

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8804 Old Georgetown Road, Bethesda	Meeting Date:	12/18/2024
Resource:	Master Plan Site #35/43 (<i>Bethesda Community Store</i>)	Report Date:	12/11/2024
Applicant:	Greentree Road Ventures, LLC; Phil Leibovitz, Agent (Luke Olson, Architect)	Public Notice:	12/4/2024
Review:	HAWP	Tax Credit:	Partial
Permit No.:	529662 REVISION	Staff:	Laura DiPasquale
Proposal:	Revisions to previous HAWP to change roofing materials, fenestration and siding materials, and other alterations.		

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.



Figure 1: The Bethesda Community Store at 8804 Old Georgetown Road is located at the southwest corner of Greentree Road and Old Georgetown Road, across from the National Institutes of Health.



Figure 2: The subject property.

BACKGROUND:

The HPC has reviewed numerous applications for renovations, alterations, and additions to the Bethesda Community Store property since 2002. Some of the approved projects have been implemented, while others have not.

In 2002, the HPC approved construction of a new trailer/shed to connect to an existing freestanding shed behind the historic store building. The approval was conditioned upon the trailer roof being 2' higher than the existing shed, the applicant investigating double “barn” doors instead of the single door, and the siding, trim and doors being painted.¹



Figure 3: A 2009 view of the shed and trailer.

In 2010, the HPC approved construction of a rear addition connected to the historic building with a slightly inset glazed hyphen. At that time, staff and the HPC recognized that the approximately 400 square foot building had limited space and needs a sizable addition in order to meet modern needs. As part of the same application, the HPC also approved the demolition of the existing shed and relocation of the trailer constructed in 2002 to the rear left (southwest) corner of the lot.² The work proposed in this application was never implemented, but the shed and trailer were both demolished in 2016.

In 2021, the HPC approved removal of an existing chimney, replacement of plexiglass on all windows with new glazing in wood trim, and extending the height of an attached rear shed addition.³ This work was not undertaken.

In January 2022, the applicants contacted staff regarding the structural instability of the historic building, which was discovered during selective interior demolition work. 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, and subsequently, the Commission held a briefing to discuss what they

¹Link to the 2002 shed approval documents:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box062/35-43_Bethesda%20Community%20Store_8804%20Old%20Georgetown%20Road_01-30-2002.pdf

² Link to the 2010 approval for HAWP #35/43-10A for construction of a rear addition, relocation of trailer, and installation of a dumpster enclosure:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box062/35-43-10A_Bethesda%20Community%20Store_8804%20Old%20Georgetown%20Road_01-20-2010.pdf

³ Link to the 2021 approval for HAWP #949243 for chimney removal, window alterations, and rear alterations:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/HAWP/5-12-2021/8804%20Old%20Georgetown%20Road,%20Bethesda%20-%2020949243%20-%20Approval%20Letter.pdf

observed during their site visits at the February 16, 2022 HPC meeting.⁴ The applicant appeared before the HPC in March 2022 to discuss plans for a comprehensive rehabilitation and structural stabilization.⁵ 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. In September 2024, the HPC retroactively approved hardscape alterations and installation of the restrooms and storage sheds.⁶

PROPOSAL:

The applicants propose to make revisions to and implement several previously-approved HAWPs.

Construct Rear Addition:

The applicants propose to construct the rear addition approved by the HPC in 2010, but never constructed, with some modifications. Revisions to the previous proposal include replacing the approved aluminum and glass roof over the hyphen with a standing-seam metal roof and using aluminum-clad wood doors and sidelights in lieu of the approved aluminum storefront system in the hyphen, using clad-wood windows in the addition instead of wood windows, and eliminating one window on the south elevation of the addition and one louvered vent on the west elevation. The applicants propose architectural asphalt shingles instead of the previously-approved 3-tab asphalt shingles. The footprint, massing, and Hardie siding and trim of the proposed addition would remain the same as previously-approved.

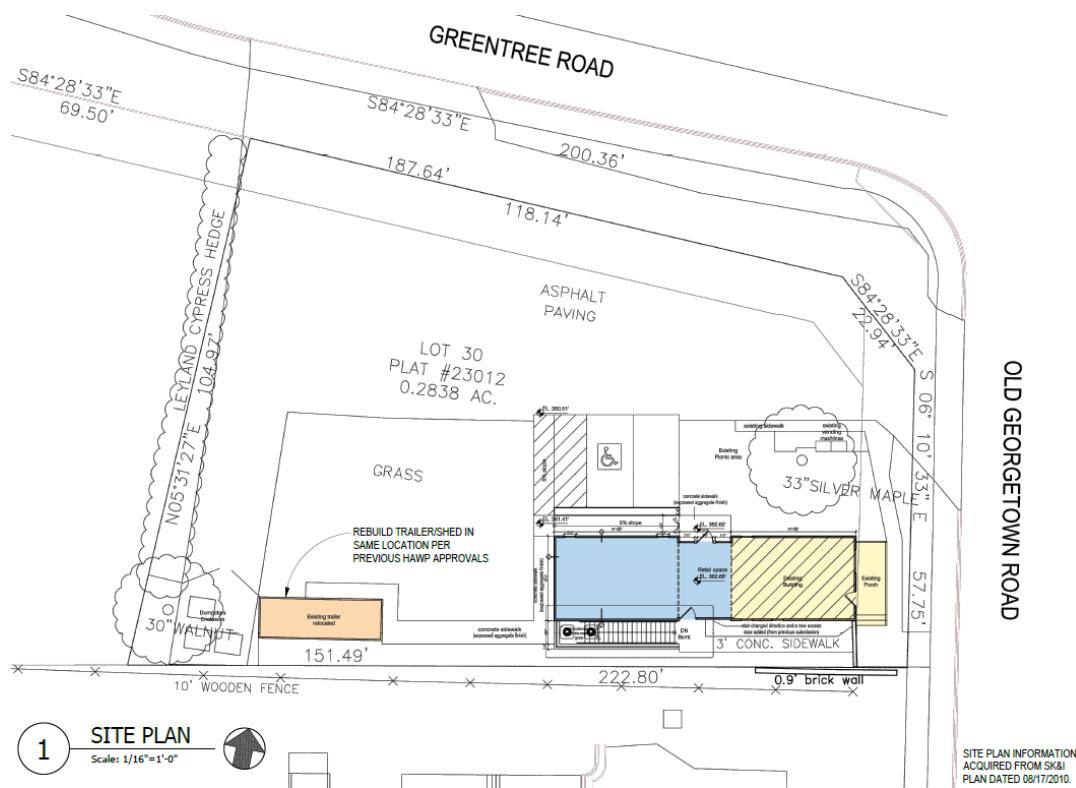


Figure 4: The proposed site plan.

⁴ Link to February 16, 2022 HPC meeting audio/video transcript:

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

⁵ 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>

⁶Link to the September 4, 2024 approval:

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HPC%202024-09-04/8804%20Old%20Georgetown%20Rd,%20Bethesda%20-%201082780%20-%20Approval.pdf

Rebuild Detached Shed:

The applicants also propose to re-construct a detached trailer/shed in the rear of the property, basing the design and footprint off of previously-approved HAWPs from 2002 and 2010.

Historic Building Alterations:

The applicants also propose to make alterations to the main block of the historic building. Alterations not included in previous HAWP approvals include replacement of the front storefront window with a single glazed unit, replacement of the front door in-kind, replacement of the porch roof with modified bitumen low-slope roofing, and replacement of the existing 3-tab roof shingles with architectural asphalt shingles. The chimney shown for removal was approved under the 2021 HAWP #949243.

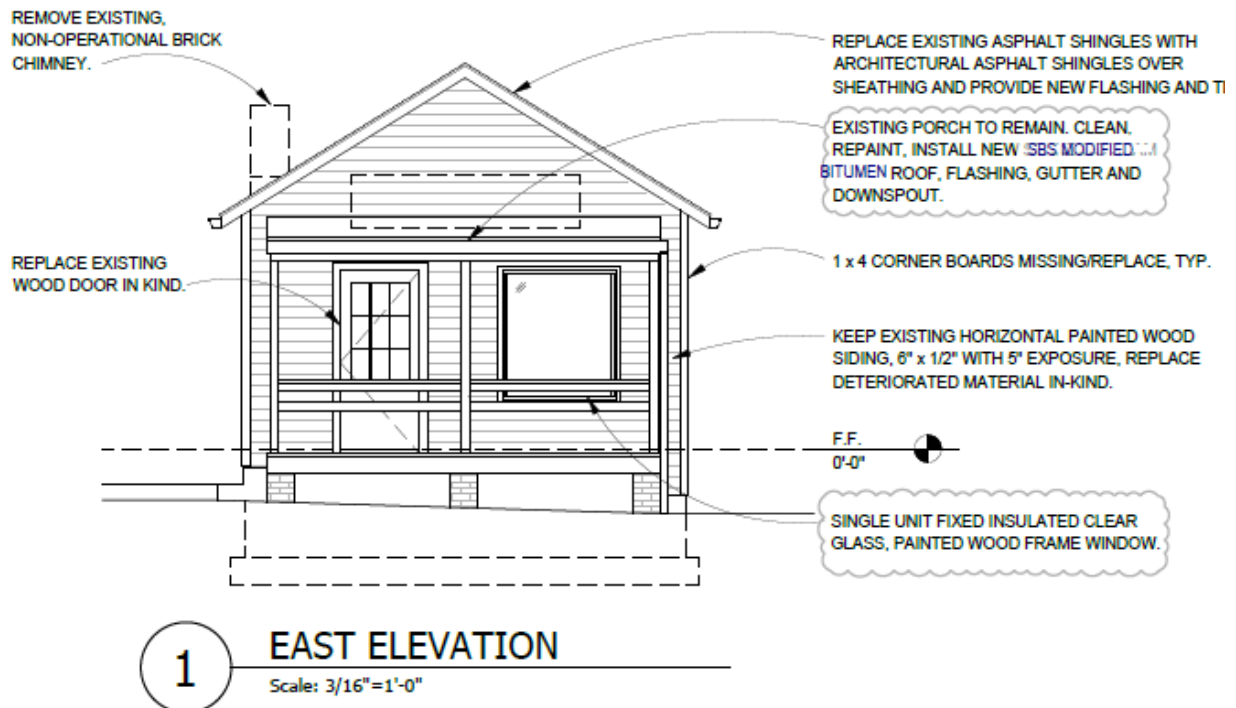


Figure 5: Proposed east elevation showing proposed alterations to the historic building.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code, Chapter 24A-8:

- (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:

Staff supports the proposal, including all revisions to the previously-approved addition, reconstruction of the detached trailer structure, and work to the historic building, and recommends approval.

Staff finds that the proposed revisions to the previously-approved addition are in keeping with the spirit of the previous approval, maintaining the size, scale, massing of the addition. Staff finds that the proposed standing-seam metal roofing, aluminum-clad doors and sidelights, and double-hung clad-wood windows are all compatible materials for use on the addition, satisfying Chapter 24A-8(b)(2). Staff further finds that the slight material changes still offer differentiation between the new and old, in keeping with *Standard 9*.

