

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

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District  
 STYLE: Colonial Revival  
 DATE: 1933



1

## **PROPOSAL**

The applicant proposes work in six areas:

1. Replace the existing pipe railing with a wrought iron railing;
2. Remove two French Doors and replace one with casement windows and the other with a wider pair of French Doors;
3. Add windows to the rear of the house and replace side windows with larger windows;
4. Add new exterior lighting;
5. Replace an existing bay door to match other doors; and
6. Modify the existing rear terrace.

## **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:

- 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.

#### **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 *façades 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.

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

D8. Driveways and parking areas: Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit. Proposals to install new driveways and parking areas require work permits. They should minimize new hardscape areas (see Principle 1) and should not interrupt the setting visible from the public right-of-way. Installation of circular driveways is prohibited.

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.

***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.

## **STAFF DISCUSSION**

The work proposed under this HAWP includes several elements, including replacing several windows and doors, terrace work, and exterior lighting.

### **Replacement Windows and Doors**

On the northwest (right side) elevation, the applicant proposes to install two sets of clad casement windows on the first floor and to brick in a narrow window opening. On the southwest (rear) elevation, the applicant proposes to enlarge two window openings and install new fixed aluminum clad twelve-lite windows. The applicant proposes to install two pairs aluminum clad French doors, one on the southeast elevation, the other on the southwest elevation. The application materials also indicate that the bay window off of the rear terrace will have a reclaimed steel window installed in the existing bay. Lastly, the applicant proposes to replace a non-historic door with a wood door and wood screen door.

Unlike other districts in the county, the Greenwich Forest Historic District does not require an applicant to demonstrate that windows and doors have deteriorated beyond repair. The only requirements (D17) are that the replacement windows and doors need to be compatible with the architectural style of the house. Staff finds the multi-lite, aluminum clad windows are compatible with the Tudor elements of the subject property and its multi-lite casement windows. Staff additionally finds steel casement windows are appropriate in the bay at the rear. Staff recommends the HPC approve the window and door replacements.

### **Terrace Alterations**

The applicant proposes two alterations for the rear terrace. The first change is removing the existing pipe metal railing and installing a new wrought iron railing. The second proposed change is removing the existing brick stairs and replacing them with flagstone stairs to match the appearance of the rest of the terrace.

Staff finds that the terrace should be treated as a ‘patio’ for the purposes of this HAWP. As its size is not changing, this work falls under ‘landscaping’ in D16 and therefore does not require a HAWP.

### **Exterior Lighting**

The final change proposed for this HAWP is installing new exterior lighting. Staff finds the proposed metal, lantern-style sconces are consistent with the style of the house and the era of Greenwich Forest’s construction.

Staff finds the proposed lights are compatible with the character of the house would recommend approval under 24A-8(b)(2) and (d). However, the Greenwich Forest Historic District Design Guidelines state: “Any work permit sought for any situation not specifically covered by these Principles and Guidelines [and exterior lighting is not covered under the Principles and Guidelines] shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.” Based on this language, the HPC must approve the proposed lighting.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Greenwich Forest Historic District Design Guidelines*, 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 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](mailto: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# 985142

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

JENS DAKIN AND KATHERINE NESBITT

Name: \_\_\_\_\_

Address: 7818 HAMPDEN LANE

Address: \_\_\_\_\_

202-657-3861

Daytime Phone: \_\_\_\_\_

KJN908@GMAIL.COM

E-mail: \_\_\_\_\_

BETHESDA, MD 20814

City: \_\_\_\_\_ Zip: \_\_\_\_\_

0700496086

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

JOSHUA HILL / HILL & HURTT ARCHITECTS

Name: \_\_\_\_\_

3335 CONNECTICUT AVE NW #101

Address: \_\_\_\_\_

202-854-1495

Daytime Phone: \_\_\_\_\_

JOSHUA@HILLANDHURTT.COM

E-mail: \_\_\_\_\_

WASHINGTON, DC 20008

City: \_\_\_\_\_ Zip: \_\_\_\_\_

N/A

Contractor Registration No.: \_\_\_\_\_

M:35-165

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

GREENWICH FOREST

Is the Property Located within an Historic District? ☒ Yes/District Name \_\_\_\_\_

☐ 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: 7818 Street: HAMPDEN LANE

BETHESDA

WILSON LANE

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

13

12D

0026

0000

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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☒ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☒ Window/Door

☒ Other: TERRACE RAILING

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

3/2/22

Date

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

**Owner's mailing address**

7818 HAMPDEN LANE, BETHESDA MD,  
20814

**Owner's Agent's mailing address**

3335 CONNECTICUT AVE NW #101,  
WASHINGTON DC, 20008

**Adjacent and confronting Property Owners mailing addresses**

(7815 ABERDEEN RD)

M & M BUILDERS AND CONTRACTORS  
LLC

8009 BROTHERS DR, GAITHERSBURG  
MD, 20879

(7814 HAMPDEN LN)

ALISA BETH TALISMAN & JONATHAN TALISMAN

7814 HAMPDEN LN, BETHESDA MD, 20814

(7819 ABERDEEN RD)

THOMAS E HEALEY & MARY W HEALEY

7819 ABERDEEN RD, BETHESDA MD,  
20814

(7821 HAMPDEN LN)

KEVIN P O'PREY & MAREN L PROULX

7821 HAMPDEN LN, BETHESDA MD, 20814

(7820 HAMPDEN LN)

DAVID E MITCHELL & NICOLE A  
SOLOMON MITCHELL

7820 HAMPDEN LN, BETHESDA MD,  
20814

(7819 HAMPDEN LN)

NADIA PANKOPF ET AL

7819 HAMPDEN LN, 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:

The existing house is a 1933 natural brick tudor structure with steel casement windows and a jagged-edged slate roof. A large wing was added to the southwest side of the house, presumably in the 1950's. This wing is similar in style to the original main body of the house. The house is in the Greenwich Forest Historic District and sits 4 houses in from Wilson Boulevard. The neighborhood contains mature trees and deep front yards with secluded rear yards.

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

1. Replace existing pipe railing on rear yard stone terrace with a new wrought-iron railing (not visible from public right of way)
2. Remove two French doors at rear yard terrace and replace one with new French doors with casement window sidelites, and one with a new wider French Door. Replace half-glass door (not original) with new painted wood mudroom door at garage side of house. Replace aluminum storm door at front entry door with a new painted wood storm door.(front doors visible from public right of way)
3. Add two windows to the rear (southwest) elevation of the house, and replace/raise headers on two windows on the side (northwest) of the house (not visible from right of way)
4. Add/replace exterior sconces at all locations with new selected sconce. (front visible from public right of way).
5. Replace bay door with window matching the others. Extend the brick base and siding around the entire bay. Demolish existing brick stair and infill with bluestone to match the existing terrace. (Not visible from public right of way).

Work Item 1: Rear Yard Railing

Description of Current Condition:

Existing railing is an unarticulated pipe rail which is failing, doesn't fit well with the style of the house, and violates building code.

Proposed Work:

Install new painted wrought-iron railing in the existing railing location. New railing design will relate to the era of the house aesthetically and will be designed to meet building code.

Work Item 2: Door Modifications/Replacements

Description of Current Condition:

Existing Living Room French doors are original steel and do not function well. Existing kitchen French Doors are wood doors with no lite divisions that do not function well. Existing half-glass mudroom door near garage is not original and does not function well. Existing storm door is not original and aluminum, which needs replacement.

Proposed Work:

Create a larger opening at the Living Room with new Marvin Clad simulated divided-lite French doors with 3" stiles and rails, and two Marvin Clad Ultimate casements windows as sidelites (one on each side of opening). Kitchen French Doors to be the same type and size as the proposed Living Room doors, but with no sidelites. New mudroom door near garage to be replaced with a Trustile painted wood door with divided lites. New storm door at main entrance to be painted wood with one single removable glass/screen panel.

Work Item 3: Window Modifications

Description of Current Condition:

No windows existing at the current family room - wall is original brick that faces rear yard (southwest). Two side windows (northwest elevation) are non-original and part of the 1950's addition. Windows are wood and in bad shape with very low interior headers.

Proposed Work:

Install 2 new Marvin Clad Divided-Lite Picture Windows to the family room space (southwest elevation). Raise heads on two side windows (northwest elevation) and install 2 new Marvin Clad French Divided-Lite Casements at the same width as the existing windows, but with higher window heads.

Work Item 4: Exterior Sconces

Description of Current Condition:

Existing sconces at all exterior doors are not original, with several not functioning.

Proposed Work:

Install new sconces at all exterior doors. See drawings for specification sheet of proposed sconces.

Work Item 5: Bay Modification

Description of Current Condition:

Existing bay connects original portion of house to the later addition. It contains 2 steel casement windows and a non-original steel door leading to the rear terrace.

Proposed Work:

Replace existing door with reclaimed and refurbished steel casement window to match existing. Extend brick and wood trim around the new window to match existing bay in shape, size, and texture. Demolish the existing brick stairs and infill with bluestone to match the existing terrace.

