

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7209 MacArthur Blvd., Bethesda	Meeting Date:	2/8/2023
Resource:	Contributing Resource Potomac Overlook Historic District	Report Date:	2/1/2023
Applicant:	Kim & Arthur Newmyer (Robert Black, Architect)	Public Notice:	1/25/2023
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	1008960 Revised	Tax Credit:	Partial
Proposal:	Window Replacement		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Potomac Overlook Historic District
STYLE: 1958
DATE: Mid-Century (Highview Model)



Figure 1: The subject property is setback from MacArthur Blvd. so it is not visible from the right-of-way.

BACKGROUND

On December 7, 2022, the HPC approved, by consent, a HAWP for a partial demolition, building addition, window alteration, and hardscape modification at the subject property.¹

Prior to the HAWP, the HPC heard a Preliminary Consultation on October 26, 2022, that included all of the work items identified above and alterations to the sunroom windows.² The sunroom window replacement was removed from the scope of work for the December 7, 2022, HAWP. The applicant now submits a HAWP seeking approval for the sunroom window replacement project.

PROPOSAL

The applicant proposes to remove the existing sliding glass doors surrounding the sunroom and install new window assemblies in their place.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Potomac Overlook Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Potomac Overlook Guidelines (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Potomac Overlook Design Guidelines

Changes to houses in the Potomac Overlook Historic District are guided by three overall objectives:

1. Preserve historical architectural features and details;
2. Deteriorated architectural details should be repaired rather than replaced; and
3. Replace historic features in-kind when restoration is not an option.

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. 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.

1. Design of new infill or additions shall be compatible with the primary building.
2. Consider the infill of patios, screened-in porches, open porches, and other such areas before the construction of new additions.
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.

¹ The Staff Report for the December 7, 2022 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/11/II.D-7209-MacArthur-Boulevard-Bethesda-1008960.pdf>.

² The Staff Report for the October 26, 2022 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/10/III.A-7209-MacArthur-Blvd.-Bethesda.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=9d57cb18-5631-11ed-95a3-0050569183fa (the hearing begins at approximately 1:06:00).

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 complement the existing scale, massing, and design of the house.

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.

Windows – Original windows shall be repaired or replaced in-kind. Single-lite 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.

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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

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 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.
10. New additions and adjacent or related new construction shall 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.

STAFF DISCUSSION

The subject property is a Highview model house designated as a Contributing Resource to the Potomac Overlook Historic District. Appendix A (attached) identifies all of the alterations made to the house, including a small side gable addition that includes a sunroom, a rear bay bump-out, and a replacement or substantially altered carport. The applicant proposes to remove the existing sliding glass sunroom doors and install new aluminum-clad window assemblies in the existing openings. Staff finds these are non-historic features and the replacement windows are consistent with the *Design Guidelines*.



Figure 2: Image showing the existing sunroom window configuration.

The *Design Guidelines* identify the ‘side gable addition’ as a non-historic feature that is generally compatible with the historic character of the house. This addition captured space from an exterior deck and enclosed it with sliding glass doors that make the space largely open. The applicant proposes to remove the sliding glass doors and install new aluminum-clad window assemblies in the existing openings. The window assemblies have two larger windows set over smaller fixed windows below (see image, below). Some of these window assemblies are entirely fixed, while others have a single slider in the upper section.

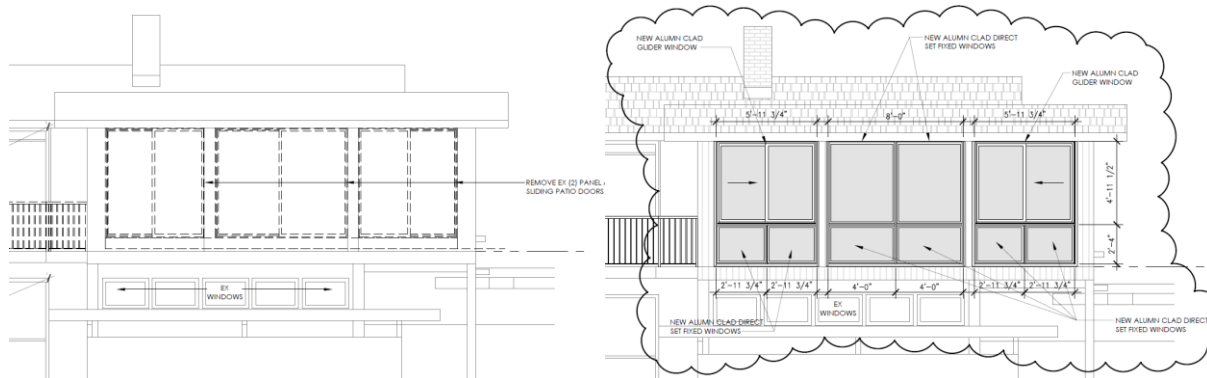


Figure 3: The existing window configuration (left) and the proposed (right).

Staff finds that the existing sliding glass doors are not original fabric, but are generally compatible with the character of the subject property and the other houses in Potomac Overlook. Staff also finds that the front elevation includes full-height windows that are divided into upper moveable sliders with fixed lower windows. Staff finds the proposed replacement window assemblies are in keeping with the character of the historic windows and are compatible replacements with the non-historic windows under the *Design Guidelines* and 24A-8(b)(2).



Figure 4: Front elevation of the house showing a full-height window assembly divided into upper (operable)

windows with lower, fixed windows.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Potomac Overlook Historic District Design Guidelines* having found that the proposal 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: KIM & ARTHUR NEWMYER
Address: 7209 MACARTHUR BLVD
Daytime Phone: _____

E-mail: gokimdo@icloud.com
City: BETHESDA Zip: 20816
Tax Account No.: 00504837

AGENT/CONTACT (if applicable):

Name: ROBERT BLACK, AIA
Address: 8604 TIMBER HILL LN
Daytime Phone: 202-255-6474

E-mail: robert@rb5design.com
City: POTOMAC Zip: 20854
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-157

Is the Property Located within an Historic District? X Yes/District Name POTOMAC OVERLOOK
 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: 7209 Street: MACARTHUR BLVD
Town/City: BETHESDA Nearest Cross Street: MOHICAN RD
Lot: 18A Block: _____ Subdivision: 0029 Parcel: 0000

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.

Robert Black _____ Date 1/18/2023
Signature of owner or authorized agent

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7209 MACARTHUR BLVD BETHESDA MD 20816	Owner's Agent's mailing address 8604 TIMBER HILL LANE POTOMAC MD 20854
Adjacent and confronting Property Owners mailing addresses	
Connie Milner 7205 MacArthur Blvd BETHESDA MD 20816	Ruth Williamson 7211 MacArthur Blvd BETHESDA MD 20816
Maryam Hashemian 6604 Rivercrest Ct BETHESDA MD 20816	Brittany Clark Prelogar & Bart Martin Kus 6600 Rivercrest Ct BETHESDA MD 20816
6602 Rivercrest Court Bethesda MD 20816	

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

7209 MACARTHUR BLVD (HIGVIEW MODEL) IS A BRICK AND WOOD FRAME STRUCTURE THAT IS SITED ON A WOODED, STEEP SLOPE LOT. THE HOUSE HAS HAD VARIOUS ADDITIONS ADDED ON OVER THE YEARS WHICH RESPECT THE HISTORIC SETTING.

