

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

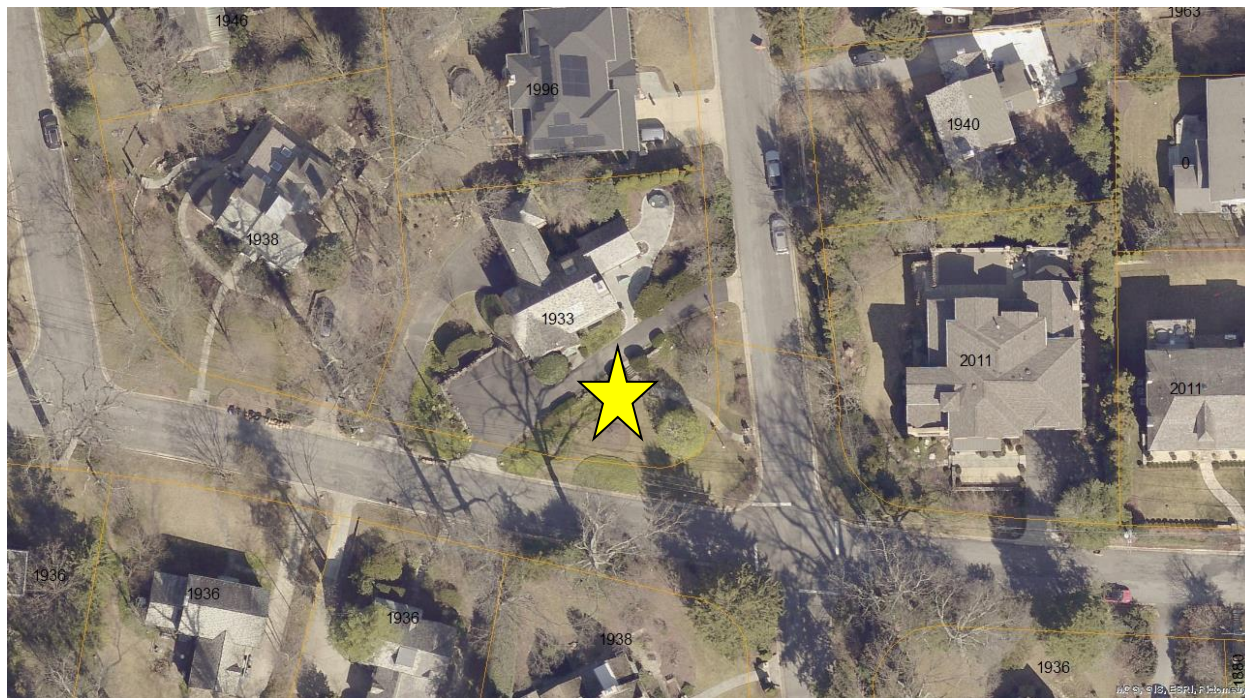
<b>Address:</b>	8000 Overhill Lane, Bethesda	<b>Meeting Date:</b>	9/6/2023
<b>Resource:</b>	Contributing Resource (Greenwich Forest Historic District)	<b>Report Date:</b>	8/30/2023
<b>Applicant:</b>	Anil Gupta & Haiyan Wang Luke Olson, Architect	<b>Public Notice:</b>	8/23/2023
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1040897	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Partial demolition and construction of new addition with associated hardscape alterations		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

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



*Figure 1: 8000 Overhill Rd. is located at the intersection of Overhill Rd. and York Ln.*

## **PROPOSAL**

The applicant proposes to construct an addition off of the existing non-historic addition.

## **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:

- 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.

#### **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:

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 ridgeline(s) of a contributing house as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline

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

or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

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

D11. Runoff control: Proposals for work permits should consider rainwater runoff problems that may be created by additions and other property and structural alterations. Solutions to these problems should protect trees and maximize the on-property control of this runoff by drainage fields, installation of permeable rather than impermeable surfaces, and other available means.

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

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

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

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

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

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

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

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

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

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

#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 will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the 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.

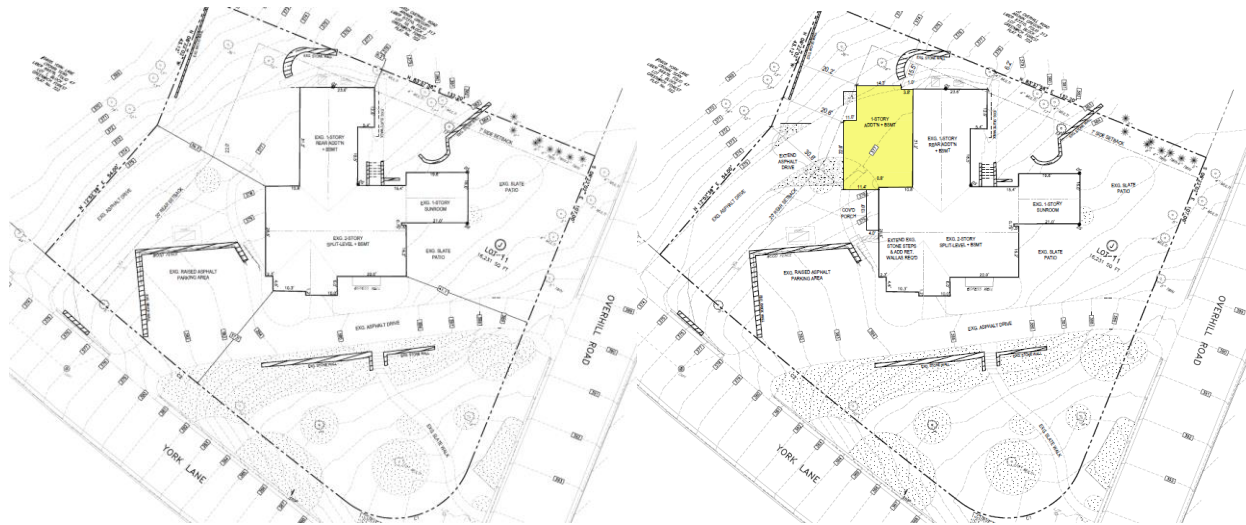
### **STAFF DISCUSSION**

The subject property is a Tudor Revival house, constructed in 1935, oriented toward the intersection of York Lane and Overhill Road. At the rear of the house, there is a non-historic rear gable addition (date of construction unknown), constructed to match the brickwork on the historic house. Because of the grade on site, the basement is at grade on the left (northwest) elevation. The existing addition includes a one-bay garage and storage at the basement level, a kitchen and sitting room on the first floor, and a bathroom and mechanical area on the second floor. The applicant proposes to construct an addition off of the southwest corner elevation of the existing addition. Staff finds the proposed addition satisfies the requirements of the *Greenwich Forest Historic District Design Guidelines* and recommends the HPC approve the HAWP.

The existing rear addition projects approximately 33' (thirty-three feet) to the rear of the historic core of the house, with the northeastern corner encroaching into the 7' (seven foot) side setback. Because the

house is oriented towards the intersection, there are zoning restrictions on where any building addition can go. This is a common challenge for the significant number of corner houses in the Greenwich Forest Historic District. An additional challenge at the subject property is the substantial drop in grade from east to west. The elevation drops 20' (twenty feet) from the intersection to the western property boundary along York Lane.

Because the addition will be constructed in an area that is currently used as a driveway, no trees will be impacted by the proposed work.



*Figure 2: Site plan of the existing house (left) and the proposed addition (right) showing the required setbacks.*

The applicant proposes to construct an addition off of the non-historic addition. The addition will have a garage and elevator on the basement level, with a bedroom, bathroom, and elevator access on the first floor.



