EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7827 Overhill Road, Bethesda
Meeting Date: 1/6/2021
Resource: Contributing Resource
Report Date: 12/30/2020
(Greenwich Forest Historic District)
Public Notice: 12/23/2020
Applicant: David Weather
Tax Credit: No
Review: HAWP
Staff: Michael Kyne
Permit Number: 935491

PROPOSAL: Window replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival/Tudor Revival
DATE: 1936

Fig. 1: Subject property.
PROPOSAL:

The applicant proposes to replace two below grade (within window wells) basement-level windows at the subject property. One window to be replaced is on the northwest (front) elevation, and one is on the north (left) elevation. The existing windows are 12-lite metal casement windows, and the proposed new windows will be 12-lite aluminum-clad casement windows.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(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 1 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 Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

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.
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 RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Greenwich Forest Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: David Weatherer
Address: 7827 Overhill Road
Daytime Phone: 443-253-1178

E-mail: dweatherer@berkelandcompany.com
City: Bethesda
Zip: 20814
Tax Account No.: 00495710

AGENT/CONTACT (if applicable):
Name: ____________________________
Address: __________________________
Daytime Phone: ____________________

E-mail: ____________________________
City: ____________ Zip: ____________
Contractor Registration No.: ____________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7827 Overhill Road

Is the Property Located within an Historic District? __Yes/District Name: Greenwich Forest
__No/Individual Site Name: ________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

Building Number: ____________ Street: __________________

Town/City: ____________________ Nearest Cross Street: __________________

Lot: ____________ Block: ____________ Subdivision: ________ Parcel: ________

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other: __________________

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

David Weatherer ____________________________ 12/5/20

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

Private single family house built 1936 in Greenwich Forest neighborhood.

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

Replace two metal windows in the basement approx size 3' x 3'. Both original windows are black metal frames and are no longer weatherproof or lockable. Both windows are in window wells and not visible from the street. Windows are hinged at both sides opening outward with 6 individual panes of glass in each half. Proposal is to replace the windows using aluminum clad wood windows with black exterior and same 6 panel widow appearance to mimic the original windows as close as we can using available modern window products by JELD-WEN.
<table>
<thead>
<tr>
<th>Work Item 1: Replace basement windows</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of Current Condition:</strong></td>
</tr>
<tr>
<td>Two black metal basement windows with side hinges to open outward in two halves. Not weatherproof or lockable with broken hardware</td>
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<tr>
<td><strong>Proposed Work:</strong> Replace both windows with replica windows made by JELD WEN with same exterior color and window pane pattern.</td>
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<tr>
<th>Work Item 2:</th>
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<tr>
<td><strong>Description of Current Condition:</strong></td>
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<td><strong>Proposed Work:</strong></td>
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<th>Work Item 3:</th>
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<tr>
<td><strong>Description of Current Condition:</strong></td>
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<td><strong>Proposed Work:</strong></td>
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# Historic Area Work Permit

## Checklist of Application Requirements

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<td>Additions/ Alterations</td>
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<td>Deck/Porch</td>
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<td>Fence/Wall</td>
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<td>Driveway/ Parking Area</td>
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<td>Grading/Excavation/Landscaping</td>
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<td>Siding/ Roof Changes</td>
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<td>Window/ Door Changes</td>
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<td>Signs</td>
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HISTORIC AREA WORK PERMIT APPLICATION
Application Date: 12/5/2020

Application No: 935491
AP Type: HISTORIC
Customer No: 1392434

Comments
Proposing to replace windows with similar style windows with black exterior frames using Aluminum Clad cladding on wood windows. Window has same 6 individual window panel to mimic original appearance of the windows.

Affidavit Acknowledgement
The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address 7827 OVERHILL RD
BETHESDA, MD 20814
Homeowner Weatherer (Primary)

Historic Area Work Permit Details
Work Type RESREP
Scope of Work Two metal basement windows from original 1936 construction are not weatherproof or secure and need to be replaced. They are not lockable with hardware broken. These windows are in window wells and not visible from the street.
Home Depot Store # 2558  
14000 GEORGIA AVENUE  
ASPEN HILL, MD 20906  
3017166390

CUSTOMER:  
WEATHERER, DAVID  
7927 OVERHILL RD  
BETHESDA, MD 20814-1114  
3017166390

SALES ASSOCIATE: CARINE

Thank you for shopping The Home Depot! We value your business!

<table>
<thead>
<tr>
<th>ITEM FRAME SIZE</th>
<th>LOCATION</th>
<th>PRODUCT CODE DESCRIPTION</th>
<th>UNIT PRICE</th>
<th>QTY</th>
<th>TOTAL PRICE</th>
</tr>
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<tbody>
<tr>
<td>0001</td>
<td></td>
<td>JELD-WEN Wood Windows &amp;</td>
<td>$1,038.55</td>
<td>1</td>
<td>$1,038.55</td>
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<td></td>
<td>Patio Doors</td>
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</tbody>
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Product Dimensions:
- Rough Opening: 3' 0" x 3' 2 1/4"
- Frame: 2' 11 1/4" x 3' 1 1/2"
- Flanker Frame: 1' 5 5/8" x 3' 1 1/2"

- Base Price: TCC2040-2
- Custom Frame Width
- Custom Frame Height
- Primed Interior

(2) Special Size: Colonial Black 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG [2 x 3]

- Low-E EC

(2) Special Size: No Screen(s)

- $28.62
- $28.62
- $16.06

http://vendorapps.homedepot.com/usp/PrintQuote.jspx
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Product Dimensions:
Rough Opening: 3' 0 1/2" x 3' 3"
Frame: 2' 11 3/4" x 3' 2 1/4"
Flanker Frame: 1' 5 7/8" x 3' 2 1/4"

Base Price: TCC2040-2 $474.92

Custom Frame Width $114.50

Custom Frame Height $114.50

Primed Interior $28.41

(2) Special Size: Colonial Black 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG (2 x 3) $167.98

(2) Special Size: Low-E EC $28.62

(2) Special Size: No Screen(s) -$16.34

(2) Special Size: Imitation Oil Rub Bronze ADA Handle $79.80

(2) Special Size: Imitation Oil Rub Bronze Hardware $45.88

□ Book Code: TCC-Custom Size
□ Exterior Finish: Aluminum Clad Exterior with Auralast Wood
□ Product: Casement Windows
□ Product Line: Tradition Plus - Premium Series
□ Product Configuration: Twin Unit
□ Handing: LR (As Viewed From The Outside)
□ L = Hinges on Left
□ Exterior Color: Black
□ Exterior Trim: No Nailing Fin
□ Interior Finish: Primed
□ Jamb Depth: 4 9/16"
□ Grille: Colonial
□ Grille Pattern: 2WGH
□ Grille Type: 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG
□ Grille Color: Black
□ Glass Type: Low-E EC with Argon
□ High Altitude Glass: None
□ Preserve - Protective Film Reduces Clean-up Glass
□ Screen Type: No Screen(s)
□ Hardware Type: ADA Handle
□ Hardware Color: Imitation Oil Rub Bronze
□ Locking System: Stainless Steel Concealed Lock(s)
□ Egress: Does Not Meet Egress
□ Sustainable Forestry Certified (SFI): Yes
□ **Product meets requirements for residential federal tax credit in

http://vendorapps.homedepot.com/usp/PrintQuote.jspx