THE EXISTING HOUSE HAS A SUNROOM ADDITION THAT APPEARS TO BE A CONVERSION OF THE ORIGINAL SCREENED IN PORCH. THE EXISTING SLIDING PATIO DOORS ARE IN DISREPAIR.

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

**Current renovation work was approved on 12-07-2022

1. REPLACE THE EXISTING ALUMINIUM SLIDING PATIO DOORS WITH WINDOWS IN THE EXISTING OPENINGS. THE PROPOSED WINDOWS ARE A COMBINATION OF GLIDING WINDOWS AND FIXED DIRECT SET PANELS. THE PROPOSED DESIGN IS MORE IN KEEPING WITH THE ORIGINAL ARCHITECTURE OF THE MAIN HOUSE.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

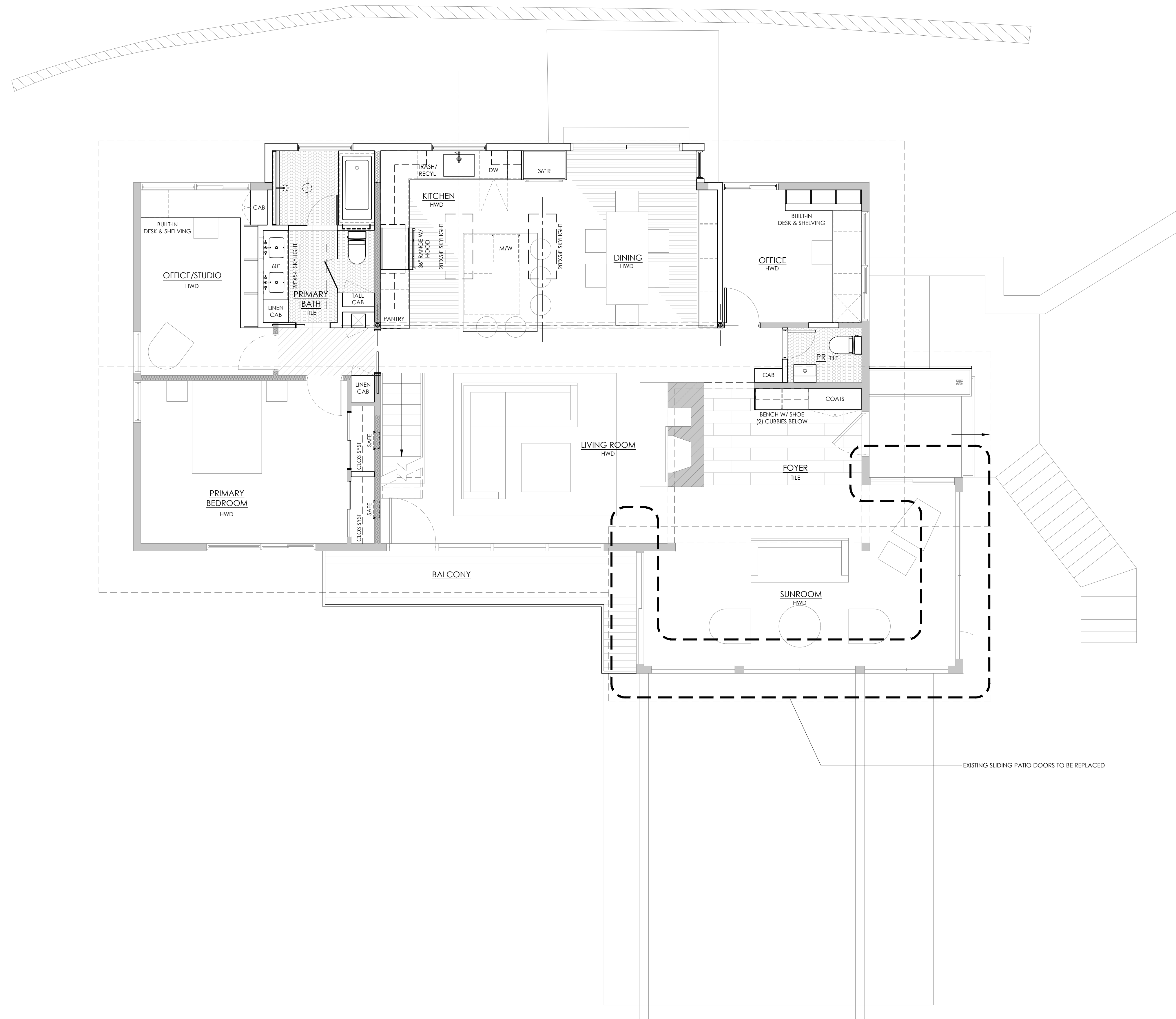
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING BRICK VENEER WALL
- EXISTING WALL TO BE REMOVED
- NEW STUD WALL
- EXISTING DOOR TO BE REMOVED
- EXISTING/NEW DOOR TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- NEW WINDOW



1 PROPOSED MAIN LEVEL PLAN
A102 1/4"=1'-0"

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Potomac, MD 20854
202 255 6474

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- HDC - HAWP APPLICATION III (SUNROOM) 01-18-2023
- ELEC PLAN (SWITCH LOCATIONS) 01-12-2023
- SUNROOM ELEVS 12-20-2022
- PERMIT COMMENTS 12-09-2022
- HDC - HAWP APPLICATION II 11-12-2022
- HDC - HAWP APPLICATION 10-04-2022

RENOVATION & ADDITION TO:

NEWMYER RESIDENCE
7209 MACARTHUR BLVD
BETHESDA, MD
POTOMAC OVERLOOK HISTORIC DISTRICT

DRAWING TITLE

MAIN LEVEL PLAN

SHEET NUMBER

A103

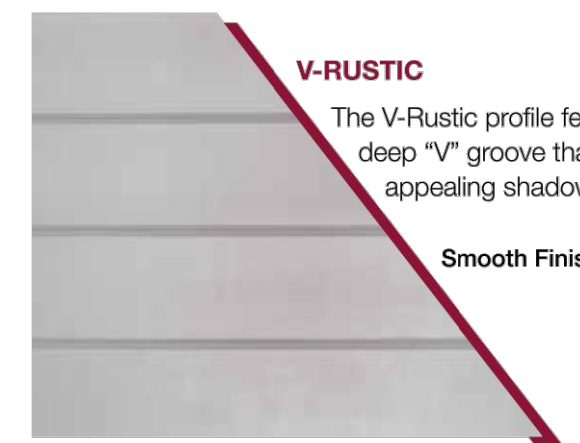
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EXISTING ELEVATION

