

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5625 Lambeth Road, Bethesda	<b>Meeting Date:</b>	6/9/2021
<b>Resource:</b>	Contributing Resource (Greenwich Forest Historic District)	<b>Report Date:</b>	6/2/2021
<b>Applicant:</b>	Yalda Ghamarian	<b>Public Notice:</b>	5/26/2021
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	951716		
<b>PROPOSAL:</b>	Rear addition, window replacement, and other alterations		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. **The proposed replacement windows on the south (front), east (right), and west (left) elevations will be 6-over-6 wood (not clad) SDL windows with permanently-affixed 7/8" interior and exterior muntins and internal spacer bars. Final specifications must be submitted to staff for review and approval prior to submission of the final permit drawings.**

**ARCHITECTURAL DESCRIPTION:**

SIGNIFICANCE:	Contributing Resource within the Greenwich Forest Historic District
STYLE:	Colonial Revival
DATE:	1940



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

### **PROPOSAL:**

The applicant proposes a rear addition, window replacement, and other alterations at the subject property.

### **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.

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic



contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

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.

- a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

## B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

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

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

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

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

D1. Changes to architectural style: Changes to the facades of contributing houses and additions thereto are permitted if the new front elevation: (1) is consistent with a style of another contributing house (see Appendix 3); and (2) is suitable to and does not significantly alter the original outline, shape and scale of

the original structure.

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. 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.

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.

DI7. 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.



	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
Additions	Yes		Rear additions and non- forward-facing portions of side additions	Front-facing portions of additions that extend beyond the sides of the existing structure
Replacement of houses	Yes			X
Changes to architectural style	Yes			X
Guidelines on dimensions	Yes			X
Building materials	Yes		X	
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes		X	
Porches	Yes		If not visible from right-of- way	If visible from right- of-way
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	No for replacement or minor reconfiguration	Review of runoff control only		
Windows, dormers, and doors	Yes	If not visible from right-of- way		If visible from right- of-way
Interior modifications	No			
Routine maintenance	No			

**Fig. 2: Levels of Review Applicable to Contributing Properties from the Greenwich Forest Historic District Guidelines.**

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.

***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 ensure 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.
- (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 the 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.” The applicable *Standards* are as follows:

- 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 c. 1940 brick Colonial Revival-style Contributing Resource within the Greenwich Forest Historic District. The house has a previous one-story sunroom addition with flat roof and cable railing at the northeast (rear/right, as viewed from the public right-of-way of Lambeth Road) side of the house.

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

#### *Rear Addition*

A second-story addition is proposed above the existing one-story sunroom addition at the northeast (rear/right) side of the property. The existing building and addition footprint will not change, and the ridgeline will remain well below that of the historic house. The proposed addition will have a rear-facing gable roof with slate roofing to match the existing. The proposed addition will be clad with fiber cement siding (reveal not specified), wood panels and trim, four total 4-over-4 SDL double-hung windows on the rear elevation, paired 8-lite SDL casement windows in the rear gable, and one 1-over-1 window on the east (right) elevation (all proposed addition windows to be Andersen 400 Series Woodwright Fibrex composite-clad wood windows).

#### *Window Replacement*

The applicant proposes to replace the original wood windows on the south (front), east (right), west (left), and north (rear) elevations of the historic house. The original windows are 6-over-6 and four-over-four double-hung windows. Some windows on the north (rear) elevation of the historic house were previously replaced when the existing rear addition was constructed. These windows are also proposed to be replaced for consistency. All proposed replacement windows are shown as Andersen 400 Series Woodwright Fibrex composite-clad wood windows (either 6-over-6 and 4-over-4 to match the existing). Staff finds that these are not appropriate replacement windows and recommends a condition to remedy this proposal. Further discussion and analysis are shown below.

#### *Front Porch Replacement*

The existing front porch with shed roof is proposed to be replaced with a new front porch with gable front roof. The applicant has stated that the footprint of the porch will not change (the proposed new porch will be 4' deep x 8' wide, but the existing dimensions have not been provided). The proposed new front porch materials include 36" high iron railings on the east (right) and west (left) sides, concrete steps and landing, 4x4 wood wrapped columns, slate roofing to match the existing house, and wood fascia and trim.

#### *Other*

An existing basement-level garage door on the west (left) elevation will be replaced with a full-height, single-lite door flanked by full-height, single-lite windows. The proposed windows and door will be from the Andersen 400 Series Woodwright line (Fibrex composite-clad wood).

Staff notes that proposed front door replacement and shutter replacement have been removed from the proposal.

### *Findings and Recommendations*

Staff supports the proposed rear addition, finding it consistent with the guidelines for additions. The proposed addition is in keeping with the prevailing style of the house, preserves as a recognizable entity the outline of the original house, and is consistent with the limitations on height and setbacks (see D5). Because the addition is at the rear, it should be reviewed with moderate scrutiny, which stresses the importance of ensuring that alterations do not detract from the character-defining features of the Greenwich Forest Historic District. Moderate scrutiny also permits the use of compatible new materials that replicate the original, in lieu of original building materials.

Staff also finds that the *Guidelines* support the proposed front porch replacement. Regarding porches, the *Guidelines* state that “[t]he addition of front porches is permitted if they are compatible with the architectural style of the house.” Staff finds that the same consideration should be given to front porch alterations/replacement, as the *Guidelines* allow some latitude regarding changes to a building’s façade. Specifically, the guidelines regarding changes to architectural style state “[c]hanges to the facades of contributing houses and additions thereto are permitted if the new front elevation: (1) is consistent with a style of another contributing house; and (2) is suitable to and does not significantly alter the original outline, shape and scale of the original structure.”

Regarding the proposed window replacement, the *Guidelines* state “[d]oor 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.” Because the windows to be replaced on the front and side elevations are visible from the public right-of-way, the *Guidelines* require review with strict scrutiny. Strict scrutiny is defined as “...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.”

Staff finds that the original windows are a significant character-defining feature of the subject property, and their character (style, approximate dimensions, and material) should be preserved. Principle A2 also stresses high-quality building materials and a high level of craftsmanship as an essential element to the fabric of the Greenwich Forest Historic District. Accordingly, staff recommends a condition of approval, stipulating that the proposed replacement windows on the south (front), east (right), and west (left) elevations will be 6-over-6 and 4-over-4 wood (not clad) SDL windows with permanently-affixed 7/8” interior and exterior muntins and internal spacer bars. Final specifications must be submitted to staff for review and approval prior to submission of the final permit drawings.