Work Item 6: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



GENERAL NOTES

- The following notes shall apply to all drawings made as part of the Contract for construction for this project, including those drawings listed in the INDEX of this sheet:
- Contractor must not scale drawings for dimensions. Any questions regarding dimensions must be directed to the architect.
  - Contractor must verify all dimensions in the field prior to the start of construction and contact architect with any questions or discrepancies.
  - Dimensions shown are to face of structure (i.e. face of stud, masonry, or existing construction) unless noted otherwise on drawings.
  - The details in the drawings and specifications cover the installation of all materials and work as called for on the drawings and specifications. It is the responsibility of the contractor to check the documents prior to the start of work. Any discrepancies shall be brought to the architect's attention with a notification for clarification. Any work installed in conflict with the architectural drawings and specifications shall be corrected by the contractor at their own expense. Items to be furnished by owner are noted and agreed to in the contract between owner and contractor.
  - Questions due to any apparent conflicts within the documents should be brought to the architect's attention in time to be clarified by addendum. If the contractor's responsibility for the work that is in question cannot be clarified by reference to the contract, then a mutually agreeable good faith option shall be adopted.
  - All construction resulting from execution of this work shall conform to the International Residential Code (IRC) and International Energy Conservation Code (IECC), 2018 edition, as amended by Montgomery County Executive Regulation no. 8-12.
  - Throughout the plans there are abbreviations which are in common use. The list of abbreviations is not intended to be complete, and any questions about abbreviations should be addressed with the architect.
  - The residence will be occupied for the duration of the project. Care should be taken to keep the premises clean and safe for the occupants at the close of each day's work. Interruptions in the utility services shall be kept at a minimum. All utilities shall be operable for the Owner's continued use during the times of continued residence. Coordinate with Owner any breaks in service well in advance of anticipated break.
  - The construction work described in these drawings is applicable only to the this project. The Architect accepts no liability whatsoever for any construction work performed on the basis of these drawings if such work is not executed under a general Contract.
  - Contractor shall comply with current requirements for random mitigation.

PROJECT INFORMATION

ADDRESS: 7818 Hampden Lane  
Bethesda, Maryland 20814

OWNERS: Jens Dakin  
Katie Nesbit

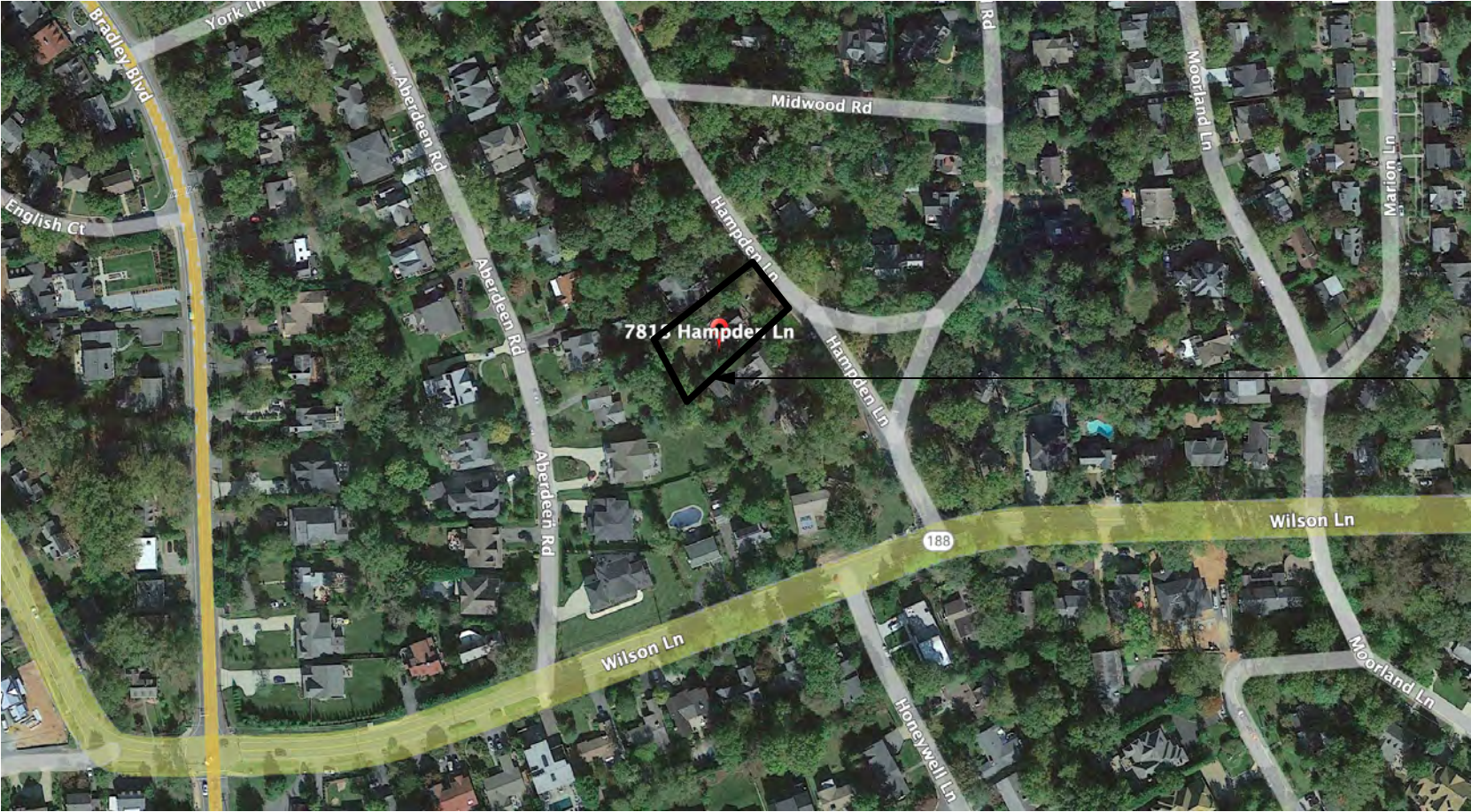
OWNERS' ADDRESS: 7818 Hampden Lane  
Bethesda, Maryland 20814

DESIGN CRITERIA

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS:	
GROUND SNOW LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	B
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
FROST LINE DEPTH	30"
WINTER DESIGN TEMP.	13 DEGREE F.
ICE SHEILD UNDERLAYMENT	REQUIRED
AIR FREEZING INDEX	300
MEAN ANNUAL TEMP.	55 DEGREE F.

PROJECT NARRATIVE

- Replace existing pipe railing on rear yard stone terrace with a new wrought-iron railing (not visible from public right of way)
- Remove two French doors at rear yard terrace and replace one with new French doors with casement window sidelites, and one with a new wider French Door. Replace half-glass door (not original) with new painted wood mudroom door at garage side of house. Replace aluminum storm door at front entry door with a new painted wood storm door.(front doors visible from public right of way)
- Add two windows to the rear (southwest) elevation of the house, and replace/raise headers on two windows on the side (northwest) of the house (not visible from right of way)
- Add/replace exterior sconces at all locations with new selected sconce. (front visible from public right of way).
- Replace bay door with window matching the others. Extend the brick base and siding around the entire bay.



