

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

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

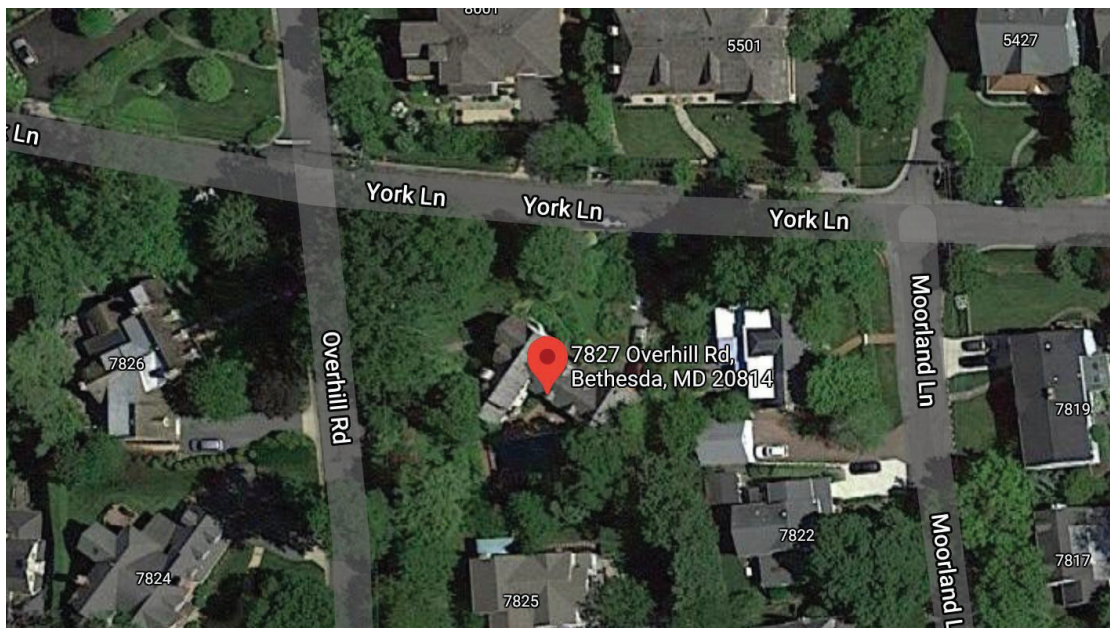
---

**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

FOR STAFF ONLY:

HAWP# 935491

DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: David Weatherer

E-mail: dweatherer@berkelandcompany.com

Address: 7827 Overhill Road

City: Bethesda Zip: 20814

Daytime Phone: 443-253-1178

Tax Account No.: 00495710

AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

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:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door          |
|   |  | <input type="checkbox"/> 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.

Work Item 1: Replace basement windows

Description of Current Condition:

Two black metal basement windows with side hinges to open outward in two halves. Not weatherproof or lockable with broken hardware

Proposed Work:

Replace both windows with replica windows made by JELD WEN with same exterior color and window pane pattern.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

# **HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# 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.



More saving. More doing.

Home Depot Store # 2558  
14000 GEORGIA AVENUE  
ASPEN HILL, MD 20906  
3018710603

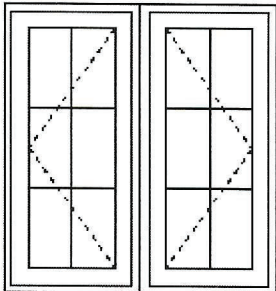
**CUSTOMER:**

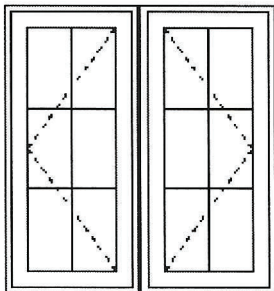
WEATHERER, DAVID  
7827 OVERHILL RD  
BETHESDA, MD 20814-1114  
3017188390

DATE:

**SALES ASSOCIATE:** CARINE

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

ITEM	FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001			<b>JELD-WEN Wood Windows &amp; Patio Doors</b>	<b>\$1,038.55</b>	<b>1</b>	<b>\$1,038.55</b>
<b>Product Dimensions:</b>			Base Price: TCC2040-2	\$474.92		
<b>Rough Opening: 3' 0" x 3' 2 1/4"</b>						
<b>Frame: 2' 11 1/4" x 3' 1 1/2"</b>						
<b>Flanker Frame: 1' 5 5/8" x 3' 1 1/2"</b>						
			Custom Frame Width	\$114.50		
			Custom Frame Height	\$114.50		
<input type="checkbox"/> Book Code: TCC-Custom Size <input type="checkbox"/> Exterior Finish: Aluminum Clad Exterior with AuraLast Wood <input type="checkbox"/> Product: Casement Windows <input type="checkbox"/> Product Line: Tradition Plus - Premium Series <input type="checkbox"/> Product Configuration: Twin Unit <input type="checkbox"/> Hanging: LR (As Viewed From The Outside) <input type="checkbox"/> L = Hinges on Left <input type="checkbox"/> Exterior Color: Black <input type="checkbox"/> Exterior Trim: No Nailing Fin <input type="checkbox"/> Interior Finish: Primed <input type="checkbox"/> Jamb Depth: 4 9/16" <input type="checkbox"/> Grille: Colonial <input type="checkbox"/> Grille Pattern: 2W3H <input type="checkbox"/> Grille Type: 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG <input type="checkbox"/> Grille Color: Black <input type="checkbox"/> Glass Type: Low-E EC with Argon			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)	-\$16.06		

ITEM	FRAME SIZE	LOCATION	PRODUCT CODE DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0002			<b>JELD-WEN Wood Windows &amp; Patio Doors</b>	<b>\$1,038.27</b>	<b>1</b>	<b>\$1,038.27</b>
<b>Product Dimensions:</b>			Base Price: TCC2040-2	\$474.92		
<b>Rough Opening: 3' 0 1/2" x 3' 3"</b>						
<b>Frame: 2' 11 3/4" x 3' 2 1/4"</b>						
<b>Flanker Frame: 1' 5 7/8" x 3' 2 1/4"</b>						
			Custom Frame Width	\$114.50		
			Custom Frame Height	\$114.50		
			Primed Interior	\$28.41		
<input type="checkbox"/> Book Code: TCC-Custom Size <input type="checkbox"/> Exterior Finish: Aluminum Clad Exterior with AuraLast Wood <input type="checkbox"/> Product: Casement Windows <input type="checkbox"/> Product Line: Tradition Plus - Premium Series <input type="checkbox"/> Product Configuration: Twin Unit <input type="checkbox"/> Handing: LR (As Viewed From The Outside) <input type="checkbox"/> L = Hinges on Left <input type="checkbox"/> Exterior Color: Black <input type="checkbox"/> Exterior Trim: No Nailing Fin <input type="checkbox"/> Interior Finish: Primed <input type="checkbox"/> Jamb Depth: 4 9/16" <input type="checkbox"/> Grille: Colonial <input type="checkbox"/> Grille Pattern: 2W3H <input type="checkbox"/> Grille Type: 7/8" SDL w/ Permanently Applied Interior Wood Grille & Gray Anodized GBG <input type="checkbox"/> Grille Color: Black <input type="checkbox"/> Glass Type: Low-E EC with Argon <input type="checkbox"/> High Altitude Glass: None <input type="checkbox"/> Preserve - Protective Film Reduces Clean-up Glass <input type="checkbox"/> Screen Type: No Screen(s) <input type="checkbox"/> Hardware Type: ADA Handle <input type="checkbox"/> Hardware Color: Imitation Oil Rub Bronze <input type="checkbox"/> Locking System: Stainless Steel Concealed Lock(s) <input type="checkbox"/> Egress: Does Not Meet Egress <input type="checkbox"/> Sustainable Forestry Certified (SFI): Yes <input type="checkbox"/> ***Product meets requirements for residential federal tax credit in			(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		