Staff finds that the replacement windows on the rear elevation will not be visible from the public right-of-way, and they should be reviewed with limited scrutiny. Limited scrutiny is defined as “...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.” Accordingly, these replacement windows could be Fibrex composite-clad wood windows, as proposed. Limited scrutiny should be applied to the proposed basement-level garage door/window alteration at the west (left) side of the house, as the Commission typically exercises greater leniency for basement-level fenestration alterations.

Staff finds that the proposal, as modified by the recommended condition, will not remove or alter character-defining features of the subject property, in accordance with *Standards* #2 and #9. Per *Standard* #10, the proposed alterations can also be removed in the future without impairing the essential form and



integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10, and the *Greenwich Forest Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the one (1) condition specified on Page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore 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](mailto: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# 951716

DATE ASSIGNED

APPLICANT:

Name: Yalda Ghamarian

E-mail: yalda.ghamarian@gmail.com

Address: 5625 Lambeth Road

City: Bethesda Zip: 20814

Daytime Phone: 240-462-2332

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

Is 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: 5625 Street: Lambeth Road

Town/City: Bethesda Nearest Cross Street: Westover Road

Lot: 9 Block: H Subdivision: Parcel:

(enclosed survey)

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 checked="" type="checkbox"/> Addition (minor) | <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 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 of owner or authorized agent

Date



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

<b>Owner's mailing address</b> Yalda Ghamarian 5625 Lambeth Rd. Bethesda, MD 20814	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
5609 Lambeth Rd. Bethesda, MD (Lot 10) Carolyn + Matthew Miller	5601 Lambeth Rd. Bethesda, MD (Lot 8) Norma Alicia + David J. Beasley
5620 Lambeth Rd. Bethesda, MD (Lot 7) Michael Hertzberg	5510 Lambeth Rd. Bethesda, MD (Lot 5) Eric + Mura Lightfoot



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

Free-standing, brick exterior, Two-story house with attic and basement.

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

Overall - plan to preserve the historic character of house, while improving functionality.

Enclose 2nd story of existing addition — existing addition of sunroom already in place. Proposed work is to enclose the 2nd story of this addition in order to reconfigure 2nd story level of home to allow for more functional bathroom, closet and master bedroom space that is otherwise very constrained on space on the 2nd floor. Plan to use consistent materials + finishes.

Replace front porch cover — Existing front porch cover slants directly down onto front steps + where people enter. Proposed work is to replace this porch cover with A-frame for functionality as water would then flow to the sides + not directly on people as they enter. Will use same materials + finishes.

Replace windows + shutters — All existing windows + shutters have reached past their useful life, the windows are drafty + ~~do~~ not help conserve energy. New windows will be high quality Anderson windows, same white frame, same white gridlines, same 6-panel gridlines, and help with storm management + energy conservation. New shutters will be black, same style, same materials.



Work Item 1: Enclose existing addition on 2nd story

Description of Current Condition:

Existing condition - an addition of sunroom on first floor with open terrace on second floor.

Proposed Work:

Proposed work - enclose the 2nd floor of existing addition. Same boundaries of existing addition of approximately 120 SF. This will allow for a larger master bedroom with ample closets + bathrooms. Attic will be enlarged with A-frame. Will use same materials + finishes.

Work Item 2: Replace front porch cover

Description of Current Condition:

Existing front porch cover slants directly down onto steps + is functionally obsolete. Rain pools up directly onto steps and people as they enter front door.

Proposed Work:

New front porch frame will be 24" inch wider (existing is very narrow) with A-frame roof in order for rain to the sides for full functionality. Will use same materials + finishes.

Work Item 3: Replace windows + shutters

Description of Current Condition:

Existing windows are over 20 years old and very drafty with no energy conservation. All windows are white with 6 panel gridlines.

Proposed Work:

Replace all windows for storm management, better insulation, and energy conservation. New windows will be high quality Anderson windows, same white color, and consistent 6 panel gridlines. Shutters will be same material + style, black coloring.



# **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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



May 4, 2021

Montgomery County  
Historic Preservation Office  
Planning Department  
2425 Reedie Drive  
14<sup>th</sup> Floor  
Wheaton, MD 20902

Dear Montgomery County Historic Preservation Office,

We hope this letter finds you well. We are so excited to be part of the Greenwich Forest community. We got married in 2019 and purchased this home in order to raise our family here. Yalda grew up right down the street in Bethesda, Maryland (a Whitman Viking!) and has long admired the neighborhood. Yalda recently married with Mike Howell from Alexandria, Virginia. We both were instantly charmed the house and the neighborhood. This is the perfect neighborhood to raise our daughter, Kayla June, who we welcomed in February.

We are hoping to make modest renovations to our house on 5625 Lambeth Road -- including changing the old rundown, inefficient windows and replacing them with efficient Anderson products as well as a minor back of the house expansion (enclosing an existing addition) in order to make the top floor configuration conducive to our everyday needs. Everything we propose is done with an eye towards preserving the historic nature of the neighborhood. We want our house to maintain the carefully preserved nature of Greenwich Forest while improving the overall interior functionality and energy conservation. We chose this neighborhood because of its distinct character. The last thing we want to do is to disturb that.

This neighborhood is special because of how, over the years, it has held on to its idyllic manner. From the oak trees to the restrained nature of the homes, the neighborhood stands in stark contrast to the excess and modernity that are all too common today. This is the type of community that one is proud to raise a family in.

We hope that you find these suggestions amenable. As we will need to relocate through some of the restoration, we appreciate your quick attention to this application to be able to make these high-quality changes financially feasible as we work through the approval process. We made every attempt to be conservative in the proposed restoration to make this our forever home. We are so excited to put down roots and join this community.

