

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8804 Old Georgetown Road, Bethesda	Meeting Date:	5/12/2021
Resource:	Master Plan Site #35/43 (Bethesda Community Store)	Report Date:	5/5/2021
Applicant:	Ronaldo Navarro	Public Notice:	4/28/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	949243	Staff:	Michael Kyne
PROPOSAL:	Chimney removal, window alterations, and rear alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/43, *Bethesda Community Store*
STYLE: Early 20th Century Commercial Building
DATE: 1924

Excerpt from *Places from the Past*:

Built in 1924, the Bethesda Community Store dates from the early automobile age when country estates and dairy farms were being transformed into suburban neighborhoods. The store was strategically located at the intersection of Georgetown Road and the road to Cabin John (now Greentree Road, in part). An earlier store operated on the site by the 1890s, soon after the Tenallytown-Rockville streetcar line was established on Old Georgetown Road. The one-story, front gable store is typical of early 20th century commercial buildings. The single interior room measures 30 x 18 feet. In addition to providing groceries to residents, the store has served over the years as a community gathering place and has become a local landmark.

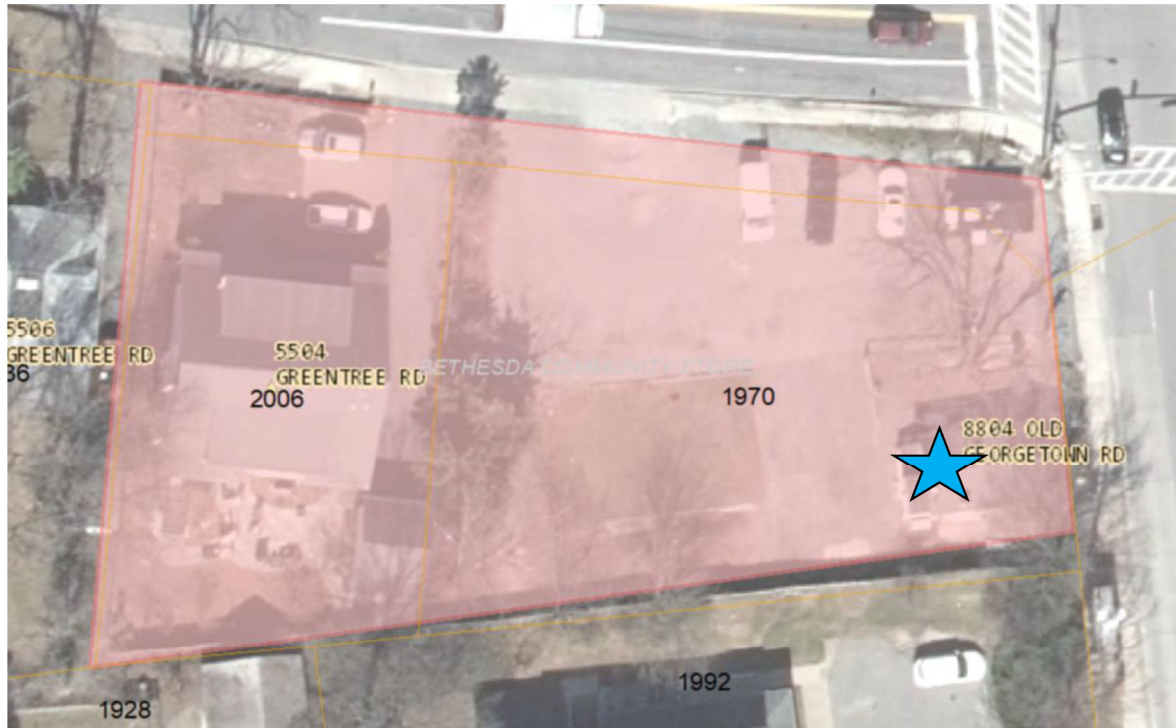


Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant proposes chimney removal, window alterations, and rear alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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.

Montgomery County Code; Chapter 24A-8

- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

- manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property [or, as in this case, the historic district] shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and
- 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 the Master Plan-designated *Bethesda Community Store* (1924) at the southwest intersection of Old Georgetown Road and Greentree Road. The designation is primarily concerned with the small, one-story, early 20th century commercial building at the southeast corner of the property, but it also includes the surrounding parking lot and adjacent c. 2006 residential building to the west (5504 Greentree Road). The subject building has experienced several alterations, including the addition of plexiglass storm windows, window security bars, and construction of attached storage at the rear (west side).

The applicant proposes the following work items at the subject property:

Chimney Removal

- Removal of the brick chimney from the southern (left, as viewed from the public right-of-way of Old Georgetown Road) roof slope.
 - The chimney was previously removed on the interior, and there are no interior supports.
 - The brick and mortar of the remaining chimney are deteriorating. This is evident on the exterior, where the chimney is unpainted.

- Where the chimney is removed, the roof will be patched and finished with three-tab asphalt shingle roofing to match the existing.

