



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Robert Sutton**  
*Chairman*

Date: December 19, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #529662 REVISION – Revisions to previous HAWP to change roofing materials, fenestration and siding materials, and other alterations

---

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 December 18, 2024 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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: Greentree Road Ventures LLC (Luke Olson, Architect)  
Address: 8804 Old Georgetown Road, 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 Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto: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]

11/25/24

Signature of owner or authorized agent

Date

**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.

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

APPROVED

Montgomery County

Historic Preservation Commission





**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

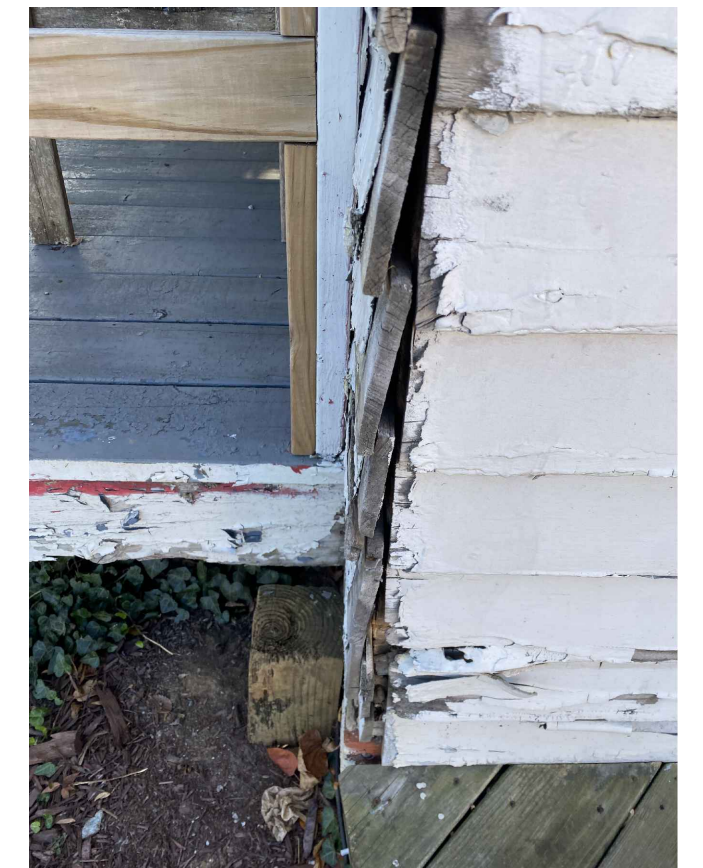
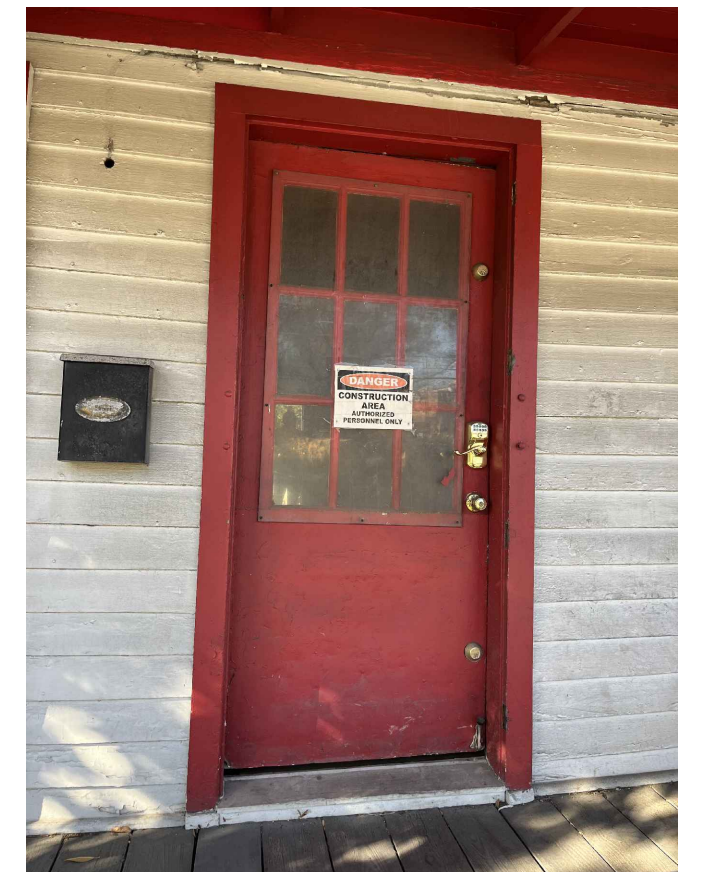
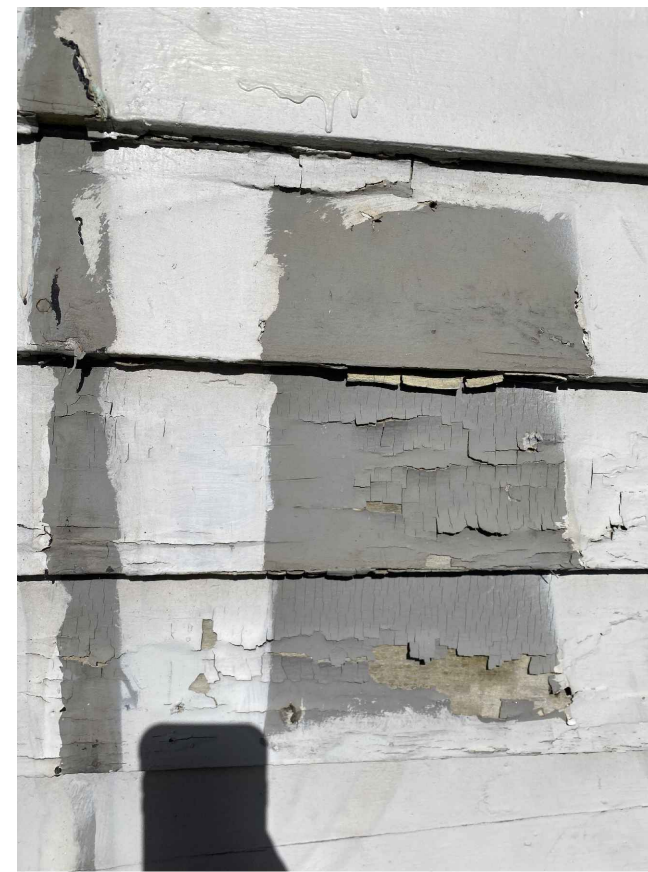
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ronald A. Patton*