Regards,

Yalda Ghamarian Howell and Mike Howell



**CONSUMER INFORMATION NOTES:**

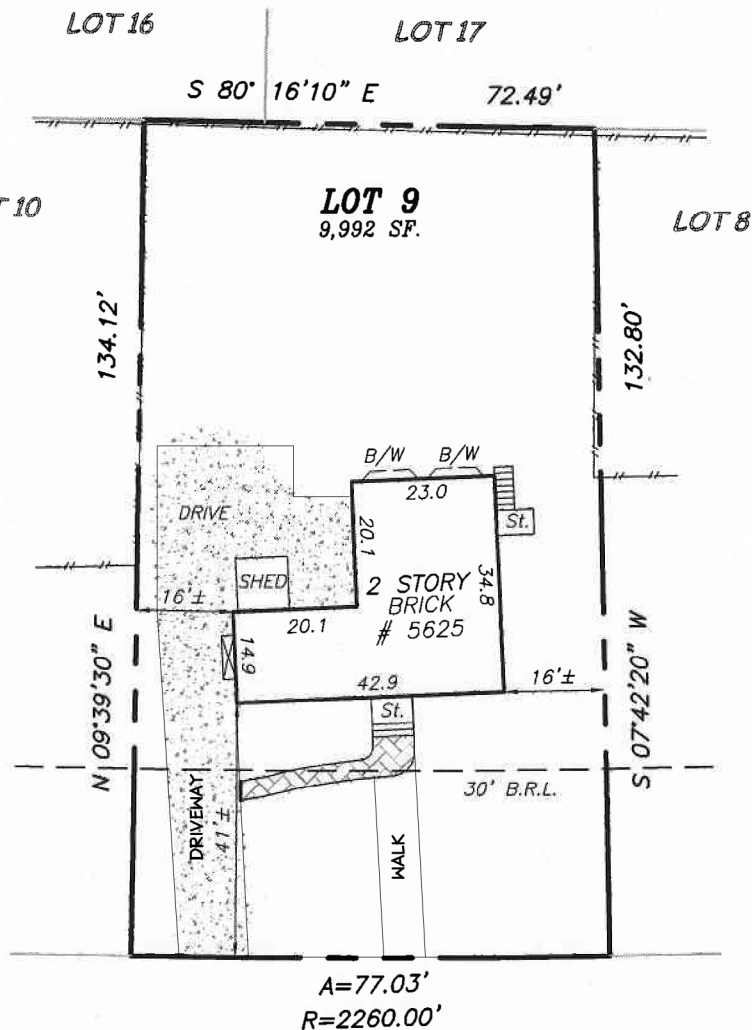
- 1). This drawing is a benefit to a consumer only insofar as it may be required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- 2). This drawing is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
- 3). This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
- 4). The level of accuracy and accuracy of apparent setback distances is four feet, more or less.
- 5). THIS LOCATION DRAWING IS NOT TO BE USED IN CONNECTION WITH ANY TYPE OF PERMIT APPLICATION.
- 6). This location drawing was prepared without the benefit of a title report.

**LEGEND**

St.	Stoop
SW.	Sidewalk
B/W	Bay Window
Wood/Vinyl Fence	
Brick Area	
Rough Asphalt	



LOCATION DRAWING  
LOT 9, BLOCK H  
**GREENWICH FOREST**  
MONTGOMERY COUNTY, MARYLAND



**LAMBETH ROAD**  
(50' R/W)

**SURVEYOR'S CERTIFICATE**

This location drawing and the surveying work reflected in it were prepared by the surveyor or the surveyor was in responsible charge over its preparation, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

*F. Alimo* 4/20/2021  
By: Fred Alimo Date  
MD Professional Land Surveyor #21382  
Expires 02-03-2022

