

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

<b>Address:</b>	7211 MacArthur Blvd., Bethesda	<b>Meeting Date:</b>	2/11/2026
<b>Resource:</b>	Contributing Resource <b>Potomac Overlook Historic District</b>	<b>Report Date:</b>	2/4/2026
<b>Applicant:</b>	Jeong Kim	<b>Public Notice:</b>	1/28/2026
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1126423 REVISION	<b>Tax Credit:</b>	Partial
<b>Proposal:</b>	Door Replacement		

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**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.*

## **BACKGROUND**

On September 3, 2025, the HPC approved a HAWP at the subject property to remove and replace two windows in kind and to alter two existing window openings.

## **PROPOSAL**

The applicant proposes to remove and replace an existing door.

## **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.

### **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 dcreened-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.

***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. A 2025 HAWP approved the revision to the two windows to the left of the rear door, raising their sills to accommodate a revised kitchen layout.



*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 door has warped, had damage from previous hardware installations and is showing signs of delaminating. The applicant proposes to remove the damaged door and install a new mahogany door in the existing opening. The proposed door is a solid door, constructed with vertical slats, each slat is 3 5/8" (three and five-eighths inches wide), and the door will be finished in a clear satin stain.



*Figure 3: Existing door showing damage (left) and precedent image of the proposed door (right).\_*

While all of the original doors in Potomac Overlook were single-leaf, many have been replaced. Staff finds the proposed door satisfies all four of the design objectives and is an appropriate replacement and recommends the HPC approve the HAWP.

1. The proposed door will fit into the existing opening and will not change the opening's size or shape.
2. The existing door is warped and no longer effectively seals the opening, which Staff finds justifies its removal under *Standard #6*.
3. The replacement door is constructed out of solid wood and it's vertical slat design is a contemporary style.
4. The door is solid and has no lights.

Having found the proposed replacement door satisfies all four of the design objectives and is in keeping with the overall contemporary character of the resource, Staff recommends the HPC approve the HAWP revision.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(1), (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 *Secretary of the Interior's Standards for Rehabilitation #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.

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

Scope of

Work:

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

**AMENDING SCOPE OF WORK ON 01.20.2026:**

The existing rear entry door located on the northern elevation has been found to be in poor condition. The proposed amendment revises the scope of work to include replacement of this exterior door with a new compatible door that aligns with the contemporary architectural vocabulary of the Potomac Overlook District. Although located at the rear of the house, this door will function as the primary entry door for the homeowners.

The proposed door consists of vertical solid mahogany wood boards, without panels or divided lights, finished with a clear satin exterior finish.

A reference image is included in this application, along with shop drawings from a current construction project in the Hollin Hills Historic Overlay District that was previously approved by the applicable historic preservation and architectural review boards. The proposed door will be very similar in design and detailing, with dimensions adjusted to fit the existing rough opening. Please note that for this project at 7211 MacArthur Boulevard, the side window adjacent to the door is smaller, as shown in the previously submitted drawings.

Work Item 1: <u>Windows</u>	
Description of Current Condition:	Proposed Work:

Work Item 2: <u>AMEDNMENT TO REAR EXTERIOR DOOR (NORTH ELEVATION) 01.20.2026</u>	
Description of Current Condition:	Proposed Work:
<u>REAR EXTERIOR DOOR ON NORTH ELEVATION IS WORN AND DETERIORATED; NEEDS REPLACEMENT</u>	<u>EXTERIOR DOOR TO BE REPLACED WITH NEW SOLID MAHOGANY DOOR, FINISHED WITH CLEAR SATIN EXTERIOR FINISH, AND PROVIDED WITH STAINLESS STEEL KNOB, DEADBOLT, AND SQUARE-EDGE HINGES</u>

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



AMENDING APPLICATION ON 01.20.2026:  
TO REPLACE EXISTING DAMAGED REAR DOOR  
(NORTH ELEVATION) WITH A NEW MODERN  
MAHOGANY DOOR

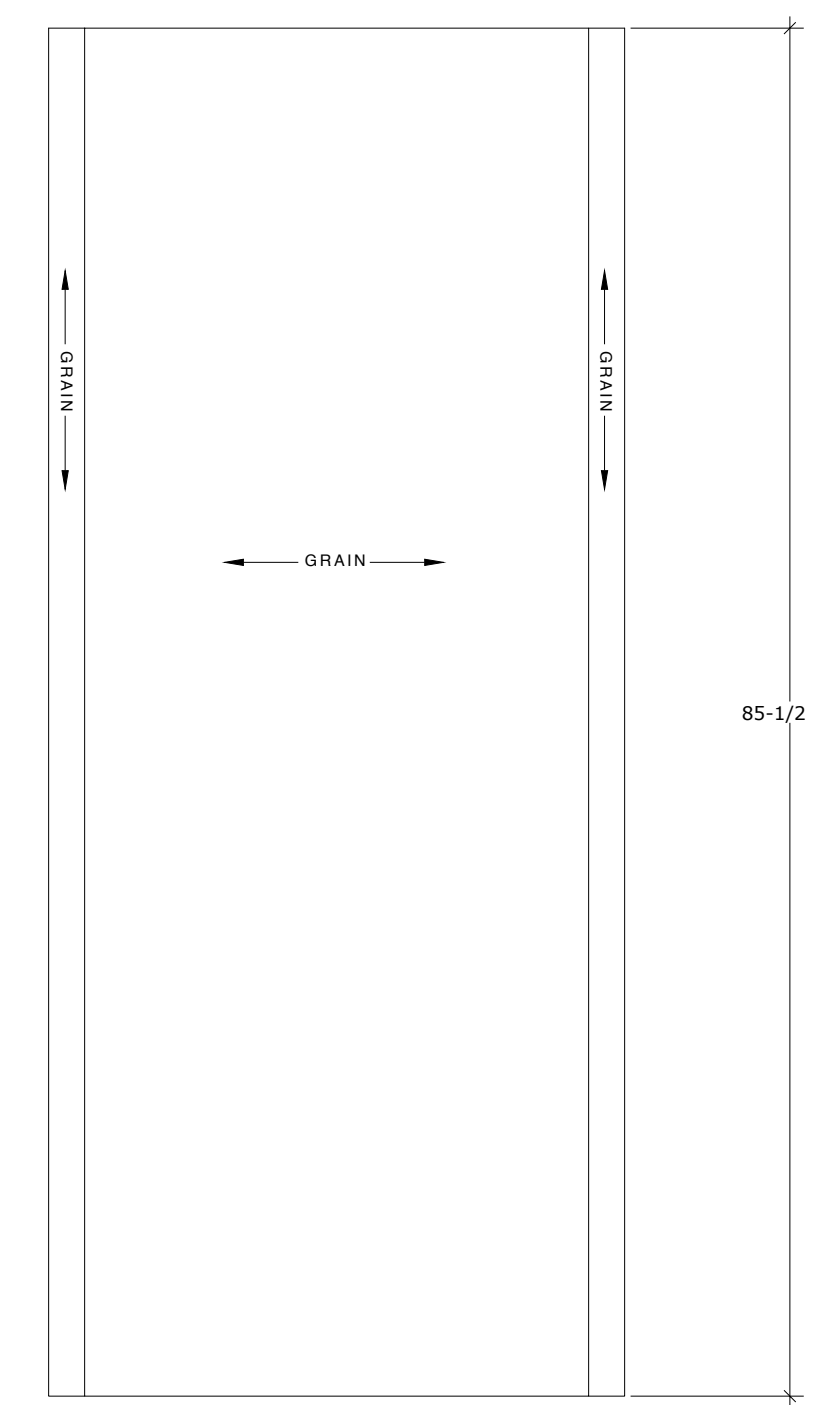
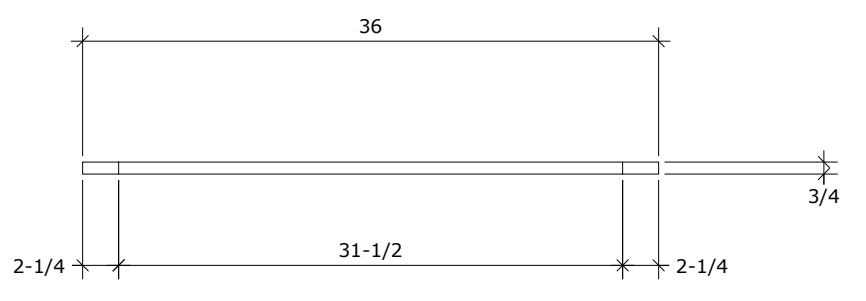
DRAWINGS PROVIDED TO  
**J&M DOORCRAFT**  
NEWVILLE PA  
717-486-0099  
PREPARED BY  
WESTON BECKER  
717-729-7898  
WESBECKER@GMAIL.COM  
607 WESTOVER RD SHIPPENSBURG PA 17257

AS DRAFTING SERVICE. BUILDER/CONTRACTOR  
ASSUMES ALL RIGHTS AND LIABILITY FOR  
DRAWINGS.

