



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 9/8/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit # 1126423 - Fenestration Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the September 3, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials and has determined the condition has been satisfied.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jeong Kim

Address: 7211 Macarthur Blvd., Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Dan Bruechert at 301-563-3400 or 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# 1126423

DATE ASSIGNED

APPLICANT:

Name: Jeong Kim

Address: 7211 MACARTHUR BLVD

Daytime Phone: 703.582.2976

E-mail: jeongkim567@gmail.com

City: BETHESDA Zip: 20816

Tax Account No.:

AGENCY:

APPROVED

Name:

Montgomery County

Address:

Historic Preservation Commission

Daytime Phone:

LOCATION:

Karen Bruechert

Is the

Historic Property

X Yes/District Name POTOMAC OVERLOOK

No Individual Site Name

Is there a map of the easement, and documentation from the Easement Holder supporting this application?

REVIEWED

By Dan Bruechert at 9:58 am, Sep 08, 2025

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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☒ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☒ Window/Door

☒ 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

KIM SUNG RESIDENCE

7211 MACARTHUR BLVD, BETHESDA, MD 20816



REVIEWED
By Dan Bruechert at 10:00 am, Sep 08, 2025

LOCATION - SITE PLAN - GENERAL INFORMATION

KIM SUNG RESIDENCE

7211 Macarthur Blvd, Bethesda, MD 20816

Typology: Highview Model

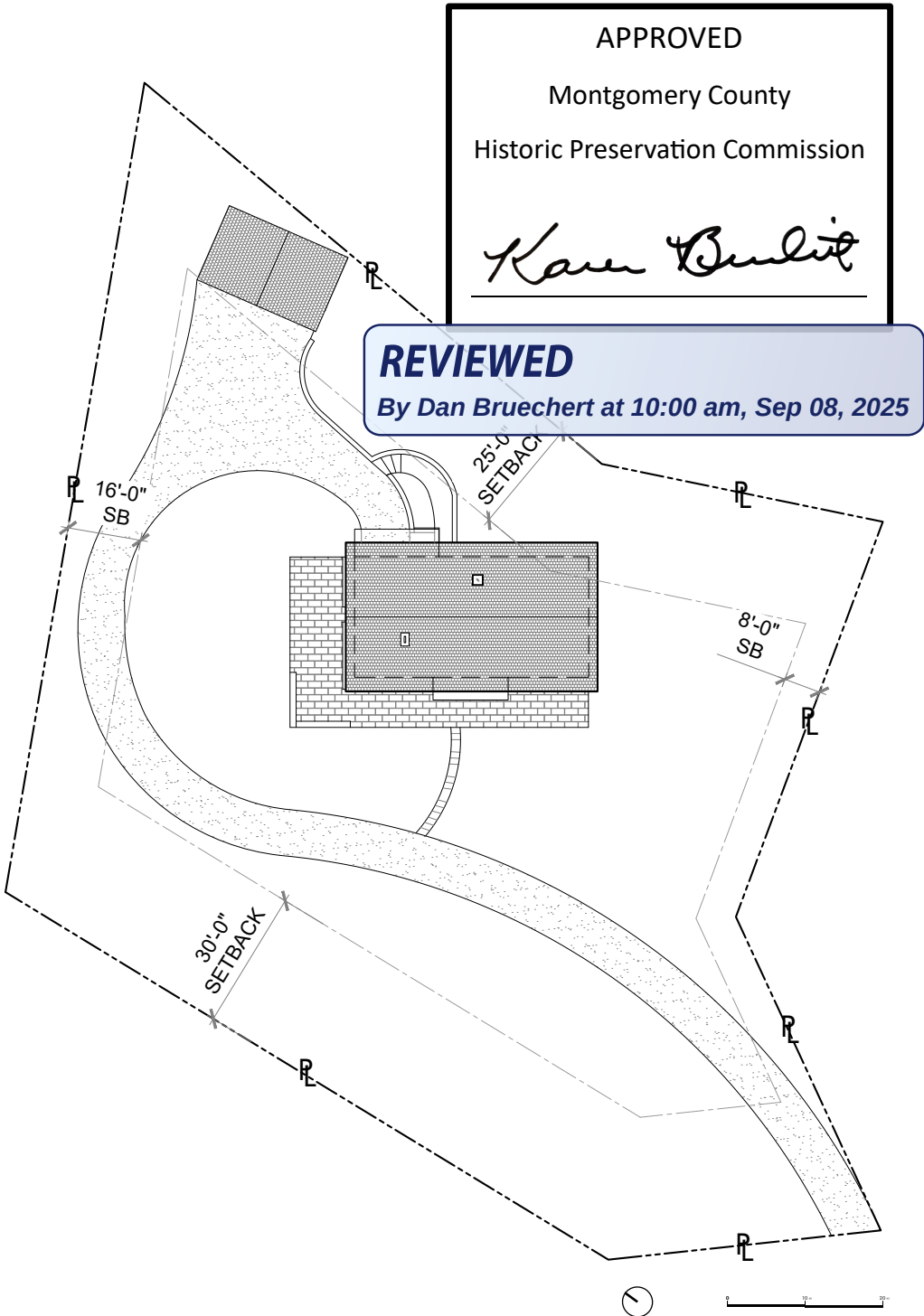
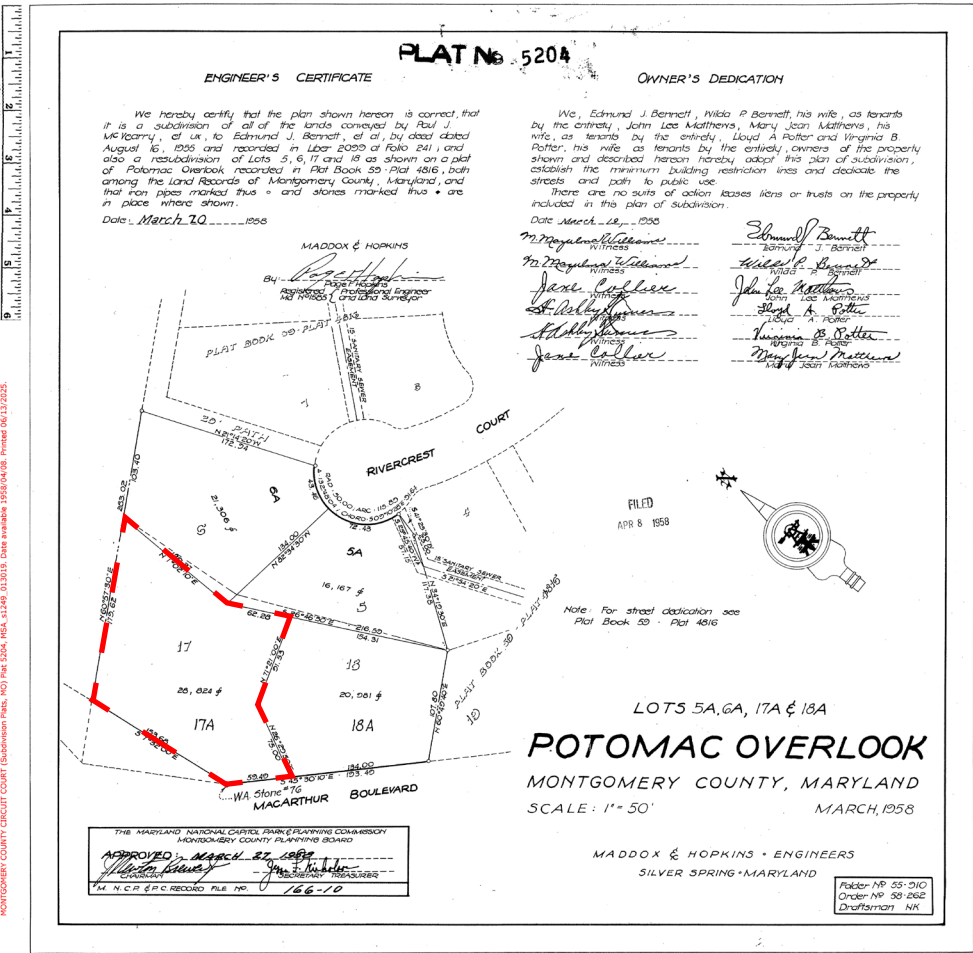
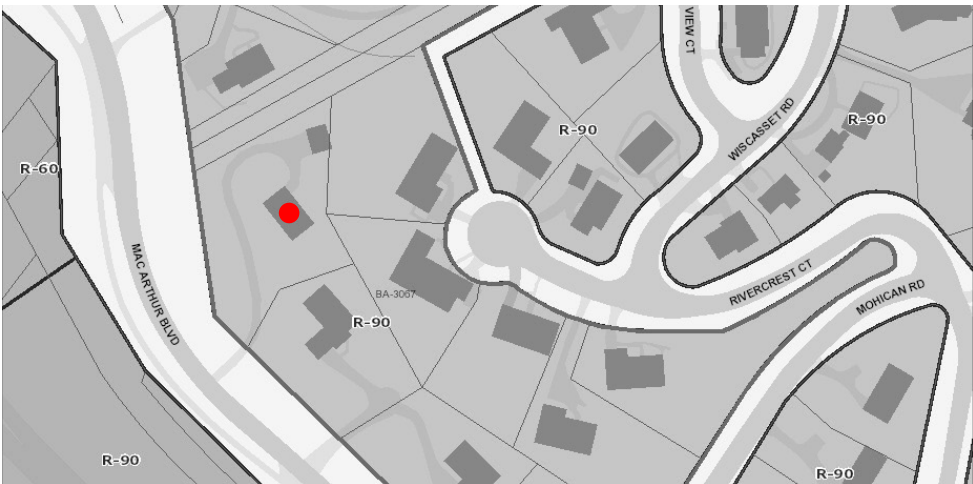
Scope of Work:

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.

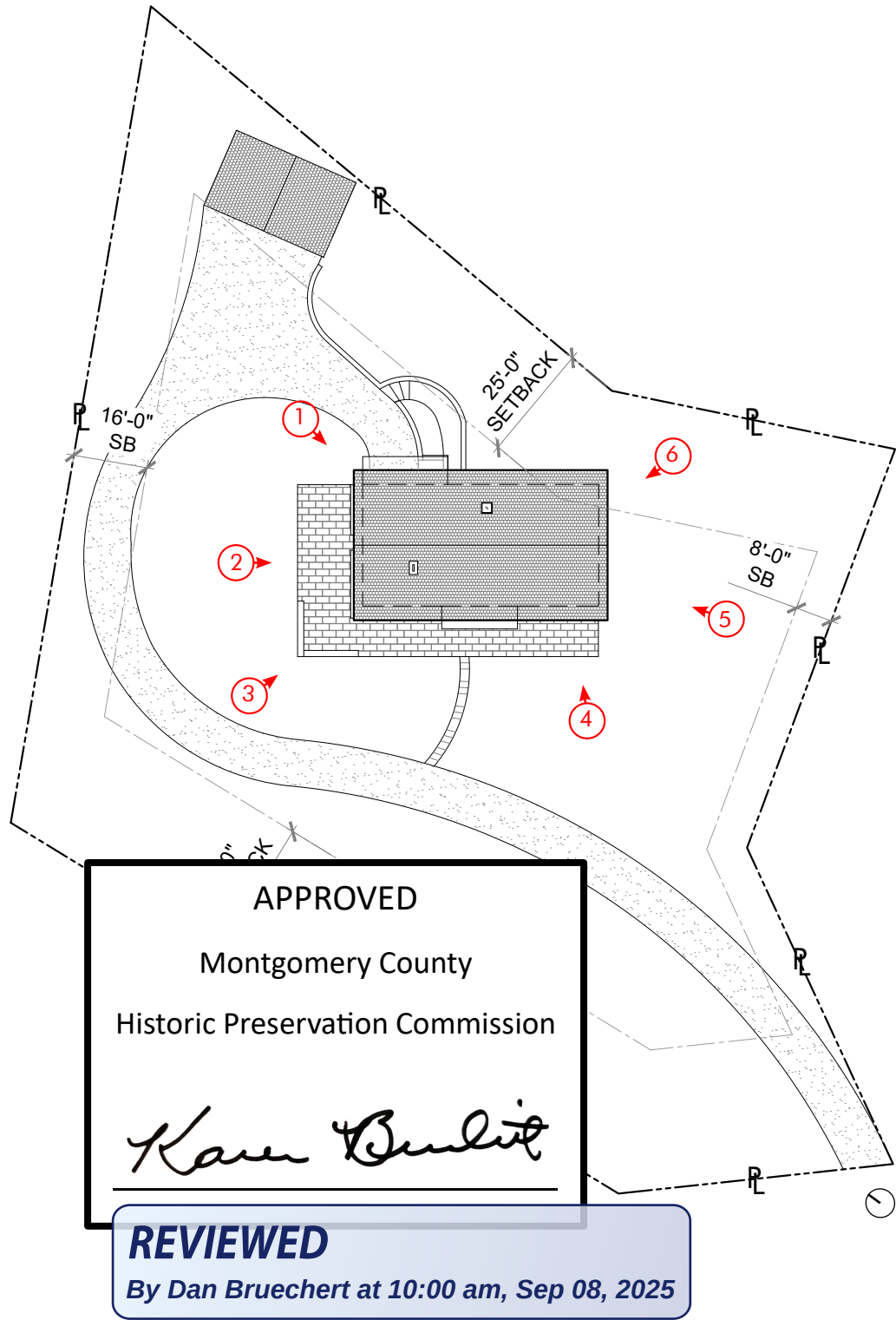
On the lower level, work includes adding a new bedroom and remodeling the existing bathroom and mechanical room to support the revised floor plan.

