

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

<b>Address:</b>	8000 Hampden Lane, Bethesda	<b>Meeting Date:</b>	1/25/2023
<b>Resource:</b>	Contributing Resource (Greenwich Forest Historic District)	<b>Report Date:</b>	1/18/2023
<b>Applicant:</b>	Chuen-Yen Lau & Adam Sherwat	<b>Public Notice:</b>	1/11/2023
<b>Review:</b>	Prelim	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Accessory Structure Construction		

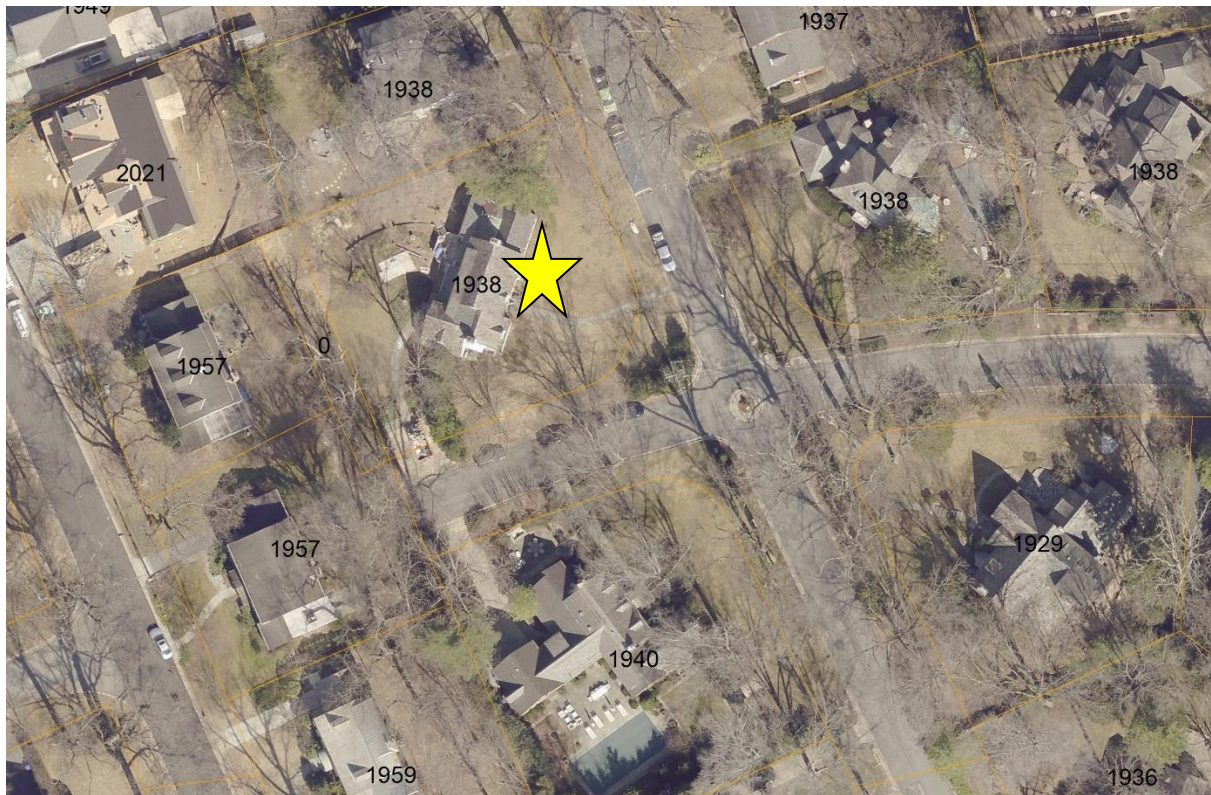
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**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on HPC feedback and return for a HAWP.

**ARCHITECTURAL DESCRIPTION**

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



*Figure 1: 8000 Hampden Lane.*

**PROPOSAL**

The applicant proposes to construct a detached garage with office space.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Greenwich Forest Historic District Guidelines*****A. PRINCIPLES**

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- c. High quality building materials and high level of craftsmanship.

**B. BALANCING PRESERVATION AND FLEXIBILITY**

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

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

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:

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 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. 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, or by screening additions with plantings...

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.

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.

D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and

Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore). Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

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

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

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

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

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

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 94, § 1; Ord. No. 11-59.*)

### *Secretary of Interior's Standards for Rehabilitation*

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

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

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

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

### **STAFF DISCUSSION**

The subject property is a two-story, side-gable house constructed out of painted brick and stone. There is a one-story, side gable enclosed porch covered. The historic, rear-loading two-car garage was enclosed and captured as interior space before the district was established. Like many of the houses on corner lots in Greenwich Forest, the subject property is oriented towards the intersection, not parallel to either street. Additionally, York Lane dead ends at the subject property and the district boundary aligns with the rear property line. The applicant proposes to construct an accessory structure with space for two cars and additional office space.

The proposed structure measures 24' × 38' (twenty-four feet wide by thirty-eight feet long), 19' 8" (nineteen feet, eight inches) tall cross gable roof, and will be placed in the southeast corner of the lot, to take advantage of the existing off-street parking pad. To reduce the visual impact the proposed structure will have on the surrounding district, the applicant proposes to plant a vegetative screening on the north side of the building – note: the Greenwich Forest Historic District allows the HPC to consider vegetative screening in evaluating HAWP applications. Materials shown in the plans and renderings are illustrative only, as the focus of this Preliminary Consultation is on the proposed building's placement, size, and massing. Additionally, based on the site plans submitted, one 24" (twenty-four inch) d.b.h. oak tree will be removed to accommodate the new building.

Greenwich Forest was developed as the first auto-dependant suburban development in Montgomery County. All of the houses were constructed with attached garages that were specifically oriented so that the garage doors did not face the public right-of-way. Over the years, the garages have been enclosed, modified, and reoriented throughout the district. This was likely done because it was pre-existing enclosed space within the house envelope. The character of the district had changed to such a significant degree that the Design Guidelines address the size of potential accessory structures. Unfortunately, the *Design Guidelines* are generally silent on other considerations for garages and accessory structures. There are two possible outcomes from this, either garages and accessory structures should be reviewed under the guideline for additions or this proposal falls into the category of work that states, “any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be

deemed to have an insignificant effect on the historic resource and must be approved by the decision making body.”



Figure 2: 1963 Sanborn Fire Insurance Map.

Staff acknowledges that the proposed structure appears to satisfy the requirements in the Zoning Ordinance, but reminds the HPC and the applicant that the historic preservation designation adds considerations that could reduce or eliminate elements that would otherwise be acceptable.

### **Building Placement**

The applicants proposed to construct the building addition in the southeast corner of the subject property. The southeast corner is where the existing curb cut and parking pad are (it was also the location of the historic driveway to the historic garage. Additionally, it is the only area of the lot where zoning would permit an accessory structure. Because of the building’s 38’ (thirty-eight foot) length, to comply with zoning requirements, the building needs to be located 19’ (nineteen feet) from the property line. This means that the garage will be separated from the rear corner of the house by only 9’ 8” (nine feet, eight inches). The front wall of the garage will be built at the 15’ (fifteen foot) side street building restriction line.

Staff finds that constructing an accessory structure accessible from York Lane is possible. The rear corner of the house is nearly 53’ (fifty-three feet) from the rear property line, which should provide substantial space to undertake this work. In this instance, it is the building footprint that dictates how far from the rear property line the garage has to be (discussion of the building size continues in the next section). Staff’s general concern with this proposal is that the accessory structure will crowd the historic house and detract from the surrounding streetscape. Staff is not opposed to visible garages in the historic district. Ordinarily, garages are constructed to the rear of the property and their visual impact is mitigated either by the distance from the right-of-way, is partially obscured by the house, or both.

Staff finds the proposed garage crowds the historic house and is too close to the street to the point that it detracts from the identified historic character of the district site and surrounding district. As stated in the Master Plan Amendment creating the historic district, “Greenwich Forest’s singular physical character is a neighborhood well known for its extraordinary landscape, finely designed and sited houses, and overall beauty. It is a planned environment that has retained its character from its original conception in the 1920s and for more than seventy years since the initiation of its development...” This is why the primary

question for HAWP applications in Greenwich Forest is, ‘what will the proposal’s impact be from the right-of-way?’

Consider the other houses at the intersection of Hampden and York. A previous owner at 5619 York Ln., constructed a one-story two-car garage on the northwest corner of the house. While the garage is closer to York Lane than we would recommend approval for under the *Design Guidelines*, the garage is smaller than the one under consideration and is subservient to the house’s façade. Next, the house at 7835 Hampden Lane decided to not have a garage after filling it in. The driveway is maintained in its historic location, but it leads to a parking pad adjacent to the house. Finally, the house at 7836 Hampden has been added onto several times over the years, including a side-loading garage at the rear. This garage is only partially visible from the right-of-way and would likely be approved by the HPC. A map, below, identifies the location of the garages.



*Figure 3: The other houses at the intersection of Hampden and York have been modified, but their garages are set back from the street – both changes occurred before the district was established.*

### **Building Size**

The proposed accessory structure’s footprint measures 38’ × 24’ (thirty-eight feet by twenty-four feet), 912 ft<sup>2</sup> (nine hundred twelve square feet), and is 19’ 8” (nineteen feet, eight inches) tall. This means that the proposed accessory structure is more than 40% of the existing building’s footprint. From the information submitted, we know that the garage will be shorter than the primary side gable on the house. However, the house is comprised of three side gable roofs of varying heights, and information regarding these heights was not included, so an evaluation of the garage height compared to the house cannot be included in this Staff Report.

Staff finds that building footprint is only one way of measuring and analyzing proposed construction. It is significant in Greenwich Forest because the *Design Guidelines* place a limit of 7% lot coverage for accessory structures. What Staff finds to be more significant is how much of the structure is visible from the public right-of-way and how that visibility impacts the character of the site and surrounding district.

When viewed from directly to the northwest, the house will obscure most of the garage; but when viewed from the north and east, the garage will be highly visible.

### **Building Massing**

The proposed garage has a street-facing gable roof with a rear cross-gable. The applicant submitted two roof configurations, one with a rear shed dormer and two gable dormers, and another with just the rear shed dormer.

Staff is concerned the proposed roof form creates an appearance that is too large to be compatible with the character of the house and surrounding district. The front wall creates a vertical wall nearly 20' (twenty feet) tall. Staff also finds that the rear cross-gable will create a vertical wall plane, nearly 20' (twenty feet) tall, 10' (ten feet) from the house. Staff finds the garage's massing will encroach on the visual character of the house and detract from the streetscape.

### **Staff Additional Findings and Requested Feedback**

Staff finds the placement, size, and massing of the proposed garage are incompatible with the historic character of the house and surrounding district. Staff finds that the house and lot could accommodate additional construction. A garage separate from the workspace could work. Staff previously recommended constructing an addition to the rear of the house that could satisfy the programmatic requirements, an option that was rejected by the applicant.

Staff finds it may be beneficial to discuss one of the previously approved garages as a case study. A whole house rehabilitation at 7828 Hampden Ln. included a detached garage and was approved at the December 7, 2016 HPC meeting. The historic garage had been enclosed at some point in the property's past and a non-historic attached one-bay garage had been constructed on the right side of the house. As part of the rehabilitation, the applicants proposed to demolish the non-historic garage and construct a detached two-car garage with a second-floor 'study'. The garage measured 22' 8" × 27' (twenty-two feet, eight inches wide by twenty-seven feet deep) – 690 ft<sup>2</sup> (six hundred ninety square feet) including the side-projecting porch not visible from the right of way, and had a front gable roof with shed dormers. While the garage was a large structure, Staff supported the proposal for several reasons including:

- It was setback 123' (one hundred twenty-three feet) from the public right-of-way;
- 1/3 of the building was placed behind the house; and
- Its architectural design was compatible with, but differentiated from, the historic house.

Staff found that the significant setback from the right-of-way preserved the primacy of the historic house and did not disrupt the district's forested setting. Staff additionally found that, even though the structure was large, a significant portion of its mass was obscured by the house; further reducing the visual impact on the surrounding district. These forms of mitigation helped a large detached structure integrate into the site and district in a manner that satisfied the *Design Guidelines* and 24A. Staff Reports for the HAWP at 7828 Hampden Ln. and a Staff Report for at attached garage at 7817 Hampden Lane are attached to the application materials.

Staff requests feedback from the HPC regarding:

- Staff's finding on the placement, size, and massing of the proposed garage;
- Recommended revisions the HPC would support; and
- Alternative solutions that could receive an approved HAWP





*Figure 4: View of 8000 Hampden Lane from the northeast.*

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the HPC feedback and return for a HAWP.

For Staff only:



HAWP# \_\_\_\_\_ Date assigned \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Adam Sherwat & Chuen-Yen Lau

E-mail: adamsherwat@yahoo.com

Address: 8000 Hampden Lane

City: Bethesda

Zip: 20814\_

Tax Account No.: 00497536

Daytime Phone: 202-669-4898

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

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

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

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

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

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

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

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

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

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. NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information. NO. However, please note that recording of a minor subdivision comprised of Lot 1, Block L, Greenwich Forest + Part of Lot 15, Block 12, English Village, Bradley Hills + Part of Lot 16, Block 12, English Village, Bradley Hills is in progress. The "Subdivision Record Plat Application" was submitted to Montgomery County on approximately 11/3/2022. The total area of the newly recorded parcel will be 18,471 square feet.

Building Number: 8000

Street: Hampden Lane

Town/City: Bethesda

Nearest Cross Street: York Lane

Lot: 1

Block: L

Subdivision: Greenwich Forest

Parcel: Unknown

**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 XX

Deck/Porch

Shed/Garage/Accessory Structure XX

Solar

Addition Fence

Tree removal/planting

Demolition

Hardscape/Landscape

Window/Door

Grading/Excavation

Roof

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]

<p><b>Owner's mailing address</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Adam Sherwat and Chuen-Yen Lau        8000 Hampden        Bethesda, MD, 20814</p> </div>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<div style="border: 1px solid black; padding: 5px;"> <p>Bob and Debbie Bruskin        5619 York Lane        Bethesda, MD 20814</p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p>Belinda Lai and Steve Cowan        8004 Hampden Lane        Bethesda, MD 20814</p> </div>
<div style="border: 1px solid black; padding: 5px;"> <p>Bruce Sidner and Nancy Butte        7836 Hampden Lane        Bethesda, MD 20814</p> </div>	<p>8009 Hampden Lane, Bethesda 20814</p>
<p>7837 Aberdeen Road, Bethesda 20814</p>  <p>8007 Aberdeen Road, Bethesda 20814</p>	<p>8001 Aberdeen Road, Bethesda 20814</p>

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

1938 Colonial Revival-style single family home, stone on front face, white brick on main house, siding on 1988 addition, slate roof. Two stories with partial basement. Has dormers on front and side. Two brick chimneys. Inside with wood floors, 3 fireplaces (2 marble and 1 stone), 4 bedrooms. Bifurcating stairwell to upstairs bedrooms. Outside has garden landscaping and slate and brick walkways.

**Description of Work Proposed:** Construction of an accessory structure consisting of a detached garage with a workshop. Please refer to the addendum titled "Accessory Structure Justification" describing the proposal in detail.

Work Item 1: Detached Garage/Workshop

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Description of Current Condition:  
No detached garage/workshop

Proposed Work: Construction of an accessory structure consisting of a detached garage with a workshop. Please refer to the addendum titled "Accessory Structure Justification" describing the proposal in detail.

Work Item 2:

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Description of Current Condition:

Proposed Work:

Work Item 3:

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Description of Current Condition:	Proposed Work:
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**HISTORIC AREA WORK PERMIT CHECKLIST  
OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Dear HPC:

We propose building a single accessory structure consisting of a 2-car garage and workshop at 8000 Hampden Lane, Bethesda, MD 20814. The original 1 car garage was converted to living space by prior owners. We would like space to park 2 cars and to house tools which we use to maintain the historic home. The proposed design of the accessory structure addresses the relevant principles delineated in the *Greenwich Forest Historic District, Bureau of Animal Industry Building, Higgins Family Cemetery Amendment to the Master Plan for Historic Preservation, 2011* and current Montgomery County building requirements.

Prior to requesting this preliminary hearing, we met with Dan Bruechert from Montgomery Planning to review our proposal. He asked whether we have considered alternative locations for the detached structure or potentially attaching the structure to our existing home. We explained that we carefully considered the placement and the orientation of the structure to minimize the addition of new impermeable hardscaping, conserve green space and maintain the aesthetics and functionality of the main house which was just fully renovated. The placement of the structure farther into the backyard would require substantially more hardscaping and would also significantly impact the views from the large windows facing the backyard. Moving the structure closer to the fence line poses problems as the area next to the fence forms a natural waterway in heavy storms. Attaching the garage to the home would require substantially reconfiguring the design of the house and would directly impact its original façade. Consistent with Greenwich Forest Guidelines, we plan to obscure the portion of the detached structure visible from the front with plantings (bushes/trees). Mr. Bruechert also suggested that we might consider approaches to simplify the design of the roof and decrease its apparent mass. Based on this suggestion, we are providing two potential design options for the HPC's input, the original design and an alternative design.

We designed the accessory structure to be compatible with the style of the original house and plan to use building materials consistent with the original house for the accessory structure. We were also careful to ensure that the ridgeline of the accessory structure is lower than that of the house, and that the accessory structure should preserve the outline of the original house as a recognizable entity. As designed, the garage doors will not be visible from the front of the house; access will be via the York Lane cul-de-sac. We have reviewed prior approved Greenwich Forest HAWP applications to ensure that the design is consistent with others previously endorsed by the HPC.

Below is a list of relevant principles from the *Greenwich Forest Historic District, Bureau of Animal Industry Building, Higgins Family Cemetery Amendment to the Master Plan for Historic Preservation, 2011* and how we plan to address them:

**Principle A1:** Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest ... The creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.



- The accessory structure will be located as close to the side street as possible per county guidelines to limit hardscaping and the destruction of plants and trees.

**Principle A2:** The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting...Approved work permits include appropriate safeguards that protect the...essential elements of this fabric, including (c) high quality building materials and high level of craftsmanship.

- A stone base, brick walls on all sides, and siding on dormers will be used for consistency with the original home
- Slate and copper will be used for the roof, consistent with the original home

**Principle 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.

- The accessory structure will be in the same style as original home – Pennsylvania Farmhouse

**Principle B3:** These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction...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.

- Based on our assessment, of 63 contributing homes in Greenwich Forest, 26 (41.3%) have garages visible from the street. (This number includes the approved garage for 7823 Overhill, currently under construction.) 7 of the 26 garages are original and 19 have been added. 6 of the 7 original garages have doors visible from the street. 14 are attached; 12 are detached. 8 are 1-car garages and 18 are 2-car garages. Several of the garage structures have attached living space. Garage doors are visible from the road on 24 of the 26 structures. Of the 19 added garages, 5 (two 1-car and three 2-car garages) were added after Greenwich Forest became historic.
- Adding an accessory structure with a 2-car garage at 8000 Hampden Lane would be consistent with the neighborhood.

**Principle 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 accessory structure will be mostly obscured by the original house. The visible portion will be obscured by plantings (bushes/trees).

**Principle D1:** Changes to architectural style: Changes to the façades of contributing houses and additions are permitted if the new front elevation ... is suitable to and does not significantly alter the original outline, shape and scale of the original structure.

- The planned accessory structure will be detached and will not impact the original structure.

**Principle D4:** 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...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.

- The accessory structure will be in the same Pennsylvania Farmhouse style as the original home. Similar materials will be used for the walls, dormers and roof.
- The façade of the original home will not be impacted by the detached accessory structure.
- Any visible portion of the accessory structure will be concealed by a wall of plantings.

**Principle D5:** Guidelines on dimensions: ...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...

- The total lot coverage of the planned accessory structure is 912 square feet, 4.93% of the total lot (18,471 square feet). This is below the standard allowable coverage of up to 5% of the lot area, and below the maximal allowable coverage of up to 7% [since the house (footprint ~2325 square feet) + accessory building would be <30% of total lot].

**Principle D5 (continued):** The elevation of the main or predominant ridgeline(s) of a contributing house as viewed from the front may not be increased...

- The ridgeline of the planned accessory structure is lower than that of the original house. It will be 19'8".

**Principle D8.** Driveways and parking areas: ...should minimize new hardscape areas and should not interrupt the setting visible from the public right-of-way.

- The accessory structure will be placed as close as possible to the original driveway to limit hardscaping and preserve as much of the existing green space as possible.

We have attached a power point with several pictures of garages in Greenwich Forest as examples.

We appreciate the HPC's review of our 8000 Hampden Lane accessory structure project and look forward to hearing from you.

Sincerely,

Chuen-Yen Lau and Adam Sherwat

# Examples of Contributing Greenwich Forest Homes with Garages Visible From Road

## 7817 Hampden

- 1<sup>st</sup> garage added after GF became historic in 2012
- 2 car garage with additional living space
- Visible from front of home
- Permit 703716 in 2015 was for 3093 square feet



## 7828 Hampden

- 2 car garage with additional living space
- Visible from front of home
- Permit 780673 in 2016 was for 1360 square feet



Backyard View showing roofline

# 7818 Hampden



**Original Front-Facing 2 car garage**

# 7800 Hampden



- Original side facing 2 car garage
- Visible from front elevation



# 5620 Lambeth



- Original 2 car garage
- Visible from front elevation
- Opens to back

# 7801 Hampden



# 5507 Wilson



Original 1 car garage  
Opens to front of house

# 7818 Overhill



- Original 2 car garage
- Detached
- Doors on Front

# 5609 Midwood



2 car garage in original location  
Door was relocated to front

# 7825 Overhill



# 7826 Overhill



1 car garage

# 7824 Overhill





# 5619 York



# 8000 Westover



2 car garage  
Obscured with greenery

# 8004 Hampden



1 car garage in original position  
Door relocated to front

# 7832 Hampden



# 7820 Hampden



Original Home

# Summary

Address	Original	Added Before Historic*	Added After Historic (HAWP year)	1 or 2 car?	Garage Visible from Public Road	Doors Visible from Public Road	Attached
7821 Hampden	No	No	2015	1	yes	yes	no
7828 Hampden	No	No	2016	2	yes	yes	no
8013 Hampden	No	yes	no	1	yes	yes	no
8016 Hampden	No	yes	no	2	yes	yes	no
8020 Hampden	No	yes	no	2	yes	yes	no
7836 Hampden	No	yes	no	2	yes	yes	yes
7832 Hampden	No	yes	no	2	yes	yes	no
7820 Hampden	No	yes	no	2	yes	yes	yes
7818 Hampden	Yes	NA	NA	2	yes	yes	yes
7800 Hampden	Yes	NA	NA	2	yes	yes	yes
7801 Hampden	Yes	NA	NA	2	yes	yes	yes
7817 Hampden	No	no	2015	2	yes	yes	yes
8004 Hampden	No	Yes	no	1	yes	yes	yes
7823 Overhill	No	No	2021	2	yes	yes	no
7824 Overhill	No	yes	no	2	yes	yes	no
7825 Overhill	No	yes	no	2	yes	yes	no
8003 Overhill	No	yes	no	1	yes	no	no
7818 Overhill	Yes	NA	NA	2	yes	yes	no
7826 Overhill	No	yes	no	1	yes	yes	yes
8000 Overhill	Yes	NA	NA	1	yes	yes	yes
8000 Westover	No	yes	no	2	yes	yes	yes
8012 Westover	No	No	2021	1	yes	yes	no
5619 York	No	yes	no	2	yes	yes	yes
5620 Lambeth	Yes	NA	NA	2	yes	no	yes
5609 Midwood	No	yes	no	2	yes	yes	yes
5507 Wilson	yes	NA	NA	1	yes	yes	yes
Total n	26						
Total yes	7	14	5	1 car: 8	26	24	14
Total no	19	5	14	2 car: 18	0	2	12

**GENERAL NOTES**

- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated June, 2022.
- Total lot area: Lot 1 = 16,395 sq. ft.  
Part of Lot 15 & 16 = 2,076 sq. ft.
- Property is located on Tax Map HN123 and WSSC 2007 Sheet 210NW05.
- Property is located on Soils Survey Map Number 07.  
Soil type(s): ZUB, Glenelg-Urban Land Complex, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Cabin John Creek Watershed, Use Class 1, P.
- Water Category - 1, Sewer Category - 1
- Local utilities include:  
Water / Sewer - Washington Suburban Sanitary Commission  
Electric - PERCO  
Telephone - Verizon  
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is located in the Greenwich Historic District.
- This plan was created without the benefit of a title report.

**ZONING DATA**

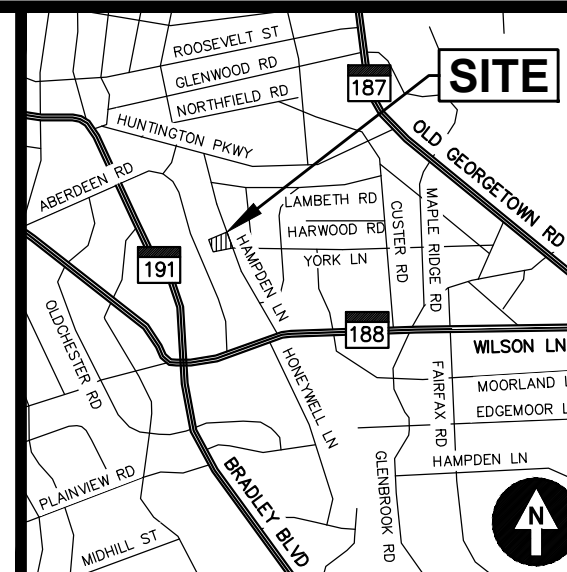
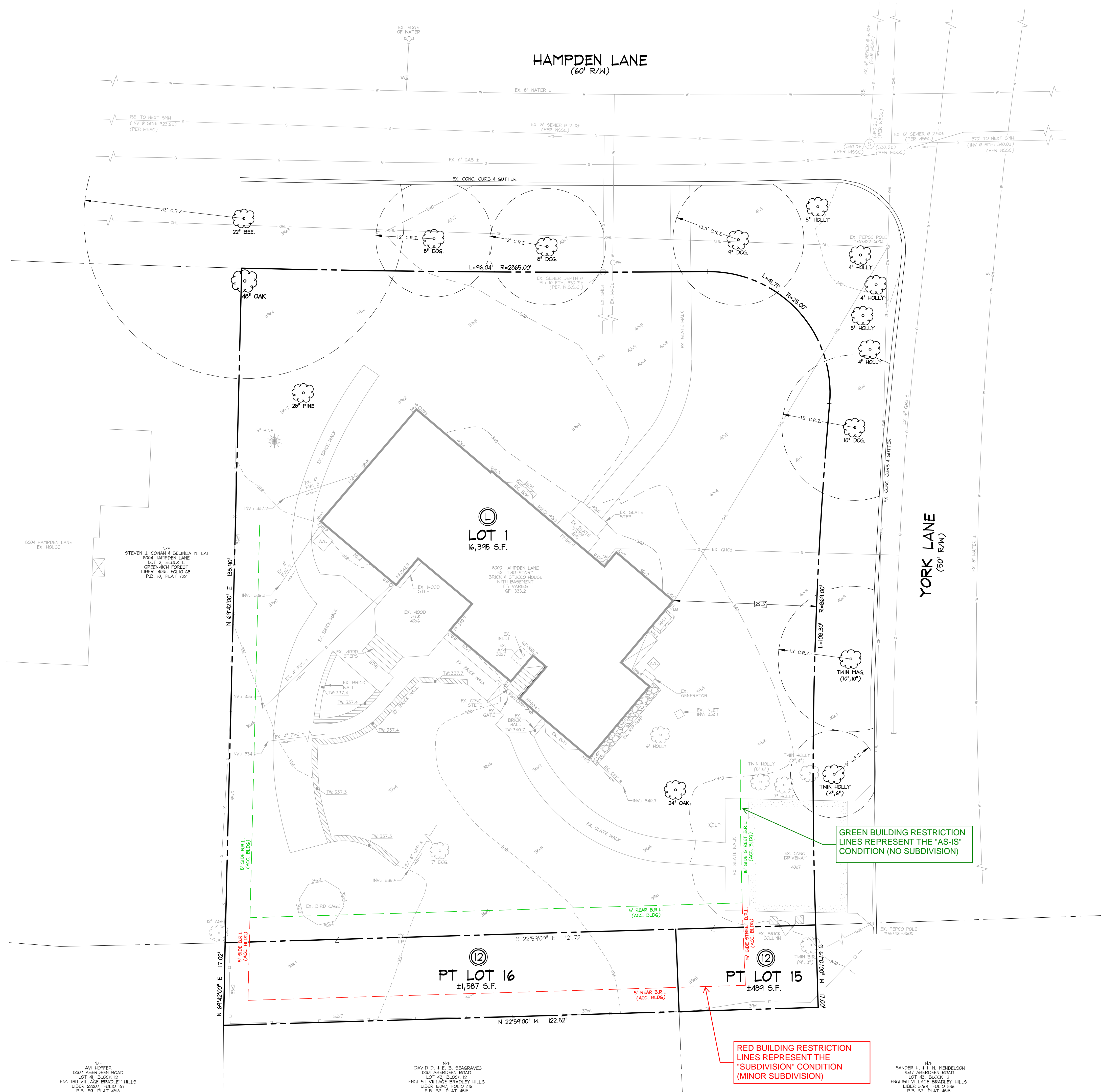
- Zoning: R-89**  
Minimum Lot Area = 9,000 sq. ft.  
Minimum Lot Width at RW = 25 ft.  
Minimum Lot Width at B.R.L. = 75 ft.  
Hampden Front B.R.L. = 30 ft.  
York Lane Front B.R.L. = 15 ft. (1)  
Rear B.R.L. = 20 ft.  
Side B.R.L. = 7 ft. min. each side (2)(3)
- Per Montgomery County Code Section 4.8.8.2 of the Zoning Ordinance, the abutting lot along York Lane Right-of-Way fronts on Aberdeen Road and not on York Lane therefore qualifying this as a 15-ft side street setback.
- Per Montgomery County Code Section 7.7.1.D.2.c, a detached house on a platted lot, parcel, or part of a previously platted lot that has not changed in size or shape since June 1, 1988, exclusive of changes due to public acquisition, may be constructed or reconstructed in a manner that satisfies the maximum building height, lot coverage and established building line of its zone when the building permit is submitted and the side yard and rear setback required by its pre-1988 zoning in effect when the lot, parcel or part of a lot was first created.
- This property was created prior to January 1, 1954, therefore 7 foot side setbacks are permitted.
- Verify (Non-Infill) lot coverage in accordance with the Zoning Ordinance.**  
Coverage is the area of a lot or site occupied by a building, including an accessory building, structured parking, or other related structure such as a porch, patio, deck, or steps.  
Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.  
Allowable Lot Coverage: 30% of total lot area.  
Lot 1 = 16,395 sq. ft. (Per Plat)  
16,395 x 0.30 = 4,918.5  
Allowable area to be covered by buildings (including acc. buildings) = 4,918.5 sq. ft.  
Total area covered by buildings = ±2,153 sq. ft. (existing)
- Verify lot coverage in accordance with Greenwich Forest Master Plan.**  
Allowable Accessory Structure Lot Coverage: 7% of total lot area (since accessory structure and house will not exceed 30% lot coverage)  
Lot 1 = 16,395 sq. ft. (Per Plat)  
16,395 x 0.07 = 1,147.6 sq. ft.  
Allowable area to be covered by accessory structures = 1,147.6 sq. ft.
- Verify accessory structure side / rear setback requirements in accordance with the Zoning Ordinance.**  
For any accessory structure with a length along a rear or side lot line that is longer than 24', the minimum side or rear setback must be increased at a ratio of 2' for every 2' that the dimension exceeds 24 linear feet.
- Verify accessory structure mean height in accordance with the Zoning Ordinance.**  
First floor elevation XXXXX ft.  
Mean height of accessory structure from first floor: XX.XX ft. (per architect)  
Elevation at mean height of accessory structure XXXXX ft.  
Average elevation along front of accessory structure XXXXX ft.  
Mean height of accessory structure = XXX.XX - XXXXX = feet  
Allowable mean height accessory structure = 15 feet (for 5 ft. setbacks)  
**Proposed mean height of accessory structure = feet**  
If mean height is greater than 15-feet, minimum side setback to be increased at 2:1  
XXXX ft. - 15.00 ft. = XXX ft.  
XXXX ft \* 2 = XX ft additional setback  
**Minimum side setback for accessory structure is XX.XX ft**
- Verify accessory structure peak height in accordance with the Zoning Ordinance.**  
First floor elevation XXXXX ft.  
Height of accessory structure to highest point: XXXXX ft. (Per Arch.)  
Elevation at highest point of accessory structure XXXXX ft.  
Average elevation along front of accessory structure XXXXX ft.  
Height of accessory structure to highest point = XXXXX - XXXXX = XXXXX feet  
Allowable accessory structure height = 20 feet  
**Proposed height of accessory structure to highest point = XX.XX feet**  
Peak height cannot exceed 20.0 feet.

**LEGEND**

EXISTING FEATURES	
	Ex. Sewer Manhole and Invert
	Ex. Water Line with Valve
	Ex. Gas Line with Valve
	Ex. Overhead Utility with Pole
	Ex. Light Pole
	Ex. Downspout Piped / Spilled
	Ex. Underground Utility Line
	Ex. Two-And Ten-foot Contours
	Ex. Spot Elevation
	Ex. Wood or Stockade Fence
	Ex. Metal or Iron Fence
	Ex. Retaining Wall
	Ex. Tree (<24 DBH)
	Ex. Roadside Tree or Significant Tree
	Ex. Specimen Tree

**UTILITY INFORMATION**

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.COM 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE UNDER FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 30A OF THE MONTGOMERY COUNTY CODE.



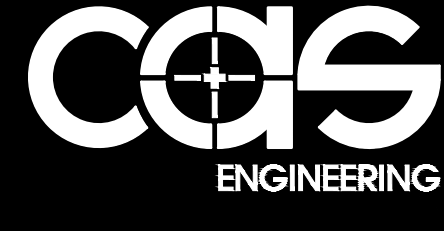
**VICINITY MAP**  
ADC MAP 5407, GRID B-2, SCALE: 1" = 200'

CAS JOB NO.: 22-0329  
DATE: 07/2022

DATE	REVISION
07/11/22	NO - Boundary and Topographic Survey to Client, Builder, and Architect.