A200

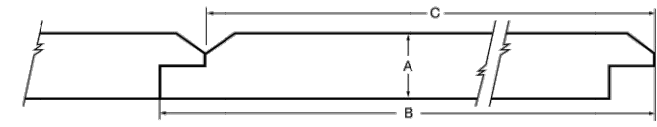


V-RUSTIC

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

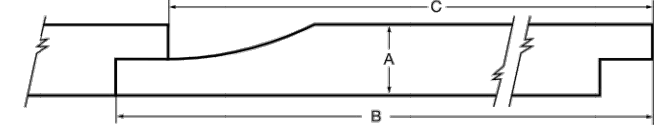


COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

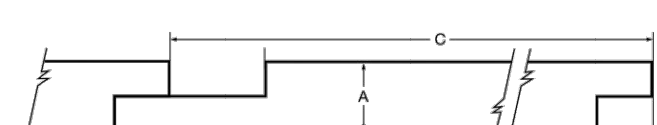


CHANNEL

The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

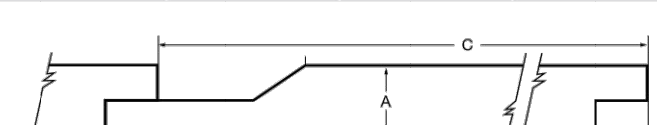


CHANNEL BEVEL

The Channel Bevel profile features a channel-style joint with an angled edge.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"

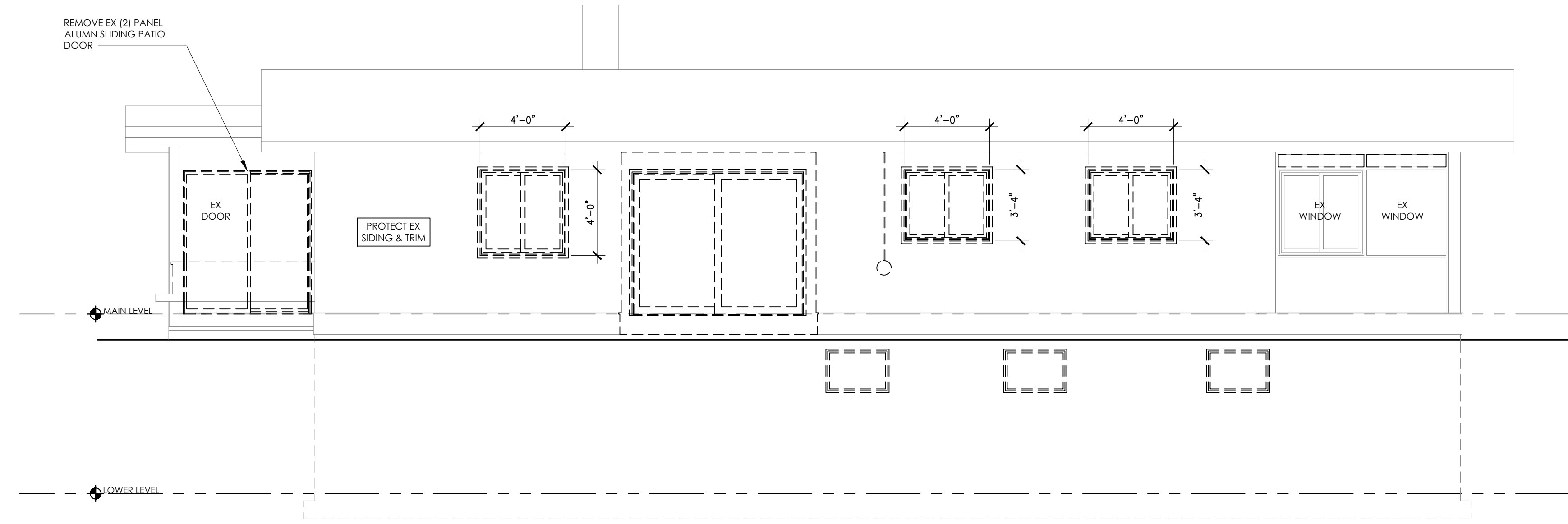


The Exterior Siding comes pre-primed and does require paint.