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



③ SITE PLAN

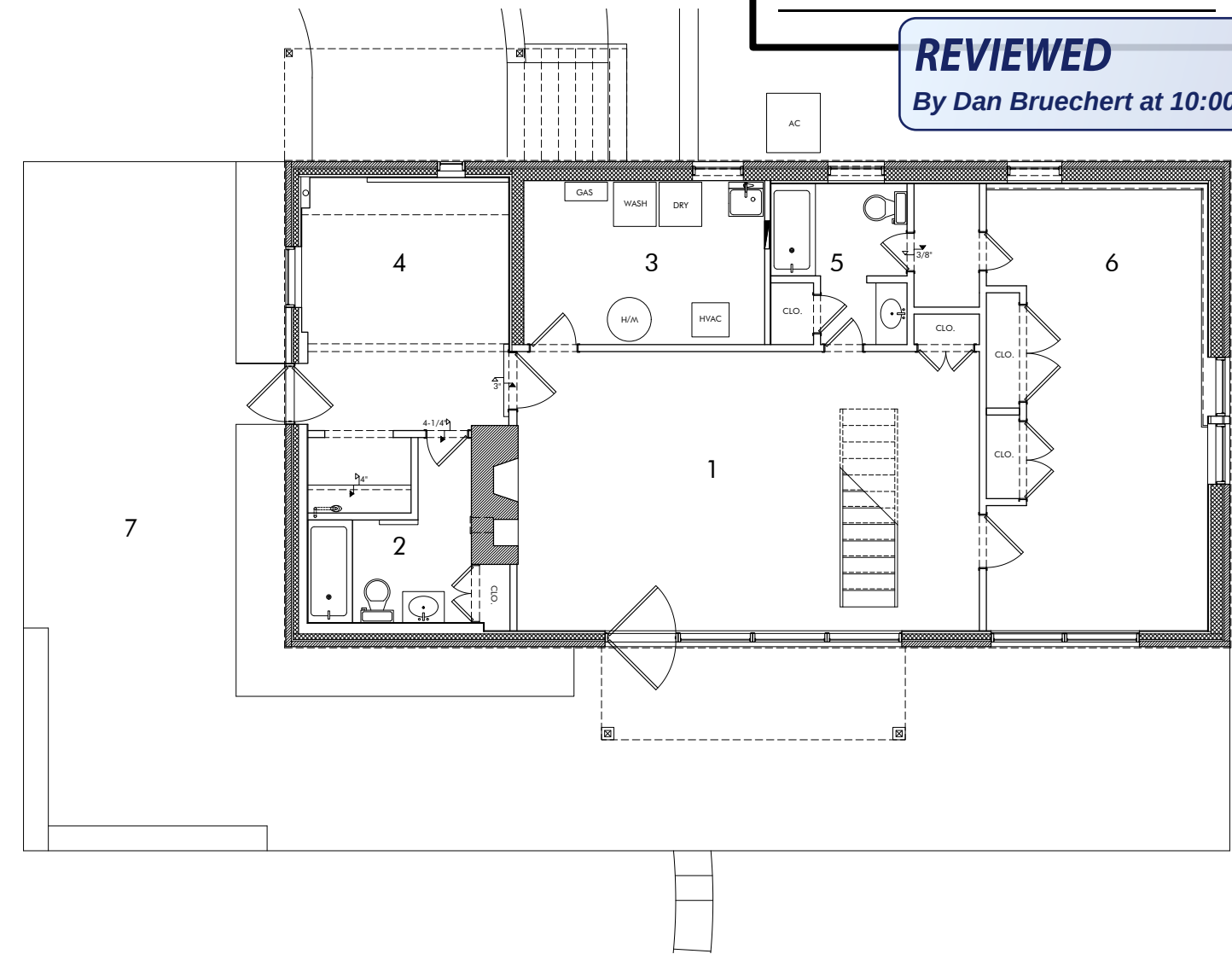
EXISTING BUILDING PHOTOGRAPHS



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



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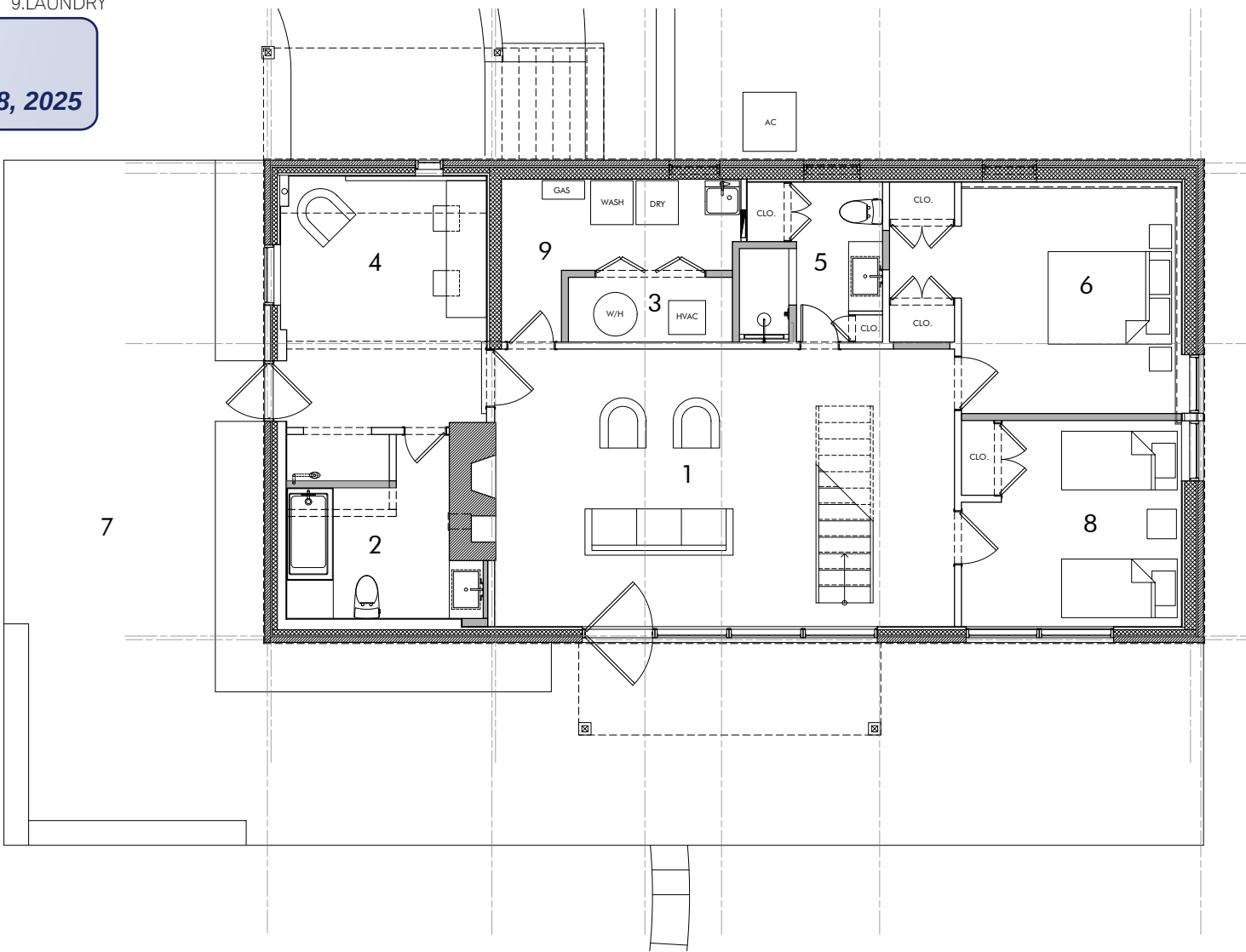
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By Dan Bruechert at 10:00 am, Sep 08, 2025

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



WALL TYPES

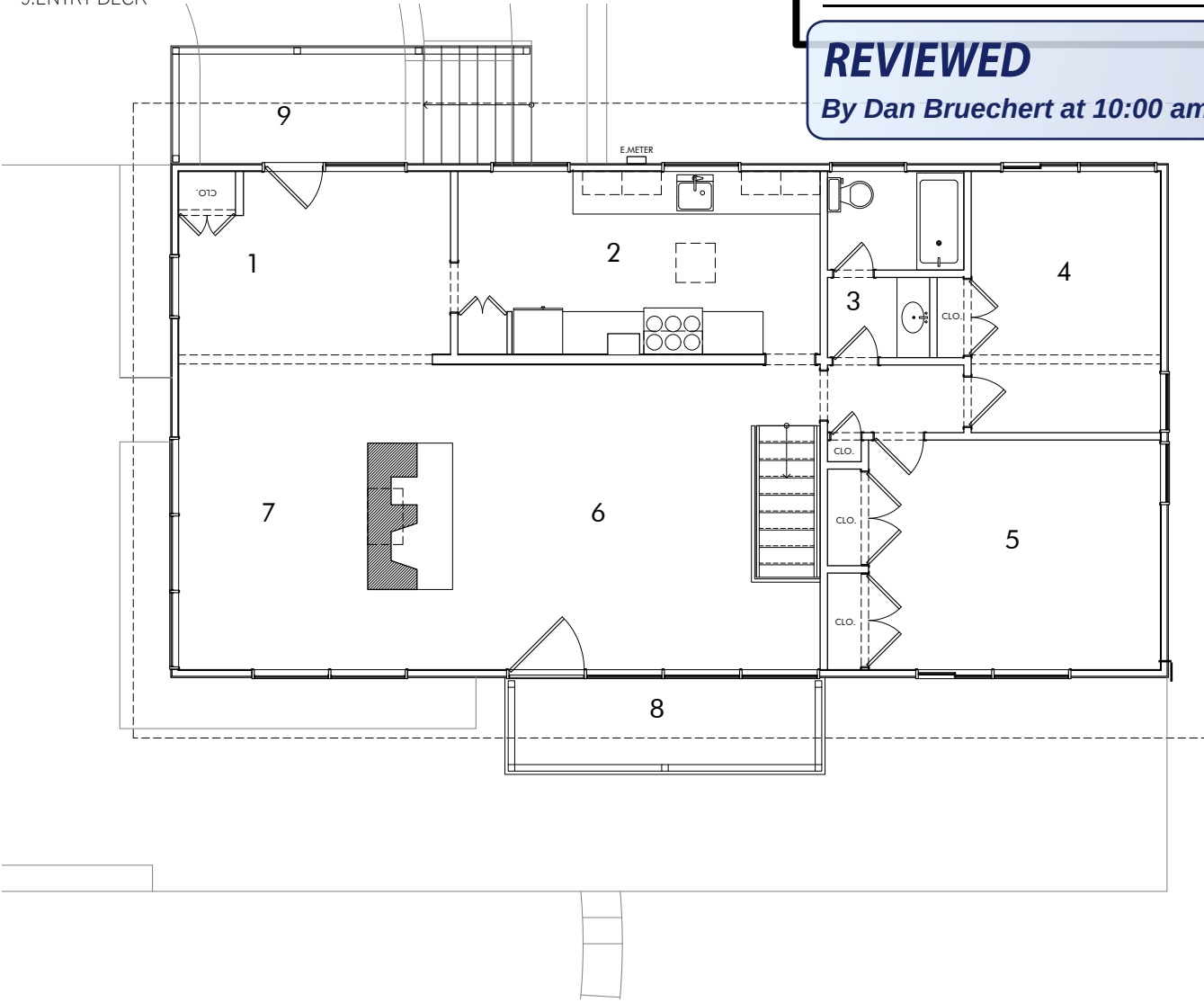
- EXISTING WALL
- NEW WOOD STUD WALL
- NEW WOOD STUD WALL; TEMPORARY; NO STRUCTURAL
- NEW WOOD STUD WALL W/ INSULATION (MIN R-13)
- NEW WOOD STUD WALL W/ RIGID INSULATION (MIN R-13)
- LINE OF ROOF ABOVE
- NEW CMU WALL
- EXISTING CMU WALL
- NEW BRICK WALL
- EXISTING BRICK WALL

