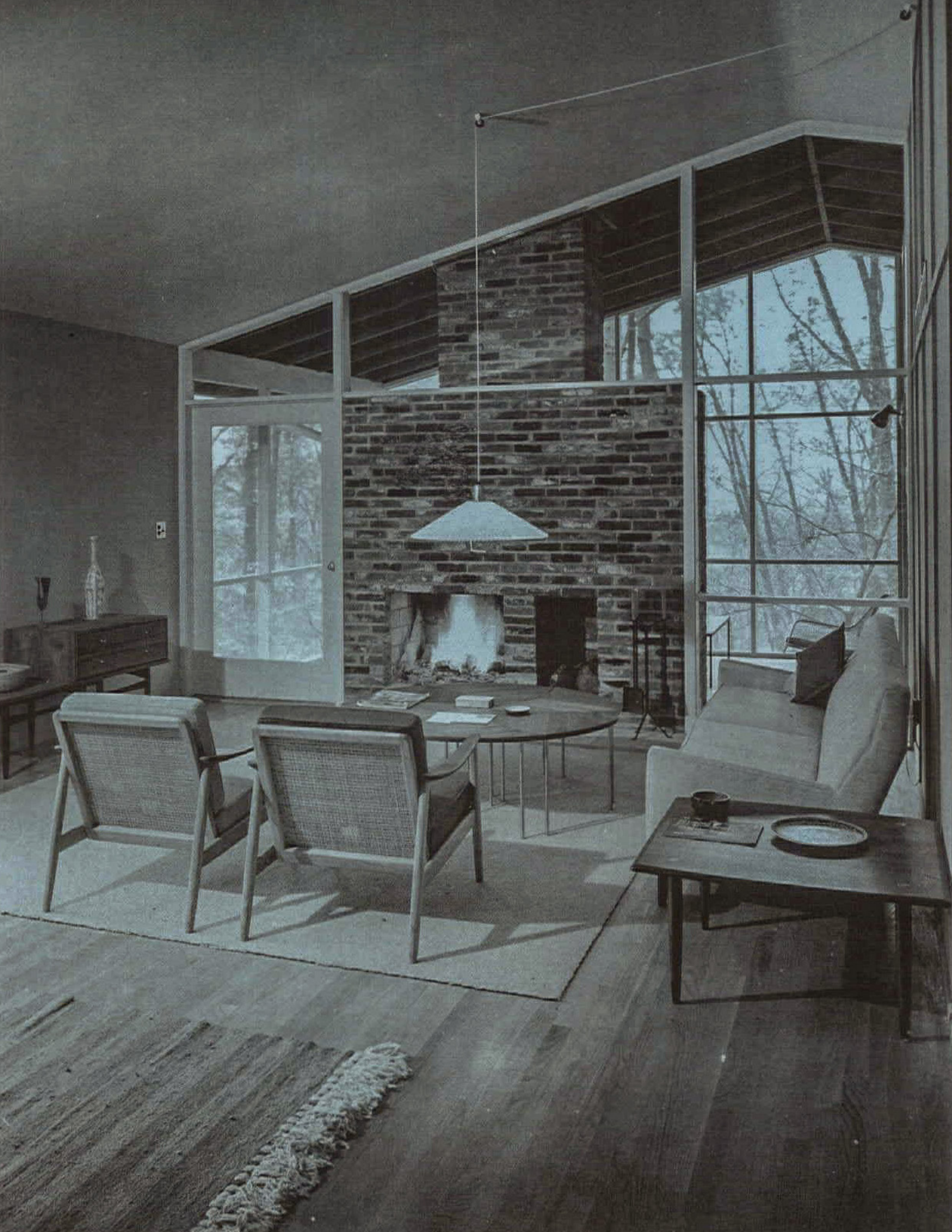


Potomac Overlook Historic District Design Guidelines

STAFF DRAFT SPRING 2021

 **Montgomery Planning**



Section 1: Introduction	1	Section 4: Additions to Historic Houses	35
Historic Preservation in Montgomery County	3	Existing Infill and Additions	37
Master Plan for Historic Preservation	3	New Infill and Additions	38
Historic Preservation Commission	4	Decks and Balconies	40
Historic Preservation Ordinance	4		
Framework of the Design Guidelines	5	Section 5: Site Elements	42
Purpose of the Design Guidelines	6	Carports	45
Design Review Process	6	Sheds and Other Structures	46
Potomac Overlook Covenants Committee	7	Driveways, Parking Pads, and Paving Materials	47
HAWP Workflow	8	Patio and Walkways	48
When is a HAWP Required	9	Fences	49
		Retaining Walls	50
Section 2: Potomac Overlook	13	Mature Trees	52
Historic Significance	15	A/C Condensers, Heat Pumps, and Generators	52
Model Types	16		
Properties within the Historic District	18	Section 6: Glossary	54
Outstanding, Contributing, & Non-Contributing Map	19		
Financial Incentives	20		
Section 3: Exterior Maintenance & Renovation	23		
Ordinary Maintenance & In-Kind Replacement	25		
Overall Design Objectives	25		
Siding	25		
Fenestration Patterns	27		
Doors	28		
Window	30		
Storm Windows & Doors	30		
Roofs	32		
Roof Equipment	32		
Skylights	32		
Gutters	33		
Solar Panels	33		
Painting	33		
Other Equipment	33		



SECTION 1:

INTRODUCTION

In July 2019, the Potomac Overlook Covenants Committee requested that the original subdivision (consisting of 19 dwellings) be considered for listing in the *Master Plan for Historic Preservation*. The County Council approved the *Potomac Overlook Historic District: An Amendment to the Master Plan for Historic Preservation* on [date]. The amendment protects the community from unmanaged change by a review process based on historic district design guidelines. The Historic Preservation Commission (HPC) oversees the design review process. The *Potomac Overlook Historic District Design Guidelines* (also referred to as the design guidelines herein) applies to all properties within the district.

The *Potomac Overlook Historic District Design Guidelines* in conjunction with Chapter 24A, Historic Resources Preservation of the Montgomery County Code, are intended to be the primary reference documents for property owners, architects, design professionals, historic preservation office staff, and the HPC. Use of the design guidelines should create results that are predictable and consistent.

The HPC, historic preservation staff, and the Potomac Overlook Covenants Committee along with other community members collaborated on these design guidelines.

IN THIS SECTION

Historic Preservation in Montgomery County	3
Master Plan for Historic Preservation	3
Historic Preservation Commission	4
Historic Preservation Ordinance	4
Framework of the Design Guidelines	5
Purpose of the Design Guidelines	6
Design Review Process	6
Potomac Overlook Covenants Committee	7
HAWP Workflow	8
When is a HAWP Required	9

HISTORIC PRESERVATION IN MONTGOMERY COUNTY

Visible, tangible reminders of Montgomery County's rich history are everywhere. Look beyond recent development and you will discover buildings from the County's early history as well as from the agrarian, industrial, and more recent past. These buildings demonstrate how each generation leaves its mark on the built environment. Montgomery County has recognized the importance of preserving this legacy for the benefit of current and future residents, and has created a system for the identification, designation, and preservation of important individual landmarks and historic districts. Taken as a whole, these landmarks, neighborhoods, and communities create a rich and diverse historic landscape that helps to define Montgomery County.

Montgomery County's Historic Preservation Program was established in 1979 through adoption of Chapter 24A: Historic Resources Preservation of the Montgomery County Code and further augmented in 1980 with the adoption of the Master Plan for Historic Preservation (an amendment to the County's General Plan). The program identifies, protects, and interprets our County's history through the following steps:

1. Provides accurate and thorough research on the history of the County and its historic resources.
2. Supports good stewardship of recognized historic buildings and sites by providing tax credits to defray the costs of rehabilitation; and
3. Offers the expertise of professional staff that can work with property owners on rehabilitation plans.

Montgomery County is a Certified Local Government, recognition that the county's historic preservation program meets federal and state standards.

MASTER PLAN FOR HISTORIC PRESERVATION

The *Master Plan for Historic Preservation* is a functional master plan with countywide application. When a historic resource is placed in the *Master Plan for Historic Preservation*, the adoption action officially designates the property as a historic site or historic district, and subjects it to the further procedural requirements of the Historic Resources Preservation ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting, and enhancing the historic and architectural heritage of the County for the benefit of present and future generations.

The following criteria apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

Evaluation Criterion (1): Historical and Cultural

The historic resource:

- a. has character, interest or value as part of the development, heritage or cultural characteristics of the county, State or nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; or

Evaluation Criterion (2): Architectural and Design

The historic resource:

- a. embodies the distinctive characteristics of a type, period, or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape.

HISTORIC PRESERVATION COMMISSION

Chapter 24A: Historic Resources Preservation created a nine-member, volunteer Historic Preservation Commission (HPC). The county executive appoints the members of the HPC to three-year terms.

The HPC is responsible for: 1) recommending sites and districts for designation and protection; 2) reviewing Historic Area Work Permits (HAWPS) related to designated sites and districts; and 3) review of other historical affairs, interpretive markers, and master plan amendments to ensure they are consistent with Chapter 24A: Historic Resources Preservation, and the *Master Plan for Historic Preservation*.

Most relevant for this document, the HPC, staffed by historic preservation planners, implements the HAWP process (as outlined in Chapter 24A of the County Code) for sites listed in the *Locational Atlas & Index of Historic Sites* or the *Master Plan for Historic Preservation*. The process manages changes through repair, alterations, or additions while preserving features which convey the resource's values.