**BETHESDA COMMUNITY STORE**

1 - EXTERIOR REFERENCE IMAGERY

**GTM ARCHITECTS**





**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald H. [Signature]*

**BETHESDA COMMUNITY STORE**

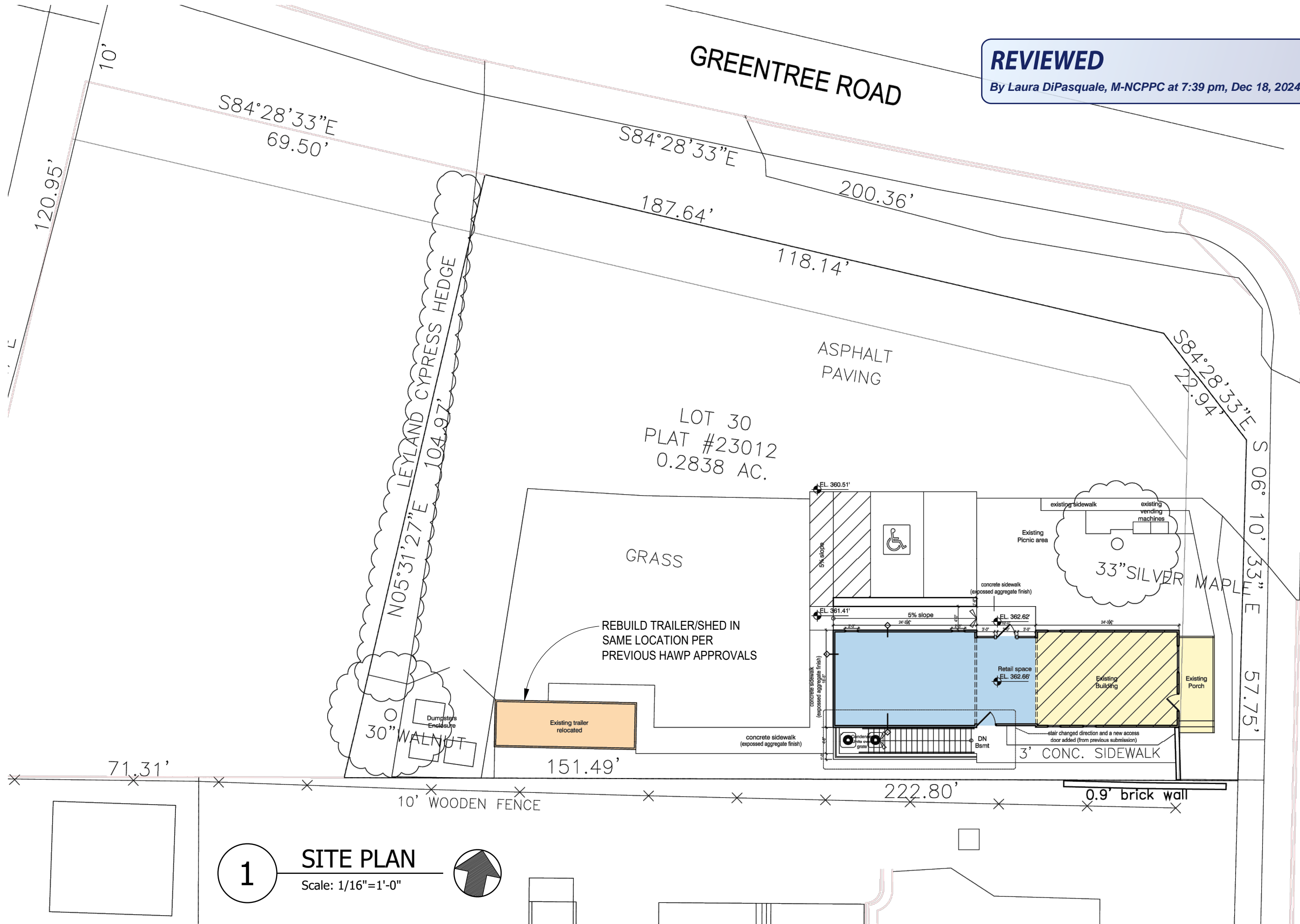
2 - EXTERIOR REFERENCE IMAGERY

**GTM ARCHITECTS**

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024



OLD GEORGETOWN ROAD

**1 SITE PLAN**  
 Scale: 1/16"=1'-0"

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



