

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

<b>Address:</b>	8000 Overhill Rd., Bethesda	<b>Meeting Date:</b>	11/15/17
<b>Resource:</b>	Contributing Resource <b>Greenwich Forest Historic District</b>	<b>Report Date:</b>	11/08/17
<b>Applicant:</b>	Anil Gupta	<b>Public Notice:</b>	11/01/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/165-17B	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Window Replacement		

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Greenwich Forest Historic District  
**STYLE:** Tudor Revival  
**DATE:** 1935

**PROPOSAL**

The applicant proposes to remove the historic steel casement windows and replace them with a contemporary clad casement window.

**APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Contributing Resources within the Greenwich Forest Historic District, decisions are guided by the Greenwich Forest Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*).

***Greenwich Forest Historic District Design Guidelines***

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

## A. PRINCIPLES

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- c. High quality building materials and high level of craftsmanship.

## B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses. [See: levels of review, below]

## D. MAJOR GUIDELINES

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original “like materials” such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D17. Windows, dormers, & doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable (“snap-in”) muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

Levels of review mean the nature of review applicable to a proposed modification. The three levels of review are:

- Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

- Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structures existing architectural designs.
- Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

Windows that are visible from the public right-of-way are reviewed under strict scrutiny. All windows not visible from the public-right-of-way are to be reviewed under limited scrutiny.

***Montgomery County Code, Chapter 24A Historic Resources Preservation***

- (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

**STAFF DISCUSSION**

The applicant proposes to remove all of the steel casement windows and replace them with new Marvin clad casement windows. The leaded glass fixed windows will be retained in place.

The subject property has a mixture of four-lite twelve-lite, sixteen-lite, and twenty-four-lite steel casement windows. Additionally, there are six fixed casement windows with leaded glass on the front façade (no work is proposed for these six windows). The steel casement windows have areas of surface rust and several casements have warped significantly so they no longer function.

The *Design Guidelines* for Greenwich Forest are some of the most lenient within Montgomery County. There is a bit of a contradiction in the *Guidelines*, because they state that changes to the windows that are visible from the public right-of-way be interpreted under strict scrutiny, meaning that the changes are “permitted if.. they do not significantly compromise the original features of the structure.” However, the *Guidelines* also explicitly state in D17 that “window replacements are acceptable, as long as the replacements are compatible with the architectural

style of the house.” Staff recognizes that there is an apparent contradiction within the *Guidelines* and has consistently interpreted them as allowing the change in materials.

The remaining questions are whether the replacement windows are compatible with the architectural style of the house (D17) and are considered a high quality building material (A2-c). The proposed windows are Marvin Ultimate, aluminum clad casement windows that will be custom sized to fit within the historic opening. The muntin pattern applied to the exterior and interior of the simulated divided lites will match the configuration of the historic windows. The aluminum cladding will be colored ‘Evergreen’ to match the paint color currently applied to the window exteriors. The material strength of the new muntins requires that they be slightly thicker than the existing. This dimensional difference appears to comply with the *Design Guidelines* and is consistent with the Tudor Revival architectural style of the house. The Ultimate is Marvin’s top-of-the-line casement window and is offered in custom sizes. Staff feels that this more than satisfies the requirement in the *Design Guidelines* that the materials be of high quality. Staff supports approval of the proposed window replacement.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: agupta8000@yahoo.com Contact Person: Anil K. Gupta  
 Tax Account No.: Real Property Tax Account # 00494817 Daytime Phone No.: 301-537-6738 (cell)  
 Name of Property Owner: Anil K. Gupta Daytime Phone No.: 301-537-6738 (cell)  
 Address: 8000 Overhill Road, Bethesda, MD 20814  
Street Number City Street Zip Code  
 Contractor: Window and Door Showplace, 6832 Old Dominion Dr, McLean, VA 22101 Phone No.: Brian Post, 703-929-4325 (cell)  
 Contractor Registration No.: Maryland License # 128201  
 Agent for Owner: None Daytime Phone No.: -

**LOCATION OF BUILDING/PERMISE**

House Number: 8000 Street: Overhill Road  
 Town/City: Bethesda Nearest Cross Street: Corner house at crossing of Overhill Road & York Lane  
 Lot: 11 Block: J Subdivision: Greenwich Forest (District 07, Sub 026)  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMITS/ACTION AND USE**

Replace 70+ years old windows

1A. CHECK ALL APPLICABLE:

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 |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ \$65,000

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

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

Not applicable

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**

Not applicable

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.

