



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: May 1, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1114390– Stair restoration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC Staff.

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: Felicia Kung/Edward Bartz
Address: 8020 Hampden Lane, Bethesda, MD

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1114930 at: 8020 Hampden Lane, Bethesda, MD

submitted on: 4/23/2025

has been reviewed and determined that the proposal fits into the following category/categories:

☐ Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

☐ Installation of vents or venting pipes in locations not visible from the public right-of-way;

☐ New gutters and downspouts;

☐ Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

☐ Removal of accessory buildings that are not original to the site or non-historic construction;

☐ Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

☐ Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

☐ Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

☐ Installation of storm windows or doors that are compatible with the historic resource or district;

☐ Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

☐ Construction of fences that are compatible with the historic site or district in material, height, location, and design;

☐ Fence is lower than 48" in front of rear wall plane;

☐ Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

☒ Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

☐ Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

☐ Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

☐ Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

☐ Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

☐ Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

☐ Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

☐ Replacement tree required as a condition; and,

☐ Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

The proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Devon Murtha on 5/1/2025. The approval memo and stamped drawings follow.



FOR STAFF ONLY:

HAWP# 1114390

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Felicia Kung/Edward Bartz
Address: 8020 Hampden Lane, Bethesda, MD
Daytime Phone: (240) 432-6463

E-mail: feliciatravels@gmail.com
City: Bethesda Zip: 20814
Tax Account No.: 160700494748

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property #35-165

Is the Property Located within an Historic District? X Yes/District Name Greenwich Forest
 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: 8020 Street: Hampden Lane
Town/City: Bethesda Nearest Cross Street: Wilson Lane
Lot: 5 Block: L Subdivision: Greenwich Forest

TYPE OF WORK PROPOSED: See the checklist on Page 4 to v
for proposed work are submitted with this application. Incc
be accepted for review. Check all that apply:

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof |

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I hereby certify that I have the authority to make the foregoing a
and accurate and that the construction will comply with plans re
agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Felicia Kung/Edward Bartz

Signature of owner or authorized agent



April 23, 2025
REVIEWED Date
By Devon.Murtha at 2:43 pm, May 01, 2025

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 property includes a Colonial Revival style house and an unattached garage of unknown style that was built a few decades later. The front entrance to the house consists of two concrete steps, faced in stone, that connect to a concrete stoop that leads to the front door.

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

Because large chunks of concrete have broken off of our disintegrating two front steps (photo attached), we would like to restore the steps by replacing them with steps that are in the same style and made with the same materials, i.e., concrete steps faced in stone. To address a safety concern that was highlighted when an elderly family member fell on the front steps one evening when exiting our house, we would like to slightly reconfigure the steps by replacing the two tall steps with 3 shorter ones, and by adding an unobtrusive, slender handrail along one side of the steps and leading up to the front door. The handrail would be similar to the types used in the front of other contributing houses in the Greenwich Forest Historic District (photos attached). The restored steps will not create a new impermeable landscape surface.



REVIEWED

By Devon.Murtha at 2:43 pm, May 01, 2025

Work Item 1: _____

Description of Current Condition:

The front steps are disintegrating to the point that large chunks of concrete have broken off.

Proposed Work:

As described above, we propose to restore the front steps by replacing them with three shorter steps in the same style and made with the same materials as the current two steps. In addition, for safety reasons we would like to add an unobtrusive handrail along one side of the steps. The restoration will not result in the creation of impermeable landscape surface.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 2:43 pm, May 01, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*



REVIEWED

By Devon.Murtha at 2:44 pm, May 01, 2025



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APPROVED
Montgomery County
Historic Preservation Commission
Karen Bunkit

REVIEWED
By Devon Murtha at 2:44 pm, May 01, 2025



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Historic Preservation Commission
Karen Bulitt

REVIEWED
By Devon Murtha at 2:44 pm, May 01, 2025



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Montgomery County
Historic Preservation Commission
Karen Bunkle

REVIEWED
By Devon Murtha at 2:44 pm, May 01, 2025



PROTECTED BY

POTOMAC SECURITY SYSTEMS
MONTGOMERY COUNTY
(301) 767-0039

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bulitt

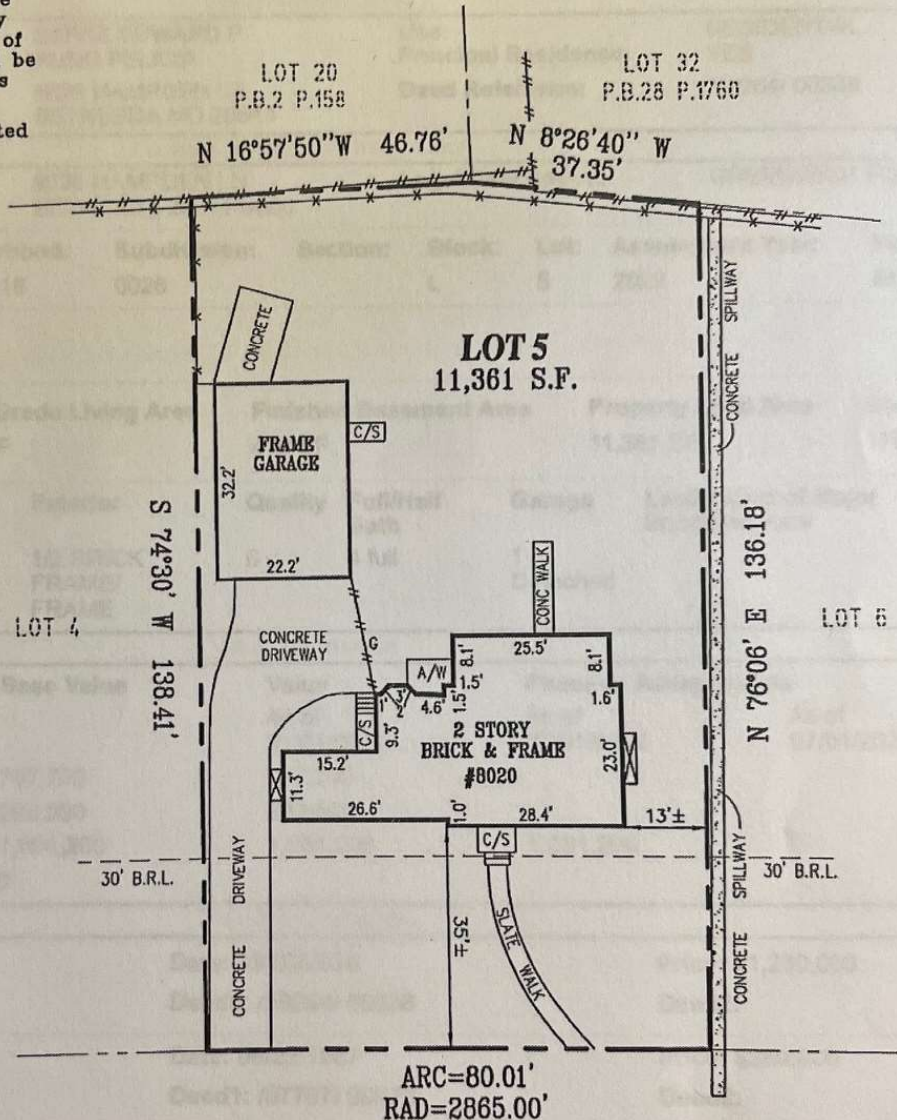
REVIEWED
By Devon Murtha at 2:44 pm, May 01, 2025

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 1 foot.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 5, BLOCK L
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

HAMPDEN LANE
(60' R/W)

SURVEYOR'S CERTIFICATE

"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 OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 692
Expires: 04-07-2021

REFERENCES

PLAT BK. 10
PLAT NO. 722

LIBER
FOLIO



SNIDER & ASSOCIATES
LAND SURVEYORS

19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1288
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.: 02-14-2020

SC
DR
JOE

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bullett

REVIEWED

By Devon Murtha at 2:44 pm, May 01, 2025