

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8804 Old Georgetown Road, Bethesda	Meeting Date:	9/04/2024
Resource:	Master Plan Site #35/43 (<i>Bethesda Community Store</i>)	Report Date:	8/28/2024
Applicant:	8804 OGR Holdings LLC (Kevin Roach, Agent)	Public Notice:	8/21/2024
Review:	RETROACTIVE HAWP	Tax Credit:	Partial
		Staff:	Rebecca Ballo

Permit Number: 1082780

PROPOSAL: Retroactive approval for various exterior alterations for hardscape, new restrooms and storage sheds, other items.

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/43, *Bethesda Community Store*
STYLE: Early 20th Century Commercial Building
DATE: 1924

Excerpt from *Places from the Past*:

Built in 1924, the Bethesda Community Store dates from the early automobile age when country estates and dairy farms were being transformed into suburban neighborhoods. The store was strategically located at the intersection of Georgetown Road and the road to Cabin John (now Greentree Road, in part). An earlier store operated on the site by the 1890s, soon after the Tenallytown-Rockville streetcar line was established on Old Georgetown Road. The one-story, front gable store is typical of early 20th century commercial buildings. The single interior room measures 30 x 18 feet. In addition to providing groceries to residents, the store has served over the years as a community gathering place and has become a local landmark.

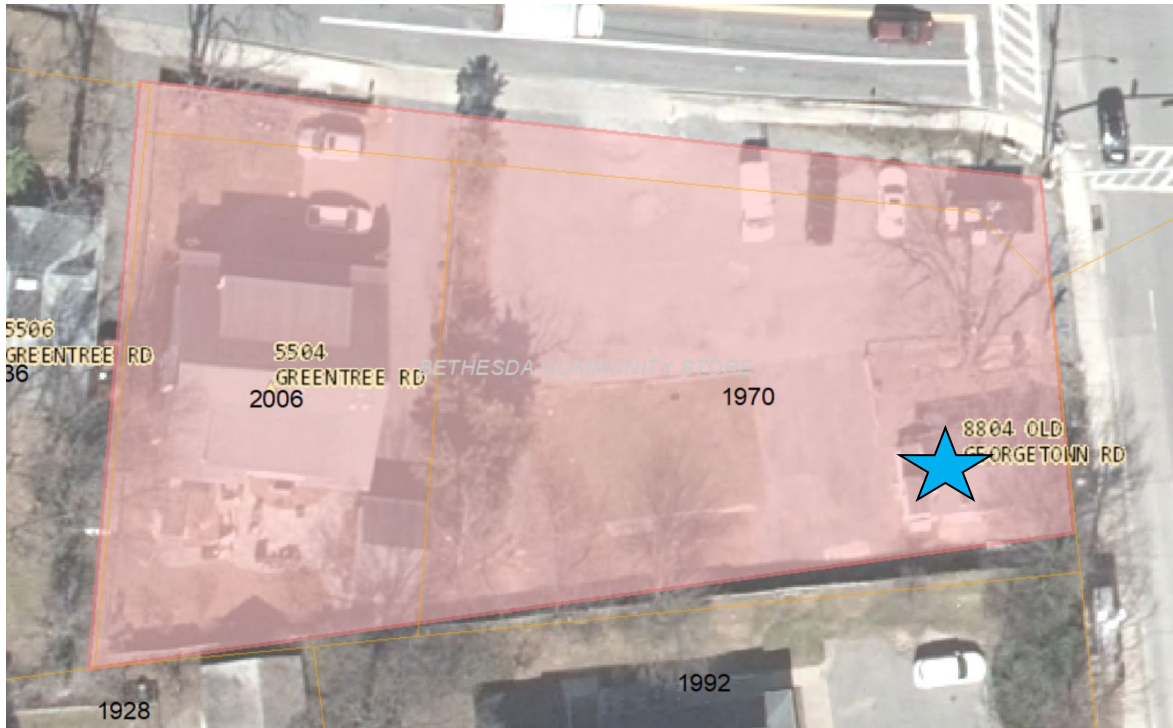


Fig. 1: Subject property building, as marked by the blue star.