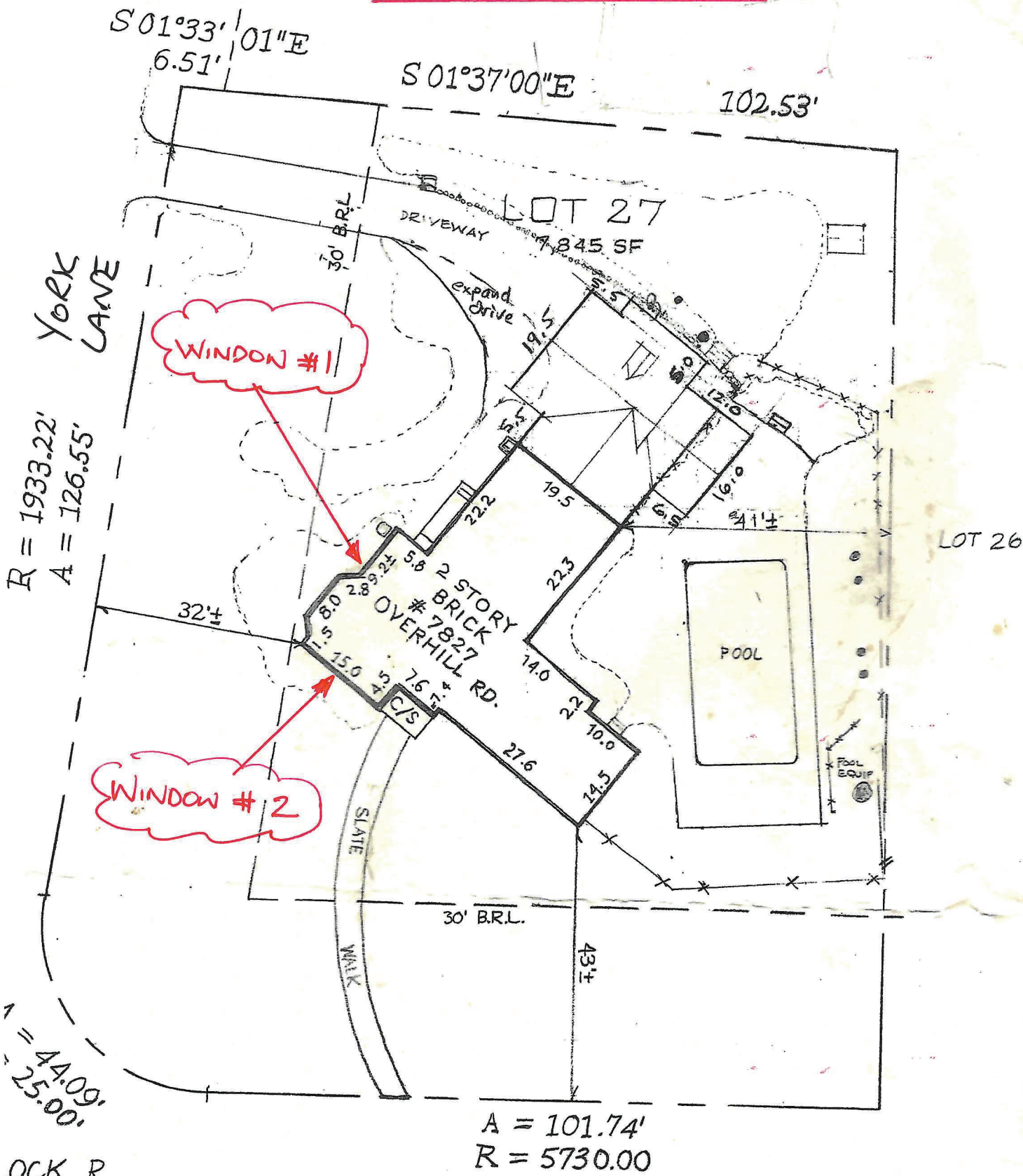








# LOT 27 BLOCK R



1"=20'-0"

OVERHILL ROAD  
(50' RW)