*Figure 3: The historic house (right) and non-historic addition (left) as viewed from the existing driveway.*

The proposed addition measures approximately 33' × 22' (thirty-three feet deep by twenty-two feet wide). The applicant proposes to also construct a covered porch at the basement level that measures 13' × 4' (thirteen feet wide by four feet deep). The house and its addition will cover 18.9% (eighteen point nine percent) of the lot. The addition will project 11' 5" (eleven feet, five inches) beyond the historic house's side wall plane. The addition's roof has an L-shaped plan, with a side-facing gable and a rear-facing hipped roof, and will be covered in slate to match the existing roof. The majority of the addition's exterior will be covered in brick to match the historic house and addition, with a section of half-timbering in the northwest corner. At the peak of the side-projecting gable, the applicant proposes to install a section of wood siding and vents to match the principal side gable roof.





*Figure 4: From the right-of-way, the non-historic addition is minimally visible.*

Materials for the proposed addition include Marvin Ultimate (aluminum-clad) multi-light windows, wood half-light and French doors, a wood carriage-style garage door, stucco for the half-timbering, and a copper roof over the bay window and basement porch.

Because of the house orientation and height of the existing roofs, only the front (south) and left (west) elevations will be at all visible from the right of way.





*Figure 4: Existing front elevation (above) and proposed (below).*

Generally, additions need to be placed behind the historic resource so that the resource retains its primacy and the addition does not detract from the historic construction. In this instance, Staff find the addition's proposed placement is the only location where any addition could be constructed and satisfy zoning requirements. Also under consideration in the present HAWP application are the more lenient *Design Guidelines* in the Greenwich Forest Historic District. Guideline D4 which covers additions requires that additions preserve the outline of the original house, but also allows side-projecting additions provided the front wall plane of the addition is stepped back from the historic front wall plane. Additionally, Guideline D5 limits the total lot coverage to 25% and limits the ridgeline of additions to no more than 3' (three feet) taller than the principal historic ridge. The current proposal will cover 18.9% of the lot – less than the guideline – and the proposed roof ridges are all several feet below the existing roofs. Staff finds the proposed addition satisfies the requirements of Guidelines D4 and D5.



Figure 5: Existing left elevation (above) and proposed (below).

Staff finds the building materials are all consistent with the existing house and with Guideline D7. The proposed brick siding, slate roofs, copper bay and porch roofs, and Marvin Ultimate windows all match existing house materials.<sup>1</sup> Principal A2(c) finds the use of high quality building materials to be essential to reinforcing the fabric and setting of the district. Staff additionally finds the proposed half-timbering is an appropriate material configuration that is very common in Tudor Revival architecture.

Staff finds the design of the proposed addition to be compatible with the character and architectural style of the historic house. Design elements include the wood siding in the gable, multi-light casement windows, larger side-projecting gable, and half-timbering all reinforcing details found on the house or in the surrounding district.

The final change proposed is a small expansion of the lower asphalt drive. The driveway will be widened to access the full width of the two-car garage. A Crepe Myrtle, smaller than 6" (six inches) d.b.h. will be removed to accommodate the wider driveway. This tree removal does not require a HAWP or replanting

<sup>1</sup> In 2017, the HPC approved a HAWP to remove the historic steel casement windows and install Marvin Ultimate windows in matching configurations. The Staff Report and application materials are available here: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.G-8000-Overhill-Road-Bethesda.pdf>.

under the *Design Guidelines*. This change will not be at all visible from the public right-of-way due to the site's change in grade and Staff finds it is appropriate under 24A-8(b)(2) and (d) and the *Design Guidelines*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(d), having found that the proposal is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 1040897  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Anil Gupta & Haiyan Wang

E-mail: agupta8000@yahoo.com

Address: 8000 Overhill Rd

City: Bethesda Zip: MD

Daytime Phone: 301-537-6738

Tax Account No.: 00494817

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

Name: LUKE OLSON

E-mail: LOLSON@GTMARCHITECTS.COM

Address: 7735 OLD GEORGETOWN RD STE 700

City: BETHESDA Zip: 20814

Daytime Phone: 240-333-2021

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

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

Is the Property Located within an Historic District?  Yes/District Name Greenwich Forest  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 8000 Street: Overhill Rd

Town/City: Bethesda Nearest Cross Street: Midwood Rd

Lot: 11 Block: J Subdivision: 0026 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure                |
| <input checked="" type="checkbox"/> Addition           | <input type="checkbox"/> Fence                          | <input checked="" type="checkbox"/> Solar                               |
| <input type="checkbox"/> Demolition                    | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                          |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                           | <input type="checkbox"/> Window/Door                                    |
|  |   | <input checked="" type="checkbox"/> Other: <u>DRIVEWAY MODIFICATION</u> |

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

8/14/23

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> <p>ANIL GUPTA AND HAIYAN WANG              8000 OVERHILL RD              Bethesda, MD 20814</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Luke Olson              7735 Old Georgetown Rd Ste 700              Bethesda, MD 20814</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>DON SPERO              7826 OVERHILL ROAD              BETHESDA MD 20814</p>	<p>MICHAEL DOBBS              8003 OVERHILL RD              BETHESDA MD 20814</p>
<p>SEAN &amp; AMANDA CRONIN              5605 YORK LANE              BETHESDA MD 20814</p>	<p>ITTAI &amp; KARRI DVIR              8001 OVERHILL ROAD              BETHESDA MD 20814</p>
<p>DILAN INVESTMENTS              5602 YORK LANE              BETHESDA MD 20814</p>	<p>GREGORY &amp; ALANA ARONIN              8002 OVERHILL RD              BETHESDA MD 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:

EXISTING SPLIT-LEVEL 2-STORY + BASEMENT TUDOR REVIVAL STYLE HOME CIRCA 1935. EXISTING HOUSE IS PRIMARILY BRICK WITH A SLATE ROOF, COPPER GUTTERS, AND STAINED WOOD TRIM. REAR 1-STORY WING AND BASEMENT BELOW IS A LATER ADDITION TO THE HOME. THE EXISTING RIGHT SIDE 1-STORY STUCCO AND WOOD SUNROOM WAS PREVIOUSLY A PORCH THAT WAS ENCLOSED UNDER APPROVED HAWP #888773. ALL WINDOWS WERE RECENTLY REPLACED WITH NEW CLAD-WOOD UNITS UNDER APPROVED HAWP #812360. THE PROPERTY HAS TWO CONCRETE CURB CUTS FOR EXISTING ASPHALT DRIVEWAYS AND PARKING AREA. THERE IS AN EXTENSIVE AMOUNT OF EXISTING LANDSCAPE AND HARDSCAPING INCLUDING STONE/BRICK RETAINING WALLS, STEPS, PATIOS AND WALKWAYS.

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

SEE ATTACHED PROJECT NARRATIVE

## **8000 Overhill Project Narrative:**

The existing house has a split-level configuration, with multiple flights of steps up/down to the bedroom and bathroom levels from the main level. There are also currently two separate basement level one-car garage bays, one of which is lower than the rest of the basement level. The homeowner's main objective is to add a bedroom suite to the existing 1<sup>st</sup> floor with an elevator leading from the garage on the lower level to the 1st floor. Additionally, the homeowners requested we find space for a powder room on the 1<sup>st</sup> floor with minimal impact to the original layout of the home. Their primary concern is having a wheelchair accessible bedroom suite in their home as they age, along with a zero-step entry into the home ideally provided by an elevator from the garage up to the main level.

The right side elevation is more visible from the street and closer to the neighboring house, so adding onto the rear of the house on the left side makes the most sense as it allows us to tie into the rear 1-story wing and reuse the existing driveway to access a new garage in the basement level below the addition. The new garage combines the 2-garage bays into a single space with direct access to an elevator leading up to the first floor, providing a zero-step entrance into the house for accessibility.