The Historic Preservation Commission (HPC) meets twice a month. Meetings are in the evening and always open to the public. Typically, HPC public meetings are held on the second and fourth Wednesdays of each month.

*Note that there is no additional cost to file a HAWP. All other permitting fees are applicable.

HISTORIC PRESERVATION ORDINANCE

Chapter 24A: Historic Resources Preservation and its related executive regulations stipulate the criteria the HPC uses in the review of projects.

Chapter 24A-8 directs the HPC to review applications to ensure that a project:

1. Will not substantially alter the exterior features of a historic site or historic resource within a historic district;
2. Is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purpose of this chapter;
3. Would enhance or aid in the protection, preservation, and public or private utilization of the historic site or historic resource located within a historic district in a manner compatible with the historical, archeological, architectural, or cultural value of the historic site or historic district in which a historic resource is located;
4. Is necessary in order that unsafe conditions or health hazards be remedied; or
5. Is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

FRAMEWORK OF THE DESIGN GUIDELINES

In addition to the criteria outlined in Chapter 24A-8, the HPC uses the Secretary of the Interior's Standards for Rehabilitation and any district-specific guidelines included in the Master Plan.

The *Potomac Overlook Master Plan Historic District Guidelines* are patterned on these existing guidelines with minor amendments to protect the significant characteristics of the specific community. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving features that convey its historical, cultural, and architectural values.

The Secretary of the Interior's Standards for Rehabilitation are:

Standard One: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard Two: 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.

Standard Three: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard Four: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard Five: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard Six: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard Seven: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard Eight: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

Standard Ten: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additional information on the Secretary of the Interior's Standards are available at: <http://www.nps.gov>

PURPOSE OF THE DESIGN GUIDELINES

The *Potomac Overlook Master Plan Historic District Design Guidelines* intend to meet the needs of property owners, the HPC, and historic preservation staff. The design guidelines are a tool that regulates exterior alterations, new construction, and demolition within the local historic district to ensure the preservation of the overall character of the community.

These historic preservation design guidelines will be a source of information for property owners contemplating projects to repair, rehabilitate, or alter historic properties in Montgomery County, as well as a tool for architects, contractors, the Potomac Overlook Covenant Committee (which will serve as the Local Advisory Panel), and others who assist in the design and review process. The guidelines will also assist the Montgomery County Historic Preservation Commission (HPC) in its consideration of Historic Area Work Permit (HAWP) applications.

The design guidelines are not intended to dictate architectural style or require particular architectural features. Rather, they identify a range of design options that will encourage preservation and new development compatible with the existing character of Potomac Overlook.

There is an important point to remember when using the design guidelines: every house in Potomac Overlook is unique. While all of the houses are similar in scale, massing, and design, each residence has individual site locations, characteristics, and development history. This means that what is appropriate for one building may not be appropriate for another. While this requires interpretation of archival information and architectural style, the design guidelines will provide a standard reference point for the overall design review process.

DESIGN REVIEW PROCESS

Step 1: Does your property require a Historic Area Work Permit (HAWP)?

The property owner should first confirm that his or her residence is located within the Potomac Overlook Master Plan Historic District (consult the map on page 19).

Step 2: Does your proposed work require a HAWP?

A HAWP is required to change the exterior features of a historic site or a building located in a historic district, this includes but is not limited to: moving, relocating, demolishing or altering exterior materials, substantially altering the environmental setting, grading, excavation, and construction.

A HAWP is not required for interior changes, ordinary maintenance, repair of exterior features, or selection of paint colors.

The Historic Preservation Office is staffed by historic preservation planners who work for M-NCPPC, and to ensure a smooth process, you are encouraged to discuss proposals for major work with the staff before filing a HAWP. For information or to make an appointment, call 301-563-3400.

Step 3: File and Submit the HAWP Form

If your proposed work does require a Historic Area Work Permit (HAWP), you must apply for a HAWP before applying for a building permit and send your application to the Potomac Overlook Covenant Committee. HAWP applications must be submitted to and processed by The Department of Permitting Services (DPS). Once your application has been scheduled for review by the HPC at a public meeting, you will be notified by mail of the scheduled meeting date, time, and location. Typically, HPC public meetings are held on the second and fourth Wednesdays of each month. You are expected to attend (virtually or in-person) on the evening that your application is under consideration.

Applications must be made via this link:

<https://permittingservices.montgomerycountymd.gov/account/Login.aspx>.

Step 4: Consideration of your application by the HPC or Historic Preservation Staff

The DPS will send your HAWP application to historic preservation staff for review and comment. When the planner deems the application complete, he or she will determine if it will be reviewed administratively by staff or forwarded to the HPC for consideration and provide preliminary consultation on the proposal (if needed).

An administrative HAWP is eligible for an expedited review. These routine projects must be approved or denied by staff within five (5) days of receiving a complete application from DPS. If not reviewed, the application will be forwarded to the HPC for its consideration at its subsequent hearing.

All other complete HAWP applications that do not qualify for administrative review will be forwarded to the HPC. The overall scope of the project will determine the number of meetings required. Complex projects require a preliminary consultation with the HPC to ensure compatibility with the character of the historic district.

The commission meetings typically are held bi-weekly in the second floor auditorium at the Maryland-National Capital Park and Planning Commission building at Montgomery County Planning Department, 2425 Reedy Drive, Wheaton, MD 20902. Meetings start at 7:30 PM. Consult the website for the most up-to-date information.

Step 5: Post Historic Preservation Staff or HPC Review

If the historic preservation staff or the HPC approves the HAWP application, preservation staff will approve the plans electronically and submit a memorandum to DPS.

Appeal of HPC Decision

The decision of the HPC, see Chapter 24A-7, Historic Area Work Permits - Application Procedures; Appeals of the County Code that outlines the process to appeal the decision.

POTOMAC OVERLOOK COVENANT COMMITTEE

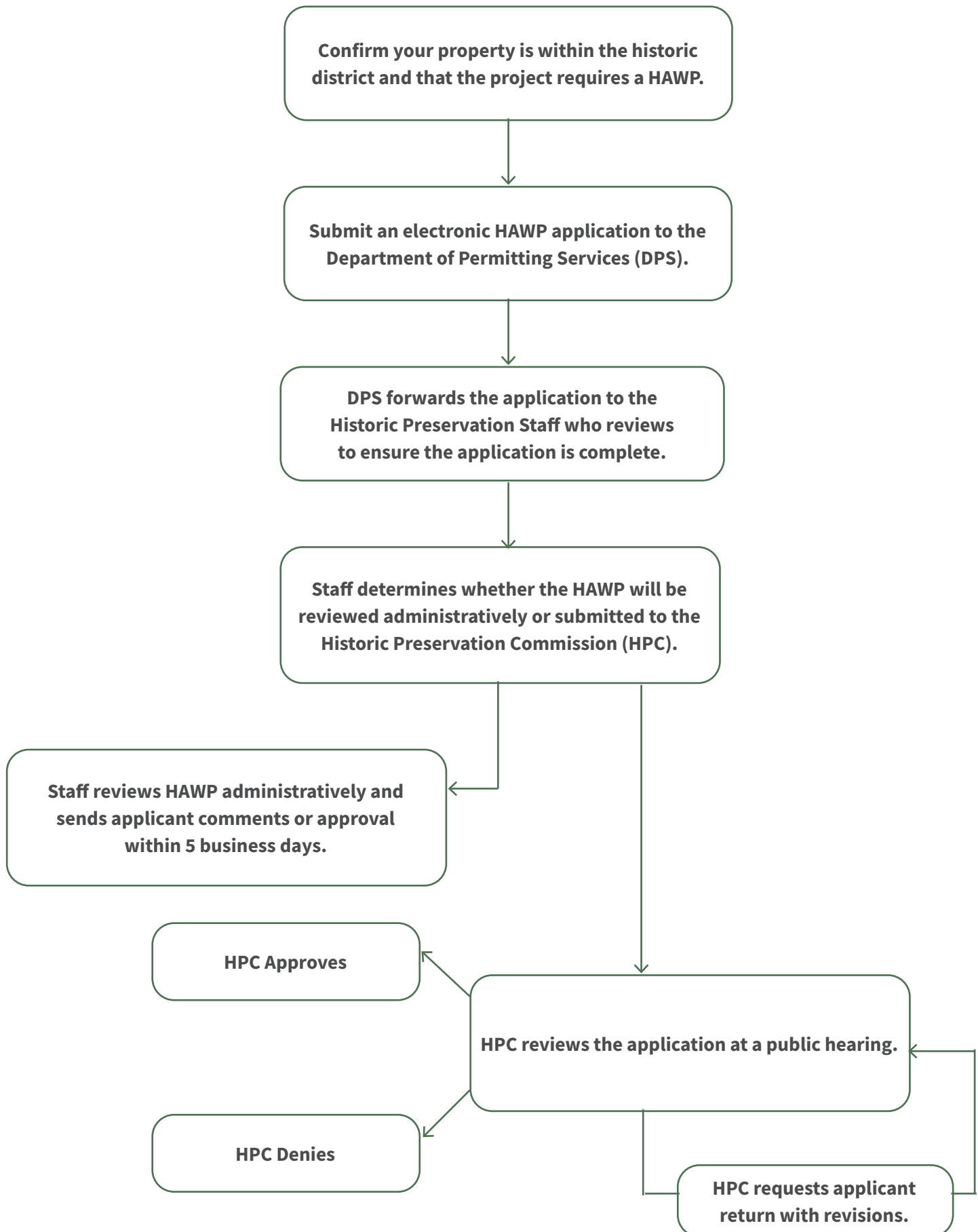
Potomac Overlook has a Covenant Committee that reviews and approves all additions, structures, outbuildings, and fencing in the subdivision. Property owners are required to submit plans in writing to the committee for approval. The Covenant Committee will serve as the Local Advisory Panel (LAP). LAPs advise and provide comments to the Historic Preservation Commission for the review of HAWPs.