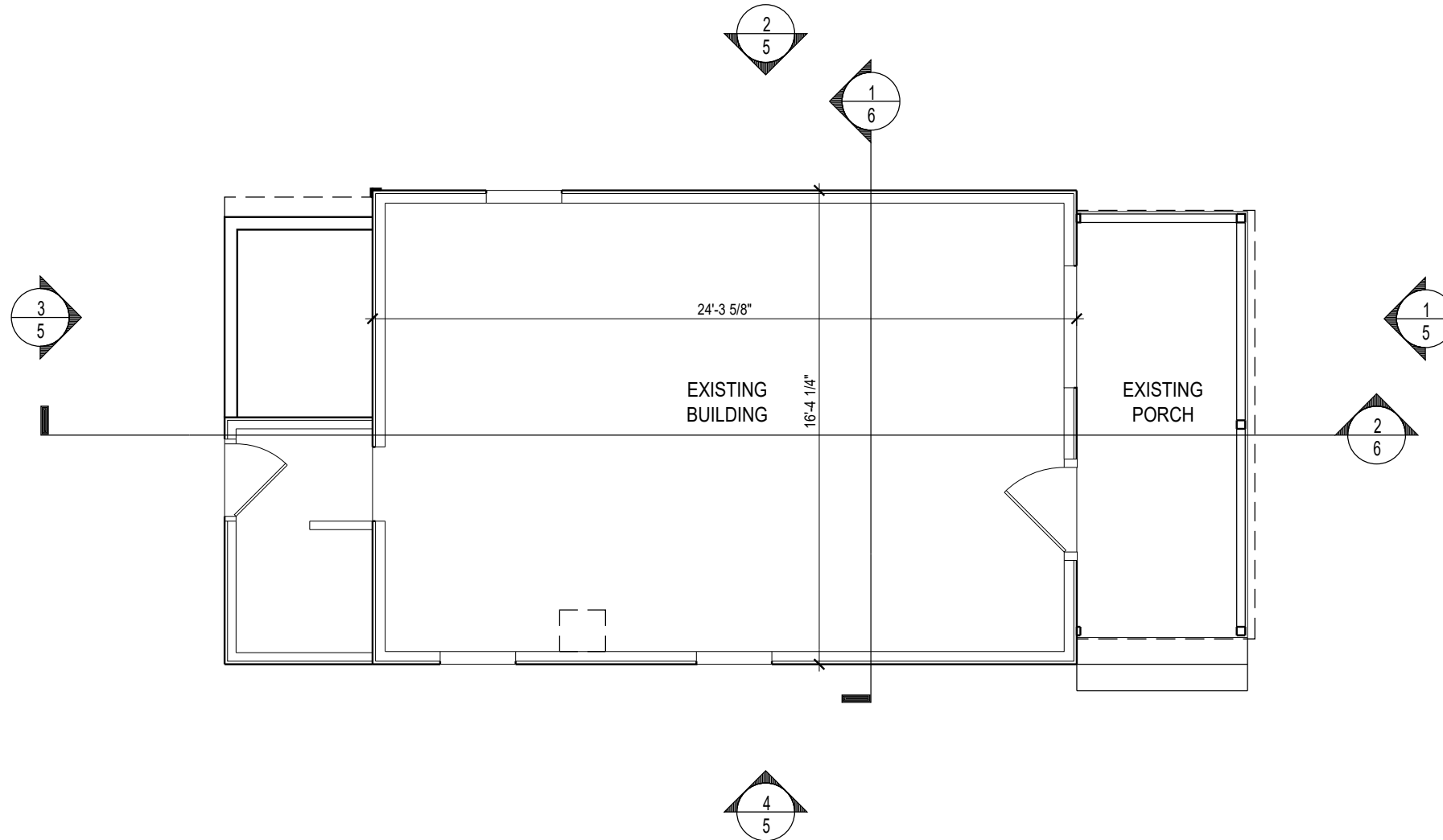
**BETHESDA COMMUNITY STORE**

3 - PREVIOUSLY APPROVED SITE PLAN

**GTM ARCHITECTS**

**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



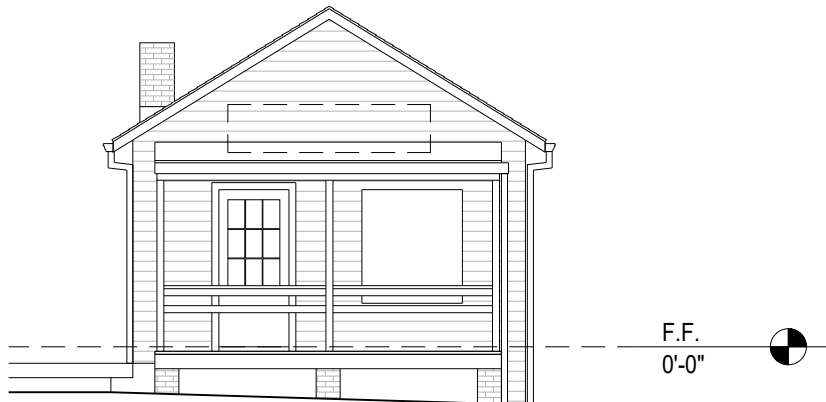
**1** EXISTING FIRST FLOOR PLAN  
Scale: 3/16"=1'-0"



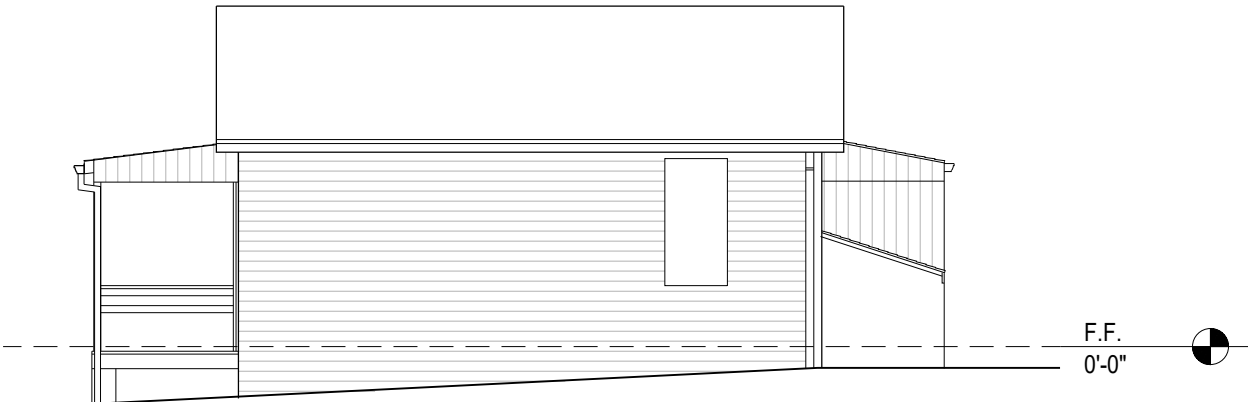
**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

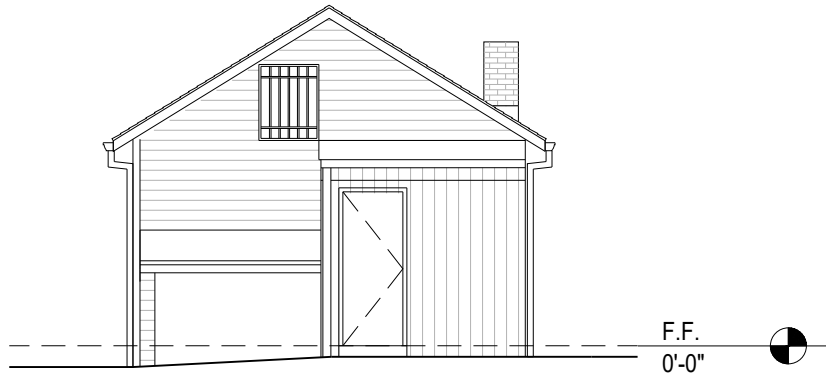
APPROVED  
Montgomery County  
Historic Preservation Commission