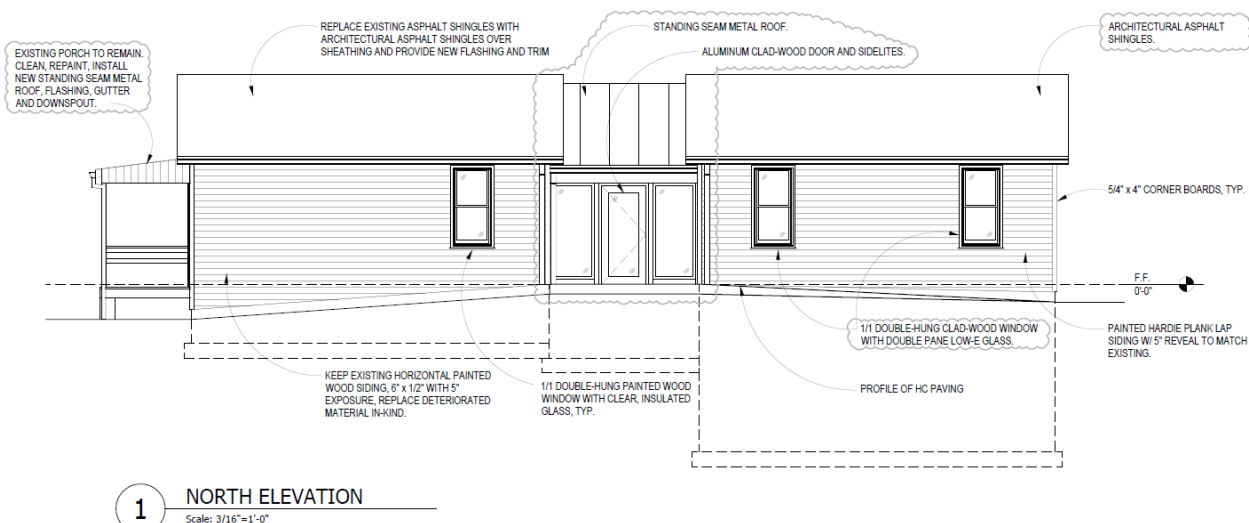


Figure 6: The current north elevation proposal. New windows are proposed in the existing window opening on the historic building; no changes are proposed to the opening itself. Staff notes that there are minor discrepancies between the window locations in the current and 2010 proposals, owing to inaccuracies in the existing conditions drawings in the 2010 application. The current application has adjusted the drawings to reflect the existing conditions and has adjusted the opening locations on the proposed addition accordingly to maintain the proportions and alignment with the window on the historic building, as shown in the original approval more accurately.

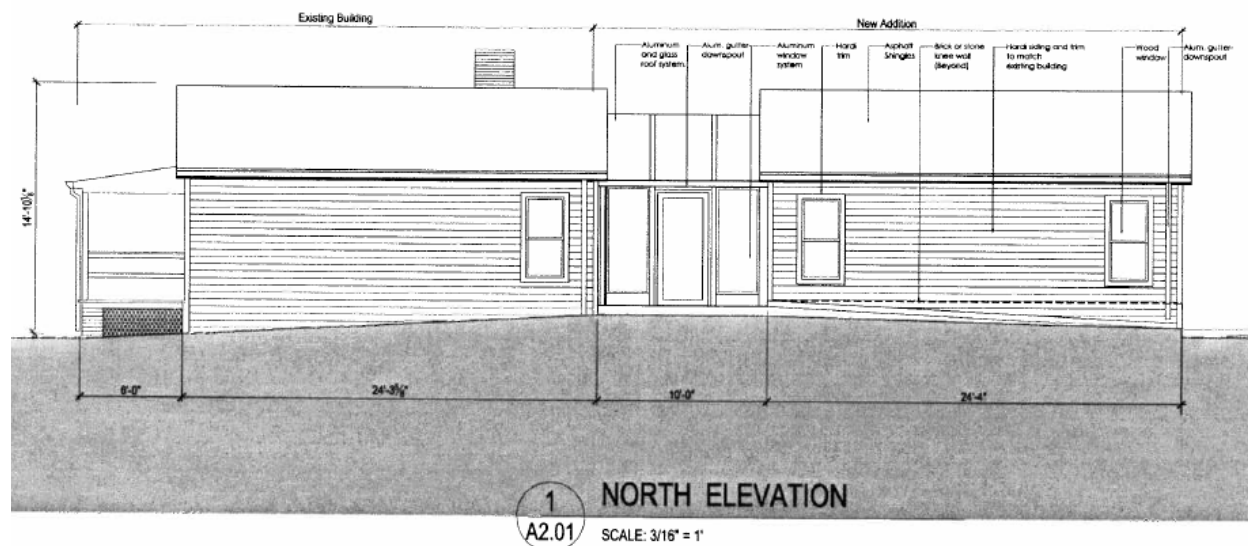


Figure 7: The north elevation approved by the HPC in 2010.

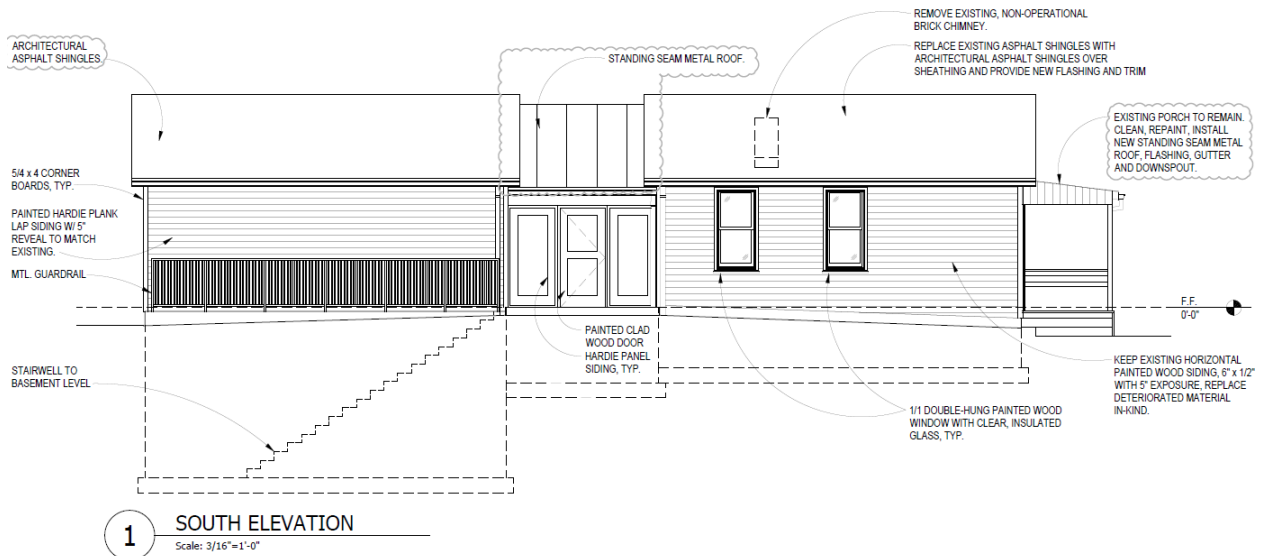


Figure 8: The current south elevation proposal. New windows are proposed in the existing window openings on the historic building; no changes are proposed to the openings themselves. Staff notes that there are minor discrepancies between the window locations in the current and 2010 proposals, owing to inaccuracies in the existing conditions drawings in the 2010 application. The current application has adjusted the drawings to reflect the existing conditions and has adjusted the opening locations on the proposed addition accordingly to maintain the proportions and alignment with the window on the historic building, as shown in the original approval more accurately.

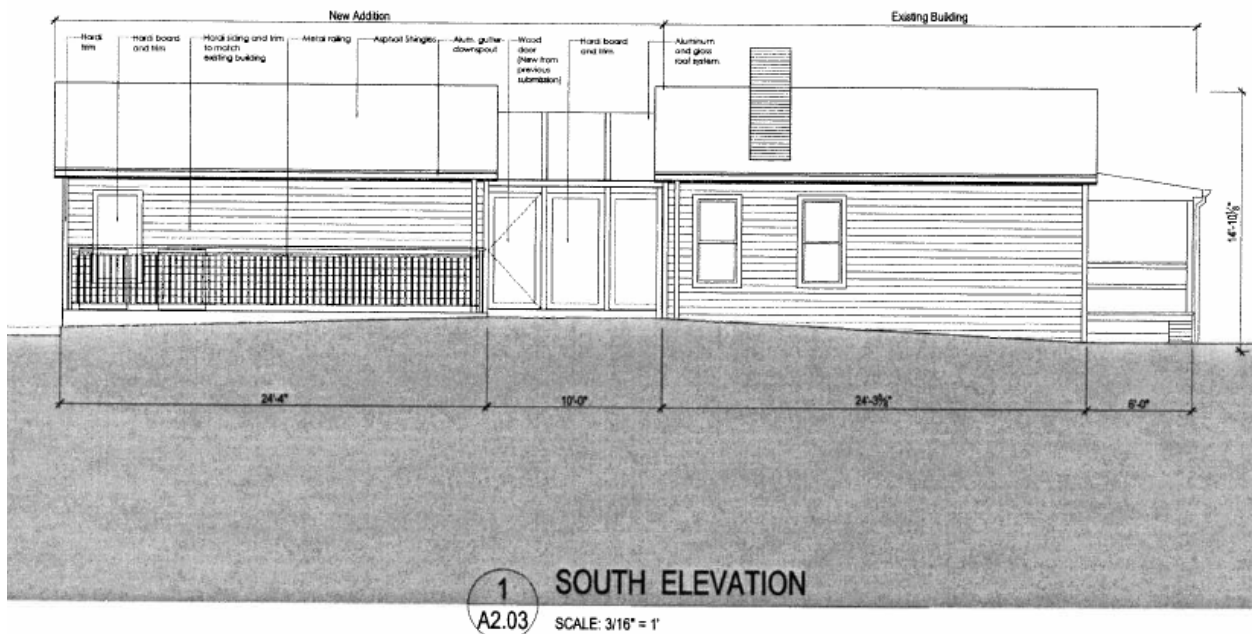


Figure 9: The south elevation approved by the HPC in 2010.

A new trailer was originally approved in 2002 as an addition to an existing shed. The relocation of the trailer without the shed was approved in 2010. Both the trailer and shed were demolished around 2016. Staff finds that the proposal to reconstruct the trailer without the shed addition matches the dimensions and location of the trailer from the 2010 approval under HAWP #529662, and that the proposed double doors reflect the HPC’s original 2002 condition for the applicants to explore the use of double barn doors. Staff finds that the trailer is compatible with the character of the property and does not constitute a substantial alteration to the historic site, in keeping with Chapter 24A-8(b)(1) and (2). The trailer would

also be entirely removable in the future without impairing the form and integrity of the property, satisfying *Standard 10*.

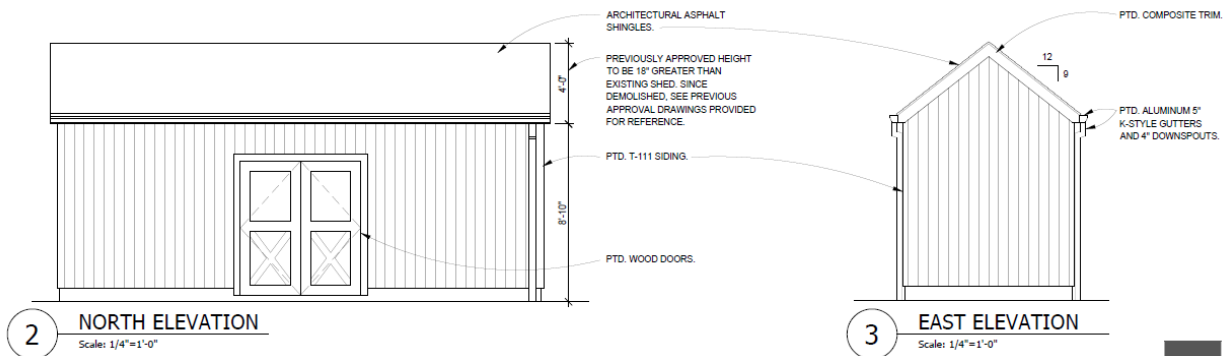


Figure 10: The proposed detached shed.