The committee acts in accordance with the following standards:

1. All fences, outbuildings, additions, structures, or exterior structural changes to the Potomac Overlook homes shall be carefully related to the existing structures. Homogeneous materials shall be used in simply contemporary design idiom and maintaining the same relationship to present height, dominant module units, and vertical planes represented by roof window head heights and sills.
2. Any additions or outbuildings should be planned with consideration for the original sitings of the houses and with continued respect for the outlook that each house shares with others.
3. In view of the irregular lot lines and sharp gradients of many of the lots, any fencing would be uncommonly conspicuous and in general not desirable from an aesthetic standpoint. Plant materials that blend with the landscaping should be used wherever possible. Appropriate fencing will be allowed for: 1) screening for patios or house privacy; 2) control one's own pets or small children; 3) safety purposes; and 4) other compelling reasons.

Please note that review by the Potomac Overlook Covenant Committee is separate from the Historic Area Work Permit.

HAWP WORKFLOW



WHEN IS A HAWP REQUIRED?

RENOVATION, REHABILITATION, OR NEW CONSTRUCTION	HAWP Not Required	HAWP Required (HPC Review)	HAWP Required (Eligible for Administrative Review)
Removal or demolition of part or all of a dwelling or carport.		X	
Removal or demolition of accessory buildings that are not original to the site or non-historic construction.			X
Any new construction or enlargement, addition, modification, or alteration of the exterior of an existing building.		X	
Removal, replacement, or enclosure of porches.		X	
Any interior modifications or renovations.	X		
Repair, replacement, and ordinary maintenance of exterior features using in-kind materials of a matching design.	X		
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed.			X
Repair, replacement, or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource.			X
Repair or replacement of the roof, siding, external doors and windows, trim, and other features with different materials and/or a different design.		X	
Construction of new wooden decks that are on the side or front elevations or visible from a public right-of-way.			X
Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance.			X

RENOVATION, REHABILITATION, OR NEW CONSTRUCTION (CONTINUED)	HAWP Not Required	HAWP Required (HPC Review)	HAWP Required (Eligible for Administrative Review)
Exterior painting of, and paint colors on, surfaces previously painted, including wood siding or brick.	X		
Painting of previously unpainted masonry or the removal of paint on masonry.		X	
Exterior sandblasting of brick or re-pointing of brick with different material, texture, or design.		X	
Roof replacement with compatible roofing materials or with architectural shingles replacing three-tab asphalt shingles.	X		
Installation of new vent or vent pipes.			X
Installation of solar panels and arrays.		X	
Installation of new gutters and downspouts.	X		
Installations of skylights.	X		
Installation of storm windows or doors that are compatible with the historic resource or district.	X		
Installation of new mechanical, electrical, plumbing, and other equipment.			X
Any other action which is not ordinary maintenance but which modifies, alters, or otherwise affects the exterior features of a building, structure, site or other feature in the historic district.		X	

SITE ELEMENTS	HAWP Not Required	HAWP Required (HPC Review)	HAWP Required (Eligible for Administrative Review)
General landscaping, preparation, and maintenance of lawns, shrubbery, flower beds, and gardens.	X		
The removal of trees less than six inches in diameter.	X		
Removal of healthy trees greater than or equal to 6- inches in diameter at breast height of 4.5-feet (d.b.h.).		X	
Removal of trees greater than or equal to 6-inch diameter at breast height of 4.5-feet (d.b.h.) that are dead, dying, or present an immediate hazard.			X
Installation of fences.		X	
The removal of fences.	X		
Installation of retaining walls.		X	

SITE ELEMENTS (CONTINUED)	HAWP Not Required	HAWP Required (HPC Review)	HAWP Required (Eligible for Administrative Review)
Ordinary repair and maintenance to existing driveways or parking pads.	X		
In-kind replacement of existing walkways, parking pads, patios, driveways, or other paved areas that are no greater than the dimensions of the existing hardscape.	X		
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape.			X
Construction of new walkways, parking pads, patios, driveways, or other paved areas that are greater than 150 square feet in size.		X	
Construction of new walkways, parking pads, patios, driveways, or other paved areas that are equal or less than 150 square feet in size.			X
Construction of a small accessory building greater than 80 square feet in size.		X	
Construction of a small accessory building equal to or less than 80 square feet in size.			X
Installation of car charging stations in any location on a property or in the right-of-way.			X
Installation of satellite dishes.			X
Installation of new air conditioning units, heat pumps, or other mechanical equipment.			X
Replacement of existing air conditioning units, heat pumps, or other mechanical equipment of the same general size and location.	X		
Movable items and accessories such as outdoor light fixtures, outdoor furniture, temporary swimming pools, mailboxes, swing sets, etc.	X		
Other minor alterations that may be required by the Department of Permitting Services post-commission approval that would have no material effect on the historic character of the property.			X



SECTION 2:

POTOMAC OVERLOOK

Potomac Overlook is located in Bethesda, Montgomery County, Maryland. The eight-acre subdivision consists of 19 contemporary-styled homes located approximately two-and-a-half miles to the southwest of downtown Bethesda. Edmund Bennett, John Matthews, and Lloyd Potter platted the subdivision between 1956 and 1958. The subdivision rests on steeply pitched, rocky, heavily wooded terrain with views of the Potomac River and Virginia. The elevation at the base of the subdivision along MacArthur Boulevard is approximately 150 feet and it quickly rises to 250 feet at its apex. The builders and architects utilized the existing topography in the positioning of each house to provide views of the Potomac River valley and add a sense of privacy. At the same time, the topography allowed the homes to be experienced from multiple perspectives as several sides of each dwelling could be seen from different vantage points throughout the community. Therefore, the architects highlighted the simplicity of the overall massing, design, and fenestration of the individual buildings.



IN THIS SECTION

Historic Significance	15
Model Types	16
Properties within the Historic District	18
Outstanding, Contributing, & Non-Contributing Map	19
Financial Incentives	20

HISTORIC SIGNIFICANCE

Potomac Overlook is a significant example of a residential development resulting from the collaboration of merchant builder Edmund J. Bennett and the architecture firm of Keyes, Lethbridge, and Condon (KLC). This development marked the first major subdivision developed by this collaborative partnership in Montgomery County. Bennett and KLC espoused the aesthetic design, functional advantages, and untapped commercial potential for modern architecture in tract housing. The contemporary-styled dwellings are recognized as outstanding examples of situated modernism. The American Institute of Architects (AIA) and the National Association of Home Builders (NAHB) awarded them the 1961 Joint Award of Honor, citing “excellence of their cooperative efforts to create better homes and communities for Americans.

Potomac Overlook and the subsequent Bennett and KLC-planned subdivisions in Montgomery County adapted the core principles of modernism to retain a sense of social, geographical, and ideological aspects of a community at a tract-subdivision scale. The subdivision reflected the development team’s recognition of the importance of site development and land planning in creating communities respectful of the natural surroundings, topography, and tree canopy. Bennett and KLC established the identity of Potomac Overlook with the integration of the street layout, location and orientation of the houses, utilization of the topography to showcase aspects of the surrounding environment, design and materials of the buildings, and landscaping. These efforts resulted in a contemporary-styled modernist community built at an economy of scale for middle to upper-middle class residents that set itself apart from typical Colonial Revival-styled subdivision development that clear-cut tree stands and leveled the topography.

