

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

<b>Address:</b>	7211 MacArthur Blvd., Bethesda	<b>Meeting Date:</b>	9/3/2025
<b>Resource:</b>	Contributing Resource <b>Potomac Overlook Historic District</b>	<b>Report Date:</b>	8/27/2025
<b>Applicant:</b>	Jeong Kim	<b>Public Notice:</b>	8/20/2025
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1126423	<b>Tax Credit:</b>	Partial
<b>Proposal:</b>	Fenestration Alterations		

---

**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 adjacent to Macarthur Blvd., at the western edge of the historic district.*

## **PROPOSAL**

The applicant proposes to remove and replace two windows in kind and to alter two existing window openings.

## **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.

### **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**

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.

### ***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
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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***

- 1. 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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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, which consists of the addition of a gable-end ground floor entrance and a new rear exterior stair. The remainder of the house appears to maintain its historic appearance.



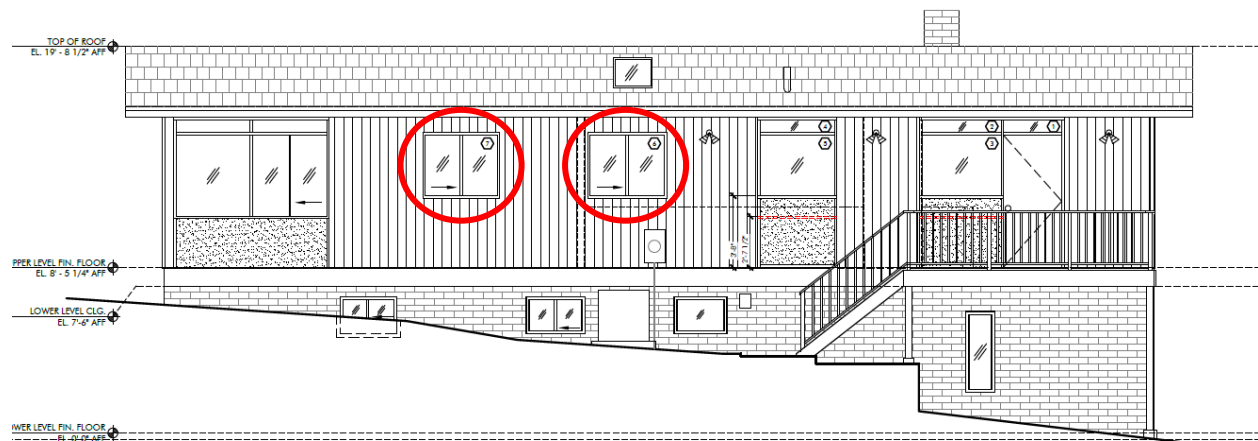
**Figure 2:** Image from the northeast of the subject house showing the replacement exterior stairs (in green) and the added side door (in yellow).

On the north side of the house, the applicant proposes to replace two aluminum slider windows in-kind and to reduce the size of the two fixed window openings. Staff finds the proposed alterations will have a minimal impact on the appearance of the house and surrounding district and recommends the HPC approve the HAWP.

### Window Replacement

On the north side of the house, the subject property retains its historic windows and doors. The applicant proposes to replace the two aluminum slider windows with new dual-paned aluminum slider windows in wood frames constructed to match the existing (see *Figure 3*, below). The two windows will be installed in a bathroom and in the reconfigured kitchen.

The applicant has identified that these windows are worn and deteriorated, likely due to their exposure to moisture over the last 70+ years. As these windows are aluminum, they cannot be repaired. Staff supports the window removal under *Standard #6*.



**Figure 3:** Proposed rear elevation, replacement aluminum windows circled.



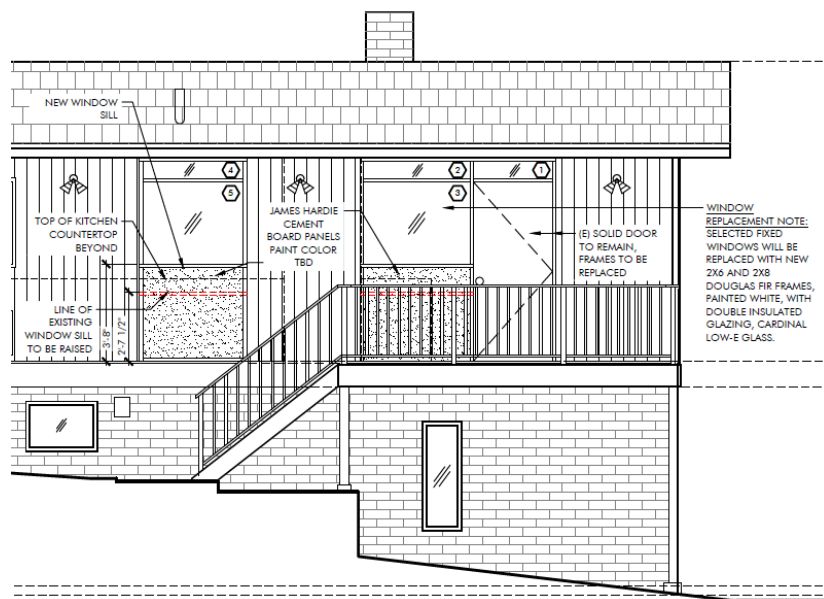
The proposed windows will be aluminum slider windows that match the existing windows in dimensions and profiles in new wood frames. The only difference from the historic windows is the new windows will be double paned.

Staff finds the proposed window replacement satisfies the design objectives for windows in the *Design Guidelines*, primarily by installing aluminum sash sliders (*Window Objective #4*) that are in-kind with the historic (*Window Objective #5*). Staff supports the removal and replacement in-kind of the two aluminum sash sliding windows under 24A-8(b)(2), the *Design Guidelines*, and *Standards #2* and *6*. These window replacements are eligible for the county's historic preservation tax credit, as they are replacing deteriorated windows in-kind.

### Window Alteration

To the right of the proposed replacement windows, the applicant proposes to remove the existing picture windows, reduce the size of the opening, and install new aluminum fixed windows. The change in size of these windows will accommodate a reconfigured kitchen. The applicant worked with Staff on multiple iterations of the proposed design to preserving the existing historic character and materials to the greatest extent possible while allowing for modest changes that would satisfy the homeowners' objectives.

The proposed new windows will be 1' ½" (one foot, one-half inch) shorter than the historic (see *Figure 4*, below). Fiber cement panels, matching the appearance of the existing, but 1' (one foot) taller will be installed below the windows. The narrow fixed transom windows above will be replaced with new aluminum fixed windows in matching dimensions. The revised window size is intended to accommodate the counter and appliance height of the reconfigured kitchen.



**Figure 4: Proposed window alteration, the dashed red line notes the height of the existing sill.**

Staff notes that the north elevation will maintain the characteristics of the “downhill side” of the building that includes a single-leaf entry, and limited windows. Staff finds that while the applicant proposes to remove the historic windows, the ratio of solids to voids and overall character of the building will be retained. Staff additionally finds that the proposed windows will retain the design and configuration of the existing window (*Window Objective #4*) and the panels below the windows will be replaced with fiber cement panels that match the appearance and texture of the existing (*Siding Objective #8*). Staff finds the proposed replacement transom windows is a replacement in-kind and satisfies the window *Design*

*Objectives #1 and 4.* Staff recommends the HPC approve the window alterations under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standards #2 and 6*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d); ), 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 *Potomac Overlook Design Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitaiton #2 and 6*,

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# 1128499

DATE ASSIGNED

APPLICANT:

Name: Jeong Kim

E-mail: jeongkim567@gmail.com

Address: 7211 MACARTHUR BLVD

City: BETHESDA Zip: 20816

Daytime Phone: 703.582.2976

Tax Account No.:

AGENT/CONTACT (if applicable):

Name:

E-mail:

Address:

City: Zip:

Daytime Phone:

Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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: 7211 Street: MACARTHUR BLVD.

Town/City: BETHESDA Nearest Cross Street: MOHICAN ROAD

Lot: 17A Block: N/A Subdivision: N/A Parcel: N/A

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 checked="" 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 checked="" type="checkbox"/> Other: INTERIOR ALTERATIONS |

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.