Anil K. Gupta  
Signature of owner or authorized agent

August 21, 2017

Date

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

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

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

**SEE REVERSE SIDE FOR INSTRUCTIONS**

812360

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**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:

*My house has extremely old (70+ years) metal casement windows (single pane). These are in terrible condition (rusting, difficult to operate, poor insulation, and very drafty) – see pages 4-5 for photos.*

*This project involves replacement of almost all windows with nearly identical looking metal-clad (aluminum-clad) casement windows, matching the exact dimensions of the existing windows – see page 7-8 for photos and other key information.*

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

*I do not believe that replacing the windows (as planned) will affect the look of the house in any notable way. Moreover, the new windows will have excellent insulation. Thus, they will cut down on heating and cooling bills and also be much better for the environment.*

**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; *See page 9*
- 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**

*Not relevant because I only plan to  
replace the windows*

*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**

*See pages 7 & 8*

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**

*See pages 4-5-6*

- 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**

*Not relevant because I only plan to  
replace the windows*

If you are proposing construction adjacent to or within the dripline of any tree 8" 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**

*See next page*

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.

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.

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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

*Anil K. Gupta  
8000 Overhill Road  
Bethesda, MD 20814*

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

*Don Spero  
7826 Overhill Road  
Bethesda, MD 20814*

*David Schindel  
5605 York Lane  
Bethesda, MD 20814*

*Michael Dobbs  
8003 Overhill Road  
Bethesda, MD 20814*

*Erich & Kathy Hahn  
8001 Overhill Road  
Bethesda, MD 20814*

*Charles & Hilda Smith  
8002 Overhill Road  
Bethesda, MD 20814*

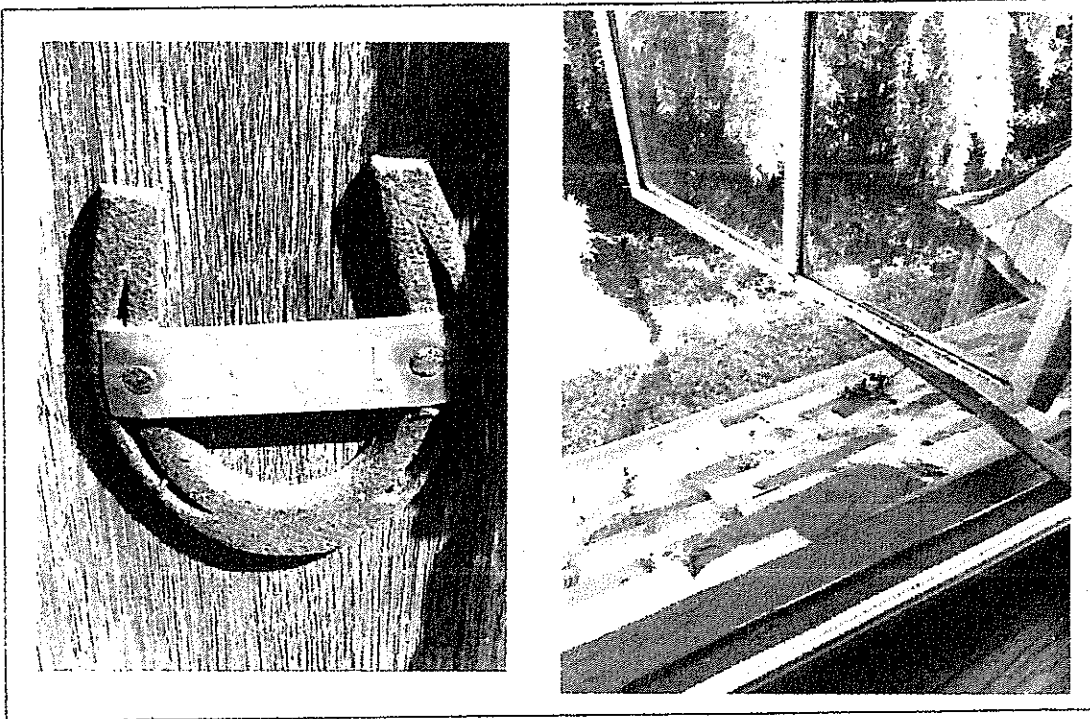
*John Eklund  
5602 York Lane  
Bethesda, MD 20814*

