

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8804 Old Georgetown Road, Bethesda	Meeting Date:	3/23/2022
Resource:	Master Plan Site #35/43 (<i>Bethesda Community Store</i>)	Report Date:	3/16/2022
Applicant:	8804 OGR Holdings LLC	Public Notice:	3/9/2022
		Tax Credit:	Yes
Review:	Preliminary Consultation	Staff:	Michael Kyne
Permit Number: N/A			
PROPOSAL: Comprehensive rehabilitation and structural stabilization			

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a 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 building, as marked by the blue star.

BACKGROUND:

In January 2022, the applicants contacted staff regarding the structural instability of the historic building, which was discovered during selective interior demolition work. The applicants provided a letter from KCE Structural Engineers, evaluating the historic building and proposing a plan to address the structural issues. In February 2022, the Commissioners and staff were invited to visit the site with the structural engineer and observe the historic building's condition and structural issues. Subsequently, the Commission held a briefing to discuss what they observed during their site visits at the February 16, 2022 HPC meeting.¹

PROPOSAL:

The applicants propose comprehensive rehabilitation and structural stabilization 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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement

¹ Link to February 16, 2022 HPC meeting audio/video transcript:
http://mncppc.granicus.com/MediaPlayer.php?publish_id=3feb7cc9-9023-11ec-972b-0050569183fa

or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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.

Secretary of the Interior's Standards for Rehabilitation:

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

STAFF DISCUSSION:

The subject property is the *Bethesda Community Store* Master Plan Site, a c. 1924 one-story, front gable commercial building. The property is located at the south side of the intersection of Greentree Road and Old Georgetown Road. The historic commercial building is in the southeast (front/left, as viewed from the public right-of-way of Old Georgetown Road) corner of the property.

As stated on Page 1, the applicants contacted staff regarding the structural instability of the historic building in January 2022. These issues were discovered by the applicants during selective interior demolition work. Staff notes that the applicants received approval to remove the chimney from the southern roof slope of the historic building (the base of the chimney had been previously removed from the interior, and it had no supports), alter the existing windows, and alter the existing attached rear shed at the May 12, 2021 HPC meeting.

The applicants provided a letter from KCE Structural Engineers, evaluating the historic building and proposing a plan to address the structural issues. In February 2022, the Commissioners and staff were invited to visit the site with the structural engineer and observe the historic building's condition and structural issues. Subsequently, the Commission held a briefing to discuss what they observed during their site visits at the February 16, 2022 HPC meeting.

Based upon the recommendations of KCE Structural Engineers, the applicants are proposing the following approach to address the structural instability of the historic building:

- Temporarily bracing both sides of the east wall.
- Application of plywood within the window and door openings on both sides of the east wall.
- Application of plywood sheathing on the west side of the east wall and insulation and plywood sheathing on the east side of the east wall.
- Construction of a new foundation under the east wall, as well as under the supports of the front porch (both the east wall and porch currently have no foundation).
- Removal of the historic attic hatch at the rear of the building, as well as the exterior siding from the north, south, and west wall, once all bracing is in place.
 - The attic hatch and siding will be stored for reuse.
- Selective demolition of the historic building, leaving the braced east wall and front porch in place, and reconstruction based upon existing drawings and documentation.
 - The reconstructed building will include a slab on ground, foundations, exterior load bearing walls, salvaged attic hatch and exterior lapped siding, and a roof truss system, in accordance with applicable building codes.
 - The studs of the east wall will also be replaced.

Staff is fully supportive of the applicant's proposal, finding that it is a successful way to stabilize and preserve the building. The historic building is not compliant with current zoning and setback requirements, and if it were to be entirely deconstructed, the reconstructed building would have to be compliant. The proposed approach, keeping the east wall and front porch in place, will allow the historic building to remain in its original location. Additionally, the structural engineer has indicated that the usual approach to stabilization (bracing the entire building in place for selective interior demolition and reconstruction/stabilization) would likely be unsuccessful, with the risk of the building collapsing. Staff finds that the proposal is consistent with *Standards #2, #5, and #6*, as outlined on Page 3.

Questions for the HPC:

- Does the HPC support the proposed approach to stabilize the historic building?
- Are there any outstanding concerns regarding the preservation and/or retention of original materials?

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

Adjacent and Confronting Properties:

Bethesda, MD 20817

5501 Southwick Street

5507 Southwick Street

5506 Greentree Road

8900 Old Georgetown Road

5507 Greentree Road

5509 Greentree Road

KCE STRUCTURAL ENGINEERS, P.C.

CONSULTING ENGINEERS • 1818 JEFFERSON PLACE, N.W. • WASHINGTON, D.C. 20036

PHONE: 202-833-8622

WWW.KCESTRUCTURAL.COM

FAX: 202-833-3877

February 24, 2022

8804 OGR Holdings, LLC
2 Bethesda Metro Center, Suite 850
Bethesda, MD, 20814

Attn: Kevin Roach

RE: Bethesda Community Store & Deli Remediation Design
8800 Old Georgetown Road, Bethesda, MD 20814

KCE Job No. 2021-00-39

Gentlemen:

In accordance with your request and pursuant to our conversations with Rebecca Ballo, Historic Preservation Supervisor of the Montgomery County Planning Department, we enclose herewith drawings SK-122321-01 through SK-122321-15 dated December 21, 2021 showing the conditions we found in the exploratory evaluation of the existing structure. Based on those conditions, as we advised all parties, we are concerned with the structural stability of the building, especially in heavy windstorms.