Signature of owner or authorized agent

Date 7/22/25

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	



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

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

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:

# KIM SUNG RESIDENCE

7211 MACARTHUR BLVD, BETHESDA, MD 20816

LOCATION - SITE PLAN - GENERAL INFORMATION

KIM SUNG RESIDENCE

7211 Macarthur Blvd, Bethesda, MD 20816

Typology: Highview Model

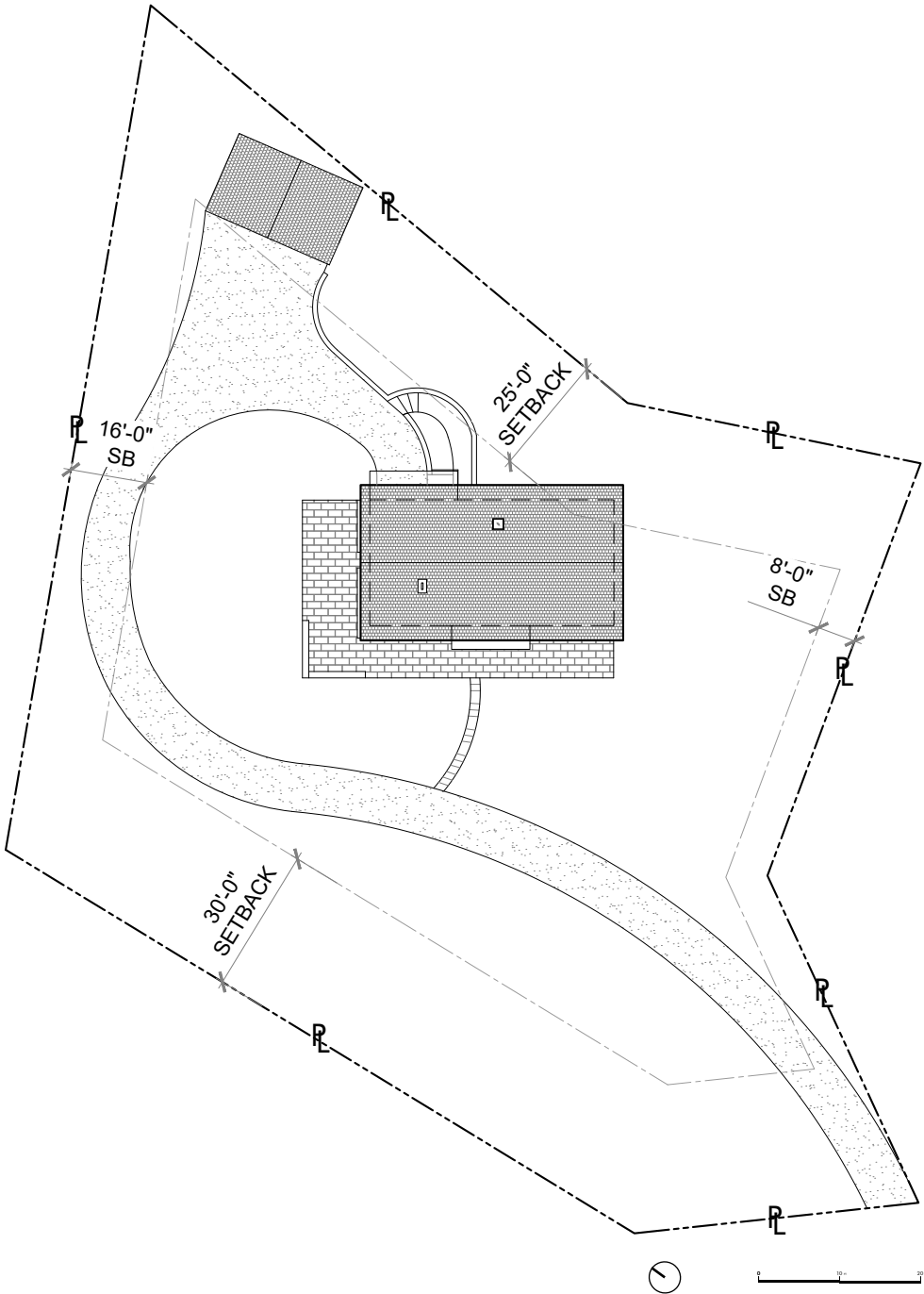
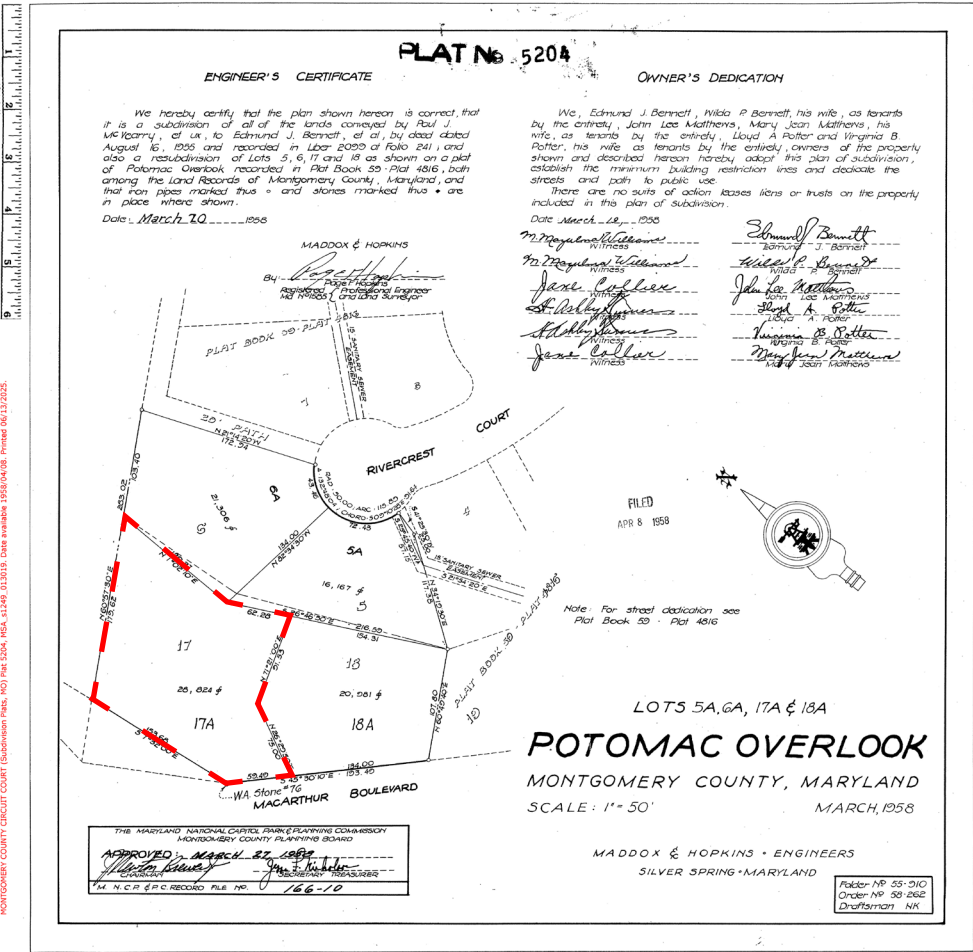
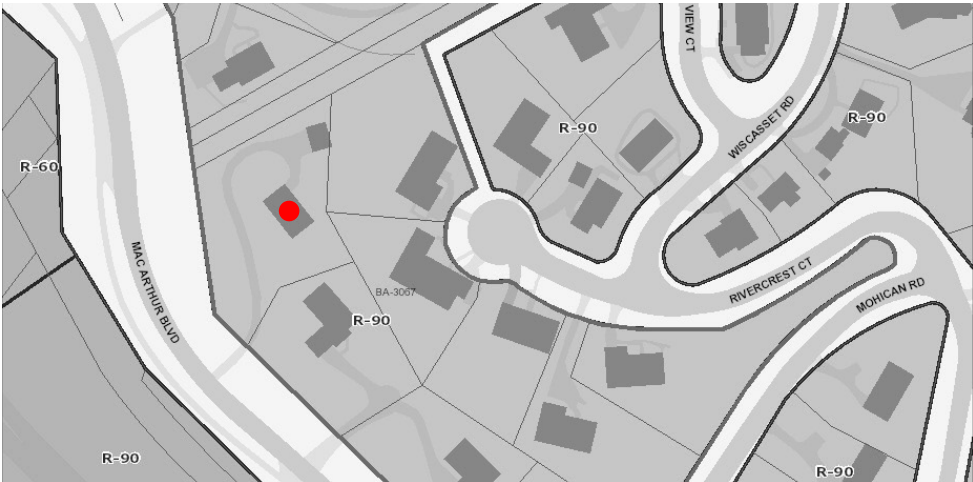
Scope of Work:

The proposed project involves interior renovations to both the upper and lower levels of the residence.