BACKGROUND:

In January 2022, the applicants contacted staff regarding the structural instability of the historic building, which was discovered during selective interior demolition work. The applicants provided a letter from KCE Structural Engineers, evaluating the historic building and proposing a plan to address the structural issues. In February 2022, the Commissioners and staff were invited to visit the site with the structural engineer and observe the historic building's condition and structural issues. Subsequently, the Commission held a briefing to discuss what they observed during their site visits at the February 16, 2022 HPC meeting.¹ The applicant appeared before the HPC in March 2022 to discuss plans for a comprehensive rehabilitation and structural stabilization.² The HPC gave feedback and the applicant has been developing plans since that time. In the interim, the property has been used by two food trucks with outdoor eating space and restroom areas to accommodate staff and the general public. The Community Store itself is not rehabilitated to the point that it could accommodate any of these uses in the historic building.

PROPOSAL:

The applicants propose after the fact approval for new hardscape and the installation of restrooms and storage sheds. The commission is to review these alterations as if the work has not already taken place.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include

¹ Link to February 16, 2022 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=3feb7cc9-9023-11ec-972b-0050569183fa

² Link to March 23, 2022 Staff report: <https://montgomeryplanning.org/wp-content/uploads/2022/03/II.B-8804-Old-Georgetown-Road-Bethesda-Preliminary-Consultation.pdf>

Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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 the *Bethesda Community Store* Master Plan Site, a c. 1924 one-story, front gable

commercial building. The property is located at the south side of the intersection of Greentree Road and Old Georgetown Road. The historic commercial building is in the southeast (front/left, as viewed from the public right-of-way of Old Georgetown Road) corner of the property.

Since the time of the last preliminary consultation, the applicant has had several food trucks on the site during the week and weekends. The trucks drive on and off the site periodically, but there have been several improvements made to the property to accommodate seating and restroom facilities for customers. These alterations are the subject of this HAWP application. The application details rehabilitation items including removing peeling paint and repainting the building and installing a temporary plywood panel over an open attic hatch on the rear (west) gable end elevation of the Community Store; these items do not require a HAWP, but will qualify for the county's rehabilitation tax credit.