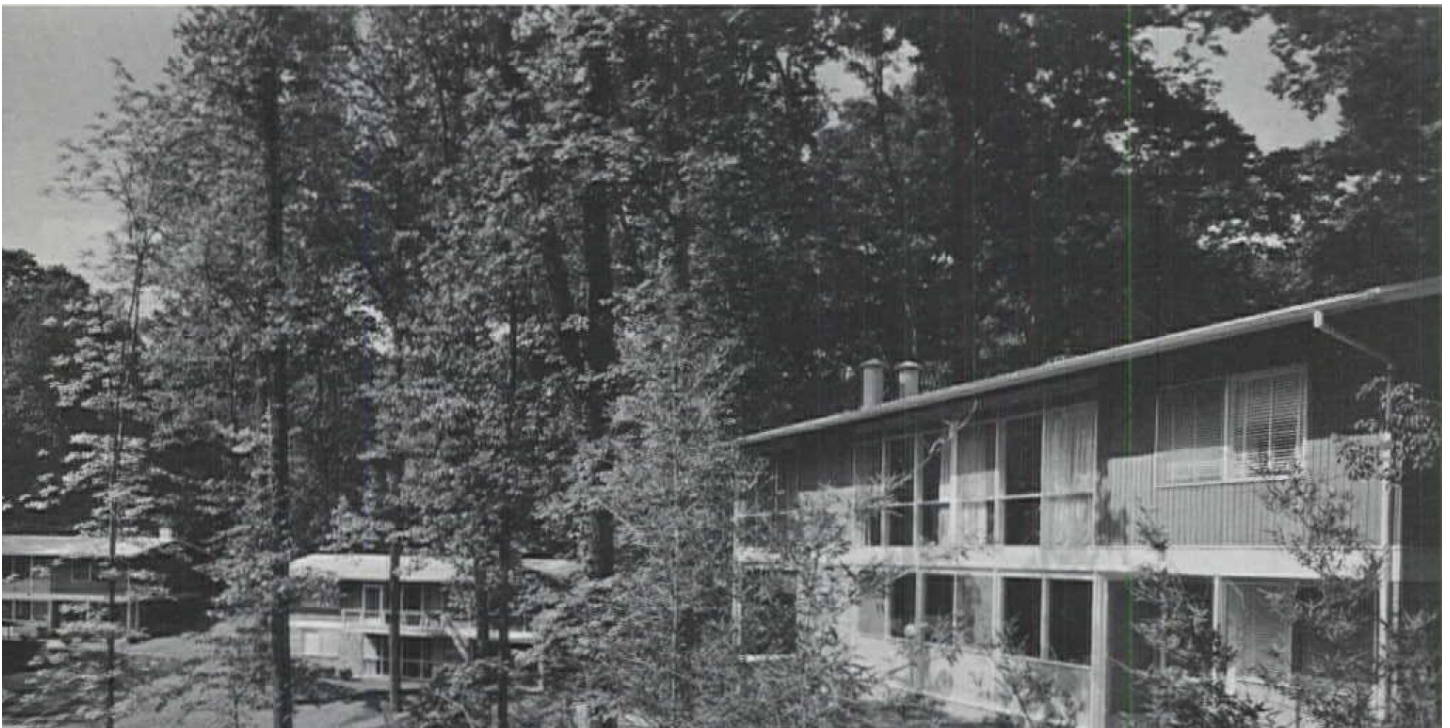


Figure 1: View of Virginia View Court, Potomac Overlook, 1960.

Source: Photograph by Robert C. Lautman. “A Portfolio of Homes,” *Journal of the American Institute of Architects* Vol. XXXIII, No. 1 (January 1960): 56.

MODEL TYPES

Architects Keyes and Lethbridge designed three different contemporary-styled models at Potomac Overlook. There are minor variations among each model, however, based on the site conditions and to provide differentiation. The Highview, the smallest of the three models, had four bedrooms and two bathrooms. The builders constructed six Highview houses. The Valleyview, the intermediate-sized model, had four bedrooms and three bathrooms. The developers built five Valleyview houses (the houses at 6612 Virginia View Court and 5300 Mohican were demolished). The Riverview, the largest model, had five bedrooms and three bathrooms. All eight Riverview houses remain standing.

The three different models share many of the same aspects of design including form, massing, and materials. The two-story dwellings with a gable roof have an elongated rectangular plan. The wood-frame buildings rest on a concrete block foundation. The architects exploited the topography by partially burying

the first of the two-story buildings into the slope of the hillside. The first story features a running-bond, multi-colored, textured brick veneer on all but three of the residences. Two of the dwellings, 6604 and 6606 Rivercrest Court, have salmon-colored bricks and the brick at 6600 Rivercrest Court has been painted gray. A wide, wood band course separates the brick-veneer first story from the wood-clad second story. Fourteen dwellings have either mahogany or redwood, vertically orientated, panels of tongue-and-groove siding. Three dwellings feature wood board-and-batten siding and one dwelling has T1-11 board-and-batten siding.

Fenestration consists of the original single-leaf wood doors, sliding glass doors, single-light windows, and aluminum-sash slider windows in addition to non-historic replacements. The original fenestration typically consisted of single-leaf wood doors with no lights or panels that accessed the entrance to the property. On the other elevations, single-leaf wood doors and sliding glass doors accessed exterior spaces. Several of the original doors on the 19 houses have been replaced, but



Figure 2: Valleyview model.



Figure 3: Highview model.



Figure 4: Riverview model.

the locations and size of the openings remain generally intact. The builders utilized pre-assembled window walls with aluminum-framed, single-light, glazed openings or one-by-one, aluminum-framed slider windows in a wood window buck (frame). The glazed walls' grid of aluminum, glass, and plywood panels located at a corner of the buildings recall Piet Mondrian-inspired architecture with its geometric patterns. These features remain largely intact throughout the neighborhood.

The low-pitched gable roofs with overhanging open eaves with exposed rafters and fascia allow the homes to blend into the setting. The roofs are sheathed with asphalt shingles. Internal and gable-end chimneys pierce the roofs. Bubble dome, fixed, and hinged skylights are evident throughout the community.

PROPERTIES WITHIN THE MASTER PLAN HISTORIC DISTRICT

An outstanding resource is a property with heightened significance due to its architectural and/or historical characteristics. It must be from the period of significance and retain character defining features. The resource, however, must have unique elements, including but not limited to extraordinary architectural integrity, historical associations with the development of the district, or associated with individuals or a group of persons who influenced society.

The following five (5) properties are outstanding resources:

1. 7205 MacArthur Boulevard (for its association with Pao-Chi and Yu Ming Pien)
2. 6602 Rivercrest Court (for its association with Dorothy Gilford)
3. 6604 Rivercrest Court (for its association with Helen Wilson Nies)
4. 6525 Wiscasset Road (for its association with Abraham and Helen W. Sirkin)
5. 6551 Wiscasset Road (for its architectural association as the model home and integrity of design, materials, and workmanship)

A contributing resource is a building, site, or structure adds to the historic significance of a district and is within its period of significance.

The following twelve (12) properties are contributing resources:

1. 7209 MacArthur Boulevard
2. 7211 MacArthur Boulevard
3. 6600 Rivercrest Court
4. 6601 Rivercrest Court
5. 6605 Rivercrest Court
6. 6606 Rivercrest Court
7. 6601 Virginia View Court

8. 6604 Virginia View Court
9. 6608 Virginia View Court
10. 6609 Virginia View Court
11. 6613 Virginia View Court
12. 6541 Wiscasset Road

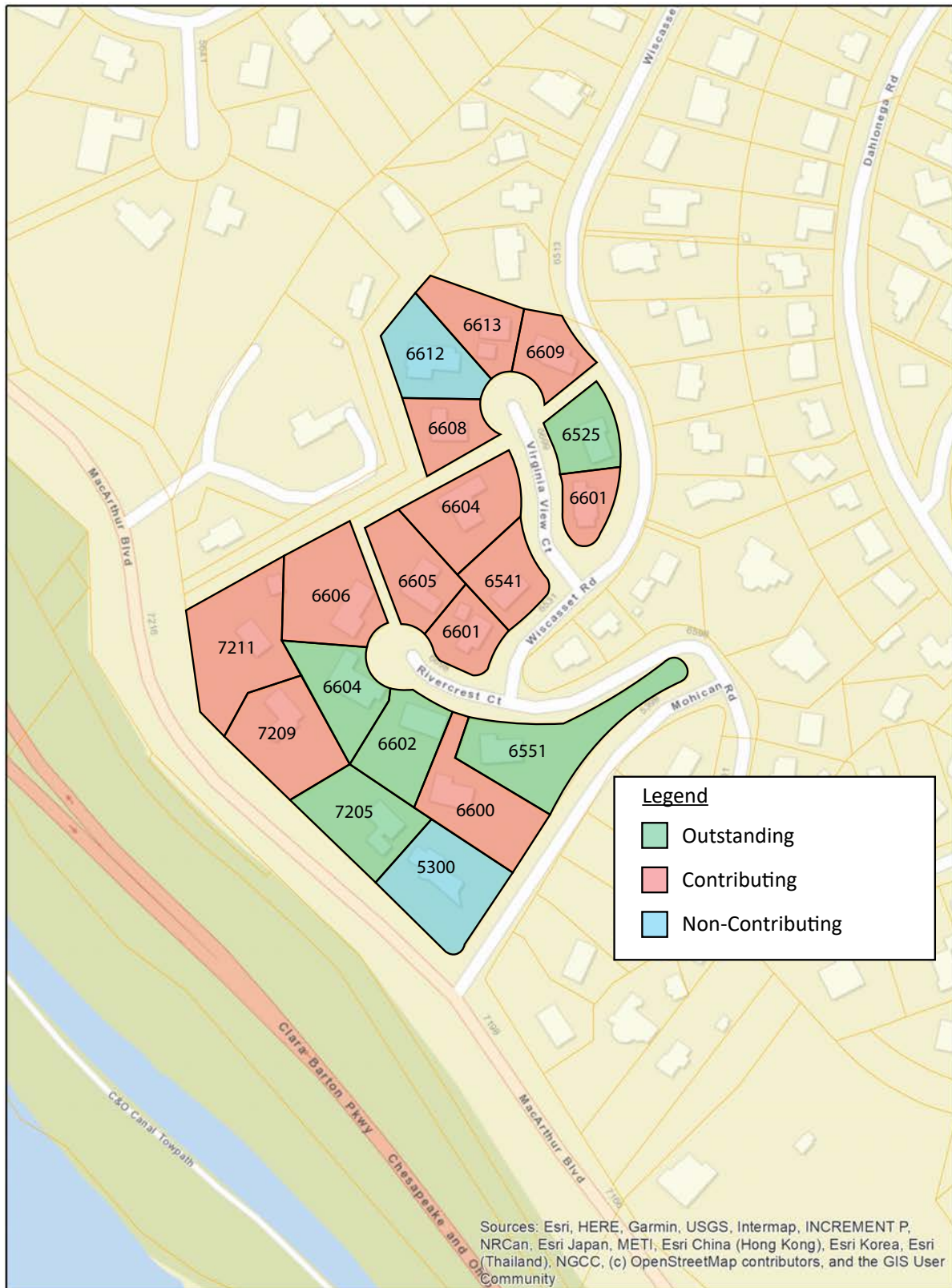
A non-contributing resource does not add to the historic significance of a district or falls outside of its period of significance.