VICINITY MAP



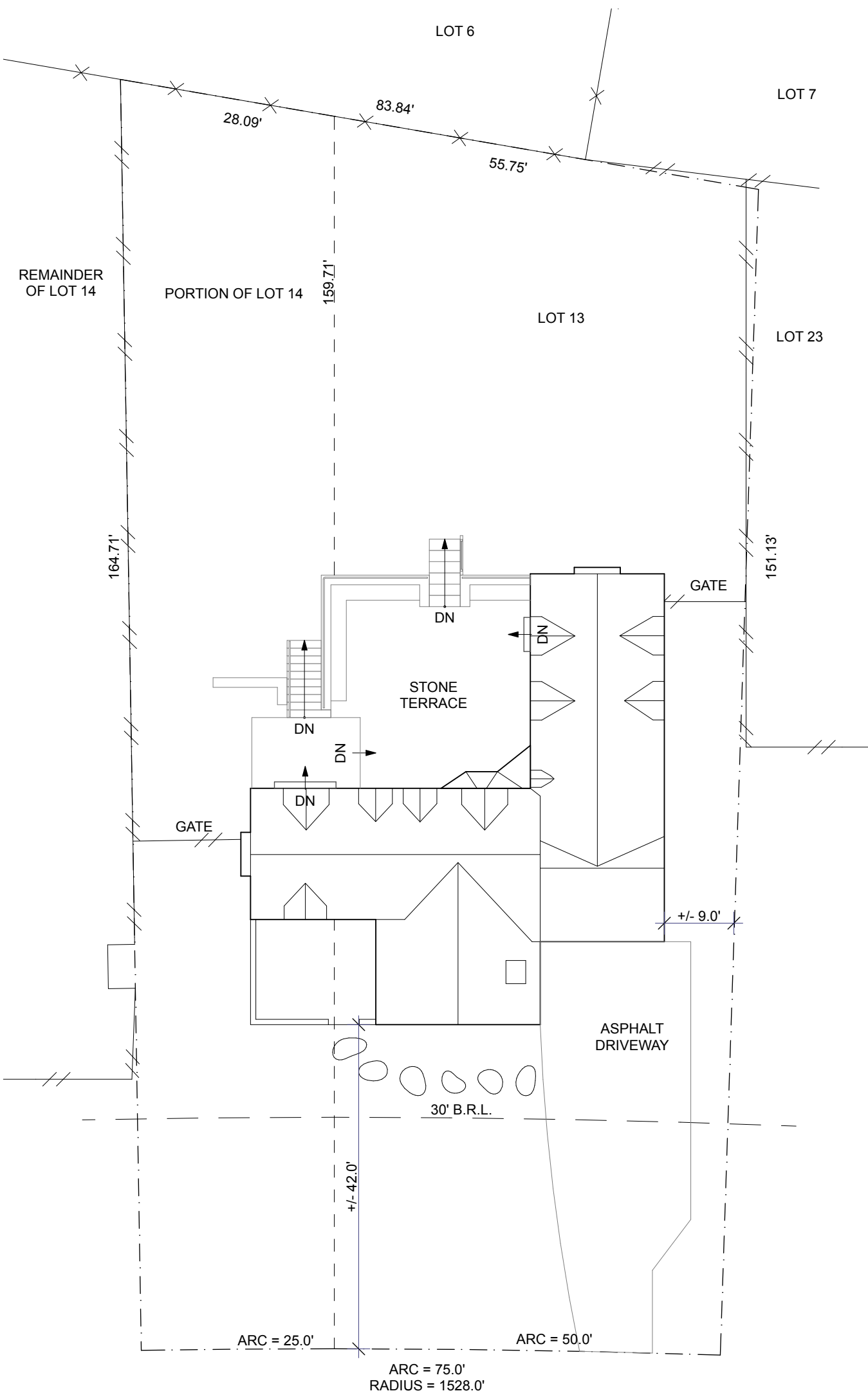
ZONING MAP

LIST OF ABBREVIATIONS

Abbreviation	Item	Abbreviation	Item
@	At	JST.	Joist
A.F.F.	Above Finish Floor	JT.	Joint
ABV.	Above	M., MAS.	Masonry
A.H.U.	Air Handling Unit	MDO	Medium Density Overlay
APPROX.	Approximate	MDF	Medium Density Fiberboard
BD.	Board	MEM.	Membrane
Bldg.	Building	M.O.	Masonry Opening
BLKG.	Blocking	MECH.	Mechanical
C.	Concrete	Mil.	1/1000 inch
CL	Center Line	MIN.	Minimum
CLG.	Ceiling	O.C.	On Center
C.J.	Ceiling Joist	O.W.T.	Open Web Truss
CMU	Concrete Masonry Unit	PLY., PLYWD	Plywood
COL	Column	P.T.	Pressure Treated
CONC.	Concrete	PTD.	Painted
CONT.	Continuous	R.	Riser(s)
CPR.	Copper	R.O.	Rough Opening
DWG.	Drawing	REINF.	Reinforcing
EQ	Equal	SHTG.	Sheathing
EX.	Existing	SIM.	Similar
EXT.	Exterior	STD.	Standard
F.D.	Floor Drain	STL.	Steel
FIN.	Finish	ST. STL.	Stainless Steel
FLASH'G	Flashing	STOR.	Storage
FLR.	Floor	STRUC.	Structure
F.O.	Face of	SW.	Switch
F.O.S.	Face of Stud	T	Tread(s)
F.O.M.	Face of Masonry	T&G	Tongue and Groove
FRMG.	Framing	TJ	Truss Joists
FT.	Foot	T.O.	Top of
FTG.	Footing	T.O.ARCH	Top of Arch
GALV.	Galvanized	T.O.W.	Top of Wall
GWB.	Gypsum Wall Board	U.N.O.	Unless Noted Otherwise
HB	Hose Bib	W/	With
HT.	Height/Heat	WD.	Wood
H.W.	Hot Water	WIN., WDW.	Window
IN.	Inch	WPFG	Waterproofing

PROJECT SITE

PROJECT SITE



3 A101 EXISTING AND PROPOSED SITE PLAN (NO CHANGE)  
SCALE: 1/16" = 1'-0"

KEY TO MATERIALS AND SYMBOLS

	WOOD FRAMING-CONTINUOUS		WOOD FRAMED WALL		CONCRETE MASONRY UNIT		RIGID INSULATION		ELEVATION
	WOOD BLOCKING		METAL		BATT INSULATION		WINDOW TYPE		REVISION NUMBER
	FINISH WOOD		GRAVEL		SPRAY FOAM INSULATION		DOOR TYPE		ENLARGED DETAIL
	BRICK		CONCRETE		STONE		PLUMBING		WALL SECTION
	PLYWOOD		GYPSUM WALL BOARD				INTERIOR FIXTURE TYPE		BUILDING SECTION
							SMOKE DETECTOR		



HILL & HURTT ARCHITECTS  
335 CONNECTICUT AVE NW  
SUITE 101  
WASHINGTON DC 20018  
202.854.1495

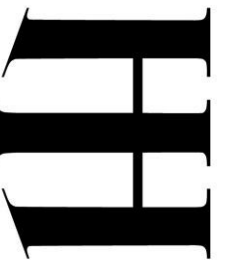
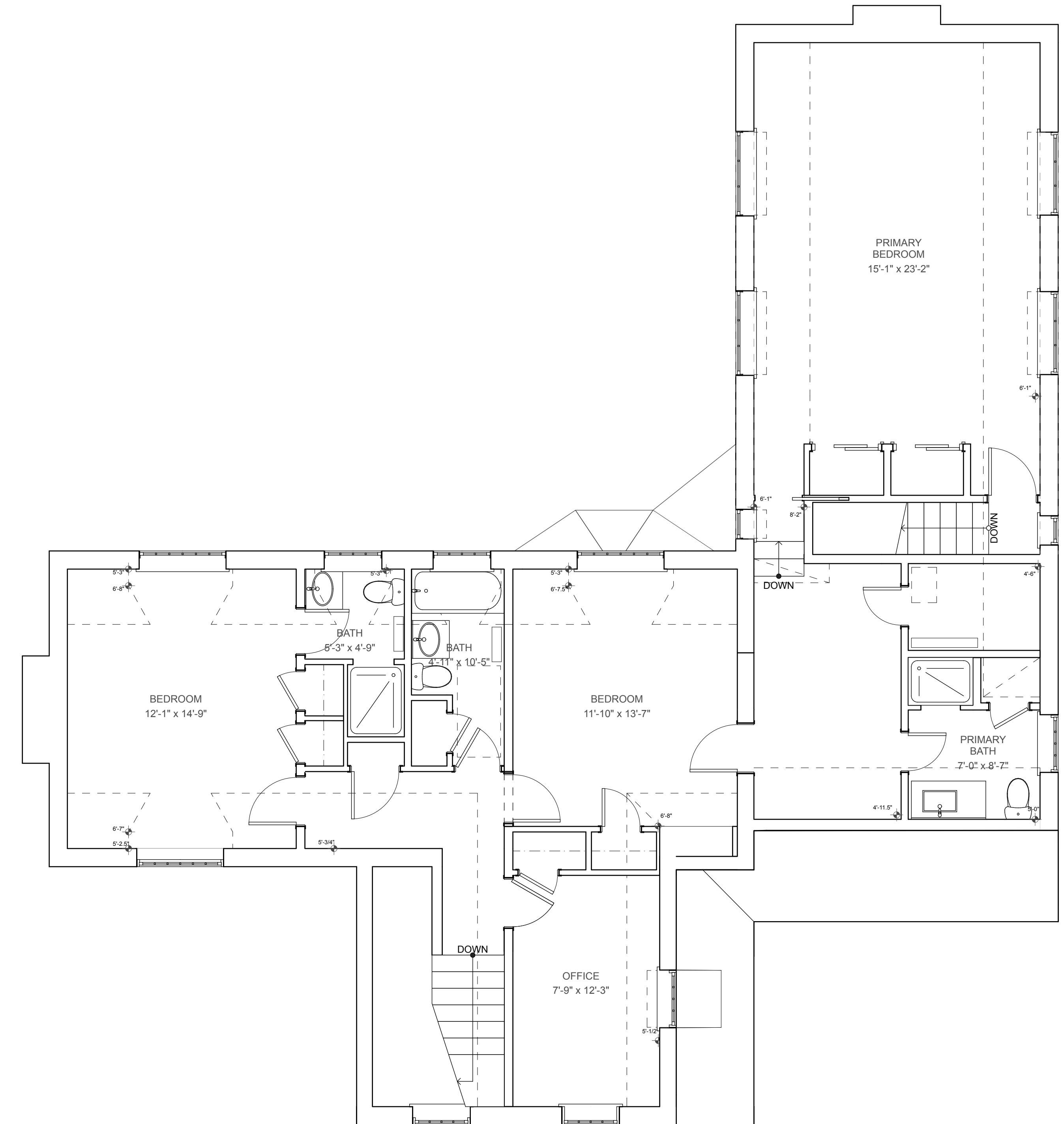
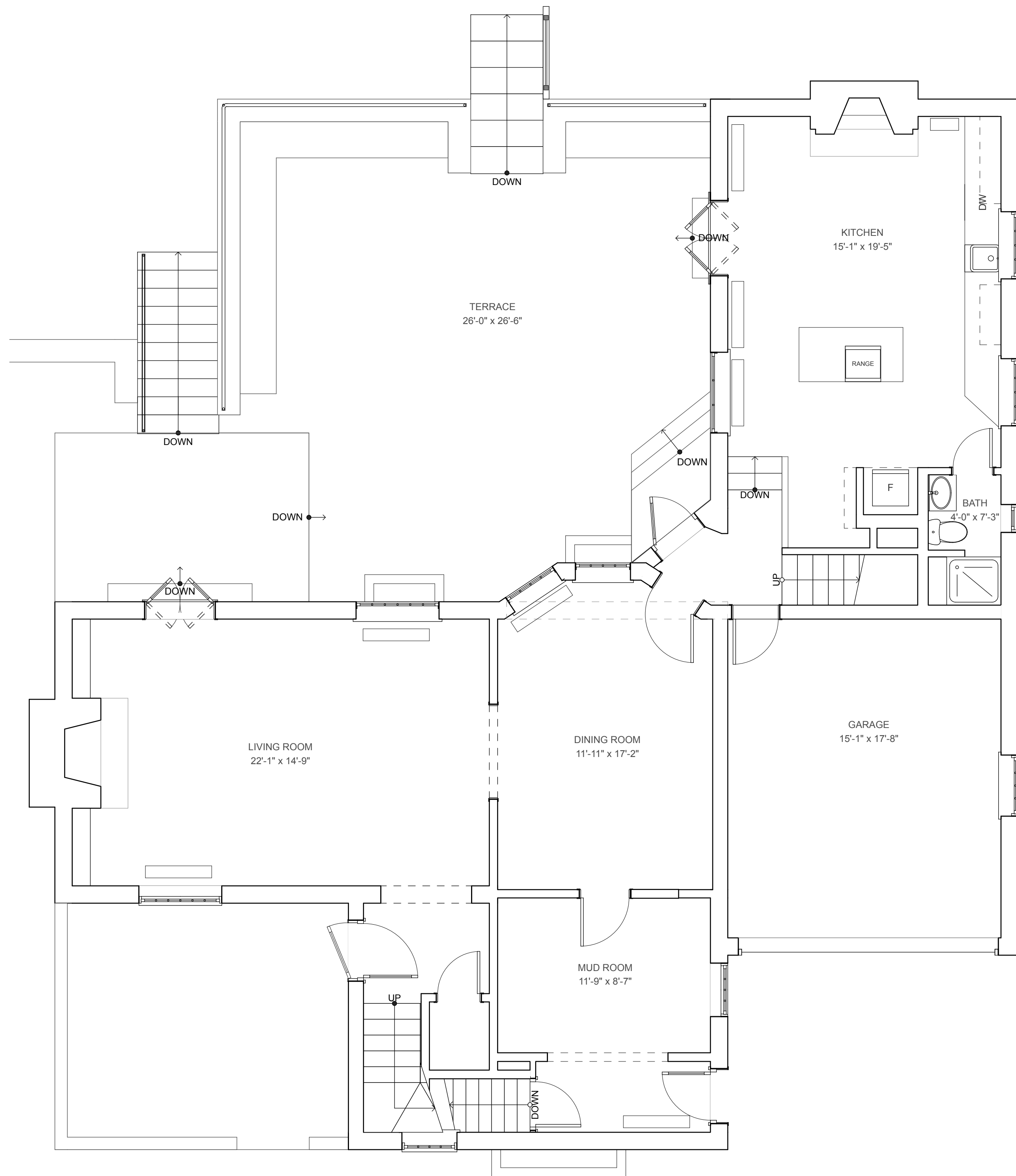
Dakin/Nesbitt  
7818 Hampden Lane  
Bethesda, Maryland 20814