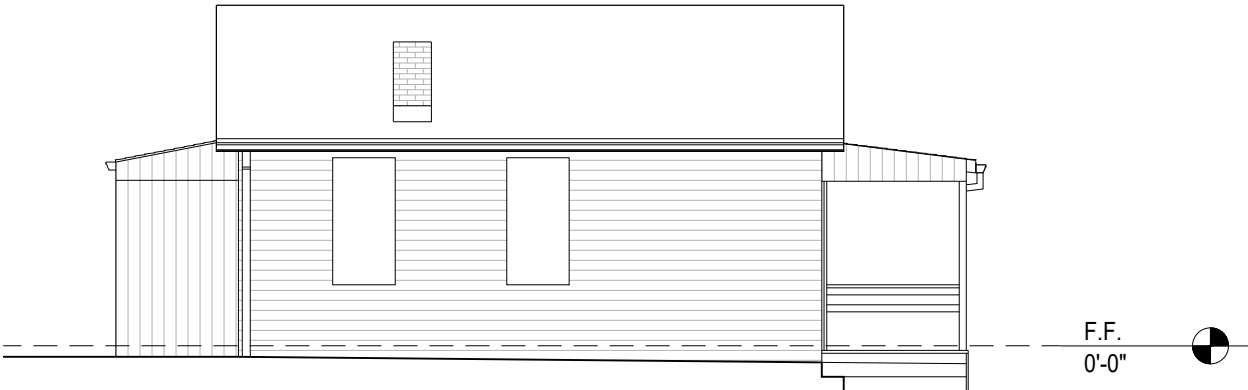
**1** EAST ELEVATION  
Scale: 1/8"=1'-0"



**2** NORTH ELEVATION  
Scale: 1/8"=1'-0"



**3** WEST ELEVATION  
Scale: 1/8"=1'-0"



**4** SOUTH ELEVATION  
Scale: 1/8"=1'-0"

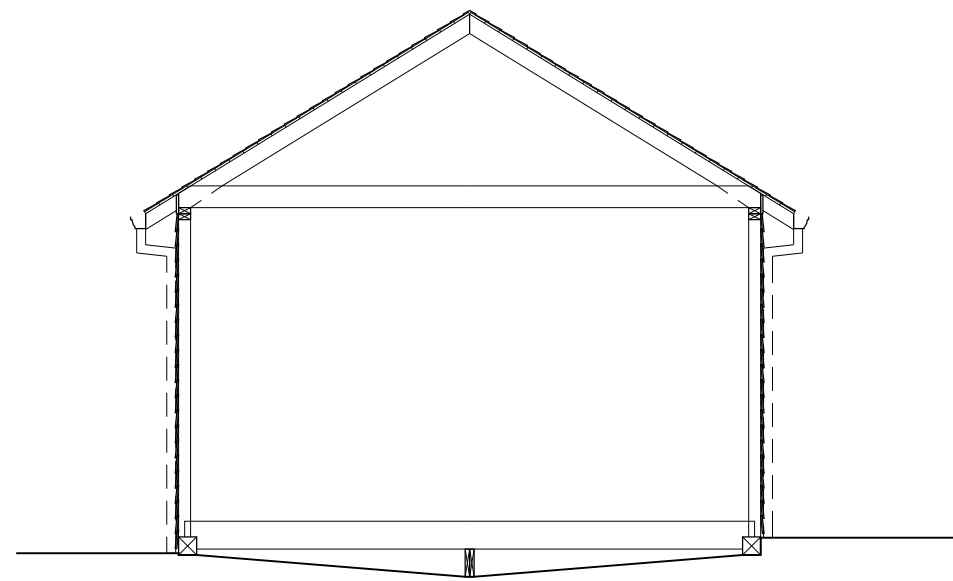




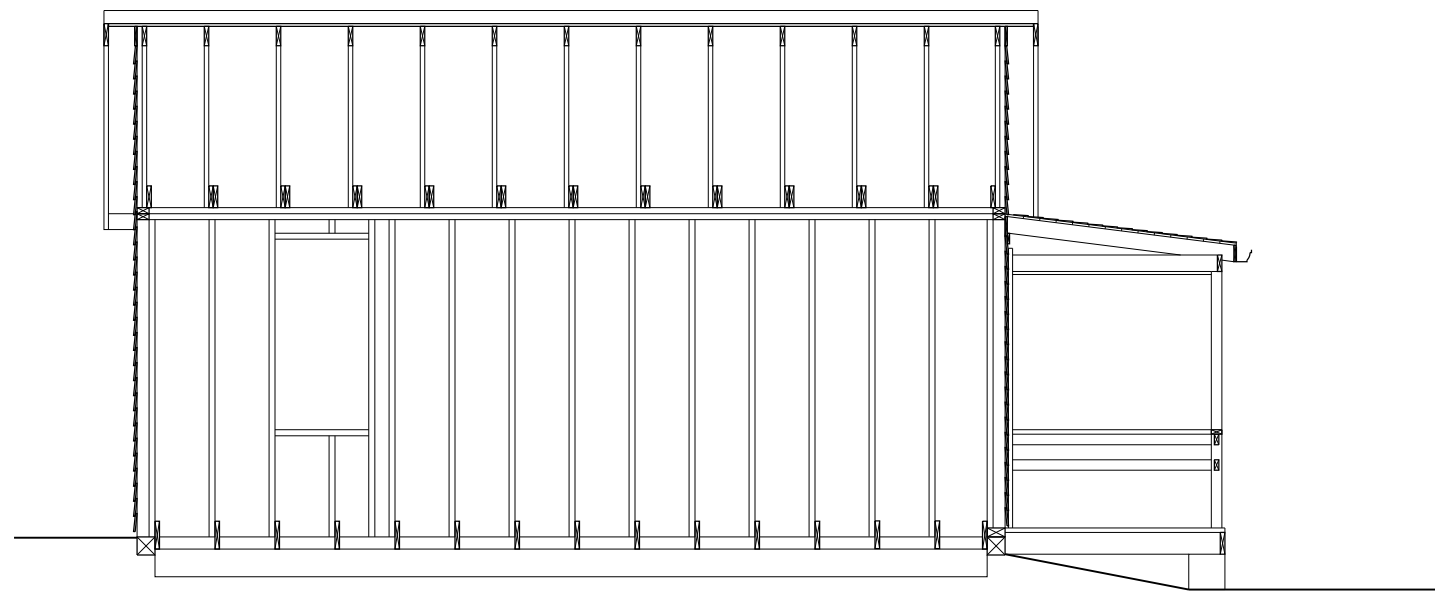
**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission



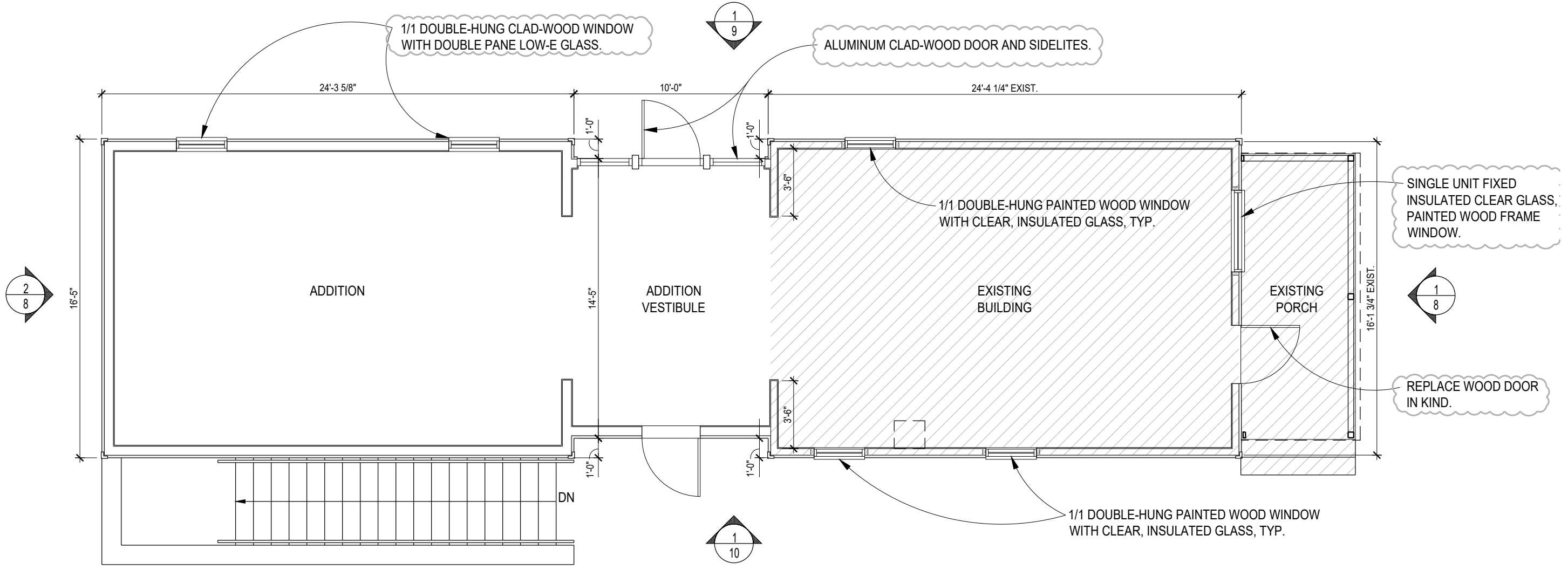
**1** EXISTING BUILDING SECTION  
Scale: 3/16"=1'-0"



**2** EXISTING BUILDING SECTION  
Scale: 3/16"=1'-0"

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 7:39 pm, Dec 18, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Ronald H. [Signature]*