On the upper level, the scope includes a new kitchen layout and the creation of a master bedroom suite, requiring reconfiguration of interior spaces. As part of the kitchen redesign, the sill height of two windows on the north elevation (windows #3 and #5) will be raised to accommodate cabinetry, backsplash, and outlets. These changes will maintain the existing window openings and will be finished at the bottom with painted James Hardie cement board panels to match the existing conditions. Two additional windows (windows #6 and #7) will be replaced in-kind with aluminum sliders of the same dimensions.

On the lower level, work includes adding a new bedroom and remodeling the existing bathroom and mechanical room to support the revised floor plan.

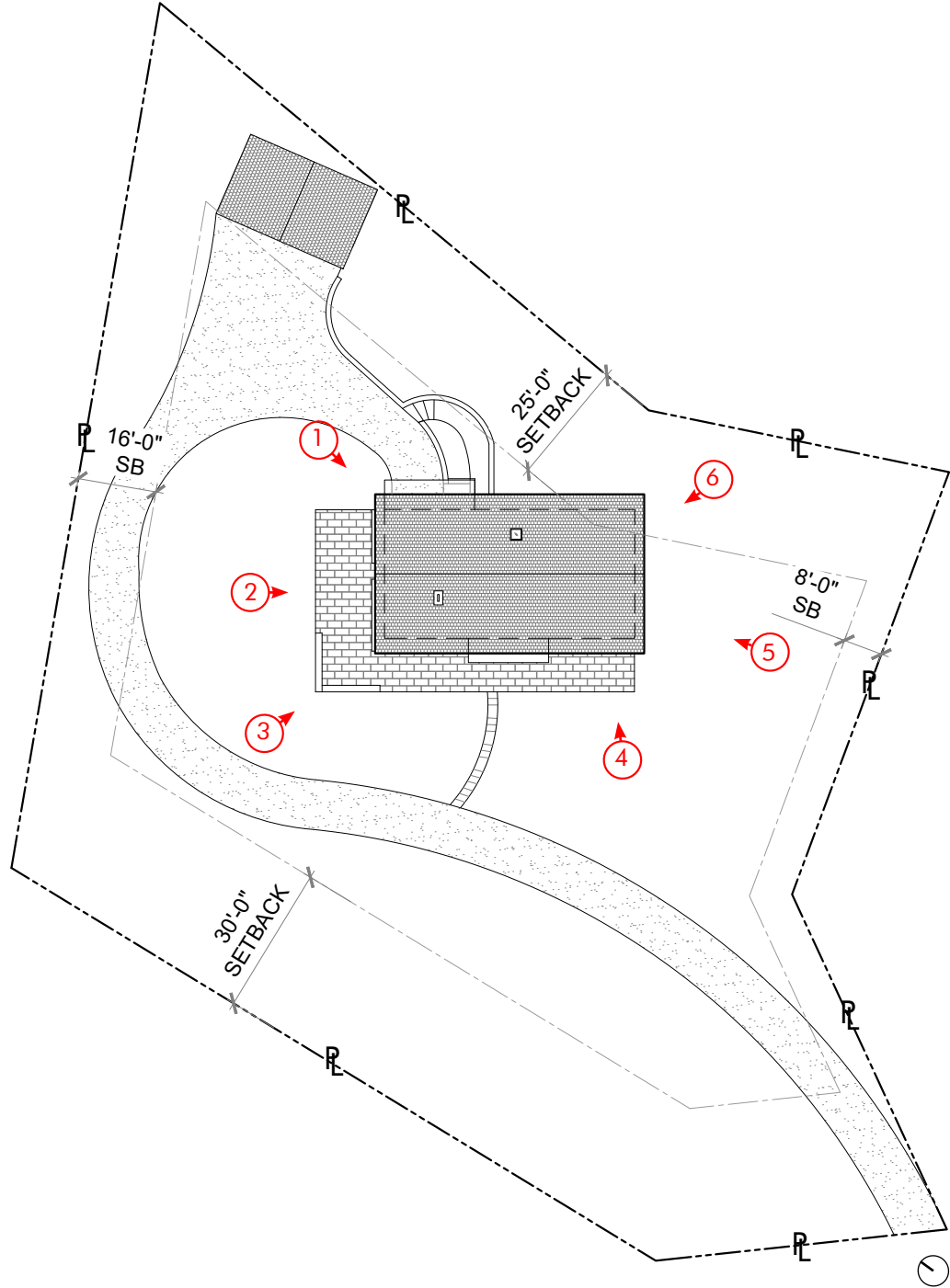
No changes are proposed for the west elevation, and all exterior modifications are limited to the north elevation only.