The proposed addition location is minimally visible from the street as it is tucked behind the 2-story mass of the house as well as the existing raised parking area and retaining wall to the left of the house. Reusing the current driveway layout allows us to retain practically all of the existing plantings and screening on the property which further obscures the addition from view both from the street as well as the neighboring properties. There is a 16" diameter tree close to the back left corner of the existing house that is to remain in accordance with guideline D15, so we have held the addition forward of that tree and located the majority of our addition on the existing driveway footprint to minimize the impact to tree roots. This also minimizes the increase of impervious surface area on the lot. In this way we believe we are meeting the Greenwich Forest Historic District Guidelines, specifically the principles laid out in section A1 and A2:

*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.*

We've held the addition to 1-story to minimize the visibility of the perceived mass from the street, to be subordinate in scale and massing to the existing historic resource, and to retain the outline of the original house as a recognizable entity. We've stepped the side addition back from the front plane of the house per guideline D4. We're proposing to match the current house materials and details for compatibility. Additionally we've aligned the addition eave with the existing and matched the existing roof slopes and forms with our addition, while holding the new ridgeline below the ridgeline of the existing rear wing. At 18.9% lot coverage, we are well under the 25% max lot coverage provided in the guidelines.

The Greenwich Forest guidelines do not address the unique conditions of this sort of corner property, so we've deferred to the County regulations relating to corner lots in the R-90 zone that were recorded prior to 1954. In correspondence with Delvin Daniels in the County Zoning department, we have confirmed that the property would be subject to two 30' front setbacks, a 7' side setback along the north side shared with 8002 Overhill and a 20' rear setback along the west side shared with 5605 York Lane. By meeting these requirements and adhering to principles A1 and A2, which are "the highest priority in making decisions concerning applications for work permits" we believe we are meeting the intent of the Greenwich Forest guidelines.





SCOPE OF WORK: NEW 1-STORY ADDITION W/ BASEMENT TO REAR & LEFT SIDE OF EXISTING 2-STORY SPLIT-LEVEL TUDOR REVIVAL HOUSE

SCALE 1/8"=1'-0"



## 23.0053 - WANG-GUPTA RESIDENCE

8000 OVERHILL RD, BETHESDA, MD 20814

HPC REVIEW 2023-08-16

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VIEW OF FRONT OF HOUSE



VIEW FROM YORK LANE AT UPPER CURBCUT SHOWING LEFT SIDE ELEVATION AND RAISED PARKING AREA



VIEW FROM YORK LANE SHOWING LOWER CURBCUT LEADING TO GARAGES @ BASEMENT LEVEL AND EXTENT OF PLANTINGS/SCREENING ON PROPERTY LINE BETWEEN 8000 OVERHILL RD AND 5605 YORK LANE



VIEW OF LEFT SIDE OF HOUSE, RETAINING WALL FOR RAISED PARKING AREA AND EXISTING LANDSCAPING/PLANTINGS/SCREENING

SCALE 1/8"=1'-0"



23.0053 - WANG-GUPTA RESIDENCE

EXISTING CONDITIONS PHOTOS

GTM ARCHITECTS





VIEW OF REAR 1-STORY WING WHERE ADDITION WILL TIE INTO EXISTING HOUSE



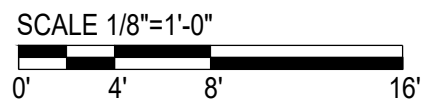
VIEW OF REAR 1-STORY WING WHERE ADDITION WILL TIE INTO EXISTING HOUSE



VIEW OF RIGHT SIDE OF HOUSE, 1-STORY SUNROOM WAS PREVIOUSLY A PORCH THAT WAS ENCLOSED AS PART OF A SEPARATE HAWP APPLICATION, PROVIDED AS PRECEDENT FOR USE OF STUCCO AND HALF-TIMBERING ON NEW ADDITION



ADDITIONAL SUNROOM VIEW



23.0053 - WANG-GUPTA RESIDENCE

EXISTING CONDITIONS PHOTOS

GTM ARCHITECTS





ADDITIONAL FRONT ELEVATION VIEW, NOTE DIAMOND MUNTIN WINDOWS AND COPPER ROOFING USED AS PRECEDENT FOR DETAILS ON ADDITION



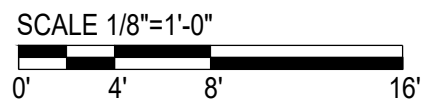
ADDITIONAL VIEW OF 1-STORY SUNROOM PROVIDED AS PRECEDENT FOR USE OF STUCCO AND HALF-TIMBERING ON NEW ADDITION



VIEW OF REAR ADDITION FROM RIGHT SIDE, NOTE BAY WINDOW WITH WOOD TRIM AND DIAMOND MUNTIN WINDOWS USED AS PRECEDENT FOR BAY WINDOW DETAILING ON ADDITION



BRICK/STUCCO TUDOR REVIVAL HOUSE AT 7805 OVERHILL ROAD, PROVIDED AS A PRECEDENT FOR USE OF STUCCO AND HALF-TIMBERING OVER A BRICK BASE ON ADDITION

