visible from the right-of-way that it should be approved by the HPC as a matter of course.

Garage Construction

Like all houses in Greenwich Forest, the subject property had an attached garage. The subject house has a rear loading one-car garage on the north side. All houses were constructed so the garage doors were either rear or side-loading and not visible from the right-of-way. Over time, many homeowners enclosed the garage for additional living space. Because of the high level of materials in the house construction and integrated design, this was a relatively economical alteration. These changes have led to the construction of so many detached garages throughout the historic district that the design guidelines include a provision for detached accessory structures that are the size of two-car garages (D5 allows accessory structures to cover up to 7% of the total lot). Based on Staff's cursory review of the historic district the houses at 8020, 8016, 8013, 7823, 7828, and 7821 Hampden Rd and at 8003 and 7825 Overhill have detached one or two-car garages. This constitutes 10% of the district and is exclusive of other buildings, such as 7824 Overhill Rd. that have been altered in such a manner that their attached garage doors are still visible from the right-of-way.

The existing one-car garage will be enclosed and integrated as living space as part of the proposed new construction. In the northwest corner of the lot, the applicant proposes to construct a two-car garage with office space above. The garage measure approximately 23' × 26' (twenty-three feet by twenty-six feet), which is 5% of the lot, with a front gable roof and an exterior staircase to the second floor. The design of the garage utilizes wall dormers to decrease the apparent mass of the structure. The exterior of the garage will be clad in fiber cement siding with architectural shingles on the roof. The vehicle doors will be carriage-style wood doors.

Staff finds the size of the garage is compatible with the *Design Guidelines* (B5), which allows accessory structures up to 7% of the lot coverage when the house is less than 25%. Staff finds that the height and massing, while large, is similar to the garage constructed at 7828 Hampden Rd. (shown below), which measures 22' 8" × 27' (twenty-two feet, eight inches by twenty-seven feet). Staff finds the materials for

the proposed garage to be compatible with the house and surrounding district.



Figure 2: House and garage at 7828 Hampden Rd., approved at the Dec. 10, 2016 HPC meeting.

Hardscape and Other Alterations

The applicant proposes to raise the first-floor window in the existing garage area by 15” (fifteen inches). This alteration was presented and considered at the Preliminary Consultation and no objections were raised. Staff finds this is a minor change that will not impact the historic character of the house and recommends the HPC approve the window alteration under 24A-8(b)(1) and (2).

The last alteration proposed on the site is the expansion of the existing driveway. The current driveway is only long enough to access the existing one-car garage. To access the proposed garage, discussed above, the applicant proposes widening the driveway at the rear to a 30’ (thirty foot) square. The widened driveway will not be visible from the surrounding right-of-way, because it is widening behind the house. The driveway includes a retaining wall on the left side. Specifications for the driveway surface or retaining wall were not included with the application materials. Guideline D11 discourages alterations that would increase water runoff and encourages individuals to consider the use of pervious paving, tree planting, drainage fields. The applicant is proposing a drywell in the southeast corner of the house, which should mitigate some of the additional impervious surface on site. As there was no specification for the driveway material, the HPC could include a condition for approval that includes the required material specifications for the driveway and delegate Staff final approval authority; or the HPC could require the applicant to return for an amended HAWP for the retaining wall and driveway materials.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (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 surrounding 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: STEPHEN SMITH

E-mail: STEPHEN.SMITH@PEACEABLEHILL.ORG

Address: 7823 OVERHILL RD.

City: BETHESDA Zip: _____

Daytime Phone: 202 270 8085

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: RANDALL MARS A.I.A

E-mail: RM@RAMARS.COM

Address: 6708 OLD MCLEAN VILL. DR.

City: MCLEAN Zip: 22101

Daytime Phone: 703 749 0431

ARCH
~~Contractor~~ Registration No.: 9157

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7823 OVERHILL RD.

Is the Property Located within an Historic District? ☒ Yes/District Name GREENWICH FOR BST
☐ 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. NO

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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 checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

[Signature]
Signature of owner or authorized agent

1.28.21

Date

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

Owner's mailing address STEPHEN SMITH 1800 N. LYNN ST. # 2216 ARLINGTON, VA 22209	Owner's Agent's mailing address RANDALL MARS RANDALL MARS ARCHITECTS 6708 OLD McLEAN VILLAGE DRIVE McLEAN, VA 22101
Adjacent and confronting Property Owners (mailing) addresses	
7825 OVERHILL RD BETHESDA, MD	7819 OVERHILL ROAD BETHESDA, MD

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

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

- RENOVATE EXISTING HOUSE. REPLACE WINDOWS, RECONFIGURE EXISTING INTERIORS ON BASEMENT, 1ST & 2ND FLOOR
- ADD COMPLIMENTARY STRUCTURE, HOUSING NEW LIVING SPACE AND KITCHEN @ 1ST FLOOR, MASTER BEDROOM SUITE @ 2ND FLOOR.
- ADD CONNECTING HALL AND NEW 3 STORY STAIR.
- ADD GARAGE W/OFFICE ABOVE.