*Anil K. Gupta*

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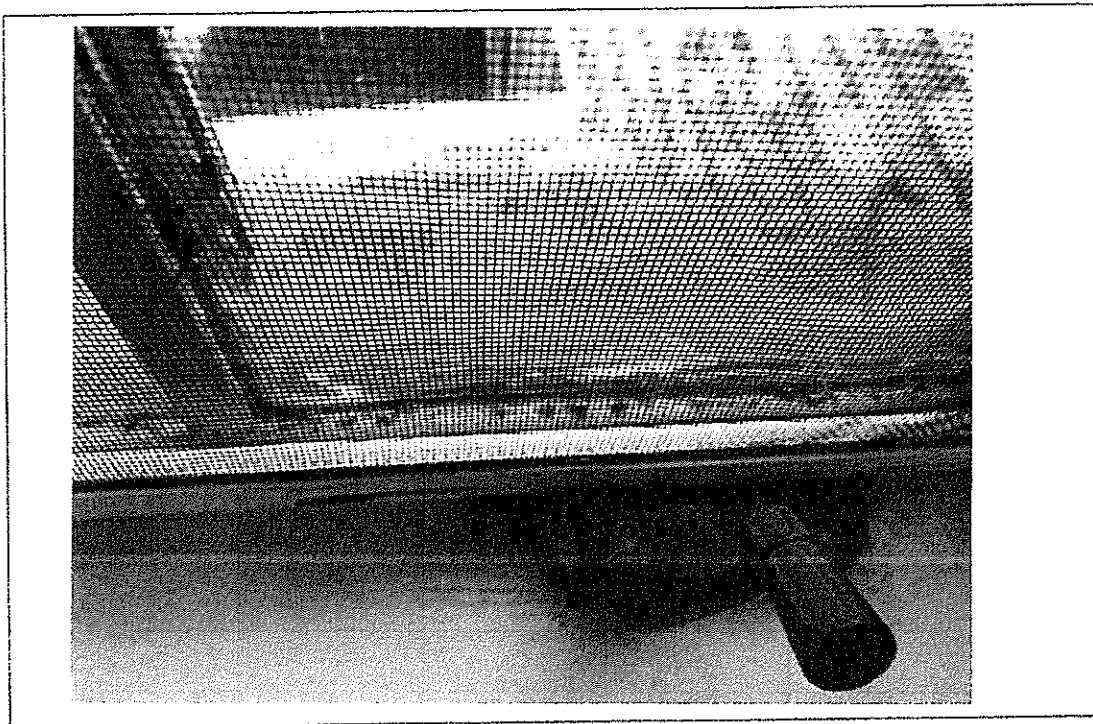
Existing Property Condition Photographs (duplicate as needed)

House  
built in  
1934



Current  
(original)  
single  
pane  
windows  
– rusted,  
hard to  
open,  
and very  
drafty

Detail: \_\_\_\_\_



Current  
(original)  
single  
pane  
windows  
– rusted,  
hard to  
open,  
and very  
drafty