③ SITE PLAN



EXISTING BUILDING PHOTOGRAPHS



①



②



③



④



⑤



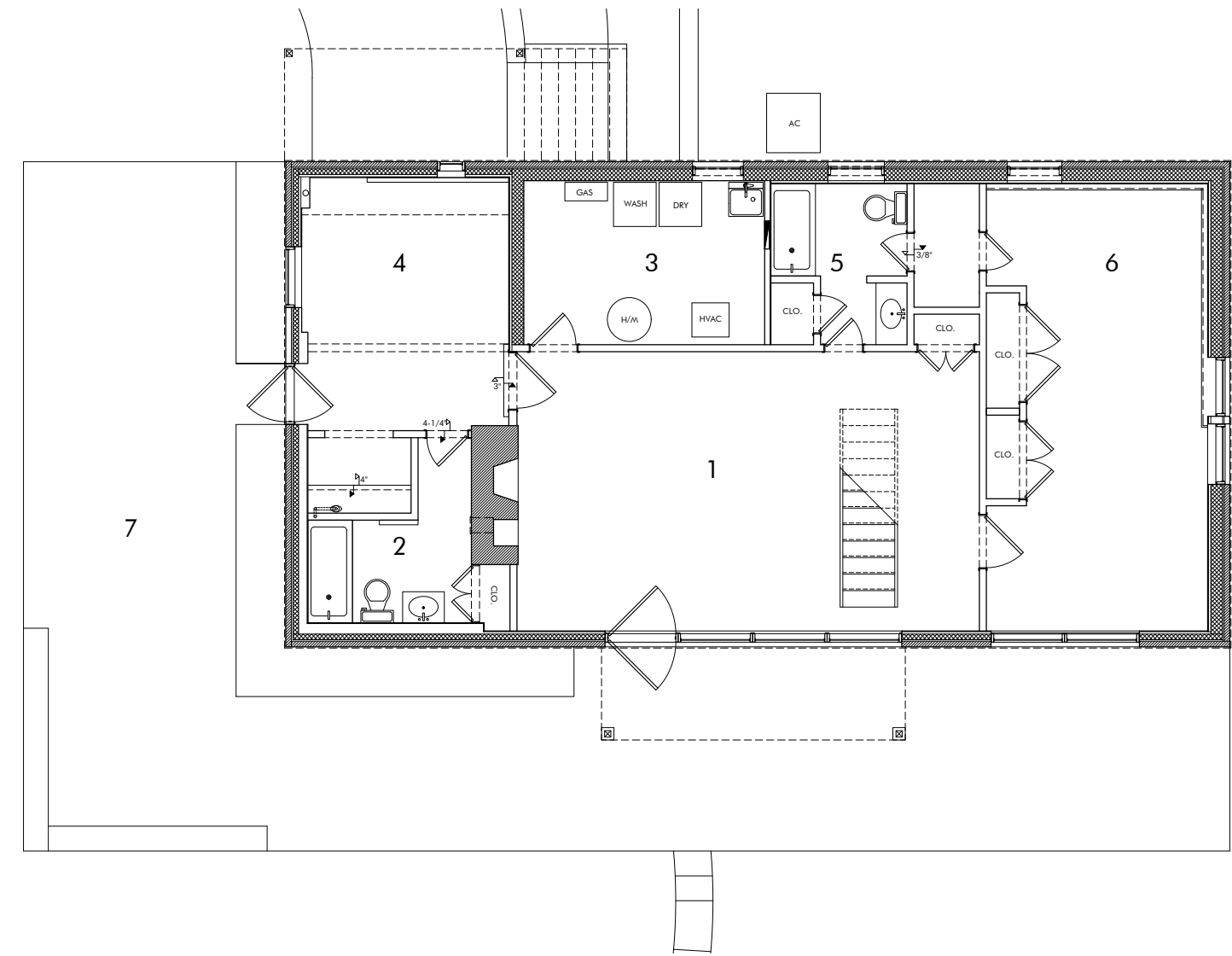
⑥



# EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN

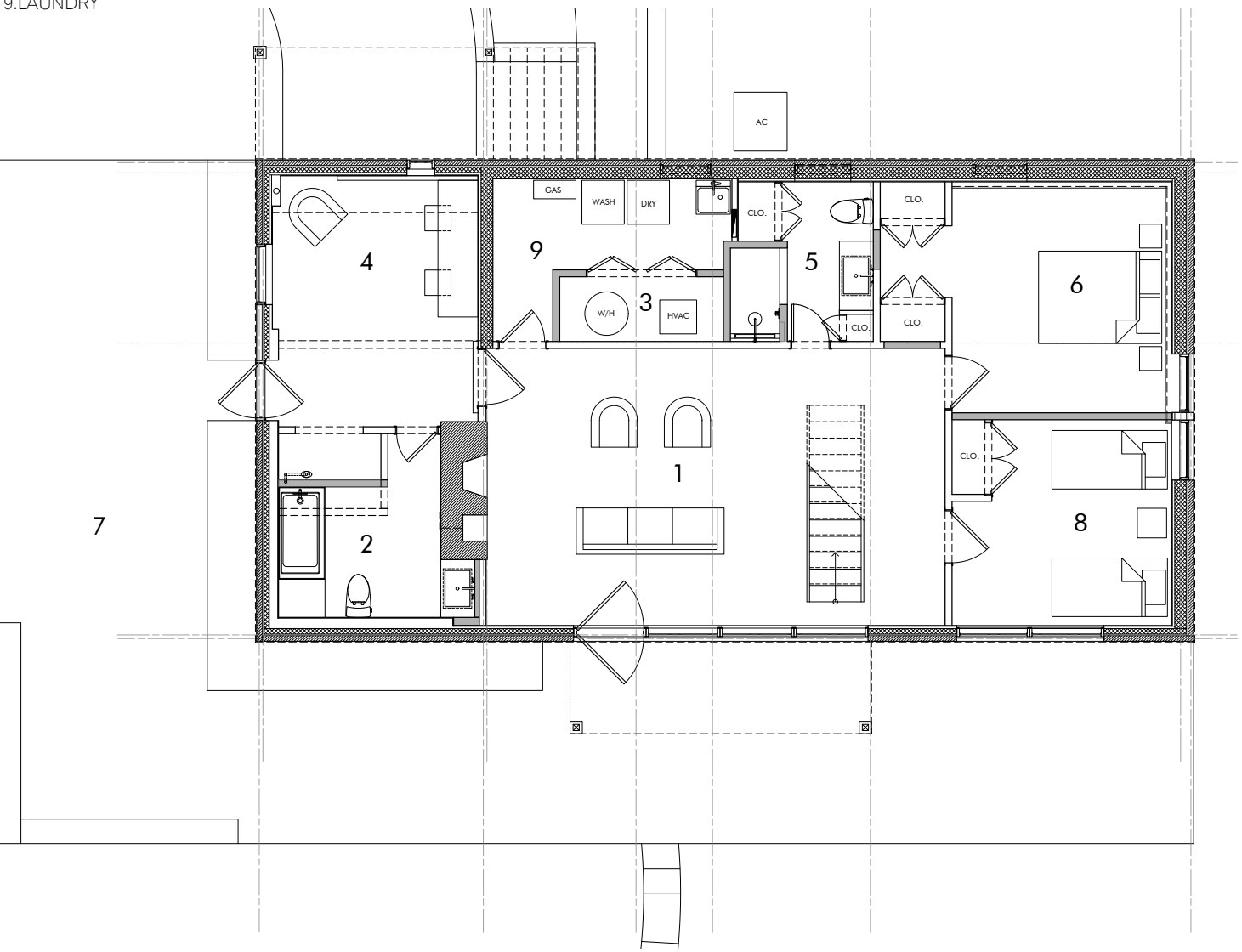
## EXISTING LOWER LEVEL

- 1. FAMILY ROOM
- 2.BATHROOM 1
- 3.MECHANICAL ROOM
- 4.BEDROOM 1
- 5. BATHROOM 2
- 6. BEDROOM 2
- 7. PATIO



## PROPOSED LOWER LEVEL

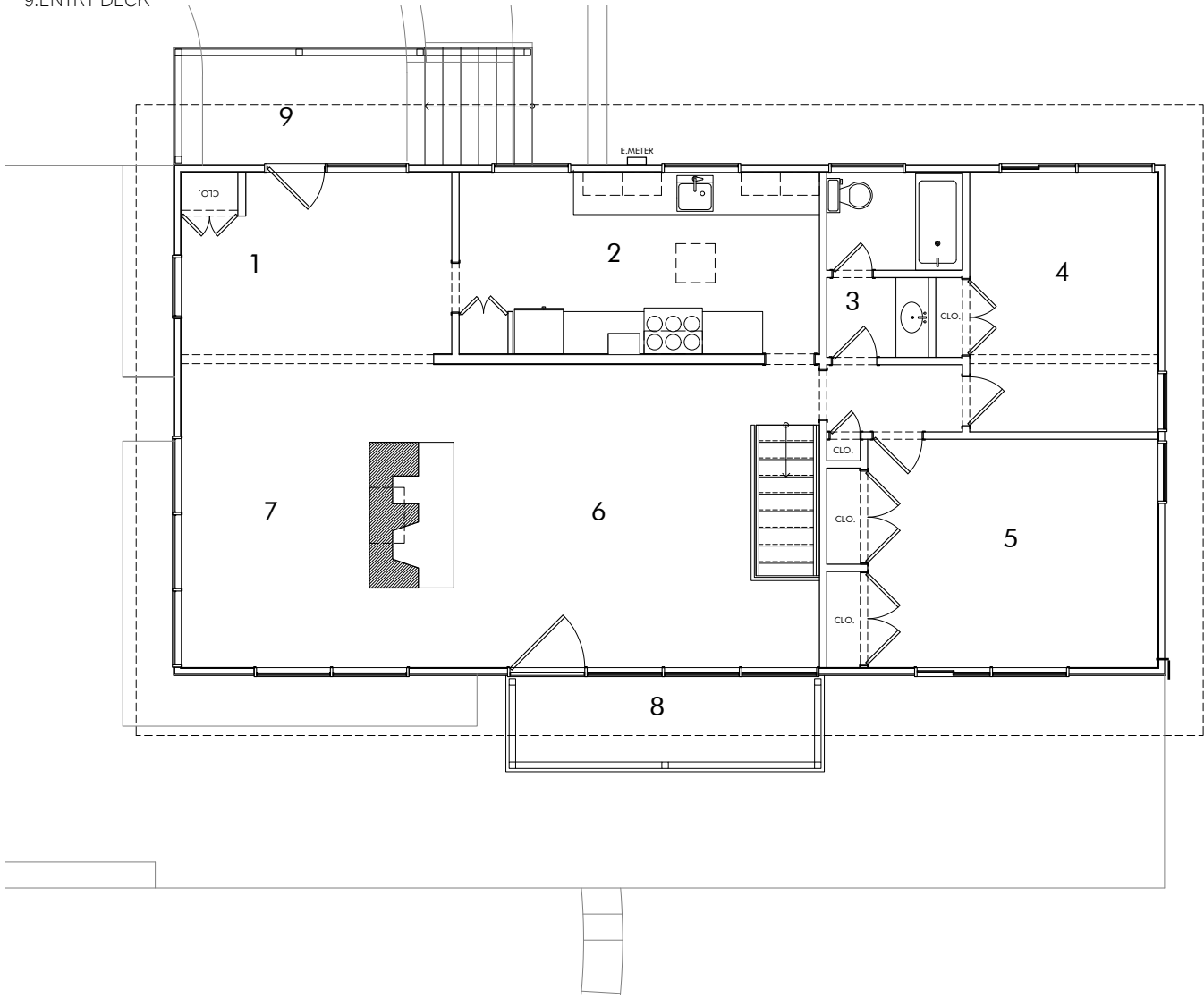
- 1. FAMILY ROOM
- 2.BATHROOM 1
- 3.MECHANICAL CLOSET
- 4.BEDROOM 1/OFFICE
- 5. BATHROOM 2
- 6. BEDROOM 2
- 7. PATIO
- 8.BEDROOM 3
- 9.LAUNDRY



EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN

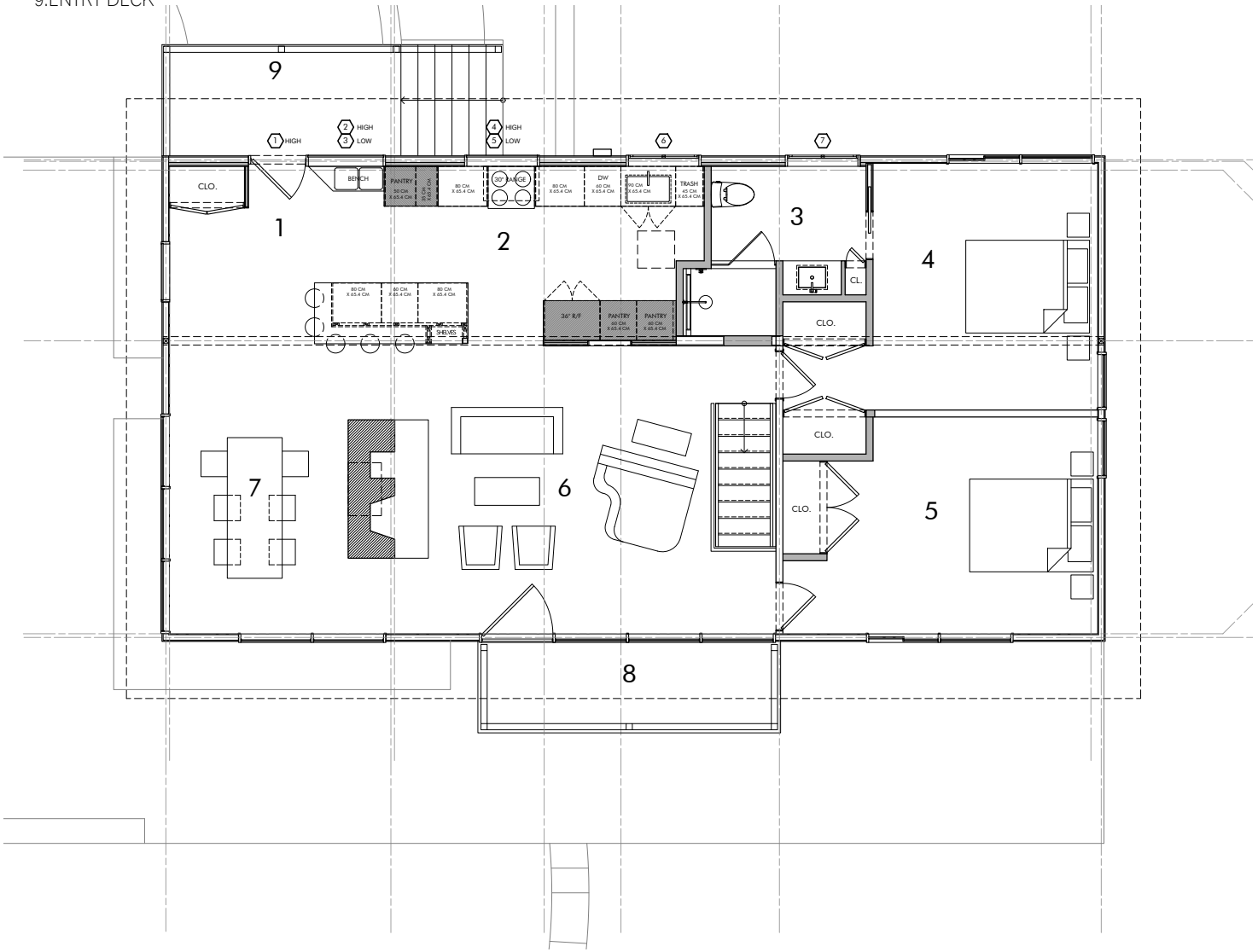
EXISTING UPPER LEVEL

- 1. ENTRY
- 2.KITCHEN
- 3.BATHROOM 3
- 4.BEDROOM 3
- 5. BEDROOM 4
- 6. LIVING ROOM
- 7.DINNIG ROOM
- 8.DECK
- 9.ENTRY DECK

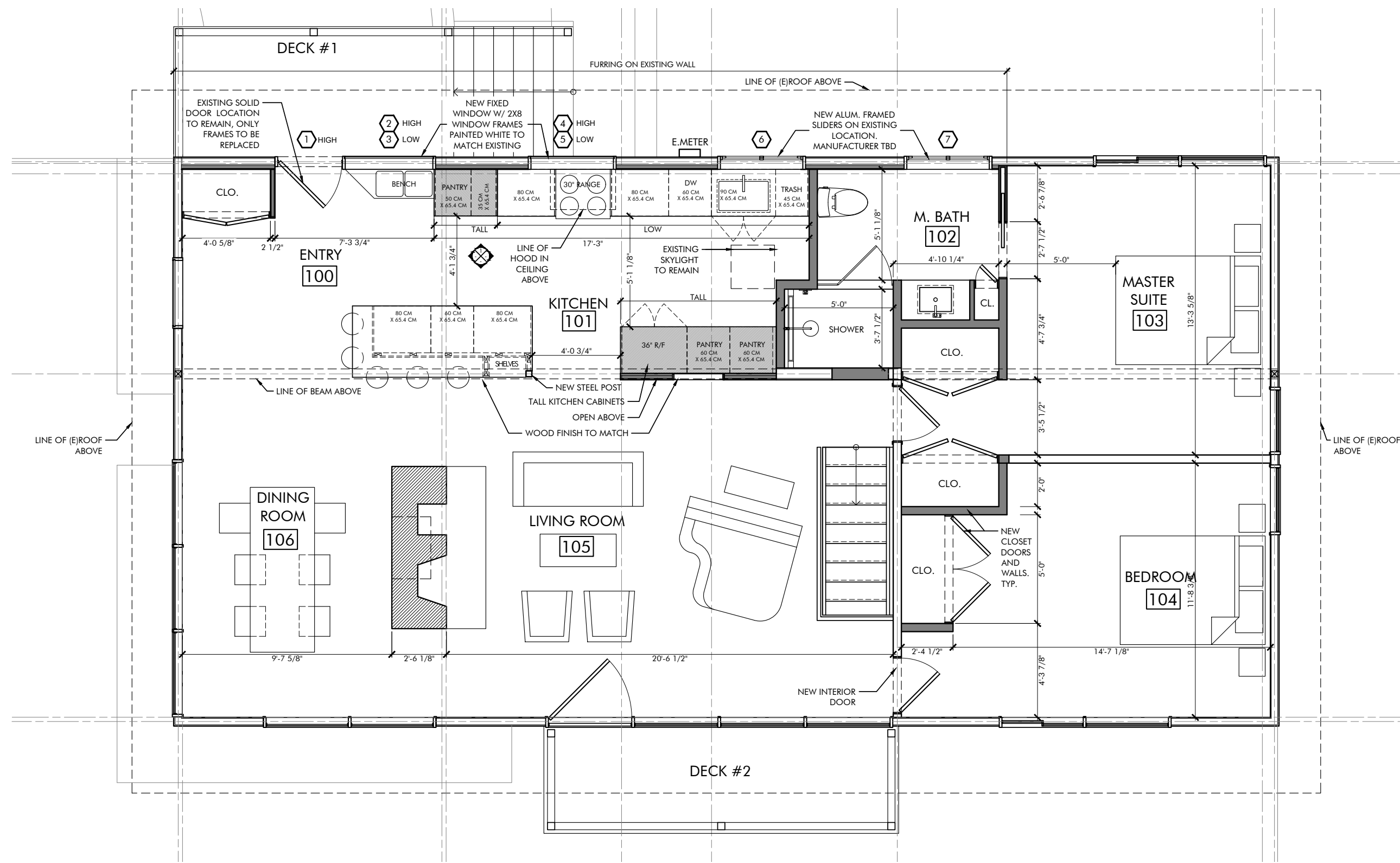


PROPOSED UPPER LEVEL

- 1. ENTRY
- 2.KITCHEN
- 3.MASTER BATHROOM
- 4.MASTER BEDROOM
- 5. BEDROOM 4
- 6. LIVING ROOM
- 7. DINNING ROOM
- 8.DECK
- 9.ENTRY DECK