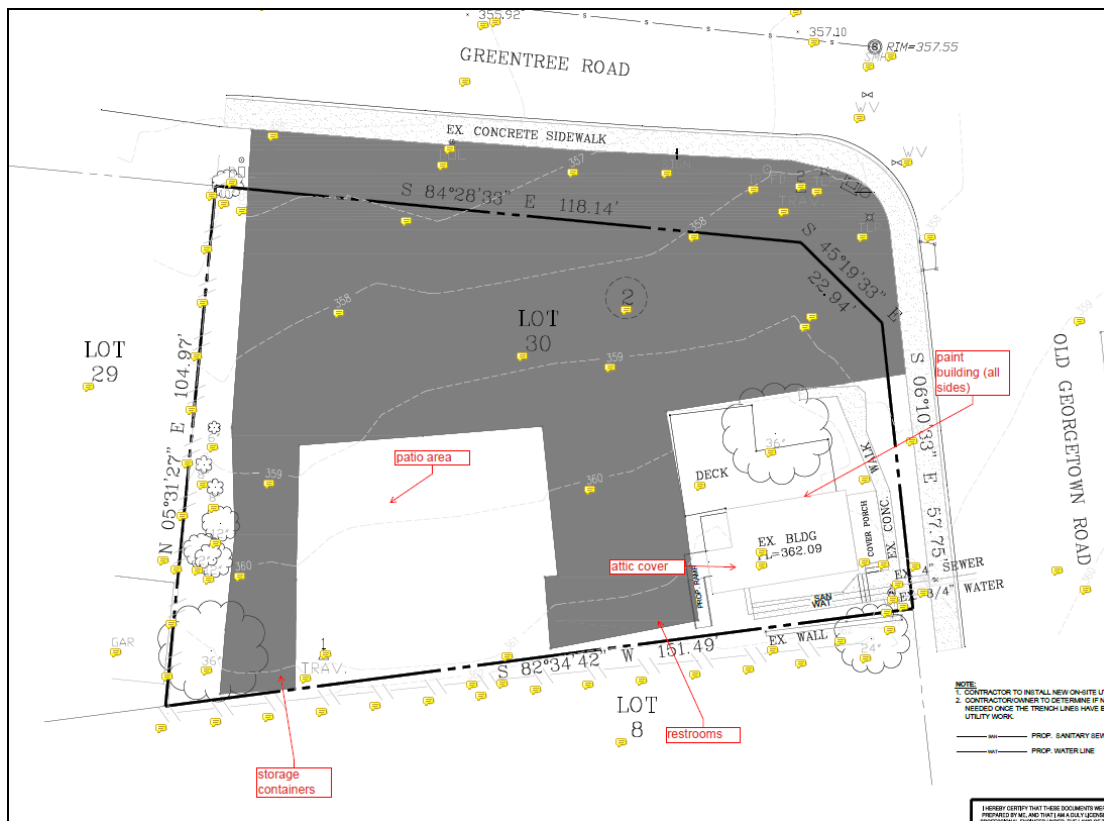


Fig. 2: Applicant's submitted Site Plan showing the proposed patio area, location of restrooms and storage lockers, and the location of the attic hatch covering.

Hardscape Alterations

The applicant is proposing hardscape alterations to construct a patio and small retaining wall on the western portion of the property (Figure 3 below). The hardscape consists of permeable, block pavers set in a grid pattern on a crushed stone base. A small retaining wall, measuring 26"-28" high delineates the southern border of the property and the seating area. The retaining wall is capped with a solid bluestone slab top. The patio measures approximately 40' x 30'. Approximately sixteen tables and benches, some with umbrellas, are regularly interspersed on the crushed stone areas of the property.



Fig. 3: Patio area with moveable furniture (source: Montgomery Planning).

Restrooms and Storage Lockers

In order to accommodate the needs of the workers at the food trucks and the needs of the customers, the applicant is proposing to install a portable restroom and storage lockers on the site. Typically, these items are considered to be temporary since they are not permanently anchored and could be moved off site at any time. However, staff advised the applicant to include these items as part of a HAWP application because they have been on site for over a year and they are proposed to remain on the site for longer than 6 months. The restrooms are proposed to be located between the patio and the community store, adjacent to the rear (southernmost) property line. The storage lockers measure approximately two feet deep by four feet wide. The applicant is proposing five storage units to be placed in the southwestern corner of the property. These will be used to store various tools and materials and will not be used to store food and beverages or hazardous materials. The storage units are constructed of hard-sided vinyl and aluminum paneling.



Fig. 4: Representative image of the storage units. These units have been removed from against the side of the Community Store and are proposed for relocation to the southwest property corner. (source: Montgomery Planning).



Fig. 5: Portable restrooms (source: Montgomery Planning).

Staff is fully supportive of the applicant's proposal, finding that these alterations are a successful way to accommodate customers that are using the food trucks which in turn are keeping the site occupied and used while the building is being rehabilitated. Staff finds that the proposal is consistent with *Standards* #2, #9, and #10, as outlined on Page 3. The alterations are entirely consistent with the history of neighborhood serving commercial use at the site, satisfying Standard #2. The items are also easily distinguished as new and not historic features of the site, and they can also be easily removed without altering or damaging any character defining features or spatial relationships of the property.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with final approval delegated to staff; under the Criteria for Issuance in Chapter 24A-(b)(1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource; is compatible in character with the purposes of Chapter 24A; would enhance or aid in the protection, preservation and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural or cultural value of the historic site;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact Rebecca Ballo at 301-563-3404 or rebecca.ballo@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1082780
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
5507 Southwick Street Bethesda MD 20817 5506 Greentree Road Bethesda MD 20817	5507 Greentree Road Bethesda MD 20817 5509 Greentree Road Bethesda MD 20817