Detail: These are pictures of current metal casement windows

Applicant: \_\_\_\_\_

*Deanna*

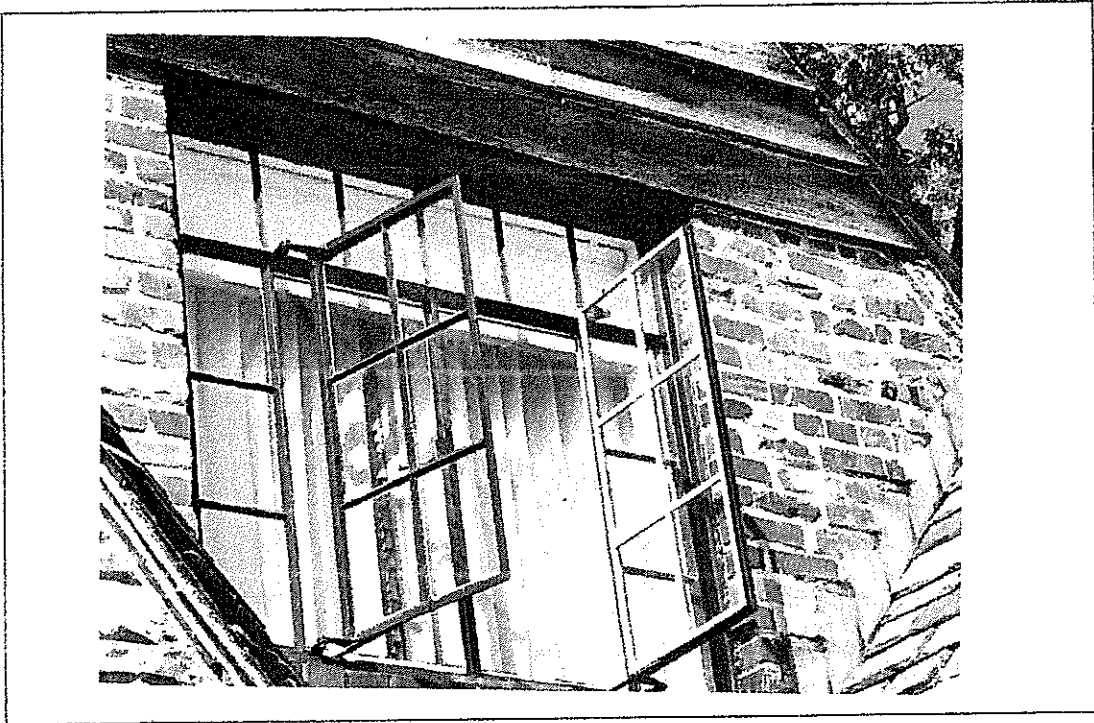
8

Page: 4

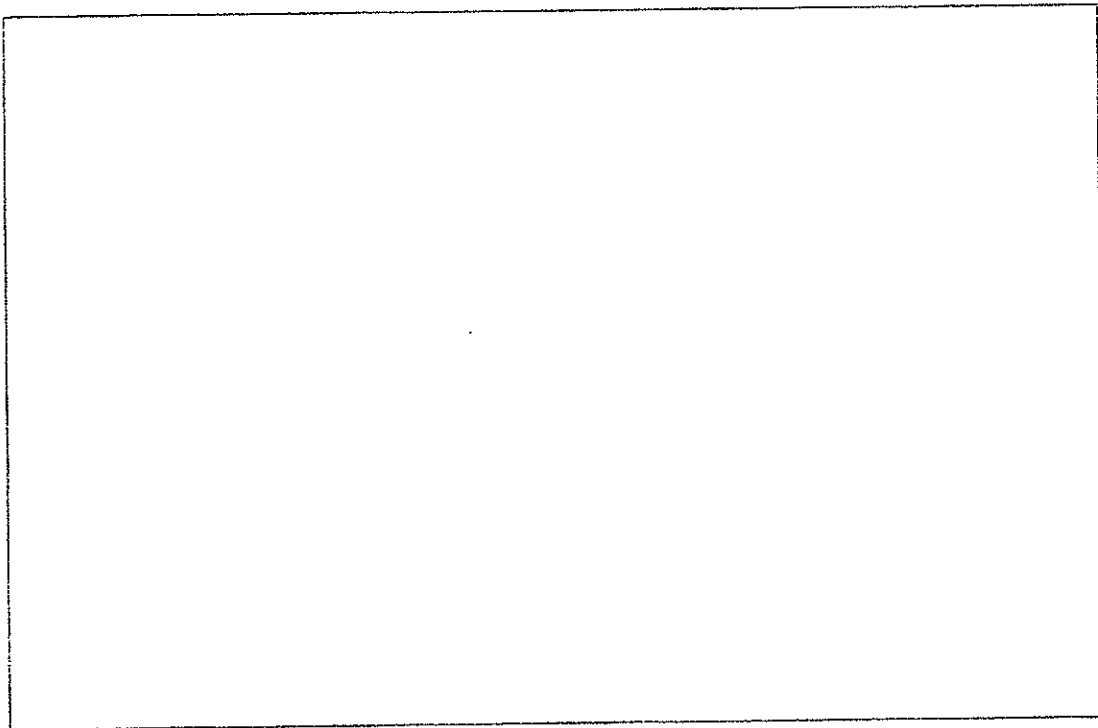


Existing Property Condition Photographs (duplicate as needed)