**REFERENCES**

PLAT BK. 10  
PLAT NO. 722

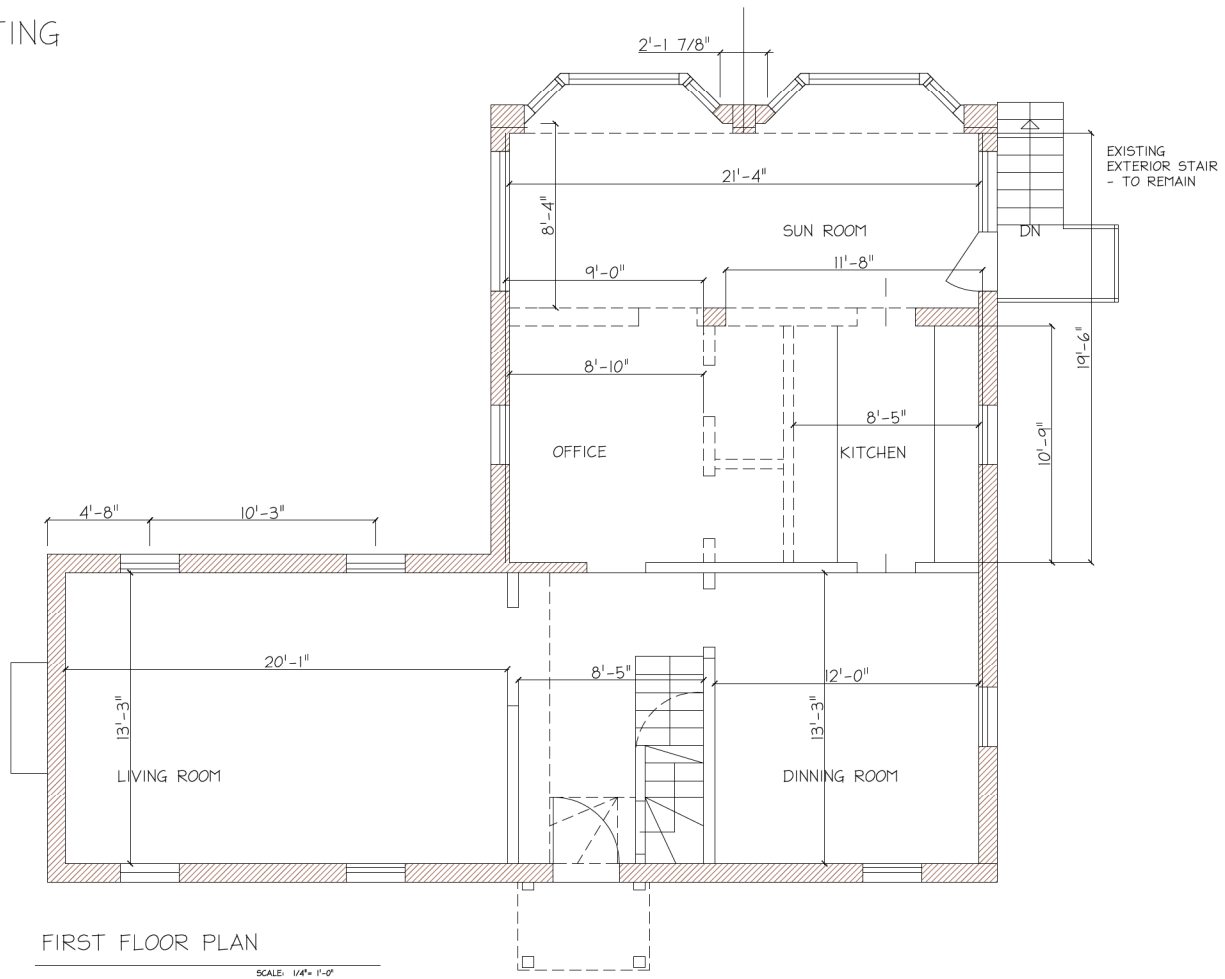
LIBER  
FOLIO

**ALIMO & ASSOCIATES LLC**

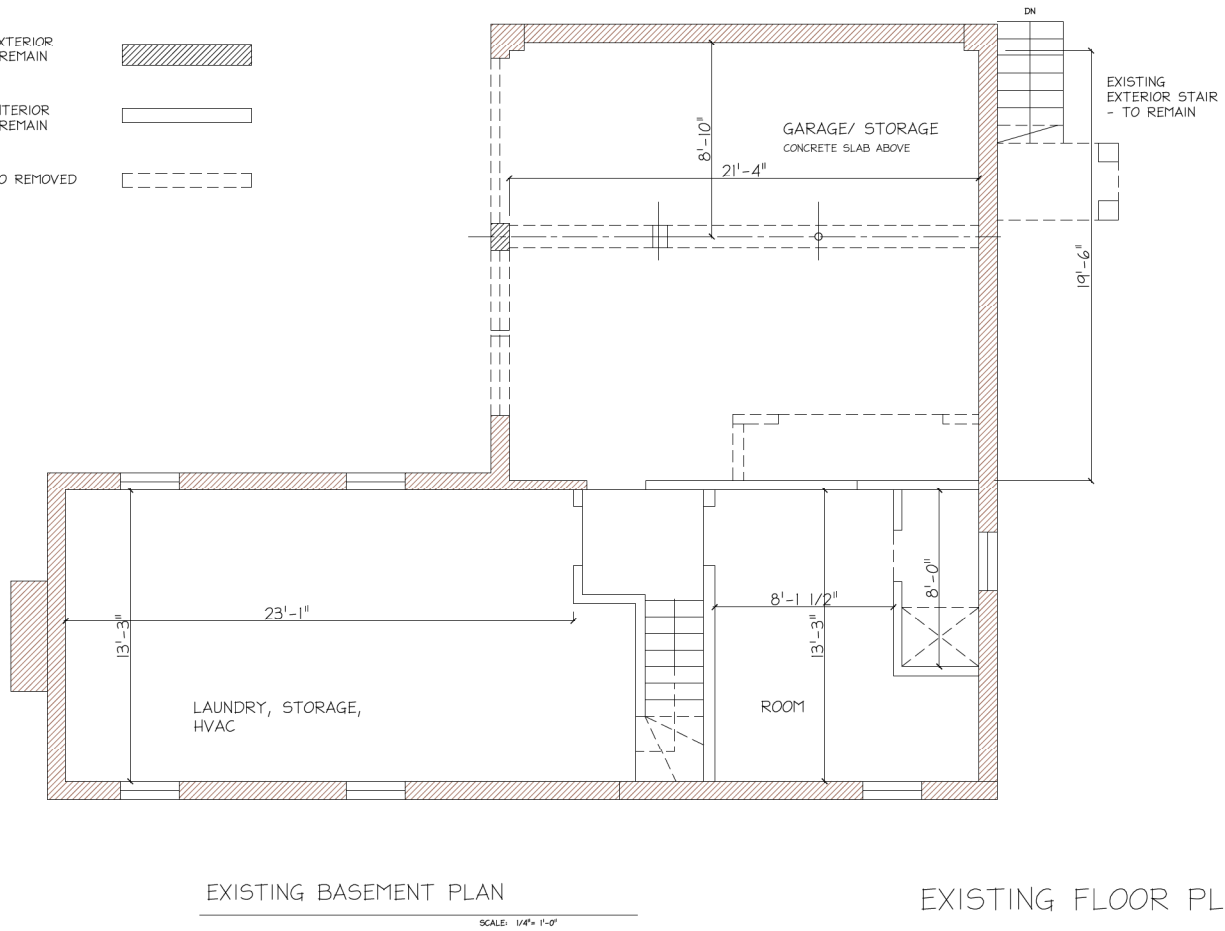
LAND SURVEYORS  
404 Blue Flax Place  
Gaithersburg, MD 20878  
Tele.: (240) 888-7631 e-Fax: (240) 390-2445

DATE OF LOCATIONS	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: F.A.
HSE. LOC.: 04-20-2021	JOB NO.: 2021-066

# EXISTING



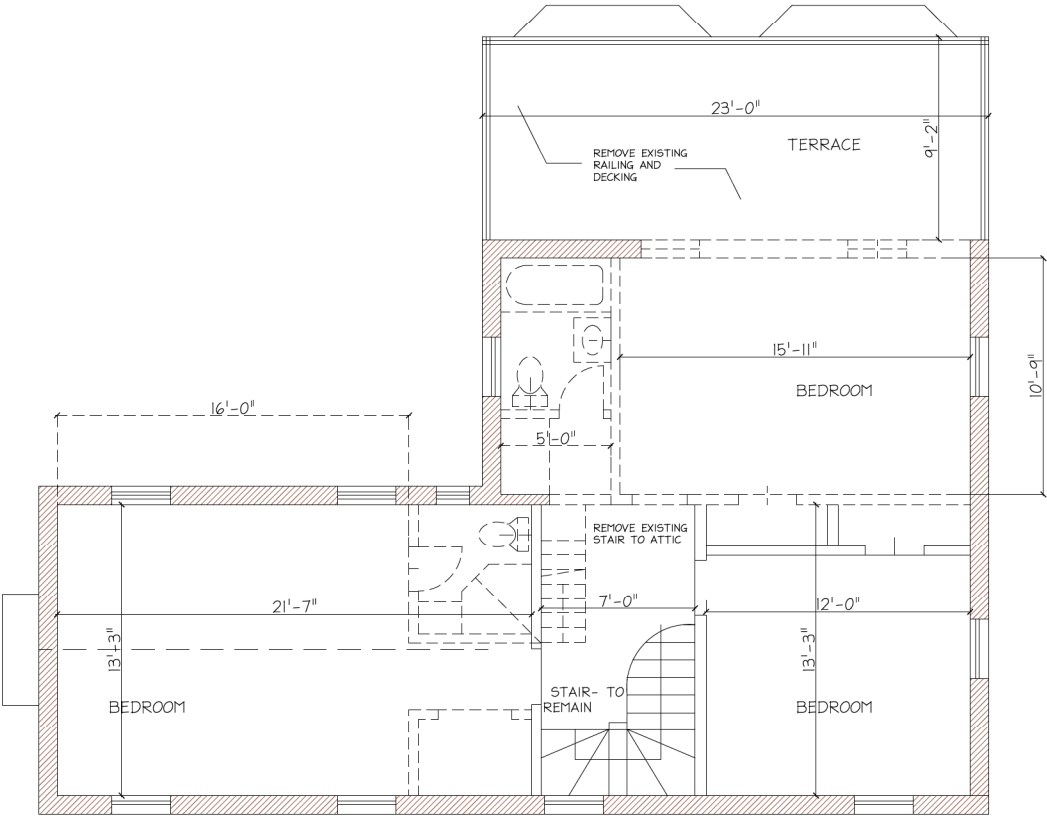
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO REMOVED