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

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

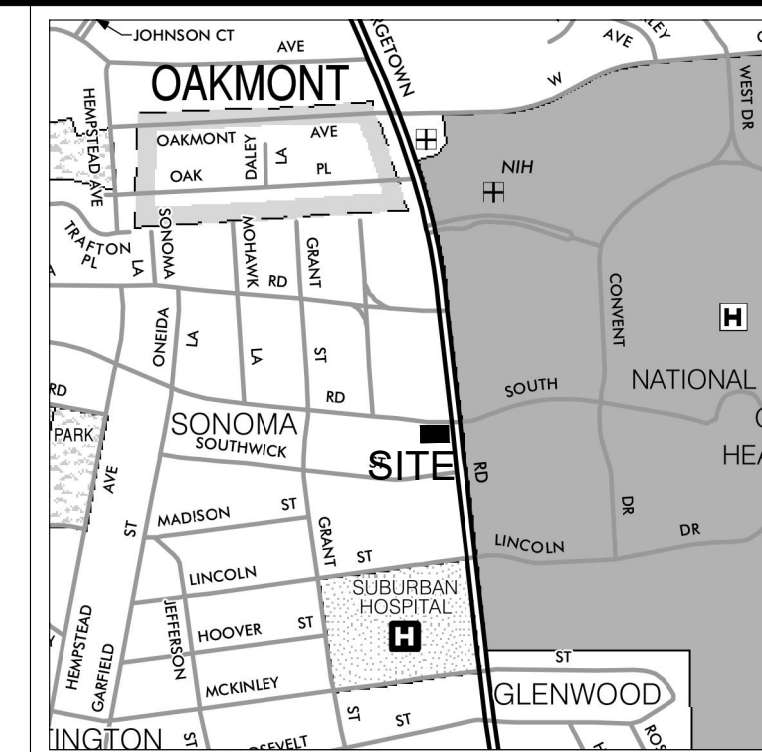
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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	*	*	*	*	*		*



VICINITY MAP
1" = 200'