The following two (2) properties are non-contributing resources:

1. 5300 Mohican Road (demolished)
2. 6612 Virginia View Court (demolished/heavily altered)

Owners of outstanding, contributing, and non-contributing resources are eligible to apply for Montgomery County Historic Preservation Tax Credits.

OUTSTANDING, CONTRIBUTING, AND NON-CONTRIBUTING MAP



FINANCIAL INCENTIVES

In recognition of the public purpose and benefits of historic preservation, Montgomery County, the State of Maryland, and the federal government have established special financial incentives to encourage the preservation of historic properties and offset the costs of appropriate rehabilitation projects. Eligible projects can qualify for county, state, and in more limited cases, federal tax credits.

Montgomery County Historic Preservation Tax Credits

To encourage the restoration and preservation of privately-owned historic properties, the Montgomery County Council in 1984 passed legislation providing for a tax credit against county real property taxes (Chapter 52, Article VI) for maintenance and preservation projects. The value of the credit is equal to 25 percent of documented expenses for exterior maintenance, restoration, or preservation work. To qualify, properties must be designated on the Montgomery County Master Plan for Historic Preservation either individually or within a historic district. Tax credit-eligible work includes repairs, restoration, or preservation of exterior features of designated structures. New construction and interior work are ineligible expenditures.

For additional information:

<https://montgomeryplanning.org/planning/historic/tax-credit-program/>

Maryland Historic Preservation Tax Credits

The State of Maryland also provides tax credits to encourage the rehabilitation of historic properties. Maryland's Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides a 20 percent credit applied against a property owner's Maryland income tax for qualified project costs. Both exterior and interior work may be eligible. Eligible properties may include those listed in the Montgomery County Master Plan for Historic Preservation. Contact the Maryland Historical Trust for additional information.

For additional information:

<https://mht.maryland.gov/taxcredits.shtml>

Federal Historic Preservation Tax Credits

A federal rehabilitation tax credit program is also available. Properties must be listed in the National Register of Historic Places and be considered "income producing" (owner-occupied residential properties are not eligible for federal tax credits; they are eligible for County and state tax credits). Additional information is available from the National Park Service.

For additional information:

<https://www.nps.gov/tps/tax-incentives.htm>





SECTION 3:

EXTERIOR MAINTENANCE & RENOVATION

Seventeen of the 19 houses are listed as outstanding and contributing resources in Potomac Overlook. The design review of the community will be focused on renovation and rehabilitation of these buildings. This section outlines the recommended treatments for retaining the character defining features and design integrity of the sites and buildings when making alterations. They should be preserved when feasible, with continued maintenance as the best preservation method.

A critical component of historic preservation includes the ordinary maintenance of properties. The majority of projects involving ordinary maintenance, in-kind replacement, repair of exterior features, and customary landscaping do not require a HAWP.

Two non-contributing houses in Potomac Overlook are of recent construction. The intent of the design guidelines is not to encourage owners of these properties to renovate them to a particular architectural style. HAWP applications for these two homes will be reviewed to ensure compatibility with the remainder of the neighborhood. These homes are exempt from all HAWP review except for alterations to site elements, tree removal, additions, new construction, or demolition.

IN THIS SECTION

Ordinary Maintenance & In-Kind Replacement	25
Overall Design Objectives	25
Siding	25
Fenestration Patterns	27
Doors	28
Window	30
Storm Windows & Doors	30
Roofs	32
Roof Equipment	32
Skylights	32
Gutters	33
Solar Panels	33
Painting	33
Other Equipment	33

ORDINARY MAINTENANCE & IN-KIND REPLACEMENT

Ordinary Maintenance is defined as “work on a historic site or a historic resource within a historic district which does not alter in any way the exterior features of the subject property, including architectural style, design, and general arrangement of the exterior, as well as the nature, texture, details, and dimensions of building materials, windows, doors, siding, etc. This definition applies, whenever appropriate, to the appurtenances and environmental setting of a historic site or resource, as well as to the building, structure, or object itself.”

In-Kind Replacement requires that the new feature exactly match the old in design, color, texture, and materials.

OVERALL DESIGN OBJECTIVES

Design Objective #1: Preserve historic architectural features and details:

1. Maintain significant stylistic and architectural features.
 - Do not remove or alter architectural details that are in good condition or that can be repaired.
 - The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal, and reapplication of paint. These should not harm the historic materials.
2. Avoid adding non-original elements or details to the building.
3. Protect architectural details from damage.
 - For example, check areas susceptible to water damage or moisture.

Design Objective #2: Deteriorated architectural details should be repaired rather than replaced.

1. Repair only those features that are deteriorated.
2. When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials.

3. Use technical procedures for cleaning, refinishing, and repairing architectural details that will maintain the original finish.

Design Objective #3: Replace historic features in-kind when restoration is not an option.

1. Replacement of a missing or deteriorated architectural element should be accurate.
2. When reconstruction of an element is impossible, use a simplified interpretation of the original.
3. When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials.

SIDING

The dwelling's brick veneer on the first story and redwood siding (either tongue-and-groove or board-and-batten) on the second story are character defining material in Potomac Overlook. These materials add textural qualities, visual continuity, and character to the overall streetscape and shall be preserved.

The original brick veneer and wood siding shall remain and be repaired or replaced in-kind as needed.

Painting of non-painted masonry surfaces (such as the brick-veneer walls) will not be permitted as the multi-colored textured brick adds to the historic character of the community. Painting of previously painted masonry does not require a HAWP.

Replacement of the siding with different materials and/or different design requires a HAWP. Any replacement siding shall not result in the permanent removal of window, door, or other trim pieces.

Non-historic materials, such as cementitious fiberboard, are not appropriate as the primary siding material. The HPC may permit the use of smooth cementitious fiberboard in locations where: 1) the redwood siding has already been replaced with synthetic siding; 2) the building retains the original T1-11 siding (possible on only the Highview models); or 3) on new additions.

Design Objectives:

1. Retain and preserve original textured brick veneer walls and redwood siding.
2. Use the gentlest means possible to clean the building. Many procedures, such as sandblasting and pressure washing, can result in accelerated deterioration or damage.
3. Match the original mortar joint and masonry size, tooling, and bond patterns when making repairs to brick walls.
4. Do not paint previously unpainted masonry surfaces.
5. Do not cover or obscure original wall and siding materials.
6. If deteriorated beyond repair, replace original wood siding or brick veneer in-kind with materials of matching design, color, and texture.
7. Avoid the use of non-historic materials on the original building.
8. Cementitious fiberboard will be permitted only as a replacement for the original T1-11 siding (possible on the Highview models), existing synthetic siding and on new additions.



Figure 5: Typical board and batten siding.



Figure 6: Typical tongue and groove siding.

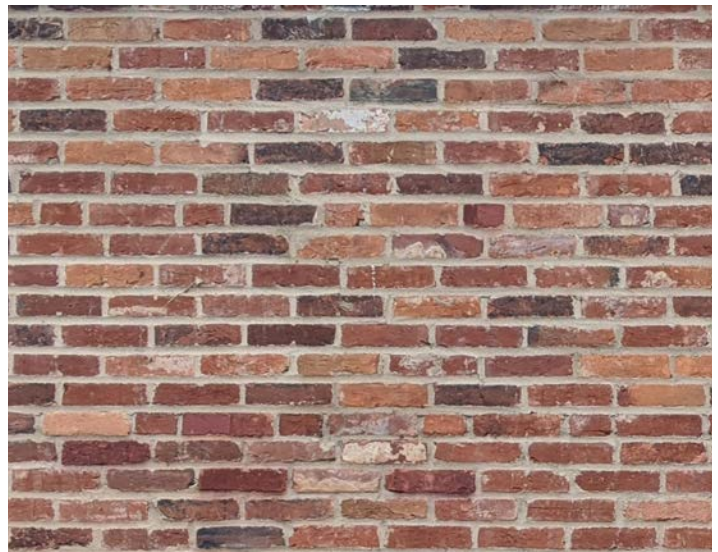


Figure 7: Typical brick veneer.

FENESTRATION PATTERNS

The solid-to-void ratio and design of the fenestration pattern within Potomac Overlook are character defining features of the buildings. The downhill side of the building reveals the single-leaf entry, limited windows, and carport (if attached or semi-attached). The uphill side consists of window walls, balconies, and patios. Plate glass window walls of infinite design configurations provided the architects the ability to augment the relationship between the interior and exterior spaces.

Design Objectives:

1. These fenestration patterns should be preserved and maintained.



Figure 8: Example of a downhill elevation.



Figure 9: Example of an uphill elevation.



DOORS

The dwellings at Potomac Overlook featured solid, single-leaf, wood doors with no lights or panels at the primary entrance. Several of the dwellings have simple, single-light, replacement doors at the primary entrance.

Access to the open or screened-in porches and patios consisted of solid or single-leaf, single-light wood doors.

The location and size of all door openings shall remain intact. Any changes to the location or size of the door opening requires a HAWP.

While doors are an important component of the dwellings, they are not critical character-defining features at Potomac Overlook. Therefore, the replacement of doors is permitted, but requires a HAWP. New doors must match the contemporary style of Potomac Overlook. For example, multi-panel, multi-light, Colonial Revival or Craftsman doors would not be compatible with the architecture of the community.

