



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: August 12, 2020

### MEMORANDUM

TO: Hadi Mansouri  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #911675: Wall dormer roof replacement and other alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 27, 2020 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kathryn Becker Revocable Trust (David Schindel, Architect)  
Address: 5605 York Lane, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



Existing Property Condition Photographs (duplicate as needed)

**REVIEWED**

By Michael Kyne at 11:24 pm, Aug 12, 2020

APPROVED  
Montgomery County  
Historic Preservation Commission

*Sandra J. Heiler*



Detail: View of front of house (southwest-facing) showing screened porch at left



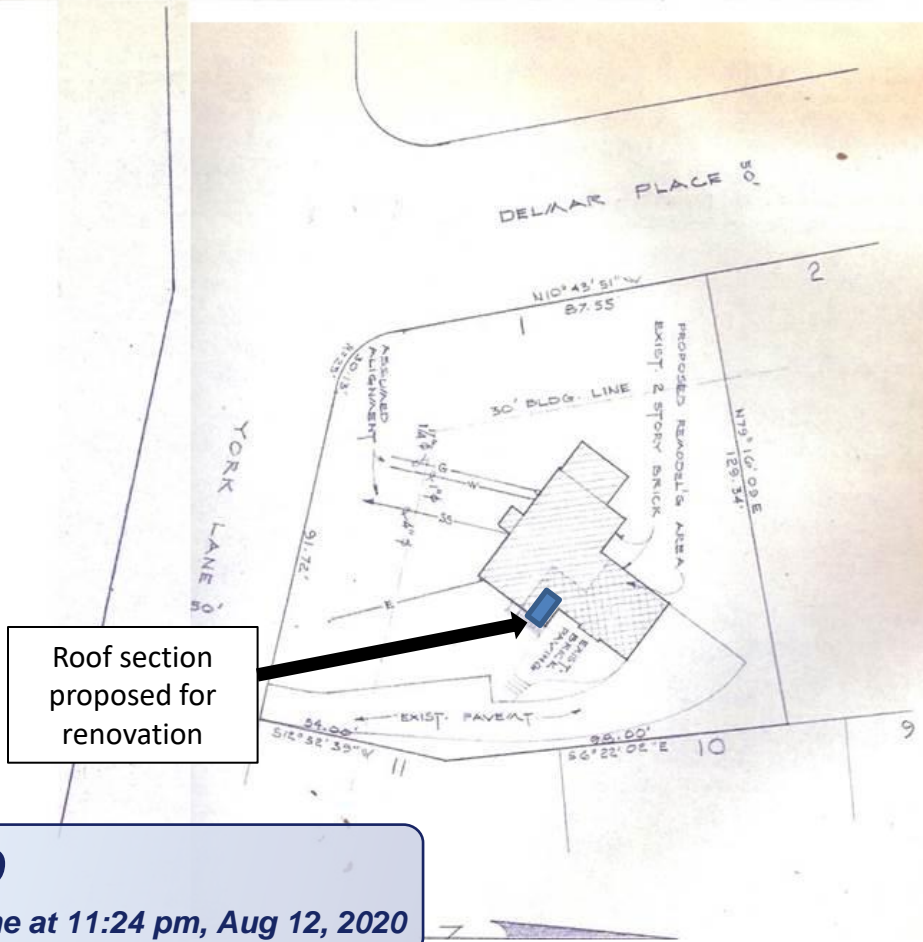
Detail: East side of house, showing location of low sloping roof section proposed for renovation

Applicant: David E. Schindel

Original Site Plan

SITE PLAN  
1" = 30'-0"

LOCATION: LOT 1, BLK. 4, GREENWICH FOREST, MONTGOMERY CO., MD.  
SURVEY: BOUNDARY DATA & BLDG. LOCATION BY JOSEPH N. STARKEY, P.E. & SURVEYOR, SILVER SPRING, MD. 1/12/10.

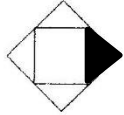


Roof section proposed for renovation

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Shade portion to indicate North

Applicant: David E. Schindel

## Project Description: Becker-Schindel Porches

### 1a. Description of existing structure(s) and environmental setting.

This application is for work on 5605 York Lane, a contributing property in the Greenwich Forest Historic District in Bethesda, MD. The home is a three story center hall Colonial that was built in 1938 (see Figure 1). It is a corner lot with nearly continuous high canopy forest cover. It was the model home for the Pennsylvania farmhouse design in Morris Cafritz's Greenwich Forest development. The rear-facing garage was converted into a kitchen in 1993-4. Since establishment of the historic district in 2011, the following HAWPs have been approved: installation of a shed dormer window in the rear-facing second floor family room in 2016 (HAWP Case # 35/165-16A); renovation of the front and side porches, and conversion of a screened porch into a sunroom/study in 2019 (HAWP Case #35/165-19C); and construction of a three-season porch addition in 2020 (HAWP Case #35/165-19F); and installation of a garden retaining wall and related hardscape in 2020 (HAWP Case #35/165-20A).



Figure 1. 5605 York Lane, Bethesda, MD 20814

### 1b. General description of the project and its effect on the historic resource(s).

1. **Replacement of a section of slate roof shingles with standing seam copper.** (see Figure 2) Three large sections of roof converge above a small side porch. Managing rainwater runoff and maintaining these rooves, gutters and downspouts has been an ongoing challenge.



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Figure 2. Converging roof sections above side porch

The second floor bedroom above the side porch has a shed dormer and there has been recurring water damage to the ceiling of this dormer (see Figure 3).



Figure 3. Water damage below low-sloping shed dormer roof

Owners propose to:

- Remove existing slate from the low-sloping shed dormer (approximately 6' X 10');
- Remove vinyl siding that covers original wood ship-lap siding;
- Repair or replace copper flashing as necessary;
- Prepare and paint original ship-lap siding;
- Install new high temperature ice and water guard membrane on shed dormer; and
- Install new standing seam copper roof on shed dormer.

The shed dormer roof faces the rear of the property and is not visible from the public right-of-way. Its low slope and position on the second floor make it very difficult to see.

The house now has slate shingles on steep roof sections and copper on several low-sloping roof sections. The original house has slate shingle roofing except for the dining room bay window. Standing seam copper roofing has been installed on the low-sloping rooves of the recently constructed shed dormer in the second floor den and the first floor sunroom/study. A flat copper roof was installed on the recently added porch.

The replacement of this small section of slate shingles with standing seam copper will have no impact on the historic significance of this property.

**REVIEWED**

*By Michael Kyne at 11:24 pm, Aug 12, 2020*