0 10 ft 20 ft

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



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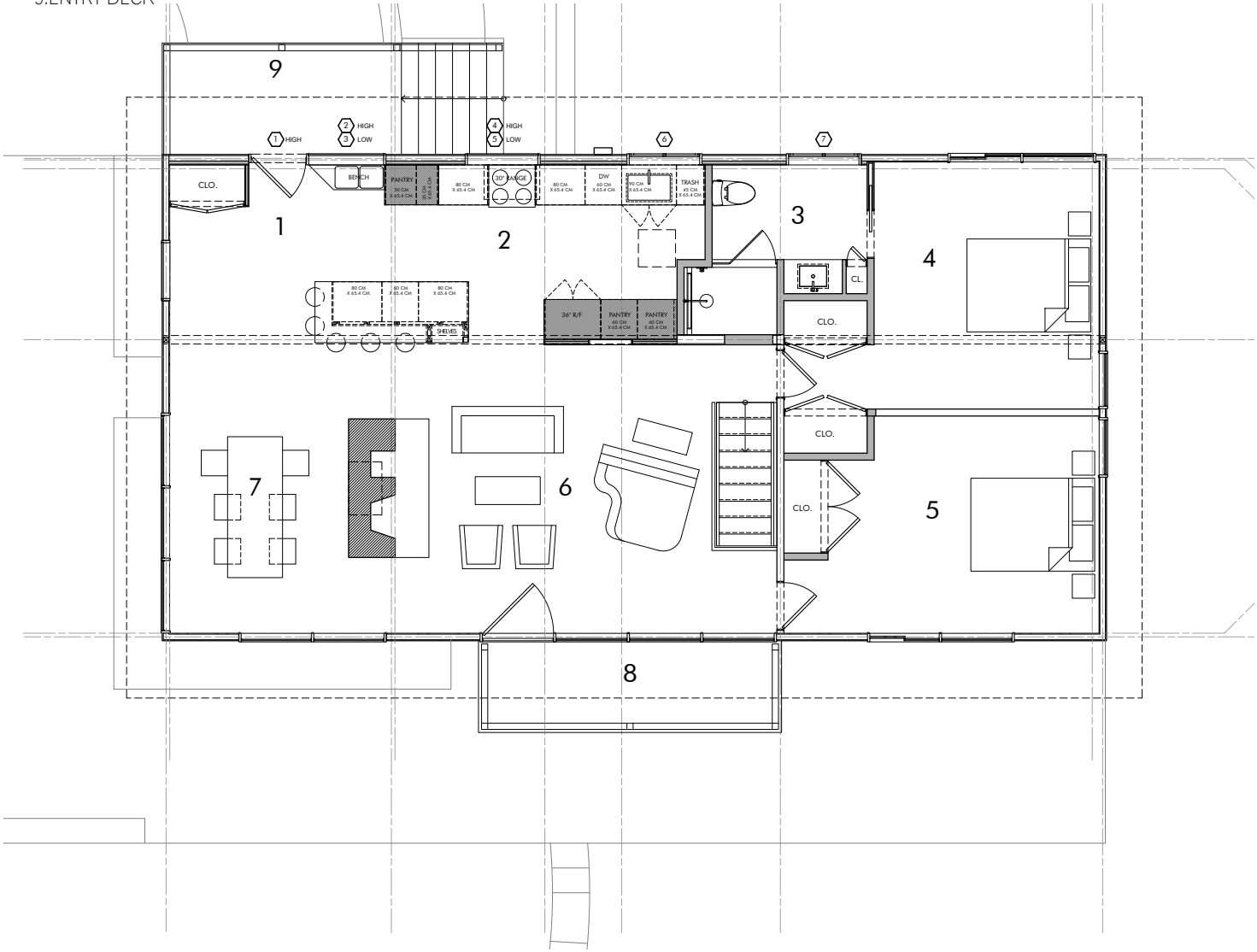
Historic Preservation Commission

REVIEWED

By Dan Bruechert at 10:00 am, Sep 08, 2025

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



WALL TYPES

EXISTING WALL

NEW WOOD STUD WALL

NEW WOOD STUD WALL; TEMPORARY; NO STRUCTURAL

NEW WOOD STUD WALL W/ INSULATION (MIN R-13)

NEW WOOD STUD WALL W/ RIGID INSULATION (MIN R-13)