We also enclose sketches CS-1 through CS-4 dated February 24, 2022 that indicate a concept of how to retain the historic East façade of the building and the exterior siding of the balance of the building while removing the unstable portions of the building. Once that concept is approved, we will begin preparing permit documents for the retention of the East façade and the rebuilding of the balance of the building.

We understand that Ms. Ballo had asked for a brief narrative of the concept, which we offer below:

- We will design final temporary lateral bracing of the East face of the East wall and of the West face of the East wall as shown on the concept drawings referenced above, keeping the bracing systems within the property where possible.
- We will be designing the application of marine-grade exterior plywood within the window and door opening frames on either side of the element as shown on the concept drawings.
- We will be designing the application of plywood sheathing on the West face of the interior East wall as shown on the concept drawings and an insulation-type material with Tyvek or equivalent on the East face of the East wall with exterior marine-grade plywood exterior to that, leaving not only the studs of the East wall, which will be replaced as part of the full building reconstruction, but also the siding on the East wall.



MEMBER

Professional Registrations: AZ, DE, DC, FL, GA, IN, LA, MD, MA, NJ, NY, NC, PA, TN, TX, VT, VA, WV, NCEES



- We will design new foundations under the continuous timber “foundation” buried under the East wall (which has no foundation) and the exterior and interior vertical supports of the porch (which also have no foundation).
- Once the bracing system and sheathing are all in place, our design will call for removal of the historic attic hatch at the rear of the building and for the removal of the exterior siding from the North and South walls and from the available portions of the West wall and will store all for reuse.
- Our design will then provide for careful selective demolition of the remaining portions of the building West of the East wall, as braced, and the rebuilding of those portions of the building with the installation of the slab on ground, foundation, exterior bearing walls with the salvaged exterior lapped siding, a roof truss system (not gang nailed) sheathed in material yet to be determined, as designed in accordance with the applicable Building Code.

If we can provide additional information, please contact this office.

Very truly yours,



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 6774, Expiration Date: 12/30/2023.

Allyn E. Kilsheimer, PE
President

AEK:ms

Enclosures.

DATE 12-23-2021

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WASHINGTON, D.C. 20036

SHEET NO. SK-122321-02

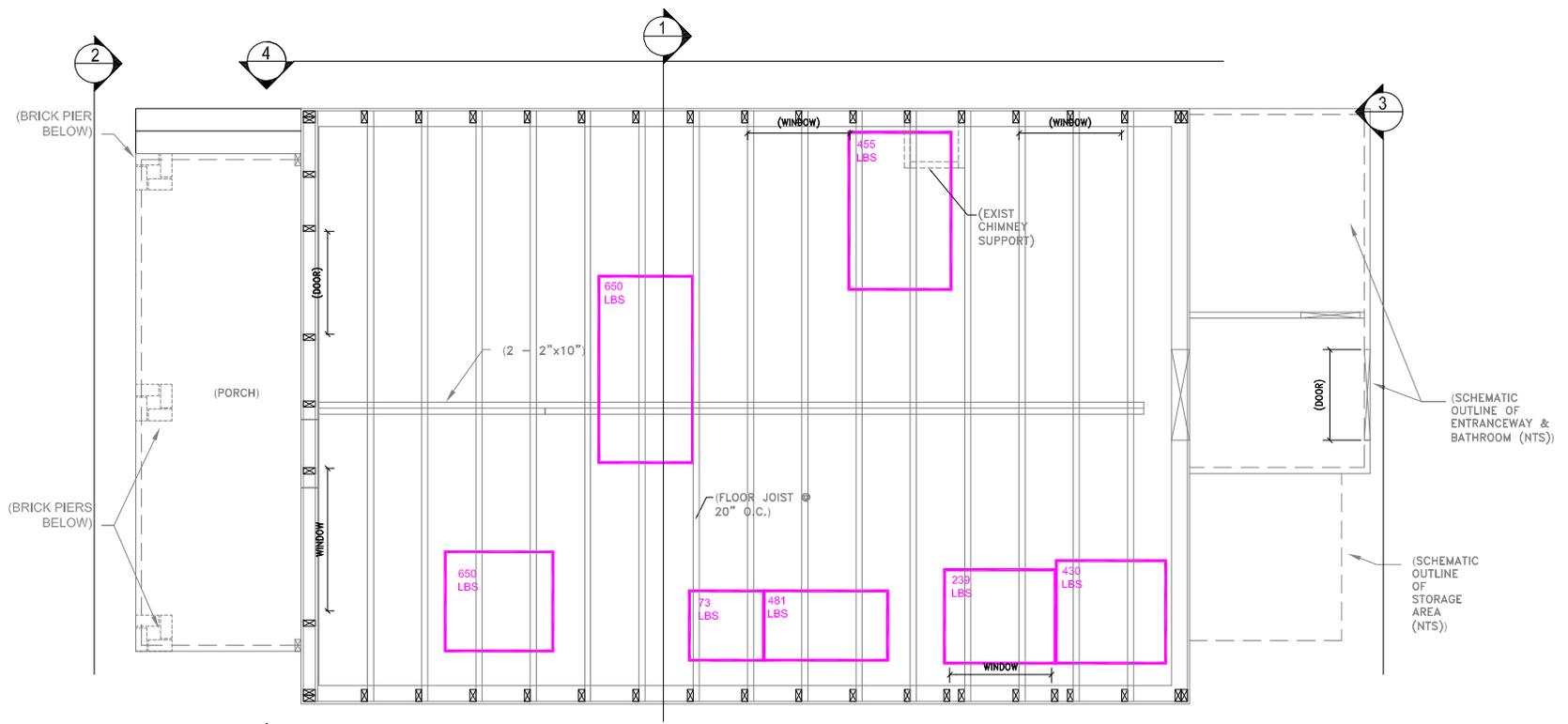
CLIENT 8804 OGR HOLDINGS, LLC.