HISTORIC SUBMISSION  
3/2/22

COVER SHEET

A101





HILL & HURTT ARCHITECTS  
3335 CONNECTICUT AVE NW  
SUITE 101  
WASHINGTON DC 20018  
202.854.1495

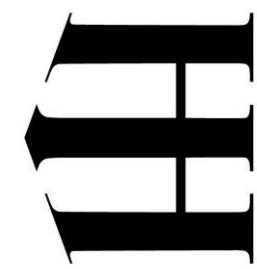
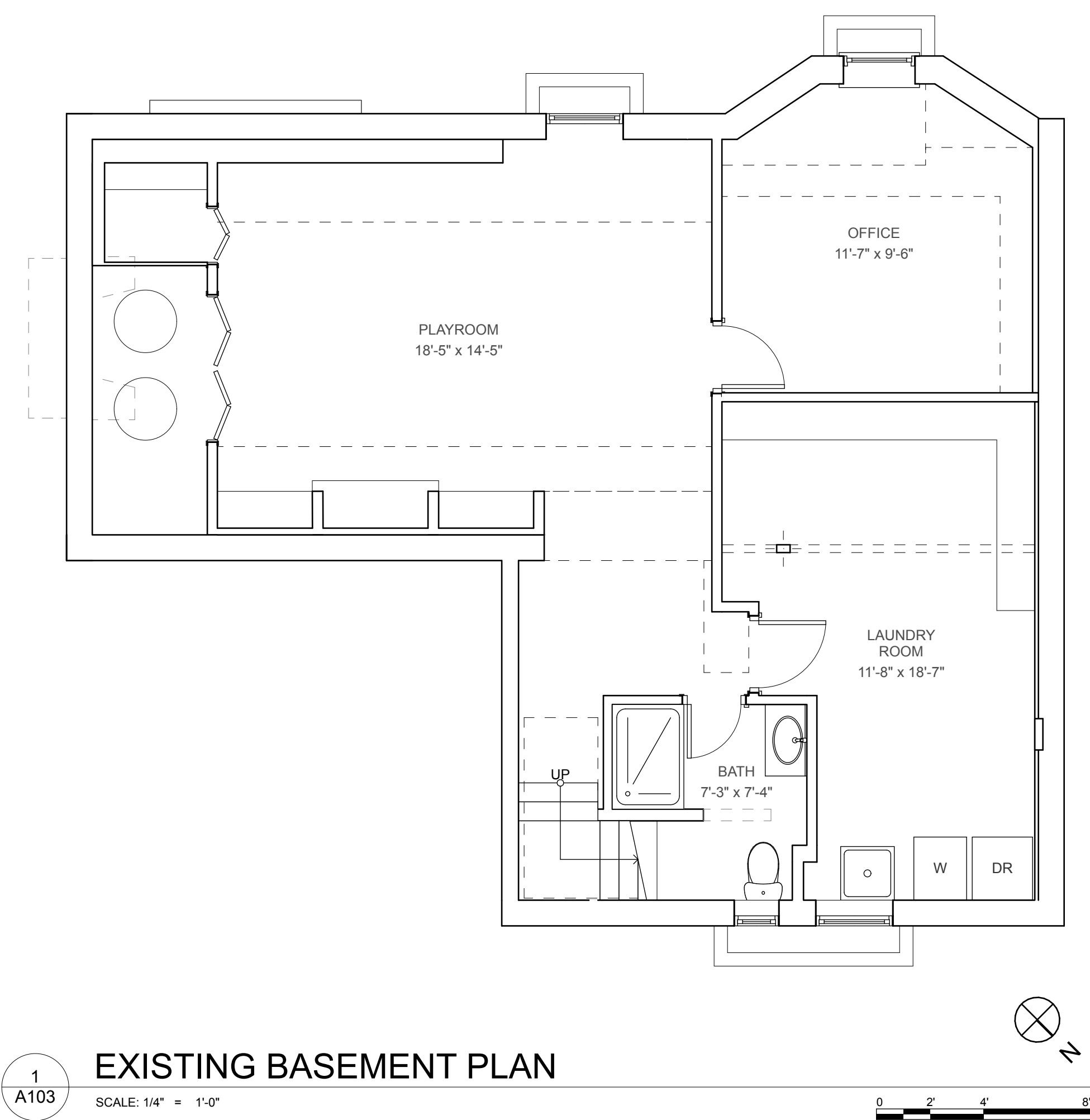
Dakin/Nesbitt  
7818 Hampden Lane  
Bethesda, Maryland 20814

HISTORIC  
SUBMISSION  
3/2/22

EXISTING PLANS

A102





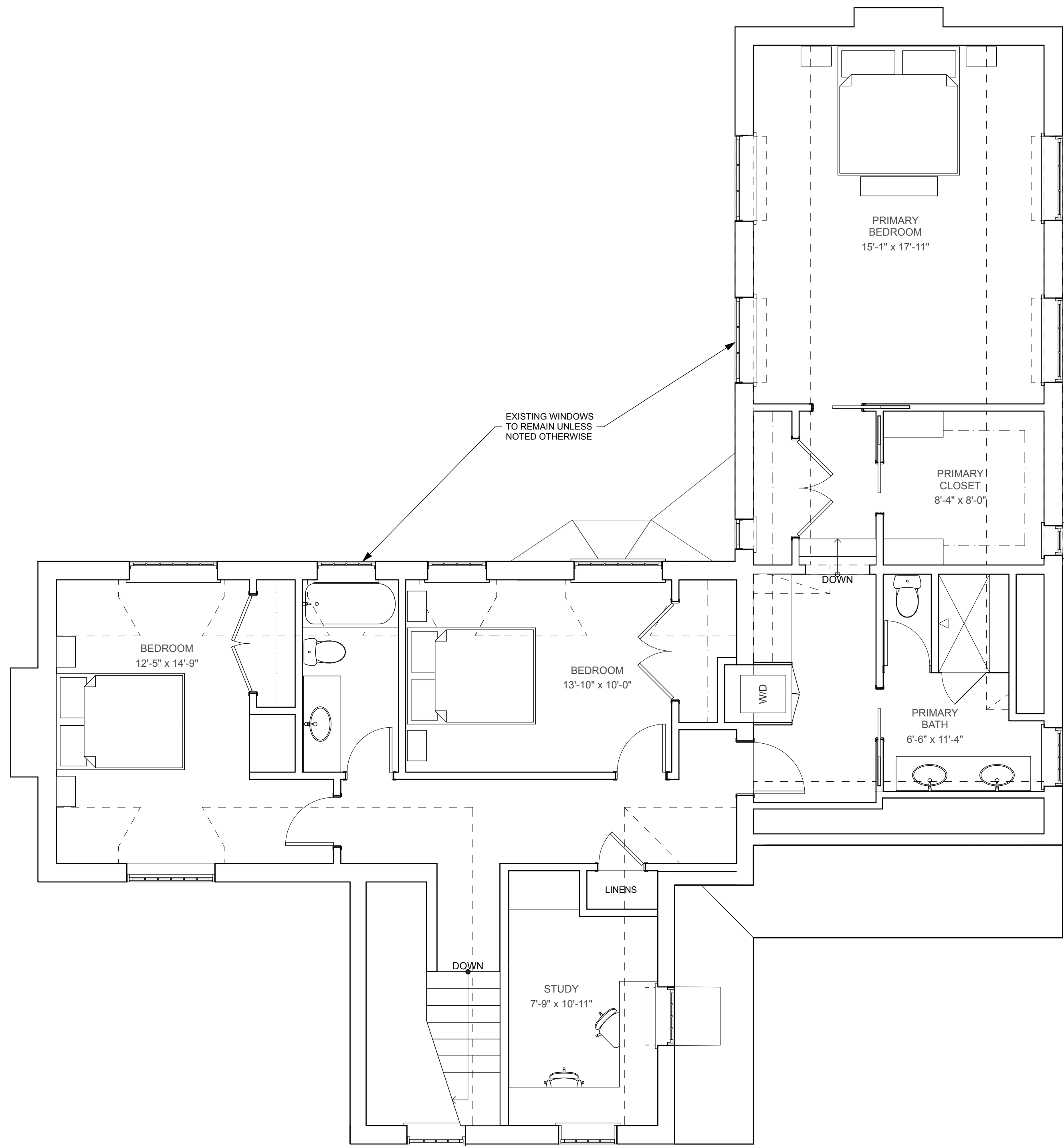
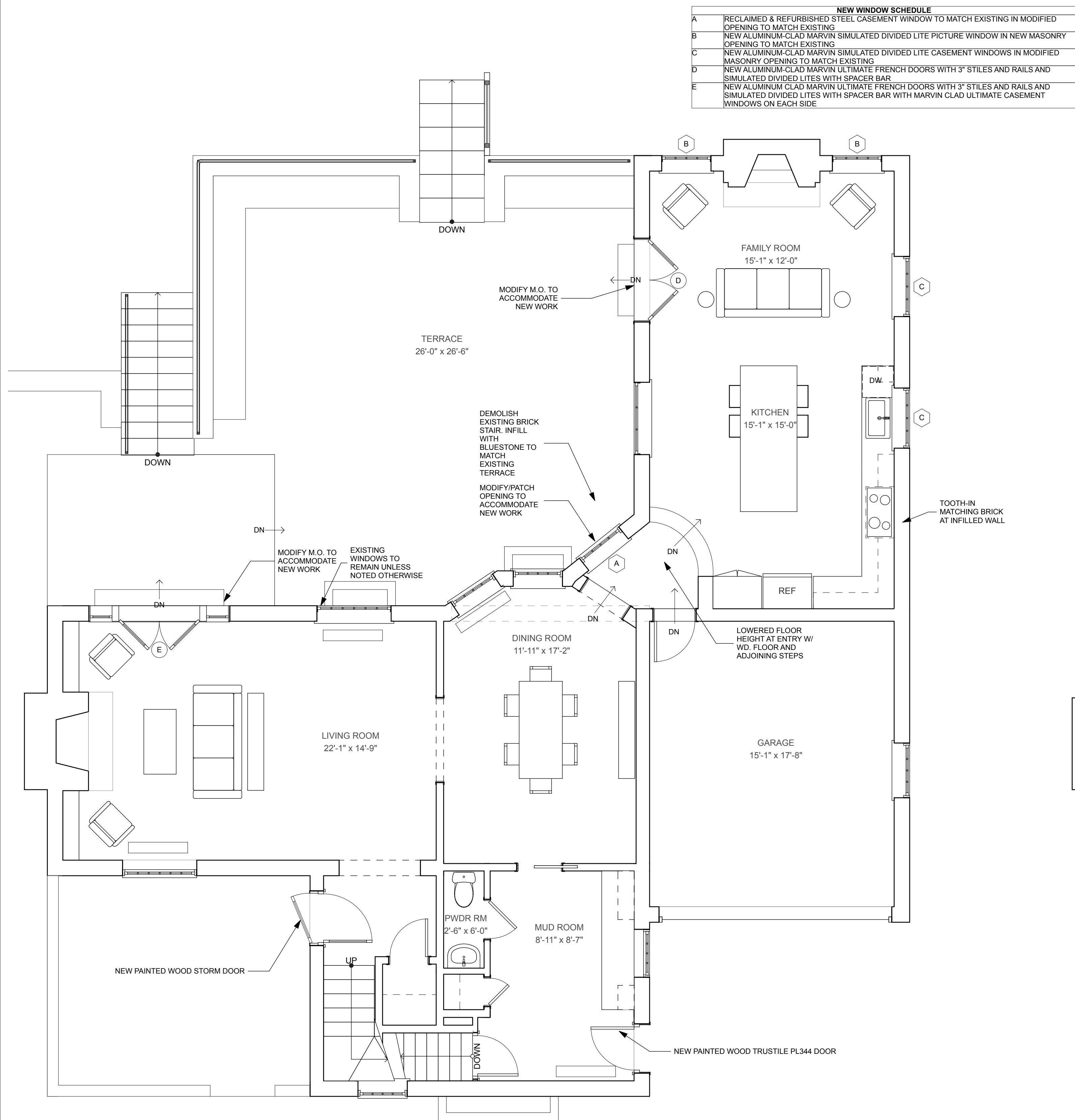
HILL & HURTT ARCHITECTS  
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SUITE 101  
WASHINGTON DC 20018  
202.854.1495

