

HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive
Chair

Date: 4/1/2025

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 #1107099– Partial demolition; construction of rear and side additions and

screened porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the March 26, 2025 HPC meeting:

- 1. The applicant must submit an arborist report showing that the trees adjacent to the proposed east side addition will not be negatively impacted by the proposed footings.
- 2. All Versatex and Azek trim must be smooth finish and painted.

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: Matt Felts and Dane Grossnickle; Cindy McClure, Agent.

Address: 5537 Lambeth 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 to schedule a follow-up site visit.



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

The existing home is a two story Colonial Revival brick home with 6 over 6 double hung windows and slate roofing. The existing driveway, on the west side of the property, leads to the rear where stone landscape retaining walls and planters are found. There is an existing shed on the west property line which will remain. On the east side of the property and extending from the front facade, there is an existing fence and air conditioning condenser unit that will remain. The existing trees on the property are expected to remain undisturbed.

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

Construct a side addition, replacing and expanding the existing side addition:

The style of the proposed side addition is compatible and in keeping with the prevailing style of the original Colonial Revival home. The side addition is set back from the original front facade plane demarcating the original facade, is one story and has a complimentary roof line. (Guideline D4) The proposed addition meets the required setbacks of 18' total for both sides and 7' on one side given the property was constructed in 1941 and leaves space between the adjacent property. (Guideline D5). Windows are simulated divided light and match the double hung styling of the existing house. The existing fence and A/C condensing unit will limit the view of the proposed side addition from the street.

Construct a rear screen porch addition:

The screen porch rear addition also retained the prevailing style to the Colonial Revival home, stays within the required 25' setbacks and is limited to the first floor. (Guideline D4/D5) The roof line is complimentary to the house, does not overwhelm the massing of the existing structure and does not expand past the existing ridge line.

Expand the existing kitchen:

The first floor kitchen expansion fills in the void of space under the second floor cantilever and the existing space of the screen porch. This falls within the 25' rear setback requirement and does not change or add a new roof line. (Guideline D4/D5)

REVIEWED

By Laura DiPasquale at 1:29 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

Work Item 1: Side Addition

Description of Current Condition:

The existing one story side addition is set back from the front facade and is finished with aluminum siding and fiberglass roofing shingles. This will be removed.

Proposed Work:

Construct a new one story addition, replacing and expanding the existing. The new side addition is compatible with the original style and will be set back from the front facade plane and has a complimentary roofline. (Guideline D4). The addition meets the required setbacks of 18' total for both sides and 7' on one side given the property was constructed in 1940 and leaves space between the adjacent property. (Guideline D5) New siding (smooth Hardiplank) and new roofing (standing seam metal) provide a more historically accurate scale, look, and texture that compliment the original home. Windows are simulated divided light and match the double hung styling of the existing house. The existing fence and A/C condensing unit will limit the view of the proposed side addition from the street.

Work Item 2: Rear Screen Porch Addition

Description of Current Condition:

The existing screen porch is contained in the prior rear addition. Metal railing and painted finishes on the porch exist. This space will be incorporated into the exiting expansion.

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

Proposed Work:

Construct a new rear screen porch addition, replacing the existing. The new screen porch rear addition also retains the prevailing style to the Colonial Revival home, stays within the required 25' setbacks and is limited to the first floor. (Guideline D4/D5) The roof line is complimentary to the house, does not overwhelm the massing of the existing structure and does not expand past the existing ridge line. The material choices provide a historically accurate scale, look and texture that compliment the original home. These include new metal rails, painted architectural columns for the porch supports below the floor and in the screen porch, and Trex composite simulated wood decking.

REVIEWED

By Laura DiPasquale at 1:29 pm, Apr 01, 2025

Work Item 3: Kitchen Expansion

Description of Current Condition:

The current home has a two story addition with aluminum siding and fiberglass roofing. The addition has a second floor cantilever to the rear leaving a void underneath and is open at an existing screen porch on the west side.

Proposed Work:

The first floor kitchen expansion fills in the void of space under the second floor cantilever and utilizes the square footage of the existing screen porch. Th expansion falls within the 25' rear setback requirement and does not change or add a new roof line. (Guideline D4/D5). New smooth Hardiplank siding shall be installed on the new expansion of the first floor and the existing second floor exterior, providing a more historically accurate scale, look, and texture and complimenting the original home. Windows are simulated divided light and compliment the styling of the existing house.

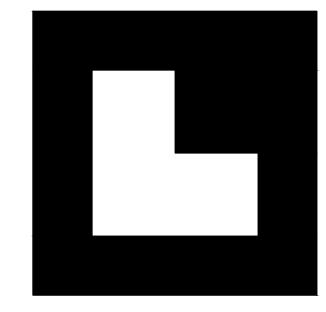
FELTS-GROSSNICKLE RESIDENCE

KITCHEN AND SCREEN PORCH RENOVATION

5537 LAMBETH ROAD BETHESDA, MD 20814

LEVINE GROUP

MHIC# 27455 301.585.4848 fax 301.585.4207 9466 GEORGIA AVE SUITE 95 Silver Spring, MD 20910



GENERAL NOTES:

NOTE: ALL WORK AND MATERIALS TO COMPLY WITH THE MONTGOMERY COUNTY MARYLAND REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODES ER 31-19, MONTGOMERY COUNTY CODE CHAPTER 8- BUILDINGS, THE LOCAL BUILDING CODE AMENDMENTS, THE LOCAL EXISTING BUILDING CODE AMENDMENTS. AND THE 2017 NATIONAL ELECTRICAL CODE.

- 1. Notify Miss Utility 48 Hours prior to digging: 1-800-257-7777.
- 2. REGULATORY COMPLIANCE: COMPLY WITH ALL LOCAL CONSTRUCTION CODES AND ZONING ORDINANCES. OBTAIN ALL NECESSARY TRADE AND BUILDING PERMITS, WALL CHECKS, INSPECTIONS, AND CERTIFICATES OF OCCUPANCY.
- 3. CONDITIONS: THOROUGHLY REVIEW FIELD CONDITIONS, DIMENSIONS, AND CONTRACT DOCUMENTS. NOTIFY THE DESIGNER IMMEDIATELY OF CONFLICTS, DEFICIENCIES OR OMISSIONS. REQUEST CLARIFICATION AS NEEDED. DO NOT SCALE THE DRAWINGS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO THE CONTRACTOR'S FAILURE TO REVIEW THE DRAWINGS, SPECS., OR EXISTING CONDITIONS. DEVIATIONS FROM PLANS AND PRODUCT SUBSTITUTIONS MUST BE APPROVED BY THE OWNER.
- 4. SUPERVISION: CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, COORDINATION AND SCHEDULING OF EACH SUBCONTRACTOR AND SUPPLIER. PROJECT MUST PROCEED IN A TIMELY AND WORKMANLIKE MANNER. REQUIRE ALL SUBCONTRACTORS & INSTALLERS TO INSPECT AREAS TO RECEIVE WORK AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND TO REPORT TO CONTRACTOR ANY UNSATISFACTORY CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED DUE TO CONTRACTOR'S FAILURE TO REVIEW AND COORDINATION OF SUBCONTRACTORS.
- 5. SITE CONTROLS: CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY PROVIDE TEMPORARY PEDESTRIAN AND VEHICULAR BARRIERS AS REQUIRED TO PROTECT WORKERS AND PUBLIC. MAINTAIN JOB SITE NEAT AND FREE FROM ACCUMULATION OF TRASH AND BUILDING MATERIAL WASTE.
- 6. PRODUCTS: FURNISH ITEMS SPECIFIED AND INSTALL PER MANUFACTURER'S INSTRUCTIONS. INSPECT DELIVERIES FOR COMPLIANCE WITH SPECIFIED PRODUCT, MATERIAL AND QUANTITY. STORE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 7. TEMPORARY PROTECTION: PROVIDE ADEQUATE TEMPORARY PROTECTION AGAINST WEAR FOR ALL NEW AND EXISTING CONSTRUCTION. REPAIR, PATCH, PAINT, ETC.. ALL AREAS WHERE NEW CONSTRUCTION DAMAGES EXISTING CONDITIONS. ALL LANDSCAPING DESIGNATED TO REMAIN OR REASONABLE BEYOND LIMITS OF OPERATIONS TO BE PROTECTED FROM DAMAGE.
- 8. SEDIMENT CONTROL: PRIOR TO EXCAVATION AND THROUGHOUT COURSE OF WORK, PROVIDE CONTROL MEASURES AS NECESSARY TO PREVENT SEDIMENT DISCHARGE BEYOND THE PROPERTY LINES. MEASURES SHALL BE FOLLOWED BY ALL STATE AND LOCAL COUNTY REQUIREMENTS. MAINTAIN SEDIMENT CONTROL FEATURES UNTIL LANDSCAPING IS IN PLACE AND STABILIZED.
- 9. DEFECTIVE WORK: PROMPTLY CORRECT WORK REJECTED BY DESIGNER OR FOUND NOT IN COMPLIANCE WITH THE CONTRACT, INCLUDING DEFECTIVE WORK DISCOVERED AFTER THE DATE OF SUBSTANTIAL COMPLETION.