JOB NAME 2 OF 15

JOB NO. 2021-00-39

BETHESDA COMMUNITY STORE & DELI
8800 OLD GEORGETOWN ROAD
STRUCTURAL INSPECTION

BY CS



EXISTING CONDITIONS - GROUND FLOOR PLAN WITH PROPOSED EQUIPMENT
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DATE 12-23-2021

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SHEET NO. SK-122321-03

CLIENT 8804 OGR HOLDINGS, LLC.

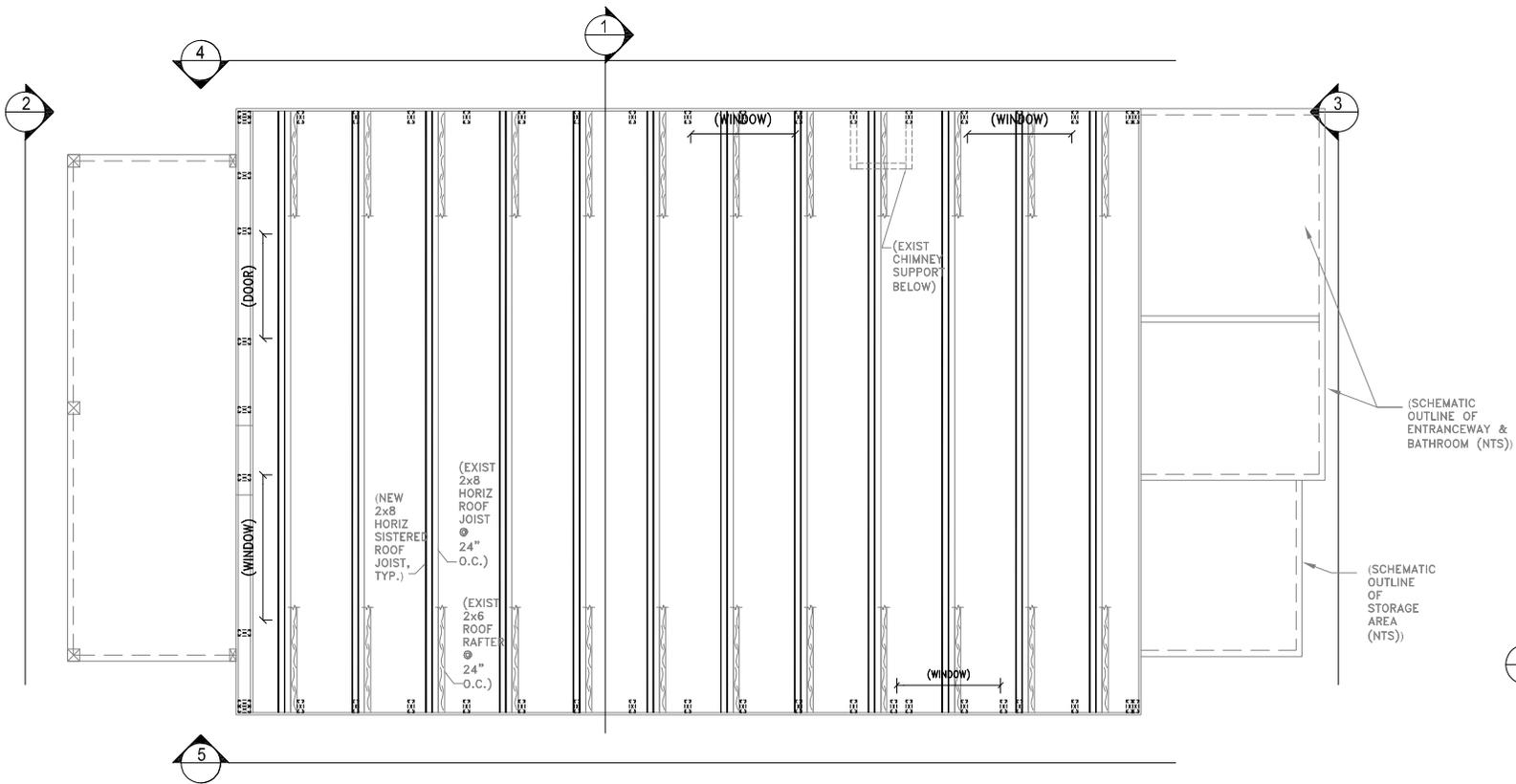


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8800 OLD GEORGETOWN ROAD
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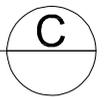
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EXISTING CONDITIONS - ROOF PLAN