Staff finds that the proposed alterations to the historic building will not substantially alter the exterior features of the historic site and are compatible with the historic property, in keeping with Chapter 24A-8(b)(1) and (2). Staff finds that the proposed single-light window will be installed in an existing opening, without removing distinctive materials or altering features that characterize the property, in keeping with *Standards 2 and 9*. Staff finds that the proposed GAF Slateline roof shingles present a smooth, rectangular appearance, similar to the existing 3-tab asphalt shingles, and are compatible with the character of the historic site, in keeping with Chapter 24A-8(b)(2). Staff finds that the proposed modified bitumen porch roofing is likewise compatible with the historic property, in keeping with Chapter 24A-8(b)(2). Other work to the historic building includes the replacement of the front door and siding in-kind; these items do not require a HAWP, but will qualify for the county's rehabilitation tax credit.

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 the staff person assigned to this application at 301-495-2167 or laura.dipasquale@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# 529662 REVISION
DATE ASSIGNED _____

APPLICANT:

Name: Greentree Road Ventures LLC
(Phil Leibovitz, Agent)

E-mail: leibophil@gmail.com

Address: 4705 W Virginia Ave

City: Bethesda Zip: MD

Daytime Phone: 301-913-5995

Tax Account No.: 03461040

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 M35/43

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Bethesda Community Store

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: 8804 Street: Old Georgetown Road

Town/City: Bethesda Nearest Cross Street: Greentree Rd

Lot: 30 Block: 2 Subdivision: 0032 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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]
Signature of owner or authorized agent

11/25/24
Date

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

Owner's mailing address

GREENTREE ROAD VENTURES LLC
4705 W VIRGINIA AVE
BETHESDA MD 20814

Owner's Agent's mailing address

Luke Olson
7735 Old Georgetown Rd Ste 700
Bethesda, MD 20814

Adjacent and confronting Property Owners mailing addresses

S W BLOYD PROPERTIES LLC
555 CONCORD ST
UNIT A
HAVRE DE GRACE MD 21078

UNITED STATES AMERICA
C ST 18TH & 19TH ST NW
WASHINGTON DC 20006

MAENG HOYOUNG
LEE SEUNGTAE
5504 GREENTREE RD
BETHESDA MD 20817-

ZHENG CHAO H &
CHEN QING
8900 OLD GEORGETOWN RD
BETHESDA MD 20814-1446

AKYILDIZ BERRIN
AKYILDIZ EMRE
5507 GREENTREE RD
BETHESDA MD 20817-3547

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

EXG. ONE-STORY, FRONT GABLE STORY CIRCA 1924 CONSISTING OF A SINGLE INTERIOR ROOM MEASURING 30X18 W/ PTD. WOOD LAP SIDING AND TRIM AND 3-TAB ASPHALT SHINGLE ROOF. THE FRONT DOOR IS NOT ORIGINAL TO THE PROPERTY AND THE WINDOWS ARE ALL MISSING.

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

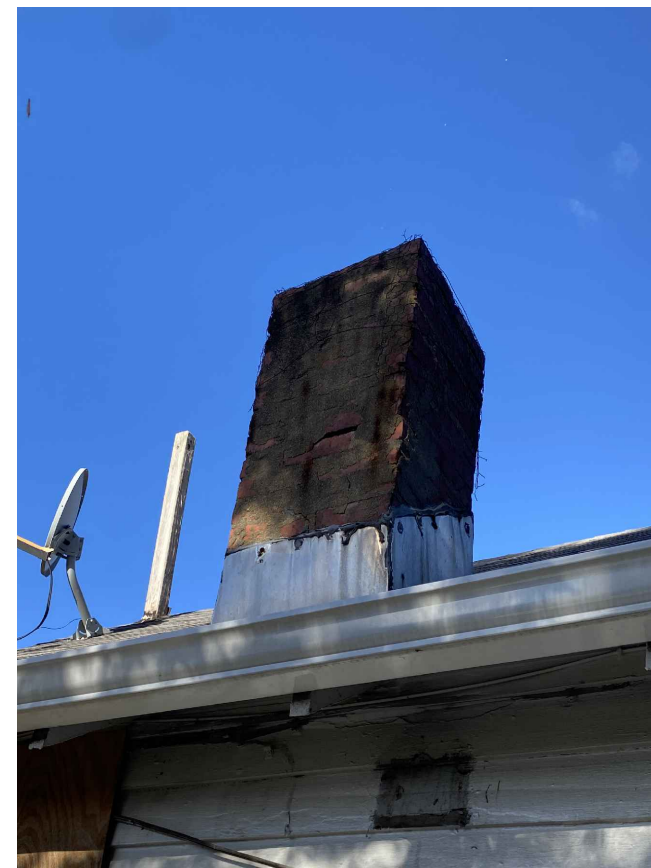
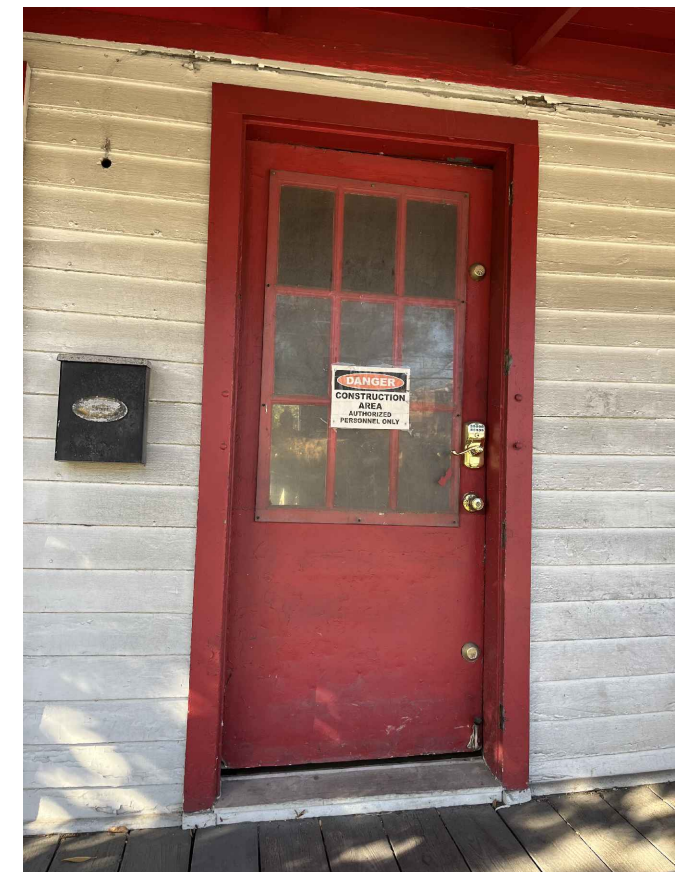
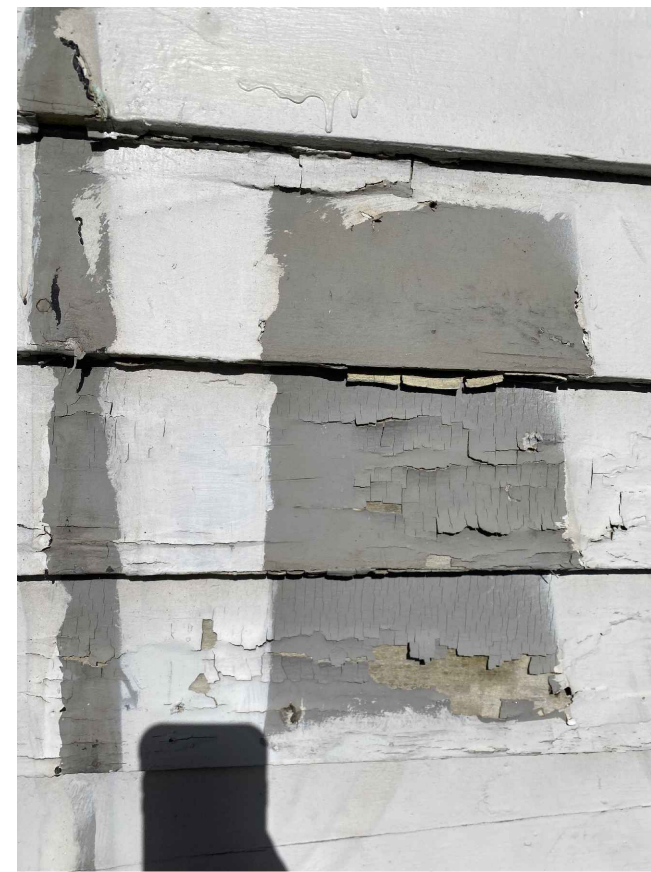
THE RELOCATION OF AN EXG. SHED AND CONSTRUCTION OF A NEW DETACHED TRAILER/SHED WAS PREVIOUSLY APPROVED VIA HAWP #35/43-02A ON MARCH 12,2002. THAT TRAILER/SHED HAS SUBSEQUENTLY BEEN REMOVED AND WE WOULD LIKE TO RESTORE IT FOLLOWING THE ORIGINALLY APPROVED DRAWINGS PROVIDED. SUBSEQUENT HAWP APPROVALS FOR AN ADDITION INCLUDED RELOCATING THIS SHED FURTHER TO THE REAR OF THE PROPERTY TO ACCOMODATE A REAR ADDITION TO THE EXISTING COMMUNITY STORE BUILDING; WE WOULD FOLLOW THE PROPOSED SITING OF THOSE APPROVALS.A REAR ADDITION WAS PREVIOUSLY APPROVED VIA CASE #35/43-10A ON SEPT 7, 2010. THAT APPROVAL ASSUMED THE EXISTING WINDOWS WERE TO REMAIN. THEY HAVE SINCE BEEN REMOVED. WE PROPOSE TO PROVIDE NEW PTD. WOOD 1 OVER 1 DOUBLE-PANE LOW-E DOUBLE HUNG WINDOWS TO RESTORE WHAT WAS THERE. WE'D ALSO LIKE TO REPLACE THE 3-TAB ASPHALT SHINGLE ROOF WITH AN ARCHITECTURAL ASPHALT SHINGLE SUCH AS CERTAINTEED LANDMARK PRO OR GAF SLATELINE. WE'D ALSO LIKE TO MODIFY THE APPROVED ADDITION IN THE FOLLOWING WAYS:1. STANDING SEAM METAL ROOFING OVER THE HYPHEN IN LIEU OF THE APPROVED ALUMINUM AND GLASS ROOFING SYSTEM AND ALUMINUM CLAD-WOOD DOORS & SIDELIGHTS IN LIEU OF THE APPROVED ALUMINUM STOREFRONT UNITS2. CLAD-WOOD 1 OVER 1 DOUBLE PANE LOW-E DOUBLE HUNG WINDOWS IN THE ADDITION INSTEAD OF THE WOOD WINDOWS 3. NEW ARCHITECTURAL ASPHALT SHINGLES ON THE ADDITION TO MATCH THE PROPOSED REPLACEMENT SHINGLES ON THE EXISTING HISTORIC RESOURCE.