SCOPE OF WORK

RENOVATE THE EXISTING KITCHEN IN NEW LOCATION, CONSTRUCT NEW MUD ROOM, FIRST FLOOR POWDER ROOM, AND SCREEN PORCH

DRAWING INDEX

D001 EXISTING LOWER LEVEL FLOOR PLAN

D002 EXISTING LOWER LEVEL FLOOR PLAN

D003 EXISTING SECOND FLOOR PLAN

D004 EXISTING EXTERIOR ELEVATIONS

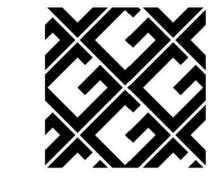
A001 LOWER LEVEL FLOOR PLAN - PROPOSED

A002 FIRST FLOOR PLAN - PROPOSED

A003 SECOND FLOOR PLAN - NO CHANGE A004 EXTERIOR ELEVATIONS - PROPOSED

A005 WINDOWS, DOORS, AND FINISH SCHEDULES AND DETAILS

A006 CONSTRUCTION DETAILS



GROSSMUELLER'S

DESIGN

4000 ALBEMARLE STREET NW #501
WASHINGTON, DC 20016
0 202.537.0060
GROSSMUELLERS.COM

<u>DATE</u>
1.29.25
2.15.25
2.26.25

Drawings, specifications, and all other instruments of service are and shall remain the property of Grosmuellers Design Consultants, Inc. whether the projects for which they are made are executed or not. This is an original design and may not be used or copied under penalty of law.

The documents prepared by the Architect/Designer have been prepared based upon reasonable assumptions derived from existing information provided by the Client and from observations and measurements obtained of the existing conditions by the

Architect/Designer without invasive investigation made undesirable by expense and inconvenience to the Client. It is understood and agreed that unforeseen existing conditions uncovered during the progress of the work may require changes in the work resulting in additional cost and delay, for which the Client shall maintain sufficient contingency.

REVIEWED

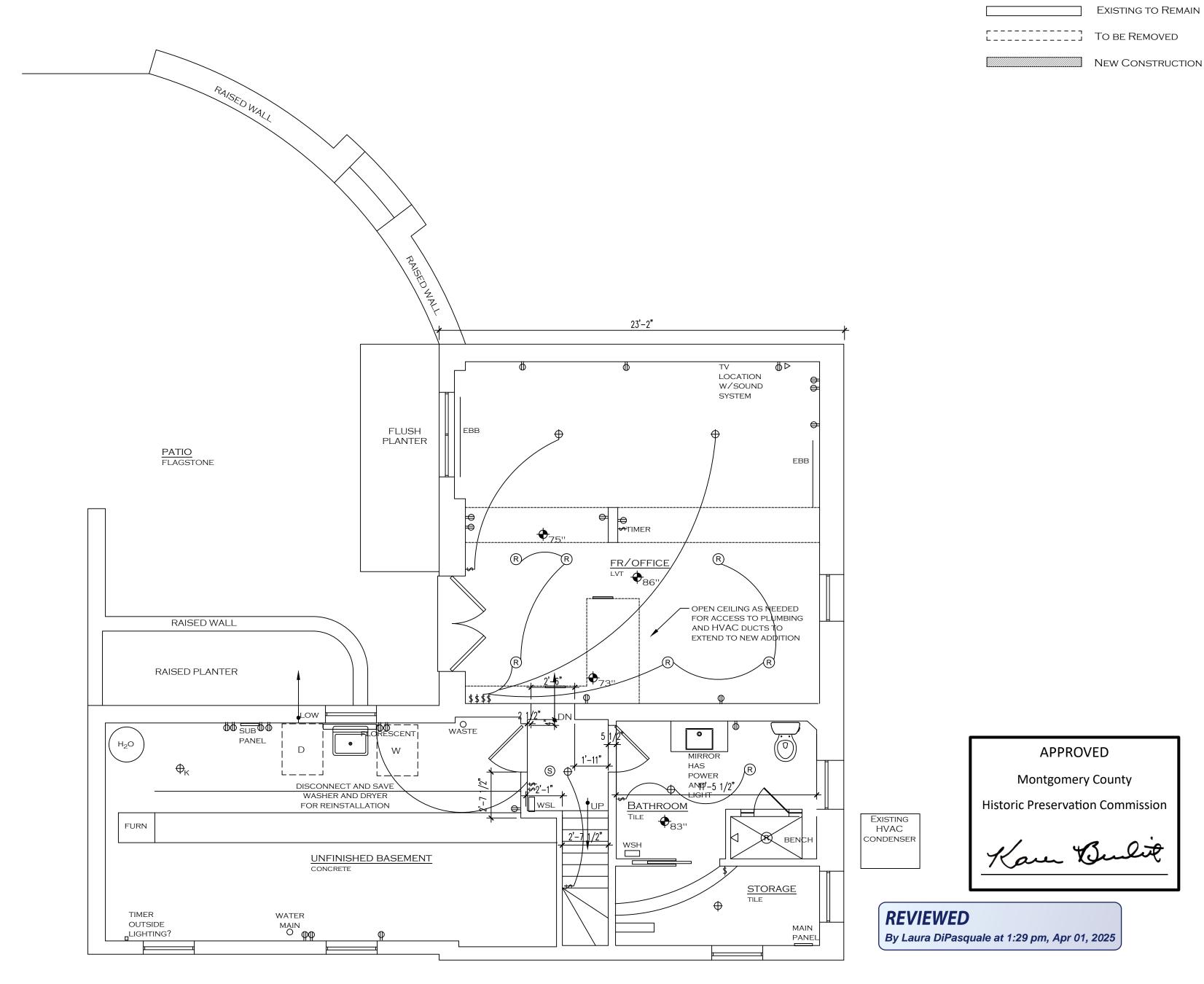
By Laura DiPasquale at 1:29 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulit



EXISTING LOWER LEVEL FLOOR PLAN

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

CONSTRUCTION KEY

Existing to Remain

DATE:

TS-GROSSNICKLE
37 LAMBETH RD
4ESDA, MD 20814 **FELT** 553 BETHE



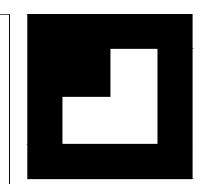
EXISTING FLOOR PLANS

D001

CONSTRUCTION KEY

EXISTING TO REMAIN
TO BE REMOVED

New Construction



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed without the written

G R O U PMHIC #27455
301.585.4848
fax 301.585.4207
9466 GEORGIA AVE

 PHASE:
 CONTRACT

 DATE:
 2.15.25

 SCALE:
 4/4" = 11-0"