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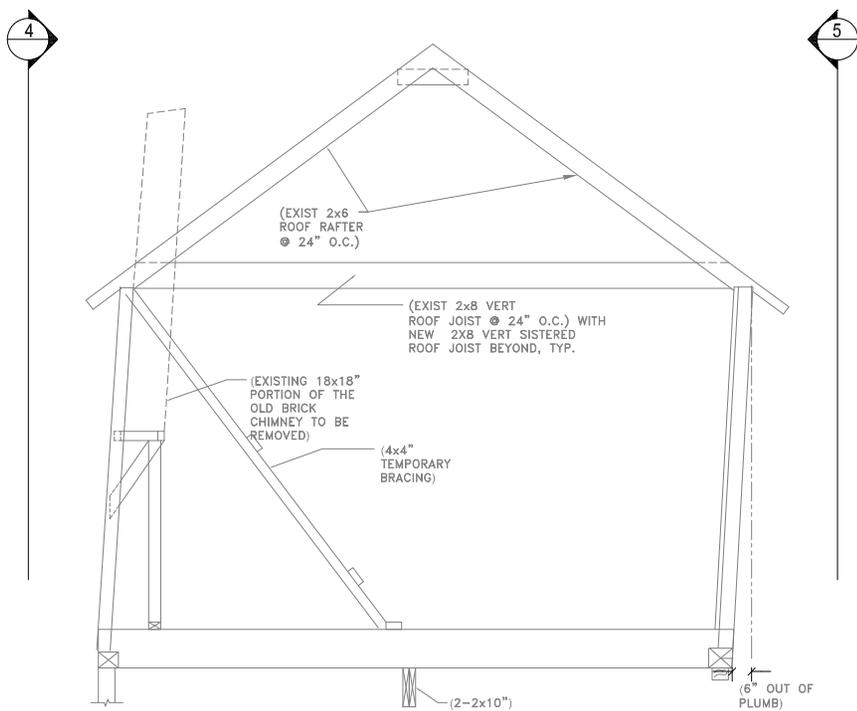
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 8800 OLD GEORGETOWN ROAD
 STRUCTURAL INSPECTION

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DATE 12-23-2021

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SHEET NO. SK-122321-05

CLIENT 8804 OGR HOLDINGS, LLC.

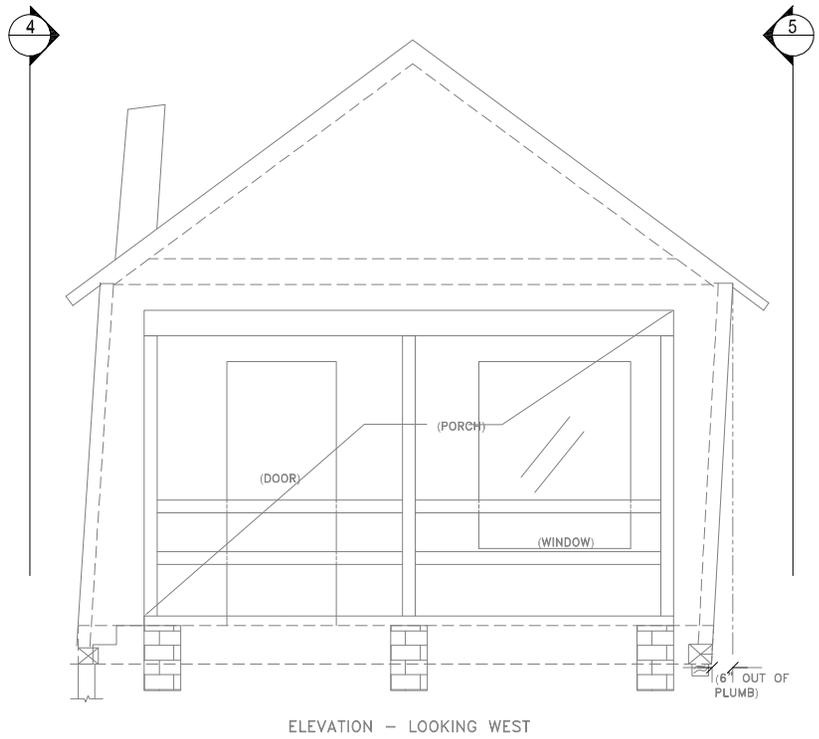


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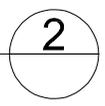
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ELEVATION - LOOKING WEST

EXISTING CONDITIONS - ELEVATION

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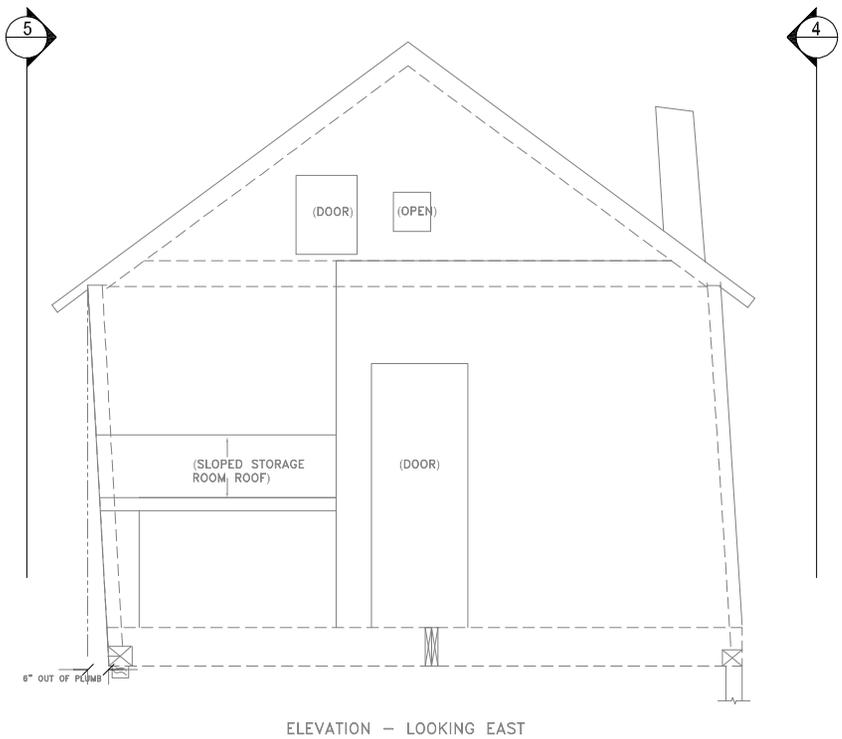