Lot 1, Block L, Greenwich Forest and Part of Lots 15 & 16, Block 12, English Village Bradley Hills  
P.B. 10, P. 722, Recorded 09/19/36 & P.B. 2, P. 158, Recorded 08/19/13  
Bethesda (7th) Election District, Montgomery County, MD

**8000 Hampden Lane**  
Bethesda, Maryland 20814



**CAS ENGINEERING-MD**  
10 South Santa Street  
Frederick, Maryland 21701  
301-607-8031 Phone  
info@cas-engineering.com  
www.casengineering.com

**CAS ENGINEERING-DC, LLC**  
4836 MacArthur Boulevard NW, 2nd Floor  
Washington, DC 20007  
202-393-7200 Phone  
info@cas-dc.com  
www.cas-dc.com

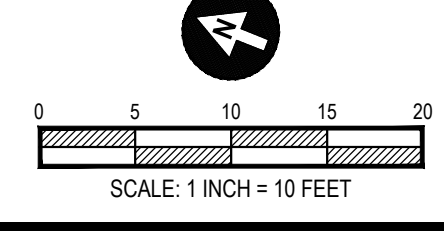
**OWNER/APPLICANT**  
Chuen-Yen Lau & Adam Sherwat  
8000 Hampden Lane  
Bethesda, MD 20814  
chuenyenlau@hotmail.com  
adamsherwat@yahoo.com

**ARCHITECT**  
Elie Ben Architecture, LLC  
5600 Huntington Parkway  
Bethesda, MD 20814  
Attn: Maryam Tabrizchi  
maryam@eliebenarch.com

**8000 Hampden Lane**  
Lot 1, Block L, Greenwich Forest & Part of Lots 15 & 16, Block 12, English Village Bradley Hills  
Boundary and Topographic Survey

**SHEET TITLE:**  
Boundary and Topographic Survey

**1 OF 1**



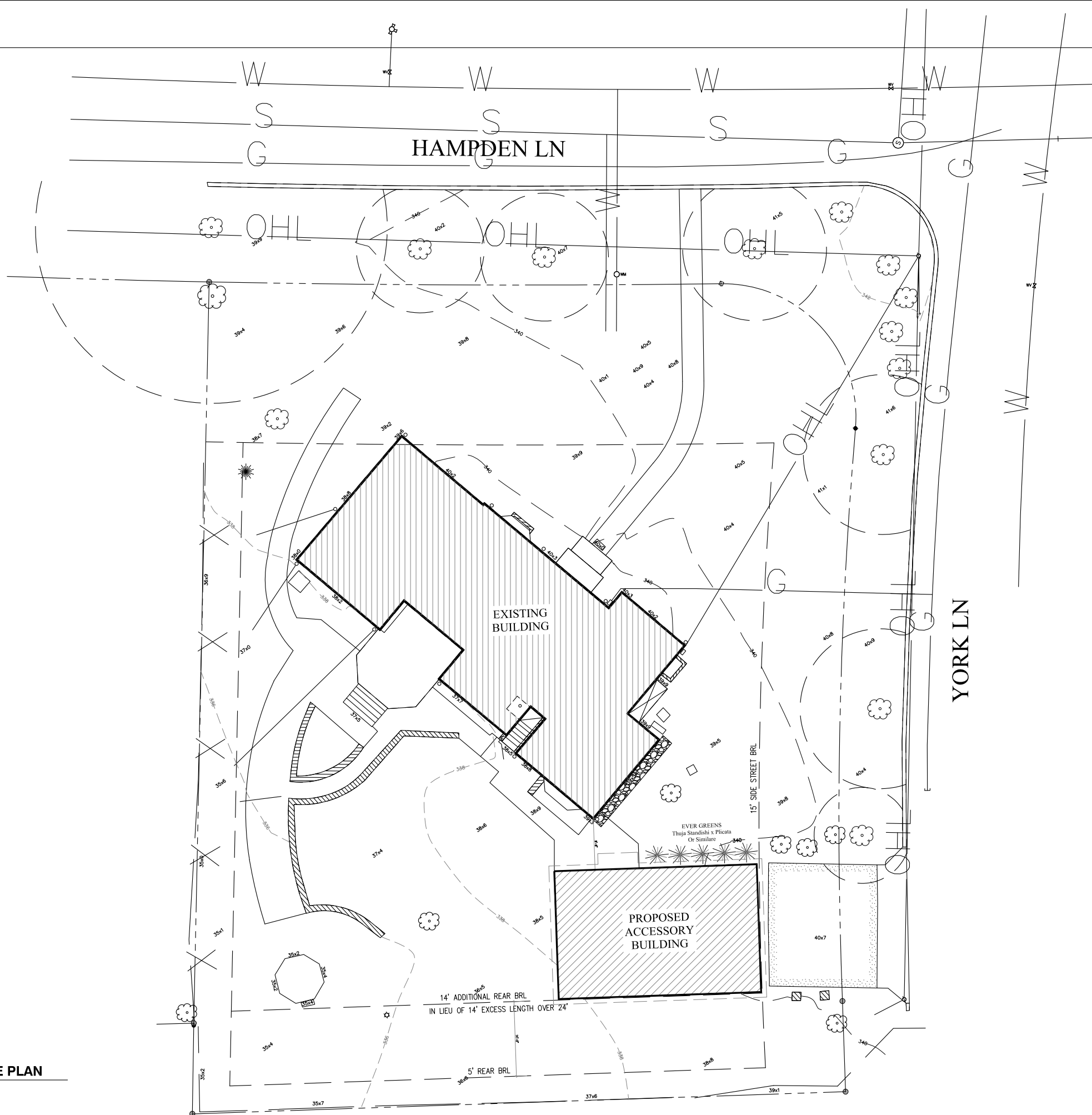
Existing dwelling is a single family residence located at Greenwich Forest Historic District. The style of existing house is Colonial Revival.

The title of the property (Lot 1) includes parts of Lot 16 and Lot 15. A minor subdivision application is under process to combine parts of Lot 15 & 16 to the main property (Lot 1).

As a result the zoning setbacks of the accessory building is based on the minor subdivision's restriction lines. Shown on Civil Engineers' drawing.

Proposed Accessory building includes a 2 car garage and a workshop on the first and second floor.

The total lot area is 18,471 Sqft.  
The lot coverage of the proposed accessory structure is 912 Sqft which is 4.93 % of the lot area.  
The total lot coverage (house and accessory building) is 3,087 Sqft which is 16.7 % of the lot area.



**CONCEPT SITE PLAN**  
SCALE: 1"=20'

SCHEMATIC DESIGN

ACCESSORY STRUCTURE  
LAU & SHERWAT RESIDENCE

8000 HAMPDEN LN  
BETHESDA, MD. 20814

DRAWN BY:

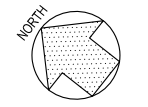
MARYAM TABRIZCHI, AIA

DATE:

10/06/2022



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(202) 860-7050

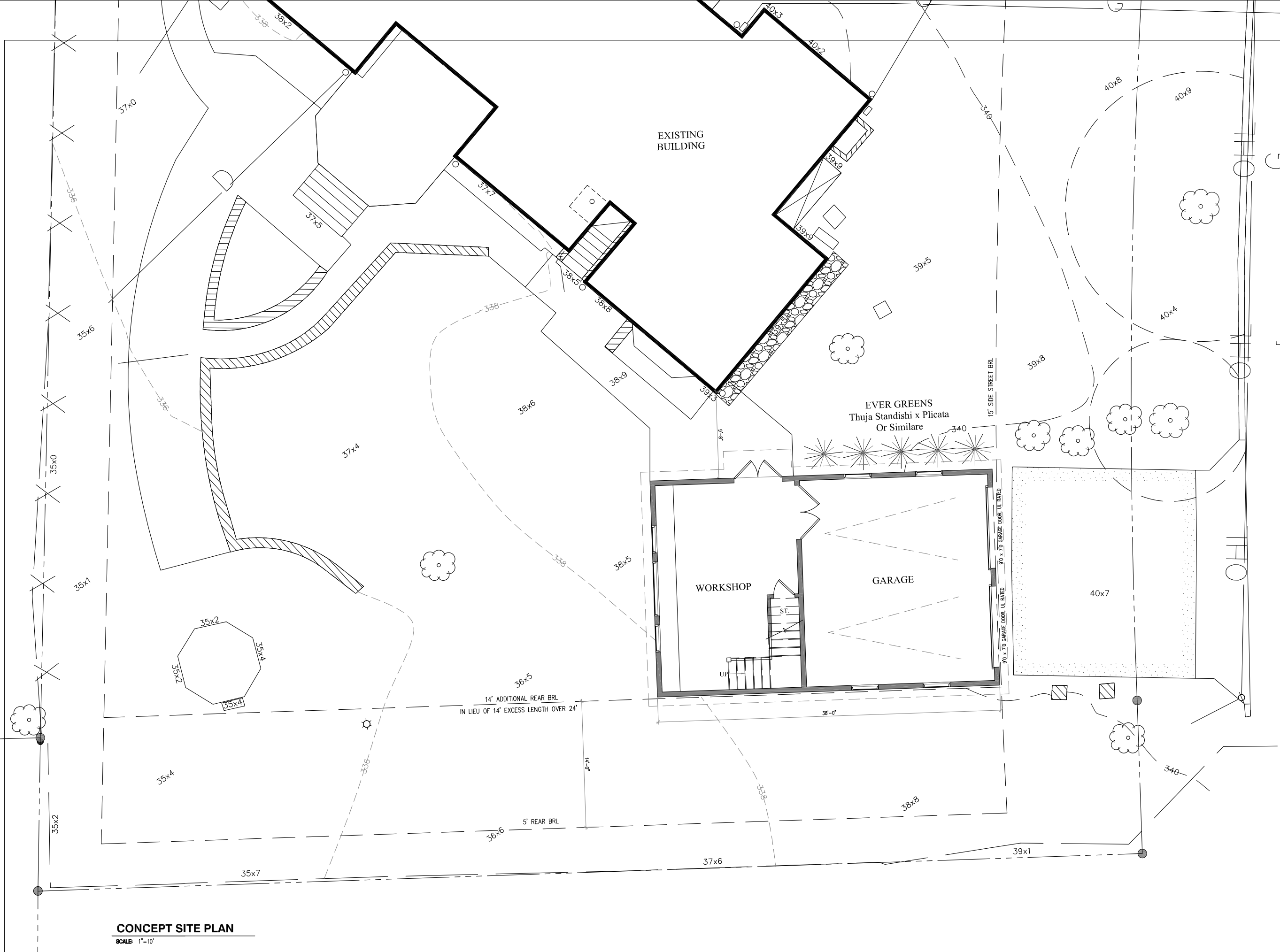


SCALE: 1"=20'

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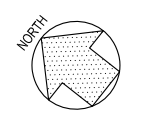
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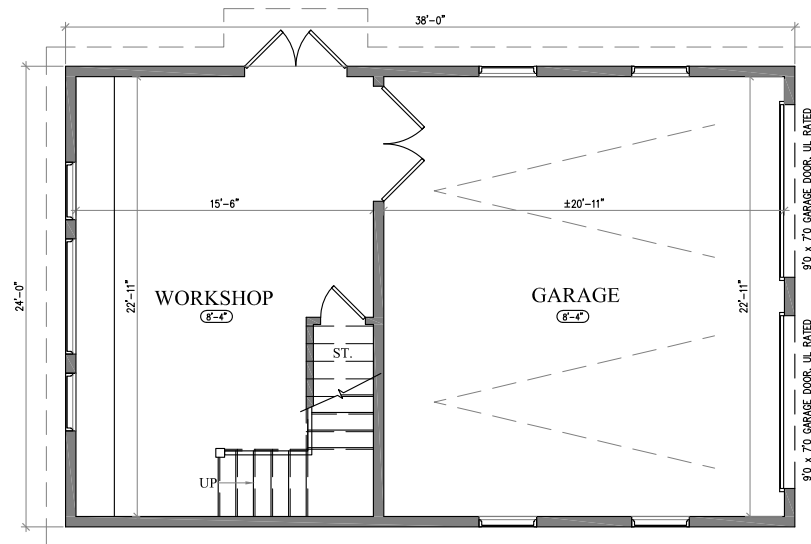


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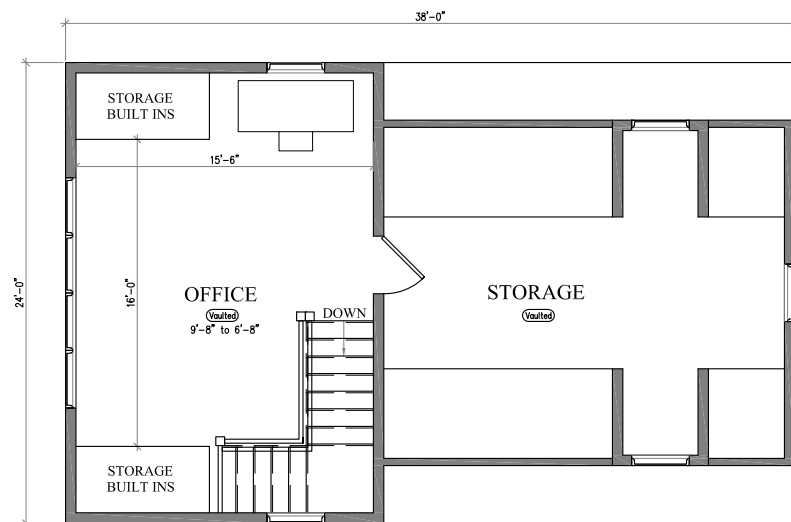
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CONCEPT SITE PLAN  
SCALE: 1"=10'



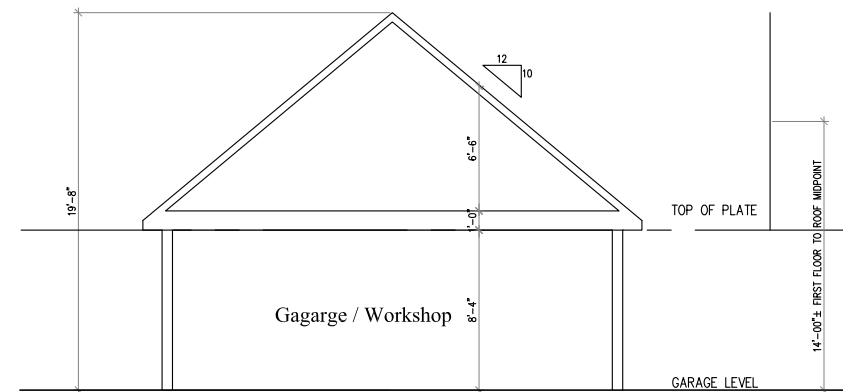
**First Floor Plan**

SCALE: 1"=10'



**Second Floor Plan**

SCALE: 1"=10'



**Section Diagram**

SCALE: 1"=10'

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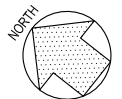
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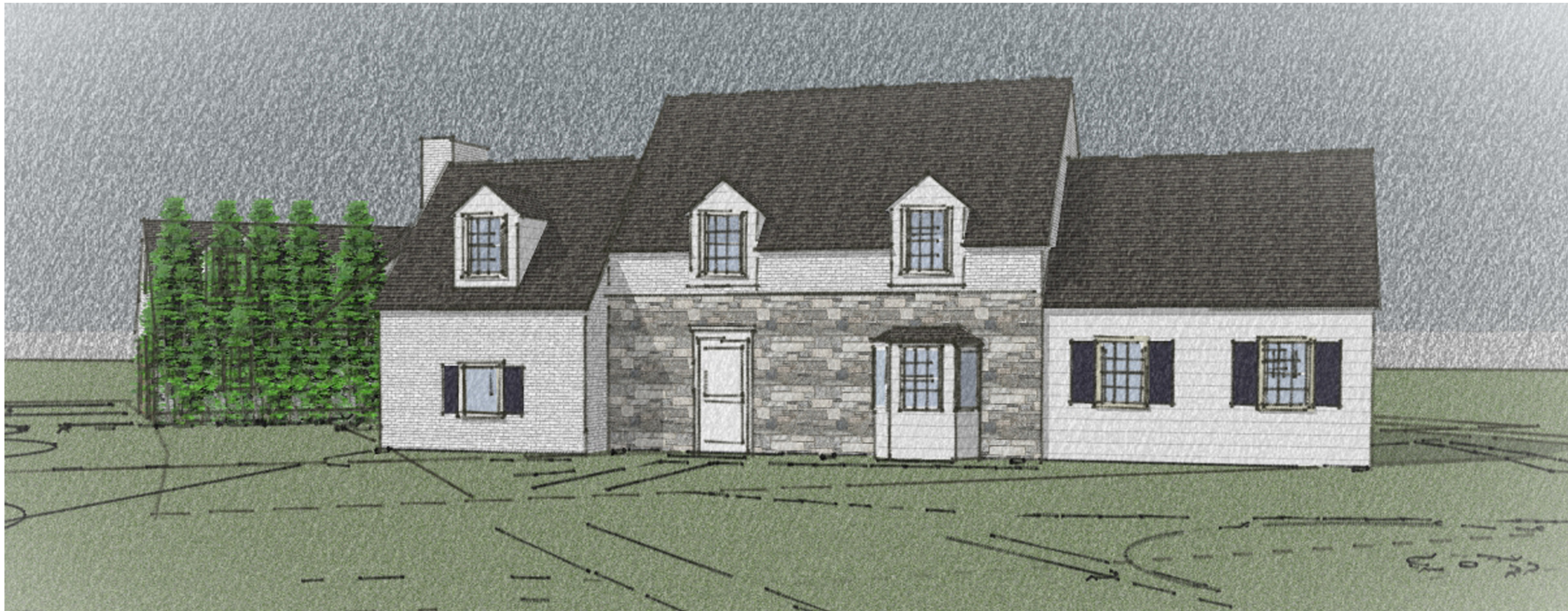
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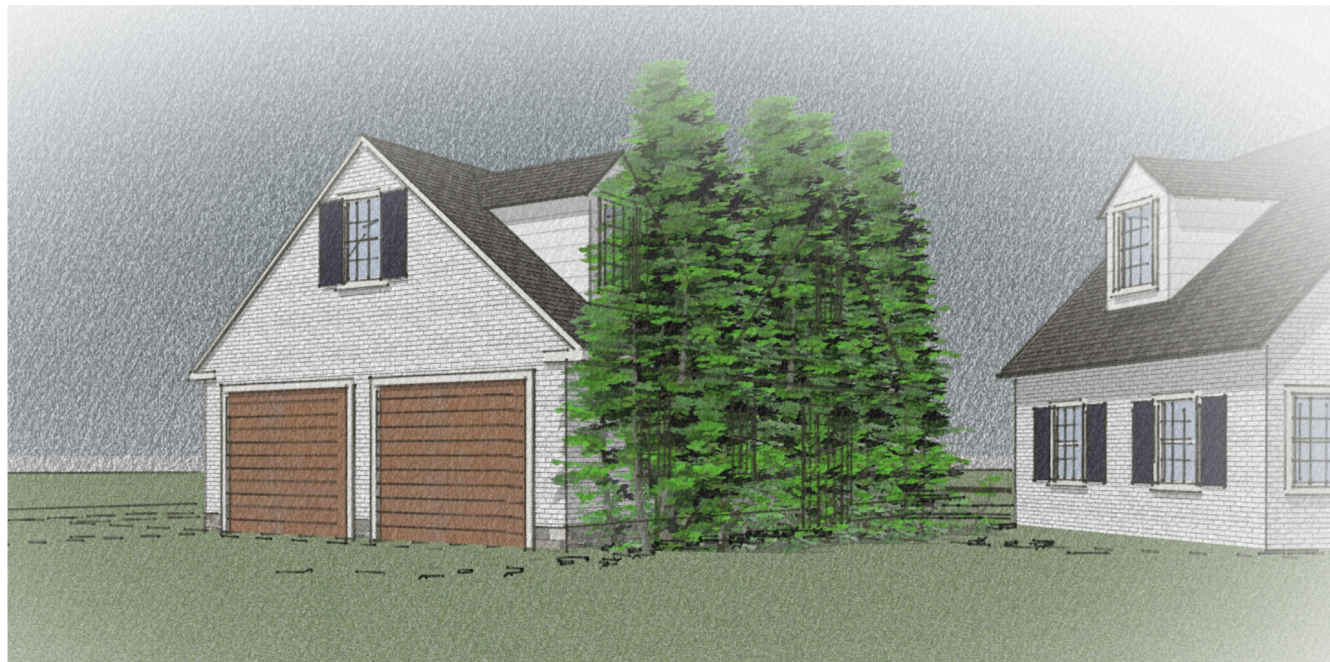
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View from Hampden Ln \_ proposed Accessory Building Covered with Evergreens



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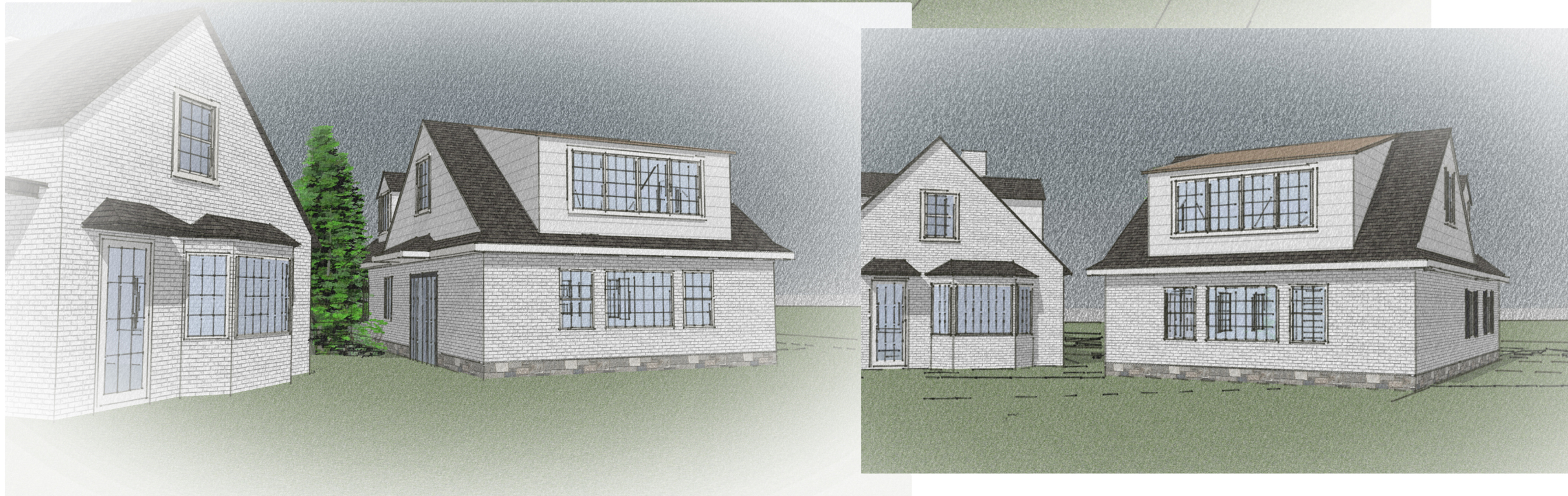
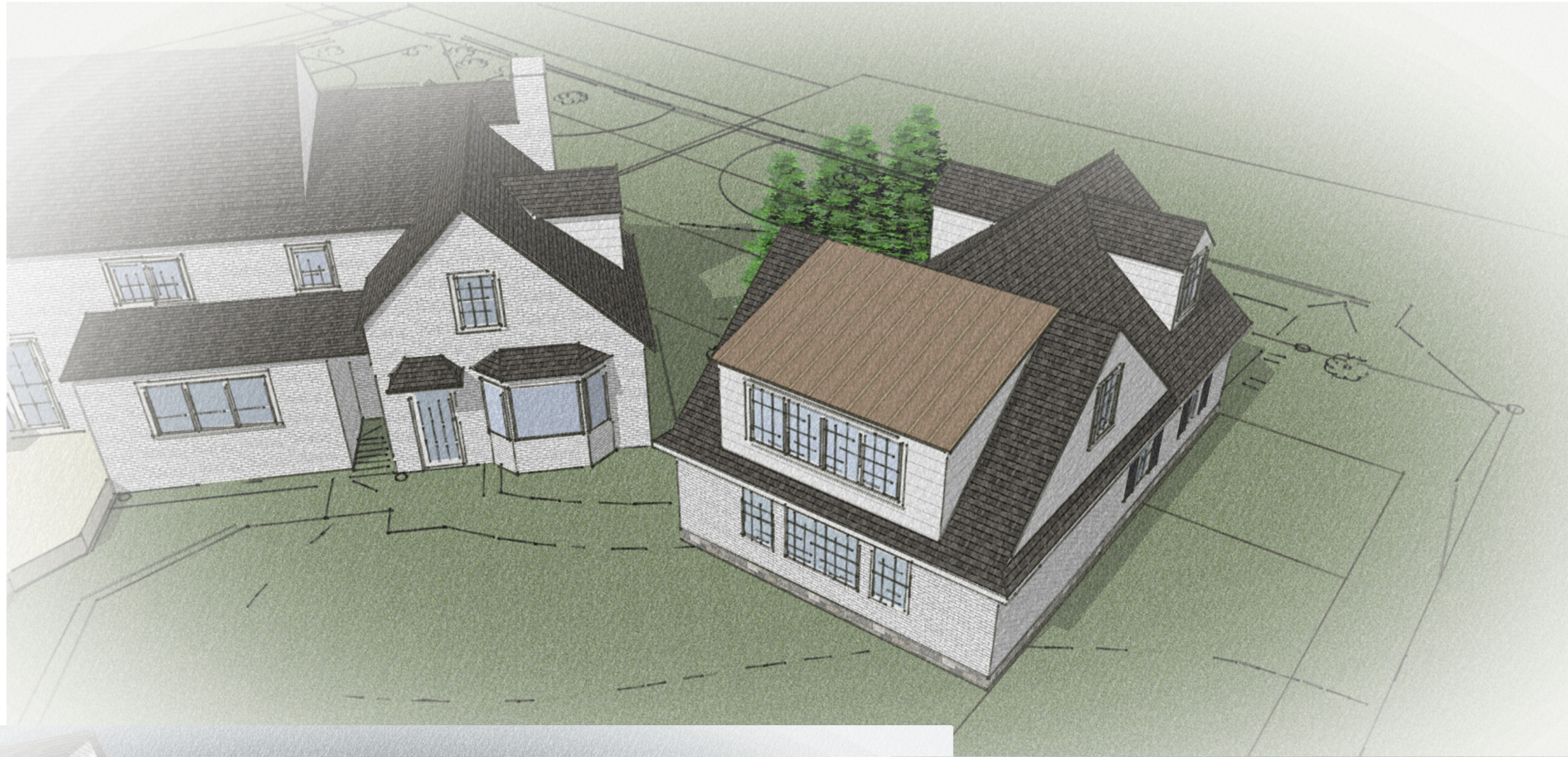
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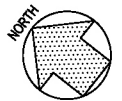
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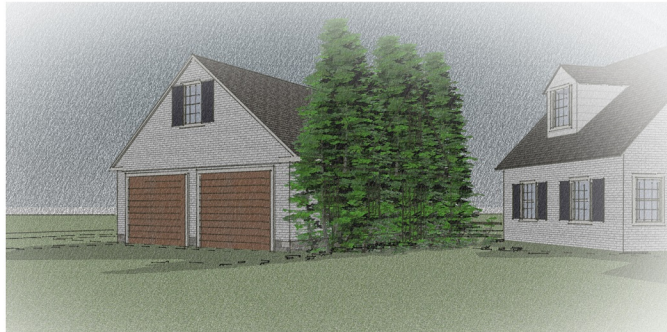
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View from Hampden Ln \_ proposed Accessory Building Covered with Evergreens



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DATE:  
12/19/2022

**ELIE BEN**  
ARCHITECTURE

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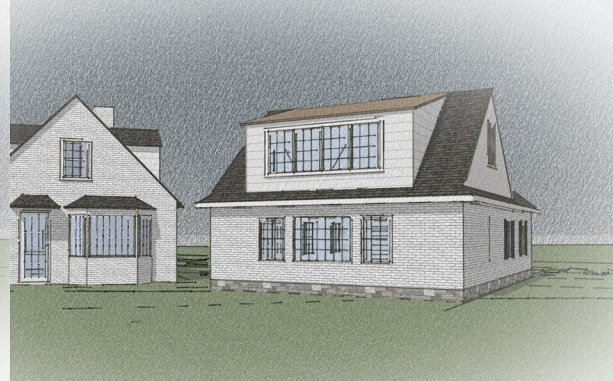
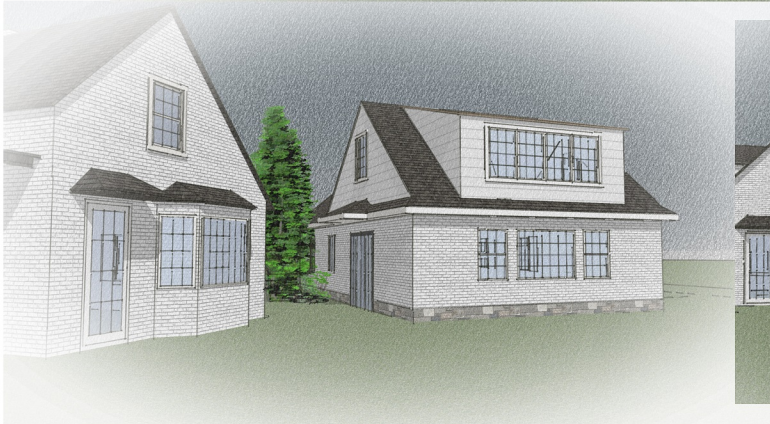
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Simplified Option of Detached Addition



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ACCESSORY STRUCTURE  
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SCALE: 1" = 10'

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## The Staff Report and Application for 7828 Hampden Lane

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7828 Hampden Ln	<b>Meeting Date:</b>	12/07/16
<b>Applicant:</b>	Elizabeth & Colin Dove	<b>Report Date:</b>	11/30/16
<b>Resource:</b>	Contributing Resource Greenwich Forest Historic District	<b>Public Notice:</b>	11/23/16
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	TBD
<b>Case Number:</b>	35/65-16B	<b>Staff:</b>	Dan Bruechert

---

**STAFF RECOMMENDATION:**

Staff recommends HPC **approve** the HAWP application with the following conditions:

1. Plans for site runoff mitigation need to be submitted to staff for review and approval.
2. If tree #13 as identified on the attached tree survey needs to be replaced, then the location and species of the two replacement trees needs to be submitted to staff for review and approval.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing building to the Greenwich Forest Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1935

The subject property four-bay, red-brick, side-gable Colonial house with a single gable-end chimney. The south side of the house includes a one-story screened-in porch that is largely concealed by the extensive landscaping found throughout the district. The north side of the house has an attached one-story, one-stall garage.

**PROPOSAL:**

The applicant is proposing to perform the following work items.

1. Remove the one-story, one-stall garage and the attached room.
2. Construct a wood and stucco-clad, two-story addition to the rear of the house using Colonial and Tudor Revival elements.
3. Construct a two-story, two-stall garage and carriage house to the southwest corner of the lot.
4. Remove two (and potentially a third) trees with trunk dimensions that exceed 8" when measured at 5' and plant an additional four trees.
5. Extend the concrete driveway to service the new garage.



**APPLICABLE GUIDELINES FOR APPROVAL:**

When reviewing alternations and new construction within the Greenwich Forest Historic District, decisions are guided by the *Greenwich Forest Historic District Guidelines (Guidelines)* and Chapter 24A of the Montgomery County Code: Historic Resources Preservation (*Chapter 24A*).

A HAWP should be issued if the Commission finds that:

*Montgomery County Code; Chapter 24A-8(b)*

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

***Greenwich Forest Historic District Guidelines***

Intro: The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter the *decision-making body*) for reviewing work permits within the Greenwich Forest Historic District. (Italicized terms are defined in section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of Montgomery County Historic Resources Preservation law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- *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.

Principle 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 run-off into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

B3. Balancing Preservation and Flexibility: 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.

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.

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 setback.

D5. Guidelines and 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. 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 screen 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 with 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.

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 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.

D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8” in diameter (measured at 5’ height) may be removed without an application for a *work permit*. Larger trees may be removed without an application for a *work permit* if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons must be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8” (measured at 5’ height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a *work permit* should include a brief explanation of why that alternative was rejected. In such cases the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8” in diameter (measured at 5’ height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subject to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore.) Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

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 require a *work permit* and should minimize the creation of new impermeable hardscape surfaces (see Principle 1).

## **STAFF DISCUSSION**

The current proposal will greatly expand the living space within the house by adding a rear addition (D4) and will remove a historic element (the one-story, one-stall attached garage) while installing a much larger detached two-story, two-stall garage. To facilitate the new construction on the site two trees with dimensions larger than 8” at 5’ must be removed (D15) and the existing concrete driveway is to be extended (D8, D11, D16).

### **Removing the Garage**

In order to allow for both the spaces necessary and access for the proposed new construction, the one-story, one-stall garage needs to be removed. The HAWP identifies the extant garage as “altered,” but does not identify how and when it has been altered post-construction. It appears as though the garage was installed and/or modified sometime within the period of significance for the district (pre-1950), and should be considered a contributing element to the building.

The Design Guidelines do not consider the proposed removal of the garage to be ‘demolition’, as demolition requires the removal of 50% of the building. And this change falls outside of the guideline for changes to the architectural style (D1), but rather this type of change falls outside of the items contemplated by the Design Guidelines. The introduction to the Design Guidelines specifically details that “any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body (introduction to the Design Guidelines).” Based on staff’s interpretation of the

proposed changes and the Design Guidelines, this proposed change is allowed under the Design Guidelines.

### **Rear Addition**

The Greenwich Forest District Guidelines contemplate additions in two sections, “Balancing Preservation and Flexibility” and “Major Guidelines.” The “Balancing” section acknowledges that many of the houses in the District have changed over the last seven decades and should be afforded the ability to make modifications that are consistent with the Principles and Guidelines (B3). New rear additions in the District are to be reviewed under limited scrutiny.

Major Guidelines address building additions in two sections, “Additions” (D4), and “Guidelines and Dimensions” (D5). The “Additions” section permits new construction on contributing and non-contributing resources within the district. Those additions have to be completed in a style compatible with the prevailing style utilized in the house; in this case Tudor and/or Colonial Revival. Additionally, the addition must preserve a recognizable outline of the existing, contributing house. The proposal for the new addition used significant elements from the historic portion of the house including widow configuration, dormer height and dimensions, and scale in the form of a consistent roof ridge line. The addition will be sufficiently differentiated from the historic house by stepping the addition back from the façade 2’9” on the north side of the house and 1’2” on the south side and cladding the addition in stucco rather than the red brick construction of the historic house.

The proposed addition is also within the size requirement in “Guidelines and Dimensions” (D5). The total square footage of the lot is 10,605sf. As proposed, the house and addition will cover 1,830sf which is 17.5% of the lot. When the proposed garage is included (690sf), the aggregate coverage is 2,520sf which is 23.8% of the lot coverage. The Guidelines establish a maximum lot coverage of 30%. The addition also appears to maintain the requisite setback. Lastly, the addition matches the ridge line of the historic house and no other roof section comes close to the requirement that the roof may not extend more than 3’ above the main ridge line.

### **New Two-Story Garage**

The proposed two-story, two-stall garage uses several stylistic elements from both the historic house and the proposed addition which will tie the elements together, including the use of brick and stucco along with roofing materials that match the roofing tiles used on the main house. Due to the size and layout of the historic house and addition there will only be a limited view of the new garage from the public right-of-way. As with the proposed addition, the garage is to be reviewed under limited scrutiny.

The proposed garage is 9’2” shorter than the historic house and is scaled in a manner that will not overwhelm the historic house. The garage consumes 690sf (6.5%) of the lot (D5). Ordinarily this would be above the 5% maximum in the guidelines, however, because the total square footage of the house, the proposed addition, and the garage do not exceed 30% of the total lot area (the aggregate coverage is 23.8%), the garage may cover up to 7% of the total lot area. Based on the Guidelines, the garage is an appropriate scale and meets the dimensional requirements.

The outstanding issue for the proposed garage relates to the additional aggregate concrete to be installed to provide automobile access to the garage and the loss of permeable materials on the site as a whole. Both the “Principles” and “Guidelines” (specifically D8 and D11) state that new impermeable hardscape surfaces should be avoided whenever possible. “Runoff Control” (D11) specifically states that, “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.”

It appears as though the current proposal will more than double the amount of impermeable

concrete on the site and more than double the amount of impermeable structure on the property. The current proposal fails to address and mitigate the additional runoff created by the new building on the site and based on the Guidelines, this element needs to be addressed before full approval can be given.

**Tree Removal**

The current proposal calls for the removal of four (and possible a fifth) trees on the site. District Guidelines state that the preservation of large mature trees is a high priority and trees should be preserved whenever they can be. Two of the trees proposed for removal are small and of are no concern –#7 and #11 on the tree survey provided with the HAWP. Trees #6 and #12 exceed 8” in diameter and are considered ‘larger’ trees in the guidelines. As required in the guidelines, the proposal includes the replacement of two trees for each of the trees to be removed. The attached tree survey and replacement plan indicate the location and species for proposed trees #19, #20, #21, and #22 will satisfy the requirement in D15 and should be allowed to proceed.