Design Objectives:

1. Preserve the size and shape of all openings.
2. Retain original doors (when possible).
3. Replacement doors shall be wood and retain the contemporary style associated with Potomac Overlook.
4. Doors shall be solid or single-light.



Figure 10: Example of an entrance door with non-historic hardware.



Figure 11: Example of an entrance door with screen door.



Figure 12: Example of single-light entrance door.



Figure 13: Example of a two-light, replacement entrance door.



Figure 14: Example of typical windows.



Figure 15: Example of typical windows.



Figure 16: Example of a typical window (left) and non-compatible replacement window (right). Note the differences in the design, dimensions, and material of the trim.

WINDOWS

The builders utilized pre-assembled window walls with wood-framed, single-light, glazed openings or one-by-one, aluminum-framed slider windows in a wood window buck (frame). The glazed walls' grid of wood, glass, and solid panels are character defining features of the neighborhood.

Original windows shall be repaired or replaced in-kind. All window replacements require a HAWP to ensure compatibility with the existing windows. Single-light window inserts between the mullions will not be permitted.

Design Objectives:

1. Preserve the size and shape of all window openings.
2. Original windows shall not be infilled with plywood.
3. Retain original windows to the greatest extent possible.
4. If necessary, replacement windows shall match the existing windows with respect to design and configuration. Divided-light or simulated divided-light windows are not appropriate.
5. If necessary, the in-kind replacement of the aluminum-sash slider windows is preferred, but the HPC will consider aluminum-clad, wood-sash slider windows with a narrow profile as well. Historic preservation staff will advise all applicants on best practices and manufacturer options for both window types at the time of the proposal.
6. Installation of operable casement windows will be considered on a case-by-case basis to ensure compatibility of design, but further division of windows should be avoided.

STORM DOORS AND WINDOWS

A HAWP is not required for the installation of storm windows and doors. Design, materials, and style, however, should be compatible with the house and the original doors and windows.



ROOFS

The dwellings all feature low-pitched gabled roofs with overhanging open eaves with exposed rafter and fascia. The roofs are covered with asphalt shingles. The low-pitched gable form blends with the surrounding environmental setting and reinforces the architectural style of the houses.

The in-kind replacement of an asphalt shingle roof (with three-tab or architectural asphalt shingles) does not require a HAWP.



Figure 17: A comparison of three-tab asphalt shingles (left) and architectural asphalt shingle (right). Both styles of shingle can be utilized as an in-kind replacement without a HAWP.

Design Objectives:

1. Preserve the original roof forms.
2. The installation of dormers, raising the roof above its original height, or adding a non-compatible roof form shall be avoided.
3. Repair or replace in-kind the overhanging open eaves with exposed rafters and fascia.
4. Avoid boxing in the exposed rafters or the application of non-historic material to the original wood fascia.
5. Avoid the introduction of new roofing materials (standing seam metal, wood shingle, etc.).

ROOF EQUIPMENT

Modern rooftop elements, such as plumbing stack vents, exhaust vents, attic vents, and combustion vents require a HAWP. Applications are eligible for an administrative review by staff.



Figure 18: An example of a flat or low-profile skylight appropriate for installation.

SKYLIGHTS

Skylights are visible on all elevations throughout Potomac Overlook. While bubble-domed skylights were original to the historic district, it is recommended that all new skylights have as low of a profile as possible.

The installation or replacement of skylights does not require a HAWP.

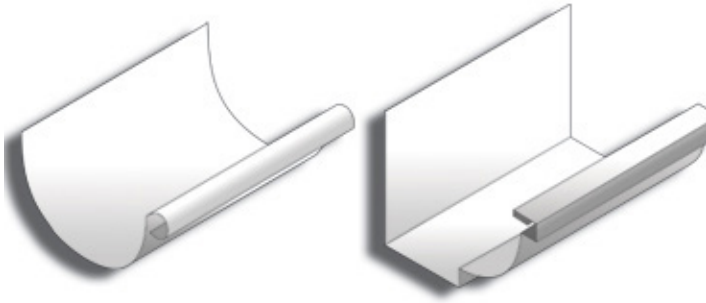


Figure 19: Illustrations of a half-round gutter (preferred) and k-style gutters found throughout Potomac Overlook.

GUTTERS

The placement or replacement of gutters does not require a HAWP, but care should be taken when repair or replacements are undertaken. Half-round gutters found on the majority of homes in the district are preferred over k-style gutters.

MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER EQUIPMENT

The installation of mechanical, electrical, and plumbing equipment that pierces the walls require a HAWP. Eligible applications will be reviewed administratively by staff or forwarded to the HPC.

SOLAR PANELS

The HPC supports solar technology in all of its historic districts. Due to the existing tree canopy and lack of suitable locations for successful installations, all request for solar installation will require a HAWP and be reviewed by the HPC.

For more general information, see the solar panel policy guidance at: <https://montgomeryplanning.org/planning/historic/>

PAINTING

Exterior painting of previously painted surfaces does not require a HAWP. Painting a previously unpainted exterior surface (such as the brick-veneered exterior walls) requires a HAWP. The selection of paint color is not subject to design review.

SECTION 4:

ADDITIONS TO HISTORIC HOUSES

Many of the outstanding and contributing buildings have received additions over time. The tradition of adding onto buildings should continue, but it is important that any new addition be designed in such a manner that it preserves the historic character of the house and district.

New additions should take their cue from the historic building, but this does not preclude contemporary interpretations nor discourage differentiating the addition from the historic building. Owners and architects should strive to keep the size of the addition small in relation to the main building, which will minimize adverse visual effects to the district.

The majority of the owners infilled existing patios or porches instead of constructing new wings. This allowed for the expansion of the dwelling within the existing footprint, thereby minimizing negative effects to the surrounding environmental setting and retaining the building's character defining form. When new construction has occurred, it is primarily as an extension of the dwelling on the gable ends. Examples include 6601 Rivercrest Court, 6606 Rivercrest Court, and 6601 Virginia View Court. The only major ell addition is to a contributing resource at 7209 MacArthur Boulevard. This continuity of form in Potomac Overlook allows the district to retain its sense of scale.

The site layout of each building, subtle design differences within and between the three different models, and history of alterations makes each house in Potomac Overlook unique. The HPC will take all of these aspects into consideration during the design review process.

IN THIS SECTION

Existing Infill and Additions	37
New Infill and Additions	38
Decks and Balconies	40

EXISTING INFILL AND ADDITIONS

The residents of Potomac Overlook benefited from the expertise of John Matthews, who built and lived in the subdivision for over 50 years, and the guidance of the covenants committee. As a result, many of the infill and addition projects are compatible with the original building due to the use of matching materials, finishes, and design.

Any exterior alterations to an existing infilled section or an addition requires a HAWP.

Design Objectives:

1. Infill or additions that are compatible with the historic character of the building and district may be retained at the discretion of the property owner.
 - Alterations to these non-historic spaces is preferred to changes to the original sections of the building.
2. Infill or additions that are not compatible with the historic character of the building and district may be removed or restored to their original configuration if evidence of the original condition exists.



Figure 20: The dwelling at 6525 Wiscasset Road includes the infill of the open patio (dashed yellow line) on the first story and enclosure of a screened-in porch (dashed blue line) on the second story.



Figure 21: The dwelling at 6601 Virginia View Court includes the infill of the: 1) open patio (red dashed line), 2) carport (yellow dashed line); and 3) second-story addition and balcony above the carport (green dashed line).

NEW INFILL AND ADDITIONS

When planning an infill or addition to a historic building, property owners and architects should minimize negative effects that may occur to the historic building or setting.

The overall design of an infill or addition should keep with the design character of the district, but be distinguishable from the historic section of the house in subtle ways.

Any new construction, infill, enlargement, addition, or modification of the exterior of a building requires a HAWP.

Design Objectives:

1. Design of new infill or additions shall be compatible with the primary building.
 - Infill and additions should relate to the historic house in massing, scale, and form.
 - Infill and additions should be simple in design.
 - Use building materials that are compatible with the historic house.
 - Avoid damage or removal of original architectural details and materials of the historic house.
2. Consider the infill of patios, screened-in porches, open porches, and other such areas before the construction of new additions.
 - Enclosing these spaces is a design solution that can provide additional living space without disrupting a home's overall massing through a new addition.
 - The design for infill should be compatible with the existing style of the house to the greatest possible extent.
3. Place new additions on the gable-end of houses to the greatest extent possible. This will allow the houses to retain their character defining form.
 - Additions should be secondary to the house in terms of massing and scale.
 - Other locations will be considered if the site conditions do not permit additions in these areas.
 - No addition should extend above the original roof.
4. Avoid infill of carports. These are character defining features of the historic district.
5. Infill of the breezeways (between the carports and the house) should be avoided but will be considered on a case-by-case basis. Any proposed enclosure of these spaces should consider transparent materials and design.
6. All new addition should be planned with consideration of the viewsheds of surrounding houses to the greatest extent possible.
7. For properties with site conditions (setback requirements, etc.) that do not permit the infill of existing spaces or gable-end additions, all proposed additions must be secondary to and compliment the existing scale, massing, and design of the house.



Figure 22: Model of Potomac Overlook dwelling showing open patios and second-story screened-in porch.