This is how the current windows look from the outside



Detail: \_\_\_\_\_

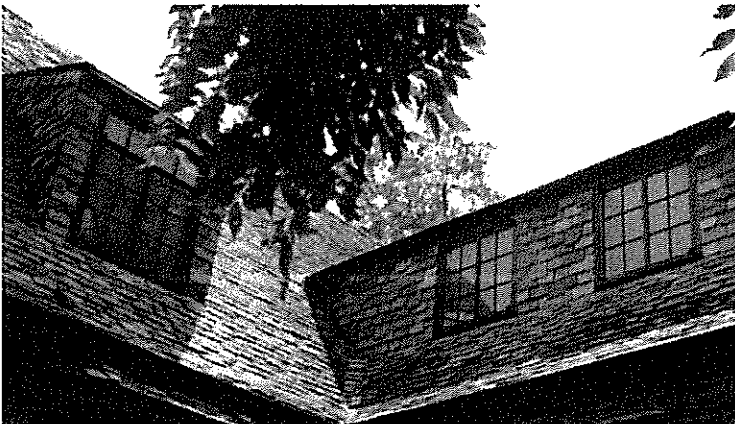
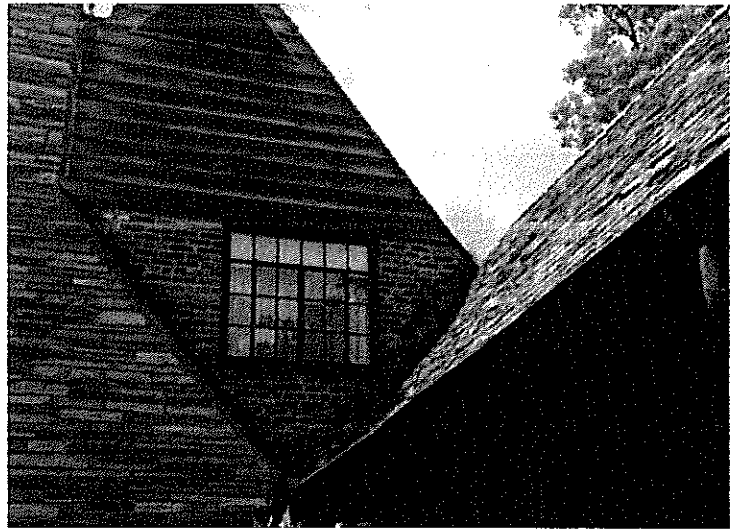
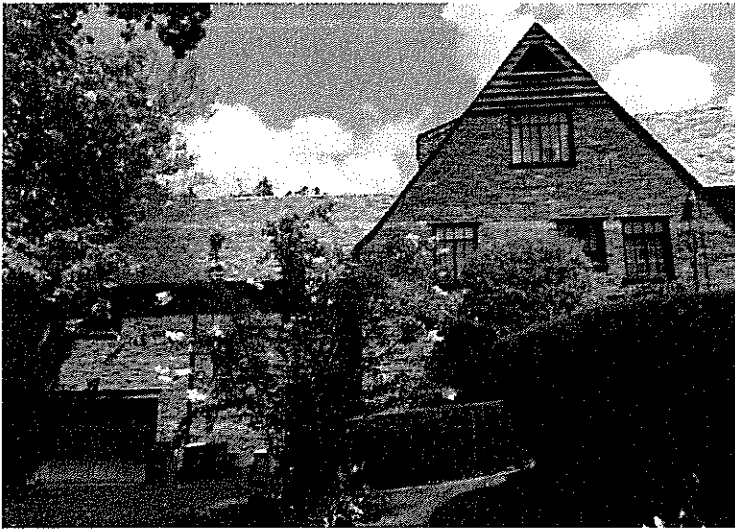