Dakin/Nesbitt  
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Bethesda, Maryland 20814

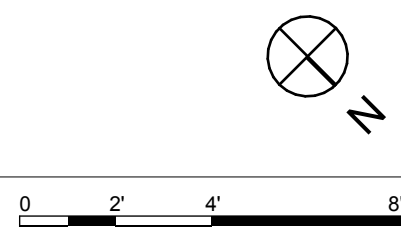
HISTORIC  
SUBMISSION  
3/2/22

EXISTING PLANS

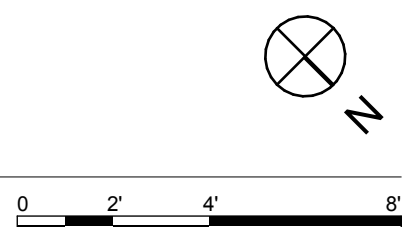
A103



1  
A104  
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2  
A104  
PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



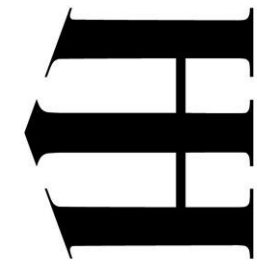
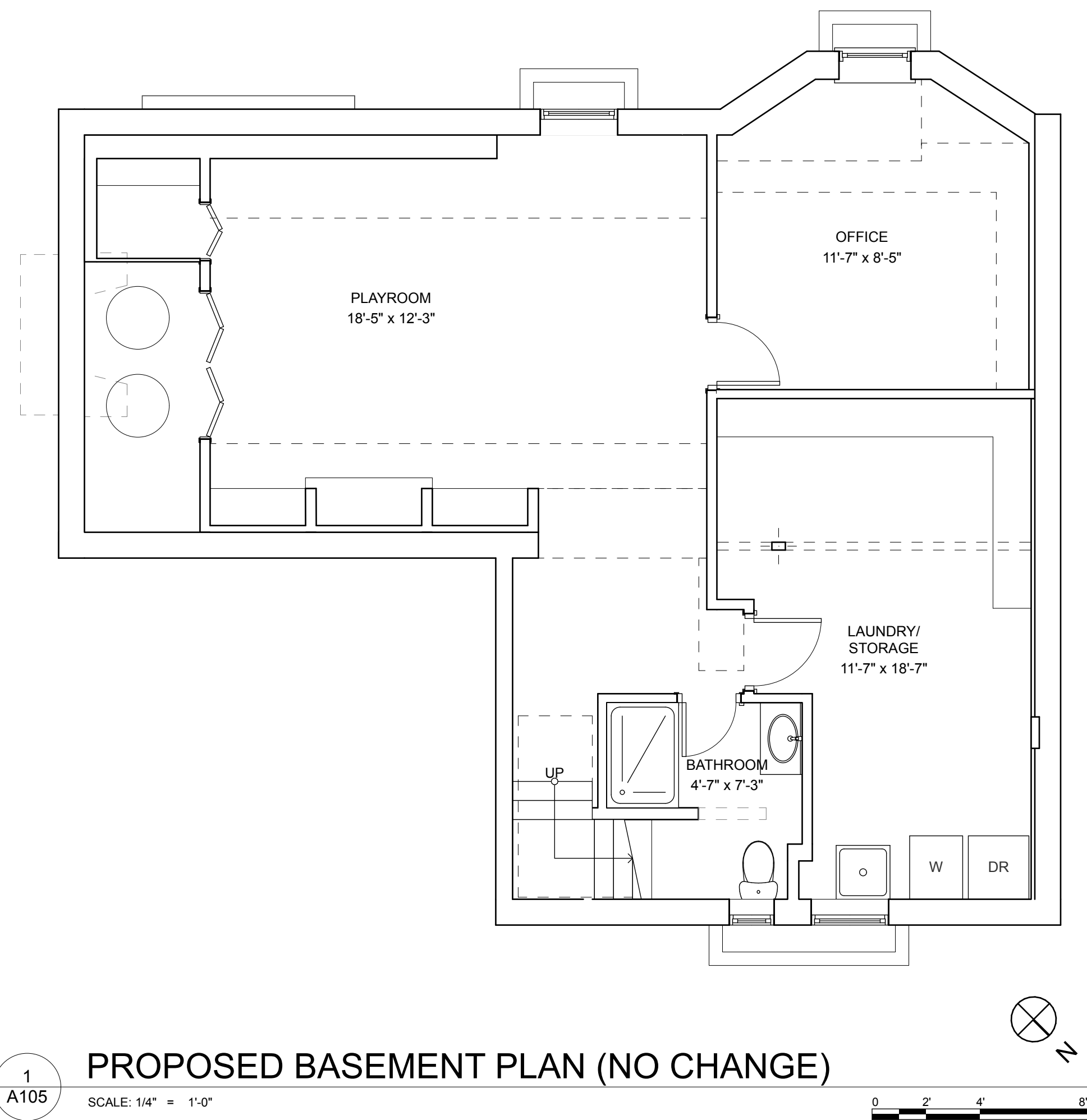
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PROPOSED PLANS

A104



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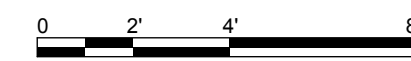
HISTORIC  
SUBMISSION  
3/2/22

PROPOSED PLANS

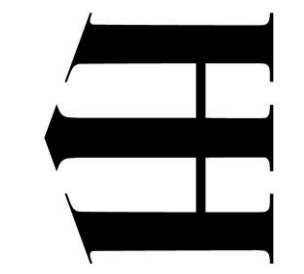
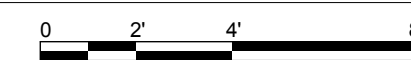
A105



1  
A106  
EXISTING NORTHEAST ELEVATION (HAMPDEN LANE ELEVATION)  
SCALE: 1/4" = 1'-0"



2  
A106  
EXISTING NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



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EXISTING ELEVATIONS

A106



1  
A107

## EXISTING SOUTHWEST ELEVATION

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

0 2' 4' 8'

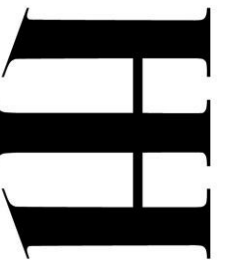


2  
A107

## EXISTING SOUTHEAST ELEVATION

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

0 2' 4' 8'