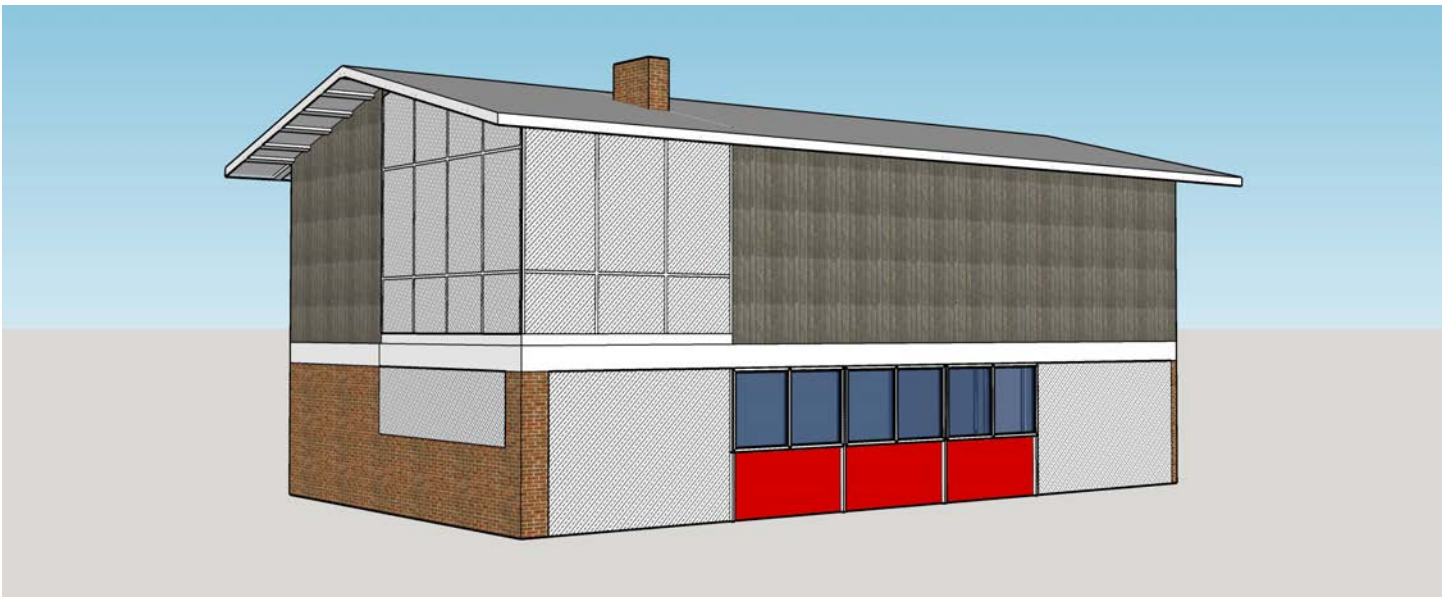


Figure 23: Model of Potomac Overlook dwelling showing the infill of these open spaces.



Figure 24: Model of Potomac Overlook showing the location and massing of a potential addition to the side elevation.



Figure 25: View of the rear elevation of the Highview model. Note the cantilevered balcony on the second-story of the building. The balcony extended the length of the window and door opening and consisted of a wood railing mounted to the flooring.



Figure 26: View of the front elevation of the Valleyview model. Note the partially cantilevered deck on the gable-end of the building. The deck railing may have been constructed of thin metal spindles, but all railing posts are deck-mounted allowing for an uninterrupted extension of the fascia board.

DECKS AND BALCONIES

The architects designed two of the three models with decks or balconies. The Highview models featured a small balcony on the rear elevation and the Valleyview model had a larger deck on the side elevation. Over the last 60 years, property owners have constructed or altered decks on many of the houses.

Any exterior alteration to an existing deck/balcony or construction of a new deck/balcony will require a HAWP.

Design Objective

1. Existing non-historic decks and balconies may be retained at the discretion of the property owner, removed, or restored to the original condition (if applicable). Alterations to these decks and balconies require a HAWP.
2. The design and materials of new decks and balconies shall be compatible with the house.
 - Property owners shall avoid designs that are incompatible with the character of the historic district.
 - Utilize deck-mounted railing posts and avoid the installation of fascia-mounted railing posts.
 - All railing systems shall be constructed of wood or metal. Horizontal tension cables may be utilized instead of traditional wood spindles.
 - Deck flooring shall be constructed of wood.



Figure 27: Example of non-compatible fascia-mounted railing system.



Figure 28: Example of a compatible deck-mounted railing system.



Figure 29: Example of a compatible deck-mounted railing system at 6604 Virginia View Court.



Figure 30: Example of a compatible deck-mounted railing system at 7211 MacArthur Boulevard.



SECTION 5:

SITE ELEMENTS

Site elements and landscaping contribute to the setting of the individual properties and the overall neighborhood. Collectively, these elements have a significant impact on the appearance of Potomac Overlook. The majority of alterations to landscaping will require a HAWP with an administrative review (if eligible) or be exempt from the design review process. The following elements are not subject to the design review process: playground equipment, garden fixtures, planters, birdbaths, shrubs, flowers, etc.

All homes (outstanding, contributing, and non-contributing) will be required to submit HAWP applications for alterations to the site elements outlined in this section.

IN THIS SECTION

Carports	45
Sheds and Other Structures	46
Driveways, Parking Pads, and Paving Materials	47
Patios and Walkways	48
Fences	49
Retaining Walls	50
Mature Trees	52
A/C Condensers, Heat Pumps, and Generators	52

CARPORTS

Carports (both detached, semi-attached, and attached) are an integral part in the overall design aesthetic of Potomac Overlook. The transparent design of the carports often assist with the integration of the site and natural landscape. Therefore, these spaces should not be infilled with garage doors.

The location and design of the semi-attached and attached carports should be preserved to the greatest possible extent.

Any alterations to carports require a HAWP.

Design Objectives:

1. Avoid infill of carports. These are character defining features of the historic district.
2. Infill of the breezeways (between the carports and the house) should be avoided but will be considered on a case-by-case basis. Any proposed enclosure of these spaces should consider transparent materials and design.



Figure 32: Example of an attached carport.



Figure 33: Example of a semi-attached carport with breezeway.



Figure 31: Example of a typical breezeway separating the dwelling from the carport.



Figure 34: Example of an attached below-grade carport.



Figure 35: Example of an semi-attached carport with breezeway.



Figure 36: Example of a detached carport.

SHEDS AND OTHER STRUCTURES

The carports often included outdoor storage, which negated the need for free-standing sheds. Freestanding sheds are permitted but discouraged as they add an additional element to the character-defining open landscape.

All new sheds require a HAWP. The design of sheds should not have a negative effect on the character-defining elements of the house or the district. Sheds should be simple in design, appear secondary to the house, and blend with the surrounding landscape to the greatest degree possible.

Design Objectives:

1. New sheds or other freestanding outbuildings should be avoided when possible.
2. New sheds and other structures should be compatible with the house and district.
 - Architectural details, materials, and style should be compatible with the house.
 - The mass and scale should be in proportion to the house.
3. New sheds and other structures should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

DRIVEWAYS, PARKING PADS, AND PAVING MATERIALS

The majority of driveways and parking pads in Potomac Overlook are constructed of asphalt or concrete. Ordinary maintenance or the in-kind replacement of existing driveways or parking pads does not require a HAWP.

Alterations to the size and materials of an existing driveway or a new driveway or parking pad requires a HAWP. Any application for driveways less than 150 square feet in size are eligible for an administrative review by staff.

The installation of the following driveway materials may be considered by staff through the administrative process: concrete, asphalt, gravel or crushed stone, pavers, and permeable pavers.

Design Objectives:

1. Preserve the location/size the original driveway where its exists.
2. Replacement materials should be compatible with the character of the district.
3. Use paving materials that will minimize a driveway's impact.



Figure 38: Example of a concrete driveway.



Figure 39: Example of a paver driveway.



Figure 37: Example of an asphalt driveway.



Figure 40: Example of a 3/8" crushed stone driveway.



Figure 41: Example of flagstone walkway from the carport to the front entrance.



Figure 42: Example of flagstone walkway and patio in the breezeway between the dwelling and carport.



Figure 43: Example of a gravel walkway in the rear of the property.



Figure 44: Example of brick paver patio.

PATIOS AND WALKWAYS

The relationship of a walkway and/or patio affects the site, streetscape, and character of the historic district and requires a HAWP.

Ordinary maintenance or the in-kind replacement of existing patios or walkways does not require a HAWP.

The replacement of existing non-historic patios and walkways (with no increase in square footage) with new materials require a HAWP. Eligible applications will be reviewed administratively by staff.

New or expanded walkways may be constructed of concrete, stone, brick, pavers, or gravel. Patios may be constructed of concrete, stone, brick, pavers, or other permeable materials. Any application for walkways or patios less than 150 square feet in size are eligible for an administrative review by staff.

Design Objectives:

1. Preserve the original materials of patios and walkways.
2. Replacement materials should be compatible with the character of the district.
 - Use materials that will minimize the impact of the patio and walkway on the historic district.

FENCES

As a result of the original design intent, irregular lot lines, and topography of Potomac Overlook, there is a lack of fences within the historic district. Boundaries are often demarcated by means of plantings and the natural landscape.

All proposed fences require a HAWP. The HPC will consider the installation of fences under the following conditions: screening or privacy for patios; for the safety of pets and children; and safety regarding changes in grade. These are the requirements stipulated in the community's covenants. Proposals should avoid the installation of privacy fences that obscure significant views within the historic district.