Detail: \_\_\_\_\_

Applicant: *Orlando*

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Photos of existing house (all facades)  
8000 Overhill Road, Bethesda, MD 20814



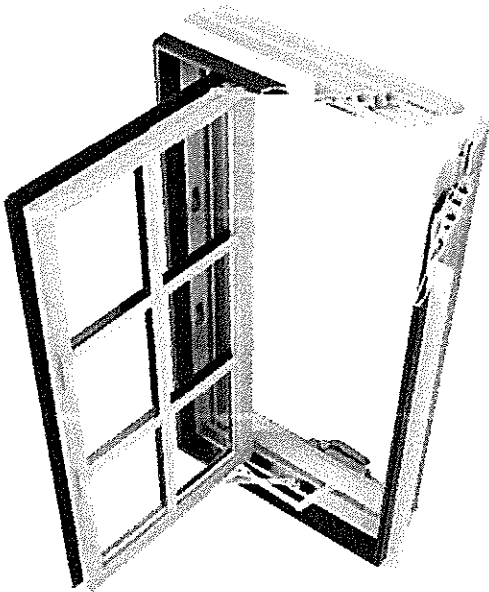
*Beignon*

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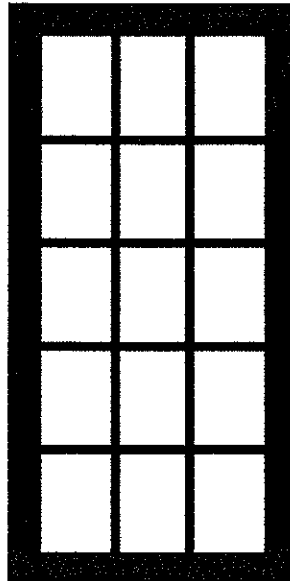
## Planned New Windows – KEY INFORMATION

**Marvin Ultimate – Aluminum Clad Casement Windows**  
(top of the line metal-clad windows). They will be custom-made and will match the dimensions of the existing windows.

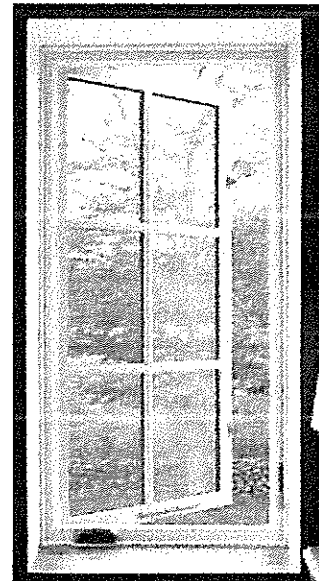
The following are illustrative pictures of this window  
(single window for a small opening)