10

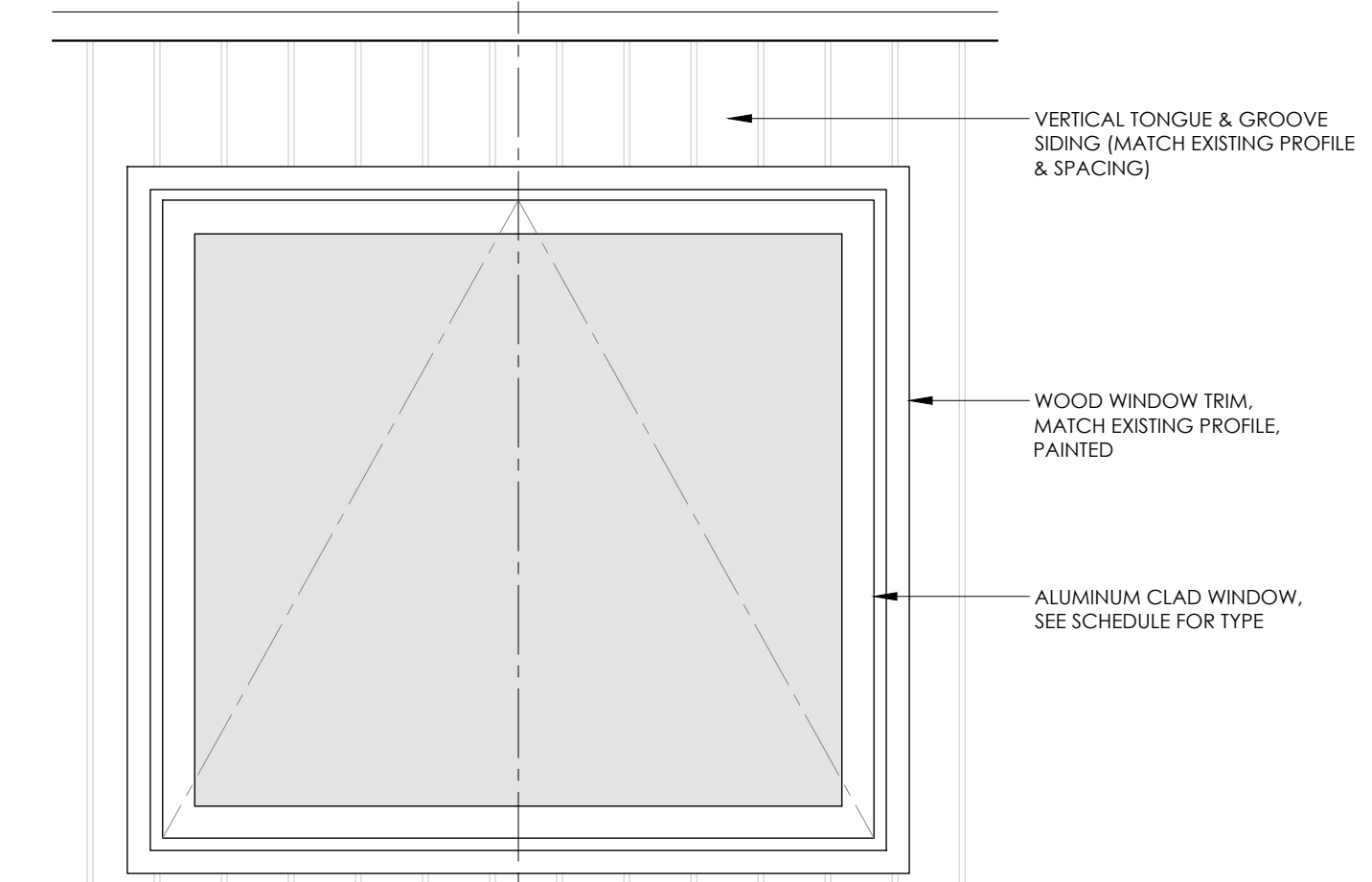
SIDING SPEC

A200



1 NORTH EAST ELEVATION - DEMOLITION

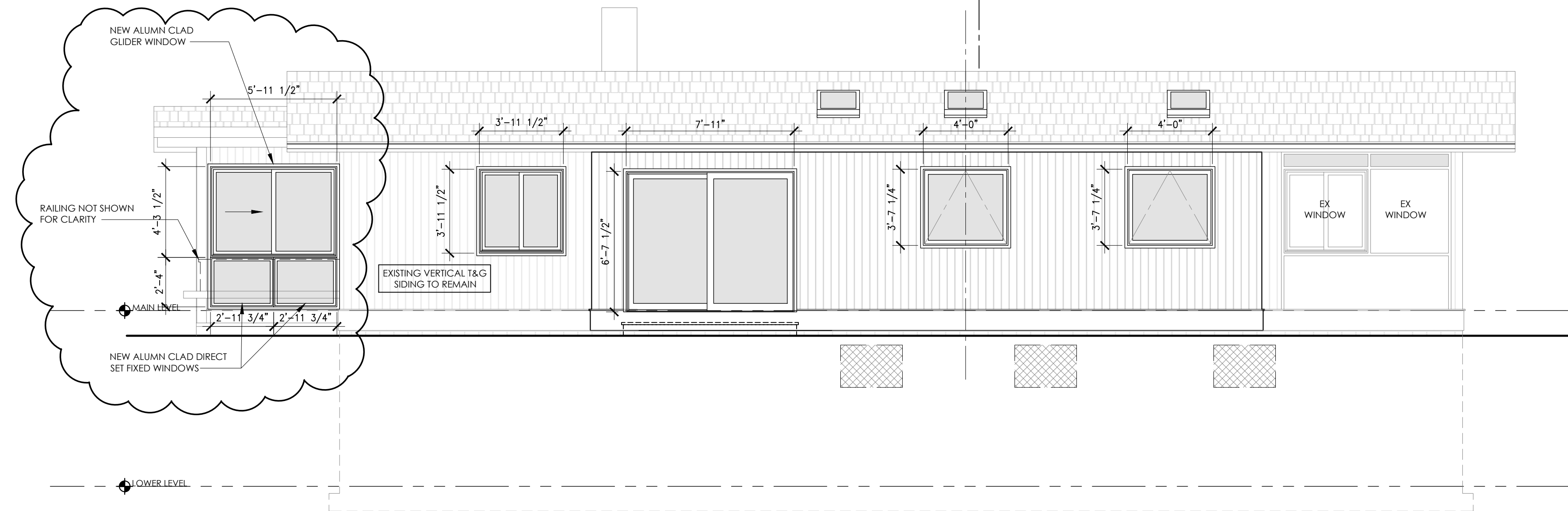
A200 1/4"=1'-0"



3 TYP WINDOW DETAIL

A200 1"=1'-0"

REFER TO POTOMAC OVERLOOK HISTORIC DESIGN GUIDELINES FOR FURTHER INFORMATION



2 NORTH EAST ELEVATION - PROPOSED

A200 1/4"=1'-0"

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HDC - HAWP APPLICATION III (SUNROOM) 01-18-2023

ELEC PLAN (SWITCH LOCATIONS) 01-12-2023

SUNROOM ELEVS 12-20-2022

PERMIT COMMENTS 12-09-2022

HDC - HAWP APPLICATION II 11-12-2022

HDC - HAWP APPLICATION 10-04-2022

RENOVATION & ADDITION TO:

NEWMYER RESIDENCE
7209 MACARTHUR BLVD
BETHESDA, MD
POTOMAC OVERLOOK HISTORIC DISTRICT

DRAWING TITLE

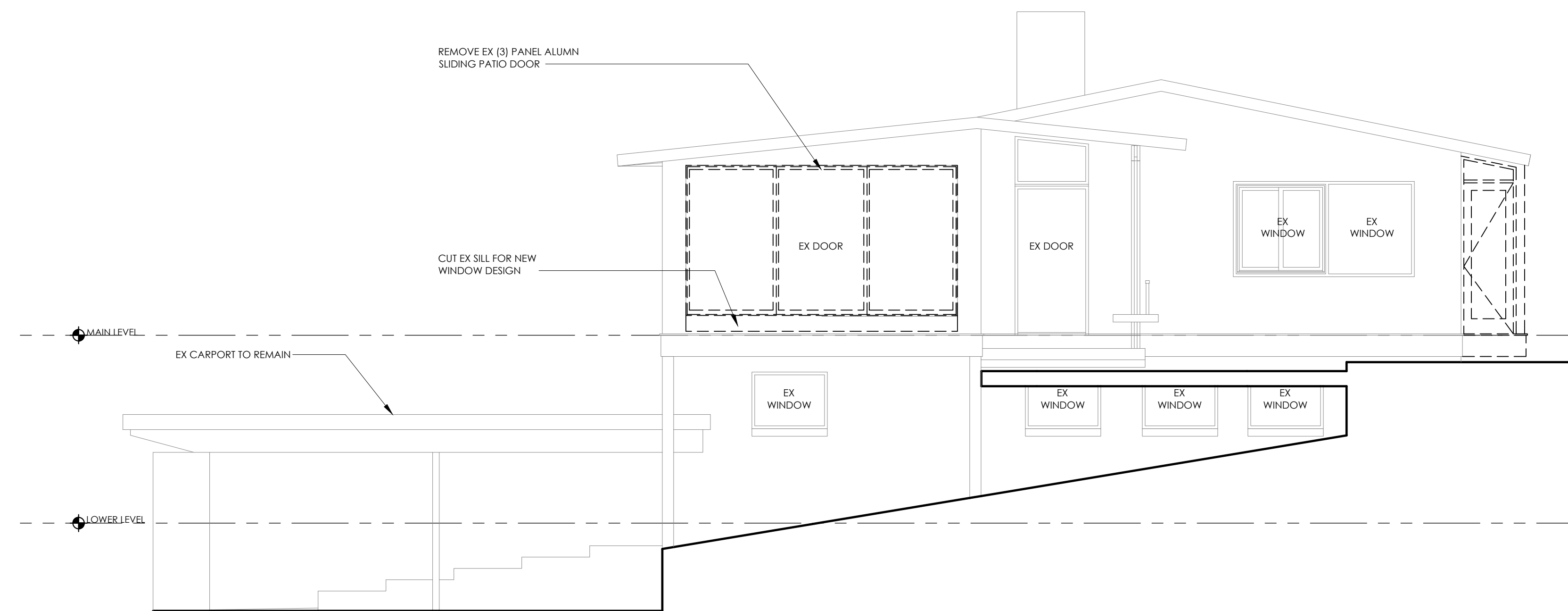
ELEVATIONS

SHEET NUMBER

A200

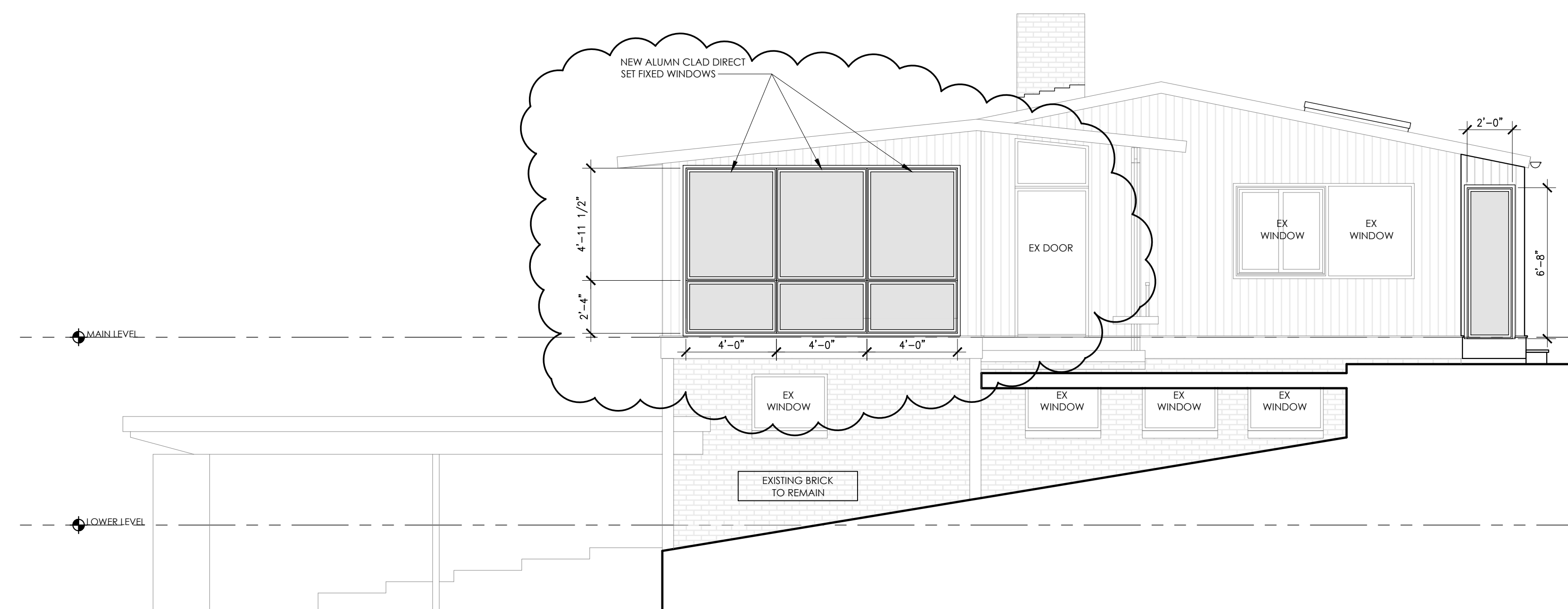
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1 SOUTH EAST ELEVATION - DEMOLITION
A201 1/4"=1'-0"

REFER TO POTOMAC OVERLOOK HISTORIC DESIGN
GUIDELINES FOR FURTHER INFORMATION



2 SOUTH EAST ELEVATION - PROPOSED
A201 1/4"=1'-0"

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RENOVATION &
ADDITION TO:

NEWMYER RESIDENCE
7209 MACARTHUR BLVD
BETHESDA, MD
POTOMAC OVERLOOK HISTORIC
DISTRICT

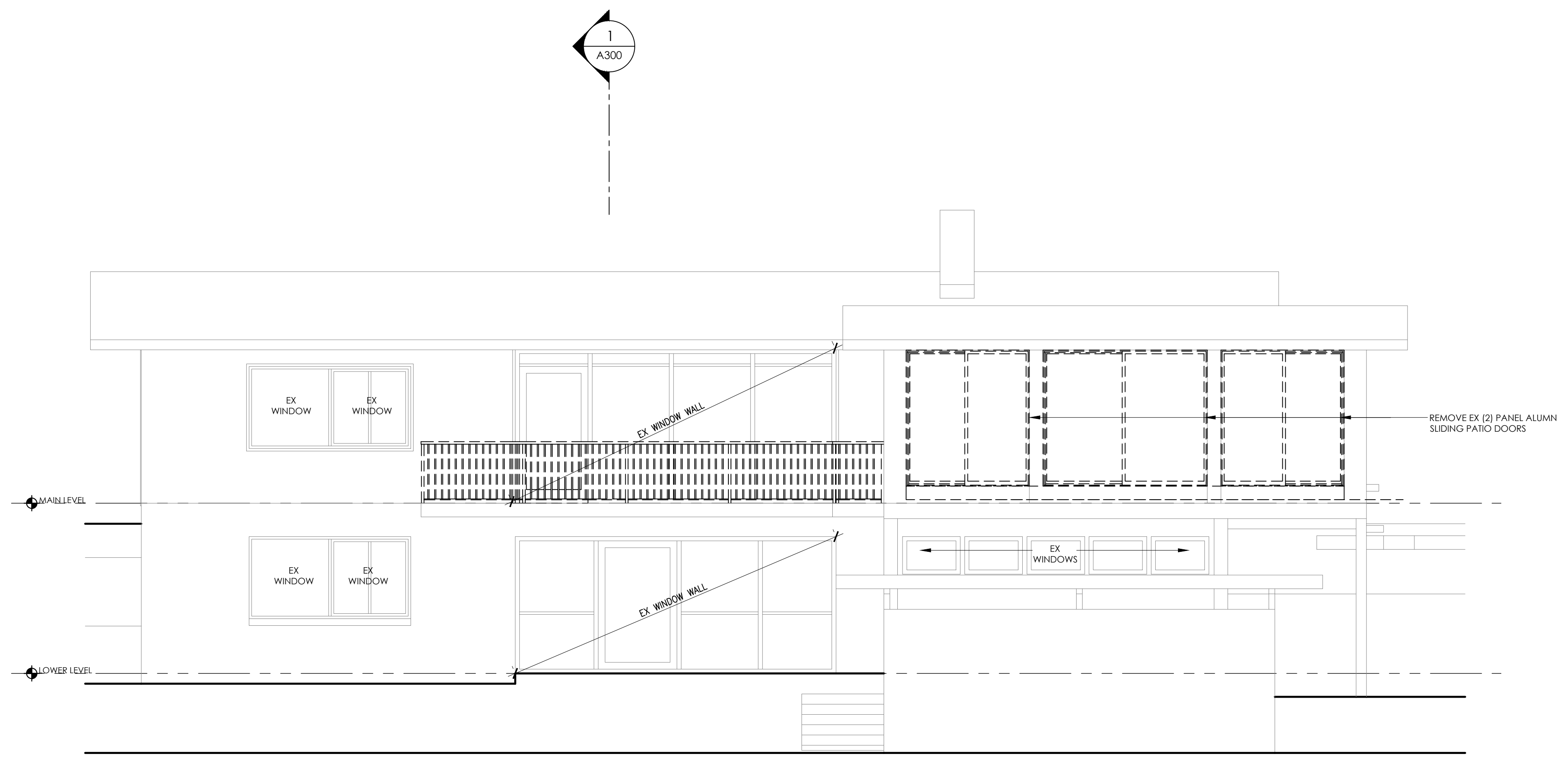
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ELEVATIONS