BETHESDA COMMUNITY STORE

1 - EXTERIOR REFERENCE IMAGERY

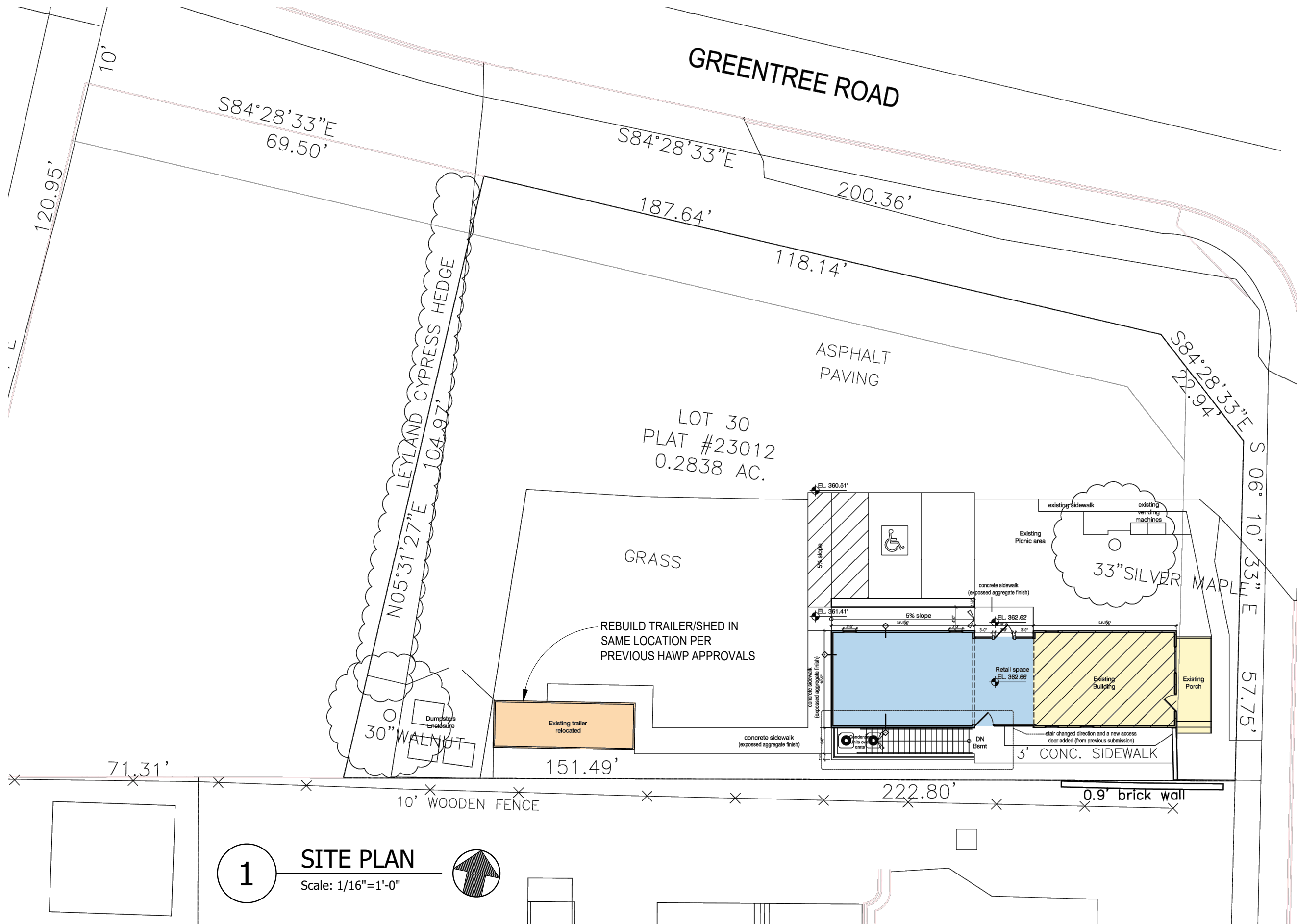
GTM ARCHITECTS



BETHESDA COMMUNITY STORE

2 - EXTERIOR REFERENCE IMAGERY

GTM ARCHITECTS



OLD GEORGETOWN ROAD

1 SITE PLAN
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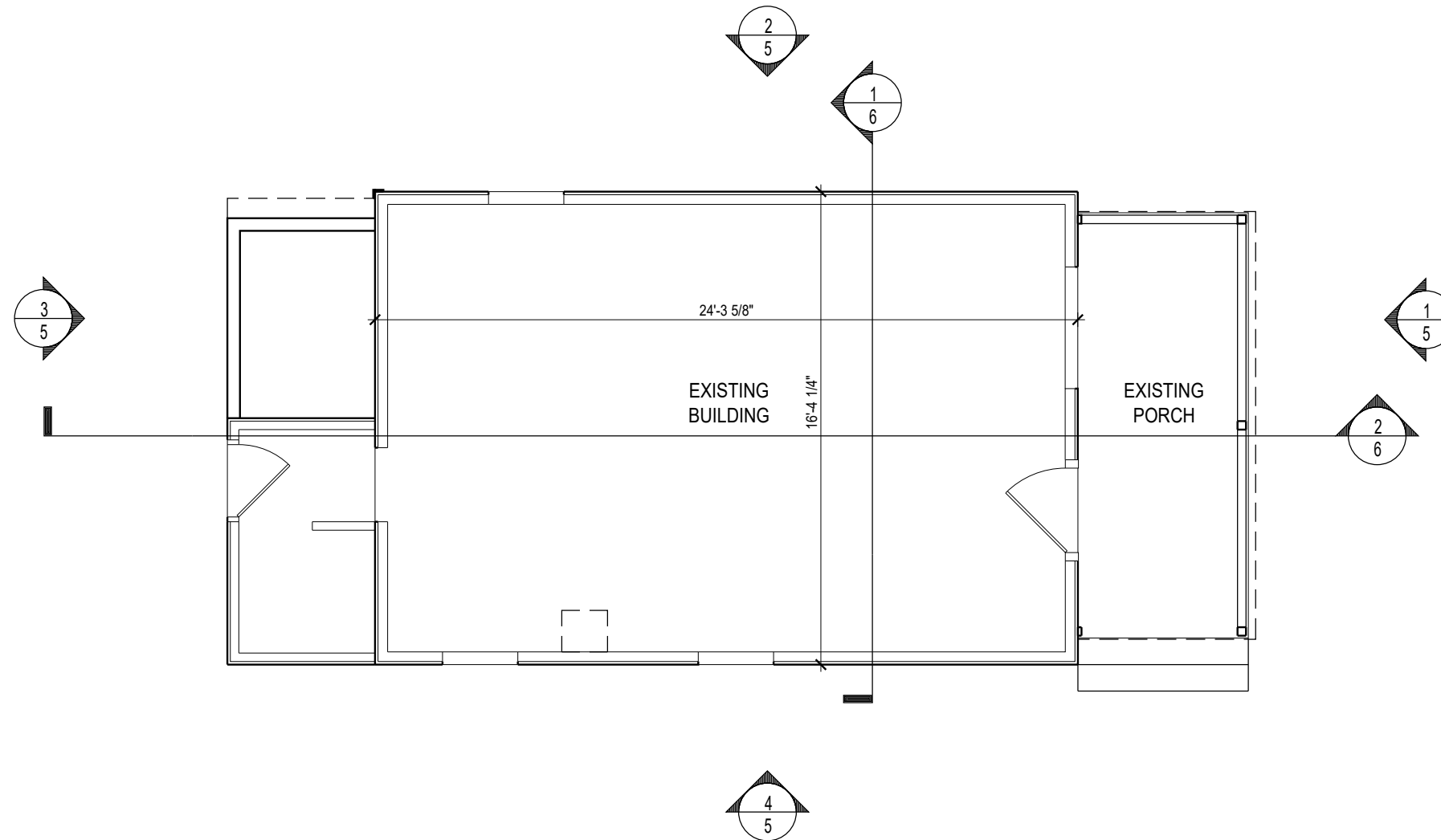
SITE PLAN INFORMATION
ACQUIRED FROM SK&I
PLAN DATED 08/17/2010.



BETHESDA COMMUNITY STORE

3 - PREVIOUSLY APPROVED SITE PLAN

GTM ARCHITECTS

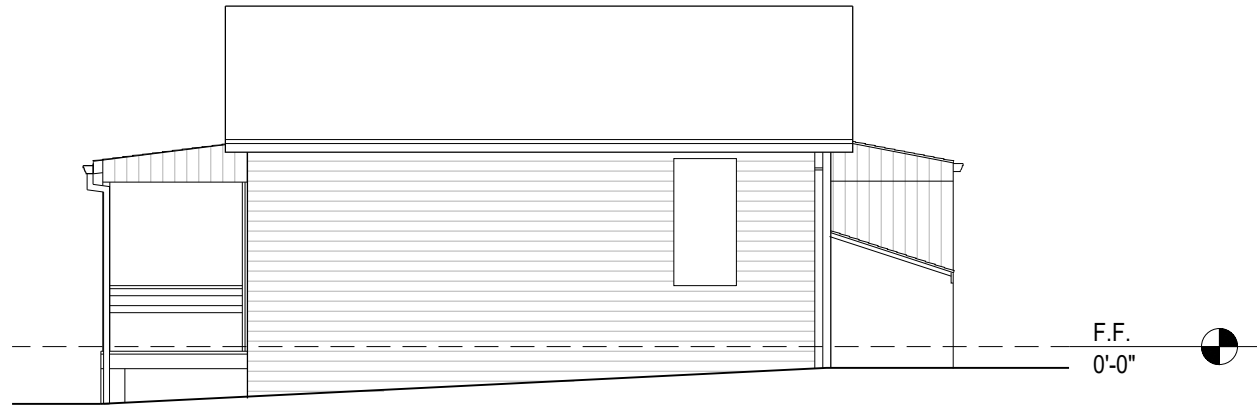


1 EXISTING FIRST FLOOR PLAN
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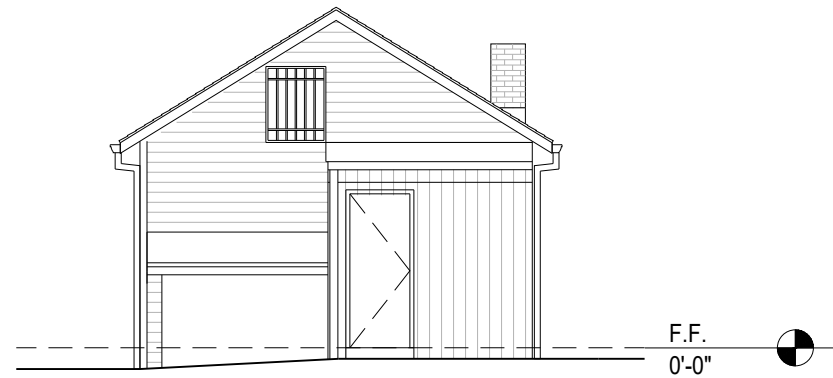