Window

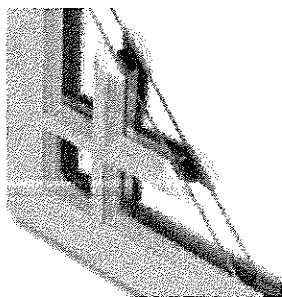


External View



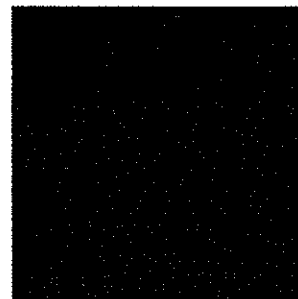
Internal View

Simulated Divided Lite



Simulated Divided  
Lite with Spacer Bar  
(SDLS)

External color – pretty much  
identical to current color

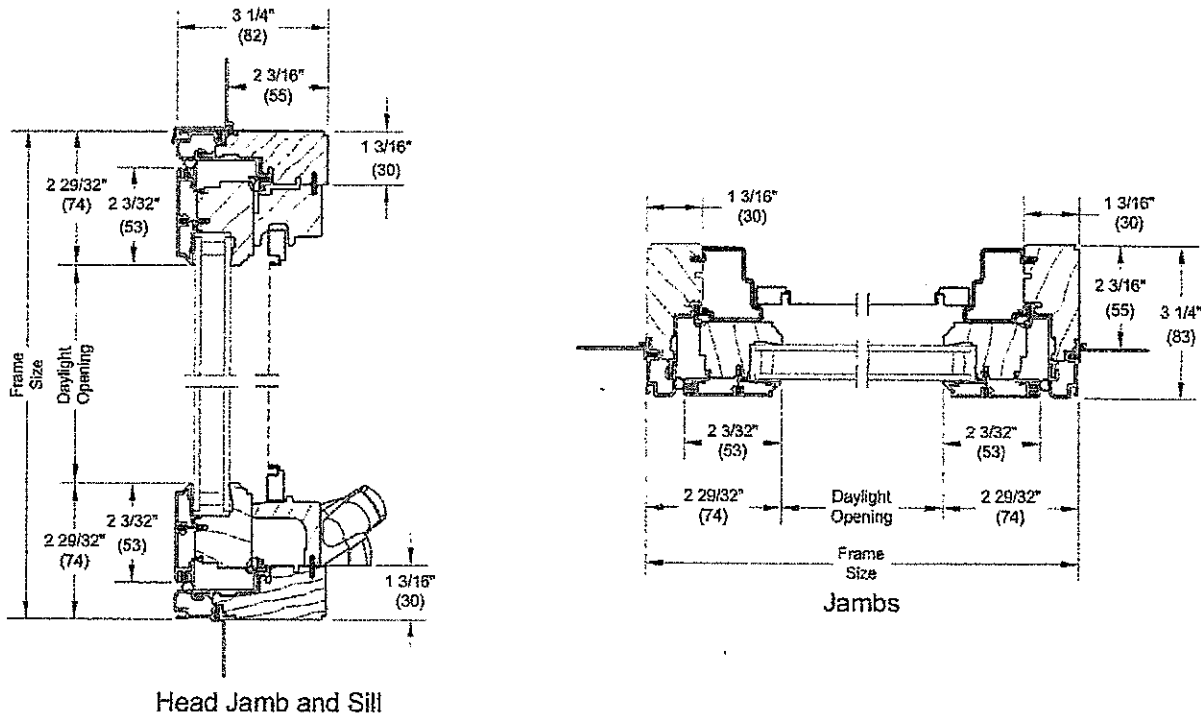


Evergreen



Section Details: Replacement / Contemporary Casement / Awning Operating - Replacement Frame

Scale: 3" = 1' 0"



NOTE: Square sticking is the default for the contemporary product.