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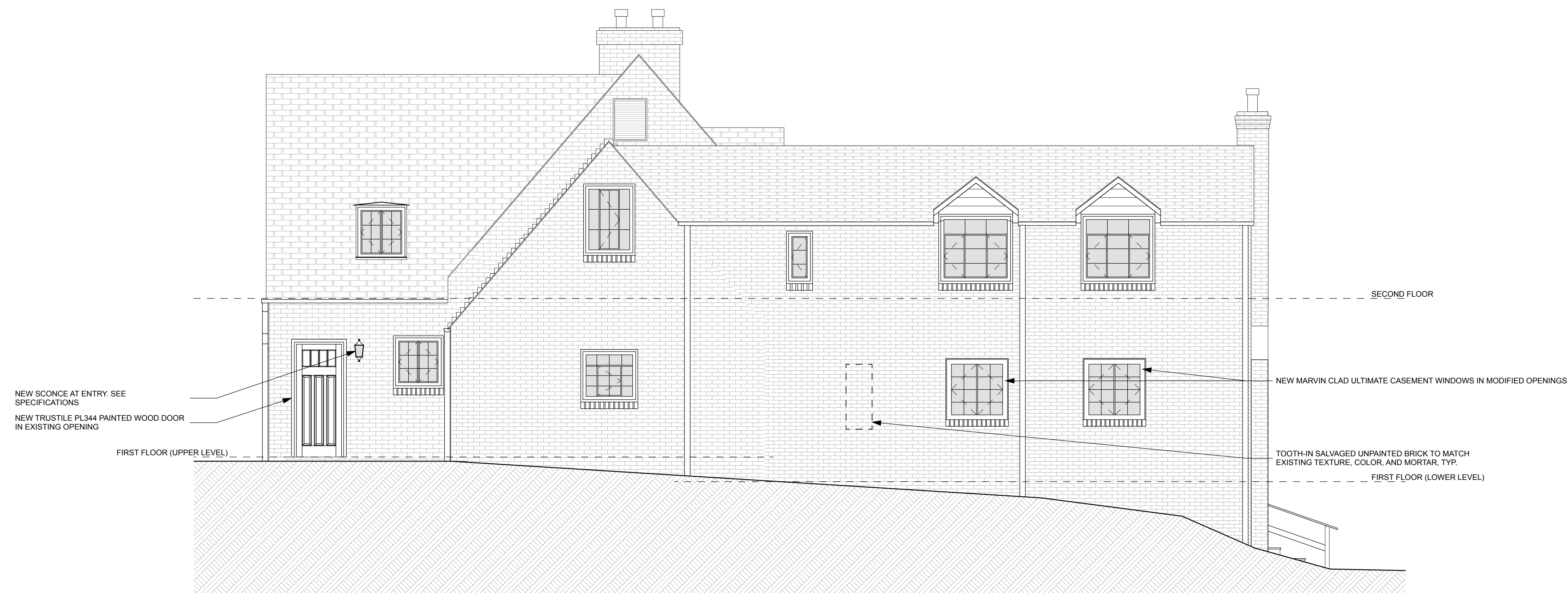
EXISTING ELEVATIONS

A107

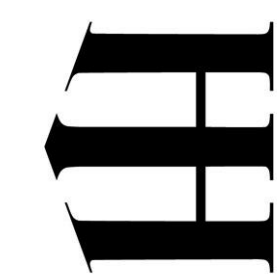




1  
A108  
PROPOSED NORTHEAST ELEVATION (HAMPDEN LANE ELEVATION) (NO CHANGE)  
SCALE: 1/4" = 1'-0"  
0 2' 4' 6'



2  
A108  
PROPOSED NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2' 4' 6'



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PROPOSED ELEVATIONS

A108



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PROPOSED ELEVATIONS

A109



1  
A109

PROPOSED SOUTHWEST ELEVATION

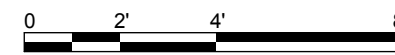
SCALE: 1/4" = 1'-0"



2  
A109

PROPOSED SOUTHEAST ELEVATION

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







1  
A110 REAR ELEVATION (SOUTHWEST)



3  
A110 COURTYARD DETAIL (SOUTHWEST)



2  
A110 COURTYARD ELEVATION (SOUTHEAST)



4  
A110 COURTYARD DETAIL (SOUTHWEST)



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EXISTING PHOTOS

A110





1 FRONT ELEVATION (NORTHEAST)  
A111



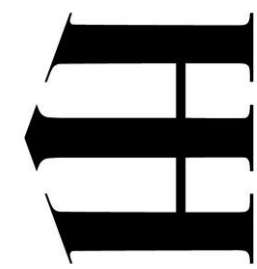
2 FRONT ENTRY DETAIL (SOUTHEAST)  
A111



3 GARAGE DETAIL (NORTHWEST)  
A111



4 SIDE DETAIL (NORTHWEST)  
A111



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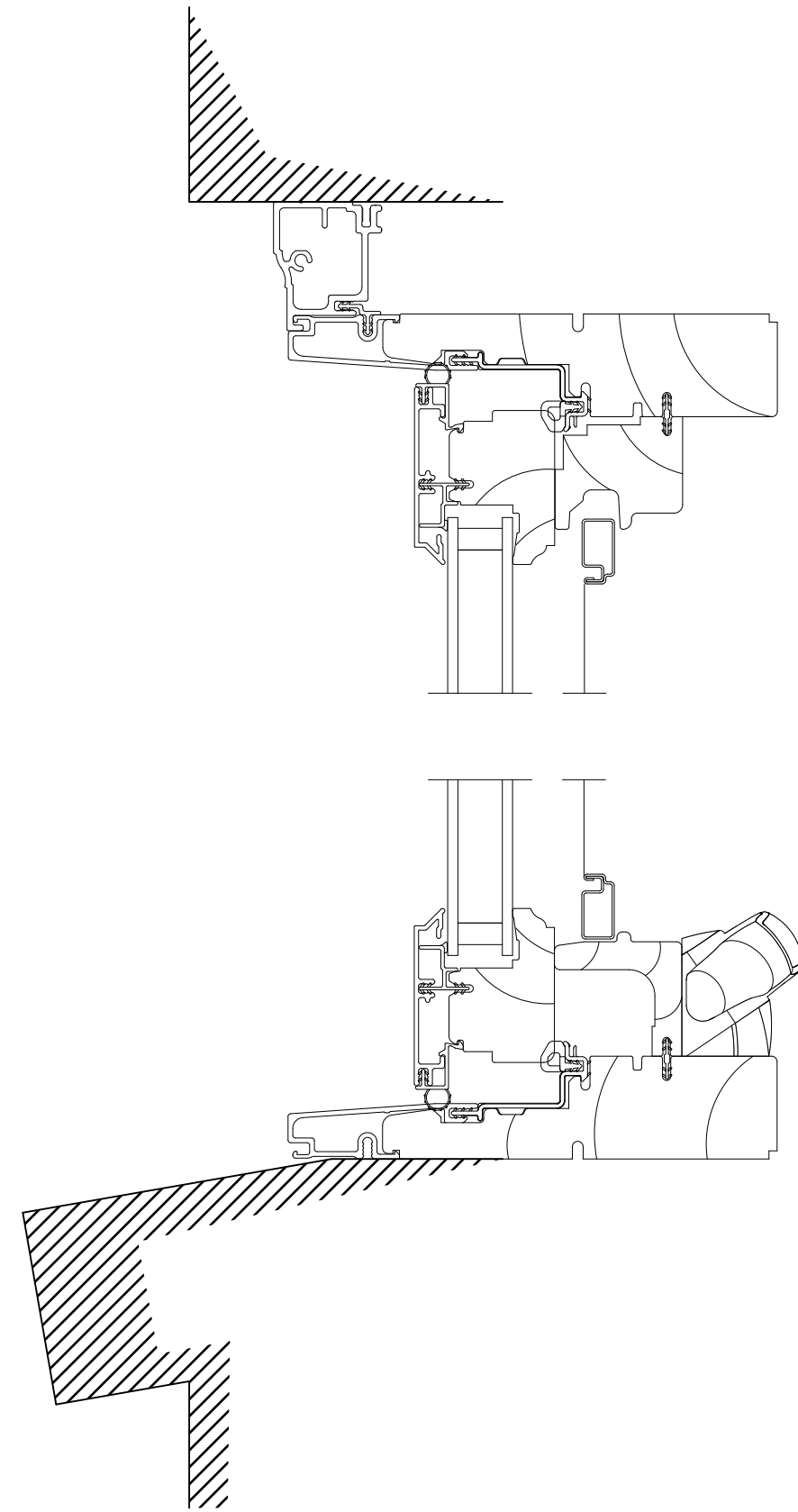
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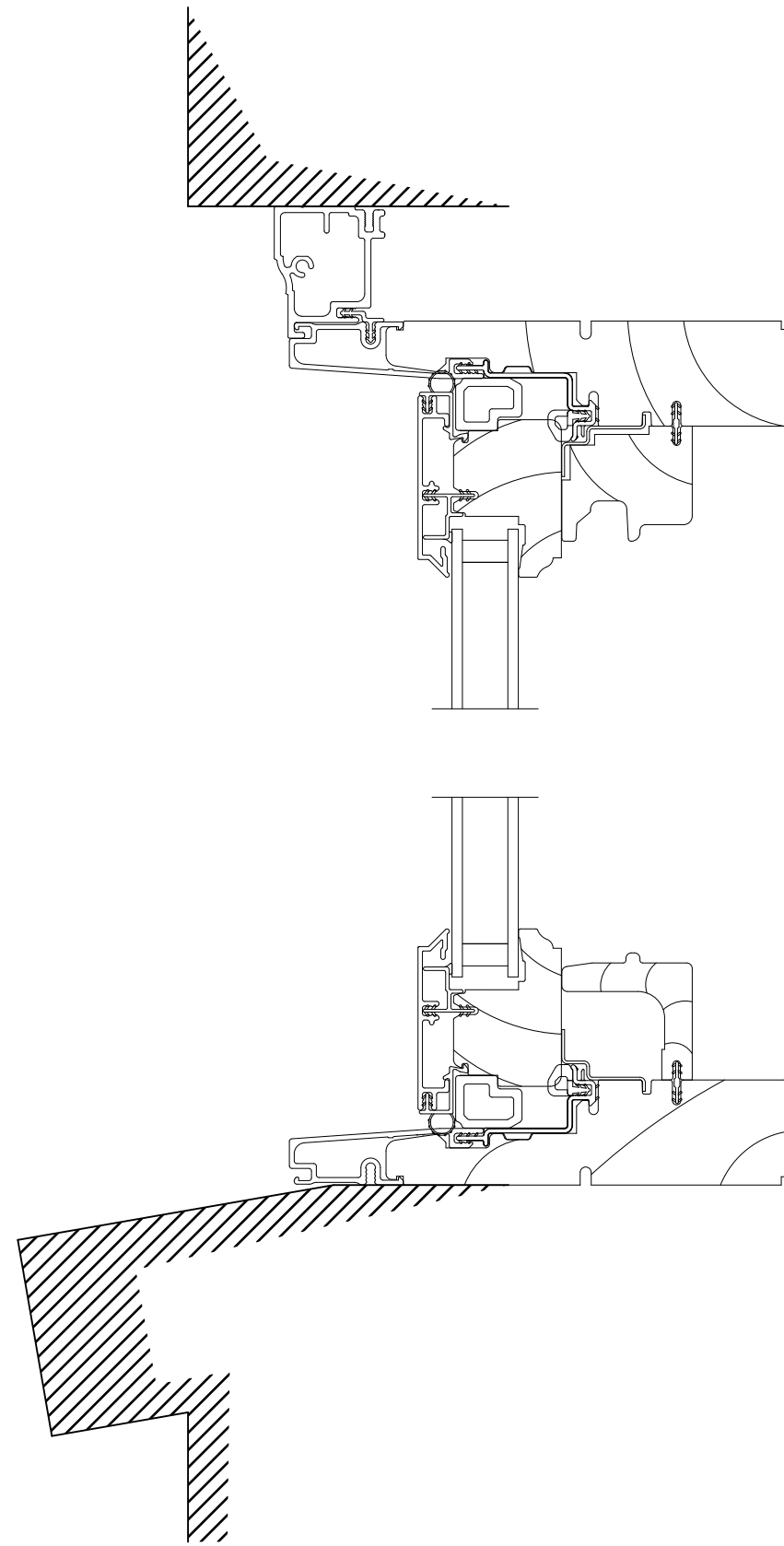
EXISTING PHOTOS