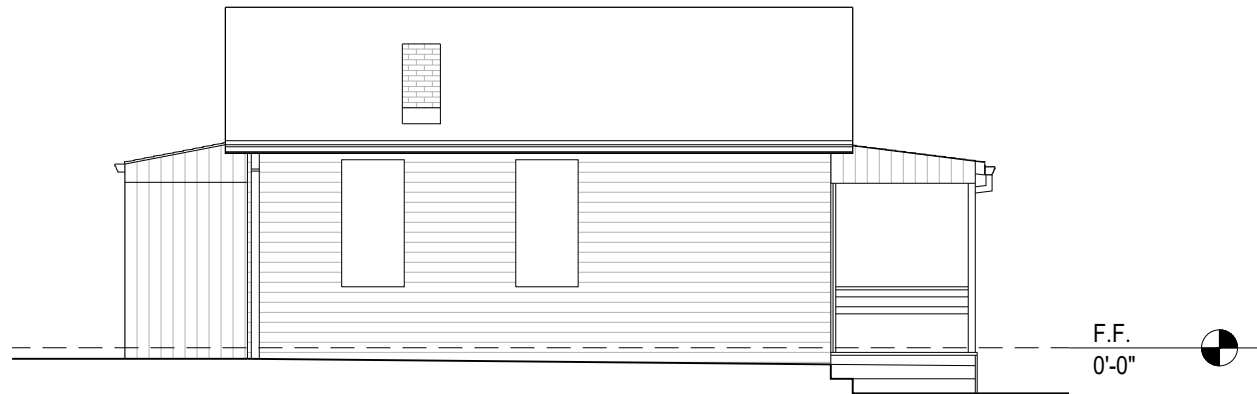
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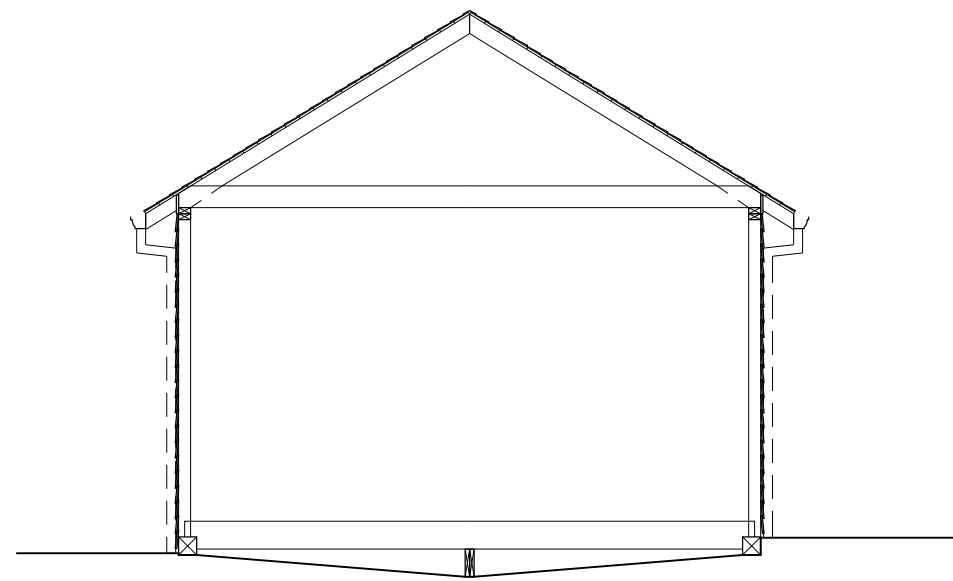
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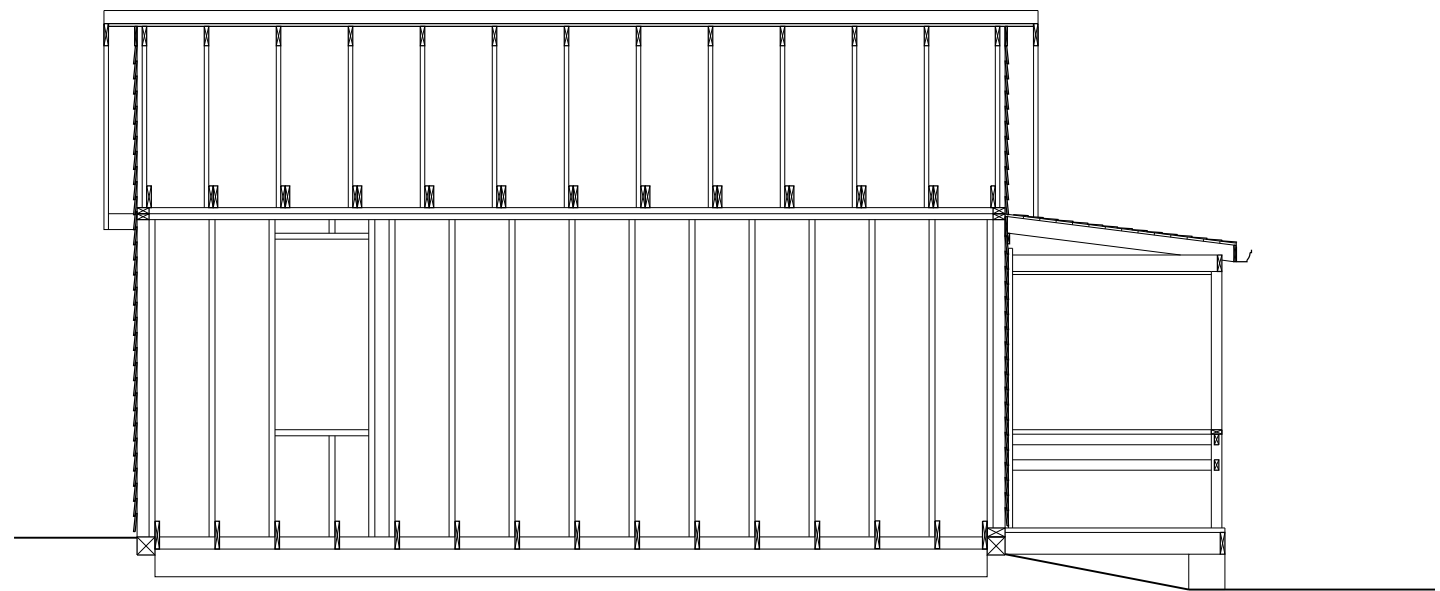
3 WEST ELEVATION
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4 SOUTH ELEVATION
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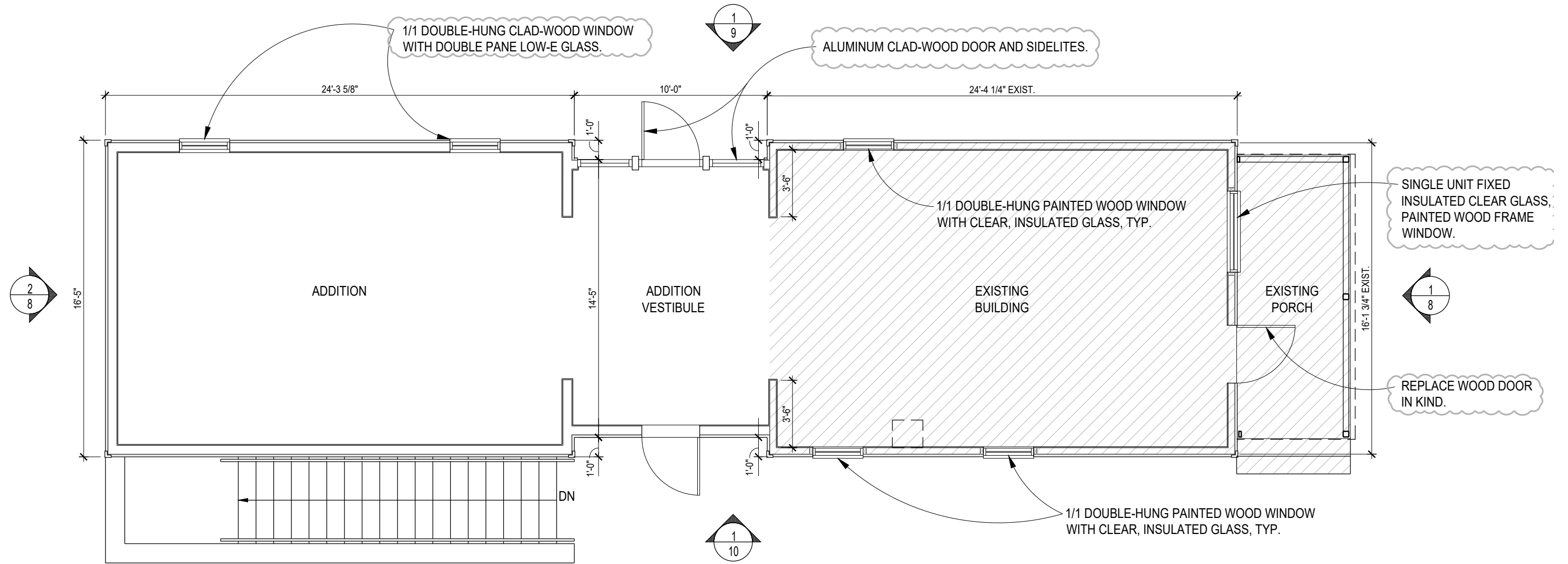


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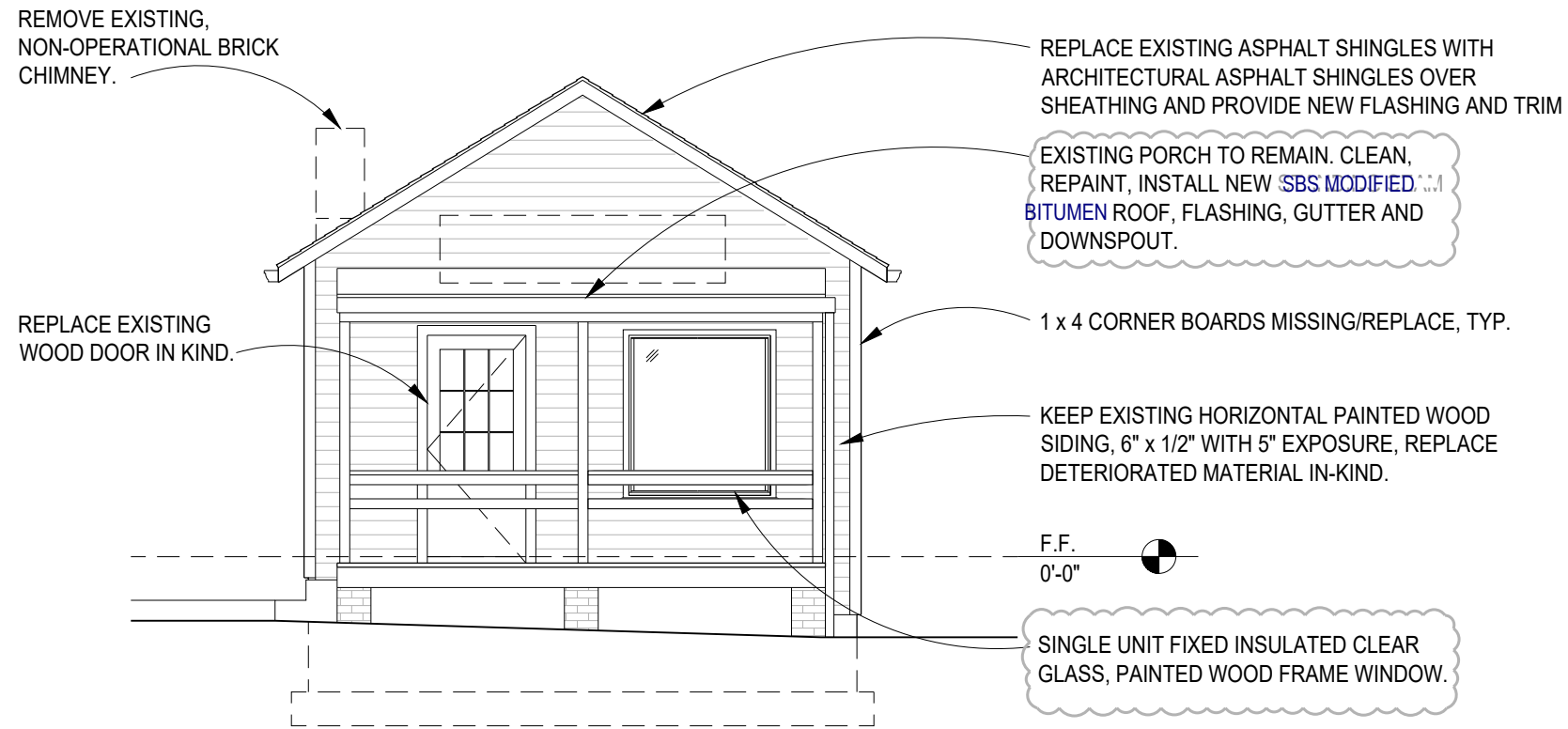
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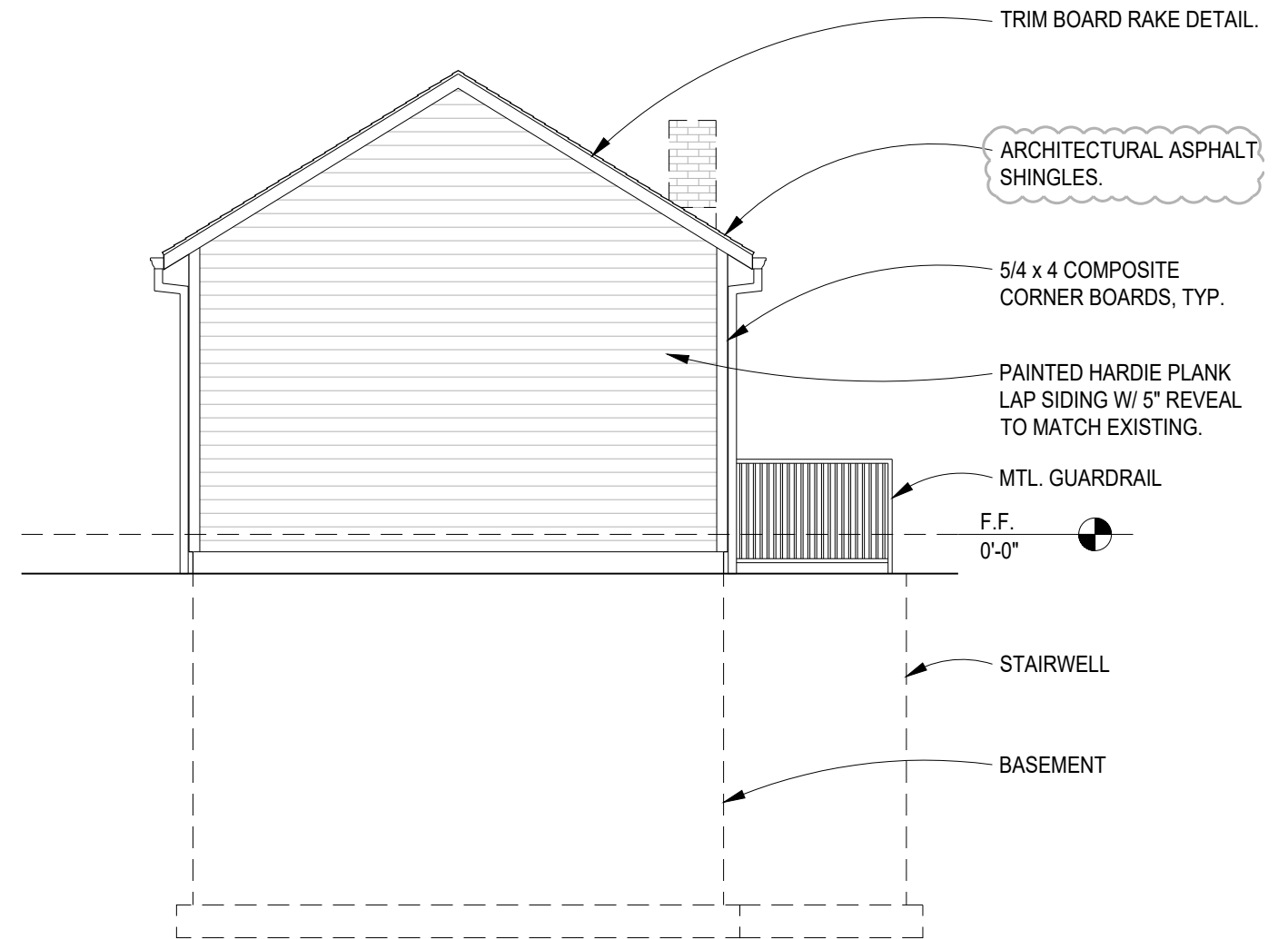