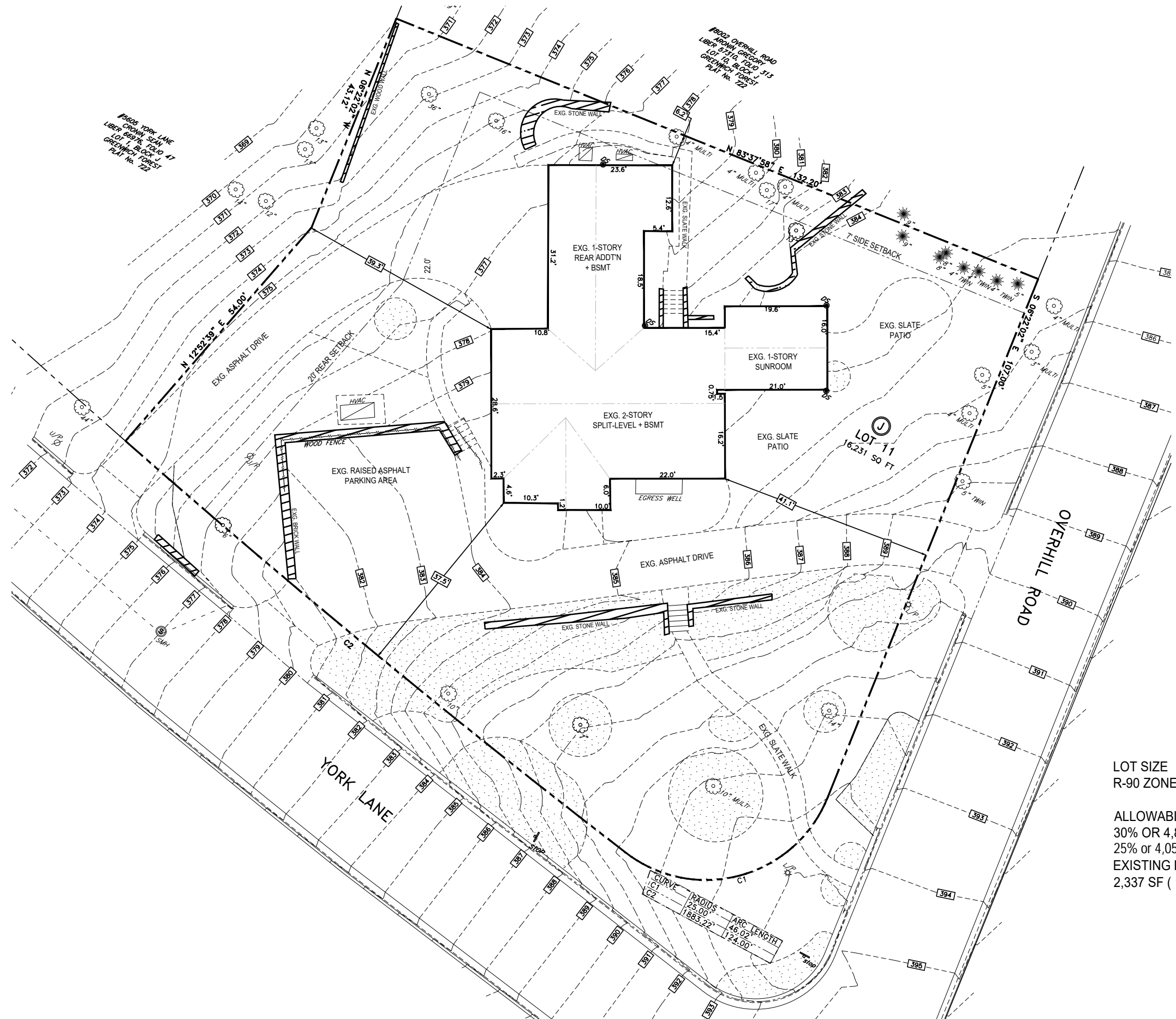


**23.0053 - WANG-GUPTA RESIDENCE**

**EXISTING CONDITIONS PHOTOS**

**GTM ARCHITECTS**





LOT SIZE 16,231 SF  
R-90 ZONE

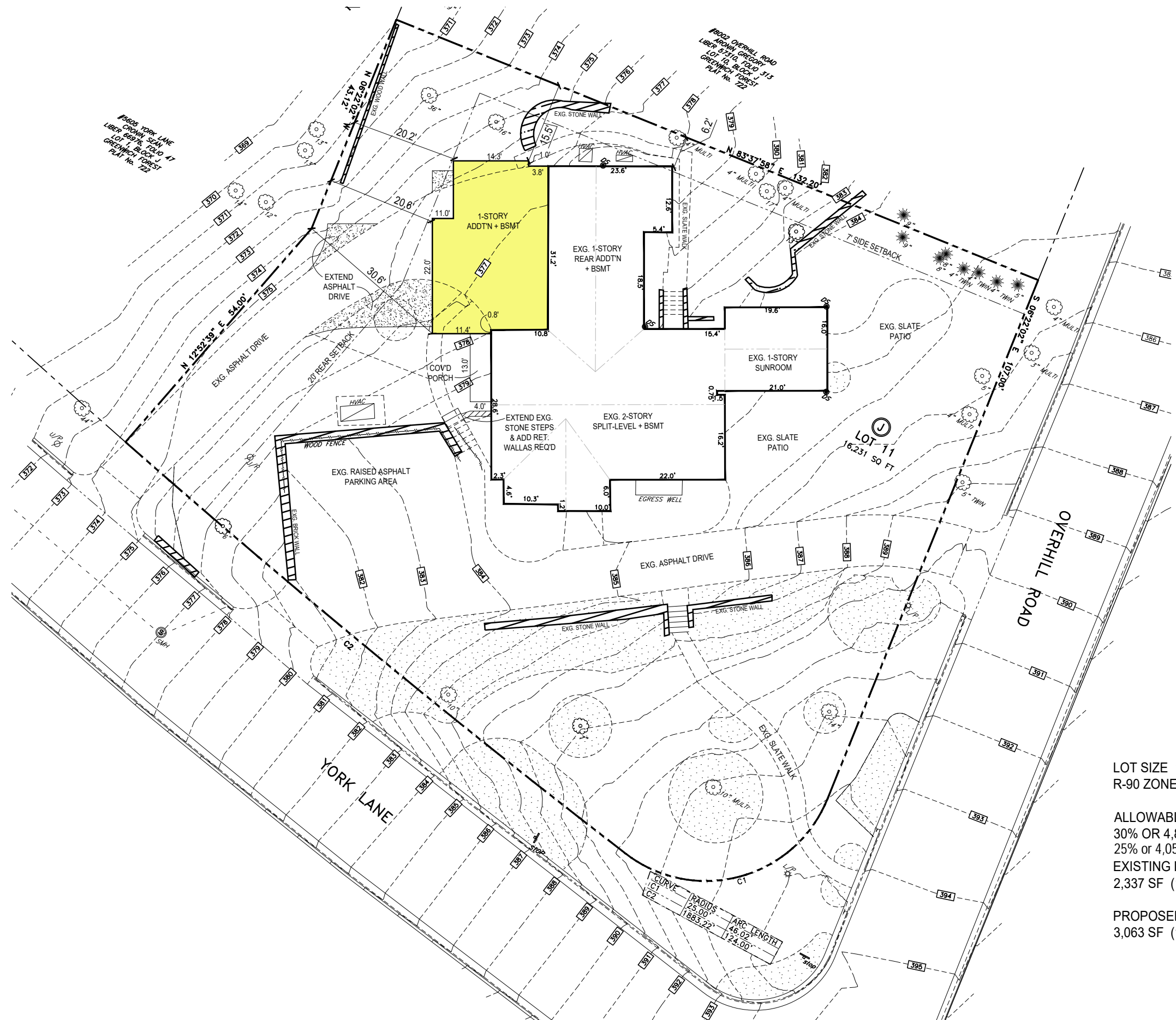
ALLOWABLE LOT COVERAGE =  
30% OR 4,869.3 SF (COUNTY)  
25% OR 4,057.8 SF (GREENWICH FOREST)  
EXISTING LOT COVERAGE =  
2,337 SF (14.4%)

# 23.0053 - WANG-GUPTA RESIDENCE

## EXISTING SITE PLAN

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LOT SIZE 16,231 SF  
R-90 ZONE

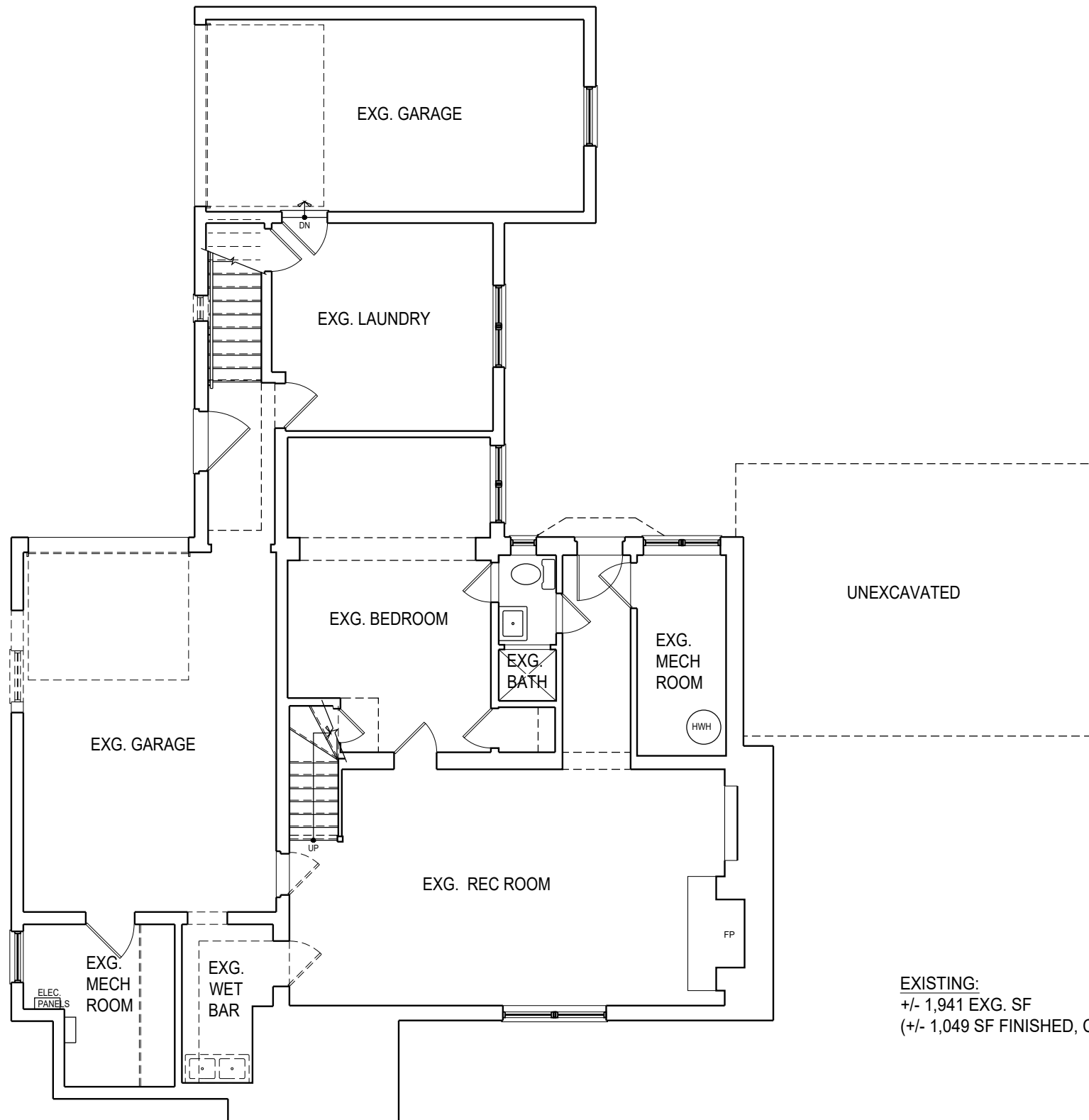
ALLOWABLE LOT COVERAGE =  
30% OR 4,869.3 SF (COUNTY)  
25% OR 4,057.8 SF (GREENWICH FOREST)  
EXISTING LOT COVERAGE =  
2,337 SF (14.4%)

PROPOSED LOT COVERAGE =  
3,063 SF (18.9%)

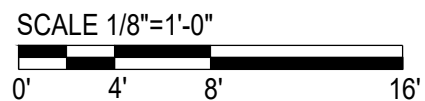
# 23.0053 - WANG-GUPTA RESIDENCE

## PROPOSED SITE PLAN





EXISTING:  
 +/- 1,941 EXG. SF  
 (+/- 1,049 SF FINISHED, CONDITIONED SPACE)



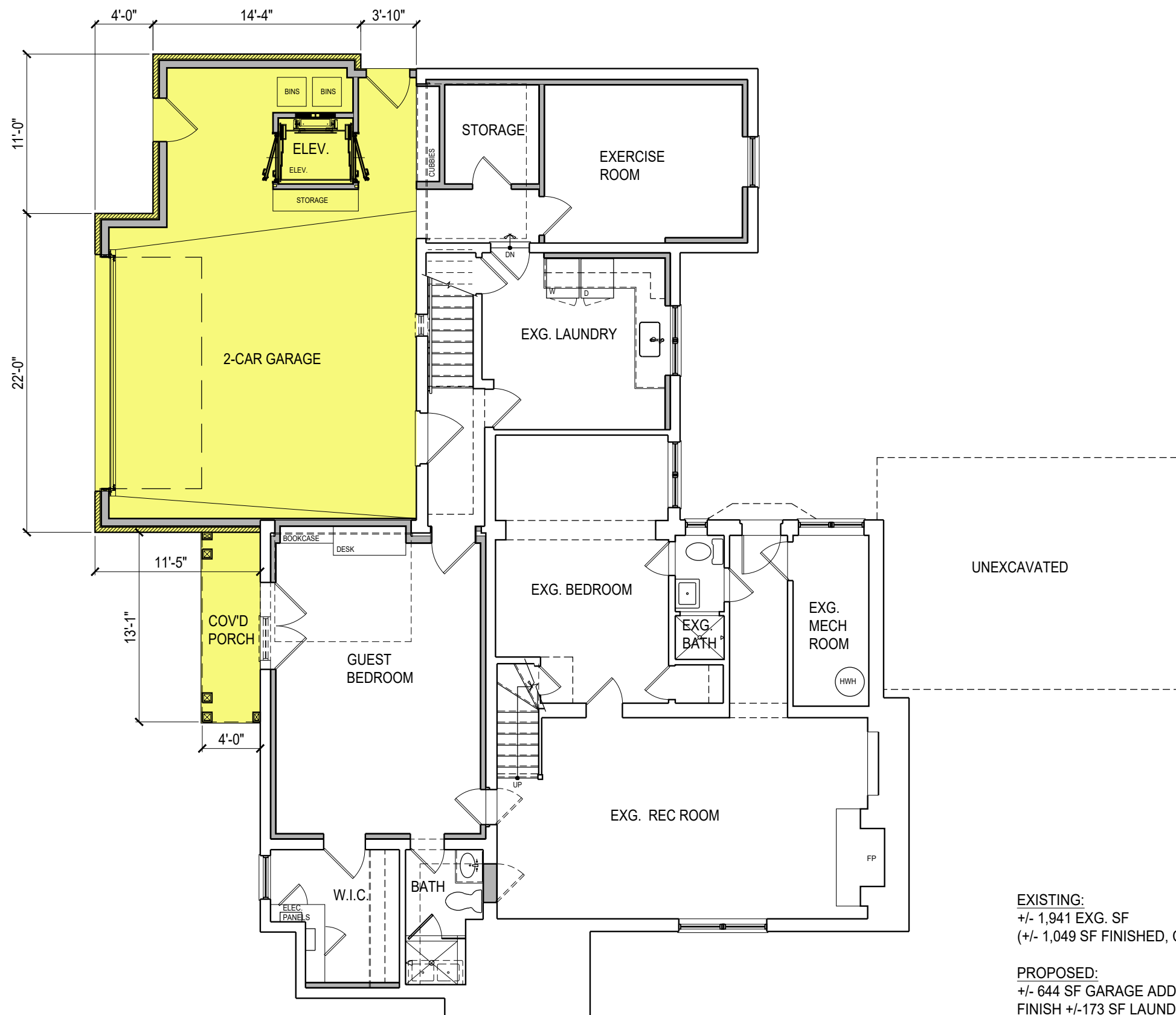
23.0053 - WANG-GUPTA RESIDENCE

EXISTING LOWER LEVEL FLOOR PLAN

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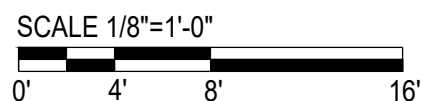




**EXISTING:**  
 +/- 1,941 EXG. SF  
 (+/- 1,049 SF FINISHED, CONDITIONED SPACE)

**PROPOSED:**  
 +/- 644 SF GARAGE ADDITION  
 FINISH +/-173 SF LAUNDRY SPACE  
 CONVERT 583 SF OF GARAGE TO FINISHED SPACE

**TOTAL:** +/-2,585 SF (+/- 1,805 SF FIN, CONDITIONED SPACE)

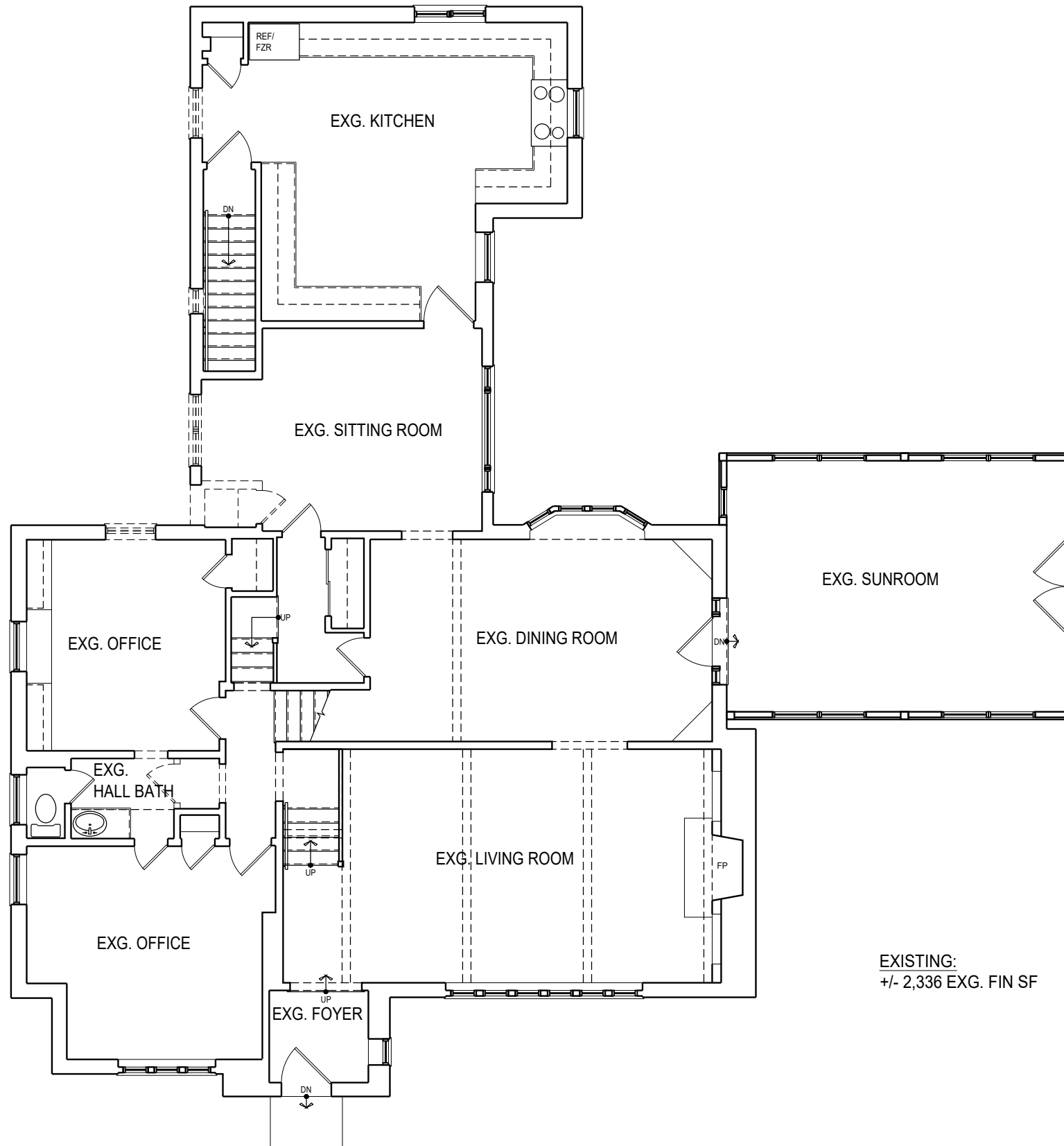


23.0053 - WANG-GUPTA RESIDENCE

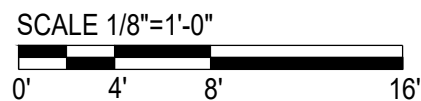
PROPOSED LOWER LEVEL FLOOR PLAN

GTM ARCHITECTS





EXISTING:  
+/- 2,336 EXG. FIN SF

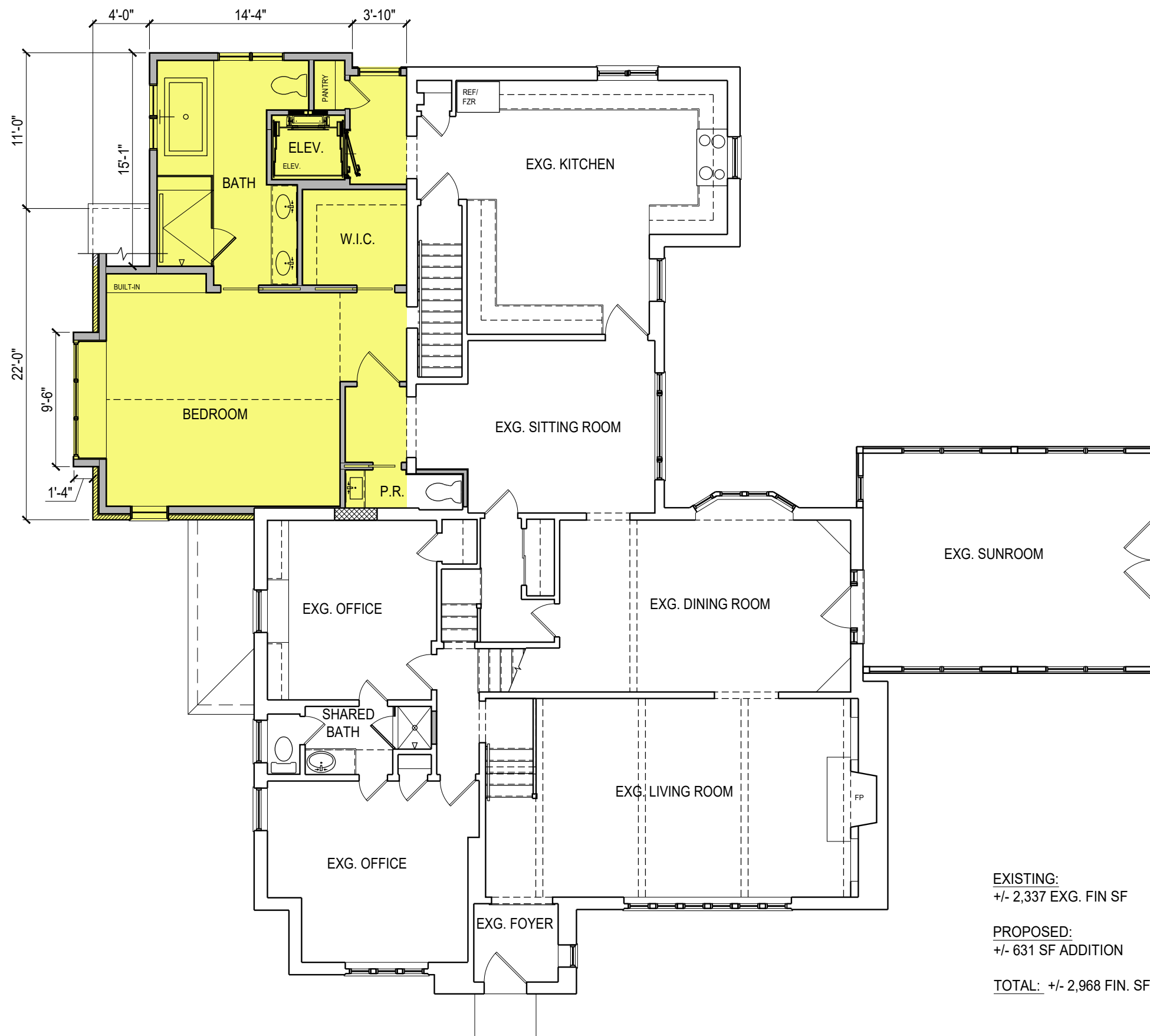


23.0053 - WANG-GUPTA RESIDENCE

EXISTING FIRST FLOOR PLAN



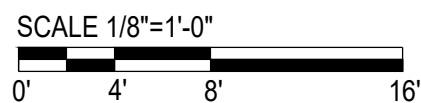
GTM ARCHITECTS



EXISTING:  
 +/- 2,337 EXG. FIN SF

PROPOSED:  
 +/- 631 SF ADDITION

TOTAL: +/- 2,968 FIN. SF



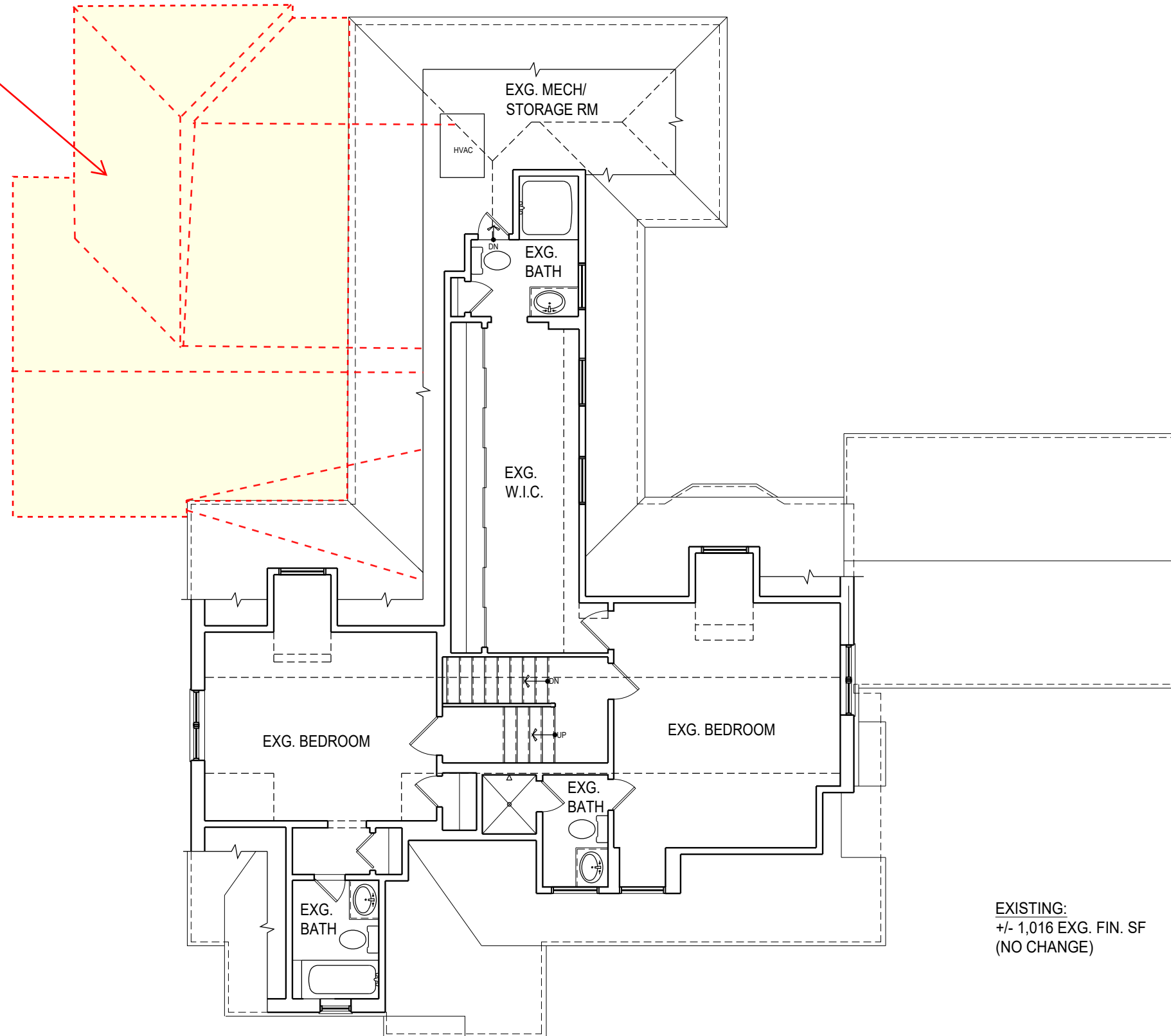
23.0053 - WANG-GUPTA RESIDENCE

PROPOSED FIRST FLOOR PLAN

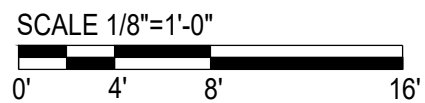
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HIGHLIGHTED AREA  
OF ADDITION BELOW  
WITH DASHED LINE OF  
ROOF OVER ADDITION



EXISTING:  
+/- 1,016 EXG. FIN. SF  
(NO CHANGE)



# 23.0053 - WANG-GUPTA RESIDENCE

## EXISTING SECOND FLOOR PLAN

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

SCALE 1/8"=1'-0"  
 0' 4' 8' 16'

23.0053 - WANG-GUPTA RESIDENCE



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

WOOD GABLE SIDING & VENT  
DETAIL TO MATCH EXG.

SLATE ROOFING  
TO MATCH EXG.

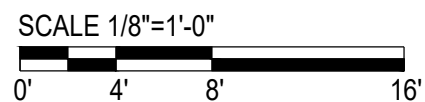
PATINATED COPPER  
ROOFING TO MATCH EXG.

3-COAT CEMENTITIOUS STUCCO  
CLADDING TO MATCH EXG.

CLAD-WOOD SDL  
WINDOWS TO MATCH EXG.

STAINED WOOD TRIM  
TO MATCH EXG.

BRICK VENEER TO  
MATCH EXG.



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STAINED WOOD DOORS  
TO MATCH EXG.

CLOPAY CANYON RIDGE  
CARRIAGE HOUSE GARAGE DOOR

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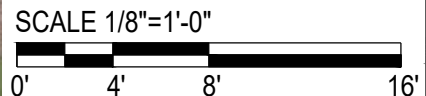


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

- REINFORCE EXG./NEW ROOF AT REAR FOR SOLAR PANEL INSTALL AND PROVIDE CONDUIT TO ELEC. PANELS
- SLATE ROOFING TO MATCH EXG.
- 3-COAT CEMENTITIOUS STUCCO CLADDING TO MATCH EXG.
- PATINATED COPPER ROOFING TO MATCH EXG.
- CLAD-WOOD SDL WINDOWS TO MATCH EXG.
- STAINED WOOD TRIM TO MATCH EXG.
- BRICK VENEER TO MATCH EXG.



23.0053 - WANG-GUPTA RESIDENCE



EXISTING VIEW FROM YORK LANE



23.0053 - WANG-GUPTA RESIDENCE

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PROPOSED VIEW FROM YORK LANE



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EXISTING VIEW FROM DRIVEWAY ENTRY AT YORK LANE





PROPOSED VIEW FROM DRIVEWAY ENTRY AT YORK LANE



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EXISTING VIEW FROM 5605 YORK LANE



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PROPOSED VIEW FROM 5605 YORK LANE



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EXISTING VIEW FROM REAR YARD





PROPOSED VIEW FROM REAR YARD



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EXISTING VIEW FROM 8002 OVERHILL ROAD



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PROPOSED VIEW FROM 8002 OVERHILL ROAD



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Canyon Ridge® Carriage House 5-Layer  
Design 13; Shown in Dark Finish with Mahogany  
Cladding, Mahogany Overlays and REC13 Window  
Design (Model CAN213MMREC13)







Design 11



Design 12



Design 13



Design 21



Design 23



Design 31



Design 32



Design 33



Design 35



Design 36



Design 37



Design 38

## WINDOW/TOP SECTIONS



REC11



REC13



SQ23



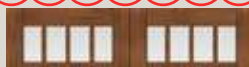
ARCH3



ARCH13



ARCH1



REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

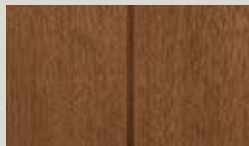
Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit [www.clopaydoor.com](http://www.clopaydoor.com).