A111

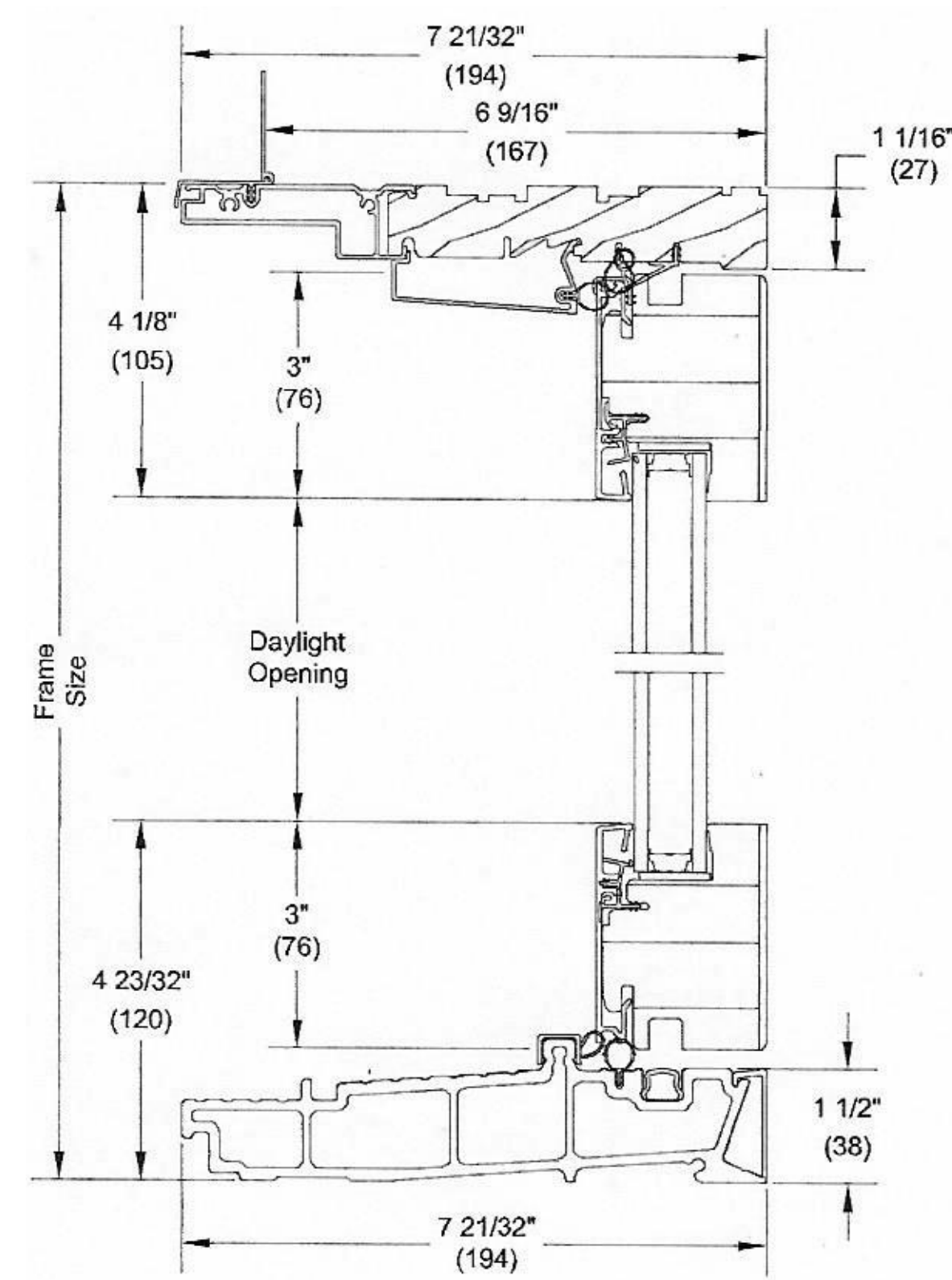




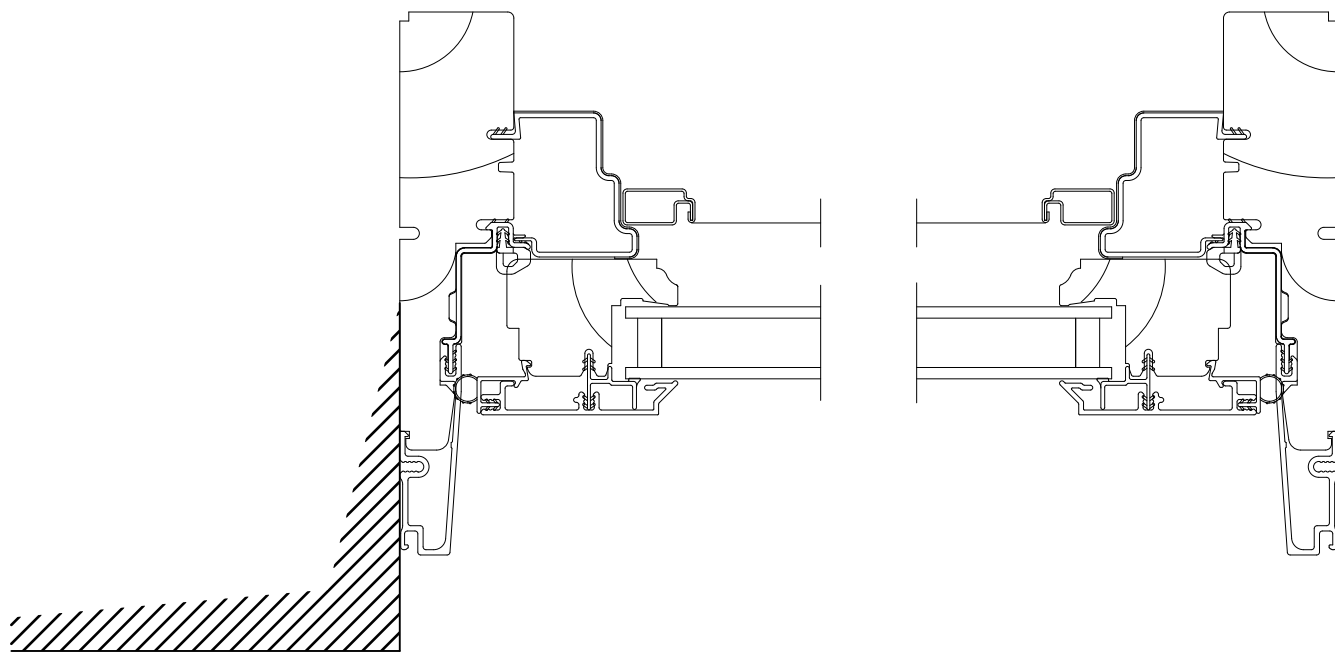
1  
A112 MARVIN CLAD ULTIMATE CASEMENT WINDOW HEAD AND SILL DETAIL



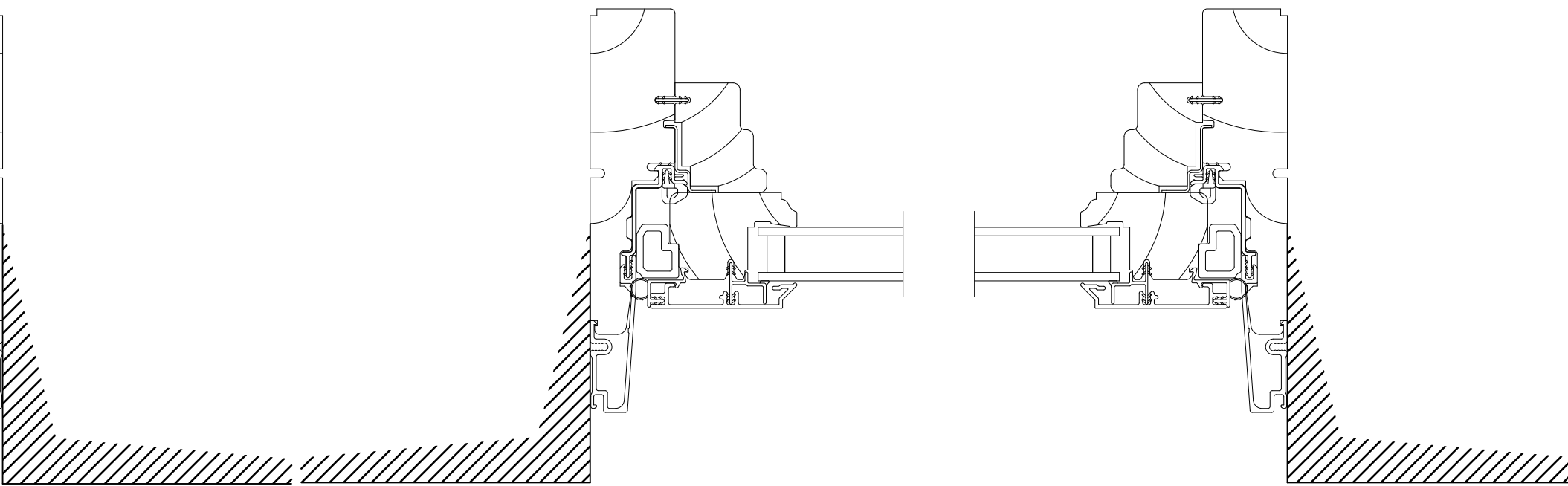
2  
A112 MARVIN CLAD ULTIMATE PICTURE WINDOW HEAD AND SILL DETAIL



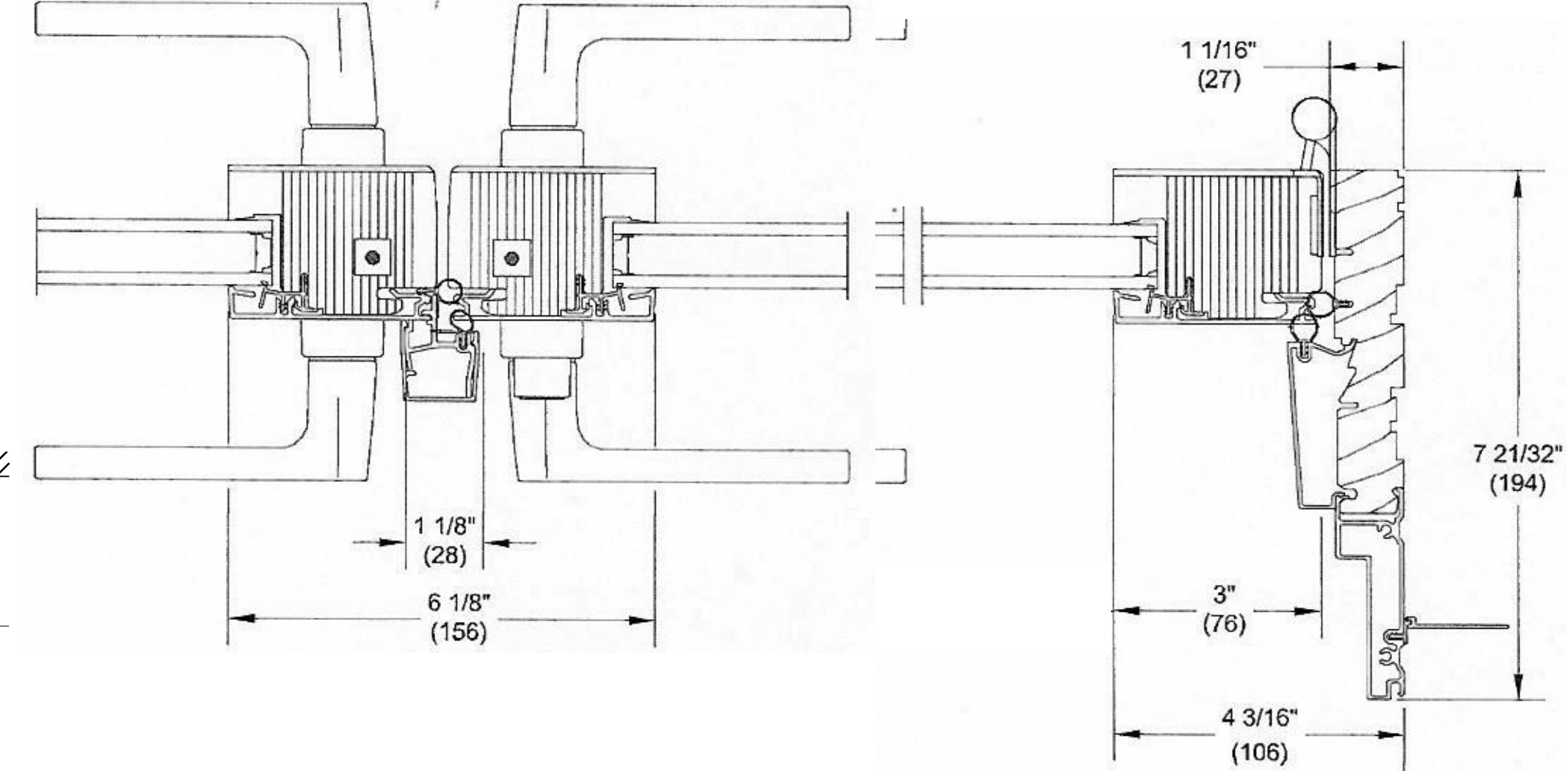
3  
A112 MARVIN CLAD ULTIMATE FRENCH INSWING DOOR HEAD AND SILL DETAIL



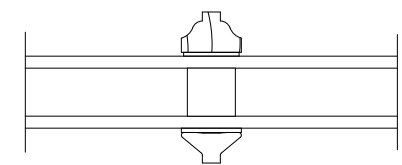
4  
A112 MARVIN CLAD ULTIMATE CASEMENT WINDOW JAMB DETAIL



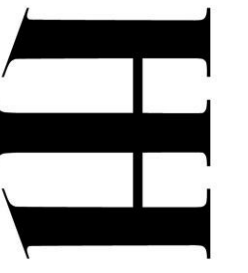
5  
A112 MARVIN CLAD ULTIMATE PICTURE WINDOW JAMB DETAIL



6  
A112 MARVIN CLAD ULTIMATE FRENCH INSWING DOOR JAMB DETAIL



7  
A112 MARVIN CLAD ULTIMATE SIMULATED DIVIDED LITE DETAIL



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MARVIN WINDOW AND DOOR DETAILS

A112



Lightology

4075 Outdoor Wall Light  
ITEM NUMBER

TRG421590

BRAND

Trans Globe

DESCRIPTION

4075 Outdoor Wall Light features Clear glass with a Black finish. Available in small and large sizes. One 60 watt, 120 volt Edison A-Shape Medium base incandescent bulb is required, but not included. Wet location rated. Small: 5 inch width x 12.5 inch height x 8 inch depth. Large: 6 inch width x 17.75 inch height x 9 inch depth.



Shown in: Black / Clear

SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	60W
DIMMER	Standard 120V
DIMENSIONS	6"W x 17.75"H x 9"D
LAMP	1 x Edison A-Shape/Medium (E26)/60W/120V Incandescent

ITEM NUMBER TRG42090

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Mar 01, 2022 | 1.866.954.4489

Lightology

Jaymes Outdoor Wall Light  
ITEM NUMBER

HIN613626

BRAND

Hinkley Lighting

DESCRIPTION

The Jaymes Outdoor Wall Light features an updated traditional silhouette in an Oil Rubbed Bronze finish that is both modern and elegant. Constructed of die-cast aluminum, the rivet details, cast finials and sweeping roof signify a new classic in lantern design. Ideal for filament lamps for a timeless appearance. Available in three sizes.



Shown in: Oil Rubbed Bronze / Clear

SHADE COLOR	Clear