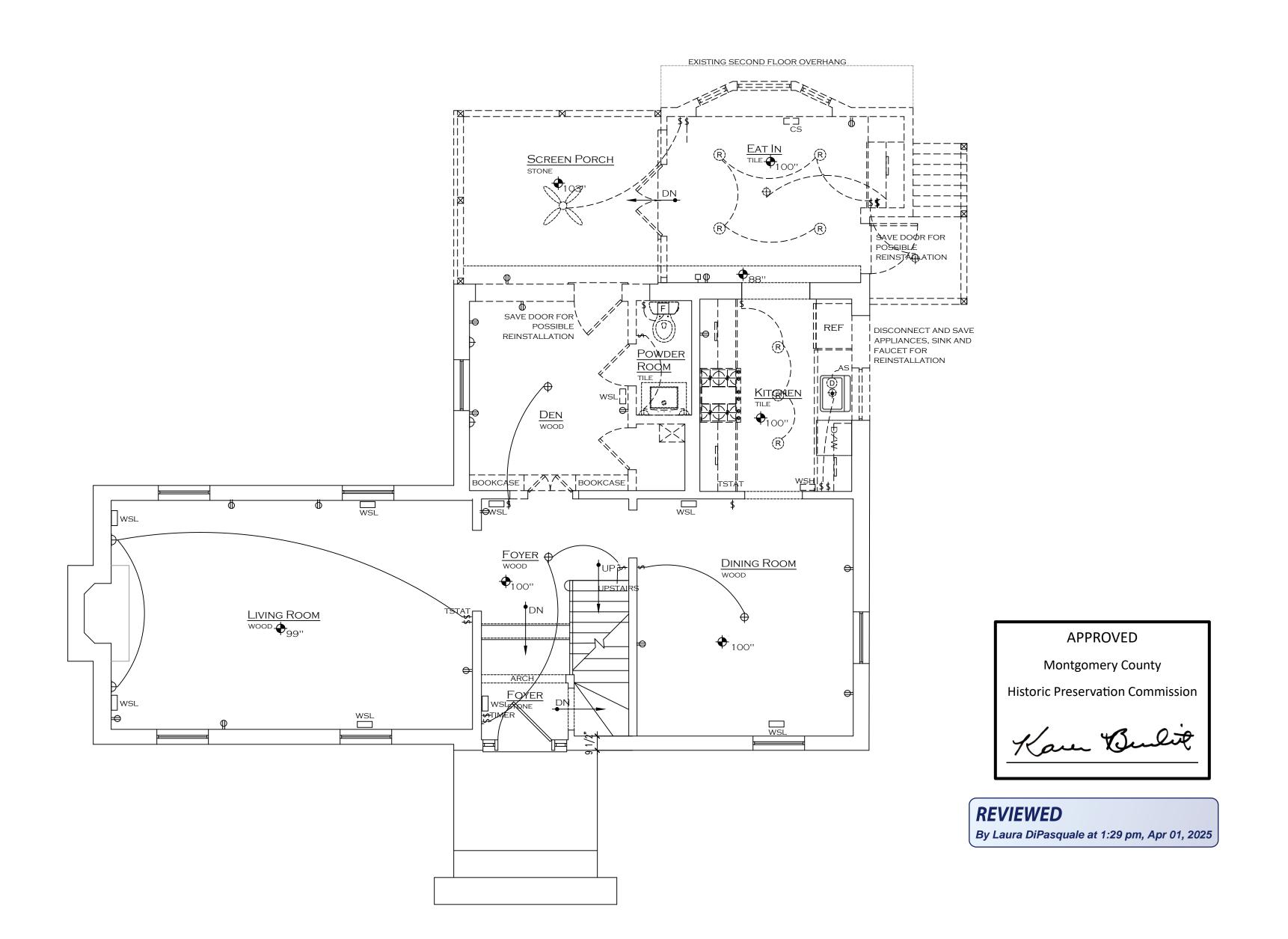
 DRAWN:
 CGM

 REVISION
 CGM

FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 20814



EXISTING FLOOR PLANS



EXISTING FIRST FLOOR PLAN

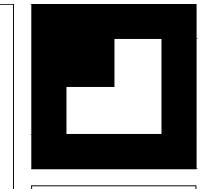
SCALE: 1/4"=1'-0"

CONSTRUCTION KEY EXISTING TO REMAIN

EXISTING TO REMAIN

TO BE REMOVED

New Construction



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MHIC #27455 301.585.4848 fax 301.585.4207 9466 GEORGIA AVE SUITE 95 SIMAR SPIRM MD 20010

PHASE: CONTRACT

DATE: 2.15.25

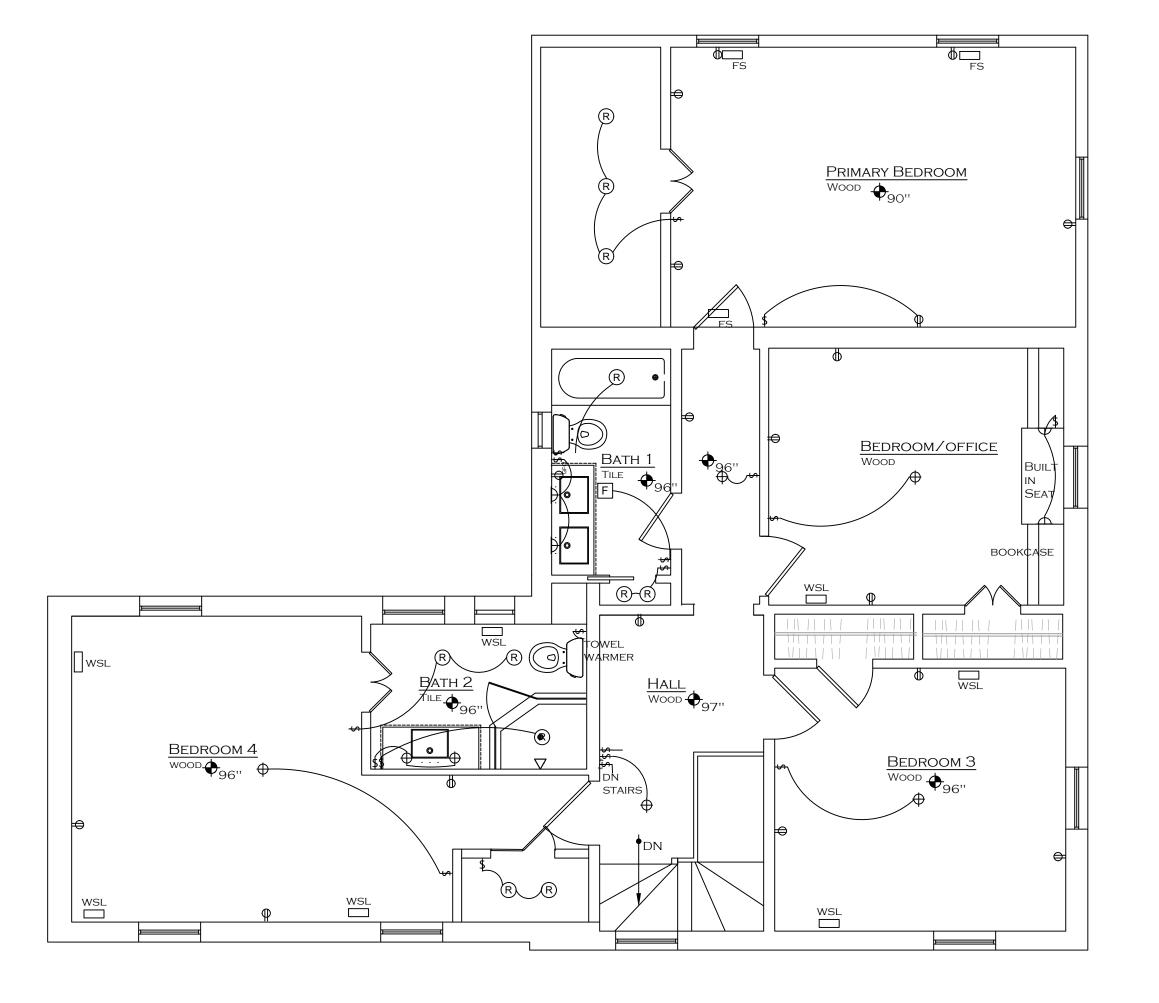
SCALE: ¼" = 1'-0"