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8800 OLD GEORGETOWN ROAD
STRUCTURAL INSPECTION

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EXISTING CONDITIONS - ELEVATION

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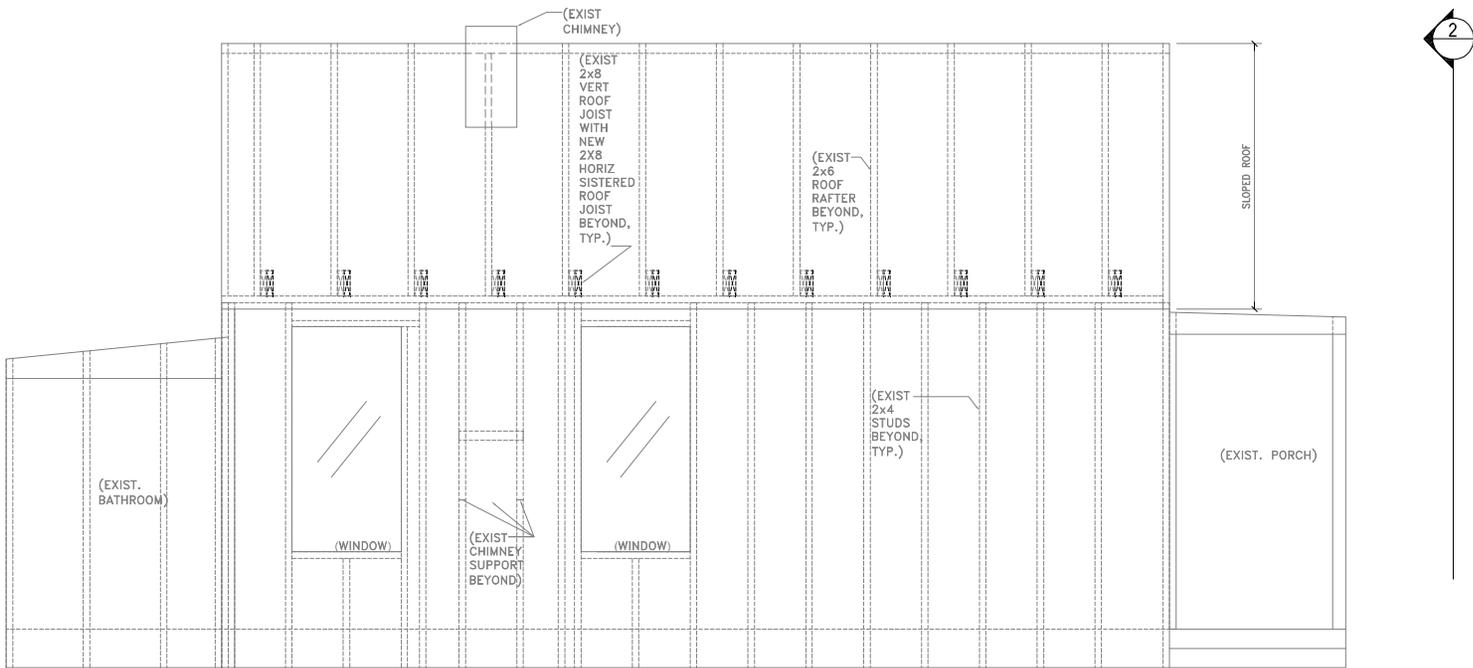
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ELEVATION - LOOKING NORTH