Window Alterations

- Removal of the security bars from the two double-hung windows on the south (left) elevation.
 - The existing window trim will be patched/repared in-kind, where necessary.
- Removal of the plexiglass storm windows from the two double-hung windows on the south (left) elevation, double-hung window on the north (right) elevation, and four-lite storefront window on the east (front) elevation.
- Replacement of the two-over-one double-hung wood window (rearmost) and one-over-one double-hung wood window on the south (left) elevation.
- Replacement of the one-over-one double-hung wood window on the north (right) elevation.
- Replacement of the four-lite wood storefront window on the east (front) elevation.
 - The proposed replacement windows will be installed within the existing openings, and the existing window trim (casings, stools, and aprons) will be retained
 - The proposed replacement windows will be custom-made wood windows, with muntin, stile, and rail dimensions to match the existing.
 - The proposed new glazing will be ½” thick tempered glass, as opposed to the existing single pane glazing.
 - The existing muntins in the four-lite storefront window on the east (front) elevation are of varying widths, due to previous repairs; however, the applicant proposes consistent ¾” wide muntins for the proposed new window.

Rear Alterations

- Extension of the existing attached shed at the southwest (rear/left) side of the building.
 - The existing attached shed is approximately half the width of the main building.
 - The proposed extension will replace a smaller/shorter attached storage area at the northwest (rear/right) side of the building.
 - The proposed extension will result in a full width attached shed of consistent height at the rear of the main building.
 - The proposed materials include T1-11 wood siding and three-tab asphalt shingle roofing to match the existing.

While the chimney to be removed is likely original, it has been previously removed on the interior and there are no interior supports. The applicant is concerned about the hazard that the unsupported chimney presents to individuals inside the building, especially with its deteriorating condition. Staff also notes that the building is only 540 sf, and constructing interior supports for the chimney would result in a significant loss of usable interior space.

Staff finds that the chimney to be removed is not a character-defining feature of the subject building. Accordingly, the removal of the chimney will not remove or alter character-defining features of the property, and the subject building will continue to convey its significance as an early 20th century commercial building.

Staff finds that the existing windows to be replaced on the side/secondary elevations are relatively simple and nondescript, and that the proposed new windows will closely match the existing. This will result in a minimal visual change, at best. The existing four-lite storefront window has been previously altered with repairs, resulting in muntins of varying widths. Staff finds the proposal to replace this window with a

closely matching window with consistent muntins will not create a significant visual change. Therefore, staff finds that the proposed window alterations will not remove or alter character-defining features of the subject property.

Staff fully supports the extension of the existing attached shed, finding that the proposed alteration is in keeping with the character and use of the subject building. This minimal building addition will match the existing addition at the southwest (rear/left) side of the building in material and design, and it will not detract from the character-defining features of the subject property.

Staff finds that the proposed work items will not remove or alter character-defining features of the subject property, per *Standards #2* and *#9*. Additionally, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment, in accordance with *Standard #10*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b), 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 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 michael.kyne@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: Ronald Navarro E-mail: ronald@rlnconstruction.com
 Address: 904 Olympian Circle SW City: Vienna Zip: 22180
 Daytime Phone: 571.438.1570 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
 Address: _____ City: _____ Zip: _____
 Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-43

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Bethesda Community Store

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: 8804 Street: Old Georgetown Rd
 Town/City: Bethesda, MD Nearest Cross Street: Greentree Rd
Huntington
 Lot: 28 Block: 2 Subdivision: Terrace 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 |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>Renovation</u> |

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

Signature of owner or authorized agent

Date 4/14/2021

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

Owner's mailing address 8804 OGR LLC 2 Bethesda Metro Center, Suite 850 Bethesda, MD 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

Scaffolding will be erected along side of building with a projecting platform to provide access to the chimney with out applying load to the existing roof during removal. Existing metal bars from south side windows will be removed and will replace existing glazing.

Work Item 1: Chimney Demolition

Description of Current Condition:

Chimney is not operational and has been sealed from the inside. The brick and grout is deteriorating and is a leak hazard.

Proposed Work:

Removal of brick chimney, patch roof opening to match existing.

(see attached)

Work Item 2: Window Repairs

Description of Current Condition:

Proposed Work:

Remove existing plexiglass on all windows and metal bars on south side. Replace all glazing with new wood trim.

(see attached)

Work Item 3: Shed Extension

Description of Current Condition:

Shed falling apart.

Proposed Work:

Extend height of rear shed to match existing.