DRAWN: CGM

FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 20814

GROSSMUELLER'S
DESIGN
4000 ALBEMANE STREET NW #501
WASHINGTON, DC 20016
0 202.337,0080
GROSSMUELLERS.COM

EXISTING
FLOOR PLANS
DOO3



EXISTING SECOND FLOOR PLAN

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

REVIEWED

APPROVED

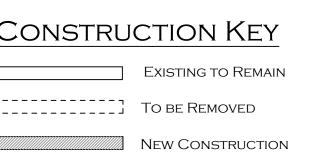
Montgomery County

Historic Preservation Commission

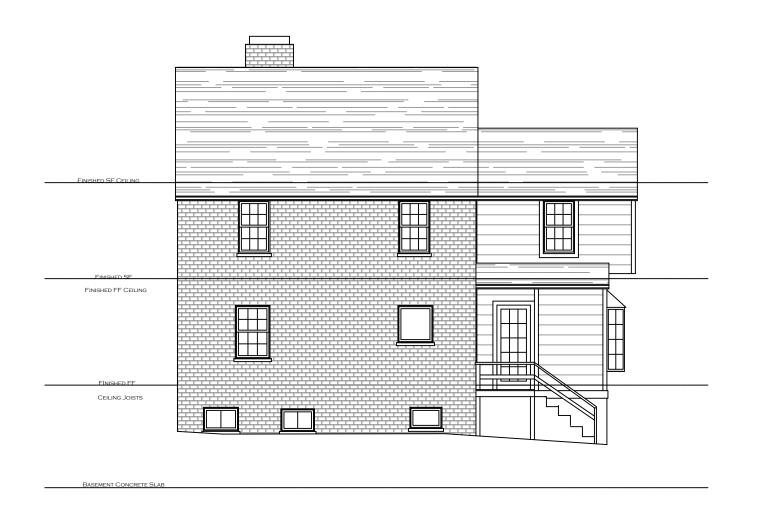
Kare Bulit

By Laura DiPasquale at 1:29 pm, Apr 01, 2025

CONSTRUCTION KEY EXISTING TO REMAIN TO BE REMOVED **NEW CONSTRUCTION**







EXISTING NORTH ELEVATION

SCALE: 1'-0"

EXISTING EAST ELEVATION

SCALE: 1'-0"





EXISTING SOUTH ELEVATION SCALE: 1'-0"

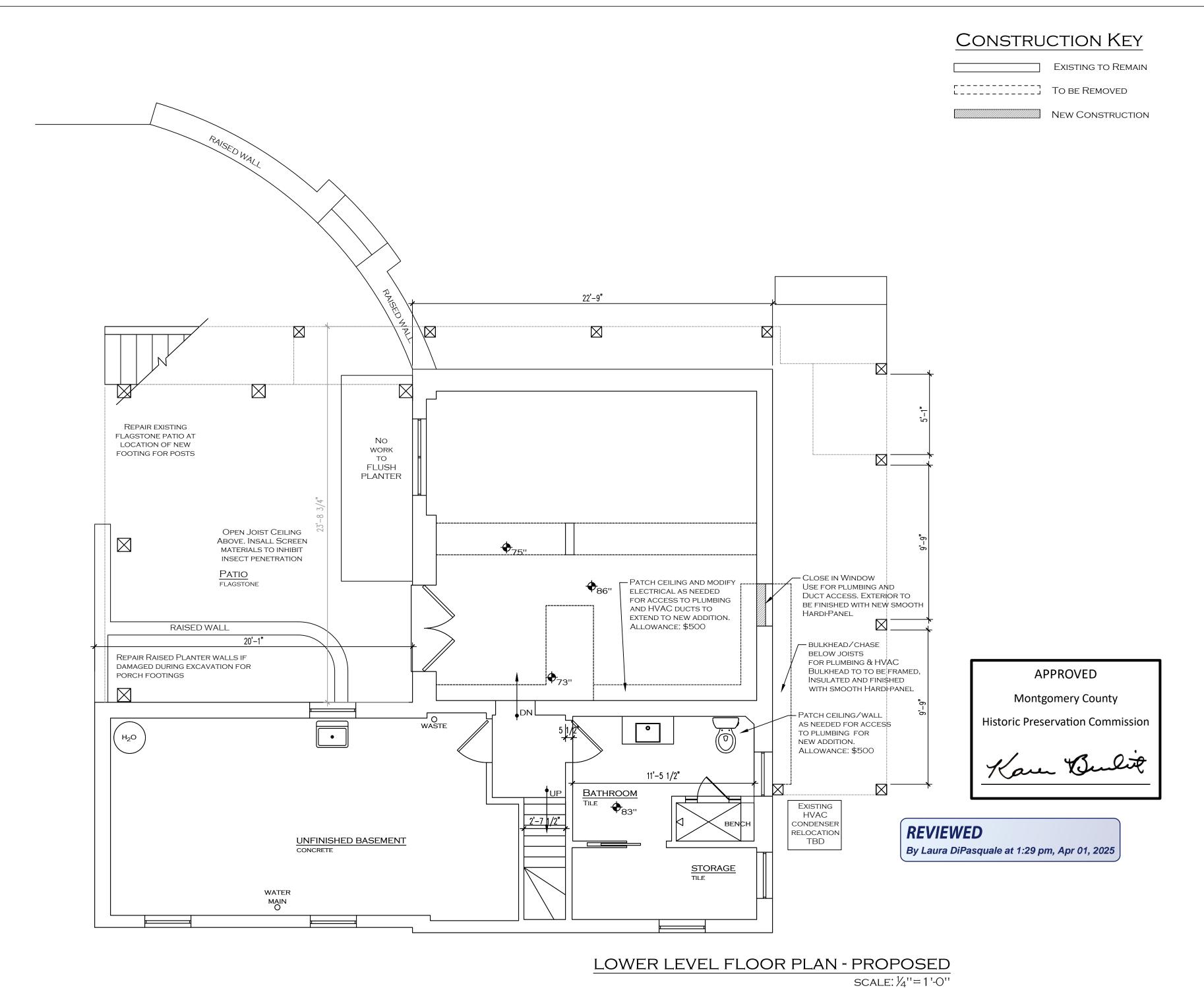
EXISTING WEST ELEVATION SCALE: 1'-0"



EXISTING EXTERIOR ELEVATIONS D004

2.15.25 DATE:

> TS-GROSSNICKLE
> 37 LAMBETH RD
> 4ESDA, MD 20812 **FELT** 553



above drawings and specifications, and teas, designs and arrangements sented thereby are and shall remain the sty of the architect. No part thereof shall spide, disclosed to others or used in ection with any work or project or by any person for any purpose other than for pecific project for which they have been

ROUPP property NHIC #27455 othe 301.585.4207 con

DATE: 2.15.25

SCALE: 4" = 1'-0"