Design Objectives:

1. Retain the original natural character of the historic district.
2. Avoid the installation of fences to the greatest degree possible.
3. Fences visible from the public rights-of-way should be transparent in nature (i.e. post and rail).



Figure 45: Example of a post and rail fence. The addition of wire/mesh is appropriate to increase containment capability.

RETAINING WALLS

Due to the topography of Potomac Overlook, the architects designed stone retaining walls in the subdivision. These retaining walls complement the natural and rustic qualities of the subdivision and are character defining features of the landscape.

Original retaining walls should be preserved and repaired to the greatest extent possible. Replacement retaining walls of a different design or material and new retaining walls require a HAWP.

Design Objectives:

1. Preserve original retaining walls.
 - Replacement materials should match the original in color, texture, size, and finish.
 - Repair retaining walls with mortar consistent to the original materials and design.
2. New retaining walls should follow the natural topography and be articulated and finished to minimize visual impact.
3. Use stone, masonry, or wood that conveys a sense of scale and blends with the surrounding environment.



Figure 46: Example of brick retaining walls.



Figure 47: Example of stone retaining walls.



Figure 48: Example of masonry veneer walls.

MATURE TREES

The architects and developer of Potomac Overlook retained the existing tree coverage to the greatest possible extent when developing plans for the subdivision. The relationship between the landscape and buildings is a character-defining feature of the community.

Proposals to remove trees equal to or greater than six inches at breast diameter height (dbh) in diameter require a HAWP. Depending on the scope of the proposed work, applicants may be required to submit an arborist report or site plan noting the location and type of the subject tree(s).

Note: The request to remove severely diseased, compromised, or dead trees does not require an arborist report. Eligible applications will be reviewed administratively by staff or forwarded to the HPC.

Note: The emergency removal of a fallen tree or tree of imminent danger to residents or property may be removed without a HAWP. Property owners shall submit an application as soon as possible.

Design Objectives:

1. Maintain historic trees.
 - A mature tree should not be removed unless the tree is dying, dead, diseased, or poses a safety hazard.
2. Removal of trees equal to or greater than six inches at breast diameter height (dbh) requires a HAWP.
3. If the HPC approves the removal of a healthy tree, at least one canopy tree may be required to be replanted on the property.

A/C CONDENSERS, HEAT PUMPS, AND GENERATORS

The installation of new air conditioning condenser units, heat pump units, generators, and similar mechanical equipment will require a HAWP. The in-kind replacement of units in a similar location and of similar size will be exempt from review. Eligible applications will be reviewed administratively by staff or forwarded to the HPC.

Design Objectives:

1. Place equipment in areas with the least visibility from public rights-of-ways to the greatest extent possible.



The background of the page is a repeating geometric pattern in a light sage green color. It consists of interlocking hexagons and triangles, some of which are further subdivided into smaller triangles, creating a complex, tessellated effect.

SECTION 6:



GLOSSARY



Balcony: A projecting platform enclosed by a balustrade, typically placed in front of an upper window or door.

Bay: One of a series of principal uniform architectural divisions, usually vertically orientated, form by principal structural elements often including fenestration.

Bay Window: A window that projects from the exterior surface of a wall.

Board and Batten: Wall covering consisting of joined, flush vertical boards, with the joints covered by narrow, vertical wood strips called battens.

Casement: A window frame that is hinged on one vertical side that swings open to either the inside or the outside of the building.

Closed Eaves: Eaves in which the triangular space between the rafters and the exterior wall is enclosed with a horizontal soffit; also called boxed eaves.

Contributing Resource: A building, site, or structure that adds to the historic significance of a historic district.

Demolition by Neglect: The failure to provide ordinary and necessary maintenance and repair to an historic site or an historic resource within an historic district, whether by negligence or willful neglect, purpose, or design, by the owner or any party in possession of such a site.

Eaves: The overhanging part of a sloping roof.

Fascia: A vertical board nailed to the end of the rafters.

Facade: The front wall of a building.

Fixed Window: A window that does not open.

Fenestration: The arrangement of windows and doors on the elevation of a building.

Frame: The structural elements surrounding a door or window in a wall, to which the door and window is attached.

Frame Construction: The method of building relying primarily on wooden structural members.

Gable: A roof having two slopes that meet at a ridge and form a triangle.

Glass door: A door composed primarily of a single pane (light) of glass.

Glazed: Finished with glass.

Hip: The external angle formed by the junction of two sloping roof surface.

Historic Area Work Permit: An permit issued by the director of the Department of Permitting Services authorizing work on a historic site or an historic resource location within an historic district.

Historic District: A group of historic resources that are significant as a cohesive unit and contribute to the historical, architectural, archaeological, or cultural values within the Maryland-Washington Regional District and which have been so designated in the Master Plan for Historic Preservation.

Light: A single piece of glass in a door or window; also called a pane.

Mullion: The vertical member that divides multiple windows or doors in a single opening.

Non-Contributing Resource: A building, site, or structure that does not add to the historic significance of a historic district.

Open Eave: Eaves in which the triangular space between the rafters and the exterior wall is not enclosed.

Panel: A flat surface distinguished from the surrounding area by a molding or other ornament.

Pitch: Degree of angle or slope.

Rafter: One of a series of inclined wooden framing members that form the structure of a roof.

Retaining Wall: A wall whose primary purpose is the support of the earth and resisting lateral forces.

Sash: The unit that holds the window glass.

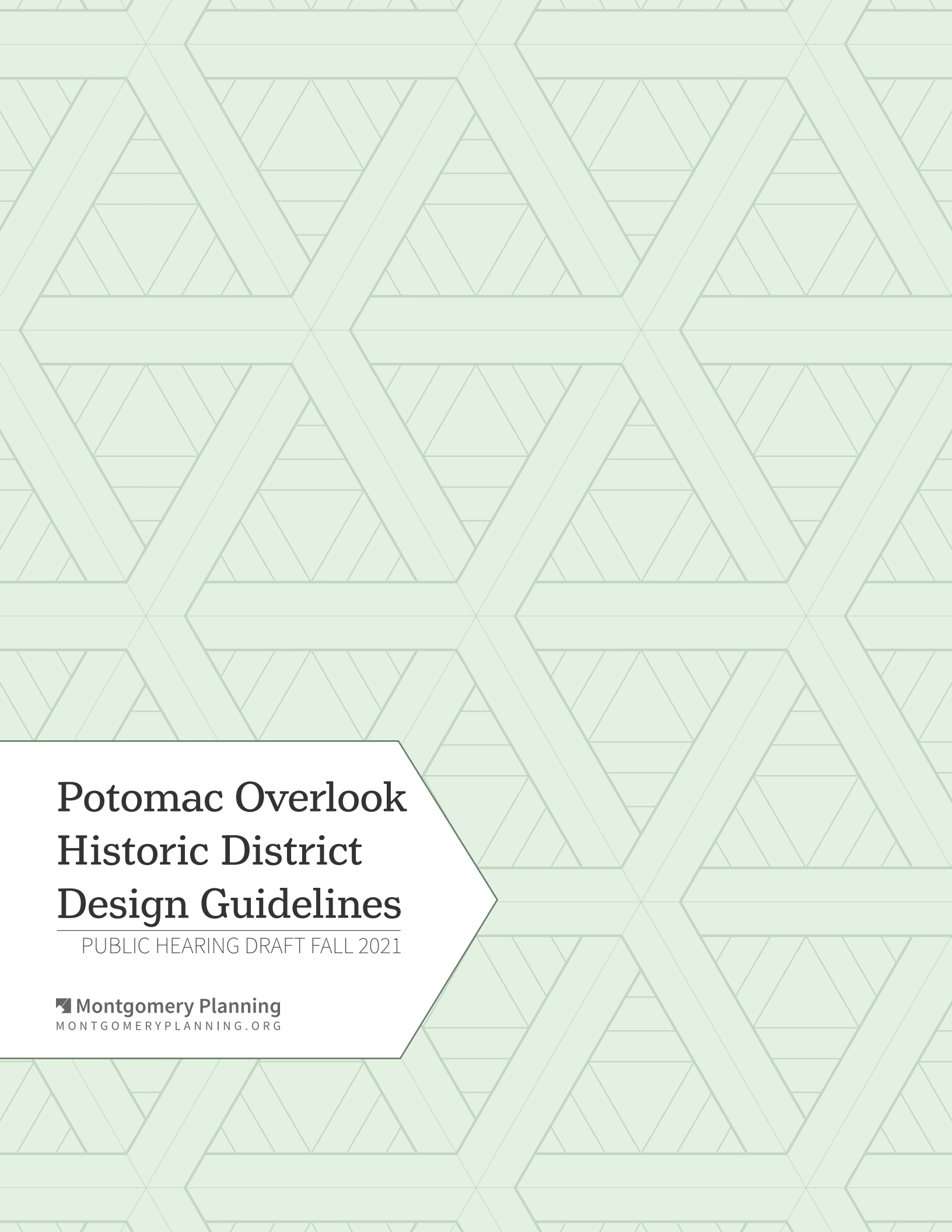
Sash window: A (typically double-hung) window that opens by sliding vertically, or is hung by chains or a sash cord over pulleys in the frame.

Sidelight: A framed area of fixed glass alongside a door or window opening.

Skylight: A glazed opening in the roof.

Transom: A small window above another window or door.

Veneer: A facing of material, especially masonry, more ornamental in appearance than the material underneath.



Potomac Overlook Historic District Design Guidelines

STAFF DRAFT SPRING 2021