The provide Tree Survey indicates that #13 may need to be removed as part of the construction of the garage. The tree is an American beech and is one of the larger trees on the property. If this tree is removed as part of the project D15 requires that two trees must be planted in the stead of the one removed. This is reviewed under strict scrutiny and the Guidelines provide a species list. Should this tree need to be removed, the applicant should provide that information to staff and indicate the placement and species of replacement trees.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with the Greenwich Forest Historic District Guidelines:

The removal of the garage is not addressed in the Design Guidelines and must be approved, per Guideline requirement;

The new construction – both the addition and the two-car garage, are not outside of scale for the historic house or the site; and

The removed trees are being replaced with the requisite number and species

and Chapter 24A-8(b)(1) & (2):

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

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.

and with the conditions that:

- The applicant needs to submit plans for runoff mitigation to staff for review and approval.
- If tree #13 needs to be removed, applicant will provide that information to staff and will indicate replacement species and tree location for staff review and approval.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: greencarch@verizon.net Contact Person: VINCENT GREENE  
Daytime Phone No.: 410-366-9982  
Tax Account No.: 00495958  
Name of Property Owner: ELIZABETH & COLIN DOVE Daytime Phone No.: 540-882-4060  
Address: 7828 HAMPTON LN BETHESDA MD 20814  
Street Number City State Zip Code  
Contractor: TO BE DETERMINED Phone No.: N/A  
Contractor Registration No.: N/A  
Agent for Owner: VINCENT GREENE ARCHITECTS Daytime Phone No.: 410-366-9982

LOCATION OF BUILDING PREMISES

House Number: 7828 Street: HAMPTON LN.  
Town/City: BETHESDA Nearest Cross Street: MIDWOOD RD  
Lot: 18 Block: 12C Subdivision: GREENWICH FOREST (0026)  
Liber: 582 Folio: 371 Parcel: \_\_\_\_\_

780673

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Stab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 900,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Vincent Greene  
Signature of owner or authorized agent

11/15/16  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Refer to following page.

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Refer to following page.

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2. **SITE PLAN** Attached.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS** Attached.

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (*facades*), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS** Refer to attached proposed elevations.

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS** Refer to attached photographs of existing conditions.

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** Attached.

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.



HISTORIC AREA WORK PERMIT APPLICATION: 7828 Hampden Lane, Bethesda, MD

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of the existing structure(s) and environmental setting, including their historical features and significance:

The property is sited within the residential neighborhood of Greenwich Forest, located about two-and-a-half miles northwest of Washington DC. This Bethesda neighborhood located west of Old Georgetown Road and east of Bradley Boulevard was developed by real estate mogul, Morris Cafritz, from 1926 to 1949, and represents a shift in early-twentieth-century suburban development. The neighborhood was designed for a growing upper-middle-class suburban demographic, embracing the convenience of the automobile while providing an idyllic setting for houses of high construction quality and affordable prices. Houses were set back from the street and immersed in the bucolic landscape, garages were incorporated into the properties while limiting the structures from public view, and sidewalks were all but eliminated, emphasizing the importance of the automobile. The existing natural landscape provided an ideal setting for English and French-inspired architectural styles that were fashionable at the time. Tudor Revival, Colonial Revival, Dutch Colonial Revival, and French Eclectic are prevalent styles within the community. The development provided an appealing home ownership opportunity for an emerging class of white-collar professionals in the growing private and federal government sectors of the region during the time of its inception.

The original house on 7828 Hampden Lane is a two-story brick veneer dwelling with an altered one-story, one-stall attached garage. The main side-gabled mass consists of three bays with a side entry. A single-bay wing on the north side of the house sets back from the main block as does the modified attached garage to reduce its presence on the street front. A one-story side screen porch with hewn timbering and lap siding is located on the southern side of the house and balances the asymmetry of the façade. The house represents a transitional architectural style within the development, exhibiting Tudor Revival details while expressing the form, massing, and symmetry more typical of Colonial Revival houses. Tudor-inspired front-gabled dormers, paired casement windows, wood window lintels on the first floor, and wood timbering and arches soften the regularity of the Colonial Revival massing.

- b. General description of the project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

The project proposes a two-story, rear yard addition, largely screened from view away from the public right-of-way. A front-gabled two-story projection houses an updated first floor kitchen and an additional second floor bedroom and bathroom. A new porch to the north of the main addition leads into a proposed mudroom at the rear of the house. The new rear addition takes cues from the house's Tudor detailing such as front-gabled wall dormers, paired casement windows, wood window lintels, and wood timbering and arches. Stucco is colored to match the original mortar, complementing the original two-story brick house without trying to replicate it. Simulated divided lites for new windows match the proportions of existing windows. Four trees in varying degrees of health will be removed within the area of the addition garage. An altered one-stall attached garage will be removed from the original house and two-stall detached garage is proposed on the northwest corner of the property in the rear yard. The massing of the proposed garage is envisioned as a one-story carriage house, set back to minimize views from the main street. The detached garage will replicate the Tudor details of the new addition and original house. A modest copper standing seam porch roof is proposed to cover the existing front door along with extending the brick stoop. A small bay window on the north façade of the existing house is proposed in the location of a previous doorway. The addition, alterations, and new garage are compatible with the building and site design and will not adversely affect the historic character or integrity of the resource and environment. The undertaking will not diminish the integrity of design, setting, materials, workmanship, feeling, or association of the historic district and will therefore have no adverse effect.



DOVE RESIDENCE

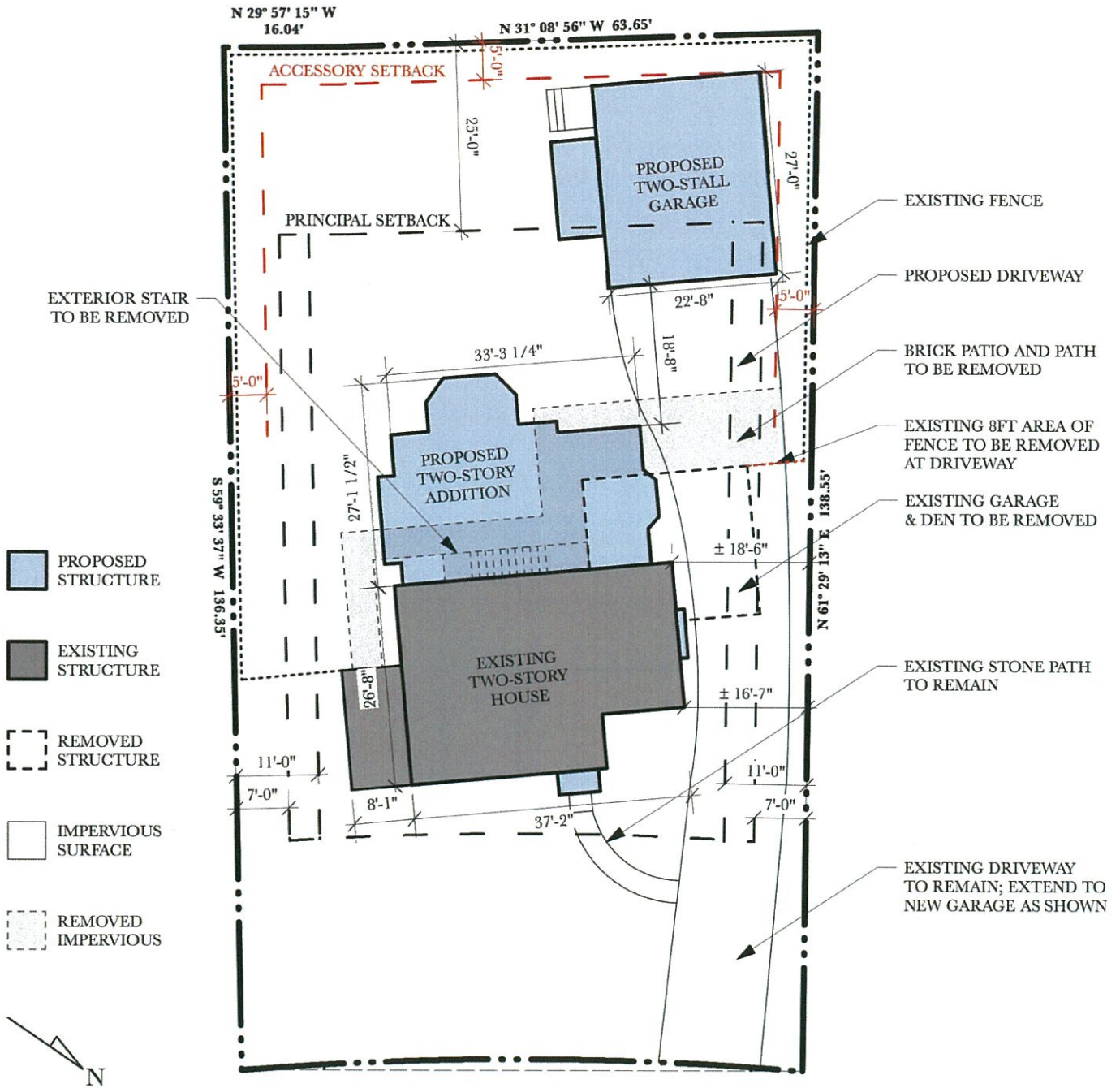
7828 HAMPDEN LANE  
BETHESDA, MARYLAND 20814

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

11.15.16

DOVE RESIDENCE

- SITE PLAN
- TREE LOCATION PLAN
- TREE SURVEY
  
- EC100 - EXISTING BASEMENT PLAN
- EC101 - EXISTING FIRST FLOOR PLAN
- EC102 - EXISTING SECOND FLOOR PLAN
- EC200 - EXISTING FRONT ELEVATION
- EC201 - EXISTING NORTH SIDE ELEVATION
- EC202 - EXISTING REAR ELEVATION
- EC203 - EXISTING SOUTH SIDE ELEVATION
  
- SC101 - PROPOSED FIRST FLOOR PLAN
- SC102 - PROPOSED SECOND FLOOR PLAN
- SC200 - PROPOSED FRONT ELEVATION
- SC201 - PROPOSED NORTH SIDE ELEVATION
- SC202 - PROPOSED REAR ELEVATION
- SC203 - PROPOSED SOUTH SIDE ELEVATION
  
- SC103 - PROPOSED GARAGE PLANS
- SC204 - PROPOSED FRONT AND SOUTH SIDE ELEVATIONS
- SC205 - PROPOSED REAR AND NORTH SIDE ELEVATIONS



**SITE PLAN**

SCALE: 1" = 20'-0"

CREATED: 11/14/16  
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7828 HAMPDEN LANE

**DOVE RESIDENCE**  
 BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

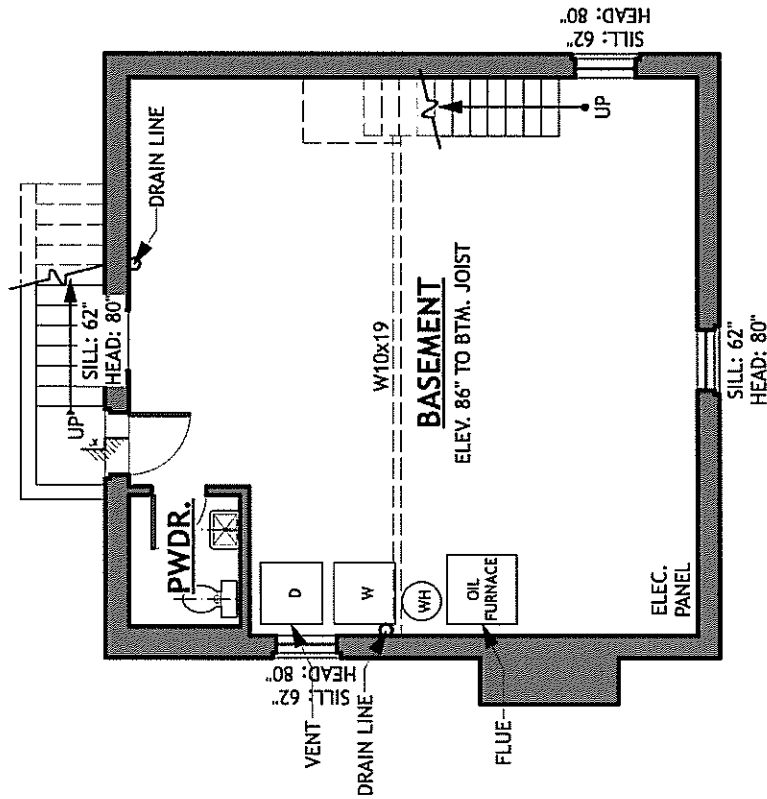
SUITE 250

BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove





**BASEMENT FLOOR PLAN**

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

**DOVE RESIDENCE**  
7628 HAMPDEN LANE BETHESDA, MARYLAND 20814

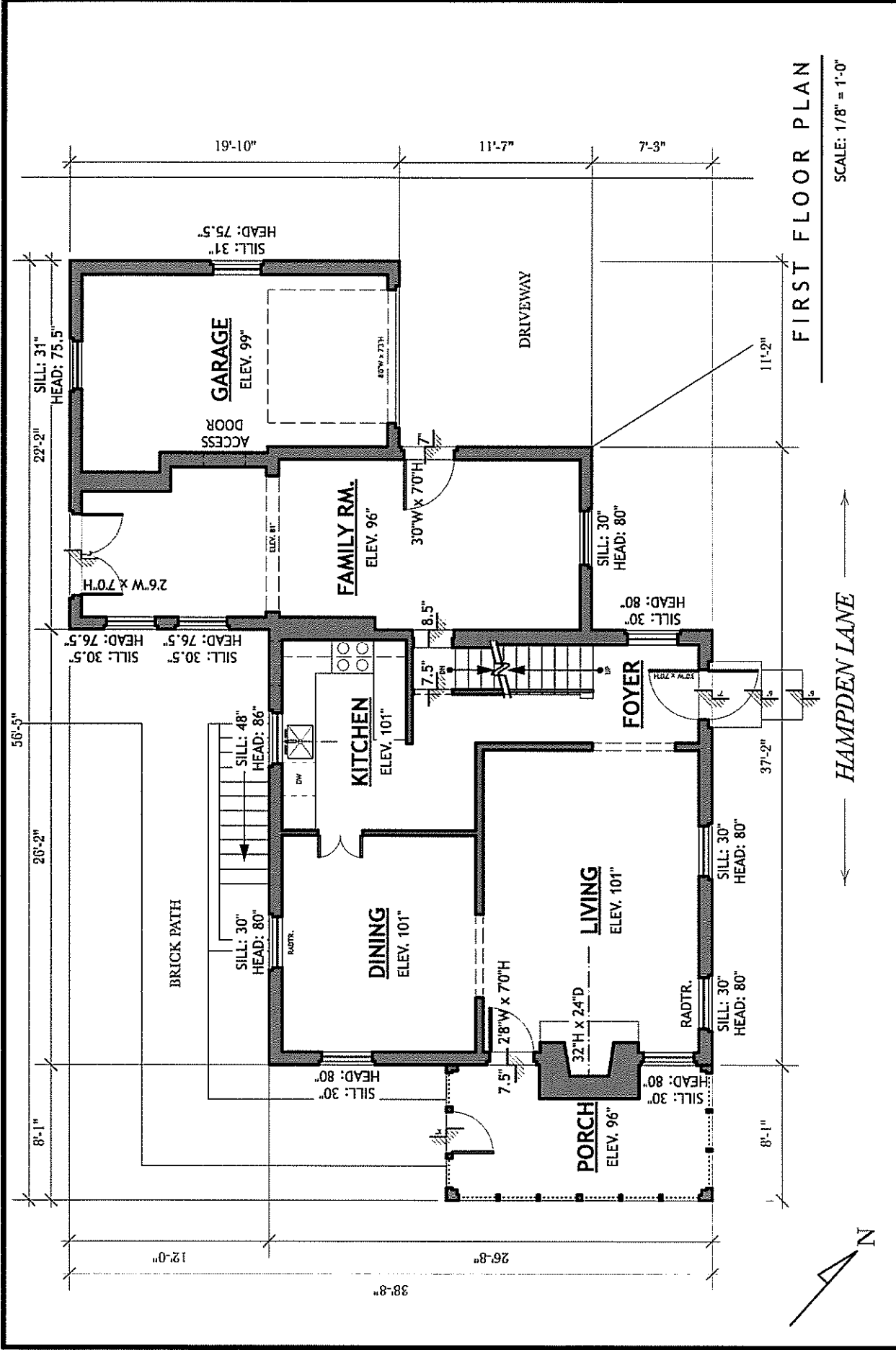
**EC-100**

PHONE: 410-366-9982

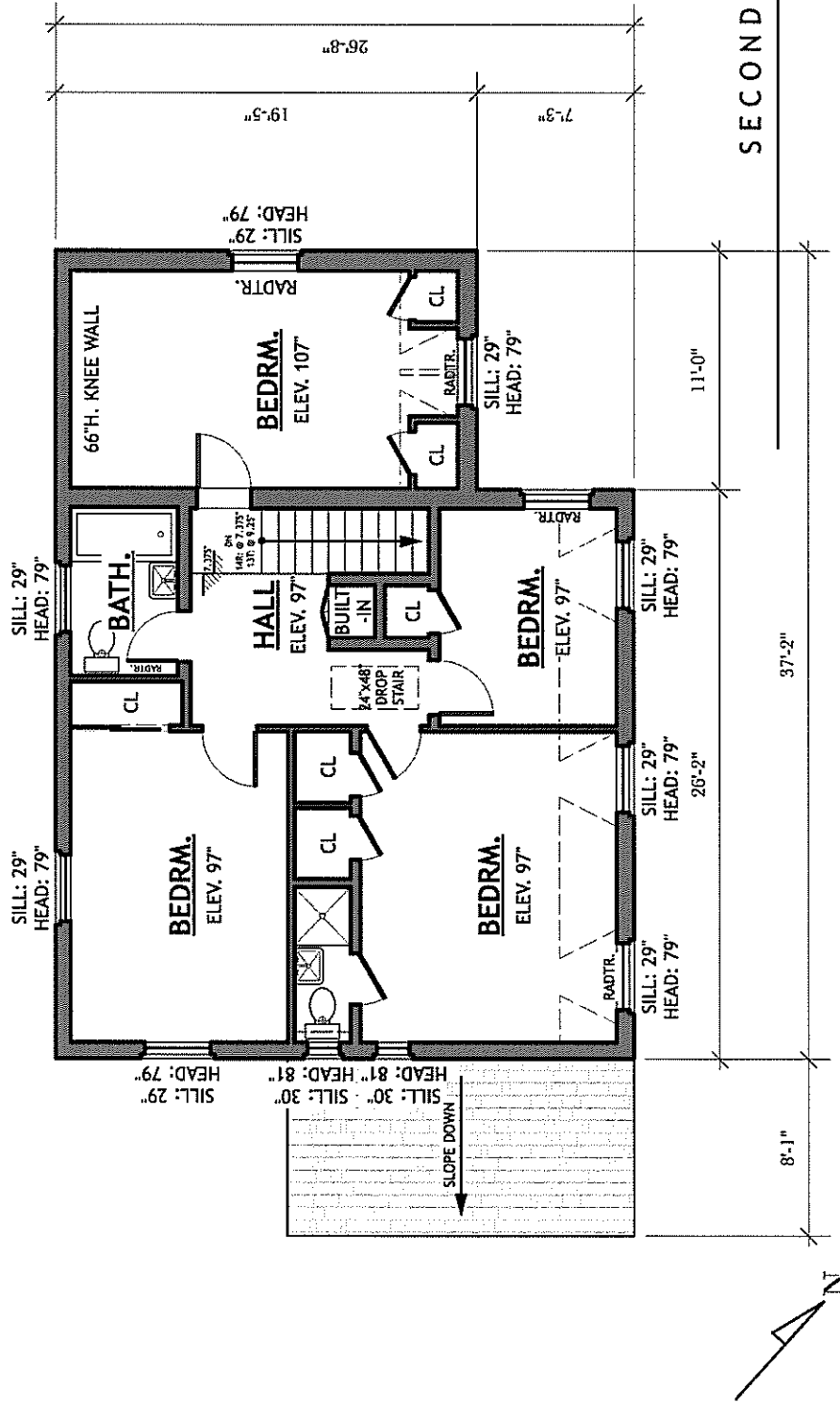
BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET

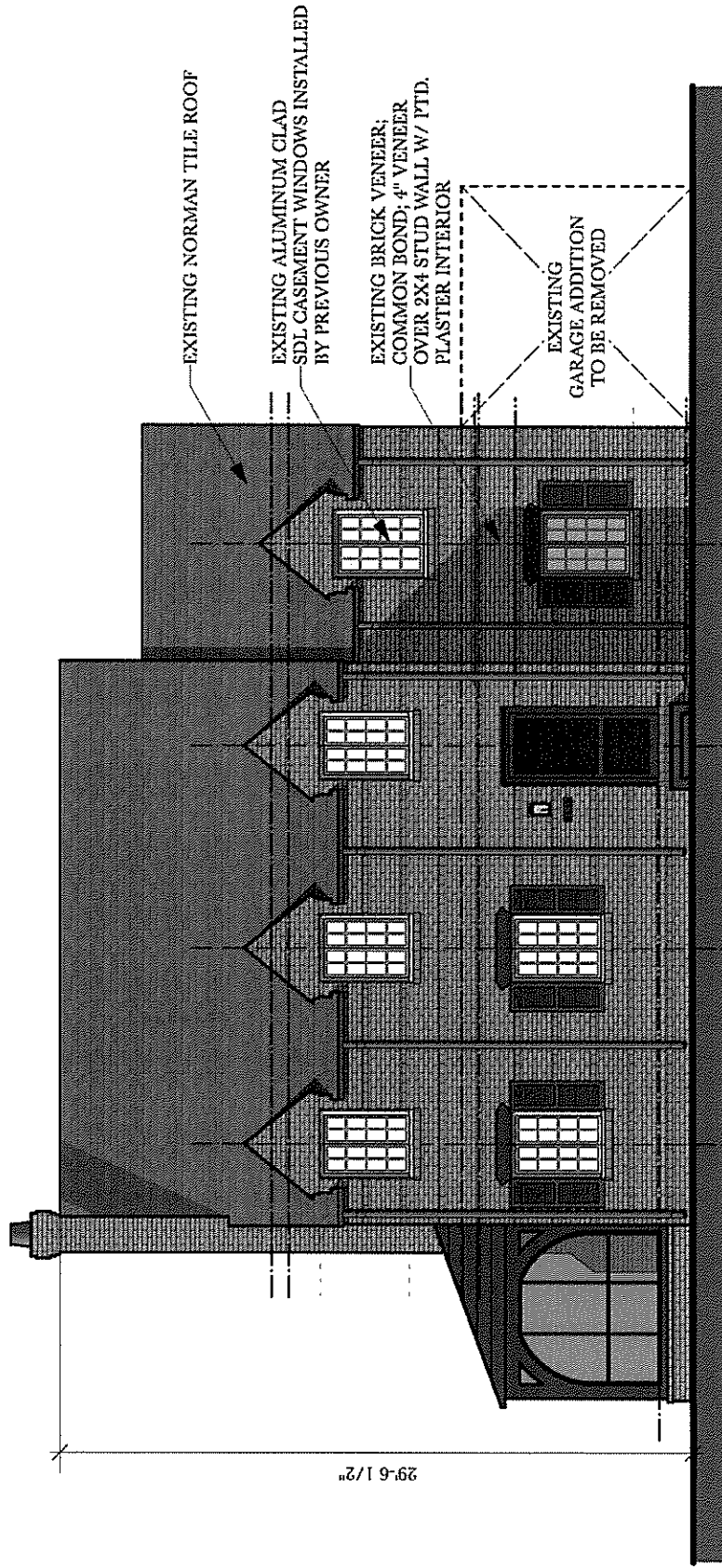


PROJECT:	DOVE RESIDENCE 7828 HAMPDEN LANE BETHESDA, MARYLAND 20814
DRAWING #:	EC-101
11/14/16 CREATED:	
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BALTIMORE MD 21211	SUITE 250
PHONE: 410-366-9982	733 WEST 40TH STREET



PROJECT:	DOVE RESIDENCE 7828 HAMPDEN LANE BETHESDA, MARYLAND 20814
DRAWING #:	EC-102
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PHONE: 410-366-9982      BALTIMORE MD 21211      SUITE 250      733 WEST 40TH STREET



29'-6 1/2"

EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE

7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

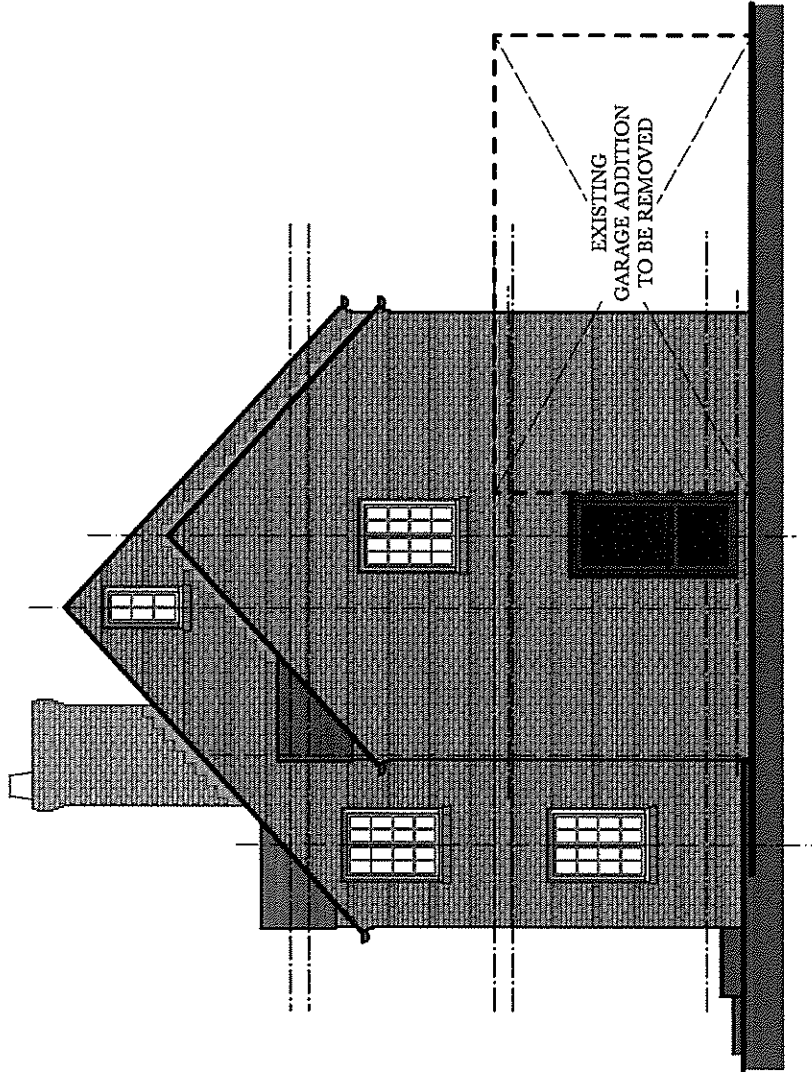
EC-200

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET



EXISTING NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE

7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

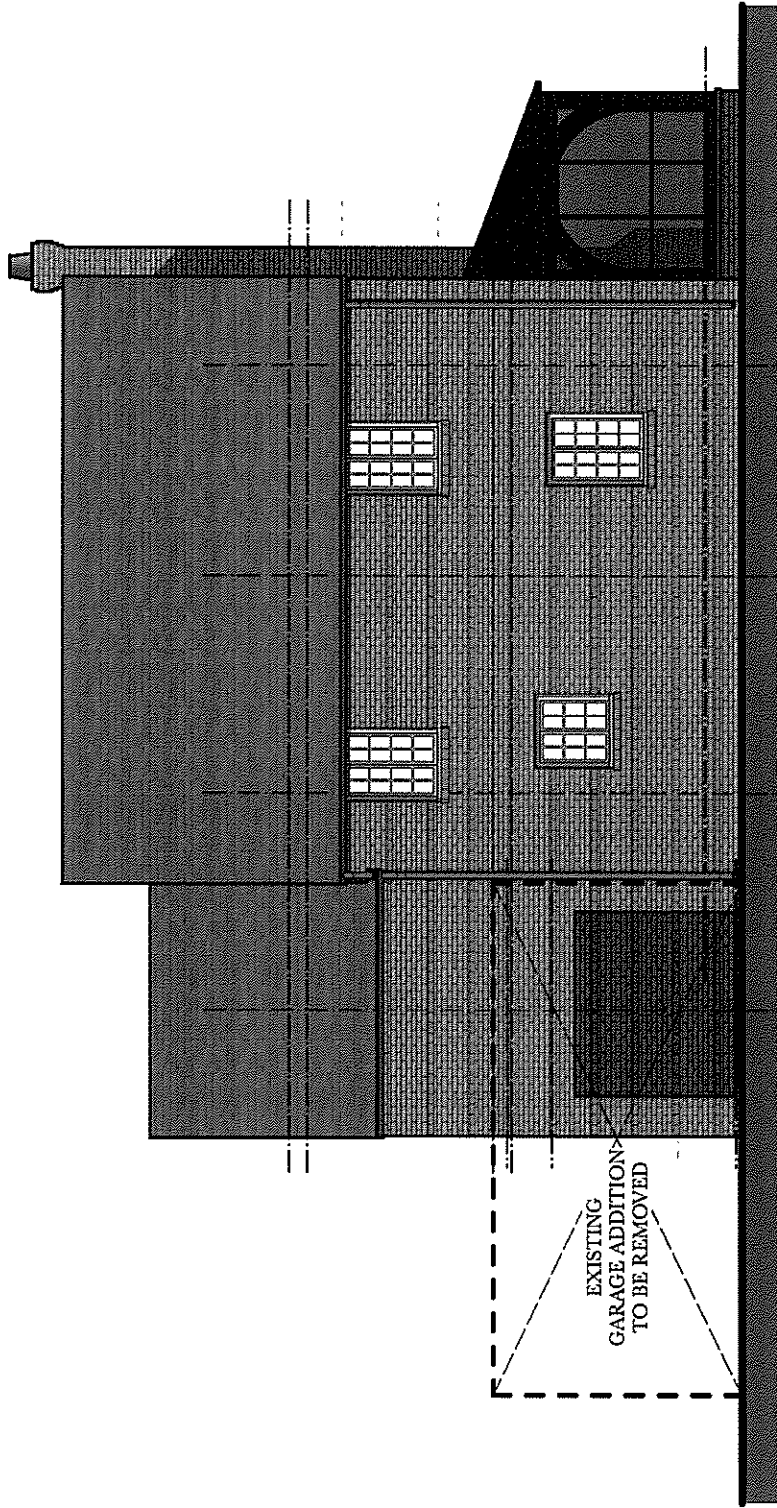
EC-201

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE  
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

EC-202

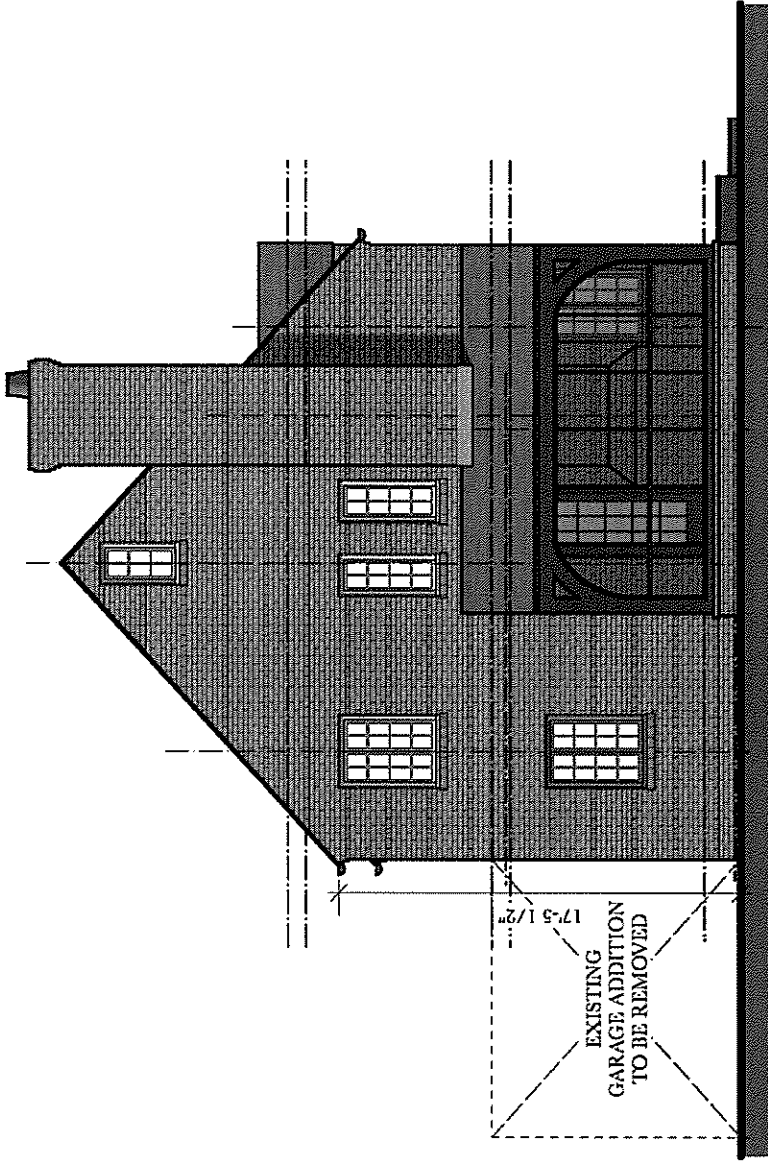
PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET





EXISTING SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

© 2016 GREENEARCH 11/14/16 CREATED:

PROJECT:

DRAWING #:

DOVE RESIDENCE

7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

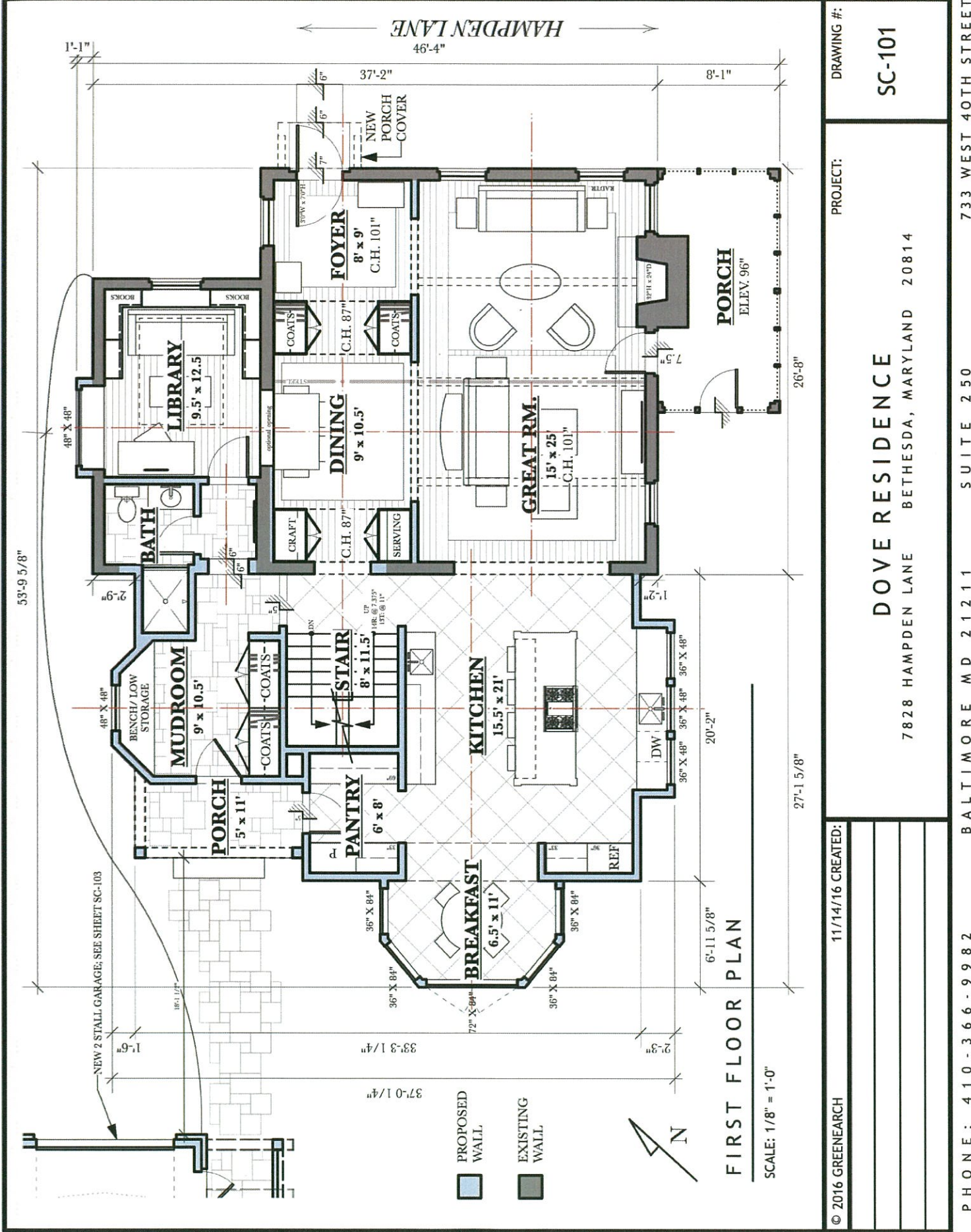
EC-203

PHONE: 410-366-9982

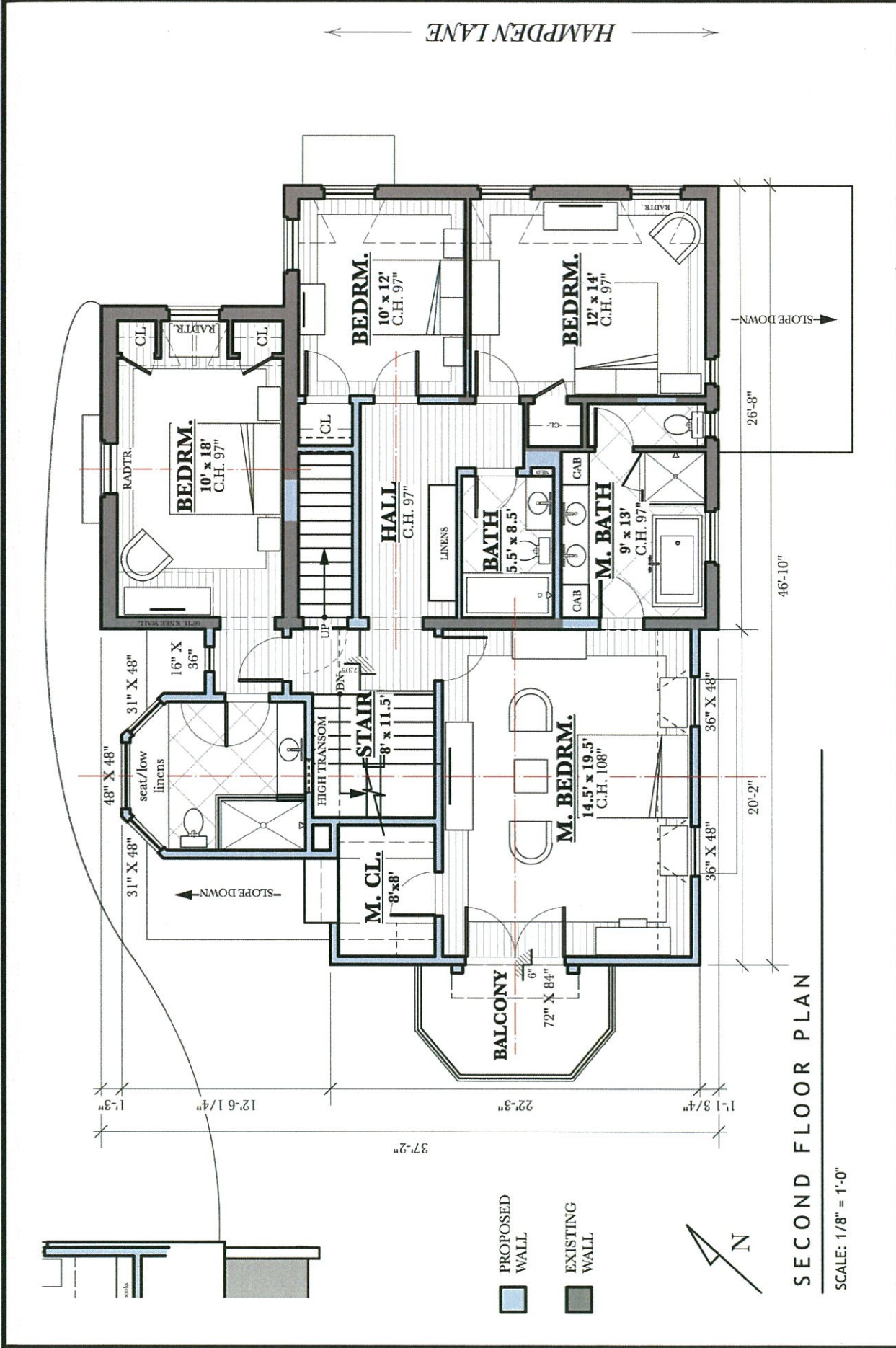
BALTIMORE MD 21211

SUITE 250

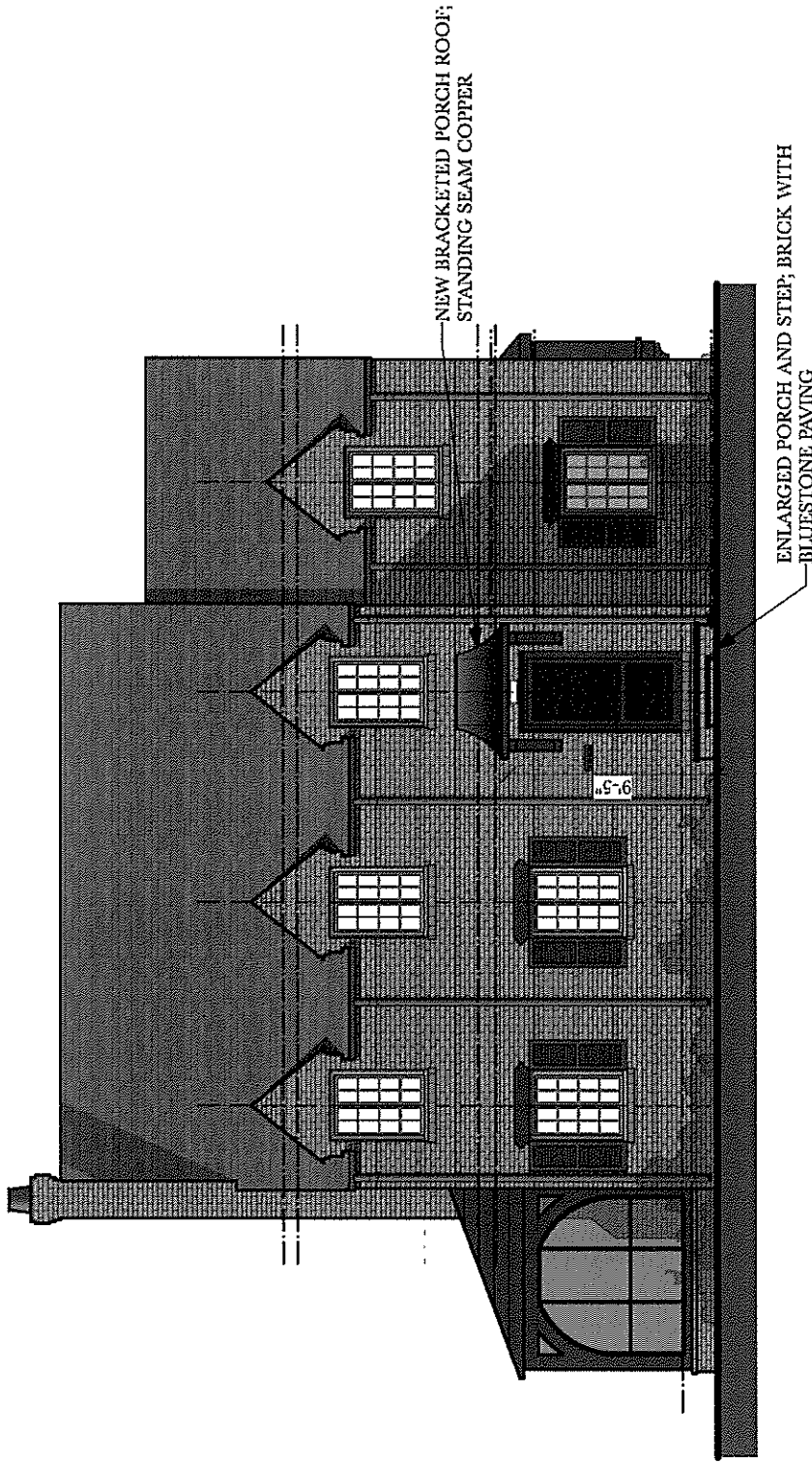
733 WEST 40TH STREET



PROJECT:	DOVE RESIDENCE
DRAWING #:	SC-101
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814	
BALTIMORE MD 21211	SUITE 250
PHONE: 410-366-9982	733 WEST 40TH STREET
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PROJECT:	DOVE RESIDENCE	DRAWING #:	SC-102
PROJECT:	7828 HAMPDEN LANE BETHESDA, MARYLAND 20814	PROJECT:	733 WEST 40TH STREET
PROJECT:	BALTIMORE MD 21211	PROJECT:	SUITE 250
PROJECT:	PHONE: 410-366-9982	PROJECT:	
PROJECT:	11/14/16 CREATED:	PROJECT:	



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE  
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

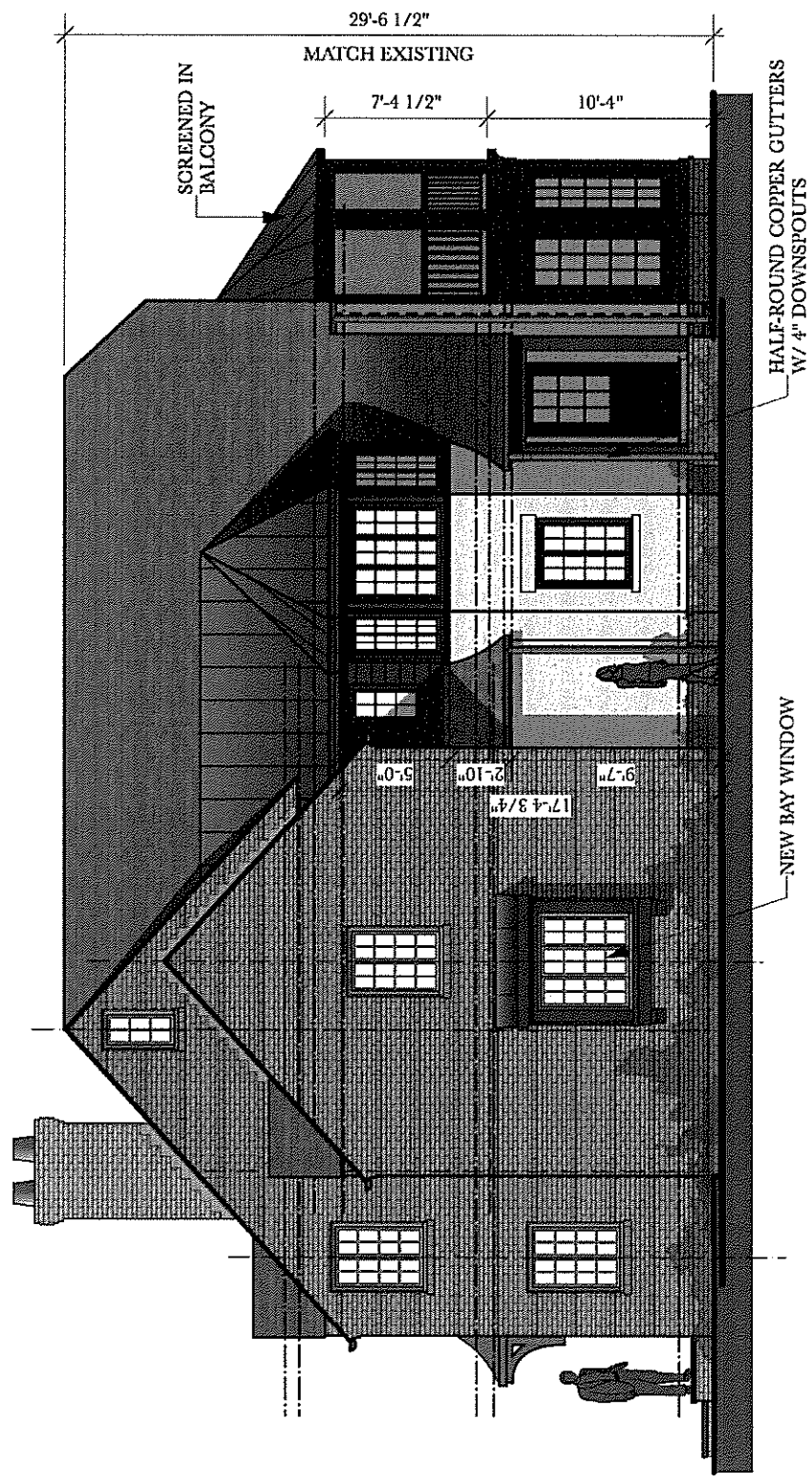
SC-200

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

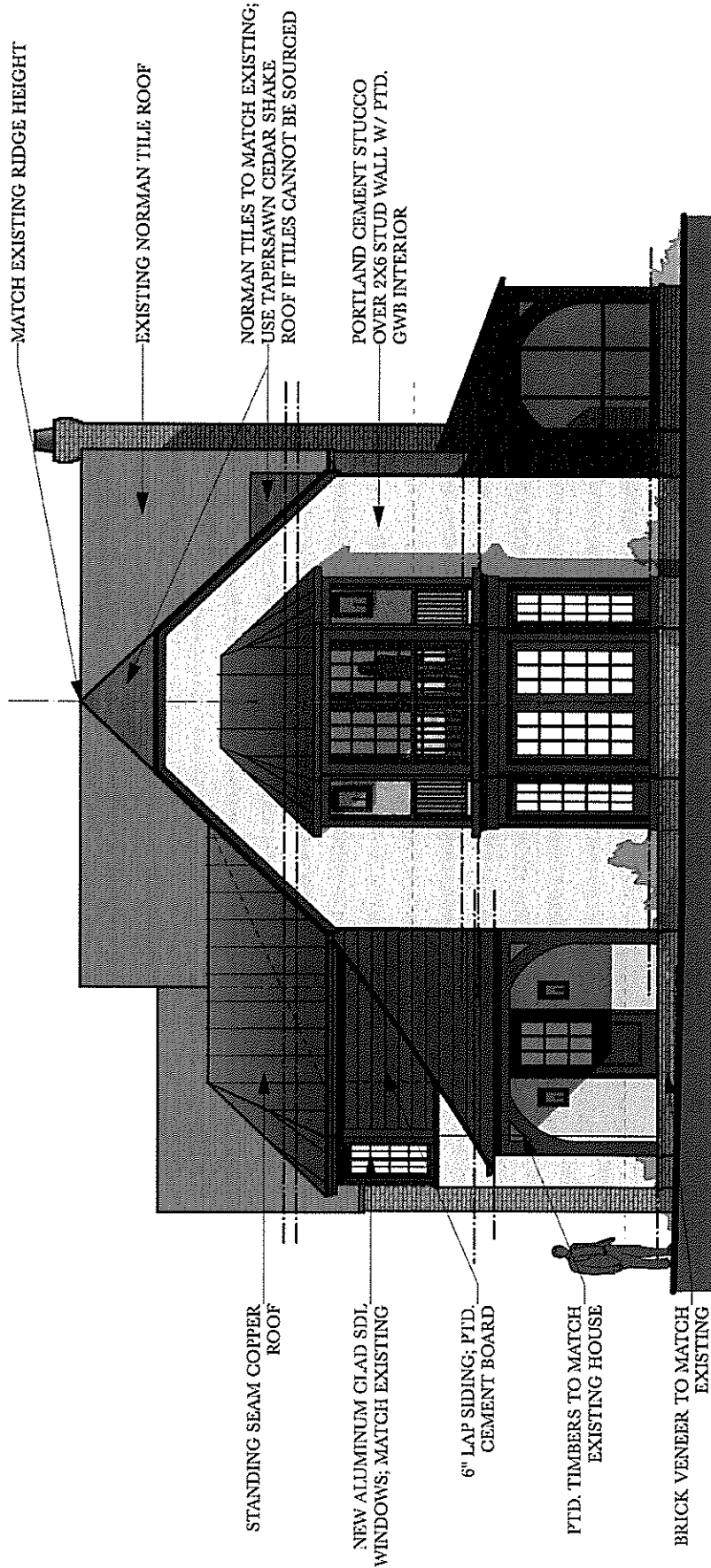
733 WEST 40TH STREET



NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

© 2016 GREENEARCH	PROJECT:	DRAWING #:
11/14/16 CREATED:	<b>DOVE RESIDENCE</b>	<b>SC-201</b>
	7828 HAMPDEN LANE	
	BETHESDA, MARYLAND 20814	
	BALTIMORE MD 21211	
	SUITE 250	
		733 WEST 40TH STREET



REAR ELEVATION

SCALE: 1/8" = 1'-0"

© 2016 GREENEARCH 11/14/16 CREATED:

PROJECT:

DRAWING #:

DOVE RESIDENCE  
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

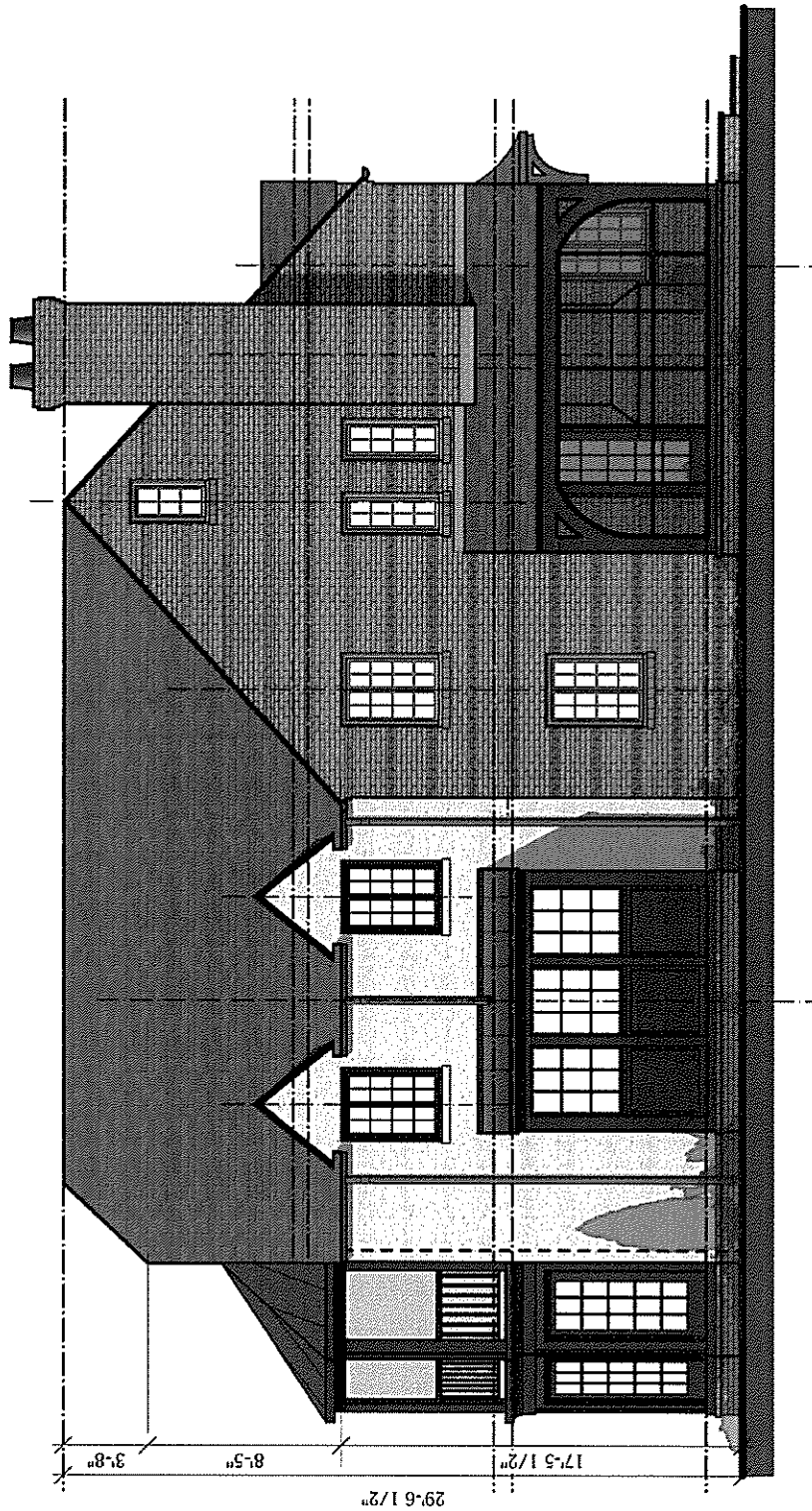
SC-202

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET



SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE  
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

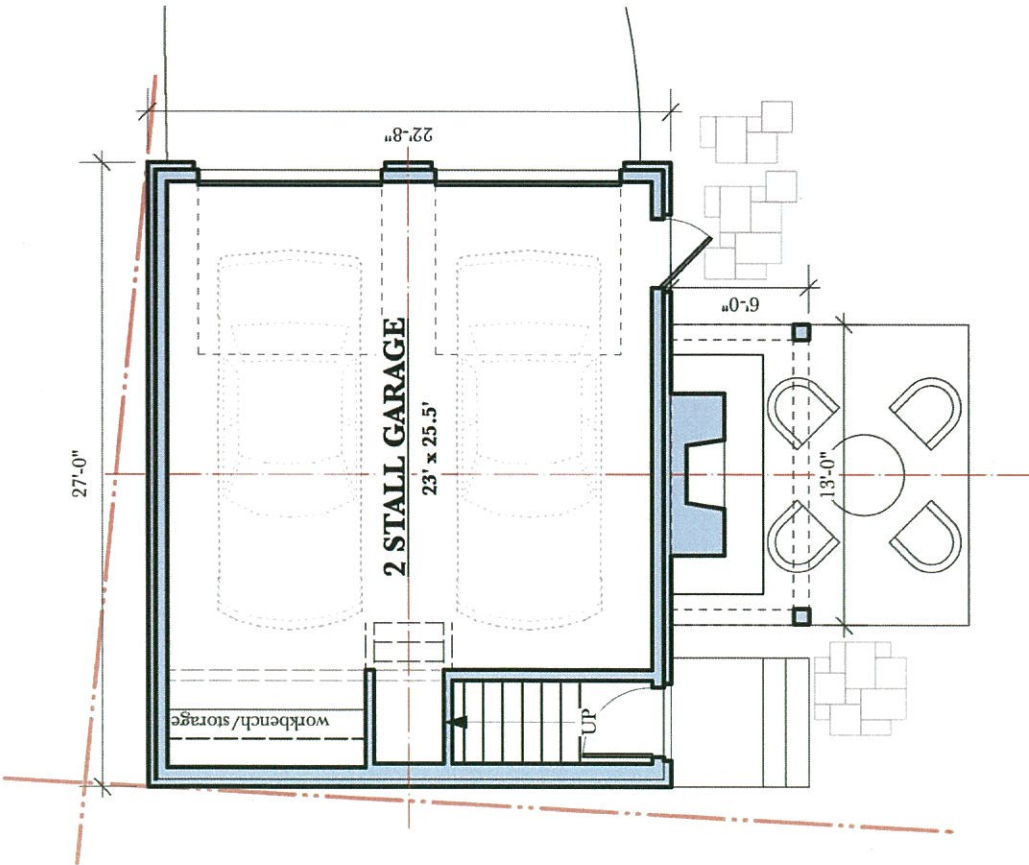
SC-203

PHONE: 410-366-9982

BALTIMORE MD 21211

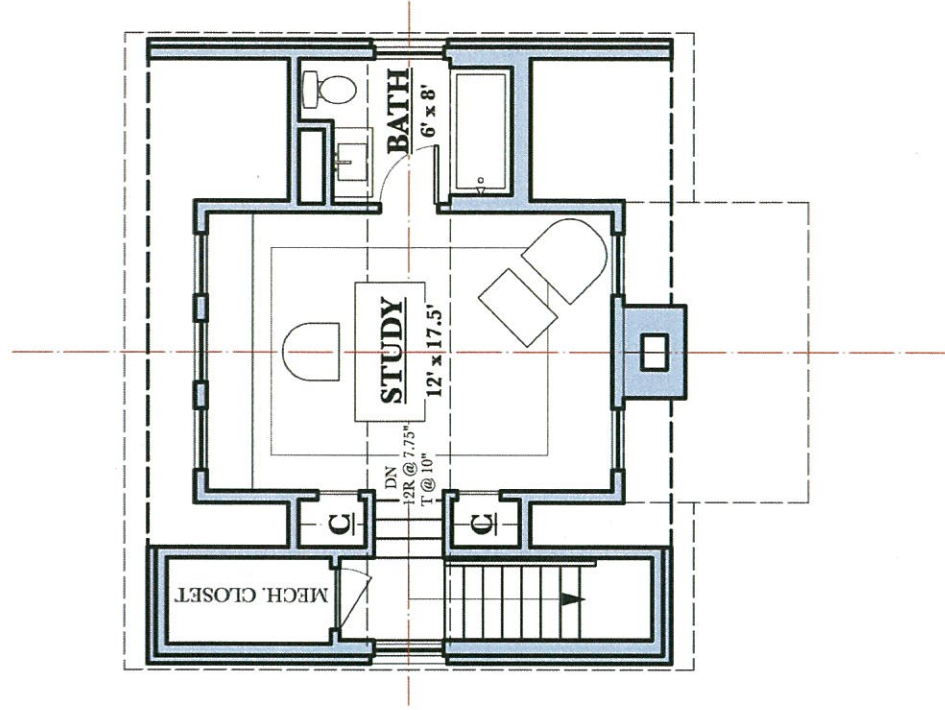
SUITE 250

733 WEST 40TH STREET



GARAGE FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



GARAGE SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PROJECT:

DRAWING #:

**DOVE RESIDENCE**  
 7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

SC-103

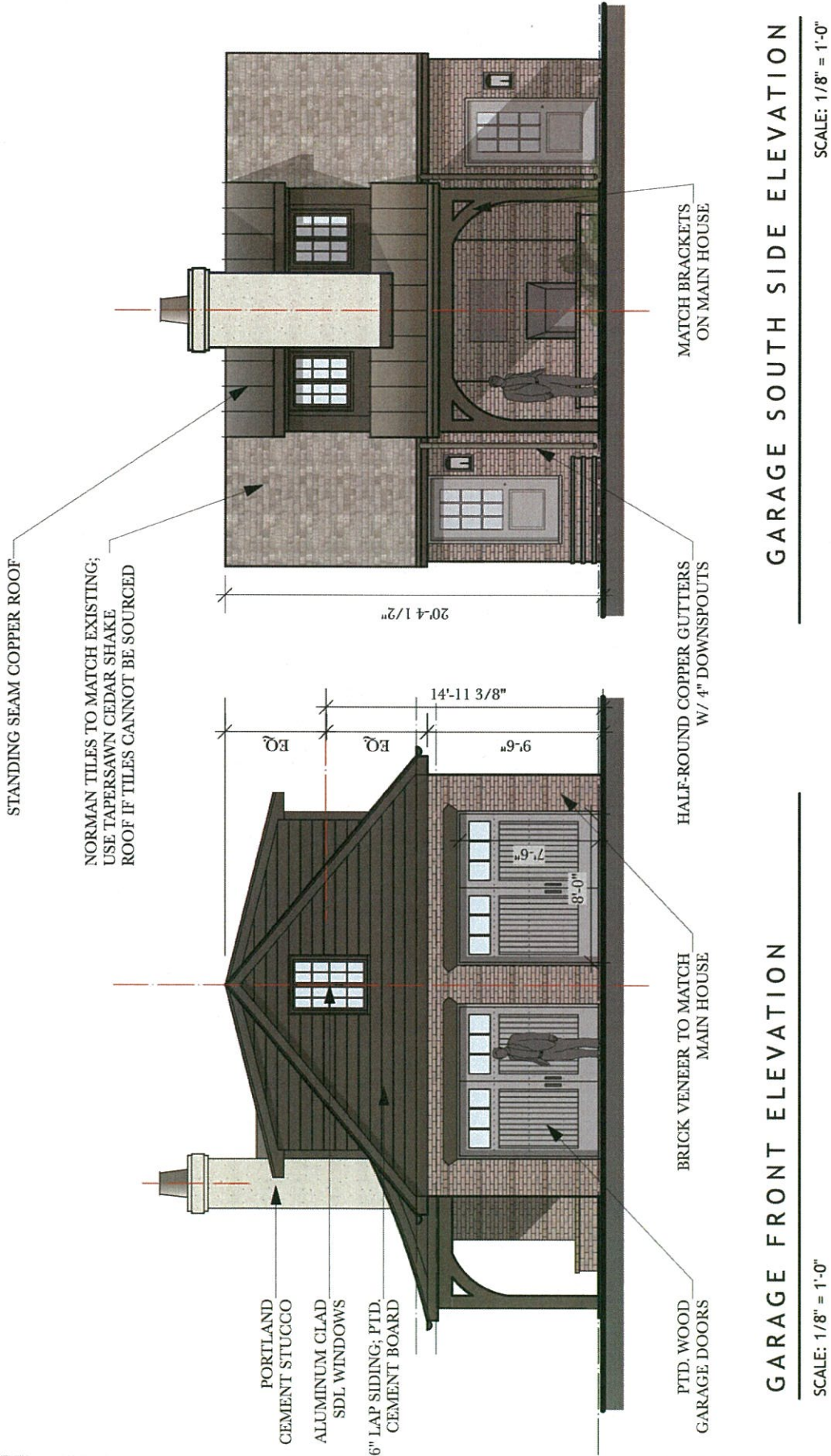
PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET





**GARAGE SOUTH SIDE ELEVATION**

SCALE: 1/8" = 1'-0"

**GARAGE FRONT ELEVATION**

SCALE: 1/8" = 1'-0"

© 2016 GREENEARCH 11/14/16 CREATED:

PROJECT:

DRAWING #:

**DOVE RESIDENCE**

SC-204

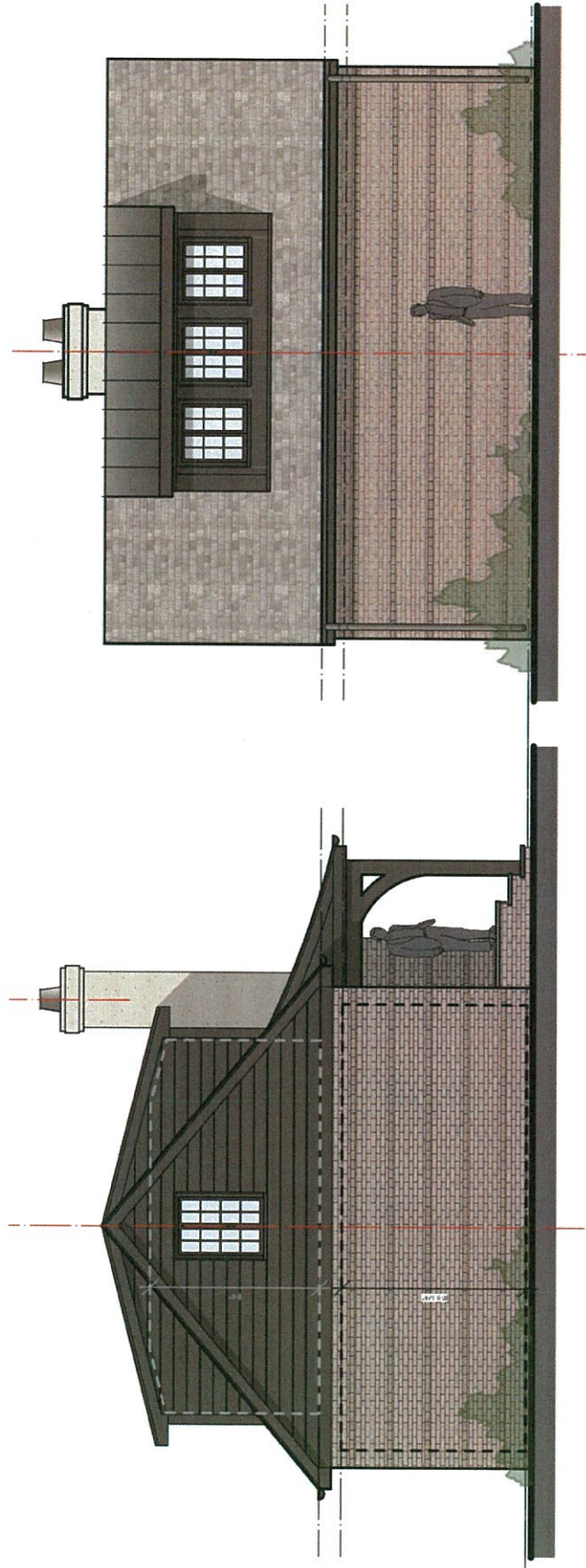
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET



GARAGE REAR ELEVATION

SCALE: 1/8" = 1'-0"

GARAGE NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT:

DRAWING #:

DOVE RESIDENCE  
7828 HAMPDEN LANE BETHESDA, MARYLAND 20814

SC-205

PHONE: 410-366-9982

BALTIMORE MD 21211

SUITE 250

733 WEST 40TH STREET

Existing Property Condition Photographs (duplicate as needed)



FRONT ELEVATION

CREATED: 11/14/16  
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7828 HAMPDEN LANE

DOVE RESIDENCE  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

SUITE 250

BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove

28

Existing Property Condition Photographs (duplicate as needed)



FRONT DOOR AND GARAGE CONNECTION

CREATED: 11/14/16  
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7828 HAMPDEN LANE

**DOVE RESIDENCE**  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET SUITE 250

BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: \_\_\_\_\_ Elizabeth and Colin Dove \_\_\_\_\_

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Existing Property Condition Photographs (duplicate as needed)



REAR ELEVATION

CREATED: 11/14/16  
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DOVE RESIDENCE  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

SUITE 250

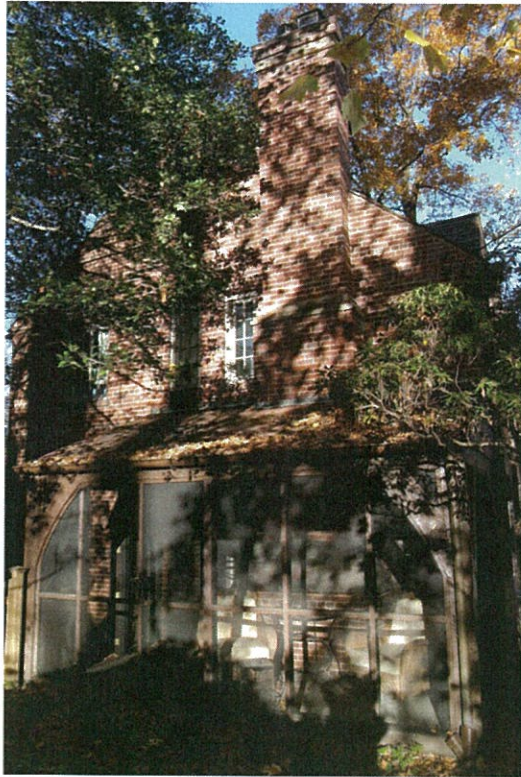
BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove

30

Existing Property Condition Photographs (duplicate as needed)



SCREEN PORCH



TREE #3

CREATED: 11/14/16  
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7828 HAMPDEN LANE

DOVE RESIDENCE  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

SUITE 250

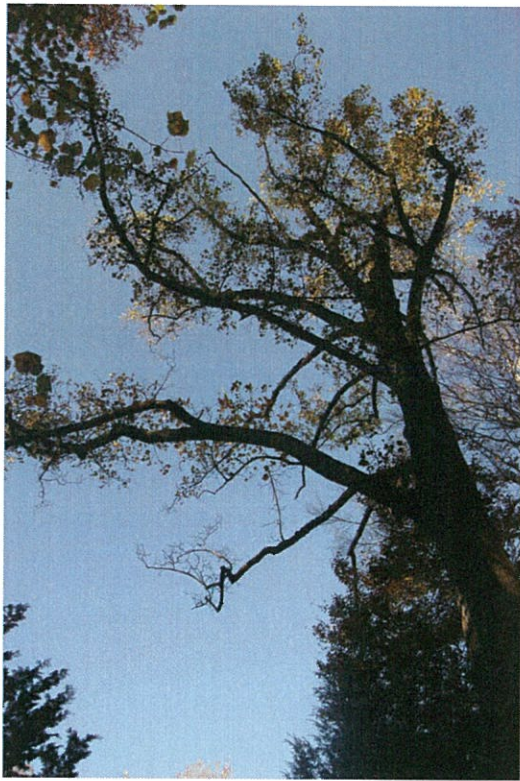
BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove

31

Existing Property Condition Photographs (duplicate as needed)



TREES #5 AND #6

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DOVE RESIDENCE  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

SUITE 250

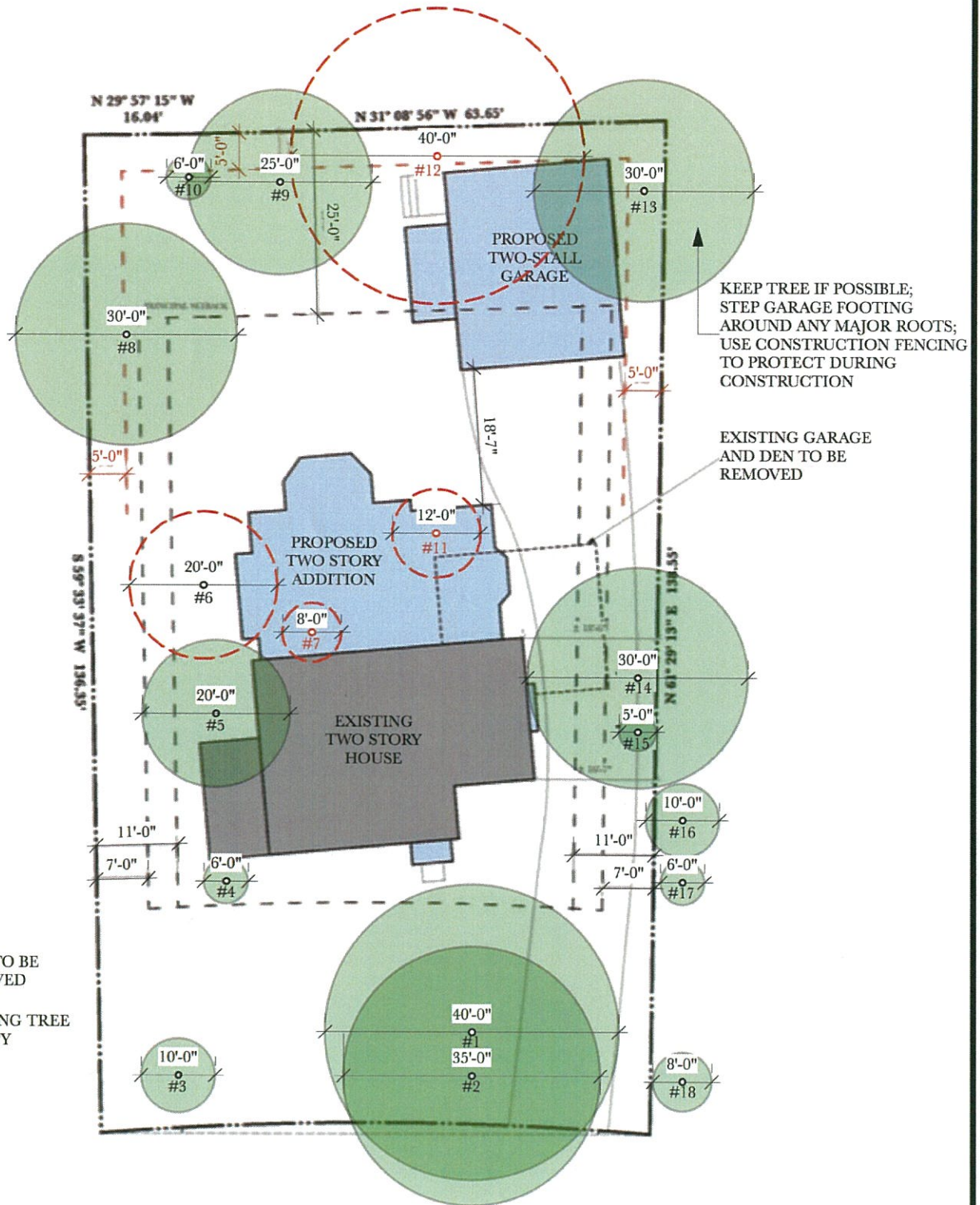
BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove

32

TREE SURVEY BY:  
PITCHFORD  
ASSOCIATES



- = TREE TO BE REMOVED
- = EXISTING TREE CANOPY

### TREE SURVEY

SCALE: 1" = 20'-0"

CREATED: 11/14/16  
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7828 HAMPDEN LANE

DOVE RESIDENCE  
BETHESDA, MARYLAND 20814

733 WEST 40TH STREET

SUITE 250

BALTIMORE MD 21211

PHONE: 410-366-9982

Applicant: Elizabeth and Colin Dove

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TREE SURVEY - DOVE RESIDENCE - October 28, 2016  
7828 Hampden Lane, Bethesda, MD

PITCHFORD ASSOCIATES  
arboriculture + environmental consulting

Tree #	Common name	Scientific name	Diameter (in.)	Condition	Comments
1	American beech	<i>Fagus grandifolia</i>	32.6	Good/Fair	canopy highly elevated, utility wires rubbing on trunk, grafted to neighboring beech
2	American beech	<i>Fagus grandifolia</i>	23.4	Good/Fair	canopy in better condition, grafted at base
3	Weeping cherry	<i>Prunus subhirtella</i>	16.3	Fair/Poor	heavy utility pruning, declining
4	Japanese pieris	<i>Pieris japonica</i>	5,5,3,4	Good	nice accent plant
5	American holly	<i>Ilex opaca</i>	13.3	Good/Fair	canopy highly elevated, aphids
6	White ash	<i>Fraxinus americana</i>	28.2	Fair	small canopy, declining, EAB?
7	Flowering dogwood	<i>Cornus florida</i>	8.5	Fair	wound at base w/cavity, epicormics
8	Pignut hickory	<i>Carya glabra</i>	24.4	Good	nice tree
9	Tulip poplar	<i>Liriodendron tulipifera</i>	6.4	Good/Exc.	nice new tree
10	Tulip poplar	<i>Liriodendron tulipifera</i>	2	Good/Fair	remove support straps, some dead limbs
11	Flowering dogwood	<i>Cornus florida</i>	4.3	Good	nice tree, transplantable
12	Tulip poplar	<i>Liriodendron tulipifera</i>	44	Fair/Poor	lots of storm damage, small canopy, major deadwood, probable removal
13	American beech	<i>Fagus grandifolia</i>	29.3	Good/Fair	damage to several root flares, co-owned tree along property line
14	Pignut hickory	<i>Carya glabra</i>	24	Good	canopy highly elevated, nice tree
15	Flowering dogwood	<i>Cornus florida</i>	4.3	Fair	highly stressed
16	White ash	<i>Fraxinus americana</i>	16	Good	neighbor's tree
17	Japanese maple	<i>Acer palmatum</i>	4	Good	neighbor's tree
18	Japanese maple	<i>Acer palmatum</i>	7	Good	neighbor's tree

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

<p><b>Owner's mailing address</b></p> <p align="center">Elizabeth and Colin Dove                  7828 Hampden Ln.                  Bethesda, MD 20814</p>	<p><b>Owner's Agent's mailing address</b></p> <p align="center">Vincent Greene Architects                  733 W. 40th St., Suite 250-PS                  Baltimore, MD 21211</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p align="center">Samuel A. Worthington                  7830 Hampden Ln.                  Bethesda, MD 20814</p>	<p align="center">Timothy M. Hanway &amp;                  Cheryl Edelson-Hanway                  7827 Hampden Ln.                  Bethesda, MD 20814</p>
<p align="center">Victor J. Bonilla &amp; Maureen A. Daly                  7824 Hampden Ln.                  Bethesda, MD 20814</p>	<p align="center">Clifford B. Hendler &amp; Deborah F. Neipris                  7831 Hampden Ln.                  Bethesda, MD 20814</p>
<p align="center">David A. Nathan &amp; N.B. Nathan                  5615 Midwood Rd.                  Bethesda, MD 20814</p>	<p align="center">David M. Ermer &amp; M.S. Ermer                  7827 Aberdeen Rd.                  Bethesda, MD 20814</p>
<p align="center">Jeffrey R. &amp; D.B. Jacobson                  7825 Aberdeen Rd.                  Bethesda, MD 20814</p>	



*"Caring for Trees, People, and the Environment"*

November 28, 2016

Colin and Lizzie Dove  
7828 Hampden Lane  
Bethesda, MD 20814

RE: Tree survey – White ash (tree #6) and Tulip poplar (tree #12)

The Tulip poplar (#12) is in poor condition. This tree should be removed for safety concerns prior to beginning construction. The White ash (tree #6) is in fair condition. This tree will require extensive care on an annual basis to both improve its health and structure and also to protect it from Emerald Ash Borer infestation.

Thank you for the opportunity to survey your trees. Please contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Clair".

Kevin Clair  
Maryland Licensed Tree Expert, #469  
ISA Board Certified Arborist, MA-0190

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## The Staff Report and Application for 7817 Hampden Lane

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

<b>Address:</b>	7817 Hampden Lane, Bethesda	<b>Meeting Date:</b>	12/4/13
<b>Applicant:</b>	Sheila Cheston and Graham Dower (Joshua Mohr, Architect)	<b>Report Date:</b>	11/27/13
<b>Resource:</b>	<b>Contributing Resource</b> Greenwich Forest Historic District	<b>Public Notice:</b>	11/20/13
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial (roof)
		<b>Staff:</b>	Joshua Silver

**Case Number:** 35/165-13A

**PROPOSAL:** Demolition of garage, construction of garage, rear and side additions and other alterations

---

**STAFF RECOMMENDATION**

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

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Greenwich Forest Historic District  
**STYLE:** Tudor Revival  
**DATE:** 1935

*See Circles (76 – 91) for information about the Greenwich Forest Historic District designation.*

**BACKGROUND**

The applicants came to the HPC for a preliminary consultation in September 2011. At that time a majority of the commissioners supported the removal of the existing garage and the overall concept of a new side addition/garage. There were some concerns about the scale, spacing, massing, form, and materials of the addition as proposed at that time.

The applicants returned to the HPC for a second preliminary consultation in November 2011 with a revised design that responded to some of the comments made by the HPC at the first preliminary consultation. The meeting transcript is in Circles (46 – 75). The design from the second preliminary consultation and this HAWP application is in Circles (19 – 35).

The HPC provided general remarks in response to the applicant's November 2011 proposal as follows:

- An orthogonally oriented side addition, setback from the front elevation with garage doors facing the side yard and stylistically integrated with the primary massing was recommended for consistency with *Guidelines*. The HPC's position was this approach could also aid in preserving

more space between the properties. In addition, side facing garage doors would be consistent with 8000 and 8001 Hampden Lane, both Contributing Resources. **Guideline D1**, states, changes to the *facades* of *contributing houses* and additions thereto are permitted if the new *front elevation* is consistent with a style of another *contributing house*.

- The existing garage could be demolished.
- Clearer differentiation between the front-and-back of the house was recommended to help reduce the perceived size of the additions. Specific recommendations included lowering of the ridgeline and increasing the indentation of the structure behind the garage.
- Further examination of the Dutch Colonial gambrel roof form was recommended in order to better integrate the design of the addition with the primary massing.
- Brick was a compatible cladding material.

## **PROPOSAL**

The revised proposal as submitted remains relatively unchanged from what the HPC reviewed at the 2<sup>nd</sup> preliminary consultation in terms of the applicant's intent to demolish an existing garage and construct a 2 story, two-car garage/side addition, with habitable living space above. The 2 story appendage will connect to the historic massing via a one-story connection hall.

Notable changes from the applicant's 2<sup>nd</sup> preliminary consultation proposal include a 2 story addition rear addition in lieu of bay addition and adjacent flat roof, 1 story addition, and 2 story gambrel roof addition at the west (left) elevation behind an existing front elevation sunroom.

The proposed materials and details for the additions and alterations include the following:

### **Garage/breezeway**

Brick veneer cladding, slate roofing, simulated-divided light, wooden windows and doors and operable shutters and painted wooden carriage style garage doors.

### **Rear additions**

Brick veneer cladding, slate roofing, simulated-divided light, wooden windows and doors, wooden panels, pilasters, and horizontal siding in the dormers, and PVC balustrade.

### **Left elevation addition/alterations**

Brick veneer cladding, slate roofing, simulated-divided light, wooden windows, wooden panels and horizontal siding.

The proposal also involves reconfiguration and resurfacing of an existing driveway and changes to an associated site wall. See site plan for details.

A summary of dimensional changes and other applicable site data is listed below:

**Garage/Breezeway**

**Existing:** 500 SF

**Preliminary Consultation:** 867 SF and 76 SF

**Proposed:** 458 SF and 118 SF

**Lot coverage**

The Greenwich Forest Historic District Guidelines (D5.), state the maximum allowable lot coverage may not exceed 25% of the lot area.

**Existing:** 13.8%

**Preliminary Consultation:** 17.8%

**Proposed:** 20.1%

**Building footprint**

**Existing:** 1,750 SF

**Preliminary Consultation:** Information not available

**Proposed:** 2,684 SF

**Driveway**

**Existing:** 1,240 SF

**Preliminary Consultation:** 596 SF

**Proposed (permeable pavers):** 596 SF

**Deck/terrace**

**Existing:** 526 SF

**Preliminary Consultation (terrace):** 759 SF

**Proposed flagstone terrace:** 274 SF.

The existing plans are in Circles (13 - 18) and photos are in Circles (39 - 45).

No public or private correspondence was received in response to this HAWP application as of Wednesday, November 27, 2013.

**APPLICABLE GUIDELINES**

When reviewing alterations within the Greenwich Forest Historic District the *Greenwich Forest Historic District Design Guidelines (Guidelines)* are to be utilized to assist the Commission in developing their decision. Projects will be approved unless they are found to be "inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter" (Chapter 24A-8(a)). The County Council has charged the Commission with using Greenwich Forest's district specific guidelines to make the



determination. The pertinent information is outlined below. The Guidelines are also available on-line at <http://www.montgomeryplanning.org/historic/greenwichanimalhiggins/>.

***Greenwich Forest Historic District Guidelines (see Circles 76 - 91):***

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.

**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 (see Changes to architectural style, below). 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).

**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 ridge line.

See Circles (82 – 84) for “Guidelines for Specific Elements” including building materials, driveways, and windows, dormers and doors.

## STAFF DISCUSSION

The Greenwich Forest Historic District was designated in 2011 and it is important for the Commission to thoroughly review the district-specific *Guidelines* when making findings on this HAWP application. As noted in the *Guidelines*, “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* define *visible from the public rights-of-way* “means the portions of a house that are part of the streetscape viewed facing the *front elevation*.” *Front elevation or façade* “means the view of the main portion of a house, not including side porches, from the public right-of-way facing the front door.”

The Guidelines accomplish this by stipulating different levels of review for specific elements of different parts of houses.”

The Greenwich Forest Design *Guidelines* allow “additions to contributing properties” and Appendix 1A in Circle (85) notes that “front facing portions of additions that extend beyond the sides of the existing structure” receive *strict scrutiny* and “rear additions and non-forward-facing portions of side additions” receive *moderate scrutiny*, if visible from the front elevation.

In evaluating this proposal, staff and the Commission at the previous consultation found that when applying the appropriate level of scrutiny many of the changes to the house and site were compatible and allowable within the *Guidelines* including the rear bay, door and window changes, low walls, new patio, and rear dormer alterations. See Circles (82 – 84) for “Guidelines for Specific Elements” including building materials, driveways, and windows, dormers and doors.

Staff finds the revised proposal, which now includes a more orthogonally integrated side loading garage design, responds to the Commission feedback at the 2<sup>nd</sup> preliminary consultation and is in-keeping with *Guideline D4*. The limits of the original façade are clearly demarcated by the stepping back of the garage addition from the front plane, and the connection hyphen and change in roofline help express differentiation. The design as proposed respects the scale and spacing of house and its placement relative to adjacent houses and the public right-of-way. *Guideline A2.(b)*.

Similarly, the rear and left elevation additions are in-keeping with *Guideline D4*. The additions are compatible with the style of the original house and preserve as a recognizable entity the outline of the original house. The rear additions are not visible from the public rights-of-way, as defined by the *Guidelines*. The *Guidelines* state *rear additions to contributing houses* are allowed within the limitations on height and setbacks stipulated in *Guideline D5*. The proposed additions comply with local zoning requirements and ample spacing is preserved between the adjacent houses. The proposal does not include any changes to the historic massing ridgeline. The design takes some cues from the historic house and is compatible and in general keeping with the prevailing styles of the house. The proposed lot coverage of 21% is under the maximum of 25% and it meets the side yard setbacks.

The proposed building materials for the addition sections are in-keeping with the prevailing architectural style of the historic massing. Staff supports the proposed material treatments as proposed.

Staff finds the proposed driveway reconfiguration as being consistent with *Guideline D8*, which states, “Replacement or minor reconfiguration of existing driveways is permitted without an application for a work permit.”

---

**STAFF RECOMMENDATION**

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jmohe@annedeckerarchitects.com Contact Person: JOSHUA MOHR  
Daytime Phone No.: 301.652.4146

Tax Account No.: 0496213

Name of Property Owner: SHEILA CHESTON / GRAHAM DOWD Daytime Phone No.: 301.657.9880

Address: 7814 HAMPTON LN BETHESDA MD 20814  
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: \_\_\_\_\_

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISES**

House Number: 7814 Street: HAMPTON LN  
Town/City: BETHESDA Nearest Cross Street: OVERHILL  
Lot: 19 Block: 4 Subdivision: 0426  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT/ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 750,000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETION FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Josh Mohr Signature of owner or authorized agent Date: 11.12.2013

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 654854 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

# ANNE DECKER ARCHITECTS

## HAWP Submission

November 12, 2013

### *Cheston-Dower Renovation*

Sheila Cheston & Graham Dower  
7817 Hampden Lane  
Bethesda, MD 20814

## WRITTEN DESCRIPTION OF PROJECT

7817 Hampden Lane is located toward the southern end of the Greenwich Forest Historic District. The historic two-story Dutch-Colonial style house (*with basement*), designated as a Contributing Resource, was built in 1935. The house retains most of its original features on the exterior and interior although it has also undergone several alterations over the years.

Aside from cosmetic updates to the kitchen and bathrooms and the enclosure of a sunroom along the front elevation, the original fabric of the house remains largely in tact but no longer meets the needs of a growing 21<sup>st</sup> century family. Our proposed additions seek to remedy this by expanding the kitchen, which is open to an eating area and adjoining family room along the north (rear) elevation of the house. A home office has been added to the west (left) elevation of the house, which is situated behind the sunroom and adjacent to the existing living room. Also on this floor we are proposing a change in the dining room that would eliminate an exterior door and replace it with a window to match the other windows in that room. The second floor takes advantage of the expansion of the first floor by allowing for the creating of a master bathroom and closet over the home office and allows the bedroom over the kitchen expansion to grow in size and for the addition of a second floor laundry room.

In addition to the work on the living quarters of the house, we are proposing the construction of a new two-car garage to replace the existing, poorly renovated garage. The existing garage is virtually unusable due to its current location on the site and it is not suitably sized to accommodate the dimensions of modern automobiles. The proposed garage intends to ease access into the garage from the driveway and to fully accommodate two vehicles. The new garage would connect to the existing house via a mudroom connector that also allows for a connection to a guest suite above the garage.

In previous preliminary reviews (09/2011, 11/2011) of this project the existing garage was deemed to not be a contributing resource to the overall fabric of the house. The new garage structure reinforces the Dutch Colonial Revival style of the house by matching the existing gambrel roof over the main volume of the house and further ties in with identically matched dormer windows and brick veneer. The narrow mudroom connector between the main body of the house and the proposed garage also allows for the preservation and delineation of the original massing.

The mudroom connection also maintains the matching brick veneer and utilizes a steep gabled roof with a slope that matches the gabled roof over the front entry and sunroom. French doors with transom windows above provide access from the exterior and match existing French doors currently installed in the house.

The current dining room has a door to the exterior on the east (right) elevation of the house. This door was added after the house was constructed and was poorly executed. Now that we have access to this part of the yard via the mudroom and since it is not a part of the original design, we are proposing that this door be changed to a window that will match the other windows in this room.



The kitchen and bedroom expansion at the north (rear) elevation of the house is an extrusion of the existing gambrel form and retains the compositional elements of the existing rear façade. Double hung windows are the same size and also have operable, louvered shutters to match the rest of the house. Painted wood trim also matches the existing conditions.

The home office/master bathroom expansion on the west (left) elevation of the house mimics the existing gambrel forms and again matches existing window sizes, trim profiles and the materiality of the existing house. A small shed dormer with a casement window bridges the gap between the roof of the existing sunroom and the new master bathroom. It is contained entirely behind the ridge of the existing sunroom roof and is clad in painted wood clapboard siding to match the other dormers.

The proposed family room completes the corner created by the kitchen and home office additions. It is a one story volume with French doors and transoms clad in painted paneling and pilasters reminiscent of an enclosed porch; recalling the memory of elements found in the sun room along the front elevation of the house. This addition is capped with a painted balustrade.

Our proposed design is seen as a continuation of the original idea of the house and, by extension, the neighborhood, which is unique in this area. In keeping with those ideas and the recently enacted guidelines, we have attempted to minimize visual impact from the street, maximize spacing between adjacent properties, preserve or improve screening between those properties and reduce the paved areas. Most importantly, the proposed changes reference the existing historic resource but remain deferential to the overall massing so that the original character of the house is preserved while still providing for the evolving needs of the owners and their family.

For a complete account of these proposed changes and for notes regarding proposed materials please refer to the floor plans, elevations and images included in our application.

-End of Written Description -



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

**Owner's mailing address**

SHEILA CHESTON &  
 GRAHAM DOWER  
 7817 HAMPODEN LN  
 BETHESDA, MD 20814

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

**Adjacent and confronting Property Owners mailing addresses**

DALE ROSENTHAL &  
 MICHAEL CUTLER  
 7818 OVERHILL RD  
 BETHESDA, MD 20814

NADIA PANKOFF  
 7819 HAMPODEN LN  
 BETHESDA, MD, 20814

MARGARET A. LUCAS  
 5602 MIDWOOD ROAD  
 BETHESDA, MD 20814



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

September 9, 2011

Mr. Graham Dower  
7817 Hampden Lane  
Bethesda, Maryland 20814

Re: Removal of 31.2" tulip poplar tree(s) in the Greenwich Forest Historic District

Dear Graham Dower,

I have received your arborist's report dated 9/7/2011 regarding the above-referenced tree(s), which documents the assessment that this tree(s) is dead/dying or a hazard and in severe decline.

Therefore, due to the health and hazard of the subject tree(s), the Historic Preservation Commission authorizes the removal of the tree.

This letter serves as your permission to remove the tree(s) without further review by the HPC. If you have any additional questions, please do not hesitate to contact me at 301-563-3400.

Sincerely,

Kevin Manarolla,  
Senior Administrative Specialist  
Historic Preservation Section, M-NCPPC





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ARCHITECTS

5019 Wilson Lane  
Bethesda, Maryland 20814  
(P) 301.652.0106 (F) 301.652.0125  
www.amedeckarchitects.com

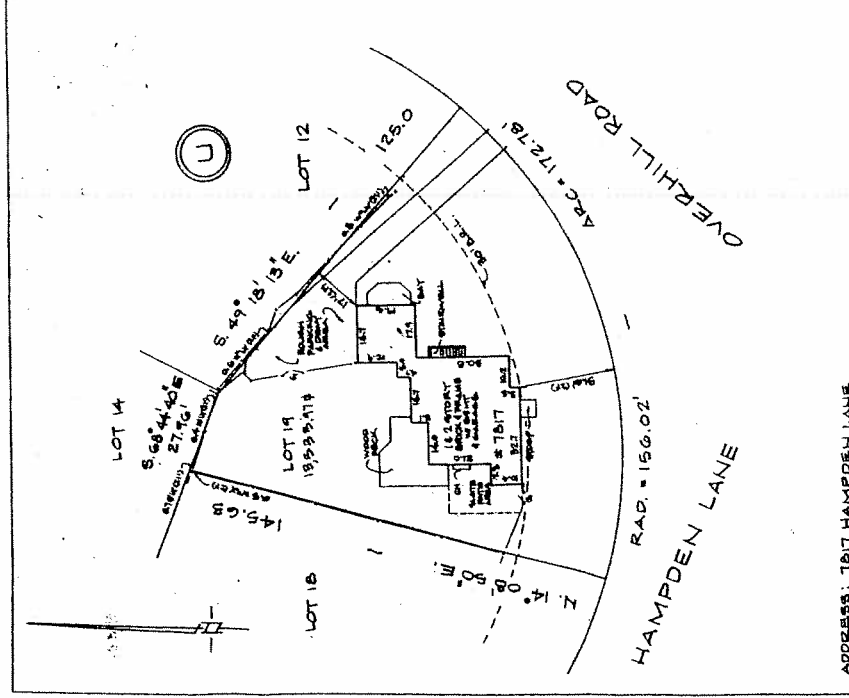
Cheston-Dower  
Addition

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Bethesda, Maryland 20814

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12 NOVEMBER 2013

EXISTING

Ex1



NOTES: This is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with current or future transactions. It is not intended to be relied upon for any other purpose. It is not intended to be used for any other purpose than to show the existing or future improvements, and the plat does not provide for the accurate delineation of property boundary lines, but such identification may not be required for the transfer of title or for the recording of the plat. This plat is subject to the provisions of the National Flood Insurance Act of 1968, as amended, and the National Flood Insurance Administration's regulations thereunder. The property lies within Zone C (Area of Moderate Flood Hazard) as shown on the maps of the National Flood Insurance Administration.

Capitol Surveys, Inc.  
10762 Rhode Island Avenue  
Beltville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

ADDRESS: 7817 HAMPDEN LANE

LOCATION DRAWING  
BLOCK U  
LOT 19  
ADDITION TO  
GREENWICH FOREST  
MONTGOMERY COUNTY, MARYLAND

I hereby certify that the foregoing plat was prepared in accordance with the laws and regulations of the State of Maryland and that the same are true and correct to the best of my belief of what can be ascertained by a reasonable and careful observation.

Edward C. Lopez, Jr.  
Maryland Property Line Surveyor No. 622

DATE: JULY 31, 1998

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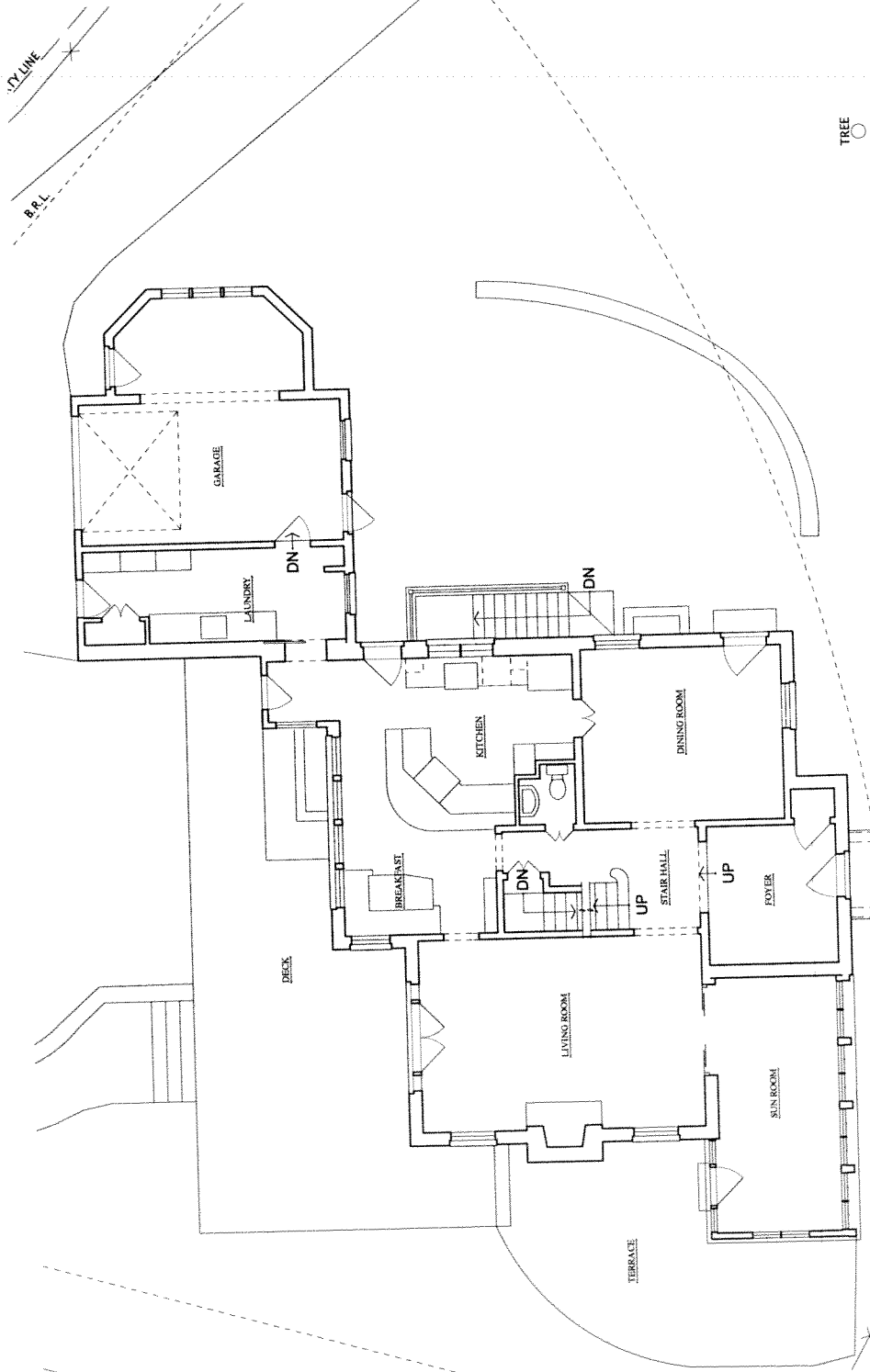
### Cheston-Dower Addition

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EXISTING

Ex2



**1** Existing First Floor Plan  
1/8" = 1'-0"

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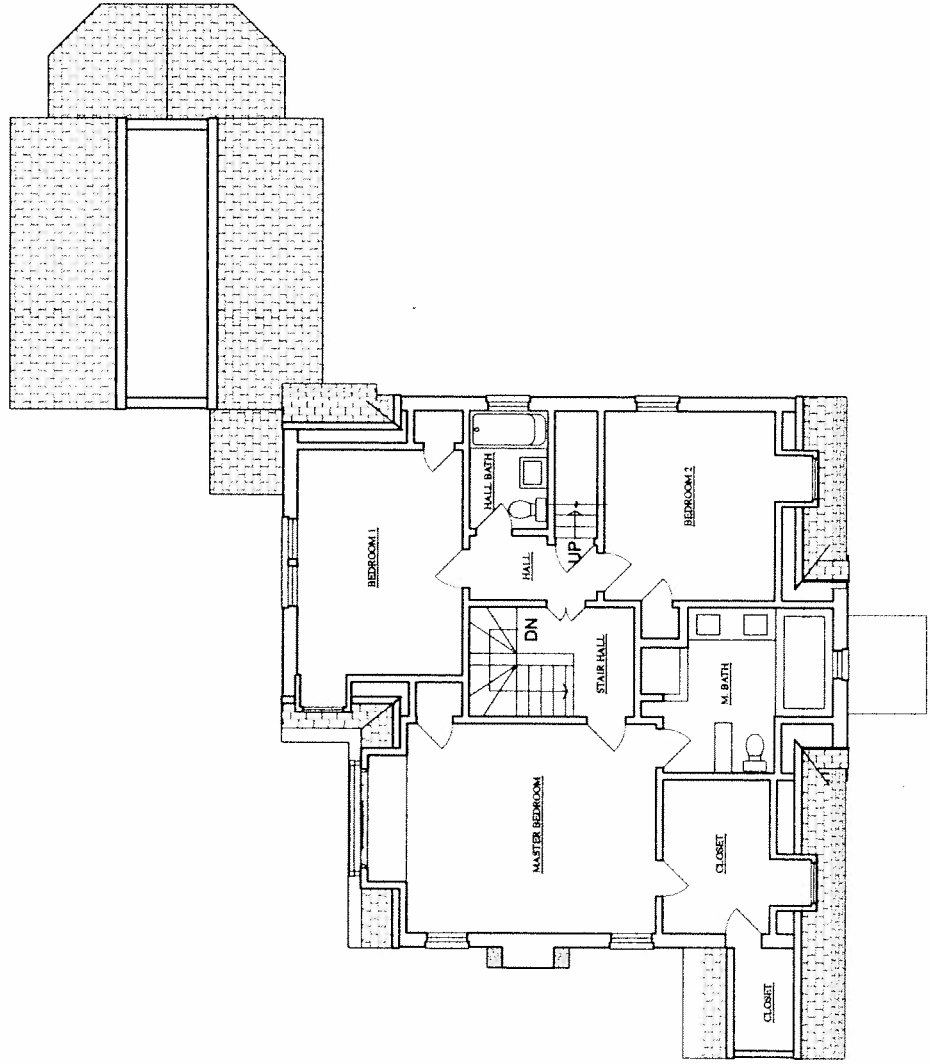
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Addition

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EXISTING

Ex3



2 Existing Second Floor Plan  
1/8" = 1'-0"



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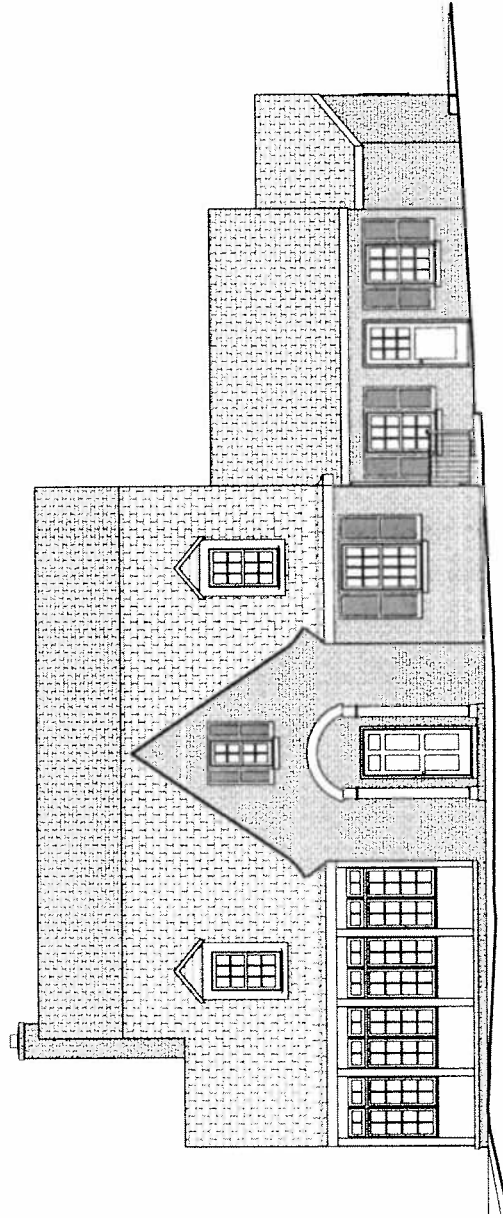
### Cheston-Dower Addition