CGM

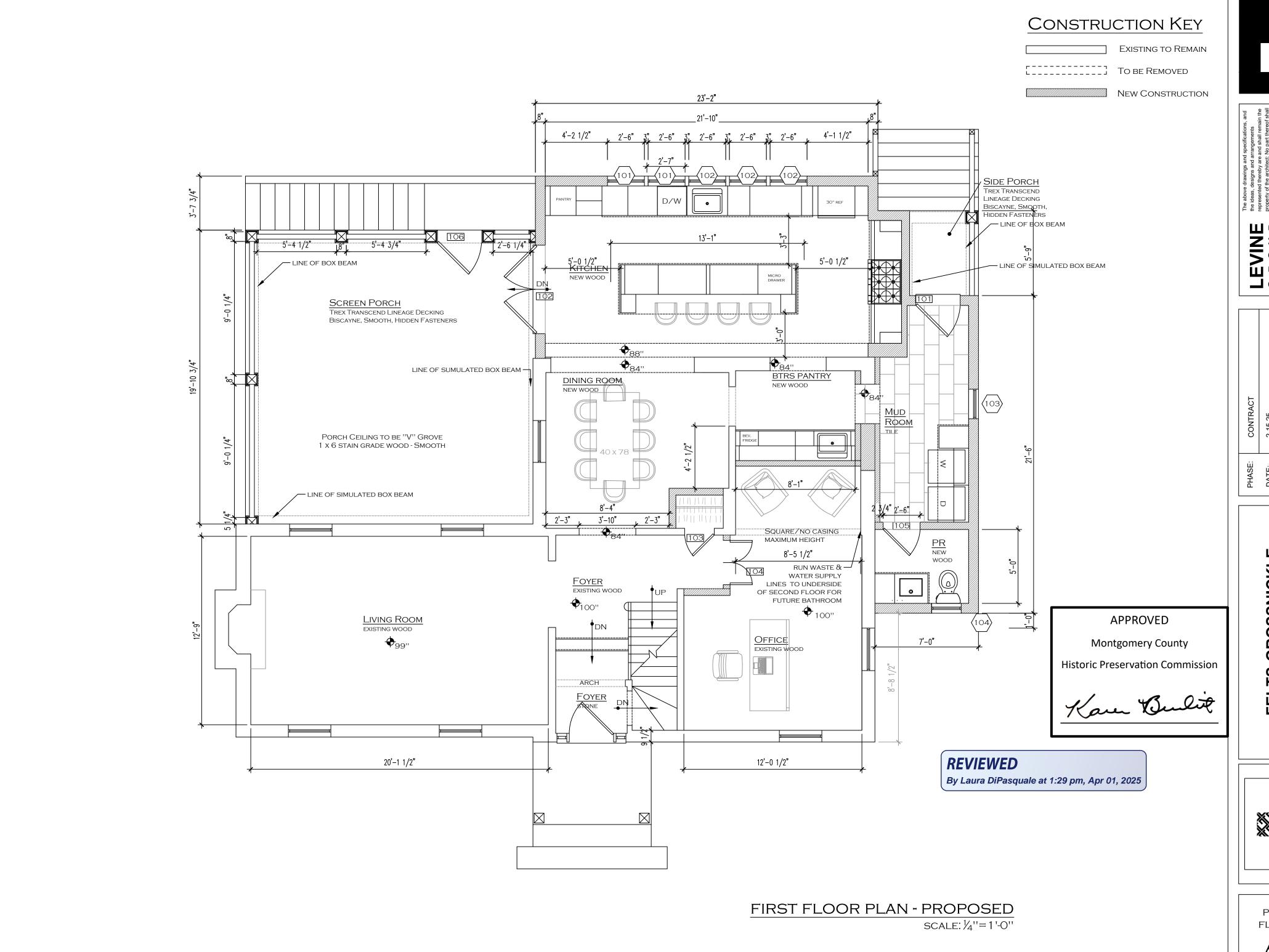
EVISION

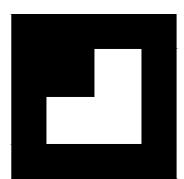
FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 2081



PROPOSED FLOOR PLAN

A001





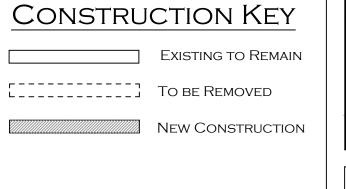
2.15.25 DATE:

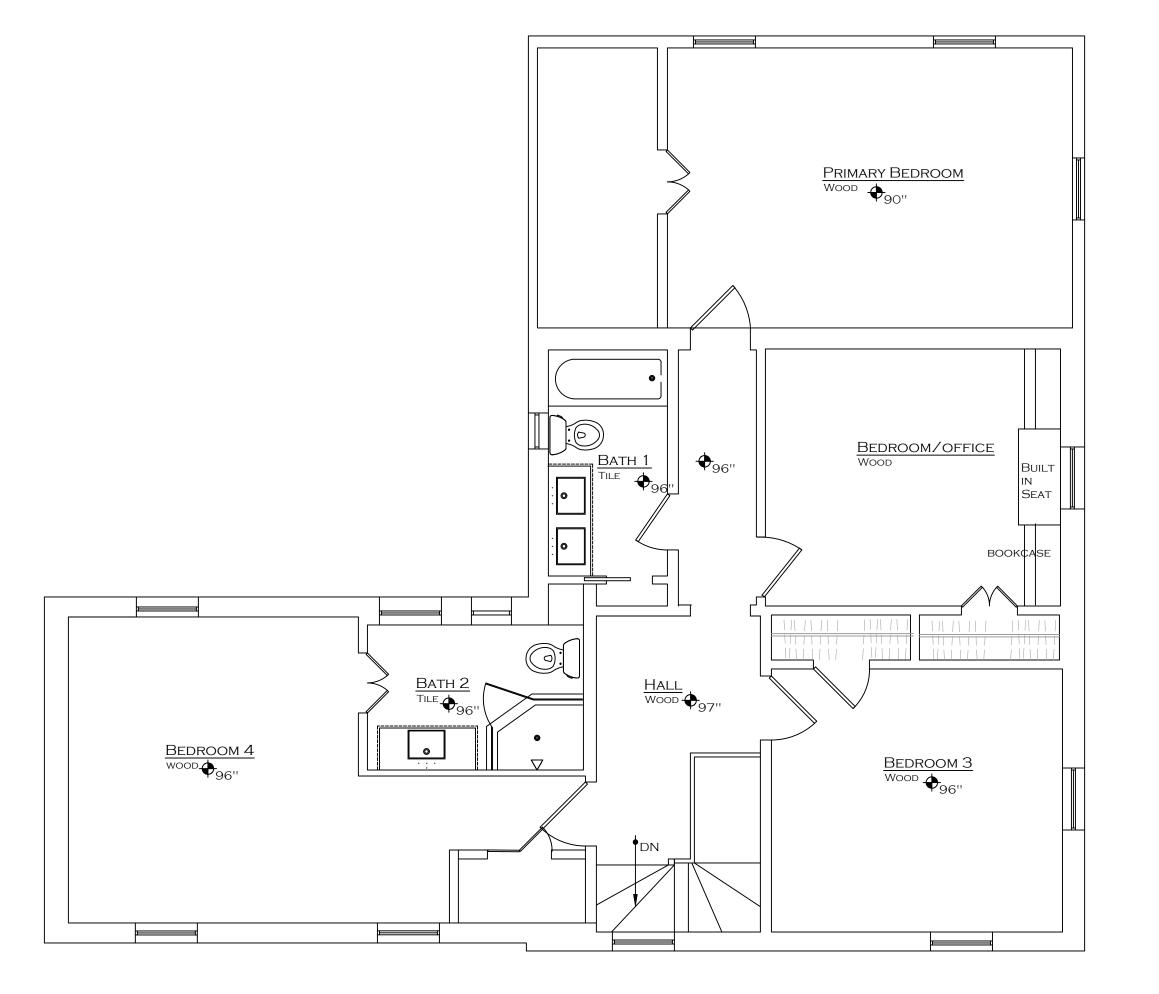
> TS-GROSSNICKLE
> 37 LAMBETH RD
> 4ESDA, MD 20812 **FELT** 553 BETHE



PROPOSED FLOOR PLAN A002

TO BE REMOVED

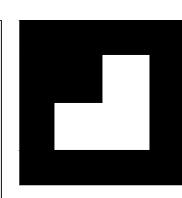




APPROVED **Montgomery County Historic Preservation Commission** Kare Bulit

REVIEWED By Laura DiPasquale at 1:29 pm, Apr 01, 2025

SECOND FLOOR PLAN - NO CHANGES SCALE: 1/4"=1'-0"



2.15.25 SCALE: DATE:

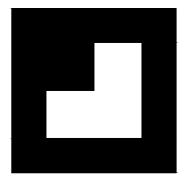
FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 20814