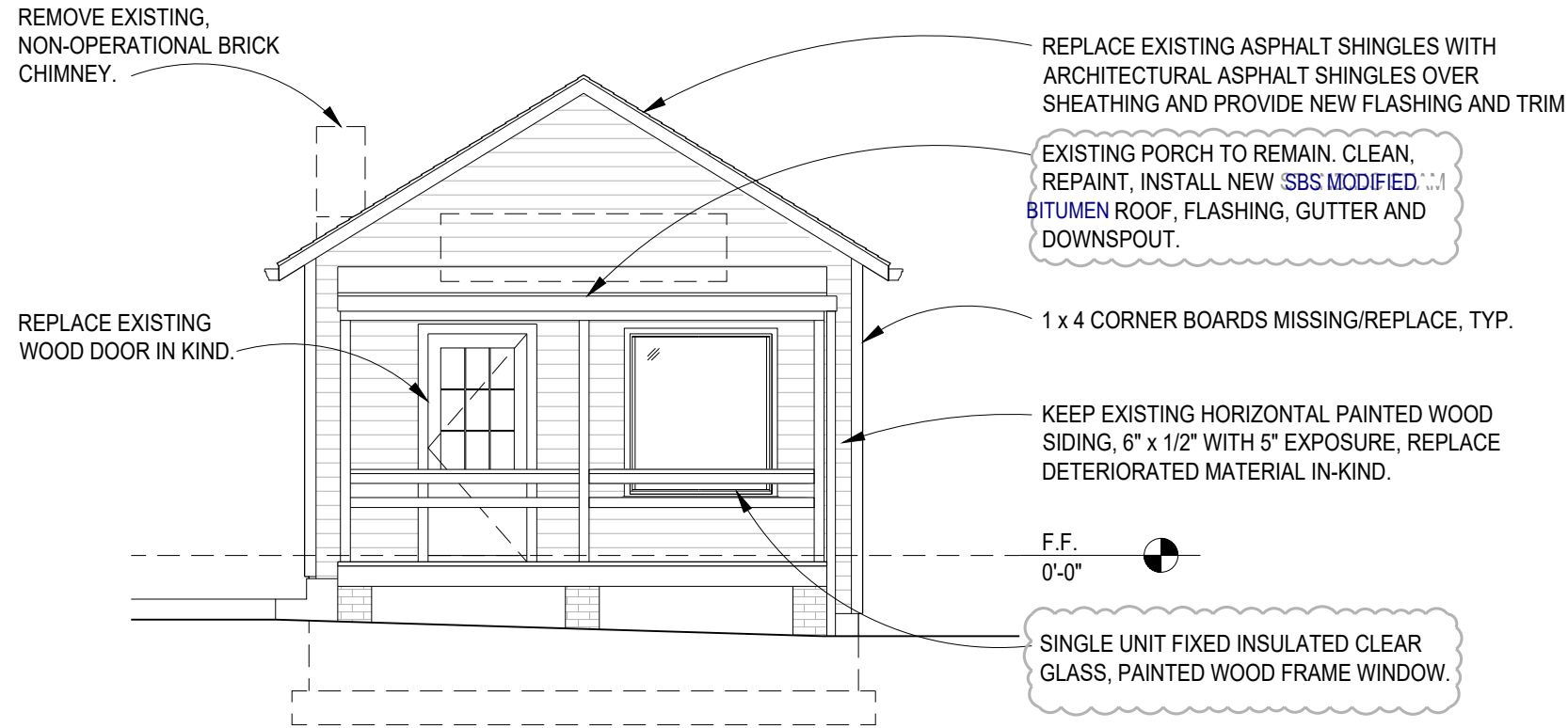


**1** FIRST FLOOR PLAN  
 Scale: 3/16"=1'-0"

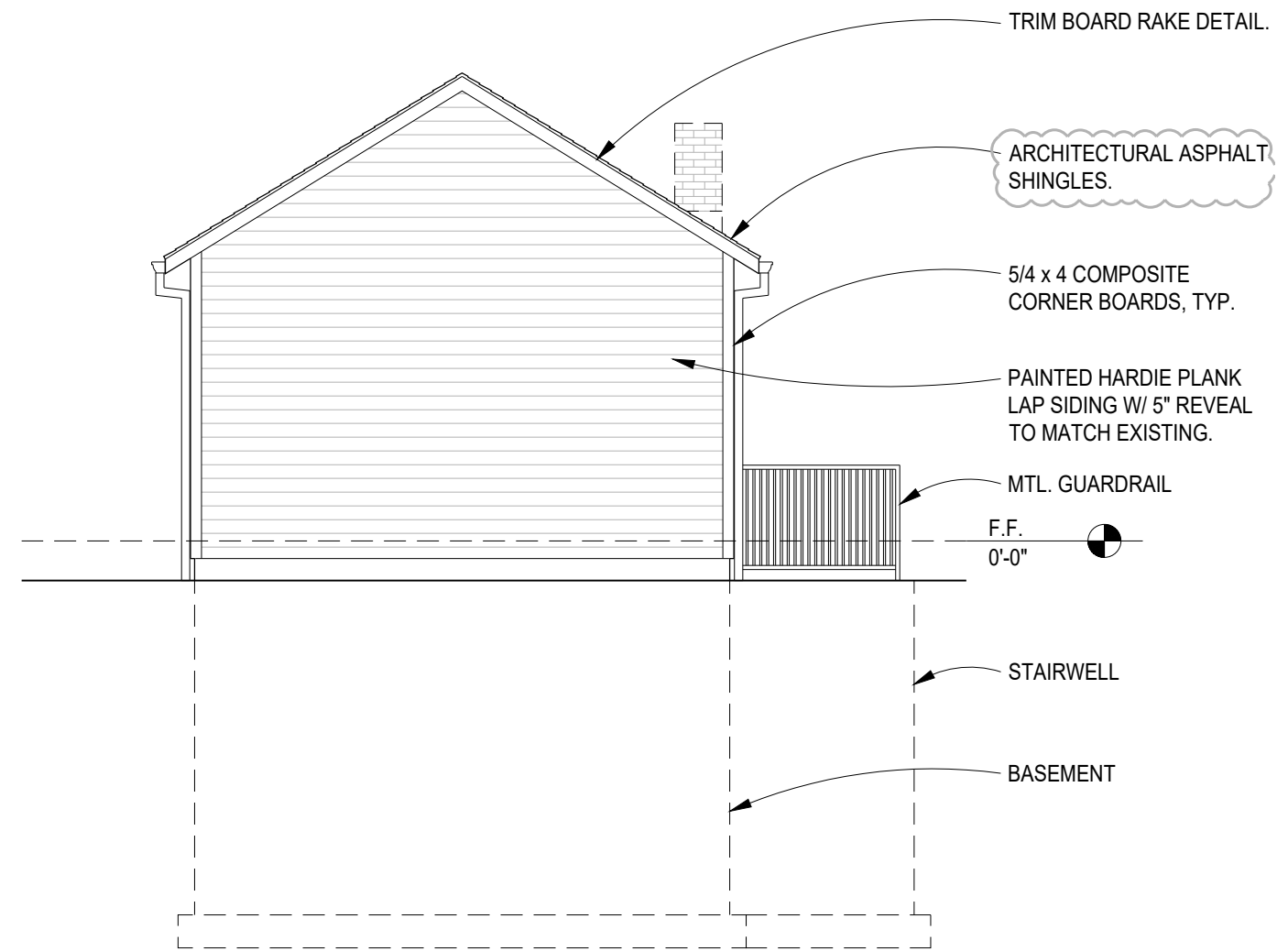
**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:40 pm, Dec 18, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  
*R. M. ...*



**1 EAST ELEVATION**  
Scale: 3/16"=1'-0"



**2 WEST ELEVATION**  
Scale: 3/16"=1'-0"

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:40 pm, Dec 18, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

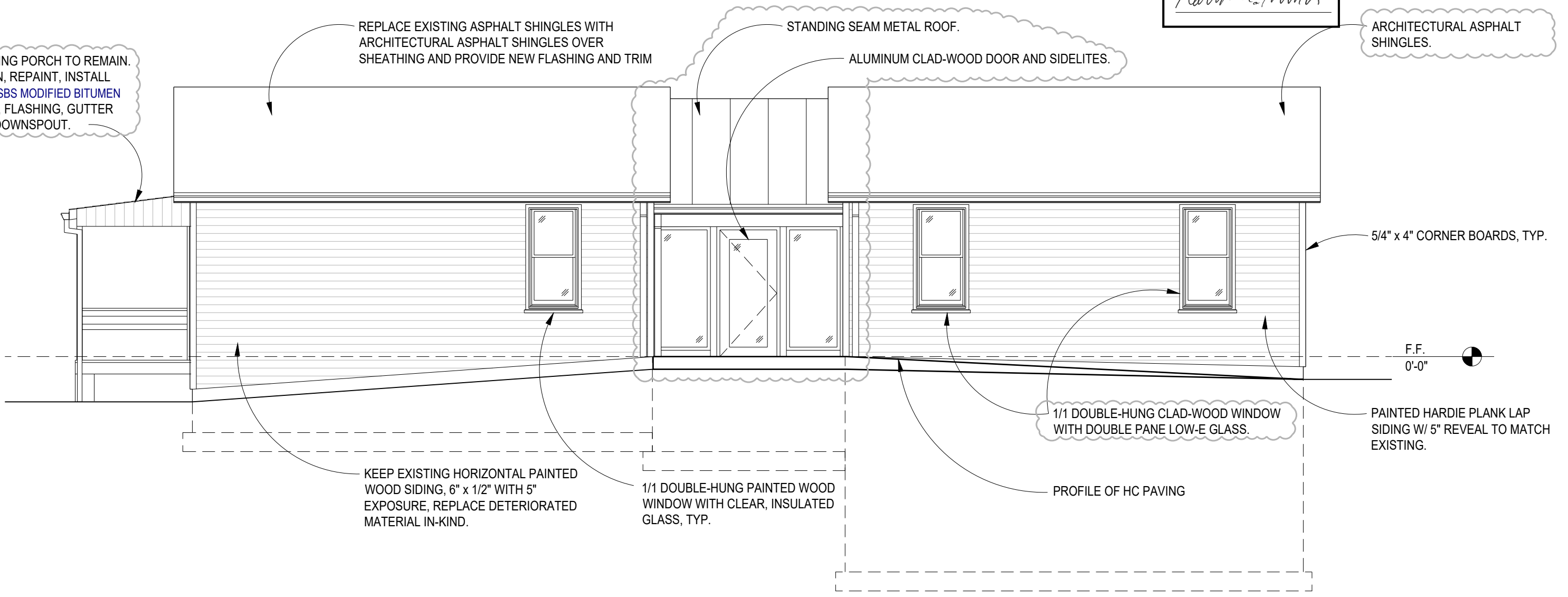
EXISTING PORCH TO REMAIN. CLEAN, REPAINT, INSTALL NEW SBS MODIFIED BITUMEN ROOF, FLASHING, GUTTER AND DOWNSPOUT.