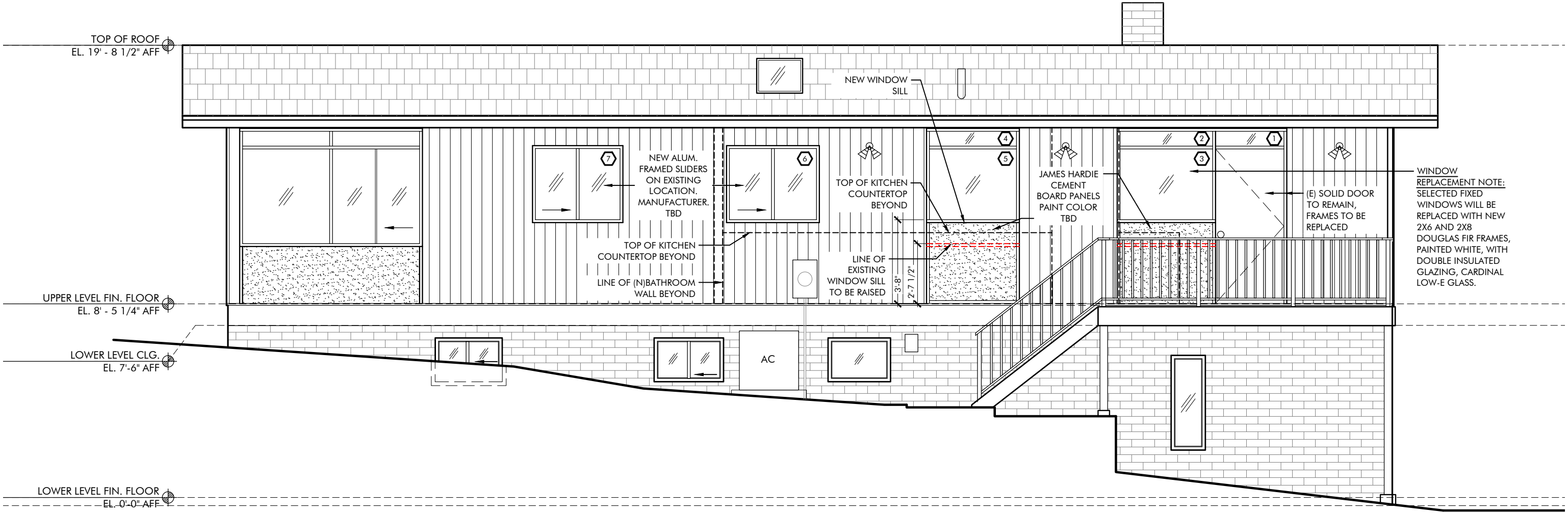


PROPOSED UPPER LEVEL FLOOR PLAN - ENLARGED



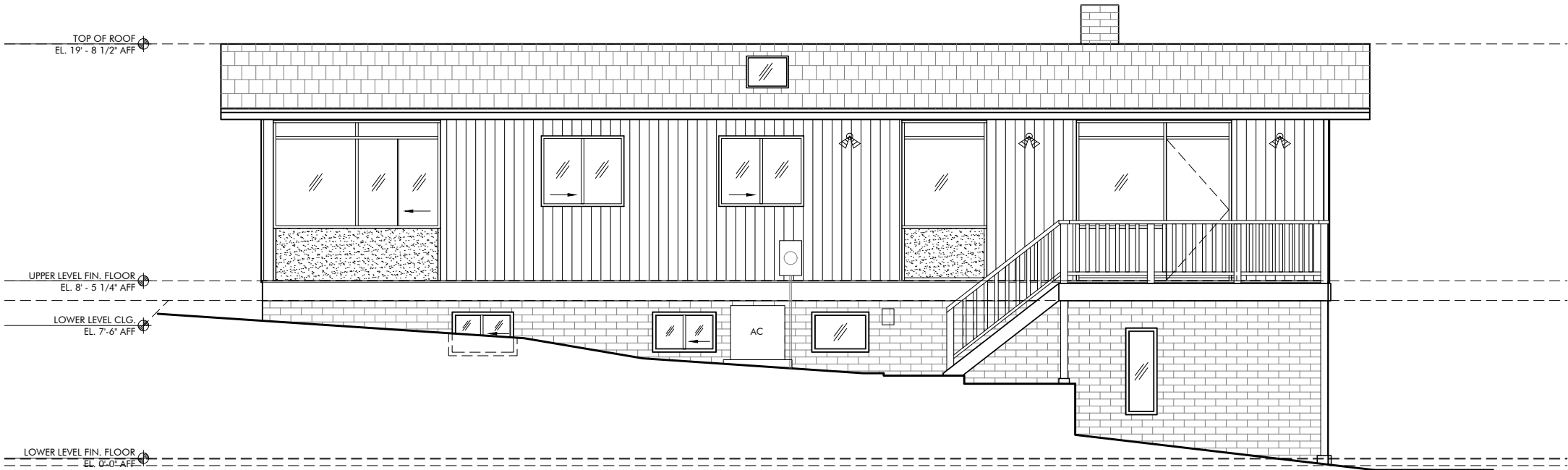


PROPOSED NORTH ELEVATION - ENLARGED

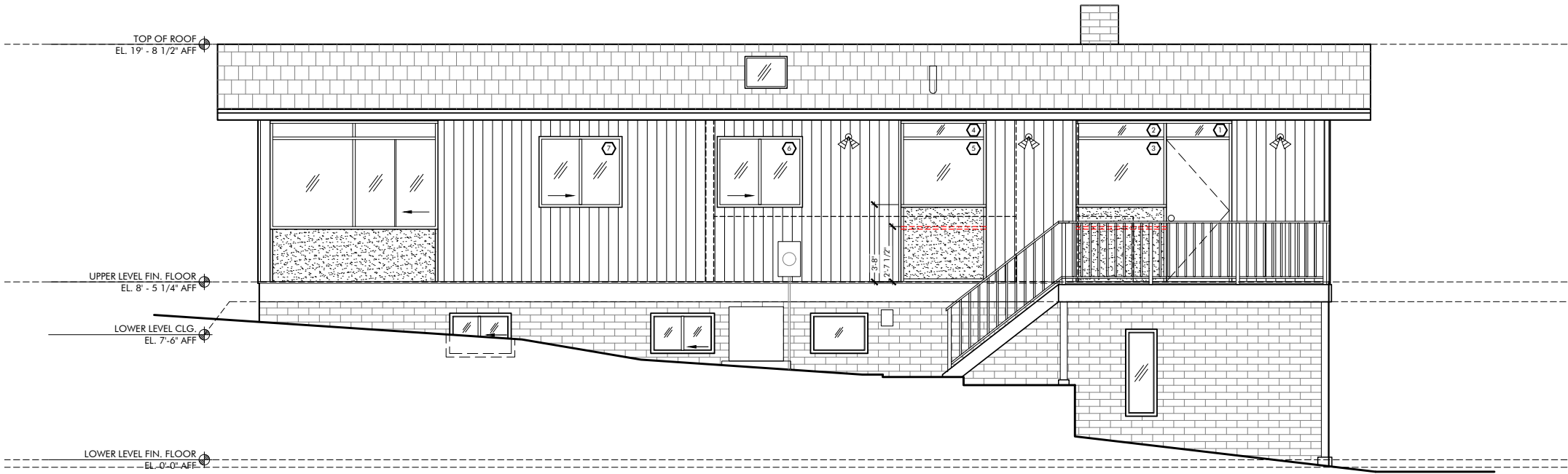


PROPOSED NORTH ELEVATION

EXISTING VS PROPOSED ELEVATIONS

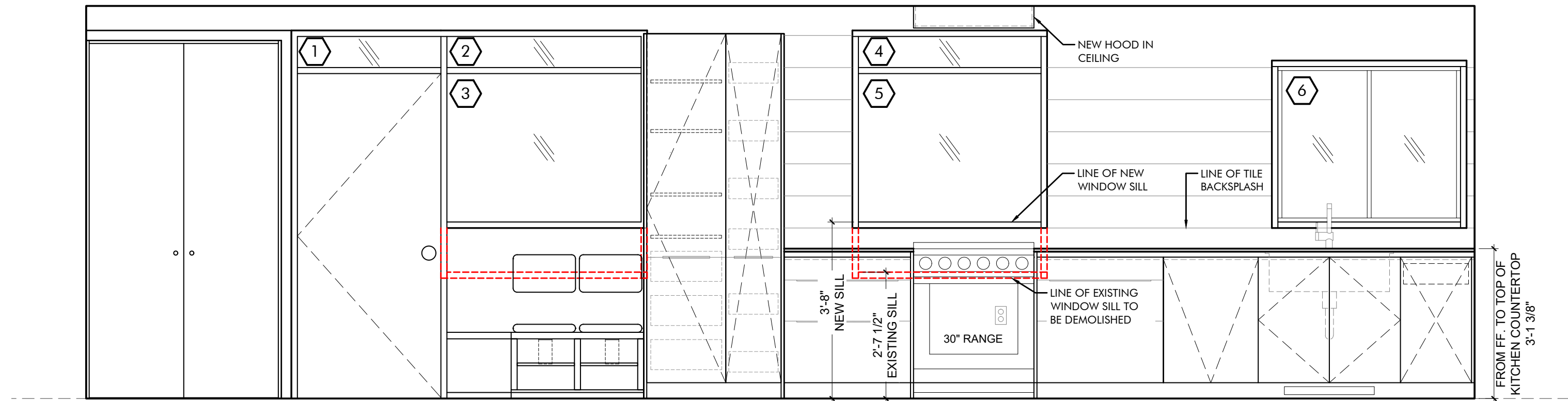


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

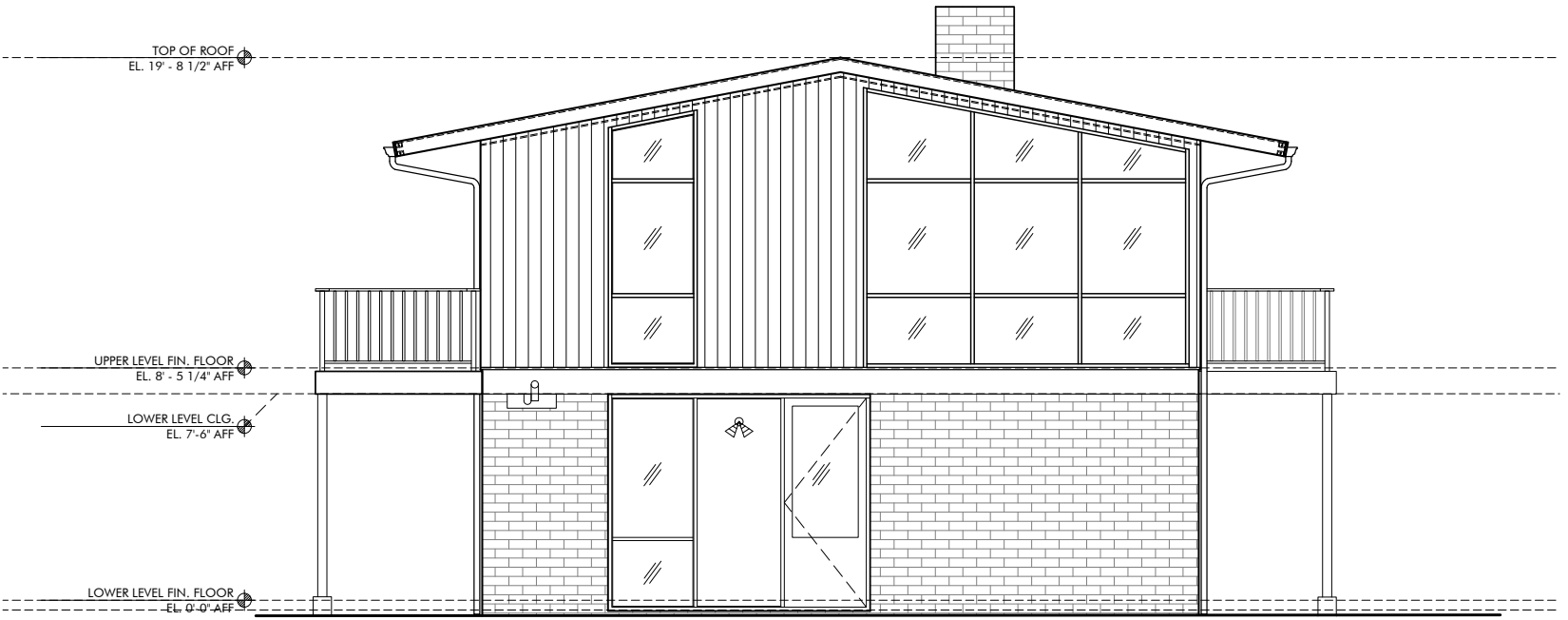
PROPOSED INTERIOR KITCHEN ELEVATION - ENLARGED