PROPOSED FLOOR PLAN A003

CONSTRUCTION KEY EXISTING TO REMAIN TO BE REMOVED

NEW CONSTRUCTION

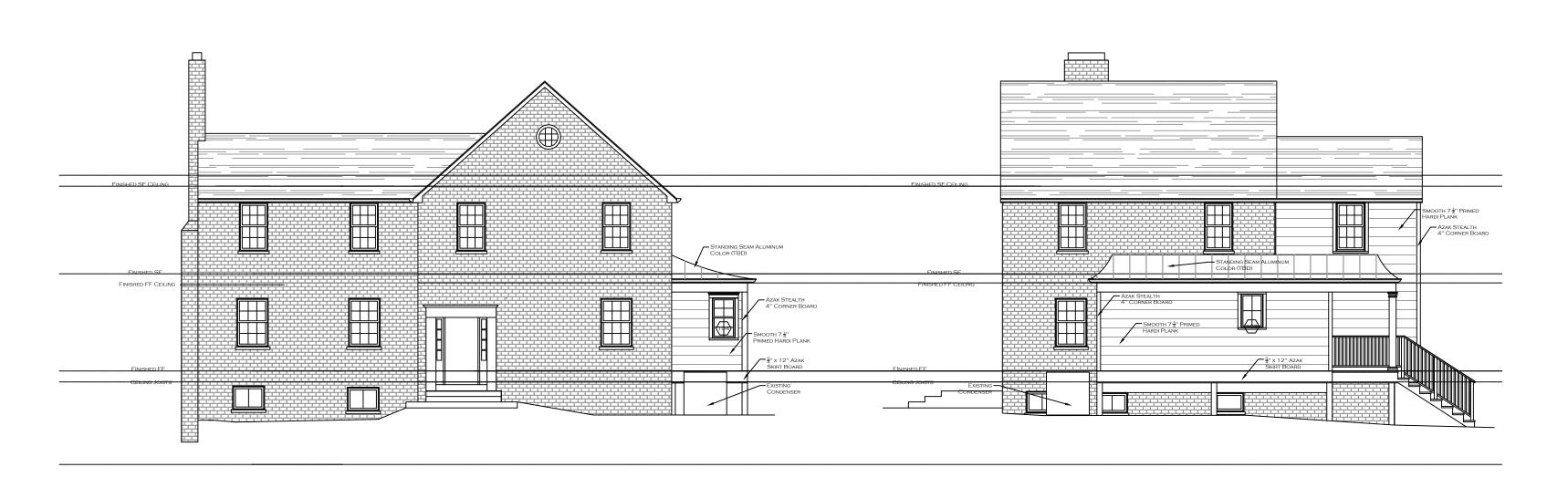


2.15.25 SCALE: DATE:

> TS-GROSSNICKLE
> 37 LAMBETH RD
> 4ESDA, MD 20814 **FELT** 553 BETHE



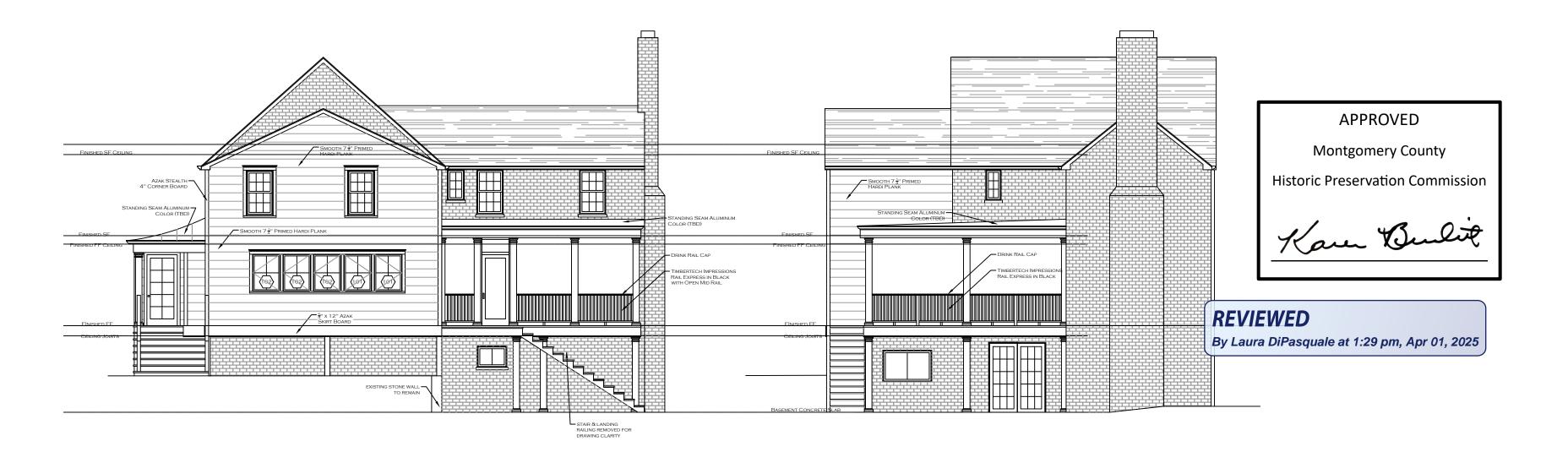
PROPOSED **EXTERIOR ELEVATIONS** A004



PROPOSED NORTH ELEVATION SCALE: 1'-0''

PROPOSED EAST ELEVATION SCALE: 1'-0"

SCALE: 1'-0''



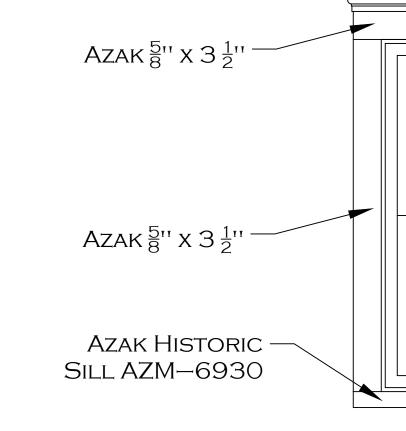
PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION SCALE: 1'-0''

	WINDOW SCHEDULE								
MARK	QUANT.	MANUFACTURER / MODEL #	Rough Opening	EXT / INT COLOR	NOTES	U-FACTOR	SHGC	LOCATION(s)	
101	2	WEATHERSHIELD SIGNATURE SERIES CASEMENT-RIGHT 2636	30" x 42"	WHITE/PRIMED	4 LITE 2W X 2 H, LOW E GLASS, 7'' SDL W/ GBG, 6 9/16 JAMBS, AND FIBERGLASS SCREENS, LOCKING WHITE HARDWARE	.3	.18	Kitchen	
102	3	WEATHERSHIELD SIGNATURE SERIES CASEMENT-LEFT 2636	30" x 42"	WHITE/PRIMED	4 LITE 2W X 2 H, LOW E GLASS, 7 SDL W/ GBG, 6 6 JAMBS, AND FIBERGLASS SCREENS, LOCKING WHITE HARDWARE	.3	.18	Kitchen	
103	1	WEATHERSHIELD SIGNATURE SERIES CASEMENT-LEFT 2030	24" x 36"	WHITE/PRIMED	4 LITE 2W X 2 H, LOW E GLASS, 7 SDL W/ GBG, 6 9 JAMBS, AND FIBERGLASS SCREENS, LOCKING WHITE HARDWARE	.3	.18	MUD ROOM	
104	1	WEATHERSHIELD SIGNATURE SERIES DOUBLE HUNG 2036	24" x 42"	WHITE/PRIMED	4 OVER 4, 2W X 2 H, LOW E TEMPERED GLASS, Z'' SDL W/ GBG, 6 9/6 JAMBS, FIBERGLASS SCREENS, LOCKING WHITE HARDWARE	.31	.18	Powder Room	