SHEET NUMBER

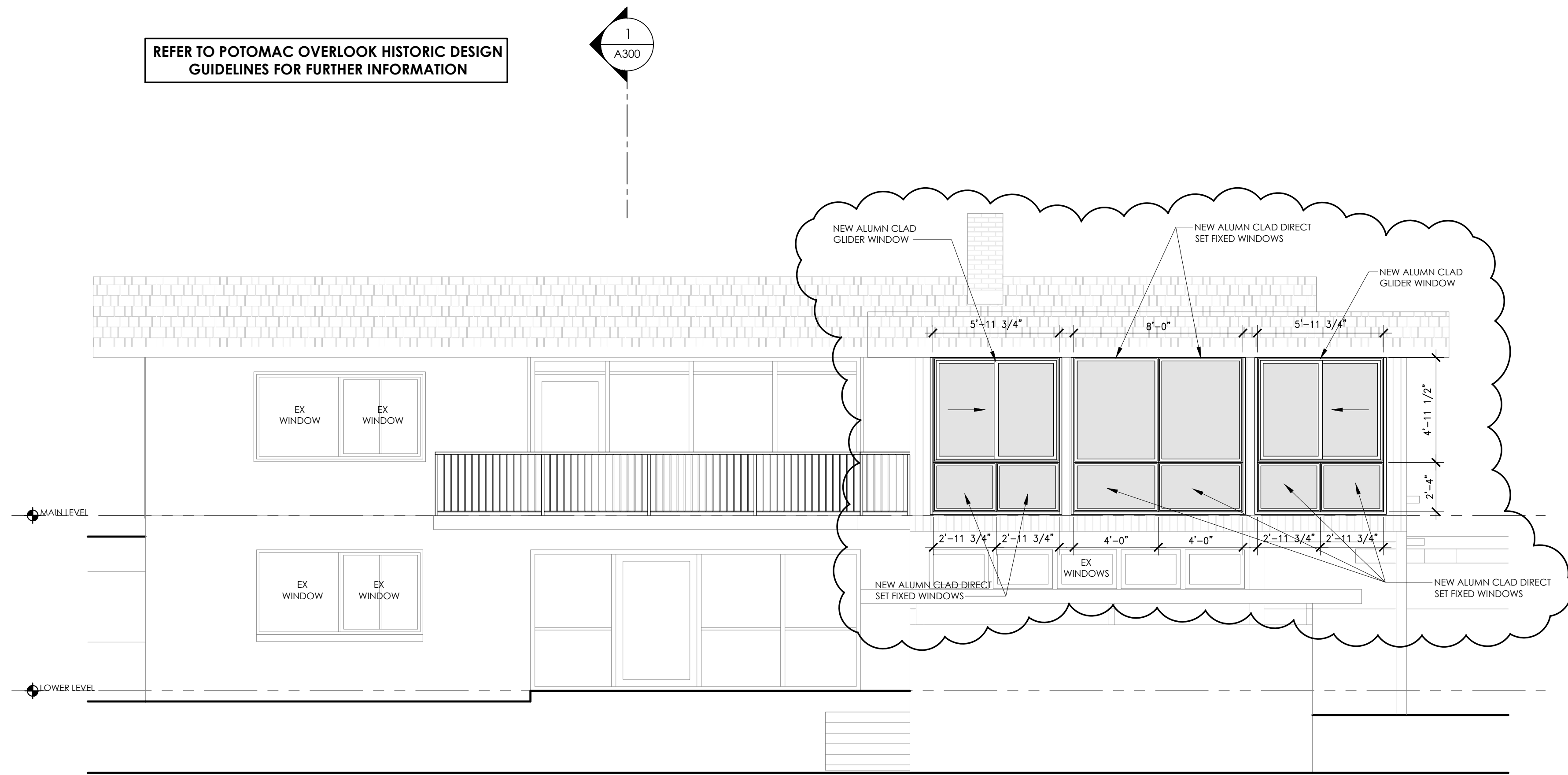
A201

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1 SOUTH WEST ELEVATION - DEMOLITION
A202 1/4"=1'-0"

REFER TO POTOMAC OVERLOOK HISTORIC DESIGN GUIDELINES FOR FURTHER INFORMATION



2 SOUTH WEST ELEVATION - PROPOSED
A202 1/4"=1'-0"

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ELEVATIONS

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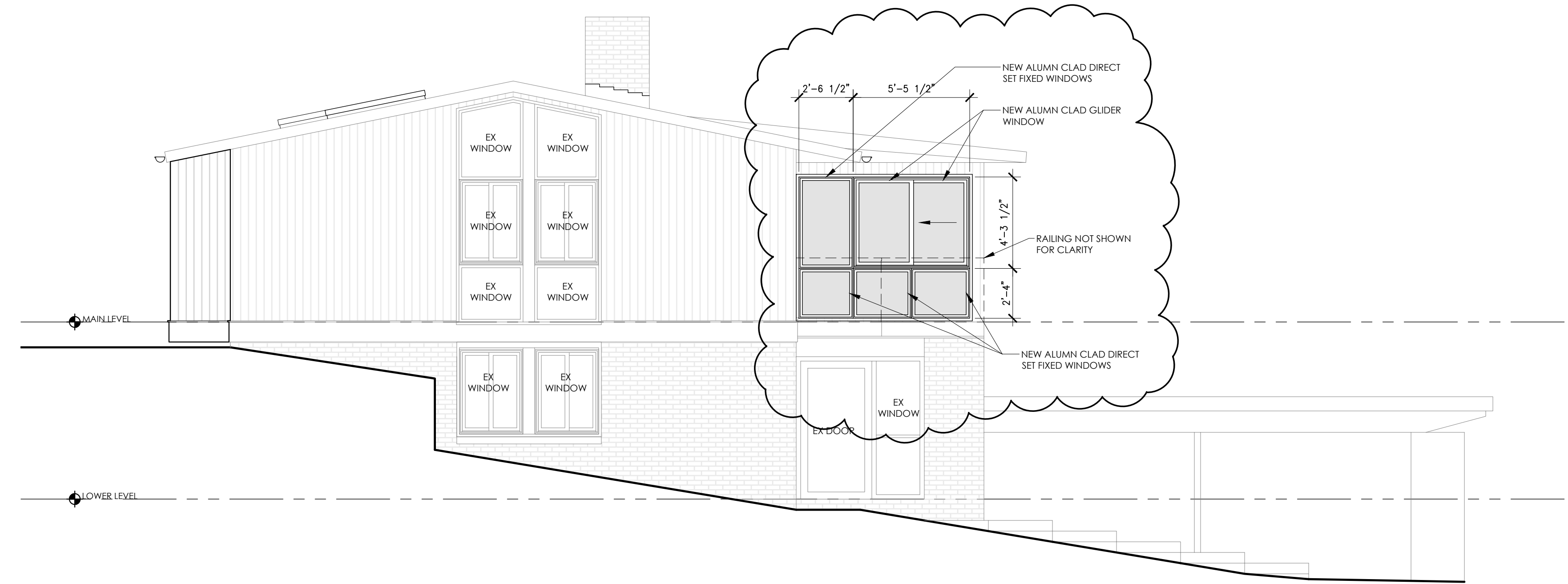
A202

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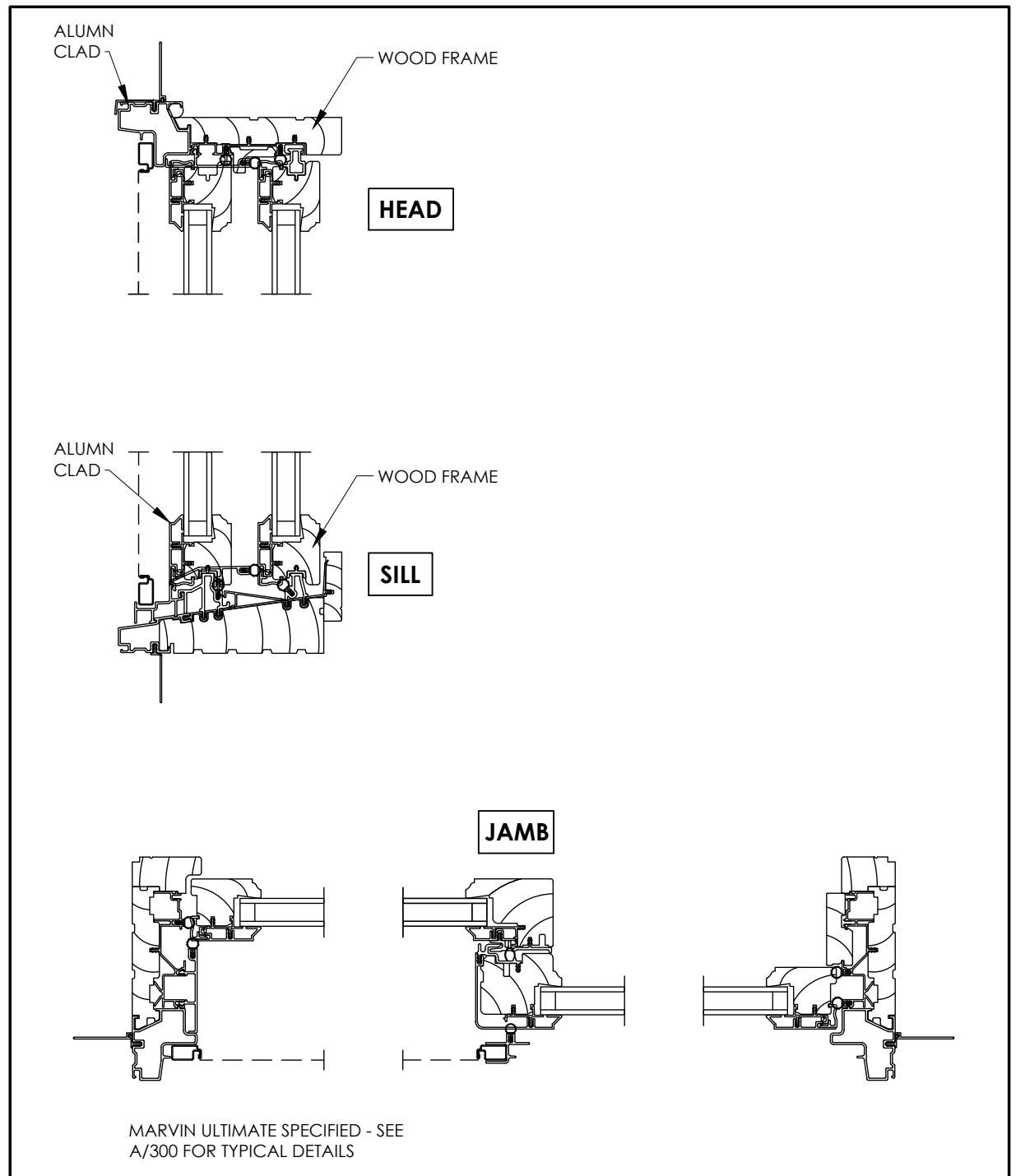
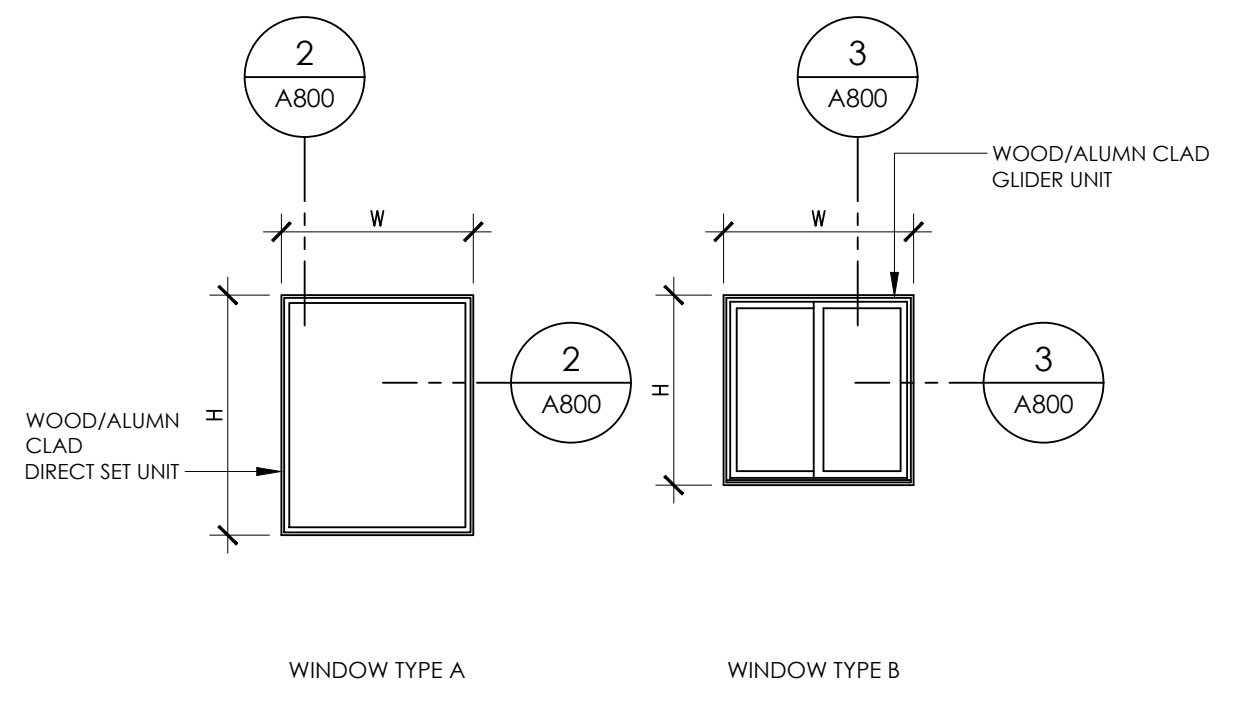


1 NORTH WEST ELEVATION - DEMOLITION
A202 1/4"=1'-0"

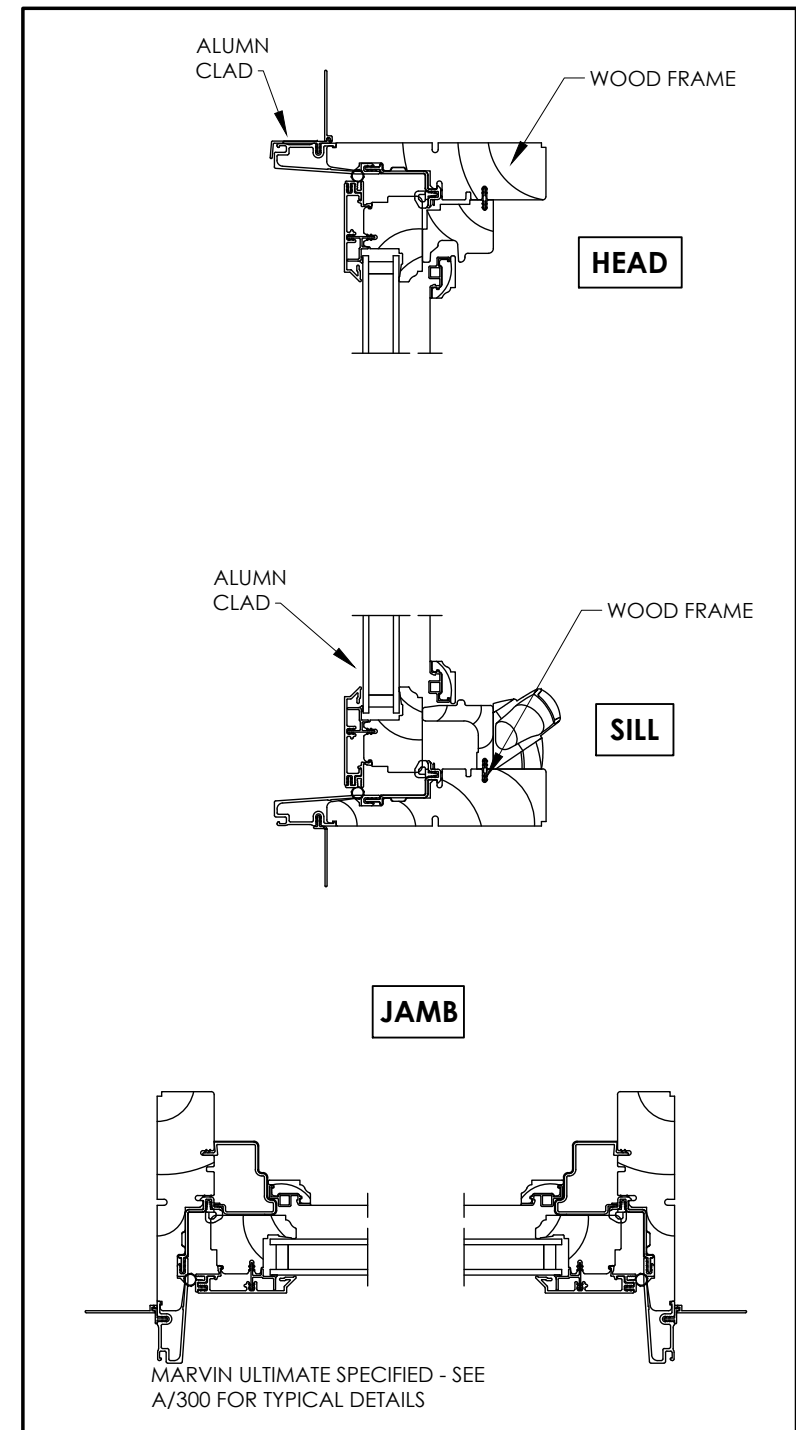
REFER TO POTOMAC OVERLOOK HISTORIC DESIGN GUIDELINES FOR FURTHER INFORMATION



2 NORTH WEST ELEVATION - PROPOSED
A202 1/4"=1'-0"



2 GLIDER WINDOW DETAIL
A800 3"=1'-0"



3 DIRECT SET DETAIL
A800 3"=1'-0"

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ELEVATIONS

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REPLACE SLIDING DOORS WITH WINDOWS

INTERIOR VIEWS OF SUNROOM



REPLACE SLIDING DOORS WITH WINDOWS

EXTERIOR VIEWS OF SUNROOM

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SUNROOM ELEVS	12-20-2022
PERMIT COMMENTS	12-09-2022
HDC - HAWP APPLICATION II	11-12-2022
HDC - HAWP APPLICATION	10-04-2022

RENOVATION & ADDITION TO:

NEWMYER RESIDENCE
7209 MACARTHUR BLVD
BETHESDA, MD
POTOMAC OVERLOOK HISTORIC DISTRICT

DRAWING TITLE

EXISTING PHOTOS

SHEET NUMBER

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PROJECT NO. RA2022-013

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