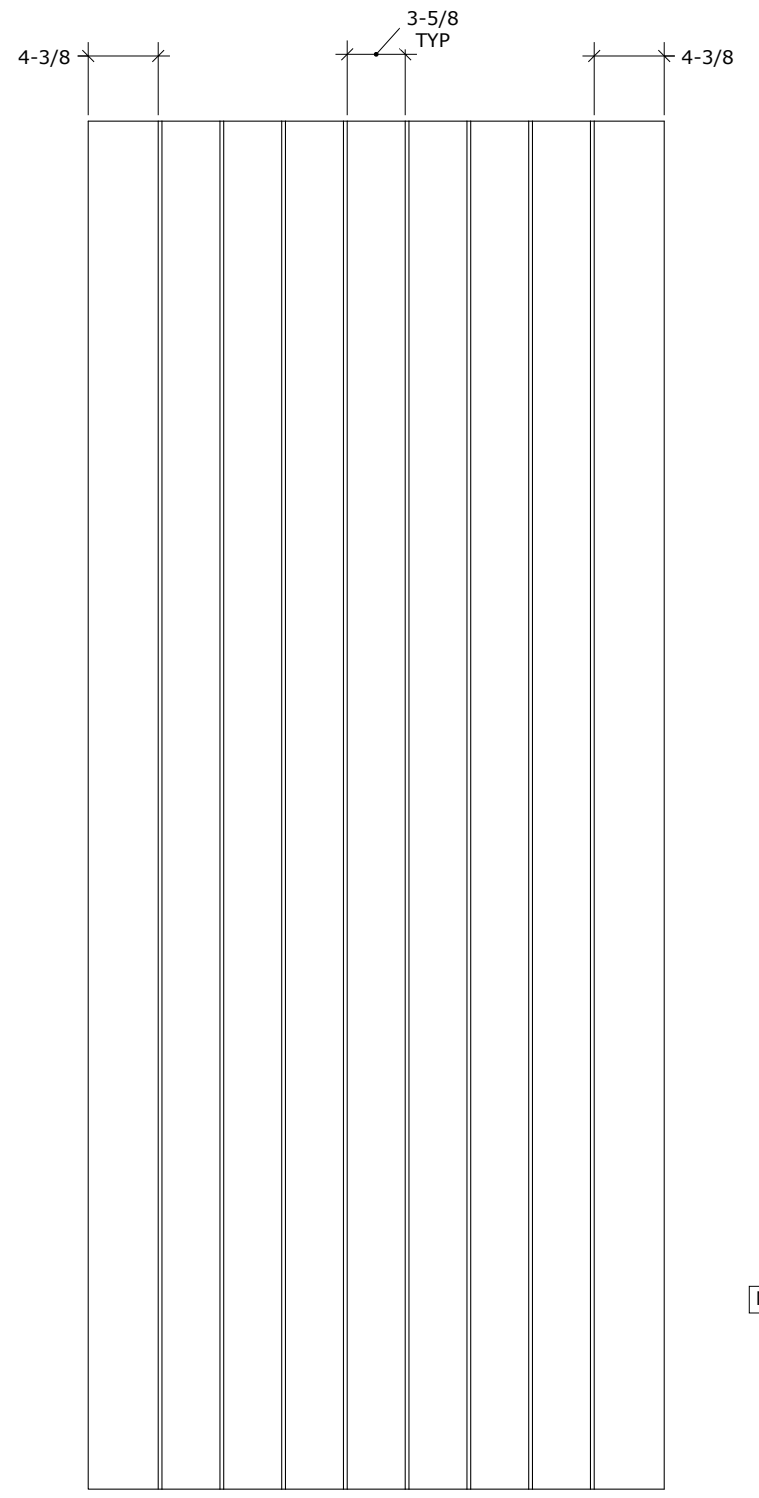
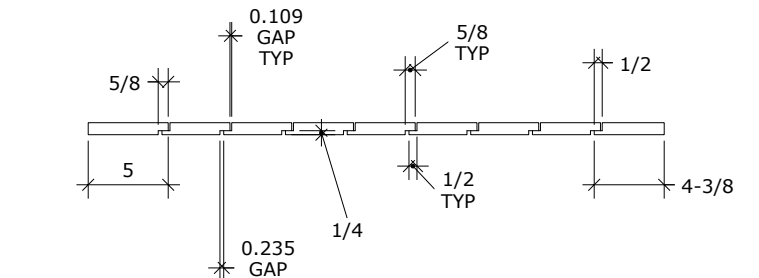
SHEET NUMBER	SHEET NAME
C-01	COVER SHEET