	Door Schedule								
MARK	Quant.	MANUFACTURER	DOOR SIZE	EXT / INT COLOR	NOTES	U-FACTOR	SHGC	LOCATION(S)	
101	1	REINSTALL EXISTING DEN TO SCREEN PORCH OR KITCHEN TO DECK DOOR.	VIF	WHITE/PRIMED	EXISTING	EXISTING	EXISTING	Mud Room	
102	1	WEATHERSHIELD SIGNATURE SERIES ALUMINUM CLAD EXTERIOR TWIN OUTSWING FRENCH DOOR-ACTIVE RIGHT FIRST	72" x 86 ½"	WHITE/PRIMED	INCLUDES LOW E TEMPERED GLASS WITH 10 LIGHTS, 8" SDL W/GBG, 6 9 JAMBS, AND 3-POINT, LOCKING BRUSHED NICKEL HARDWARE	.33	.14	KITCHEN	
103	1	SOLID WOOD, INTERIOR 6-RAISED PANEL DOOR, LEFT	2'0" x 7'0"	PRIMED	PRE-HUNG, NO CASING, BRUSHED NICKEL HINGES, PASSAGE HARDWARE ALLOWANCE: \$50.00	N/A	N/A	HALL CLOSET	
104	1	WOOD, INTERIOR 10-LITE TWIN FRENCH DOOR, BOTH ACTIVE	3'0" x 7'0"	PRIMED	Pre-Hung, No casing, brushed nickel hinges, passage Hardware Allowance: \$100.00	N/A	N/A	FIRST FLOOR OFFICE	
105	1	SOLID WOOD, INTERIOR 6-RAISED PANEL DOOR, RIGHT	2'6'' x 7'0''	PRIMED	Pre-Hung, No casing, brushed nickel hinges, passage Hardware Allowance: \$50.00	N/A	N/A	Powder Room	
106	1	SCREEN PORCH DOOR	3'0" x 6'8"	PRIMED/ WHITE	Pre-Hung, Aluminum Door, Allowance: \$400	N/A	N/A	SCREEN DOOR	

	FINISH SCHEDULE							
ROOM	Baseboard	WINDOW/DOOR CASING/PLINTH	FLOORING	WALL COLOR/FINISH	TRIM COLOR/ FINISH	CEILING COLOR	Notes	
Entry Foyer	PATCH AS NEEDED, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 casing WITH WM-9 PLINTH	PATCH HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD		
LIVING ROOM	No Change	No Change	No Change	No Change	No Change	No Change		
DINING ROOM	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 casing WITH WM-9 PLINTH	PATCH HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD		
Kitchen	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 CASING WITH WM-9 PLINTH	NEW HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD	OPENINGS BTWN KITCHEN AND DINING ROOM/BUTLER'S PANTY TO BE CASED	
Butler's Pantry	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 CASING WITH WM-9 PLINTH	NEW HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD	OPENING BTWN DINING ROOM AND BUTLER'S PANTY TO BE CASED	
Mud Room	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 CASING WITH WM-9 PLINTH	NEW 12 x 24 TILE LAID IN $\frac{1}{3}$ OFFSET SEE 1005	TBD	TBD	TBD	ARCH BTWN BUTLER'S PANTRY AND MUD ROOM TO BE DRYWALL	
Powder Room	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 CASING WITH WM-9 PLINTH	NEW HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD	EXISTING EXTERIOR BRICK WALL TO REMAIN EXPOSED IN PR. APPLY CLEAR MATTE SEALER.	
FRONT OFFICE	VIF, MATCH EXISTING PAINT GRADE 1 X 4 WITH OGEE CAP	VIF, WM376 or 371 casing with WM-9 Plinth	PATCH HARDWOOD, SAND AND FINISH TO MATCH	TBD	TBD	TBD	OPENING TO SITTING ROOM WITHIN THE OFFICE TO BE DRYWALL	
BSMT MAIN ROOM	No Change	No Change	No Change	TOUCH UP DAMAGED AREAS DUE TO CONSTRUCTION AT NEW BULKHEAD	TBD	TOUCH UP DAMAGED AREAS DUE TO CONSTRUCTION AT NEW BULKHEAD		
Вѕмт. Ватнгоом	No Change	No Change	No Change	TOUCH UP DAMAGED AREAS DUE TO CONSTRUCTION AT WASTE STACK TIE-IN	TBD	TOUCH UP DAMAGED AREAS DUE TO CONSTRUCTION AT WASTE STACK TIE-IN		



AZAK RAMS HEAD

AZM6934

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

REVIEWED

By Laura DiPasquale at 1:29 pm, Apr 01, 2025

EXTERIOR WINDOW TRIM DETAIL SCALE: NTS

is, designs and arrangements inted thereby are and shall remain the of the architect: No part thereof shall ed, disclosed to others or used in ion with any work or project or by any arson for any purpose other than for cific project for which they have been d and developed without the written

MHIC #27455
301.585.4848
x 301.585.4207
ps 66 GEORGIA AVE

 PHASE:
 CONTRACT

 DATE:
 2.15.25

 SCALE:
 ¼" = 1"-0"

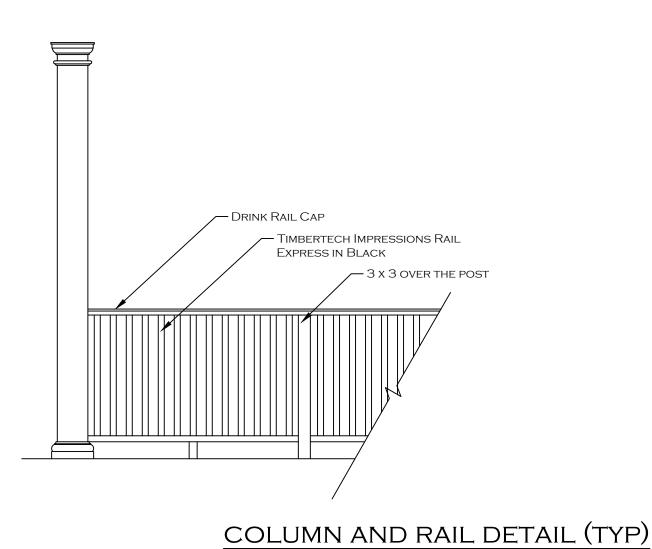
 DRAWN:
 CGM

 REVISION
 CGM

FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 20814



SCHEDULES
DETAILS
A005

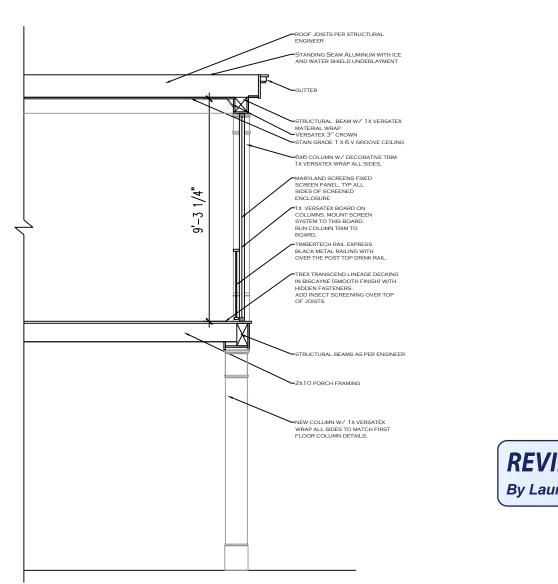


STRUCTURAL ENGINEER VERSATEX 1 X TRIM -VERSATEX 1 X TRIM — VERSATEX 1 x TRIM — -1 x 6 "V" GROOVE STAIN STRUCTURAL BEAM — GRADE WOOD CEILING FLASHING AT — - VERSATEX 3" CROWN TOP OF COLUMN VERSATEX XL — CROWN & BED MOULD VERSAWRAP -FOR 6 x 6 POST - TREX TRANSCEND LINEAGE DECKING BISCAYNE, SMOOTH, HIDDEN FASTENERS VERSATEX 1 x 8 -WITH OGEE CAP

ROOF FRAMING PER -

COLUMN AND PORCH CEILING DETAIL (TYP) SCALE: NTS

1x Verstax Material On Side of Roof Verstex Wrapped Beam Verstex Wrapped Beam 6x6 Column W/ Decorative Trim. 1x Versatex Wrap all Sides Maryland Screens fixed Screen Panel,—Typ all sides of Screened enclosure Timbertech Impressions Rail Express in Black Metal New Column W/ 1x Versatex Wrap all sides to Match First Floor Column Details.





SCREEN PORCH EXTERIOR DETAIL (TYP)

SCALE: NTS

SCALE: NTS

SCREEN PORCH RAILING/SCREEN
CONNECTION DETAIL (TYP)
SCALE: NTS

The data designs and arrangements represented thereby are and shall remain the property of the architect: No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been

| O U P property of the property of the specific property of the specif

MHIC #27455 301.585.4848 fax 301.585.420

FELTS-GROSSNICKLE 5537 LAMBETH RD BETHESDA, MD 20812



DETAILS A006



MATERIAL SPECIFICATIONS

5537 Lambeth Road Bethesda, Maryland 20814

See Project Drawings for Additional Information:

Side Addition

Siding: Smooth 7 1/4" reveal Primed Hardi Plank

Trims: Versatex to match the existing size/profile (see Window Trim detail

drawings A005)

Roofing: Standing Seam Aluminum

Gutters and Downspouts: White Aluminum to match existing Windows: Weathershield Signature Series White Clad windows

with Simulated Divided Lights

Screen Porch

Trims: Versatex to match the existing size/profile

Columns: Versatex with column details as per drawings A006 Decking: Trex Transcend Lineage Decking-Biscayne, Smooth

Railings: Timbertech Impressions Rail Express in Black

Roofing: (Not Visible) Standing Seam Aluminum

Gutters and Downspouts: White Aluminum to match existing

Kitchen Expansion Addition

Siding: Smooth 7 1/4" reveal Primed Hardi Plank Trims: Versatex to match the existing size/profile

Roofing: N/A

Windows: Weathershield Signature Series White Clad windows

with Simulated Divided Lights

REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulit



PHOTOGRAPHS

5537 Lambeth Road Bethesda, Maryland 20814



Existing Front Façade of the House



Existing East Side of the House from the street (details)



APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025



Existing East side of the House looking towards the street (Fence and A/C unit to remain)



Existing East side of the House looking towards the rear and n seeing the existing side addition



Existing East side of the House looking towards the street from the rear yard

APPROVED

Montgomery County

Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025



Existing Rear of the House



Existing Rear of the House (East side)

By Laura DiPasquale at 1:30 pm, Apr 01, 2025



Existing Rear of the house (West side)



REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

Existing West side of rear addition



Existing West side of House (no change)

REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator. 5. No Title Report furnished. Notes: 1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus LOT 18 LOT 19 or minus 2 feet. 2. Fences, if shown, have been located S 86'07'30"E 72.61 by approximate methods. SHEDE LOT 7 9.708 S.F. EXIST 29,00 CH PATIO 48'00 23.0 MEW I GIOR! NEW LOT B SCEEK LOT 6 DODITION FORSH REVIEWED 2 STORY BRICK 45,10" 20.0 By Laura DiPasquale at 1:30 pm, Apr 01, 2025 4.00 5537 030 ST THE X 5/5 \mathbb{Z} **APPROVED** CHIVE SLATE **Montgomery County** 30' B.R.L **Historic Preservation Commission** 4.60 SPHAL! X= TREE LESS THAN Karen Bu MALK 50" 集=TREE GREATE THAN 50' A=77.03° R=2260.00° LAMBETH ROAD LOCATION DRAWING (50' R/W) LOT 7, BLOCK H GREENWICH FOREST MONTGOMERY COUNTY, MARYLAND SURVEYOR'S CERTIFICATE REFERENCES Snider & Associates THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD ENSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EUSTING STRUCTURES SHOWN HAVE BEEN VIELD LOCATED HASED UPON HEASUREDIES FROM PROPERTY MAPLES FOUND LAND SURVEYORS 19544 Amerenth Drive PLAT BK. 10 Germantown, Maryland 20874 1/948-5100 Fax 301/948-1286 WWW.SNIDERSURVEYS.COM 722 PLAT NO. 301/948-5100 OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. DATE OF LOCATIONS SCALE: 1" = 30' LIBER WALL CHECK D.M.L. DRAWN BY: MARYLAND PROPERTY LINE SURVEYOR REG. NO. FOLIO RSE. LOC.: 04-19-21 JOB NO .: 01-4121 Expires: 03-30-2021

CONSUMER INFORMATION NOTES:

REVIEWED

By Laura DiPasquale at 1:30 pm, Apr 01, 2025

MAX BUILDING HEIGHT

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit

PF	ROJECT DATA	
Contractor:		THE LEVINE GROUP MHIC#27455
OWNER:		MATT FELTS AND DANE GROSSNICKLE
Engineer:		ROBERT WIXSON LICENSE #25427
Zone:		R-60
YEAR BUILT:		1941
LEGAL DESCRIPTION:		LOT 7 BLOCK H GREENWICH FOREST MONTGOMERY COUNTY, MD
	REQUIRED/ ALLOWED	EXISTING/PROPOSED
MIN. LOT AREA	6,000 SQ FT	EXISTING: 9708 SQ FT PROPOSED: NO CHANGE
MAX LOT COVERAGE	35% MAX	EXISTING: 1168.6 SQFT / 12% PROPOSED: 1548.6 SQFT / 15.9%
MIN. FRONT SETBACK	25 FT	EXISTING: 49' PROPOSED: NO CHANGE
SIDE YARD SETBACK LOT RECORDED BEFORE 1/1/54	7 FT EACH SIDE	EXISTING EAST SIDE: 14' +/- PROPOSED: 7' +/- EXISTING WEST SIDE: 15' +/- PROPOSED: NO CHANGE
REAR SETBACK	20 FT	EXISTING: 41' PROPOSED: NO CHANGE
MIN. LOT WIDTH @ FRONT	60'	EXISTING: 75.3' PROPOSED: NO CHANGE
MIN. LOT WIDTH @ STREET	25'	existing: 77.3' proposed: no change
	1	1

35' TO

ROOF PEAK

EXISTING: 30'-10"

PROPOSED: NO CHANGE

CONSUMER INFORMATION NOTES:

- 1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
- 5. No Title Report furnished.

Notes:

- 1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
- 2. Fences, if shown, have been located by approximate methods.

LOT 18 LOT 19 S 86'07'30"E 72.61

REVIEWED

By Laura DiPasquale at 1:31 pm, Apr 01, 2025

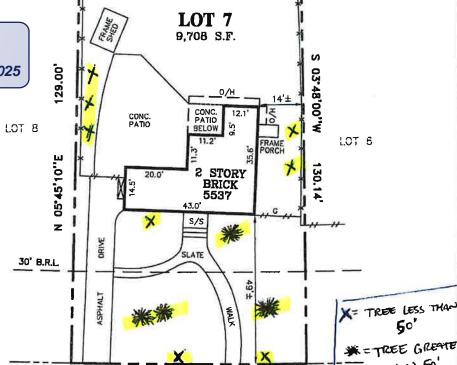
APPROVED

Montgomery County

Historic Preservation Commission

Karen Bulit





LAMBETH ROAD

A=77.03° R=2260.00' 5°

THAN 50'

(50' R/W)

LOCATION DRAWING LOT 7, BLOCK H GREENWICH FOREST

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES		NIDER & ASSOCIATES
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND	PLAT BK. 10 PLAT NO. 722	Ger. 301/94	LAND SURVEYORS 19544 Amaranth Drive mantown, Maryland 20874 48-5100 Fax 301/948-1286 WW.SNIDERSURVEYS.COM
OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	LIBER	DATE OF LOCATIONS	SCALE: 1" = 30'
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592	1	WALL CHECK:	DRAWN BY: D.M.L.
MARKLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 08-30-2021	FOLIO	HSE. LOC.: 04-13-21	JOB NO.: 01-4121



2505 Quebec School RD Middletown, MD 21769 Craig@sptreecare.com OFFICE 301-251-0505 CELL 240-626-9939 Fax 301-371-3323

3/30/2025

Matt Felts & Dane Grossnickle 5537 Lambeth RD Bethesda MD 20814

Recommendation for footers on the right side of property.

Dane, it was a pleasure meeting with you last Friday about your upcoming project.

As for the location of where the footers are marked/located, it will have a minimal/no negative impact on the adjacent trees. The only recommendation is when the footers are dug, if you do come upon any sizeable roots of the tulip poplar near the property line during the excavation, that the roots are flush cut with hand pruners, so they are not torn for the health of tree. Let me know if you have further questions.

Regards, Craig Sullivan Maryland Tree Expert #998 ISA Certified Arborist MA-5349A President S & P Tree Care **REVIEWED**

By Laura DiPasquale at 1:31 pm, Apr 01, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Kare Bulit