REPLACE EXISTING ASPHALT SHINGLES WITH ARCHITECTURAL ASPHALT SHINGLES OVER SHEATHING AND PROVIDE NEW FLASHING AND TRIM

STANDING SEAM METAL ROOF.

ALUMINUM CLAD-WOOD DOOR AND SIDELITES.

ARCHITECTURAL ASPHALT SHINGLES.



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

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 7:40 pm, Dec 18, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission

ARCHITECTURAL ASPHALT SHINGLES.

5/4 x 4 CORNER BOARDS, TYP.

PAINTED HARDIE PLANK LAP SIDING W/ 5" REVEAL TO MATCH EXISTING.

MTL. GUARDRAIL

STAIRWELL TO BASEMENT LEVEL

STANDING SEAM METAL ROOF.

REMOVE EXISTING, NON-OPERATIONAL BRICK CHIMNEY.

REPLACE EXISTING ASPHALT SHINGLES WITH ARCHITECTURAL ASPHALT SHINGLES OVER SHEATHING AND PROVIDE NEW FLASHING AND TRIM

EXISTING PORCH TO REMAIN. CLEAN, REPAINT, INSTALL NEW SBS MODIFIED BITUMEN ROOF, FLASHING, GUTTER AND DOWNSPOUT.

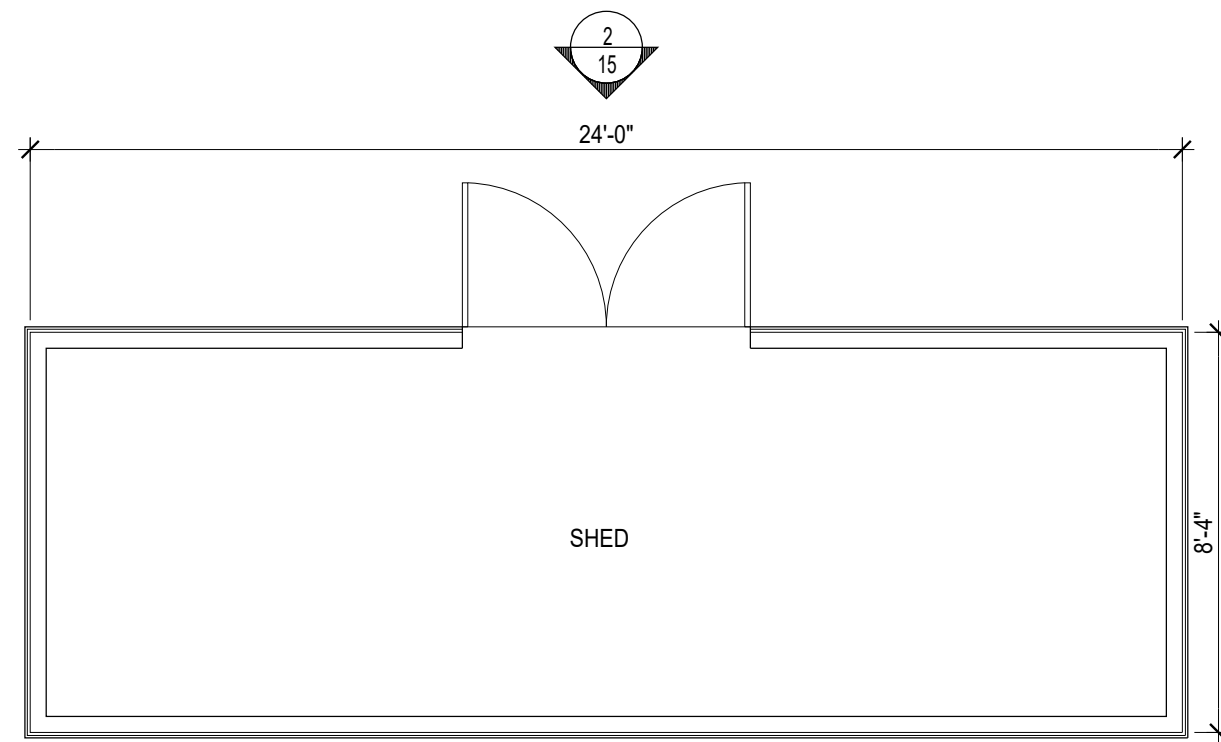
PAINTED CLAD WOOD DOOR HARDIE PANEL SIDING, TYP.

1/1 DOUBLE-HUNG PAINTED WOOD WINDOW WITH CLEAR, INSULATED GLASS, TYP.

KEEP EXISTING HORIZONTAL PAINTED WOOD SIDING, 6" x 1/2" WITH 5" EXPOSURE, REPLACE DETERIORATED MATERIAL IN-KIND.