1 FIRST FLOOR PLAN
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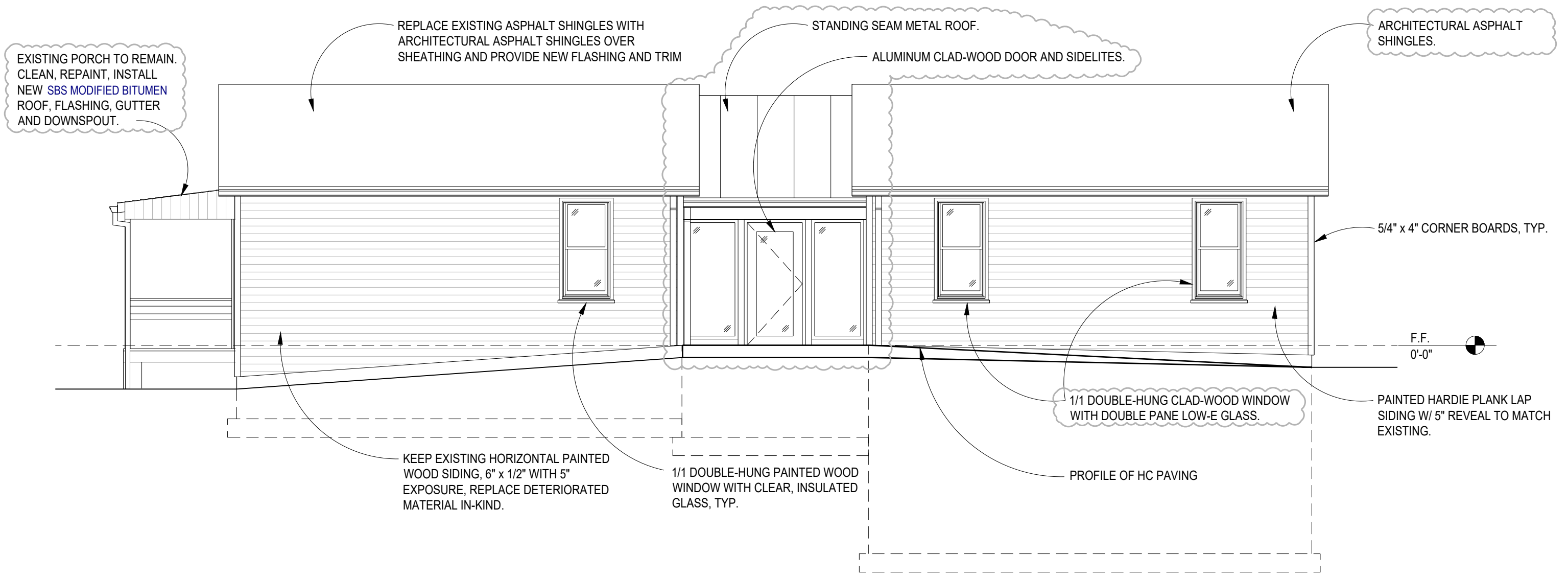




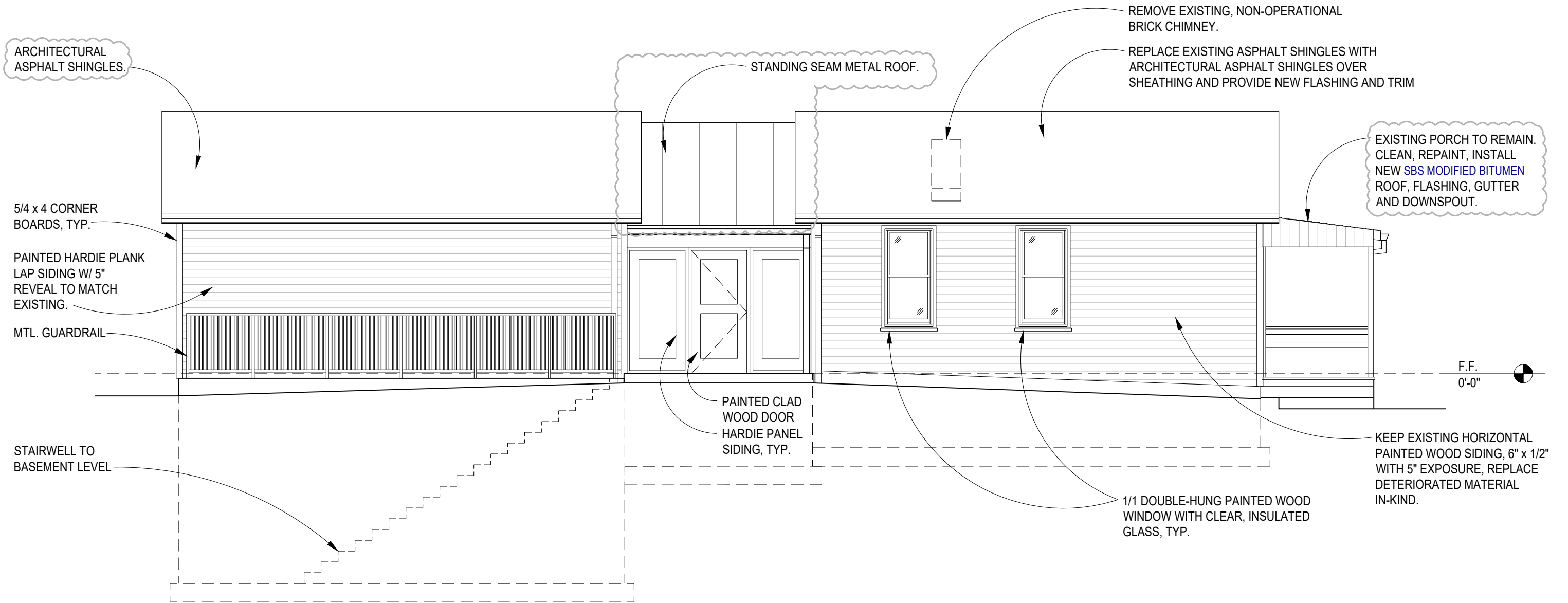
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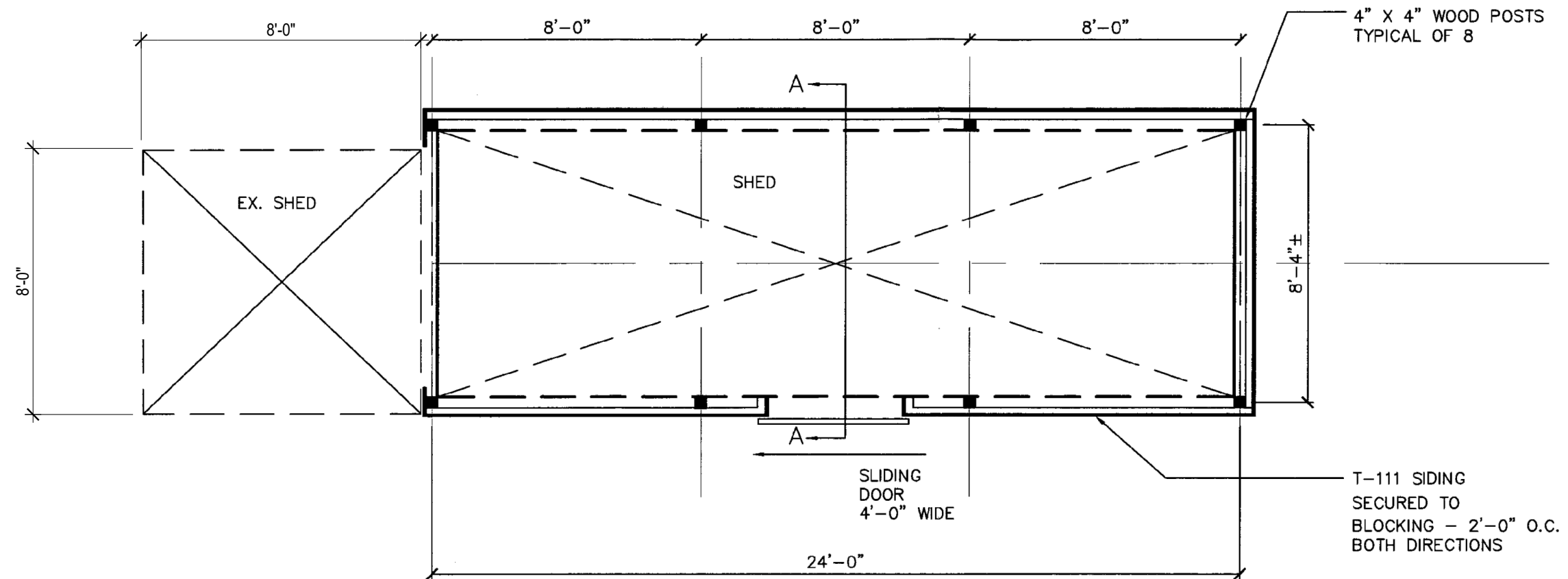
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1 NORTH ELEVATION
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1 SOUTH ELEVATION
 Scale: 3/16"=1'-0"