Planned New Windows – KEY INFORMATION

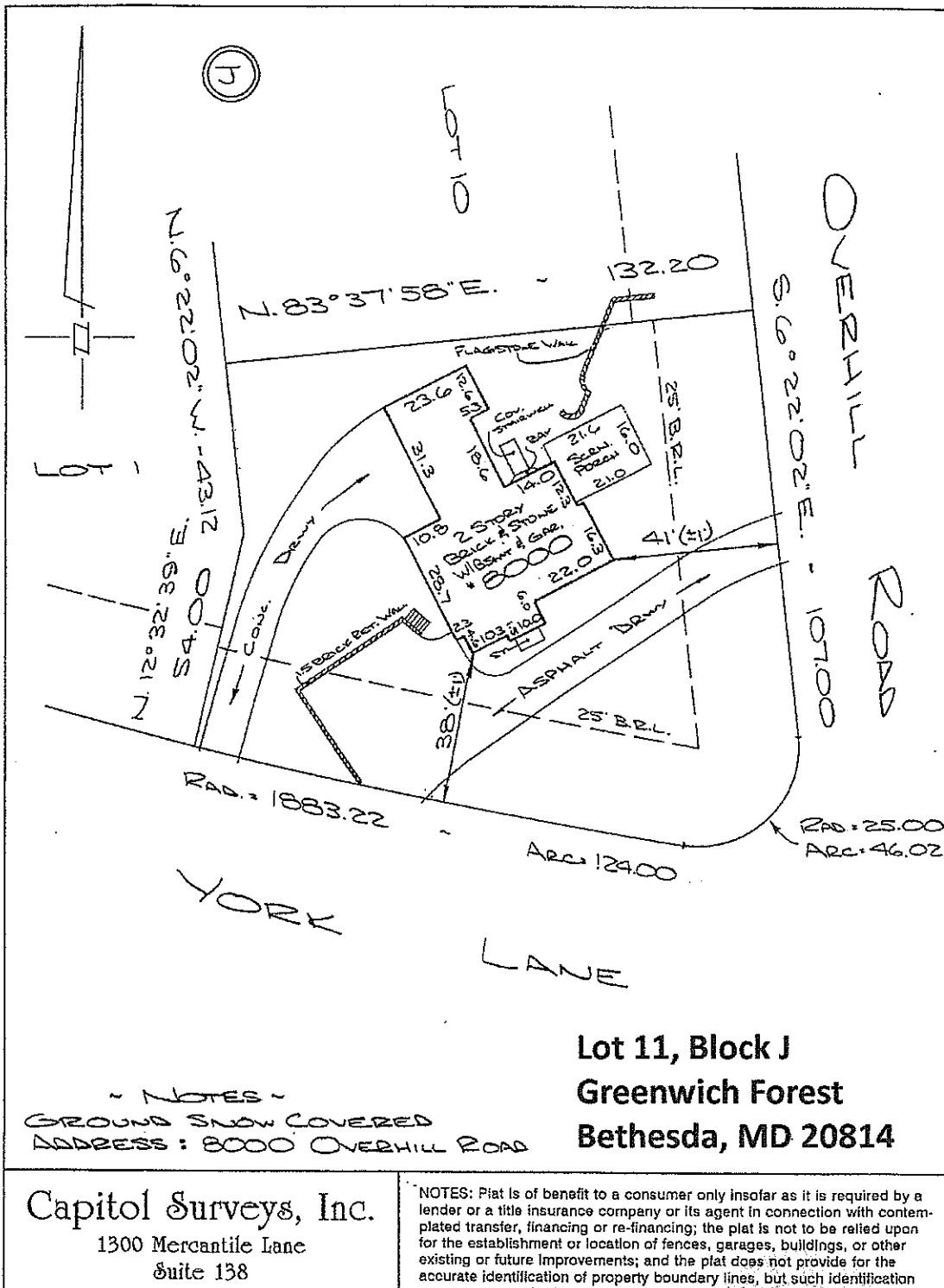
**Marvin Ultimate – Aluminum Clad Casement Windows**  
(top of the line metal-clad windows). They will be custom-made and will match the dimensions of the existing windows.



(12)

P. 8

Site Plan



Recorded in Plat Book 10, Plat 722

Shade portion to indicate North

Applicant: *[Signature]*

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Page: \_\_\_\_\_