EXISTING CONDITIONS - ELEVATION

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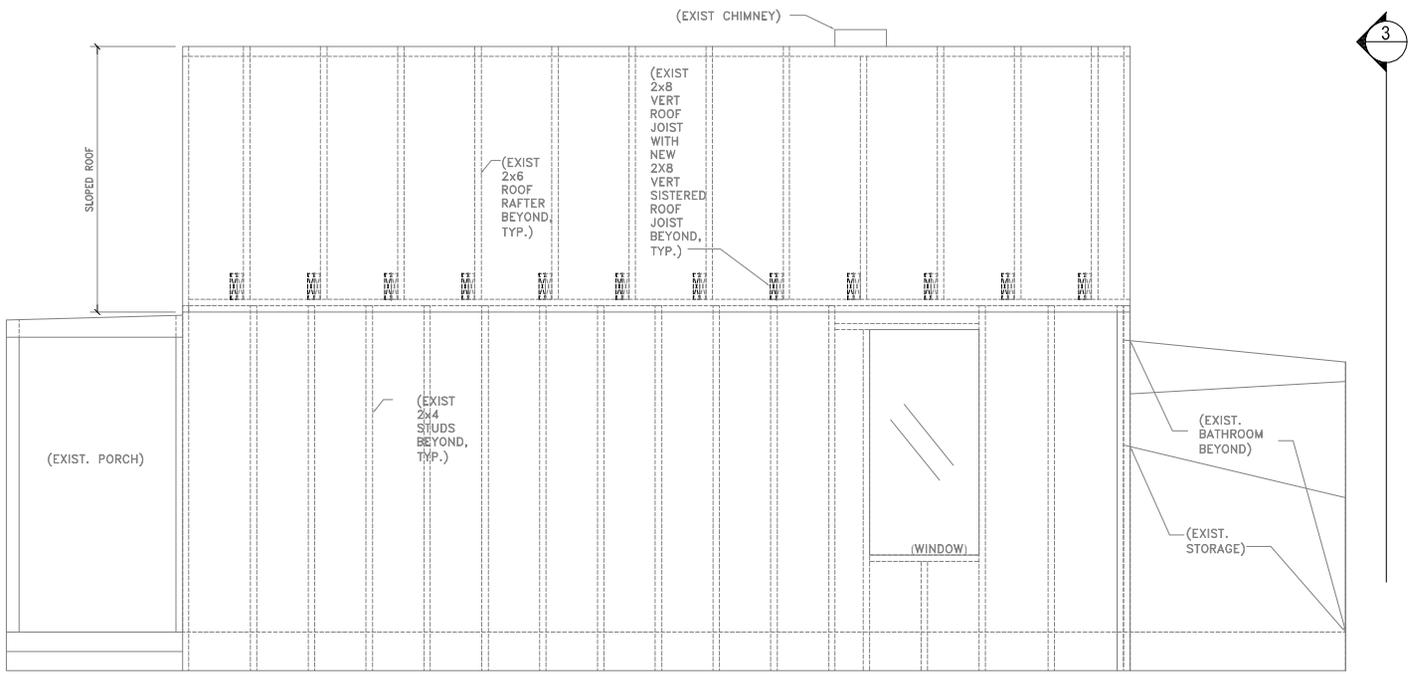
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 JOB NAME BETHESDA COMMUNITY STORE & DELI
 8800 OLD GEORGETOWN ROAD
 STRUCTURAL INSPECTION

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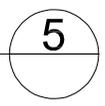
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ELEVATION - LOOKING NORTH

EXISTING CONDITIONS - ELEVATION

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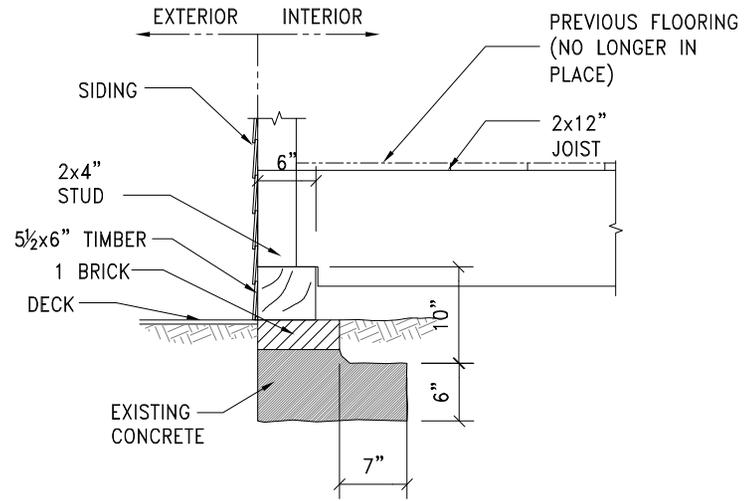