LINE OF ROOF ABOVE

NEW CMU WALL

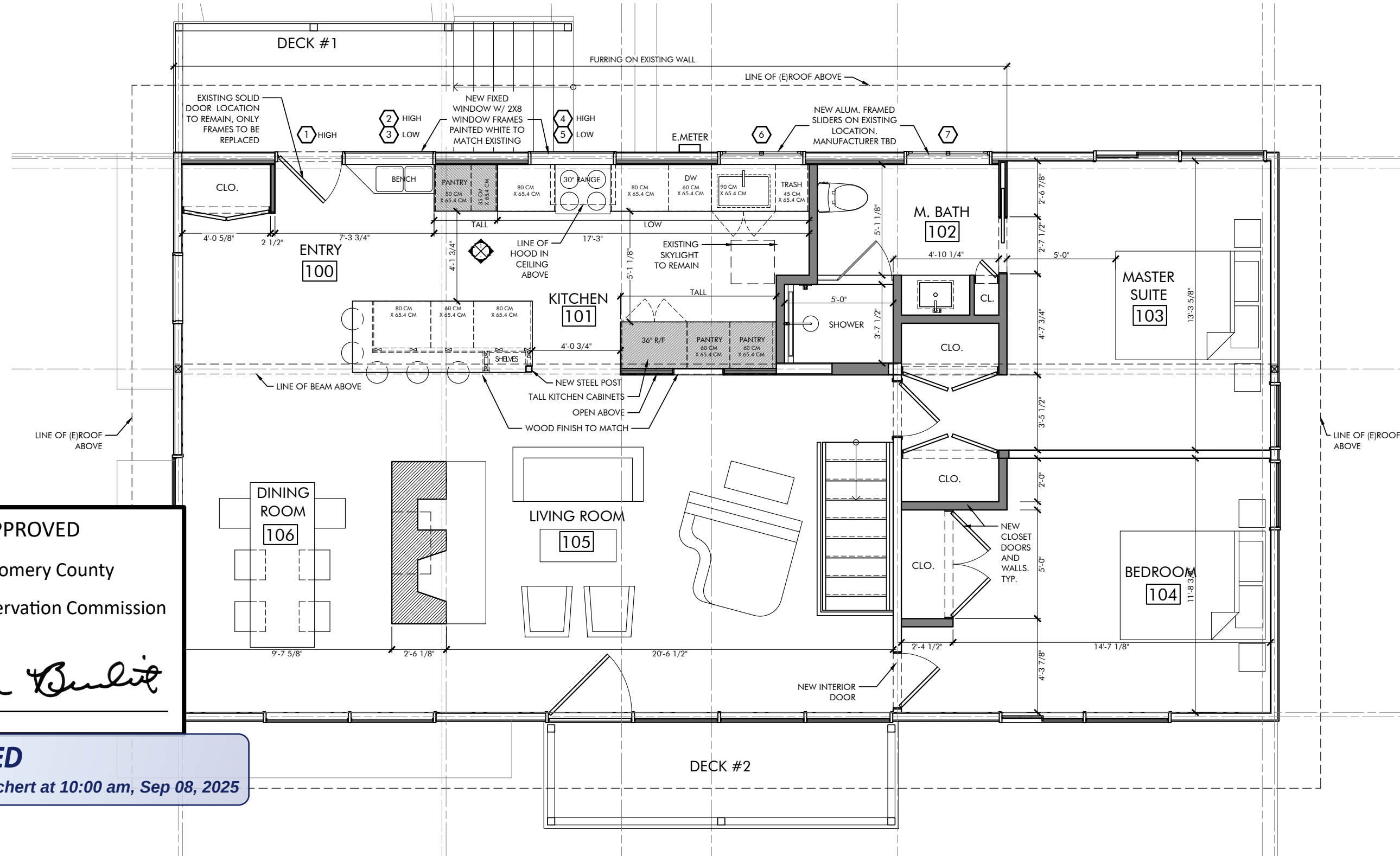
EXISTING CMU WALL

NEW BRICK WALL

EXISTING BRICK WALL

0 10 FT 20 FT

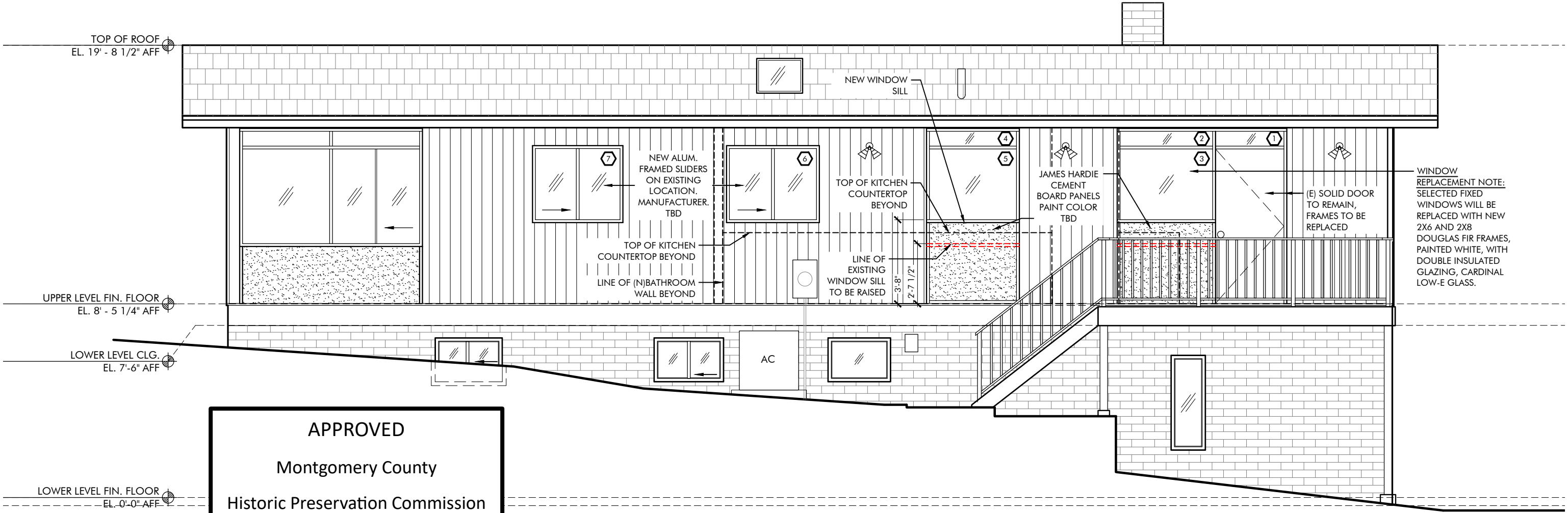
PROPOSED UPPER LEVEL FLOOR PLAN - ENLARGED



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REVIEWED
By Dan Bruechert at 10:00 am, Sep 08, 2025

PROPOSED NORTH ELEVATION - ENLARGED



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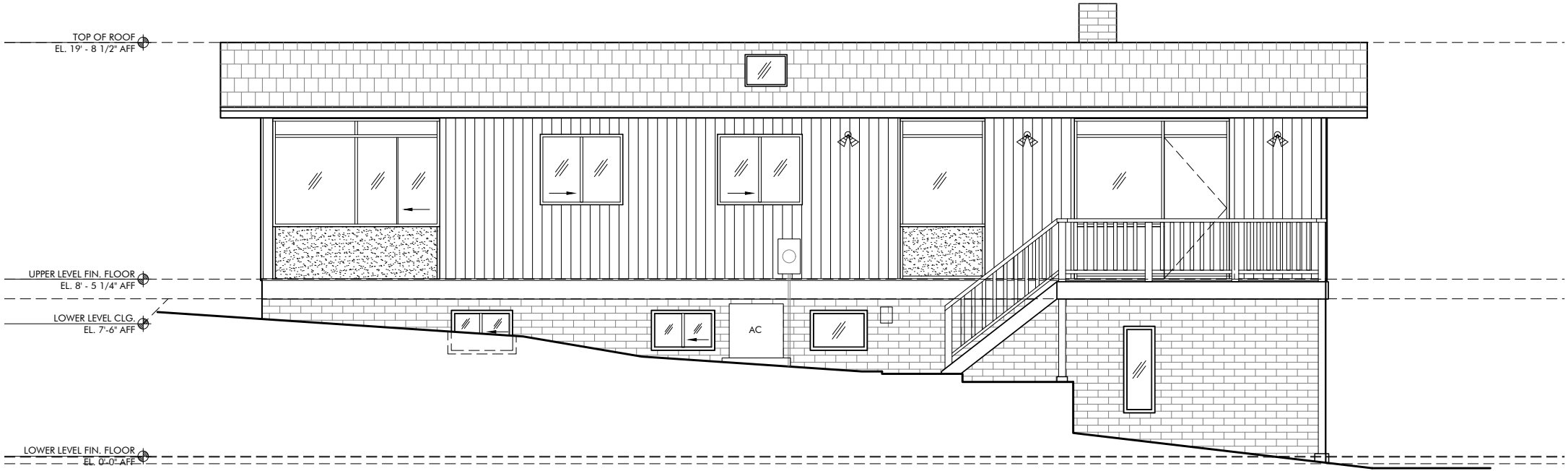
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PROPOSED NORTH ELEVATION

EXISTING VS PROPOSED ELEVATIONS

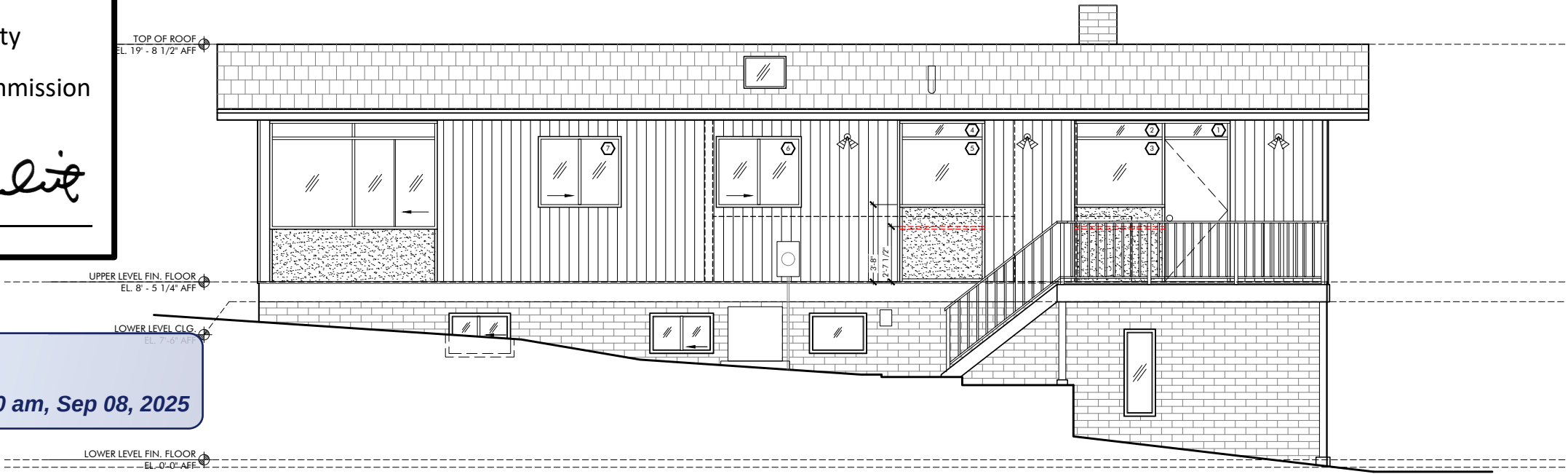


EXISTING NORTH ELEVATION

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Historic Preservation Commission

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PROPOSED NORTH ELEVATION

REVIEWED

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PROPOSED INTERIOR KITCHEN ELEVATION - ENLARGED

APPROVED

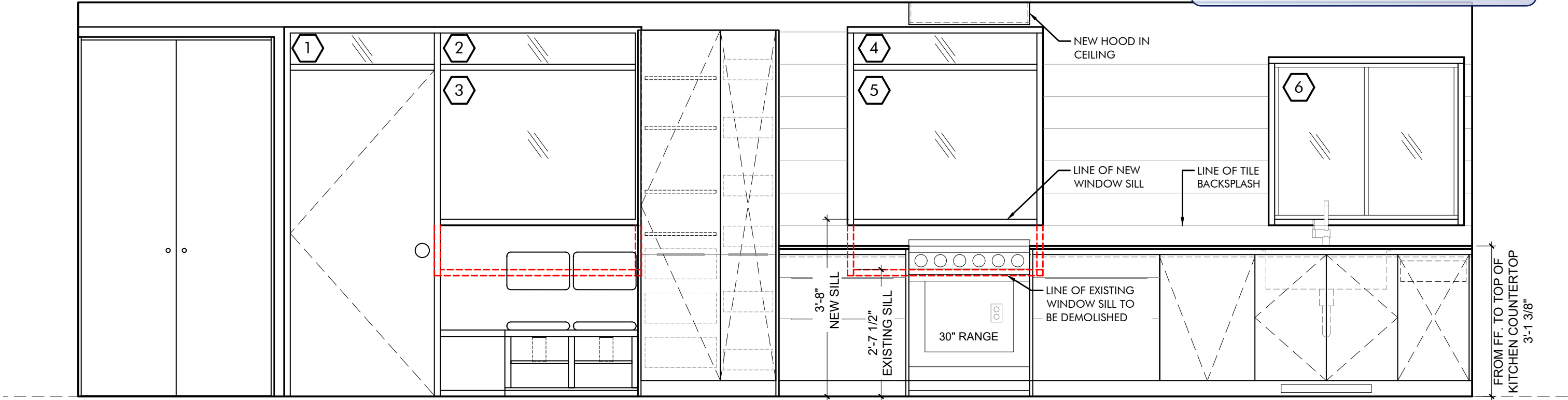
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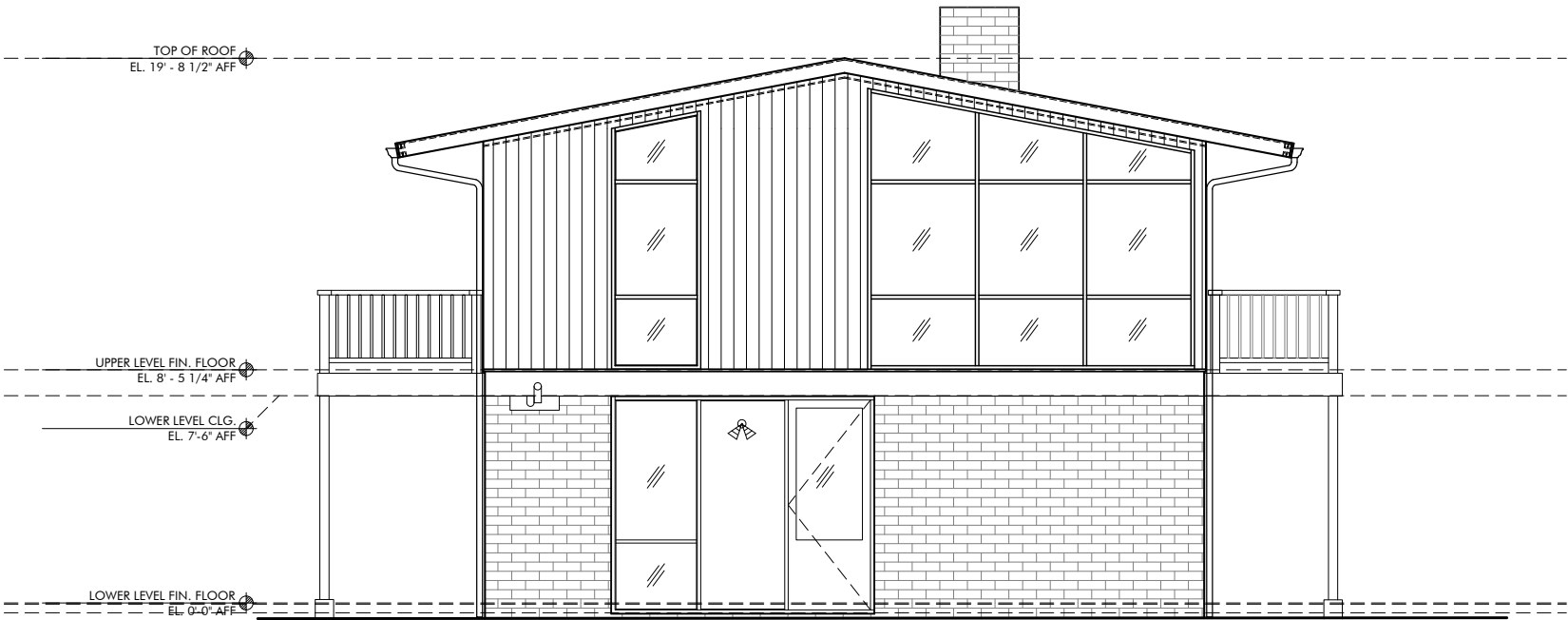
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REVIEWED