EXISTING VS PROPOSED ELEVATIONS



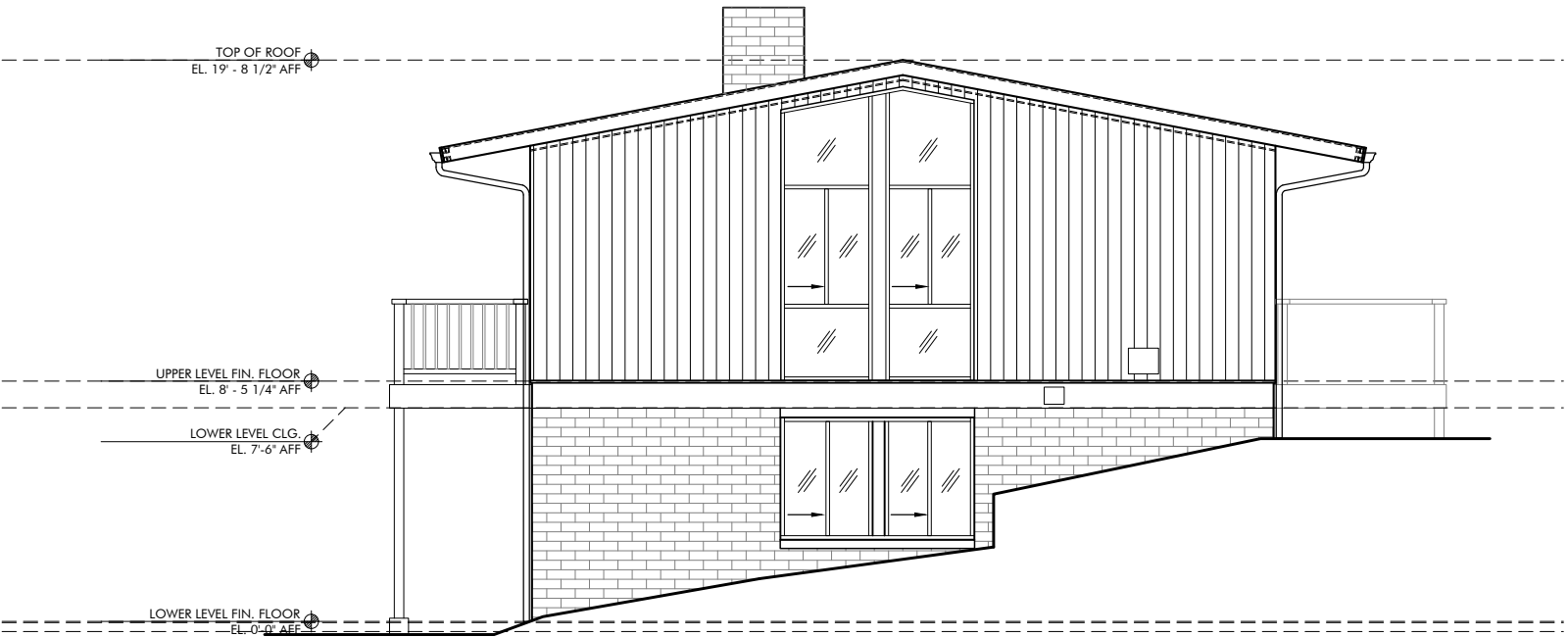
EXISTING WEST ELEVATION



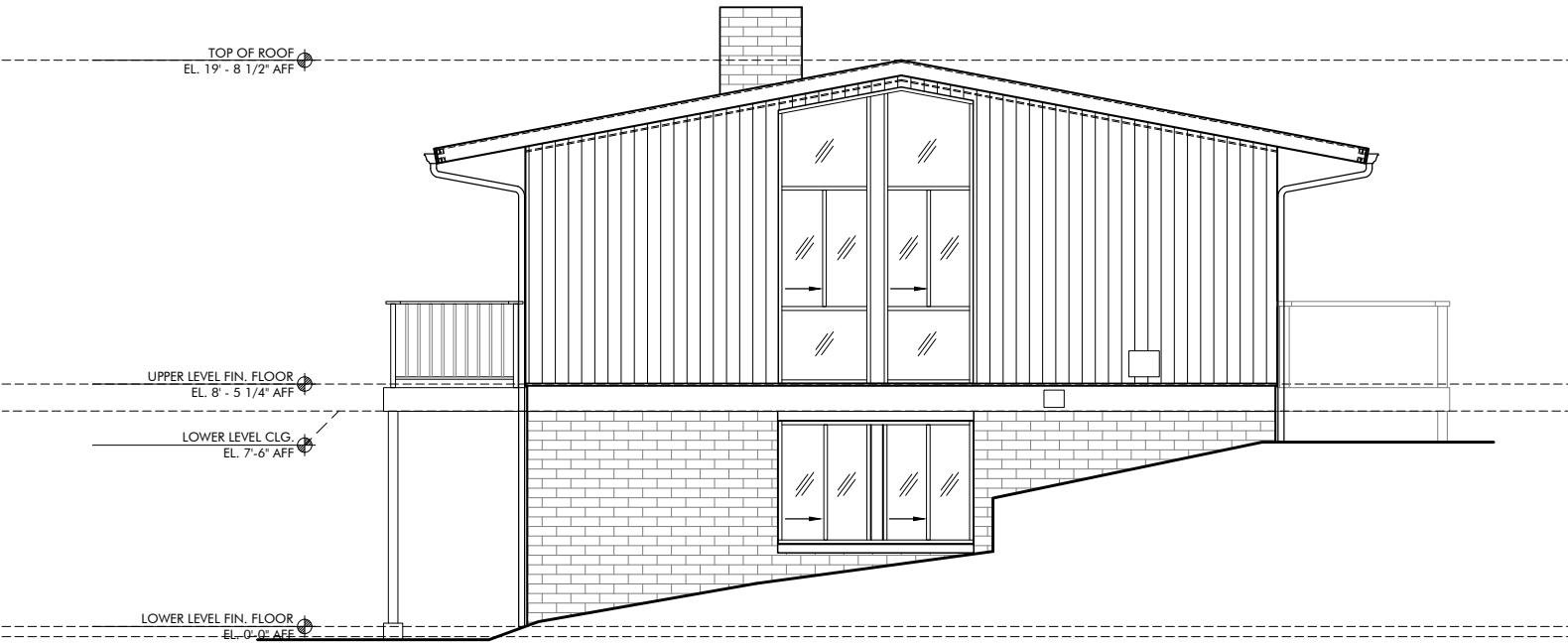
PROPOSED WEST ELEVATION



EXISTING VS PROPOSED ELEVATIONS



EXISTING EAST ELEVATION

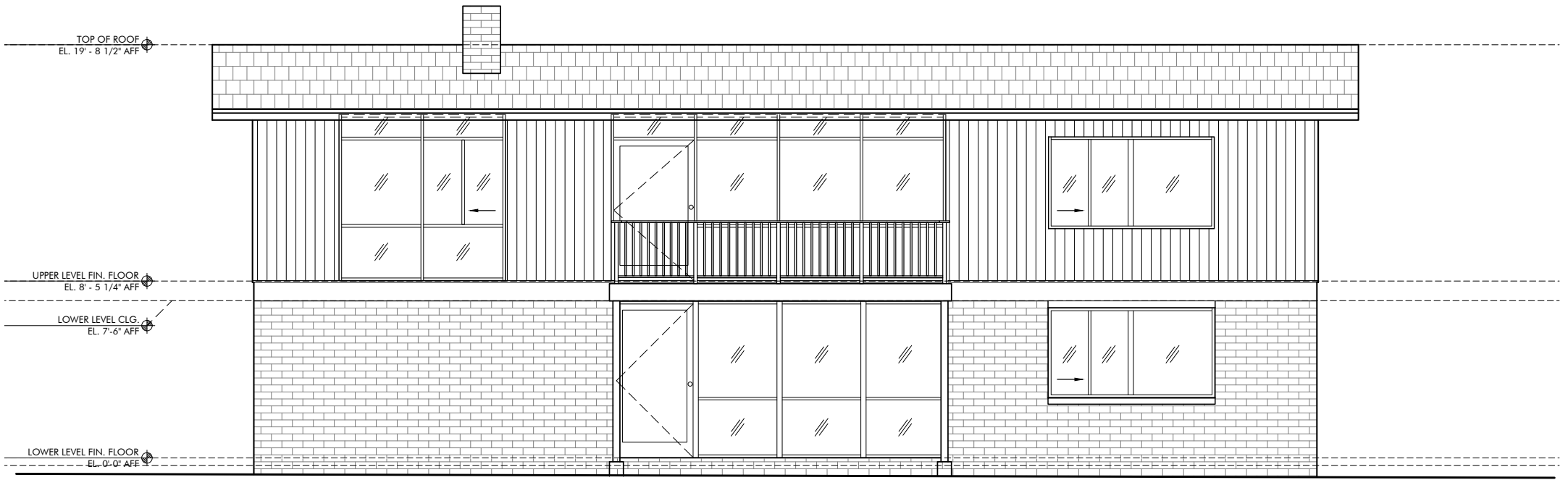


PROPOSED EAST ELEVATION

EXISTING VS PROPOSED ELEVATIONS

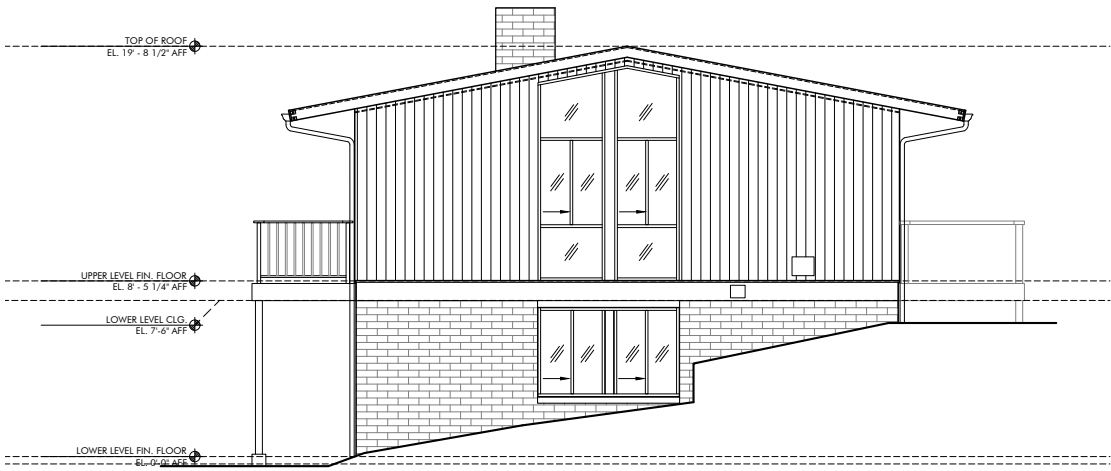


EXISTING SOUTH ELEVATION

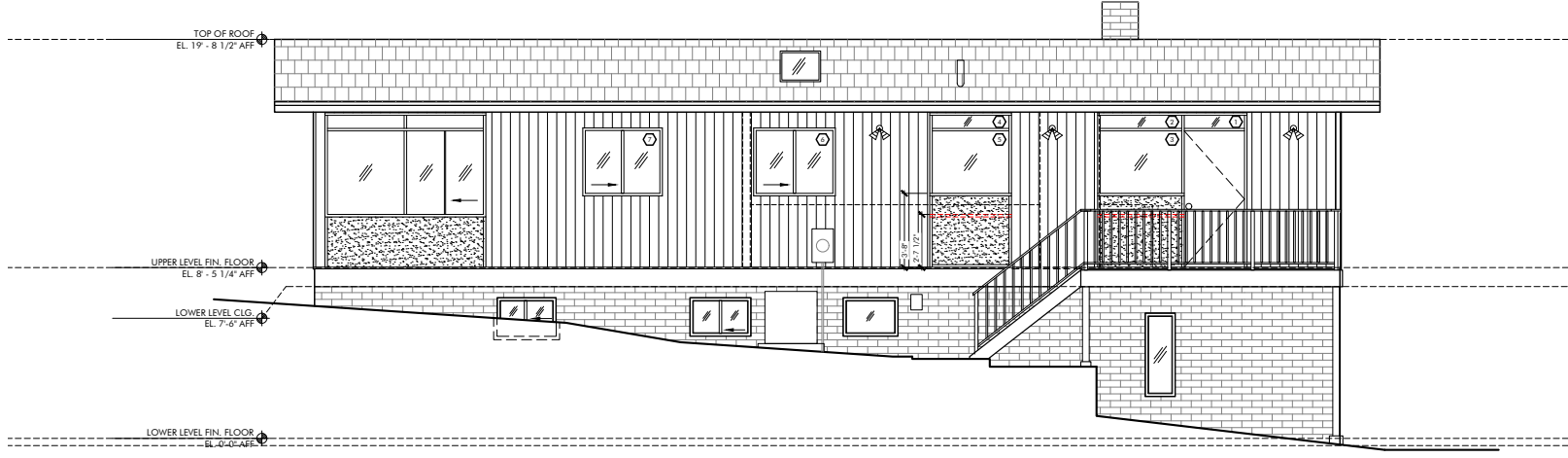


PROPOSED SOUTH ELEVATION

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

COOK ARCHITECTURE - MATERIAL EXAMPLES



project: New Pendleton Home, Cook Architecture

WOOD FRAME WINDOWS

New window frames to be custom fabricated on site, using 2x6 or 2x8 select Douglas Fir lumber and painted white with satin finish to match existing.



project: Min Park Residence, Cook Architecture

CEMENT BOARD PANELS

dimensions: width of window (typical)

color: To match existing.

locations: north elevation.