## EXISTING FLOOR PLANS



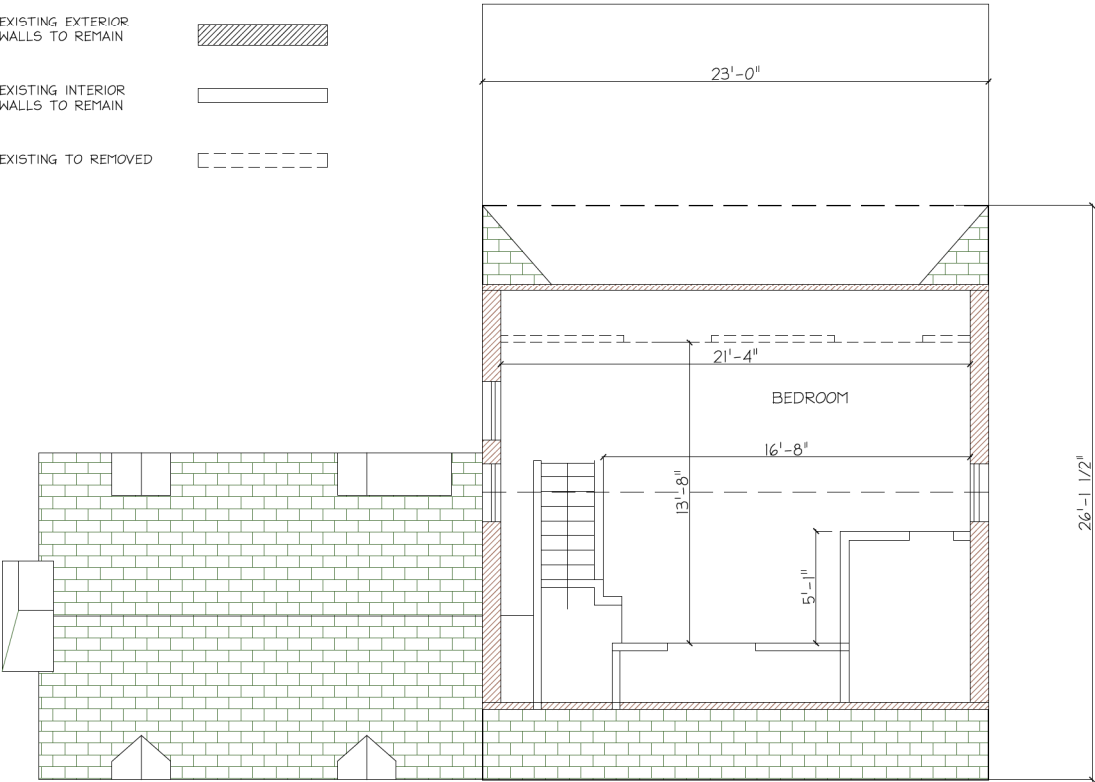
EXISTING



SECOND FLOOR PLAN

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

- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO REMOVED



ATTIC FLOOR PLAN

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

EXISTING FLOOR PLANS

EXISTING



REAR ELEVATION

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



EXISTING FRONT ELEVATION

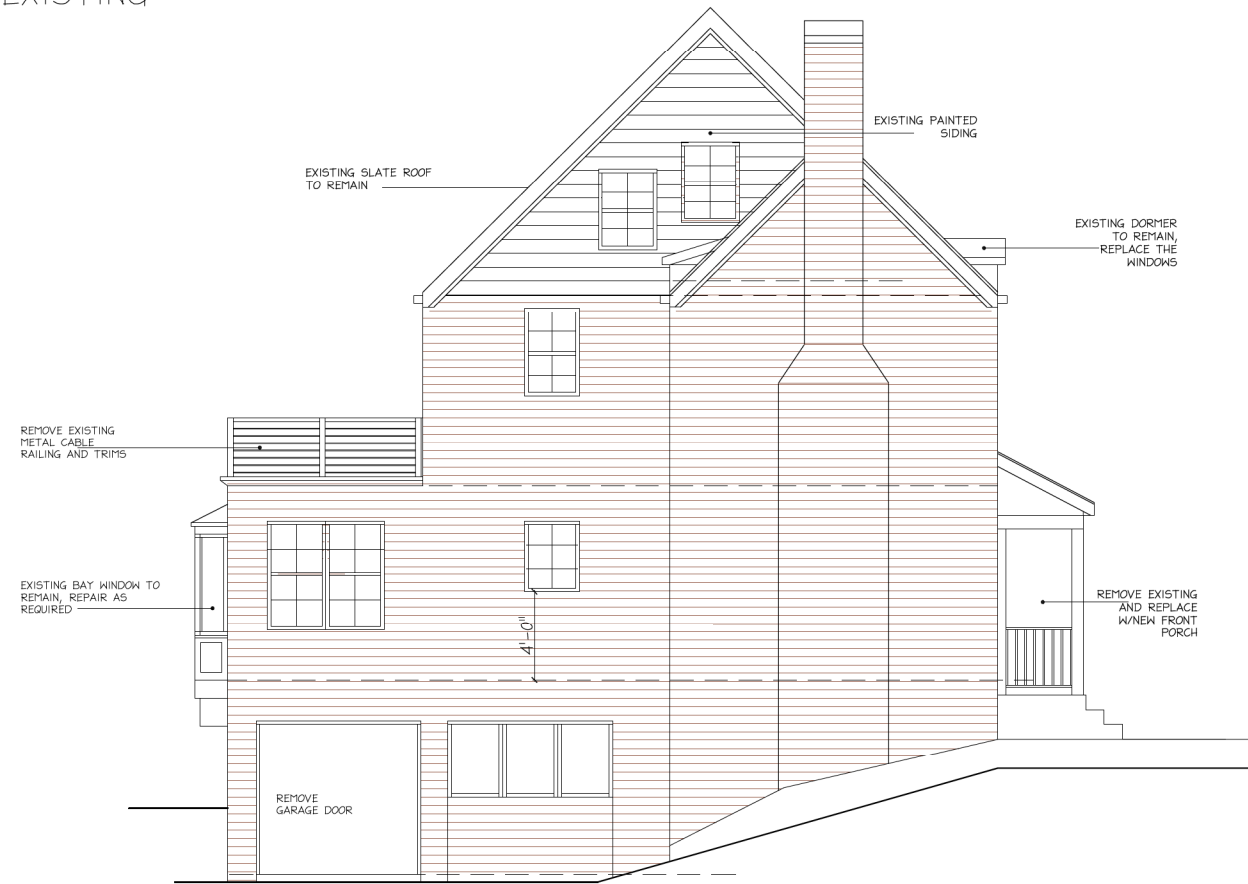
SCALE: 1/4" = 1'-0"