## MATERIAL DESIGN OPTIONS

### COMPOSITE CLADDING MATERIALS



Clear Cypress (C)



Mahogany (M)

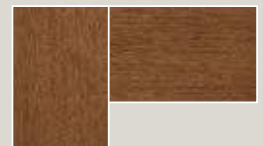


Pecky Cypress (P)

### COMPOSITE OVERLAY MATERIALS



Clear Cypress (C)



Mahogany (M)

Note: Cladding and overlay material options may be mixed and matched.



# decorative HARDWARE

## STANDARD



Spade Step Plate



Spade Lift Handles

Attractive black powder-coated grip handles and step plates are provided standard to further enhance the Canyon Ridge® design. Optional hardware, including handles, operable L-keylocks and strap hinges, is also available.

## OPTIONAL



Spear Lift Handles



Colonial Lift Handles



Spade Strap Hinge\*  
*Complements Standard Spade Lift Handles  
and Spade Step Plate*



Twisted  
"L" Handles

Escutcheon  
Plates



Spear  
Step Plate



Colonial  
Step Plate



Decorative Handles  
with Keyholes



Spear Strap Hinge\*



Colonial Strap Hinge\*



Ring Door  
Knocker



Aluminum Grip  
Handles  
*(Modern)*

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

Aluminum Grip Handles are available in the following colors: Clear Aluminum (Anodized), Standard White (Painted), Bronze (Painted), Bronze (Anodized), Black (Anodized) and Dark Bronze (Anodized).



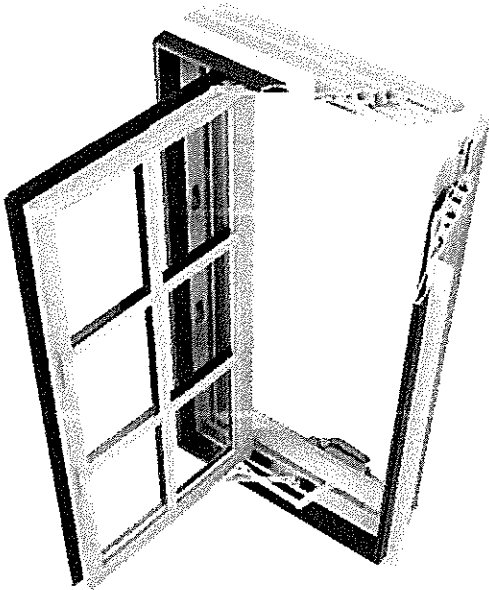




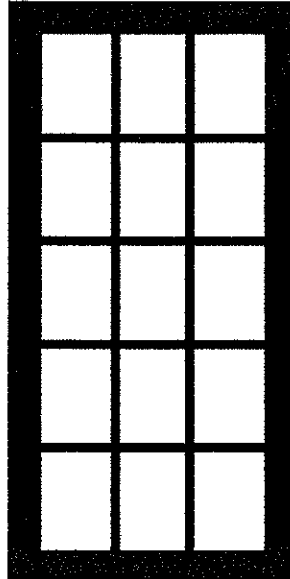
**Planned New Windows – KEY INFORMATION**

**Marvin Ultimate – Aluminum Clad Casement Windows**  
(top of the line metal-clad windows). They will be custom-made and will match the dimensions of the existing windows.

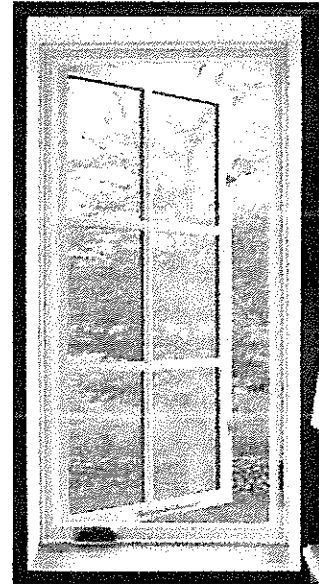
The following are illustrative pictures of this window  
(single window for a small opening)



**Window**

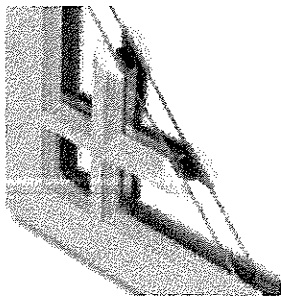


**External View**



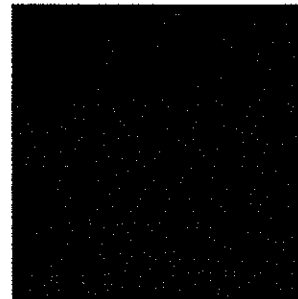
**Internal View**

**Simulated Divided Lite**



**Simulated Divided Lite with Spacer Bar (SDLS)**

**External color – pretty much identical to current color**



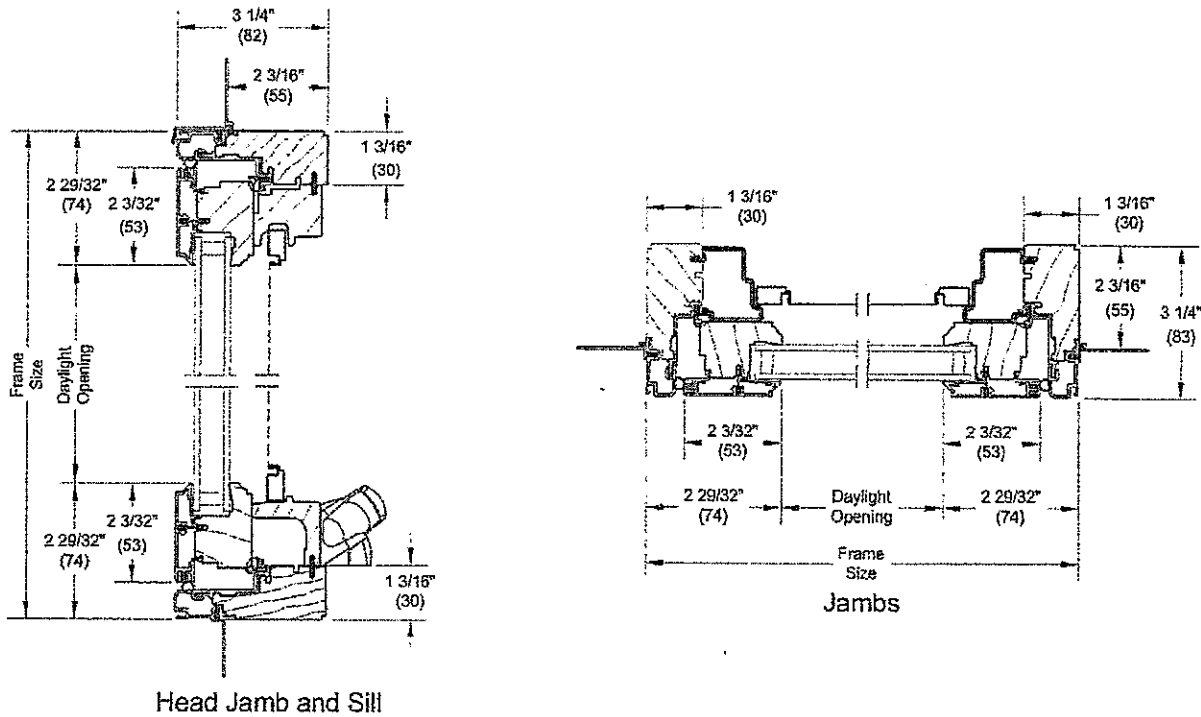
**Evergreen**





**Section Details: Replacement / Contemporary Casement / Awning Operating - Replacement Frame**

Scale: 3" = 1' 0"



NOTE: Square sticking is the default for the contemporary product.

**Planned New Windows – KEY INFORMATION**

**Marvin Ultimate – Aluminum Clad Casement Windows**  
 (top of the line metal-clad windows). They will be custom-made and will match the dimensions of the existing windows.

*Handwritten signature*

(12)

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