02.22.2021

Historic Preservation Committee Response

7823 Overhill Road

In response to the comments from the last HPC, we took the comments very seriously and made every effort to respond in a manner that would satisfy the concerns of the committee. Please note the following actions and/or response.

- **Massing Approach** – these are the ideas we considered when developing the concept.
 - The existing house, which establishes the mass of the house is 26'-8" wide. The proposed addition was approx.. 18" less wide than the existing home, at 25'-3". **Recognizing that this is only slightly less**, we further reduced the width of the primary addition **5.5'**, or 20%, making it clearly secondary to the existing historic structure. This reduction in size and space was a substantial effort to reduce the relative size of the new addition.
 - Discussion about the location of the addition ensued, with one member of the committee suggesting that we should locate the new addition directly behind the existing. In an effort to keep the scale of the house reasonable, we chose to shift it, maintaining the original house mass clearly and avoiding a very large box as a result.
 - The **Music Room** is 1 ½ storeys tall and is of considerably less mass than the existing house. This addition to the south side balances the house with the existing projection to the north, and obscures the view of the primary addition from the street.
 - The question of building on the site where it is open was raised. We did choose to build at this location as it does preserve the open space of the south, and is still 9.5' from the side yard. At that location, the room is less than 1 story high and should preserve the open feeling of the neighborhood, regardless of the neighbors' future plans.
 - Finally, the brick loggia or **colonnade**, with arched openings in the back, was questioned regarding its appropriateness. This architectural element draws precedence from Jefferson's designs for *Poplar Forest* (1806) and the *Academical Village* (1817). The element reduces the apparent mass of the primary addition, bringing the scale down to a single story, while creating a shaded area for use by the owner.
 - The **roof** was simplified by taking out the stair overhanging the Music Room, leading to the attic. The result was a single simple dormer connecting the new roof with the existing.
- **Window style**
 - The design of the windows in the music room was changed to reflect the original style of double hung windows, as this is clearly visible from the road. The corner window wall was removed completely.

Historic Deference

- The design of the addition was reduced to encourage us to actively use the existing house. The dining Room and Living Room both become more important without reproducing that space in the addition. There is considerable millwork being planned for the existing house, which will again, bring it into constant use.

In summary, we believe that we did hear all of the concerns of the HPC and have taken serious action to respond to their comments. The revised house has a much better scale, and the view from the public way is much more consistent with the historic structure.



Historic Review . WEST Elevation, Facing Front

Scale: 3/16"=1'-0"

ebSMITH.dwg

02.21.21

Smith House
7823 Overhill Road Bethesda, MD

Randall Mars Architects



Historic Review . Side Elevation, Facing SOUTH

Scale: 3/16"=1'-0"

ebSMITH.dwg

02.21.21

Smith House
7823 Overhill Road Bethesda, MD

Randall Mars Architects



Historic Review . Back Elevation, Facing NORTH

Scale: 3/16"=1'-0"

ebSMITH.dwg

02.21.21

Smith House
7823 Overhill Road
Bethesda, MD

Randall Mars Architects



Historic Review . Back Elevation, Facing EAST

Scale: 3/16"=1'-0"

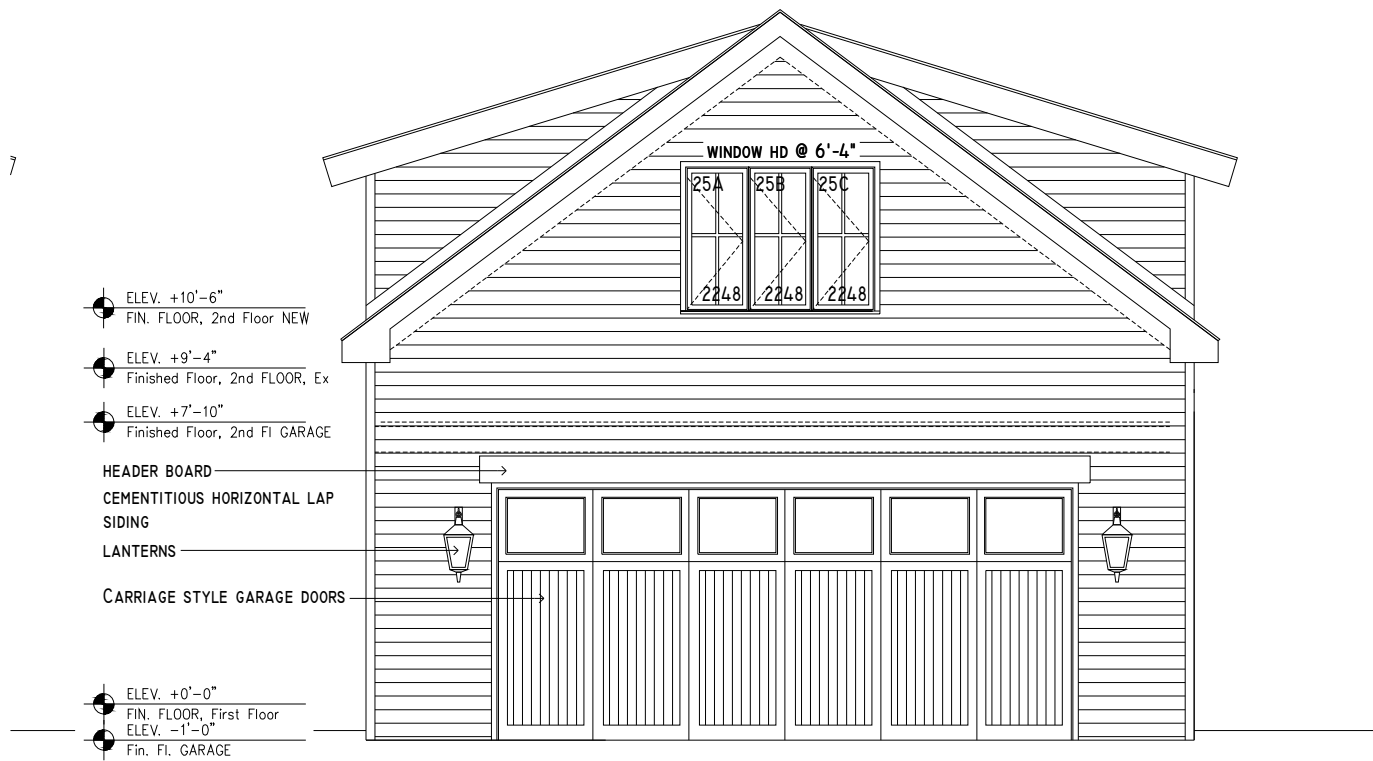
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Smith House
7823 Overhill Road
Bethesda, MD

Randall Mars Architects

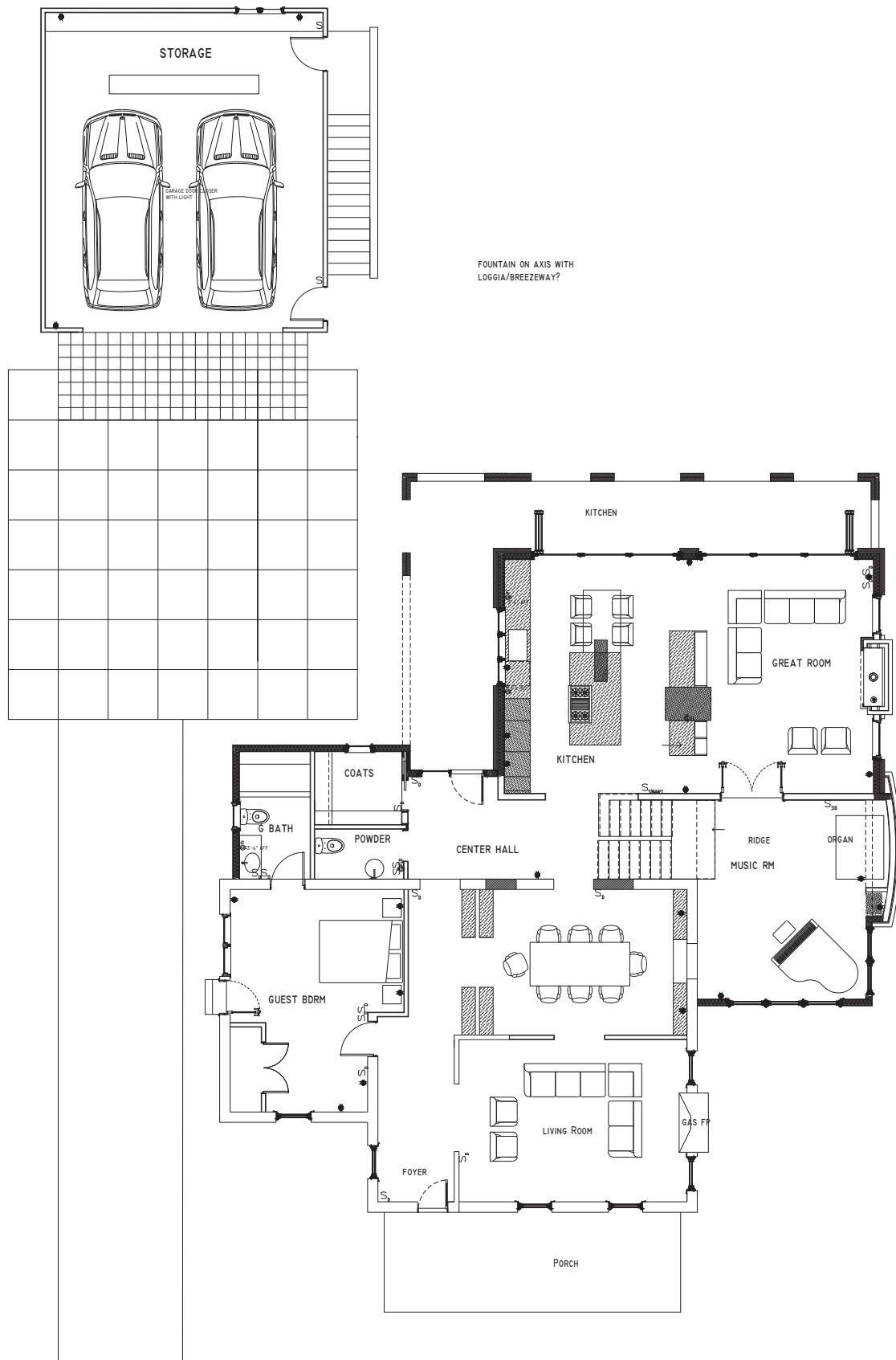
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Elevations @ Garage

Scale: 3/16"=1'-0"

ebSMITH.dwg



Plan at First Floor

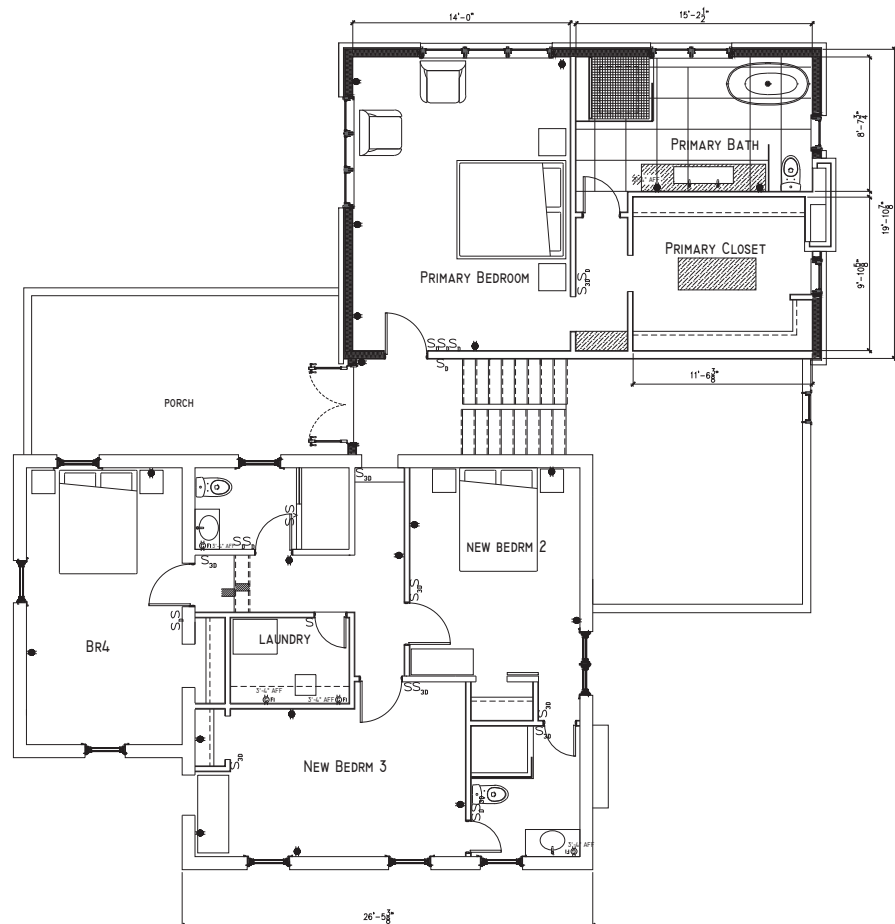
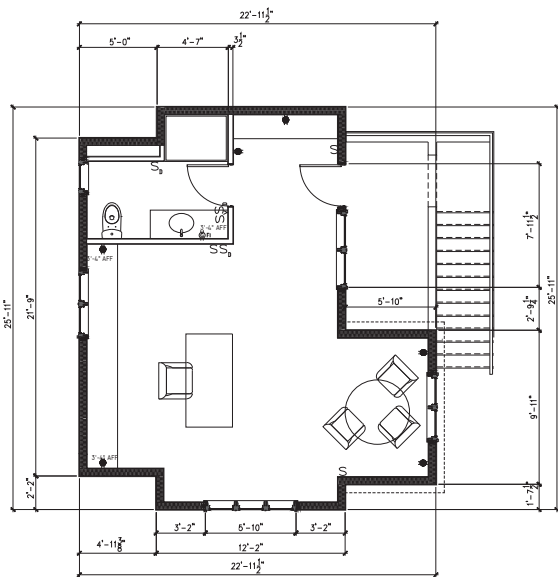
Scale 1/8"=1'-0"

Smith House

7823 Overhill Road

Bethesda, MD

02.21.21



Plan at Second Floor

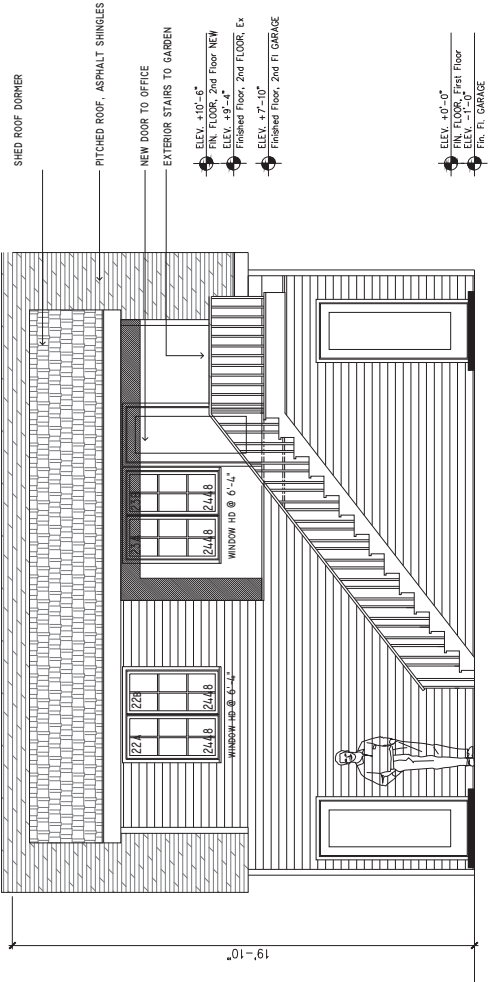
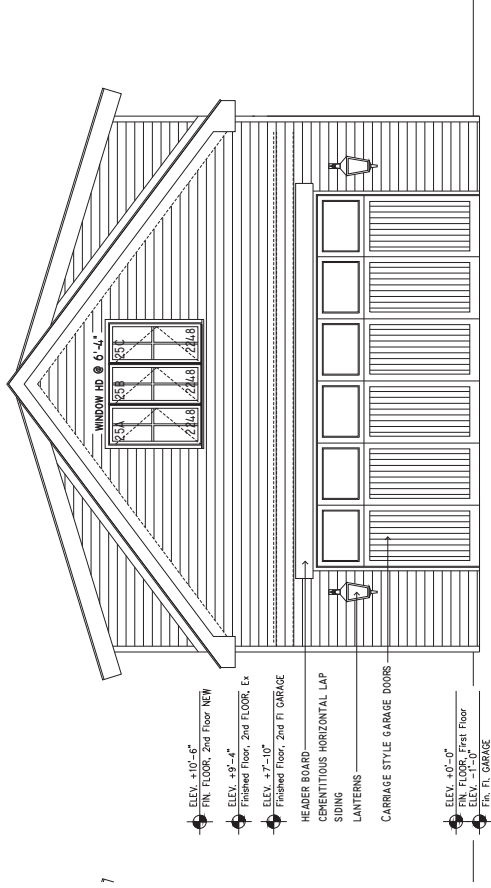
Scale 1/8"=1'-0"

Smith House

7823 Overhill Road

Bethesda, MD

02.21.21



Elevations @ Garage

Scale: 3/16"=1'-0"

22

Smith House
Bethesda, MD
7823 Overhill Road

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Randal Mars Architects

02.21.21





