ELEVATIONS

5625 LAMBETH ROAD  
BETHESDA MD 20814



EXISTING



EXISTING WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

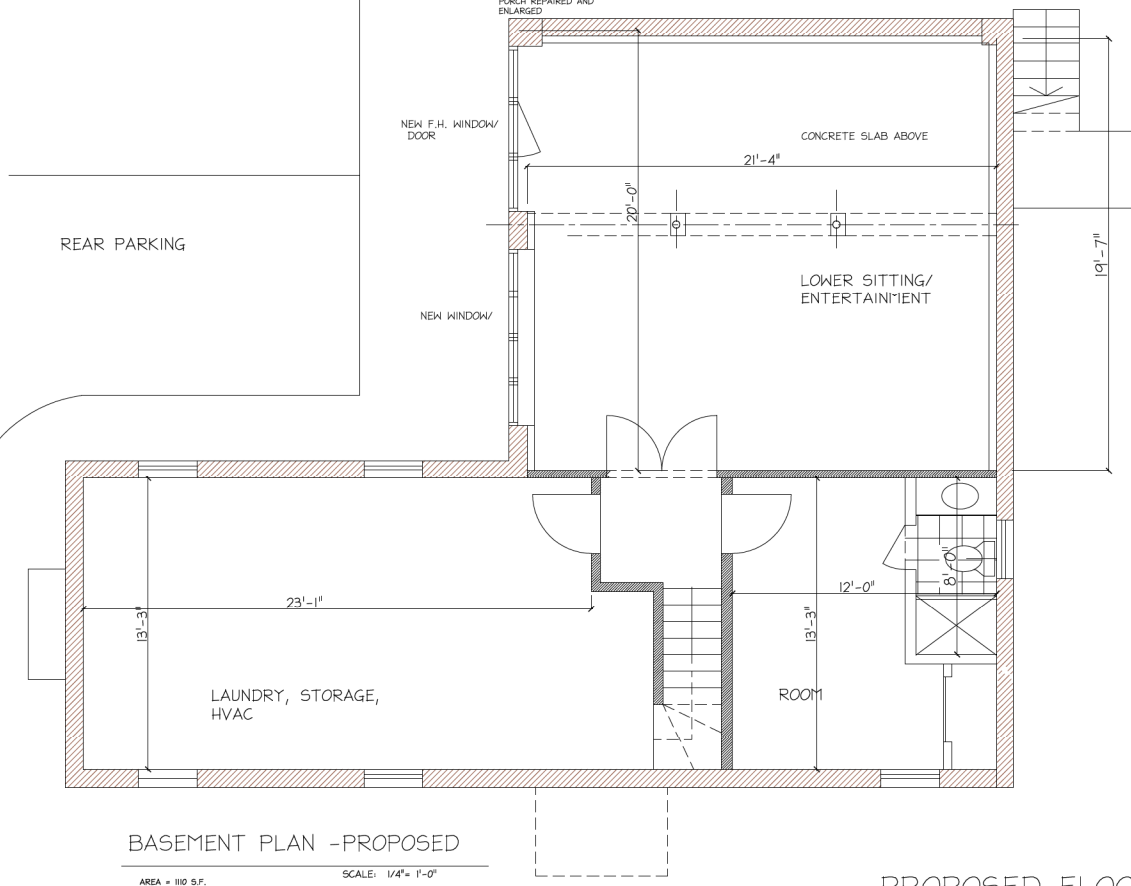
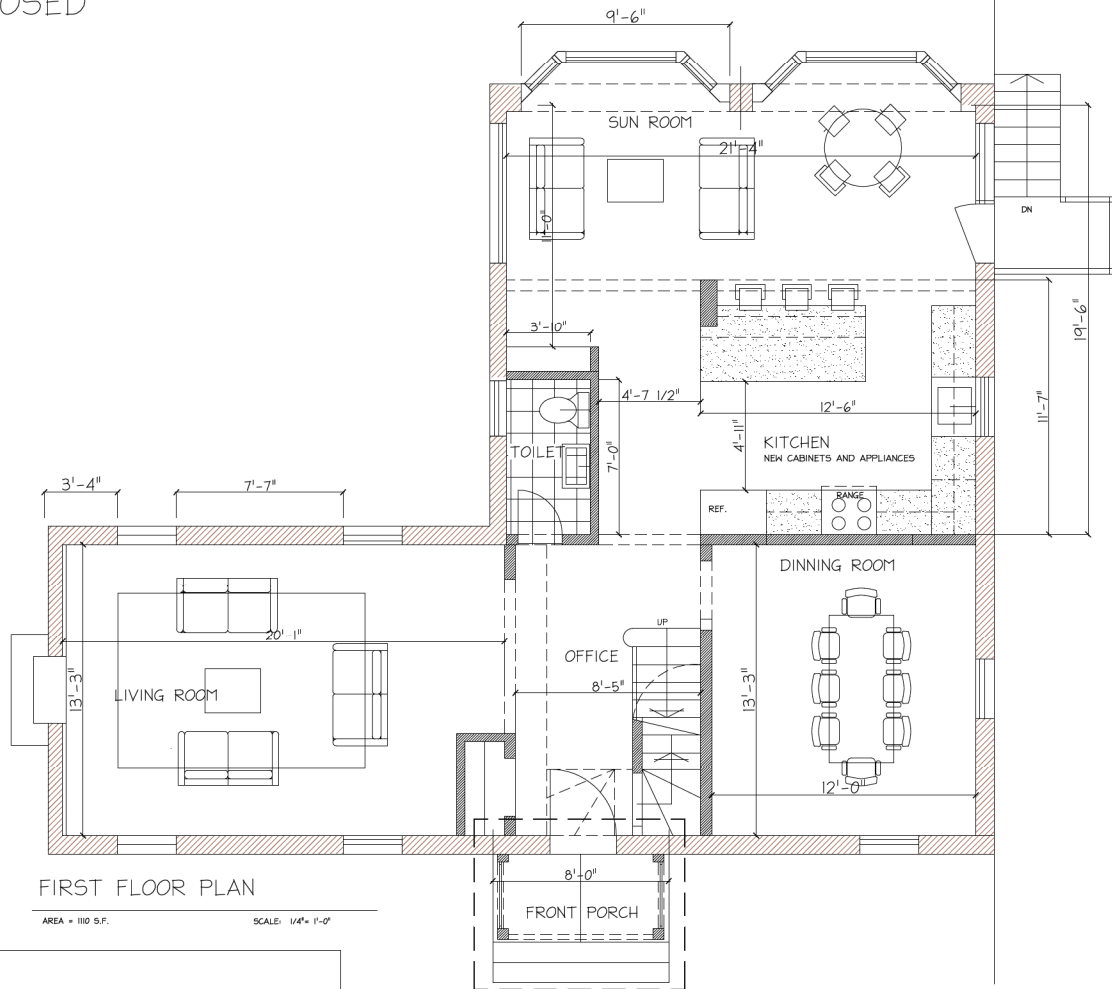
EXISTING SIDE-2 ELEVATION