BODY FINISH	Oil Rubbed Bronze
WATTAGE	100W
DIMMER	Standard 120V
DIMENSIONS	6.5"W x 15.75"H x 8"D
LAMP	1 x Edison A-Shape/Medium (E26)/100W/120V Incandescent

ITEM NUMBER HIN613626

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Mar 01, 2022 | 1.866.954.4489

1  
A113

REAR DOORS SCONCE SPECIFICATIONS

2  
A113

FRONT DOORS SCONCE SPECIFICATIONS

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NEW SCONCE SPECIFICATIONS

A113



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/2/2022

Application No: 985142  
AP Type: HISTORIC  
Customer No: 1428536

## Comments

Most work will not be visible from the public right of way. Only work visible is replacement of aluminum storm door with painted wood storm door, replacement of mudroom door (by garage) with new painted wood door, and new sconces at each door.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7818 Hampden LN  
Bethesda, MD 20814  
Othercontact Hill and Hurtt Architects (Primary)

## Historic Area Work Permit Details

Work Type ALTER

1. Replace existing pipe railing on rear yard stone terrace with a new wrought-iron railing (not visible from public right of way) 2. Remove two French doors at rear yard terrace and replace one with new French doors with casement window sidelites, and one with a new wider French Door. Replace half-glass door (not original) with new painted wood mudroom door at garage side of house. Replace aluminum storm door at front entry door with a new painted wood storm door.(front doors visible from public right of way) 3. Add two windows to the rear (southwest) elevation of the house, and replace/raise headers on two windows on the side (northwest) of the house (not visible from right of way) 4. Add/replace exterior sconces at all locations with new selected scone. (front visible from public right of way). 5. Replace bay door with window matching the others. Extend the brick base and siding around the entire bay. Demolish existing brick stair and infill with bluestone to match the existing terrace.