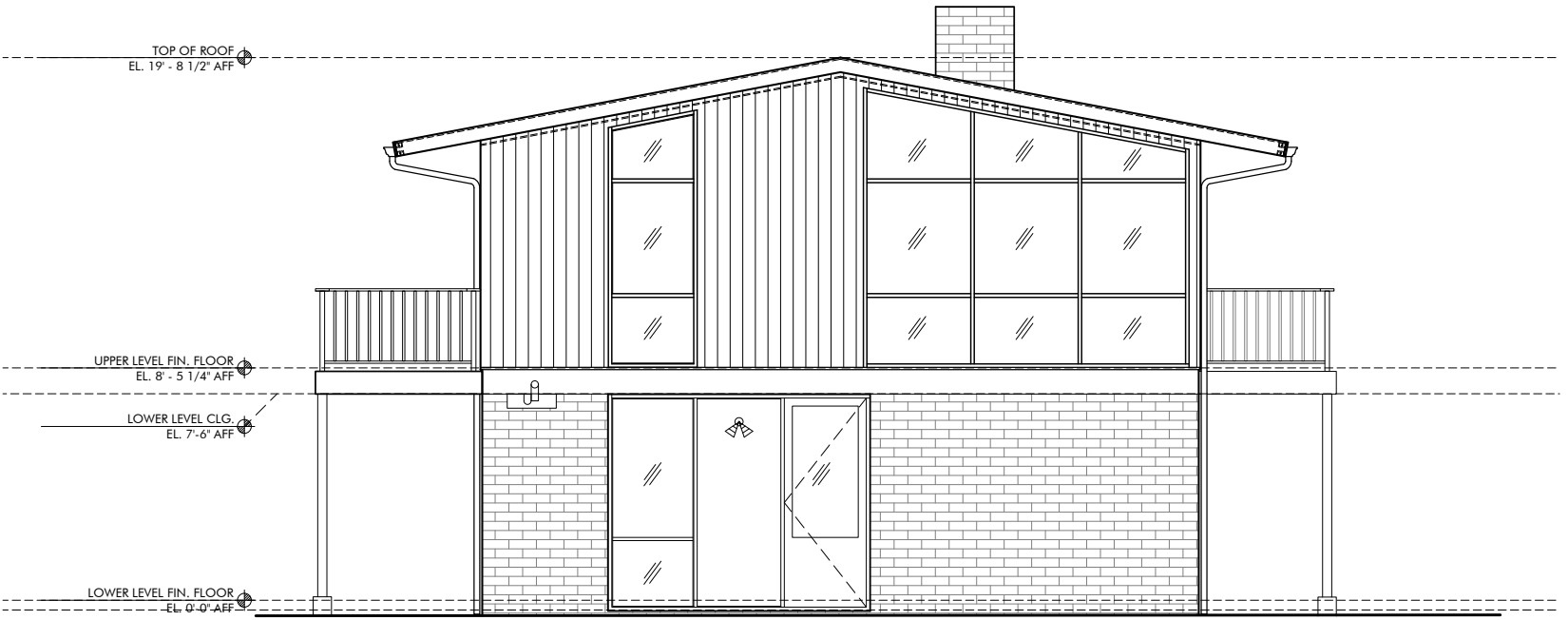
By Dan Bruechert at 9:59 am, Sep 08, 2025



EXISTING VS PROPOSED ELEVATIONS



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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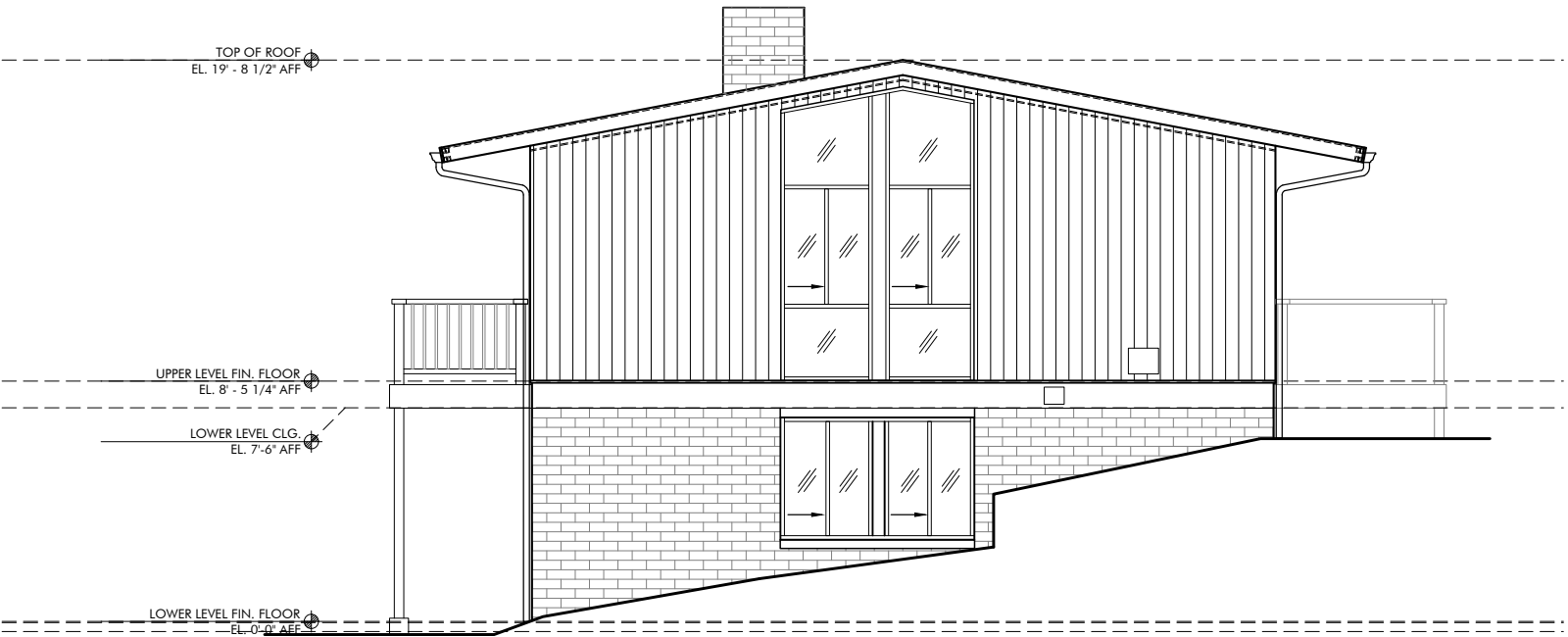
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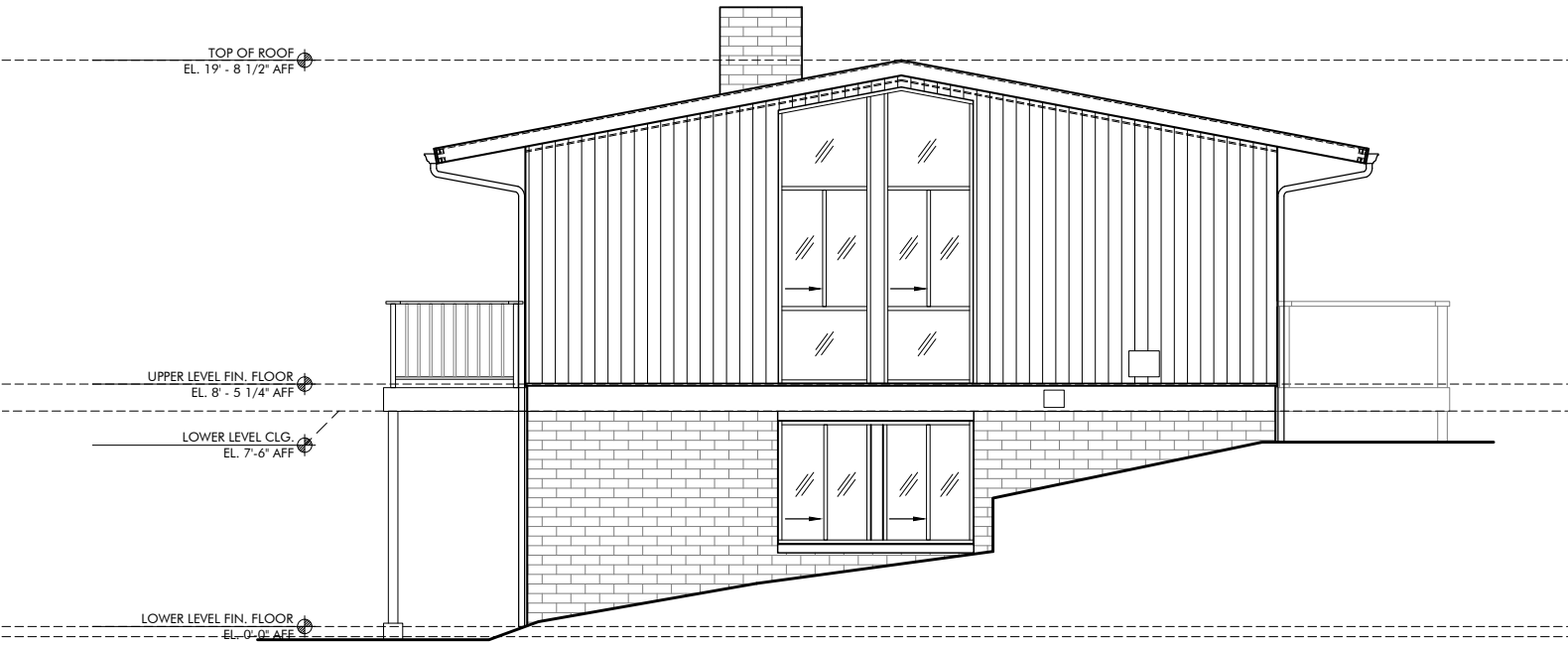
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EXISTING VS PROPOSED ELEVATIONS