(see attached)

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. 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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

BCS Renovation

8804 Old Georgetown Rd
Bethesda, MD 20814



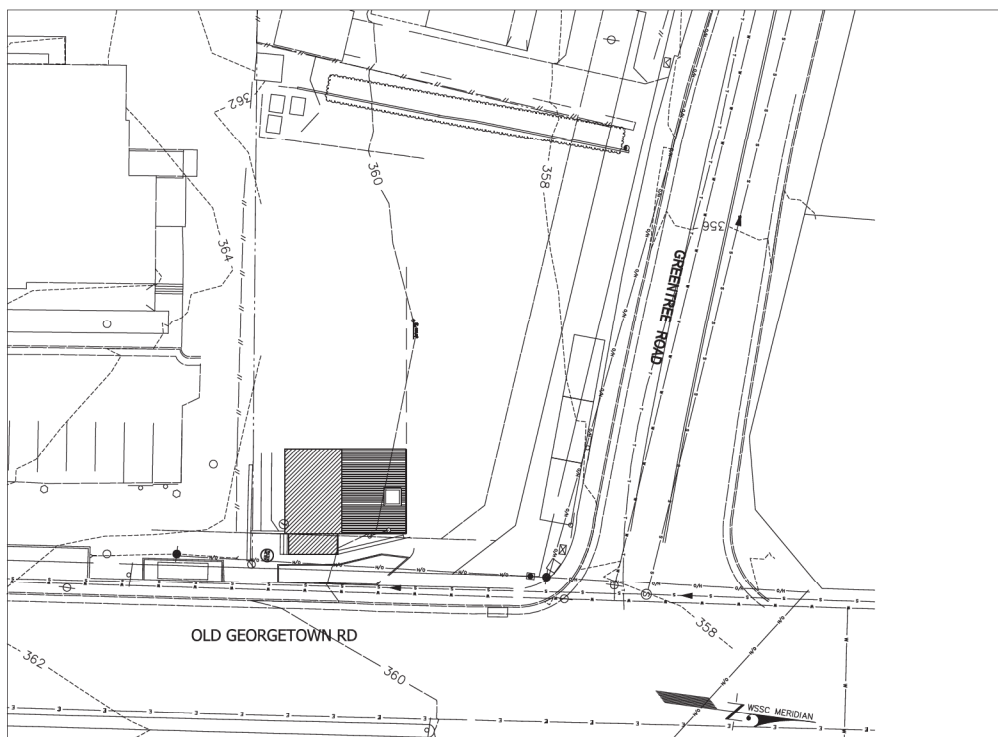
Owner
8804 OGR Holdings, LLC.
Kevin Roach
301.351.3145
kevin.roach@precisionmedicinegrp.com

General Contractor
RLN Construction LLC
Ronald Navarro
904 Olympian Circle SW
Vienna, VA 22042
Ronald Navarro
571.438.1570
Ronald@RLNConstruction.com

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1. Cover Sheet
2. Table Of Contents & Site Plan
3. Chimney Demolition
4. Window Repairs
5. Shed Extension

Site Plan



Artifact Description : Existing brick chimney

Location: Roof / South Side

Existing Material: Red Brick

Requested Change: Removal of brick chimney, patch roof opening to match existing.

Reason for Change: Chimney is not operational and has been sealed from the inside. The brick and grout is deteriorating and is a leak hazard.

Procedure: Scaffolding will be erected along side of building with a projecting platform to provide access to the chimney with out applying load to the existing roof during removal. Roof void will be re-framed and finished with asphalt shingles over plywood sheathing and 2 x lumber as necessary to match existing roof structure make up.



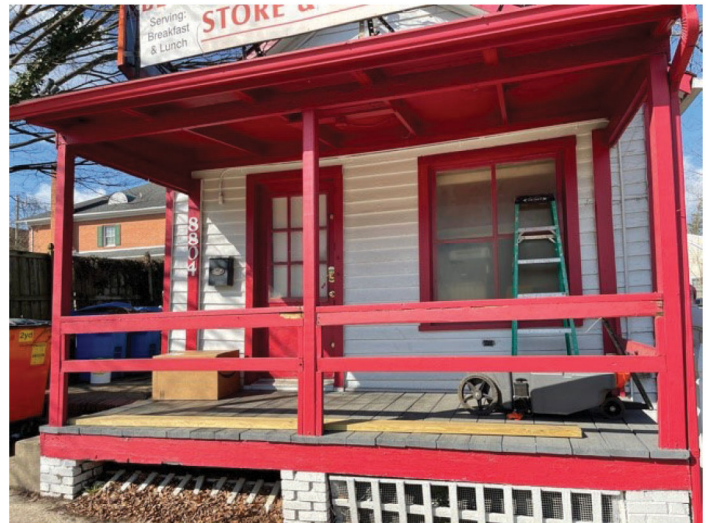
Artifact Description : Windows

Location: (1) East, (2) South, (1) North

Existing Material: Glass, wood, and metal

Requested Change: Remove existing plexiglass on all windows and metal bars on south side. Replace all glazing with new wood trim.

Procedure: Remove existing metal bars from south side windows. Patch exterior trim where necessary. Remove existing plexiglass panels. Replace existing glazing with 1/2" glass and 3/4" wood trim to match existing.



Artifact Description : Shed Extension
Location: Rear (West)
Existing Material: Bead board/Siding
Requested Change: Extend height of rear shed to match existing.
Reason for Change: Provide additional storage



Existing



Proposed