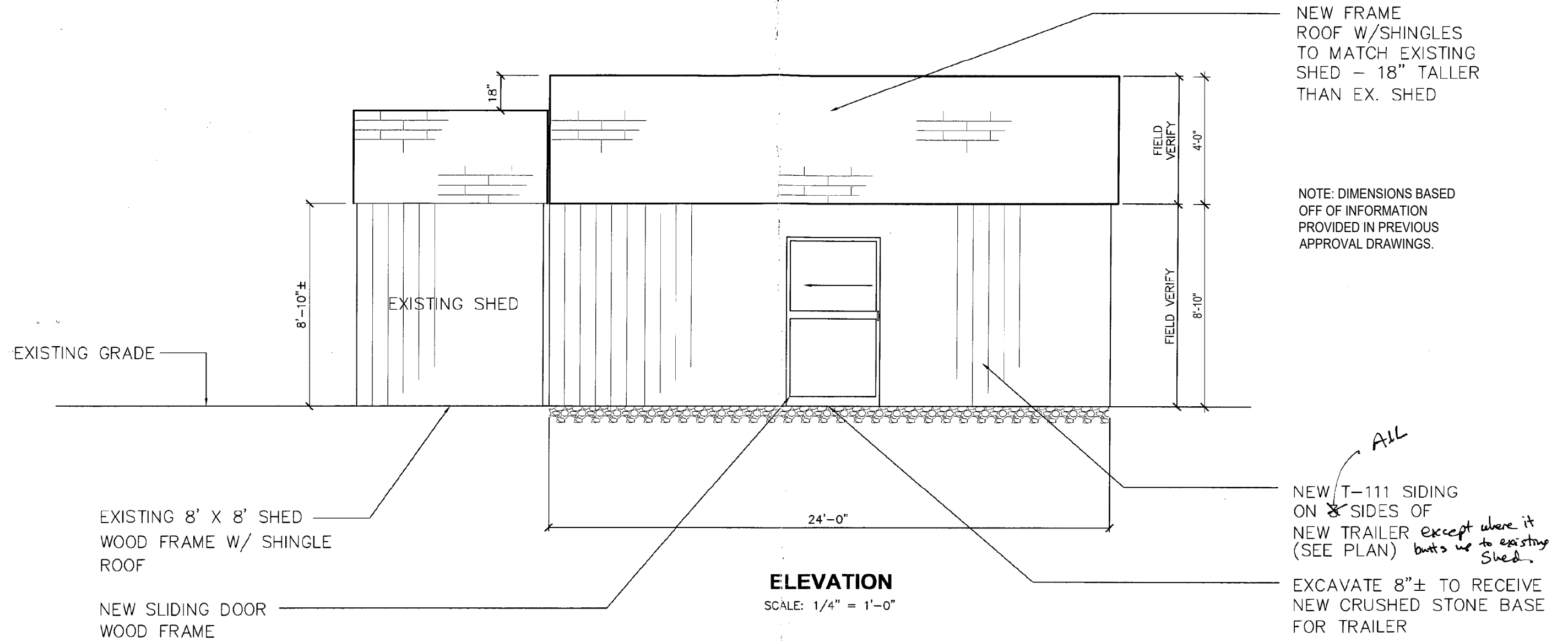


FRAMING PLAN

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

PREVIOUSLY APPROVED DRAWING PROVIDED FOR REFERENCE

APPROVED
 Montgomery County
 Historic Presentation Commission
 [Signature]
 PDZ
 4/18/02



NEW FRAME
ROOF W/SHINGLES
TO MATCH EXISTING
SHED - 18" TALLER
THAN EX. SHED

NOTE: DIMENSIONS BASED
OFF OF INFORMATION
PROVIDED IN PREVIOUS
APPROVAL DRAWINGS.

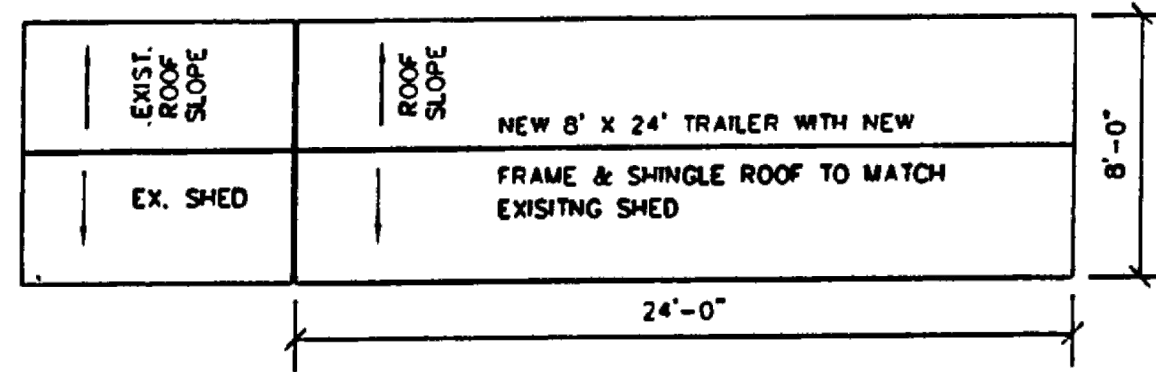
NEW T-111 SIDING
ON ~~8~~ SIDES OF
NEW TRAILER *except where it
butts up to existing
shed.*
EXCAVATE 8"± TO RECEIVE
NEW CRUSHED STONE BASE
FOR TRAILER

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

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12/18/02



PREVIOUSLY APPROVED DRAWING PROVIDED FOR REFERENCE

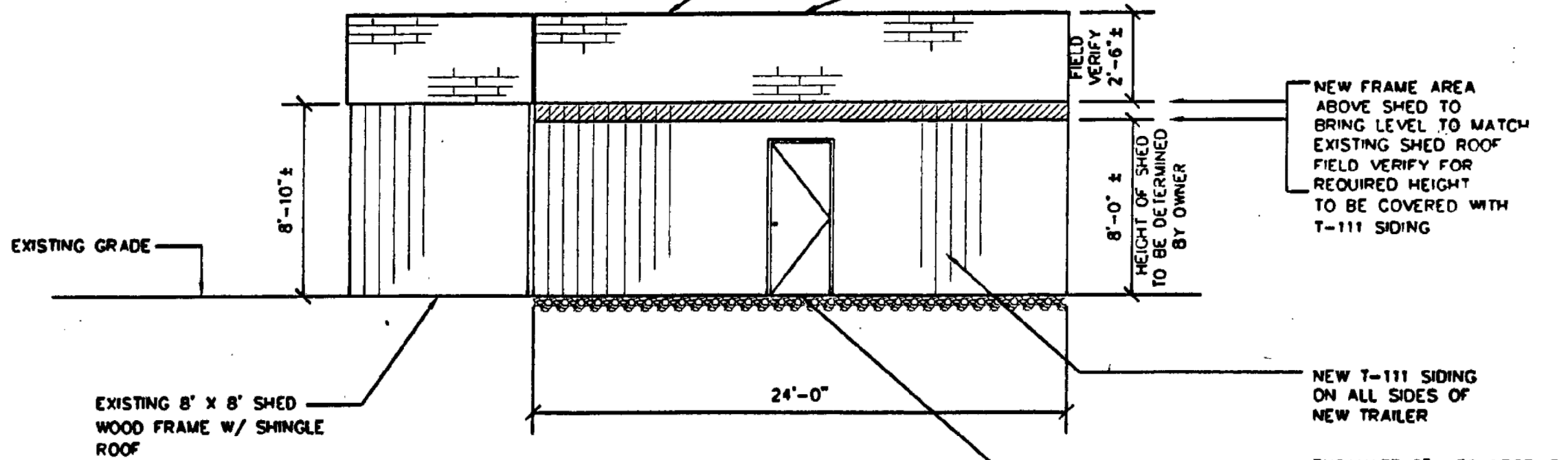


PLAN

NOTE: ORIGINALLY SUBMITTED SHED DESIGN APPROVED WITH THE CONDITION THAT THE TRAILER ROOF BE 18" TALLER THAN THE SHED ROOF.

NEW 8' X 24' TRAILER WITH NEW FRAME & SHINGLE ROOF TO MATCH EXISTING SHED

NEW FRAME ROOF W/SHINGLES TO MATCH EXISTING SHED



ELEVATION

NEW FRAME AREA ABOVE SHED TO BRING LEVEL TO MATCH EXISTING SHED ROOF FIELD VERIFY FOR REQUIRED HEIGHT TO BE COVERED WITH T-111 SIDING

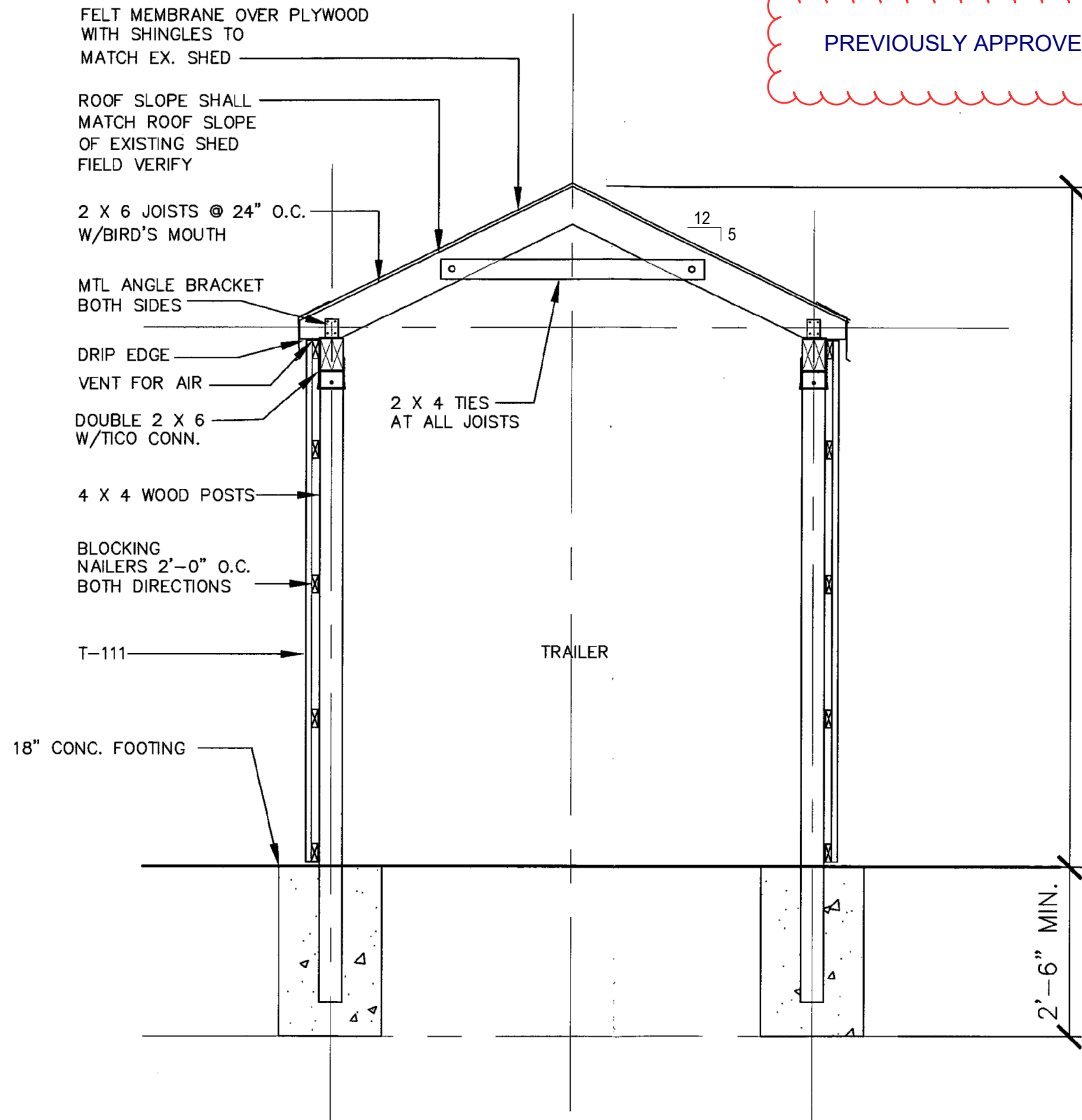
NEW T-111 SIDING ON ALL SIDES OF NEW TRAILER

EXCAVATE 8"± TO RECEIVE NEW CRUSHED STONE BASE FOR TRAILER

LOCATION: 8804 OLD GEORGETOWN ROAD

2

PREVIOUSLY APPROVED DRAWING PROVIDED FOR REFERENCE



ROOF HEIGHT SHALL BE 18" HIGHER THAN EX. SHED ROOF - V.I.F.