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Bethesda, Maryland 20814

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EXISTING

Ex4



**1** Existing Front Elevation

$\frac{1}{8}'' = 1'-0''$



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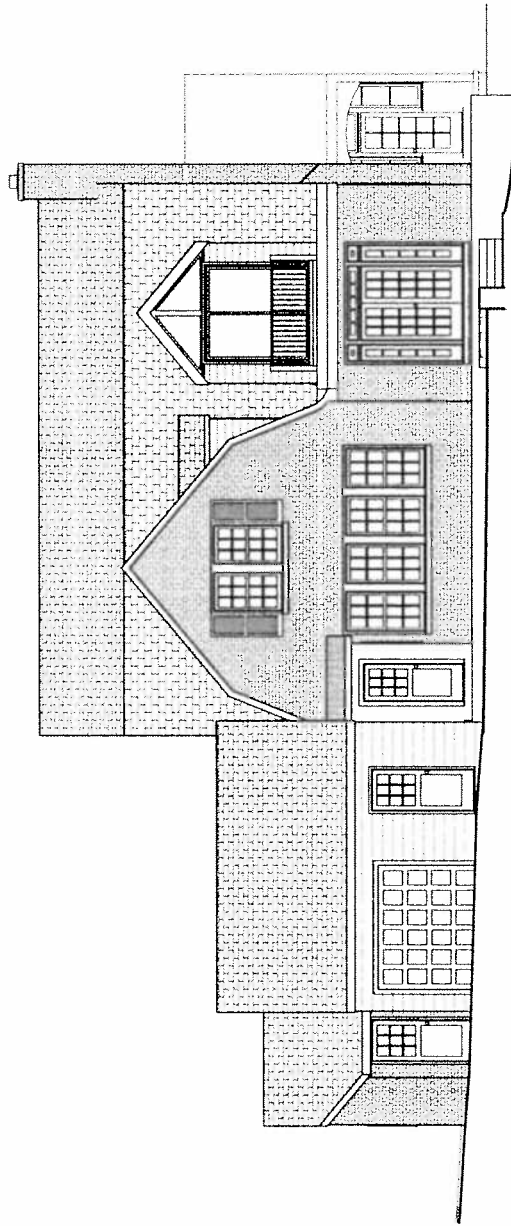
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Addition

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EXISTING

Ex6



**1** Existing Rear Elevation  
1/8" = 1'-0"

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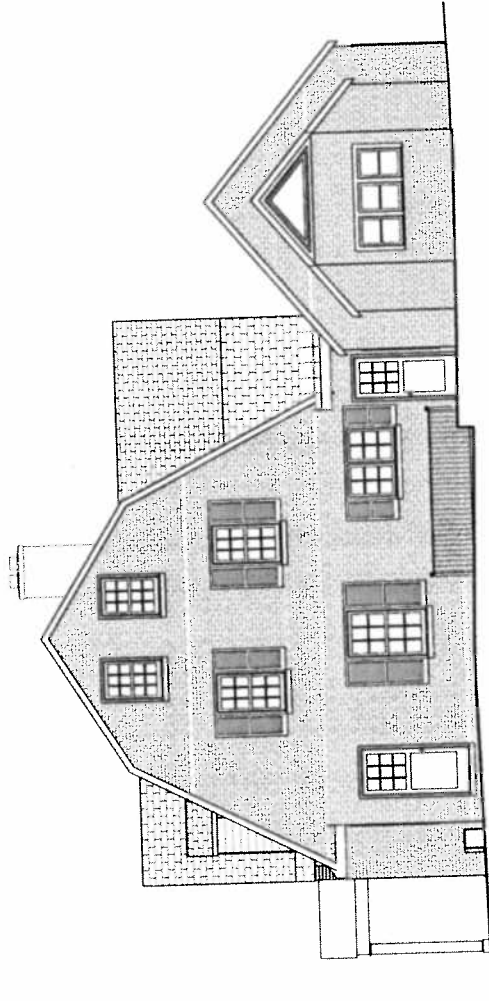
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Addition

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EXISTING

Ex5



**1** Existing Right Elevation  
 $\frac{1}{8}'' = 1'-0''$

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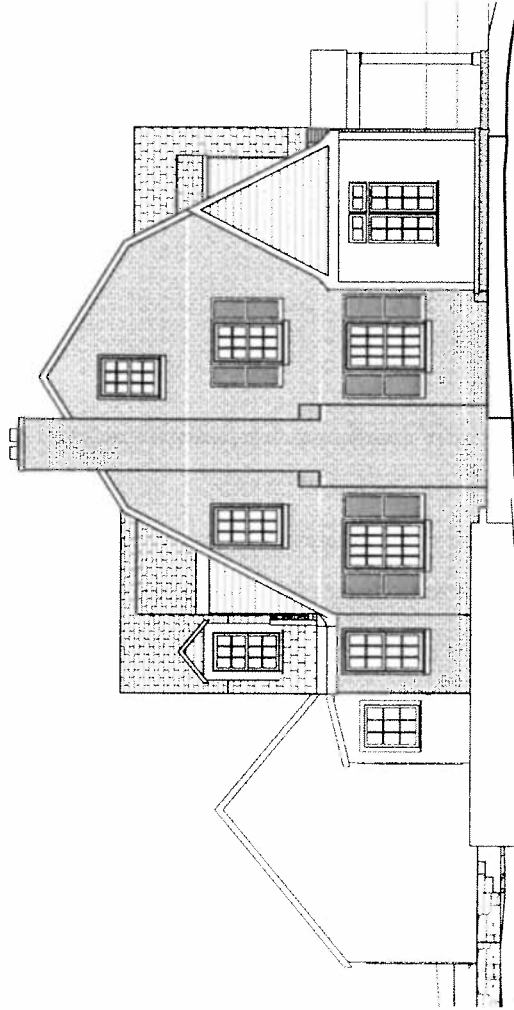
Cheston-Dower  
Addition

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Bethesda, Maryland 20814

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EXISTING

Ex7



1 Existing Left Elevation  
 $\frac{1}{8}'' = 1'-0''$

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# Cheston-Dower Addition

7817 Hampden Lane  
Bethesda, Maryland



2019 Hampden Lane  
Bethesda, Maryland 20814  
PH: 301.652.0116 F: 301.652.0113  
www.jacobsonarchitect.com/interior/

Cheston-Dower  
Addition

7817 Hampden Lane  
Bethesda, Maryland 20814

J. Jacobson Architects, Inc.  
17.6.6007.2011

HPC Submission

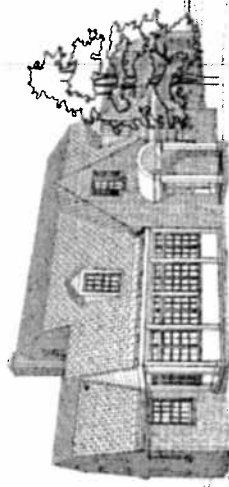
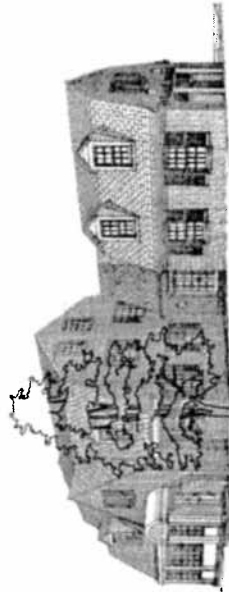
Rev 1 17.06.2011

T1

PRELIMINARY PLAN

# Cheston-Dower Addition

7817 Hampden Lane  
Bethesda, Maryland



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Cheston-Dower  
Addition

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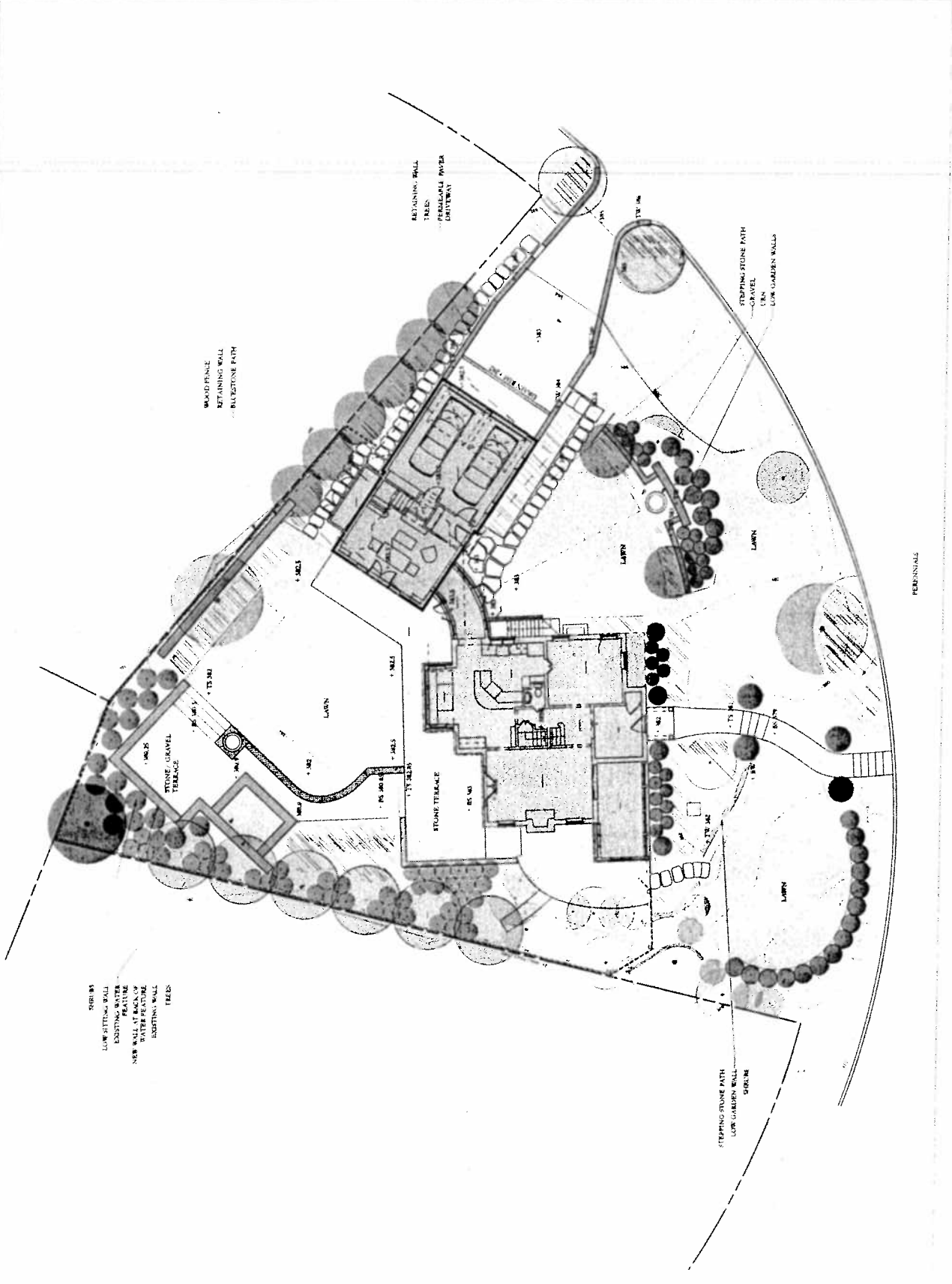
HPC Submission

REVISION 1 22 NOV 2013

T1

PROMISED HAWP





WOOD FENCE  
 RETAINING WALL  
 BUCKSTONE PATH

WOOD FENCE  
 RETAINING WALL  
 BUCKSTONE PATH

RETAINING WALL  
 TREES  
 PERGOLA OVER  
 DRIVEWAY

STEPPING STONE PATH  
 GRAVEL  
 LAWN  
 LOW GARDEN WALLS

STEPPING STONE PATH  
 LOW GARDEN WALL  
 SHRUBS

PERENNIALS

PRELIMINARY PLAN



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5019 Wilson Lane  
Bethesda, Maryland 20814  
(P) 301.652.8106 (F) 301.652.8125  
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### Cheston-Dower Addition

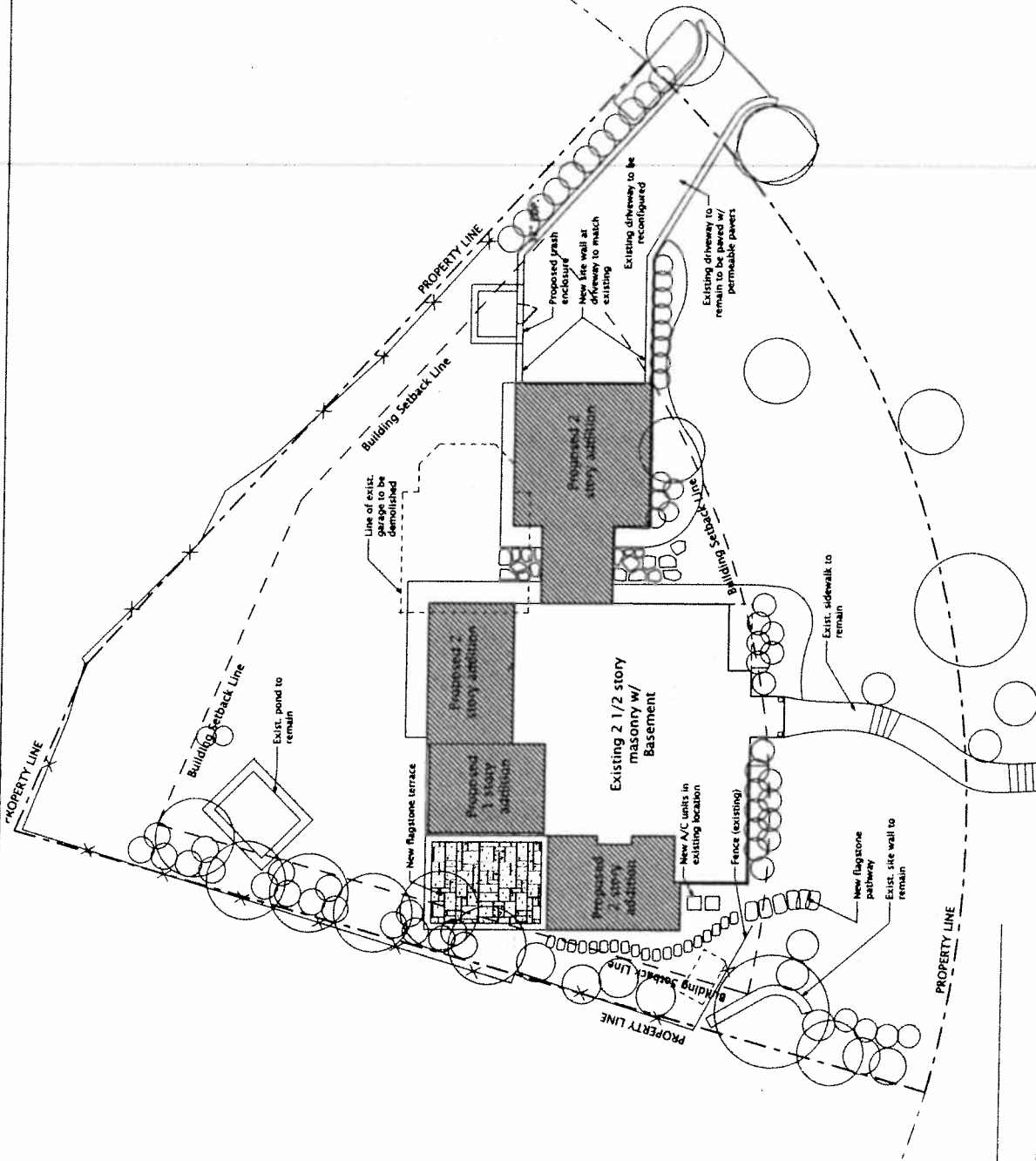
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HPC Submission

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T2



1 Site Plan  
1/16" = 1'-0"

PROPOSED HAWP

108 **22**

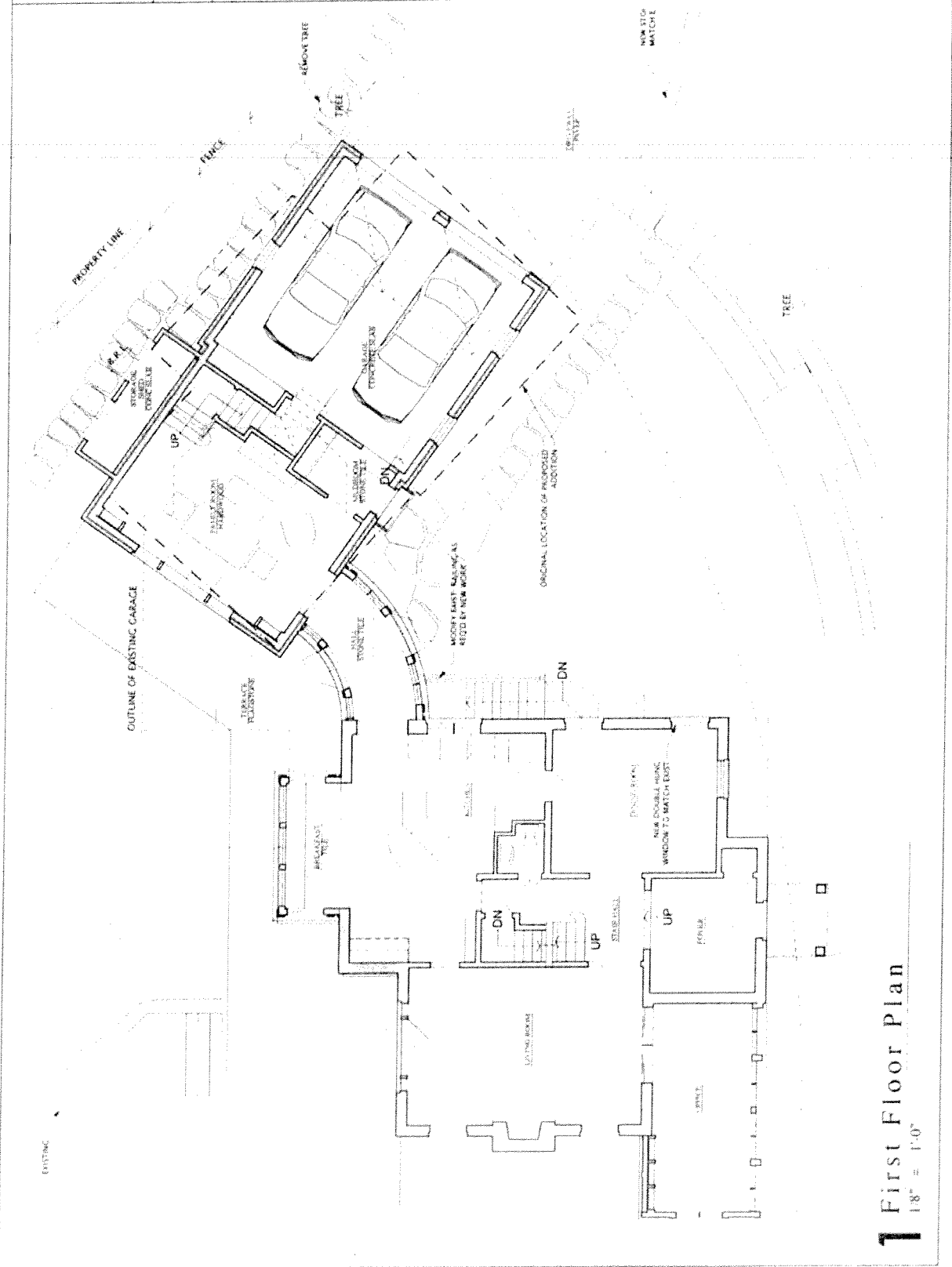
5019 Wilbur Lane  
Bethesda, Maryland 20814  
P: 301.452.0100 F: 301.452.0125  
www.aspcia.com/interior.com

### Cheston-Dower Addition

7817 Marston Lane  
Bethesda, Maryland 20814

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Rev. 1 27 OCT 2011  
Rev. 2 27 OCT 2011  
Rev. 3 27 OCT 2011  
Rev. 4 27 OCT 2011  
Rev. 5 27 OCT 2011

# A1-1



## 1 First Floor Plan

1/8" = 1'-0"

PRELIMINARY PLAN



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### Cheston-Dower Addition

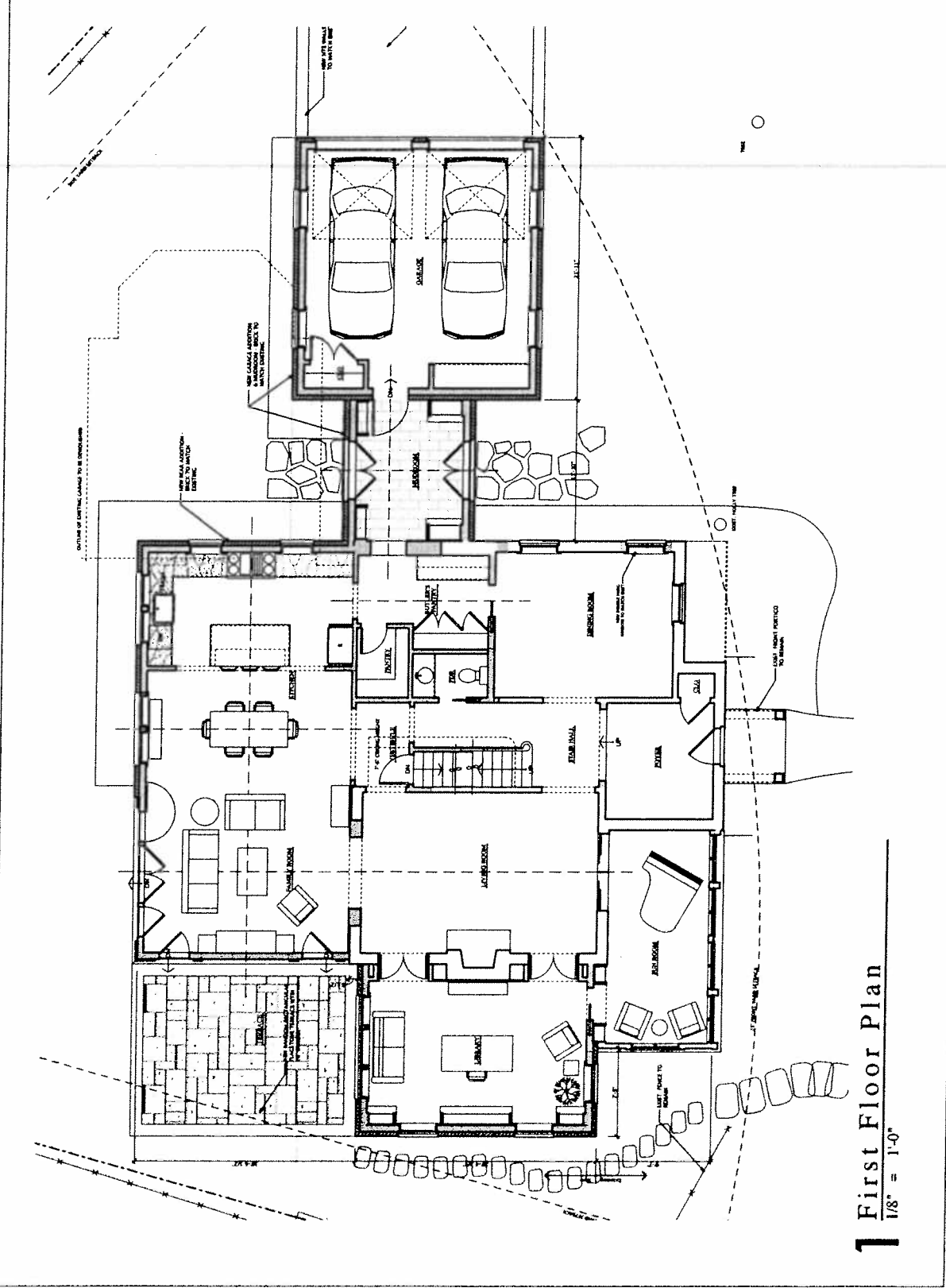
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A1-1



**1** First Floor Plan  
1/8" = 1'-0"

PROPOSED HAMP



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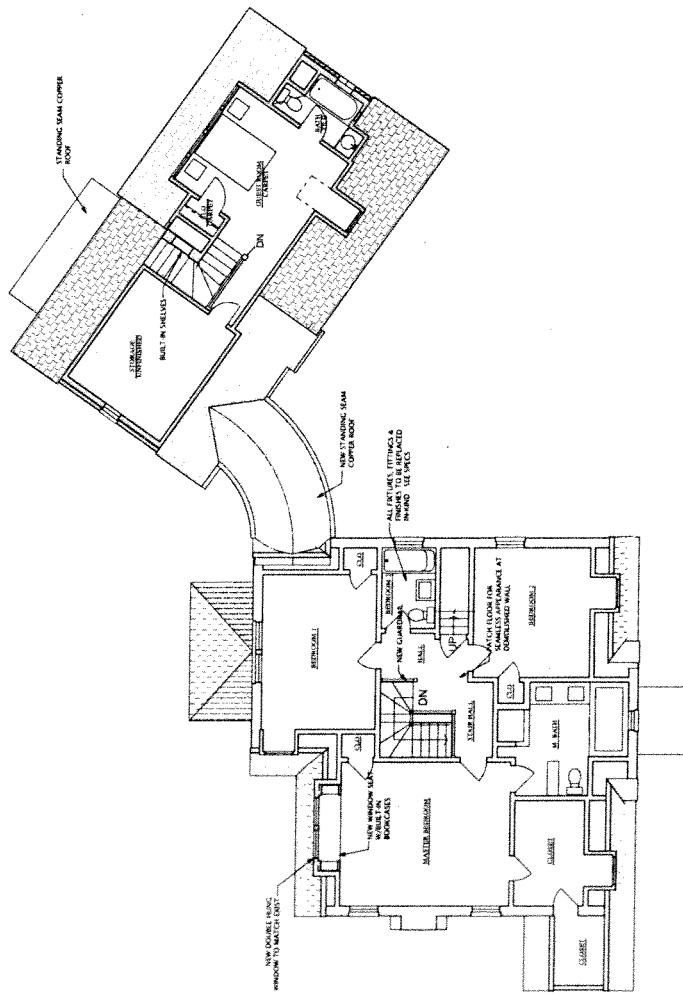
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Bethesda, Maryland 20814

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26 OCTOBER 2011

HISTORIC  
REVIEW SET

3rd Floor Plan

A1-2



Second Floor Plan  
1/8" = 1'-0"



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5218 Wilson Lane  
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Cheston-Dower  
Addition

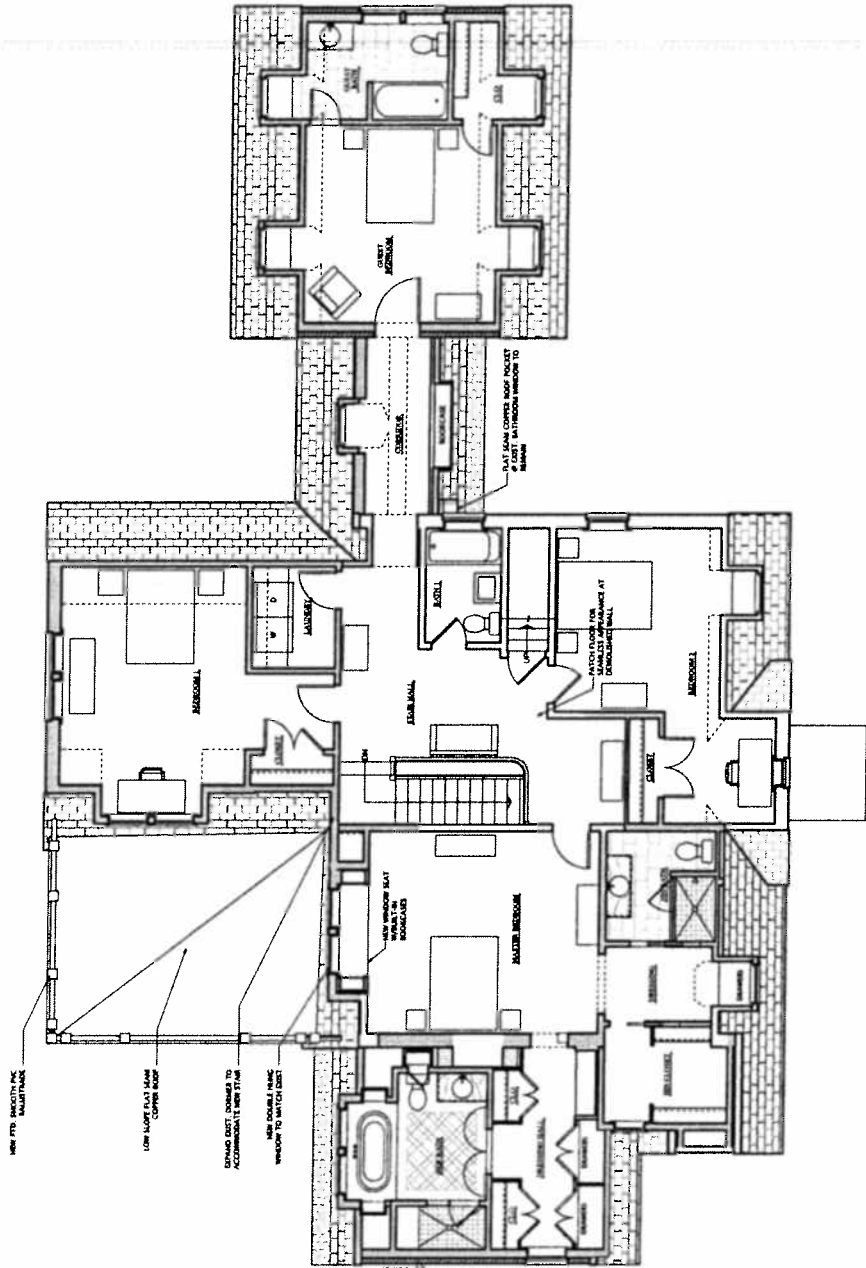
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12 NOVEMBER 2013

HPC Submission

REVISION 1 12 NOV 2013

A1-2



1 Second Floor Plan  
1/8" = 1'-0"

PROPOSED HAMP



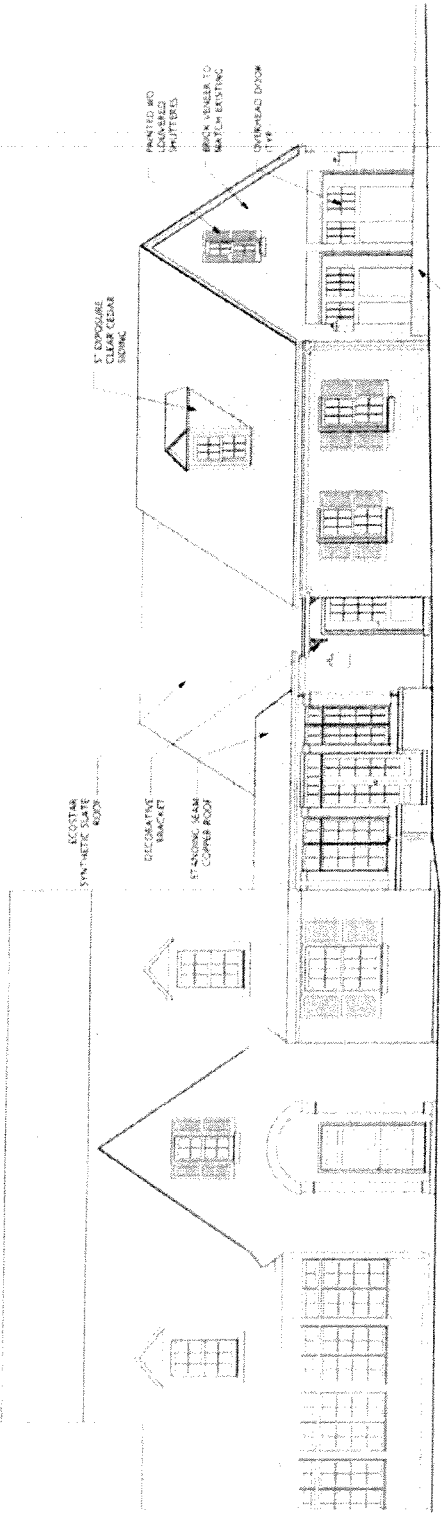
5079 Wilson Lane  
Bethesda, Maryland 20814  
P: 301.502.0100 F: 301.532.5125  
www.architecturalstudio.com

Cheston-Dower  
Addition  
3817 Hampden Lane  
Bethesda, Maryland 20814

J. P. ...  
11/8/2011

HPC Submission  
Rev 1 27 OCT 2011

A2-1



1 Front Elevation  
1/8" = 1'-0"

PRELIMINARY PLAN



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Cheston-Dower  
Addition

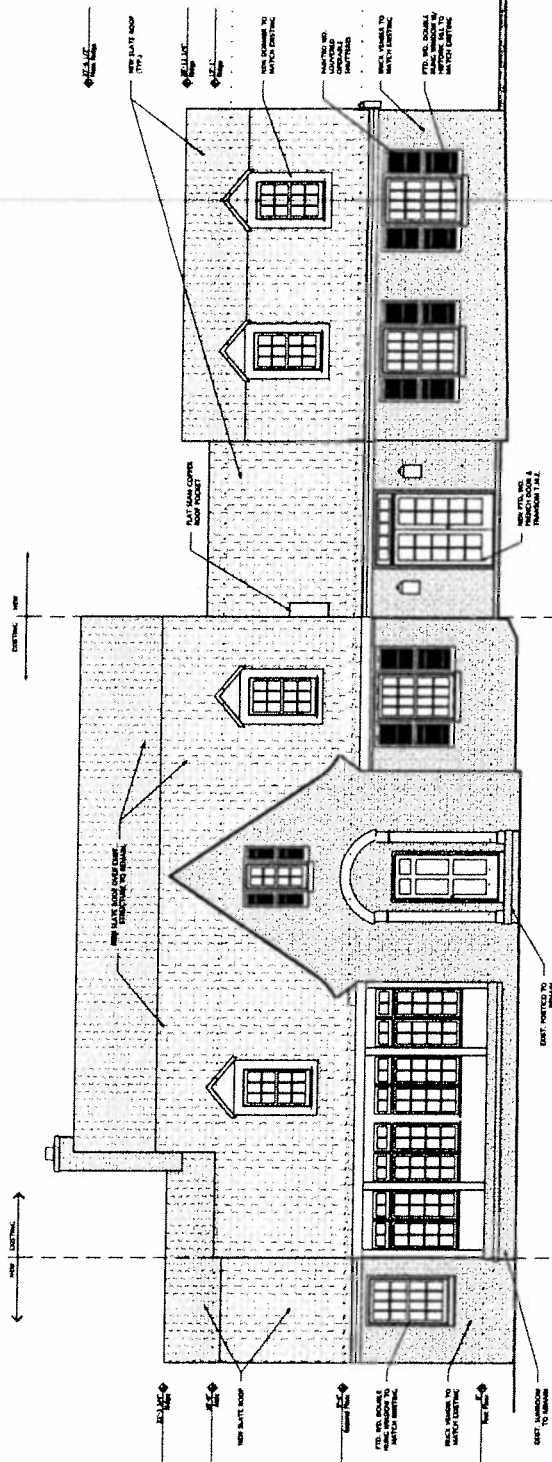
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12 NOVEMBER 2013