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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EXISTING VS PROPOSED ELEVATIONS



EXISTING SOUTH ELEVATION

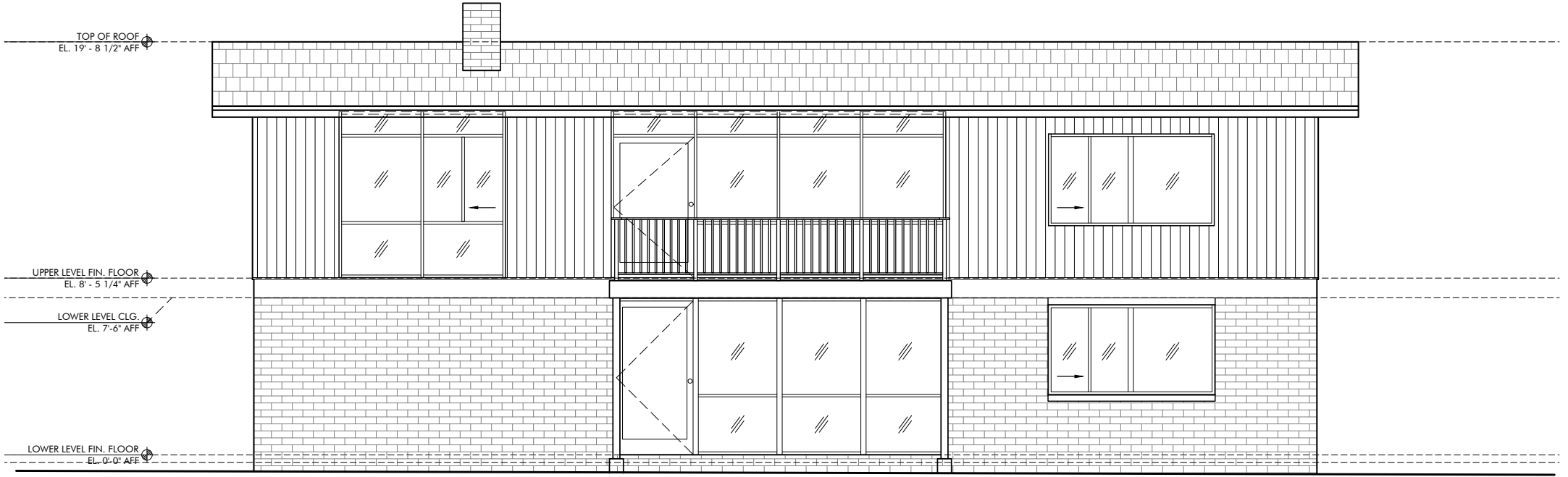
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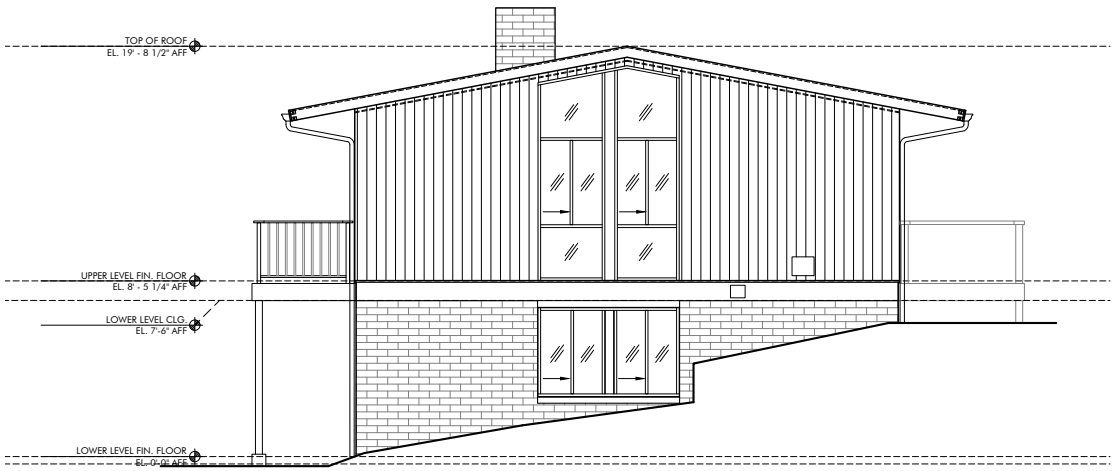
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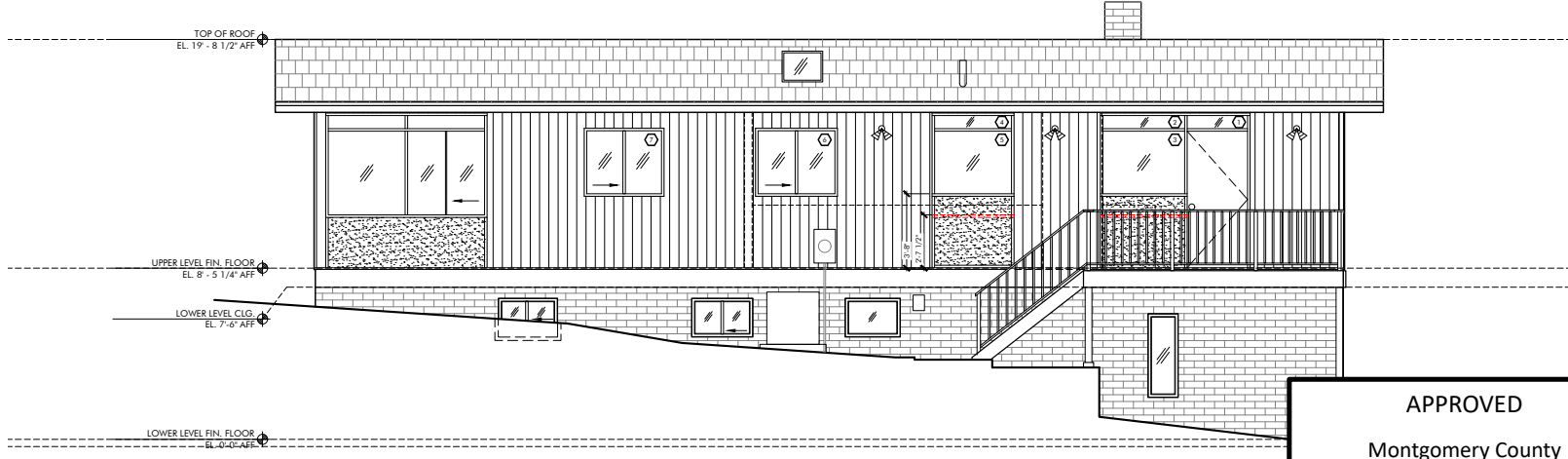


PROPOSED SOUTH ELEVATION

PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION



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PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



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.

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