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8800 OLD GEORGETOWN ROAD
STRUCTURAL INSPECTION

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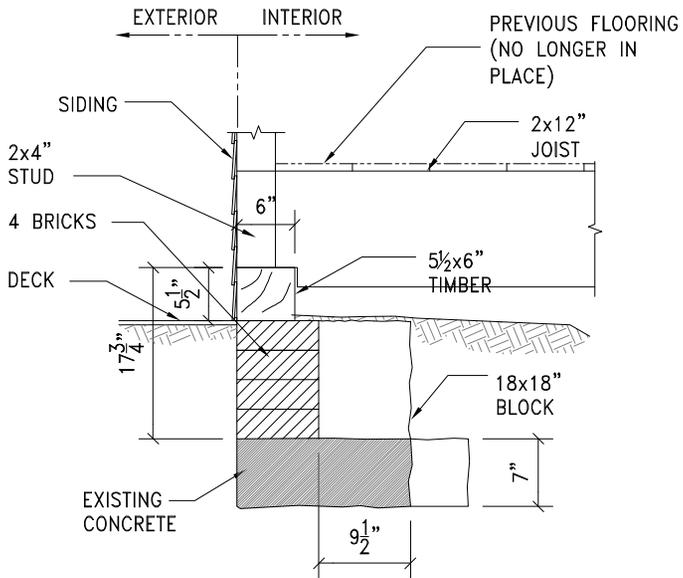
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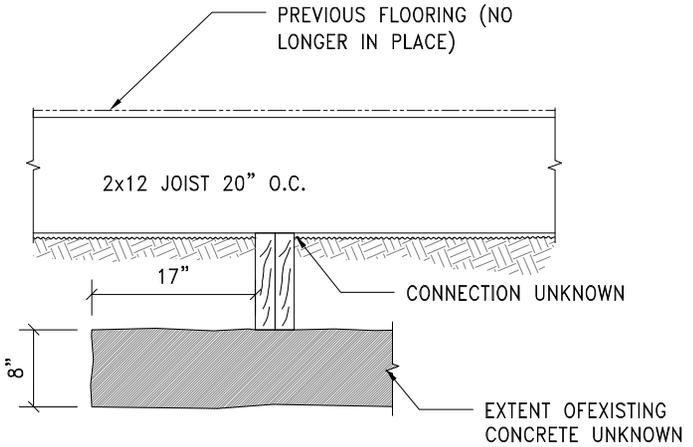
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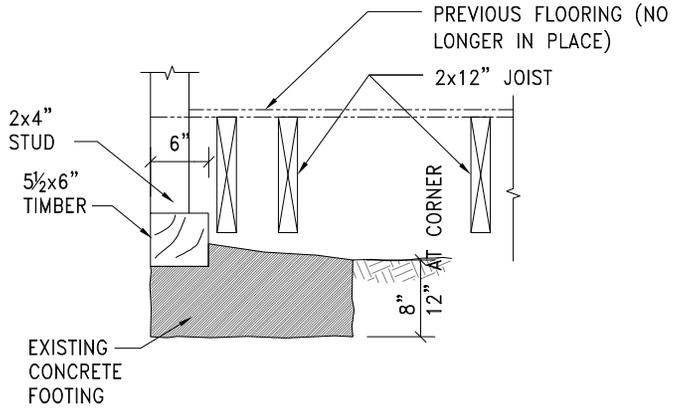
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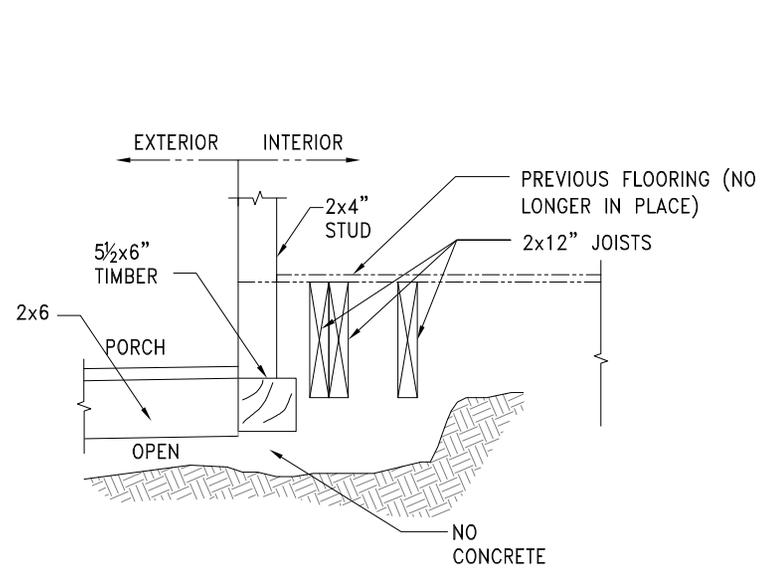
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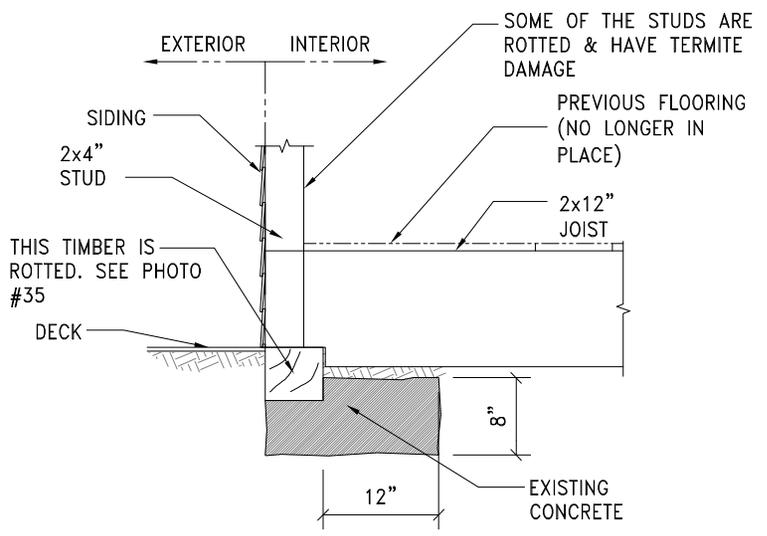
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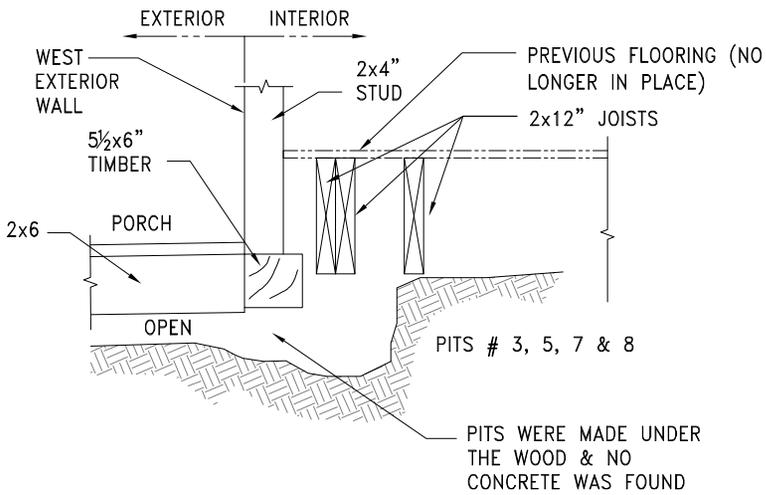
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 JOB NAME BETHESDA COMMUNITY STORE & DELI
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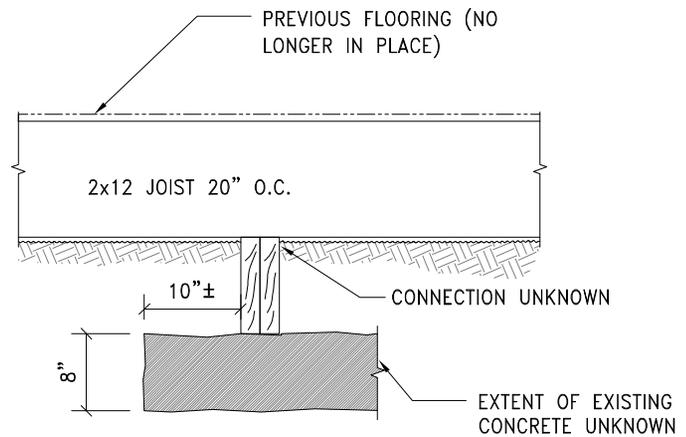
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CLIENT 8804 OGR HOLDINGS, LLC.