HPC Submission

REVISION 1 22 NOV 2013

A2-1



**1** Front Elevation  
1/8" = 1'-0"

PROPOSED HAMP

2018 Wilson Lane  
Bethesda, Maryland 20814  
Tel: 301.432.7100 • Fax: 301.432.9155  
www.wilsonjordan.com

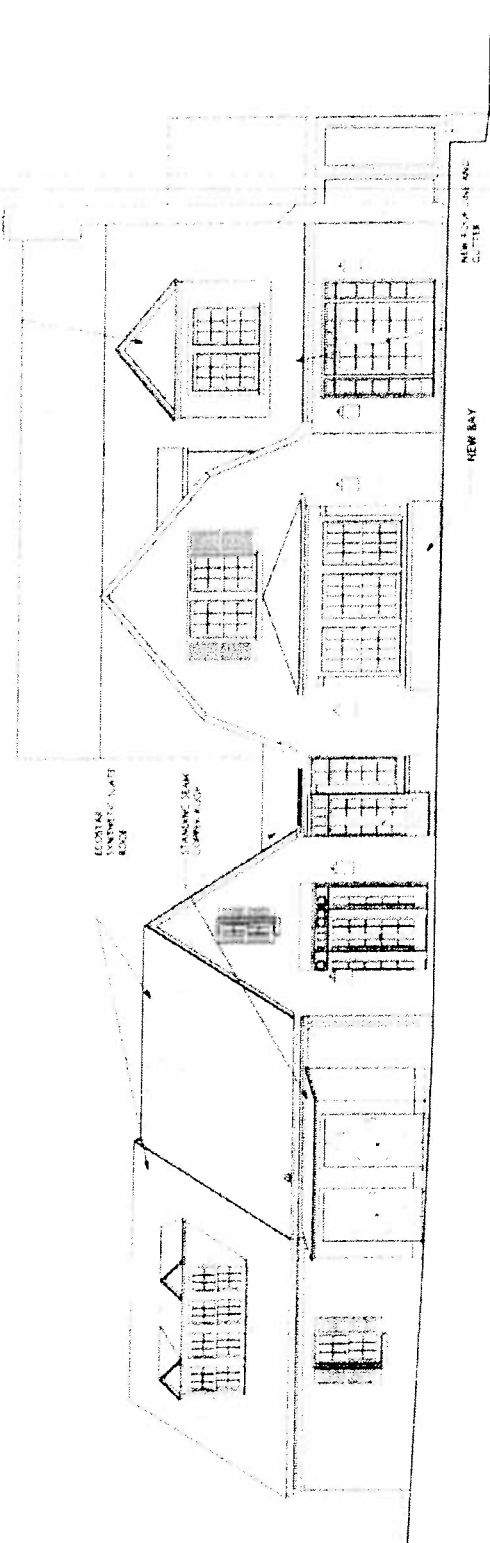
### Cheston-Dower Addition

317 Washington Lane  
Bethesda, Maryland 20814

HPC Submission

A2-3

EXISTING CHESTON-DOWER  
W/ NEW ADDITION



**1** Rear Elevation  
1/8" = 1'-0"

PRELIMINARY PLAN





5075 William Lane  
Bethesda, Maryland 20814  
P: 301.634.0100 F: 301.632.0123  
www.johnston-kennedy.com

**Cheston-Dower  
Addition**

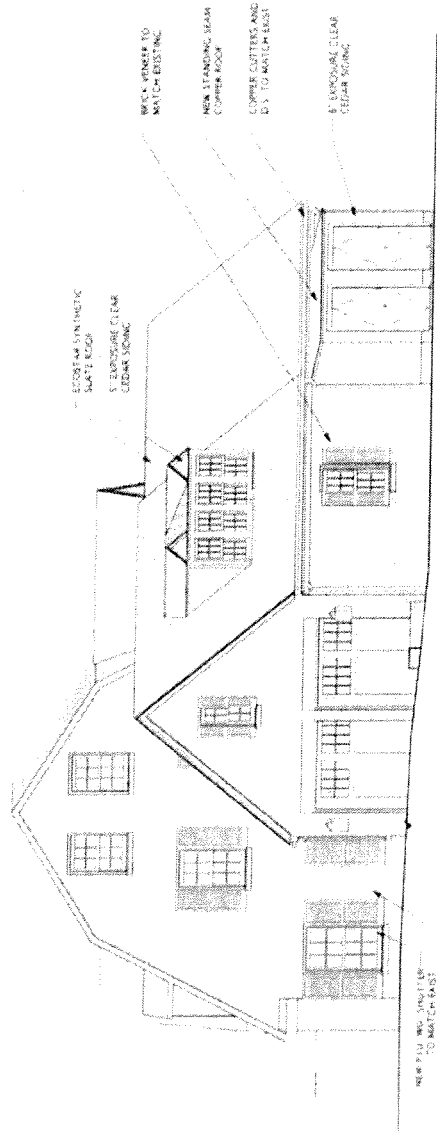
7817 Hunters Lane  
Bethesda, Maryland 20814

S: 2011-08-25 10:00 AM  
17 AUGUST 2011

IPC Submission

SP3 17 OCT 2011

A2-2



**1 Right Elevation**  
1/8" = 1'-0"

PRELIMINARY PLAN



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5018 Wilson Lane  
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(P) 301.652.0106 (F) 301.652.0125  
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### Cheston-Dower Addition

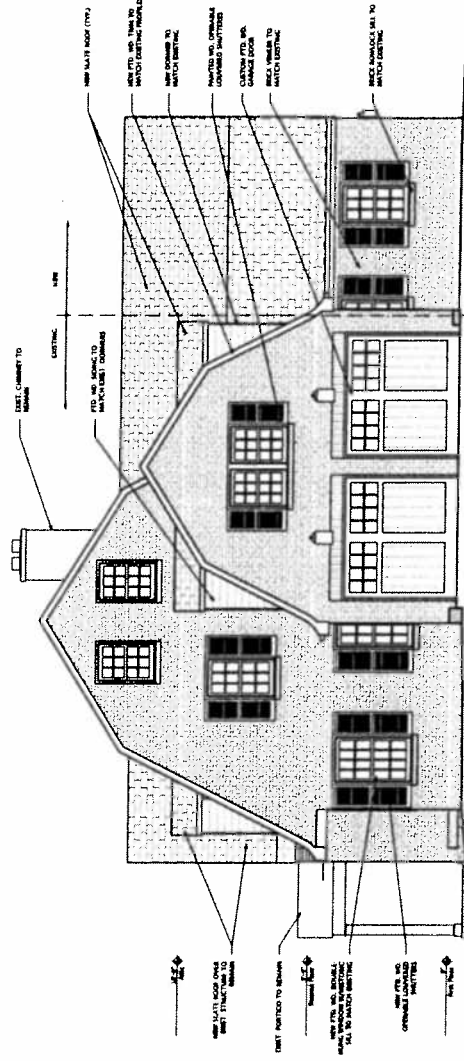
7817 Hampden Lane  
Bethesda, Maryland 20814

C. 2013 Anne Decker Architects, LLC  
12 NOVEMBER 2013

HPC Submission

REVISION 1 12 NOV 2013

A2-2



**1** Right Elevation  
1/8" = 1'-0"

PROPOSED HAND

18 32

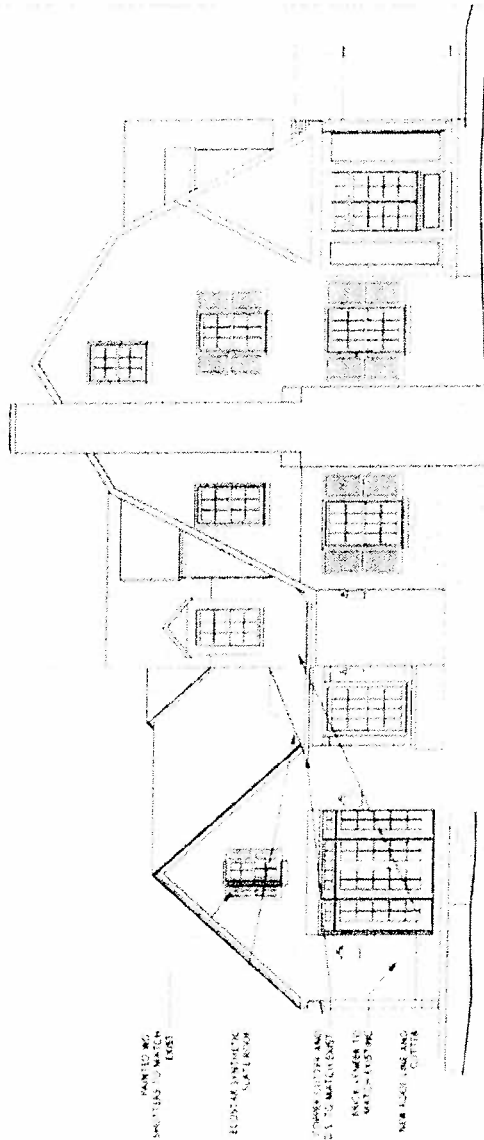
1018 Wilson Lane  
Baltimore, Maryland 21214  
P: 410.520.2800 F: 410.520.9159  
www.jameshealey.com

### Cheston-Dower Addition

7011 Hubbard Lane  
Bethesda, Maryland 20814

HPIC Submission

A2-4



**1** Left Elevation  
1/8" = 1'-0"

PRELIMINARY PLAN



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### Cheston-Dower Addition

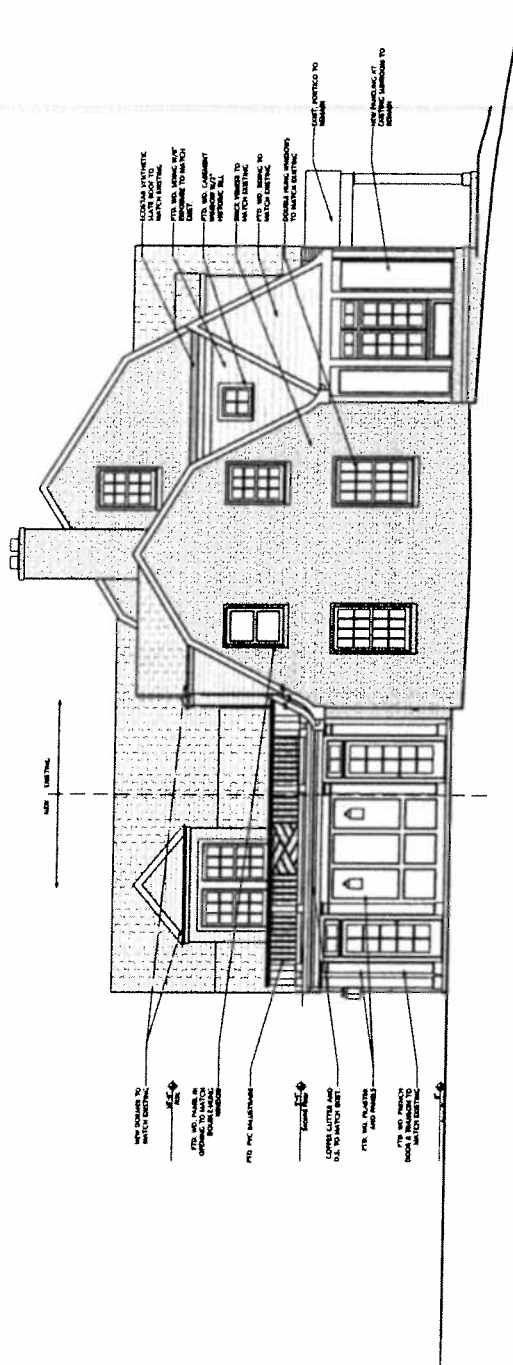
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12 NOVEMBER 2013

HPC Submission

REVISION 1 22 NOV 2013

A2-4



1 Left Elevation  
1/8" = 1'-0"

PROPOSED H&WP



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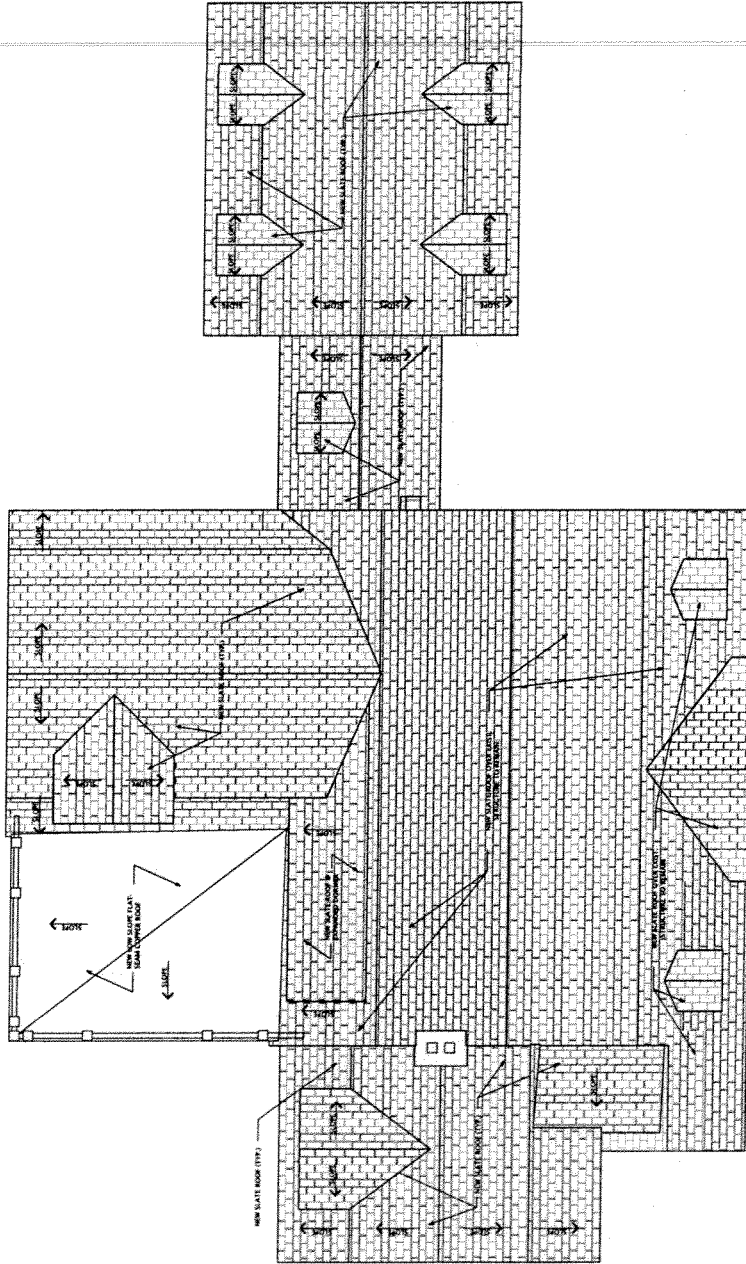
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HPC Submission

REVISION 1 22 NOV 2013

A1-3



**1** Roof Plan  
1/8" = 1'-0"

PROPOSED HAWP



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36  
123





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2019 Wilson Lane  
Bethesda, MD 20814  
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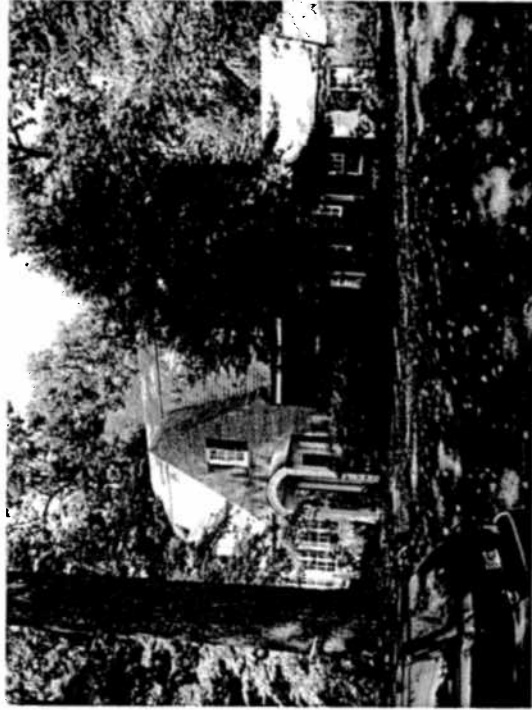
### Cheston-Dower Addition

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12 NOVEMBER 2013

HPC Submission

A3-1



Existing front and side elevations as viewed from Hampden Lane



Existing side elevation as viewed from driveway



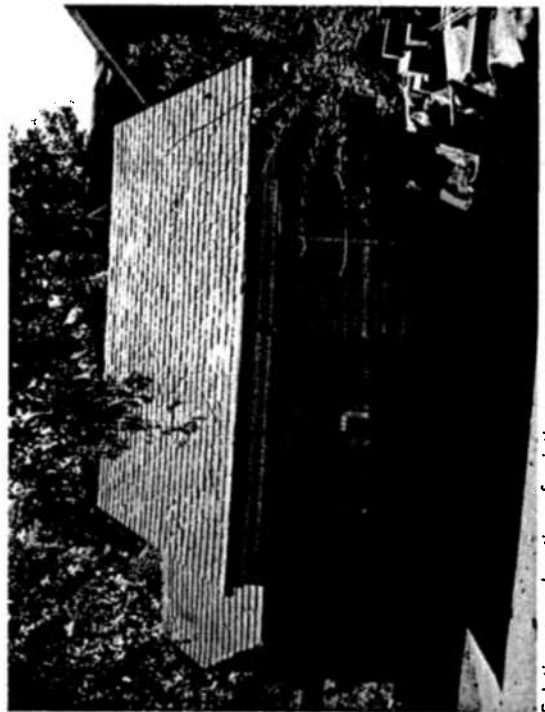
Existing front elevation viewed from Hampden Lane



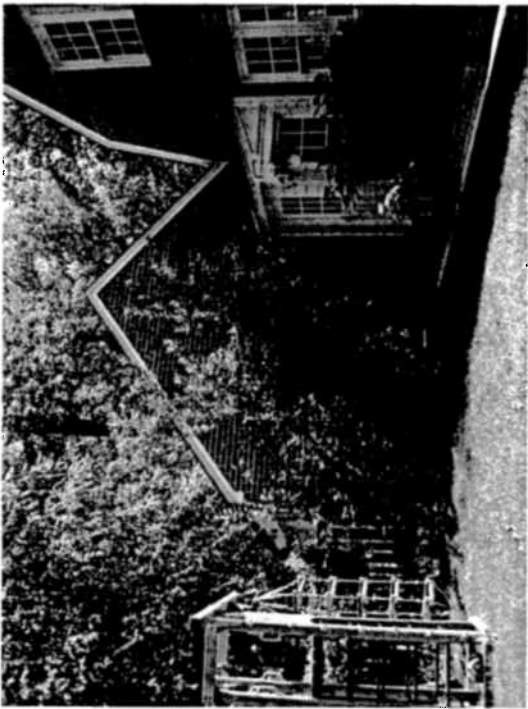
Existing side elevation and garage as viewed from driveway entrance



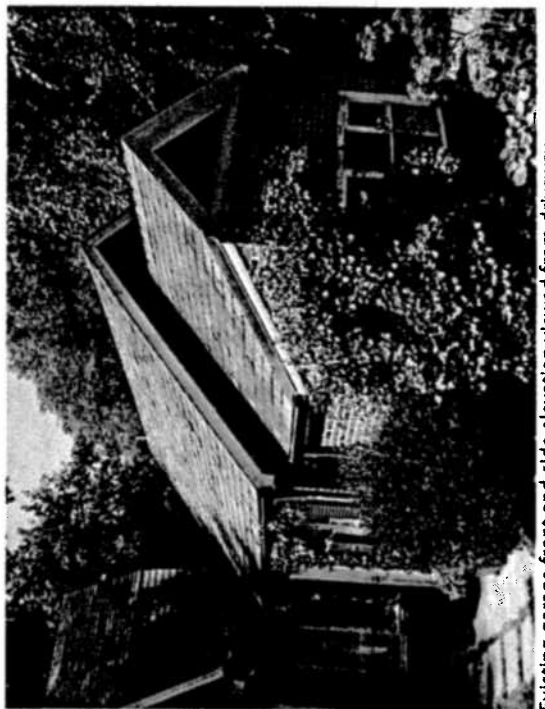
Existing rear elevation



Existing rear elevation of existing garage



Existing garage and rear elevation



Existing garage front and side elevation viewed from driveway.

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Bethesda, MD 20814  
(P) 301.652.0106 (F) 301.652.0125  
www.annedecker.com

Cheston-Dower  
Addition

7817 Hampden Lane  
Bethesda, Maryland 20814

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12 NOVEMBER 2013

HPC Submission

A3-2



entrance to historic district (subject name visible behind)













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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

- - - - - X
- :  
HISTORIC AREA WORK PERMIT - :  
7311 Baltimore Avenue :  
:  
- - - - - X
- :  
PRELIMINARY CONSULTATION - :  
7817 Hampden Lane :  
:  
- - - - - X

A meeting in the above-entitled matter was held on November 15, 2011, commencing at 7:30 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Leslie Miles

COMMITTEE MEMBERS

- William Kirwan
- Sandra Heiler
- Paul Treseder
- Joseph Coratola
- John Jessen

ALSO PRESENT:

Scott Whipple  
Anne Fothergill  
Joshua Silver

APPEARANCES

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Graham Dower	28
David Schindel	30

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1 HAWP as submitted, with allowing the flat roof to be a  
2 membrane roof rather than the copper roof. And, with the  
3 double hung windows as drawn.

4 MS. MILES: Is there a second?

5 MR. CORATOLA: I second.

6 MS. MILES: Thank you. All in favor, please raise  
7 your right hand.

8 VOTE.

9 MS. MILES: It's unanimous. Thanks very much.

10 MR. FREEMAN: Thank you so much.

11 MS. MILES: Next, we're going to hear a  
12 preliminary. This is the second preliminary consultation on  
13 7817 Hampden Lane in Bethesda. If the applicants would come  
14 forward. And, do we have a staff report?

15 MS. FOTHERGILL: We do. This is 7817 Hampden Lane  
16 in the Greenwich Forest Historic District. It is a  
17 contributing resource in the historic district, and the  
18 commission had a first preliminary consultation for this  
19 application, a first preliminary consultation in September.  
20 So this commission has recently reviewed this proposal.

21 The applicants are proposing to remove an existing  
22 attached garage and construct a new side addition and  
23 garage. And, at the first preliminary consultation, there  
24 was some discussion about the removal of the existing garage  
25 but, in the end, a majority of the commissioners did support

1 the removal of it, and then there was a lot of discussion  
2 about the new side addition and garage.

3           There was some concerns about the scale, spacing,  
4 massing, form and materials of the addition as proposed, and  
5 the transcript is in your staff report in circle 70 through  
6 89. The first design that you reviewed is in circles 90  
7 through 100. I will remind the commission going forward  
8 that this is, this historic district has district specific  
9 guidelines and those are to be used when reviewing this  
10 proposal, and not the Montgomery County Design Guidelines or  
11 the Secretary of Interior Standards for Rehabilitation, just  
12 the district specific guidelines, which are in your staff  
13 report.

14           So the applicants -- here is the house. It's  
15 sited very prominently at the entrance to the neighborhood,  
16 and the applicants are proposing to remove that garage that  
17 you can see in this aerial photo, and construct, on that  
18 same side of the property, a one and a half story, two car  
19 garage side addition that's 867 square feet, and it has a  
20 one-story connection hall which is 76 square feet.

21           The garage has a family room located behind it,  
22 and there are dormers in the second floor for useful space  
23 above the garage and family room. The proposed materials  
24 are brick, synthetic slate roofing, on the addition garage,  
25 and then standing seam copper roofing on that hyphen



1 connection section, wood windows and doors, and operable  
2 shutters. The garage also has an attached shed at the right  
3 side that has a standing seam copper roof.

4           The applicants also propose some changes to the  
5 house and site which were discussed at the first preliminary  
6 consultation and overall supported the relatively minor and  
7 definitely consistent with the guidelines. They include  
8 removing an entry space on the rear of the house and  
9 constructing a small bay with brick, wood trim and wood  
10 windows with simulated divided lights, and synthetic slate  
11 roofing. On the rear of the left side sunroom they would  
12 remove windows and a door that were installed in the 1970s,  
13 and install solid panels to match the existing ones in the  
14 sunroom.

15           They want to renovate the second floor rear  
16 dormer, and in-fill the gable with siding, and install wood  
17 windows with simulated divided lights. On the right side  
18 elevation, they proposed to remove a door that's not  
19 original to the house and install a wood window with  
20 simulated divided lights where there was originally a  
21 window. They propose to remove a deck at the rear of the  
22 house and install a stone patio, and then as part of this  
23 addition, they propose to remove the 1240 square foot  
24 asphalt driveway and they would construct a wider but  
25 smaller 596 square foot driveway with permeable pavers.

1           They also propose to construct some low stone  
2 walls along the driveway and the yard. And, they have a  
3 landscape plan with significant plantings that's part of  
4 this proposal. So, I'm not going to discuss to much those  
5 other changes. The guidelines for specific elements that  
6 include most of those items are in circles 39 through 41,  
7 and staff finds that those proposed alterations are  
8 consistent with those guidelines. And then the rear, the  
9 changes at the rear of the house are also at the rear, and  
10 consistent with the guidelines.

11           So here are some more aerial photos. Here is just  
12 to give you a sense of the setting. This is the entrance to  
13 the neighborhood, and there you can see the house, you know,  
14 in the peak foliage, but it is visible in the back. And  
15 here is the house and that garage that will be removed. One  
16 thing to note since the first preliminary consultation is,  
17 staff had the opportunity to really see the garage up close  
18 and between the amount that it's been altered and the very  
19 tenuous connection to the house, the actual internal  
20 connection is a later addition, and there have been some  
21 alterations made. And so staff has come to the conclusion  
22 that it's not a character defining feature of the house, and  
23 does support its removal as proposed.

24           So there is that later addition that connects the  
25 two from the inside, and that is a later addition. So, that

1 is something that has changed since the first preliminary,  
2 and so this staff report is moving forward with the idea  
3 that the garage could be removed. Again, there was some  
4 changes I mentioned that are at the rear, and staff supports  
5 those as being consistent with the district specific  
6 guidelines.

7           So, moving on to the proposal, here is the  
8 existing site plan and the existing conditions. And, here  
9 is the proposed site plan. You can see, well, for one  
10 thing, on the landscape plan you can see the significant  
11 plantings which are mentioned in the design guidelines, and  
12 we can talk about as a way of mitigating sizeable additions  
13 and their spacing and placement. There is that hyphen  
14 connection and there is the new garage addition. You can  
15 see here, you can get a sense of the scale of the proposed  
16 addition. The math that I did, which may or may not be  
17 correct, so I believe it is, is that the addition is 70  
18 percent of the house's footprint, 65 percent if you take out  
19 the hyphen. So it is a sizeable addition in terms of its  
20 scale, compared to the house.

21           I also note that it's essentially at the same  
22 front setback as the house, although canted and along the  
23 side property line, but it is not a garage at the rear of  
24 the house, So those are some scale and placement points  
25 worth noting. Here is the front elevation. Again, the

1 garage is angled so there are some perspective renderings  
2 that I will show you as well. Some changes made since the  
3 first preliminary consultation is that the orientation of  
4 the gable has been shifted so that the dormers are now on  
5 the side of the garage addition. The hyphen will shorten  
6 slightly and the material for the addition is now brick,  
7 which was a suggestion from the commission that the  
8 applicants did respond to. Also, the garage doors are now  
9 two garage doors, and there was some discussion about that.

10           These are the elevations. And here you get a  
11 sense of just the garage. And, I can come back to any of  
12 these, you know, when we're discussing it. But, here's the  
13 first floor plan. Again, you can see it's a front loading  
14 garage. There had been discussion of whether or not it  
15 could be a side loading garage, and because of the shape of  
16 the lot and the location of the garage where the applicants  
17 would like it, the side loading configuration did not work.

18           Here's the second floor plan, and here are the  
19 perspectives so that you get a sense, because it is an  
20 angled lot and a curved street. These are more indicative  
21 of the impact and the appearance than the elevations. So,  
22 as you come around the curve, which you do, and you saw in  
23 the aerial photographs. Here's the garage as it relates to  
24 the house. And then the applicants provided these so you  
25 have a sense of other garages in the historic district, and

1 we can come back to these if they want when they're making  
2 their presentation.

3           And, the other thing worth noting, since one of  
4 the guidelines does talk about placement and spacing between  
5 the houses, this is the house next door, which does have an  
6 addition, and so you get a sense. In photo number 4 you can  
7 see that is the applicant's driveway and then the neighbor's  
8 addition, which is mainly a porch and a deck at the back, I  
9 believe. But the applicants can talk about that. And then  
10 this is very helpful, that the commission had requested,  
11 which is to show the proposed spacing and placement. You  
12 can see the green is their property and their proposed  
13 addition, and then the green on the adjacent property is the  
14 recent addition there, so you get a sense of the placement,  
15 spacing.

16           And then they also point out other houses at the  
17 entrance to the historic district that have highly visible  
18 garages. And, I have the plans from the first preliminary  
19 consultation. I probably won't show them unless the  
20 commission needs to, since they are in your packet. But I  
21 certainly can, if you want to when we're discussing it. I  
22 think I covered most everything in the staff report. The  
23 one thing that was discussed at the first preliminary  
24 consultation was whether the applicants had considered a  
25 gambrel roof, and they in fact did, but that was much

1 larger. And then also a steeper gable roof was not  
2 successful. So those two suggestions were considered and  
3 didn't work, and the applicant again, can discuss that in  
4 more detail.

5 In terms of the district specific guidelines,  
6 there are major guidelines when reviewing an addition, and  
7 this is, this massing is smaller than the historic block,  
8 and the roof line is lower than the ridge of the house.  
9 There's a distinct connection piece which allows for clear  
10 differentiation between the old and new, and preserves the  
11 outline of the original house. And the proposed lot  
12 coverage is under the maximum as restricted in the design  
13 guidelines of 25 percent. And it is 17.8 percent, and it  
14 meets the side yard setbacks.

15 The guidelines also discuss principles and  
16 protecting three essential elements of the historic district  
17 fabric, and one element is the scale and spacing of houses,  
18 and the placement relative to adjacent houses in the public  
19 right of way. And so I discussed, I showed the map showing  
20 the placement, I discuss the scale, and the size. It is  
21 lower in height than the historic house.

22 And then the other guideline that I referred to is  
23 that one of the major guidelines states additions should try  
24 to preserve ample spacing between houses. And it goes on to  
25 say, for example, visual crowding between houses could be

1 minimized by placing an addition towards the back of a  
2 property, placing an addition on the side of a property with  
3 greater distance to the adjacent house, especially when a  
4 side lot abuts the rear setback of an adjacent house, or by  
5 screening additions with plantings.

6           The applicants have stated, and I'm sure state  
7 again, why they can't push the garage to the rear of the  
8 property. As we noted it is a unique pie shaped lot which  
9 makes pushing things to the rear more challenging because it  
10 limits the rear yard. But they did submit a landscape plan  
11 with plantings for screening. And the commission may find  
12 that that provides ample spacing and minimizes visual  
13 crowding, and is in keeping with that major guideline.

14           The other guideline's note is that additions,  
15 front facing portions of additions that extend beyond the  
16 sides of the ~~existing~~ structure receive strict scrutiny.  
17 And so strict scrutiny is defined in circle 3, it's the  
18 highest level of review, and it takes into consideration  
19 preservation of landscape features. So this, you know,  
20 under strict scrutiny this is a major change to the  
21 landscape. So the commission has to consider whether, after  
22 careful review, it significantly compromises the original  
23 features of the structure or landscape.

24           Then, so finally, after the discussion tonight, if  
25 the commission finds this does meet the district specific

1 guidelines, they should provide feedback on any changes that  
2 would be needed, you know, before they can come for a HAWP.  
3 However, if the commission finds that it is incompatible  
4 with the principles and those essential elements of scale,  
5 spacing, and placement, then the applicants would not be  
6 able to gain HPC's approval if they came forward with a  
7 historic area work permit application. So that clearly  
8 needs to be discussed and reviewed and finalized tonight,  
9 whether or not the commissioners we have here tonight find  
10 it meets the review criteria.

11           And then, just one final note, there are two  
12 letters from neighbors, and one who, I think, maybe wants to  
13 speak tonight is here, and they, one of the letters is from  
14 one of the authors of the design guidelines, and I know they  
15 would like to talk about the specific language and intent of  
16 the design guidelines.

17           MS. MILES: Thank you, Anne. Are there any  
18 questions for staff?

19           MR. CORATOLA: Yeah, I do. Anne, did staff get a  
20 chance to see or did the applicant provide the alternate  
21 roof lines?

22           MS. FOTHERGILL: Yes. The applicants invited us  
23 to meet with them and their architects, and we saw the gable  
24 roof form and the steeper gable roof form. I believe we saw  
25 the steeper gable form, yeah. And, heard their reasons for



1 why they thought it didn't work for their needs and also for  
2 the compatibility of the house.

3 MS. MILES; No other questions for staff? Okay.  
4 If you'd please state your name for the record, turn your  
5 microphone on, and do you care to make a presentation or  
6 just respond to questions?

7 MR. DOWER: I'll just make a few comments, if I  
8 may.

9 MS. MILES: Okay.

10 MR. DOWER: My name is Graham Dower. My wife  
11 Sheila Cheston and I are proposing to make these alterations  
12 to our house on Hampden Lane. We have been early, eager and  
13 significant, I think, supporters of historic designation for  
14 our neighborhood. We have sent letters in support of it to  
15 the Montgomery County Council, and have delayed this project  
16 until the guidelines began to be formed as part of a  
17 neighborhood compromise.

18 For the past year or more we have been working  
19 with architects to comply with the guidelines. We did a set  
20 of drawings. When the guidelines were proposed, we did  
21 them. When they were finalized by Montgomery County, the  
22 Council, we reviewed them all again and, at every step of  
23 the way the goal has been to comply with the letter and the  
24 spirit of these particular guidelines. And, I think, we  
25 have achieved that, especially given the changes that we

1 made after the last preliminary hearing, including trying to  
2 adjust the direction of the garage, adjusting the roof line  
3 and, as Anne mentioned, proceeding with brick siding rather  
4 than regular hardie-plank siding or something like that.  
5 And shortening the hyphen and making other minor, more minor  
6 adjustments.

7           This is our second preliminary hearing. We've had  
8 three meetings with staff as well, and as a result of all of  
9 that, I really do think that we're in compliance with the  
10 guidelines. One of the co-presidents of the association and  
11 one of the authors of the guidelines, David Schindel, is  
12 here tonight, and perhaps he'd like to discuss a little bit  
13 our project. He's been involved with it as a kibitzer. Not  
14 just a kibitzer, but kind of a kibitzer, almost since the  
15 beginning, and is quite familiar with it.

16           Also with me is Josh Moore from Ann Decker  
17 Architects, who has been working on the design, and will be  
18 able to answer any technical questions that you may have.  
19 So, I think beyond that, I can address slightly the,  
20 somewhat the other alternatives. Because of the unique form  
21 of our property, like a pie slice, we have a limited  
22 backyard for our kids to play in and for us to enjoy. We  
23 have a disproportionate amount of our front yard as setback  
24 and can't be touched because of the angle and arch of the  
25 front.

1           And, although we did explore both rear and side  
2 facing garages, we simply cannot find a practical solution  
3 that involves those designs. Hence, the design that we  
4 provided you with today. The guidelines make multiple  
5 references to both the historic interest of the neighborhood  
6 and to the ability of residents to meet their evolving  
7 needs. I think this plan satisfies those general guidances  
8 without compromising any of the specifics involved in it.  
9 And, I guess that's about all I had to say at the moment.  
10 I'll be happy to take questions, and maybe Mr. Schindel  
11 would like to say something now as well or just answer  
12 questions.