SECTION AA

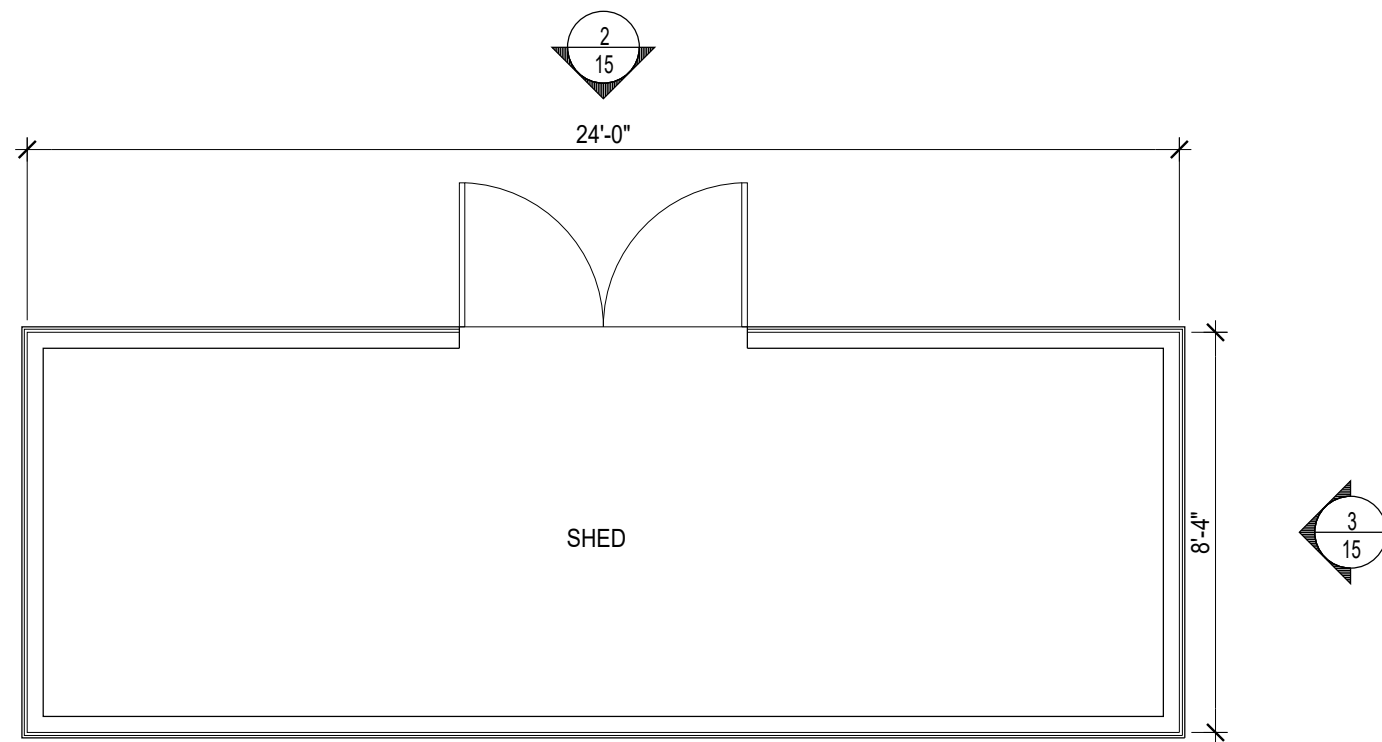
SCALE: 1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

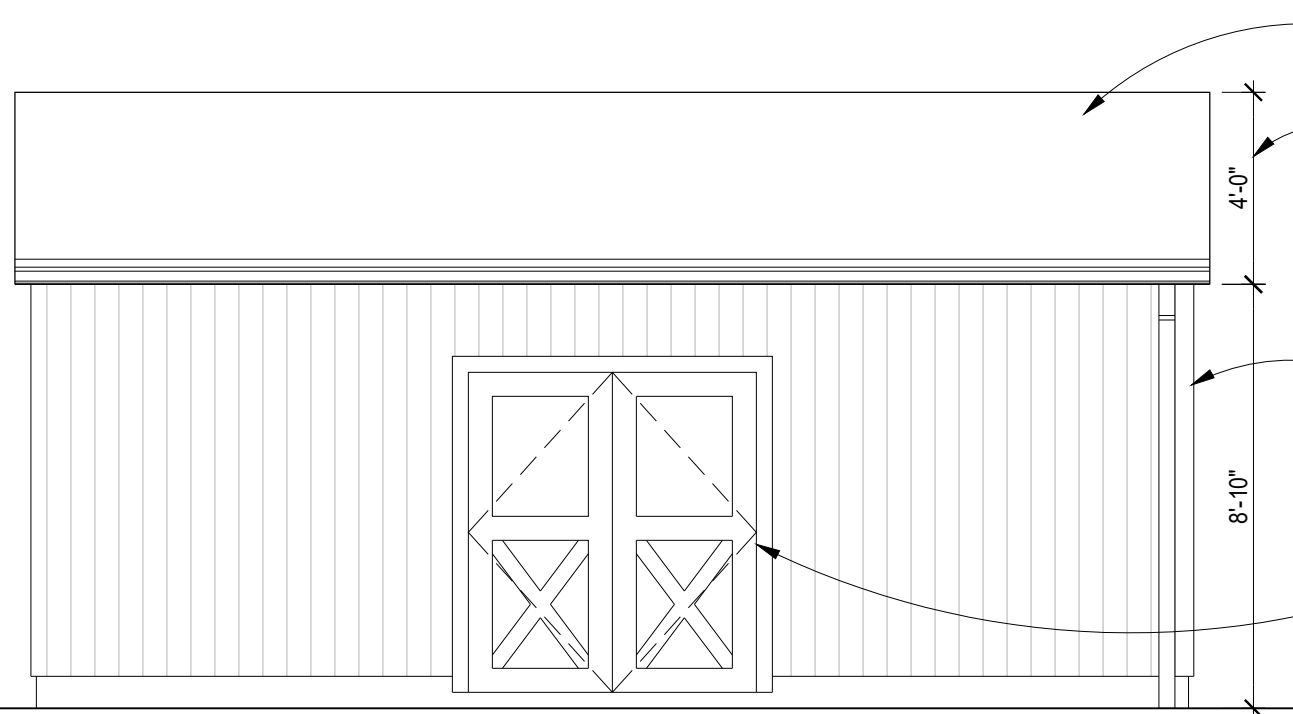
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PDZ
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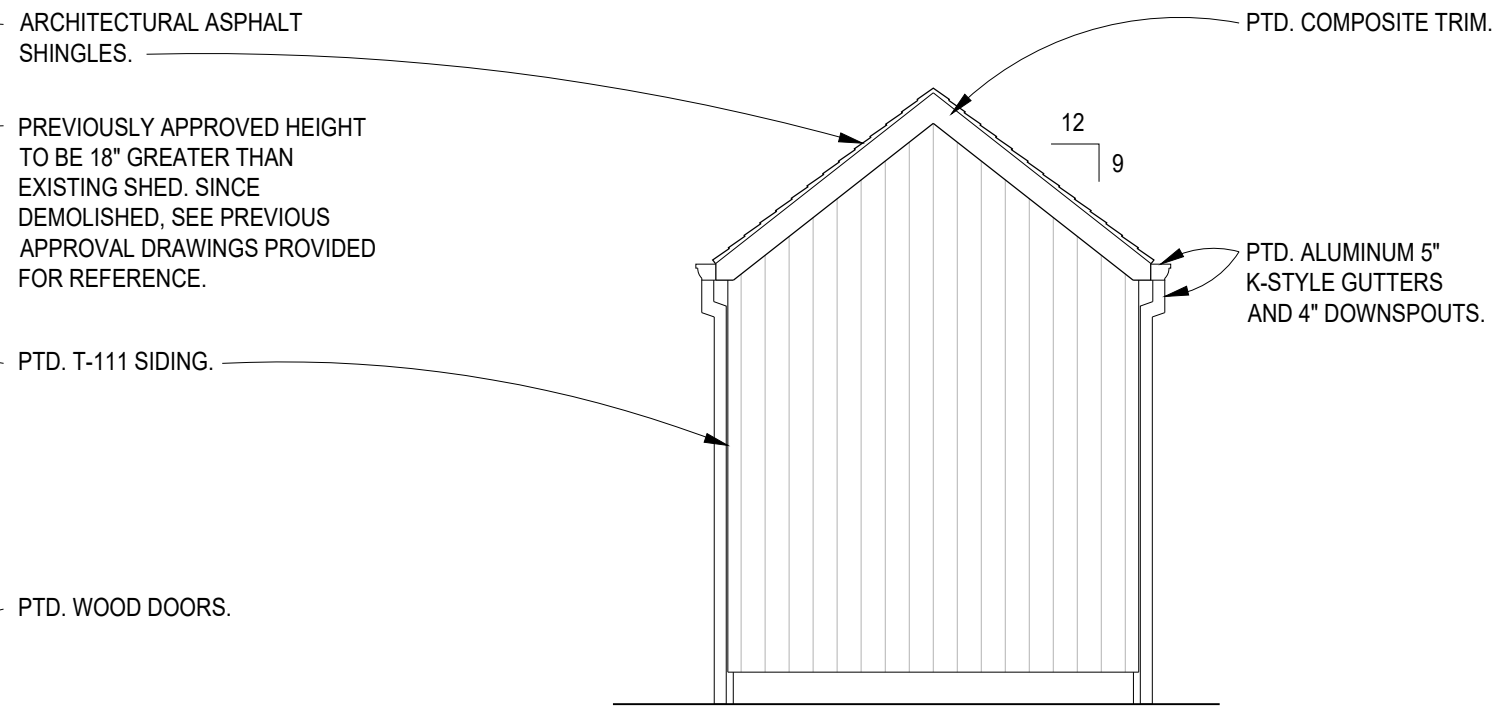
GTM ARCHITECTS



1 SHED FLOOR PLAN
Scale: 1/4"=1'-0"



2 NORTH ELEVATION
Scale: 1/4"=1'-0"



3 EAST ELEVATION
Scale: 1/4"=1'-0"