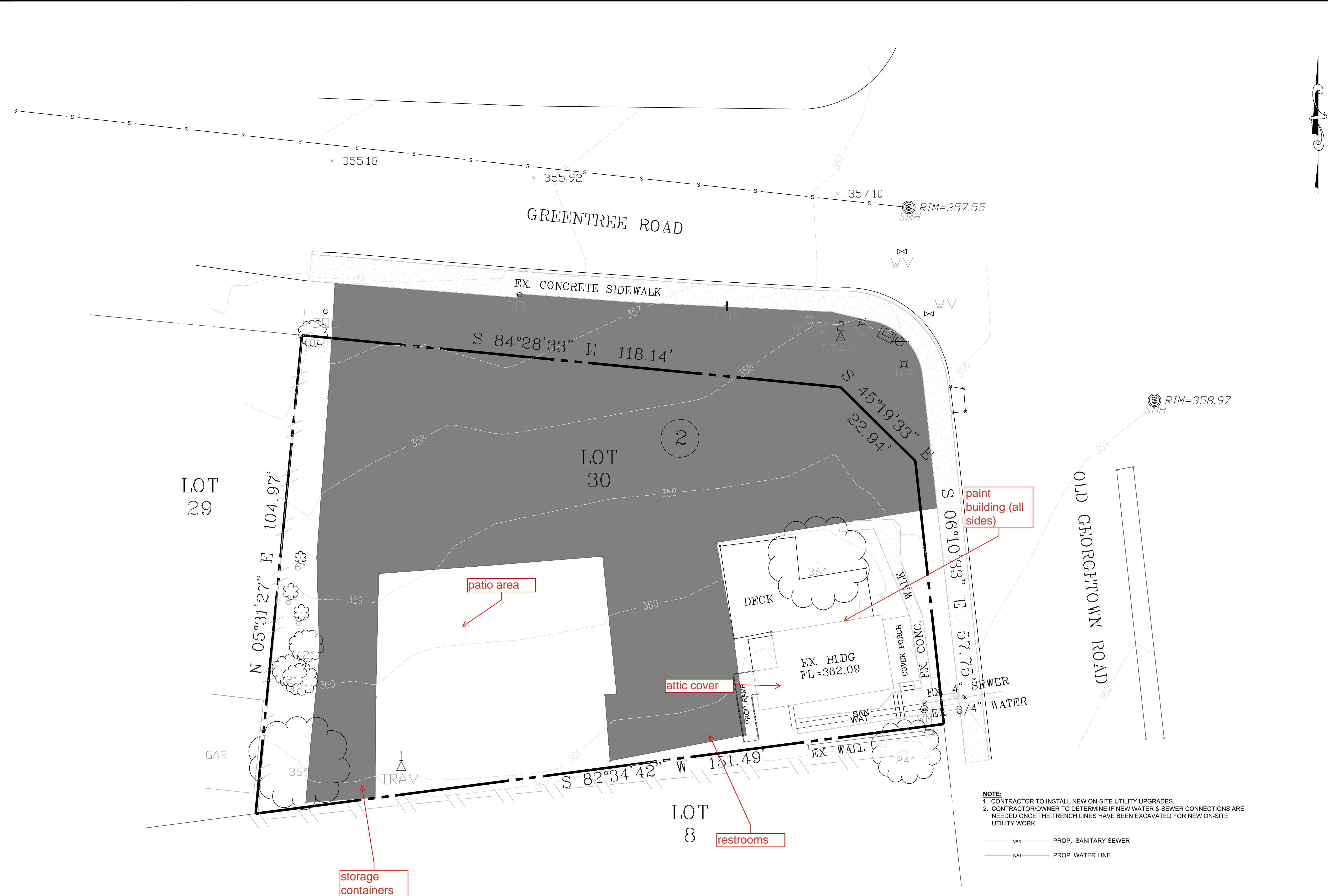
SITE DEVELOPMENT DATA

- GROSS SQ FT: 12,363 SQ FT
- EXISTING ZONE: R-60 (SINGLE FAMILY DETACHED)
- EXISTING COVERAGE: 62.60%
 BUILDING - 528.68 SF
 ASPHALT - 6,942.81 SF
 CONCRETE WALK - 267.32 SF
 TOTAL - 7,738.81 SF/12,363 SF
- PROPOSED COVERAGE: 62.60%
 BUILDING - 528.68 SF
 ASPHALT - 6,942.81 SF
 CONCRETE WALK - 267.32 SF
 TOTAL - 7,738.81 SF/12,363 SF

NOTE: IF PROPOSED CONSTRUCTION MEETS THE FOLLOWING CRITERIA, IT WILL BE CONSIDERED AN INFILL ADDITION.
 - DEMOLITION IS MORE THAN 50% OF THE EXISTING FLOOR AREA OF ALL FLOORS OF THE DWELLING. OR
 - ADDITION IS MORE THAN 50% OF THE EXISTING FLOOR AREA OF ALL FLOORS OF THE DWELLING.

MAXIMUM INFILL LOT COVERAGE = 29.94% (3,555.38 SF)

- REFERENCE SUBDIVISION PLAT NO. 23012 HUNTINGTON TERRACE
- THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BOUNDARY INFORMATION WAS PROVIDED BY RLN CONSTRUCTION.
- TOPOGRAPHY SHOWN ON THIS PLAN WAS OBTAINED FROM RLN CONSTRUCTION.
- ANY AND ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT REFLECT EXACT LOCATION OF LINES DUE TO SITE CONDITIONS.
- ALL WORK SHALL BE IN FULL COMPLIANCE WITH THE REGULATIONS AND RULES OF THE STATE OF MARYLAND, MONTGOMERY COUNTY, MARYLAND, AND ANY OTHER APPLICABLE CODES AND STANDARDS.



- NOTE:**
- CONTRACTOR TO INSTALL NEW ON-SITE UTILITY UPGRADES.
 - CONTRACTOR/OWNER TO DETERMINE IF NEW WATER & SEWER CONNECTIONS ARE NEEDED ONCE THE TRENCH LINES HAVE BEEN EXCAVATED FOR NEW ON-SITE UTILITY WORK.

— SAN — PROP. SANITARY SEWER
 — WAT — PROP. WATER LINE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46687, EXPIRATION DATE: 06/10/2021	SITE PLAN	
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THOMAS DEVELOPMENT GROUP
 8002 GIBBS ROAD, LANDOVER, MARYLAND 20785
 (202) 528-0339

NO.	REVISIONS

DATE: July 2, 2021
 DESIGNED: D. THOMAS
 TECHNICIAN: ----

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND THE UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 8804 OGR HLDINGS, LLC
 2 BETHESDA METRO CENTER,
 SUITE 850
 BETHESDA, MARYLAND 20814
 (571) 438-1570

PARCEL/LOT/BLOCK	ZONING CATEGORY
N/A, 30, 2	R-60
WSSC 200' SHEET	XXXX
2111NW05	XXXX
SITE DATUM	XXXX
HORIZONTAL: NAD 83	
VERTICAL: NOD 29	

Damien Thomas
 02-JULY-2021

EXISTING & PROPOSED UTILITY UPGRADES
8804 OLD GEORGETOWN ROAD
 BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY MARYLAND

SCALE:	1" = 10'
SHEET	1
OF	1
PROJECT NO.	###