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

ELEVATIONS

5625 LAMBETH ROAD  
BETHESDA MD 20814

PROPOSED

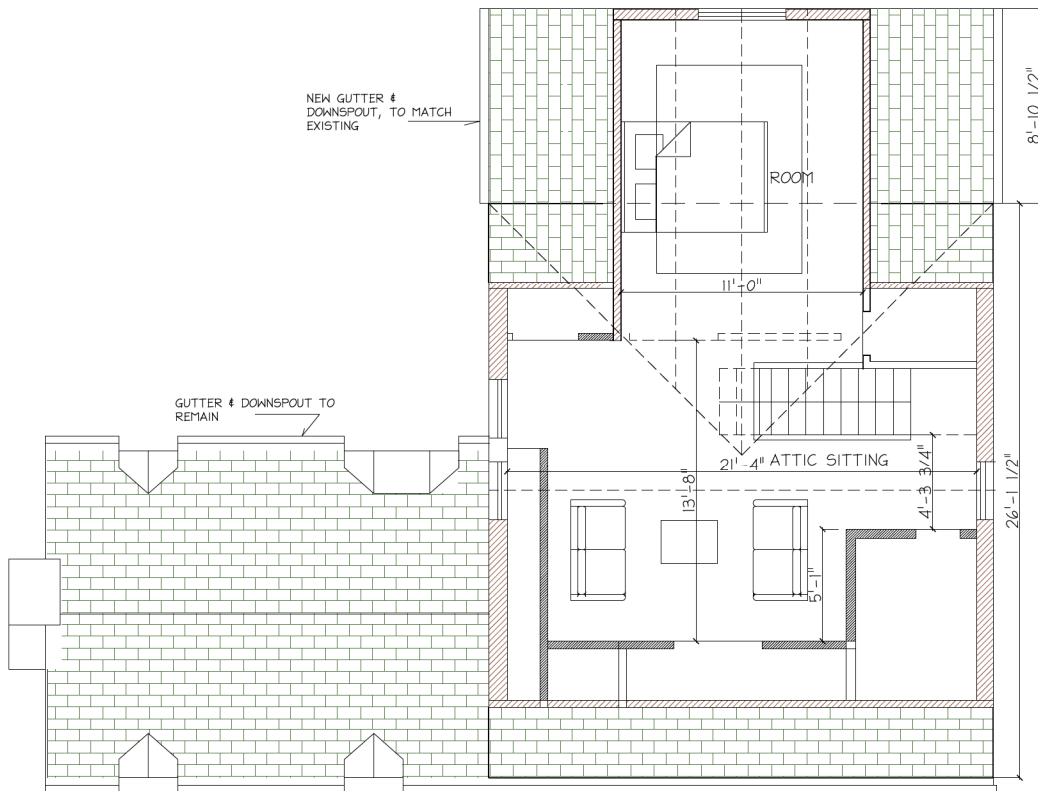
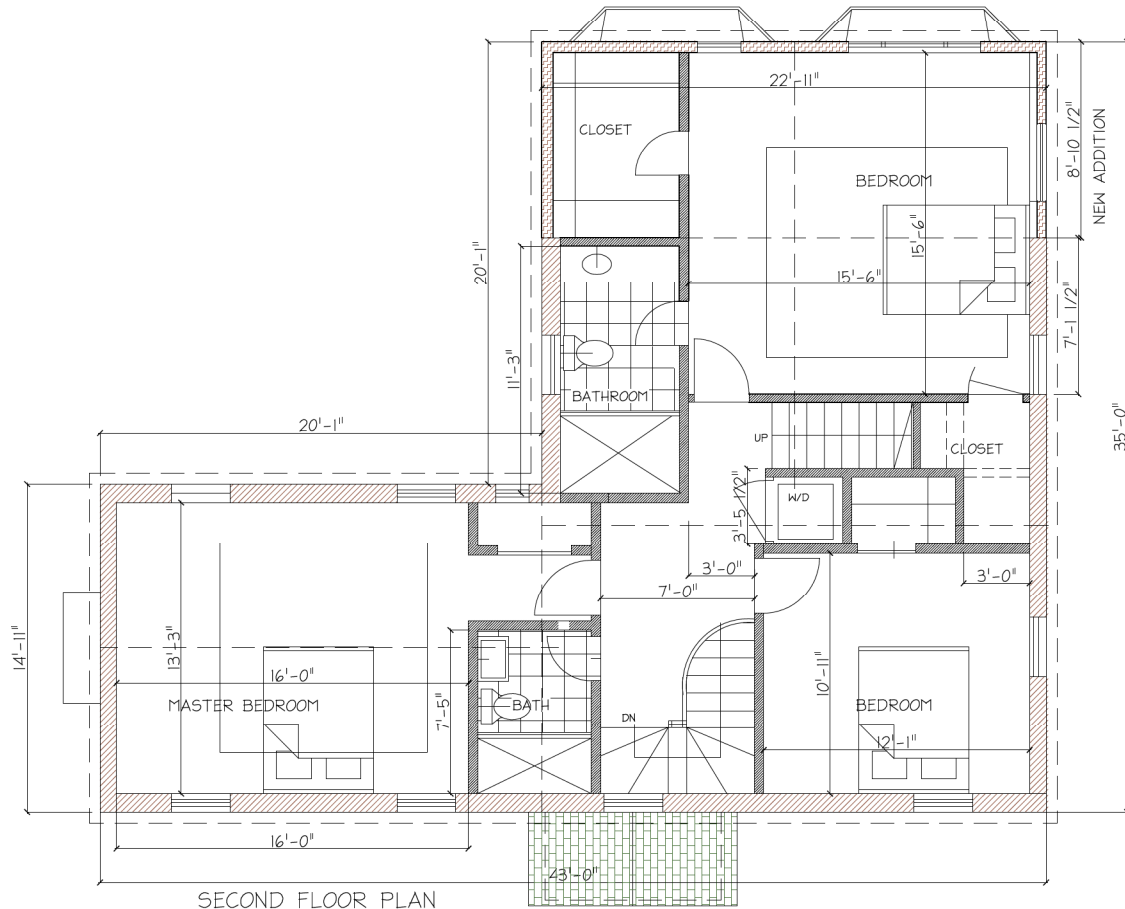