13           MS. MILES: Thank you, Mr. Dower. I'm going to  
14 suggest that rather than question the applicant now, that we  
15 do let Mr. Schindel speak, because I think our questions may  
16 bleed into our deliberations. If you'd please state your  
17 name for the record and indicate whether you're here on your  
18 own behalf or representing an organization. You have three  
19 minutes.

20           MR. SCHINDEL: My name is David Schindel, I live  
21 in Greenwich Forest. I'm here representing my own  
22 interests. Although I am co-president of Greenwich Forest  
23 Citizens Association, I'm really representing my involvement  
24 in the development of the historic guidelines for the  
25 district.



1           I think the staff has done an excellent job of  
2 raising the issues relevant from this proposal for the  
3 guidelines, with one exception. And, I want to draw your  
4 attention to the first paragraph, the opening paragraph of  
5 the district guidelines, the last sentence says, and I want,  
6 this is just to lead into the background discussion, any  
7 work permit sought for any situation not specifically  
8 covered by these principles and guidelines shall be deemed  
9 to have an insignificant effect on the historic resource and  
10 must be approved by the decision making body.

11           This is language that was actually crafted and  
12 recommended by Jeff Zyontz, the counsel to the county  
13 council. And it was at the eleventh hour of a two year  
14 negotiation between the opponents and proponents of the  
15 district guideline. And, if it were not for the presence of  
16 this sentence, Greenwich Forest would not be a historic  
17 district. This was in response to what I say as an  
18 individual, I viewed as paranoia on the part of the  
19 opponents of the historic district designation to  
20 unpredictable decisions by the commission. That when they  
21 looked at the county design guidelines, that raised a sense  
22 of fear and dread. So it was only in response to, it was  
23 only through the process of compromise and this language  
24 proposed by the county council's lawyer, that we were able  
25 to demonstrate a consensus in the neighborhood by saying

1 that these and only these conditions or these guidelines  
2 would be considered.

3           Now, in the seven months and 15 meetings of the  
4 two sides in drafting these guidelines, and I was the  
5 principal author, we discussed the issue of garages and  
6 garage doors quite thoroughly. And the word garage doesn't  
7 appear anywhere in the guidelines. And therefore, reading  
8 literally what the language says, garages and garage doors  
9 themselves should not be a specific consideration. Now  
10 that's not to take away from the fact that they are part of  
11 the issue of architectural style, size, scale, massing,  
12 siting, all of the issues that staff has raised. But the  
13 specific issue of garages and garage doors is really meant  
14 to be taken off the table by these guidelines.

15           The only other thing in the staff report that I  
16 might disagree with is on page 4. The applicant's house is  
17 located at the entrance to the historic district. Changes  
18 along the front and side of the house and property will be  
19 very visible. If you look at the entrance to, the principal  
20 entrance to the historic district is off of Wilson Lane on  
21 Hampden Lane, and you immediately encounter that triangle,  
22 and you saw a picture of it, the Greenwich Forest sign in  
23 the stone wall with foliage. I drive in that every day,  
24 ride in on my bicycle, and you have to look really hard to  
25 see the Dower house. It's really hidden behind the



1 triangle, which is heavily vegetated. If you add to that  
2 the planting plan that they are proposing, it's going to be  
3 well nigh invisible to people driving into the district. So  
4 it's not a highly visible gateway house.

5 I'm happy to answer your questions. I've tried to  
6 keep my personal view of the proposed addition out of this  
7 but, I live on a corner in Greenwich Forest. I have a pie  
8 shaped property. I can appreciate the problems they're  
9 facing, although I have no intention of building a garage.  
10 Thank you.

11 MS. MILES: Are there any questions for this  
12 witness? Thank you, Mr. Schindel, you can return to your  
13 seat. Do we have any questions, let's start with questions,  
14 if there are any, for the applicant.

15 MS. HEILER: This is just a question about your  
16 landscape plan. It's difficult to tell in circle 12, there  
17 are two large circles, and I can't read what it says in  
18 them. On either side of the driveway where it meets the  
19 street, what are those two things?

20 MR. DOWER: Those are going to be trees. We have  
21 agreed, in addition to replace and plant two large canopy  
22 trees in addition to smaller decorative designer trees.  
23 And, those have not been sited exactly yet, but it is  
24 expected that at least one will go on the left side of the  
25 entrance where a large red oak came down five or six years

1 ago.

2 MS. HEILER: And so the purpose of this is not  
3 lower solid bushes that would block the visibility of the  
4 driveway, they're larger canopy trees?

5 MR. DOWER: There are bushes in there now. There  
6 are azaleas on both sides, and if those survive  
7 construction, they'll remain. The plantings will be off of  
8 them slightly.

9 MS. HEILER: Thank you.

10 MS. MILES: Are there any other questions? In the  
11 absence of further questions, I would like to begin  
12 deliberations, and I am going to begin to my left,  
13 Commissioner Kirwan.

14 MR. KIRWAN: Thank you, Commissioner Miles. I'll  
15 start things off tonight. First of all, I want to apologize  
16 for, at least personally apologize for not recognizing at  
17 the previous preliminary the fact that we were supposed to  
18 only review this case with respect to the district specific  
19 guidelines. Normally we have multiple guidelines at our  
20 disposal, we can tap into various different sources for  
21 providing criticism on a project in a preliminary case.  
22 But, you know, I think we all understand better now that we  
23 are supposed to specifically look at the district guidelines  
24 in this case and not adhere to any, not depend on any other  
25 guidelines for guidance.

1           So I want to talk a little bit about then how I  
2 approached it this time in looking at it. I sort of started  
3 off my analysis just reading the definitions that are  
4 applicable to this case, and those are found on circles 36  
5 and 3 in the staff report. You know, this property being a  
6 contributing resource, you turn to the contributing house,  
7 property or structure definition, and that means a house,  
8 and associated structures and lot that were part of the  
9 Cafritz development era of Greenwich Forest. Individual  
10 structures on a property can be contributing or non-  
11 contributing.

12           If the main house on the property is contributing,  
13 which is this case, the entire property is considered  
14 contributing. These properties contribute to the integrated  
15 fabric of the neighborhood. I then turn to Appendix 1A,  
16 levels of review. In the case of additions, front facing  
17 portions of additions that extend beyond the sides of the  
18 existing structure, which I think is what we have in this  
19 case, receive strict scrutiny.

20           And turning to the strict scrutiny definition,  
21 strict scrutiny is the highest level of review in these  
22 guidelines. It adds consideration of the integrity and  
23 preservation of significant architectural or landscape  
24 features and details to the requirements of limited and  
25 moderate scrutiny levels. Changes may be permitted if,



1 after careful review, they do not significantly compromise  
2 the original features of the structure or the landscape.

3 In this case, the style of the structure has been  
4 identified as a Dutch Colonial Revival. And, just  
5 responding to the various mentions of careful review, I've  
6 been to the site twice now. I've driven their street  
7 multiple times. I've received curious looks from homeowners  
8 walking their dogs, wondering who is this person that keeps  
9 casing out their neighborhood.

10 But I have spent a lot of time there. I've looked  
11 at a lot of the resources, both the ones you have referenced  
12 in your letter that was attached to the staff report, and  
13 also others that I thought were applicable. So with that  
14 behind me, I then turn to the principles and guidelines.

15 The principles are found on circle 34 of the staff  
16 report, and I first come across principle A(2), which is  
17 establishes protections of the three essential elements of  
18 the fabric of a district. And specifically, A(2)(a),  
19 protection of architectural styles represented in the  
20 district. I have issues with this proposal because I do not  
21 think the proposed addition, well, I think the proposed  
22 addition introduces an arrangement of volumes and features  
23 that aren't consistent with the Dutch Colonial Revival  
24 style.

25 And specifically, this sort of a splayed

1 relationship with elements in the composition, —I do not  
2 find are consistent with Dutch Colonial Revival style. And  
3 particularly, the arch breezeway, the glassy connection to  
4 the garage and its volume. I then turn to A(2)(b), the  
5 protection of the scale and spacing of the houses, and their  
6 placement relative to adjacent houses and the right of way.

7 I think in this case, the proposed addition  
8 significantly occupies the more open side yard and places  
9 the garage facing the street at approximately the same  
10 setback from the street as the main house. And in this  
11 current proposal it greatly reduces that sort of park like  
12 quality that exists between the residences, that is  
13 mentioned often in the guidelines and principles, and the  
14 description of the historic district.

15 And lastly, I looked at the major guidelines,  
16 which are found on circle 37 in the staff report.  
17 Specifically, guideline D(1). Changes to architectural  
18 style. And here it states, the changes to the facades of  
19 contributing houses and additions thereto are permitted if  
20 the new front elevation (1) is consistent with a style of  
21 another contributing house, and (2) is suitable to and does  
22 not significantly alter the original outline, shape and  
23 scale of the original structure.

24 It is point 2 there that I take issue with. I  
25 think the proposed demolition of the garage and the addition

1 do significantly alter the original outline, shape an scale  
2 of the original structure. So, with that ~~sort of~~ analysis  
3 behind me, these are ~~sort of~~ the conclusions I came to. I  
4 think, first of all, this is certainly a precedent setting  
5 HAWP. I think we all recognize that. This is the first  
6 large scale project that we've seen presented before us. So  
7 I think it does, as such, take very careful review on our  
8 part, and I think we all have done that with respect to the  
9 previous prelim.

10           So following my careful review of this  
11 contributing resource, I think what we find is that a  
12 significant majority of wings, additions and garages  
13 attached to the main house are designed to be orthogonal to  
14 the house, stylistically integrated wings. In other words,  
15 things are telescoping off the main volume of the house or  
16 attached to it in a way that's orthogonal in its  
17 relationship of the house.

18           When garages are present, they're typically  
19 entered from the side or rear. And I believe these things  
20 to be what is quoted in the guidelines as significant  
21 architectural or landscape features. Characteristics that  
22 preserve the style, shape and scale of the original  
23 structure and district.

24           So because this is such a large scale addition,  
25 and I think as Anne calculated about 70 percent, I

1 calculated about 75 percent when you include all the  
2 additions of the original remaining house, and it includes a  
3 two car garage, which is somewhat unique in the district. I  
4 believe the only compatible solution that follows the  
5 principles and guidelines of Greenwich Forest, is an  
6 orthogonally oriented side addition, as we discussed  
7 previously, set back from the plane of the front facade of  
8 the house with garage doors facing the side.

9 I think this also works to preserve the more open  
10 space between the property and the neighbor to the right. I  
11 think this provides opportunities to design the front facing  
12 facade in scale with the main house, including elements that  
13 are found on it, with the garage doors facing the side, and  
14 not parallel to the right of way, exactly as we see in 8000  
15 Hampden Lane, as well as 8001 Hampden Lane. This is exactly  
16 the kind of relationship I'm talking about.

17 Achieving this is primarily a site plan issue. I  
18 think it's very simple to imagine swinging your current  
19 addition around to the side, pushing it slightly back,  
20 without really changing much at all. And it basically  
21 occupies the same space as it's taking now. You know,  
22 leaving about a five foot gap between the main house and the  
23 addition with a connecting hyphen that preserve the basement  
24 area way stair. And, just simply rotating the garage itself  
25 90 degrees within that volume to achieve the side loaded

1 garage.

2           So, I think that's, to me, I find the solution  
3 fairly simple to get us to a result which I think is in  
4 keeping with the guidelines and the principles of Greenwich  
5 Forest. Thank you.

6           MS. MILES: Commissioner Treseder, you are next in  
7 my circuit.

8           MR. TRESEDER: Okay. I think on the last review I  
9 was more supportive of the scheme, and one of my main  
10 concerns was the scale of the garage doors, which I think  
11 this revised scheme addresses. And, I am less concerned, I  
12 think that one of the main elements of the guidelines  
13 involve the pattern and spacing between the houses. And, I  
14 think that this, there is enough room on this street to  
15 accommodate this design. It doesn't crowd the adjacent  
16 house, or the addition to the adjacent house, although I can  
17 see many lots would not accommodate this kind of design. I  
18 think this particular lot is not inappropriate to have this  
19 scale garage located where it is, so I am more supportive of  
20 this design.

21           One thing that I think would be an improvement to  
22 it would be a, currently there's a differentiation between  
23 the front and the back of the house. There's two different,  
24 the original line is broken. It's such a small  
25 differentiation there's almost, not very useful, and I think

1 if that were a more pronounced differentiation it would  
2 break down the bulk. So, if I were reviewing this, I would  
3 make that recommendation and probably at the same time,  
4 increase the indentation of the rear volume from the front  
5 volume to a different shape between the two pieces.

6 MS. MILES: Thank you. Commissioner Coratola.

7 MR. CORATOLA: I agree with the interpretation  
8 that Commissioner Kirwan made on the guidelines and how he  
9 came to his decision on the placement, siting of the  
10 addition. I'd also just like to reiterate the, in the  
11 guidelines, the major guidelines, addition, D(4) additions,  
12 to contributing and non-contributing houses are allowed.  
13 The style of the addition must be compatible and in keeping  
14 with the prevailing style of that house. So, this goes back  
15 to the Dutch gambrel, the Colonia Dutch gambrel roof style.  
16 I think that needs to be studied so that it's more in  
17 keeping with the original block of the house. I also agree  
18 with Commissioner Treseder on the differentiation between  
19 the front part of the garage and the back part of the  
20 garage.

21 If having the main block being that Dutch gambrel  
22 so it's following in the style of the main house, having the  
23 rear family room piece being a straight gable pulled in from  
24 the sides more, I think would be more in keeping with the  
25 massing and the style as set forth in the guidelines.

1           You know, I understand Commissioner Kirwan's  
2 orthogonal positioning of the garage. I think that if you  
3 study the massing more, the roof lines more than what we  
4 have here, you might be able to pull off the removed garage  
5 with that glass connector, but it's going to be a, you  
6 really have to study how that's pulled off. Because pulling  
7 this mass off at the 70, and having the footprint at 70 or  
8 75 percent, it's almost like it's another building on the  
9 site. And, by having such a small connector, that glass  
10 connector, it reads as another building on the site. And,  
11 by my understanding, you really need to have that gambrel  
12 style. You know, we're reading it as two buildings. So, if  
13 your intent is to keep that glass connector, then you really  
14 have to study the style of the main house.

15           I think that if this were a secondary structure  
16 like the original garage attached on the back side, those  
17 pitched gabled roofs or straight gabled roofs worked well as  
18 a secondary component to that house. But now this is  
19 reading as a primary component of the house and that's why I  
20 feel that the gambrel style is the style that you need to  
21 look at.

22           MS. MILES: Commissioner Heiler.

23           MS. HEILER: Well, to start on a very positive  
24 note, I think you've made a big improvement by doing it in  
25 brick. And, I think making the shape of the driveway narrow

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1 where it meets the street helps to reduce the size of that.  
2 On the other hand, I do agree with Commissioner Kirwan that  
3 it would be much more compatible with the neighborhood to  
4 avoid the curved breezeway, that seems unique in the area.  
5 And, to put the garage orthogonal to the house.

6 I would also agree, and I believe that that would  
7 eliminate the need to, it would make the structure more part  
8 of the house, and I think that would make it appropriate to  
9 have the gable roof. I don't think you would need the  
10 gambrel roof, because it would not appear to be a whole  
11 separate building.

12 I would also agree with Commissioner Treseder that  
13 lowering the ridge line and increasing the indentation of  
14 the structure behind the garage would make it appear a lot  
15 smaller. In your elevations, that building makes the whole  
16 structure very large. Otherwise, I think you've made nice  
17 style changes to the materials, the doors, and I find the  
18 shed perfectly fine.

19 MS. MILES: Thank you. I am going to align myself  
20 also with the comments that Commissioner Kirwan made. I do  
21 believe that he is correctly interpreting the Greenwich  
22 Forest Guidelines in this case. I would also note that I  
23 think that without going to the gambrel roof, which I think  
24 would create a considerable massing issue, that if the  
25 garage addition were repositioned so as not to appear to be



1 a second structure on the lot, and if the hyphen were  
2 eliminated, that taking other design cues from the main  
3 house other than the gambrel roof, which I think is just  
4 probably too substantial to reproduce on this addition, that  
5 you could make it more integrated.

6 I think that the brick is a step in the right  
7 direction, and definitely is an improvement and causes it to  
8 look less like a salt box. However, I do think that the  
9 scale and spacing and visual crowding issues are presented  
10 by this structure, which does read as a second structure on  
11 the lot. And therefore, I could not support it.

12 I would like to know if anybody has any thoughts,  
13 though, about the demolition of the existing garage. If  
14 anybody opposes the demolition of the existing garage.

15 MR. KIRWAN: I don't. I mean, I think that an  
16 addition of this size and scale, to replace the existing  
17 garage is perfectly reasonable on this lot and in this  
18 district.

19 MR. CORATOLA: I agree. I have no issue with the  
20 demolition.

21 MS. HEILER: I have no problem with the  
22 demolition.

23 MS. MILES: Okay, thank you. And does anybody  
24 have any concerns about the secondary issues that Anne  
25 referenced, but did not discuss in detail relating to small

1 changes in fenestration and other small matters? I see only  
2 shaking heads. I think that all of the other issues are  
3 agreed upon. I think you would be able to successfully  
4 bring us a HAWP for the demolition of the existing garage  
5 and for the other smaller design matters. But, I think that  
6 the, you now do have clear direction from those who are here  
7 tonight, as to the suitability under the Greenwich Forest  
8 Guidelines of this proposed addition. Do you have any  
9 questions?

10 MR. DOWER: Not at the moment.

11 MS. MILES: Okay, thank you. Thank you for  
12 coming, and thank you also to your neighbor, Mr. Schindel,  
13 and now we're going to turn to minutes. I know that I did  
14 review the October minutes. Do we have any?

15 MS. FOTHERGILL: We have all three that are on the  
16 agenda, July 27th, October 12th and October 26th to be  
17 approved tonight.

18 MS. MILES: Can I have a motion for approval of  
19 the minutes?

20 MR. KIRWAN: I move that we approve the minutes of  
21 July 27th, 2011, October 12th, 2011, and October 26th, 2011.

22 MS. MILES: Is there a second?

23 MR. CORATOLA: I second.

24 MS. MILES: All in favor please raise your right  
25 hand.

Resolution No.: 17-187  
Introduced: June 28, 2011  
Adopted: June 28, 2011

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District

**Background**

1. On April 27, 2010, the Montgomery County Planning Board transmitted to the Council the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery. The amendments recommended including one historic district and two individual historic sites in the Master Plan for Historic Preservation.
2. The Amendments recommended included:
  - Greenwich Forest Historic District #35/165
  - Bureau of Animal Industry Building #35/119
  - Higgins Family Cemetery #30/25
3. On June 16, 2010, the Executive submitted comments on the Planning Board Draft Amendment. He supported the amendments as proposed by the Planning Board.
4. On September 28, 2010, the Council held a public hearing on the amendments. All public hearing testimony favored the historic designation of the Bureau of Animal Industry Building #35/119 and Higgins Family Cemetery #30/25. Testimony was offered in favor of and in opposition to the designation of the Greenwich Forest Historic District.
5. On October 18, 2010, the Planning, Housing, and Economic Development Committee held a worksession regarding the Bureau of Animal Industry Building and the Higgins Family Cemetery, and recommended approval of those amendments.

6. On October 26, 2010, the Council reviewed the amendments and the recommendations of the Planning, Housing, and Economic Development Committee, and agreed with the Planning, Housing, and Economic Development Committee's recommendations.
7. On June 13, 2011, the Planning, Housing, and Economic Development Committee held a worksession regarding the Greenwich Forest Historic District, and recommended approval of the proposed Master Plan Amendment with revisions to exclude 2 properties from the district and to include district specific design guidelines; however, the Committee's recommendation to exclude 2 properties changed after learning that the recommendation to exclude the 2 properties would jeopardize state tax credits for the remainder of the district.
8. On June 28, 2011, the Council reviewed the amendments and the recommendations of the Planning, Housing, and Economic Development Committee and agreed with the Planning, Housing, and Economic Development Committee's recommendations.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District is approved with revisions. Council revisions to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District are identified below.

Map on page 7: change 5505 York Lane to 8001 Overhill Road and add the building footprint of a non-contributing building

After page 7: add the following:

***Greenwich Forest Historic District Guidelines***

The following Principles and Guidelines concern additions, renovations, replacement of houses, and more specific elements of the Greenwich Forest streetscape. These Principles and Guidelines provide specific direction to the Historic Preservation Commission (hereafter the decision-making body) for reviewing work permits within the Greenwich Forest Historic District. (Italicized terms are defined in section B.) Permits that conform to these Principles and Guidelines are compatible in character with the district and the purposes of Montgomery County Historic Resources Preservation law. Any work permit sought for any situation not specifically covered by these Principles and Guidelines shall be deemed to have an insignificant effect on the historic resource and must be approved by the decision-making body.

The residents of the Greenwich Forest Historic District may submit to the County Council requests for amendments to these guidelines, if two-thirds of the households in the district approve the amendment, with each household casting one vote approve the amendment.

#### 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.
- 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.

- A4. A **contributing house** may not be torn down and replaced unless there is significant/extensive damage that would create an undue hardship to preserve the original structure (see D2). Extreme damage like this may be the result of a fallen tree, fire, flood, other natural disaster, or accident.
- A5. A **non-contributing house** may be torn down and replaced as long as the **replacement house** replicates the **architectural style** of its predecessor or the style of one of the contributing houses in Greenwich Forest (see Appendix 2).

## 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.

Appendix 1 summarizes how these Guidelines apply the different **levels of review** to **contributing and non-contributing properties**.

## DEFINITIONS

**In these guidelines, the following terms have the meanings indicated:**

**Addition** means any permanent extension to an existing house.

**Architectural styles** means the range of styles represented by the *contributing houses* in the Greenwich Forest Historic District. As a point of reference, the *architectural styles* of the *contributing houses* are illustrated in “Greenwich Forest: Three Quarters of a Century” and the Visual Guidelines to Greenwich Forest. See Appendix 3 for a list of the *architectural styles* of the *contributing houses* present in the proposed Greenwich Forest Historic District.

**Contributing house, property or structure** means a house and associated structures and lot that were part of the Cafritz development era of Greenwich Forest (1929-49; see map, Appendix 1). Individual structures on a property can be *contributing* or *non-contributing*, and these are shown in different colors in Appendix 1. If the main house on a property is *contributing*, the entire property is considered *contributing*. These properties contribute to the integrated fabric of the neighborhood.

**Decision-making body** means the Historic Preservation Commission which has the authority to accept, reject, or modify applications for *work permits* in the Greenwich Forest Historic District.

**Demolition** (also known as ‘tear-down’) means the removal of more than 50% of the existing perimeter walls or any significant alteration of the original front elevation.

**Front elevation or façade** means the view of the main portion of a house, not including side porches, from the public right-of-way facing the front door.

**Greenwich Forest Triangle** means the triangular park at the intersection of Hampden Lane and Overhill Road.

**Levels of review** means the nature of review applicable to a proposed modification. The three levels of review are:

- 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.

***Non-contributing house, property or structure*** means a house and its associated lot and structures that were constructed after 1949 (see map). If the main house on a property is ***non-contributing***, the entire property is ***non-contributing***. The term also means a house that was constructed during the period of historic significance (1929-1949) but either: (1) did not follow one of the main ***architectural styles*** used during the Cafritz era; or (2) no longer retains sufficient integrity because substantial alterations or additions render it unrepresentative of the original period.

***Replacement*** means the construction of a new house following any allowable ***demolition***.

***Scale, spacing, and placement*** means the overall appearance of a house relative to adjacent houses and as part of the streetscape as viewed from the public right-of-way in front of the house. It reflects the footprint and height of the house and its position on the property.

***Work permit*** means a historic area work permit required for all modifications to houses and property within the Greenwich Forest Historic District.

***Visible from public right-of-way*** means the portions of a house that are part of the streetscape viewed facing the ***front elevation***.

#### D. MAJOR GUIDELINES

- 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.
- D2. ***Demolition:*** ***Demolition and replacement of contributing houses is prohibited, except in cases of catastrophic damage by natural causes or accidents that would cause an undue hardship to repair the house. Demolition of non-contributing houses is acceptable under any circumstances, but any replacement structure must follow the Guidelines specified below.***
- D3. ***Replacement:*** ***A contributing house*** that is demolished due to catastrophic damage by natural causes or accidents may be replaced by a house that is consistent with: (1) the height of the ridge line of the original house, and (2) the ***architectural style of a contributing house***. ***Additions*** that are consistent with these Guidelines can be included in the construction of a ***replacement*** house. ***Non-contributing houses*** that are demolished may be replaced with a house having an ***architectural style*** and scale that is consistent with its predecessor or with a house that is compatible in ***architectural style*** and scale with a ***contributing house*** (see Principles and Appendix 3).



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 (see Changes to *architectural style*, below). *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 ridge(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 ridge line.

D6. **Subdivision of lots:** Greenwich Forest is zoned R-90. The Historic Preservation Commission must oppose subdivisions which propose lots smaller than 9,000 square feet or the construction of a second house on a single lot.

#### GUIDELINES FOR SPECIFIC ELEMENTS

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.
- D9. **Fences and walls:** Fences were not part of the original Greenwich Forest streetscape. No front yard fences have been added since then, though some homeowners have added backyard fences and/or fences along side yard property lines. To preserve the uninterrupted green space adjacent to the public right-of-way, front fences are not allowed. To enable the creation of enclosed yards for residents, fences up to 6'6" tall are permitted in back and side yards. In the case of side yards, fences may extend up to just behind the front plane of the house, preserving at least a 3' setback from the facade. Fence style and material should be in keeping with the architectural style of the house and the forest surroundings. Properties confronting Wilson Lane merit special consideration due to heavy traffic volumes. Construction of fences or walls is permitted on these properties, with review, in order to help ensure the safety and privacy of residents and the safety of drivers and neighbors. The decision-making body is directed to show flexibility in reviewing applications for work permits for such fences and walls.
- 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.
- 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.
- D12. **Satellite dishes** visible from the public right-of-way are not permitted. Satellite dishes that are placed so that they are not visible from the public right-of-way are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.
- D13. **Skylights** on forward-facing roof surfaces are not permitted. Skylights on non-forward-facing roof surfaces are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way.
- D14. **Solar panels** are not permitted on forward-facing roof surfaces. Solar panels on non-forward-facing areas are permitted, subject to the decision-making body's review, to ensure that they are not visible from the public right-of-way. Solar panels on non-

forward-facing roof surfaces should be of a type that blends with the existing materials, such as solar shingles rather than large solar panels.

- D15. **Tree removal:** The preservation of the large mature trees in Greenwich Forest is a high priority of these guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore.) Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

- 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, & 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.



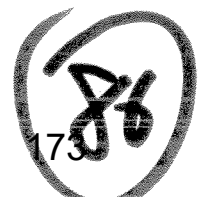
**Appendix 1A. Levels of Review Applicable to Contributing Properties**

	<b>Work Permit Required?</b>	<b>Limited scrutiny</b>	<b>Moderate Scrutiny</b>	<b>Strict Scrutiny</b>
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			



**Appendix 1B. Levels of Review Applicable to Non-contributing Properties**

	<b>Work Permit Required?</b>	<b>Limited scrutiny</b>	<b>Moderate Scrutiny</b>	<b>Strict Scrutiny</b>
Additions	Yes	X		
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	Not for Replacement or minor reconfiguration Yes for new installations	Review of runoff control only		
Windows, dormers, and doors	Yes	X		
Interior modifications	No			
Routine maintenance	No			



## **Appendix 2. Architectural Styles Represented by Contributing Houses in the Greenwich Forest Historic District**

In Greenwich Forest, most of the houses are designed in Colonial Revival and Tudor Revival styles of architecture, with two houses, one demolished, designed in French Eclectic architecture. All of these houses share common materials, such as slate roofs, and an attention to scale, proportion, and architectural detail that unifies the distinctly different architectural styles. These styles also complement each other through thematic elements, such as dormers breaking the gutter line. The revival styles found in Greenwich Forest were part of a national movement which revived pure examples of European and colonial architecture.

### **Colonial Revival:**

The Colonial Revival houses in Greenwich Forest fall into different subcategories. These include Dutch Colonial, Cape Cod, Williamsburg Colonial, Georgian, Neoclassical, and several houses originally advertised as "Pennsylvania Farmhouses."

In these styles the houses are symmetrical, side gabled, three bays wide, with chimneys - in all but one case - located on the exterior ends of the houses, front doors accented with pediments and porticos, entries at the center or side, porches attached at the end as side wings, and details such as quoins, cornices, columns, and pilasters.

### **Tudor Revival:**

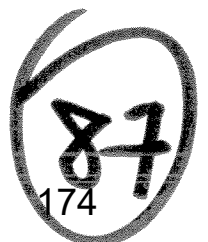
Tudor houses draw on the characteristics of late medieval English houses. The Tudor houses in Greenwich Forest have steeply pitched roofs, half-timbering, arched brackets and hand hewn posts ornamenting the front door porches, tall casement windows, diamond paned lights, decorative brickwork, and weatherboard in the upper gable ends, chimney pots, and front dormers.

### **French Eclectic:**

In Greenwich Forest this style is side gabled and distinguished by conical towers in the corner of the L shaped façade, large chimneys, casement windows, and shed dormers. The appearance brings to mind a house in Normandy, France.

Two additional resources provide information on the architecture of Greenwich Forest:

- "Greenwich Forest: Three Quarters of a Century" is a booklet that presents an introduction to the history and architecture of Greenwich Forest.
- Visual Guidelines to the architectural styles and streetscape were prepared by the Greenwich Forest Citizens Association. They were approved on 2 January 2007 as a component of a Voluntary Preservation Code.



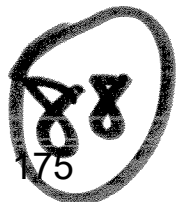
### Appendix 3: Inventory of Houses in Greenwich Forest

#### INVENTORY

In the following inventory, all resources have been considered either contributing or non-contributing based upon their association with the criteria for designation in the Master Plan for Historic Preservation in Montgomery County and based upon the period of significance that extends from circa 1929, the construction of the first houses in the neighborhood, through 1950, which captures the last significant phase of development in Greenwich Forest and the end of the Cafritz association with the neighborhood. Therefore, non-contributing resources were constructed after 1950. Additionally, if the resource was constructed within the period of significance but no longer retains sufficient integrity due to alterations and/or additions, it cannot represent the period and areas of significance and has been deemed a non-contributing resource.

Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder	District Status
7800	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7801	Hampden Lane	Dwelling	Tudor Revival	1933	Alvin Aubinoe, Cafritz Company	C
7808	Hampden Lane	Dwelling	Colonial Revival	1964	Unknown	NC
7814	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7817	Hampden Lane	Dwelling	Dutch Colonial Revival	1935	Cafritz Construction Co.	C
7818	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7819	Hampden Lane	Dwelling	Tudor Revival	ca. 1935	Cafritz Construction Co.	C
7819	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7820	Hampden Lane	Dwelling	Other	2007	Unknown	NC
7821	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7824	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7827	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7828	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7830	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7831	Hampden Lane	Dwelling	Neoclassical	1936	Cafritz Construction Co.	C
7831	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7832	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7832	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
7834	Hampden Lane	Dwelling	Colonial Revival	ca. 1935	Cafritz Construction Co.	C
7835	Hampden Lane	Dwelling	Tudor Revival	1938	Cafritz Construction Co.	C
7836	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8000	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8004	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8009	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8012	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8013	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C

<sup>1</sup>The dates of construction for the resources were determined from information found in the *Washington Post* pertaining to the Greenwich Forest development which often described a Greenwich Forest model house or advertised an identifiable house for sale. In addition, dates of construction were determined from a study of historic maps and plats, as well as an assessment of the resources' architectural style and form. Although current Montgomery County tax records for the resources were checked, often their information and dates of construction were found to be contradictory to that seen in the *Washington Post* and in relevant historic maps and plats for the area; therefore, they were not included in the following inventory except for resources constructed towards the end of the twentieth century and in the early twenty-first century.



Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder	District Status
8016	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8016	Hampden Lane	Garage	Other	ca. 1980	Unknown	NC
			Colonial Revival/Tudor Revival			
8017	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8017	Hampden Lane	Outbuilding	Not visible		Unknown	NC
8020	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8020	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
8021	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8024	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8025	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
					VTH Bien, architect; H.J. Korzendorfer, builder	
8100	Hampden Lane	Dwelling	French Eclectic	1949		C
8100	Hampden Lane	Shed	Not visible		Unknown	NC
5510	Lambeth Road	Dwelling	Other	2003	Unknown	NC
5511	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5537	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Outbuilding	Not visible		Unknown	NC
					Royal Barry Willis, Cafritz Co.	
5602	Lambeth Road	Dwelling	Colonial Revival	1939		C
5625	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5629	Lambeth Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
			Dutch Colonial Revival			
5633	Lambeth Road	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
5633	Lambeth Road	Outbuilding	Not visible		Unknown	NC
5602	Midwood Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
			Tudor Revival/Colonial Revival			
5605	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	NC
5606	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5609	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5615	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7803	Overhill Road	Dwelling	Tudor Revival	1937	Cafritz Construction Co.	C
7805	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7805	Overhill Road	Outbuilding	Not visible		Unknown	C
7815	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
7818	Overhill Road	Dwelling	Colonial Revival	ca. 1929	Unknown	C
7818	Overhill Road	Outbuilding	Not visible	ca. 1931	Unknown	C
7819	Overhill Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
7820	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7823	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7824	Overhill Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
7825	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7825	Overhill Road	Outbuilding	Not visible		Unknown	NC
7826	Overhill Road	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
			Colonial Revival/Tudor Revival			
7827	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
8000	Overhill Road	Dwelling	Tudor Revival	1935	Alvin Aubinoe, Cafritz	C





Street Number	Street	Current Bldg Use	Style	Date <sup>1</sup>	Architect/Builder Company	District Status
8001	Overhill Road	Dwelling	Other	2009	Unknown	NC
8003	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8003	Overhill Road	Outbuilding	Not visible		Unknown	NC
8000	Westover Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8004	Westover Road	Dwelling	Other	ca. 1997	Unknown	NC
8005	Westover Road	Dwelling	Tudor Revival	ca. 1945	Unknown	C
8008	Westover Road	Dwelling	Modern Movement	ca. 1979	Unknown	NC
8009	Westover Road	Dwelling	Modern Movement	ca. 1949	Unknown	C
8012	Westover Road	Dwelling	Colonial Revival	ca. 1945	Unknown	C
8013	Westover Road	Dwelling	Other	ca. 1950	Unknown	NC
5507	Wilson Lane	Dwelling	Tudor Revival	1933	Cafritz Construction Co.	C
5509	Wilson Lane	Dwelling	Other	2007	Unknown	NC
5602	York Lane	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
5604	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5605	York Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
5605	York Lane	Outbuilding	Not visible		Unknown	NC
5606	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5619	York Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
Intersection of Hampden Lane & Overhill Road		Park	Other	1928		C
Intersection of Hampden Lane & Overhill Road		Sign	Other	ca. 1933	Cafritz Construction Co.	C

C = Contributing Resource

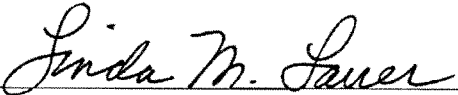
NC = Non-contributing Resource

Delete pages 13 through 16 (Appendix: Greenwich Forest Historic District Inventory)

**General**

All pictures included in the Plan are to be revised, where appropriate, to reflect District Council changes to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Greenwich Forest Historic District. Maps should be revised, where necessary, to conform to District Council actions. The text is to be revised, as necessary, to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Master Plan for Historic Preservation: Greenwich Forest; Animal Industry; Higgins Cemetery.

This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council

