

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8000 Hampden Lane, Bethesda	Meeting Date:	4/14/2021
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	4/7/2021
Applicant:	Chuen-Yen Lau & Adam Sherwat	Public Notice:	3/31/2021
Review:	HAWP	Tax Credit:	Yes
Permit No.:	945304	Staff:	Dan Bruechert
Proposal:	Siding replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** with one condition the HAWP application:

1. The wood siding on the house needs to be replaced with wood, not the fiber cement siding proposed. This work is considered in-kind and does not require an amended HAWP application.

ARCHITECTURAL DESCRIPTION

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



Fig. 1: 8000 Hampden Lane.

BACKGROUND

On September 9, 2020, the HPC heard a preliminary consultation for the subject property.¹ The Prelim focused on three areas of work: replacing siding, installing an awning, and tree removal. The HPC was generally supportive of the work, but indicated additional information was necessary for the HAWP. The applicant seeks approval for siding replacement only under this permit.

PROPOSAL

The applicant proposes to replace the siding on the addition.

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.

¹ The Staff Report for the Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/09/III.A-8000-Hampden-Lane-Bethesda.pdf>. The audio recording of the meeting is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

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

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D10. Porches: The addition of front porches is permitted if they are compatible with the architectural style of the house. Enclosures of existing side and rear porches have occurred throughout Greenwich Forest and they are permitted, subject to the decision-making body's review of the work permit, to ensure that they are compatibly designed.

D17. Windows, dormers, & doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

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

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be

designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

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

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

STAFF DISCUSSION

The subject property is a two-story, side gable house constructed out of painted brick and stone. There is a one-story, side gable construction to the right that is covered in engineered wood siding. That

construction was originally a side porch. The siding of the addition has begun to degrade and rot, as shown in the attached photos. The front elevation of the house is mostly stone, but the exposed portion of the second floor and dormer sides is covered in flush, shiplap wood siding. These sections of wood are also rotting.



Figure 1: 1963 Sanborn Map showing the construction at the right was originally a side porch.

Siding Replacement

The engineered wood siding on the non-historic addition is degrading and rotting as shown in the attached photos. Additionally, the wood in the dormers and above the stonework on the front elevation has degraded and needs to be replaced. The applicant proposes to remove this siding and wood and replace it with Hardie fiber cement siding.

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

Staff finds that the fiber cement siding, installed with the smooth side facing out as proposed, is an appropriate substitute material for non-historic portions of houses in the Greenwich Forest Historic District under D7. This siding generally matches the visual characteristics of the composite siding and can be milled and painted.

For the historic portions of the house, however, Staff does not find the fiber cement siding to be appropriate. The *Design Guidelines* require replacement materials to match “the scale, texture, and detail of the original materials.” Fiber cement siding has two principal drawbacks, one is that it has a very flat profile (sometimes a little as ¼”), which creates a much smaller shadow line than traditional wood clapboards; second, the material does not develop a patina consistent with natural wood. That patina creates a texture that is unique to natural wood and while some fiber cement products try to mimic swollen grain with an applied texture, that appearance is really not consistent with historic wood. The applicant proposes installing Sierra 8, a product that is part of the Hardie Panel line, on the historic house. This material is only offered with an applied wood grain and cannot be installed with an exposed smooth side, so even if the HPC determined that the other visual characteristics are appropriate, there is no way to obscure the graining. Under “moderate scrutiny” as defined in the *Design Guidelines*, Staff finds that the

proposed material is not compatible. Staff recommends the HPC include a condition that the wood siding on the historic house needs to be replaced with wood as required under D7 of the *Design Guidelines*. Staff notes that this is a replacement in-kind that does not require the applicant to return for an amended HAWP. Staff additionally notes that replacing this material in-kind qualifies for the County Historic Preservation Tax Credit.



Figure 2: View of 8000 Hampden Lane, the non-historic addition is to the right.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve**, with one condition, the HAWP application:

1. The wood siding on the house needs to be replaced with wood, not the fiber cement siding proposed. This work is considered in-kind and does not require an amended HAWP application;

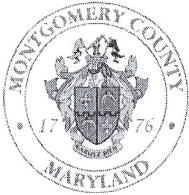
under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present an electronic set 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# 945304
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Chuen-Yen Lau and Adam Sherwat

E-mail: adamsherwat@yahoo.com

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

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

AGENT/CONTACT (if applicable):

Name: Costas Constantinou E-mail: costasconstantinou1@gmail.com

Address: _____ City: _____ Zip: _____

Daytime Phone: 301-674-4405 _____ Contractor Registration #: MHC90246

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:35-165

Is the Property Located within an Historic District? ☒ Yes/Greenwich Forest _____
☐ No/Individual Site Name _____

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

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

Building Number: 8000 Street: Hampden Lane

Town/City: Bethesda Nearest Cross Street: York Lane

Lot: _____ 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 type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting Window/ |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Door |
| | | <input checked="" type="checkbox"/> Other: Siding/Trim/Fascia |

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.

Adam Sherwat
Signature of owner or authorized agent

3/14/2021
Date

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

Owner's mailing address Adam Sherwat and Chuen-Yen Lau 8000 Hampden Lane Bethesda, MD, 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Bob and Debbie Bruskin 5619 York Lane Bethesda, MD 20814	Belinda Lai and Steve Cowan 8004 Hampden Lane Bethesda, MD 20814
Esko and Jane Korhonen 7836 Hampden Lane Bethesda, MD 20814	

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

Please refer to the separate Project Description document for details.

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

- a. Replace all pressboard siding on the 1988 addition with Hardie Siding [8.25 inch select Cedarmill (wood grain pattern in arctic white)]. Replace any deteriorated trim/fascia on the addition with matching PVC trim/fascia.
- b. Replace the deteriorated wood siding on the front of the original house and sides of the dormers with Sierra 8 Hardie Panel to match the scale, texture and detail of the original materials per Section D7 of the Greenwich Forest Historic District Guidelines. Replace any deteriorated trim/fascia on the addition with PVC trim/fascia to match the scale, texture and detail of the original materials.
- c. The use of Hardie product to replace the deteriorated siding was the strong consensus recommendation of the Historical Preservation Committee during our Preliminary Consultation on 9/9/2020.
- d. Please refer to the separate "Project Description" document for details on the work proposal.

Work Item 1: Please refer to Project Description for details

Description of Current Condition:

The siding/trim/fascia on the addition and areas of the main house have deteriorated. Please refer to separate Project Description document for details.

Proposed Work:

Replacement of deteriorated siding/trim/fascia with durable materials that match the scale, texture and detail of the original materials. Please refer to separate Project Description document for details.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**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/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/14/2021

Application No: 945304
AP Type: HISTORIC
Customer No: 1398840

Comments

Please refer to the separate Project Description document for details.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 8000 Hampden LN
Bethesda, MD 20814

Homeowner Sherwat (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work Replacement of deteriorated siding/trim/fascia with durable materials that match the scale, texture and detail of the original materials. Please refer to the separate Project Description document for details.

Project Description: Sherwat-Lau Siding Replacement

Description of Property:

This application is for work on 8000 Hampden Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a Pennsylvania farmhouse style single family home built in 1938 on a corner lot (see Figure 1). It is a two-story home with a partial basement. The addition (on the right of the photograph and indicated by the purple arrow) was built in 1988.



Figure 1. 8000 Hampden Lane, Bethesda, MD 20814

Description of Current Condition and the Proposed Work:

- a. The pressboard siding on the addition has significantly deteriorated (see Figures 2-5).
- b. The wood siding on the front of the original house and side of the dormers has areas of rot/deterioration (see Figures 6-10)



Figure 2: Deteriorated siding on addition



Figure 3: Deteriorated siding on addition (detail)



Figure 4: Deteriorated siding on addition (detail)



Figure 5: Deteriorated siding on addition (detail)



Figure 6: Deteriorated wood siding on main house



Figure 7: Deteriorated wood siding on main house (detail)



Figure 8: Deteriorated wood siding on dormers



Figure 9: Deteriorated wood siding on dormers (detail)



Figure 10: Deteriorated wood siding on dormers

Description of Work Proposed:

- a. Replace all pressboard siding on the 1988 addition with HardiePlank [8.25 inch Smooth (arctic white)]. (figure 11).
- b. Replace the deteriorated wood siding on the front of the original house and the sides of the dormers with Sierra 8 Hardie Panel (figure 12) to match the scale, texture and detail of the original materials per Section D7 of the Greenwich Forest Historic District Guidelines.
- c. The use of Hardie product to replace the deteriorated siding was the strong consensus recommendation of the Historical Preservation Committee during our Preliminary Consultation on 9/9/2020.
<https://montgomeryplanning.org/planning/historic/historic-preservation-commission/hpc-meetings-2020/>



Figure 11: HardiePlank Smooth (arctic white)



Figure 12: Sierra 8 Hardie Panel

CONSUMER INFORMATION NOTES:

- Notes:

- [illegible]

LOCATION DRAWING
LOT 1~BLOCK L
GREENWICH FOREST
- AND -

**PART OF LOTS 15 & 16, BLOCK 12
ENGLISH VILLAGE
BRADLEY HILLS
MONTGOMERY COUNTY, MARYLAND**

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION".

Cathy Lundberg

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592
Expires: 04-07-2021

REFERENCES

<u>LOT 1</u>	
PLAT BK.	10
PLAT NO.	722
<u>LOTS 15 & 16</u>	
PLAT BK.	2
PLAT NO.	158
<hr/>	
LIBER	4094
FOLIO	499



SNIDER & ASSOCIATES
LAND SURVEYORS

19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1286
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

SCALE: $1'' = 30'$

WALL CHECK:

DRAWN BY:	MP
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HSE. LOC.: 06-30-2020

JOB NO.:	20-02368-HL
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Appendix: Location Drawing for 8000 Hampden Lane