PROPOSED FLOOR PLANS

5625 LAMBETH ROAD  
BETHESDA MD 20814

21





PROPOSED FLOOR PLANS



PROPOSED REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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





WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

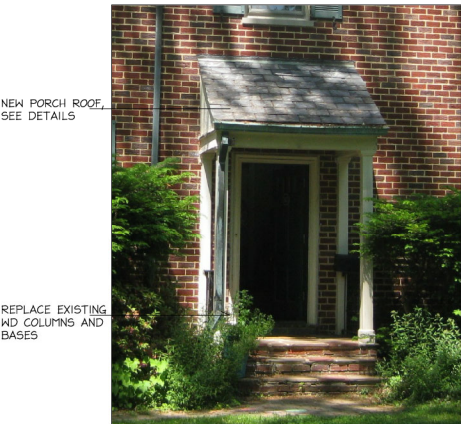
PROPOSED SIDE-2 ELEVATION

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

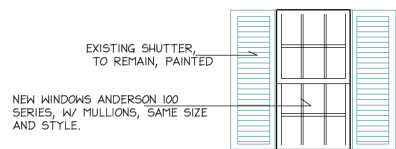
PROPOSED



EXISTING EXTER. WINDOW

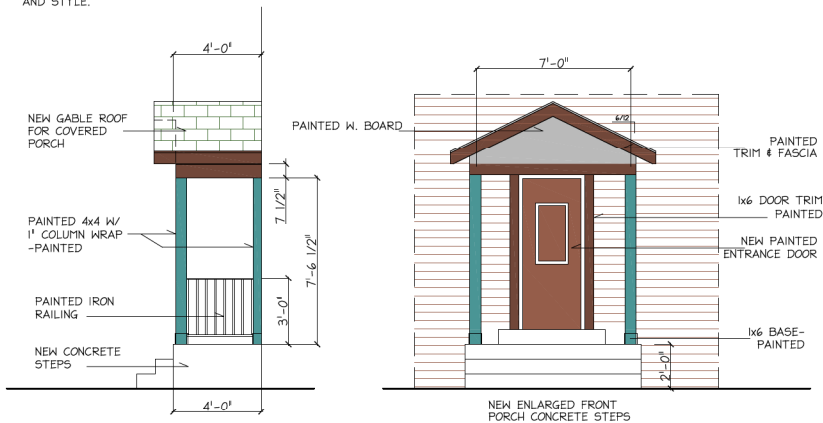


EXISTING FRONT PORCH



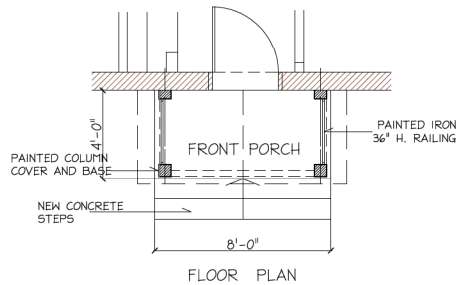
PROPOSED WINDOW & EXIST.SHUTTER

NEW WINDOWS ANDERSON 100 #  
SERIES, W/ MULLIONS, SAME SIZE  
AND STYLE.

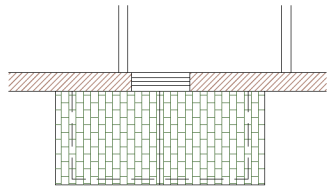


PROPOSED FRONT PORCH

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



FLOOR PLAN

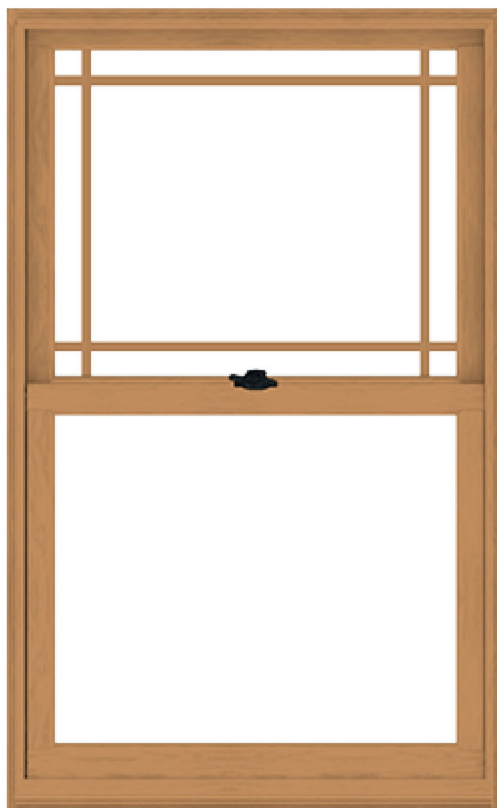


ROOF PLAN





Windows & Doors ▶ Single-Hung & Double-Hung



Interior    Exterior

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Feedback



REAR VIEW-1



REAR VIEW-2



SIDE VIEW-1



FRONT VIEW-2



FRONT VIEW-1



