F.F.  
0'-0"

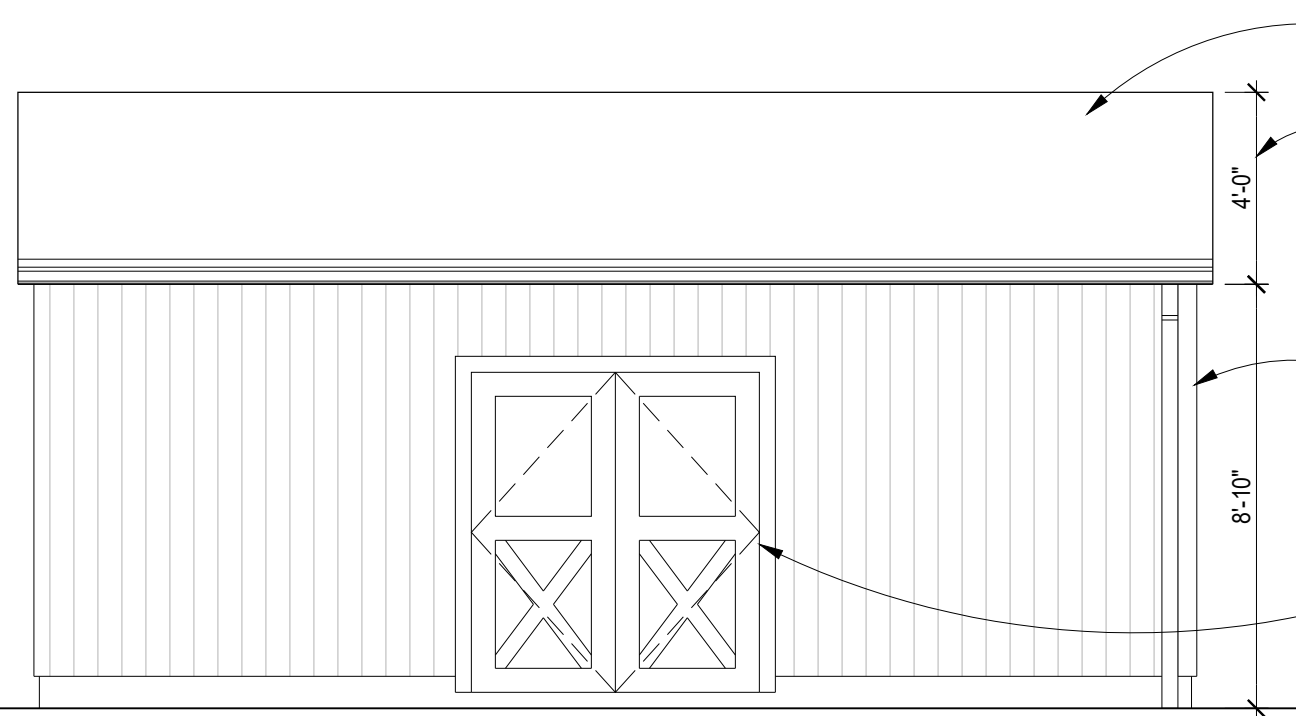
**1 SOUTH ELEVATION**  
Scale: 3/16"=1'-0"



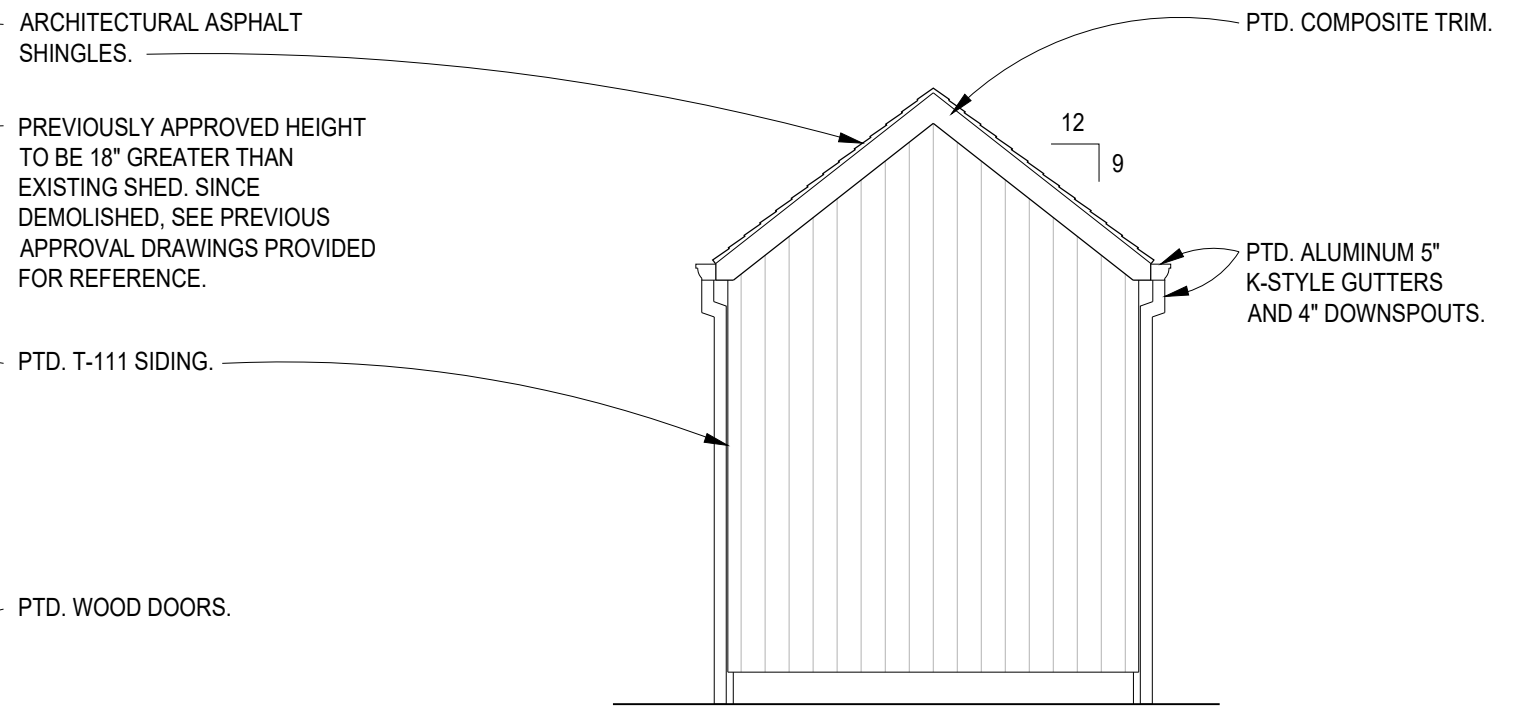
**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 7:41 pm, Dec 18, 2024

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*

**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"