REV	DATE	DESCRIPTION
A	8/27/2025	CENTER PANEL
0	08/23/2025	PRELIMINARY 01

**PRELIMINARY 01 SET**  
**REVISION A**  
Issued 08/23/2025

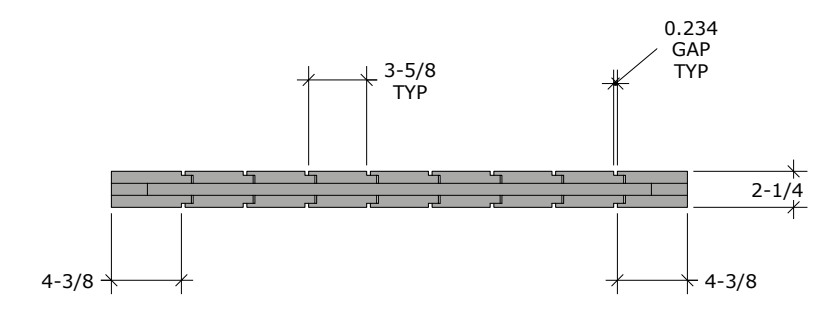


2 CENTER LAYER (FRONT, TOP)  
1:12

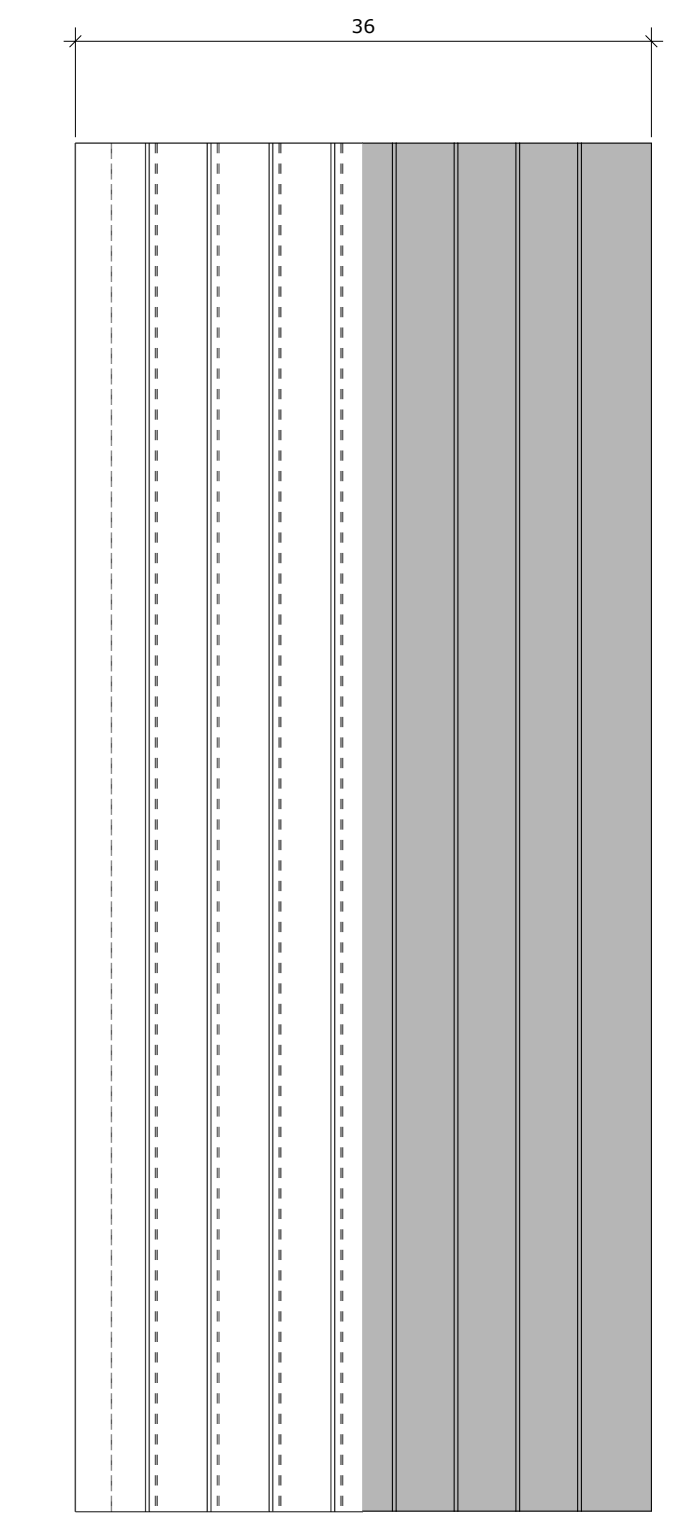


MAKE DUPLICATE FOR BACK LAYER

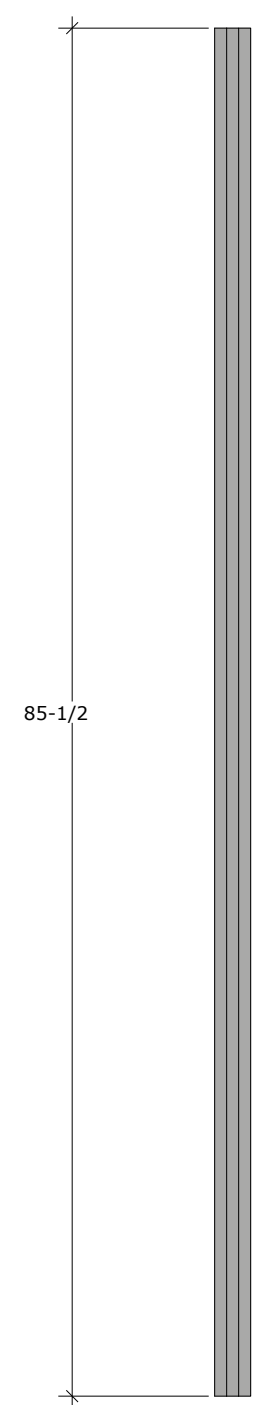
3 FRONT LAYER (FRONT, TOP)  
1:12



6 SECTION THRU DOOR  
1:12



4 FRONT ELEVATION  
1:12

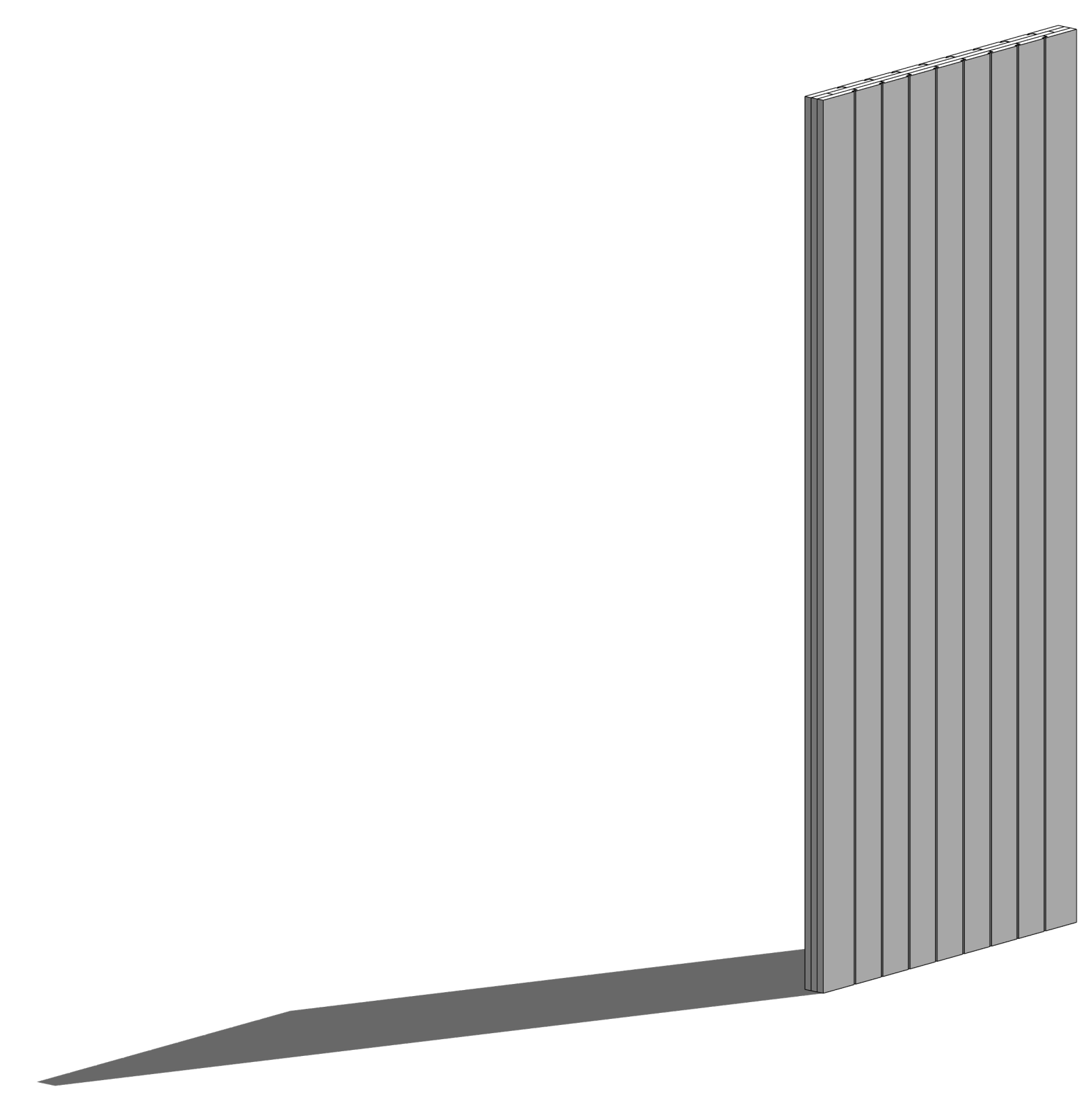


5 VERTICAL SECTION  
1:12

ENTRY DOOR SLAB		FINISH
PRODUCT USE	EXTERIOR	UNFINISHED
SPECIES	SAPELE MAHOGANY	
PREHUNG	NO	
ENTRY DOOR		FINISH
PROFILE	N/A	
GLASS CUT	N/A	
THICKNESS	2-1/4"	
CONSTRUCTION	CLT	
SWING	N/A	
LATCH PREP	NO	
LATCH	N/A	
HINGE	N/A	



8 Proposed door



1 ISOMETRIC  
1:12

Delivery Address

PROJECT DESCRIPTION  
*Modern Constructs*  
*Daniels Dezutti*  
*Entry Door Slab*

**COVER SHEET**

MODIFIED 08/27/2025 SCALE AS NOTED

DRAWN BY AB CHECKED BY SHEET SIZE 24 X 36 (ARCH D)

FILE NUMBER 20250823MOD-A

**C-01**

AMENDING APPLICATION ON 01.20.2026:  
TO REPLACE EXISTING DAMAGED REAR DOOR (NORTH  
ELEVATION) WITH A NEW MODERN MAHOGANY DOOR

# 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

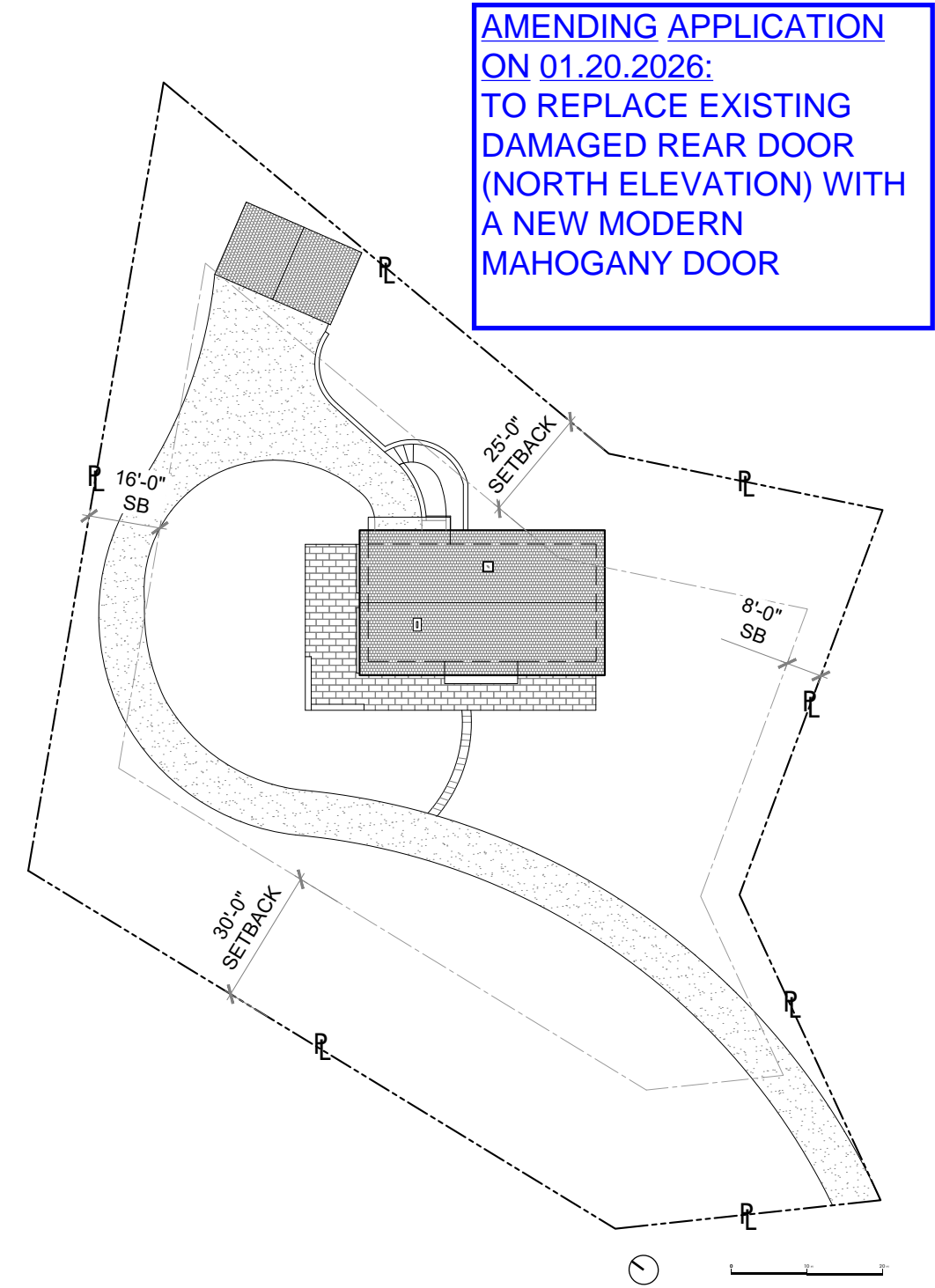
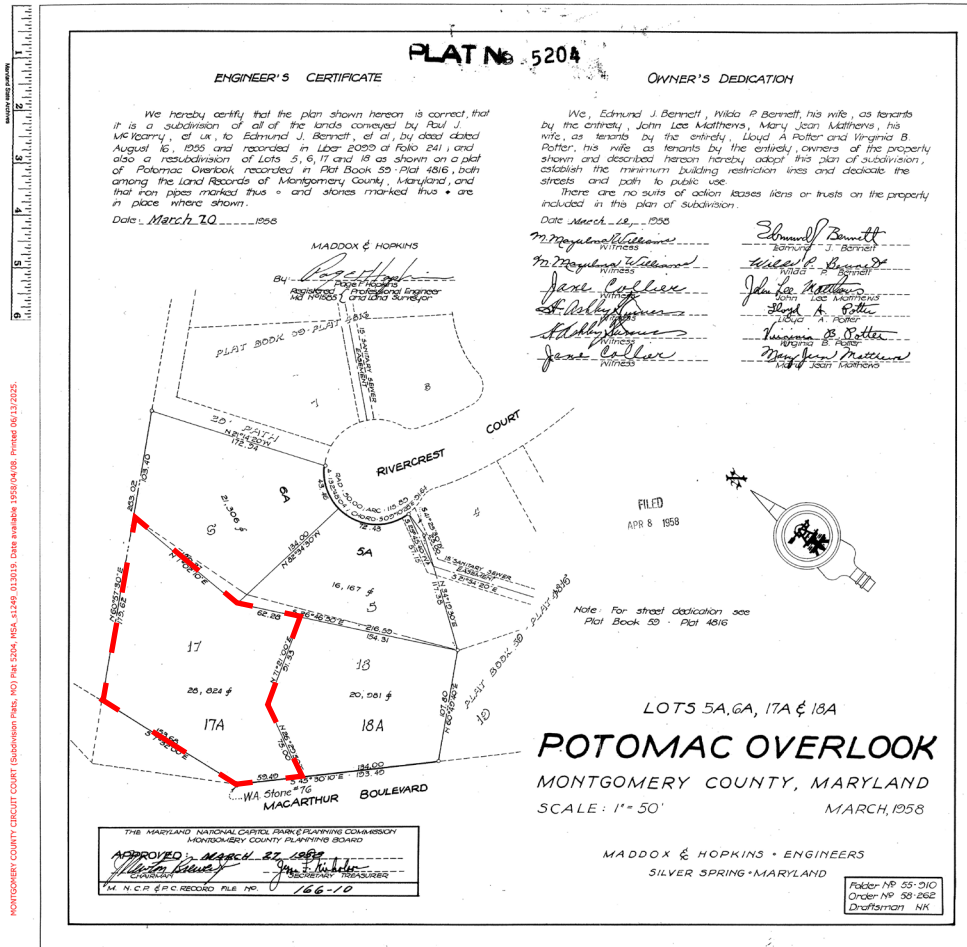
### Scope of Work:

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.

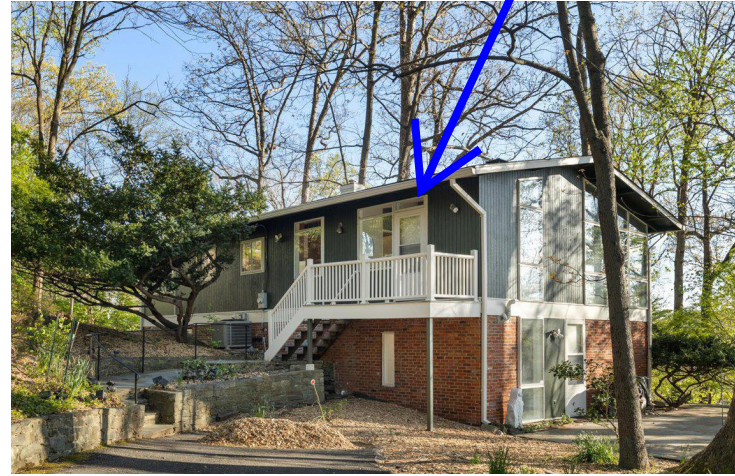
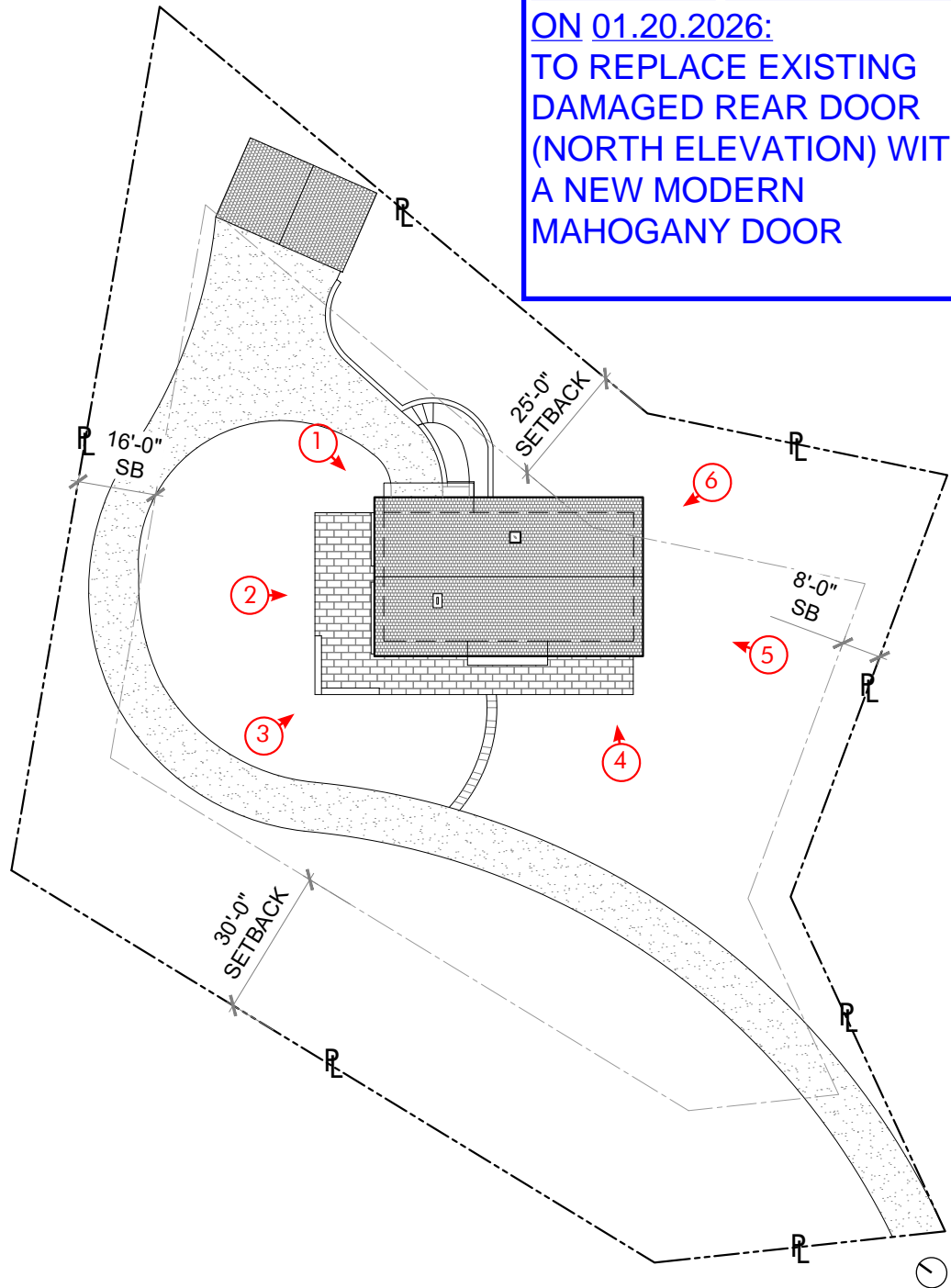


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MAHOGANY DOOR**

# EXISTING BUILDING PHOTOGRAPHS

EXISTING DAMAGED DOOR TO BE REPLACED

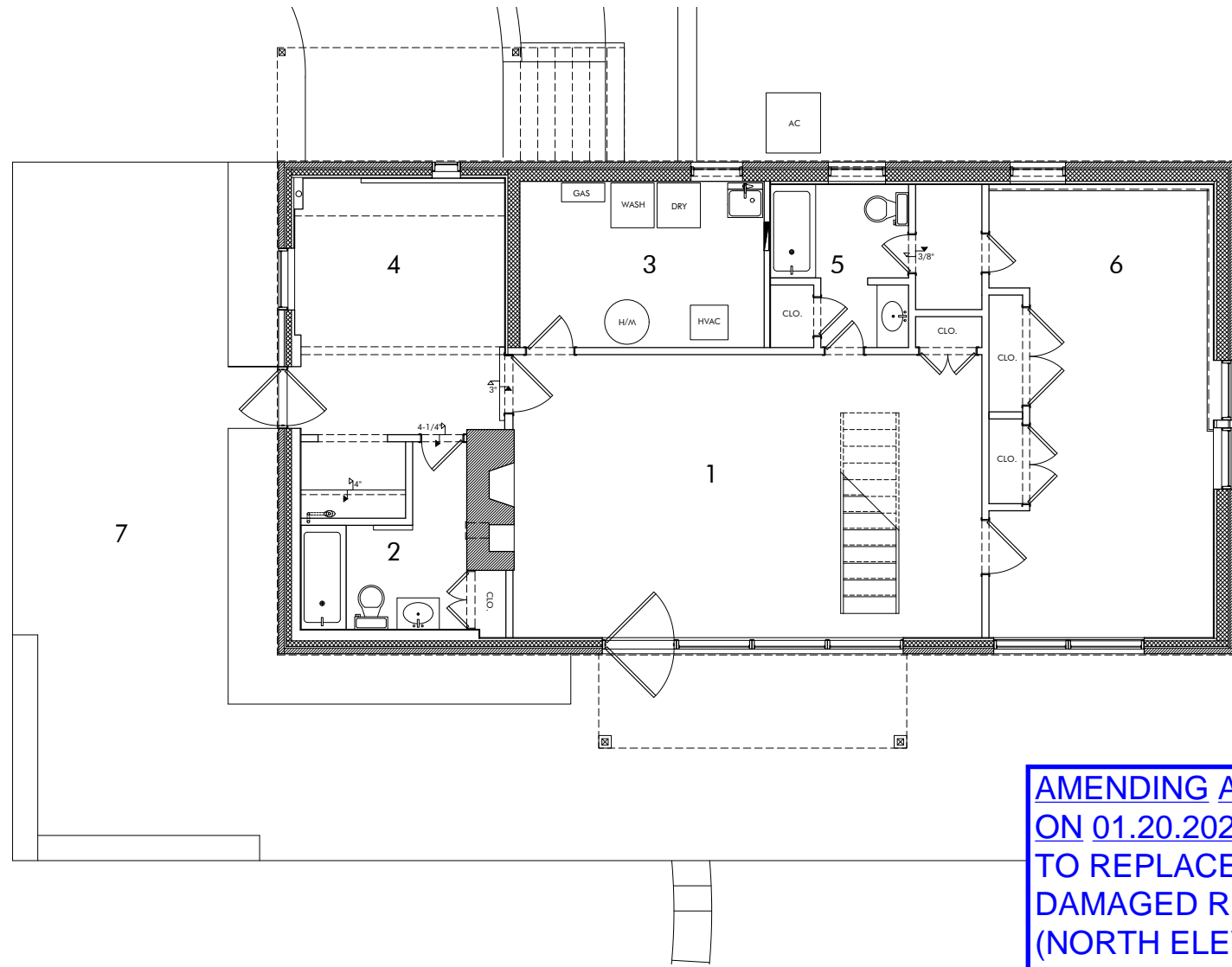
AMENDING APPLICATION  
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# EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN

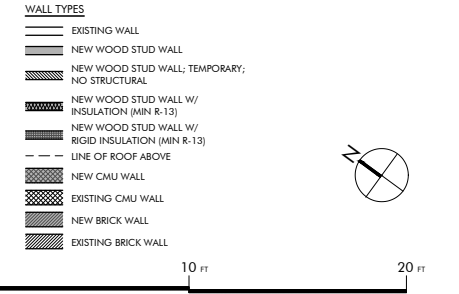
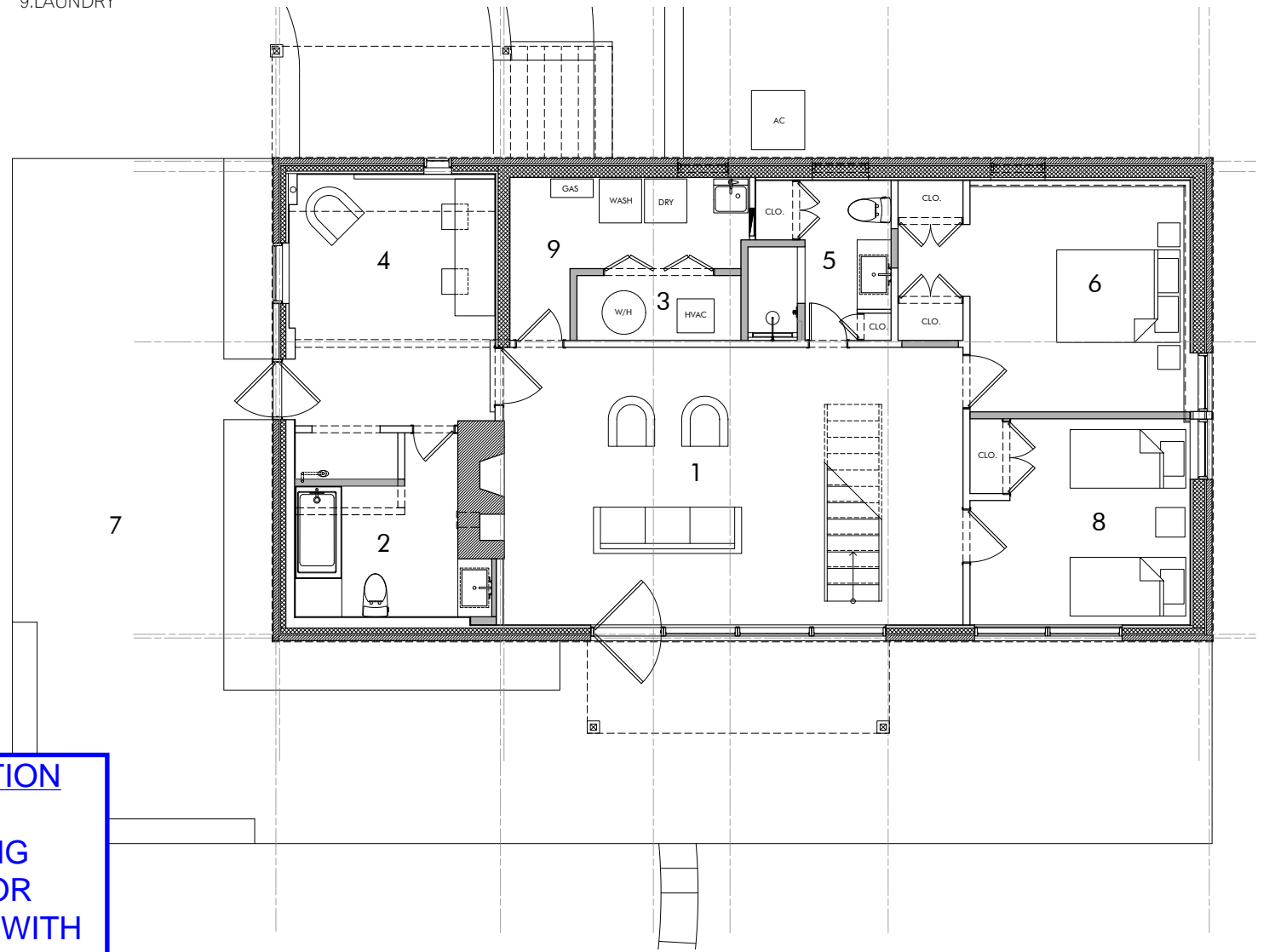
## EXISTING LOWER LEVEL

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



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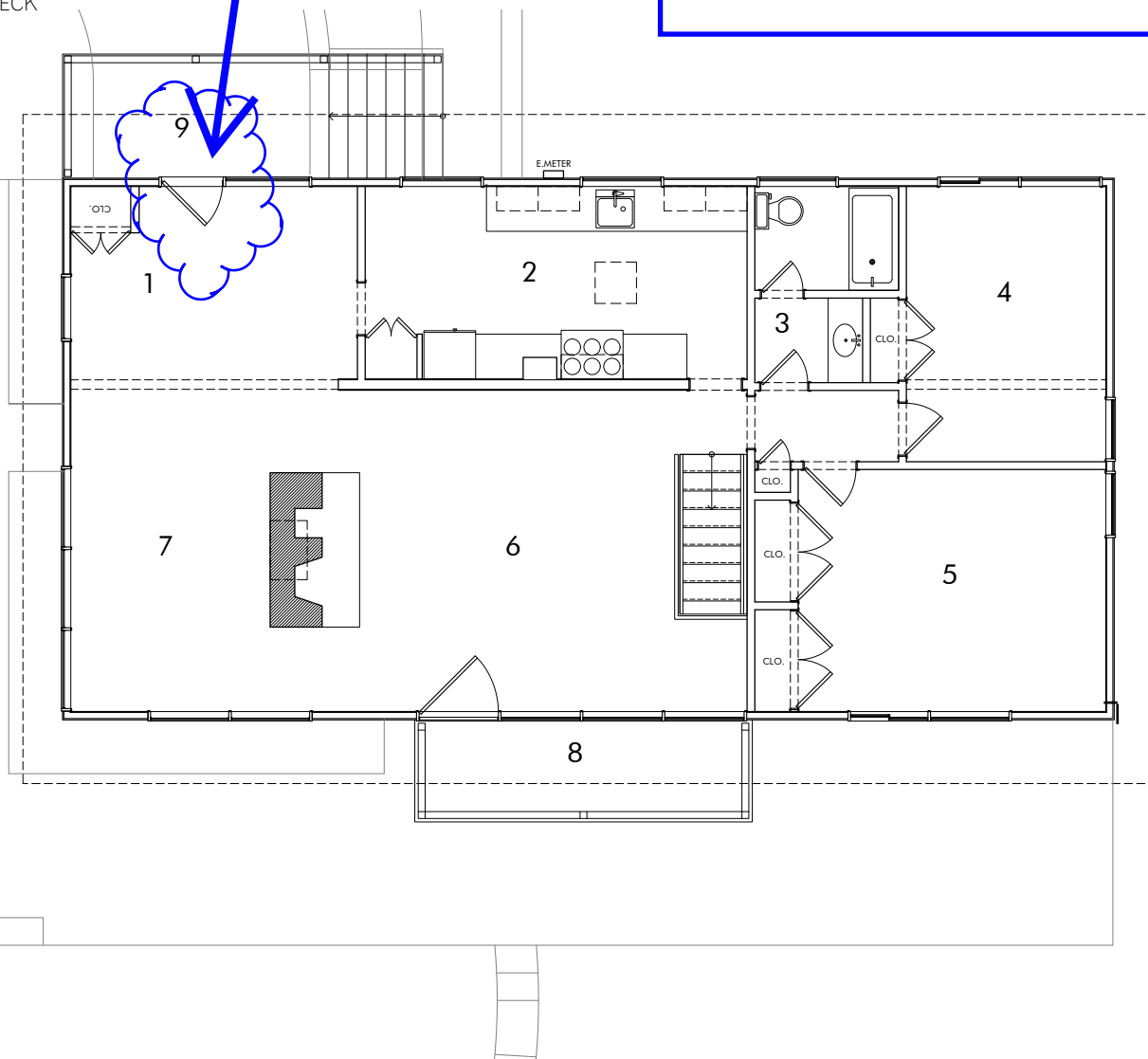
# EXISTING FLOOR PLAN VS PROPOSED FLOOR PLAN

## EXISTING UPPER LEVEL

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

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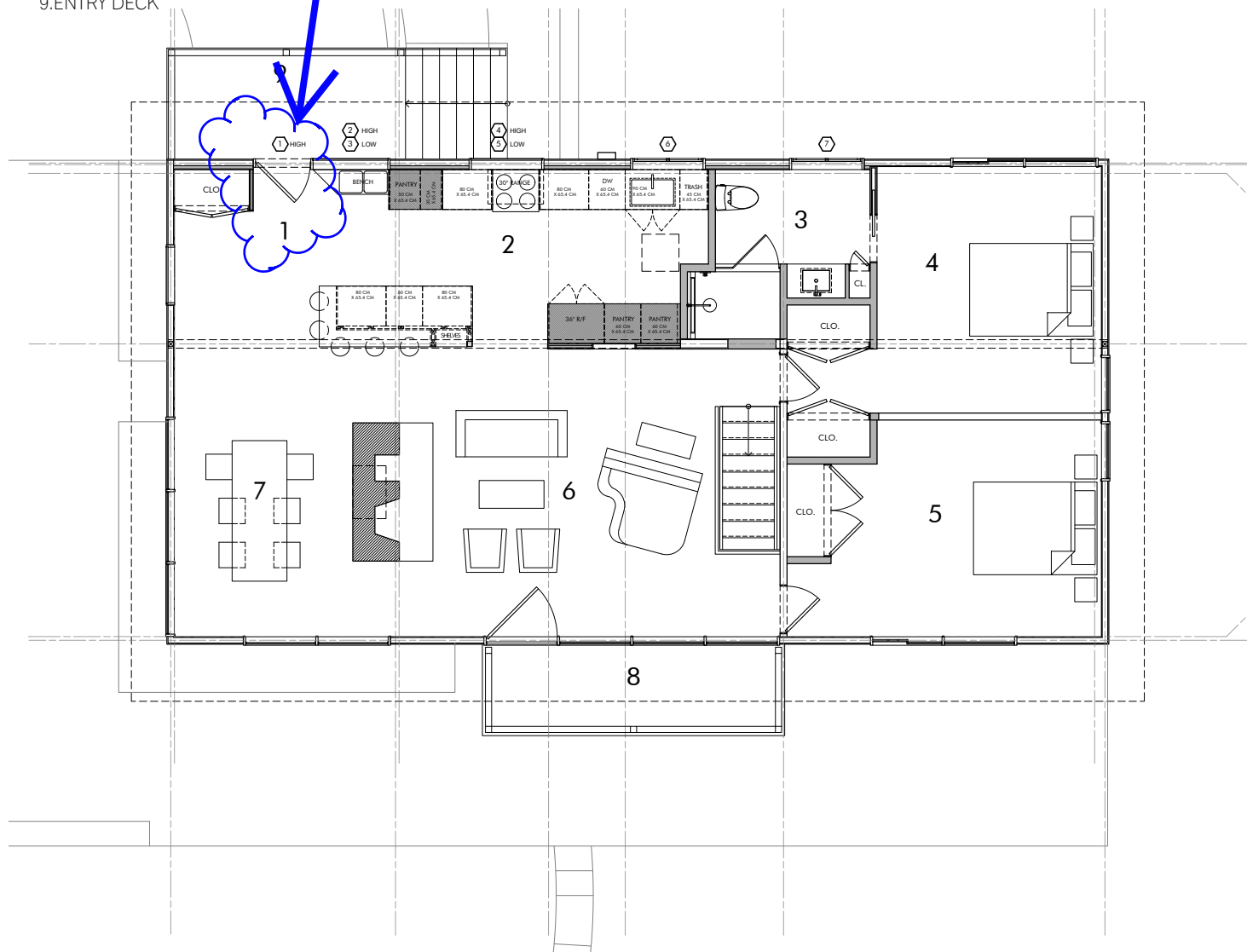
**EXISTING  
DAMAGED DOOR  
TO BE REPLACED**



## PROPOSED UPPER LEVEL

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

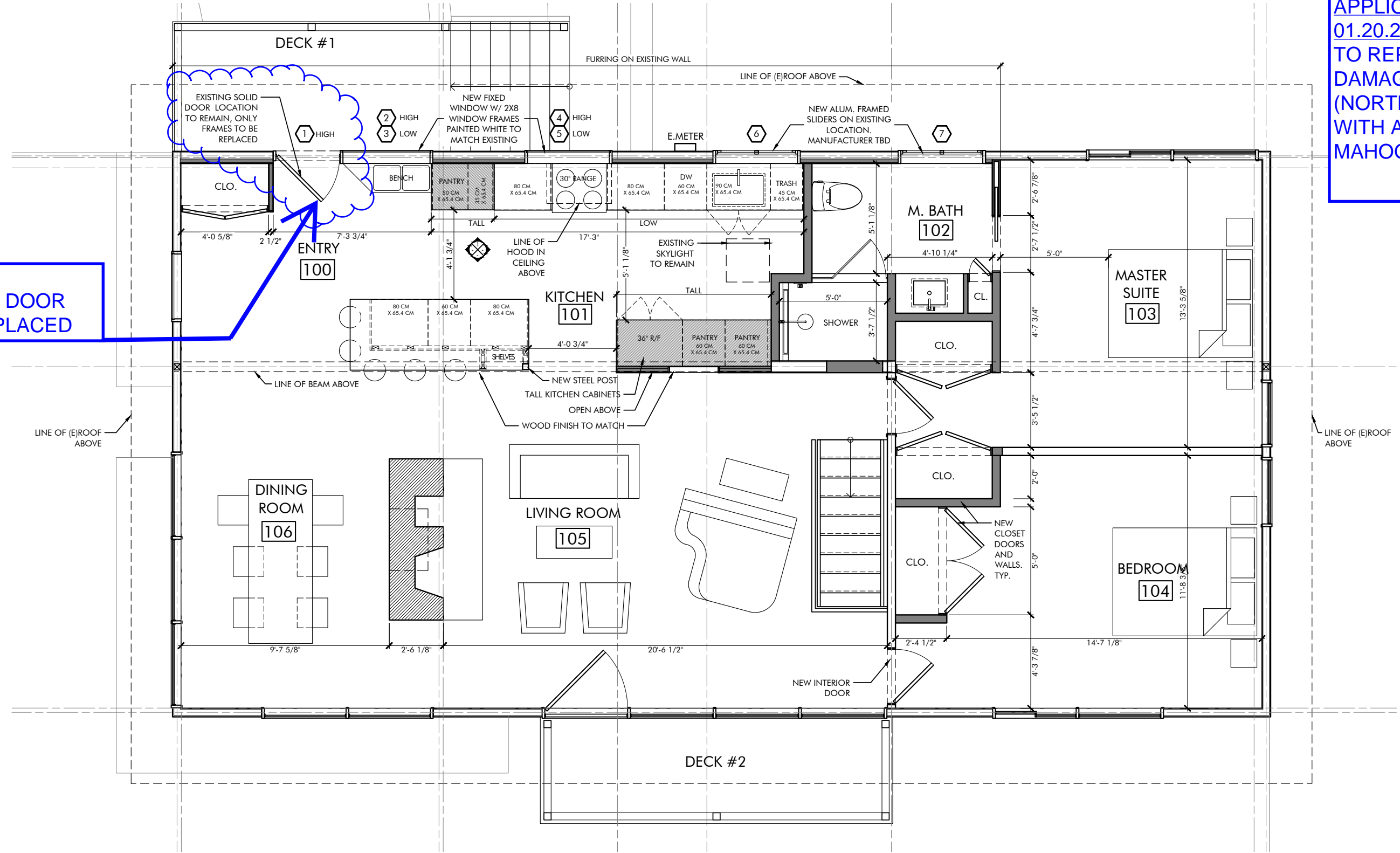
**EXISTING  
DAMAGED DOOR  
TO BE REPLACED**



# PROPOSED UPPER LEVEL FLOOR PLAN - ENLARGED

**AMENDING APPLICATION ON 01.20.2026:**  
**TO REPLACE EXISTING DAMAGED REAR DOOR (NORTH ELEVATION) WITH A NEW MODERN MAHOGANY DOOR**

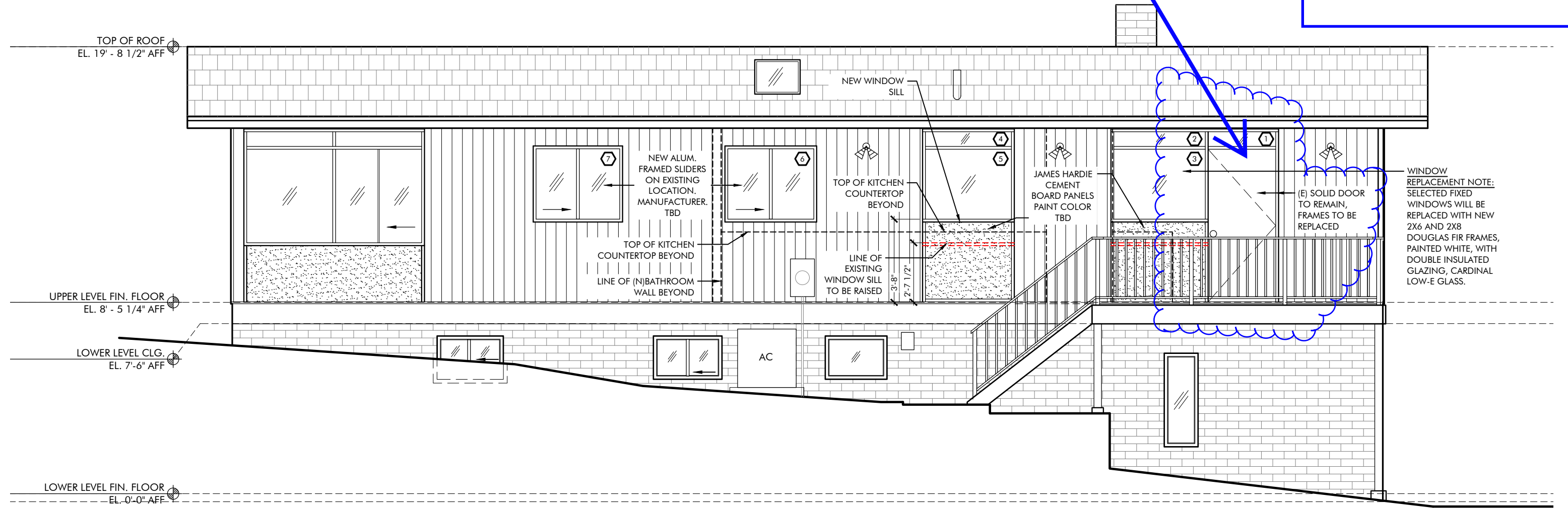
**EXISTING DAMAGED DOOR TO BE REPLACED**



PROPOSED NORTH ELEVATION - ENLARGED

AMENDING APPLICATION ON 01.20.2026:  
TO REPLACE EXISTING DAMAGED REAR DOOR (NORTH ELEVATION) WITH A NEW MODERN MAHOGANY DOOR

EXISTING DAMAGED DOOR TO BE REPLACED

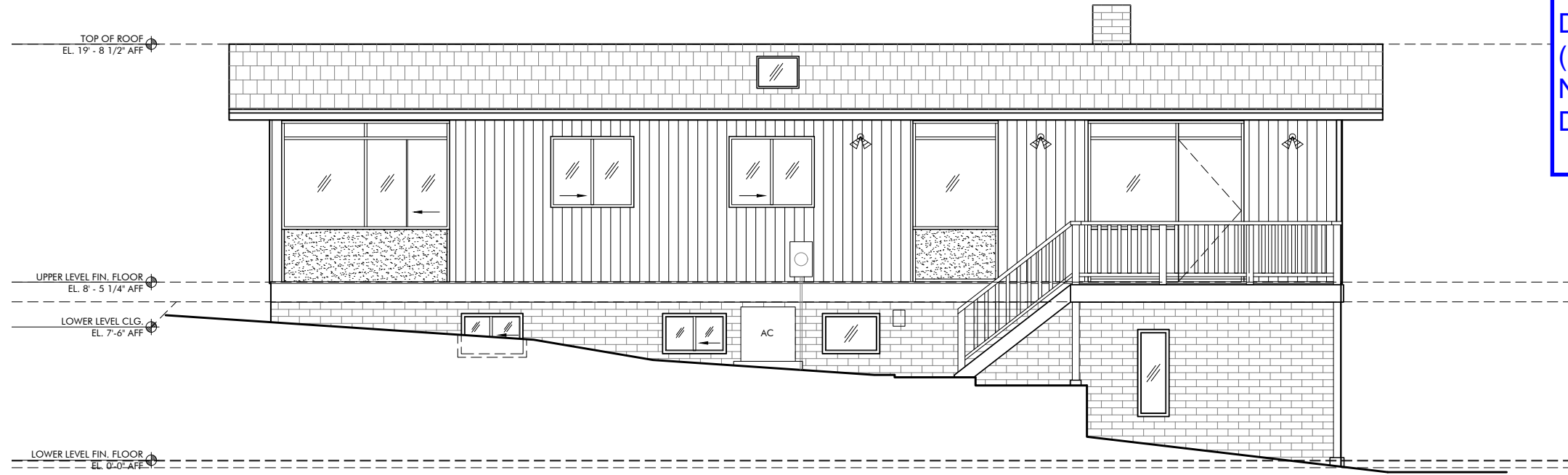


WINDOW REPLACEMENT NOTE:  
SELECTED FIXED WINDOWS WILL BE REPLACED WITH NEW 2X6 AND 2X8 DOUGLAS FIR FRAMES, PAINTED WHITE, WITH DOUBLE INSULATED GLAZING, CARDINAL LOW-E GLASS.

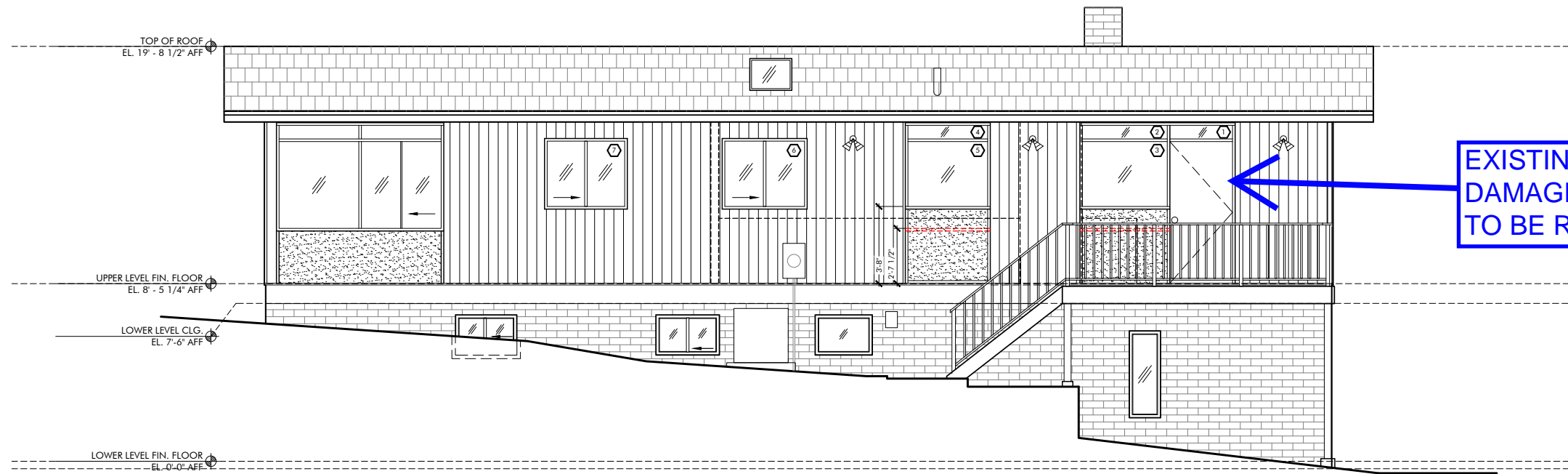
PROPOSED NORTH ELEVATION

# EXISTING VS PROPOSED ELEVATIONS

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DOOR



EXISTING NORTH ELEVATION



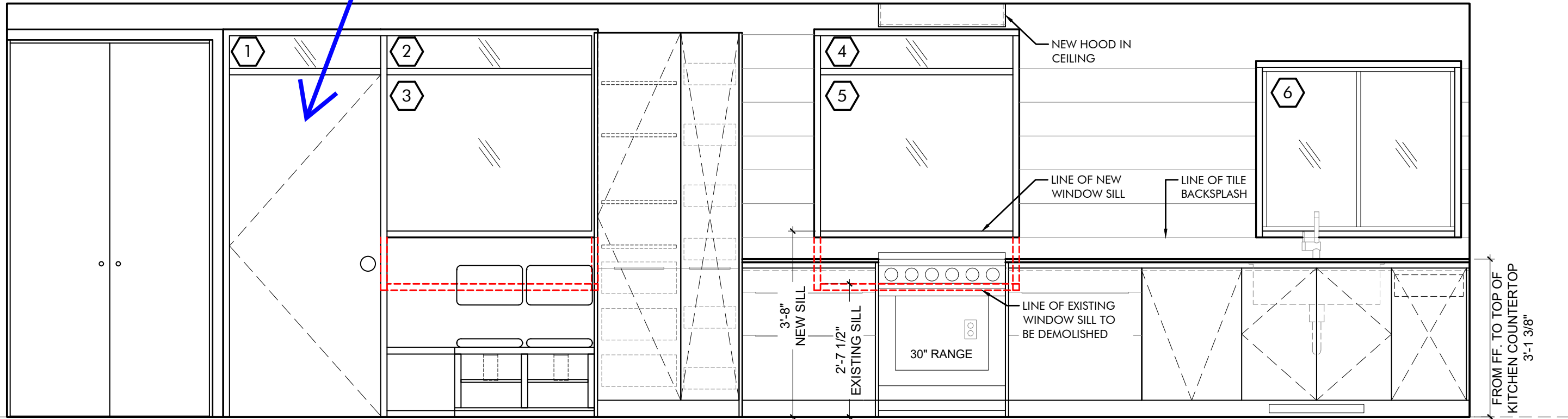
EXISTING  
DAMAGED DOOR  
TO BE REPLACED

PROPOSED NORTH ELEVATION

# PROPOSED INTERIOR KITCHEN ELEVATION - ENLARGED

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(NORTH ELEVATION) WITH A  
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DOOR

EXISTING  
DAMAGED DOOR  
TO BE REPLACED



# EXISTING VS PROPOSED ELEVATIONS

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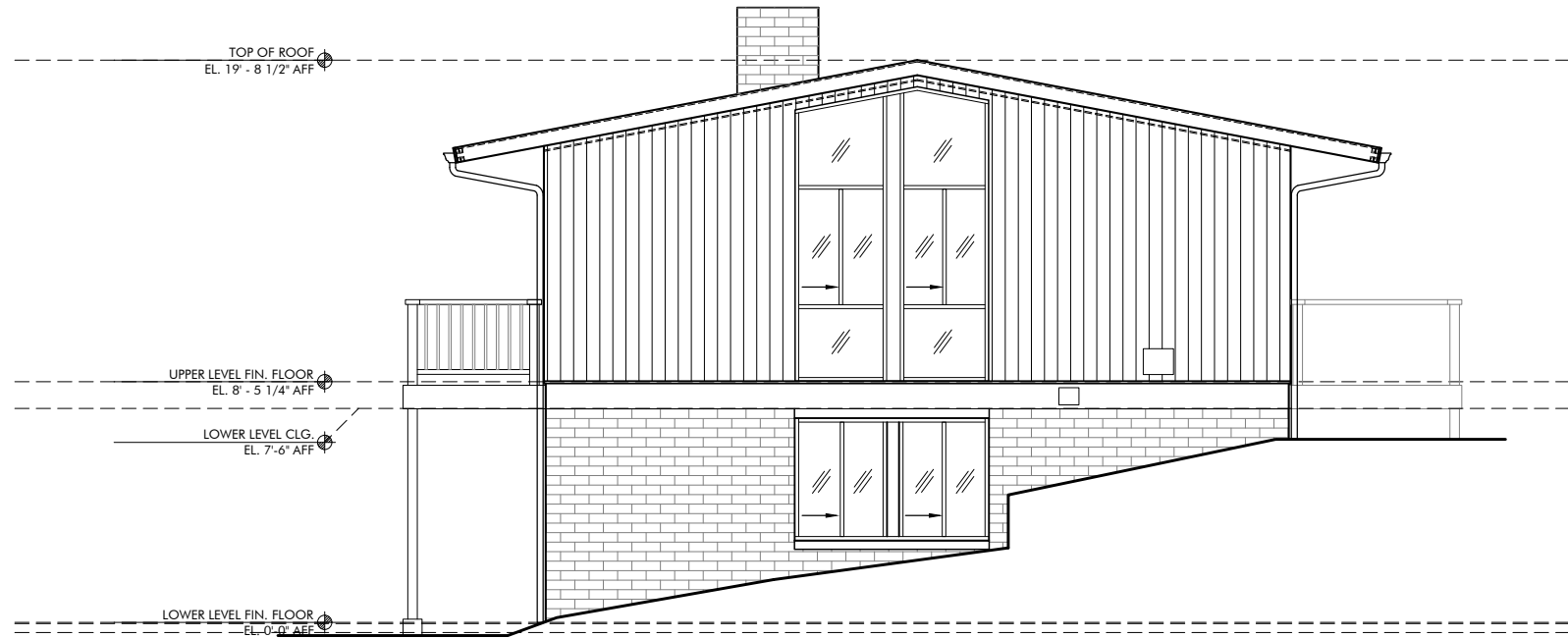
EXISTING WEST ELEVATION



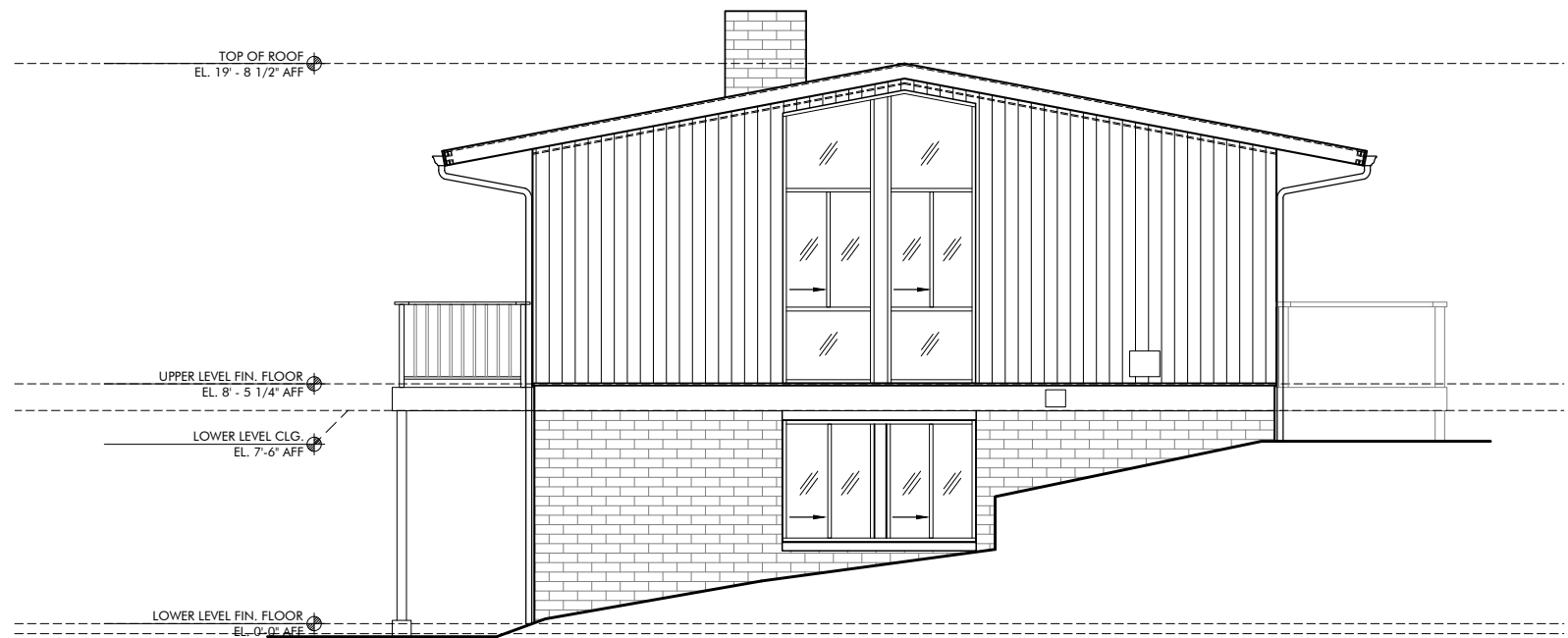
PROPOSED WEST ELEVATION

# EXISTING VS PROPOSED ELEVATIONS

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EXISTING EAST ELEVATION



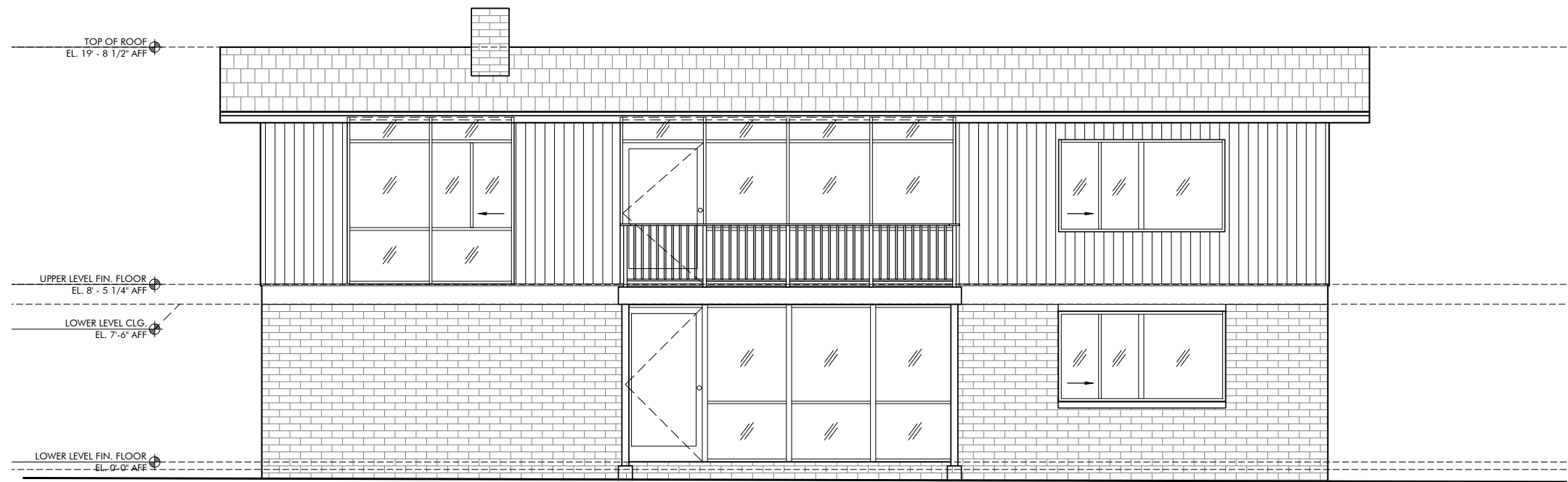
PROPOSED EAST ELEVATION

# EXISTING VS PROPOSED ELEVATIONS

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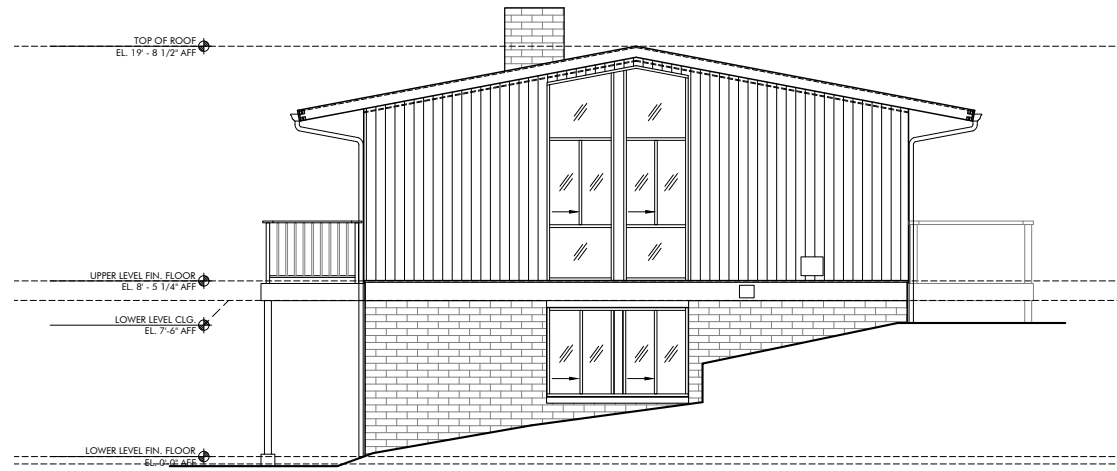
EXISTING SOUTH ELEVATION



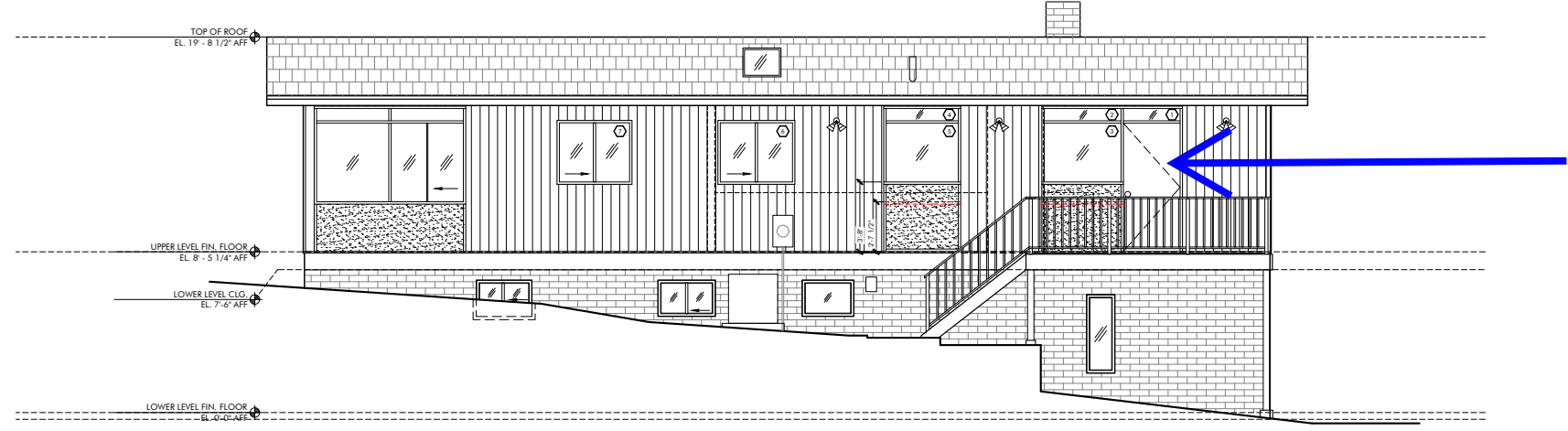
PROPOSED SOUTH ELEVATION

# PROPOSED ELEVATIONS

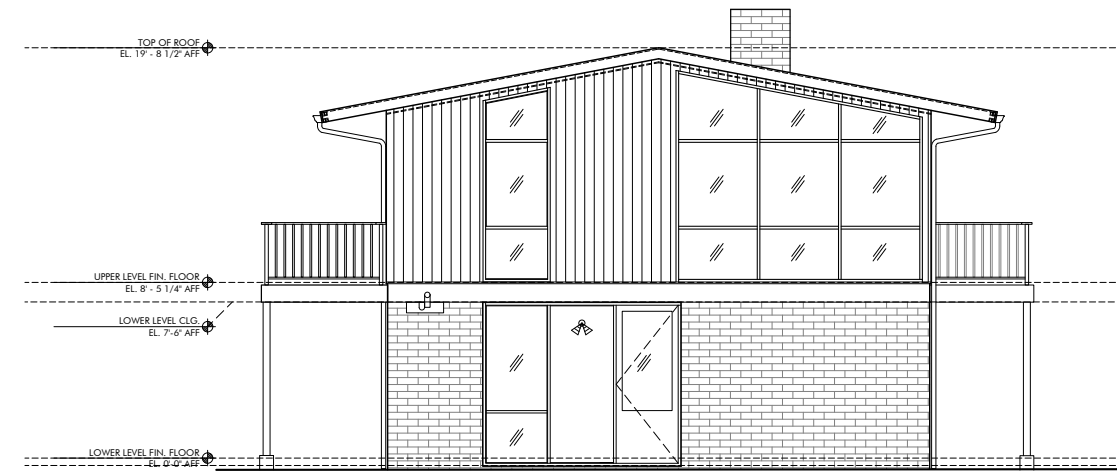
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PROPOSED EAST ELEVATION



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.