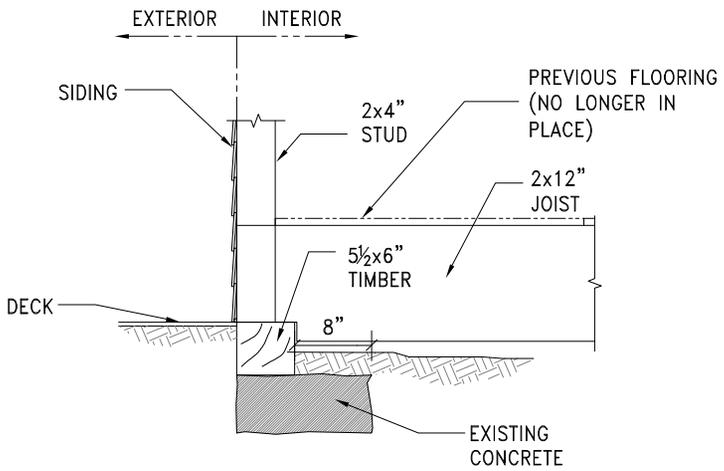
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JOB NAME BETHESDA COMMUNITY STORE & DELI
8800 OLD GEORGETOWN ROAD
STRUCTURAL INSPECTION

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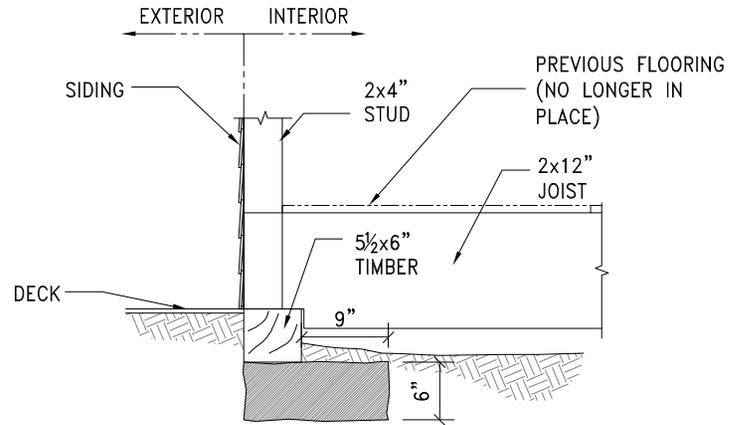
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DATE 12-23-2021

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SHEET NO. SK-122321-15

CLIENT 8804 OGR HOLDINGS, LLC.

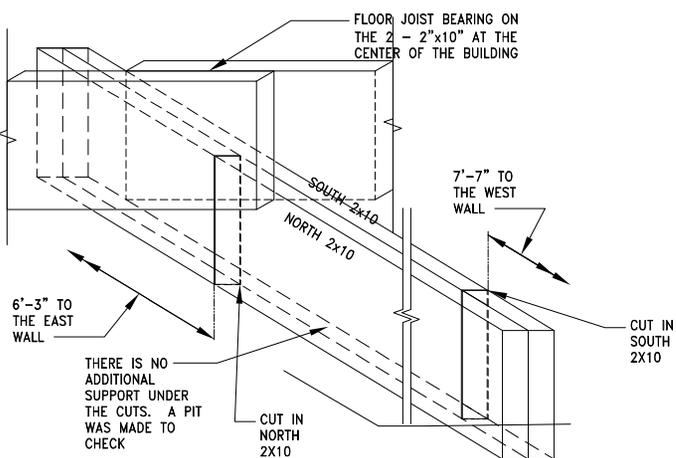


JOB NO. 2021-00-39

JOB NAME BETHESDA COMMUNITY STORE & DELI
8800 OLD GEORGETOWN ROAD
STRUCTURAL INSPECTION

15 OF 15

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EXISTING CONDITIONS - DETAIL



SCALE: