




35/43-10R

Bethesda Community Store  
8804 Old Georgetown Road




3

**THE JAFFE GROUP**   
REAL ESTATE SERVICES [www.thejaffegroup.com](http://www.thejaffegroup.com)

**GARY R. JAFFE**

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P 301-652-6366 F 301-652-6369 GARY@THEJAFFEGROUP.COM  
5454 WISCONSIN AVE SUITE 1265 CHEVY CHASE MD 20815



**Federico Olivera-Sala**  
Senior Associate

**Architectural Design Group**

7735 Old Georgetown Rd., Suite 1000  
Bethesda, Maryland 20814  
☎ 301.654.9300 ☎ 301.654.7211  
folverasala@skiarch.com www.skiarch.com

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

**Address:** 8804 Old Georgetown Road, Bethesda **Meeting Date:** 9/7/10  
**Applicant:** Greentree Associates LLC (Rebecca Walker, Agent) **Report Date:** 9/1/10  
**Resource:** *Master Plan* Site #35/43 **Public Notice:** 8/25/10  
**Bethesda Community Store**  
**Review:** HAWP **Tax Credit:** None  
**Case Number:** 35/43-10A **Staff:** Anne Fothergill  
**PROPOSAL:** Rear addition, relocation of trailer, and installation of dumpster enclosure

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**STAFF RECOMMENDATION**

Staff is recommending that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** *Master Plan* Site #35/43, **Bethesda Community Store**  
**DATE:** c. 1924

*Excerpt from Places in 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 20<sup>th</sup> 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.

**BACKGROUND**

The HPC reviewed this project during two Preliminary Consultations in October and December 2009. In general, the HPC was supportive of the rear addition to the store and the relocation of the trailer. They also were supportive of site improvements including relocation of the dumpsters into an enclosed and screened area behind the trailer. The HPC did not support a new walkway from the existing sidewalk to the proposed side entrance in order to retain the flow of pedestrians from the street to the traditional entrance at the front door. The HPC recommended that any new walkways be exposed aggregate or tinted concrete. The HPC requested that the application show building details like gutters and downspouts and a more detailed site plan. The HPC also encouraged the applicants to meet with concerned neighborhood groups so they could review the plans. The transcript from December 16, 2009 is in Circles 23-56.

## PROPOSAL

The applicants are proposing to construct a one-story addition with a basement at the rear of the store. The rear massing would have approximately the same dimensions as the existing building and there would be a 10 foot wide (150SF), slightly inset, glazed hyphen connecting the two massings where there currently is a small addition and storage at the rear of the existing building. The areaway stairs are located on the left (south) side of the addition.

For the addition the applicants are proposing Hardie plank siding and trim and an asphalt shingle roof. The hyphen entrance section has Hardie board panels with Hardie trim and a wood door on the south side and the rest of the hyphen is an aluminum and glass roof system and fully glazed metal doors. There are two new wood windows in the addition. The areaway stairs will have a metal railing. There will be a low brick or stone knee wall along the side of the accessible exposed aggregate ramp leading to the side entrance.

The applicants also propose to demolish a small, non-historic shed that is currently located behind the store and relocate the existing trailer (approved by the HPC in 2002) to the rear left (southwest) corner of the lot. In its new location, the trailer would be 33 ½ feet from the end of the addition. They propose to relocate the dumpsters and construct a 6' tall wood fence dumpster enclosure behind the relocated trailer. The applicants propose to install an exposed aggregate concrete sidewalk between the store and the trailer door.

The proposed plans are in Circles 8-16 and photos of existing conditions are in Circles 17-21+57-74.

A letter of support from the neighborhood association is in Circle 22.

## APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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 one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior’s Standards for Rehabilitation:***

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

**18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The Bethesda Community Store was designated on the *Master Plan* in 1986 largely for its historic – rather than architectural – significance. The designation recognized the desirability of maintaining the store in its current use as a small community store.

Staff and the HPC have recognized that this approximately 400 SF building has very limited space and needs a sizeable addition in order to continue to operate as a store. At the two Preliminary Consultations, the HPC supported the proposed hyphen connection and the overall square footage as a reasonable solution to the expansion needs.

The proposed addition with the glazed hyphen is clearly differentiated from the historic massing and it does not overwhelm the historic resource. The relocation of the trailer and the dumpsters away from the store and back on the property is an improvement. There will be no new, permanent signage installed and the original entrance will remain the primary entrance.

The applicants have responded to the Commission's comments and concerns including proposing exposed aggregate concrete for the ramp to the side entrance and the new walkway to the trailer, removing the proposed walkway that was connecting to sidewalk at the street, changing the detail of the panels on the south elevation, and adding more details to the plans. They also met with the neighbors to review the proposal which was recommended by the Commission.

The store needs to expand to be viable, and the proposed addition and other site improvements are appropriate and compatible and recommended for approval.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Rebecca D. Walker  
 Daytime Phone No.: 301-517-4830  
 Tax Account No.: 07-00512757  
 Name of Property Owner: Greentree Associates LLC Daytime Phone No.: 301-652-6366  
 Address: 5454 Wisconsin Avenue, Suite 1265, Chevy Chase, Maryland 20815  
Street Number City State Zip Code  
 Contractor: Gary Jaffe Phone No.: 301-652-6366  
 Contractor Registration No.: not applicable  
 Agent for Owner: Rebecca D. Walker/Stephen J. Orens Daytime Phone No.: 301-762-1600

LOCATION OF BUILDING/PREMISE

House Number: 8804 Street: Old Georgetown Road  
 Town/City: Bethesda Nearest Cross Street: Greentree Road  
 Lot: 30 Block: 2 Subdivision: Huntington Terrace  
 Liber: 19615 Folio: 25 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/tear  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 250,000  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

1/20/10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 529662 Date Filed: 1/21/10 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing building is a free standing, long, narrow one-story wood frame building. It consists of a single room that is approximately 30 x 18 feet with a bathroom to the rear of the building. The environmental setting consists of a grassy area and picnic tables which provide seating for the patrons, as well as a parking lot. It is believed that the Store was constructed in 1924 on the site of a previous community store dating back to 1893. The Store was designated as a result of its economic, cultural and social heritage significance. "It is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda." See Council Resolution 10-1969, June 3, 1986.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project involves an addition to the Store on the west side of the property. The project proposes a one-story addition to the existing Store which will add a cellar below the addition for storage of product to be sold in the Store and additional seating/retail areas above grade. Additionally, the proposal will allow for handicap accessibility to the Store. The environmental setting will remain the entire lot.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



**Adjoining/Confronting Property Owners & Interested Parties List  
regarding HAWP for  
8804 Old Georgetown Road**

Sean M. and Samantha S. Gallagher  
5504 Greentree Road  
Bethesda, Maryland 20817

Suburban Hospital Association Inc.  
8600 Old Georgetown Road  
Bethesda, Maryland 20817

United States of America  
C ST 18<sup>th</sup> & 19<sup>th</sup> Street NW  
Washington, D.C. 20006

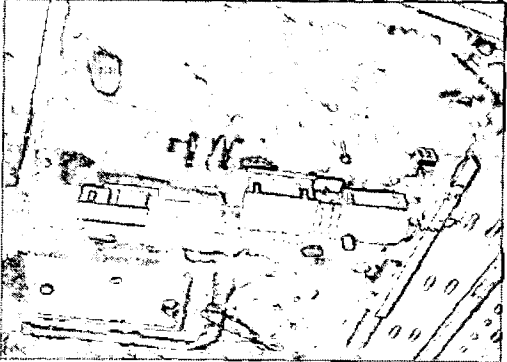
Chao H. & Chen Qing Zheng  
8900 Old Georgetown Road  
Bethesda, Maryland 20814-1446

Amy Shiman  
President, Huntington Terrace Citizens' Association  
5517 Hoover St.  
Bethesda, MD 20817

Howard Sokolove  
Huntington Terrace Citizens' Association  
5600 Lincoln St.  
Bethesda, MD 20817

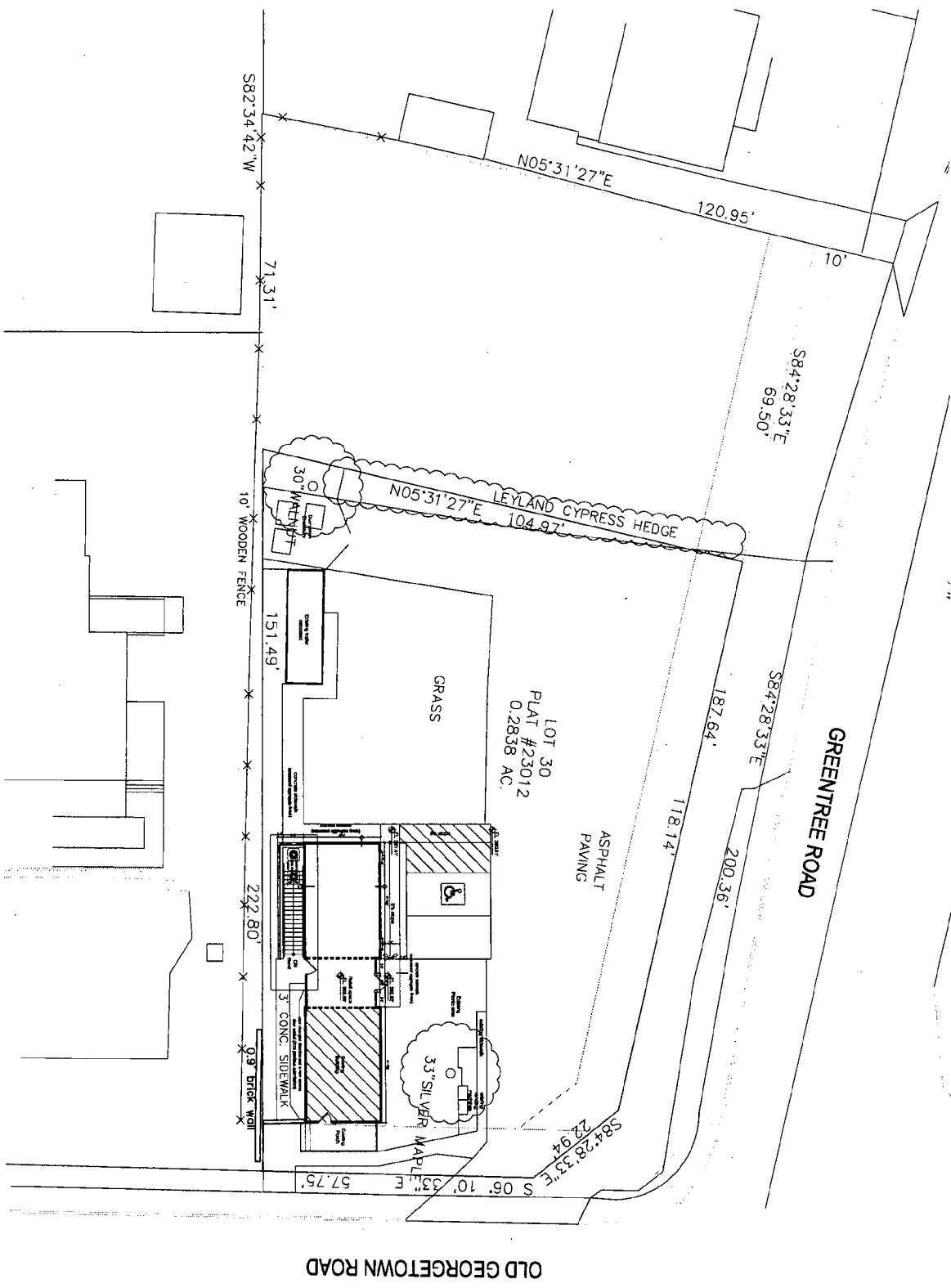
Ann Dorough  
8604 Grant St.  
Bethesda, MD 20817

Joan Lunney  
8903 Grant Street  
Bethesda MD 20817



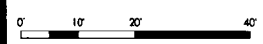
**BETHESDA COMMUNITY STORE**  
Bethesda, MD  
August 17, 2010  
SKBI Architectural Design Group, LLC.  
HAWP Submission  
Greentree Associates, LLC.  
8894 Old Georgetown Rd.  
Bethesda, MD 20814  
Telephone: 301.652.6366 - 301.654.1009  
Contact: Gary Joffe - Arnie Feldman

b



**A**  
1.01

BETHESDA COMMUNITY STORE  
BETHESDA, MD



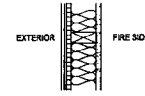
siteplan

greentree associates, llc

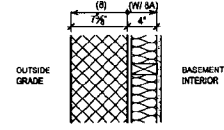
Project N°:  
GRTD1  
Job Name:

SCALE:  
1"=20'-0"  
08.17.2010





5/8" RATED GYPSUM BOARD (PER UL LISTING APPROVED MFG.)  
 2" X 4" STUDS @ 16" O.C. - FIRESTOPPED  
 R-13 FIBERGLASS INSULATION  
 7/16" O.S.B. SHEATHING  
 AIR INFILTRATION BARRIER (TYVEK)  
 SOUND OR PANELS  
 ONE HOUR RATING - UL LISTING U356  
 STC RATING: 39

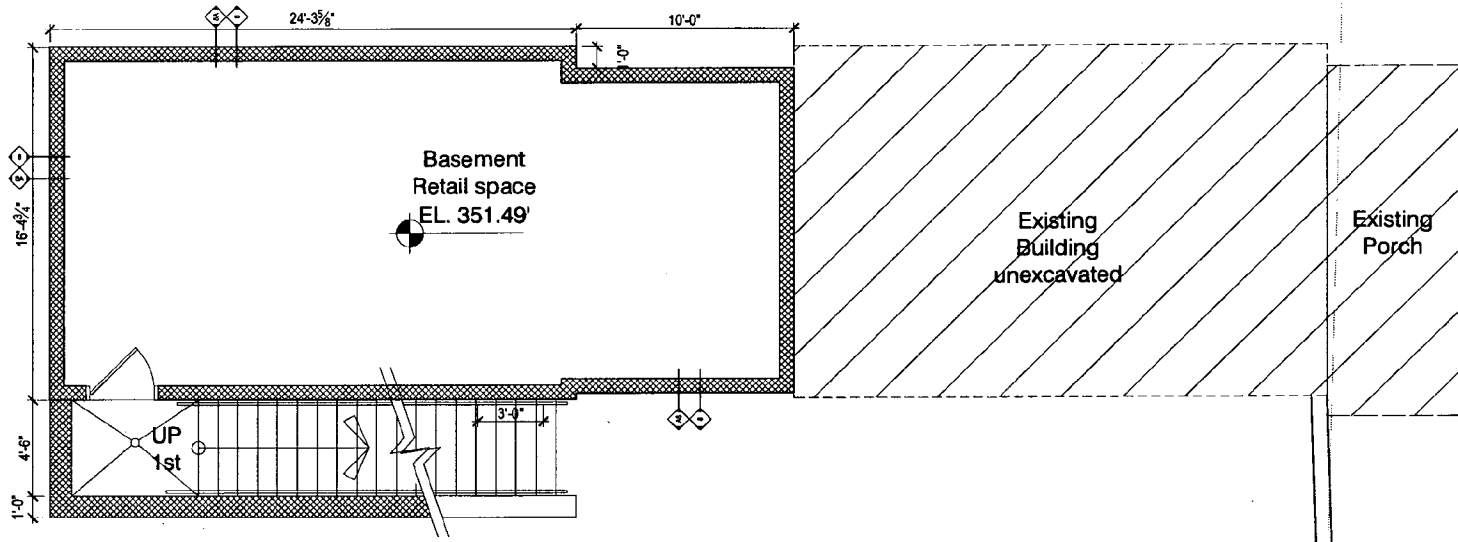


7.5" CMU WALL  
 3/8" FULL BED MORTAR  
 2 HR FIRE RATING - UL LISTING U505  
 STC RATING: 59

4 TYPICAL EXTERIOR BEARING WALL

8 2 HOUR RATED C.M.U. WALL

8A 1/2" AIR SPACE  
 2" X 4" STUDS (SEE STRUCTURAL FOR SPACING)  
 5/8" RATED GYPSUM BOARD (PER UL LISTING APPROVED MFG.)  
 R-13 GLASS FIBER INSULATION



Basement Retail space  
 EL. 351.49'

Existing Building unexcavated

Existing Porch

UP 1st

222.80'

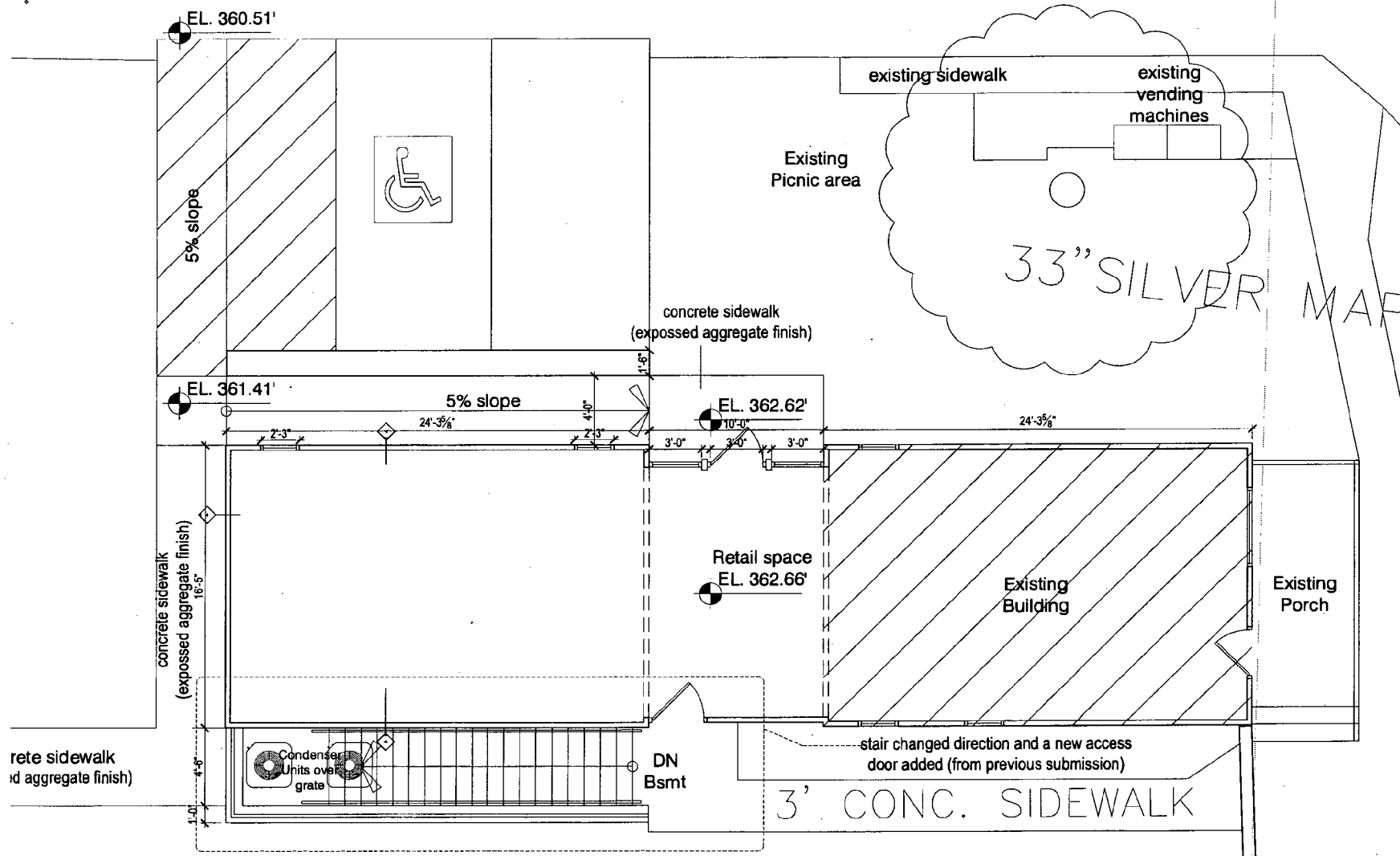
0.9' brick wall

basement floor plan  
 greentree associates, llc

BETHESDA COMMUNITY STORE  
 BETHESDA, MD

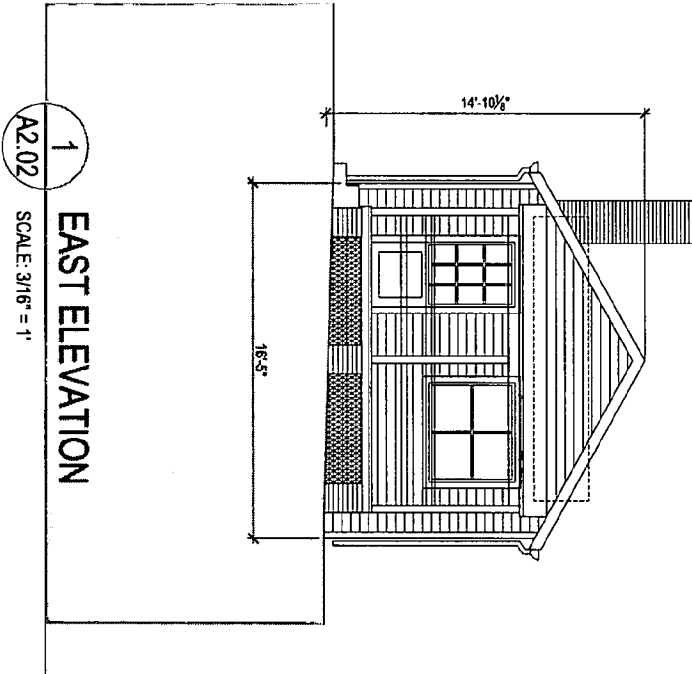
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10

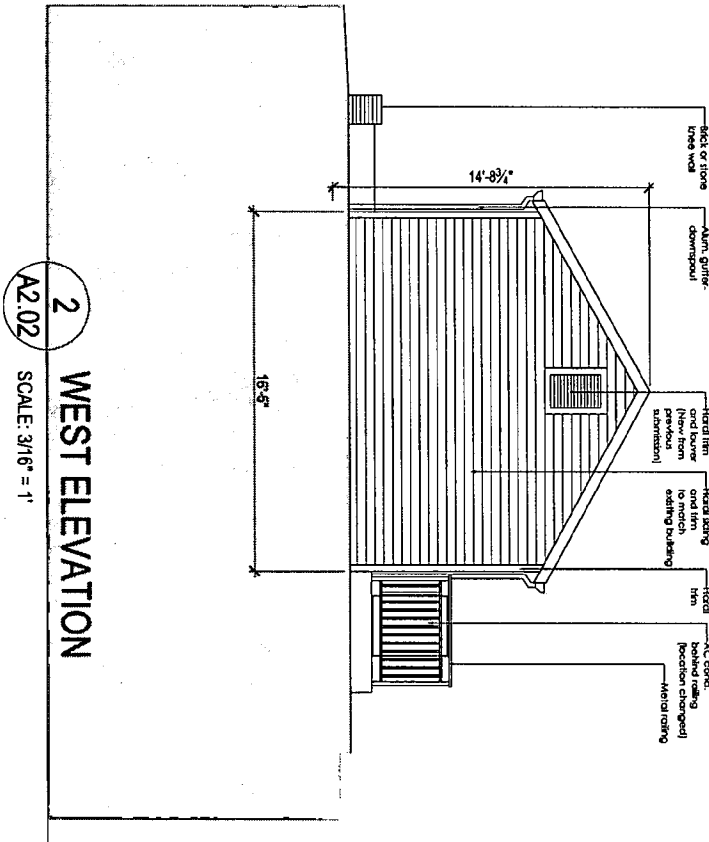


11

21



1 EAST ELEVATION  
 A2.02 SCALE: 3/16" = 1'



2 WEST ELEVATION  
 A2.02 SCALE: 3/16" = 1'

A 2.02

1

BETHESDA COMMUNITY STORE  
 BETHESDA, MD

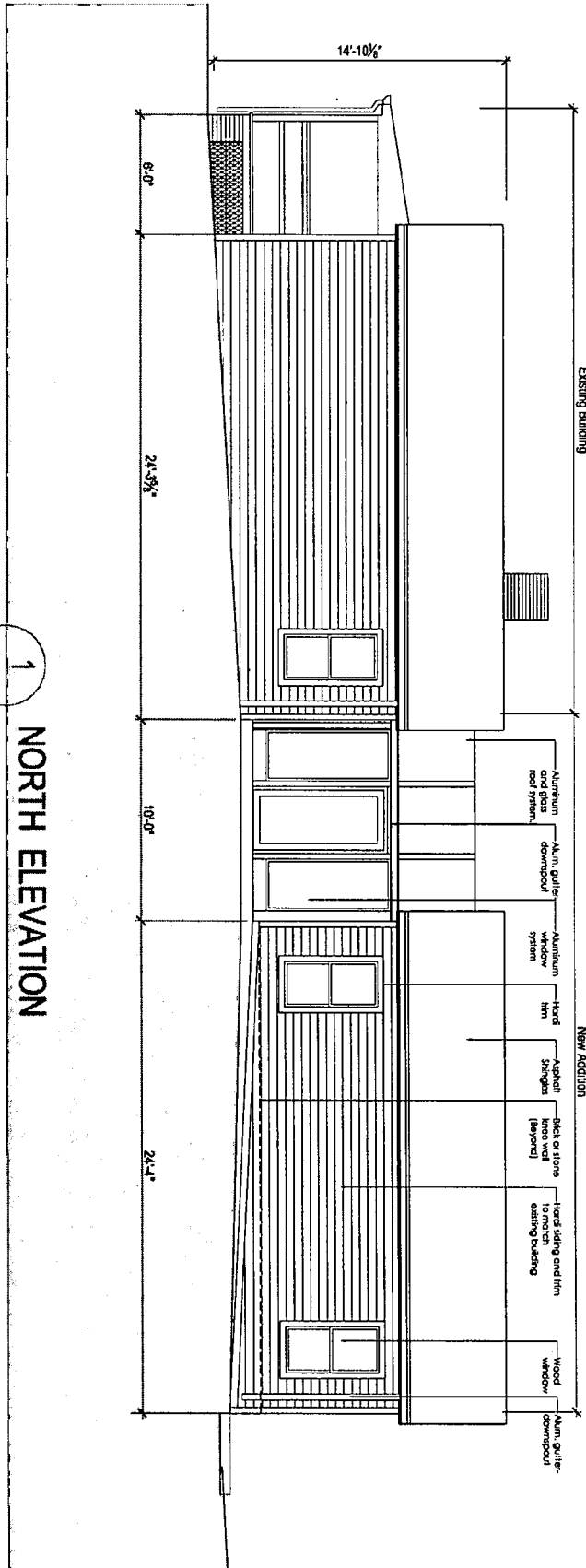
east and west  
 elevation  
 greentree associates, llc

Project N°:  
 GRT01  
 Job Name:

SCALE:  
 3/16" = 1'-0"  
 08.17.2010



13



1  
A2.01

NORTH ELEVATION  
SCALE: 3/16" = 1'

A  
2.01

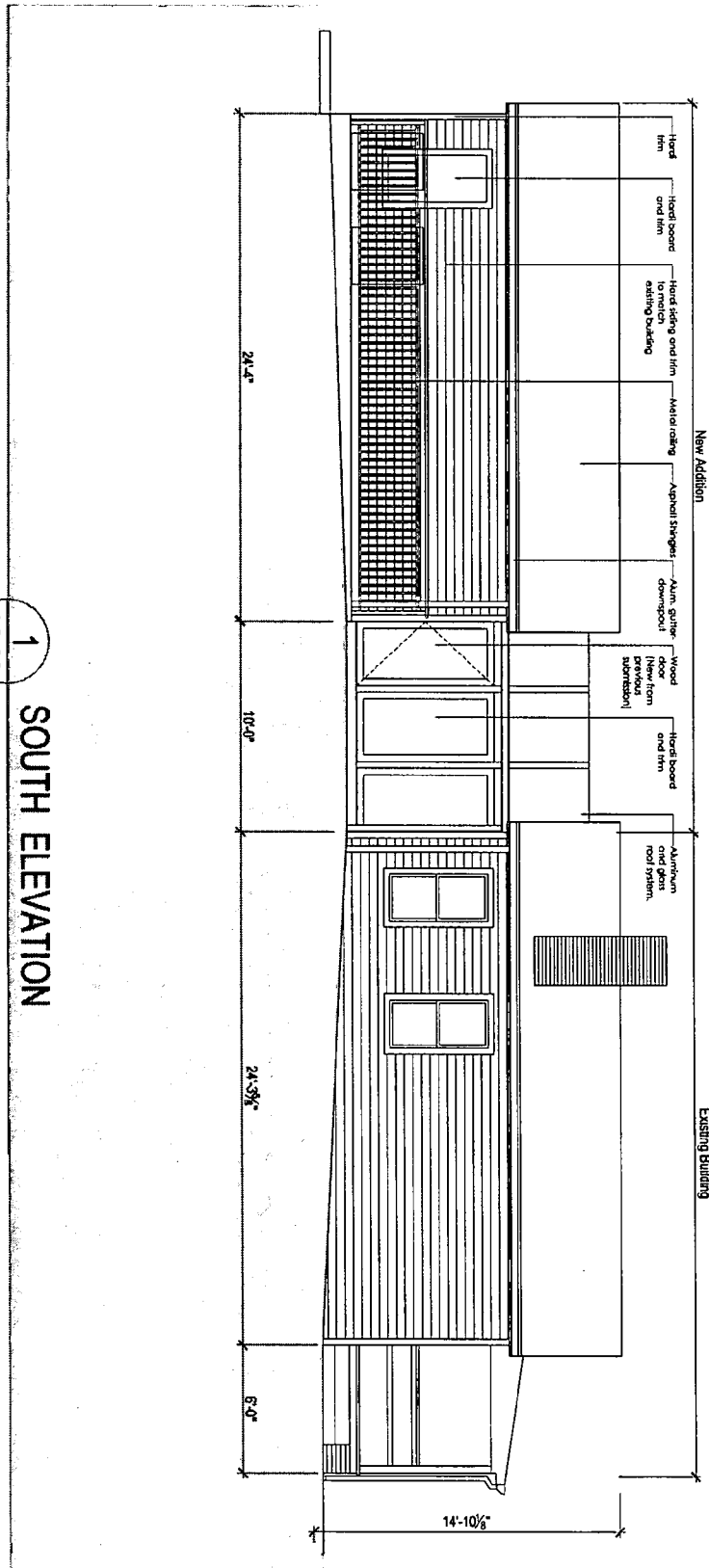
BETHESDA COMMUNITY STORE  
BETHESDA, MD

north  
elevation  
greentree associates, llc

Project N°:  
GRT01  
Job Name:  
SCALE:  
3/16"=1'-0"  
08.17.2010



h1



1 SOUTH ELEVATION  
 A2.03 SCALE: 3/16" = 1'

A 2.03

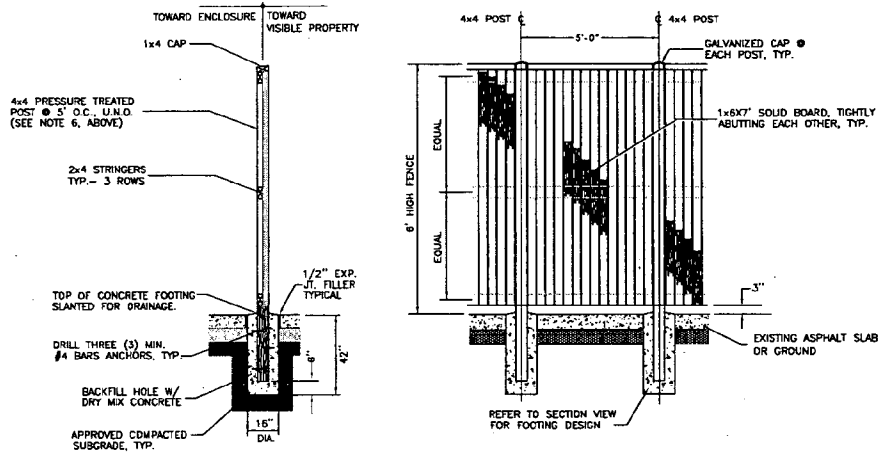
BETHESDA COMMUNITY STORE  
 BETHESDA, MD

south elevation  
 greentree associates, llc

Project No: GRT01  
 Job Name:  
 SCALE: 3/16" = 1'-0"  
 08.17.2010





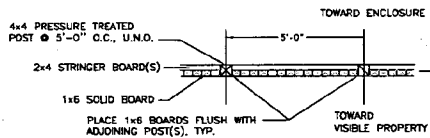


**SECTION VIEW**  
NO SCALE

**ELEVATION**  
NO SCALE

**WOOD FENCE NOTES:**

1. ALL LUMBER: SOUTHERN PINE, NO.1; PRESSURE TREATED FOR GROUND CONTACT USE: LP-22, 0.40 LBS/CF RETENTION W/O INCISION.
2. ALL DIMENSIONS SHOWN ARE BASED ON ROUGH SAWN LUMBER DIMENSIONS, I.e. 4 x 4 IS ACTUALLY 4" x 4" LUMBER.
3. ALL NAILS, BOLTS, JOISTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED, TYP.
4. EXPOSED FENCE HEIGHT SHALL BE 6'-6".
5. BACKFILL POST HOLES W/ DRY MIX CONCRETE.
6. WHERE GATE(S) ARE REQUIRED, POSTS SHALL BE 6x6 AND DIAMETER OF POST HOLE BE A MIN. OF 18" TYP.
7. PROVIDE A HEAVY-DUTY SAFETY HASP AND PADLOCK FOR GATE, TYP.
8. BOLTS, HINGES AND STRAPS SHALL BE HEAVY-DUTY, U.N.O.
9. RE-TREAT ALL FIELD CUTS W/2 COATS OF WOODLIFE WOOD PRESERVATIVE OR APPROVED EQUAL.



**PLAN VIEW**  
NO SCALE

**6' HIGH SOLID BOARD FENCE**

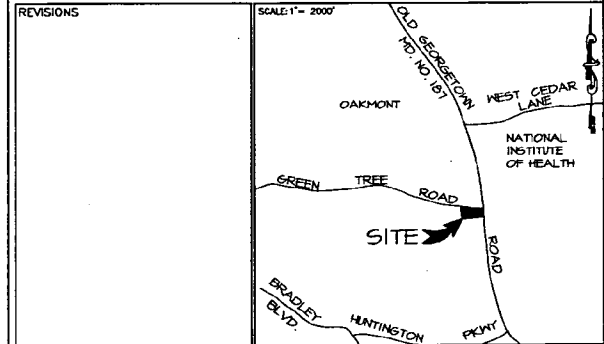
NOT TO SCALE

**PROPOSED BETHESDA COMMUNITY STORE EXPANSION AND SITE PLAN**

**BETHESDA COMMUNITY STORE  
LOT 30, BLOCK 2  
HUNTINGTON TERRACE**

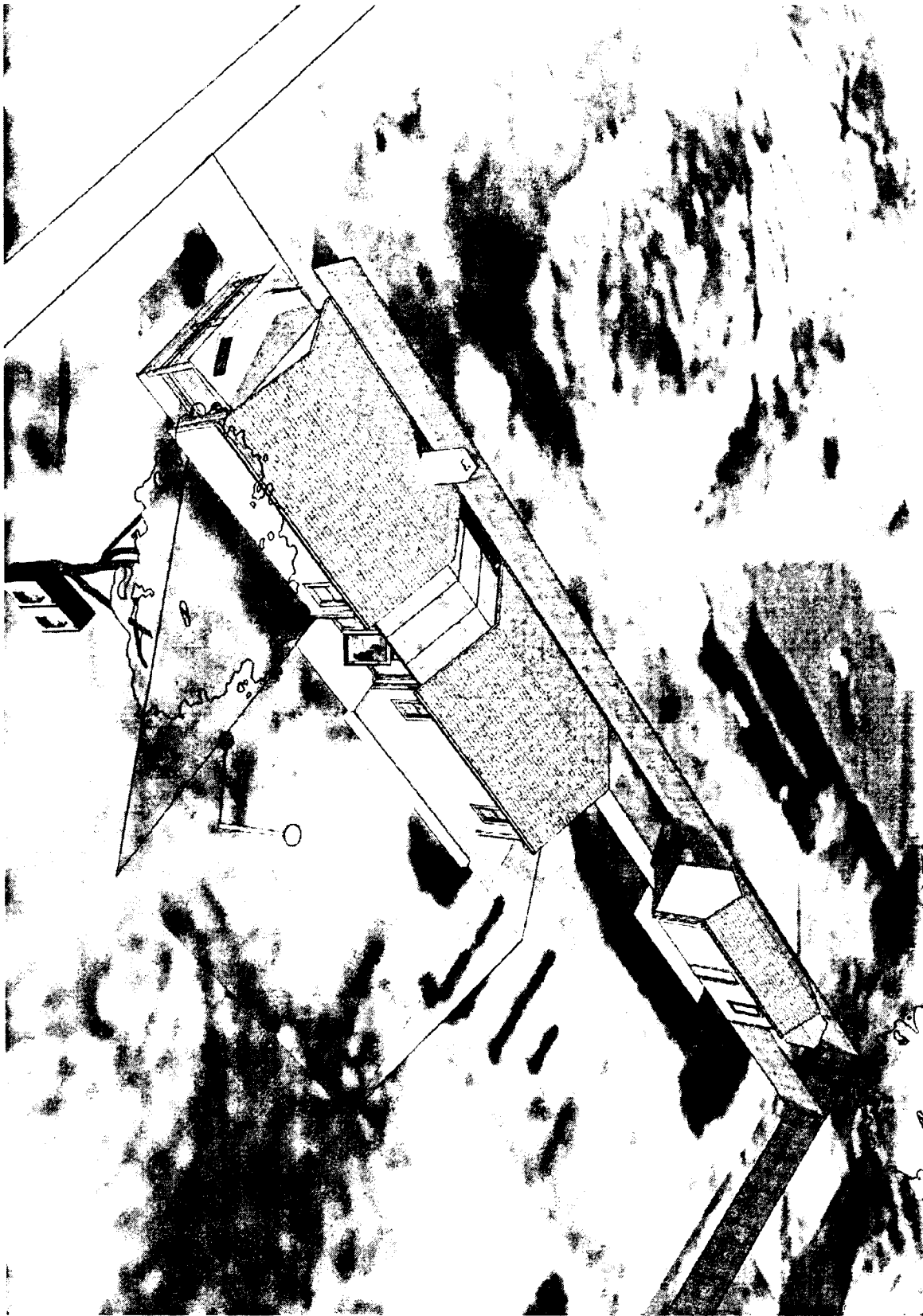
PREPARED FOR **GREENTREE ASSOCIATES, LLC**  
C/O GARY JAFFE  
5454 WISCONSIN AVENUE, SUITE 1265  
CHEVY CHASE, MARYLAND 20815  
P: 301.652.6366 F: 301.652.6369

**Norton Land Design**  
Landscape Architecture + Environmental Planning  
811 Russell Avenue, Suite 301 Gaithersburg, Maryland, 20879  
p.301.216.9650 f.301.216.9649 www.nortonlanddesign.com



WATER CLASS 1/1-P	WATERSHED CABIN JOHN CREEK	FEMA FLOODPLAIN MAP PANEL # 240049 0175 C
TRIBUTARY BOOZE CREEK		
TAX MAP HN123,HP121	ZOO SHEET 211NW05	ADC MAP PAGE 35 GRID J-9
SCALE AS SHOWN	DATE JAN. 2010	PROJ. NO. 09-055
		SHEET NO. L-1.1

15



A 3.01

BETHESDA COMMUNITY STORE  
BETHESDA, MD

aerial view

greentree associates, llc

Project N°:  
GRT01  
Job Name:

SCALE:  
NTS

08.17.2010





Image Date: Jan 31, 2008

89°59'59.60" N 77°06'36.01" W elev 358 ft

Image U.S. Geological Survey

©2010 Google

Google

Eye alt 595 ft

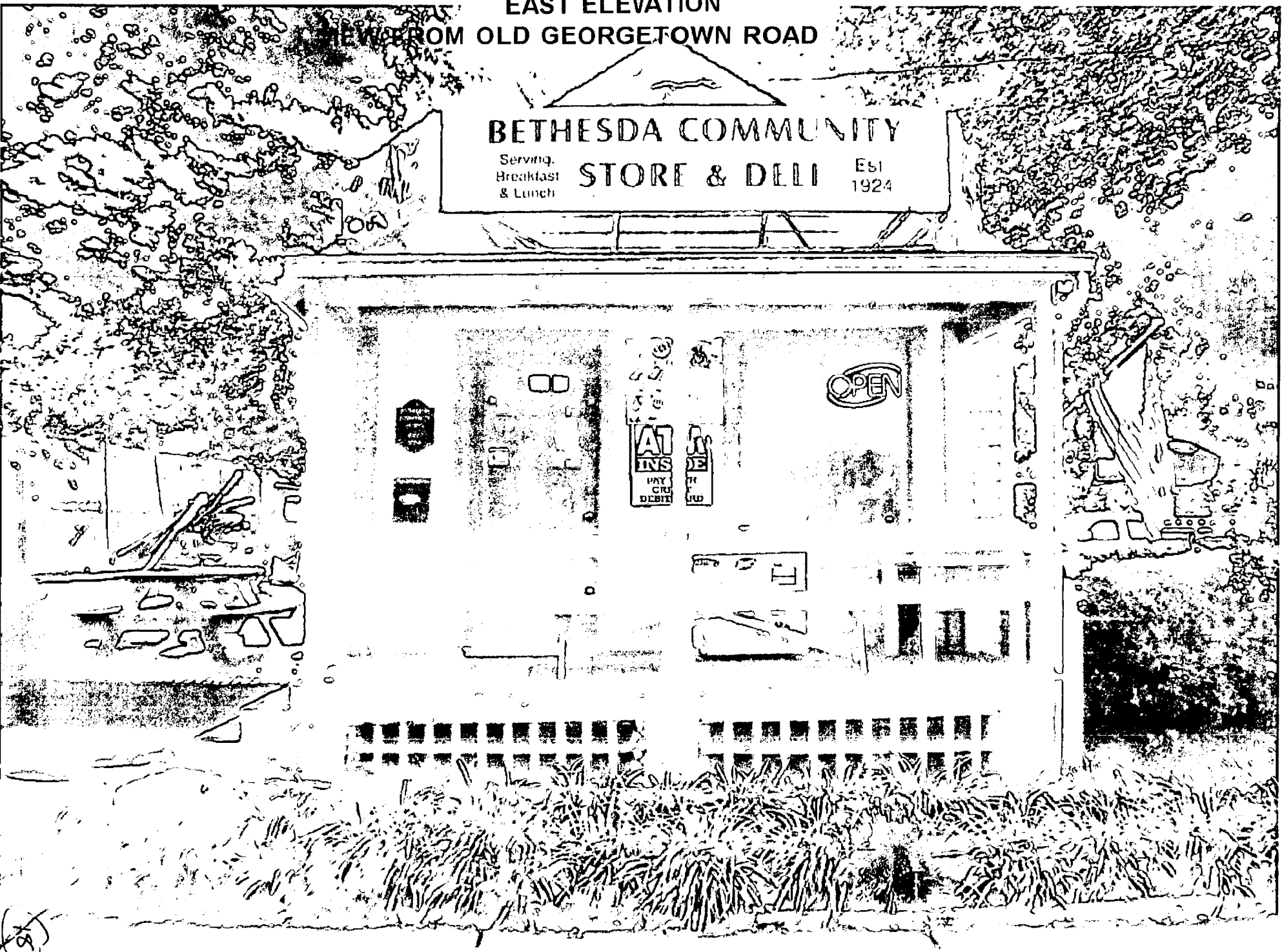
17

EAST ELEVATION  
VIEW FROM OLD GEORGETOWN ROAD

BETHESDA COMMUNITY  
Serving  
Breakfast  
& Lunch

STORE & DELI

Est  
1924



28

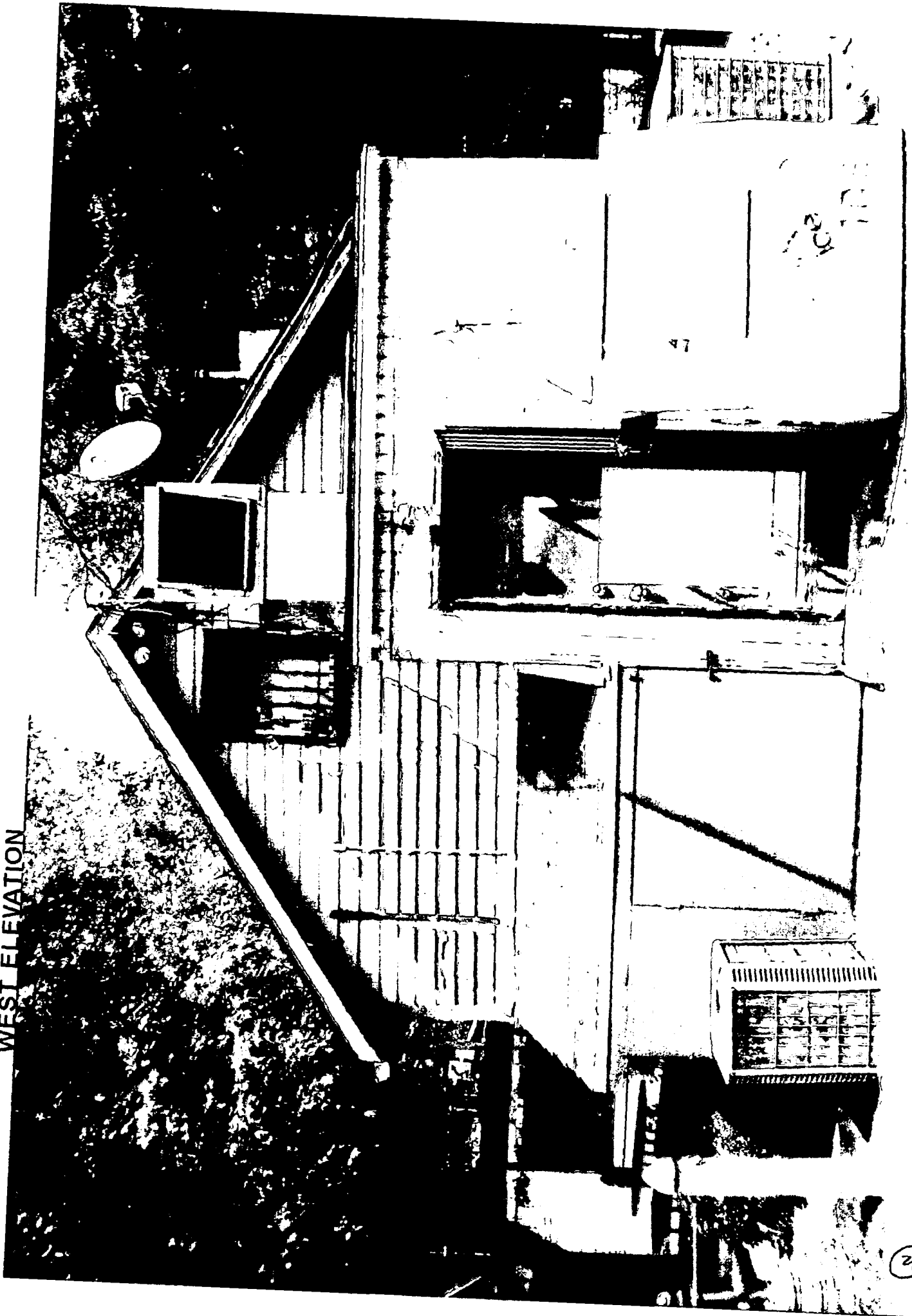
NORTH-ELEVATION  
VIEW FROM GREENTREE RD.





SOUTH EL EVATION

WEST ELEVATION



January 14, 2010

Mr. Arnold Fainman  
Proprietor  
Bethesda Community Store  
8804 Old Georgetown Road  
Bethesda, MD 20817

Dear Mr. Fainman;

On behalf of the Huntington Terrace Citizens' Association I am pleased to inform you that we voted on Tuesday January 12, 2010 at our annual community meeting to support the Bethesda Community Store through passage of the following resolution:

**Resolution**

Huntington Terrace Citizens' Association (HTCA) supports the one-time expansion of the Bethesda Community Store (BCS), as detailed in its current application for a Historic Area Work Permit with the Montgomery County Historic Preservation Commission.

HTCA supports the architectural and site-condition improvements, as reflected in the architectural drawings dated 11/25/09 produced by SK&I Architectural Design Group, LLC.

Further, HTCA requests:

- 1) The three outdoor soda vending machines be relocated to a less-conspicuous location than currently, or alternatively that they be given a more historic appearance.
- 2) The BCS site be maintained in a clean, well-kept and uncluttered matter.
- 3) The BCS keep HTCA informed of future proposals or changes to the exterior of the property that are visible to the public.

January 12, 2010

Cordially,

Ms. Amy G. Shiman  
Board President, HTCA  
(301) 803-7038

Mr. Howard Sokolove  
Board Member, HTCA  
(301) 493-9135



December 16, 2009  
HPC meeting transcript

1 MR. JESTER: The second preliminary case is the  
2 Bethesda Community Store. Do we have a staff report?

3 MS. FOTHERGILL: Yes. Most of the Commission  
4 should be very familiar with this proposal and this  
5 property. The applicants came to the Commission for a  
6 preliminary consultation in October, just two months ago.

7 This is a master plan site, the Bethesda  
8 Community Store on Old Georgetown Road. It was designated  
9 specifically for its importance in the community, its role  
10 as a store and its role in the community, and not  
11 specifically for its architecture.

12 There was a fair amount of discussion at the last  
13 meeting about the past few years, and how there was talk of  
14 rezoning this property. It is a residential zone. There  
15 was talk of a zoning text amendment. And during all of  
16 those discussions, the Commission recognized that it's a  
17 very, very small store, and for it to be a viable business  
18 that it would need some sort of expansion.

19 The Commission supported that. There was a HAWP-  
20 - in 2002 approved by the Historic Preservation Commission  
21 for a trailer at the rear of the property, or at the rear  
22 of the store, and at that time they were not allowed to  
23 expand to the building. So they were not allowed to  
24 construct an addition, so a trailer was supported at that  
25 time and approved.

1           And now, since the zoning issues have been  
2 resolved, they are allowed to expand the footprint of the  
3 store. They are now coming to you for a rear addition.  
4 There was some discussion at the October meeting about what  
5 would happen to the existing shed and trailer. And so the  
6 applicants have now addressed that in this proposal.

7           There was also some discussion about the  
8 detailing of the design, and some questions and comments by  
9 the Commission. And the applicants have responded to  
10 those.

11           So this is the store, and there it is. You can  
12 see that it is small. And that is its property, the corner  
13 property. And as you can see here, there is the small  
14 shed, which they are proposing to demolish, and then the  
15 larger trailer, which was constructed in 2002, that they  
16 are proposing to retain, but to push back on the lot. And  
17 you'll see the site plan.

18           So this is the location of the proposed rear  
19 addition. This small storage area would be removed. This  
20 dumpster would be pushed to the back of the property, and  
21 they are proposing a wood-fenced enclosure for the  
22 dumpster, so it would actually be less visible and pushed  
23 further back. Again, that smaller shed would be removed.  
24 This trailer would be pushed further back on the site.

25           This is actually the existing condition, so there

1 are more dumpsters now, and they would be all pushed to the  
2 rear. This is just recently, obviously, they are selling  
3 Christmas trees. And here you can get a sense of where the  
4 addition would be constructed.

5 And again, the concern at the last meeting was if the  
6 addition was constructed here, how close it would be to  
7 that shed and trailer. So now they are proposing to push  
8 that back on the site.

9           So here is the site plan that they are now  
10 proposing, with a lot more detail than we saw in the  
11 October meeting. That was one of the Commission's  
12 recommendation, was for all the site improvements to be  
13 shown on the site plan. So you can see, the existing shed  
14 to be demolished, and that the existing trailer would be  
15 pushed back 33 feet from the back of the proposed addition.  
16 And you can also see where they are proposing that the  
17 dumpsters would be located, and the fenced area.

18           And then these are the current plans they are  
19 proposing. And again, more detail in the site plan. The  
20 existing picnic area will remain. They are proposing a  
21 basement underneath the addition, and you can see the  
22 areaway stairs there. And that is on the less visible side  
23 of the building.

24           And there is more detail here in this elevation  
25 than you saw last time, including materials. They are

1 proposing hardy plank. They have made the hyphen  
2 connection all glass, which was a recommendation by the  
3 Commission and will bring natural light into the store, and  
4 also clearly differentiates the two massing.

5           There on the west elevation, you can see the side  
6 of the areaway stair railing. This is the less visible  
7 elevation, and then this is an overall rendering of all the  
8 changes being proposed, including the relocation of the  
9 trailer and the fenced dumpster area.

10           And one thing that the Commission had questions  
11 about was whether there would be a need for a railing for  
12 this new entrance, you know, what the grade change was  
13 going to be. And so this is the solution. They do not  
14 need a railing. They've kept it very low. And they are  
15 proposing one lamp post, and they are not proposing any new  
16 signage, permanently installed signage.

17           And the applicants are here. They, I believe  
18 some members from the neighborhood are also here who have  
19 been involved for a long time with all these zoning issues  
20 and are very aware of all the details of this property.  
21 And I believe some of them have signed up to speak.

22           MR. JESTER: Thank you, Anne. Are there any  
23 questions for staff? Okay. If the applicants would like  
24 to come forward and make a presentation, you have seven  
25 minutes. And if you could just identify yourselves for the

1 record, please?

2 MS. WALKER: Certainly. Thank you. For the  
3 record, Rebecca Walker, with the law firm of Miles and  
4 Stockbridge, representing the applicant. With me this  
5 evening is the operator of the store, Mr. Arnie Fainman, as  
6 well as the architect who has designed the addition,  
7 Federico Olivera-Sala.

8 We are glad to be back for a second preliminary  
9 consultation. We think that we've provided, actually  
10 appreciate Anne's staff report. She pretty well summed up  
11 most of the issues that we had come to the Commission with  
12 before.

13 With regard to the comments that we received  
14 previously, we really took them to heart, tried to  
15 incorporate, I think, everything that the Commission  
16 pointed out to us, in particular, that hyphen area with the  
17 glass openness and so on that we've been able to  
18 incorporate into the design.

19 There was some additional detail that was  
20 requested, as we had not gotten to that level of  
21 engineering, I'll say, to show the areaway stairs and the  
22 specifics on the grade. So I think that the plans that are  
23 submitted clearly reflect that.

24 But we did just want to point out, I don't know  
25 if Federico can discuss the areaway stairs, because there

1 is another alternative that we're looking at to address  
2 some security concerns, since it is along what I'll call,  
3 it's really the side of the building, but it's more the  
4 back side if you are viewing it from Old Georgetown,  
5 because you really can't see that section or that elevation  
6 very well at all.

7           So certainly we have some security concerns, if  
8 there is going to be an access into the building along that  
9 side that's not very populated.

10           MR. OLIVERA-SALA: For the record, my name is  
11 Federico Olivera-Sala, with SK&I Architectural Design  
12 Group.

13 One of the concerns of security for the stairwell that we  
14 have outside in the back of the building, you made us think  
15 that maybe there is another alternative to that stair.

16           Instead of having a railing and an open stair, it  
17 could be, maybe it's a grate and it's like a latch opening  
18 type door. So it would be all the time closed, even though  
19 it would be open air, but no one can get in and hide in the  
20 stairwell. So it would be closed all the time.

21           And just for the purpose of noting, getting stuff  
22 from the basement, it would be operable, an operable gate,  
23 if you will. So it will be flush with a knee wall all  
24 around it so it's going to be less visible from the back  
25 also the railing and the stair.

1 MS. ALDERSON: Is it possible to show that side  
2 of the building?

3 MR. OLIVERA-SALA: Yes. There.

4 MS. ALDERSON: Thank you.

5 MS. WALKER: And just for, I can just clarify for  
6 context. This side, this elevation of the building  
7 actually immediately adjoins the Suburban Hospital side of  
8 the property. So there is not a residence there or  
9 anything to that effect. So there is just not a lot of  
10 foot traffic, if you will, in that vicinity, which is why  
11 there is a bit of a safety concern there.

12 Just to respond to a few points additionally  
13 during our brief presentation, I hope. In the staff  
14 report, there was a question with regard to the two new  
15 windows that were in the addition, if they were proposed to  
16 be wood or metal. We just wanted to clarify that we are  
17 proposing them to be wood.

18 And there was a question about the dimension of  
19 the knee wall located closest to the new entrance to the  
20 store. And it's my understanding that that will be no more  
21 than 18 inches in height in order to accommodate what needs  
22 to occur in that area.

23 Additionally, I just wanted to clarify one other  
24 thing in the staff report. There was a reference to this  
25 being a nonconforming use. And I think that's a carry over

1 from the prior report, which I clarified at the beginning  
2 of the last hearing.

3 But just to reiterate, this case did go before  
4 the Circuit Court for Montgomery County as a result of  
5 several issues that relate to the zoning of the property,  
6 the underlying zoning of the property, and what things were  
7 permitted.

8 And there was Circuit Court decision that came  
9 down that specifically stated that this was not a  
10 nonconforming use, that the trail was not an unlawful  
11 extension of a nonconforming use, and that it was allowed  
12 to remain. That decision was not appealed, so it is,  
13 indeed, a final decision for what is permissible for the  
14 site.

15 So I just wanted to point that out to clarify for  
16 the record and also for the Commission hence why the zoning  
17 text amendment went away, and the other issues. So  
18 certainly we're happy to answer any questions that the  
19 Commission may have, but we think that this second  
20 iteration, I will say, of the design, is responsive to what  
21 the Commission offered previously and we're happy to hear  
22 if there's any further comments that we can address.

23 MR. JESTER: Thank you. Any questions for the  
24 applicant?

25 MR. RODRIGUEZ: Just a quick question. The



1 basement plan is storage, no retail, no?

2 MS. WALKER: Correct. The basement is storage  
3 only.

4 MR. FLEMING: A quick question. You said that  
5 the side door that's going to be next to Suburban Hospital,  
6 now you have a picnic area there. Are you going to keep  
7 that area or are you going to remove it? On circle 52/27.  
8 It looks like there's a picnic table there.

9 MS. WALKER: Yes, I think there is, if I can, I  
10 think there is a single table in that vicinity. And that  
11 is going to be able to remain. I'm not sure of the lineal  
12 dimension for the stairwell.

13 MR. OLIVERA-SALA: It's not going to affect that  
14 area. The stair is further back. So it's not going to be  
15 an issue to keep it there if it needs to.

16 MR. FLEMING: And last question, since you are  
17 expanding, that's more people coming in. That's a real  
18 high traffic area. Have you thought about how you're going  
19 to handle the traffic or people coming in and out for  
20 safety?

21 MS. WALKER: This is something that we're not  
22 anticipating -- I'm sorry, Scott. We're not anticipating  
23 that there's going to be like suddenly this large volume of  
24 traffic that's going to decide now to stop at this  
25 community store.

1           I mean, we are expanding the storage that's  
2 available to the store. We're really just taking the  
3 existing uses and kind of stretching them throughout the  
4 space. At this time, there's not a proposal for any  
5 significant changes to what's going on this site, and the  
6 quote-unquote historic uses that have been operating there.

7           So it's not like we're suddenly adding a  
8 Starbuck's in there that's going to pull people in from the  
9 street. So we don't anticipate any significant change.

10           MR. FLEMING: Well, just for the record, I mean,  
11 it is the old Starbuck's. I mean, I grew up on the store.  
12 I've seen this place. I know, I'm happy that you are doing  
13 what you're doing. And I was just curious. I know a lot  
14 of people from NIH come there a lot. And a lot of people  
15 from the neighborhood go there a lot.

16           MS. WALKER: Actually, part of the issue that  
17 we've had since 2001, September 11, 2001, is that there's  
18 actually been a significant drop in the number of people  
19 from across the street that are coming, due to the security  
20 gates and the other things that have gone up.

21           So the store actually used to see quite a  
22 significant, I would say, more foot traffic, if you will,  
23 from that area. But we've actually seen a significant  
24 decrease in the business since September 11th, 2001.

25           MR. FLEMING: Okay. Thank you.

1 MR. KIRWAN: Could we go back to the elevation  
2 with the stair on the back side? I just want to understand  
3 what you're proposing. So the railing would go away  
4 entirely?

5 MR. OLIVERA-SALA: Yes.

6 MR. KIRWAN: So at the base of the railing is  
7 where there will be a grate?

8 MR. OLIVERA-SALA: Yes.

9 MR. KIRWAN: Basically, like you see on a city  
10 street?

11 MR. OLIVERA-SALA: Exactly.

12 MR. KIRWAN: Effectively, with some sort of a  
13 hatch door that will open

14 MR. OLIVERA-SALA: So a hatch door that will let  
15 you go in.

16 MR. KIRWAN: Okay.

17 MR. OLIVERA-SALA: Obviously, there's going to be  
18 a railing going down from the top of the stair.

19 MS. WALKER: In the well.

20 MR. OLIVERA-SALA: In the well.

21 MR. KIRWAN: In the well. Okay.

22 MS. WALKER: And the idea being, they reduce the  
23 visibility, as well. Obviously, if you see the railing,  
24 it's calling it out that there is, indeed, an entrance  
25 there.

1 MR. JESTER: And your concern is about security,  
2 that you can't secure the door?

3 MR. OLIVERA-SALA: No, people hiding there.

4 MS. WALKER: I mean, it's an open stairwell, I  
5 think is the concern, so it's along the rear side of the  
6 building. There's not, like the lighting for Old  
7 Georgetown doesn't really go that far back. So if somebody  
8 were there, let's say, early in the morning, as the site  
9 operates it's mainly an early morning usage in that regard.

10 So there's concern that there could be somebody,  
11 you know, who might choose to inhabit that area that we  
12 would really rather not have on the property.

13 MR. JESTER: And have you confirmed that that  
14 would meet code to make that change? I assume you need at  
15 least one means of egress from that storage space.

16 MR. OLIVERA-SALA: Could you say that again? Can  
17 you repeat that please?

18 MR. JESTER: It's just a question of whether or  
19 not your proposed treatment of that, covering up the  
20 stairway, instead of having the door -- I think what you're  
21 proposing is something that can kind of close and open.

22 MR. OLIVERA-SALA: Uh-huh.

23 MR. JESTER: Do you know if that meets code?

24 MR. OLIVERA-SALA: I will need to check. I'm  
25 pretty sure it does, but we'll check. We just realized

1 that we could do that when we were waiting here.

2 MR. JESTER: Okay.

3 MS. WALKER: We've been trying to brainstorm  
4 other alternatives in order to be responsive to what the  
5 operator of the store is looking to have. So while we were  
6 here, we thought, well, let's throw that out there and get  
7 the Commission's feedback if it's preferable not to have  
8 the railing, or if it's something that you would prefer to  
9 see as designed, you know, we can be flexible. But  
10 certainly, you know, before going in for the HAWP, we will  
11 get the input from Permitting Services.

12 MR. JESTER: Okay. I just have one other  
13 question. For the hyphen, is the roof system essentially  
14 an aluminum skylight, kind of an off the shelf skylight  
15 system?

16 MR. OLIVERA-SALA: Yes, an internal system, yes.

17 MR. JESTER: Okay. I think --

18 MS. HEILER: I've got a question.

19 MR. JESTER: All right. Go ahead.

20 MR. HEILER: At the earlier preliminary, the  
21 question of signage along Greentree Road came up. I'm  
22 assuming that there will be no signs on Greentree Road,  
23 outside?

24 MS. WALKER: Correct. The way the signage was  
25 originally denoted was actually over that hyphen, and we

1 took the Commission's advice and removed that. And also it  
2 was suggested to us that we might use more of a temporary  
3 sandwich board type local community store feeling signage,  
4 that would not be a permanent sign in that regard. So that  
5 is what we are looking to do is have something like that.

6 MR. JESTER: Go ahead.

7 MR. RODRIGUEZ: Just a quick question. I am a  
8 little bit curious about how you are thinking, because all  
9 of the water coming down from the skylight, is there going  
10 to be a gutter there with downspouts that are not shown in  
11 the elevation?

12 MR. OLIVERA-SALA: Yes, most probably. There  
13 will be a gutter and a downspout.

14 MR. JESTER: Any other questions for the  
15 applicant? If not, we have three speakers tonight. I  
16 would like to call Howard Sokolove and Joan Lunney or  
17 Lunney?

18 MS. LUNNEY: Lunney.

19 MR. JESTER: Lunney.

20 MR. SOKOLOVE: We would like to go in a different  
21 order than you've called us.

22 MR. JESTER: Okay.

23 MR. SOKOLOVE: Ann Dorough.

24 MR. JESTER: I'll grant your request why don't you  
25 all come up.

1 MR. SOKOLOVE: Good.

2 MR. JESTER: And then you can go in the order you  
3 prefer.

4 MS. FOTHERGILL: You have to push the button and  
5 then just take your hand away.

6 MS. DOROUGH: Okay. Thank you, Commissioners.  
7 My name --

8 MR. JESTER: Excuse me one second, if I could  
9 just ask, which speaker are you?

10 MS. DOROUGH: Yes, I'm Ann Dorough, D-O-R-O-U-G-  
11 H.

12 MR. JESTER: Okay. And you're with the  
13 Huntington Terrace Citizens Association?

14 MS. DOROUGH: Well, that sort of goes to why I'm  
15 speaking today. I don't feel that I can really represent  
16 the views of my neighborhood, because they haven't been  
17 consulted. I am a long time member of the board. I've  
18 been on the board since 2001, and I've been involved with  
19 discussions. So I can speak to the history. But I'll just  
20 cut right to the chase.

21 MR. JESTER: Yes.

22 MS. DOROUGH: We --

23 MR. JESTER: If I could just interrupt for one  
24 second.

25 MS. DOROUGH: Absolutely.

1 MR. JESTER: Since all of you are just interested  
2 parties, you each have three minutes.

3 MS. DOROUGH: I'll be quick.

4 MR. JESTER: Great. Thanks.

5 MS. DOROUGH: Okay. Cut to the chase. I have  
6 been involved in this personally as a board member. I got  
7 no notification of the October preliminary session, and nor  
8 of this one. We found out about it strictly by accident  
9 when our president bumped into Arnie at the store. He was  
10 shopping there.

11 We think that given the very, very long history  
12 that our neighborhood has had, and discussions and good  
13 faith with the community store since they reopened in 2001,  
14 we think it's only fair and just that we have a very brief  
15 period of time, get past the holidays.

16 We are going to have our neighborhood meeting on  
17 January the 12th. This was scheduled over since November,  
18 before we even knew about this. It's our annual meeting.  
19 It will be very well attended. And we would like very much  
20 to have an open discussion of these proposals.

21 Our neighbors don't know anything about this.  
22 The first time I saw it was this past Saturday when we went  
23 and sat down to talk to Arnie over at the store. And, you  
24 know, it's not about whether we support it or not, but I  
25 can't in good conscience speak for 300 people if I haven't



1 talked to them about. And we operate by community vote.

2 People come to our meetings. They show up.

3 They're members. They vote. And that's how we set policy.

4 That's really what I'm here to ask. Your next meeting, as

5 I understand it, would be either January the 13th or the

6 27th.

7 Our meeting is the 12th. Is that correct?

8 MS. FOTHERGILL: The January meetings are

9 slightly different, they're the 6th and the 20th.

10 MS. DOROUGH: Got you. Sorry.

11 MS. FOTHERGILL: And the next possible meeting

12 would be January 20th.

13 MS. DOROUGH: And that would be plenty of time

14 for us --

15 MS. FOTHERGILL: The January 6th deadline has

16 passed.

17 MS. DOROUGH: -- is what I'm saying. So laying

18 that out. But I also want to let you know that in the

19 past, we did have neighborhood votes, in 2002 and 2003,

20 which did not oppose an expansion. Okay. I want to be

21 very clear.

22 We want, we like the store. We shop there. Our

23 kids go there, get popsicles. We think the expansion of the

24 store is not the issue, but we do want to make sure that

25 some of the more unsightly things that we have had some

1 issues with that were not dealt with by the Circuit Court  
2 decision, are at least addressed and we have chance to  
3 voice those.

4           And Howard will talk to; speak to those a little  
5 bit. If anyone is curious about some of our past  
6 positions, I may be out of time, but in 2002 and 2003,  
7 since I do have a minute, we made the point that the zoning  
8 text amendment issues would commercialize the area. We're  
9 a residential area, and we want to remain so, and I want to  
10 bring my neighborhood to -- this is very interesting.

11           We just want to consult with our neighbors. It's  
12 really that simple. So thank you for listening.

13           MR. JESTER: Okay. The next speaker. Can you  
14 please identify yourself?

15           MR. SOKOLOVE: Good evening. My name is Howard  
16 Sokolove. I live on Lincoln Street, the 5600 block. I've  
17 been a resident of Huntington Terrace for 25 years now.  
18 And I've been aware of the conversation that's been going  
19 on since 2001 regarding the store.

20           I have recently been added to the board of the  
21 community of Huntington Terrace, but again, as Ann, I'm  
22 speaking here tonight not as an official representative of  
23 the board, but simply as myself, because as Ann has  
24 indicated, we don't have the liberty to cast our vote  
25 without having informed our whole population.

1           Likewise, as Ann said, the community wants to  
2 support the community store, and yet we have concerns. And  
3 I think some of those concerns were tied up in the  
4 litigation, or not the litigation, but the box that I think  
5 the community store found itself in with the citations in  
6 violating the law and the differences of opinion of maybe  
7 the County Council and the Department of Permitting  
8 Services regarding the operations that went on there.

9           The Circuit Court's ruling and overturning the  
10 Board of Appeals decision has certainly helped to clear the  
11 path, as it were, so that the store can get on with the  
12 business of doing what it wants to do and to do so viably.  
13 And we are all sensitive to the fact that the store does  
14 need to be a viable enterprise. So the Circuit Court has  
15 certainly made this process easier from here on out.

16           Several condition, several issues that come up  
17 for me are what's next after this expansion is done? What  
18 is the next step for the store in whatever year? Is there  
19 another expansion?

20           And so I pose that question to you Commissioners  
21 about under the auspices of the designation of historic  
22 preservation of that store, how do you feel about any  
23 further expansions to this enterprise.

24           The mere fact that the Circuit Court has approved  
25 the sales of the Salt River Lobster, of Christmas trees, of

1 other enterprises going on there, what else can come? And  
2 so that is a big issue for me, personally.

3 MR. JESTER: I'm going to have to ask you to  
4 conclude your remarks, please.

5 MR. SOKOLOVE: Okay.

6 MR. JESTER: Thanks.

7 MR. SOKOLOVE: The other issues for me,  
8 personally, are just generally the visual character of the  
9 site, and the fact that the architects renderings that you  
10 have before you show a very clean picture. Not included in  
11 those pretty renderings are the three soda machines that  
12 detract from the site, are not an enhancement, but can be  
13 placed elsewhere. The ice machine has not been accounted  
14 for, a couple of compressors and so forth.

15 So the visual aspect, you've been so concerned  
16 about the visual characteristic of the store itself and its  
17 expansion, I would urge you to consider the rest of the  
18 site as well.

19 MR. JESTER: Thank you.

20 MR. SOKOLOVE: Thank you.

21 MS. LUNNEY: I'm Joan Lunney. I am, again, an  
22 individual speaking to the Commission because my community,  
23 as well, did not get notice. And I am very disappointed  
24 because in November of 2007, my husband, who is the  
25 treasurer of the Sonoma Citizens Association, and myself,

1 hosted members of the historic, the staff for the Historic  
2 Commission, and no one took the time to inform us of the  
3 October meeting or this meeting. And I'm very  
4 disappointed.

5 I see the Washington Examiner as being a paper  
6 that -- well, I know what we do with it. We put it in the  
7 recycle very quickly, and I'm surprised you don't use the  
8 Gazette to do your things. But I also see, I wonder why  
9 you didn't notify either of the community associations.

10 We are the side of Greentree away from the store,  
11 north of the store, and Huntington Terrace is on the same  
12 side as the store. Our community has voted numerous times  
13 to retain the R-60 zoning for where the store is, but we  
14 definitely support the store.

15 And we do want the store to be a viable option.  
16 That's why we all met with Arnie on Saturday to get a sense  
17 of what was going on when we found out something was being  
18 planned. And we would like to have the opportunity to  
19 review what the plans are.

20 We're glad to see the plan to put the dumpsters  
21 behind the fence. I share the concerns about the soda  
22 machines which detract, clearly, from the historic  
23 character. And I have a concern -- could you show the  
24 thing with the sidewalk, when you showed the side entrance?  
25 Yes.

1           When you look at this -- no, it's the next one, I  
2 think, the next overhead. Yes. This sidewalk appears that  
3 the center entrance is going to be the main entrance. And  
4 historically, the front porch has been the main entrance.  
5 And I have heard no comments about that.

6           And one of the questions is, if we are going to  
7 increase the store's size to three times, is there a need  
8 to keep the trailer? The trailer seems to be an accessory  
9 building for the other commercial enterprises on the site.  
10 Thank you very much.

11           MR. JESTER: Great. I thank you all for your  
12 comments. I just want to address a couple of points that  
13 were made. I need to --

14           MR. WHIPPLE: Excuse me, Mr. Chairman. The  
15 applicants have a right to cross-examine if they choose.

16           MR. JESTER: Okay. Do the applicants have  
17 anything they'd like to say in response to the comments?  
18 Okay.

19           MS. WALKER: Thank you. I just want to clarify a  
20 few things with regard to the association. Certainly, we  
21 have always had, my office in particular, I've worked with  
22 Arnie since 2003 on this, has always had an open door  
23 policy. We have consistently tried, through prior citizen  
24 association president Ms. Driscoll, I believe it was, to  
25 set a meeting with the association.

1           The last few times, the Court proceedings were  
2 still going on, and we were denied the opportunity to come  
3 in. We were told that it wasn't necessary, there was  
4 nothing to discuss. So we've certainly always had an open  
5 door policy, and we're not changing that.

6           At this time, we believe that staff, and I  
7 believe they did follow their notification procedures. And  
8 so certainly we're happy to come and present at your  
9 meeting, if that's necessary, clarify any questions that  
10 the community might have. We always continue to have that  
11 policy.

12           And I know, I mean, on Friday, I just spoke with  
13 Arnie, and he told me that he was meeting with you on  
14 Saturday, and that you were going to review the plans and  
15 everything. So I don't want the Commission to have the  
16 impression that we are unwilling to meet or anything in  
17 that regard.

18           And I do just want to agree, I mean, I think the  
19 Circuit Court did us all a favor, regardless of whether you  
20 agreed with the decision or not, but when the decision came  
21 down, at least it was clear what could occur on the site,  
22 that an expansion could then occur.

23           And then, of course, we took the next step which  
24 was to come to the Commission and seek permission and  
25 feedback on what sort of expansion it would be.

1           With regard to the soda machines, that's  
2 certainly something that we can address further. Actually,  
3 that was something that staff had supported earlier as  
4 being more consistent with a community store, in light of  
5 the space that was available, and the sort of local feel  
6 that that gave the structure.

7           That's something that I think that we can explore  
8 further. There's also some landscaping and some other  
9 things that are proposed that you're not seeing on these  
10 plans at this time. But that's certainly something that we  
11 would be willing to work with the community and present a  
12 little bit more in detail when we come back for the actual  
13 historic area work permit, which obviously we're not at  
14 that stage yet.

15           So I do just want to clarify those things for the  
16 Commission, as well as for the community, because I think  
17 it's important. Obviously, they took time out to be here,  
18 because it's important to them, and it's important to us.  
19 So I think that we're certainly willing to work with them.

20           As far as to what's next, I just wanted to  
21 address that. I mean, we're here for one addition on one  
22 store. I can't say that there will never ever be anything  
23 that will transpire on this site beyond this addition, but  
24 I can' say that these good folks, as the Commission, are  
25 going to be the ones who have jurisdiction over anything



1 that would go on, on the site.

2           So certainly, as we are here now, should anything  
3 change in the future, from a different owner, a different  
4 operator, you would again be afforded the same opportunity,  
5 and the Commission would have their bite at the apple as  
6 well.

7           So as far as giving anything further, all I can  
8 say is, it's our intention to operate this as a community  
9 store. I'm not aware of anything different, and we're  
10 certainly just here for the addition that we feel that we  
11 need.

12           With regard to the trailer, that's addressed in  
13 this body, because we were asked to show an additional  
14 separation between that and the store. We have looked at  
15 going larger with the store, but we feel that it would  
16 impede some of the character on the site, and sort of dwarf  
17 the original store, if the addition were made to be much  
18 larger than what it is.

19           So by being able to retain the trailer, add the  
20 additional space between those two massing, and keep more  
21 of a green space on the site, shift the dumpster area  
22 around, create the enclosure, we felt there was a balance  
23 there. And that in our opinion, and in the architect's  
24 professional opinion, and the operator's opinion, that was  
25 what was going to work for us for being able to preserve

1 the community store on the site, and not going larger with  
2 the addition, since that wasn't what the Commission had  
3 asked us about. But that's really all I wanted to just  
4 offer to both the Commission and to the community. Thank  
5 you for the opportunity.

6 MR. JESTER: I appreciate the comments. I think  
7 we're going to move into deliberations, so everyone is  
8 welcome to return to their seats and we'll continue with  
9 the hearing.

10 MS. DOROUGH: Is it, and Rebecca, please, is it  
11 possible for me to just make one little comment in response  
12 to --

13 MR. JESTER: I'm sorry, you're welcome to speak  
14 to the applicant --

15 MS. DOROUGH: A point of fact.

16 MR. JESTER: -- after the meeting. We need to  
17 continue with our deliberations about the proposal in front  
18 of us.

19 MS. DOROUGH: Okay. That's fine. We can do it  
20 later.

21 MR. JESTER: Thanks.

22 MS. LUNNEY: Can we find out why the community  
23 associations weren't notified of this meeting?

24 MR. JESTER: Well, I don't know Mr. Whipple will  
25 address that. I believe we've satisfied our notification

1 requirements.

2 MS. DOROUGH: What are those notification  
3 requirements if they are immediately adjacent?

4 MR. WHIPPLE: , Our notification requirements are  
5 outlined in our executive regulations which I'm happy to  
6 share with you in the hallway.

7 MS. LUNNEY: Terrific. Thanks.

8 MR. JESTER: Just a couple of comments. I think,  
9 I'm please to hear that the applicant is willing to meet  
10 with the community association and discuss the plans. It  
11 is unfortunate that they weren't offered the opportunity to  
12 see them ahead of time.

13 That said, this is only a preliminary, and it's  
14 the second one, but there will be a historic area work  
15 permit prepared for the project, and there will be another  
16 public opportunity for the community comment on the  
17 proposal. I can't tell you exactly when they'll submit  
18 that proposal for a work permit, but that opportunity  
19 exists.

20 The other comment I want to make is just about  
21 the comment made about what's next. We really, the only  
22 purview we have is for the project, for the proposal that's  
23 in front of us, and any, as the applicant stated, for any  
24 future work that's proposed for the site, would come before  
25 the Commission, I'm really looking at this particular

1 proposal, and we can't really speculate about what's going  
2 to happen in the future.

3 Any proposed modifications to the master plan  
4 site would have to be reviewed by this Commission, so I  
5 think that's more than covered.

6 I guess with that, let's move into deliberations.  
7 My sense is that the applicants have generally addressed  
8 all the concerns from the previous preliminary, but I want  
9 to give everyone the opportunity to comment if there is  
10 anything else we want to add before we recommend that they  
11 come forward.

12 MS. ALDERSON: Every comment I made has been  
13 successfully addressed, so thank you very much. I'm  
14 thrilled to see that you were able to come up with a low  
15 enough slope ramp to eliminate the need for a railing.  
16 Much, much better. Thank you very much.

17 And I also believe that the grate, if you can  
18 address your egress requirements, the grate is definitely  
19 preferable to the railing. It's much less visible. So  
20 that would be preferred.

21 I think it's worth incorporating in your  
22 proposal, since these issues have been raised, perhaps a  
23 more aesthetic siting, arranging for the vending machines,  
24 which I would think would be clustering the utilities  
25 together, perhaps near where the other utility areas are,

1 near the dumpster and the shed. That may be a more  
2 aesthetic or appropriate and that the neighborhood would  
3 welcome.

4           And oh, could you bring that other -- okay,  
5 you're showing the site. Then the last one is that  
6 although it's not required that you revisit the shed, in  
7 this proposal that certainly in view of the concerns that  
8 the neighborhood has about cumulative change, and that is  
9 something we do look at in addressing the neighborhood  
10 concerns, we do look at cumulative change, and we do look  
11 at the property, beginning with the part that is original  
12 and historic.

13           And I would recommend that if it's possible, for  
14 you to take this opportunity to look at least improving the  
15 aesthetics of the shed. I mean, certainly, it has a rather  
16 temporary look to it. And maybe that could be improved to  
17 make it a little more integral.

18           And I guess that's it. I would only say, again,  
19 in response to the neighbors concerns, in my experience you  
20 know, you may have heard in the previous testimony, I will  
21 be going off the Commission. I'm nearing the end of my  
22 last term. But in my six years here, we have consistently  
23 followed a rule of thumb that additions are not, do not  
24 double the size of the original. So that leaves relatively  
25 little room for expansion here, except in extremely unusual

1 hardship cases. So I think you can probably anticipate  
2 that the scale is going to probably stabilize about where  
3 it is.

4 And you can talk to the owner about that.

5 But as far as what kind of cumulative change we  
6 tend to accept, I would say it's probably right about maxed  
7 out where it is right now.

8 MR. JESTER: Commissioner Fleming?

9 MR. FLEMING: No comment.

10 MR. JESTER: Commissioner Rodriguez?

11 MR. RODRIGUEZ: Well, I agree the changes have  
12 improved greatly the project. My only concern would be  
13 about more of the treatment of these other parts that have  
14 started showing on the pictures, like the vending machines  
15 and that, and how that gets integrated into the project.

16 Apart from that, I think I would like to see in  
17 the final application, some other details regarding  
18 gutters, downspouts, because those elements become integral  
19 part of the facade of the building. So I would like to see  
20 those incorporated into the drawings that are submitted for  
21 the final application.

22 MR. KIRWAN: I agree with my colleagues'  
23 comments.

24 I think it's been, it's a great improvement upon what you  
25 brought to us before. I, too, would like to see a more

1 clear site plan about what you are doing, you know, exactly  
2 what you are doing on the site. I think there is some  
3 confusion about the walkways that lead to the addition.

4 I mean, in the drawing we have before us right  
5 here, it appears that there is an existing walkway that  
6 comes along Old Georgetown, and then makes a right turn  
7 around that tree. And then you are simply extending that  
8 to the new sidewalk.

9 But in the rendering, the colored rendering, it  
10 looks like there is a whole new walkway that's coming out  
11 to Old Georgetown Road. That's going to be directing  
12 traffic to that new entrance. And I think clarifying that  
13 for us next time, of course, I think we would prefer to see  
14 less attention brought to that new side entrance, and  
15 maintaining the attention on the original entrance. So if  
16 you can clarify that, I think we would like to see that.

17 Also, as a somewhat minor comment, I would, on  
18 the back elevation where we've been talking about the  
19 stair, you show sort of a hard board panel treatment to the  
20 hyphen between the buildings with sort of very thin sort of  
21 seams between the boards. I would prefer a treatment  
22 that's more similar to the opposite side, where you have  
23 the entry doors, where you do express the columns, and you  
24 have solid panels in between the columns.

25 So just the simplicity. We're not introducing a

1 whole new wall type to this building. We're sort of  
2 keeping the hyphen as a consistent piece with these columns  
3 supporting this glass roof, and then you're infilling it on  
4 the two sides. Because that will be a visible side from  
5 that little dining area where we were talking about the  
6 picnic bench. So I think having some consistency there  
7 would be important to see next time.

8 MR. JESTER: Commissioner Miles?

9 MS. MILES: Thank you. Yes, I would agree with  
10 everything that has just been said, and I would also agree  
11 that a grate would be great. I was not at the prior  
12 preliminary, but when I saw the original proposal, I was  
13 most troubled by the signage over the hyphen. And I do  
14 agree that the walkway would direct people to come in that  
15 way off of Old Georgetown, which is in some of the proposed  
16 elevations or site plans are more prominent and that would  
17 be less desirable; that the idea would be to maintain that  
18 traditional, historic front entrance, and not to redirect  
19 people around to the addition.

20 But overall, I think it's a very sympathetic and  
21 appropriate addition, and I would be able to support it at  
22 a HAWP.

23 MS. HEILER: Yes, I agree with the previous  
24 comments. I think you've done a terrific job of addressing  
25 the questions of the signage, the hyphen, and getting rid



1 of the buildings that were too close.

2 I agree also that the sidewalk that runs from Old  
3 Georgetown Road down and connects with the side entrance is  
4 probably unnecessary. And it takes away from the Old  
5 Georgetown Road side being the primary entrance. Maybe  
6 just a sidewalk going out to the parking lot is sufficient,  
7 so that that would serve that entrance without making it  
8 primary. Otherwise, I think this is a great job.

9 MR. JESTER: I also agree what the application is  
10 a great improvement from the last design we saw. And I  
11 think all the comments that have been made are appropriate.  
12 I think the project is ready to be submitted for the work  
13 permit and I would just urge the applicants to seek input  
14 from the community groups to ensure that they are  
15 supportive of the project.

16 I think some of the issues are, some of their  
17 concerns are perhaps unrelated directly to the proposals  
18 before us with respect to the addition. But I think it is  
19 important to try and reach consensus so that everyone, in  
20 the end, is supportive of the project.

21 MS. ALDERSON: I just have a minor comment on  
22 paving, if you're --

MR. JESTER: Fine.

MS. ALDERSON: Just, I completely agree with the recommendation that since that, we talked about that sidewalk serving the parking lot. I completely agree the sidewalk should just lead to the parking lot, because those coming from the front should be encouraged to use the traditional entrance.

And the other minor specification that I would strongly recommend is to, in choosing, specify a cement mix that's going to have a traditional look, which would be, it could either have some gray or some carbon material to soften, to tint the sidewalk. And specifically I would say a high aggregate content that will give it that traditional sidewalk look.

The contemporary cements are very hard and very reflective white looking, and will tend to make it just jump out a lot more and look harder. So I would suggest using a traditional high aggregate, or you know, even use with those traditional river stones, or a lot of aggregate on the surface. And that would really give it an attractive look that will blend more with that kind of natural setting.

MR. JESTER: I would agree with that. I hope the applicant has enough information to proceed and I look forward to seeing your HAWP.

MS. WALKER: Thank you.



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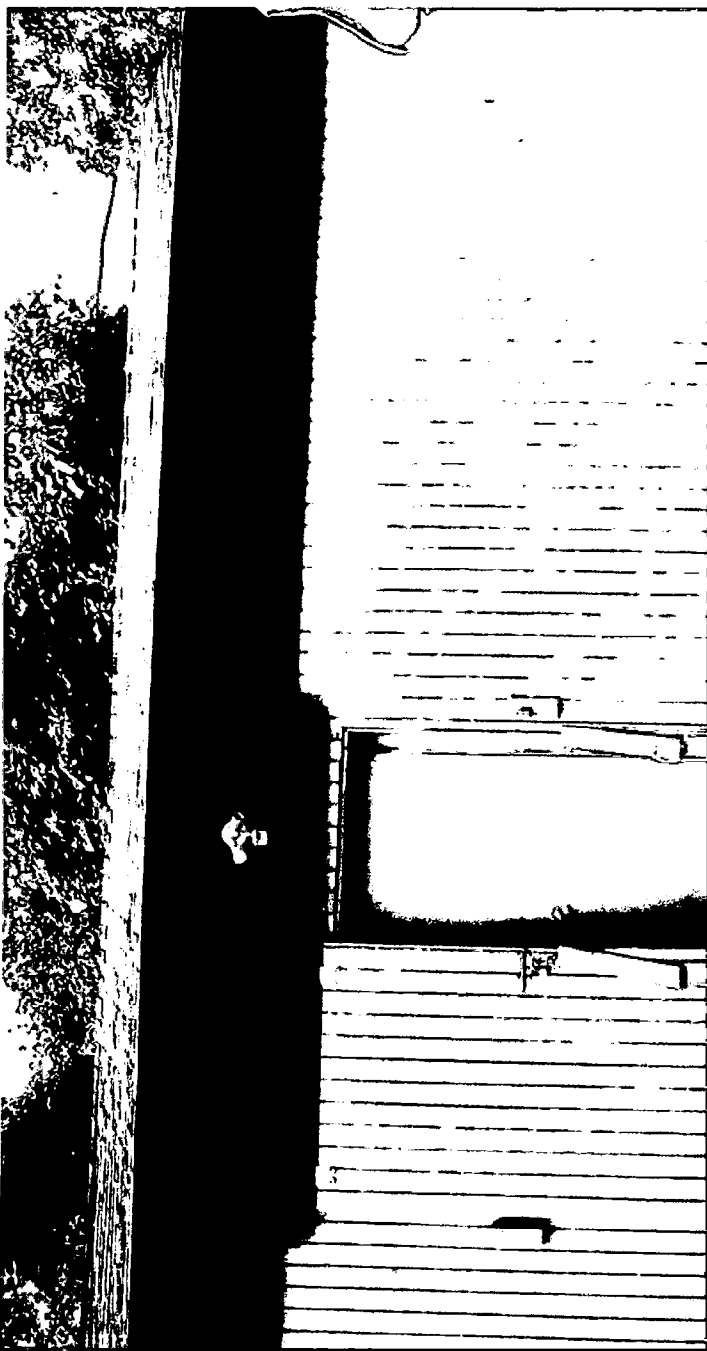


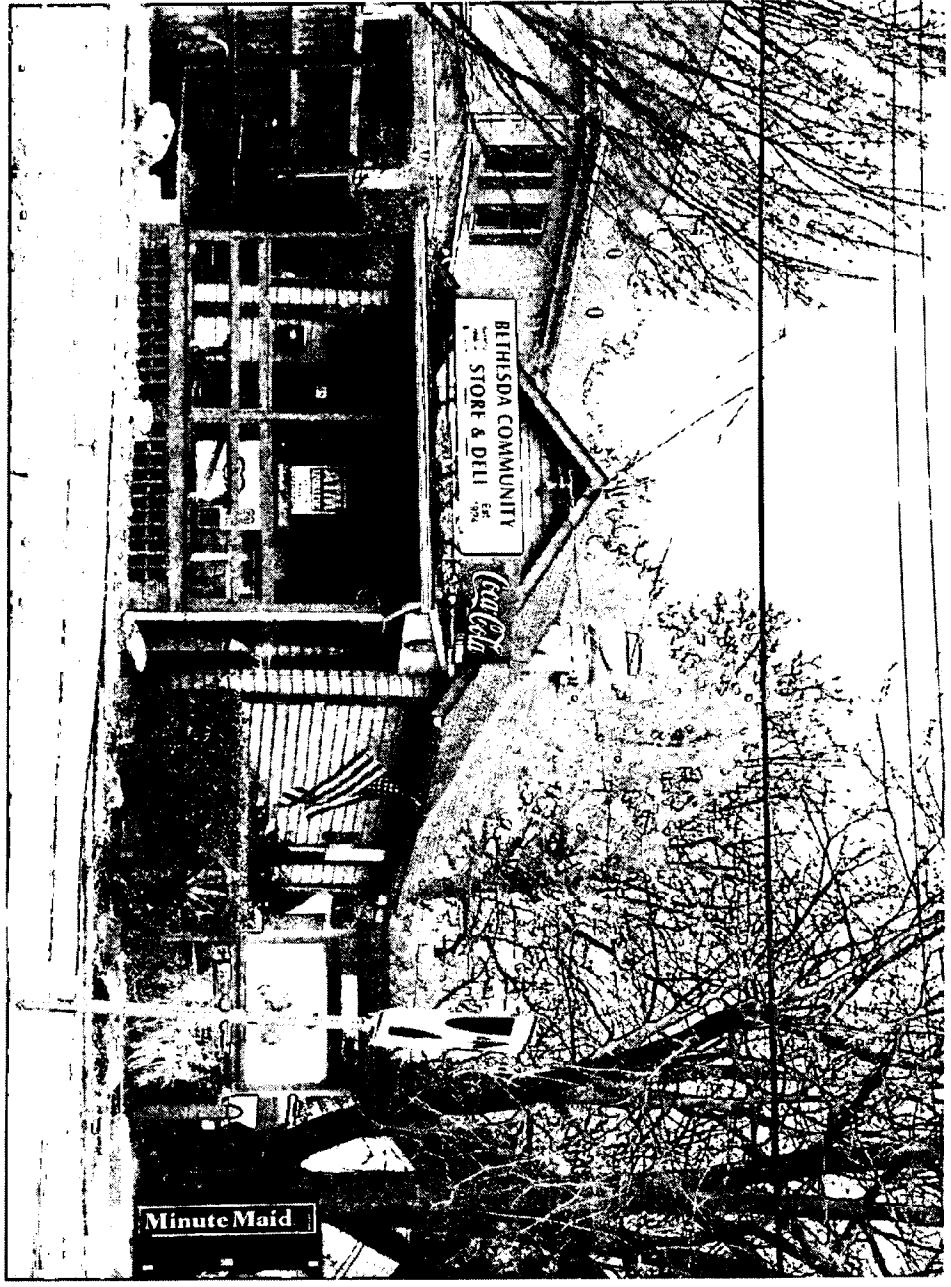
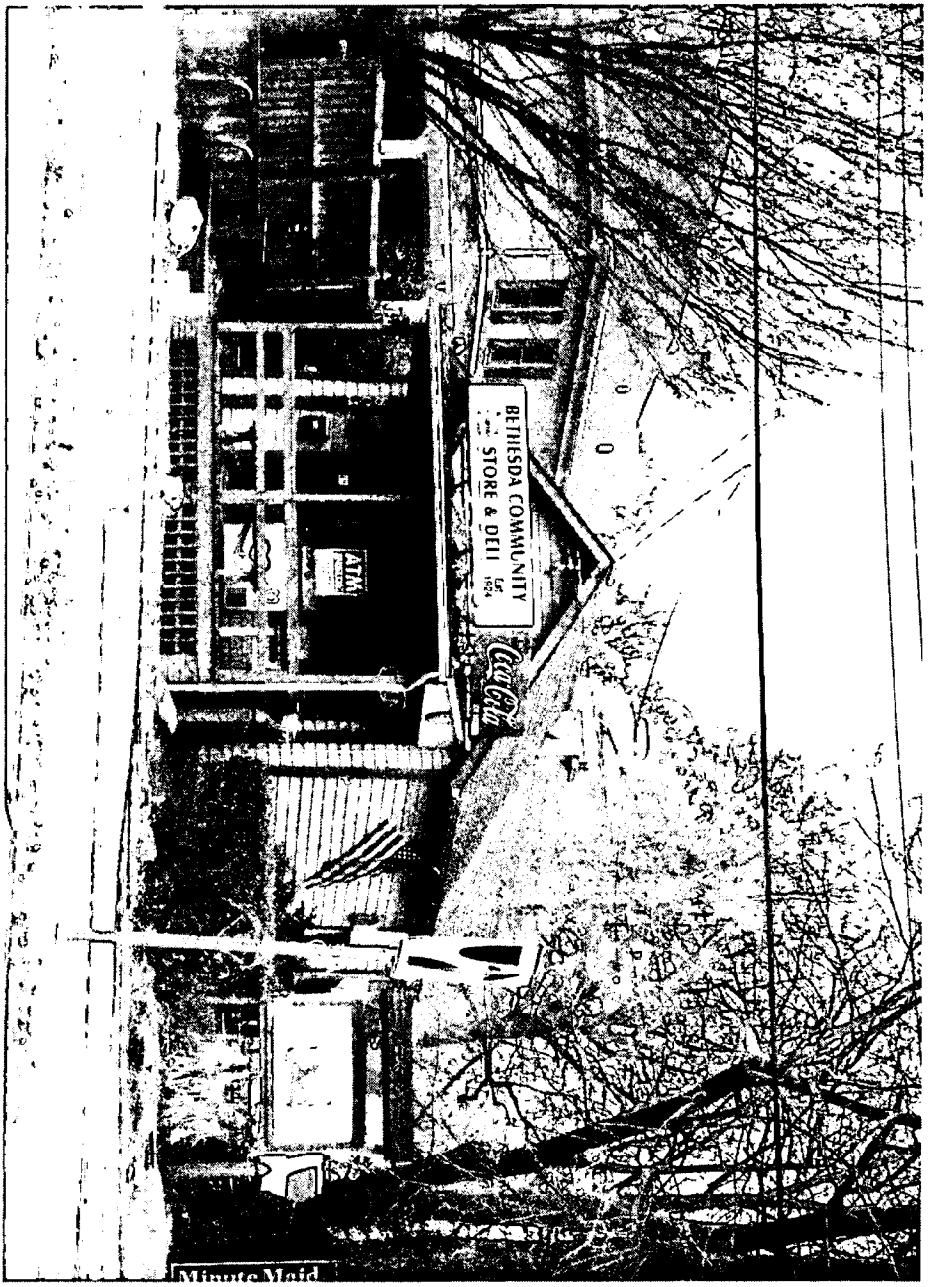
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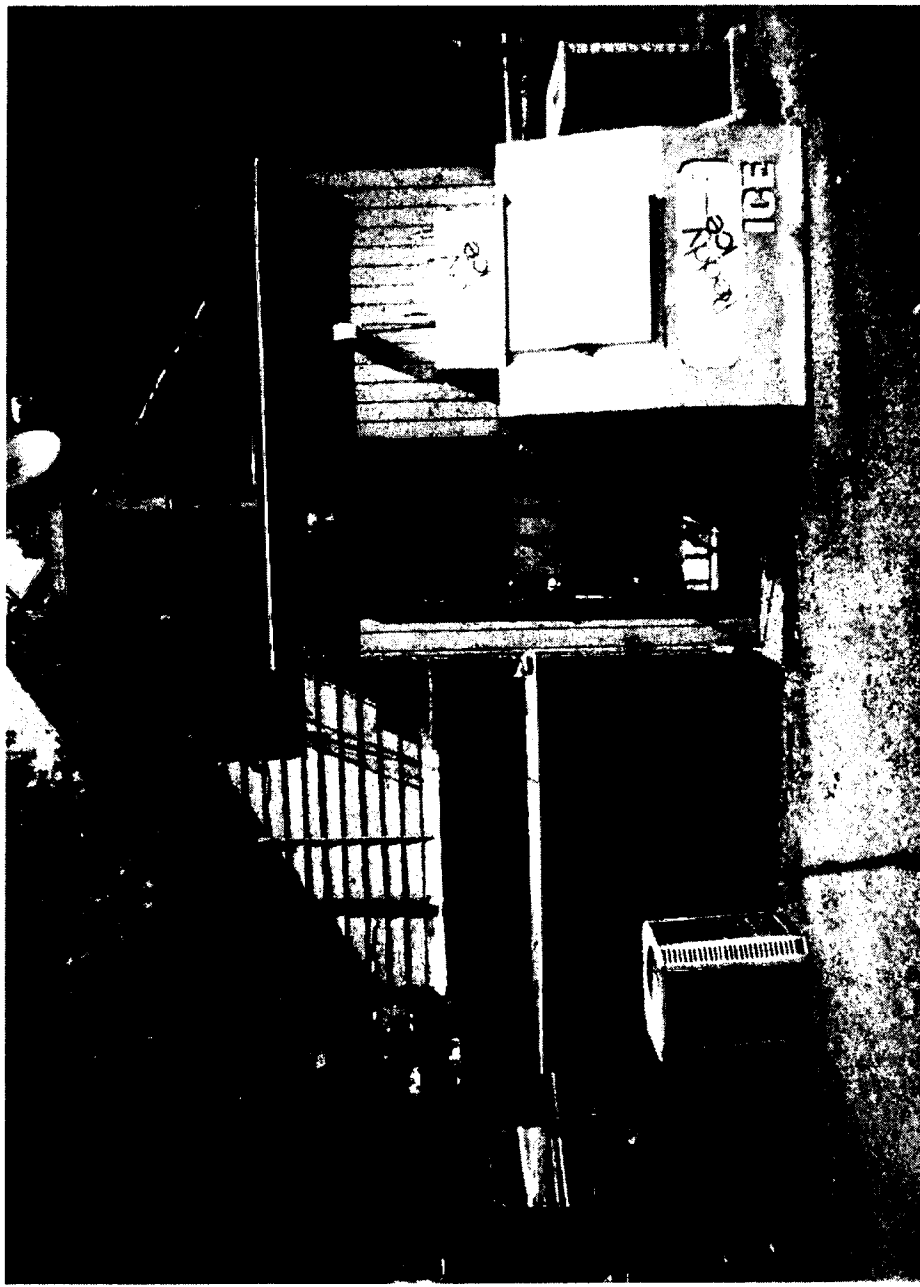
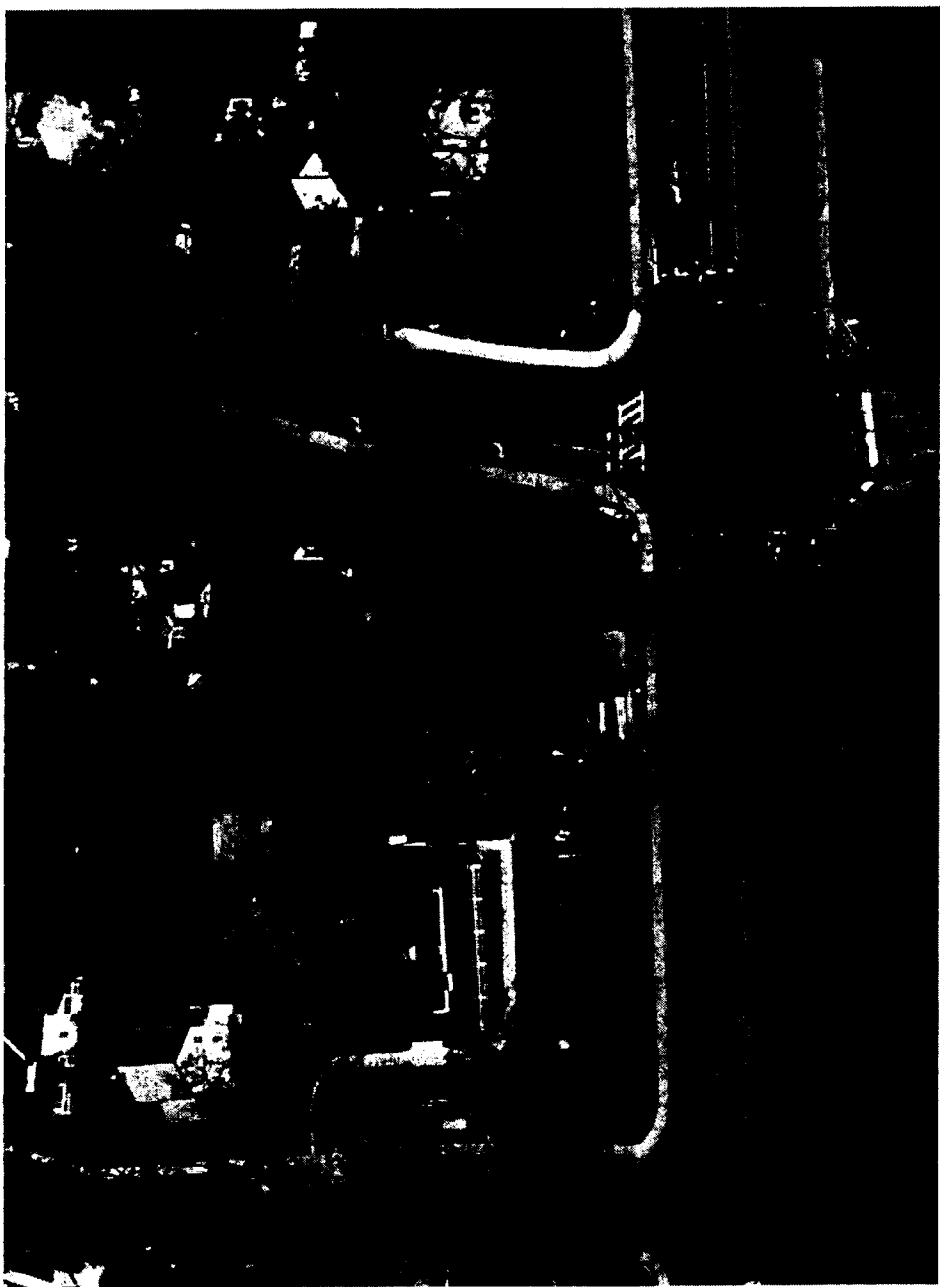
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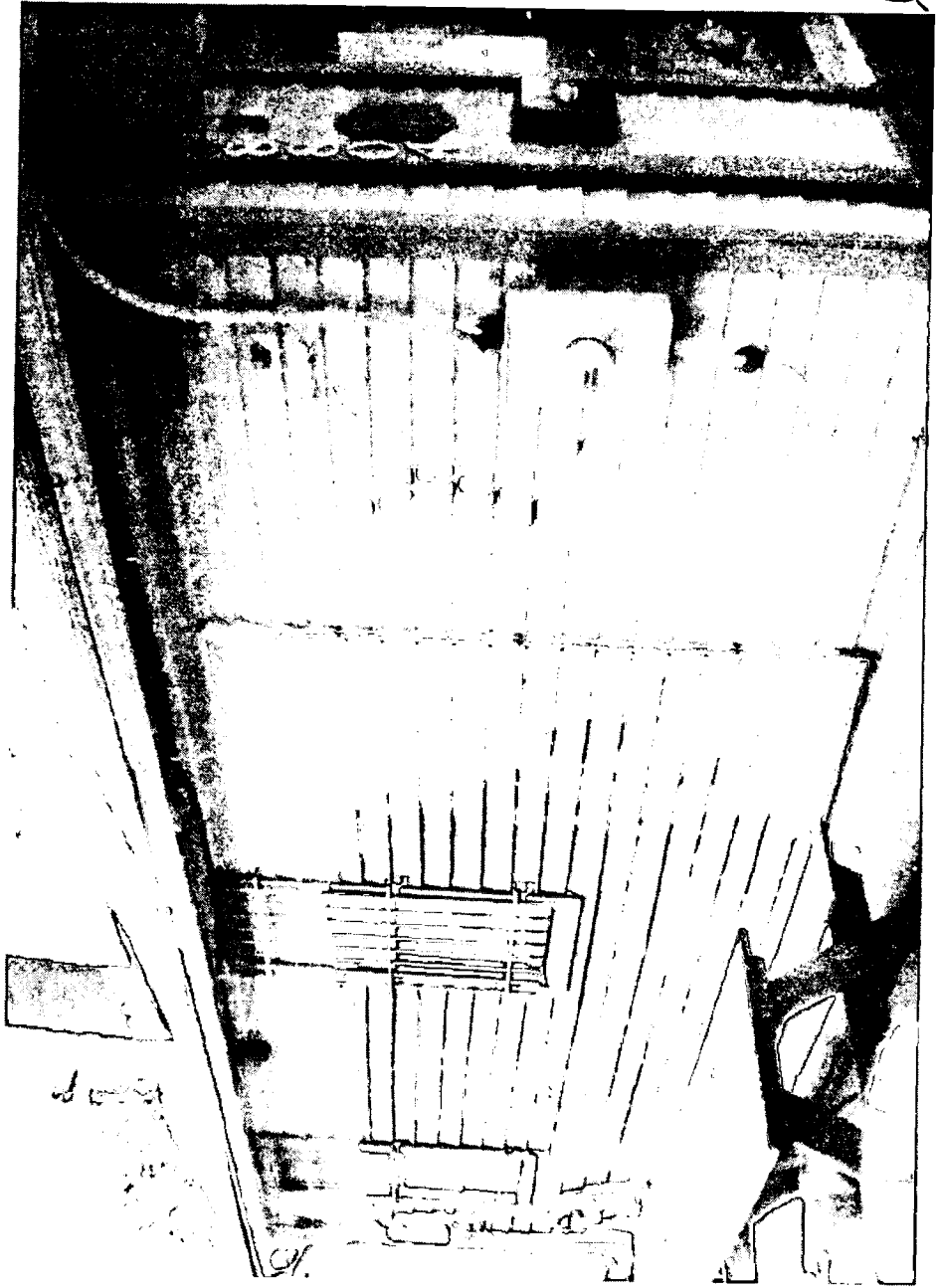
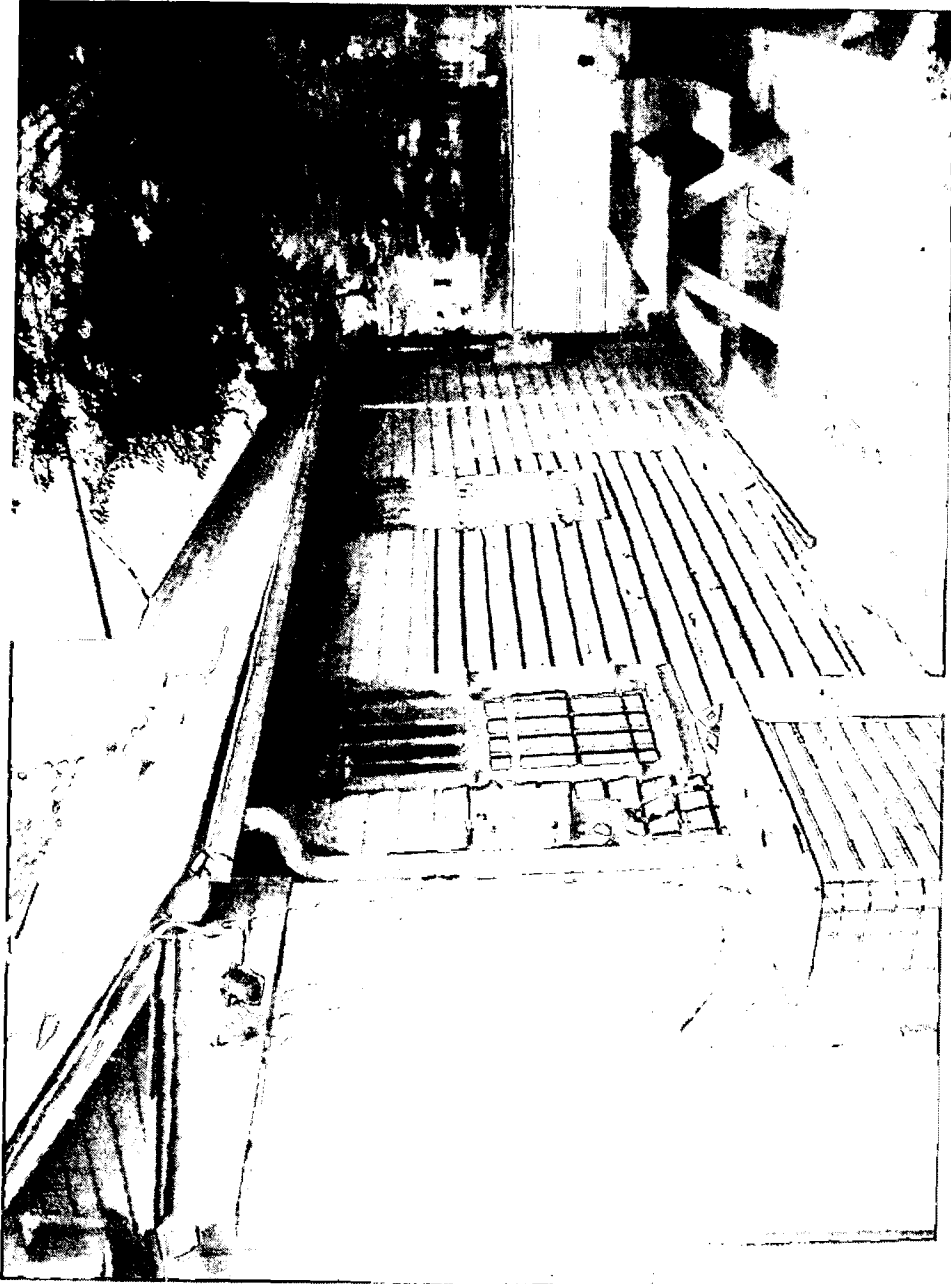
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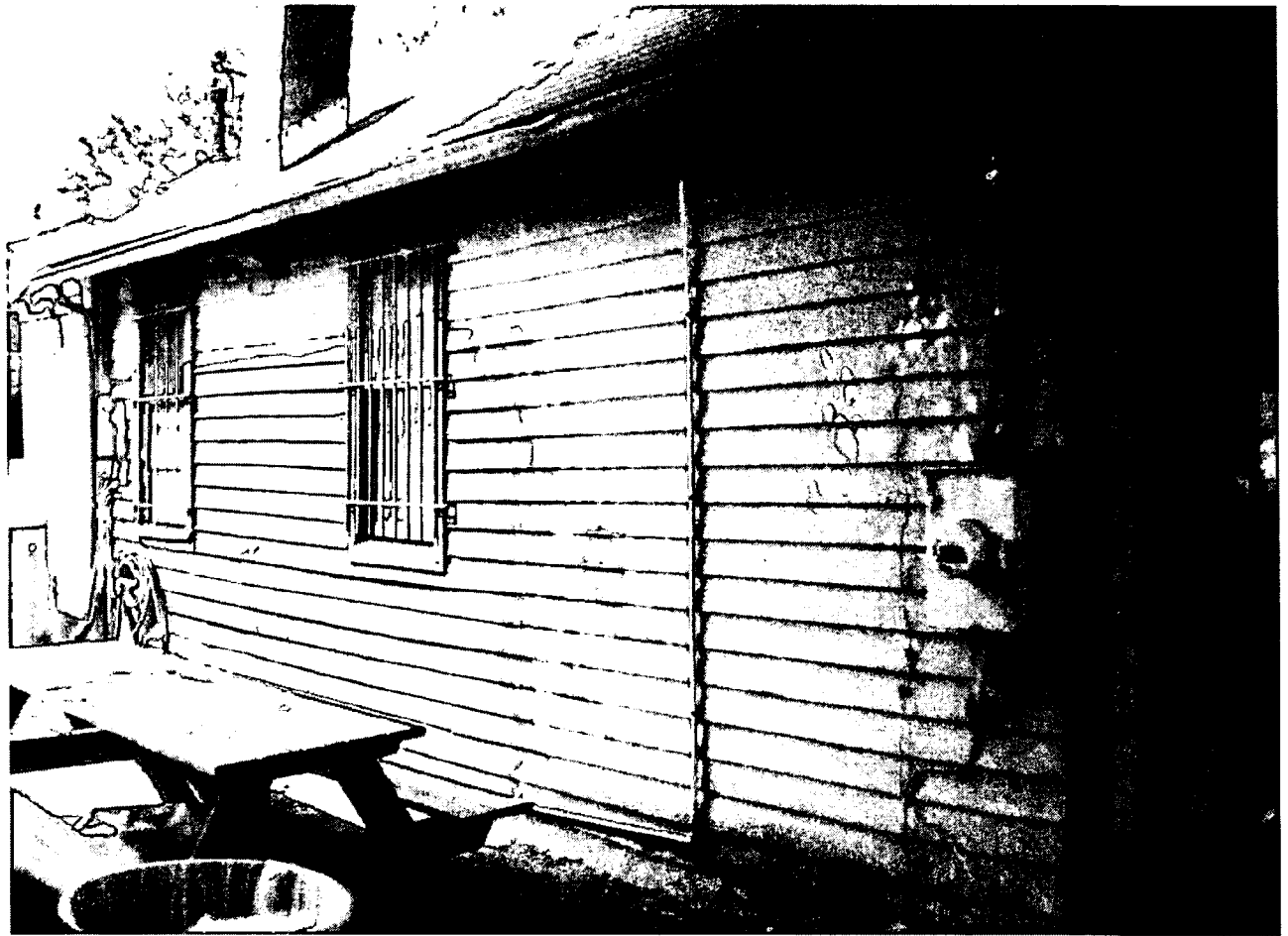
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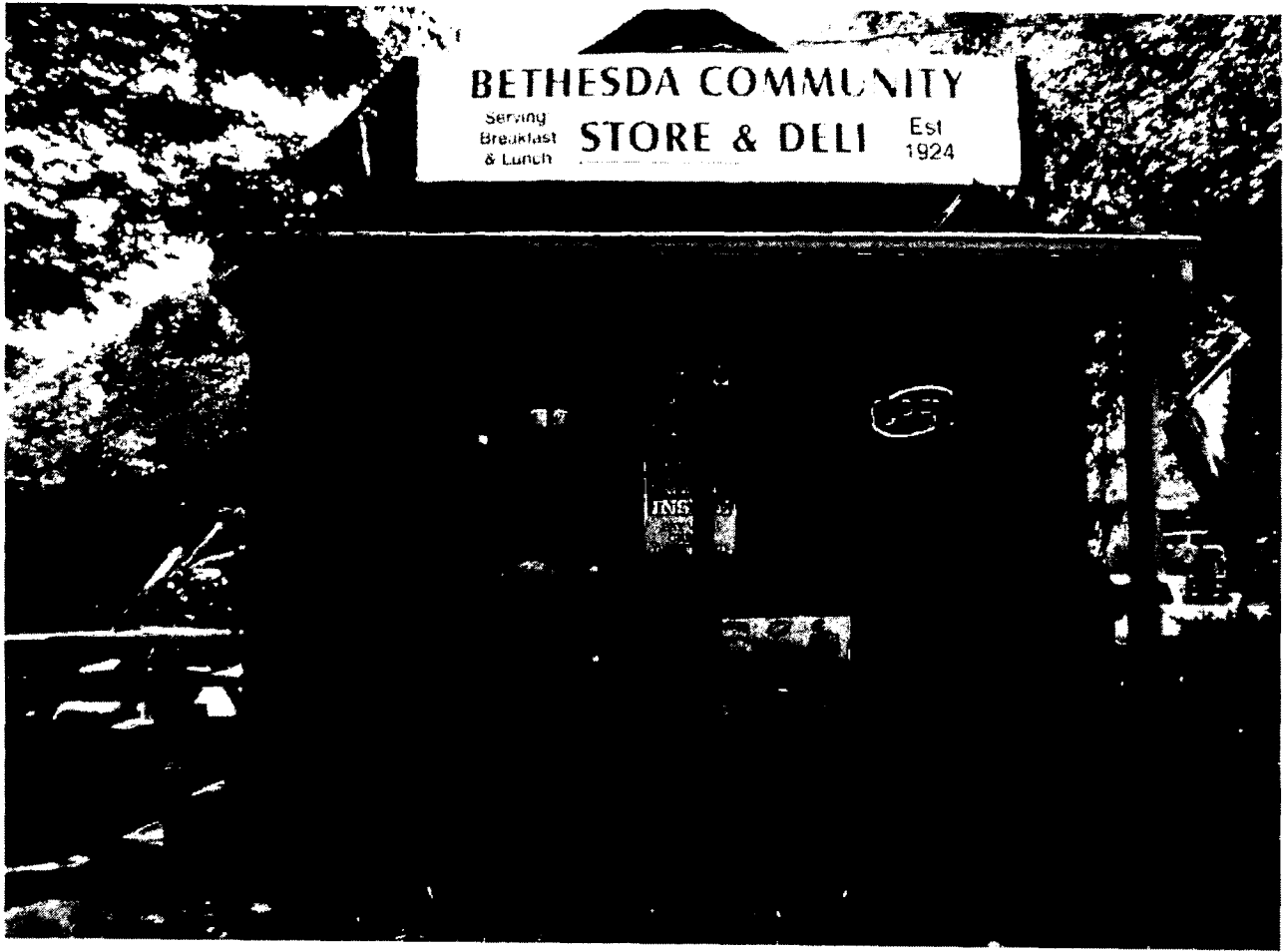




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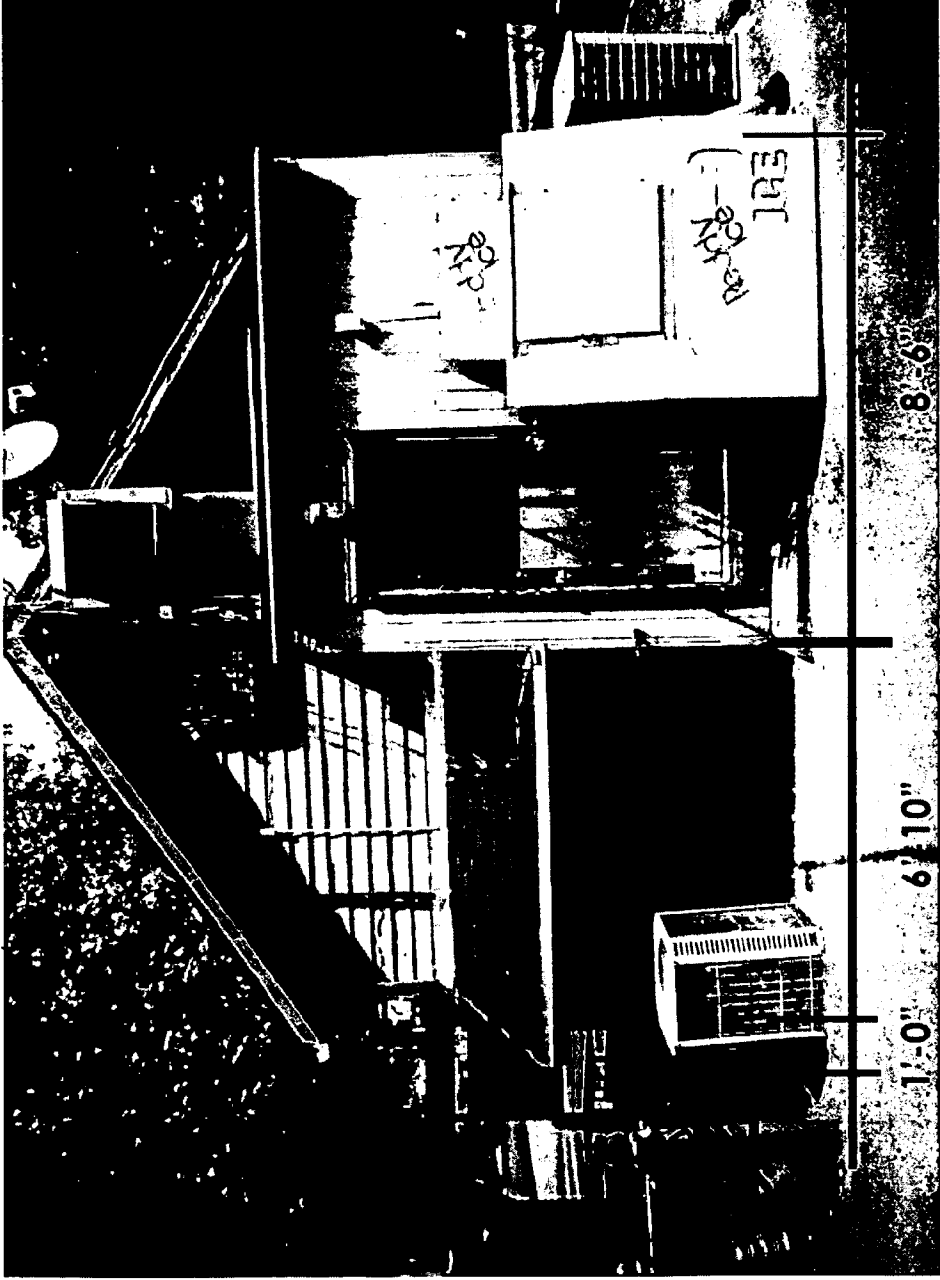
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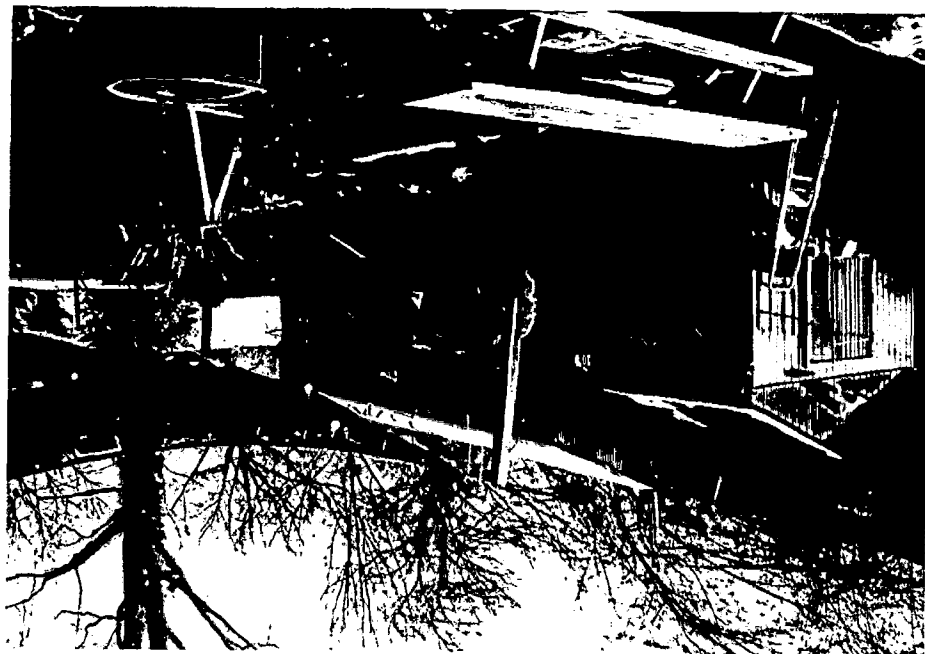
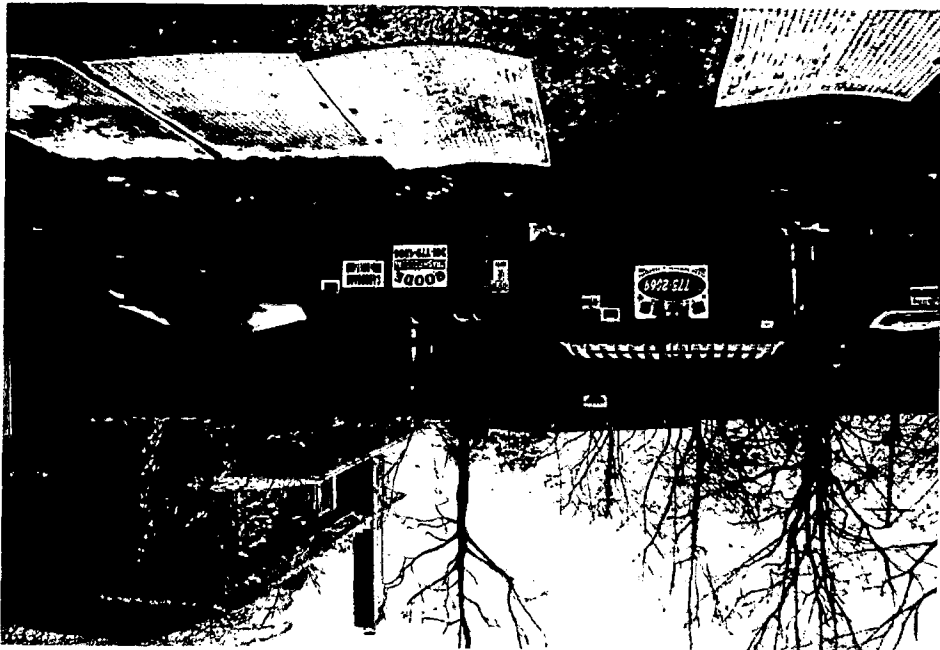
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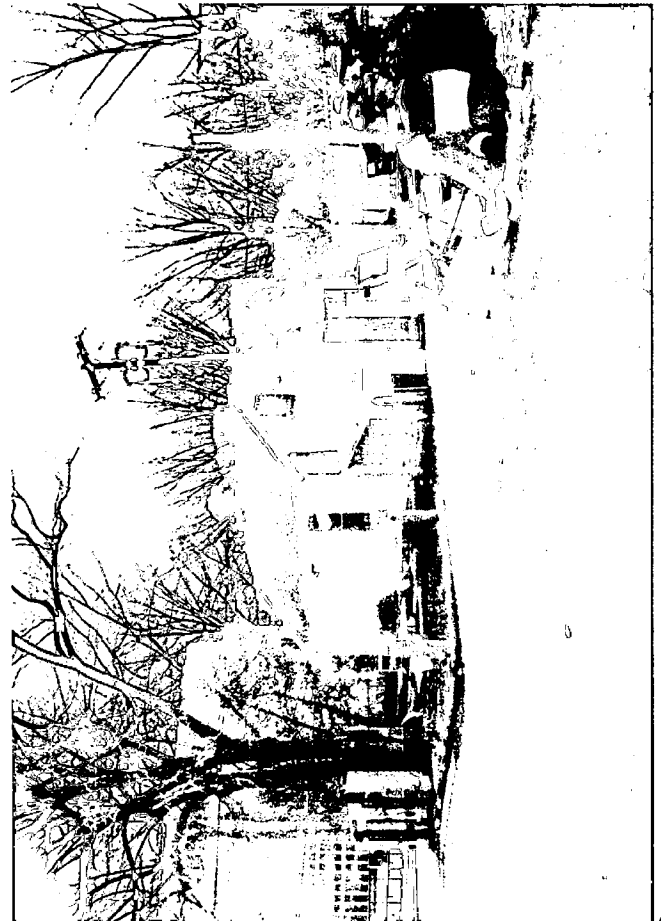
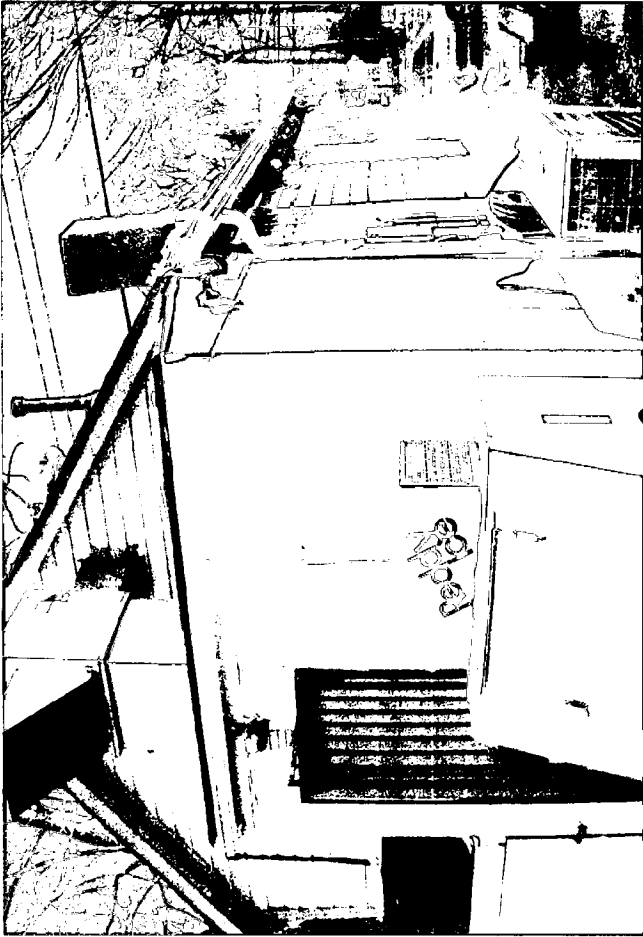
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## Fothergill, Anne

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**From:** Fothergill, Anne  
**Sent:** Tuesday, August 31, 2010 11:02 AM  
**To:** Manarolla, Kevin  
**Cc:** Whipple, Scott  
**Subject:** 9/7 agenda

Kevin,

Please email a 9/7 agenda to the following people, they are the representatives of the Huntington Terrace and Sonoma Citizens associations. I will be bringing you some address to mail the agenda to as well. Thanks.

[hsokolove@starpower.net](mailto:hsokolove@starpower.net)  
[ashiman301@starpower.net](mailto:ashiman301@starpower.net)  
[jlunney@comcast.net](mailto:jlunney@comcast.net)  
[ann.dorough@gmail.com](mailto:ann.dorough@gmail.com)

Anne Fothergill  
Planner Coordinator  
Urban Design | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>

**Office Location:**

1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910

**Mailing Address:**

8787 Georgia Avenue  
Silver Spring, MD 20910

Sept - 7, 2010

LL  
James Leslie & Mary Woodford  
47 West Lenox St  
Chevy Chase, MD 20815

LL  
John Gorman & Susan Schmedes  
45 West Lenox Street  
Chevy Chase, MD 20815

LN  
Ann Dorough  
8604 Grant Street  
Bethesda, MD 20817

LN  
Carol Ann Rudolph  
5620 Greentree Road  
Bethesda, MD 20817

LN  
Chao Zheng  
8900 Old Georgetown Road  
Bethesda, MD 20814

LN  
David Mangurian  
8504 Garfield Street  
Bethesda, MD 20817

LN  
Greentree Associates, LLC -  
Rebecca Walker  
5454 Wisconsin Avenue # 1265  
Chevy Chase, MD 20815

LN  
Sandra Racitti  
5507 Greentree Road  
Bethesda, MD 20817

LN  
Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

LN  
Vivein Hsueh  
5227 King Charles Way  
Bethesda, MD 20814

LN  
Miles Stockbridge  
Rebecca Walker  
11 North Washington Street  
Suite 700  
Rockville, MD 20850

LN  
Suburban Hospital INC  
c/o Accounting Dept.  
8600 Old Georgetown Road  
Bethesda, MD 20817

LO  
Alki and Herbert Jacobs  
8 West Melrose Street  
Chevy Chase, MD 20815

LO  
Douglas Rixley  
P.O. Box 3750  
Washington, DC 20007

LO  
Mr. & Mrs. Perry  
6 W. Melrose St  
Chevy Chase, MD 20815

LO  
Nicholas Calio & Lydia Calio  
11 West Melrose Street  
Chevy Chase, MD 20815

LO  
Paul G. & C.H. Katinas  
9 West Melrose Street  
Chevy Chase, MD 20815

LO  
Resident  
10 Laurel Pkwy  
Chevy Chase, MD 20815

LO  
Chevy Chase Club  
Luke O'Boyle  
6100 Connecticut Ave  
Chevy Chase, MD 20815

LO  
Chevy Chase Village  
5906 Connecticut Ave  
Chevy Chase, MD 20815

LO  
Fred Nichols  
18623 Brooke Road  
Sandy Spring, MD 20860

LP  
Michelle Layton  
17905 Ednor View Terrace  
Ashton, MD 20861

LP  
Sandy Spring Bank  
908 Olney-Sandy Spring Rd  
Sandy Spring, MD 20860

LP  
HSC LLC  
Karen Mauprivez  
816 Olney-Sandy Spring Road  
Sandy Spring, MD 20860

LP  
New Era INV GRP CO  
Rocky Batheja  
905 Olney-Sandy Spring Road  
Sandy Spring, MD 20860

LP  
Stabler 1848 LLC  
17810 Meeting House Road  
Sandy Spring, MD 20860

I.A  
Benjamin Rosenthal & Nancy Martin  
7136 Carroll Ave  
Takoma Park, MD 20912

I.A  
Katya and Andrew Partan  
25 Holt Place  
Takoma Park, MD 20912

I.A  
Streamline Management, LLC  
Scott Goldberg  
4853 Cordell Avenue  
PH 12  
Bethesda, MD 20814

I.B  
Kails  
101 East Lenox St  
Chevy Chase, MD 20815

I.B  
Robert Nichols  
102 East Melrose Street  
Chevy Chase, MD 20815

I.D  
Mark Shonkwiler  
106 Park Ave  
Takoma Park, MD 20912

I.D  
Philip and Susan Wheaton  
7211 Spruce Avenue  
Takoma Park, MD 20912

I.E  
Jeanne Ruesch  
1 Primrose St  
Chevy Chase, MD 20815

I.F  
Dr. William Dooley/Ms. Phyllis Kass  
31 West Kirke Street  
Chevy Chase, MD 20815

I.F  
Mr. & Mrs. Charles Hobbs  
33 West Kirke Street  
Chevy Chase, MD 20815

I.A  
David Hauk & Mary Voorhes  
24 Holt Place  
Takoma Park, MD 20912

I.A  
Noderah Lee & James Lee  
4853 Cordell Avenue  
PH 12  
Bethesda, MD 20814

I.B  
Daniel Korengold  
101 E. Melrose Street  
Chevy Chase, MD 20815

I.B  
Marc Weller & Eileen F.  
104 East Melrose Street  
Chevy Chase, MD 20815

I.B  
Wendy Ritter  
2520 Urbana Pike  
Ijamsville, MD 21754

I.D  
Naftali Bendavid  
112 Park Avenue  
Takoma Park, MD 20912

I.E  
B. Francis Saul  
1 Quincy St  
Chevy Chase, MD 20815

I.E  
Richard Miller & N. Stone  
2 Quincy street  
Chevy Chase, MD 20815

I.F  
Elizabeth Legg  
5921 Cedar Parkway  
Chevy Chase, MD 20815

I.F  
Rolando Cardona  
11008 West Avenue  
Kensington, MD 20895

I.A  
Gilmar & Mirian Amaya  
7140 Carroll Ave  
Takoma Park, MD 20912

I.A  
Walter Rave  
29 Holt Place  
Takoma Park, MD 20912

I.B  
John Miller  
16 East Melrose Street  
Chevy Chase, MD 20815

I.B  
Michael Williams  
21 E. Melrose Street  
Chevy Chase, MD 20815

I.D  
Jessica Weissman  
101 Park Ave  
Takoma Park, MD 20912

I.D  
Norman Dean  
114 Park Ave  
Takoma Park, MD 20912

I.E  
Jane Kaufman  
4 Quincy St  
Chevy Chase, MD 20815

I.E  
Dorothea & Larry Gibbs  
5918 Cedar Pkwy  
Chevy Chase, MD 20815

I.F  
Lee Petty  
37 West Lenox St  
Chevy Chase, MD 20815

I.F  
Scott Muller  
20 Magnolia Parkway  
Chevy Chase, MD 20815

I.G  
City of Takoma Park  
205 Tulip Avenue  
Takoma Park, MD 20912

I.G  
Mark Fruedenberger  
7118 Maple Ave  
Takoma Park, MD 20912

I.H  
Cathy Mack  
7208 Maple Ave  
Takoma Park, MD 20912

I.H  
Michael Lichten & Katherine Loon  
7210 Maple Ave  
Takoma Park, MD 20912

I.H  
Vitulo Architecture Studio  
Richard Vitulo  
7016 Woodland Ave  
Takoma Park, MD 20912

I.I  
Joan Marsh  
328 Lincoln Avenue  
Takoma Park, MD 20912

I.I  
Norman Dean  
114 Park Ave  
Takoma Park, MD 20912

I.J  
Dean D'Angelo & Tracey D'Angelo  
3702 Shepard Street  
Chevy Chase, MD 20815

I.J  
Owner  
4 West Irving St  
Chevy Chase, MD 20815

I.L  
Cary Evwer  
43 West Lenox St  
Chevy Chase, MD 20815

I.G  
George McCabe  
7122 Maple Ave  
Takoma Park, MD 20912

I.G  
Neil Spring  
7120 Maple Avenue  
Takoma Park, MD 20912

I.H  
John Bell  
7209 Maple Ave  
Takoma Park, MD 20912

I.H  
Presbyterian Church  
7201 Maple Avenue  
Takoma Park, MD 20912

I.I  
Alberto Ramos  
7118 Carroll Ave  
Takoma Park, MD 20912

I.I  
Lowell & Betty Tripp  
7115 Carroll Ave  
Takoma Park, MD 20912

I.I  
Owen Philbin  
328 Lincoln Avenue  
Takoma Park, MD 20912

I.J  
Lansing & Carol Lee  
1 East Irving Street  
Chevy Chase, MD 20815

I.J  
Resident  
5808 Connecticut Avenue  
Chevy Chase, MD 20815

I.L  
Dorothea & Larry Gibbs  
5918 Cedar Pkwy  
Chevy Chase, MD 20815

I.G  
Kim Keller  
7135 Maple Ave  
Takoma Park, MD 20912

I.G  
Resident  
7133 Maple Avenue  
Takoma Park, MD 20912

I.H  
Lynn & John Scheider  
310 Tulip Ave  
Takoma Park, MD 20912

I.H  
Tom Hanisco & Mary Hansico  
7207 Maple Avenue  
Takoma Park, MD 20912

I.I  
Jessica Weissman  
101 Park Ave  
Takoma Park, MD 20912

I.I  
Milan Pavich  
7113 Carroll Avenue  
Takoma Park, MD 20912

I.I  
Sainguri Henki  
116 Park Avenue  
Takoma Park, MD 20912

I.J  
Margot Miller  
1 West Irving Street  
Chevy Chase, MD 20815

I.J  
Muse Architecs  
Stephen Muse  
7401 Wisconsin Avenue  
Bethesda, MD 20814

I.L  
Gary Sipes  
9515 Gerwig lane  
Suite 121  
Columbia, MD 21046



Dec. 16, 2009

II.A  
Lucia Grenna  
6907 McKinley Street NW  
Washington, DC 20015

II.A  
Mark Horning  
6515 Brookeville Road  
Chevy Chase, MD 20815

II.A  
Mark Horning  
6515 Brookeville Road  
Chevy Chase, MD 20815

II.A  
Mark Horning  
6515 Brookeville Road  
Chevy Chase, MD 20815

II.A  
Mr. David Isbell  
3709 Bradley Lane  
Chevy Chase, MD 20815

II.A  
Mr. David Isbell  
3709 Bradley Lane  
Chevy Chase, MD 20815

II.A  
Mr. David Isbell  
3709 Bradley Lane  
Chevy Chase, MD 20815

II.A  
Resident  
36 Quincy St  
Chevy Chase, MD 20815

II.A  
Resident  
36 Quincy St  
Chevy Chase, MD 20815

II.A  
Resident  
36 Quincy St  
Chevy Chase, MD 20815

II.A  
Stephen Sacks  
35 Quincy St  
Chevy Chase, MD 20815

II.A  
Stephen Sacks  
35 Quincy St  
Chevy Chase, MD 20815

II.A  
Stephen Sacks  
35 Quincy St  
Chevy Chase, MD 20815

II.B  
Chao Zheng  
8900 Old Georgetown Road  
Bethesda, MD 20814

II.B  
Chao Zheng  
8900 Old Georgetown Road  
Bethesda, MD 20814

II.B  
Chao Zheng  
8900 Old Georgetown Road  
Bethesda, MD 20814

II.B  
Greentree Associates, LLC -  
Rebecca Walker  
5454 Wisconsin Avenue # 1265  
Chevy Chase, MD 20815

II.B  
Sandra Racitti  
5507 Greentree Road  
Bethesda, MD 20817

II.B  
Sandra Racitti  
5507 Greentree Road  
Bethesda, MD 20817

II.B  
Sandra Racitti  
5507 Greentree Road  
Bethesda, MD 20817

II.B  
Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

II.B  
Vivein Hsueh  
5227 King Charles Way  
Bethesda, MD 20814

II.B  
Vivein Hsueh  
5227 King Charles Way  
Bethesda, MD 20814

II.B  
Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

II.B  
Vivein Hsueh  
5227 King Charles Way  
Bethesda, MD 20814

II.B  
Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

II.B  
Suburban Hospital INC  
c/o Accounting Dept.  
8600 Old Georgetown Road  
Bethesda, MD 20817

II.B  
Suburban Hospital INC  
c/o Accounting Dept.  
8600 Old Georgetown Road  
Bethesda, MD 20817

II.B  
Suburban Hospital INC  
c/o Accounting Dept.  
8600 Old Georgetown Road  
Bethesda, MD 20817

Address:

Amy Shiman  
Howard Sokolove

Oct. 7, 2009

I.F  
Paul & M.L. Isenman  
4816 Drummond Avenue  
Chevy Chase, MD 20815

I.F  
Resident  
4810 Cumberland Ave  
Chevy Chase, MD 20815

I.F  
Resident  
4810 Cumberland Ave  
Chevy Chase, MD 20815

I.F  
Boradhurt Architects  
Jeffery Broadhurst  
306 First St  
Rockville, MD 20851

I.G  
Carole Richardson  
3927 Baltimore Street  
Kensington, MD 20895

I.G  
Frederick Taylor  
1433 Otis Street NE  
Washington, DC 20017

I.G  
Gary & Irene Edwards  
3929 Baltimore Street  
Kensington, MD 20895

I.G  
Gary & Irene Edwards  
3929 Baltimore Street  
Kensington, MD 20895

I.G  
Helen Beatty  
10314 Freeman Pl  
Kensington, MD 20895

I.G  
Helen Beatty  
10314 Freeman Pl  
Kensington, MD 20895

I.G  
John and Jane Lossing  
3924 Baltimore Street  
Kensington, MD 20895

I.G  
John and Jane Lossing  
3924 Baltimore Street  
Kensington, MD 20895

I.G  
Mirtha Orme  
3928 Baltimore Street  
Kensington, MD 20895

I.G  
Mirtha Orme  
3928 Baltimore Street  
Kensington, MD 20895

I.G  
Peter & Kitty Fitzgerald  
3934 Baltimore Street  
Kensington, MD 20895

I.G  
Peter & Kitty Fitzgerald  
3934 Baltimore Street  
Kensington, MD 20895

I.G  
Tom & Mary Jane Fisher  
3923 Baltimore Street  
Kensington, MD 20895

I.G  
Tom & Mary Jane Fisher  
3923 Baltimore Street  
Kensington, MD 20895

I.G  
Ydahlia Metzgen  
10316 Freeman Place  
Kensington, MD 20895

I.G  
Ydahlia Metzgen  
10316 Freeman Place  
Kensington, MD 20895

I.I  
Duane Heiler & Sandra Heiler  
205 Market Street  
Brookeville, MD 20833

I.I  
Gene Archer  
203 Market St  
Brookeville, MD 20833

I.I  
Gene Archer  
203 Market St  
Brookeville, MD 20833

I.I  
Miche Booz  
208 Market Street  
Brookeville, MD 20833

I.I  
Susan Johnson  
202 Market St  
Brookeville, MD 20833

I.I  
Susan Johnson  
202 Market St  
Brookeville, MD 20833

I.I  
Warren Ferris and Renee Moneyhun  
207 Market Street  
Brookeville, MD 20833

I.I  
Warren Ferris and Renee Moneyhun  
207 Market Street  
Brookeville, MD 20833

I.I.A  
Ann Dorough  
8604 Grant Street  
Bethesda, MD 20817

I.I.A  
Ann Dorough  
8604 Grant Street  
Bethesda, MD 20817

II.A

Carol Ann Rudolph  
5620 Greentree Road  
Bethesda, MD 20817

II.A

Carol Ann Rudolph  
5620 Greentree Road  
Bethesda, MD 20817

II.A

David Mangurian  
8504 Garfield Street  
Bethesda, MD 20817

II.A

David Mangurian  
8504 Garfield Street  
Bethesda, MD 20817

II.A

Greentree Associates, LLC -  
Rebecca Walker  
5454 Wisconsin Avenue # 1265  
Chevy Chase, MD 20815

II.A

Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

II.A

Vivein Hsueh  
5506 Huntington Terrace  
Bethesda, MD 20817

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8804 Old Georgetown Road, Bethesda	<b>Meeting Date:</b>	12/16/09
<b>Applicant:</b>	Greentree Associates (Rebecca Walker, Agent)	<b>Report Date:</b>	12/9/09
<b>Resource:</b>	<i>Master Plan</i> Site #35/43 Bethesda Community Store	<b>Public Notice:</b>	12/2/09
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Rear addition, relocation of trailer, and installation of dumpster enclosure

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**STAFF RECOMMENDATION**

Staff is recommending that the applicants make any revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** *Master Plan* Site #35/43, Bethesda Community Store  
**DATE:** c. 1924

*Excerpt from Places in 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 20<sup>th</sup> 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.

**BACKGROUND**

The applicants came to the HPC for a Preliminary Consultation in October 2009. At that time, the HPC supported a rear addition to the store, as the Commission has in recent discussions over the past few years. However, there was some discussion about the plan for the existing shed and trailer and the HPC asked the applicants to provide more information on the proposal for those structures as well as more details about the side entrance, hyphen section roof, wheelchair ramp and railing, signage, and retaining wall. The transcript is in Circles 26-41.

## PROPOSAL

The applicants are proposing to construct an addition at the rear of the store. The addition would be one-story with a basement below. The areaway stairs are located on the left (south) side of the addition. The rear massing would have approximately the same dimensions as the existing building and there would be a 150 SF, slightly inset, glazed hyphen connecting the two massings where there currently is a small addition and storage at the rear of the existing building.

For the addition the applicants are proposing Hardie plank siding and trim and an asphalt shingle roof. The hyphen entrance section has Hardie board panels with metal trim on the south side and the rest of the hyphen is an aluminum and glass roof system and fully glazed metal doors. There are two new windows in the addition that are not specified whether they are wood or metal windows. The areaway stairs will have a metal railing. There will be a brick or stone knee wall along the side of the accessible ramp leading to the side entrance; the dimension is not called out but it appears to be very low.

The applicants also propose to demolish a small, non-historic shed that is currently located behind the store and relocate the existing trailer (approved by the HPC in 2002) to the rear left (southwest) corner of the lot. In its new location, the trailer would be 33 feet from the end of the addition. They also propose to relocate the dumpster and construct a 6' tall wood fence dumpster enclosure behind the relocated trailer. The applicants propose a concrete sidewalk between the store and the trailer and between the existing walkway and the new entrance.

Proposed plans and renderings and the plans from the first Preliminary Consultation are in Circles 9-25 and photos of existing conditions are in Circles 42-59.

## APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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 one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

**18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The Bethesda Community Store was designated on the *Master Plan* in 1986 largely for its historic – rather than architectural – significance. The designation recognized the desirability of maintaining the store in its current use as a small community store.

Staff and the HPC have recognized that this approximately 400 SF building has very limited space and needs a sizeable addition in order to continue to operate as a store. If the business was to stop operating for six months it would lose the non-conforming use and not be allowed to operate. In the past zoning text amendment discussions, the HPC supported an addition that would double the footprint of the store. At

the first Preliminary Consultation, the HPC supported the proposed hyphen connection and the overall square footage as a reasonable solution to the expansion needs while meeting the original intent of the previous discussions.

The HPC asked the applicants to provide more information and detail about the hyphen and its roof form and materials, the entrance including any ramp and railing, signage, and any other site improvements. In this revised design, the hyphen is now almost fully glazed, which the Commission had encouraged. The glazing makes the addition clearly differentiated and also provides natural light into the store. The proposed materials for the addition are appropriate for this resource. There is no proposed signage because the applicants plan to use some sort of removable signboard. Because of the small grade change, the applicants do not need a railing on the low ramp. They are proposing one lamppost between the parking area and the building.

The applicants have also provided more information on their plans for the shed and trailer. The applicants felt very strongly that they needed to retain the trailer for storage and office space and staff recommended that the applicants push it back away from the new addition, which they have done. However, the trailer was originally intended as a temporary structure and does not appear to be in very good condition. The applicants may consider not moving it but constructing a new, permanent storage/office structure in the new location. The applicants also propose to relocate the dumpster and create an enclosure for it, which is an improvement to the site.

The applicants have provided the additional information that the HPC requested. If the HPC has specific concerns or changes to recommend, they should advise the applicants so they can make any additional changes before proceeding to finalize a HAWP application.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Rebecca D. Walker  
Daytime Phone No.: 301-517-4830  
Tax Account No.: 07-00512757  
Name of Property Owner: Greentree Associates LLC Daytime Phone No.: 301-652-6366  
Address: 5454 Wisconsin Avenue, Suite 1265, Chevy Chase, Maryland 20815  
Street Number City Street Zip Code  
Contractor: Gary Jaffe Phone No.: 301-652-6366  
Contractor Registration No.: not applicable  
Agent for Owner: Rebecca D. Walker/Stephen J. Orens Daytime Phone No.: 301-762-1600

LOCATION OF BUILDING/PREMISE

House Number: 8804 Street: Old Georgetown Road  
Town/City: Bethesda Nearest Cross Street: Greentree Road  
Lot: 30 Block: 2 Subdivision: Huntington Terrace  
Liber: 19615 Folio: 25 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other:

1B. Construction cost estimate: \$

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other:

2B. Type of water supply: 01  WSSC 02  Well 03  Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: Prelim Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing building is a free standing, long, narrow one-story wood frame building. It consists of a single room that is approximately 30 x 18 feet with a bathroom to the rear of the building. The environmental setting consists of a grassy area and picnic tables which provide seating for the patrons, as well as a parking lot. It is believed that the Store was constructed in 1924 on the site of a previous community store dating back to 1893. The Store was designated as a result of its economic, cultural and social heritage significance. "It is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda." See Council Resolution 10-1969, June 3, 1986.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project involves an addition to the Store on the west side of the property. The project proposes a one-story addition to the existing Store which will add a cellar below the addition for storage of product to be sold in the Store and additional seating/retail areas above grade. Additionally, the proposal will allow for handicap accessibility to the Store. The environmental setting will remain the entire lot.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

# MILES & STOCKBRIDGE P.C.

Rebecca D. Walker  
301-517-4830  
rwalker@milesstockbridge.com

November 24, 2009

Anne Fothergill  
Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, Maryland 20910

Re: **Bethesda Community Store**  
8804 Old Georgetown Road, Bethesda  
Master Plan Site # 35/43

Dear Anne:

Enclosed for your review are the supporting documents for the second preliminary consultation to be held on December 16, 2009, on the above referenced property.

Specifically, enclosed please find the following materials:

- A revised site plan depicting all improvements located and proposed to be located on the property
- Revised architectural renderings, elevations, floor plans, and material choices
- A statement regarding the relocation and retention of the storage trailer

By way of history, since the preliminary consultation we have met twice with staff to discuss the location of the storage trailer on the property and moreover its proximity to the Store. Per our discussions, and the feedback received from the HPC in the first preliminary consultation, we have proposed to retain the trailer, but relocate it more than 33 feet from the end of the proposed addition to the store. This relocation will provide additional separation between the historic resource and the storage trailer.

Additionally, as a result of the first preliminary consultation the design of the addition has been modified to add glass in the hyphen between the historic resource and the addition. Finally, signage, lighting specifications and dumpster enclosure specifications have been added to the revised plans in an effort to provide as much detail to the Commission as possible in the hopes of obtaining more meaningful feedback on the ultimate Historic Area Work Permit Application to be submitted.

Page 2

As always, if you require additional materials or information, please do not hesitate to contact me directly.

Sincerely,



Rebecca D. Walker

Enclosure

cc: Scott Whipple  
Arnie Fainman  
Gary Jaffe  
Michael Norton  
Federico Olivera-Sala  
Stephen J. Orens, Esquire

**BETHESDA COMMUNITY STORE**

Bethesda, MD

November 25, 2009

**SK&I** Architectural Design Group, LLC.

Conceptual Design Study

**Greentree Associates, LLC.**

8804 Old Georgetown Rd.

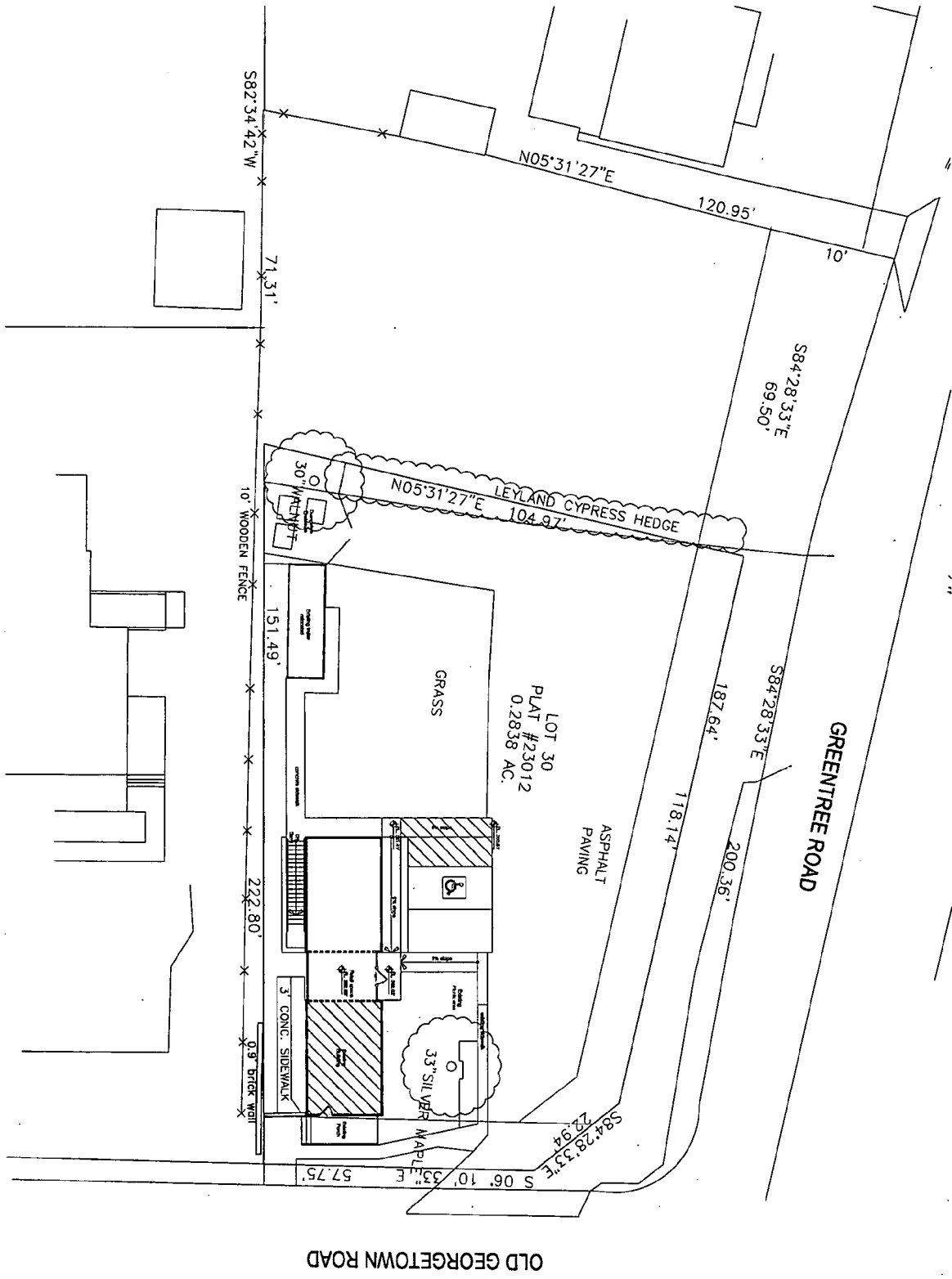
Bethesda, MD 20814

Telephone: 301.652.6366 - 301.654.1009

Contact: Gary Jaffe - Arnie Fainman



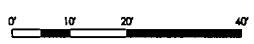
10



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BETHESDA COMMUNITY STORE  
BETHESDA, MD

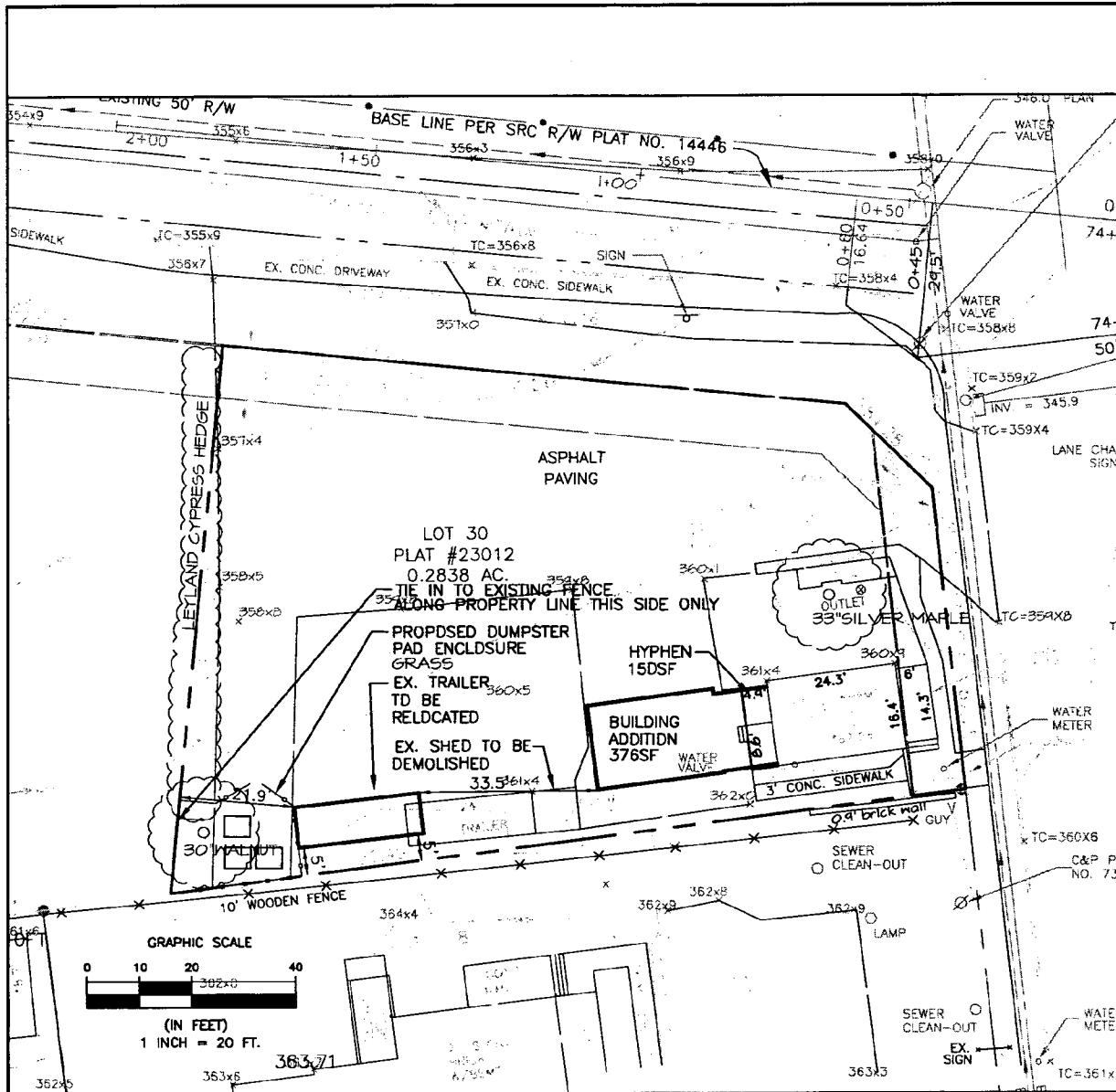


siteplan

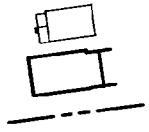
greentree associates, llc

Project N°:  
GRT01  
Job Name:  
SCALE:  
1"=20'-0"  
11.25.2009





**LEGEND**

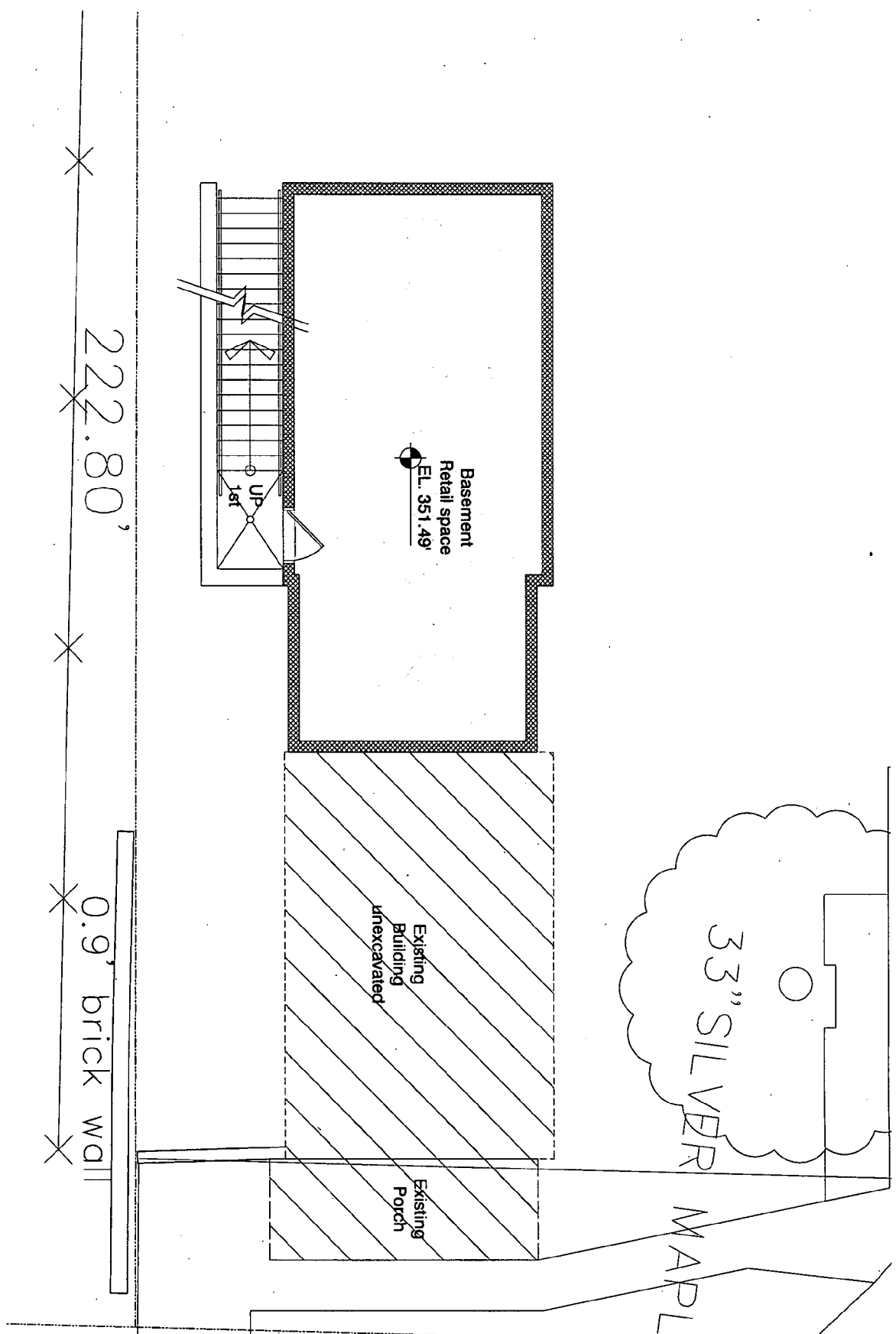


EXISTING BUILDING  
 PROPOSED ADDITION  
 PROPERTY LINE

<p><b>TITLE</b></p> <p><b>PROPOSED BETHESDA COMMUNITY STORE EXPANSION AND SITE PLAN</b></p>		
<p><b>PROJECT</b></p> <p><b>BETHESDA COMMUNITY STORE        LOT 30, BLOCK 2        HUNTINGTON TERRACE</b></p>		
<p><b>PREPARED FOR</b></p> <p><b>GREENTREE ASSOCIATES, LLC        C/O GARY JAFFE        5454 WISCONSIN AVENUE, SUITE 1265        CHEVY CHASE, MARYLAND 20815        P: 301.652.6366 F: 301.652.6369</b></p>		
<p><b>NORTON LAND DESIGN LLC</b>        811 RUSSELL AVENUE, SUITE 301        GAITHERSBURG, MD 20879        P: 301.216.9650 F: 301.216.9649        www.NORTONLANDDESIGN.com</p>		
<p><b>REVISIONS</b></p>	<p>SCALE: 1" = 200'</p>	
<p><b>WATER CLASS</b> I/I-P</p>	<p><b>WATERSHED</b> CABIN JOHN CREEK</p>	<p><b>FEMA FLOODPLAIN MAP PANEL #</b> 240049 0175 C</p>
<p><b>TRIBUTARY</b> BOOZE CREEK</p>	<p><b>TAX MAP</b> HN123.HP121</p>	<p><b>200 SHEET</b> 211NW05</p>
<p><b>SCALE</b> 1" = 20'</p>	<p><b>DATE</b> SEPT. 2009</p>	<p><b>PROJ. NO.</b> 09-055</p>
		<p><b>SHEET NO.</b> L-1.0</p>

11

12



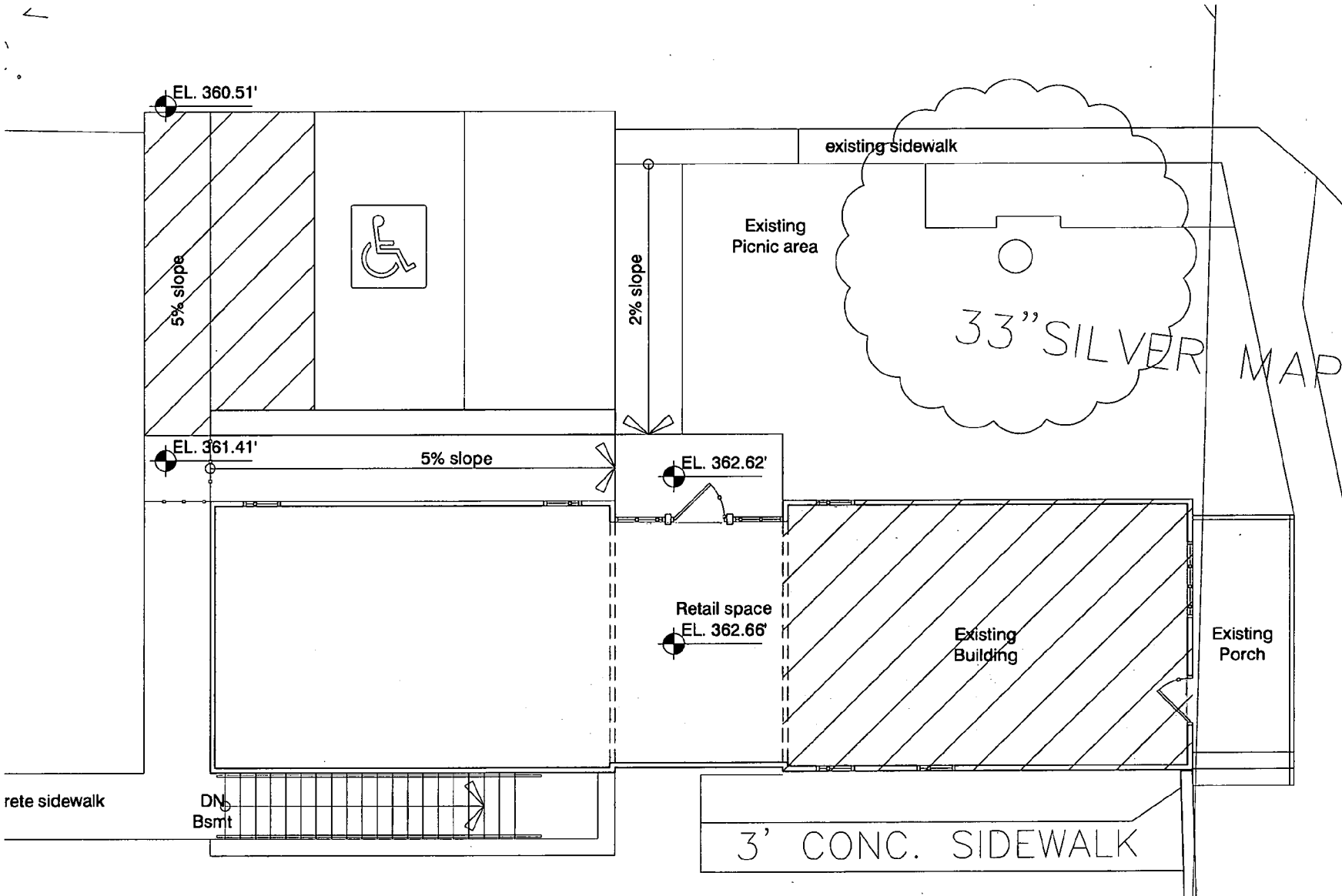
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1.03

**BETHESDA COMMUNITY STORE**  
BETHESDA, MD

basement floor plan  
greentree associates, llc

Project No: GRT01  
Job Name:  
SCALE: 3/16"=1'-0"  
11.25.2009

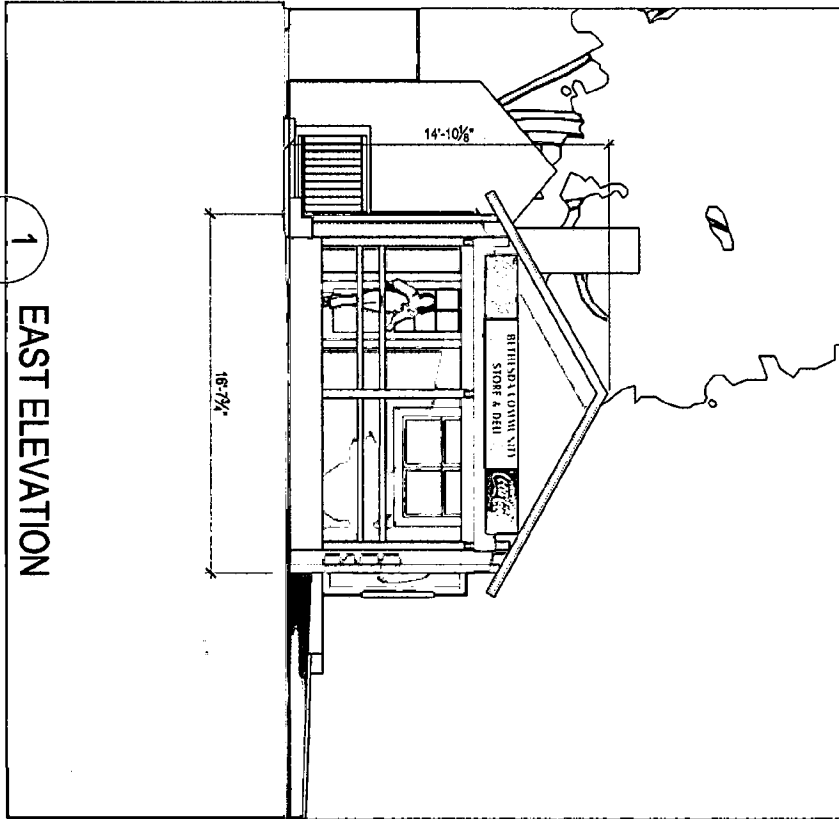




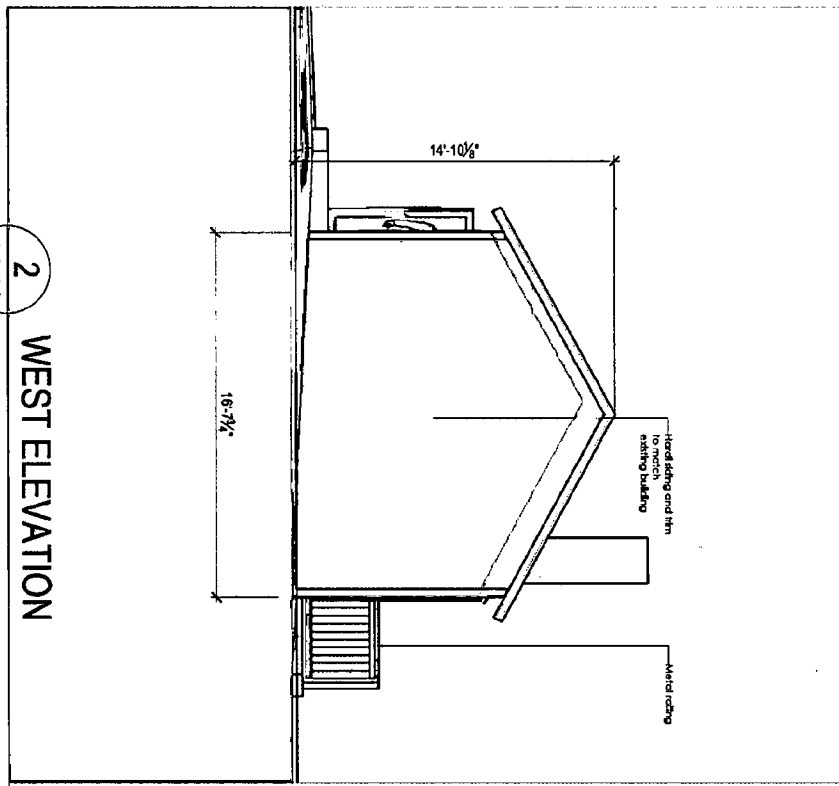
13



hl



1 EAST ELEVATION  
A2.02 SCALE: 3/16" = 1'



2 WEST ELEVATION  
A2.02 SCALE: 3/16" = 1'

A 2.02

BETHESDA COMMUNITY STORE  
BETHESDA, MD


east and west elevation  
greentree associates, llc

Project No: GR01  
Job Name:  
SCALE: 3/16" = 1'-0"  
11.25.2009



51



**A**   
3.01

**BETHESDA COMMUNITY STORE**  
BETHESDA, MD

aerial view

greentree associates, llc

Project N°:  
GRT01

Job Name:

SCALE:  
NTS


11.25.2009

**SK&I**

91

2nd Prelim



  
 3.02

BETHESDA COMMUNITY STORE  
 BETHESDA, MD

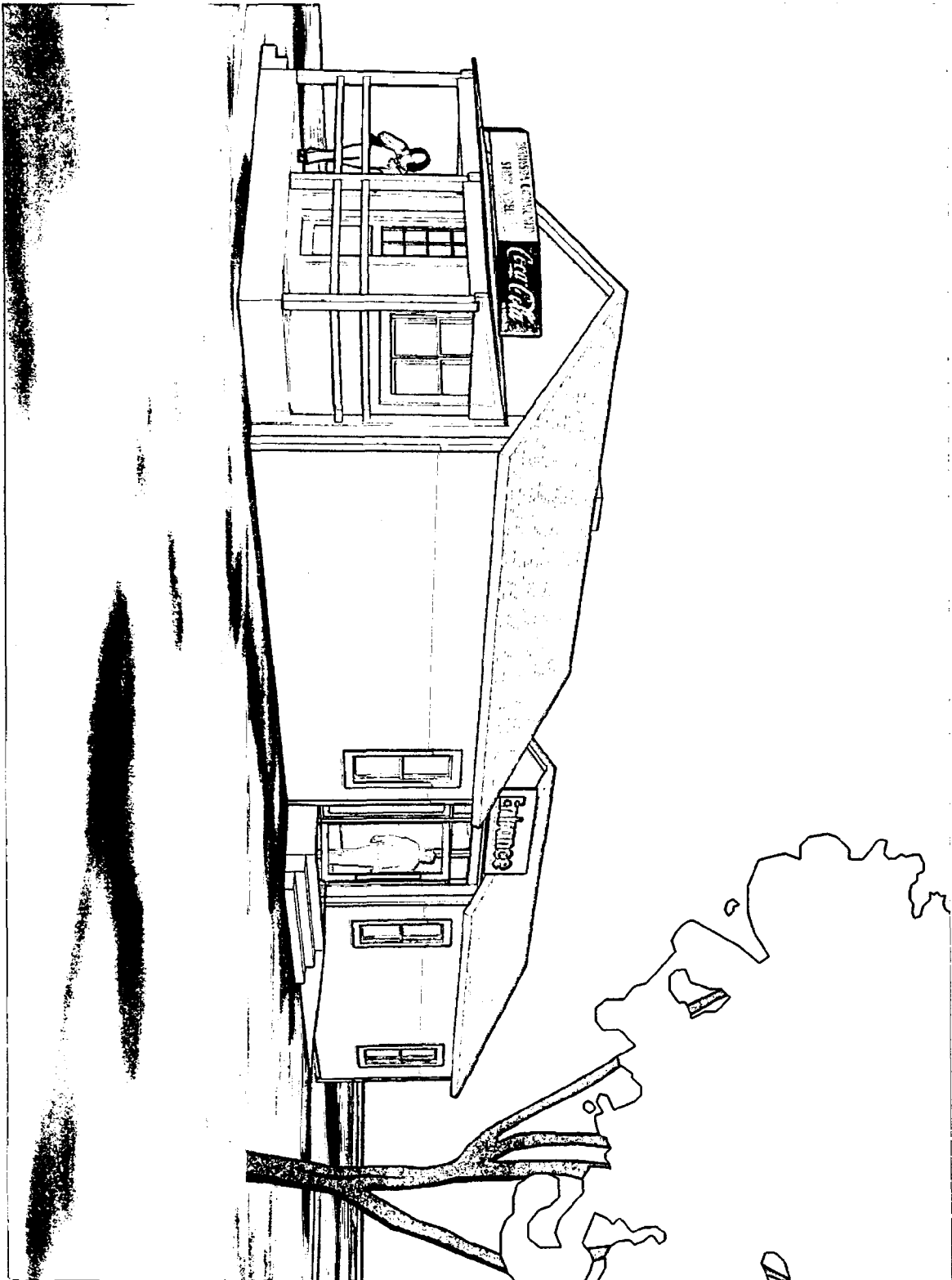
perspective  
 greentree associates, llc

Project No:  
 GRT01  
 Job Name:  
 SCALE:  
 NTS  
 11.25.2009



6  
tl

1st - Prelim



A  
1.01

BETHESDA COMMUNITY STORE  
BETHESDA, MD

perspective

greentree associates, llc

Project No:  
GRT01  
Job Name:

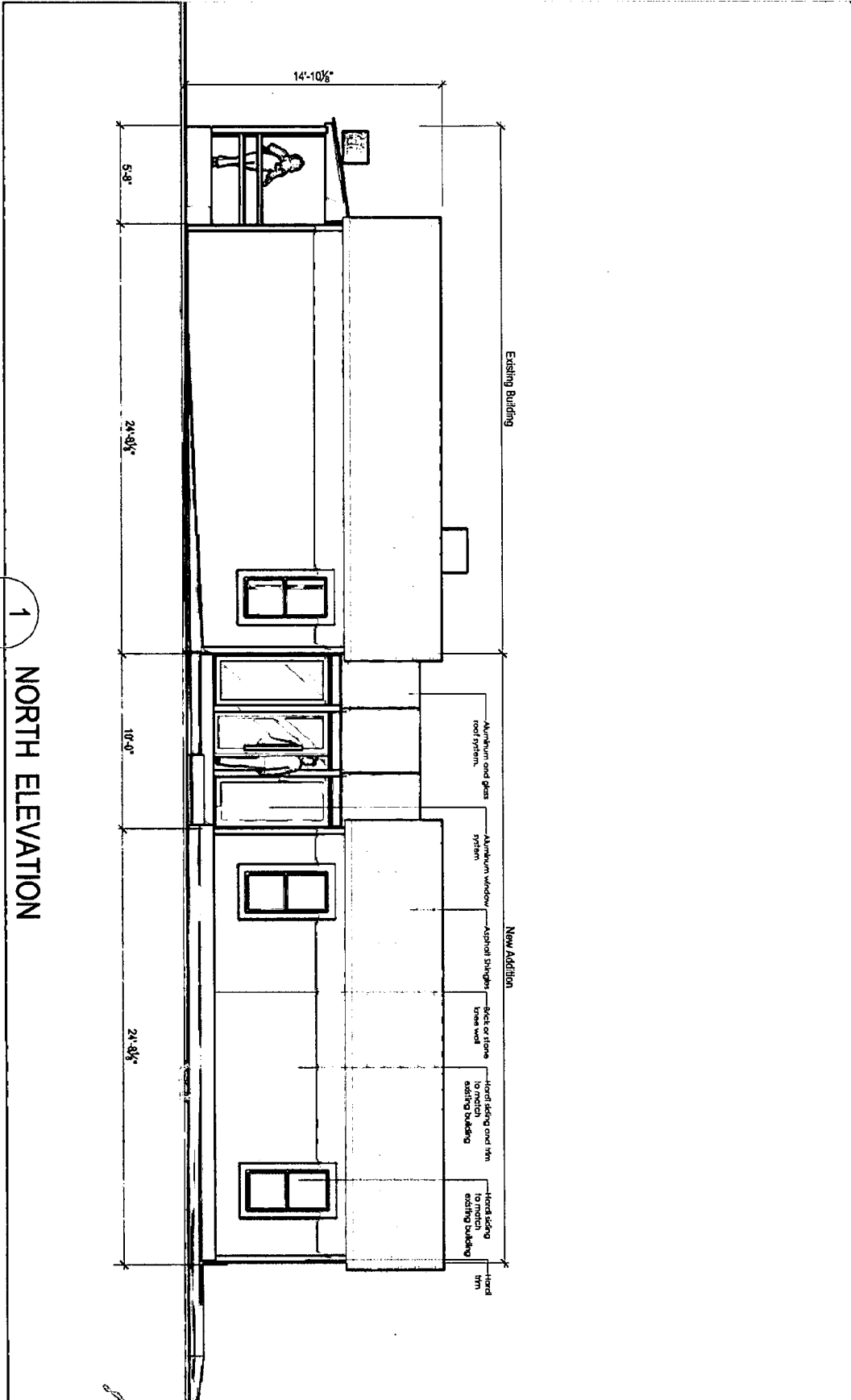
SCALE:  
NTS

09.15.2009



81

2nd Prelim



1

NORTH ELEVATION

A2.01

SCALE: 3/16" = 1'

A 2.01

1

BETHESDA COMMUNITY STORE  
BETHESDA, MD

north elevation  
greentree associates, llc

Project No:  
GRT01

Job Name:

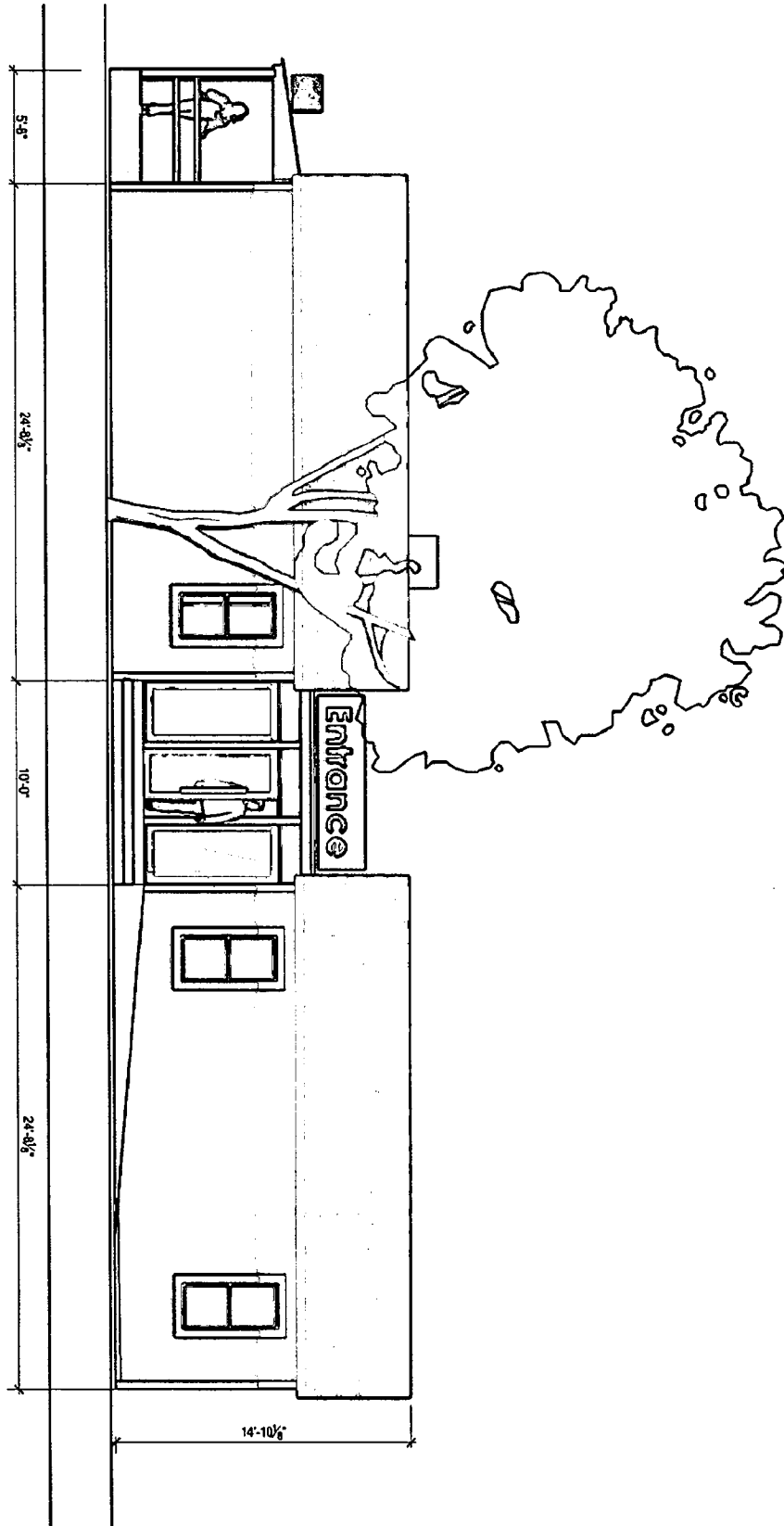
SCALE:  
3/16"=1'-0"

11.25.2009



(61)

1st Prelim



A  
2.01

BETHESDA COMMUNITY STORE  
BETHESDA, MD

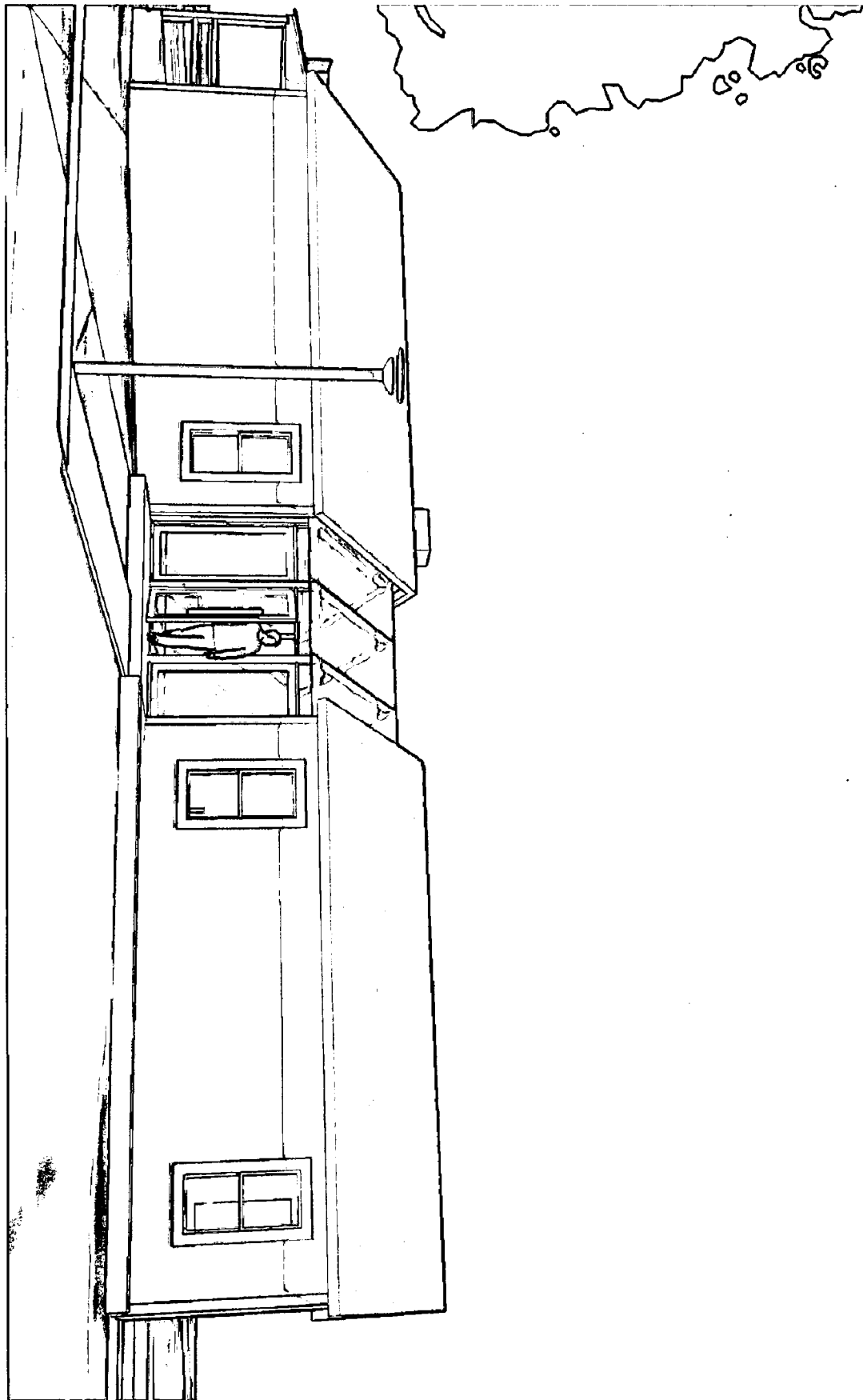
North  
elevation  
greentree associates, llc

Project No:  
GRT01  
Job Name:  
SCALE:  
3/16"=1'-0"  
09.15.2009



20

2nd Prelim



A

3.03

BETHESDA COMMUNITY STORE  
BETHESDA, MD

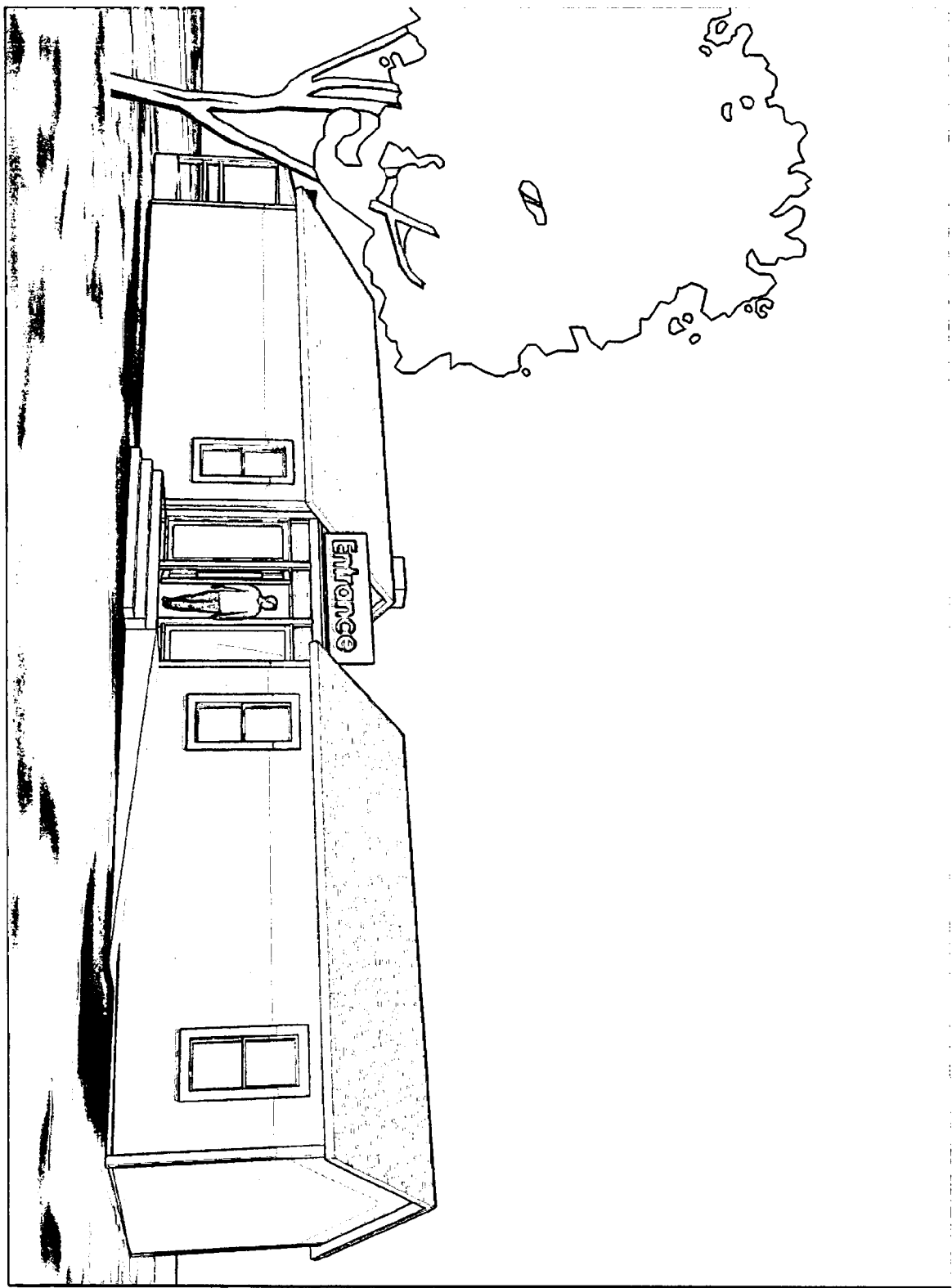
perspective  
greentree associates, llc

Project No:  
GRTO1  
Job Name:  
SCALE:  
NTS  
11.25.2009



01  
12

1st Prelim



A  
1.02

BETHESDA COMMUNITY STORE  
BETHESDA, MD

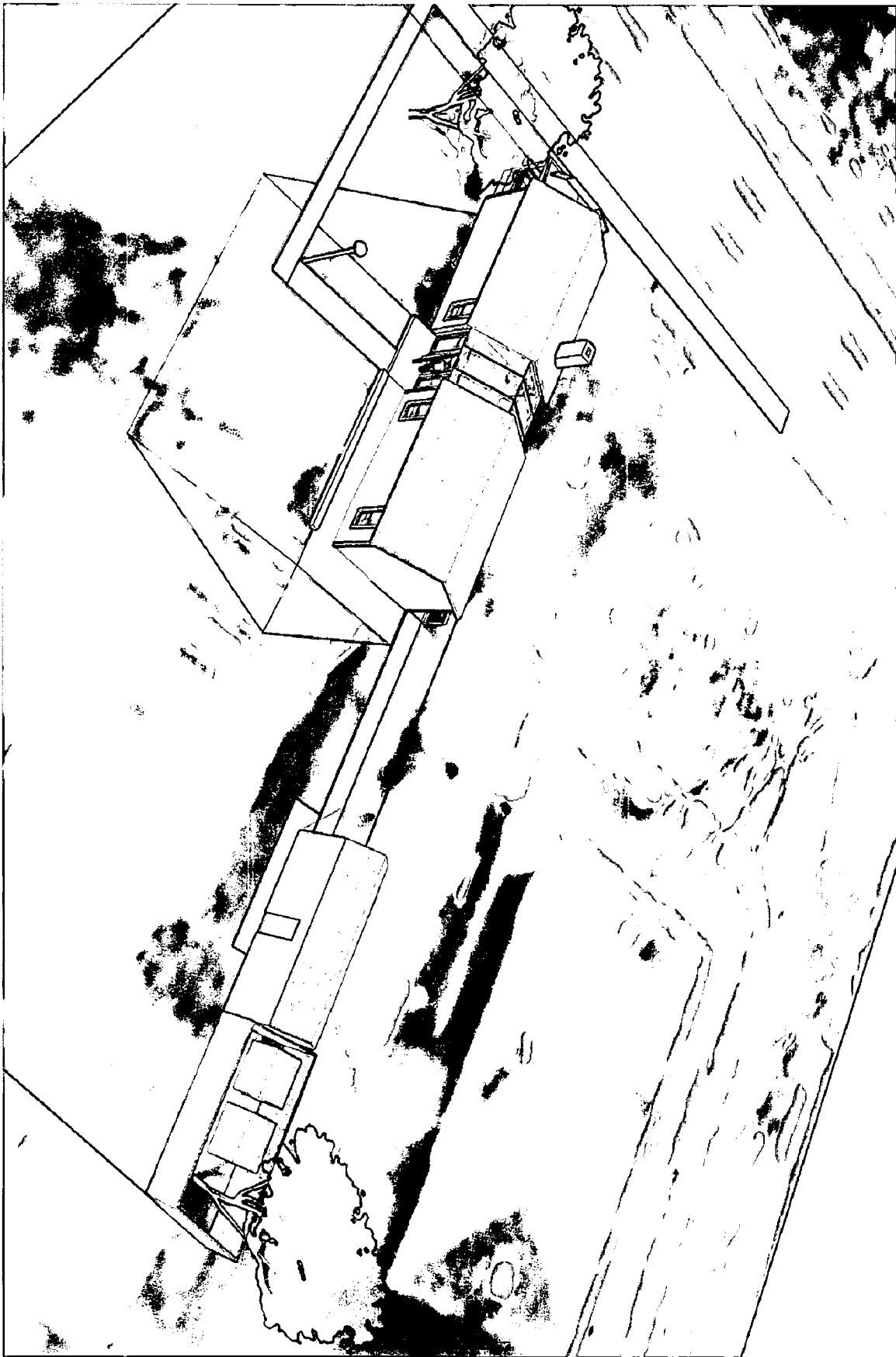
perspective  
greentree associates, llc


Project N°:  
GRT01  
Job Name:  
SCALE:  
NTS  
09.15.2009





2nd Prelim



**A**   
3.04

**BETHESDA COMMUNITY STORE**  
BETHESDA, MD

aerial view

greentree associates, llc

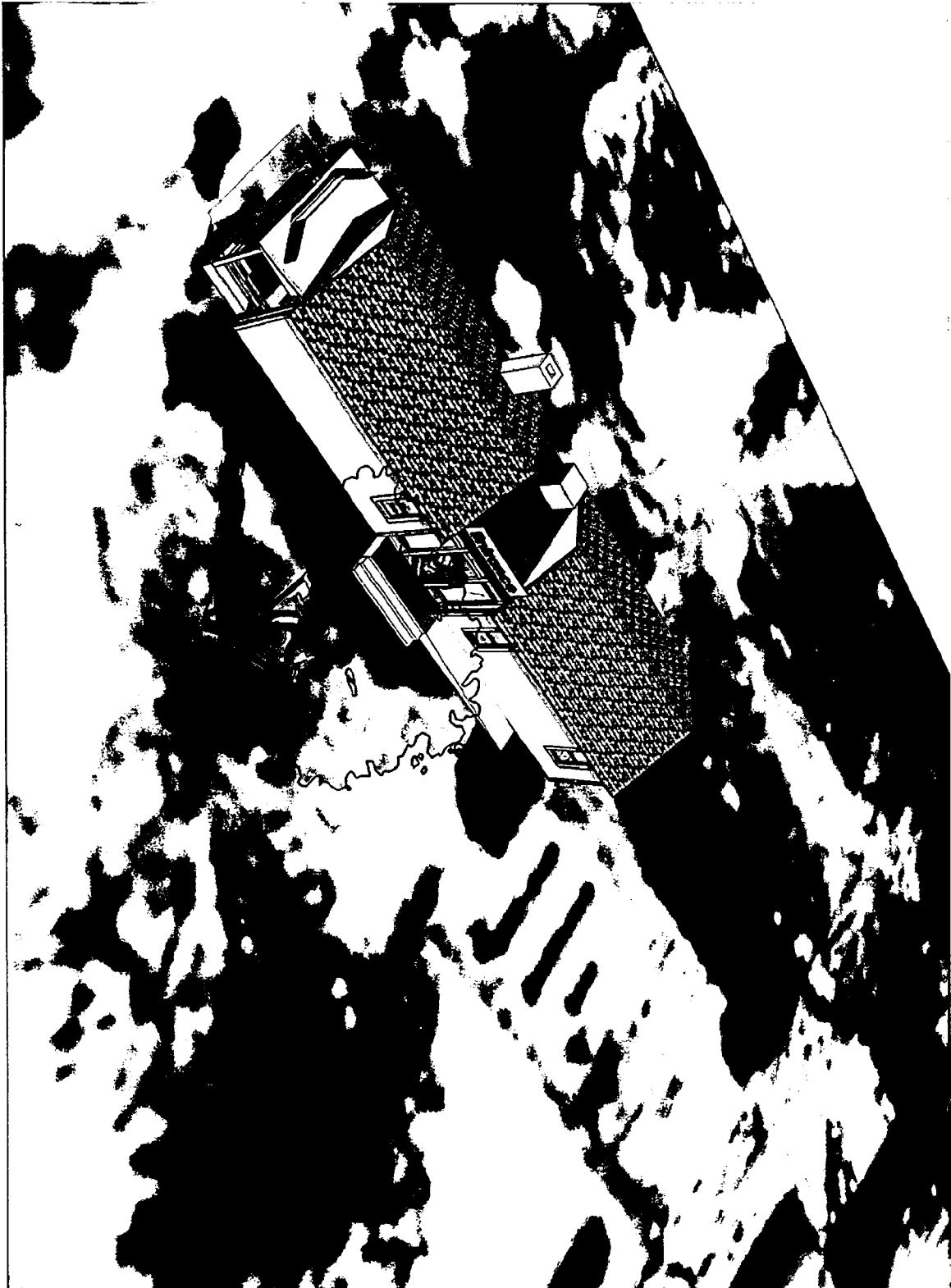
Project No:  
GRT01  
Job Name:

SCALE:  
NTS

11.25.2009



11  
32



A

1.03

BETHESDA COMMUNITY STORE  
BETHESDA, MD

perspective

greentree associates, llc

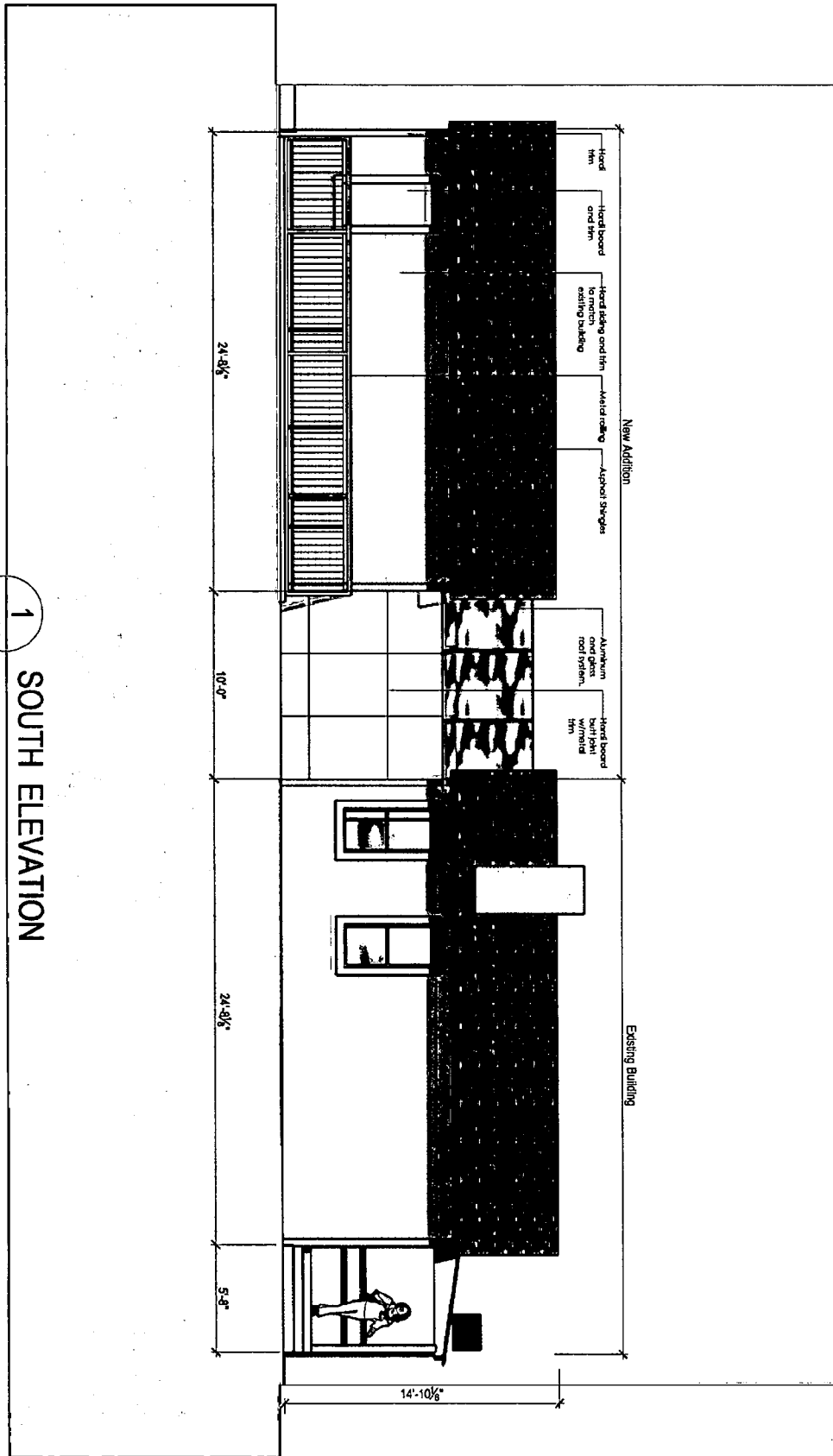
Project N°:  
GRT01  
Job Name:

SCALE:  
NTS

09.15.2009

SK&I

h2



1  
A2.03

SOUTH ELEVATION

SCALE: 3/16" = 1'

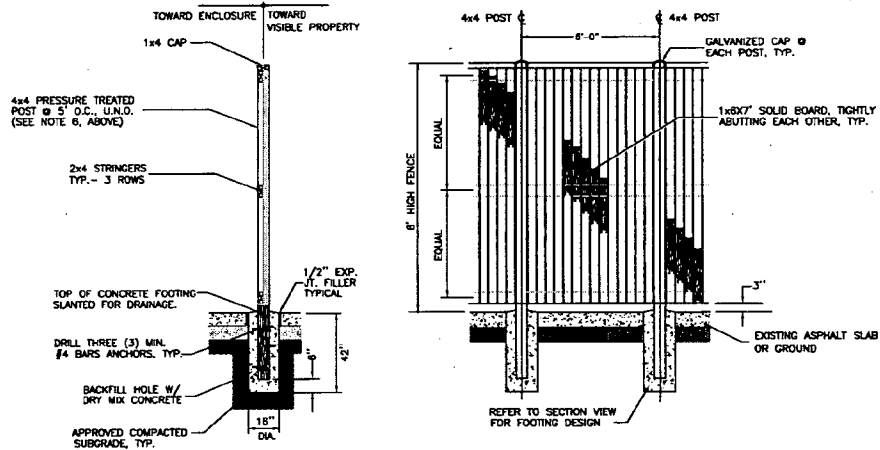
A  
2.03

BETHESDA COMMUNITY STORE  
BETHESDA, MD

south elevation  
greentree associates, llc

Project No: GRT01  
Job Name:  
SCALE: 3/16"=1'-0"  
11.25.2009



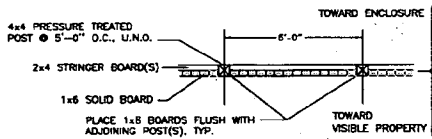


**SECTION VIEW**  
NO SCALE

**ELEVATION**  
NO SCALE

**WOOD FENCE NOTES:**

1. ALL LUMBER: SOUTHERN PINE, NO.1; PRESSURE TREATED FOR GROUND CONTACT USE, LP-22, 0.40 LBS/CF RETENTION W/O INCISION.
2. ALL DIMENSIONS SHOWN ARE BASED ON ROUGH SAWN LUMBER DIMENSIONS, I.E. 4" x 4" IS ACTUALLY 4" x 4" LUMBER.
3. ALL NAILS, BOLTS, JOISTS AND HARDWARE SHALL BE HOT DIPPED GALVANIZED, TYP.
4. EXPOSED FENCE HEIGHT SHALL BE 6'-6".
5. BACKFILL POST HOLES W/ DRY MIX CONCRETE.
6. WHERE GATE(S) ARE REQUIRED, POSTS SHALL BE 6x6 AND DIAMETER OF POST HOLE BE A MIN. OF 18" TYP.
7. PROVIDE A HEAVY-DUTY SAFETY HASP AND PADLOCK FOR GATE TYP.
8. BOLTS, HINGES AND STRAPS SHALL BE HEAVY-DUTY, U.S.A.D.
9. RE-TREAT ALL FIELD CUTS W/2 COATS OF WOODLIFE WOOD PRESERVATIVE OR APPROVED EQUAL.



**PLAN VIEW**  
NO SCALE

**6' HIGH SOLID BOARD FENCE**

NOT TO SCALE

**PROPOSED BETHESDA COMMUNITY  
DETAILS**

PROJECT

**BETHESDA COMMUNITY STORE  
LOT 30, BLOCK 2  
HUNTINGTON TERRACE**

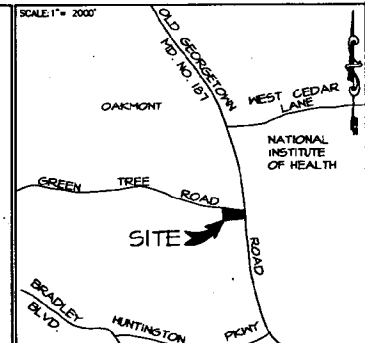
PREPARED FOR

**GREENTREE ASSOCIATES, LLC  
C/O GARY JAFFE  
5454 WISCONSIN AVENUE, SUITE 1265  
CHEVY CHASE, MARYLAND 20815  
P: 301.652.6366 F: 301.652.6369**

**NORTON LAND DESIGN LLC**  
811 RUSSELL AVENUE, SUITE 301  
GAITHERSBURG, MD 20879  
p.301.216.9650 f.301.216.9649  
www.NORTONLANDDESIGN.com

REVISIONS

SCALE: 1" = 200'



WATER CLASS	1/1-P	WATERSHED	CABIN JOHN CREEK	FEMA FLOODPLAIN MAP PANEL #	240049 0175 C
TRIBUTARY	BOOZE CREEK				
TAX MAP	HN123,HP121	200 SHEET	211NW05	ADC MAP PAGE	35 GRID J-9
SCALE	1"=20'	DATE	SEPT. 2009	PROJ. NO.	09-055
				SHEET NO.	L-1.1

25

October 7, 2009 HPC Meeting Transcript

MR. JESTER: The next item on the agenda are the preliminary consultations and the one we have tonight is at 8804 Old Georgetown Road in Bethesda. Do we have a staff report?

MR. WHIPPLE: And, before you do that let the record show that Commissioner Heiler has returned back to rejoin the Commission.

MS. FOTHERGILL: This is a preliminary consultation for the Bethesda Community Store which is a master plan site on Old Georgetown Road in Bethesda. It was constructed in 1924 and when it was designated it was designated for its significance as a community store and its role in the history in the community of Bethesda and not for its architectural significance.

A little background. This store is a nonconforming use in the R-60 residential zone. A few years ago there was some discussion of a zoning text amendment which would allow a one time only addition to this building because as you will see in the photos and the floor plans it is a very, very small footprint to be a functional store.

So, there was talk of a one time only addition that would be subject to the HPC approval and it was not to exceed the height or square footage of a historic structure. And, at that time during those discussions the Historic Preservation Commission did support that language. So, just for background there has been some discussion. There was not an application. The zoning text amendment was never actually enacted and so it never came to fruition. But, I just want you to know that as a background discussion item.

Here is an aerial shot of the Bethesda Community Store. It is that small structure right on Old Georgetown Road and I'll show you some photos and then the plans also in the PowerPoint. So, as you can see that's the extent of the store. That structure behind is not part of the building. And, my understanding is the applicants intend to retain this seating area and not make any changes to the site on this side. This is the rear where the addition would connect and here is the proposed site plan. They're proposing 150 square foot hyphen and then a 376 square foot addition. Technically the square

footage would more than double the historic footprint, but as you read in the staff report, staff supports the proposed square footage as reflecting the intention of the previous discussions and that ultimately the height is desired and that the square footage ultimately appears to be doubled even if it's slightly over.

So, these are the renderings that the architect proposed. As you can see, there will be a new side entrance on the north side. The front entrance, I believe, will be retained in its current configuration with the steps leading down to that picnic area. So, this is the proposed addition. There's the glazed hyphen with the entrance and then the three windows and there's no other fenestration proposed for either the rear or the other side of the addition at this time. The hyphen is inset slightly on the south side and I believe there is just a slight inset and no glazing is proposed for that side.

The applicant's agent and architect and others are here to talk about this proposal. You'll see in the staff report that staff does recommend the general concept of a sizable addition to this store to allow it to continue to function and operate and have its important role in the community. And, the staff report has three discussion items for the Commission to give feedback to the applicants: the size of the addition, the materials for the addition which at this point have not been proposed, and then the proposed elevation and the overall design.

MR. RODRIGUEZ: In one of the photos there seems to be like an ancillary building on the lot line. What is going to happen with that building?

MS. FOTHERGILL: Let's ask the applicant.

MR. JESTER: Any other questions for staff? The applicants you can come up, please.

MS. WALKER: Thank you. Good evening. I'm Rebecca Walker with the law firm of Miles and Stockbridge representing the property owner to my left, Gary Jaffee. The operator of the store Mr. Arnie Kamen is here as part of the audience and a representative from SK&I Architectural Design Group is here. He designed the addition. We thank the Commission for their time. We really just want to get

some preliminary feedback on this application and I did just want to clarify that with regard to the text amendment. It was ultimately decided, we had a pending case in the Circuit Court for Montgomery County, it was ultimately decided that the store was not a nonconforming use and, therefore, we were able to expand. So, therefore, the text amendment was not required. So, that's why it was ultimately not introduced or enacted before the county council sitting as the district council. So, that's a moot point.

So, we're here just on a regular old preliminary consultation and we'll follow that up, hopefully, with a historic work permit from the application. But, I just wanted to make sure there wasn't any question in the commissioners' minds regarding the need or the proprietary -- the necessity of a zoning text amendment because that's now off the table.

We did indeed want to get feedback from the Commission on the size of the addition as well as the secondary entrance along the side which we'll address in a minute with regard to the material there and the height and portion. We also had an alternative design for the roof which we'd like to discuss on the area over what we're calling the hyphen or the connection between the old and the new that we'd like to get feedback on, and then, obviously, materials are important to us as well. So, Mr. Sala, the architect can actually introduce this alternative design over the hyphen. I mentioned, I spoke with him this afternoon and it's a pretty small building, pretty small addition and we felt comfortable just kind of bringing it in and having a discussion. So, I hope that that's all right with the commissioners even though I know you haven't technically seen this drawing before. But, we'd be happy to show it to you now.

MR. SALA: Hi, my name is Frederico Olivera Sala with SK&I Architectural Design Group. First, I want to clarify that from the images that we saw in the PowerPoint, we'd just like to take one of the windows out in the new addition. We thought that there were way too many windows compared to the existing one. So, we basically took out the center one and kept the two on the side.

MS. WALKER: If you look in circle 14, you'll see that it's two windows were in the submission for the preliminary consultation. And, I apologize, the electronic plans that we had were an earlier version of the plans. For simplicity, what we're going to do is start with the materials that you have already before you and then at the end we'll just wrap up to get your feedback on this question of the roof over the hyphen. I think that would probably be the easiest way to deal with that.

So, I think it's pretty clear what we need the feedback on. We're happy to answer any questions, but we'd really just like to hear from the Commission as far as, I think, the four issues that have been raised this evening.

MR. JESTER: Are there questions for the applicant?

MR. RODRIGUEZ: I repeat the question about the ancillary building that's on the property line, what is going to happen to the building when you build this much?

MS. WALKER: I assume that -- I'm not sure, I think the photographs might be best to show it. The building behind the existing community store actually serves as, provides some storage for the products that are sold within the store. And, it's my understanding that they'd like to retain the flexibility to keep that building there.

There was a historic area work permit that was approved by this Commission several years ago and that shed, I'll call it, was adorned with the additional ornamentation in accordance with what the Commission had requested at the time and approved. So, it's our intention that that would remain onsite.

MR. DUFFY: Even though it's not shown on the site plan that's provided?

MS. WALKER: If I can address that as well. At the time that we filed this for a preliminary we didn't have an official site plan. So, we've since retained the land planner and he did have the specifications and has CAD for just literally the dimensions for the addition. So, we will be providing with our official HAWP submittal a formal site plan that's going to show everything that's on



the property. But, for the purposes of the informal discussions tonight, we didn't have the time to have that completely done.

MR. DUFFY: That's fine. Can tell us approximately how close that one edge of the storage facility would be to the new addition?

MR. SALA: It looks like three or four feet.

MR. RODRIGUEZ: I'm looking at the plan in circle seven and there seems to be a small square there. Is that all part of the building?

MR. SALA: Yes.

MR. WALKER: I'm sorry, are you --

MR. RODRIGUEZ: Is that the small shed?

MS. WALKER: Yes, that's the small shed and that was part of the original designation for the historic site as well. There's sort of this separate free-standing building that I'll call the sort of storage, longer portion that's more of a trailer shape if you will, long and narrow. And, then there's an existing storage shed that's at the back of it that was also referenced. And, it's our intention that that will remain as well.

MR. RODRIGUEZ: Okay, so the shed will remain?

MS. WALKER: Yes.

MR. DUFFY: What other site work are you intending to do?

MS. WALKER: Part of this addition also involves achieving ADA compliance for access to the store. So, there will be some minimal grading along the front of the store in order to accomplish that access. And, you can see we've proposed sort of a ramp configuration. We're not sure whether that's actually going to be necessary once we flesh out the final engineering for the site. But, we wanted to show it since it is our intent to have it be ADA compliant.

MR. DUFFY: Okay. In the site plan, circle seven, the three foot concrete sidewalk is that

existing?

MS. WALKER: Yes.

MR. DUFFY: So, really the site work you're planning to do is minimal?

MS. WALKER: Very minimal.

MR. DUFFY: Okay. One other question I have. What are you intending to do with the existing entry? Are you planning to keep that as an entry in addition to the side entry that's proposed?

MS. WALKER: Correct. The front entry is the main, the sort of monument if you will for the store. And, we recognize that's the face along Old Georgetown. There's no intent to change that. It will still serve as a primary entrance point. Currently, there's a rear access on the store and functionally really most people park in the parking lot and use that. So, really we're just sort of making that more functional through the addition. But, the main entrance will remain.

MR. DUFFY: Okay.

MR. KIRWAN: I think what will be important in your HAWP is to really deal with the issue of the shed. Because it appears like it's going to be impacted by the addition as I understand the footprint of the addition and where the shed is currently shown on the site plan. And, I have some concern about the proximity of the end of the addition to the shed. It's going to be a smaller dimension than the hyphen itself. So, what you potentially end up with is what will appear to be a very, very long building, almost three times the size of what you're proposing. So, it will be very important in your elevations to deal with that issue and make it clear to us that there will be some separation between those two. Because they appear to have somewhat different volumes and materials, colors and like that. So, I think that will be an important issue.

On your handicap entrance, the side entrance, I think it will be important obviously to delineate the handrails, describe them, tell us exactly what they're going to look like, all those sorts of things. It will be important for us to be also looking at when you come back.

MR. JESTER: I think we'll spend a little time talking about the hyphen itself and what materials and the roof configuration. But, what is the proposed material for the -- is it aluminum storefront or is it something other than that?

MR. SALA: We are studying a bunch of different options. But, first, it would be probably wood windows, maybe paned with glass. We also are trying to entertain maybe side panels to be not glass and just the entrance being glass for security purposes.

MS. WALKER: That is an item for me that we really would like to get the Commission's feedback as well on as to whether you really want to see the glass around the entryway or if that's not required. The store has been broken into previously and so the operator has some concerns about having glass right there at the door. We recognize the front has it, but this is along the side. It's not really facing Old Georgetown that way so it's not quite as visible. So, we just want to get some feedback on that as well.

MR. DUFFY: Well, I'll start. Typically, what we like to see in what we call a hyphen is something that's very light and that's very clearly a connector between the old structure and the new structure. And, a very effective and common way to achieve that is with a lot of glass. So, focusing on what our primary concerns are, not that we would disregard security but historic concerns are our primary ones, I would prefer to see it as glazed as it is in the rendering in front of us. In fact, I would even suggest that you add skylights to the hyphen to further strengthen its lightness. And, you know, if that were done it would be really even more clear within the store the separation or difference between the old and the new. Since I'm talking I'll mention a couple other thoughts that I have.

As Commissioner Kirwan was saying, when you move forward to a HAWP I would just say that it goes without saying almost, but sensitive treatment of the new entrance would be important and the detailing of the ADA ramp and these types of things. It's good to hear you say that the intention is to keep the front entry essentially as is. That's very positive in my mind. And, doing minimal site work

I think is also a positive. So, in general, in response to the things I think you're most interested in getting feedback on, my perspective, I support the size of the addition.

Typically, the Historic Preservation Commission would be looking for a smaller addition. But, because of the reason of designation of this property, it's not because of its historical architectural significance per se other than historically as a small store and the designation was the desire to maintain it in operation as a store. For that to happen it probably needs something of about this size to be viable. And, so for that reason I think it's an appropriate strategy to have the addition the size it is. I think the hyphen that you've shown is a good way to clearly distinguish the old from the new. So, I think in concept what you've got is a good approach.

I also support the fenestration you've shown, the one with the two rather three. That's what you prefer, right? I think that's appropriate fenestration. I would also, and this is a little different than what we usually prefer to see when designations are for other reasons than the designation for this one, but I would recommend, other commissioners might think somewhat differently. But, I think it would be appropriate if the materials and detailing of the new addition be quite similar to the existing. One reason I say that just to finish my thought is because the existing building is so small, when you have a strong differentiation of new to old it can look odd. And, that's the reason I make that suggestion.

MS: HEILER: I'd like to agree with Commissioner Duffy that I think in order for the new part to be subservient, of less importance than the old part, keeping the materials as simple as the old part. And, I think the details of the signage especially for the new part will be very important to ensure that it's very clear that the old part is the important part of this from a historical point of view. And, I think it's important that since we do have such a clear separation between the hyphen, that they can't look very much alike in the details and signage materials.

MR. KIRWAN: I agree with Commissioner Duffy and Commissioner Heiler on all their

comments and suggestions and encourage you to come back to us with responses to those. I'll just reiterate my concern about the proximity of the addition with the other buildings that are on the site. I think it's going to be very important to show us, at least for my concern.

The other point I will add it sort of expands on what Commissioner Heiler was mentioning is the signage. I mean, one of the things that struck me in looking at the drawings that you have in the package now is just how dominant that sign appears to be over the new entry doors on the hyphen and would encourage you to consider other ways of providing signage such as a ground mounted sign. I think one of the things that's nice about the historic building is that old historic sign with the advertisement on it. And, I think to compete with that and possibly even overshadow that would be unfortunate in the end. So, I would encourage you to downplay signage on that side so that the old historic sign can stand proud on the front of the building.

And again, the same comments about wanting to see additional details on the handrails and all those things associated with the stairs and the handicap ramp. And, I agree on the issue of glazing on the hyphen. I think that's the preferred direction to go in. I could entertain a panel below window on the two flanking units if that's something you want to explore. But again, the more glass the better as far as really making the hyphen clear as a separator between the two structures. Thank you.

MS. ALDERSON: I'm going to agree. I was on the Commission that supported the zoning amendment and this is the scale that we envisioned and that's kind of the quiet glazing treatment that we envisioned that would leave the whole store strong, a strong presence on the street.

I'm in complete agreement that the sign, that the treatment of the sign is a big deal and that certainly it was getting attention from the street, the front sign anyway. Once people pull in the lot they know they're going to the store and they're going to get the hang of where that side entrance is real quick, I think even if there weren't a sign. But, I think you can afford to make that very much secondary and subdued and something that only needs to be seen from the distance of the person

that's gotten out of their car and is already walking to the building. It's not going to be what's getting attention from the street anyway. And, what you're showing now is of the scale of the street sign. So, I think that could really make it shrink up the graphics itself.

But, I think that if you have a little freestanding sign is a sweet idea. You might think about something like that. Putting a sign right there, it doesn't really need to be overhead. It could be where the pedestrians are walking up to the building and I think that would be kind of a friendly and traditional approach much like you've treated all the other signs you've added, the ATM signs right down there where people are walking is consistent with an old time store.

So, I just applaud what you're doing and I also think transparency is going to help separate those two pieces. So, this is a solution that makes that work and I would also entertain the idea of a panel below if that makes a big difference for you. But, I think the transparency will help to make the two pieces not seem, I guess, overwhelmingly long.

MR. RODRIGUEZ: Well, I am the last, so I'm going to try to be very short. One thing that I think is important to highlight is that the treatment of the new entrance has to be subordinate to the main entrance and that is something that is going to be very important when we review the final application.

I would encourage you to explore the landscape treatment of the steps, the ramp and back. Probably if you work around the landscape issues with the wall and what happen with the railing for the ramp. It's a railing or it's a wall that contains or it's a handrail. Those are the things we probably have you define very well that you can enter at that point of the building while the other entrance remains as the main entrance. And, I think that's going to be very important.

I think there is many ways to treat the need for transparency to separate the two buildings and help with the scale so the building doesn't look as long. And, I'm talking more about the glazing on the hyphen. There's many ways to do it and many ways that you start looking at, many

contemporary buildings. You got, for example, there's a lot of people now playing with shutters or elements that will help to create certain rhythm, and there's also another issue of security and things like that. I think downplaying the scale. It is a very simple building with very simple details, very simple connection that will definitely make the solution very acceptable.

MS. ALDERSON: Another thing that occurred to me as you're thinking about security and the glazing, I'm just looking at the door on the front which has divided lights. That's one way you might look at this to creating divisions that perhaps would add some security and make it harder to smash your way in.

MR. JESTER: I guess from my perspective I generally support the size of the addition and the general massing. I agree that the hyphen should be largely glazed.

I think it's important to make that differentiation between the original part of the building. I think that inset should be no less than about a foot or foot and a half back from the site plan of the original building. I share the concern about the proximity of the addition to the existing sheds and I think consideration should be given to that and what might be able to reduce the size of the shed slightly so there's a little bit of a buffer between the addition and the main part of the shed. I noticed in the photograph there's a portion where there's a lower roof and then the back part is a higher roof. So, maybe if you just slightly reduce it and the possibility would be you might entertain slightly larger addition if the shed came down. I don't know if that's a possibility. You may have specific storage requirements that you may need more of that square footage in the back. But, that's something to consider.

I guess I generally agree with the fenestration on the back part. With respect to the hyphen itself, I kind of see two possibilities. I don't think it has to go in one direction or the other but you can go in either direction.

It's a kind of a solid roof as you've kind of shown and I think I would consider, confer to a

wood frame with glass panels. And, I think Commissioner Duffy made mention of the possibility of a glass skylight with a roof form might kind of follow -- that glass plane might kind of follow the roof and come down. In that case, I could see it as more of a metal frame or something and treated that way. Those are things to decide.

And, I agree that the sign needs to be studied further. I think as currently shown it almost looks like it's a screen for a condenser or something. So, I think that needs a little more attention so we really know what's happening with the roof.

I think with my comments I can just generally say that there seems to be --

MR. RODRIGUEZ: I'm just looking at circle 15 in our report. What I'm looking is basically the elevation for the front entrance. I want to just point out that they do have the clues to treat, in my opinion, to treat the hyphen. This is a very simple decoration and very simple line. And, basically by covering half of porch that give you a good clue that I think it would be a very successful thing, you know, the hyphen.

MS. ALDERSON: There's one thing that did occur to me too. Transparency is helpful in separating the two masses. If one challenges, I think it looks like three doors that start looking like a grander entrance. So, I like the idea of making the door itself up here, a modest entrance, the secondary door.

MR. JESTER: I just want to point, kind of echo what Commissioner Rodriguez said. I think if you could look a little bit more at the site maybe there's a possibility of doing some minor amount of regrading to limit the number of risers you need to get up to that new landing and, obviously, if you can get to 1:20 you don't even need the railings. I'm not sure that's possible that would impact that tree seen in the model.

I guess just to recap, I think you've heard general support for the size of the addition and the general configuration, a general feeling that there should be a high degree of glass in the hyphen. I



think there's some concern about the proximity to the existing sheds in relationship of the new addition to the existing sheds. I'm hoping with that, that that gives you a fair amount of direction to proceed. I think you wanted to talk about the roof a little bit.

MS. WALKER: Yeah, I think we just wanted to present, get the Commission's feedback on this alternative with regard to the roof over the hyphen and the connection between the two.

MR. SALA: I think all the comments will be the same as this option. The only difference is the roof of the hyphen where you have should pitched roof. This section is because it works better internally for the HVAC system to run from side to the other. Otherwise, you have to put like two trunks or have two separate equipment. So, internally this works better for the store itself, but we are open to suggestions and see what your opinion is.

MS. WALKER: We can pass this around.

MS. JESTER: I'll just give my quick opinion. I think as long as the roof slope is set down from the other two roof slopes probably a foot or so.

MR. SALA: Yeah, it is set down but it's the same slope, it's parallel.

MR. JESTER: Then I think that's probably fine.

MR. RODRIGUEZ: I agree again this time, that is going to be the contingency issue.

MR. KIRWAN: I trust that. I mean, I wouldn't be opposed. I mean, probably to match the same slope as the space you need for the duct work. But, if it became a flatter slope like the slope on the front porch roof, I would not be opposed to that either. I think that would sort of treat these attachments to the main volumes in a similar way which I think would be consistent with the way the original resource was designed with that front porch. So, I think either way would probably be fine.

MS. WALKER: Okay. We were just -- the operator was just pointing out that the skylight that Commissioner Kirwan suggested might work better with this other option on the roof. So, that's certainly something that we can consider.

MR. WHIPPLE: And, Mr. Chairman, since you introduced the idea of enlarging the addition a little bit in a swap perhaps for getting rid of some of the shed, I'm wondering if other commissioners want to lean on that.

MR. KIRWAN: What I immediately imagined was something that would come off the volume setback roughly where the shed is now but just be attached with the same kind of roof slope, either coming off of the back slope of that roof or folding down. So, I'm not opposed to that as long as it clearly looks like it's an attachment, an appendage to the main volume.

MR. DUFFY: This is a staff question, but I thought heard at the beginning that the shed was part of the original historic designation.

MS. FOTHERGILL: That is for Ms. Walker.

MS. WALKER: That is my understanding is that the shed was part of the original historic designation. There's reference to sheds in the original paperwork. But, we do a little bit more research on that, obviously, when we come back for the actual permit so that we're 100 percent on it.

MS. FOTHERGILL: I think that there are two phases of sheds back there. There may well be one that was there when the designation was done and then there's an additional one.

MS. WALKER: That's the one of the secondary that the separate historic area work permit was done to improve the treatment on that long larger portion. The small, little shed is the one that was part of the original designation. That's closer to the rear of the store.

MR. JESTER: I think, at least from my perspective, the concern I had was about the larger sheds in the back up against the property line. From what I have in front of me I assume the ones that are currently against the building would be removed. Is that right?

MS. WALKER: That is correct. Those will be removed.

MR. SALA: The ones that are in the back now is where the hyphen is later on.

MR. JESTER: So, the ones we're talking about are the two larger sheds that are abutting.

MS. FOTHERGILL: If you look at this aerial shot I think that the small shed may have been existing at the time of designation and then there was a historic area work permit for that larger massing behind it. And, then the question is what they're proposing to retain, how close it will be to the addition.

MR. DUFFY: Exactly. The small square shed in the plans that would be close to the addition and the concern, one of the concerns is the proximity of the addition to that small shed. But, my concern was is that small shed, was it built at the same time as the store or it's part of the designation? We don't have much information on that. I don't know it's historic --

MR. WHIPPLE: I can't speak to the date of construction. But, if you look at circle 17, the fourth bullet down it discusses what is included in the designation. The setting includes the store itself, the parking area, service delivery area, storage shed, picnic and lawn areas to the rear of the parcel.

MS. FOTHERGILL: And, that just means that the HPC reviews any changes to that. So, if they were to propose to remove that shed, it would be approved by you.

MS. HEILER: When it says storage shed does that refer to the larger building and then the small one that's attached in front of it, the larger aperture?

MS. FOTHERGILL: No, the larger shed was constructed after the property was designated. So, they're referring to, I believe, what's shown on the site plan, a small shed that's on your site plan in circle seven. And, then later a historic area work permit was approved for a larger shed, and both are on the property.

MS. JESTER: I think regardless of when they were constructed we have purview, and I think many of us have expressed concern about the proximity of the end of the addition the existing sheds. So, we can't really evaluate it tonight because we don't even have a plan that shows what the relationship is. We can sense that there's probably an issue there. So, I think you understand that and I hope you can address it with the work that you're doing.

MS. WALKER: Yes.

MR. DUFFY: My concern there was that there was some discussion of the possibility of demolishing that shed. And, if it were built at the same time as the original store, I'd like to see some more information on it. We don't really have anything on that shed in this. Understanding again the broader context that the designation was made because of the function of the store and the desire to keep it operational. But, at any rate, if we're going to demolish something that's part of the designation, I just want to be able to have more information on it.

MR. RODRIGUEZ: I will encourage you to look at that because I think there will be some code issues about the separation between the two buildings that you might have to deal with and it can affect either the shed or the size of the addition.

MR. JESTER: Thank you for coming in and presenting.

MS. WALKER: Thank you very much for all the feedback.

# 529662

A



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rebecca D. Walker  
 Daytime Phone No.: 301-517-4830  
 Tax Account No.: 07-00512757  
 Name of Property Owner: Greentree Associates LLC Daytime Phone No.: 301-652-6366  
 Address: 5454 Wisconsin Avenue, Suite 1265, Chevy Chase, Maryland 20815  
 Street Number: \_\_\_\_\_ City: \_\_\_\_\_ Street: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Contractor: Gary Jaffe Phone No.: 301-652-6366  
 Contractor Registration No.: not applicable  
 Agent for Owner: Rebecca D. Walker/Stephen J. Orens Daytime Phone No.: 301-762-1600

**LOCATION OF BUILDING/PREMISE**

House Number: 8804 Sheet: Old Georgetown Road  
 Town/City: Bethesda Nearest Cross Street: Greentree Road  
 Lot: 30 Block: 2 Subdivision: Huntington Terrace  
 Liber: 19615 Folio: 25 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 250,000  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height: \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

1/20/10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 529662 Date Filed: 1/21/10 Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing building is a free standing, long, narrow one-story wood frame building. It consists of a single room that is approximately 30 x 18 feet with a bathroom to the rear of the building. The environmental setting consists of a grassy area and picnic tables which provide seating for the patrons, as well as a parking lot. It is believed that the Store was constructed in 1924 on the site of a previous community store dating back to 1893. The Store was designated as a result of its economic, cultural and social heritage significance. "It is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda." See Council Resolution 10-1969, June 3, 1986.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project involves an addition to the Store on the west side of the property. The project proposes a one-story addition to the existing Store which will add a cellar below the addition for storage of product to be sold in the Store and additional seating/retail areas above grade. Additionally, the proposal will allow for handicap accessibility to the Store. The environmental setting will remain the entire lot.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

## Manarolla, Kevin

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**From:** jodiorr@comcast.net  
**Sent:** Tuesday, February 16, 2010 1:27 PM  
**To:** Manarolla, Kevin  
**Subject:** Re: Bethesda Community Store

Thank you for the report. I just spoke with the owner of the project, Gary Jaffe. He indicated that he was granted approval on February 5, 2010 for the addition, to include a below grade basement area of roughly 572 SF.

Could you please check your records again for an approval on February 5, 2010. Ownership title is Greentree LLC.

Thank you,

Jodi Orr

----- Original Message -----

**From:** "Kevin Manarolla" <Kevin.Manarolla@mncppc-mc.org>  
**To:** jodiorr@comcast.net  
**Sent:** Tuesday, February 16, 2010 1:22:44 PM GMT -05:00 US/Canada Eastern  
**Subject:** Bethesda Community Store

Jodi,

Here is the staff report for the Historic Area Work Permit application for the Bethesda Community Store.

**Kevin Manarolla**, Senior Administrative Assistant  
Urban Design | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax  
1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910  
[Email Me Here](#) | [Historic Preservation Web Site](#)  
Mailing Address:  
8787 Georgia Avenue  
Silver Spring, MD 20910

## Fothergill, Anne

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**From:** Federico Olivera Sala [foliverasala@skiarch.com]  
**Sent:** Wednesday, January 27, 2010 3:28 PM  
**To:** Fothergill, Anne  
**Cc:** Walker, Rebecca D.  
**Subject:** RE: Bethesda Community Store

Anne,

As we said at the hearing, we came up with that idea while we were waiting. As much as we like the idea it won't meet Code. Because we need to provide one mean of egress from the basement. Set mean of egress needs to meet specific requirements, one being 6'8" clear height. In addition need to have continuous railings on both sides and a min width of 48' between handrails. Also the grate would be very heavy to operate manually. If the opening system fails in case of emergency it could be a disaster.

I hope this explains the issue. In terms of changes there are just a few:

- 1.- Added gutters and downspouts.
- 2.- Show Soda machines in the plan.
- 3.- Delete the sidewalk from existing sidewalk to new entrance.
- 4.- Change the Paneling pattern in the back of the Hyphen.
- 5.- Condenser unit shown behind stair railing.

Please feel free to call me should you have any questions.

Best regards,  
Fede

Cc: Rebecca D. Walker



SK&I

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**Federico Olivera Sala**  
**Senior Associate**  
SK&I Architectural Design Group, L.L.C.  
7735 Old Georgetown Rd. Suite 1000  
Bethesda, MD 20814  
Tel.No. 301.654.9300 ext.243  
Facsimile: 301.654.7211  
E-Mail: [foliverasala@skiarch.com](mailto:foliverasala@skiarch.com)  
Website: [www.skiarch.com](http://www.skiarch.com)

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**From:** Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]  
**Sent:** Wednesday, January 27, 2010 2:55 PM  
**To:** Walker, Rebecca D.  
**Subject:** Bethesda Community Store

I recall the HPC was supportive of the possible hatch to access the basement. What happened to that idea? And I haven't compared the new plans with the 2<sup>nd</sup> prelim but if you could outline what changed that would be helpful. I also will need to re-read the transcript and see what changes the HPC recommended.

thanks, Anne

Anne Fothergill  
Planner Coordinator  
Urban Design | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax

<http://www.montgomeryplanning.org/historic>

OUR OFFICE MOVED--PLEASE NOTE NEW ADDRESS:

**Office Location:**

1400 Spring Street, Suite 500 W

Silver Spring, MD 20910

**Mailing Address:**

8787 Georgia Avenue

Silver Spring, MD 20910

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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8804 Old Georgetown Road, Bethesda	<b>Meeting Date:</b>	10/7/09
<b>Applicant:</b>	Greentree Associates (Rebecca Walker, Agent)	<b>Report Date:</b>	9/30/09
<b>Resource:</b>	<i>Master Plan</i> Site #35/43 <b>Bethesda Community Store</b>	<b>Public Notice:</b>	9/23/09
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Rear addition			

**STAFF RECOMMENDATION**

Staff is recommending that the applicants make any revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** *Master Plan* Site #35/43, **Bethesda Community Store**  
**DATE:** c. 1924

*Excerpt from Places in 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 20<sup>th</sup> 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.

**BACKGROUND**

Starting in 2004 a Zoning Text Amendment (ZTA) has been proposed a few times for this store which is a non-conforming use in an R-60, residential, zone. The HPC has been briefed on the store's zoning issues and on the proposed ZTA as a solution. As part of the previously proposed ZTA, the owners would be allowed to construct a one-time only addition subject to HPC approval not to exceed the height or square footage on the historic structure. The HPC and staff have stated their support for the addition so the business could continue to operate.

## PROPOSAL

The applicants are proposing to construct an addition at the rear of the store. The addition would be one-story with a cellar below. The rear massing would have the same dimensions as the existing building and there would be a 150 SF, slightly inset, glazed (on the north side) hyphen connecting the two massings where there are currently is a small addition and storage at the rear of the existing building. A new side entrance and signage are proposed for that connector section. Materials have not yet been proposed but in the renderings they appear to match the existing building materials.

Proposed plans and renderings are in Circles 7-15 and photos of existing conditions are in Circles 21-30.

## APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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 one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***Secretary of the Interior's Standards for Rehabilitation:***

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

**18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The Bethesda Community Store was designated on the *Master Plan* in 1986 largely for its historic – rather than architectural – significance. The designation recognized the desirability of maintaining the store in its current use as a small community store.

Staff and the HPC have recognized that this approximately 400 SF building has very limited space and needs a sizeable addition in order to continue to operate as a store. If the business was to stop operating for six months it would lose the non-conforming use and not be allowed to operate. In the past zoning text amendment discussions, the HPC supported an addition that would double the footprint of the store. While the HPC generally does not allow the doubling of a historic massing, the HPC was open to making an exception for this specific store because of its needs.

As a result of these past discussions, the applicants are now proposing a one-story gabled massing with essentially the same massing as the historic massing plus a 150 SF connector between the two massings.

The existing and proposed dimensions are (approximately):

- historic building footprint: 400 SF
- existing rear addition: 40 SF
- total existing footprint: 440 SF
- proposed hyphen: 150 SF
- proposed addition: 376 SF
- total proposed addition footprint: 526 SF

While the footprint of the original store would be more than doubled in this proposal, staff supports the proposed hyphen connection and the overall square footage as a reasonable solution to the expansion needs while meeting the original intent of the previous discussions.

At the Preliminary Consultation, staff recommends that the HPC provide the applicants feedback on:

1. Size of the addition
2. Materials for the addition
3. The proposed elevations including the north side elevation with a new entrance, windows, and signage and the west and south elevations with no fenestration (see Circle 12 )

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rebecca D. Walker

Daytime Phone No.: 301-517-4830

Tax Account No.: 07-00512757

Name of Property Owner: Greentree Associates LLC Daytime Phone No.: 301-652-6366

Address: 5454 Wisconsin Avenue, Suite 1265, Chevy Chase, Maryland 20815

Street Number City State Zip Code

Contractor: Gary Jaffe Phone No.: 301-652-6366

Contractor Registration No.: not applicable

Agent for Owner: Rebecca D. Walker/Stephen J. Orens Daytime Phone No.: 301-762-1600

**LOCATION OF BUILDING/PREMISE**

House Number: 8804 Street: Old Georgetown Road

Town/City: Bethesda Nearest Cross Street: Greentree Road

Lot: 30 Block: 2 Subdivision: Huntington Terrace

Liber: 19615 Folio: 25 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

*I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.*

\_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: Prelim Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing building is a free standing, long, narrow one-story wood frame building. It consists of a single room that is approximately 30 x 18 feet with a bathroom to the rear of the building. The environmental setting consists of a grassy area and picnic tables which provide seating for the patrons, as well as a parking lot. It is believed that the Store was constructed in 1924 on the site of a previous community store dating back to 1893. The Store was designated as a result of its economic, cultural and social heritage significance. "It is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda." See Council Resolution 10-1969, June 3, 1986.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project involves an addition to the Store on the west side of the property. The project proposes a one-story addition to the existing Store which will add a cellar below the addition for storage of product to be sold in the Store and additional seating/retail areas above grade. Additionally, the proposal will allow for handicap accessibility to the Store. The environmental setting will remain the entire lot.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

*General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.*

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

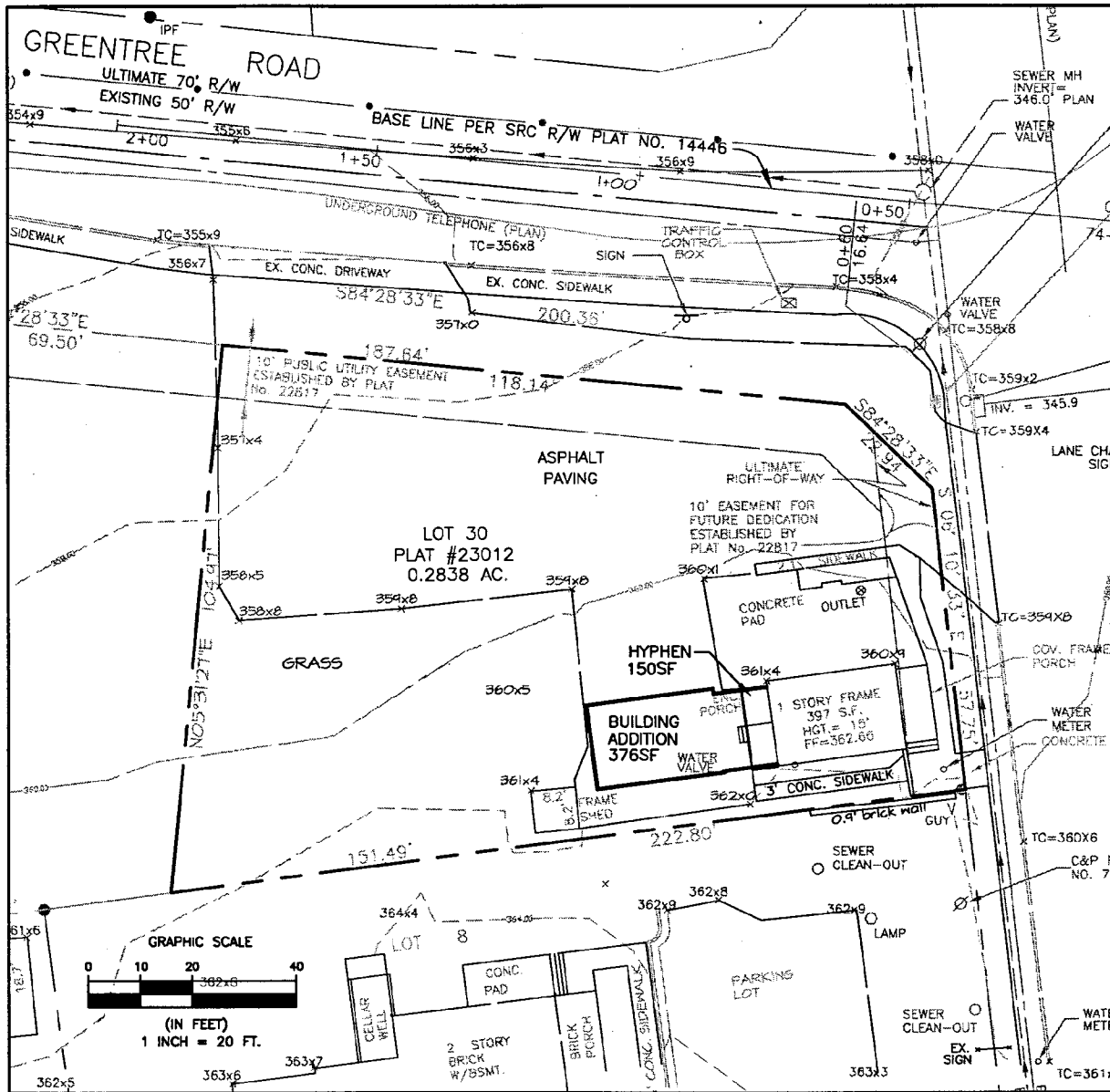
*If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.*

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

*For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).*

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



**LEGEND**

- EXISTING BUILDING
- PROPOSED ADDITION
- PROPERTY LINE

**TITLE**

**PROPOSED BETHESDA COMMUNITY STORE EXPANSION AND SITE PLAN**

**PROJECT**

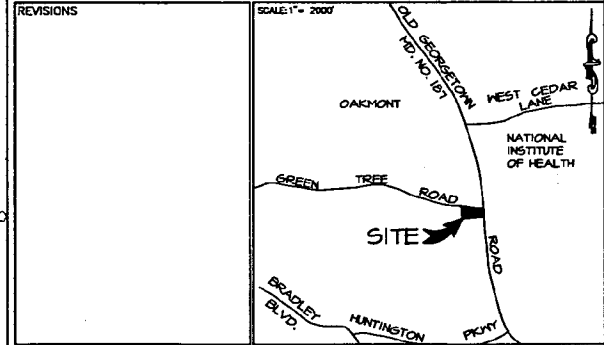
**BETHESDA COMMUNITY STORE  
 LOT 30, BLOCK 2  
 HUNTINGTON TERRACE**

**PREPARED FOR**

**GREENTREE ASSOCIATES, LLC  
 C/O GARY JAFFE  
 5454 WISCONSIN AVENUE, SUITE 1265  
 CHEY CHASE, MARYLAND 20815  
 P: 301.652.6366 F: 301.652.6369**

**NORTON LAND DESIGN LLC**

811 RUSSELL AVENUE, SUITE 301  
 GAITHERSBURG, MD 20879  
 p.301.216.9650 f.301.216.9649  
 www.NORTONLANDDESIGN.com



<b>WATER CLASS</b> I/I-P	<b>WATERSHED</b> CABIN JOHN CREEK	<b>FEMA FLOODPLAIN MAP PANEL #</b> 240049 0175 C
<b>TRIBUTARY</b> BOOZE CREEK	<b>TAX MAP</b> HN123,HP121	<b>ADC MAP PAGE</b> 35 GRID J-9
<b>SCALE</b> 1" = 20'	<b>DATE</b> SEPT. 2009	<b>PROJ. NO.</b> 09-055
		<b>SHEET NO.</b> L-1.0

4



## BETHESDA COMMUNITY STORE

Bethesda, MD

September 15, 2009

**SK&I** Architectural Design Group, LLC.

Conceptual Design Study

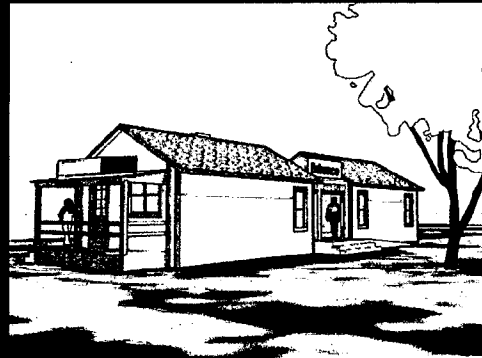
**Greentree Associates, LLC.**

8804 Old Georgetown Rd.

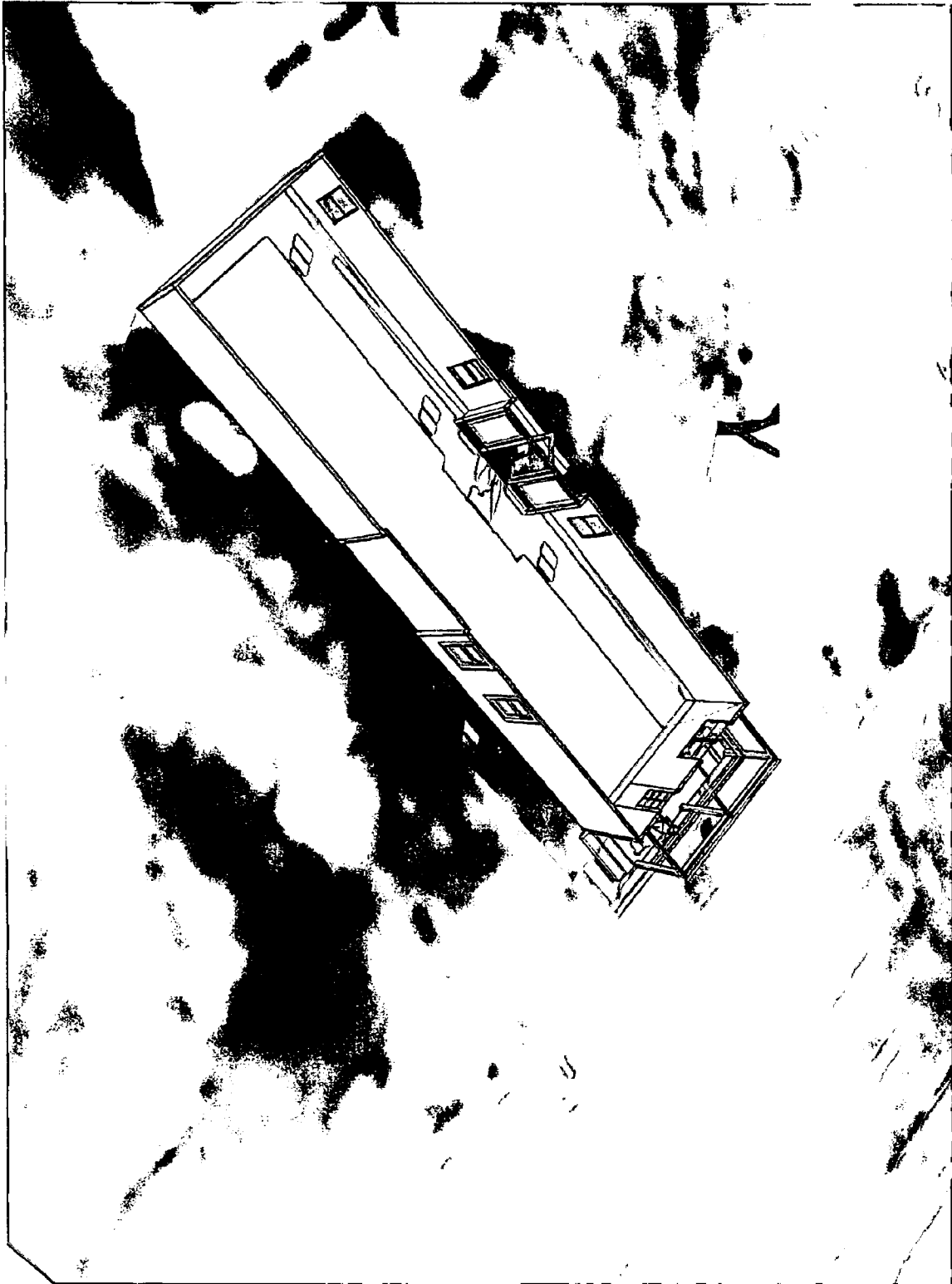
Bethesda, MD 20814

Telephone: 301.652.6366 - 301.654.1009

Contact: Gary Jaffe - Arnie Fainman



21



A

1.04

BETHESDA COMMUNITY STORE  
BETHESDA, MD

section

greentree associates, llc

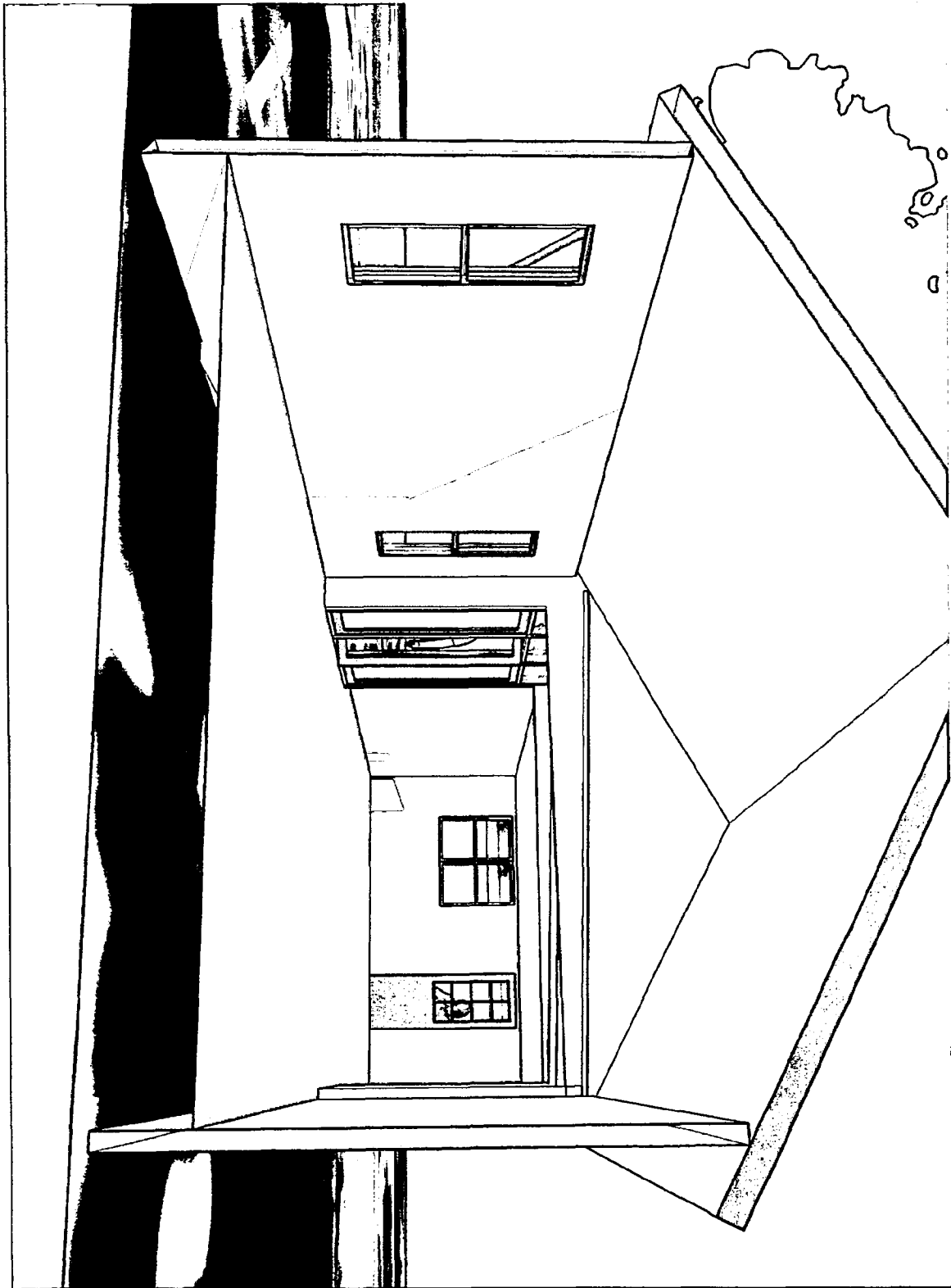
Project No:  
GRT01  
Job Name:

SCALE:  
NTS

09.15.2009



13



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1.05

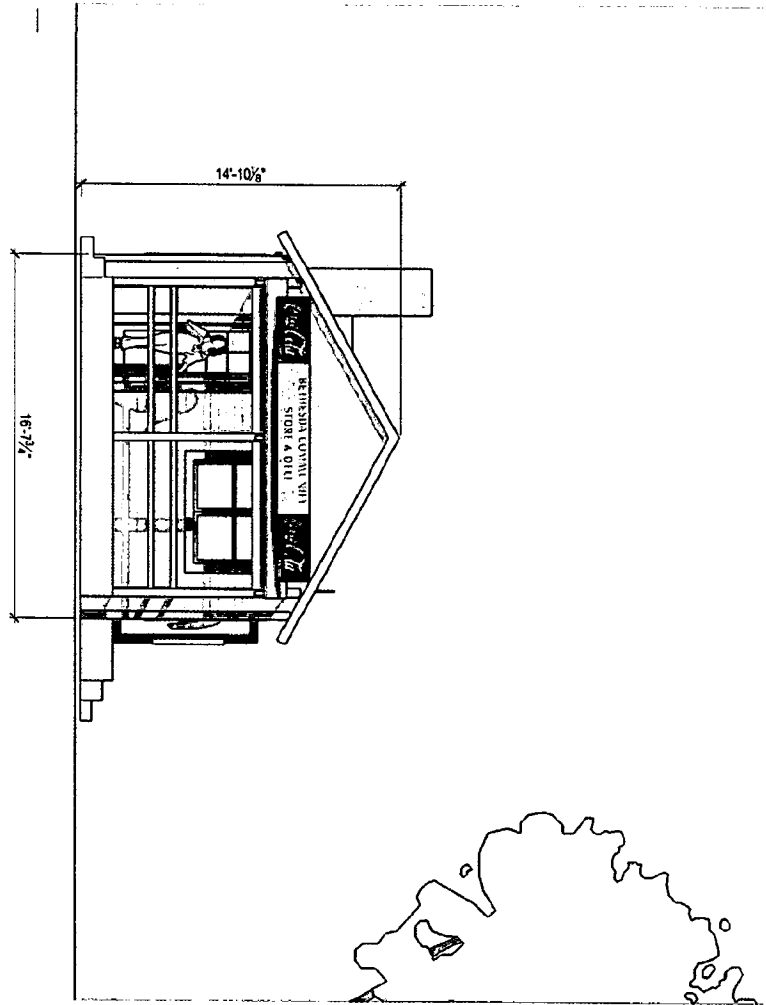
BETHESDA COMMUNITY STORE  
BETHESDA, MD

section  
interior view  
greentree associates, llc

Project N°:  
GRT01  
Job Name:  
SCALE:  
NTS  
09.15.2009



SI



A  
2.02

BETHESDA COMMUNITY STORE  
BETHESDA, MD

East  
elevation  
greentree associates, llc

Project N°:  
GR101

Job Name:

SCALE:  
3/16"=1'-0"

09.15.2009



COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

---

By: District Council

---

Subject: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland re: Bethesda Community Store

Background

1. On August 1, 1985, the Montgomery County Planning Board transmitted to the District Council a Final Draft Amendment to the Historic Preservation Master Plan proposing the designation of the Bethesda Community Store as an historic resource.
2. On October 8, 1985, the Montgomery County Council held a public hearing wherein oral and written testimony was received concerning the Final Draft Amendment to the Master Plan for Historic Preservation.
3. On December 10, 1985, and May 27, 1986, the Planning, Housing and Economic Development Committee reviewed the Final Draft Master Plan Amendment and the issues raised at the public hearing with the Montgomery County Planning Board, staff, and interested parties.
4. The Montgomery County Council reviewed the Final Draft Amendment and the recommendations of the Planning, Housing, and Economic Development Committee at a worksession held on June 3, 1986.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

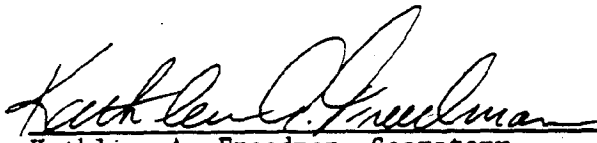
The Final Draft Amendment to the Historic Preservation Master Plan for the designation of the Bethesda Community Store, located at 8804 Old Georgetown Road, is approved as follows:

<u>Site</u>	<u>Name</u>	<u>Location</u>	<u>Associated Acreage</u>
#35/43	Bethesda Community Store	8804 Old Georgetown Road	.567 acre

- The Bethesda Community Store, built in 1924 on the site of an earlier store, meets Preservation Ordinance criteria 1a and 1d, specifically as part of the economic, cultural, and social heritage of the County, because it is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda.

- The store meets criterion 2a--embodies the distinctive characteristics of a type, period or method of construction--as it retains in nearly original conditions the style of the small scale commercial architecture so common in the first quarter of the 20th century in the County.
- Additionally the store as vernacular architecture meets criterion 2d--represents a significant and distinguishable entity whose components may lack individual distinction--because the building form itself, along with the grandfathered commercial use and its historical setting combine to convey a strong sense of an earlier time and place in contrast to its immediate surroundings.
- Finally, by virtue of this contrast, the store meets criterion 2e--represents an established visual feature of the neighborhood, community or county due to its singular characteristics--as it is the only structure along Old Georgetown Road reminiscent of the earliest phase of Bethesda suburban development.
- Because any changes to the site could affect the viability of the store's commercial operation, the entire .567 acre parcel is designated as the environmental setting to be reviewed under the Preservation Ordinance. Features of the setting include the store itself, the parking area, service delivery area, storage shed, and picnic and lawn areas to the rear of the parcel. The environmental setting may be reduced if the Historic Preservation Commission finds it necessary for the appropriate use of the property by the owner, and that the historical value would be retained.

This is a correct copy of Council action.

  
Kathleen A. Freedman, Secretary  
County Council

CRS  
Crown Recording  
Service

C.R.S

DEED

THIS DEED is made this 23 day of March, 2001 by and between

SUBURBAN HOSPITAL, INC., formerly known as Suburban Hospital Association, Inc., a Maryland Corporation

Party of the First Part

and

GREENTREE ASSOCIATES, LLC

Party of the Second Part

INT. FD. SURE. &	5.00
RECORDING FEE	20.00
TR. TAX STATE	2,150.00
TOTAL	2,215.00
Res# 10008	RL# 4 87031
MOR 804	DIR 4 9178
AUG 30, 2001	02:48 PM

2001 AUG 30 P 2:48

FILED  
HOLLY G. RUHL  
PLANNING OFFICE  
MONTGOMERY CO. MD

WITNESSETH, that for and in consideration of the sum of \$438,000.00, the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, in fee simple, as sole owner, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in the State of Maryland, County of Montgomery, namely:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING all of the same real property described in Liber 6613 at folio 541.

TO HAVE AND TO HOLD the same unto and to the use of the said Party of the Second Part, in fee simple.

AND the said Party of the First Part covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said SUBURBAN HOSPITAL, INC. has caused these presents to be executed, acknowledged and delivered by BRIAN G. GRISSLER, its President, and does hereby certify that the within conveyance was duly authorized by a Resolution of its Board of Directors, and that the within conveyance is not part of a sale, lease, exchange or other transfer of all or substantially all of its property and assets.

MONTGOMERY COUNTY, MD  
APPROVED BY UV

AUG 30 2001

\$1927.20 RECORDATION TAX PAID  
\$ Pdm TRANSFER TAX PAID  
4119101

7-32# 512757

18

BA

2190.00  
325

## EXHIBIT "A"

All of that parcel of land lying and being in the State of Maryland, County of Montgomery, more particularly described as follows:

All of that tract, part of a tract, piece or parcel of land called "Huntington" or by whatever name or names the same may be called, situate, lying and being in Montgomery County, in the State of Maryland, particularly described by metes and bounds, courses and distances as follows, to wit:

BEGINNING for the same at a stake, being the fourth or Northeast corner of said entire property, at the outlet of Cabin John Road into the Old Georgetown Road, and running thence (1) with the fourth line of the said entire property on the south side of the Cabin John Road North 81 degrees, 5 minutes, 15 seconds West 330 feet to the Northeast corner of Lot 56 of the said tract; thence (2) at right angles on the first line of said entire property and with the East line of Lot 56 South 8 degrees 54 minutes 45 seconds West 166.53 feet to a point in the said East line of said Lot 56; thence (3) leaving the said East line of said Lot 56 North 85 degrees 58 minutes East 357 feet to a stake in the third line of the said entire property: thence (4) with the said third line of said entire property North 2 degrees 47 minutes 15 seconds West 88.39 feet to the place of beginning, containing 1.016 acres of land more or less; being all of the same land and premises described in and conveyed by deed from Sterling R. Maddox and Jane E. Maddox to Emory H. Bogley and Jennie R. Bogley dated June 21, 1937, recorded June 22, 1937 among the Land Records for said Montgomery County, Maryland in Liber 667, Folio 385 et seq.,

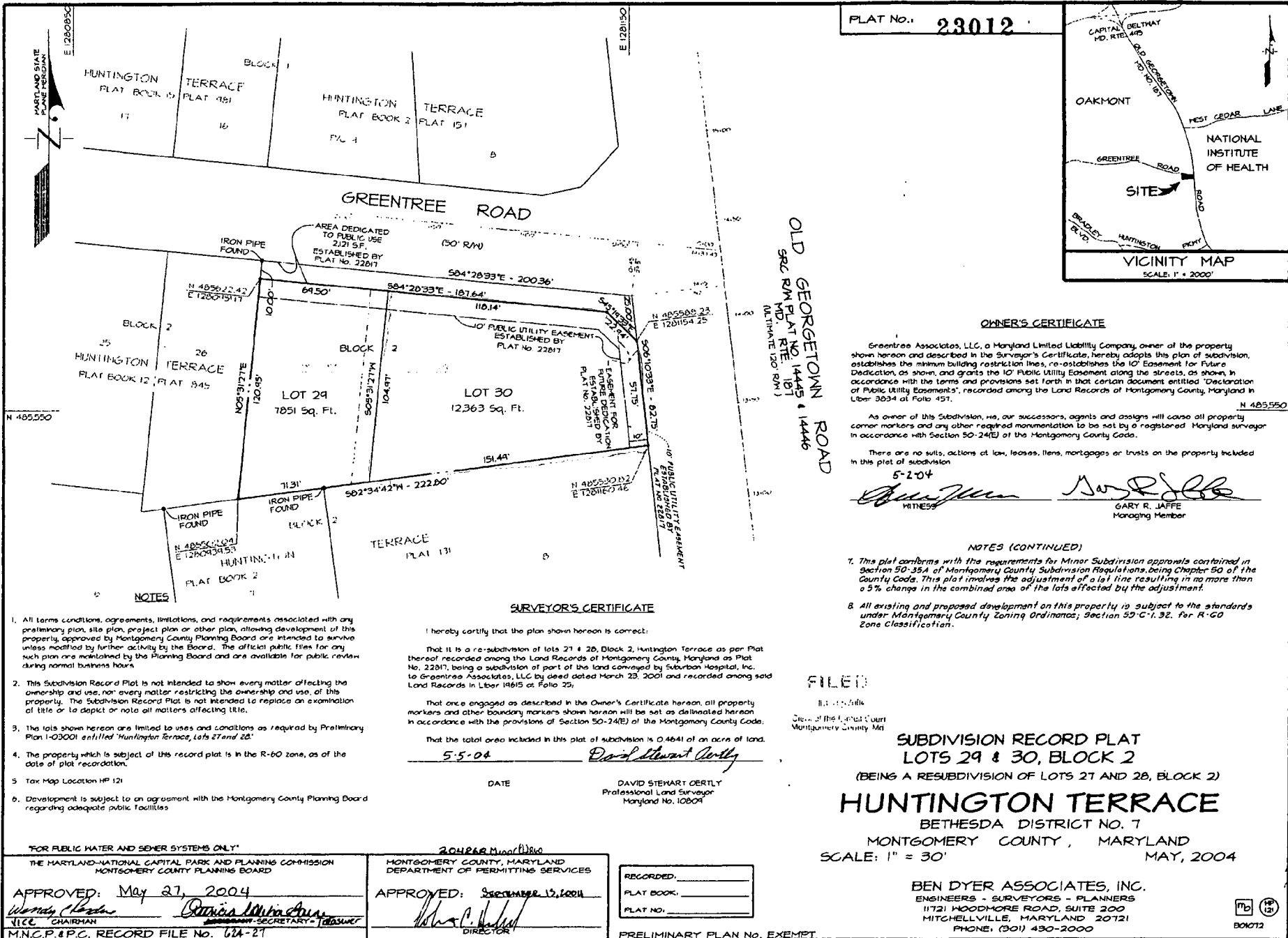
SAVING AND EXCEPTING therefrom all of that lot, piece or parcel of land and premises described in and conveyed by deed from said Emory H. Bogley et us to Jane E. Maddox dated October 9, 1937, recorded October 22, 1937, among the Land Records for said Montgomery County, Maryland in Liber 683, folio 77 and described further as follows:

Lot numbered Twenty-five (25) in Block numbered Two (2), "Huntington Terrace" of Emory H. Bogley and Jennie R. Bogley's subdivision of part of the land conveyed by Sterling E. Maddox and Jane E. Maddox, his wife to Emory H. Bogley and Jennie R. Bogley, his wife by deed dated June 21, 1937 and filed June 22, 1937 among the Land Records of Montgomery County, Maryland.

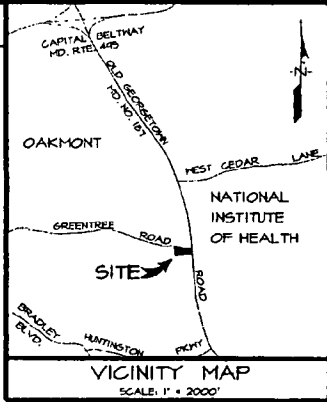
AND FURTHER SAVING AND EXCEPTING therefrom all of that lot, piece or parcel of land and premises described in and conveyed by deed from said Emory H. Bogley et ux to Samuel E. Bogley, dated November 8, 1937, recorded November 23, 1937, among the Land Records for said Montgomery County, Maryland in Liber 684 at folio 341 and further described as follows:

Lot numbered Twenty-six (26) in Block numbered Two (2), "Huntington Terrace" of Emory H. Bogley and Jennie R. Bogley's subdivision of part of the land conveyed by Sterling R. Maddox and Jennie E. Maddox, his wife, to Emory H. Bogley and Jennie R. Bogley, his wife by deed dated June 21, 1937 and recorded June 23, 1937 among the Land Records of Montgomery County, Maryland.





PLAT NO. 23012



**OWNER'S CERTIFICATE**

Greentree Associates, LLC, a Maryland Limited Liability Company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plan of subdivision, establishes the minimum building restriction lines, re-establishes the 10' Easement for Future Dedication, as shown, and grants the 10' Public Utility Easement along the streets, as shown, in accordance with the terms and provisions set forth in that certain document entitled "Declaration of Public Utility Easements", recorded among the Land Records of Montgomery County, Maryland in Liber 3034 of Folio 451.

As owner of this Subdivision, he, or successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with Section 50-24(E) of the Montgomery County Code.

There are no suits, actions of law, leases, liens, mortgages or trusts on the property included in this plat of subdivision.

5-204  
 [Signature] WITNESS  
 [Signature] GARY R. JAFFE  
 Managing Member

**NOTES (CONTINUED)**

- This plat conforms with the requirements for Minor Subdivision approvals contained in Section 50-35.4 of Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the adjustment of a lot line resulting in no more than a 5% change in the combined area of the lots affected by the adjustment.
- All existing and proposed development on this property is subject to the standards under Montgomery County Zoning Ordinance, Section 50-C-1.32, for R-60 Zone Classification.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct:

That it is a re-subdivision of lots 27 & 28, Block 2, Huntington Terrace as per Plat thereof recorded among the Land Records of Montgomery County, Maryland as Plat No. 22817, being a subdivision of part of the land conveyed by Suburban Hospital, Inc. to Greentree Associates, LLC by deed dated March 23, 2001 and recorded among said Land Records in Liber 19615 of Folio 35;

That once engaged as described in the Owner's Certificate hereon, all property markers and other boundary markers shown hereon will be set as delineated hereon in accordance with the provisions of Section 50-24(E) of the Montgomery County Code;

That the total area included in this plat of subdivision is 0.4641 of an acre of land.

5-5-04 David Stewart Gentry

DATE DAVID STEWART GENTLY  
 Professional Land Surveyor  
 Maryland No. 10801

FILED

Deputy of the Circuit Court  
 Montgomery County, Md

**SUBDIVISION RECORD PLAT**  
**LOTS 29 & 30, BLOCK 2**  
 (BEING A RESUBDIVISION OF LOTS 27 AND 28, BLOCK 2)  
**HUNTINGTON TERRACE**  
 BETHESDA DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 MAY, 2004

**BEN DYER ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 11721 WOODMORE ROAD, SUITE 200  
 MITCHELLVILLE, MARYLAND 20712  
 PHONE: (301) 430-2000

- NOTES**
- All terms conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by Montgomery County Planning Board are intended to survive unless modified by further activity by the Board. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
  - This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - The lots shown hereon are limited to uses and conditions as required by Preliminary Plan I-03001 entitled "Huntington Terrace, Lots 27 and 28".
  - The property which is subject of this record plat is in the R-60 zone, as of the date of plat recordation.
  - Tax Map Location HP 121
  - Development is subject to an agreement with the Montgomery County Planning Board regarding adequate public facilities

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY!  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: May 27, 2004  
 [Signature] CHAIRMAN  
 [Signature] SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. 624-27

204248 Municipal  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: September 12, 2004  
 [Signature] DIRECTOR

RECORDED:  
 FLAT BOOK:  
 FLAT NO.:

PRELIMINARY PLAN No. EXEMPT



**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
240-777-6600

([www.montgomerycountymd.gov/mc/council/board.html](http://www.montgomerycountymd.gov/mc/council/board.html))

**Case Nos. A-5982, A-5983, A-5984, & A-5994  
APPEAL OF DONALD MCGEE, MCGEE ENTERPRISES, AND GREENTREE  
ASSOCIATES L.L.C.**

OPINION OF THE BOARD

(Hearings held June 9, July 13, 2004 and July 14, 2004. Original Opinion issued February 1, 2005. Revised Opinion issued pursuant to the March 9, 2009, Order of the Circuit Court for Montgomery County.)  
(Effective Date of Opinion: April 24, 2009)

Case No. A-5982 is an administrative appeal filed by Donald McGee charging error on the part of the County's Department of Permitting Services ("DPS") in issuing a Notice of Violation dated March 12, 2004, for conducting retail sales in a residential zone on the property located at 8804 Old Georgetown Road, Bethesda, Maryland 20814 (the "Property").

Case No. A-5983 is an administrative appeal filed by Donald McGee charging error on the part of the County's Department of Permitting Services ("DPS") in issuing a Notice of Violation dated March 12, 2004, for offering to sell goods or services without a Montgomery County vendor license on the Property.

Case No. A-5984 is an administrative appeal filed by Greentree Associates, L.L.C., charging error on the part of the County's Department of Permitting Services ("DPS") in issuing a Notice of Violation dated March 30, 2004, for the extension of a nonconforming use at the Property.

Case No. A-5994 is an administrative appeal filed by Donald McGee, McGee Enterprises, d/b/a Salt River Lobster, charging error on the part of the County's Department of Permitting Services ("DPS") in issuing a letter dated May 3, 2004, denying a vendors license for the sale of seafood in a residential zone at the Property.

Pursuant to Rule 1.7 of the Board of Appeals Rules of Procedure, the Board consolidated the four cases. For the purposes of this Opinion, Donald McGee, Greentree Associates, L.L.C., and McGee Enterprises may be referred to collectively as the "Appellants."

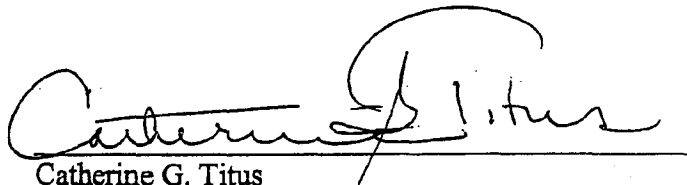
Pursuant to Section 59-A-4.4 of the Montgomery County Zoning Ordinance, codified as Chapter 59 of the Montgomery County Code (the "Zoning Ordinance"), the Board held a public hearing on the appeals on June 9, July 13, and July 14, 2004. Stephen J. Orens, Esquire, and Kinley R. Dumas, Esquire, represented the Appellants. Assistant County Attorney Malcolm Spicer represented DPS. Norman G. Knopf, Esquire, represented Michael and Shari Wohl and the Huntington Terrace Citizens Association, who intervened in the cases. On February 1, 2005, the Board issued a decision denying all four of these appeals.

The Appellants filed a Petition for Judicial Review of the Board's decision with the Circuit Court. The Circuit Court held oral argument in this case on January 15, 2009, and on March 9, 2009, entered an Order reversing the Board's decision in Case Nos. A-5982 and A-5984, and reversing and remanding to the Board its decisions in Case Nos. A-5983 and A-5994 for further action consistent with the Court's opinion.

Per the Order of the Circuit Court, the Board hereby reverses its decision of February 1, 2005, and GRANTS the appeals in Case Nos. A-5982 and A-5984. With respect to Case Nos. A-5983 and A-5994, the Board notes that in reversing the Board's decision in Case No. A-5984, the Circuit Court found that outdoor retail sales are not prohibited on the Property. Thus, in accordance with the Circuit Court Order, the Board hereby GRANTS the appeals in Case Nos. A-5983 and A-5994, and remands these cases back to DPS for further action consistent with this Opinion and with the Order of the Circuit Court.

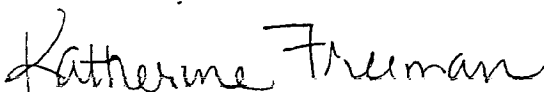
On a motion by Member Stanley B. Boyd, seconded by Carolyn J. Shawaker, with Chair Catherine G. Titus, Vice Chair David K. Perdue, and Member Walter S. Booth in agreement, the Board voted 5 to 0 to open the record in this case to receive the Order of the Circuit Court, and to adopt the following Resolution:

**BE IT RESOLVED** by the Board of Appeals for Montgomery County, Maryland that the opinion stated above be adopted as the Resolution required by law as its decision on the above entitled petition.



Catherine G. Titus  
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book  
of the Board of Appeals for  
Montgomery County, Maryland  
this 24<sup>th</sup> day of April, 2009.



Katherine Freeman  
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within ten (10) days after the date the Opinion is mailed and entered in the Opinion Book (see Section 2A-10(f) of the County Code).

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County on accordance with the Maryland Rules of Procedure.

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

IN RE: )  
THE PETITION OF DONALD MCGEE, )  
MCGEE ENTERPRISES AND GREENTREE )  
ASSOCIATES, LLC FOR JUDICIAL REVIEW )  
OF THE DECISION OF THE MONTGOMERY ) Civil No. 259472-V  
COUNTY BOARD OF APPEALS )  
IN ADMINISTRATIVE APPEAL NOS. A-5982, A-5983, )  
A-5984 & A-5994 )

---

**ORDER**

This matter came before the Court on the Petition for Judicial Review filed by Petitioners Donald McGee, McGee Enterprises, and Greentree Associates LLC and the Court has considered the Petition, the administrative record, the memoranda filed by Petitioners and Respondent Montgomery County as well as the argument of counsel at oral argument held January 15, 2009. On the basis of the foregoing the Court finds that the decision of the Montgomery County Board of Appeals in consolidated administrative appeals of A-5982 (Retail sales in a residential zone), A-5983 (Failure to have required vendor's license), A-5984 (unlawful expansion of non-conforming use –shed/trailer), and A-5994 (Appeal from denial of vendor's license) is erroneous as a matter of law<sup>1</sup>. Further, the Court finds that the Subject Property, the Bethesda Community Store, located at 8804 Old Georgetown Road, Bethesda, Maryland, as a historic site designated by the County (District) Council in 1986 is a protected historic resource in accordance with the County's Master Plan for Historic Preservation and is neither a nonconforming

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<sup>1</sup> The Board of Appeals made typographical errors in their Opinion. The proper case numbers and matters are as stated above follows: A-5982: Appeal regarding a Notice of Violation for conducting retail sales in a residential zone, A-5983: Appeal regarding a Notice of Violation for the sale of goods without a vendor's license, A-5984: Appeal regarding a Notice of Violation for the addition of a shed/trailer to the Bethesda Community Store property and such shed/trailer was stated to be an unlawful extension of a non-conforming use; and A-5994: An Administrative Appeal of the decision of the Department of Permitting Services to deny Salt River Lobster Company a vendor's license.

nor unlawful use. The Court further finds that the intent of the County Code provisions governing historic preservation, County Council Resolution 10-1969 designating the Bethesda Community Store as a historic site, and the Historic Preservation Master Plan, is that the Bethesda Community Store be preserved and that its economic viability be protected to enable it to continue in operation as a "store" as provided in County Council Resolution 10-1969 and in accordance with the Historic Preservation provisions of the Montgomery County Code and Master Plan.

The Court further finds that the existing storage shed (Board of Appeals Case A-5984) that is used in conjunction with the Bethesda Community Store, and for which the Historic Preservation Commission approved a Historic Area Work Permit, is not an unlawful extension of a nonconforming use and may continue to be used in a manner consistent with the historic designation of the property, subject to the jurisdiction of the Historic Preservation Commission. Accordingly, the Court will reverse the decision of the Board of Appeals as to Case No. A-5984.

The Court further finds that decision by the Board of Appeals upholding the decision of the County Department of Permitting Services to issue a Notice of Violation to Salt River Lobster Co. on the basis that outdoor retail sales in a residential zone are prohibited on the Bethesda Community Store property (A-5982) is erroneous as a matter of law and that such activity is not an unlawful extension of a nonconforming use. Accordingly, the Court will reverse the decision of the Board of Appeals as to Case No. A-5982.

The decision by the Board of Appeals upholding the decision of the County Department of Permitting Services not to issue a vendor's license to Salt River Lobster

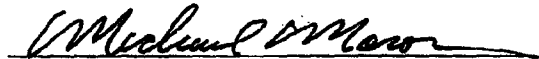
Co. on the basis that the Subject Property was a non-conforming use, as well as the Department of Permitting Service's decision to issue a Notice of Violation for failing to have said vendor's license were erroneous as a matter of law. Therefore, the Court will remand Board of Appeals Case Nos. A-5983 and A-5994 to the Board of Appeals for further action consistent with this Opinion and the oral opinion of the Court.

Accordingly, for the foregoing reasons, it is this 25<sup>th</sup> day of <sup>Feb</sup> ~~January~~-2009

ORDERED that the Petition for Judicial Review is hereby GRANTED; and it is further;

ORDERED that the decision of the Board of Appeals in Board of Appeals Case Nos. A-5982 and A-5984 is hereby REVERSED; and it is further;

ORDERED that the decisions of the Board of Appeals in Board of Appeals Case No. A-5983 and A-5994 are hereby Reversed and Remanded to the Board of Appeals for further consideration consistent with this Opinion.

  
Michael D. Mason, Judge

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Thursday, October 08, 2009 2:44 PM  
**To:** 'Walker, Rebecca D.'  
**Cc:** Whipple, Scott  
**Subject:** RE: Bethesda Community Store  
**Attachments:** 2002 HAWP Bethesda Community Store.pdf

Becca,

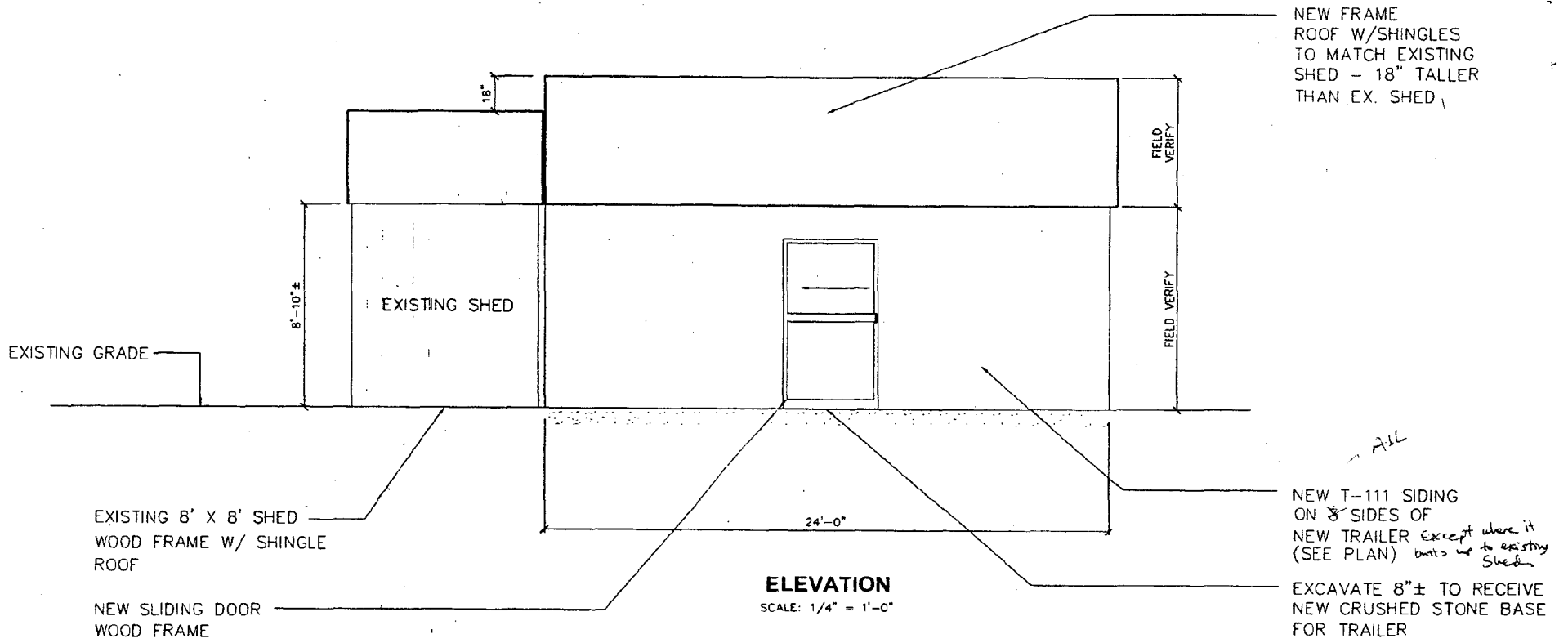
Attached please find the final plans and the staff report for the 2002 HAWP for the Bethesda Community Store in case you do not have a copy of these documents. The staff report refers to the proposed trailer as a temporary installation that DPS would permit for a limited time period (with possible renewal). It seems the staff supported the trailer because there were restrictions on expanding the store and they wanted to support the viability of the store by allowing a storage trailer behind the building. We have requested the March 2002 meeting transcript from archives and will see what the HPC's comments were at that meeting and we can provide that document to you when we have it.

Since the trailer wasn't shown on last night's proposed site plan, we were not able to address in the staff report the possible issues of a rear addition to the historic store with the existing shed and trailer remaining on site. Clearly the HPC had some concerns about this proposal last night. Hopefully the three of us can sit down and discuss what may be approvable for this store and property in terms of the addition as well as the shed and trailer in the near future so you can continue to move forward.

thanks,  
Anne

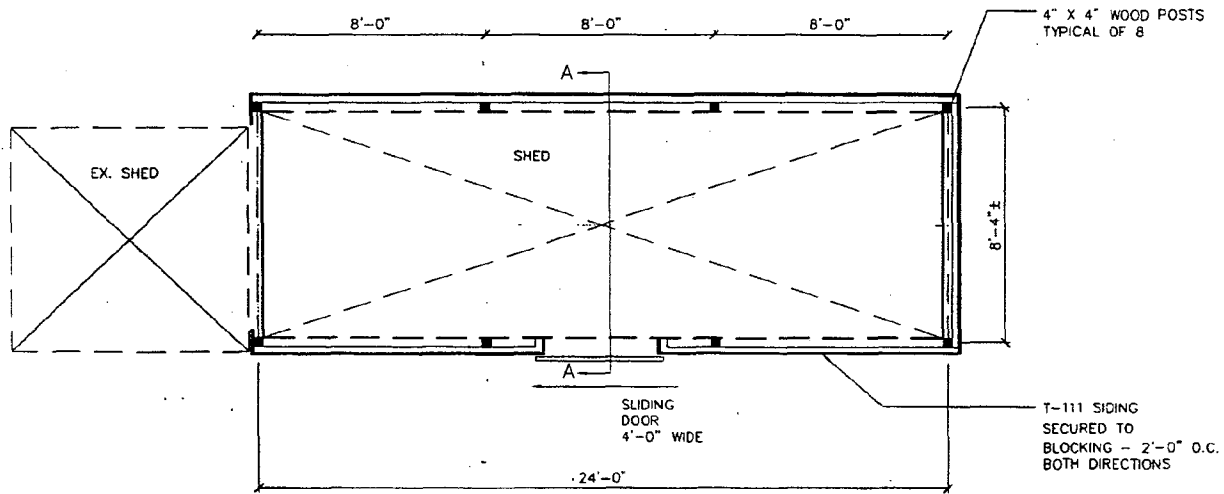
Anne Fothergill  
Planner Coordinator  
Historic Preservation Section  
Urban Design and Preservation Division  
Montgomery County Planning Department  
The Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>





Montgomery County  
 Historic Preservation Commission

*[Signature]*  
 1/18/02

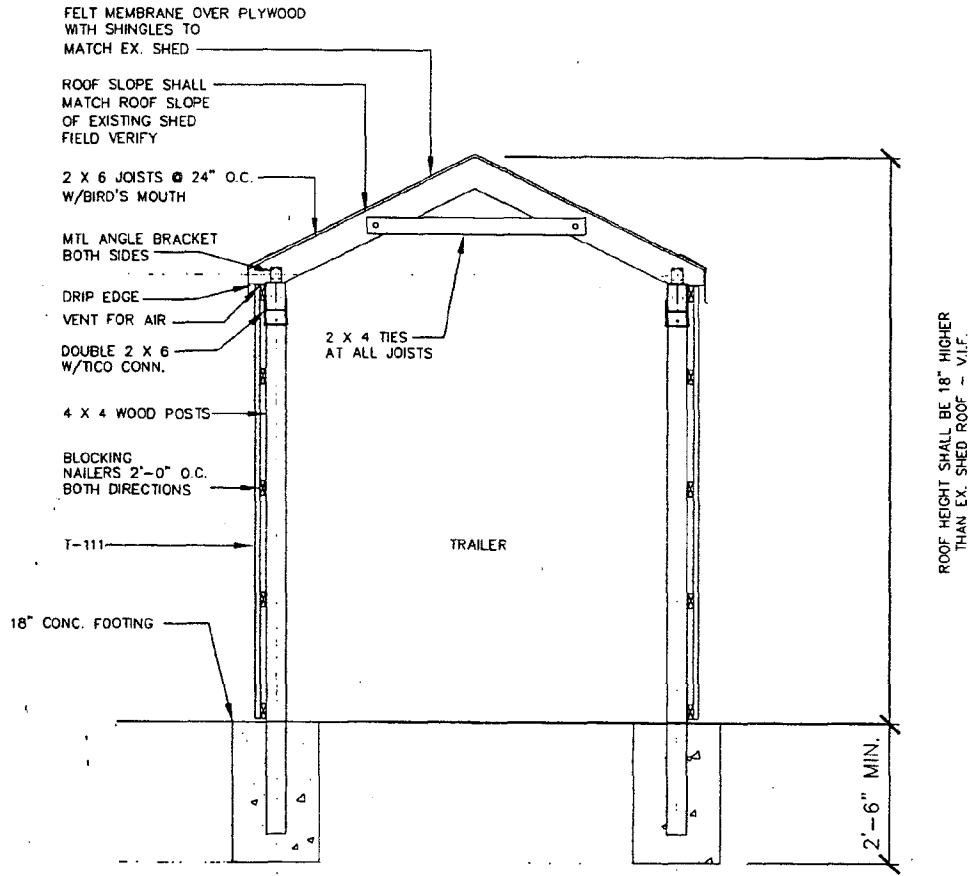


**FRAMING PLAN**

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

Montgomery County  
Historic Preservation Commission

*[Signature]*  
RDZ  
4/18/02

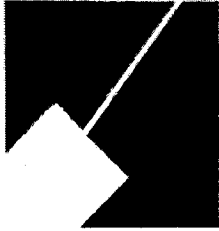


**SECTION AA**

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

Montgomery County  
 Historic Preservation Commission  
 [Signature]  
 4/18/02

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

March 14, 2002

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

# 270172

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit ~~373-02E~~ 35|43-02A

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved  Denied  Approved with Conditions:

1. The new trailer roof will be approximately 2' higher than the existing shed;
2. The applicant should investigate double "barn" doors instead of the single door;
3. The siding, trim and doors will be painted.

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Greentree Associations, LLC, Arnold Fainman, 8804 Old Georgetown Rd, Bethesda, MD. (Bethesda Community Store, Master Plan #35/43)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: ARNOLD FAZMAN  
Daytime Phone No.: 301-564-1009

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: GREENTREE ASSC. LLC Daytime Phone No.: 301-652-6306  
Address: \_\_\_\_\_  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: ARNOLD FAZMAN Daytime Phone No.: 301-564-1009

LOCATION OF BUILDING/PREMISE

House Number: 2804 Street: OLD GEORGETOWN RD  
Town/City: BETHESDA Nearest Cross Street: GREENTREE RD  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Revocable
- CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: PORTA SUCCEDING  Single Family

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

RECEIVED  
FEB 21 2002

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: 270172 \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure was built circa 1924 to house a community store and, to the best recollection of the community, has been used for this purpose ever since. The 360 square foot building faces Old Georgetown Road, just behind the public sidewalk. There is a shed used for storage behind the building and shielded from Old Georgetown Road by the main structure and a privacy fence. The remainder of the 22,335 square feet of the parcel is approximately half customer parking and half unused.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project is the installation of an 8 x 24 foot office/storage trailer. The trailer height will match the existing shed, have T-111 siding and facade and matching roof. The proposed structure will be used for storage and a small office. The original building will be untouched by this project. The trailer will be shielded from view from Old Georgetown Road by the existing historic structure and privacy fence.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 9 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Reckville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	8804 Old Georgetown Road	Meeting Date:	3/13/02
Applicant:	Arnold Fainman	Report Date:	3/06/02
Resource:	Bethesda Community Store	Public Notice:	2/27/02
Review:	HAWP	Tax Credit:	No
Site Number:	#35/43-02A	Staff:	Robin D. Ziek

**PROPOSAL:** Add new storage trailer adjacent to existing shed

**RECOMMEND:** Approval with Conditions:

1. The new trailer roof will be approximately 2' higher than the existing shed;
2. The applicant should investigate double "barn" doors instead of the single door;
3. The siding, trim and doors will be painted.

**SITE DESCRIPTION**

The Bethesda Community Store was designated as a historic site in Montgomery County in 1986. The existing store was built in 1924 on the site of an even earlier store. It is one of the few surviving early 20<sup>th</sup> century commercial structures in Montgomery County which is still in operation. The Bethesda Community Store sits in the southeast corner of .5 acres of property. The store is a small building (24.3' x 14.5'), and the applicant would like more storage on the site. There is one small storage shed (8.2' x 8.2') behind the store (see Circle 6 ).

The commercial use at this site is grandfathered in as a non-conforming use. Because of this there are strict restrictions as to the possible expansion of the store, including the construction of additions and other buildings. It is staff's understanding that the county will approve the installation of a "temporary" structure, permitted for a limited time period. This can be renewed, under DPS procedure.

**PROPOSAL**

The applicant proposes to bring a trailer, measuring 8' x 24', on site for storage purposes. The trailer would be set adjacent to the existing storage shed. The applicant proposes to match the existing roof line of the shed, and sheath the trailer in T1-11 siding. This is a plywood siding which has vertical grooves to mimic board siding (see Circle 7 ).

## STAFF DISCUSSION

The HPC has expressed concern about assuring the viability of the store. The applicant is eager to continue the operation of a local deli/corner store here, but has noted many times that there isn't enough storage space on site for the business. Staff feels that the location of the proposed trailer is appropriate, but the installation would be more compatible with a few design changes.

Staff feels that the roof of the trailer should be higher than the roof of the shed to reduce the apparent overall length of these outbuildings (see Circle 9). The single door on the long side of the trailer is out of scale with the length of the building, and leaves the façade too blank. Installation of double doors, more similar to garage or barn doors would help to fill in the façade. The design of these should be simple. Something like a board door hung as a exterior slider, with the sliding metalwork on the exterior of the building (similar to barn doors) could work here.

## STAFF RECOMMENDATION

Staff recommends, with the following Conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with 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.

### CONDITIONS:

1. The new trailer roof will be approximately 2' higher than the existing shed;
2. The applicant should investigate double "barn" doors instead of the single door;
3. The siding, trim and doors will be painted.

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.





DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: ARON FAZMAN  
 Daytime Phone No.: 301 564-1009

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: GREENTREE ASSC. LLC Daytime Phone No.: 301-652-6306  
 Address: \_\_\_\_\_  
Street Number City Street Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: ARON FAZMAN Daytime Phone No.: 301-564-1009

**LOCATION OF BUILDING/PREMISE**

House Number: 2804 Street: OLD GEORGETOWN RD  
 Town/City: BETHESDA Nearest Cross Street: GREENTREE RD  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |   |  |                                    |  |  |                               |                               |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition           | <input type="checkbox"/> Porch                               | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove       | <input type="checkbox"/> Single Family <u>PORTA BUILDING</u> |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input checked="" type="checkbox"/> Other: _____ |  |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**RECEIVED**  
**FEB 21 2002**

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: 270172 For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION**



**HISTORIC RESOURCES COMMISSION**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing structure was built circa 1924 to house a community store and, to the best recollection of the community, has been used for this purpose ever since. The 360 square foot building faces Old Georgetown Road, just behind the public sidewalk. There is a shed used for storage behind the building and shielded from Old Georgetown Road by the main structure and a privacy fence. The remainder of the 22,335 square feet of the parcel is approximately half customer parking and half unused.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The proposed project is the installation of an 8 x 24 foot office/storage trailer. The trailer height will match the existing shed, have T-111 siding and facade and matching roof. The proposed structure will be used for storage and a small office. The original building will be untouched by this project. The trailer will be shielded from view from Old Georgetown Road by the existing historic structure and privacy fence.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.  
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

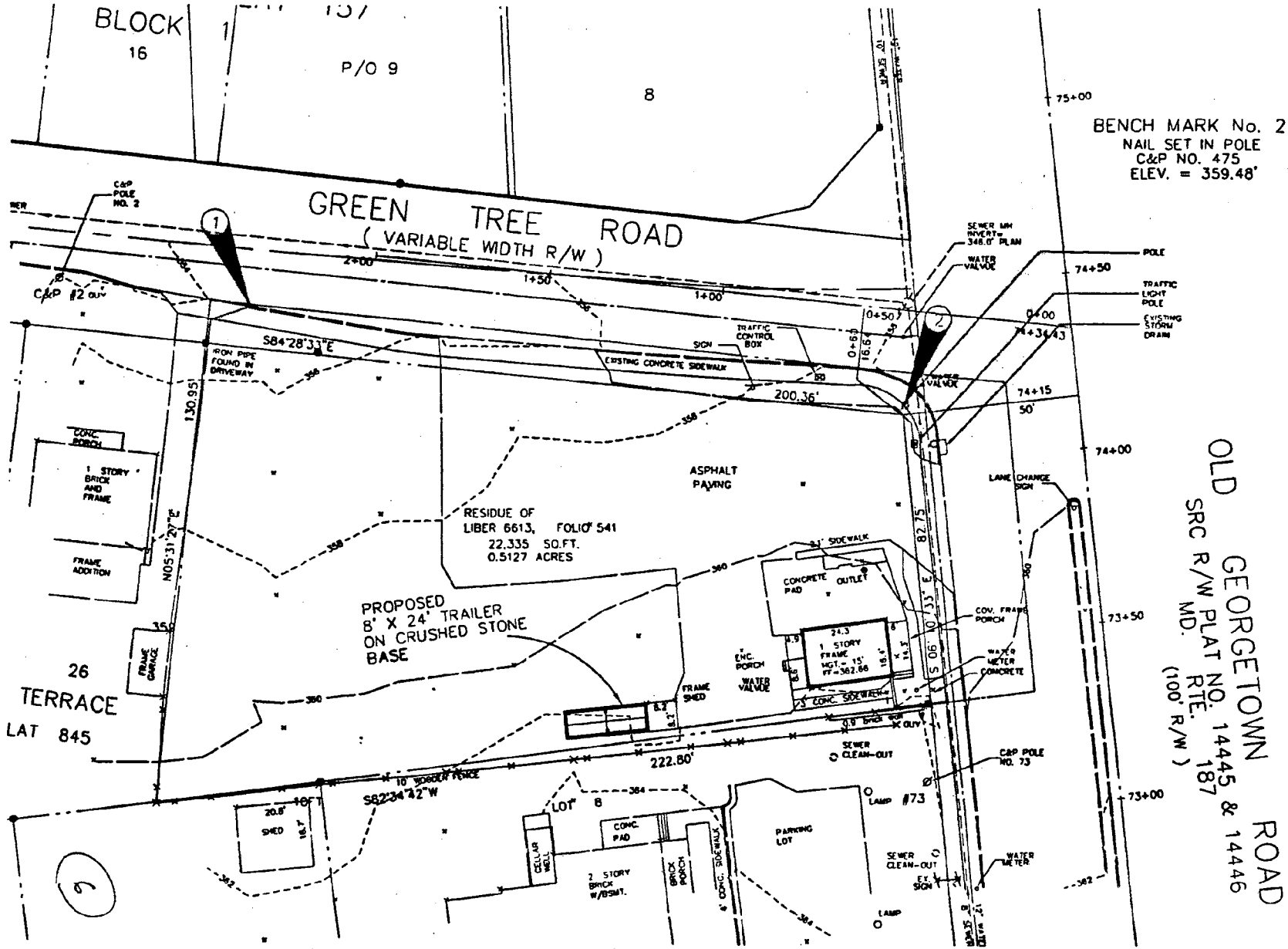
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

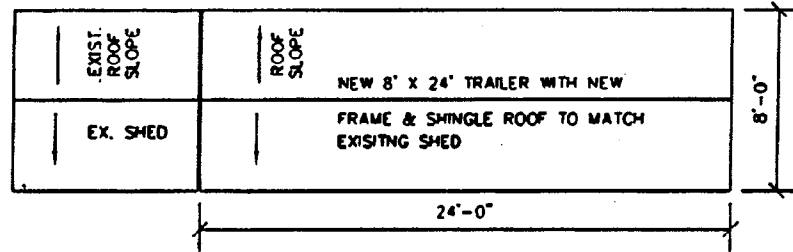
NAME	ADDRESS (Please add Zip Code)	LOT/FACED	BLOCK
Zheng, Chao	8900 Old Georgetown Road Bethesda, MD 20814	19	1
Raciti, Sandra	5507 Greentree Road Bethesda, MD 20814	9	1
Nalecz-Mrozowski, Teresa	5509 Greentree Road Bethesda, MD 20814	14	1
Hsueh, Peter	13140 River Road (Owner Address Potomac, MD 20854 of 5506 Greentree)	25	2
Plotkin, Joel	5508 Greentree Road Bethesda, MD 20814	25	2
Suburban Hospital Association, Inc.	8600 Old Georgetown Road (Owner address Bethesda, MD 20814 of 5501 Southwick)	8	2
Suburban Hospital, Inc.	5507 Southwick Road Bethesda, MD 20814	7	2
Wohl, Michael	5511 Southwick Road Bethesda, MD 20814	6	2

(5)

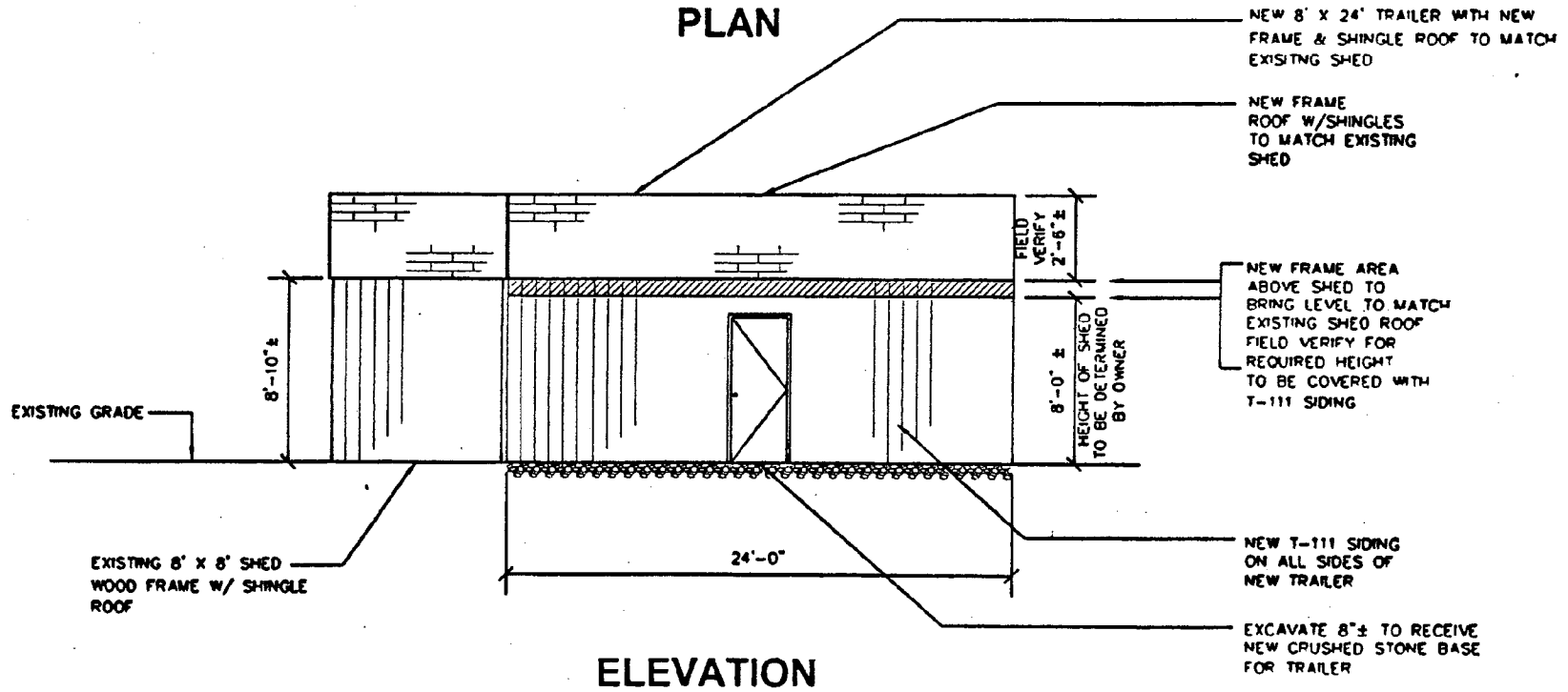


OLD GEORGETOWN ROAD  
SRC R/W PLAT NO. 14445 & 14446  
MD. RTE. 187  
(100' R/W)





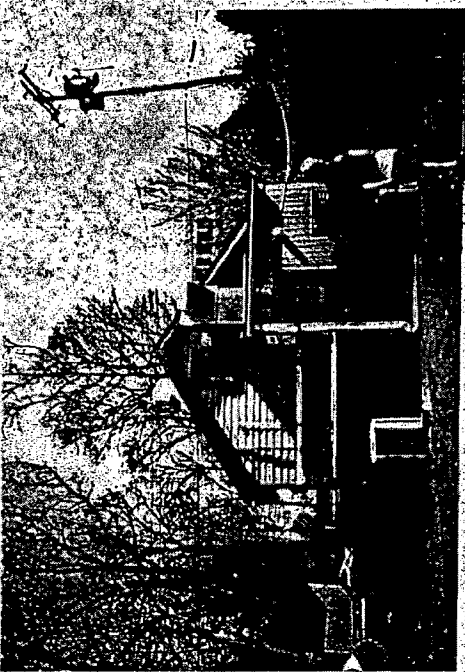
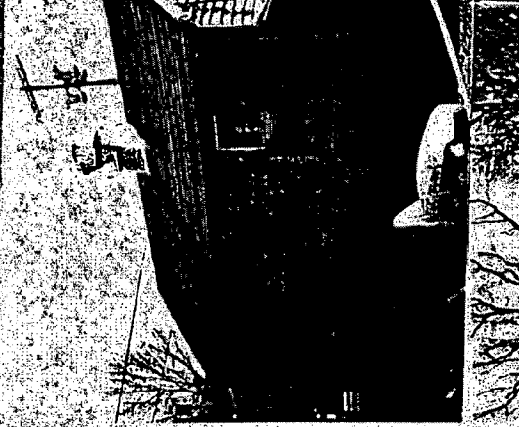
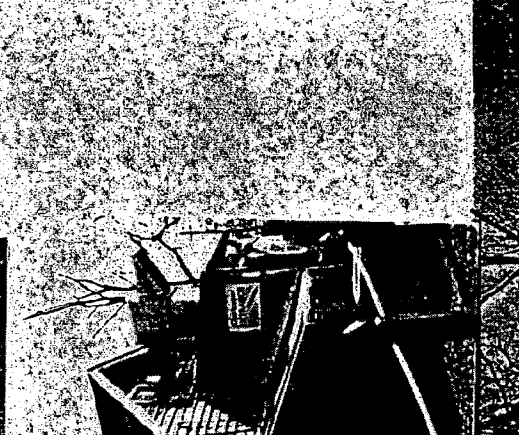
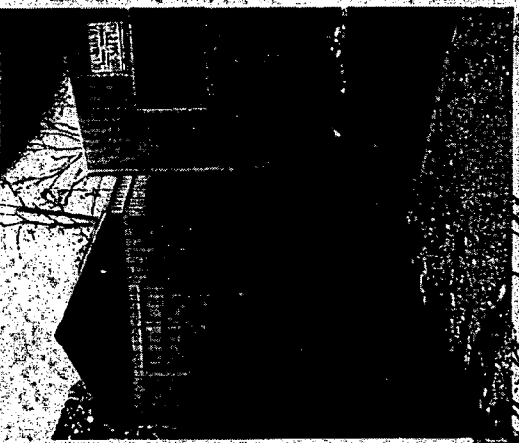
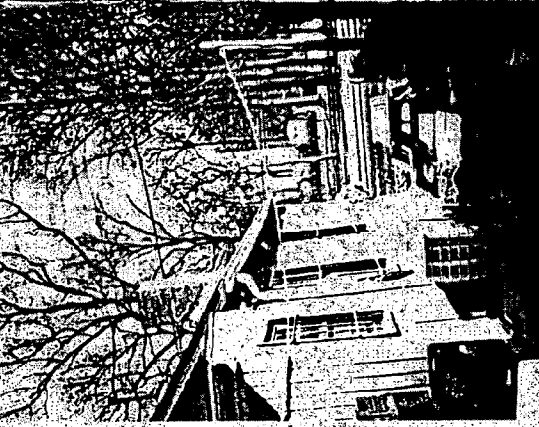
**PLAN**



**ELEVATION**

**LOCATION: 8804 OLD GEORGETOWN ROAD**

4

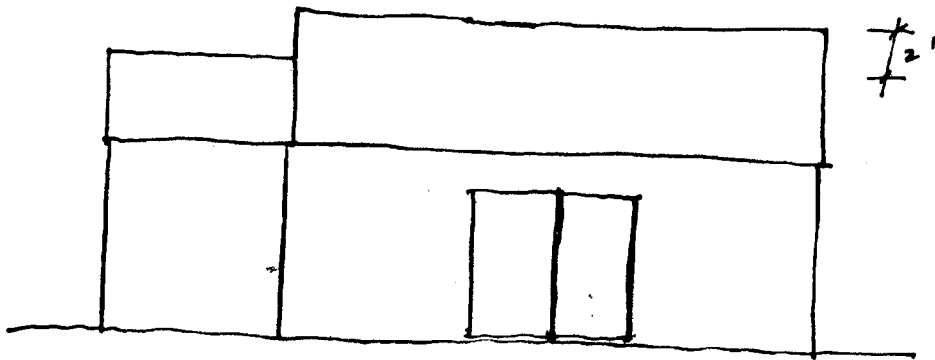
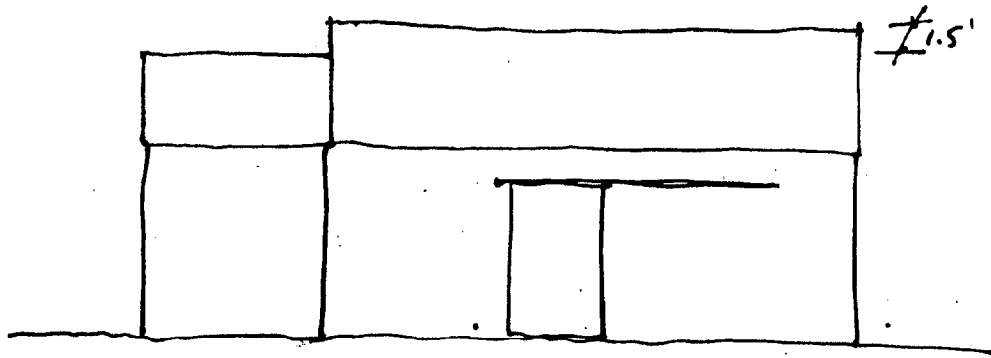


Coca-Cola

BETHESDA  
COMMUNITY STORE

POSSIBLE VARIATIONS PROPOSED BY STAFF.

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May 17, 2002

Please include the following people in any notifications sent out for any project involving the Bethesda Community Store:

① Carol Ann Rudolph  
5620 Greentree Road  
Bethesda, MD 20817  
(301)897-8272

② David Mangurian  
8504 Garfield Street  
Bethesda, MD 20817

③ Lorraine Driscoll  
8507 Garfield Street  
Bethesda, MD 20817

Thanks,  
Gwen

④ ANN DOROUGH  
8604 GRANT ST.  
BETHESA, MD. 20817

~~⑤ BRUCE LAWSON  
LAWSON + ASSOCIATES,  
ARCHITECTS  
8520 CONNECTICUT AVE,  
SUITE 240  
CHEVY CHASE, MD.  
20815~~

⑥ ARNOLD FAINMAN  
8004 OLD GEORGETOWN  
ROAD  
BETHESDA, MD 20817

~~⑦ STEVE ORENS  
DUFOUR AND ORENS  
4920 ELM STREET  
SUITE 200  
BETHESDA, MD. 20814~~